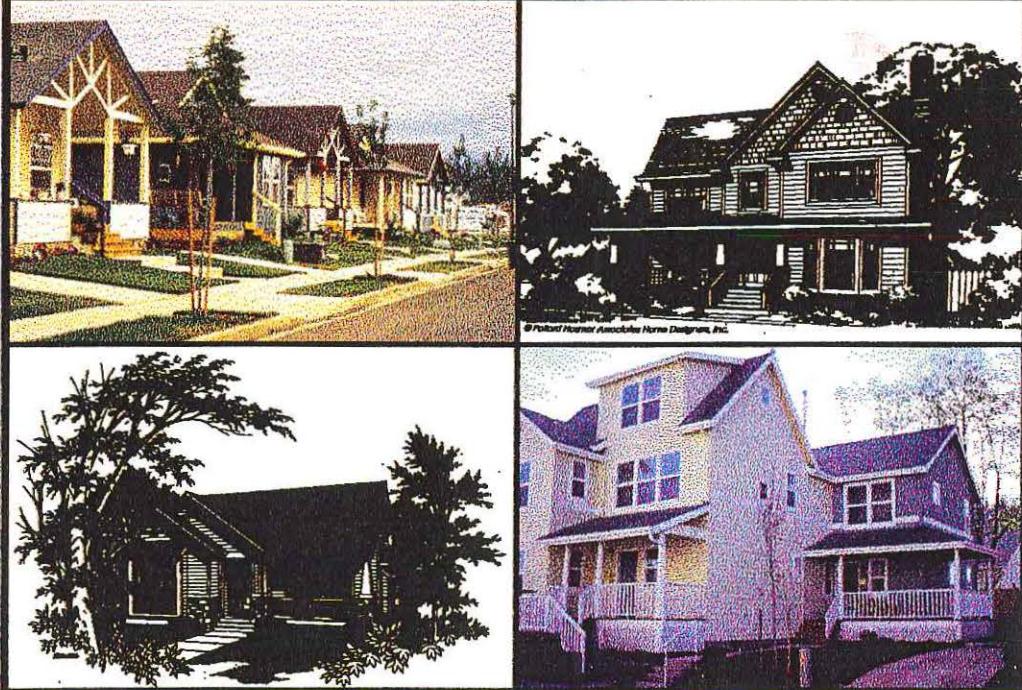


HOUSE PLANS

for

NARROW & SMALL LOTS



**A Catalogue for Oregon's
Developers and Communities**

June 1997

Livable Oregon • Transportation and Growth Management Program

HOUSE PLANS

for

NARROW & SMALL LOTS



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June 1997

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ACKNOWLEDGMENTS

Livable Oregon

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Lynn Weigand, Program Manager
Stephen Duh, Community Development Specialist

Transportation and Growth Management Program

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Amy Miller, Portland Community Design
Chris Cross, Housing Our Families

Special Thanks

A special thanks to the local home builders and architects who provided technical assistance and comment:

Jim Standring, Westland Industries

Jeff Fish, Fish Construction

Bill Dennis, architect

Von Summers, Home Builders Association of Metro Portland

Thanks also to the plan providers, designers, and architects in this catalogue who are willing to share their house plans with others.

This project is partially funded by the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. TGM funds rely on federal Intermodal Surface Transportation Efficiency Act and Oregon Lottery funds.

INTERESTED IN MORE PLANS?

Send us your name and address to receive future updates to the catalogue, "House Plans for Narrow and Small Lots." Mail or fax this form to Livable Oregon at the address below to be placed on our mailing list.

NAME: _____

ORGANIZATION: _____

ADDRESS: _____

CITY: _____

STATE: _____ **ZIP:** _____

PHONE: (____) _____

FAX: (____) _____

FAX OR MAIL TO:

Livable Oregon
921 SW Morrison
Suite 508
Portland, OR 97205

phone: (503) 222-2182
fax: (503) 222-2359



Oregon Building Industry Association

375 Taylor Street NE • Salem, OR 97303 • (503) 378-9066 Fax (503) 362-5120

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Westland Industries, Inc.
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Lake Oswego, OR 97035
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Livable Oregon
921 SW Morrison, Suite 508
Portland, OR 97205

Dear Sirs,

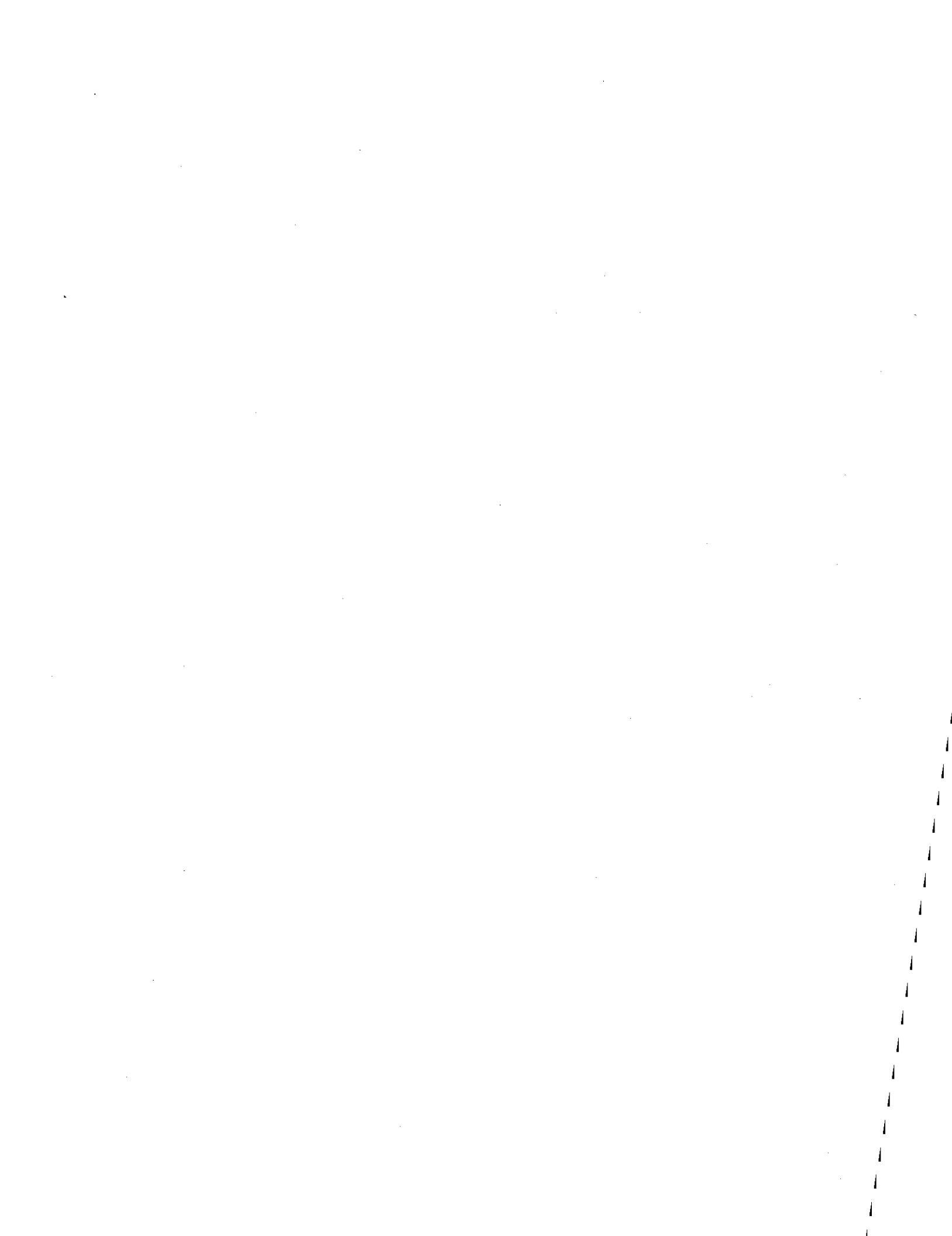
I am pleased to support this catalogue "House Plans for Narrow and Small Lots." This catalogue represents a new resource for developers and builders throughout the state who wish to develop on narrow and small lots. Additionally, this catalogue provides another tool for homebuilders to meet the state's land use and transportation goals. Market-driven, small lot development can provide options to meet the needs of Oregon's homebuyers, while addressing the state's desire for more compact development.

This catalogue is especially promising for homebuilders who have forgone building on small lots due to a lack of appropriate plans. In providing examples of stock plans, this catalogue presents a variety of alternatives for developing small lots and improves the potential for building on small parcels and in-fill sites.

I find this catalogue a useful resource and respect Livable Oregon's attempt to work with the development community to encourage more efficient development.

Sincerely,

Jim Standring, President
Oregon Building Industry Association



INTRODUCTION

As Oregon's population continues to grow, home builders are challenged with developing houses that fit on smaller lots. This catalogue is a resource to help builders and developers find plans designed to fit the small lots available in the marketplace today.

Development on smaller lots can be attractive to homebuyers and builders. Small lot development lowers land and utility costs, so houses are more affordable to a wider market. Homes on smaller lots are appealing to a growing segment of homebuyers, such as singles and empty-nesters, who prefer smaller yards with lower maintenance. Many builders are finding it profitable to build with traditional features, such as front porches and narrower residential streets.

This catalogue provides several examples of house plans suitable for narrow and small lots, including plans for detached houses, attached houses, such as duplexes and rowhouses, and detached garages with accessory units. The plans are organized by house width for easy reference. As a first edition of plans for narrow and small lots, it includes only house plans for lots as narrow as 35 feet wide. This catalogue will be updated next year to include plans designed for lots 25 feet wide.

We hope this catalogue is useful to builders and developers and encourages new home development on small and narrow lots in communities throughout Oregon.

A CALL FOR MORE PLANS

This is the first attempt to compile a catalogue of plans specifically for small and narrow lots, and we are looking for more examples for future editions. If you know of any plans or plan providers who should be included in the next edition of the catalogue, please call Livable Oregon at (503) 222-2182 or the Transportation and Growth Management (TGM) Program at (503) 373-0066.

Generally, we are looking for plans that fit within the following criteria:

- suitable for construction on 2,500 to 6,000 square foot lots,
- appropriate for lots between 25 and 50 feet wide,
- have setback or detached garages that de-emphasize their dominance,
- show a favorable street presence and include elements, such as a front porch and other details,
- reflect Northwest styles and materials, and
- priced within the mid-range for the size and market.

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NARROW AND SMALL LOT DEVELOPMENT

Builders and developers have discovered a growing niche market for houses on smaller lots. Childless couples and singles are the fastest growing demographic groups, and they seek smaller houses, smaller yards, and locations close to transit and retail services. Developers who build on smaller lots can tap a larger share of this growing housing market by developing at higher densities and by offering a mix of housing types. This is demonstrated by a home buyer survey conducted for Harbor Town in Memphis, Tennessee, in which two-thirds of the respondents said they would consider living in a traditional community with small lots and small homes.

Units on small lots can increase total profit by reducing land acquisition costs, according to a brochure prepared by the National Association of Home Builders which compares the cost of small lot versus conventional development.

Narrow and small lot development have many advantages over conventional development:

- land costs are less per house
- infrastructure and utility costs are less per house
- less land is required for development
- home buyers receive greater cost savings
- builders earn greater total profit
- the proximity of homes encourages a sense of community

Cost Comparison between Conventional and Small Lots*

	Conventional	Small Lot
House Size	2,070 sq. ft.	1,400 sq. ft.
No. of Units	42	83
Density	2.3 du/ac	4.6 du/ac
<hr/>		
Per Unit Cost Summary		
Raw Land	\$17,143	\$8,676
Site Development	\$7,143	\$4,820
Indirect Construction	\$5,714	\$3,856
Direct Construction	\$71,430	\$50,128
Miscellaneous	\$27,144	\$18,316
Net Profit per Unit	\$14,286	\$10,604
Sales Price	\$142,860	\$96,400
<hr/>		
Total Profit	\$600,000	\$880,000

*Analysis based on an 18 acre parcel with land cost of \$40,000 per acre.

(Source: "Small Lots - Big Savings" David Jensen Associates, Inc. and National Association of Home Builders. 1986.)

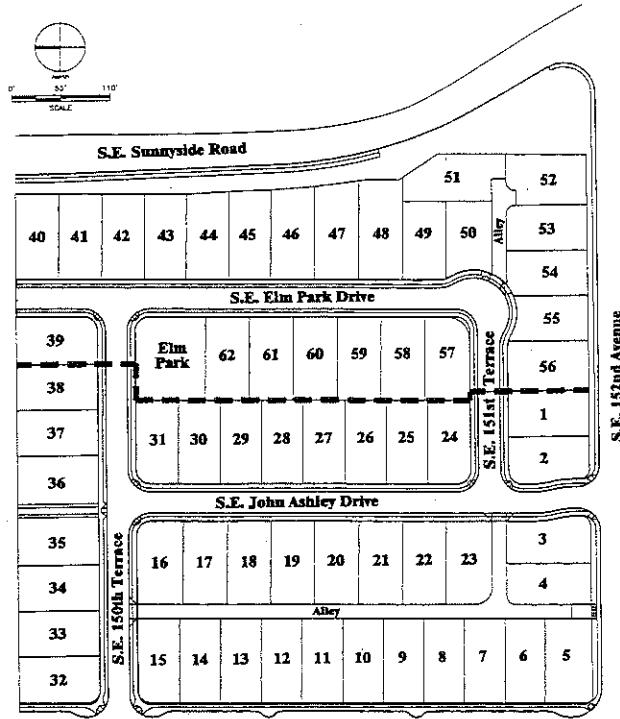
Examples of Small-Lot, Detached Home Developments

Ashley Village, Clackamas County

Ashley Village is a 62-unit residential development located in Clackamas County. The project features single-family detached houses with garage access from alleys, skinny streets, and a small neighborhood park. The lots range between 4,500 and 5,500 square feet and are 45 to 50 feet wide. The homes are priced between \$153,000 and \$178,000. Of the 62 lots, 56 have been sold since January, 1996. Contact: Donald W. Oakley, President, Cascade Communities, Inc., (503) 658-6344.



Ashley Village



Ashley Village Plan

Field of Dreams, Eugene

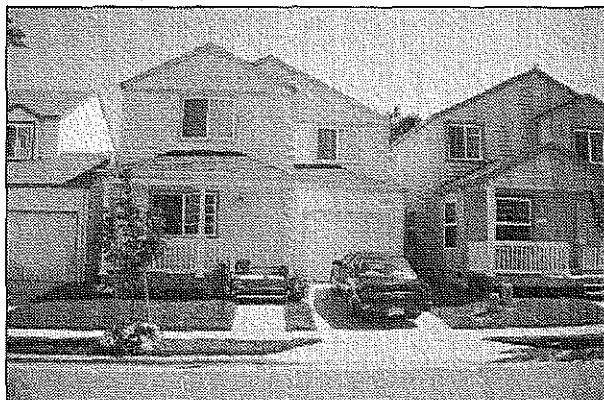
Designed as an infill development on the site of a former municipal baseball field, Field of Dreams is a 44-home, mixed-income development located near downtown Eugene. The project uses a narrow lot development pattern and traditional housing forms to create a pedestrian-friendly neighborhood. Lot size ranges from 2,500 to 4,500 square feet with a variety of housing types and styles available. Units were priced from \$54,400 to \$89,000, with financing available for families with incomes as low as 55% of the area median income. The project was managed and financing arranged through Eugene's Neighborhood Economic Development Corporation (NEDCO). Contact: John Hubbard, Executive Director, NEDCO, (541) 345-7106.



Field of Dreams

Steele Park, Aloha

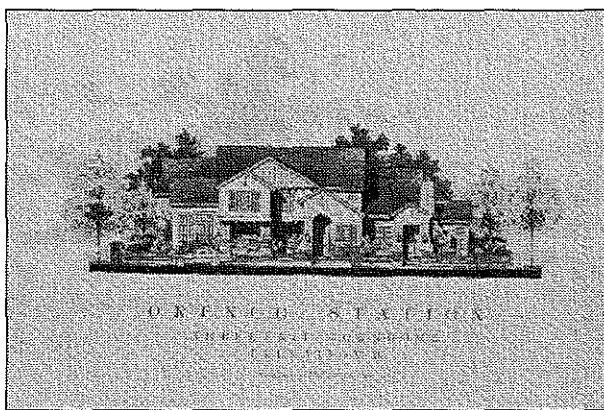
Located along the westside light rail line in Aloha, Steele Park is a 74-unit single-family residential development. The project features narrow streets (24 feet wide), front porches on the homes, and small rear yard patios. The detached units are built on lots ranging between 1,700 and 2,500 square feet. The houses cost between \$125,000 and \$130,000. All of the homes that are intended for sale have either been sold or reservations have been taken for their purchase. Some homes are being retained as rental units. Contact: Steven Prince, President, Steven Prince Homes, Inc., (503) 690-6535.



Steele Park

Orenco Station, Hillsboro

Orenco Station is an 1,862-unit, transit-oriented community on approximately 200 acres near the Orenco light rail station in Hillsboro. The project features mixed-use retail space, parks, and many housing types, including townhouses and attached and detached single-family houses. Townhouses will begin at \$140,000 and go up to \$170,000; single-family houses will cost between \$160,000 and \$250,000. Lots are planned to be approximately 3,500 square feet. The housing is being built in two phases over the next three to five years. Contact: Kenneth Grimes, PacTrust, (503) 624-6300.

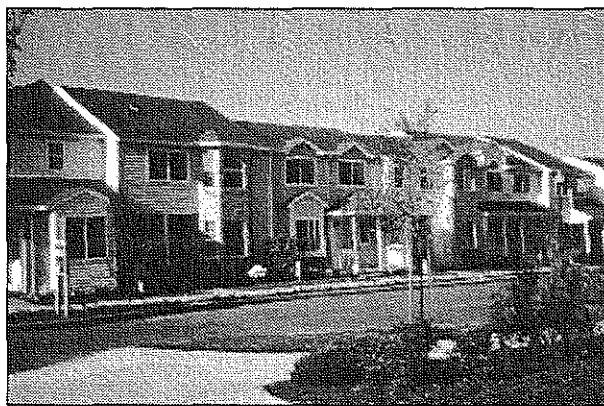


Orenco Station

Examples of Small-Lot, Attached Home Developments

Princeton Village, Clackamas County

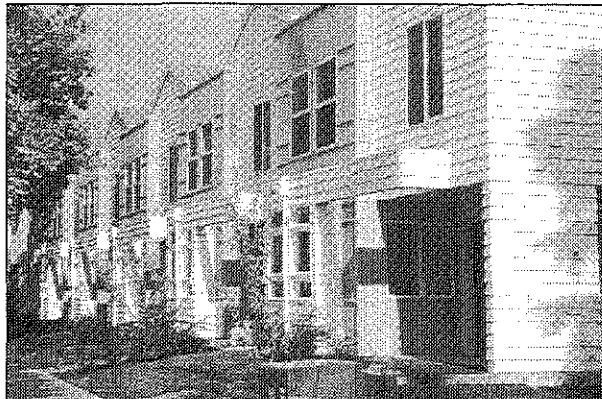
Part of the 368-acre East Sunnyside Village, Princeton Village is a mixed-use residential/office development located in Clackamas County. The development contains a total of 84 residential rowhouse units, a senior assisted living facility, and 20,000 square feet of office space. The Princeton Village rowhouses feature front porches to encourage neighborliness, and alleys behind the home provide space for garages, utilities, and services. The average lot size is 2,500 square feet with a lot width of 24 feet. Prices range between \$115,000 and \$150,000, and in three months, 12 units of the 40-unit Phase 1 were sold. Contact: Donald W. Oakley, President, Cascade Communities, Inc., (503) 658-6344.



Princeton Village

City Life, Portland

Developed as an 18-unit, owner-occupied project in southeast Portland, the City Life project demonstrates the potential of small lot infill development offering a mix of housing types. The one acre site contains one duplex, six rowhouses, and ten courtyard apartments. The project is located within an established residential neighborhood with full urban services including tree-lined streets, sidewalks, and planting strips. Additionally, services, parking, and bicycle storage are tucked behind the units in a 17 foot wide alley. The price range for the single family units was \$65,000 to \$124,950, including the subsidized units. The City Life project was fully sold and occupied within eight months of completion. Contact: Dee Walsh, Executive Director, REACH Community Development, (503) 231-0682.



City Life

Oneonta Townhomes, Gresham

Oneonta is a 20-unit infill development project that is located on a 2.1 acre site in Gresham's central downtown. The units are approximately 24 feet wide and offer 1,700 square feet of living space. The homes each have a large rear upper deck and garages located behind the living area, accessible by an alley. The average sale price is \$192,000, and as of June, 1997, 18 of the 20 units have been sold. Contact: Mike McKeel, President, GRA Development Corporation, (503) 665-1887.



Oneonta Townhomes

Walnut Park, Portland

The Walnut Park is a 16-unit townhouse project in northeast Portland. The project was sponsored by the Northeast Community Development Corporation (NECDC), and home ownership was made available under the Nehemiah Housing Opportunity Program. The units were designed as pairs of attached townhomes, so each house has three exterior walls open for light exposure. The size of the units range between 1,250 and 1,425 square feet, with an average width of 30 feet. The average cost of a unit is \$84,000, with financing available for low-income home buyers. Contact: Denise Roy, NECDC, (503) 282-5482.



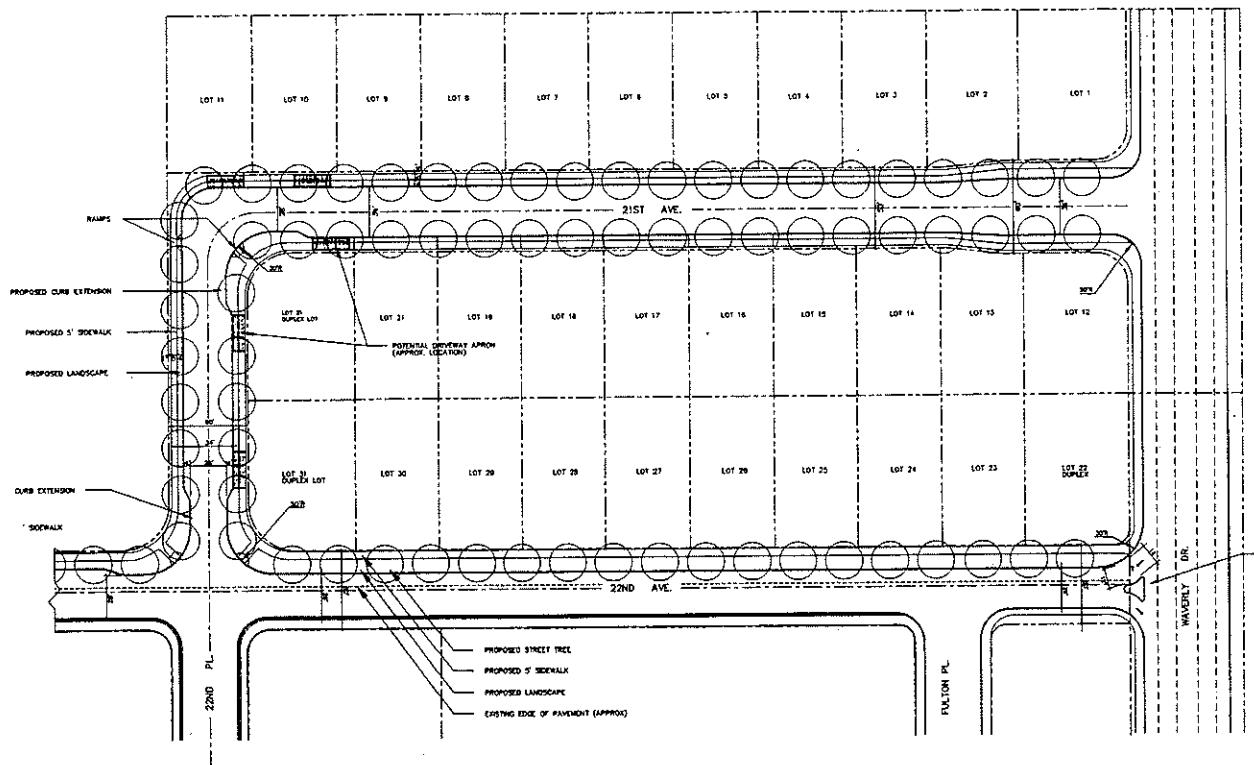
Walnut Park

Cushing Park, Albany

Cushing Park is a 36-unit, single-family development located in Albany. Lots are approximately 4,800 square feet and 55 feet wide. The project includes corner duplex units which were constructed from a house plan featured in this catalogue. The project is currently under construction. Contact Glen Rea, President, Glen Rea Development, (541) 928-7050.



Pollard Hosmar: Plan #5002 (see page 5-1)



CUSHING PARK SUBDIVISION

ALBANY, OREGON

GLEN A. REA, DEVELOPER



otak
7/10/95

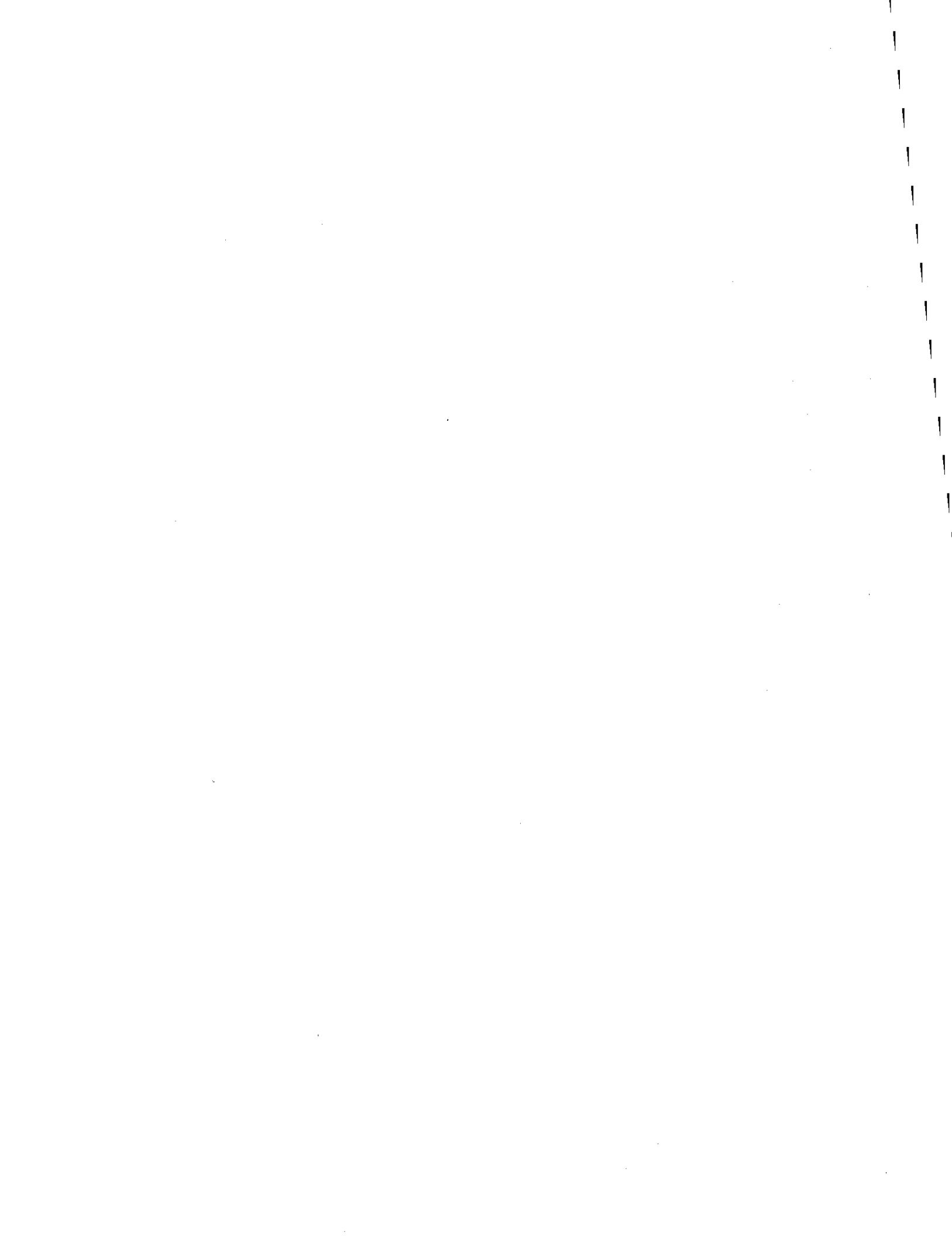
NOTE: THIS PLAN IS NOT BASED ON SURVEY DATA.
VERIFIED DIMENSIONS, EXISTING AND PROPOSED,
PRIOR TO FINAL DESIGN.



COPYRIGHT NOTICE

All house plans in this publication are protected under the Federal Copyright Act, Title XVII of the United States Code and Chapter 37 of the Code of Federal Regulations. House Plan providers have given permission for the publication of their respective plans in this publication. Any further use of the plans must be made with express written permission of the provider.

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- 2. Plans are for one unit.** When house plans are purchased, they include a copyright release and a license to use the documents to construct a single home. Do not use the plans to construct more than one unit without written approval of the plan provider.
- 3. Reproducing Blueprints.** Construction blueprints may not be reproduced without the prior written consent of the plan provider. If additional sets are needed, the provider can provide them at a nominal cost.
- 4. Reproducible House Plans.** Some plan providers provide a set of mylars, vellums or sepia with the purchase of a house plan. Check with the provider about restrictions on reproducing these sets.
- 5. Making Design Modifications.** Any modification of a house plan is performed at your own risk and should be reviewed by a professional architect, home designer or engineer prior to the start of construction. Modified plans are considered "derivative work" and are also protected by copyright laws.
- 6. Copying Designs.** It is illegal to copy house designs found in any plan book, CD-ROM or the Internet. It is also illegal to copy any existing home that is protected by copyright, even if one has not seen the protected house plans.
- 7. Using House Plans.** As a plan licensee, you may lend the plans to third parties (builders, contractors, sub-contractors, inspectors and governmental agencies, etc.) as necessary to assist in the construction. All such plans must be retrieved and destroyed, except those given to governmental agencies and you, the purchaser of the plans.
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- 9. Respect Copyrights.** In the event of a suspected violation of a copyright, the plan provider, architect, designer and the Council of Publishing Home Designers should be contacted before proceeding.
- 10. Penalties for Infringement.** Penalties for violating a copyright may be very severe. The responsible parties are required to pay the designer or architect's actual damages, plus any profits made. The copyright law also allows the designer or architect to recover statutory damages, which may be as high as \$100,000. Finally, the infringer may be required to pay the architect or designer's reasonable legal fees.

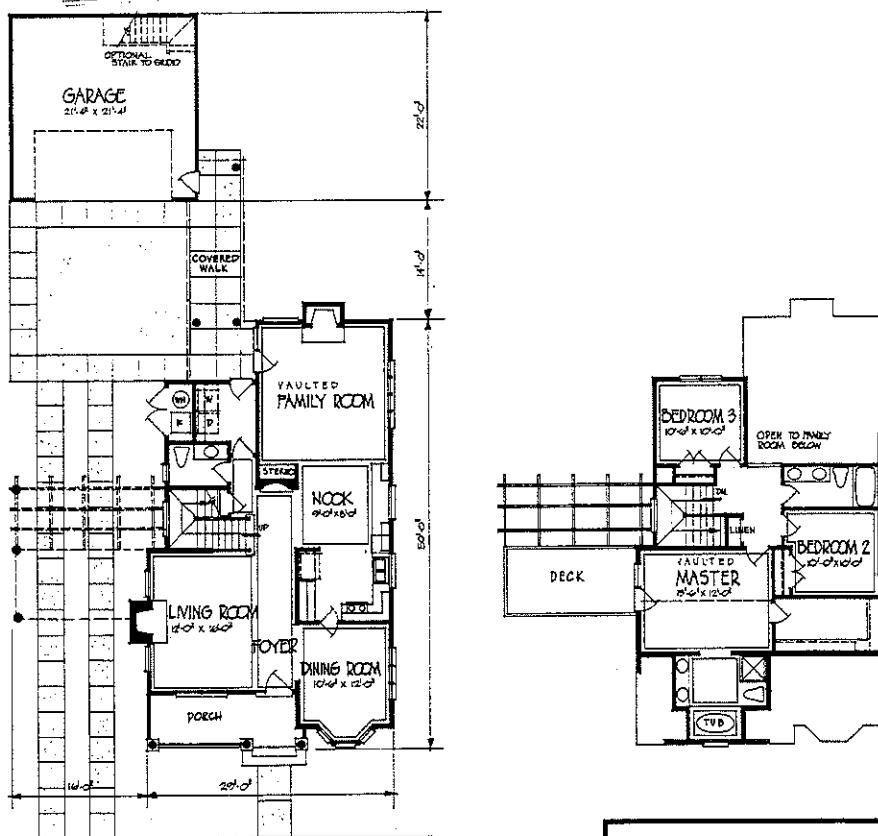


Plans for Houses Less Than 35 Feet Wide

NOTE: Specifications are on the back of each plan



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PLAN 2046

Main: 1193

Upper: 789

1982

H

7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 2046

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	1,982 sf
PLAN WIDTH	29'
PLAN DEPTH	50'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

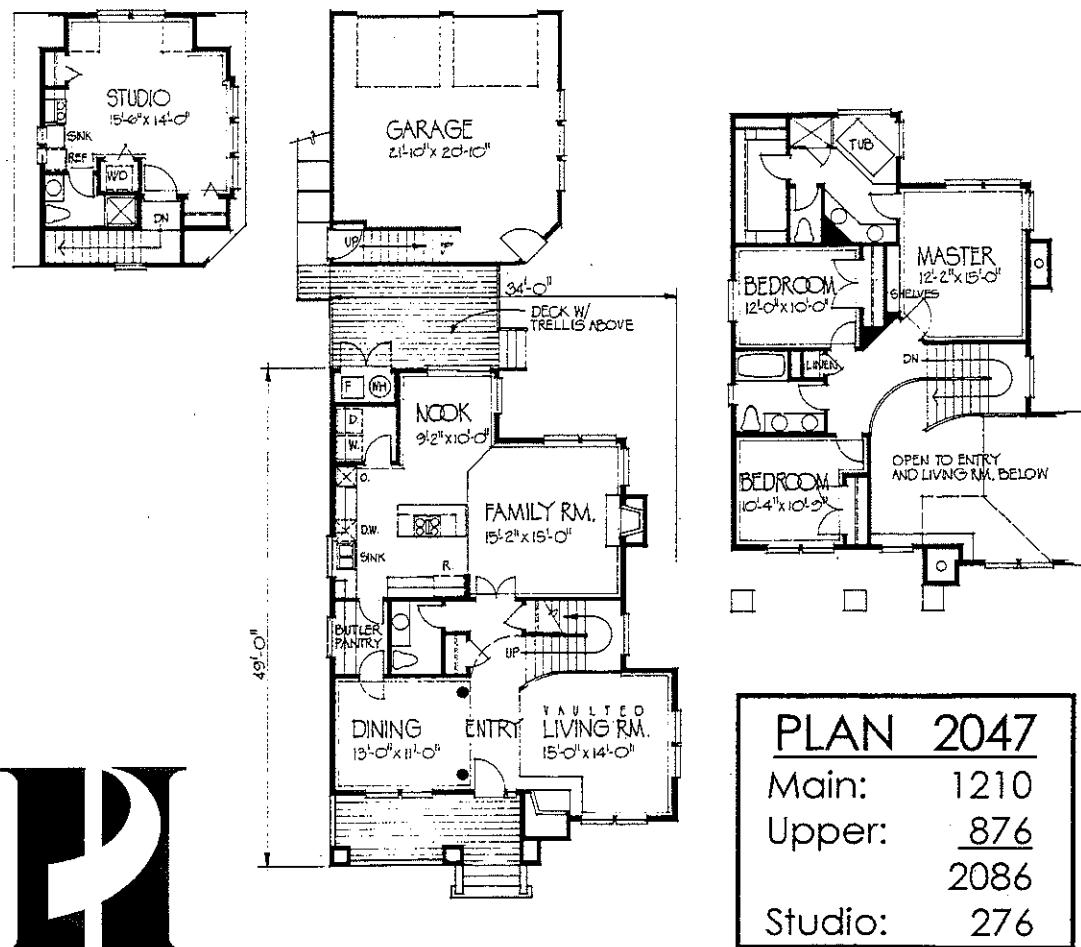
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. Plan dimensions above do not include the detached 2-car garage and landscaping elements shown in the drawing.



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PLAN REF. CODE: 2047

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	2,086 sf plus 276 sf studio
PLAN WIDTH	34'
PLAN DEPTH	49'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

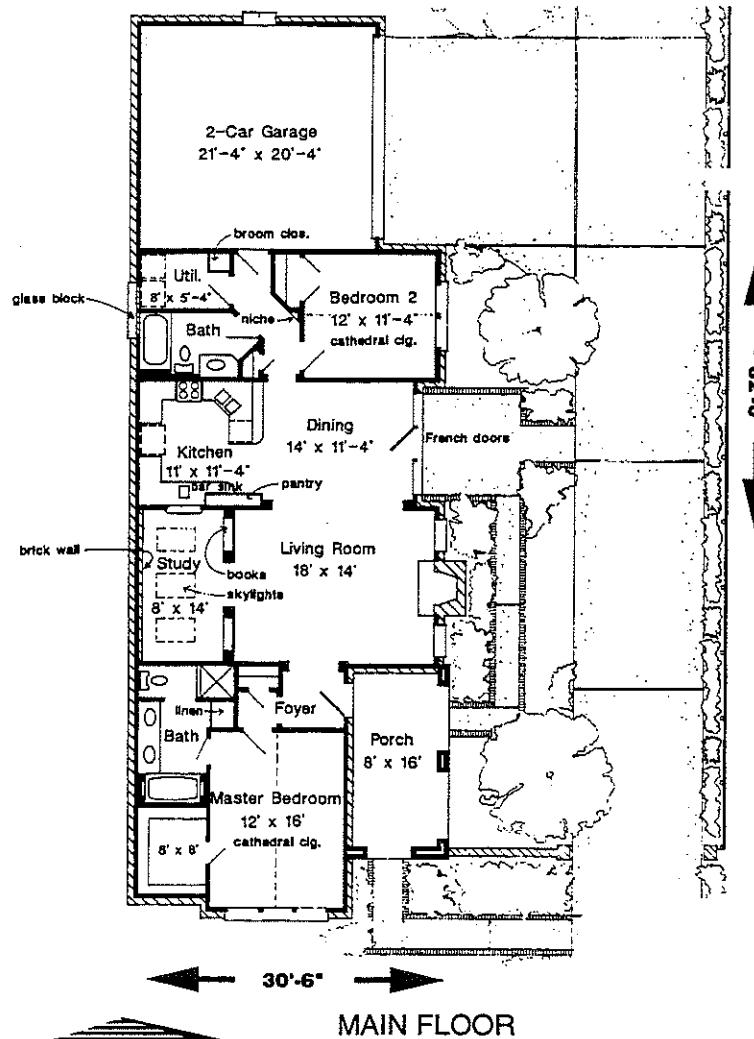
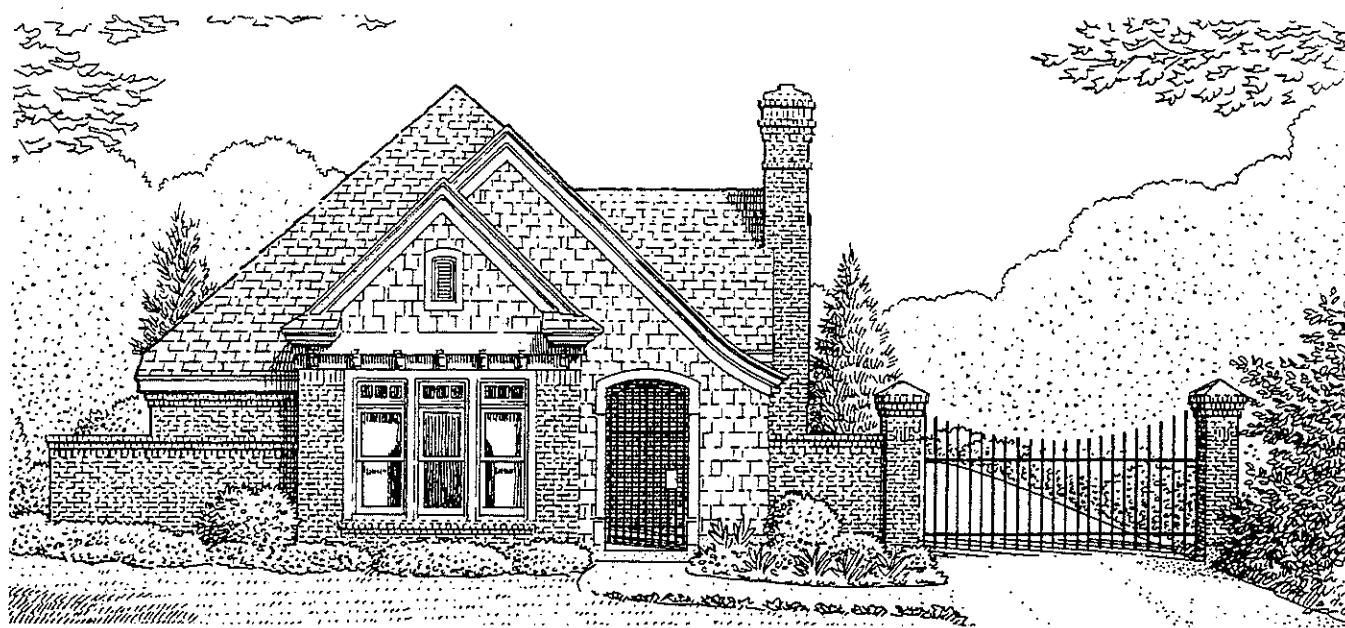
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. Includes a studio apartment over the detached garage. Plan dimensions above do not include the garage/studio and landscaping elements shown in the drawing.



Plan L-532-THA

Bedrooms: 2 **Baths:** 2

Living Area:

Main floor 1,530 sq. ft.

Total Living Area: 1,530 sq. ft.

Garage 487 sq. ft.

Foundation Options:

Slab

(All plans can be built with your choice of foundation and framing. A generic conversion diagram is available. See order form.)

PLAN REF. CODE: L-532-THA

FIRM NAME: Homestyles Plan Service

ADDRESS: 213 E. Fourth Street
St. Paul, MN 55101

PHONE: 1-800-547-5570

FAX: (612) 602-5002

E-MAIL:

TOTAL AREA	1,530 sf
PLAN WIDTH	30'-6"
PLAN DEPTH	82'
STORIES	1
SEISMIC ZONE	N/A
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE:	
WALLS	R-13/19
CEILING	R-30/38
CONSTRUCTION (2X4 or 2X6)	2X4 exterior walls

PLAN COST:

\$490 for a 7 set package. A 4 set package is available for \$35 less. Additional sets are \$40. Cost of a reproducible set is \$590.

PRICING POLICIES & DISCOUNTS:

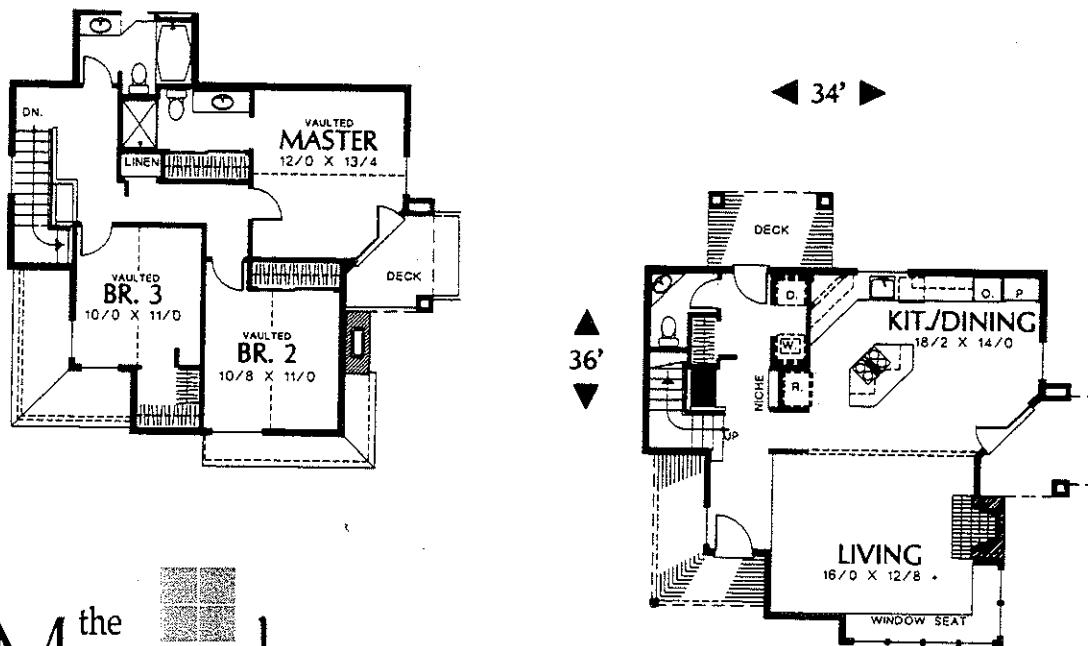
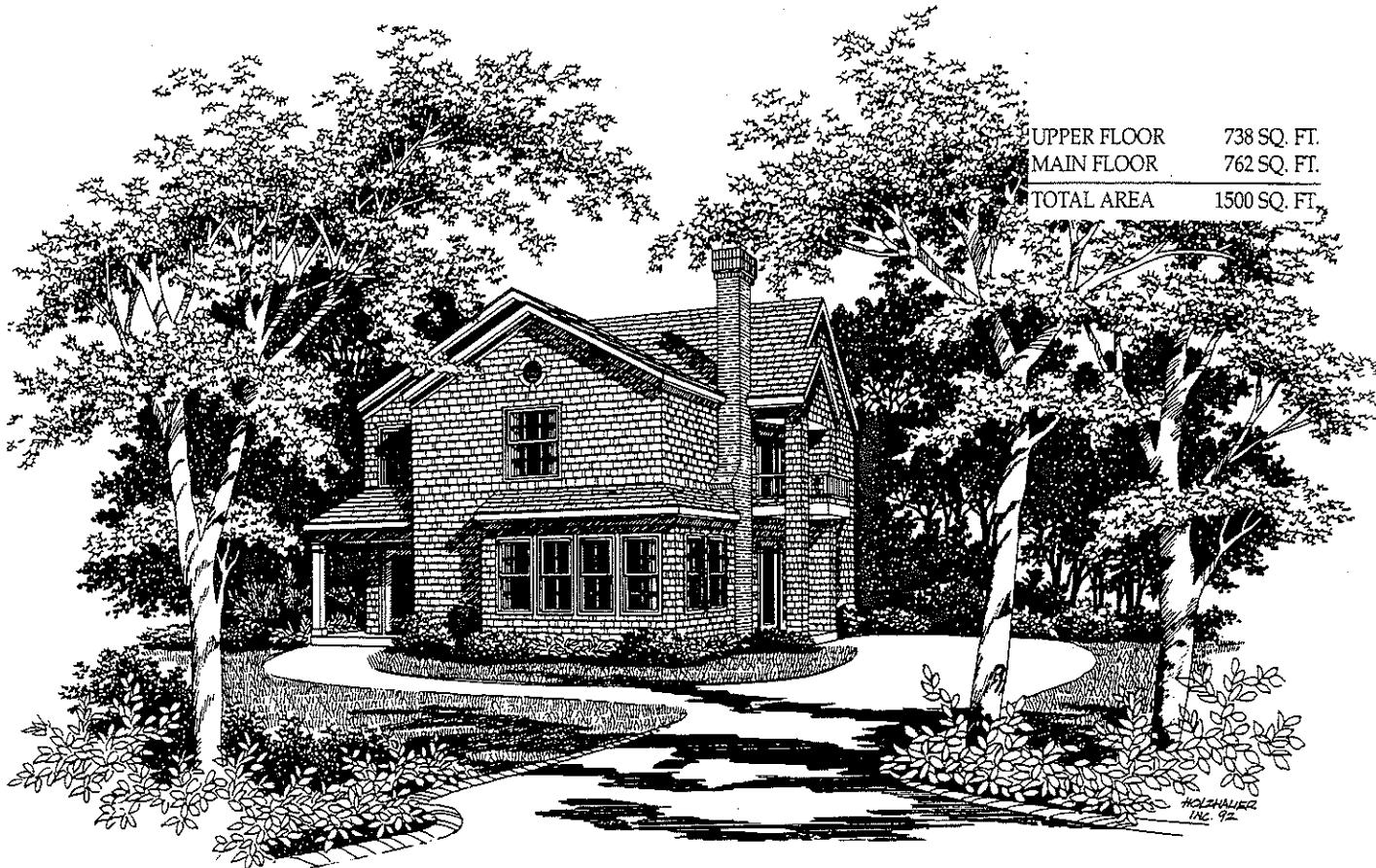
No discounts for repeat orders.

COST OF CUSTOM DESIGN SERVICES:

Custom design and modification services are offered by Lifestyle Home Design, a Homestyles sister company. Phone 1-888-2MODIFY for information and costs of this package.

MISC. NOTES:

Plan copyright by Larry W. Garnett & Associates, Inc.. Plan dimensions include garage at rear.



the
Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. • 1305 N.W. 18th Avenue • Portland, Oregon 97209 • (503) 225-9161

PLAN REF. CODE: 2160

FIRM NAME: Alan Mascord Design Associates, Inc.

ADDRESS: 1305 NW 18th Avenue
Portland, Oregon 97209

PHONE: (503) 225-9161; 1-800-411-0231

FAX: (503) 225-0933

E-MAIL:

TOTAL AREA	1,500 sf
PLAN WIDTH	34'
PLAN DEPTH	36'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes - \$100 for engineer's stamp
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$275 for 1 set, \$325 for 5 sets, and \$375 for 8 sets. Extra sets are \$30 each. Vellums are \$550 for a set.

PRICING POLICIES & DISCOUNTS:

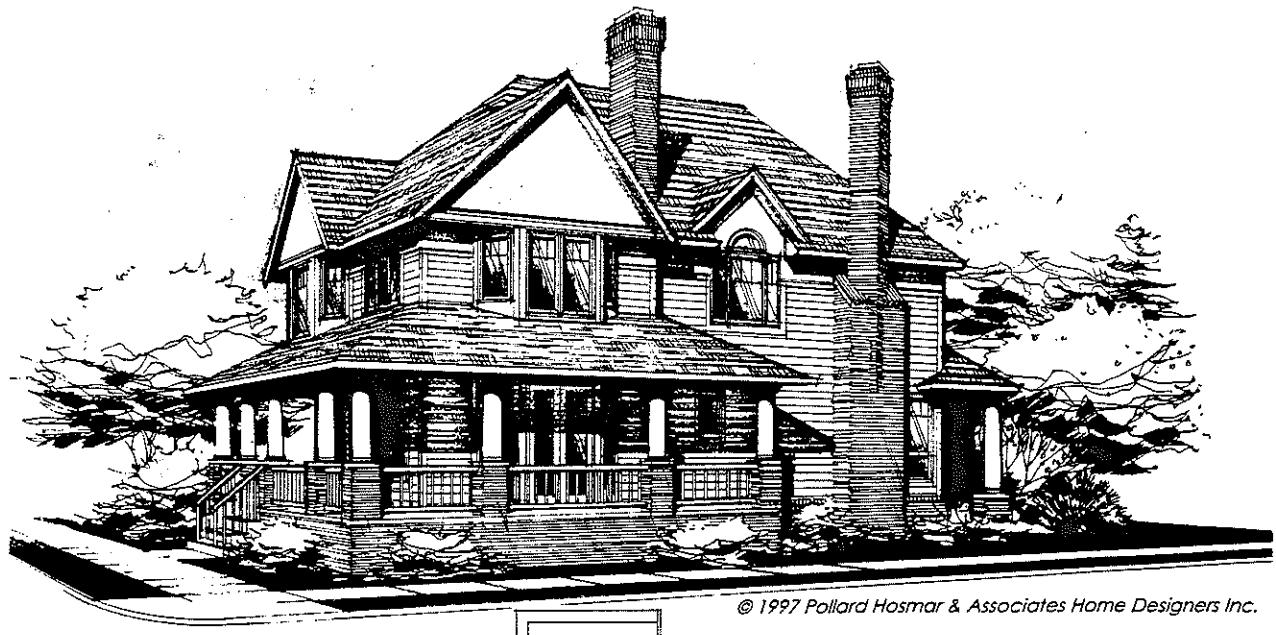
Extra sets of drawings ordered within 4 months of original purchase are \$30 each. "Repeat" orders are \$125 less for 5 sets of drawings.

COST OF CUSTOM DESIGN SERVICES:

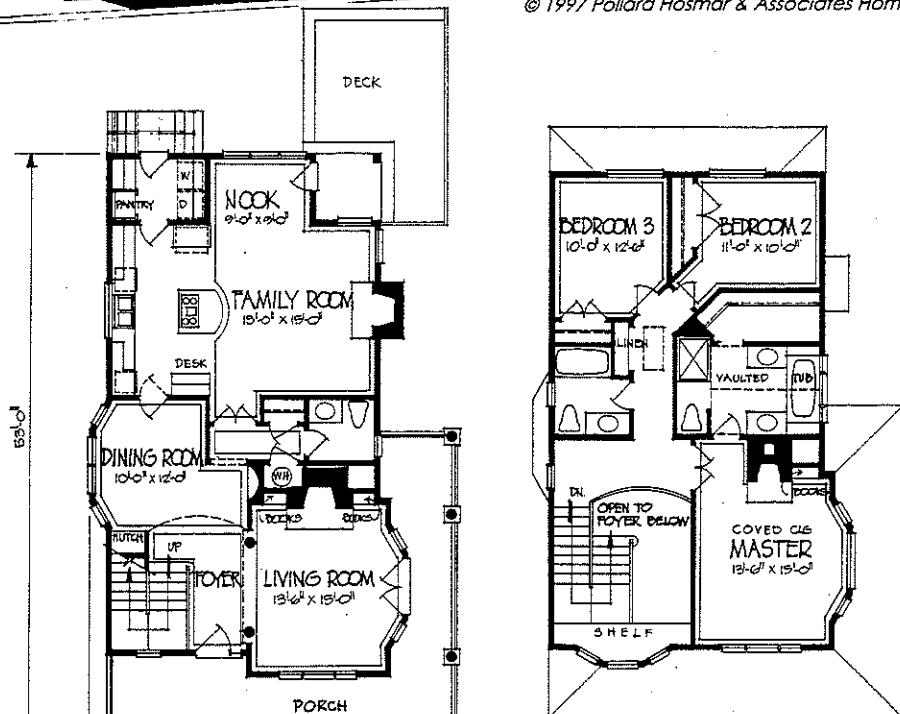
Modifications to stock plans cost approximately \$1 per square foot of heated space. Custom design services cost approximately \$1.75 per square foot of heated space when not working from a set of stock plans.

MISC. NOTES:

Mascord Design has a web site located at: <http://www.mascord.com>



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PLAN 2048
Main: 1117
Upper: 881
1998



7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 2048

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	1,998 sf
PLAN WIDTH	33'
PLAN DEPTH	53'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

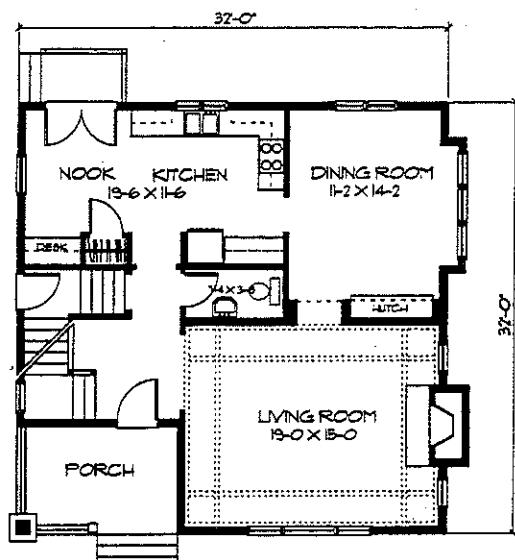
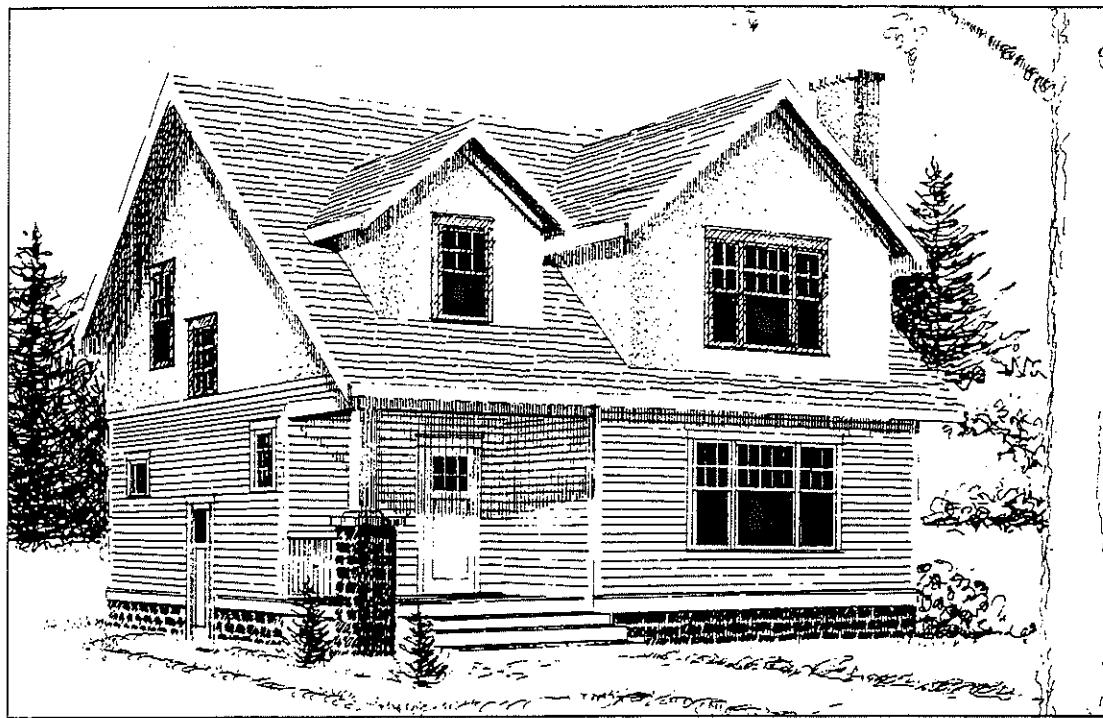
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

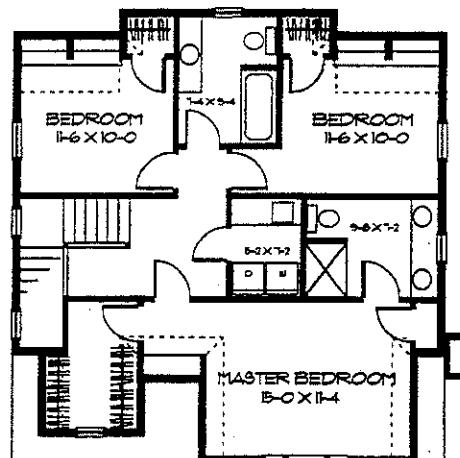
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. Plan dimensions above do not include the detached 2-car garage and landscaping elements shown in the drawing.



MAIN FLOOR



UPPER FLOOR

- Design by Ashmore / Kessenich
- 3 Bedrooms
- 2½ Bathrooms
- Basement Foundation
- Upper Floor 860 sq. ft.
- Main Floor 948 sq. ft.
- Total Living Area 1,808 sq. ft.

PLAN REF. CODE: "The Sellwood"
FIRM NAME: Ashmore/Kessenich Design
ADDRESS: 6336 NE Garfield
Portland, Oregon 97211
PHONE: (503) 286-6258
FAX: N/A
E-MAIL: N/A

TOTAL AREA	1,808 sf
PLAN WIDTH	32'
PLAN DEPTH	32'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$500 for 6 sets of drawings.

PRICING POLICIES & DISCOUNTS:

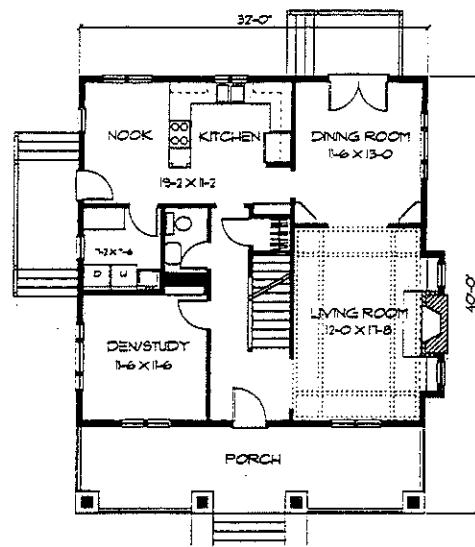
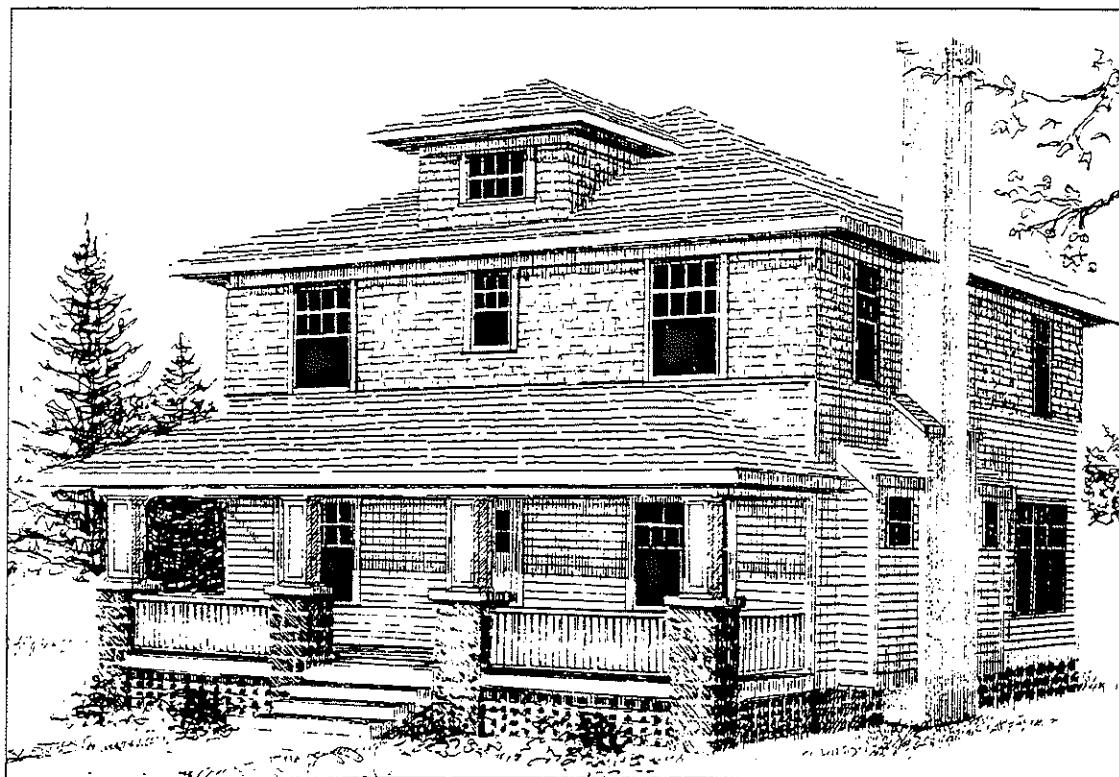
Repeat orders are discounted, contact Ashmore/Kessenich for details. Additional plan sets with original order cost \$20 each, after 60 days the cost is \$50 each.

COST OF CUSTOM DESIGN SERVICES:

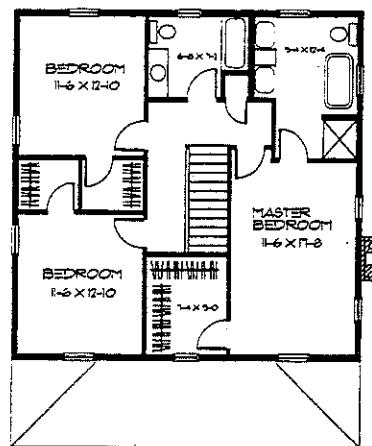
Cost of semi-custom and custom design and drafting services varies from \$20 to \$40 per hour. Telephone consulting service also available.

MISC. NOTES:

Plan dimensions above are approximate.



MAIN FLOOR



UPPER FLOOR

- Design by Ashmore / Kessenich
- 3 Bedrooms
- 2½ Bathrooms
- Basement Foundation
- Upper Floor 1,048 sq. ft.
- Main Floor 1,000 sq. ft.
- Total Living Area 2,048 sq. ft.

PLAN REF. CODE: "The Alameda"

FIRM NAME: Ashmore/Kessenich Design

ADDRESS: 6336 NE Garfield

Portland, Oregon 97211

PHONE: (503) 286-6258

FAX: N/A

E-MAIL: N/A

TOTAL AREA	2,048 sf
PLAN WIDTH	32'
PLAN DEPTH	40'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

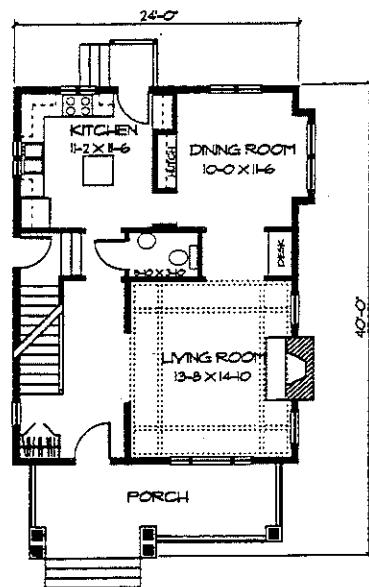
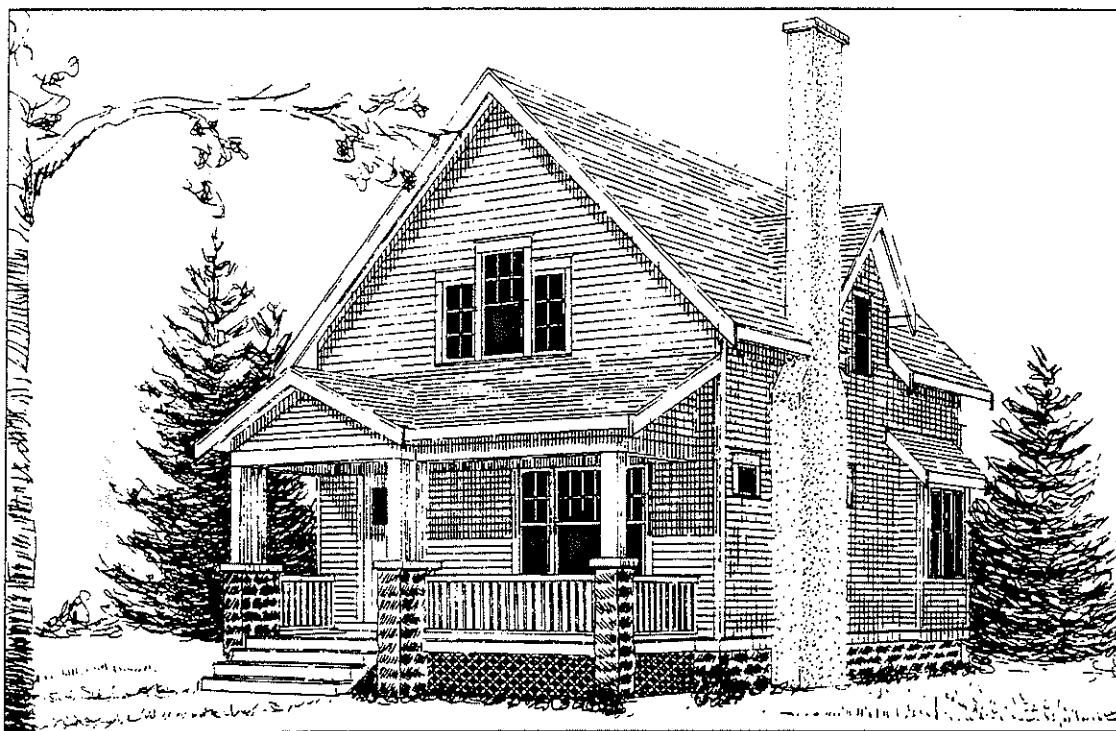
Contact Ashmore/Kessenich for details.

COST OF CUSTOM DESIGN SERVICES:

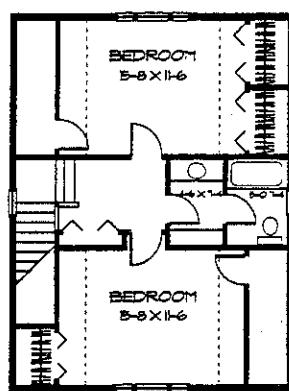
N/A

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



MAIN FLOOR



UPPER FLOOR

- Design by Ashmore / Kessenich
- 2 Bedrooms
- 1½ Bathrooms
- Basement foundation
- Upper Floor 522 sq. ft.
- Main Floor 745 sq. ft.
- Total Living Area 1,267 sq. ft.

PLAN REF. CODE: "The Montavilla"

FIRM NAME: Ashmore/Kessenich Design

ADDRESS: 6336 NE Garfield
Portland, Oregon 97211

PHONE: (503) 286-6258

FAX: N/A

E-MAIL: N/A

TOTAL AREA	1,267 sf
PLAN WIDTH	24'
PLAN DEPTH	40'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$500 for 6 sets of drawings.

PRICING POLICIES & DISCOUNTS:

Repeat orders are discounted, contact Ashmore/Kessenich for details. Additional plan sets with original order cost \$20 each, after 60 days the cost is \$50 each.

COST OF CUSTOM DESIGN SERVICES:

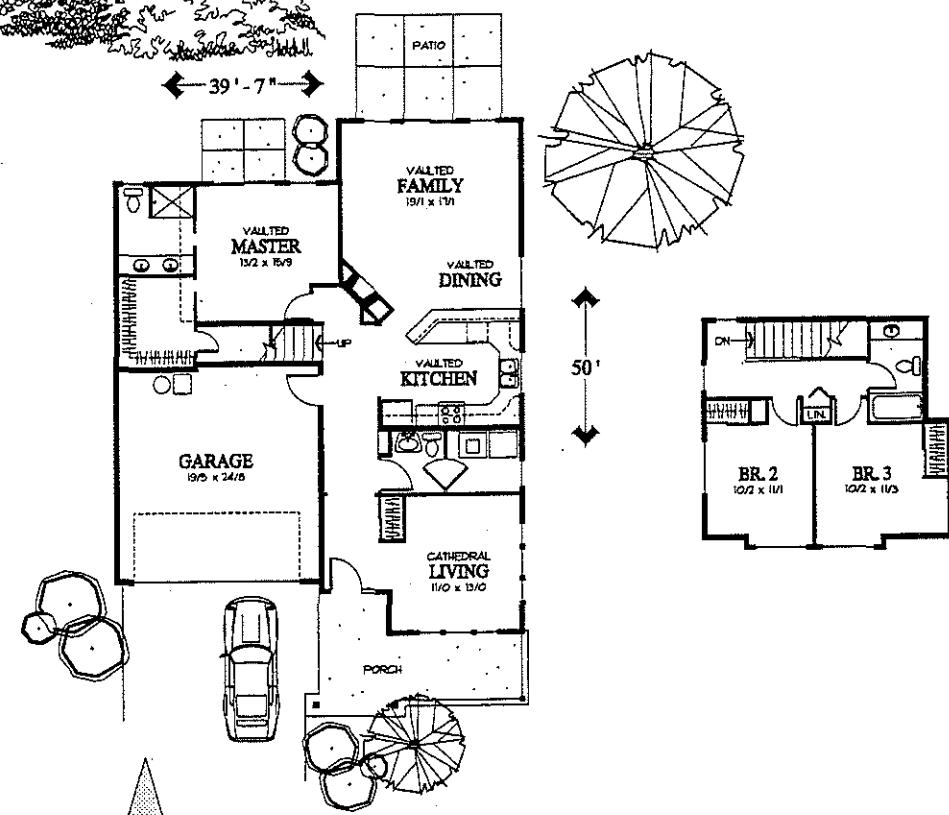
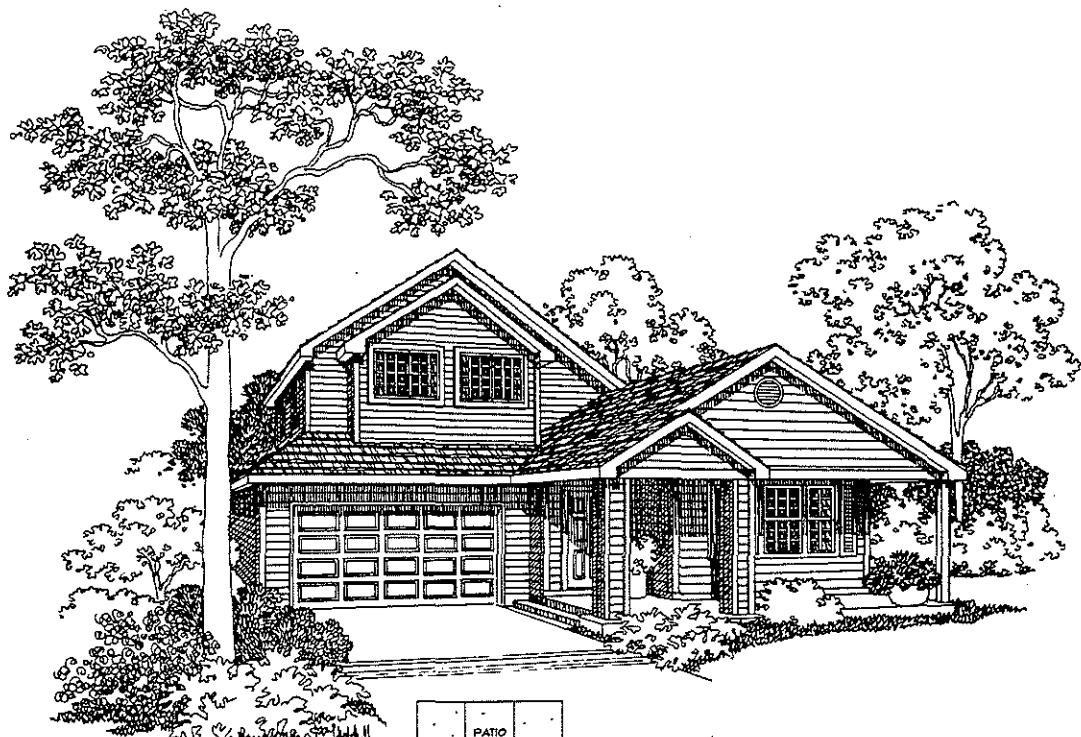
Cost of semi-custom and custom design and drafting services varies from \$20 to \$40 per hour. Telephone consulting service also available.

MISC. NOTES:

Plan dimensions above are approximate.

Plans for Houses Less Than 40 Feet Wide

NOTE: Specifications are on the back of each plan



GoldStar Designs

Home Plan Collection

Brookfield

UPPER FLOOR	461 SQ. FT.
MAIN FLOOR	1313 SQ. FT.
TOTAL AREA	1774 SQ. FT.

GoldStar Designs * 13535 S.E. 145th Avenue * Clackamas, Oregon 97015 * 503/658-5663 * 503/658-4544 Fax

PLAN REF. CODE: "The Brookfield"
FIRM NAME: Goldstar Designs
ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015
PHONE: (503) 658-5663
FAX: (503) 658-4544
E-MAIL:

TOTAL AREA	1,774 sf
PLAN WIDTH	39'-7"
PLAN DEPTH	50'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

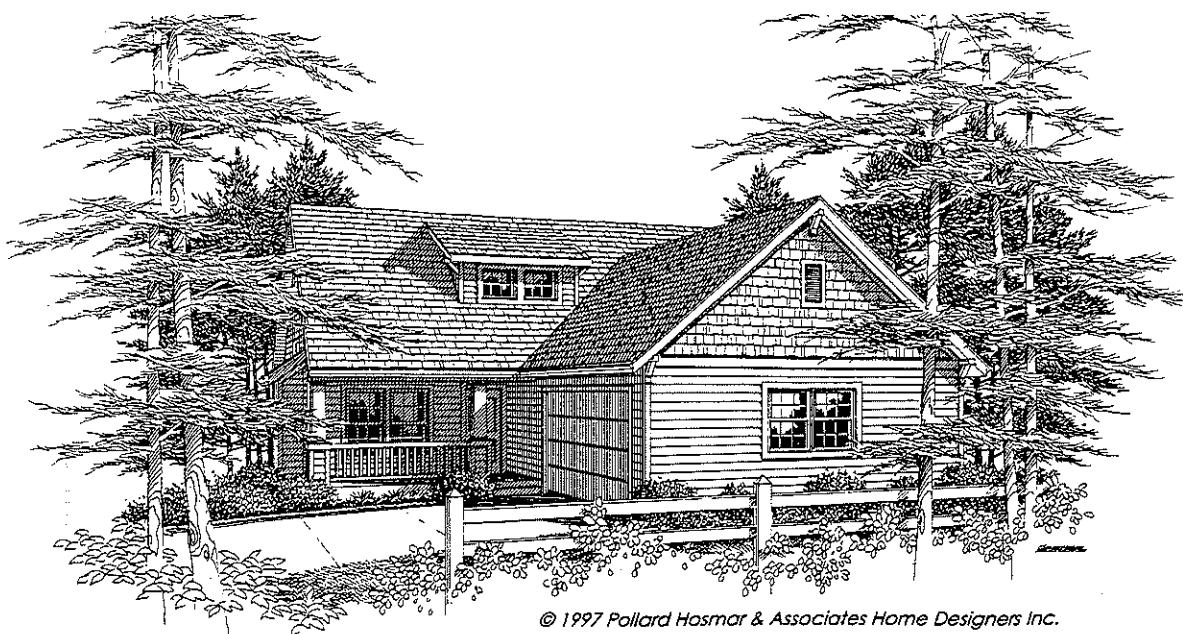
Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

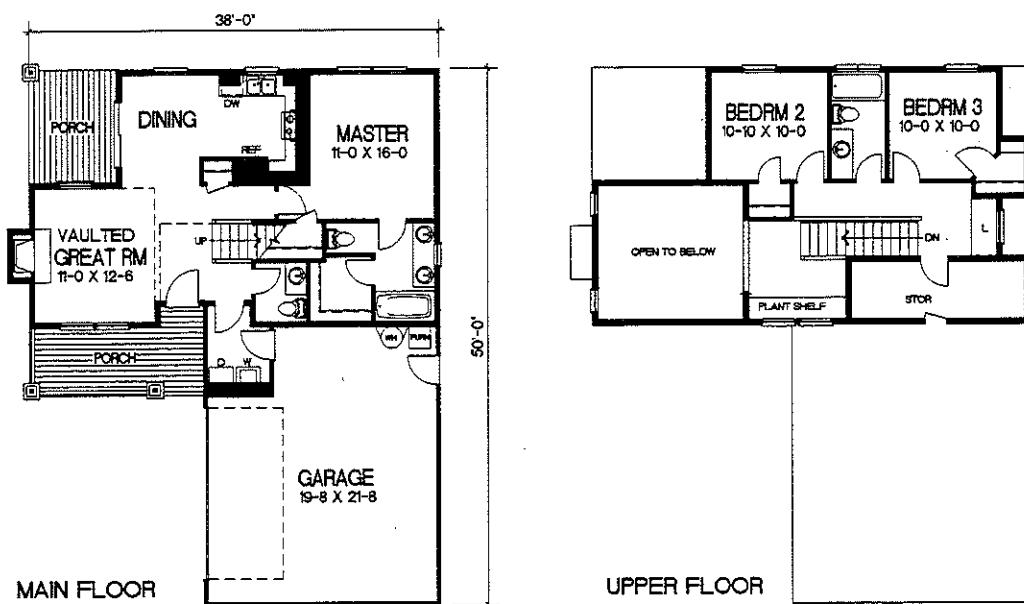
Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



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PLAN 2085
Main: 876
Upper: <u>423</u>
1299

7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 2085

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	1,299 sf
PLAN WIDTH	38'
PLAN DEPTH	50'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

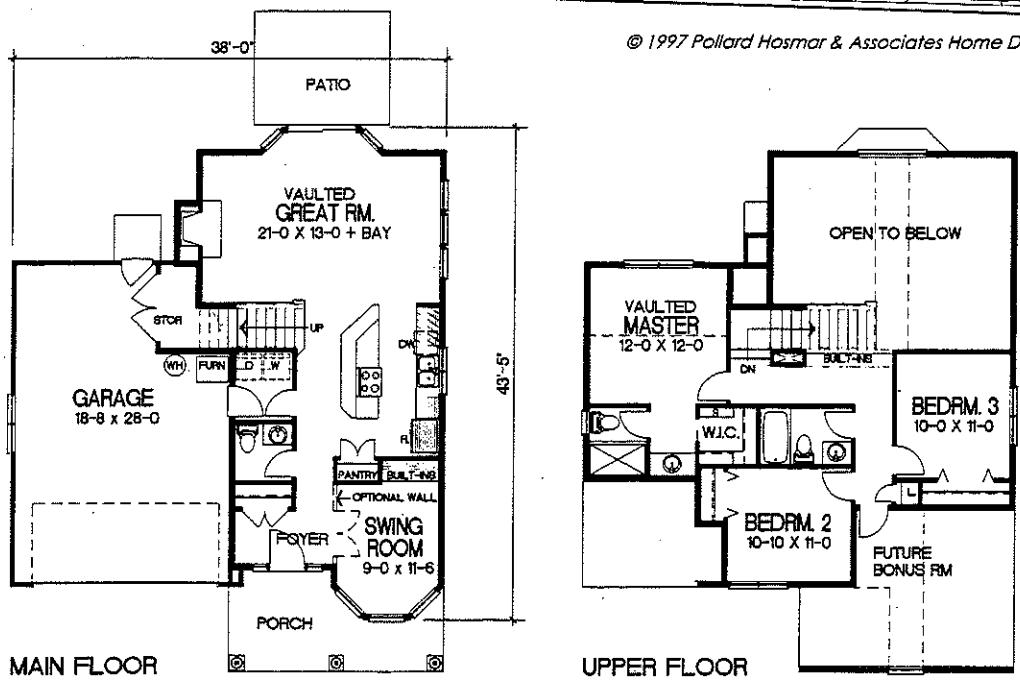
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. Actual plan is similar in appearance to illustration, but narrower and does not include a den.



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PLAN 2081
Main: 810
Upper: 696
1506

7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 2081

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	1,506 sf
PLAN WIDTH	38'
PLAN DEPTH	43'-5"
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

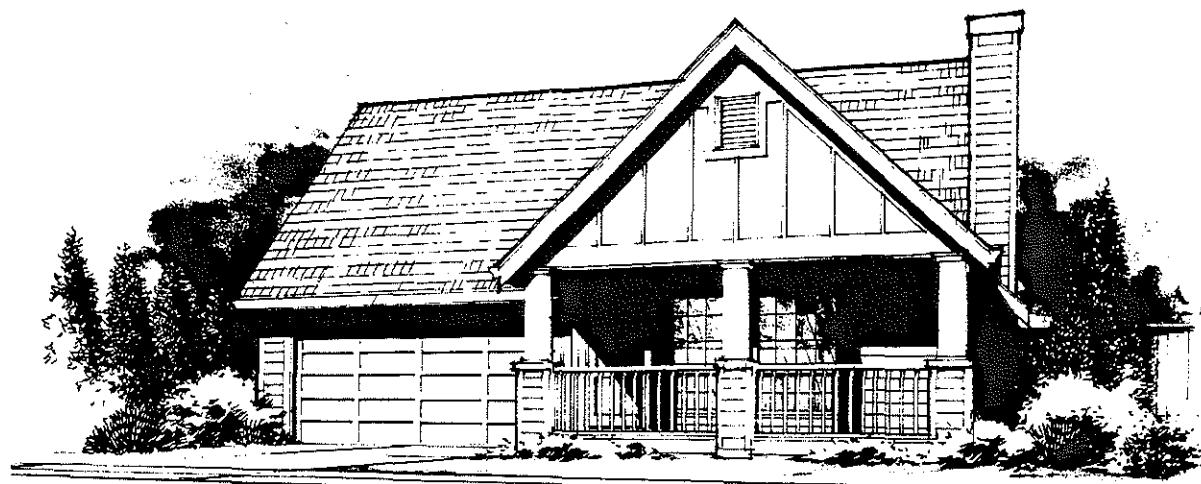
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

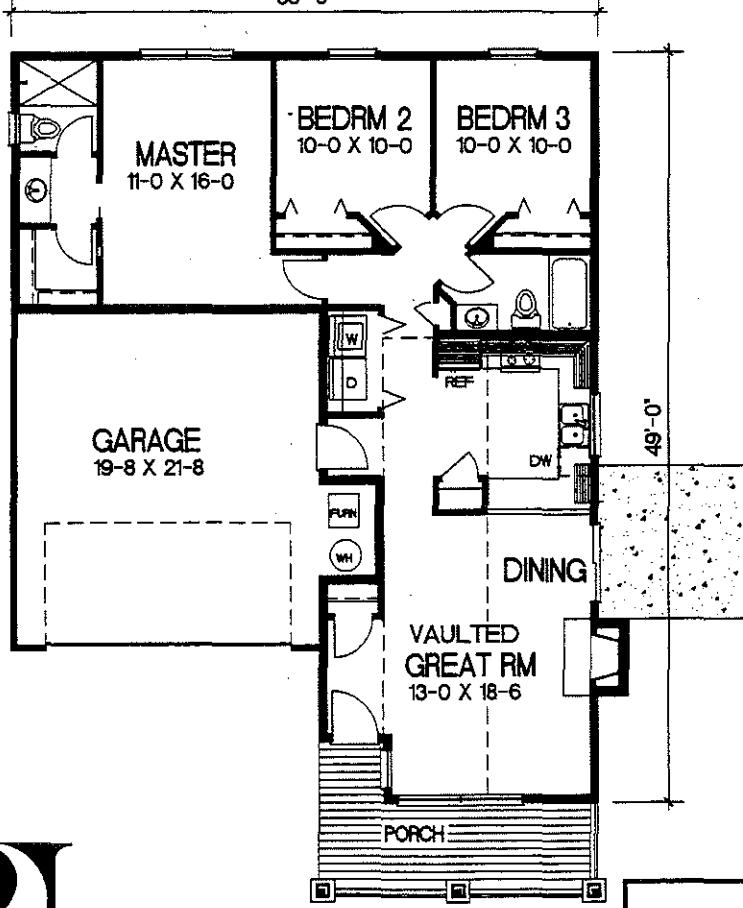
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. Plan #2082 is similar, but developed with a different facade.



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PLAN 1001
1192 sq. ft.

7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 1001

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	1,192 sf
PLAN WIDTH	38'
PLAN DEPTH	49'
STORIES	1
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

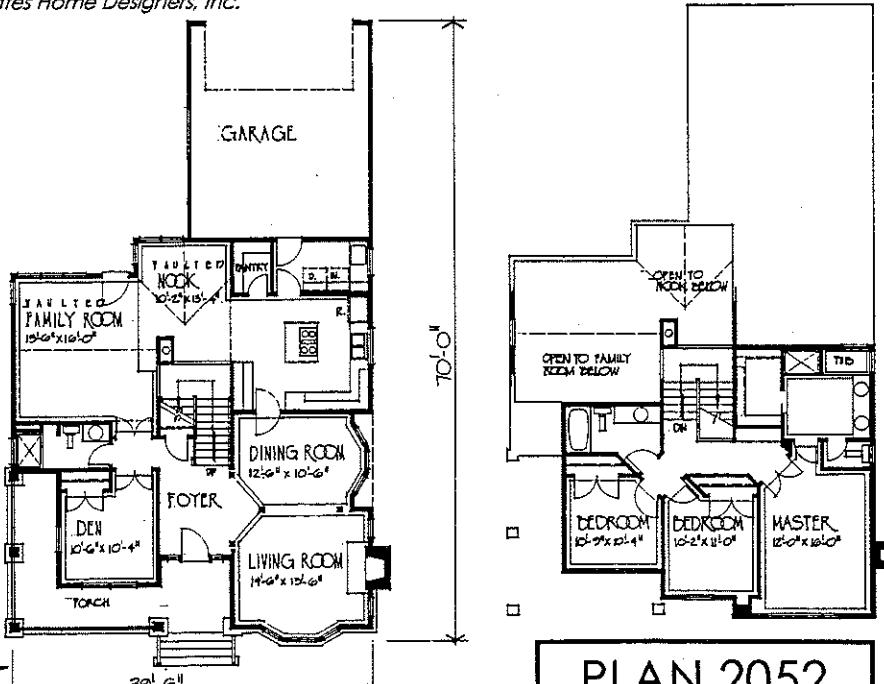
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. A similar layout with an alternative elevation is available as plan #1002.



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PLAN 2052
Main: 1493
Upper: 833
2326



7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 2052

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	2,326 sf
PLAN WIDTH	39'-6"
PLAN DEPTH	70'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

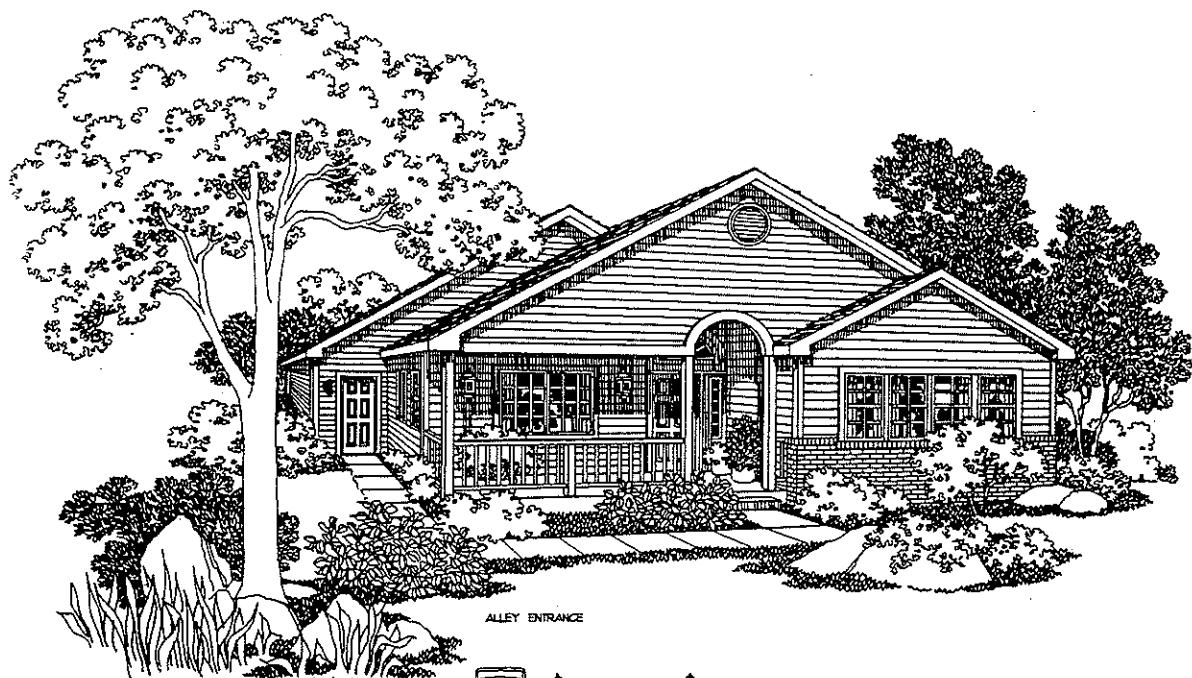
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

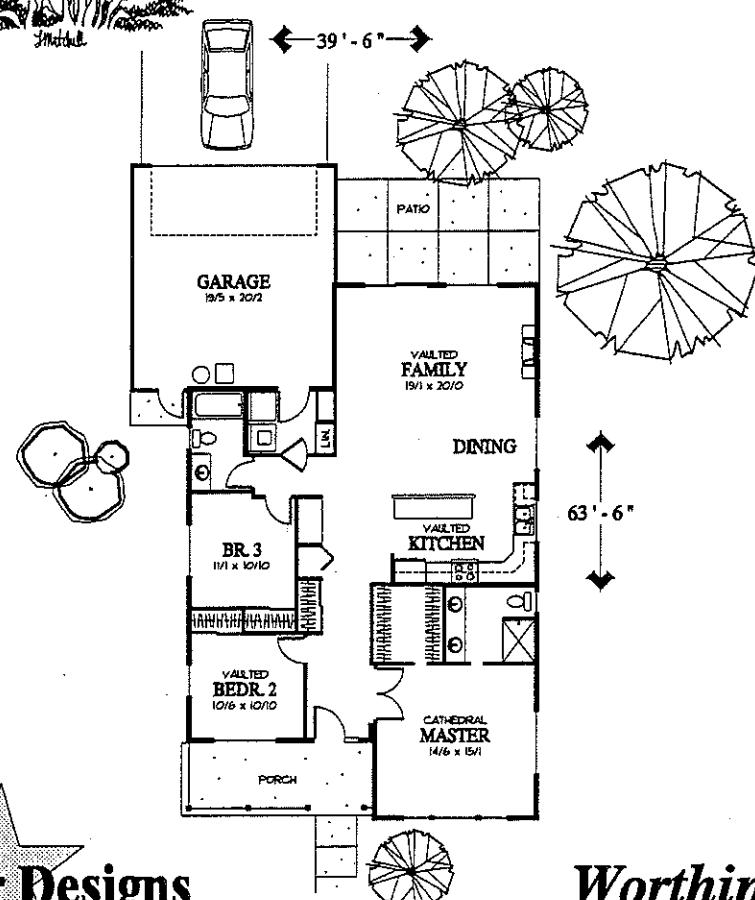
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. A side entry garage option is available as plan #2052 A.



ALLEY ENTRANCE



GoldStar Designs
★ Home Plan Collection ★

Worthington

FLOOR AREA 1493 SQ. FT.

GoldStar Designs ★ 13535 S.E. 145th Avenue ★ Clackamas, Oregon 97015 ★ 503/ 658-5663 ★ 503/ 658-4544 Fax

PLAN REF. CODE: "The Worthington"

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

TOTAL AREA	1,493 sf
PLAN WIDTH	39'-6"
PLAN DEPTH	63'-6"
STORIES	1
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

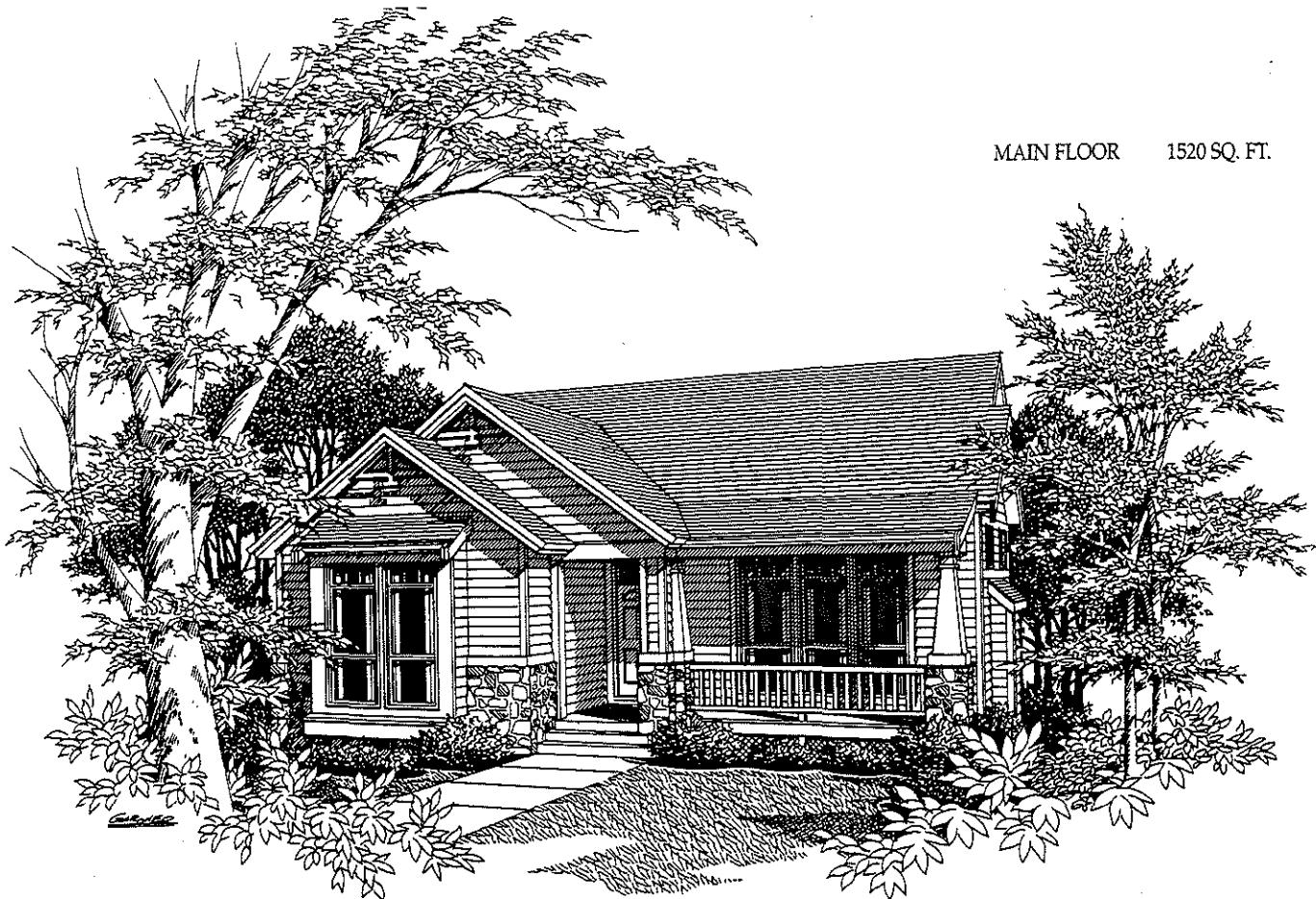
Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

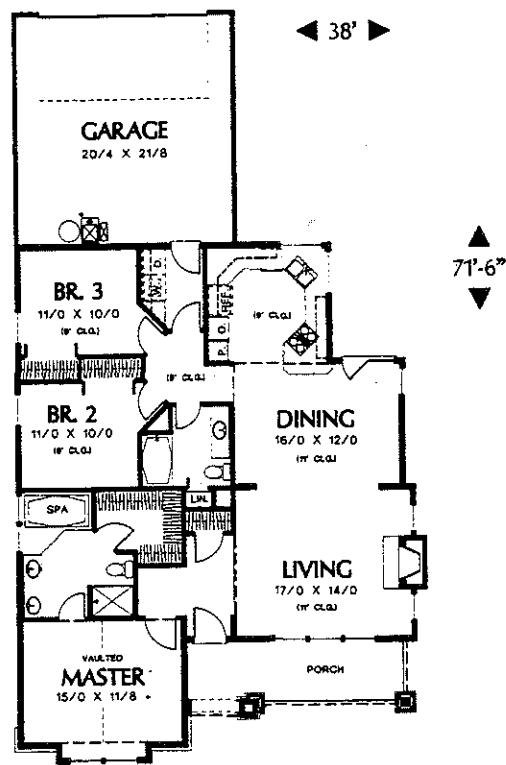
Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



MAIN FLOOR 1520 SQ. FT.



the
Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. • 1305 N.W. 18th Avenue • Portland, Oregon 97209 • (503) 225-9161

PLAN REF. CODE: 1101

FIRM NAME: Alan Mascord Design Associates, Inc.

ADDRESS: 1305 NW 18th Avenue
Portland, Oregon 97209

PHONE: (503) 225-9161; 1-800-411-0231

FAX: (503) 225-0933

E-MAIL:

TOTAL AREA	1,520 sf
PLAN WIDTH	38'
PLAN DEPTH	71'-6"
STORIES	1
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes - \$100 for engineer's stamp
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$275 for 1 set, \$325 for 5 sets, and \$375 for 8 sets. Extra sets are \$30 each. Vellums are \$550 for a set.

PRICING POLICIES & DISCOUNTS:

Extra sets of drawings ordered within 4 months of original purchase are \$30 each. "Repeat" orders are \$125 less for 5 sets of drawings.

COST OF CUSTOM DESIGN SERVICES:

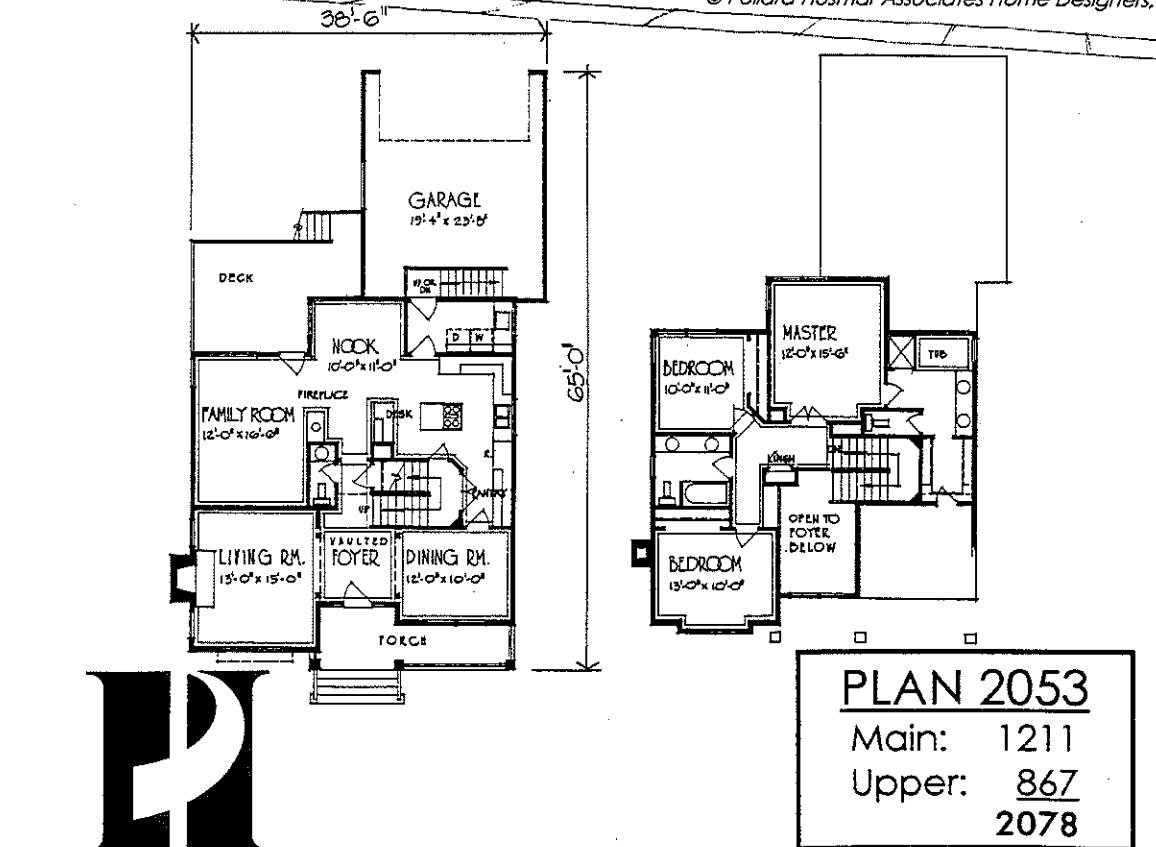
Modifications to stock plans cost approximately \$1 per square foot of heated space. Custom design services cost approximately \$1.75 per square foot of heated space when not working from a set of stock plans.

MISC. NOTES:

Plan dimensions include detached 2-car garage facing the rear of the lot, as indicated on drawings. Mascord Design has a web site located at: <http://www.mascord.com>



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7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 2053

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	2,078 sf
PLAN WIDTH	38'-6"
PLAN DEPTH	65'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

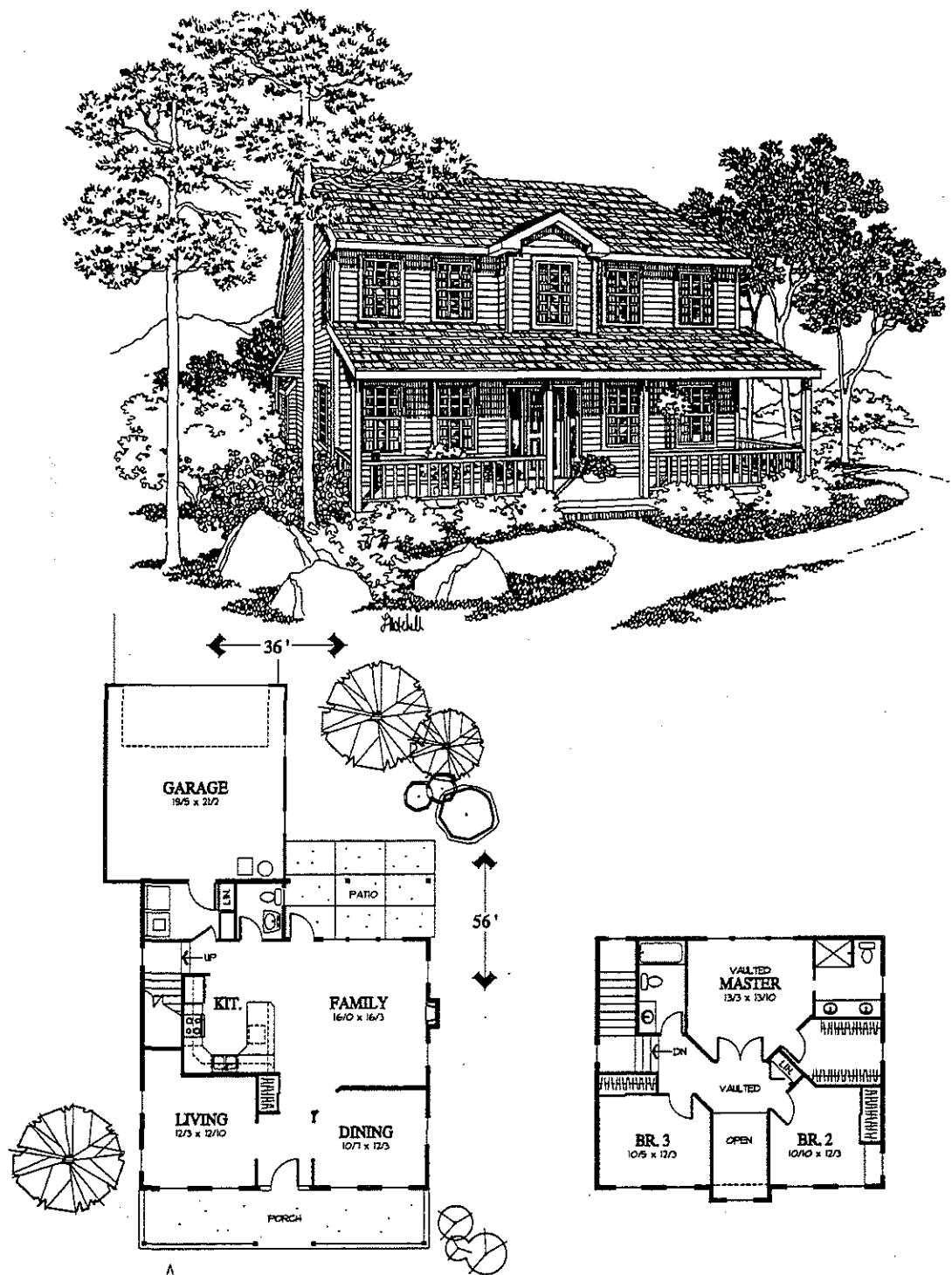
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser.



GoldStar Designs

Home Plan Collection

Wallingford

UPPER FLOOR 768 SQ. FT.

MAIN FLOOR 1000 SQ. FT.

TOTAL AREA 1768 SQ. FT.

GoldStar Designs * 13535 S.E. 145th Avenue * Clackamas, Oregon 97015 * 503/658-5663 * 503/658-4544 Fax

PLAN REF. CODE: "The Wallingford"

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

TOTAL AREA	1,768 sf
PLAN WIDTH	36'
PLAN DEPTH	56'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

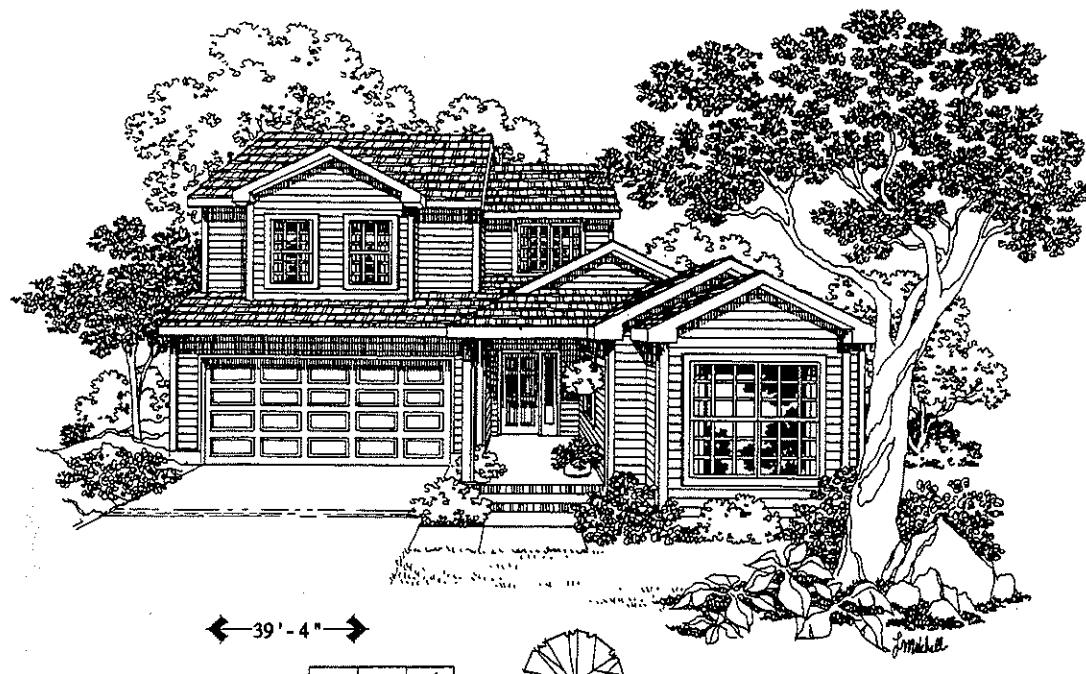
Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

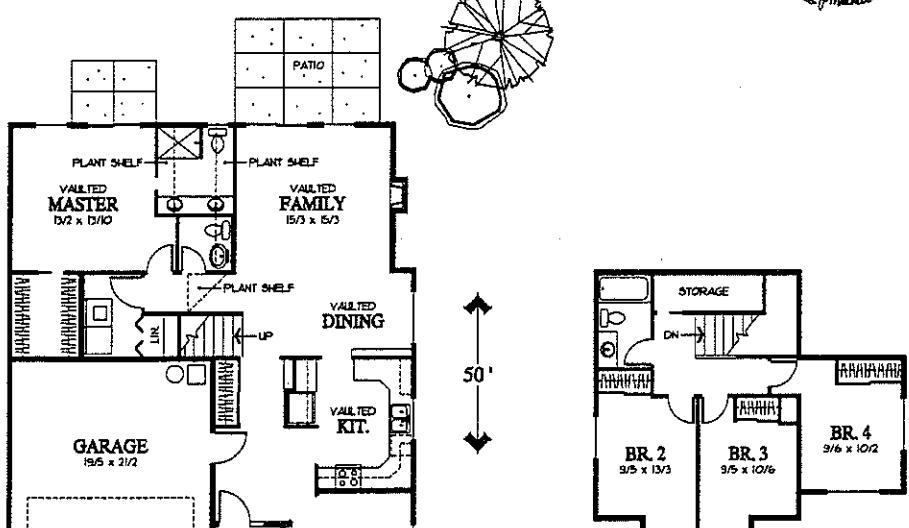
Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



↔ 39' - 4" ↔



GoldStar Designs

Home Plan Collection

Ashton

UPPER FLOOR	580 SQ. FT.
MAIN FLOOR	1327 SQ. FT.
TOTAL AREA	1907 SQ. FT.

GoldStar Designs * 13535 S.E. 145th Avenue * Clackamas, Oregon 97015 * 503/658-5663 * 503/658-4544 Fax

PLAN REF. CODE: "The Ashton"

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

TOTAL AREA	1,907 sf
PLAN WIDTH	39'-4"
PLAN DEPTH	50'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



Plan V-1851

Bedrooms: 3 **Baths:** 2½

Space:

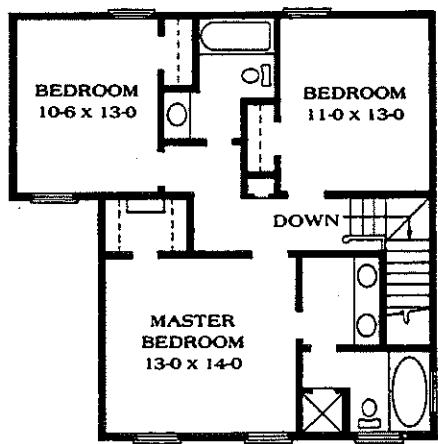
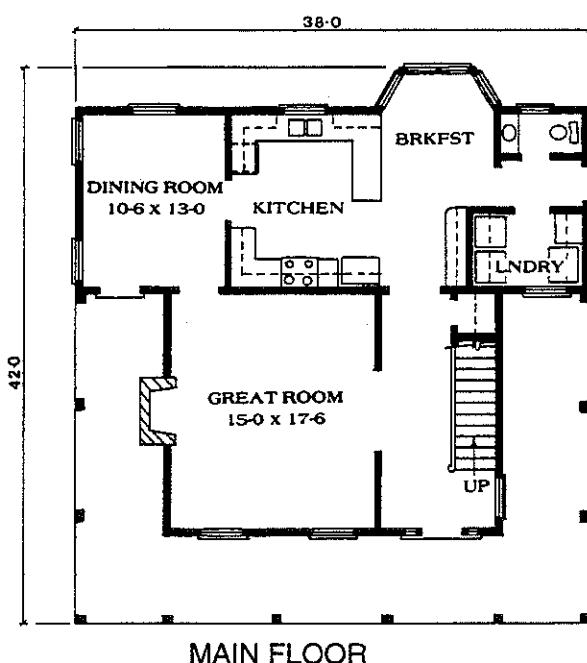
Upper floor 846 sq. ft.

Main floor 1,005 sq. ft.

Total Living Area **1,851 sq. ft.**

Foundation options:

Crawl space
(Foundation & framing conversion diagram available.)



PLAN REF. CODE: V-1851

FIRM NAME: Homestyles Plan Service

ADDRESS: 213 E. Fourth Street
St. Paul, MN 55101

PHONE: 1-800-547-5570

FAX: (612) 602-5002

E-MAIL:

TOTAL AREA	1,851 sf
PLAN WIDTH	38'
PLAN DEPTH	42'
STORIES	2
SEISMIC ZONE	1 and 2
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE: WALLS	Not specified
CEILING	Not specified
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$490 for a 7 set package. A 4 set package is available for \$35 less. Additional sets are \$40. Cost of a reproducible set is \$590.

PRICING POLICIES & DISCOUNTS:

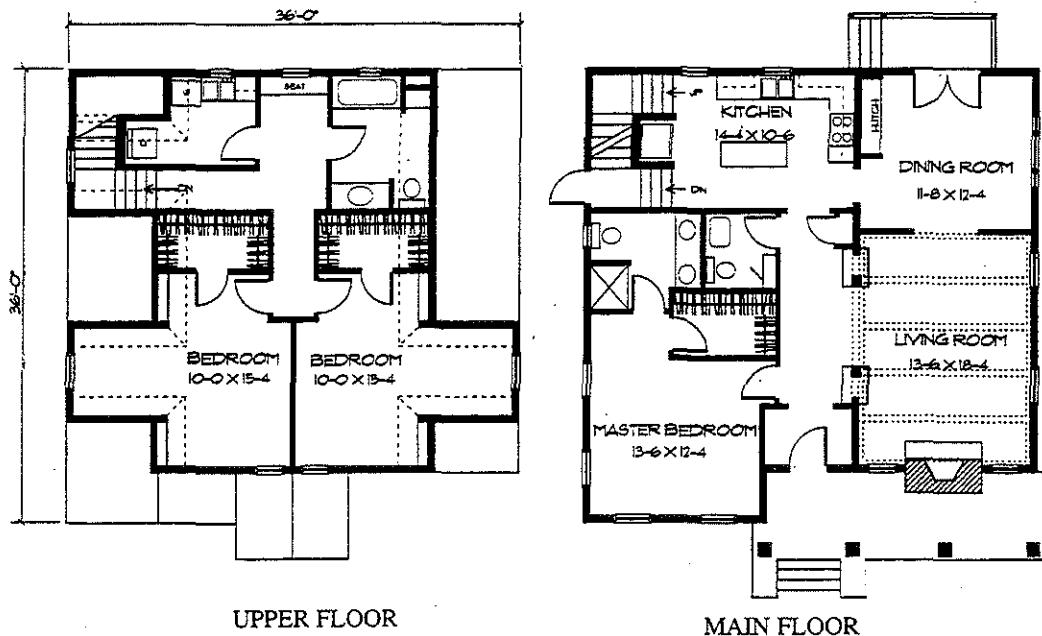
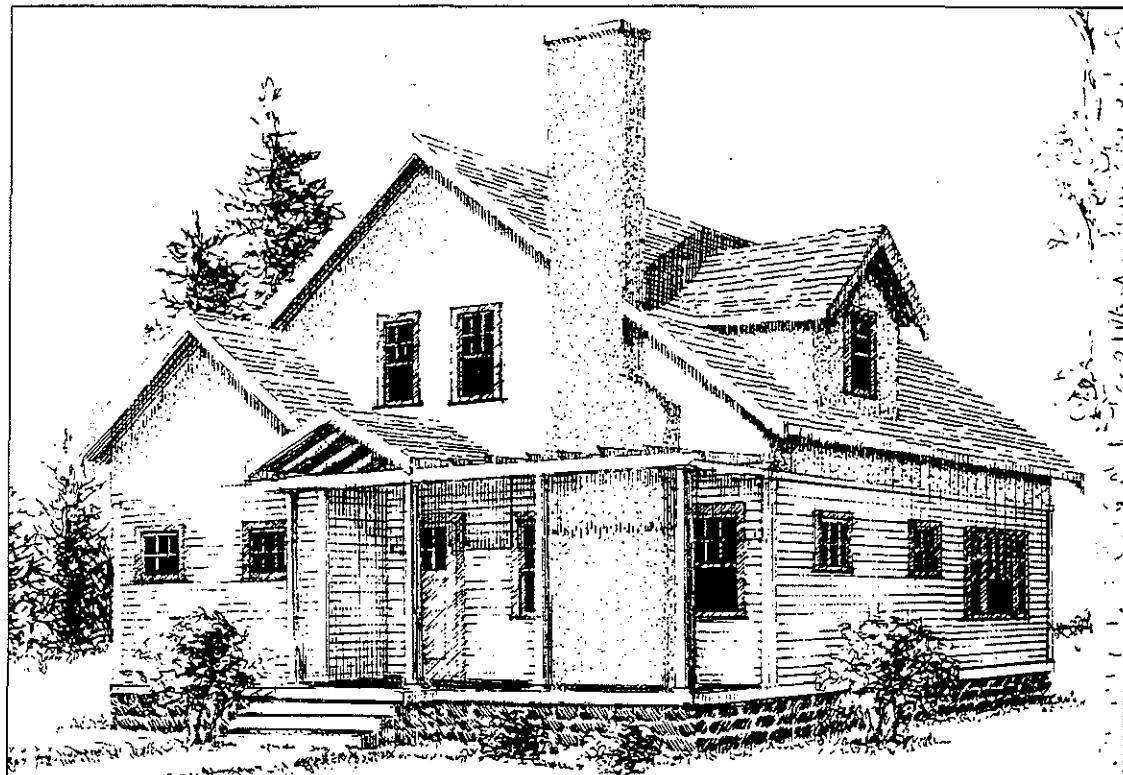
No discounts for repeat orders.

COST OF CUSTOM DESIGN SERVICES:

Custom design and modification services are offered by Lifestyle Home Design, a Homestyles sister company. Phone 1-888-2MODIFY for information and costs of this package.

MISC. NOTES:

Plan copyright by Homestyles.



- Design by Ashmore / Kessenich

- 3 Bedrooms

- 2½ Bathrooms

- Basement Foundation

- Upper Floor 1,216 sq. ft.

- Main Floor 812 sq. ft.

- Total Living Area 2,028 sq. ft.

PLAN REF. CODE: "The Moreland"

FIRM NAME: Ashmore/Kessenich Design

ADDRESS: 6336 NE Garfield

Portland, Oregon 97211

PHONE: (503) 286-6258

FAX: N/A

E-MAIL: N/A

TOTAL AREA	2,028 sf
PLAN WIDTH	36'
PLAN DEPTH	36'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$500 for 6 sets of drawings.

PRICING POLICIES & DISCOUNTS:

Repeat orders are discounted, contact Ashmore/Kessenich for details. Additional plan sets with original order cost \$20 each, after 60 days the cost is \$50 each.

COST OF CUSTOM DESIGN SERVICES:

Cost of semi-custom and custom design and drafting services varies from \$20 to \$40 per hour. Telephone consulting service also available.

MISC. NOTES:

Plan dimensions above are approximate.



Plan V-2175

Bedrooms: 3 **Baths:** 2½

Living Area:

Upper floor 1,090 sq. ft.

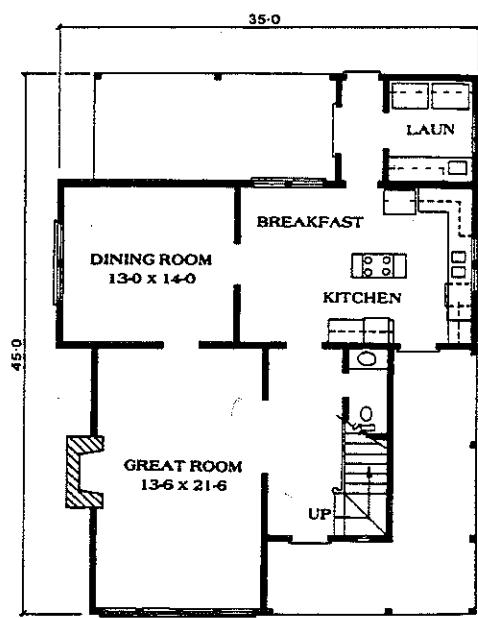
Main floor 1,085 sq. ft.

Total Living Area: 2,175 sq. ft.

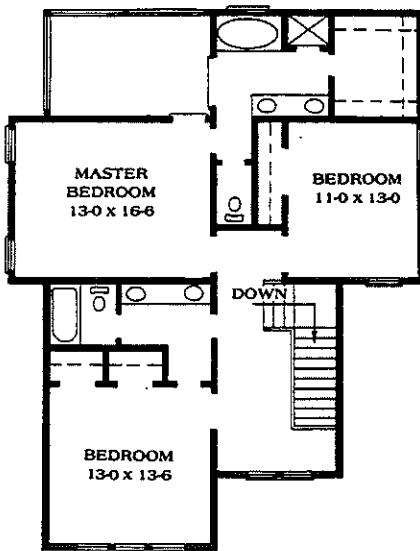
Foundation Options:

Crawlspace

(Typical foundation & framing conversion diagram available.)



MAIN FLOOR



UPPER FLOOR



PLAN REF. CODE: V-2175

FIRM NAME: Homestyles Plan Service

ADDRESS: 213 E. Fourth Street
St. Paul, MN 55101

PHONE: 1-800-547-5570

FAX: (612) 602-5002

E-MAIL:

TOTAL AREA	2,175 sf
PLAN WIDTH	35'
PLAN DEPTH	45'
STORIES	2
SEISMIC ZONE	1 and 2
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE: WALLS	R-13/19
CEILING	R-30/38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$530 for a 7 set package. A 4 set package is available for \$35 less. Additional sets are \$40. Cost of a reproducible set is \$630.

PRICING POLICIES & DISCOUNTS:

No discounts for repeat orders.

COST OF CUSTOM DESIGN SERVICES:

Custom design and modification services are offered by Lifestyle Home Design, a Homestyles sister company. Phone 1-888-2MODIFY for information and costs of this package.

MISC. NOTES:

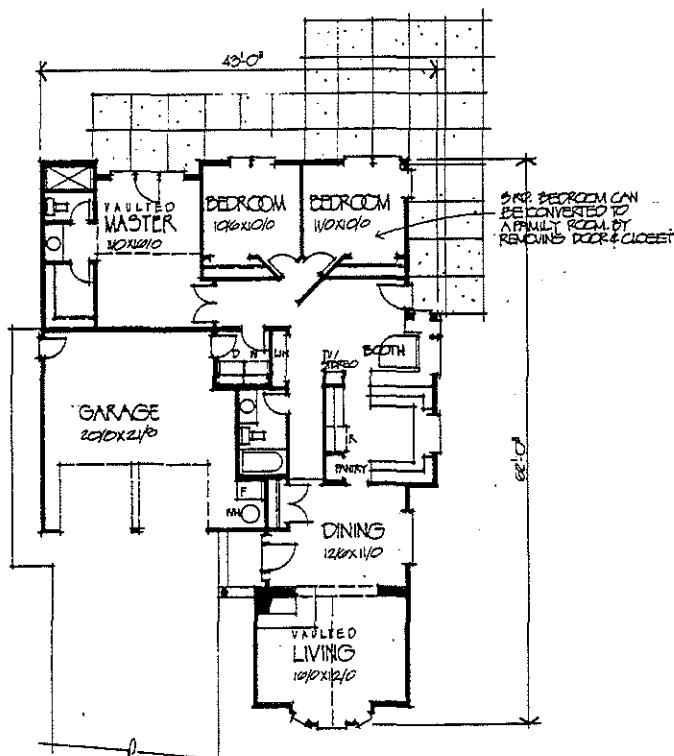
Plan copyright by Homestyles.

Plans for Houses Less Than 45 Feet Wide

NOTE: Specifications are on the back of each plan



©1994 POLLARD HOSMAR DESIGNERS, INC.



118'-1" L-0" TYPICAL

ALL DIMENSIONS APPROXIMATE

H24129

POLLARD HOSMAR
Designers
INCORPORATED

Suite 102, Lane Grove Blvd., 1625 SW BIONES Ferry Rd., Lake Oswego, OR 97035 (503) 636-9853

PLAN REF. CODE: 94135

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	approximately 1,539 sf
PLAN WIDTH	43'
PLAN DEPTH	62'
STORIES	1
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

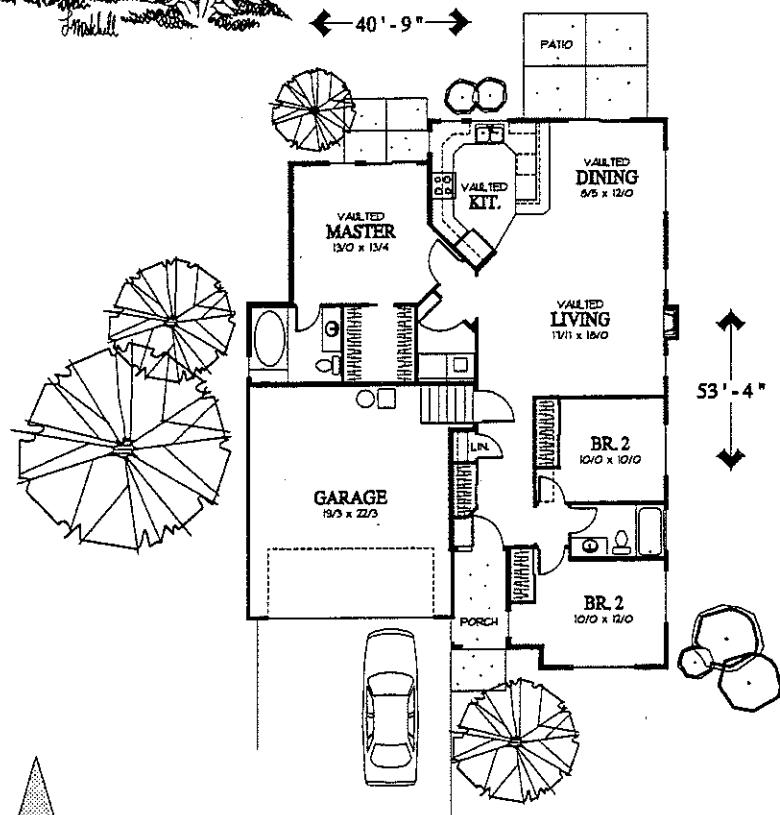
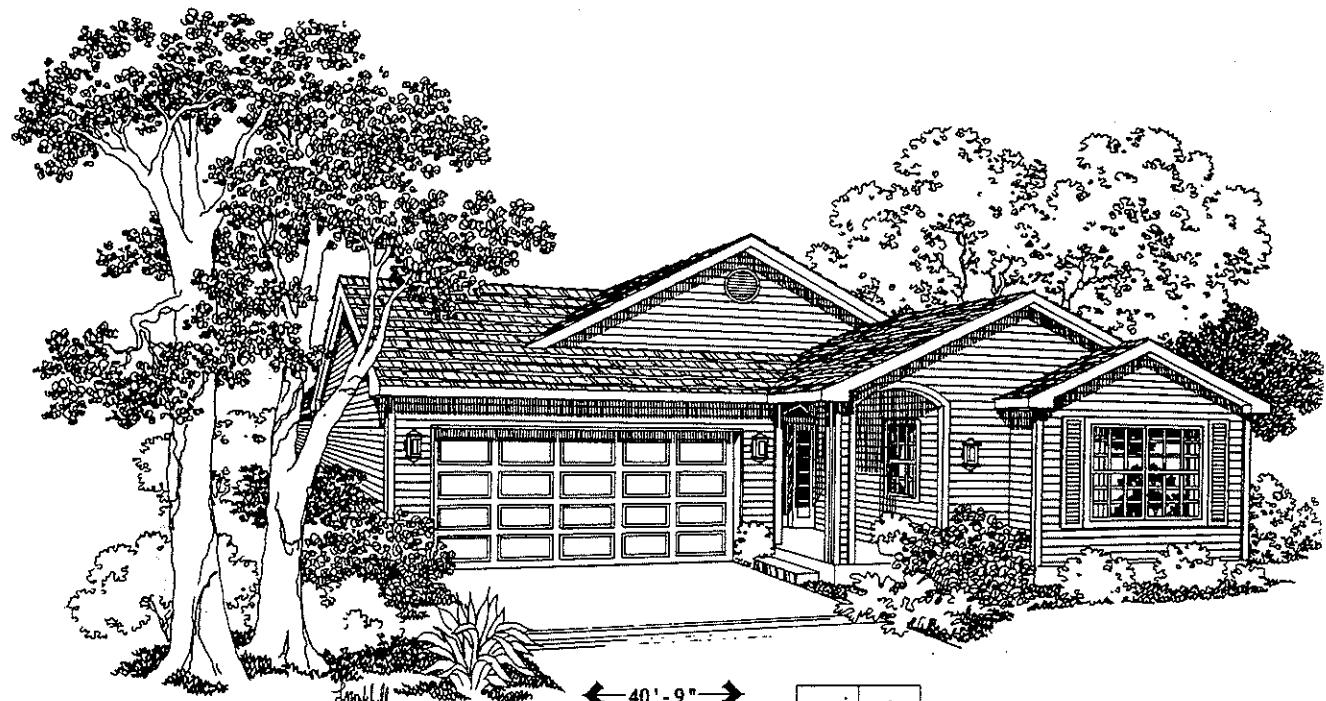
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. As of July, 1996, construction documents have not been completed. Pollard-Hosmar will complete the construction documents for this plan at 50% of their normal fee.



GoldStar Designs
★ Home Plan Collection ★

Webster

FLOOR AREA 1444 SQ. FT.

GoldStar Designs ★ 13535 S.E. 145th Avenue ★ Clackamas, Oregon 97015 ★ 503/658-5663 ★ 503/658-4544 Fax

PLAN REF. CODE: "The Webster"

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

TOTAL AREA	1,444 sf
PLAN WIDTH	40'-9"
PLAN DEPTH	53'-4"
STORIES	1
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

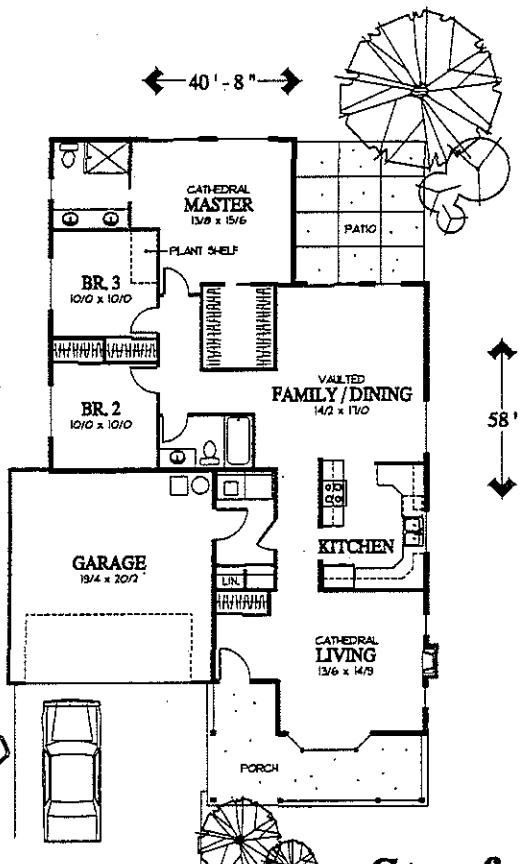
Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



GoldStar Designs
★ Home Plan Collection ★

Stanford

FLOOR AREA 1521 SQ. FT.

GoldStar Designs ★ 13535 S.E. 145th Avenue ★ Clackamas, Oregon 97015 ★ 503/658-5663 ★ 503/658-4544 Fax

PLAN REF. CODE: "The Stanford"

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

TOTAL AREA	1,521 sf
PLAN WIDTH	40'-8"
PLAN DEPTH	58'
STORIES	1
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

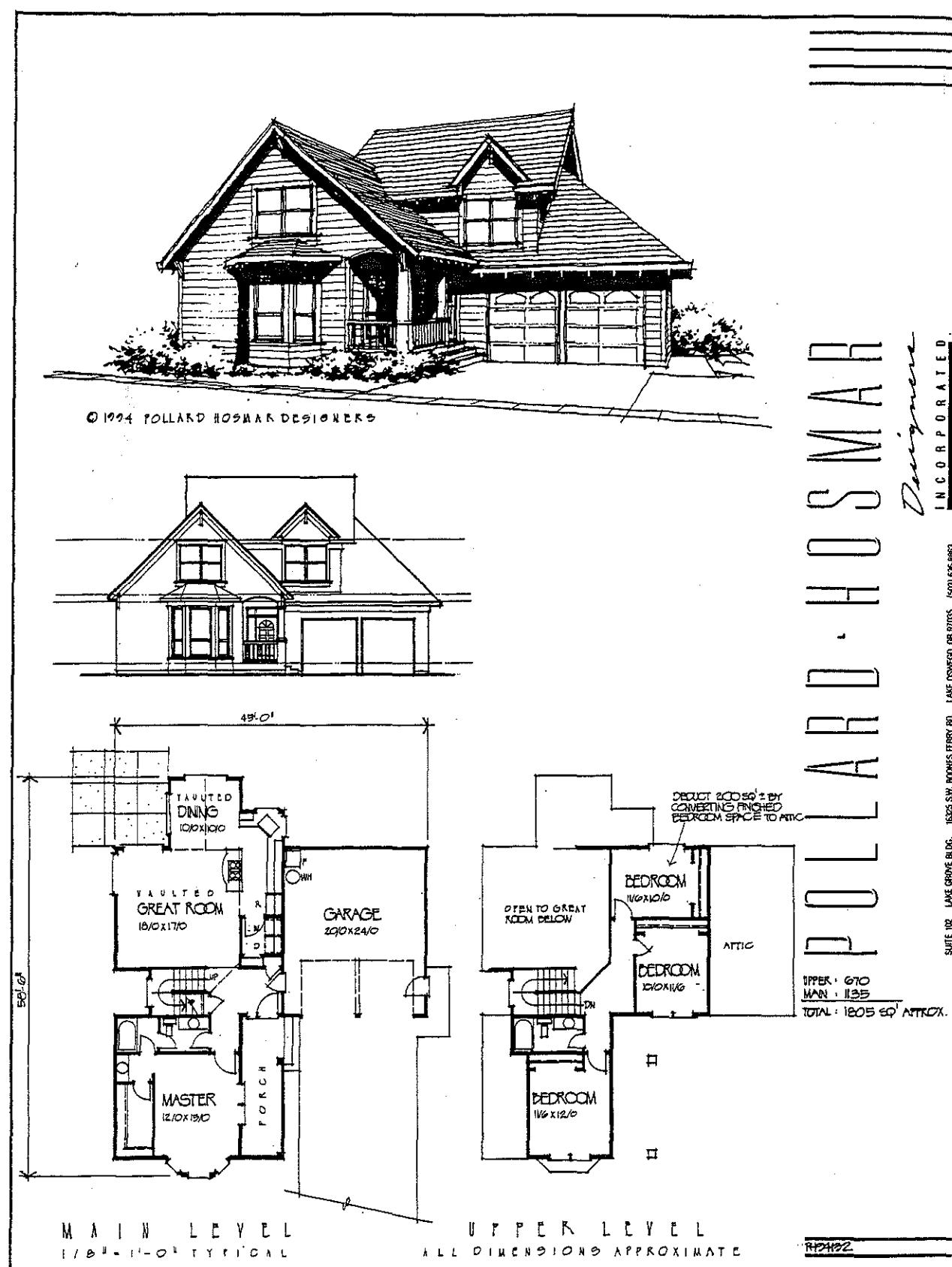
Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



PLAN REF. CODE: 94132

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	approximately 1,805 sf
PLAN WIDTH	45'
PLAN DEPTH	58'-6"
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

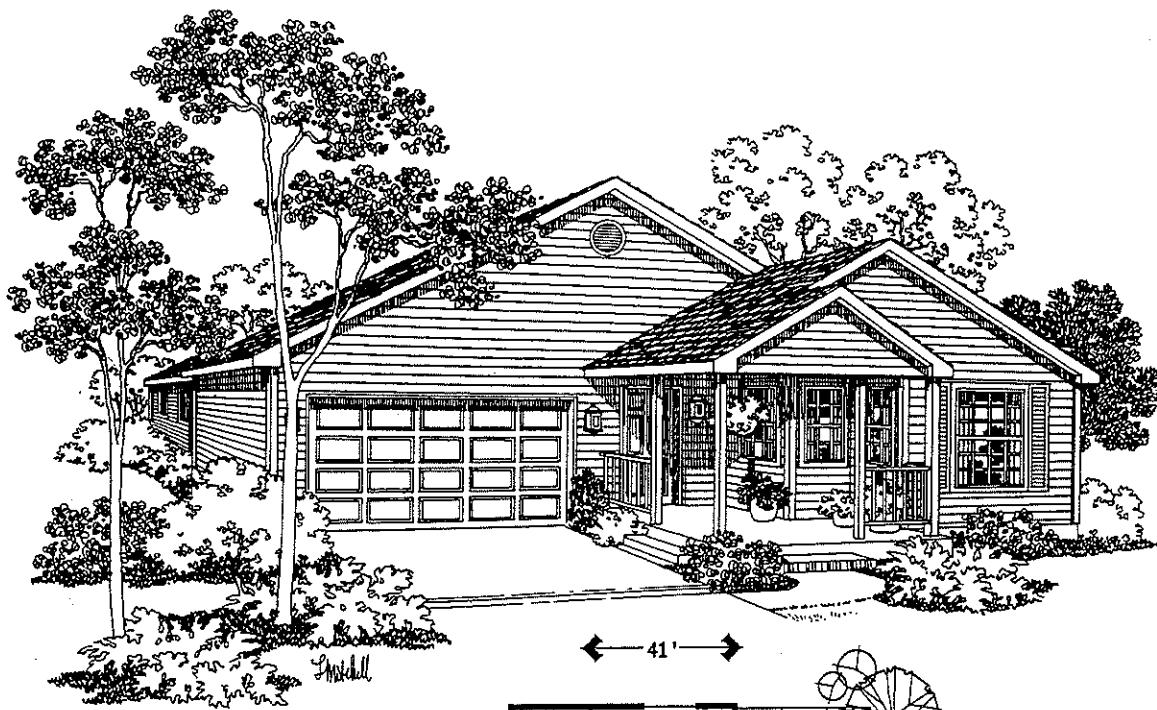
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

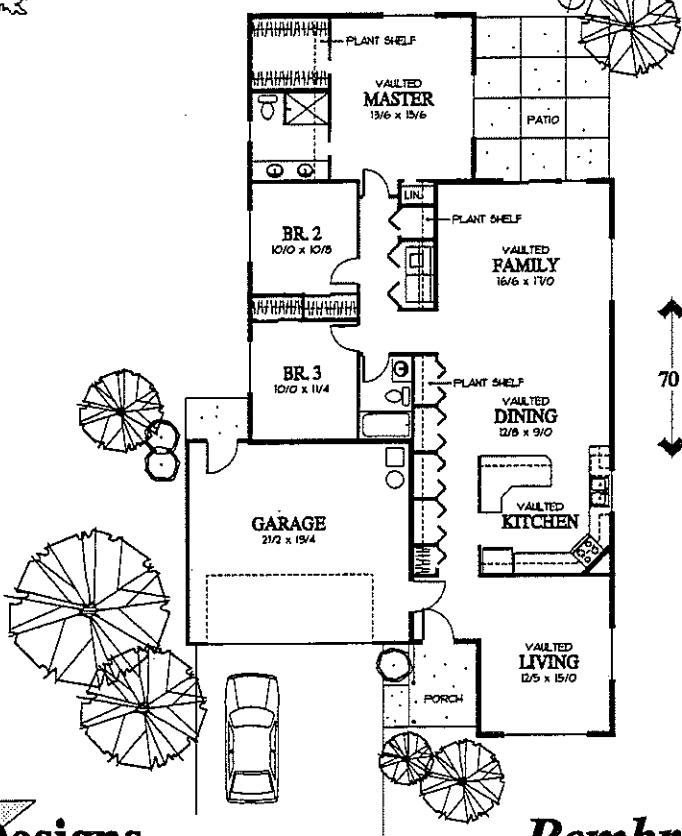
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser. As of July, 1996, construction documents have not been completed. Pollard-Hosmar will complete the construction documents for this plan at 50% of their normal fee.



41'



70'

GoldStar Designs
★Home Plan Collection★

Pembroke

FLOOR AREA 1759 SQ. FT.

GoldStar Designs ★ 13535 S.E. 145th Avenue ★ Clackamas, Oregon 97015 ★ 503/658-5663 ★ 503/658-4544 Fax

PLAN REF. CODE: "The Pembroke"
FIRM NAME: Goldstar Designs
ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015
PHONE: (503) 658-5663
FAX: (503) 658-4544
E-MAIL:

TOTAL AREA	1,759 sf
PLAN WIDTH	41'
PLAN DEPTH	70'
STORIES	1
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

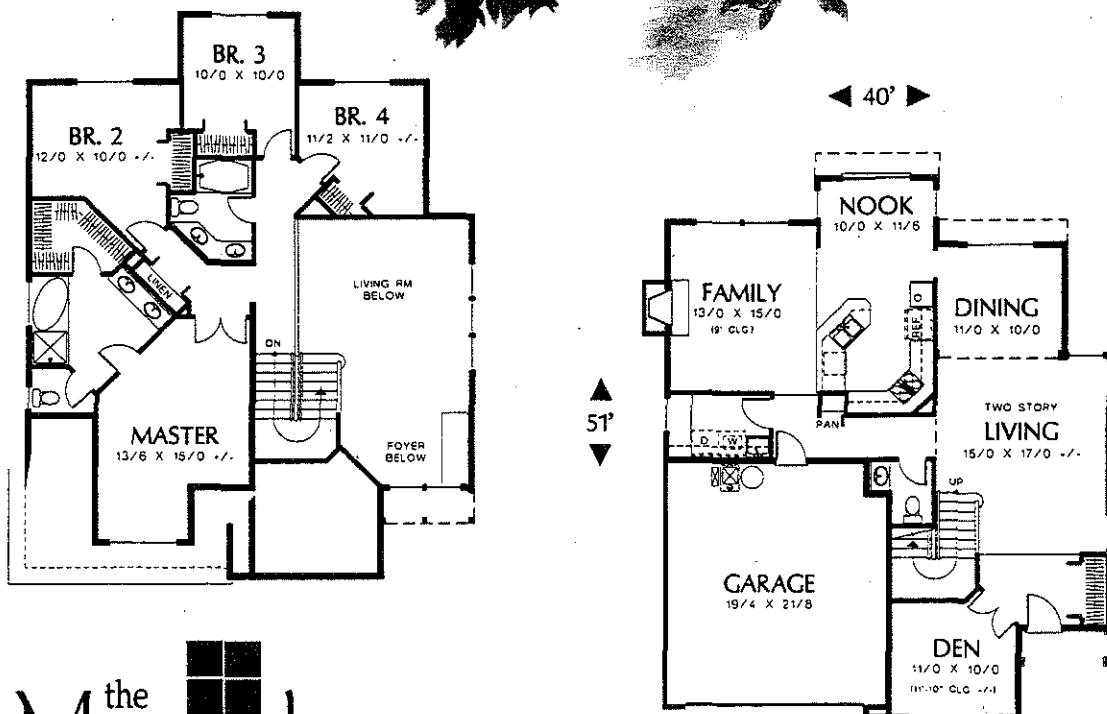
Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



UPPER FLOOR	1074 SQ. FT.
MAIN FLOOR	1255 SQ. FT.
TOTAL AREA	2329 SQ. FT.



the
Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. • 1305 N.W. 18th Avenue • Portland, Oregon 97209 • (503) 225-9161

PLAN REF. CODE: 2245

FIRM NAME: Alan Mascord Design Associates, Inc.

ADDRESS: 1305 NW 18th Avenue
Portland, Oregon 97209

PHONE: (503) 225-9161; 1-800-411-0231

FAX: (503) 225-0933

E-MAIL:

TOTAL AREA	2,329 sf
PLAN WIDTH	40'
PLAN DEPTH	51'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes - \$100 for engineer's stamp
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$325 for 1 set, \$375 for 5 sets, and \$425 for 8 sets. Extra sets are \$30 each. Vellums are \$600 for a set.

PRICING POLICIES & DISCOUNTS:

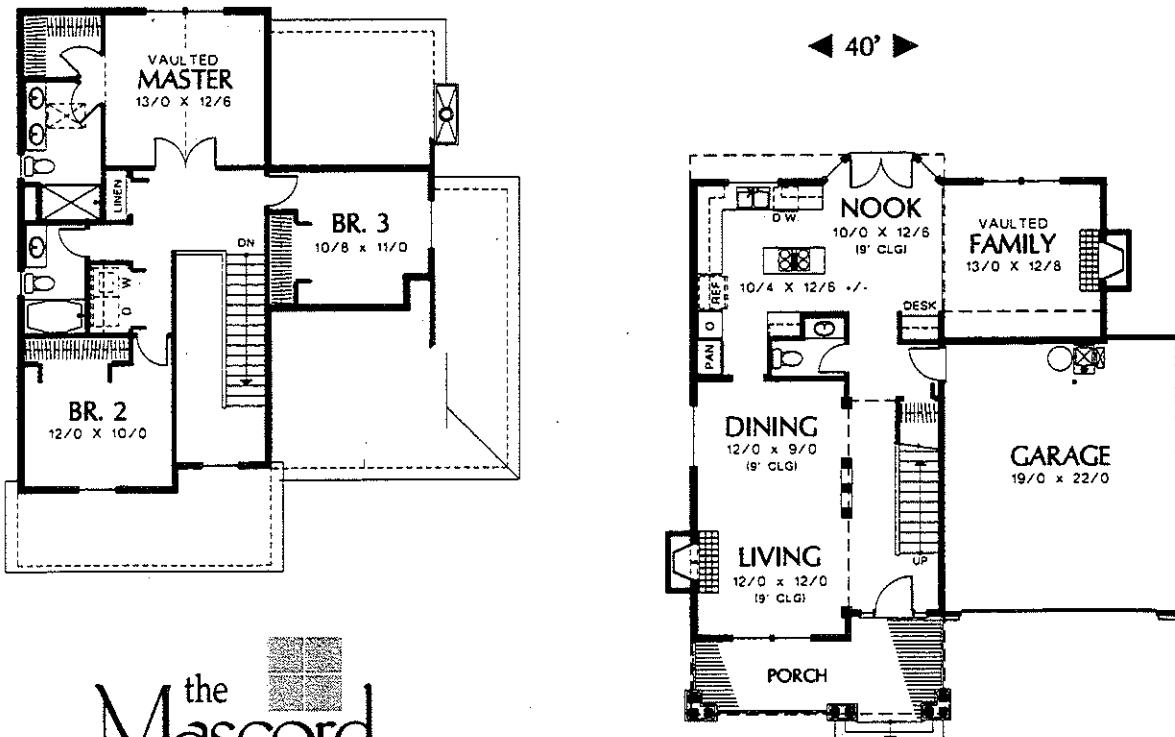
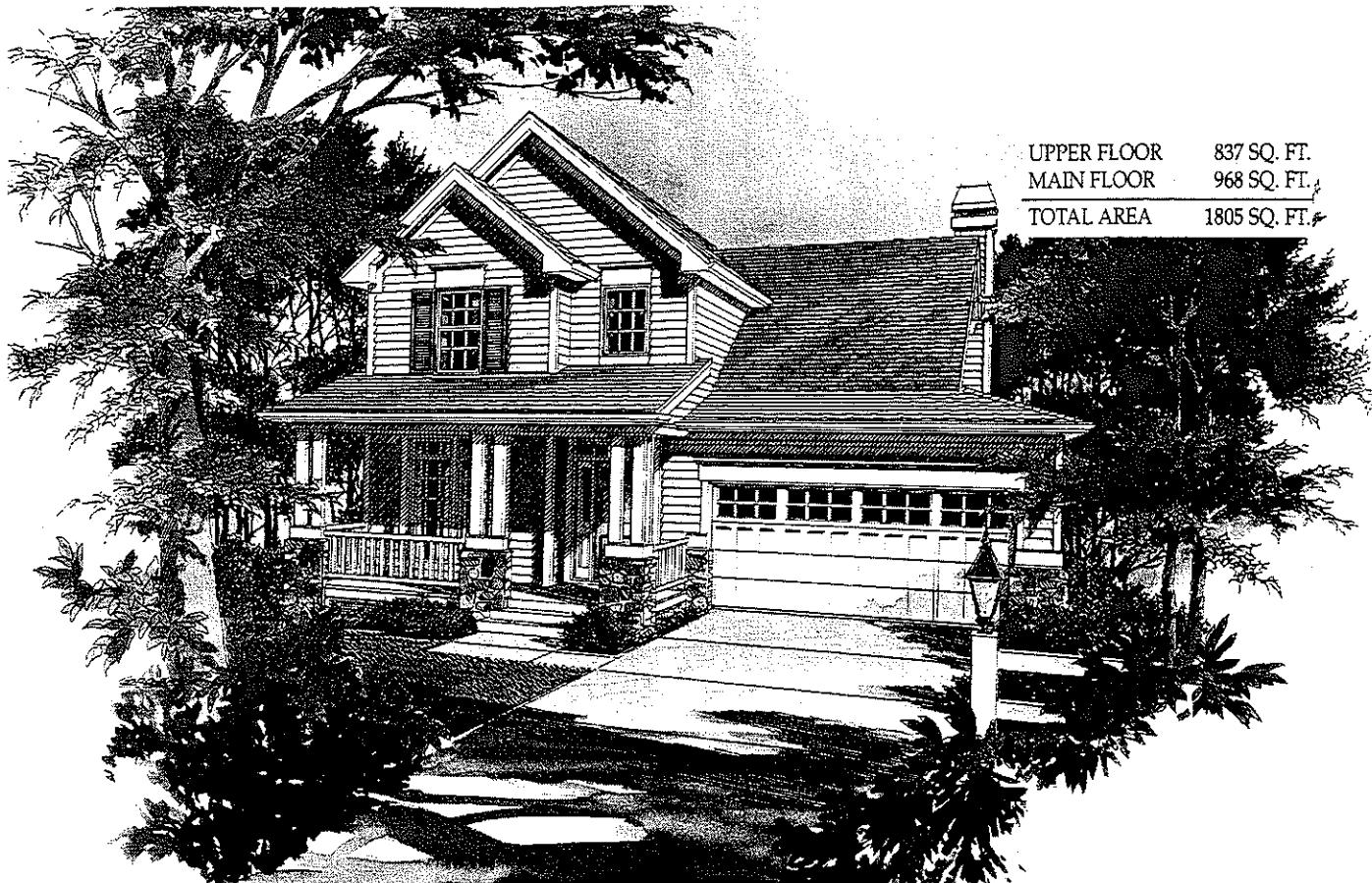
Extra sets of drawings ordered within 4 months of original purchase are \$30 each. "Repeat" orders are \$125 less for 5 sets of drawings.

COST OF CUSTOM DESIGN SERVICES:

Modifications to stock plans cost approximately \$1 per square foot of heated space. Custom design services cost approximately \$1.75 per square foot of heated space when not working from a set of stock plans.

MISC. NOTES:

The 2-car garage faces the front with a slight set back. Upper level living space is located over the garage. Mascord Design has a web site located at: <http://www.mascord.com>



the
Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. • 1305 N.W. 18th Avenue • Portland, Oregon 97209 • (503) 225-9161

PLAN REF. CODE: 2152 B
FIRM NAME: Alan Mascord Design Associates, Inc.
ADDRESS: 1305 NW 18th Avenue
Portland, Oregon 97209
PHONE: (503) 225-9161; 1-800-411-0231
FAX: (503) 225-0933
E-MAIL:

TOTAL AREA	1,805 sf
PLAN WIDTH	40'
PLAN DEPTH	46'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes - \$100 for engineer's stamp
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$275 for 1 set, \$325 for 5 sets, and \$375 for 8 sets. Extra sets are \$30 each. Vellums are \$550 for a set.

PRICING POLICIES & DISCOUNTS:

Extra sets of drawings ordered within 4 months of original purchase are \$30 each. "Repeat" orders are \$125 less for 5 sets of drawings.

COST OF CUSTOM DESIGN SERVICES:

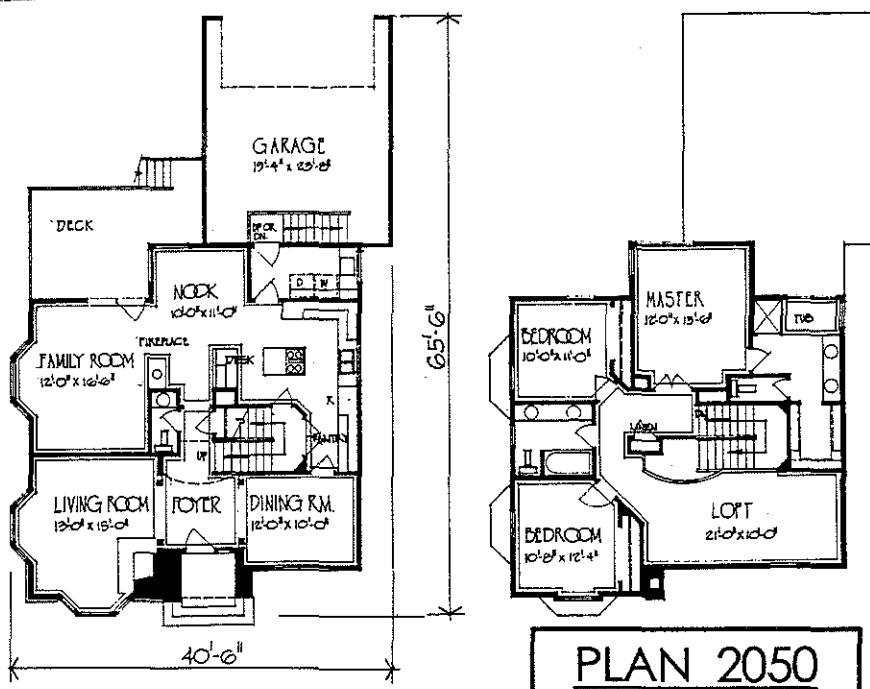
Modifications to stock plans cost approximately \$1 per square foot of heated space. Custom design services cost approximately \$1.75 per square foot of heated space when not working from a set of stock plans.

MISC. NOTES:

The 2-car garage is set slightly back of the front living space. Mascord Design has a web site located at: <http://www.mascord.com>



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PLAN 2050
Main: 1257
Upper: 1077
2334



7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 2050

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	2,334 sf
PLAN WIDTH	40'-6"
PLAN DEPTH	65'-6"
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

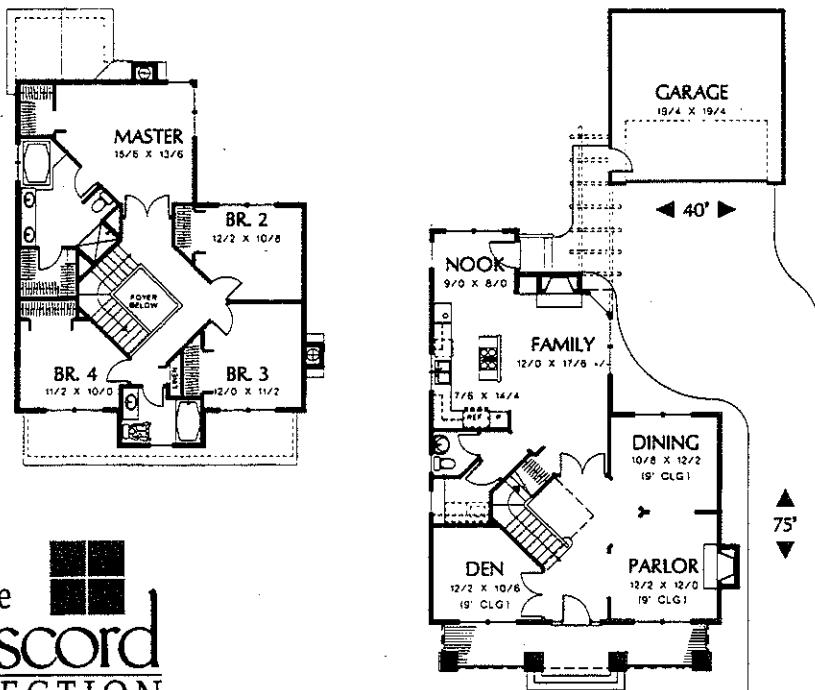
Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser.



UPPER FLOOR 1044 SQ. FT.
MAIN FLOOR 1158 SQ. FT.
TOTAL AREA 2202 SQ. FT.



the
Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. • 1305 N.W. 18th Avenue • Portland, Oregon 97209 • (503) 225-9161

PLAN REF. CODE: 2275

FIRM NAME: Alan Mascord Design Associates, Inc.

ADDRESS: 1305 NW 18th Avenue

Portland, Oregon 97209

PHONE: (503) 225-9161; 1-800-411-0231

FAX: (503) 225-0933

E-MAIL:

TOTAL AREA	2,202 sf
PLAN WIDTH	40'
PLAN DEPTH	75'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes - \$100 for engineer's stamp
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$325 for 1 set, \$375 for 5 sets, and \$425 for 8 sets. Extra sets are \$30 each. Vellums are \$600 for a set.

PRICING POLICIES & DISCOUNTS:

Extra sets of drawings ordered within 4 months of original purchase are \$30 each. "Repeat" orders are \$125 less for 5 sets of drawings.

COST OF CUSTOM DESIGN SERVICES:

Modifications to stock plans cost approximately \$1 per square foot of heated space. Custom design services cost approximately \$1.75 per square foot of heated space when not working from a set of stock plans.

MISC. NOTES:

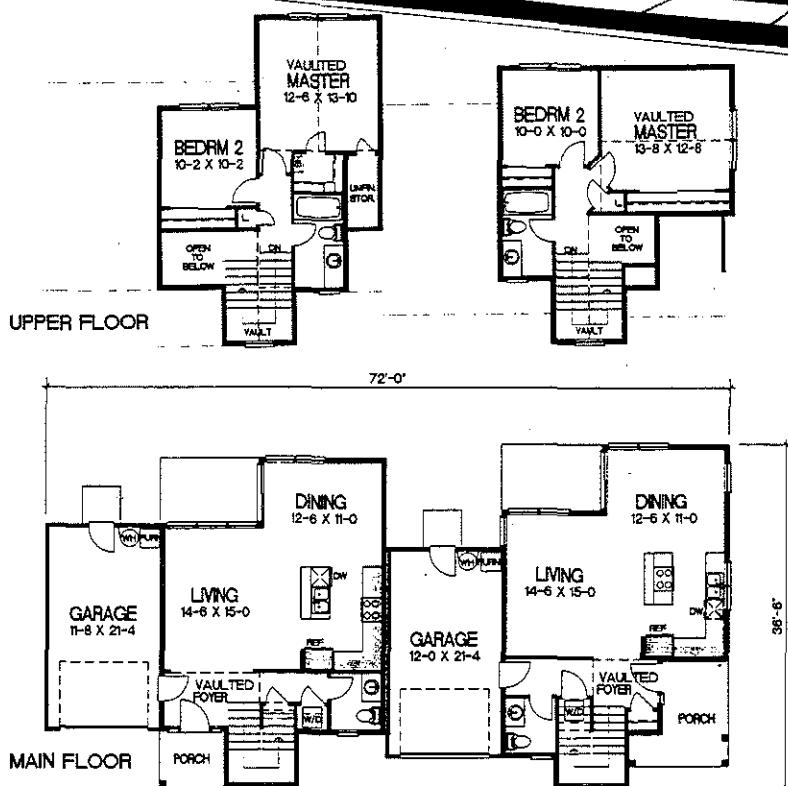
Plan dimensions include a detached 2-car garage, as indicated on drawings. Mascord Design has a web site located at: <http://www.mascord.com>

Plans for Attached Houses

NOTE: Specifications are on the back of each plan



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PLAN 5002
Main: 674
Upper: 460
1134

7110 SW FIR LOOP • SUITE 210 • TIGARD, OR 97223 • 503 624 9251

PLAN REF. CODE: 5002 (Duplex)

FIRM NAME: Pollard-Hosmar Designers, Inc.

ADDRESS: 7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223

PHONE: (503) 624-9251

FAX: (503) 624-9466

E-MAIL:

TOTAL AREA	2,261 sf (both units)
PLAN WIDTH	72'
PLAN DEPTH	36'-6"
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	Yes, included - see below
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

A set fee of \$595 includes 8 drawings and lateral structural analysis.

PRICING POLICIES & DISCOUNTS:

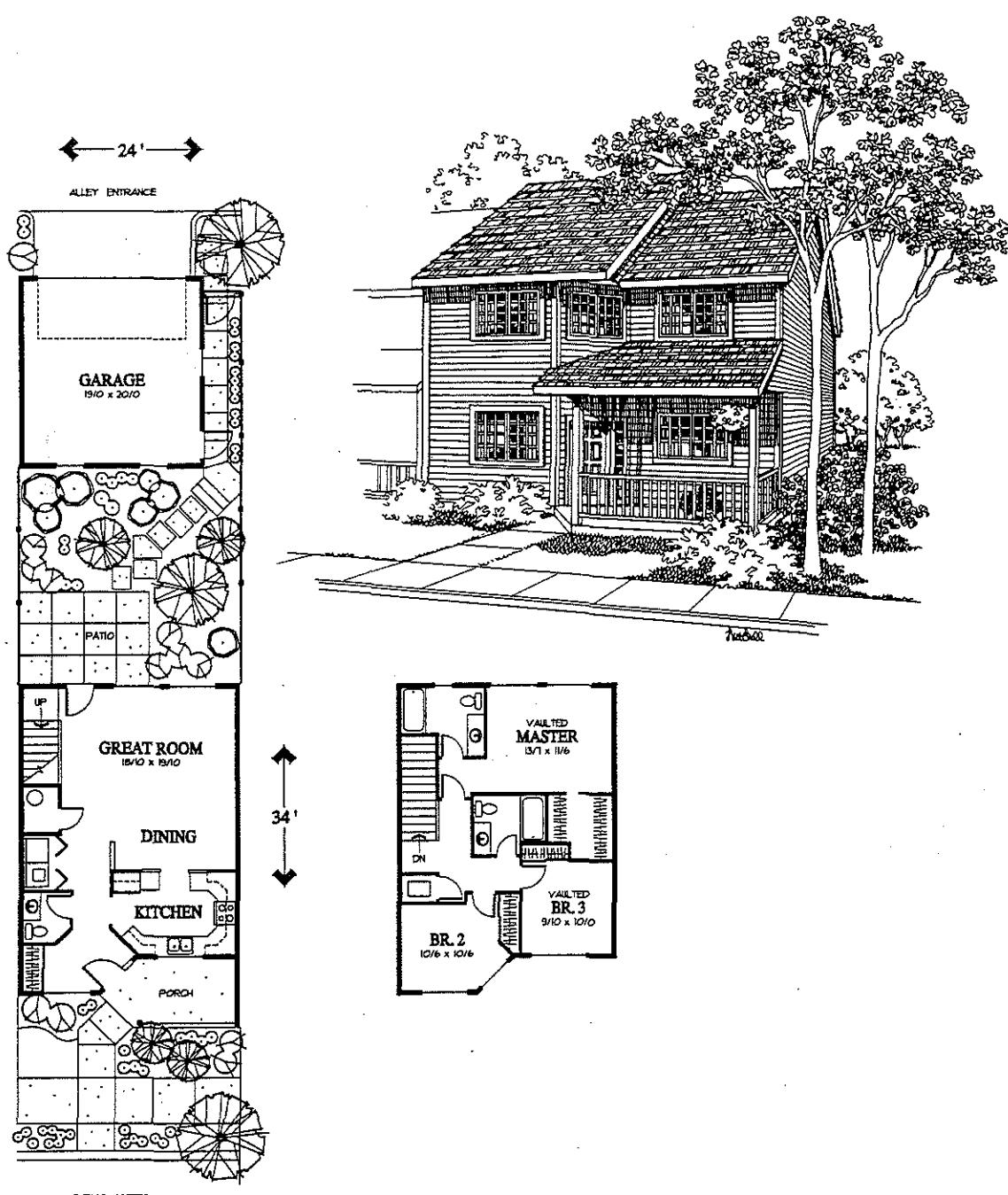
Discounts for repeat orders are negotiated on an individual basis.

COST OF CUSTOM DESIGN SERVICES:

Modifications to stock plans are generally billed at an hourly rate of \$65 per hour for design time and \$45 to \$50 for drafting time. This work may also be available on a contract basis. Custom design services are \$2.25 per square foot of living space, available on a contract basis.

MISC. NOTES:

If re-engineering is required to meet local building requirements, engineer's fees are passed directly to the plan purchaser.



GoldStar Designs

Home Plan Collection

Oxford

UPPER FLOOR 738 SQ. FT.

MAIN FLOOR 757 SQ. FT.

TOTAL AREA 1495 SQ. FT.

GoldStar Designs * 13535 S.E. 145th Avenue * Clackamas, Oregon 97015 * 503/658-5663 * 503/658-4544 Fax

PLAN REF. CODE: "The Oxford"

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

TOTAL AREA	1,495 sf
PLAN WIDTH	24'
PLAN DEPTH	36'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

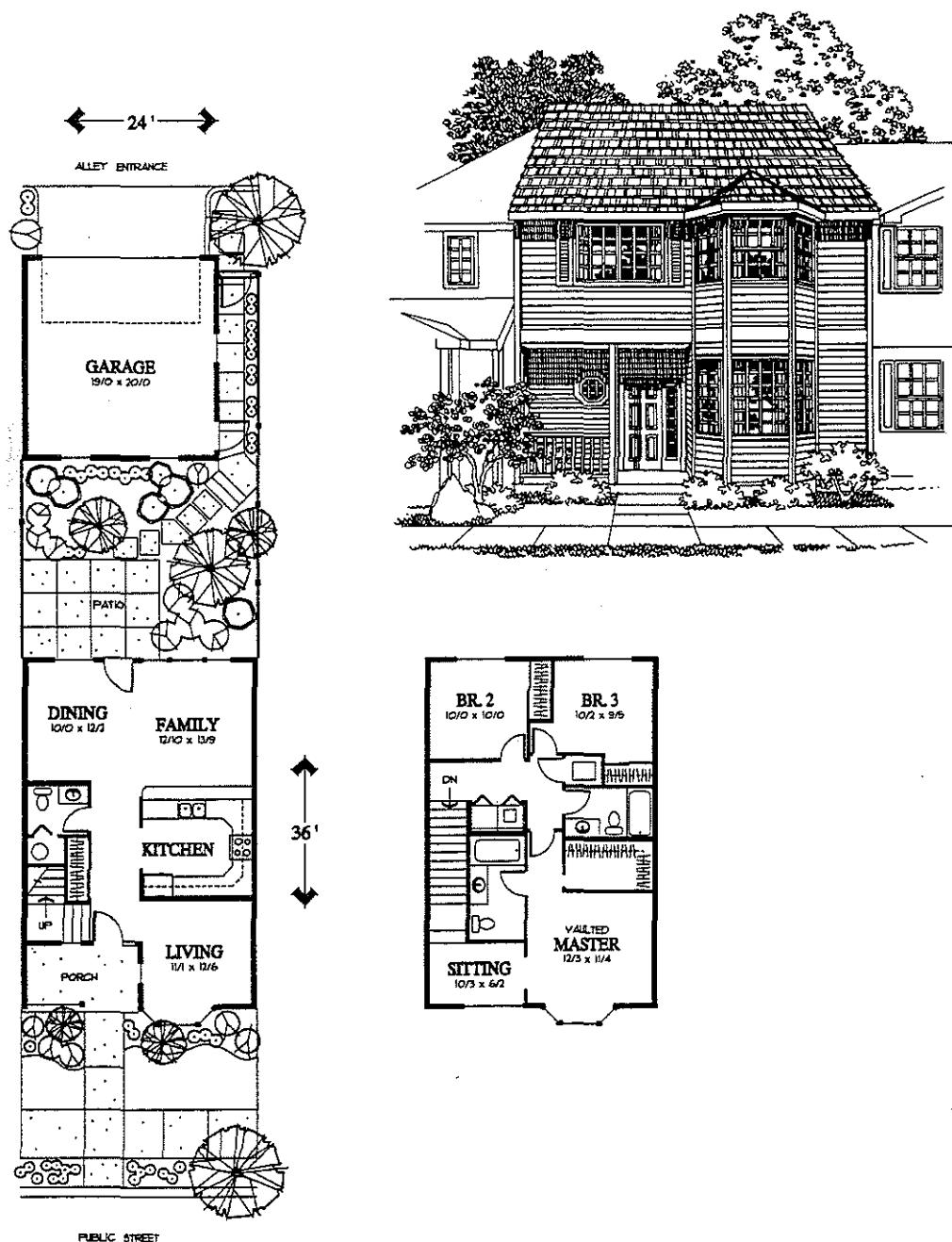
Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



GoldStar Designs
★ Home Plan Collection ★

Cambridge

UPPER FLOOR	828 SQ. FT.
MAIN FLOOR	792 SQ. FT.
TOTAL AREA 1620 SQ. FT.	

GoldStar Designs ★ 13535 S.E. 145th Avenue ★ Clackamas, Oregon 97015 ★ 503/658-5663 ★ 503/658-4544 Fax

PLAN REF. CODE: "The Cambridge"
FIRM NAME: Goldstar Designs
ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015
PHONE: (503) 658-5663
FAX: (503) 658-4544
E-MAIL:

TOTAL AREA	1,620 sf
PLAN WIDTH	24'
PLAN DEPTH	36'
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

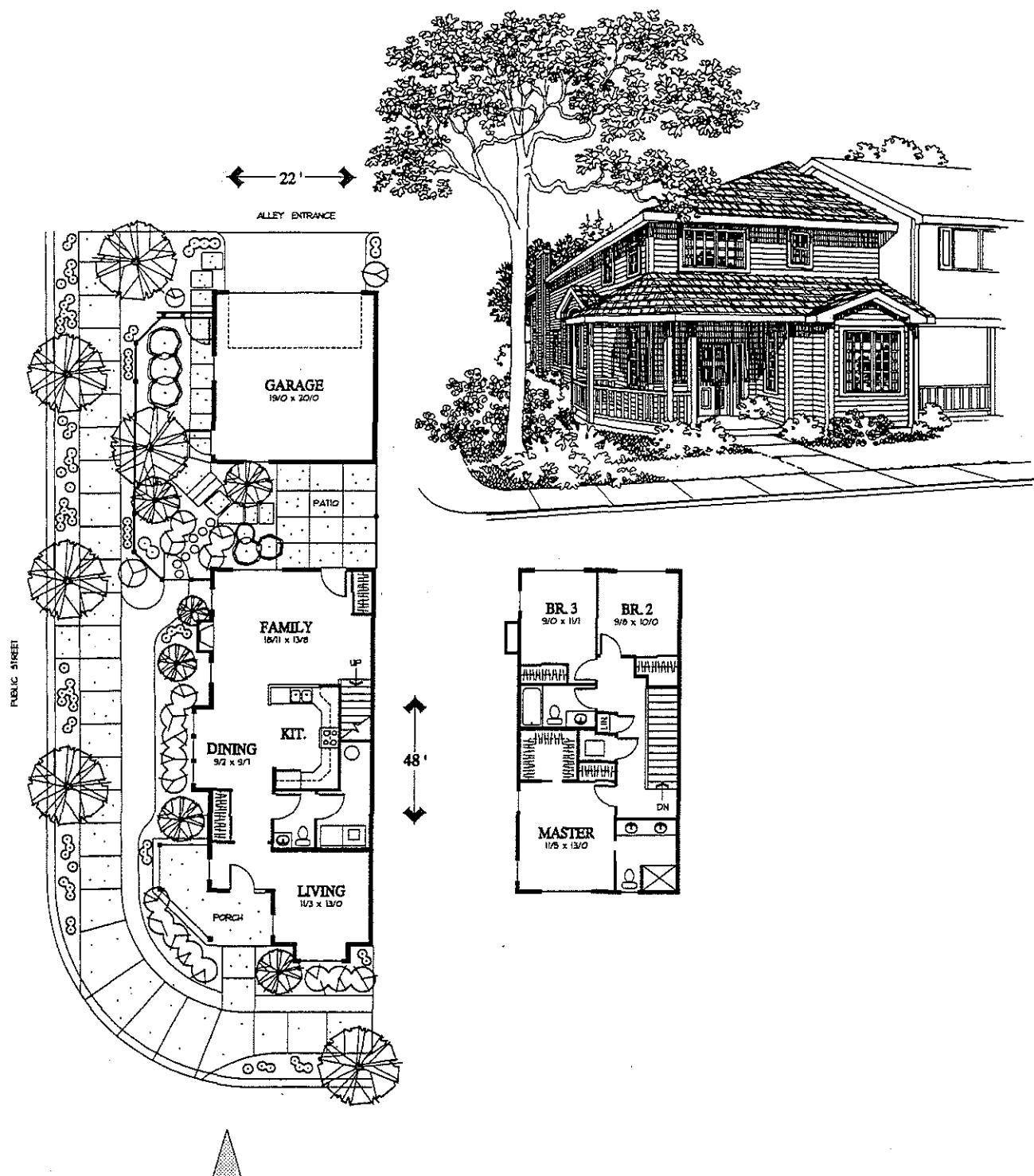
Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.



GoldStar Designs
★ Home Plan Collection ★

Wellesley

UPPER FLOOR	762 SQ. FT.
MAIN FLOOR	900 SQ. FT.
TOTAL AREA	1662 SQ. FT.

GoldStar Designs ★ 13535 S.E. 145th Avenue ★ Clackamas, Oregon 97015 ★ 503/ 658-5663 ★ 503/ 658-4544 Fax

PLAN REF. CODE: "The Wellesley"
FIRM NAME: Goldstar Designs
ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015
PHONE: (503) 658-5663
FAX: (503) 658-4544
E-MAIL:

TOTAL AREA	1,662 sf
PLAN WIDTH	22'
PLAN DEPTH	48"
STORIES	2
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	N/A
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	Not specified

PLAN COST:

Call for current prices.

PRICING POLICIES & DISCOUNTS:

Contact Goldstar for details.

COST OF CUSTOM DESIGN SERVICES:

Variable.

MISC. NOTES:

Contact plan provider for specific information. Plan dimensions above are approximate.

**Plan RT-1202-AX**

Bedrooms: 3 **Baths:** 2

Living Area:

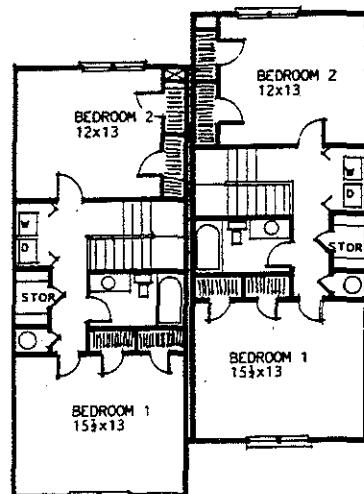
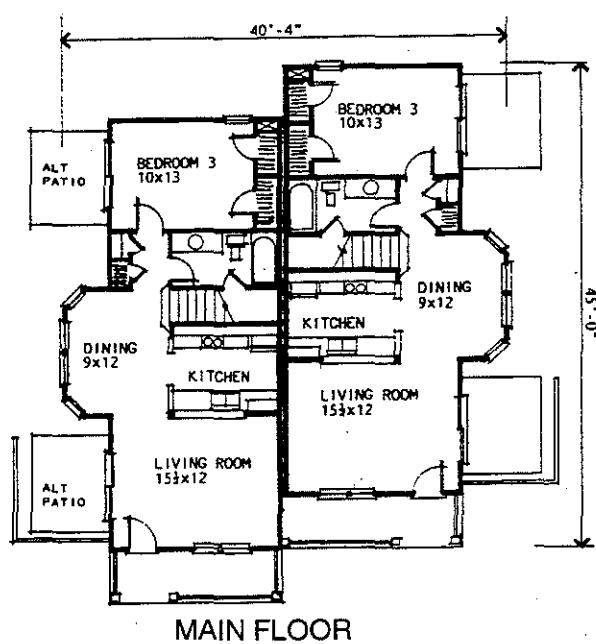
Upper floor (per unit)	595 sq. ft.
Main floor (per unit)	684 sq. ft.

Total Living Area (per unit): 1,279 sq. ft.

Standard basement (per unit) 684 sq. ft.

Foundation Options:

Standard basement, Crawlspace, Slab
(All plans can be built with your choice of foundation and framing.
A generic conversion diagram is available.)



PLAN REF. CODE: RT-1202-AX

FIRM NAME: Homestyles Plan Service

ADDRESS: 213 E. Fourth Street
St. Paul, MN 55101

PHONE: 1-800-547-5570

FAX: (612) 602-5002

E-MAIL:

TOTAL AREA	1,279 sf
PLAN WIDTH	20'-2"
PLAN DEPTH	45'
STORIES	2
SEISMIC ZONE	1 and 2
ROOF SNOW LOAD	Not Listed
LATERAL ANALYSIS AVAILABLE	No
R-VALUE:	
WALLS	Not Listed
CEILING	Not Listed
CONSTRUCTION (2X4 or 2X6)	2X4 exterior walls

PLAN COST:

\$730 for a 7 set package. A 4 set package is available for \$35 less. Additional sets are \$40. Cost of a reproducible set is \$830.

PRICING POLICIES & DISCOUNTS:

No discounts for repeat orders.

COST OF CUSTOM DESIGN SERVICES:

Custom design and modification services are offered by Lifestyle Home Design, a Homestyle sister company. Phone 1-888-2MODIFY for information and costs of this package.

MISC. NOTES:

Dimensions and square footage above are for single unit. Coversion diagram available for alterrantine exterior wall and fountdation options.



Plan RT-1301-AX

Bedrooms: 3

Baths: 2

Living Area:

Upper floor (per unit) 474 sq. ft.

Main floor (per unit) 864 sq. ft.

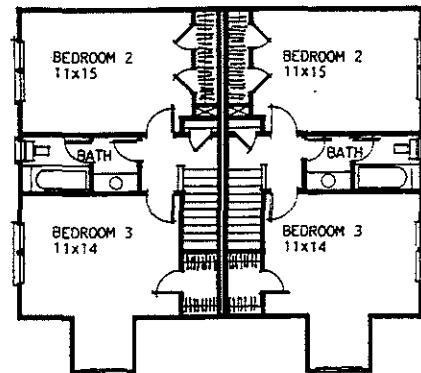
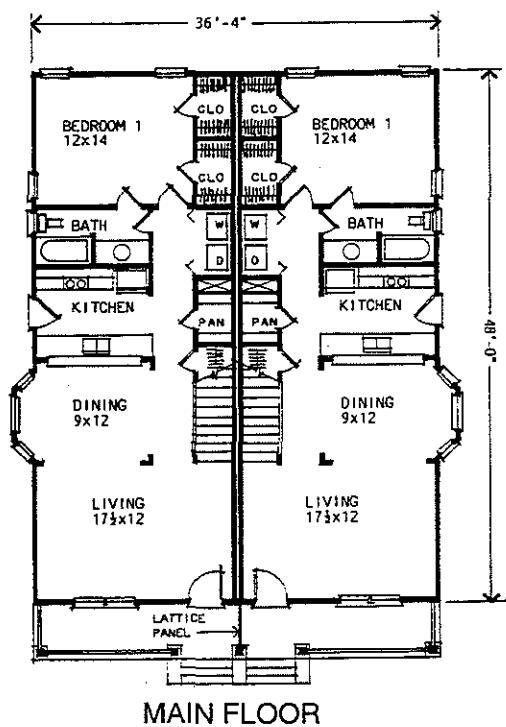
Total Living Area (per unit): 1,338 sq. ft.

Foundation Options:

Crawlspace, Slab

(All plans can be built with your choice of foundation and framing.

A generic conversion diagram is available.)



PLAN REF. CODE: RT-1301-AX

FIRM NAME: Homestyles Plan Service

ADDRESS: 213 E. Fourth Street
St. Paul, MN 55101

PHONE: 1-800-547-5570

FAX: (612) 602-5002

E-MAIL:

TOTAL AREA	1,338 sf
PLAN WIDTH	18'-2"
PLAN DEPTH	48'
STORIES	2
SEISMIC ZONE	1 and 2
ROOF SNOW LOAD	Not Listed
LATERAL ANALYSIS AVAILABLE	No
R-VALUE:	
WALLS	Not Listed
CEILING	Not Listed
CONSTRUCTION (2X4 or 2X6)	2X4 exterior walls

PLAN COST:

\$730 for a 7 set package. A 4 set package is available for \$35 less. Additional sets are \$40. Cost of a reproducible set is \$830.

PRICING POLICIES & DISCOUNTS:

No discounts for repeat orders.

COST OF CUSTOM DESIGN SERVICES:

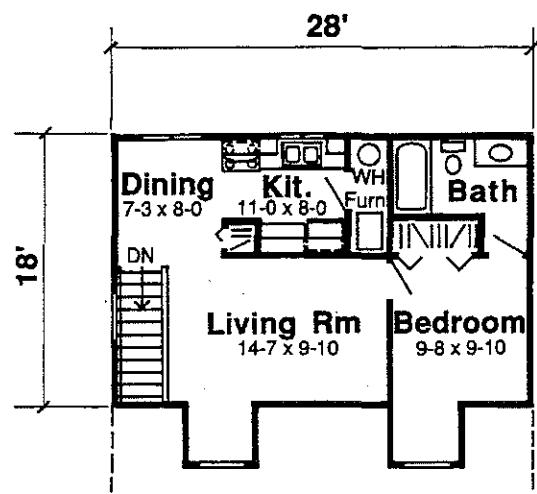
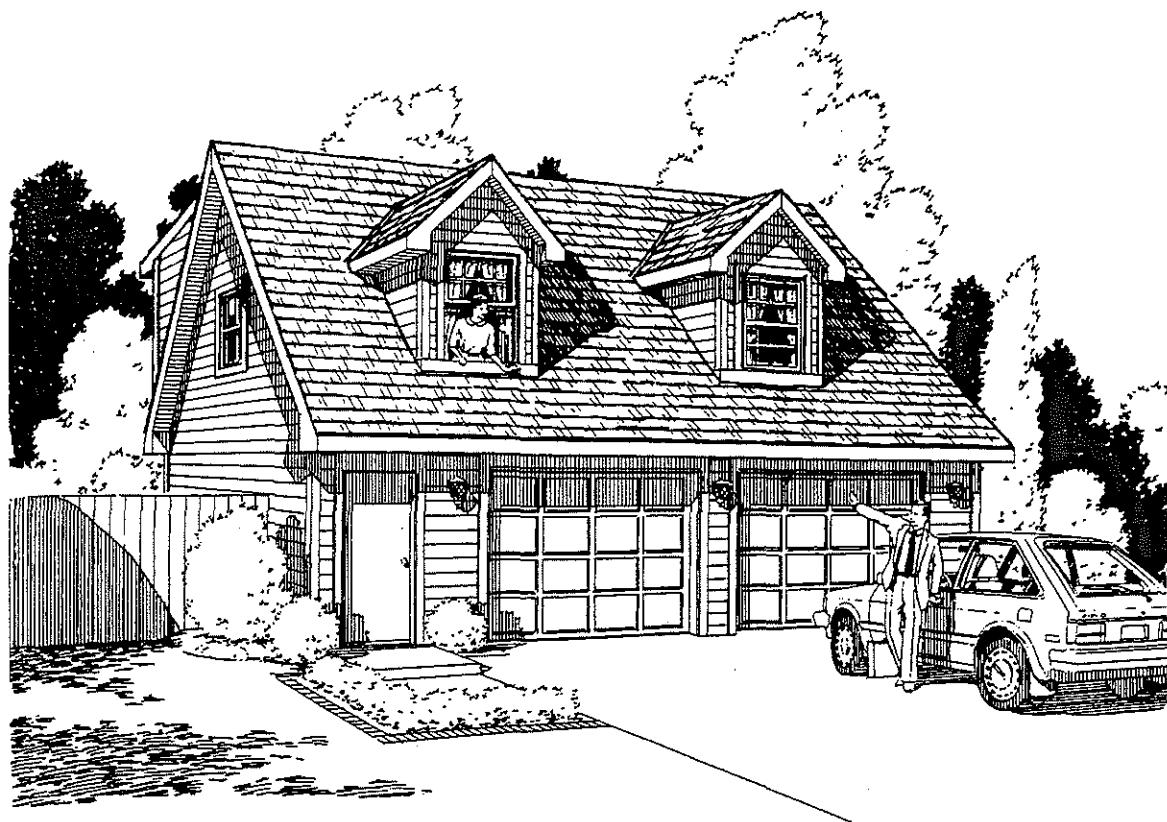
Custom design and modification services are offered by Lifestyle Home Design, a Homestyle sister company. Phone 1-888-2MODIFY for information and costs of this package.

MISC. NOTES:

Dimensions and square footage above are for single unit. Conversion diagram available for alternative exterior wall and foundation options.

Plans for Accessory Units & Garages

NOTE: Specifications are on the back of each plan



06016

PLAN REF. CODE: 06016C

FIRM NAME: Garlinghouse Company

ADDRESS: P.O. Box 1717
Middletown, CT 06457

PHONE: (203) 343-5984

FAX:

E-MAIL:

TOTAL AREA	728 sf
PLAN WIDTH	28'
PLAN DEPTH	18'
STORIES	
SEISMIC ZONE	Not Specified
ROOF SNOW LOAD	30+ pounds per square foot
LATERAL ANALYSIS AVAILABLE	No - see below
R-VALUE:	
WALLS	R-13/19
CEILING	R-30/38
CONSTRUCTION (2X4 or 2X6)	Details and specs available for both

PLAN COST:

\$86 for 8 set package.

PRICING POLICIES & DISCOUNTS:

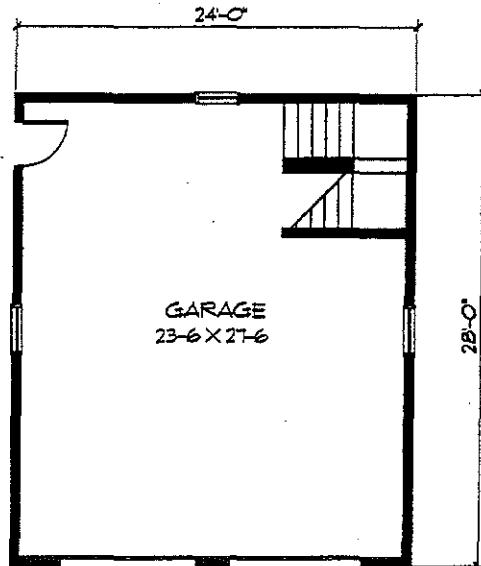
N/A

COST OF CUSTOM DESIGN SERVICES:

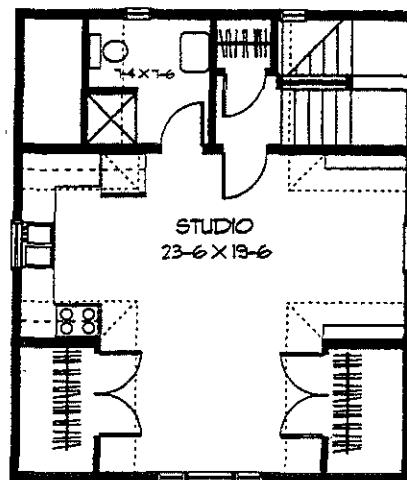
Custom services are not available.

MISC. NOTES:

Engineering analysis is not available. A letter of release allowing a local engineer to do an analysis and specify modifications to the original design is available upon request.



MAIN FLOOR



UPPER FLOOR

• Design by Ashmore / Kessenich

- 1 Bedroom
- 1 Bathroom
- Slab Foundation

• Upper Floor 700 sq. ft.

• Total Living Area 700 sq. ft.

PLAN REF. CODE: Studio/Garage #1

FIRM NAME: Ashmore/Kessenich Design

ADDRESS: 6336 NE Garfield

Portland, Oregon 97211

PHONE: (503) 286-6258

FAX: N/A

E-MAIL: N/A

TOTAL AREA	700 sf
PLAN WIDTH	24'
PLAN DEPTH	28'
STORIES	3
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE: WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$100 for 6 sets of drawings when ordered with house plan; \$300 when ordered without house plan.

PRICING POLICIES & DISCOUNTS:

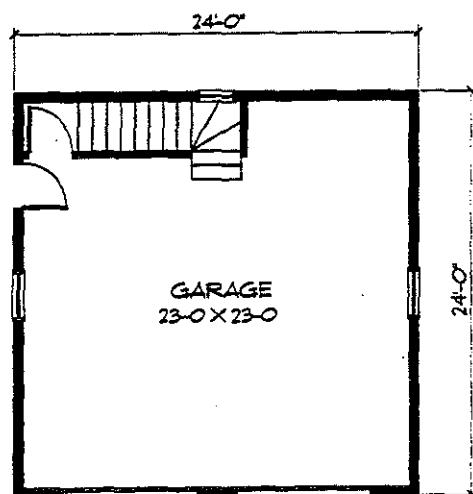
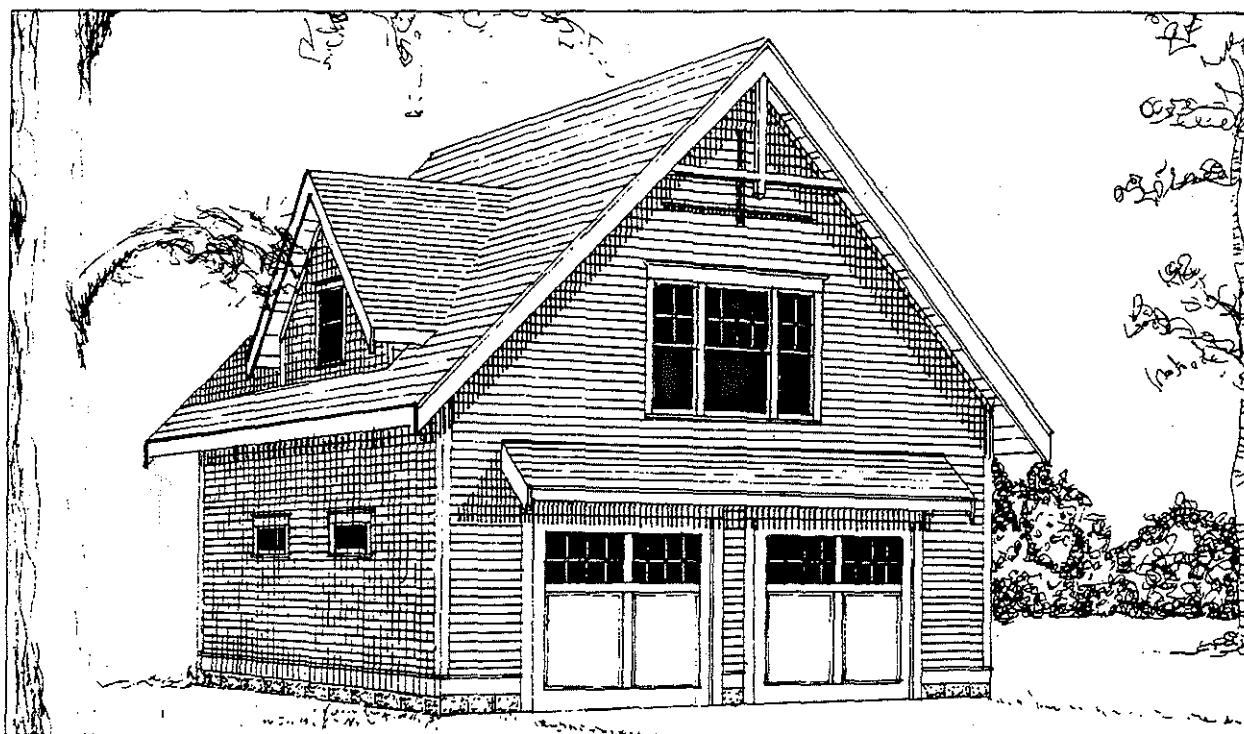
Repeat orders are discounted, contact Ashmore/Kessenich for details. Additional plan sets with original order cost \$10 each, after 60 days the cost is \$20 each.

COST OF CUSTOM DESIGN SERVICES:

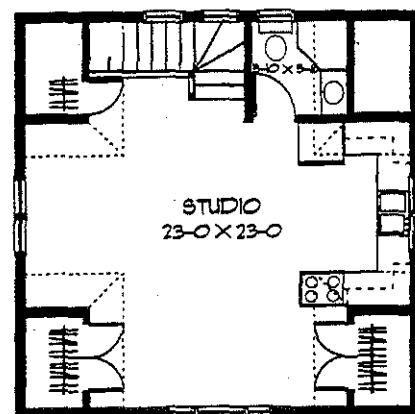
Cost of semi-custom and custom design and drafting services varies from \$20 to \$40 per hour.

MISC. NOTES:

Plan dimensions above are approximate.



MAIN FLOOR



UPPER FLOOR

• Design by Ashmore / Kessenich

• 1 Bedroom

• Upper Floor 425 sq. ft.

• 1 Bathroom

• Total Living Area 425 sq. ft.

• Slab Foundation

PLAN REF. CODE: Studio/Garage #2

FIRM NAME: Ashmore/Kessenich Design

ADDRESS: 6336 NE Garfield

Portland, Oregon 97211

PHONE: (503) 286-6258

FAX: N/A

E-MAIL: N/A

TOTAL AREA	425 sf
PLAN WIDTH	24'
PLAN DEPTH	24"
STORIES	3
SEISMIC ZONE	3
ROOF SNOW LOAD	25 pounds per square foot
LATERAL ANALYSIS AVAILABLE	No
R-VALUE:	
WALLS	R-21
CEILING	R-38
CONSTRUCTION (2X4 or 2X6)	2X6 exterior walls

PLAN COST:

\$100 for 6 sets of drawings when ordered with house plan; \$300 when ordered without house plan.

PRICING POLICIES & DISCOUNTS:

Repeat orders are discounted, contact Ashmore/Kessenich for details. Additional plan sets with original order cost \$10 each, after 60 days the cost is \$20 each.

COST OF CUSTOM DESIGN SERVICES:

Cost of semi-custom and custom design and drafting services varies from \$20 to \$40 per hour.

MISC. NOTES:

Plan dimensions above are approximate.

Appendix

HOUSE PLAN PROVIDER INDEX

House plans for narrow and small lots can be obtained from the following companies:

Ashmore/Kessenich Design
6336 NE Garfield
Portland, Oregon 97211
phone: (503) 286-6258

Barclay Home Designs, Inc.
10524 SE Stark
Portland, Oregon 97216
phone: (503) 252-2323
fax: (503) 256-6761

Goldstar Designs
13535 SE 145th Avenue
Clackamas, Oregon 97015
phone: (503) 658-5663
fax: (503) 658-4544

Garlinghouse Company
P.O. Box 1717
Middletown, CT 06457
phone: (203) 343-5977 1-800-235-5700
fax: (203) 343-5984

Home Planners, Inc.
3275 West Ina Road, Suite 110
Tucson, AZ 85741
phone: 1-800-521-6797
fax: 1-800-224-6699

Homestyles Plan Service
213 E. Fourth Street
St. Paul, MN 55101
phone: 1-800-547-5570
fax: (612) 602-5002

**ALSO AVAILABLE
from Homestyles Plan Service:**

Traditional Neighborhood Design, Vol. I,
a book of 168 plans of detached, attached,
and mixed use buildings for small lot and
traditional developments. \$30.

Call 1-888-505-1001 to order.

Alan Mascord Design Associates, Inc.
1305 NW 18th Avenue
Portland, Oregon 97209
phone: (503) 225-9161; 1-800-411-0231
fax: (503) 225-0933

Piercy & Barclay Designers, Inc.
7080 SW Fir Loop, Suite 100
Tigard, Oregon 97223
phone: (503) 620-4551 1-800-772-7225
fax: (503) 684-7032
email: piercy@teleport.com

Pollard-Hosmar Designers, Inc.
7110 SW Fir Loop, Suite 210
Tigard, Oregon 97223
phone: (503) 624-9251
fax: (503) 624-9466

SunRidge Design
8333 SE Stark St.
Portland, Oregon 97216
phone: (503) 257-7852 1-800-546-7852
fax: (503) 255-5111

HOUSE PLANS ON THE INTERNET

There are a number of house plan providers with sites on the world wide web. Some of these have a range of plans including those suitable for narrow and small lots. A representative sample follows:

1. <http://www.designsplus.com>
2. <http://www.designbasics.com>
3. <http://www.homesunlimited.com>
4. <http://www.homestyles.com>
5. <http://www.mascord.com>
6. <http://www.ahmanndesign.com>
7. <http://www.houseplans.com>
8. <http://www.pplans.com>
9. <http://www.adlines.com/resdes>