HOUSE PLANS
for
NARROW & SMALL LOTS

A Catalogue for Oregon’s Developers and Communities

June 1997

Livable Oregon • Transportation and Growth Management Program
ACKNOWLEDGMENTS

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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
date: (503) 222-2359
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*

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<tr>
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<th>Conventional</th>
<th>Small Lot</th>
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<td>2,070 sq. ft.</td>
<td>1,400 sq. ft.</td>
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<td><strong>No. of Units</strong></td>
<td>42</td>
<td>83</td>
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<td><strong>Density</strong></td>
<td>2.3 du/ac</td>
<td>4.6 du/ac</td>
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<td><strong>Per Unit Cost Summary</strong></td>
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<tr>
<td>Raw Land</td>
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<td>Net Profit per Unit</td>
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<td><strong>Total Profit</strong></td>
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*Analysis based on an 18 acre parcel with land cost of $40,000 per acre.

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.

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 Hubbird, Executive Director, NEDCO, (541) 345-7106.
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.

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.

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.
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.

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.

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.
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.
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.

1. House Plans are copyrighted. Copyright laws respect and support the intellectual property of the original architect or designer, and prevent anyone from using the design without written permission.

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 sepias 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.

8. Copyright Infringement Responsibility. All parties including the purchasers, designers, drafters, home owners, builders, contractors, sub-contractors, copy shops and blueprinters may be responsible if a copyright is violated. Ignorance of the law is not a defense. Be certain of the original plan source and refuse to be a party to any illegal copying or borrowing of house plans.

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
House Plans for Narrow & Small Lots

Plan 2046
Main: 1193
Upper: 789
Total: 1982


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

Plans for Houses Less Than 35' Wide
House Plans for Narrow & Small Lots

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:

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<td>ROOF SNOW LOAD</td>
<td>25 pounds per square foot</td>
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<td>LATERAL ANALYSIS AVAILABLE</td>
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<td>R-21</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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.
PLAN 2047
Main: 1210
Upper: 876
Studio: 276
Plan Reference 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:

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:

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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.
House Plans for Narrow & Small Lots

34'

UPPER FLOOR 738 SQ. FT.
MAIN FLOOR 762 SQ. FT.
TOTAL AREA 1500 SQ. FT.

LIVING 16/0 X 12/8

the Mascord Collection

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

Plans for Houses Less Than 35' Wide
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:

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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
Plans for Houses Less Than 35' Wide
**House Plans for Narrow & Small Lots**

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<td>(503) 624-9466</td>
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| TOTAL AREA       | 1,998 sf |
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| 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.
House Plans for Narrow & Small Lots

- Design by Ashmore / Kessenich
- 3 Bedrooms
- 2½ Bathrooms
- Basement Foundation

- Upper Floor  860 sq. ft.
- Main Floor  943 sq. ft.
- Total Living Area 1,808 sq. ft.

Plans for Houses Less Than 35' Wide
Plan Reference Code: “The Sellwood”

Firm Name: Ashmore/Kessenich Design
Address: 6336 NE Garfield
Portland, Oregon 97211

Phone: (503) 286-6258
Fax: N/A
Email: N/A

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.
House Plans for Narrow & Small Lots

Main Floor
- Design by Ashmore / Kessenich
- 3 Bedrooms
- 2½ Bathrooms
- Basement Foundation

Upper Floor
- Upper Floor 1,048 sq. ft.
- Main Floor 1,000 sq. ft.
- Total Living Area 2,048 sq. ft.

Plans for Houses Less Than 35' Wide
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

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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

• Design by Ashmore / Kessenich
• 2 Bedrooms
• 1½ Bathrooms
• Basement foundation

UPPER FLOOR

• Upper Floor 522 sq. ft.
• Main Floor 745 sq. ft.
• Total Living Area 1,267 sq. ft.

Plans for Houses Less Than 35' Wide
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

<table>
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<tr>
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<td>PLAN DEPTH</td>
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<td>STORIES</td>
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<tr>
<td>SEISMIC ZONE</td>
<td>3</td>
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<tr>
<td>ROOF SNOW LOAD</td>
<td>25 pounds per square foot</td>
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<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
<td>No</td>
</tr>
<tr>
<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<tr>
<td>CEILING</td>
<td>R-38</td>
</tr>
<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
</tr>
</tbody>
</table>

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

Plans for Houses Less Than 40' Wide
House Plans for Narrow & Small Lots

PLAN REF. CODE: "The Brockfield"

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
          Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

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<td>ROOF SNOW LOAD</td>
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<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
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<tr>
<td>R-VALUE:</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>Not specified</td>
</tr>
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</table>

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.
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.
House Plans for Narrow & Small Lots

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:

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<td>SEISMIC ZONE</td>
<td>3</td>
</tr>
<tr>
<td>ROOF SNOW LOAD</td>
<td>25 pounds per square foot</td>
</tr>
<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
<td>Yes, included - see below</td>
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<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<td>CEILING</td>
<td>R-38</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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.
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

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.
Plan 2052
Main: 1493
Upper: 833
2326

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

Plans for Houses Less Than 40' Wide
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: [E-mail]

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.
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

Plans for Houses Less Than 40' Wide
PLANN 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:

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<tr>
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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.
HOUSE PLANS FOR NARROW & SMALL LOTS

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:

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<td>STORIES</td>
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<td>SEISMIC ZONE</td>
<td>3</td>
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<tr>
<td>ROOF SNOW LOAD</td>
<td>25 pounds per square foot</td>
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<td>Yes - $100 for engineer's stamp</td>
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<tr>
<td>WALLS</td>
<td>R-21</td>
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<tr>
<td>CEILING</td>
<td>R-38</td>
</tr>
<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
</tr>
</tbody>
</table>

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
House Plans for Narrow & Small Lots

PLAN 2053
Main: 1211
Upper: 867
2078

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

Plans for Houses Less Than 40' Wide
House Plans for Narrow & Small Lots

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 |
| TOTAL WIDTH | 38'-6" |
| TOTAL 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 |
| R-VALUE: 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.
Wallingford

**Home Plan Collection**

**GoldStar Designs**

* Home Plan Collection *

GoldStar Designs * 13535 S.E. 145th Avenue * Clackamas, Oregon 97015 * 503/658-5663 * 503/658-454 Fax

Plans for Houses Less Than 40' Wide
House Plans for Narrow & Small Lots

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:

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</tr>
<tr>
<td>ROOF SNOW LOAD</td>
<td>25 pounds per square foot</td>
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<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
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<tr>
<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<tr>
<td>CEILING</td>
<td>R-38</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>Not specified</td>
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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*

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

Plans for Houses Less Than 40' Wide
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:

Plan Dimensions:

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<td>R-Value: Ceiling</td>
<td>R-38</td>
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<tr>
<td>Construction (2x4 or 2x6)</td>
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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:
Crawlspace
(Foundations & framing conversion diagram available.)

Space:
Upper floor 846 sq. ft.
Main floor 1,005 sq. ft.
Total Living Area 1,851 sq. ft.

Foundation options:
Crawlspace
(Foundations & 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:

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<td>ROOF SNOW LOAD</td>
<td>25 pounds per square foot</td>
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<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
<td>No</td>
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<tr>
<td>R-VALUE:</td>
<td>WALLS:</td>
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<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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

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<td>STORIES</td>
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<td>SEISMIC ZONE</td>
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<td>ROOF SNOW LOAD</td>
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<td>LATERAL ANALYSIS AVAILABLE</td>
<td>No</td>
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<tr>
<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<td>R-38</td>
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<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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:

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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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
House Plans for Narrow & Small Lots

Plans for Houses Less Than 45' Wide
House Plans for Narrow & Small Lots

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

<table>
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<td>25 pounds per square foot</td>
</tr>
<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
<td>Yes, included - see below</td>
</tr>
<tr>
<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<td>R-38</td>
</tr>
<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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

Plans for Houses Less Than 45' Wide

4-3
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:

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<td>ROOF SNOW LOAD</td>
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<tr>
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<tr>
<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<tr>
<td>CEILING</td>
<td>R-38</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>Not specified</td>
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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: “The Stanford”

FIRM NAME: Goldstar Designs

ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015

PHONE: (503) 658-5663

FAX: (503) 658-4544

E-MAIL:

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<tr>
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<tr>
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<tr>
<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<tr>
<td>R-VALUE: CEILING</td>
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<td>CONSTRUCTION (2X4 or 2X6)</td>
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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.
Plans for Houses Less Than 45' Wide

1/8" = 1'-0" TYPICAL

MAIN LEVEL

UPPER LEVEL

ALL DIMENSIONS APPROXIMATE
**Plan Reference 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:**

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<td>Lateral Analysis Available</td>
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<td>R-38</td>
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<tr>
<td>Construction (2x4 or 2x6)</td>
<td>2X6 exterior walls</td>
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**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.
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:

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<td>R-VALUE:</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>Not specified</td>
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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.

BR. 3 10'0" X 10'0"

BR. 2 10'0" X 10'0"

BR. 4 10'0" X 10'0"

MASTER 13'0" X 10'0"

LIVING RM. BELOW

POVER BELOW

NOOK 10'0" X 10'0"

FAMILY 15'0" X 15'0"

DINING 15'0" X 15'0"

GARAGE 19'0" X 21'0"

DEN 10'0" X 10'0"

the Mascord COLLECTION

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

Plans for Houses Less Than 45' Wide 4-11
HOUSE PLANS FOR NARROW & SMALL LOTS

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:

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<td>3</td>
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<td>Yes - $100 for engineer's stamp</td>
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<td>R-21</td>
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<td>R-38</td>
</tr>
<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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

Plans for Houses Less Than 45' Wide
House Plans for Narrow & Small Lots

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

Plans for Houses Less Than 45' Wide

4-13
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:

<table>
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<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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
House Plans for Narrow & Small Lots

PLAN 2050
Main: 1257
Upper: 1077
2334

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

Plans for Houses Less Than 45' Wide
House Plans for Narrow & Small Lots

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:

<p>| | |</p>
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<td>ROOF SNOW LOAD</td>
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<td>R-VALUE:</td>
<td>WALLS: R-21</td>
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<td>CEILING: R-38</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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.
House Plans for Narrow & Small Lots

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

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

Plans for Houses Less Than 45' Wide 4-17
Plan Dimensions:

- **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
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:

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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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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

Plans for Attached Houses
PLN 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:

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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 Reference 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:**

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<td>25 pounds per square foot</td>
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<td>Lateral Analysis Available</td>
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<tr>
<td>Construction (2x4 or 2x6)</td>
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**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: “The Wellesley”

FIRM NAME: Goldstar Designs
ADDRESS: 13535 SE 145th Avenue
Clackamas, Oregon 97015
PHONE: (503) 658-5663
FAX: (503) 658-4544
E-MAIL:

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<td>R-21</td>
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<td>CONSTRUCTION (2X4 or 2X6)</td>
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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  Bath: 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)  664 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:

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
<th>1,279 sf</th>
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<tbody>
<tr>
<td>PLAN WIDTH</td>
<td>20'-2&quot;</td>
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<tr>
<td>PLAN DEPTH</td>
<td>45'</td>
</tr>
<tr>
<td>STORIES</td>
<td>2</td>
</tr>
<tr>
<td>SEISMIC ZONE</td>
<td>1 and 2</td>
</tr>
<tr>
<td>ROOF SNOW LOAD</td>
<td>Not Listed</td>
</tr>
<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
<td>No</td>
</tr>
<tr>
<td>R-VALUE: WALLS</td>
<td>Not Listed</td>
</tr>
<tr>
<td>CEILING</td>
<td>Not Listed</td>
</tr>
<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X4 exterior walls</td>
</tr>
</tbody>
</table>

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.
Plan RT-1301-AX

Bedrooms: 3  Bathrooms: 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.)

MAIN FLOOR

UPPER FLOOR
PLAN REF. CODE: RT-1301-AX
FIRM NAME: Homestyless Plan Service
ADDRESS: 213 E. Fourth Street
           St. Paul, MN 55101
PHONE: 1-800-547-5570
FAX: (612) 602-5002
E-MAIL:

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
<th>1,338 sf</th>
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<tbody>
<tr>
<td>PLAN WIDTH</td>
<td>18' - 2&quot;</td>
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<tr>
<td>PLAN DEPTH</td>
<td>48'</td>
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<td>STORIES</td>
<td>2</td>
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<td>SEISMIC ZONE</td>
<td>1 and 2</td>
</tr>
<tr>
<td>ROOF SNOW LOAD</td>
<td>Not Listed</td>
</tr>
<tr>
<td>LATERAL ANALYSIS AVAILABLE</td>
<td>No</td>
</tr>
<tr>
<td>R-VALUE: WALLS</td>
<td>Not Listed</td>
</tr>
<tr>
<td></td>
<td>CEILING</td>
</tr>
<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X4 exterior walls</td>
</tr>
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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
House Plans for Narrow & Small Lots

PLAN REF. CODE: 06016C
FIRM NAME: Garlinghouse Company
ADDRESS: P.O. Box 1717
Middletown, CT 06457
PHONE: (203) 343-5984
FAX:
E-MAIL:

<table>
<thead>
<tr>
<th>TOTAL AREA</th>
<th>728 sf</th>
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<td>PLAN DEPTH</td>
<td>18'</td>
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<td>STORIES</td>
<td></td>
</tr>
<tr>
<td>SEISMIC ZONE</td>
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<tr>
<td>ROOF SNOW LOAD</td>
<td>30+ pounds per square foot</td>
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<td>LATERAL ANALYSIS AVAILABLE</td>
<td>No - see below</td>
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<tr>
<td>R-VALUE: WALLS</td>
<td>R-13/19</td>
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<tr>
<td>CEILING</td>
<td>R-30/38</td>
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<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>Details and specs available for both</td>
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</table>

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.
Design by Ashmore / Kessenich

- 1 Bedroom
- 1 Bathroom
- Slab Foundation

- Upper Floor 700 sq. ft.
- Total Living Area 700 sq. ft.

Plans for Accessory Units & Garages
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

<table>
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<th>TOTAL AREA</th>
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<td>STORIES</td>
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<tr>
<td>SEISMIC ZONE</td>
<td>3</td>
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<tr>
<td>ROOF SNOW LOAD</td>
<td>25 pounds per square foot</td>
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<td>LATERAL ANALYSIS AVAILABLE</td>
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<tr>
<td>R-VALUE: WALLS</td>
<td>R-21</td>
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<tr>
<td>CEILING</td>
<td>R-38</td>
</tr>
<tr>
<td>CONSTRUCTION (2X4 or 2X6)</td>
<td>2X6 exterior walls</td>
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</table>

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.
House Plans for Narrow & Small Lots

- Design by Ashmore / Kessenich
- 1 Bedroom
- 1 Bathroom
- Slab Foundation

UPPER FLOOR
- Upper Floor 425 sq. ft.
- Total Living Area 425 sq. ft.

MAIN FLOOR
- Garage 23-0 x 23-0

Plans for Accessory Units & Garages

6-5
**Plan: Studio/Garage #2**

**Firm Name:** Ashmore/Kessenich Design  
**Address:** 6336 NE Garfield  
**Phone:** (503) 286-6258  
**Fax:** N/A  
**Email:** N/A

<table>
<thead>
<tr>
<th>Feature</th>
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<td><strong>Stories</strong></td>
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<td><strong>Seismic Zone</strong></td>
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<td><strong>Roof Snow Load</strong></td>
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<td><strong>Lateral Analysis Available</strong></td>
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<tr>
<td><strong>R-Value: Walls</strong></td>
<td>R-21</td>
</tr>
<tr>
<td><strong>R-Value: Ceiling</strong></td>
<td>R-38</td>
</tr>
<tr>
<td><strong>Construction (2X4 or 2X6)</strong></td>
<td>2X6 exterior walls</td>
</tr>
</tbody>
</table>

**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

**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
e-mail: 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

**ALSO AVAILABLE from Homestyles Plan Service:**

*Traditional Neighborhood Design, Vol. 1,*
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.
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