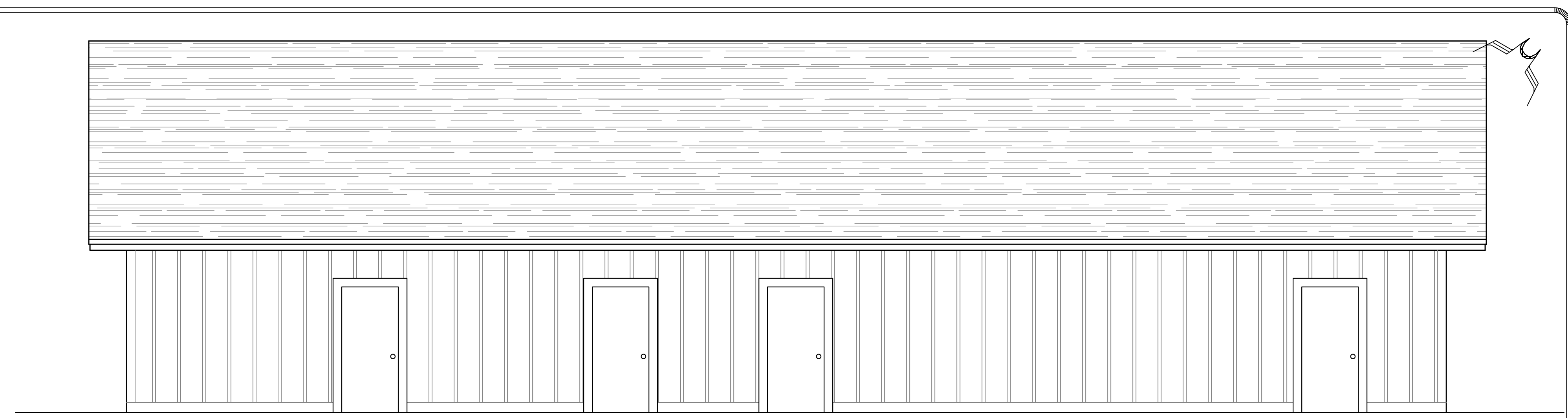


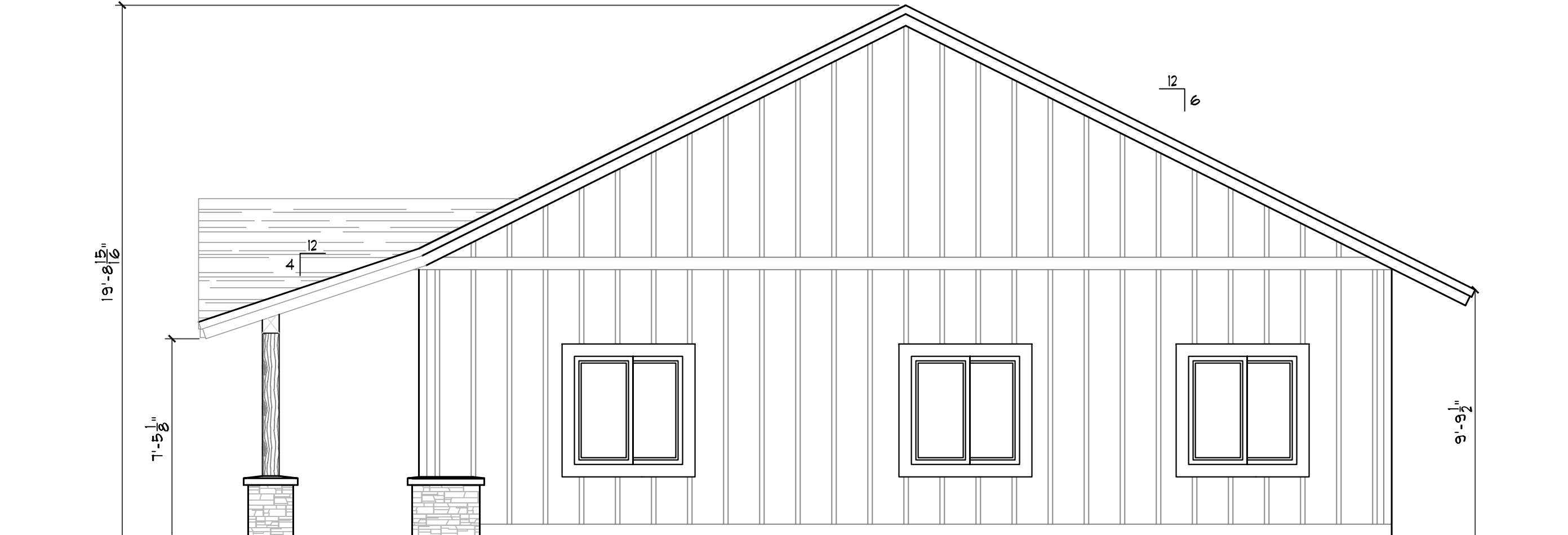
EAST ELEVATION
SCALE: 1/4" = 1'-0"



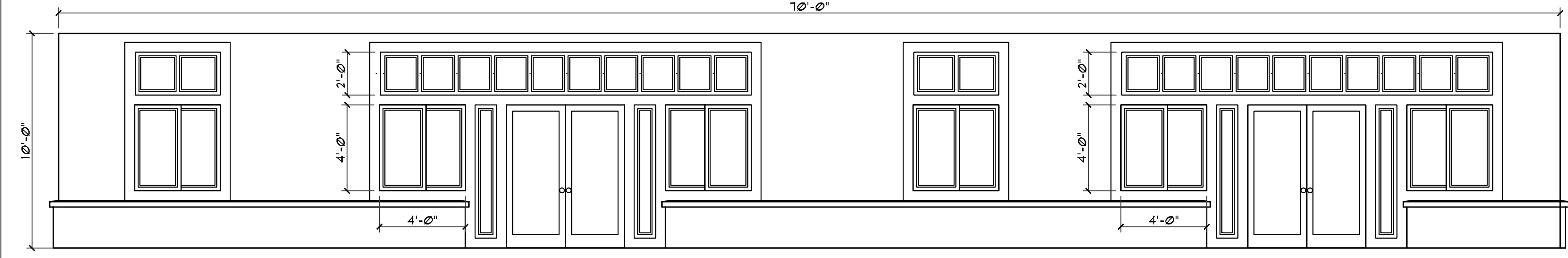
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



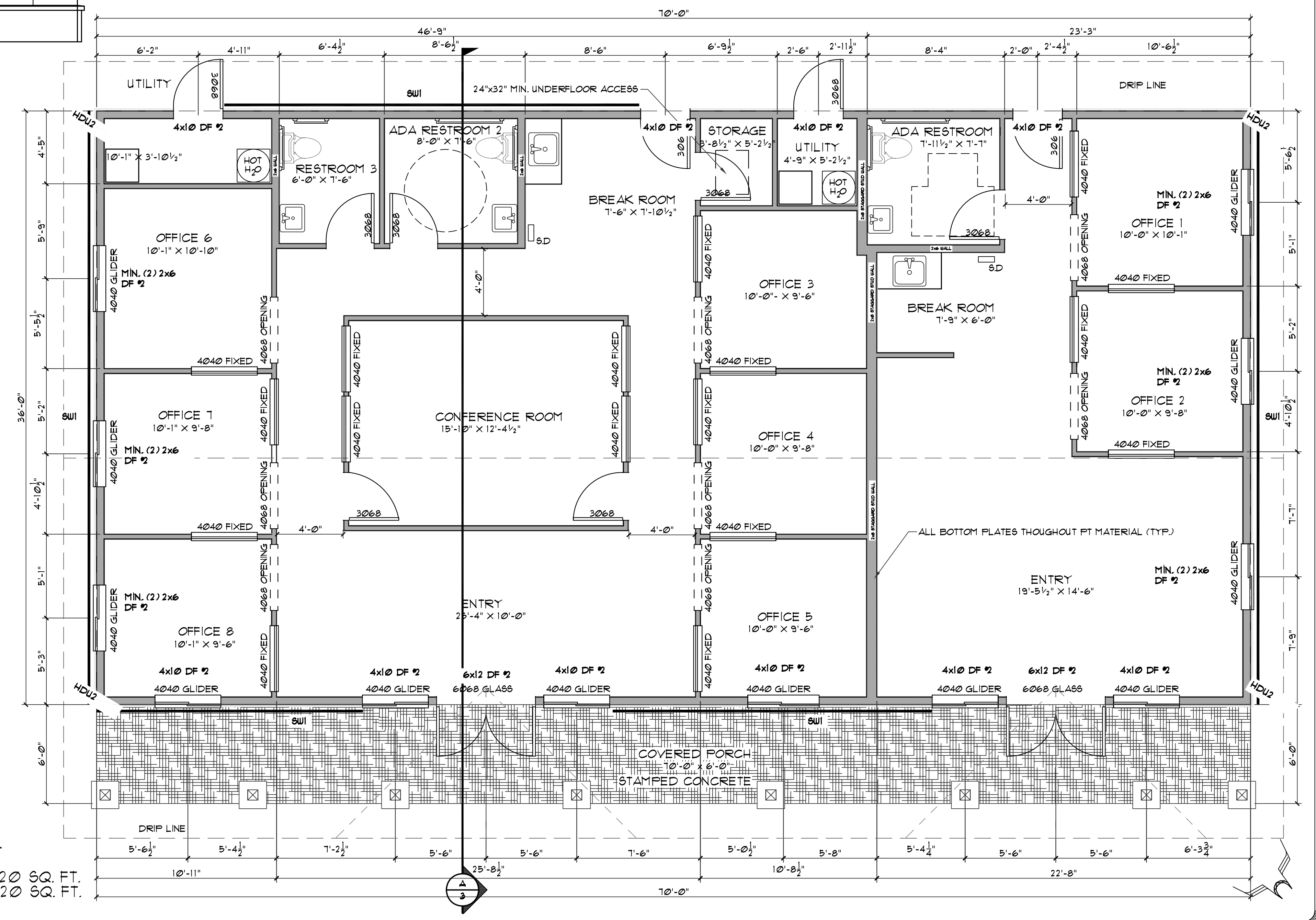
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL HEATED AREA: 2520 SQ. FT.
TOTAL COVERED DECK AREA: 420 SQ. FT.

GENERAL NOTES

- A. GENERAL NOTES**
- All construction shall conform to 2019 Oregon Structural Specialty Code and any other local governing codes and ordinances.
 - All materials, fixtures and equipment shall comply with 2019 Oregon Structural Specialty Code where applicable.
 - The plans indicate the general extent of demolition and new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawings is included regardless of whether shown on the drawings or mentioned in the notes.
 - Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Owner and Designer for clarification before proceeding with the work.
 - The General Contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required.
 - The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such an examination.
 - Written dimensions take precedence.
 - All dimensions when shown in plan are to face of concrete or stud (F.O.C.) unless otherwise noted.
 - All dimensions are to top of plate or top of plywood subfloor in section or elevation unless otherwise noted.
 - Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, drainage lines, etc.
 - Protect all existing site conditions to remain including trees and shrubs, paving, fences, etc.
 - Details shown are typical. Similar details apply in similar conditions.
 - Where locations of windows and doors are not dimensioned, they shall be centered in the wall or placed two stud widths from adjacent wall as indicated in the drawings.
 - All changes in floor materials occur at centerline of door or framed openings unless otherwise indicated in the drawings.
 - Verify clearances for flues, vents, chases, soffits, fixtures, etc., before any construction, ordering of, or installation of any item of work.
 - Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
 - The General Contractor shall remove all rubbish and waste materials on a regular basis of all sub-contractors and trades, and shall exercise a strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way finished areas in or outside of the job site.

B. STRUCTURAL NOTES CONT.

- Design Loads:
 - Soil Bearing: 1500 P.S.I. (Assumed)
 - Roof: 15 PSF DL, 50 PSF SL
 - Floors: 15 PSF DL, 50 PSF LL, OR 2000 LBS ON 25' SQUARE.
 - Stairs: See Engineering notes.
 - Seismic: R = 6.5, S_s = 0.425, S₁ = 0.125, S_{D1} = 0.456, S_{D1} = 0.291, C_s = 0.0671
 - SDC: D
 - Wind: 47 MPH, EXP. C. ASCE 7-16
- Square Footage Calculations EACH UNIT:
 - MAIN FLOOR AREA: 2520 SQ. FT.
 - TOTAL HEATED AREA: 2520 SQ. FT.
 - TOTAL COVERED PORCH AREA: 420 SQ. FT.
- Nailing:
 - As per Shearwall Notes. All other nailing as per 2019 Oregon structural Specialty Code
- Tub & shower recess to have 1/2" waterproof gypsum board w/hard moisture resistant surface to 6'-0" min.
- All windows & glass patio doors to be glazed w/ insulating glass and are to be U=0.27 as per NIAA(I). Ext. wood doors U=0.20.
- Maximum bedroom window sill height 44" above floor.
- Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
- Forced Air Duct Insulation to be R-8 or better.

C. ELECTRICAL NOTES

- Install hard-wired photoelectric smoke detectors as shown on the drawings. Verify acceptability of all smoke detection systems with the Owner and the Fire Marshall.
- Smoke detectors connect to electrical power.
- All lighting fixtures to be selected by Owner.
- Primary lighting in the kitchen and the bathrooms shall have an efficiency of not less than 25 lumens per watt.
- Verify all electrical/telephone/GATV requirements with Owner before initiating any work on the project.
- Electrical contractor shall provide proper electrical service to all appliances, including dishwasher, garbage disposals, oven (220V) and range hoods.
- Install electrical, telephone and television wall outlets at 12" from centerline of cover plate to finish floor unless otherwise noted.
- Install duplex outlets at counter locations at 46" in bathrooms. Height is from finish floor to centerline of cover plate.
- Install switches and dimmers at 46" above finish floor to centerline of plate.
- All opposing outlets, junction boxes or similar items installed in plumbing walls shall be staggered by two (2) full stud bays. Elsewhere when practical, stagger outlets one full stud bay.
- Install all thermostats at 64" from centerline of cover plate to finish floor.
- Mechanical Subcontractor to verify location.
- Install all door chimes at 6" from centerline of unit to finish ceiling.
- All exterior outlets and garage outlets to have waterproof plate covers.

B. STRUCTURAL NOTES

- Footings to bear on original undisturbed soil. Assumed soil pressure to be 1500 P.S.F.
- Concrete to be unsupervised 3500 P.S.I. @ 28 days, concrete slabs to be 2500 P.S.I. @ 28 days.
- Reinforcing bars to be deformed bars conforming to ASTM A615 grade 40 or 60.
- Fireblocking req'd as per OSBC.
- All TJI's to be installed as per mfg., including bridging, blocking, stiffeners, etc.
- Dimension timber grades:
 - Main fir beams to be #1 DF, PS/L, or GLB.
 - P.T. Beams to be No. 2 Douglas Fir.
 - Floor joists to be as noted on plans.
 - Studs to be stud grade Douglas Fir.
 - Plates and blocking to be no. 2 Douglas Fir.
 - Left subfloor to be 5/8" CD Plywood.
 - Roof sheathing to be min. 15/32 plywood or OSB.
 - Gable wall sheathing to be 15/32 plywood or OSB.
 - All wood in permanent contact with concrete to be pressure treated with water borne preservative.