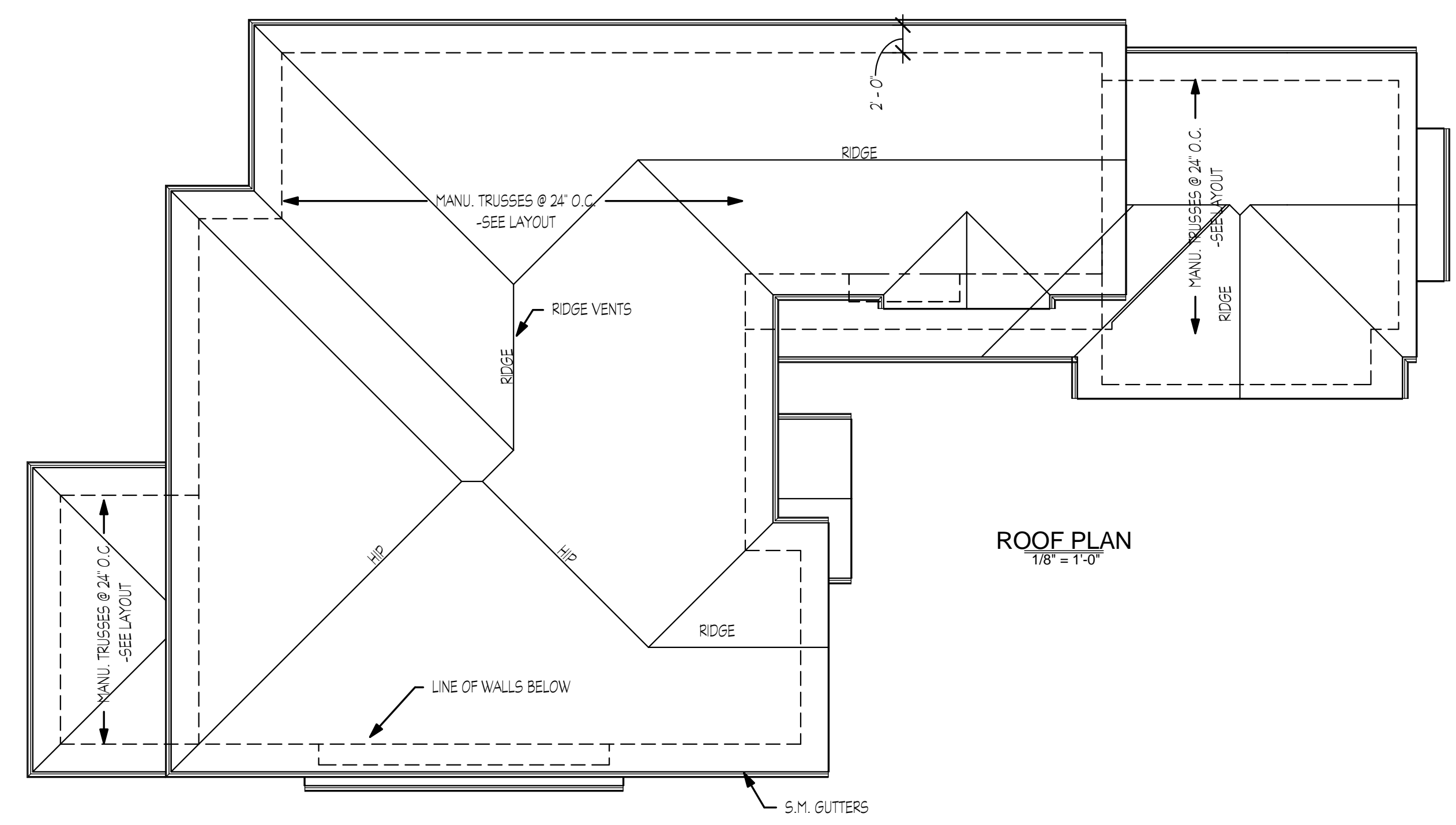
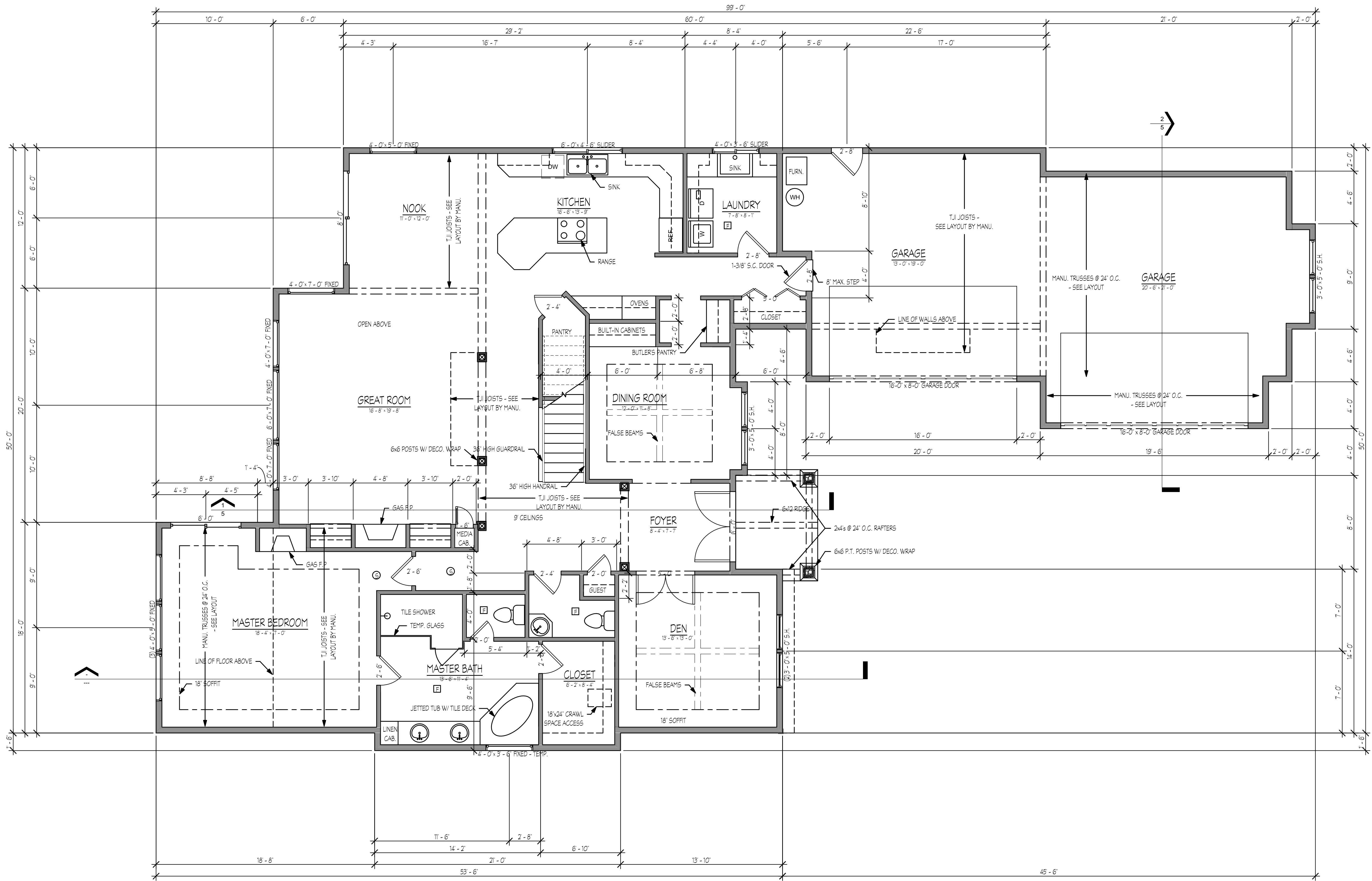


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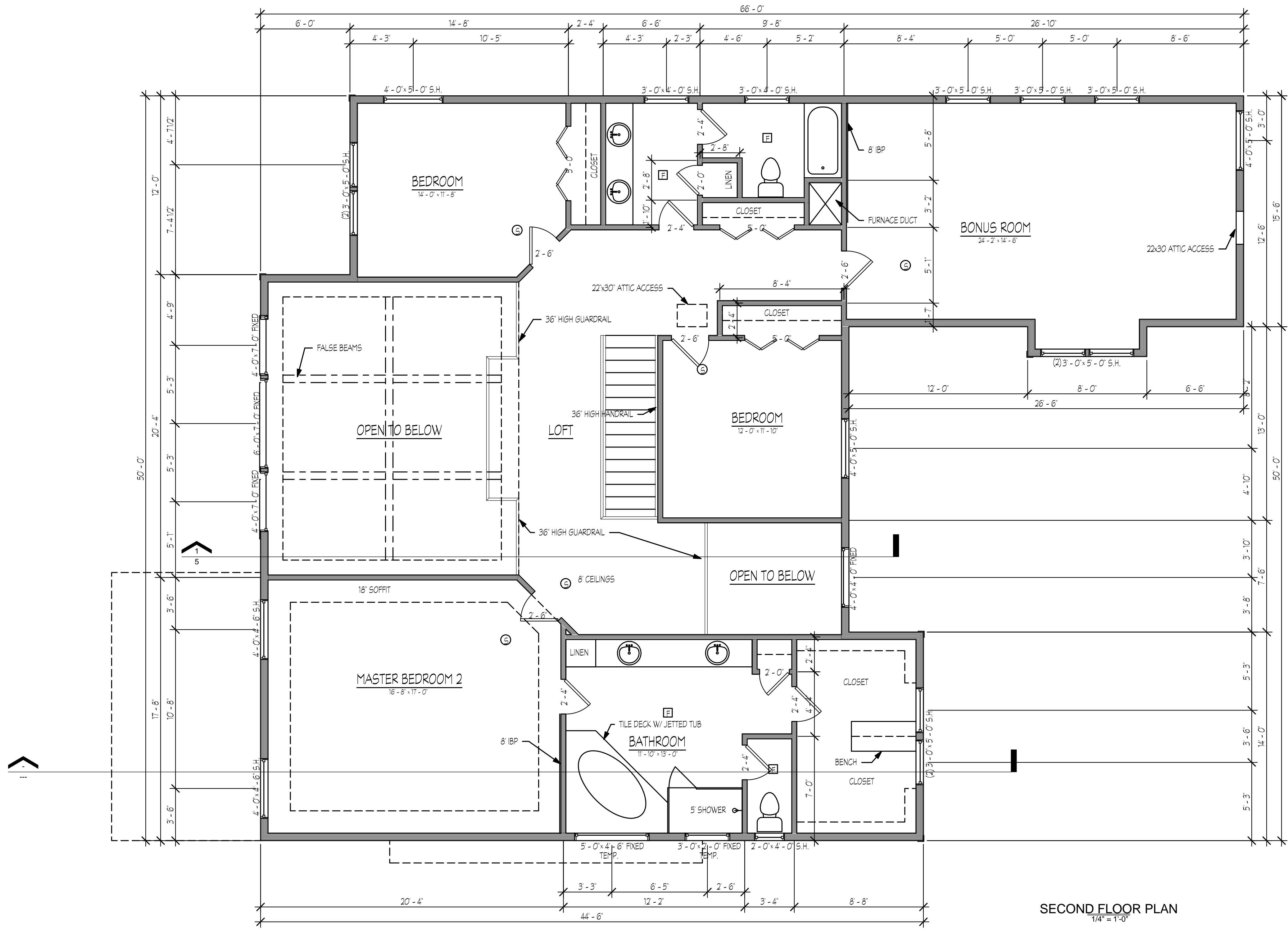


FIRST FLOOR PLAN
1/4" = 1'-0"

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Willamette Valley Homes
1st FLOOR PLAN

Project number:	9586
Date:	1/3/10
Drawn by:	BSY
Checked by:	SGB
Area:	2,268 sq.ft.
Scale:	1/4" = 1'-0"

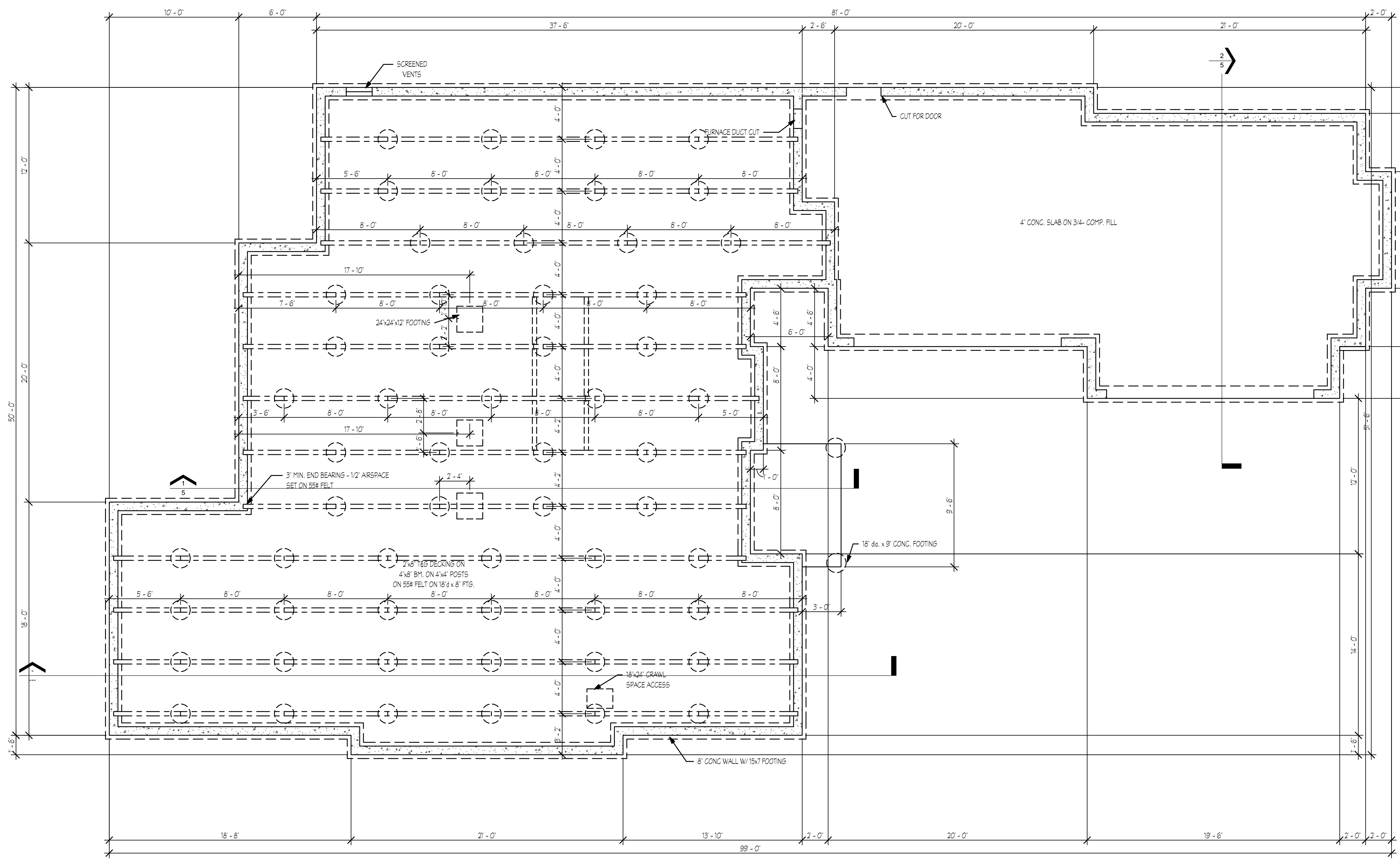


SECOND FLOOR PLAN
1/4" = 1'-0"

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Willamette Valley Homes
 SECOND FLOOR PLAN

Project number:	9586
Date:	1/3/10
Drawn by:	BSY
Checked by:	SGB
Area:	1,935 sq.ft.
Scale:	1/4" = 1'-0"



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Willamette Valley Homes
FOUNDATION PLAN

Project number:	9586
Date:	1/3/10
Drawn by:	BSY
Checked by:	
Area:	4,203 sq.ft.
Scale:	1/4" = 1'-0"

4

FOUNDATION PLAN
 1/4" = 1'-0"

GENERAL CONDITIONS

1. ALL WORK SHALL CONFORM WITH THE LATEST ADAPTED ISSUE OF THE OREGON 2008 RESIDENTIAL SPECIALTY CODE AND ANY APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

SITE WORK

1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE. STOCKPILING ON SITE FOR FINAL GRADING IF POSSIBLE.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL. STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE.
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" THICK (MIN.) SAND COMPACTED TO 95%.
4. CONCRETE SLABS TO BE 4" THICK, 3000 P.S.I. AT 28 DAYS WITH CONTROL JOINTS AT 25' O.C. (MAX.) EACH WAY
5. FINISH GRADES ARE TO REMAIN AT LEAST 6" BELOW FINISH SIDING.

FOUNDATIONS

1. CONCRETE - MIX AND 28 DAY STRENGTH OF CONCRETE
 - BASEMENT WALLS & FOUNDATION NOT EXPOSED TO WEATHER 2500 PSI
 - BASEMENT & INTERIOR SLABS ON GRADE 2500 PSI
 - BASEMENT WALLS & FOUNDATIONS EXPOSED TO WEATHER AND GARAGE SLABS 3000 PSI
 - PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER 3000 PSI

2. ALL REINFORCING STEEL TO BE A-615 GRADE 60. WELDED WIRE MESH TO BE A-185.
3. LAP ALL CONTINUOUS BARS 30" x DIA. (MIN.) PLACE ALL REINFORCING AS PER A.C.I. CODES & STANDARDS.
4. PROVIDE A MINIMUM CLEARANCE OF 18" UNDER GIRDERS, BEAMS, OR JOISTS.
5. COVER ENTIRE CRAWL SPACE WITH 6 MIL. BLACK VISQUEEN AND EXTEND UP FOUNDATION WALLS AND FASTEN TO MUD SILL.
6. PROVIDE A MINIMUM OF 1 S.F. OF NET VENTILATION AREA FOR EACH 1500 S.F. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE AND HAVE 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE ABOUT OPENING VENTS NEAR ELECTRICAL PANEL.
7. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
8. BEAM POCKETS IN CONCRETE WALLS TO HAVE 1/2" AIR SPACE AT SIDES AND ENDS AND 3" OF BEARING (MIN.)
9. MUD SILLS TO BE 2x6 PRESSURE TREATED WOOD WITH 1/2" DIA. x 10" ANCHOR BOLTS SPACED 6'-0" O.C. OR PER SHEAR WALL SCHEDULE AND WITHIN 12" OF CORNERS. LAYOUT FOR 14" LONG 2x6 P.T. SILL PLATE. PROVIDE AB. EACH SIDE OF SILL SPLICES.
10. PROVIDE 4" DIA. PERFORATED DRAIN TILE BELOW THE TOP OF FOOTINGS.

FLASHING & MOISTURE PROTECTION

1. CONTRACTOR TO PROVIDE A 'WATER TIGHT ENCLOSURE' FOR THE VALLEY ENVIRONMENT, EMPLOYING THE HIGHEST QUALITY MATERIALS, CRAFTSMAN AND CONSTRUCTION METHODOLOGY, BOTH GENERAL AND SPECIFIC TO THE VALLEY
2. ALL EXTERIOR FLASHING ARE TO BE CONSTRUCTED WITH MIN. GAGE 28 EXPOSED & 30 GAGE CONCEALED, BAKED ENAMEL
3. FLASHING SHALL BE INSTALLED AT JUNCTIONS OF CHIMNEYS AND ROOFS IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS, INCLUDING SKYLIGHTS, ROOF VENTS, ROOF EDGES BOTH RAKE AND EAVE.
4. FLASHING SHALL BE INSTALLED AROUND ALL EXTERIOR DOORS AND WINDOWS, TRANSITIONS BETWEEN SIDING AND ROOF.
5. ALL FLASHING TO BE INSTALLED PER 'SMACNA' LATEST EDITION OF THE 'ARCHITECTURAL SHEET METAL MANUAL'.
6. BUILDING WRAP OF 'TYVEK' OR SAME TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, INCLUDING WRAPPING WINDOW AND DOOR OPENINGS AND TAPING JOINTS.
7. FLASHING FOR WINDOWS: INSTALL ADHESIVE FLASHING THE WIDTH OF SILL AND UP 12" EACH JAMB, AND LAP ENTIRE LENGTH OF JAMB, AND LAP ADHESIVE FLASHING THE WIDTH OF HEAD AND LAP 12" DOWN EACH JAMB. (DETAIL)

NAILING SCHEDULE:

JOIST TO SILL OF GIRDER	(3) 8d	TOE NAIL
BRIDGE TO JOIST	(2) 8d	TOE NAIL
BOTTOM PLATE TO JOIST	16d@16' O.C.	FACE NAIL
PLYWOOD SUBFLOOR	8d@6'	EDGE NAIL
	8d @ 12'	INTERIOR
TOP PLATE TO JOIST	(2) 16d	END NAIL
STUD TO BOTTOM PLATE	(4) 8d	TOE OR END NAIL
DOUBLE STUDS	16d@16' O.C.	FACE NAIL
CONTINUOUS HEADER (2 PC)	16d@16' O.C.	EDGE NAIL
CEILING JOIST LAP OVER PLATE	(3) 8d	FACE NAIL
CEILING JOIST TO RAFTER	(3) 16d	FACE NAIL
RAFTER TO TOP PLATE	(3) 8d	TOE NAIL
COLLAR TIES (EACH END)	(6) 10d (U.N.O.)	FACE NAIL
BUILD UP CORNER STUDS	16d @ 24' O.C.	FACE NAIL
TOP PLATE AT INTERSECTIONS	(2) 16d	FACE NAIL
MULTIPLE LVL'S (2 PLYS)	2 ROWS - 16d @ 12' O.C.	STAGGERED
MULTIPLE LVL'S (3 PLYS)	2 ROWS - 16d @ 12' O.C.	STAGGERED
MULTIPLE JOISTS (UP TO 3)	2 ROWS - 16d @ 12' O.C.	STAGGERED
MULTIPLE SHEATHING	(2) 8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGE	(4) 16d	FACE NAIL

SPECIAL NOTE:

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE BUILDER AND SUB-CONTRACTORS RESPONSIBILITY TO READ THESE PLANS AND TO NOTIFY THE DESIGNER OF ANY MATERIAL DISCREPANCIES PRIOR TO ANY ON-SITE FABRICATION OR CONSTRUCTION. FIELD VERIFY ALL EXISTING SUBSTRATES AND INSTALL INFILLS AS REQUIRED BY CODE AND/OR EXISTING CONDITIONS.
2. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON RESIDENTIAL SPECIALTY CODE AND ANY APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS.

FOUNDATIONS

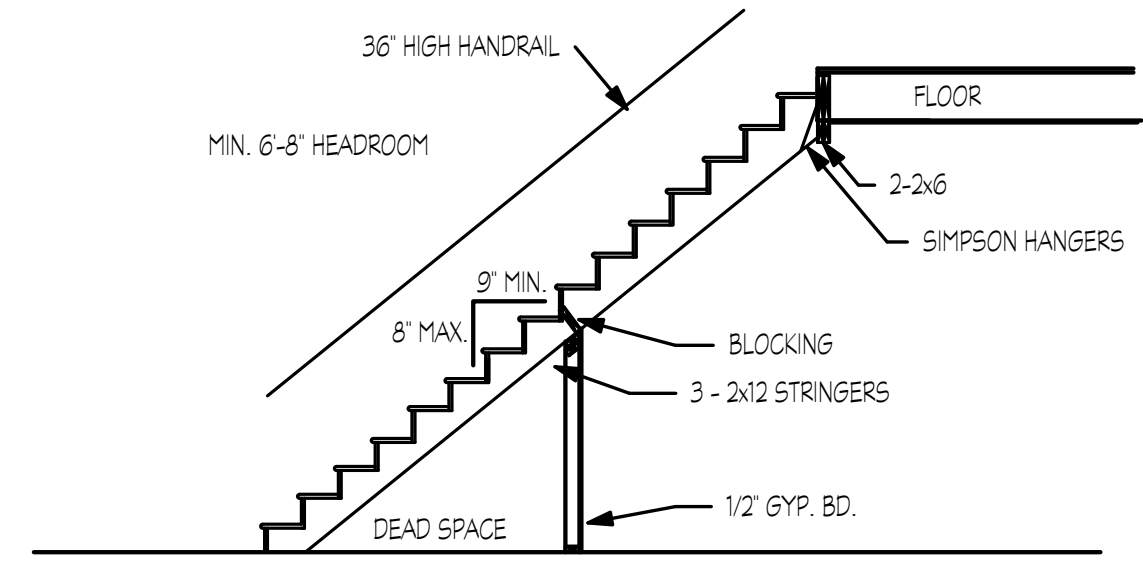
1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:
 - A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS - NO. 1 HEM FIR OR LVL'S - 2650 FB & 1.6E
 - B. PLATES, BLOCKING AND BRIDGING - NO. 3 HEM FIR
 - C. STUDS - STUD GRADE HEM FIR
 - D. T&G DECKING - STUD & BETTER GRADE HEM FIR
 - E. PLY. SHEATHING - CD HEM FIR PLY. (32/16)
 - F. GULL-LAM - 24-F V-4
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE 4x12 HEM FIR No. 1
3. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.
4. DESIGN LOADS: ROOF -

FLOOR -	40 P.S.F. (LL)
STAIRS -	25 P.S.F. (LL)
GARAGE FLOOR -	50 P.S.F. (LL)
DECKS -	40 P.S.F. (LL)

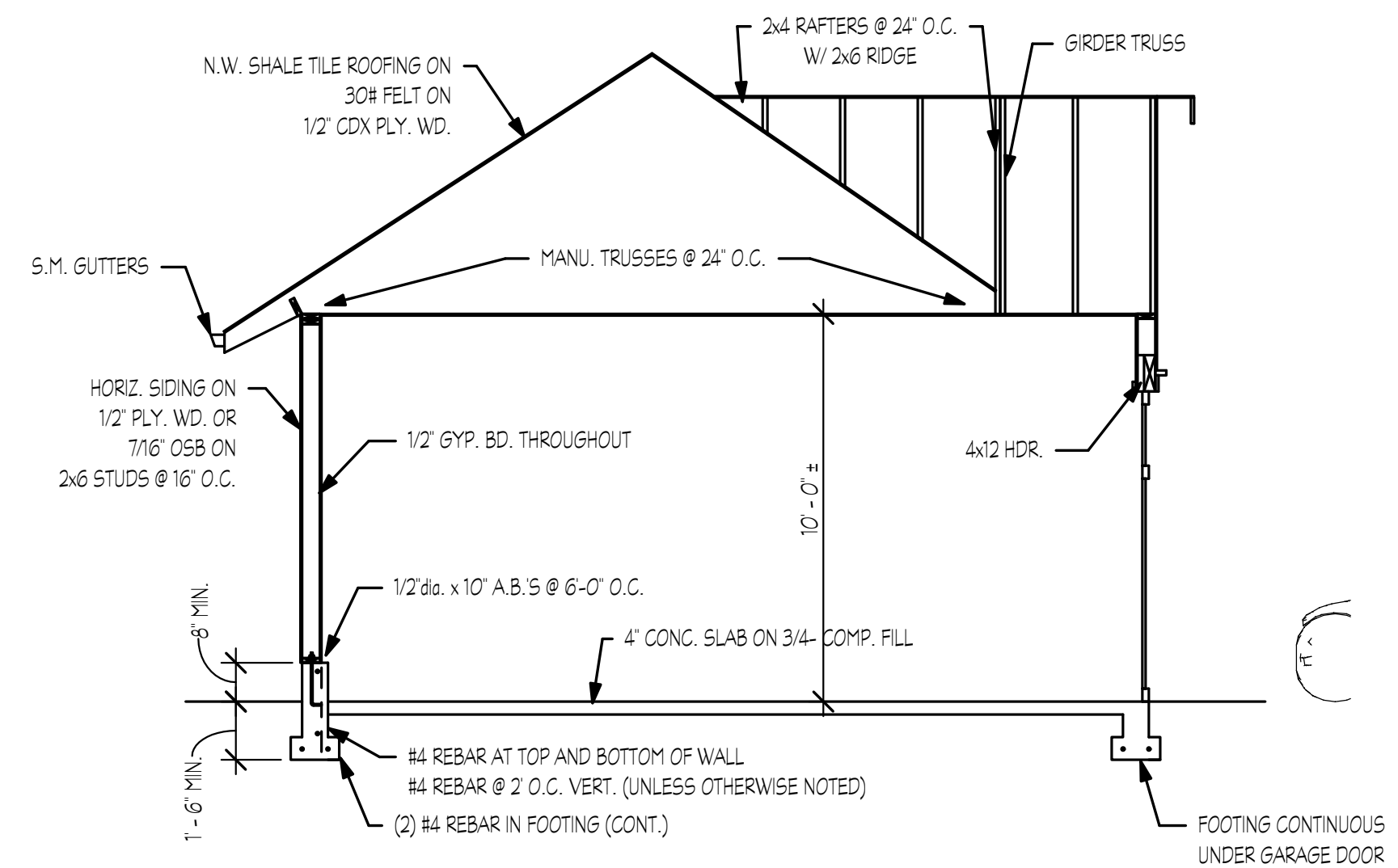
5. SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F.
6. NAILING SCHEDULE AS PER TABLE 25-Q, U.B.C., TYPICAL PLYWOOD NAILING WITH 8d NAILS @ 6" O/C AT EDGES AND 12" O.C. FIELD.
7. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CAN NOT PASS THROUGH.
8. PROVIDE METAL TRUSS AND RAFTER TIE DOWNS SUCH AS A 'SIMPSON' H2.5 TO EACH RAFTER AT TOP PLATE.
9. ALL EXTERIOR FASTENERS, EXPOSED TO THE ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED, INCLUDING NAIL, STAPLES, CLIPS, ETC.

GYPSUM BOARD FINISH

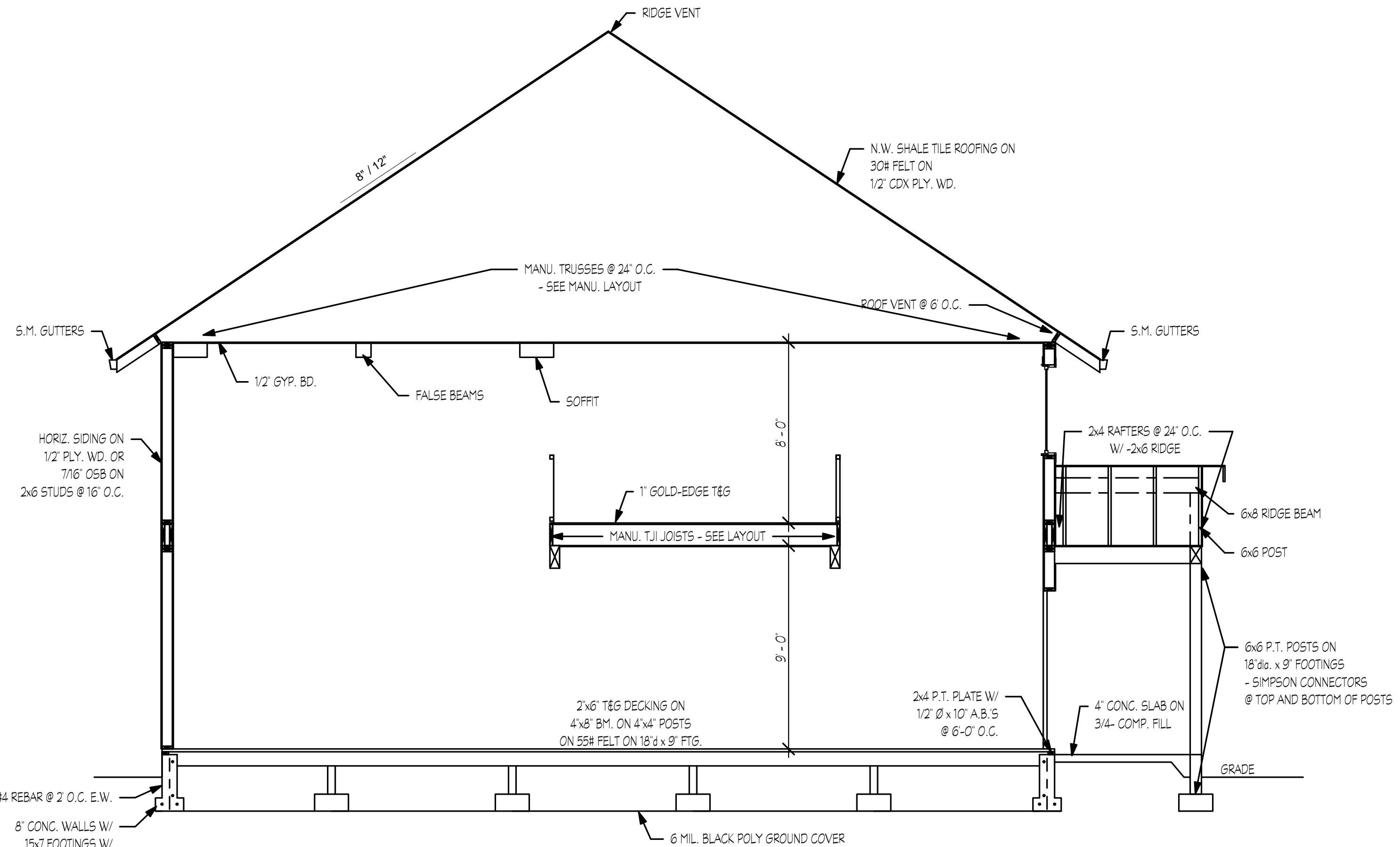
1. ERECT SINGLE LAYER 1/2" STANDARD, 5/8" F.R. AND 1/2" MOISTURE RESISTANT GYPSUM BOARD IN MOST ECONOMICAL DIRECTIONS, WITH ENDS OCCURRING OVER FIRM BACKING.



STAIR DETAIL
1/4" = 1'-0"



Section 2
1/4" = 1'-0"



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

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Willamette Valley Homes

GENERAL NOTES, SECTIONS AND DETAILS

Project number:	9586
Date:	1/3/10
Drawn by:	BSY
Checked by:	SGB
Area:	
Scale:	1/4" = 1'-0"

5