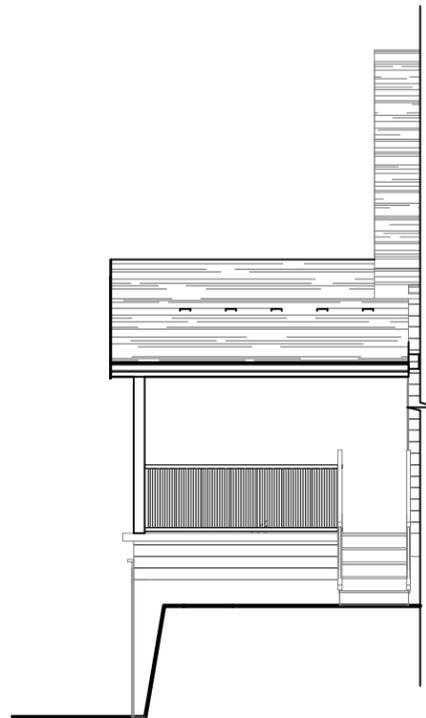
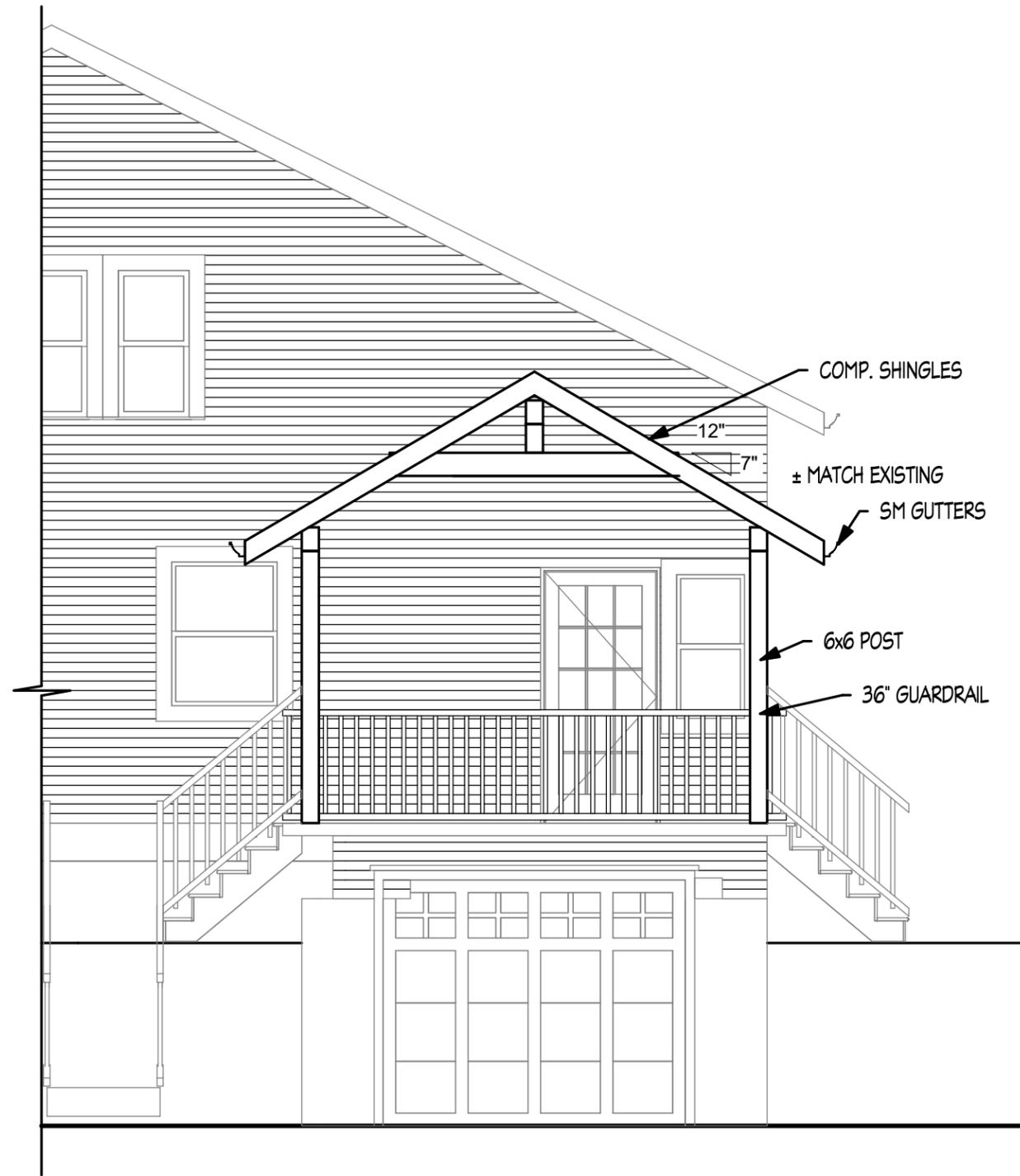


2 EAST ELEVATION
1 1/8" = 1'-0"



3 WEST ELEVATION
1 1/8" = 1'-0"

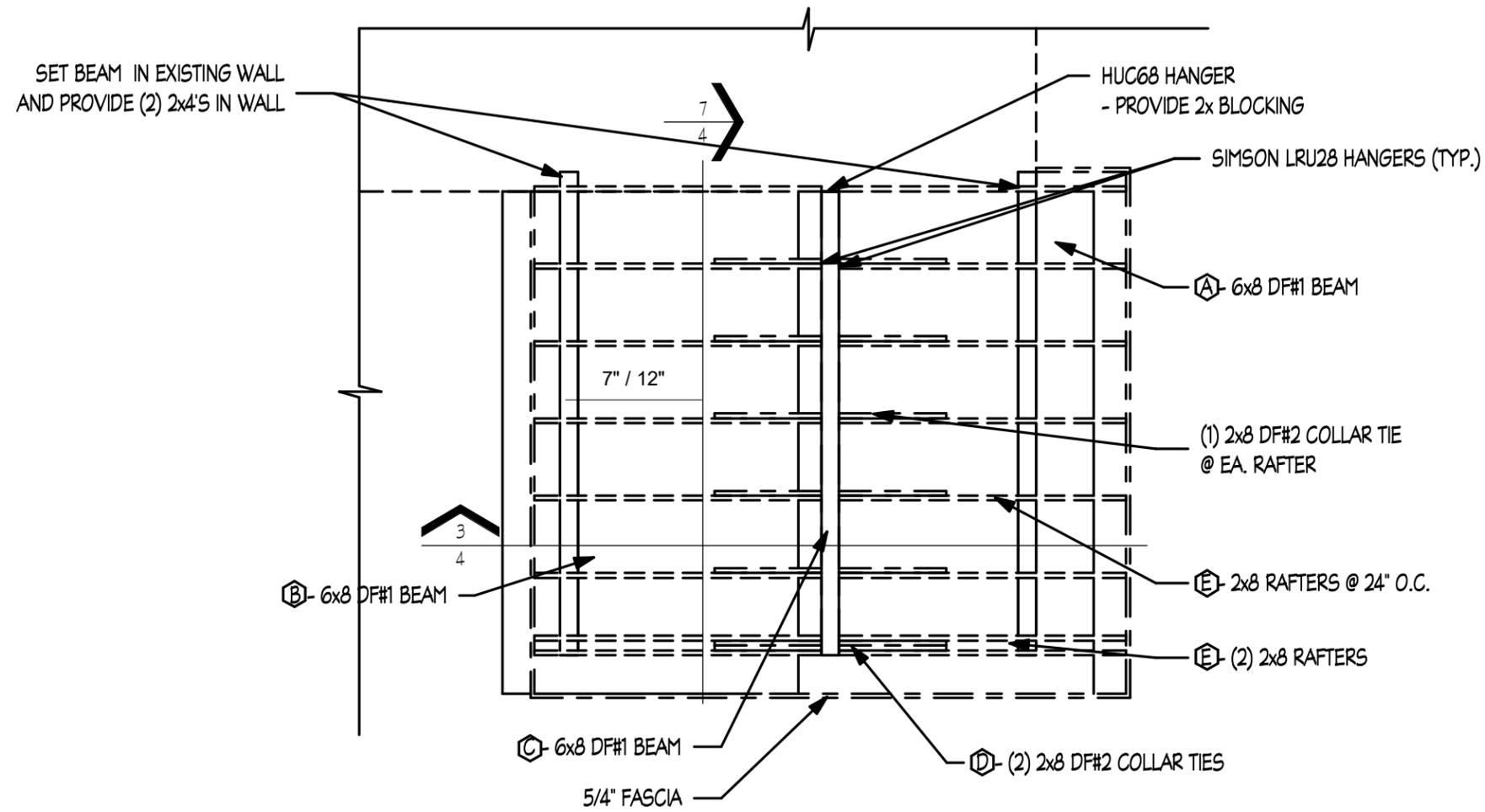


1 NORTH ELEVATION
1 1/4" = 1'-0"

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ALEX BORHO
 ELEVATIONS

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	--
Scale:	As indicated

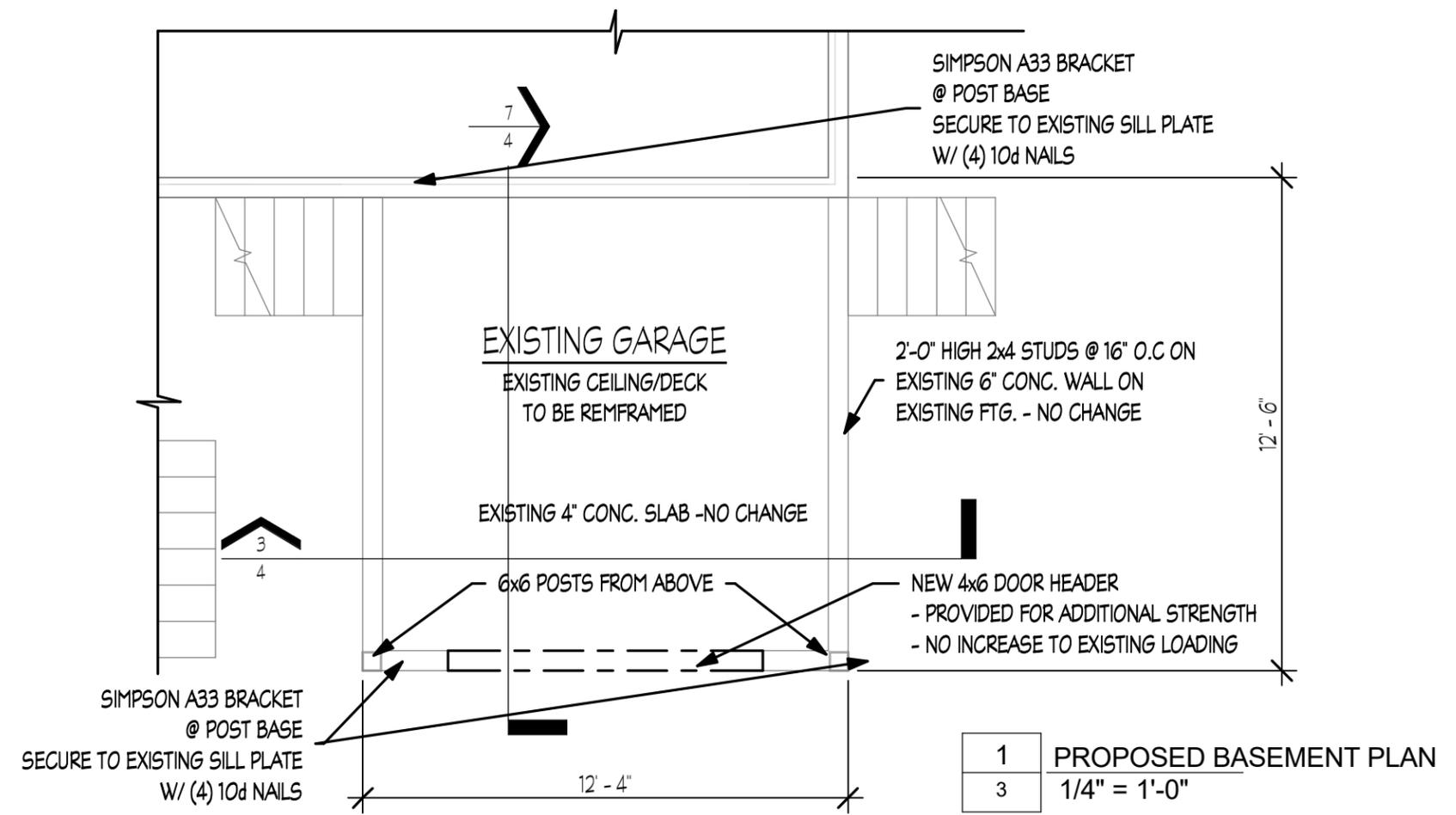
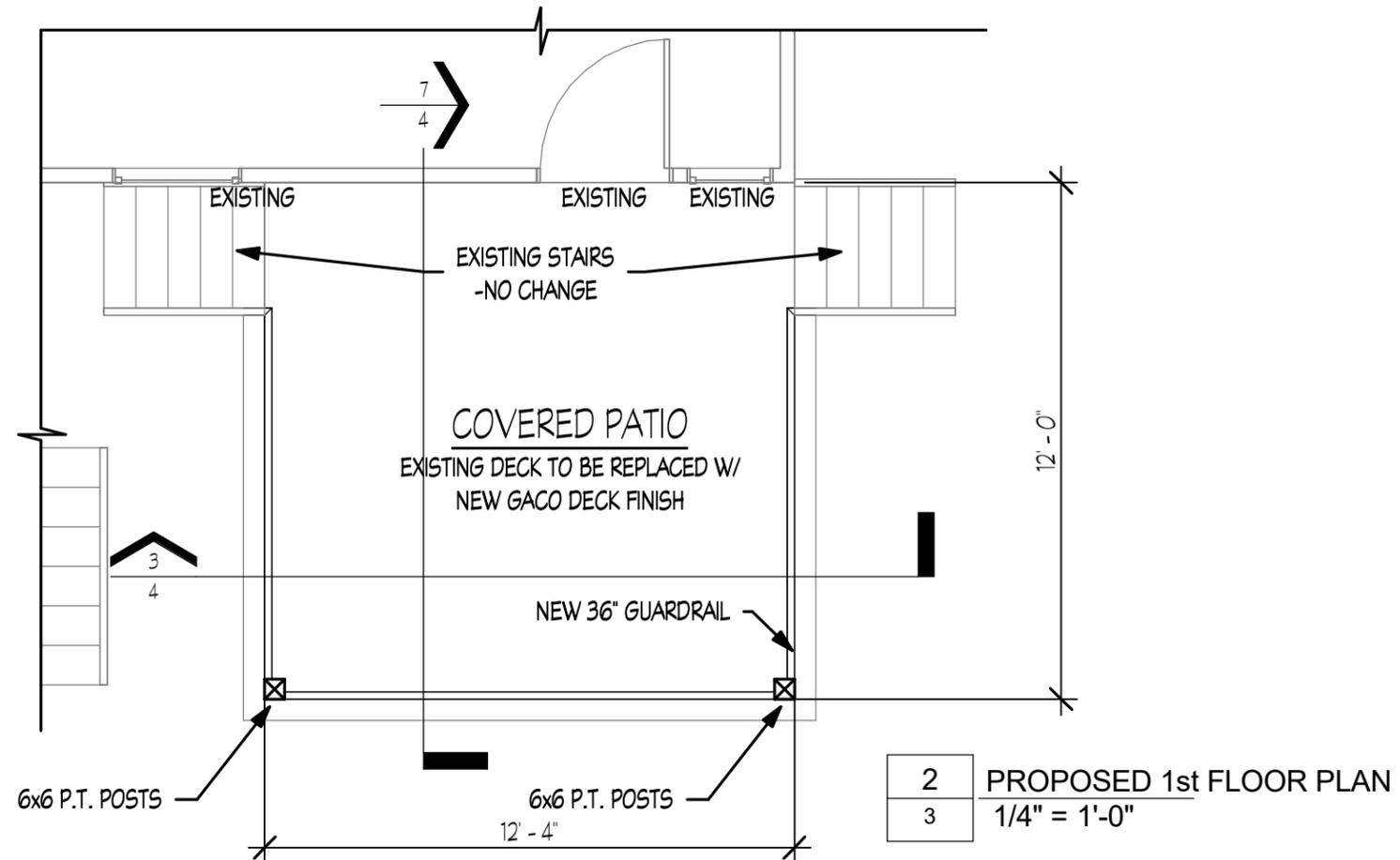


5	ROOF FRAMING PLAN
2	1/4" = 1'-0"

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ALEX BORHO
ROOF PLAN

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	--
Scale:	1/4" = 1'-0"



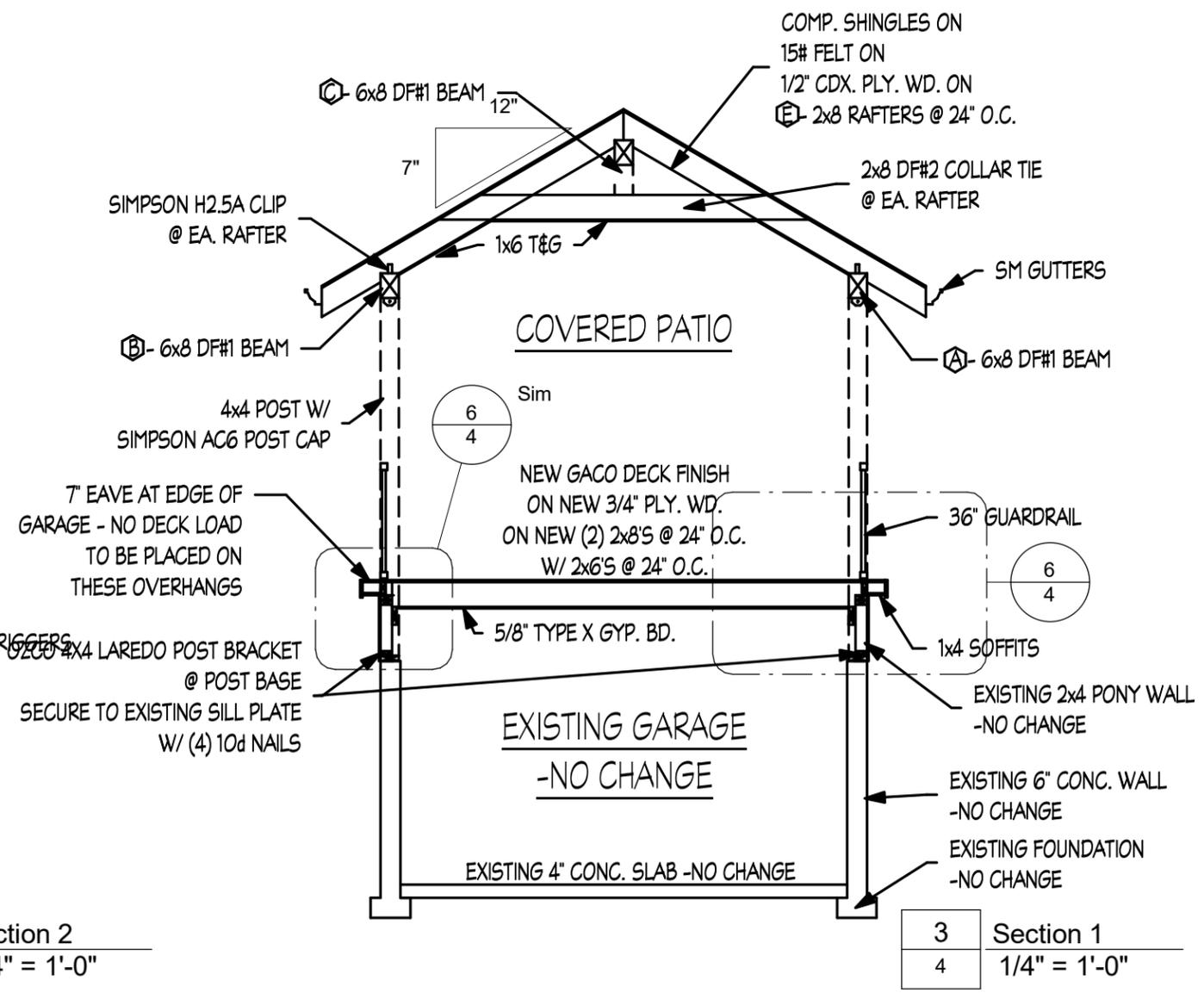
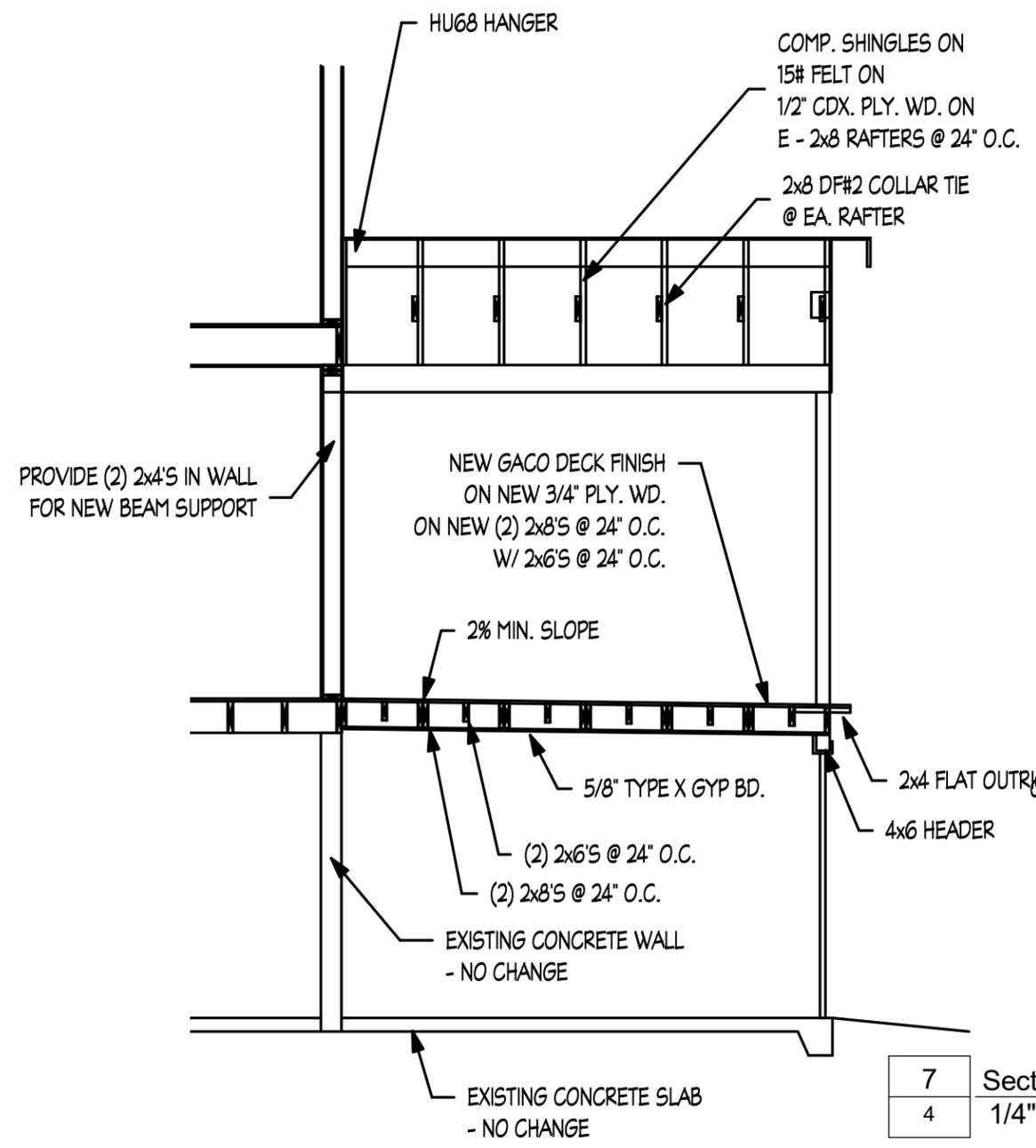
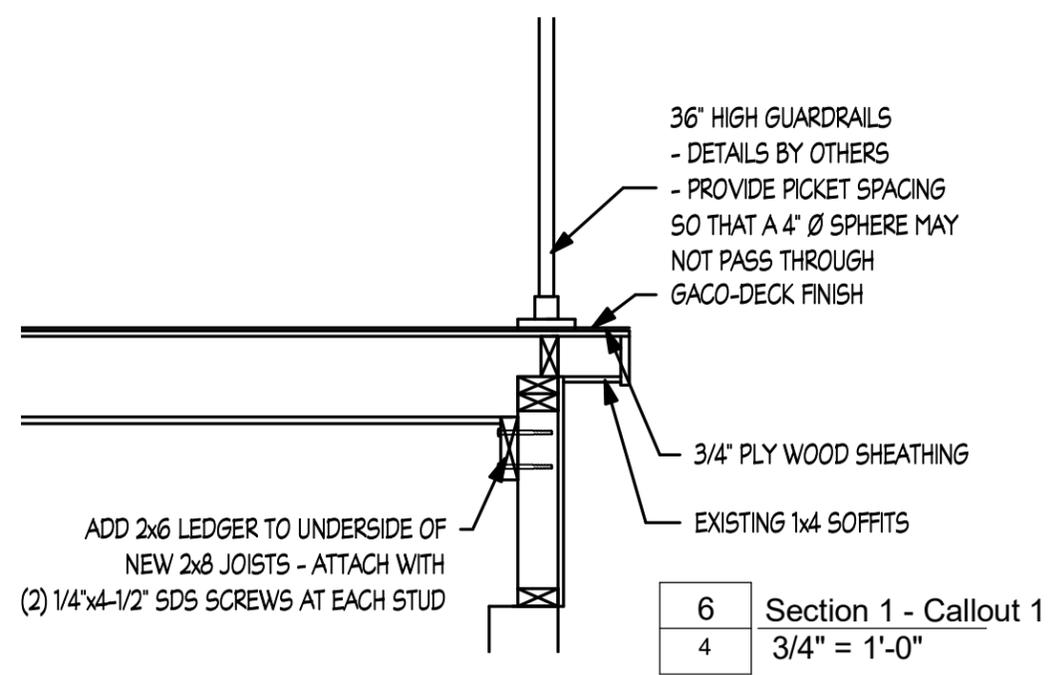
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ALEX BORHO
 BASEMENT AND 1st
 FLOOR PLANS

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	--
Scale:	1/4" = 1'-0"

ALEX BORHO
 SECTIONS

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	--
Scale:	As indicated



GENERAL CONDITIONS

1. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED ISSUE OF THE OREGON 2014 RESIDENTIAL SPECIALTY CODE.
 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.

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.

ROOF VENTILATION

R806.1 VENTILATION REQUIRED.

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPERATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE AT LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. VENTILATION OPENINGS HAVING AT LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM WITH THE REQUIREMENTS OF SECTION R802.7

R806.2 MINIMUM AREA.

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENT OPENINGS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, AS AND ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING.

R806.3 VENT AND INSULATION CLEARANCE

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

905.2.7 UNDERLAYMENT APPLICATION

- FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL, UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19 INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.
 -FOR ROOF SLOPES OF 4 UNITS IN 12 OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE OFFSET BY 6".

NAILING SCHEDULE:

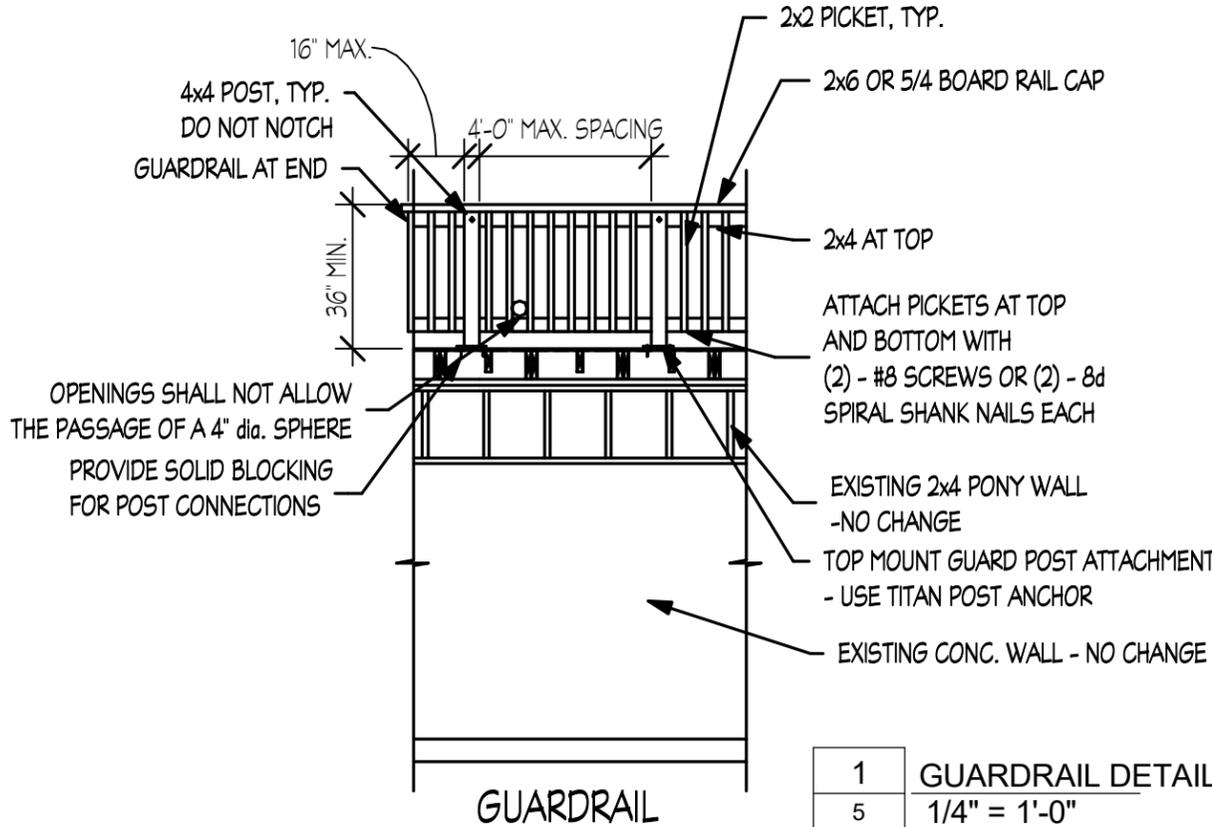
JOIST TO SILL OF GIRDER:	(3) 8d	TOE NAIL
BRIDGE TO JOIST	(2) 8d	TOE NAIL
BOTTOM PLATE TO JOIST	16d @ 16" O.C.	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
	(2) 16d	END NAIL
TOP PLATE TO JOIST	(4) 8d	TOE OR END NAIL
STUD TO BOTTOM PLATE	16d @ 16" O.C.	FACE NAIL
DOUBLE STUDS	16d @ 16" O.C.	FACE NAIL
DOUBLE TOP PLATE	16d @ 16" O.C.	EDGE NAIL
CONTINUOUS HEADER (2 PC)	16d @ 16" O.C.	FACE NAIL
CEILING JOIST TO PLATE	(3) 8d	FACE NAIL
CEILING JOIST LAP OVER PLATE	(3) 16d	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
1x6 SPACED SHEATHING	(2) 8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGE	(4) 16d	

FOUNDATIONS

1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS, OTHERWISE NOTED ON THE DRAWINGS:

- A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS - NO. 1 DOUG FIR OR LVL'S - 2650 FB & 1.8E NO. 3 DOUG FIR
 - B. PLATES, BLOCKING AND BRIDGING - STUD GRADE DOUG FIR
 - C. STUDS - STUD & BETTER GRADE DOUG FIR
 - D. T&G DECKING - CD DOUG FIR PLY. (32/16)
 - E. PLY. SHEATHING - 24-F V-4
 - F. GLU-LAM -
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE 4x12 DOUG FIR No. 1
 3. DESIGN LOADS:
 - ROOF - 25 P.S.F. (LL)
 - FLOOR - 40 P.S.F. (LL)
 - STAIRS - 100 P.S.F. (LL)
 - GARAGE FLOOR - 50 P.S.F. (LL)
 - DECKS - 40 P.S.F. (LL)

4. SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F.
 5. 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.
 6. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CAN NOT PASS THROUGH.
 7. PROVIDE METAL TRUSS AND RAFTER TIE DOWNS SUCH AS A "SIMPSON" H2.5A TO EACH RAFTER AT TOP PLATE.
 8. ALL EXTERIOR FASTENERS, EXPOSED TO THE ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED. INCLUDING NAIL, STAPLES, CLIPS, ETC.
- ROOF COVERINGS**
- ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OR 2/12 OR GREATER. FOR ROOF SLOPES FROM 2/12 TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED.

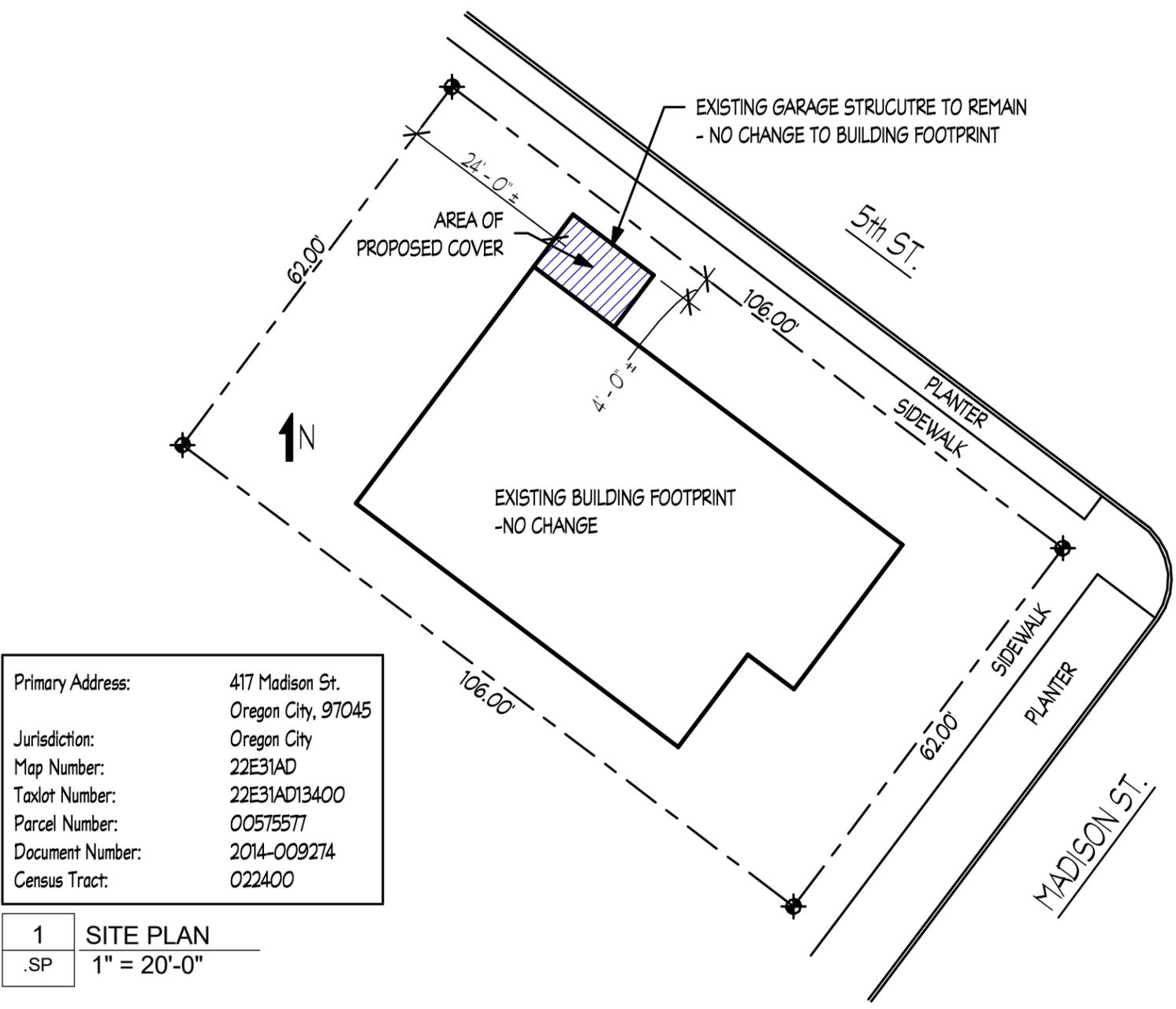


1	GUARDRAIL DETAILS
5	1/4" = 1'-0"

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ALEX BORHO
GENERAL NOTES
AND DETAILS

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
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Scale:	1/4" = 1'-0"



Primary Address: 417 Madison St.
Oregon City, 97045

Jurisdiction: Oregon City

Map Number: 22E31AD

Taxlot Number: 22E31AD13400

Parcel Number: 00575577

Document Number: 2014-009274

Census Tract: 022400

1 SITE PLAN
.SP 1" = 20'-0"

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ALEX BORHO

SITE PLAN

Project number: 10924

Date: 9/27/17

Drawn by: KG

Checked by: BSY

Area: 09/27/17

Scale: 1" = 20'-0"

.SP