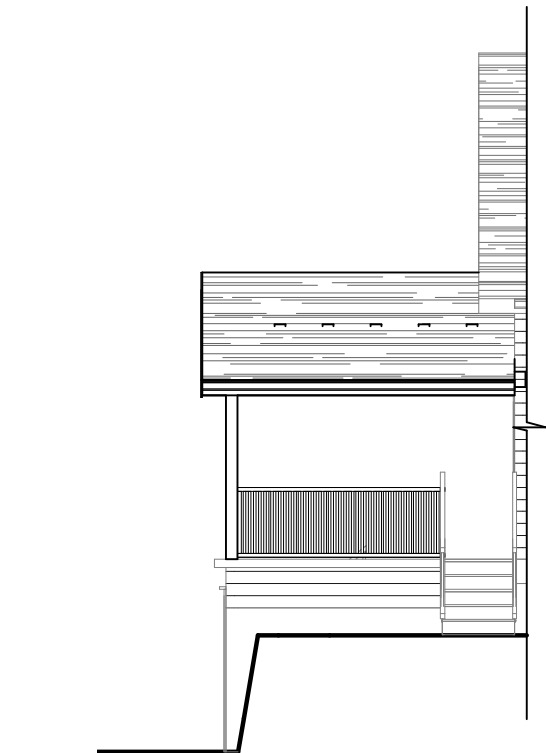
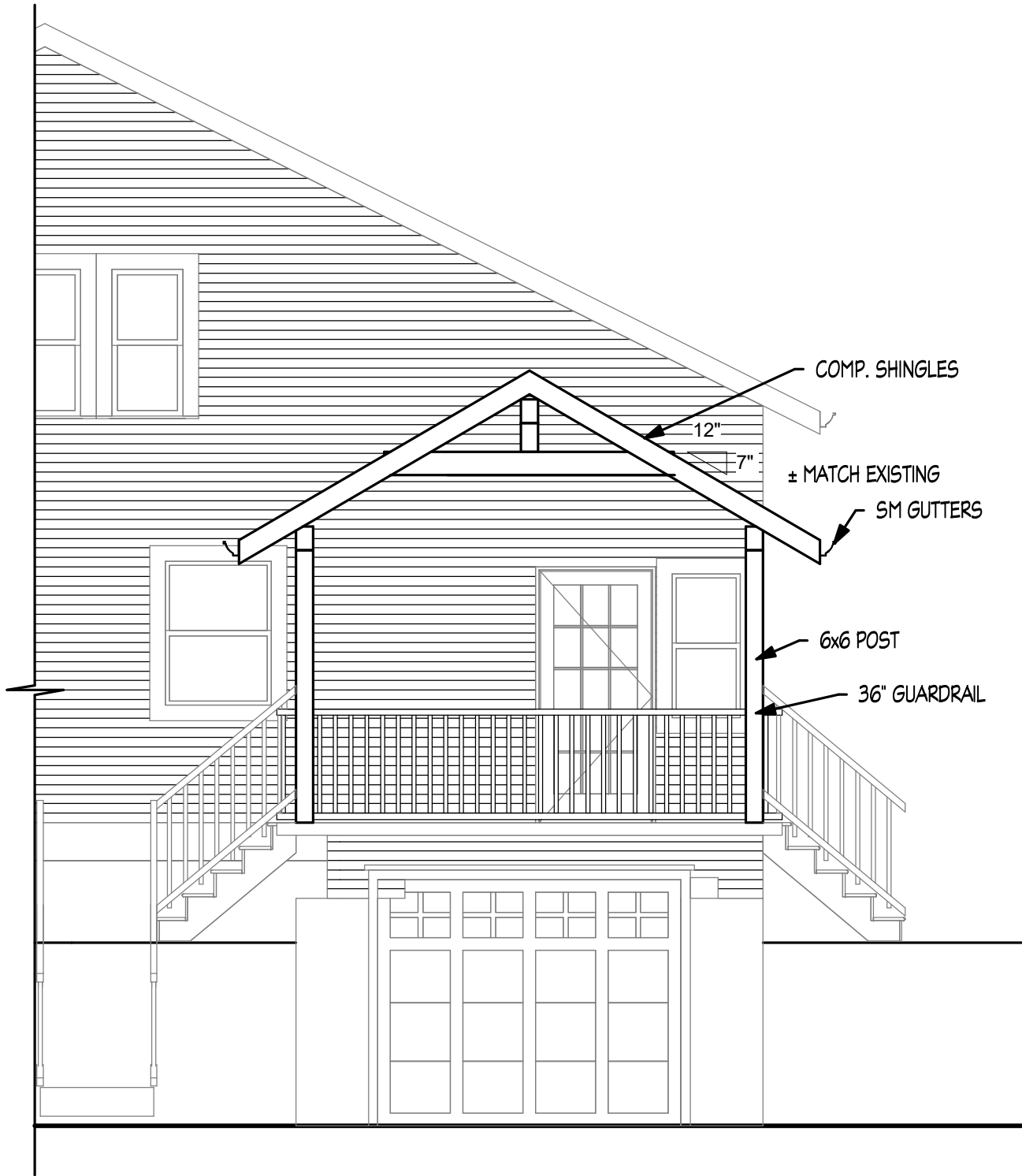


2	EAST ELEVATION
1	1/8" = 1'-0"



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



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

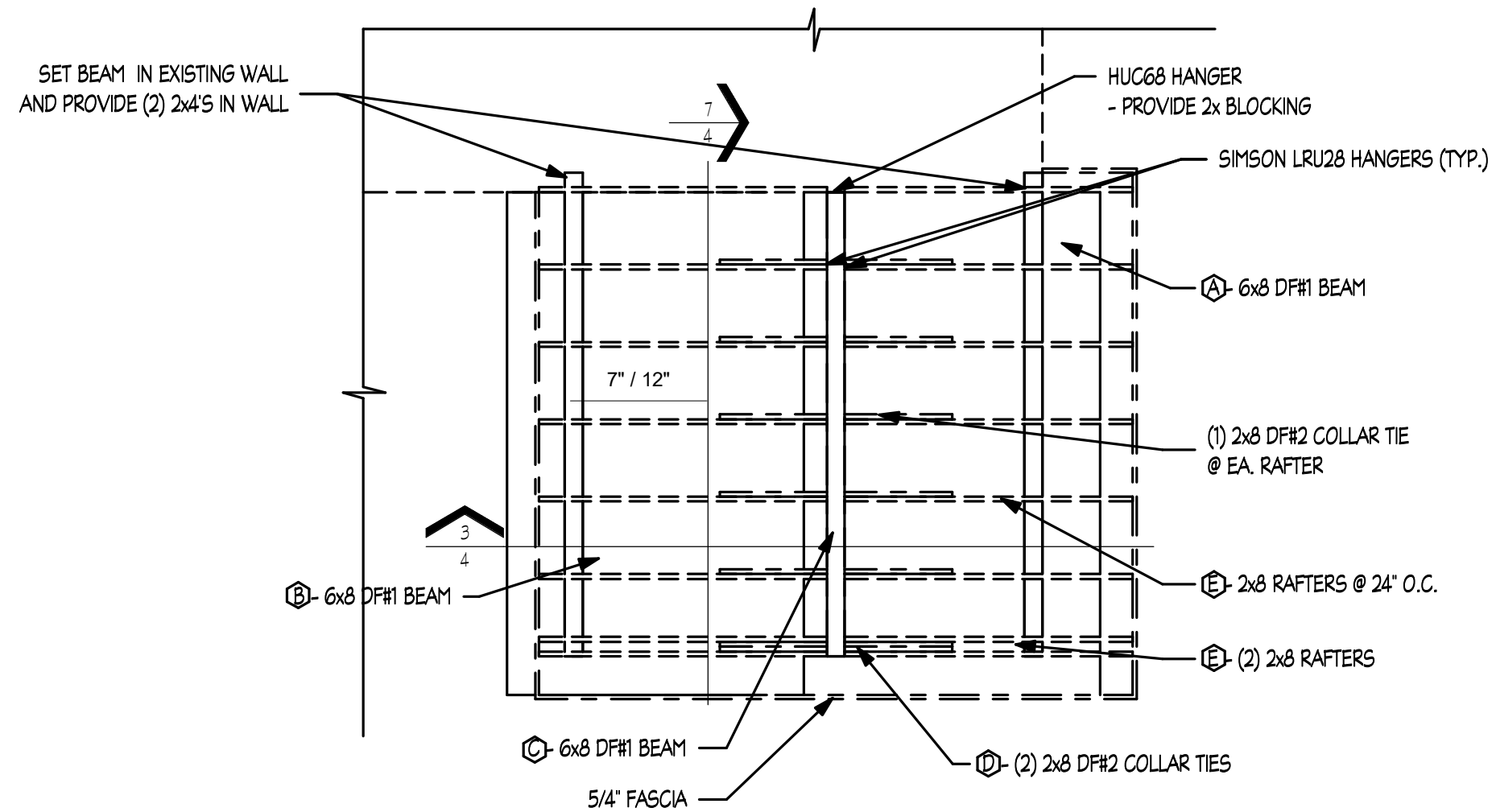
BUILDERS

DESIGN

INC

COMMERCIAL · RESIDENTIAL · REMODELING
11125 NE WEIDLER ST. · PORTLAND, OR 97220
PHONE: (503) 252-3453 · FAX: (503) 252-3454
EMAIL: BUILDERSDESIGN@GMAIL.COM

ALEX BORHO	
ELEVATIONS	
Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	--
Scale:	As indicated
1	

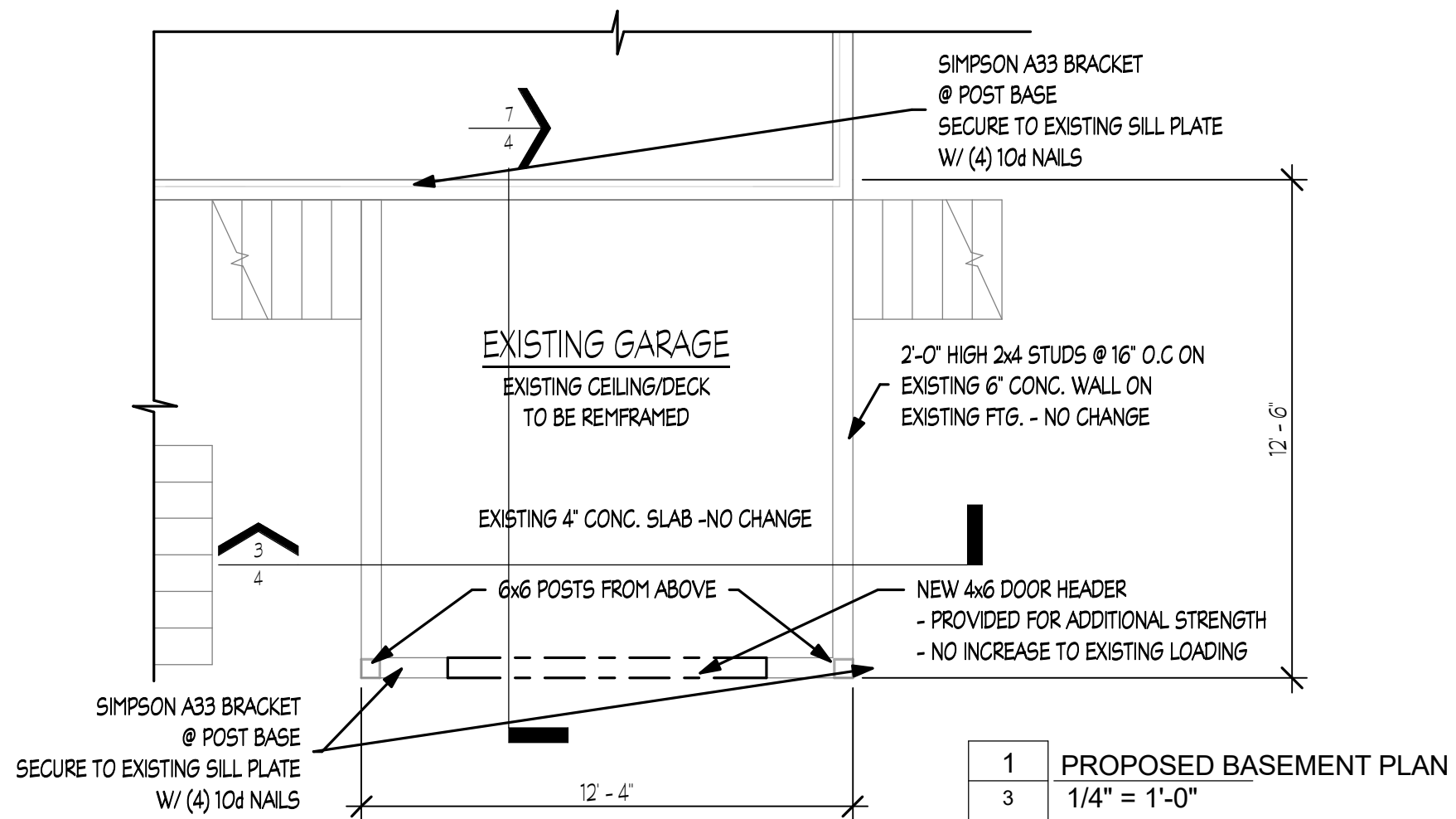
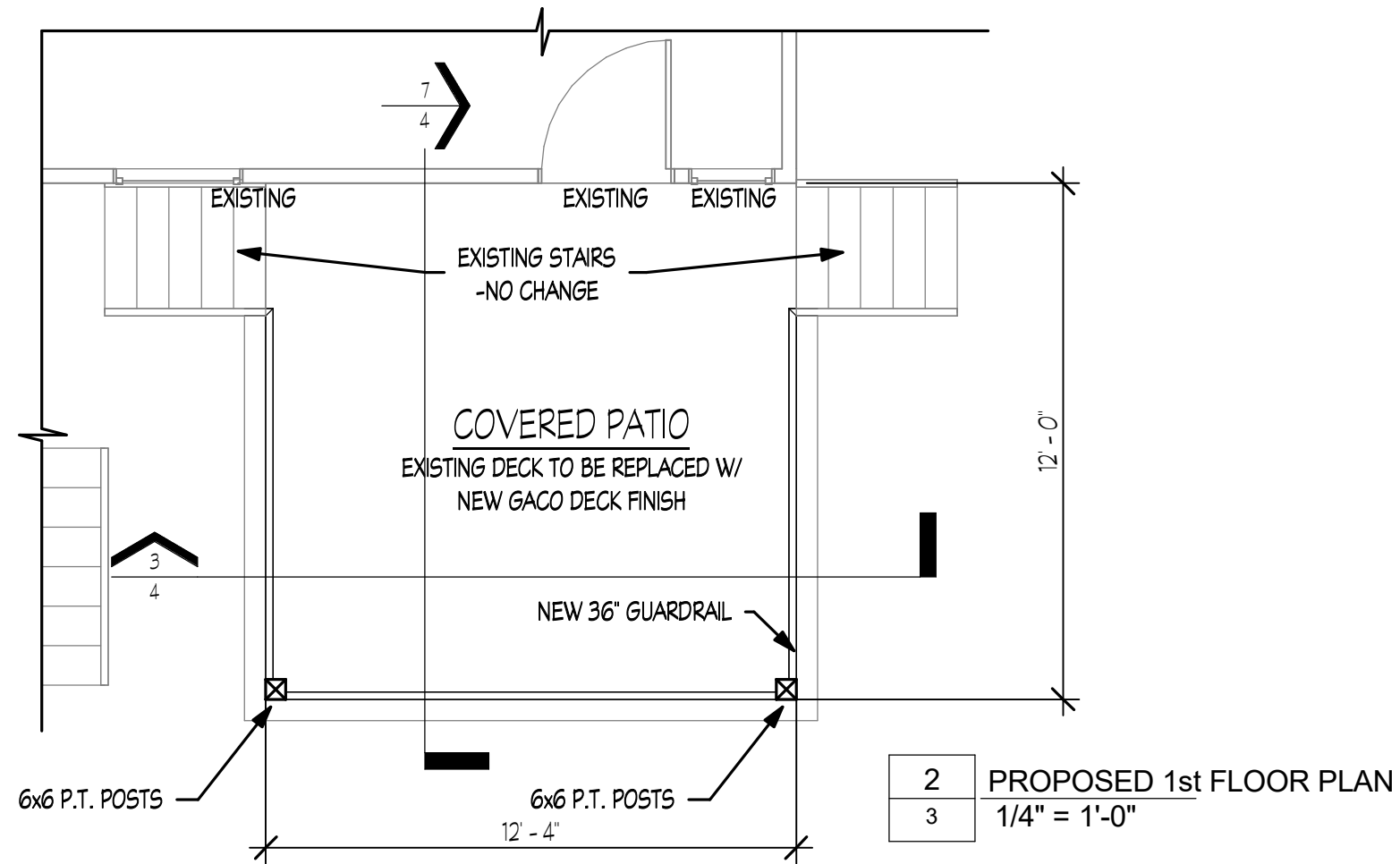


5	ROOF FRAMING PLAN
2	1/4" = 1'-0"

ALEX BORHO

ROOF PLAN

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



ALEX BORHO

BASEMENT AND 1st
FLOOR PLANS

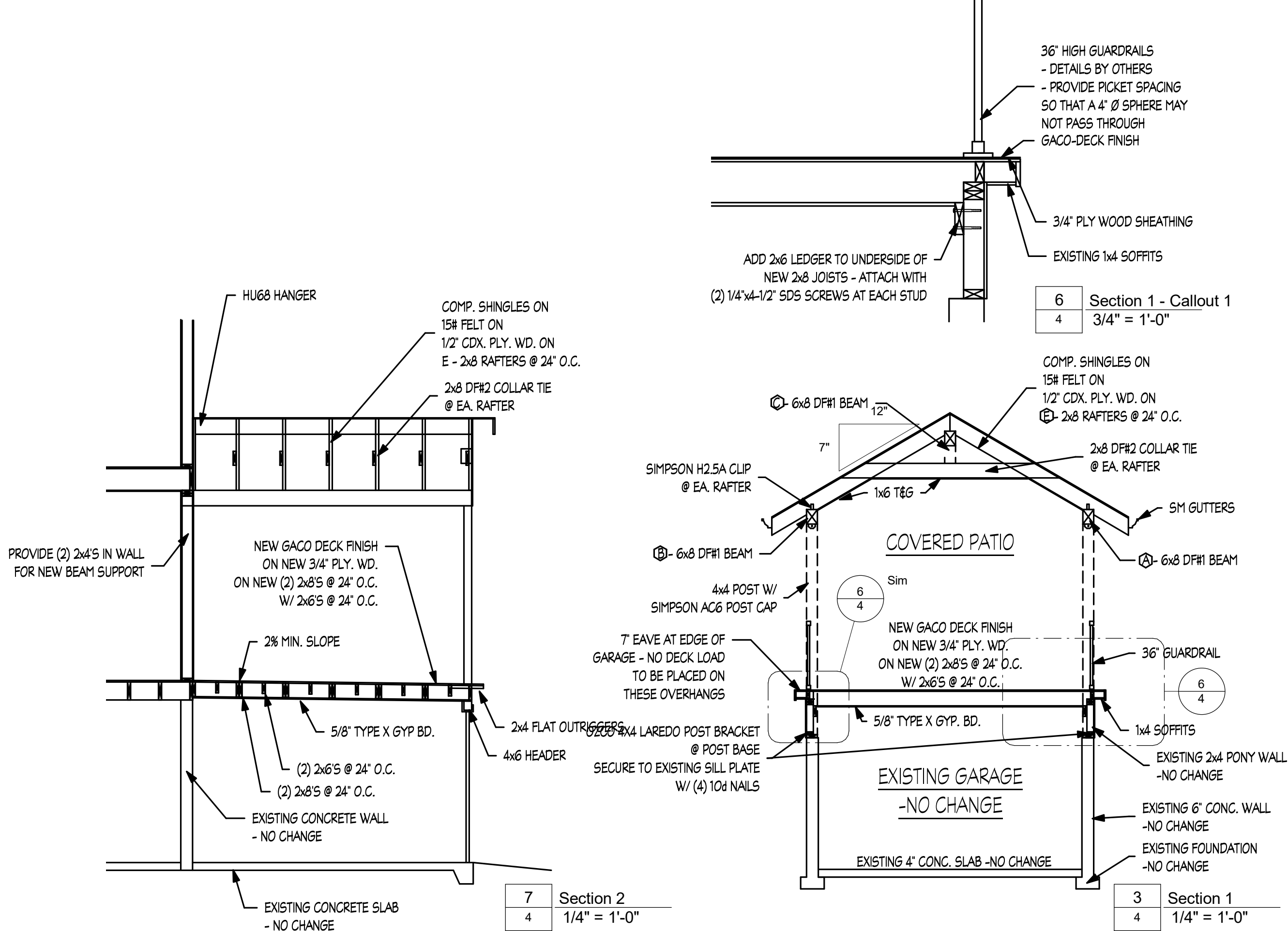
Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	--
Scale:	1/4" = 1'-0"

ALEX BORHO

SECTIONS

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

4



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, STOCKPIILING 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.

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 PS
-PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER:	3000 PS

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.

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.

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE 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

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.

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.

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'.

JOIST TO SILL OF GIRDER
BRIDGE TO JOIST
BOTTOM PLATE TO JOIST
PLYWOOD SUBFLOOR

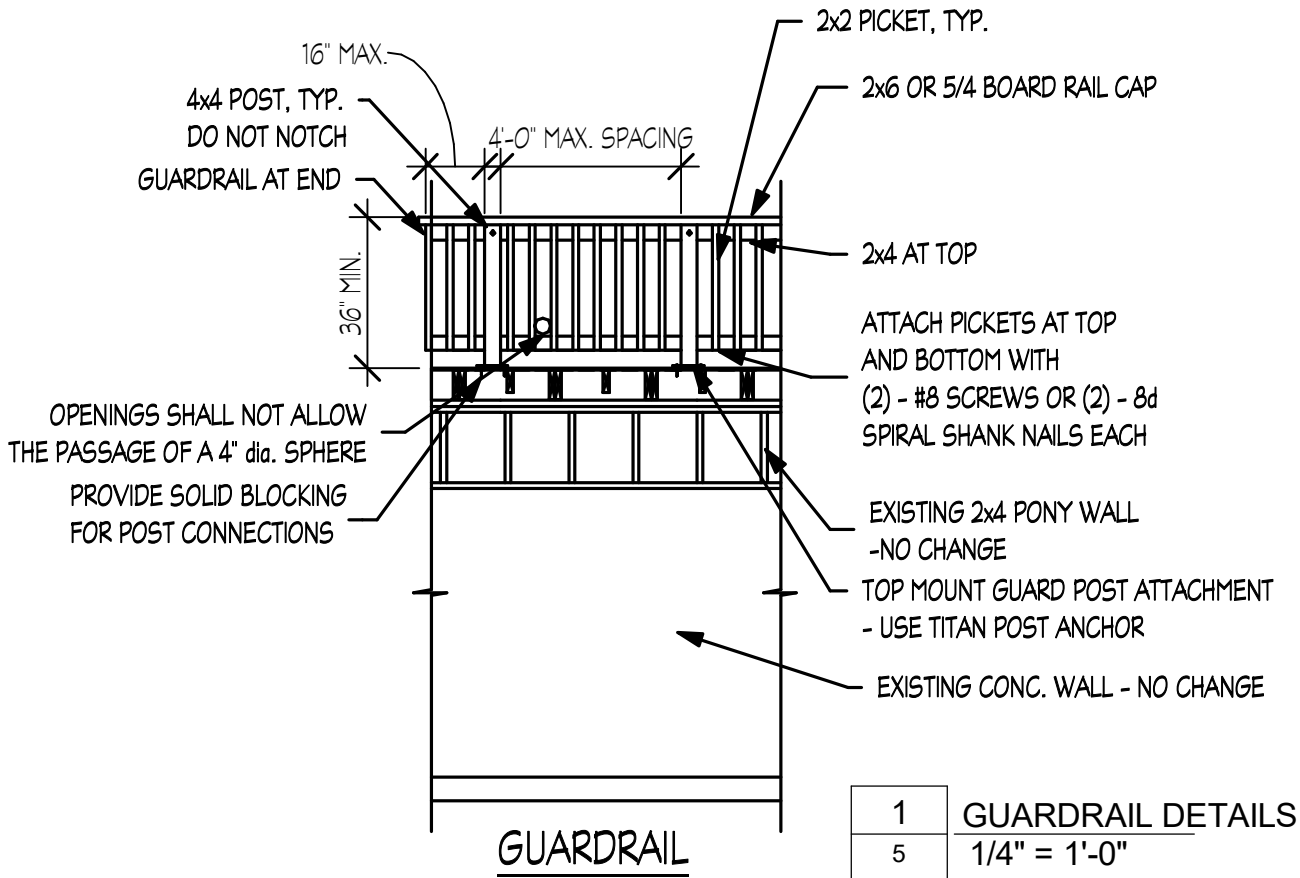
	8d @ 12"
TOP PLATE TO JOIST	(2)16d
STUD TO BOTTOM PLATE	(4)8d
DOUBLE STUDS	16d@ 16" O.C.
DOUBLE TOP PLATE	16d@ 16" O.C.
CONTINUOUS HEADER (2 PC)	16d@ 16" O.C.
CEILING JOIST TO PLATE	(3) 8d
CEILING JOIST LAP OVER PLATE	(3) 16d
CEILING JOIST TO RAFTER	(3) 16d
RAFTER TO TOP PLATE	(3) 8d
COLLAR TIES (EACH END)	(6) 10d (U.N.O.)
BUILD UP CORNER STUDS	16d @ 24" O.C.
TOP PLATE AT INTERSECTIONS	(2) 16d
MULTIPLE LVL'S (2 PLIES)	2 ROWS - 16d @ 12" O.C.
MULTIPLE LVL'S (3 PLIES)	2 ROWS - 16d @ 12" O.C.
MULTIPLE JOISTS (UP TO 3)	2 ROWS - 16d @ 12" O.C.
1x6 SPACED SHEATHING	(2) 8d
RAFTERS TO HIPS, VALLEY OR RIDGE	(4) 16d

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 - 2x6S0 FB @ 1.8E | |
| B. PLATES, BLOCKING AND BRIDGING - | NO. 3 DOUG FIR |
| C. STUDS - | STUD GRADE DOUG FIR |
| D. T&G DECKING - | STUD @ BETTER GRADE DOUG FIR |
| E. PLY. SHEATHING - | CD DOUG FIR PLY. (32/16) |
| F. GLU-LAM - | 24-F V-4 |
| 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 TI 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.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2/12 OR GREATER. FOR ROOF SLOPES FROM 2/12 TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED.



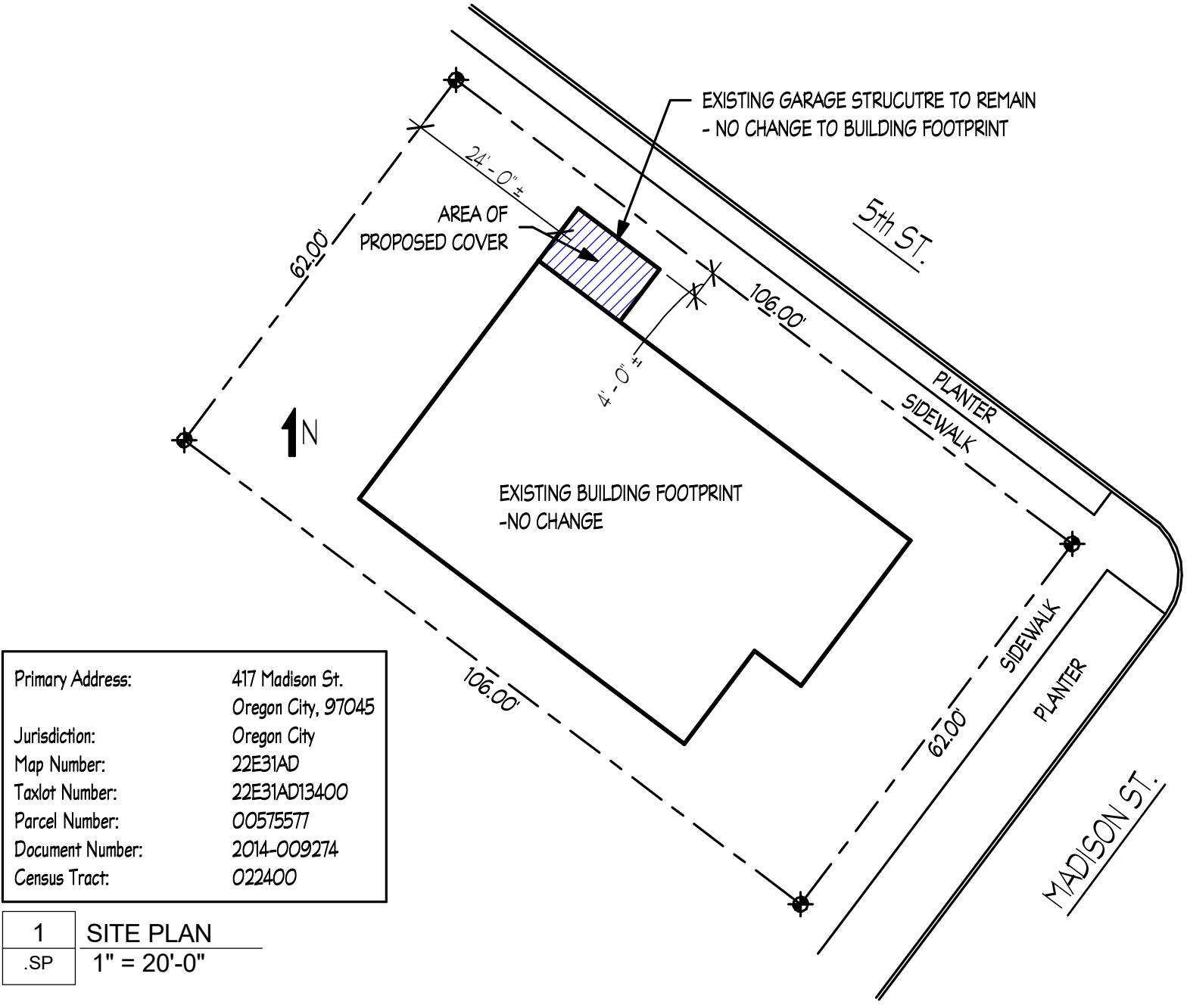
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ALEX BORHO

GENERAL NOTES AND DETAILS

Project number:	10924
Date:	9/27/17
Drawn by:	KG
Checked by:	BSY
Area:	09/27/17
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"

BUILDERS
DESIGNINC

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SITE PLAN	
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.SP	