

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE CURRENT OREGON RESIDENTIAL SPECIALTY CODE (ORSC) BASED ON THE INTERNATIONAL RESIDENTIAL CODE AND ALL ADDITIONAL STATE AND LOCAL MUNICIPAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS PLAN WAS DESIGNED TO MEET THE REQUIREMENTS OUTLINED UNDER THE AMENDED CODE SECTION R602.10 (ORSC 2011) WALL BRACING. THIS PLAN MAY HAVE RECEIVED LIMITED ENGINEERING TO ACCEPT SPECIFIC LATERAL OR WIND LOADING IN AREAS THAT DO NOT COMPLY WITH THIS CODE SECTION. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DELAYS OR DAMAGE DUE TO LACK OF LATERAL ENGINEERING. CONSULT A LICENSED ENGINEER FOR ADDITIONAL LATERAL REQUIREMENTS IF NEEDED.

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THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL CEMENTBOARD AT ALL WATER SPLASH AREAS TO MINIMUM 12" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 20 CFM (MIN) INTERMITTENT OR 20 CFM (MIN) CONTINUOUS FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR MUST REVIEW SPECIFIC SITE CONDITIONS WITH THIS OFFICE BEFORE CONSTRUCTION.

FRAMING SPECIFICATIONS (UNLESS NOTED OTHERWISE)

FRAMING LUMBER:	
JOIST / RAFTERS	DF-L 2" OR AS NOTED ON PLANS, SOLID BLK * 8" INTERVALS (MAX.) + * ALL BEARINGS + END'S PER SECTION 4.41 OF THE NDS.
STUDS	DF STUD GRADE
4x AND 6x BEAMS	AS NOTED ON PLANS
GLU-LAM BEAMS	AS NOTED ON PLANS

SHEATHING MATERIALS:	
ROOF SHEATHING	7/16" OSB APPROVED MATERIAL (UNO.)
WALL SHEATHING	7/16" OSB APPROVED MATERIAL (UNO.)
FLOOR SHEATHING	UPPERS 3/4" OSB APPROVED MATERIAL (UNO.)
FIRST	1/2" OSB APPROVED MATERIAL (UNO.)

NAILING SCHEDULE:	
JOIST TO GILL OR GIRDER	TOE NAIL (3)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d #16' O.C.
TOP PLATE TO STUD	END NAIL (2)-16d
STUD TO SOLE PLATE	TOE NAIL (3)-8d
	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 10d #24' O.C.
DOUBLE TOP PLATES	FACE NAIL 10d #24' O.C.
TOP PLATE SPLICES	FACE NAIL (12)-10d
DBL 2x HEADER	FACE NAIL 10d #24' O.C.
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d OR 2 STAPLES 1/4"
BUILT-UP CORNER STUDS	10d #24' O.C.
2" FLANKS	(2)-16d # EA. BRG.

7/16" ROOF AND WALL SHEATHING	WALL EDGES 6d #6' O.C.
	ROOF EDGES 8d #6' O.C.
	INTERMEDIATE 9d #12' O.C.
3/4" SUBFLOOR	6d DEFORMED OR 8d
1 1/2" SUBFLOOR	10d DEFORMED OR 8d
	COMMON EDGES 10d #6' O.C.
	INTERMEDIATE 10d #12' O.C.
2x MULTIPLE JOISTS - STAGGER	#15' O.C. W/ (2) # EA. END OR SPLICE
(4) OR FEWER	16d NAILS
(5) OR MORE	1/2" DIA. M.B. W/ STANDARD NUT AND WASHERS

FOUNDATION SPECIFICATIONS (UNLESS NOTED OTHERWISE)

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH:
3500 PSI AT 28 DAYS FOR ALL SLABS. (ADD 5% - 1% AIR ENTRAINMENT TO THE PSI REQUIREMENT FOR SLABS EXPOSED TO THE WEATHER).
3000 PSI AT 28 DAYS FOR ALL OTHER CONDITIONS.
MAXIMUM SLUMP: 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

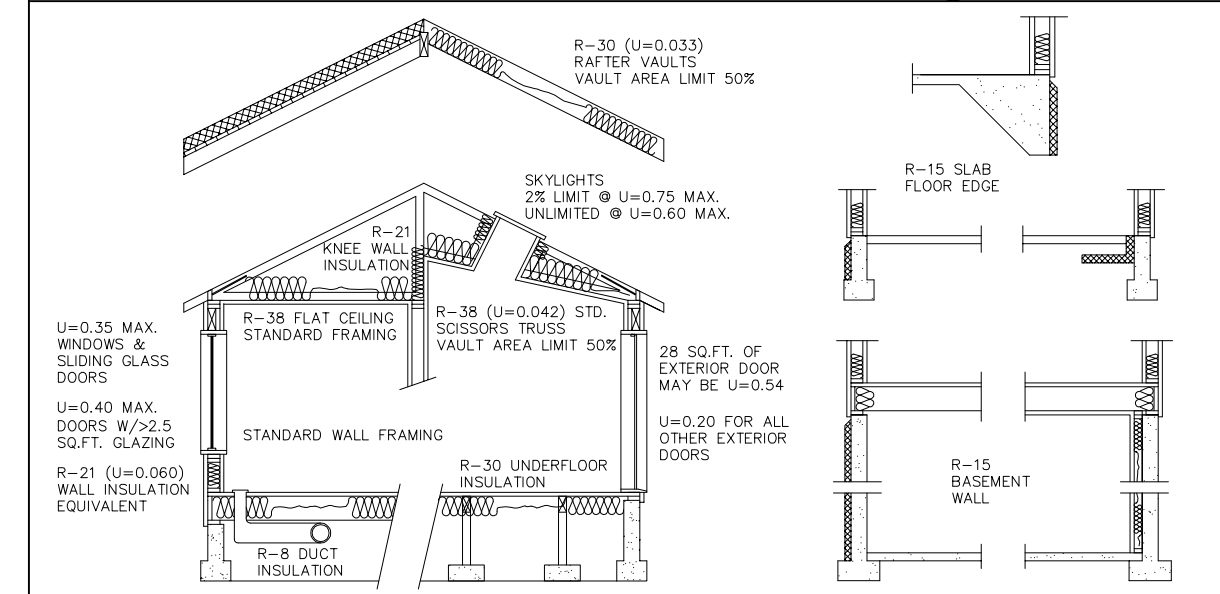
DO NOT BACKFILL FOUNDATION WALL UNTIL MAIN FLOOR AND WALL DIAPHRAGMS ARE IN PLACE AND FULLY NAILED. FOUNDATION WALLS HAVE BEEN CAST AND CURED FOR 28 DAYS.

DESIGN LIVE LOADS:

ROOF	25 PSF
FLOORS	40 PSF
GARAGE FLOOR	50 PSF OR 2000# FT. LOAD ON 2' SQ.
EXTERIOR DECKS	40 PSF
STAIRS	40 PSF

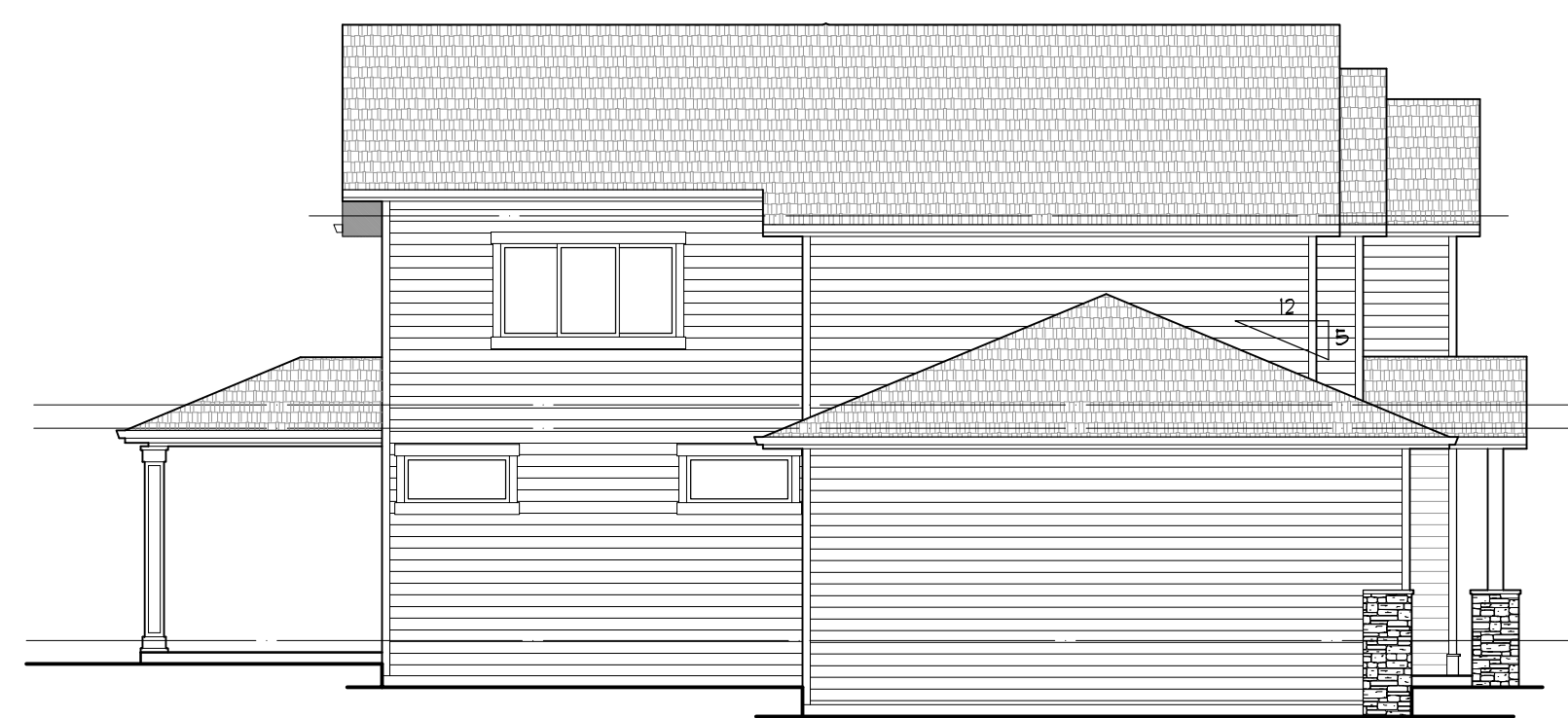
SOIL BEARING CAPACITY (ASSUMED): 1500 PSF

ENERGY CODE W/ ADDITIONAL MEASURES 1, 2, 7, 8 AND 9



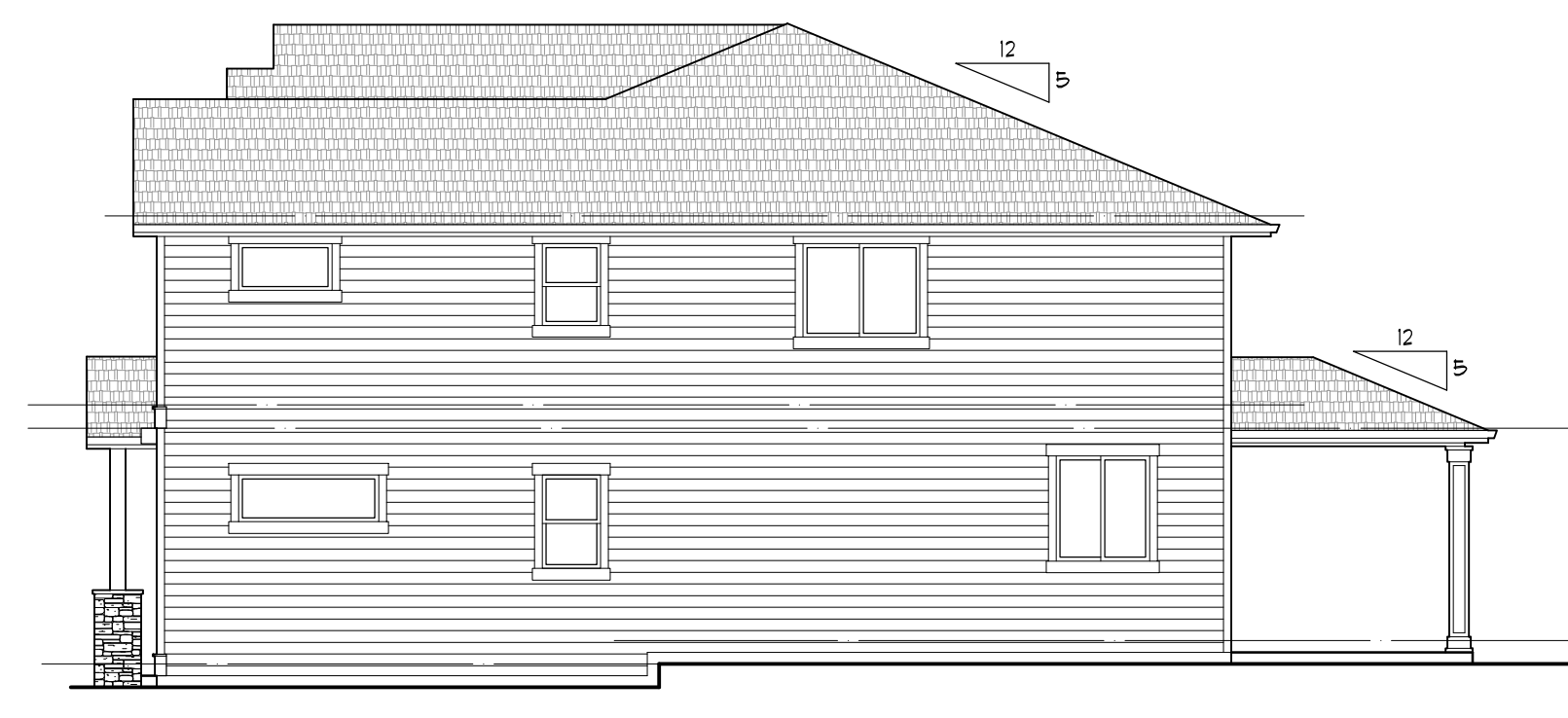
FRONT ELEVATION

1/8"=1'-0"



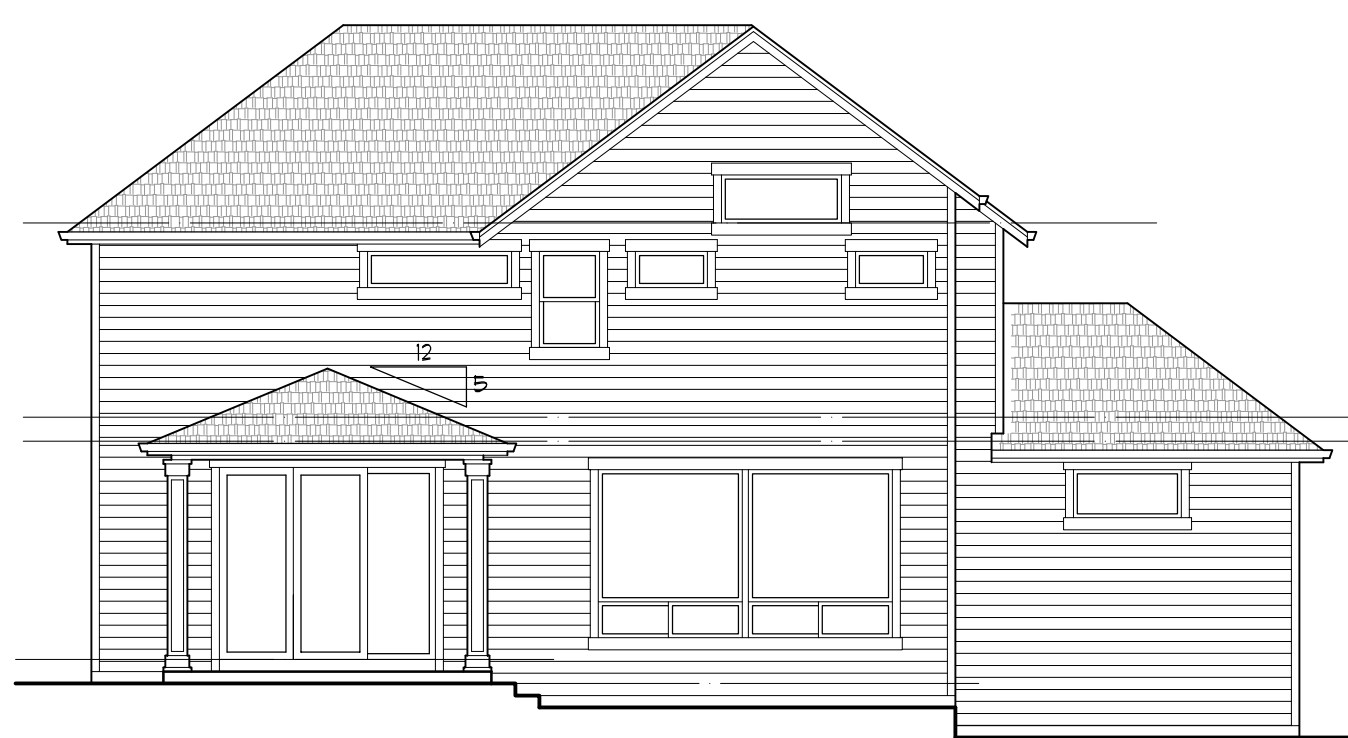
LEFT ELEVATION

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"

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MAIN LEVEL	1139 SQ.FT.
2ND LEVEL	1498 SQ.FT.
TOTAL	2637 SQ.FT.
GARAGE	813 SQ.FT.
GARAGE LEFT	

Stonecreek
2637 Sq. Ft.

* ADDENDUM SELECTIONS
SUPERCEDE ALL LAYOUTS

