



LAND USE PRE-APPLICATION CONFERENCE

Thursday, November 4, 2010

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am New home construction.

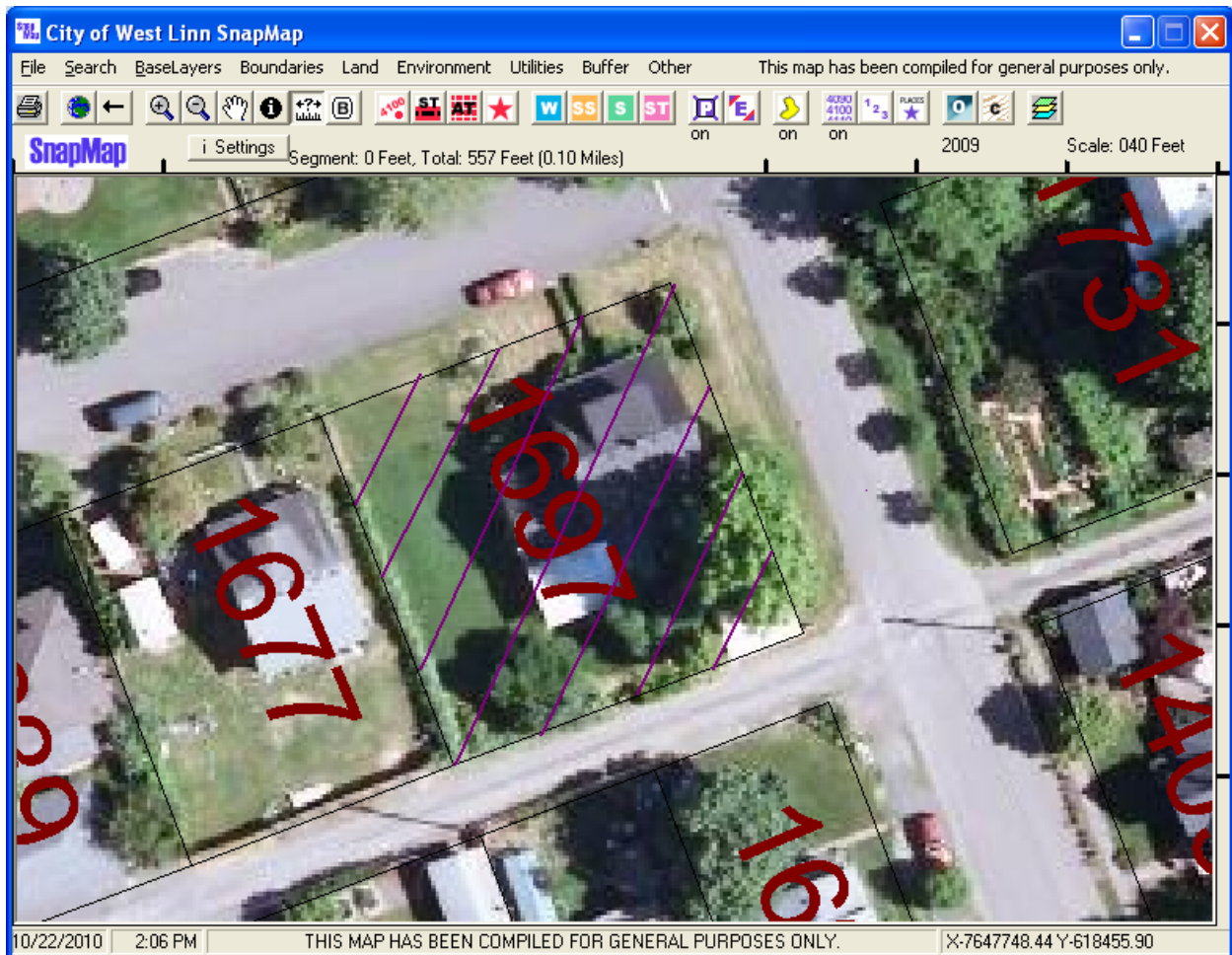
Applicant: Vintage Hones Northwest, LLC

Subject Property Address: 1697 6th Ave., TL# 31E02BC00900

Neighborhood Assn: *Willamette*

Planner: Sara Javoronok

Project #: PA-10-33





CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

| | | |
|----------------------------------|---------------------|-----------------------|
| CONFERENCE DATE: 11/4 | TIME: 10:00 a.m. | PROJECT #: DA 1033 |
| STAFF CONTACT: Sara Javoronok | | FEE: \$350.00 |

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 31E02BC00900 (1697 6th Ave)

Brief Description of Proposal: New Home Construction

Applicant's Name: Village Homes Northwest LLC
Mailing Address: 15151 Se Frye St Happy Valley OR 97086
Phone No: 503 427 6787 Email Address: bm@3@me.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

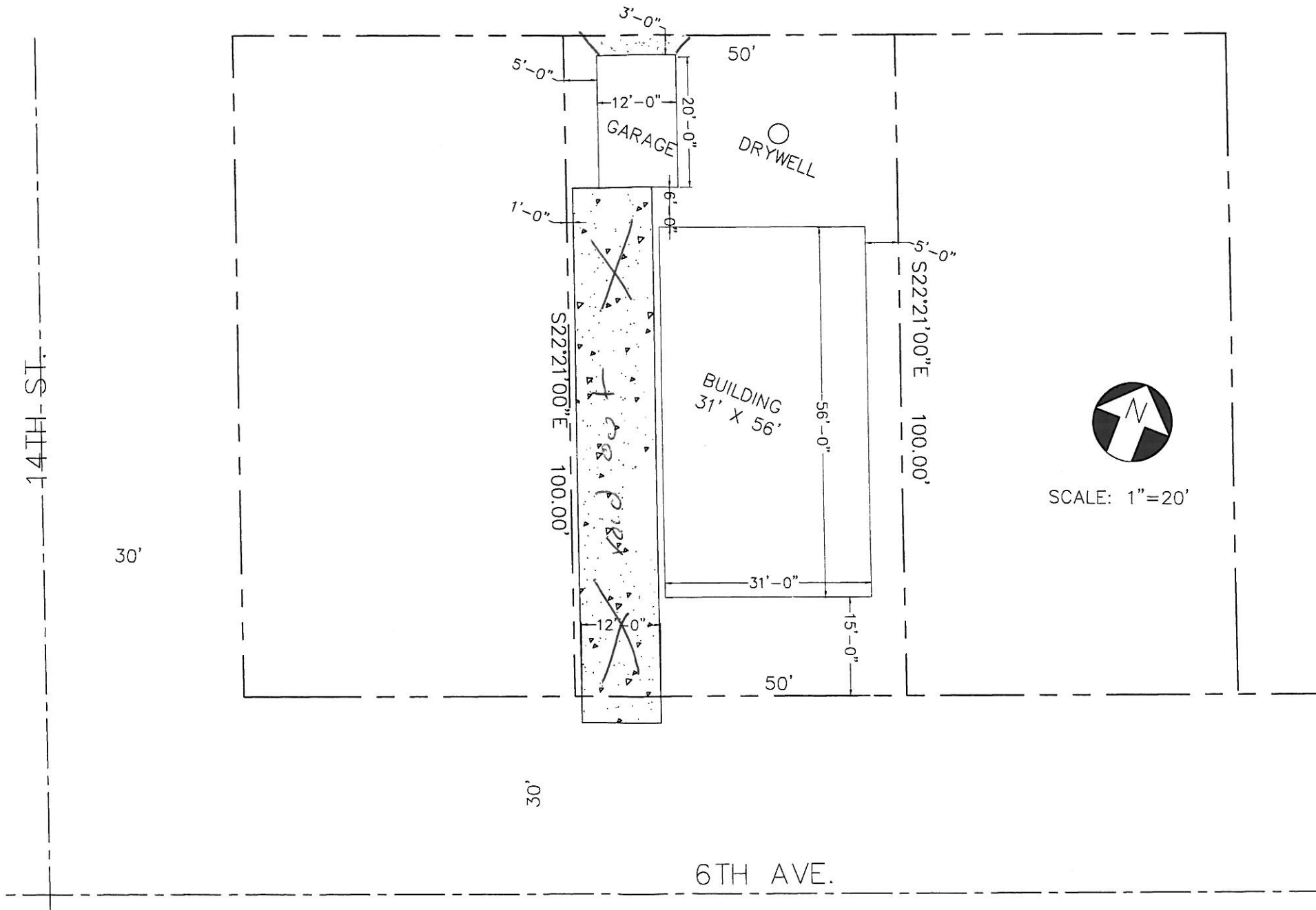
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

[Signature] _____ 10/21/10
Property owner's signature Date

Property owner's mailing address (if different from above)



| No. | Date | By | Chk. | Revisions |
|-----|------|----|------|-----------|
| - | - | - | - | - |
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Designed By:
HL

Drawn By:
MR

Checked By:
HL

Approved By:



CONVERGENT PACIFIC
 8975 SW CENTER STREET
 TIGARD, OREGON 97223
 T 503-747-3559 F 503-747-3579

Scale:
1"=30"

Filename:
C1.DWG

Contract No.:

Date:
10/13/10

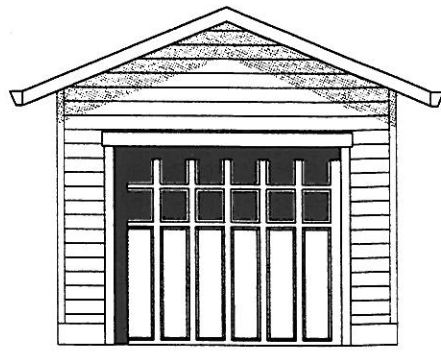
PRELIMINARY SITE PLAN
 LOT NEXT TO 1697 6TH AVE.
 WEST LINN, OREGON

Drawing No.: Rev

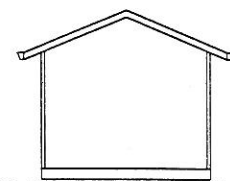
C1

Sheet No.:

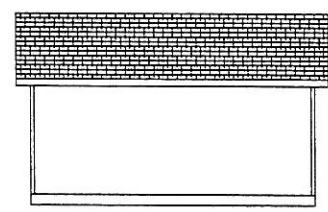
1 OF 1



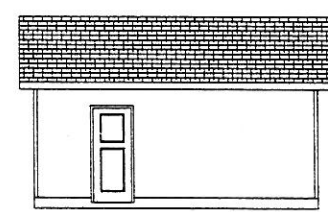
FRONT ELEVATION
SCALE 1/4"=1'0"



REAR ELEVATION
SCALE 1/8"=1'0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'0"

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VINTAGE
HOMES NW

CONSTRUCTION TO BE EXCLUDED ACCORDING TO BULKING CODES AND/OR LOCAL ZONING REGULATIONS. OWNER GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THESE PLANS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT IN WRITING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES TO THE PROPERTY OR PERSONS. THE ARCHITECT SHALL TRADE/JOURNAL/ARTIST THESE PLANS.

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FRAMING LUMBER
LUMBER SPECIES: Douglas fir-larch grade lumber
LUMBER GRADES:
 exterior wall studs no.2 or better
 interior non-bearing wall studsstandard or better
 interior bearing wall studsno.2 or better
 joistsno.2 or better
 beamsno.1 or better unless noted on plan
 postsno.1 or better unless noted on plan
 blockingstandard or better
 solid blocking use same depth as members

ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2009 IRC R319)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: use western
MEMBER GRADE:
 (single, multiple span or cantilevered spans) use 24F-V6

MATERIAL STANDARDS:
 architectural grade appearance
 do not use 24F-L0s unless noted & approved by a qualified supplier or structural engineer
GLULAM COLUMNS: use combination #3 dt

PLYWOOD SHEATHING
ROOF SHEATHING: 1/2" min. index 32/16
FLOOR SHEATHING: 3/4" min. index 48/24 t&g
WALLS SHEATHING: 7/16" min. index 32/0

WOOD PRODUCT MANUFACTURERS:
 engineered wood products must conform with all applicable provisions of the IRC 2009 code
 Trus joist -TJI series joist or
 Boise engineering -BEI series joists
 assemblies and hangers, as required to provide a complete floor or roof structural system per joist manuf.

TRIM BOARD:
 1-1/4" wide, 1.3e grade unless noted on plans or approved by joist supplier or structural engineer

BEARING REQUIREMENTS FOR MECHANICAL UNITS:
 1-1/4" wide, 1.3e grade unless noted on plans or approved by joist supplier or structural engineer

SIDING:
 siding to be determined by owner/builder

GARAGE / DWELLING SEPARATION:
 on the garage side of walls and ceiling with a min. 1/2" gap and 5/8" type 'x' gap at ceiling with habitable rooms above

INSULATION R-VALUES:
 2x4 walls: R-15 min.
 2x6 walls: R-21 min.
 roof cavities: R-30 min.
 vaulted roof cavities: R-30 min.
 under slab: R-10 rigid min., 24" horizontal length min.
 insulation baffles at vents (per IDG 1203.2)
 floor cavities:
 R-30 min. with 1" min. air space for venting (per IDG 1203.2)

CRAWLSPACE:
 18" min. clearance from grade to bottom of floor joist and min 12" clearance to bottom of girders or beams in the crawlspace

ROOF:
 composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" plywood on manuf. truss or rafters 24" o/c per 2009 IRC R905. use Simpson 142.5" clip on each truss or rafter

ATTIC VENTILATION:
 Attic Vents R604.2 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 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

OVERHANGS:
 overhangs are to be determined by owner/builder

GUTTERS:
 gutters are to be determined by owner/builder

BRACE LEGEND PER 2009 IRC (R602)

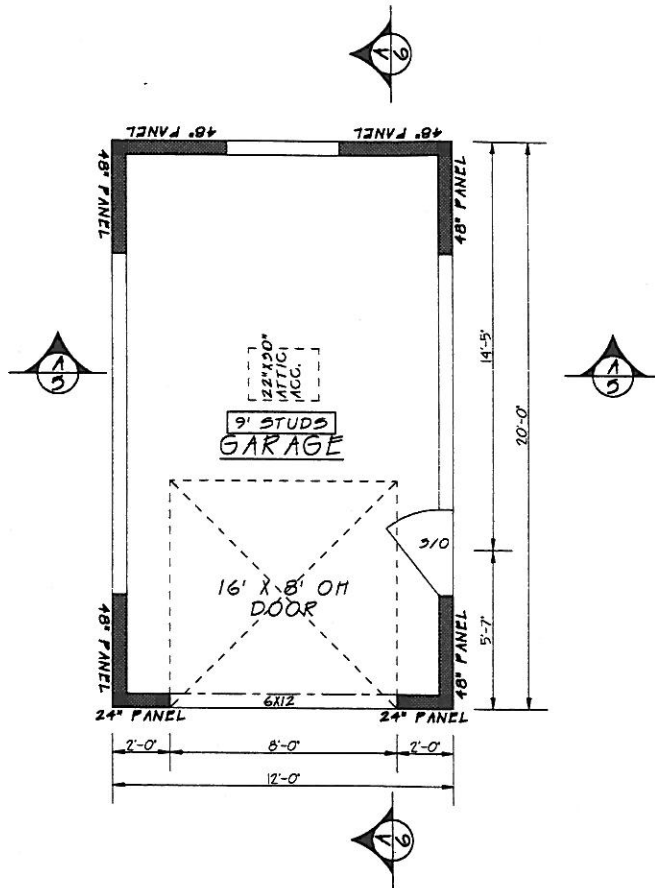
48" PANEL
 WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 15/32" THICK FOR STUDS 16" O/C AND NOT LESS THAN 7/16" THICK FOR STUDS 24" O/C

48" INTERIOR PANEL
 1/2" GYPSUM BOARD ON STUDS NOT SPACED OVER 16" O/C NAILED 6" O/C

32" PANEL
 ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602)

24" PORTAL FRAME
 MINIMUM LATERAL RESTRAINT PANEL PER 2009 IRC (R602)

16" PORTAL FRAME
 ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602)



1ST FLOOR PLAN
 SCALE 1/4"=1'-0"

Note: Dashed Area - Posts or Studs

- 6x6 Posts or (3)2x6
- 4x4 Posts or (3)2x4
- 2x4 Posts or (2)2x4

To be determined by framer unless specified on the plan.

| | | | |
|-------------------|---------------|--------------|---------------|
| MIN. LOADS | FLOOR: in P5F | ROOF: in P5F | DECKS: in P5F |
| | LIVE 40lbs | LIVE 25lbs | LIVE 40lbs |
| | DEAD 10lbs | DEAD 17lbs | DEAD 20lbs |

6x8 hr min. 7'-9" ceilings unless noted on plan
 4x8 hr min. 8'-0" ceilings unless noted on plan
 4x8 hr min. 9'-0" ceilings unless noted on plan

Design Loads
 Ground snow load to be determined by 2009 IRC figure R301.2(5) or site specific case study needed by local county codes. for more info please contact me at FORGACS RD 360-433-1794

All Beams, Rafters, Joist, Hlrs, Post, and Studs are D-F 2 unless noted on plan.
 any wood in contact with concrete must be pressure treated (per 2009 IRC R317)

GENERAL CODE
 R316.1 Hallways. The minimum width of a hallway shall be not less than 3 feet finished.
 R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. There are 2 exceptions, read IRC
 R301 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.
 R301.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
 R301.2 Minimum opening height. The minimum net clear opening height shall be 24 inches.
 R301.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.
 R312 Egress door. At least one egress door shall be provided for each dwelling unit. The egress door shall be self-closing, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop.
 R313 Floors and landings at exterior doors. There shall be a landing on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2% percent).
 R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72
 R314.3 Location. Smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attics.
 When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Governing Design Code:
 2009 International Building Code
 2009 International Residential Code
 General
 Specifications and codes referenced in these notes are the versions most recently adopted by the permitting authority. field verify dimensions and elevations relative to the existing structure prior to fabrication of materials. For feature construction field verify dimensions on lot with setbacks and elevations relative to heights limits, per c/c's or per local jurisdictions. apply, place, erect or install all products and materials in accordance with the manufacturer's instructions. adequately bracing structure and all structural components against wind, lateral earth and seismic forces until the permanent lateral force resisting systems have been installed. provide blocking between studs (or other means of bracing) at wood bearing walls to prevent stud buckling prior to installation of gypsum wallboard.

AREA
 1ST FLOOR TOTAL 140 38 FT.
 140 38 FT.

VINTAGE HOMES NW
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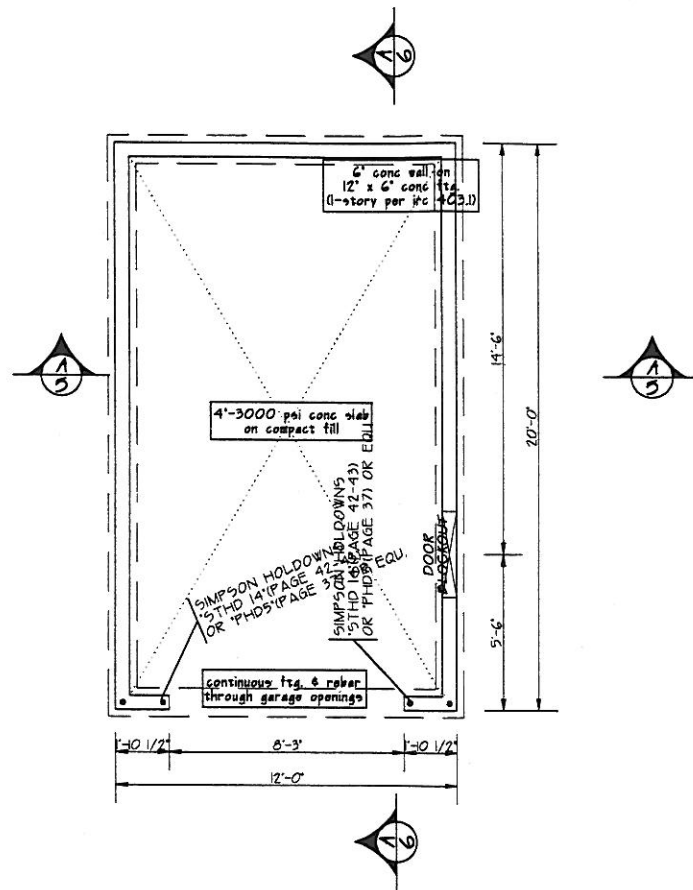
NOTE: ALL NEW CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE LOCAL ZONING REGULATIONS OVER GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. FORGACS RESIDENTIAL DESIGNS IS NOT TO BE HELD LIABLE FOR ANY DAMAGE OR LOSS OF ANY KIND TO THE PROPERTY OR PERSONS OR ANYTHING THEREON CAUSED BY THE GENERAL CONTRACTOR OR ANY OTHER PARTY. ANY AND ALL QUESTIONS CONCERNING ANY OF THE GENERAL CONTRACTOR'S WORK SHALL BE DIRECTED TO THE SCALED DRAWINGS. FORGACS DOES NOT RETAIN ALL COPYRIGHTS IN THE DRAWINGS. ANY REVISIONS TO THE PLANS SHALL BE MADE BY THE ARCHITECT OR HIS REPRESENTATIVE. THESE PLANS OR ANY PART THEREOF ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION FROM FORGACS RESIDENTIAL DESIGNS. THESE PLANS.

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PLAN #
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2



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

GOVERNING DESIGN CODE:
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL CODE

FOUNDATIONS:
Foundation sizes based on an allowable soil bearing pressure of 1500 psf dead and live loads combined. place footings on firm, undisturbed original (virgin) soil, or on structural fill and shall be under frost line per county code, unless noted by engineer.

CONCRETE MIX DESIGN:
3000 psi conc. for slab, 2500 PSI conc. walls, and footings all on compact fill or virgin soil. (slabs may require 6x6x10ga. in some jurisdictions)

ANCHORS IN CONCRETE:
install according to manufacturer's recommendations anchor bolts: use bolts with rolled threads unless noted otherwise embed anchor bolts seven inches (7") minimum into concrete.

pt mud sill with 1/2"x10" (5/8"x10" for Oregon) @ 6'-0" o.c. & max 12" from ends with 3"x3"x1/4" steel plate washers at each bolt, top anchor bolt space for 3-story buildings shall be 48" o.c.

anchor bolt must be located no greater than 12" to foundation plate splices and no less than 7 times the anchor bolt dia.
example: 1/2"x7-3/4" from splices
example: 5/8"x7-4-3/8" from splices
provide 2 anchor bolts per piece of foundation plate minimum

(1-STORY PER IRC 403.1)
6" conc wall (4" tall max) on 12"x6" conc. ftg. see basement wall details for higher stemwalls or per engineer.

(2-STORY PER IRC 403.1)
6" conc wall (4" tall max) on 15"x6" conc. ftg. see basement wall details for higher stemwalls or per engineer.

(3-STORY PER IRC 403.1)
8" conc wall (4" tall max) on 23"x8 1/2" conc. ftg. see basement wall details for higher stem walls or per engineer.

REBAR:
min. #4 rebar top of wall and footing cont. 40 dia lap at splices, stem walls higher than 4' will require design as retaining wall or constrained basement wall per local jurisdiction or engineer.

#4 vert. @max. 4' o.c with min. 14" extensions into stem wall at splice. min. 6" hook continuous ftg. & rebar through garage openings

EXPANSION ANCHORS INTO CONCRETE:
embed expansion anchors (4") minimum into concrete.

GRADE:
grade shall fall a min. 6" w/in 10' or ftg. drain req 3" dia. min. perforated pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane see R405.1

footings must be 12" min. below undisturbed ground or footing shall be placed below the frost line established by the local jurisdiction, use whichever provides a deeper foundation - vertical and horizontal wall reinforcement's shall be placed no closer to the outside face of the wall than 1/2 the wall thickness.

POST CONNECTIONS:
Typical 6x6 posts "if in contact w/ weather or conc. use pt - post to conc. connection use simpson "D64" post base or equ. - post to hdr or beam connection simpson "BC6" post cap or equ. post to decking connection simpson "D640 half base" cap or equ. for 6x6 post connections see manu. for installation details

Typical 4x4 posts "if in contact w/ weather or conc. use pt - post to conc. connection use simpson "EPD44T" post base or equ. - post to hdr or beam connection simpson "D64" post cap or equ. post to decking connection simpson "D640 half base" cap or equ. for 4x4 post connections see manu. for installation details

IGN VENT PER CODE:
The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space. Vents shall be within 3 feet of each corner of the building.

DEAM POCKET: 1/2" air space on 3-sides

SIMPSON HOLD-DOWN: 1/2" x 14" or phd5 or equ. or per eng.

LEDGERS:
WOOD CONNECTION: 2x10 ledger w/ 5/8" x 5" lag screws staggered 16" o/c
CONC. CONNECTION: 2x10 ledger w/ 5/8" x 5" lag screws staggered 16" o/c

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VINTAGE HOMES NW

NOTE: ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES, GENERAL CONTRACTING PRACTICES AND ALL NECESSARY PERMITS. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE.

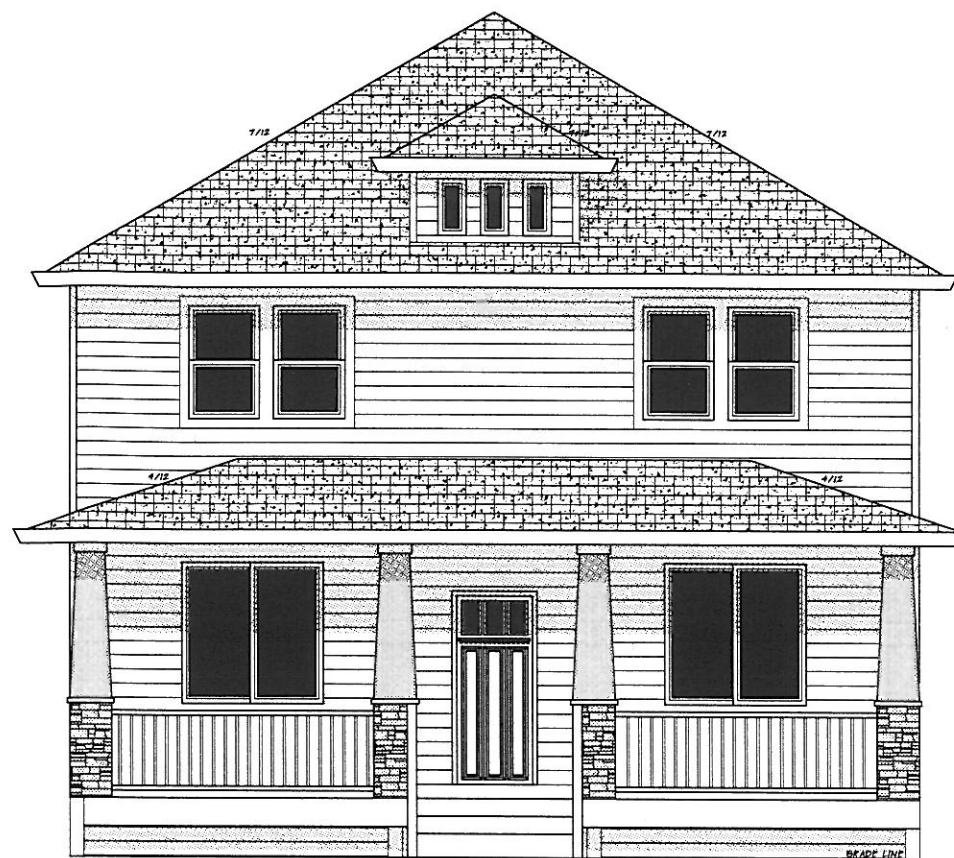
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FRONT FACADE
FACE-646 SQ.FT.
GLAZING-117 SQ.FT.
FRONT HAS -18% GLAZING

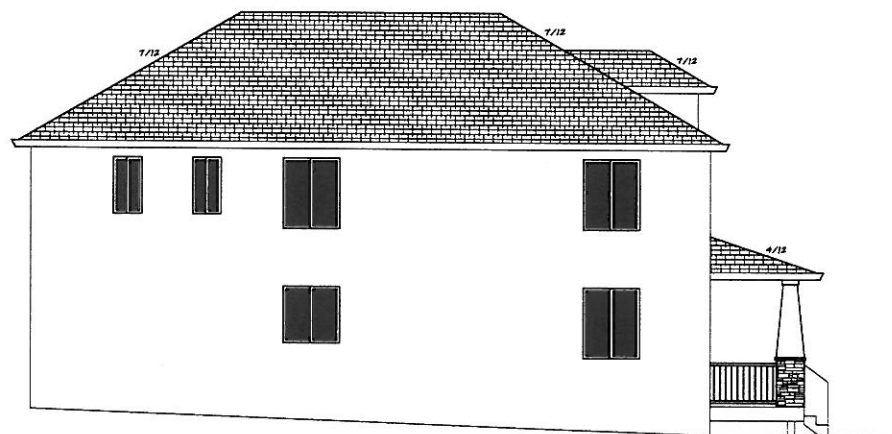


REAR ELEVATION
SCALE 1/8"=1'-0"

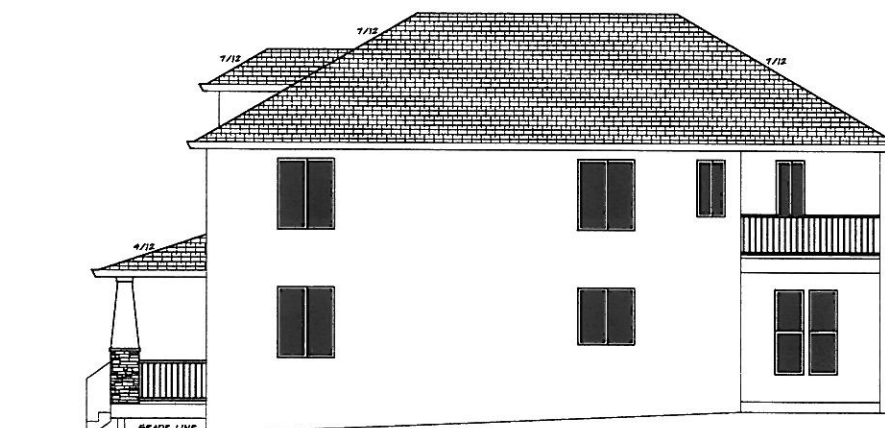


FRONT ELEVATION
SCALE 1/4"=1'-0"

29'-3"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

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HOMES NW

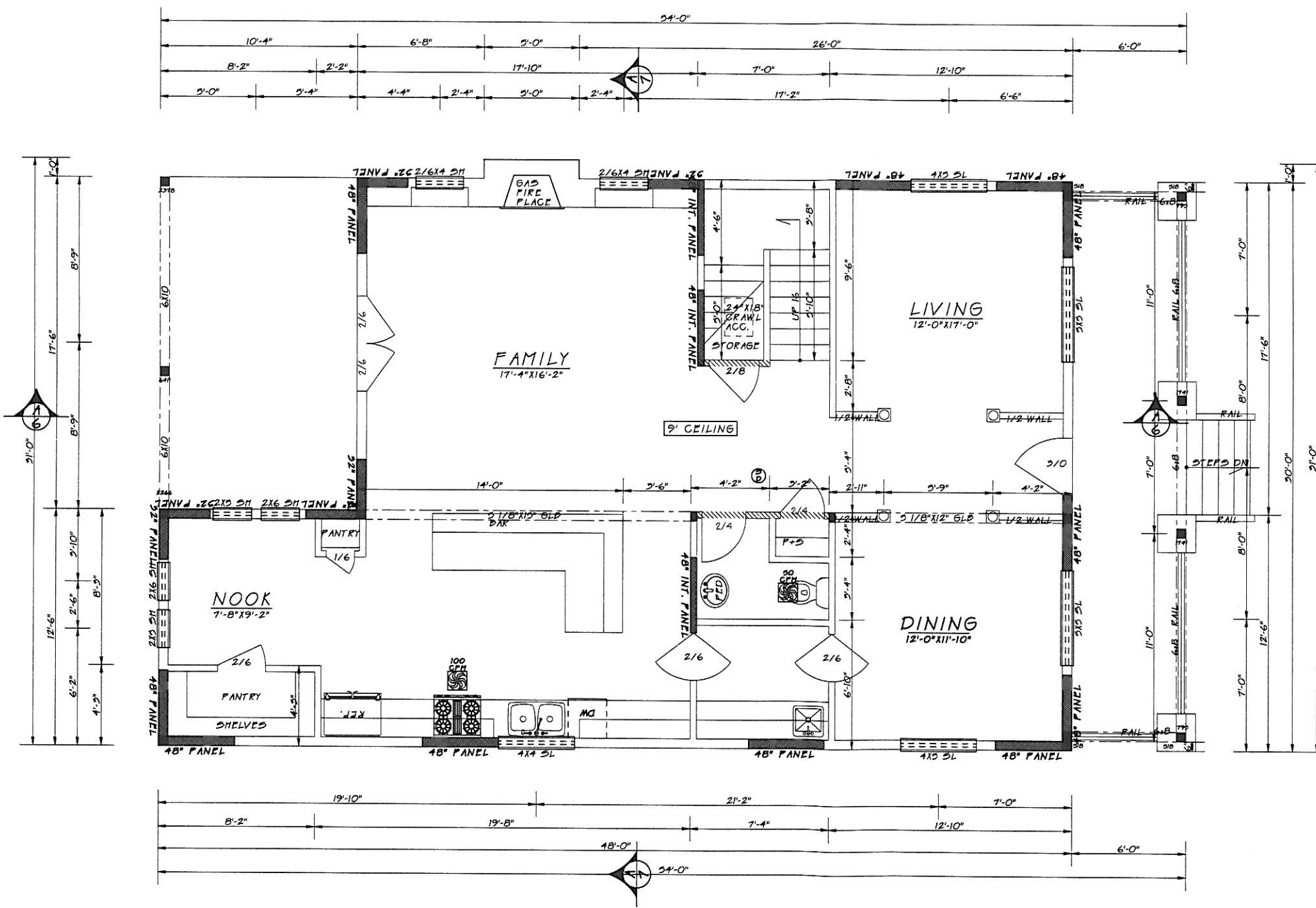
ALL NEW CONSTRUCTION TO BE, AND/ OR LOCAL ZONING REGULATIONS, OWNER/GENERAL CONTRACTOR TO VERIFY ALL LOCAL ZONING REGULATIONS, OWNER/GENERAL CONTRACTOR TO VERIFY ALL LOCAL ZONING REGULATIONS, OWNER/GENERAL CONTRACTOR TO VERIFY ALL LOCAL ZONING REGULATIONS. FORGACCS RESIDENTIAL DESIGNS IS NOT TO BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS IS RESPONSIBLE FOR VERIFYING ALL LOCAL ZONING REGULATIONS, OWNER/GENERAL CONTRACTOR TO VERIFY ALL LOCAL ZONING REGULATIONS, OWNER/GENERAL CONTRACTOR TO VERIFY ALL LOCAL ZONING REGULATIONS. ALL RIGHTS RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM FORGACCS RESIDENTIAL DESIGNS. THESE PLANS ARE THE PROPERTY OF FORGACCS RESIDENTIAL DESIGNS.

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6TH ST WEST LINN

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1ST FLOOR PLAN
SCALE 1/4"=1'-0"

| AREA | 1ST FLOOR | 2ND FLOOR | TOTAL |
|-------------------|-----------------|-----------------|-----------------|
| LOWER REAR PORCH | 181' 20.00 FT. | | |
| LOWER FRONT PORCH | 174' 20.00 FT. | | |
| UPPER REAR PORCH | 159' 20.00 FT. | | |
| | 1193' 20.00 FT. | 1200' 20.00 FT. | 2493' 20.00 FT. |

Note Blackened Area = Posts or Studs
 ■ = 6x6 Posts or (3)2x6
 ■ = 4x6 Posts or (3)2x4
 ■ = 4x4 Posts or (2)2x4
 To be determined by framer unless specified on the plan.

| | | |
|-------------------|-------------|--------------|
| MIN. LOADS | ROOF in P5F | DECKS in P5F |
| FLOOR in P5F | LIVE 25lbs | LIVE 40lbs |
| LIVE 40lbs | DEAD 17lbs | DEAD 20lbs |
| DEAD 10lbs | | |

6x8 hr. min. 7'-0" ceilings unless noted on plan
 4x10 hr. min. 8'-0" ceilings unless noted on plan
 4x10 hr. min. 9'-0" ceilings unless noted on plan

Design Loads
 Ground snow load to be determined by 2009 IRC figure R301.2(5) co-site specific case study needed by local county codes for more info please contact me at FORGACS RD 360-433-1744

All Beam, Rafter, Joist, Hrs, Post, and Studs are D.F. #2 unless noted on plan any wood in contact with concrete must be pressure treated (per 2009 IRC R317)

GENERAL CODE

R316 Hallways: The minimum width of a hallway shall be not less than 3 feet finished.

R302.1 Minimum height: Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. There are 2 exceptions, read IRC.

R301 Emergency escape and rescue required: Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.

R301.1 Minimum opening area: All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

R301.2 Minimum opening height: The minimum net clear opening height shall be 24 inches.

R301.3 Minimum opening width: The minimum net clear opening width shall be 20 inches.

R312 Egress door: At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop.

R313 Floors and landings at exterior doors: There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2% percent).

R314.2 Smoke detection systems: Household fire alarm systems installed in accordance with NFPA 72.

R314.3 Location: Smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attics.
 When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Governing Design Code:
 2009 International Building Code
 2009 International Residential Code
 General
 Specifications and codes referenced in these notes are the versions most recently adopted by the permitting authority. Field verify dimensions and elevations relative to the existing structure prior to fabrication of materials for feature construction. Field verify dimensions on lot with setbacks and elevations relative to heights limits per c.c.'s or per local jurisdictions apply, place, erect or install all products and materials in accordance with the manufacturer's instructions, adequately bracing structure and all structural components against wind, lateral earth and seismic forces until the permanent lateral force resisting systems have been installed. Provide blocking between studs (or other means of bracing) at wood bearing walls to prevent stud buckling prior to installation of gypsum wallboard.

BRACE LEGEND PER 2009 IRC (R602)

| | |
|--------------------|--|
| 48" PANEL | WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 15/32" THICK FOR STUDS 16" O/C AND NOT LESS THAN 7/16" THICK FOR STUDS 24" O/C |
| 48" INTERIOR PANEL | 1/2" GYPSUM BOARD ON STUDS NOT SPACED OVER 16" O/C NAILED 6" O/C |
| 32" PANEL | ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602) |
| 24" PORTAL FRAME | MINIMUM LATERAL RESTRAINT PANEL PER 2009 IRC (R602) |
| 16" PORTAL FRAME | ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602) |

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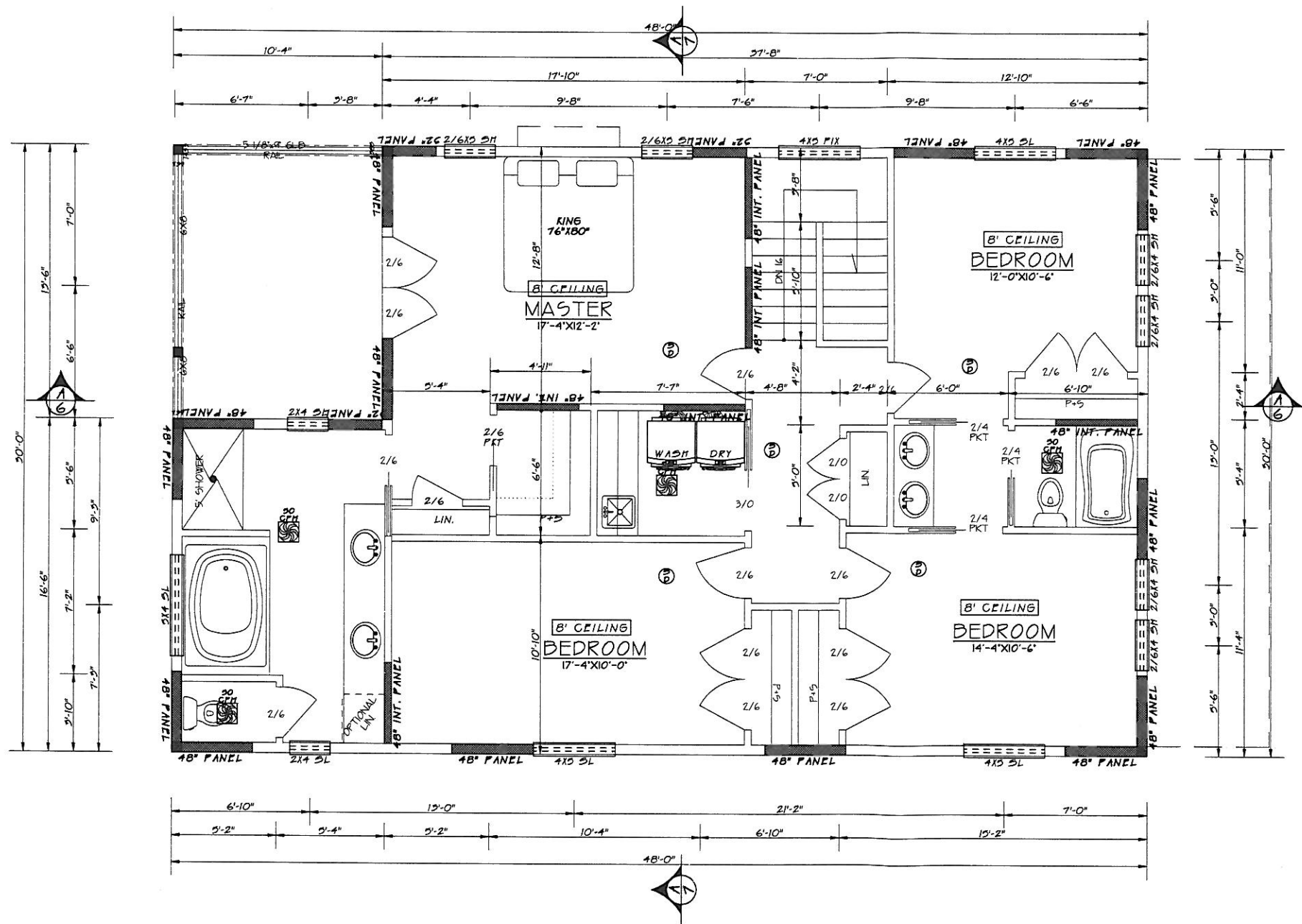
VINTAGE
 HOMES NW

NOTE: ALL NEW CONSTRUCTION TO BE AND/OR LOCAL ZONING REGULATIONS, ORDINANCES, OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE NEW/EXISTING STRUCTURE. DIMENSIONS IN THIS PLAN ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION OF MATERIALS FOR FEATURE CONSTRUCTION. FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS PER C.C.'S OR PER LOCAL JURISDICTIONS APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

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PLAN #
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6TH ST WEST LINN



2nd FLOOR PLAN
SCALE 1/4"=1'-0"

FRAMING LUMBER
LUMBER SPECIES: douglas fir-larch grade lumber
LUMBER GRADES:
 exterior wall studs no.2 or better
 interior non-bearing wall studs - standard or better
 interior bearing wall studs - no.2 or better
 joists - no.2 or better
 beams - no.1 or better unless noted on plan
 posts - no.1 or better unless noted on plan
 blocking - standard or better
 solid blocking use same depth as members

ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2009 IRC R319)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: use western
MEMBER GRADE:
 (single, multiple span or cantilevered spans) use 2-4f-v4

MATERIAL STANDARDS:
 architectural grade appearance
 do not use 2-4f-lb unless noted & approved by a qualified supplier or structural engineer.

GLULAM COLUMNS: use combination #3 d1

PLYWOOD SHEATHING
ROOF SHEATHING: 1/2" min index 32/16
FLOOR SHEATHING: 3/4" min index 48/24 t&g
WALLS SHEATHING: 7/16" min index 32/10

WOOD PRODUCT MANUFACTURER:
 engineered wood products must conform with all applicable provisions of the IRC 2009 code
 Trus joist - TJI series joist or
 Boise engineering - BEI series joists
 assemblies and hangers, as required to provide a complete floor or roof structural system per 1-joint manu.

RIM BOARD:
 1-1/4" wide, 13e grade unless noted on plans or approved by joist supplier or structural engineer

BEARING REQUIREMENTS FOR MECHANICAL UNITS:
 1-1/4" wide, 13e grade unless noted on plans or approved by joist supplier or structural engineer

SIDING:
 siding to be determined by owner/builder

GARAGE / DWELLING SEPARATION:
 on the garage side of walls and ceiling with a min 1/2" gnb and 5/8" type 'x' gnb at ceiling with habitable rooms above

INSULATION R-VALUES:
 2x4 walls R-15 min
 2x6 walls R-21 min
 roof cavities R-38 min
 vaulted roof cavities R-30 min
 under slab R-10 rigid min, 2" horizontal length min
 insulation baffles at vents (per IRC 1203.2)
 floor cavities R-30 min with 1" min air space for venting (per IRC 1203.2)

CRAWLSPACE:
 18" min clearance from grade to bottom of floor joist and min 12" clearance to bottom of girders or beams in the crawlspace

ROOF:
 Composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" plywood on manu truss or rafters 24" o/c per 2009 IRC r905, use Simpson "H2.5" clip on each truss or rafter

ATTIC VENTILATION:
 Attic Vents R062 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 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

OVERHANGS:
 overhangs are to be determined by owner/builder

GUTTERS:
 gutters are to be determined by owner/builder

BRACE LEGEND PER 2009 IRC (R602)

| | |
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| 48" PANEL | WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 15/32" THICK FOR STUDS 16" O/C AND NOT LESS THAN 7/16" THICK FOR STUDS 24" O/C |
| 48" INTERIOR PANEL | 1/2" GYPSUM BOARD ON STUDS NOT SPACED OVER 16" O/C NAILED 6" O/C |
| 32" PANEL | ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602) |
| 24" PORTAL FRAME | MINIMUM LATERAL RESTRAINT PANEL PER 2009 IRC (R602) |
| 16" PORTAL FRAME | ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602) |

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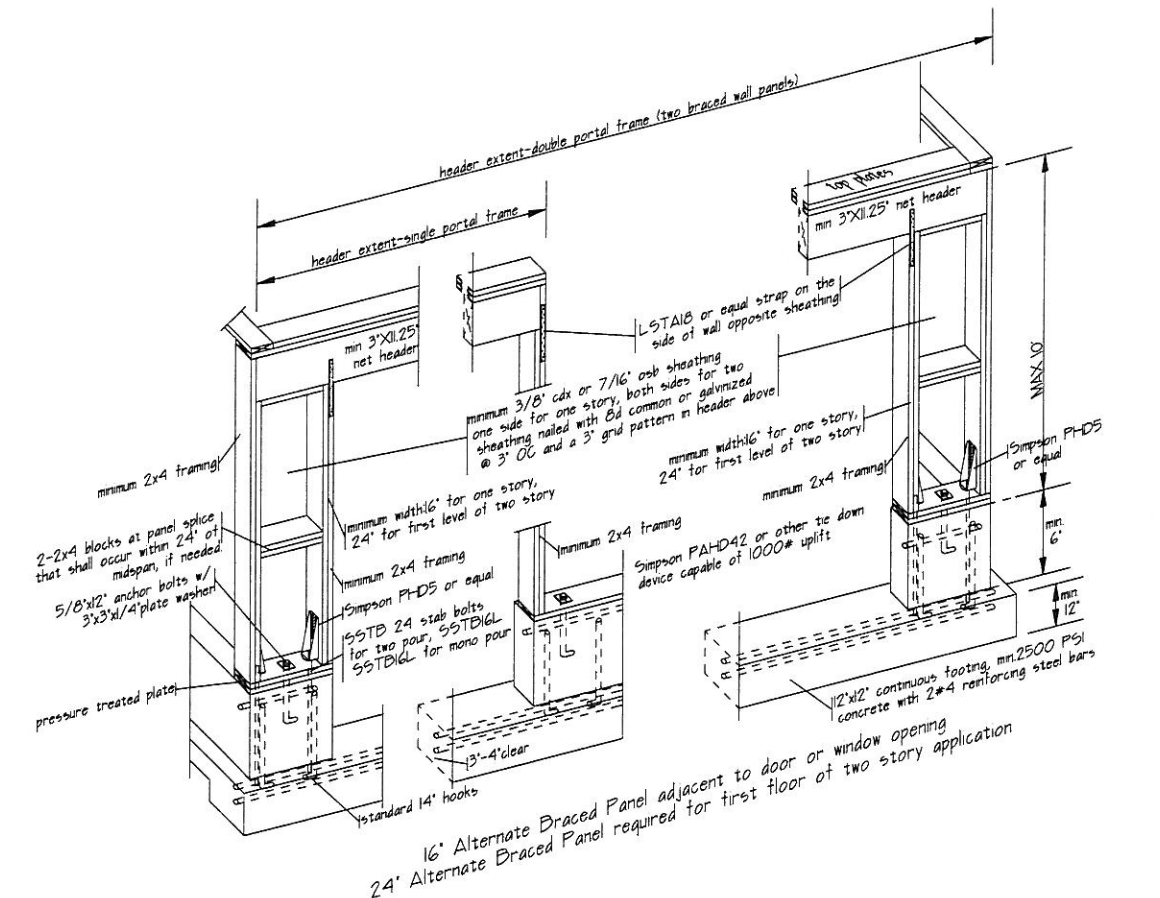
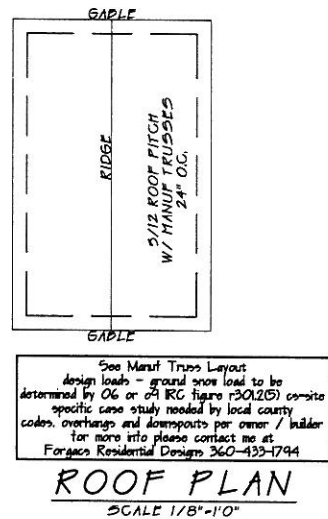
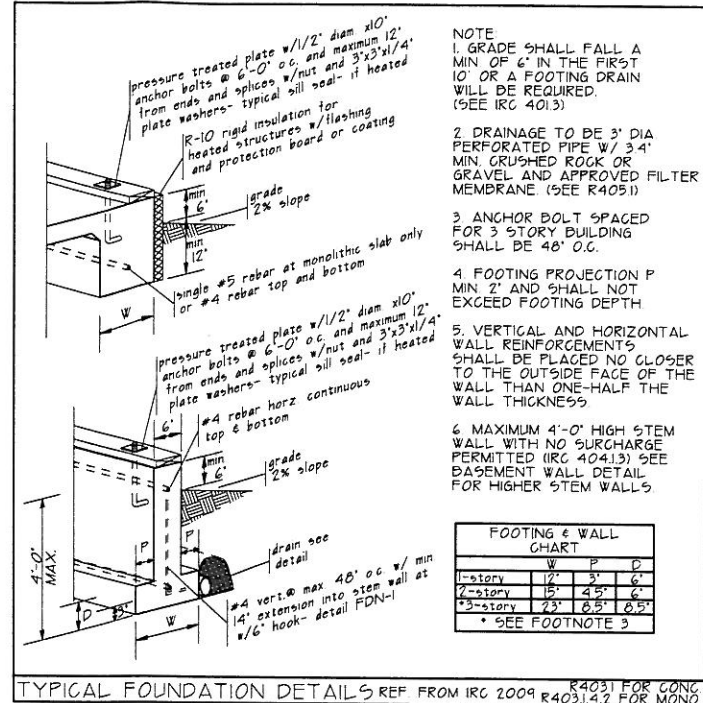
6TH ST WEST LINN

TABLE R602(30)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

| ITEM | DESCRIPTION OF BUILDING ELEMENTS | NUMBER AND TYPE OF FASTENER a, b, c | SPACING OF FASTENERS |
|--------------|---|-------------------------------------|--------------------------|
| Roof | | | |
| 1 | Blocking between joists or rafters to top plate, toe nail | 3-8d (2 1/2" X 0.135") | N/A |
| 2 | Ceiling joists to plate, toe nail | 3-8d (2 1/2" X 0.135") | N/A |
| 3 | Ceiling joists not attached to parallel rafter, lapped partitions, face nail | 3-10d | N/A |
| 4 | Collar tie rafter, face nail on 1/4" X 2" ridge strap | 3-10d (3" X 0.128") | N/A |
| 5 | Rafter to plate, toe nail | 2-16d (3 1/2" X 0.135") | N/A |
| 6 | Roof rafters to ridge, valley or hip rafters, toe nail | 4-16d (3 1/2" X 0.135") | N/A |
| 7 | Roof rafters to ridge, valley or hip rafters, face nail | 3-16d (3 1/2" X 0.135") | N/A |
| Wall | | | |
| 8 | Build-up corner studs 10d (3" X 0.128") | 10d (3" X 0.128") | 24" o.c. |
| 9 | Build-up header, two pieces with 1/2" spacer | 16d (3 1/2" X 0.135") | 16" o.c. along each edge |
| 10 | Continued header, two pieces | 16d (3 1/2" X 0.135") | 16" o.c. along each edge |
| 11 | Continuous header to stud, toe nail | 4-8d (2 1/2" X 0.135") | N/A |
| 12 | Double studs, face nail | 10d (3" X 0.128") | 24" o.c. |
| 13 | Double top plates, face nail | 10d (3" X 0.128") | 24" o.c. |
| 14 | Double top plates, minimum 48-inch offset of end joints, face nail in lapped area | 8-16d (3 1/2" X 0.135") | N/A |
| 15 | Sole plate to joint or blocking, face nail | 16d (3 1/2" X 0.135") | 16" o.c. |
| 16 | Sole plate to joint or blocking at braced wall panels | 3-8d (2" X 0.135") | 16" o.c. |
| 17 | Stud to sole plate, toe nail | 3-8d (2" X 0.135") | N/A |
| 18 | Top of sole plate to stud, end nail | 2-16d (3 1/2" X 0.135") | N/A |
| 19 | Top plates, lapped at corners and intersections, face nail | 2-10d (3" X 0.128") | N/A |
| 20 | 1" brace to each stud and plate, face nail | 2-8d (2" X 0.135") | N/A |
| 21 | 1" brace to each stud and plate, toe nail | 2-8d (2" X 0.135") | N/A |
| 22 | 1"x6" sheathing to each bearing, face nail | 2-8d (2" X 0.135") | N/A |
| 23 | 1"x6" sheathing to each bearing, toe nail | 2-8d (2" X 0.135") | N/A |
| 24 | Wider than 1"x6" sheathing to each bearing, face nail | 3-8d (2" X 0.135") | N/A |
| 25 | Wider than 1"x6" sheathing to each bearing, toe nail | 4-8d (2" X 0.135") | N/A |
| Floor | | | |
| 25 | Joist to sill or girder, toe nail | 3-8d (2 1/2" X 0.135") | N/A |
| 26 | 1"x6" subfloor or less to each joist, face nail | 2-8d (2 1/2" X 0.135") | N/A |
| 27 | 2" subfloor to joist or girder, blind and face nail | 2-8d (2 1/2" X 0.135") | N/A |
| 28 | Rem joist to top plate, toe nail (roof applications also) | 8d (2 1/2" X 0.135") | N/A |
| 29 | 2" planks (sill & beam floor & roof) | 2-16d (3 1/2" X 0.135") | at each bearing |
| 30 | Build-up girders and beams, 2-inch lumber layers | 10d (3" X 0.128") | at each corner |
| 31 | Ledger strip supporting joists or rafters | 3-16d (3 1/2" X 0.135") | At each joist or rafter |

| ITEM | DESCRIPTION OF BUILDING MATERIALS | DESCRIPTION OF FASTENER b, c, e | SPACING OF FASTENERS | |
|--|--|--|----------------------|-------------------------------------|
| | | | Edges (inches) | Intermediate supports c, e (inches) |
| Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing | | | | |
| 30 | 3/8" - 1/2" | 6d common (2" X 0.135") nail (subfloor wall) 8d common (2 1/2" X 0.135") nail (roof) | 6 | 12g |
| 31 | 3/8" - 1/2" | 6d common (2" X 0.135") nail (subfloor wall) 8d common (2 1/2" X 0.135") nail (roof) f | 6 | 12g |
| 32 | 1/2" - 5/8" | 6d common (2" X 0.135") nail (roof) f 8d common (2 1/2" X 0.135") nail | 6 | 12g |
| 33 | 1/2" - 1 1/4" | 10d common (3" X 0.148") nail or 8d (2 1/2" X 0.135") deformed nail | 6 | 12 |
| Other wall sheathing h | | | | |
| 34 | 1/2" structural cellulose fiberboard sheathing | 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16" o.c., 1 1/4" long | 3 | 6 |
| 35 | 25/32" structural cellulose fiberboard sheathing | 1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16" o.c., 1 1/2" long | 3 | 6 |
| 36 | 1/2" gypsum sheathing d | 1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S | 7 | 7 |
| 37 | 5/8" gypsum sheathing d | 1 3/4" galvanized roofing nail, staple galvanized, 1 5/8" long, 1 5/8" screws, Type W or S | 7 | 7 |
| Wood structural panels, combination subfloor underlayment to framing | | | | |
| 38 | 3/4" and less | 6d deformed (2" X 0.120") nail or 8d common (2 1/2" X 0.135") nail | 6 | 12 |
| 39 | 7/8" - 1" | 8d common (2 1/2" X 0.135") nail or 8d deformed (2 1/2" X 0.120") nail | 6 | 12 |
| 40 | 1 1/8" - 1 1/4" | 10d common (3" X 0.148") nail or 8d deformed (2 1/2" X 0.120") nail | 6 | 12 |

For 5k mph - 25.4 mm, 1 foot - 304.8 mm, 1 mile per hour - 0.447 m/s, lbs - 6.875 MPa
a. All nails are smooth-shank, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths, as shown: 80 ksi for shank diameter of 0.192 inch (2.0d common nail), 90 ksi for shank diameters larger than 0.192 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gauge wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602(32).
f. For regions having basic wind speed of 100 mph or greater, 8d deformed (2 1/2" X 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to the ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of the code. Floor perimeter shall be supported by framing members or solid blocking.

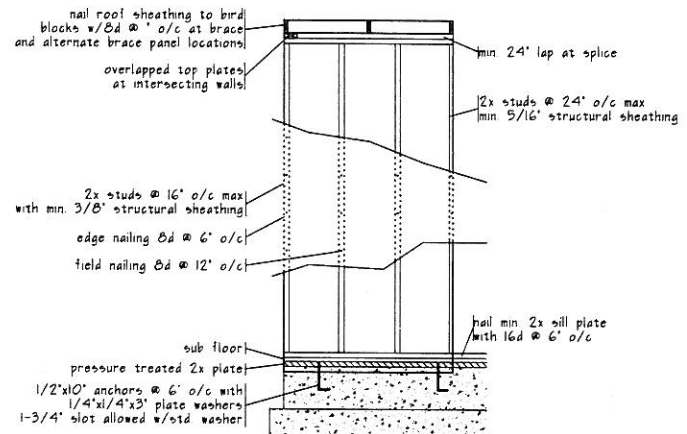


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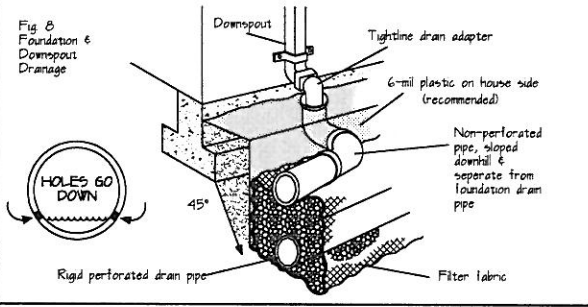
TYPICAL 48" BRACE PANEL - PER 2006 IRC

- 1.) all vertical joints shall occur over, and be fastened to common studs. (r602.10.7 (sec 5)-5)
- 2.) all horizontal joints shall occur over, and be fastened to common blocking, of a minimum 2" nominal thickness.
- 3.) see r602.10.11 for braced wall line spacing
- 4.) panel method r602.10.3.3-3 depicted

SECTION R405 FOUNDATION DRAINAGE

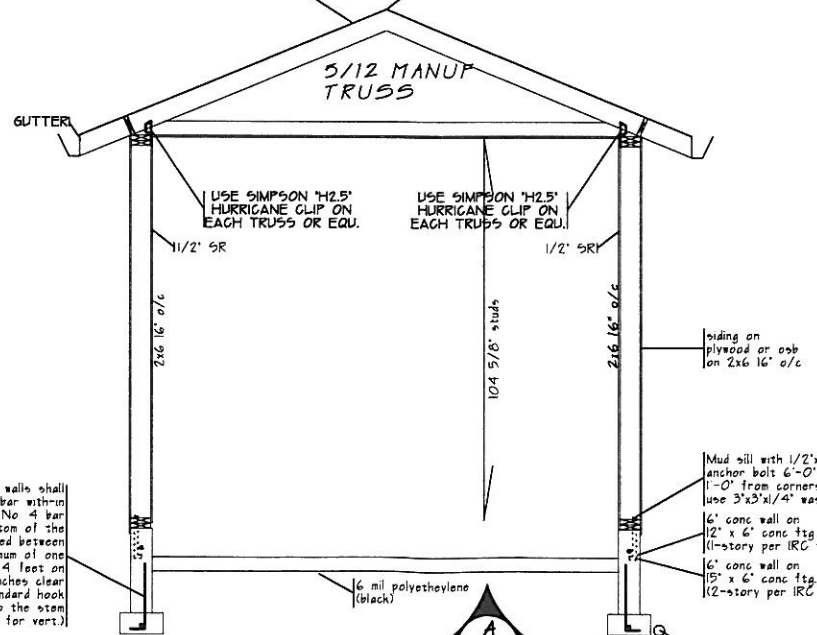
R405) Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 Soils, as detailed in Table R405.1.



Attic Vents R606.2 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 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" oeb plywood min. on manuf. truss 24" o/c per 2004 IRC R904 & R905. nailing pattern per 2004 IRC R602.3(1) or per engineer



R403.1) Foundations with stem walls shall have installed a minimum of one No. 4 bar with-in 12 inches of the top of the wall and one No. 4 bar located 3 inches to 4 inches from the bottom of the footing. Where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall (grade 60 steel for vert.)

SECTION 3
SCALE 3/8"=1'0"

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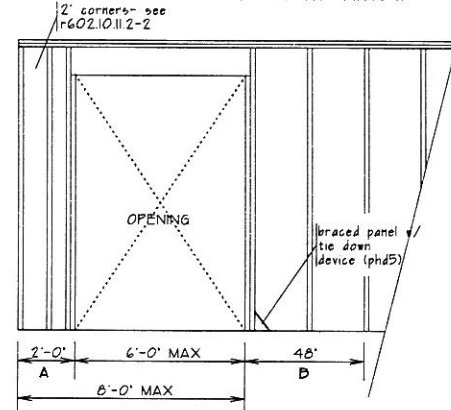
NOTE: ALL NEW CONSTRUCTION TO BE EXECUTED ACCORDING TO BUILDING CODES AND LOCAL ORDINANCES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

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IRC SECTION R602.10.11.2 exterior braced wall lines shall have a braced wall panel at each end of the braced wall line. Exception for braced wall panel construction method 3 of section R602.10.3 (wood structural panel sheathing): the braced wall panel shall be permitted to begin no more than 6 feet from each end of the braced wall line provided one of the following is satisfied:

1. a minimum 24-inch-wide panel is applied to each side of the building corner and the two 24-inch-wide panels at the corner shall be attached to framing in accordance with figure R602.10.5, or
2. the end of each braced wall panel closest to the corner shall have a tie-down device fastened to the stud at the edge of the braced wall panel closest to the corner and to the foundation or framing below. The tie-down device shall be capable of providing an uplift allowable design value of at least 1000 pounds. The tie-down shall be installed in accordance with the manufacturer's recommendations.



option a - min 2' corner panels each side of corner - see R602.10.11-2

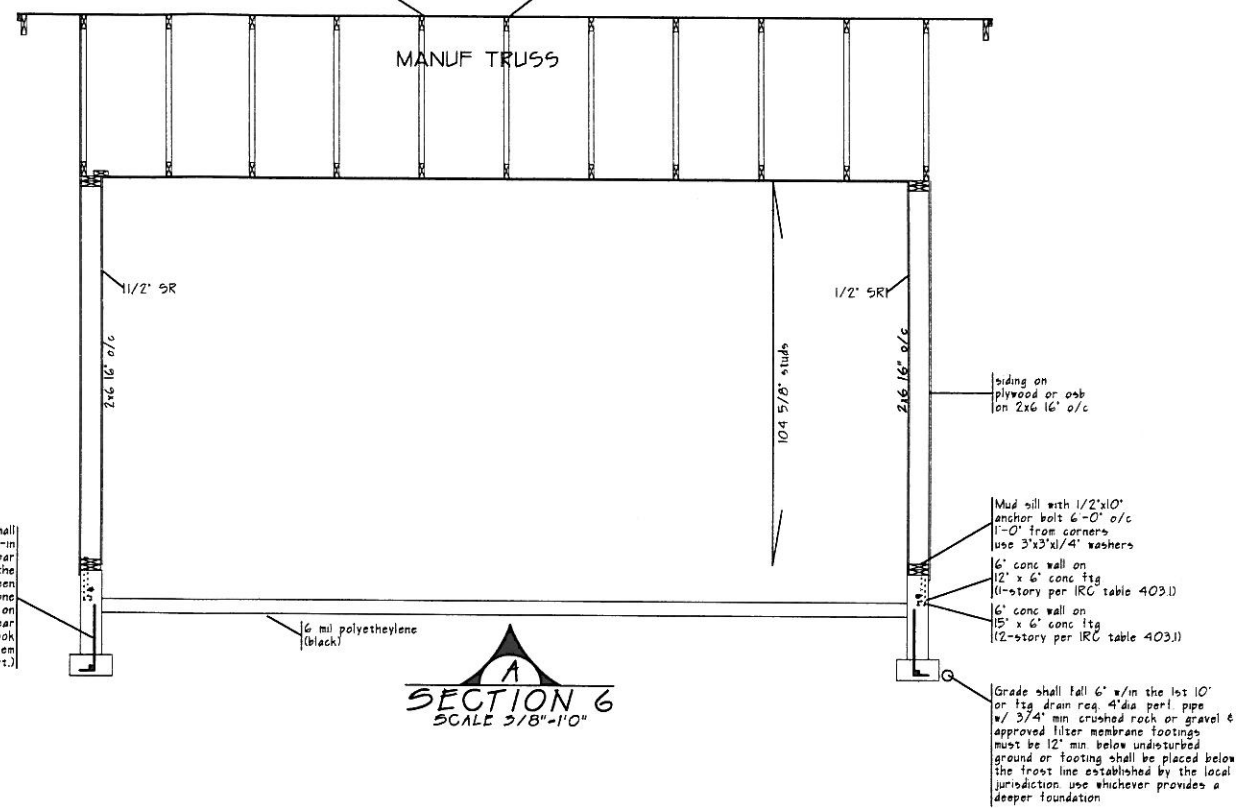
option b - 4' braced panel per R602.10.11-2 with tie-down device or alternate brace panel per R602.10.6

BRACED WALL AT CORNERS
(SW-48-C-1)

R403.1.31 Foundations with stem walls shall have installed a minimum of one No. 4 bar with 12 inches of the top of the wall and one No. 4 bar located 3 inches to 4 inches from the bottom of the footing. Where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall (grade 60 steel for vert.)

Composition roof shingles must be a minimum of 25-year or 15-year felt on 1/2" oak plywood min. on manu. truss 24" o/c per 2009 IRC R904 & R905 nailing pattern per 2009 IRC R602.3(1) or per engineer

Attic Vents 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 percent and not more than 60 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.



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