



FOR STAFF COMPLETION	
PROJECT NO.	DR-10-12
STAFF CONTACT	SARA
NON-REFUNDABLE FEE(S)	1250-
REFUNDABLE DEPOSIT(S)	—
TOTAL FEE	1250-

DEVELOPMENT REVIEW APPLICATION

Type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Historic Review | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Lot Line Adjustment */** | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> One-Year Extension * | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Pre-Application Conference * | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Hillside Protection and Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use Application*, Sign Review Permit Application*, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

Site Location/Address <i>1689 6th Ave</i>	Assessor's Map No.
<i>Lot adjacent to 1697 6th Ave</i>	Tax Lot <i>31E02BC00900</i>
Brief Description of Proposal <i>New Home Construction</i>	Total Land Area
Owner Name & Address <i>Brian McMillen</i> <i>15151 SE Frye Happy Valley 97086</i>	<input checked="" type="checkbox"/> Check if this is the applicant. Phone <i>503 927 6787</i> Email <i>bmac3@me.com</i>
Consultant Name & Address <i>N/A</i>	<input type="checkbox"/> Check if this is the applicant. Phone Email

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.**

* No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<i>Brian McMillen</i>	<i>11/12/10</i>
Applicant's signature	Date
<i>Brian McMillen</i>	<i>11/12/10</i>
Owner's signature	Date

CITY OF WEST LINN
 22500 Salamo Rd.
 West Linn, OR. 97068
 (503) 656-4211

PLANNING RECEIPT
 Receipt: # 936193
 Date : 11/12/2010
 Project: #DR-10-12
 BY: JN

NAME : BRIAN MCMILLEN
 ADDRESS : 15151 SE FRYE
 CITY/STATE/ZIP: HAPPY VALLEY OR 97086
 PHONE # : 927-6787

SITE ADD. : 1689 6TH AVE

TYPE I HOME OCCUPATIONS		HO	\$	
PRE-APPLICATIONS	Level I (), Level II ()	DR	\$	
HISTORIC REVIEW	Residential Major (), Minor (), New (X)	DR	\$	1250.00
	Commercial Major (), Minor (), New ()			
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$	
SIDEWALK USE PERMIT		DR	\$	
APPEALS	Plan. Dir. Dec. (), Subdivsion (),	DR	\$	
	Plan Comm./City Coun. (), Nbhd ()			
LOT LINE ADJUSTMENT		LA	\$	
CITY/METRO BUSINESS LICENSE		BL	\$	

The following items are paid by billing against the up-front deposit estimate.
 If the amount of time billed to your project exceeds the amount covered by the
 deposit, additional payment may be required.

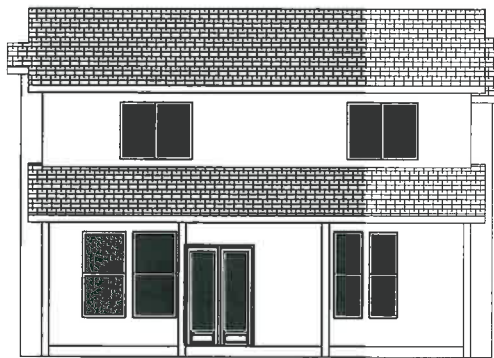
DESIGN REVIEW	Class I (), Class II ()	RD	\$	
VARIANCE	Class I (), Class II ()	RD	\$	
SUBDIVISION	Standard (), Expedited ()	RD	\$	
ANNEXATION	"Does Not Include Election Cost"	RD	\$	
CONDITIONAL USE		RD	\$	
ZONE CHANGE		RD	\$	
MINOR PARTITION		RD	\$	
MISCELLANEOUS PLANNING		RD	\$	
Boundry Adjustments	()			
Modification to approval	()	Water Resource		
Code Amendments	()	Area Protection	()	
Comp. Plan Amendments	()	Street Vacations	()	
Temporary Permit Admin.	()	Easement Vacations	()	
Temporary Permit Council	()	Will. River Greenway	()	
Flood Management	()	Tualatin River Grwy.	()	
Inter-Gov. Agreements N/C	()	Street Name Change	()	
Alter Non-Conforming Res.	()	Code Interpretations	()	
Alter Non-Conforming Comm.	()	Type II Home Occ.	()	
Measure 37 Claims	()	Planned Unit Dev. PUD	()	

TOTAL REFUNDABLE DEPOSIT RD \$ 0.00
 GENERAL MISCELLANEOUS Type: PM \$

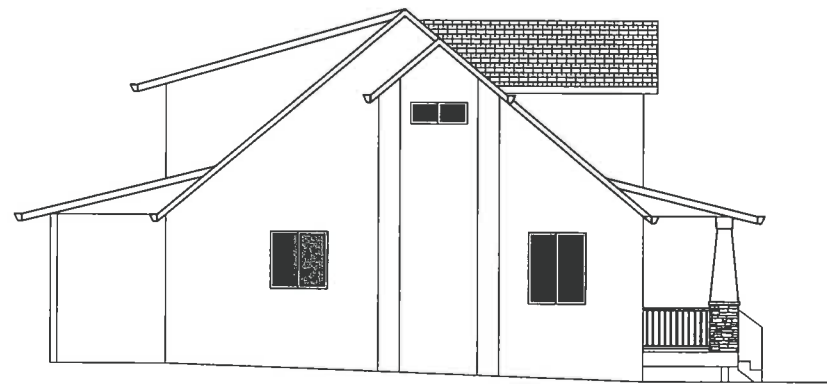
TOTAL Check # 1251 Credit Card () Cash () \$ 1250.00



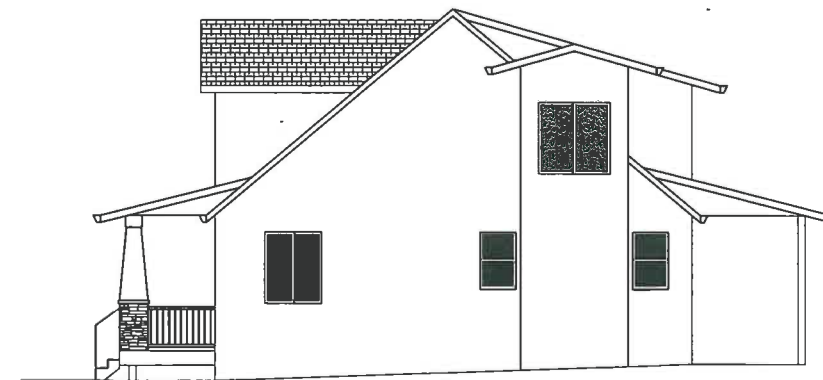
FRONT ELEVATION
SCALE 1/4"=1'0"



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

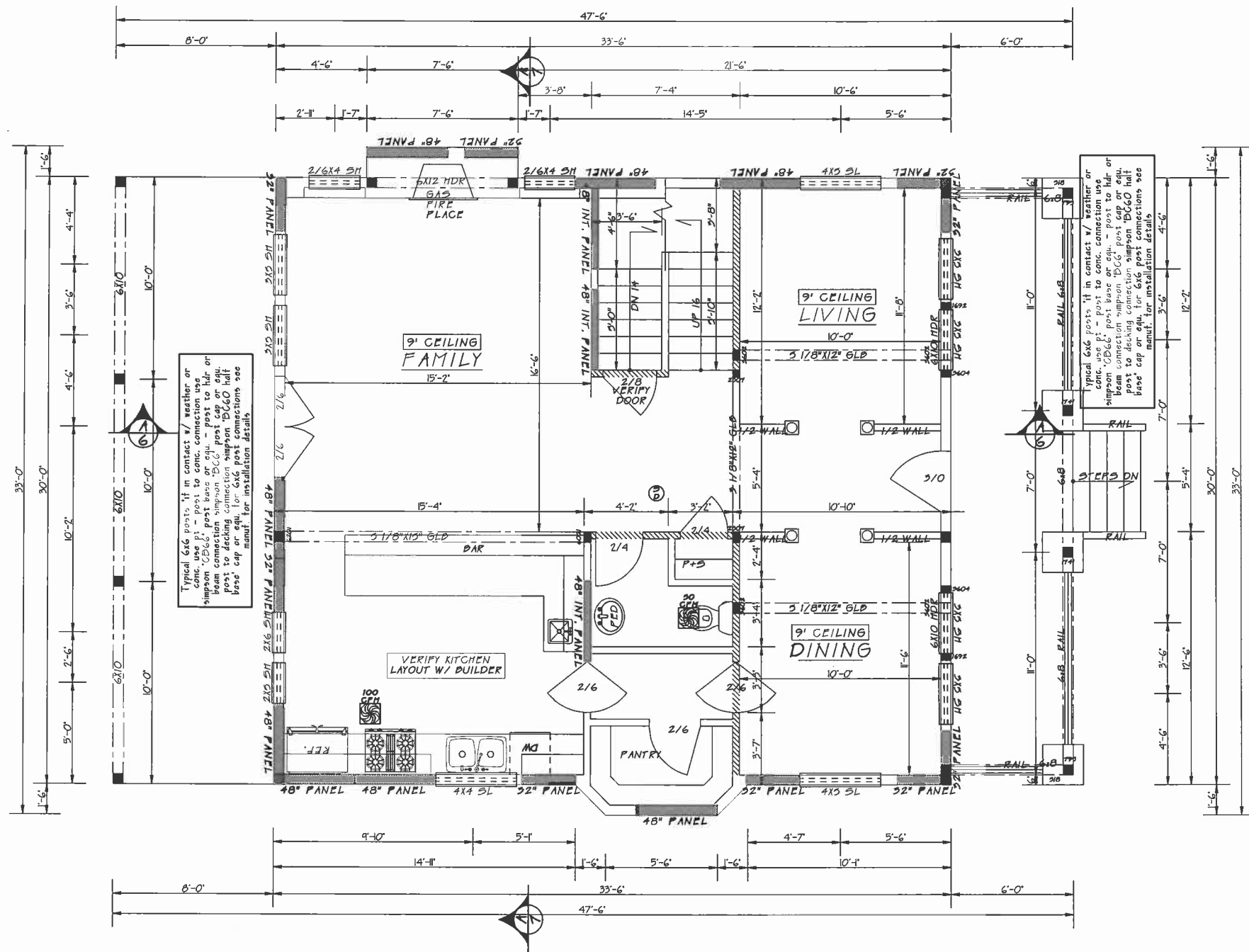
NOTE - ALL NEW CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

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PLAN #	

1

6TH ST WEST LINN

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

AREA	1ST FLOOR	2ND FLOOR	BASEMENT	TOTAL
LOWER FRONT PORCH	174' SQ.FT.			
LOWER REAR PORCH	240' SQ.FT.			
	963' SQ.FT.	782' SQ.FT.	1009' SQ.FT.	2754' SQ.FT.

Notes: 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 40 lbs. DEAD 10 lbs.	LIVE 25 lbs. DEAD 17 lbs.	LIVE 40 lbs. DEAD 20 lbs.

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

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

All Beams, Rafter, Joist, Hdr, 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

R301.6 Hallways. The minimum width of a hallway shall be not less than 3 feet finished.

R305.1 Minimum height. Habitable space, hallways, bedrooms, 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.

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 future 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 and if 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

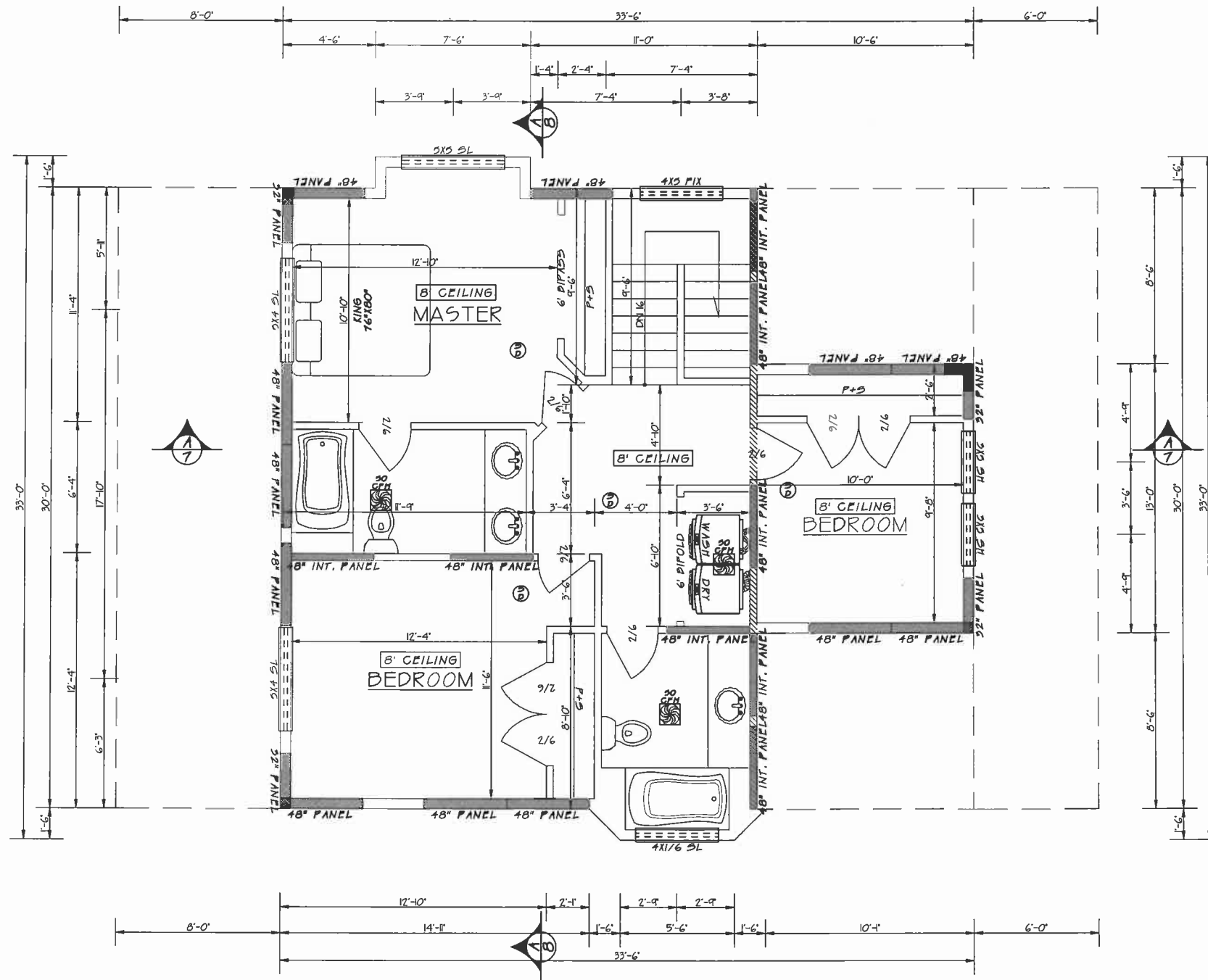
NOTE: ALL NEW CONSTRUCTION TO BE EXERCISED ACCORDING TO BUILDING CODES AND CONTRACTOR TAKES FULL RESPONSIBILITY OF THE MAKE/LOT/LAND/AND HOUSE PLANS TO OTHER CONTRACTORS LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND DUE TO THE DRAWING OR NOT REFLECTED WITHIN THESE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS TO THE PLANS, COORDINATING/SCANNING OF THE PLANS AGAINST EXISTING CONDITIONS. CONTRACTOR SHALL PERSONNEL/TRADE/AND/OR ANY ENTITY OR

REV	PLAN #	DATE
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2

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 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 R310

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: use western
MEMBER GRADE:
 (simple, multiple span or cantilevered spans) use 24f-v4

MATERIAL STANDARDS:
 architectural grade appearance do not use 24f-lbs 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 MANUFACTURER:
 engineered wood products must conform with all applicable provisions of the IDG 2009 code
 Truss joint - T-J series joint or
 Boise engineering - BEI series joints
 assemblies and hangers, as required to provide a complete floor or roof structural system per i-joist manuf.

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

BEARING REQUIREMENTS FOR MECHANICAL UNITS:
 1-1/4" wide, 1.3c 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" gwb and 5/8" type 'x' gwb 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 "H25" clip on each truss or rafter

ATTIC VENTILATION:
 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 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 DRAGED WALL PANEL PER 2009 IRC (R602)

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

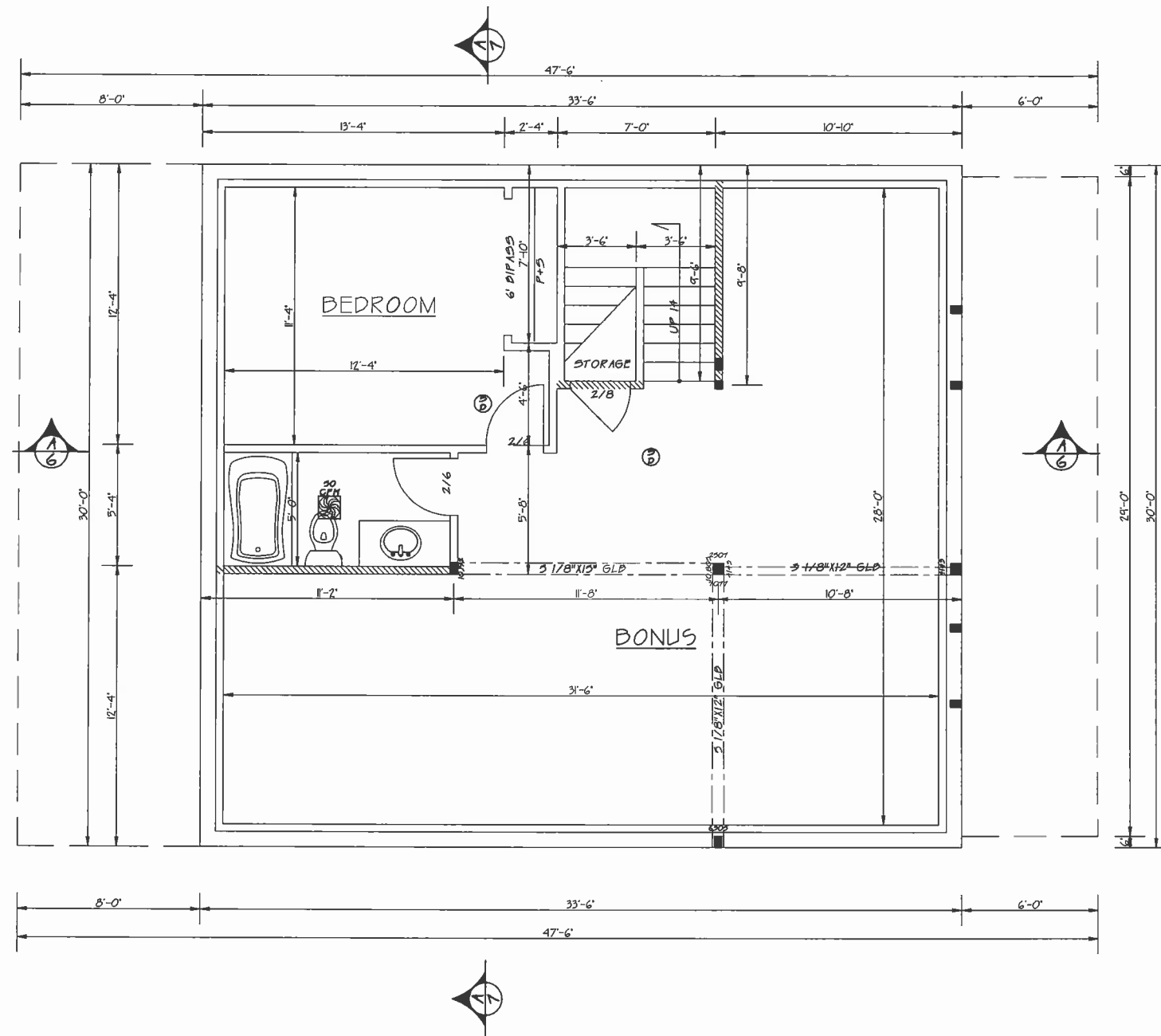
16" PORTAL FRAME
 ALTERNATE DRAGED WALL PANEL PER 2009 IRC (R602)

NOTE: ALL NEW CONSTRUCTION TO BE EXECUTED ACCORDING TO BUILDING CODES AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAKE/LOTT/AND/OR HIRE PLANS TO BE COMPLETED FOR ANY DAMAGE OR LOSS OF ANY KIND TO DIRECT OR INDIRECT LOSS OF PROFITS AND THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL BE GIVEN WRITTEN NOTICE OF ANY CHANGES TO THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONTRACTS TO BE MADE BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ANY ENTITY OR PERSON BEFORE COMMENCING ANY WORK. THESE PLANS

ORIG	5F
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PLAN #

3



BASEMENT FLOOR
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 R310)

GLUE LAMINATED MEMBER:
MEMBER SPECIES: use western
MEMBER GRADE:
(simple, multiple span or cantilevered spans) use 24F-V4

MATERIAL STANDARDS:
architectural grade appearance
do not use 24F-LB unless noted & approved by a qualified supplier or structural engineer.

GLULAM COLUMNS: use combination #3 at

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

Truss joist - T-J series joist or
Dress engineering - DEJ series joists
assemblies and hangers, as required to provide a complete floor or roof structural system per i-joist manu.

RIM 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 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 manuf. truss or rafters 24" o/c per 2009 IRC R905. use Simpson "H2.5" clip on each truss or rafter

ATTIC VENTILATION:
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 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.

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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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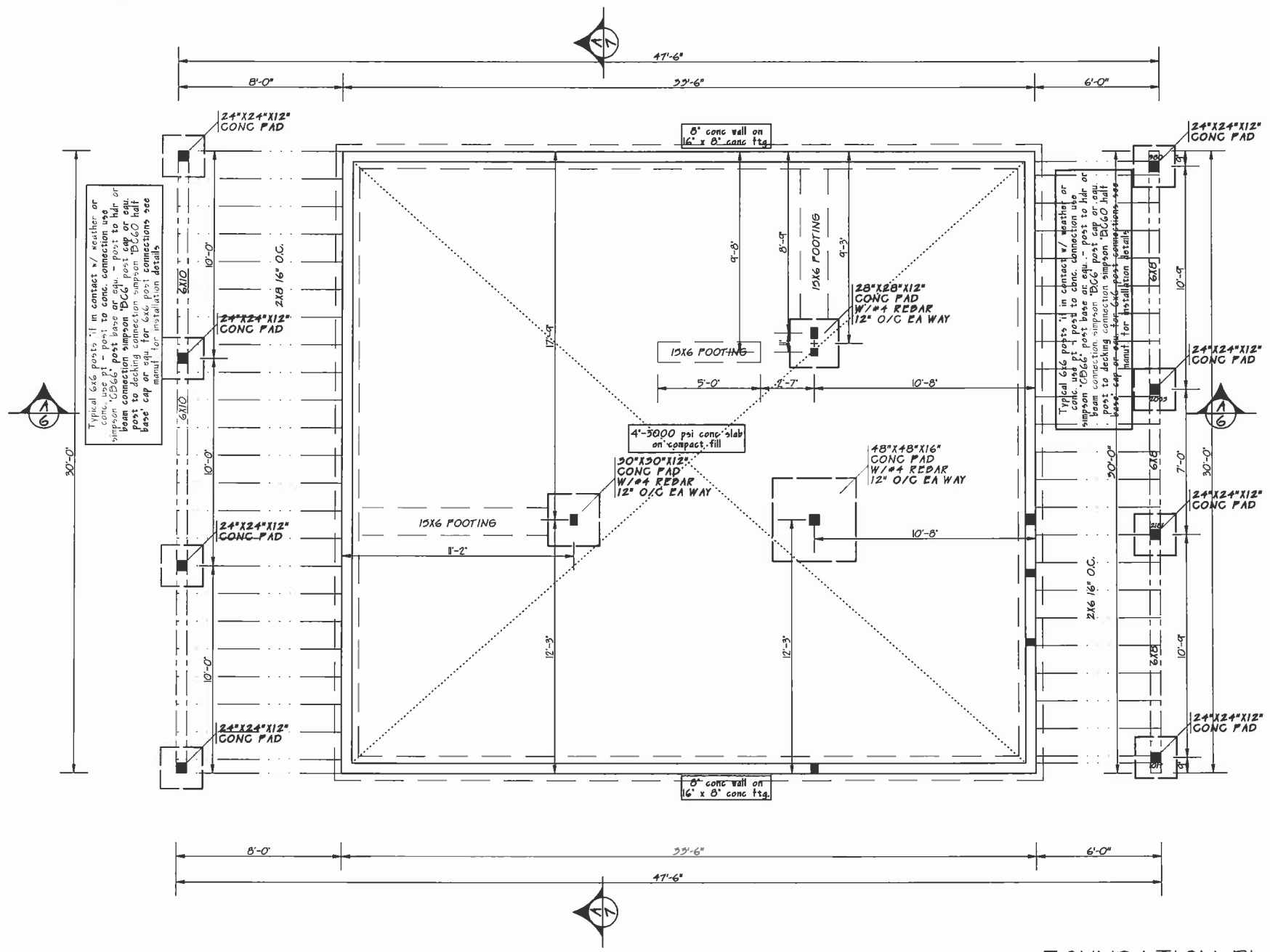
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VINTAGE HOMES NW

NOTE: ALL NEW CONSTRUCTION TO BE EXCITED ACCORDING TO BUILDING CODES AND CONTRACTS. CONTRACTORS SHALL BE RESPONSIBLE FOR THE HOKE/LOT/LAND/AND HOME PLANS TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR NEIGHBORHOOD CAUSED BY THE GENERAL CONTRACTOR. THESE PLANS AND SPECIFICATIONS WILL BE GIVEN TO THE PLANS, COPY/PRINTING/SCANNING OF THE PLANS AND ANY OTHER INFORMATION OR COMMENTS TO THE PLANS SHALL BE MADE TO THE PERSON WHO PROVIDED THESE PLANS.

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PLAN #		5
		4

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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 DESIGNS:
3000 psi conc. for slab, 2500 P51 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, typ.
anchor bolt space for 3-story buildings shall be 48" o.c.

anchor bolt must be located no greater than 12' to foundation plates splices and no less than 7 times the anchor bolt dia.
example: 1/2"x7-3/4"-1/2" 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.J
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.J
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.J
8" conc wall (4' tall max) on 23"x6 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 1st 10' or ftg. drain req. 3" dia. min. perforated pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane see r4051

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 'CD66' post base or equ. - post to hdr or beam connection simpson 'DC6' post cap or equ. post to decking connection simpson 'DC60' 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 'EPB44' post base or equ. - post to hdr or beam connection simpson 'DC4' post cap or equ. post to decking connection simpson 'DC40' half base' cap or equ. for 4x4 post connections see manu. for installation details

SOIL 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. Vent shall be within 3 feet of each corner of the building.

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

SIMPSON HOLD-DOWN: 'sthd 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

NOTE: ALL NEW CONSTRUCTION TO BE EXEMPTED ACCORDING TO BUILDING CODES, AND/OR CONTRACT AGREEMENTS SHALL BE RESPONSIBILITY OF THE HOME/OWNER/AND HOME PLANS TO ENSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

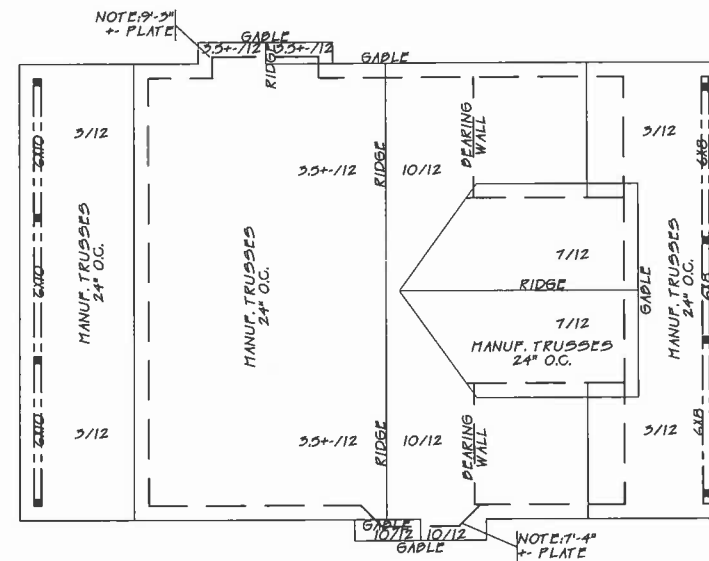
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TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

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 0.131)	N/A
2	Collar joists to plate, toe nail	3-8d (2 1/2" X 0.131)	N/A
3	Collar joists not attached to parallel rafter, laps over partitions, face nail	3-10d	N/A
4	Collar to rafter, face nail or 1/4" X 2.0 gage ridge strap	3-10d (3" X 0.128)	N/A
5	Rafter to plate, toe nail	2-16d (3 1/2" X 0.357)	N/A
6	Roof rafters to ridge, valley or hp rafters; toe nail	4-16d (3 1/2" X 0.357)	N/A
7	Roof rafters to ridge, valley or hp rafters; face nail	3-16d (3 1/2" X 0.357)	N/A
Wall			
8	Shut-up corner studs (10d (3" X 0.128))	10d (3" X 0.128)	24" o.c.
9	Shut-up header, two pieces with 1/2" spacer	16d (3 1/2" X 0.357)	16" o.c. along each edge
10	Continous header, two pieces	16d (3 1/2" X 0.357)	16" o.c. along each edge
11	Continous header to stud, toe nail	4-8d (2 1/2" X 0.131)	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 0.357)	N/A
15	Sole plate to joist or blocking, face nail	16d (3 1/2" X 0.357)	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" X 0.357)	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" X 0.131)	N/A
18	Top or sole plate to stud, end nail	2-16d (3 1/2" X 0.357)	N/A
19	Top plates, laps at corners and intersections, face nail	2-10d (3" X 0.128)	N/A
20	f brace to each stud and plate, face nail	2-8d (2 1/2" X 0.131)	N/A
21	f brace to each stud and plate, face nail	2 staples 1 3/4"	N/A
22	1X6" sheathing to each bearing, face nail	2-8d (2 1/2" X 0.131)	N/A
23	1X8" sheathing to each bearing, face nail	2-8d (2 1/2" X 0.131)	N/A
24	Wider than 1X8" sheathing to each bearing, face nail	3-8d (2 1/2" X 0.131)	N/A
25	Wider than 1X8" sheathing to each bearing, face nail	4 staples 1 3/4"	N/A
Floor			
26	Joist to sill or girder, toe nail	3-8d (2 1/2" X 0.131)	N/A
27	1X6" subfloor or less to each joist, face nail	2-8d (2 1/2" X 0.131)	N/A
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" X 0.357)	N/A
29	2" subfloor to joist or girder, blind and face nail	8d (2 1/2" X 0.131)	6" o.c.
30	2" planks (plank & beam floor & roof)	2-16d (3 1/2" X 0.357)	at each bearing
31	Build-up girders and beams, 2-inch lumber layers	10d (3" X 0.128)	16d each beam or girder; 32" o.c. at top and bottom and staggered 16" o.c. at ends and at each side
32	Ledger strip supporting joists or rafters	3-16d (3 1/2" X 0.357)	At each joist or rafter

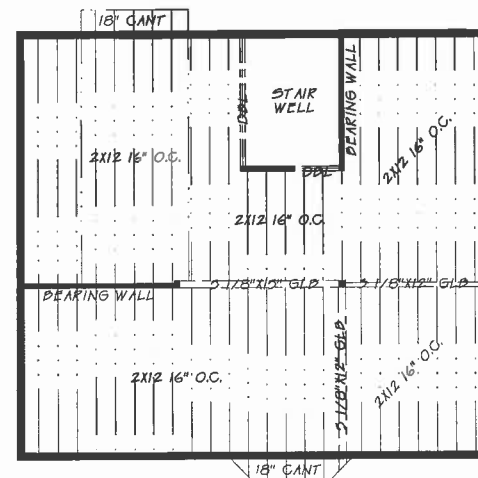
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b, c, e	SPACING OF FASTENERS	
			Edges (inches) i	Intermediate supports c, e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	3/8" - 1/2"	6d common (2" X 0.131) nail (subfloor wall); 8d common (2 1/2" X 0.131) nail (roof)	6	12g
31	3/8" - 1/2"	6d common (2" X 0.131) nail (subfloor, wall)	6	12g
32	1/2" - 1"	8d common (2 1/2" X 0.131) nail (roof) f	6	12g
33	1/8" - 1/4"	10d common (3" X 0.142) nail or 8d (2 1/2" X 0.131) 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 ga. 1 1/4" long	3	6
35	25/32" structural cellulose fiberboard sheathing	3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga. 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 0.131) nail	6	12
39	7/8" - 1"	8d common (2 1/2" X 0.131) nail or 8d deformed (2 1/2" X 0.120) nail	6	12
40	1 1/8" - 1 1/4"	10d common (3" X 0.142) nail or 8d deformed (2 1/2" X 0.120) nail	6	12

For S4 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, ksi = 6.895 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 (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
 b. Staples are 16 gage wire and have a minimum 7/16-inch 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 R602.3(2).
 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 and 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 and walls, and 4 inches on center to gable and wall framing.
 h. Gypsum sheathing shall conform to ASTM G 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 perimeter 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 this code. Floor perimeter shall be supported by framing members or solid blocking.

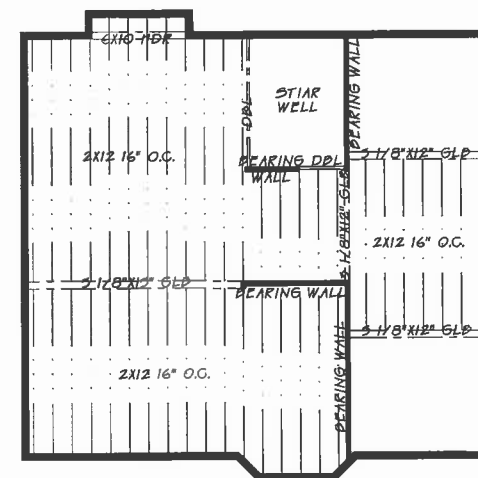


See Manuf Truss Layout design loads - ground snow load to be determined by OG or 04 IRC figure R301(2)(5) or-site specific case study needed by local county codes. Overhangs and downspouts per owner / builder for more info please contact me at Forgas Residential Designs 360-433-1794

ROOF PLAN
SCALE 1/8"=1'-0"



1ST FLOOR FRAMING
SCALE 1/8"=1'-0"



2nd FLOOR FRAMING
SCALE 1/8"=1'-0"

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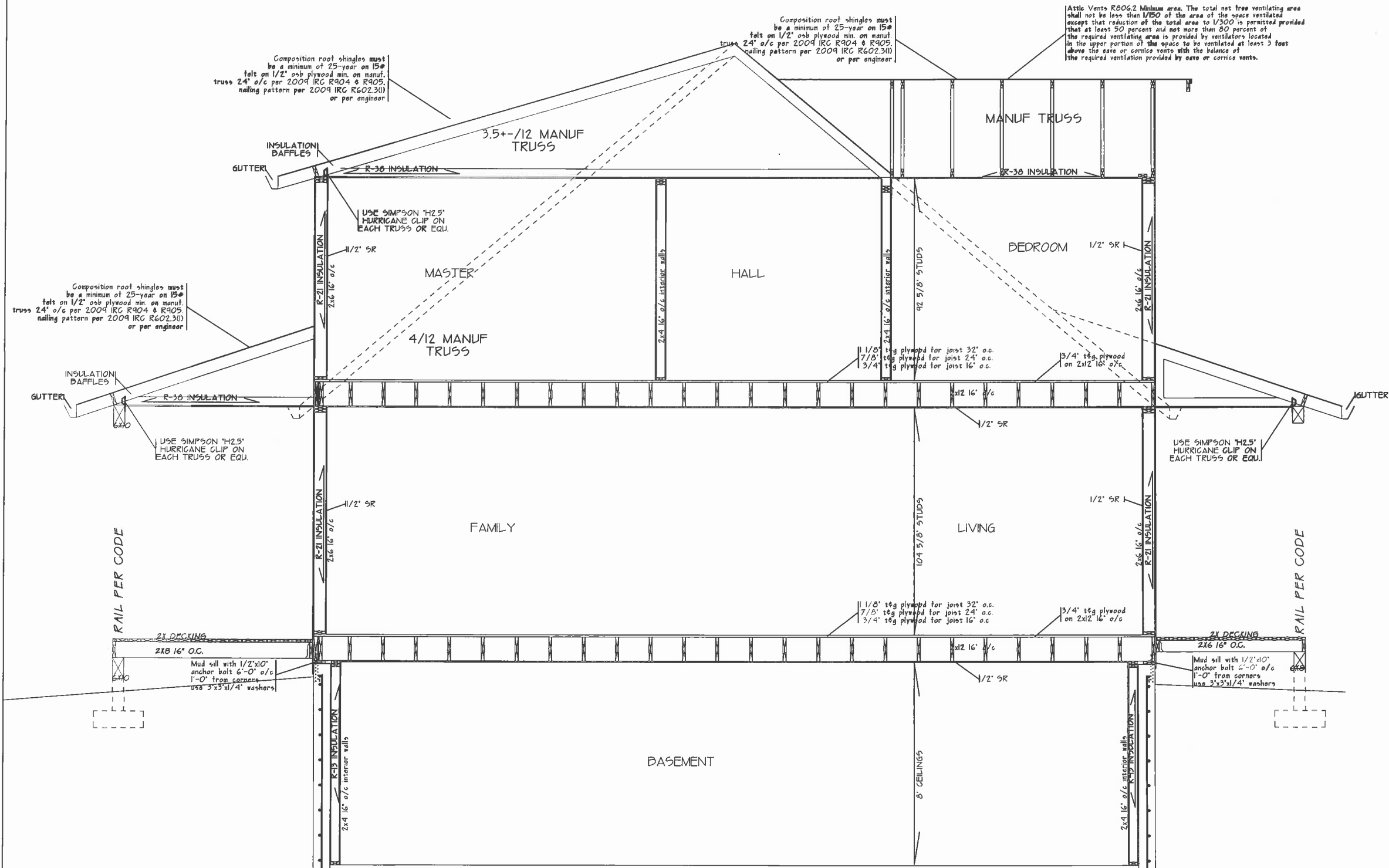
NOTE: ALL NEW CONSTRUCTION TO BE EXECUTED ACCORDING TO BUILDING CODES AND CONTRACTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HOME/CONTRACTOR'S COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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6TH ST WEST LINN

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

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

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" o.s.b plywood min. on manuf. truss 24' o/c per 2004 IRC R904 & R905, nailing pattern per 2004 IRC R602.3(1) or per engineer

USE SIMPSON "H2.5" HURRICANE CLIP ON EACH TRUSS OR EQU.

USE SIMPSON "H2.5" HURRICANE CLIP ON EACH TRUSS OR EQU.

Mud sill with 1/2"x10" anchor bolt 6'-0" o/c 1'-0" from corners use 3"x3"x1/4" washers

Mud sill with 1/2"x10" anchor bolt 6'-0" o/c 1'-0" from corners use 3"x3"x1/4" washers

Grade shall fall 6" w/in the 1st 10' or 1/4" drain req. 4" dia. pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane 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

Grade shall fall 6" w/in the 1st 10' or 1/4" drain req. 4" dia. pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane 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

SECTION 7
SCALE 3/8"=1'-0"

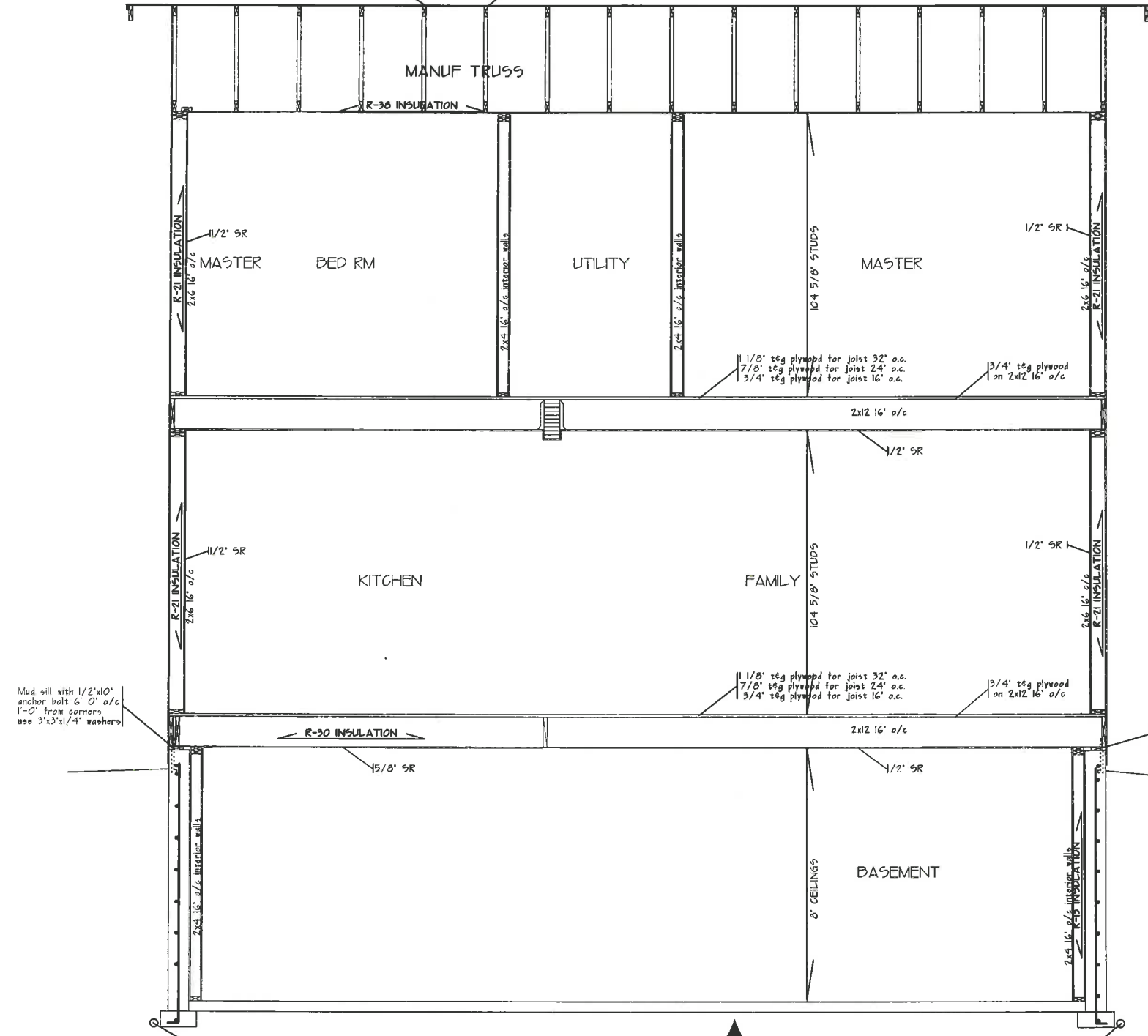
NOTE: ALL NEW CONSTRUCTION TO BE EXISTING ACCORDS TO BUILDING CODES AND LOCAL ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HOME/OWNER AND HAVE PLANS TO OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND DUE TO HIS/HER NEGLIGENCE OR CARELESSNESS. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR. THEREFOR NO COMPENSATION WILL BE GIVEN TO THE PLANS, CONTRACTORS/ENGINEERS OR ARCHITECTS FOR ANY DAMAGE OR LOSS OF ANY KIND DUE TO HIS/HER NEGLIGENCE OR CARELESSNESS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND DUE TO HIS/HER NEGLIGENCE OR CARELESSNESS.

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Composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" o.s.b 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 R602 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.



Mud sill with 1/2"x10" anchor bolt 6'-0" o/c 1'-0" from corners use 3"x3"x1/4" washers

Mud sill with 1/2"x10" anchor bolt 6'-0" o/c 1'-0" from corners use 3"x3"x1/4" washers

Grade shall fall 6" w/in the 1st 10' or its drain req. 4" dia. perf. pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane 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

Grade shall fall 6" w/in the 1st 10' or its drain req. 4" dia. perf. pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane 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

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

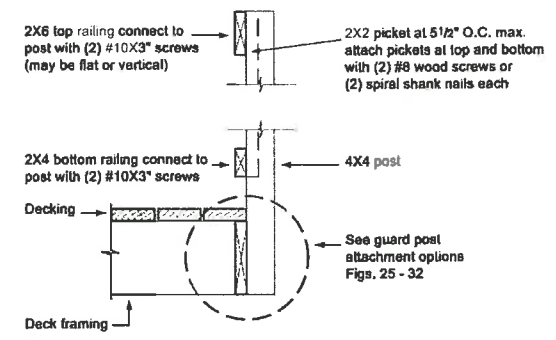


Fig. 24: Guardrail railing and picket detail

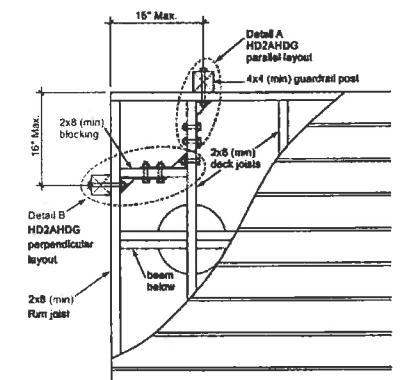


Figure 30: Guardrail attachment option 1 plus view

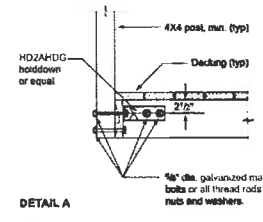


Fig. 31: Guardrail attachment option 1 parallel layout

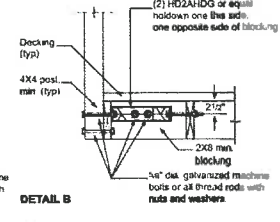


Fig. 32: Guardrail attachment option 1 perpendicular layout

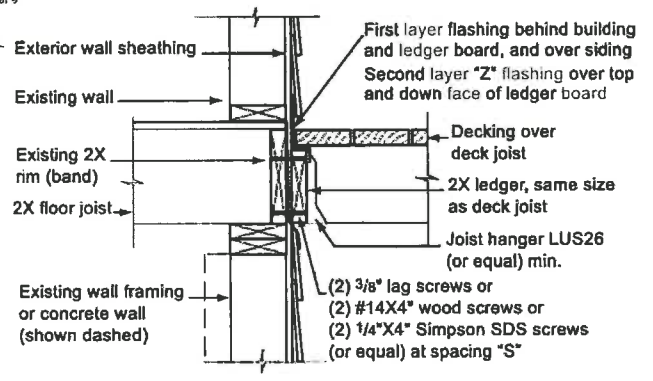


Fig. 5: Attachment of Ledger Board to Band Board with Lag or Wood Screws (See Fig. 12 for spacing and clearances)

Joist Span	Spacing "S"		
	(2) 1/2" dia. lag screws*	(2) #14X4" wood screws	(2) Simpson SDS 1/4"X4"
0' < span ≤ 8'	7"	10"	18"
8' < span ≤ 10'	5"	8"	18"
10' < span ≤ 14'	4"	6"	12"
14' < span ≤ 16'	3"	5"	9"

*See Fig. 13 for length

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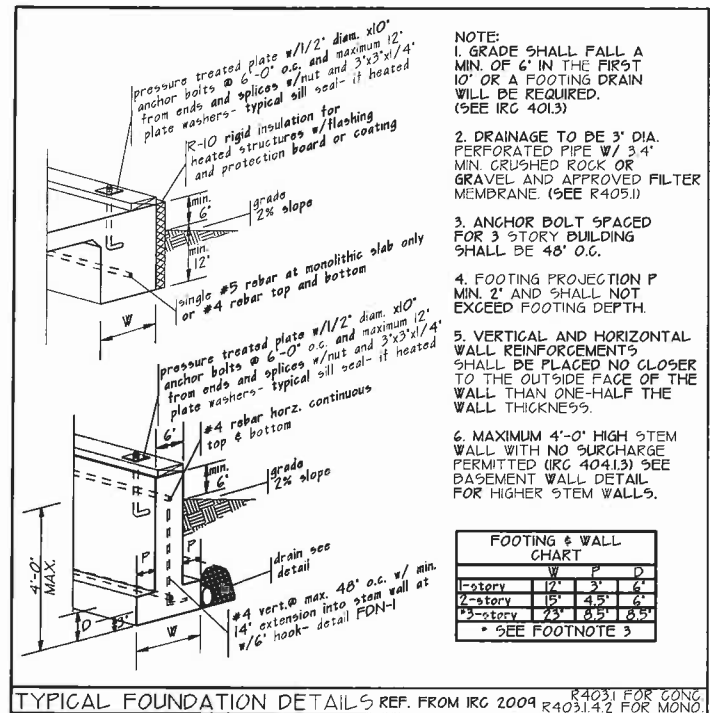
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TYPICAL FOUNDATION DETAILS REF. FROM IRC 2009 R403.1 FOR CONC R403.1.2 FOR MCON

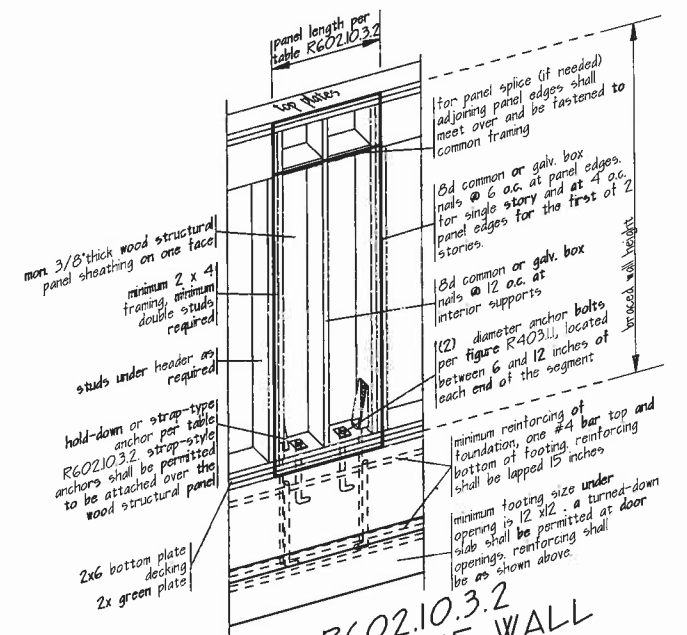
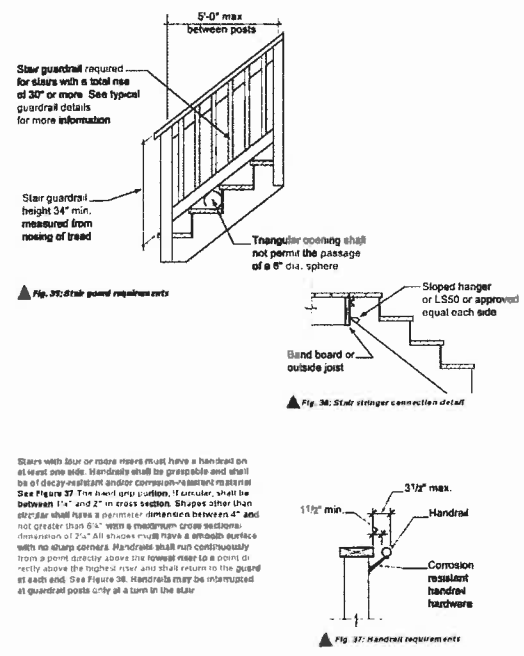
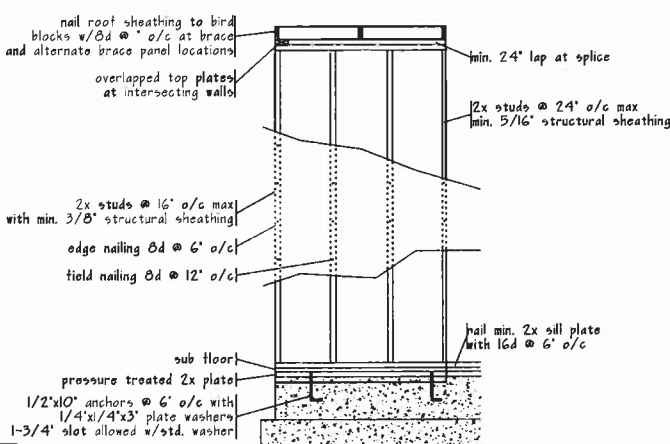
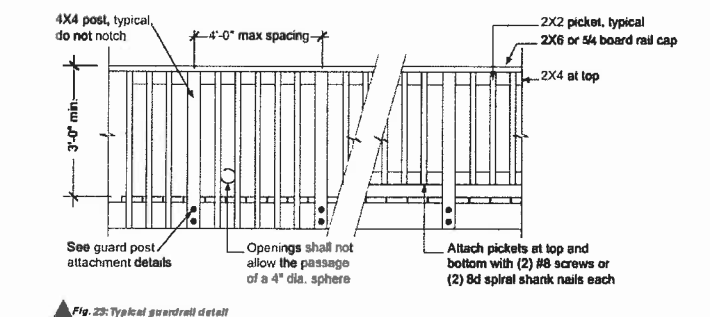
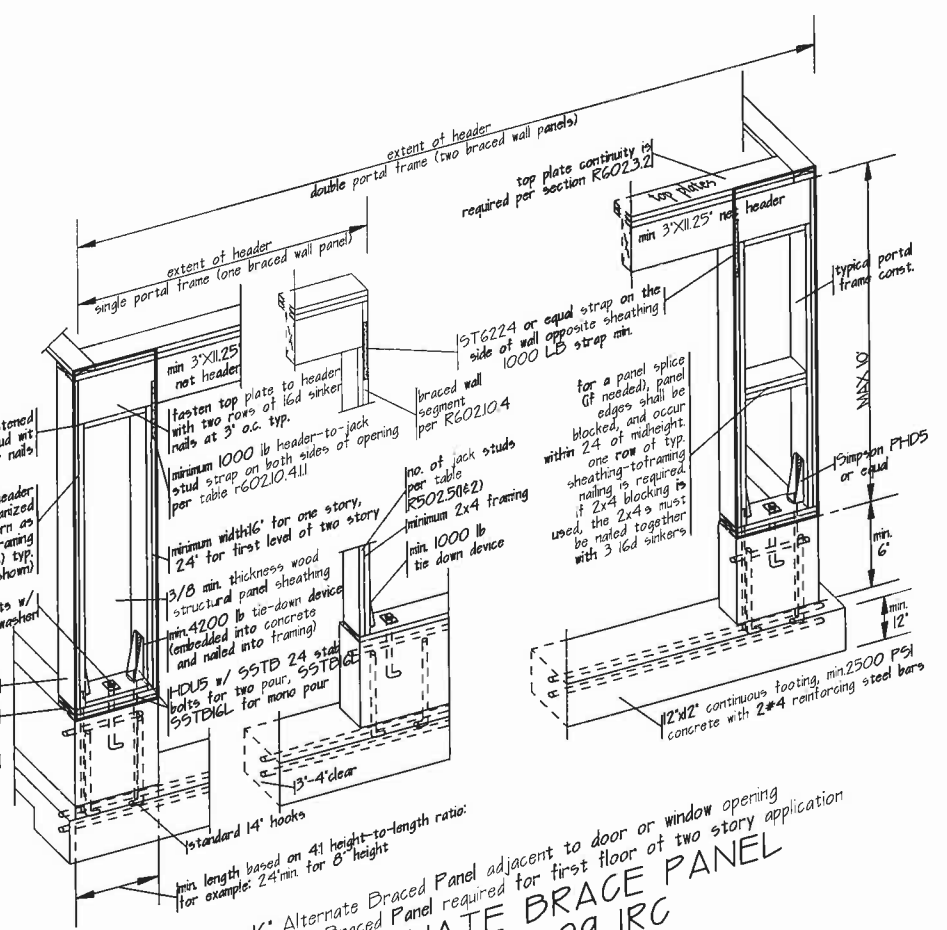


FIGURE R602.10.3.2 ALTERNATE BRACE WALL PANEL PER 2009 IRC

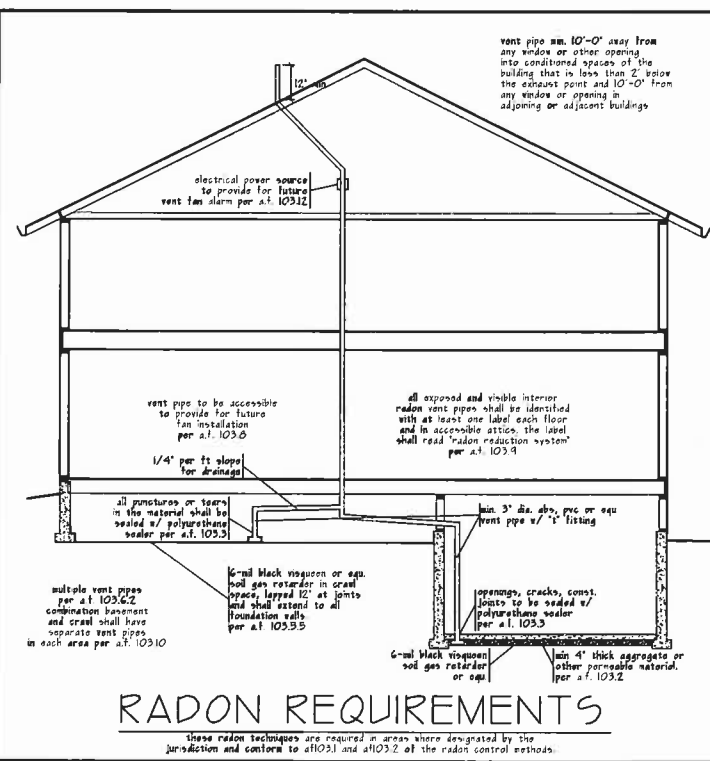


TYPICAL 48' BRACE PANEL - PER 2009 IRC

- 1.) all vertical joints shall occur over, and be fastened to common studs. (R602.10.7 (sec 51-51))
- 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 depicted



16" Alternate Braced Panel adjacent to door or window opening
 24" Alternate Braced Panel required for first floor of two story application
 ALTERNATE BRACE PANEL PER 2009 IRC



RADON REQUIREMENTS
 these radon techniques are required in areas where designated by the jurisdiction and conform to a103.1 and a103.2 of the radon control methods.

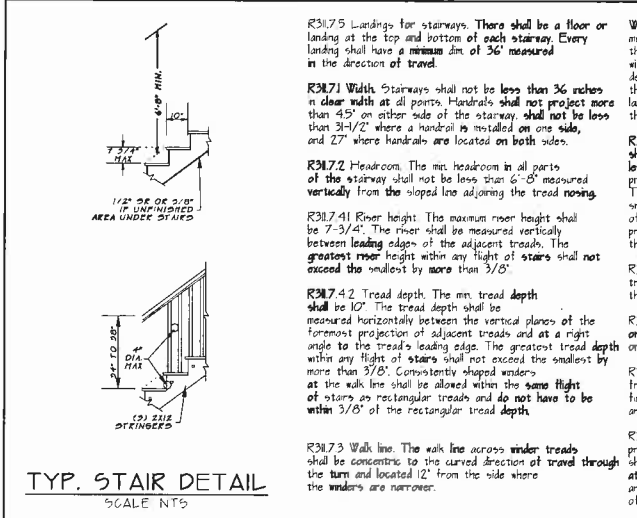
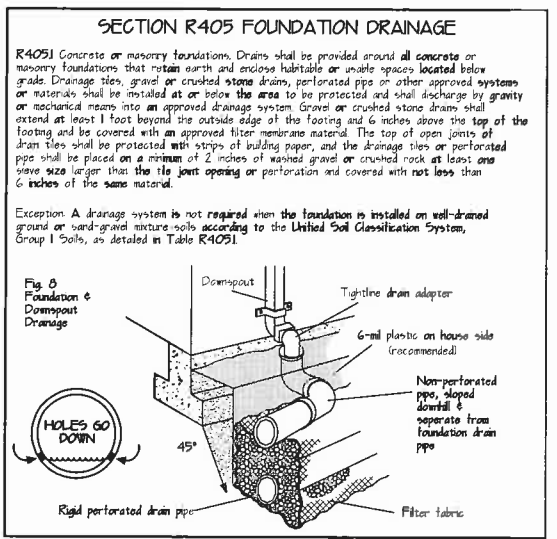
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NOTE: ALL NEW CONSTRUCTION TO BE AND/OR EXISTING CONSTRUCTION SHALL BE SUBJECT TO THE FOLLOWING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE HELD RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE CITY. THE CITY DOES NOT REFLECT THE INFORMATION PROVIDED BY THE CONTRACTOR. THE CITY DOES NOT REFLECT THE INFORMATION PROVIDED BY THE CONTRACTOR. THE CITY DOES NOT REFLECT THE INFORMATION PROVIDED BY THE CONTRACTOR.

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6TH ST WEST LINN



R317.5 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. Every landing shall have a minimum dim of 36\"

R317.6 Width. Stairways shall not be less than 36 inches in clear width at all points. Handrails shall not project more than 45\"

R317.7 Handroom. The min. handroom in all parts of the stairway shall not be less than 6\"

R317.8 Rise height. The maximum rise height shall be 7\"

R317.9 Tread depth. The min. tread depth shall be 10\"

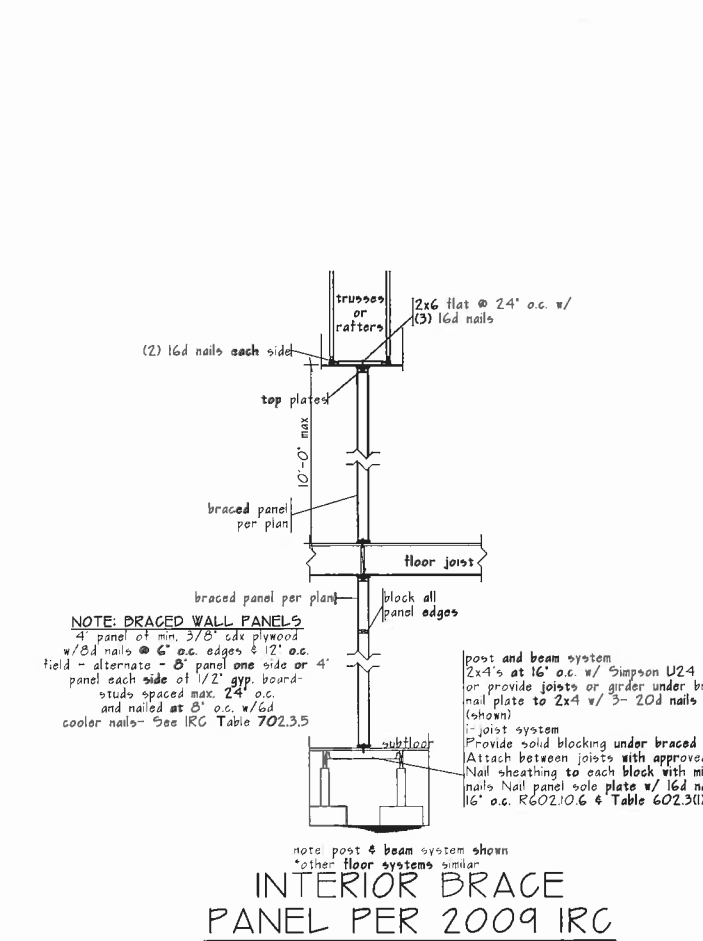
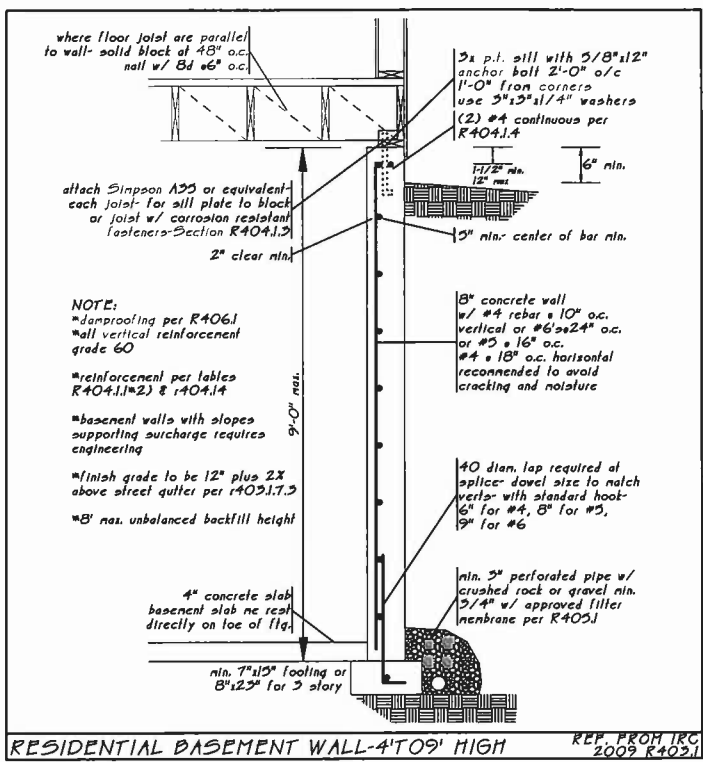
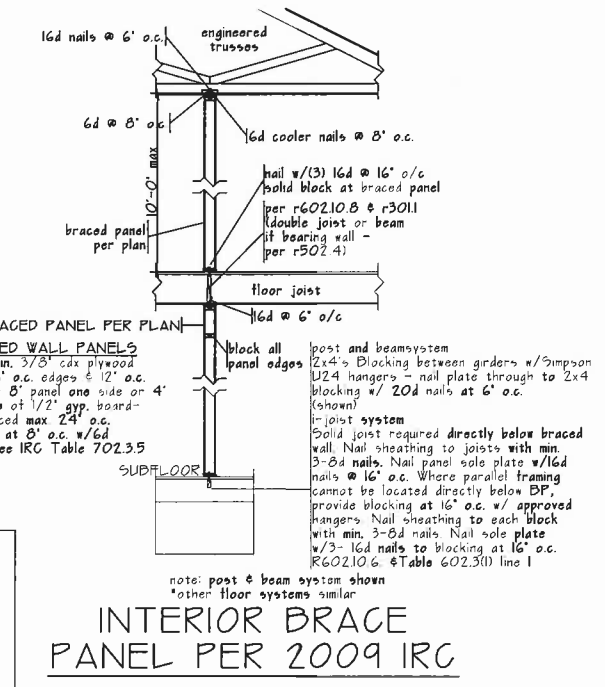
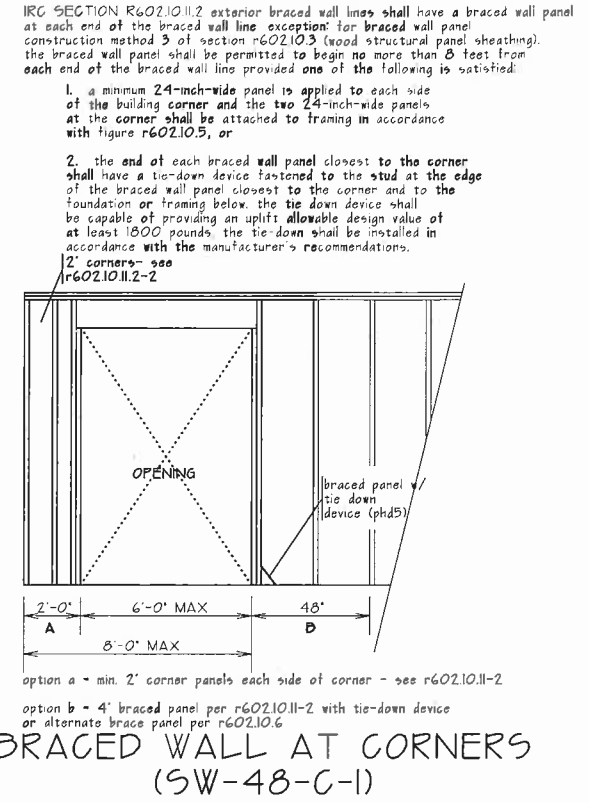
R317.10 Walk line. The walk line across under treads shall be concentric to the curved direction of travel through the turn and located 12\"

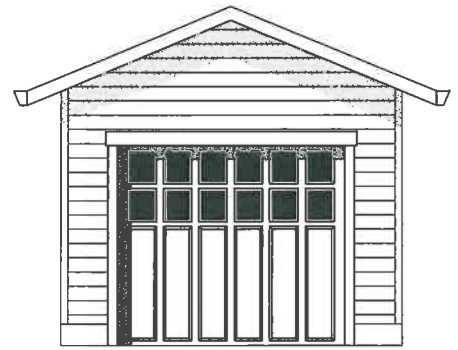
R317.11 Under treads shall have a minimum tread depth of 10\"

R317.12 Profile. The radius of curvature at the nosing shall be no greater than 9/16\"

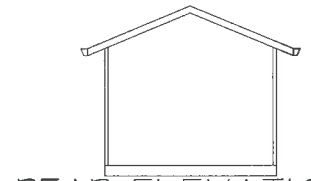
R317.13 Handrail Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or level surface of nosing slope, shall be not less than 34\"

R317.14 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26\"

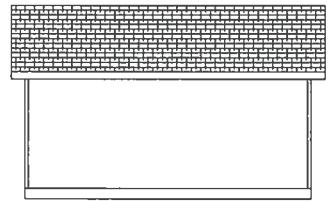




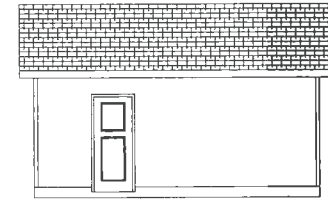
FRONT ELEVATION
SCALE 1/4"=1'-0"



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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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 R317)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: use western
MEMBER GRADE:
 (simple, multiple span or cantilevered spans) use 24F-V4

MATERIAL STANDARDS:
 architectural grade appearance
 do not use 24F-V4 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
WALL SHEATHING: 7/16" min. index 32/0
WOOD PRODUCT MANUFACTURER
 engineered wood products must conform with all applicable provisions of the IRC 2009 code
 Truss joist -TJI series joist or
 Boise engineering -DEI series joists
 assemblies and hangers, as required to provide a complete floor or roof structural system per truss manu.

RIM 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" gwb and 5/8" type 'x' gwb 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, 24" 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)

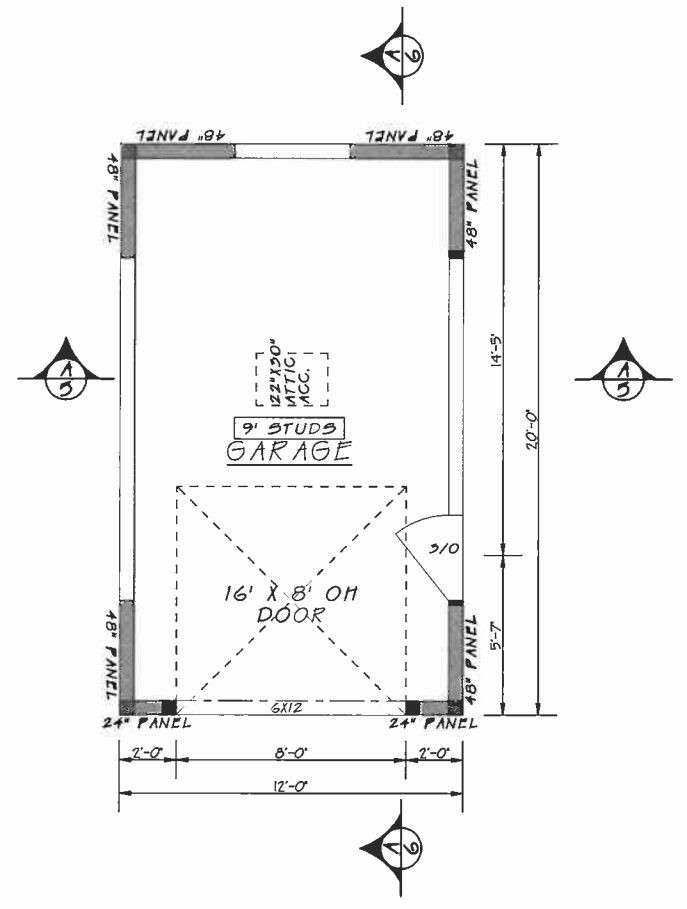
CRAWLSPACE:
 18" min. clearance from grade to bottom of floor joist and min. 12" clearance to bottom of girders or beams in the crawlspace

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 r-905. use Simpson 'H2.5' clip on each truss or rafter

ATTIC VENTILATION:
 Attic Vents R306.2 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.

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 5/32" 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: 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	FLOOR: in P5F	ROOF: in P5F	DECKS: in P5F
LIVE 40lbs.	LIVE 25lbs.	LIVE 40lbs.	LIVE 40lbs.
DEAD 10lbs.	DEAD 17lbs.	DEAD 20lbs.	DEAD 20lbs.

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) or site specific case study needed by local county codes. for more info please contact me at FORGACS R.D. 360-433-1794

All Beams, Rafters, 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.
 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
 R310.1 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.
 R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
 R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches.
 R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.
 R310.2 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.
 R310.3 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.

AREA	1ST FLOOR TOTAL	240 SQ.FT.
		240 SQ.FT.

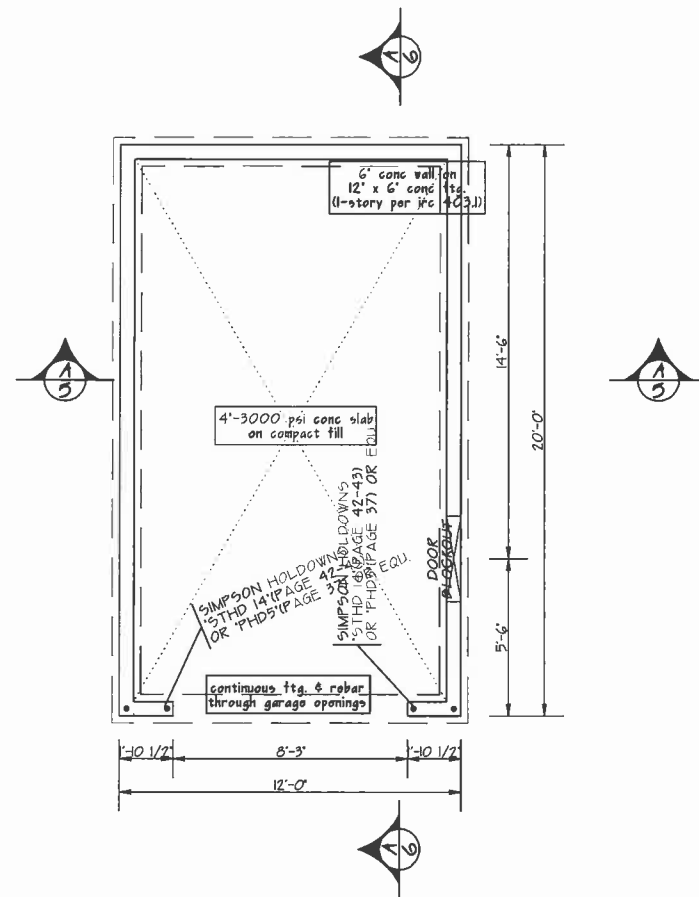
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NOTE: THIS IS A PRELIMINARY DESIGN. ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND INTERNATIONAL RESIDENTIAL CODE (IRC). CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON THE JOB. FORGACS RESIDENTIAL DESIGNS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PERMITTING AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS ON THE JOB. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PERMITTING AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS ON THE JOB. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PERMITTING AUTHORITY.

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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 DESIGNS:
3000 psi conc. for slab, 2500 PSI conc. walls, and footings all on compact fill or virgin soil. (slabs may require 6x6@10g 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"/4" steel plate washers at each bolt, typ. anchor bolt space for 3-story buildings shall be 48" o.c.

anchor bolt must be located no greater than 12" to foundation plates 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 403J)
6' conc wall (4' tall max) on 12"x6" conc. ftg. see basement wall details for higher stem walls or per engineer.

(2-STORY PER IRC 403J)
6' conc wall (4' tall max) on 15"x6" conc. ftg. see basement wall details for higher stem walls or per engineer.

(3-STORY PER IRC 403J)
8' conc wall (4' tall max) on 23"x6 1/2" conc. ftg. see basement wall details for higher stem walls or per engineer.

REDAR:
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 lot 10' or ftg. drain req. 3" dia. min. perforated pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane see r405.

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 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 "CG6" post base or equ. - post to hdr or beam connection Simpson "BC6" post cap or equ. post to decking connection Simpson "BC60" 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 "EPD-44T" post base or equ. - post to hdr or beam connection Simpson "BC4" post cap or equ. post to decking connection Simpson "BC40" half base' cap or equ. for 4x4 post connections see manu. for installation details

5CN 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. Vent shall be within 3 feet of each corner of the building.

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

SIMPSON HOLD-DOWN: 'sth 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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NOTE: ALL NEW CONSTRUCTION TO BE PERMITTED WITHOUT WRITTEN PERMISSION FROM FORGACS. NO OCCUPANCY MAY BE OBTAINED UNTIL THE PERSON BELL/TRUSS/LOADING/POST THESE PLANS.

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TABLE R602.3(1)
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"x0135)	N/A
2	Ceiling joists to plate, toe nail	3-8d (2 1/2"x0135)	N/A
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10s	N/A
4	Collar tie rafter, face nail or 1/4"x20 gage ridge strap	3-0d (3"x0128)	N/A
5	Rafter to plate, toe nail	2-16d (3 1/2"x0135)	N/A
6	Roof rafters to ridge, valley or hip rafters, toe nail	3-16d (3 1/2"x0135)	N/A
Wall			
8	Built-up corner studs 10d (3"x0128)	10d (3"x0128)	24" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2"x0135)	16" o.c. along each edge
10	Continuous header, two pieces	16d (3 1/2"x0135)	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2"x0135)	N/A
12	Double studs, face nail	10d (3"x0128)	24" o.c.
13	Double top plates, face nail	10d (3"x0128)	24" o.c.
14	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 1/2"x0135)	N/A
15	Soled plate to joist or blocking, face nail	16d (3 1/2"x0135)	16" o.c.
16	Soled plate to joist or blocking at braced wall panels	3-8d (2 1/2"x0135)	N/A
17	Stud to sole plate, toe nail	3-8d (2 1/2"x0135)	N/A
18	Top or sole plate to stud, end nail	2-16d (3 1/2"x0135)	N/A
19	Top plates, laps at corners and intersections, face nail	2-8d (2 1/2"x0135)	N/A
20	1" brace to each stud and plate, face nail	2-8d (2 1/2"x0135)	N/A
21	1"X6" sheathing to each bearing, face nail	2-8d (2 1/2"x0135)	N/A
22	1"X8" sheathing to each bearing, face nail	2-8d (2 1/2"x0135)	N/A
23	Wider than 1"X8" sheathing to each bearing, face nail	3-8d (2 1/2"x0135)	N/A
Floor			
23	Joist to sill or girder, toe nail	3-8d (2 1/2"x0135)	N/A
24	1"X6" subfloor or less to each joist, face nail	2-8d (2 1/2"x0135)	N/A
25	2" subfloor to joist or girder, blind and face nail	2-8d (2 1/2"x0135)	N/A
26	2" subfloor to joist or girder, blind and face nail	2-8d (2 1/2"x0135)	N/A
27	2" planks (plank & beam floor & roof)	8d (2 1/2"x0135)	6" o.c.
28	Built-up girders and beams, 2-inch lumber layers	10d (3"x0128)	At each bearing
29	Ledger strip supporting joists or rafters	3-16d (3 1/2"x0135)	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b, c, e	Edges (inches) i	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"x0135) nail (subfloor wall); 8d common (2 1/2"x0135) nail (roof)	6	12g
31	3/8" - 1/2"	6d common (2"x0135) nail (subfloor, wall); 8d common (2 1/2"x0135) nail (roof) i	6	12g
32	1/2" - 1"	8d common nail (2 1/2"x0135)	6	12g
33	1/8" - 1/4"	10d common (3"x0148) nail or 8d (2 1/2"x0135) 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 ga., 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 ga., 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" spacing, 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" spacing, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	6d deformed (2"x0120) nail or 8d common (2 1/2"x0135) nail	6	12
39	7/8" - 1"	8d common (2 1/2"x0135) nail or 8d deformed (2 1/2"x0120) nail	6	12
40	1 1/8" - 1 1/4"	10d common (3"x0148) nail or 8d deformed (2 1/2"x0120) nail	6	12

For 5/16 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; ksi = 6.895 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 0.142 inch (20d common nail), 90 ksi for shank diameter larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameter of 0.142 inch or less.

b. Staples are 16 gage 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.

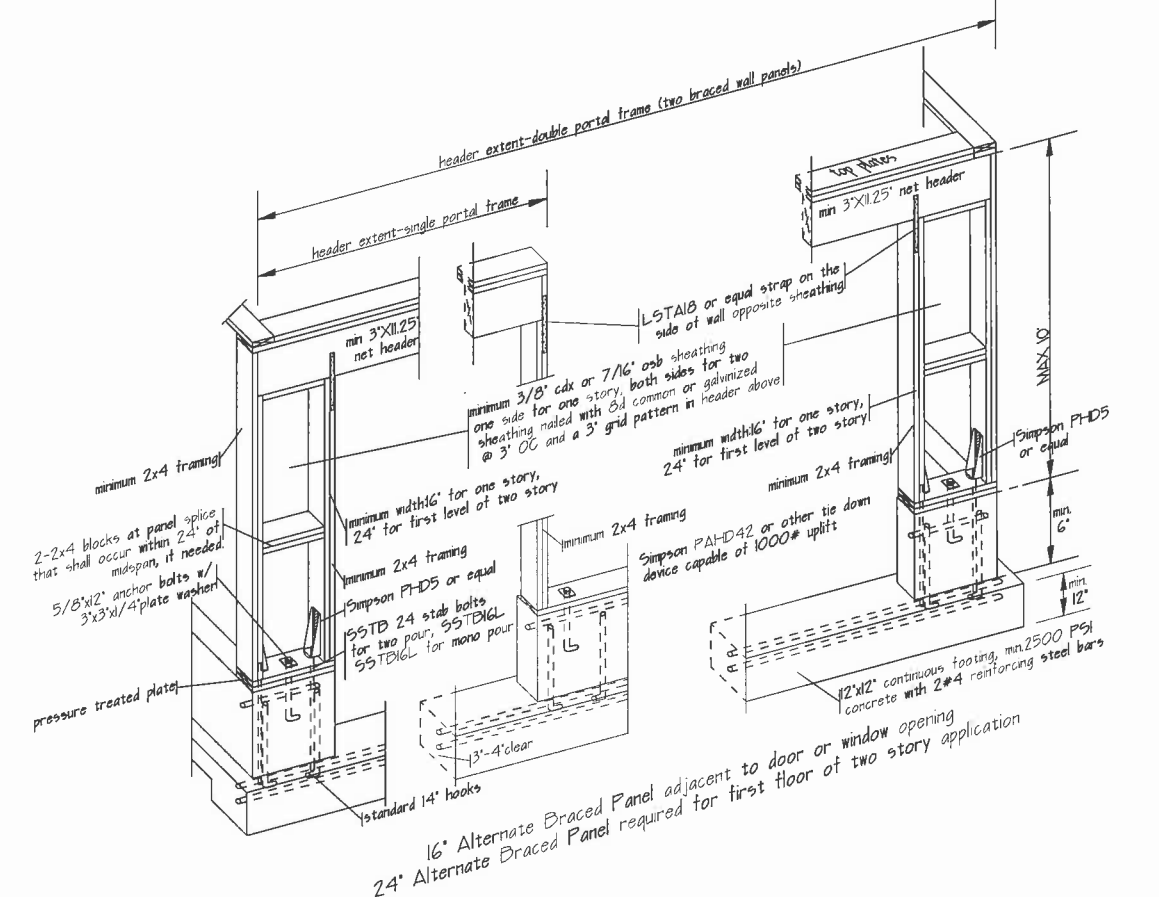
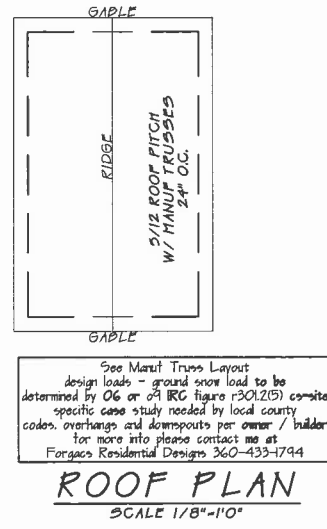
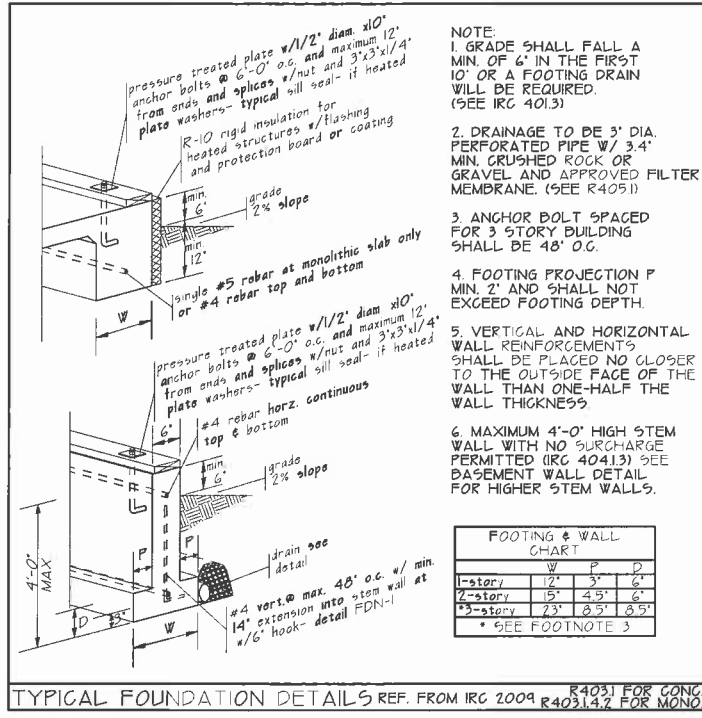
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 100 mph or greater, 8d deformed (2 1/2"x0120) 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 this code. Floor perimeter shall be supported by framing members or solid blocking.



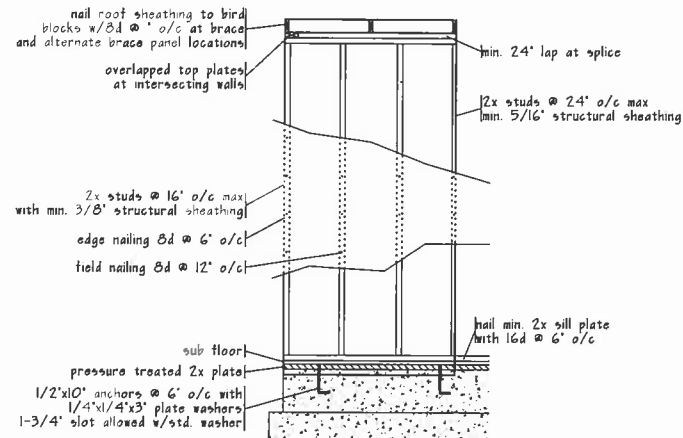
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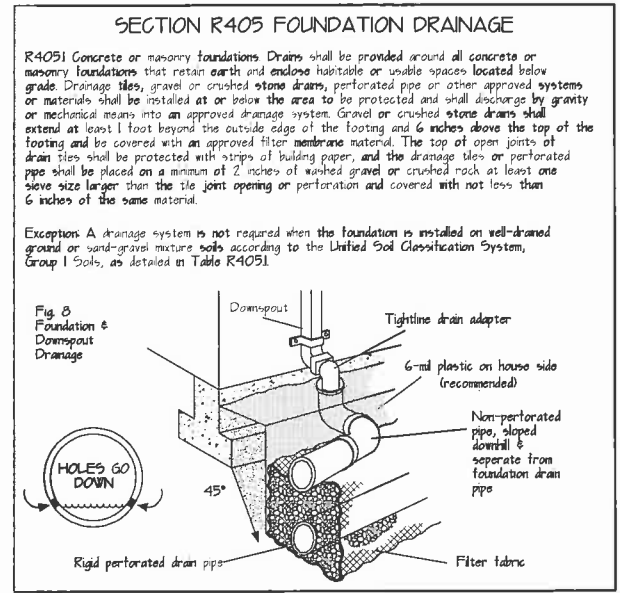
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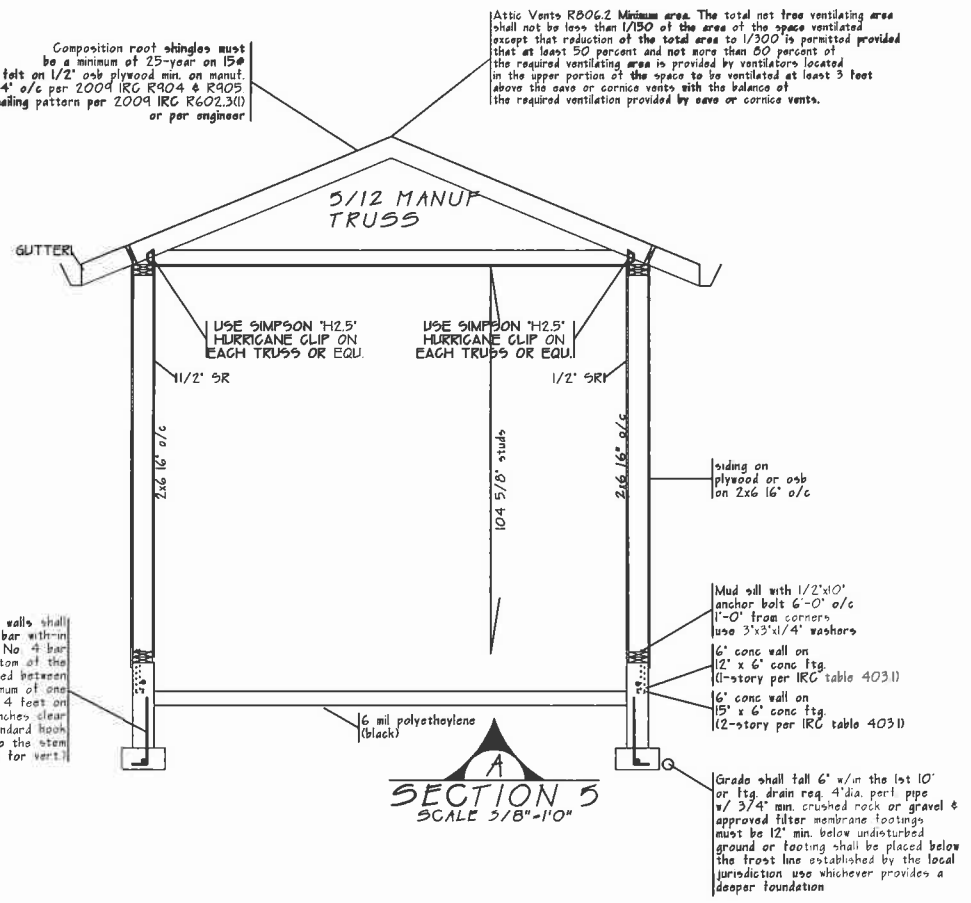
TYPICAL 48" BRACE PANEL - PER 2006 IRC

- 1.) all vertical joints shall occur over, and be fastened to common studs. (r602.10.7 (sec 51-51))
- 2.) all horizontal joints shall occur over, and be fastened to, common blocking, of a minimum 2" nominal thickness
- 3.) see r602.10.111 for braced wall line spacing
- 4.) panel method r602.10.3.3-3 depicted



Composition roof shingles must be a minimum of 25-year on 15@ felt on 1/2" osb plywood min. on manu. truss 24" o/c per 2004 IRC R904.4 R905 nailing pattern per 2009 IRC R602.3(1) or per engineer

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 1/200 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.



R403.1.3 Foundations with stem walls shall have installed a minimum of one No. 4 bar within 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 5
SCALE 3/8"=1'-0"

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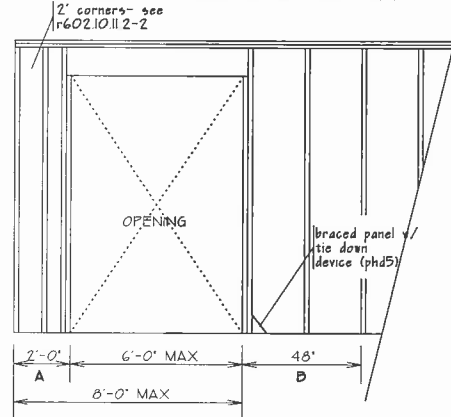
NOTE: ALL NEW CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL ZONING REGULATIONS, ORDINANCES, AND/OR CONTRACTOR LAWS. ALL REVISIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT OR HIS/HER REPRESENTATIVE. THESE PLANS DO NOT REFLECT ANY CHANGES MADE BY THE GENERAL CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT.

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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 1800 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

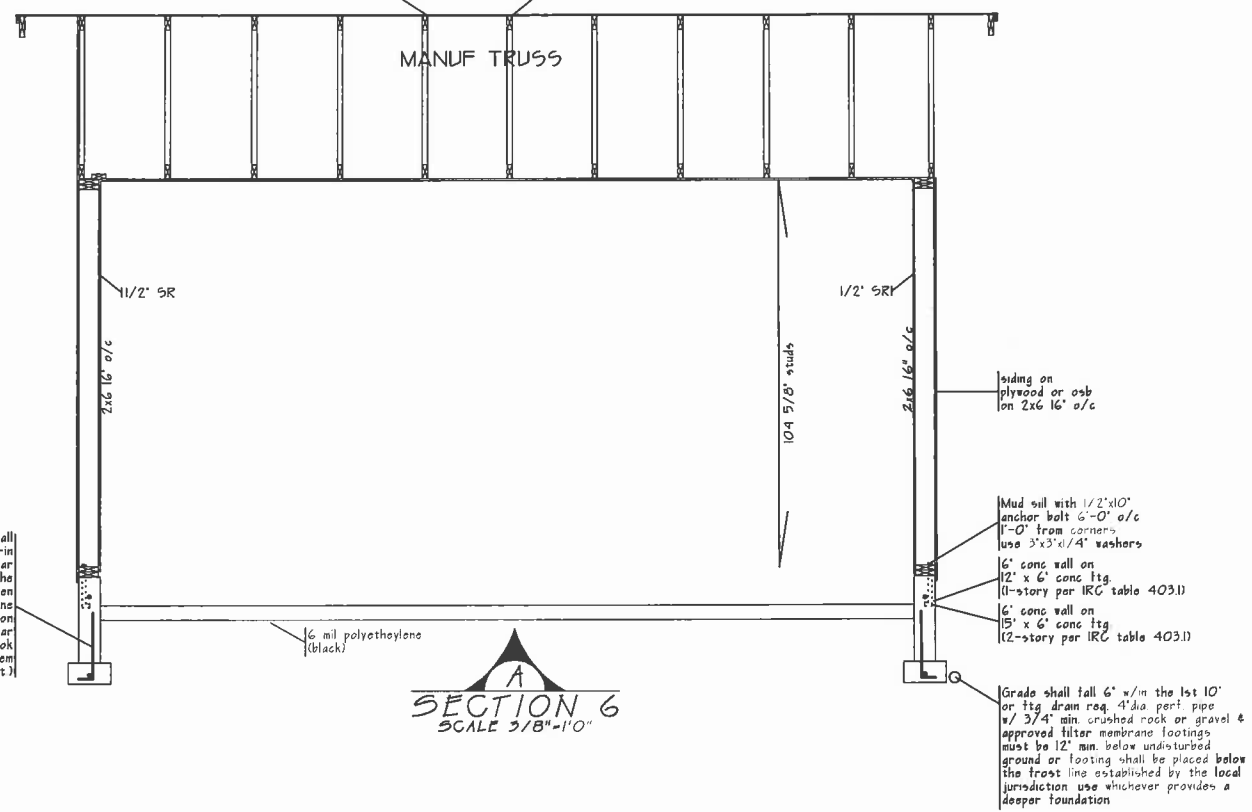
option b - 4' braced panel per R602.10.11-2 with tie-down device or alternate brace panel per R602.10.6

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

R403.1.3.1 Foundations with stem walls shall have installed a minimum of one No. 4 bar within 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 on 15# felt on 1/2" osb plywood min. on manuf. 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 1/50 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.



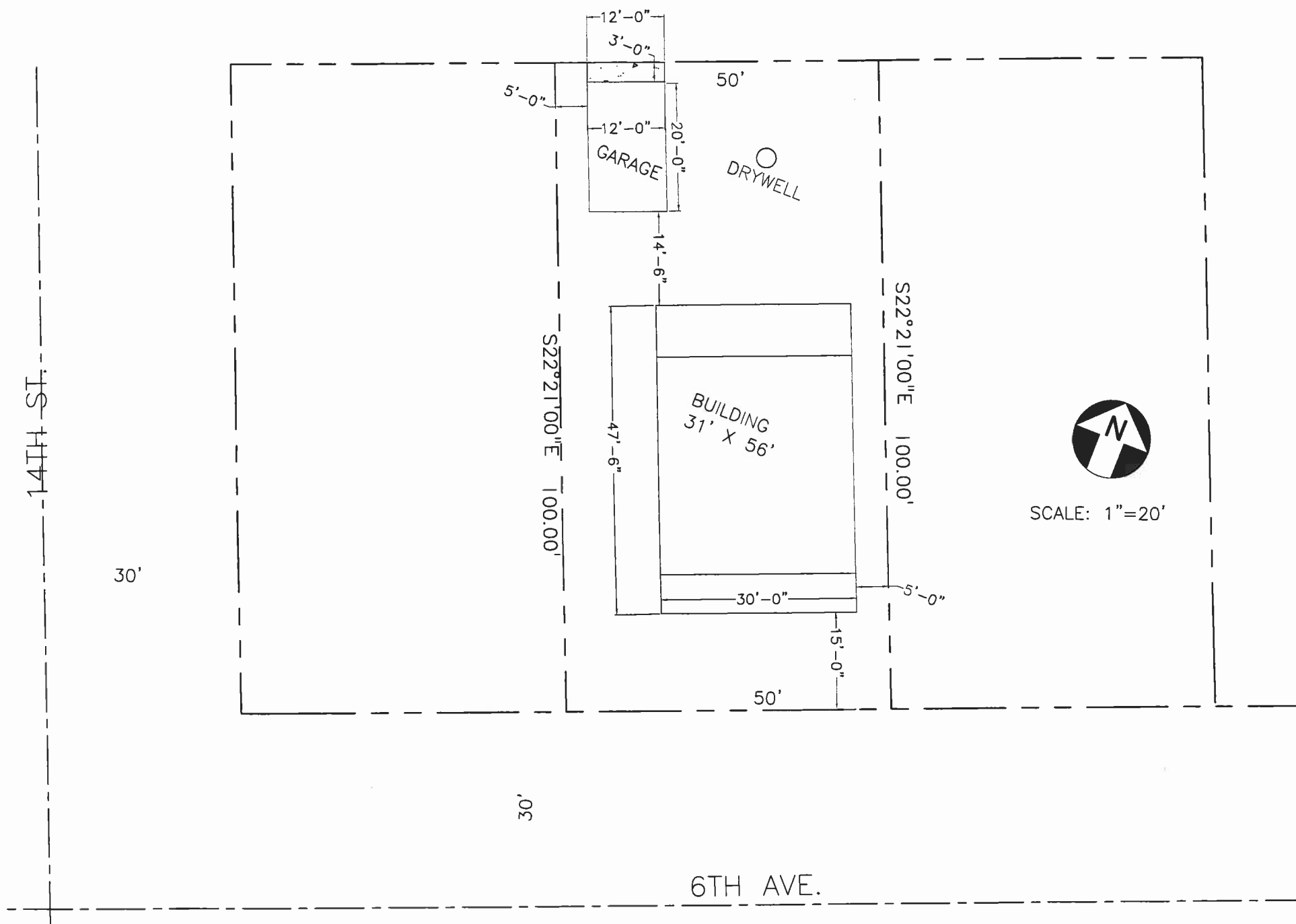
SECTION A
SCALE 3/8"=1'-0"


NOTE: ALL NEW CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE 2009 IRC AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS.

ORIG	5/1
REV	
PLAN #	
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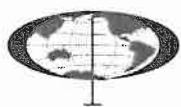
4GACS
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VINTAGE HOMES NW




 SCALE: 1"=20'

No.	Date	By	Chk.	Revisions
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Designed By:
 HL
 Drawn By:
 MR
 Checked By:
 HL
 Approved By:



CONVERGENT PACIFIC
 8975 SW CENTER STREET
 TIGARD, OREGON 97223
 T: 503-747-3569 F: 503-747-3579

Scale:
 1"=30"
 Filename:
 C1.DWG
 Contract No.:
 Date:
 11/15/10

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

Drawing No.: Rev.:
 C1
 Sheet No.:
 1 OF 1