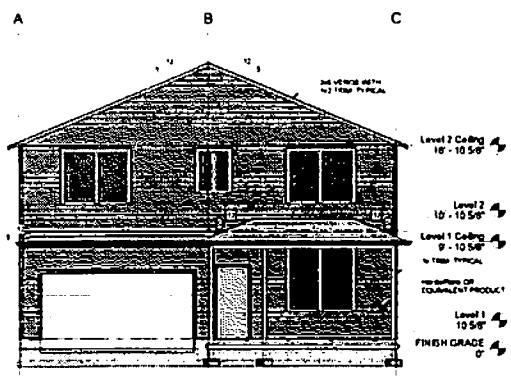
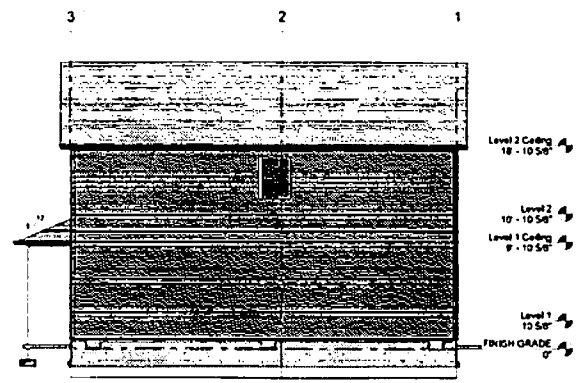
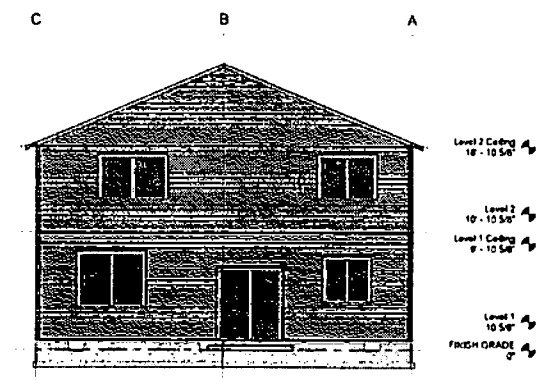


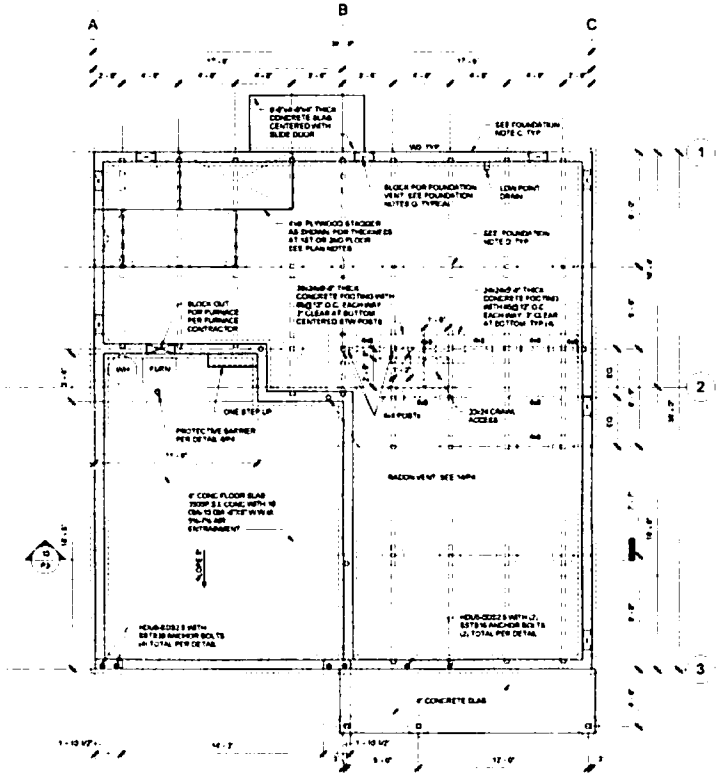
1. FRONT ELEVATION
3/16" = 1'-0"



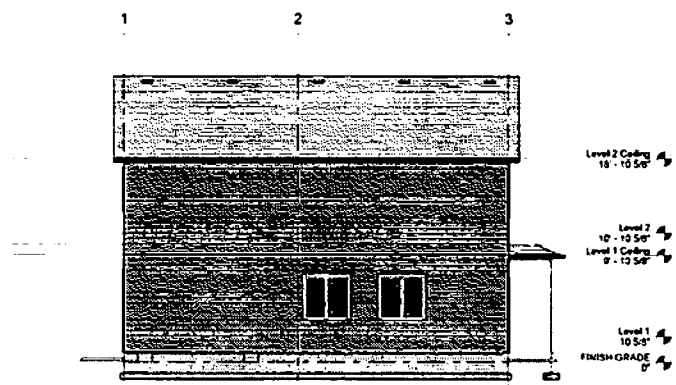
2. RIGHT ELEVATION
3/16" = 1'-0"



3. REAR ELEVATION
3/16" = 1'-0"



5. FINISH GRADE
1/4" = 1'-0"



4. LEFE ELEVATION
3/16" = 1'-0"

FOUNDATION NOTES:

A. ALL CONCRETE SHALL BE MINIMUM 2500 PSI.

B. DESIGN SOIL BEARING CAPACITY = 1500 PSF. COMPACT ALL DISTURBED SOIL UNDER FOUNDATION TO MINIMUM 90% OF DESIGN SOIL BEARING CAPACITY.

C. ALL FOUNDATION CONCRETE STEM WALLS SHALL BE 6" ON 15 WIDTH CONCRETE STRIP FOOTINGS UNLESS OTHERWISE NOTED.

D. FLOOR BEAMS ARE 4x6 OF 6 ON 4x4 POSTS ON 16" DIA 6" CONCRETE FOOTING UNLESS NOTED OTHERWISE.

E. PROVIDE 1/2" AIRSPACE AT SIDES AND ENDS OF BEAMS IN POCKETS & FLASH POCKET BOTTOMS WITH MINIMUM 2" BEARING SPACE EACH POCKET. COPE 2x6 MUDSILL AT BEAM ENDS.

F. EXCAVATE 18" CLEAR MINIMUM CRAWL SPACE BELOW BEAMS.

G. FOUNDATION VENTS SHOWN ARE NONE SCREENED WITH 1/4" MESH GALVANIZED HARDWARE CLOTH AND PROVIDE 1 SQ FT OF VENT AREA FOR EACH 150 SQ FT OF CRAWL SPACE.

H. SLOPE CRAWL SPACE AREA TO LOW POINT DRAIN.

J. 6 MIL BLACK POLY GROUND COVER OVER ENTIRE CRAWL SPACE.

K. INSTALL HOLDDOWNS, HANGERS AND ANCHOR BOLTS ETC PER MANUFACTURAL SPECIFICATIONS.

L. ELEVATE (FURNACE AND WATER HEATER) COMBUSTION SOURCES 18" ABOUT GARAGE FLOOR.

M. 1/2" DIA ANCHOR BOLT AT 6'-0" OC AND 1'-0" AT END OF MUDSILL MAXIMUM 7" EMBED INTO CONCRETE FOOTING MINIMUM.

GENERAL NOTES:

ALL MATERIAL AND WORKSHIP SHALL CONFORM TO THE 2014 OREGON SPECIAL CODE

A. FLOOR LOADS

1ST AND 2ND FLOOR	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF
STAIR LIVE LOAD	60 PSF

B. ROOF

SNOW LOAD	30 PSF
DEAD LOAD	10 SF

C. CODE SUMMARY

CONSTRUCTION TYPE	WOOD STRUCTURAL WITH CONCRETE FOUNDATION
MAIN FLOOR	855 SQ FT
2ND FLOOR	1260 SQ FT
TOTAL SQ FT	2115 SQ FT

D. SANITARY SYSTEM AND WATER SYSTEM PER SITE PLAN BY OTHERS

E. ELECTRICAL FIXTURE AND PLUMBING INDICATIONS ARE FOR REFERENCE ONLY AND SHALL DESIGN BY OTHERS

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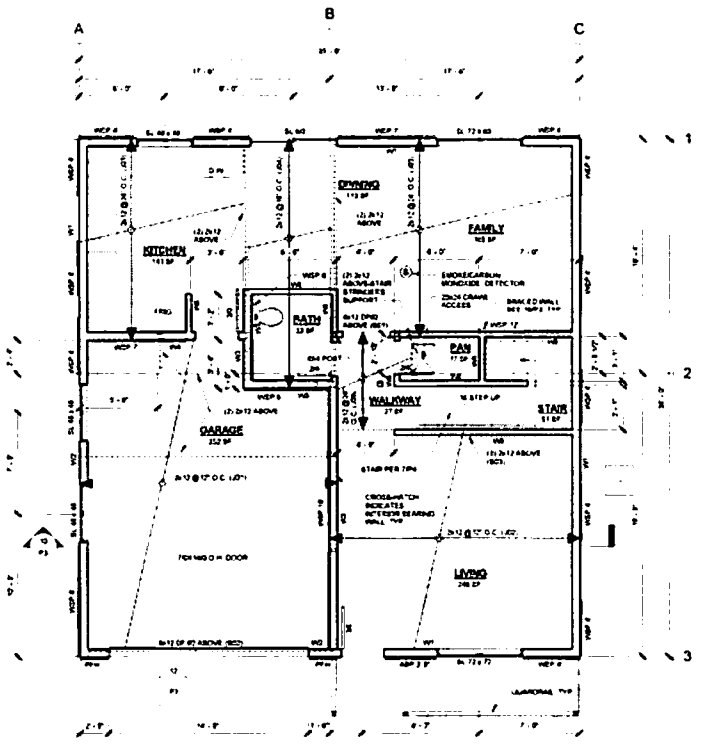
LEONARD DESIGN

PLAN AND ELEVATIONS

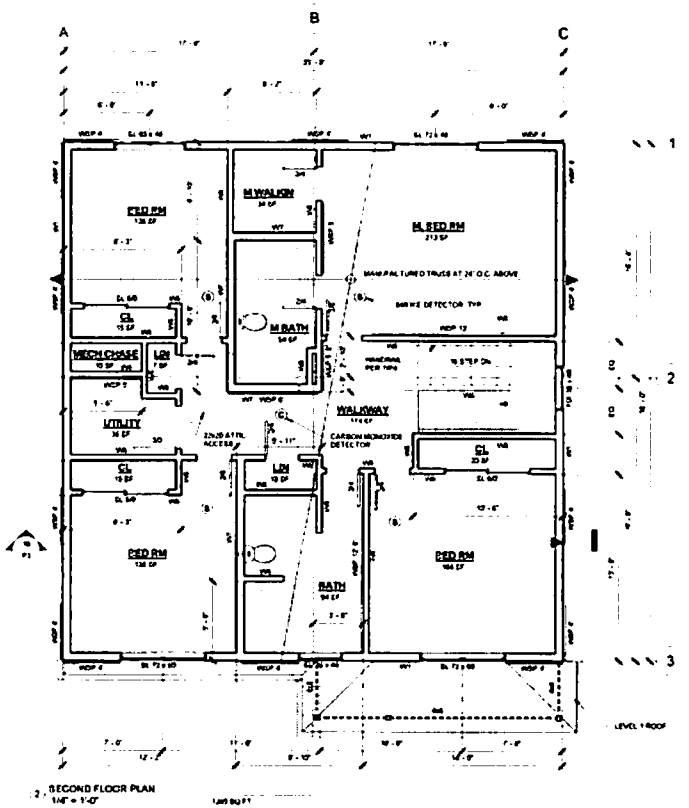
PROJECT OWNER
GREG FORD

Project number	FORD 2015-1
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	As indicated

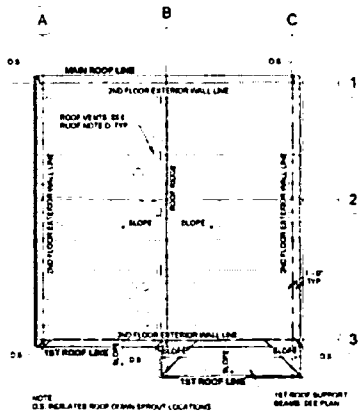
P1



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



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

ROOF NOTES

A SHINGLE
ARCHITECTURAL GRADE SHAKE TEXTURED COMPOSITION SHINGLES

B SUBLAYER
TWO LAYERS OF 30# ROOFING FELT ON SHEATHING OVER LAP 19%

C SHEATHING
7/16 OSB ROOF SHEATHING WITH 1/2" CC GRADE PLYWOOD ON EAVES

D ROOF VENT
ROOF VENT SHALL BE 6" L MESH GALVANIZED. PROVIDE ONE (1) SQ FT OF VENT AREA FOR EACH 150 SQ FT OF ATTIC SPACE

E MANUFACTURED ROOF TRUSSES IS DESIGNED BY OTHERS

F 2x8 FASCIA OPTIONAL

G GUTTER AND DOWN SPOUT INSTALL PER PLAN

H PROVIDE (2)HC8 HURRICANE TIE PER TRUSS/WALL CONNECTION

PLAN NOTES

A ALL APPLIANCES TO BE U.L. APPROVED

B BATH FANS TO EXCHANGE AIR 5 TIMES PER HOUR TO OUTSIDE

C CERAMIC TILE OR EQUAL UP 6' IN TUB RECESS OVER WATER RESISTANT GYPSUM BOARD

D ALL WINDOWS 50% OPENABLE EXCEPT AS NOTED

E BEDROOM WINDOW SILL HEIGHT 44" MAX. 24" MIN ABOVE FLOOR

F SMOKE DETECTORS, CARBON MONOXIDE SHALL BE 110V TYPE WITH BATTERY BACK UP

H ALL FRAMING LUMBER SHALL BE AS FOLLOWS
1 JOISTS, BEAMS & OTHER HORIZONTAL FRAMING MEMBERS - DF #2
2 PLATES, BLOCKING, ETC. - HEM/FIR UTILITY STUDS - STUD GRADE

J ALL EXTERIOR HEADERS AT OPENING 6'-0" OR WIDER ARE 4x12 DF #2
ALL EXTERIOR HEADERS AT OPENING 6'-0" TO 5'-11" ARE 4x10 DF #2
ALL OTHER EXTERIOR AND INTERIOR HEADERS ARE 4x6 DF #2 EXCEPT AS NOTED

K ALL GYPSUM BOARD NAILED WITH 5d @ 7" OC EXCEPT AS NOTED GYPSUM BOARD IS REQUIRED AT INTERIOR WALLS OF GARAGE

L ALL PLYWOOD BOARD NAILED W/ 8d @ 6" OC PANEL EDGES & 12" OC FIELD MIN. EXCEPT AS NOTED

M BRACE PANEL 8' HIGH IN MAIN FLOOR AND 9' IN UPPER FLOOR

N FLOOR SHEATHING
FIRST FLOOR — 1 1/8" PLYWOOD SUB FLOOR (3/4 T&G OPTIONAL) WITH 1/2" PARTICLE BOARD AT BATH AND KITCHEN
SECOND FLOOR — 3/4" PLYWOOD WITH 1/2" PARTICLE BOARD AT BATH

P INSTALL 110v CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP 10 FEET OUT SIDE OF EACH BEDROOMS

Q GAS FIRED FURNACE WITH 80% MINIMUM EFFICIENCY

R RADON GAS MITIGATION WELL IS MECHANICALLY VENTILATED 3" ABS FROM CRAWL SPACE EXTENDED THROUGH ROOF. SEE DETAIL

S PRESCRIPTIVE ENVELOPE REQUIREMENT

BUILDING COMPONENT	STANDARD BASE CASE REQUIRED PERFORMANCE	PROPOSED EQUIVALENT VALUE
WALL INSULATION - ABOVE GRADE	U=0.060	R-21
WALL INSULATION - BELOW GRADE	F=0.055	R-15
FLAT CEILING	U=0.031	R-49
VAULTED CEILING	U=0.042	-
UNDER FLOORS	U=0.039	R-38
SLAB EDGE PERIMETER	F=0.520	R-15
HEATED SLAB INTERIOR	n/a	R-15
WINDOWS	U=0.035	U=0.320
SKYLIGHT	U=0.060	U=0.550
EXTERIOR DOORS	U=0.220	U=0.220
EXTERIOR DOOR W/ - 2.5 SQ FT GLAZING	U=0.040	U=0.320
FORCED AIR DUCT INSULATION	n/a	R-6
15% MIN HIGH-EFF LAMPS		

ADDITIONAL ENERGY MEASURE
BUILDING TIGHTNESS TESTING VERIFICATION AND DUCT SEALING

CONSTRUCTION MEASURE
HIGH EFFICIENCY HVAC SYSTEM - GAS FIRED FURNACE WITH 80% AFUE

LATERAL DESIGN
CS-WSP = WOOD STRUCTURAL PANEL 3/8" MINIMUM SHEATHING W/ 8D COMMON (2½"x.113") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORT), SEE DETAIL ON PAGE 5

Wall Schedule

Wall Type	Assembly	Insulation	Plumbing	Structural Usage
W0	6" CONC. STEM WALL			Bearing
W1	2x6@16" O.C.	Yes	No	Bearing
W2	2x6@16" O.C.	No	No	Bearing
W3	2x4@16" O.C.	Yes	Yes	Bearing
W4	2x6@16" O.C.	Yes	No	Bearing
W5	2x4@16" O.C.	No	No	Bearing
W6	2x4@24" O.C.	No	No	Non-bearing
W7	2x6@24" O.C.	No	Yes	Non-bearing

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LEONARD DESIGN

PLANS

PROJECT OWNER
GREG FORD

Project number	FORD 2015-1
Date	Issue Date
Drawn by	LEONARD YEE
Checked by	

P2

Scale: As indicated

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