

GENERAL PROJECT NOTES:

1. THE DRAWINGS & SPECIFICATIONS:

STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO THE DESIGNER DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO CHECK WITH THE OWNER AND WITH CURRENT BUILDING CODES FOR THE INSTALLATION OF THEIR WORK.

2. DIMENSIONS:

A. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT, SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
 B. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE DESIGNER IF ANY DISCREPANCIES ARE FOUND. NOTE THAT DIMENSIONS ARE TO FACE OF STUDS, FACE OF FINISH OR CENTER LINE OF WALL OR COLUMN AS INDICATED, OR UNLESS OBVIOUSLY SHOWN OR MARKED OTHERWISE.

3. COORDINATION:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO SECURE COMPLIANCE OF NEW WORK WITH DRAWINGS AND SPECIFICATIONS, AND THE ACCURATE LOCATION OF OPENINGS FOR MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

4. GENERAL CONSTRUCTION:

A. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO DRILLING OR CUTTING OF SLABS, OR STRUCTURAL MEMBERS. NOTIFY DESIGNER OF ANY CONFLICTS PRIOR TO BEGINNING WORK.
 B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS, INCLUDING HARDWARE, LIGHTING FIXTURES AND INTERIOR MILLWORK, STANDARDS, BRACKETS & SHELVING, AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
 C. ALL GYPSUM NEW WALL BOARD (GWB) SHALL BE 5/8" TYPE "X" GYPSUM WALL BOARD AT ALL 1 HR. WALLS.
 D. ALL GYPSUM WALL BOARD (GWB) SHALL BE 5/8" TYPE "X" GYPSUM WALL BOARD AT ALL 1 HR. WALLS.
 E. THESE PLANS WERE DESIGNED FOR THE TRAINED TRADESMAN KNOWLEDGEABLE IN THE CURRENT BUILDING CODES FOR THEIR TRADE. ANY QUESTIONS REGARDING CODE COMPLIANCE SHOULD BE BROUGHT TO THE ATTENTION OF THE LOCAL BUILDING DEPARTMENT.

5. INSPECTION:

INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK.
 A. BEFORE STARTING WORK, VERIFY GOVERNING DIMENSIONS AT THE PREMISES, AND EXAMINE ADJOINING WORK ON WHICH THIS WORK IS DEPENDENT, INCLUDING VERIFICATION OF EXISTING FOUNDATION HEIGHTS PRIOR TO WORK.
 B. DISCREPANCIES, IF UNCOVERED, CONDITIONS ARE NOT AS ANTICIPATED, IMMEDIATELY NOTIFY THE OWNER AND SECURE NEEDED DIRECTION.
 C. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

6. QUALITY ASSURANCE: & BUILDING CODE:

A. ALL WORK SHALL COMPLY TO THE REQUIREMENTS OF STATE OF OREGON RESIDENTIAL SPECIALTY CODE, AND ALL OTHER APPLICABLE REQUIREMENTS OF LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
 B. SUBMIT PRODUCT DATA TO OWNER FOR ALL MATERIALS PROPOSED AS SUBSTITUTIONS FOR ITEMS SPECIFIED.
 C. COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, SHOP DRAWINGS, PRODUCT DATA, ETC., REQUESTED BY DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO OWNER.

7. RESPONSIBILITY

TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS. ANY CHANGES MADE ON THEM AFTER PRINTS ARE COMPLETED WILL BE DONE AT THE OWNER'S OR BUILDER'S EXPENSE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN AND SHALL BY THE USAGE OF THESE PLANS AND/OR DOCUMENTS, HOLD THE DESIGNER AND HIS ASSOCIATES HARMLESS AND RELIEVE SAME OF ALL LIABILITY, INCLUDING ERROR AND OMISSION. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER, AS INSTRUMENTS OF SERVICE, THESE PLANS AND DETAILS REMAIN THE PROPERTY OF THE DESIGNER.

ALL PLOT PLANS, SITE MEASUREMENTS, WELL AND SEPTIC LOCATIONS SHALL BE DONE BY OTHERS. INFORMATION GATHERED BY OWNER OR OTHERS SHALL BE USED FOR THE PLOT PLANS MAYBE REQUIRED BY THE BUILDING OR PLANNING DEPARTMENT.

SOILS, GRADING & DRAINAGE

GRADING FROM FOUNDATION MIN. 6 IN. FALL IN 1' ST 10FT.
 USE DRAINS OR SWALES WHEN LOT LINES, WALLS, ETC. PREVENT 6 IN/10 FT.
 HANDSADES MIN 2% SLOPE AWAY FROM BUILDING WITHIN 10FT.
 GRADED SITES TOP OF FOUNDATION MIN 12 IN + 2% ABOVE STREET DRAIN
 DRAIN SYSTEM REQUIRED FOR FOUNDATIONS ENCLOSED USABLE SPACE BELOW GRADE UNLESS WELL DRAINED GROUND OR SAND/GRAVEL MIXTURE.
 WALLS RETAINING EARTH & ENCLOSED INTERIOR SPACE REQ DAMPROOFING TO FINISHED GRADE. TRENCHING PARALLEL TO FOOTINGS MAY NOT UNDERMINE FOOTING-STAY OUTSIDE LINE EXTENDING OUT 45" OUT FROM OUTSIDE BOTTOM EDGE OF FOOTING.

FLOOR PLAN NOTES

A. ALL NEW WINDOWS AND SLIDING GLASS DOORS TO BE OWNER APPROVED, WITH U= .35 OR LESS RATING.
 B. ALL NEW SOLID CORE EXTERIOR DOORS TO HAVE U= .20 OR LESS RATING.
 C. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" DOORS OR AS SELECTED BY OWNER.
 D. ALL INTERIOR LIGHTING TO BE LED TYPE WITH FIXTURES AS SELECTED BY OWNER.
 E. PRIOR TO INSTALLING BATT OR BLOW-IN INSULATION, USE INSULATING FOAM SEALANT GAP FILLER INSULATING FOAM SEALANT, OR EQUAL FOR GAPS UP TO 1/4".
 F. SEAL GAPS AROUND LIGHT FIXTURES (ESPECIALLY RECESSED "CAN" FIXTURES), EXHAUST FANS, RANGE HOODS, PIPING, CONDUITS, ETC. WHICH PENETRATE CEILINGS.
 G. ATTIC INSULATION: R-49 BATT (new const) OR BLOW-IN FIBERGLASS INSULATION
 H. EXTERIOR WALLS - TYPICAL WALL CAVITIES: FIBERGLASS BATT INSULATION R-21
 J. WINDUP CAVITIES: R-30 CLOSED CELL SPRAY FOAM INSULATION AT FLOOR FRAMING
 K. SEALING CALLING WALLS AND CEILINGS: FILL ALL WALL CAVITIES AND VOIDS SOLID WITH INSULATION AVOID OVER-COMPACTING INSULATION. SEAL EDGES AND PENETRATIONS WITH FIRE-RATED CAULKING.

ENERGY EFFICIENCY:

ORSC TABLE 101.1 (1)

WALL INSULATION ABOVE GRADE	R-21
WALL INSULATION BELOW GRADE	R-15/R-21
FLAT CEILINGS	R-49
Vaulted Ceilings	R-30
UNDER-FLOORS	R-30
SLAB PERIMETER	R-10
HEATED SLAB INTERIOR	R-10
WINDOWS	U=0.30
SKYLIGHTS	U=0.50
EXTERIOR DOORS	U=0.30
EXTERIOR DOORS W/> 2.502 GLAZING	U=0.40
FORCED AIR DUCT INSULATION	R-8

DISCLAIMER

SR BUILDING PLANS HAS PREPARED THESE PLANS BASED ON THE INFORMATION PROVIDED TO US TO DEPICT THE PROJECT AS REQUESTED. IT WILL BE THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO HAVE THESE PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER TO ENSURE THAT THE DETAILS PROVIDED HEREIN MEET OR EXCEEDS THE APPLICABLE NATIONAL, STATE OR LOCAL REQUIREMENTS PRIOR TO PERMITTING OR CONSTRUCTION. UPDATES OR CHANGES TO BE DONE BY SR BUILDING PLANS. WE CAN BE CONTACTED AT (541) 621-5735 OR EMAIL US AT SRBP@POBOX.COM
 PRINT @ 18 x 24

**THIS PLAN WAS DESIGNED FOR THE CITY OF GOLD BEACH OREGON.
 PLANS SHALL NOT BE SOLD OR USED FOR PROFIT.**



430 S.F. ADDITIONAL DWELLING UNIT (ADU)

CURRY COUNTY BUILDING SAFETY DEPARTMENT
REVIEWED PLANS
 THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH OREGON STATE BUILDING CODES. ANY PROPOSED CHANGES FROM REVIEWED PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVED BEFORE CONSTRUCTION. NO AUTHORIZATION IS IMPLIED FOR ANY CONSTRUCTION WHICH IS IN VIOLATION OF ANY STATE OR COUNTY CODES/ORDINANCES. THIS PLAN REVIEW SHALL NOT PREVENT THE CORRECTION OF ERRORS OR VIOLATIONS THAT ARE FOUND TO EXIST IN THE SUBJECT CONSTRUCTION.
 REVIEWED FOR CODE COMPLIANCE UNDER THE 2021 ORSC.
PLANS REVIEW BY BUILDING OFFICIAL GARRETT THOMSON
Garrett Thomson
 DATE 10/20/2022

FOUNDATION NOTES:

EXTERIOR WALLS LOCATED LESS THAN 3' FROM PROPERTY LINES AND 6' FROM ADJACENT STRUCTURES SHALL HAVE A MINIMUM OF ONE HOUR CONSTRUCTION. SEC. 302.1 NOTE: IF YOUR BUILDING IS CLOSER THAN THESE DISTANCES, CONTACT THE LOCAL PLANNING DEPARTMENT TO VERIFY THEIR MINIMUM CLEARANCE.
 CUT OR FILL SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS A SOIL INVESTIGATION REPORT IS SUBMITTED. SEC. 401.6.
 STRUCTURES PLACED ON GRADIENT TO SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, ASCENDING OR DESCENDING, SHALL COMPLY WITH SEC. 401.5.1.
 THE TOP SURFACE OF THE FOOTING SHALL BE LEVEL. PROVIDE STEPPED FOOTINGS WHERE THE BOTTOM SURFACE OF THE FOOTINGS EXCEEDS 1 VERTICAL IN 10 HORIZONTAL. SEC. 403.1.1.
 FOOTING AND FOUNDATIONS SHALL BE CONSTRUCTED OF MASONRY, CONCRETE OR APPROVED TREATED WOOD. EXTERIOR FOOTINGS, COLLARS AND PIERS SHALL EXTEND BELOW THE FROST LINE, WHICH IS A MINIMUM OF 12" BELOW FINISH GRADE SOIL. SEC. 403.1.
 CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH: TABLE 402.2. CONCRETE IN ITEMS A AND B SHALL BE AIR ENTRAINMENT WHEN SUBJECT TO FREEZING DURING CONSTRUCTION AND ALL CONCRETE IN ITEMS C AND D SHALL BE AIR ENTRAINMENT. TOTAL AIR CONTENT SHALL NOT BE LESS THAN 5% OR MORE THAN 7%. SEE FIG 402.2.
 BASEMENT WALLS AND FOUNDATION NOT EXPOSED TO WEATHER: 2500 PSI.
 BASEMENT AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE FLOOR): 2500 PSI.
 FOUNDATION OR BASEMENT WALLS OR OTHER VERTICAL WALLS EXPOSED TO THE WEATHER: 3000 PSI.
 CARPORT SLABS, GARAGE FLOOR SLABS, PORCHES AND STEPS EXPOSED TO THE WEATHER: 3500 PSI.
 FOOTING AND WALL SIZES SHALL BE AS FOLLOWS: THESE FOOTING SIZES ARE BASED ON AN ALLOWABLE SOIL PRESSURE OF 1500 PSF. ON SOIL WITH LOWER ALLOWABLE SOIL PRESSURE, FOOTING SIZES SHALL BE DESIGNED BY A REGISTERED ENGINEER.
 WHEN FOOTING & FOUNDATION ARE PLACED SEPARATELY, EITHER PROVIDE A KEYWAY TO PREVENT LATERAL DISPLACEMENT OR THEY MUST BE TIED TOGETHER BY A MINIMUM #3 VERTICAL REBARS 4' O.C. SEC 403.2 TAB 404.1B & 10M 899-26.
 IF REINFORCEMENT IS PROVIDED IN THE FOOTING, ONE PIECE OF THE FOOTING REBAR (MIN #4) IS REQUIRED TO BE EXTENDED T ABOVE THE PLATE AS A GROUND ROD TO THE ELECTRICAL PANEL. IF A PIECE IS BENT AND TIED, IT MUST HAVE A MIN 12" LEG TIED TO A MIN 20' LONG REBAR IN THE FOOTING. SEC 403.4. (UPER GROUND)

FOUNDATION WALLS SHALL EXTEND AT LEAST 6" ABOVE THE FINISH GRADE. SEC 404.1.6. FOUNDATION WALLS SHALL BE CONSTRUCTED AS SPECIFIED IN TABLE 404.1.1(1) OR 404.1.4/404.1.6. IF THIS PROJECT IS LOCATED IN EARTHQUAKE ZONE 3, IF SOIL STABILITY IS IN QUESTION, A SOIL ANALYSIS BY A REGISTERED ENGINEER MAY BE REQUIRED. NOT THAT SHOWN SOIL IS CONSIDERED TO BE UNSTABLE, REQUIRING THE USE OF TABLE 404.1.1(2). ANY DESIGN DEVIATING FROM THESE TABLES WILL BE REQUIRED TO BE DESIGNED BY A REGISTERED ENGINEER, WITH EXPANSIVE SOILS, PROVIDE SOILS REPORT AND ENGINEERED FOOTING DESIGN/RETAINING WALLS.
 FOUNDATION PLATES SHALL BE BOLTED WITH MIN. 1/2" BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY AND SPACED NOT MORE THAN 6" APART WITH A MIN. OF TWO BOLTS PER PIECE WITH ONE BOLT WITHIN 12" OF EACH END OF EACH PIECE WITH 3" PLATE WASHERS.
 PROVIDE SILL SEALER BETWEEN THE WALL AND FOUNDATION WHERE FOUNDATION WALL ENCLOSES A HEATED SPACE. SEC. 401.9.2.
 CRAWL SPACE FOUNDATION VENTILATION REQUIRES 2 SF/150 SF OF UNDER-FLOOR AREA AT LEAST ONE VENT SHALL BE WITHIN 3' OF EACH CORNER. VENT OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH THE LEAST DIMENSION BEING 1/8". SEC 409.1.
 THE AREA MAY BE REDUCED TO 1/500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH A APPROVED VAPOR BARRIER MATERIAL AND ONE SUCH VENTILATION OPENING IS WITHIN 3' OF EACH CORNER OF THE BUILDING.
 VENTILATION OPENINGS MAY BE VENTED TO THE INTERIOR OF BUILDINGS WHERE WARRANTED BY CLIMATIC CONTROLS.
 MECHANICAL VENTILATION MAY BE PROVIDED AT A RATE OF 1 CFM FOR EACH 50 SF OF CRAWL SPACE FLOOR AREA. SUPPLY AIR MAY BE FROM OUTDOORS OF THE CONDITIONED SPACE WITH AN EXHAUST OPENING EQUAL IN SIZE TO THE SUPPLY OPENING.
 VENTILATION OPENINGS MAY BE OMITTED ON ONE SIDE.
 PROVIDE A MINIMUM 18" X24" ACCESS OPENING TO UNDER-FLOOR CRAWL SPACE. SEC 409.2. IF THE FURNACE IS INSTALLED IN THE CRAWL SPACE, THE OPENING MUST BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 22" X 36" SEC 1401.6

R317.1 NO WOOD SIDING, SHEATHING OR WALL FRAMING WITHIN 6 INCHES OF FINISH GRADE OR 2 INCHES FROM CONCRETE.
 R408.1 UNDERFLOOR ACCESS: MIN. 18 INCHES X 24 INCHES UNDERLOOR ACCESS, BOTH THROUGH FLOOR OR FOUNDATION AND THROUGH PONY WALLS. UNDERFLOOR DRAINAGE: DRAIN OUT ALL UNDERFLOOR AREA. SUMP PUMP MAY BE REQUIRED. R408.5 GROUND, SLOPE AND DRAIN THE UNDERFLOOR AREA VENT 1/150 OF CRAWL SPACE AREA 1 VENT WITHIN 3 FEET OF EACH CORNER R408.2
 R602.1.1 WALL ANCHORAGE. PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES. R317.1.1 FOR PRESERVATIVE TREATED WOOD (HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER).

GENERAL PLUMBING & HVAC NOTES:

DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER VENT DRYER VENT, MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
 PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS, SEE INT. MECHANICAL CODE. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT. - IRC M1901.1.
 WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH - IRC P2903.2 SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS - IRC P2903.2 TUB/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
 INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS. EACH HOSE BIBS SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
 ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING. "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
 INSULATE WASTE LINES FOR SOUND CONTROL.
 Water Heater M1307.2 Strap or Anchor.

ROOF FRAMING NOTES:

COMBINATION HAND FRAME AND TRUSS FRAMING FOR ROOF.
 1. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
 2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
 3. ALL TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
 4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
 6. ALL ROOF FRAMING 24" O.C.
 7. ALL OVERHANGS 18" UNO.
 8. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
 9. ATTIC VENTILATION: 1' / 150
 10. MIN. LOAD 40 LBS PER SQUARE FOOT OR CURRENT SNOW LOAD.
 11. WALL HEADERS: (2) 2 X 10 DF 2 TYP UNO.
 12. EXPOSED EAVES TO HAVE AC PLYWOOD OR EQUAL.
 13. R406.2 ATTIC VENTS: 1/300 OF AREA 50% AND NOT MORE THAN 80% IN UPPER ROOF AT LEAST 3 FEET ABOVE THE EAVE AND CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS OR 1/150 OF THE AREA EAVE OR CORNICE VENTS.

ELECTRICAL NOTES:

OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.
 ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS.
 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER. FIXTURES TO BE SELECTED BY HOME OWNER.
 UNO - ALL SWITCHES TO BE 40" O/C ASF. OUTLETS TO BE 15" O/C ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (ASF = ABOVE SUBFLOOR).
 NEC 406.12
 TAMPER RESISTANT RECEPTACLES ARE REQUIRED AT ALL LOCATIONS.
 NEC 406.8
 ALL OUTSIDE RECEPTACLES MUST BE "WR" RATED (WEATHER RESISTANT).
 NEC 410.10(A) ALL LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURE MUST BE RATED FOR "WET LOCATIONS".
 NEC 210.12(A)
 ARC FAULT CIRCUIT PROTECTION REQUIRED FOR ALL OUTLETS, EXCEPT GFCI CIRCUITS R314.3
 SMOKE DETECTORS SHALL NOT BE LOCATED CLOSER THAN 3 FEET TO DOOR TO KITCHEN OR BATHROOM WITH TUB OR SHOWER OR SUPPLY REISTERS.
 CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS.

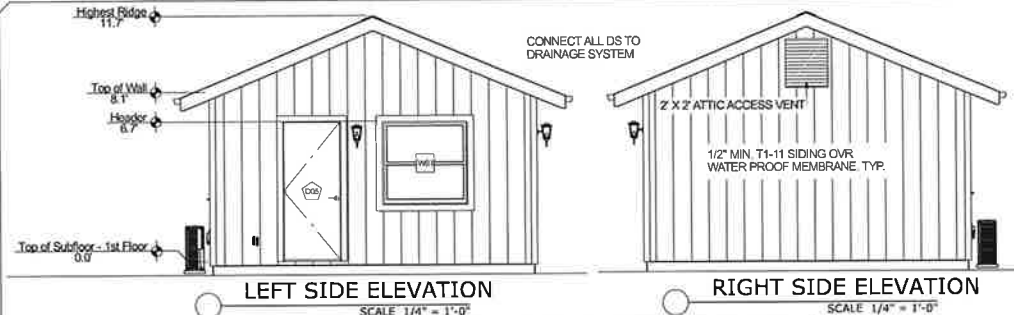
PAGE	TITLE
A1	PROJECT INFORMATION
A2	LAYOUT PLAN



UTILITY LOCATES & CLEARANCES
 CALL IN ADVANCE AT LEAST 48 HOURS (2 BUSINESS DAYS) FOR UNDERGROUND UTILITIES 1-500-332-2344
 OVERHEAD POWER LINES 1-800-221-7070

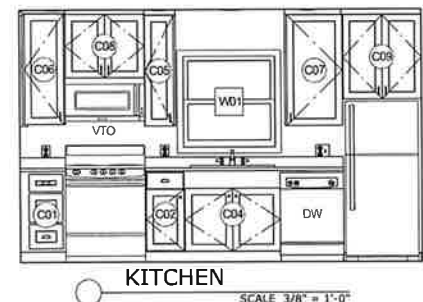
IMPORTANT NOTICE (R199.1.4.1)
 PRIOR TO INSTALLING MATERIALS, IT IS THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE MOISTURE CONTENT OF ALL CAVITIES OR SURFACES ARE AT THE APPROPRIATE LEVELS PER PRODUCT MANUFACTURERS INSTALLATION STANDARDS OR OTHER RELEVANT INDUSTRY STANDARDS

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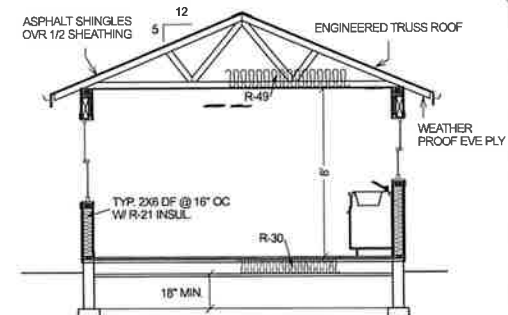


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



KITCHEN
SCALE 3/8" = 1'-0"

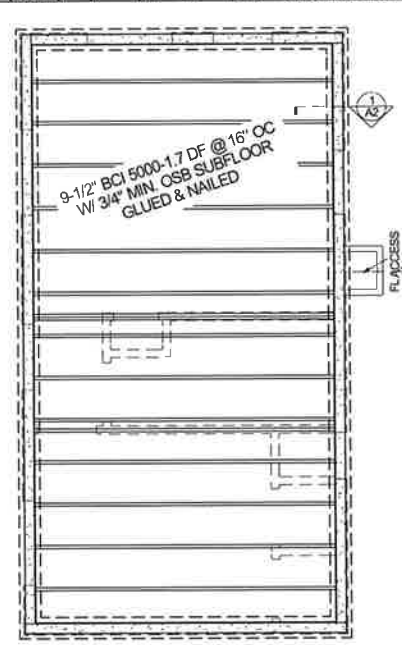


CUT VIEW ELEVATION
SCALE 1/4" = 1'-0"

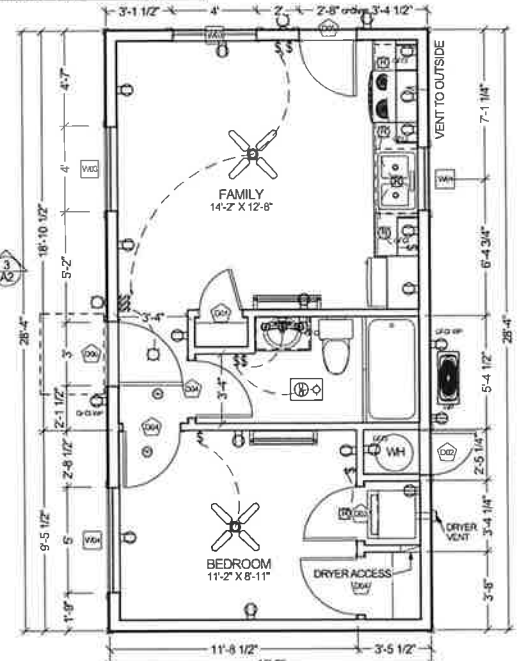
DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	HEADER TYPE	U-FACTOR	IS/ICC
D01	2008	1	24"	80"	26' 28 1/2"	1/2"	HINGED SLAB	3 1/2x5 1/2x23"	LVL	0.3	0.3
D02	2168	1	25"	80"	27' 28 1/2"	1/2"	EXT. HINGED SLAB	3 1/2x5 1/2x23"	LVL	0.3	0.3
D03	2168	1	30"	80"	32' 28 1/2"	1/2"	HINGED SLAB	3 1/2x5 1/2x23"	LVL	0.3	0.3
D04	2868	3	32"	80"	34' 28 1/2"	1/2"	HINGED SLAB	3 1/2x5 1/2x23"	LVL	0.3	0.3
D05	2868	1	32"	80"	34' 28 1/2"	1/2"	EXT. HINGED SLAB	3 1/2x5 1/2x23"	LVL	0.3	0.3
D06	3058	1	36"	80"	38' 28 1/2"	1/2"	EXT. HINGED SLAB	3 1/2x5 1/2x24"	LVL	0.3	0.3

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	REGRESS	DESCRIPTION	HEADER	HEADER TYPE	U-FACTOR
W01	3095SH	1	1	36"	36"	NO	SINGLE HUNG	3 1/2x11 1/2x24"	LVL	0.3
W03	4040SH	1	1	48"	48"	NO	SINGLE HUNG	3 1/2x11 1/2x28"	LVL	0.3
W04	5090SH	1	1	60"	48"	YES	SINGLE HUNG	3 1/2x11 1/2x34"	LVL	0.3

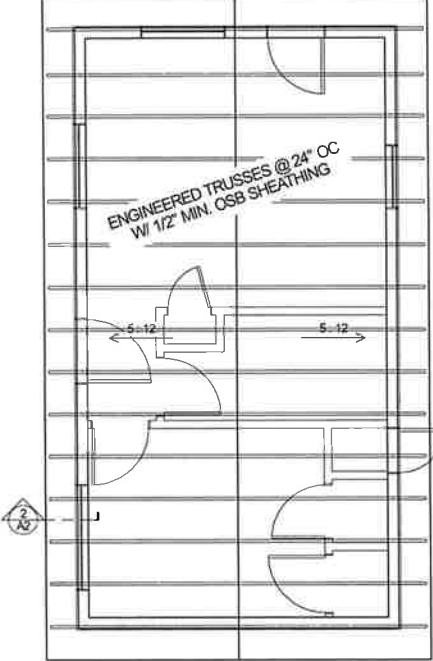
CABINET SCHEDULE									
NUMBER	LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION			
C01	SB1735	1	15"	24"	36"	BASE CABINET			
C02	SB1528	1	15"	24"	36"	BASE CABINET			
C03	SB301836	1	30"	18"	36"	BASE CABINET			
C04	SB3634	1	36"	24"	36"	BASE CABINET			
C05	W1142 XLR	1	11"	17"	42"	WALL CABINET			
C06	W1542 XLR	1	15"	17"	42"	WALL CABINET			
C07	W2142 PDL	1	21"	17"	42"	WALL CABINET			
C08	W3024	1	30"	17"	24"	WALL CABINET			
C09	W30218	1	30"	18"	32"	WALL CABINET			



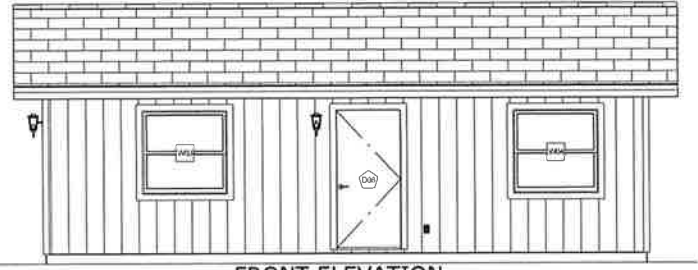
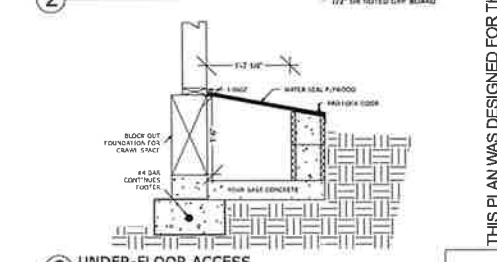
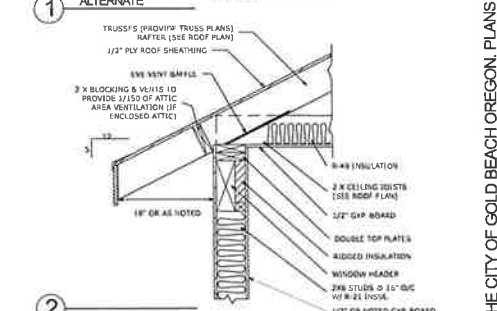
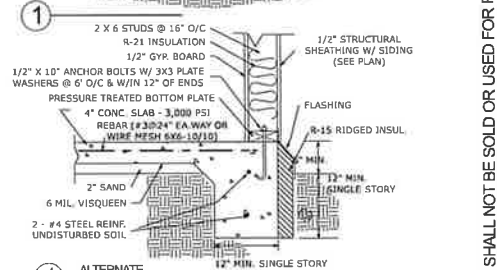
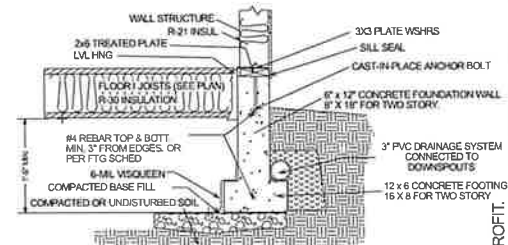
FOUNDATION PLAN SCALE 1/4" = 1'-0"



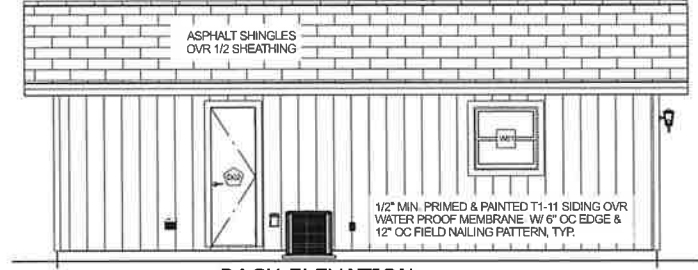
LAYOUT PLAN SCALE 1/4" = 1'-0"



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



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



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

PRINT @ 18 x 24

THIS PLAN WAS DESIGNED FOR THE CITY OF GOLD BEACH OREGON. PLANS SHALL NOT BE SOLD OR USED FOR PROFIT.