

GENERAL PLAN NOTES:

1.100 General Plan Notes

- Construction to be Type V Platform Framed Construction with Engineered Design for non-conventional systems.
- All dimensions to grid lines, face of foundation, face of sheathing at exterior framing and face of stud at interior framing.
- Building elevations indicated to top of structural concrete. Top of floor sheathing at framed floors or top of wall framing. (U.N.O.)
- All Appliances to be UL approved.
- All exhaust fans to be vented to exterior.
- All clothes dryers to be vented to exterior.
- All range hoods to be vented to exterior.
- Smoke Detector/Carbon Monoxide Alarms to be hardwired with battery back-up and interconnected as listed with UL2034 and UL217.
- Water heaters to be fitted with pressure relief valves and installed over sheet metal pans with drains to exterior where possible meeting UL1995 and UL174.

1.101 Underground Utilities

- Verify all locations prior to commencing construction.
- Provide portals as required.

1.102 Foundation Forms

- Apply Foam Adhesive to the bottom of forms for secure connection to the top of footings and to fill any gaps the require adjustment to level.
- Set Forms in place without forcing.
- Gaps in formwork of more than 1/2" are not allowed. Gaps in formwork of 1/2" or less are to be filled with approved adhesive (verify with manufacturer's recommendations).

1.103 Bucks at all Foundation Openings

- Provide Bucks in all concrete openings and provide internal bracing as required to support the weight and movement of the concrete as well as to ensure the Buck remains square.

1.104 Interior Framing

- All interior framed walls to be 2x6 framing (U.N.O.)

1.105 Stud Bracing

- Provide vertical and corner bracing as required at all walls immediately upon erection to insure they remain plumb and square.
- Verify position periodically and adjust as necessary to insure they remain plumb.

1.106 Opening Sizes & Rough Openings

- All openings for doors and windows to be verified by Owner prior to construction.

1.107 Blocking & GWB at Plumbing

- Provide 2x8 wood blocking in walls at all tubs, showers and water closets/enclosures for future grab bars.
- Center at 36" AFF. Verify locations with Owner prior to installation.
- Provide water-resistant GWB continuously behind all bathtub and shower enclosures.

1.108 Exterior Portals

- Provide exterior portals for all exterior fixtures as required, including, but not limited to: Hose Bibs, Electrical Outlets, Lighting Fixtures, Telephone Lines, TV/Satellite Cables, ERV Ventilation, etc.
- Verify all locations with Owner.

1.109 Mechanical Fixture Venting

- Provide Venting to exterior for all combustion fixtures including, but not limited to, water heaters, furnaces, radiant floor heating, etc.

1.110 Installation Methods

- Verify all installation methods & requirements with manufacturers.

REFERENCE	
	AIR SOURCE HEAT PUMP (ASHP)
	ELECTRIC WATER HEATER
	FIRE PLACE REFERENCE
	COMBINATION SMOKE AND CARBON MONOXIDE ALARM REFERENCE
	EXHAUST FAN VENTED TO EXTERIOR REFERENCE
	TYPICAL 2X6 FRAMED WALL W/ 1/2" G.W.B. (U.N.O.)
	TYPICAL CONCRETE WALL (PER STRUCTURAL PLANS)
	TYPICAL CONCRETE WALL WITH 2X4 FURRING STRIPS AND 1/2 GWB AT INTERIOR
	ONE HOUR FIRE RESISTIVE 2X6 FRAMED WALL
	ONE HOUR FIRE RESISTIVE CEILING ASSEMBLY
	GAS STOVE/OVEN COMBINATION REFERENCE
	IN-CABINET OVEN REFERENCE
	SINK REFERENCE (OR SIMILAR)
	DISH WASHER REFERENCE
	REFRIGERATOR REFERENCE
	UNDERCOUNTER REFRIGERATOR REFERENCE
	WASHER REFERENCE
	DRYER REFERENCE
	STACKED WASHER DRYER REFERENCE
	URINAL REFERENCE
	TOILET REFERENCE

FIREPLACE SCHEDULE					
Fireplace	Location	Room #	Fireplace Type	Model No.	Notes
FP1	Basement Lounge Area	001	Majestic Baltimore 100 50" Wood Burning Fireplace	SB100	View Area 50" x 33" Traditional Brick Fire Box Grand Vista cabinet style Mesh Door
FP2	Ground Floor Family Room	103	Majestic Baltimore 100 50" Wood Burning Fireplace	SB100	View Area 50" x 33" Traditional Brick Fire Box Grand Vista cabinet style Mesh Door
FP3	Ground Floor W. Great Room	102	Majestic Baltimore 100 50" Wood Burning Fireplace	SB100	View Area 50" x 33" Traditional Brick Fire Box Grand Vista cabinet style Mesh Door
FP4	Ground Floor E. Great Room	102	Majestic Baltimore 100 50" Wood Burning Fireplace	SB100	View Area 50" x 33" Traditional Brick Fire Box Grand Vista cabinet style Mesh Door
FP5	Ground Floor Master Bedroom	126	Majestic Baltimore 100 50" Wood Burning Fireplace	SB100	View Area 50" x 33" Traditional Brick Fire Box Grand Vista cabinet style Mesh Door
FP6	Ground Floor Office	113	Majestic Marquis II 36 36" Direct Vent Gas Fireplace	MARQ36IN	View Area 36" x 31" Traditional Brick Fire Box Grand Vista cabinet style Mesh Door
FP7	Ground Floor Games Room	135	Majestic Marquis II 42 42" Direct Vent Gas Fireplace	MARQ42IN	View Area 42" x 36" Traditional Brick Fire Box Grand Vista cabinet style Mesh Door

BASEMENT REFERENCE FLOOR PLAN

SPRINGWOOD ACRES
12424 NW SPRINGVILLE ROAD PORTLAND, OREGON
FOR
SCOTT & STACY REED

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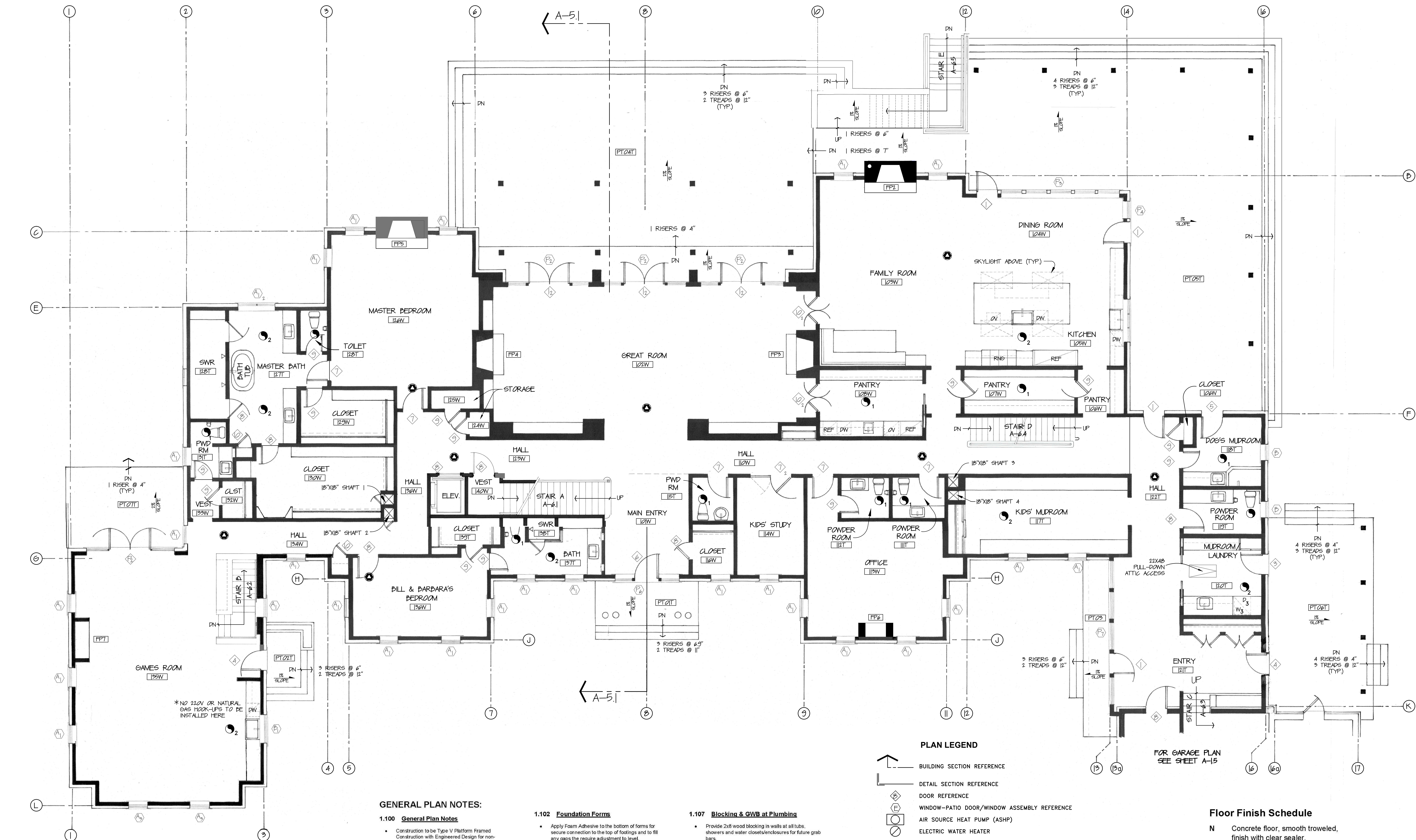
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is.



SCALE : 3/16"=1'-0"

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- All Appliances to be UL approved.
- All exhaust fans to be vented to exterior.
- All clothes dryers to be vented to exterior.
- All range hoods to be vented to exterior.
- All glazing to be dual paned, tempered where required.
- All window sashes, transoms and sidelights to be wood. Size and style per Window Schedule.
- Slope sills of all accent windows to drain and install per manufacturer's instructions.
- Smoke Detector/Carbon Monoxide Alarms to be hardwired with battery back-up and interconnected as listed with UL2034 and UL217.
- Water heaters to be fitted with pressure relief valves and installed over steel metal pans with drains to exterior where possible meeting UL1995 and UL174.

1.101 Underground Utilities

- Verify all locations prior to commencing construction.
- Provide portals as required.

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- Apply Foam Adhesive to the bottom of forms for secure connection to the top of footings and to fill any gaps the require adjustment to level.
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PLAN LEGEND

- BUILDING SECTION REFERENCE
- DETAIL SECTION REFERENCE
- DOOR REFERENCE
- WINDOW-PATIO DOOR/WINDOW ASSEMBLY REFERENCE
- AIR SOURCE HEAT PUMP (ASHP)
- ELECTRIC WATER HEATER
- FIRE PLACE REFERENCE
- COMBINATION SMOKE AND CARBON MONOXIDE ALARM REFERENCE
- EXHAUST FAN VENTED TO EXTERIOR REFERENCE 1=50 CFM; 2=80 CFM; 3=120 CFM
- TYPICAL 2X6 FRAMED WALL W/ 1/2" G.W.B. (U.N.O.)
- TYPICAL CONCRETE WALL (PER STRUCTURAL PLANS)
- TYPICAL CONCRETE WALL WITH 2X4 FURRING STRIPS AND 1/2" GWB AT INTERIOR
- ONE HOUR FIRE RESISTIVE 2X6 FRAMED WALL
- ONE HOUR FIRE RESISTIVE CEILING ASSEMBLY
- GAS STOVE/OVEN COMBINATION REFERENCE
- IN-CABINET OVEN REFERENCE
- SINK REFERENCE (OR SIMILAR)
- DISH WASHER REFERENCE
- REFRIGERATOR REFERENCE
- UNDERCOUNTER REFRIGERATOR REFERENCE
- WASHER REFERENCE
- DRYER REFERENCE
- STACKED WASHER DRYER REFERENCE
- URINAL REFERENCE
- TOILET REFERENCE

Floor Finish Schedule

- N Concrete floor, smooth troweled, finish with clear sealer.
- S Concrete floor, smooth troweled, stained finish with clear sealer.
- W Tongue and groove planked wood flooring, finish as selected by Owner
- T Tile flooring to be selected by Owner, install per manufacturer's instructions.
- C Carpet flooring to be selected by Owner, install per manufacturer's instructions.

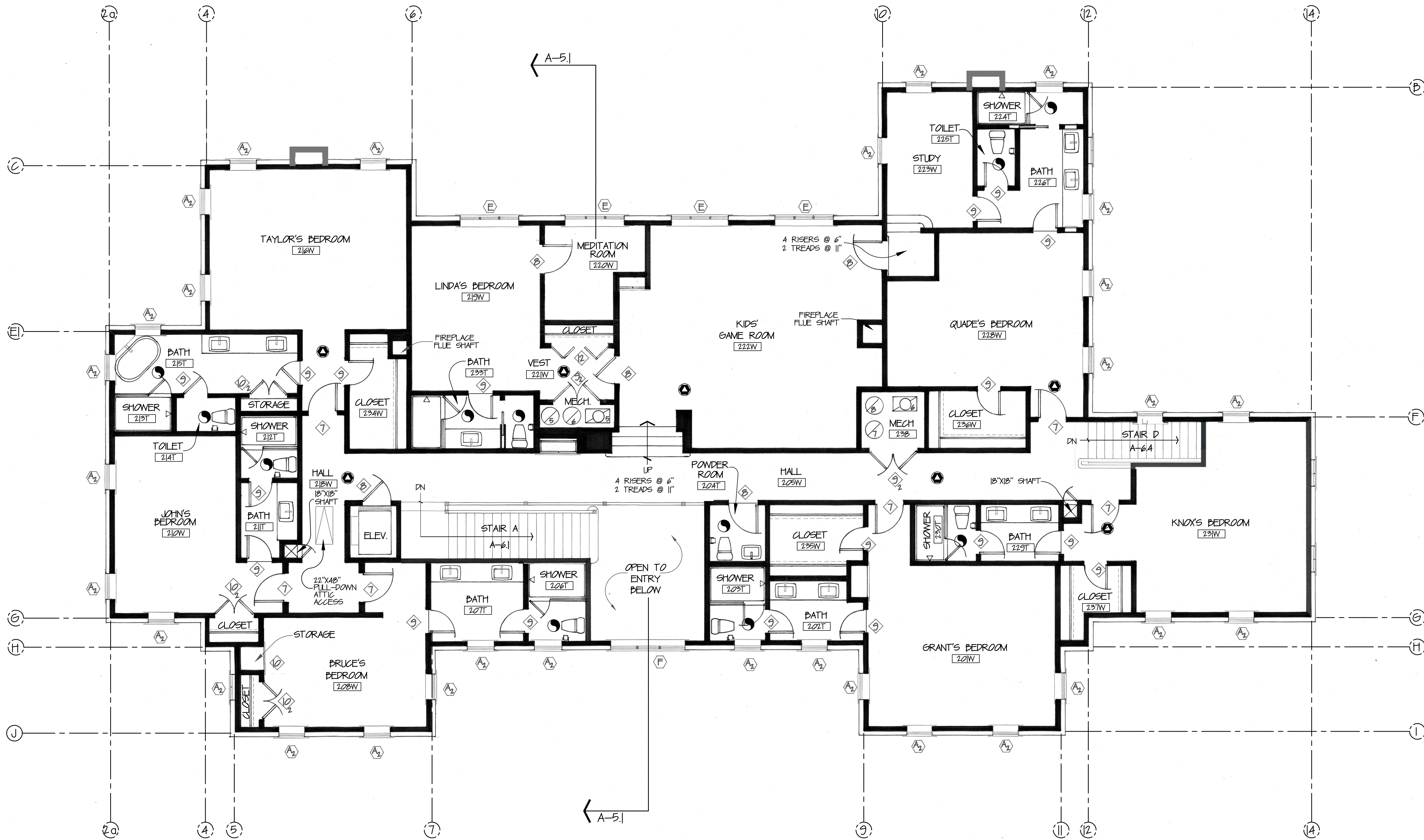
GROUND FLOOR REFERENCE PLAN

SPRINGWOOD ACRES
12424 NW SPRINGVILLE ROAD PORTLAND, OREGON
FOR
SCOTT & STACY REED



SCALE : 3/16"=1'-0"

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1.101 Underground Utilities

- Does not apply.

1.102 Foundation Forms

- Does not apply.

1.103 Bucks at all Foundation Openings

- Does not apply.

1.104 Interior Framing

- All interior framed walls to be 2x6 framing (U.N.O.)

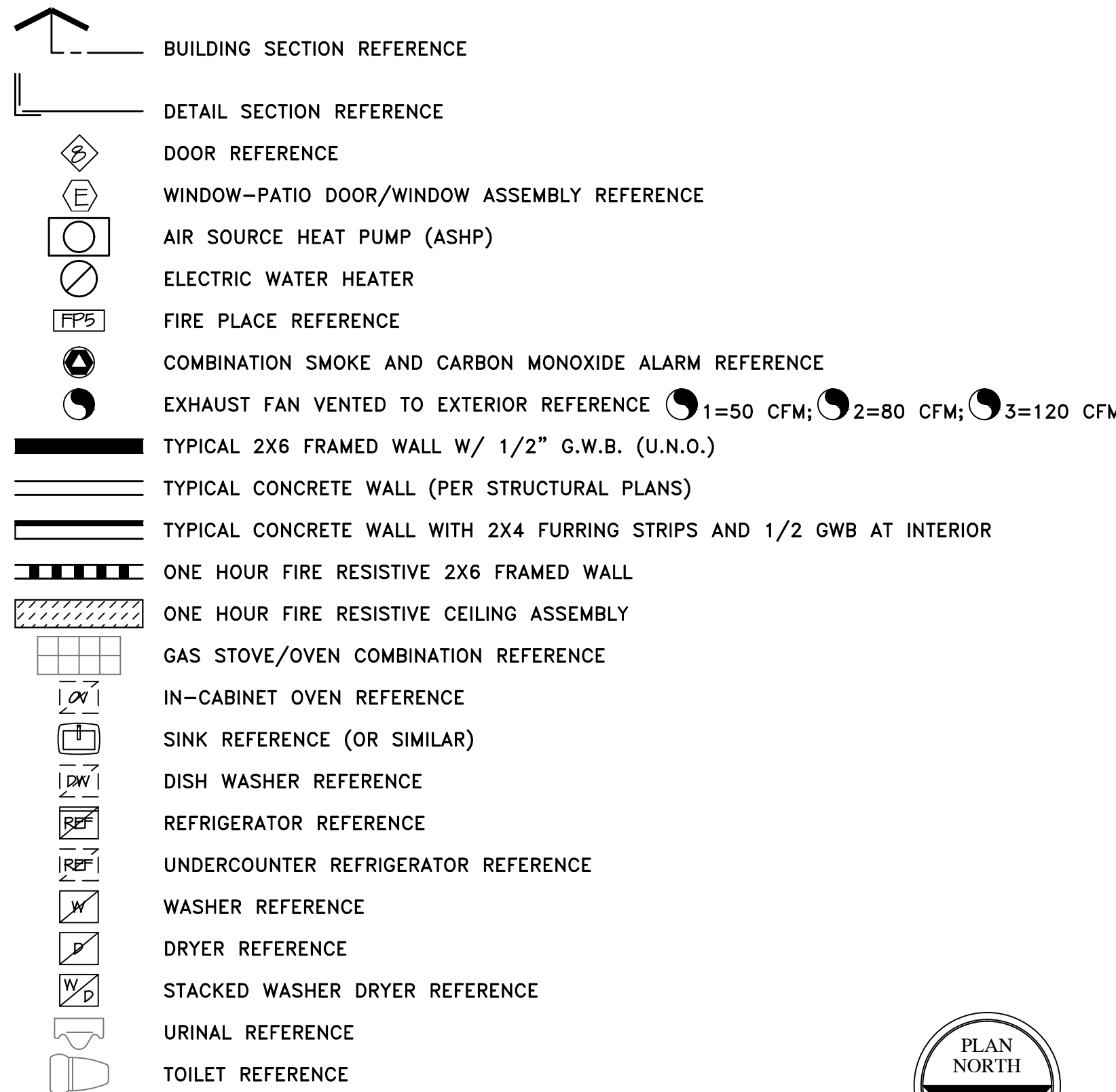
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PLAN LEGEND



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SECOND FLOOR REFERENCE PLAN

SPRINGWOOD ACRES
12460 NW SPRINGVILLE ROAD PORTLAND, OREGON
FOR
SCOTT AND STACY REED



SCALE : 3/16"=1'-0"

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