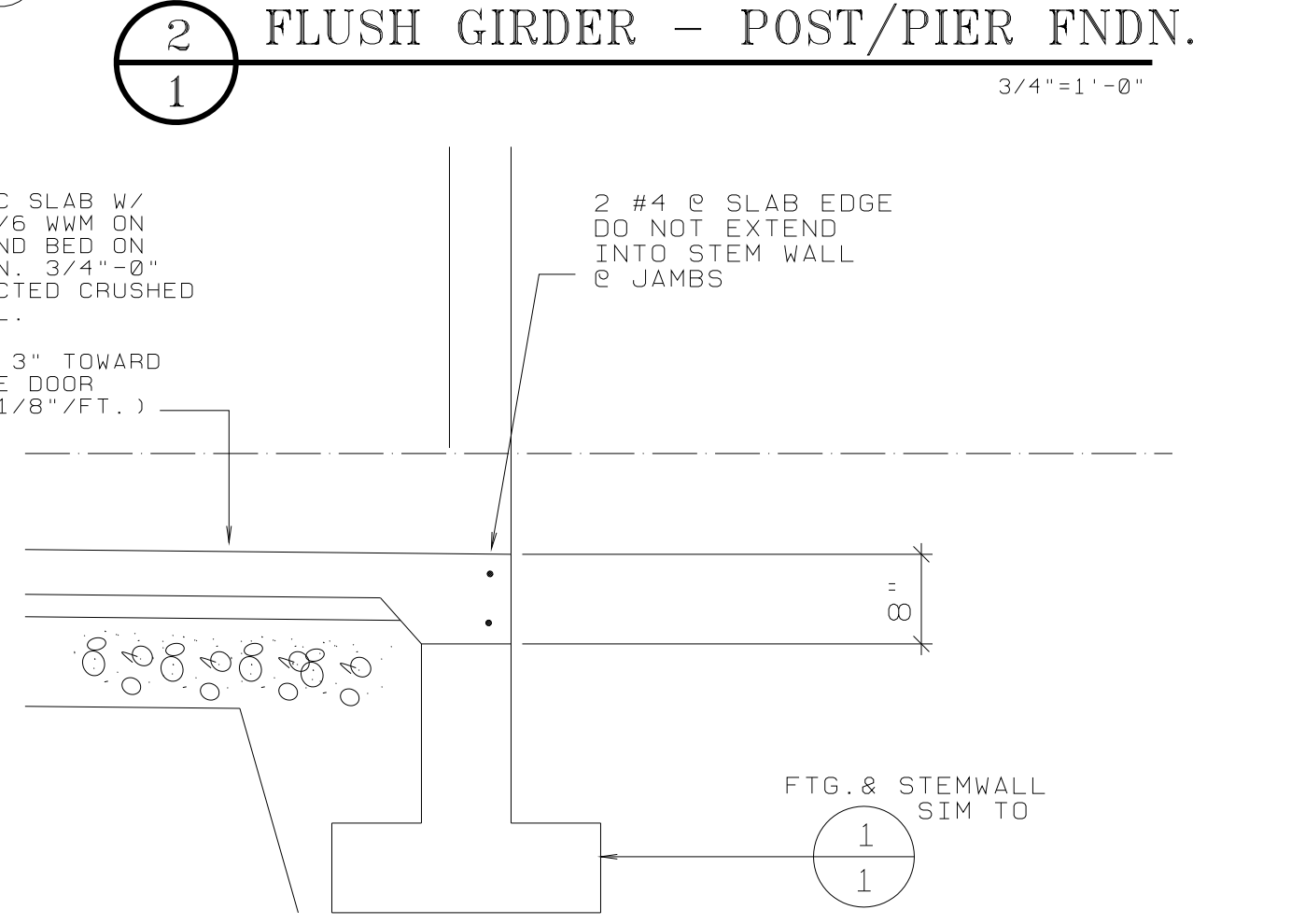
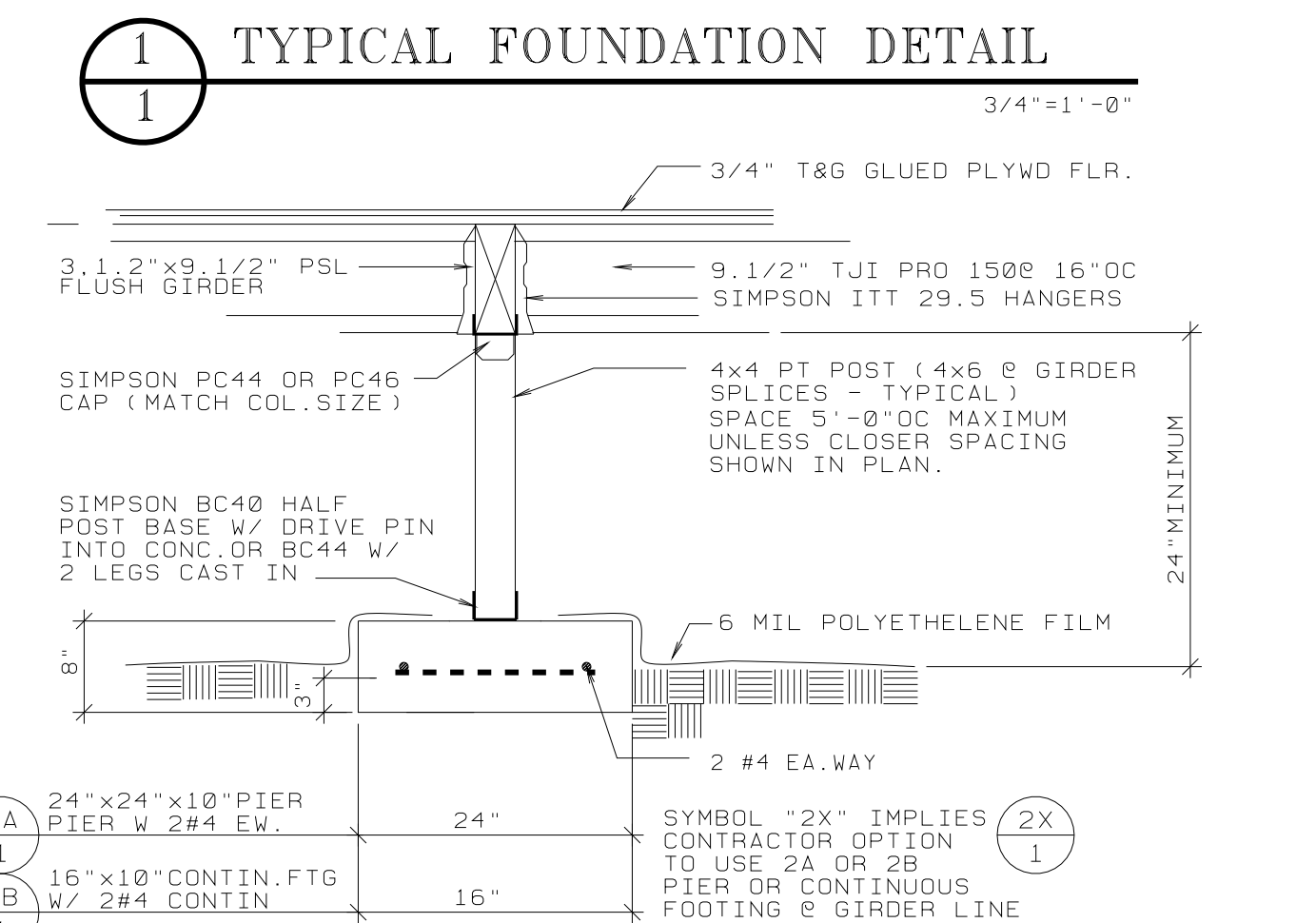
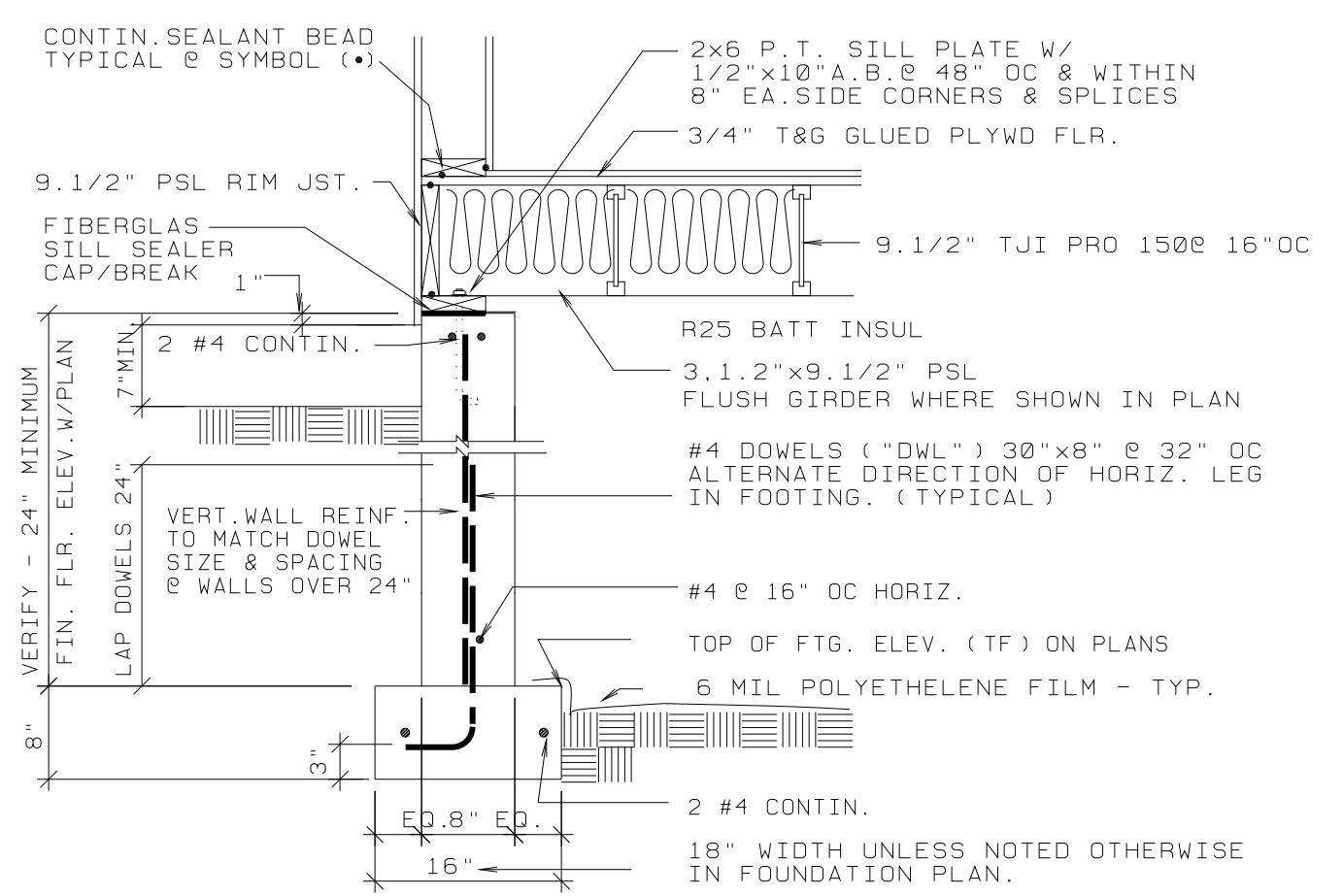
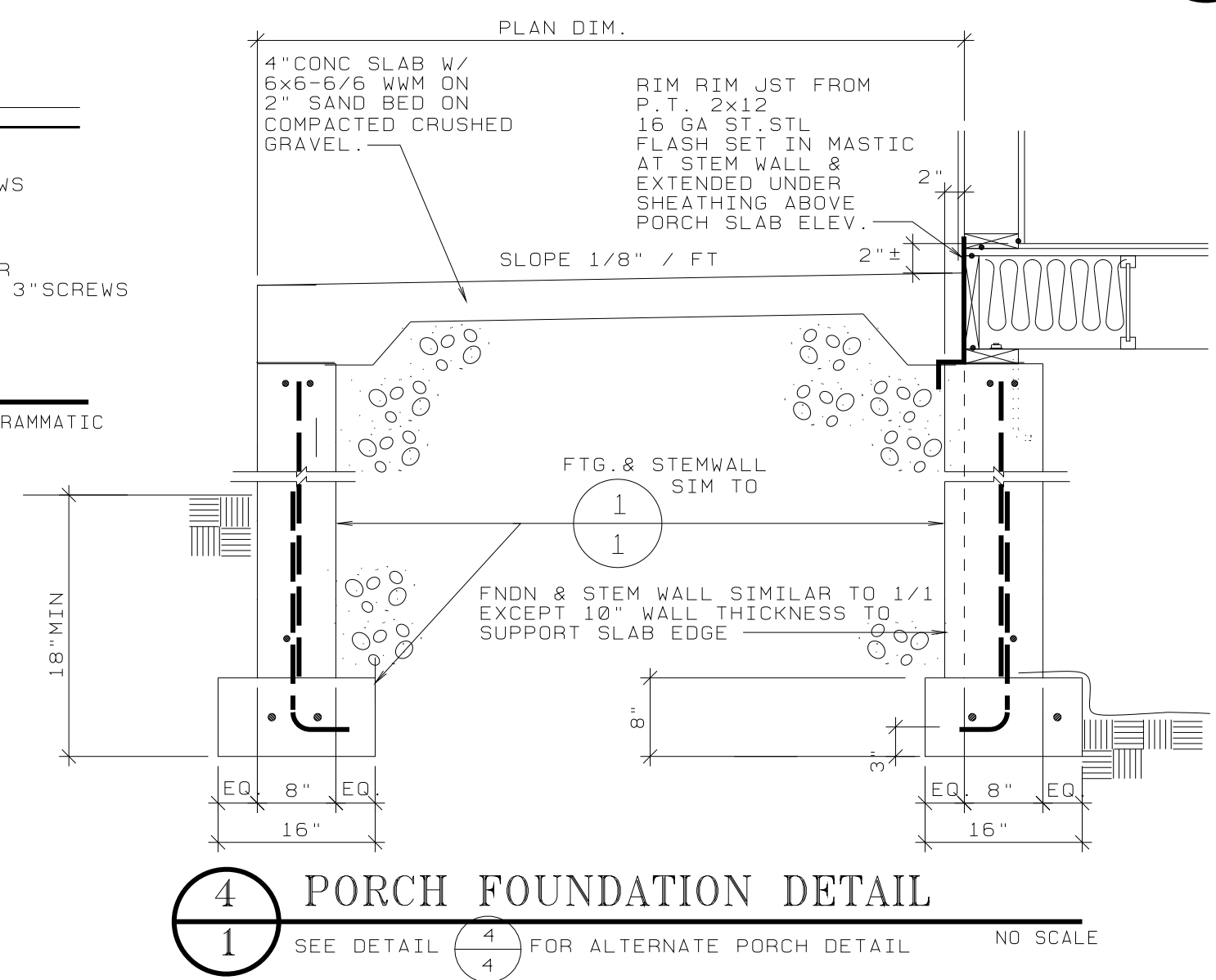
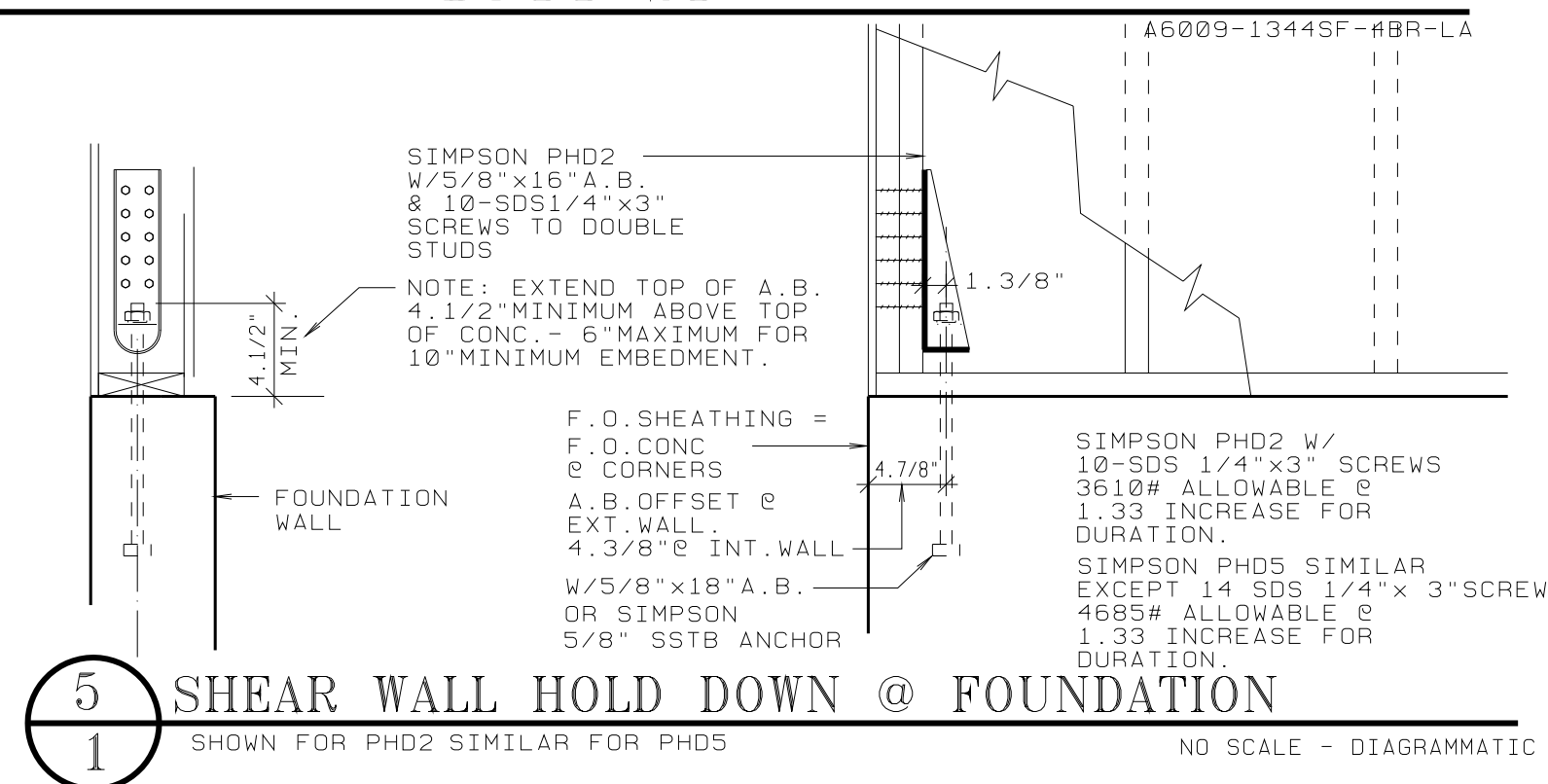


FOUNDATION PLAN 4 BEDROOM 1344 SF

FOUNDATION PLAN NOTES

- 1 LOCATION OF STANDARD BRACED PANELS. WALL BRACING IS BASED ON OREGON, RES. SPECIALTY CODE AS FOLLOWS: R602.10.3 METHOD 3; STRUCTURAL WD PANEL SHEATHING. R602.10.5 CONTINUOUS PANEL SHEATHING AT ALL EXTERIOR WALLS. R602.10.1.1 EXCEPTIONS 1 & 2 FOR BRACED WALL SPACING. MIN. LENGTH OF BRACED WALL PANELS @ FRAMED FLOOR (8'-0" WALL HT) = 32" PANELS EA SIDE OF GARAGE DOOR BASED ON 602.10.6 - SEE NOTE 2 BELOW.
- 2 ALTERNATE BRACED PANEL PER 602.10.6. SIMPSON PHDS-SDS3 HOLD DOWN (4685 LB ALLOWABLE) 3/8" SSTB ANCHOR BOLTS SDS 1/4"x3" SCREWS INTO (2) 2x6 OR 4x6 STUDS NAIL WALL SHEATHING IN THESE "ALTERNATE BRACED PANELS" @ 4" OC AT PANEL PERIMETERS.
- 3 P.T. RIM JST & ST. STL FLASHING @ PORCH SLAB - SEE DET 3/1
- 4 FOUNDATION VENTS - TYPICAL @ SYMBOL "V" NOMINAL 8"x16" PLASTIC DROP IN VENTS (CENTER BETWEEN FLOOR JOISTS) SCREENED WITH DAMPER. LAWRENCE FORMS AIR-VENT. INC. OR APPROVED. NOMINAL 60 SQ. IN FREE AREA. OR AT CONTRACTOR OPTION. INSTALL LOUVERED/SCREENED VENT THROUGH RIM JOIST (NOMINAL SQ. IN FREE AREA) COMPRESS INSULATION TO CLEAR VENT USING 2" RIGID INSULATION BOARD. VENT LOCATIONS ARE DIAGRAMMATIC EXCEPT LOCATE WITHIN 3'-0" OF CORNERS AND DISTRIBUTE AS UNIFORMLY AS POSSIBLE. 20 REQ'D MIN AT 60 SQ IN EA FREE AREA. 1245 SF NET (INSIDE FNDN WALL)/150" = 8.3 SF MIN FREE AREA = 20 VENTS @ 60 SQ IN EA.
- 5 VERIFY TJI LAYOUT TO CLEAR PLUMBING ROUGH-IN WHERE REQUIRED ADD TJI & OFFSET AS REQUIRED TO CLEAR WASTE. MAINTAIN 16" MINIMUM SPACING.
- 6 VERIFY CONC STAIRS W/ FINISH GRADES BY OTHERS. 12" TREADS - MAXIMUM 7" RISERS. 3/8" RADIUS NOSINGS. ALL RISERS EQUAL. #4 CONTIN @ NOSINGS. SEE DETAILS FOR ALTERNATE WOOD FRAME PORCH/STAIR FRAMING.
- 7 CRAWL SPACE ACCESS: 24" WIDE x FULL HEIGHT OF STEM WALL. DOUBLE 1-3/4"x9.1/2" OR 3.1/2"x9.1/2" PSL RIM JOIST OVER OPENING. SIMPSON IIT 29.5 HANGERS @ TJI'S OVER OPENING TO RIM JOIST. PROVIDE REMOVABLE PANEL CLOSURE OVER OPENING. PROVIDE GALVANIZED STEEL OR CONCRETE AREA WELL AS REQUIRED BY FINISH GRADES.
- 8 CRAWL SPACE & FOUNDATION DRAINAGE: GRADE CRAWL SPACE TO LOW POINT ALONG LINE OF 3" PERFORATED PVC DRAIN LINE. EXCAVATE TO NOMINAL 6" BELOW BOTTOM OF FOOTINGS. LAY GEOTEC. FABRIC AND BACKFILL WITH DRAIN ROCK AS SPECIFIED. SEE SPECIFICATIONS REGARDING INVERT AND SLOPE OF FOUNDATION & CRAWL SPACE DRAINS. PROVIDE CLEANOUT TO FINISH GRADE AT NOT OVER 50' OC & AT 90 DEG BENDS.



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| 3 | ROOF PLAN & DETAILS |
| 4 | EXTERIOR ELEVATIONS & DETAILS |
| 5 | MISC. DETAILS |
| 6 | HEATING-VENTILATING-AIR CONDITIONING SYSTEM (HVAC) |
| SP1 | SPECIFICATIONS |
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 DOUGLAS COUNTY, OREGON
 OWNER-DEVELOPER - UMPQUA COMMUNITY DEVELOPMENT CORP.

FOUNDATION PLAN

PROJECT NO. A9803
 LA01
 DATE 1/21/09
 REVISIONS

DRAWING SET NO. _____

SHEET NO
1
OF 8