

SHEET INDEX

- 1. NOTES/ SITE PLAN
- 2. NORTH ELEVATION
- 3. EAST + WEST ELEVATIONS
- 4. EXISTING 1ST FLOOR
- 5. EXISTING 2ND FLOOR
- 6. FOUNDATION PLAN + DETAIL B-6
- 7. PROPOSED 1ST FLOOR
- 8. SECTION A-8
- 9. ROOF FRAMING PLAN
- * ATTACHED ENGINEERING

GENERAL NOTES

- 1. FRAMER TO VERIFY ALL DIMENSIONS. DISCREPANCIES OF MORE THAN 2" + OR - REQUIRE CONSULTATION WITH DESIGNER.
- 2. ALL ROUGH AND FINISH FLOORS IN NEWLY CONSTRUCTED SPACES TO BE SET FLUSH WITH EXISTING FLOORS. VERIFY EXISTING FLOOR HEIGHT FOR FOUNDATION AND SECOND STORY AND ADJUST WALL HEIGHT AND FLOOR JOIST AS NEEDED.
- 3. REFER TO MANUFACTURE'S LITERATURE FOR DETAILS AND SPECIFICATIONS FOR PROPER USAGE AND INSTALLATION OF "TRUSS JOIST," "SIMPSON," AND OTHER PROPRIETARY ITEMS.
- 4. REFER TO "2023 OREGON RESIDENTIAL SPECIALTY CODE" FOR PROPER NAILING AND FASTENING OF ALL FRAMING MEMBERS INCLUDING BRACE PANELS AND ALTERNATIVE BRACE PANELS.
- 5. ALL MEASUREMENTS ARE FACE OF STUD, UNLESS OTHERWISE NOTED.

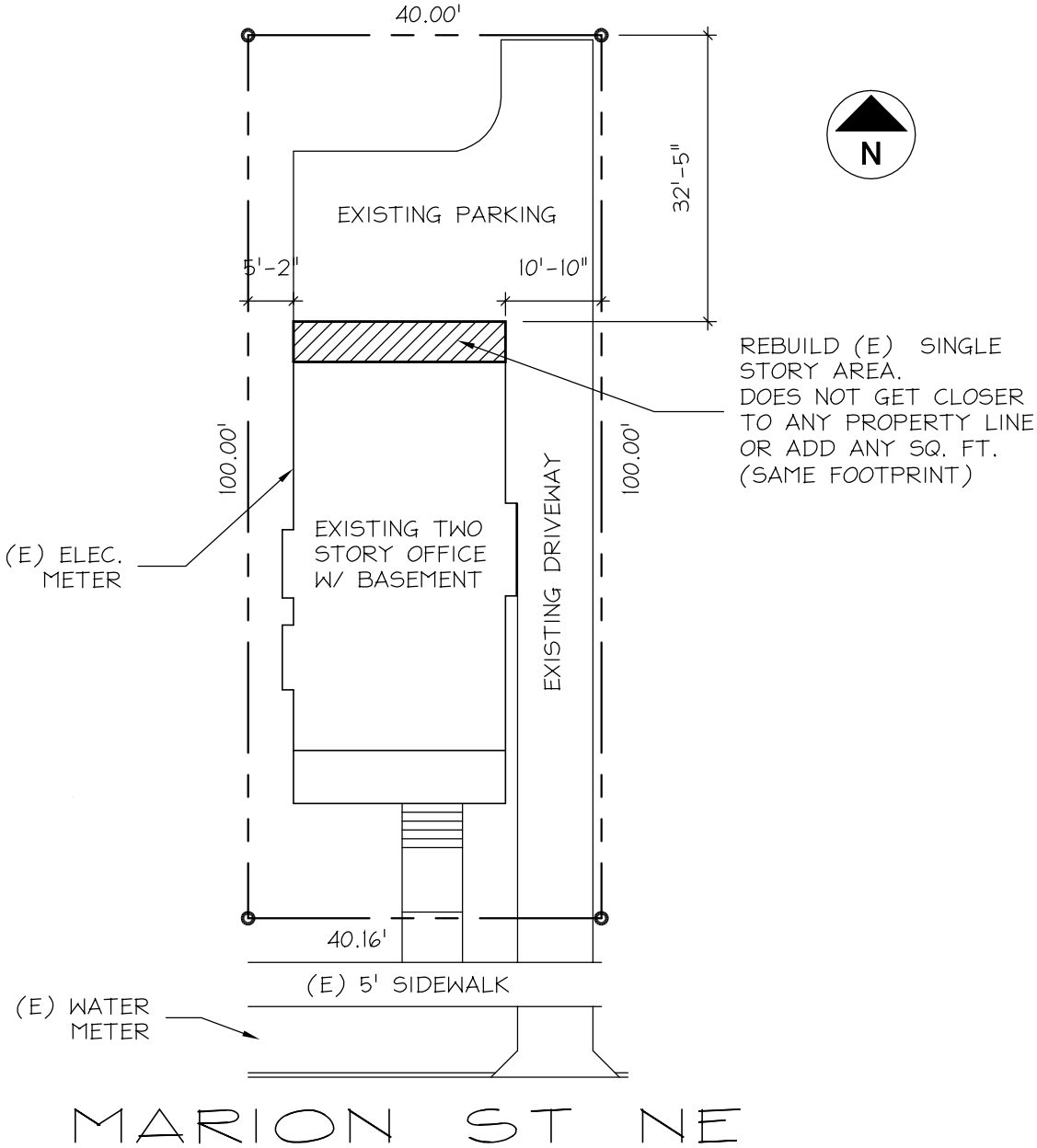
CITY OF SALEM
SALEM, OR 97301

073W23CD 05000

4002 SQ FT. FLAT LOT

NO CHANGE TO FOOTPRINT
OF BUILDING

TIE RAIN DRAINS INTO
(E) RAIN DRAIN
SYSTEM



SITE PLAN

SCALE 1"=20'-0"

DESIGN\$IV

PAUL G. WILLETTS
DESIGN / DRAFTING
503-932-5473 PW4DESIGNS@YAHOO.COM

AOCE
1243 MARION ST NE
SALEM, OR 97301

DATE: 3-14-2024

FILE NAME: AOCE 2024

CLIENT: JASON C.
CRAVENHO CONST.

SHEET

1

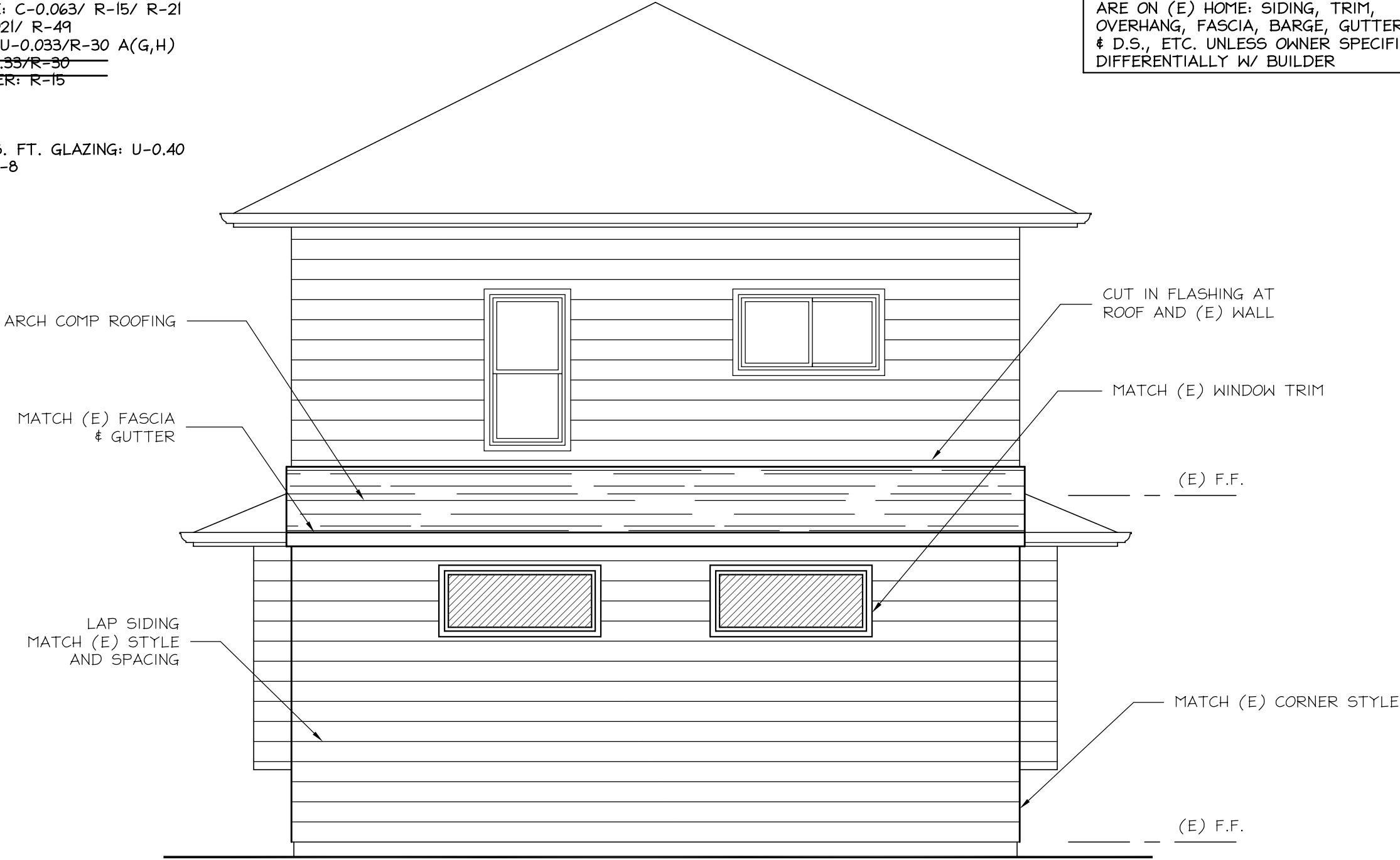
OF 9 SHEETS

NO ADDED SQUARE FEET

TABLE N101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS

WALLS ABOVE GRADE : U-0.059/R21
WALLS BELOW GRADE: C-0.063/ R-15/ R-21
FLAT CEILINGS: U-0.021/ R-49
VAULTED CEILINGS: U-0.033/R-30 A(G,H)
~~UNDER FLOORS: U-0.33/R-30~~
~~SLAB EDGE PERIMETER: R-15~~
WINDOWS: U-0.30
SKYLIGHT: U-0.50
DOORS: U-0.20
DOORS WITH > 2.5 QS. FT. GLAZING: U-0.40
FORCED AIR DUCT: R-8

NOTE: MATCH (E) DETAILS THAT
ARE ON (E) HOME: SIDING, TRIM,
OVERHANG, FASCIA, BARGE, GUTTERS
& D.S., ETC. UNLESS OWNER SPECIFIES
DIFFERENTIALLY W/ BUILDER



NORTH ELEVATION

SCALE 1/4"=1'-0"

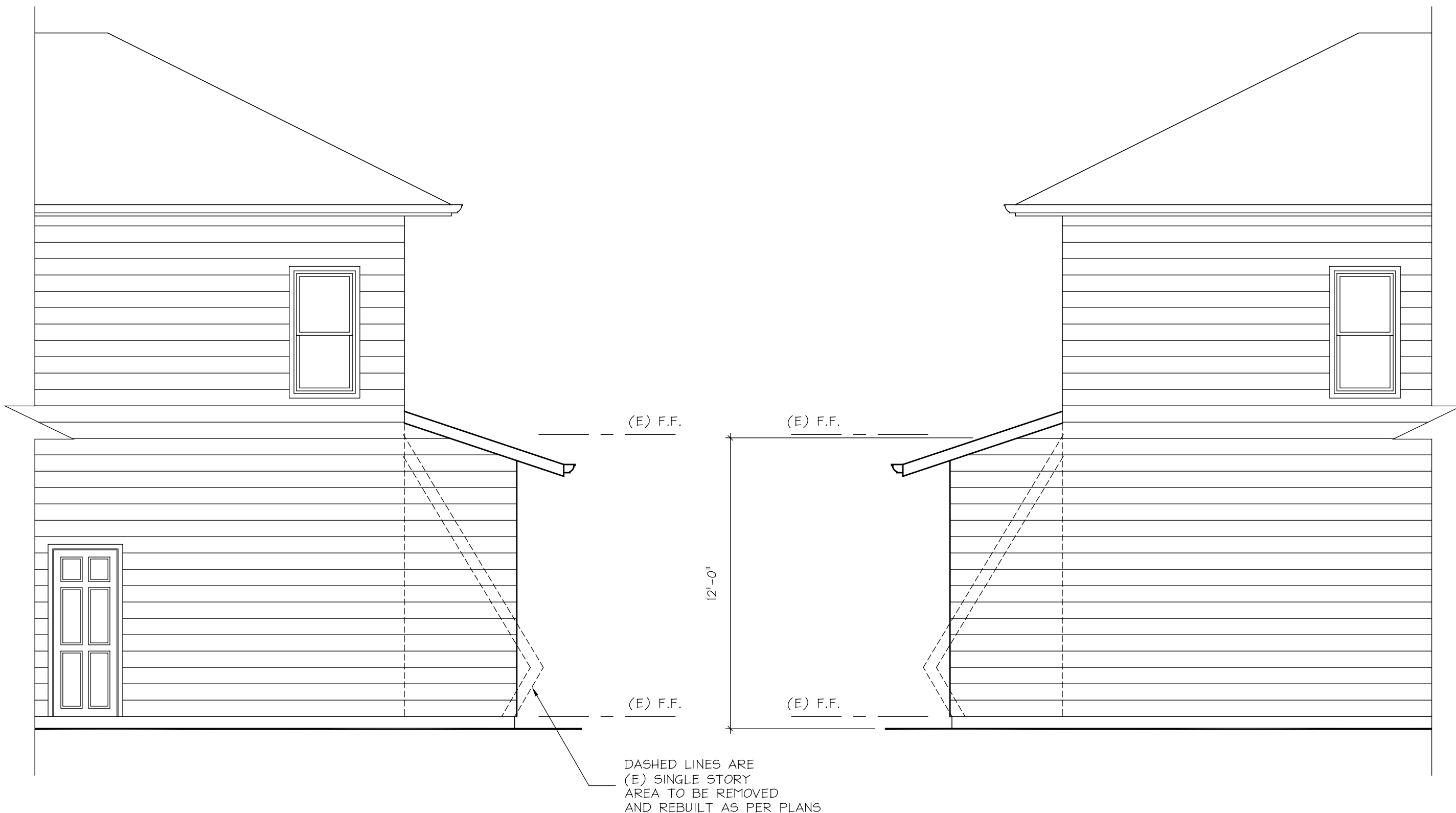
DESIGN\$IV

PAUL G. WILLETTS
DESIGN / DRAFTING
503-932-5473 PW4DESIGNS@YAHOO.COM

AOCE
1243 MARION ST NE
SALEM, OR 97301

DATE: 3-14-2024
FILE NAME: AOCE 2024
CLIENT: JASON C.
CRAVENHO CONST.

SHEET
2
OF 9 SHEETS



EAST ELEVATION

SCALE 1/4"=1'-0"

WEST ELEVATION

SCALE 1/4"=1'-0"

DATE: 3-14-2024

FILE NAME: AOCE 2024

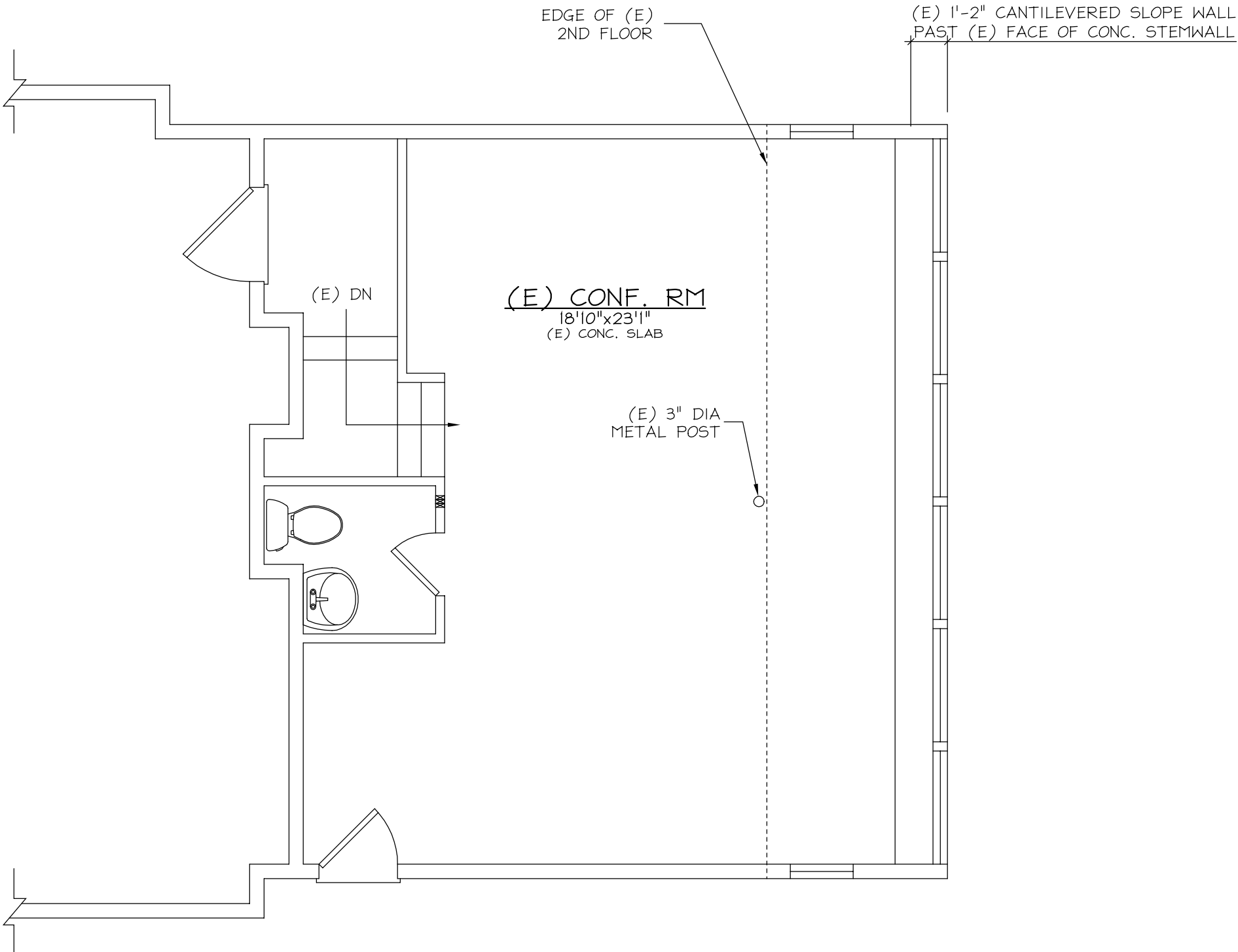
CLIENT: JASON C.
CRAVENHO CONST.

SHEET

3

OF 9 SHEETS

EXISTING 1ST FLOOR



SCALE 1/4"=1'-0"

AOCE
1243 MARION ST NE
SALEM, OR 97301

DATE: 2-26-2024

FILE NAME: AOCE 2024

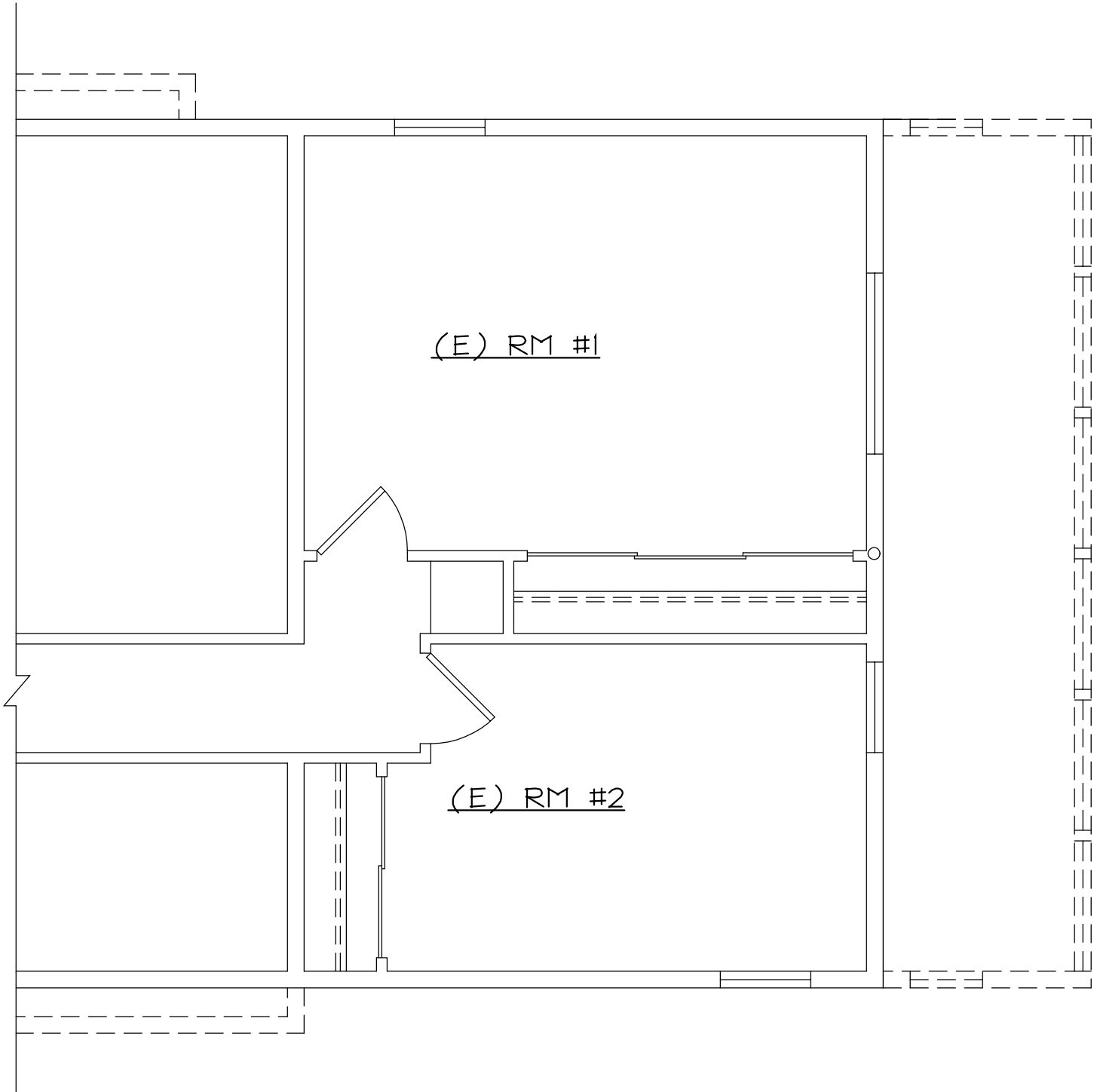
CLIENT: JASON C.
CRAVENHO CONST.

SHEET
4
OF 9 SHEETS

DESIGN\$IV

PAUL G. WILLETTS
DESIGN / DRAFTING
503-932-5473 PW4DESIGNS@YAHOO.COM

EXISTING 2ND FLOOR



SCALE 1/4"=1'-0"

A O C E
1243 MARION ST NE
SALEM, OR 97301

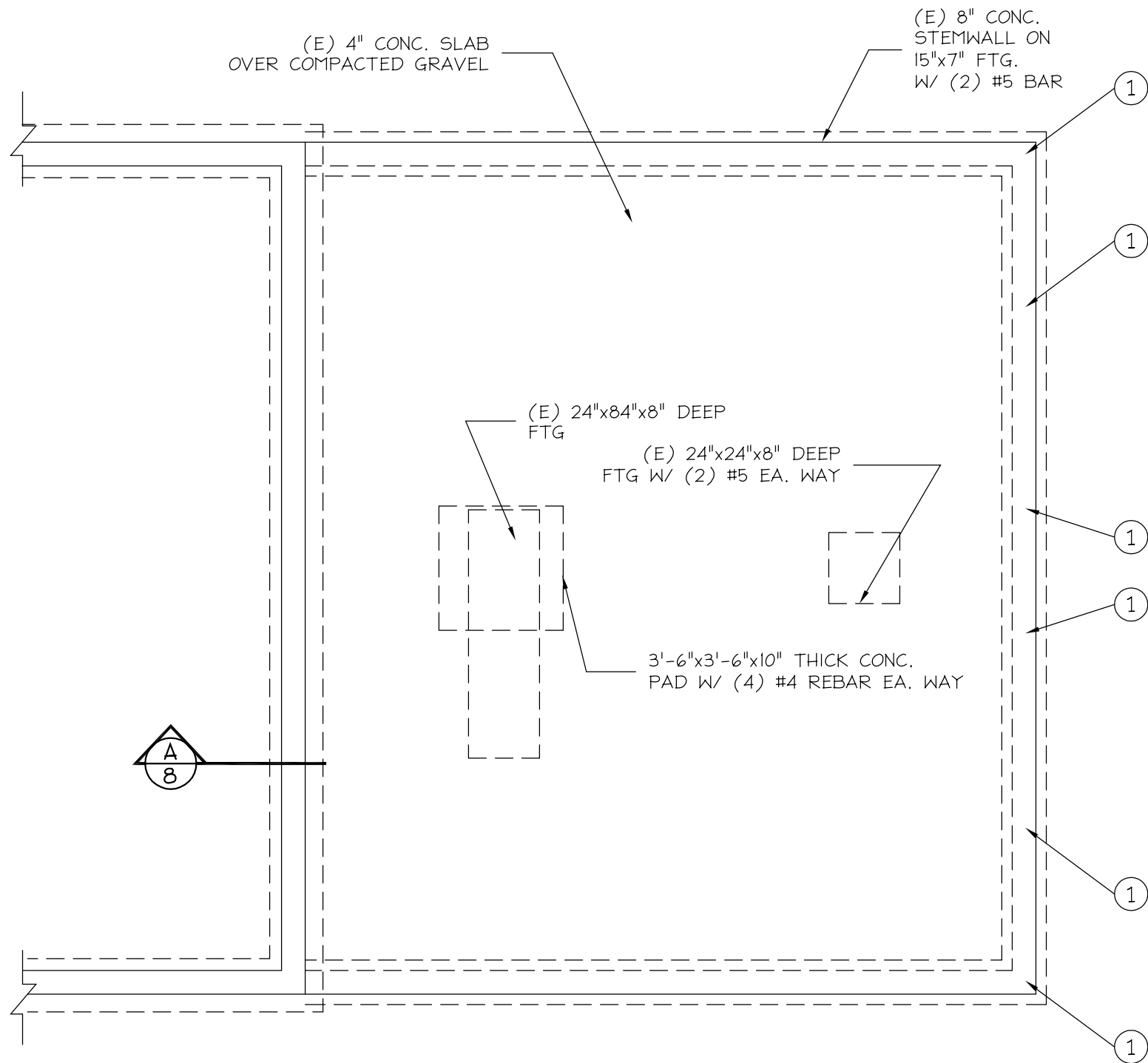
DATE: 2-26-2024
FILE NAME: AOCE 2024
CLIENT: JASON C.
CRAVENHO CONST.

SHEET

5

OF 9 SHEETS

DESIGN\$IV
PAUL G. WILLETTTS
DESIGN / DRAFTING
503-932-5473 PW4DESIGNS@YAHOO.COM



NOTE: BEFORE STARTING FRAMING OR FOUNDATION, BUILDER/ FRAMER TO VERIFY ALL HOLD DOWN LOCATIONS & VERIFY ALL ROUGH OPENINGS FOR HOLD DOWNS

Ⓢ = DENOTES A HOLDOWN

Ⓟ# = DENOTES A CONCRETE PAD FOOTING. SEE SHEET 1.9 FOR SIZE AND REINFORCEMENT

SEE ATTACHED ENGINEERING FOR ADDITIONAL DETAILS & SCHEDULES

FOUNDATION PLAN

SCALE 1/4"=1'-0"

DESIGN\$IV

PAUL G. WILLETTS
DESIGN / DRAFTING
503-932-5473 PW4DESIGNS@YAHOO.COM

AOCE
1243 MARION ST NE
SALEM, OR 97301

DATE: 3-14-2024

FILE NAME: AOCE 2024

CLIENT: JASON C. CRAVENHO CONST.

SHEET

6

OF 9 SHEETS

- SEE TABLES T.1 AND T.2 FOR HOLDOWN/ SHEARWALL INFORMATION
- HOLDOWNS LOCATED AT THE FOUNDATION
- SHEARWALLS ARE FROM THE FOUNDATION TO THE UPPER FLOOR

(A) = DENOTES A SHEARWALL

(#) = DENOTES A HOLDOWN

(P#) = DENOTES A CONCRETE PAD FOOTING.
SEE SHEET 1.9 FOR SIZE AND REINFORCEMENT

- NEW SHEARWALL
- NEW WALL
- EXISTING WALL
- WALL TO BE REMOVED
- (E) EXISTING

NOTE: BEFORE STARTING
FRAMING OR FOUNDATION,
BUILDER/ FRAMER TO
VERIFY ALL HOLD DOWN
LOCATIONS & VERIFY ALL
ROUGH OPENINGS FOR HOLD
DOWNS

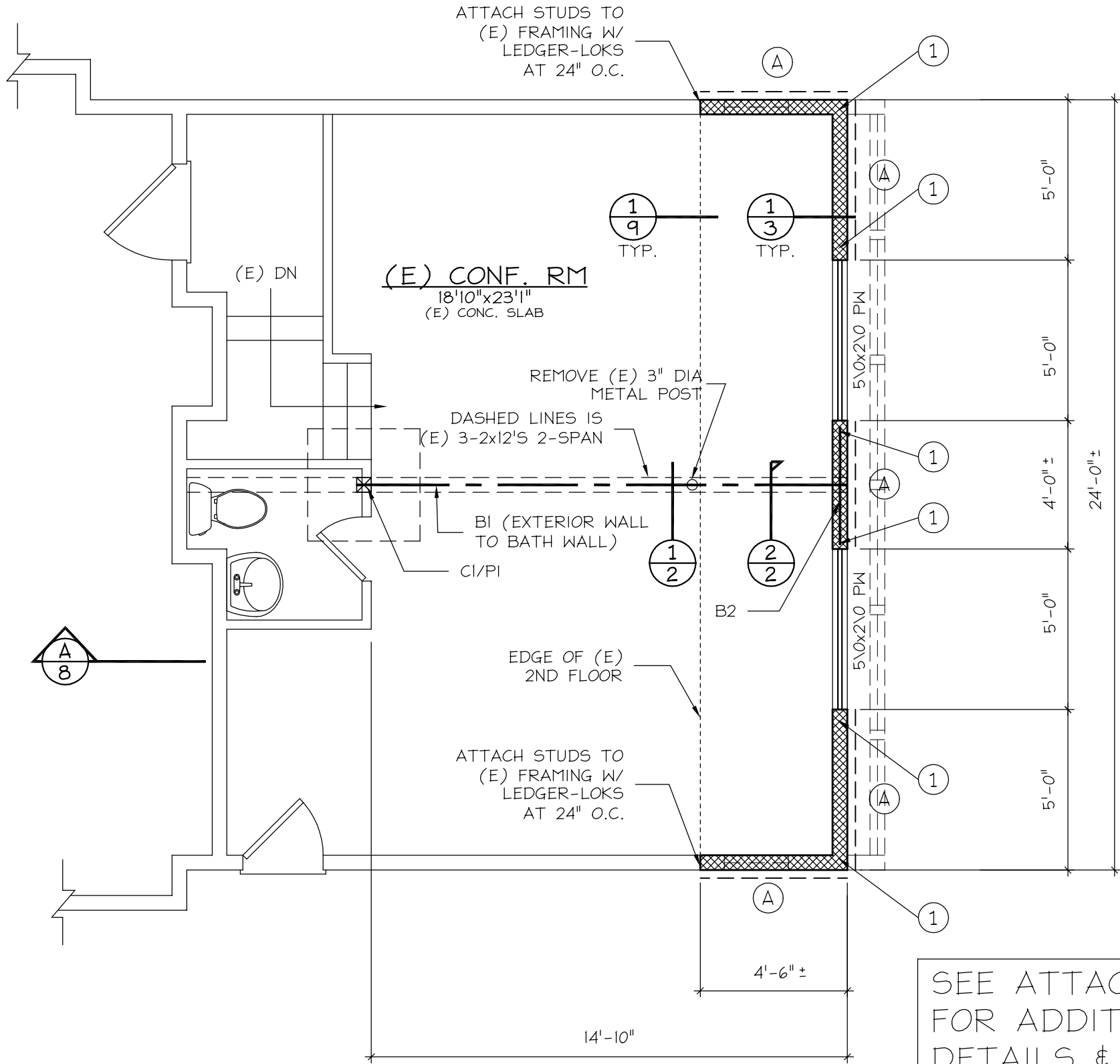
BEAMS

B1= 5.5x13.5 (24F-V4) GLB

B2= 6x8 #2 DFL x 24" LONG MINIMUM

POST

C1= 6x6 #1 DFL W/ ECCQ CAP



PROPOSED 1ST FLOOR

SCALE 1/4"=1'-0"

DESIGN\$IV

PAUL G. WILLETTS
DESIGN / DRAFTING
503-932-5473 PW4DESIGNS@YAHOO.COM

AOCE
1243 MARION ST NE
SALEM, OR 97301

DATE: 3-14-2024

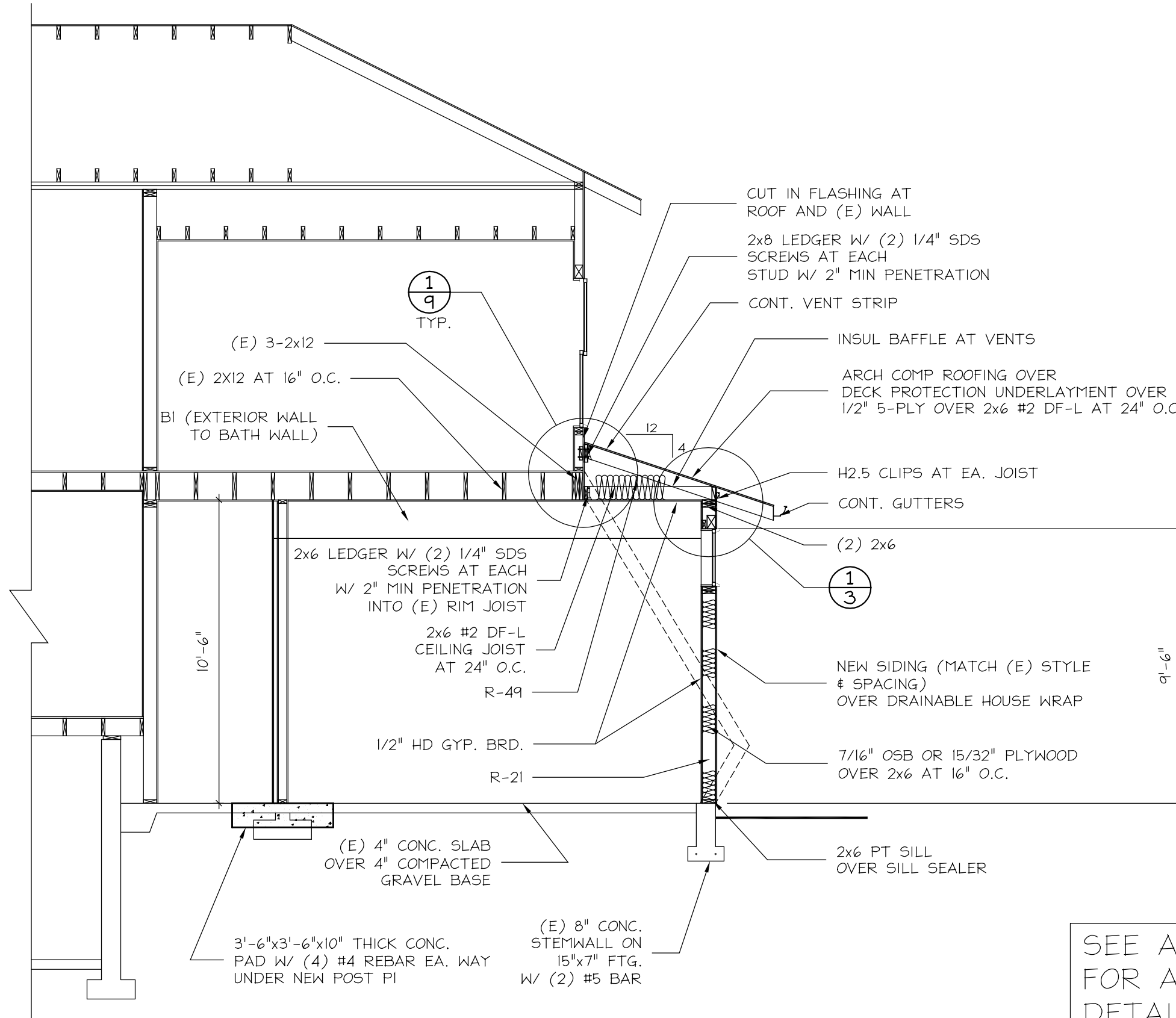
FILE NAME: AOCE 2024

CLIENT: JASON C.
CRAVENHO CONST.

SHEET
7
OF 9 SHEETS

SECTION A-8

SCALE 1/4"=1'-0"



NOTES:
 -USE #2 DF-L UNLESS NOTED
 -USE P.T. WOOD IF IN CONTACT W/ CONCRETE
 -USE P.T. WOOD ON EXTERIOR DECK SYSTEMS
 -FND. VENTS 12" AWAY FROM HOLD DOWNS
 -ALL WOOD CONNECTORS CALLED OUT ARE SIMPSON STRONG TIE
 -ZMAX COATING ON EXTERIOR CONNECTORS

SEE ATTACHED ENGINEERING FOR ADDITIONAL DETAILS & SCHEDULES

DESIGN\$IV

PAUL G. WILLETTTS

DESIGN / DRAFTING

503-932-5473 PW4DESIGNS@YAHOO.COM

AOCE

1243 MARION ST NE

SALEM, OR 97301

DATE: 3-14-2024

FILE NAME: AOCE 2024

CLIENT: JASON C. CRAVENHO CONST.

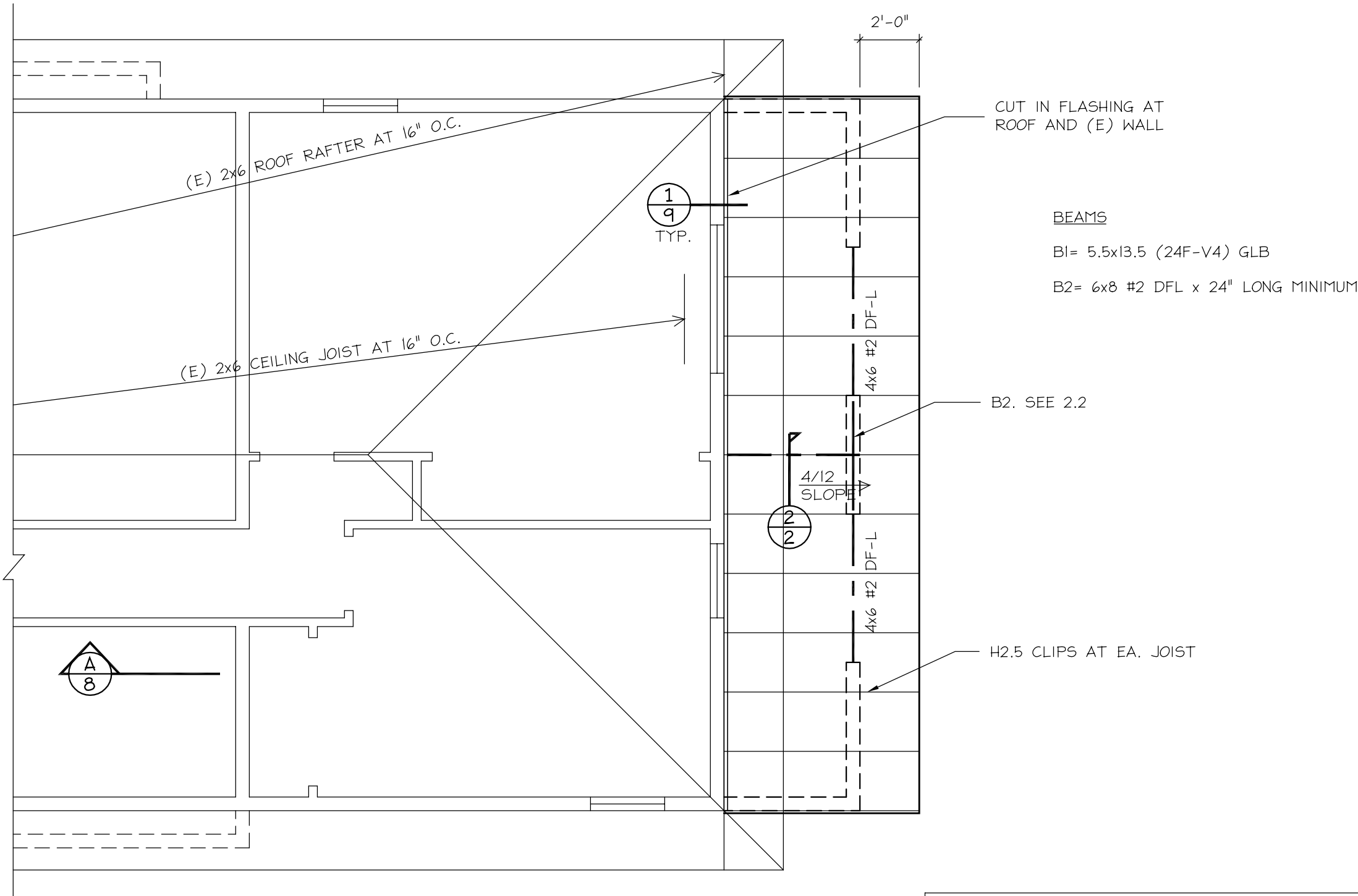
SHEET

8

OF 9 SHEETS

ROOF FRAMING PLAN

SCALE 1/4"=1'-0"



SEE ATTACHED ENGINEERING
FOR ADDITIONAL
DETAILS & SCHEDULES

DESIGN\$IV

PAUL G. WILLETTTS
DESIGN / DRAFTING
503-932-5473 PW4DESIGNS@YAHOO.COM

AOCE
1243 MARION ST NE
SALEM, OR 97301

DATE: 3-14-2024
FILE NAME: AOCE 2024
CLIENT: JASON C.
CRAVENHO CONST.

SHEET
9
OF 9 SHEETS

PAD FOOTING SCHEDULE						
MARK	"W" WIDTH FEET-INCH	"T" HEIGHT INCHES	"N" NUMBER BARS	BAR SIZE	FOOTING WEIGHT kips	ALLOWABLE LOAD kips
P1	2'-0"	10"	3	#4	0.5	5.5
P2	2'-6"	10"	3	#4	0.8	8.6
P3	3'-0"	10"	3	#4	1.1	12.0
P4	3'-6"	10"	4	#4	1.5	17.8
P5	4'-0"	12"	4	#5	2.4	22.0
P6	4'-6"	12"	4	#5	3.0	27.6
P7	5'-0"	12"	6	#5	3.8	33.6
P8	5'-6"	12"	7	#5	4.6	45.4

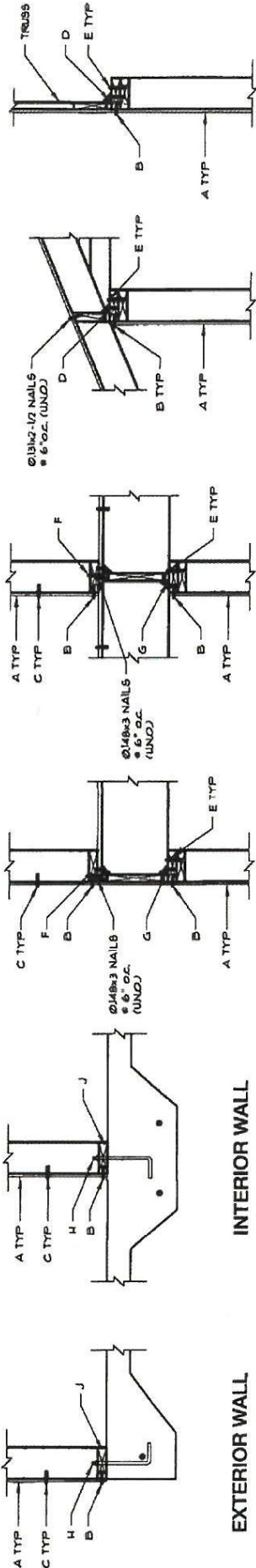
Assume 1500 psf soil bearing

FOOTNOTES:

1. NOT ALL WALL TYPES SHOWN MAY BE USED ON THIS PROJECT.
2. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE.
3. ONLY AT SHEAR WALL LOCATIONS.
4. 3/8" OR 1/4" O.S.B. (PS2-92 GRADE) MAY BE USED IF APPLIED DIRECTLY TO FRAMING AND STUDS ARE SPACED A MAXIMUM OF 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
5. 2x SILL PLATES MAY BE SUBSTITUTED FOR 3x PLATES IN SEISMIC CATEGORIES "A", "B" OR "C".
6. USE EITHER 1/2" OR 5/8" DIAMETER ANCHOR BOLTS.
7. (2) ANCHOR BOLTS MIN. PER PLATE.
8. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOTIONAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
9. A 1/2" OR 5/8" DIA. SIMPSON STRONG-BOLT 2 ANCHOR OR EQUAL MAY BE SUBSTITUTED. EMBED BOLT 3 1/2" INTO CONCRETE.
10. SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL BUTTING INTO SHEARWALL. IF PLWOOD NOT FULL HEIGHT TO DOUBLE TOP PLATE.
11. STEEL PLATE WASHERS, 1/4" THICKX3"x3" REQUIRED BETWEEN SILL PLATE AND ANCHOR BOLT NUT.
12. USE 1/2" APART, CENTERED ON RIM JOIST.
13. USE BOX NAILS, ROWS OF STAGGERED NAILS TO BE 1/2" APART, CENTERED ON RIM JOIST.

TABLE T.1 SHEARWALL SCHEDULE 12319 ASSUMING ALL FRAMING AT SHEAR WALL ARE DOUGLAS FIR									
WALL TYPE	A ⁴	B	C	RETAINING WALL	D	E ¹⁰	F	G	H ^{6,11}
	PANEL EDGE NAILING				ROOF BLOCK TO DOUBLE TOP PLATES	DOUBLE TOP PLATES	BOTTOM PLATE TO 1-1/2" RIM JOIST 3/4" FLOOR/12 SHEATHING	RIM JOIST TO DOUBLE TOP PLATES	SILL PLATE CONNECTION (DIAMETER x 10" LONG ANCHOR BOLTS)
(A)	Ø13x2-1/2 NAILS @ 6" O.C.				A35 CLIPS @ 20" O.C.	Ø14x3 NAILS STAGGERED @ 6" O.C.	Ø16x3-1/2 NAILS @ 6" O.C.	A35 CLIPS @ 20" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(B)	Ø13x2-1/2 NAILS @ 4" O.C.				A35 CLIPS @ 14" O.C.	Ø14x3 NAILS STAGGERED @ 4" O.C.	Ø16x3-1/2 NAILS @ 4-1/2" O.C.	A35 CLIPS @ 14" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(C)	Ø13x2-1/2 NAILS @ 4" O.C.				A35 CLIPS @ 14" O.C.	Ø14x3 NAILS STAGGERED @ 4" O.C.	Ø16x3-1/2 NAILS @ 4-1/2" O.C.	A35 CLIPS @ 14" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(D)	Ø13x2-1/2 NAILS @ 3" O.C.				A35 CLIPS @ 11" O.C.	Ø14x3 NAILS STAGGERED @ 3" O.C.	Ø16x3-1/2 NAILS @ 3-1/2" O.C.	A35 CLIPS @ 11" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(E)	Ø13x2-1/2 NAILS @ 6" O.C.			BOTH SIDE OF WALL	A35 CLIPS @ 10" O.C.	Ø14x3 NAILS STAGGERED @ 3" O.C.	Ø16x3-1/2 NAILS @ 3" O.C.	A35 CLIPS @ 10" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(F)	Ø13x2-1/2 NAILS @ 4" O.C.			BOTH SIDE OF WALL	A35 CLIPS @ 1" O.C.	Ø14x3 NAILS STAGGERED @ 2" O.C.	Ø16x3-1/2 NAILS @ 6" O.C. & A35 CLIPS @ 1" O.C.	A35 CLIPS @ 1" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(G)	Ø13x2-1/2 NAILS @ 4" O.C.			BOTH SIDE OF WALL	A35 CLIPS @ 1" O.C.	Ø14x3 NAILS STAGGERED @ 2" O.C.	Ø16x3-1/2 NAILS @ 6" O.C. & A35 CLIPS @ 1" O.C.	A35 CLIPS @ 1" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(H)	Ø13x2-1/2 NAILS @ 3" O.C.			BOTH SIDE OF WALL	A35 CLIPS @ 5-1/2" O.C.	Ø14x3 NAILS STAGGERED @ 2" O.C.	Ø16x3-1/2 NAILS @ 6" O.C. & A35 SIMPSON 1/4x6" SCS SCREWS @ 5-1/2" O.C.	A35 CLIPS @ 5-1/2" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.
(J)	Ø13x2-1/2 NAILS @ 2" O.C.			BOTH SIDE OF WALL	A35 CLIPS @ 4-1/2" O.C.	Ø14x3 NAILS STAGGERED @ 2" O.C.	SIMPSON 1/4x6" SCS SCREWS @ 4" O.C.	A35 CLIPS @ 4-1/2" O.C.	1/2" DIA. @ 5/8" DIA. @ 3'-0" O.C.

ARROW AT WALL TYPE INDICATES SHEARWALL(S) USED



HOLDOWN SCHEDULE								
MARK	HOLDOWN	ANCHOR BOLT	ANCHOR SIZE	EMBED/ LAP LENGTH	WOOD MEMBER	ANCHORAGE TO WOOD	REMARKS	ALLOW LOAD (lbs)
①	LTP2	A36 ALL THREAD Rod	5/8" d	10"	2x STUD	(12) .148x (1 1/2) NAILS	See SK-5, USE SIMPSON SET-3G ENDWY OR EQUAL S.F. IS REQUIRED	2135
○								
○								
○								
○								
○								
○								
○								
○								

NOTE: ON ALL HD HOLDOWNS, PLACE ONE (1) EXTRA VERTICAL #4 BAR FROM FOOTING INTO STEMWALL NEXT TO HD.

DAN GREEN
ENGINEERING, INC.
SALEM, OREGON

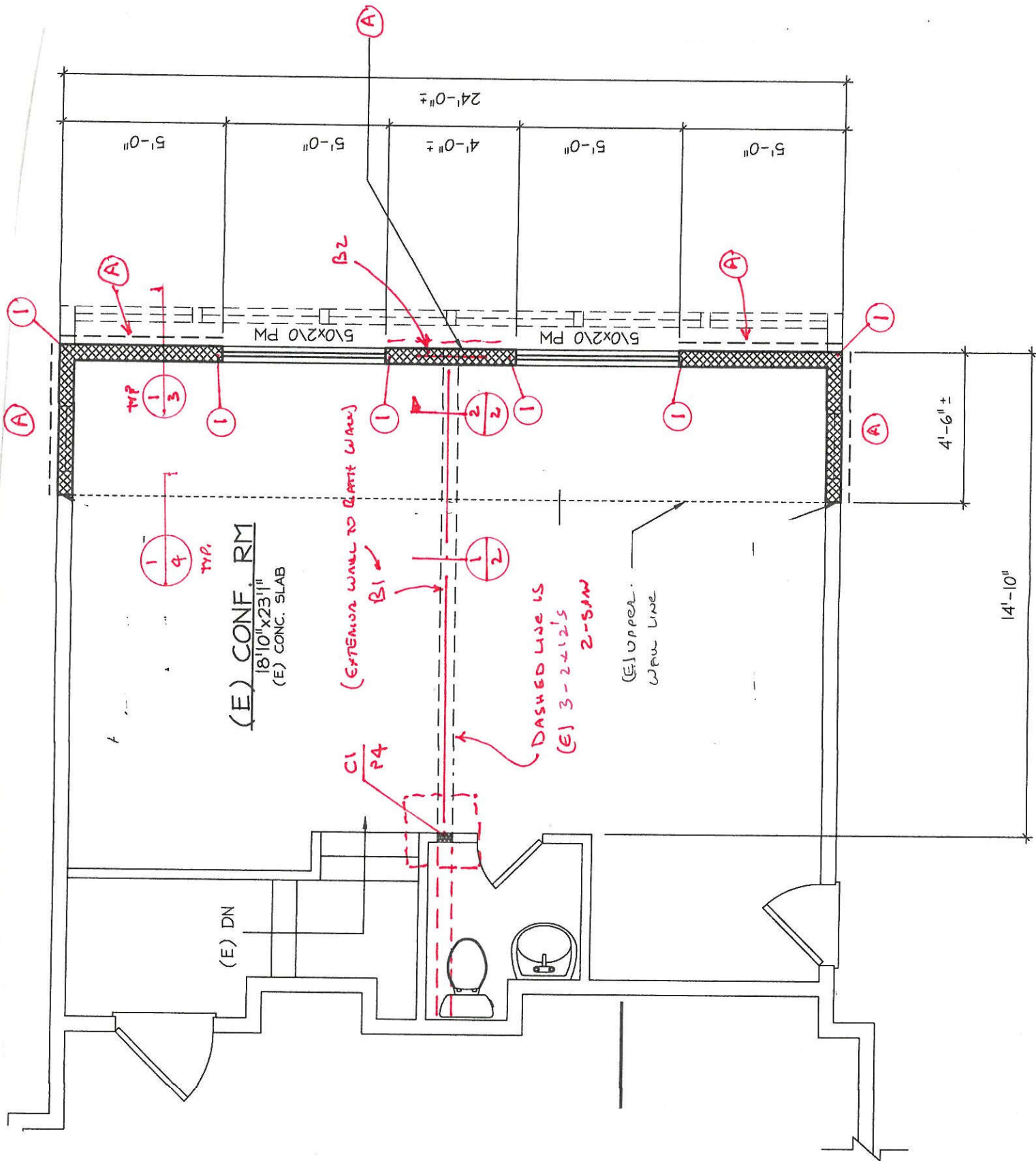
FILE NO. 240 249 SHEET NO. 7.2
DESIGNER DG DATE 3/12/4
CLIENT CHASE/KE CASH
PROJECT ASCE ADGW

BEAMS

B1 = 5 1/2 x 13 1/2 (24F-04) GUB
B2 = 6 x 8 #2 OF x 24" LONG MINIMUM

POST

C1 = 6 x 6 #1 OF w/ ECCO CAP



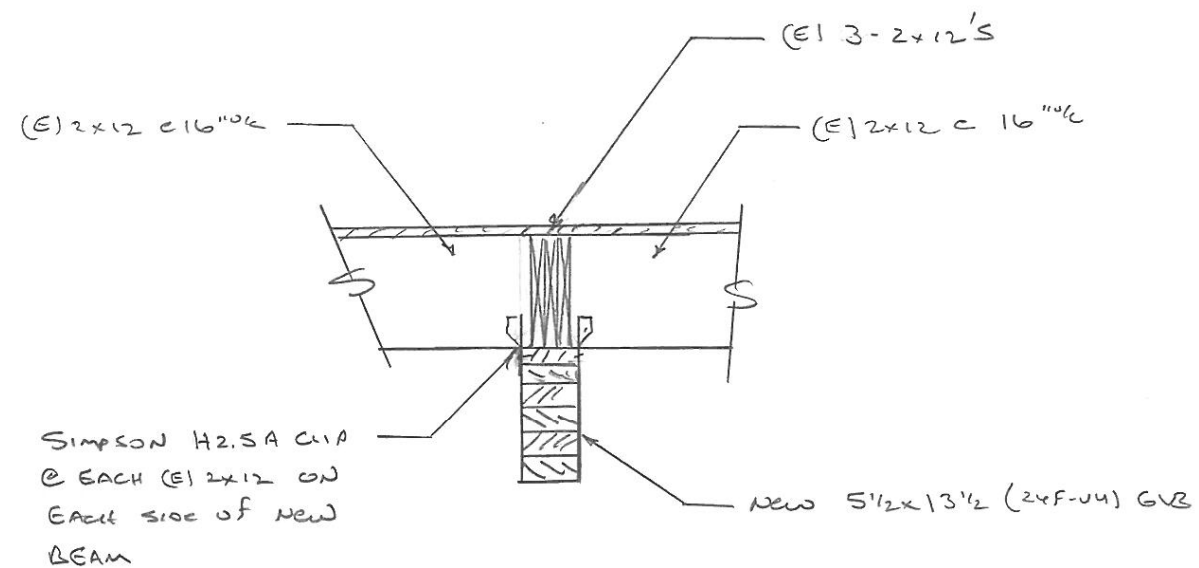
P# - Denotes a concrete pad footing. See sheet 1,9 for size and reinforcement required.

A - Denotes a shearwall

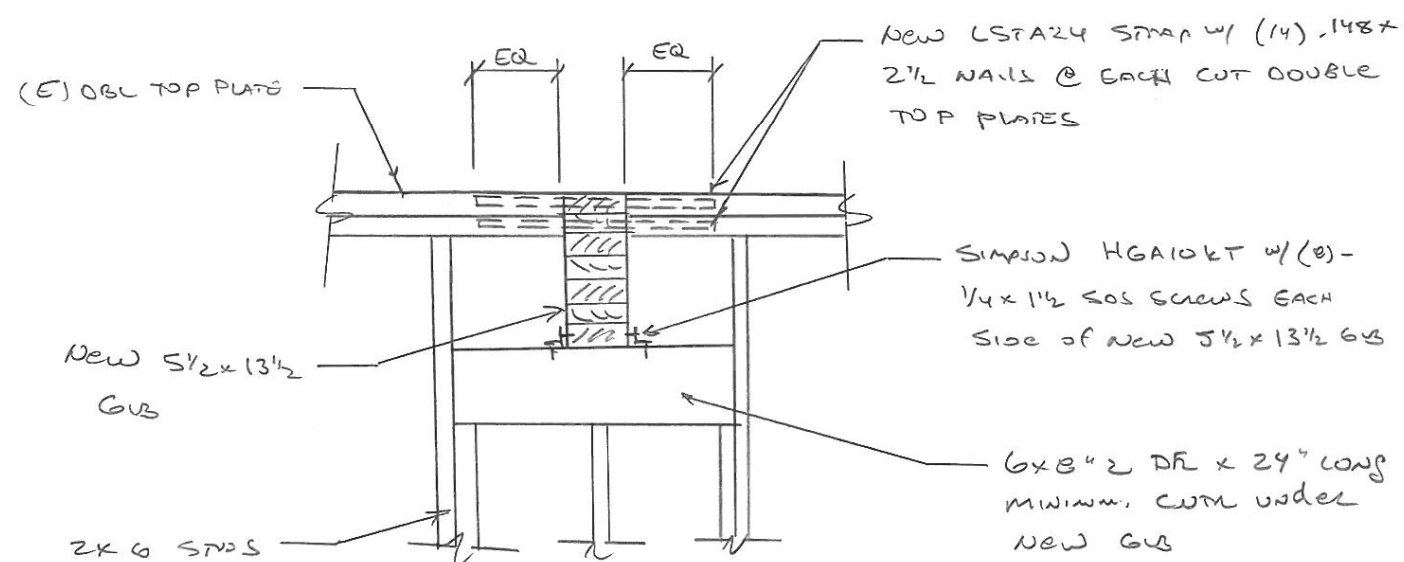
- Denotes a holdown

- See tables T.1 and T.2 for holdown/shearwall information.
- Holdowns located at the foundation.
- Shearwalls are from the foundation to the upper floor.

PARTIAL LOWER FLOOR PLAN
(CUTS)



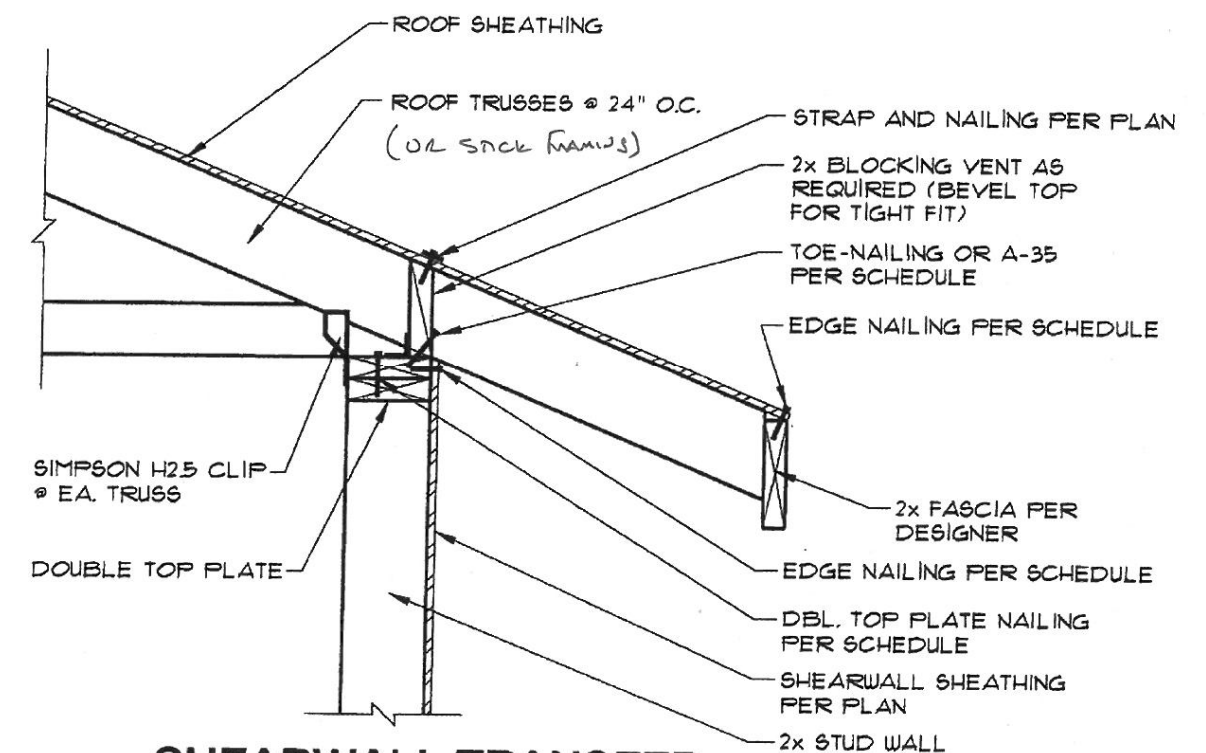
1
2 New GUB UNDER (E) BM
(NOTES)



2
2 New GUB IN EXT WALL
(NOTES)

DAN GREEN
ENGINEERING, INC.
SALEM, OREGON

FILE NO. 240249 SHEET NO. Sk-2
DESIGNER DSG DATE 3/1/24
CLIENT CHAMBERS CONST
PROJECT AOCC ADD

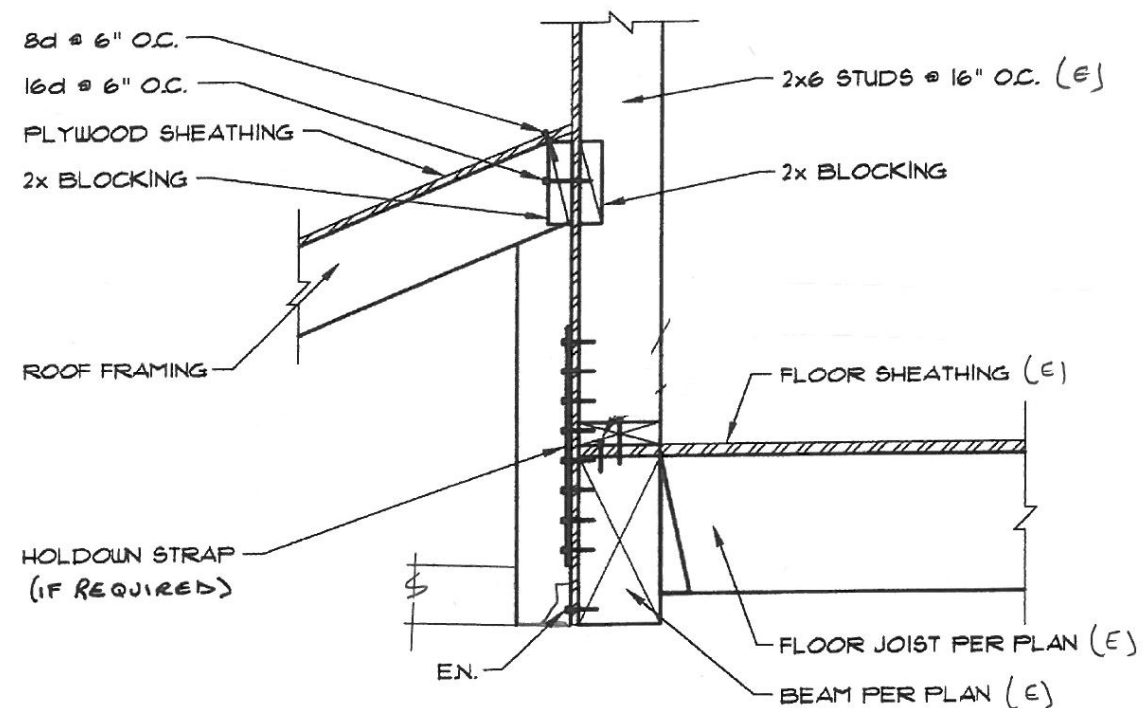


1
3 SCALE:

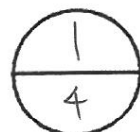
L-0001

DAN GREEN
ENGINEERING, INC.
SALEM, OREGON

FILE NO. 240249 SHEET NO. Sk-3
DESIGNER DSG DATE 3/5/24
CLIENT CRAVENHO CONST
PROJECT AOCC ADD



SHEAR TRANSFER DETAIL

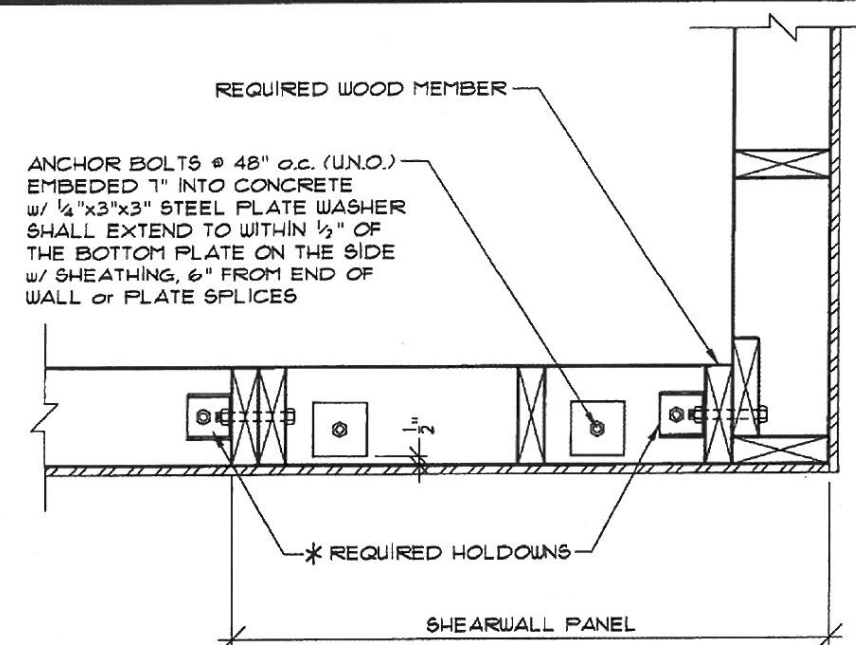


SCALE: NTS

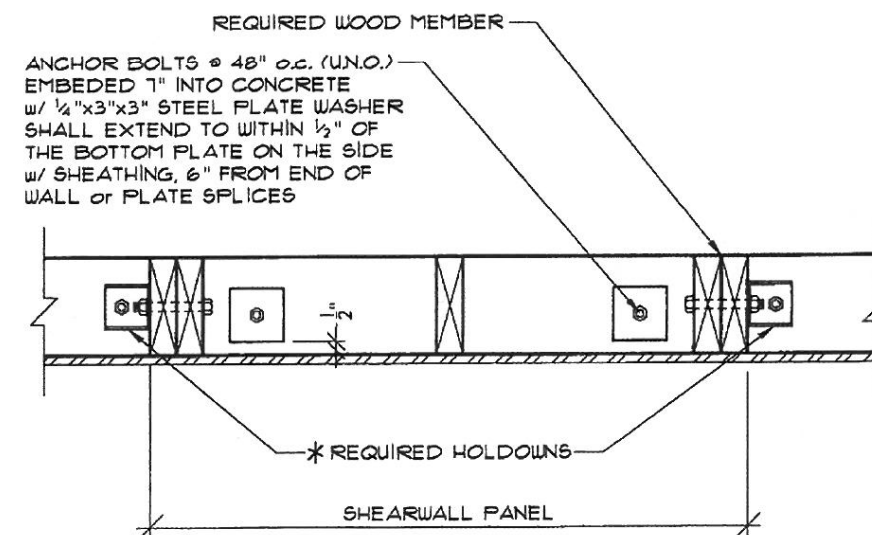
L-0031

DAN GREEN
ENGINEERING, INC.
SALEM, OREGON

FILE NO. 240249 SHEET NO. SK-4
DESIGNER DSG DATE 3/5/24
CLIENT CRAVEN HOLDING
PROJECT ROCE ADD'N



AT CORNER LOCATION



AT CONT. FOOTING LOCATION

* NOTE: HOLDOWNS MAY BE PLACED ON INSIDE OF SHEARWALL PANEL WHEN HOLDOWNS CAN NOT BE PLACED ON OUTSIDE.



HOLDOWN (TYPICAL PLACEMENT)

SCALE: NTS

L-0020

DAN GREEN
ENGINEERING, INC.
SALEM, OREGON

FILE NO. 240249 SHEET NO. SK-5
DESIGNER DSG DATE 3/5/24
CLIENT CRAVEN HOLDING
PROJECT ROCE ADD'N