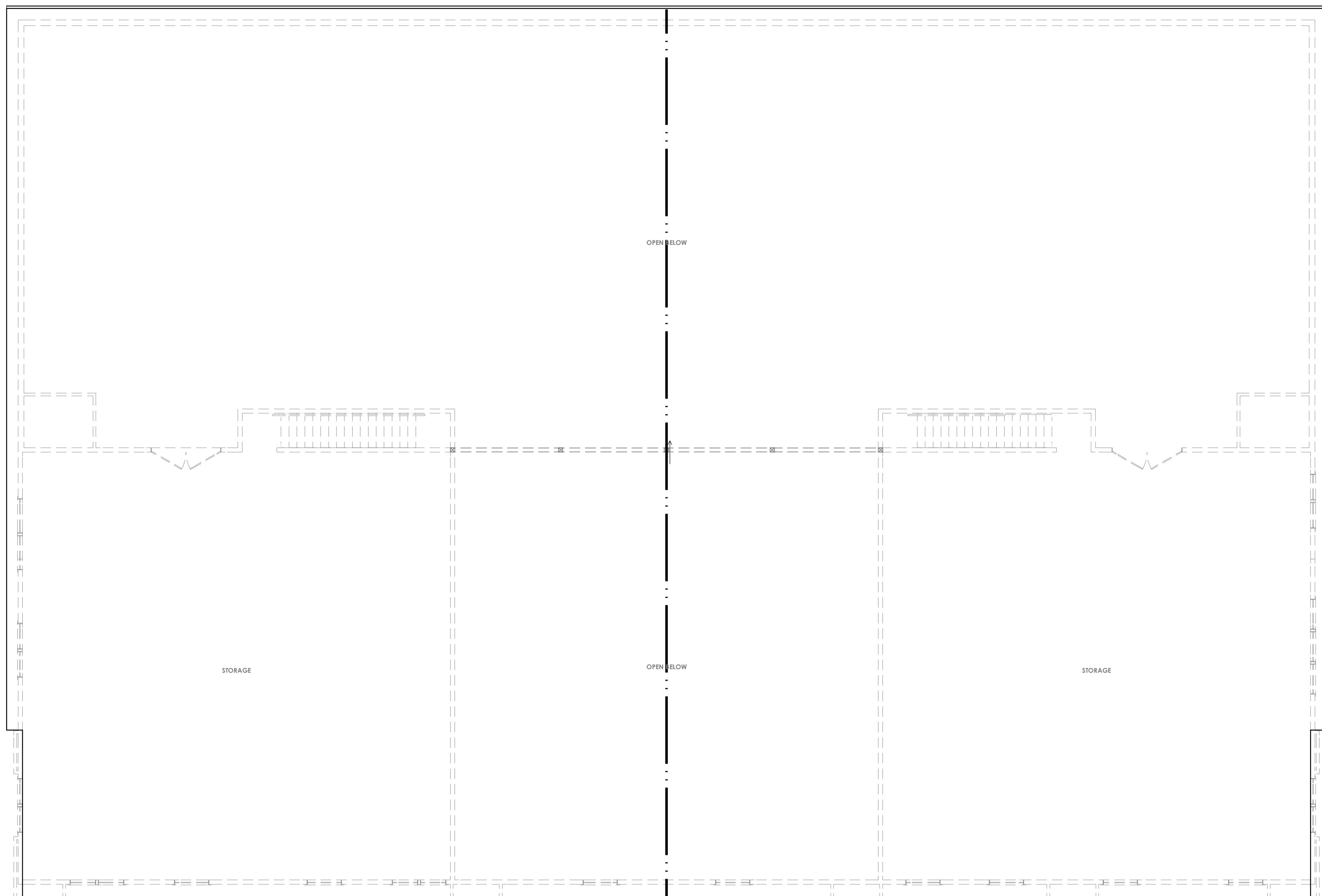


FRONT ELEVATION
1/4" = 1'-0"RIGHT ELEVATION
1/8" = 1'-0"REAR ELEVATION
1/8" = 1'-0"ROOF PLAN
1/8" = 1'-0"

PLAN #10200

COMFORT HOMES HQ

2140 TURNER ROAD SE SALEM, OR 97302
KYLES AIRWAY SUBDIVISION; LOT 500

MEASURE

1-A

GOODMAN 80%+ FURNACE OR EQUAL
2,500 - 3,000 SF - GCSS801005CN
3,000 - 3,000 SF - GCSS801200CN
TYVEE HOUSE WRAP OR EQUAL
PAN FLASHING FOR WINDOWS
PPCS - TESTING PROVIDED
HANG ATTIC VENTILATION PROVIDED
WINDOWS U-0.25
WALLS R23
ROOF RAFTS R38
CRAWL R38

TYP OF CONSTRUCTION	-	V-B
SPRINKLERS	-	NO
OCCUPANCY	-	B & S1
MAX SQ FT	-	9,000 SQ FT
ADDITION SQ FT:	.75% = MAX SQ FT = 15,750	F/P = 2,500/30
BUILDING SQ FT	-	15,000 SQ FT
30' MIN. AROUND BUILDING		
OCCUPANT LOAD:	5,100 (OFFICES) / 150 = 34 5,100 (STORAGE)/500 = 30 TOTAL = 64	
MAX TRAVEL DISTANCE:	75'	
MIN. EXITS:	2	
BATHROOMS:	(3) H.C. BATHROOMS (UNISEX)	

GENERAL NOTES

- SCALE: DO NOT SCALE DRAWINGS.
- CODE: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE COMPLIANCE WITH SAID CODES.
- JOB SITE: PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY THE OWNER AND DESIGNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS.
- DIMENSIONS: ALL DIMENSIONS ARE TO THE FACE OF THE STUD WALL OR MASONRY FOUNDATION. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
- ALL SHOP DRAWINGS SHALL BE PREPARED AND REVIEW BY AN ENGINEER PRIOR TO FABRICATION AND ERECTION. THE DESIGNER HAS NOT INSPECTED THE SITE. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUB-SURFACE CONDITIONS.
- MODIFICATIONS TO PLANS: ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DOES NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF THE PLAN CAN GREATLY AFFECT MANY OTHER AREAS IN THE STRUCTURE; AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGES OR MODIFICATIONS.
- INSTALLATION: ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AS WELL AS ANY APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK. NOR IS THE DESIGNER RESPONSIBLE FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACT DOCUMENT: THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED WITHOUT CONSENT. UNLAWFUL REPRODUCTION IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.

NAILING NOTES:

PER IRC TABLE R602.3(1)

JOB TO SILL OR GIRDER BRIDGING TO JOIST SOLE PLATE TO JOIST OR BULK STUD TO SOLE PLATE TOP PLATE TO STUD DOUBLE STUDS DOUBLE TOP PLATES BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER TOP PLATES, LAPS AND INTERSECTIONS CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD CEILING JOISTS LAPS OVER PARTITIONS CEILING JOISTS TO PARALLEL RAFTERS RAFTER TO PLATE 1" BRACE TO EACH STUD AND PLATE BUILT-UP CORNER STUDS 2" PLANKS 1/2" PLYWOOD ROOF AND WALL SHEATHING 3/4" PLYWOOD SUBFLOOR	TOE NAIL (3)-8d TOR NAIL EA, END (2)-8d FACE NAIL 16d @ 16" OC TOE NAIL (4)-8d, END NAIL (2) 16d END NAIL (2)-16d FACE NAIL 16d @ 24" OC FACE NAIL 16d @ 16" OC 16d @ 16" OC ALONG EA, EDGE 16d @ 16" OC ALONG EA, EDGE FACE NAIL (2)-16d TOE NAIL (3)-8d TOE NAIL (4)-8d FACE NAIL (3)-10d FACE NAIL (3)-10d TOE NAIL (2)-16d FACE NAIL (2)-8d 10d @ 24" OC (2)-16d @ EA BRG, EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/ (2) @ EA, END OR SPLICE (3) OR FEWER (4) OR MORE	16d NAILS 1/2" DIA. NAIL, W/ STANDARD NUT AND WASHERS

LUMBER SPECIES:

POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS:	DF-#2
EXPOSED ARCH BEAMS:	DF-#1 OR BETTER
SILLS, PLATES BLOCKING, AND BRIDGING:	DF#2 OR BETTER
PLYWOOD SHEATHING SHALL BE AS FOLLOWS	
ROOF SHEATHING:	7/16" OSB
WALL SHEATHING:	1/2" INT-APA RATED 32/16 OR 7/16" OSB
FLOOR SHEATHING:	7/8" MAIN FLOOR (3/4" SECOND FLOOR)
GLU LAM BEAMS:	1 & 3 INT-APA RATED OSB
PSL MATERIALS**:	Fb = 2400, DRY ADH (EXT. ADH @ EXT. CONDITIONS)
LVL MATERIALS**:	Fb = 2600 E = 2.0 Fv = 290
	Fb = 2600 E = 1.8 Fv = 285

* PSL INDICATES PARALLEL STRAND LUMBER
** LVL INDICATES LAMINATED VENEER LUMBER

SITE PLAN BY OTHERS

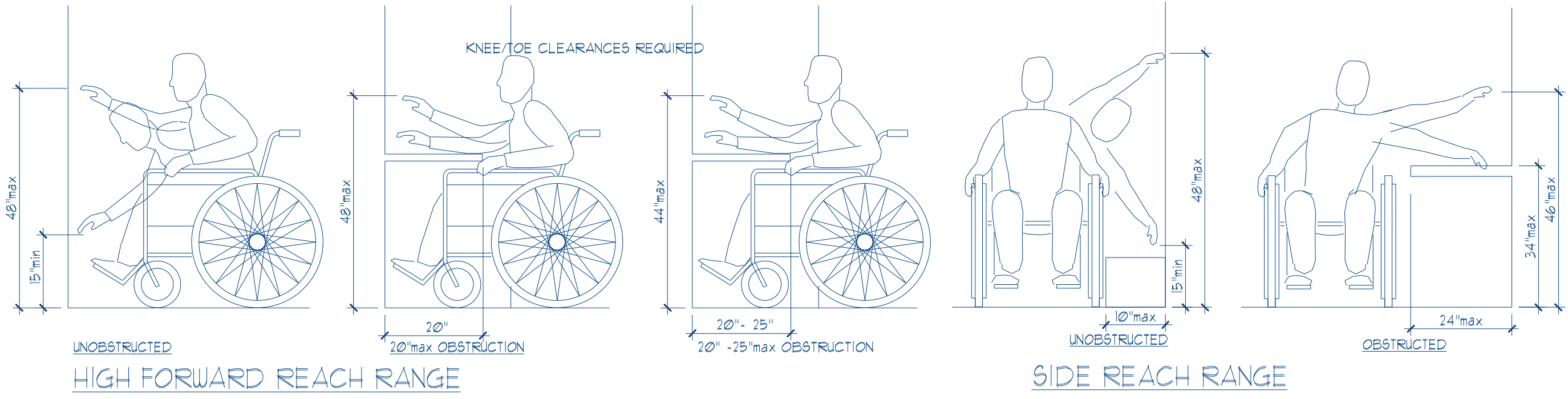
COMPOSITION OR SHAKE ROOFING		
MAXIMUM SPANS		
DF#2, 1/2" DIA. 30# LL & 10# LL		
2x6	12" O.C.	13'-6"
	16" O.C.	12'-1"
	24" O.C.	9'-10"
	12" O.C.	17'-8"
2x8	16" O.C.	15'-4"
	24" O.C.	12'-9"
	12" O.C.	21'-7"
	16" O.C.	18'-9"
2x10	24" O.C.	15'-3"
	12" O.C.	28'-1"
	16" O.C.	21'-8"
	24" O.C.	17'-9"
Per 2017 IRC, Table R802.5.1(5)		

TRUSS NOTES:

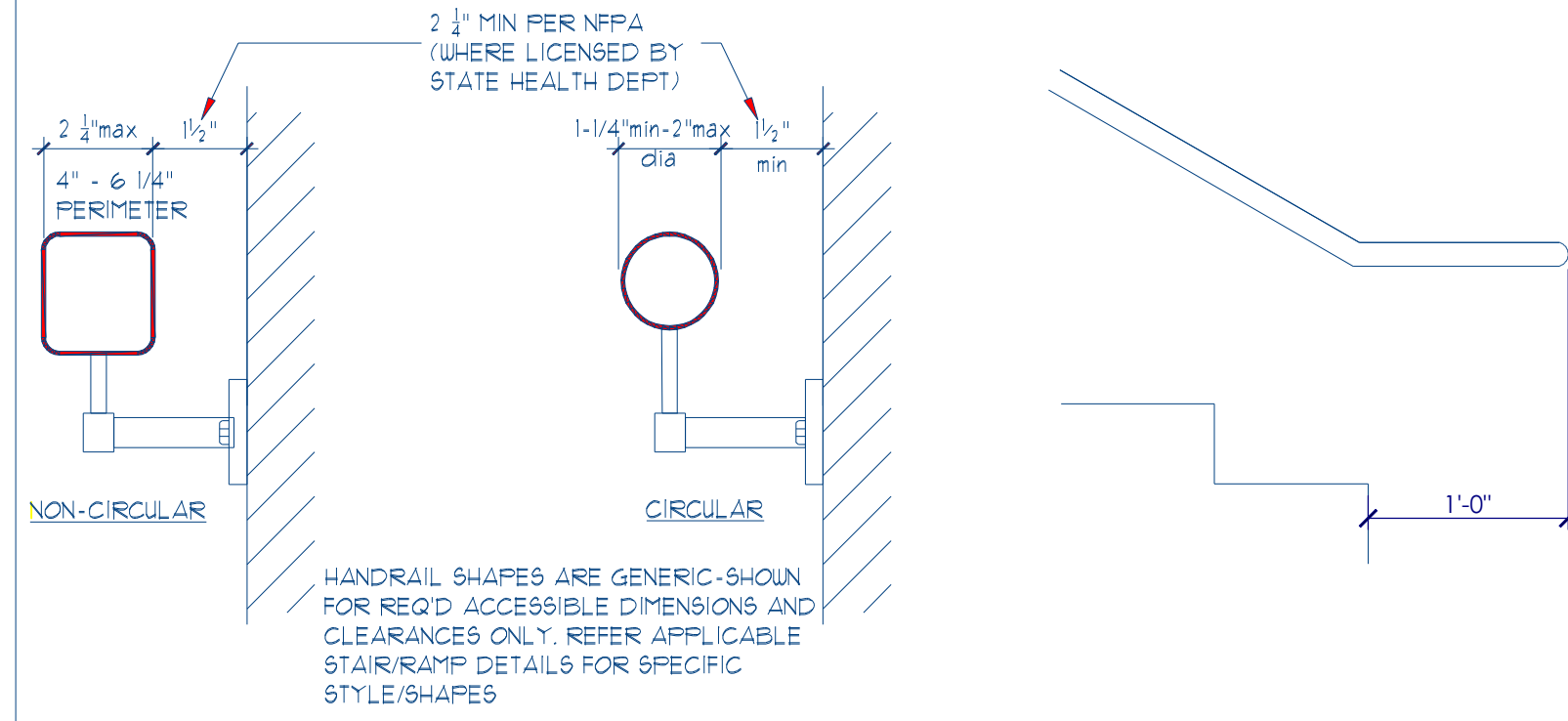
- FLOOR: 40 PSF LL, *10 PSF TOP CHORD DL, *5 PSF BOTTOM CHORD DL
- TRUSSES SPACED AT 24" O/C
- TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
- ALL TRUSSES WILL NOT BE FIELD-ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
- ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
- ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

Revision Table	
#	Description

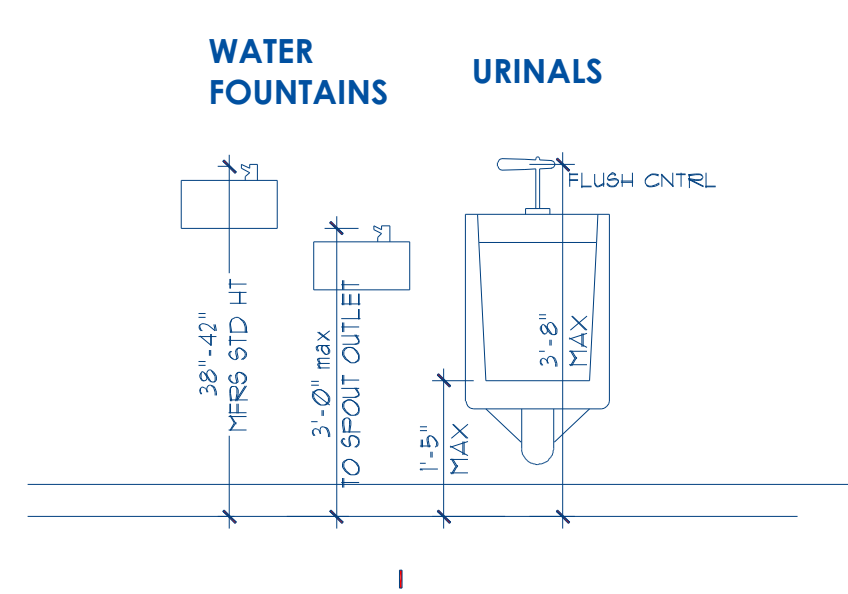
ACCESSIBLE REACH RANGES



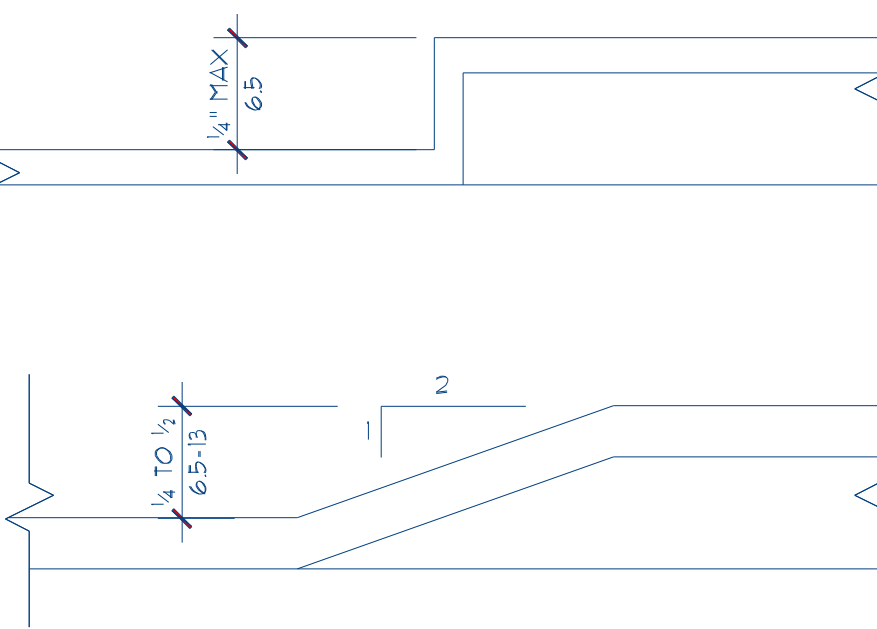
ACCESSIBLE HANDRAILS



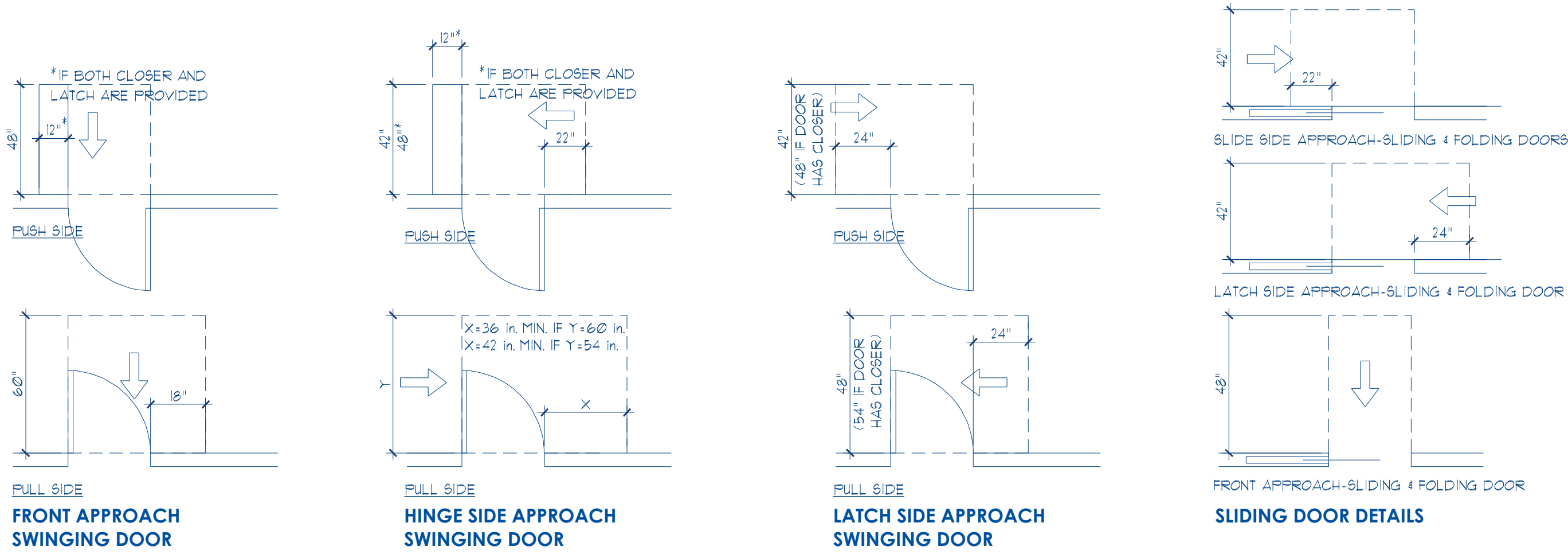
MISC. FIXTURES



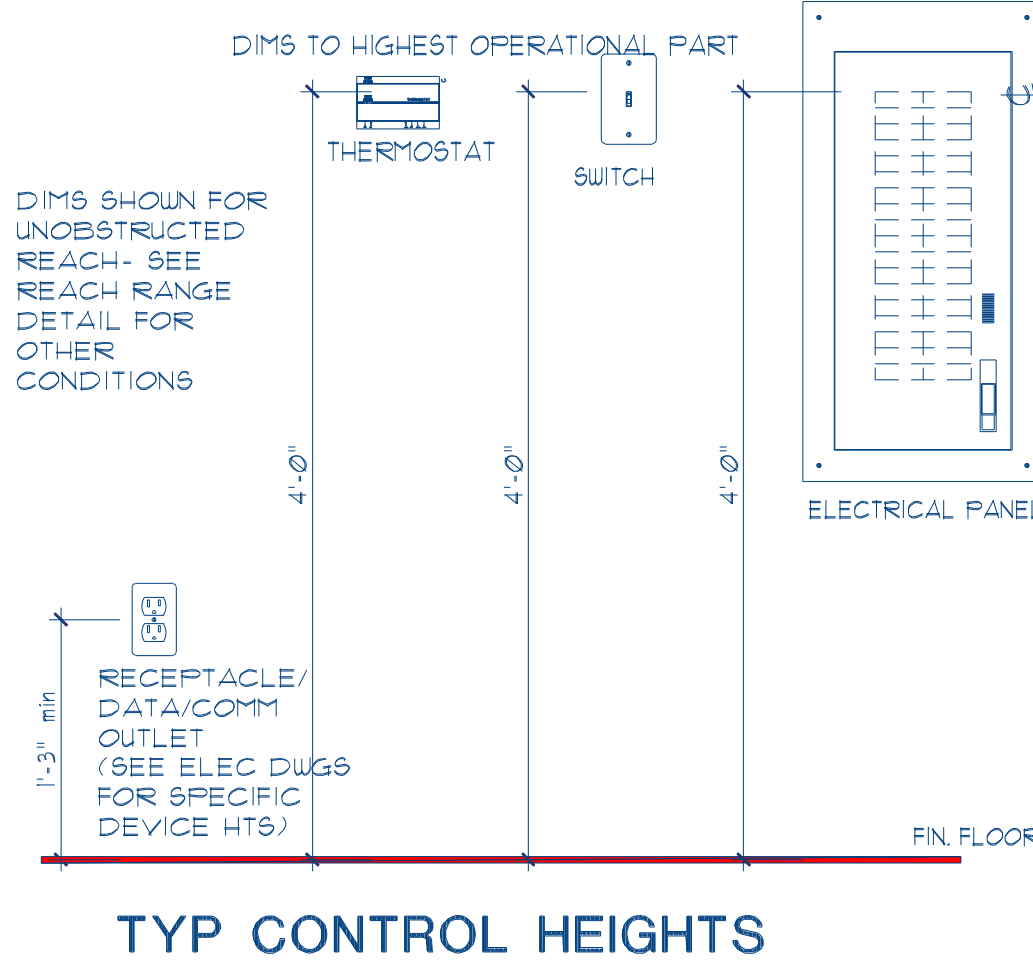
CHANGES IN LEVEL



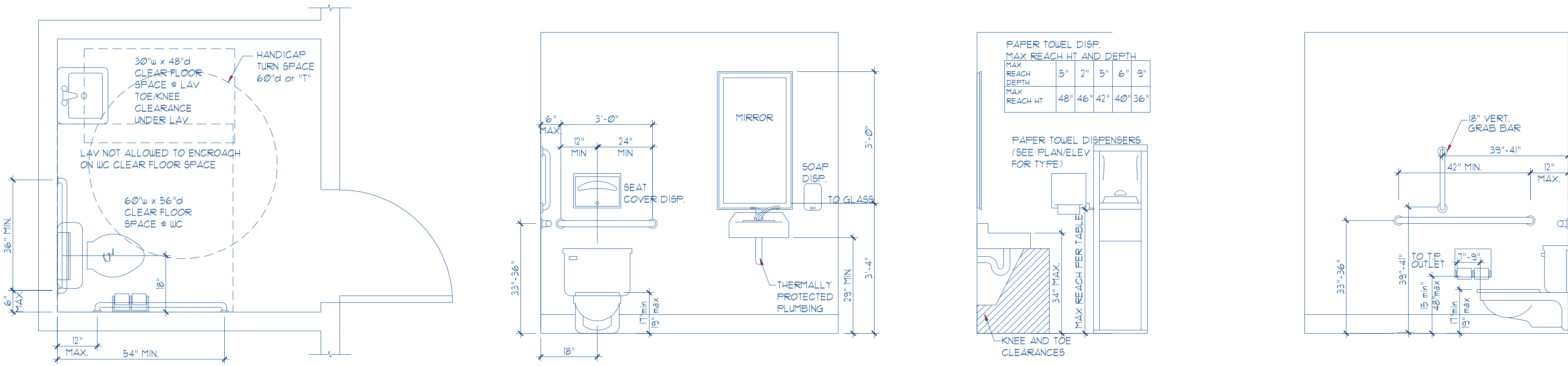
DOOR CLEARANCES



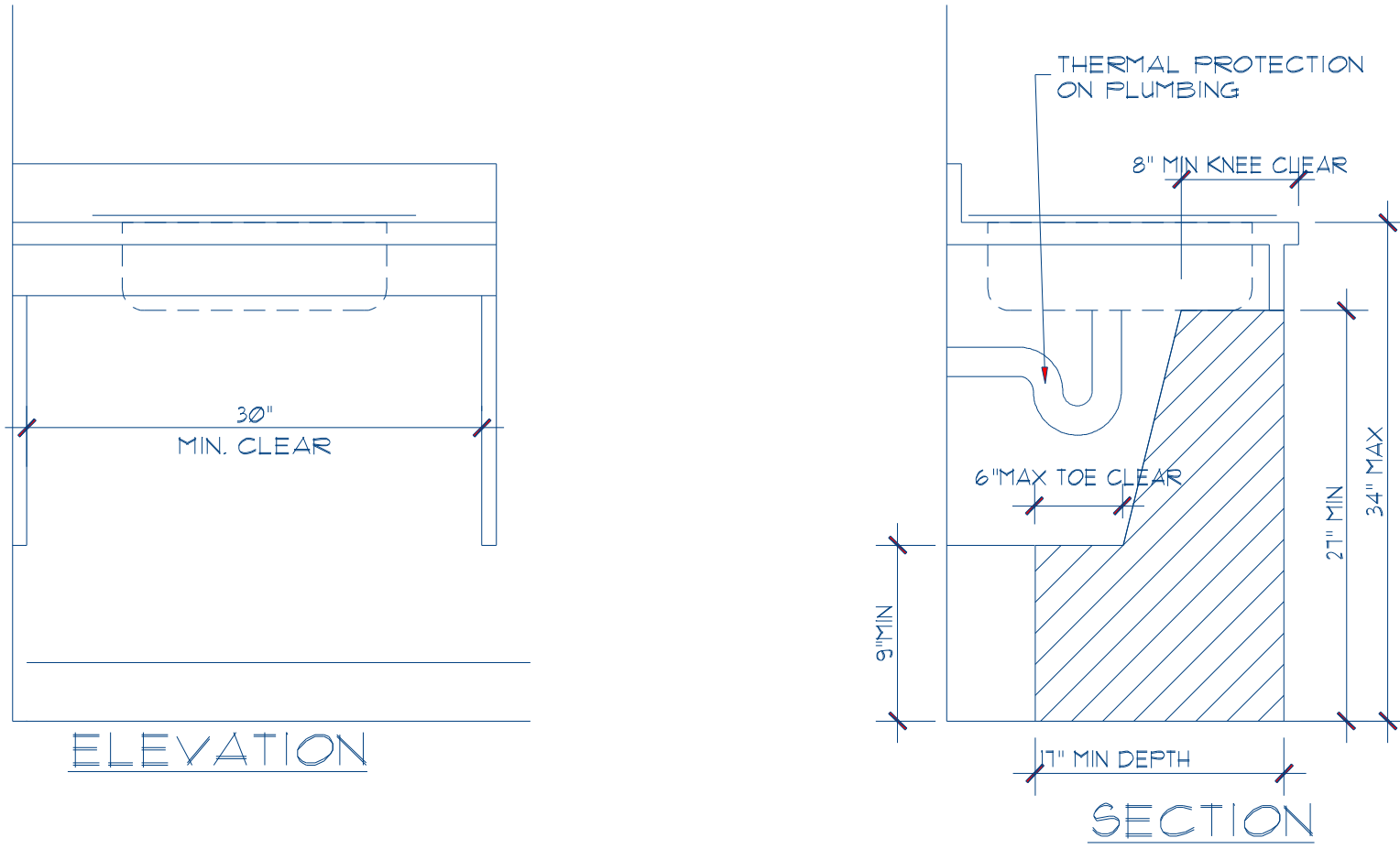
TYPICAL CONTROL HEIGHTS



ACCESSIBLE TOILET ROOM

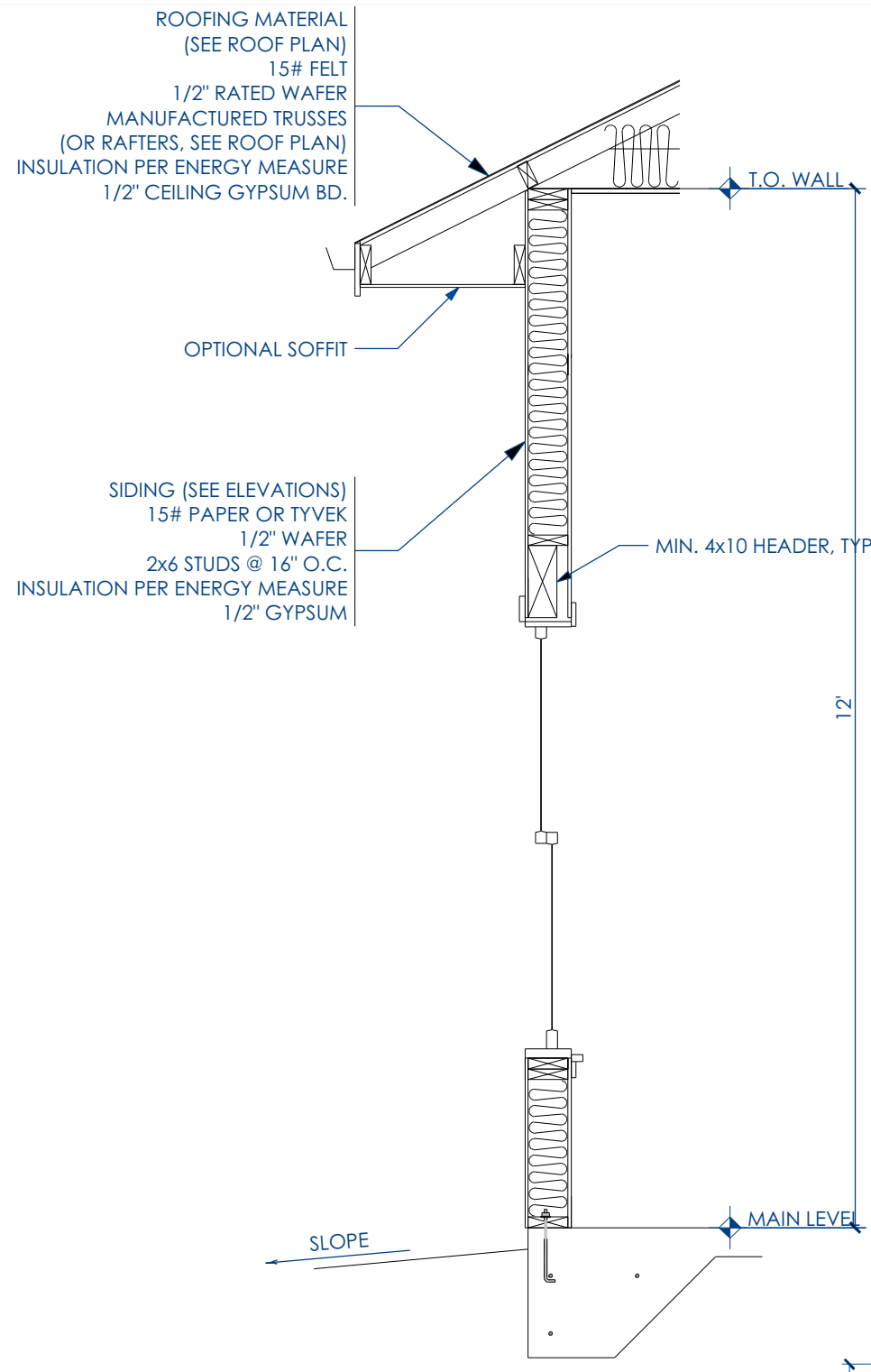


ACCESSIBLE SINK / LAVATORY



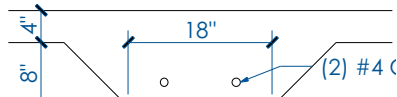
Revision Table	
#	Description

PLAN AREAS:	
FRONT SHOP	2425 SF
RIGHT OFFICE	2550 SF
LEFT OFFICE	2550 SF
UPPER STORAGE	5000 SF
TOTAL AREA	12020 SF



TYP. FOUNDATION DETAIL

N.T.S.



GRADE BEAM

N.T.S.

HOLDOWN SCHEDULE

- (6) HDU1 - S25 2.5
SB 5/8 x 24 CR S51824
- (7) HDU4 - S25 2.5
SB 5/8 x 24 CR S51828
- (8) HDU5 - S25 2.5
SB 5/8 x 24 CR S51828
- (9) HDU6 - S25 2.5
SB 5/8 x 24 CR S51834
- (10) HDU8 - S25 2.5
SB 7/8 x 24
- (11) HDU11 - S25 2.5
SB 1/2 x 24
- (12) HDU14 - S25 2.5
SB 1/2 x 24

FOUNDATION SCHEDULE

- (FE) TBD BY ENGINEER, SEE SCHEDULE.
- (F1) 8'x15' FOOTING W/ (2) #4S CONT. AND 8'x24' STEM WALL W/ (1) #4 CONT.
- (F2) 6'x15' FOOTING W/ (2) #4S CONT. AND 6'x24' STEM WALL W/ (1) #4 CONT.
- (F3) 6'x15' FOOTING W/ (2) #4S CONT. AND 2x4 BEARING WALL @ 19'2" O.C., DBL STUDS @ XL.
- (F4) 6'x12' FOOTING W/ (2) #4S CONT. AND 2x4 BEARING WALL @ 19'2" O.C., DBL STUDS @ XL.

FOOTING SCHEDULE

- (A) 30'x30'x12" W/ (2) #4 E.W.
- (B) 26'x26'x12" W/ (2) #4 E.W.
- (C) 28'x28'x12" W/ (2) #4 E.W.
- (D) 30'x30'x12" W/ (2) #4 E.W.
- (E) 32'x32'x12" W/ (2) #4 E.W.
- (F) 34'x34'x12" W/ (2) #4 E.W.
- (G) 36'x36'x12" W/ (2) #4 E.W.
- (H) 38'x38'x12" W/ (2) #4 E.W.
- (I) 40'x40'x12" W/ (2) #4 E.W.
- (J) 42'x42'x12" W/ (2) #4 E.W.
- (K) 44'x44'x12" W/ (2) #4 E.W.
- (L) 46'x46'x12" W/ (2) #4 E.W.
- (M) 48'x48'x12" W/ (2) #4 E.W.

FOUNDATION PLAN

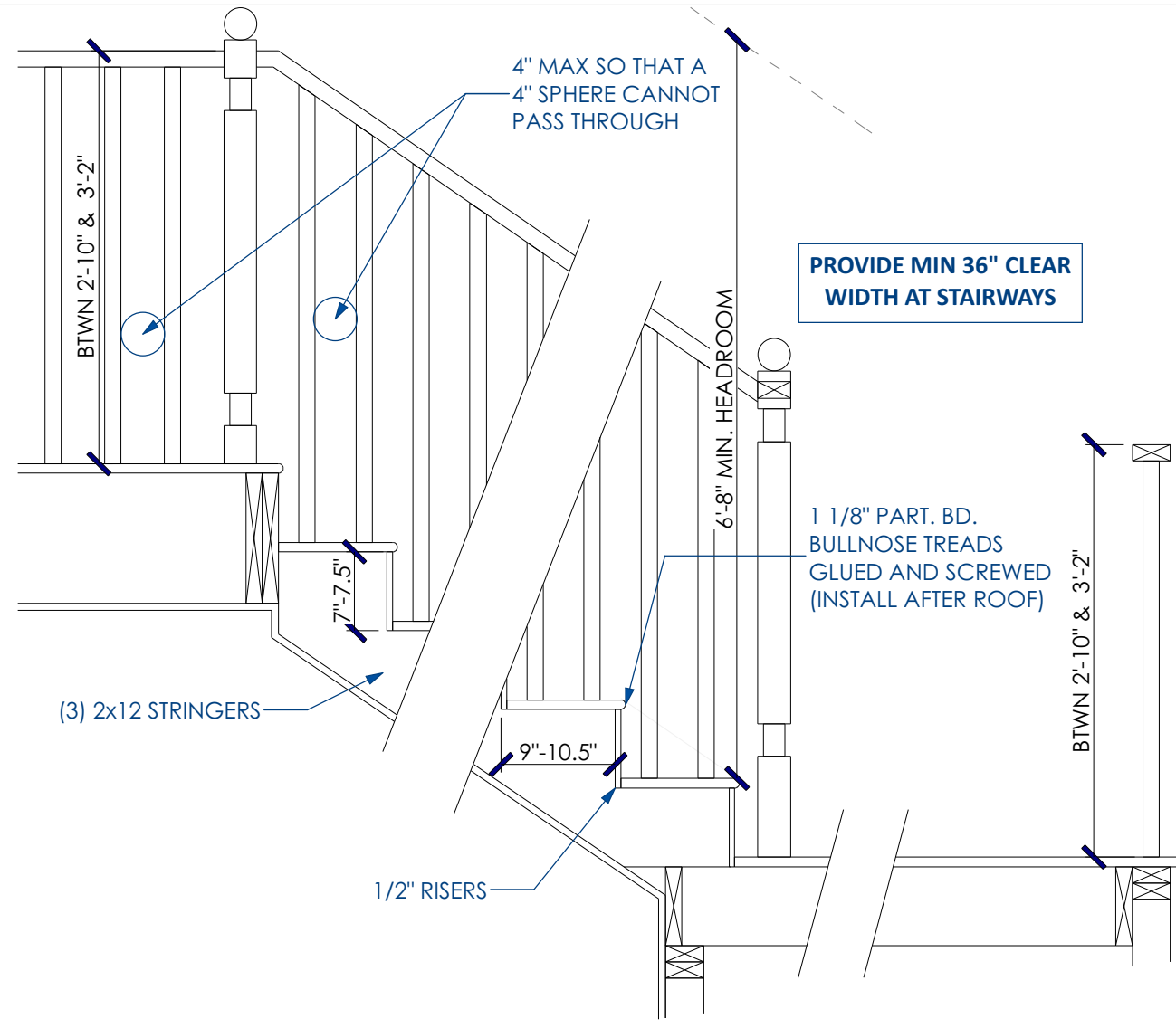
1/4" = 1'-0"

FOUNDATION NOTES:

1. SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.
2. ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.
3. CONCRETE STRENGTH:
 - 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
 - 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
 - MAXIMUM SLUMP: 4"
4. USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.
5. CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGES ALL STUD ANCHORS OF ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON SET ADHESIVE OR APPROVED EQUAL.
6. INFILTRATION: ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED:
 - JOINTS AROUND WINDOW AND DOOR FRAMES
 - JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
 - JOINTS BETWEEN WALL AND FOUNDATION
 - JOINTS BETWEEN WALL AND ROOF
 - JOINTS BETWEEN WALL PANELS
 - UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

Revision Table	
#	Description

PLAN AREAS:	
FRONT SHOP:	2425 SF
RIGHT OFFICE:	2550 SF
LEFT OFFICE:	2550 SF
UPPER STORAGE:	5000 SF
TOTAL AREA:	13025 SF

INTERIOR STAIR
N.T.S.

RAILING NOTES:

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCRoACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/16".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
11. EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

FLOOR PLAN NOTES:

1. EXTERIOR WALLS: 2x6 @ 24" O.C. OR 16" O.C. (VERIFY W/GC); GARAGE: 2x6 @ 16" O.C. UNO.
2. INTERIOR PARTITIONS: 2x4 @ 16" O.C. UNO.
3. VENT RANGE HOOD TO OUTSIDE. VENT 80 CFM EXHAUST FAN TO OUTSIDE WITH 7" DIA DUCT.
4. PROVIDE MOISTURE RESISTANT GYP. BD. AT TUB/SHOWER WAINSCOTS.
5. ALL WORK TO CONFORM TO CURRENT INTERNATIONAL 1 & 2 FAMILY DWELLING CODE AS AMENDED AND ADOPTED BY THE STATE OF OREGON.
6. WALLS ARE DIMENSIONED FACE TO FACE OF FRAMING.
7. WINDOW SIZES ARE SHOWN "NOMINAL" (WIDTH X HEIGHT). VERIFY SIZING WITH MANUFACTURER OF SELECTED WINDOWS.
8. KITCHEN DESIGN PROVIDED BY SUPPLIER. VERIFY WINDOW LOCATION ON KITCHEN PLAN BEFORE STARTING CONSTRUCTION.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE OF OREGON AND CURRENT BUILDING CODES OF THE MUNICIPALITY FOR WHICH THIS PLAN IS BEING CONSTRUCTED.
10. VERIFY LOCAL CODES WITH BUILDING OFFICIAL BEFORE CONSTRUCTION.
11. REFER TO TRUSS MANUFACTURER MANUAL FOR INSTALLATION DETAILS OF ALL ENGINEERED JOIST, RAFTERS, POST AND BEAMS.
12. MECHANICAL CHASES: FRAMING CONTRACTOR TO BLOCK OUT ALL MECHANICAL AND HVAC CHASES. KEEP CHASES CLEAR OF ALL PLUMBING AND ELECTRICAL.

WALL TYPE SCHEDULE

- A** 2X8 STUDS @ 16" O.C.
- B** 2X6 STUDS @ 16" O.C.
- C** 2X4 STUDS @ 16" O.C.

1ST FLOOR PLAN

1/4" = 1'-0"

Andre Makarenko
503-581-1440

Revision Table	
#	Description

COMFORT HOMES HQ
2140 TURNER ROAD SE SALEM, OR 97302
KYLES AIRWAY SUBDIVISION; LOT 500

PLAN #:
10200

PLAN AREAS:
FRONT SHOP: 2425 SF
RIGHT OFFICE: 2550 SF
LEFT OFFICE: 2550 SF
UPPER STORAGE: 5000 SF
TOTAL AREA: 12025 SF

DRAWN BY:

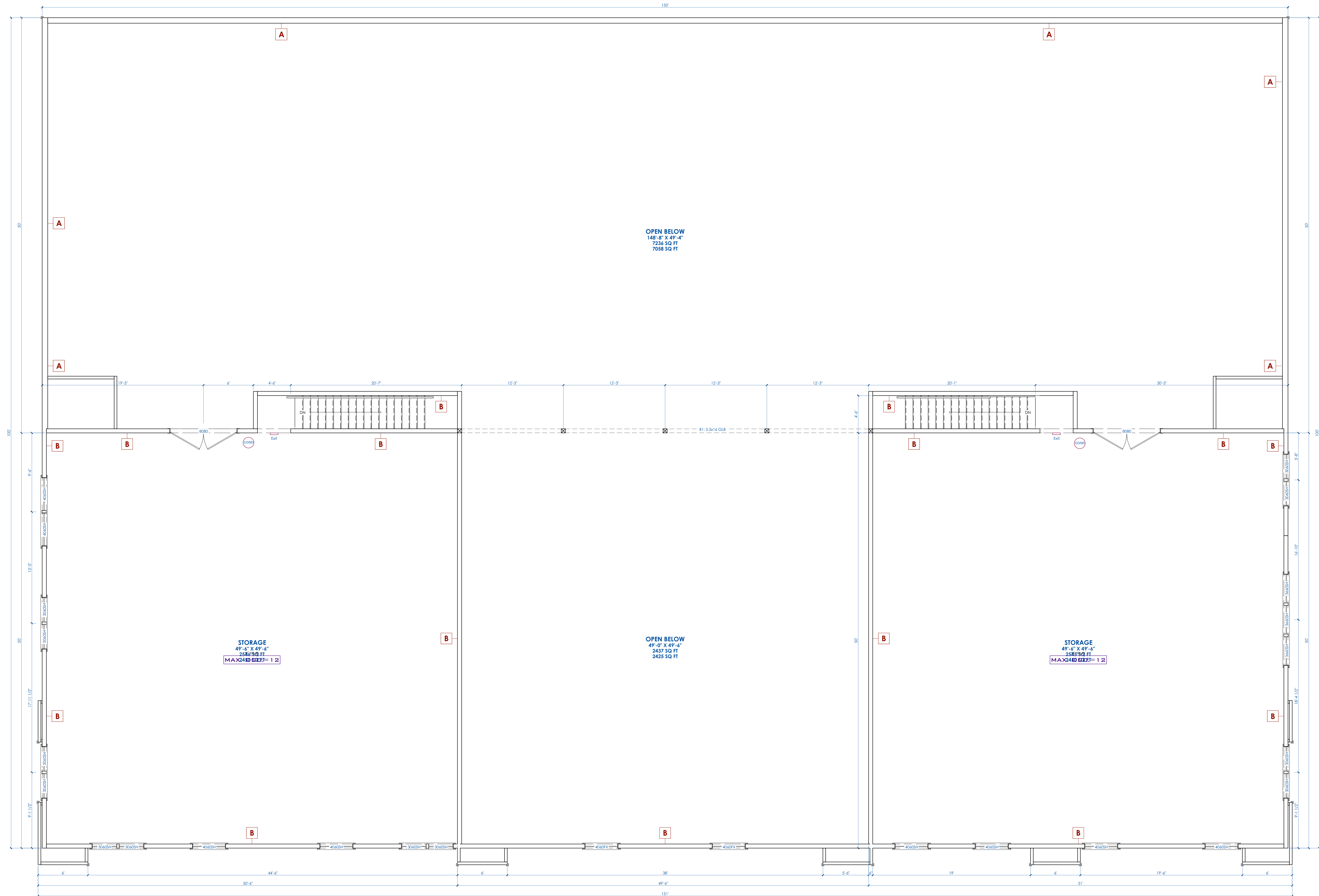
DATE:
10/3/23

SHEET #:

4 of 7

FLOOR FRAMING NOTES:

1. ALL EXTERIOR WALL AND BEARING WALL OPENINGS TO HAVE 4x10 HEADERS, U.N.O. ALL INTERIOR AND NON-BEARING WALLS TO HAVE 4x8 HEADERS, U.N.O.
2. FLOOR: 40 PSF LL
3. BOTTOM FLOOR SHALL HAVE 9' 1/2" JOISTS, U.N.O. FLOORS 2 AND 3 SHALL HAVE 11' 7/8" FLOOR TRUSSES, U.N.O.
4. ALL PLATES ARE 2x4, U.N.O.
5. DEFLECTION MEETS U480 LIVE AND U360 TOTAL LOAD.
6. FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.
7. ALL FLOOR JOISTS SHALL CARRY MANUFACTURERS STAMP.

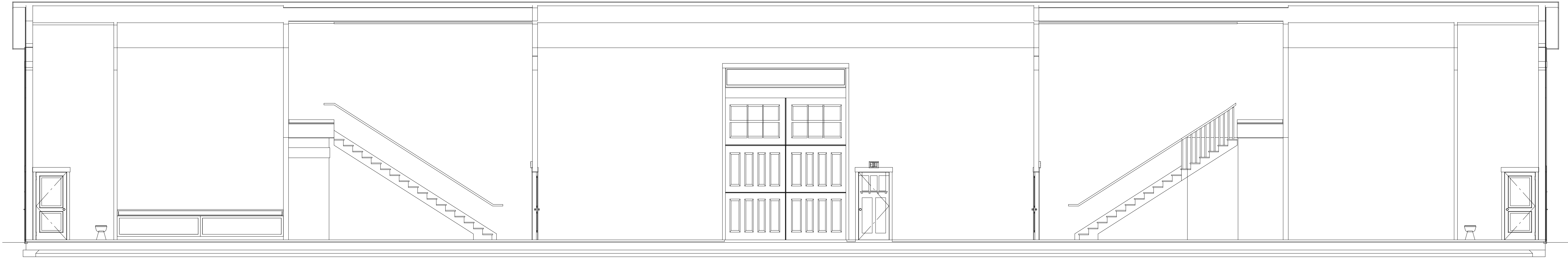


WALL TYPE SCHEDULE

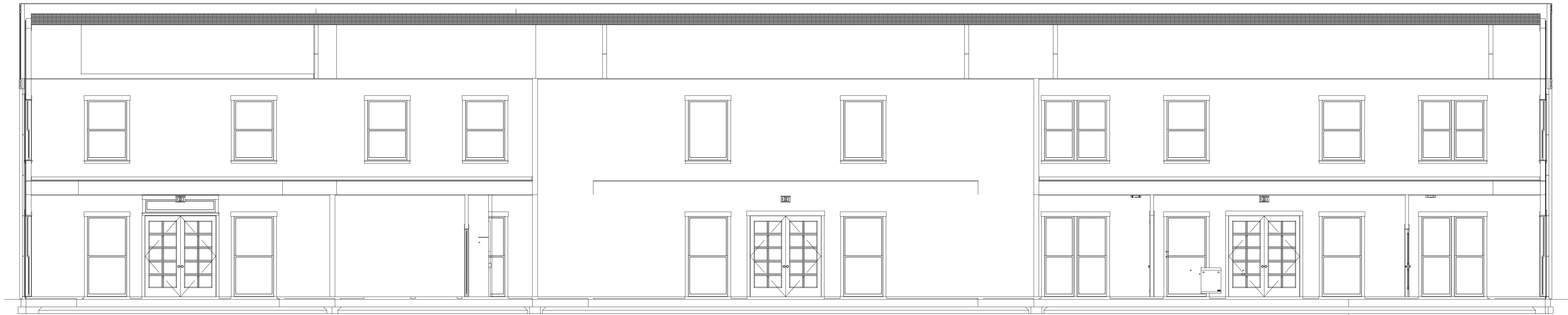
- A** 2X8 STUDS @ 16" O.C.
- B** 2X6 STUDS @ 16" O.C.
- C** 2X4 STUDS @ 16" O.C.

#	Date	Description

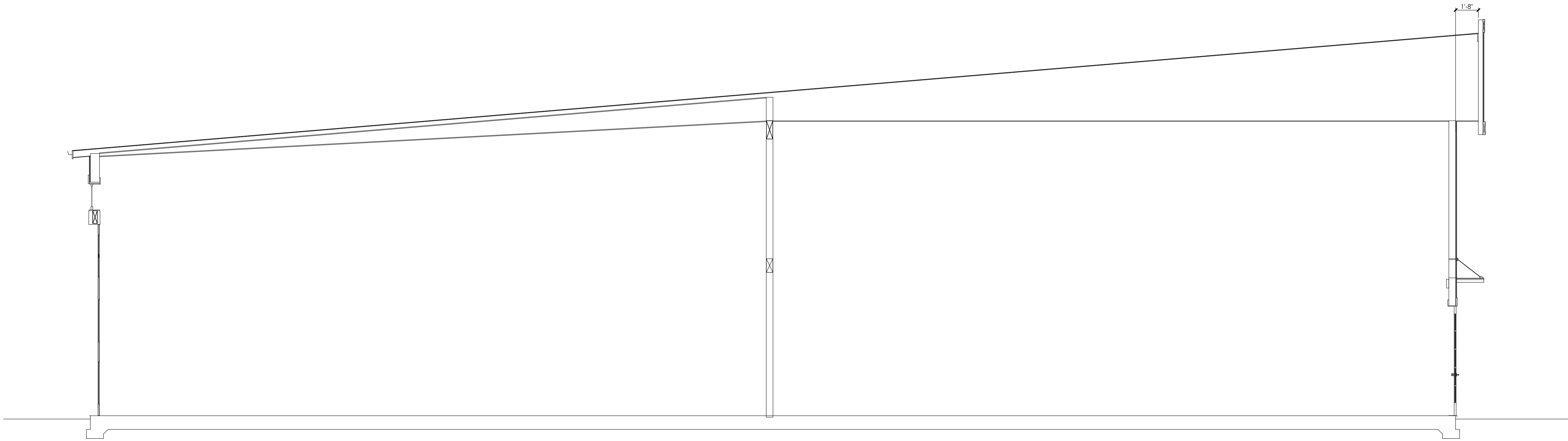
PLAN AREAS:	LOT AREA:
FRONT SHOP:	2425 SF
RIGHT OFFICE:	2550 SF
LEFT OFFICE:	2550 SF
UPPER STORAGE:	5000 SF
TOTAL AREA:	10200 SF



SECTION 1
1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"



SECTION 3
1/4" = 1'-0"

#	Date	Description

COMFORT HOMES HQ
2140 TURNER ROAD SE SALEM, OR 97302
KYLES AIRWAY SUBDIVISION; LOT 500

PLAN #:
10200

PLAN AREAS:	LOT AREA:
FRONT SHOP	2425 SF
RIGHT OFFICE	2550 SF
LEFT OFFICE	2550 SF
UPPER STORAGE	5000 SF
TOTAL AREA	12000 SF

DRAWN BY:

DATE:

10/3/23

SHEET #:

6