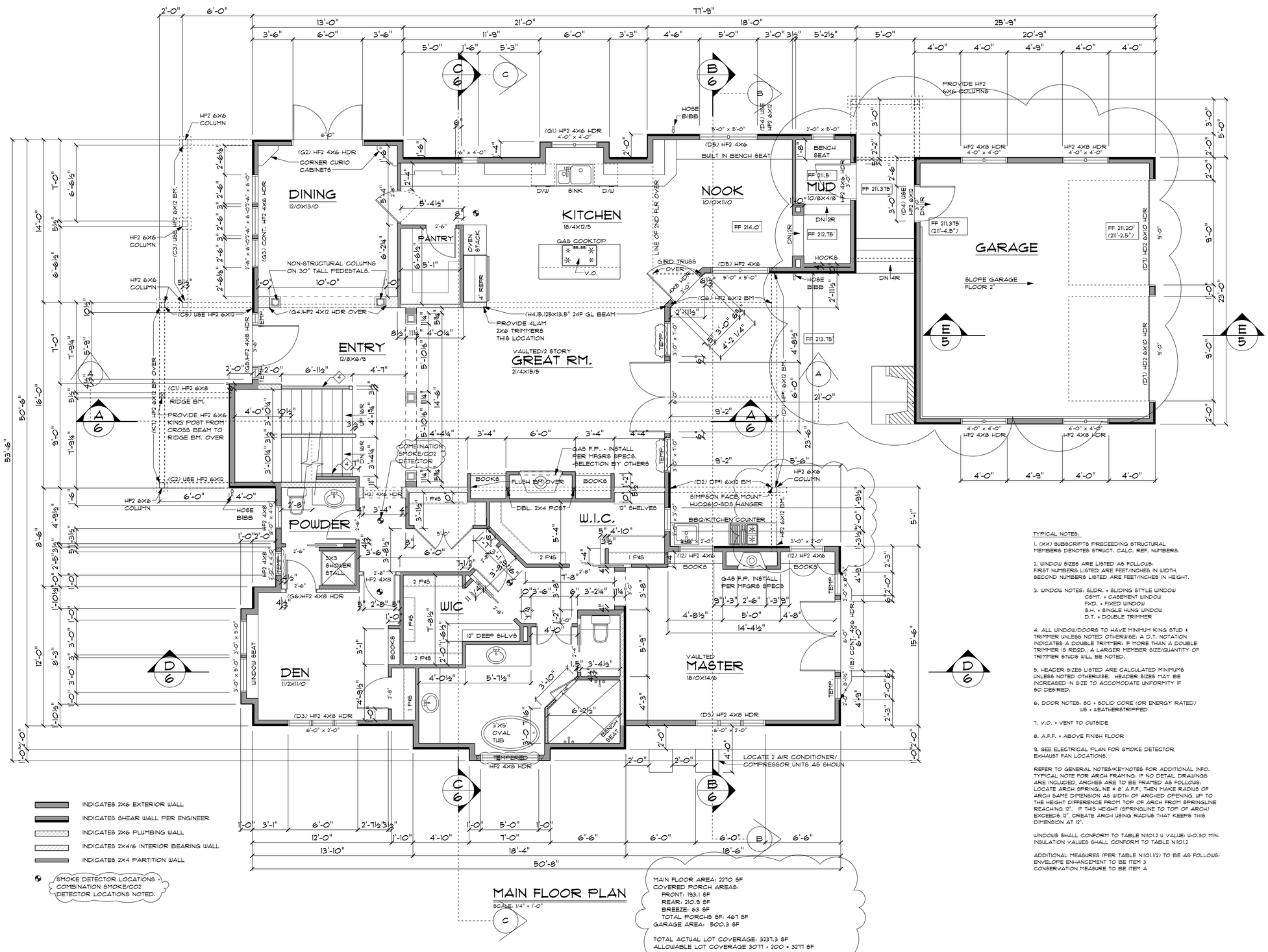
PRINTED FOR JIM SAPP FOR EXCAVATION 6-8



INDICATES 2X6 EXTERIOR WALL
INDICATES SHEAR WALL PER ENGINEER
INDICATES 2X6 PLUMBING WALL
INDICATES 2X4/6 INTERIOR BEARING WALL
INDICATES 2X4 PARTITION WALL

SMOKE DETECTOR LOCATIONS - COMBINATION SMOKE/CO2 DETECTOR LOCATIONS NOTED.

MAIN FLOOR AREA: 2270 SF
COVERED PORCH AREAS:
FRONT: 193.1 SF
REAR: 210.9 SF
BREEZE: 63 SF
TOTAL PORCHS SF: 467 SF
GARAGE AREA: 500.3 SF

TOTAL ACTUAL LOT COVERAGE: 3237.3 SF
ALLOWABLE LOT COVERAGE 3077 + 200 = 3277 SF
3277 SF - 3237.3 SF = 39.7 SF LEFT OVER

TYPICAL NOTES:

1. (XX) SUBSCRIPTS PRECEEDING STRUCTURAL MEMBERS DENOTES STRUCT. CALC. REF. NUMBERS.

2. WINDOW SIZES ARE LISTED AS FOLLOWS: FIRST NUMBERS LISTED ARE FEET/INCHES IN WIDTH, SECOND NUMBERS LISTED ARE FEET/INCHES IN HEIGHT.

3. WINDOW NOTES: SLDR. = SLIDING STYLE WINDOW
CSMT. = CASEMENT WINDOW
FXD. = FIXED WINDOW
S.H. = SINGLE HUNG WINDOW
D.T. = DOUBLE TRIMMER

4. ALL WINDOW/DOORS TO HAVE MINIMUM KING STUD & TRIMMER UNLESS NOTED OTHERWISE. A D.T. NOTATION INDICATES A DOUBLE TRIMMER; IF MORE THAN A DOUBLE TRIMMER IS REQD., A LARGER MEMBER SIZE/QUANTITY OF TRIMMER STUDS WILL BE NOTED.

5. HEADER SIZES LISTED ARE CALCULATED MINIMUMS UNLESS NOTED OTHERWISE. HEADER SIZES MAY BE INCREASED IN SIZE TO ACCOMODATE UNIFORMITY IF SO DESIRED.

6. DOOR NOTES: SC = SOLID CORE (OR ENERGY RATED)
WS = WEATHERSTRIPPED

7. V.O. = VENT TO OUTSIDE

8. A.F.F. = ABOVE FINISH FLOOR

9. SEE ELECTRICAL PLAN FOR SMOKE DETECTOR, EXHAUST FAN LOCATIONS.

REFER TO GENERAL NOTES/KEYNOTES FOR ADDITIONAL INFO. TYPICAL NOTE FOR ARCH FRAMING: IF NO DETAIL DRAWINGS ARE INCLUDED, ARCHES ARE TO BE FRAMED AS FOLLOWS: LOCATE ARCH SPRINGLINE @ 8' A.F.F., THEN MAKE RADIUS OF ARCH SAME DIMENSION AS WIDTH OF ARCHED OPENING, UP TO THE HEIGHT DIFFERENCE FROM TOP OF ARCH FROM SPRINGLINE REACHING 12". IF THIS HEIGHT (SPRINGLINE TO TOP OF ARCH) EXCEEDS 12", CREATE ARCH USING RADIUS THAT KEEPS THIS DIMENSION AT 12".

WINDOWS SHALL CONFORM TO TABLE N1101.2 U VALUE: U-0.30 MIN. INSULATION VALUES SHALL CONFORM TO TABLE N1101.2

ADDITIONAL MEASURES (PER TABLE N1101.1(2) TO BE AS FOLLOWS:
ENVELOPE ENHANCEMENT TO BE ITEM 3
CONSERVATION MEASURE TO BE ITEM A

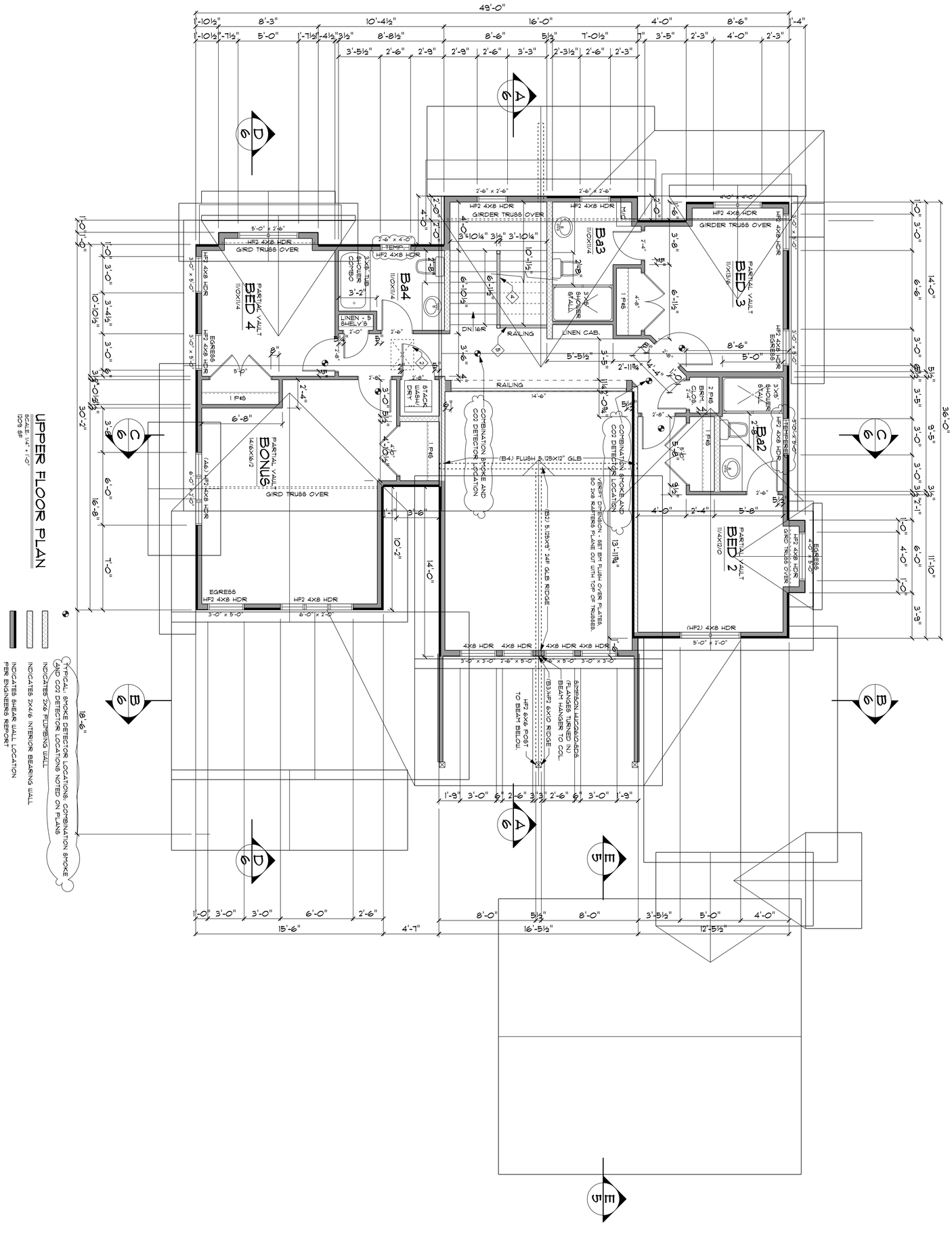
DATE:
6/9/15 CLIENT 'TREE' REVS
3/31/15 CITY LIST
3/27/15 CLIENT REVS LIST.
3/11/15 FINAL CK.
2/12/15 HALL CLOS REVISED
2/11/15 ISSUED

DVS DESIGN ASSOCIATES, LLC
P.O. BOX 219284 PORTLAND, OREGON, 97225 503.292.9583 V/F

NW Acquisitions LLC
NEW RESIDENCE
831 4TH STREET
LAKE OSWEGO, OREGON

PROJECT NO.
14021

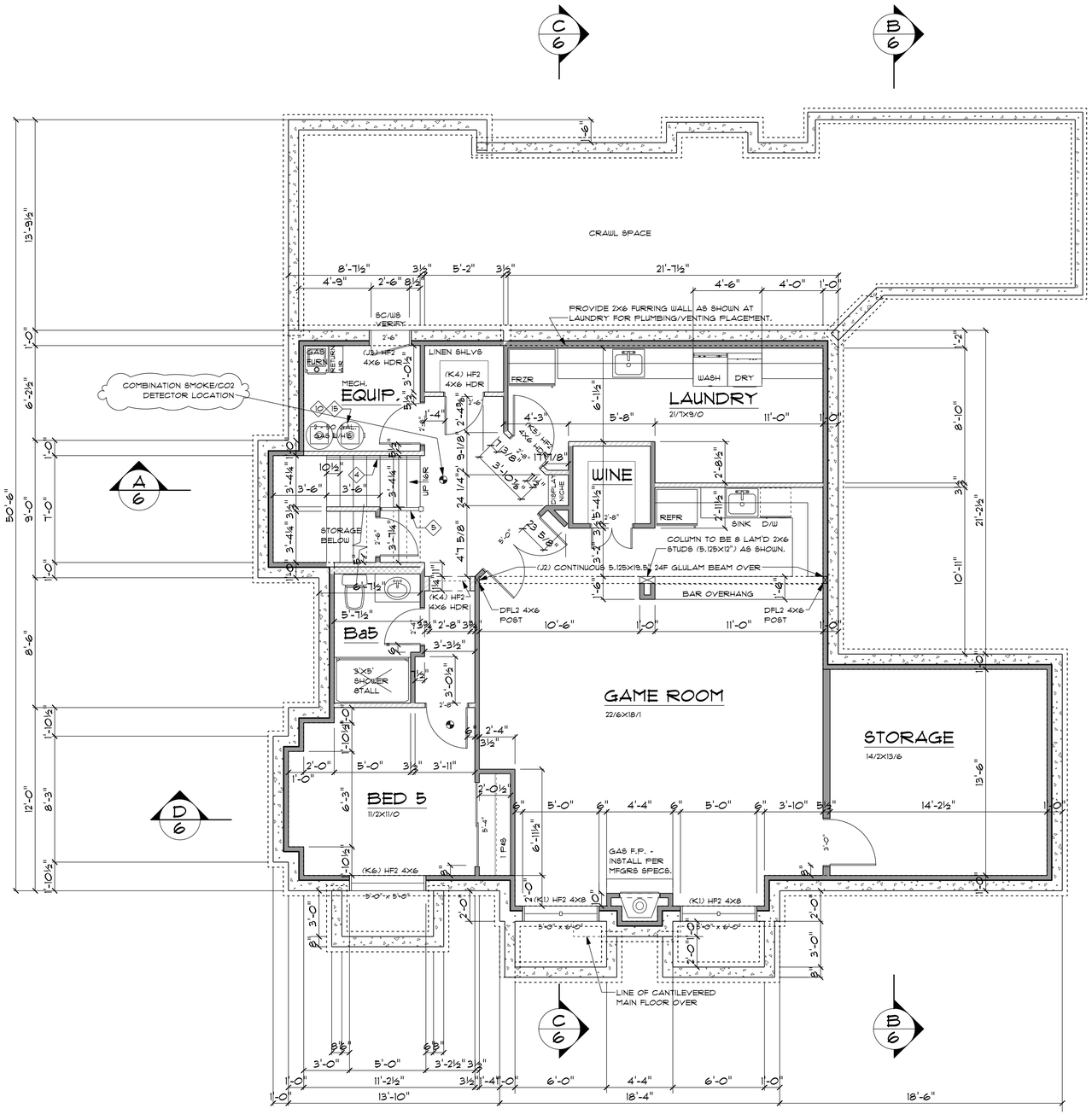
PAGE NO.
4



3	PROJECT NO. 14021	NW Acquisitions LLC NEW RESIDENCE 831 4TH STREET LAKE OSWEGO, OREGON

DVS DESIGN ASSOCIATES LLC
P.O. BOX 219284 PORTLAND, OREGON, 97225 503.292.9583 V/F

DATE:
6/8/15 CLIENT
TREE LIST
3/31/15 CLIENT LIST
3/27/15CLIENT REVS
LIST
3/17/15 Ba4 TUB REV
3/13/15 PLANNING CK.
2/25/15 REVS.
2/21/15 ISSUED

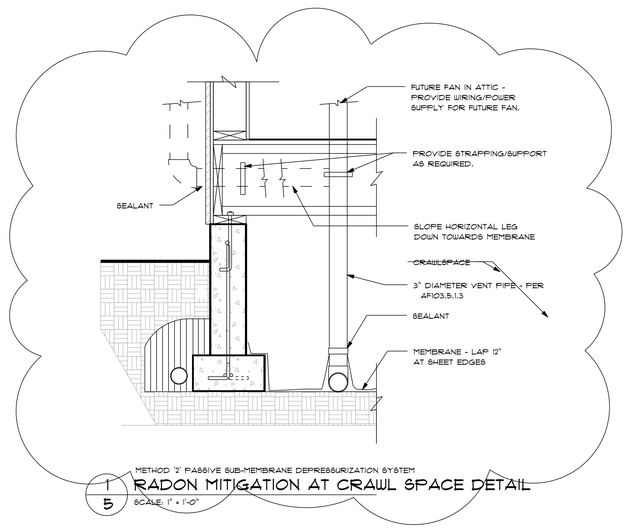


BASEMENT PLAN

SCALE: 1/4" = 1'-0"

BSMT FLOOR AREA: FINISHED 1372 SF
UNFINISHED STORAGE: 227
TOTAL: 1599 SF

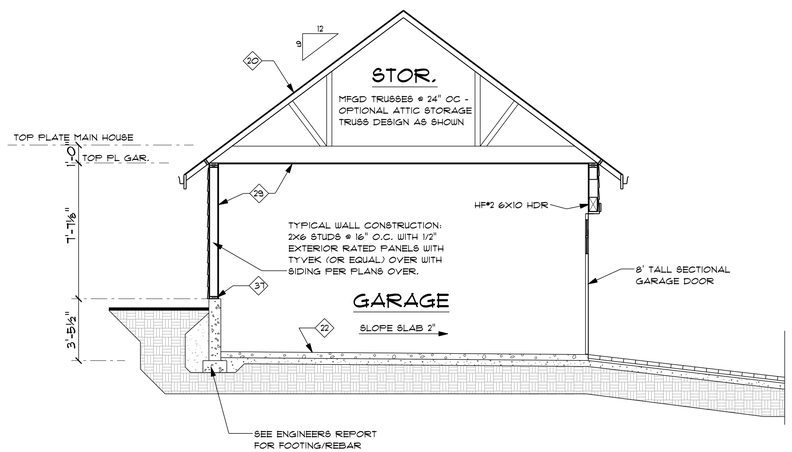
SMOKE DETECTOR LOCATIONS - COMBINATION RADON AND SMOKE DETECTOR LOCATION INDICATED ON PLANS



1/5 METHOD '2' PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

RADON MITIGATION AT CRAWL SPACE DETAIL

SCALE: 1" = 1'-0"



SECTION EE GARAGE

SCALE: 1/4" = 1'-0"

DATE:

6/9/15 CLIENT 'TREE' REVS
3/31/15 city rev list
3/27/15 client revs list.
3/11/15 FINAL CK.
2/11/15 ISSUED

DVS DESIGN ASSOCIATES LLC
P.O. BOX 219284 PORTLAND, OREGON, 97225 503.292.9583 V/F

NW Acquisitions LLC
NEW RESIDENCE
831 4TH STREET
LAKE OSWEGO, OREGON

PROJECT NO. 14021

PAGE NO. 5