

LIST OF DRAWINGS:

*SITE COPY*

- PG. 1 SITE PLAN & INFORMATION, GENERAL NOTES
- PG. 2 EXISTING BASEMENT FLOOR PLAN
- PG. 3 EXISTING MAIN FLOOR PLAN
- PG. 4 EXISTING UPPER FLOOR PLAN
- PG. 5 EXISTING ELEVATIONS
- PG. 6 PROPOSED BASEMENT PLAN, LANDSCAPE RETAINING WALL DETAILS
- PG. 7 PROPOSED MAIN FLOOR PLAN
- PG. 8 PROPOSED UPPER FLOOR PLAN
- PG. 9 PROPOSED ELEVATIONS
- PG. 10 PROPOSED ELEVATIONS
- PG. 11 PROPOSED FOUNDATION/FLOOR FRAMING PLAN
- PG. 12 PROPOSED ROOF FRAMING PLAN
- PG. 13 PROPOSED SECTIONS
- PG. 14 PROPOSED SECTIONS
- PG. 15 WINDOW & DOOR SCHEDULE, FINISH & MATERIAL SPECIFICATIONS
- PG. 16 PROPOSED MAIN FLOOR ELECTRICAL PLAN

GENERAL CONSTRUCTION NOTES:

**FRAMING:**  
 EXTERIOR WALLS - 2 X 4 @ 16" O.C. STAGGERED ON 2X6 OR 2X8 PLATES (see plan) W/ 1/16" OSB EXT. & 1/2" GYP. INT.  
 TYPICAL EXTERIOR SHEATHING NAILING - 1d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD  
 INTERIOR WALLS - 2 X 4 @ 16" O.C. W/ 1/2" GYP. BLOCK PANEL EDGES

**WINDOW HEADER HEIGHTS:**  
 MAIN FLOOR - 6'-9" AFF. UNLESS NOTED **MATCH EXISTING**  
 UPPER FLOOR - 6'-9" AFF. UNLESS NOTED  
 LOWER FLOOR - 7'-1 1/2" AFF. UNLESS NOTED

ALL DIMENSIONAL LUMBER TO BE DOUG FIR #2 OR BETTER  
 ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED (P.T.)  
 EXTERIOR HEADERS TO BE 4 X 8 (UNLESS NOTED)

**INTERIOR HEADERS TO BE:**  
 SPANS UP TO 3'-6" - USE (2) 2 X 4'S  
 3'-6" TO 6'-0" - USE 4 X 6  
 6'-0" & UP - USE 4 X 8  
 UNLESS OTHERWISE NOTED

**FLOORS:**  
 TJI'S OR 2X6'S AS NOTED W/ 3/4" T&G PLYWOOD  
 NAIL & GLUE SUBFLOOR TO JOISTS W/ 10d NAILS @ 6" O.C. @ EDGES & 12" O.C. FIELD  
 USE APPROVED SUBFLOOR GLUE TO ALL JOISTS & SPOOGE LOTS OF GLUE INTO ANY JOIST HANGERS PRIOR TO INSTALLING JOISTS (stops squeaks, you know!)

**MICROLAM BEAMS: (WHERE APPLICABLE)**  
 MULTIPLE 1 3/4" MICROLAM'S MAY BE SUBSTITUTED FOR THICKER BEAMS  
 FASTEN MULTIFILES TOGETHER AS FOLLOWS:  
 2 LAMINATIONS - 2 ROWS OF 1/4"x3 1/2" SIMP SDS SCREWS @ 12" O.C. ON ONE SIDE, 2" FROM TOP & BOTTOM  
 3 LAMINATIONS - 2 ROWS OF 1/4"x3 1/2" SIMP SDS SCREWS @ 12" O.C. ON BOTH SIDES, 2" FROM TOP & BOTTOM  
 4 LAMINATIONS - 2 ROWS OF 1/2"x8" THROUGH BOLTS @ 12" O.C. 2" FROM TOP & BOTTOM

**ROOF:**  
 RAFTERS AS SPECIFIED W/ 1/2" 5-PLY PLYWOOD OR 1/16" OSB  
 RAFTER HOLDDOWNS:  
 PROVIDE SIMPSON H2.5 CLIPS @ ALL RAFTERS TO TOP PLATE

USE PLYWOOD INSUL. BAFFLES OR EQUAL PROVIDE 1" AIR SPACE BELOW ROOF SHEATHING

**HOUSE WRAP & EXTERIOR DRAINAGE**  
 PROVIDE TYVECK DRAINWRAP SYSTEM (the crinkly stuff) @ ALL EXTERIOR WALLS  
 TAPE ALL LAPPED BEAMS AS WELL AS DOOR & WINDOW OPENINGS WITH TYVECK FLASHING TAPE  
 OVER ALL WINDOW & DOOR FLANGES

**PRESCRIPTIVE PATH INSULATION REQUIREMENTS**

- EXTERIOR WALLS
    - ABOVE GRADE - R-21
    - BELOW GRADE - R-15
  - UNDER FLOORS - R-30
  - FLAT CEILINGS - R-38
  - VAULTED CEILING - R-30 (not to exceed 50% of the total heated space floor area)
  - DUCTS - R-8
- PLUS, PROVIDE A HIGH EFFICIENCY HVAC SYSTEM

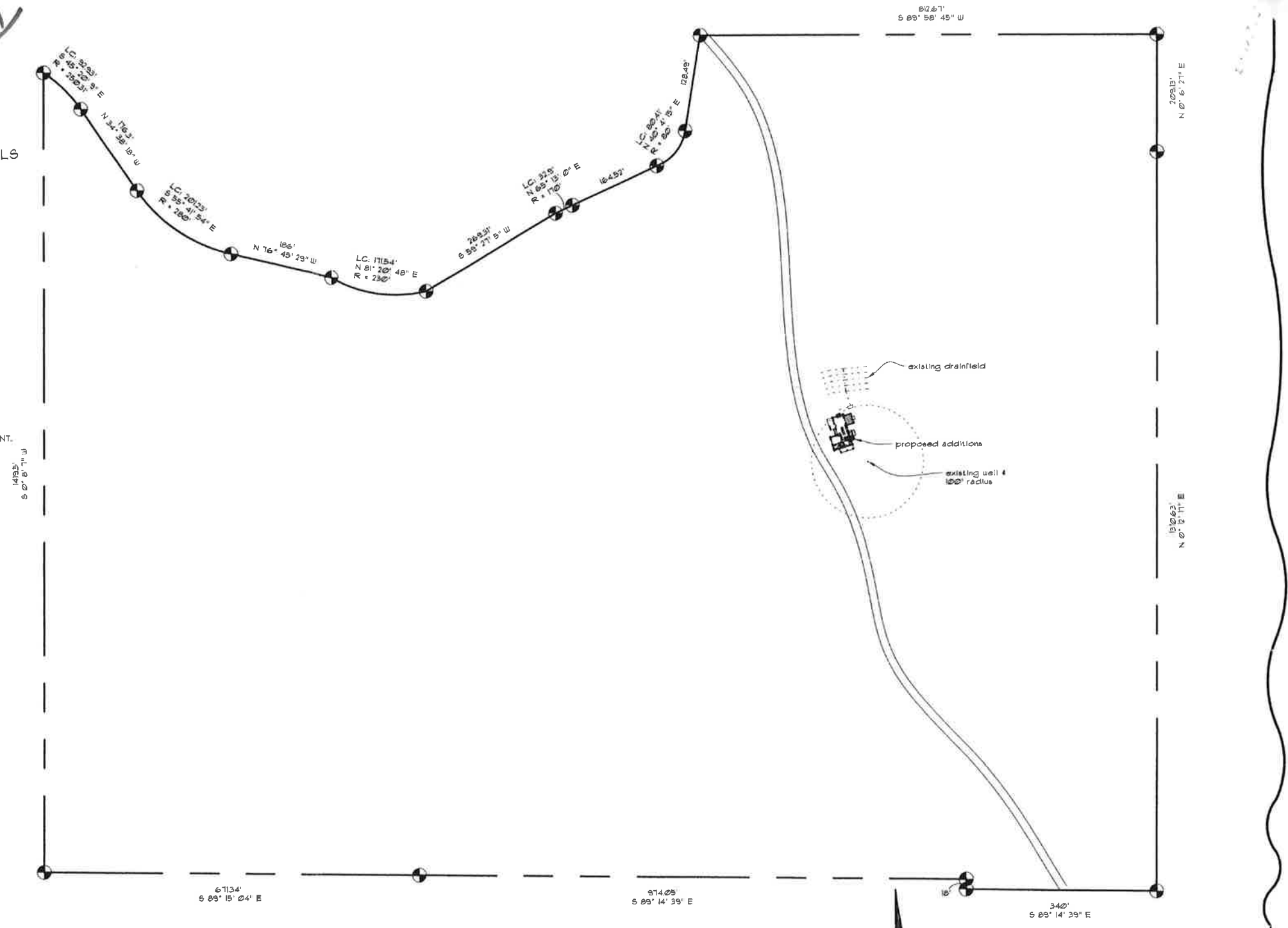
NOTE: ALL PENETRATIONS IN THE BUILDING ENVELOPE ARE TO BE SEALED. WINDOWS AND DOORS ARE CAULKED, TAPED OR WEATHERSTRIPPED.

ALL HALF BATH FANS TO BE 50 CFM MIN.  
 ALL FULL BATHROOM FANS TO BE 80 CFM MIN.  
 POINT ALL FAN FANS TOWARD THE WEIRD NEIGHBOR'S HOUSE!

PROVIDE SMOKE DETECTORS PER R-314  
 PROVIDE CARBON MONOXIDE DETECTORS PER R-315

SITE INFORMATION

OWNER: JOHN & DONNA COLLINS  
 PROPERTY ADDRESS: 30065 LE BLEU RD  
 EUGENE, OR 97405  
 MAP #: 18043400  
 TAX LOT #: 01005



SITE PLAN

SCALE: 1" = 100'

FLAT BUILDING SITE (THE TOP OF A RIDGE)  
 STORM DRAINS TO DRAIN AWAY FROM HOME

PROPOSED SQUARE FOOTAGE

EXISTING MAIN FLOOR	1466 #
EXISTING SECOND FLOOR	1196 #
EXISTING CONDITIONED SPACE	2662 #
MAIN FLOOR ADDITIONS	385 #
PROPOSED CONDITIONED SPACE	3047 #
EXISTING GARAGE CONVERTED TO STORAGE	505 #



**SAR CONCEPTS**  
 STEVE A ROBINSON  
 683-2867  
 DESIGNER ARTISAN

**1 of 16**

**A Remodel for John & Donna**

DATE: 2/16/16  
 DRAWN BY: SAR & AK  
 PROJECT: A Remodel for John & Donna

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING & CONSTRUCTION

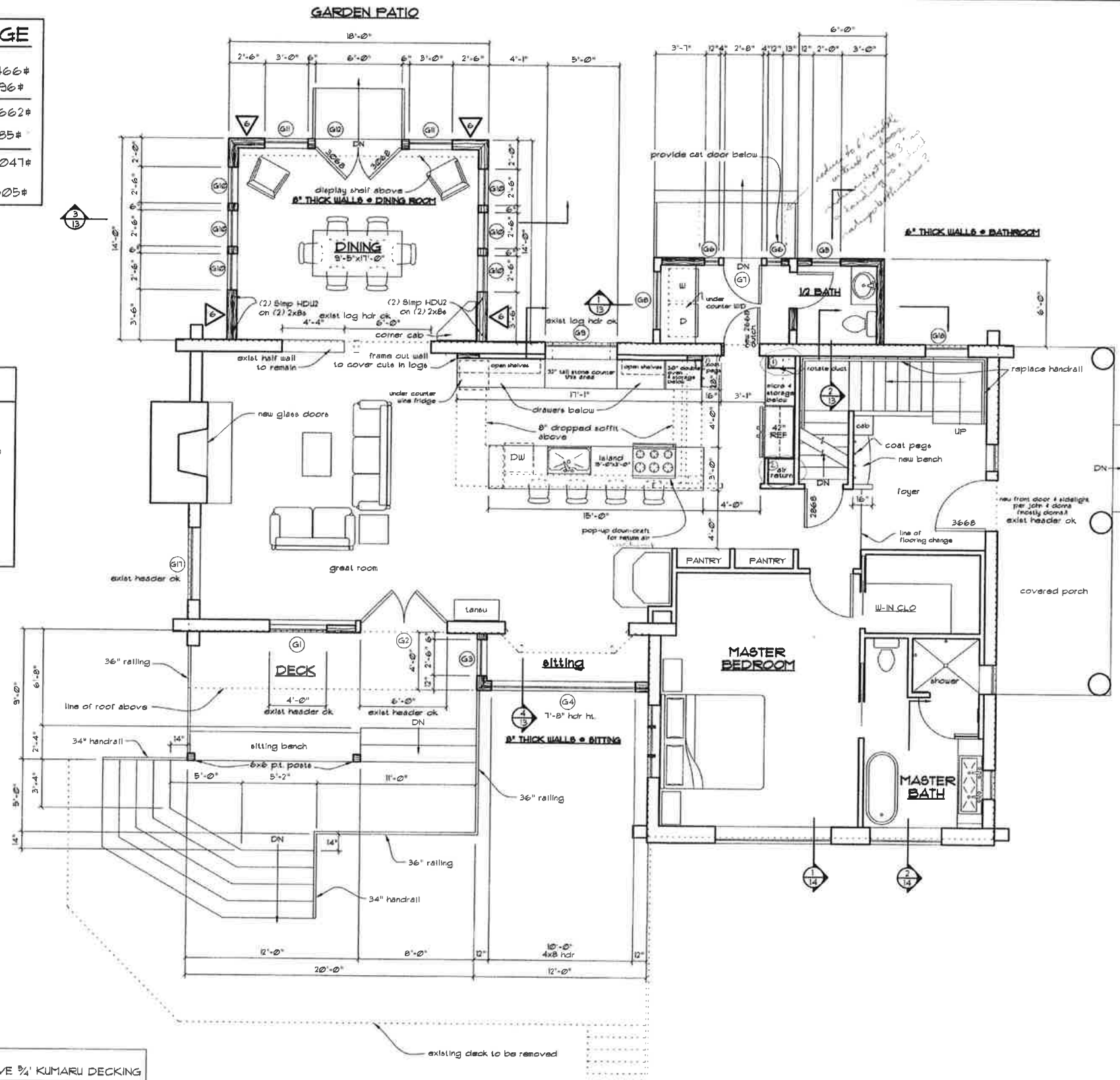
**PROPOSED SQUARE FOOTAGE**

EXISTING MAIN FLOOR	1466#
EXISTING SECOND FLOOR	1136#
EXISTING CONDITIONED SPACE	2662#
MAIN FLOOR ADDITIONS	385#
PROPOSED CONDITIONED SPACE	3047#
EXISTING GARAGE CONVERTED TO STORAGE	505#

**SHEARWALL NOTES**

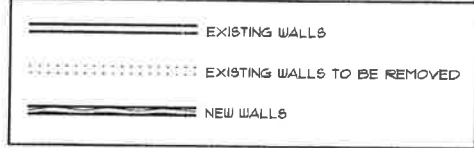
ALL EXTERIOR WALLS TO HAVE 8d NAILS @ 6" O.C. EDGES & 12" O.C. IN FIELD.  
BLOCKING NOT REQ'D @ PANEL EDGES UNLESS NOTED  
8d = 8d COMMON (131 x 2 1/2") OR 8d GALV BOX (113 x 2 1/2")  
(NOTE: SHORTER NAILS CAN BE USED IF DIA. THE SAME AND PENETRATION INTO STUD IS 1 1/4")

7/16 OSB W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. IN FIELD.  
BLOCK PANEL EDGES  
PROVIDE SIMP HDU2 ON (2) 2x HOLDDOWS & SIMP 8d BOLT ONLY WHERE SHOWN ON PLAN



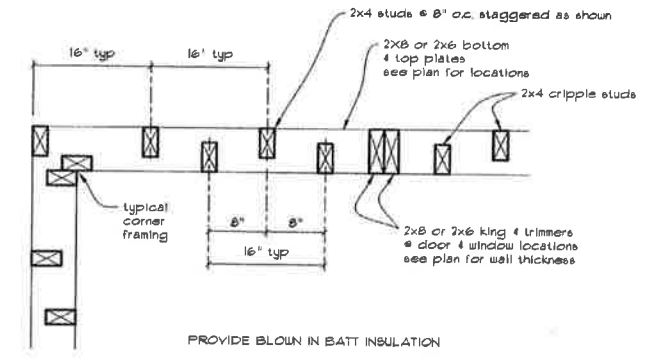
**PROPOSED MAIN FLOOR PLAN**

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



NOTE:  
ALL DECKS TO HAVE 3/4" KUMARU DECKING

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING & CONSTRUCTION



**STAGGERED STUD WALL DETAIL**

SCALE: 1" = 1'-0"

- Supply to 2nd floor - move front of laundry door to left of door - provide to be 7' x 21" constrained by underlying floor joists.
- Master bedroom - 14' x 18" new duct in orig footprint. Skills in entry hall up high on wall. 14" x 18" return top into duct in ceiling. Returns for 2nd floor top into duct on top under bathroom floor - (see 2nd floor plan).

**REMODEL NOTES**

- DINING ROOM ADDITION TO BE BUILT WITH (2) 2x4 STUD WALLS STAGGERED ON 2x6 TOP & BOTTOM PLATES W/ BLOWN IN BATT INSULATION SEE DETAIL ABOVE
- 1/2 BATH & SITTING BAY ADDITIONS TO BE BUILT WITH (2) 2x4 STUD WALLS STAGGERED ON 2x6 TOP & BOTTOM PLATES W/ BLOWN IN BATT INSULATION SEE DETAIL ABOVE
- PROVIDE MULTIPLE CONDUIT PANELS IN FOUNDATION WALL FOR CHANGEABLE EXTERIOR ANTENNA & TELESCOPE CONNECTIONS SEE JOHN FOR LOCATIONS
- CHANGE ALL GUTTERS & DOWN SPOUTS TO 4". EVALUATE STORM DRAIN PATH & DESTINATION
- PROVIDE NEW GLASS DOORS TO EXISTING FIREPLACE, CLEAN & INSPECT CHIMNEY, ADD SPARK ARRESTOR IF NEEDED
- PROVIDE SOUND INSULATION IN UPPER FLOOR FRAMING OVER KITCHEN, INSTALL FROM BELOW
- NEW PANTRY CABS TO MATCH NEW KITCHEN CABS
- PROVIDE NEW TILE FLOOR IN ENTRY
- PROVIDE NEW BASEBOARD & DOOR TRIM IN ENTRY
- PROVIDE NEW PROPANE TANK & LINES FOR RANGE & WATER HEATER
- FURR OUT 1 1/2" & INSULATE BASEMENT STAIR FOUNDATION WALL & STRONGERS ABOVE
- PROVIDE CONDUIT TO ROOF FOR FUTURE SOLAR
- PROVIDE NEW WOOD FLOORING THROUGHOUT MAIN LEVEL (except entry)
- FRAME NEW FRONT DOOR & SIDELIGHT IN EXISTING OPENING  
BRAND - RUSTIC EXTERIOR DOORS  
MODEL - 8003 150 510L 80

PROPOSED MAIN PLAN
DRAWN BY: SAR & AK
DATE: 2/16/16
PROJECT: A Remodel for John & Donna

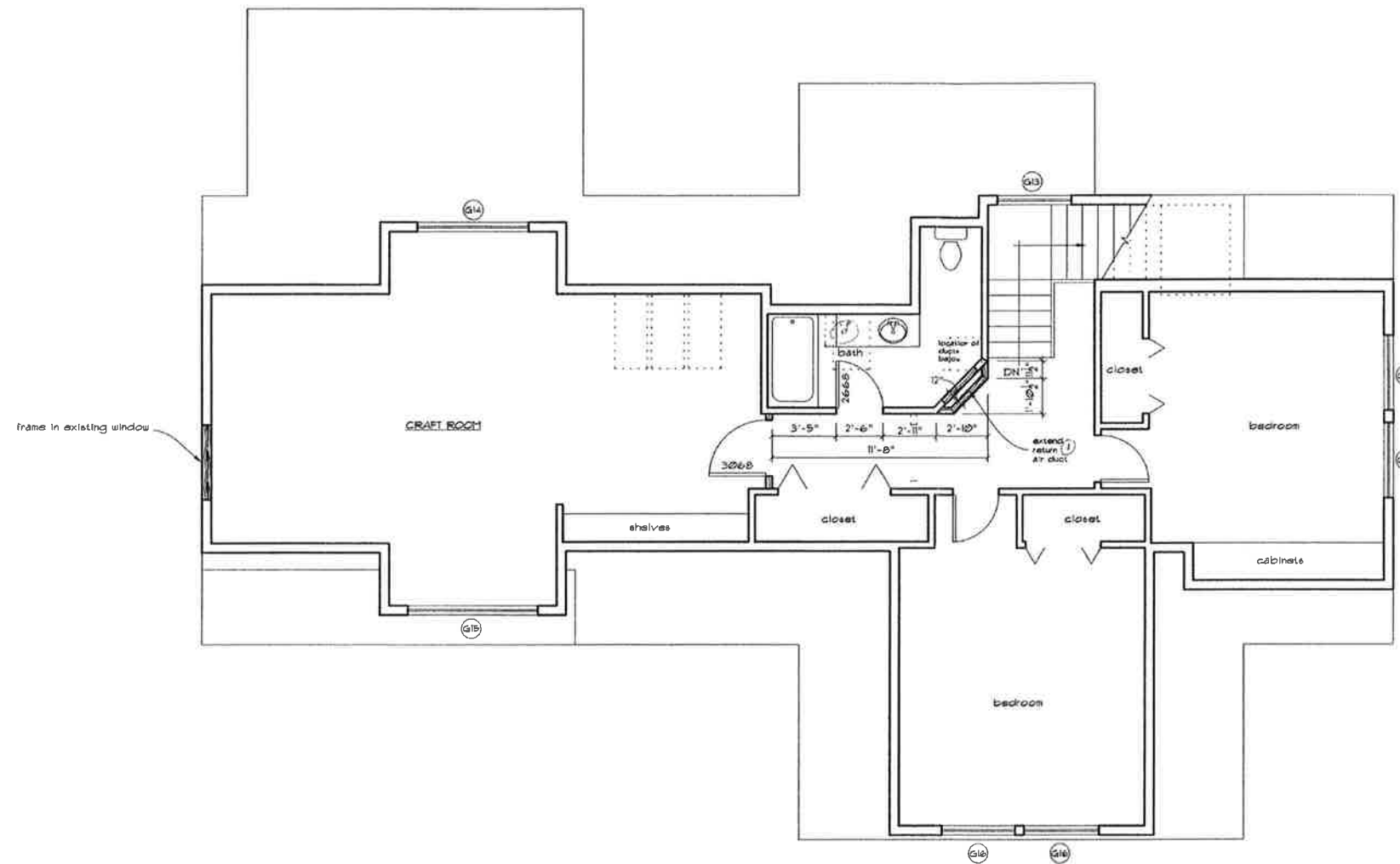
**SAR CONCEPTS**  
 STEVE A ROBINSON  
 683-2867  
 DESIGNER ARTISAN



**PROPOSED SQUARE FOOTAGE**

EXISTING MAIN FLOOR	1466#
EXISTING SECOND FLOOR	1196#
EXISTING CONDITIONED SPACE	2662#
MAIN FLOOR ADDITIONS	385#
PROPOSED CONDITIONED SPACE	3047#
EXISTING GARAGE CONVERTED TO STORAGE	505#

① Extend return duct to 2nd FL - pick off top of 1st FL return, elbow & pass thru modified wall into 2nd FL ceiling. New duct profile to be 2 1/4" x-sect, 12x12, 2x 12 round, 16x10, or 14 round - wall to be double-studded at orig door location to house this duct.



	EXISTING WALLS
	EXISTING WALLS TO BE REMOVED
	NEW WALLS

**PROPOSED UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING & CONSTRUCTION

PROPOSED UPPER PLAN
DRAWN BY: SAR & AK
DATE: 2/16/16
PROJECT: A Remodel for John & Donna

8 of 16

**SAR CONCEPTS**  
STEVE A ROBINSON  
683-2867  
DESIGNER ARTISAN