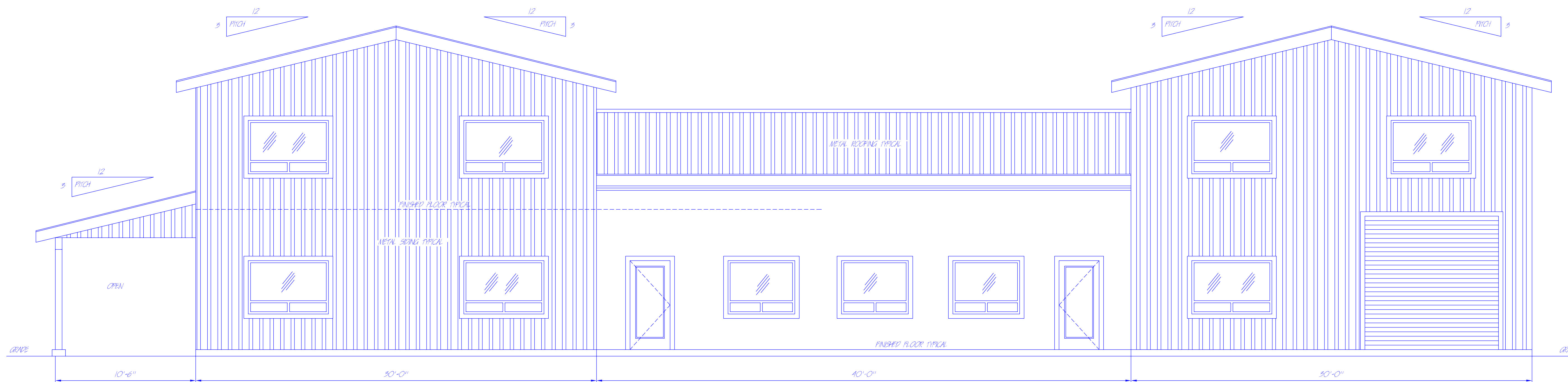


SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"

JUNE 2006 *Daley*

WASCO OFFICE BUILDING
ELEVATIONS

MARTIN & KRISTINA BURCK
WASCO AVENUE BUSINESS PARK
HOOD RIVER, OREGON

SHEET 1 OF 6

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE UNIFORM BUILDING CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATION.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS... DO NOT SCALE THE DRAWING.
4. DESIGN LOADS:
 ROOF 50 PSF (LIVE LOAD)
 FLOOR 50 PSF
 WIND 100 MPH
 SEISMIC D1
5. INSULATION:
 ROOF R-58
 WALLS R-19 MIN.
 FLOOR R-25
 FURNACE DUCTS (UNHEATED SPACE) R-8
6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
9. SPECIFIC MANUFACTURERS AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER / BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND / OR APPLIANCES OF EQUAL QUALITY / STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING CAPACITY ASSUMED TO BE 2000 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95 %.
4. CONCRETE:
 - SLABS ON GRADE 3500 PSI
 - PORCHES AND STEPS 3500 PSI
 - SLABS EXPOSED TO WEATHER 3500 PSI
6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55 LB. ROLL ROOFING
7. REINFORCING STEEL TO BE A-615 GRADE 40. SEE STRUCTURAL SHEETS

INTERIOR FINISHES

1. ALL INTERIOR WALLS AND CEILING GYPSUM WALL BOARD WITH ORANGE PEEL FINISH VERIFY
2. ALL FLOORS CARPET VERIFY W/ OWNER
3. PRE-FINISHED COLONIAL WOOD TRIM VERIFY W/ OWNER

FRAMING NOTES

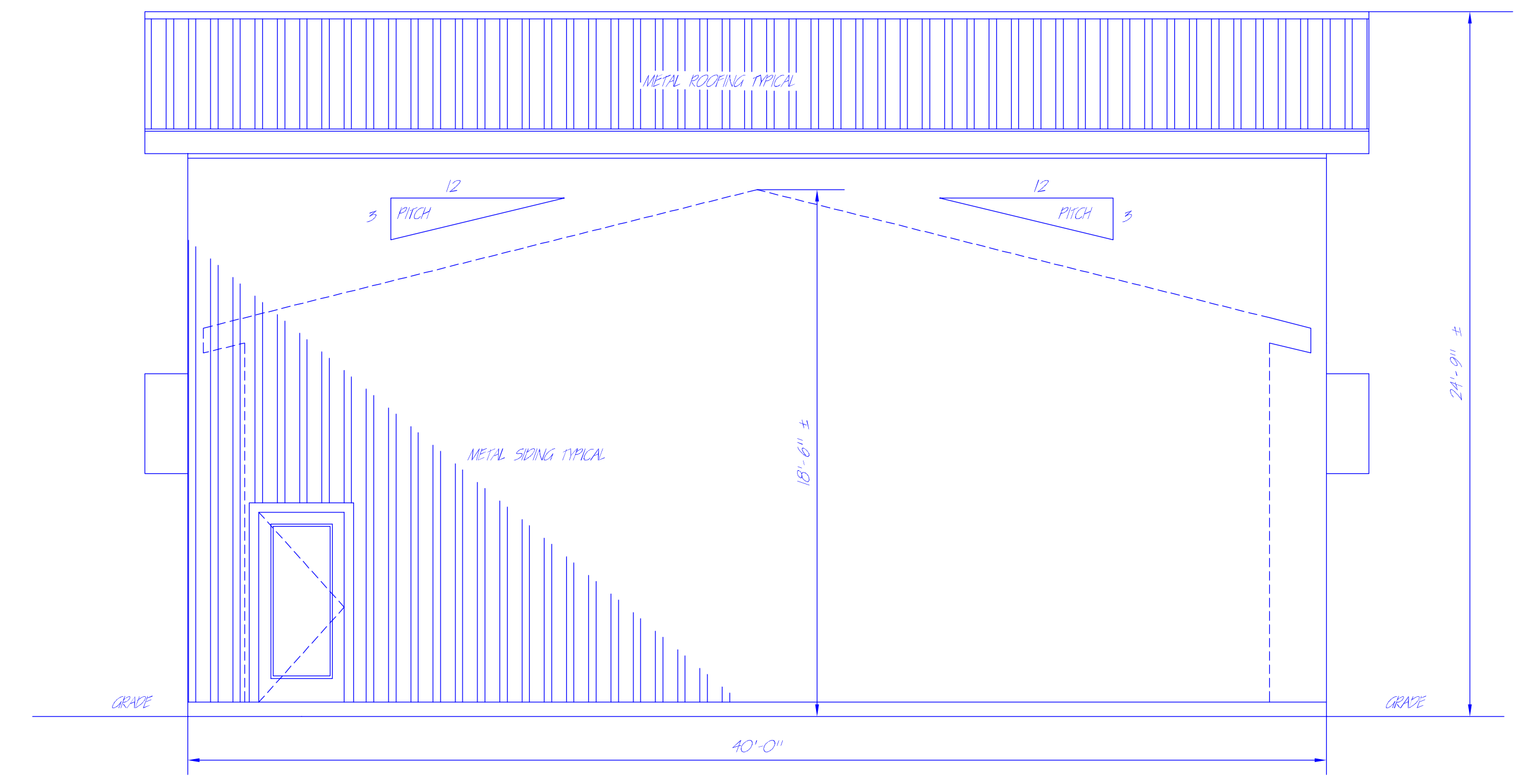
1. ALL EXTERIOR WALL OPENINGS AND BEARING WALL OPENINGS TO HAVE 6" X 12" HEADERS UNLESS OTHERWISE INDICATED ON THE PLAN.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" HANGERS OR EQUIV.
3. PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
4. PROVIDE FIREBLOCKING, DRAFTSTOPS AND FIRESTOPS AS PER THE U.B.C. SEC. 2516F.
5. LUMBER SPECIES:
 A. POST, BEAMS, HEADERS, JOISTS AND RAFTERS NO. 2 AND BETTER DOUGLAS FIR
 B. SILLS, PLATES, BLOCKING BRIDGING ETC. NO. 3 DOUGLAS FIR
 C. STUDS NO. 2 DOUGLAS FIR
 D. POST AND BEAM DECKING UTILITY GRADE DOUGLAS FIR
 E. PLYWOOD SHEATHING 5/8" APA RATED SHTG.
6. NAILING SCHEDULE:
 JOIST TO SILL OR BRIDGE BRIDGING TO JOISTS 3-8D TOE NAIL
 2" SUBFLOOR TO JOIST 2-16D TOE NAIL
 SOLE PLATE TO JOISTS 16D @ 16" BLIND & FACE
 TOP PLATE TO STUDS 2-16D FACE NAIL
 STUD TO SOLE PLATE 4-8D TOE NAIL OR
 2-16D END NAIL
 DOUBLE STUDS 16D @ 16" FACE NAIL
 DOUBLE TOP PLATE 16D @ 16" FACE NAIL
 CONTINUOUS HEADER (2 PC) 16D @ 16" EDGE NAIL
 CLG. JOISTS TO PLATE 3-8D TOE NAIL
 CLG. JOISTS LAP OVER PLATE 3-16D FACE NAIL
 CLG. JOISTS TO RAFTER 3-16D FACE NAIL
 RAFTER TO TOP PLATE 3-8D TOE NAIL
 BUILT-UP CORNER STUD 16D @ 24" FACE NAIL
 PLYWOOD SUBFLOOR 8D @ 6" INTERIOR
 PLY WALL AND ROOF SHEATHING 8D @ 6" INTERIOR
 8D @ 12" INTERIOR
 TOP PLATE AT INTERSECTIONS 2-16D FACE NAIL
 MULTIPLE JOISTS (UP TO 3) 16D @ 15" STAGGER NAIL
 MULTIPLE JOISTS (OVER 3) 1/2" O BOLTS W/ WASHERS EACH SIDE @ 24" O/C
 2-8D FACE NAIL
 1 X 6 SPACED SHEATHING 2-8D FACE NAIL

DOOR AND WINDOW SCHEDULE

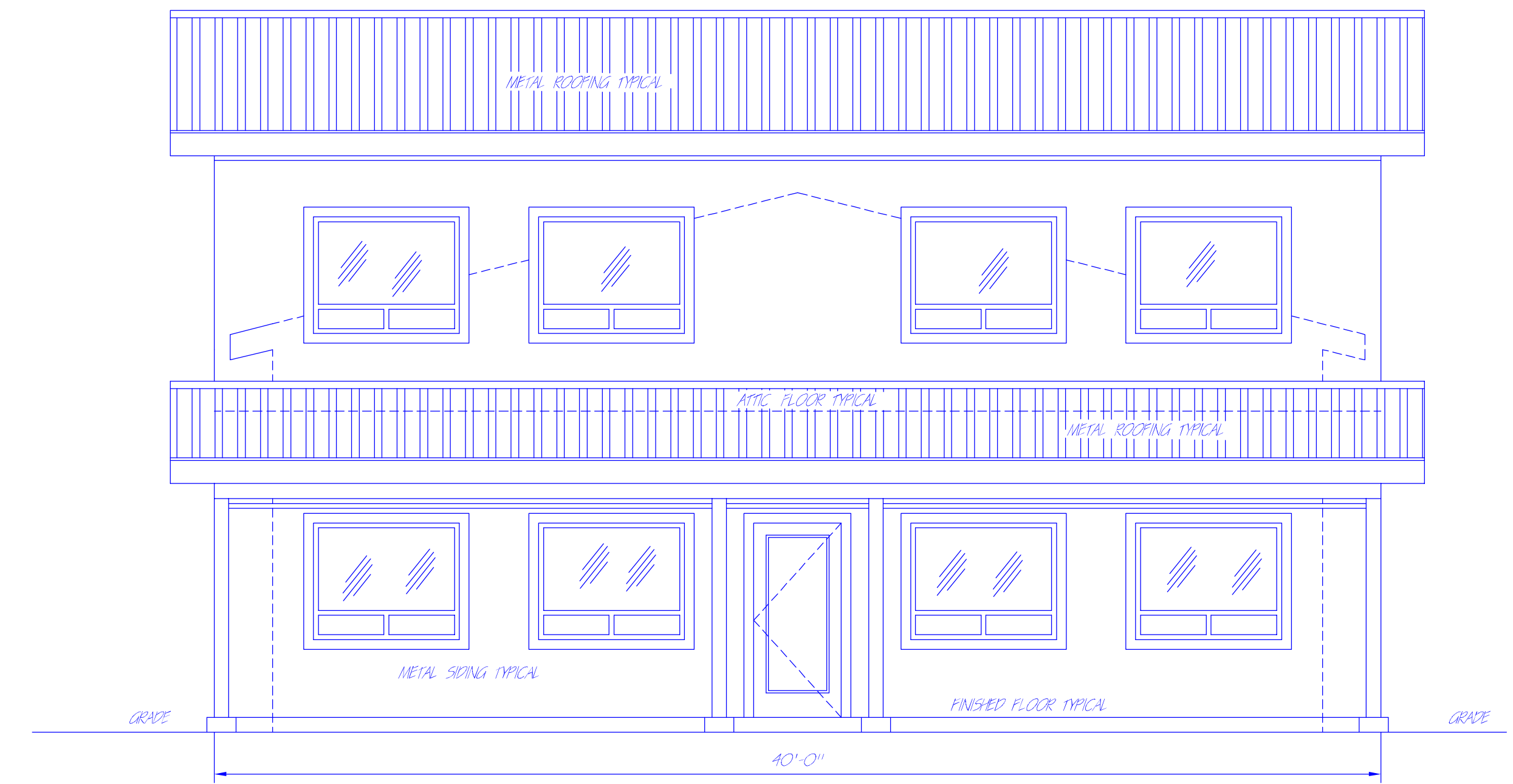
1. WINDOW SCHEDULE:
 ① 6'-0" X 4'-0" W/ 1'-0" VENT
 ② 5'-0" X 4'-0" W/ 1'-0" VENT
 ③ 3'-0" X 3'-0" SLIDER
2. DOOR SCHEDULE:
 ① 3'-0" X 6'-8" EXTERIOR METAL DOOR W/ LEVER HARDWARE
 ② 3'-0" X 6'-8" INTERIOR DOOR W/ LEVER HARDWARE
 ③ 3'-0" X 6'-8" 1 HOUR RATED DOOR W/ LEVER HARDWARE

MISCELLANEOUS NOTES

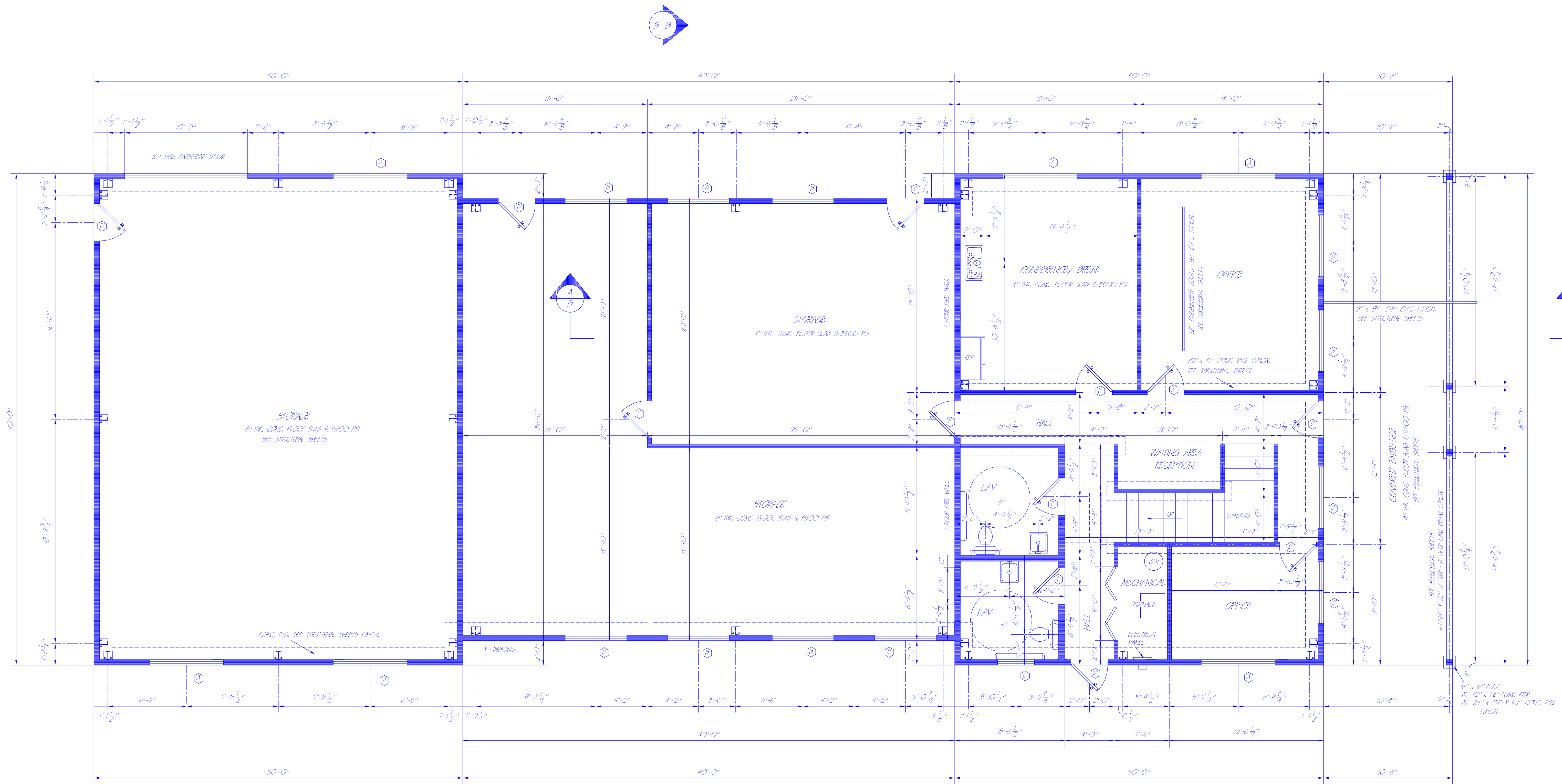
1. ALL WOOD IN CONTACT WITH CONCRETE EXPOSED TO WEATHER TO BE PRESSURE TREATED.
2. PROVIDE OUTSIDE COMBUSTION AIR FOR FURNANCE
3. PROVIDE U.L. LISTED FLUES FOR FURNANCE AS REQUIRED BY MANUFACTURER.
4. FURNANCE TO HAVE AN 80% AFUE RATING.
5. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS.
6. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND PROPER FUNCTION OF HVAC AND ELECTRICAL SYSTEMS.



WEST ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



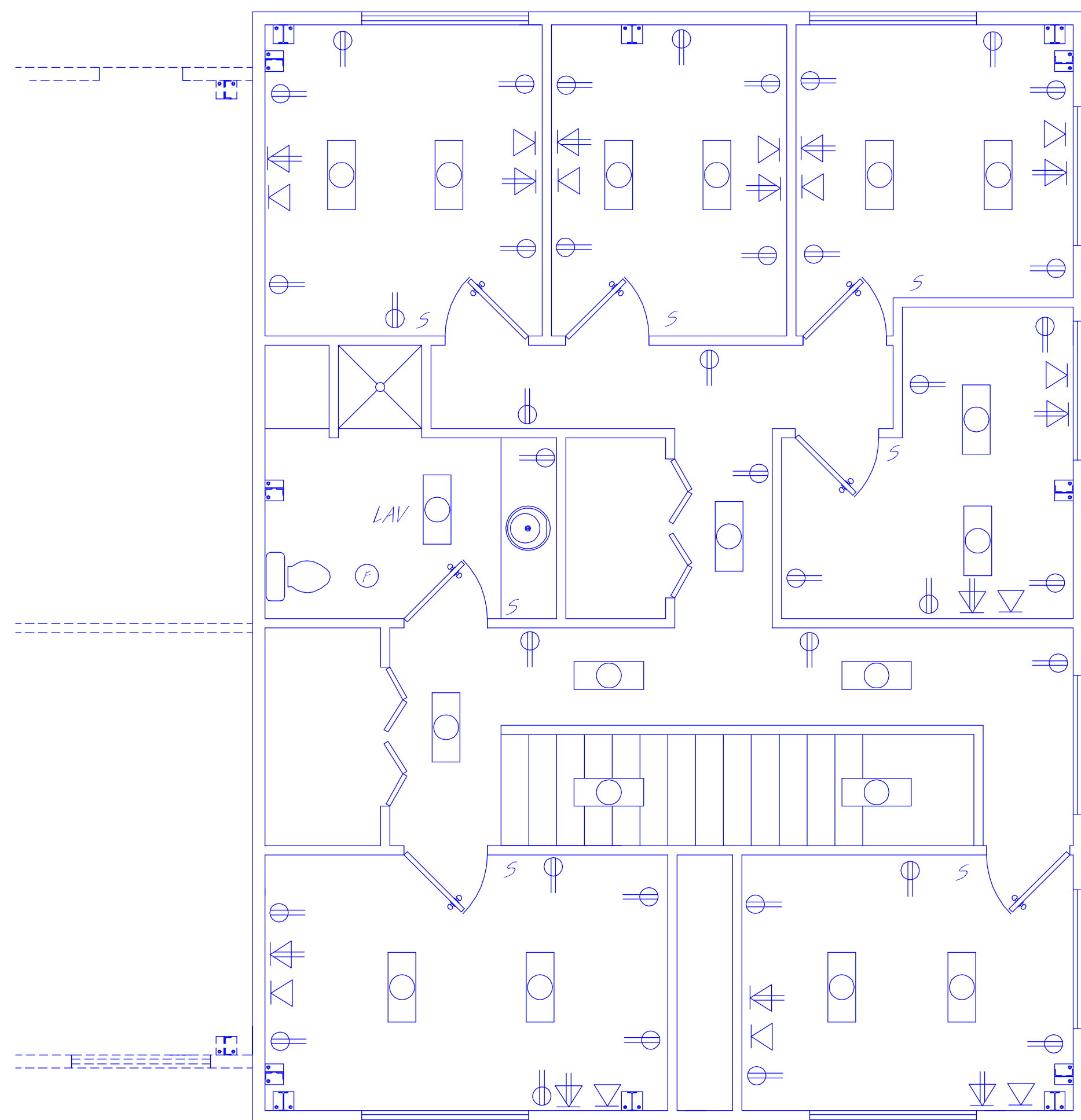
PLAN
 SCALE 1/4" = 1'-0"
 3840 SQUARE FEET
 4972 TOTAL SQUARE FEET

JUNE 2006

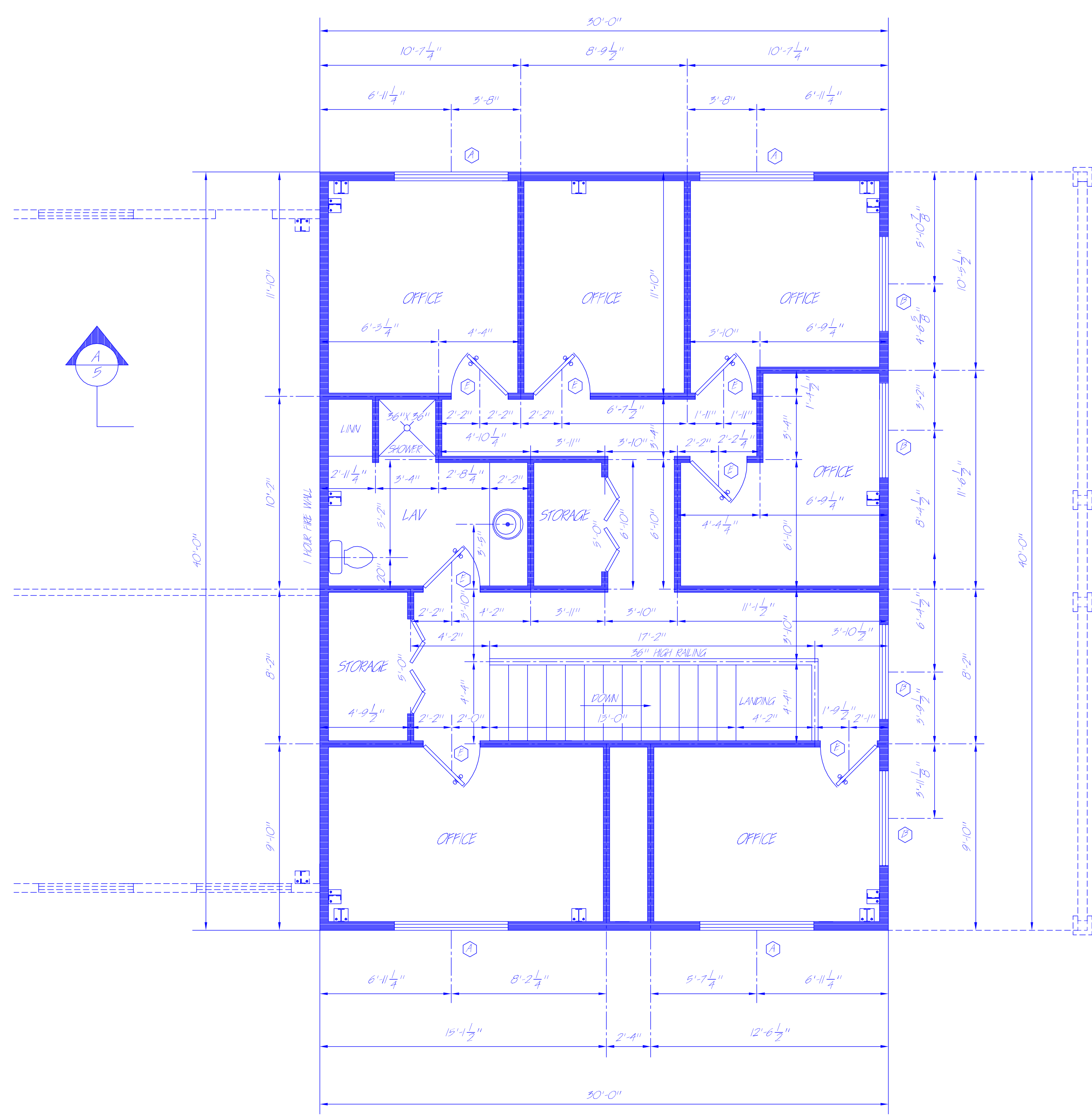
WASCO OFFICE BUILDING
 PLAN

MARTIN & KRISTINA BURCK
 WASCO AVENUE BUSINESS PARK
 HOOD RIVER, OREGON

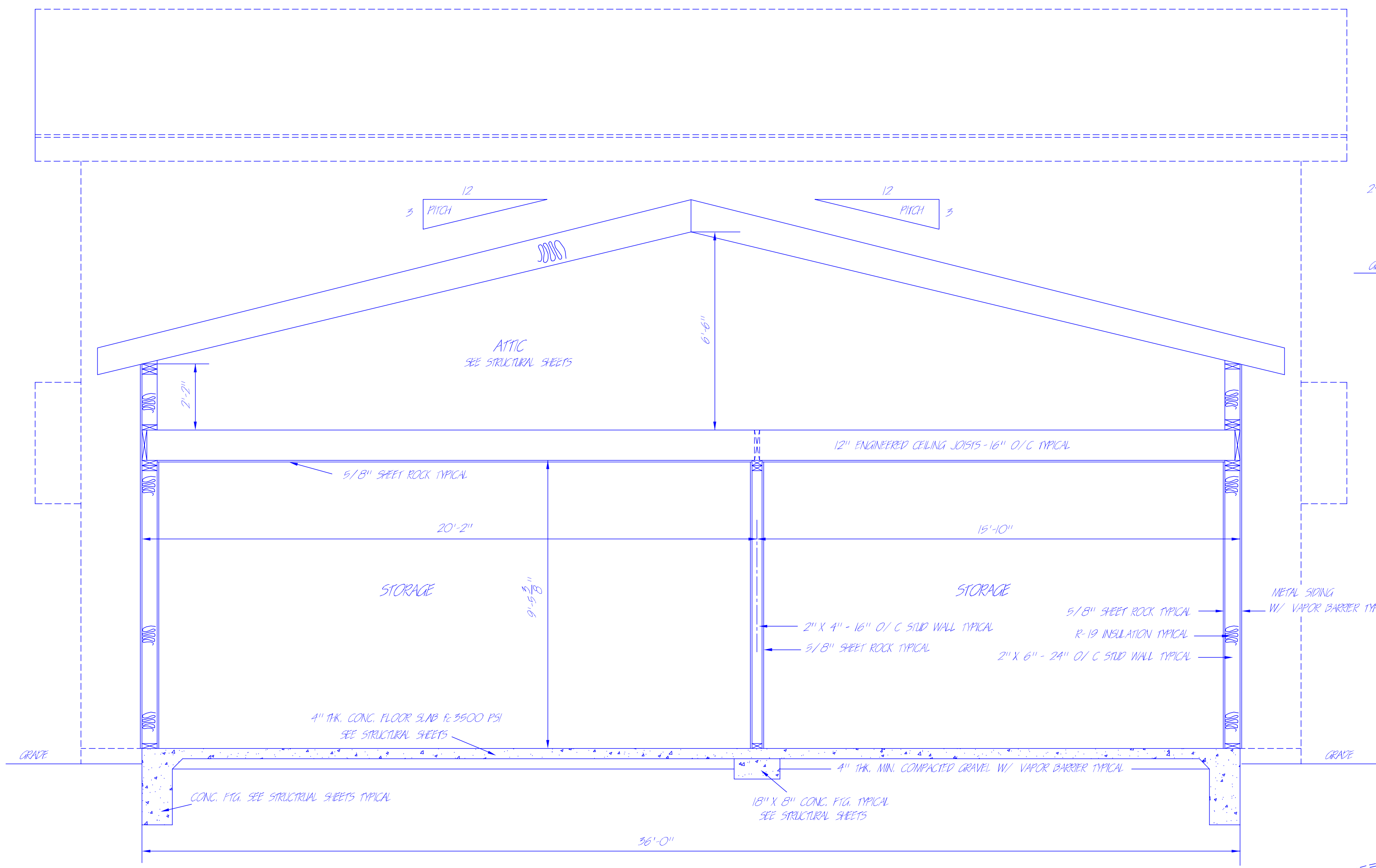
SHEET 3 OF 6



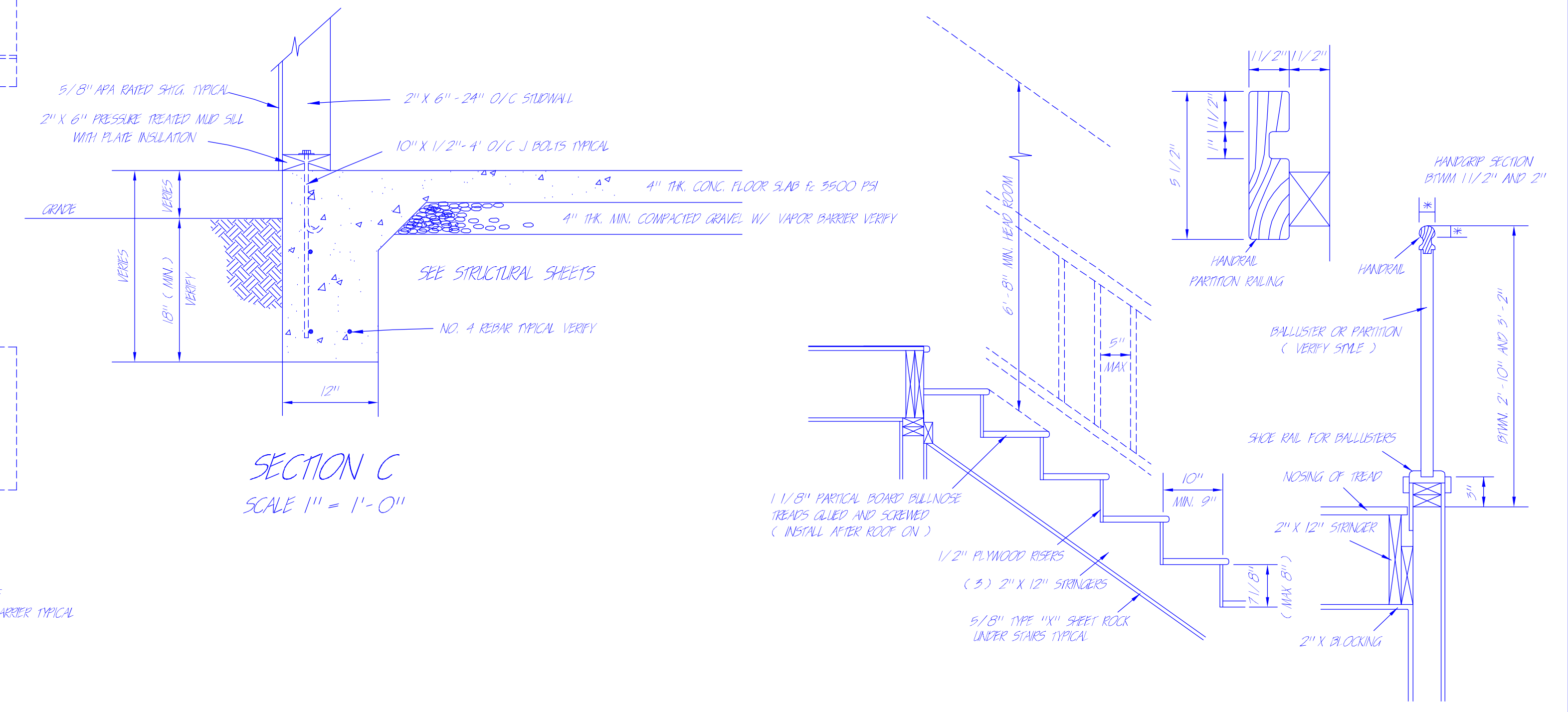
ELECTRICAL PLAN
 SCALE 1/4" = 1'-0"
 VERIFY WITH OWNER



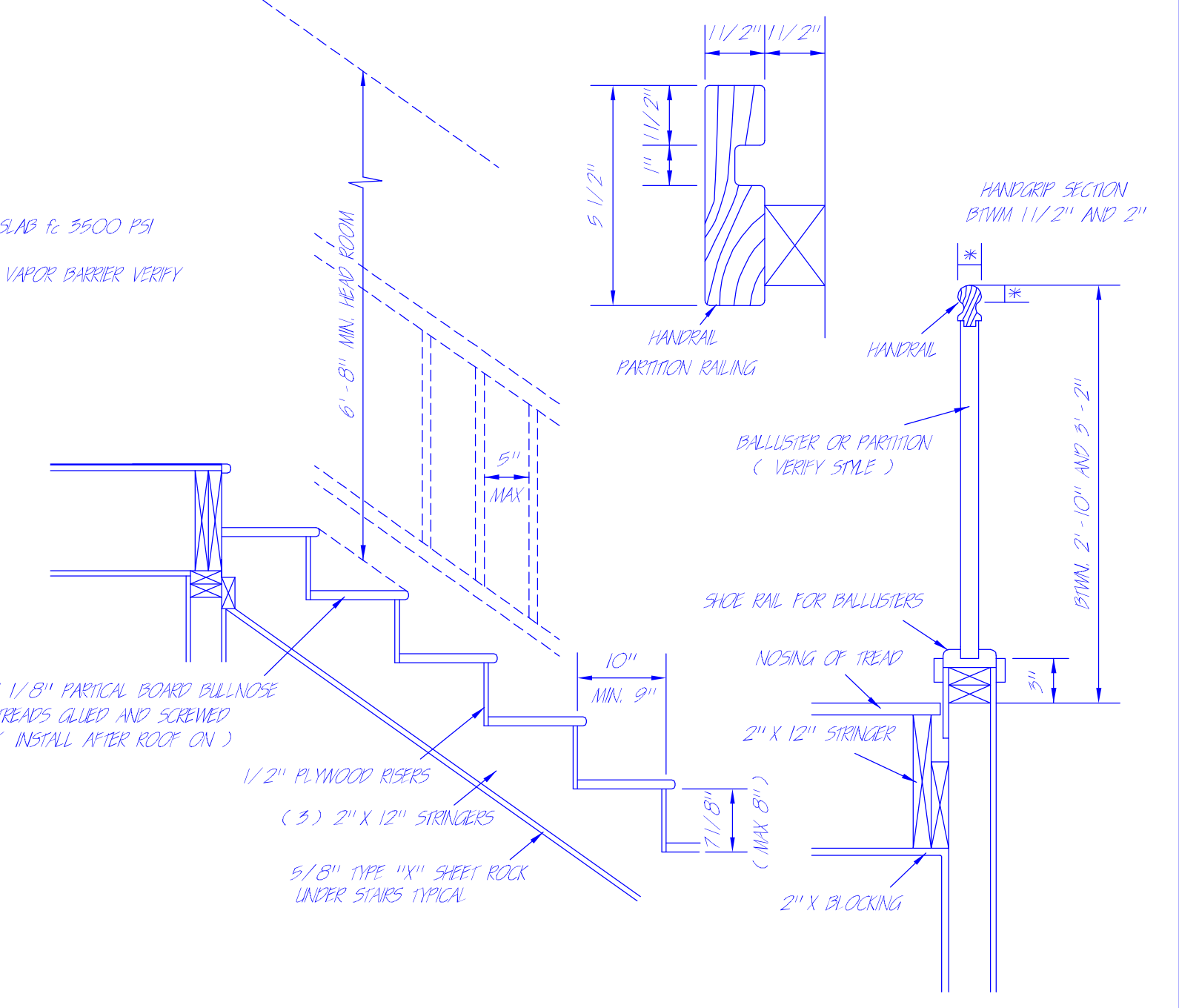
PLAN
 SCALE 1/4" = 1'-0"
 1152 SQUARE FEET



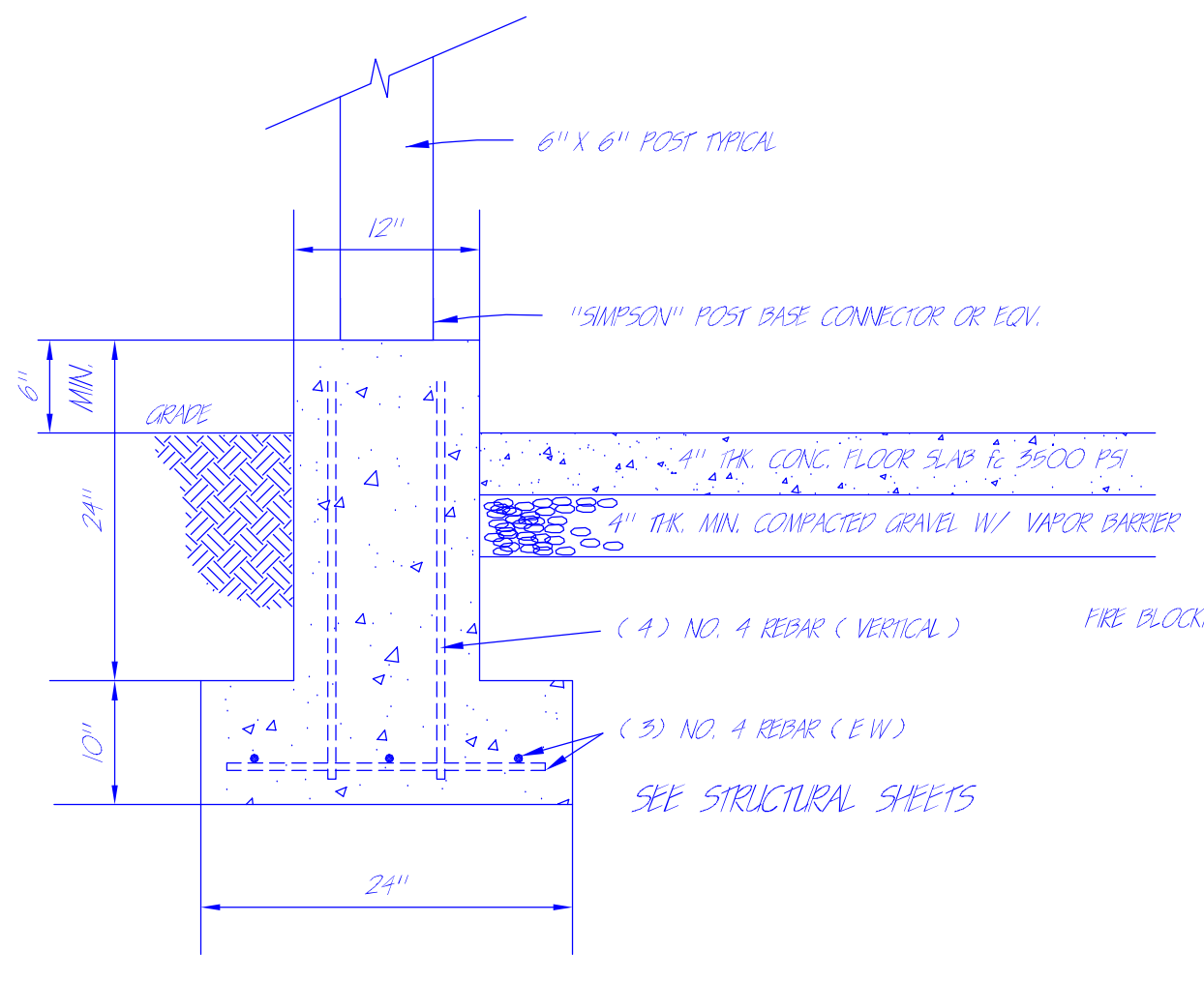
SECTION B
SCALE 3/8" = 1'-0"



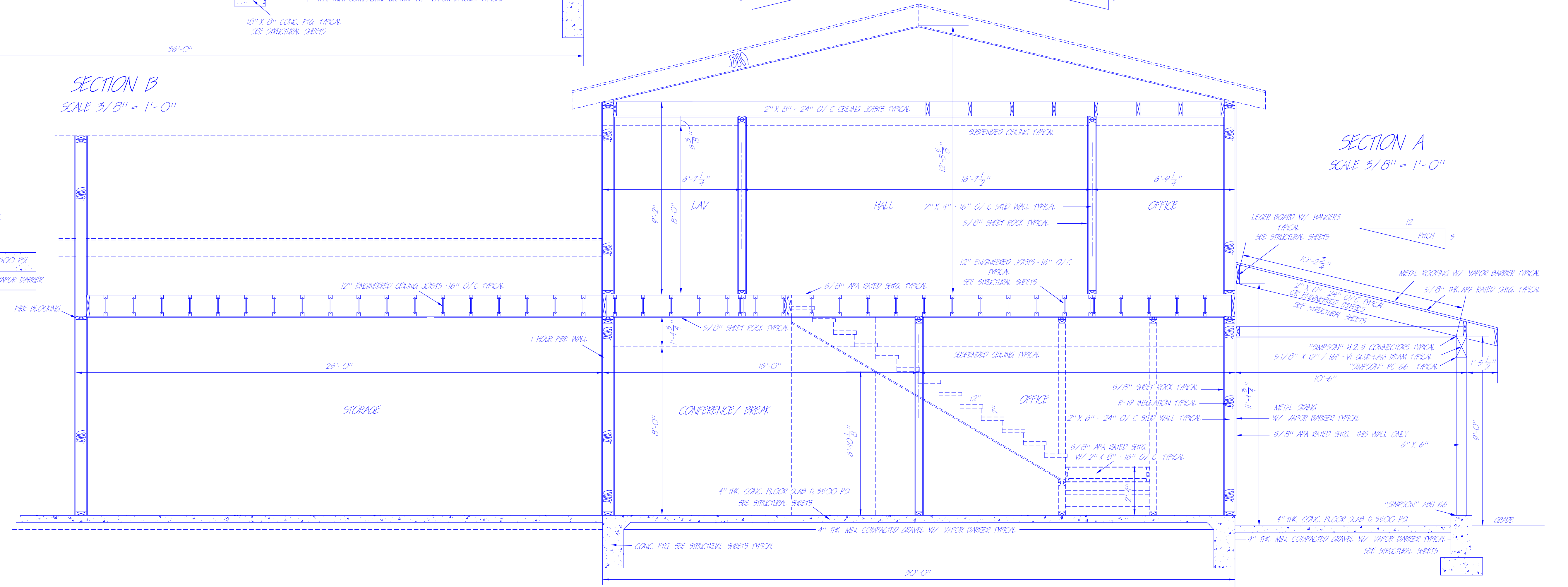
SECTION C
SCALE 1" = 1'-0"



STAIR DETAIL
SCALE 3/4" = 1'-0"



PIER DETAIL
SCALE 1" = 1'-0"



SECTION A
SCALE 3/8" = 1'-0"

