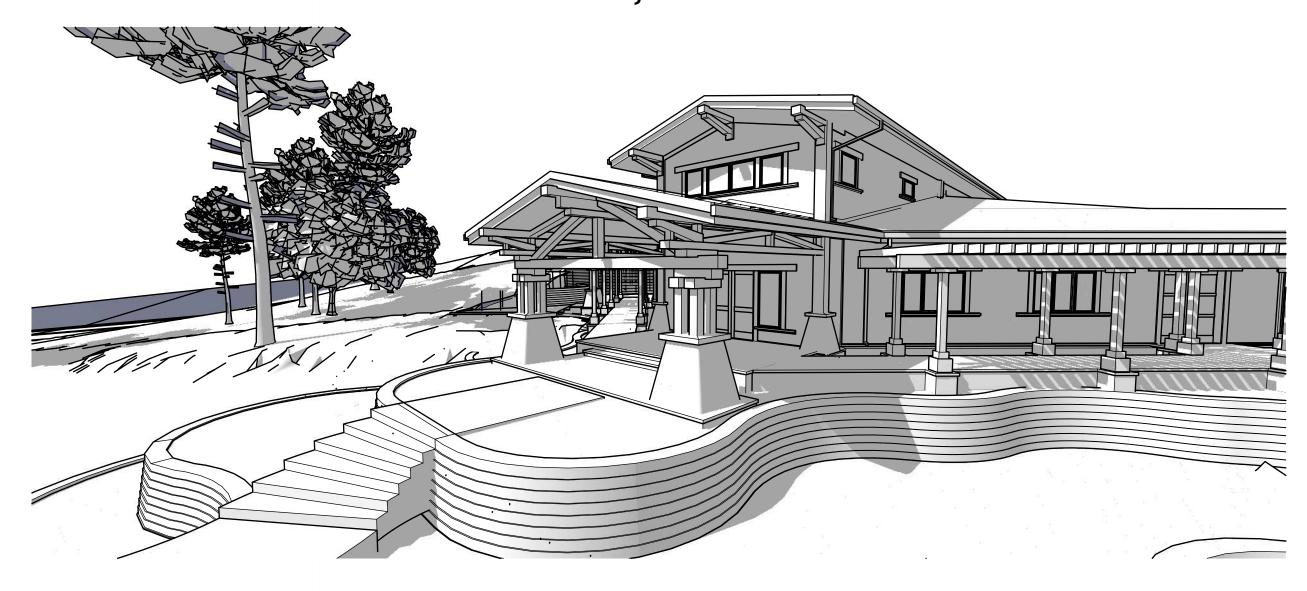
#### **GENERAL PROJECT NOTES:**

- THE DRAWINGS & SPECIFICATIONS:
- STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY T THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK, ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATIO
- - ACTUAL FIFLD MEASUREMENTS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND. NOTE THAT UNI ESS OBVIOUSLY SHOWN OR MARKED OTHERWISE
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO
- LOCATION OF OPENINGS FOR MECHANICAL FLECTRICAL AND MISCELLANFOLIS FOLIPMENT EXITS: EXITS SHALL BE OPERABLE FROM INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFOR
- A. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL AND
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS. INCLUDING HARDWARE LIGHTING FIXTURES AND O. F.O. L. INTERIOR MILL WORK. STANDARI
- D. ALL FRAMING LUMBER, PLYWOOD AND CONCEALED WOOD SHALL BE KILN DRIED OR PRESSURE TREATED
- E. ALL GYPSUM WALL BOARD (GWB) SHALL BE 5/8" TYPE "X" GYPSUM WALL BOARD. INSPECTION: INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK.
- A. BEFORE STARTING WORK, VERIFY GOVERNING DIMENSIONS AT THE PREMISES, AND EXAMINE ADJOINING WORK
- C. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.
- A. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF STATE OF OREGON RESIDENTIAL SPECIALTY CODE. 2017 FDITION, AND ALL OTHER APPLICABLE REQUIREMENTS OF LOCAL AND STATE CODES, ORDINANCES AND
- C. COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, SHOP DRAWINGS, PRODUCT DATA, ETC., REQUESTED I DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT
- REQUESTS BY CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ARCHITECT AND OWNER BEFORE CHANGES ARE IMPLEMENTED.
- AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT. PROVIDE. ERECT AND MAINTAIN BARRICADES AND GUARD RAILS AS REQUIRED BY APPLICABLE REGULATORY AGENCY TO PROTECT OCCUPANTS OF
- PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE
- FINISHING SHALL MATCH THE EXISTING CONDITIONS IN DETAIL DESIGN, TEXTURE AND FINISH. THE CONTRACTOR IS RESPONSIBLE FOR ALL ADJACENT AREAS DAMAGED BY HIS WORK.
- WHERE DEMOLITION. REMOVAL OR REWORK OCCURS, TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FINISHED WORK REMAINING IN PLACE FROM DAMAGE. FINISHED WORK DAMAGED BY OPERATIONS UNDER THIS
- WORKMANSHIP: USE ALL TOP GRADE JOURNEYMAN MECHANICS AND SPECIALISTS IN THEIR OWN TRADE TO GUARANTEE FIRST-CLASS WORKMANSHIP THROUGHOUT. ALL AREAS OF THE BUILDING AFFECTED BY THIS WORK SHALL BE KEPT BROOM CLEAN AT ALL TIMES. MATERIAL OR REMOVED ITEMS SHALL NOT BE ALLOWED TO ACCUMULATE OVER EACH DAY'S WORK.
- 15. FEES AND PERMITS: THE OWNER WILL PAY FOR PLAN CHECK AND BUILDING PERMIT FEES. THE CONTRACTOR SHALL PAY FOR ALL OTHER FEES AND PERMITS.
- 16. GUARANTEES AND WARRANTIES: EACH CONTRACTOR OR SUBCONTRACTOR SHALL GUARANTEE HIS WORK FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF THE NOTICE OF COMPLETION AND CERTIFICATE OF OCCUPANCY. ROOFING WARRANTY: 20 YEARS. NO DOLLAR LIMIT.
- NO TRENCHES OR EXCAVATIONS 5'0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE PERMITTED UNLESS THE NECESSARY PERMIT FROM THE OREGON OCCUPATIONAL SAFETY & HEALTH DIVISION IS OBTAINED PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMIT.
- 8. PAINTING WALL AND CEILING SURFACES: PRIME OR SPOT-PRIME AS REQUIRED AND APPLY TWO (2) COATS OF LOW VOC PAINT TO ALL WALL AND CEILING SURFACES INDICATED TO RECEIVE PAINT. REFER TO FINISH SCHEDULE. COLORS AS SELECTED BY OWNER.
- 9. FOR WALL MOUNTED EQUIPMENT PROVIDE ALL NECESSARY BLOCKING (2X MINIMUM), BACKING AND FRAMING AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
- 20. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- 11. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR
- . MATERIALS AND ITEMS NOT OF VALUE ARE TO BE REGARDED AS THE PROPERTY OF THE CONTRACTOR AND ARE TO BE DISPOSED OFF THE PROPERTY. OWNER RESERVES THE RIGHT TO TAKE POSSESSION OF CERTAIN ITEMS THAT ARE
- REMOVED, IF HE SO DESIRES. 23. PROVIDE PROTECTION AGAINST WEATHER AT ALL TIMES FOR STRUCTURE, MATERIALS, FINISHES, ETC. 24. CASEWORK INSTALLATION:
- A. CASEWORK SUPPLIER/INSTALLER SHALL FIELD VERIFY DIMENSIONS OF EXISTING CONSTRUCTION PRIOR TO
- DELIVERY AND INSTALLATION. B. INSTALL NEW CASEWORK SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND
- RECOMMENDATIONS. COMPLY WITH REQUIREMENTS FOR SEISMIC ATTACHMENT AND BRACING, INCLUDING
- FLOOR AND WALL ANCHORAGE. C. INSTALL CASEWORK PLUMB, LEVEL, WITH TIGHT, HAIRLINE, FLUSH JOINTS. SHIM AS REQUIRED USING
- CONCEALED SHIMS. D. WHERE WOODWORK ABUTS OTHER FINISHED WORK, SCRIBE AND CUT FOR ACCURATE FIT. CUT TO FIT WHEN
- SHOP-FABRICATED OR SHOP-CUT TO EXACT SIZE.BEFORE MAKING CUT-OUTS, DRILL PILOT HOLES AT CORNERS.
- E. REPLACE CASEWORK DAMAGED BEYOND SATISFACTORY FIELD REPAIR, AS DETERMINED BY ARCHITECT, WITH SATISFACTORY CASEWORK AT NO ADDITIONAL COST TO THE OWNER.
- F. CLEAN EXPOSED INTERIOR AND EXTERIOR SURFACES. TOUCH-UP FINISH AS REQUIRED AND REMOVE AND
- DAMAGED OR SOILED AREAS AT FINISH.
- 25. MECHANICAL AND ELECTRICAL EQUIPMENT: REFER TO SHEETS BY SUB-CONTRACTOR.
- A. FURNISH: TO SUPPLY PRODUCTS TO THE PROJECT SITE, INCLUDING DELIVERING READY FOR UNLOADING AND REPLACING DAMAGED AND REJECTED PRODUCTS. B. INSTALL: TO PUT PRODUCTS IN PLACE IN THE WORK READY FOR THE INTENDED USE, INCLUDING UNLOADING
- UNLOADING, UNPACKING, HANDLING, STORING, ASSEMBLING, INSTALLING, ERECTING, PLACING, APPLYING,
- ANCHORING, WORKING, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS. C. INDICATED: SHOWN, NOTED, SCHEDULED, SPECIFIED, OR DRAWN, SOMEWHERE IN THE CONTRACT
- D. "PROVIDE" MEANS TO FURNISH, FABRICATE, DELIVER, INSTALL AND ERECT, AND CONNECT, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, APPARATUS, APPURTENANCES AND EXPENSES NECESSARY TO COMPLETE IN-PLACE, READY FOR OPERATION AND USE, UNDER THE TERMS OF THE SPECIFICATIONS E. "N.I.C.": NOT IN CONTRACT
- F. "O.F.C.I." OWNER-FURNISHED, CONTRACTOR INSTALLED.
- G. "O.F.O.I." OWNER-FURNISHED, OWNER INSTALLED.
- 27. ALLOWANCES -- ADJUSTMENT OF COSTS: SHOULD THE NET COST BE MORE OR LESS THAN THE SPECIFIED AMOUNT OF THE ALLOWANCE. THE CONTRACT SUM WILL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER. END OF GENERAL NOTES

# **NEW RESIDENCE FOR** MICHAEL & AMBER WEINGARTNER

# (REPLACEMENT DWELLING)

# **5983 WEST EVANS CREEK ROAD ROGUE RIVER, OR 97537**



#### **SCOPE OF WORK**

CONSTRUCTION OF NEW SINGLE-FAMILY RESIDENCE ON ENGINEERED BUILDING PAD ON SLOPING SITE

EARTH WORK: COMPLY WITH RECOMMENDATIONS OF GEOTECHNICAL INVESTIGATION. SEE STRUCTURAL DRAWINGS.

# **SPECIAL NOTE**

PRIOR TO ORDERING PRODUCTS OR FABRICATION, FIELD VERIFY ALL DIMENSIONS. SUBMIT SHOP DRAWINGS WHERE SPECIFIED. SEE GENERAL NOTES, THIS SHEET.

#### **SUBMITTALS PROJECT TEAM**

- SUBMITTALS— NOTE: REFER TO SPECIFICATIONS SECTIONS FOR COMPLETE INFORMATION REGARDING NUMBER AND TYPE OF SUBMITTAL REQUIREMENTS. PROVIDE WARRANTY INFORMATION WHERE REQUIRED BY SPECIFICATIONS.
- TIMING OF SUBMITTALS: DELIVER EACH SUBMITTAL REQUIRING APPROVAL IN TIME TO ALLOW FOR ADEQUATE REVIEW AND PROCESSING TIME, INCLUDING RESUBMITTALS IF NECESSARY. COORDINATE EACH SEPARATE SUBMITTAL WITH OTHER SUBMITTALS AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL PERFORMANCE. RESUBMISSION REQUIREMENTS: REVISE INITIAL DRAWINGS AS REQUIRED AND RESUBMIT AS SPECIFIED FOR INITIAL SUBMITTAL.
- FORM OF SUBMITTALS: SHEET SIZE: 24 X 36 INCHES, MAXIMUM.
- NUMBER OF SUBMITTALS: 5 COPIES; 2 WILL BE RETAINED

- SUBMIT DESIGN MIX TO ARCHITECT FOR REVIEW. SUBMIT DELIVERY TICKETS FOR EACH BATCH OF CONCRETE, WITH EACH TICKET IDENTIFYING: PLANT TRUCK, CONTRACTOR, JOB, SPECIFIC CLASS OF CONCRETE QUANTITY OF CONCRETE, TIME LOADED. ADMIXTURES USED, TOTAL WATER CONTENT, WATER ADDED BY RECEIVER OF CONCRETE WITH THIS
  - SUBMIT UNDER CONCRETE VAPOR BARRIER FOR REVIEW.
- SUBMIT BELOW GRADE CONCRETE WATER PROOFING SYSTEM FOR REVIEW.
- MASONRY GROUT: SUBMIT DESIGN MIX TO ARCHITECT FOR REVIEW.
- MORTAR: USE ONLY FACTORY MIXED, PRE-PACKAGED PRODUCT, CONFORMING TO ASTMC387/C387M AND ASTM C270 FOR STRENGTH. SUBMIT PRODUCT DATA TO ARCHITECT FOR REVIEW WHEN WORK BEGINS, SUBCONTRACTOR CONTRACTOR SHALL OBTAIN PRODUCT INFO FROM FIRST SACK OF PRE-MIXED MORTAR. SHALL TURN IN ALL LABELS FROM ALL SACKS OF MORTAR MIX.
- CAST STONE VENEER: SUBMIT FULL RANGE OF COLOR SAMPLES FOR SELECTION.
- HARDI SHINGLES & ARTISAN TRIM: SUBMIT SAMPLE FOR REVIEW
- CASEWORK AND FINISH CARPENTRY: SHOP DRAWINGS, STONE OR SOLID SURFACE COLOR SAMPLES AND STAINED WOOD SAMPLES FOR SELECTION AND APPROVAL.
- FINISH HARDWARE: COMPLETE SCHEDULE OF FINISH HARDWARE FOR PROJECT.
- DOORS AND FRAMES: SCHEDULE, SHOP DRAWINGS AND DETAILS OF INSTALLATION.
- FLOORING: FOR EACH TYPE (CERAMIC TILE, SHEET VINYL, CARPET, VINYL TILE, HARDWOOD, ETC.), SUBMIT FULL RANGE OF COLOR SAMPLES FOR SELECTION BY ARCHITECT, AND MAINTENANCE INSTRUCTIONS. DELIVER REMNANTS TO OWNER FOR FUTURE MAINTENANCE.
- ROOFING: PRODUCT LITERATURE AND COLOR SAMPLES FOR SELECTION AND APPROVAL; WARRANTY.
- PAINT: SCHEDULE, PRODUCT LITERATURE AND BRUSH OUTS OR STAINED WOOD SAMPLES FOR SELECTION AND APPROVAL BY OWNER.
- STRUCTURAL INSULATED PANEL SYSTEM (SIPS) PANEL: DEFERRED SUBMITTAL: SHOP DRAWINGS: SHOW PANEL CONFIGURATIONS, SIZE, SPACING AND SIZE, BEARING AND ANCHOR
  - INCLUDE IDENTIFICATION OF ENGINEERING SOFTWARE USED FOR DESIGN PROVIDE SHOP DRAWINGS STAMPED OR SEALED BY DESIGN ENGINEER.
- SUBMIT DESIGN CALCULATIONS. PANEL DESIGN, FABRICATION, AND INSTALLATION: IN ACCORDANCE WITH CURRENT SIPA FABRICATOR QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING THE PRODUCTS
- SPECIFIED IN THIS SECTION WITH MINIMUM TEN YEARS OF DOCUMENTED EXPERIENCE. DESIGNER QUALIFICATIONS: PERFORM DESIGN BY OR UNDER DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK AND LICENSED IN THE WHICH THE PROJECT IS LOCATED.
- OTHER SUBMITTALS REQUESTED BY SPECIFICATIONS OR SHOWN ON DRAWINGS, AS PREPARED BY ARCHITECT AND HIS CONSULTANTS.

## **ARCHITECT**

#### BRIAN J. HAWKINS, ARCHITECT, PC

- 711 East Main Street, Suite 10, Medford, Oregon 97504
- 541.608.2768 Voice Email: admin@brianjhawkinsarchitect.com

# **OWNER'S CONSULTANTS**

### **Structural Solutions. Inc**

3559 National Drive, Suite 103, Medford OR 97504 (541) 608.8117

## **ArcSine Engineering**

1236 Disk Drive, Suite I Medford, OR 97501

(541) 842-4188

#### Marquess & Associates, Inc. Rick Swanson, PE 1120 E. Jackson St., Medford, OR 97504

**Geotechnical Engineer** 

#### GENERAL CONTRACTOR

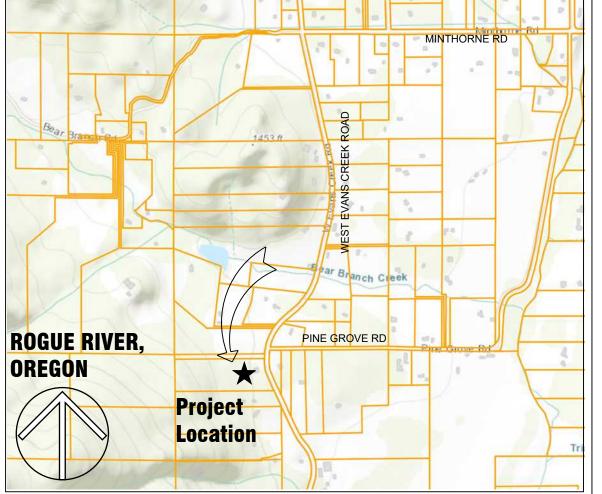
#### Shane MacLauchlan

- Shane Mac Construction 885 Mendolia Way
- Central Point, OR 97502
- Cell: 541-601-2568
- eMail: Shane@shanemacconstruction.com

# **WORK BY SEPARATE CONTRACT:**

- ELECTRICAL DRAWINGS. PLUMBING DRAWINGS
- DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE (ARCHITECT/ENGINEER OF RECORD) FOR REVIEW PRIOR TO SUBMITTAL TO THE OWNER.
- NO WORK SHALL PROCEED ON ANY DEFERRED SUBMITTAL ITEMS UNTIL THE DOCUMENTS HAVE BEEN APPROVED BY THE OWNER.

# **VICINITY/LOCATION MAP**



# **SEPARATE PERMITS**

- NEW GARAGE / SHOP BUILDING
- DOWNGRADING EXISTING DWELLING / SHOP WITH ATTACHED GARAGE.

# DISCLAIMER

EXISTING DWELLING WITH ATTACHED GARAGE AND SHOP WAS DESIGNED BY OTHERS AND CONSTRUCTED IN 2014.

# **ALTERNATE BIDS:**

ALTERNATE BID #1: ADDITIVE - CONCRETE FLOOR SLAB - RADIANT HEATING SYSTEM AT POOL ENCLOSURE

> BASE BID DOES NOT INCLUDE RADIANT FLOOR HEATING SYSTEM. STATE THE ADDITIVE PRICE TO PROVIDE AN HYDRONIC IN-SLAB HEATING SYSTEM, WITH BOILERS AND PEX TUBING, IN 5" CONCRETE SLAB,

> > OVER 6" OF EXTRUDED POLYSTYRENE DOW RIGID INSULATION.

#### **SHEET INDEX**

#### ARCHITECTURAL DRAWINGS

- G001 COVER SHEET G002 CODE SHEET
- G003 SURVEYOR SITE PLAN FOR REFERENCE ONLY

A103 NOT USED

- A100 SITE PLAN
- A101 ENLARGED SITE PLAN A102 SITE DETAILS
- A104 SITE DETAILS-RETAINING WALL DETAILS
- A110 CRAWLSPACE / FOUNDATION PLAN
- A120 MAIN LEVEL FLOOR PLAN
- A121 MAIN LEVEL FLOOR REFLECTED CEILING PLAN A122 MAIN LEVEL FLOOR ROOF PLAN
- A125 ENLARGED FLOOR PLAN MASTER BEDROOM WING
- A126 ENLARGED FLOOR PLAN GREAT ROOM AND POOL ENCLOSURE A127 ENLARGED FLOOR PLAN GUEST ROOM WING
- A128 TRELLIS WAY PLAN & TRELLIS FRAMING PLAN
- A130 CLERESTORY PLAN / CLERESTORY REFLECTED CEILING PLAN
- A131 CLERESTORY ROOF PLAN
- A200 EXTERIOR ELEVATIONS A201 EXTERIOR ELEVATIONS
- A250 INTERIOR ELEVATIONS
- A251 INTERIOR ELEVATIONS A252 INTERIOR ELEVATIONS A253 INTERIOR ELEVATIONS
- A300 BUILDING SECTIONS A301 BUILDING SECTIONS
- A350 WALL SECTIONS
- A351 WALL SECTIONS A352 WALL SECTIONS
- A500 EXTERIOR DETAILS-ENTRY COLUMNS / PIERS
- A501 ENTRY TRUSS DETAILS A502 INTERIOR TRUSS DETAILS
- A503 EXTERIOR DETAILS
- A510 EXTERIOR DETAILS A511 EXTERIOR DETAILS
- A512 EXTERIOR DETAILS
- A514 DOOR AND WINDOW SEALING DETAILS A515 RESIDENCE DOOR AND WINDOW DETAILS
- A516 POOL ENCLOSURE DOOR AND WINDOW DETAILS A520 ROOF DETAILS
- A550 FIREPLACE DETAILS
- A560 INTERIOR DETAILS
- A561 METAL STUD WALL DETAILS
- A600 DOOR SCHEDULE A601 WINDOW SCHEDULE

A602 INTERIOR FINISH, PLUMBING FIXURE & APPLIANCE SCHEDULE

- STRUCTURAL ENGINEERING DRAWINGS:
- S001 STRUCTURAL GENERAL NOTES
- S002 GENERAL NOTES SPECIAL INSPECTION TABLES
- S110 OVERALL FOUNDATION PLAN
- S111 ENLARGED FOUNDATION / FLOOR FRAMING PLAN-MASTER WING S112 ENLARGED FOUNDATION PLAN-POOL ENCLOSURE
- S113 ENLARGED FOUNDATION / FLOOR FRAMING PLAN-GUEST WING
- S120 OVERALL ROOF FRAMING PLAN
- S121 ENLARGED ROOF FRAMING PLAN-MASTER WING
- S122 ENLARGED ROOF FRAMING PLAN-POOL ENCLOSURE S123 ENLARGED ROOF FRAMING PLAN-GUEST WING
- S400 MOMENT FRAME ELEVATIONS S401 MOMENT FRAME DETAILS
- S402 MOMENT FRAME DETAILS
- S500 TRUSS ELEVATIONS
- S700 FOUNDATION DETAILS
- S701 FOUNDATION DETAILS S702 FOUNDATION DETAILS
- S800 ROOF FRAMING DETAILS S801 ROOF FRAMING DETAILS

# **MECHANICAL ENGINEERING DRAWINGS:**

S900 STEEL STUD / ROOF FRAMING DETAILS

- M-1 MECHANICAL LEGEND M-2 MECHANICAL SCHEDULES
- M-3 MECHANICAL PLAN M-4 MECHANICAL PLAN

### M-5 MFCHANICAI PLAN

### BRIAN J. HAWKINS ◆ ARCHITECT. PC ◆

Architecture ■ Design ■ Planning

American Institute of www.brianjhawkinsarchitect.com

711 East Main Street, Suite 10 Medford, Oregon 97501 Phone: 541.608.2768

DRAWING STATUS CONSTRUCTION **DOCUMENTS PERMIT SET** 

DATE 07/27/2020



**NEW RESIDENCE** 

**RESIDENCE** 5983 WEST EVANS CREEK ROAD

ROGUE RIVER, OR 97537

354W21 1602

MICHAEL& AMBER

WEINGARTNER 5983 WEST EVANS CREEK ROAD

ROGUE RIVER, OR 97537

DESCRIPTION

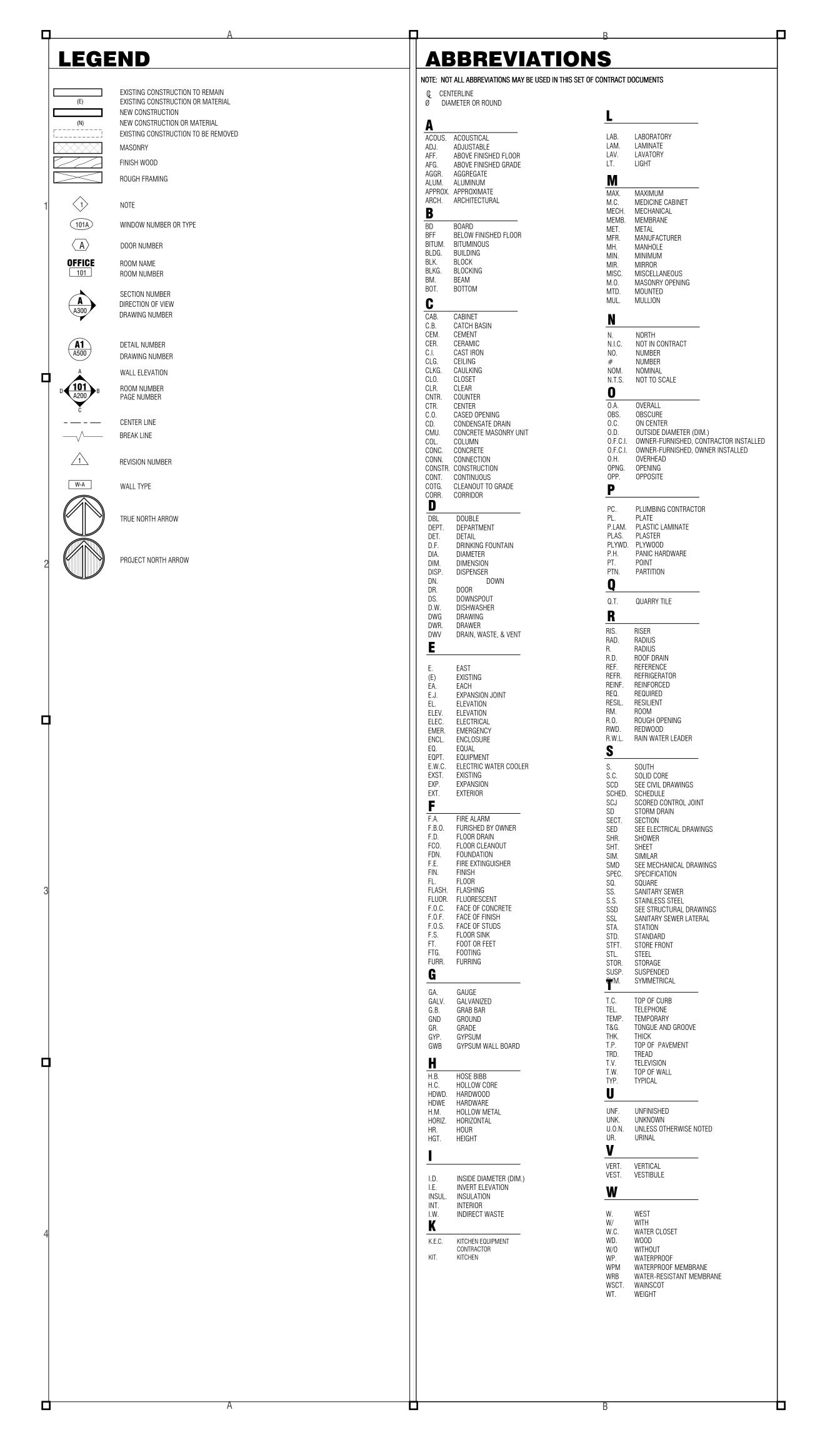
07/27/2020 **ISSUE** 19R0100 PROJECT DRAWN BY: CNF

MARK DATE

CHECKED

APPROVED FOR THE OWNER

**COVER SHEET** 



#### **ATTIC AREA CALCULATION**

**ATTIC AREA:** 

1/300 VENTILATION AREA REQUIRED

REFER TO SHEET A122, MAIN LEVEL ROOF PLAN FOR ROOF VENTILATION TABULATIONS.

**ROOF VENTILATION** 

REFER TO SHEET A122, MAIN LEVEL ROOF PLAN, FOR TYPE AND LOCATIONS.

#### **CODE REVIEW NOTES**

SITE ADDRESS: 5983 WEST EVANS CREEK ROAD ROGUE RIVER, OR 97537

TAX LOT: 35 4W 21 1602

ZONING: WOODLAND RESERVE - WR FIRE PROTECTION: FIRE DISTRICT NO. 6, 8677 EVANS CREEK ROAD, ROGUE RIVER

LOT SIZE: 10.71 ACRES DOMESTIC WATER SUPPLY: ON-SITE WELL

BUILDING CODE: OREGON RESIDENTIAL SPECIALTY CODE, 2017 EDITION OCCUPANCY: SINGLE FAMILY RESIDENTIAL TYPE OF CONSTRUCTION: TYPE VB FLOOR AREA: 6,435 SQ. FT. (GROSS AREA)

ELEVATION: 1,190 FT, MSL, APPROXIMATE SNOW LOAD: 25 PSF WIND EXPOSURE: 96 MPH (3 – SECOND GUST)

EXPOSURE: B SEE STRUCTURAL DRAWINGS & GEOTECHNICAL REPORT

DEFERRED SUBMITTALS: MECHANICAL DESIGN BUILD ELECTRICAL DESIGN BUILD PLUMBING DESIGN BUILD

FIRE SPRINKLERS: PROVIDED IN-GROUND WATER STORAGE: PROVIDED - SEE SITE PLAN - WET DRAFT HYDRANT

ROOFING SYSTEM: UL CLASS A

EMERGENCY VEHICLE ACCESS & TURNAROUND: PROVIDED

WEINGARTNER RESIDENCE, ROGUE RIVER, OREGON 07-27-2020 Brian J. Hawkins, Architect, PC

#### **BUILDING ENVELOPE ENERGY COMPLIANCE**

BASIS: 2017 Oregon Residential Specialty Code - Chapter 11 Table N1101.1(1) - Prescriptive Envelope Requirements

RESIDENCE				GLAZING	DATA			REMARKS / BASIS OF DESIGN	
COMPONENT	MATERIALS	INSULATION TYPE	R-VALUE	U-FACTOR	SHGC	VT	RATING*		
ROOF	12 1/4" SIPS	R-CONTROL MAX SIPS EXPANDED POLYSTYRENE	R-58 @ 40 F R-54 @ 75 F					MFR: R CONTROL; Graphite - FrameGuard & Perform Guard	2
WOOD FRAME EXTERIOR WALLS	1-1/4" RIGID INSULATION ON 1/2" PLYWOOD ON EXTERIOR OF 2X6 WOOD STUDS AT 16" O.C. WITH BATT INSULATION	ROCK WOOL ROCK WOOL	5 24					ROCKWOOL COMFORTBOARD 80	$\exists$
CRAWLSPACE	1 1/8" PLYWOOD ON 11 7/8" WOOD 'I' JOISTS AT 16"O.C.	ROCK WOOL	45					2 LAYERS: R15 + R30 = 10.75" THK	
FOUNDATION WALLS	3" RIGID INSULATION ON INTERIOR FACE OF 8" CAST- IN-PLACE CONCRETE FOUNDATION	EXTRUDED POLYSTYRENE	15					DOW STYROFOAM	
DOORS - EXTERIOR	WOOD FRAME WITH GLAZING	DUAL GLAZING		0.40				CUSTOM FRENCH ENTRY DOORS	
WINDOWS	THERMALLY BROKEN FIBERGLASS FRAME WITH GLAZING	DUAL GLAZING (11/16")		0.26	0.34	0.58	LC-PG50	MFR: Marvin-Essential Series - Glass: IG with Low E2 - Argon Gas	
POOL ENCLOSURE									- -
COMPONENT	MATERIALS	INSULATION TYPE	R-VALUE						
SIPS ROOF	12 1/4" SIPS	R-CONTROL MAX SIPS EXPANDED POLYSTYRENE	R-58 @ 40 F R-54 @ 75 F					MFR: R CONTROL; Graphite - FrameGuard & Perform Guard	
GLAZED ROOF	THERMALLY BROKEN ALUMINUM WITH GLAZING	DUAL GLAZING		0.42	0.25	0.54		MFR: CRYSTALITE	
GLAZED WALL	THERMALLY BROKEN ALUMINUM WITH GLAZING	DUAL GLAZING		0.42	0.25	0.54		GLAZING CLEAR TEMP O/LAM'D	
METAL STUD FRAMED EXTERIOR WALLS	1/2" DENS-GLASS SHEATHING ON EXT. & INT. OF 6" METAL STUDS AT 16" O.C. WITH BATT INSULATION	ROCK WOOL	R-24					SHEATHING - MFR: GEORGIA-PACIFIC. INSUL - MFR: ROCK WOOL.	
CONCRETE POOL DECK	4" CAST-IN-PLACE CONCRETE SLAB-ON-GRADE ON 6" OF EXTRUDED POLYSTYRENE	EXTRUDED POLYSTYRENE	R-30					DOW STYROFOAM	
									3

DUAL GLAZING

#### **NOTES**

AAMA/WDMA/CSA 101/I.S.2/A40F

SOLAR HEAT GAIN COEFFICIENT (SHGC) — The lower a window's SHGC, the less solar heat it transmits, and the greater its shading ability.

THERMALLY BROKEN ALUMINUM WITH GLAZING - SLIDING

 $U-VALUE - (Btu/hr-sq\ ft-*f)$  The lower the U-Value, the greater the resistance to heat flow and better its insulating value.

#### SWIMMING POOL SAFETY COMPLIANCE NOTES

NOTE: ALL DOORS PROVIDING ACCESS TO POOL ENCLOSURE SHALL BE SELF-CLOSING. REFER TO DOOR SCHEDULE AND SPECIFICATIONS FOR TYPE AND MANUFACTURER.

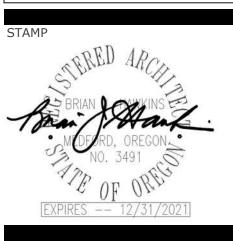
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email: admin@brianihawkinsarchitect.com

DRAWING STATUS CONSTRUCTION DOCUMENTS **PERMIT SET** DATE 07/27/2020



**NEW RESIDENCE** 

### WEINGARTNER **RESIDENCE**

5983 WEST EVANS CREEK ROAD

ROGUE RIVER, OR 97537 354W21 1602

MICHAEL& AMBER WEINGARTNER

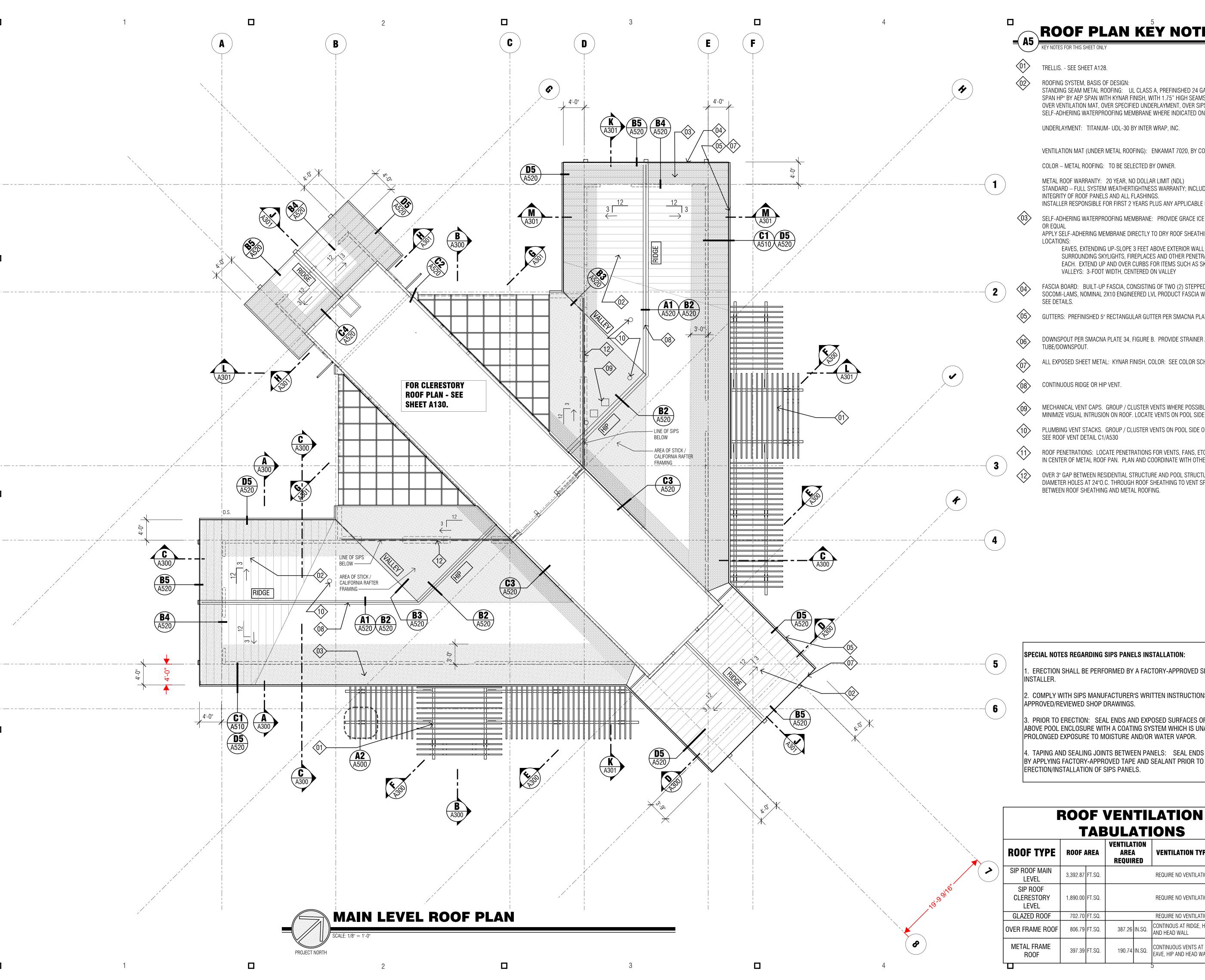
5983 WEST EVANS CREEK ROAD ROGUE RIVER, OR 97537

MARK DATE DESCRIPTION

ISSUE	07/27/2020
PROJECT	19R0100
DRAWN BY:	CNF
CHECKED	BJH

APPROVED FOR THE OWNER

**CODE REVIEW AND ABBREVIATIONS ENERGY COMPLIANCE** 



# **ROOF PLAN KEY NOTES**

TRELLIS. - SEE SHEET A128.

ROOFING SYSTEM, BASIS OF DESIGN: STANDING SEAM METAL ROOFING: UL CLASS A, PREFINISHED 24 GA. SYSTEM "DESIGN SPAN HP" BY AEP SPAN WITH KYNAR FINISH, WITH 1.75" HIGH SEAMS AT 17" O.C. NOMINAL OVER VENTILATION MAT, OVER SPECIFIED UNDERLAYMENT, OVER SIPS PANEL. PROVIDE SELF-ADHERING WATERPROOFING MEMBRANE WHERE INDICATED ON ROOF PLAN.

UNDERLAYMENT: TITANUM- UDL-30 BY INTER WRAP, INC.

VENTILATION MAT (UNDER METAL ROOFING): ENKAMAT 7020, BY COLBOND.

COLOR – METAL ROOFING: TO BE SELECTED BY OWNER.

METAL ROOF WARRANTY: 20 YEAR, NO DOLLAR LIMIT (NDL) STANDARD – FULL SYSTEM WEATHERTIGHTNESS WARRANTY; INCLUDES WEATHERTIGHT INTEGRITY OF ROOF PANELS AND ALL FLASHINGS. INSTALLER RESPONSIBLE FOR FIRST 2 YEARS PLUS ANY APPLICABLE EXTENSIONS.

SELF-ADHERING WATERPROOFING MEMBRANE: PROVIDE GRACE ICE & WATER SHIELD "HT" APPLY SELF-ADHERING MEMBRANE DIRECTLY TO DRY ROOF SHEATHING AT FOLLOWING

EAVES, EXTENDING UP-SLOPE 3 FEET ABOVE EXTERIOR WALL LINE BELOW. SURROUNDING SKYLIGHTS, FIREPLACES AND OTHER PENETRATIONS, 1'-6" AROUND EACH. EXTEND UP AND OVER CURBS FOR ITEMS SUCH AS SKYLIGHTS, FANS, ETC. VALLEYS: 3-FOOT WIDTH, CENTERED ON VALLEY

FASCIA BOARD: BUILT-UP FASCIA, CONSISTING OF TWO (2) STEPPED 2X10 (9-1/4" NET) SOCOMI-LAMS, NOMINAL 2X10 ENGINEERED LVL PRODUCT FASCIA WITH RE-SAWN FINISH. SEE DETAILS.

GUTTERS: PREFINISHED 5" RECTANGULAR GUTTER PER SMACNA PLATE 2, STYLE 2.

DOWNSPOUT PER SMACNA PLATE 34, FIGURE B. PROVIDE STRAINER AT EACH OUTLET TUBE/DOWNSPOUT.

ALL EXPOSED SHEET METAL: KYNAR FINISH, COLOR: SEE COLOR SCHEDULE.

CONTINUOUS RIDGE OR HIP VENT

MECHANICAL VENT CAPS. GROUP / CLUSTER VENTS WHERE POSSIBLE TO MINIMIZE VISUAL INTRUSION ON ROOF. LOCATE VENTS ON POOL SIDE OF RIDGE LINE.

PLUMBING VENT STACKS. GROUP / CLUSTER VENTS ON POOL SIDE OF RIDGE LINE. SEE ROOF VENT DETAIL C1/A530

ROOF PENETRATIONS: LOCATE PENETRATIONS FOR VENTS, FANS, ETC. IN CENTER OF METAL ROOF PAN. PLAN AND COORDINATE WITH OTHER TRADES.

OVER 3" GAP BETWEEN RESIDENTIAL STRUCTURE AND POOL STRUCTURE PROVIDE 1" DIAMETER HOLES AT 24"O.C. THROUGH ROOF SHEATHING TO VENT SPACE INTO CAVITY BETWEEN ROOF SHEATHING AND METAL ROOFING.

#### SPECIAL NOTES REGARDING SIPS PANELS INSTALLATION:

ERECTION SHALL BE PERFORMED BY A FACTORY-APPROVED SIPS PANEL

. COMPLY WITH SIPS MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPROVED/REVIEWED SHOP DRAWINGS.

B. PRIOR TO ERECTION: SEAL ENDS AND EXPOSED SURFACES OF SIPS PANELS ABOVE POOL ENCLOSURE WITH A COATING SYSTEM WHICH IS UNAFFECTED BY PROLONGED EXPOSURE TO MOISTURE AND/OR WATER VAPOR.

TAPING AND SEALING JOINTS BETWEEN PANELS: SEAL ENDS AND JOINTS BY APPLYING FACTORY-APPROVED TAPE AND SEALANT PRIOR TO AND DURING ERECTION/INSTALLATION OF SIPS PANELS.

#### **TABULATIONS** VENTILATION ROOF TYPE | ROOF AREA AREA AREA VENTILATION TYPE **PROVIDED** REQUIRED 3,392.87 FT.SQ. REQUIRE NO VENTILATION REQUIRE NO VENTILATION 1,890.00 FT.SQ. REQUIRE NO VENTILATION 702.70 FT.SQ. CONTINOUS AT RIDGE, HIP 610.87 IN.SQ. 387.26 IN.SQ. AND HEAD WALL

CONTINUOUS VENTS AT EAVE, HIP AND HEAD WALL

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MICHAEL& AMBER WEINGARTNER

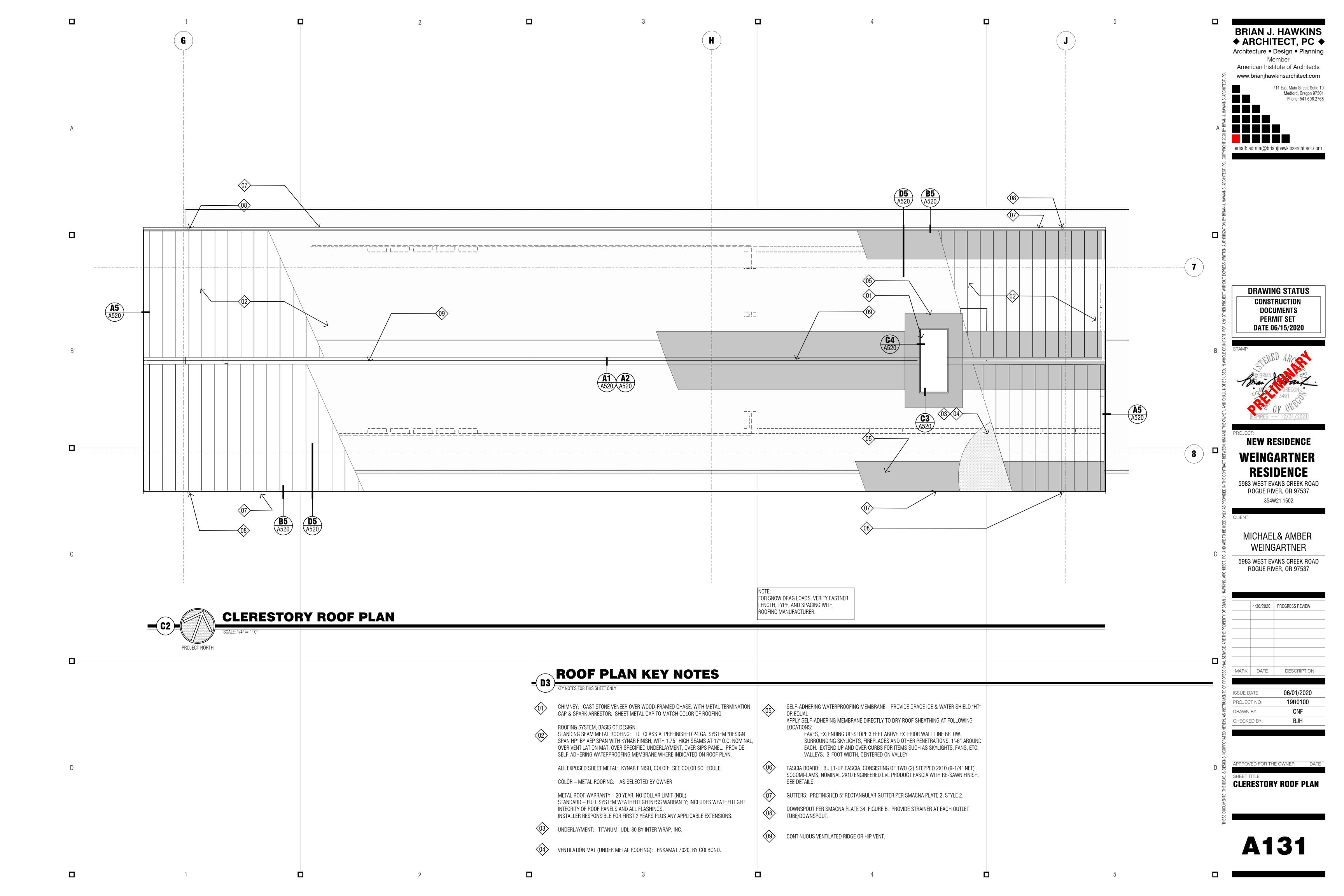
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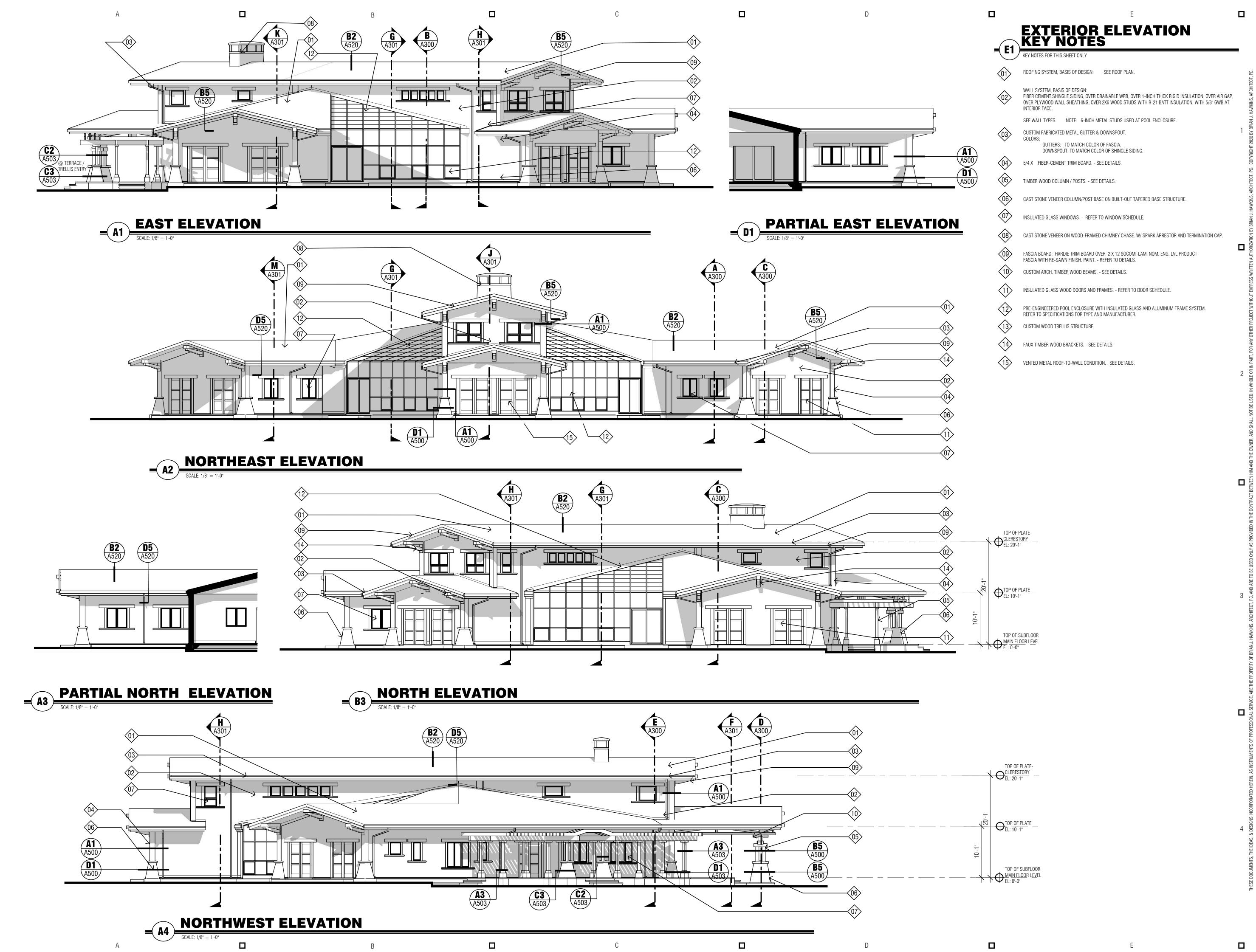
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**MAIN LEVEL ROOF PLAN** 





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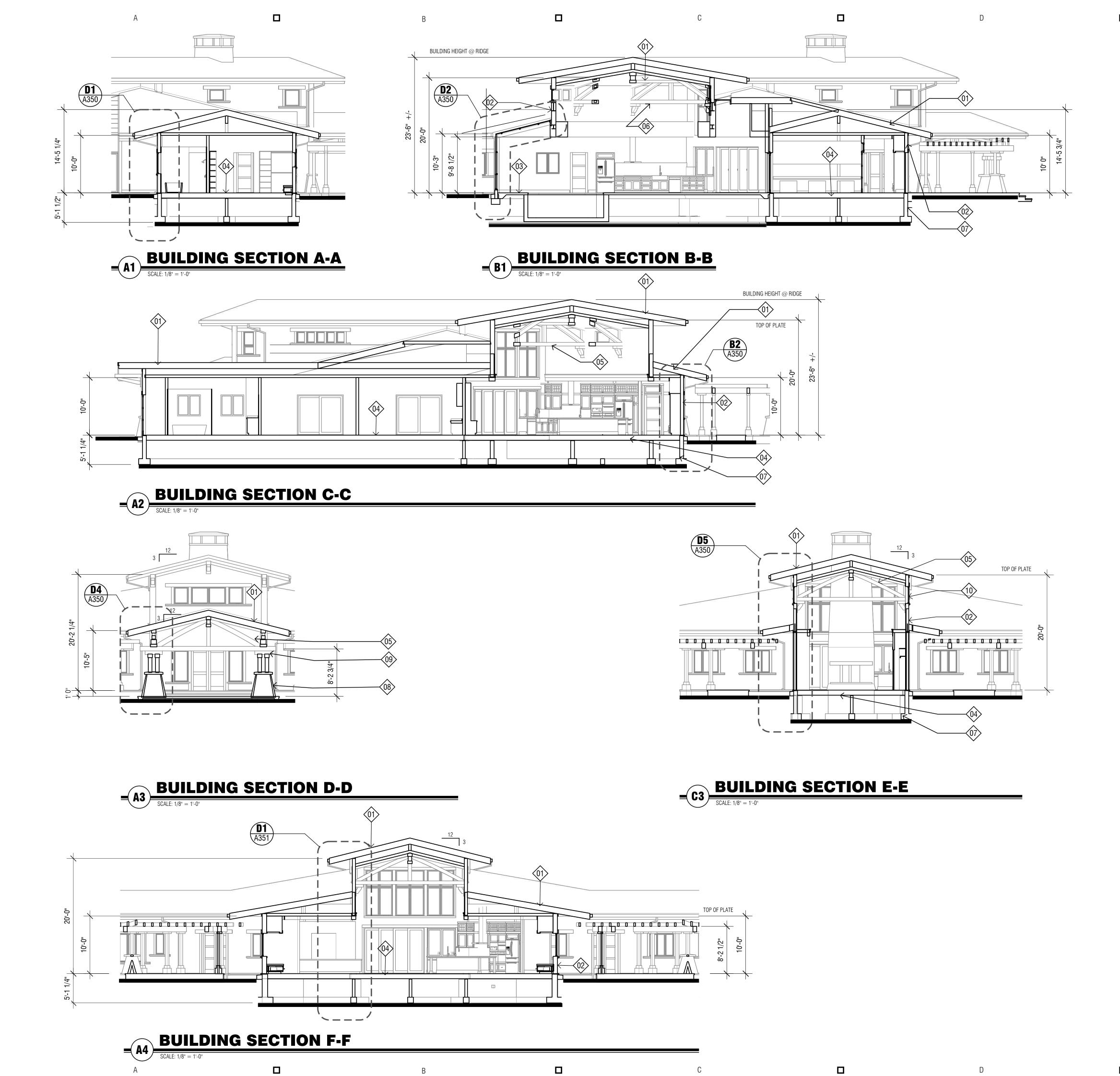
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EXTERIOR ELEVATIONS



# BUILDING SECTION KEY NOTES KEY NOTES FOR THIS SHEET ONLY

ROOFING SYSTEM, BASIS OF DESIGN: STANDING SEAM METAL ROOF OVER VAPOR BARRIER WITH 1/4" MINIMUM AIR GAP, OVER 11 3/4" R-56 SIP PANELS, WITH 5/8 GWB AT INTERIOR FACE.

WALL SYSTEM, BASIS OF DESIGN FIBER CEMENT SHINGLE SIDING, OVER FURRING STRIPS, OVER WRB, OVER 1/2" PLYWOOD 2 X 6 WOOD STUDS @ 16" O.C. WITH 5/8" GWB AT INTERIOR FACE.

FLOOR SYSTEM, BASIS OF DESIGN 5" CONCRETE SLAB FLOOR OVER 6" MINIMUM OF R-30 RIGID INSULATION, OVER CLASS B VAPOR BARRIER. SEE ALTERNATE BIDS.

FLOOR SYSTEM, BASIS OF DESIGN 3/4" HARDWOOD FLOORING OVER 1 1/8" PLYWOOD SUBFLOOR OVER 9 1/2" WOOD 'I' JOIST AT 24"O.C. WITH R-30 FIBERGLASS INSULATION

HEAVY TIMBER BEAM TRUSSES. SEE SHEETS A501 AND A502 FOR PROFILES AND DETAILING.

WOOD-CLAD STEEL BEAM TRUSSES. SEE STRUCTURAL DRAWINGS AND SHEET A502 FOR PROFILES AND DETAILING.

CONCRETE FOUNDATION AND SPREAD FOOTINGS. SEE STRUCTURAL DRAWINGS.

CAST STONE VENEER COLUMN / POST BASE ON BUILT-OUT TAPERED BASE STRUCTURE.

WOOD POSTS.

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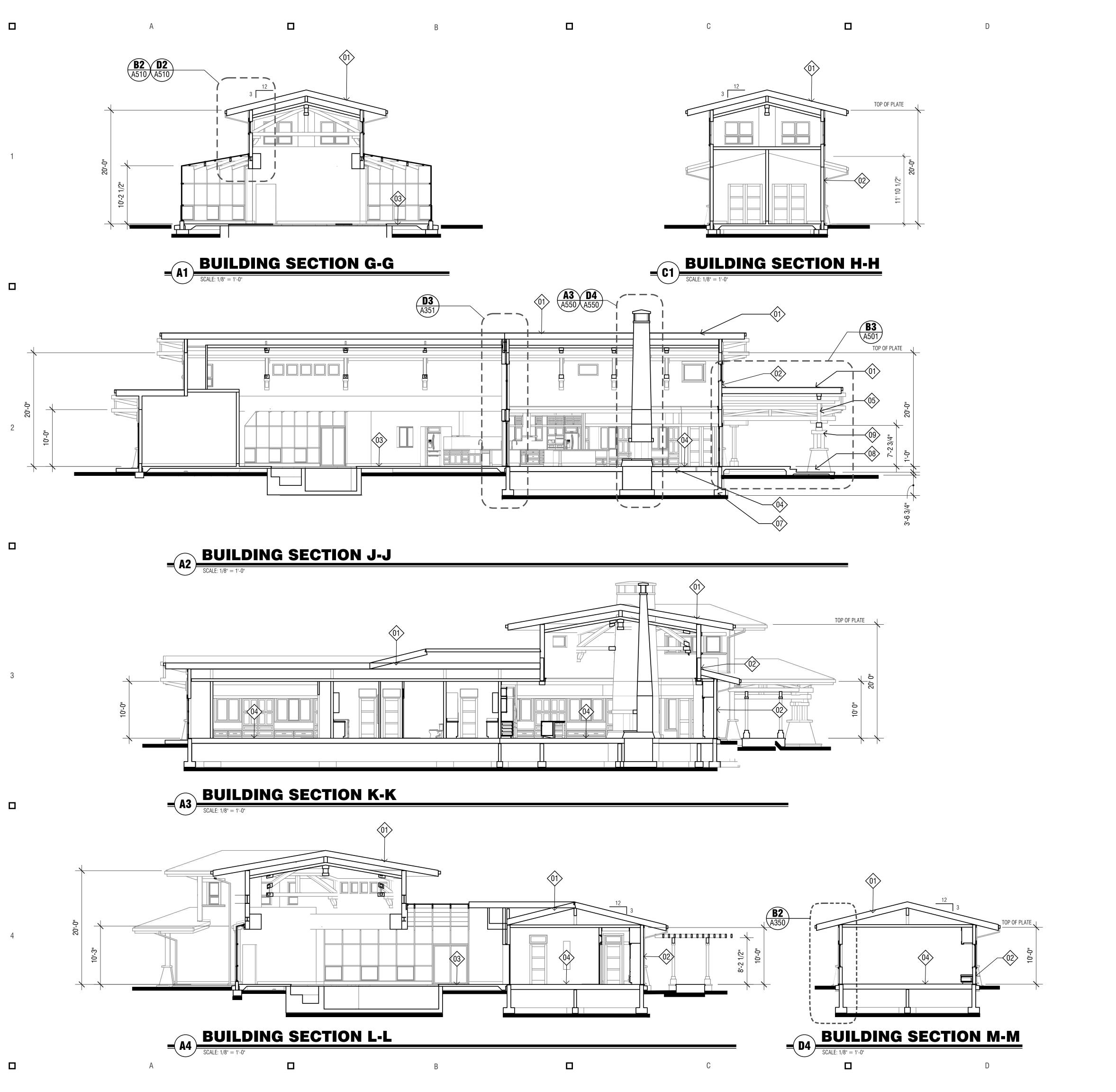
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# BUILDING SECTION KEY NOTES E1 KEY NOTES END THIS SHEET ONLY

STANDING SEAM METAL ROOF OVER VAPOR BARRIER WITH 1/4" MINIMUM AIR GAP, OVER 11 3/4" R-56 SIP PANELS, WITH 5/8 GWB AT INTERIOR FACE.

FIBER CEMENT SHINGLE SIDING, OVER FURRING STRIPS, OVER WRB OVER 1/2" PLYWOOD, OVER 2 X 6 WOOD STUDS @ 16" O.C. WITH 5/8" GWB AT INTERIOR FACE.

FLOOR SYSTEM, BASIS OF DESIGN 5" CONCRETE SLAB FLOOR, OVER 6" MINIMUM OF R-30 RIGID INSULATION, OVER CLASS B VAPOR BARRIER. SEE ALTERNATE BIDS.

FLOOR SYSTEM, BASIS OF DESIGN 3/4" HARDWOOD FLOORING OVER 1 1/8" PLYWOOD SUBFLOOR OVER 9 1/2" WOOD 'I' JOIST AT 24"O.C. WITH R-30 FIBERGLASS INSULATION

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WOOD-CLAD STEEL BEAM TRUSSES. SEE STRUCTURAL DRAWINGS AND SHEET A502 FOR PROFILES AND DETAILING.

CONCRETE FOUNDATION AND SPREAD FOOTINGS. SEE STRUCTURAL DRAWINGS.

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09 WOOD POSTS.

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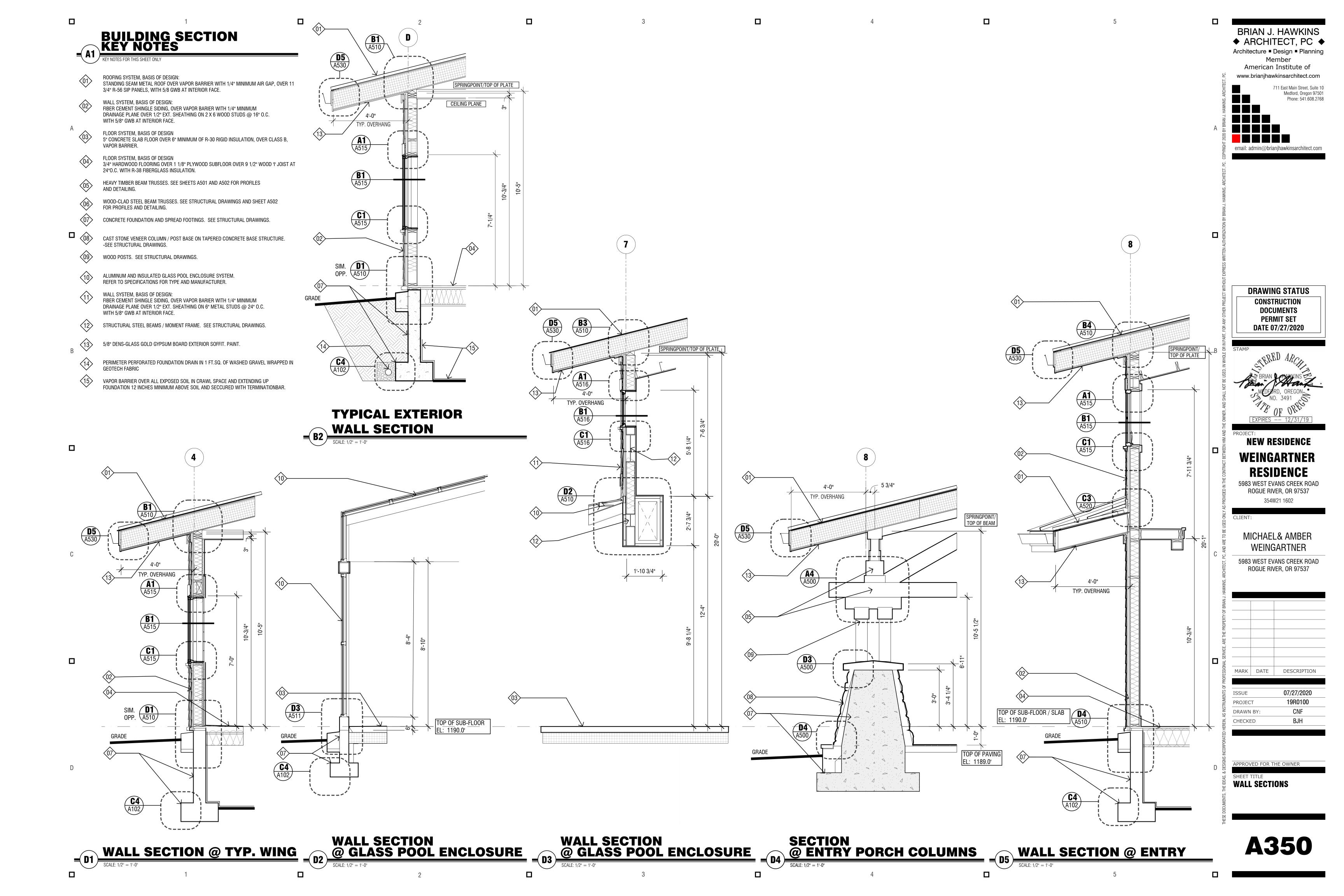
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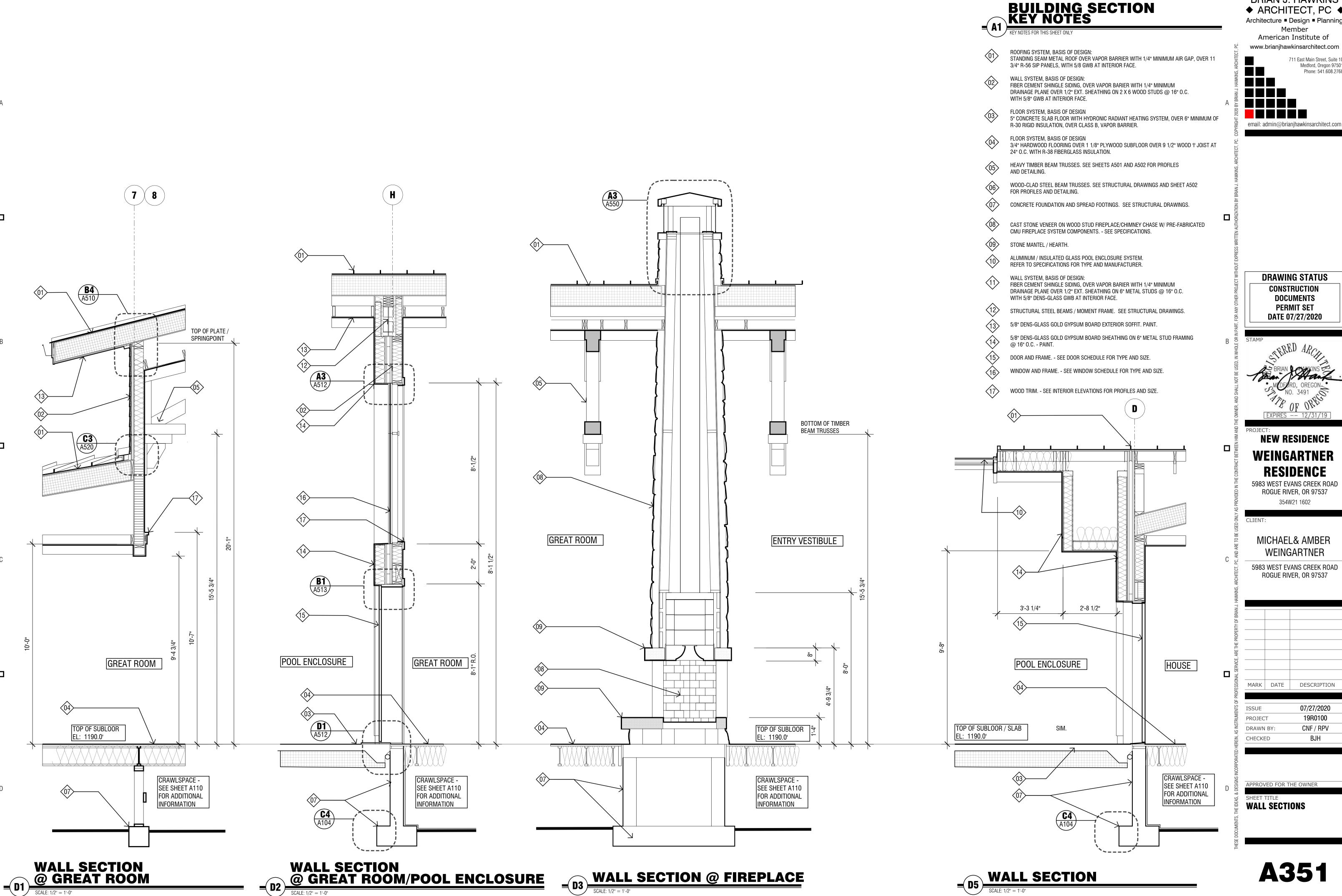
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**ENTRY** TOP OF SUBLOOR EL: 1190.0' CRAWLSPACE -SEE SHEET A110 FOR ADDITIONAL

# BUILDING SECTION KEY NOTES FOR THIS SHEET ONLY

ROOFING SYSTEM, BASIS OF DESIGN: STANDING SEAM METAL ROOF OVER VAPOR BARRIER WITH 1/4" MINIMUM AIR GAP, OVER 11 3/4" R-56 SIP PANELS, WITH 5/8 GWB AT INTERIOR FACE.

WALL SYSTEM, BASIS OF DESIGN: FIBER CEMENT SHINGLE SIDING, OVER VAPOR BARIER WITH 1/4" MINIMUM DRAINAGE PLANE OVER 1/2" EXT. SHEATHING ON 2 X 6 WOOD STUDS @ 16" O.C. WITH 5/8" GWB AT INTERIOR FACE.

FLOOR SYSTEM, BASIS OF DESIGN 5" CONCRETE SLAB FLOOR WITH HYDRONIC RADIANT HEATING SYSTEM, OVER 6" MINIMUM OF R-30 RIGID INSULATION, OVER CLASS B, VAPOR BARRIER.

FLOOR SYSTEM, BASIS OF DESIGN 3/4" HARDWOOD FLOORING OVER 1 1/8" PLYWOOD SUBFLOOR OVER 9 1/2" WOOD 'I' JOIST AT 24" O.C. WITH R-38 FIBERGLASS INSULATION.

HEAVY TIMBER BEAM TRUSSES. SEE SHEETS A501 AND A502 FOR PROFILES AND DETAILING.

WOOD-CLAD STEEL BEAM TRUSSES. SEE STRUCTURAL DRAWINGS AND SHEET A502 FOR PROFILES AND DETAILING.

CONCRETE FOUNDATION AND SPREAD FOOTINGS. SEE STRUCTURAL DRAWINGS.

CAST STONE VENEER ON WOOD STUD FIREPLACE/CHIMNEY CHASE W/ PRE-FABRICATED CMU FIREPLACE SYSTEM COMPONENTS. - SEE SPECIFICATIONS.

STONE MANTEL / HEARTH.

ALUMINUM / INSULATED GLASS POOL ENCLOSURE SYSTEM. REFER TO SPECIFICATIONS FOR TYPE AND MANUFACTURER.

WALL SYSTEM, BASIS OF DESIGN: FIBER CEMENT SHINGLE SIDING, OVER VAPOR BARIER WITH 1/4" MINIMUM DRAINAGE PLANE OVER 1/2" EXT. SHEATHING ON 6" METAL STUDS @ 16" O.C. WITH 5/8" DENS-GLASS GWB AT INTERIOR FACE.

STRUCTURAL STEEL BEAMS / MOMENT FRAME. SEE STRUCTURAL DRAWINGS.

5/8" DENS-GLASS GOLD GYPSUM BOARD EXTERIOR SOFFIT. PAINT.

5/8" DENS-GLASS GOLD GYPSUM BOARD SHEATHING ON 6" METAL STUD FRAMING @ 16" O.C. - PAINT.

DOOR AND FRAME. - SEE DOOR SCHEDULE FOR TYPE AND SIZE.

WINDOW AND FRAME. - SEE WINDOW SCHEDULE FOR TYPE AND SIZE.

WOOD TRIM. - SEE INTERIOR ELEVATIONS FOR PROFILES AND SIZE.

CEILING SYSTEM, BASIS OF DESIGN INTERIOR OF RESIDENSE.

5/8" GYPSUM WALL BOARD, OVER 2X WOOD FRAMING.

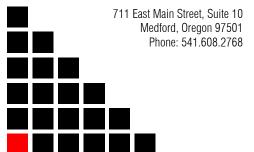
CEILING SYSTEM, BASIS OF DESIGN INTERIOR OF POOL ENCLOSURE. 5/8" DENS-GLASS GOLD GYPSUM WALL, OVER COLD FORMED METAL FRAMING FRAMING.

VAPOR BARRIER OVER ALL EXPOSED SOIL IN CRAWL SPACE AND EXTENDING UP FOUNDATION 12 INCHES MINIMUM ABOVE SOIL AND SECCURED WITH TERMINATIONBAR.

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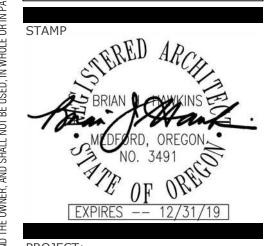
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WALL SECTIONS

**WALL SECTION AT ENTRY** 

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