

GREAT RM CEILING = 27'-61/2" +/ GREAT RM CEILING= 27'-61/2" +/-MAIN CEILING= 20'-9"" MAIN CEILING= 20'-9"" STONE MASONRY VENEER INSTALLED WITH SEISMIC TIE TO THE WOOD FRAM AS LOCATED PER SECTION 103 OF THE ORSC 2ND FLOOR= 10'-9" 2ND FLOOR= 10'-9" LWR CEILING= 9'-8" LWR CEILING= 9'-8" SCALE: 1/4" = 1'-0" STEP THE CONCRETE STEM WALL AT THE FRONT OF THE HOUSE UP AT 2:1 MAXIMUM VERTICAL INTERVALS WITH FOOTING AND GRADE REINFORCING AS REQUIRED BY DETAIL PONY WALL FRAMING FLOOR= 00'-8" TO MATCH WALL AND THE ATTACHED STRUCT. ENG. GROUND LEVEL = ASSUMED 00'-0" FRAMING ABOVE PROVIDE 2X6 STUD FRAME PONY WALL AT THE LOWER STEPPING CONCRETE STEM WALL WITH PLYWOOD SHT'G AND SIDING FINISH ______ -RE: 1/A4,1 FOR TYP. WALL SECTION FOR FOUNDATION

GENERAL NOTES

- 1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK, ALL SITE CONDITIONS, INCLUDING DISCOVERY OF FILL OR ANY OTHER MATERIAL SUBJECT TO SETTLEMENT OR DRAINAGE PROBLEMS, SHOULD BE IMMEDIATELY BROUGHT
- 2. THE GENERAL CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE DESIGNER SHALL
- 3. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
- 4. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT. IT IS NOT THE INTENT OF THE DESIGNER TO SHOW EVERY CONDITION OR CALL OUT STRUCTURAL BRACKETS AT EVERY LOCATION. AREAS OF CONCERN DURING CONSTRUCTION SHOULD BE BROUGHT TO IMMEDIATE ATTENTION OF THE DESIGNER.
- 5. ALL WORK SHALL CONFORM TO MIN. STANDARDS OF THE CURRENT EDITION OF THE I.R.C. & OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF WORK, INCLUDING THE STATE OF OREGON, DEPT. OF LABOR AND INDUSTRIES, SAFETY & HEALTH DIVISION, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- 6. CONTRACT ARCHITECTURAL DRAWINGS AND SPECS. REPRESENT THE FINISHED BUILDING. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE MEASURES TO PROTECT STRUCTURE DURING CONSTRUCTION, MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, SHORING LOADS DUE TO CONSTRUCTION EQUIPMENT, ECT. OBSERVATION VISITS TO SITE BY THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- 1. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING IF STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- 9. N O T E: STRUCTURAL LOADS FOR THIS BUILDING HAVE BEEN CALCULATED WITH THE ASSUMPTION THAT THE SOIL BEARING CAPACITY OF THE SITE IS A MINIMUM OF 1,500 P.S.F. THE DESIGNER MAKES NO CLAIMS AS TO THE BEARING CAPACITY, DRAINAGE, OR OTHER CONDITIONS RELATING TO THE SITE. DESIGNER HIGHLY RECOMMENDS THAT A SOILS ANALYSIS BE PERFORMED BY A LICENSED TESTING
- 10. IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSURE THAT PROPER SLOPE AWAY FROM BUILDING IS MAINTAINED TO ALLOW FOR PROPER DRAINAGE FROM GROUND WATER AND SURFACE RUN OFF,
- 11. BUILDER SHALL BE RESPONSIBLE FOR STAKING OUT AND PROPERLY LOCATING THE BUILDING AS PER SITE PLAN. BUILDER SHALL FURTHER INSURE THAT ALL SETBACK REQUIREMENTS AND EASEMENTS HAVE BEEN MET PRIOR TO BEGINNING CONSTRUCTION. BUILDER SHALL REPORT TO DESIGNER AND OWNERS ANY DISCREPANCY IN MEETING THESE REQUIREMENTS BEFORE PROCEEDING.
- 12. ALL HANGERS SPECIFIED TO BE SIMPSON OR EQUIVALENT.

DRAWING INDEX

TO THE ATTENTION OF THE DESIGNER.

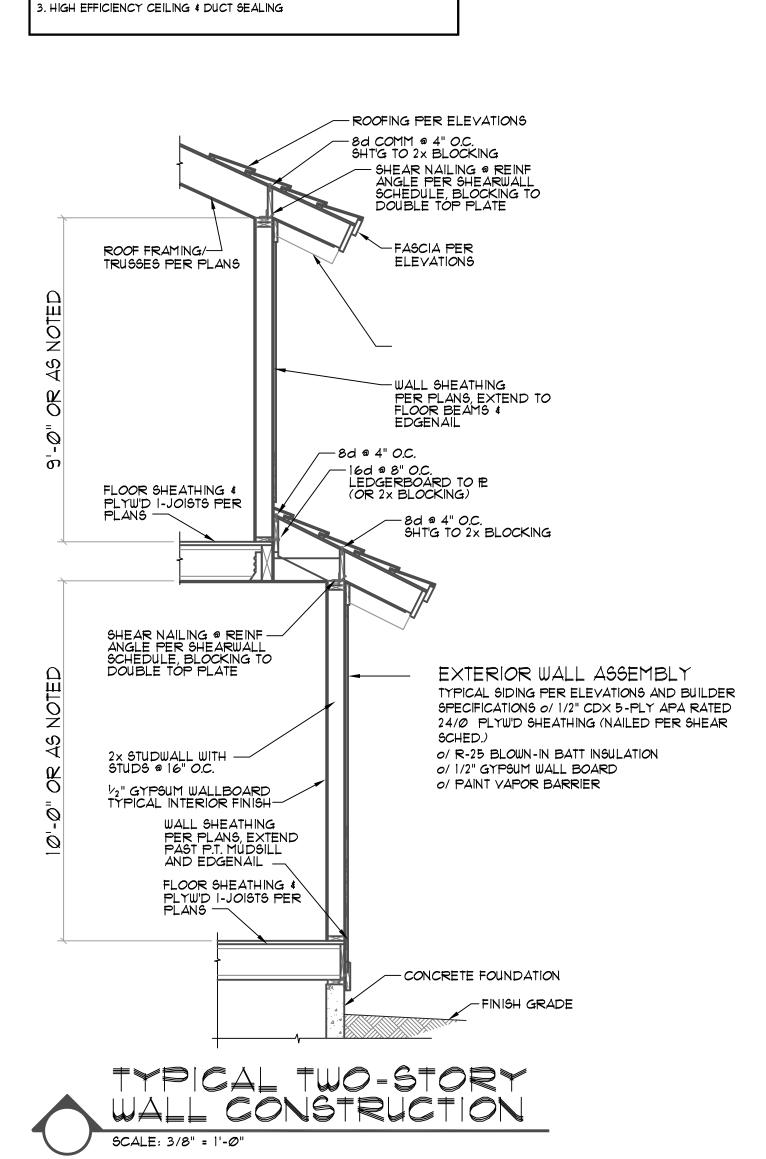
- ELEVATIONS
- ELEVATIONS FOUNDATION
- LOWER FLOOR WALLS
- FLOOR JOIST PLAN
- JOIST MANUE, PLAN
- MAIN FLOOR WALLS
- 68 MAIN FLOOR WALL PLATE HEIGHTS
- ROOF TRUSS PLAN
- SECTION & RADON DETAIL CONST. DETAILS

ENERGY CONSERVATION

ALL CONDITIONED SPACES SHALL COMPLY WITH TABLE NIIØ1.0 (1)

THE ADDITIONAL MEASURE PER REQUIREMENT FROM TABLE NIIØ1.1 (2) SHALL BE #1 HIGH EFFICIENCY HVAC SYSTEM.

A. HIGH EFFICIENCY HVAC



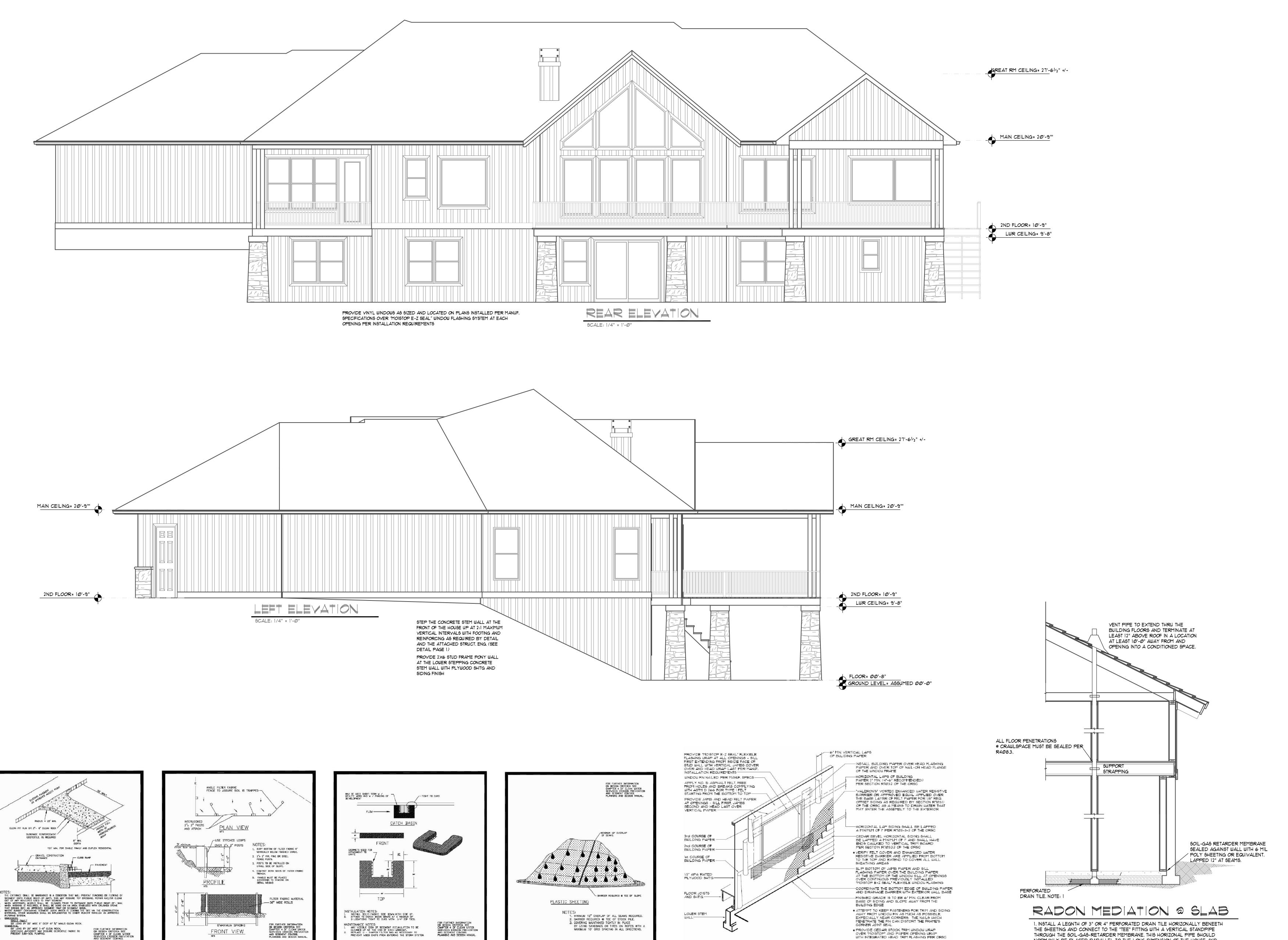


DRAWING

SCALE: 1/4" = 1' O.N.O.DRAWN: DEC 16, 2016

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STOCK PILE PROTECTION

9CALE: 1" • 1'-@"

SIDING APPLICATION

SCALE: 1" - 1'-0"

SCALE: |" = 1'-Ø"

SILT FENCE

SCALE: 1" • 1'-Ø"

SCALE: |" = |'-@"

DRAWING

SCALE: 1/4" = 1' O.N.O.

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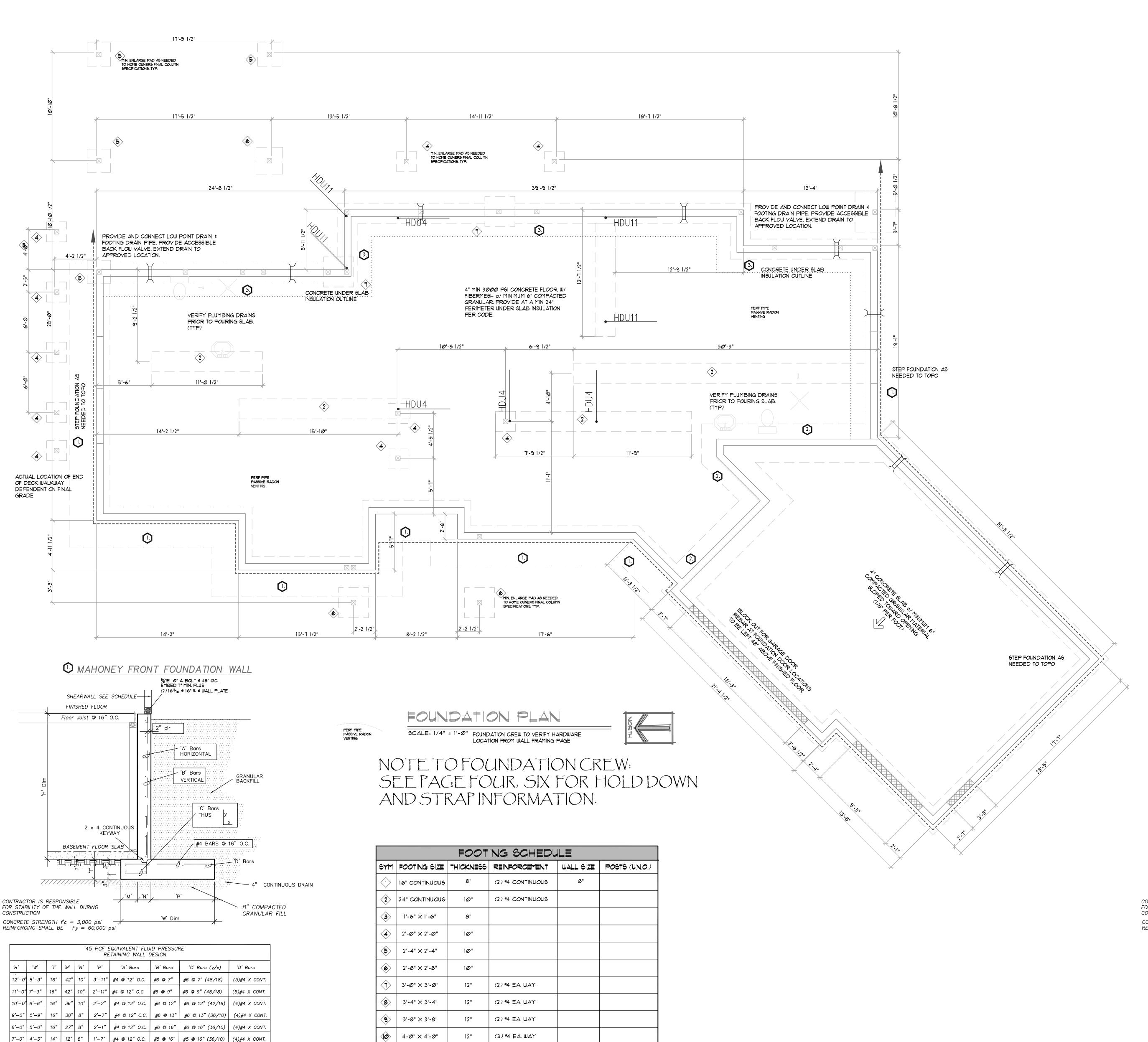
THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONAL PIPE SHOULD NORMANLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND

2. VENTALATE OPEN CRAWLSPACE IN CONFORMANCE WITH LOCAL BUILDING CODE:

VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF A NON CLOSABLE DESIGN

3. VENT PIPE CAN ALSO BE TIED INTO CRAWLSPACE RADON MEDIATION.

SHOULD BE NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL



12"% *****4 E*A.* WAY

12"% #4 EA. WAY

4-Ø" × 5'-Ø"

6'-0" | 3'-9" | 14" | 12" | 8" | 1'-7" | #4 @ 12" O.C. | #5 @ 16" | #5 @ 16" (36/10) | (4)#4 X CONT.

|5'-0" | 3'-0" | 14" | 12" | 8" | 1'-4" | #4 @ 12" O.C. | #5 @ 16" | #5 @ 16" (36/10) | (4)#4 X CONT.

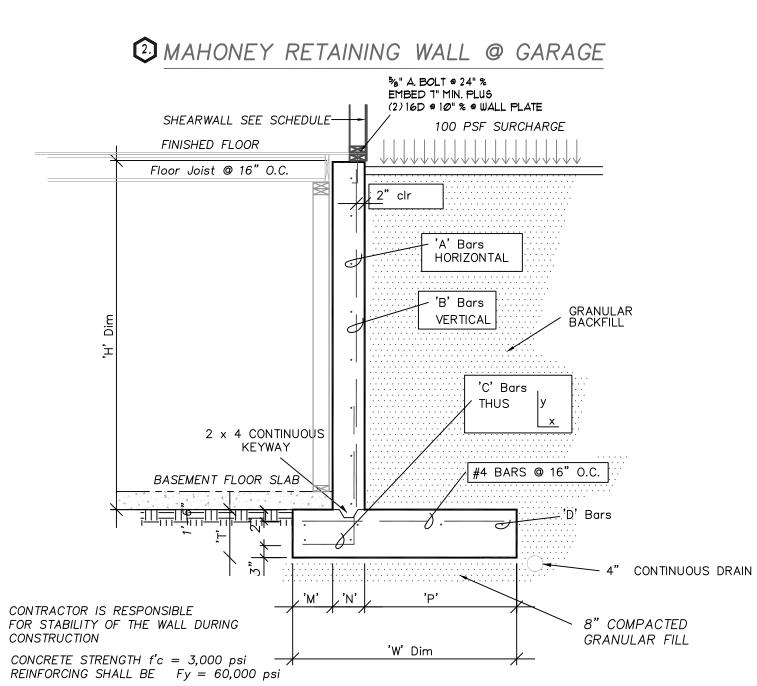
4'-0" 2'-0" 14" 12" 8" 8" #4 @ 12" O.C. #4 @ 16" #4 @ 16" (36/10) (4)#4 X CONT.

FOUNDATION NOTES

- 1. ALL CONCRETE TO ATTAIN A MINIMUM ULTIMATE
 COMPRESSION STRENGTH OF 3,000 P.S.F. FOR WALLS
 EXPOSED TO WEATHER, FOUNDATION WALLS AND
 FOOTINGS. CONCRETE SHALL BE AIR ENTRAINED NOT LESS
 THAN 5% AND NO MORE THAN 1%. FOUNDATION
 DESIGNED FOR 2,500 PSF CONCRETE, THEREFORE NO
 TESTING REQUIRED.
- 2. FOOTINGS ARE TO BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL COMPACTED 95% MODIFED PROCTOR. CONTRACTOR SHALL CONTACT ENGINEER FOR METHOD OF COMPACTING FILL. FOOTINGS SHALL EXTEND 24" BELOW FROSTLINE MEASURED FROM FINISH GRADE. BUILDER TO VERIFY FROST DEPTH WITH LOCAL BUILDING DEPT. AND ADJUST STEM WALL HEIGHT AS REQUIRED.
- 3. DESIGN CITERIA FOR CONCRETE STEM WALLS, FOOTINGS, SLABS, AND PIERS ARE BASED UPON A SOIL BEARING
- 4. PROVIDE 1/2" DIA. STEEL ANCHOR BOLTS EMBEDDED AT LEAST 1" INTO CONCRETE. SPACE BOLTS A MAXIMUM OF 4'-0" O/C WITH A MINIMUM OF TWO BOLTS PER PIECE OF MUD SILL AND BOLT WITHIN 12" OF EACH PLATE END. UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE.
- 5. STEM WALLS ARE TO BE 8" THICK MIN. WITH A 24"x8" FOOTING AT ALL AREAS (UNLESS NOTED OTHERWISE).
- 6. FOUNDATION REBAR TO BE (2) *4 BARS HORIZONTAL IN STEMWALL AND (2) *4 BARS CONTINUOUS IN FOOTINGS. SLOPE FINISH GRADE AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" IN THE FIRST 10"-0".
- 8. DRAINS ARE TO BE PROVIDED AROUND ALL CONCRETE FOUNDATIONS ENCLOSING HABITABLE OR USABLE SPACES LOCATED BELOW GRADE.
- FOUNDATION WALLS OF HABITABLE ROOMS LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANES EXTENDING FROM THE EDGE OF THE FOOTING TO THE FINISH GRADE LINE.
- 10. GENERAL CONTRACTOR TO VERIFY POINT LOADS FROM TRUSS MANUFACTURER, AND MAKE ADJUSTMENTS TO FOUNDATION AS NEEDED. G.C. TO PROVIDE TRUSS CALCULATIONS TO ENGINEER FOR REVIEW PROIR TO ORDERING.
- 11. GENERAL CONTRACTOR TO VERIFY WEATHERPROOFING REQUIRED BY MANUFACTURER @ EXTERIOR GLU-LAM BEAM LOCATIONS.
- 12. PROVIDE FOUNDATION VENTS EQUAL TO 1/1,500 OF THE UNDERFLOOR AREA. VENTS ARE TO HAVE CLOSEABLE REGISTERS AND BE LOCATED WITHIN 3'-0" OF BUILDING CORNERS. AVOID VENTS WITHIN 2'-0" OF SHEARWALLS W/ HOLDOWNS, AND POSTS SUPPORTING BEAMS AND/ OR GIRDER TRUSSES.
- 13. PROVIDE FOR A MINIMUM CLEARANCE OF 18" FROM GRADE BOTTOM ON FLOOR JOISTS, AND 12" MINIMUM CLEARANCE FROM GRADE TO BOTTOM OF GIRDERS AND FLOOR BEAMS.
- 14. THE UNDERFLOOR SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. PROVIDE A MINIMUM OF 6 MIL. BLACK POLYETHYLENE GROUND COVER OVER ENTIRE CRAWLSPACE. LAP ALL JOINTS A MINIMUM OF 12" AND
- 15. REFER TO DETAILS FOR TYPICAL CONNECTIONS

	RE	taining (WALL KE	Y
		RETAINING WA	ALL INDENT	FICATION
2.		RETAINING WA	ALL INDENT	FICATION
3.		RETAINING WA	ALL INDENT	FICATION

	SYMBOL KEY
**	SHEARWALL INDENTIFICATION
*	HOLDOWN PER SCHEDULE
•	HOLDOWN LOCATION (SEE FRAMING PLAN)
#	CONCRETE FOOTING TAG
#	CONSTRUCTION NOTE SEE NOTES THIS SHEET
H-#	HEADER IDENTIFIER SEE HEADER SCHEDULE
B-#	BEAM IDENTIFIER SEE BEAM SCHEDULE
] = INDICATES SPECIAL SHEAR WALL, W/ NAILING AS NOTED ON SCHEDULE.
	= INDICATES BEARING WALL (INTERIOR)

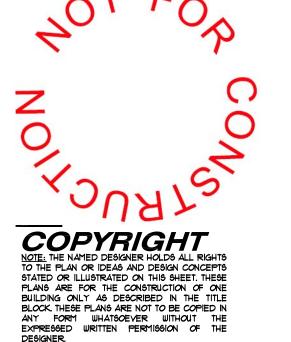


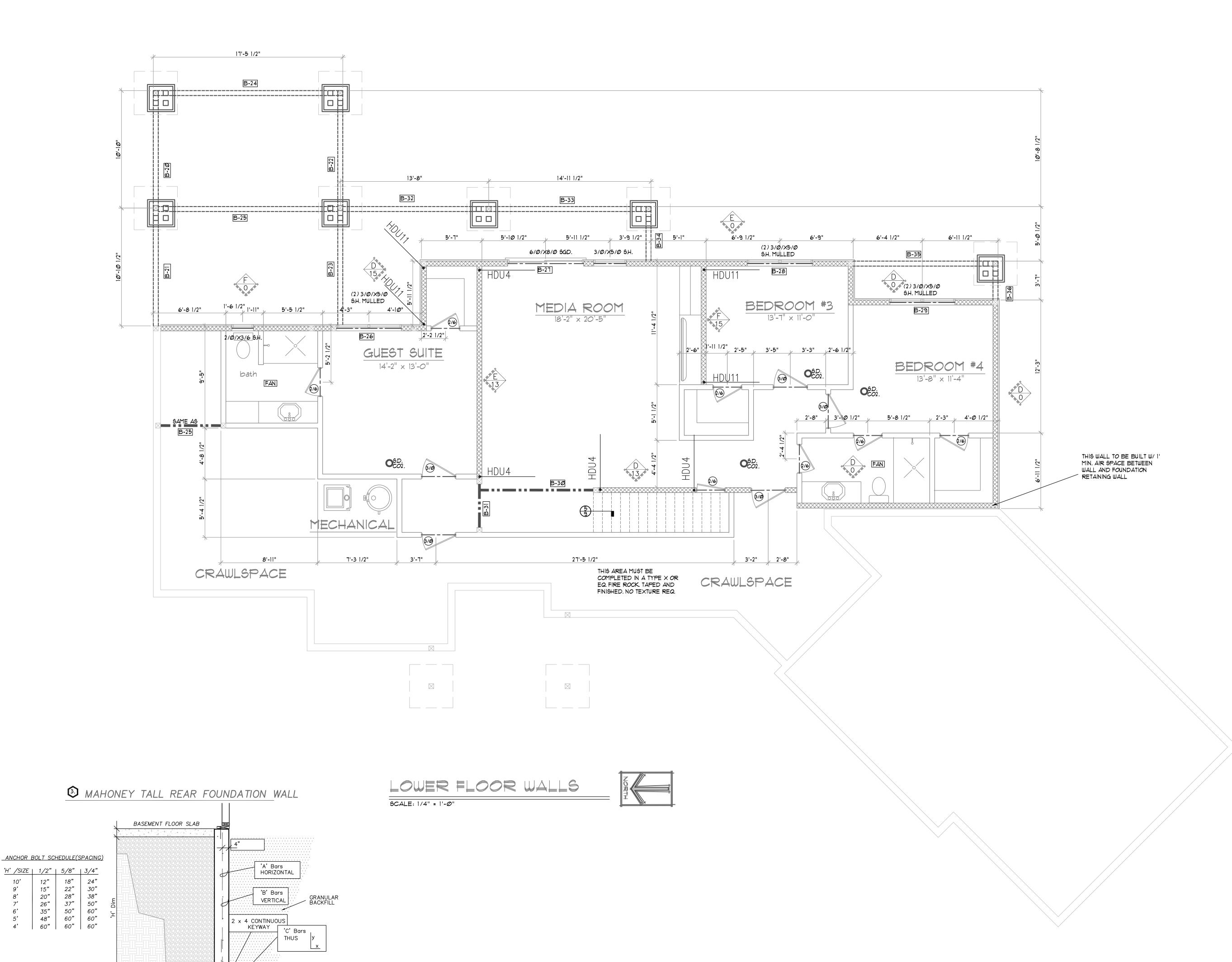
	45 PCF EQUIVALENT FLUID PRESSURE RETAINING WALL DESIGN								
'H'	'w'	'T'	'м'	'N'	'P'	'A' Bars	'B' Bars	'C' Bars (y/x)	'D' Bars
12'-0'	6'-0"	14"	21"	8"	3'-7"	#4 @ 12" O.C.	#6 @ 16"	#6 @ 8" (48/18)	(5)#4 X CONT.
11'-0"	5'-3"	12"	21"	8"	2'-10"	#4 @ 12" O.C.	#5 @ 16"	#6 @ 10" (48/18)	(5)#4 X CONT.
10'-0'	4'-3"	12"	18"	8"	2'-1"	#4 @ 12" O.C.	#5 @ 16"	#6 @ 10" (42/16)	(4)#4 X CONT.
9'-0"	4'-0"	10"	12"	8"	2'-6"	#4 @ 12" O.C.	#5 @ 14"	#5 @ 14" (36/10)	(4)#4 X CONT.
3'-0"	3'-6"	10"	12"	8"	1'–10"	#4 @ 12" O.C.	#5 @ 14"	#5 @ 14" (36/10)	(4)#4 X CONT.
7'-0"	2'-9"	10"	12"	8"	1'-1"	#4 @ 12" O.C.	#5 @ 16"	#5 @ 16" (36/10)	(4)#4 X CONT.
6'-0"	2'-0"	10"	12"	8"	8"	#4 @ 12" O.C.	#4 @ 16"	#4 @ 16" (36/10)	(4)#4 X CONT.
5'-0"	2'-0"	10"	12"	8"	8"	#4 @ 12" O.C.	#4 @ 16"	#4 @ 16" (36/10)	(4)#4 X CONT.
'-0"	2'-0"	10"	12"	8"	8"	#4 @ 12" O.C.	#4 @ 16"	#4 @ 16" (36/10)	(4)#4 X CONT.



DRAWING

SCALE: 1/4" = 1' O.N.O.





#4 BARS @ 16" O.C.

CONTRACTOR IS RESPONSIBLE

CONSTRUCTION

FOR STABILITY OF THE WALL DURING

REINFORCING SHALL BE Fy = 60,000 psi

CONCRETE STRENGTH f'c = 3,000 psi

1'-0" 24" | 12" | 8" | 8" | 8" | #4 @ 12" O.C. | #5 @ 16" | #5 @ 9" (42/10)

D'-0" 24" | 10" | 8" | 8" | 8" | #4 @ 12" O.C. | #5 @ 16" | #5 @ 13" (42/10)

3'-0" | 24" | 10" | 8" | 8" | 8" | #4 @ 12" O.C. | #4 @ 16" | #4 @ 16" (36/10)

5'-0" | 24" | 10" | 8" | 8" | 8" | #4 @ 12" O.C. | #4 @ 16" | #4 @ 16" (36/10)

45 PCF EQUIVALENT FLUID PRESSURE FOUNDATION WALL DESIGN

' 'W' 'T' 'M' 'N' 'P' 'A' Bars 'B' Bars 'C' Bars (y/x) 'D' Bars

| 10" | 8" | 8" | 8" | #4 @ 12" O.C. | #5 @ 16" | #5 @ 16" (42/10)

8" 8" 8" | #4 @ 12" O.C. | #5 @ 16" | #5 @ 16" (42/10)

8" 8" 8" | #4 @ 12" O.C. | #4 @ 16" | #4 @ 16" (42/10)

12'-0" 24" | 12" | 8" | 8" | 8" | #4 @ 12" O.C. | #5 @ 16" | #5 @ 6 3/4" (42/10) | (4)#4 X CONT.

4" CONTINUOUS DRAIN

GRANULAR FILL

(4)#4 X CONT.

WALL FRAMING NOTES

- ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x6 STUDS, *2 & BETTER, OR STUD GRADE D/F. UPPER LEVEL STUDS ARE TO LINE UP WITH, AND BEAR DIRECTLY OVER LOWER LEVEL STUDS WHEREVER POSSIBLE.
- ALL INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE, ARE TO BE 2×4 *2 & BTR., OR STUD GRADE DOUG-FIR SPACED 16" O/C. ALL UPPER LEVEL STUDS ARE TO LINE UP WITH FLOOR JOIST AND LOWER LEVEL STUDS.
- 3. BEARING STUD STRAIGHTENING SUCH AS "KERFING" OR OTHER SIMILAR METHODS SHALL NOT BE PERMITTED.
- 4. ALL MECHANICAL VENTILATING EQUIPMENT IS TO BE VENTED TO OUTSIDE AIR.
- 5. ALL FIREPLACES, WOOD STOVES AND FLUE PIPES ARE TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LOCAL CODE RESTRICTIONS.
- 6. STAIRWAY HANDRAILS SHALL BE A MIN. OF 30" AND MAX. OF 34" ABOVE NOSING OF STAIR TREADS (IF APPLICABLE). 1. KING POSTS (K.P.) ARE TO BE A MINIMUM OF (3) 2x6'S AND EXTEND FROM WALL OR BEARING POST UP TO ROOF MEMBER. ALL BEAMS AND GIRDER TRUSSES ARE TO BE SUPPORTED BY A MIN. (3) 2X OR (1) 4X TO FOUNDATION (UNLESS NOTED OTHERWISE.)
- STANDARD DOOR HEADER FOR ALL INTERIOR DOOR OPENINGS, UNLESS NOTED OTHERWISE, IS TO BE 4x6 D/F
- 9. MINIMUM SIZE DOOR & WINDOW HEADER FOR EXTERIOR OPENINGS IS TO BE 4x8 DF*2 w/ (2) 2x6 POSTS (TRIMMERS) AND, (1) KING STUD AT EACH END, UNLESS NOTED OTHERWISE ON PLANS.
- 10. IN WALLS THAT ARE IN EXCESS OF 10'-0" FROM FLOOR, PROVIDE FIRE BLOCKING PER CODE.
- 11. DRILLING OF HOLES AND NOTCHING OF WALL STUDS IS TO BE AS PER CODE.
- 12. ALL EXTERIOR OPENINGS OVER 3'-4" IN WIDTH ARE TO HAVE A MINIMUM OF (2) 2×6 TRIMMERS AND (2) 2×6 KING STUDS EACH SIDE UNLESS SPECIFIED OTHERWISE.
- 13. ALL EXTERIOR WALLS ARE TO BE CAULKED WITH APPROVED CAULKING OR SILL SEALANT PRIOR TO SETTING WALLS.
- 14. WALL SHEATHING FOR ALL EXTERIOR WALLS IS TO BE 5/16 RATED O.S.B. OR 1/2" C.D.X. EXTERIOR GLUE PLYWOOD. 15. APPLY "TYPAR" (OR EQUAL) BUILDING WRAP OVER PLYWOOD SHEATHING PER MANUFACTURER'S PRINTED INSTRUCTIONS, WITH POWER CARE TO LAPPING AT CORNERS AND WINDOWS.
- 16. ALL LYL BEAM AND HEADERS TO BE 2.0E UNLESS SPECIFIED OTHERWISE.
- 17. GENERAL CONTRACTOR TO VERIFY TRUSS GIRDER LOCATION WITH TRUSS MANUFACTURER'S LAYOUT @ BEARING POINTS.
- 18. REFER TO DETAILS FOR TYPICAL CONNECTIONS

AREA SQUARE FOOTAGES MAIN FLOOR LIVING AREA: 2,260 BASEMENT LIVING AREA: 1,410 TOTAL SQ FT 3,670

OUTDOOR AREA: 470

	SYMBOL KEY
*	SHEARWALL INDENTIFICATION
#	HOLDOWN PER SCHEDULE
•	HOLDOWN LOCATION
O 5.D.	SMOKE DETECTOR
Oco2	CO2 DETECTOR
#	CONCRETE FOOTING TAG
#	CONSTRUCTION NOTE SEE NOTES THIS SHEE
H- *	HEADER IDENTIFIER SEE HEADER SCHEDULE
m-*	BEAM IDENTIFIER SEE BEAM SCHEDULE
	= INDICATES SPECIAL SHEAR WALL, W/ NAILING AS NOTED ON SCHEDULE.

			SCHED		
SYM.	MIN BEAM SI	ZE		NOTES	
B-2Ø	6×12" D.F.				
B-21	6×12" D.F.				
B-22	6×12" D.F.				
B-23	6×12" D.F.				
B-24	51/2" × 12" GL	3 24F-V4			
B-25	51/2" × 12" GL	3 24F-V4			
B-26	6×12" D.F.				
B-27	6×12" D.F.				
B-28	6×12" D.F.				
B-29	6×12" D.F.				
B-30	51/2" × 101/2"	SLB 24F-\	/4		
B-31	51/2" × 101/2"	SLB 24F-\	/4		
B-32	6×12" D.F.				
B-33	6×12" D.F.				
B-34	6×12" D.F.				
B-35	6×12" D.F.				
B-36	6×12" D.F.				

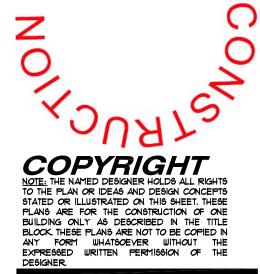
TYPE	SHEATHING	SIDE	STUD/ BLOCK'G		EDGE NAILING	ANCH. BOLTS	CONN. AT TOP PL (IF REQ'D)
D	15/32" PLYV	V'D ONE	2x	2x	8d @ 6"o.c. COMMON NAILS (GOOD FOR 393 PLF)	5/8"DIA. 48" OC	_@ LS50 @ 24" OC
É	15/32" PLYV	V'D ONE	2x	2x	8d @ 4"o.c. COMMON NAILS (GOOD FOR 603 PLF)	5/8"DIA. 32" OC	@LS50 @ 16" OC
F	15/32" PLY	′WÖ'D!E	2×	2x	8d @ 3"o.c. COMMON NAILS (GOOD FOR 770 PLF)	5/8"DIA. 24" OC	@LS50 @ 12" OC
N					HEDULE OW PROPER ANCHOR BOL	_T INSTALLA	TION.
13	HDU4 PER SIMPS	SON SP			I SCREWS W/ 2-2x6 S PSON (GOOD FOR 4565		SIMPSON SB5/8x24
15/	HDU11 PER SIMPS	SON SP			S 1/4x2 1/2 W/(4)2x6 PSON (GOOD FOR 9535		

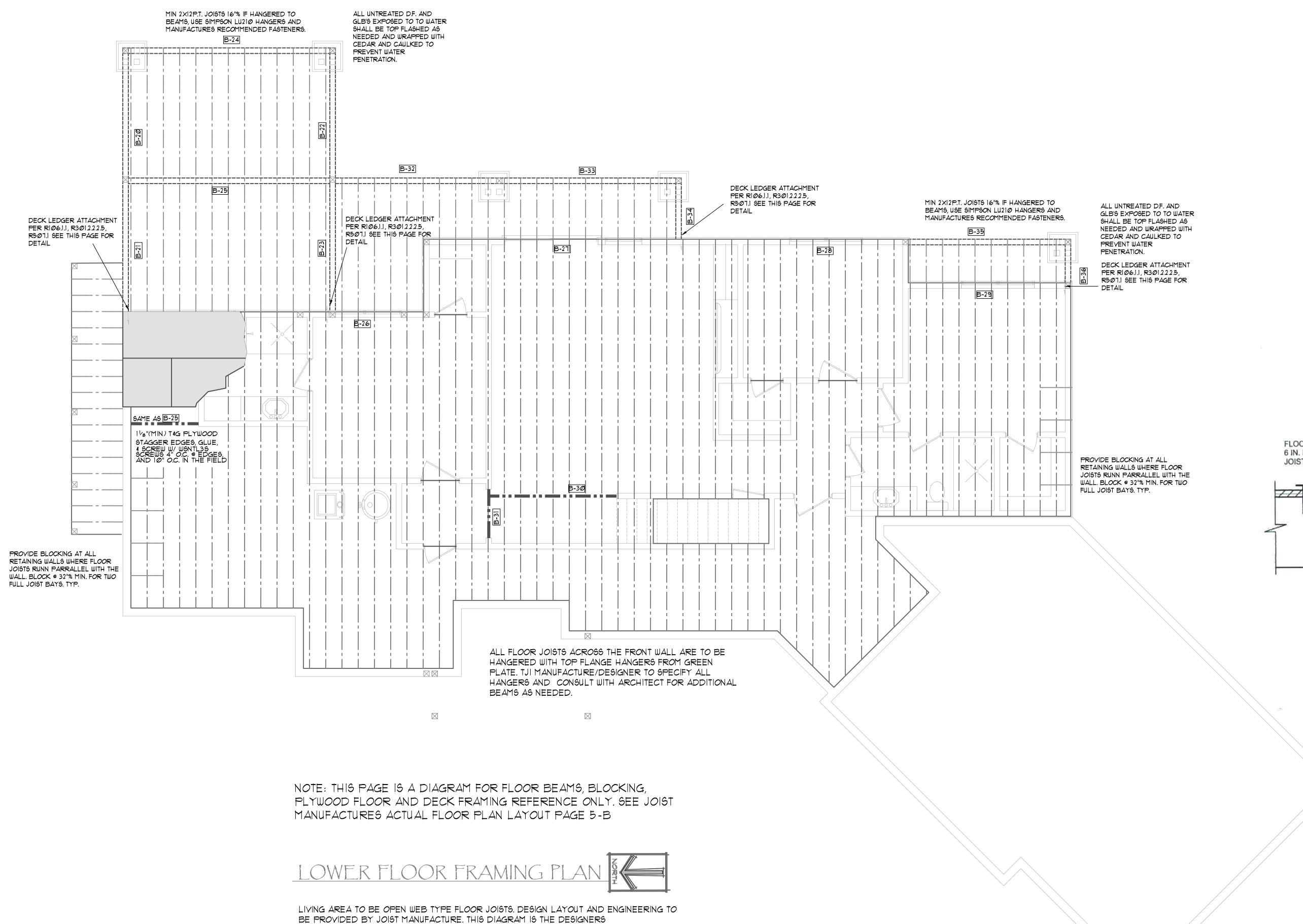


DRAWING

SCALE: 1/4" = 1' O.N.O.







REPRESENTATION FOR CLARIFICATION OF FLOOR BEAMS, BLOCKING, PLYWOOD FLOOR NOTES AND DECK FRAMING REFERENCE ONLY. SEE JOIST MANUFACTURES ACTUAL FLOOR

MANUFACTURES PLAN IS TO BE USED BY THE CONTRACTOR. VERIFY PLUMBING LOCATIONS AN PROVIDE BLOCK OUT AS NEEDED. CONTRACTOR TO FOLLOW STRICT ADHERENCE WITH

PLAN LAYOUT PAGE 5-B

MANUFACTURES INSTALLATION GUIDELINES.

FLOOR FRAMING NOTES

- 1. FLOOR JOISTS ARE TO BE 11 ½ " MIN I JOISTS TYPE MANUFACTURED BY LOUISIANA BUILDING PRODUCTS, OR APPROVED EQUAL. PLYWOOD I-JOISTS TO DESIGNED FOR A MAXIMUM DEFLECTION OF L/960.
- PLANS. BUILDER IS TO INSURE STRICT ADHERENCE
 TO MANUFACTURER'S INSTALLATION INSTRUCTIONS,
 AND VERIFY THAT ALL REQ'D BLOCKING HAS BEEN
 INSTALLED. DOUBLE JOISTS UNDER LOAD BEARING
 PARTITION WALLS AND FOLLOW MANUFACTURER'S
 INSTRUCTIONS FOR BLOCKING AT PERPENDICULAR WALLS.
- BUILDER TO VERIFY WITH MECHANICAL TRADES THE LOCATION OF ALL MECHANICAL EQUIPMENT AND FIXTURES, AND PROVIDE APPROVED BLOCKING AND/ OR BACKING FOR THEIR INSTALLATION.
- 4. UNDERLAYMENT TO BE A MINIMUM OF 34" 5-PLY T&G PLYWOOD LAID PERPENDICULAR TO FLOOR JOISTS. GLUE UNDERLAYMENT TO JOISTS AND BLOCKING MEMBERS AND NAIL AS NOTED ON PLAN.
- 5. PROVIDE SOLID BLOCKING AT RIM JOIST (IF APPLICABLE) WHERE BEARING POST FROM WALL ABOVE IS LOCATED. REFER TO DETAIL DRAWINGS IN MANUFACTURERS INSTALLATION MANUAL. PROVIDE BLOCKING BETWEEN JOISTS UNDER ALL BEARING & SHEARWALLS SET OUT ON THE JOIST SPAN.
- FLOOR JOIST MAY HAVE HOLES BORED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- WHEREVER POSSIBLE, BUILDER IS TO PROVIDE ONE CONTINUOUS JOIST ACROSS THE ENTIRE BUILDING SPAN. BLOCK ALL INTERMEDIATE SUPPORTS.
- 8. RIM JOIST MATERIAL (WHERE APPLICABLE) TO BE 15/16" VERSA-LAM LVL RIMBOARD (MINIMUM), OR APPROVED EQUAL ALTERNATE.
- 9. PROVIDE "CERTAINTEED" FIBERGLASS SILL SEALER BETWEEN 2x P.T. MUDSILL AND STEM WALL.
- 10. USE MIN. 4x4 P.T. POST UNDER FLOOR BEAMS AND 4x6 POST AT ALL BEAM SPLICES. USE PB-44 POST BASES BY SIMPSON OR APPROVED EQUAL METHOD OF SECURING POST TO FOOTING.
- 11. ALL LYL BEAM AND HEADERS TO BE BOISE CASCADE VERSA-LAM 2800 F DF, 2.0E (OR APPROVED EQUAL).
- 12. REFER TO DETAILS FOR TYPICAL CONNECTIONS

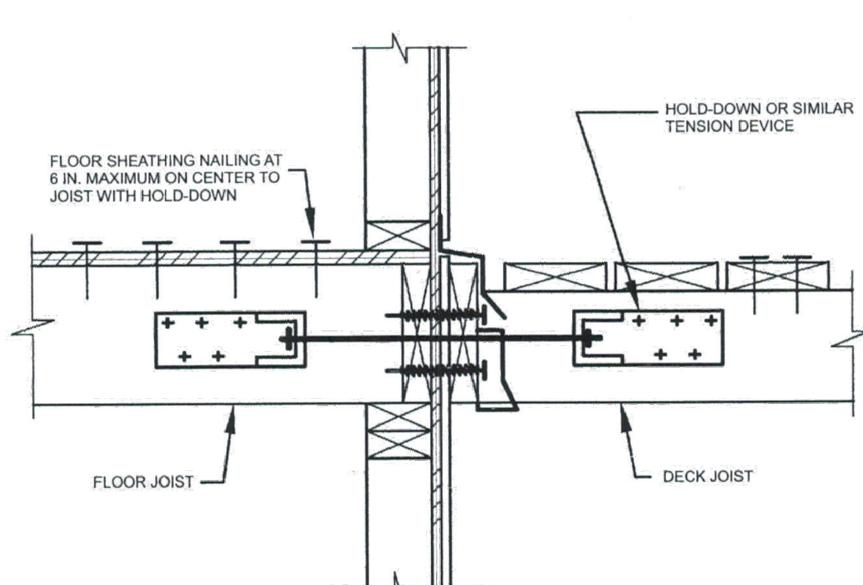


FIGURE R502.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS



(503) 577-073

necessary to adapt the drawings to meet specific or unforeseen site conditions and local codes or ordinances. it is the responsibility of the contractor/owner to inspect the drawings and verify all dimensions and details illustrated in tholans, and report any errors and omissions prior to construction. The design company it's owners contractors will not be responsible for any lamages relating to the accuracy of the plans in

STON RD, SCAPOOSE OR.

DRAWING

SCALE: 1/4" = 1' O.N.O.

DRAWN:

REVISIONS

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DESIGNER

5



PAINTED END OF FLOOR TRUSS IS THE TOP LEFT END OF TRUSS INDICATED BY THE TRIANGLE \triangle SHOWN ON LAYOUT AND THE TOP LEFT END OF TRUSS DRAWING ON STAMPED ENGINEERING PAGE

Garage Right

Use IUS3.56/14 Hangers UNO

Verify All

FLOOR NOTES

ALL BEAMS, RIM, OR ANYTHING ELSE NEEDED TO COMPLETE FLOOR SYSTEM TO BE SUPPLIED AND SIZED BY OTHERS. PROBUILD TO SUPPLY OPEN WEB AND TRUSS TO TRUSS CONNECTION ONLY.

ALL CONCENTRATED LOADS BEING TRANSFERED DOWN FROM ABOVE TO BE SQUASHED BLOCKED AS TO NOT IMPOSE ANY ADDITIONAL LOADS ON TOP OF FLOOR TRUSSES.

CAUTION:

NEVER CUT, SAW, DRILL, OR MODIFY FLOOR TRUSS WITHOUT THE APPROVAL OF PROBUILD TRUSS DEPT.

ALL 2X6 STRONGBACKING MUST BE INSTALLED ON EDGE AT 10' ON CENTER AND FASTENED WITH 3-16d NAILS. STRONGBACKS TO BE ATTACHED TO WALLS AT THEIR ENDS OR RESTRAINED BY OTHER MEANS.

WARNING:

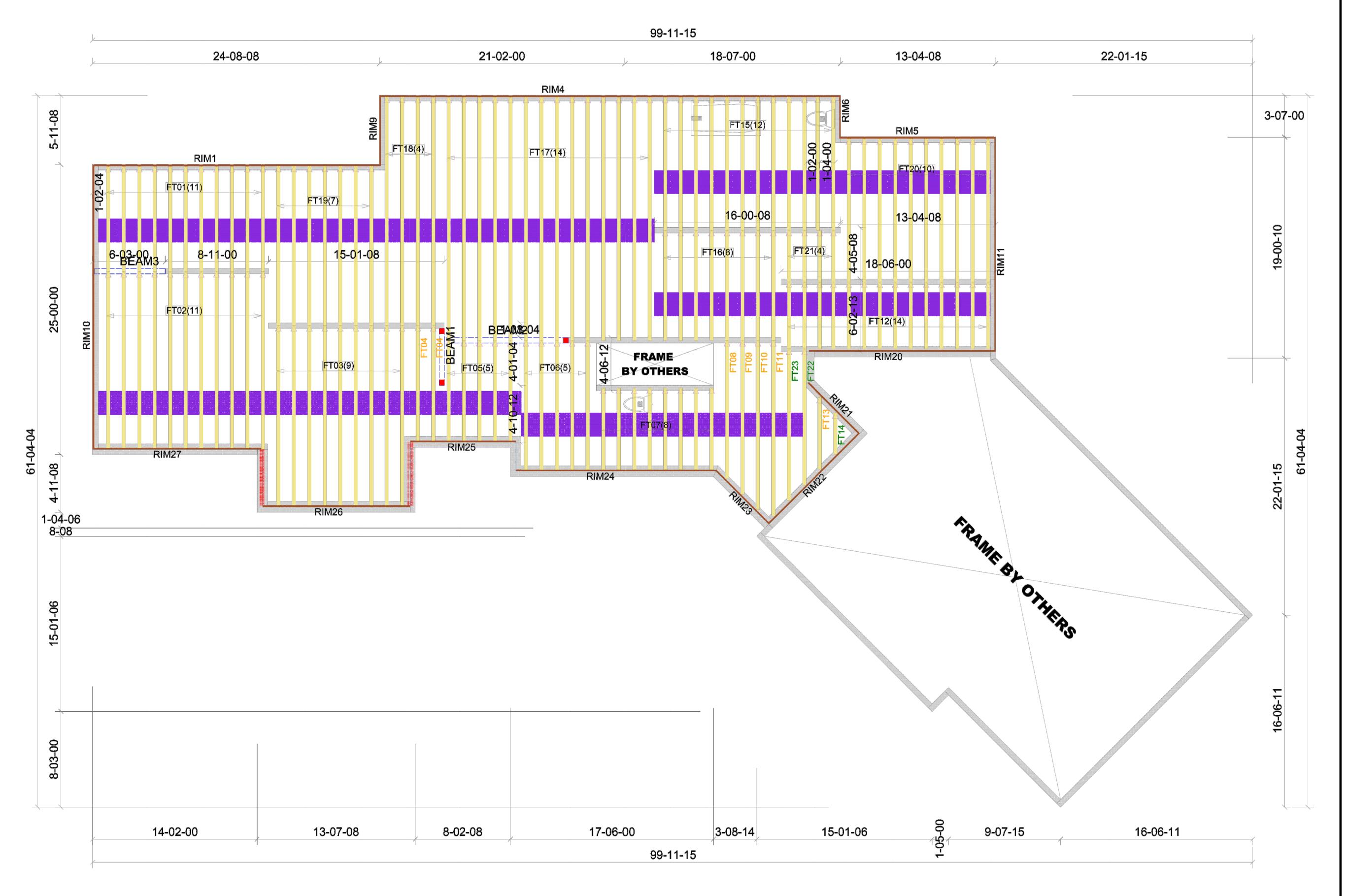
DO NOT INSTALL TRUSSES
BACKWARDS OR UPSIDE DOWN.
FOLLOW LAYOUT

TC LL = 40 TC DL = 10 BC LL = 0 BC DL = 5 Total Load = 55

Truss depth = 14"

LL I/d >= 480

TL I/d >= 360



DO NOT CUT, DRILL, NOTCH, OR MODIFY TRUSS MEMBERS WITHOUT PRIOR APPROVAL FROM PROBUILD TRUSS



it is the responsibility of the swiner to inspect the drawings and mensions and details illustrated in the report any errors and omissions prior tion. The design company it's owners or will not be responsible for any lating to the accuracy of the plans in the design fees paid. Building contractor er, by applying for permits,

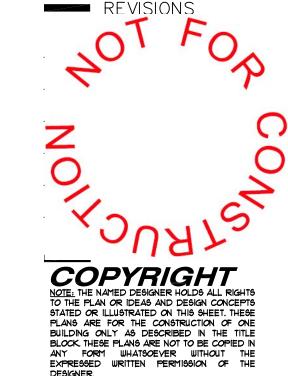
MATSON RD, SCAPOOSE OR.

DRAWING

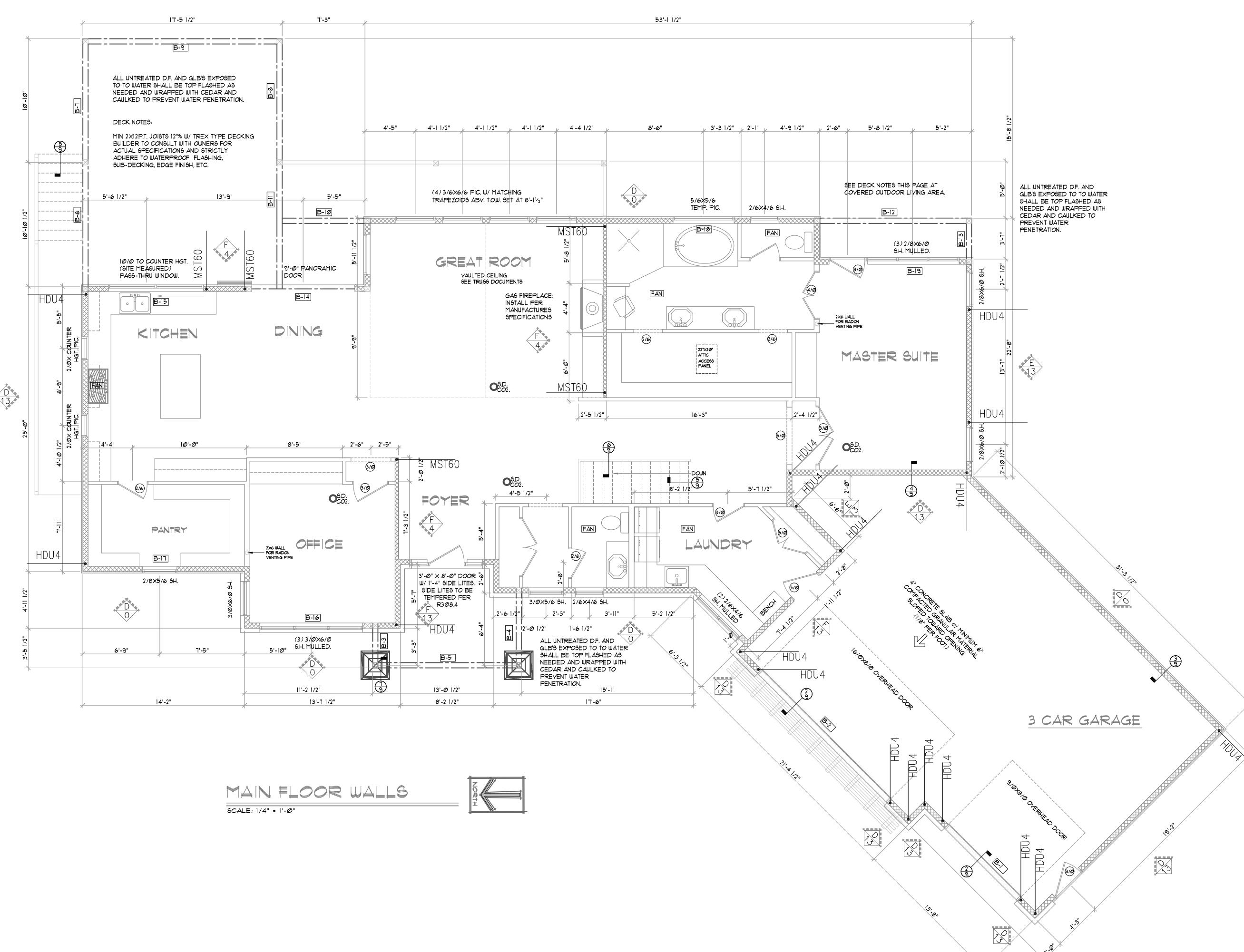
SCALE: 1/4" = 1' O.N.O.

DRAWN:

CHECKED:



5



WALL FRAMING NOTES

- ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x6 STUDS, *2 & BETTER, OR STUD GRADE D/F. UPPER LEVEL STUDS ARE TO LINE UP WITH, AND BEAR DIRECTLY OVER LOWER LEVEL STUDS WHEREVER POSSIBLE.
- 2. ALL INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE, ARE TO BE 2×4 *2 & BTR., OR STUD GRADE DOUG-FIR SPACED 16" O/C. ALL UPPER LEVEL STUDS ARE TO LINE UP WITH FLOOR JOIST AND LOWER LEVEL STUDS.
- WITH FLOOR JOIST AND LOWER LEVEL STUDS.
- 3. BEARING STUD STRAIGHTENING SUCH AS "KERFING" OR OTHER SIMILAR METHODS SHALL NOT BE PERMITTED.
- 4. ALL MECHANICAL VENTILATING EQUIPMENT IS TO BE VENTED TO OUTSIDE AIR.
- 5. ALL FIREPLACES, WOOD STOVES AND FLUE PIPES ARE TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LOCAL CODE RESTRICTIONS.
- 6. STAIRWAY HANDRAILS SHALL BE A MIN. OF 30" AND MAX. OF 34" ABOVE NOSING OF STAIR TREADS (IF APPLICABLE).
 1. KING POSTS (K.P.) ARE TO BE A MINIMUM OF (3) 2×6'S AND EXTEND FROM WALL OR BEARING POST UP TO ROOF MEMBER. ALL BEAMS AND GIRDER TRUSSES ARE TO BE SUPPORTED BY A MIN. (3) 2× OR (1) 4× TO FOUNDATION (UNLESS NOTED OTHERWISE.)
- 8. STANDARD DOOR HEADER FOR ALL INTERIOR DOOR OPENINGS, UNLESS NOTED OTHERWISE, IS TO BE 4×6 D/F
- 9. MINIMUM SIZE DOOR & WINDOW HEADER FOR EXTERIOR OPENINGS IS TO BE 6X8 DF#2 W (2) 2x6 POSTS (TRIMMERS) AND, (1) KING STUD AT EACH END, UNLESS NOTED OTHERWISE ON PLANS.
- 10. IN WALLS THAT ARE IN EXCESS OF 10'-0" FROM FLOOR, PROVIDE FIRE BLOCKING PER CODE.
- 11. DRILLING OF HOLES AND NOTCHING OF WALL STUDS IS TO BE AS PER CODE.
- 12. ALL EXTERIOR OPENINGS OVER 3'-4" IN WIDTH ARE TO HAVE A MINIMUM OF (2) 2×6 TRIMMERS AND (2) 2×6 KING STUDS EACH SIDE UNLESS SPECIFIED OTHERWISE.
- 13. ALL EXTERIOR WALLS ARE TO BE CAULKED WITH
 APPROVED CAULKING OR SILL SEALANT PRIOR TO SETTING
- 14. WALL SHEATHING FOR ALL EXTERIOR WALLS IS TO BE 5/16 RATED O.S.B. OR 1/2" C.D.X. EXTERIOR GLUE PLYWOOD.
 15. APPLY "TYPAR" (OR EQUAL) BUILDING WRAP OVER PLYWOOD SHEATHING PER MANUFACTURER'S PRINTED INSTRUCTIONS, WITH PARTICULAR CARE TO LAPPING AT CORNERS AND WINDOWS.
- 16. ALL LYL BEAM AND HEADERS TO BE 2.0E UNLESS SPECIFIED OTHERWISE.
- 17. GENERAL CONTRACTOR TO VERIFY TRUSS GIRDER LOCATION WITH TRUSS MANUFACTURER'S LAYOUT @ BEARING POINTS.
- 18. REFER TO DETAILS FOR TYPICAL CONNECTIONS

AREA SQL	ARE FOOTAGES
MAIN FLOOR LIVING AREA: BASEMENT LIVING AREA: TOTAL SQ FT	2,260 1,410 3,670
OUTDOOR AREA:	470

	SYMBOL KEY
*	SHEARWALL INDENTIFICATION
#	HOLDOWN PER SCHEDULE
•	HOLDOWN LOCATION
OSD.	SMOKE DETECTOR
Oc02	GO2 DETECTOR
#	CONCRETE FOOTING TAG

CONSTRUCTION NOTE SEE NOTES THIS SHEET

H-* HEADER IDENTIFIER SEE HEADER SCHEDULE

B-* BEAM IDENTIFIER SEE BEAM SCHEDULE

EXECUTED ON SCHEDULE.

			NOTED ON SCHEDULE.	
		BEA	M SCHEDULE	
	SYM.	MIN BEAM SIZE		
	B-1	6×12" D.F.		
	B-2	6×12" D.F.		
	B-3	6×8" D.F.		
	B-4	6×8" D.F.		
*	B-5	6×8" D.F.		
	B-6	6×12" D.F.		
	B-7	6×12" D.F.		
XX	B-7	6×12" D.F.		
	B-9	6×12" D.F.		
	B-10	6×8" D.F.		
	B-11	6×12" D.F.		
	B-12	6×10" D.F.		
	B-13	6XIØ" D.F.		
	B-14	6×12" D.F.		
	B-15	51/8" × 9" GLB 24F	 /4	
	B-16	6×10" D.F.		
	B-17	6×8" D.F.		
	B-18	6×8" D.F.		
	B-19	51/8" × 101/2" GLB	24F-V4	

	SHEAR	RWA↓	_L S0	CHEDULE	-USING (OR E	CDX—PL QUIV. C	_YW'D DSB)
TYPE	SHEATHING SIDE		/ SILL PLATE			NCH. OLTS	CONN. AT TOP PL (IF REQ'D)
D	15/32" PLYW'D ONE	2x	2x	8d @ 6"o.c. COMMON NAILS (GOOD FOR 393 F	Δ	/8"DIA. 8" OC	_@ LS50 @ 24" OC
E	15/32" PLYW'D ONE	2x	2x	8d @ 4"o.c. COMMON NAILS (GOOD FOR 603	· ·		@LS50 @ 16" OC
G	1/2" PLYW'D ONE	2x	2x	8d @ 2"o.c. COMMON NAILS (GOOD FOR 1023	1	/8"DIA. 6" OC	@LS50 @ 9" OC
NO	HOLDO DTE: DEEPEN FING A			HEDULE OW PROPER ANCHOR	R BOLT IN	STALLA ⁻	TION.
4	MST60 — STRAP W/ DBL STUDS (SIMKERS H END (GOOD FOR	6730#)	l	
13	HDU4 PER SIMPSON SP	EC		N SCREWS W/ 2-2 IPSON (GOOD FOR			PSON /8x24
16	HDU14 PER SIMPSON SF	EC		S 1/4x2 1/2 W/(4 IPSON (GOOD FOR	•		



03) *577-*073;

drawings for its customers. However it is often necessary to adapt the drawings to meet specific or unforeseen site conditions and local codes or ordinances. it is the responsibility of the contractor/owner to inspect the drawings and verify all dimensions and details illustrated in the plans, and report any errors and omissions prior

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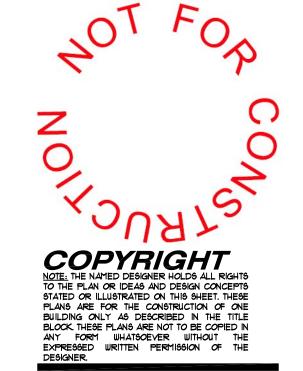
MAIN WALLS

DRAWING

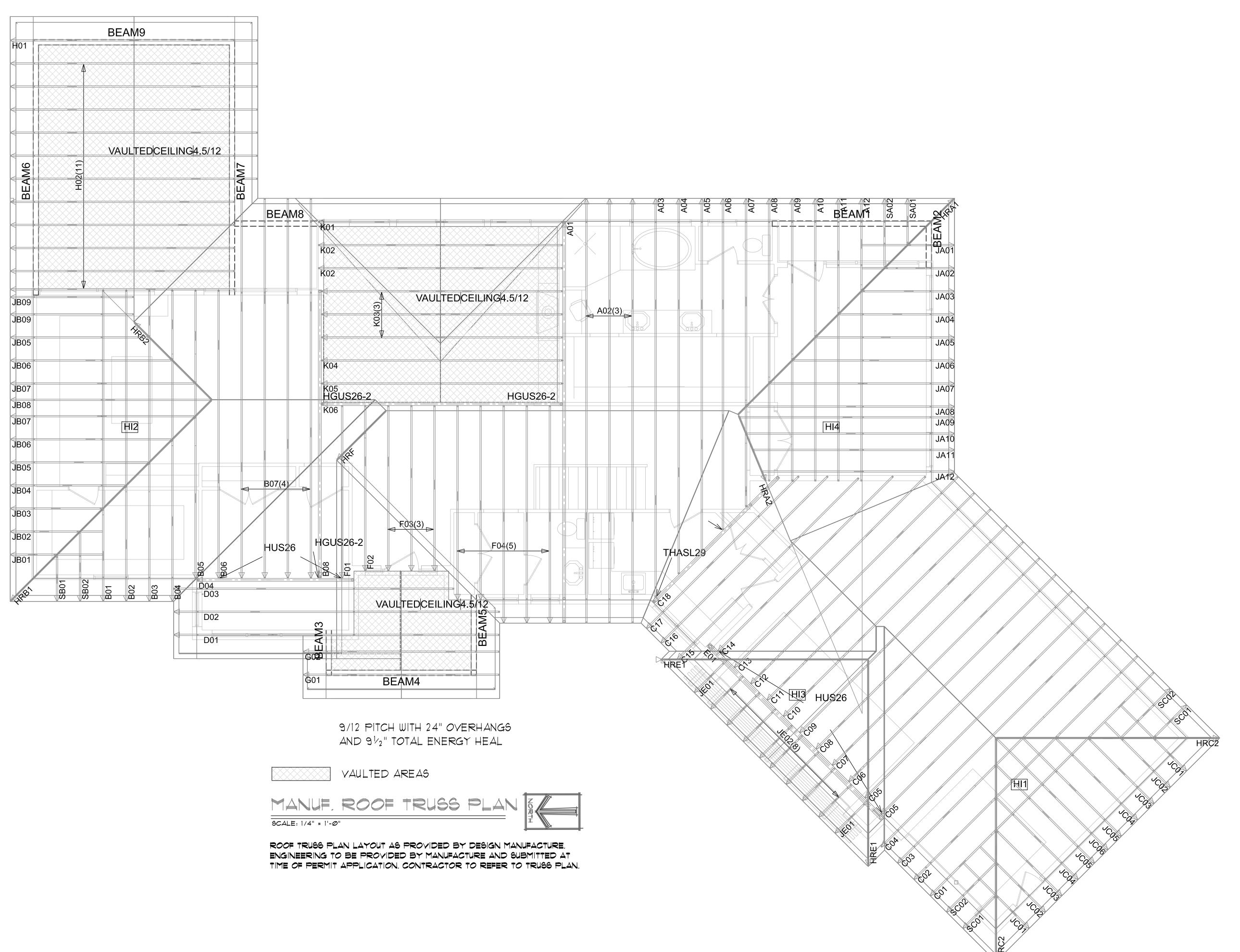
SCALE: 1/4" = 1' O.N.O.

DRAWN:

CHECKED:



6



ROOF FRAMING NOTES

- . UNLESS SPECIFIED OTHERWISE, ALL RAFTERS ARE TO BE MANUFACTURED TRUSS'S. DESIGN AND ENGINEERING TO BE PROVIDED BY OTHERS.
- 2. SEE PLAN FOR ROOF PITCH AT EA.
- CEILING JOISTS, UNLESS SPECIFIED OTHERWISE, ARE TO APART OF THE MANUFACTURED TRUSS AND SPACED A MAXIMUM OF 24" O/C.
- 4. PROVIDE ATTIC VENTILATION EQUAL TO 1/300TH OF THE SQUARE FOOTAGE OF THE ATTIC AREA. PROVIDE 50% OF REQUIRED VENTILATION AT THE EAVES AND THE REMAINDER AT LEAST 3'-0" ABOVE THE EAVES OR CORNICE VENTS.
- 5. PROVIDE ATTIC ACCESS FOR ATTIC SPACES THAT ARE 30" OR GREATER IN HEIGHT. ACCESS TO BE A MIN. OF 22"x30"
- 6. INSULATION BAFFLES ARE REQUIRED AT ALL EAVE VENTS AND SHALL EXTEND ABOVE THE SURFACE OF THE BLOWN IN INSULATION.
- RAFTERS, CEILING JOISTS, AND TRUSSES SHALL BE SUPPORTED LATERALLY AT BEARING POINTS WITH SOLID BLK'G TO PREVENT ROTATION & LATERAL DISPLACEMENT.
- RIDGES, HIPS, AND VALLEYS, UNLESS SPECIFIED OTHERWISE, ARE TO BE 1-3/4" x 11-7/8" LAMINATED VENEER LUMBER (L.V.L.) OR EQUAL.
- BUILDER TO PROVIDE MANUFACTURER'S PRE-ENGINEERED TRUSS DESIGN TO BUILDING DEPARTMENT.
- 10. BEAMS ABBREVIATED AS "G.L.B." REFER TO GLUE LAMINATED BEAMS. BEAMS ARE TO BE ACHITECTURAL APPEARANCE GRADE. (F_b=2400, E=1,800,00) U.N.O.
- 11. ROOF SHEATHING, UNLESS SPECIFIED OTHERWISE, TO BE
 MIN. 1/2 O.S.B. WITH PLY CLIPS OR" CDX 24/Ø EXTERIOR GLUE
 PLYWOOD. ALL JOINTS TO BE STAGGERED A MINIMUM OF 24".
 NAIL WIØD COMMONS @ 6" O.C. EDGES, AND 12" O.C. FIELD, TYPICAL.
- 12. CUTTING, NOTCHING OR BORING HOLES IN RAFTERS SHALL COMPLY W/ CODE.
- 13. ALL ROOFING MATERIALS TO BE INSTALLED IN STRICT CONFORMANCE TO MANUFACTURER'S INSTRUCTIONS FOR APPLICATION.
- 14. KING POSTS (K.P.) ARE TO BE A MINIMUM OF (3) 2x6'S AND EXTEND FROM WALL OR BEARING POST UP TO ROOF MEMBER. ALL BEAMS AND GIRDER TRUSSES ARE TO BE SUPPORTED BY A MIN. (3) 2X OR (1) 4X TO FOUNDATION (UNLESS NOTED OTHERWISE.)
- 15. INSTALL HOLDOWNS AND STRAPPING PER MANUFACTURER'S INSTRUCTIONS.
- 16. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR LATERAL LOADS EQUAL TO CAPACITY OF STRAPS & CONNECTIONS FROM TOP PLATES/ BEAMS TO TRUSSES.
- 17. ALL LYL BEAMS AND HEADERS TO BE BOISE ENGINEERED WOOD PRODUCTS VERSA-LAM 2.0E, F_b=2800PSI UNLESS SPECIFIED OTHERWISE.
- 18. GENERAL CONTRACTOR TO VERIFY TRUSS GIRDER LOCATION WITH TRUSS MANUFACTURER'S LAYOUT @ BEARING POINTS.
- 19. PROVIDE SIMPSON HI CLIP AT EVERY OTHER TRUSS/ RAFTER, TYPICAL.

	SYMBOL KEY
#	SHEARWALL INDENTIFICATION
#	HOLDOWN PER SCHEDULE
#	CONCRETE FOOTING TAG
#	CONSTRUCTION NOTE SEE NOTES THIS SHEET
⊢ - #	HEADER IDENTIFIER SEE HEADER SCHEDULE
B-#	BEAM IDENTIFIER SEE BEAM SCHEDULE
	CONSTRUCTION NOTE SEE NOTES THIS SHEET HEADER IDENTIFIER SEE HEADER SCHEDULE

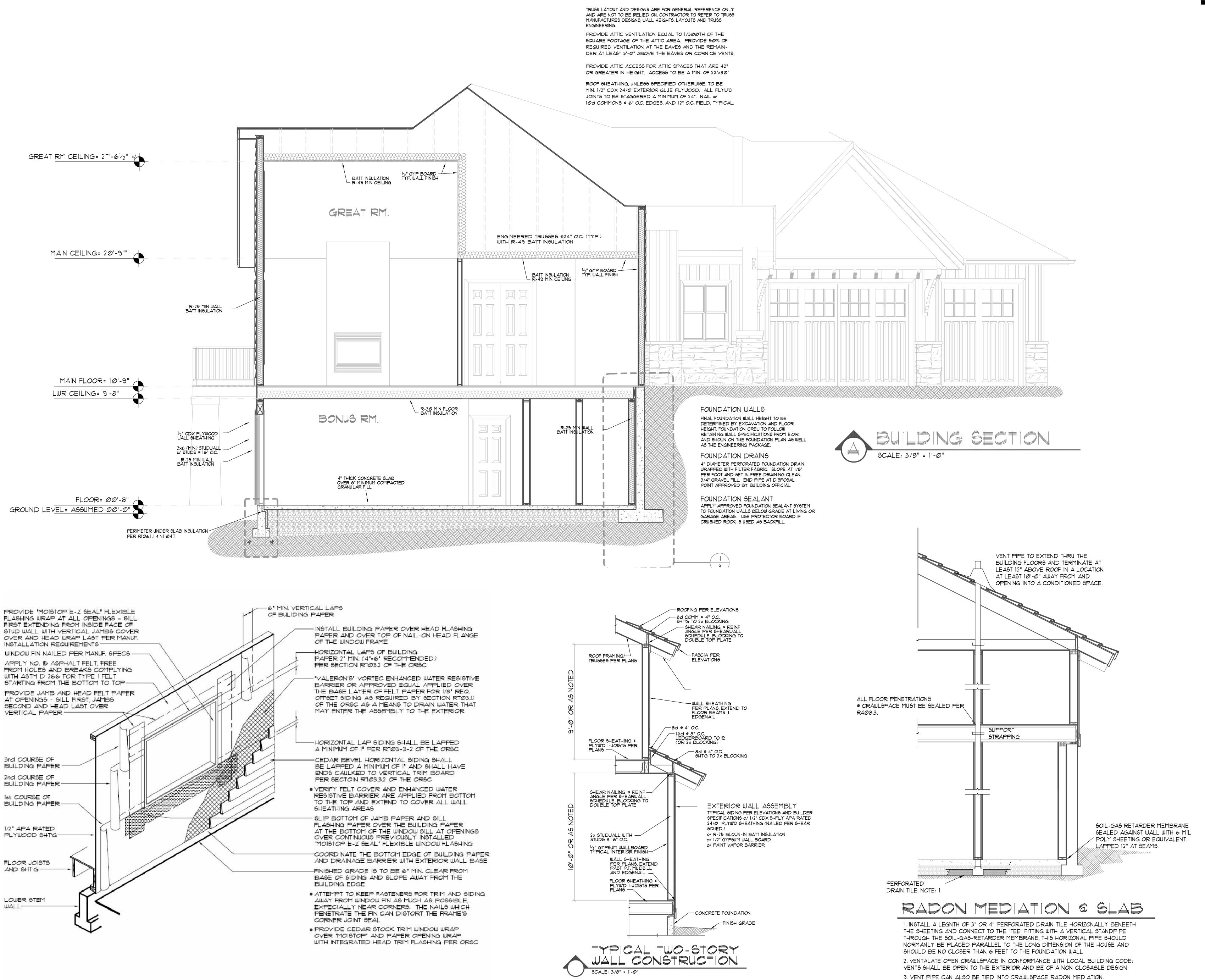
= INDICATES SPECIAL SHEAR WALL, W NAILING AS NOTED ON SCHEDULE. = INDICATES BEARING WALL (INTERIOR)



DRAWING

SCALE: 1/4" = 1' O.N.O.



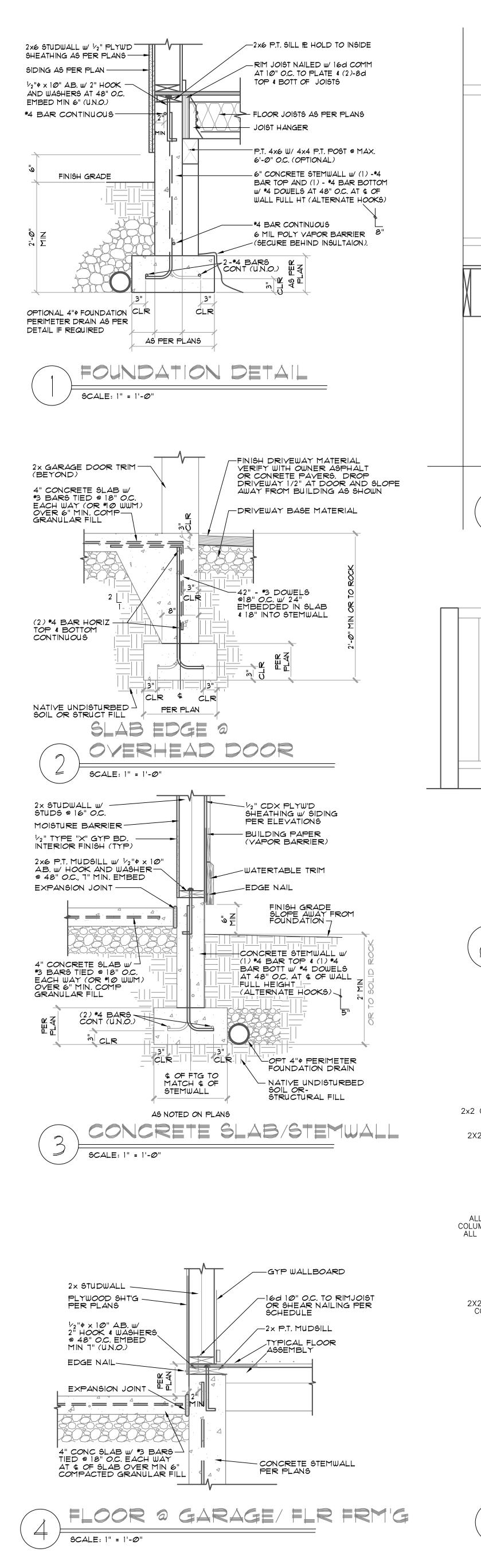


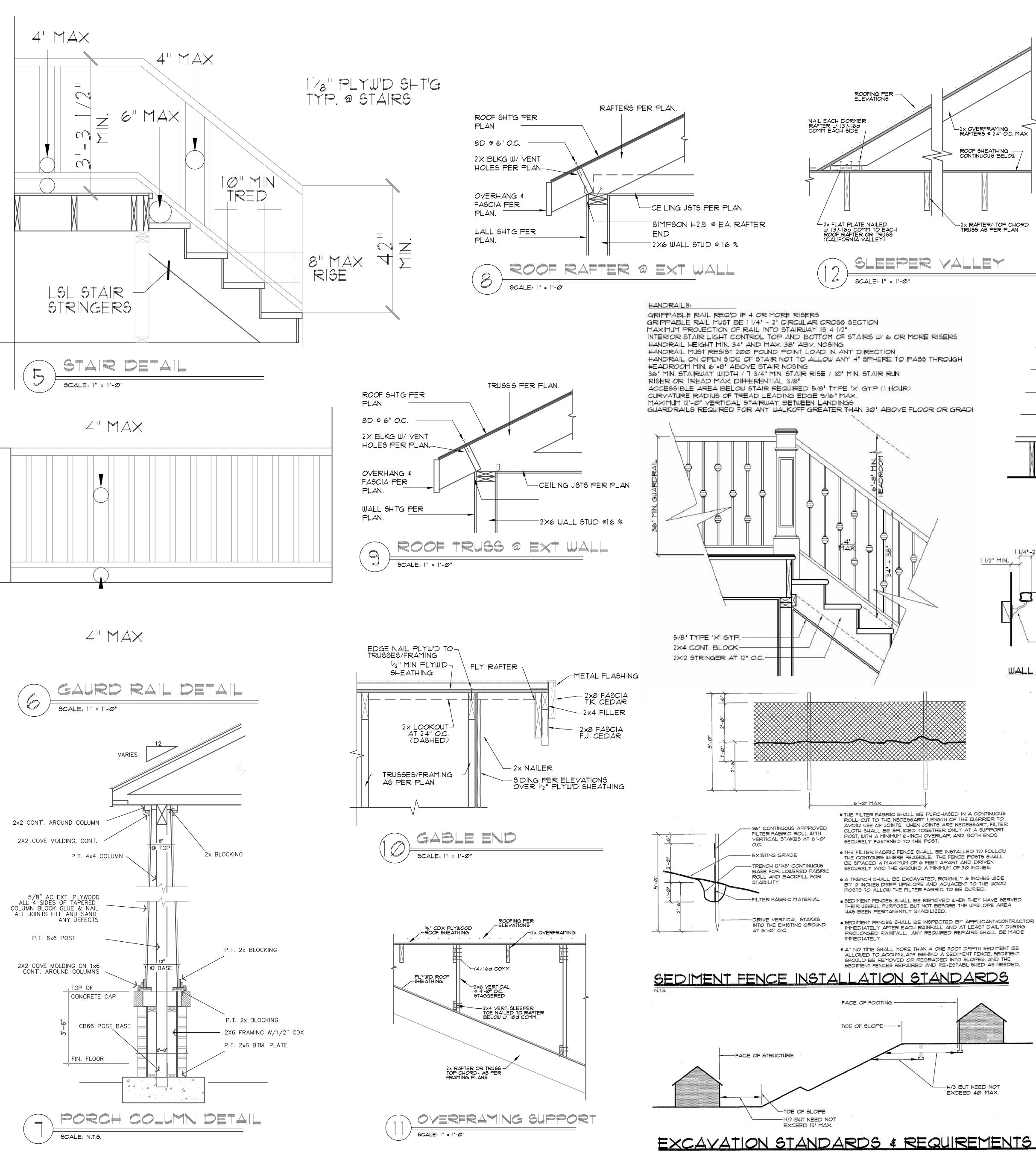
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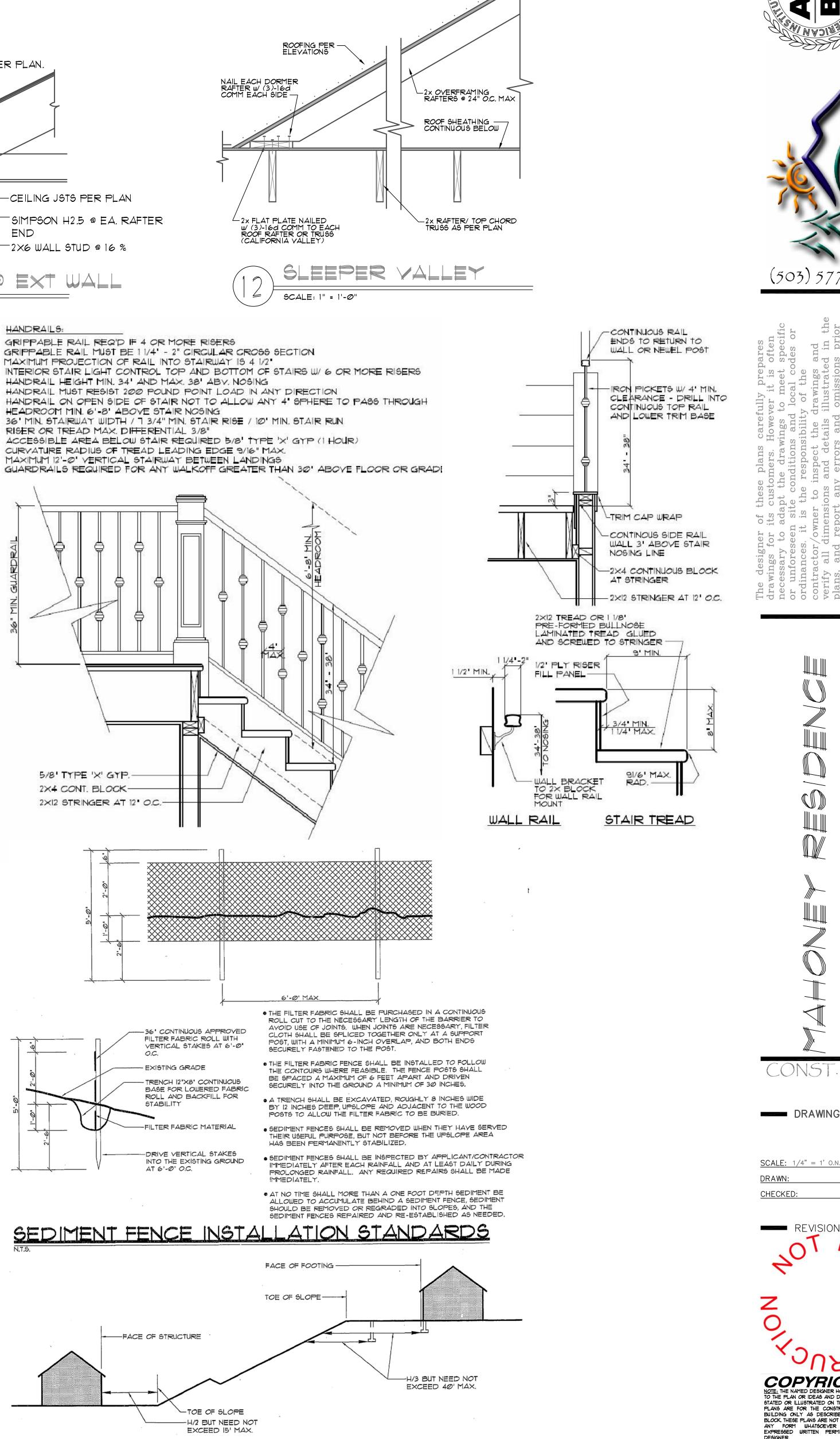
DRAWING

SCALE: 1/4" = 1' O.N.O.

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SCALE: 1/4" = 1' O.N.O.

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