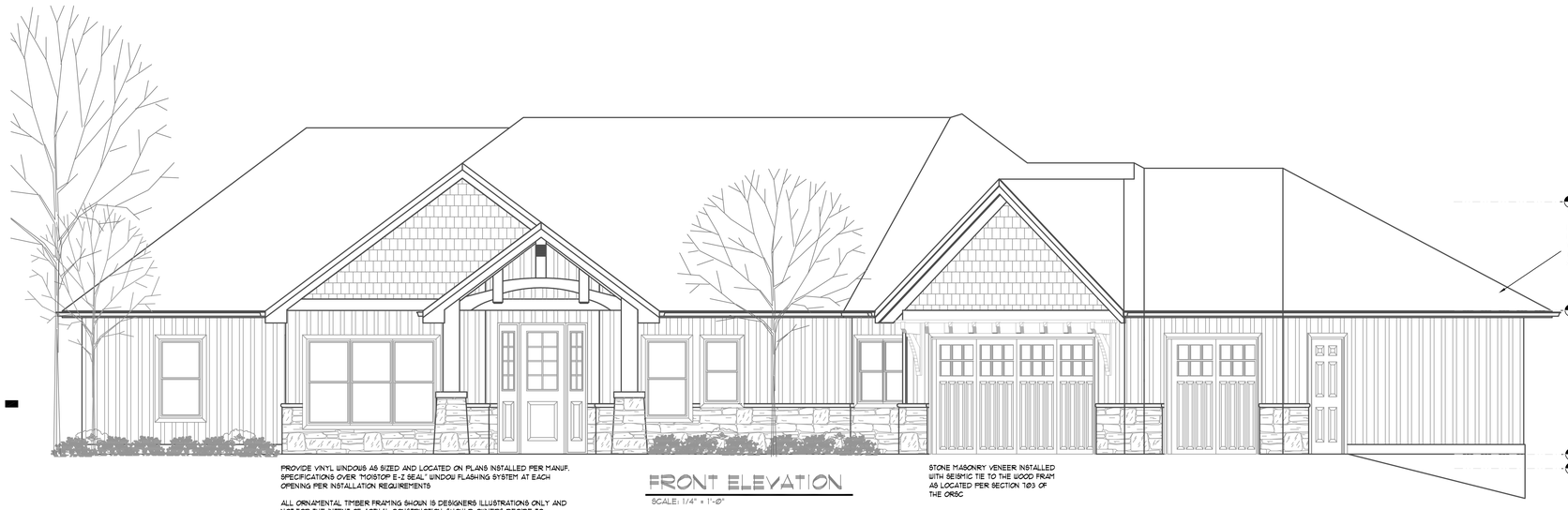


PROVIDE VINYL WINDOWS AS SIZED AND LOCATED ON PLANS INSTALLED PER MANUF. SPECIFICATIONS OVER 'MOISTOP E-Z SEAL' WINDOW FLASHING SYSTEM AT EACH OPENING PER INSTALLATION REQUIREMENTS

ALL ORNAMENTAL TIMBER FRAMING SHOWN IS DESIGNERS ILLUSTRATIONS ONLY AND NOT FOR THE INTENT OF ACTUAL CONSTRUCTION. SHOULD OWNERS DECIDE TO ADD/USE TIMBER FRAMING, ALL DESIGN AND ENGINEERING THEREOF WILL NEED TO BE PROVIDED BY ACTUAL TIMBER FRAME MANUFACTURE.

FRONT ELEVATION

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

STONE MASONRY VENEER INSTALLED WITH SEISMIC TIE TO THE WOOD FRAM AS LOCATED PER SECTION 703 OF THE ORSC

PROVIDE 5/8" TYPE 'X' GYPSUM BOARD FINISH ON THE CEILING OF THE GARAGE WITH TAPE AND TEXTURE - FINISH PER R302.9.2 OF THE ORSC

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 TO THE ATTENTION OF THE DESIGNER.
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 BE NOTIFIED IMMEDIATELY.
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.
7. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
8. 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 1500 PSF. 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 AGENCY.
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

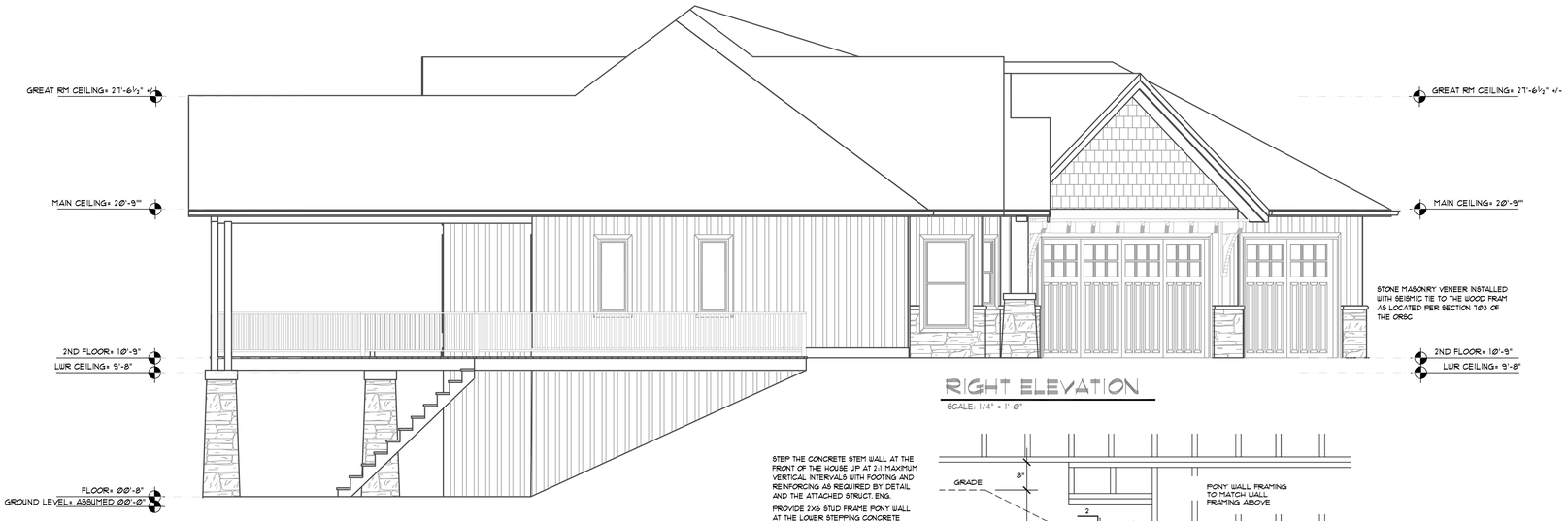
ENERGY CONSERVATION

ALL CONDITIONED SPACES SHALL COMPLY WITH TABLE N1101.0 (1)

THE ADDITIONAL MEASURE PER REQUIREMENT FROM TABLE N1101.1 (2) SHALL BE A HIGH EFFICIENCY HVAC SYSTEM.

A. HIGH EFFICIENCY HVAC

3. HIGH EFFICIENCY CEILING & DUCT SEALING



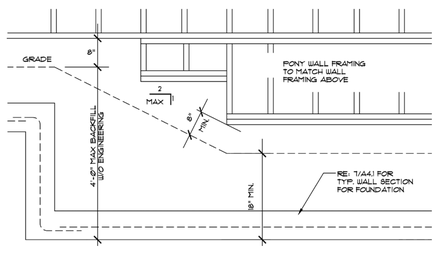
STONE MASONRY VENEER INSTALLED WITH SEISMIC TIE TO THE WOOD FRAM AS LOCATED PER SECTION 703 OF THE ORSC

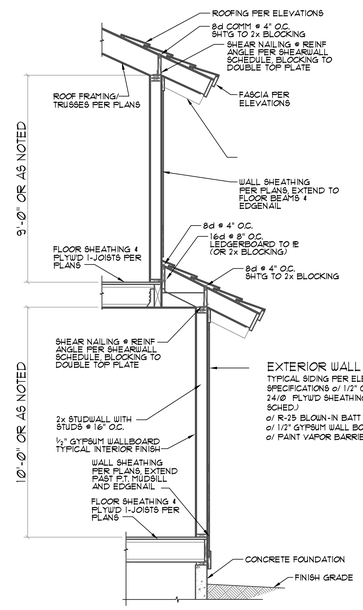
RIGHT ELEVATION

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 REINFORCING AS REQUIRED BY DETAIL AND THE ATTACHED STRUCT. ENG.

PROVIDE 2X6 STUD FRAME PONY WALL AT THE LOWER STEPPING CONCRETE STEM WALL WITH PLYWOOD SHTG AND SIDING FINISH





EXTERIOR WALL ASSEMBLY
TYPICAL SIDING PER ELEVATIONS AND BUILDER SPECIFICATIONS o/ 1/2" CDX 5-PLY APA RATED 24/0 PLYWD SHEATHING (NAILED PER SHEAR SCHED.)
o/ R-25 BLOWN-IN BATT INSULATION
o/ 1/2" GYPSUM WALL BOARD
o/ PAINT VAPOR BARRIER

TYPICAL TWO-STORY WALL CONSTRUCTION

SCALE: 3/8" = 1'-0"

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The designer of these plans carefully prepares 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 plans, and report any errors and omissions prior to construction. Designer and owners or contractors will not be responsible for any owners or damages relating to the accuracy of the plans in excess of the design fees paid. Building contractor and/or Owner, by applying for permits, acknowledges acceptance thereof.

MAHONEY RESIDENCE

19900 NW WATSON RD. SCAPPOOSE, OR.

ELEVATIONS

DRAWING

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

DRAWN: DEC 16, 2016

CHECKED:

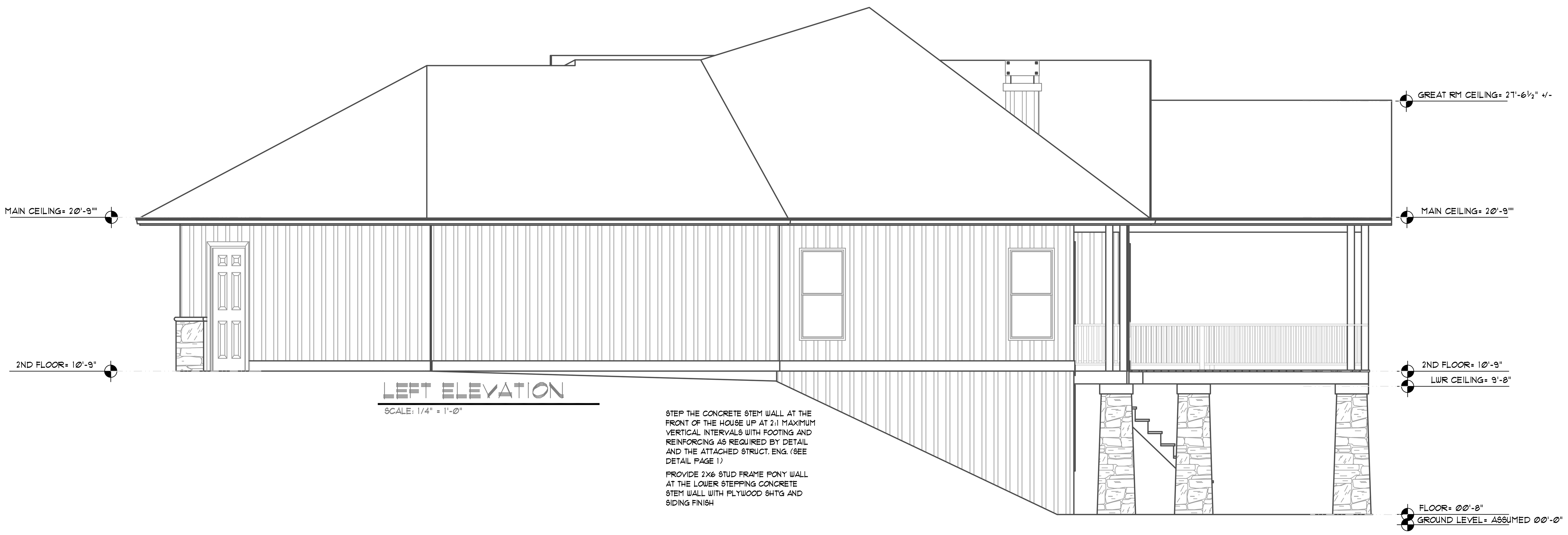
REVISIONS

NOT FOR CONSTRUCTION

PROVIDE VINYL WINDOWS AS SIZED AND LOCATED ON PLANS INSTALLED PER MANUF. SPECIFICATIONS OVER "MOISTOP E-Z SEAL" WINDOW FLASHING SYSTEM AT EACH OPENING PER INSTALLATION REQUIREMENTS

REAR ELEVATION

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

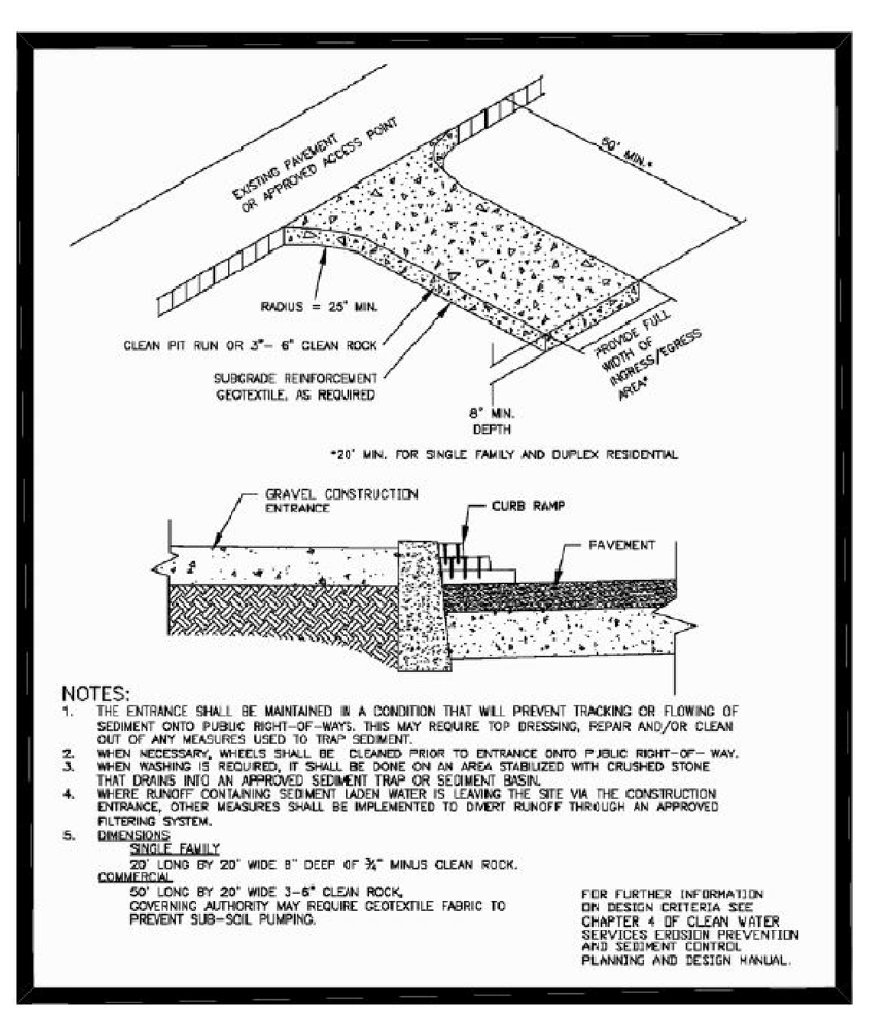


LEFT ELEVATION

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

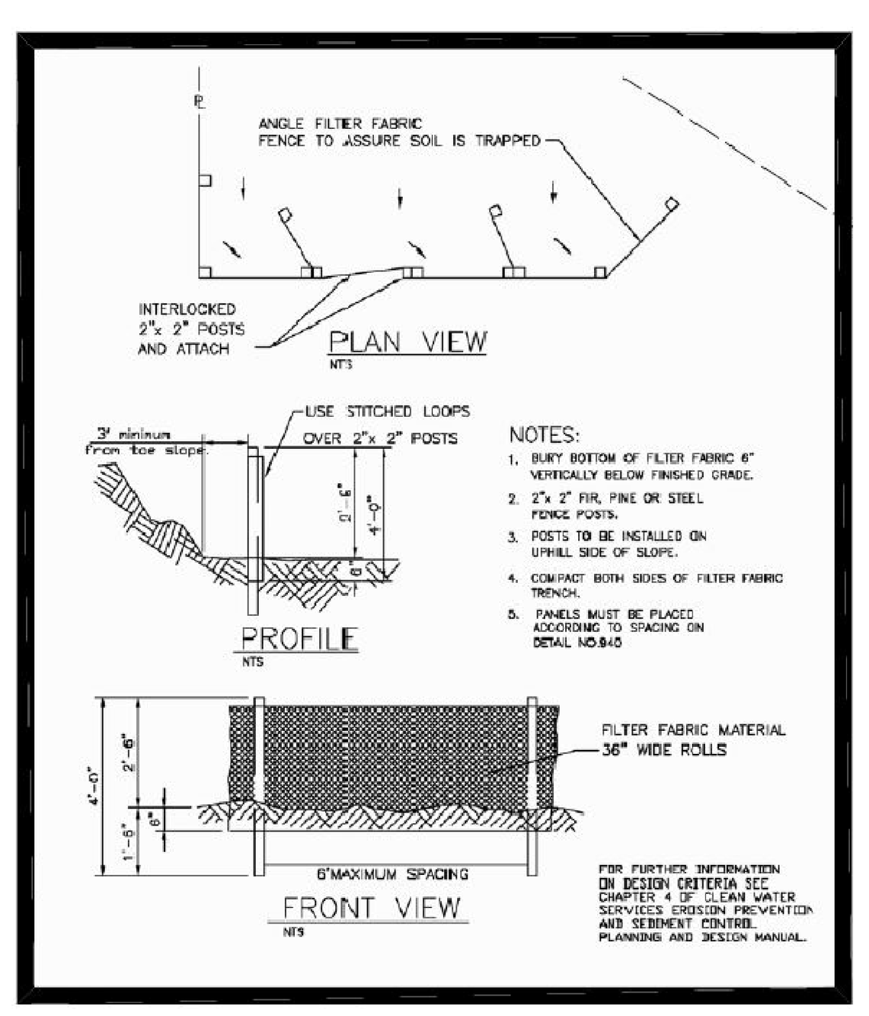
STEP THE CONCRETE STEM WALL AT THE FRONT OF THE HOUSE UP AT 2:1 MAXIMUM VERTICAL INTERVALS WITH FOOTING AND REINFORCING AS REQUIRED BY DETAIL AND THE ATTACHED STRUCT. ENG. (SEE DETAIL PAGE 1)

PROVIDE 2X6 STUD FRAME PONY WALL AT THE LOWER STEPPING CONCRETE STEM WALL WITH PLYWOOD SHT'G AND SIDING FINISH



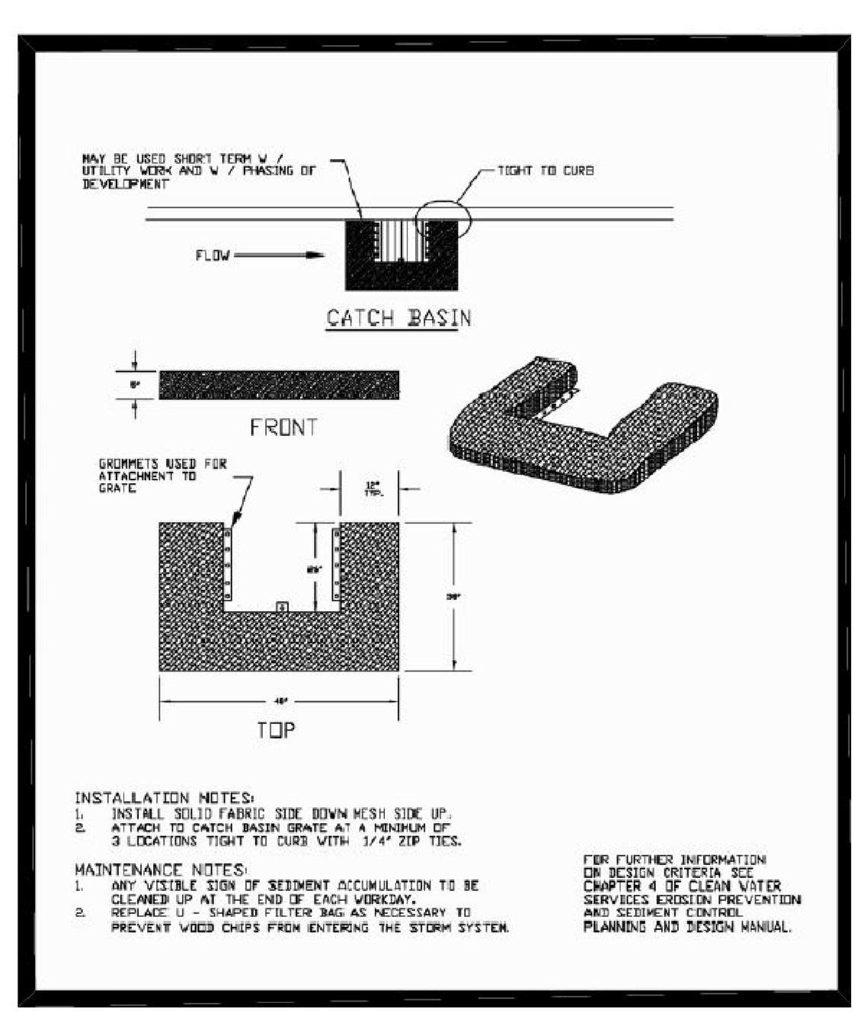
(A) CONSTRUCTION ENTRANCE

SCALE: 1" = 1'-0"



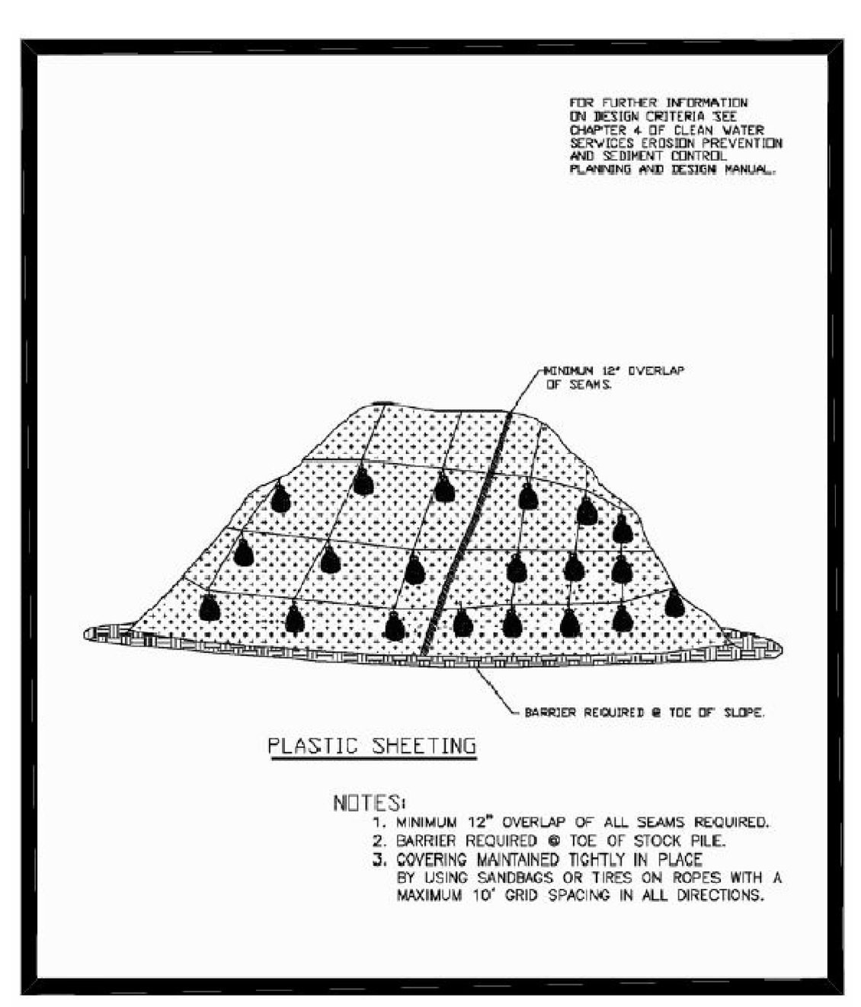
(B) SILT FENCE

SCALE: 1" = 1'-0"



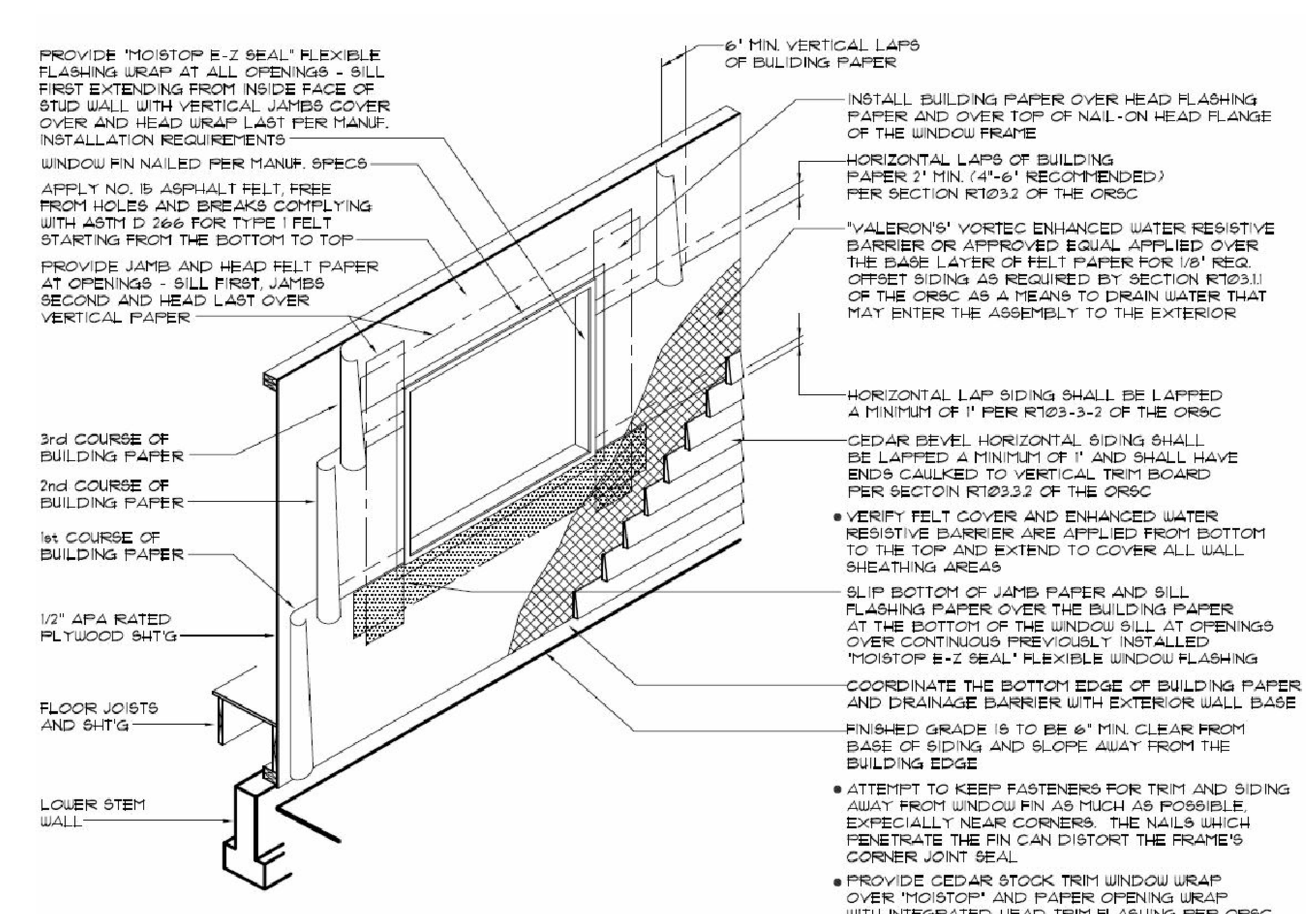
(C) INLET PROTECTION

SCALE: 1" = 1'-0"



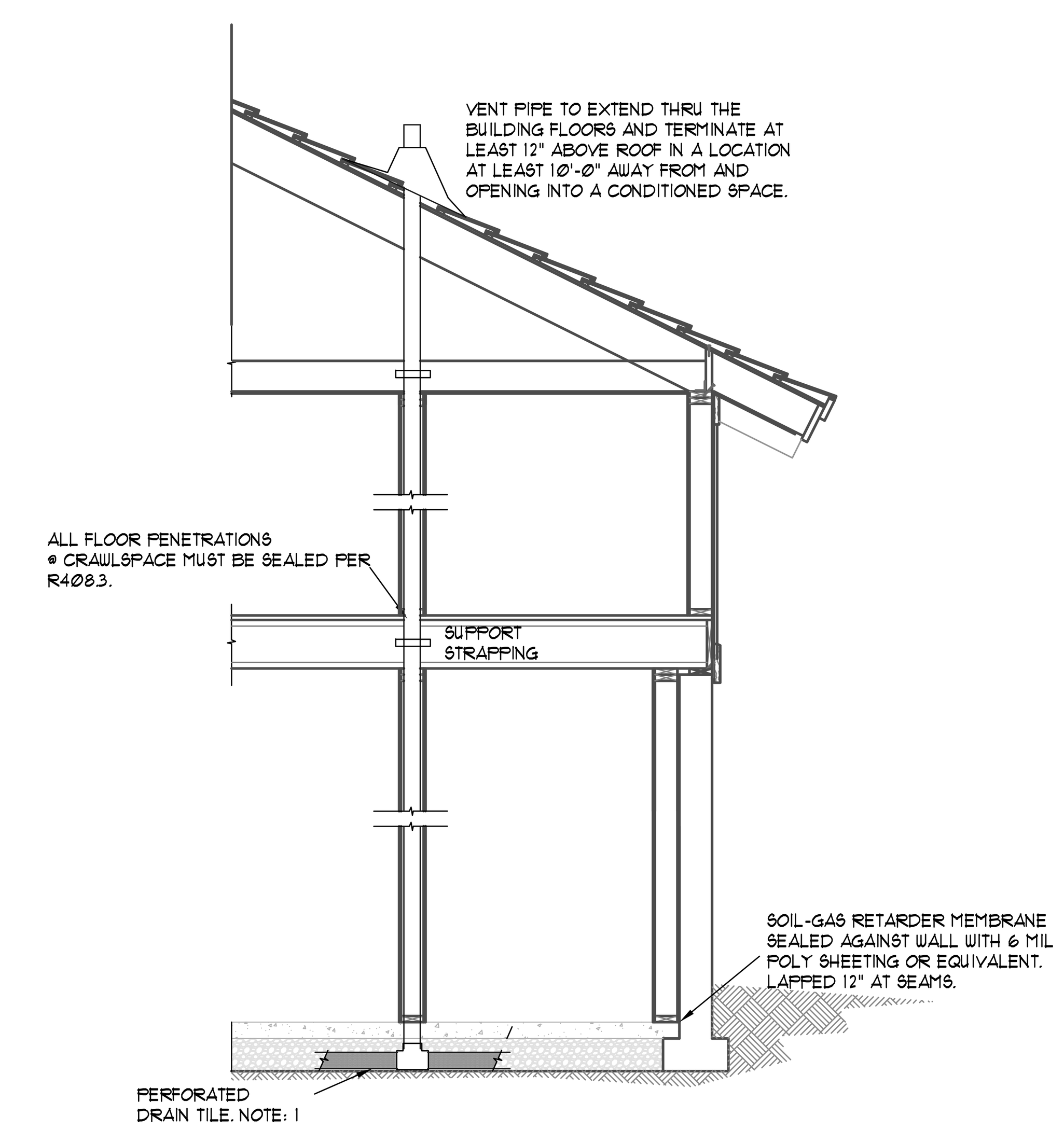
(D) STOCK PILE PROTECTION

SCALE: 1" = 1'-0"



(E) SIDING APPLICATION

SCALE: 1" = 1'-0"



VENT PIPE TO EXTEND THRU THE BUILDING FLOORS AND TERMINATE AT LEAST 12" ABOVE ROOF IN A LOCATION AT LEAST 10'-0" AWAY FROM AND OPENING INTO A CONDITIONED SPACE.
ALL FLOOR PENETRATIONS @ CRAWLSPACE MUST BE SEALED PER R408.3.
SUPPORT STRAPPING
SOIL-GAS RETARDER MEMBRANE SEALED AGAINST WALL WITH 6 MIL POLY SHEETING OR EQUIVALENT. LAPPED 12" AT SEAMS.
PERFORATED DRAIN TILE. NOTE: 1

RADON MEDIATION @ SLAB

1. INSTALL A LEGNTH OF 3" OR 4" PERFORATED DRAIN TILE HORIZONALLY BENEETH THE SHEETING AND CONNECT TO THE "TEE" FITTING WITH A VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONAL PIPE SHOULD NORMANLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD BE NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL
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.

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ELEVATIONS

DRAWING

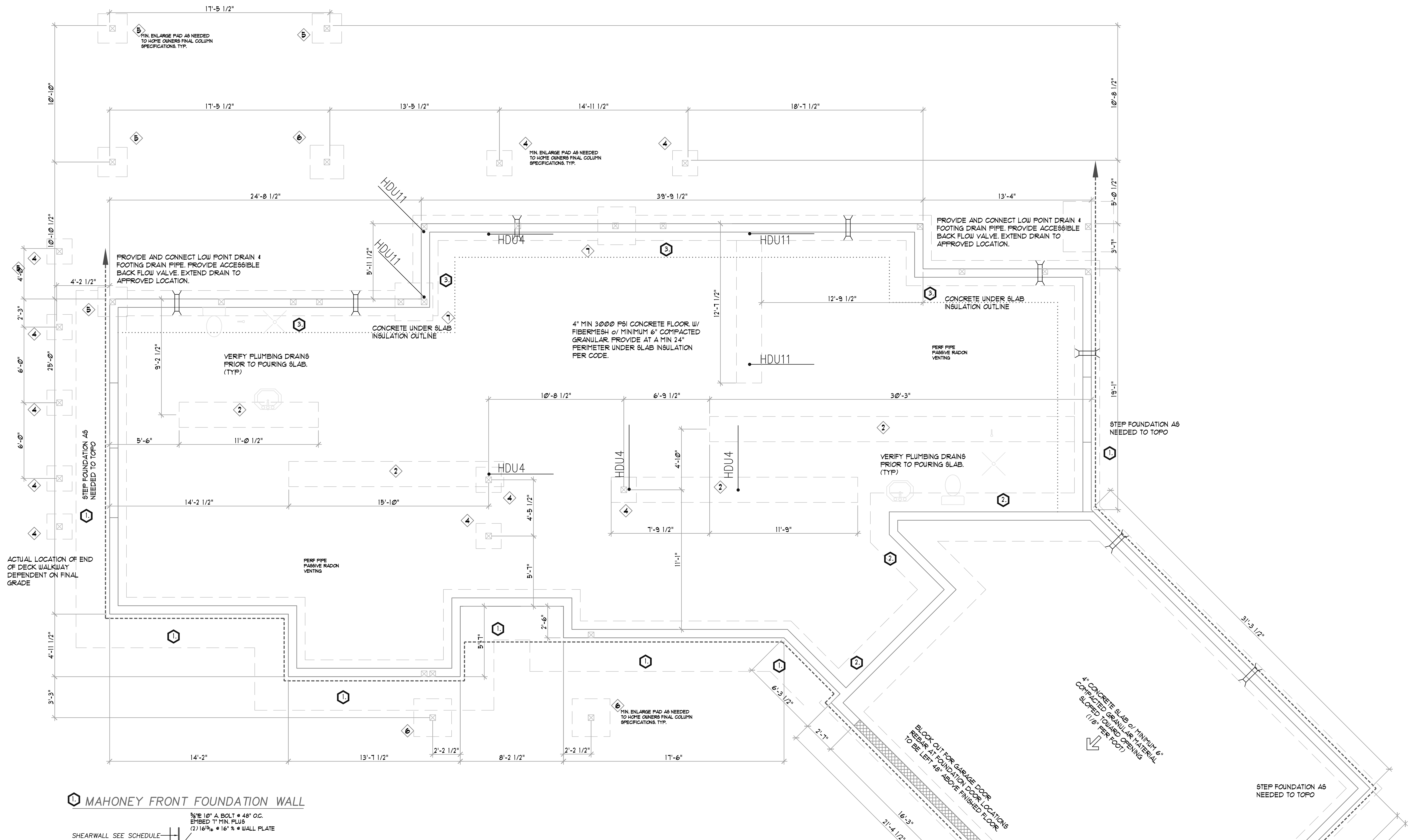
SCALE: 1/4" = 1' O.N.O.

DRAWN:

CHECKED:

REVISIONS

NOT FOR CONSTRUCTION



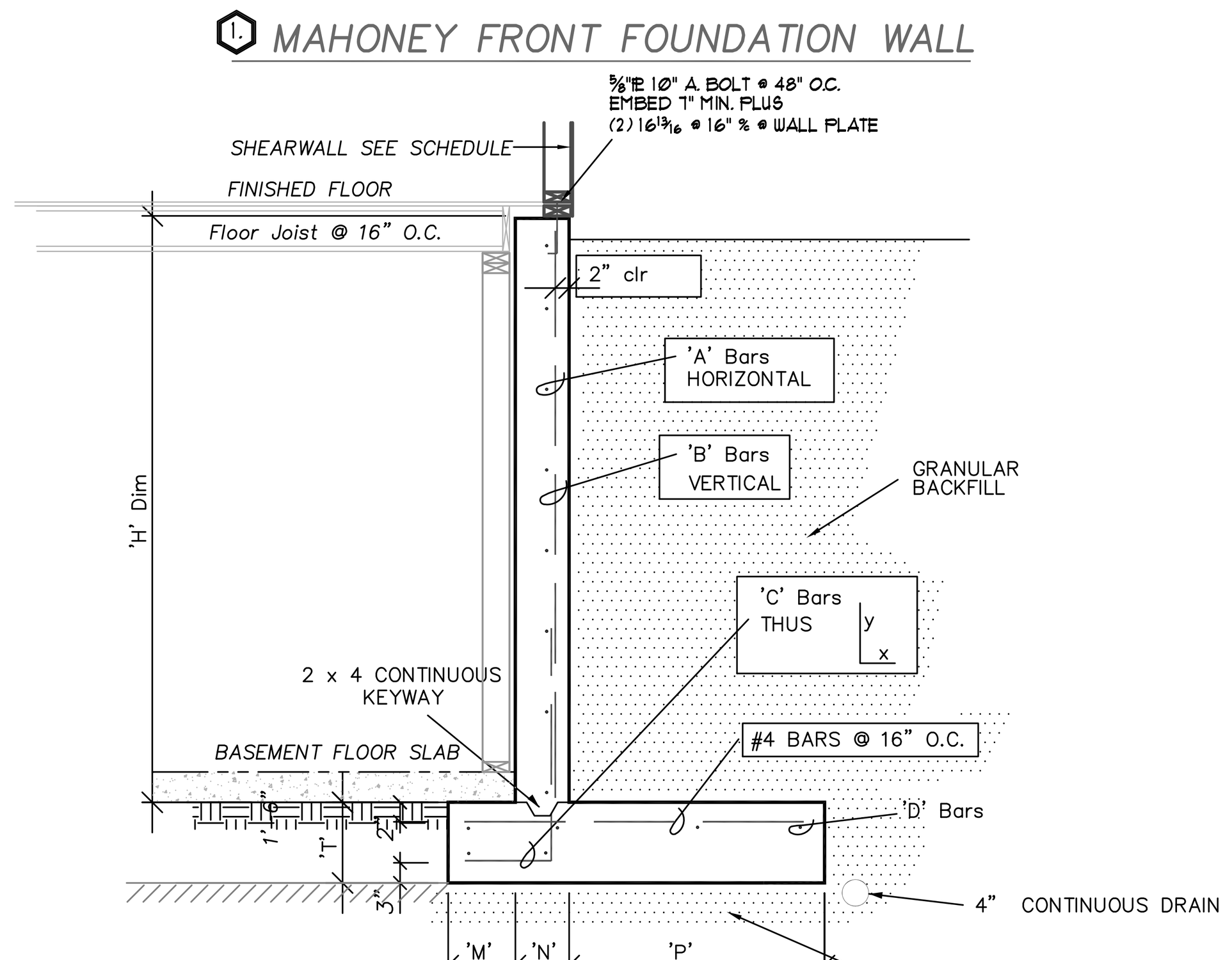
FOUNDATION PLAN

SCALE: 1/4" = 1'-0" FOUNDATION CREW TO VERIFY HARDWARE LOCATION FROM WALL FRAMING PAGE

NORTH

NOTE TO FOUNDATION CREW:
SEE PAGE FOUR, SIX FOR HOLD DOWN AND STRAP INFORMATION.

1 MAHONEY FRONT FOUNDATION WALL



CONTRACTOR IS RESPONSIBLE FOR STABILITY OF THE WALL DURING CONSTRUCTION

CONCRETE STRENGTH f'c = 3,000 psi
REINFORCING SHALL BE Fy = 60,000 psi

45 PCF EQUIVALENT FLUID PRESSURE RETAINING WALL DESIGN

'H'	'W'	'T'	'M'	'N'	'P'	'A' Bars	'B' Bars	'C' Bars (y/x)	'D' Bars
12'–0"	8'–3"	16"	42"	10"	3'–11"	#4 @ 12" O.C.	#6 @ 7"	#6 @ 7" (48/18)	(5)#4 X CONT.
11'–0"	7'–3"	16"	42"	10"	2'–11"	#4 @ 12" O.C.	#6 @ 9"	#6 @ 9" (48/18)	(5)#4 X CONT.
10'–0"	6'–6"	16"	36"	10"	2'–2"	#4 @ 12" O.C.	#6 @ 12"	#6 @ 12" (42/16)	(4)#4 X CONT.
9'–0"	5'–9"	16"	30"	8"	2'–7"	#4 @ 12" O.C.	#6 @ 13"	#6 @ 13" (36/10)	(4)#4 X CONT.
8'–0"	5'–0"	16"	27"	8"	2'–1"	#4 @ 12" O.C.	#6 @ 16"	#6 @ 16" (36/10)	(4)#4 X CONT.
7'–0"	4'–3"	14"	12"	8"	1'–7"	#4 @ 12" O.C.	#5 @ 16"	#5 @ 16" (36/10)	(4)#4 X CONT.
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.

FOOTING SCHEDULE

SYM	FOOTING SIZE	THICKNESS	REINFORCEMENT	WALL SIZE	POSTS (U.N.O.)
1	16" CONTINUOUS	8"	(2) #4 CONTINUOUS	8"	
2	24" CONTINUOUS	10"	(2) #4 CONTINUOUS		
3	1'-6" X 1'-6"	8"			
4	2'-0" X 2'-0"	10"			
5	2'-4" X 2'-4"	10"			
6	2'-8" X 2'-8"	10"			
7	3'-0" X 3'-0"	12"	(2) #4 EA. WAY		
8	3'-4" X 3'-4"	12"	(2) #4 EA. WAY		
9	3'-8" X 3'-8"	12"	(2) #4 EA. WAY		
10	4-0" X 4'-0"	12"	(3) #4 EA. WAY		
11	4-0" X 5'-0"	12"	12"% #4 EA. WAY		
12	4-0" X 6'-0"	12"	12"% #4 EA. WAY		

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 7%. 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 7" 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.
7. 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.
9. 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

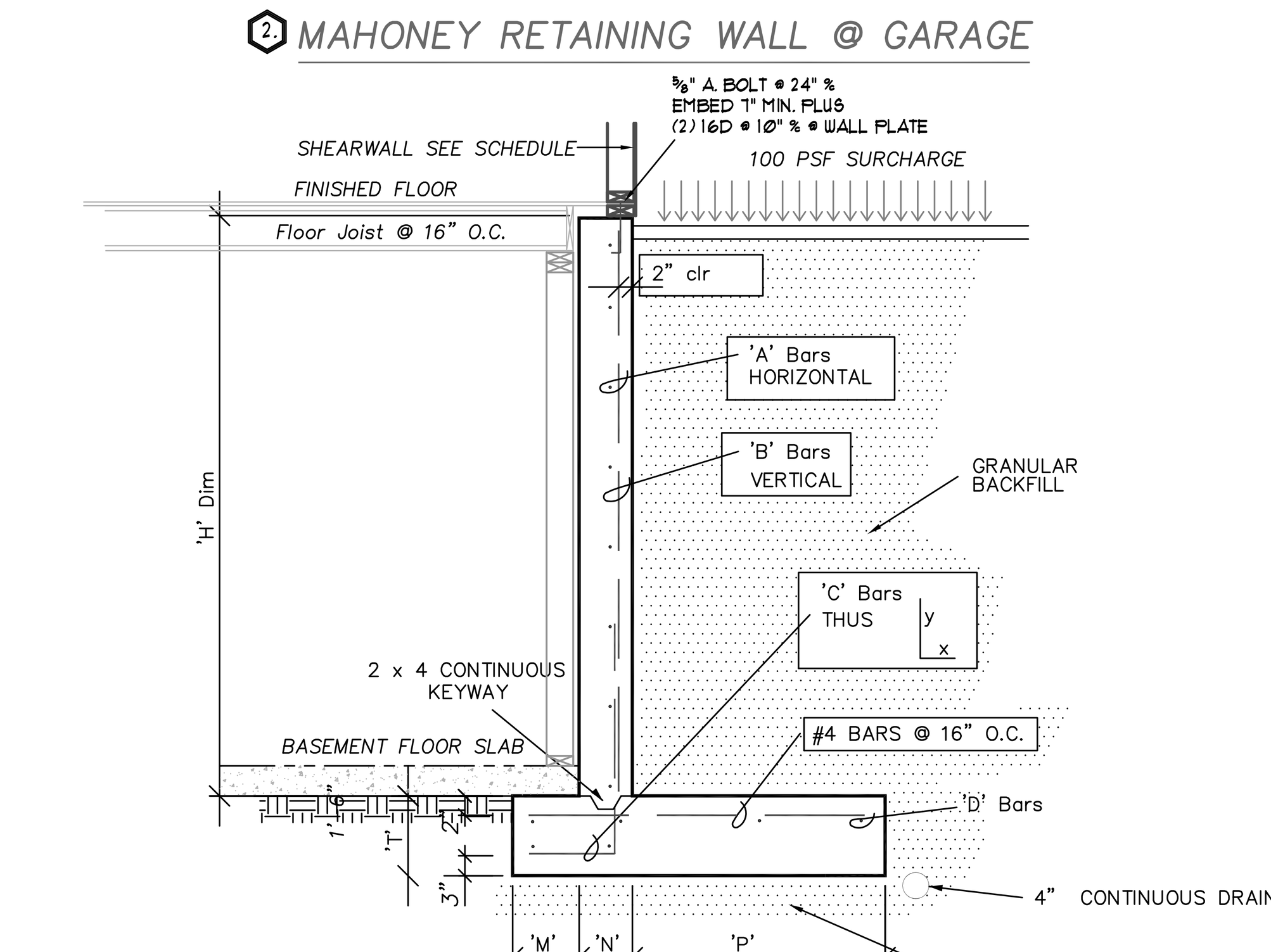
RETAINING WALL KEY

1.	RETAINING WALL INDENTIFICATION
2.	RETAINING WALL INDENTIFICATION
3.	RETAINING WALL INDENTIFICATION

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)

2 MAHONEY RETAINING WALL @ GARAGE



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

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MAHONEY RESIDENCE

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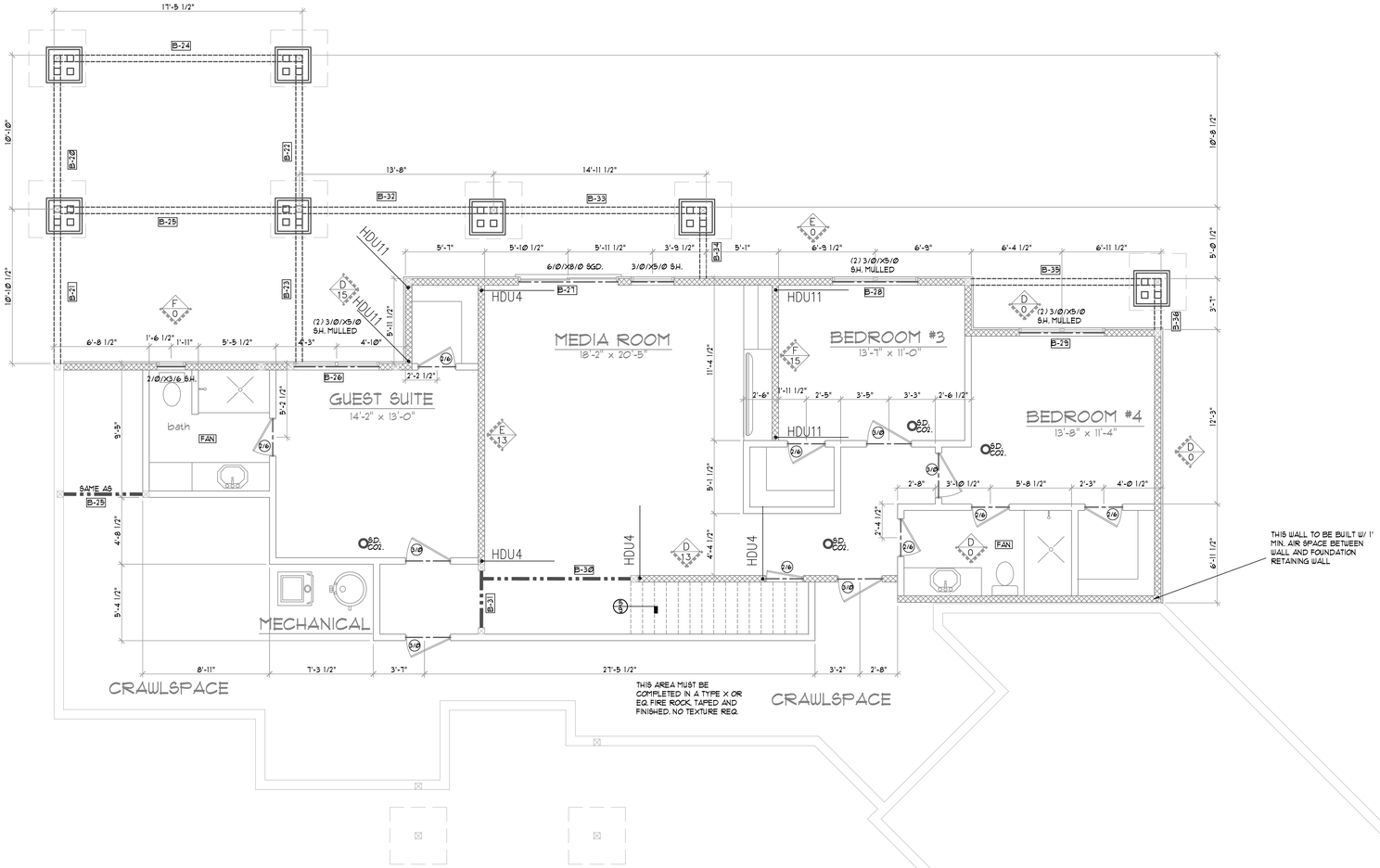
FOUNDATION

DRAWING

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

REVISIONS

NOT FOR CONSTRUCTION



WALL FRAMING NOTES

1. ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x6 STUDS @ 16" O/C. #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 2x4 #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).
7. 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) 2 X OR (1) 4X TO FOUNDATION (UNLESS NOTED OTHERWISE.)
8. 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 DFP w/ (3) 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) 2x6 TRIMMERS AND (2) 2x6 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 "TYVAR" (OR EQUAL) BUILDING WRAP OVER PLYWOOD SHEATHING PER MANUFACTURER'S PRINTED INSTRUCTIONS, WITH PARTICULAR CARE TO LAPPING AT CORNERS AND WINDOWS.
16. ALL LVL 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

- ◇ A — SHEARWALL INDENTIFICATION
- ◇ #F — HOLDOWN PER SCHEDULE
- • — HOLDOWN LOCATION
- SD. — SMOKE DETECTOR
- CO2 — CO2 DETECTOR
- ⬡ # — 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.

BEAM SCHEDULE

SYM.	MIN BEAM SIZE	NOTES
B-20	6X12" D.F.	
B-21	6X12" D.F.	
B-22	6X12" D.F.	
B-23	6X12" D.F.	
B-24	5½" X 12" GLB 24F-V4	
B-25	5½" X 12" GLB 24F-V4	
B-26	6X12" D.F.	
B-27	6X12" D.F.	
B-28	6X12" D.F.	
B-29	6X12" D.F.	
B-30	5½" X 10½" GLB 24F-V4	
B-31	5½" X 10½" GLB 24F-V4	
B-32	6X12" D.F.	
B-33	6X12" D.F.	
B-34	6X12" D.F.	
B-35	6X12" D.F.	
B-36	6X12" D.F.	

SHEARWALL SCHEDULE -USING CDX-PLY'D (OR EQUIV. OSB)

TYPE	SHEATHING	SIDE	STUD/ BLOCK'G	SILL PLATE	EDGE NAILING	ANCH. BOLTS	CONN. AT TOP PL (IF REQ'D)
D	15/32" PLY'D	ONE	2x	2x	8d @ 6"o.c. COMMON NAILS (GOOD FOR 393 PLF)	5/8"DIA. 48" OC	@LS50 @ 24" OC
E	15/32" PLY'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'D	ONE	2x	2x	8d @ 3"o.c. COMMON NAILS (GOOD FOR 770 PLF)	5/8"DIA. 24" OC	@LS50 @ 12" OC

HOLDOWN SCHEDULE

NOTE: DEEPEN FTNG AS REQ'D TO ALLOW PROPER ANCHOR BOLT INSTALLATION.

13	HDU4 PER SIMPSON SPEC	SIMPSON SCREWS W/ 2-2x6 STUD PER SIMPSON (GOOD FOR 4565#)	SIMPSON SB5/8x24
15	HDU11 PER SIMPSON SPEC	30- SDS 1/4x2 1/2 W/(4)2x6 STUDS PER SIMPSON (GOOD FOR 9535#)	SIMPSON SB1x30

LOWER FLOOR WALLS

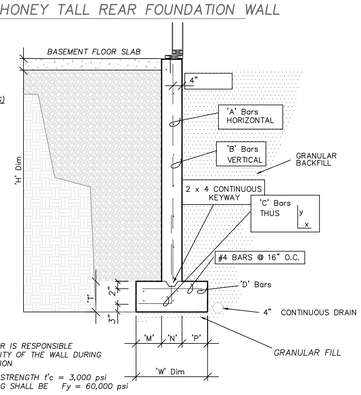
SCALE: 1/4" = 1'-Ø"

NORTH

③ MAHONEY TALL REAR FOUNDATION WALL

ANCHOR BOLT SCHEDULE(SPACING)

'H' /SIZE	1/2"	5/8"	3/4"
10'	12"	18"	24"
9'	15"	22"	30"
8'	20"	28"	38"
7'	26"	37"	50"
6'	35"	50"	60"
5'	48"	60"	60"
4'	60"	60"	60"



CONTRACTOR IS RESPONSIBLE FOR STABILITY OF THE WALL DURING CONSTRUCTION

CONCRETE STRENGTH f'c = 3,000 psi
REINFORCING SHALL BE Fy = 60,000 psi

45 PCF EQUIVALENT FLUID PRESSURE FOUNDATION WALL DESIGN

'H'	'W'	'T'	'M'	'N'	'P'	'A' Bars	'B' Bars	'C' Bars (y/x)	'D' Bars
12'-0"	24"	12"	8"	8"	8"	#4 @ 12" O.C.	#5 @ 16"	#5 @ 6 3/4" (42/10)	(4)#4 X CONT.
11'-0"	24"	12"	8"	8"	8"	#4 @ 12" O.C.	#5 @ 16"	#5 @ 9" (42/10)	(4)#4 X CONT.
10'-0"	24"	10"	8"	8"	8"	#4 @ 12" O.C.	#5 @ 16"	#5 @ 13" (42/10)	(4)#4 X CONT.
9'-0"	24"	10"	8"	8"	8"	#4 @ 12" O.C.	#5 @ 16"	#5 @ 16" (42/10)	(4)#4 X CONT.
8'-0"	24"	10"	8"	8"	8"	#4 @ 12" O.C.	#5 @ 16"	#5 @ 16" (42/10)	(4)#4 X CONT.
7'-0"	24"	10"	8"	8"	8"	#4 @ 12" O.C.	#4 @ 16"	#4 @ 16" (42/10)	(4)#4 X CONT.
6'-0"	24"	10"	8"	8"	8"	#4 @ 12" O.C.	#4 @ 16"	#4 @ 16" (36/10)	(4)#4 X CONT.
5'-0"	24"	10"	8"	8"	8"	#4 @ 12" O.C.	#4 @ 16"	#4 @ 16" (36/10)	(4)#4 X CONT.

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MAHONEY RESIDENCE

9900 NW WATSON RD, SCAPPOOSE OR.

LOWER WALLS

DRAWING

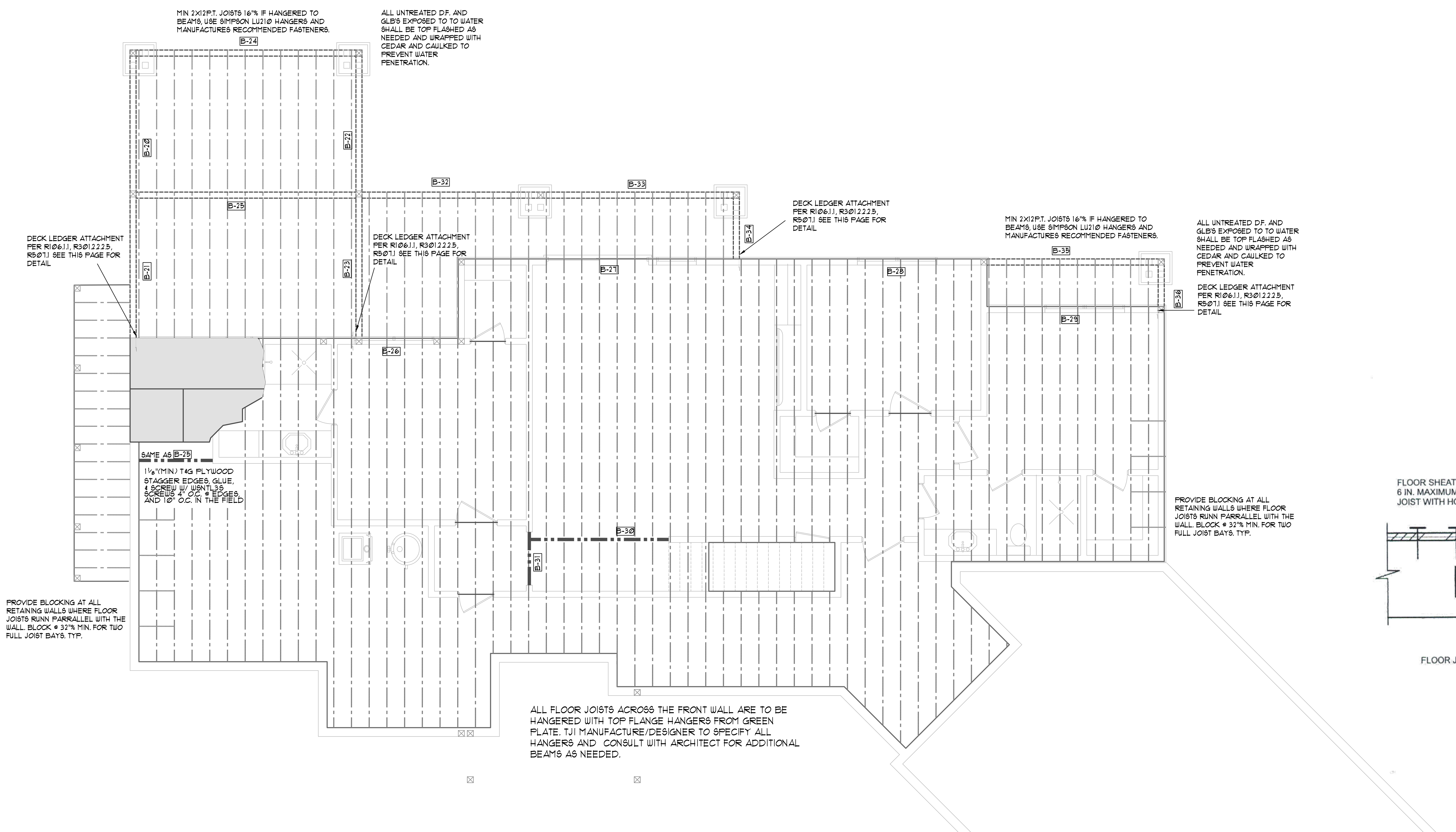
SCALE: 1/4" = 1' O.N.O.

DRAWN:

CHECKED:

REVISIONS

NOT FOR CONSTRUCTION



NOTE: THIS PAGE IS A DIAGRAM FOR FLOOR BEAMS, BLOCKING, PLYWOOD FLOOR AND DECK FRAMING REFERENCE ONLY. SEE JOIST MANUFACTURES ACTUAL FLOOR PLAN LAYOUT PAGE 5-B

LOWER FLOOR FRAMING PLAN

NORTH

LIVING AREA TO BE OPEN WEB TYPE FLOOR JOISTS. DESIGN LAYOUT AND ENGINEERING TO BE PROVIDED BY JOIST MANUFACTURE. THIS DIAGRAM IS THE DESIGNERS REPRESENTATION FOR CLARIFICATION OF FLOOR BEAMS, BLOCKING, PLYWOOD FLOOR NOTES AND DECK FRAMING REFERENCE ONLY. SEE JOIST MANUFACTURES ACTUAL FLOOR PLAN LAYOUT PAGE 5-B

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

FLOOR FRAMING NOTES

1. FLOOR JOISTS ARE TO BE 11⅞" MIN I JOISTS TYPE MANUFACTURED BY LOUISIANA BUILDING PRODUCTS, OR APPROVED EQUAL. PLYWOOD I-JOISTS TO DESIGNED FOR A MAXIMUM DEFLECTION OF L/960.
2. JOIST SPACING TO BE 16" O/C MAX. OR AS SPECIFIED ON 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.
3. 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 ¾" 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.
6. FLOOR JOIST MAY HAVE HOLES BORED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. 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 1$\frac{5}{16}$" 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 LVL BEAM AND HEADERS TO BE BOISE CASCADE VERSA-LAM 2800 F_bDF, 2.0E (OR APPROVED EQUAL).
12. REFER TO DETAILS FOR TYPICAL CONNECTIONS

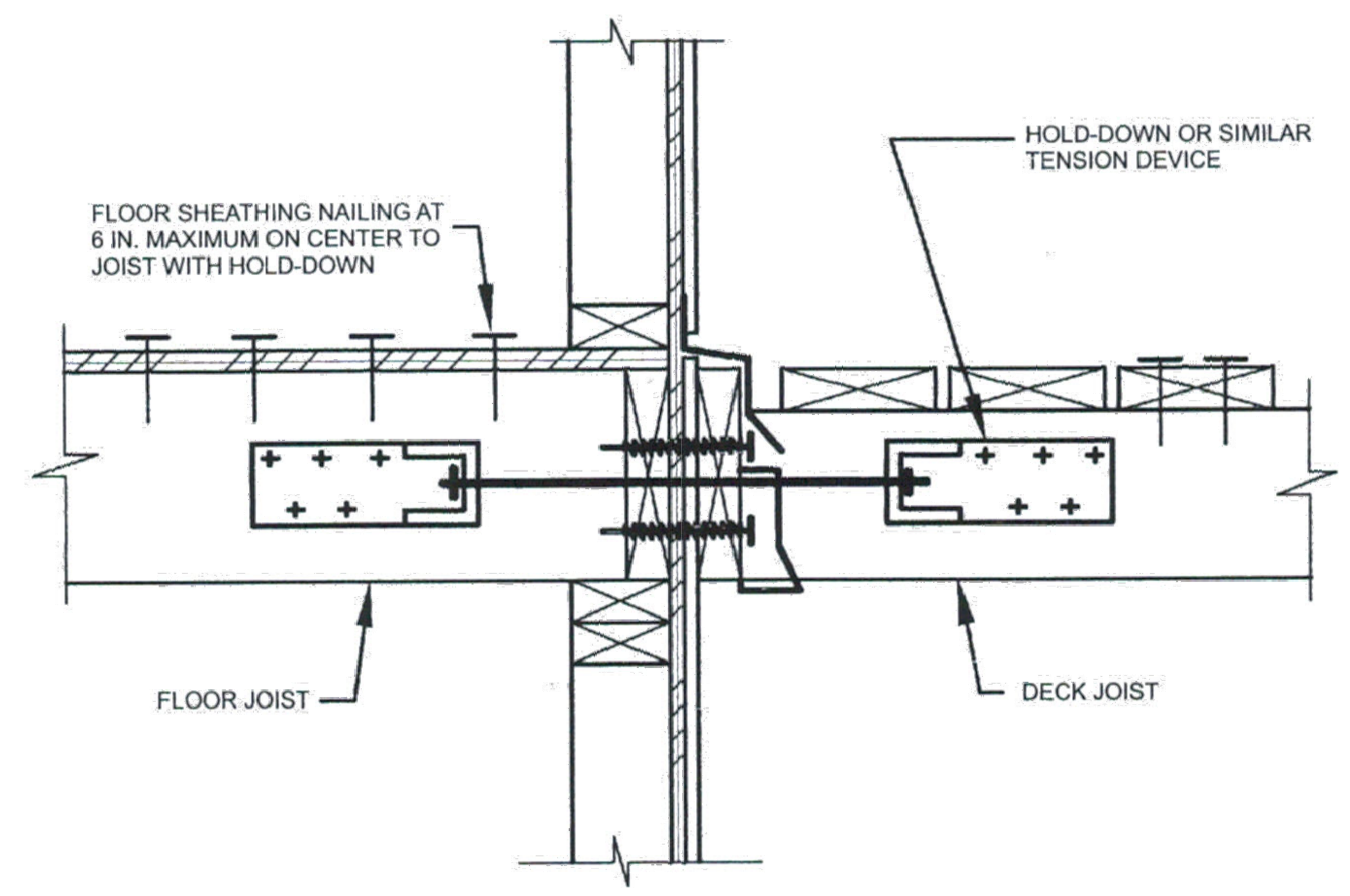


FIGURE R502.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

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MAHONEY RESIDENCE

19900 NW WATSON RD, SCAPOOSE OR.

FLOOR JOISTS

DRAWING

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

REVISIONS

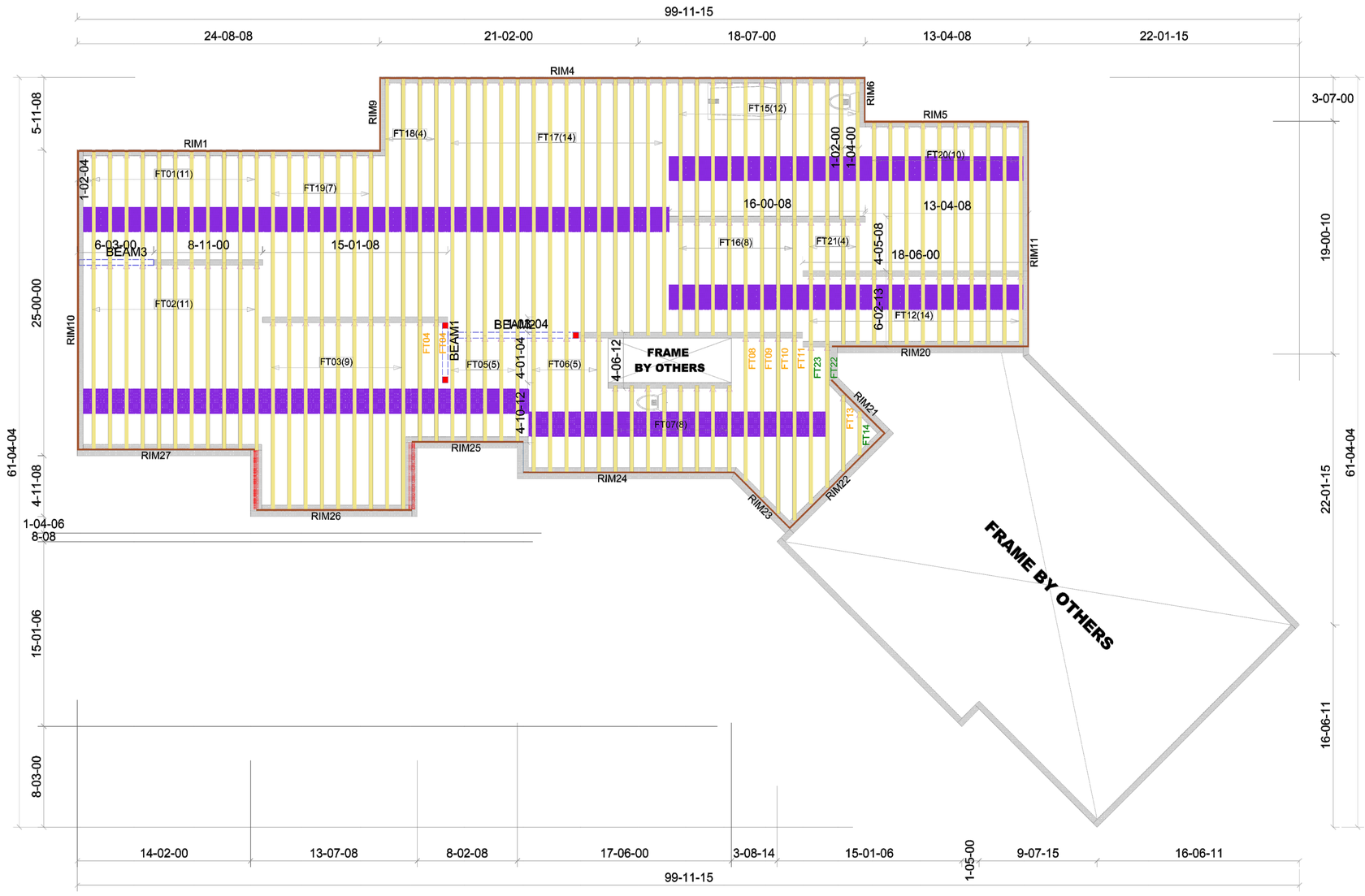
NOT FOR CONSTRUCTION

PAINTED END OF FLOOR TRUSS IS THE TOP LEFT END OF TRUSS INDICATED BY THE 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 l/d >= 480
TL l/d >= 360

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

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MAHONEY RESIDENCE
19200 NW WATSON RD, SCAPPOOSE OR.

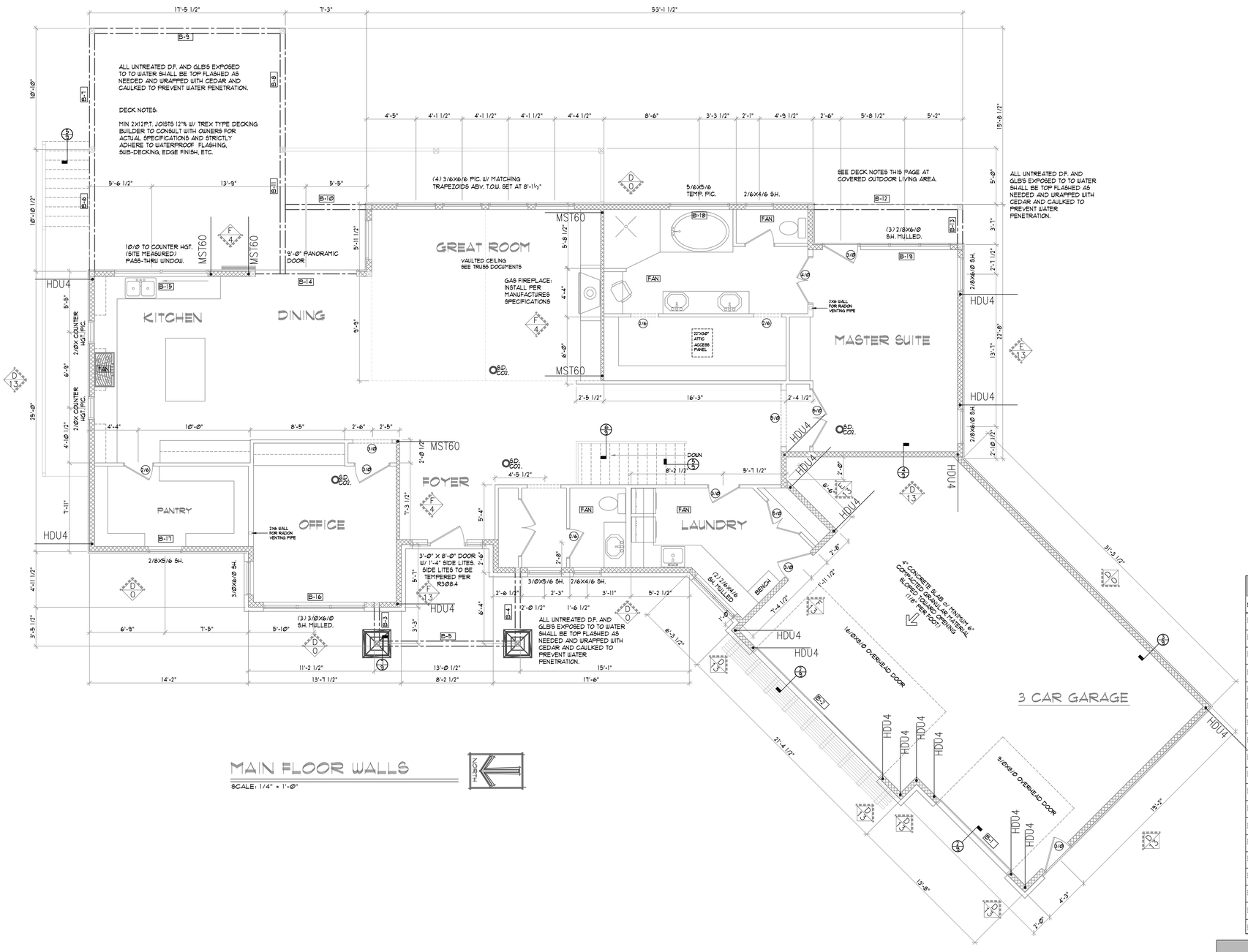
MANUF. JOIST.

DRAWING

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

REVISIONS

NOT FOR CONSTRUCTION



MAIN FLOOR WALLS

SCALE: 1/4" = 1'-ø"

WALL FRAMING NOTES

1. 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 BEAM DIRECTLY OVER LOWER LEVEL STUDS WHEREVER POSSIBLE.
2. ALL INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE, ARE TO BE 2x4 #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).
7. 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)2'X OR (1) 4X TO FOUNDATION (UNLESS NOTED OTHERWISE.)
8. 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 6X8 DFP 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)2x6 TRIMMERS AND (2)2x6 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 OSB, OR 1/2" CDX 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 LVL 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:	410

SYMBOL KEY

- SHEARWALL INDENTIFICATION
- HOLDOWN PER SCHEDULE
- HOLDOWN LOCATION
- SD. SMOKE DETECTOR
- CO2 CO2 DETECTOR
- # 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.

BEAM SCHEDULE

SYM.	MIN BEAM SIZE
B-1	6X12" D.F.
B-2	6X12" D.F.
B-3	6X8" D.F.
B-4	6X8" D.F.
B-5	6X8" D.F.
B-6	6X12" D.F.
B-7	6X12" D.F.
B-7	6X12" D.F.
B-9	6X12" D.F.
B-10	6X8" D.F.
B-11	6X12" D.F.
B-12	6X10" D.F.
B-13	6X10" D.F.
B-14	6X12" D.F.
B-15	5⅛" X 9" GLB 24F-V4
B-16	6X10" D.F.
B-17	6X8" D.F.
B-18	6X8" D.F.
B-19	5⅛" X 10½" GLB 24F-V4

SHEARWALL SCHEDULE -USING CDX-PLYW'D (OR EQUIV. OSB)

TYPE	SHEATHING	SIDE	STUD/ BLOCK'G	SILL PLATE	EDGE NAILING	ANCH. BOLTS	CONN. AT TOP PL. (IF REQ'D)
D	15/32" PLYW'D	ONE	2x	2x	8d @ 6"o.c. COMMON NAILS (GOOD FOR 393 PLF)	5/8"DIA. 48" OC	@LS50 @ 24" OC
E	15/32" PLYW'D	ONE	2x	2x	8d @ 4"o.c. COMMON NAILS (GOOD FOR 603 PLF)	5/8"DIA. 32" OC	@LS50 @ 16" OC
G	1/2" PLYW'D	ONE	2x	2x	8d @ 2"o.c. COMMON NAILS (GOOD FOR 1023 PLF)	5/8"DIA. 16" OC	@LS50 @ 9" OC

HOLDOWN SCHEDULE

NOTE: DEEPEN FTNG AS REQ'D TO ALLOW PROPER ANCHOR BOLT INSTALLATION.

4	MST60 – STRAP W/ DBL STUDS (Min)	68–16d SIMKERS 34–EACH END (GOOD FOR 6730#)	
13	HDU4 PER SIMPSON SPEC	SIMPSON SCREWS W/ 2–2x6 STUD PER SIMPSON (GOOD FOR 4565#)	SIMPSON SB5/8x24
16	HDU14 PER SIMPSON SPEC	30– SDS 1/4x2 1/2 W/(4)2x6 STUDS PER SIMPSON (GOOD FOR 14375#)	SIMPSON SB1x30

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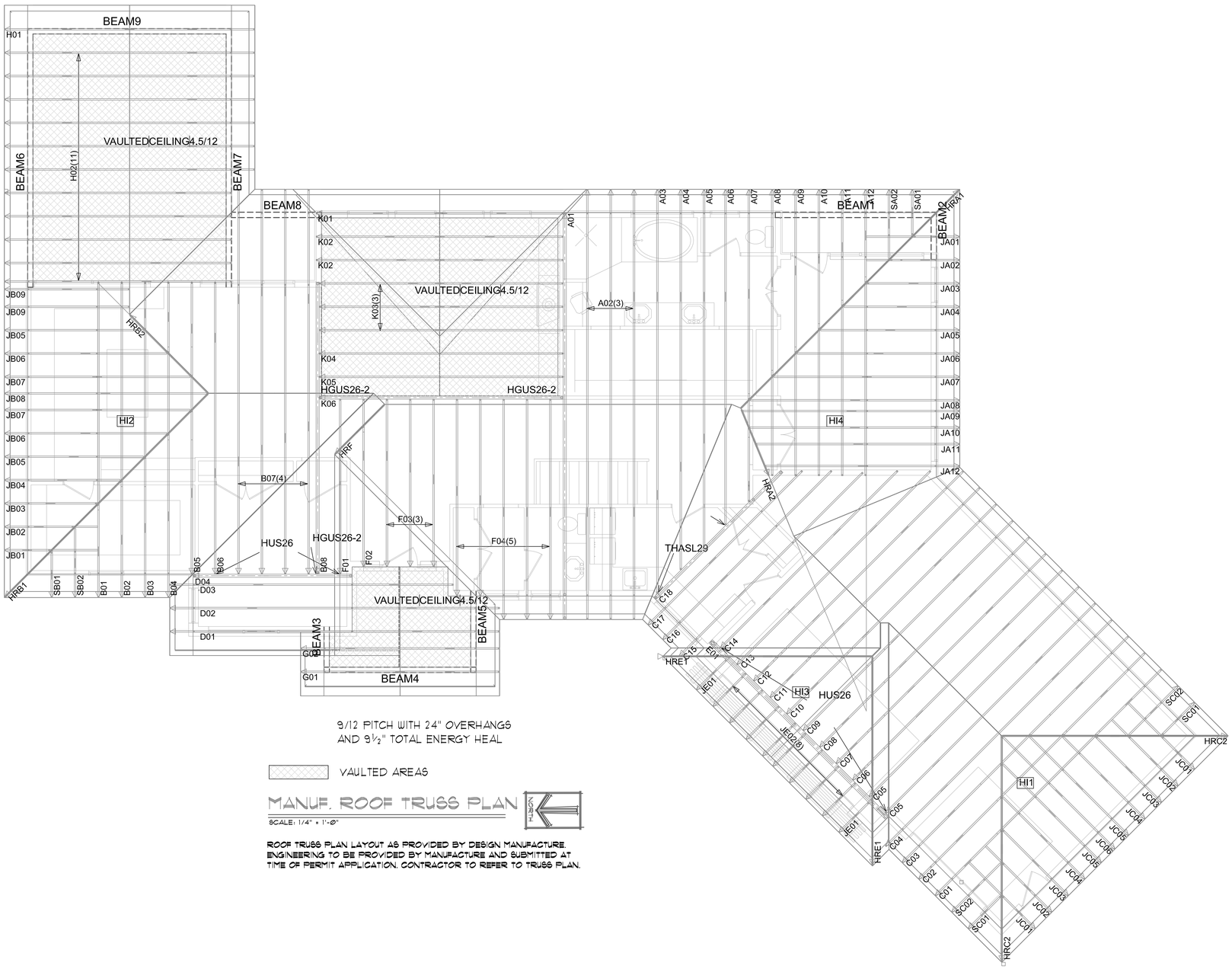
MAIN WALLS

DRAWING

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

REVISIONS

NOT FOR CONSTRUCTION



9/12 PITCH WITH 24" OVERHANGS
AND 9½" TOTAL ENERGY HEAL

VAULTED AREAS

MANUF. ROOF TRUSS PLAN

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

ROOF TRUSS PLAN LAYOUT AS PROVIDED BY DESIGN MANUFACTURE. ENGINEERING TO BE PROVIDED BY MANUFACTURE AND SUBMITTED AT TIME OF PERMIT APPLICATION. CONTRACTOR TO REFER TO TRUSS PLAN.

ROOF FRAMING NOTES

1. UNLESS SPECIFIED OTHERWISE, ALL RAFTERS ARE TO BE MANUFACTURED TRUSSES. DESIGN AND ENGINEERING TO BE PROVIDED BY OTHERS.
2. SEE PLAN FOR ROOF PITCH AT EA.
3. 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.
7. RAFTERS, CEILING JOISTS, AND TRUSSES SHALL BE SUPPORTED LATERALLY AT BEARING POINTS WITH SOLID BLKG TO PREVENT ROTATION & LATERAL DISPLACEMENT.
8. RIDGES, HIPS, AND VALLEYS, UNLESS SPECIFIED OTHERWISE, ARE TO BE 1-3/4" x 11-7/8" LAMINATED VENEER LUMBER (LVL) OR EQUAL.
9. BUILDER TO PROVIDE MANUFACTURER'S PRE-ENGINEERED TRUSS DESIGN TO BUILDING DEPARTMENT.
10. BEAMS ABBREVIATED AS "GLB." REFER TO GLUE LAMINATED BEAMS. BEAMS ARE TO BE ACHITECTURAL APPEARANCE GRADE. (F_b =2400, E=1,800,000) U.N.O.
11. ROOF SHEATHING, UNLESS SPECIFIED OTHERWISE TO BE MIN. 1/2 OSB. WITH PLY CLIPS OR CDX 24/0 EXTERIOR GLUE PLYWOOD. ALL JOINTS TO BE STAGGERED. A MINIMUM OF 24" NAIL w/10d 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 LVL 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 H1 CLIP AT EVERY OTHER TRUSS/ RAFTER, TYPICAL.

SYMBOL KEY

#	SHEARWALL INDENTIFICATION
#	HOLDOWN PER SCHEDULE
#	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)

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MAHONEY RESIDENCE

19900 NW WATSON RD, SCAPPOOSE OR.

ROOF TRUSS

DRAWING

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

DRAWN:

CHECKED:

REVISIONS

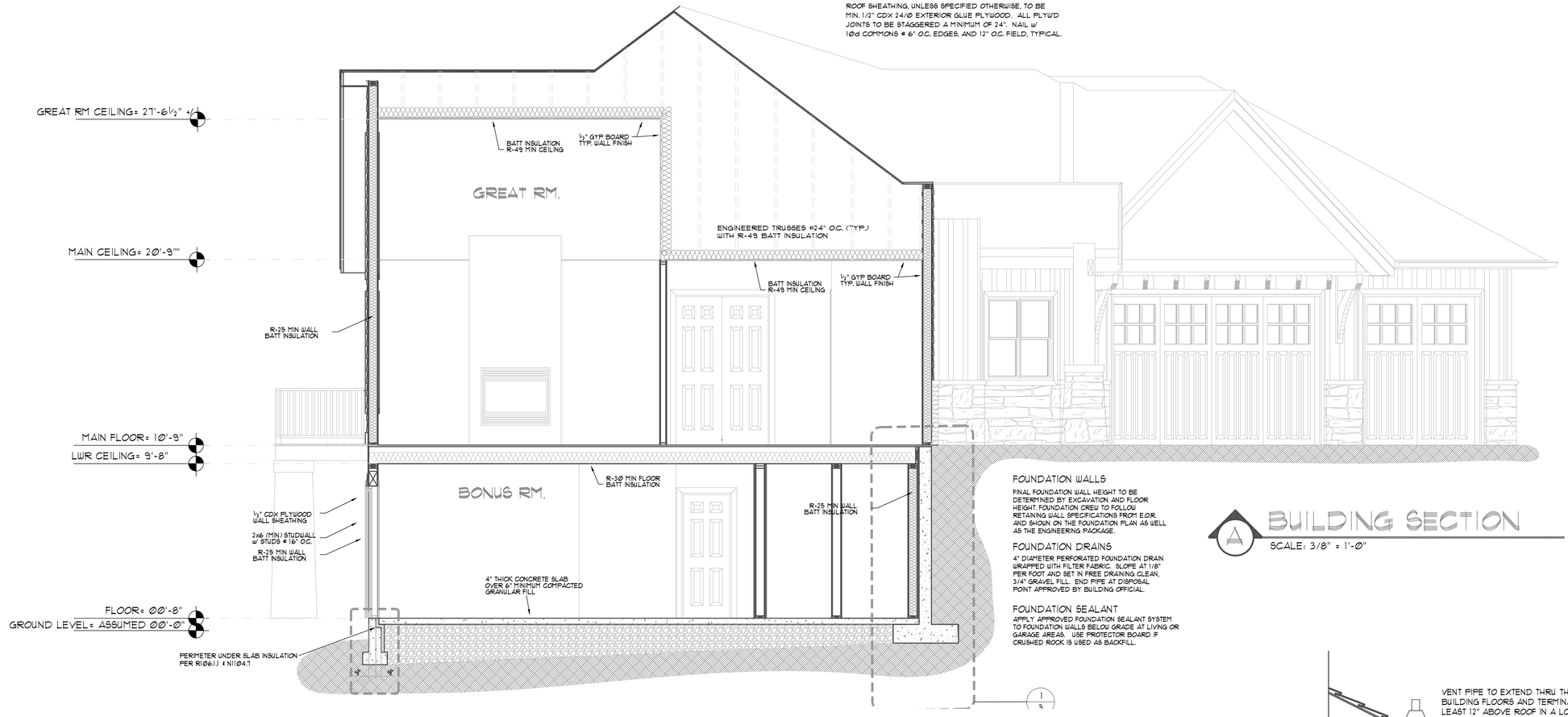
NOT FOR CONSTRUCTION

TRUSS LAYOUT AND DESIGNS ARE FOR GENERAL REFERENCE ONLY AND ARE NOT TO BE RELIED ON. CONTRACTOR TO REFER TO TRUSS MANUFACTURERS DESIGNS, WALL HEIGHTS, LAYOUTS AND TRUSS ENGINEERING.

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.

PROVIDE ATTIC ACCESS FOR ATTIC SPACES THAT ARE 42" OR GREATER IN HEIGHT. ACCESS TO BE A MIN. OF 22"x30"

ROOF SHEATHING, UNLESS SPECIFIED OTHERWISE, TO BE MIN. 1/2" CDX 24/0 EXTERIOR GLUE PLYWOOD. ALL PLY'D JOINTS TO BE STAGGERED A MINIMUM OF 24". NAIL W/ 10d COMMONS @ 6" O.C. EDGES, AND 12" O.C. FIELD, TYPICAL.



FOUNDATION WALLS

FINAL FOUNDATION WALL HEIGHT TO BE DETERMINED BY EXCAVATION AND FLOOR HEIGHT. FOUNDATION CREW TO FOLLOW RETAINING WALL SPECIFICATIONS FROM E.O.R. AND SHOWN ON THE FOUNDATION PLAN AS WELL AS THE ENGINEERING PACKAGE.

FOUNDATION DRAINS

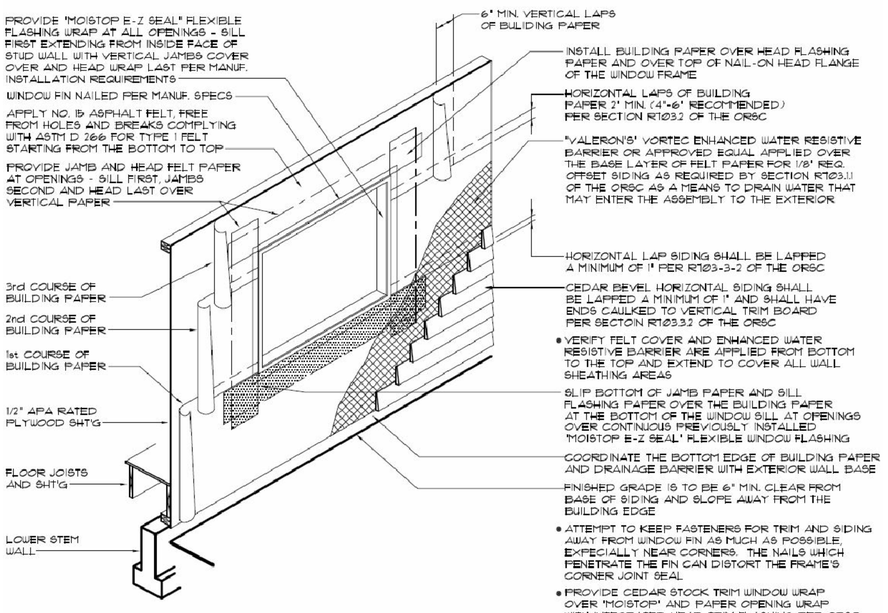
4" DIAMETER PERFORATED FOUNDATION DRAIN WRAPPED WITH FILTER FABRIC. SLOPE AT 1/8" PER FOOT AND SET IN FREE DRAINING CLEAN, 3/4" GRAVEL FILL. END PIPE AT DISPOSAL POINT APPROVED BY BUILDING OFFICIAL.

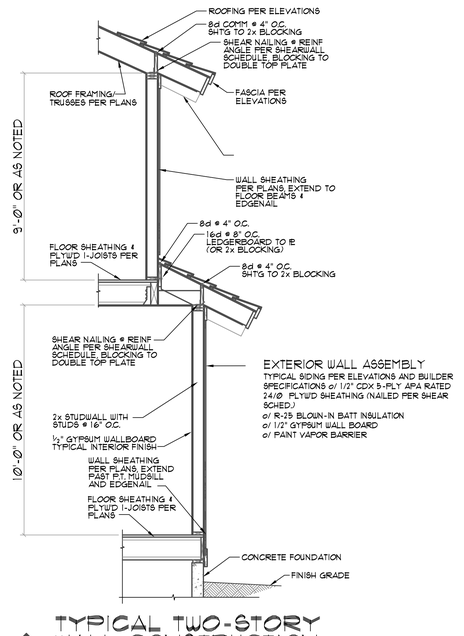
FOUNDATION SEALANT

APPLY APPROVED FOUNDATION SEALANT SYSTEM TO FOUNDATION WALLS BELOW GRADE AT LIVING OR GARAGE AREAS. USE PROTECTOR BOARD IF CRUSHED ROCK IS USED AS BACKFILL.

BUILDING SECTION

SCALE: 3/8" = 1'-0"



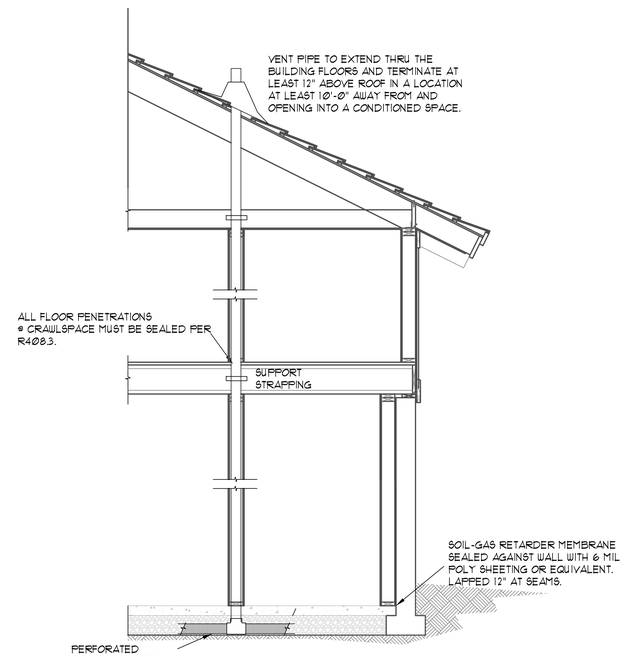


EXTERIOR WALL ASSEMBLY

TYPICAL SIDING PER ELEVATIONS AND BUILDER SPECIFICATIONS o/ 1/2" CDX 5-PLY APA RATED 24/0 PLY'D SHEATHING (NAILED PER SHEAR SCHED.) o/ R-25 BLOWN-IN BATT INSULATION o/ 1/2" GYPSUM WALL BOARD o/ PAINT VAPOR BARRIER

TYPICAL TWO-STORY WALL CONSTRUCTION

SCALE: 3/8" = 1'-0"



RADON MEDIATION @ SLAB

1. INSTALL A LEGNTH OF 3" OR 4" PERFORATED DRAIN TILE HORIZONALLY BENEETH THE SHEETING AND CONNECT TO THE "TEE" FITTING WITH A VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONAL PIPE SHOULD NORMANLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD BE NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL

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.

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SECTION & DETAILS

DRAWING

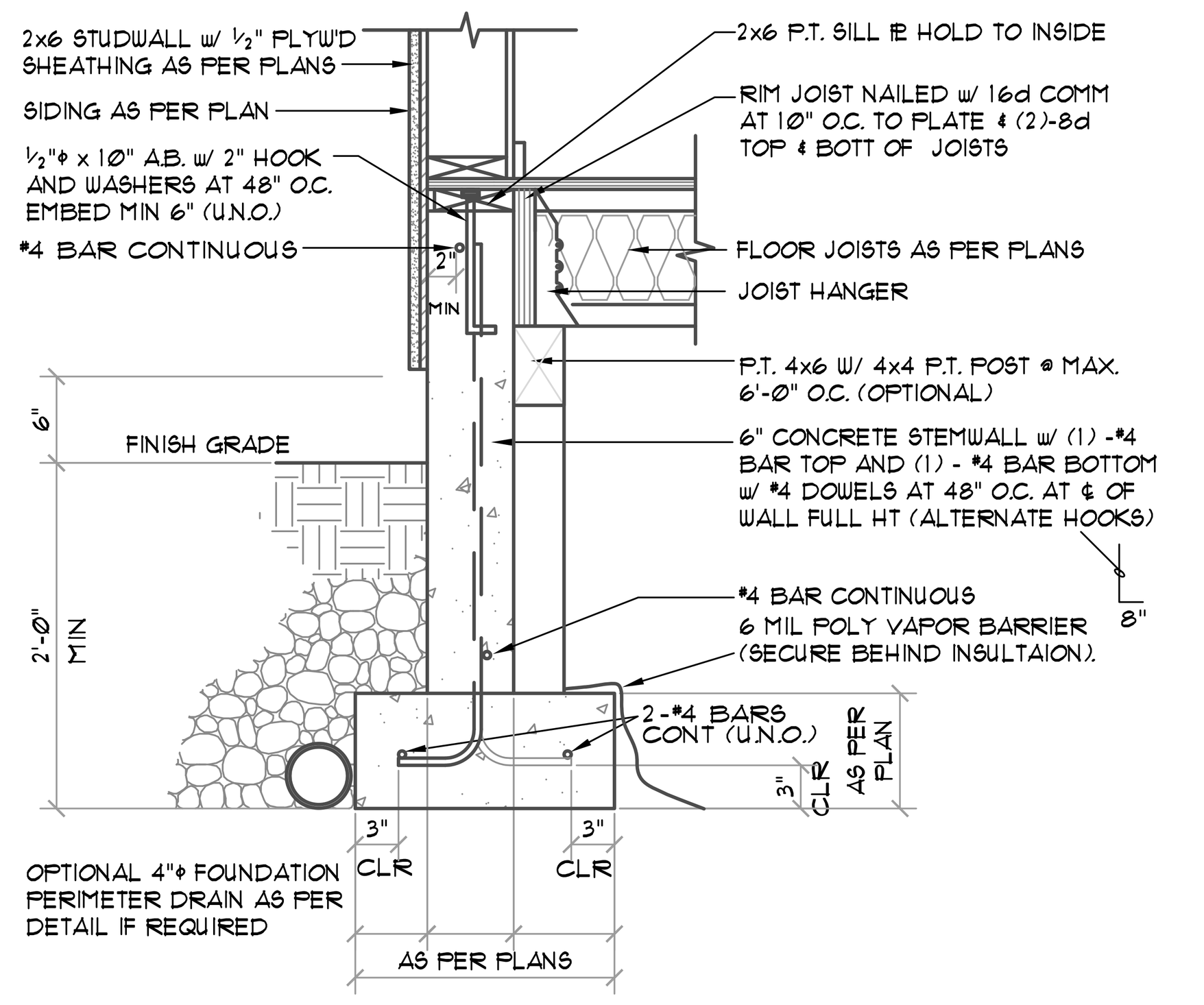
SCALE: 1/4" = 1' O.N.O.

DRAWN:

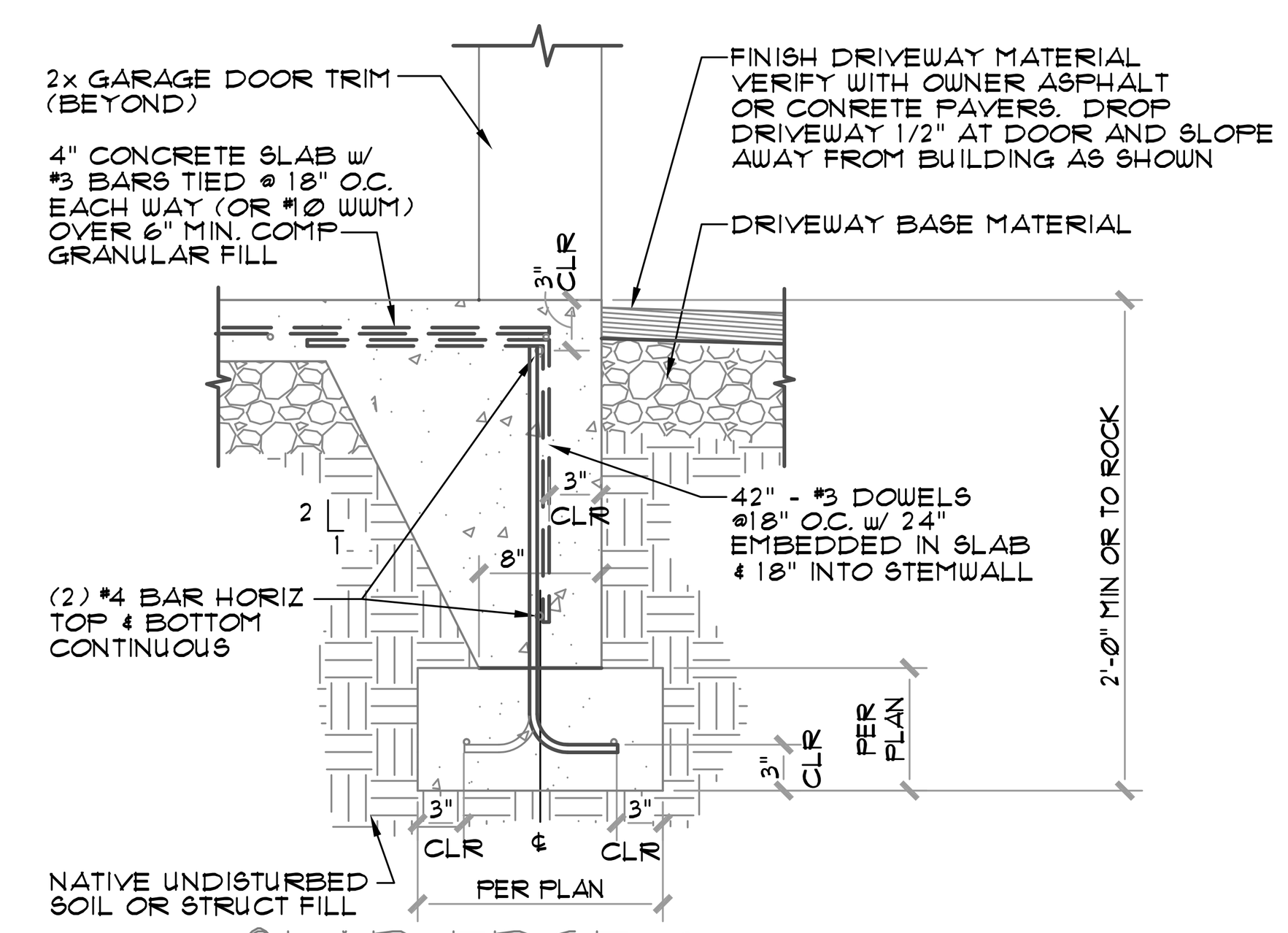
CHECKED:

REVISIONS

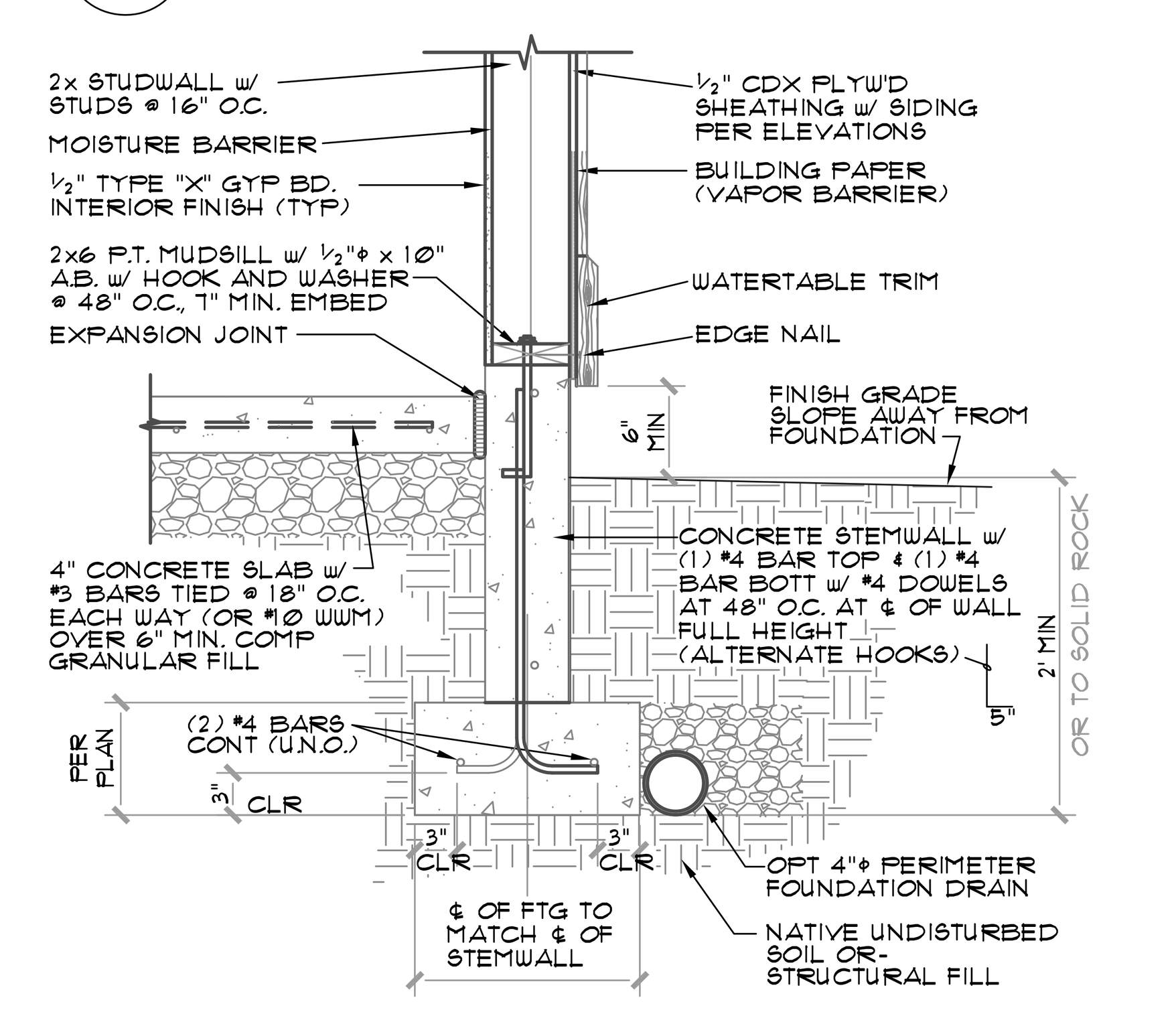
NOT FOR CONSTRUCTION



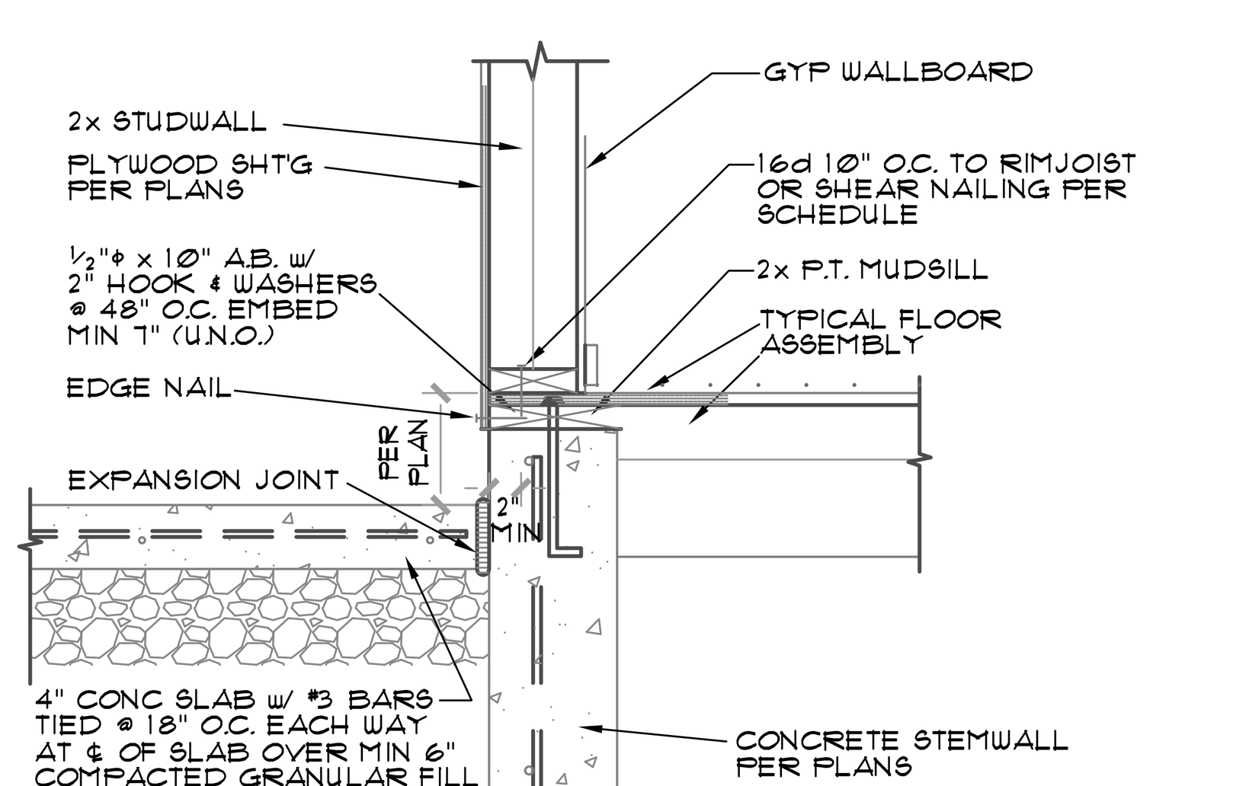
1 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



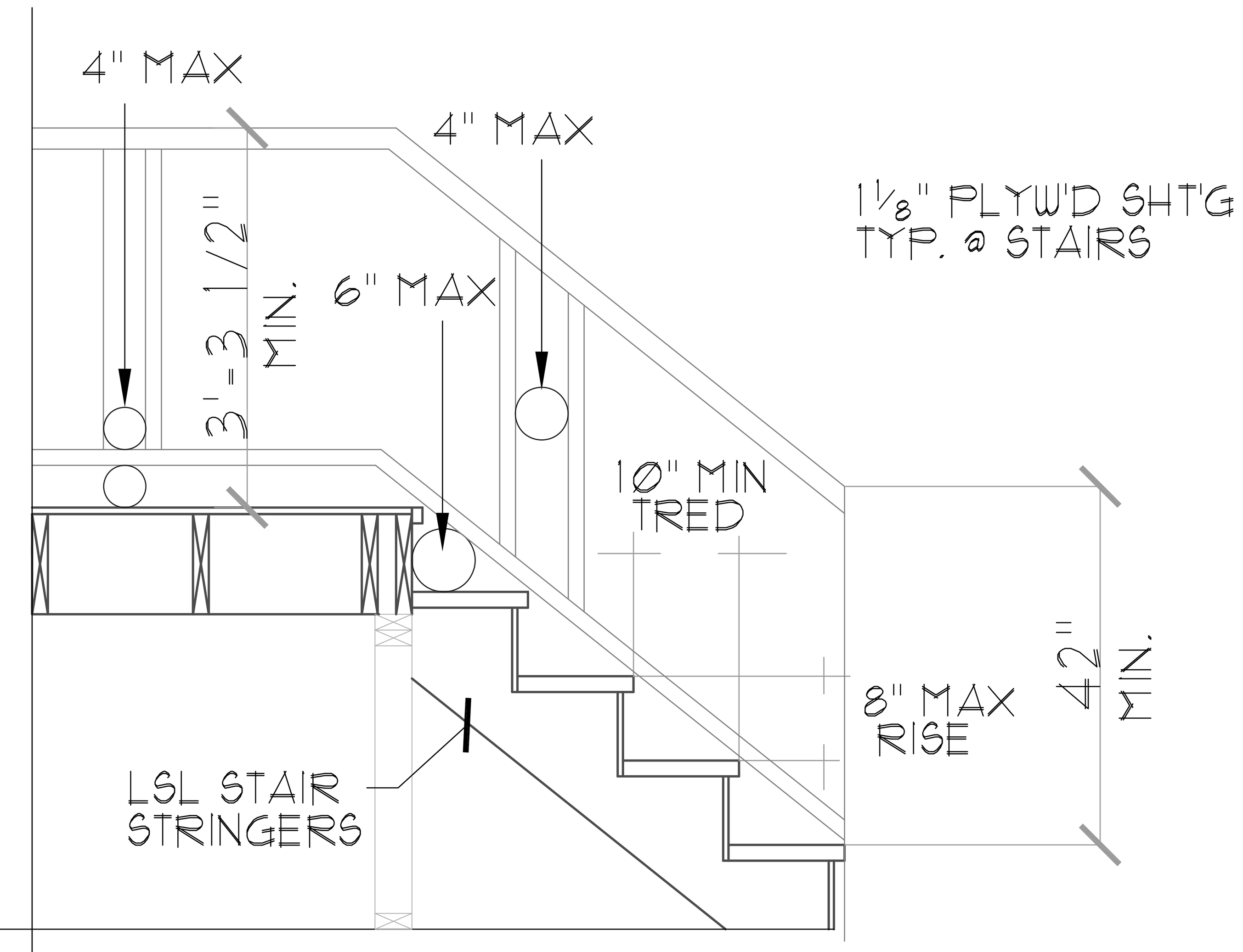
2 SLAB EDGE @ OVERHEAD DOOR
SCALE: 1" = 1'-0"



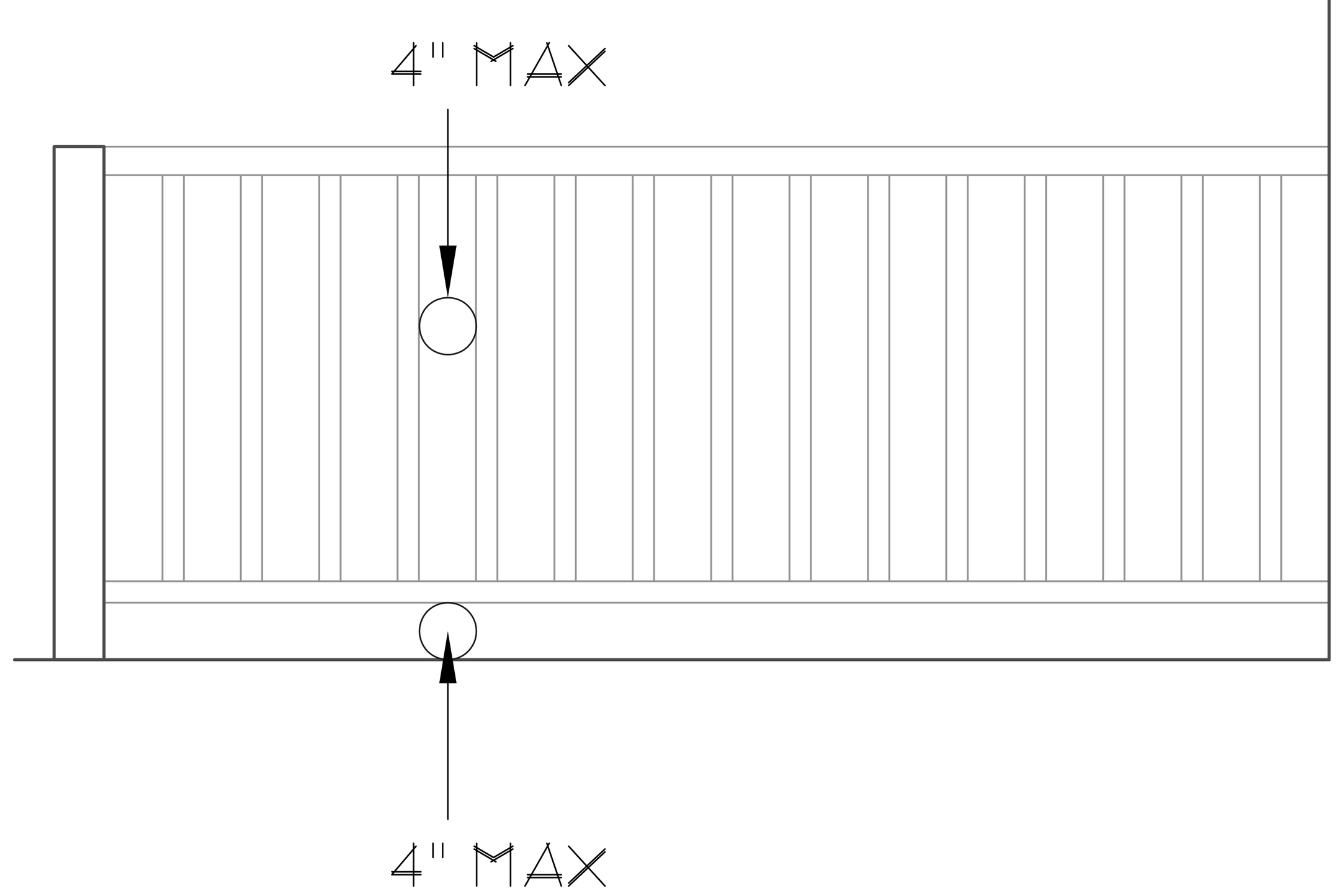
3 CONCRETE SLAB/STEMWALL
SCALE: 1" = 1'-0"



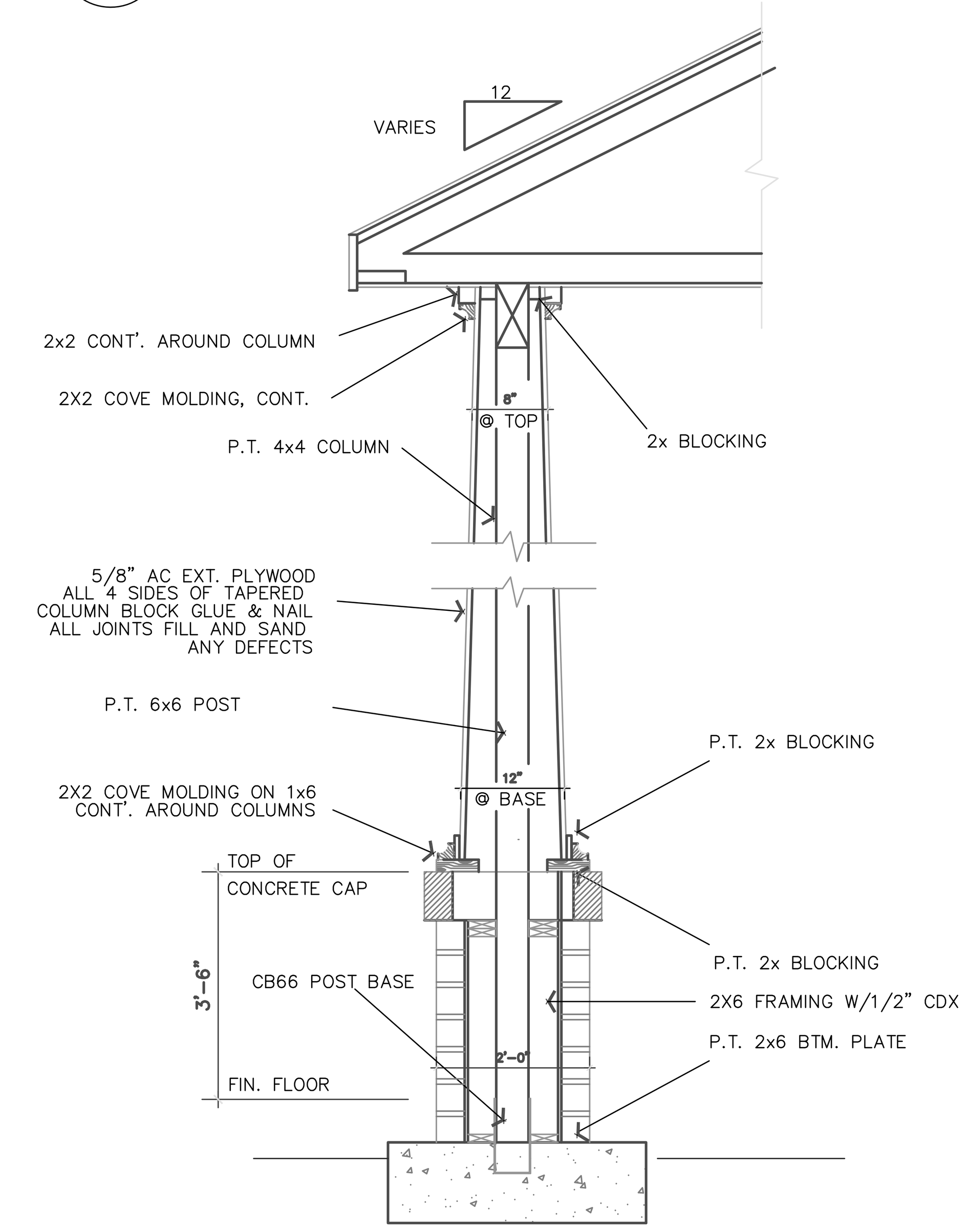
4 FLOOR @ GARAGE/ FLR FRM'G
SCALE: 1" = 1'-0"



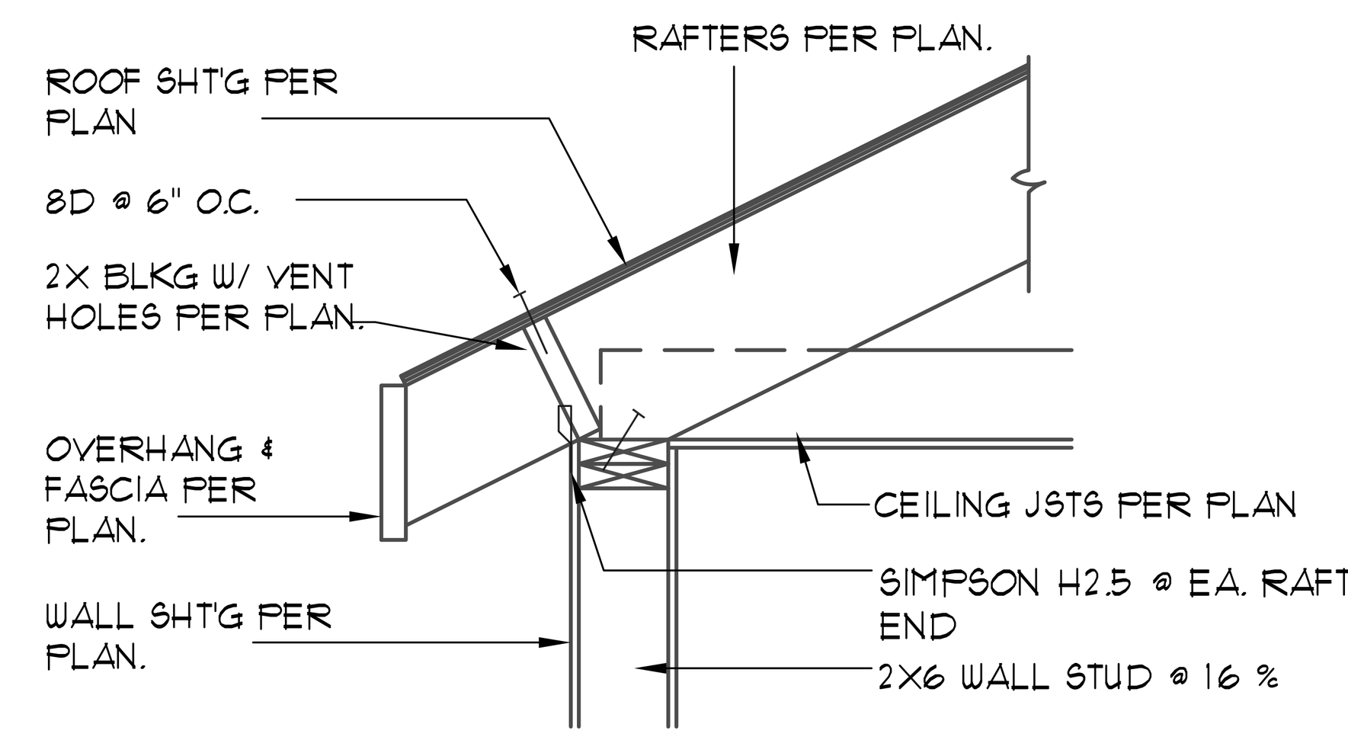
5 STAIR DETAIL
SCALE: 1" = 1'-0"



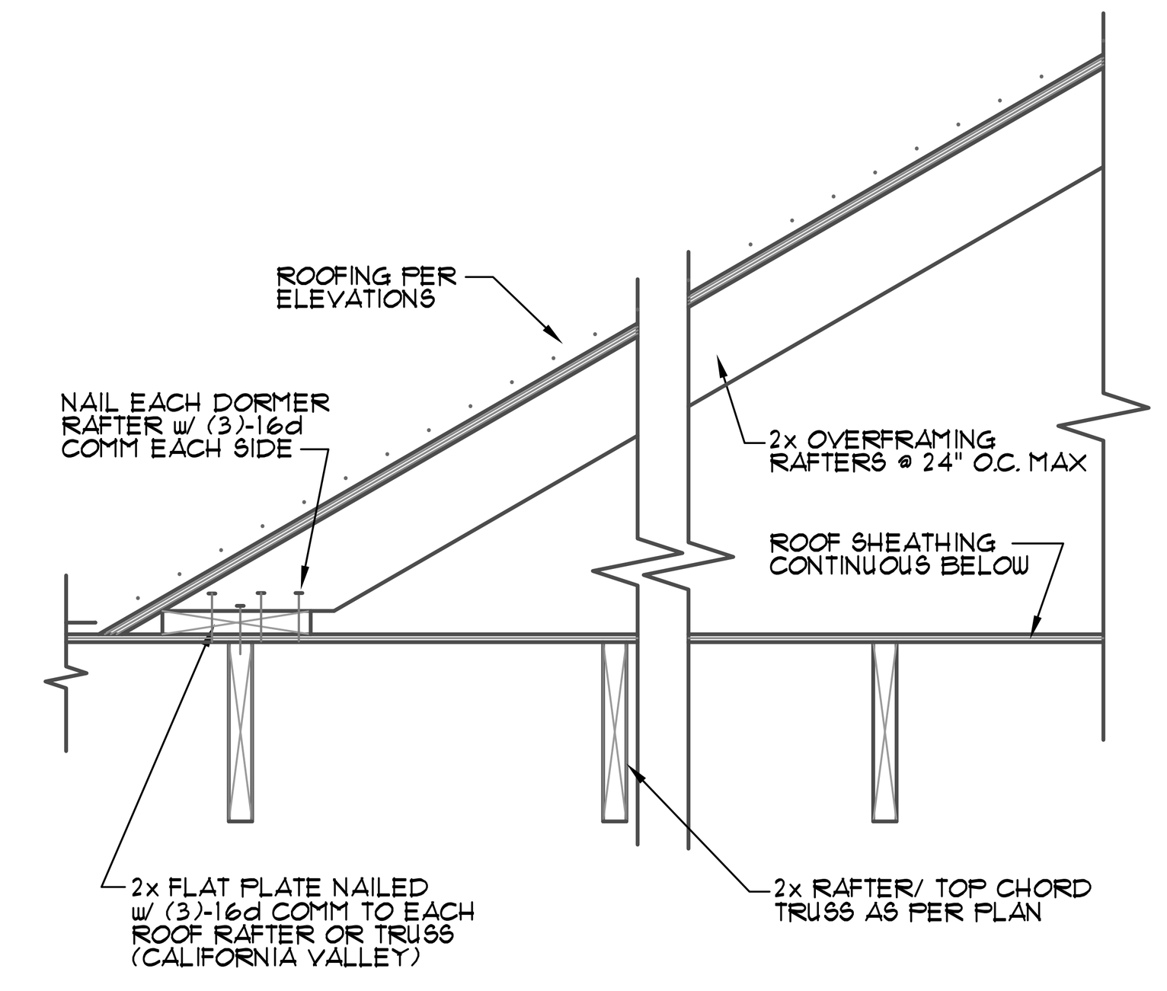
6 GAURD RAIL DETAIL
SCALE: 1" = 1'-0"



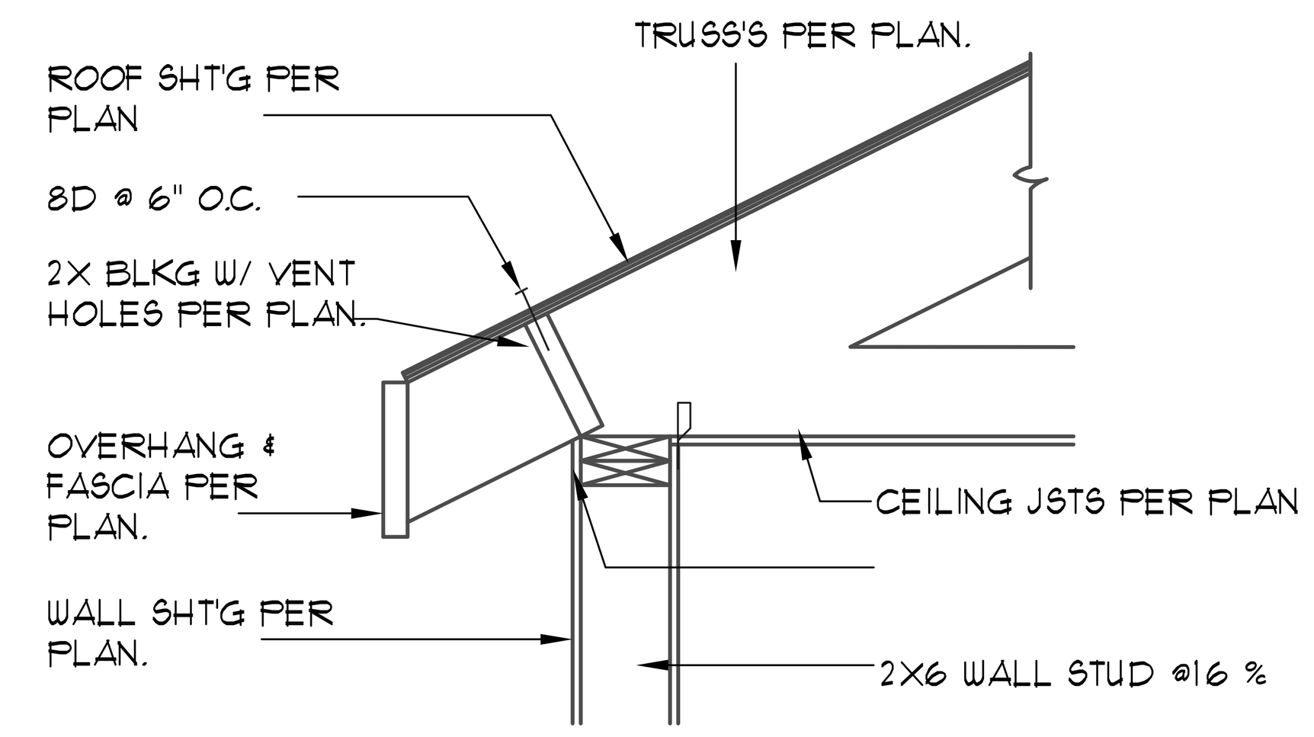
7 PORCH COLUMN DETAIL
SCALE: N.T.S.



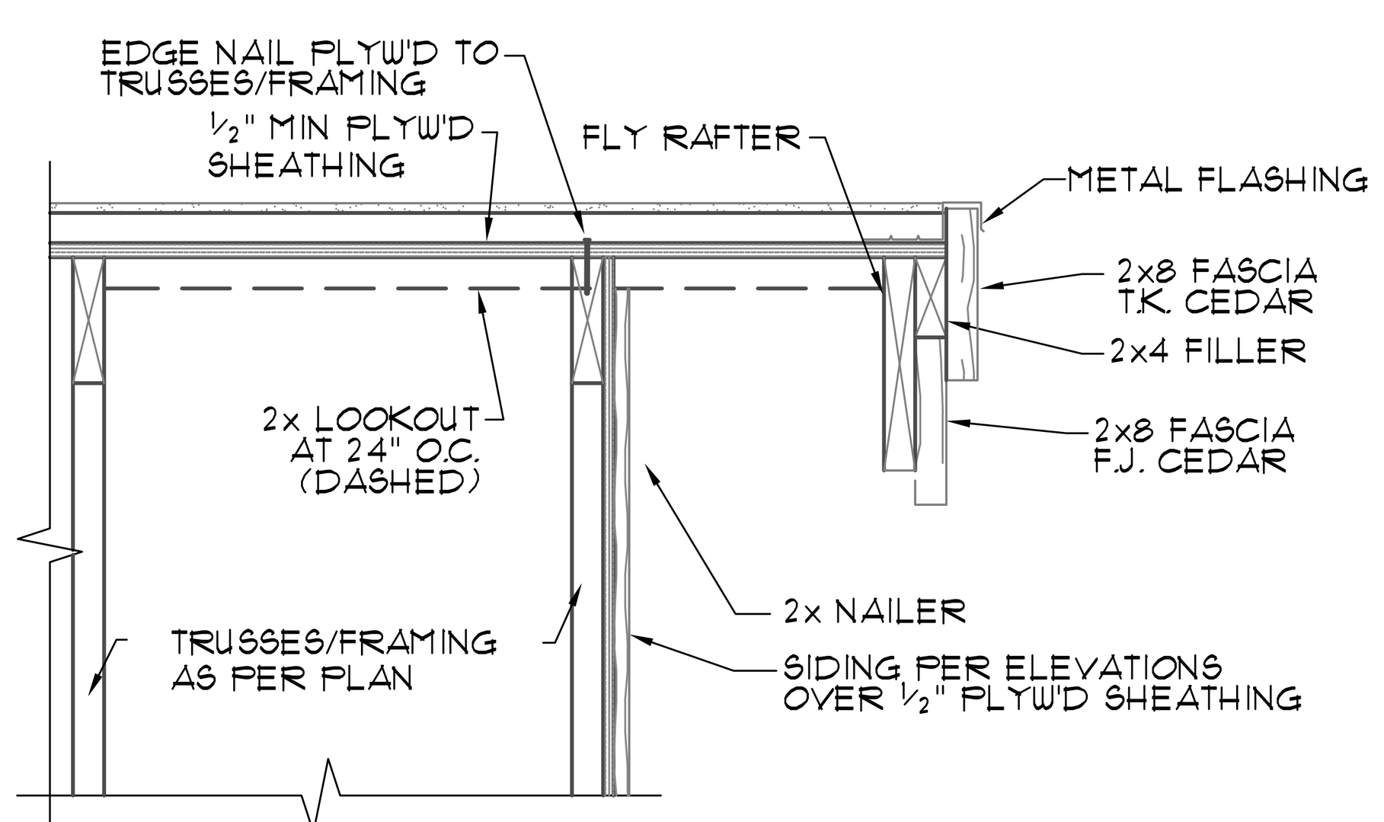
8 ROOF RAFTER @ EXT WALL
SCALE: 1" = 1'-0"



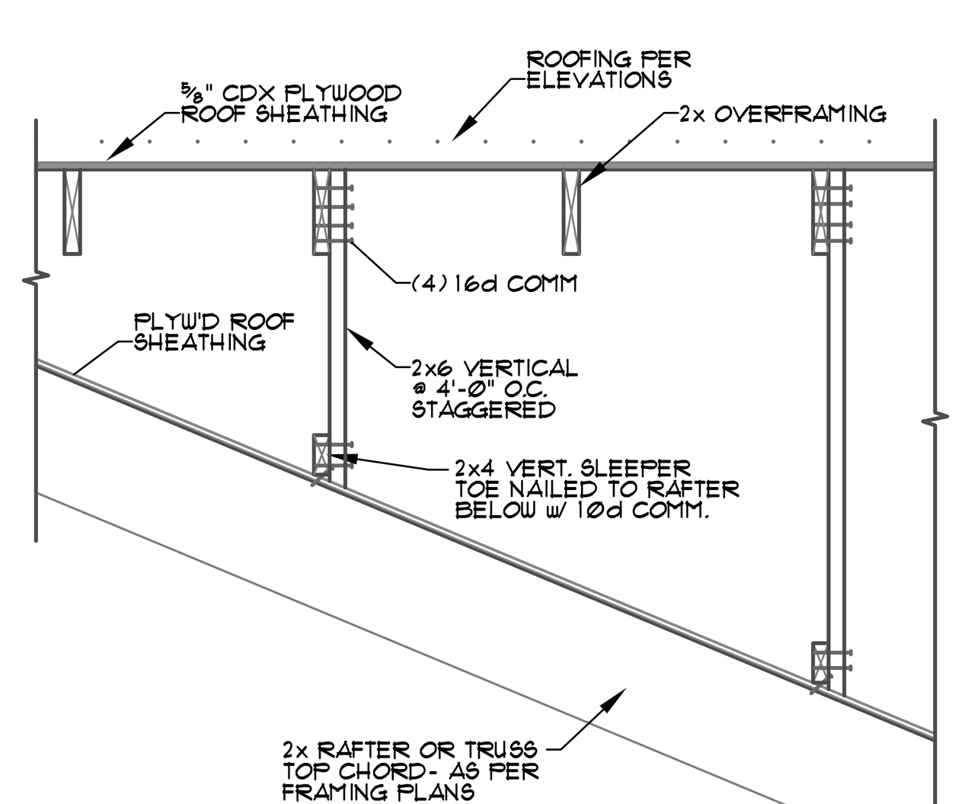
12 SLEEPER VALLEY
SCALE: 1" = 1'-0"



9 ROOF TRUSS @ EXT WALL
SCALE: 1" = 1'-0"



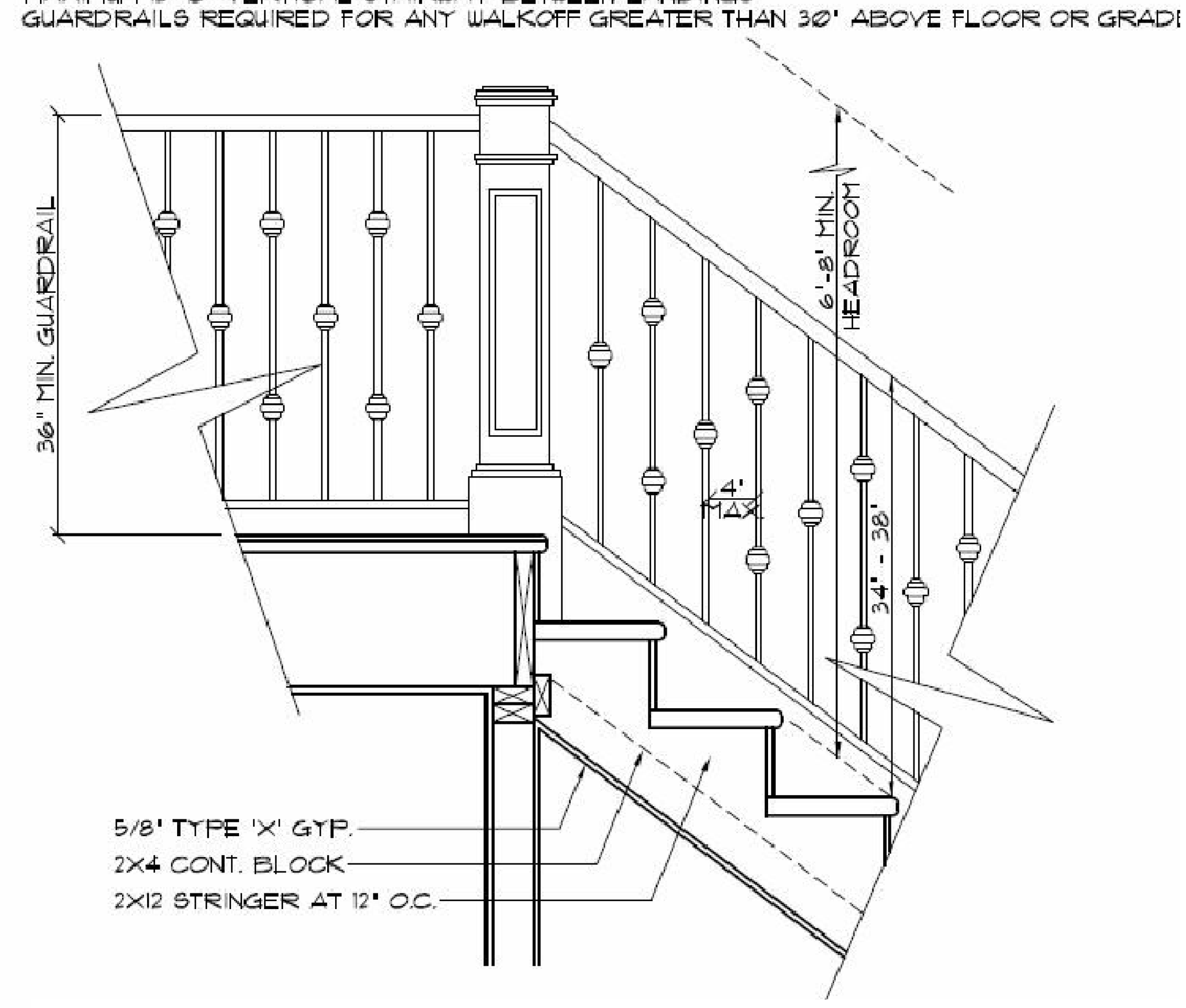
10 GABLE END
SCALE: 1" = 1'-0"

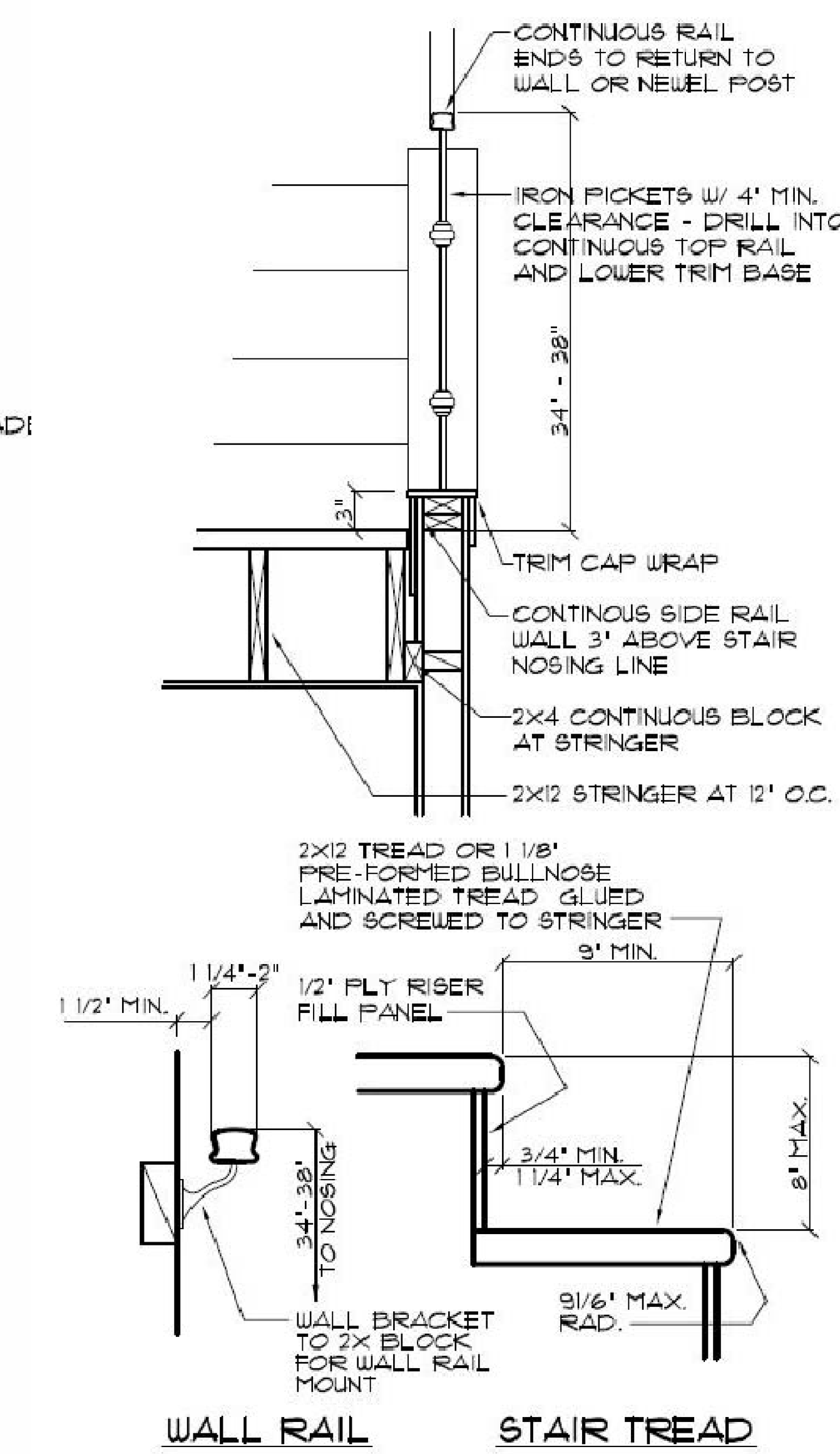


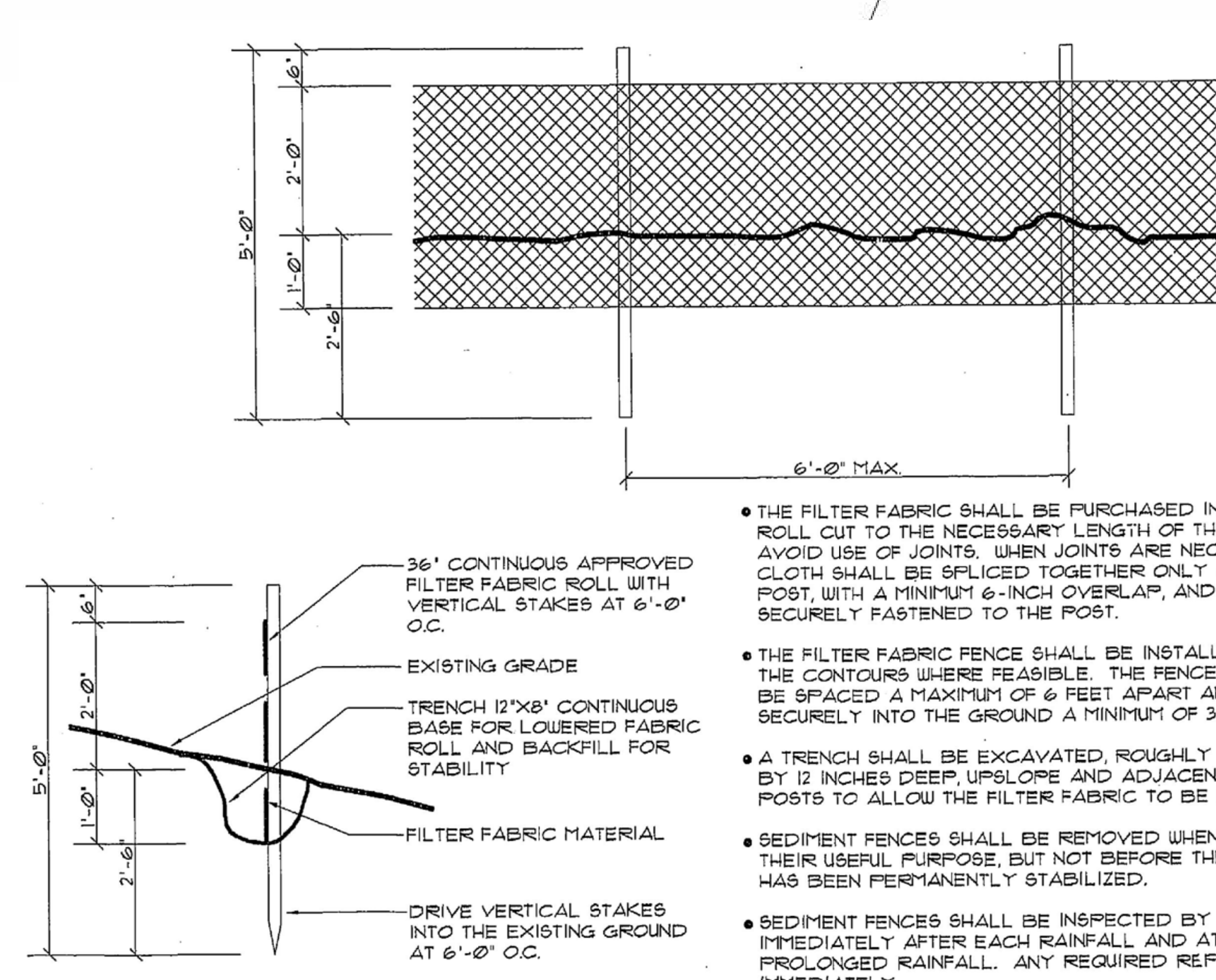
11 OVERFRAMING SUPPORT
SCALE: 1" = 1'-0"

HANDRAILS:

GRIPPABLE RAIL REQ'D IF 4 OR MORE RISERS
GRIPPABLE RAIL MUST BE 1 1/4" - 2" CIRCULAR CROSS SECTION
MAXIMUM PROJECTION OF RAIL INTO STAIRWAY IS 4 1/2"
INTERIOR STAIR LIGHT CONTROL TOP AND BOTTOM OF STAIRS W/ 6 OR MORE RISERS
HANDRAIL HEIGHT MIN. 34" AND MAX. 38" ABV. NOSING
HANDRAIL MUST RESIST 200 POUND POINT LOAD IN ANY DIRECTION
HANDRAIL ON OPEN SIDE OF STAIR NOT TO ALLOW ANY 4" SPHERE TO PASS THROUGH
HEADROOM MIN. 6'-8" ABOVE STAIR NOSING
36" MIN. STAIRWAY WIDTH / 7 3/4" MIN. STAIR RISE / 10" MIN. STAIR RUN
RISER OR TREAD MAX. DIFFERENTIAL 3/8"
ACCESSIBLE AREA BELOW STAIR REQUIRED 5/8" TYPE 'X' GYP (1 HOUR)
CURVATURE RADIUS OF TREAD LEADING EDGE 9/16" MAX.
MAXIMUM 12'-0" VERTICAL STAIRWAY BETWEEN LANDINGS
GUARDRAILS REQUIRED FOR ANY WALKOFF GREATER THAN 30" ABOVE FLOOR OR GRADE

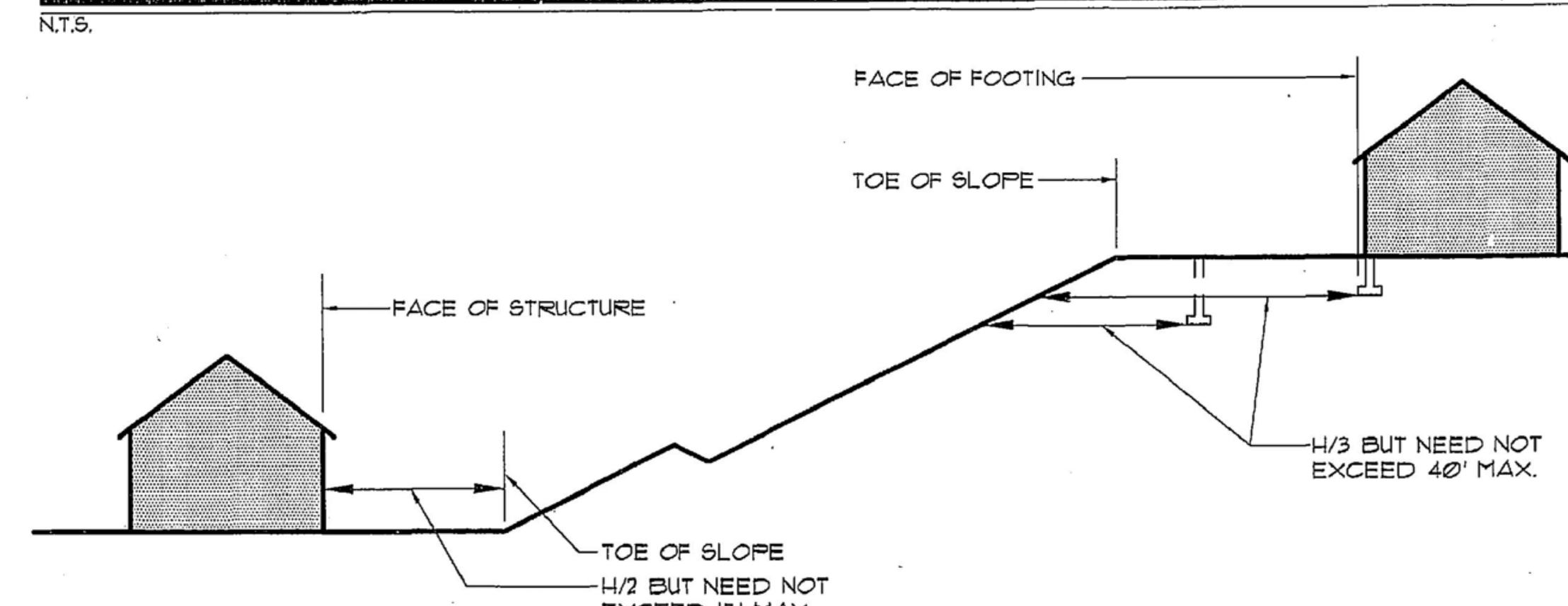






- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE NECESSARY LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE BY 12 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POSTS TO ALLOW THE FILTER FABRIC TO BE BURIED.
- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- AT NO TIME SHALL MORE THAN A ONE FOOT DEPTH SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND A SEDIMENT FENCE, SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED.

SEDIMENT FENCE INSTALLATION STANDARDS
N.T.S.



EXCAVATION STANDARDS & REQUIREMENTS
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