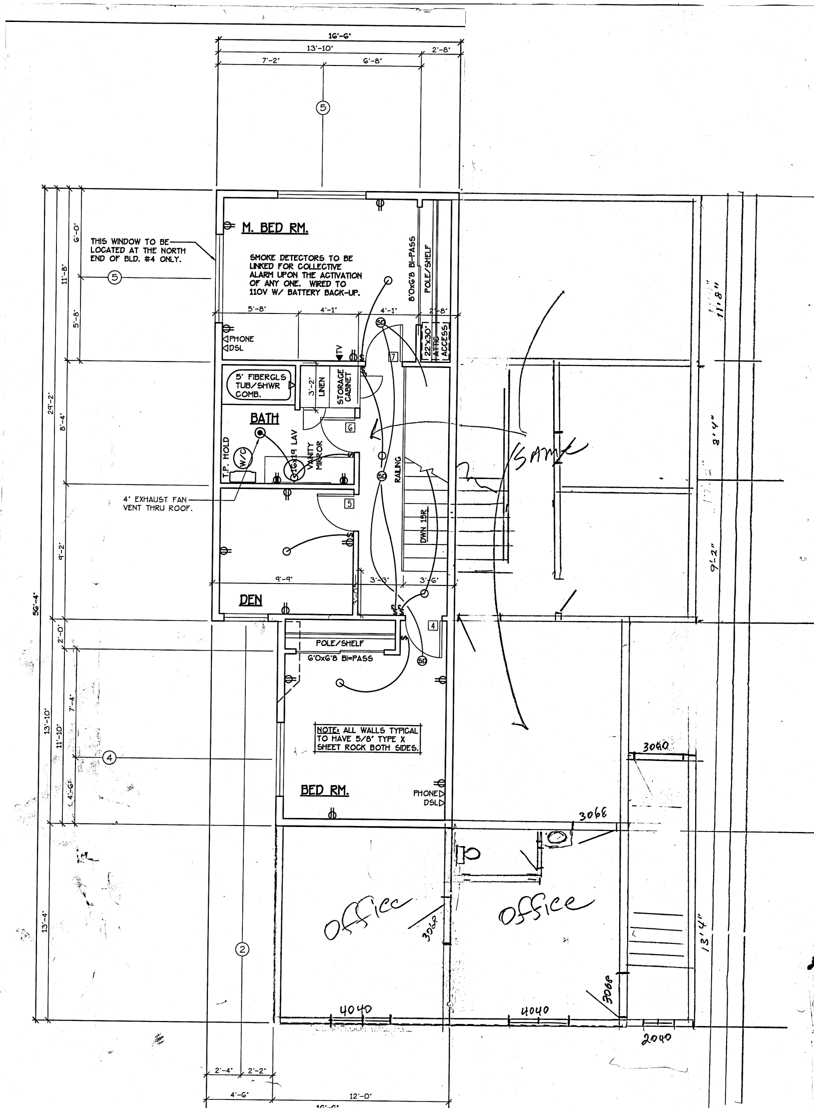
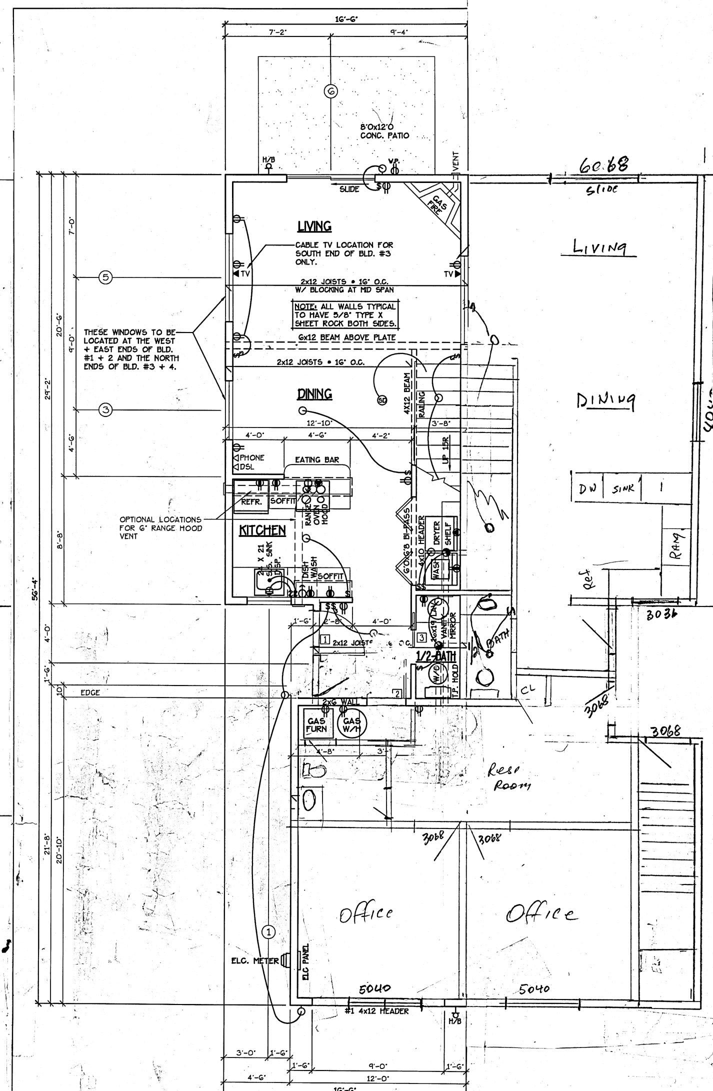


UPPER FLOOR PLAN

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

⊙ = HEAT LIGHT/ FAN COMBO

UPPER = 647 S.F.



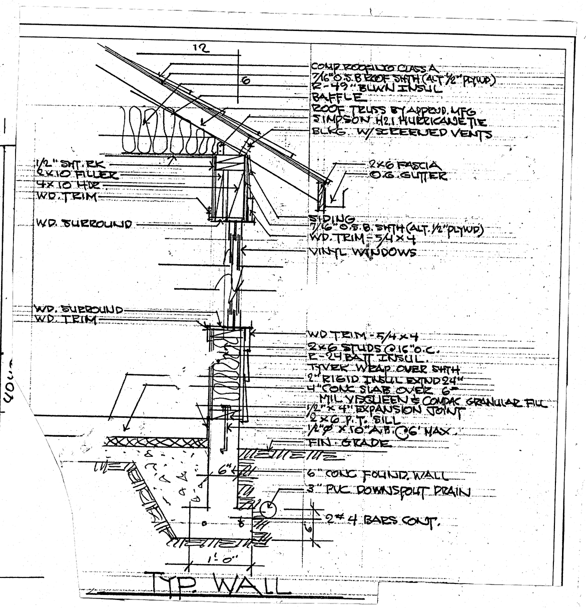
LOWER FLOOR PLAN

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

LOWER = 550 S.F.

GARAGE = 250 S.F.

800 S.F.



WINDOW SCHEDULE						
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS
1	3'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN
2	3'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN
3	4'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	SLIDER W/ SCREEN
4	5'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	SLIDER W/ SCREEN
5	6'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	SLIDER W/ SCREEN
6	6'0 X 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN

DOOR SCHEDULE									
DOORS							FRAMES		REMARKS
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	HEML	PAINT	8 PANEL W/ THRESHOLD + WEATHERSTRIP.
2	2'-8"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	HEML	PAINT	20 MIN. LABEL W/ CLOSURE
3	2'-8"	6'-8"	1 3/8"	H.C.	PRE-FIN	PAINT	D	HEML	PAINT	6 PANEL POCKET DOOR - FRAME/HWDR
4	2'-6"	6'-8"	1 3/8"	H.C.	PRE-FIN	PAINT	B	HEML	PAINT	6 PANEL DOOR
5	2'-6"	6'-8"	1 3/8"	H.C.	PRE-FIN	PAINT	B	HEML	PAINT	6 PANEL DOOR
6	2'-4"	6'-8"	1 3/8"	H.C.	PRE-FIN	PAINT	B	HEML	PAINT	6 PANEL DOOR
7	2'-6"	6'-8"	1 3/8"	H.C.	PRE-FIN	PAINT	B	HEML	PAINT	6 PANEL DOOR

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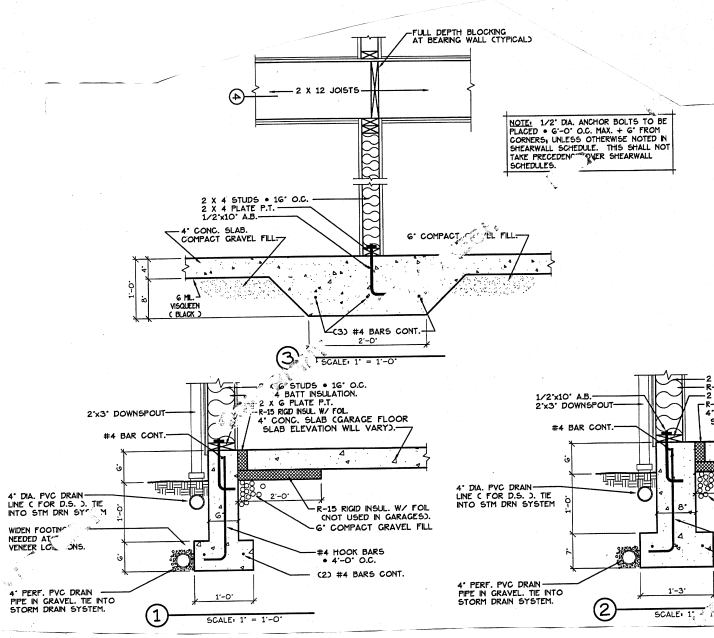
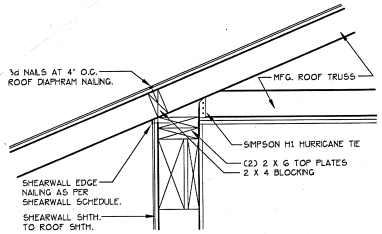
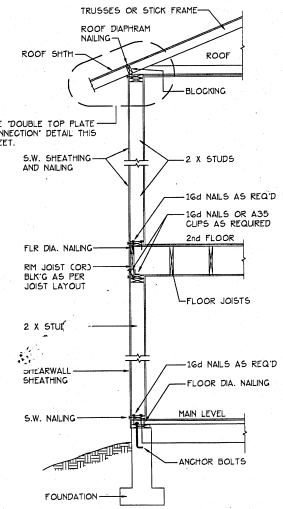




DOUBLE TOP PLATE CONNECTION WITH H1 HURRICANE TIE



EXTERIOR SHEAR WALL

N.T.S.

GENERAL STRUCTURAL NOTES

CODE:

A. All materials and workmanship shall conform to the requirements of the State of Oregon 2014 Structural Specialty Code and the 2012 International Building Code.

DESIGN LOADS:

A. Roof Dead Load = 17 psf
Roof live load = 25 psf
B. Wind Load = 130 MPH. Exp. 'b'
C. Seismic Load = Zone d

GENERAL:

A. Contractor shall be responsible for all construction methods, techniques, sequencing and safety required to complete construction.

B. Contractor shall verify all dimensions and details prior to proceeding with construction. All discrepancies shall be approved by the Architect of Engineer of record.

C. Contractor shall verify all required openings on Architectural, Mechanical and Electrical plans.

FOUNDATION:

A. Footings have been designed for a minimum allowable soil bearing pressure of 1500 psf. (Assumed).

B. All footings shall be placed against undisturbed soil.

CONCRETE:

A. All structural concrete shall develop a unit compressive stress of 3000 psi minimum at 28 days per C.B.C. table 1904.3.

REINFORCED STEEL:

A. All reinforcing steel shall be ASTM A615, Grade 60 roll steel deformed bars conforming to ASTM A706, Grade 60 bars where welding is required.

B. Details of reinforcing steel shall conform to ASTM Manual of Standard Practice, Code of Standard Practice for Detailing Reinforcing Materials, by CRSI and WCRSI (latest Edition).

C. All concrete slab reinforcing steel shall be supported at the required heights by approved bolsters prior to pouring slab concrete.

REINFORCING PROTECTION:

A. Concrete deposited against earth = 3 inches
B. Concrete formed surfaces exposed to ground or weather:
#5 rebar and smaller = 1-1/2 inches
C. Slabs = 3/4 inches.

STRUCTURAL WOOD:

A. All structural wood members shall conform to the National Design Specifications for Stress Grade lumber and its fastenings.
Post and Beam 1st floor framing = Douglas Fir No. 1
Floor Joists and Headers = Douglas Fir No. 1
Stud walls = Douglas Fir stud
(Use of Hem-fir of Mix shall be acceptable only with approval from the engineer)
B. The Contractor shall furnish and install all bolts, and plates as required to complete the job.
C. Washers shall be used under all bolt heads and nuts bearing on wood.
D. All wood members in contact with concrete or masonry shall be pressure treated.

HOLDOWN SCHEDULE [1,2,3,4,5]

HOLDOWN TYPE	HOLDOWN	ANCHOR BOLT	ANCHOR DIAMETER	EMBED LENGTH	MIN. STEM WALL WIDTH	WOOD MEMBER	CONNECTION TO WOOD MEMBER	REMARKS	ALLOWABLE LOAD
0	No Holdown								
1	HDU2	SSTB16	5/8"	12 5/8"	6"	(2) 2xG[6]	(6) 1/4"x2-1/2"[7]		3075#
2	HDU4	SSTB24	5/8"	20 5/8"	6"	(2) 2xG[6]	(10) 1/4"x2-1/2"[7]		4565#
3	HDU5	SSTB24	5/8"	20 5/8"	6"	4xG	(14) 1/4"x2-1/2"[7]		5175#
4	HDU8	SSTB28	7/8"	24 7/8"	8"	GxG	(20) 1/4"x2-1/2"[7]		7870#
5	HDQ8	SSTB28	7/8"	24 7/8"	8"	GxG	(20) 1/4" x 3"[7]		9230#
6	HD14A	SSTB28	7/8"	24 7/8"	8"	8xG	(4) 1" DIA. M.B.		10100#
7	MSTC28	N/A	N/A	N/A	N/A	(2) 2xG[6]	(12) - 10d Common		995#
8	MSTC40	N/A	N/A	N/A	N/A	(2) 2xG[6]	(18) - 10d Common		2695#
9	MSTC52	N/A	N/A	N/A	N/A	(2) 2xG[6]	(24) - 10d Common		4235#
10	MSTCGG	N/A	N/A	N/A	N/A	(2) GxG	(36) - 10d Common		5860#
11	HDU14	SB1x30	1"	24"	8"	GxG	(36) 1/4"x2-1/2"[7]		14925#

Notes:
1. Holdowns by Simpson strong-Tie Company, Inc. See Simpson catalog for proper installation.
2. Headmount all holdown anchors prior to concrete pour.
3. Edge nail sheathing to all posts or boundary members at holdowns.
4. Locate Holdown within 6" of end of Shear Panel.
5. Install Holdown minimum 5" clear from corner.
6. Laminate studs with 16d Nails at 12" on center staggered. Clinch tips of nails.
7. Use Simpson SDS 1/4" dia. wood screws.
8. 2 Holdowns required (see "Holdowns between floors" detail this sheet).
9. All wood members must be "Douglas Fir".

Shearwall Type / Holdown Type

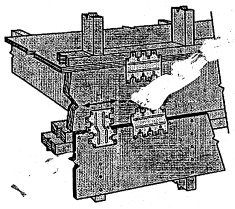
3. REVISED PER LATERAL STRUCTURAL DESIGN, G.I.D. 02-16-15.
2. REVISED BUILDING DESIGN, G.I.D. 01-17-11.
1. REVISED FROM TYPE "5-1HR" TO TYPE "5-6" CONSTRUCTION, G.I.D. 5-12-08

SHEAR WALL SCHEDULE

WALL TYPE	STRUCTURAL PANEL SHEATHING	EDGE NAILING	FIELD NAILING	REMARKS	A 35 CLIP DOUBLE TOP PLATE CONN.[5]	SILL PLATE CONNECTION (A.B.) 1/2" DIA. x 10" LONG	SILL PLATE CONNECTION (A.B.) 5/8" DIA. x 10" LONG	SOLE PLATE[5] CONNECTION	SHEAR VALUE (PLF) DOUGLAS FIR
A	7/16" OSB or 15/32" Plywood	0.131" Dia. x Nails at 6" o.c.	0.131" Dia. x 2.5" Nails at 12" o.c.		20" O.C.	3'-0" O.C.[10]	4'-0" O.C.[10]	16d Nails at 6" o.c.	260
B	7/16" OSB or 15/32" Plywood	0.131" Dia. x 2.5" Nails at 4" o.c.	0.131" Dia. x 2.5" Nails at 12" o.c.		15" O.C.	2'-0" O.C.[10]	3'-3" O.C.[10]	16d Nails at 4-1/2" o.c.	350
C	7/16" OSB 15/32" Wood	0.131" Dia. x 2.5" Nails at 3" o.c.	0.131" Dia. x 2.5" Nails at 12" o.c.		11" O.C.	N/A	2'-3" O.C.[10]	16d Nails at 3-1/2" o.c.	490
D	15/32" Plywood[11]	0.148" Dia. x 3" Nails at 3" o.c.	0.148" Dia. x 3" Nails at 12" o.c.		9" O.C.	N/A	1'-0" O.C.[10]	(2) Rows 16d Nails at 6" o.c.	600
E	15/32" Plywood[11]	0.148" Dia. x 3" Nails at 2" o.c.	0.148" Dia. x 3" Nails at 12" o.c.	Not applicable at upper floor framing.	7" O.C.	N/A	1'-6" O.C.[12]	N/A	770
F	1/2" GWB MIN.	5d cooler nails at 4" o.c.	5d cooler nails at 12" o.c.	Unblocked	24" O.C.	4'-0" O.C.	4'-0" O.C.	16d Nails at 6" o.c.	125
G	1/2" GWB MIN.	#6x1-1/4" screws 4" o.c.	#6x1-1/4" screws 12" o.c.	Blocked	24" O.C.	4'-0" O.C.	4'-0" O.C.	16d Nails at 6" o.c.	125

Notes:
1. Block all edges of sheathing.
2. Do not break sheathing skin by over driving nails.
3. Pre-drill as required to avoid splitting sills, etc.
4. Nails should be located 3/8" clear of panel edges.
5. Use Simpson A35 clips to attach blocking to top plate at floor line. At roof line use Simpson H-1 clips at each truss (U.O.N.).
6. Values of other standard construction fasteners will require spacing adjustments and must be approved by the engineer-of-record.
7. Use hot dipped galvanized nails at all exterior applications.
8. C-D, C-C sheathing, plywood panels siding, and other grades covered in APA Plywood Design Specification.
9. Sheathing face grain can be applied perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" o.c.
10. 3"x3"x1/4" washer required on A.B. with 2x sill plates.
11. Framing at adjoining panel edges shall be (3) 2x studs laminated (see detail this sheet).
12. Min. 3" nominal sill plate w/ 3"x3"x1/4" washers.
13. Sheath entire wall (above + below) windows and doors) according to shearwall schedule. Use of 3"x3"x1/4" washers are required on all anchor bolts for these.
14. Install LTP5 when required at 32" o.c. per detail.
15. DF=Douglas fir, HF=Hemlock-Fir, SPF=Spruce-Pine-Fir.
16. All wood members must be "Douglas Fir".

Shearwall Type / Holdown Type



LTP5 INSTALLATION

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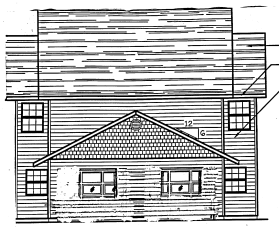
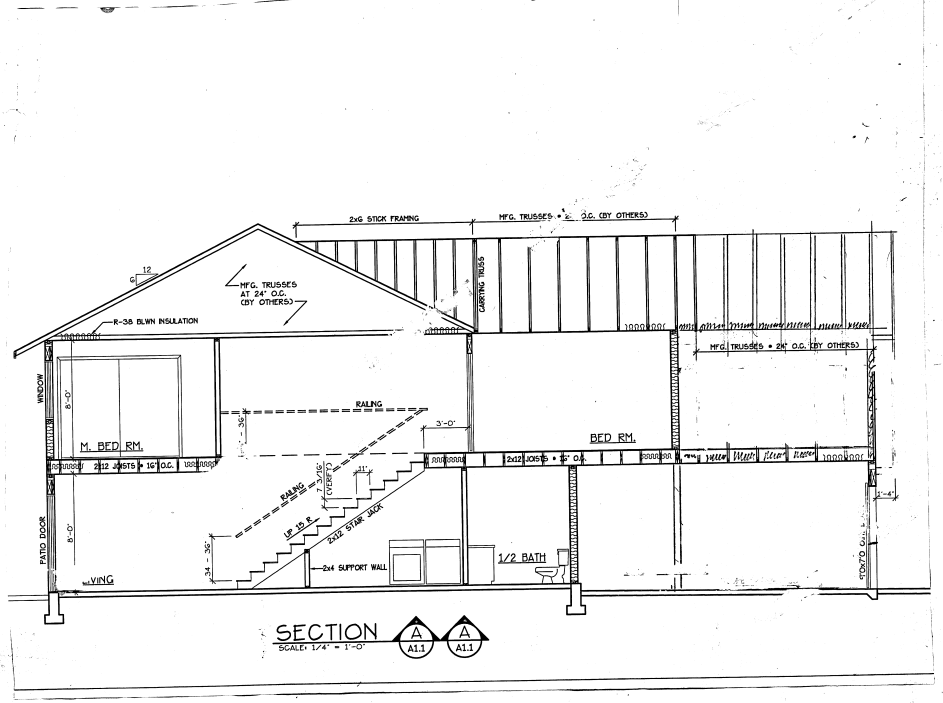
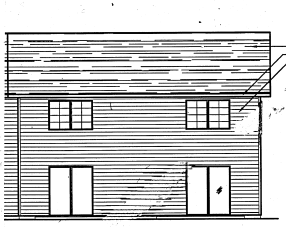


EAST ELEVATION

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SECTION A A1.1 A A1.1
SCALE: 1/4" = 1'-0"



WEST ELEVATION

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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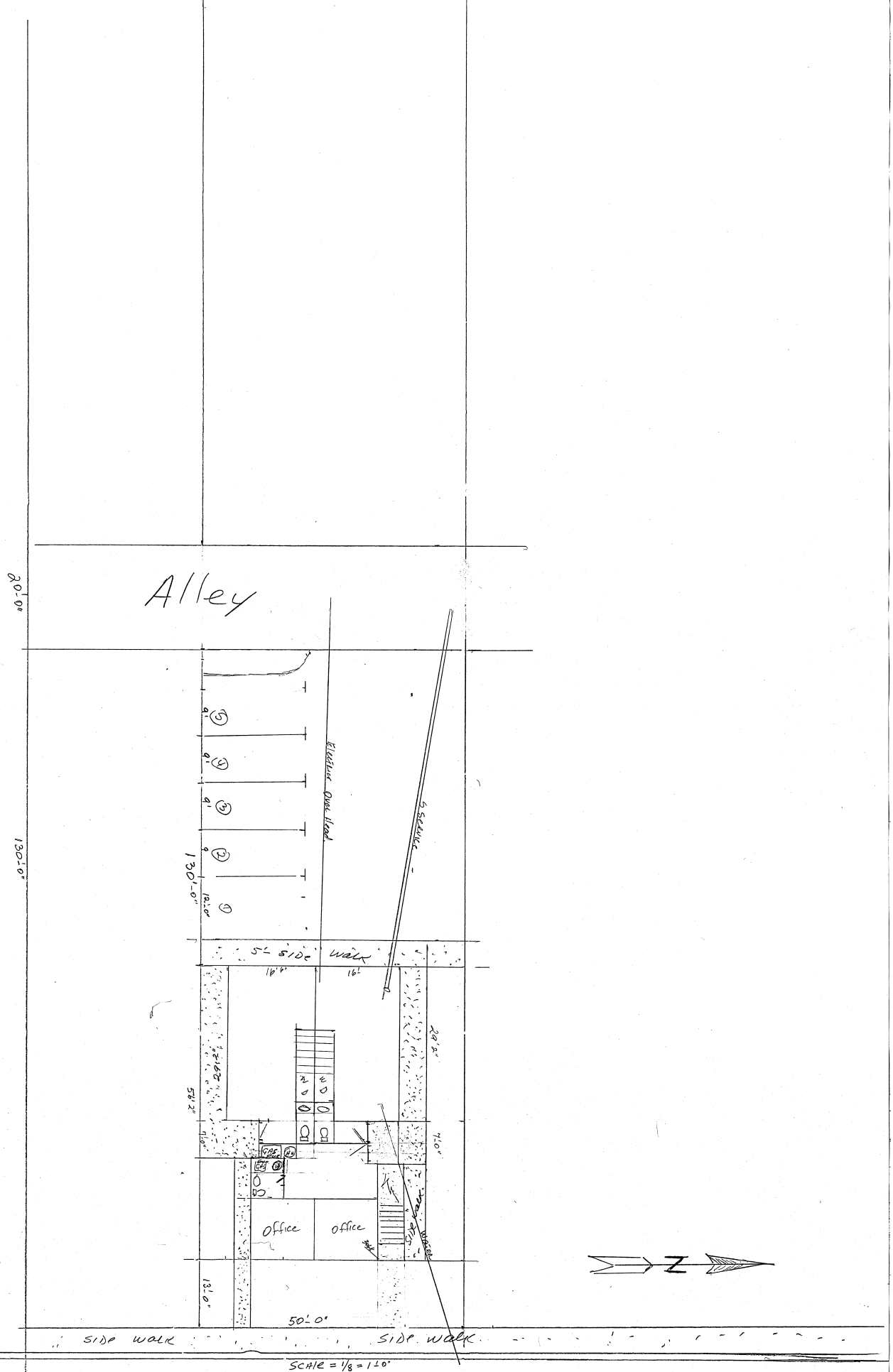

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