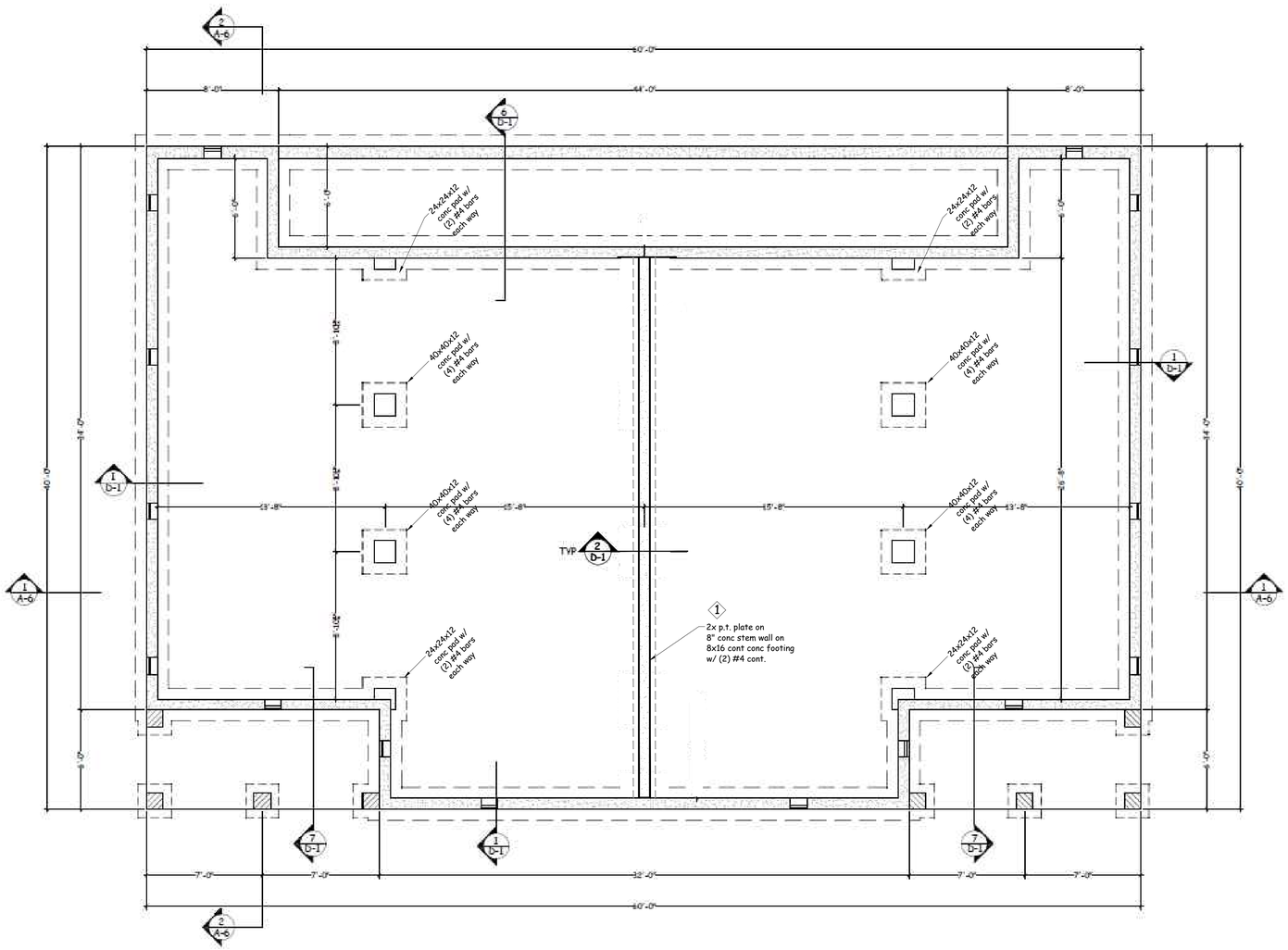
DUPLEX
PLAN 901

270 South Fork Rd. Dayville OR 97825

COVER

Date: 11/9/18
Scale: N/A
Project: 901
Drawn by: WCF

C-1



FOUNDATIONS

1. ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINOUS SOLID CONCRETE FOOTINGS WHICH SHALL BE OF SUFFICIENT DESIGN TO TRANSMIT ALL LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL.
2. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. THIS DESIGN ASSUMES A MINIMUM BEARING CAPACITY OF 2000 PSI.
3. FOOTINGS SHALL BE A MINIMUM OF 24" BELOW THE FINAL FINISHED GRADE. IF THE LOCAL FROST LINE IS BELOW 24" THEN THE BOTTOM OF THE FOOTINGS SHALL BE BELOW THE FROST LINE. VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
4. PROVIDE TERMITE PROTECTION PER LOCAL CODE REQUIREMENTS.
5. PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.
6. DRAINS SHALL BE PROVIDED AROUND ALL USABLE SPACES UNDER GROUND. PERFORATED PIPE OR OTHER METHODS APPROVED BY LOCAL CODES SHALL BE PLACED AT OR BELOW THE AREA TO BE PROTECTED AND SHOULD DISCHARGE BY GRAVITY. A SUMP PUMP MAY BE REQUIRED AT LEVEL SITES.
7. BITUMINOUS FOUNDATION COATING OR OTHER WATERPROOFING MATERIALS APPROPRIATE FOR LOCAL CONDITIONS SHALL BE APPLIED AT ALL EXTERIOR WALLS BELOW GRADE.
8. THE AREA OF GARAGE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN TOWARDS THE MAIN VEHICLE ENTRY DOORWAY. (IRC SEC. R309.3)

CONCRETE

1. ALL CONCRETE FOR FOOTINGS SHALL DEVELOP AND MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. ALL SLABS ON GRADE SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH) CONCRETE WITH 6" X 6" W.W.M. REINFORCING. INTERIOR SLABS SHALL BE PLACED ON 6 MIL STABILIZED POLYETHYLENE VAPOR BARRIER.
3. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR SPACE.
4. PROVIDE DEEP SCORE SLAB CONTROL JOINTS AT 30'-0" MAX. OR PER LOCAL CODE REQUIREMENTS; WHICHEVER IS MORE RESTRICTIVE.
5. BACKFILL SHALL NOT BE PLACED AGAINST EXTERIOR WALLS UNTIL:
   A. CONCRETE AND MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH
   B. STRUCTURAL FLOOR FRAMING INCLUDING SUBFLOOR IS COMPLETE, FULLY NAILED & ANCHORED
   C. WALLS HAVE BEEN PROPERLY SHORED AND LATERALLY SUPPORTED

VENTING CALCULATION PER IRC SECTION R408.1

1/SQFT NET FREE AREA ÷ 150/SQFT UNDERFLOOR AREA

1828 (CRAWL AREA) = 12.18/SQFT (TOTAL VENT 150 AREA REQ'D)

12.18/SQFT (TOTAL AREA REQ'D) = 16 VENTS .8/SQFT (NET AREA PER VENT)

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 18122 OREGON SEP 18, 1995 ADAM G. ROLIN

EXPIRES: 12/31/20 22

FOUNDATION PLAN

Date: 2/1/2022

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

Project: 901

Drawn by:

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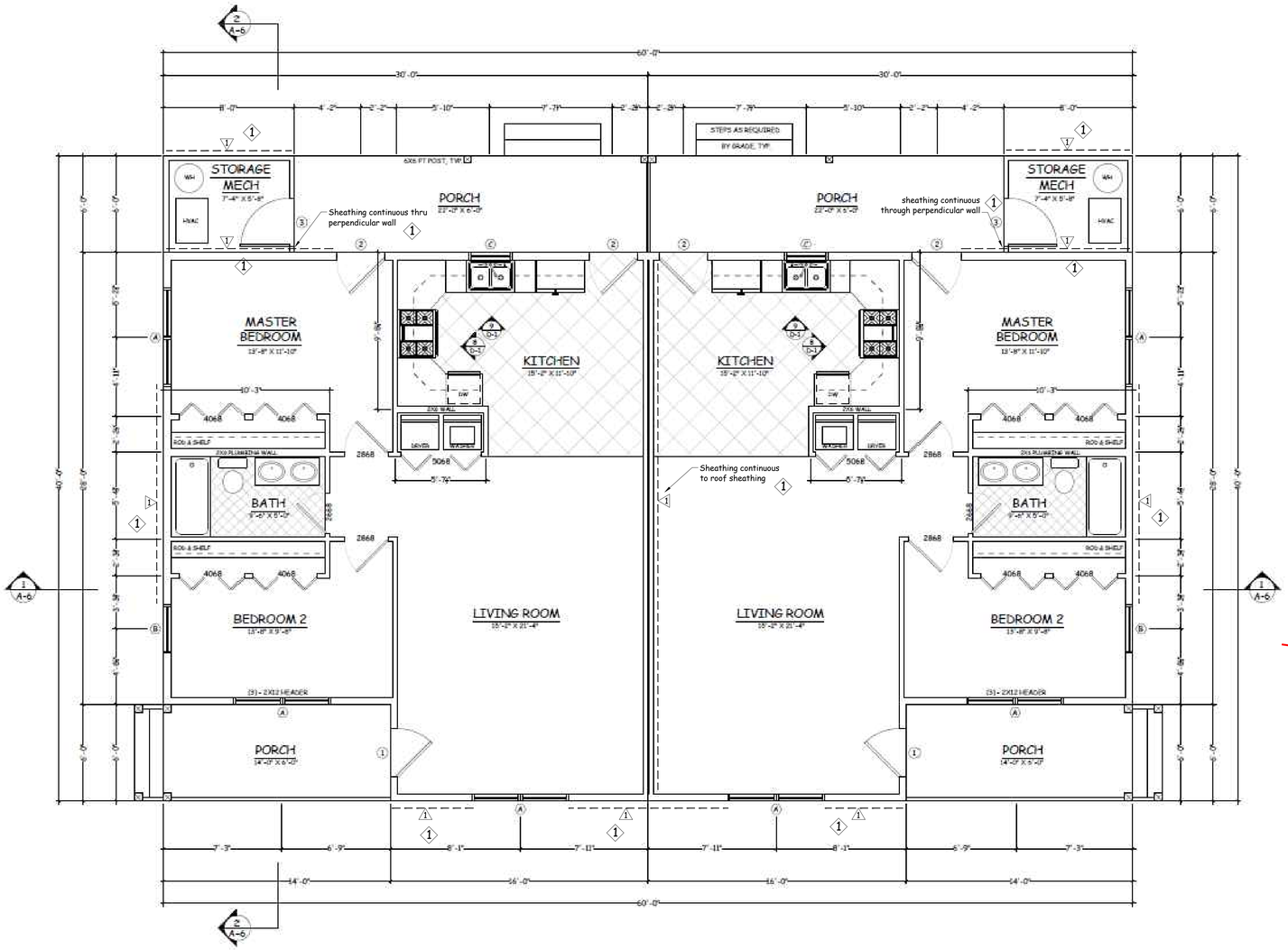


DESIGN LOADS:

FIRST FLOOR	40 PSF LIVE LOAD 12 PSF DEAD LOAD
SECOND FLOOR	40 PSF LIVE LOAD 12 PSF DEAD LOAD
CEILING	20 PSF LIVE LOAD 10 PSF DEAD LOAD
ROOF	30 PSF LIVE LOAD 15 PSF DEAD LOAD
SOIL PRESSURE	2000 PSF

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DESIGN LOADS WITH LOCAL CODES AND SITE CONDITIONS.

THESE PLANS WERE DESIGNED TO MEET THE 2018 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS AT THE TIME THE PLANS WERE DRAWN. DUE TO CONSTANT CHANGES IN BUILDING CODES BOTH NATIONALLY AND LOCALLY, IT IS THE RESPONSIBILITY OF THE BUILDER TO CONTACT THE LOCAL CODE OFFICIALS TO INSURE COMPLIANCE WITH ALL LOCAL CODE REQUIREMENTS.

THIS DESIGN IS BASED ON BUILDING ON SOLID, WELL DRAINED SOILS WITH A MINIMUM BEARING CAPACITY OF 2000 PSF. IF SITE CONDITIONS DO NOT MEET THIS MINIMUM CRITERIA, ADDITIONAL ENGINEERING WILL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. ALL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER.

FIRST FLOOR NOTES:

HEATED/COOLED LIVING AREA:	1872/SQFT
STORAGE:	96/SQFT
COVERED PORCH AREA:	432/SQFT
TOTAL:	2400/SQFT

① ② Indicates shear wall type. See S.W. schedule on sheet S-2.

1. DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY.
2. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF THE STUD.
3. ALL INTERIOR WALL DIMENSIONS ARE 3-1/2" UNLESS OTHERWISE NOTED.
4. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. USE TREATED LUMBER AT ALL EXTERIOR PORCH AND DECK LOCATIONS U.O.N..
5. ALL SMOKE DETECTORS TO BE HARD-WIRED TO THE HOUSE CURRENT AND BE PROVIDED WITH BATTERY BACK UP.
6. ALL BATHROOMS, UTILIY ROOMS AND IRANGE HOODS TO BE VENTED TO THE OUTSIDE.
7. ALL CEILINGS ARE AT 8'-0" A.F.F. UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHAL VERIFY ALL DIMENSIONS AND CONDTIONS PRIOR TO BEGINNING ANY WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
9. ALL GARAGE WALLS AND CEILINGS SHALL HAVE A MINUMUM OF ONE LAYER OF 5/8" THICK TYPE "X" DRYWALL.
10. ALL DOORS IN WALLS BETWEEN THE GARAGE AND LIVING AREAS SHALL BE MINIMUM 1 HOUR RATED, SOLID CORE INSULATED WITH SELF CLOSING MECHANISM.
11. ALL INSULATION SHALL BE AS FOLLOWS:

FLOOR		R-19 W/ VAPOR BARRIER
WALL	2X4	R-13 W/ VAPOR BARRIER
	2X6	R-19 W/ VAPOR BARRIER
CEILING		R-30 W/ VAPOR BARRIER

INTERIOR FINISH NOTES:

1. THE DIMENSIONS DESCRIBING THE INDIVIDUAL ROOM SIZES ARE FOR THE EXPRESS CONVENIENCE OF THE OWNER ONLY. DO NOT USE ROOM SIZES TO LAYOUT CONSTRUCTION. WORK ONLY FROM WRITTEN DIMENSIONS AND FIELD CONDITIONS. DO NOT SCALE DRAWINGS.
2. THE OWNER SHALL PROVIDE A SCHEDULE OF PAINT COLORS TO THE CONTRACTOR PRIOR TO APPLICATION. ALL PAINTED SURFACES SHALL RECEIVE AT LEAST TWO COATS OF PAINT SPECIFICALLY FORMULATED FOR THE SURFACE TO WHICH IT IS TO BE APPLIED. IE: CEILINGS = FLAT, PAINTED TRIM = SEMI-GLOSS, CLEAR WOOD = POLYURETHANE, ETC.
3. THE OWNER SHALL SELECT ALL CASEWORK, TILE, SURFACE MOUNTED FIXTURES, CARPETING, FLOOR FINISH, COUNTERTOPS, ETC. PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE A VERIFICATION SAMPLE FOR APPROVAL OF ALL FINISHES AND CASEWORK.

ROOM FINISH SCHEDULE

ROOM	WALLS	CEILING	FLOOR	BASE
LIVING ROOM	PTD. GYP.	PTD. GYP.	WOOD	WOOD
BEDROOM 2	PTD. GYP.	PTD. GYP.	WOOD	WOOD
BATHROOM	GYP/TILE	PTD. GYP.	TILE	TILE
MASTER BED	PTD. GYP.	PTD. GYP.	WOOD	WOOD
KITCHEN	PTD. GYP.	PTD. GYP.	TILE	TILE

WINDOW SCHEDULE

MARK	SIZE	TYPE	TEMP.	REMARKS
A	3759-2	TWIN DH		PELLA PRO-LINE
B	3759	DOUBLE HUNG		PELLA PRO-LINE
C	3335	DOUBLE HUNG		PELLA PRO-LINE

DOOR SCHEDULE

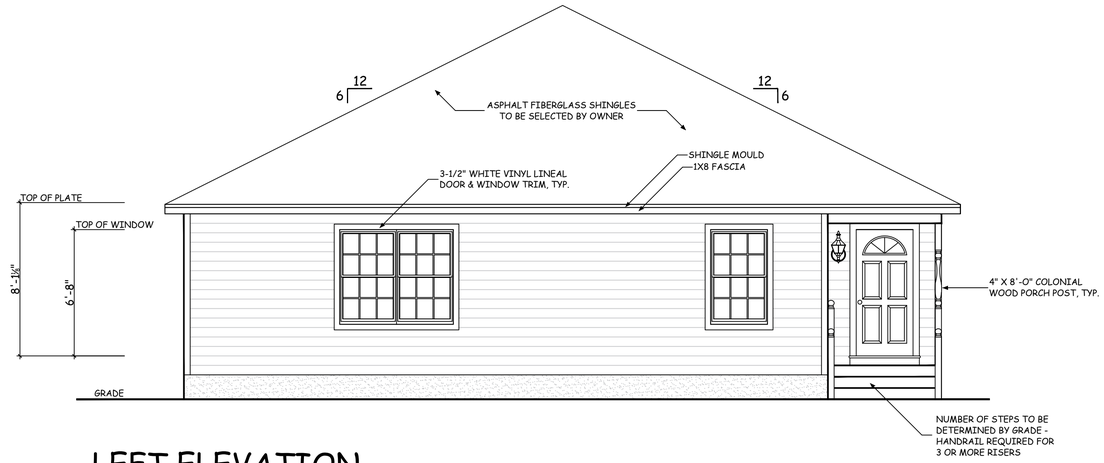
MARK	SIZE	CORE	TYPE	REMARKS
1	3068	SOLID	FAN-LITE	
2	3781	---	15-LITE FRENCH	PELLA PRO-LINE
3	3068	SOLID	1 HOUR RATED	WITH VENT
4				

MAIN LEVEL FLOOR PLAN

Date: 11/9/18
Scale: 1/4" = 1'-0"
Project: 901
Drawn by:

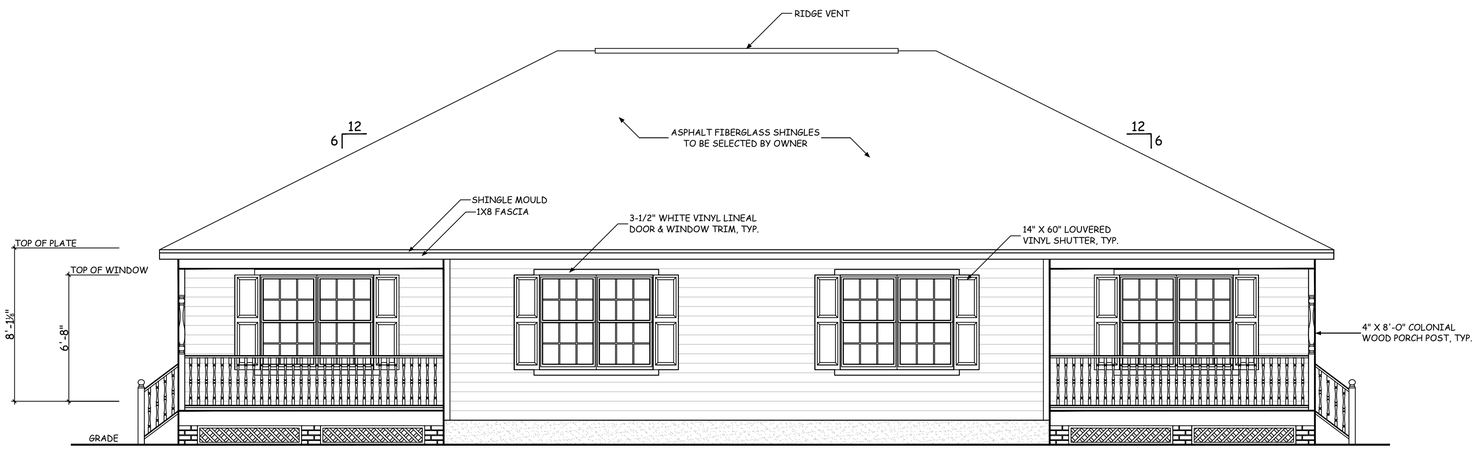
A-2

ELEVATIONS



LEFT ELEVATION

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



FRONT ELEVATION

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

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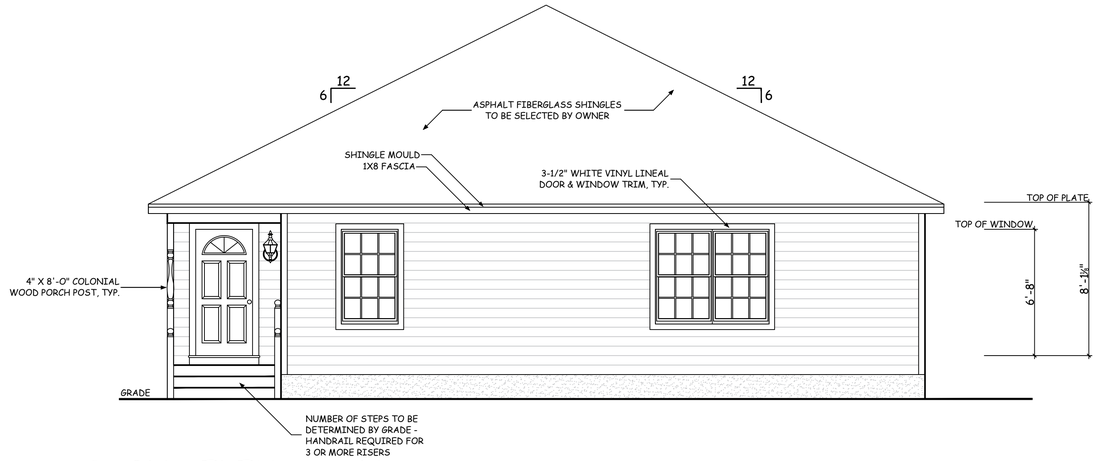
Project:	901
Drawn by:	WCF

A-3



RIGHT ELEVATION

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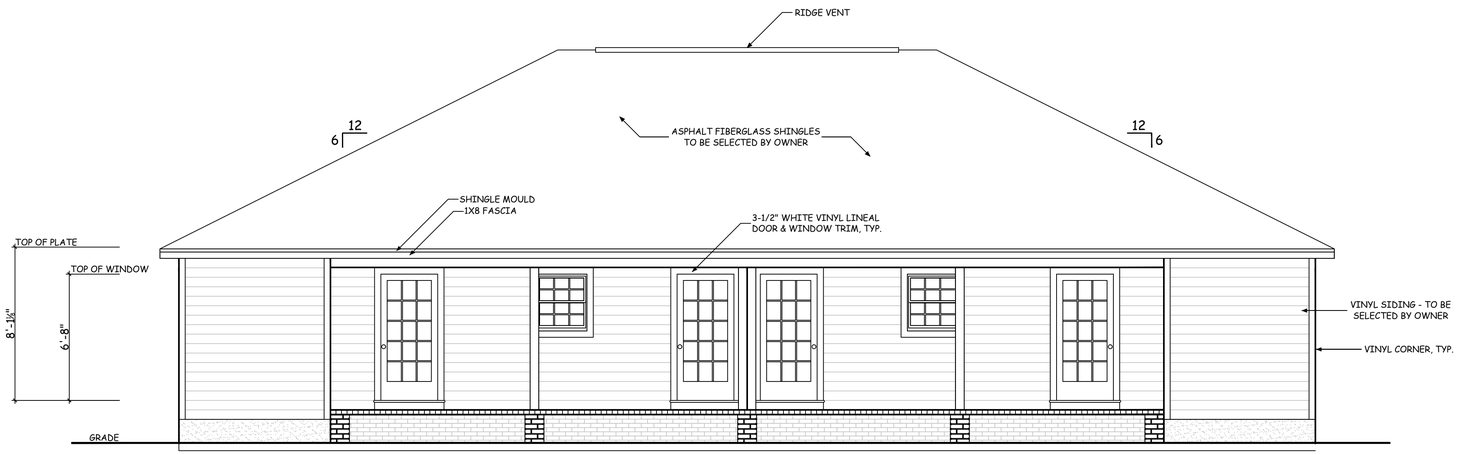

REAR ELEVATION

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

WALL FRAMING NOTES

EXTERIOR WALLS OF WOOD FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISION OF IRC CHAPTER 6 AND FIGURES R602.3(1) DIRECTLY TO STRUCTURAL FRAMING MEMBERS. (IRC SEC R602.3) THE SIZE, HEIGHT AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH TABLE R602.3(5) EXCEPT AS FOLLOWS:

1. UTILITY GRADE STUDS SHALL NOT BE SPACED MORE THAN 16 INCHES ON CENTER SHALL NOT SUPPORT MORE THAN A ROOF AND CEILING, AND SHALL NOT EXCEED 8 FEET IN HEIGHT FOR EXTERIOR WALLS AND LOAD BEARING WALLS OR 10 FEET FOR INTERIOR NON-LOAD-BEARING WALLS.
2. STUDS MORE THAN 10 FEET IN HEIGHT WHICH ARE IN ACCORDANCE WITH IRC TABLE R602.3.1

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION AT THE FOLLOWING LOCATIONS PER IRC SEC R602.8:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET 2
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS AND TRAY CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SEC. R311.2.2
4. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIRE- BLOCKING OF CHIMNEYS AND FIRE PLACES. SEE IRC SECTION R1001.16.
6. FIRE BLOCKING OF CORNERS OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

WALL BRACING

ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION AND TABLE R602.10.1. IN ADDITION, INTERIOR BRACED WALL LINES SHALL BE PROVIDED IN ACCORDANCE WITH SEC. R 602.10.1.1 FOR BUILDING IN SEISMIC DESIGN CATEGORIES D1 AND D2 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADDITIONAL REQUIREMENTS OF SECTIONS R602.10.9, R602.10.11 AND R 602.11. (IRC SEC R602.10)

EXTERIOR WALLS SHALL PROVIDED THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.8.

THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY SECTION R703.2 (IRC SEC. R403.1)

ALL STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 7, TABLE R703.4 AND FIGURE R703.7. SUCH VENEERS INSTALLED OVER A BACKING OF WOOD COLD FORMED STEEL SHALL BE LIMITED TO THE FIRST STORY ABOVE GRADE AND SHALL NOT EXCEED 5 INCHES IN THICKNESS EXCEPT AS PROVIDED IN ITEMS 1 THROUGH 4 OF SECTION R703.7.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR- CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. (IRC SEC. R309.2)

OPENING FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/4" IN THICKNESS OR 20-MINUTE FIRE-RATED DOORS.(IRC SEC. R309.1)

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL.

ELEVATIONS

Date: 11/9/18
Scale: 1/4" = 1'-0"
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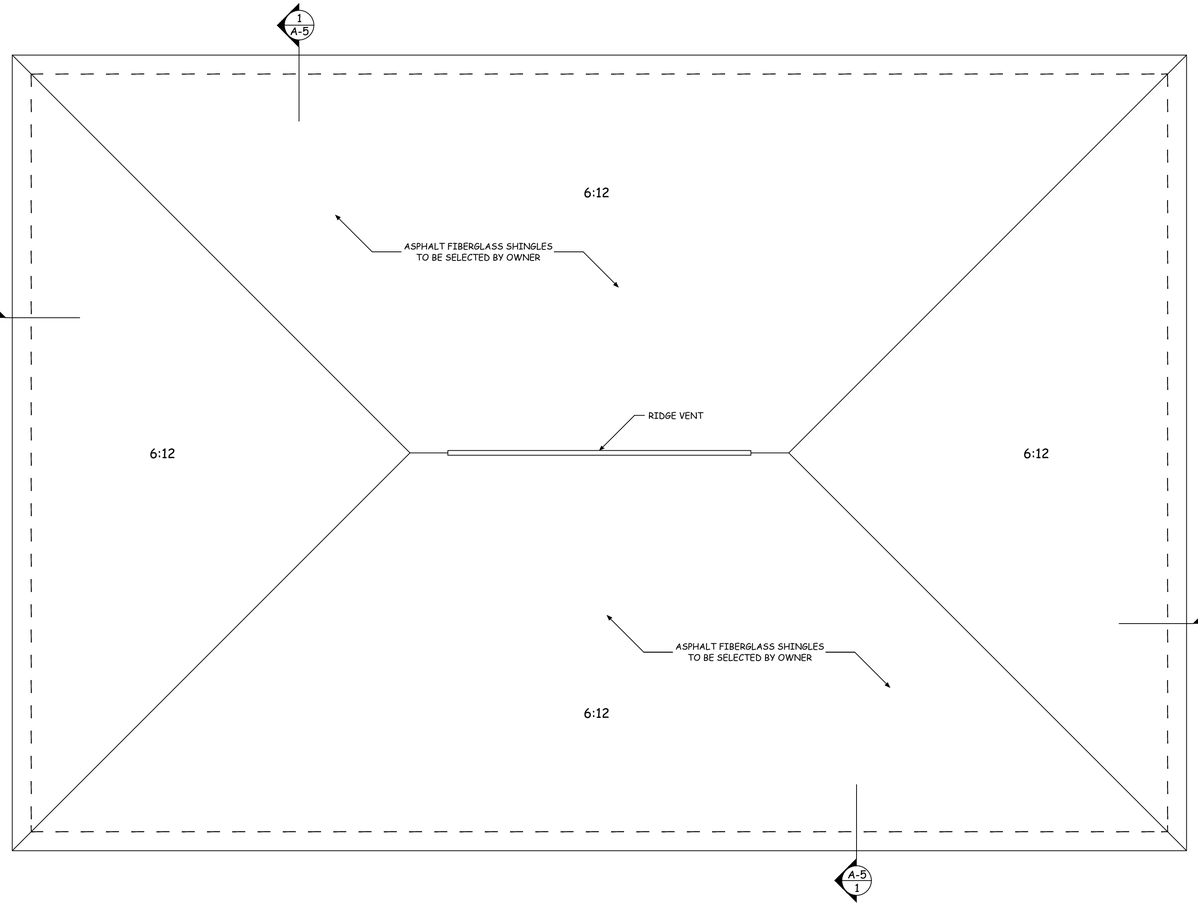
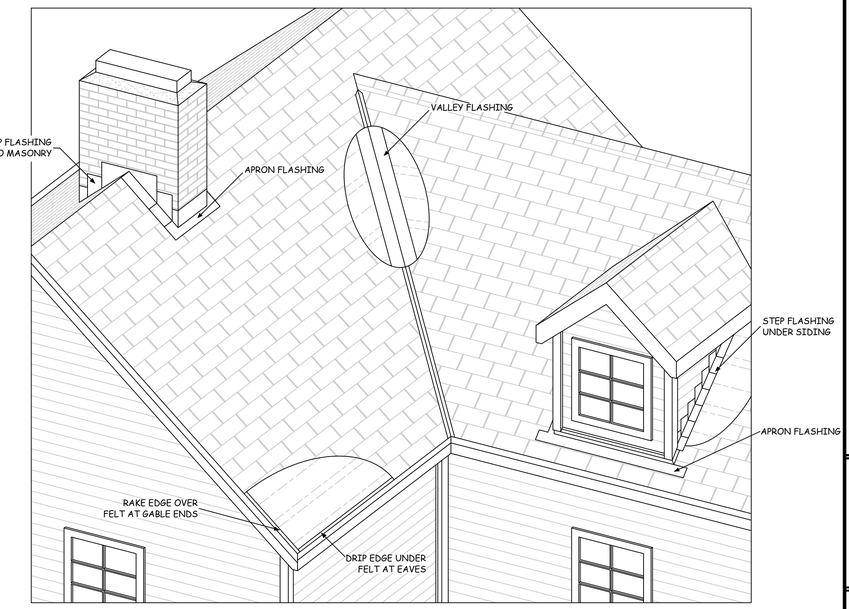
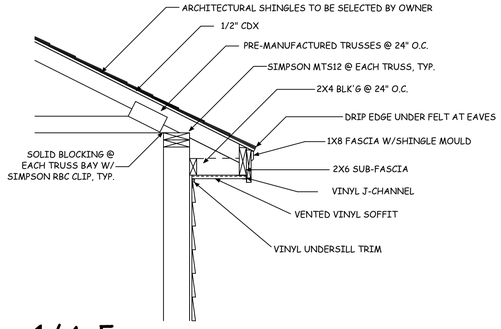
A-4







1/A-5

SCALE: 3/4" = 1'-0"

ROOFING NOTES

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

ASPHALT SHINGLES SHALL BE ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 UP TO 4:12 DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED AS PER R905.2.7.

ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR D 3462.

ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FASTENERS SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4 INCH INTO THE ROOF SHEATHING. IF THE ROOF SHEATHING IS LESS THAN 3/4 INCH THICK THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.

UNDERLAYMENT SHALL BE NO.15 ASPHALT ROOF FELT AND SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4869 TYPE I OR ASTM D 6757.

ICE & WATER SHIELD SHALL BE INSTALLED FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NO LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

CORROSION-RESISTANT METAL FLASHING SHALL BE INSTALLED AT ALL ROOF INTERSECTIONS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE ROOF SLOPE.

ROOF PLAN

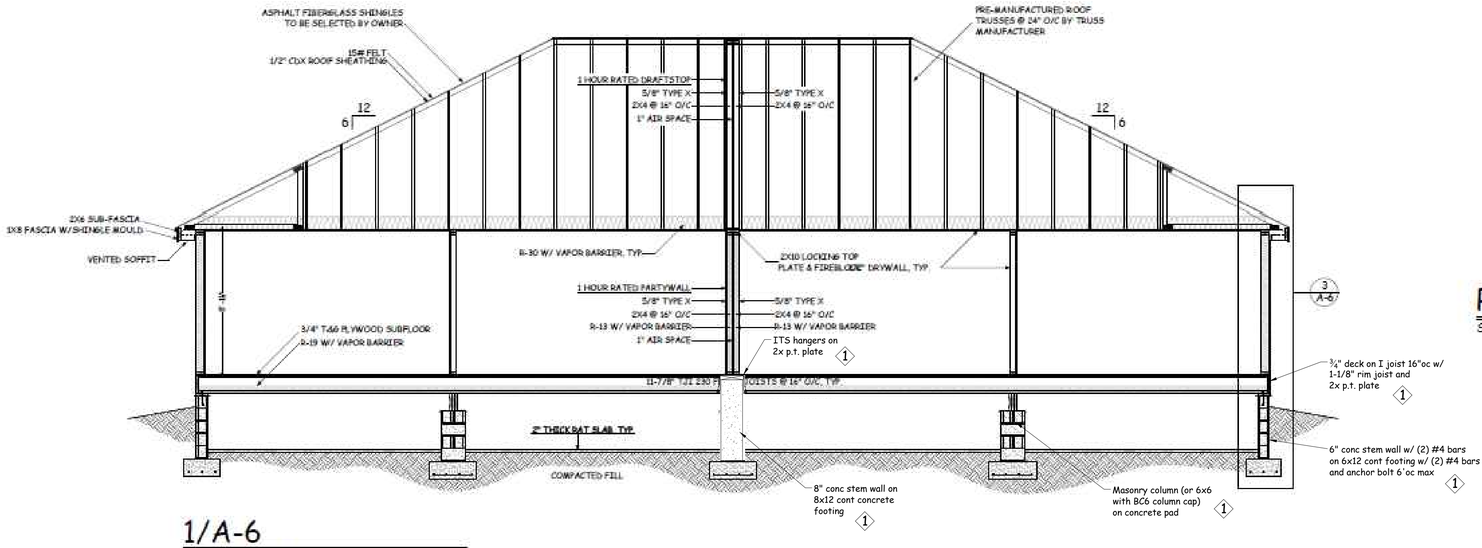
Date: 11/9/18

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

Project: 901

Drawn by: WCF

A-5



1/A-6

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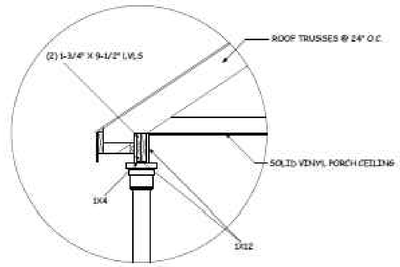
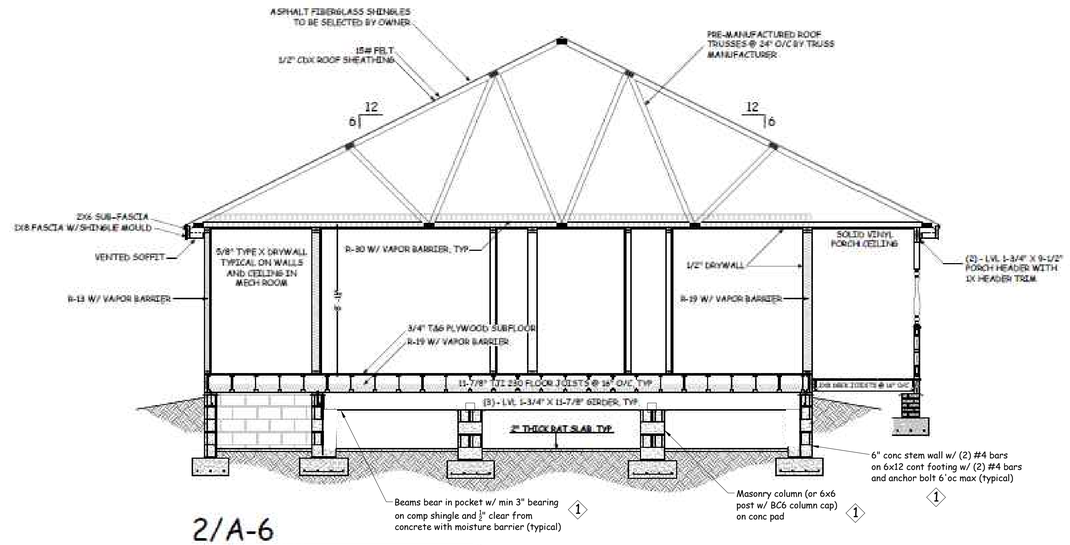


PORCH HEADER DETAIL

SCALE: 1/2" = 1'-0"



2/A-6

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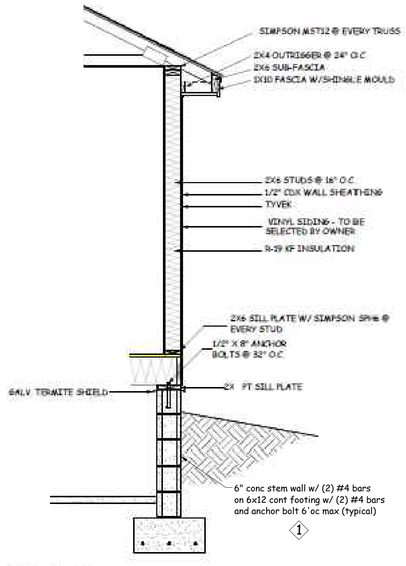

3/A-6

SCALE: 1/2" = 1'-0"

SECTIONS

Date: 11/9/18

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

Project: 901

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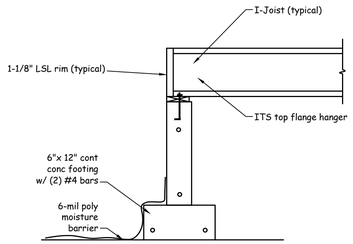

1/D-1

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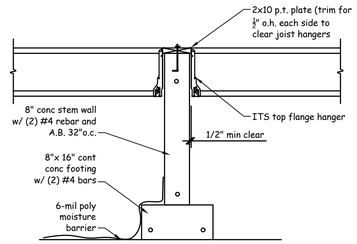

2/D-1

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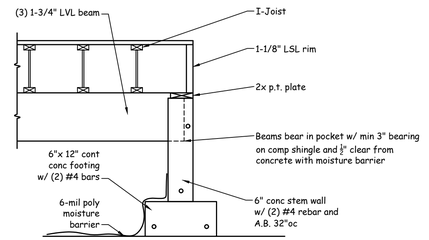


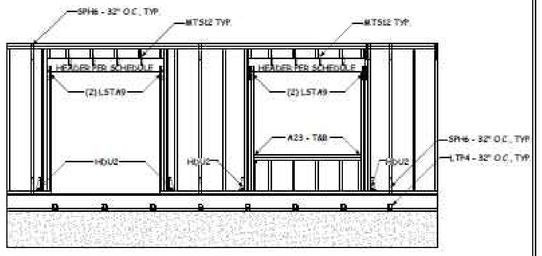
3/D-1

SCALE: 1/2" = 1'-0"

NOT USED

4/D-1

SCALE: 1/2" = 1'-0"



5/D-1

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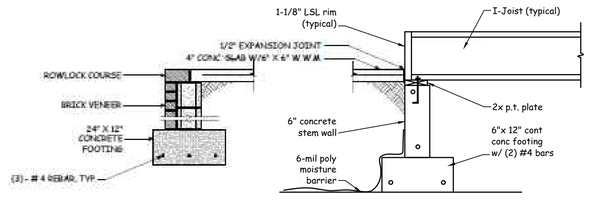

6/D-1

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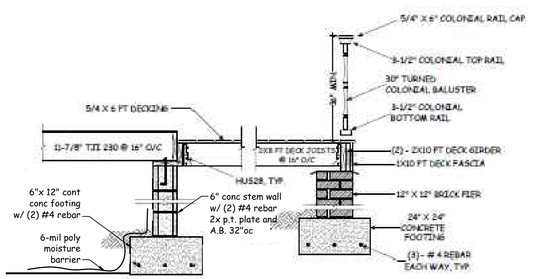

7/D-1

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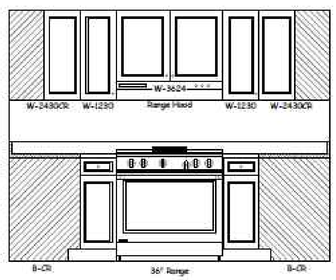

8/D-1

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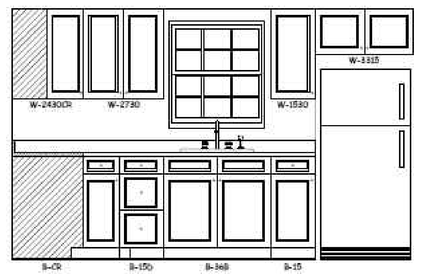

9/D-1

SCALE: 1/2" = 1'-0"

DETAILS

Date: 2/1/2022

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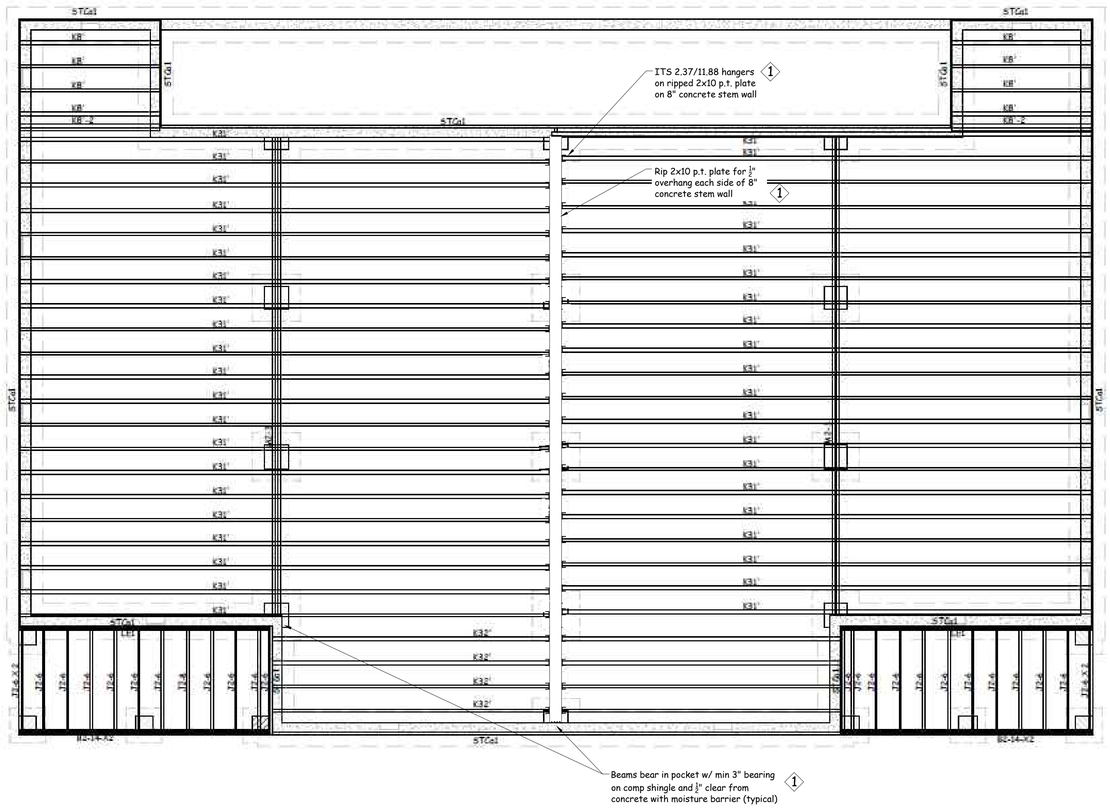
D-1



FLOOR FRAMING NOTES

ALL LOAD-BEARING DIMENSIONAL LUMBER, WOOD STRUCTURAL PANEL SHEATHING, PRESERVATIVE TREATED LUMBER, END-JOINTED LUMBER, PRE-FABRICATED WOOD I-JOISTS, PARTICLE BOARD AND STRUCTURAL GLUED-LAMINATED TIMBERS SHALL BE IDENTIFIED BY A GRADE MARK OF LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES SECS R502.1. R319.2. R802.1 AND/OR R803.

THE ENDS OF WOOD GIRDERS ENTERING CONCRETE OR MASONRY WALLS SHALL HAVE A MINIMUM 1/2I INCH AIR SPACE THE TOP. SIDES AND ENDS. (IRC SEC. R319.1(4)

FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4 FEET IN HEIGHT SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH A WOOD STRUCTURAL PANEL THAT IS FASTENED TO BOTH THE TOP AND OR THE CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING. CRIPPLE WALLS SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS. FOUNDATIONS. (IRC SEC. R602.9) THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE.

JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 12 INCHES AND SHALL BE NAILED TOGETHER SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE NAILED LAP IS PERMITTED. (IRC SEC 502.6.1)

JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2 INCHES BY 2 INCHES. (IRC SEC. 502.6.2)

JOISTS UNDER PARALLEL BEARING PARTITION WALLS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE APPLICATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES IN (IRC SEC. R502.4)

BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM THE SUPPORTING GIRDERS, WALL OR PARTITIONS SUFFICIENT SIZE TO CARRY THE ADDITION LOAD. (IRC SEC. R502.1)

JOISTS EXCEEDING A NOMINAL 2 INCHES IN WITDTH SHALL BE SUPPORTED LATERALLY AT MID-SPAN BY METAL BRIDGING WHERE THE SPAN EXCEEDS 8'-0" AND WITH SOLID BLOCKING OVER DROPPED GIRDERS (IRC SEC. R502.7.1)

1ST FLOOR FRAMING

DECK LEGEND

PlotLevel	LabelId	Location	Description
DECK	B2	GIRDERS	2X10 PT
DECK	J2	JOISTS	2X8 FT
DECK	LE1	LEDGER	2X8 FT

DECK FRAMING

DECK GIRDERS	2X10X14 PT	4	Ea
DECK JOISTS	2X8X12 FT	12	Ea
DECK JOISTS	2X8X8 FT	1	Ea
DECK LEDGER	2X8X16 FT	31	LF / 16

Accessories

PlotID	Length	Product	Plies	Net Qty
	9 1/8"	7/8" x 2 5/16" Web Stiffeners	1	4
		23/32"x48"x96" Weyerhaeuser Edge Gold Panel (D/24) T&G SF	1	62
HANGERS		ITS2.37/11.88 (VERIFY)		50

Products

PlotID	Length	Product	Plies	Net Qty
K32'	32' 0"	11 7/8" TJI® 230	1	4
K31'	31' 0"	11 7/8" TJI® 230	1	42
KB'-2	8' 0"	11 7/8" TJI® 230	2	4
KB'	8' 0"	11 7/8" TJI® 230	1	8
M1-3	33' 0"	1 3/4" x 11 7/8" 1.9E Microllam® LVL*	3	3
M2-3	27' 0"	1 3/4" x 11 7/8" 1.9E Microllam® LVL*	3	6
STGa1	12' 0"	1 1/8" x 11 7/8" TJI® Rim Board	1	18

* Or single 5-1/4"x 11 7/8" LVL in lieu of 3 pcs 1-3/4" LVL

LEVEL NOTES	
Current Date:	3/24/2015
File Name:	48117.jvl
Level Name:	Foundation
TJ-Pro Rating (Weighted Average):	48
Minimum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 45, joist = K31' (@72)
Maximum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 68, joist = K8' (@63)
Building Code - Design Methodology:	IBC 2009
FLOOR	
Floor Container:	FCI
Use/Occupancy:	Residential
Floor Area Loading is:	40.0 lb/ft² Live Load & 12.0 lb/ft² Dead Load
	Operator Added Additional Loads
Maximum Allowed Deflection:	L/480 Live Load & L/240 Total Load
TJ-Pro Rating Information:	
Weighted Average:	48
Directly Applied Ceiling:	None
Decking Attachment:	Glue and Nail
Decking Material:	23/32"x48"x96" Weyerhaeuser Edge Gold Panel (D/24) T&G SF
Perpendicular Partition:	No
Strapping at max 8' o.c.:	None
Blocking at max 8' o.c.:	No
Poured Flooring:	No

Date: 2/1/2022

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

Project: 901

Drawn by:

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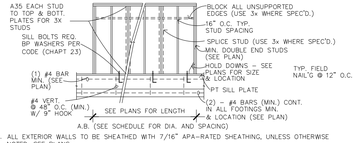
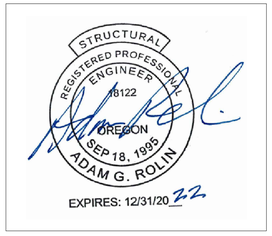
SHEAR WALL SCHEDULE

TYPE	SHEAT'G	CAPACITY	SIDE(S)	STUD & SILL BLK'G	PLATE	EDGES NAIL'G	PT SILL PLATE ANCHOR WALL PLATE ANCHOR
1	7/16" APA-RATED	260 PLF	ONE	2X	2X	8d COMMON NAILS @ 6" O.C.	1/2"DIA. x10"@ 32" 16d COMMON @ 8"O.C.
2	7/16" APA-RATED	380 PLF	ONE	2X	2X	8d COMMON NAILS @ 4" O.C.	1/2" DIA. x10"@ 24" 16d COMMON @ 4"O.C.
3	7/16" APA-RATED	520 PLF	BOTH	2X	2X	8d COMMON NAILS @ 6" O.C.	1/2" DIA. x10"@ 16" 16d COMMON @ 6"O.C.
4	7/16" APA-RATED	760 PLF	BOTH	2X	2X	8d COMMON NAILS @ 4" O.C.	1/2" DIA. x10"@ 12" 16d COMMON @ 4"O.C.
5	15/32" STRUCT. 1	665 PLF	ONE	3X	3X	10d COMMON NAILS @ 3" O.C.	5/8" DIA. x12"@ 24" 1/4"SDS x6" @ 4"
6	15/32" STRUCT. 1	1330 PLF	BOTH	3X	3X	10d COMMON NAILS @ 3" O.C.	5/8" DIA. x12"@ 12"



1. ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" APA-RATED SHEATHING, UNLESS OTHERWISE NOTED. SEE PLANS.
2. WALL ANCHOR -- ANCHOR BOLTS TO BE USED AT WALLS OVER FOUNDATION WALL 16d NAILS USED AT BOTTOM PLATES TO FLOOR FRAMING BELOW. 1/2" DIA. x10" AB @4'-0"O.C., EXCEPT AS NOTED, AT SILL PLATE.
3. "△" SYMBOL INDICATES THE SHEARWALL. THE NUMBER INSIDE OF THE SYMBOL INDICATES THE TYPE OF SHEAR MATERIAL AS SHOWN ON THE SHEARWALL SCHEDULE.
4. NAILS: 8d, 10d AND 16d NAILS SHALL BE COMMON NAILS. GALVANIZED NAILS ARE REQUIRED FOR NAILING TO PRESSURE TREATED PLATES. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.
5. NAIL "COLLECTOR" BLOCKING TO PLYWOOD WITH SAME AS EDGE NAILING. SEE PLAN FOR LOCATION.
6. SHEARWALLS SHALL EXTEND FROM SILL PLATE TO ROOF OR FLOOR TO FLOOR DIAPHRAGM. USE SHEAR MATERIAL, BLOCKS OR OTHER STRUCTURAL ELEMENTS TO PROVIDE A POSITIVE CONNECTION BETWEEN DIAPHRAGM AND WALLS. SEE DETAIL.
7. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6", PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x.
8. WHERE 2 ROWS OF NAILS ARE REQUIRED, THEY MUST BE STAGGERED.
9. PT ANCHOR BOLTING IS BASED ON HEM-FIR SILL PLATES. IF USING OTHER MATERIAL FOR SILL PLATE CONTACT THE ENGINEER OF RECORD. ANCHOR BOLTS REQUIRE GALV. 3X3X1/4" SQUARE WASHERS, LIKE SIMPSON BP WASHERS OR SIMILAR.
10. SEE CHAPTER 23 OF THE 2019 OSSC FOR INFORMATION NOT LISTED HERE.

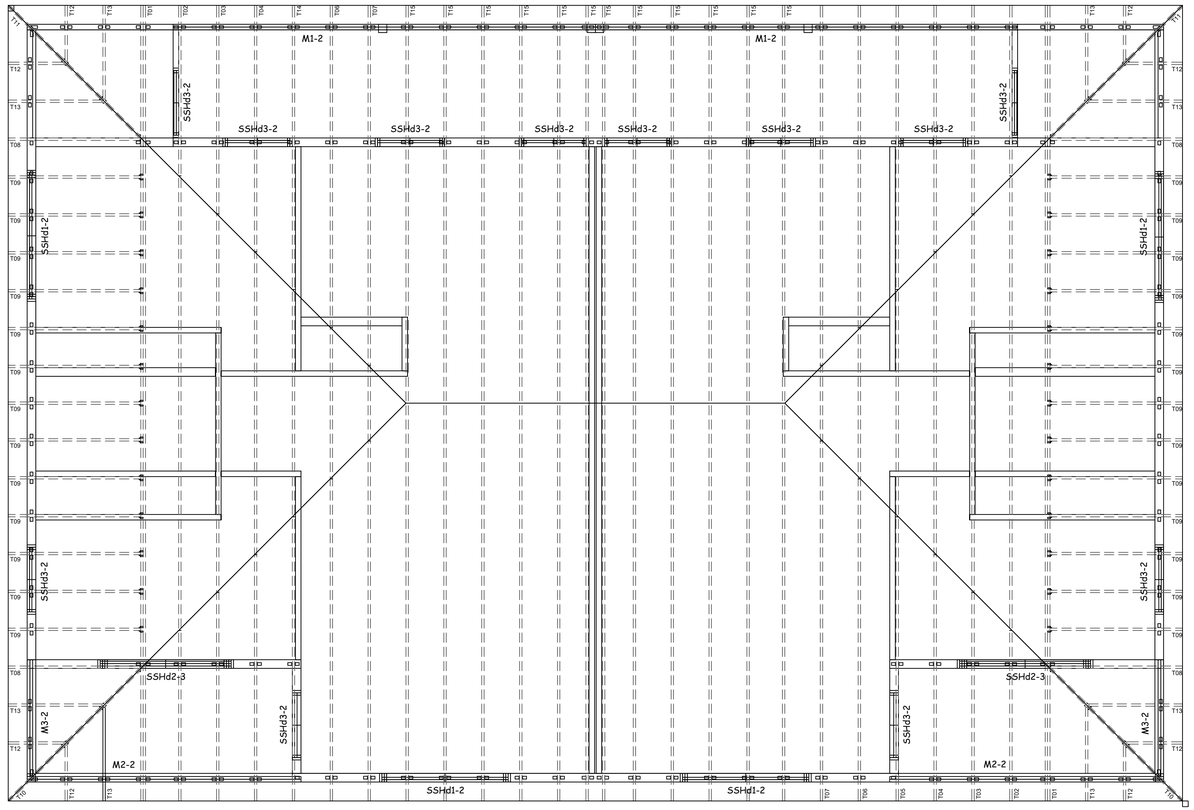
2019 OSSC SHEARWALL SCHEDULE



Date: 11/9/18
Scale: 1/4" = 1'-0"
Project: 901
Drawn by:

S-2

25 psf LL



ROOF FRAMING NOTES

RAFTERS SHALL BE FRAMED WITH A PLUMB CUT END AND PROPERLY NAILED TO A RIDGE BOARD. THE RIDGE BOARD SHALL BE AT LEAST 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP MEMBER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT WHERE THE ROOF PITCH IS LESS THAN 3/12 (25-PERCENT SLOPE). STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS. (IRC SEC. R802.3)

CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH IRC TABLES R602.3 (1) AND U802.5.1(9) AND THE ASSEMBLY SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS ACROSS THE BUILDIG WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, SUBFLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING OR RAFTERS SHALL BE TIED TO 1-INCH BY 4-INCH MINIMUM-SIZE CROSS-TIES. THE CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE R602.3 (1) OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED AT THE TOP PLATE THE RIDGE FORMED BY THESE RAFTERS SHALL ALSO BE SUPPORTED BY A GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. RAFTER TIES SHALL NOT BE SPACED MORE THAN 4 FEET ON CENTER. (IRC SEC. R803.2.3.1)

APPLICATION OF ROOF COVERING MATERIALS SHALL BE IN ACCORDANCE WITH IRC CHAPTER 9.

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIES DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH WITH Y, INCH MINIMUM TO %4 INCH MAXIMUM OPENINGS, (IRCSEC. R806.1)

THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE TO BE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA BAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING. (IRC SEC. R806.2)

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT. (IRC SEC. R806.3) IN BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE VERTICAL HEIGHT OF 30 INCHES OR GREATER THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. (I RC SEC. R807.1)

LEVEL NOTES	
Current Date:	3/24/2015
File Name:	48117.jvl
Level Name:	1st Floor
Building Code - Design Methodology:	IBC 2009
ROOF	
Roof Pitch:	6.00/12
Roof Area Loading is:	20.0 lb/ft² Live Load & 30.0 lb/ft² Snow Load & 10.0 lb/ft² Dead Load
Roof Maximum Allowed Deflection:	L/240 Live Load & L/180 Total Load
Roof Decking Material:	1/2"x4'X8' Nominal Roof Sheathing EXP1 (24/0) Unsanded
CEILING	
Ceiling Pitch:	0.00/12
Ceiling Area Loading is:	0.0 lb/ft² Live Load & 10.0 lb/ft² Dead Load
Ceiling Maximum Allowed Deflection:	L/360 Live Load & L/240 Total Load

HEADER SCHEDULE	
SPAN (CLEAR OPENING)	HEADER SIZE
EXTERIOR SPANS UP TO 6'-0"	(2) - 2X10
EXTERIOR SPANS OVER 6'-0", LESS THAN 10'-0"	(2) - 2X12
EXTERIOR SPANS OVER 10'-0"	SEE PLAN
INTERIOR SPANS UP TO 6'-0" (LOAD BEARING)	(2) - 2X10
INTERIOR SPANS OVER 6'-0" (LOAD BEARING)	(2) - 2X12
INTERIOR SPANS OVER 10'-0" (LOAD BEARING)	SEE PLAN
INTERIOR SPANS (NON-LOAD BEARING)	(2) - 2X6

Products

PlotID	Length	Product	Plies	Net Qty
M1-2	23' 0"	1 3/4" x 9 1/2" 1.9E Microllam® LVL	2	4
M2-2	15' 0"	1 3/4" x 9 1/2" 1.9E Microllam® LVL	2	4
M3-2	7' 0"	1 3/4" x 9 1/2" 1.9E Microllam® LVL	2	4

Wall Framing

PlotID	Length	Product	Plies	Net Qty
SSHd2-3	7' 0"	2 x 12 SPF No.1/No.2	3	6
SSHd1-2	7' 0"	2 x 12 SPF No.1/No.2	2	8
SSHd3-2	4' 0"	2 x 10 SPF No.1/No.2	2	24

Accessories

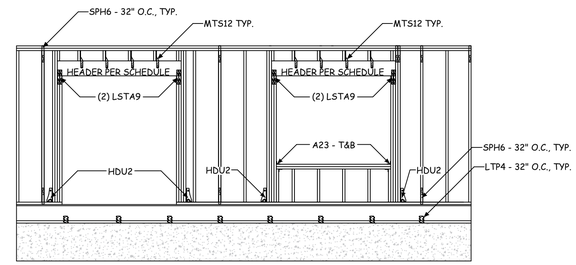
PlotID	Length	Product	Plies	Net Qty
		1/2"x4'X8' Nominal Roof Sheathing EXP1 (24/0) Unsanded	1	91

FLUSH CONNECTIONS

HUS26 - 2X6	HUS26-2 - (2)2X6	HU26-3 - (3)2X6
HUS28 - 2X8	HUS28-2 - (2)2X8	LUS28-3 - (3)2X8
HUS210 - 2X10	HUS210-2 - (2)2X10	HU210-3 - (3)2X10
HUS210 - 2X12	HUS212-2 - (2)2X12	HU212-3 - (3)2X12

3/S-2

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



1/S-2

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

ROOF FRAMING

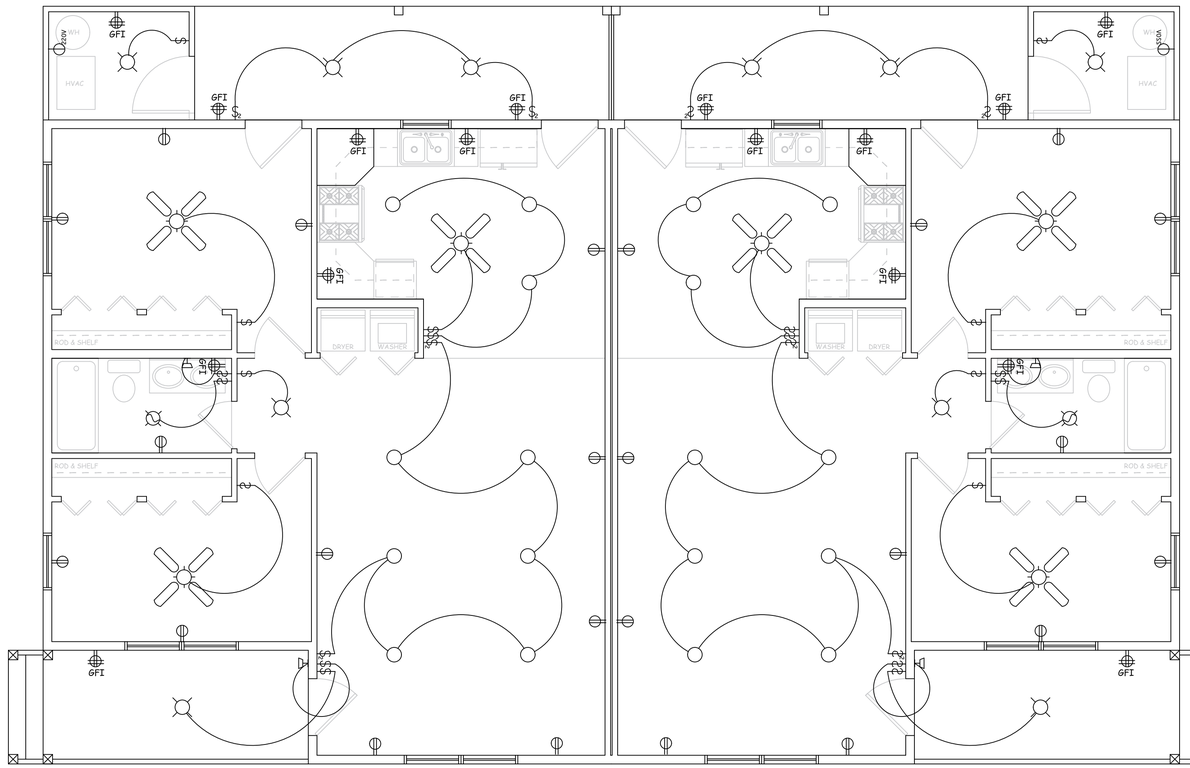
Date: 11/9/18

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

Project: 901

Drawn by: WCF

S-3



ELECTICAL LEGEND

- SINGLE RECEPTACLE
- 220V SINGLE RECEPTACLE 220 VOLT
- DUPLEX RECEPTACLE
- ARC FAULT (ALL BEDROOMS)
- SWITCHED RECEPTACLE
- QUADRAPLEX RECEPTACLE
- SINGLE CEILING RECEPTACLE
- DUPLEX FLOOR RECEPTACLE
- SWITCHED FLOOR RECEPTACLE
- QUADAPLEX FLOOR RECEPTACLE
- GFI GROUND FAULT INTERUPTER
- WP GFI WEATHERPROOF GROUND FAULT INTERUPTER
- EP ELECTRICAL PANEL
- VP VAPOR PROOF
- 24" X 48" FLOUR. FIXTURE
- 12" X 48" FLOUR. FIXTURE
- EXHAUST FAN W/ LIGHT
- EXHAUST FAN
- CEILING FAN
- CEILING FAN W. LIGHT
- E.M. ELECTRIC CO. METER
- S.D. SMOKE DETECTOR
- SINGLE POLE SWITCH
- DOUBLE POLE SWITCH
- SINGLE FLOOD - SOFFIT MOUNTED
- DOUBLE FLOOD - SOFFIT MOUNTED
- INCANDESCENT FIXTURE - CEILING MOUNT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED INCAND. (EYEBALL) FIXTURE
- 24 2 FEET UNDER CAB. LIGHTING
- 36 3 FEET UNDER CAB. LIGHTING
- 48 4 FEET UNDER CAB. LIGHTING
- SINGLE POLE SWITCH
- 2 2-WAY SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- D DIMMER SWITCH
- J JUNCTION BOX
- TV TV JACK
- DATA COMPUTER OUTLET (W/ GENERAL PURPOSE DUPLEX RECEPTICAL.)
- PHONE JACK
- ELECTRIC EQUIPMENT PANEL

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, F.B.C. AND ALL OTHER APPLICABLE CODES. ALL WORK SHALL ALSO COMPLY WITH THE SERVING POWER AND TELEPHONE COMPANIES.

2. ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.
 A) ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WATER PROOF.
 B) RECEPTICALS SHALL BE INSTALLED 12" A.F.F VERTICALLY AND 12'-0" O.C. HORIZONTALLY OR AS PER LOCAL CODE REQUIREMENTS.
 C) ALL RECEPTICALS WITHIN 6'-0" HORIZONTAL OF A SINK, LAVATORY OR TUB SHALL BE WIRED TO A GROUND FAULT INTERUPTED CIRCUIT.
 D) WALL SWITCHES TO BE 48" A.F.F. OR AS PER LOCAL CODE REQUIREMENTS.

3. OUTLETS INSTALLED OUTDOORS IN THE GARAGE AND IN ALL BATHROOMS SHALL HAVE GROUND FAULT INTERRUPTER.

4. ALL SMOKE DETECTORS SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT WITH BATTERY BACK-UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIZE OF GROUND FAULT CIRCUIT INTERUPTER.

5. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE THE IMMEDIATE VICINITY OF EACH BEDROOM. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.

6. A LINE VOLTAGE CARBON MONOXIDE DETECTOR SHALL BE LOCATED AT EACH LEVEL OF THE DWELLING INCLUDING THE BASEMENT OR CELLAR. IF APPLICABLE.

ELECTRICAL PLAN

Date: 11/9/18
Scale: 1/4" = 1'-0"
Project: 901
Drawn by: WCF

E-1