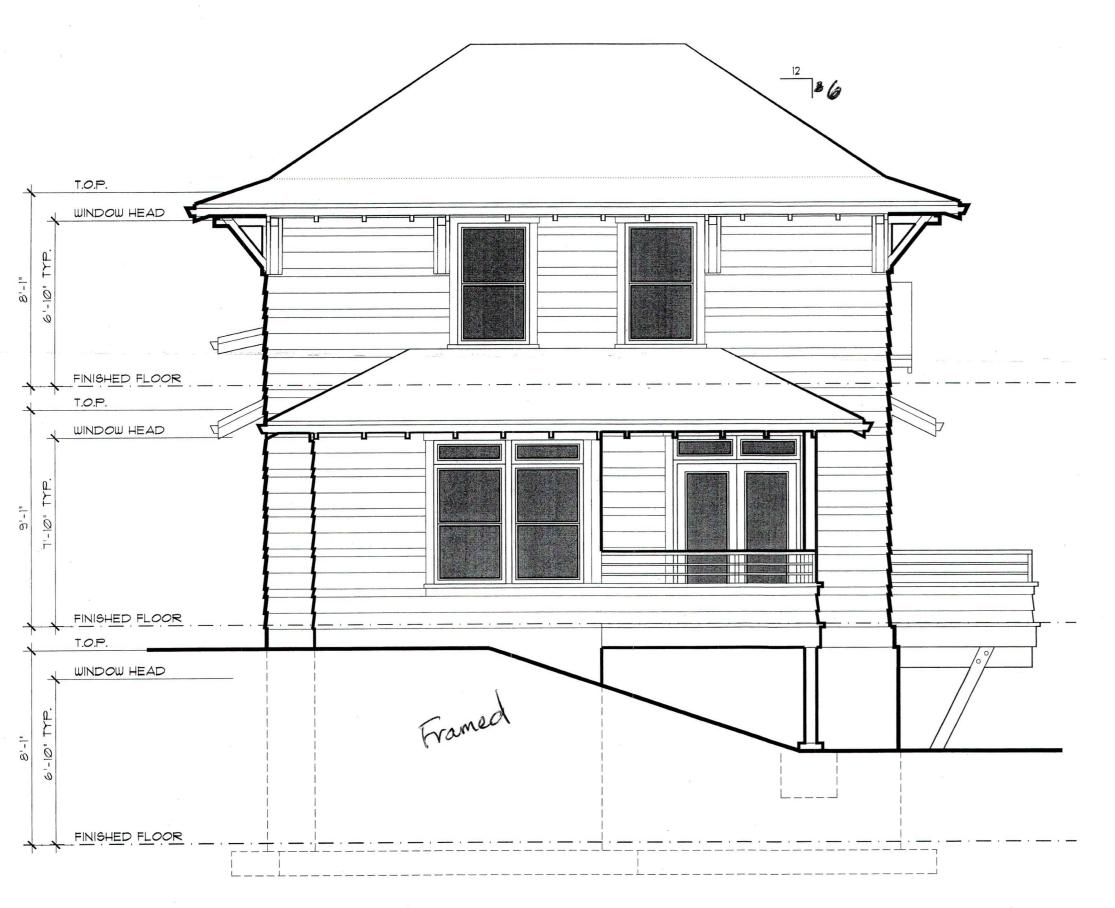


FRONT ELEVATION

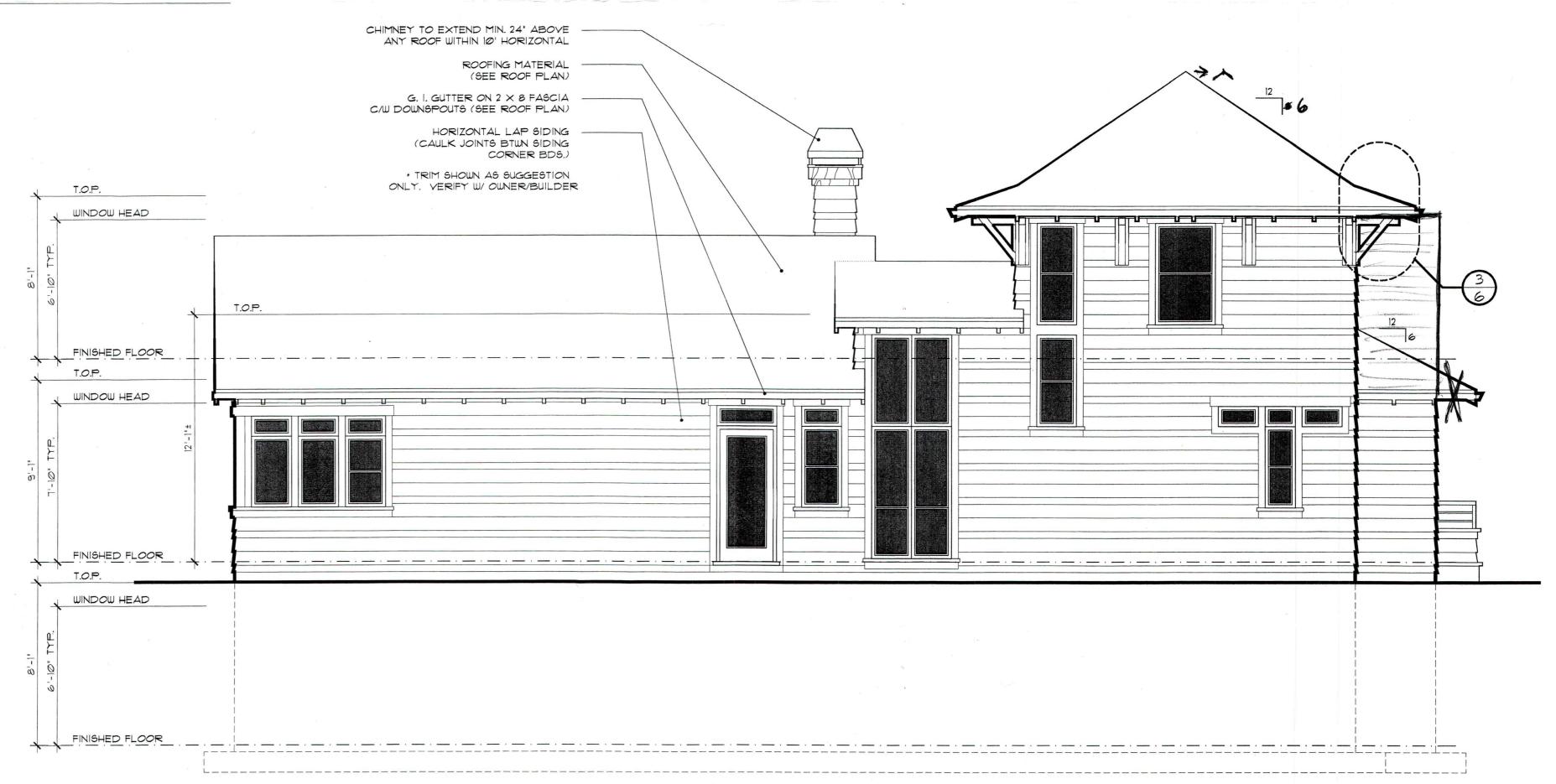
SCALE : 1/4" = 1'-0"

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2210⁴



LEFT ELEVATION



REAR ELEVATION

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

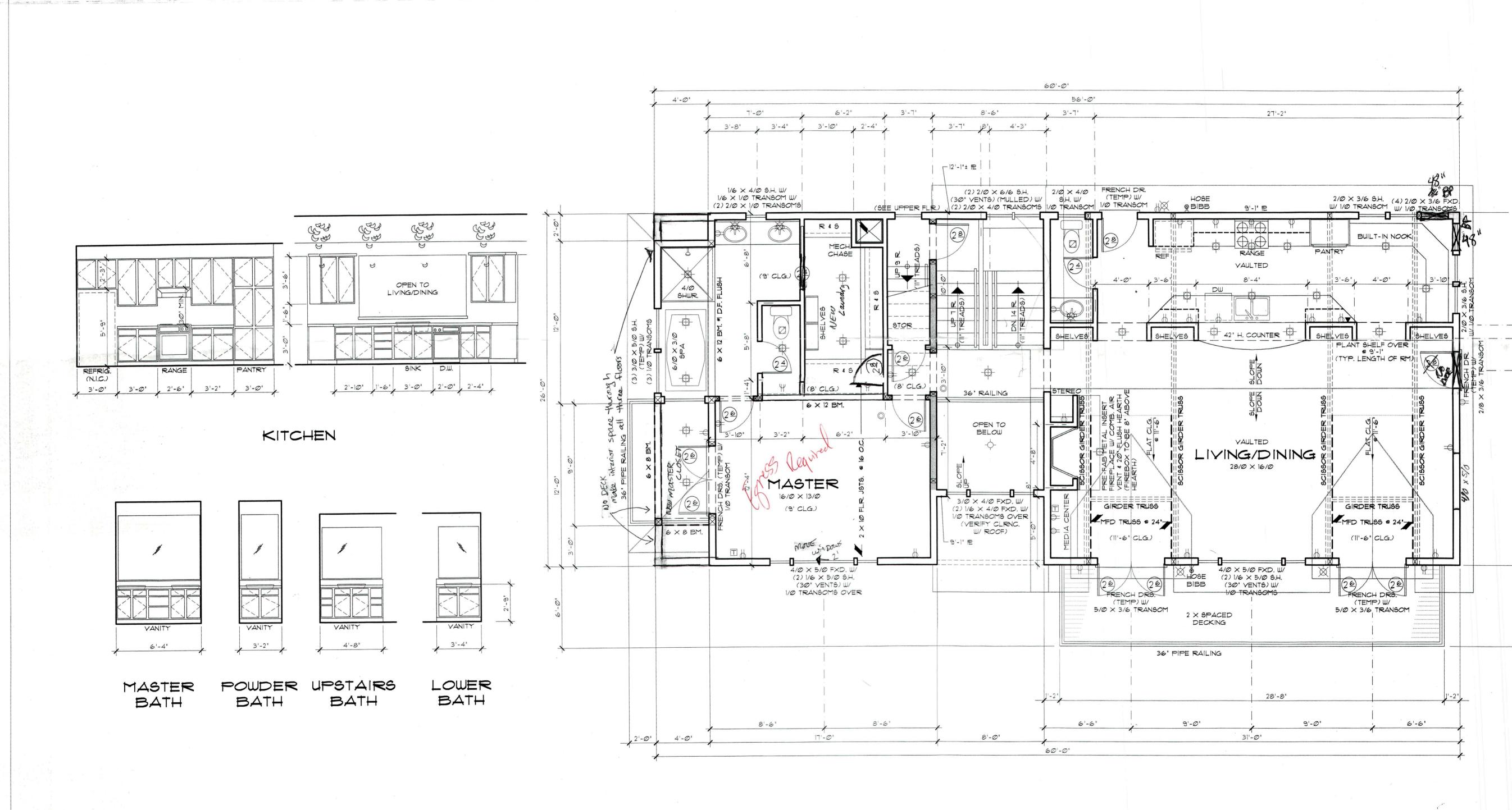
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as to the Customer for use in the construction of one building only and are subject to the parties necessary to assist the Customer hash by any part of the Plans by any other the Plans for copied, in whole or in part, without written pergades. The Plans or copied, in whole or in part, without written pergades. The Plans for copied, in whole or in part, without written pergades and specifies the conditions, is the responsibility of the Plans to meet specific and any part of the plans in charges so it the legal of the contractor, inclinged registry of the Plans for cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in cross so it the legal of the plans in the Plans in the Plans in cross so it the legal of the plans in the plans in the Plans in cross so it the legal of the plans of the plans in th

22104-2 DRAWN 12/01/97 AMP

> MAIN FLOOR 1362 SQ. FT. LOWER FLOOR 538 SQ. FT. TOTAL AREA 2300 SQ. FT.

2210⁴ 7

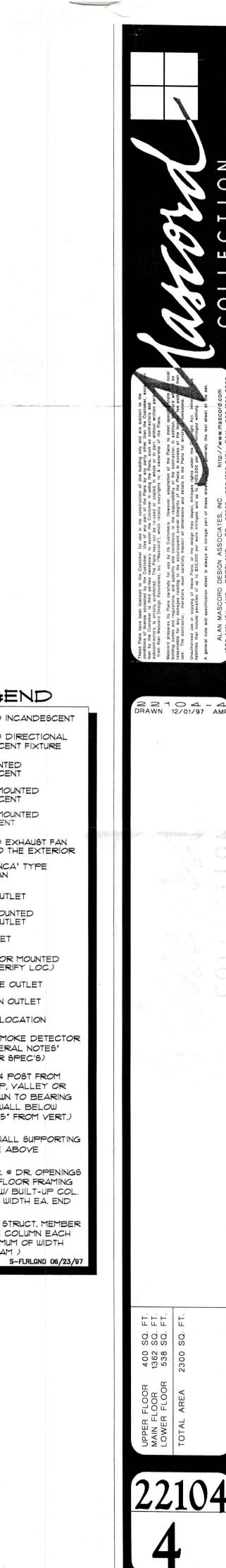


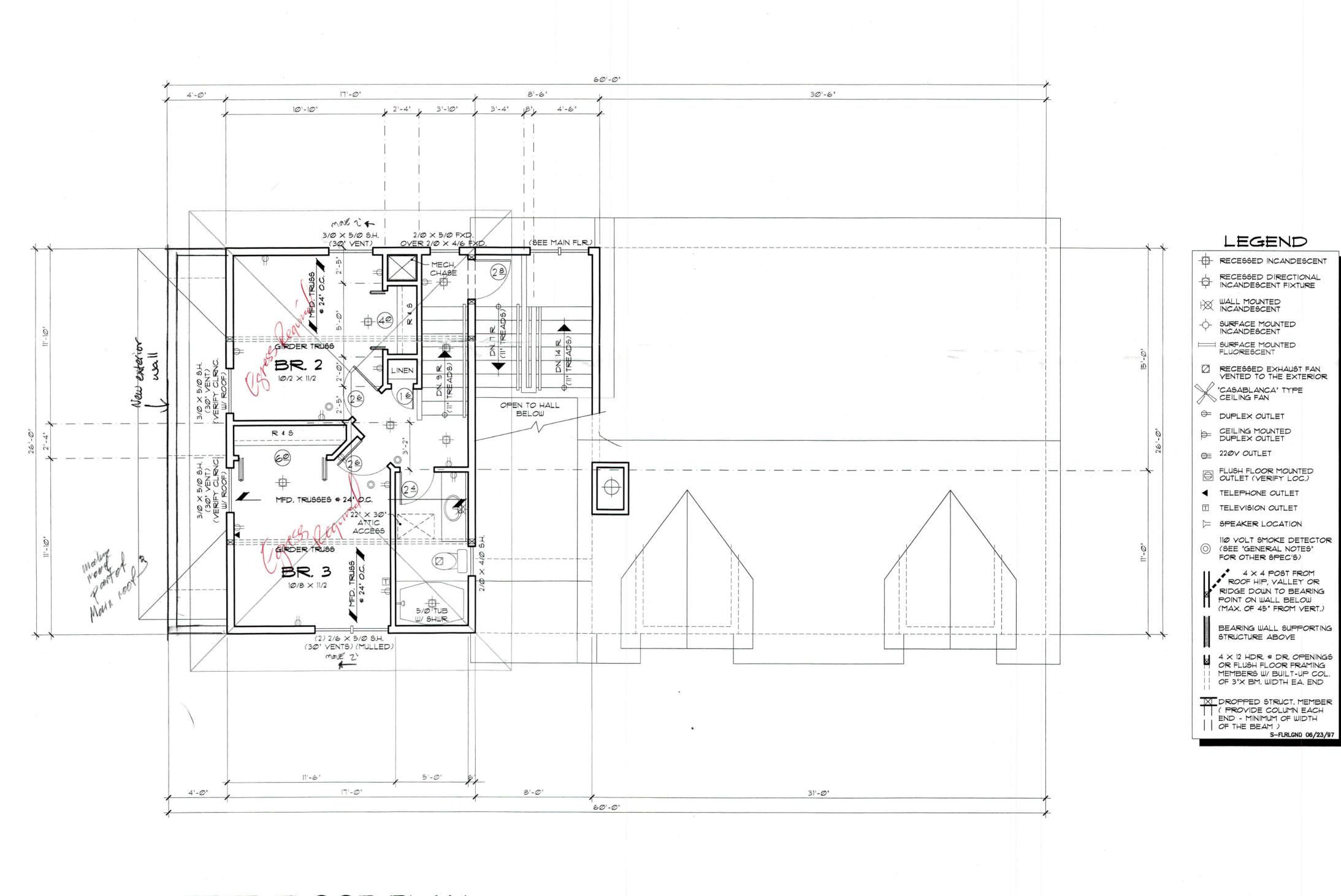
CABINET ELEVATIONS

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

MAIN FLOOR PLAN

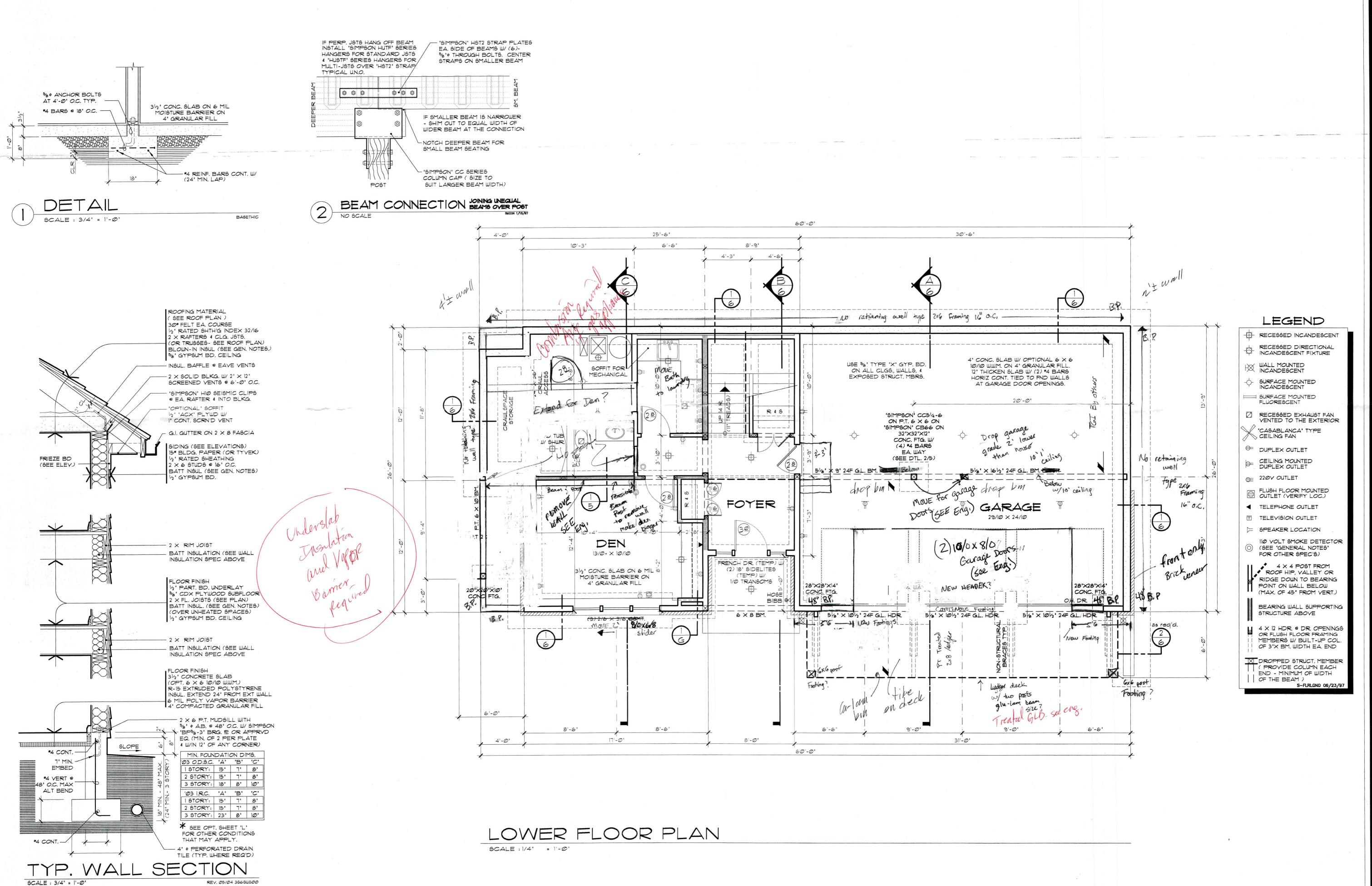
SCALE: 1/4" = 1'-0"





UPPER FLOOR PLAN

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22104 5

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22104-5 PRAWN 12/01/97 AMF

21'-0"± (FIELD VERIFY)

VERIFY CLRNC. W/ROOF)

36" RAILING

31/2" CONC. SLAB ON 6 MIL MOISTURE BARRIER ON

4" GRANULAR FILL

1/2" "ACX"

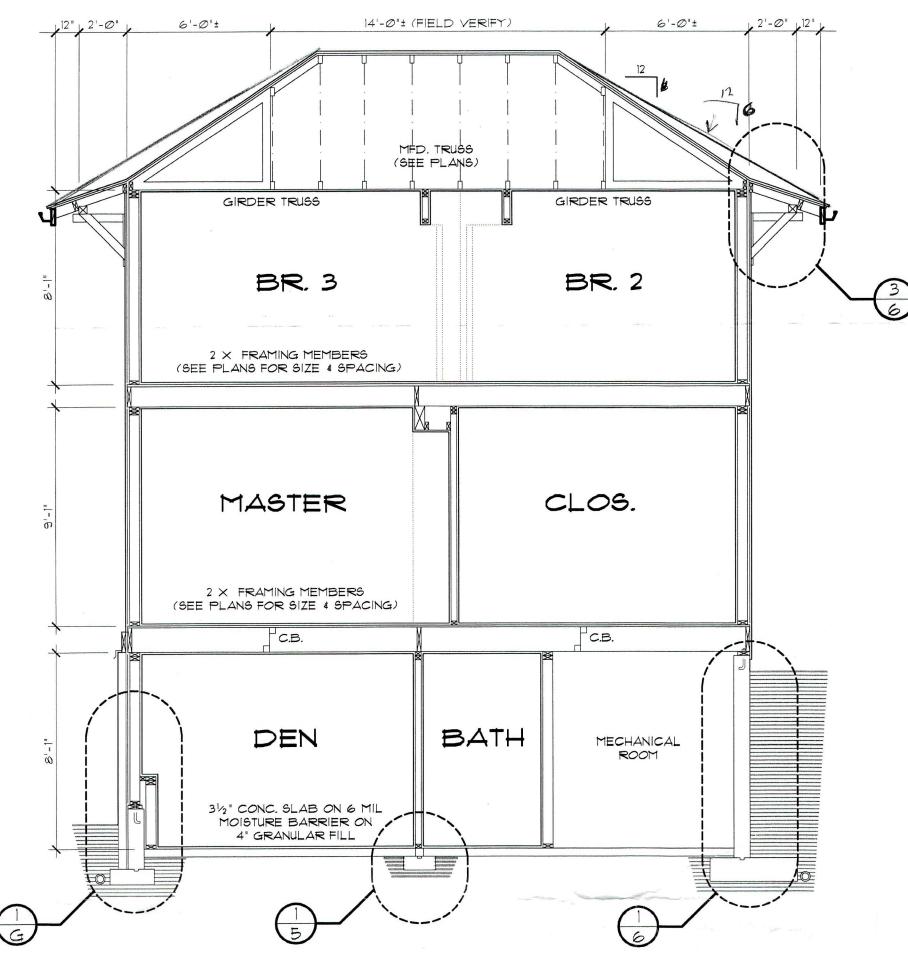
PLYWOOD

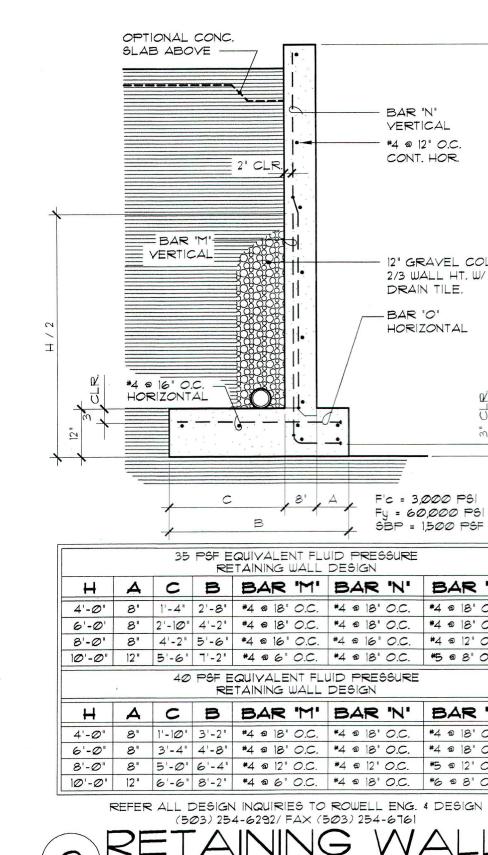
26 GA. G.I. -FLASHING

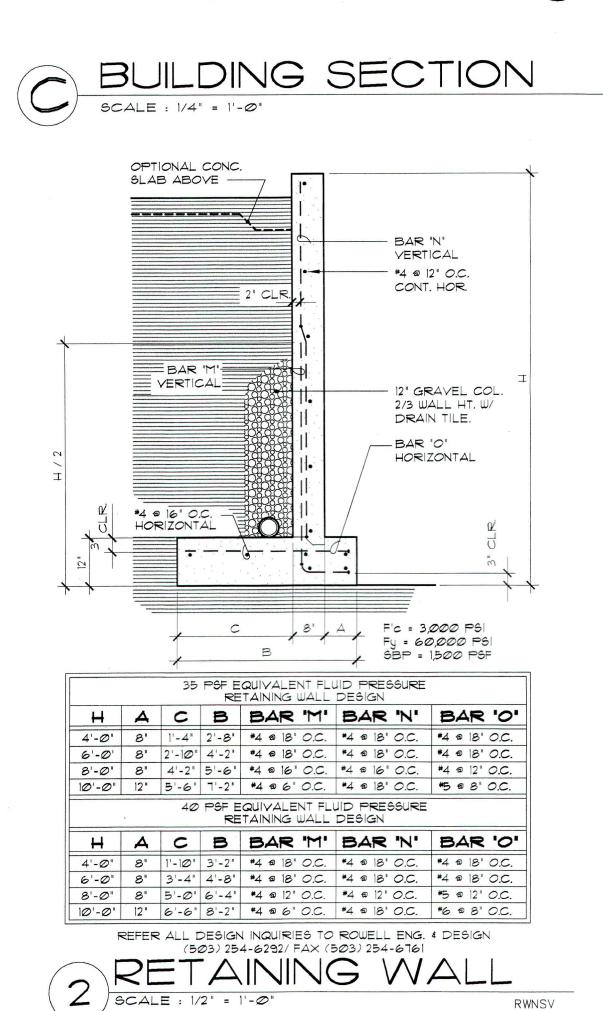
UPPER FLOOR LEVEL

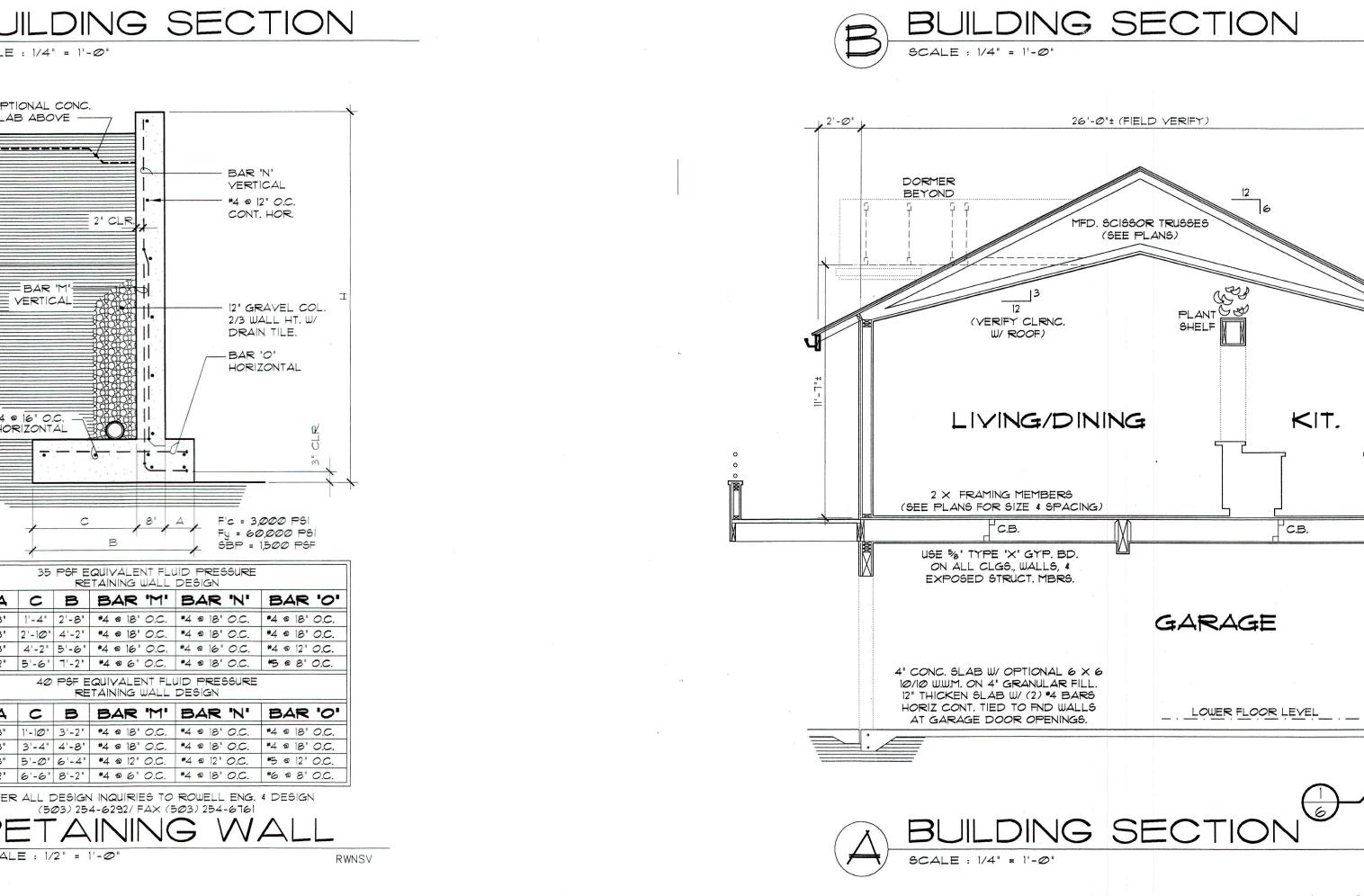
MFD. TRUSSES (SEE PLANS) 2 × 6 @ 24" O.C. 4×4 CONT. AROUND UPPER ROOF 2×4 EA. SIDE — 2 × 8 NOTCHED FOR 4 × 4 @ TOP € 2 × 4'5 @ BOTTOM

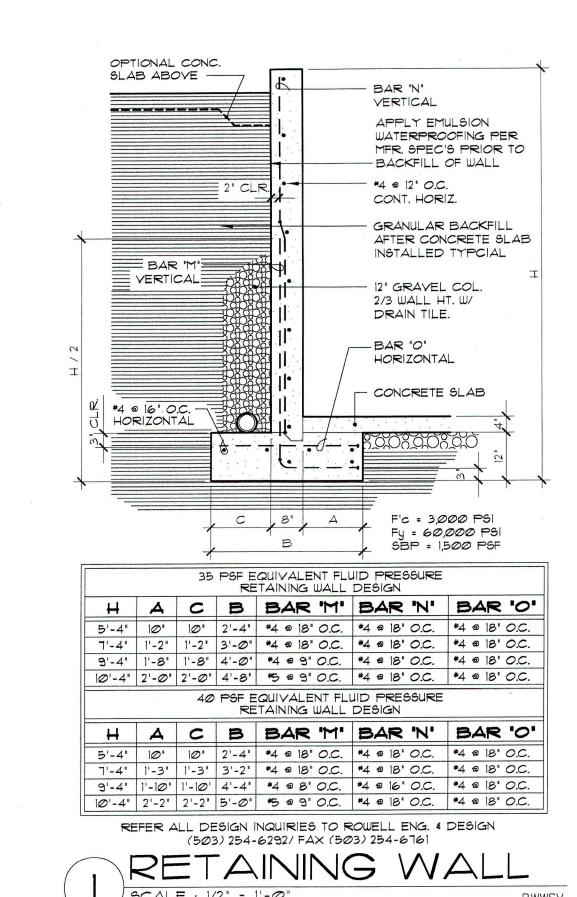
SCALE :3/4" = 1'-0"

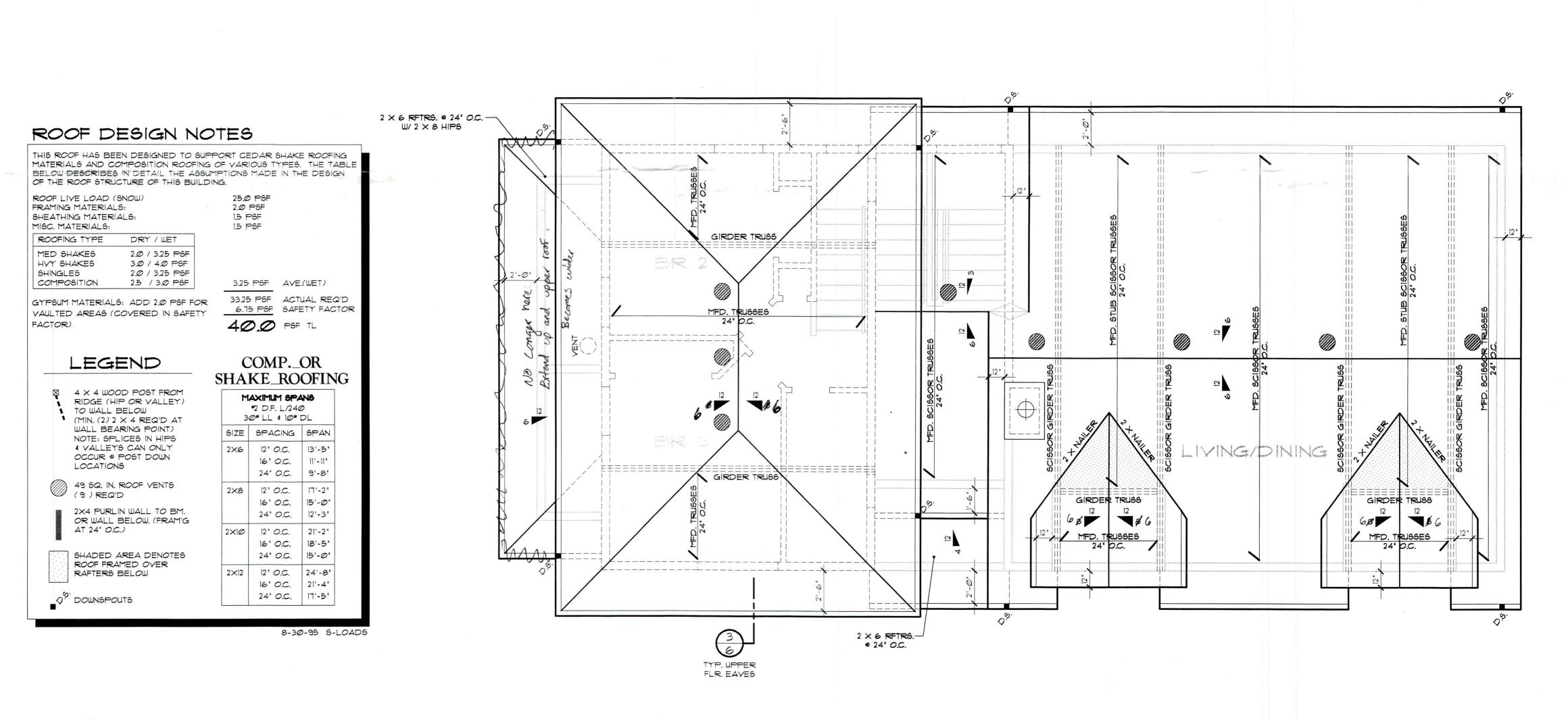












ROOF PLAN

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

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22104-75 DRAWN 12/01/97 AM

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GENERAL NOTES:

. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON DWELLING SPECIALTY CODE (O.D.S.C) FOR ONE & TWO FAMILY DWELLINGS, AND/OR 2003 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.

2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION, OWNER/CONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

4. DESIGN LOADS:

ð:	ROOF (L.L.)	25	PSF
	ROOF (L.L. + D.L.) (SHAKE/COMP)	40	PSF
	ROOF (L.L. + D.L.) (TILE MATERIAL)	49	PSF
	FLOOR (LL. + DL.)	50	PSF
	STAIRS (L.L. + D.L.)	100	PSF
	GARAGE FLOOR (LL.) (2,000* POINT)	50	PSF
	DECKS (L.L. + D.L.)	50	PSF
	BALCONIES (EXT.) (L.L. + D.L.)	70	PSF
	ATTIC STORAGE (CLG JST) (L.L. + D.L.)	30	PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS.)

5. THIS PLAN IS DESIGNED TO MEET 2003 OREGON DWELLING SPECIALTY CODE UNDER PRESCRIPTIVE COMPLIANCE "PATH I" FOR RESIDENTIAL BLDGS. (TABLE NIIØ4.1 (1)). THE FOLLOWING INSULATION VALUES ARE REQUIRED FOR PATH #1, BUT MAY BE MODIFIED USING A DIFFERENT "PATH" OF COMPLIANCE, CONSULT YOUR LOCAL BUILDING OFFICIAL OR THIS OFFICE FOR DETAILS ON ALTERNATE PATHS.

2003 OREGON DWELLING SPECIALTY CODE

1	NSULATION:	ROOF (VAULTED CEILING)	R-30
		ROOF (FLAT CEILING)	R-38
	· .	EXTERIOR WALLS	R-21
		UNDERFLOOR INSULATION	R-25
-		WALLS BELOW GRADE	R-15
-		SLAB EDGES @ HEATED AREAS	R-15
		FORCED AIR DUCT (AT UNHEATED AREA)	R-8
Γ			
	GLAZING/	MAXIMUM WINDOW AREA	NO LIMIT
	DOORS	WINDOW CLASS	U = .40
	90	ENTRY DOOR CLASS (MAX 28 SQ. FT.)	u = 54
		FULL LIGHT GLASS DOOR CLASS	U = .40
		OTHER DOORS (50% MAX GLAZING) (+)	u = .20
- 1		SKYLIGHT CLASS (MAX. 2% OF HEATED SPACE)	U = 50 1

(*) USE INSULATED METAL DOOR BETWEEN HOUSE & GARAGE)

THIS PLAN IS DESIGNED TO MEET 2003 INTERNATIONAL RESIDENTIAL CODE UNDER PRESCRIPTIVE COMPLIANCE OUTLINED IN TABLE NII02.1. CONTACT LOCAL BUILDING JURSDICTION FOR YOUR CLIMATE ZONE.

2003 INTERNATIONAL RESIDENTIAL CODE

ZONE:	MAX. GLAZING U-FACTOR	CEILINGS	WALLS	FLOORS	BSMT. WALLS	SLAB PERIMETER # DEPTH	CRAWL SPACE WALLS
1	ANY	R-13	R-11	R-11	R-0	R-0	R-0
2	Ø.9Ø	R-19	R-11	RII	R-Ø	R-0	R-4
3	Ø.75	R-19	R-11	R-11	R-Ø	R-Ø	R-5
4	Ø.15	R-26	R-13	- R-II	R-5	R-0	R-5
5	0.65	R-30	R-13	R-11	R-5	R-0	R-6
6	0.60	R-3Ø	R-13.	R-19	R-6	R-4, 2 FT.	R-1
J	0.55	R-30	R-13	R-19	R-7	R-4, 2 FT.	R-8
8	Ø5Ø	R-3Ø	R-13	R-19	R-8	R-5, 2 FT.	R-10
9	Ø.45	R-38	R-13	R-19	R-8	R-5, 2 FT.	R-11
10	. O.45	R-38	R-16	R-19	R-9	R-6, 2 FT.	R-11
11	0.45	R-38	R-18	R-19	R-9	R-6, 2 FT.	R-17
12	0.40	R-38	R-18	R-21	R-10	R-9, 4 FT.	R-19
13	Ø.35	R-38	R-18	R-21	R-10	R-9, 4 FT.	R-20
14	Ø.35	R-49	R-21	R-21	R-11	R-11, 4 FT.	R-20
15	Ø.35	R-49	R-21	R-21	R-11	R-13, 4 FT.	R-20
16	Ø.35	R-49	R-21	R-21	R-18	R-14, 4 FT.	R-2Ø
17	Ø.35	R-49	R-21	R-21	R-19	R-18, 4 FT.	R-20

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

· JOINTS AROUND WINDOW AND DOOR FRAMES

* JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAMES.

JOINTS BETWEEN WALL AND FOUNDATION.

* JOINTS BETWEEN WALL AND ROOF * JOINTS BETWEEN WALL PANELS

UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS AND ROOF

6. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, AND CRITICAL RADIANT FLUX NOT LESS THAN Ø.12 WATTS PER SQUARE CENTIMETER.

7. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.

8. ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.

9. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAX. CLEAR SPAN OF 25' IN., AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH MIN. OF 4' IN. ABOVE ROOF PLANE. OPERABLE SKYLIGHTS REQUIRE RETAINING SCREEN. SKYLIGHTS TO BE CAPABLE OF WITHSTANDING MINIMUM 25* SNOW LOAD. UNIT SKYLIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF AAMA/WDMA 101/1.5.2/NAFS.

10. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10' FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54' - 66' IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

11. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.

12. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM TO HAVE MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20' IN. AND A SILL HGT. NOT MORE THAN 44" IN. ABOVE FIN. FLOOR.

13. SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS

14. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE (N.E.C.) REQUIREMENTS.

15. INTERIOR & EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS & TREADS. INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP 4 BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF STAIR. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF STAIRS. LIGHTING FOR INTERIOR STAIRS SHALL BE CONTROLLED FROM TOP \$ BOTTOM OF EA. STAIR. SEE I.R.C. 303.6

16. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN

17. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MIN, OF 5 AIR EXCHANGES PER HOUR. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR.

18. SPECIFIC MANUFACTURES AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICAILS PRIOR TO INSTALLATION/SUBSTITUTION.

19. THIS DESIGN, UNLESS PURCHASED WITH ITS SPECIFIC ENGINEERED ANALYSIS, HAS NOT BEEN REVIEWED FOR ANY SPECIFIC LATERAL DESIGN REQUIREMENTS.

FOUNDATION NOTES:

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

3. MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.

4. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.

5. CONCRETE

- MIX AND 28 DAY STRENGTH OF CONCRE	ITE.
- BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER:	2,500 PSI
- BASEMENT & INTERIOR SLABS ON GRADE;	2,500 PSI
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER:, AND GARAGE SLABS	3,000 PSI
- PORCHES, STEPS, 4 CARPORT SLABS EXPOSED TO WEATHER:	3,500 PSI
	TD: 7

MORTAR & GROUT TO BE MIXED PER MFR. REQUIREMENTS.

6. GARAGE FLOORS TO SLOPE 1/8"/FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-7% AIR ENTRAINED

7. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT.

8. REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185. 9. EXCAVATE SITE TO PROVIDE A MIN. OF 18' CLEARANCE UNDER ALL

GIRDERS.

10. COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL. 11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ.

FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" IN.

MESH CORROSION RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.

12. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55* ROLL ROOFING.

13. BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 3' IN.

14. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).

FRAMING NOTES:

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 12 HEADERS UNLESS OTHERWISE INDICATED. IF BUILDING BUILT WITH 88 5 8 $^{\circ}$ 1 N. STUDS USE 4 imes 8 HEADERS UNLESS OTHERWISE NOTED ON THE

2. ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 4 STUDS @ 16' O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16' O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4'-0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY UNLESS SPECIFIED OTHERWISE.

3. ALL METAL CONNECTORS TO BE "SIMPSON" OR EQUIVALENT. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/U210-3 AS REQUIRED. USE OF 10d X 1-1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY

4. PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.

5. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLG AREAS, AND INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT

8. UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE "SIMPSON" BC SERIES CAP/BASE (OR APPROVED EQUAL) CONNECTORS.

EXTERIOR APPLICATIONS REQUIRE "SIMPSON" EPB SERIES BASES AND

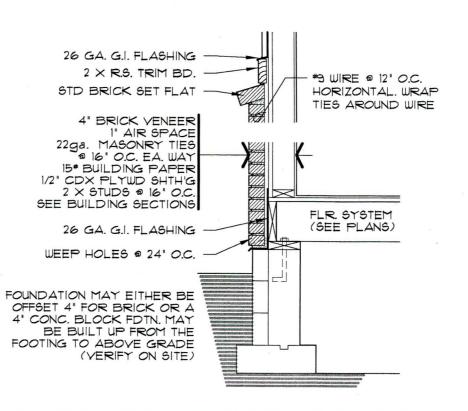
INTERIOR GARAGE POSTS REQUIRE "SIMPSON" CB SERIES BASES.

BLOCKING LOCATIONS ABOVE THE PLATE. 6. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER OREGON DWELLING SPECIALTY CODE SEC. R602.8 1. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.

UMBER SPECIES:	
A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	
3. SILLS, PLATES, BLOCKING	NO. 3 DOUGLAS FIR
BRIDGING ETC.	
S. STUDS	STUD GRADE D.F.
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
POST & BEAM DECKING	UTILITY GRADE D.F.
. PLYWOOD SHEATHING	1/2" CDX PLY, 32/16
G. GLU-LAM BEAMS	Fb-2400, DRY ADH.
(EXT. ADH @ EXT. CONDITIONS)	
1. PSL MATERIALS * Fb = 2900 E	= 2.0 Fv = 290
LVL MATERIALS ** Fb = 2600 E	= 1.8 Fv = 285
* PSL INDICATES PARALLEL STRAND LU	MBER
** LYL INDICATES LAMINATED VENEER LU	
METAL HANGERS & FASTENERS USED WITH	
STAINLESS STEEL OR HOT DIPPED GALV	
OTAINEEDO OTELE ON THOT BITTED GALT	
IAILING SCHEDULE:	TBL-4

D. NAILING SCHEDULE:		TBL-4
JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FAC
SOLE PL. TO JOIST	16d a 16'o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR	TOE NAIL
	2-16d	
DOUBLE STUDS	10d @ 24"o.c.	FACE NAIL
DOUBLE TOP PL.	10d @ 24'o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16'o.c.	EDGE NAIL
CLG. JST. TO PL		TOE NAIL
CLG. JST. LAP OVER PL.	3-10d	FACE NAIL
CLG. JST, TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
COLLAR TIES (EA. END)	- This bakes and a facility design and the balls a series of a property of the property of) FACE NAIL
BUILT-UP CORNER STUDS		FACE NAIL
PLYWOOD SUBFLOOR		EDGE NAIL
		FIELD NAIL
SOLID BLOCKING @ BEARING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	PARE CRACIO ES DE CARROLLES DE LA CARROLLES DE CONTRACTOR DE CARROLLES	- EDGE NAIL
		FIELD NAIL
STAPLED ROOF SHEATHING	6' o.c.	EDGE NAIL
16 ga. 7/16' CROWN 134' MIN.		FIELD NAIL
TOP PL. AT INTERSECTIONS		FACE NAIL
MULTIPLE JOISTS (UP TO 3)	05-449.00 (4 5).000 (2.000 (2.000 (0.000 (0.000 (0.000 (0.000 (0.000 (0.000 (0.000 (0.000 (0.000 (0.000 (0.000	STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2 " POLTS U	the same of the sa
	STAGGERED	
1 X 6 SPACED SHEATHING	Kestronia Butti pristassiassiassias (Triconde Subbasia)	FACE NAIL
RAFTERS TO HIPS, VALLEY	4-16d	TOE NAIL
OR RIDGES	3-16d	FACE NAIL
RAFTER LEDGERS	3-20d	EACH STUD

SPAN TABLES BASED ON WUPA, 4th EDITION (SIMPLE UNIFORM LOADING)								
		FLOOR (40* L.L.) (L/360 L.L.)	CEILING (20* L.L.) (L/240 L.L.)	(30* (L/240 F		TILE (19# D.L.)	COMP/ SHAKE (10# D.L.)	
NO. 2 D.F. MEMBER	SPACIG O.C.	MAX. SPAN	MAX. SPAN	NO. 2 D.F. MEMBER	SPAC'G O.C.	MAX. SPAN	MAX. SPAN	
2 × 6	12" 6" 24"	10'-9" 9"-9" 8'-1"	14'-10" 12'-10" 10'-5'	2 × 6	12" 16" 124"	11'-7' 10'-0" 8!-2"	3'-5 ' '- ' 9'-8'	
2 × 8	12" 6" 24"	4'-2' 2'-7' ⊘'-3"	18'-8" 16'-2" 13'-2"	2 × 8	12" 16" 24"	14'-7' 12'-7' 1Ø'-2'	17'-2' 15'-0' 12'-3'	
2 × 1Ø	12" 16" 24"	17'-9" 5 - 5 " 2'-7"	22-11' 19'-10' 16!-2'	2 × 1Ø	12" 16" 24'	17'-11' 15'-6" 12'-8'	21'-2" 8'-5" 5 '- 0 "	
2 × 12	12" 16" 24"	20'-7" 7'- 0' 4'-7"	26'-7" 23'-0" 8'-10"	2 × 12	12" 16" 24"	20'-9" 18'-0" 14'-8"	24'-8" 21'-4" !1"-5"	





HANDRAIL - X 1/2 X 1

PARTITION RAILING

HANDRAIL

BALLUSTER

SHOE RAIL -

OR PARTITION -

(VERIFY STYLE)

FOR BALLUSTERS

NOSING OF TREAD -

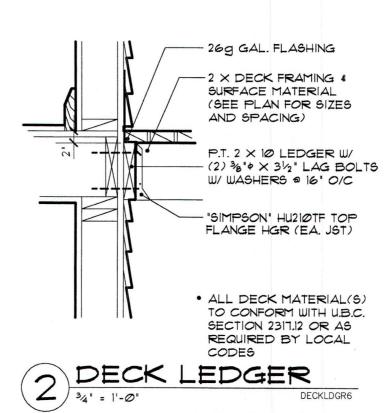
2 × 12 STRINGER -

2 X BLOCKING-

PROVIDE MIN. 36' CLEAR WIDTH AT STAIRWAYS

11/8" PART. BD. BULLNOSE

TREADS GLUED & SCREWED (INSTALL AFTER ROOF ON)



BTWN 1/2" # 2"

M-STAIR1 04/05/04

FIRST STUD NOT BEHIND

- FLEXIBLE WATER CONN.

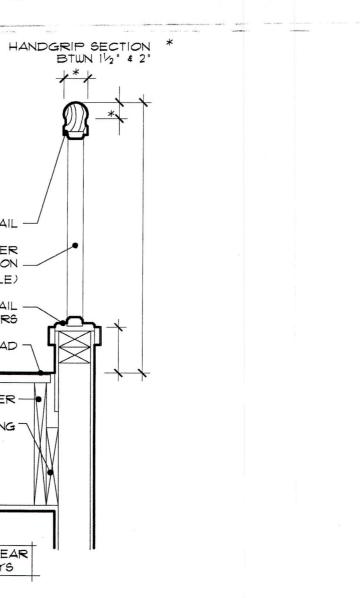
SEISMIC STRAPPING

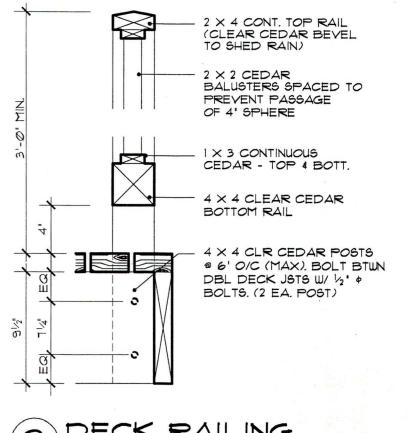
WATER HEATER.

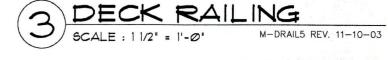
- WATER HEATER

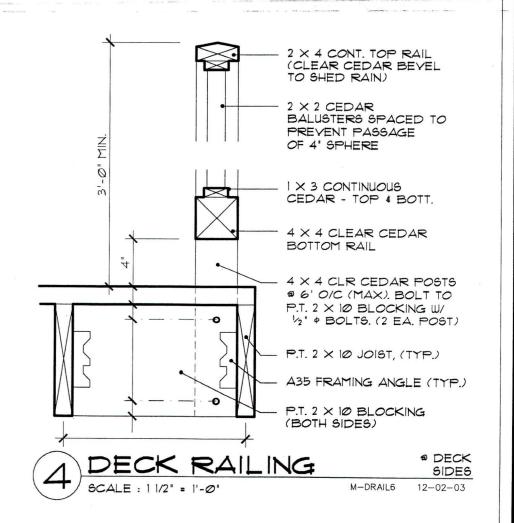
- 6" MAXIMUM

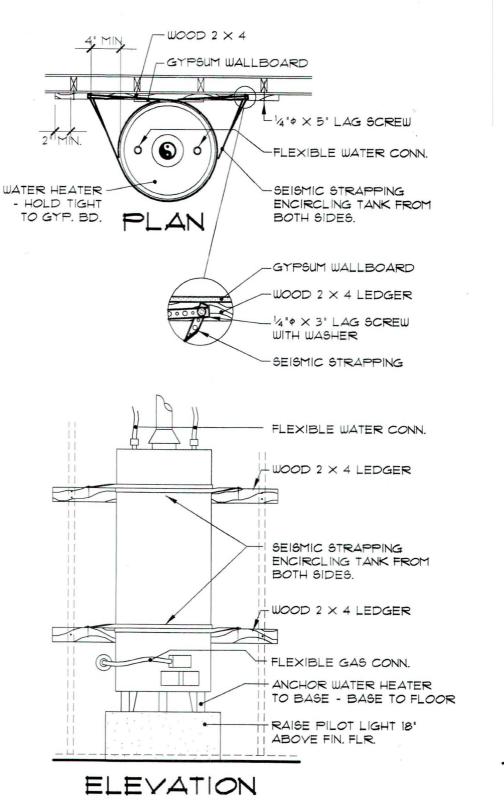
- 6" MAXIMUM











"SIMPSON" L'S50 EA. SIDE -1/2" PLYWOOD RISERS -

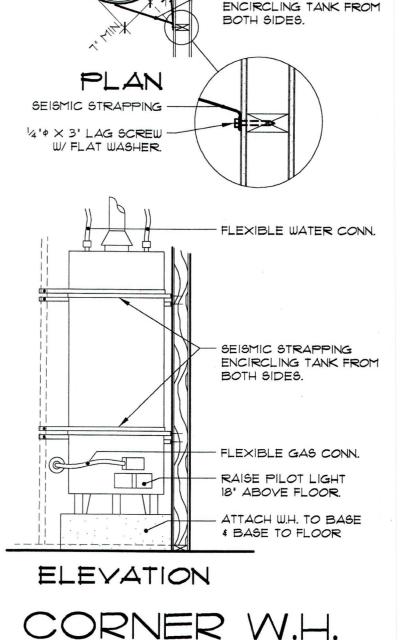
- I was a second

(3) 2 × 12 STRINGERS -

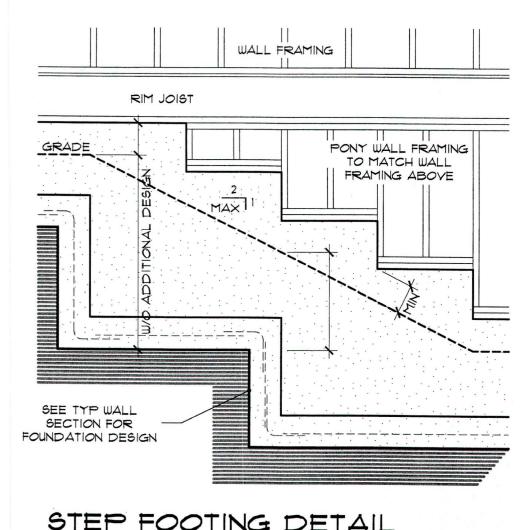
%" TYPE 'X' G.W.B. TYP. UNDER STAIR

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

W.H. SUPPORT SCALE : 1/2" = 1'-0"



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



STEP FOOTING DETAIL

STEPFTG COPYRIGHT (C) 1997 ALAN MASCORD DESIGN ASSOCIATES, INC.

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22104-0

General Notes: 1. The structural design depicted on these plans has only been developed to a certain level of completeness (not 100% detailed). Connections not shown shall be determined by the contractor but shall meet the minimum requirements of the code. Basic members and their special connections (if applicable) have been designed as shown. It is the understanding of the engineer that the project will be adjusted as necessary to meet the prescriptive lateral load path designated in the Code. It is the responsibility of the builder and/or contractor to meet all applicable building codes for the relevant municipality. It is imperative that the builder and/or contractor possess competence in residential construction and the knowledge required to install standard structural details and connections.

The structural system of this building has been partially engineered as allowed by the Governing Building Code. Areas of work not specifically addressed on these plans must meet the "prescriptive" requirements of the Governing Building Code and the requirements of the local building official for conventional construction. The following systems have been engineered by Haffner Consulting Engineering: foundation system for gravity loads, floor framing system for gravity loads, wall components for lateral loads, roof framing system for gravity loads, gravity load connections.

The following items are to be designed by others as specified: floor framing system (to include joists), roof framing system (to include trusses), wall bracing system (conventional construction).

These structural drawings are intended to be used in conjunction with a set of drawings produced by Alan Mascord Design Associates, Inc. and modified by the owner. Refer to others for all dimensions and details not shown on these drawings. The contractor is responsible for coordinating all disciplines, including items to be designed by others, with these drawings.

Haffner Consulting Engineering shall not have control over, be in charge of and shall not be responsible in any way for construction means, methods, techniques, sequences, or procedures or for job site safety or for safety precautions, requirements or regulations.

Note that "special inspections" of certain portions of this design may be required by local building officials. Also see Special Inspections section below (if applicable) for special inspections required by the engineer.

The contractor shall verify all dimensions, elevations, and site conditions before starting work. Any discrepancy, inconsistency, omission and/or conflict between the various elements of the drawings shall be brought to the attention of the engineer immediately before proceeding with any related work. In no case shall dimensions be scaled from plans, sections or details on these drawings.

Specific notes and details take precedence over "General Notes" and "Typical Details"

8. The structural drawings represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to properly align and protect the structure during construction. Such measures shall include, but not be limited to; bracing, shoring for loads due to construction equipment, temporary structures, and partially completed work, etc. Observation visits to the site by the engineer shall not include observations of the above items.

The contractor shall verify all existing conditions, dimensions, and elevations. The contractor shall notify the engineer of any significant discrepancies from the conditions shown on the drawings.

2007 Edition of the Washington State Building Code

Live Load =

11. Roof Truss Design Loading

10. Governing Building Code:

52 psf (ground snow load) – Top Chord

10 psf (no attic storage – not concurrent with

Dead Load =

other live loads) - Bottom Chord 15 psf – Top Chord 10 psf - Bottom Chord

12. Floor Design Loading:

Live Load =

Dead Load =

10 psf 20 psf (thinset tile areas)

40 psf

General Framing Notes:

1. All structural lumber shall be Douglas Fir-Larch #2 as graded by WWPA or better unless otherwise noted on the drawings. All lumber shall have a maximum moisture content of 19% at the time of installation.

2. All structural lumber in contact with concrete or exposed to weather shall be Pressure Treated (PT) Hem-Fir #2 as graded by WWPA or better unless otherwise noted on the drawings.

3. Floor joists shall be factory manufactured I-Joists by Boise Cascade Corporation or approved equal. Install joists in strict accordance with manufacturer recommendations.

4. All roof trusses, floor joists and beams shall be designed by others in accordance with the loadings specified above and with the Governing Building Code.

All beam sizes specified are minimums and may be changed to a larger size as necessary for aesthetic

All roof trusses, temporary bracing, permanent bracing and truss to truss connections shall be designed and specified by the truss manufacturer. The truss manufacturer under the direction of a licensed professional engineer shall design all of these items for the loads specified and in accordance with the Truss Plate Institute. Unbalanced snow loads shall also be considered as required. Truss shop drawings (including layout) that are sealed by a professional engineer registered in the state in Washington shall be submitted to the architect, owner or contractor for approval prior to truss fabrication. All standard Truss Plate Institute details shall be used for the attachment of non-load-bearing stud walls to both roof and floor trusses.

Engineered lumber members marked "PSL" (parallel strand lumber) shall have a minimum allowable bending stress (Fb) of 2900 psi, a minimum allowable shear stress (Fv) of 290 psi, and a minimum modulus of elasticity (E) of 2.0x10^6 psi. Engineered lumber members marked "LVL" (laminated veneer lumber) shall have a minimum allowable bending stress (Fb) of 2600 psi, a minimum allowable shear stress (Fv) of 285 psi, and a minimum modulus of elasticity (E) of 1.9x10⁶ psi. Engineered lumber members marked "LSL" shall have a minimum allowable bending stress (Fb) of 1700 psi and a minimum modulus of elasticity (E) of 1.3x10⁶ psi. All manufacturers' recommendations on nailing and connections shall be followed.

Glue-Laminated members marked Glu-Lam shall be manufactured as recommended by the American Institute of Timber Construction (AITC). All beams shall be manufactured as required to achieve a Combination Symbol of 24F-V4 using Douglas Fir lumber. The minimum allowable bending stress (Fb) shall be 2400 psi in both the tension and compression zones, the minimum allowable shear stress (Fv) shall be 190 psi, and the minimum modulus of elasticity (E) shall be 1.8x10⁶ psi. Glue-Laminated members marked Big Beam shall be manufactured by Rosboro. The minimum allowable bending stress (Fb) shall be 3000 psi in both the tension and compression zones, the minimum allowable shear stress (Fv) shall be 300 psi, and the minimum modulus of elasticity (E) shall be 2.1x10⁶ psi.

9. A double floor joist shall be installed below all walls that run parallel to the joists.

10. Solid blocking between floor joists shall be installed at beam and header locations and below point loads. All solid blocking and rim joist material shall be 1-1/4" thick LSL material (minimum).

11. All nailed connections, unless otherwise shown on the drawings, shall be as prescribed by the Building Code and any associated nailing shall be as prescribed by the Governing Building Code in Table R602.3(1) or Table

12. All nails for specified connections shall be common wire nails (unless noted otherwise) with the following minimum sizes. Alternate nails shall not be used without prior written approval of the Engineer.

Common nails 0.131" diameter x 2 ½" long 0.148" diameter x 3" long 0.162" diameter x 3 ½" long IF SPECIFICALLY SPECIFIED TO BE USED nails shall be the following minimum sizes. Sinker nails 0.113" diameter x 2-3/8" long 0.120" diameter x 2-7/8" long 0.148" diameter x 3-1/4" long Box nails 0.113" diameter x 2-1/2" long

0.128" diameter x 3" long 0.135" diameter x 3-1/2" long 13. ALL anchor bolts, nails and other connectors in contact with corrosive pressure treated wood shall be hot dipped galvanized or stainless steel. This includes shearwall sheathing nailing and any other nails or connectors that contact pressure treated sill plates, ledgers or other treated members.

14. All wood framing connectors shall be by Simpson or approved equal unless noted otherwise on the drawings. Install connectors in strict accordance with manufacturer's recommendations.

> ASTM A992 ASTM A36

15. All anchor bolts shall be ASTM A307 or F1554 and shall have a minimum yield stress of 36 ksi.

16. All structural steel shall conform to the following:

unless noted otherwise.

Structural Steel (W & S Shapes) Structural Steel Miscellaneous Steel Structural Tubing (HSS shapes)

ASTM A36 ASTM A500, Grade B ASTM A53 Steel Pipe 17. Unless otherwise noted on the drawings, all custom wood-to-wood or wood-to-steel framing connectors shall

be designed and specified by a registered professional engineer for the loads shown. 18. All welding shall be performed by certified welders. Welding shall conform to the latest publication of

applicable codes set forth by the American Welding Society. No unauthorized welds will be accepted. 19. All floor and ceiling joists that butt into the side of a header or steel beam shall be anchored to the beam or header with standard joist hangers (Simpson LUS, JB, IUS, or ITS or approved equal).

20. All stand-alone wood columns shall be anchored to the framing above with a Simpson PC or EPC standard post cap, unless noted otherwise. 21. All stand-alone wood columns shall be anchored to the concrete below with a Simpson ABE or ABU base,

General Foundation Notes:

1. Foundations for this project have been designed for an assumed allowable soil bearing value of 1500 psf for continuous and individual footings as allowed by the Building Code. It shall be the responsibility of the contractor to verify that the soil existing at the footing bearing elevation is either clay, sandy clay, silty clay, clayey silt, silt or sandy silt. If, upon excavation, it is found that the soil condition is not as assumed it shall be the responsibility of the contractor to notify the engineer so that the foundation design may be altered for the soil conditions encountered at the site.

If the existing site topography or soil conditions vary from the conditions shown on the drawings, it shall be the responsibility of the contractor to notify the engineer so that a design that is appropriate for the site can be

The concrete for the footings and foundation walls shall have a minimum 28-day strength of 3000 psi with a maximum slump of 4". The concrete for the floor slabs shall be by others.

4. All admixtures shall be approved by the engineer. No water shall be added at the project site without the

5. The reinforcing steel shall be ASTM A615 with the following Grade. All bars shall be lapped a minimum of 24 inches and or corner bars shall be provided at all footing and wall corners, and footing steps. i) Grade 40 for footings, foundation walls and non-structural slabs unless otherwise noted. ii) Grade 60 for all structural slabs unless noted otherwise noted.

iii) Grade 60 for all retaining walls unless otherwise noted. 6. All foundation and retaining walls have been designed for an equivalent fluid pressure of 35 pounds per

square foot per foot of depth. This requires that a "free draining" backfill be installed. 7. Unless otherwise noted on the drawings, all clearance to any reinforcing shall be as follows:

i) concrete cast against earth ii) concrete exposed to earth or weather

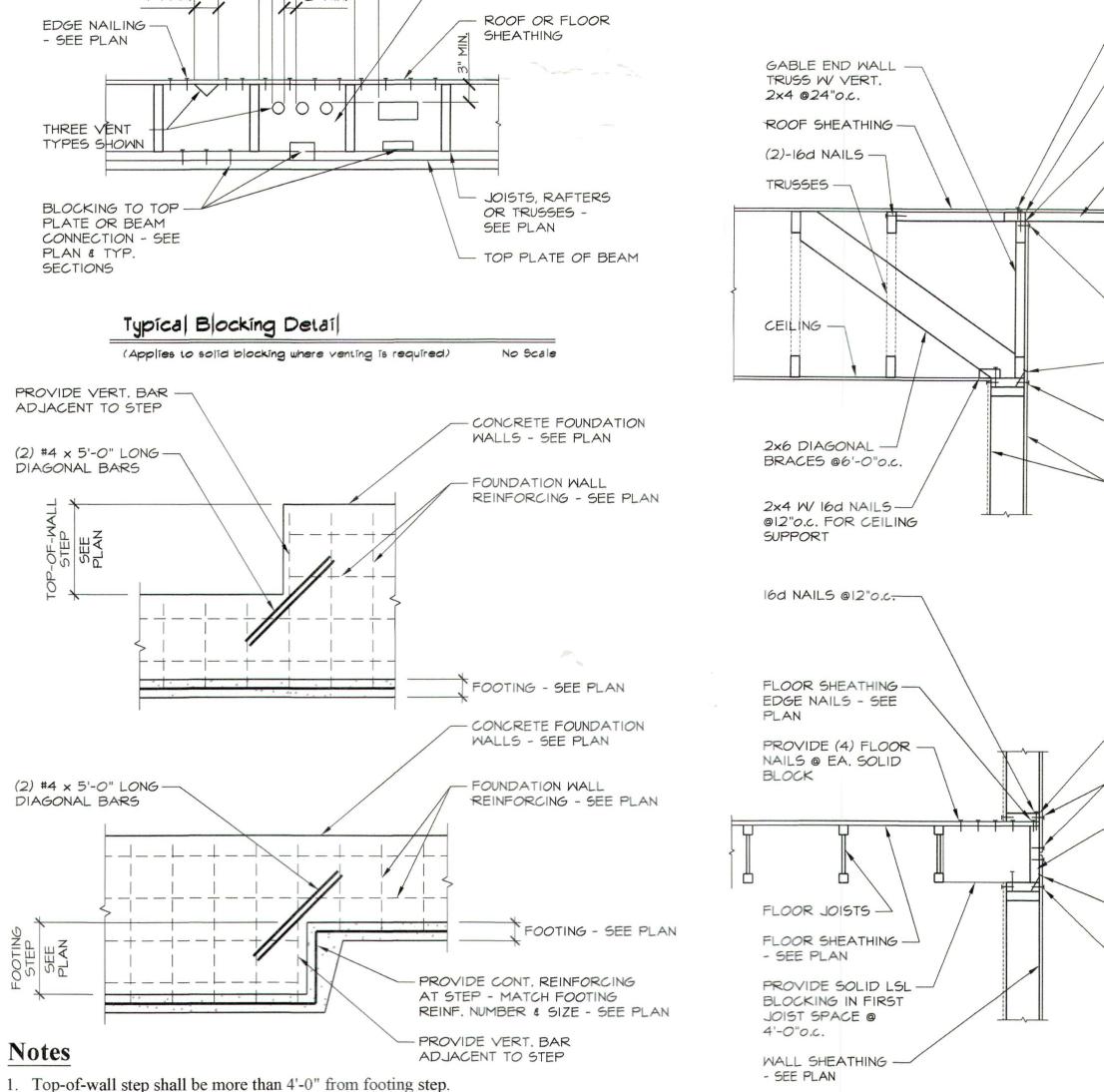
iii) concrete not exposed to weather or in contact with ground 8. Epoxy, if used or specified, shall be Simpson AT (Acrylic Tie), Simpson SET or Simpson ET or approved equal. All manufacturers' recommendations shall be strictly followed.

9. Footings shall be poured continuous at footing steps (solid jumps).

10. Provide two #4 x 4'-0" long diagonal bars at the bottom two corners of basement windows and crawl space vents. Also provide a horizontal bar below the opening by bending a continuous horizontal bar or providing an additional bar that extends 2'-0" on each side of the opening.

11. Any fill that is installed under the basement or garage floor slabs shall be properly compacted to prevent settlement of the fill material.

12. Control joints in the floor slabs shall be installed as to minimize the amount of random cracking (20' intervals maximum). These joints shall be sawcut within 12 hours of pouring the slab or may be tooled into the slab when poured.



No Scale

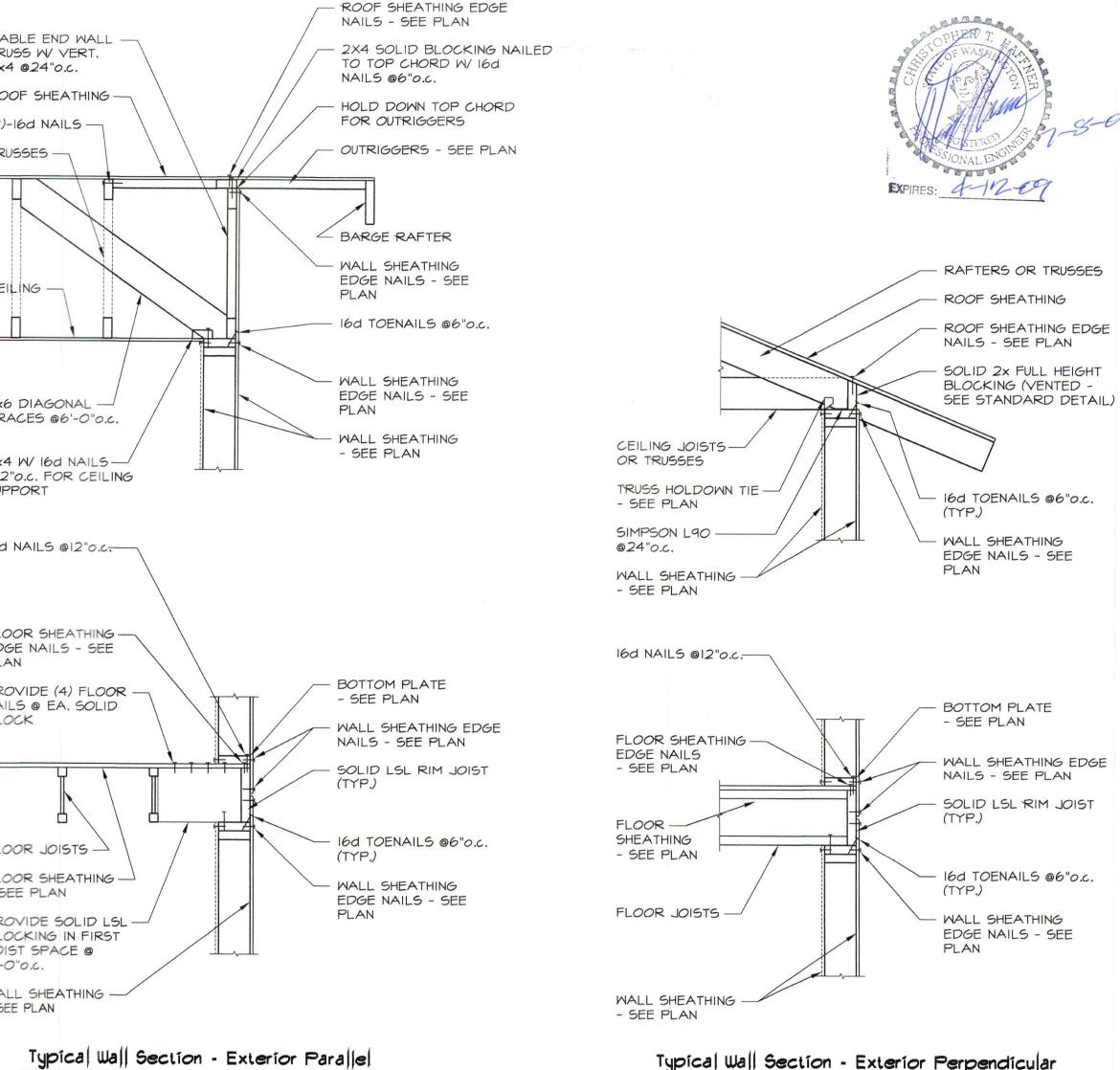
(Applies to exterior walls parallel to framing)

Foundation Steps Standard Detail

SOLID 2× OR LSL

AS SHOWN - SEE PLAN & TYP. SECTIONS

BLOCKING - VENTED



(Applies to exterior walls perpendicular to framing)

No Scale

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PROJECT NO.:

REVISIONS:

Fax 052

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General Notes & Typical Details

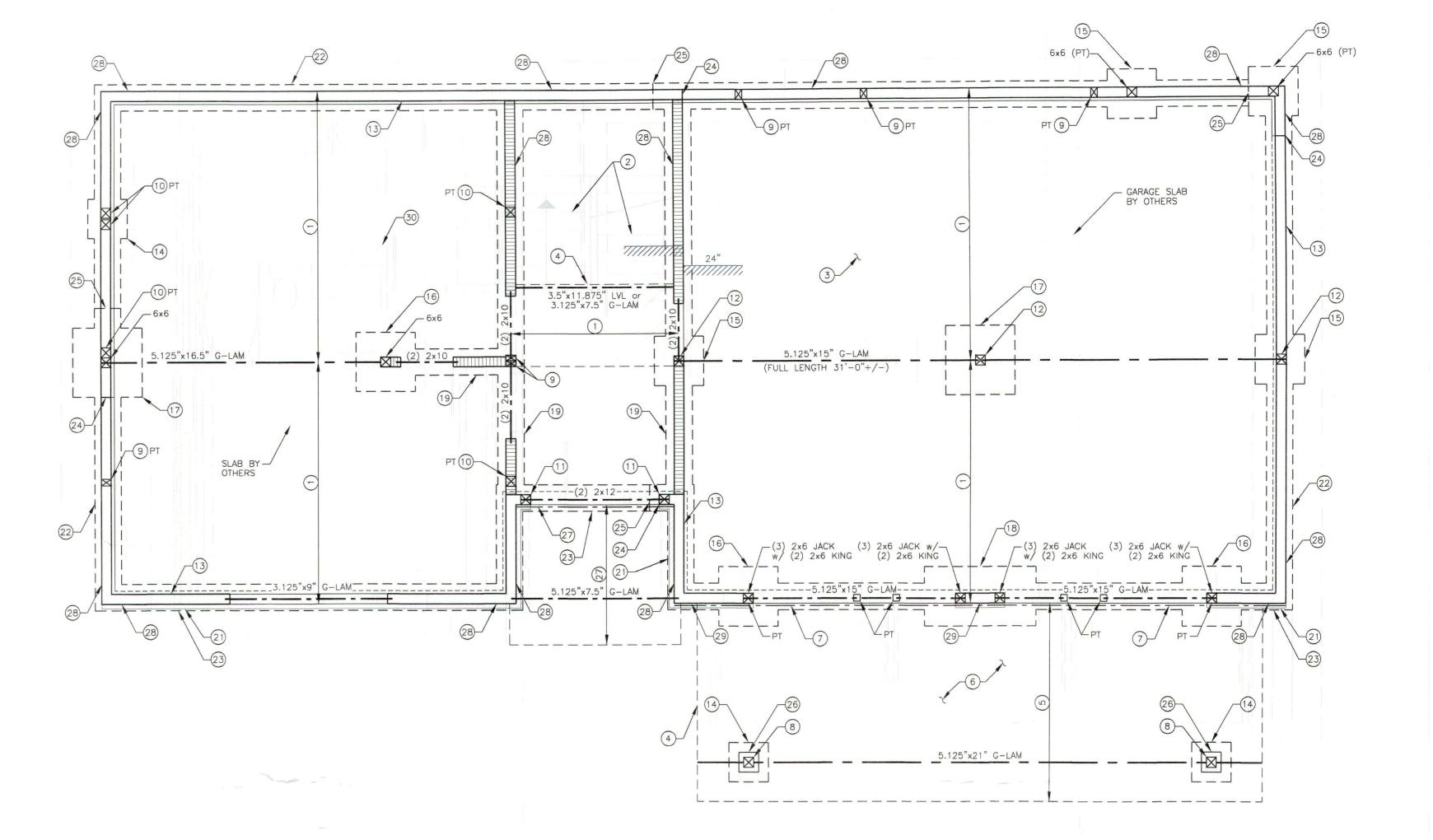
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- 1. 11 7/8" floor joists at 16"o.c. by others.
- Stair framing by others.
- Provide 3/4" APA rated floor sheathing (OSB or plywood). Install sheathing in a staggered pattern perpendicular to supporting members. Nail sheathing to all joists with 8d nails at 6"o.c. (edges) and 12"o.c.
- 4. Floor or deck line above (typical). 5. 2x8 deck joists at 16"o.c.
- 6. Provide 3/4" APA rated deck sheathing (OSB or plywood). Deck shall be waterproof. Install sheathing in a staggered pattern perpendicular to supporting members. Nail sheathing to all joists with 8d nails at 6"o.c. (edges) and 12"o.c. (field).
- 7. 2x8 pressure treated deck ledger with ½" diameter bolts through rim joist at 16"o.c. Provide LUS joist hangers to deck joists.
- 8. 6x6 deck column with Simpson CCQ or ECCQ cap and Simpson CBSQ or CBQ base.
- 9. Built-up (2)-2x6 column. Nail 2x studs together with 16d sinkers @12"o.c.
- Built-up (3)-2x6 column. Nail 2x studs together with 16d sinkers @12"o.c.
 Balloon frame this wall and provide (1)-2x6 jack stud at headers with (3)-2x6 king studs.
 6x6 column with Simpson CCQ or ECCQ cap and Simpson CBSQ or CBQ base.
- 13. All exterior walls to be 2x6 studs @16"o.c. unless noted.
- 14. 24"x24"x8" concrete footing reinforced with (3) #4's each way. Center below point load above.
- 15. 30"x30"x8" concrete footing reinforced with (4) #4's each way. Center below point load above.
- 16. 36"x36"x12" concrete footing reinforced with (5) #4's each way. Center below point load above. 17. 42"x42"x12" concrete footing reinforced with (6) #4's each way. Center below point load above.
- 18. 36"x68"x12" concrete footing reinforced with #4's at 8"o.c. each way.
- 19. 8" thick x 16" wide concrete footing reinforced with (2)-#4's, continuous.
- 20. Interior load-bearing wall (hatched).
- 21. Brick veneer to be built-up from top-of-footing.
- 22. 8" thick x 2'-0" tall concrete foundation wall on 8" thick x 16" wide concrete footing reinforced with (2)-#4's, continuous. Foundation wall shall be reinforced with (3)-#4's continuous, horizontal and with #4's at 24"o.c. vertical dowels with 6" hook in footing. Place reinforcing in the center of the wall. Anchor bolts (5/8"
- diameter) shall be located at 3'-0"o.c. at the top of the wall in the middle of the sill plate except as noted.

 23. Below masonry veneer install an 8" thick x 2'-0" tall concrete foundation wall on 8" thick x 20" wide concrete footing reinforced with (2)-#4's, continuous. Center Foundation wall shall be reinforced with (3)-#4's continuous, horizontal and with #4's at 24"o.c. vertical dowels with 6" hook in footing. Place reinforcing in the center of the wall. Anchor bolts (5/8" diameter) shall be located at 3'-0"o.c. at the top of the wall in the middle
- of the sill plate except as noted.
- Step top of wall as grade requires. See Typical Detail.
 Step footing as grade requires. See Typical Detail.
 12"x12" concrete column reinforced with (4)-#4's vertical.
- 27. Pre-engineered wood trusses at 24"o.c. to 2x8 ledger that is attached to each supporting stud with (2)-Simpson 1/4"x3" SDS screws. Provide Simpson H2.5T to top of beam and ledger. See others for truss shape and profile. See General Notes for design loading requirements.

 28. Braced wall Panel: Install 48" wide (minimum) braced wall in accordance with Section R602.10.3 of the
- Governing Building Code.
- 29. Alternate Braced wall Panel: Install 32" wide (minimum) alternate braced wall panel in accordance with Section R602.10.6 of the Governing Building Code.
- 30. Backgrounds are provided for informational purposes only. Refer to others for all dimensions and nonstructural information.

PT =point load from above. Provide solid blocking as required to transfer load to members below.



Foundation Plan

1/4" = 1'-0"



 Φ 0 · O Edgecliff Drive White Salmon, ybur =

PROJECT NO .: 2008-115

Foundation

Main Level Plan Notes:

- Pre-engineered wood trusses at 24"o.c. Provide Simpson H2.5T to top plate at each bearing location. See others for truss shape and profile. See General Notes for design loading requirements.
- 2. Pre-engineered wood girder truss. All truss to truss connections shall be designed and specified by the truss manufacturer. Provide Simpson LGT2 to top plate and supporting stud at each bearing location. See others for truss shape and profile.

 3. Increase depth of gable end wall truss top chord to allow for notching of top chord for outlookers.

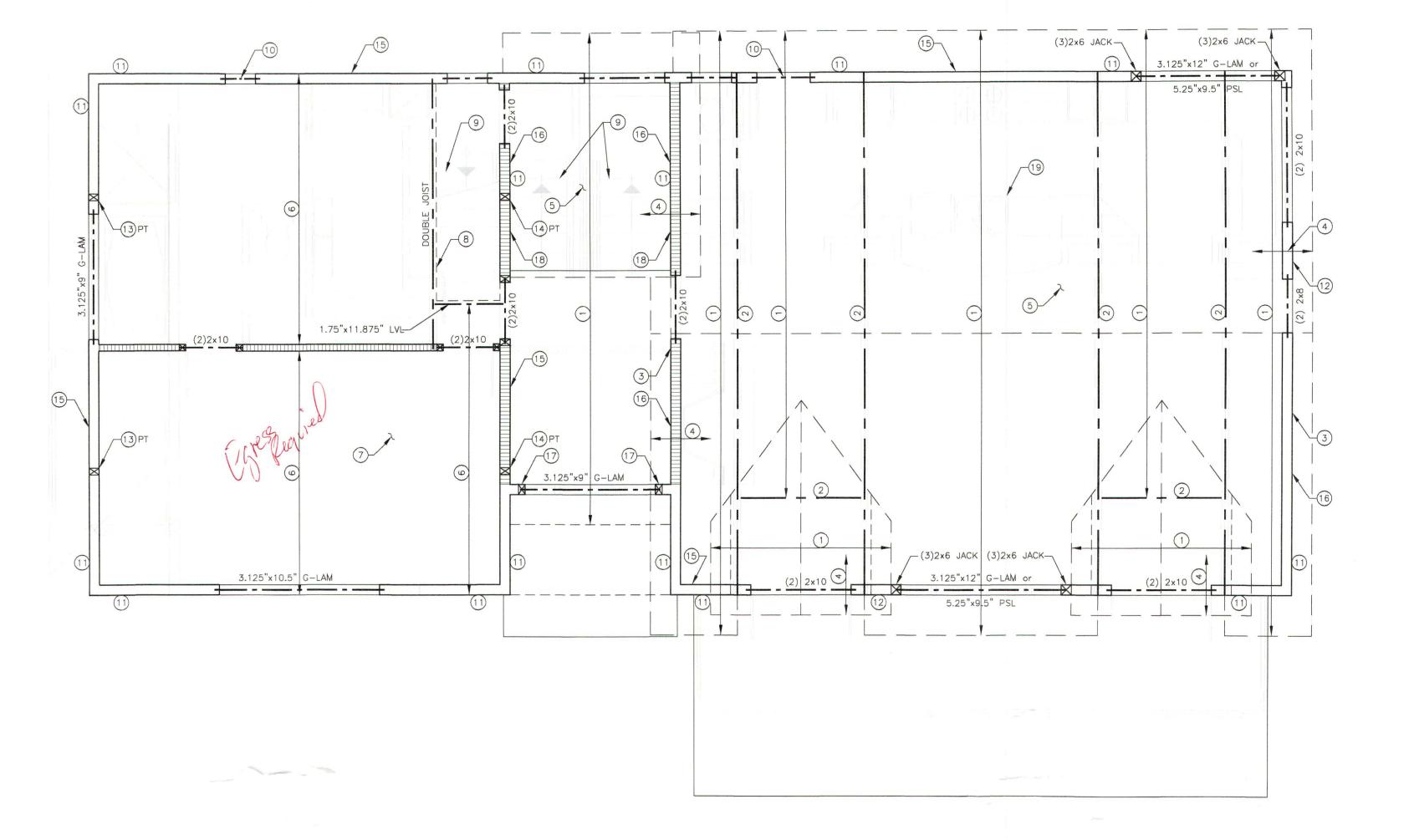
 4. 2x4 (flat) outlookers at 24"o.c.

- 5. Provide APA rated roof sheathing (OSB or plywood) with a minimum Panel Span Rating of 32/16 over all roof trusses (including under overframed areas). Install sheathing in a staggered pattern perpendicular to supporting members. Nail sheathing to all rafters and blocking with 8d nails at 6"o.c. (edges) and 12"o.c.
- 6. 11 7/8" floor joists at 16"o.c. by others.
- 7. Provide 3/4" APA rated floor sheathing (OSB or plywood) above. Install sheathing in a staggered pattern perpendicular to supporting members. Nail sheathing to all joists with 8d nails at 6"o.c. (edges) and 12"o.c.
- 8. Floor or deck line above (typical).
- 9. Stair framing by others.
- 10. All exterior wall headers shall be (2)-2x10's or 4x10 unless noted.
 11. Braced wall Panel: Install 48" wide (minimum) braced wall in accordance with Section R602.10.3 of the Governing Building Code.
- 12. Alternate Braced wall Panel: Install 32" wide (minimum) alternate braced wall panel in accordance with
- Section R602.10.6 of the Governing Building Code.

 13. Built-up (2)-2x6 column. Nail 2x studs together with 16d sinkers @12"o.c.

 14. Built-up (3)-2x6 column (balloon frame at stair wall). Nail 2x studs together with 16d sinkers @12"o.c.
- 15. All exterior walls to be 2x6 studs @16"o.c. unless noted.
- 16. Balloon frame this wall.
- 17. Balloon frame this wall and provide (1)-2x6 jack stud at headers with (3)-2x6 king studs.
- 18. Interior load-bearing wall (hatched).

PT =point load from above. Provide solid blocking as required to transfer load to members below.



Main Level Plan

1/4" = 1'-0"



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PROJECT NO.: 2008-115

Main Level

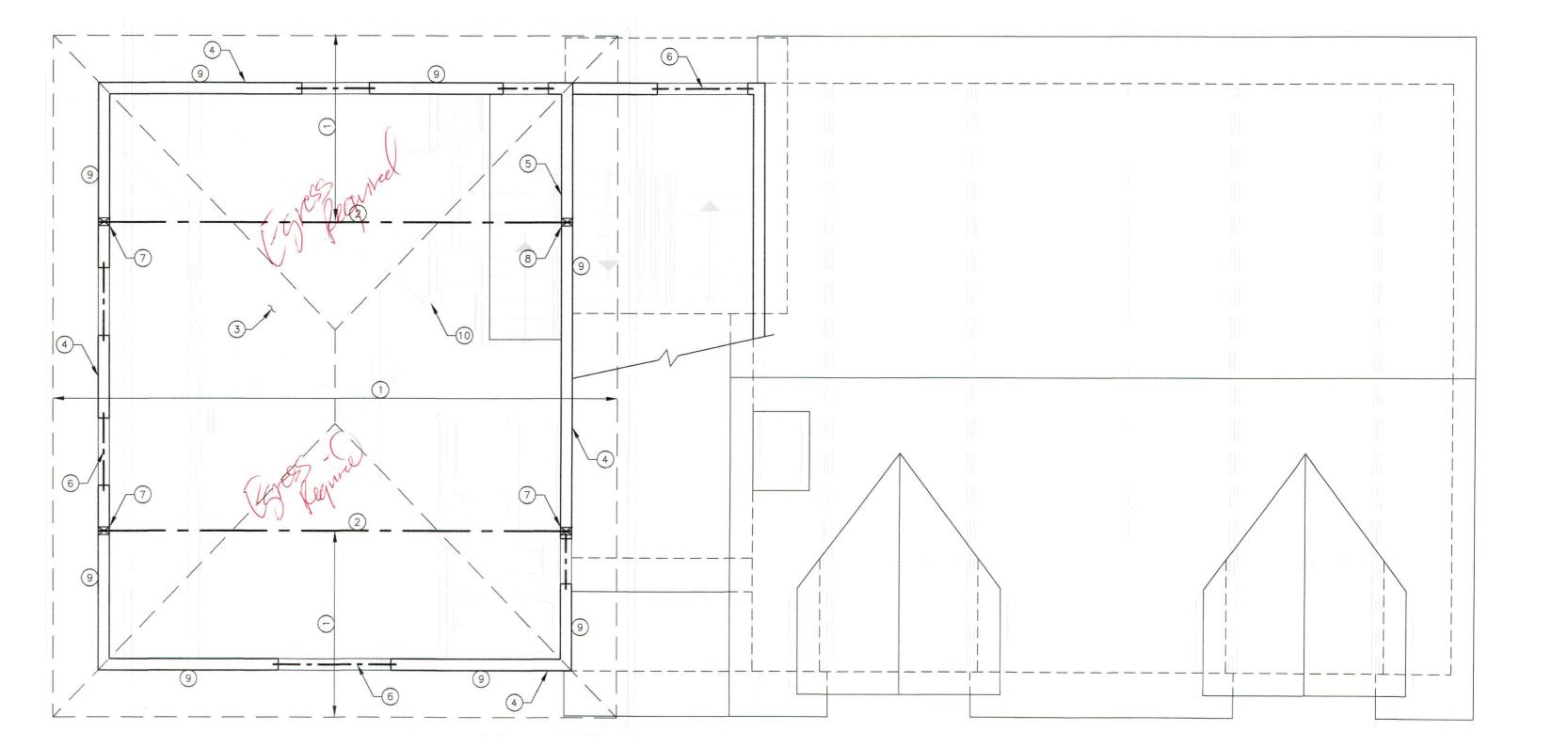
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Upper Level Plan Notes:

- Pre-engineered wood trusses at 24"o.c. Provide Simpson H2.5T to top plate at each bearing location. See others for truss shape and profile. See General Notes for design loading requirements.
 Pre-engineered wood girder truss. All truss to truss connections shall be designed and specified by the truss manufacturer. Provide Simpson LGT2 to top plate and supporting stud at each bearing location. See others for truss shape and profile.
 Provide APA rated roof sheathing (OSB or plywood) with a minimum Panel Span Rating of 32/16 over all roof trusses (including under overframed areas). Install sheathing in a staggered pattern perpendicular to supporting members. Nail sheathing to all rafters and blocking with 8d nails at 6"o.c. (edges) and 12"o.c. (field)
- 4. All exterior walls to be 2x6 studs @16"o.c. unless noted.
 5. Balloon frame this stair wall.

- All exterior wall headers shall be (2)-2x10's or 4x10 unless noted.
 Built-up (2)-2x6 column. Nail 2x studs together with 16d sinkers @12"o.c.
 Built-up (3)-2x6 balloon-framed column. Nail 2x studs together with 16d sinkers @12"o.c.
 Braced wall Panel: Install 48" wide (minimum) braced wall in accordance with Section R602.10.3 of the
- Governing Building Code.

 10. Backgrounds are provided for informational purposes only. Refer to others for all dimensions and non-structural information.



Upper Level Plan



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PROJECT NO.: 2008-115

Drive mon,

Edgecliff | White Salr

Fax 3052

Upper Level Plan

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