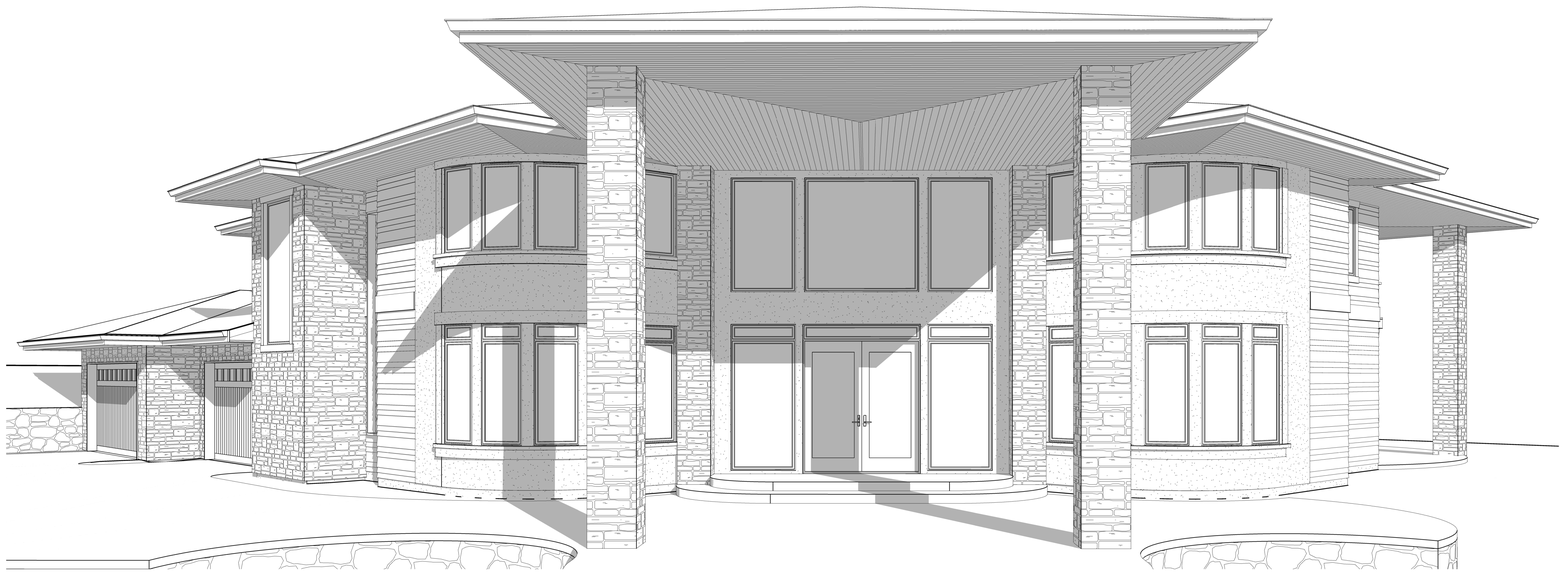
STREET OF DREAMS 2014 LOT 29
NORTHERN HEIGHTS
T.A. LIESY CUSTOM HOMES



Front

FLOOR AREA	
Ground Floor	3167 SF
Upper Floor	2301 SF
	5468 SF
Garage	1146 SF
	1146 SF
Grand total	6615 SF

Left Front 2

N.T.S

REAR

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CLIENT:

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PLAN #

STREET OF DREAMS 2014
LOT 29
NORTHERN HEIGHTS

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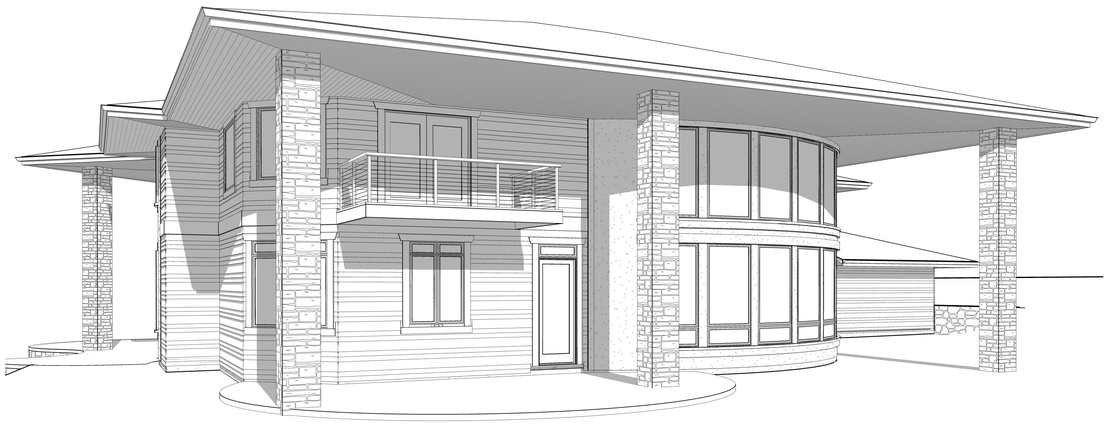
Cover

PAGE

1

Left Rear

N.T.S



Right Rear

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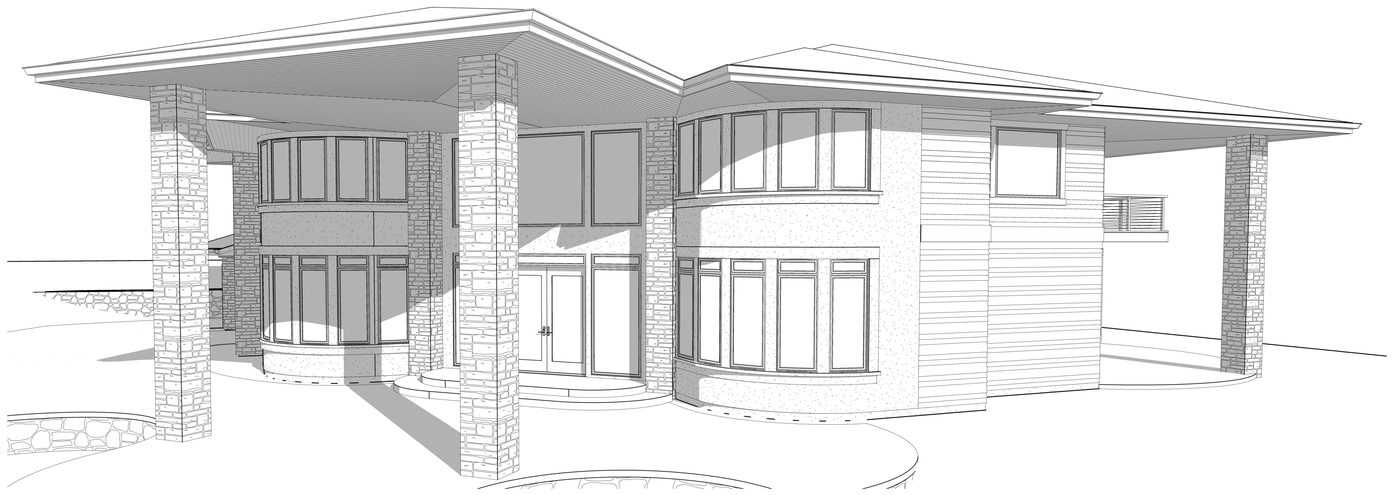

Right Front

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Perspectives

PAGE

2

FLOOR AREA	
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Upper Floor	2301 SF
	5468 SF
Garage	1146 SF
	1146 SF
Grand total	6615 SF

Front Left

SCALE 1/4" = 1'-0"

Front

SCALE 1/4" = 1'-0"

CONTRACTOR TO SELECT 1 OPTION
TABLE N1101.1(2)

ENVELOPE ENHANCEMENT MEASURE (SELECT ONE)		
1	HIGH EFFICIENCY WALLS & WINDOWS: EXTERIOR WALLS U-0.047/R-19[d] (INSULATION SHEATHING)/ SIPS, AND ONE OF THE FOLLOWING OPTIONS: WINDOWS MAX 15% OF CONDITIONED AREA; OR WINDOWS U-0.30	
2	HIGH EFFICIENCY ENVELOPE: EXTERIOR WALLS U-0.050/R-21 INTERMEDIATE FRAMING, AND VAULTED CEILINGS U-0.033/R-30A[c,e] AND FLAT CEILINGS U-0.025/R-49, AND FRAMED FLOORS U-0.025/R-30, AND WINDOWS U-0.30, AND DOORS ALL DOORS U-0.20, OR ADDITIONAL 15% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH-EFFICIENCY LAMPS OR CONSERVATION MEASURE D AND E	X
3	HIGH EFFICIENCY CEILING, WINDOWS & DUCT SEALING: (CANNOT BE USED WITH CONSERVATION MEASURE E) VAULTED CEILINGS U-0.033/R-30A[c,e] AND FLAT CEILINGS U-0.025/R-49, AND WINDOWS U-0.30 AND PERFORMANCE TESTED DUCT SYSTEMS[b]	
4	HIGH EFFICIENCY THERMAL ENVELOPE UA: PROPOSED UA IS 15% LOWER THAN THE CODE UA WHEN CALCULATED IN TABLE N1 104.1(1)	
5	BUILDING TIGHTNESS TESTING, VENTILATION & DUCT SEALING: A MECHANICAL EXHAUST, SUPPLY, OR COMBINATION SYSTEM PROVIDING WHOLE-BUILDING VENTILATION RATES SPECIFIED IN TABLE N1101.1(3), OR ASHRAE 62.2, AND THE DWELLING SHALL BE TESTED WITH A BLOWER DOOR AND FOUND TO EXHIBIT NO MORE THAN: 1. 6.0 AIR CHANGES PER HOUR[a] OR 2. 5.0 AIR CHANGES PER HOUR WHEN USED WITH CONSERVATION MEASURE 3, AND PERFORMANCE TESTED DUCT SYSTEMS[b]	
6	DUCTED HVAC SYSTEMS WITHIN CONDITIONED SPACE(CANNOT BE USED WITH CONSERVATION MEASURE B OR G) ALL DUCTS AND AIR HANDLER ARE CONTAINED WITHIN BUILDING ENVELOPE	

CONTRACTOR TO SELECT 1 OPTION

CONSERVATION MEASURE (SELECT ONE)		
A	HIGH EFFICIENCY HVAC SYSTEM: GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 90% A, OR AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR CLOSED-LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0	X
B	DUCTED HVAC SYSTEMS WITHIN CONDITIONED SPACE: ALL DUCTS AND AIR HANDLER ARE CONTAINED WITHIN BUILDING ENVELOPE [d,e]	
C	DUCTLESS HEAT PUMP: REPLACE ELECTRIC RESISTANCE HEATING IN AT LEAST THE PRIMARY ZONE OF DWELLING WITH AT LEAST ONE DUCTLESS MINI-SPLIT HEAT PUMP HAVING A MINIMUM HSPF OF 8.5. UNIT SHALL NOT HAVE INTEGRATED BACKUP RESISTANCE HEAT. AND THE UNIT (OR UNITS, IF MORE THAN ONE IS INSTALLED IN THE DWELLING) SHALL BE SIZED TO HAVE CAPACITY TO MEET THE ENTIRE DWELLING DESIGN HEAT LOSS RATE AT OUTDOOR DESIGN TEMPERATURE CONDITION. CONVENTIONAL ELECTRIC RESISTANCE HEATING MAY BE PROVIDED FOR ANY SECONDARY ZONES IN THE DWELLING. A PACKAGED TERMINAL HEAT PUMP (PTHP) WITH COMPARABLE EFFICIENCY RATINGS MAY BE USED WHEN NO SUPPLEMENTAL ZONAL HEATERS ARE INSTALLED IN THE BUILDING AND INTEGRATED BACKUP RESISTANT HEAT IS ALLOWED IN A PTHP	
D	HIGH EFFICIENCY WATER HEATING & LIGHTING: NATURAL GAS/PROPANE, ON-DEMAND WATER HEATING WITH MIN EF OF 0.80, AND A MINIMUM 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS CFL OR LINEAR FLUORESCENT OR A MIN EFFICIENCY OF 40 LUMENS PER WATT AS SPECIFIED IN SECTION N1107.2	
E	ENERGY MANAGEMENT DEVICE & DUCT SEALING: WHOLE BUILDING ENERGY MANAGEMENT DEVICE THAT IS CAPABLE OF MONITORING OR CONTROLLING ENERGY CONSUMPTION, AND PERFORMANCE TESTED DUCT SYSTEMS[b] AND A MINIMUM 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH-EFFICIENCY LAMPS	
F	SOLAR PHOTOVOLTAIC: MINIMUM 1 WATT/SQ FT CONDITIONED FLOOR SPACE [f]	
G	SOLAR WATER HEATING: MINIMUM OF 40 FT² OF GROSS COLLECTOR AREA [h]	

Front Right

SCALE 1/4" = 1'-0"

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Elevations

PAGE

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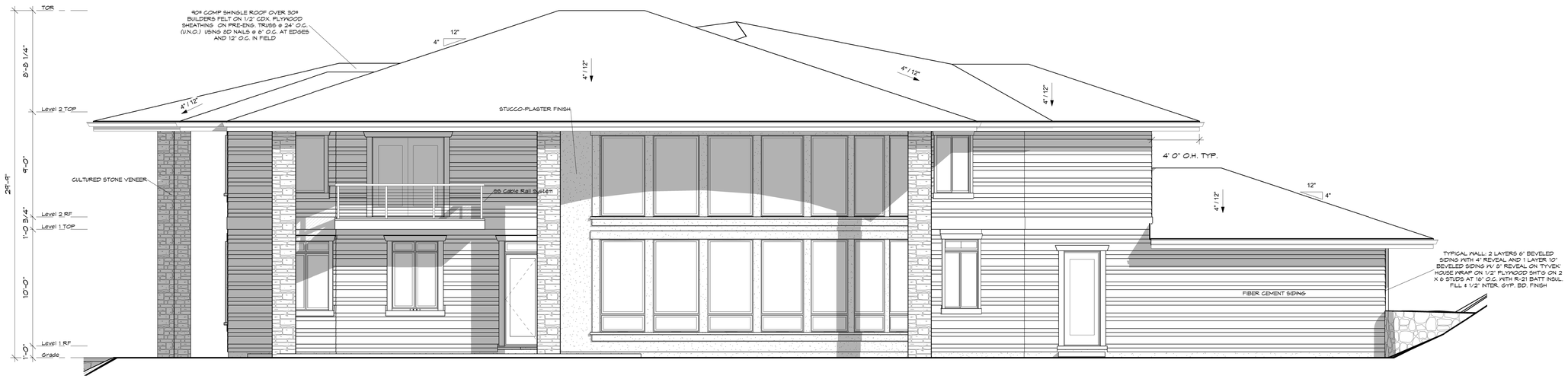
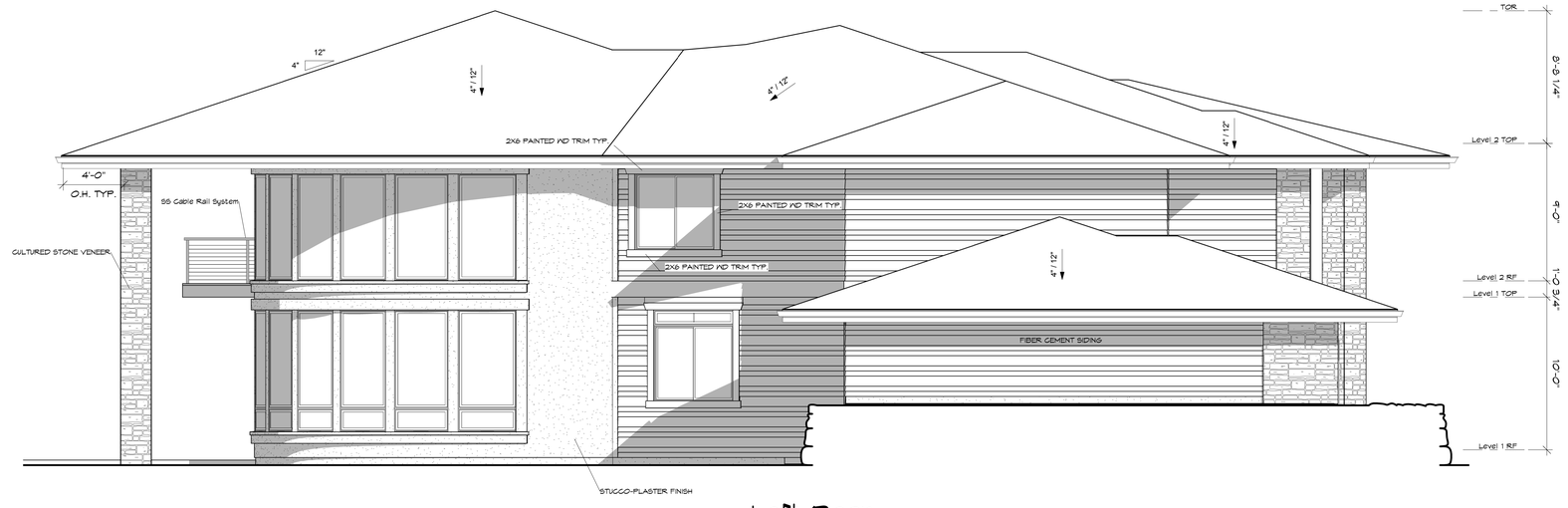


Right Rear

SCALE 1/4" = 1'-0"



Left Rear

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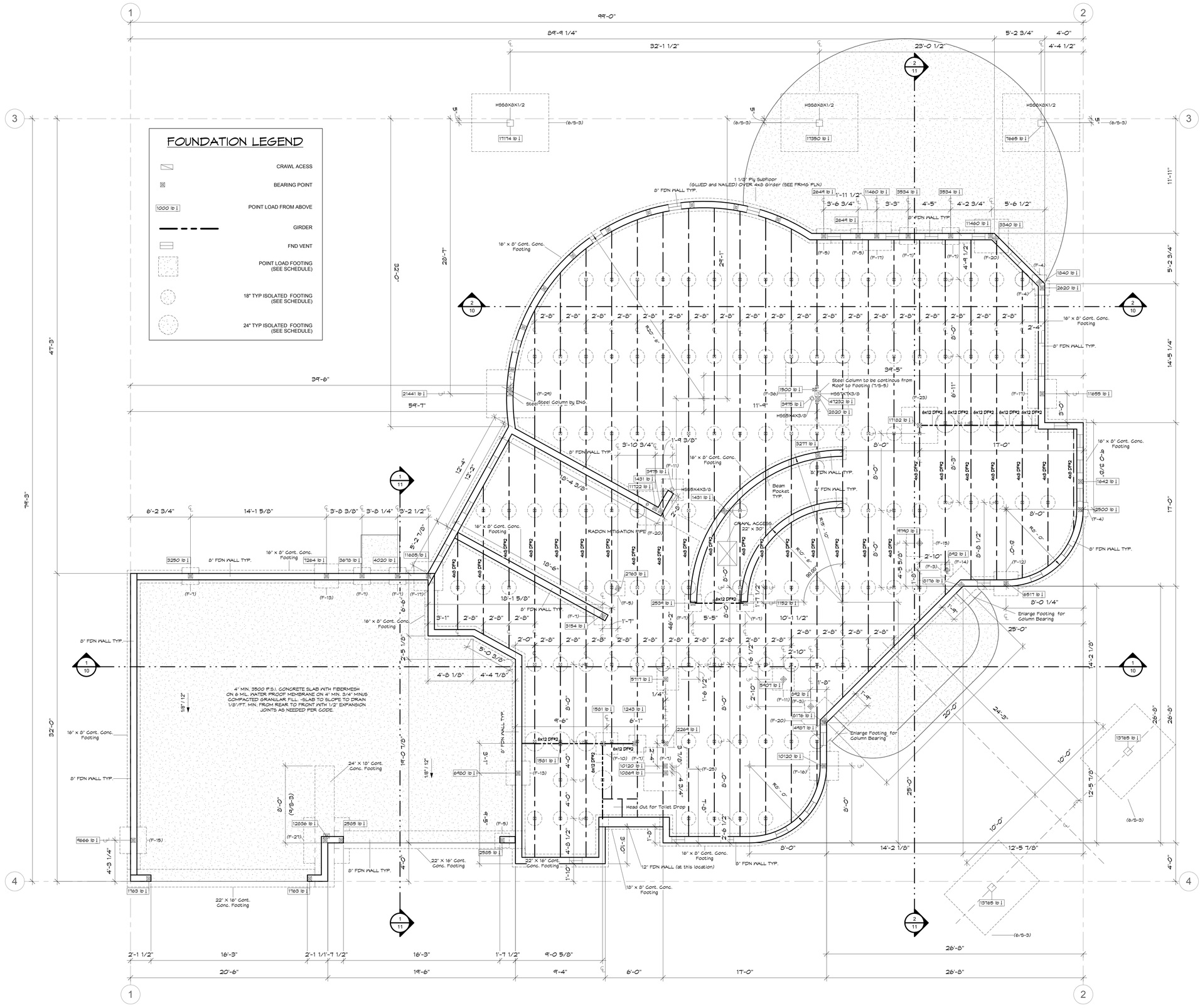

Foundation

SCALE 1/4" = 1'-0"

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. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
4. CONCRETE:
- 4a. BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER : 2,500 PSI
- 4b. BASEMENT & INTERIOR SLABS ON GRADE : 2,500 PSI
- 4c. BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER : 3,000 PSI
- 4d. PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER : 3,500 PSI (AS PER U.B.C. APPENDIX CHPT. 26, TABLE A-26-A)
5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.
6. CONCRETE SIDEWALKS TO HAVE 1/2" TOOLED JOINTS AT 5 FT. (MINIMUM) O.C.
7. REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.
8. EXCAVATE SITE TO PROVIDE A MINIMUM OF 18 IN. CLEARANCE UNDER ALL GIRDERS.
9. COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FDN. WALLS TO P.T. MUD SILL
10. PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1 IN. MESH CORROSION RESISTANT SCREEN. PROVIDE 8"x16" VENTS AS SHOWN ON PLANS
11. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR NATURALLY DECAY RESISTANT OR PROTECTED WITH 55# ROLL ROOFING. MIN.
12. WHERE BEAMS MEET FOUNDATION WALLS INSTALL BEAM POCKETS IN CONCRETE W/ 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3 IN. ISOLATE WOOD FROM CONCRETE W/ WP. MEMBRANE BARRIER.
13. PROVIDE CRAWL SPACE DRAIN AS PER SEC. 2910 OF UBC.
14. WATERPROOF BASEMENT WALLS BEFORE BACK FILLING PROVIDING A 4 IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).
15. USE 4" CMU, BELOW GRADE AT BRICK VENEER AREAS. WIDEN FOOTING 6" WHERE EXTERIOR VENEER OCCURS. - SEE PLAN FOR LOCATION
16. PROVIDE 4x6 P/T MUD SILL WITH 5/8"x14" A.B. @ 48" O.C. MIN. OF 2-PER PL. AND WITHIN 12" OF EACH CORNER OR PER ENG.
17. BLOCK OUT FOR FURNACE
18. PROVIDE 22"x30" CRAWL SPACE ACCESS MIN. -SEE PLAN FOR LOCATION.

RADON MITIGATION

Install a passive sub-membrane depressurization system for Radon Gas mitigation. Install a 3 or 4: Tee fitting under the vapor barrier that connects to a pipe running vertically through the house and terminating through the roof. As part of this mitigation solution also seal all openings/penetrations between the floor level and the the crawlspace. All ductwork in crawl space to be performance tested. Vapor Barrier to be sealed where penetrated. Crawl space access to be gasketed. Ventilation openings shall comply with Section R408.2. Operable louvers, dampers, or other means to temporarily stop the ventilation shall not be permitted. (2011 ORSC Appendix F, Section AF103.5.2.2)

FOOTING SCHEDULE

Type	Load	W	L	D	Rebar
(6/S-3)	16000#	96"	72"	14"	(Det. 6/S-3) #4@6" O.C. E/W, T&B
(F-3)	2000#	15"	15"	10"	(2) -#4 E/W
(F-4)	2500#	18"	18"	10"	(2) -#4 E/W
(F-5)	3000#	18"	18"	10"	(2) -#4 E/W
(F-7)	4000#	21"	21"	10"	(3) -#4 E/W
(F-9)	5000#	24"	24"	10"	(3) -#4 E/W
(F-10)	5500#	27"	27"	10"	(2) -#4 E/W
(F-11)	6000#	27"	27"	10"	(2) -#4 E/W
(F-12)	7000#	30"	30"	10"	(5) -#4 E/W
(F-13)	8000#	30"	30"	10"	(5) -#4 E/W
(F-14)	9000#	33"	33"	12"	(5) -#4 E/W
(F-15)	10000#	33"	33"	12"	(5) -#4 E/W
(F-16)	11000#	36"	36"	12"	(5) -#4 E/W
(F-17)	2000#	36"	36"	12"	(5) -#4 E/W
(F-20)	16000#	42"	42"	12"	(6) -#4 E/W
(F-23)	18000#	45"	45"	12"	(6) -#4 E/W
(F-25)	22000#	54"	54"	12"	(7) -#4 E/W
(F-27)	25000#	57"	57"	12"	(8) -#4 E/W
(F-29)	32000#	60"	60"	12"	(9) -#4 E/W
(F-36)	55000#	78"	78"	14"	(12) -#4 E/W
(TF-1)	2000#	18"	0"	10"	(2) -#4 E/W
(TF-2)	2000#	24"	0"	10"	(2) -#4 E/W

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Foundation

PAGE

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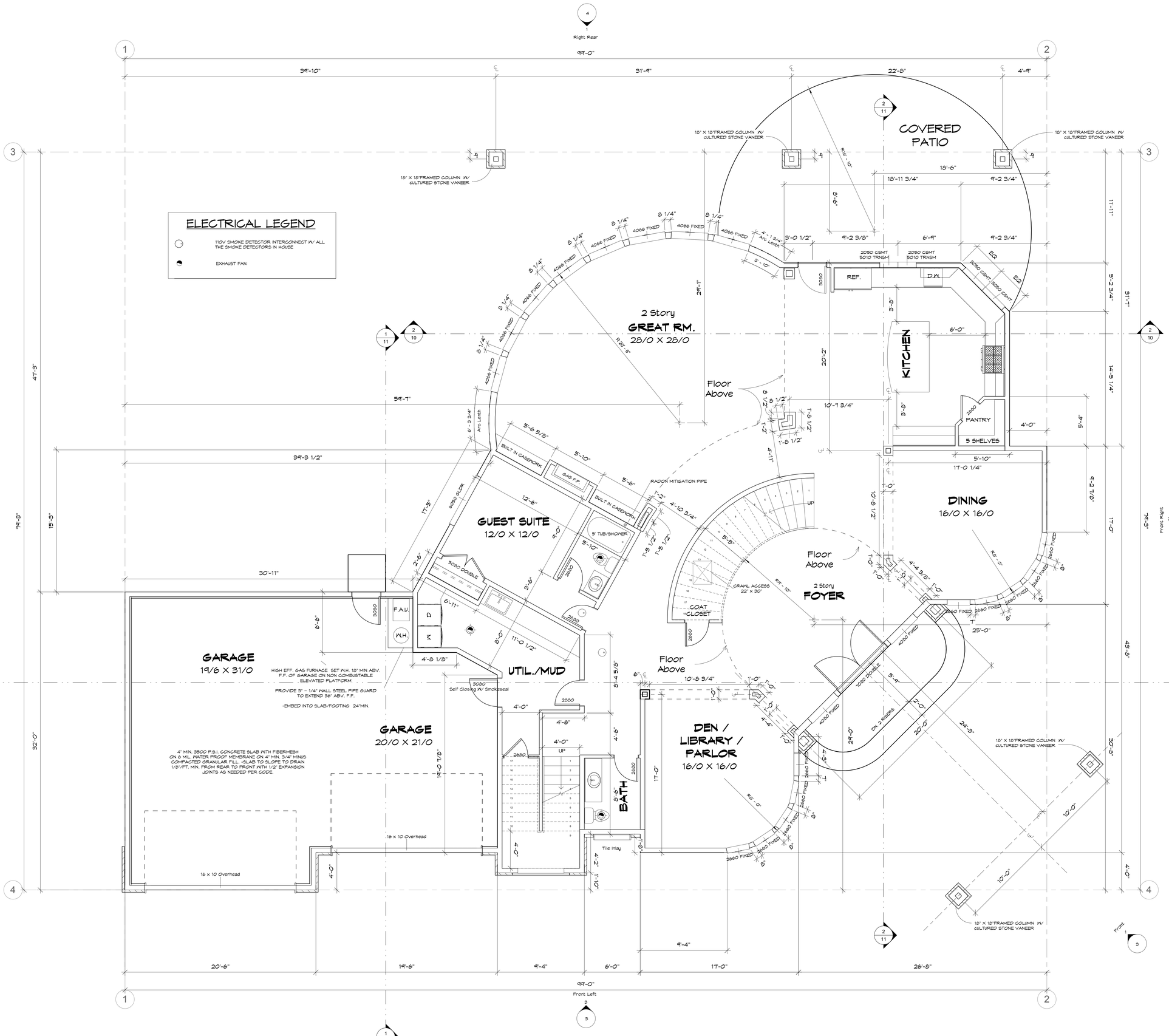

ELECTRICAL LEGEND

- 110V SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
- EXHAUST FAN

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. FLR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 12 IN. OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN., AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING PROVIDE ½ 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.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER- CONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
10. ANY PLUMBING WALL WHICH HAS 3-INCH OR LARGER STACK VENT OR A COMBINATION OF VENTS AND WATER PIPING MUST BE NOT LESS THAN 6-INCHES IN SIZE

ELECTRICAL NOTES

1. ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH THE 2011 OREGON SPECIALTY ELECTRICAL CODE (OSEC) AND FIRE CODES.
2. COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

Level 1

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Main Floor

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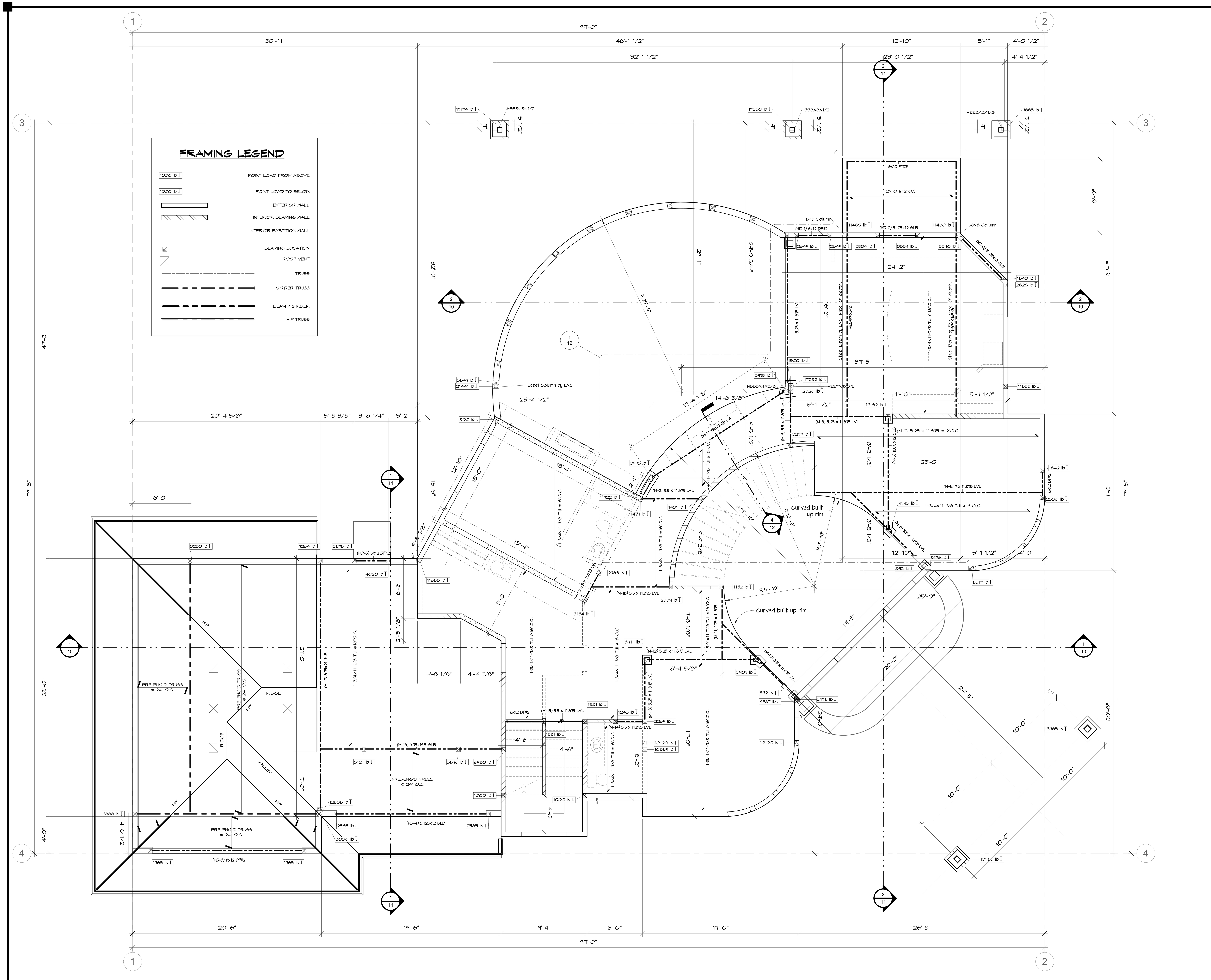

Main Floor and Low Roof Framing

FRAMING NOTES

1 ADD SOLID BLOCKING BETWEEN JOISTS UNDER POINT LOADS ABOVE -WHERE APPLICABLE AT WALL
2 INSTALL DIAGONAL JOIST BRIDGING BETWEEN JOISTS AT MIDSPAN OF JOISTS WITH SPANS GREATER THAN 12'-0" -TYPICAL
3 ADD SOLID BLOCKING BETWEEN JOISTS UNDER INTERIOR BEARING WALLS
4 INSTALL SOLID BLOCKING AT 48" O.C. BETWEEN JOISTS AT BUILDING PERIMETER -TYPICAL
5 PROVIDE SOLID BEARING UNDER BEAM ENDS AND FROM BRG. POINTS TRANSFERRED DOWN FROM FLOOR ABOVE CONTINUOUS TO FTG. BELOW AS LOCATED ON PLANS
6 PROVIDE SOLID BEARING AT ALL BEAM ENDS AND POCKET
7 WHERE BEAM PKT. IN CONC. WALL OCCUR -PROVIDE 1/2" CLEARANCE AT SIDES AND END WITH A MINIMUM BEARING OF 3" -ALSO INSTALL 55" ROOF FELT BETWEEN WOOD AND CONCRETE FOR DECAY
8 VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2 X STUD BEARING WALLS
9 HEADERS

4X12 UNLESS OTHERWISE NOTED
9 a EXCEPTION: 1) 4X8 #2 D.F.L. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR. WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.
9 b EXCEPTION: 2) 4X10 #2 D.F.L. HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS, THAT DO NOT EXCEED 6'-0', AND DO NOT HAVE POINT LOADS ON THEM.

ROOF FRAMING NOTES

1 1/2" CDX. PLYWOOD SHEATHING ON PRE-ENG. TRUSS @ 24" O.C. (U.N.O.) USING 8D NAILS @ 6" O.C. AT EDGES AND 12" O.C. IN FIELD
2 2. ROOF PITCH: 1/4:12 (U.N.O.)
3 48" OVERHANG AT EAVES (U.N.O.)
4 PROVIDE 2x SOLID BLKG WITH 2x12 SCREENED VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE PLAN
5 PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6 ROOF VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH (25 MM) OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914 MM) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE MINIMUM REQUIRED NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50 PERCENT OF THE REQUIRED VENTILATING AREA 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.
7 ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS) : A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. -SEE FLOOR PLANS FOR LOCATIONS
8 CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON "H-3" OR "H2.5" TIE (TYP)

TRUSS LAYOUT DISCLAIMER

1. ROOF FRAMING LAYOUT AS SHOWN PROJECTS END LOADING OF GIRDER TRUSSES ON HEADERS, &/OR SOLID BRG AND LOADING IS PROJECTED DOWN TO FOOTINGS SHOWN ON FOUNDATION PLAN THEREFORE IF TRUSS COMPANY MOVES ANY GIRDER TRUSSES THE LOADING & BRG POINTS WILL MOVE AND CURRENT WORKING DRAWINGS WILL NEED TO BE UPDATED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY 'MARK STEWART' OF ANY CHANGES MADE TO THE ROOF FRAMING LAYOUT PRIOR TO CONSTRUCTION
2. DEPENDING ON TRUSS DESIGN - OVERBUILD AREAS MAY OCCUR IN SOME AREAS - USE 2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO CREATE ROOF LINES AS SHOWN ON PLANS UNLESS OVERBUILD AREAS ARE DESIGNED W/ TRUSSES PER TRUSS MANUFACTURER
3. MANUFACTURER'S TRUSS LAYOUT TO BE ON SITE FOR FRAME INSPECTIONS. PER I.R.C. SEC. R106.1.2.

TRUSS NOTES

1 ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY MANUFACTURER'S STAMP.
2 ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS
3 NON-BEARING WALLS SHALL BE CONNECTED TO THE TRUSS BOTTOM CHORD W/ SIMPSON STC (OR EQ.) TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL
4 ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER
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HOME DESIGN

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STOCK HOME PLANS
CUSTOM DESIGN
BUILDER MARKETING
INTERIOR DESIGN

SINCE 1982

CLIENT:
T.A. LIESY CUSTOM HOMES

PLAN #
STREET OF DREAMS 2014
LOT 29
NORTHERN HEIGHTS
REVISIONS: 1-10-14
DRAWN BY: M.F.D.

Main Floor Framing

ELECTRICAL LEGEND

- 110V SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
- EXHAUST FAN

GREAT ROOM
Open to Below

MSTR. SUITE
16/10 x 19/4

W.I.C.

MSTR. BATH

FOYER
Open to Below

BDRM 2
17/4 x 12/0

BATH 2

W.I.C.

HVAC

THEATRE RM.
19/6 x 20/0

BDRM 3
16/0 x 16/0

BATH

Guardrail at 36" AFF

RADON MITIGATION PIPE

CRAWL ACCESS 22" x 30"

Tile Inlay

Right Rear

Front Right

Front Left

Front

Upper Floor
SCALE 1/4" = 1'-0"

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. FLR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 12 IN. OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN., AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING PROVIDE \ 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.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER- CONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
10. ANY PLUMBING WALL WHICH HAS 3-INCH OR LARGER STACK VENT OR A COMBINATION OF VENTS AND WATER PIPING MUST BE NOT LESS THAN 6-INCHES IN SIZE

ELECTRICAL NOTES

1. ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH THE 2011 OREGON SPECIALTY ELECTRICAL CODE (OSEC) AND FIRE CODES.
2. COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

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Upper Floor

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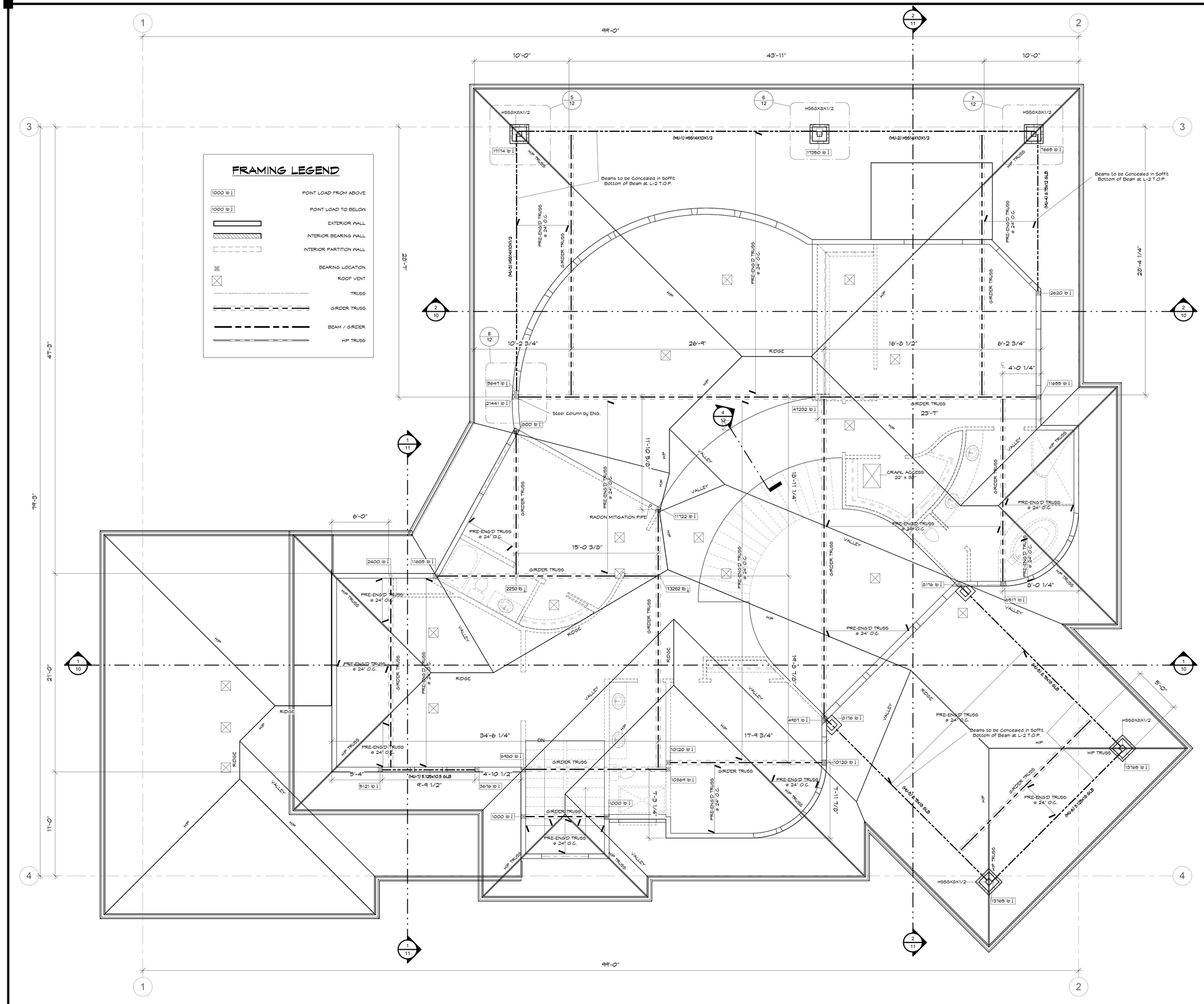

TOR

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FRAMING NOTES

1 ADD SOLID BLOCKING BETWEEN JOISTS UNDER POINT LOADS ABOVE -WHERE APPLICABLE AT WALL
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9 HEADERS
9 a 4X12 UNLESS OTHERWISE NOTED
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9 b EXCEPTION: 2) 4X10 #2 D.F.L. HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS, THAT DO NOT EXCEED 6'-0", AND DO NOT HAVE POINT LOADS ON THEM.

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1 1/2" CDX. PLYWOOD SHEATHING ON PRE-ENG. TRUSS @ 24" O.C. (U.N.O.) USING 8D NAILS @ 6" O.C. AT EDGES AND 12" O.C. IN FIELD
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3 48" OVERHANG AT EAVES (U.N.O.)
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Roof Framing

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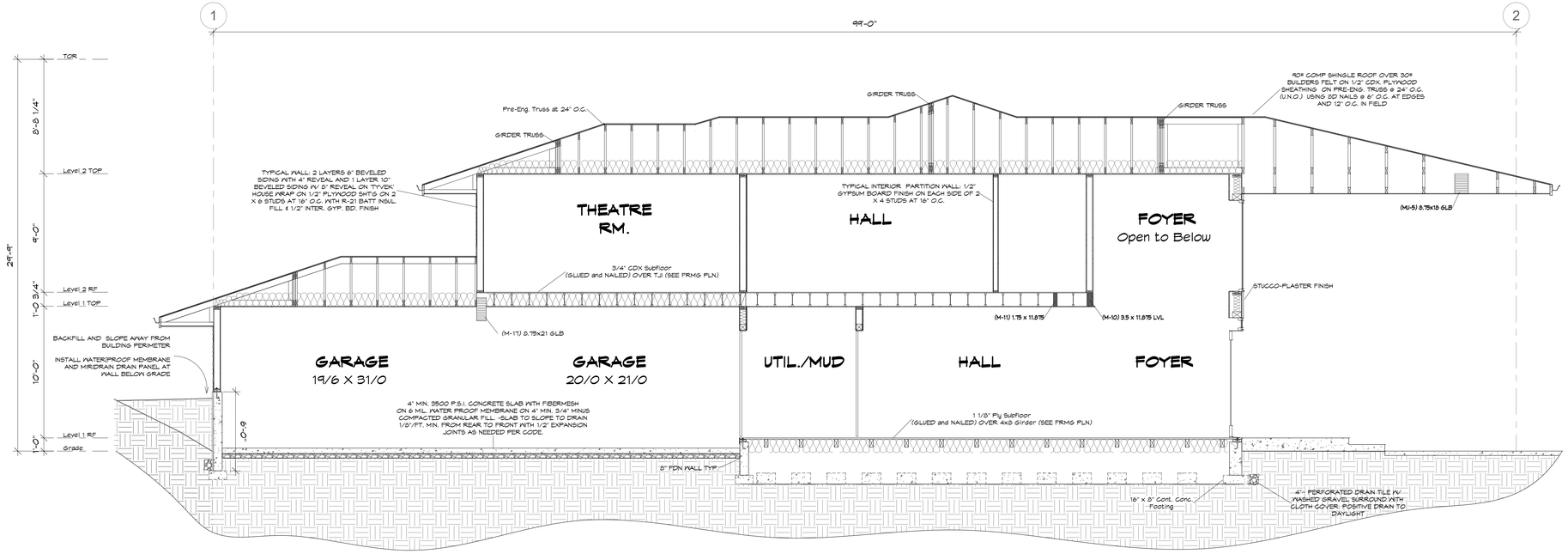

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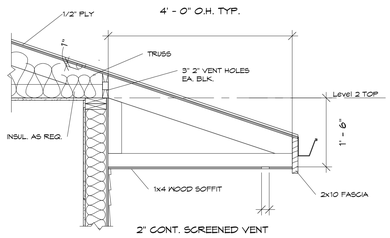
SCALE 1/4" = 1'-0"



3 TYP EVE

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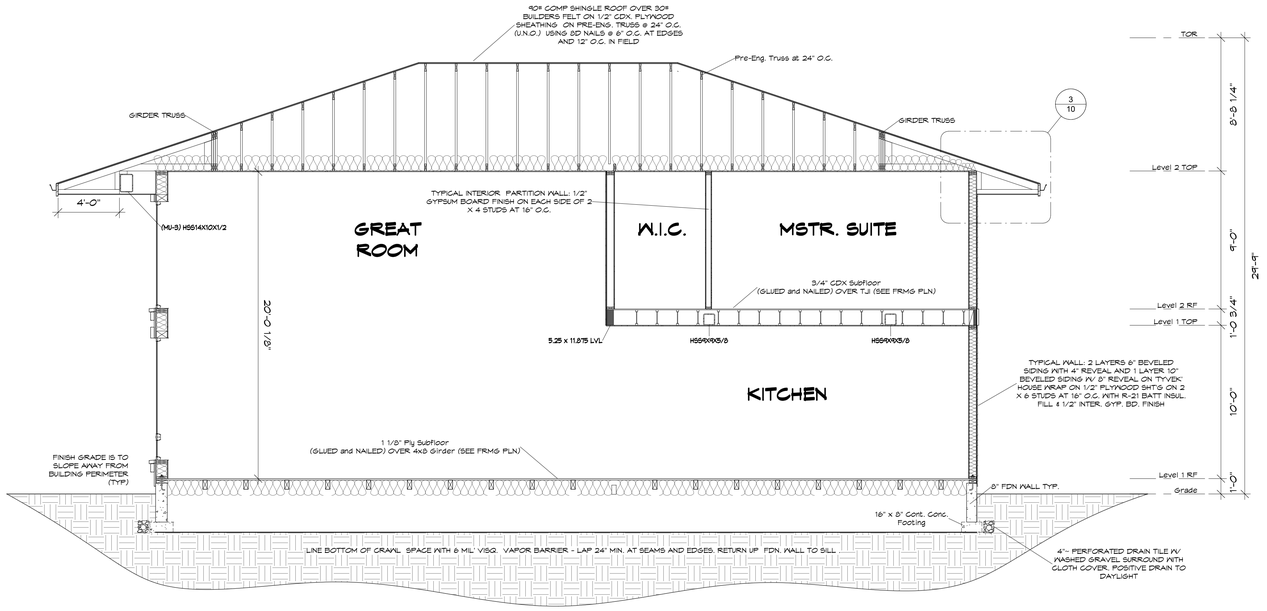

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Sections

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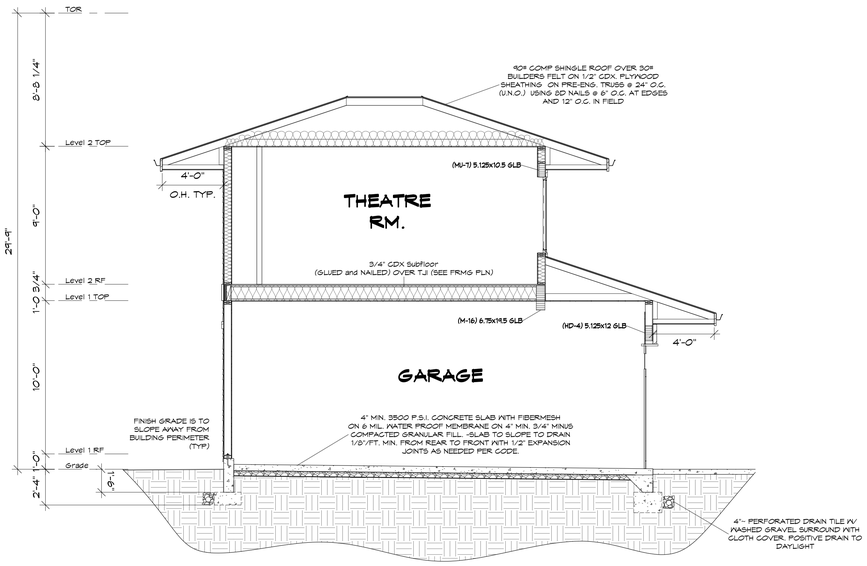

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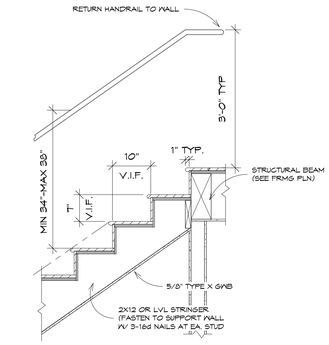

3 STAIR DETAILS
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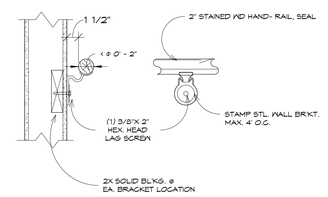


4 Handrail Details
1 1/2" = 1'-0"

STAIR NOTES

1 WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE MINIMUM WIDTH AT AND BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 32 INCHES WHERE A HAND- RAIL IS INSTALLED ON ONE SIDE AND 28 INCHES WHERE HANDRAILS AREA PROVIDED ON BOTH SIDES.

2 TREADS & RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE VERTICAL IN 48 UNITS HORIZONTAL (2% SLOPE). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY 3/8 INCH.

3 PROFILE: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. * EXCEPTION: A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES.

4 HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

5 WINDERS: WINDERS ARE PERMITTED, PROVIDED THAT THE WIDTH OF A TREAD AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER IS NOT LESS THAN 10 INCHES AND THE MINIMUM WIDTH OF ANY TREAD IS NOT LESS THAN 6 INCHES. THE CONTINUOUS HANDRAIL SHALL BE LOCATED ON THE SIDE WHERE THE TREAD IS NARROWER.

6 SPIRAL STAIRS: SPIRAL STAIRWAYS ARE PERMITTED, PROVIDED THE MINIMUM WIDTH SHALL BE 26 INCHES WITH EACH TREAD HAVING A 7 1/2" MINIMUM TREAD WIDTH AT 12 INCHES FROM THE NARROW EDGE. ALL TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NO MORE THAN 7 3/4 INCHES. A MINIMUM HEADROOM OF 6 FEET 6 INCHES SHALL BE PROVIDED.

7 CIRCULAR STAIRWAYS: CIRCULAR STAIRWAYS SHALL HAVE A MINIMUM TREAD DEPTH AND A MAXIMUM RISER HEIGHT AS DESCRIBED ABOVE AND THE SMALLER RADIUS SHALL NOT BE LESS THAN TWICE THE WIDTH OF THE STAIRWAY. THE MINIMUM TREAD DEPTH OF 10 INCHES SHALL BE MEASURED FROM THE NARROWER END.

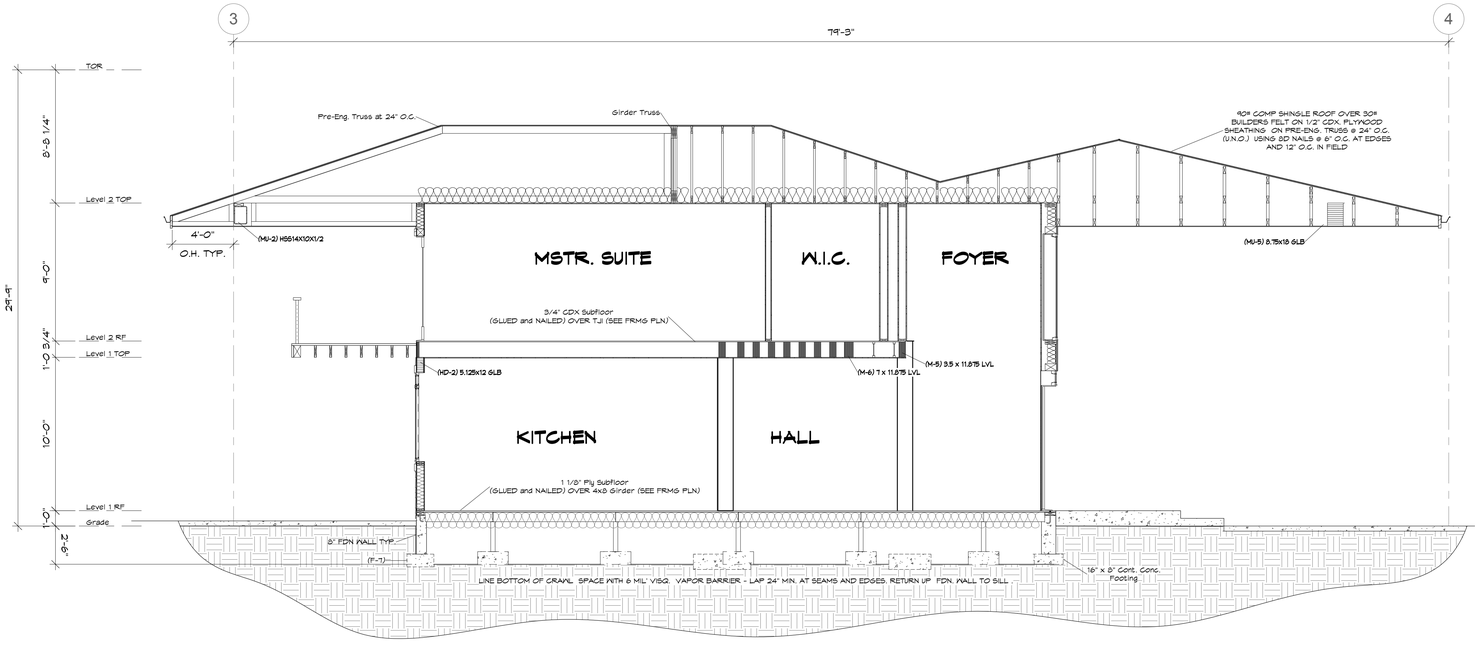
8 ILLUMINATION: ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION AS PER CURRENT "CABO STAIRWAY ILLUMINATION" SECTION.

9 HANDRAILS: HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 30 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS. SPIRAL STAIR- WAYS SHALL HAVE THE REQUIRED HANDRAIL LOCATED ON THE OUTSIDE RADIUS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

10 EXCEPTION 1: HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BYA NEWEL POST AT A TURN.

11 EXCEPTION 2. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALLBE ALLOWED OVER THE LOWEST TREAD.

12 GUARDRAIL DETAILS: PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARD- RAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.



2 Section
1/4" = 1'-0"

MARK STEWART
HOME DESIGN

22582 SW MAIN ST.
DESIGN SUITE 309
SHERWOOD, OREGON
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CLIENT:

T.A. LIESY CUSTOM HOMES

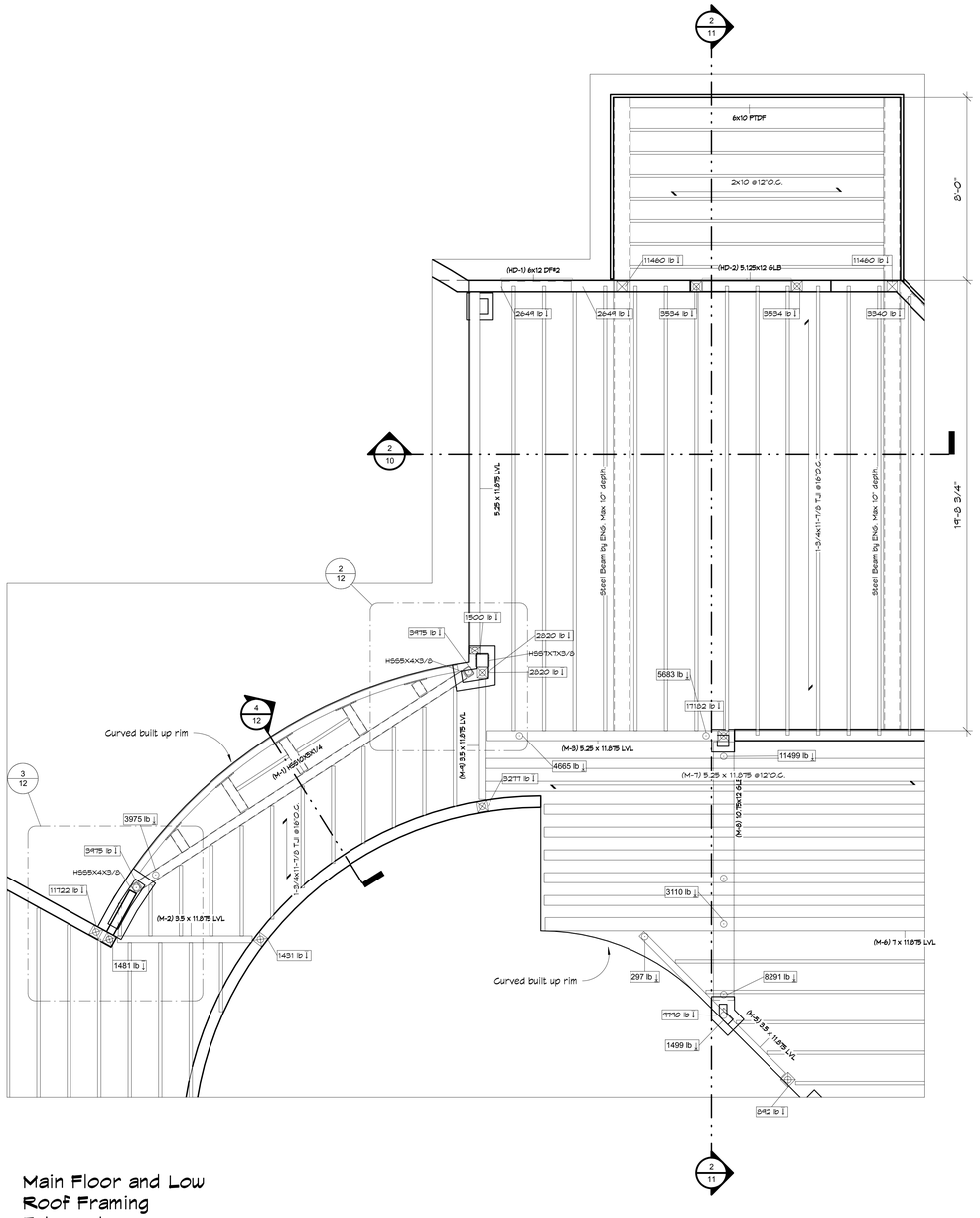
PLAN #
STREET OF DREAMS 2014
LOT 29
NORTHERN HEIGHTS

REVISIONS: 1-10-14

DRAWN BY: M.F.D.

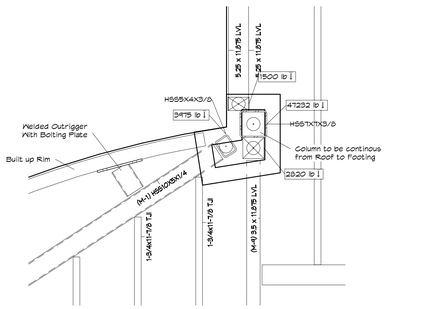
Sections

PAGE
11



Main Floor and Low Roof Framing Enlarged

1 3/8" = 1'-0"



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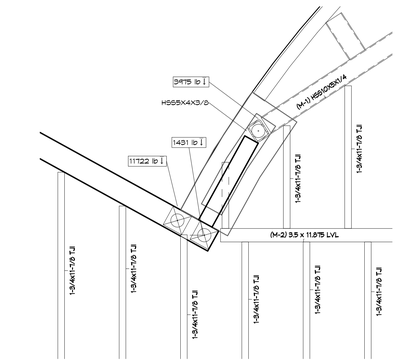

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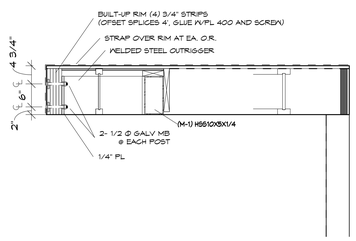

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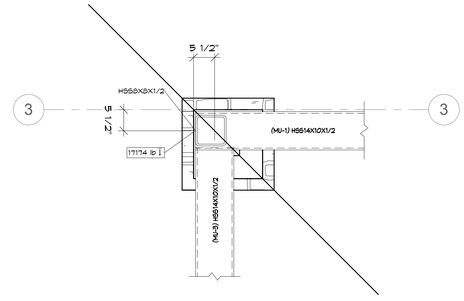
3/4" = 1'-0"



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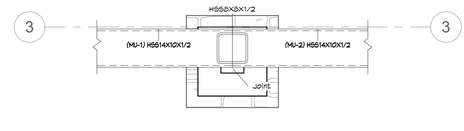
3/4" = 1'-0"



6 DETAIL

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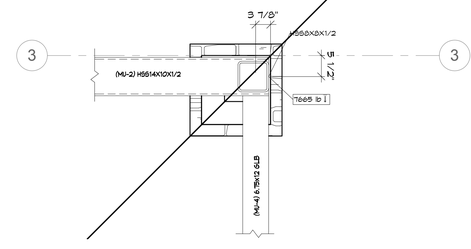
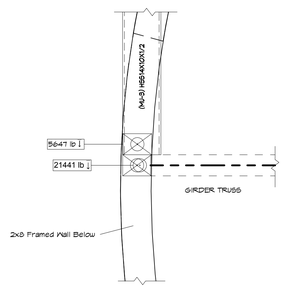


7 DETAIL

3/4" = 1'-0"



8 DETAIL

3/4" = 1'-0"

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CLIENT:

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PLAN #

STREET OF DREAMS 2014
LOT 29
NORTHERN HEIGHTS

REVISIONS: 1-10-14

DRAWN BY: M.F.D.

Details

PAGE

12

SUMMARY OF WORK:

LOCATION: NORTHER LIGHTS NO. 2 LOT 29 HAPPY VALLEY, OREGON
LATERAL ANALYSIS AND DESIGN FOR SINGLE FAMILY RESIDENCE

DESIGN LOADS:

CODE: 2010 OSSC
WIND SPEED (MPH): 94.5 'B'
SNOW LOAD: 25 PSF
ROOF DEAD LOAD: 15 PSF
SEISMIC ZONE OCCUPANCY: II
SEISMIC ZONE USE GROUP: I
SEISMIC ZONE SITE CLASS: D
SOIL BEARING PRESSURE: 1500 PSF
SOIL PASSIVE SOIL PRESSURE: 200 PSF

FRAMING REQUIREMENTS:

(1) WALL STUDS TO BE 2X6 DFL-#2 @ 16" O.C., TYPICAL U.N.O.
(2) ROOF SHEATHING TO BE 15/32" APA RATED CDX SHEATHING OR OSB. INSTALL PANELS HORIZONTALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
(3) TYPICAL WALL SHEATHING (TSN) TO BE 15/32" APA RATED CDX SHEATHING OR OSB. ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. INSTALL PANELS HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
(4) FLOOR SHEATHING TO BE 7/8" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
(5) FOR NAIL SIZES REFER TO BELOW.
(6) SILL PLATE TO BE 2X P.T. U.N.O. (REFER TO SILL BOLT SPACING IN SCHEDULE BELOW).

SHEAR WALL SCHEDULE: (1), (2), (4)

PANEL NOTATION	SHEATHING THICKNESS (IN.)	NAILS/ SPACING	DBL. STUD CONN. (FACE NAIL)	SILL BOLT SPACING (5)	SHEAR CAPACITY
TSN	15/32"	8d @ 6" o.c.	16d @ 10" o.c.	½" Ø @ 42" O.C.	200 PLF
D6	15/32"	8d @ 6" o.c.	16d @ 9" o.c.	½" Ø @ 36" O.C.	260 PLF
(3) D4	15/32"	8d @ 4" o.c.	16d @ 6" o.c.	½" Ø @ 24" O.C.	380 PLF
(3) D3	15/32"	8d @ 3" o.c.	16d @ 4" o.c.	½" Ø @ 18" O.C.	490 PLF
(3) D2	15/32"	8d @ 2" o.c.	16d @ 3" o.c.	½" Ø @ 16" O.C.	640 PLF
(6) E2	15/32"	10d @ 2" o.c.	N/A	(6) ½" Ø @ 14" O.C.	770 PLF
(6) (7) D3X2	15/32" each face	8d @3" o.c. (2) rows	N/A	½" Ø @ 1'-0" O.C.	980 PLF
(6) (7) D2X2	15/32" each face	8d @ 2" o.c. (2) rows	N/A	½" Ø @ 9" O.C.	1280 PLF

NOTES:

(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DFL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
(3) FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 3" NOMINAL MEMBER OR (2) 2-INCH NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS (SPACING ABOVE) TYPICAL ENTIRE HEIGHT OF DBL. STUD. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
(4) AT SHEAR WALL LOCATIONS, REFER RW/S1 AND FF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.
(5) INSTALL 3" SQUARE X ⅜" STEEL PLATE WASHER.
(6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 3X NOMINAL FRAMING MEMBERS AT EACH END OF THE PANEL. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C. INSTALL MIN 3X P.T. SILL PLATE, U.N.O.
(7) PLYWOOD TO BE INSTALLED ON BOTH SIDES OF PANEL.

NAIL	6d	8d	10d	16d
Ø	.113"	.131"	.148"	.162"
LENGTH	2"	2½"	3"	3½"

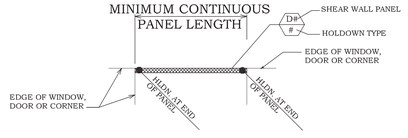
HOLD-DOWN SCHEDULE: (2), (3), (4)

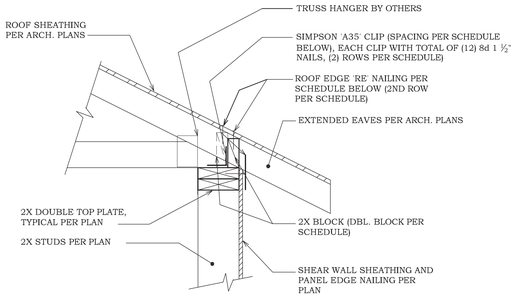
HOLDOWN NOTATION	'SIMPSON' HOLDOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD ⅞"Ø 'SSTB20' MIN. 12⅞" EMBEDMENT (le) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF DBL. 2X6 DFL-#2 WALL STUDS (MIN. 2 ⅜" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURE'S SPECIFICATIONS.
4	HDU4 (4565#)	STD ⅞"Ø 'SSTB24' MIN. 20⅝" EMBEDMENT (le) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF DBL. 2X6 DFL-#2 WALL STUDS (MIN. 2 ⅜" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURE'S SPECIFICATIONS.
5	HDU5 (5645#)	STD. ⅞"Ø 'SSTB24' MIN. 20⅝" EMBEDMENT (le) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF DBL. 2X6 DFL-#2 WALL STUDS (MIN. 2 ⅜" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 4" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURE'S SPECIFICATIONS.
8	HDU8 (5980#,6970#, 7870#)	STD. ⅞"Ø 'SSTB34' MIN. 28⅝" EMBEDMENT (le) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (S)2X6 DFL-#2 WALL STUDS (MIN. 2 ⅜" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURE'S SPECIFICATIONS.
11	'HDU11' (11810#)	STD. 1"Ø ANCHOR BOLT OR ALTERNATIVE TO BE EMBEDDED INTO CONCRETE FOOTING (MIN. 12'). ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF 6X6 DFL-#1 (MIN. 2¾" EDGE DISTANCE). INSTALL HOLDOWN PER MANUFACTURE'S SPECIFICATIONS.
28	MSTC28	INSTALL STRAP ACROSS FLOOR LINE, INSTALL MIN. (8) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
40	MSTC40	INSTALL STRAP ACROSS FLOOR LINE, INSTALL MIN. (18) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.

NOTES:

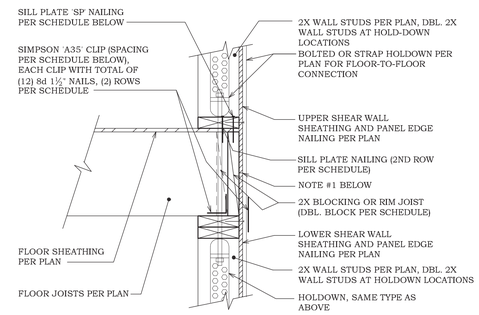
(1) IN LIEU OF SIMPSON 'SSTB' BOLTS ANCHOR BOLTS TO BE A307 OR 'A36' THREADED ROD WITH STD. NUT AND 2" X 2" X ⅜" STEEL PLATE WASHER ON BOTTOM OF BOLT.
(2) HOLDOWNS TO BE FASTENED TO DOUBLE STUDS (CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE) AT PANEL ENDS. WALL STUDS SHOULD HAVE PANEL EDGE NAILING FROM SHEAR WALL SHEATHING.
(3) IF HOLDOWNS 2, 5, 6, AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL FF/S1.
(4) U.N.O., INSTALL (1)-#4 CONTINUOUS HORIZONTAL TOP BAR 3" DOWN FROM TOP OF WALL AT ALL HOLDOWN ANCHORS. EXTEND BAR MIN. 5'-0" PAST HOLDOWN IN BOTH DIRECTIONS (BEND BAR AROUND AT CORNER CONDITION). FOR THIS 10'-0" SECTION INSTALL (1)-#4 VERTICAL BAR @ 24" O.C. TIE HOLDOWN ANCHOR TO HORIZONTAL TOP BAR.

SHEAR WALL / HOLDOWN NOTATION DIAGRAM





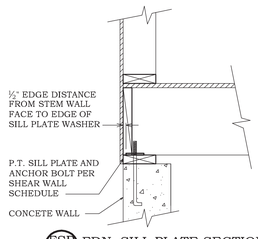
RW/S1 ROOF TO SHEAR WALL SECTION



FF/S1 FLOOR TO FLOOR SECTION AT SHEAR WALL

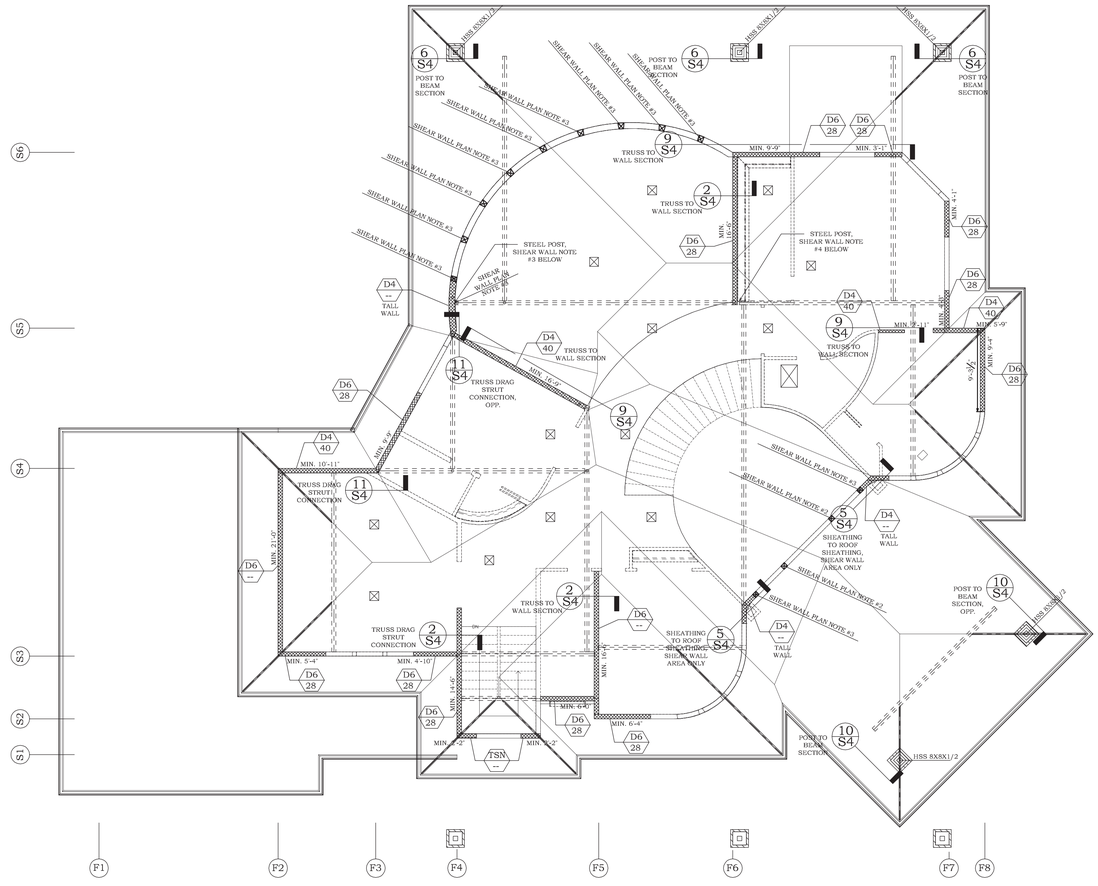
NOTE:
1. IN LIEU OF CLIPS, BREAK SHEAR WALL PANELS AT BLOCKING OR RIM JOIST (INSTALL PANEL EDGE NAILING AT BREAK).

PANEL TYPE	'SP' NAIL SPACING	SIMPSON CLIP SPACING	'RE' NAIL SPACING
TSN	16d @ 10" O.C.	2'-0" O.C.	8d @ 10" O.C.
D6	16d @ 8" O.C.	1'-8" O.C.	8d @ 8" O.C.
D4	16d @ 4" O.C.	1'-2" O.C.	8d @ 4" O.C.
D3	16d @ 3" O.C.	0'-11" O.C.	8d @ 3" O.C.
D2	16d @ 3" O.C.	8" O.C.	8d @ 2½" O.C.
E2	16d @ 2" O.C.	7" O.C.	8d @ 2" O.C.
D3X2	16d @ 3" O.C. (2) ROWS	1'-0" O.C. (2) ROWS	8d @ 3" O.C. (2) ROWS
D2X2	16d @ 2" O.C. (2) ROWS	10" O.C. (2) ROWS	8d @ 2" O.C. (2) ROWS



FSP/S1 FDN. SILL PLATE SECTION

STRUCTURAL STEEL
SHALL CONFORM TO THE FOLLOWING STANDARDS:
WIDE FLANGE: ASTM A992 (Fy = 50 ksi, Fu = 65 ksi)
HSS: ASTM A500 Grade B: (Fy = 46 ksi, Fu = 58 ksi)
Bolts: ASTM A307 (Fu 58 ksi) or ASTM A490, Fu = 150 ksi)
Welds: Fexx = 70 ksi



UPPER FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING (TSN), ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.
2. INSTALL 5½" X 7¼" PSL 2.0 E TALL POST. CONNECT TOP OF POST TO DOUBLE TOP PLATE AND BOTTOM OF POST TO PLATE WITH (2) SIMPSON 'LS70' CLIPS, (4) TOTAL CLIPS.
3. INSTALL (3) 2X8 DFL-#2 BUNDLED STUD/TALL POST (FASTEN TOGETHER WITH 16d NAILS @ 12" O/C ENTIRE HEIGHT. CONNECT TOP OF POST TO DOUBLE TOP PLATE AND BOTTOM OF POST TO PLATE WITH (2) SIMPSON 'LS70' CLIPS, (4) TOTAL CLIPS.
4. CONTINUOUS TALL POST, FROM FOOTING EXTENDED TO TRUSS BEARING AT BOTTOM CHORD, REFER TO 7/S5.
5. CONTINUOUS TALL POST, 5½" X 7¼" PSL 2.0E, FASTEN GIRDER TO POST WITH SIMPSON 'MGT' GIRDER TIEDOWN.

No.	DATE	DESCRIPTION

PROJECT NAME
SUNRISE MT VEW LOT
PARTIAL FOUNDATION PLAN
UPPER FLOOR PLAN
SHEAR WALL AND HOLDOWN SCHEDULES

TURNER ENGINEERING & DESIGN
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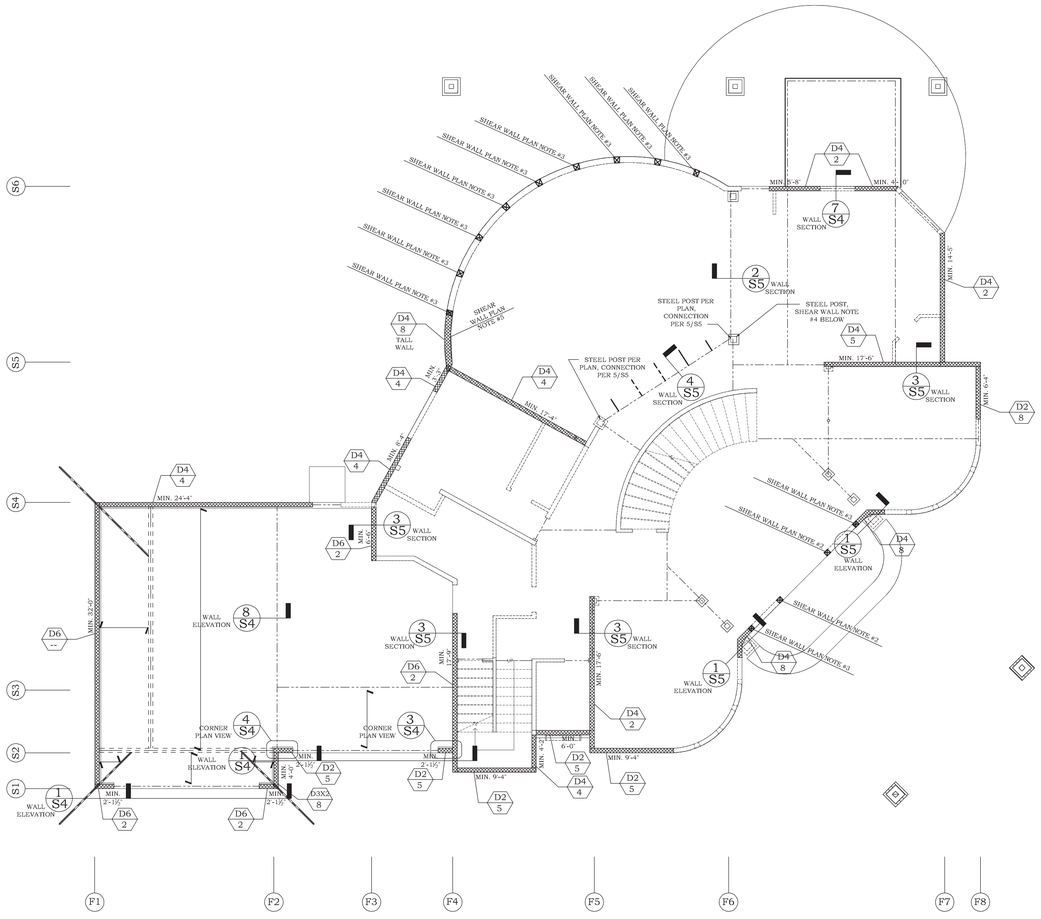
Gresham, OR 97080

ENGINEERS STAMP
REGISTERED PROFESSIONAL ENGINEER
58949PE
OREGON
JULY 15, 2005
RICHARD J. TURNER

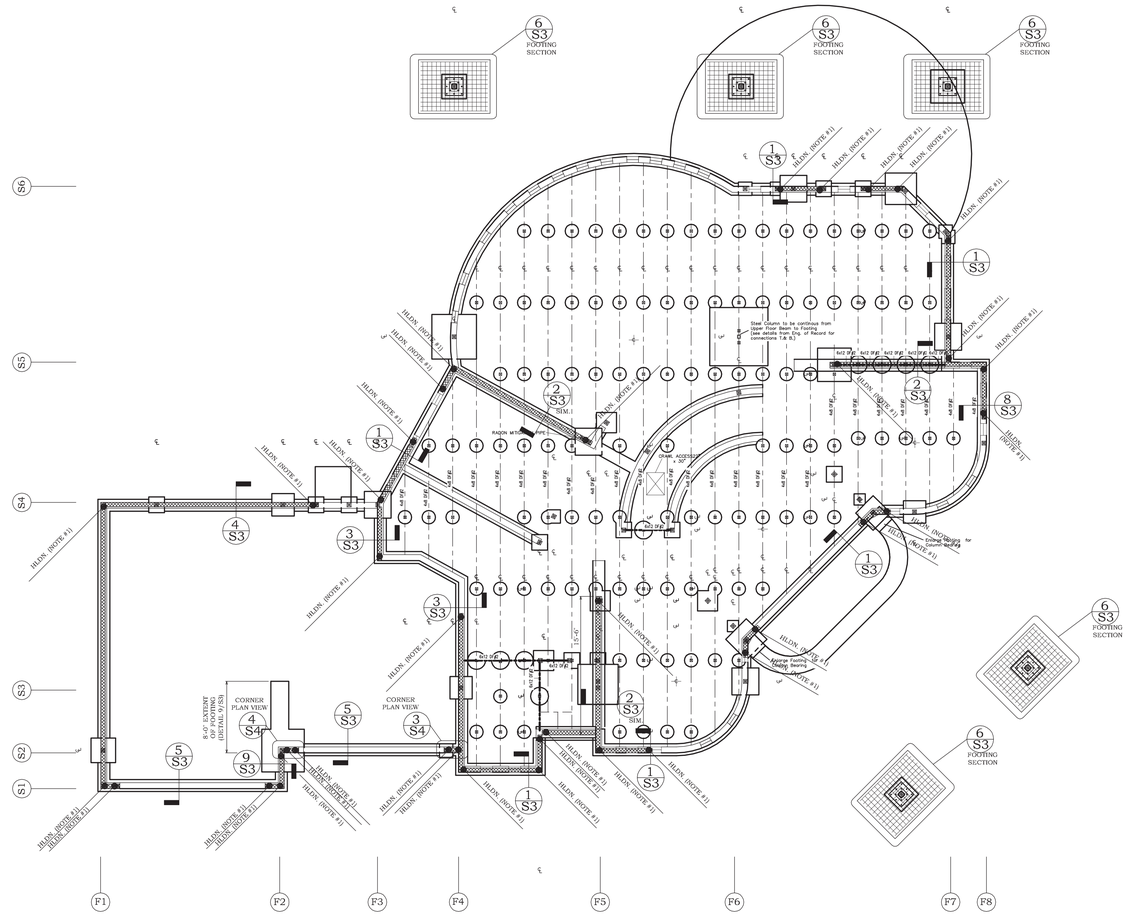
EXP. DATE:

ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	01/04/14
PROJECT NO.	R14010
SHEET NO.	S1 of



MAIN FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING (TSN), ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.
2. INSTALL 5¼" X 7¼" PSL 2.0 E TALL POST. CONNECT TOP OF POST TO DOUBLE TOP PLATE AND BOTTOM OF POST TO PLATE WITH (2) SIMPSON `LS70' CLIPS, (4) TOTAL CLIPS.
3. INSTALL (3) 2X8 DFL-#2 BUNDLED STUD/TALL POST (FASTEN TOGETHER WITH 16d NAILS @ 12" O/C ENTIRE HEIGHT. CONNECT TOP OF POST TO DOUBLE TOP PLATE AND BOTTOM OF POST TO PLATE WITH (2) SIMPSON `LS70' CLIPS,
(4) TOTAL CLIPS.4. CONTINUOUS TALL POST, FROM FOOTING EXTENDED TO TRUSS BEARING AT BOTTOM CHORD, REFER TO 7/S5.
5. CONTINUOUS TALL POST, 5 ½" X 7¼" PSL 2.0E, FASTEN GIRDER TO POST WITH SIMPSON `MGT' GIRDER TIEDOWN.



PARTIAL FOUNDATION PLAN

FOUNDATION NOTES

1. REFER TO MAIN FLOOR SHEAR WALL PLAN FOR HOLDOWN SIZE.
2. THIS DRAWING IS FOR LATERAL INFORMATION ONLY, REFER TO ARCHITECTURAL PLANS FOR ALL OTHER INFORMATION.

MATERIALS:
CONCRETE: MIN. 28-DAY CONCRETE STRENGTH = 2500 psi.
GRADE BEAMS, PIERS, AND SPREAD FOOTINGS SHALL BE POURED ONTO UNDISTURBED, NATIVE SOIL WHICH IS FREE FROM ANY MATERIAL THAT WILL ADVERSELY AFFECT THE SOIL DESIGN BEARING PRESSURE REFERENCED ABOVE. ALL NON-STRUCTURAL WEATHER PROOFING AND FINISH MATERIAL TO BE DETERMINED "BY OTHERS".

SLAB CONTROL JOINTS: PER OWNERS REQUIREMENTS OR DIRECTION:

MISC. SITE PREPARATIONS:
OBTAIN AND OBEY ALL APPLICABLE REGULATIONS REGARDING GRADING AND EXCAVATION. IDENTIFY, MARK, AND PROTECT FROM DAMAGE ALL EXISTING UNDERGROUND PIPES, CONDUITS, AND CABLE (WATER SUPPLY, SANITARY SEWER, STORM SEWER, GAS, STEAM, ELECTRICAL AND COMMUNICATION CABLE). REMOVE SOIL WITH ORGANIC MATTER. PERFORM BACKFILL AND COMPACTION IN A SYSTEMATIC PATTERN, TO ASSURE COMPLETE AND CONSISTENT WORK. IF ANY OVER-EXCAVATION ACCIDENTALLY OCCURS, CORRECT IT WITH WELL-COMPACTED BACKFILL. PROVIDE TESTING AND INSPECTION OF BACKFILL AND COMPACTION. LAYER BACKFILL IN 6 IN. TO 12 IN INCREMENTS. COMPACT ALL FILL. USE STABLIZED FILL MATERIAL OF AN APPROVED TYPE AND FROM AN APPROVED SOURCE. TEST AND APPROVE MATERIAL DELIVERED FROM OTHER SITES. DO NOT ALLOW ANY DEBRIS TO BE MIXED WITH FILL. CURE CONCRETE TO FULL REQUIRED STRENGTH BEFORE BACKFILLING. PROVIDE DRAINAGE CATCHERS PER ARCHITECTURAL DRAWINGS.

SPECIAL INSPECTION: NONE

No.	DESCRIPTION	DATE

PROJECT NAME
SUNRISE MT VIEW LOT
PARTIAL FOUNDATION PLAN
MAIN FLOOR SHEARWALL PLAN
SHEAR WALL AND HOLDOWN SCHEDULES

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ENGINEERS STAMP
REGISTERED PROFESSIONAL ENGINEER
58949PE
OREGON
JULY 15, 2005
RICHARD J. TURNER
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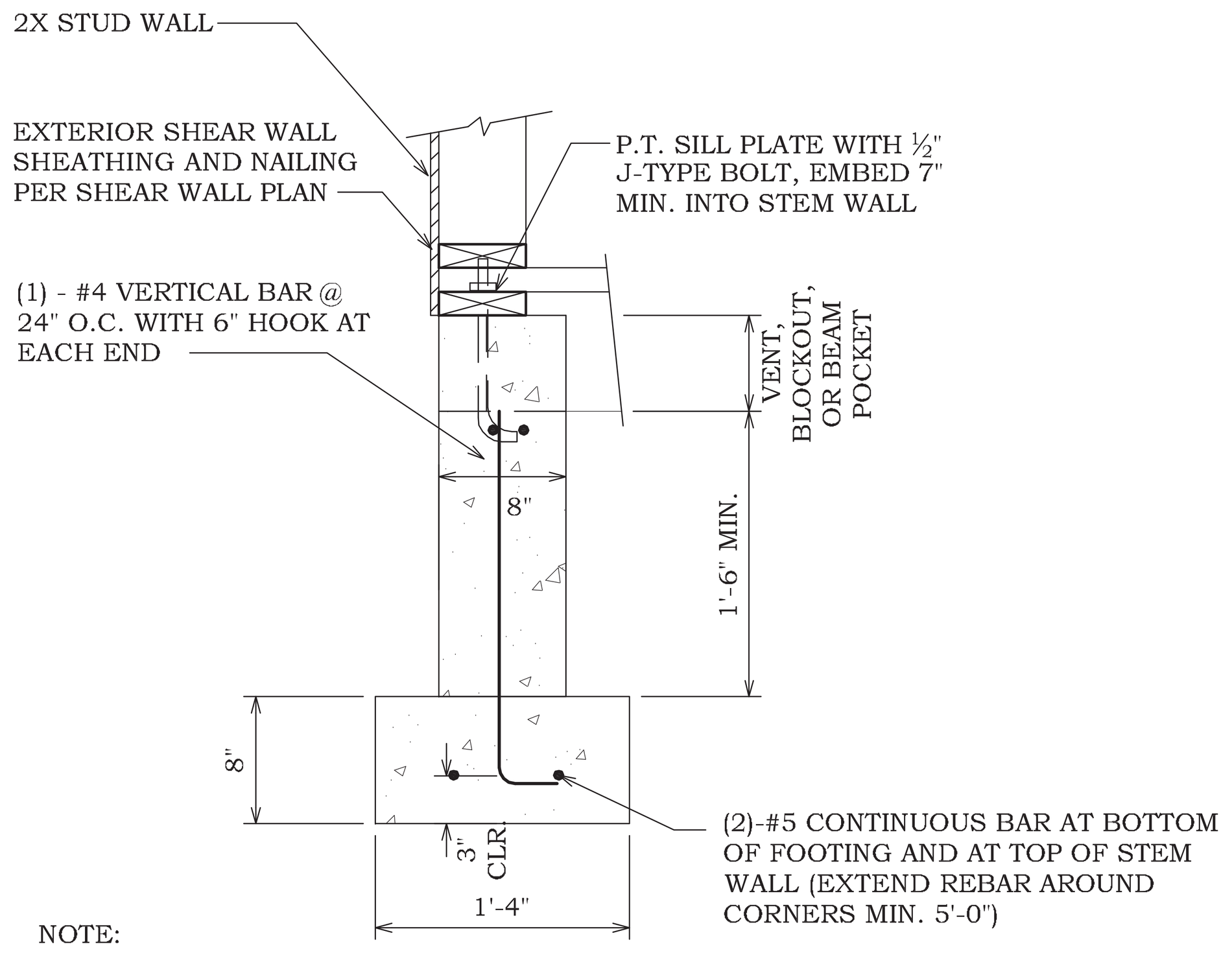
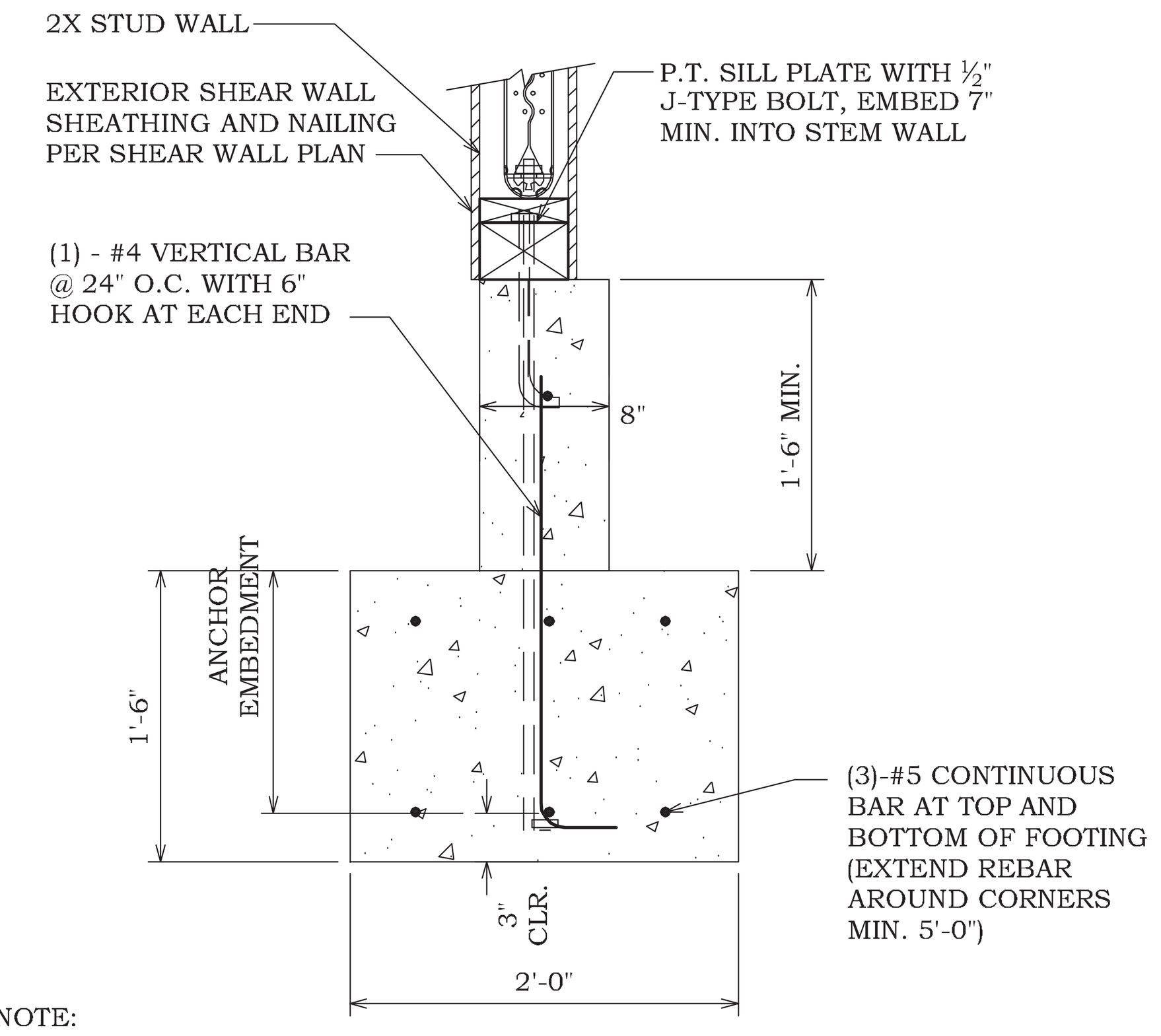
PROJECT NO.	R14010
SHEET NO.	S2 of



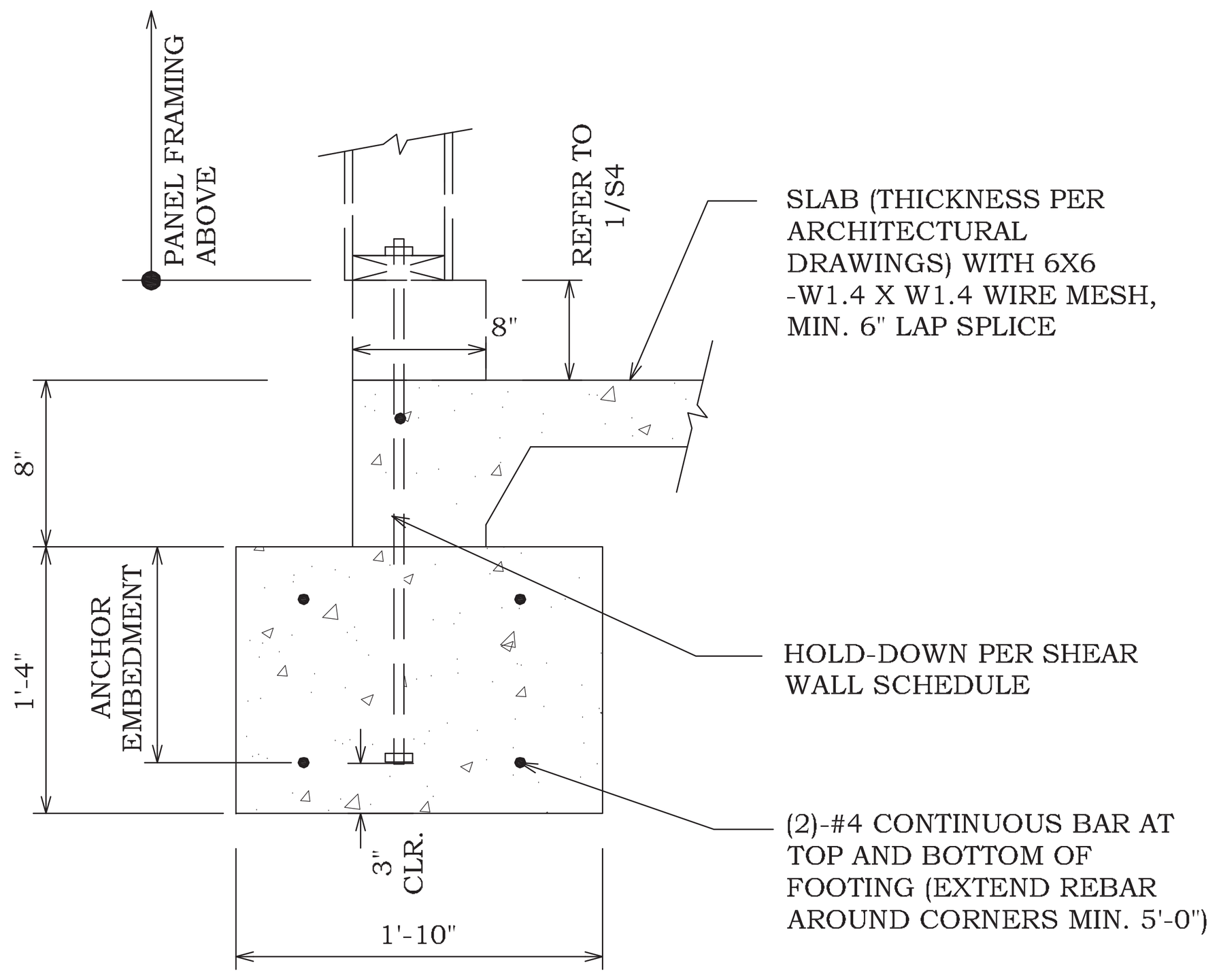
NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

8/S3 FOOTING SECTION
SCALE: NONE



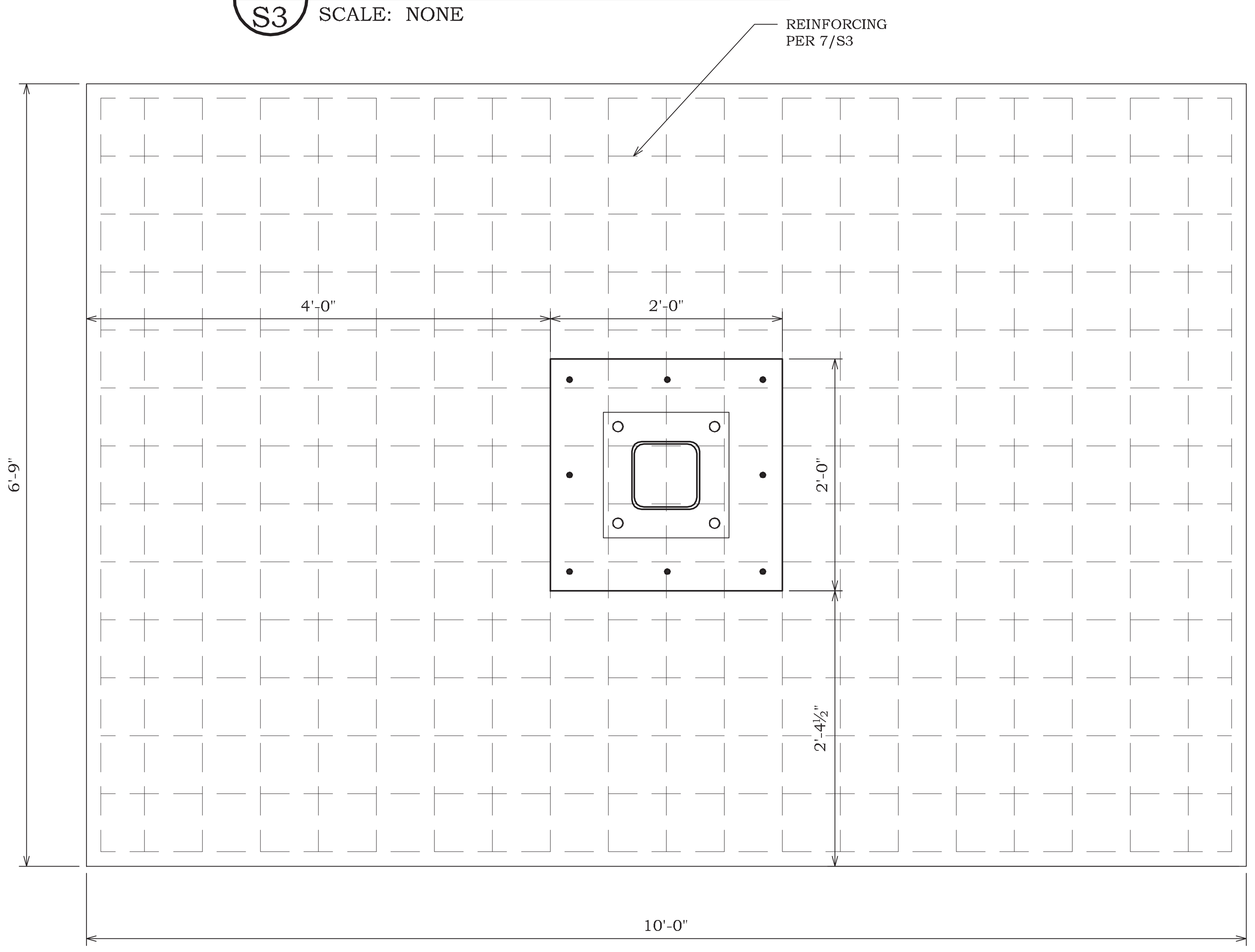
NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

9/S3 FOOTING SECTION
SCALE: NONE

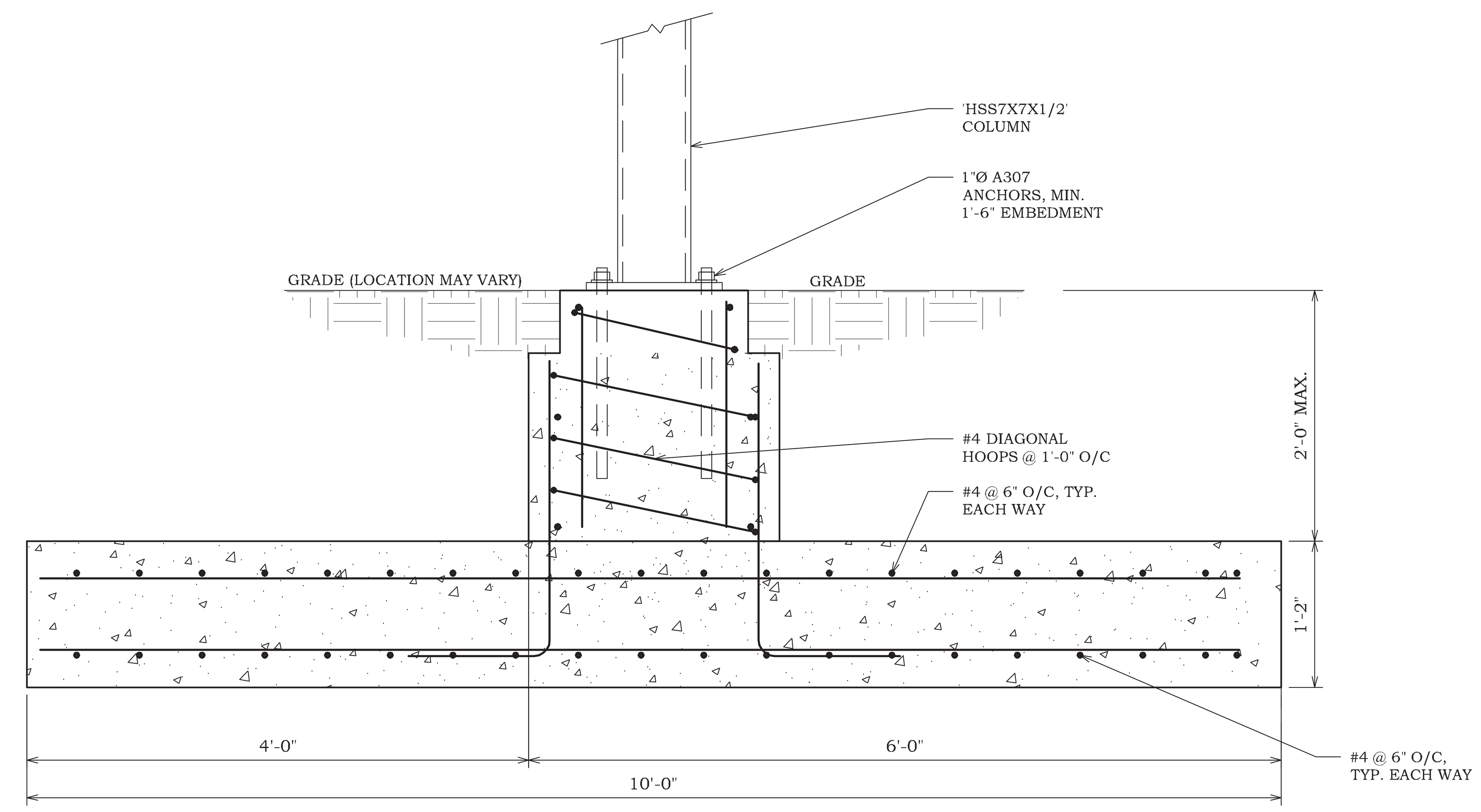


NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. DRIVEWAY SURFACE NOT SHOWN.

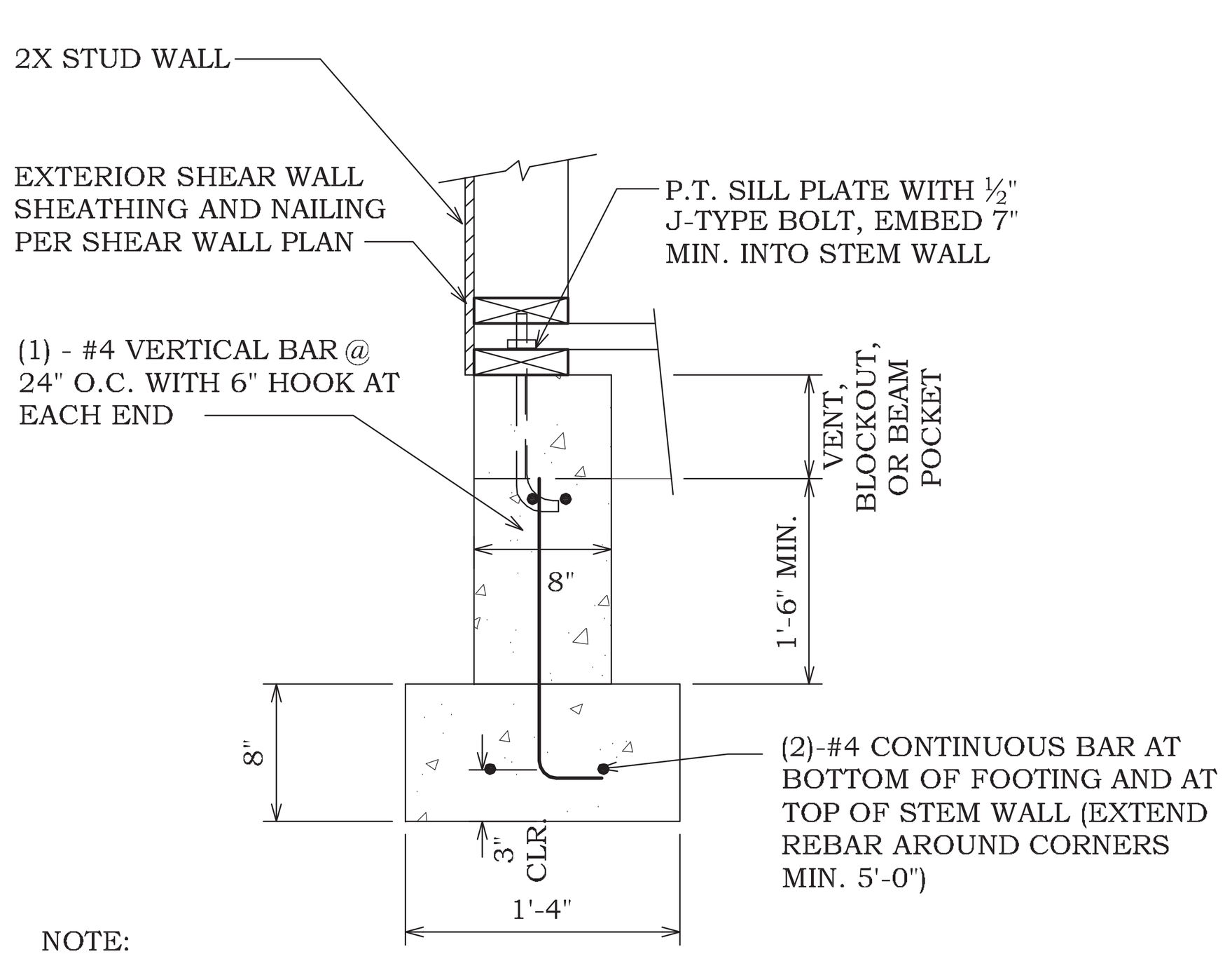
5/S3 FOOTING SECTION
SCALE: 1" = 1'-0"



6/S3 MOMENT SLAB PLAN VIEW
SCALE: NONE

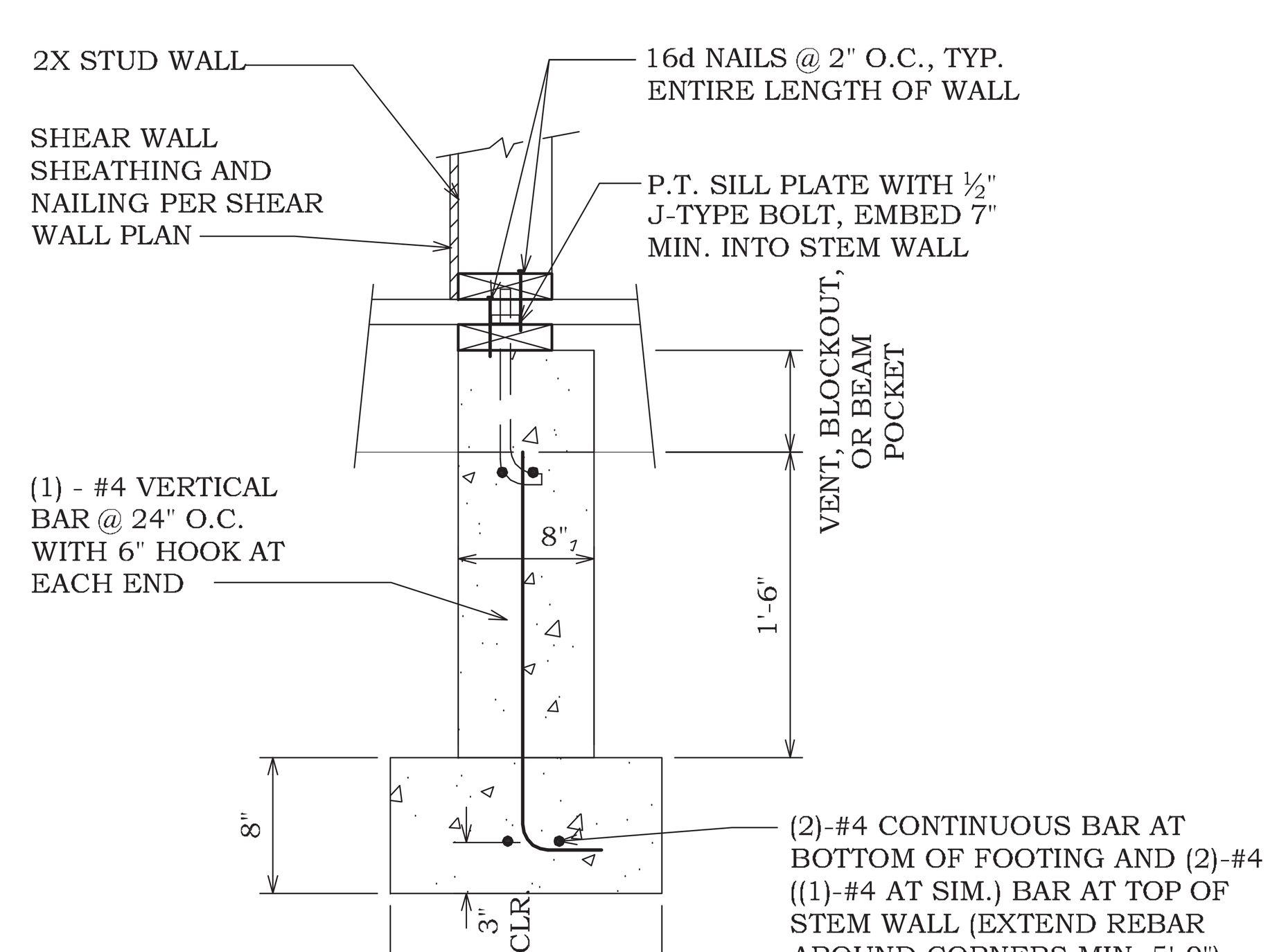


7/S3 MOMENT SLAB PLAN VIEW
SCALE: NONE



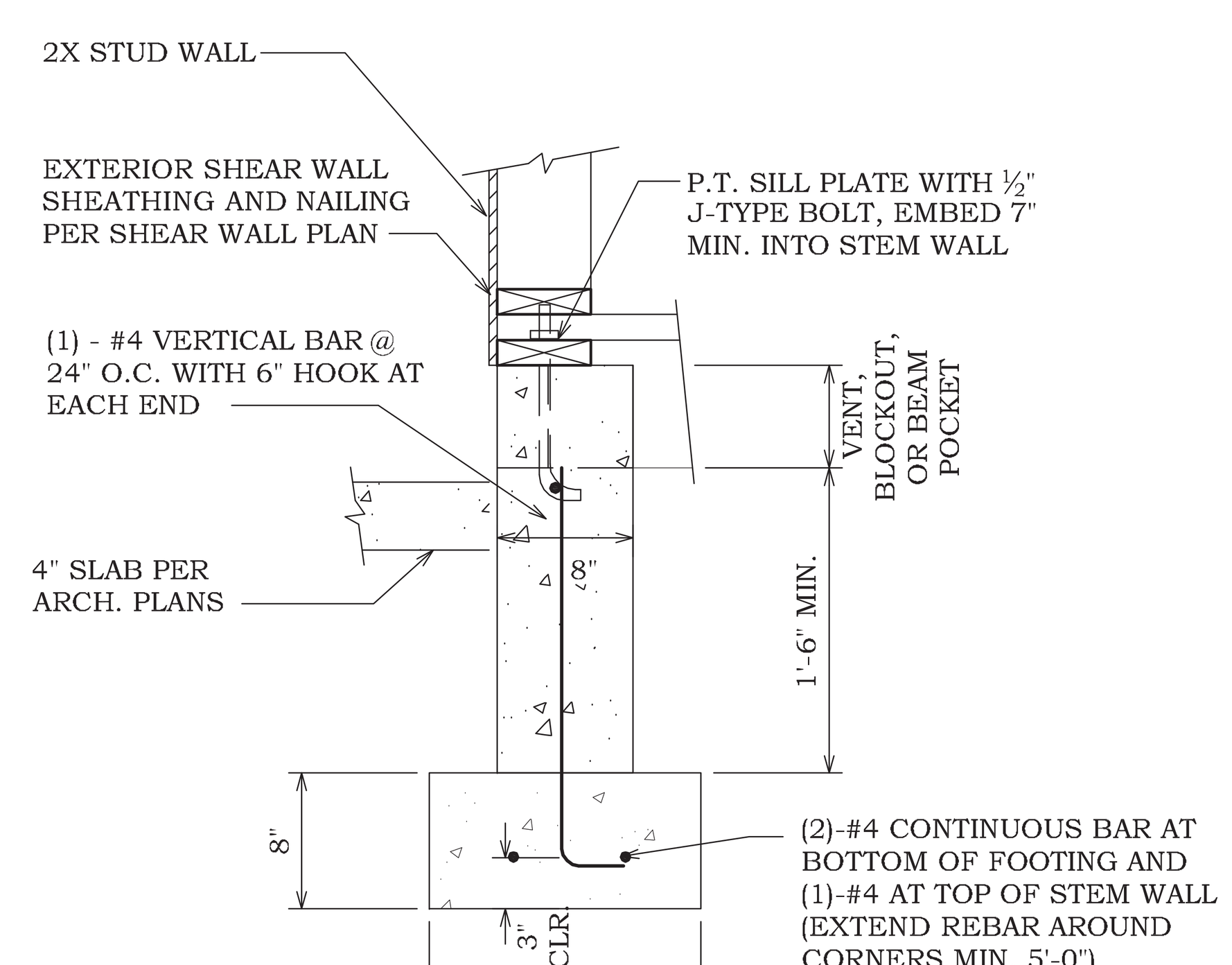
NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

1/S3 FOOTING SECTION
SCALE: NONE



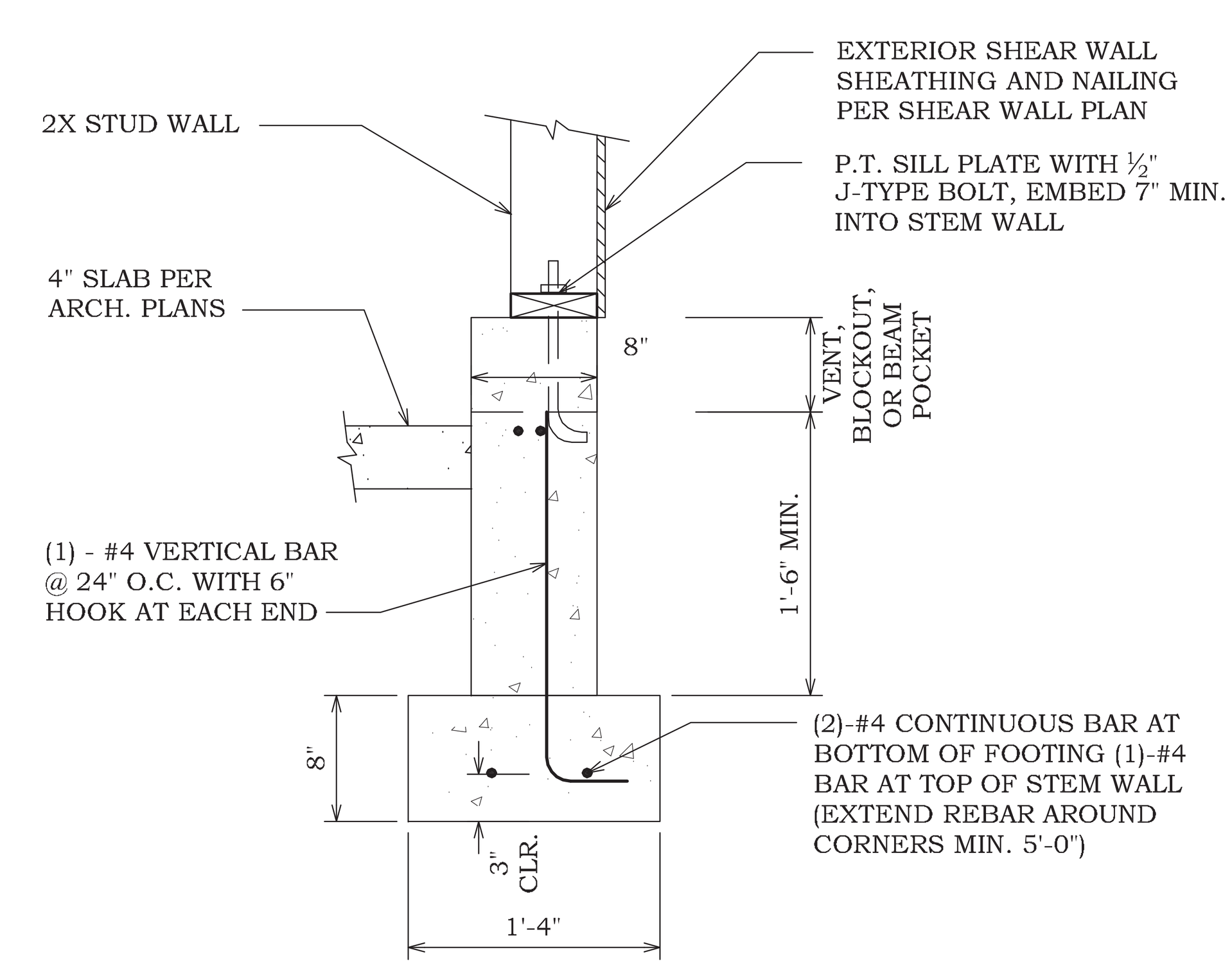
NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

2/S3 FOOTING SECTION
SCALE: NONE



NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

3/S3 FOOTING SECTION
SCALE: NONE



NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

4/S3 FOOTING SECTION
SCALE: 1" = 1'-0"

No.	DATE	DESCRIPTION

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NORTHER LIGHTS NO 2 LOT 29
STRUCTURAL DETAILS

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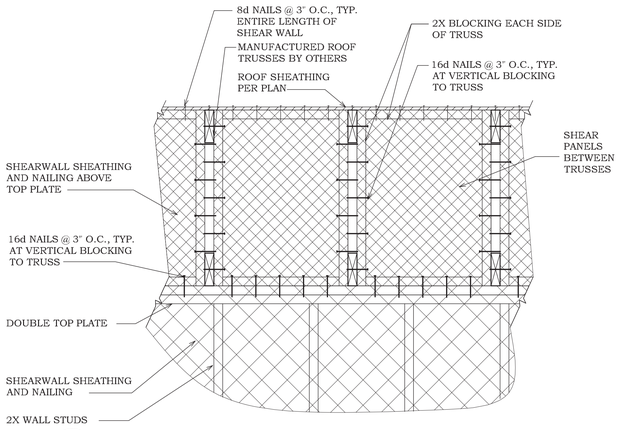
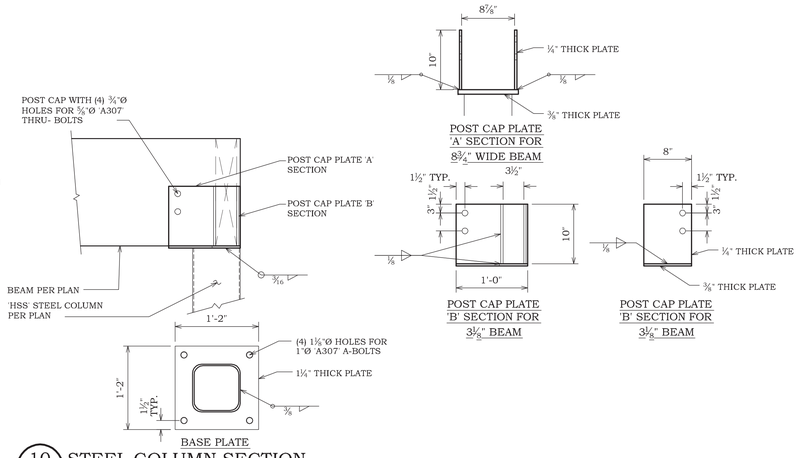
REGISTERED PROFESSIONAL ENGINEER
58949PE
[illegible]
OREGON
JULY 15, 2003
RICHARD J. TURNER
EXP. DATE:

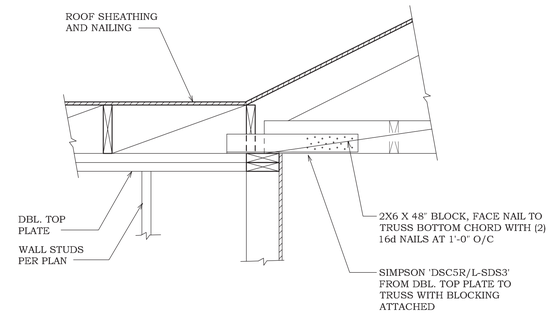
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	01/06/14
PROJECT NO.	R14010
SHEET NO.	S3 of



9 S4 SHEAR WALL TO ROOF TRANSFER
SCALE: 1" = 1'-0"



10 S4 STEEL COLUMN SECTION
SCALE: 1" = 1'-0"



11 S4 ROOF SECTION
SCALE: NONE

5 S4 SHEAR WALL ELEVATION
SCALE: 1" = 1'-0"

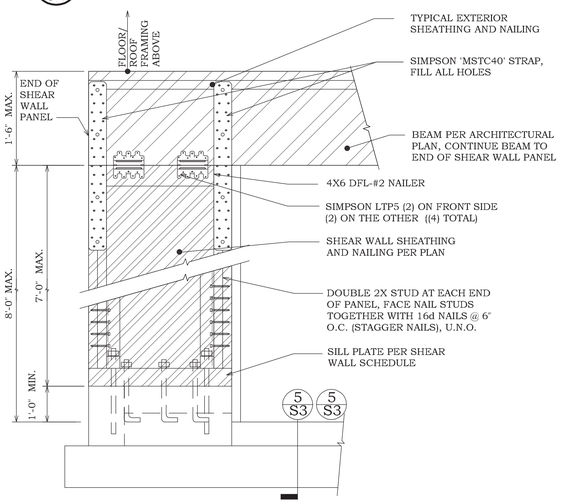
6 S4 STEEL COLUMN SECTION
SCALE: 1" = 1'-0"

NOTE:
1. THIS DETAIL DESIGNED FOR LATERAL FORCES ONLY, REFER TO ARCHITECTURAL PLANS FOR VERTICAL CONNECTION.
2. FLASHING BY OTHERS.

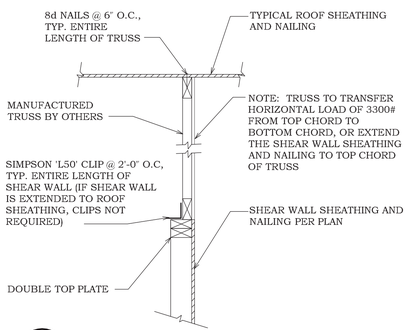
7 S4 DECK SECTION
SCALE: 1" = 1'-0"

NOTE: THIS DETAIL IS FOR SHEAR TRANSFER ONLY. VERTICAL CONNECTION AND MANUFACTURED TRUSS BY OTHERS.

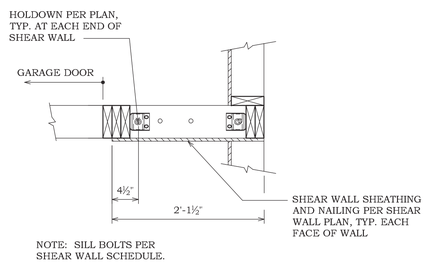
8 S4 LOWER ROOF TO WALL SECTION
SCALE: 1" = 1'-0"



1 S4 SHEAR WALL ELEVATION VIEW
SCALE: NONE

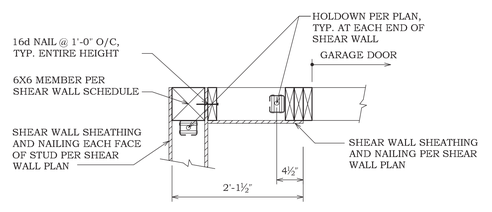


2 S4 WALL SECTION
SCALE: 1" = 1'-0"



NOTE: SILL BOLTS PER SHEAR WALL SCHEDULE.

3 S4 WALL SECTION
SCALE: 1" = 1'-0"



4 S4 FOOTING SECTION
SCALE: 1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
58949PE
OREGON
JULY 15, 2003
RICHARD J. TURNER
EXP. DATE:

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DESIGNED BY	RJT
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CHECKED BY	RJT
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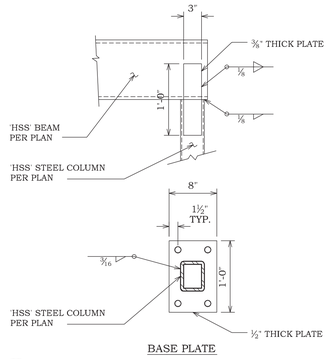
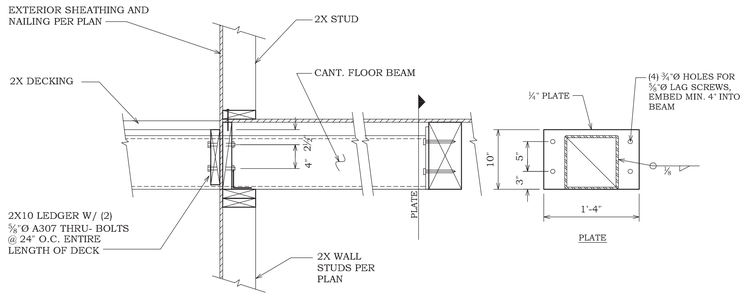
PROJECT NO.	R14010
SHEET NO.	S4 of

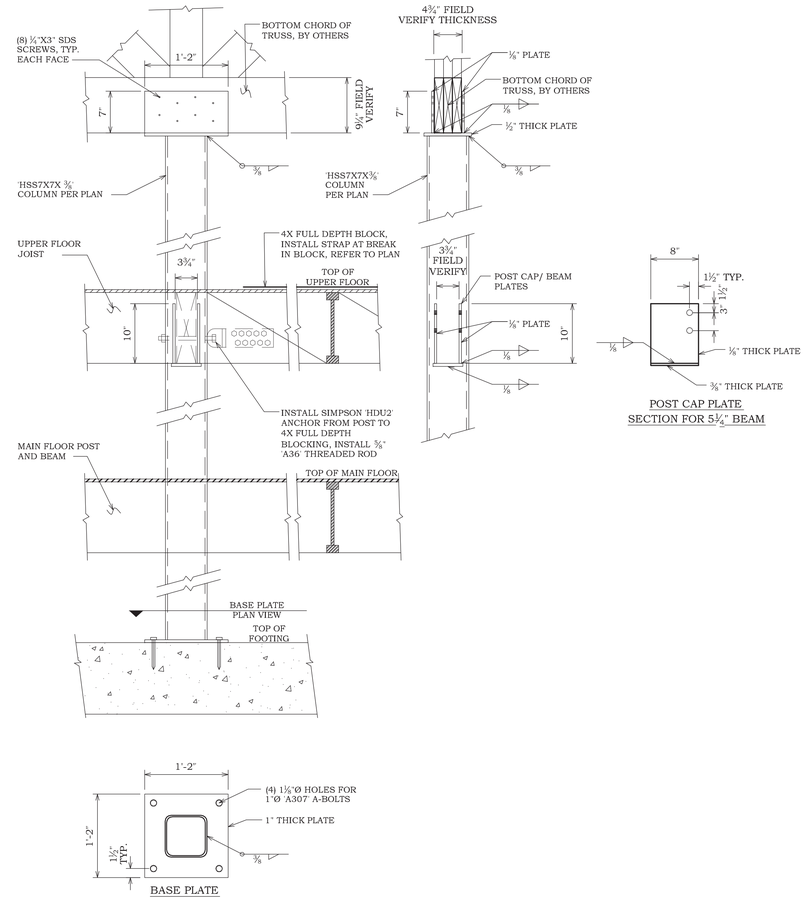


5 S5 STEEL COLUMN SECTION
SCALE: 1" = 1'-0"

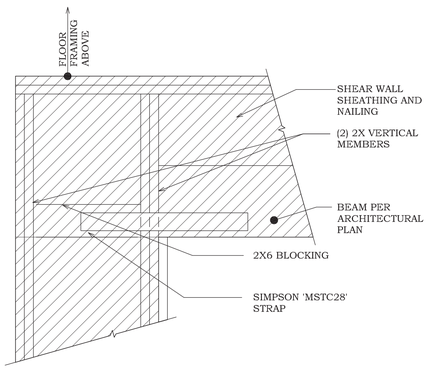


NOTE:
1. FLASHING BY OTHERS.
2. DECK JOISTS NOT SHOWN FOR CLARITY.

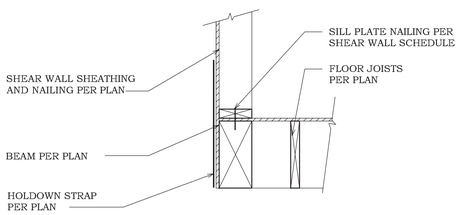
6 S5 DECK SECTION
SCALE: 1" = 1'-0"



7 S5 STEEL COLUMN SECTION
SCALE: 1" = 1'-0"

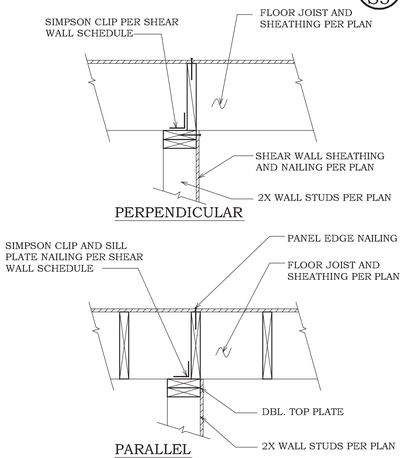


1 S5 SHEAR WALL ELEVATION
SCALE: 1" = 1'-0"

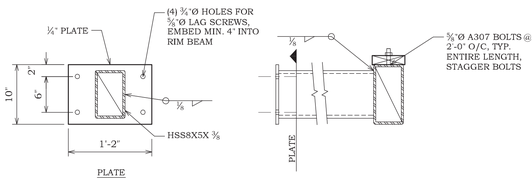


NOTE: THIS DETAIL IS FOR SHEAR TRANSFER ONLY. VERTICAL CONNECTION AND MANUFACTURED TRUSS BY OTHERS.

2 S5 LOWER ROOF TO WALL SECTION
SCALE: 1" = 1'-0"



3 S5 WALL SECTION
SCALE: NONE



4 S5 CANT. BEAM SECTION
SCALE: NONE

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REGISTERED PROFESSIONAL ENGINEER 58949PE OREGON JULY 15, 2009 RICHARD J. TURNER

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