PROJECT: VOLARE TOWNHOMES
HAPPY VALLEY, OREGON

CODE: 2010 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
2010 OREGON STRUCTURAL SPECIALTY CODE

ZONING: CLACKAMAS COUNTY R-2.5

MAP NO.

OCCUPANY: R-3, ATTACHED ROW HOMES
OREGON RESIDENTIAL SPECIALITY CODE, APPENDIX 0

SITEPLAN

SCALE = 1"=10'

VOLARE TOWNHOMES, LLC

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall assume responsibility for all dimensions and conditions on the job. The designer must be notified and consent to any variations from dimensions set forth herein.

The type of exterior finish, the installation and waterproofing details are all to be the full responsibility of the owner/builder. This Designer highly recommends third party verify building envelope and inspection of final product. This Designer assumes no responsibility for the integrity of the building envelope.

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

SITEPLAN
BUILDING 6

SCALE:
DRAWN: SAR

SHEET
A
0.1
942 TOPO LOT 17-26

TABLE N1101.1(2) ADDITIONAL MEASURES	
envelope enhancement measure (select one)	
1	**High efficiency walls & windows:** Exterior walls - U-0.047/R-19+5 (insulation sheathing)/SIPS,and one of the following options: Windows - Max 15 percent of conditioned area± or Windows - U-0.30
2	**High efficiency envelope:** Exterior walls - U-0.058/R-21 Intermediate framing, and Vaulted ceilings - U-0.033 / R-30A , and Flat ceilings - U-0.025 / R-49, and Framed floors - U-0.025/R-38, and Windows - U.030± and Doors - All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficacy lamps of Conservation Measure D and E
3	**High efficiency ceiling, windows & duct sealing:** (Cannot be used with Conservation Measure E) Vaulted ceilings - U-0.033 / R-30A[de], 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 N1104.1(1)
5	**Building tightness testing, ventilation and 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[f], or 2. 5.0 air changes per hour[f] when used with Conservation Measure E, and Performance tested duct systems[b]
6	**Ducted HVAC systems within conditioned space:** (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope[i]

TABLE N1101.1(2) ADDITIONAL MEASURES	
conservation measure (select one)	
A	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90%, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0
B	High efficiency duct sealing: Certified performance tested duct systems or All ducts and air handler are contained within building envelope
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 resistance 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 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.2c
E	**Energy management devise & duct sealing:** Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systemsb, and A minimum 75 percent of permanently installed lighting fixtures as high-efficacy lamps
F	Solar photovoltaic: Minimum 1 Watt / sq ft. conditioned floor space
G	Solar water heating: Minimum of 40 ft^2 of gross collector area

For SI: 1 square foot = 0.093 m^2, 1 watt per square foot = 10.8 W/m^2.

a. Furnaces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. Documentation of Performance Tested Ductwork shall be submitted to the Building Official upon completion of work. This work shall be performed by a contractor that is certified by the Oregon Department of Energy's (ODOE) Residential Energy Tax Credit program and documentation shall be provided that work demonstrates conformance to ODOE duct performance standards.
c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirement.
d. A = advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.
e. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor no greater than U-0.026.
f. Building tightness test shall be conducted with a blower door depressurizing the dwelling 50 Pascal's from ambient conditions. Documentation of blower door test shall be submitted to the Building Official upon completion of work.
g. Solar electric system size shall include documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
h. Solar water heating panels shall be Solar Rating and Certification Corporation (SRCC) Standard OG-300 certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
i. A total of 5 percent of an HVAC system's ductwork shall be permitted to be located outside of the conditioned space, Ducts located outside the conditioned space shall have insulation installed as required in this code.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS[a]		
Building Component	Standard Base Case	
	Required Performance	Equivalent Value[b]
Wall insulation-above grade	U-0.060	R-21[c]
Wall insulation-below grade[e]	F-0.565	R-15
Flat ceilings[f]	U-0.031	R-38
Vaulted ceilings[g]	U-0.042	R-38[g]
Underfloors	U-0.028	R-30
Slab edge perimeter	F-0.520	R-15
Heated slab interior[i]	n/a	R-10
Windows[j]	U-0.35	U-0.35
Window area limitation[k]	n/a	n/a
skylights[l]	U-0.60	U-0.60
Exterior doors[m]	U-0.20	U-0.20
Exterior doors w/>2.5 ft^2 glazing[n]	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8

a. **As allowed in section N1104.1, thermal performance of a component may be adjusted provided** that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

b. R-values used in this table are nominal, for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonary walls that are above grade. This includes cripple walls and rim joist areas. R-19 Advanced Frame or 2x4 wall with rigid insulation may be substituted is total nominal insulation R-value is 18.5 or greater.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches (90mm).

e. Below-grade wood, concrete or masonary walls include all walls that are below grade and does not include those portions of such wall that extend more than 24 inches above grade.

f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet (13.9m²) in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces).

g. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless area has a U-factor no greater than U-0.031. The U-factor of 0.042 is representative of a vaulted scissor truss. A 10-inch deep rafter vaulted ceiling with R-30 insulation is U-0.033 and complies with this requirement, not to exceed 50 percent of the total heated space floor area.

h. A=advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.

i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with NF1111.2 item 3 shall comply with window performance reqirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.

k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.

l. Skylight area installed at 2% or less of total heated space floor area shall be deemed to satisfy this requirement with vinyl wood, or thermally broken aluminum frames and double-pane glazing with low-emissivity coatings. Skylight U-factor is tested in the 20 degree overhead plane per NFRC standards.

m. A maximum of 28 square feet (2.6 m²) of exterior door area per dwelling unit can have a U-factor of 0.54 or less.

n. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this U-0.40 requirement.

REAR ELEVATION

LOT 21 LOT 22 LOT 23

1/4"=1'-0"

FRONT ELEVATION

LOT 23 LOT 22 LOT 21

1/4"=1'-0"

VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

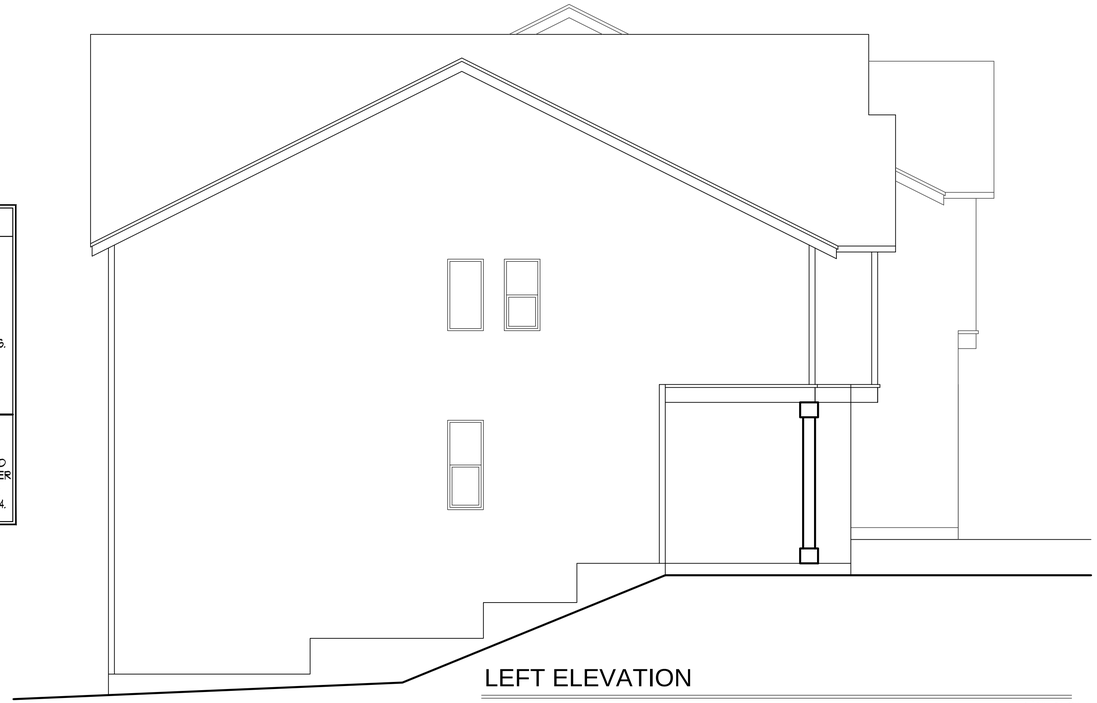
ELEVATIONS

SCALE:

DRAWN: SAR

SHEET
A
1.0
building 6

FLASHING NOTE: USE APPROVED CORROSION RESISTANT FLASHING IN ALL OF THE FOLLOWING AREAS:
1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAK PROOF, EXCEPT THAT SELF FLASHING WINDOWS CONTINUOUS LAP OF NOT LESS THAN 1⅛" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING THE CORNERS DO NOT REQUIRE FLASHING.
2. AT THE INTERSECTION OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILTIN GUTTERS PER IRC SECTION R1Ø3.8.
SHEAR WALL BOTTOM PLATE NAILING & ALL NAILING AT PRESSURE TREATED PLATE MEMBERS SHALL BE HOT DIPPED ZINC COATED GALV. STEEL OR STAINLESS STEEL NAILS PER IRC 319.3
FASTENERS FOR PRESSURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON, BRONZE, OR COPPER
PER IRC 32Ø3.1 FIELD CUT END, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.



LEFT ELEVATION

1/4"=1'-0"

GENERAL NOTES:

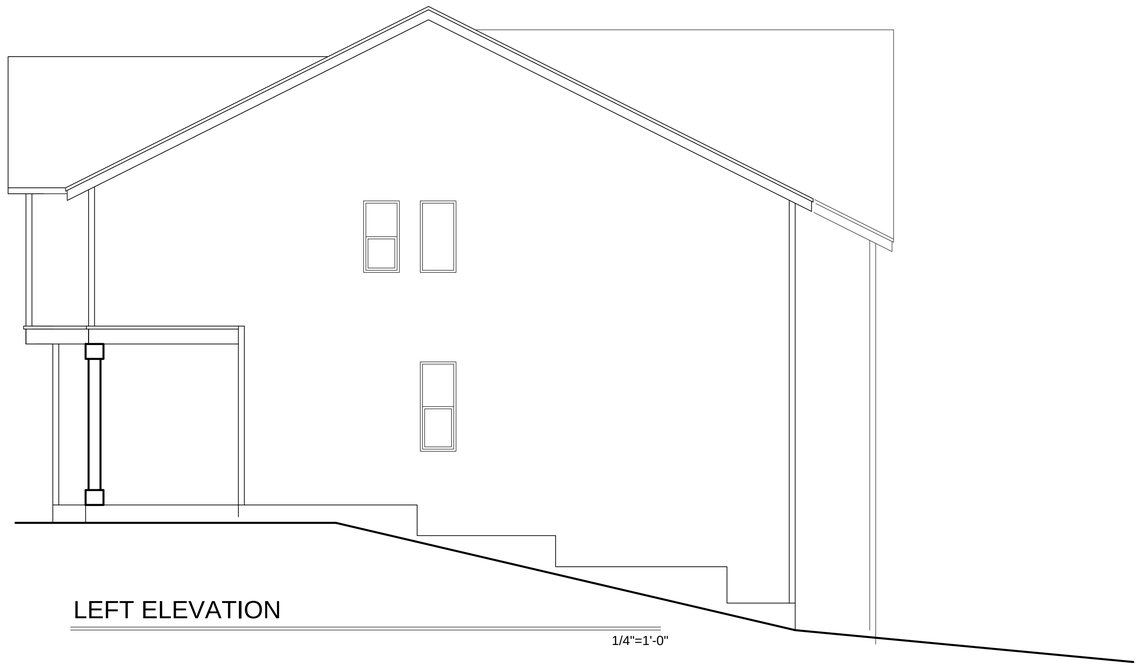
1. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATES EDITION OF LOCAL BUILDING CODE, ONE AND TUO FAMILY DUELLING CODES AND ALL OTHER GOVERNING CODES, LAWS AND REGULATIONS.
2. **SITE/CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE:**
   CONTRACTOR SHALL NOT SCALE THE DRAWINGS, OR DETAILS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOBSITE.
   NOTIFY DESIGN AGENCY IN WRITING OF ANY SIGNIFICANT DEVIATIONS, ANY CHANGES TO CONSTRUCTION DOCUMENTS OR IF ADDITIONAL DETAILS, SPECIFICATIONS ARE NEEDED FOR PROPER EXECUTION OF THE WORK.
   ALSO NOTIFY DESIGN AGENCY IN WRITING IF THERE ARE ANY CORRECTIONS OR CHANGES TO BE MADE TO THE CONSTRUCTION DOCUMENTS REQUIRED BY THE PLANNING/BUILDING DEPARTMENT OFFICIALS.
   PLANS CORRECTION LIST OR COMMENTS (FROM THE PLANNING/BUILDING DEPARTMENT OFFICIALS) MUST BE DELIVERED TO THE DESIGN AGENCY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS.
4. MECHANICAL AND ELECTRICAL WORK IS ON A CONTRACTOR DESIGN/BUILD BASIS. COORDINATE ALL ARCHITECTURAL AND STRUCTURAL WORK WITH MECHANICAL AND ELECTRICAL REQUIREMENTS.
5. ALL DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS UNLESS NOTED OTHERWISE.
   ALL EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C. , ALL INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
6. COORDINATE ALL ITEMS NOT SHOWN OR NOTED WITH OWNER AND/OR DESIGNER, INCLUDING BUT NOT LIMITED TO FINISHES, COLORS, CABINETS, HARDWARE, FIXTURES, ETC...
7. SEAL OR WEATHER STRIP ALL EXTERIOR OPENINGS AND PENETRATIONS IN MANNER TO PREVENT OUTSIDE AIR INFILTRATION AND MOISTURE FROM ENTERING STRUCTURAL AND OCCUPIED SPACES, INCLUDING AROUND PLUMBING AND ELECTRICAL LINES AND EQUIPMENT PASSING THROUGH WALLS, GUTTERS, DOUNSPOUTS, ETC...
8. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO FOLLOW AND COORDINATE PER THE MANUFACTURER'S PRINTED INSTRUCTIONS, SPECIFICATIONS AND INSTALLATION DETAILS THE INSTALLATION OF ALL BUILDING PRODUCTS (INTERIOR AND EXTERIOR), FIXTURES, EQUIPMENT, ETC., OR FOLLOW THE INDUSTRY STANDARD DETAILS FOR ALL THE CONDITIONS NOT SHOUN ON THE DRAUINGS FOR PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
   THE DESIGN AGENCY MUST BE NOTIFIED IN WRITTNG TO PROVIDE ADDITIONAL DETAILS, SPECIFICATIONS OR INFORMATION PER REQUEST OF THE GENERAL CONTACTOR OR OUNER FOR PROPER EXECUTION OF THE WORK.

CONSTRUCTION PHASE

THE DESIGNER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER CONTRACT FOR CONSTRUCTION.
THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

MATERIAL SPECIFICATION NOTE:

THE DESIGNER DOES NOT RECOMMEND OR SPECIFY USE OF ANY TYPE OF "STUCCO PRODUCTS" OR EXTERIOR INSULATED AND FINISH SYSTEM "E.I.F.S." FOR THE EXTERIOR OF THE HOUSE.
THE DESIGNER WILL NOT BE LIABLE FOR ANY KIND OF DAMAGES TO THE BUILDING (STRUCTURAL OR COSMETIC) IF THE OUNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.



LEFT ELEVATION

1/4"=1'-0"

VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

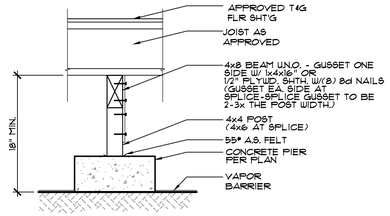
OWNER:
VOLARE TOWNHOMES, LLC.

ELEVATIONS

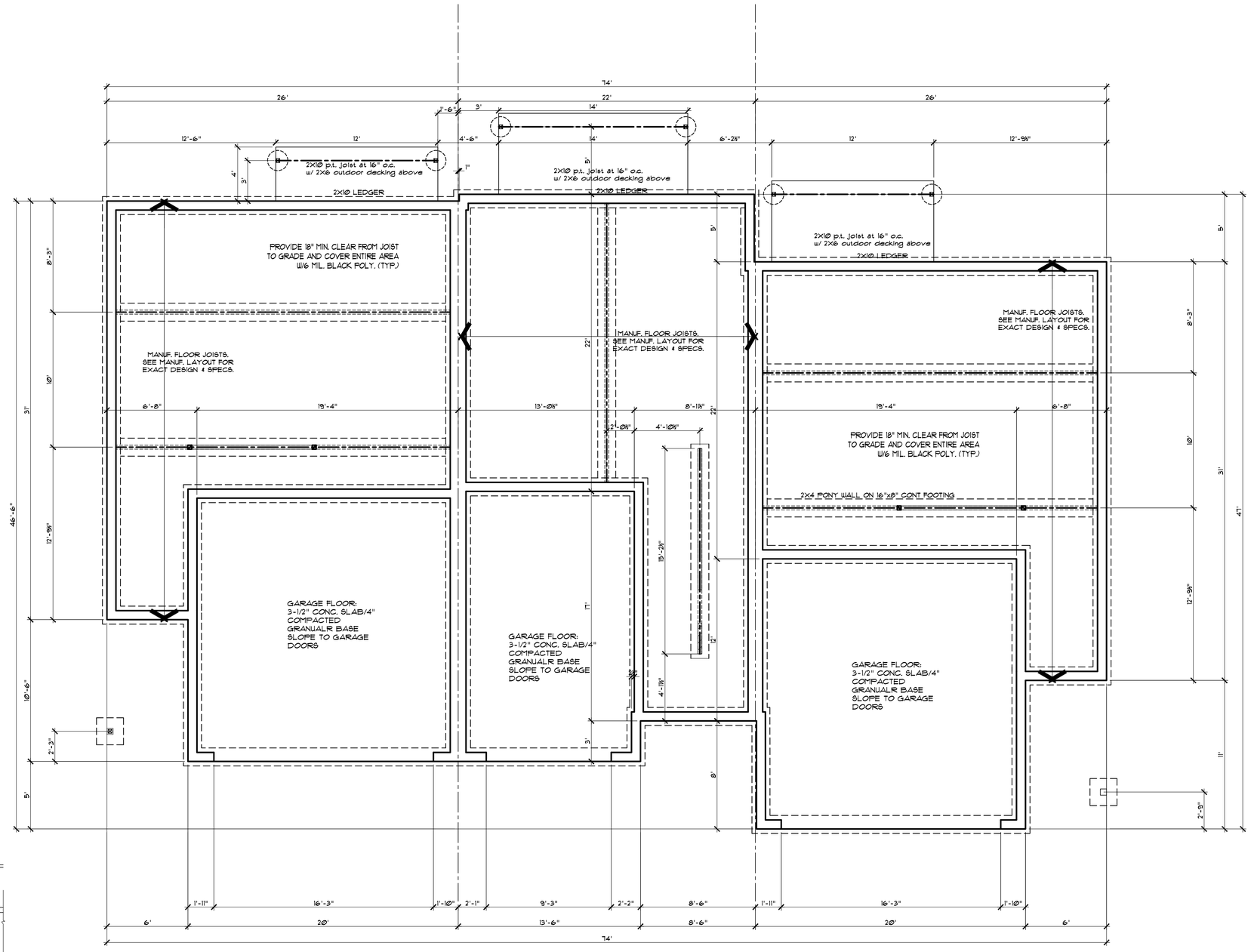
SCALE:

DRAWN: SAR

SHEET
A
1.1
building 6



B/2 INTERIOR POST & BEAM W/JOISTS
3/4" = 1'-0"

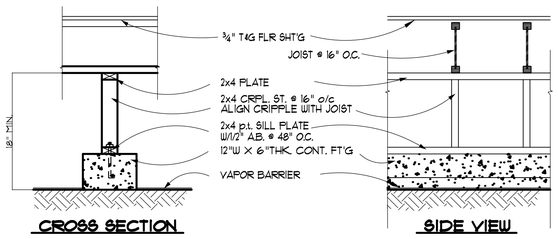


FOUNDATION LAYOUT

LOT 23 LOT 22 LOT 21

1/4"=1'-0"

REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.



C/2 INTERIOR CONTINUOUS FOOTING
3/4" = 1'-0"

VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

FOUNDATION

SCALE:
DRAWN: SAR

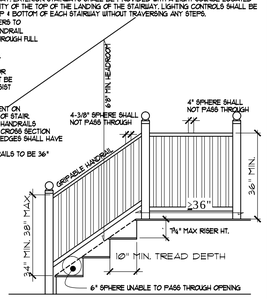
SHEET
A
2.0
building 6

SMOKED DETECTORS REQUIRED AS SHOWN
THE PLAN. DETECTORS TO BE INTERCONNE
POWERED BY PREMISE WIRING AND HAVE

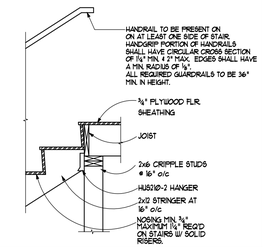
FAN V.T.D.S.	WASHINGTON STATE: 50 CFM FAN
V.T.D.S.	OREGON STATE: 50 CFM FAN TOILET COMPARTMENTS 80 CFM FAN BATHING & SPA AREAS
	VENT ALL TO OUTSIDE

ILLUMINATION NOTES: PER IRC SECTION 303.6, R303.7 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR INCLUDING LANDINGS & TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP & BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.

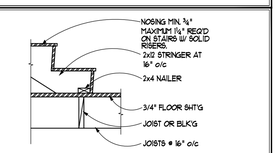
NOTES: 4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUS THROUGH FULL LENGTH OF STAIR 34" MIN. HT., 38" MAX. HT. END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. HT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE CIRCULAR CROSS SECTION OF 1¼" MIN. & 2" MAX. EDGES SHALL HAVE A MIN. RADIUS OF ⅛". ALL REQUIRED GUARDRAILS TO BE 36" MIN. IN HEIGHT.



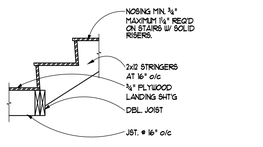
GUARD & STAIR REQUIREMENTS



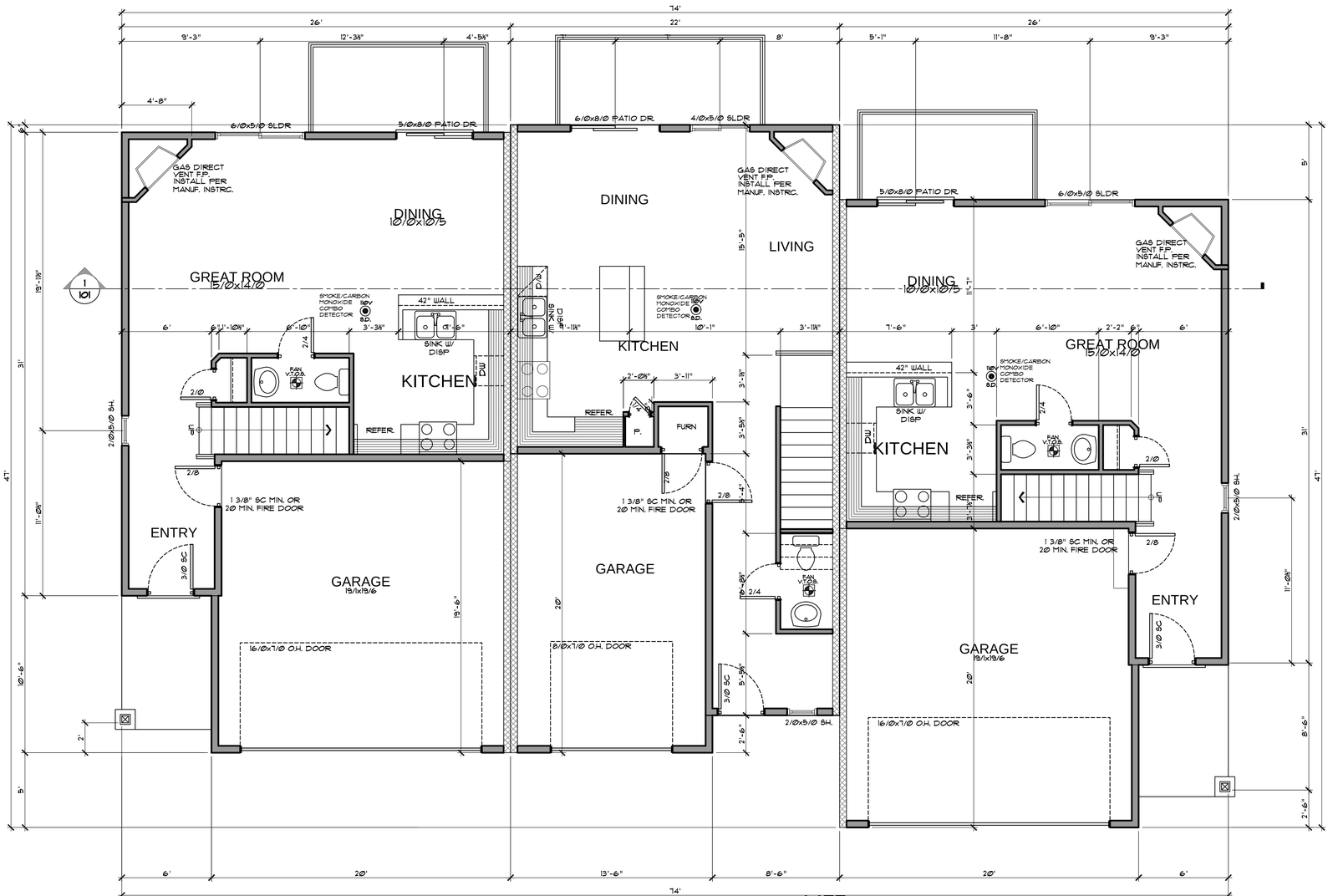
STAIR AT FLOOR CONNECTIONS



STAIR AT WOOD FLOOR CONN.



STAIR AT LANDING CONN.



MAIN FLOOR
632 sq.ft. 1669

MAIN FLOOR 1477
636 sq.ft.

MAIN FLOOR
632 sq.ft. 1669

BUILDING 6

VOLARE TOWNHOMES, LLC

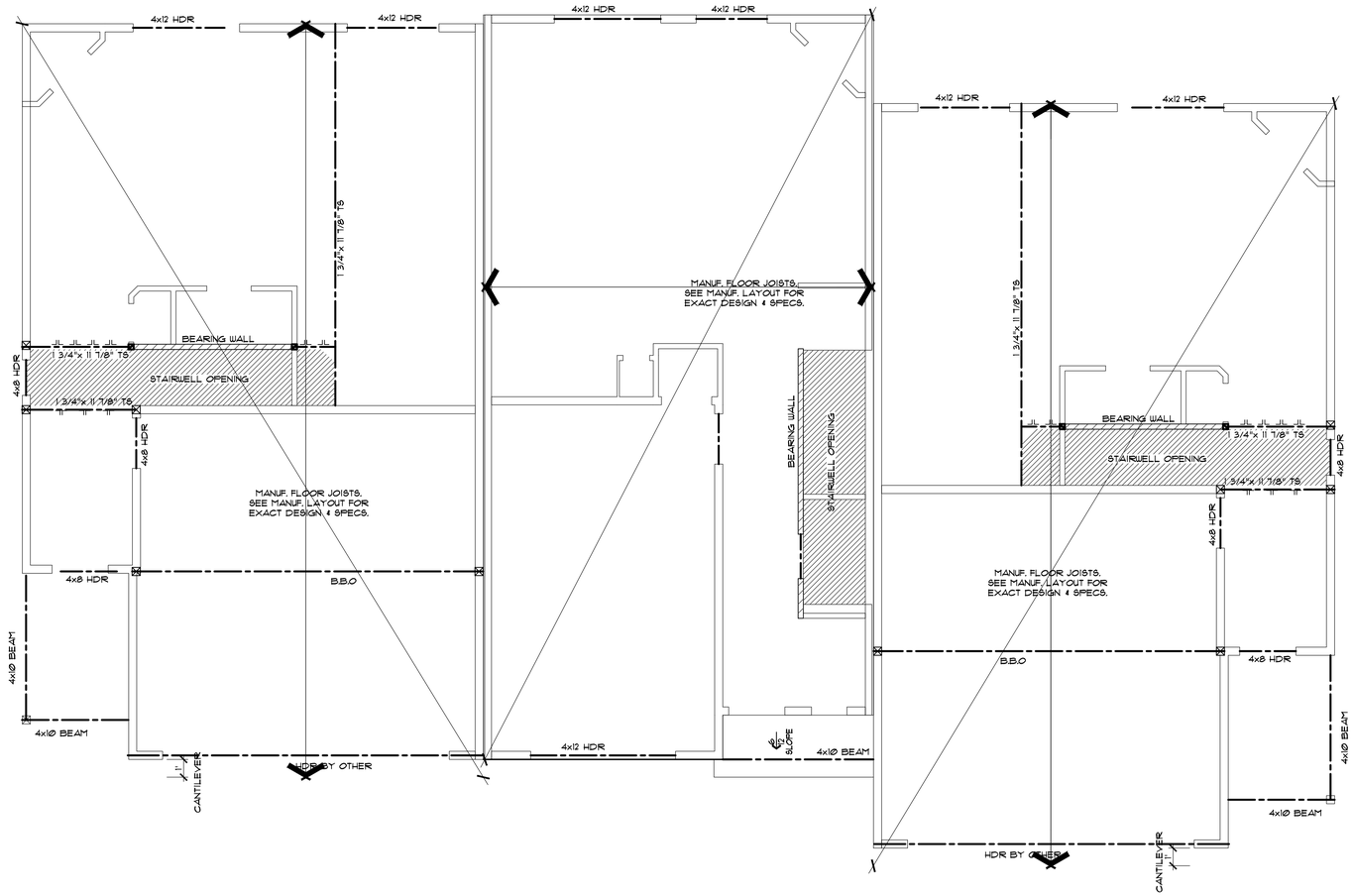
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

MAIN FLOOR

SCALE:
DRAWN: SAR

SHEET
A
3.0
building 6



UPPER FLOOR FRAMING

1/4"= 1'-0"

BUILDING 6

REFER TO THE MANUFACTURES JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

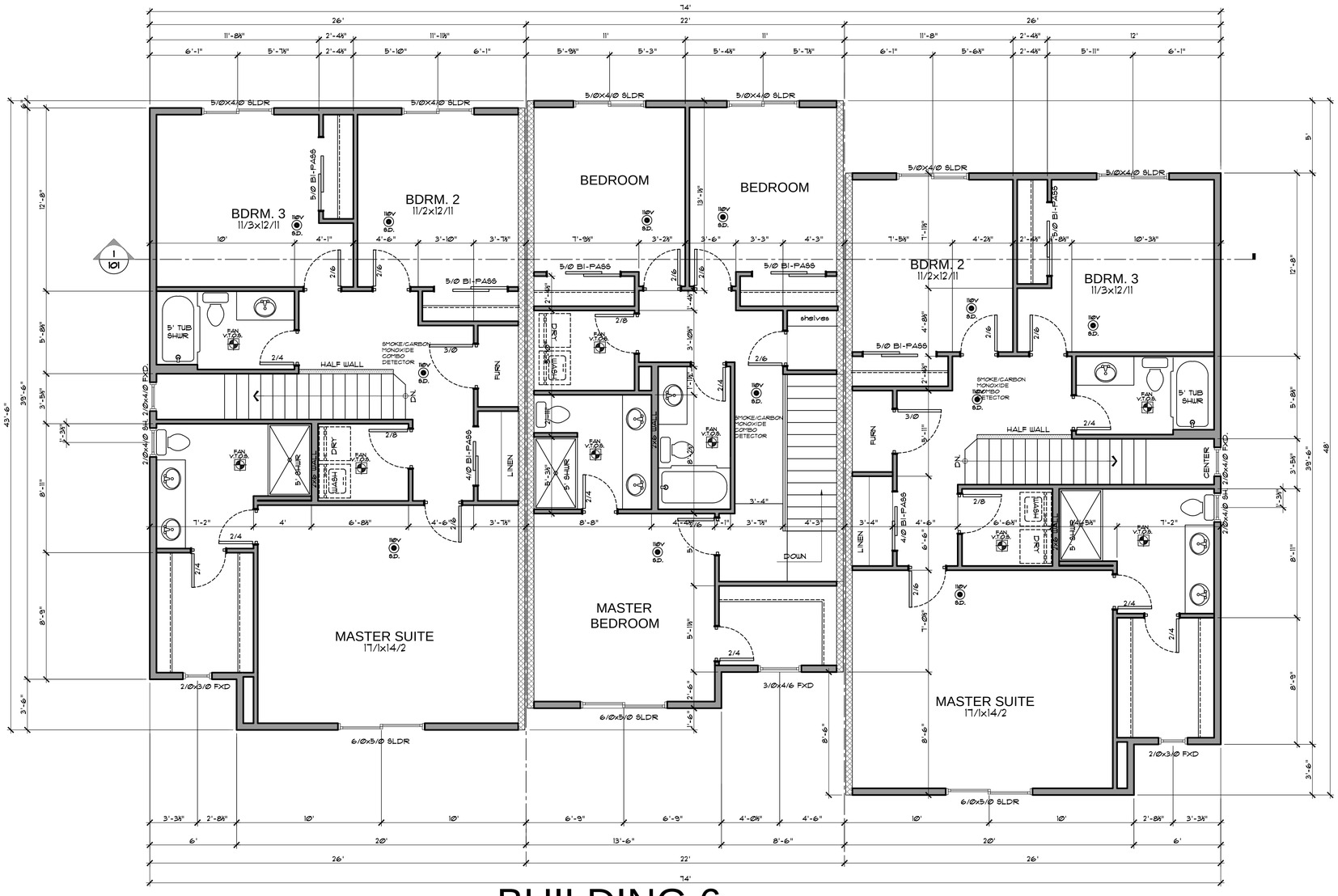
UPPER FLOOR

SCALE:
DRAWN: SAR

SHEET
A
4.0
building 6

SMOKED DETECTORS REQUIRED AS SHOWN ⊙ SD ON THE PLAN. DETECTORS TO BE INTERCONNECTED AND POWERED BY PREMISE WIRING AND HAVE BATTERY

FAN V.T.O.S.	WASHINGTON STATE: 50 CFM FAN
FAN V.T.O.S.	OREGON STATE: 50 CFM FAN TOILET COMPARTMENTS 80 CFM FAN BATHING & SPA AREAS
	VENT ALL TO OUTSIDE



BUILDING 6

UPPER FLOOR		UPPER FLOOR		UPPER FLOOR	
1037 sq.ft.	1669	841 sq.ft.	1477	1037 sq.ft.	1669

VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

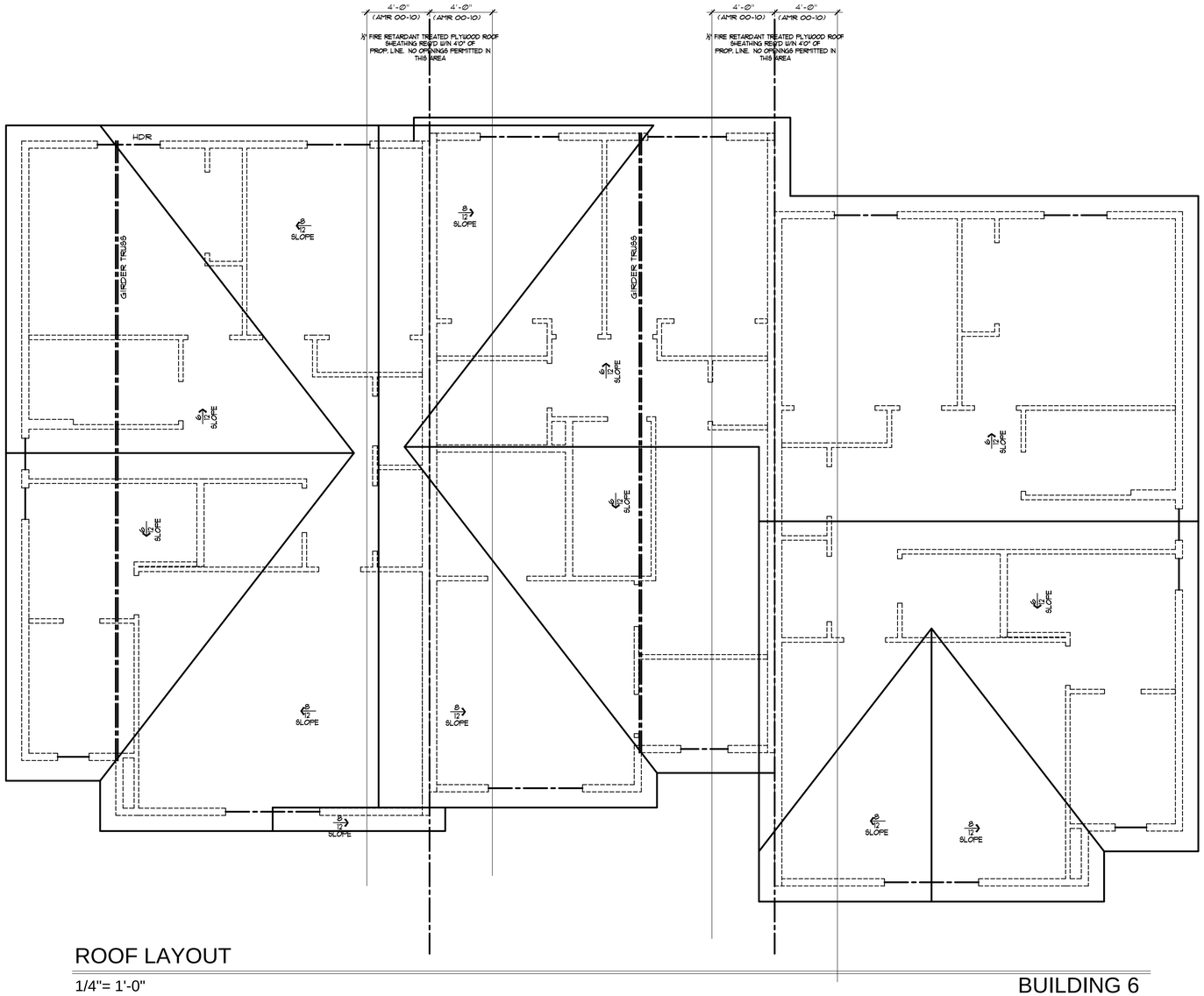
UPPER FLOOR

SCALE:
DRAWN: SAR

SHEET
A
5.0
building 6

CEILING VENTILATION

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 / 150 OF THE AREA OF SPACE TO BE VENTILATED, EXCEPT THAT THE AREA MAY BE 1 / 300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE VENTS. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.



ROOF LAYOUT

1/4"= 1'-0"

BUILDING 6

REFER TO THE MANUFACTURES TRUSS LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

VOLARE TOWNHOMES, LLC

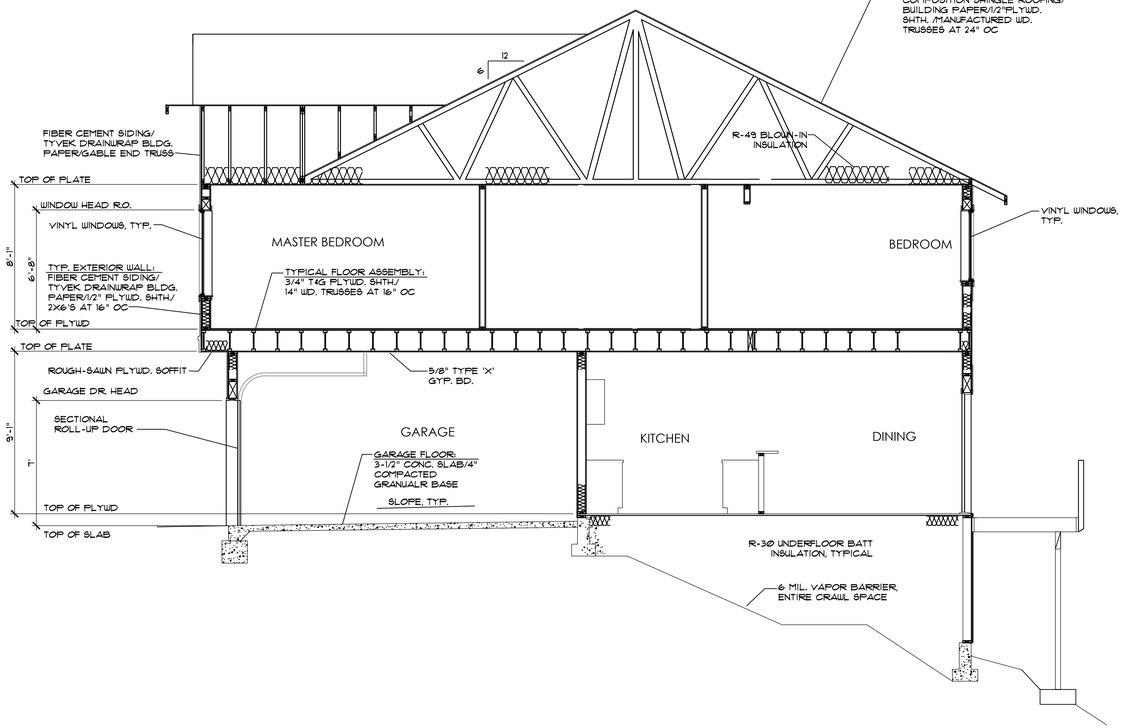
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

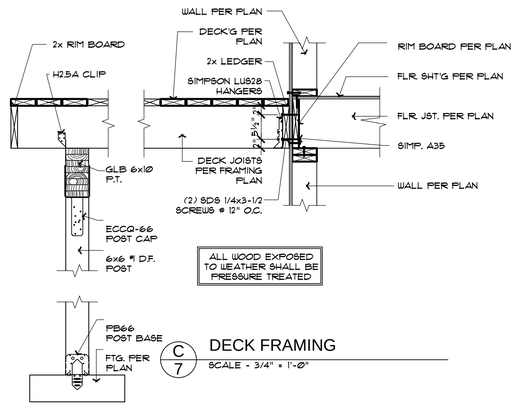
OWNER
VOLARE TOWNHOMES, LLC.

ROOF

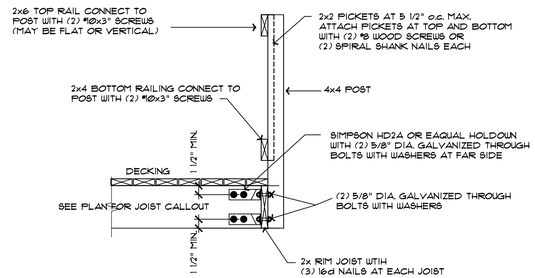
SCALE:
DRAWN: SAR

SHEET
A
6.0
building 6

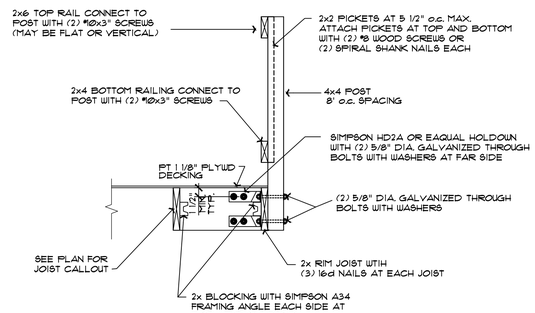




C/7 DECK FRAMING
SCALE - 3/4" = 1'-0"



D/7 GUARDRAIL PERPENDICULAR TO JOIST
SCALE - N.T.S.



E/7 GUARDRAIL PARALEL TO JOIST
SCALE - N.T.S.

VOLARE TOWNHOMES, LLC

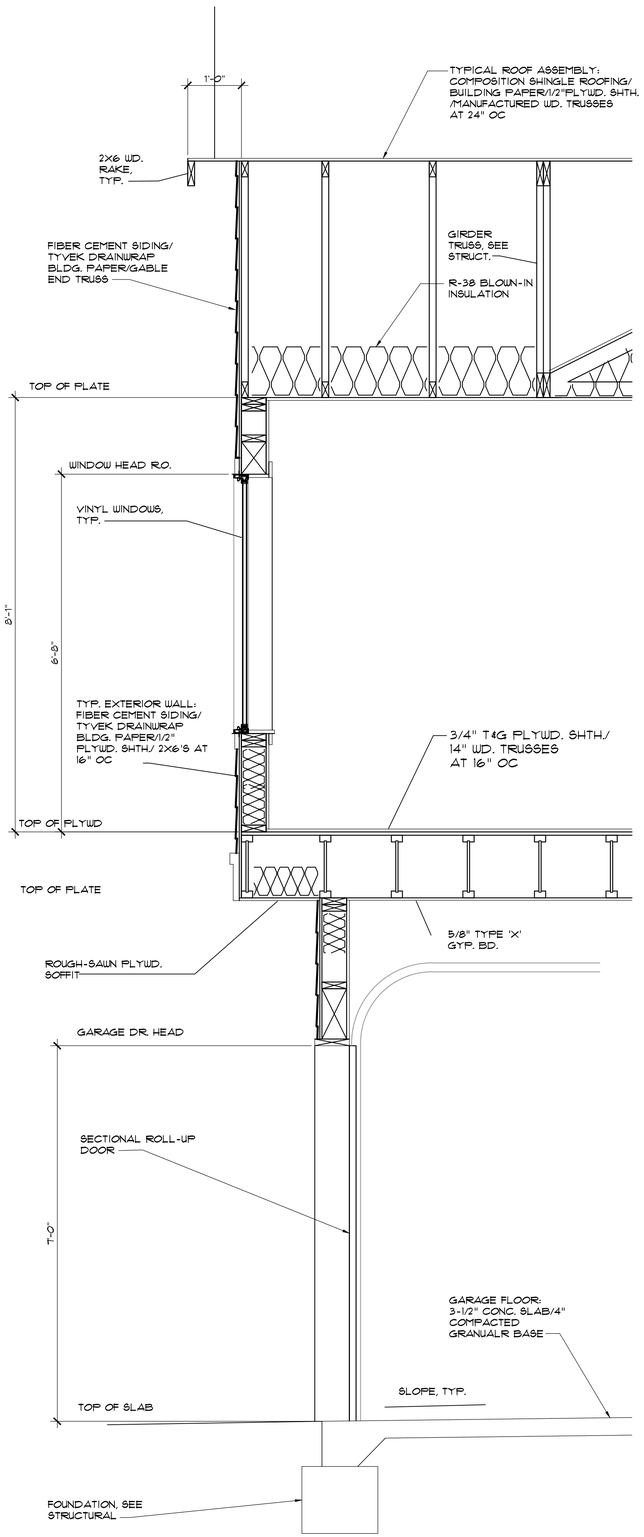
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

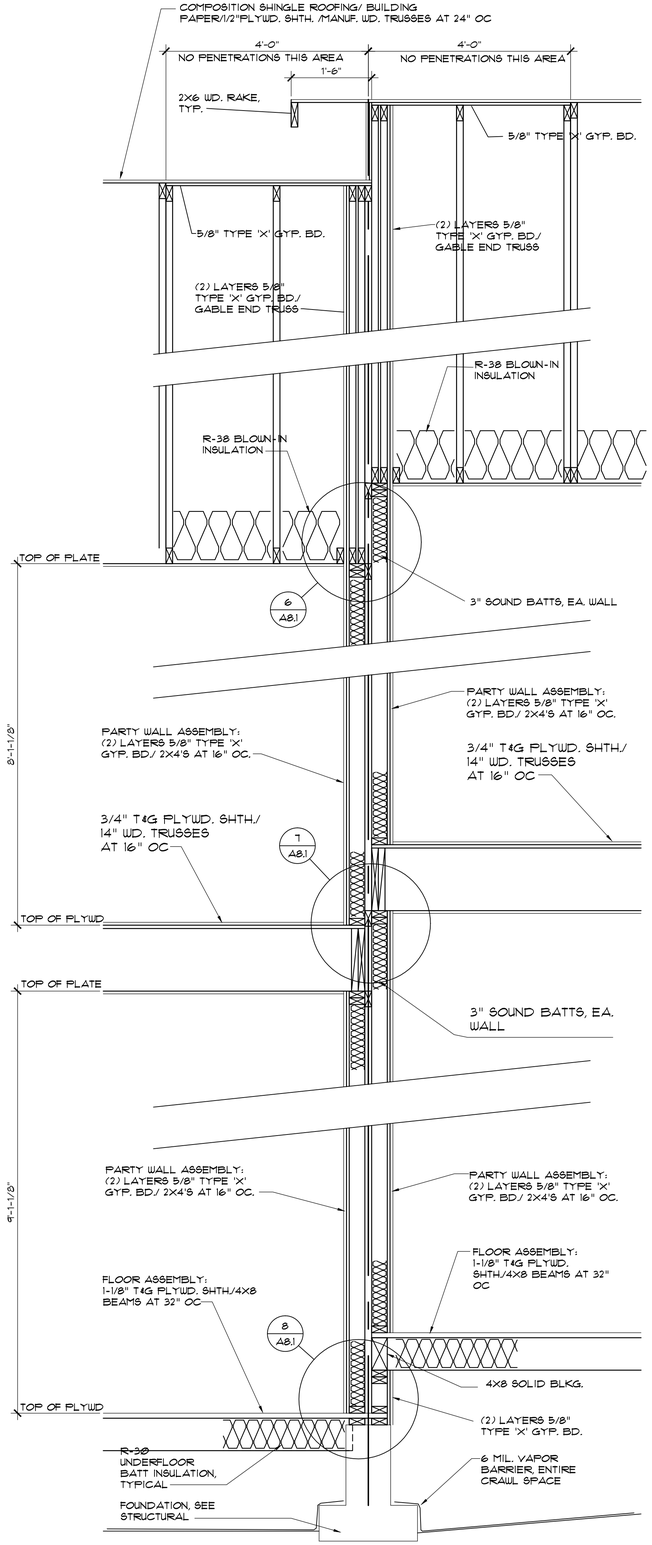
SECTIONS

SCALE:
DRAWN: SAR

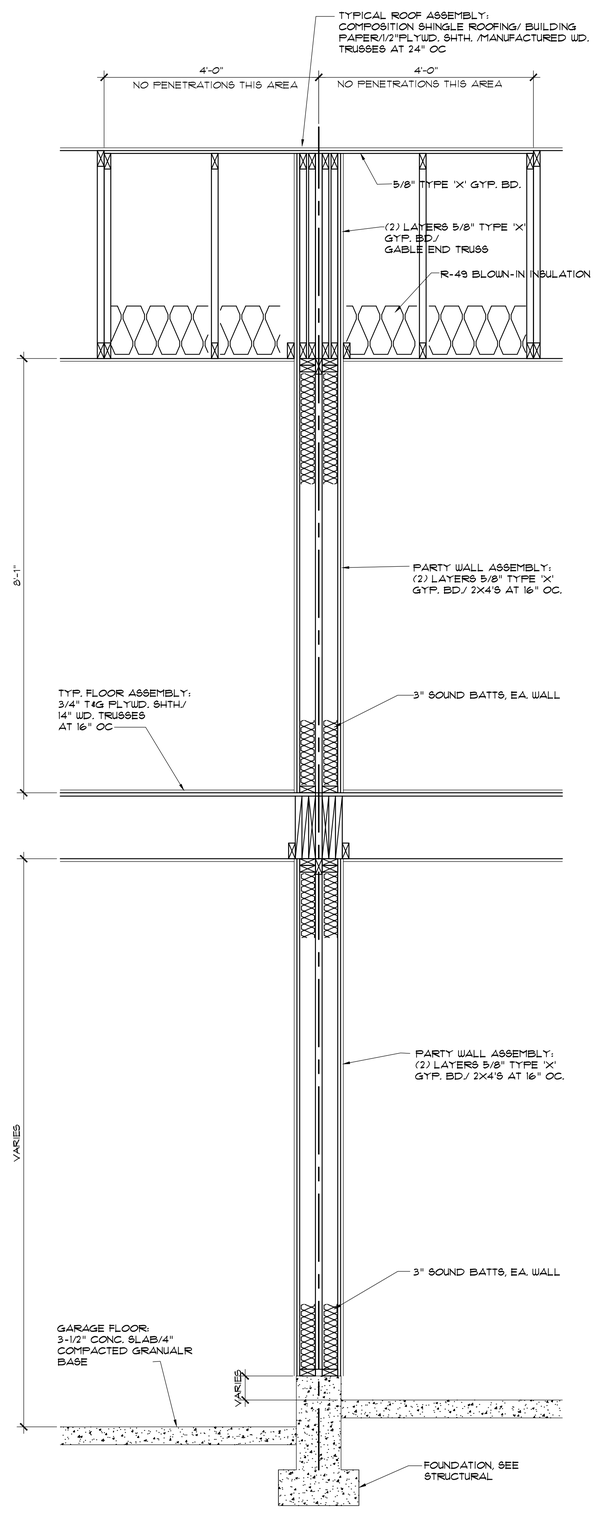
SHEET
A
7.0
building 6



3 A8.0 WALL SECTION
3/4" = 1'-0"



2 A8.0 WALL SECTION
3/4" = 1'-0"



1 A8.0 WALL SECTION
3/4" = 1'-0"

VOLARE TOWNHOMES, LLC

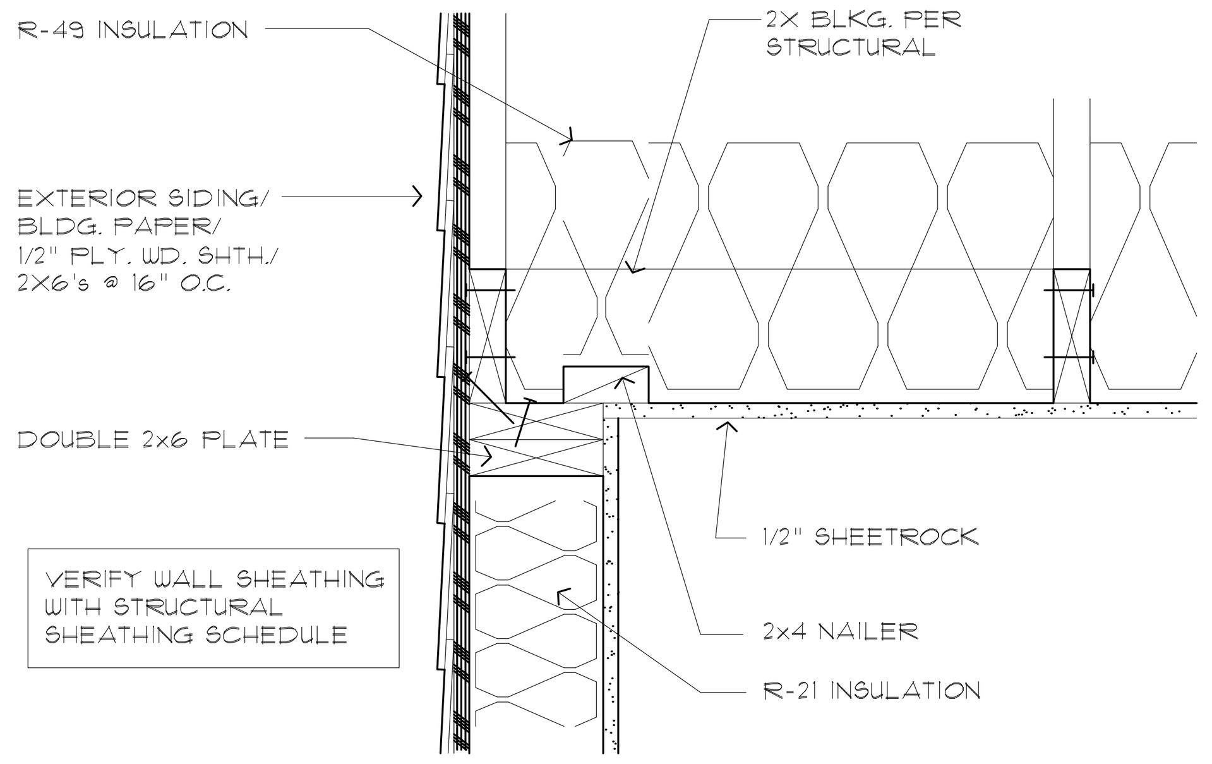
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

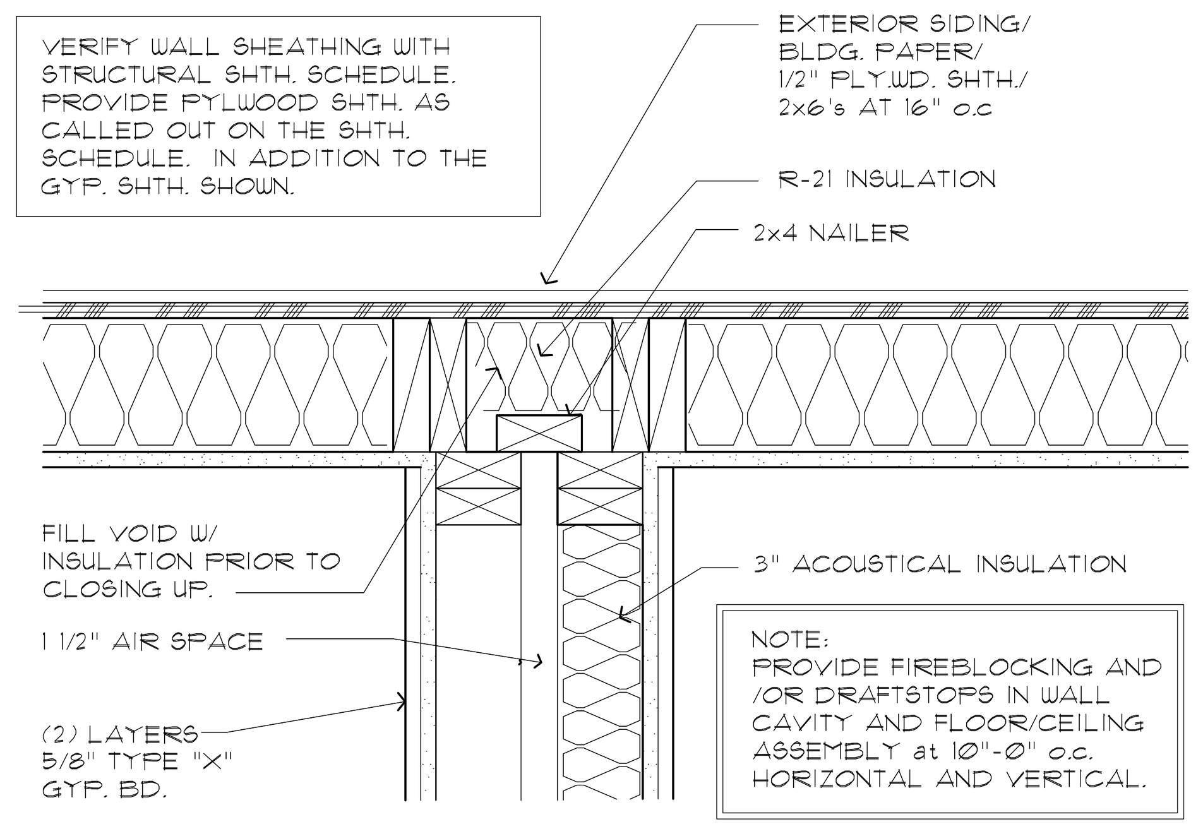
WALL SECTIONS

SCALE:
DRAWN: SAR

SHEET
A
8.0
building 6



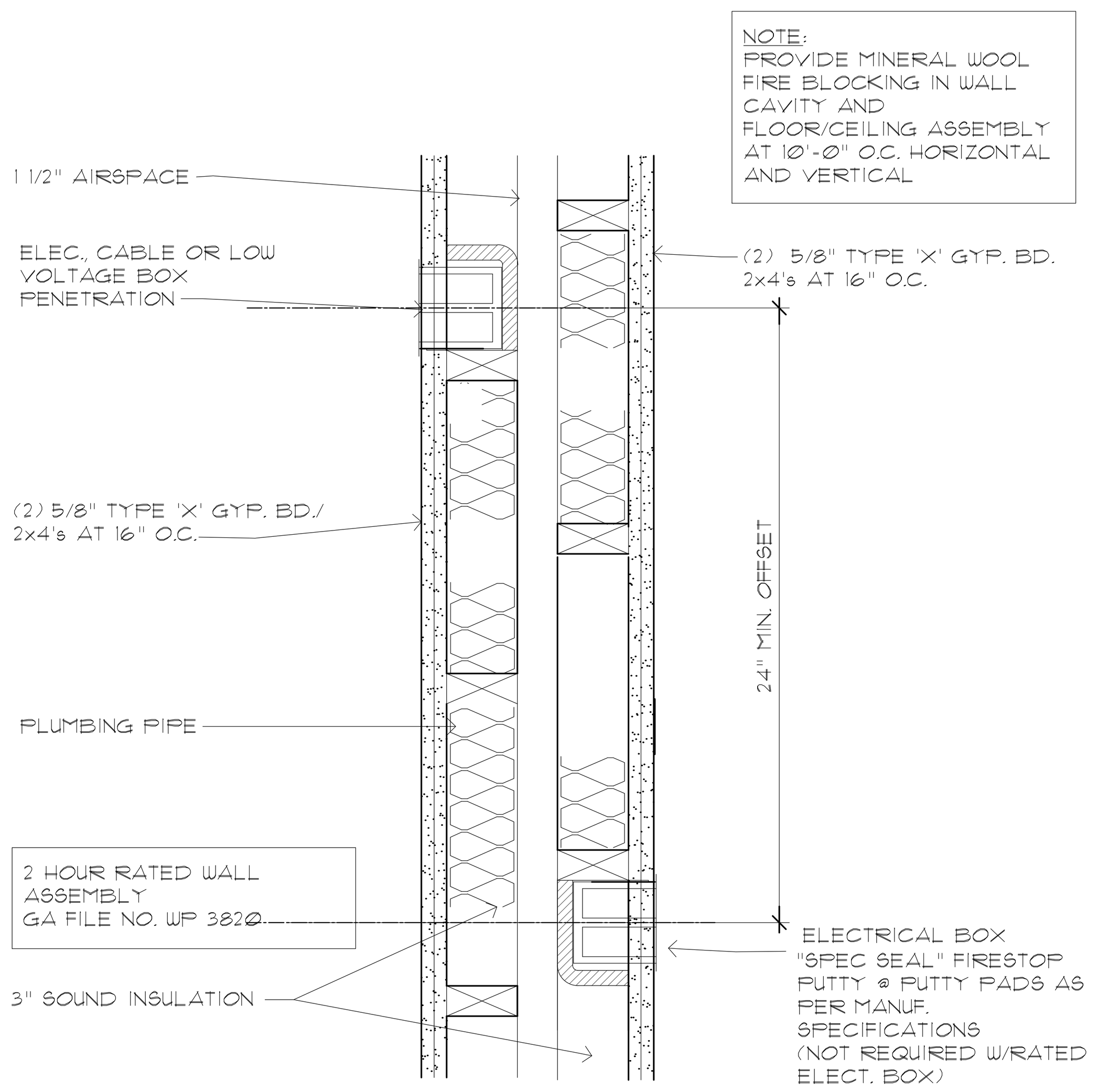
9 A8.1 WALL AT CEILING
1 1/2" = 1'-0" 1012-D014



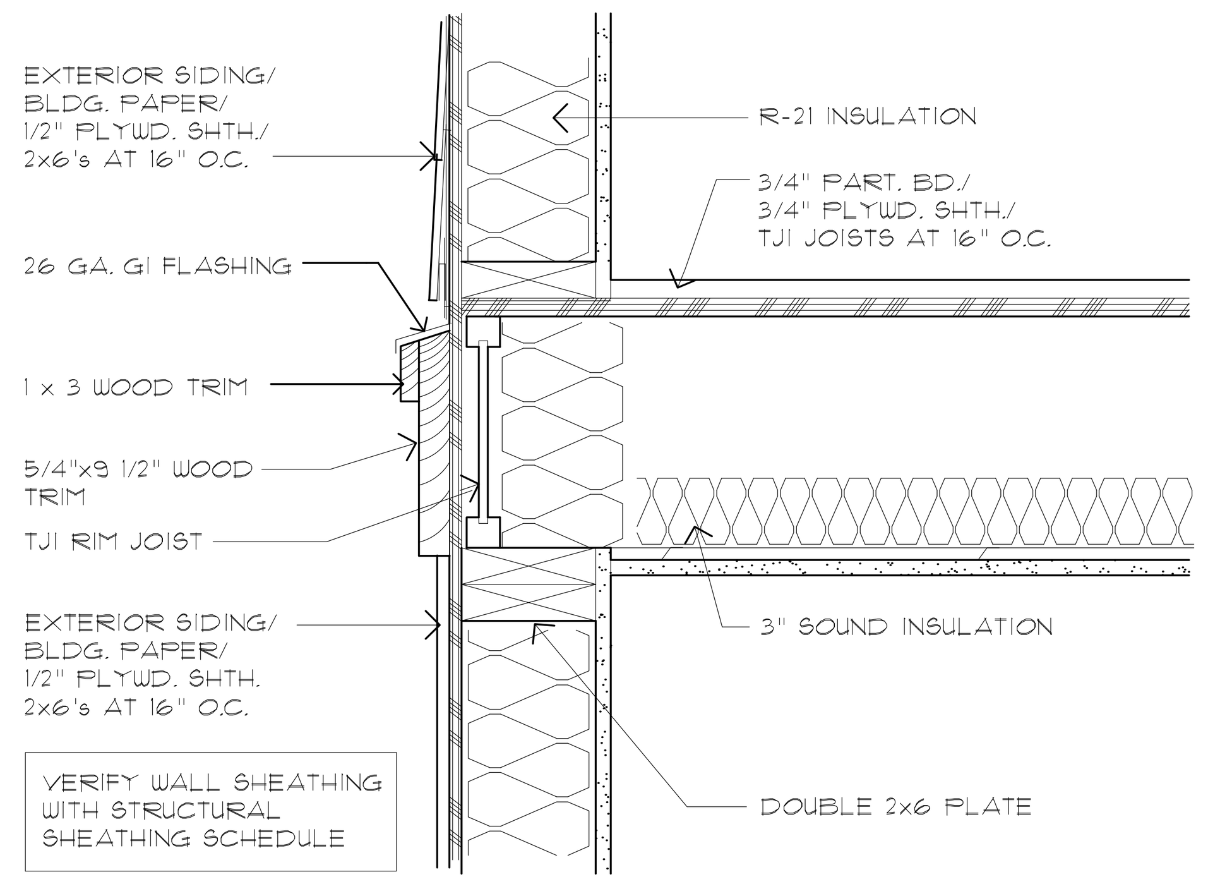
5 A8.1 PARTY WALL AT EXT. WALL
1 1/2" = 1'-0" (PLAN) 1012-D146B

1 A8.1 OMIT

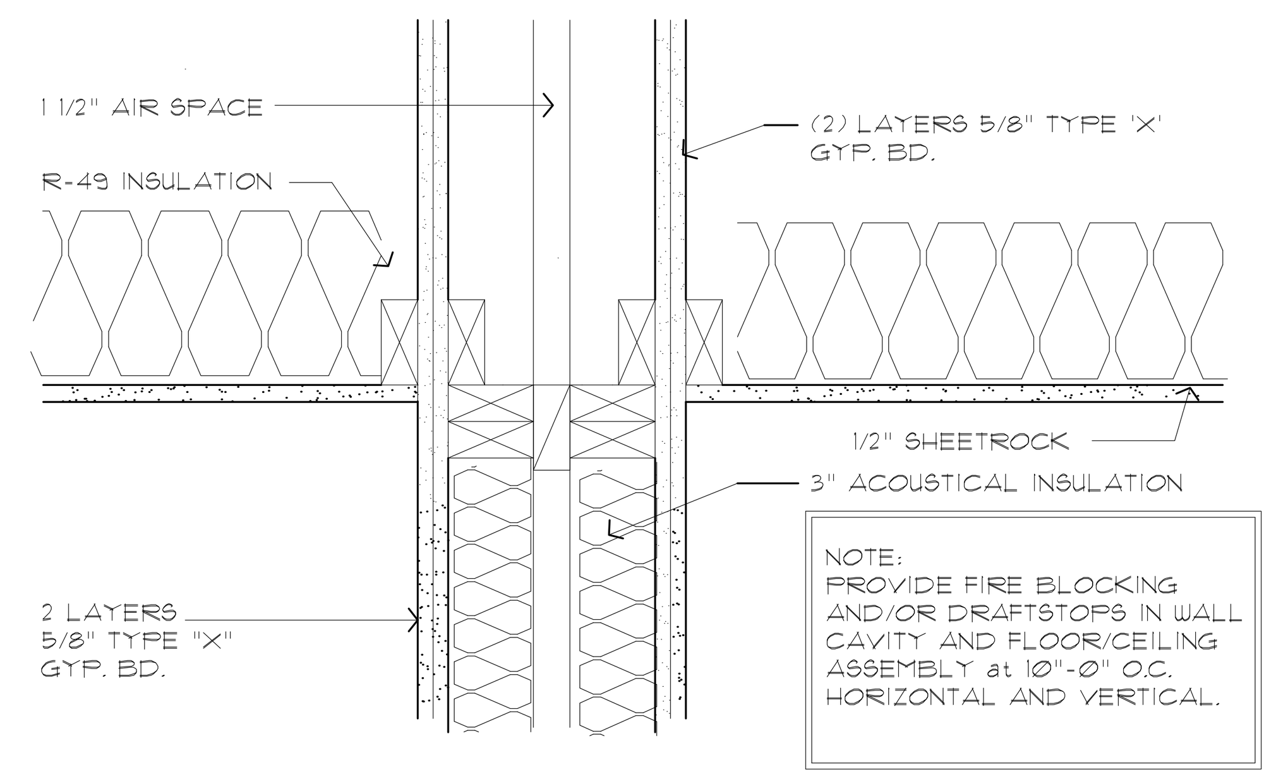
13 A8.1



14 A8.1 ELEC., LOW VOLTAGE PENETRATION AT MODIFIED TWO HOUR PARTY WALL
1 1/2" = 1'-0" 1012-D003C

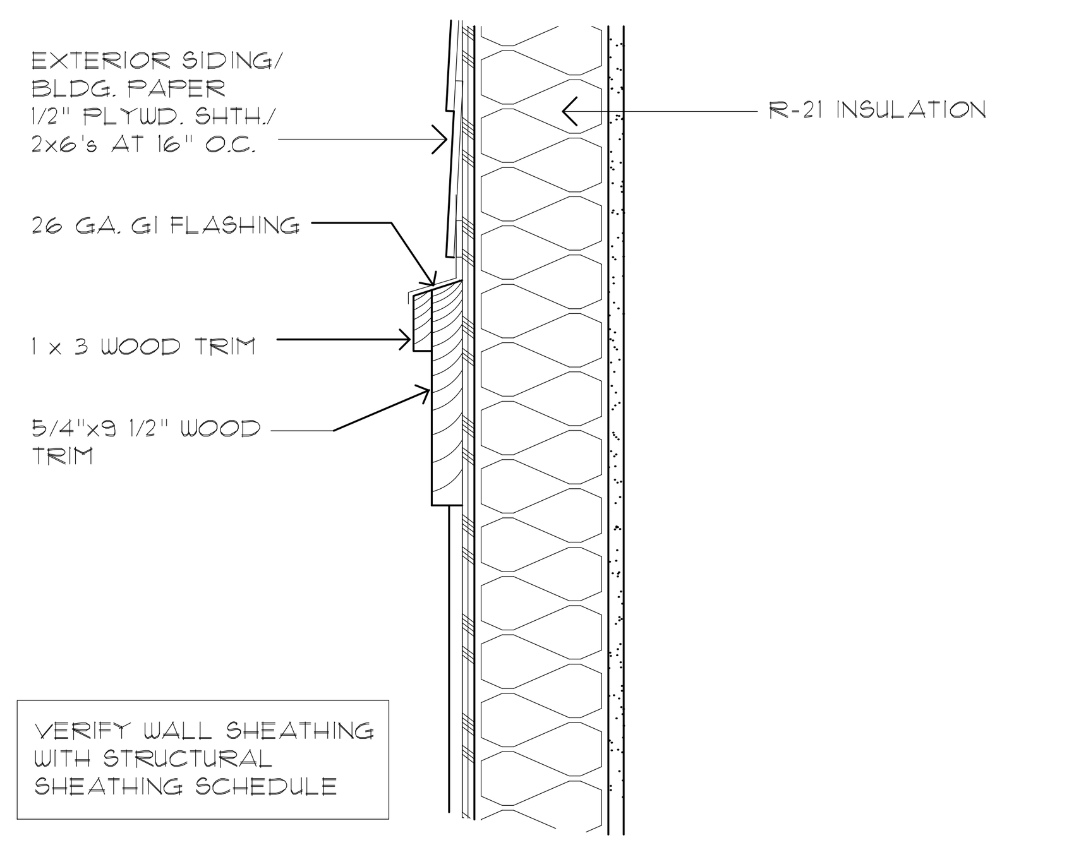


10 A8.1 WOOD TRIM DETAIL
1 1/2" = 1'-0" 1012-D007

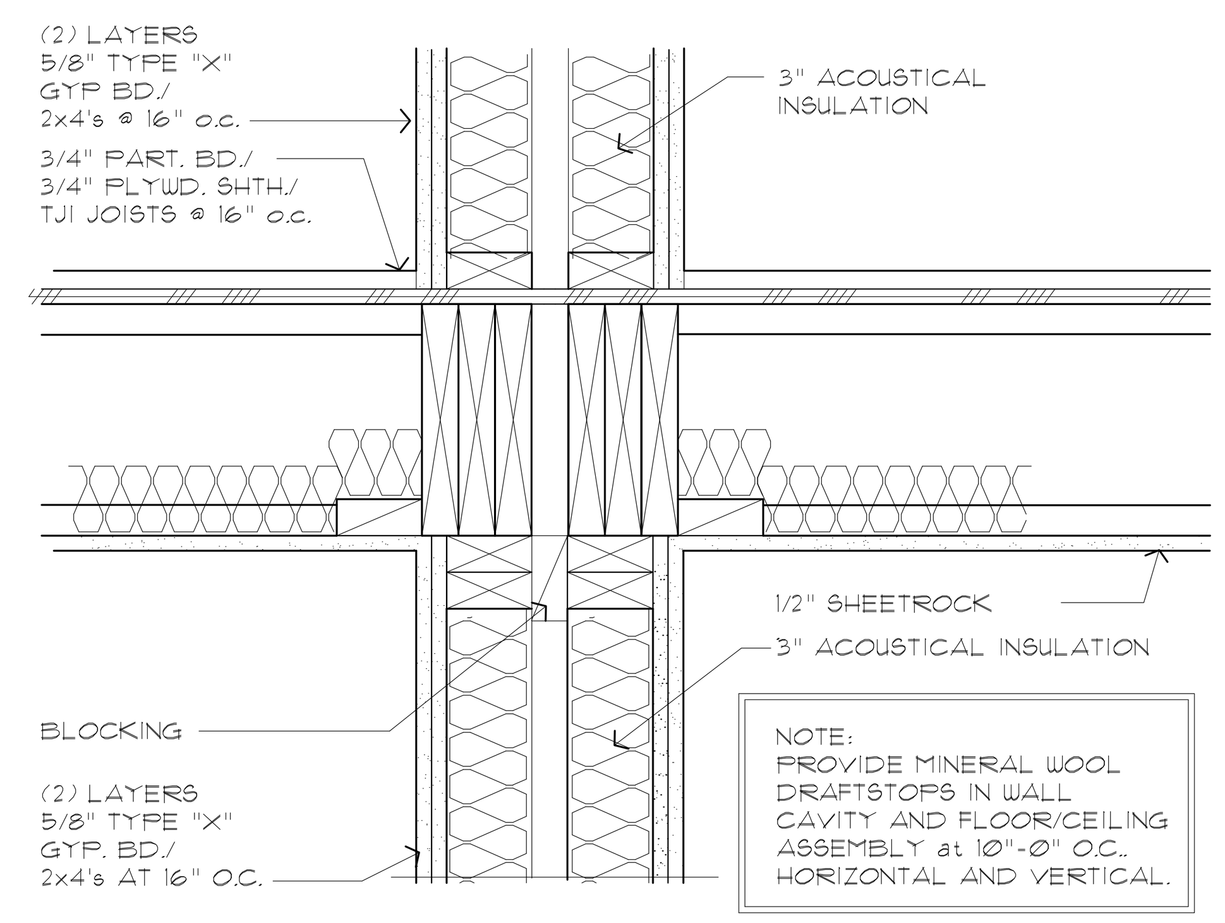


6 A8.1 TWO HR. PARTY WALL AT CEILING
1 1/2" = 1'-0" 1012-D012B

2 A8.1 OMIT

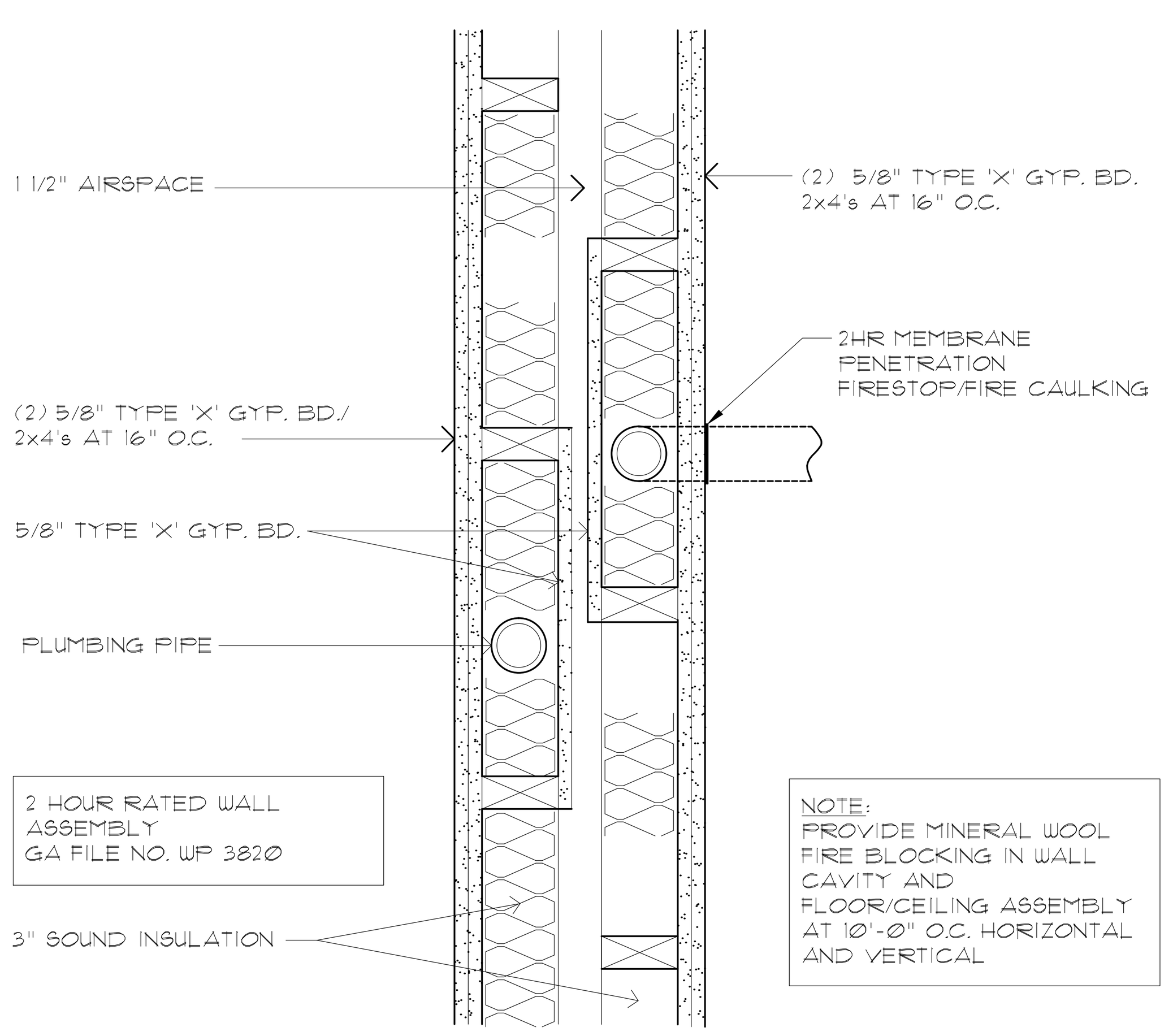


11 A8.1 TRIM DETAIL AT WALL
1 1/2" = 1'-0" 1012-D007A

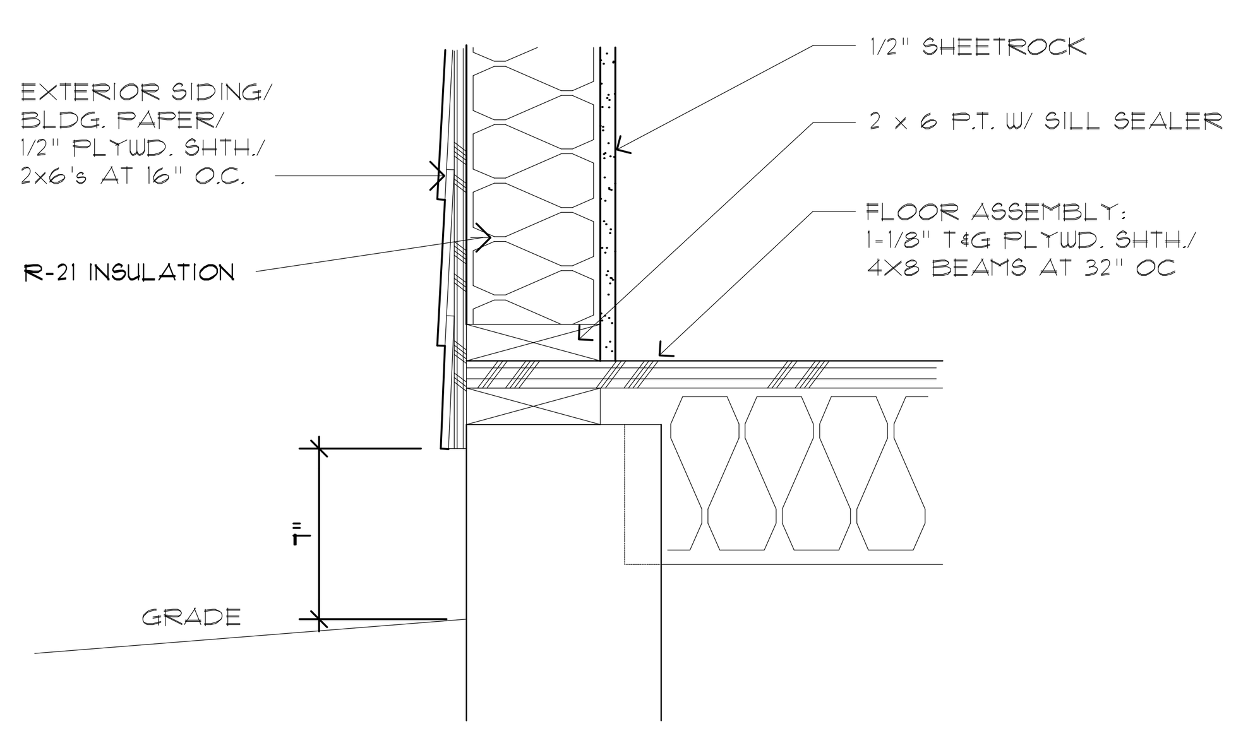


7 A8.1 TWO HR. PARTY WALL at FLR./CLG.
1 1/2" = 1'-0" 1012-D023B

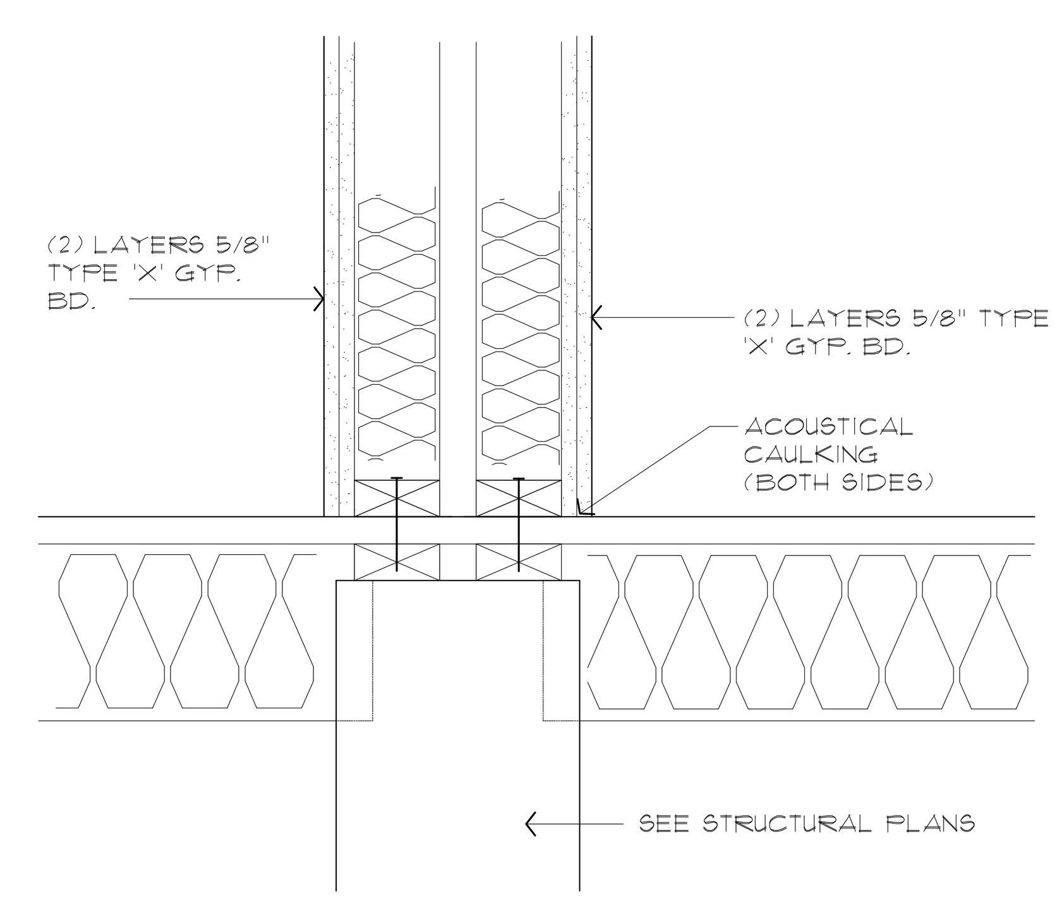
3 A8.1 OMIT



15 A8.1 PLUMBING PENETRATION AT MODIFIED TWO HOUR PARTY WALL
1 1/2" = 1'-0" 1012-D003C



12 A8.1 FOUNDATION/FTG. DETAIL
1 1/2" = 1'-0" 1012-D036



1
8 A8.1 TWO HR. PARTY WALL AT FLOOR
1 1/2" = 1'-0" 1012-D010B

4 A8.1 OMIT

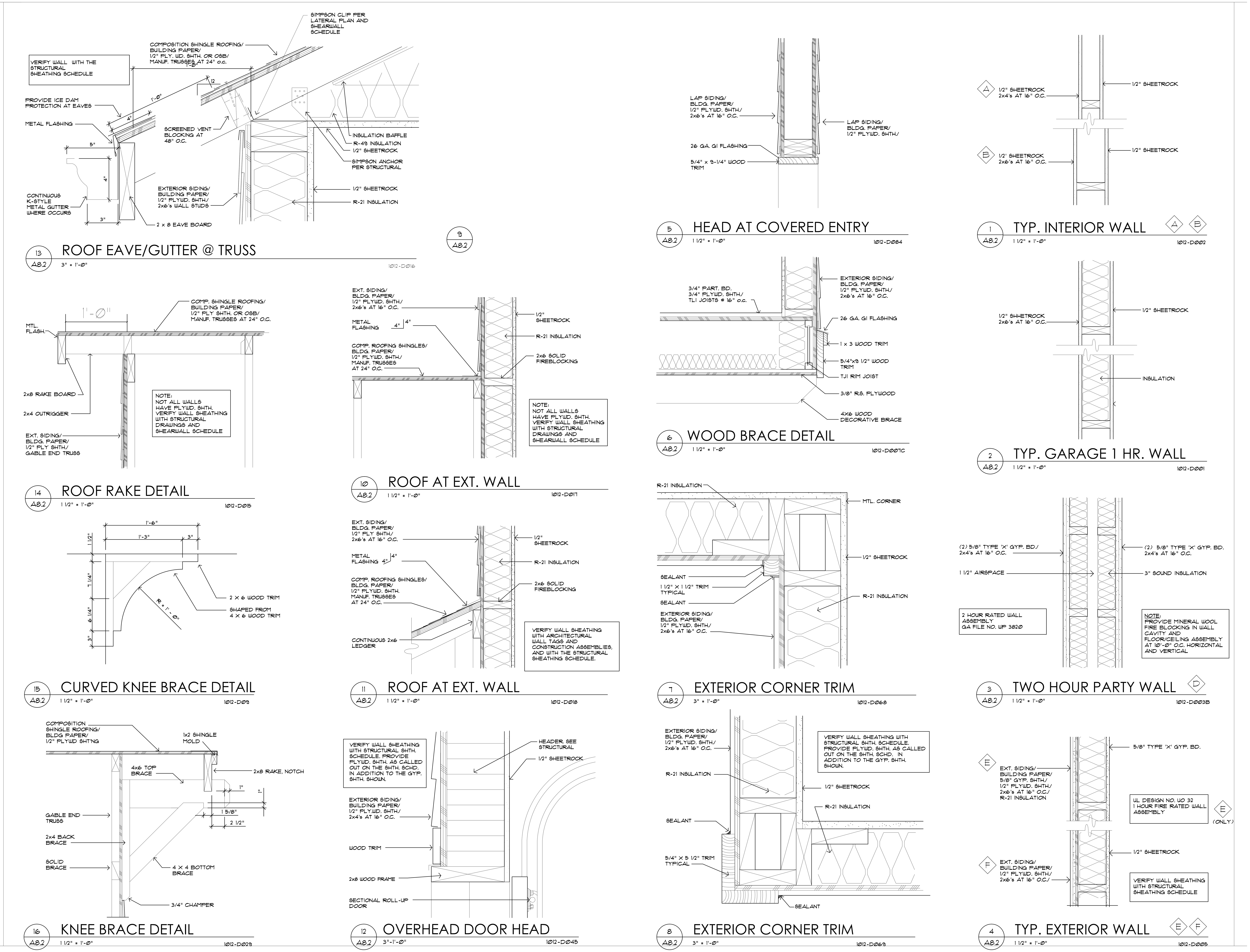
VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER: VOLARE TOWNHOMES, LLC.

DETAILS
SCALE:
DRAWN: SAR

SHEET A 8.1
detail sheet 1



VOLARE TOWNHOMES, LLC

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall assume responsibility for all dimensions and conditions on the job. The designer must be notified and consent to any variations from dimensions set forth herein.

The type of exterior finish, the installation and waterproofing details are all to be the full responsibility of the owner/builder. This Designer highly recommends third party verify building envelope and inspection of final product. This Designer assumes no responsibility for the integrity of the building envelope.

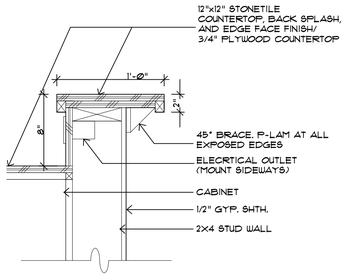
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

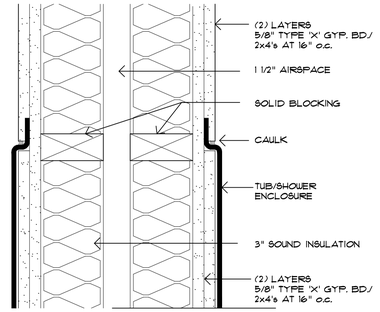
DETAILS

SCALE: AS NOTED
DRAWN: GTR

SHEET A 8.2
detail sheet 2



13 A8.3 **KITCHEN COUNTER BAR**
1 1/2" = 1'-0" 1012-D126



9 A8.3 **TUB/SHOWER ENCLOSURE AT PARTY WALL**
3" = 1'-0" 1012-D127

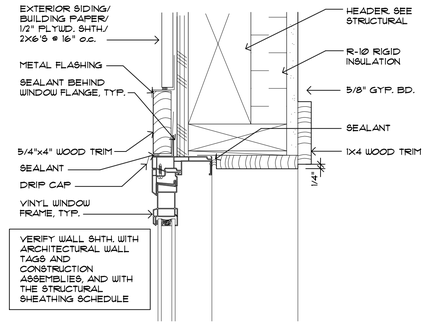
10 A8.3 OMIT

14 A8.3 OMIT

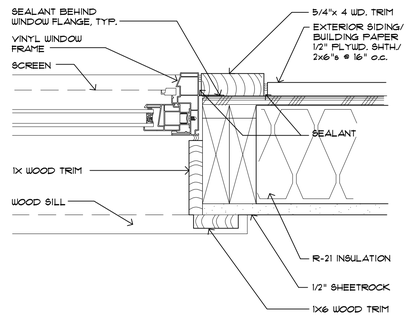
11 A8.3 OMIT

15 A8.3 OMIT

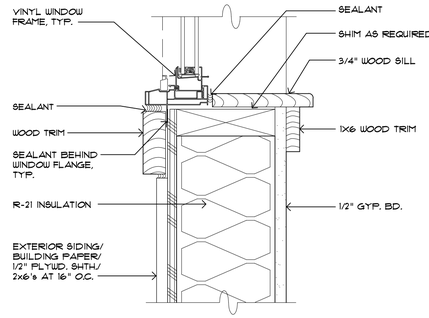
12 A8.3 OMIT



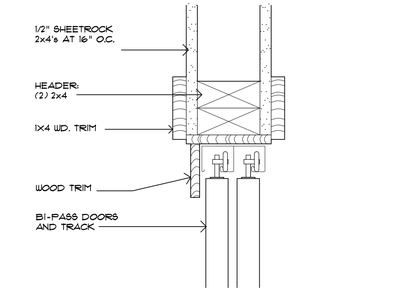
5 A8.3 **WINDOW HEAD DETAIL**
3" = 1'-0" 1012-D040



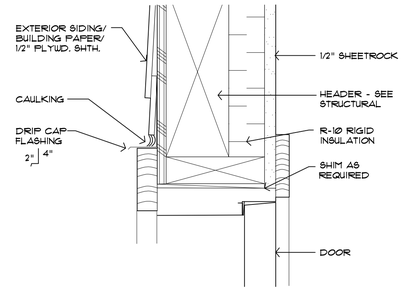
6 A8.3 **WINDOW JAMB DETAIL**
3" = 1'-0" 1012-D042



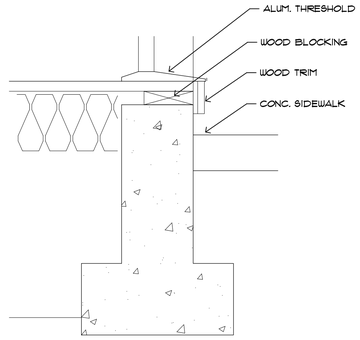
7 A8.3 **WINDOW SILL DETAIL**
3" = 1'-0" 1012-D041



8 A8.3 **BI-PASS DOOR HEADER**
3" = 1'-0" 1012-D060

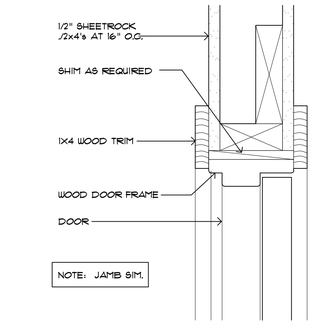


1 A8.3 **EXTERIOR DOOR HEAD**
3" = 1'-0" 1012-D136



2 A8.3 **EXT. DOOR THRESHOLD**
1 1/2" = 1'-0" 1012-D128

3 A8.3 OMIT



4 A8.3 **INTERIOR DOOR HEAD**
3" = 1'-0" 1012-D053

VOLARE TOWNHOMES, LLC

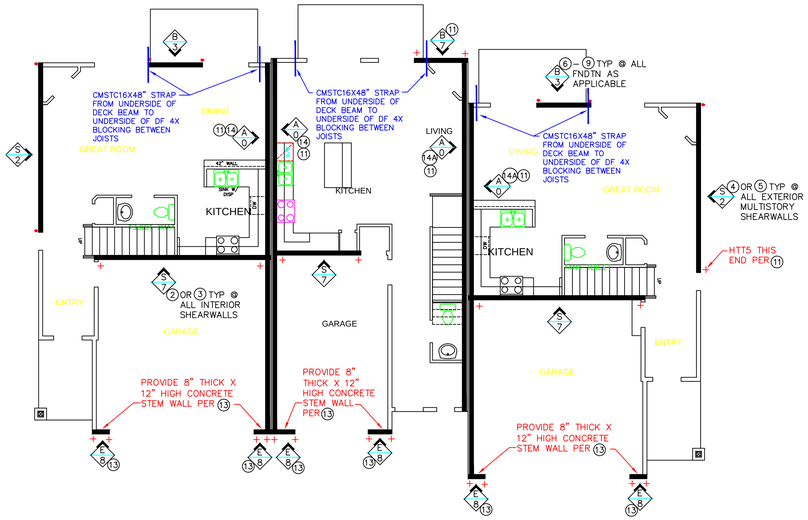
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

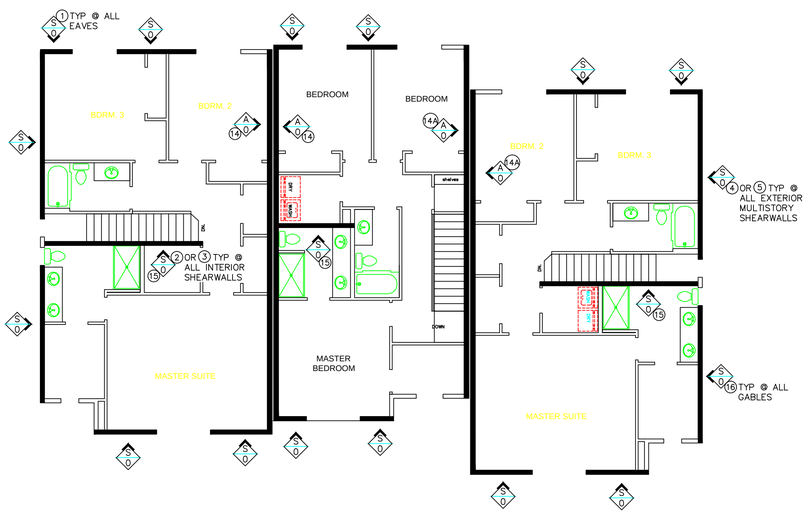
DETAILS

SCALE: AS NOTED
DRAWN: GTR

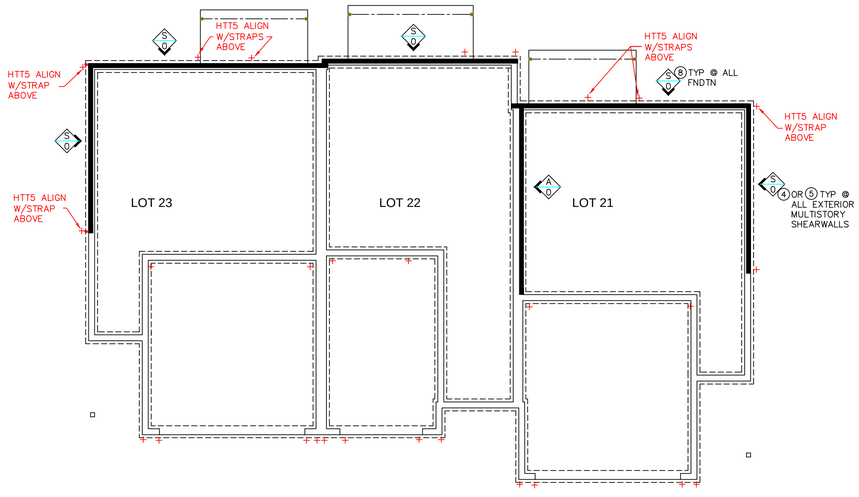
SHEET
A
8.3
detail sheet 3



MAIN BUILDING 6



UPPER BUILDING 6



PONYWALLS BUILDING 6

NAVA CONTRACTING and ENGINEERING, INC.
2833 NE WEDLER ST
PORTLAND, OR. 97232
PH: (503) 238-0633
FAX: (503) 238-0533

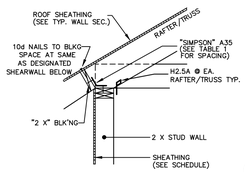
DRAWN 07/30/2013
JAE

Volare Townhomes, LLC

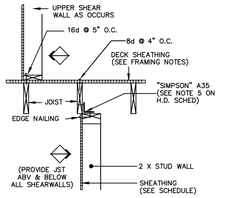
Building 6

Building 6

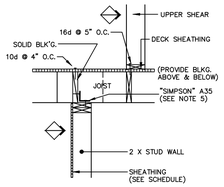
1



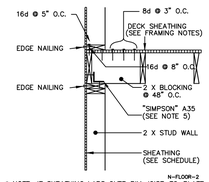
1 ROOF PERIMETER
N=ROOF-1
@ SHEARWALL



2 JOIST/SHEARWALL
N=FLOOR25
@ SHEARWALL

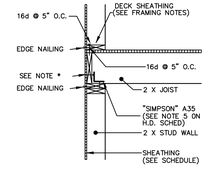


3 JOIST/SHEARWALL
N=FLOOR26
@ SHEARWALL

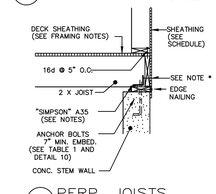


N=FLOOR-2
* NOTE: IF SHEATHING LAPS OVER RIM JOIST-TO-PLATE INTERFACE AND NAILED TO RIM JOIST AND PLATE, PER NAILING SCHEDULE, A35 IS NOT REQUIRED. SEE EQ6

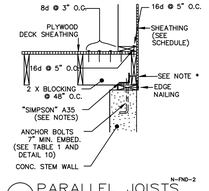
4 PARALLEL JOISTS
@ SHEARWALL



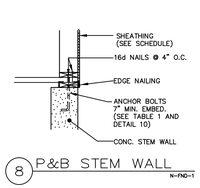
5 PERP. JOISTS
N-FLOOR-1
@ SHEARWALL



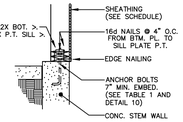
6 PERP. JOISTS
N-FND-3
@ SHEARWALL



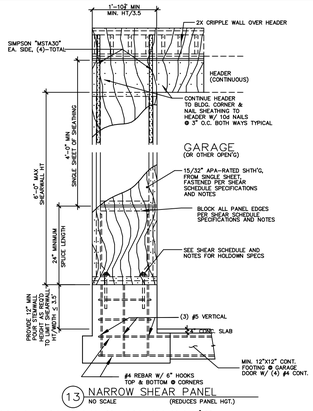
7 PARALLEL JOISTS
N-FND-2
@ SHEARWALL



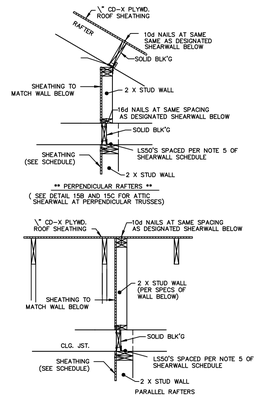
8 P&B STEM WALL
N-FND-1



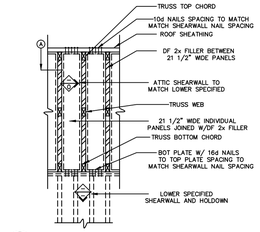
9 STEM WALL / SLAB
N-FND-4



13 NARROW SHEAR PANEL
NO SCALE
(REDUCES PANEL HGT.)

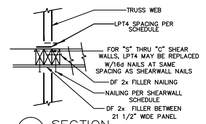


15 EXTENSION / ROOF
SCALE: 3/4" = 1'-0" @ SHEARWALL W/TRUSSED ROOF
N-ROOF-3

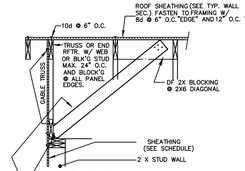


15C ATTIC SHEARWALL

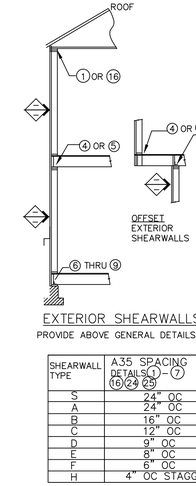
SHEARWALL TYPE	LPT4 SPACING
S	24" OC
A	24" OC
B	16" OC
C	16" OC
D	12" OC
E	8" OC



15A SECTION



16 ROOF/GABLE WALL
SCALE: 3/4" = 1'-0" @ SHEARWALL W/TRUSSED ROOF
N-ROOF-4



EXTERIOR SHEARWALLS INTERIOR SHEARWALLS

PROVIDE ABOVE GENERAL DETAILS AT TOP AND BOTTOM OF ALL SHEARWALLS UNLESS NOTED OTHERWISE

TABLE 1

SHEARWALL TYPE	A35 SPACING DETAILS (1)-(7) (16) (24) (25)	1/2"ØA.B. SPACING *DETAILS (6)-(9), (24), (25)	
		2X SILL PL (10" A.B.)	3X SILL PL (12" A.B.)
S	24" OC	44" OC	48" OC
A	24" OC	48" OC	48" OC
B	16" OC	17" OC	40" OC
C	12" OC	12" OC	29" OC
D	9" OC	9" OC	23" OC
E	8" OC	3X REQ'D	17" OC
F	6" OC	3X REQ'D	14" OC
H	4" OC STAGGER	3X REQ'D	8" OC

NOTE: 3X PT SILL PLATE REQ'D FOR E-H SHEARWALLS AS INDICATED ABOVE.
PROVIDE 2-20d END NAILS FROM STUD TO SOLE PLATE WHEN SINGLE 3X SILL PLATE IS USED AT EXISTING FOUNDATION PROVIDE 1/2" DIAM SIMPSON STRONG BOLT W/SPACING AS SHOWN ABOVE

LEGEND

@ SHADED AREA, PROVIDE 5/8" MIN. APA RATED FLOOR SHEATH'G W/ 10d COMMONS @ 6" OC @ ALL PANEL EDGES & PERIMETER, 12" OC IN FIELD. BLOCK ALL PANEL EDGES W/ 2 X 4 FLAT.

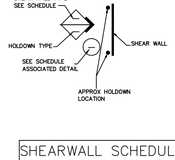
• APPROX. HOLDOWN LOCATIONS

SHEAR WALL LOCATIONS

(3) DETAIL REFERENCE TAG

(5) DETAIL REFERENCE FOR OPTIONAL CONDITION

KEY



NOTES

1. "F. RH. P-NAIL" – DESIGNATES A FULL ROUND-HEAD POWER NAIL.
2. ALL EXTERIOR WALLS MUST HAVE 15/32" APA-RATED SHEATHING AND 0.131"~ x 2" F. RH. POWER NAIL (OR EQUIV. FASTENER) AT MINIMUM 6" O.C. EDGE NAIL'G SET FLUSH W/ THE SURFACE OF THE SHEATHING. (TYPE "S" WALL IS STANDARD)
3. ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED.
4. HOLDOWNS OCCUR AT LOCATIONS INDICATED W/ REQ'D STUDS. WALL SHT'G SHALL BE EDGE NAILED TO HOLD'N STUDS.
5. EDGE NAIL ROOF AND FLOOR SHT'G. TO RIM JOISTS/BLKG. & FASTEN TO WALL > W/SIMP. LS50 SPACING PER TABLE 1 AS SHOWN ABOVE.
6. LAP WALL PLATES MINIMUM 4'-0" BTWN. SPLICES W/(8) 16d EA. SIDE CONNECT SHEARWALL BOT. > TO FRAME BELOW W/ 16d @ 4" O.C. SHEARWALL SHT'G MUST EXTEND FROM BOTTOM TO TOP PLATES.
7. FASTEN MUDSILL PROVIDE 1/2" DIA EMBED ABs W/ 3"ø x 1/4" WSHRS @ 54" MAX. O.C. REDUCE SPACING AS SHOWN ABOVE PER GENERAL SHEARWALL DETAILS.
8. EQUIVALENT HOLDOWNS, STRAPS BOLTS, NAILS, ETC. BY OTHER MFR.'S MAY BE SUBSTITUTED FOR THOSE SPECIFIED FROM "SIMPSON".
9. SHEATHING ON SHEARWALLS SHALL NOT BE INTERUPTED BY ANY WALL BUTTING INTO SHEARWALL
10. BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWNS/STRAP CONNECTIONS.
11. THE FOLLOWNG ARE ACCEPTABLE HOLDOWN SUBSTITUTIONS:
    SP1 PHD6-SDS3 FOR HTT22
    SP2 HD9 FOR HD8A
    SP3 HD9 FOR HD10A
    INSTALL ALL HOLDOWNS PER SIMPSON SPECIFICATIONS
12. CONCRETE STRENGTH TO BE 3000 PSI AT 28 DAYS AT FOUNDATION AT ALL SHEARWALLS
13. BASE PLY-6d COOLER OR WALLBOARD 1 ½"X 0.120" NAIL, MIN ⅜" HEAD 1 ⅝" 16 GALV. STAPLE 1 ⅝" 16 GALV. STAPLE FACE PLY-8d COOLER OR WALLBOARD 0.120" NAIL, MIN ⅜" HEAD, 2 ½" LONG 15 GA. GALV STAPLE, 2 ½" LONG
14. ALL EDGES ARE BLOCKED, AND EDGE FASTENING IS PROVIDED AT ALL SUPPORTS AND ALL PANEL EDGES.
15. FOR 1 HR. FIRE RATED WALL ASSEMBLY PROVIDE ⅝" TYPE "X" GYP. BOARD ONE SIDE W/SCREWS OR NAILS PER NOTE 13 @ 4" O.C.

SHEARWALL SCHEDULE — ALL PANEL EDGES MUST BE BLOCKED UNLESS NOTED OTHERWISE

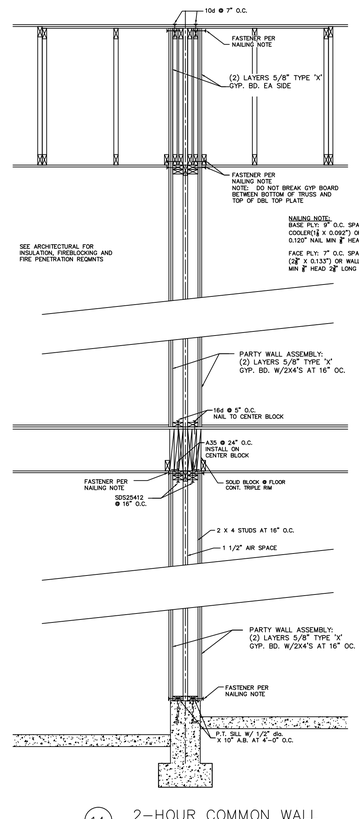
MARK	WALL COVER	FASTENERS	@ PANEL EDGES	INTERM. STUDS	REMARKS
S	15/32" A.P.A. RATED SHT'G	16GA STAPLE 0.131"ø x 2" F. RH. P-NAIL	3" O.C. 6" O.C.	6" O.C. 12" O.C.	8d COMMON @ 6" O.C. SUITABLE SUBST. FOR 0.131"ø F. RH. P-NAIL
A	5/8" G.W.B. TWO-PLY	SEE NOTES: 13, 14 & 15	BASE PLY: 9" O.C. FACE PLY: 7" O.C.	12" O.C.	SEE NOTES: 13, 14, & 15
B	15/32" A.P.A. RATED SHT'G	0.148"ø x 3" FULL ROUND-HEAD P-NAIL	4" O.C.	12" O.C.	10d COMMON NAIL OK SUBSTITUTE FOR ANY 0.148"ø (9 GA.) P-NAIL
C	15/32" A.P.A. RATED SHT'G	0.148"ø x 3" FULL ROUND-HEAD P-NAIL	2" O.C. STAGRD.	8" O.C.	3x REQUIRED @ ALL PANEL JOINTS
E	15/32" A.P.A. RATED SHT'G	0.148"ø x 3" FULL ROUND-HEAD P-NAIL	2" O.C. STAGRD.	8" O.C.	3x REQUIRED @ ALL PANEL JOINTS
A	15/32" A.P.A. RATED SHT'G EA. SIDE	0.148"ø x 3" FULL ROUND-HEAD P-NAIL	4" O.C. STAGRD.	8" O.C.	3x REQUIRED @ ALL PANEL JOINTS – OFFSET
H	15/32" A.P.A. RATED SHT'G EA. SIDE	0.148"ø x 3" FULL ROUND-HEAD P-NAIL	2" O.C. STAGRD.	6" O.C.	6X6 POST EA. END OF WALL 3X6 STUDS @ ALL PANEL EDGES

HOLDOWN SCHEDULE

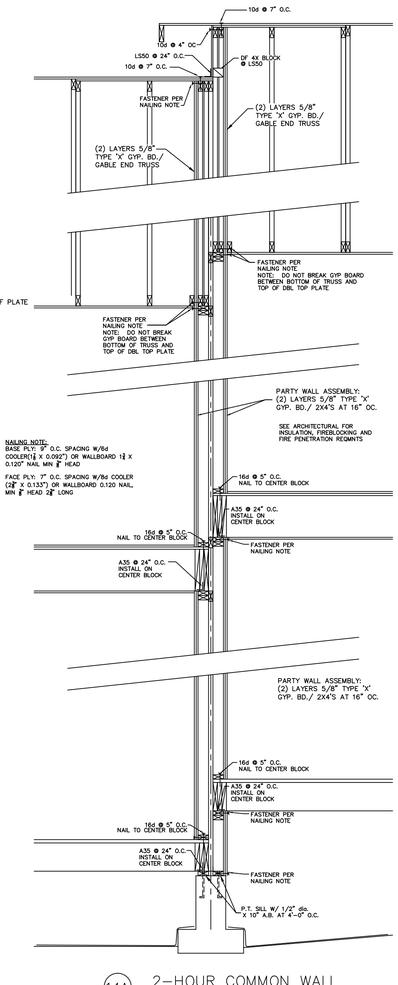
MARK	HOLDOWN	FASTENERS
6	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. TO FLR JST/BM/BLK'G W/ 16d @ 4" O.C.
1	"CS16" x 36" LONG	(12) 10d COMMON AT EACH END
2	"CS14" x 48" LONG	(15) 10d COMMON NAILS AT EACH END
3	*CMSTC16"x 60" LONG	(25) 16d SINKERS AT EACH END
4	*CMST14"x 80" LONG	(33) 10d COMMON NAILS AT EACH END
11	"HDU14"	(36) SDS 1/4"X2 1/2" & SIMPSON "SB1X30" (MIN. 10" STEMWALL)
5	*CMST12"x 96" LONG	(50) 16d COMMON NAILS AT EACH END @ 1 3/4" o.c.
6	"STHD14RJ"	(38) 16d SINKERS
7	"HTT5"	(26) 16d x 2 1/2 & SIMPSON "SSTB24" ANCHOR BOLTS
8	*HDQ8-SDS3"	(20) SDS 1/4"X3" & SIMPSON "SSTB28" ANCHOR BOLTS
9	*HDQ8-SDS3"	(20) SDS 1/4"X3" & SIMPSON "SSTB28" 6X MIN POST EA. END
10	"HHDQ11-SDS2.5"	(24) SDS 1/4"X2 1/2" & SB1X30" BOLT 6X MIN. POST EA. END
		HDU14 H.D. REQIRES MIN. 6X6 POST EACH END W/ 3X STUDS @ PANEL EDGES

* SIMPSON "MSTI" OF EQUAL LENGTH MAY SUBSTITUTE FOR "CMST12"
SP INDICATES SPECIAL HOLDOWN CONDITION. (SEE DETAIL OF CORRESPONDING NUMBER)
** USE MIN. 4X STUD EA. END SHEAR PANEL FOR HOLDOWN
*** ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER RECIEVING EDGE NAILING TYPICAL AS DESIGNATED ABOVE.

BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.



14 2-HOUR COMMON WALL



14A 2-HOUR COMMON WALL

NAVA CONTRACTING and ENGINEERING, INC.
2833 NE WEDLER ST PORTLAND, OR. 97232
PH: (503) 238-0633 FAX: (503) 239-0533

DRAWN 07/30/2013
JAE

Volare Townhomes, LLC Building 6

Building 6
L 2