



REAR ELEVATION

LOT 1

LOT 2

LOT 3

1/4"=1'-0"



FRONT ELEVATION

LOT 3

LOT 2

LOT 1

1/4"=1'-0"

Within dimensions on the building plans shall be indicated in feet and inches. All dimensions are to be taken from exterior walls. The designer must be notified and consent to any variations from dimensions set out herein. The type of exterior finish on the building shall be determined by the designer. The designer shall be responsible for the design of the building envelope. This document is the property of Volare Townhomes, LLC. No reuse or reproduction is to be made without written permission from the designer or Volare Townhomes, LLC. Reproduction is not to be made without written permission from the designer or Volare Townhomes, LLC.

| TABLE N101.1(2) ADDITIONAL MEASURES | |
|--|--|
| envelope enhancement measure (select one) | |
| 1 | High efficiency wall & windows: Exterior walls - U-0.041/R-15.5 (insulation sheathing)/GIPS, 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-0.055/R-21 Intermediate framing, and Vaulted ceilings - U-0.023 / R-30A, and Flat ceilings - U-0.025 / R-49, and Framed floors - U-0.029/R-38, and Windows - U-0.30 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-0.023 / R-30A*, and Flat ceilings - U-0.025/R-49, and Windows - U-0.30, and performance tested duct systems* |
| 4 | High efficiency thermal envelope UA: Proposed UA is 15% lower than the Code UA when calculated in Table N104.1(1) |
| 5 | Building tightness testing, ventilation and duct sealing: A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N101.3(3), or ASHRAE 62.2, and The dwelling shall be tested with a blower door and found to exhibit no more than 1.60 air changes per hour, or 2.50 air changes per hour when used with Conservation Measure E, and Performance tested duct systems* |
| 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* |

| TABLE N101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS* | |
|--|-----------------------------|
| Standard Base Case | |
| Building Component | Required Performance |
| Wall insulation-above grade | U-0.060 |
| Wall insulation-below grade* | F-0.565 |
| Flat ceilings* | U-0.031 |
| Vaulted ceilings* | U-0.042 |
| Underfloors | U-0.028 |
| Slab edge perimeter | F-0.520 |
| Heated slab interior* | n/a |
| Windows* | U-0.35 |
| Window area limitation * | n/a |
| skylights* | U-0.60 |
| Exterior doors* | U-0.20 |
| Exterior doors w/2.5 ft* glazing* | U-0.40 |
| Forced air duct insulation | U-0.40 |

- a. As allowed in section N102.4, thermal performance of a component may be adjusted provided the overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to determine equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N104.1(1).
- b. R-values used in this table are nominal, for the insulation only in standard wood framed construction and not for the entire envelope.
- c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes triple pane, rim joist areas. R-19 Advanced Frame or 2x4 wall with rigid insulation may be substituted if total nominal insulation R-value is 0.5 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 masonry 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 conditioned spaces less 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 there is 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. An advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.
- i. Heated slab interior applied to concrete slab floors (both on and below grade) that incorporate a radiant heating system with a minimum of 100 watts per square foot.
- j. Siding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with NF111.2 sec 3 shall comply with window performance requirements 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 N104.1(1) to determine the required U-value based on the glazing area.
- k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.
- l. Skylights installed at 2% or less of conditioned 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 U-0.40 requirement.

| TABLE N101.1(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 system, 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 15 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N107.2c |
| 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, and A minimum 15 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 |

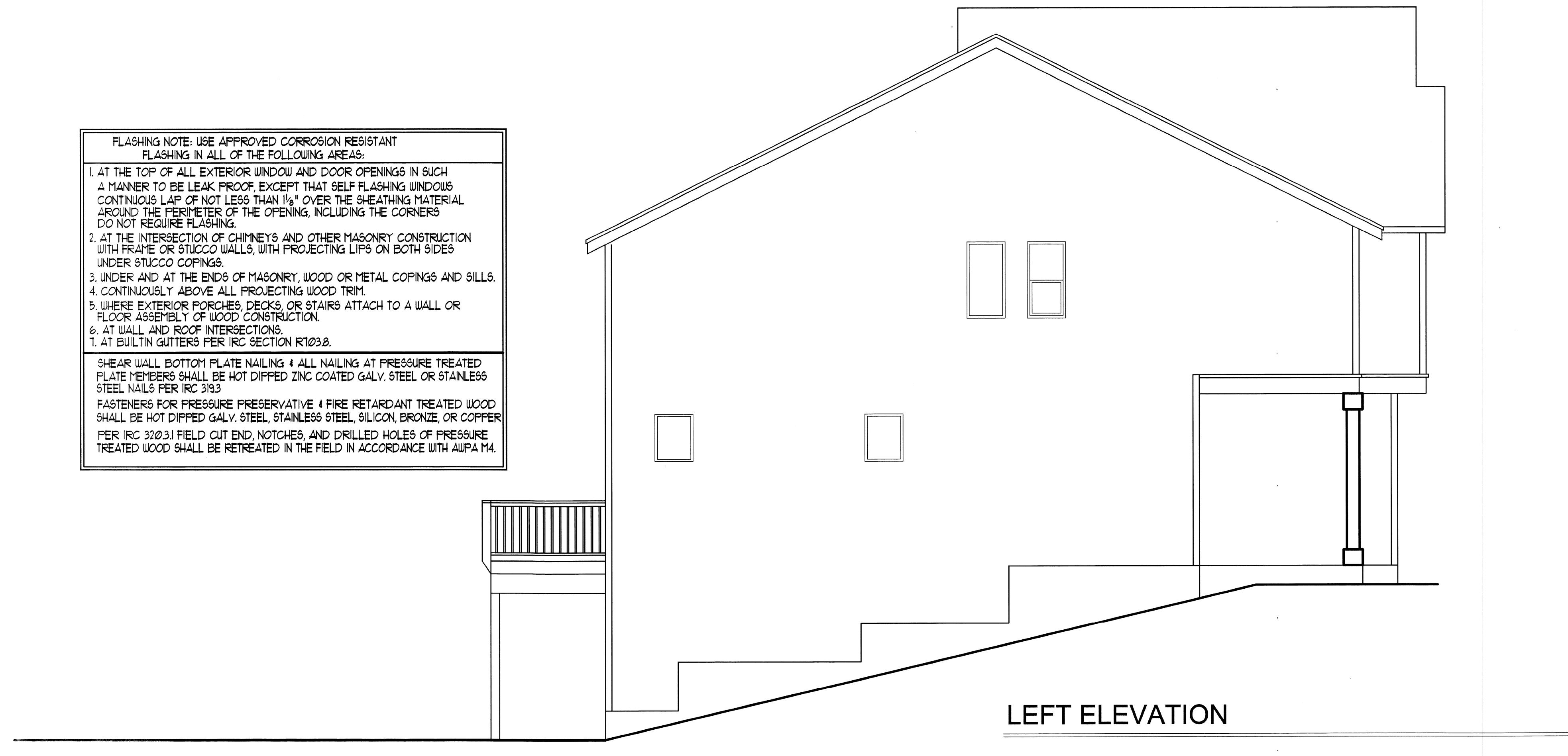
- a. For 8ft. 1 square foot = 0.023 ft² 1 inch per square foot = 10.8 ft² 1in²
- b. Furnaces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- c. Documentation of Performance Tested Ductwork shall be submitted 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 demonstrating conformance to ODOE duct performance standards.
- d. Section N107.2 requires 50 percent of permanently installed lighting fixtures contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N107.2 requirement.
- e. A = advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.
- f. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area. Vaulted ceiling with a U-factor no greater than U-0.02.
- g. Building tightness test shall be conducted with a blower door depressurizing the dwelling 50 Pascals from ambient conditions. Documentation of blower door test shall be submitted to the Building Official upon completion of work.
- h. Solar electric system size shall include documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
- i. Solar water heating panels shall be Solar Rating and Certification Corporation (SRCC) Standard Certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
- j. 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.

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 $1\frac{1}{8}$ " 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 R103.8.

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 PERIRC 3203.1 FIELD CUT END, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M-



GENERAL NOTES

- I. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF LOCAL BUILDING CODE, ONE AND TWO FAMILY DWELLING 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, DOWNSPOUTS, ETC..
 8. IT IS THE GENERAL CONTRACTOR'S 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 SHOWN ON THE DRAWINGS FOR PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
 - THE DESIGN AGENCY MUST BE NOTIFIED IN WRITING TO PROVIDE ADDITIONAL DETAILS, SPECIFICATIONS OR INFORMATION PER REQUEST OF THE GENERAL CONTRACTOR OR OWNER 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 NO.

THE DESIGNER DOES NOT RECOMMEND OR SPECIFY USE OF ANY TYPE OF "STUCCO PRODUCTS"
OR EXTERIOR INSULATED AND FINISH SYSTEM "EIFS" 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 OWNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.



VOLARE TOWNHOMES, LLC

**OFFICE SERVICES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON**

OWNER: VON ARFT TOWNHOMES LLC

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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.

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VOLARE TOWNHOMES, LLC

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VOLARE TOWNHOMES

OFF CAUSEY AVENUE

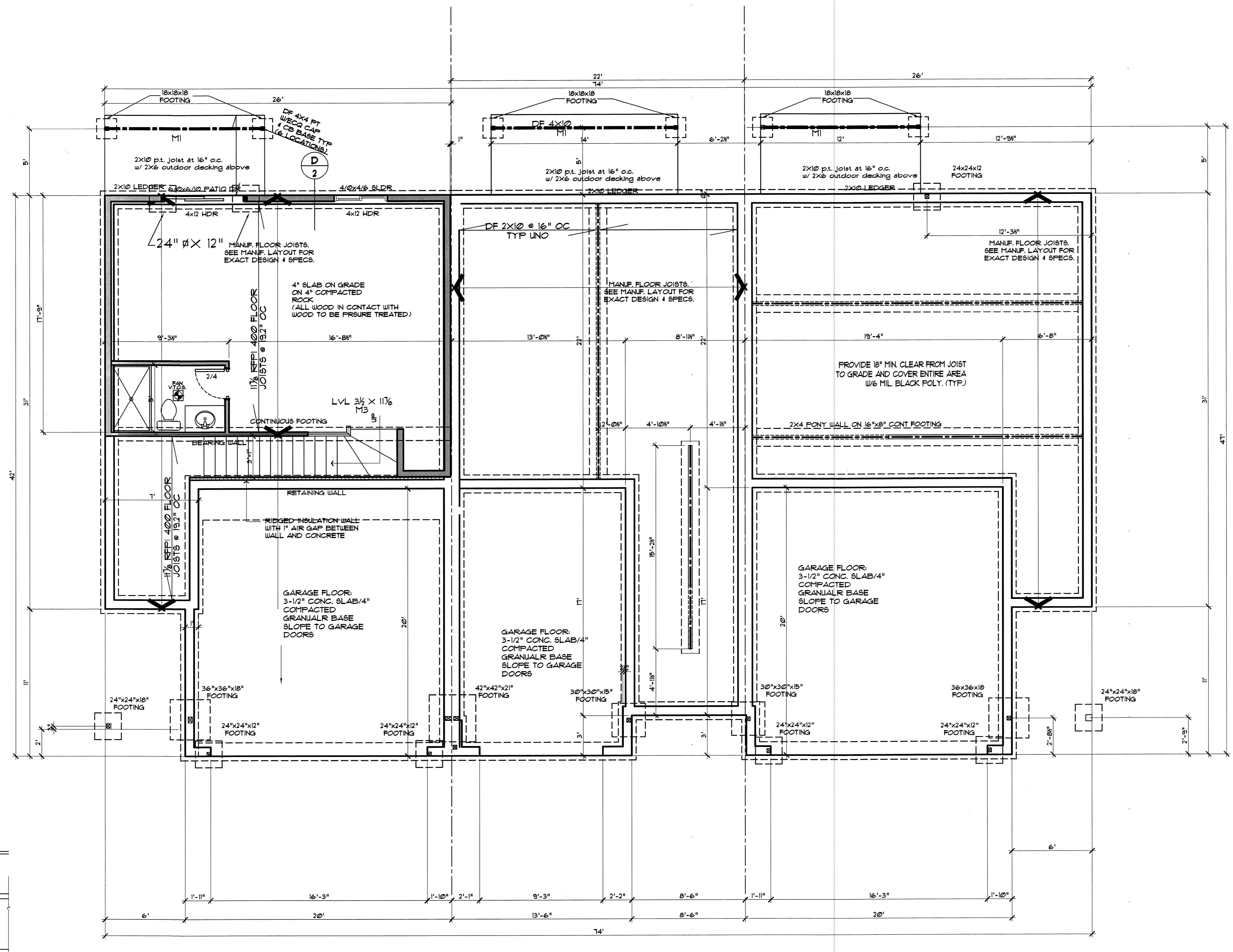
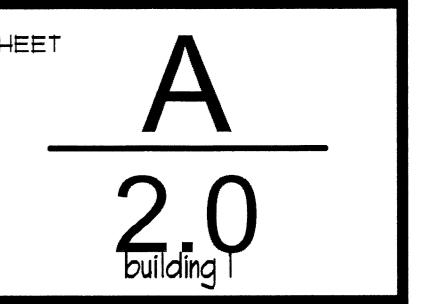
VOLARE TOWNH OFF CAUSEY AVENUE

SERVICE CONTRACTS, ETC.

FOUNDATION

FOUND

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FOUNDATION LAYOUT

LOT 3

LOT 2

LOT 1

1/4"=1'-0"

REFER TO THE MANUFACTURER'S JOIST LAYOUT FOR EXACT LAYOUT AND SPECIFICATIONS.

INTERIOR CONTINUOUS FOOTING

SIDE VIEW

VOLARE TOWNHOMES, LLC

WASHINGON STATE:
50 CFM FAN

OREGON STATE:
50 CFM FAN TOILET COMPARTMENTS
80 CFM FAN BATHING & SPA AREAS
VENT ALL TO OUTSIDE

When dimensions and other drawings shall have conflicts, our detailed conditions, plans, Covenants, Conditions and Restrictions for all areas and conditions on the plot. The designer must be notified and consent to variations.

The type of exterior walls, windows, doors, roofings, etc., and other building details are all to be paid by the building owner and inspection of these products. The Designer assumes no responsibility for the integrity of the building envelope.

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VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

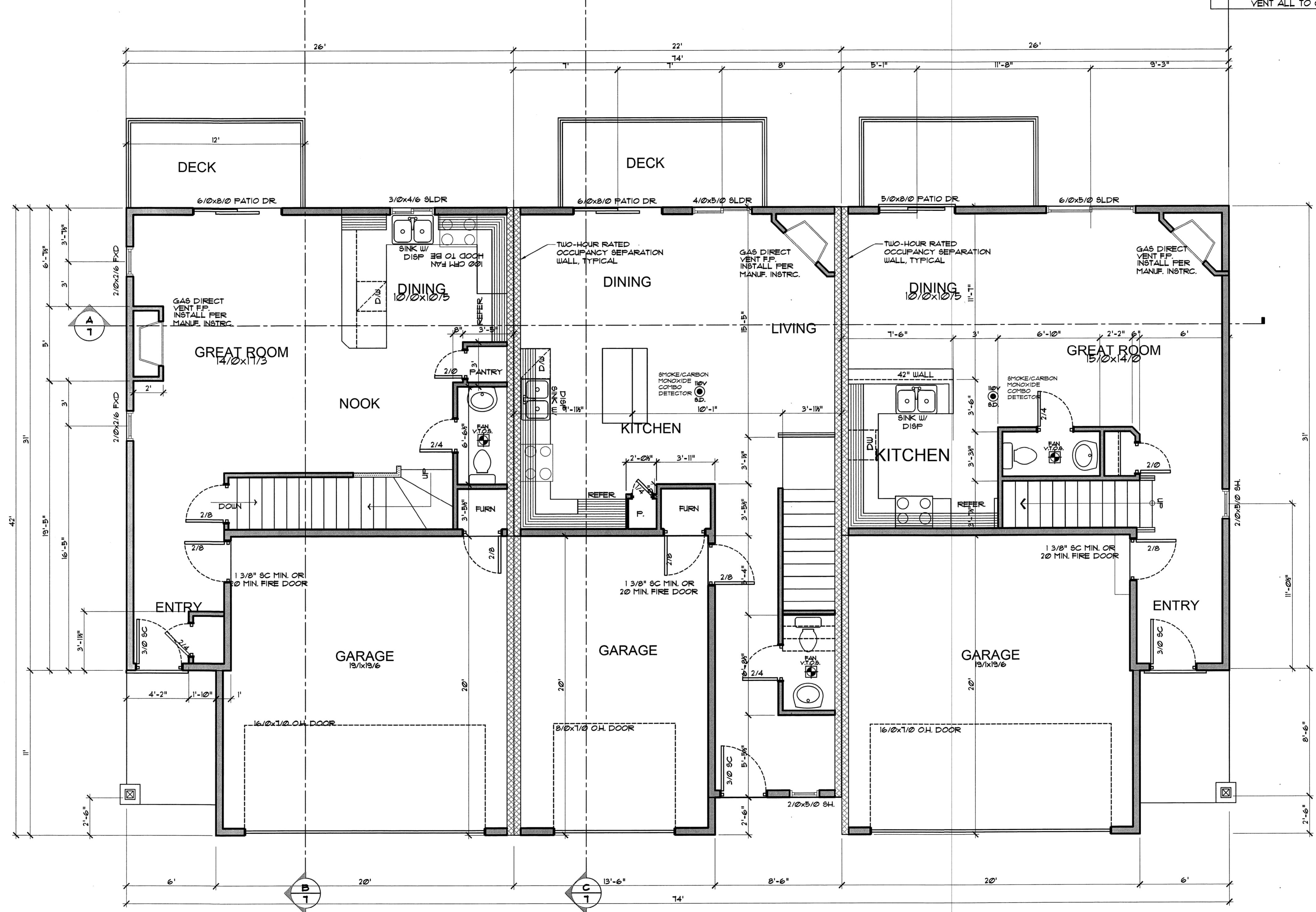
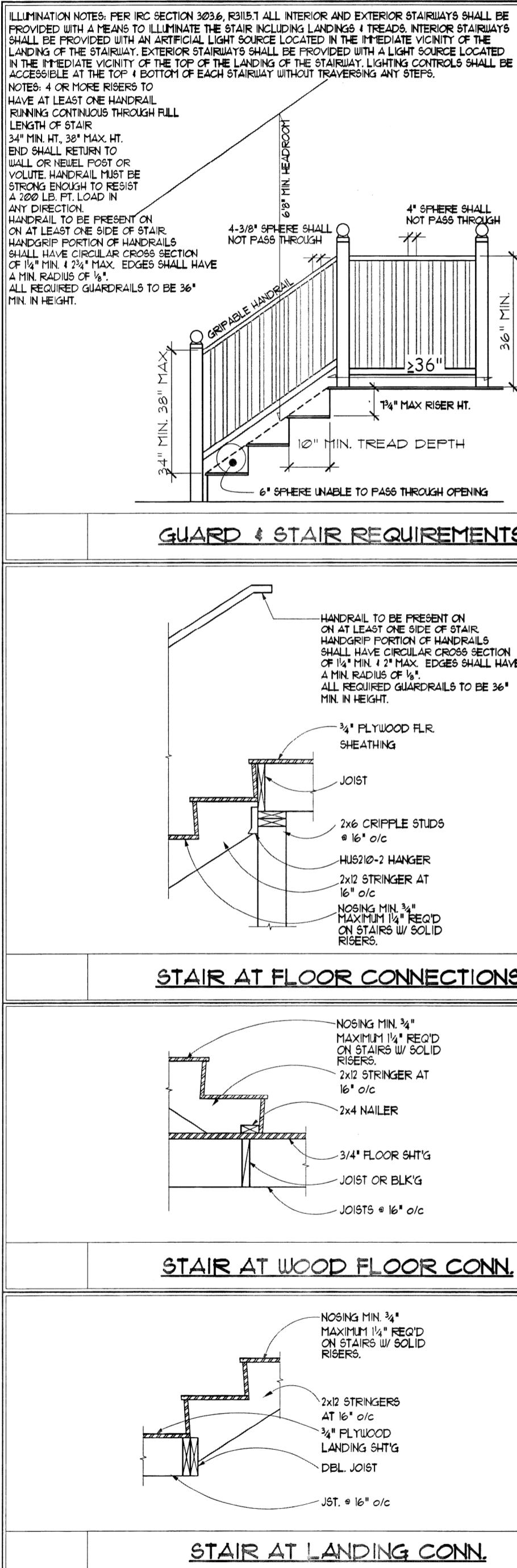
DRAWN: VOLARE TOWNHOMES, LLC.

SCALE: SAR
DRAWN:

SHEET A
3.0
building

SMOKED DETECTORS REQUIRED AS SHOWN
THE PLAN, DETECTORS TO BE INTERCONNECTED
POWERED BY PREMISE WIRING AND HAVE B

| | | |
|-----|--------|---|
| FAN | V.1053 | 50 CFM FAN |
| | V.1054 | 50 CFM FAN TOILET COMPARTMENTS 80 CFM FAN BATHING & SPA AREAS VENT ALL TO OUTSIDE |



MAIN FLOOR

632 sq.ft.

1669

MAIN FLOOR

636 sq.ft.

1669

1477 MAIN FLOOR

632 sq.ft. 1669

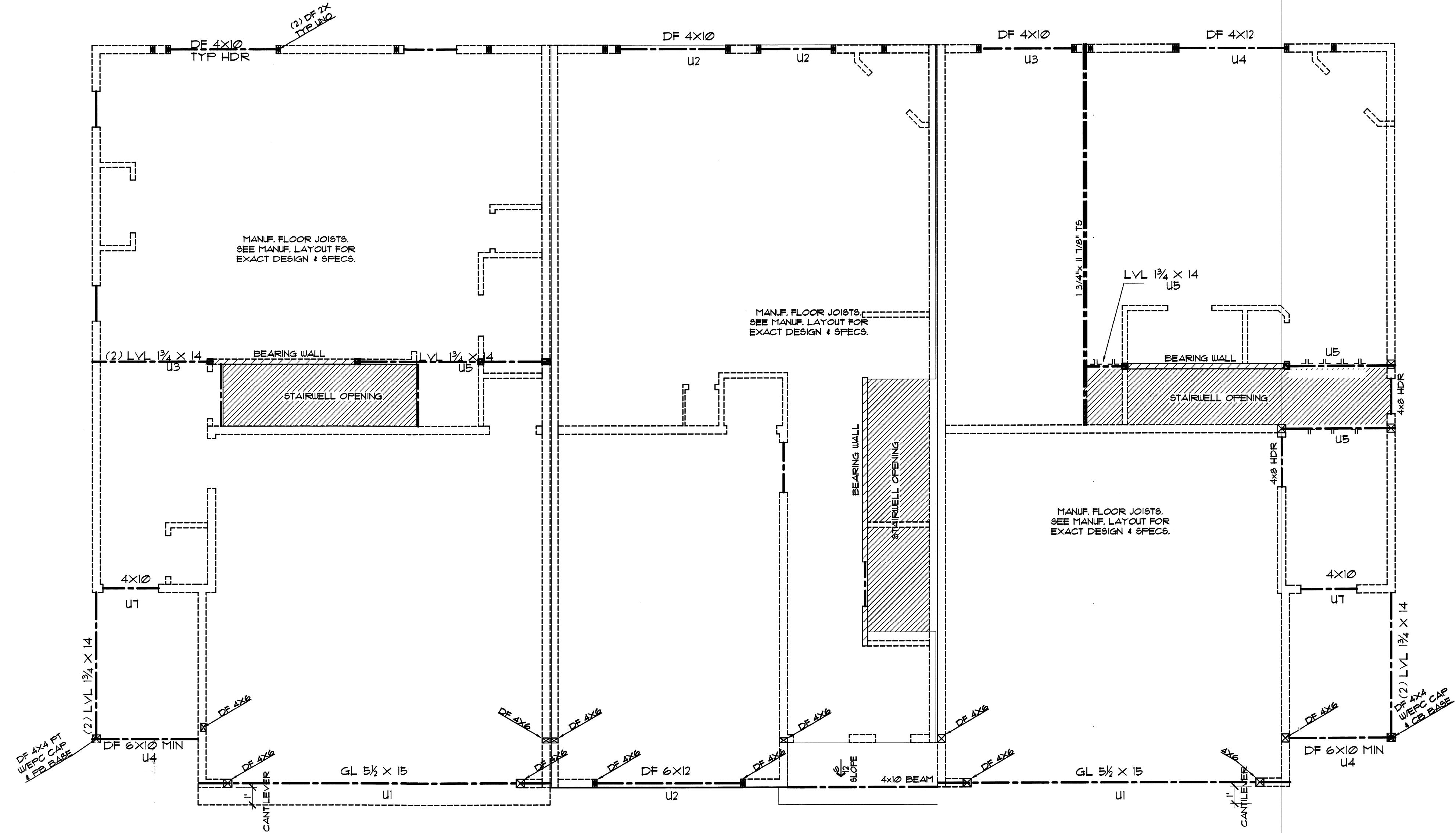
BUILDING 1

UPPER FLOOR FRAMING

1/4" = 1'

REFER TO THE MANUFACTURE'S JOIST LAYOUT FOR
EXACT LAYOUT AND SPECIFICATIONS.
(SEE "S" SHEETS FOR MORE INFORMATION)

BUILDING 1



VOLARE TOWNHOMES, LLC

ELAINE ROBINSON
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:

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SC
1

BUILDING 1

UPPER FLOOR

1037 sq.

UPPER FLOOR

841 sq

UPPER FLOOR

1037 sq.

1669

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

| | |
|---|--|
| 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 |

VOLARE TOWNHOMES, LLC

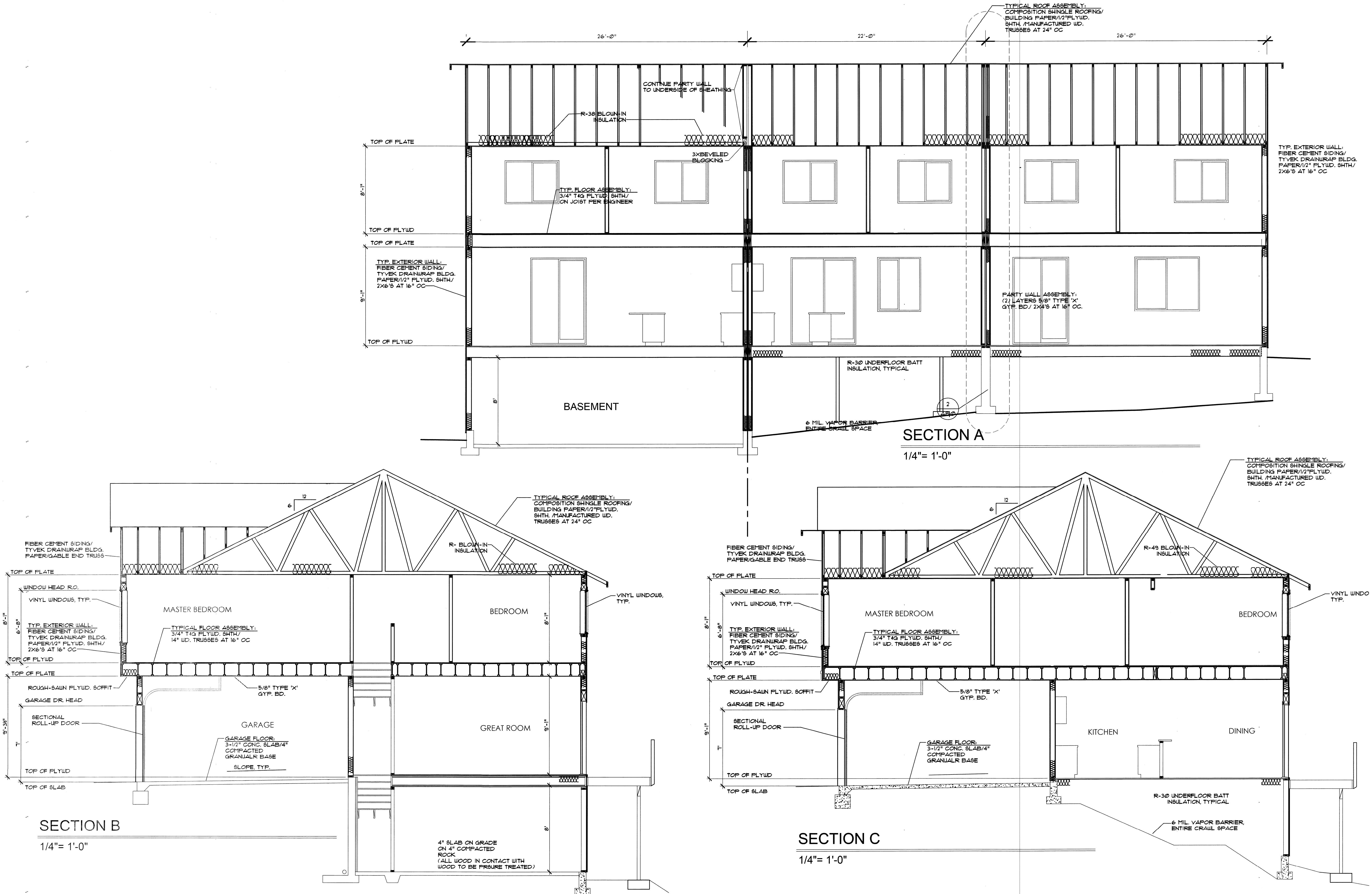
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

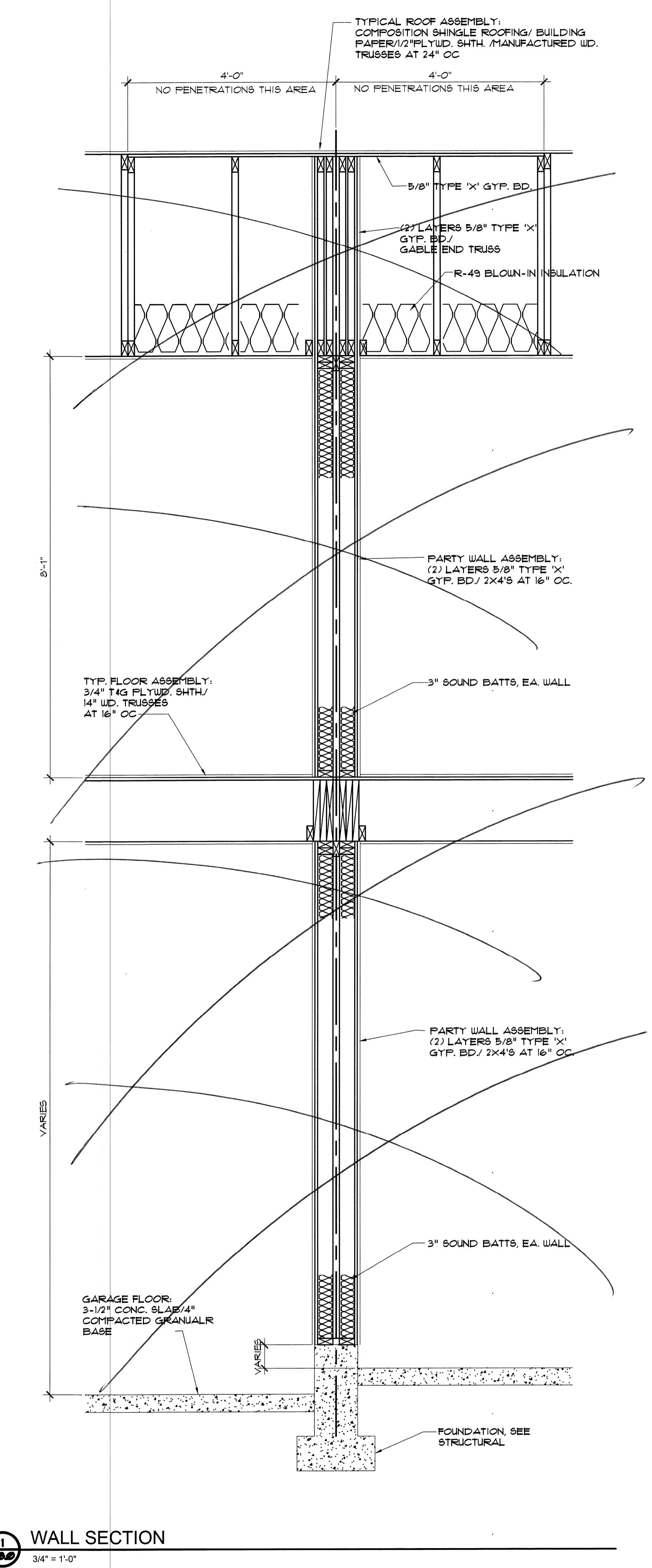
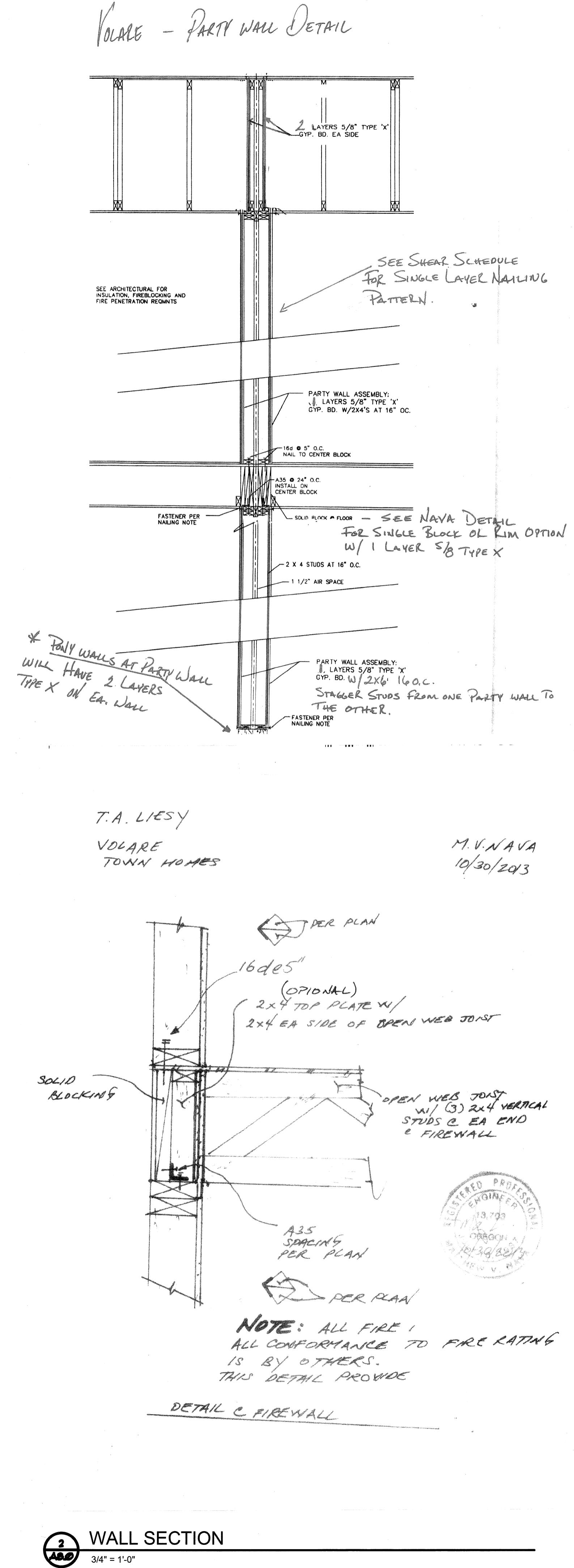
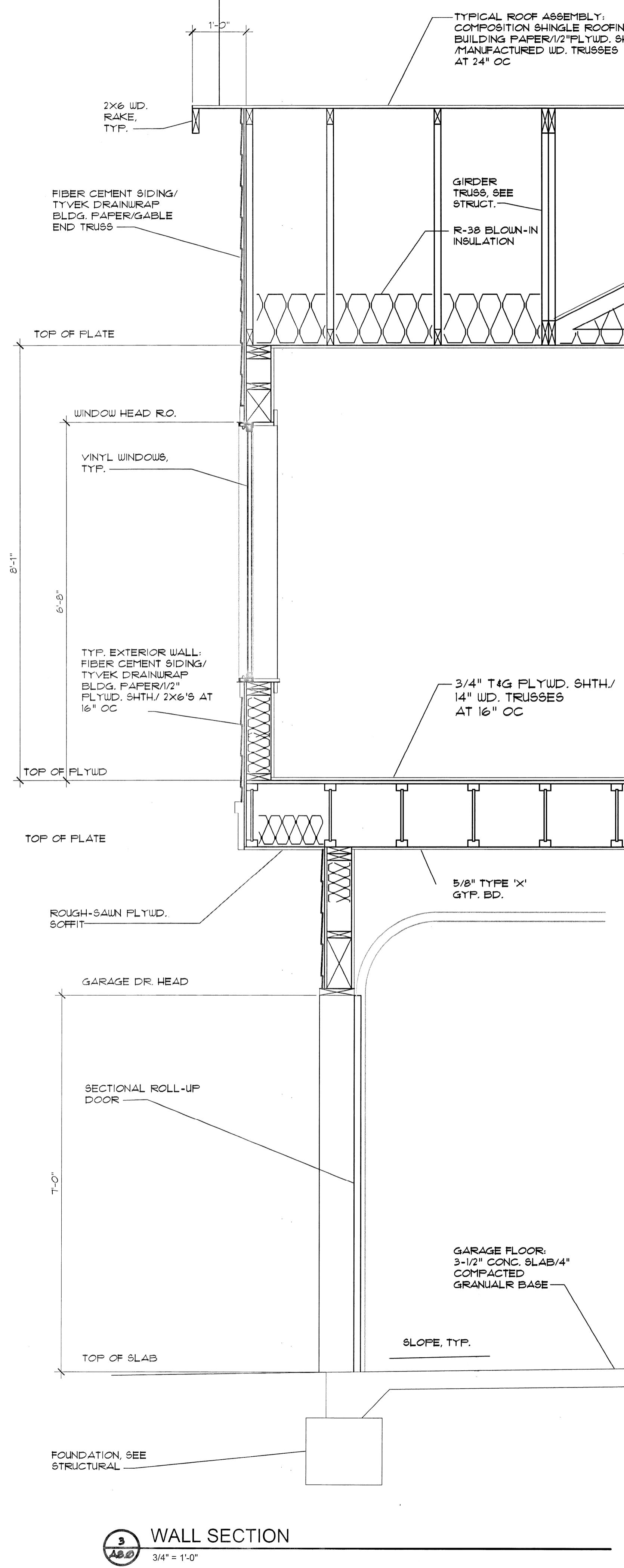
OWNER VOLARE TOWNHOMES, LLC.

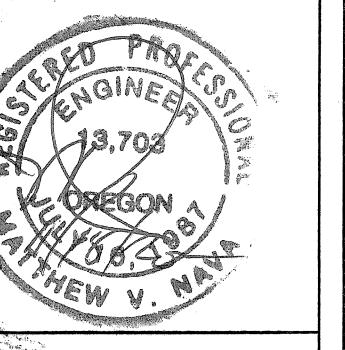
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A
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5.0
building

Without permission of the designer, all these details are to be used, dimensions, materials, and other features are to be determined by the designer. Contractor shall assume responsibility for determining and installing these details. The type of exterior finish, insulation, vapor barrier, and other components are to be determined by the designer. The installation of these components is the responsibility of the designer. This designer assumes no responsibility for the design or the quality of the building products. This document is the property of Volare Townhomes, LLC. No reuse or reproduction without written permission from the designer. No right to reproduce or copy this document on this page. All rights reserved under the copyright laws of the United States and international copyright treaties. Volare Townhomes, LLC.





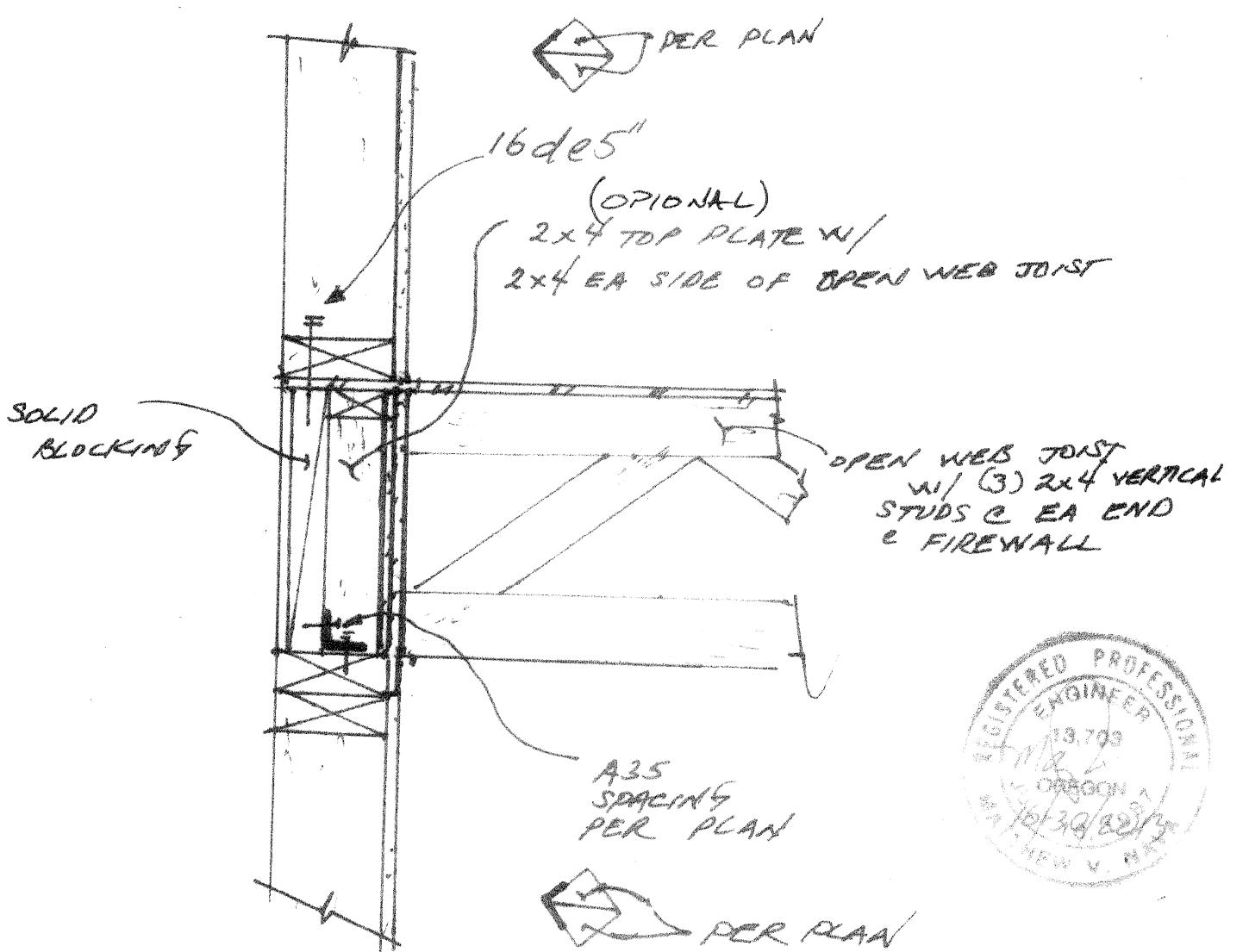


Building 1

Volare Townhomes

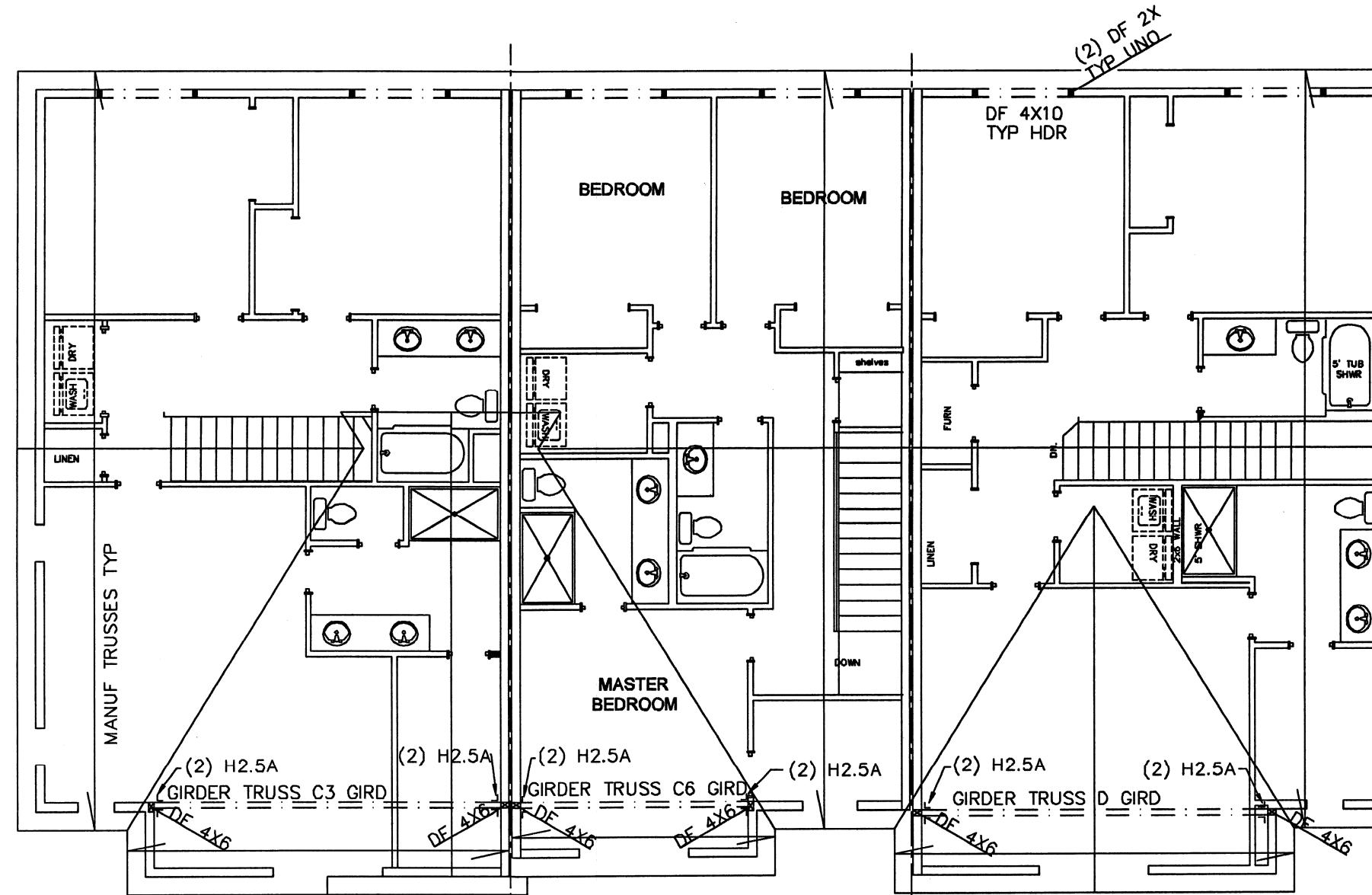
T.A. LIESY
VOLARE
TOWN HOMES

M.V. NAVA
10/30/2013



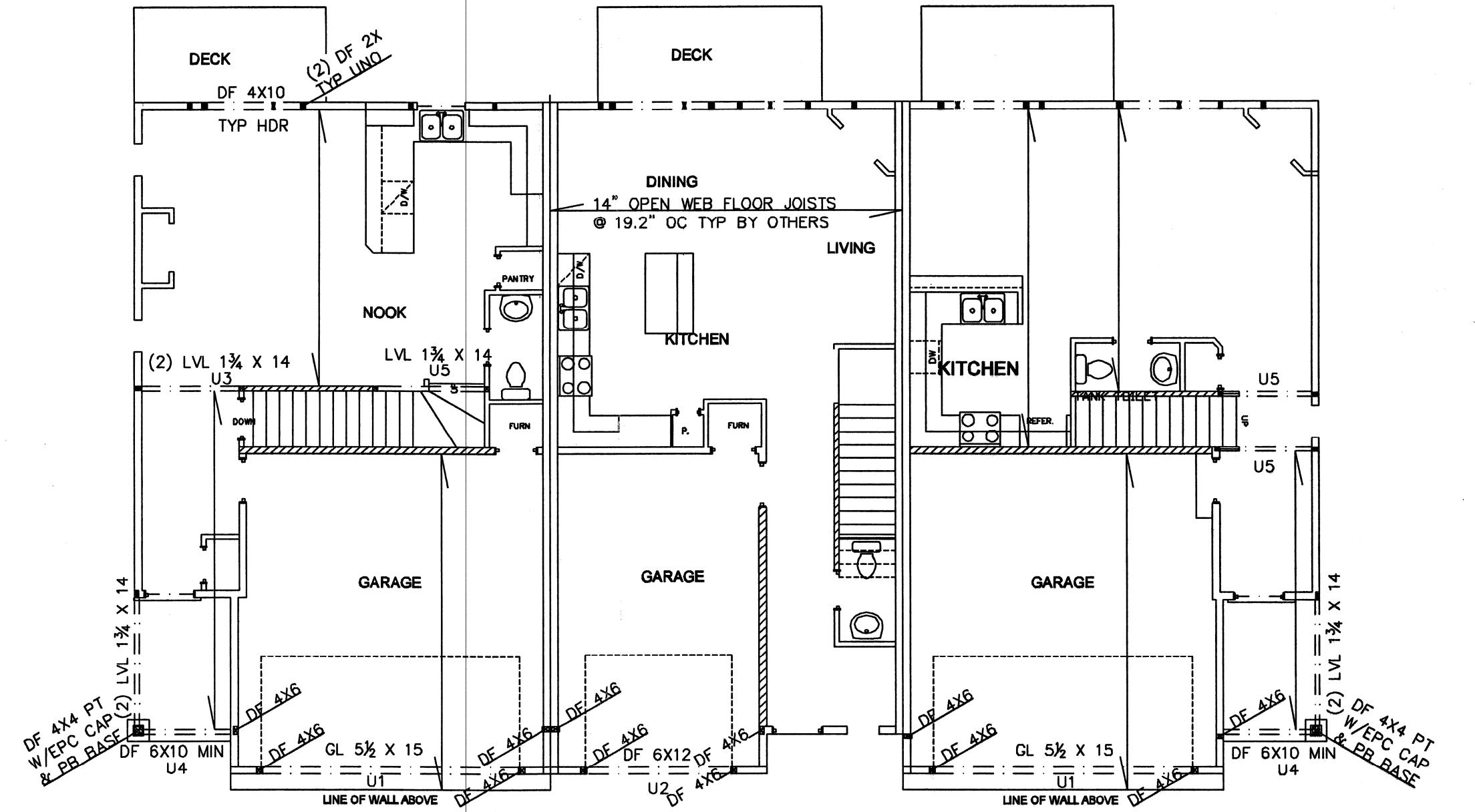
NOTE: ALL FIRE!
ALL CONFORMANCE TO FIRE RATING
IS BY OTHERS.
THIS DETAIL PROVIDE

DETAIL C FIREWALL

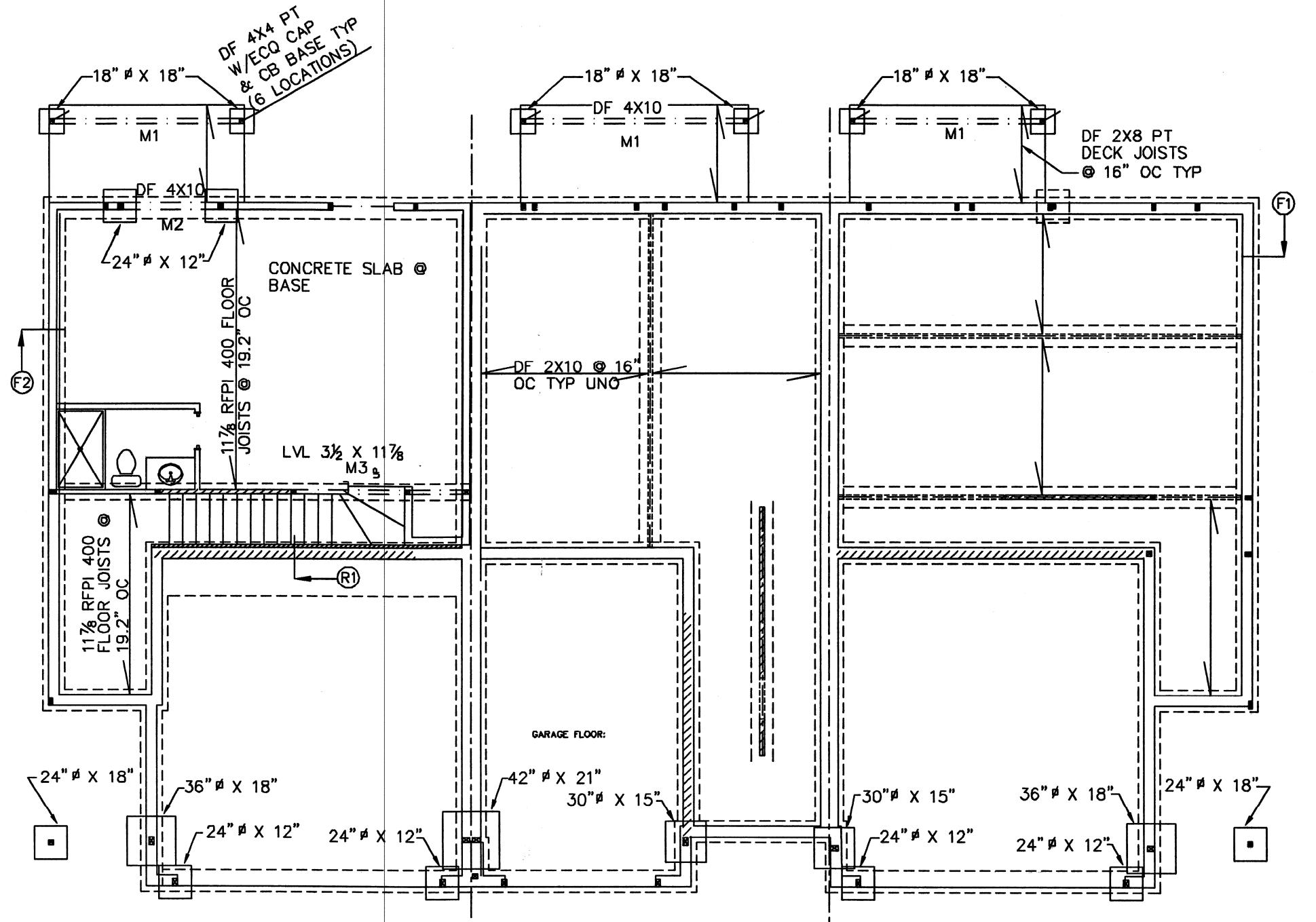


BUILDING 1 UPPER

TRUSS MANUFACTURER TO
PROVIDE CALCULATIONS AND
SUPPORT FOR OVERFRAMING
MEMBERS TO E.O.R. FOR
REVIEW



BUILDING 1 MAIN



BUILDING 1 PONYWALLS/FNDTN

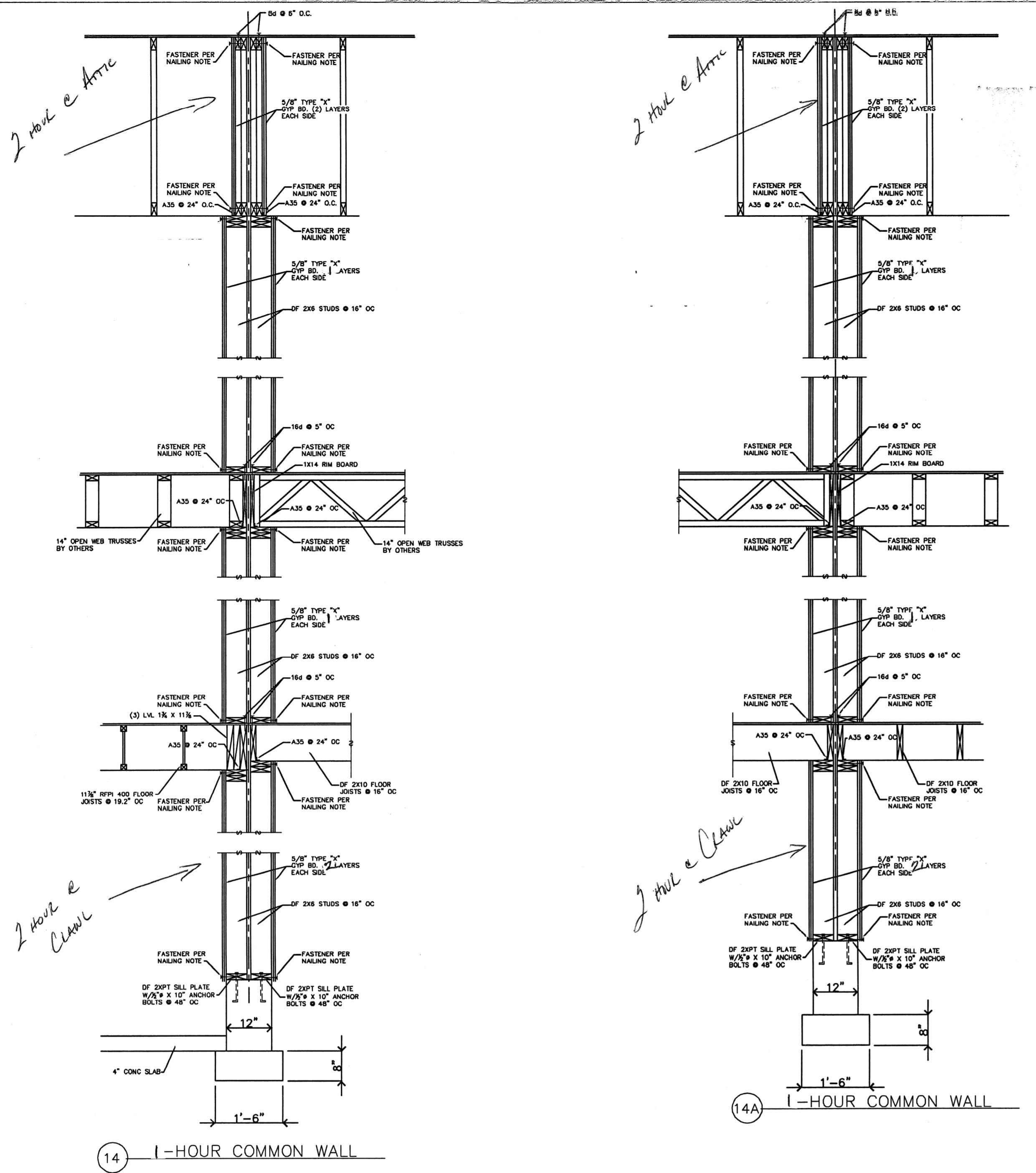
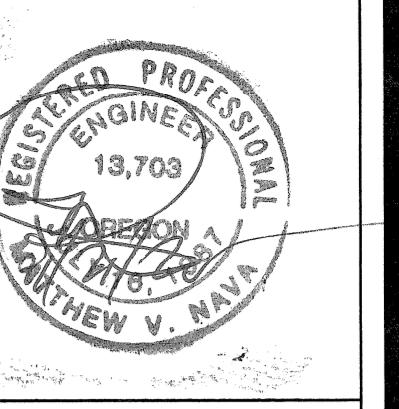
Volare Townhomes

Building 1
S 2

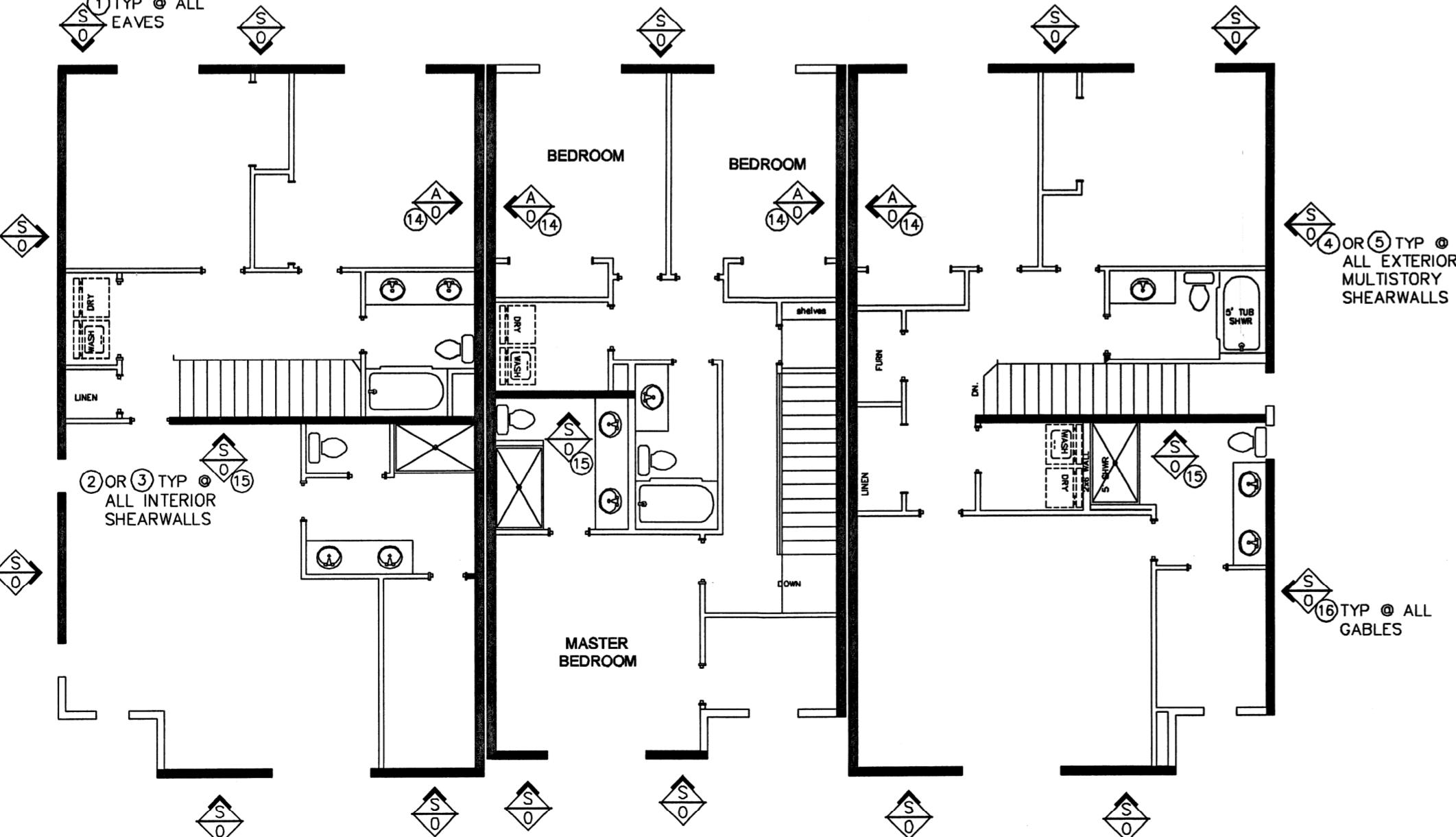
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JAR
MODIFIED
11/20/2013 JAR

NAVA
CONTRACTING,
and
ENGINEERING,
INC.

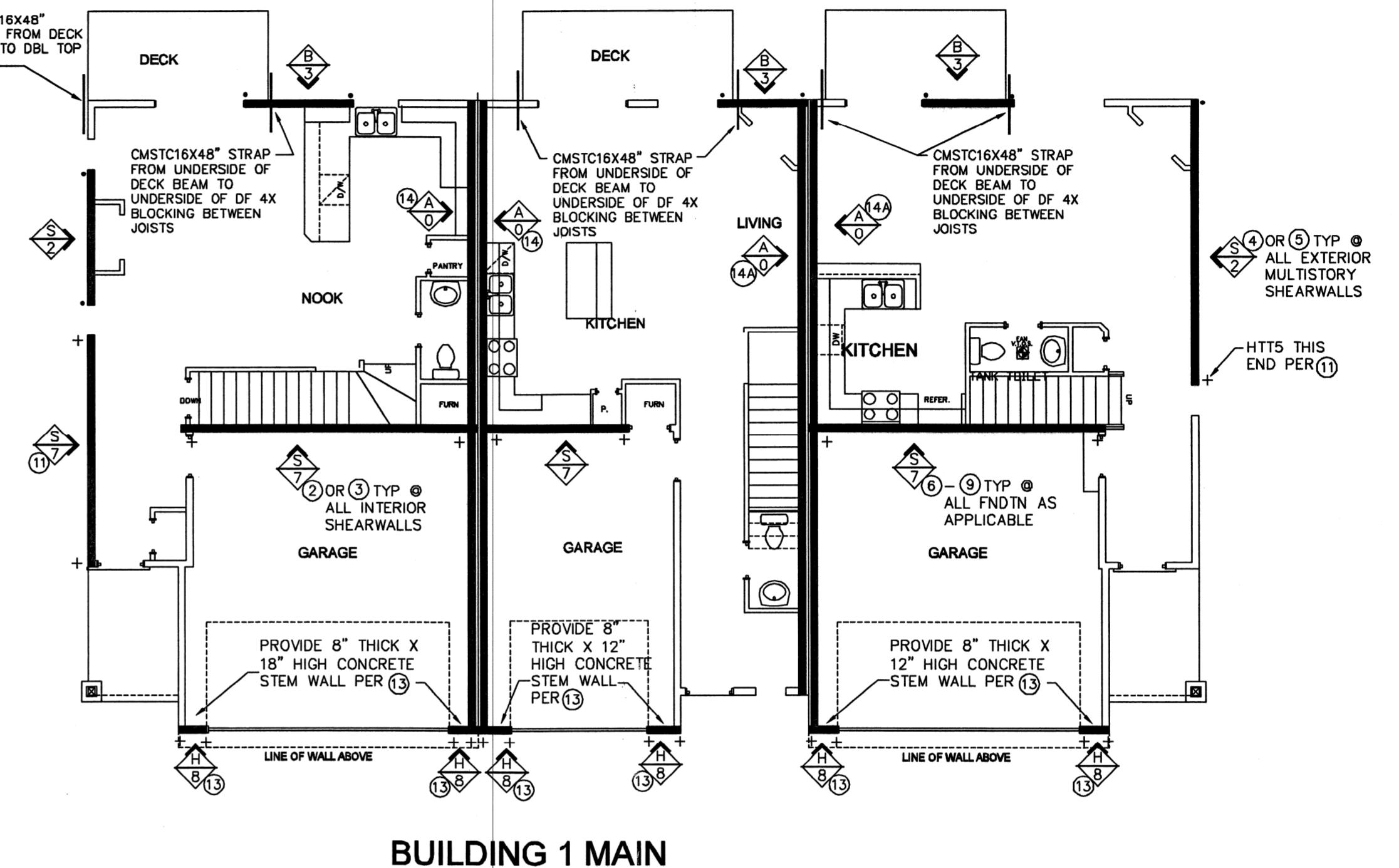
2833 NE WEIDLER ST
PORTLAND, OR 97232
Ph: (503) 238-0533
Fax: (503) 238-0533



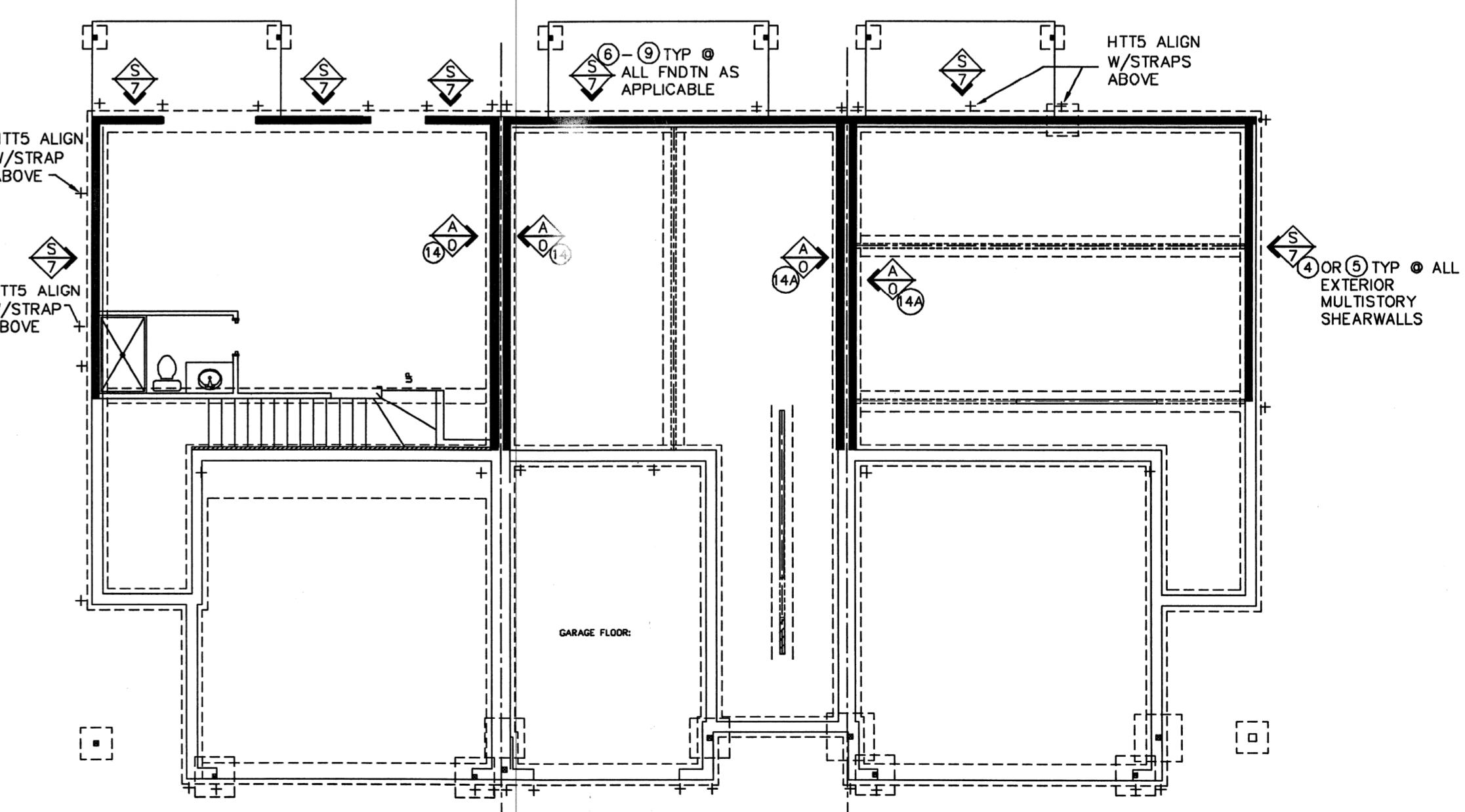
(14) 1-HOUR COMMON WALL



BUILDING 1 UPPER



BUILDING 1 MAIN



BUILDING 1 PONYWALLS/FNDTN

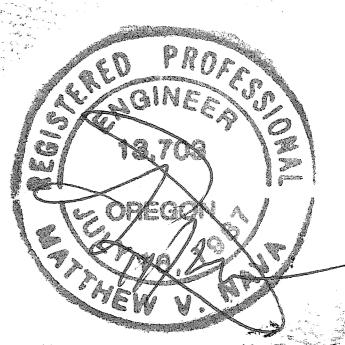
Building 1

Volare Townhomes

Building 1
S 3

NAVA CONTRACTING and ENGINEERING INC.
2833 NE WEDDING ST
PORTLAND, OR 97232

PH: (503) 238-0633
FAX: (503) 238-0533



FOUNDATION NOTES:

- 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.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTION TO 95%.
- CONCRETE: - MIX AND 28 DAY STRENGTH OF CONCRETE.

| | |
|---|-----------|
| - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER: | 2,500 PSI |
| - BASEMENT & INTERIOR SLABS ON GRADE: | 2,500 PSI |
| - BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER; AND GARAGE SLABS | 3,000 PSI |
| - PORCHES, STEPS, & CARGO SLABS EXPOSED TO WEATHER | 3,500 PSI |
| | TBL-3 |

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

7. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

8. REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.

9. EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.

10. COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.

11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" MESH CONDUCTOR RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.

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

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

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

FRAMING NOTES:

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 12 HEADERS UNLESS OTHERWISE INDICATED. IF BUILDING BUILT WITH 88" IN. STUDS USE 4 X 8 HEADERS UNLESS OTHERWISE NOTED ON THE PLAN.

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

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

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

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

6. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER OREGON DWELLING SPECIALTY CODE SEC. R602.8

7. HIPS, VALLEYS AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.

8. UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE "SIMPSON" BG SERIES CAP/BASE (OR APPROVED EQUAL) CONNECTORS. EXTERIOR APPLICATIONS REQUIRE "SIMPSON" EPB SERIES BASES AND INTERIOR GARAGE POSTS REQUIRE "SIMPSON" CB SERIES BASES.

9. LUMBER SPECIES:

| | |
|---|---|
| A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS B. SILLS, PLATES, BLOCKING BRIDGING ETC. | NO. 2 DOUGLAS FIR |
| C. D. STUDS OVER 10' HIGH E. POST & BEAM DECKING F. PLYWOOD SHEATHING G. GLU-LAM BEAMS (EXT. ADH. OR EXT. CONDITIONS) | NO. 3 DOUGLAS FIR STUD GRADE D.F. NO. 2 OR BETTER D/F UTILITY GRADE D.F. 1/4" CDX PLY, 32/16 FB-2400, RDY ADH. |
| H. LVL MATERIALS ** | Fb = 2900 E = 2.0 Fv = 290 Fb = 2600 E = 1.8 Fv = 285 |
| * LVL MATERIALS INDICATES PARALLEL STRAND LUMBER | |
| ** LVL INDICATES LAMINATED VENEER LUMBER | |
| I. ALL PRESSURE TREATED LUMBER TO BE LABELED "CCA" | |
| AND TO CONTAIN NO AMMONIA BASED TREATING AGENTS | |

10. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER
JOIST TO JOIST
2" SUBFLOOR TO GIRDERS
SOLE PL. TO GIRDERS
TOP PL. TO STUDS
STUD TO SOLE PL.

DOUBLE STUDS
DOUBLE TOP PL.
CORNER STUDS (LEADER (2 PC.)
CLG. JST. TO PL.
CLG. JST. LAP OVER PL.
CLG. JST. TO RAFTER
RAFTER TO TOP PL.
COLLAR TIES (EA. END)
BUILT-UP CORNER STUDS
PLYWOOD SUBFLOOR

SOLID BLOCKING @ BEARING
PLY WALL & ROOF SHEATHING
16 ga. 7/16" CROWN 11" MIN.
TOP PL. AT INTERSECTIONS
MULTIPLE JOISTS (UP TO 3)
MULTIPLE JOISTS (OVER 3)

1 X 6 SPACED SHEATHING
RAFTERS TO HIPS, VALLEY
OR RIDGES
RAFTER LEDGERS
16L-5

GENERAL NOTES:

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON DWELLING SPECIALTY CODE FOR ONE & TWO FAMILY DWELLINGS, AND/OR UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

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

5. DESIGN LOADS: ROOF (SNOW LOAD) 25 PSF
TOTAL LOAD (SHAKE/COMP) 40 PSF
ROOF TOTAL LOAD (TILE MATERIAL) 40 PSF
STAIRS 40 PSF
GARAGE FLOOR (L.L.) (3,000# POINT) 40 PSF
DEC. ROOF 40 PSF
BALCONIES (EXT.) 40 PSF
ATTIC STORAGE (CLG. JST) 20 PSF
TB-3

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

7. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

8. REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.

9. EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.

10. COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.

11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" MESH CONDUCTOR RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.

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

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

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

15. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 12 HEADERS UNLESS OTHERWISE INDICATED. IF BUILDING BUILT WITH 88" IN. STUDS USE 4 X 8 HEADERS UNLESS OTHERWISE NOTED ON THE PLAN.

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

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

19. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLG AREAS, AND INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.

20. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER OREGON DWELLING SPECIALTY CODE SEC. R602.8

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23. LUMBER SPECIES:

| A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS B. SILLS, PLATES, BLOCKING BRIDGING ETC. | NO. 2 DOUGLAS FIR |
|---|---|
| C. D. STUDS OVER 10' HIGH E. POST & BEAM DECKING F. PLYWOOD SHEATHING G. GLU-LAM BEAMS (EXT. ADH. OR EXT. CONDITIONS) | NO. 3 DOUGLAS FIR STUD GRADE D.F. NO. 2 OR BETTER D/F UTILITY GRADE D.F. 1/4" CDX PLY, 32/16 FB-2400, RDY ADH. |
| H. LVL MATERIALS ** | Fb = 2900 E = 2.0 Fv = 290 Fb = 2600 E = 1.8 Fv = 285 |
| * LVL MATERIALS INDICATES PARALLEL STRAND LUMBER | |
| ** LVL INDICATES LAMINATED VENEER LUMBER | |
| I. ALL PRESSURE TREATED LUMBER TO BE LABELED "CCA" | |
| AND TO CONTAIN NO AMMONIA BASED TREATING AGENTS | |

24. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER
JOIST TO JOIST
2" SUBFLOOR TO GIRDERS
SOLE PL. TO GIRDERS
TOP PL. TO STUDS
STUD TO SOLE PL.

DOUBLE STUDS
DOUBLE TOP PL.
CORNER STUDS (LEADER (2 PC.)
CLG. JST. TO PL.
CLG. JST. LAP OVER PL.
CLG. JST. TO RAFTER
RAFTER TO TOP PL.
COLLAR TIES (EA. END)
BUILT-UP CORNER STUDS
PLYWOOD SUBFLOOR

SOLID BLOCKING @ BEARING
PLY WALL & ROOF SHEATHING
16 ga. 7/16" CROWN 11" MIN.
TOP PL. AT INTERSECTIONS
MULTIPLE JOISTS (UP TO 3)
MULTIPLE JOISTS (OVER 3)

1 X 6 SPACED SHEATHING
RAFTERS TO HIPS, VALLEY
OR RIDGES
RAFTER LEDGERS
16L-5

25. DESIGN LOADS: ROOF (SNOW LOAD) 25 PSF
TOTAL LOAD (SHAKE/COMP) 40 PSF
ROOF TOTAL LOAD (TILE MATERIAL) 40 PSF
STAIRS 40 PSF
GARAGE FLOOR (L.L.) (3,000# POINT) 40 PSF
DEC. ROOF 40 PSF
BALCONIES (EXT.) 40 PSF
ATTIC STORAGE (CLG. JST) 20 PSF
TB-3

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

27. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

28. REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.

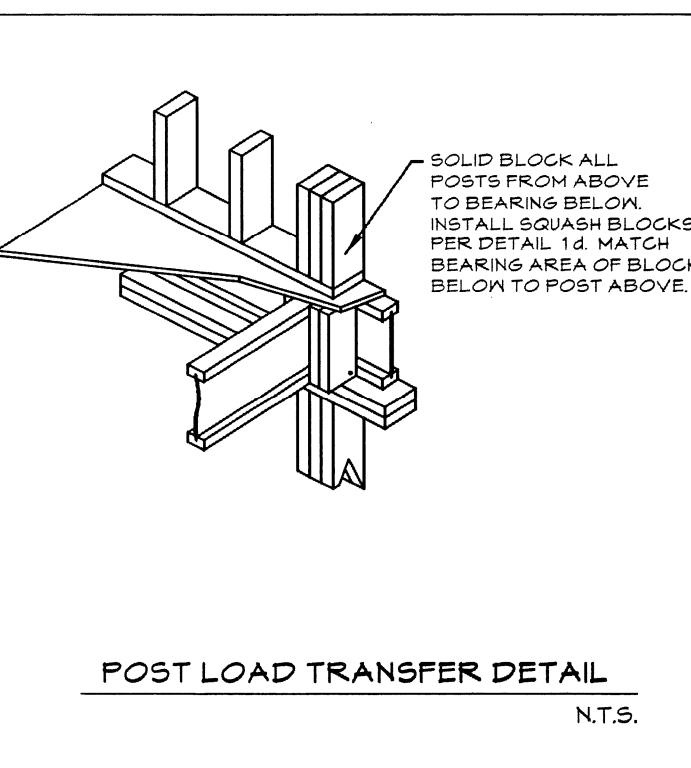
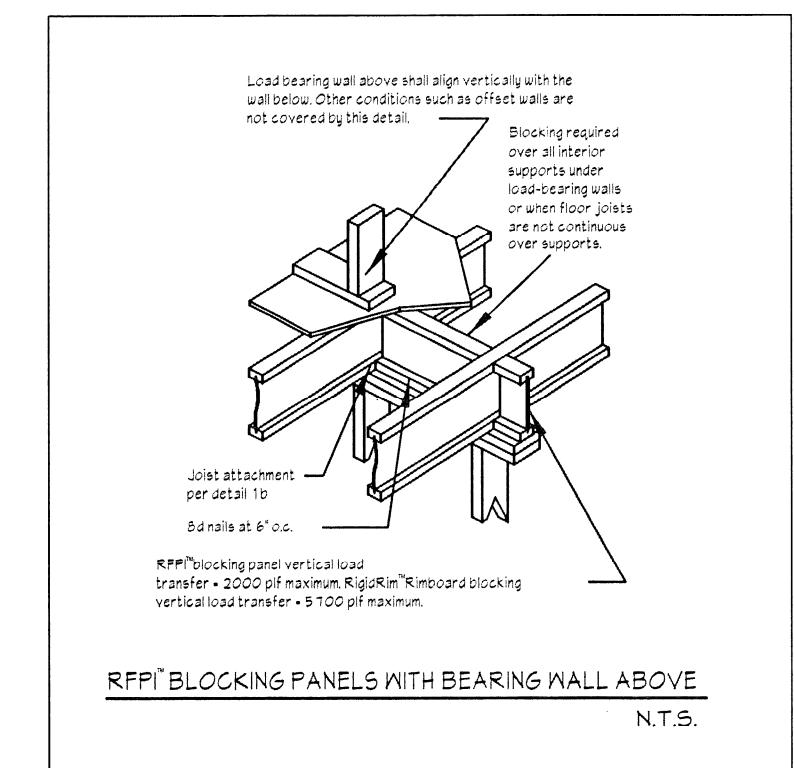
29. EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.

30. COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.

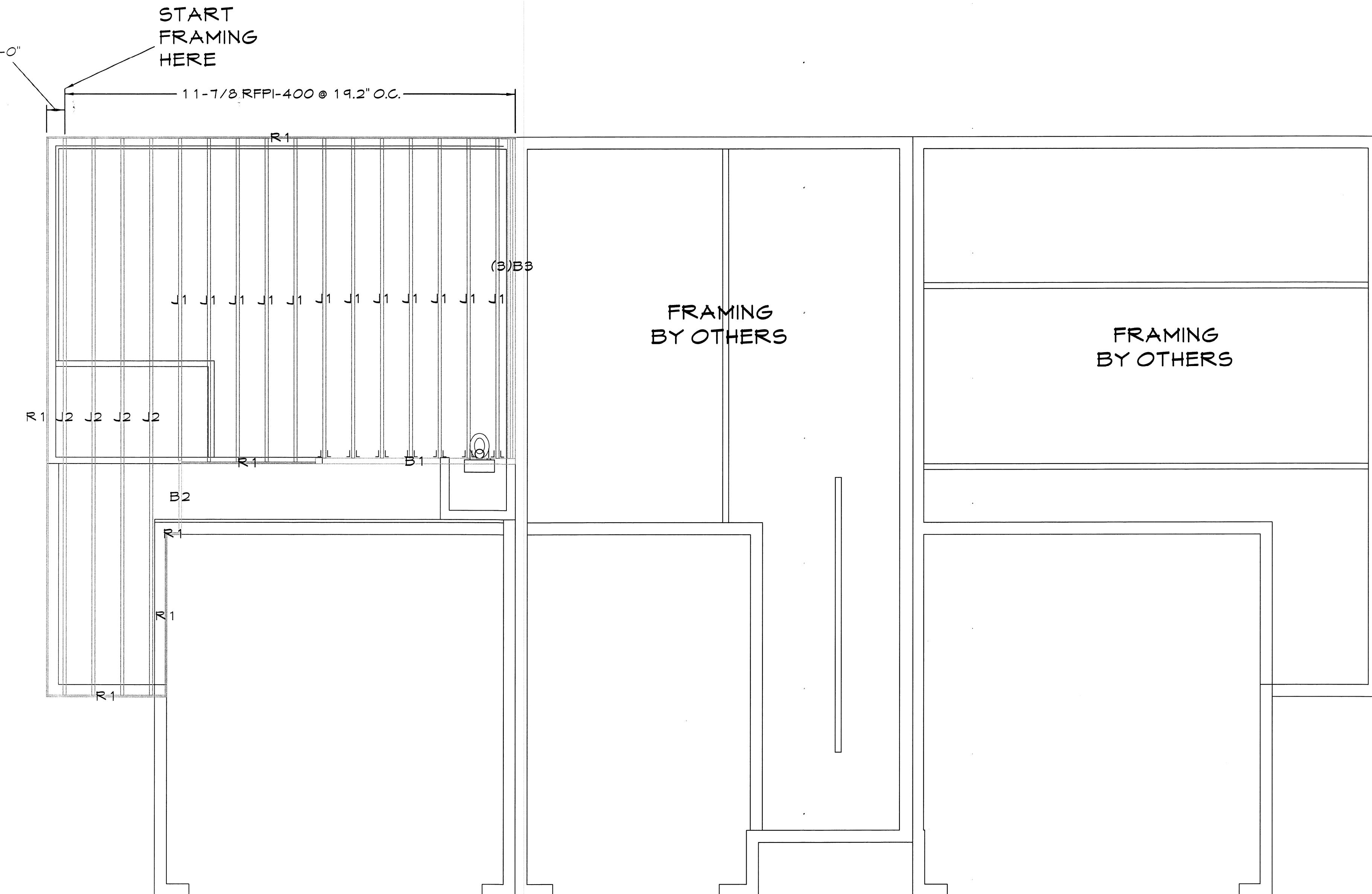
31. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" MESH CONDUCTOR RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.

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

33. BEAM POCKETS



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LEGEND:

- = HANGER CALLOUT
- = SUPPORTING POST
- = POST LOAD ABOVE
- = RIMBOARD
- = LVL BLOCKING
- = JOIST BLOCKING
- = JOIST CALLOUT
- = BEAM (FLUSH W/ JOIST)
- = HEADER (BEAM BELOW JOIST)
- = BEAM BY OTHERS

MAIN FLOOR JOIST LAYOUT
SCALE: 1/4" = 1'-0"

ROSEBURG FRAMING SYSTEM™
quality engineered wood products for today's builder™

RIGIDLAM® LVL ROSEBURG FOREST PRODUCTS **RIGIDRIM®** ROSEBURG FOREST PRODUCTS



CONTRACTOR NOTES:
1) VERIFY ALL FRAMING CONDITIONS
2) ALL FOOTINGS PER DESIGNER'S PLAN
(UNLESS NOTED OTHERWISE)
3) ALL BEAMS PER DESIGNER'S PLAN
(UNLESS NOTED OTHERWISE)
4) USE CAUTION WHEN CUTTING
FOR PLUMBING
5) PROVIDE PROPER SUPPORT AT ALL
SHEARWALLS

DESIGN NOTES:
THIS FLOOR SYSTEM WAS
DESIGNED TO MEET OR
EXCEED THE LIVE LOAD
DEFLECTION CRITERIA
OF L/480

FLOOR LOADING:
40psf LIVE LOAD
12psf DEAD LOAD

SLEEPING AREAS:
30psf LIVE LOAD
12psf DEAD LOAD

ROOF LOADING:
25psf LIVE LOAD
17psf DEAD LOAD

| PL13-250 (MAIN) | | | | | | | |
|---------------------|--------------|--------|--------|-------|-----|---------|---------|
| LIESY VOLARE BLDG 1 | | | | | | | |
| Mrk # | Material | Width | Depth | Grade | Qty | Cut Lth | Tot Lth |
| B1 | Rigidlam LVL | 3 1/2 | 11 7/8 | 2.0E | 1 | 12 | 12 |
| B2 | Rigidlam LVL | 1 3/4 | 11 7/8 | 1.5E | 1 | 4 | 4 |
| B3 | Rigidlam LVL | 1 3/4 | 11 7/8 | 1.5E | 3 | 18 | 54 |
| R1 | OSB Rim | 1 | 11 7/8 | | 6 | 16 | 96 |
| J1 | RFPI-400 | 2 1/16 | 11 7/8 | | 12 | 18 | 216 |
| J2 | RFPI-400 | 2 1/16 | 11 7/8 | | 4 | 32 | 128 |
| Accessories | | | | | | | |
| H1 | TH020118 | | | | | | 7 |

IMPORTANT!
REFERENCE INSTALLATION
GUIDE FOR ALL FRAMING
DETAILS AND I-JOIST INFORMATION

| Pacific Lumber & TRUSS COMPANY | |
|--|----------------|
| 5930 JEAN ROAD LAKE OSWEGO, OREGON 97035 (503)858-9663 | |
| PLAN DESCRIPTION/NUMBER: BLDG 1 VOLARE | |
| CUSTOMER: LIESY | |
| PLAN DATED: | |
| EWP DESIGNER: KAMI BELWOOD | DATE: 11/14/13 |
| PL13-250 (MAIN) SHEET: 1 of 2 | |

