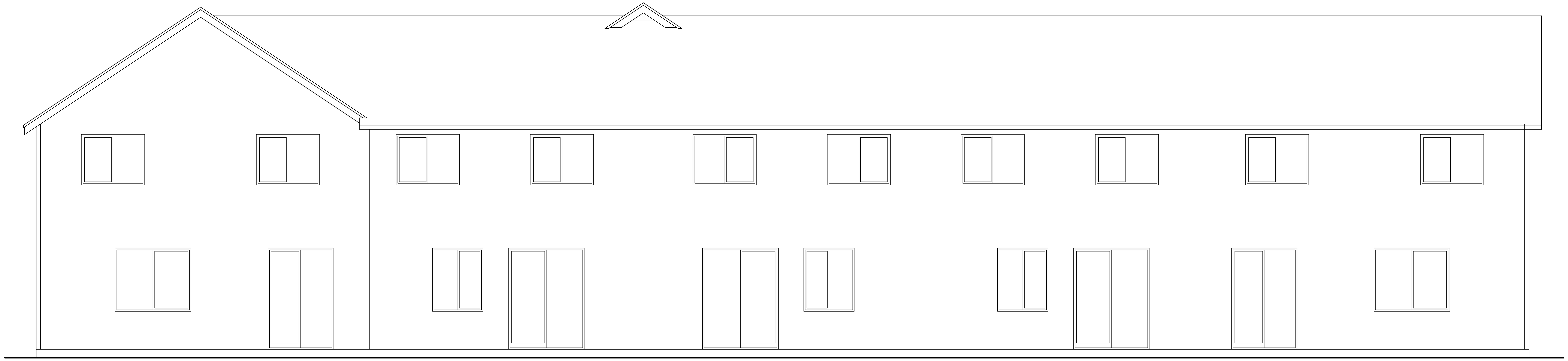


REAR ELEVATION

LOT 90 LOT 91 LOT92 LOT93 LOT94 1/4"=1'-0"

FRONT ELEVATION

LOT 94 LOT 93 LOT 92 LOT 91 LOT 90 1/4"=1'

VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

ELEVATIONS
BUILDING 18

SCALE:
DRAWN: SAR

SHEET
A
1.0
building 18

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.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATES 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 WRITTING 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 WRITTING IF THERE ARE ANY CORRECTIONS OR CHANGES TO BE MADE TO THE CONSTRUCTION DOCUMENTS REQUIRED BY THE PLANNING/BUILDING DEPARTMENT OFFICALS. 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 REQUREMENTS.
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 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 SHOWN ON THE DRAWINGS FOR PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE DESIGN AGENCY MUST BE NOTIFIED IN WRITTING TO PROVIDE ADDITIONAL DETAILS, SPECIFICATIONS OR INFORMATION PER REQUEST OF THE GENERAL CONTACTOR 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 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 OWNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.

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 R703.8.

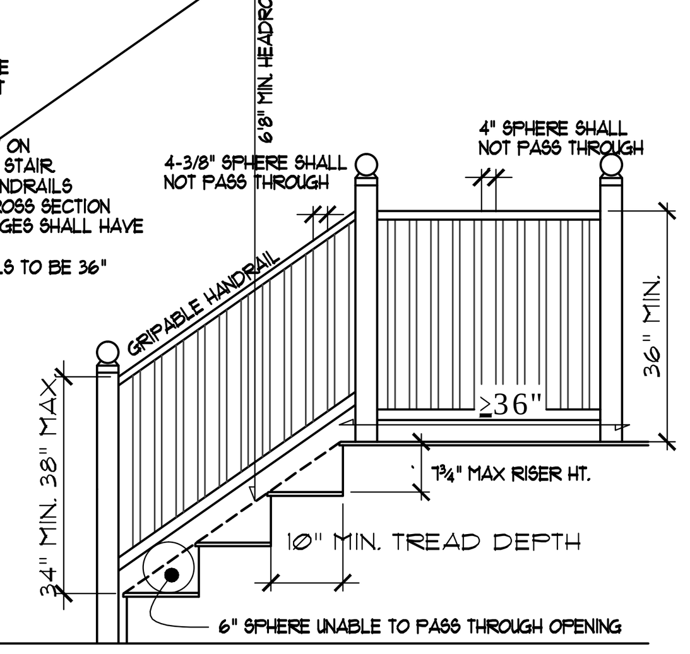
SHEAR WALL BOTTOM PLATE NAILING & ALL NAILING AT PRESSURE TREATED PLATE MEMBERS SHALL BE HOT DIPPED ZINC COATED GALV. STEEL OR STAINLESS STEEL NAILS PER IRC 319.3

FASTENERS FOR PRESSURE PRESERVATIVE & FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON, BRONZE, OR COPPER

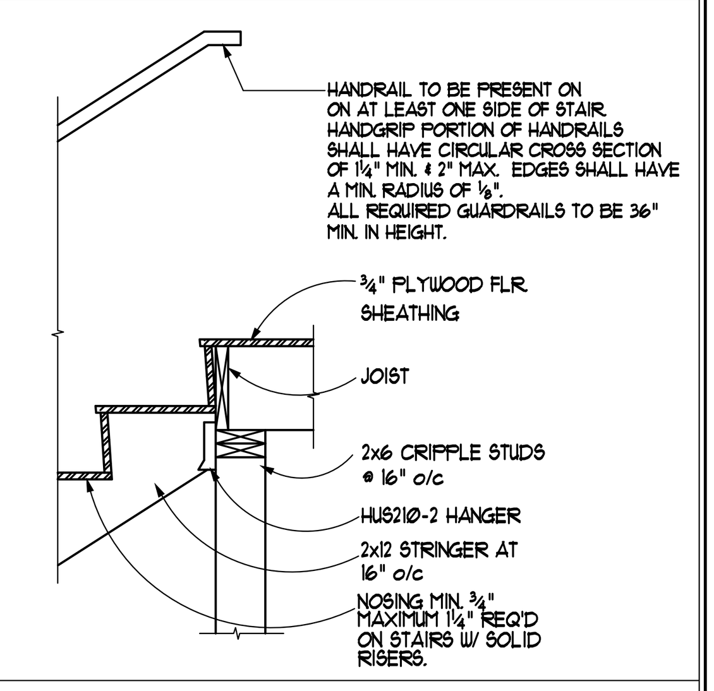
PER IRC 320.3.1 FIELD CUT END, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

ILLUMINATION NOTES: PER IRC SECTION 303.6, R311.5.7 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.

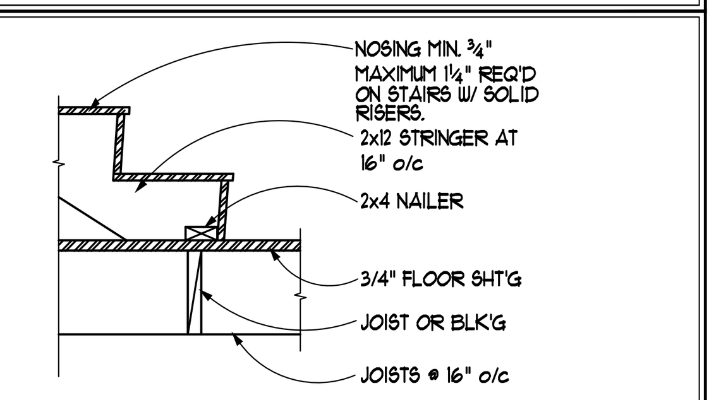
NOTES: 4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUS THROUGH FULL LENGTH OF STAIR
34" MIN. HT., 38" MAX. HT.
END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. PT. LOAD IN ANY DIRECTION.
HANDRAIL TO BE PRESENT ON ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE CIRCULAR CROSS SECTION OF 1¼" MIN. & 2¾" MAX. EDGES SHALL HAVE A MIN. RADIUS OF ⅛".
ALL REQUIRED GUARDRAILS TO BE 36" MIN. IN HEIGHT.



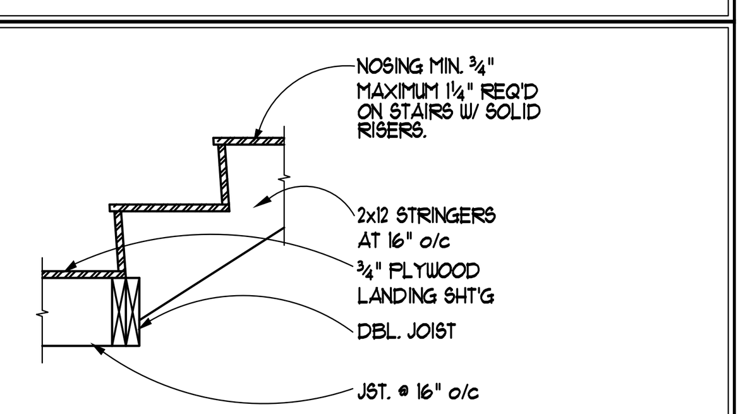
GUARD & STAIR REQUIREMENTS



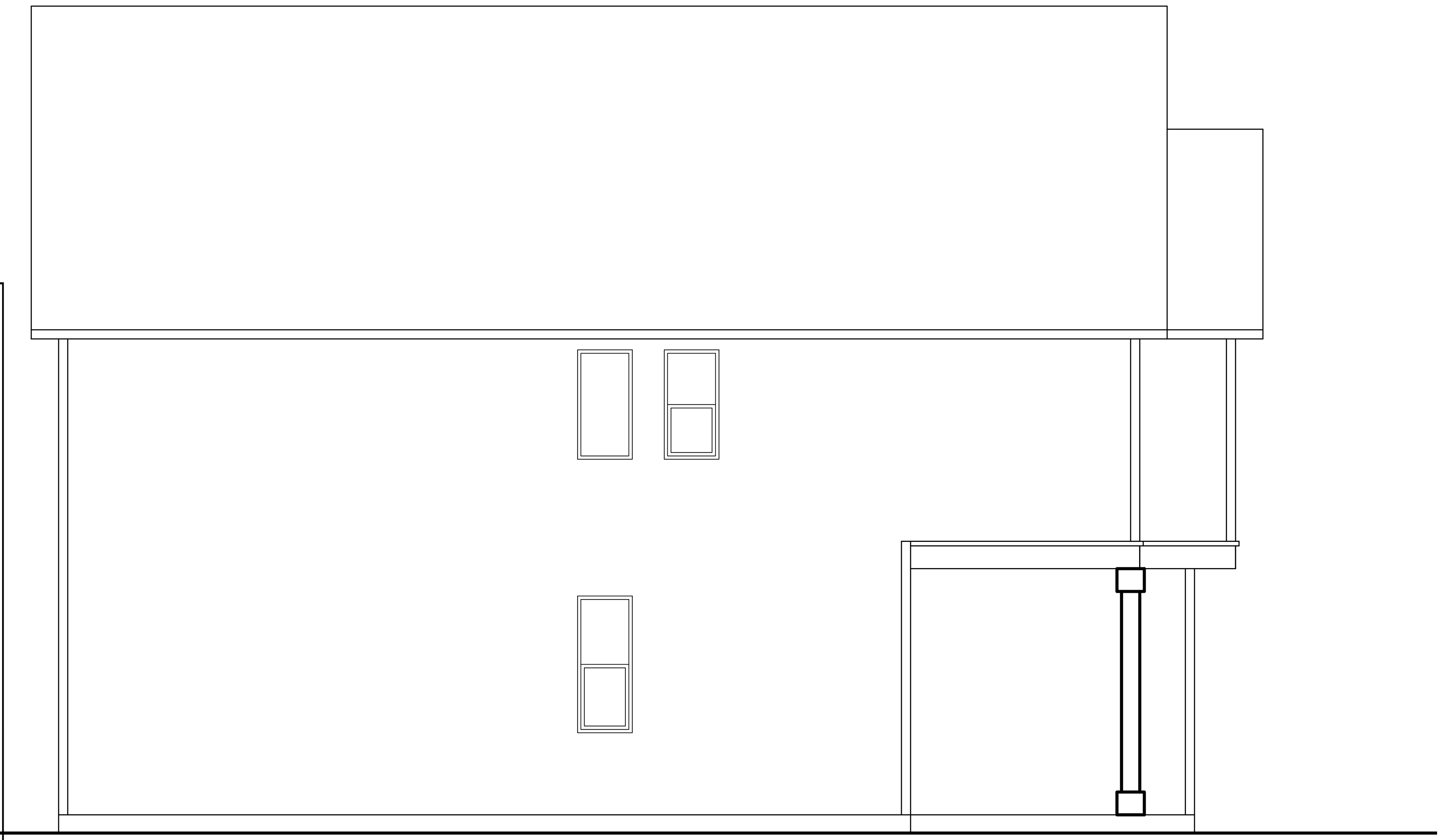
STAIR AT FLOOR CONNECTIONS



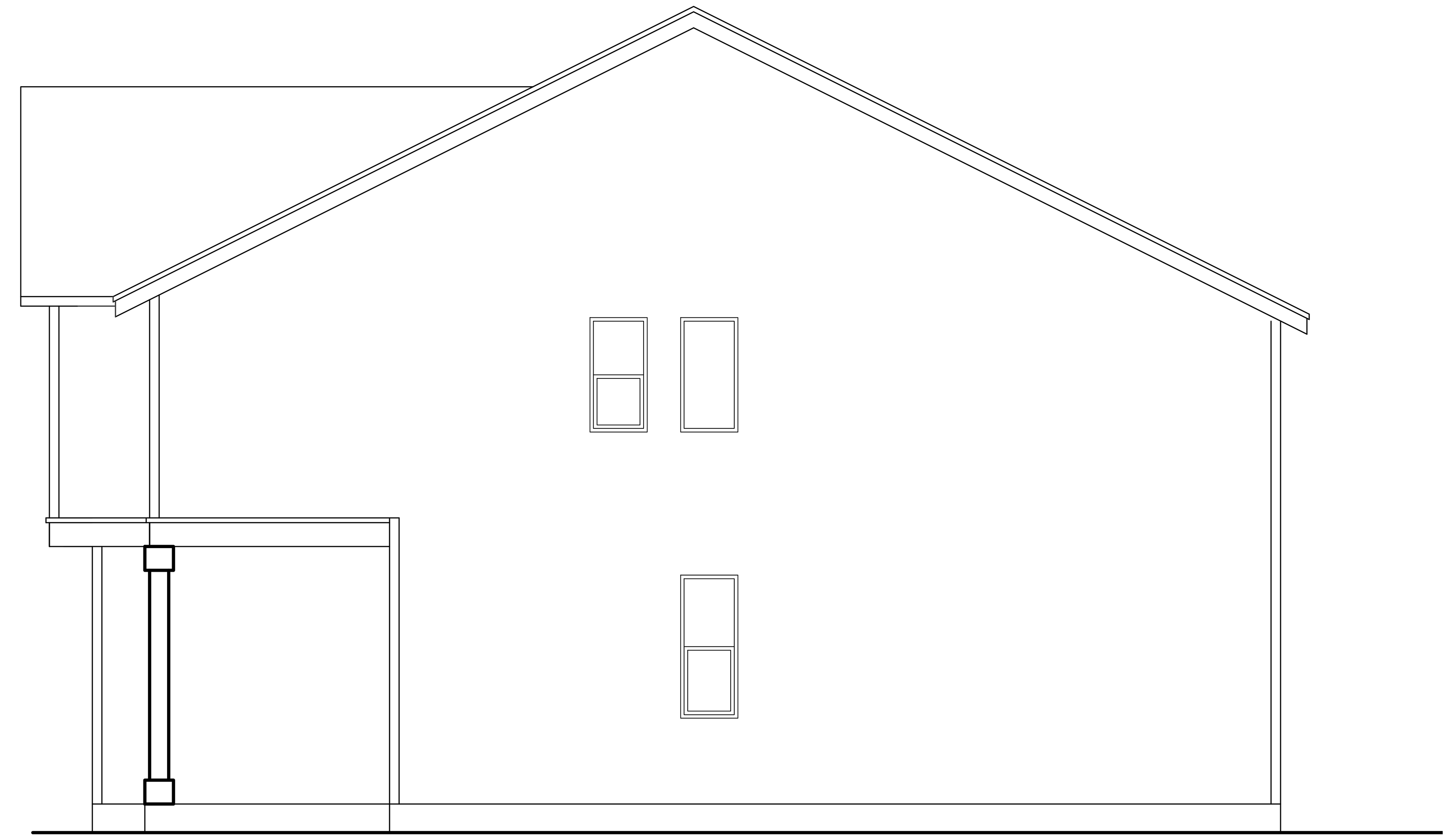
STAIR AT WOOD FLOOR CONN.



STAIR AT LANDING CONN.



LEFT ELEVATION



LEFT ELEVATION

1/4"=1'-0"

VOLARE TOWNHOMES, LLC

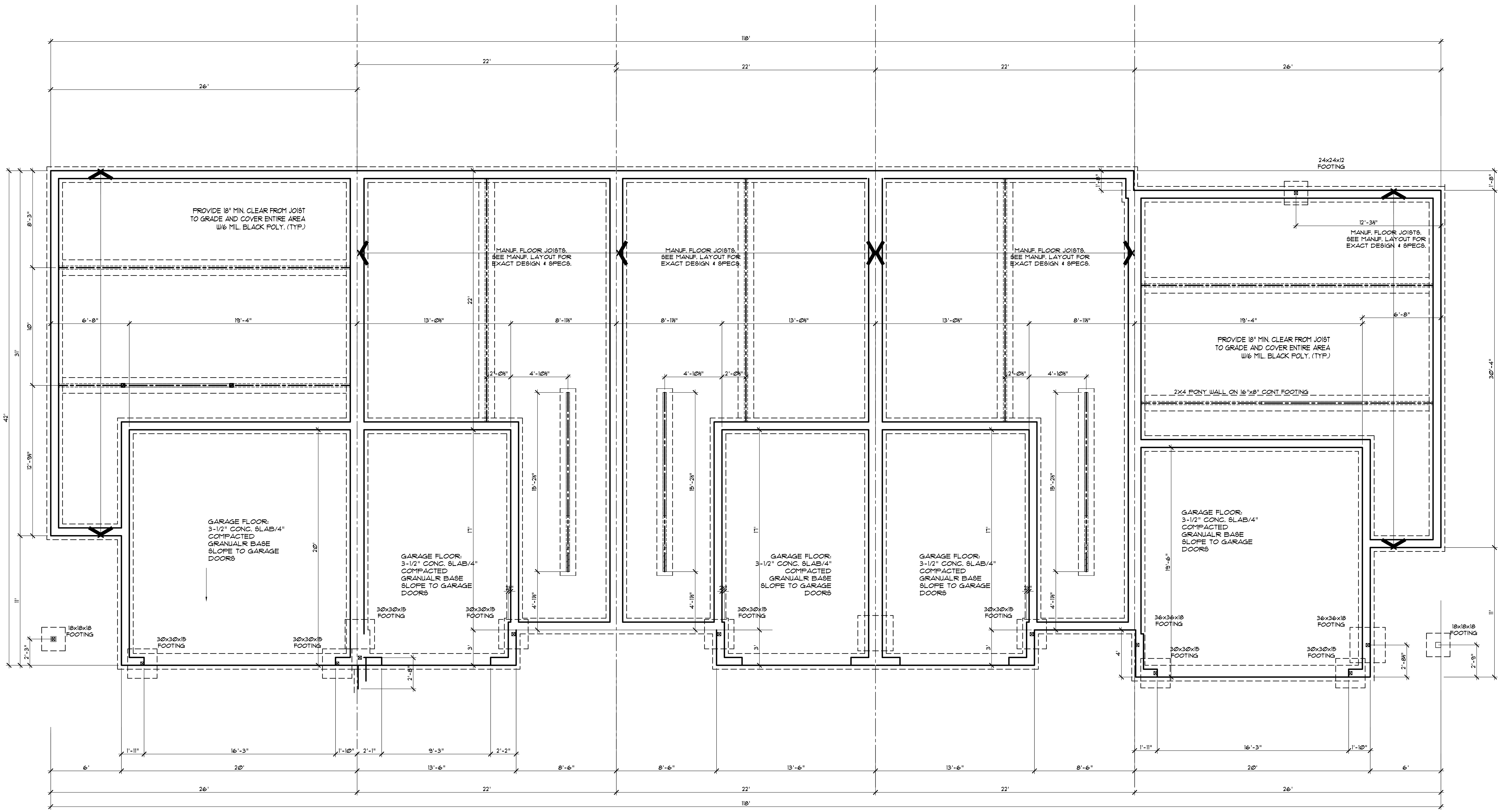
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

ELEVATIONS
BUILDING 18

SCALE:
DRAWN: SAR

SHEET
A
1.1
building 18



FOUNDATION LAYOUT

LOT 94 LOT 93 LOT 92 LOT 91 LOT 90

1/4"=1'-0"

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

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.

FOUNDATION

SCALE:

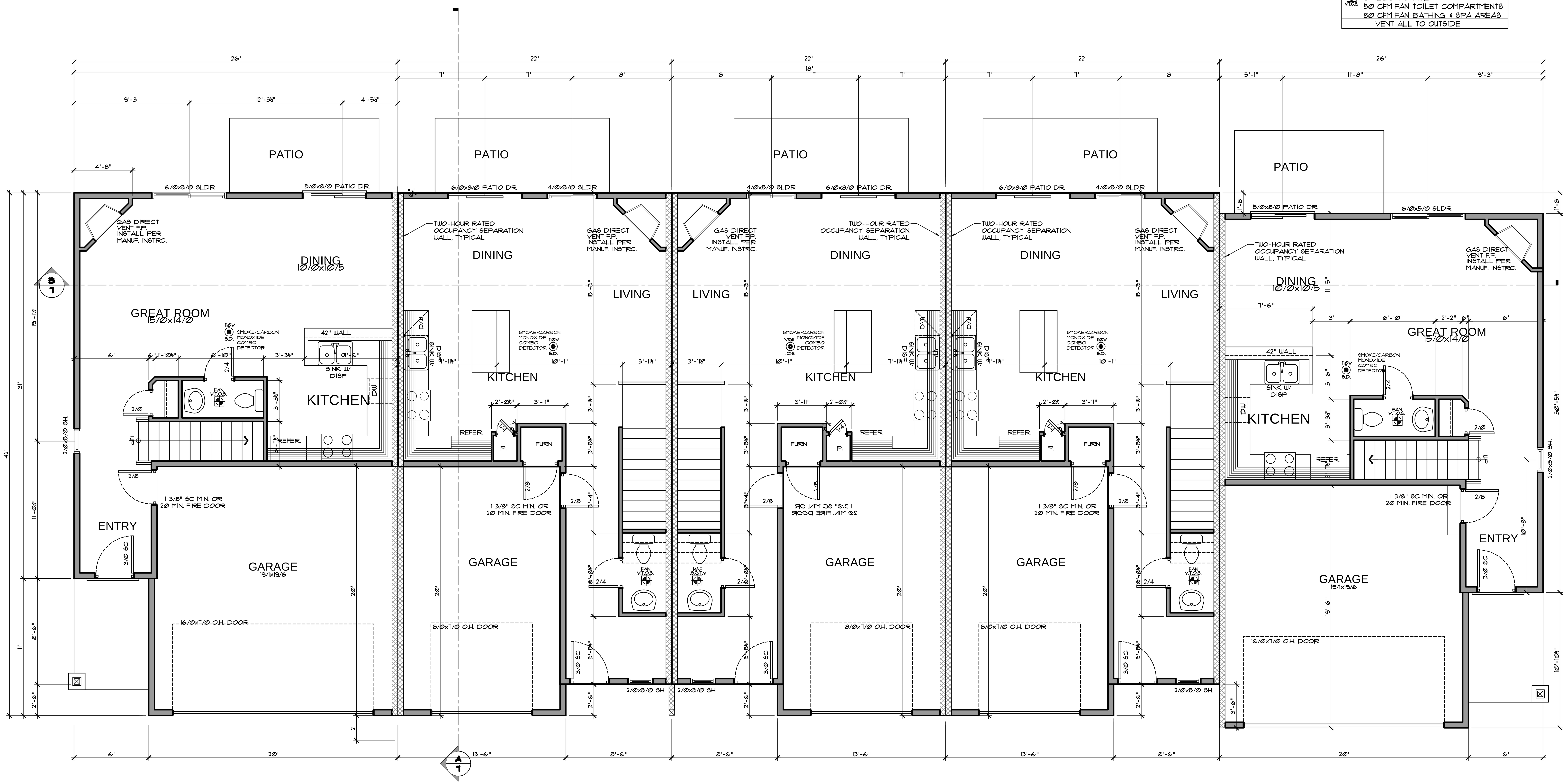
DRAWN: SAR

SHEET

A
2.0
building 18

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

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



MAIN FLOOR
632 sq.ft. 1669

MAIN FLOOR 1477
636 sq.ft.

MAIN FLOOR 1477
636 sq.ft.

MAIN FLOOR 1477
636 sq.ft.

MAIN FLOOR
632 sq.ft. 1669

BUILDING 18

VOLARE TOWNHOMES, LLC

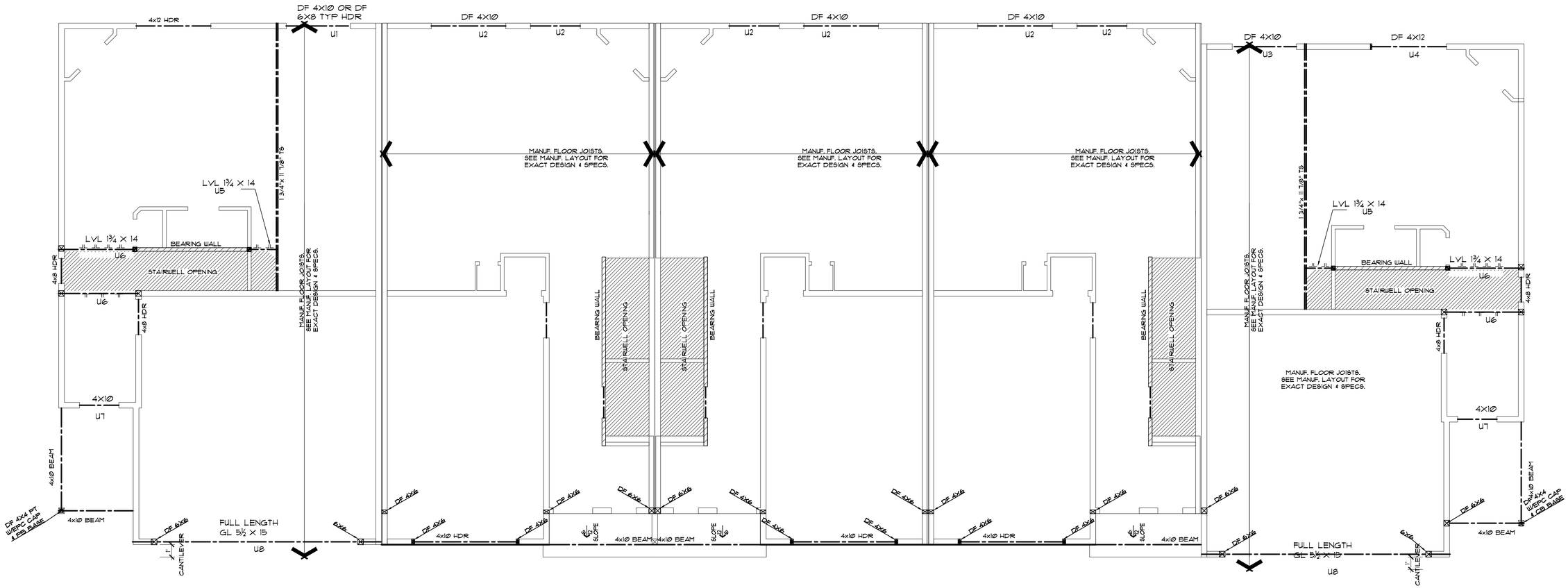
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER: VOLARE TOWNHOMES, LLC.

MAIN FLOOR

SCALE:
DRAWN: SAR

SHEET
A
3.0
building 18



UPPER FLOOR FRAMING

1/4"= 1'-0"

BUILDING 18

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

VOLARE TOWNHOMES, LLC

VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

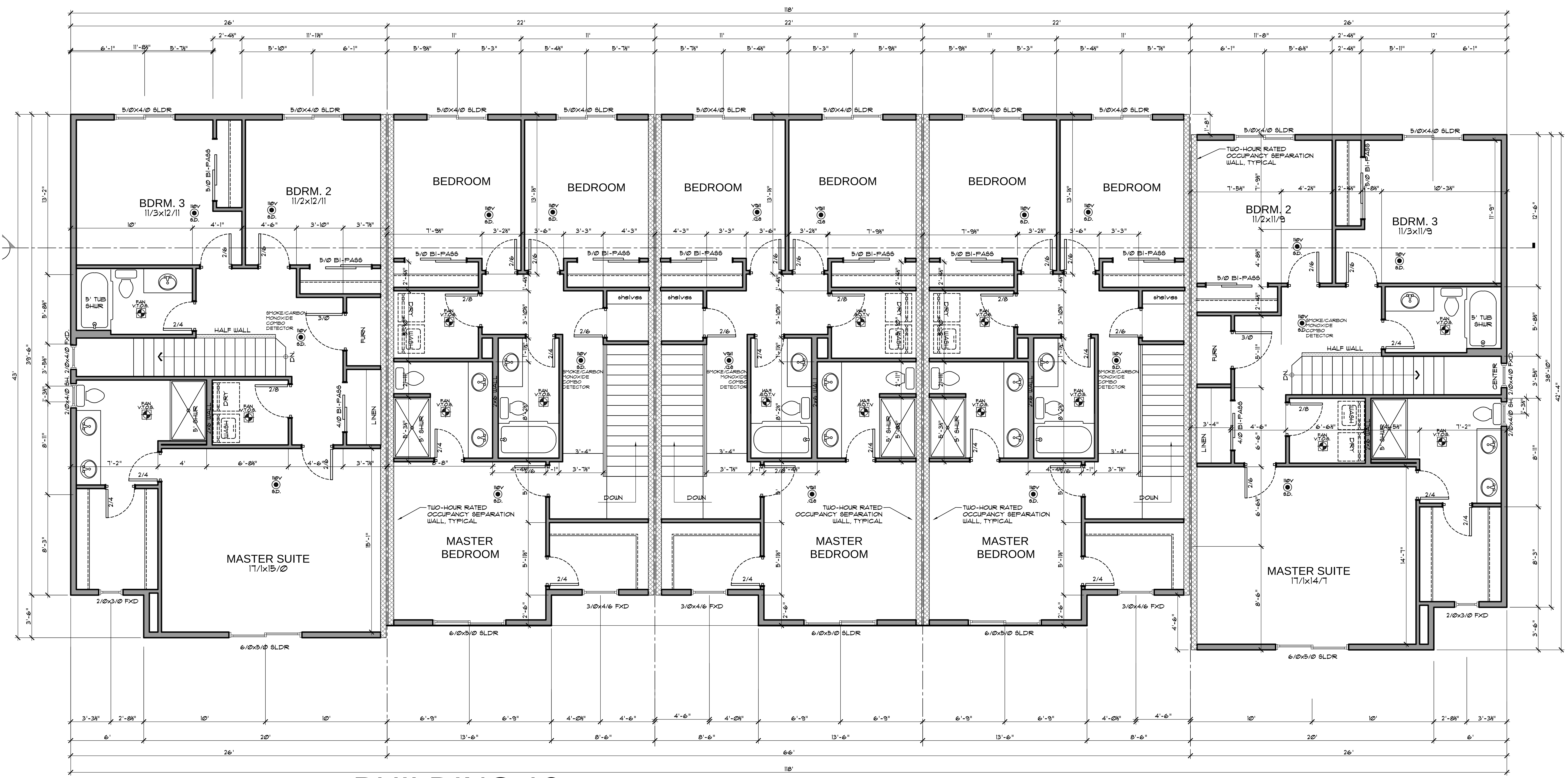
UPPER FLOOR FRAMING

SCALE:
DRAWN: SAR

SHEET
A
4.0
building 18

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

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



BUILDING 18

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

VOLARE TOWNHOMES, LLC

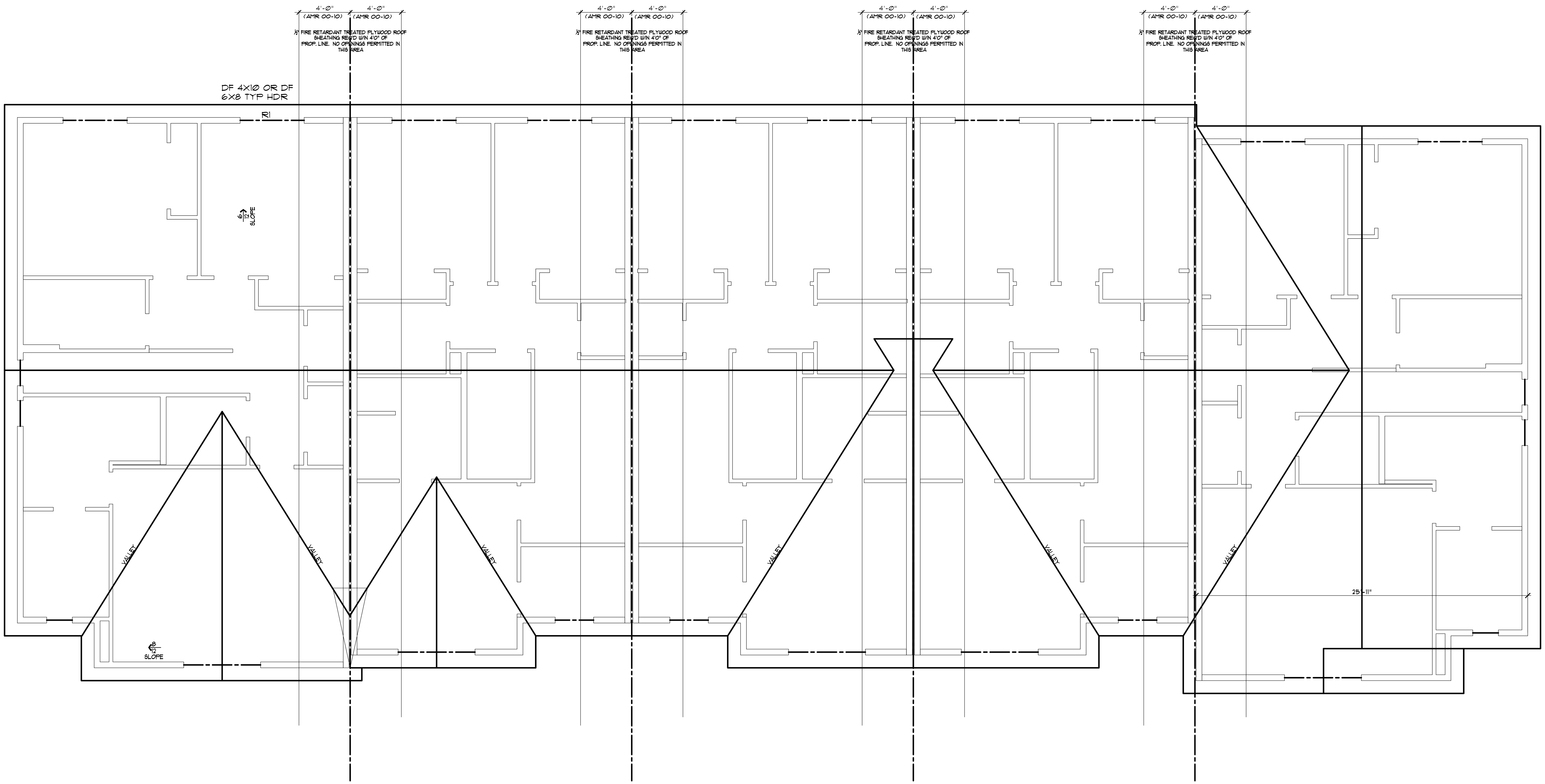
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

UPPER FLOOR

SCALE:
DRAWN: SAR

SHEET
A
5.0
building 18



ROOF LAYOUT

1/4"= 1'-0"

BUILDING 18

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.

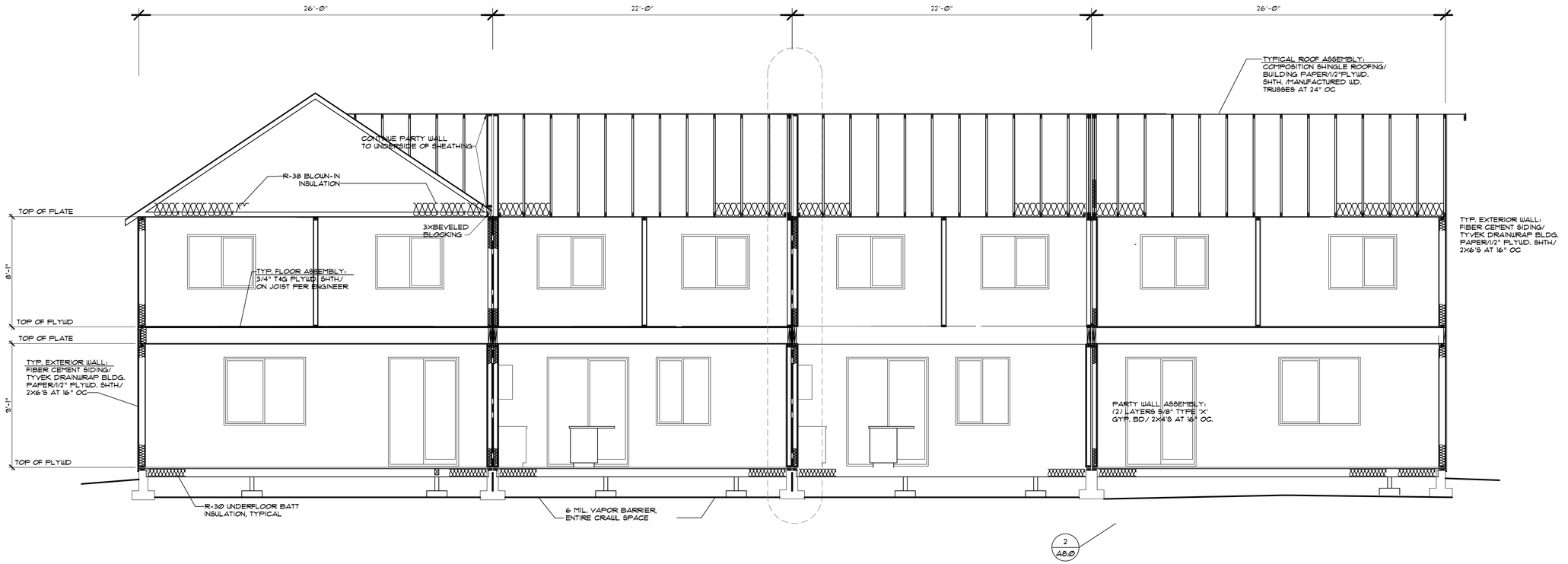
ROOF

SCALE:

DRAWN: SAR

SHEET

A
6.0
building 18



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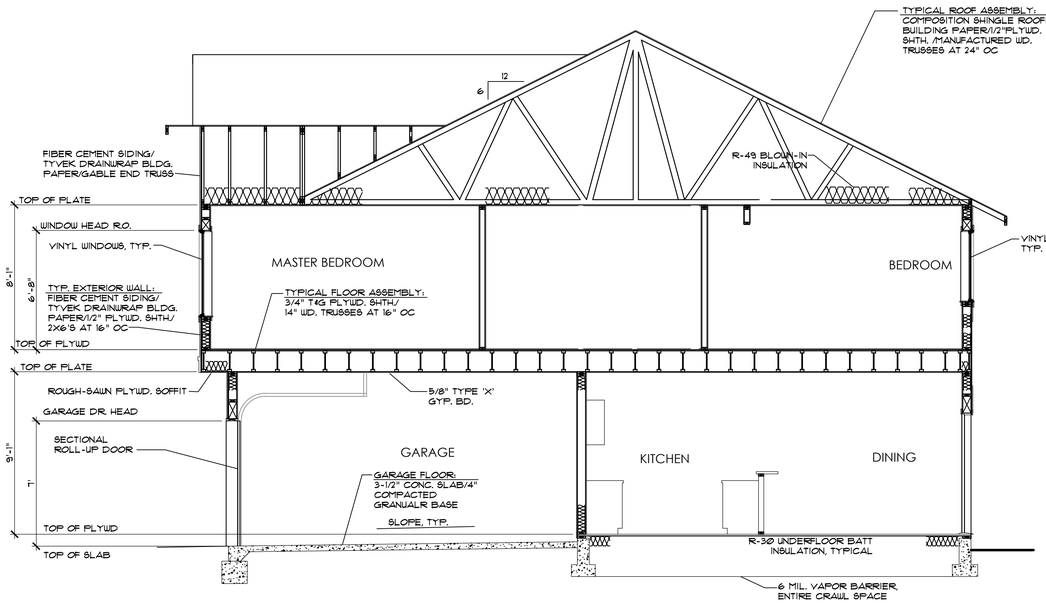
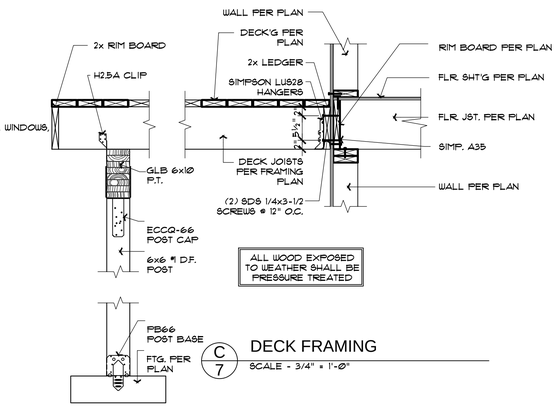
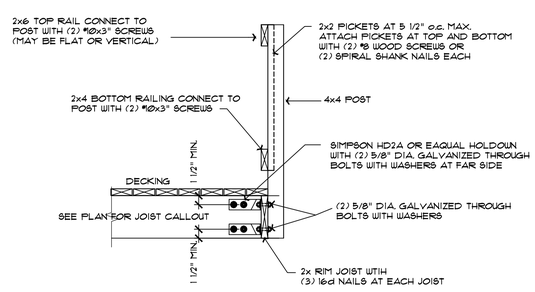
A8.0

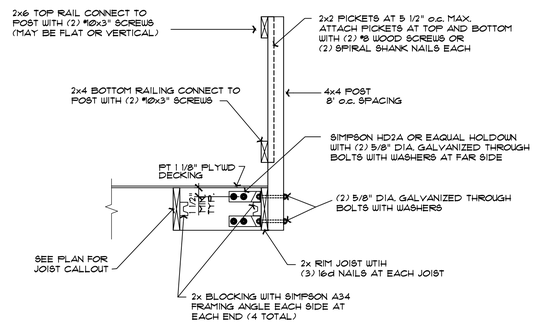




C/7 DECK FRAMING
SCALE - 3/4" = 1'-Ø"



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



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

VOLARE TOWNHOMES, LLC

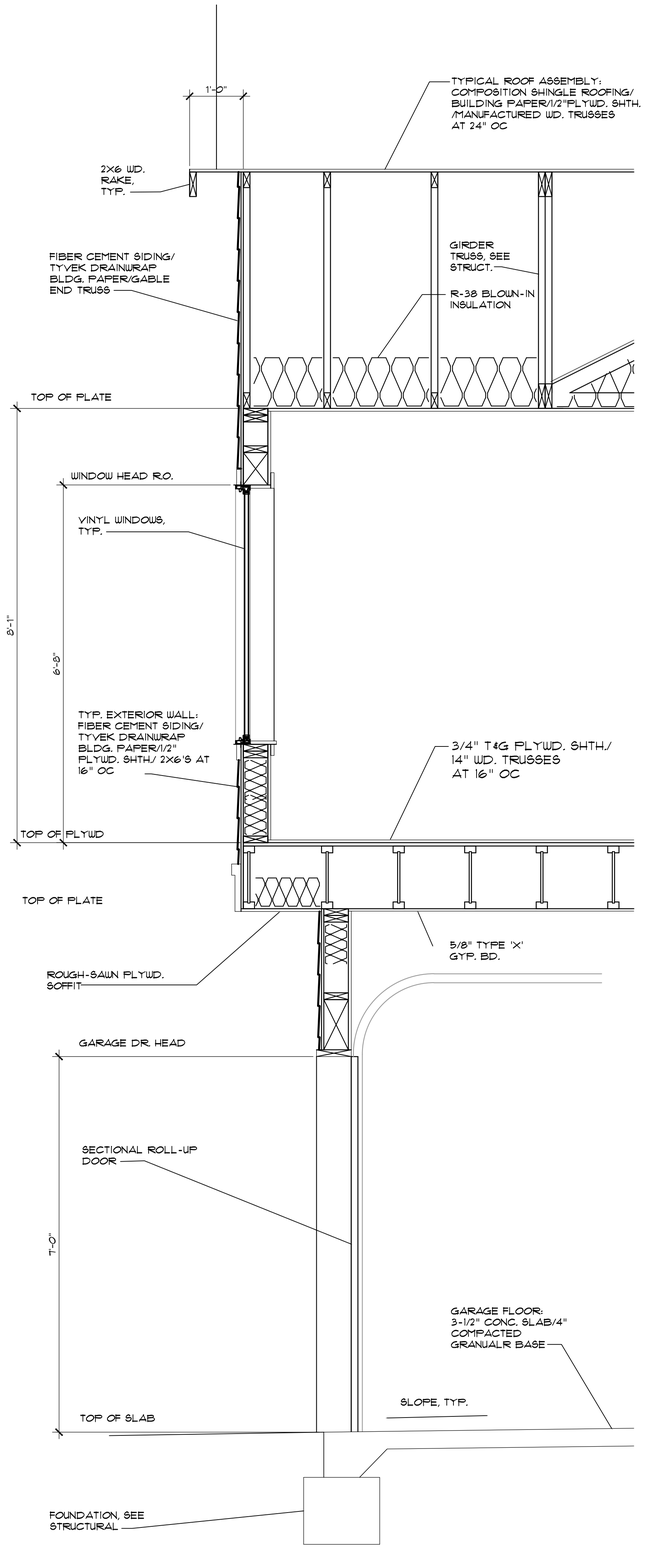
VOLARE TOWNHOMES
OFF CAUSEY AVENUE
HAPPY VALLEY, OREGON

OWNER:
VOLARE TOWNHOMES, LLC.

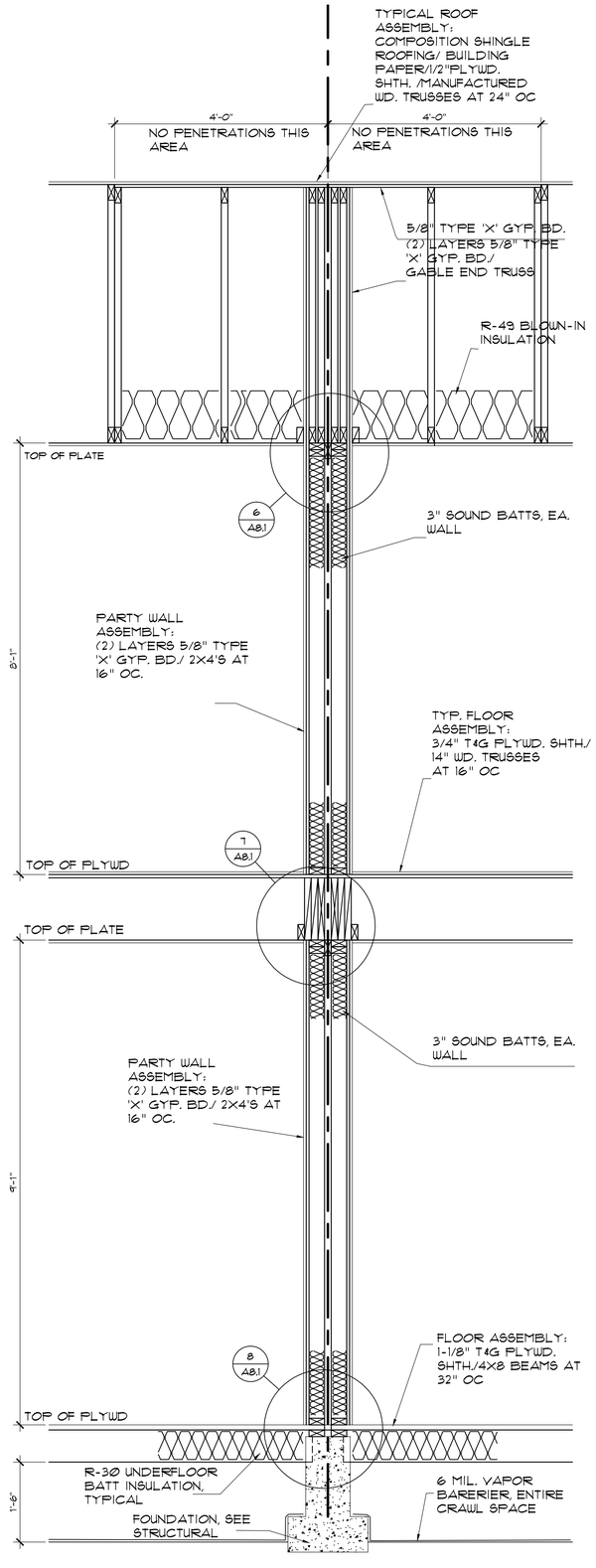
SECTIONS

SCALE:
DRAWN: SAR

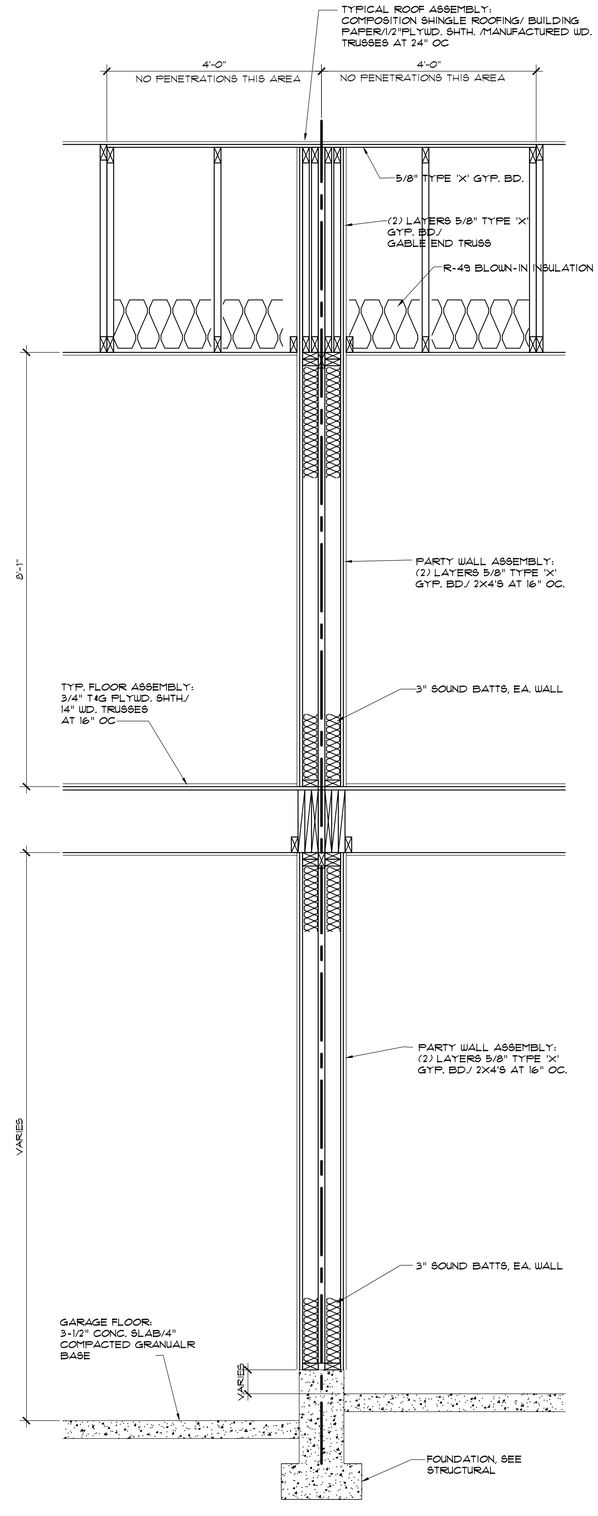
SHEET
A
7.0
building B



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

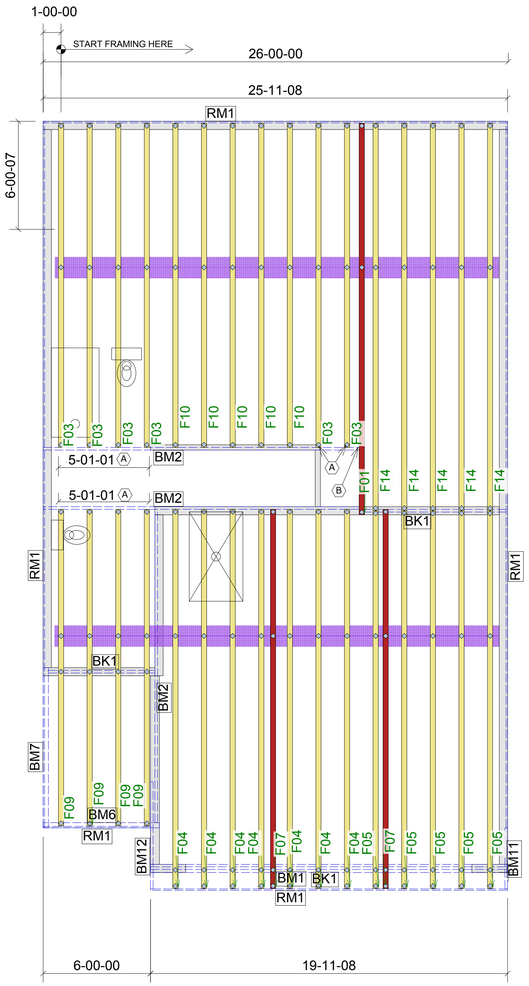
OWNER:
VOLARE TOWNHOMES, LLC.

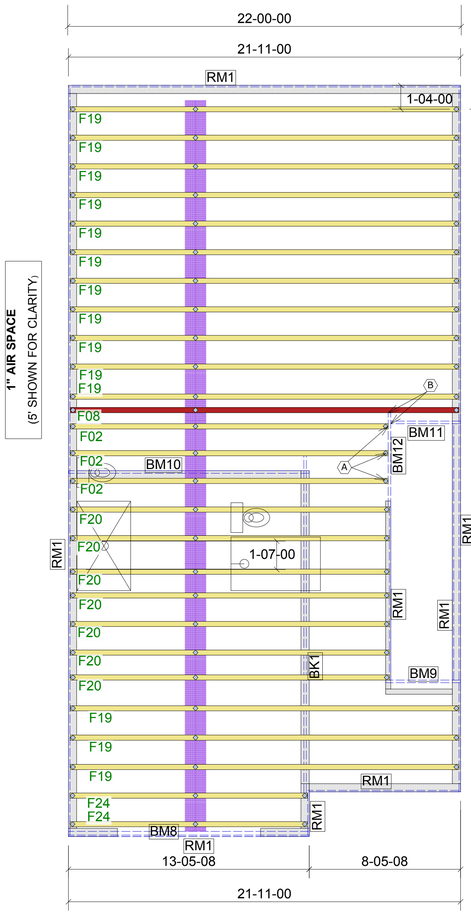
WALL SECTIONS

SCALE:
DRAWN: SAR

SHEET
A
8.0
building 18

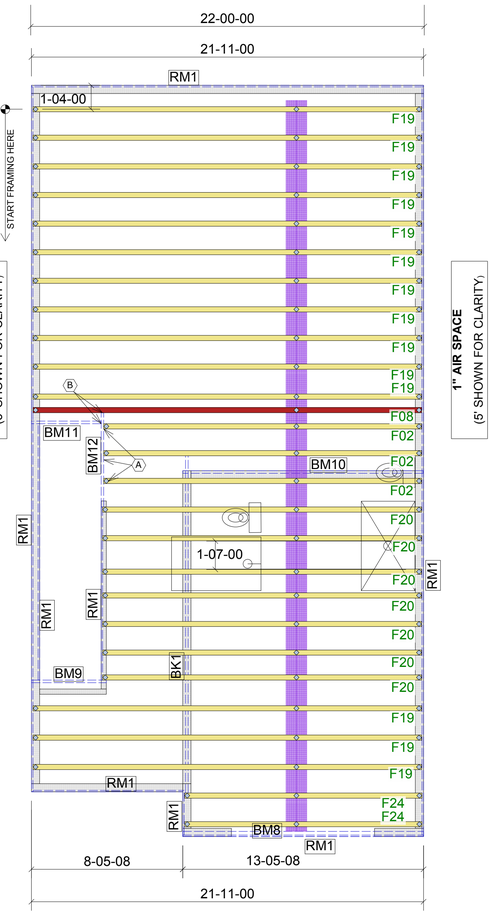
14" OPEN WEB JOIST @ 19.2" O.C.





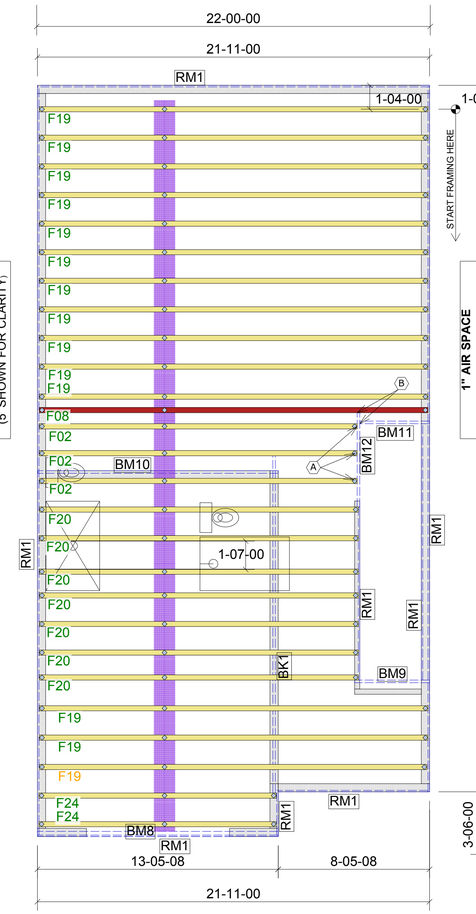
1" AIR SPACE (5' SHOWN FOR CLARITY)

START FRAMING HERE



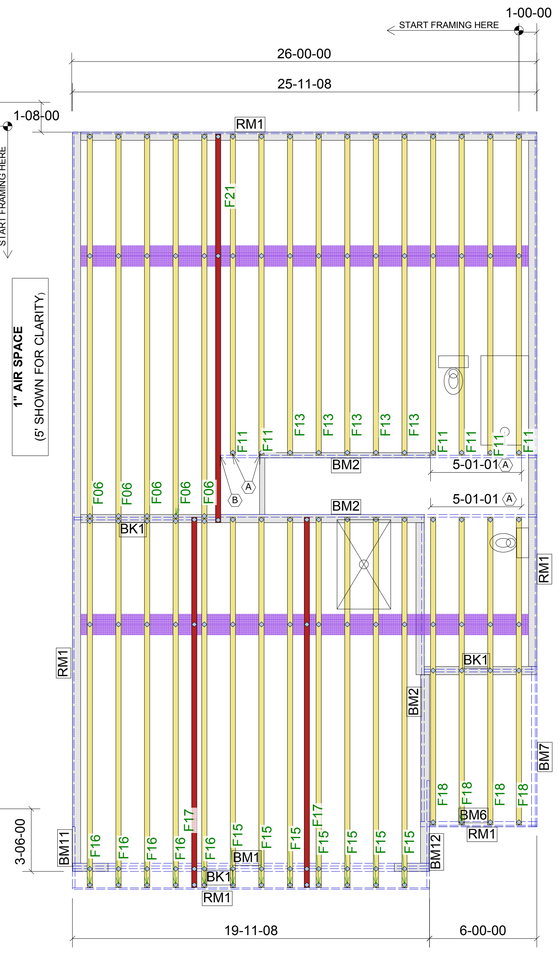
1" AIR SPACE (5' SHOWN FOR CLARITY)

START FRAMING HERE



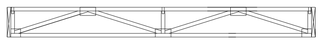
1" AIR SPACE (5' SHOWN FOR CLARITY)

START FRAMING HERE



(24x36 SHEET) SCALE: 1/4" = 1'-0"

Pacific Lumber & TRUSS COMPANY



JOIST WITH RIM

Products				
PlotID	Length	Product	Plies	Net Qty
RM1	42-00-00	1" x 14" APA Rim Board	1	3
RM1	40-00-00	1" x 14" APA Rim Board	1	5
RM1	39-00-00	1" x 14" APA Rim Board	1	2
RM1	26-00-00	1" x 14" APA Rim Board	1	2
RM1	22-00-00	1" x 14" APA Rim Board	1	3
RM1	20-00-00	1" x 14" APA Rim Board	1	2
RM1	15-00-00	1" x 14" APA Rim Board	1	3
RM1	14-00-00	1" x 14" APA Rim Board	1	3
RM1	10-00-00	1" x 14" APA Rim Board	1	3
RM1	9-00-00	1" x 14" APA Rim Board	1	3
RM1	6-00-00	1" x 14" APA Rim Board	1	2
RM1	3-00-00	1" x 14" APA Rim Board	1	3
BM1	20-00-00	5 1/2" x 15" Glulam (1.8E 24F-V4 DF/DF)	1	2
BK1	20-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	2
BK1	19-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	3
BM2	18-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	6
BM10	14-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	3
BK1	8-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	2
BK1	7-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	1
BK1	6-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	1
BM12	6-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	5
BM9	5-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	3
BM11	4-00-00	1.5 RigidLam LVL 1-3/4 x 14	1	5
BM8	14-00-00	BBO1	1	3
BM7	9-00-00	BBO1	1	2
BM6	7-00-00	BBO1	1	2

LIESY
BLDG 18 VOLARE
PL14-107 UPPER
4/6/2014

	ACCESSORIES	QTY
A	HU412	29
	1 X 14 OSB RIM FOR SHEAR BLOCKING	89'
B	ITT14	8

REFER TO STRUCTURAL PLAN FOR ADDITIONAL POST TRANSFER BLOCKING AND SHEAR BLOCKING REQUIREMENTS.

ALL BEAM SIZES PER ARCHITECT/ENGINEER

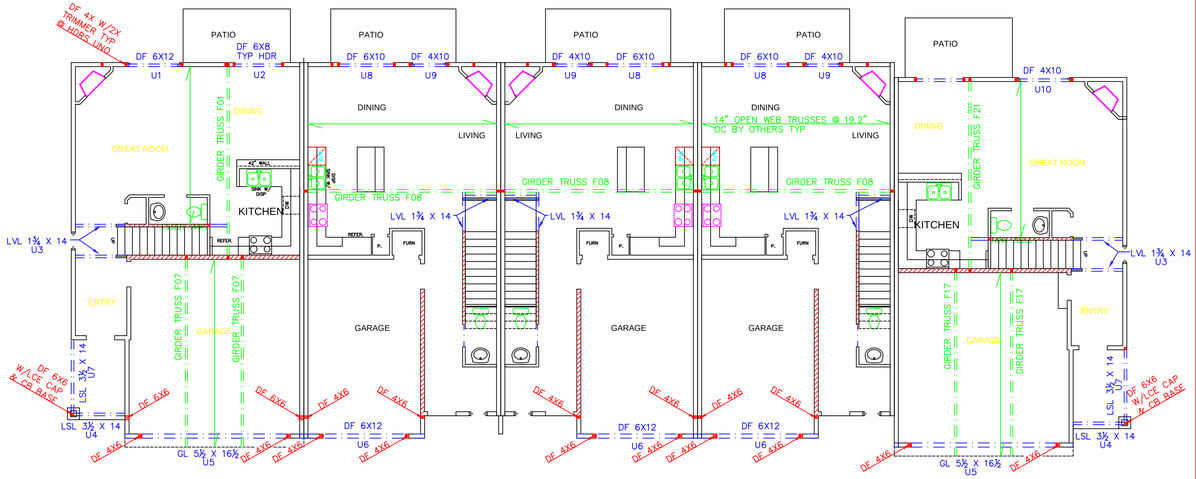
BK1 = BLOCKING
RM1 = RIM BOARD

FLOOR LOADING
40 LL
15 DL

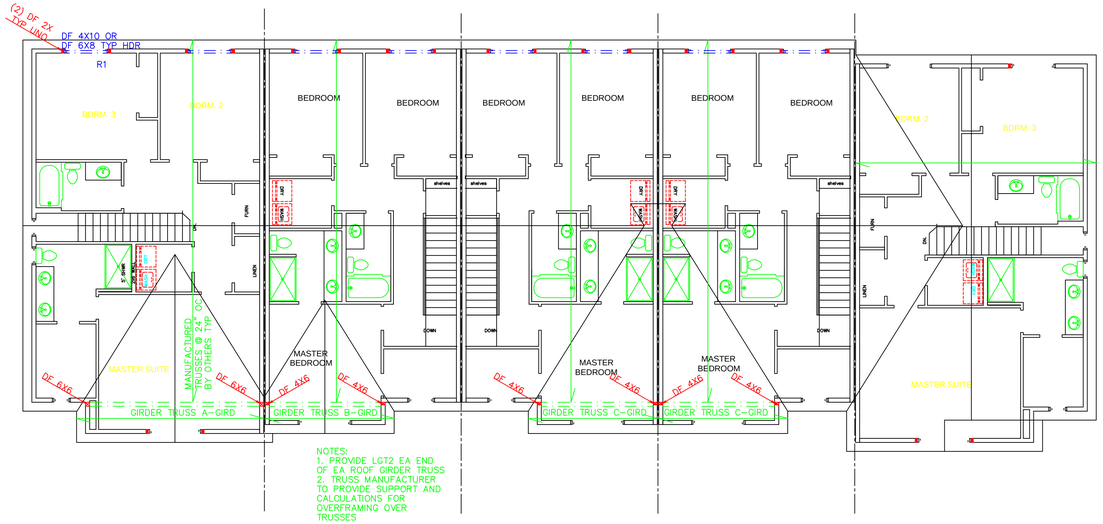
SHEAR BLOCKING PLACEMENT PER STRUCTURAL PLAN

HVAC DIAGRAM ON LAYOUT IS A GENERAL GUIDE ONLY.

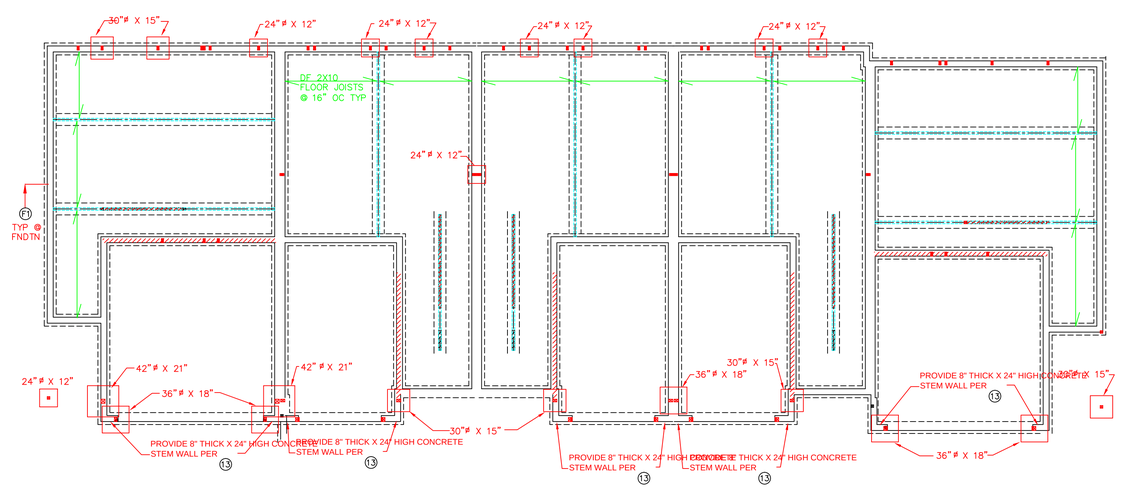
FLOOR DESIGNED TO MEET OR EXCEED L/480 DEFLECTION CRITERIA



MAIN FLOOR PLAN W/UPPER FLOOR FRAMING OVER



UPPER FLOOR PLAN W/ROOF FRAMING OVER



FOUNDATION PLAN W/MAIN FLOOR FRAMING OVER

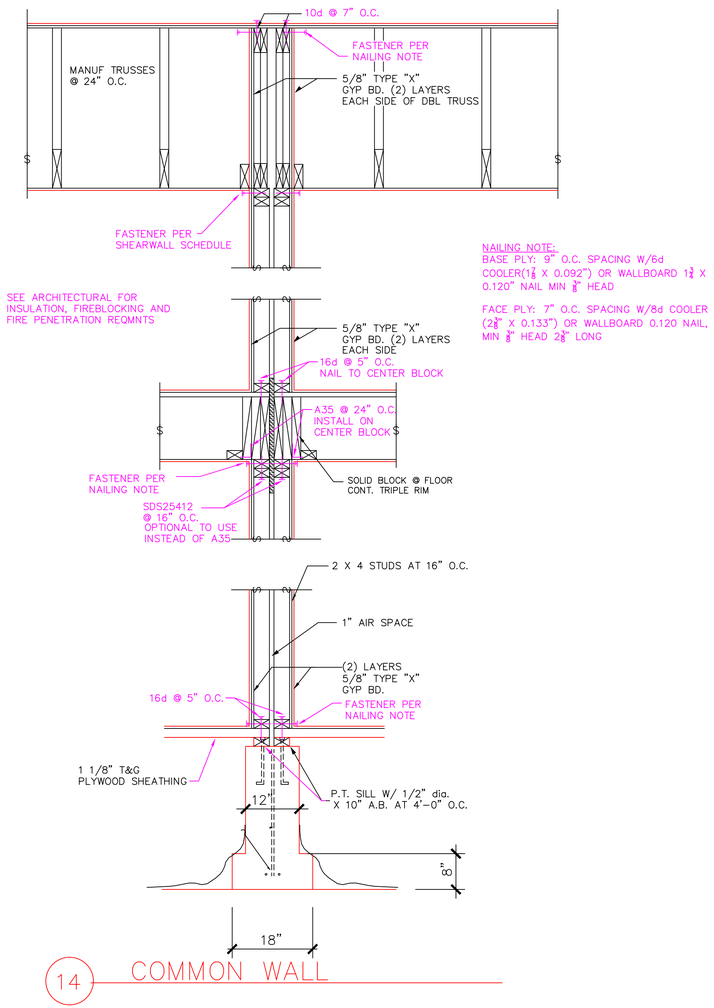
NAVA CONTRACTING and ENGINEERING, INC.
4106 SE OAK ST
PORTLAND, OR. 97214
PH.: (503) 238-0633
NAVAENGR@GMAIL.COM

DRAWN 04/09/2014
JAR

Volare Townhomes, LLC

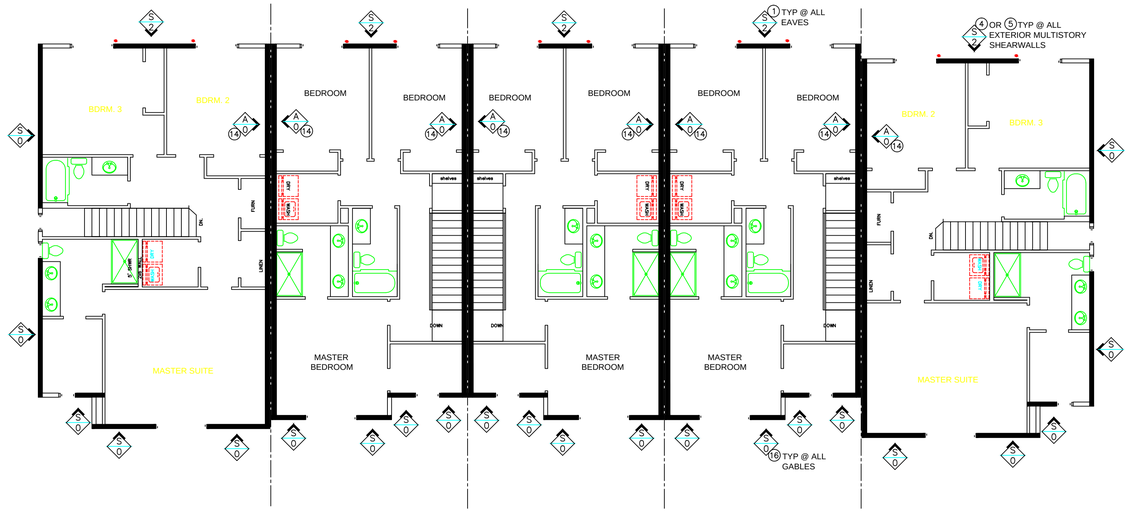
Building 18

Building 18
S 1

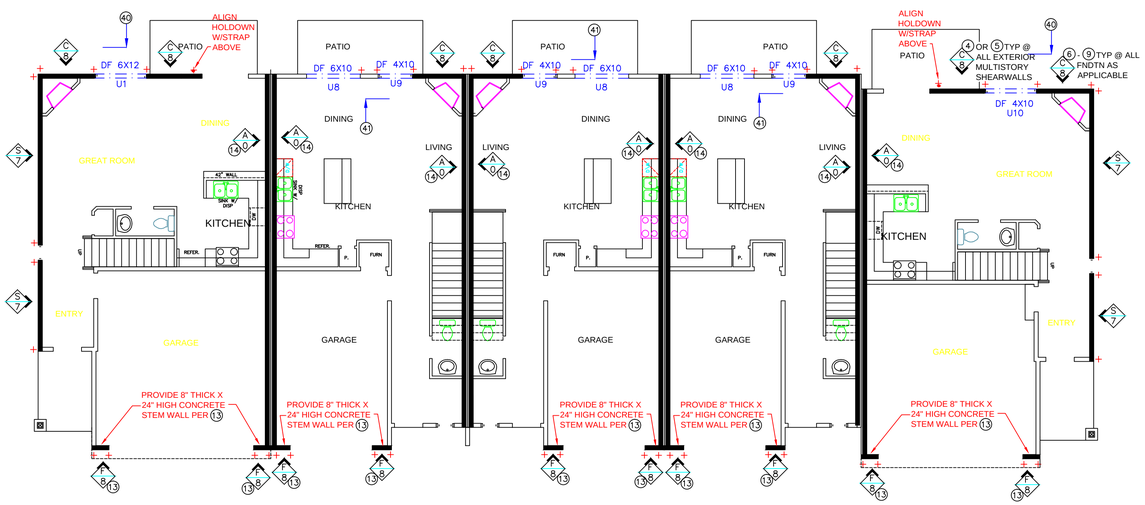


NAILING NOTE:
BASE PLY: 9" O.C. SPACING W/6d COOLER($1\frac{7}{8}$" X 0.092") OR WALLBOARD $1\frac{1}{2}$" X 0.120" NAIL MIN $\frac{7}{16}$" HEAD

FACE PLY: 7" O.C. SPACING W/8d COOLER ($2\frac{3}{8}$" X 0.133") OR WALLBOARD 0.120 NAIL, MIN $\frac{7}{16}$" HEAD $2\frac{3}{8}$" LONG



BUILDING 18 UPPER FLOOR PLAN



BUILDING 18 MAIN FLOOR PLAN

NAVA CONTRACTING and ENGINEERING, INC.
4106 SE OAK ST
PORTLAND, OR. 97214
PH.: (503) 238-0633
NAVAENGR@GMAIL.COM

DRAWN 04/09/2014
JAR

Volare Townhomes, LLC Building 18

Building 18
S 2

FOUNDATION NOTES:

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

2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

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

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

5. CONCRETE: – MIX AND 28 DAY STRENGTH OF 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, & CARPORT 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" IN. MESH CORROSION RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.

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

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

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

FRAMING NOTES:

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 12 HEADERS UNLESS OTHERWISE INDICATED. IF BUILDING BUILT WITH 88½" 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 STUDDING ABOVE. WHEN EXCEEDING 4'–0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY UNLESS SPECIFIED OTHERWISE.

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

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

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

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

7. HIPS, VALLEY'S 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" BC 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	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE D.F.
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	15/32" CDX PLY. 32/16
G. GLU–LAM BEAMS (EXT. ADH @ EXT. CONDITIONS)	Fb–2400, DRY ADH.
H. PSL MATERIALS * Fb = 2900 E = 2.0 Fv = 290 LVL MATERIALS ** Fb = 2600 E = 1.8 Fv = 285	

* PSL 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

TBL-4

10. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3–8d	TOE NAIL
BRIDGING TO JOIST	3–8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2–16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"o.c.	FACE NAIL
TOP PL. TO STUDS	2–16d	END NAIL
STUD TO SOLE PL.	3–8d OR 2–16d	TOE NAIL
DOUBLE STUDS	10d @ 24"o.c.	FACE NAIL
DOUBLE TOP PL.	10d @ 24"o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"o.c.	EDGE NAIL
CLG. JST. TO PL.	3–8d	TOE NAIL
CLG. JST. LAP OVER PL.	3–10d	FACE NAIL
CLG. JST. TO RAFTER	3–10d	FACE NAIL
RAFTER TO TOP PL.	2–16d	TOE NAIL
COLLAR TIES (EA. END)	6–10d (U.N.O.)	FACE NAIL
BUILT–UP CORNER STUDS	10d @ 24"o.c.	FACE NAIL
PLYWOOD SUBFLOOR	6d @ 6" o.c.	EDGE NAIL
	6d @ 12" o.c.	FIELD NAIL
SOLID BLOCKING @ BEARING	3–8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" o.c.	EDGE NAIL
	8d @ 12" o.c.	FIELD NAIL
STAPLED ROOF SHEATHING	6" o.c.	EDGE NAIL
16 ga. 7/16" CROWN 1[" MIN.	12" o.c.	FIELD NAIL
TOP PL. AT INTERSECTIONS	2–10d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15" o.c.	STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2"~ BOLTS W/WASHERS STAGGERED @ 24" o.c.	
1 X 6 SPACED SHEATHING	2–8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGES	4–16d	TOE NAIL
RAFTER LEDGERS	3–16d	FACE NAIL
	3–20d	EACH STUD

TBL-5

GENERAL NOTES:

1. 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.

2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

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

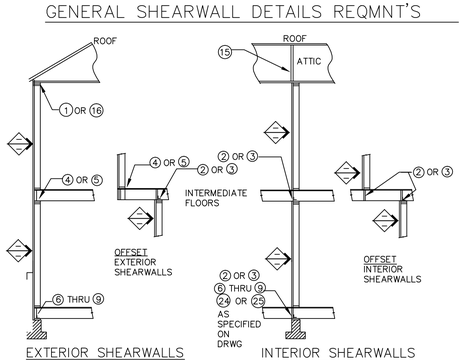
4. ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 4 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16" O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING 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
ROOF TOTAL LOAD (SHAKE/COMP)	40 PSF
ROOF TOTAL LOAD (TILE MATERIAL)	49 PSF
FLOOR	40 PSF
STAIRS	40 PSF
GARAGE FLOOR (L.L.) (3,000# POINT)	50 PSF
DECKS	40 PSF
BALCONIES (EXT.)	40 PSF
ATTIC STORAGE (CLG JST)	20 PSF

TBL-1

GENERAL SHEARWALL DETAILS REQMNT'S



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	29" 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.

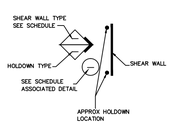
• APPROX. HOLDOWN LOCATIONS

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. L550 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 A8x 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 FOLLOWING ARE ACCEPTABLE HOLDOWN SUBSTITUTIONS:
    ▽ HDU5 FOR HTT5
    ▽ HD9B FOR HDQ8
    ▽ HDU14 FOR HHDQ11
    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 ¾"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 ⅜" 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.

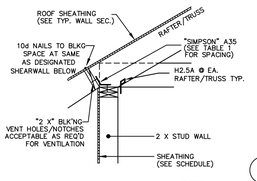
MARK	WALL COVER	FASTENERS	@ PANEL EDGES	INTERM. STUDS	REMARKS
S	15/32" A.P.A. RATED SHT'G	8d COMMON	6" O.C.	12" O.C.	2½" X 0.131" COMMON OR 2½" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES
A	5/8" G.W.B. TWO–PLY	SEE NOTES: 13, 14 & 15	BASE PLY: 9" O.C. FACE PLY: 7" O.C.		SEE NOTES: 13, 14, & 15
B	15/32" A.P.A. RATED SHT'G	8d COMMON	4" O.C.	12" O.C.	2½" X 0.131" COMMON OR 2½" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES
C					
D	15/32" A.P.A. RATED SHT'G	8d COMMON	3" O.C. STAGRD.	8" O.C.	3x REQUIRED @ ALL PANEL JOINTS
E	15/32" A.P.A. RATED SHT'G	8d COMMON	2" O.C. STAGRD.	8" O.C.	3x REQUIRED @ ALL PANEL JOINTS
F	15/32" A.P.A. RATED SHT'G EACH SIDE	8d COMMON	4" O.C. STAGRD.	8" O.C.	3x REQUIRED @ ALL PANEL JOINTS – OFFSET
H	15/32" A.P.A. RATED SHT'G EA. SIDE	8d COMMON	2" O.C. STAGRD.	6" O.C.	6X6 POST EA. END OF WALL 5X6 STUDS @ ALL PANEL EDGES

HOLDOWN SCHEDULE

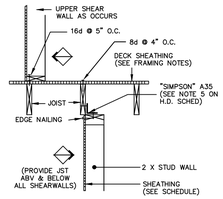
MARK	HOLDOWN	FASTENERS
0	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. TO FLR JST/BM/BLK'G W/ 16d @ 4" O.C.
1	"CS16" x 36" LONG	(12) 10d COMMON AT EACH END
2	"CS14" x 48" LONG	(15) 10d COMMON NAILS AT EACH END
3	"CMSTC16"x 60" LONG	(25) 16d SINKERS AT EACH END
4	"CMST14"x 80" LONG	(33) 10d COMMON NAILS AT EACH END
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
11	"HDU14"	(36) SDS 1/4"X2 1/2" & SIMPSON "SB1X30" (MIN. 10" STEMWALL) HDU14 H.D. REQIRES MIN. 6X6 POST EACH END W/ 3X STUDS @ PANEL EDGES

* SIMPSON "MST" OF EQUAL LENGTH MAY SUBSTITUTE FOR "CMST12"
** USE MIN. 4X STUD EA. END SHEAR PANEL FOR HOLDOWN –USE MIN. (2) 2X STUD EA. END SHEAR PANEL FOR CMST(C) STRAPS
*** ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER RECEIVING EDGE NAILING TYPICAL AS DESIGNATED ABOVE. SEE (14) FOR 3X ALTERNATE.
SP INDICATES SPECIAL HOLDOWN CONDITION (SEE DETAIL OF CORRESPONDING NUMBER)

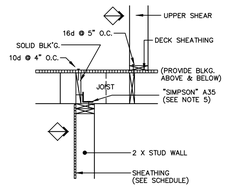
BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.



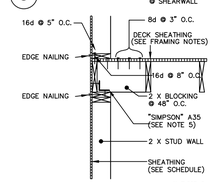
1 ROOF PERIMETER N–ROOF–1 ◆ SHEARWALL



2 JOIST/SHEARWALL N–FLOOR25 ◆ SHEARWALL

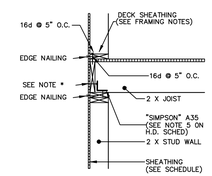


3 JOIST/SHEARWALL N–FLOOR26 ◆ SHEARWALL

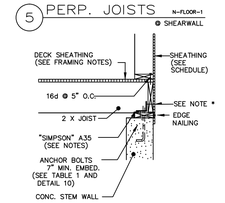


* NOTE: IF SHEATHING LAPS OVER RIM JOIST–TO–PLATE INTERFACE AND NAILED TO RIM JOIST AND PLATE PER NAILING SCHEDULE, A35 IS NOT REQUIRED SEE (5)9

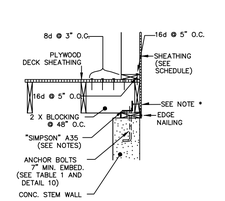
4 PARALLEL JOISTS ◆ SHEARWALL



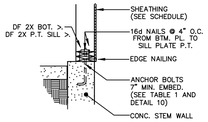
5 PERP. JOISTS N–FLOOR–1 ◆ SHEARWALL



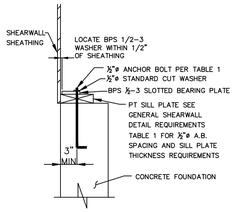
6 PERP. JOISTS N–FND–3 ◆ SHEARWALL



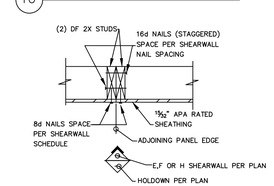
7 PARALLEL JOISTS N–FND–2 ◆ SHEARWALL

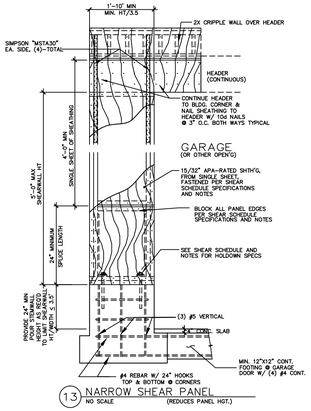


9 STEM WALL / SLAB N–FND–4



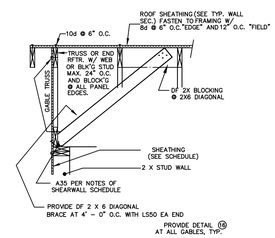
10 WASHER REQMNTS @ SILL PLATE





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

14 ALTERNATE 3X FRAMING AT ADJOINING PANEL EDGES



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

NAVA CONTRACTING and ENGINEERING, INC.
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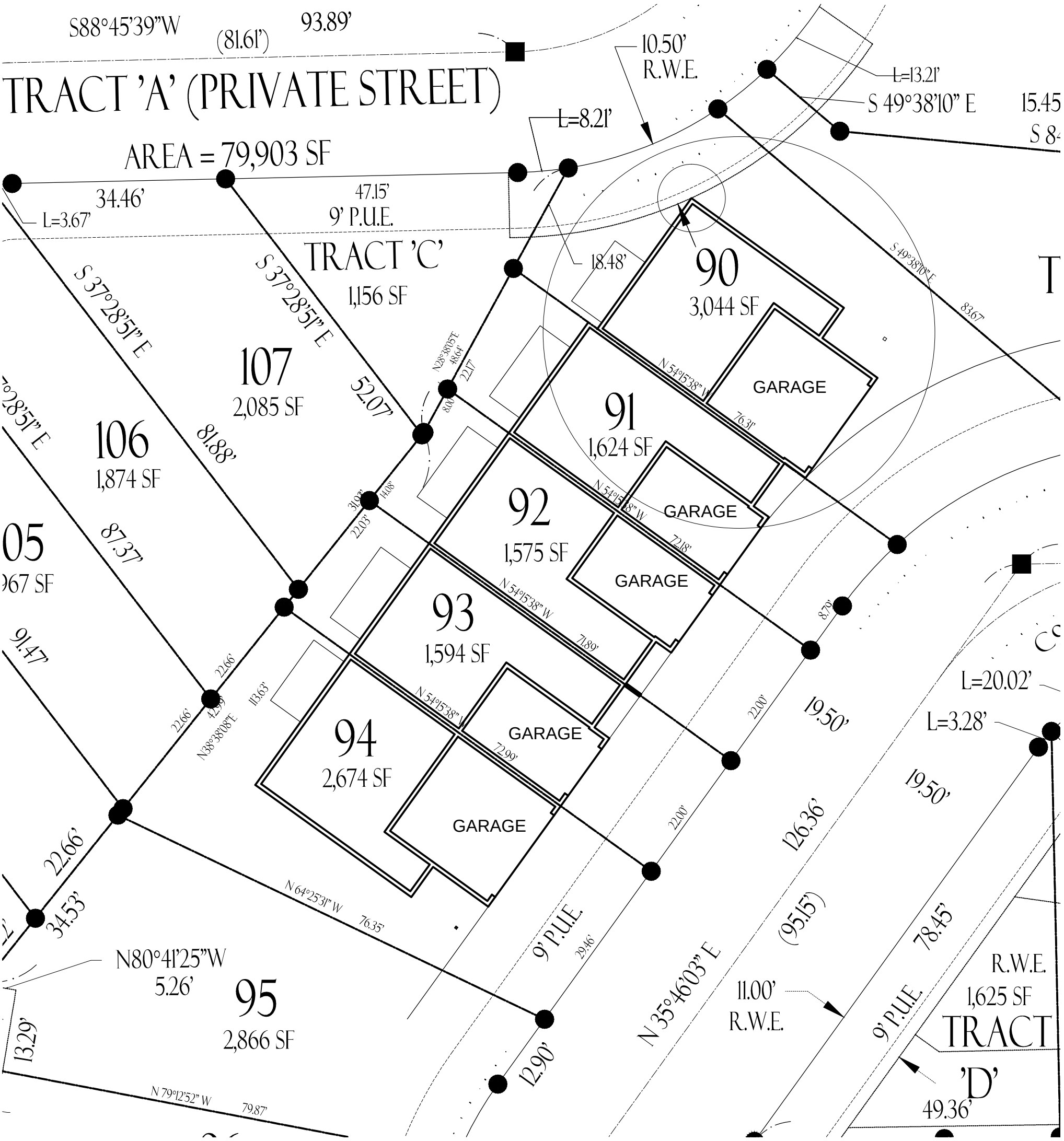
NAVAENGR@GMAIL.COM

DRAWN 04/09/2014
JAR

Volare Townhomes, LLC Building 18

Building 18
S 3


S88°45'39"W
(81.61')
93.89'
TRACT 'A' (PRIVATE STREET)
AREA = 79,903 SF
10.50'
R.W.E.
L=13.21'
S 49°38'10" E
15.45
L=8.21'
34.46'
47.15'
9' P.U.E.
L=3.67'
TRACT 'C'
1,156 SF
18.48'
90
3,044 SF
S 37°28'51" E
107
2,085 SF
52.07'
N28°38'05"E
48.64'
22.17'
8.00'
N 54°15'38" W
76.31'
GARAGE
91
1,624 SF
106
1,874 SF
81.88'
31.97'
44.08'
22.03'
92
1,575 SF
87.37'
72.18'
93
1,594 SF
71.89'
8.70'
91.47'
22.66'
113.63'
42.99'
N38°38'08"E
94
2,674 SF
72.99'
22.00'
19.50'
L=20.02'
L=3.28'
126.36'
34.53'
N 64°25'31" W
76.35'
29.46'
(95.15')
78.45'
N80°41'25"W
5.26'
95
2,866 SF
13.29'
N 79°12'52" W
79.87'
12.90'
N 35°46'03" E
11.00'
R.W.E.
1,625 SF
TRACT
'D'
49.36'