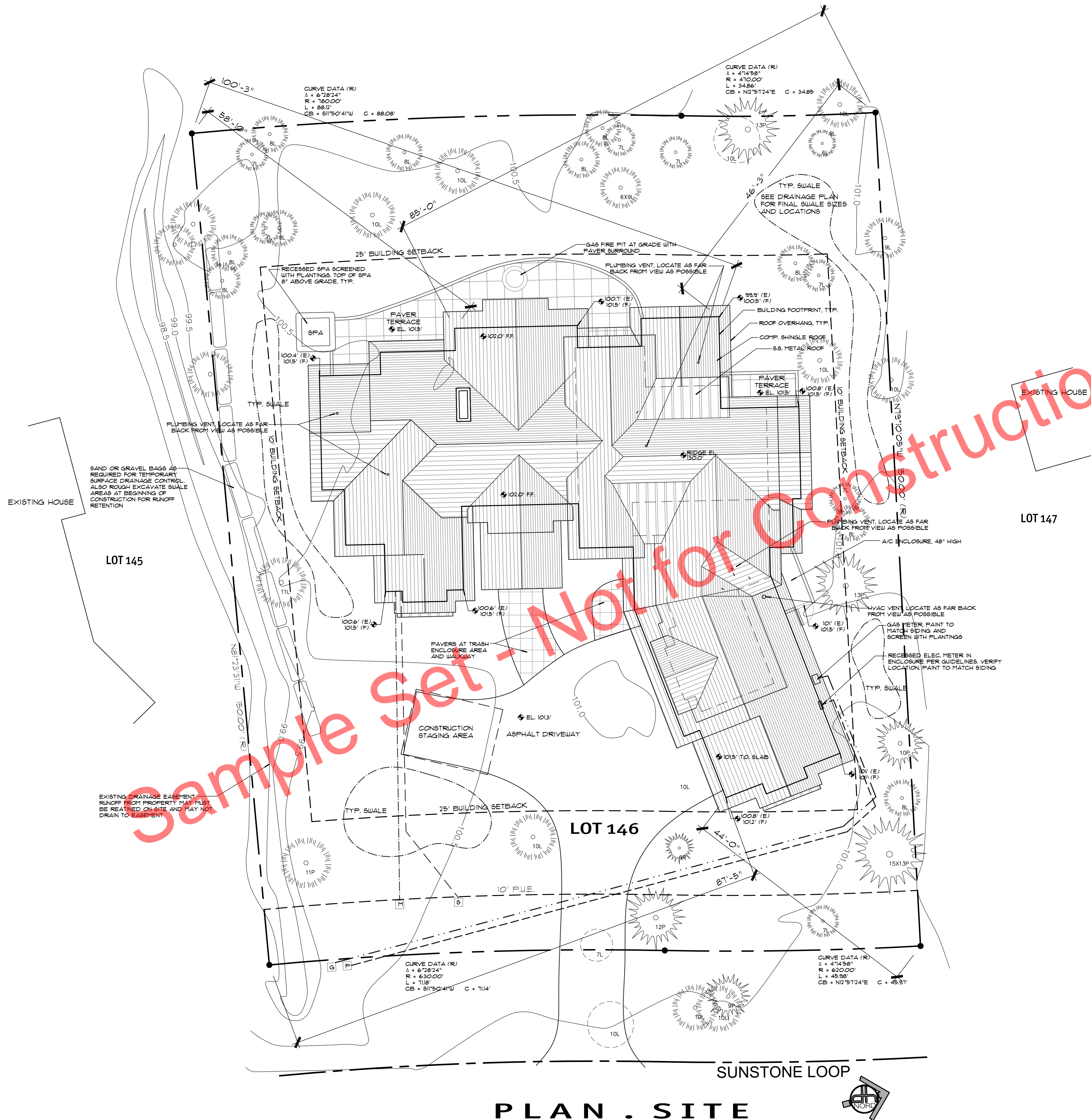




Sample Set - Not for Construction







**LEGEND:**

---	EXISTING COUNTOUR LINE
---	LOT BOUNDARY
---	SETBACK OR EASEMENTS
---	EDGE OF DRIVE/WALKWAYS
---	EDGE OF PAVED ROAD
+	SPOT ELEVATION
+	SEWER STUBOUT
+	WATER METER
+	WATER SERVICE
+	UNDERGROUND POWER
+	GAS SERVICE
○	LOGGPOLE, TRUNK DIAMETER
○	PONDEROSA, TRUNK DIAMETER
○	TREE TO BE REMOVED

**AREA CALCULATIONS:**

LOT 146 AREA,	18,011 S.F.
BUILDING ENVELOPE AREA,	10,004 S.F.
MAIN LEVEL LIVING,	3,076 S.F.
< 40% x 10,004 S.F. =	4002 S.F.
UPPER LEVEL LIVING,	1,336 S.F.
< 50% x 3076 S.F. =	1538 S.F.
TOTAL LIVING AREA,	3076+1336=
	4,412 S.F.
GARAGE/STORAGE AREA,	934 S.F.
BUILDING FOOTPRINT,	4,011 S.F.
LOT COVERAGE =	4011/18011 = 22.2%
AREA OF ROOFS, SURFACES =	5037+3500
	=8537 S.F.
< 50% x 18011 S.F. =	9005 S.F.
MAX. RIDGE HEIGHT ABOVE GRADE =	28'-6"
LONGEST WALL LENGTH =	34'-6"
LONGEST ROOF RIDGE, TOTAL =	29'-9"

**DRAWING INDEX:**

A0	RENDERINGS
A1	SITE PLAN
A2	MAIN LEVEL PLAN
A3	UPPER LEVEL PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS
A8	DETAILS
A9	DETAILS
A10	DETAILS
S1	FOUNDATION/FLOOR FRAMING PLAN
S2	LOWER ROOF / UPPER FLOOR FRM'G PLAN
S3	UPPER ROOF FRAMING PLAN

**DESIGN CRITERIA:**

CODE:  
 OREGON STRUCTURAL SPECIALTY CODE, 2014 ED.  
 OREGON RESIDENTIAL CODE, 2014 ED.

DESIGN LOADING:  
 ROOF LIVE = 50 PSF SNOW  
 ROOF DEAD = 17 PSF  
 FLOOR LIVE = 40 PSF  
 FLOOR DEAD = 15 PSF  
 ASSUMED SOIL BEARING = 1500 PSF

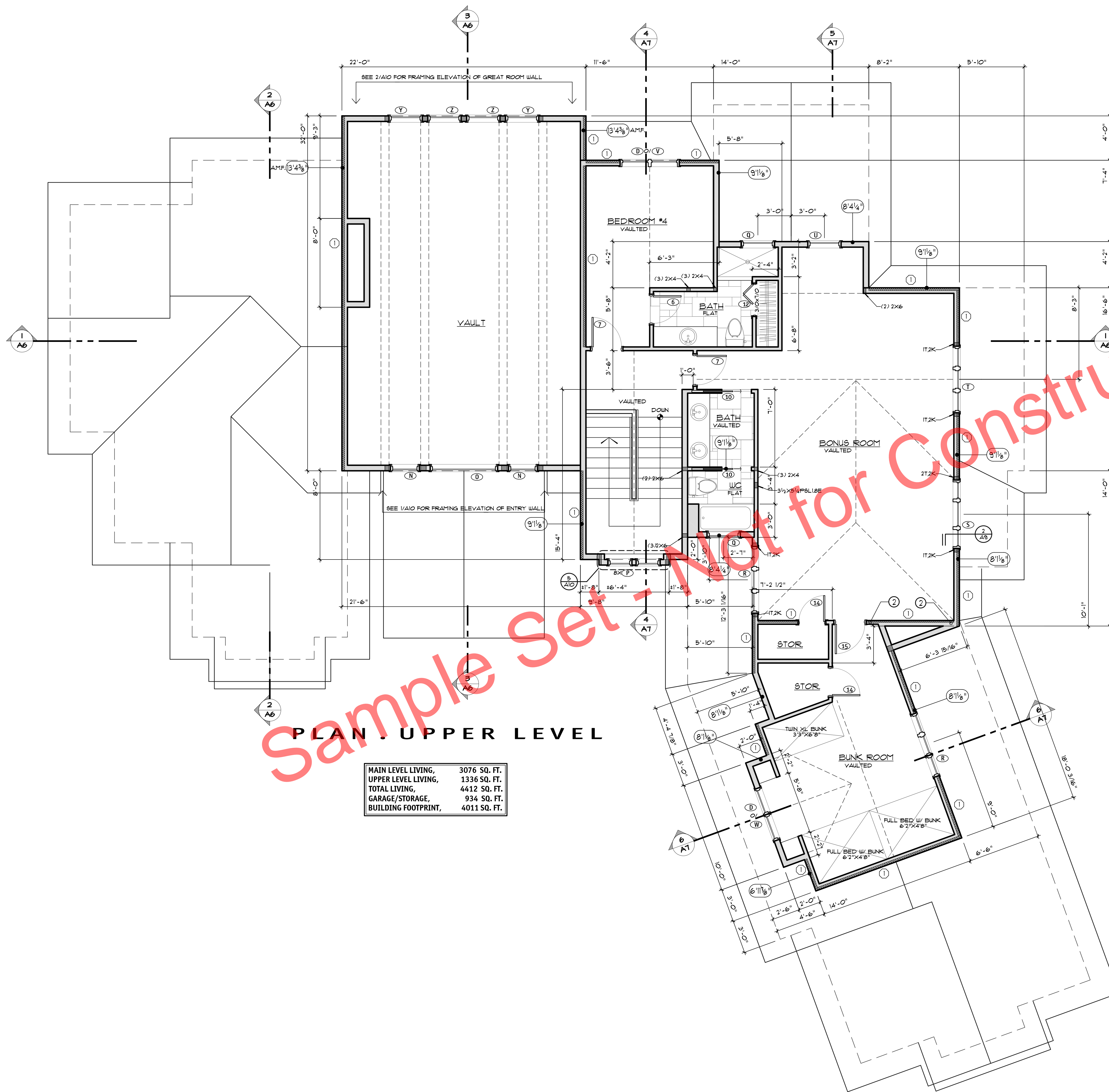
WIND:  
 85 MPH, EXP. C PER OSSC 1609.6  
 ALTERNATE ALL-HEIGHTS METHOD  
 SEISMIC DESIGN CAT. C EXEMPT FROM EARTHQUAKE  
 LOADS PER OSSC 1613.1 EXCEPTION 1

NOTE: ORIGINAL SITE PLAN INCLUDED IN ORIGINAL ORIENTATION FOR REFERENCE ONLY









MAIN LEVEL LIVING,	3076 SQ. FT.
UPPER LEVEL LIVING,	1336 SQ. FT.
TOTAL LIVING,	4412 SQ. FT.
GARAGE/STORAGE,	934 SQ. FT.
BUILDING FOOTPRINT,	4011 SQ. FT.

Sample Set - Not for Construction

**GENERAL NOTES:**

1. VERIFY ALL WINDOW AND DOOR SIZES, SELECTIONS, CODE REQUIREMENTS (TEMPERED, EGRESS) W/ OWNER & DEALER PRIOR TO FRAMING.
2. DOOR & WINDOW HEADERS @ 8'-2" AND 8'-0" AF. UNO. VERIFY R.O.S OF ADJACENT DOOR AND WINDOW HEADERS TO ALIGN TOP OF FINISH TRIM TYP.
3. VERIFY FURNACE & CONDENSER LOCATIONS, SIZES W/ HVAC CONTRACTOR & CONTRACTOR PRIOR TO FRAMING.
4. VERIFY ALL BUILT-IN CABINETRY W/ CONTR.
5. VERIFY ALL FLOOR FINISHES W/ CONTR.
6. DOORS/WINDOWS NOT DIMENSIONED ARE CENTERED IN SPACE OR DBL. STUD (3") FROM WALL (DOORS).
7. TYP. SEPARATION BETWEEN PAIRED WINDOWS IS (3.2'x3 (4 1/2")) UNO.
8. COLUMN IN WALL (2) 2X6 MIN. UNO.

**SHEARWALL SCHEDULE**

GENERAL NOTES:  
 \*ALL SHEAR WALL PANELS SHALL LAND ON FRAMING MEMBERS OR BLOCKING WITH ALL EDGES FASTENED PER THE SHEARWALL SCHEDULE.  
 \*ALL NAILS REFERENCED ON THE SHEARWALL SCHEDULE SHALL BE OF THE FOLLOWING TYPES AND MINIMUM SIZES: 8d COMMON (2 1/2" x 0.131") OR GALV. BOX (2 1/2" x 0.128"), 10d COMMON (3" x 0.148") OR GALV. BOX (3" x 0.128").  
 \*ALL SHEATHING SHALL LAP OVER AND BE "EDGE NAILED" TO ALL BOUNDARY MEMBERS WITH ATTACHED HOLD-DOWNS.

SHEARWALL TYPE	FASTENING: SHT'G TO STUDS	FRAMING CONNECTIONS
SYM.	EDGES	FIELD
1	ONE SIDE	MUD SILL ANCHOR: RIM JOISTS TO PLATE BELOW; PLATE TO RIM JOIST BELOW; FRIEZE BLK'G TO TOP PLATE
2	ONE SIDE	MUD SILL ANCHOR: RIM JOISTS TO PLATE BELOW; PLATE TO RIM JOIST BELOW; FRIEZE BLK'G TO TOP PLATE
3	ONE SIDE	MUD SILL ANCHOR: RIM JOISTS TO PLATE BELOW; PLATE TO RIM JOIST BELOW; FRIEZE BLK'G TO TOP PLATE
4	ONE SIDE	MUD SILL ANCHOR: RIM JOISTS TO PLATE BELOW; PLATE TO RIM JOIST BELOW; FRIEZE BLK'G TO TOP PLATE
5	TWO SIDES	MUD SILL ANCHOR: RIM JOISTS TO PLATE BELOW; PLATE TO RIM JOIST BELOW; FRIEZE BLK'G TO TOP PLATE
6	TWO SIDES	MUD SILL ANCHOR: RIM JOISTS TO PLATE BELOW; PLATE TO RIM JOIST BELOW; FRIEZE BLK'G TO TOP PLATE

NOTES:  
 1. PLYWOOD OR OSB SHEATHING 5/8" THICK SHALL BE USED AS SHOWN IN THIS TABLE. 3/4" SHEATHING MAY BE SUBSTITUTED PROVIDED STUDS ARE SPACED A MAXIMUM OF 16" O/C OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.  
 2. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOM. OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2' O/C.  
 3. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOM. OR WIDER, AND NAILS SHALL BE STAGGERED.  
 4. WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND THE NAIL SPACING IS LESS THAN 6" O/C ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.

INDICATES SHEAR WALL PER SCHEDULE.  
 "F.T." INDICATES FORCE TRANSFER SHEARWALL PER NOTE 5D BELOW.

**WALL FRAMING NOTES:**

THE FOLLOWING ATTACHMENTS ARE TYPICAL AND SHOULD BE USED AT ALL LOCATIONS IN THE BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR SHEARWALL SCHEDULE:

1. STANDARD 1/2" x 10" ANCHOR BOLT (A.B.) SHALL BE USED TO FASTEN 2X MUD SILLS TO STEM WALLS AT 48" O.C. TYP. UNO.
2. FRIEZE BLOCKING AND GABLE END TRUSS/RAFTERS SHALL BE FASTENED TO TOP PLATE WITH 12d TOE NAILS AT 10" O.C. TYP.
3. RIM JOISTS SHALL BE FASTENED TO THE SILL PLATE WITH 12d GUN TOE NAILS @ 10" O.C. TYP.
4. SHEAR NAILING (SN) FROM SOLE PLATE TO RIM JOIST, BLOCKING OR MUD SILL BELOW TO BE 12d @ 12" O.C. TYP. UNO.
5. THE FOLLOWING ATTACHMENTS ARE TO BE USED AT SHEAR WALLS ONLY, OTHER AREAS TO BE FASTENED PER THE GENERAL SPECIFICATIONS AND THE BUILDING CODE.
  - A. STANDARD 1/2" x 10" ANCHOR BOLT (A.B.) SHALL BE LOCATED AT THE SHEAR WALLS AND SHALL CONFORM TO THE SPACINGS SHOWN IN THE SHEAR WALL SCHEDULE.
  - B. SIMPSON RBC CLIP SHALL BE INSTALLED FROM THE FRIEZE BLOCKING OR END RAFTER/TRUSS AND SHALL BE SPACED PER THE SHEAR WALL SCHEDULE OR DETAIL.
  - C. SHEAR NAILING AND SIMPSON LTP4 PLATES FROM SOLE PLATE TO RIM JOIST, BLOCKING OR MUD SILL BELOW SHALL BE SPACED ACCORDING TO THE SHEAR WALL SCHEDULE.
  - D. FORCE TRANSFER SHEAR WALLS (NOTED AS "F.T." AFTER SHEAR WALL SYMBOL) SHALL HAVE THE SHEAR WALL EXTEND ABOVE AND BELOW ALL WINDOWS, DOORS AND PENETRATIONS WITH THE DESIGNATED SHEAR WALL SHEATHING AND NAILING PATTERN AND ALL SHEAR PANEL EDGES SUPPORTED ON STUDS OR BLOCKING. NAIL STRAPPING AS NOTED ON PLAN OR DETAILS. SEE DETAIL 9/A3.
  - E. ALL SHEAR WALLS TO BE INSPECTED PRIOR TO APPLICATION OF ANY MATERIAL THAT WILL INHIBIT INSPECTOR'S ABILITY TO VERIFY NAILING PATTERN.
  - F. SEE FOUNDATION PLAN FOR HOLD-DOWN LOCATIONS.
  - G. RUN PLUMBING VERTICALLY IN SHEAR WALLS WHENEVER POSSIBLE.
6. COLUMNS SHOWN W/O SIZE CALLOUT SHALL BE MULTIPLE 2X STUDS FACE NAILED W/ 10d (3" x 0.128") NAILS @ 6" O/C, STAGGERED IN (2) ROWS. MATCH BEARING WIDTH OF BEAM, COLUMN OR GIRDER TRUSS ABOVE. PROVIDE SQUASH BLOCKING AT FLOOR LEVELS.
  - 2. USE 3/8" x 3" THREADED ROD AND COUPLER NUTS FROM HOLD-DOWN ANCHOR TO HOLD-DOWN ABOVE. PROVIDE 3/4" HOLE THROUGH PLATES FOR ROD.

**DOOR**

(A)	2	3
(B)	1	2
(C)	1	1
(D)	4	2
(E)	1	1
(F)	2	2
(G)	2	1
(H)	4	1
(I)	1	1
(J)	2	3
(K)	2	3
(L)	1	2
(M)	1	2
(N)	2	2
(O)	1	6
(P)	8	2
(Q)	2	3
(R)	2	1
(S)	1	1
(T)	1	1
(U)	1	3
(V)	1	1
(W)	1	1
(X)	2	3
(Y)	2	3
(Z)	2	3
(1)	1	3
(2)	1	3
(3)	1	3
(4)	1	3
(5)	1	2
(6)	4	2
(7)	11	2
(8)	1	2
(9)	1	1
(10)	4	2
(11)	1	2
(12)	1	3
(13)	3	6
(14)	2	2
(15)	1	2

NOTE: VERIFY MANUFACTURE



**MATERIAL/FINISH LEGEND**

- 1 BOARD AND BATTEN SIDING:  
5" CEDAR BATTS OVER BRECKENRIDGE SIDING, SOLID STAIN
- 2 SHINGLE SIDING:  
PANELIZED CEDAR WOOD SHINGLE SIDING, 6" REVEAL, TYP.
- 3 ROOFING:  
ARCHITECTURAL COMPOSITION SHINGLES
- 4 ROOFING:  
LOW LUSTRE STANDING SEAM METAL ROOFING AT LOWER PITCH ROOFS AS SHOWN
- 5 WINDOWS:  
ALU-CLAD WOOD WINDOWS PER ELEVATIONS
- 6 WINDOW SURROUND TRIM:  
2X6 WOOD TRIM, TYP. AS SHOWN IN ELEVATION DRAWINGS. WINDOWS RECESSED IN STONE HAVE ALTERNATE TRIM TREATMENT. SEE DETAILS SHEET A9
- 7 BEAMS, DENTILS/TRUSSES/KNEEBRACES:  
ROUGH SAWN WOOD MEMBERS PER ELEVATIONS. RESAWN GULLAWS MAY BE USED FOR LARGER MEMBERS. SOLID STAIN. KNEE BRACES SEE 8/A9
- 8 SILL BOX:  
BUILT UP CEDAR SILL BOX WITH 6X10 DENTILS. FLASH TOPS OF SILL AND DENTILS, TYP. SEE 5/A8
- 9 GARAGE DOORS:  
OVERHEAD GARAGE DOORS PER ELEVATIONS WITH FINISHES TO MATCH HOME EXTERIOR
- 10 BAND BOARD:  
2X10 BELLY BAND WITH 2X SLOPED DRIP CAP PER ELEVATIONS.
- 11 FASCIA/EAVE:  
BUILT UP 2X8 PRIMED SPRUCE FASCIA PER ELEVATIONS & DETAILS 9/A9 & 10/A9
- 12 STONE VENEER:  
THIN STONE VENEER PER ELEVATIONS & 9/A8
- 13 EXTERIOR DOORS:  
DOORS TO BE WOOD OR WOOD CLAD PER ELEVATIONS
- 14 EXTERIOR LIGHTS:  
WALL MOUNTED EXTERIOR LIGHTING FIXTURES WITH NON-VISIBLE LUMINAIRE, TYP.
- 15 TRIM BANDS:  
HORIZONTAL TRIM IN GABLES AS NOTED
- 16 SOFFITS:  
1X6 T&G PINE IN ALL SOFFITS

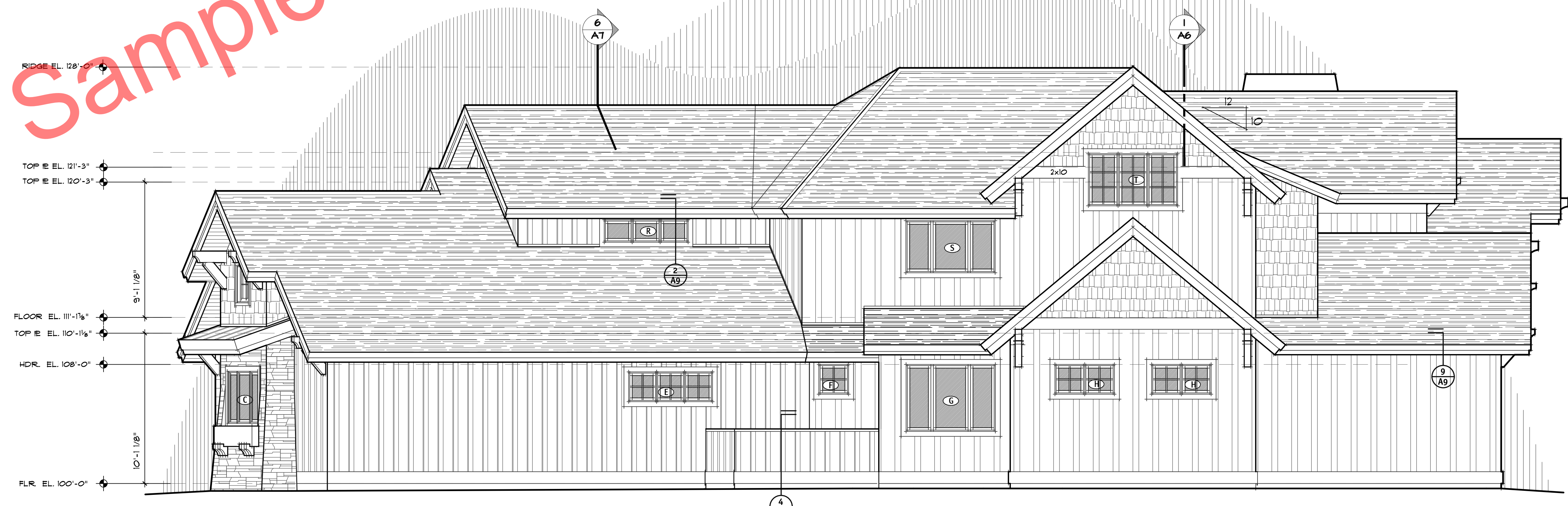


**FRONT ELEVATION**

**DOOR/WINDOW SCHEDULE**

(A)	2	3'0"X5'0" CASEMENT
(B)	1	2'6"X3'0" CASEMENT
(C)	1	1'8"X2'6"X3'6" FX. MULL'D
(D)	4	2'6"X2'6" FX.
(E)	1	(3) 2'0"X2'0" FX. MULL'D
(F)	2	2'0"X2'0" AUN.
(G)	2	1'8"X2'6"X3'6" FX./CSMT./FX. MULL'D/(EGR.)
(H)	4	(2) 2'0"X2'0" FX. MULL'D
(I)	1	(3) 2'6"X6"0" CSMT./FX./CSMT. MULL'D
(J)	2	3'0"X4'4" FX. O/ 3'0"X1'8" AUN. MULL'D
(K)	2	3'0"X6"0" FX.
(L)	1	2'6"X4'4" FX. O/ 2'6"X1'8" AUN. MULL'D
(M)	1	2'0"X2'0" FX.
(N)	2	2'6"X3'6" FX.
(O)	1	6'0"X3'4" FX.
(P)	8	2'2"X2'2" FX.
(Q)	2	3'0"X1'6" FX.
(R)	2	(3) 2'0"X1'6" FX./AUN./FX. MULL'D
(S)	1	1'8"X2'6"X3'6" FX./CSMT./FX. MULL'D
(T)	1	(3) 2'0"X3'6" FX. MULL'D
(U)	1	3'0"X1'6" AUN.
(V)	1	DBL. 2'8"X5"0" L/R CSMT. (EGRESS)
(W)	1	DBL. 2'6"X4"4" L/R CSMT. (EGRESS)
(X)	2	(4) 2'0"X2'0" FX. MULL'D (2UD/2HI)
(Y)	2	3'0"X4"0" FX.
(Z)	2	3'0"X1'6" FX.
(1)	1	3'6"X8"0" ENTRY DOOR W/ 1'6"X8"0 SIDELTS.
(2)	1	16'0"X8"0" OVERHEAD DOOR
(3)	1	9'0"X8"0" OVERHEAD DOOR
(4)	1	3'0"X8"0" LITE DOOR
(5)	1	2'8"X8"0" FULL LT. DOOR
(6)	4	2'6"X8"0" INT. DOOR. (1) CUSTOM PANTRY
(7)	11	2'8"X8"0" INT. DOOR
(8)	1	2'4"X8"0" INT. DOOR
(9)	1	DBL. 2'6"X8"0" BALL CATCH
(10)	4	2'8"X8"0" PKT. DOOR
(11)	1	2'8"X8"0" EXT. DOOR
(12)	1	3'0"X1'0" BI-FOLD
(13)	3	8'0"X8"0" SLIDER
(14)	2	2'6"X1'0" INT. DOOR
(15)	1	2'8"X1'0" INT. DOOR

NOTE: VERIFY ROUGH OPENINGS WITH WINDOW MANUFACTURER BEFORE FRAMING

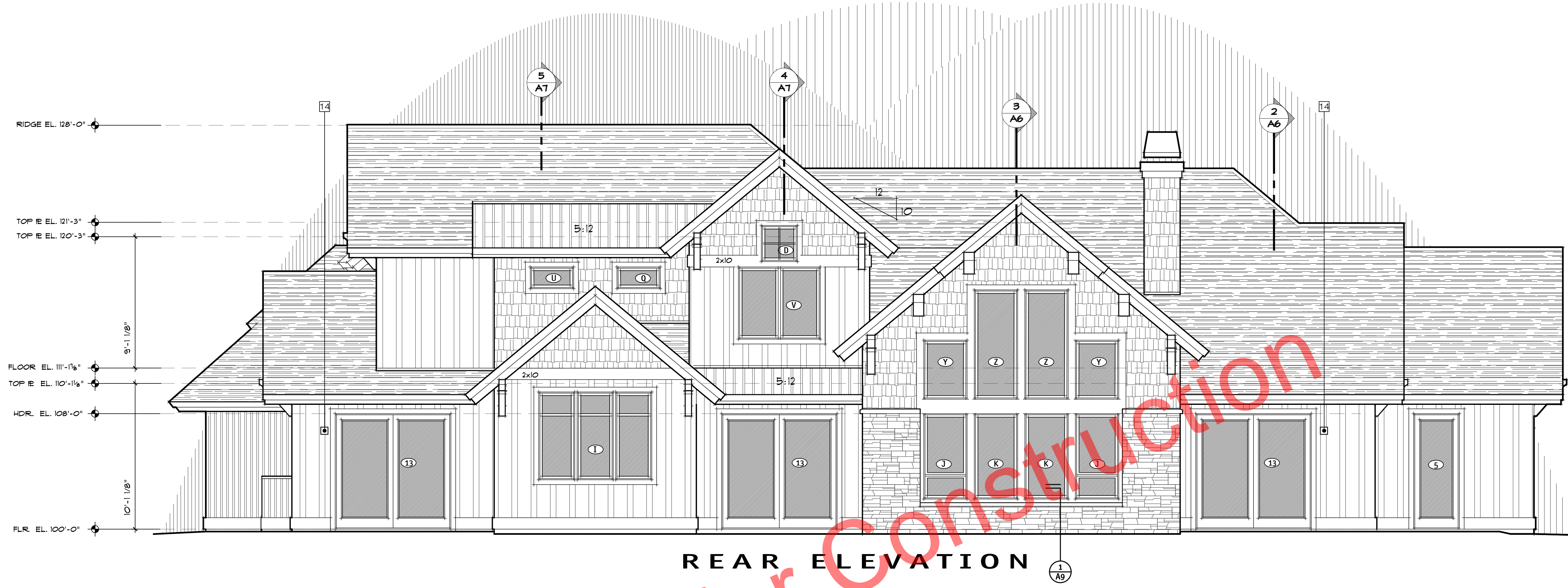


**RIGHT ELEVATION**



**MATERIAL/FINISH LEGEND**

- 1 BOARD AND BATTEN SIDING:  
5" CEDAR BATTS OVER BRECKENRIDGE SIDING, SOLID STAIN
- 2 SHINGLE SIDING:  
PANELIZED CEDAR WOOD SHINGLE SIDING, 6" REVEAL, TYP.
- 3 ROOFING:  
ARCHITECTURAL COMPOSITION SHINGLES
- 4 ROOFING:  
LOW LUSTRE STANDING SEAM METAL ROOFING AT LOWER PITCH ROOFS AS SHOWN
- 5 WINDOWS:  
ALU-CLAD WOOD WINDOWS PER ELEVATIONS
- 6 WINDOW SURROUND TRIM:  
2X8 WOOD TRIM, TYP. AS SHOWN IN ELEVATION DRAWINGS. WINDOWS RECESSED IN STONE HAVE ALTERNATE TRIM TREATMENT. SEE DETAILS SHEET A9
- 7 BEAMS/DENTILS/TRUSSES/KNEEBRACES:  
ROUGH SAWN WOOD MEMBERS PER ELEVATIONS. RESAWN GULLAMS MAY BE USED FOR LARGER MEMBERS. SOLID STAIN. KNEE BRACES SEE 8/A9
- 8 SILL BOX:  
BUILT UP CEDAR SILL BOX WITH 6X10 DENTILS. FLASH TOPS OF SILL AND DENTILS, TYP. SEE 5/A8
- 9 GARAGE DOORS:  
OVERHEAD GARAGE DOORS PER ELEVATIONS WITH FINISHES TO MATCH HOME EXTERIOR
- 10 BAND BOARD:  
2X10 BELLY BAND WITH 2X SLOPED DRIP CAP PER ELEVATIONS.
- 11 FASCIA/EAVE:  
BUILT UP 2X8 PRIMED SPRUCE FASCIA PER ELEVATIONS & DETAILS 9/A9 & 10/A9
- 12 STONE VENEER:  
THIN STONE VENEER PER ELEVATIONS & 9/A8
- 13 EXTERIOR DOORS:  
DOORS TO BE WOOD OR WOOD CLAD PER ELEVATIONS
- 14 EXTERIOR LIGHTS:  
WALL MOUNTED EXTERIOR LIGHTING FIXTURES WITH NON-VISIBLE LUMINAIRE, TYP.
- 15 TRIM BANDS:  
HORIZONTAL TRIM IN GABLES AS NOTED
- 16 SOFFITS:  
1X6 T&G PINE IN ALL SOFFITS

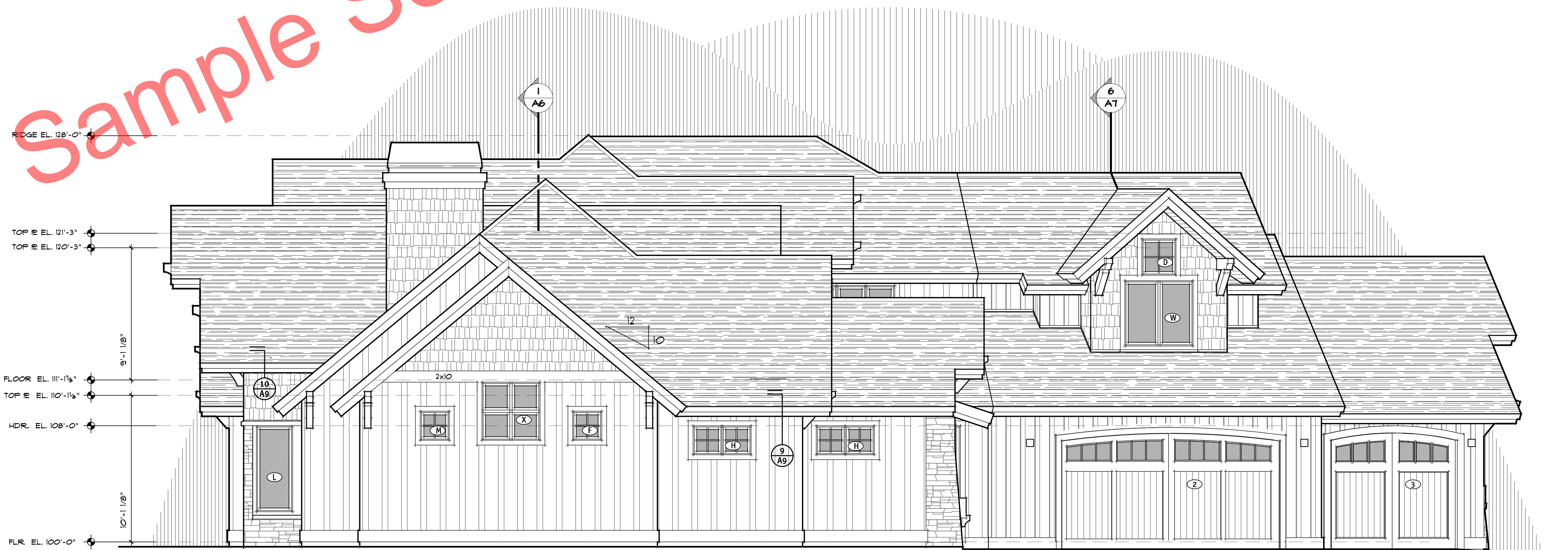


**REAR ELEVATION**

**DOOR/WINDOW SCHEDULE**

(A)	2	3'0"X5'0" CASEMENT
(B)	1	2'6"X3'0" CASEMENT
(C)	1	1'8"X2'6"X3'6" FX. MULL'D
(D)	4	2'6"X2'6" FX.
(E)	1	(3) 2'0"X2'0" FX. MULL'D
(F)	2	2'0"X2'0" AIN.
(G)	2	1'8"X2'6"X3'6" FX./CSMT./FX. MULL'D (EGR.)
(H)	4	(2) 2'0"X2'0" FX. MULL'D
(I)	1	(3) 2'6"X2'6" CSMT./FX./CSMT. MULL'D
(J)	2	3'0"X4'4" FX. O/ 3'0"X1'8" AIN. MULL'D
(K)	2	3'0"X6'0" FX.
(L)	1	2'6"X4'4" FX. O/ 2'6"X1'8" AIN. MULL'D
(M)	1	2'0"X2'0" FX.
(N)	2	2'6"X3'6" FX.
(O)	1	6'0"X3'4" FX.
(P)	8	2'2"X2'2" FX.
(Q)	2	3'0"X1'6" FX.
(R)	2	(3) 2'0"X1'6" FX./AIN./FX. MULL'D
(S)	1	1'8"X2'6"X3'6" FX./CSMT./FX. MULL'D
(T)	1	(3) 2'0"X3'6" FX. MULL'D
(U)	1	3'0"X1'6" AIN.
(V)	1	DBL. 2'8"X3'0" L/R CSMT. (EGRESS)
(W)	1	DBL. 2'6"X4'4" L/R CSMT. (EGRESS)
(X)	2	(4) 2'0"X2'0" FX. MULL'D (2WDXGH1)
(Y)	2	3'0"X4'0" FX.
(Z)	2	3'0"X1'6" FX.
(1)	1	3'6"X8'0" ENTRY DOOR W/ 1'6"X2'8" SIDELTS.
(2)	1	16'0"X8'0" OVERHEAD DOOR
(3)	1	8'0"X8'0" OVERHEAD DOOR
(4)	1	3'0"X8'0" 1/2 LITE DOOR
(5)	1	2'8"X8'0" FULL LT. DOOR
(6)	4	2'6"X8'0" INT. DOOR. (1) CUSTOM PANTRY
(7)	11	2'8"X8'0" INT. DOOR
(8)	1	2'4"X8'0" INT. DOOR
(9)	1	DBL. 2'6"X8'0" BALL CATCH
(10)	4	2'8"X8'0" PKT. DOOR
(11)	1	2'8"X8'0" EXT. DOOR
(12)	1	3'0"X1'0" BI-FOLD
(13)	3	8'0"X8'0" SLIDER
(14)	2	2'6"X1'0" INT. DOOR
(15)	1	2'8"X1'0" INT. DOOR

NOTE: VERIFY ROUGH OPENINGS WITH WINDOW MANUFACTURER BEFORE FRAMING

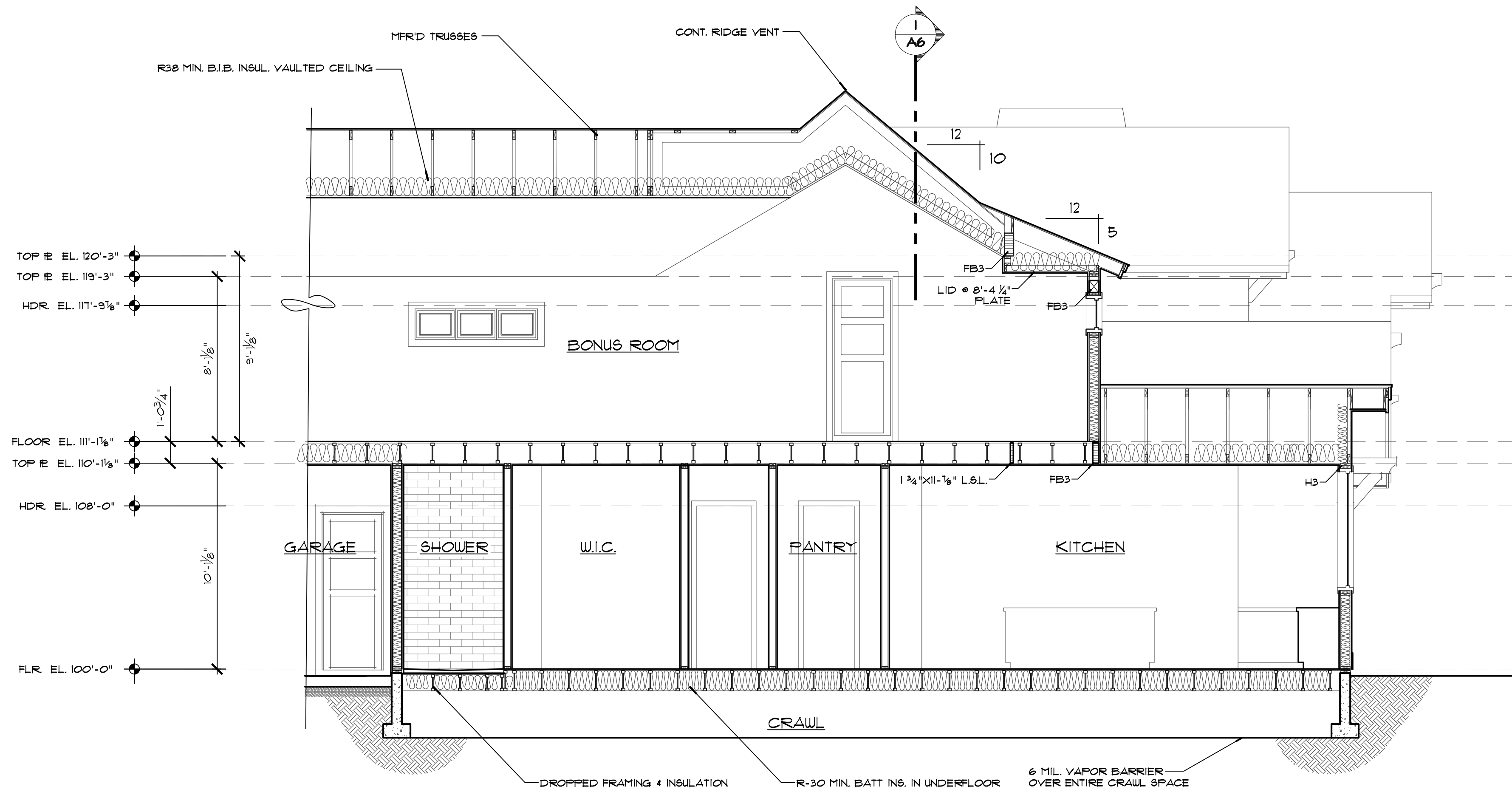


**LEFT ELEVATION**

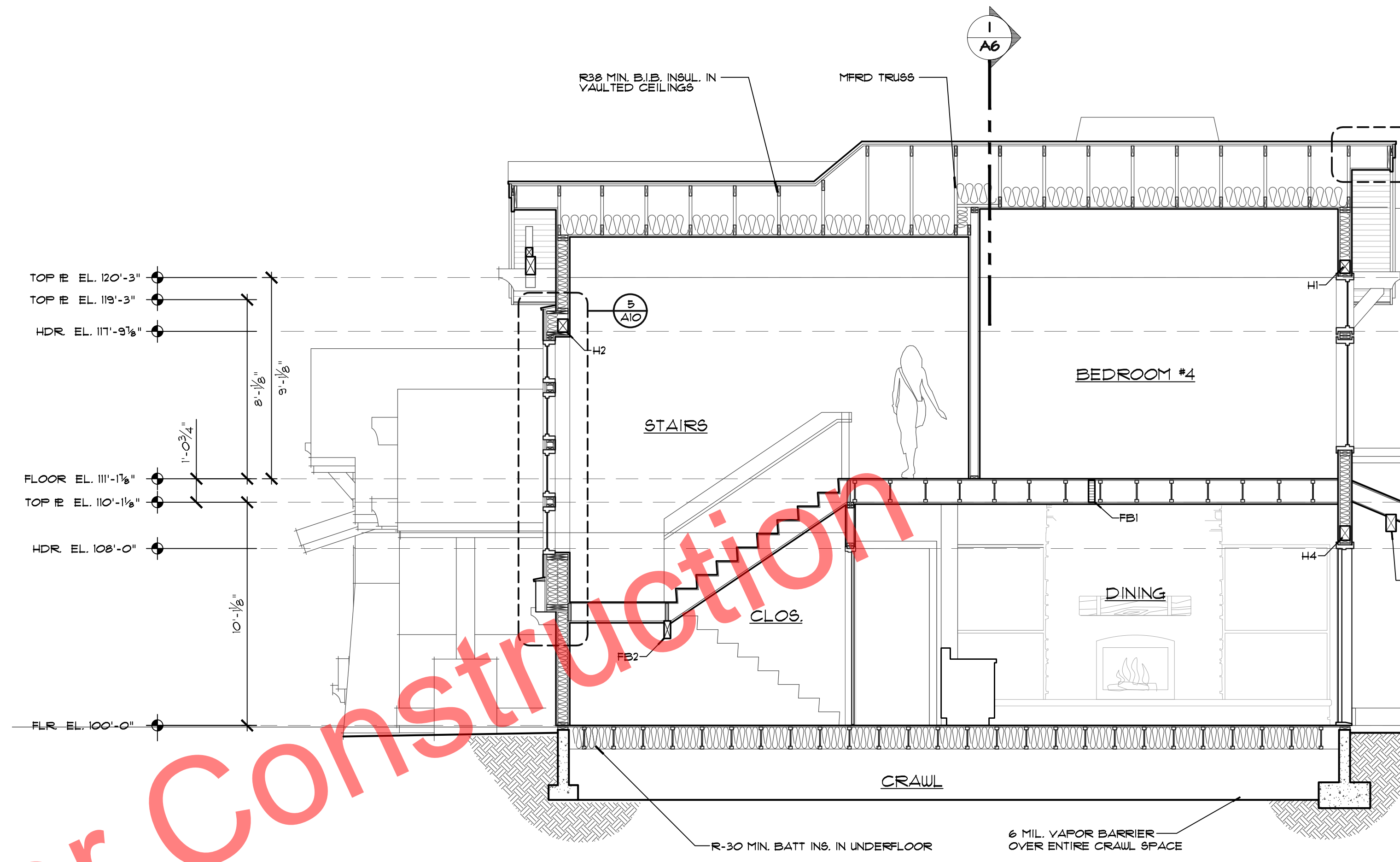






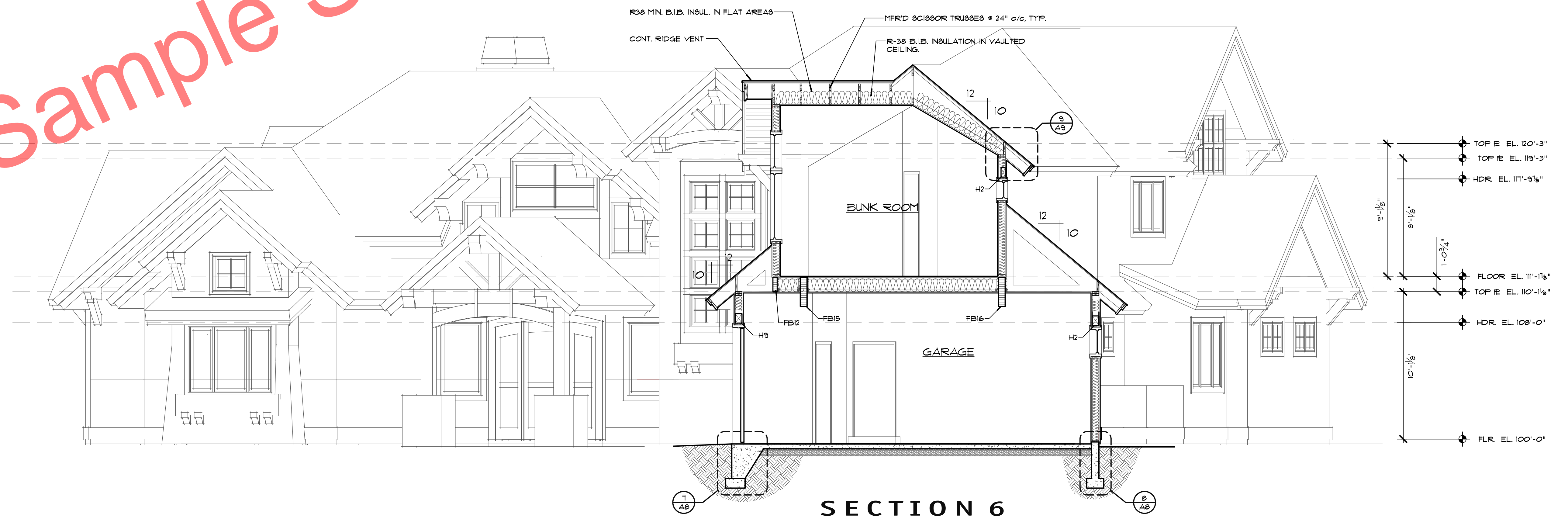


SECTION 5



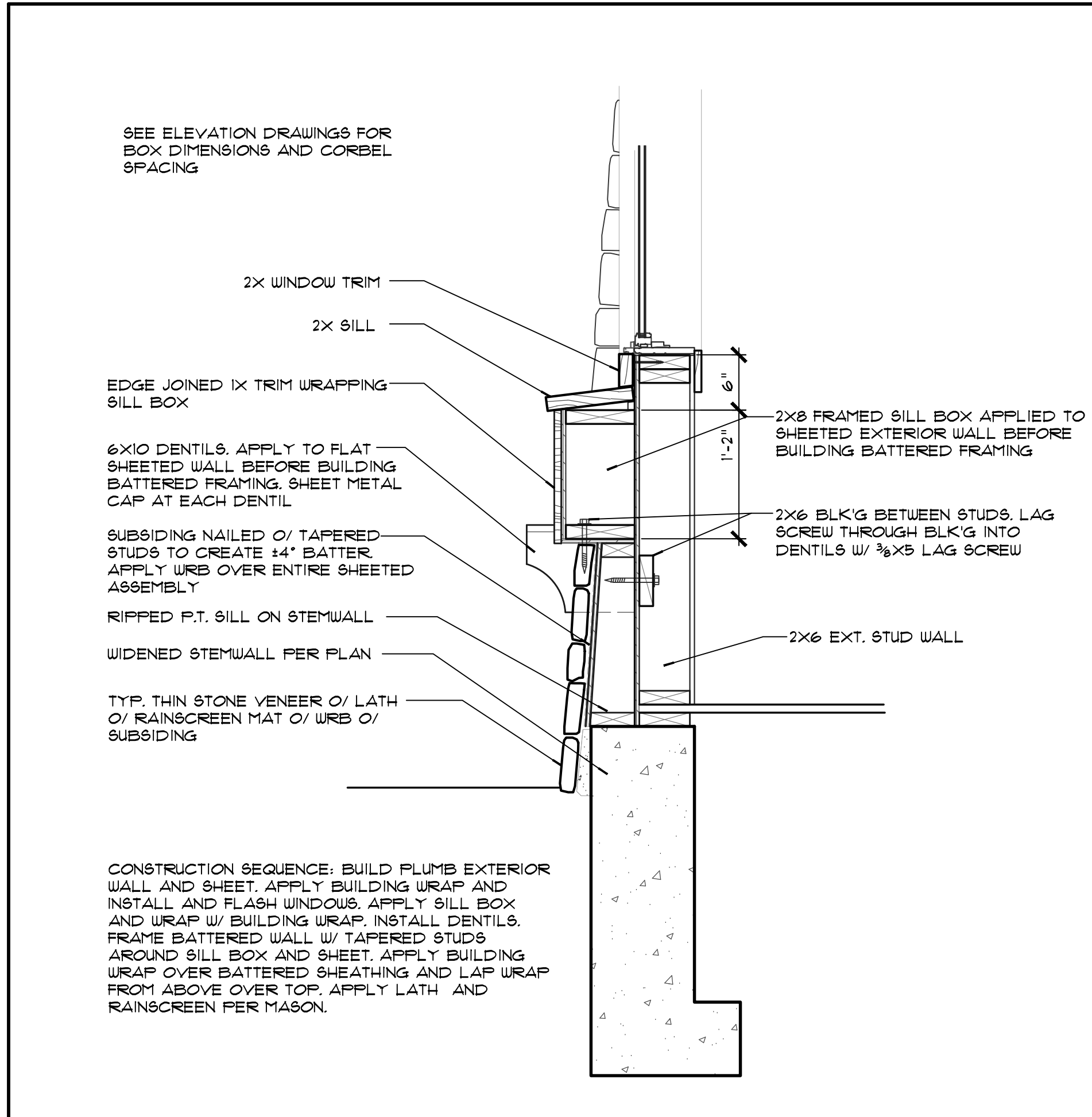
SECTION 4

Sample Set - Not for Construction

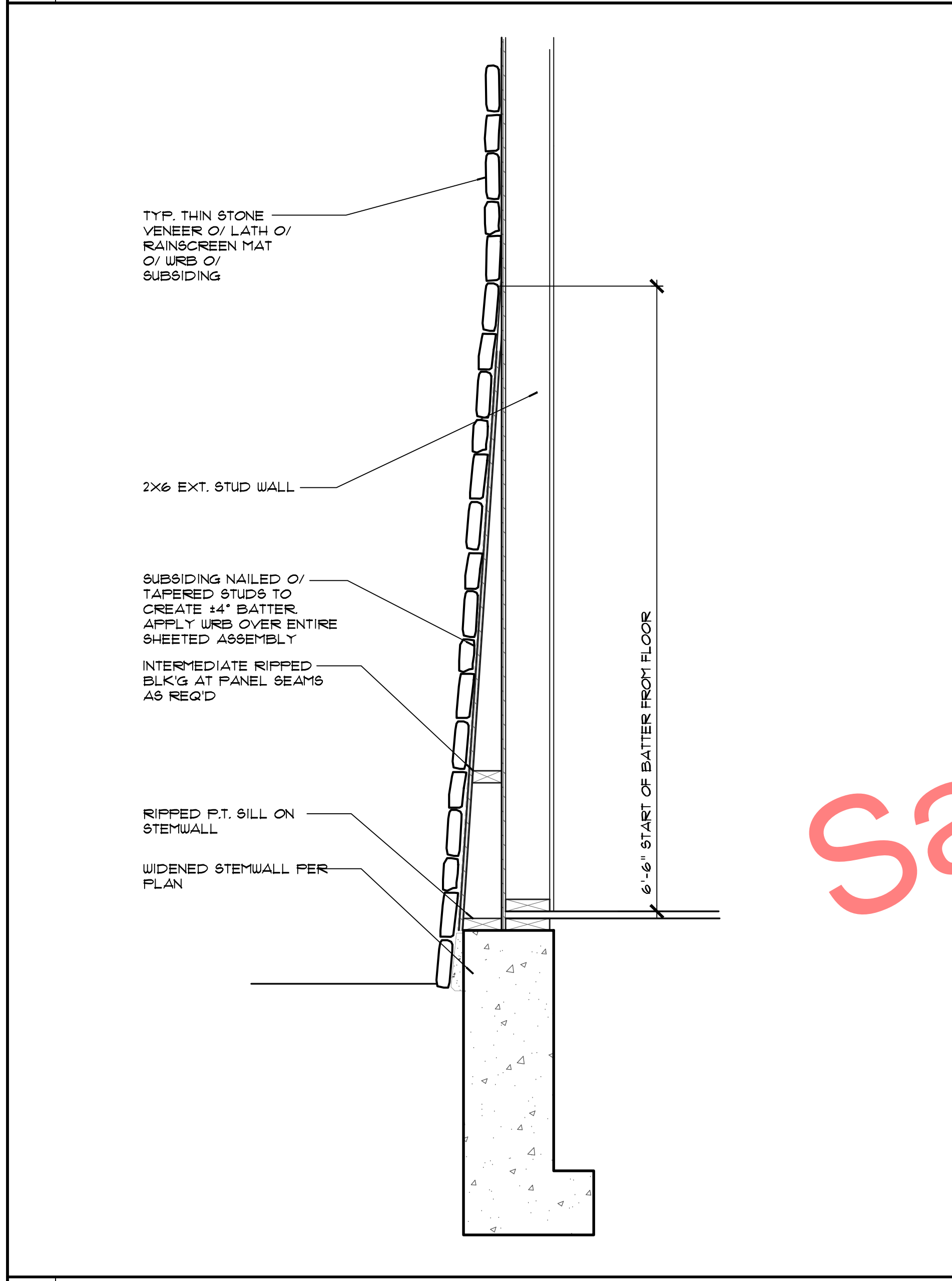


SECTION 6

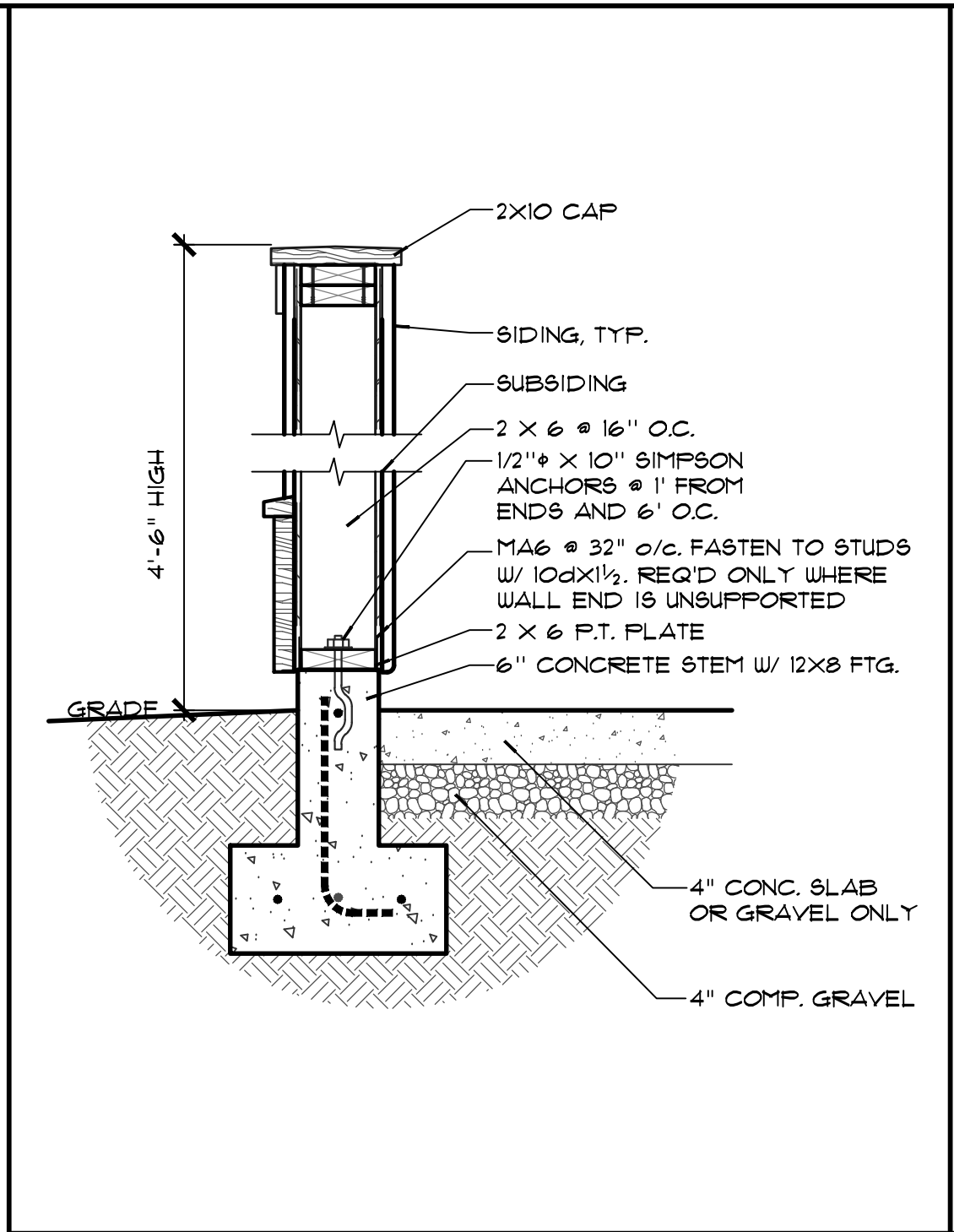




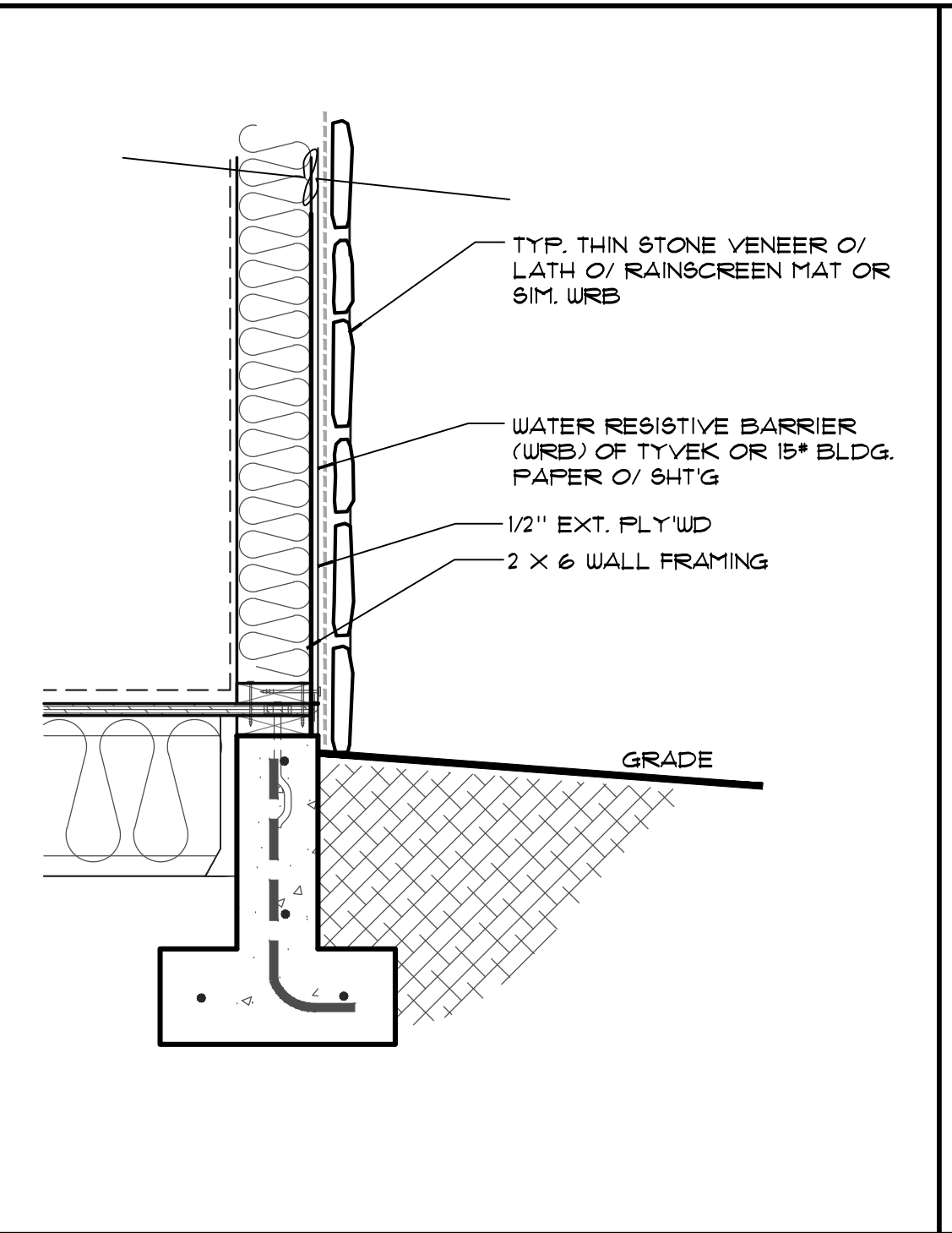
5 SILL BOX AT BATTERED WALL



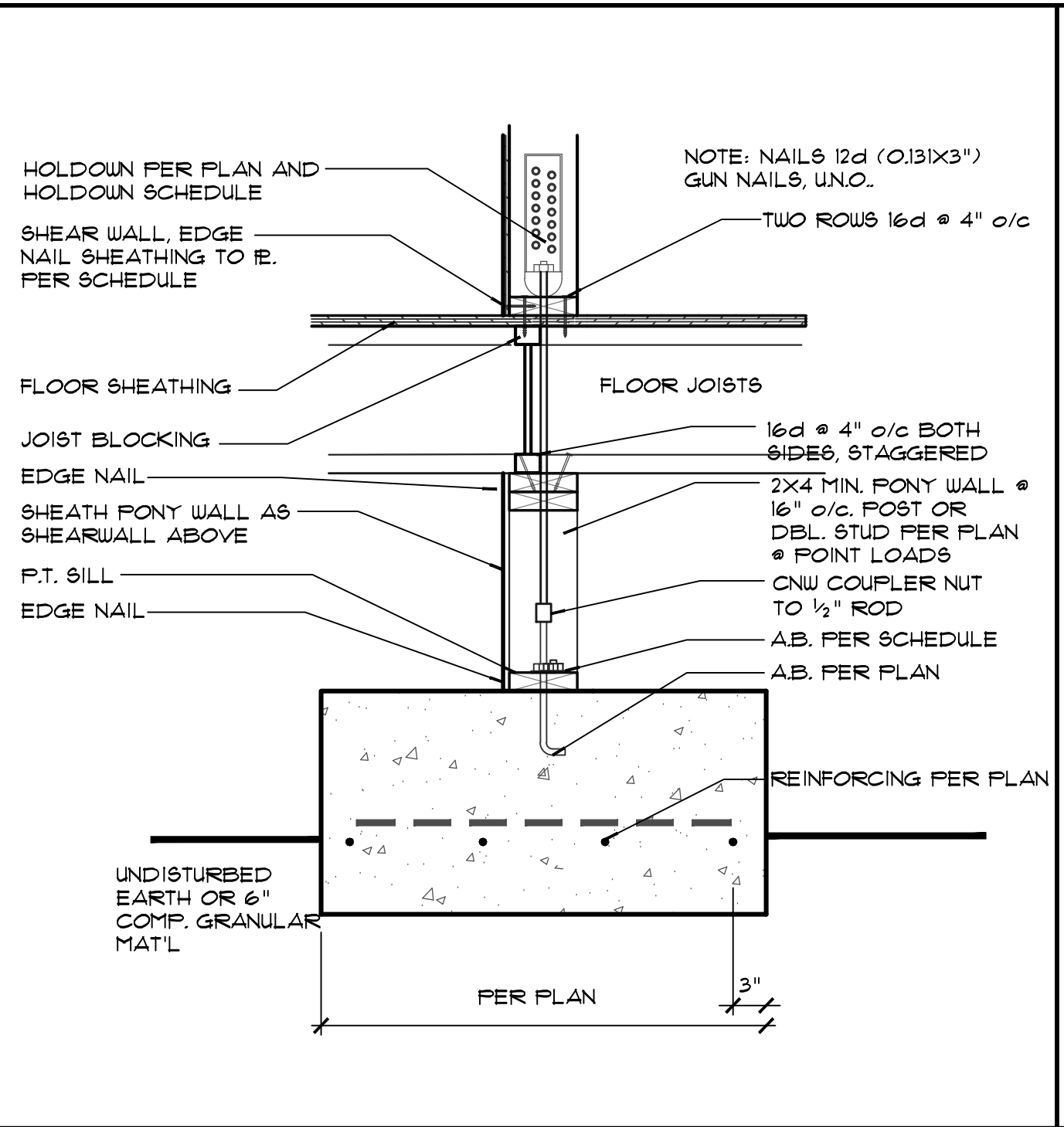
12 BATTERED WALLS WITH STONE VENEER



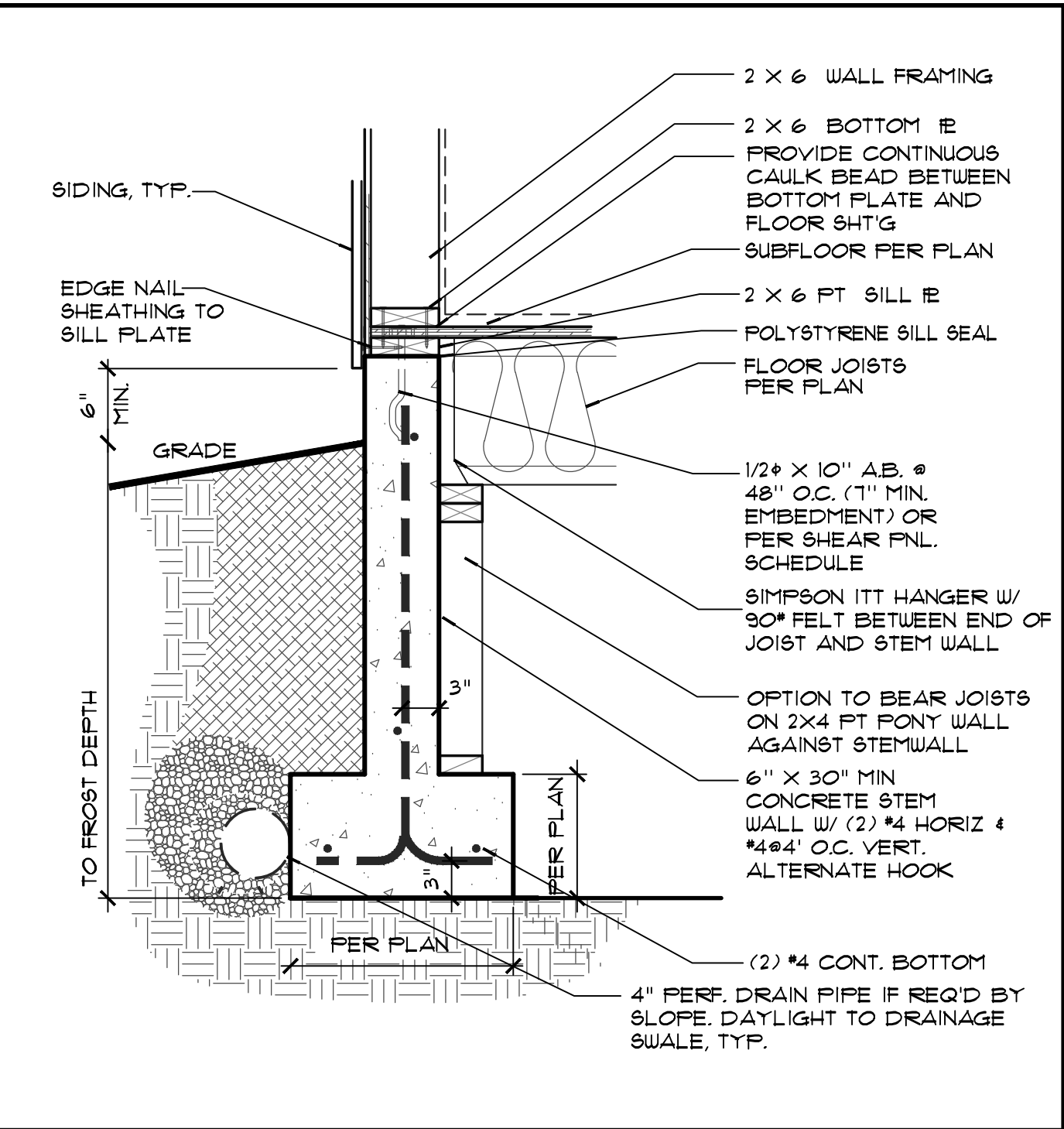
4 MECH. ENCLOSURE



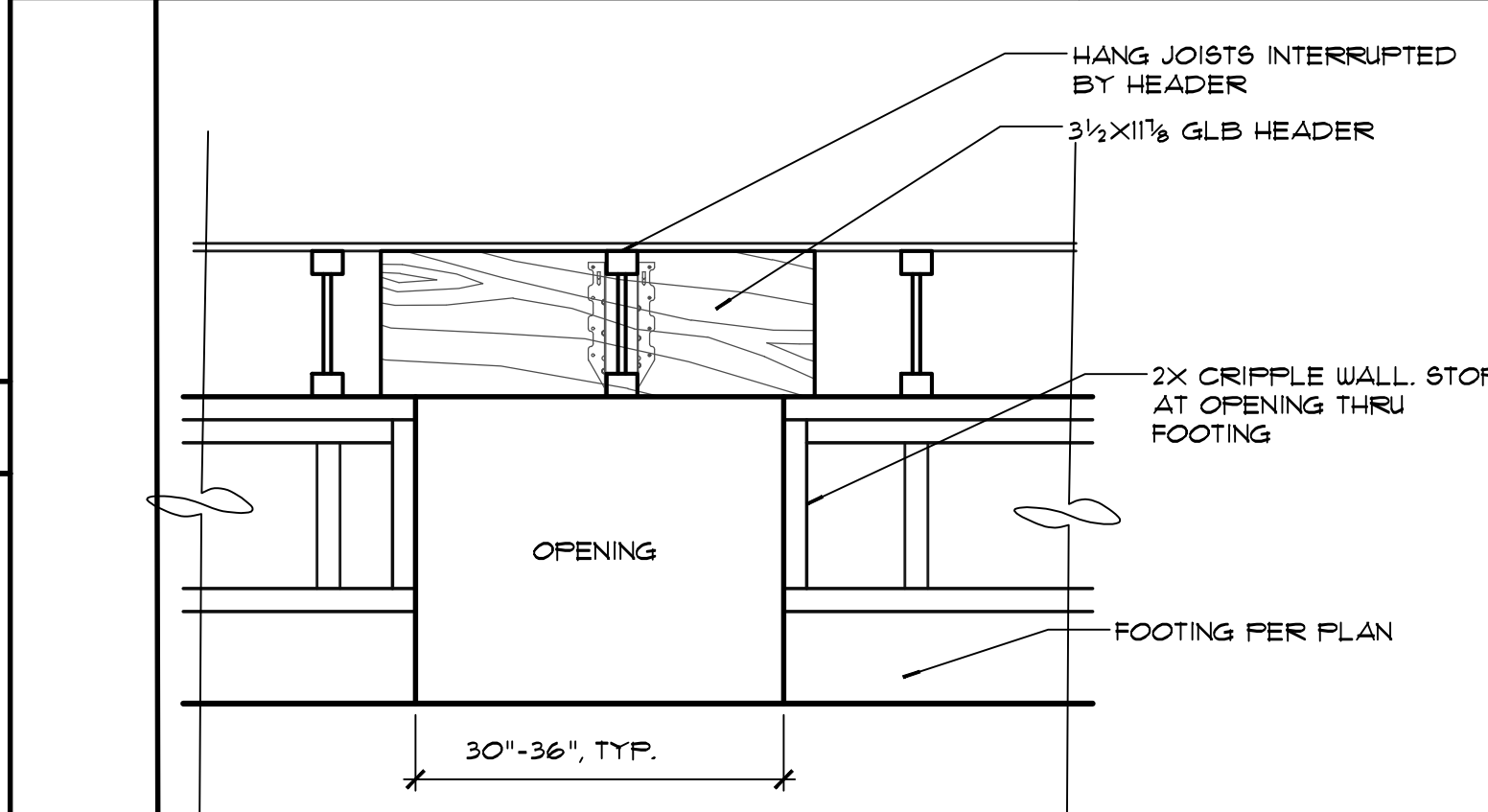
3 STONE VENEER, TYP.



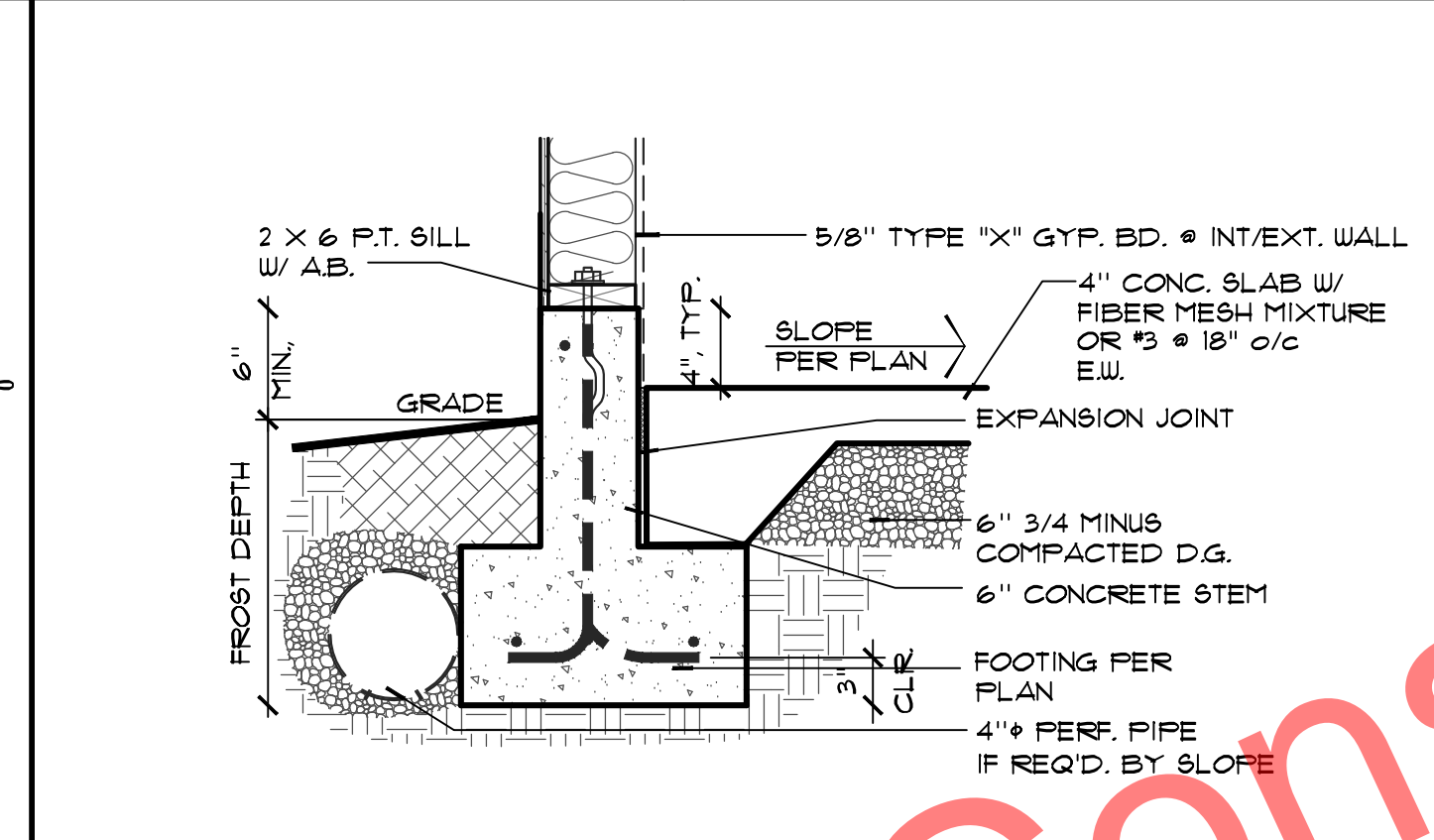
2 INTERIOR SHEARWALL



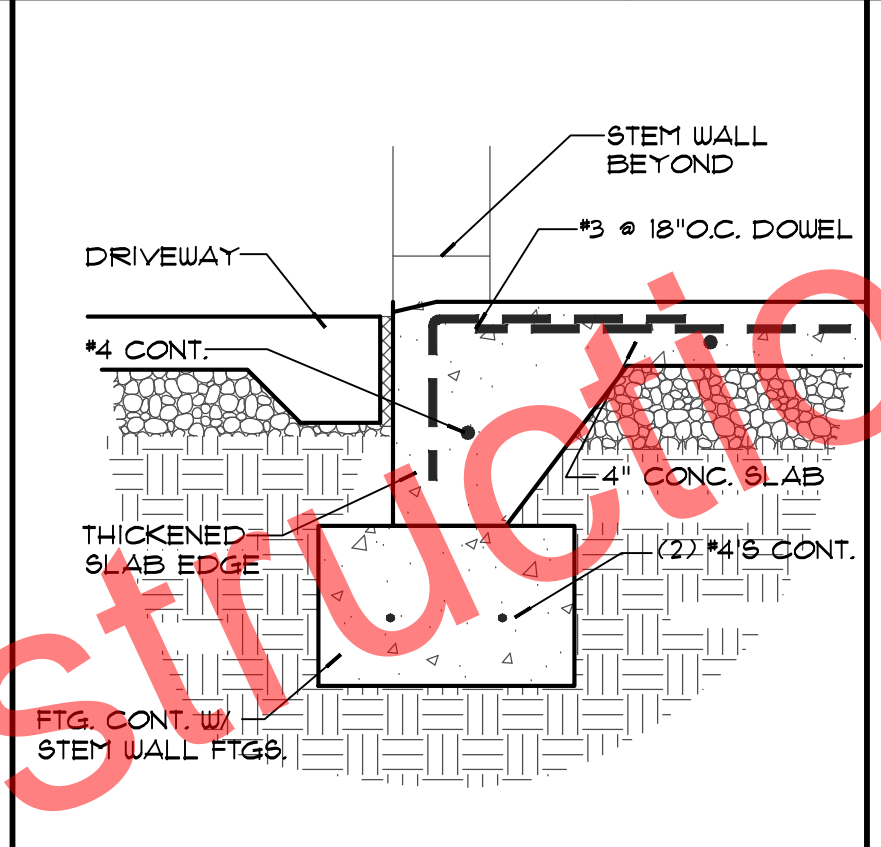
1 STEMWALL, TYP.



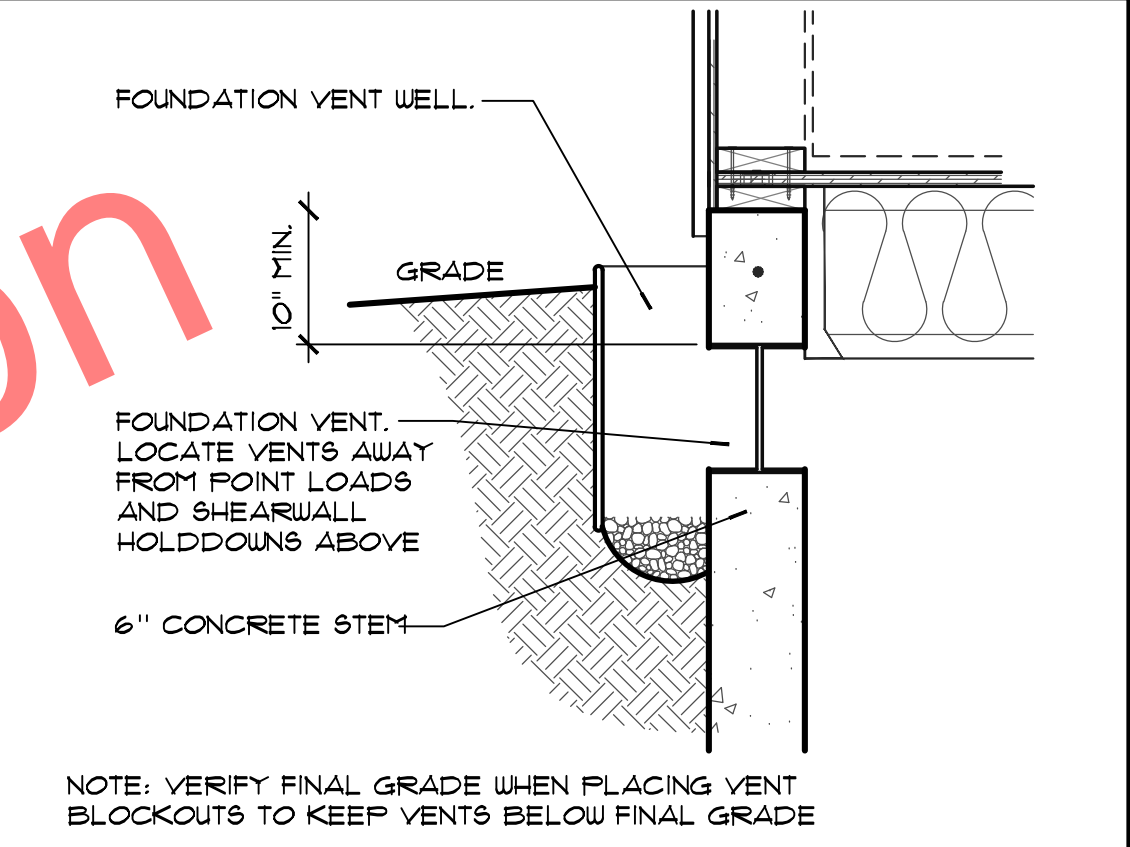
9 CRAWL SPACE HEADER



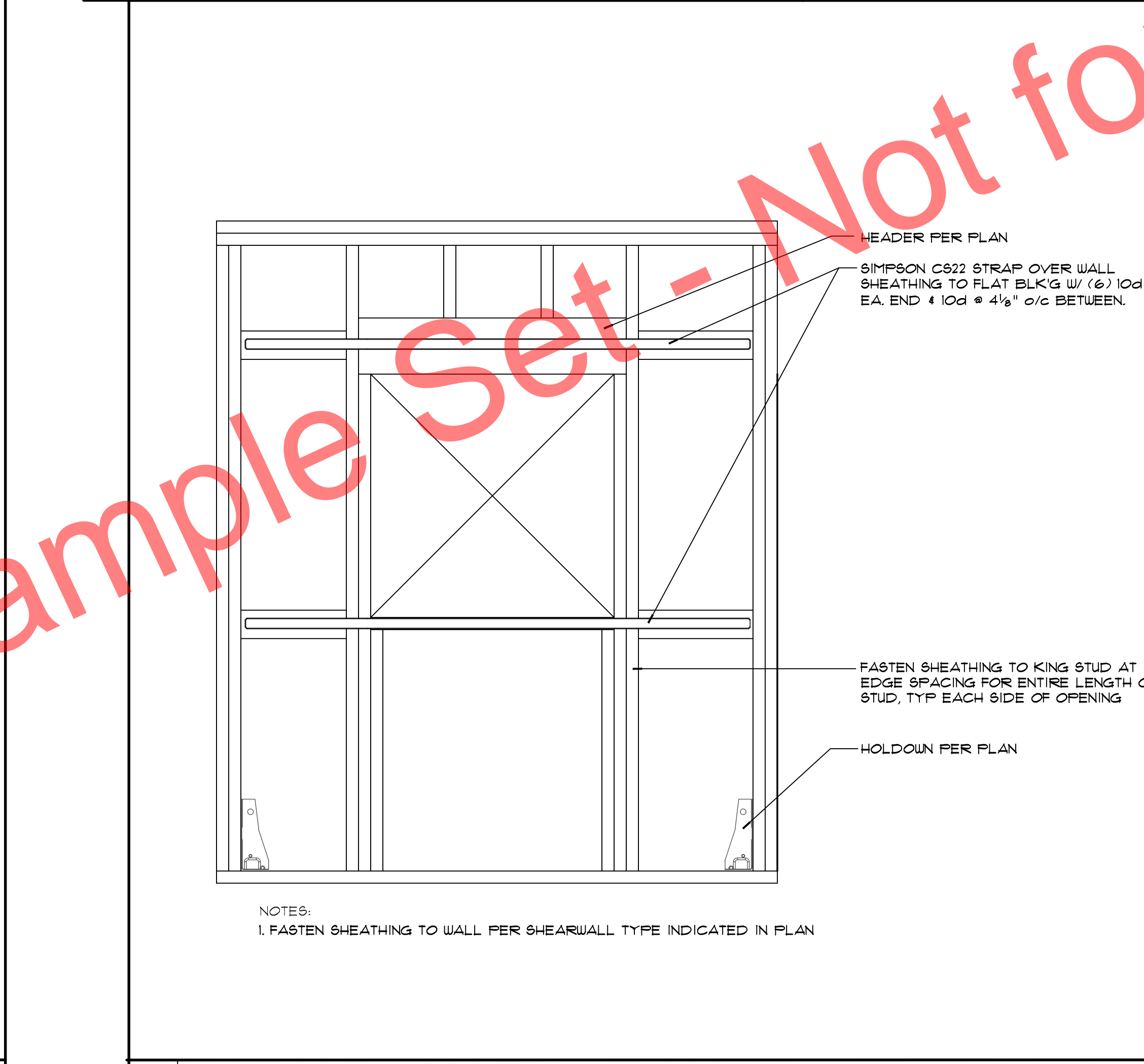
8 GARAGE STEMWALL, TYP.



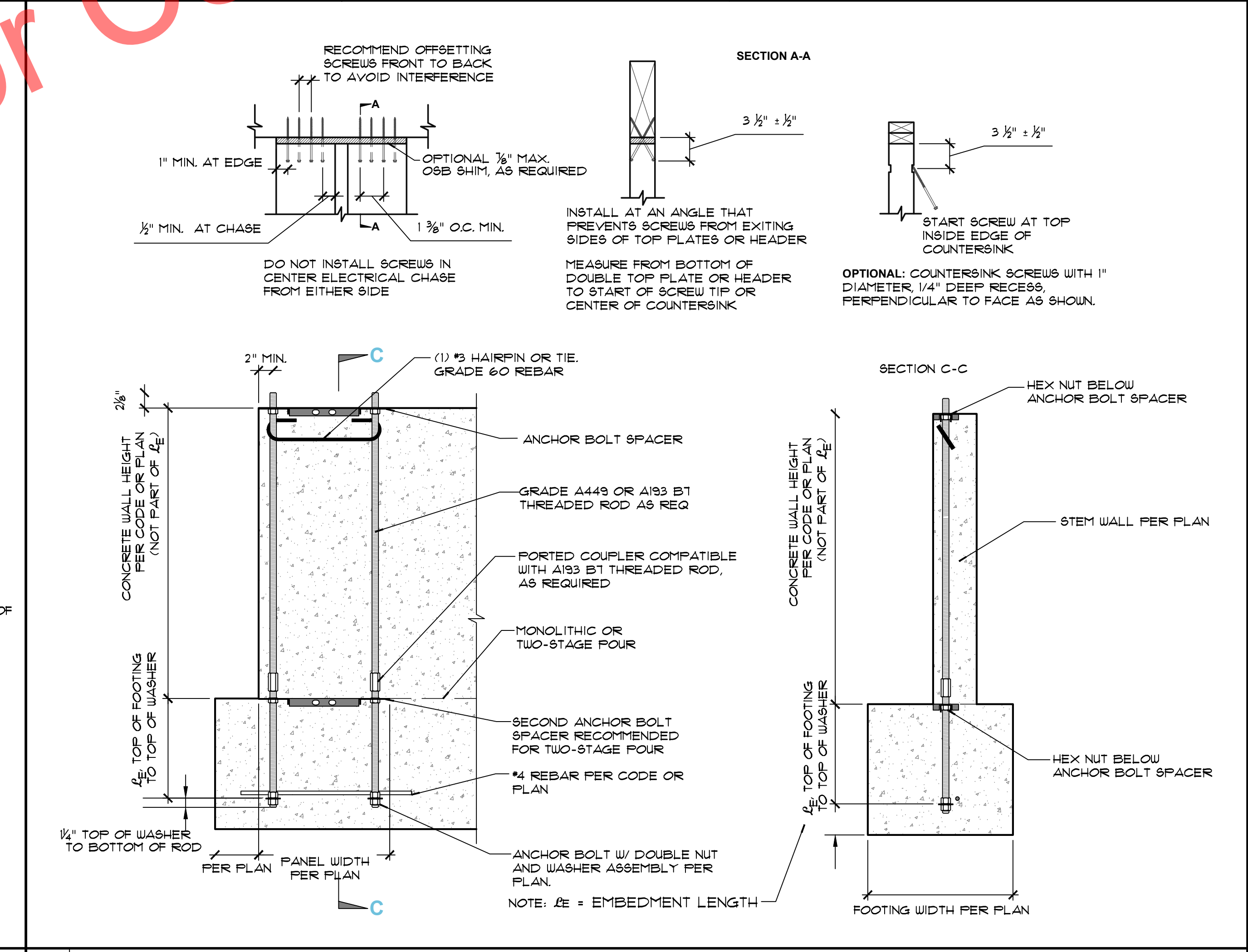
7 SLAB @ O.H. DOOR



6 FOUNDATION VENT

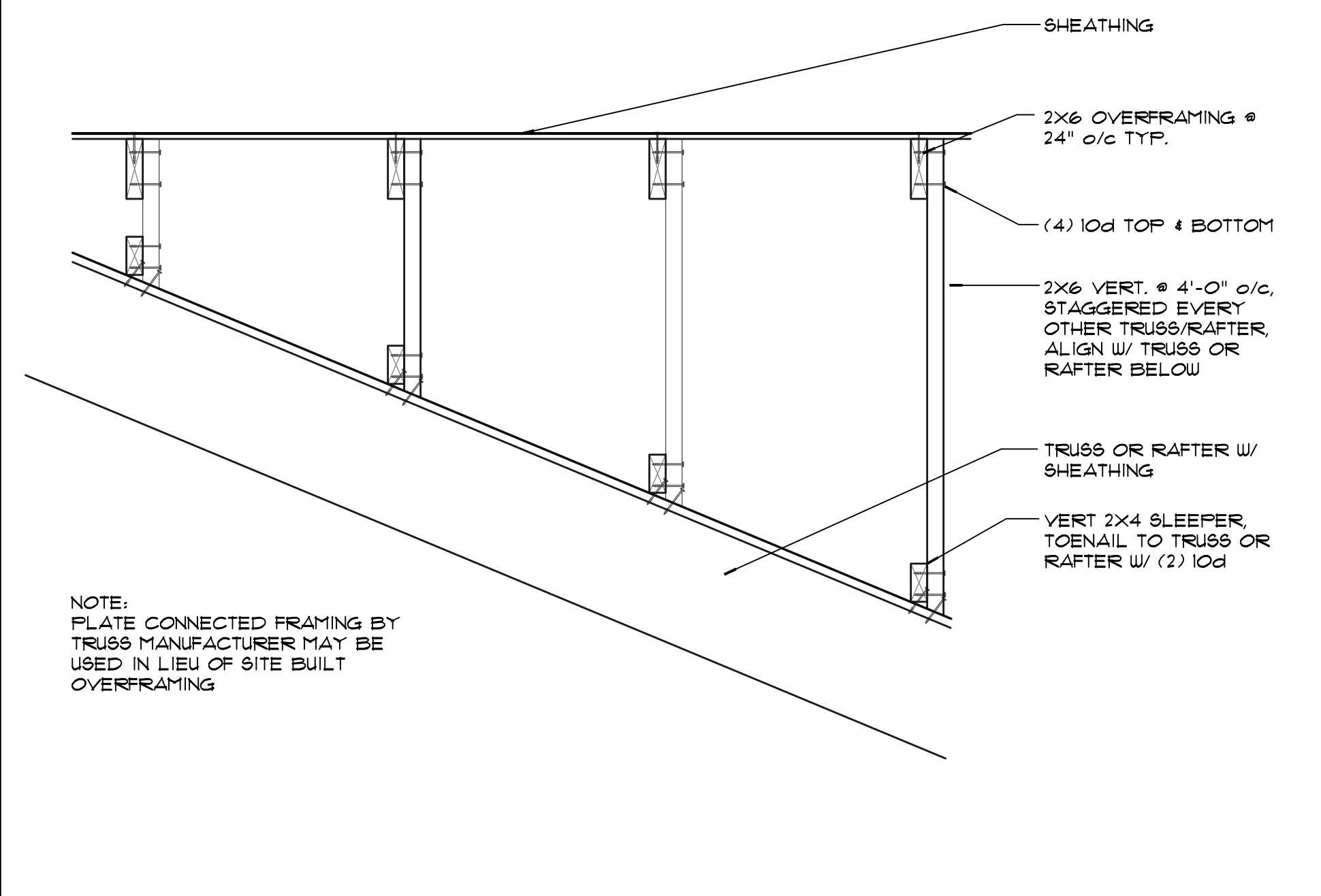


11 FORCE TRANSFER SHEARWALL

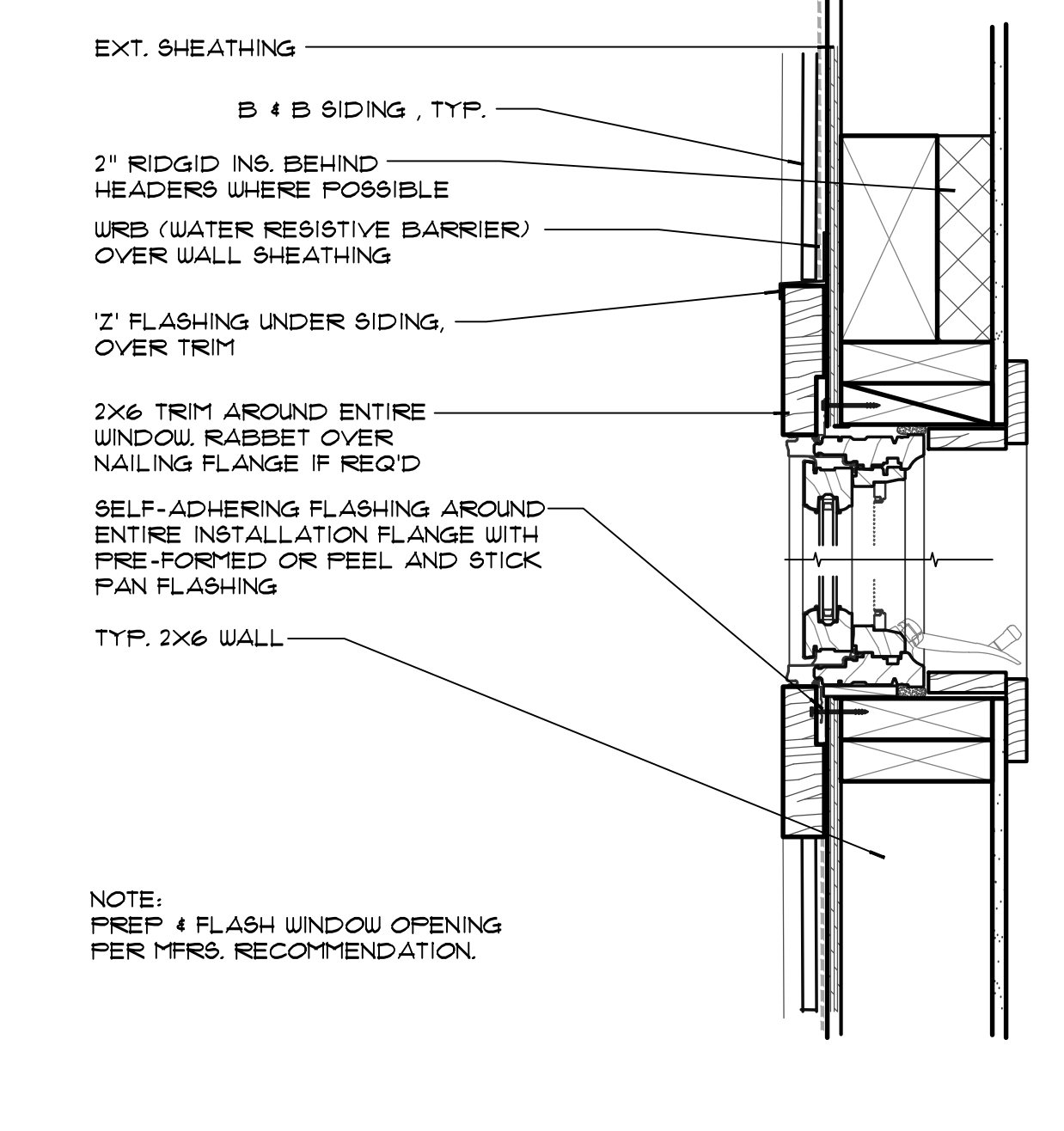


10 WSW SHEAR PANEL DETAILS

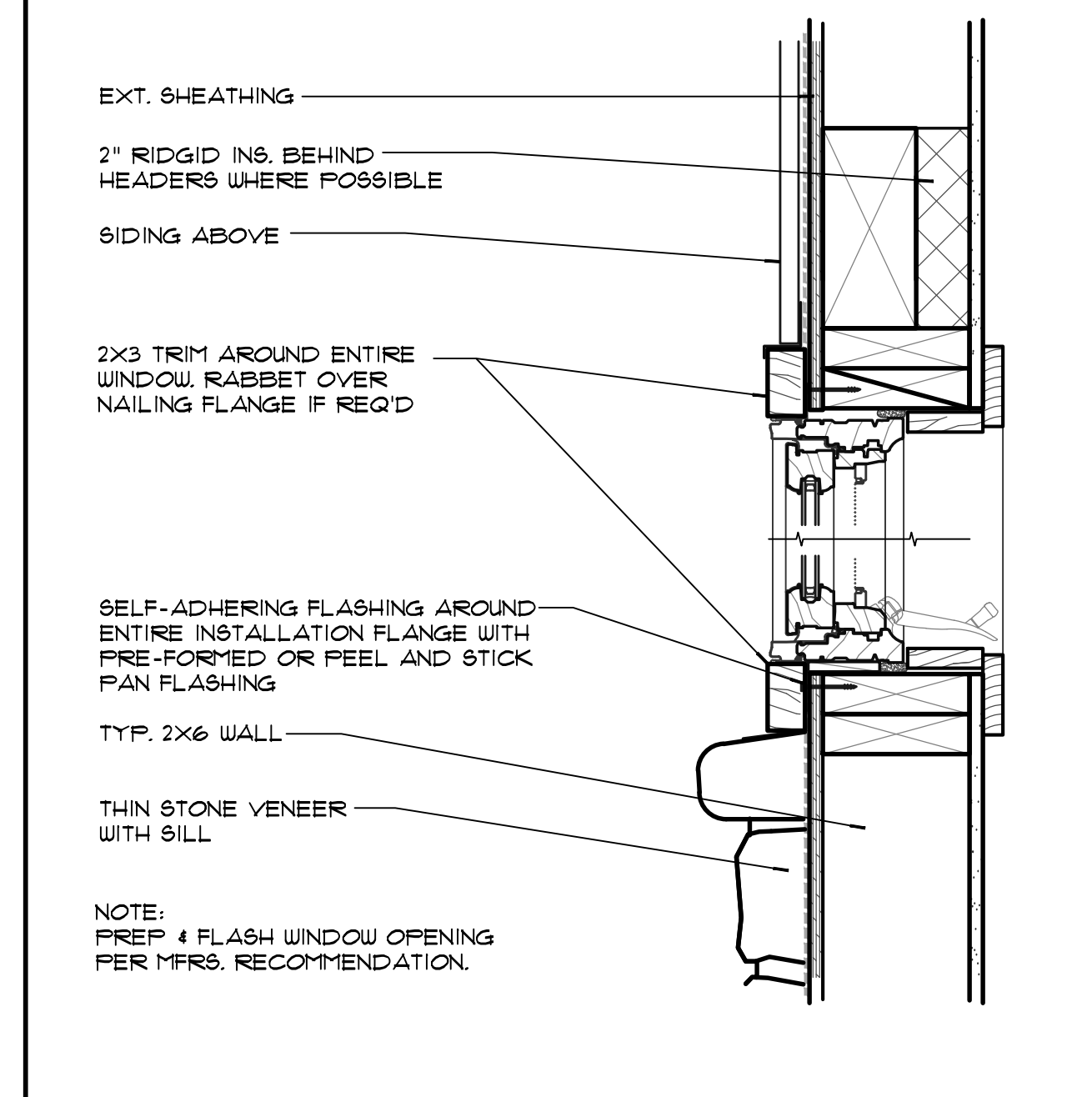




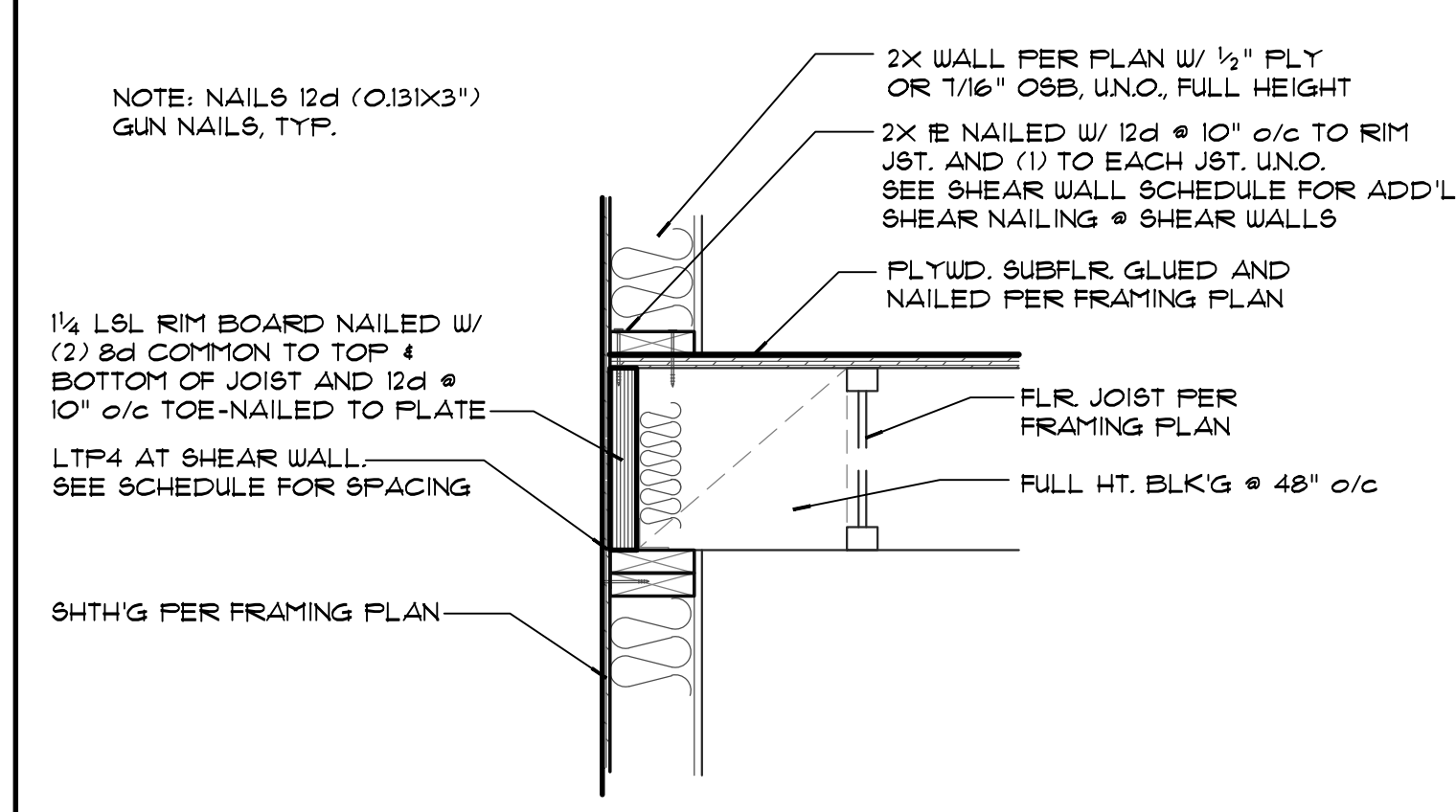
3 TYP. OVERFRAMING



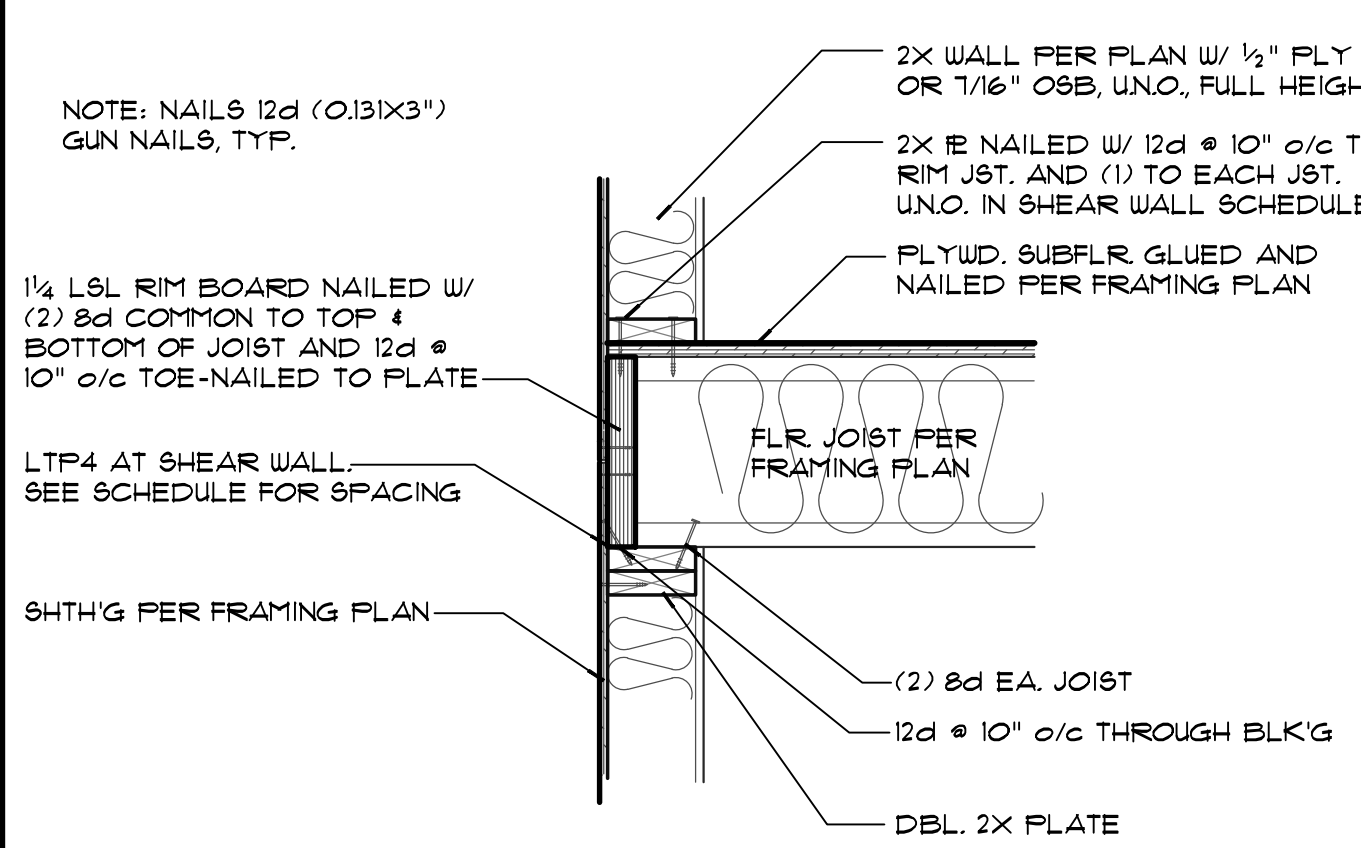
2 WINDOW TRIM, TYP.



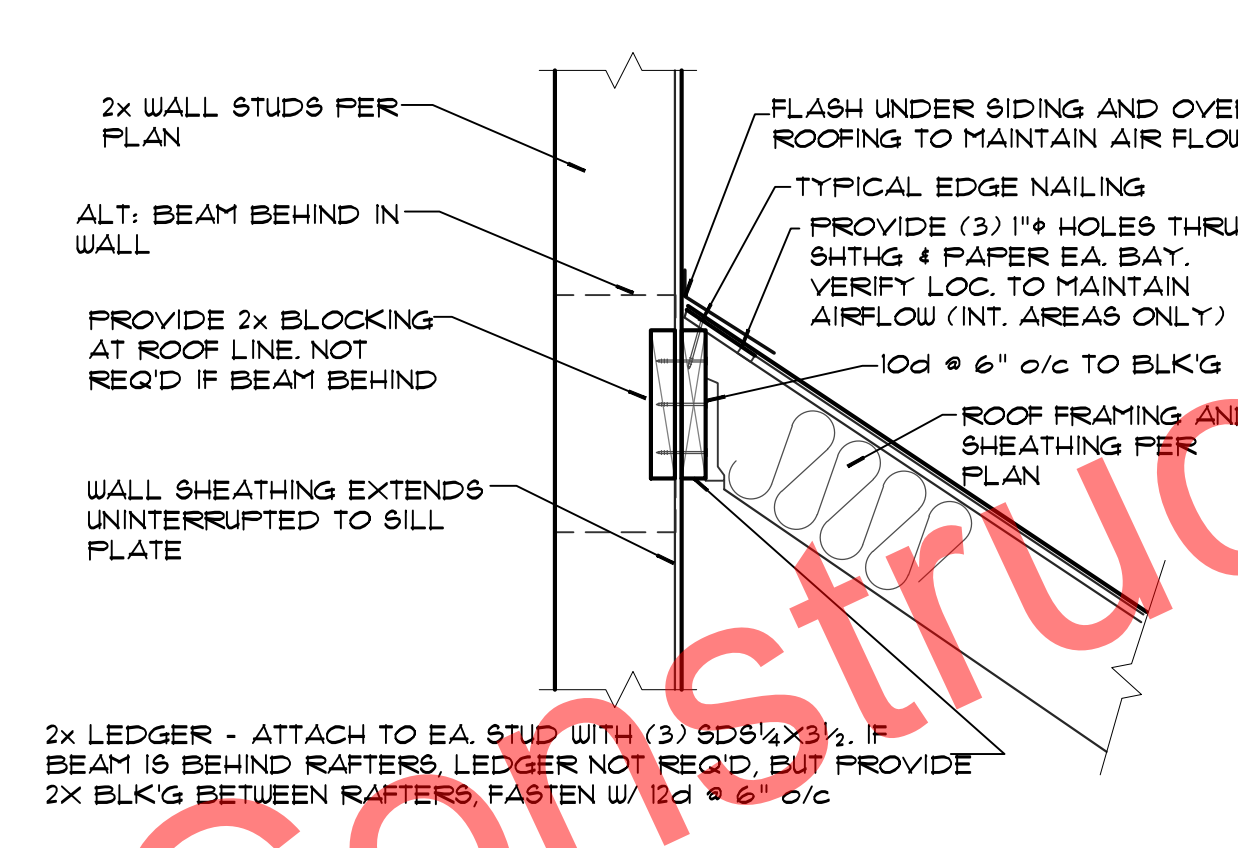
1 WINDOW W/ STONE BELOW



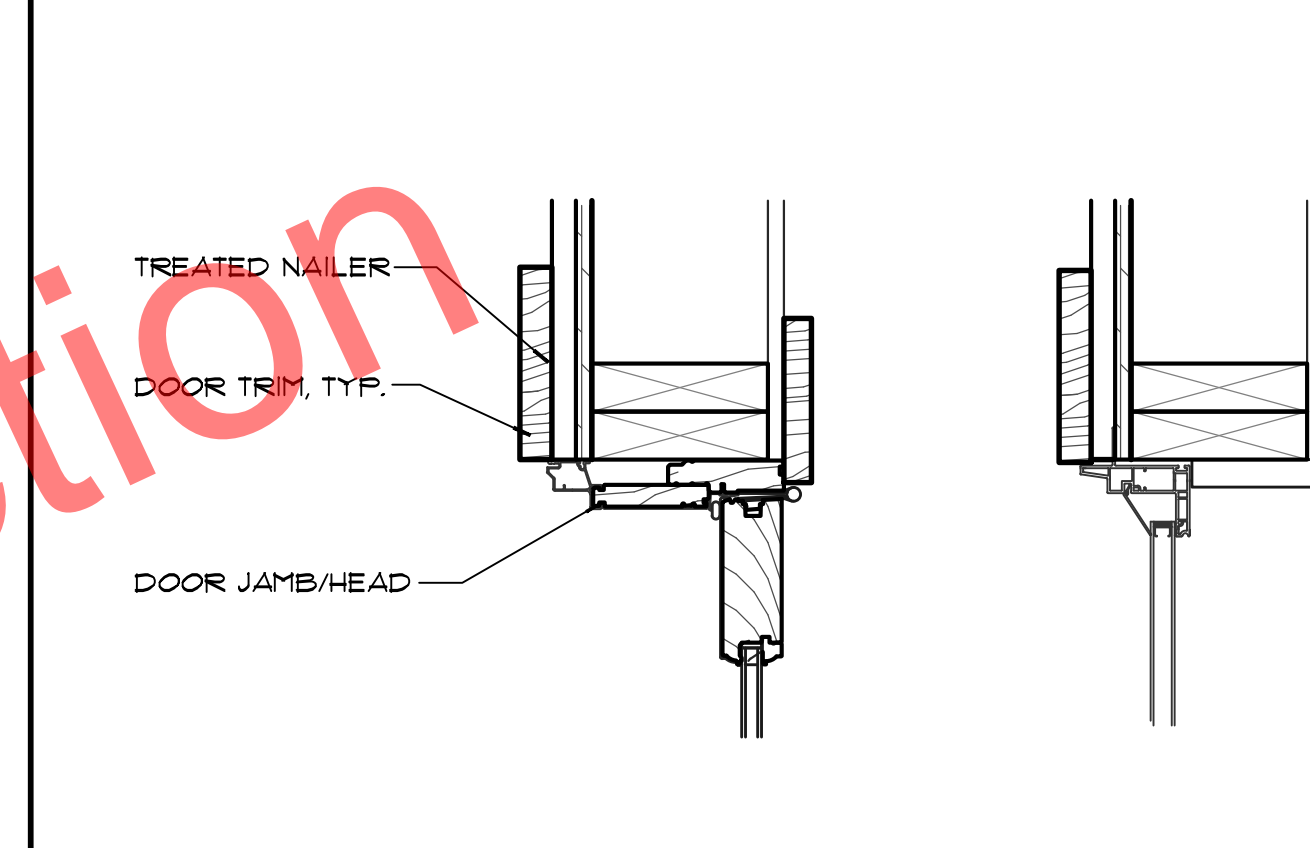
7 JOISTS PARALLEL TO WALL, TYP.



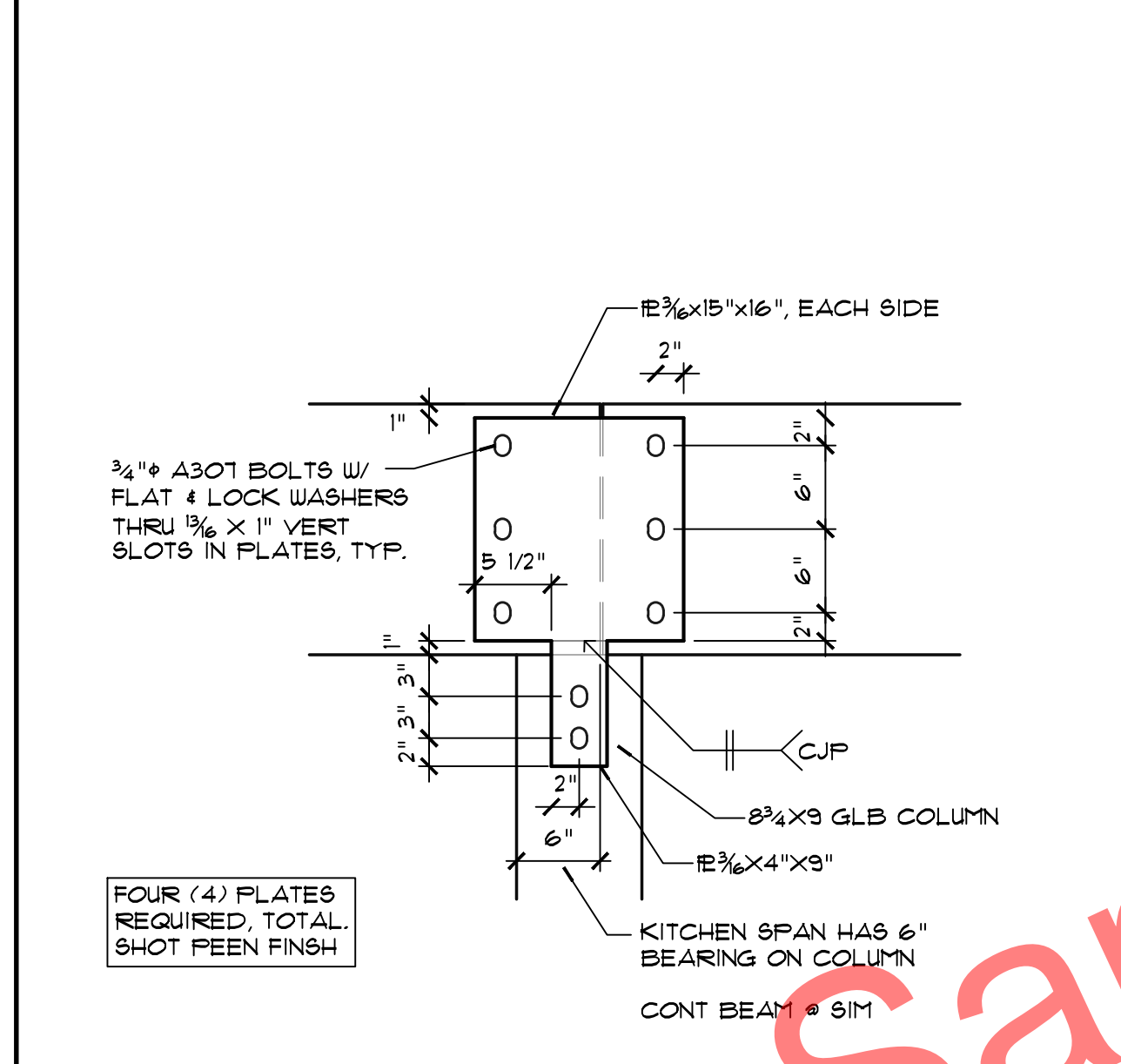
6 JOIST PERP. TO WALL, TYP.



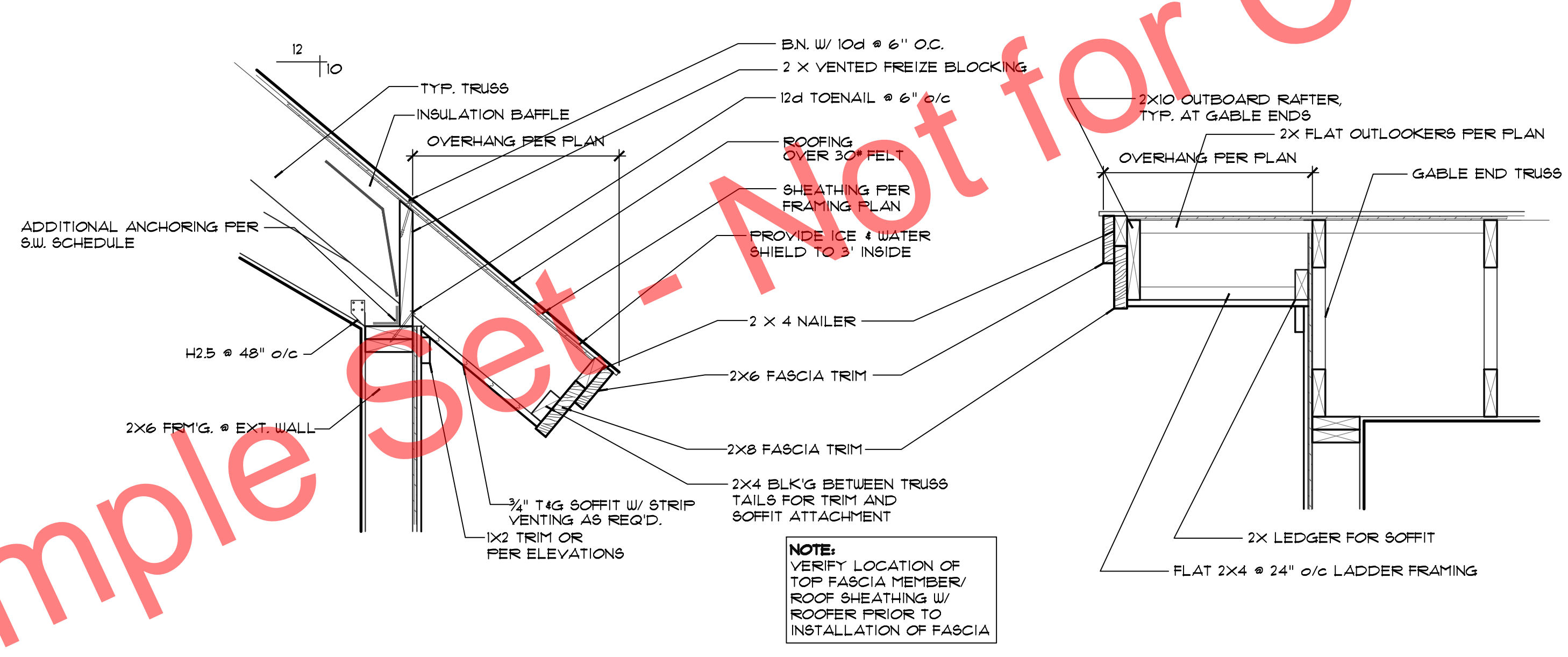
5 INTERSECTION AT LOW ROOFS



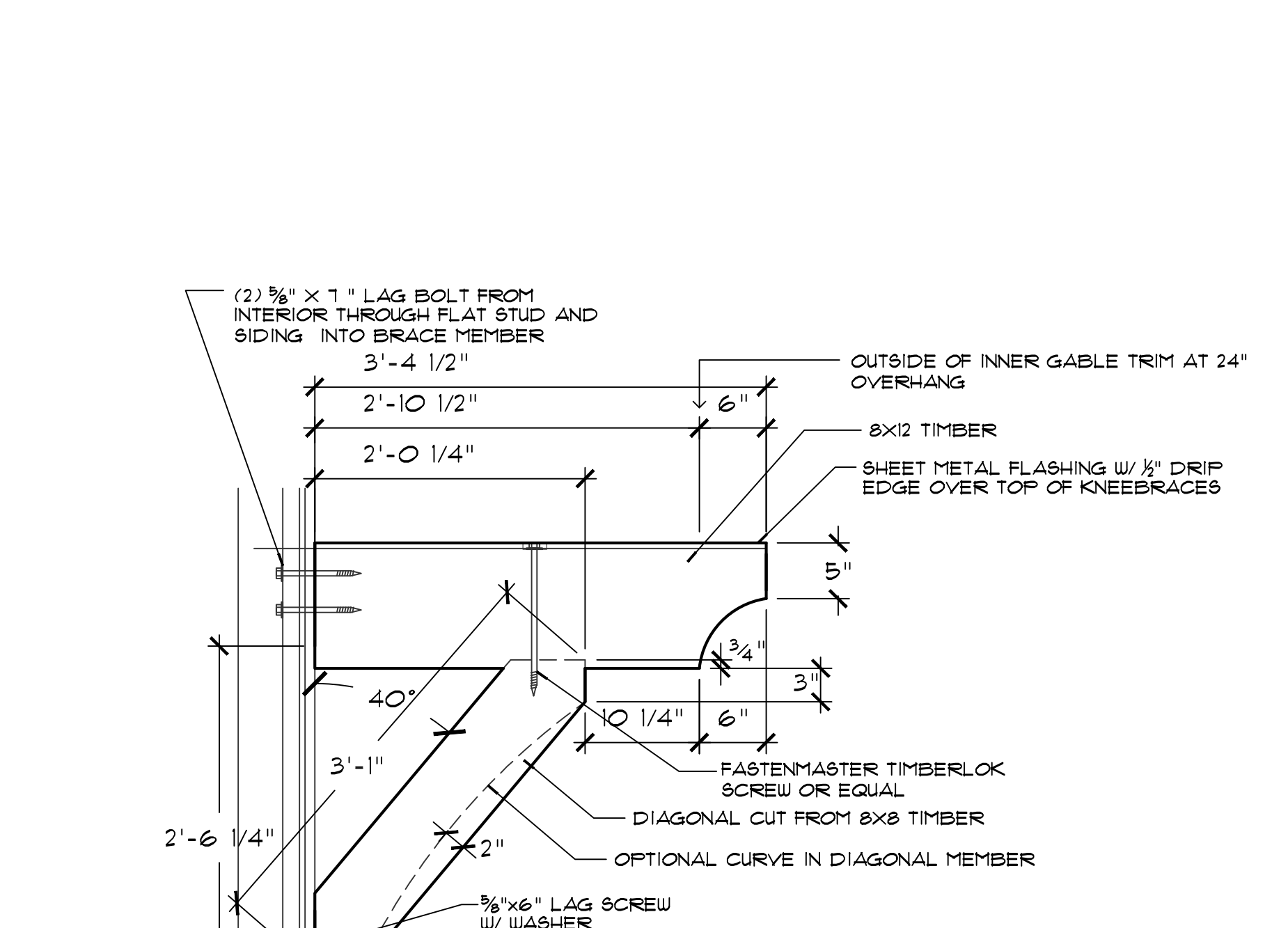
4 DOOR/WINDOW TRIM, TYP.



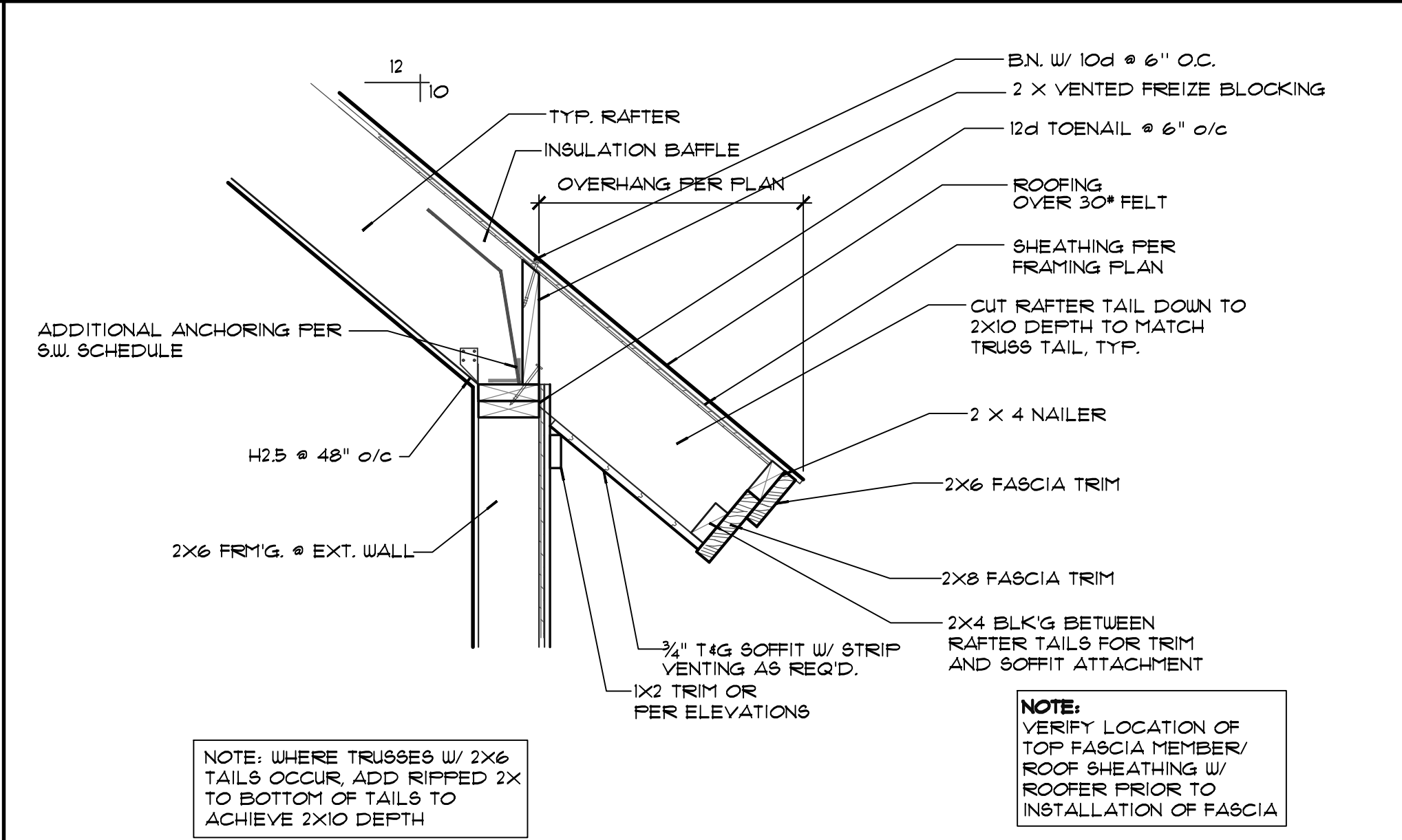
11 BEAM / POST CONNECTION



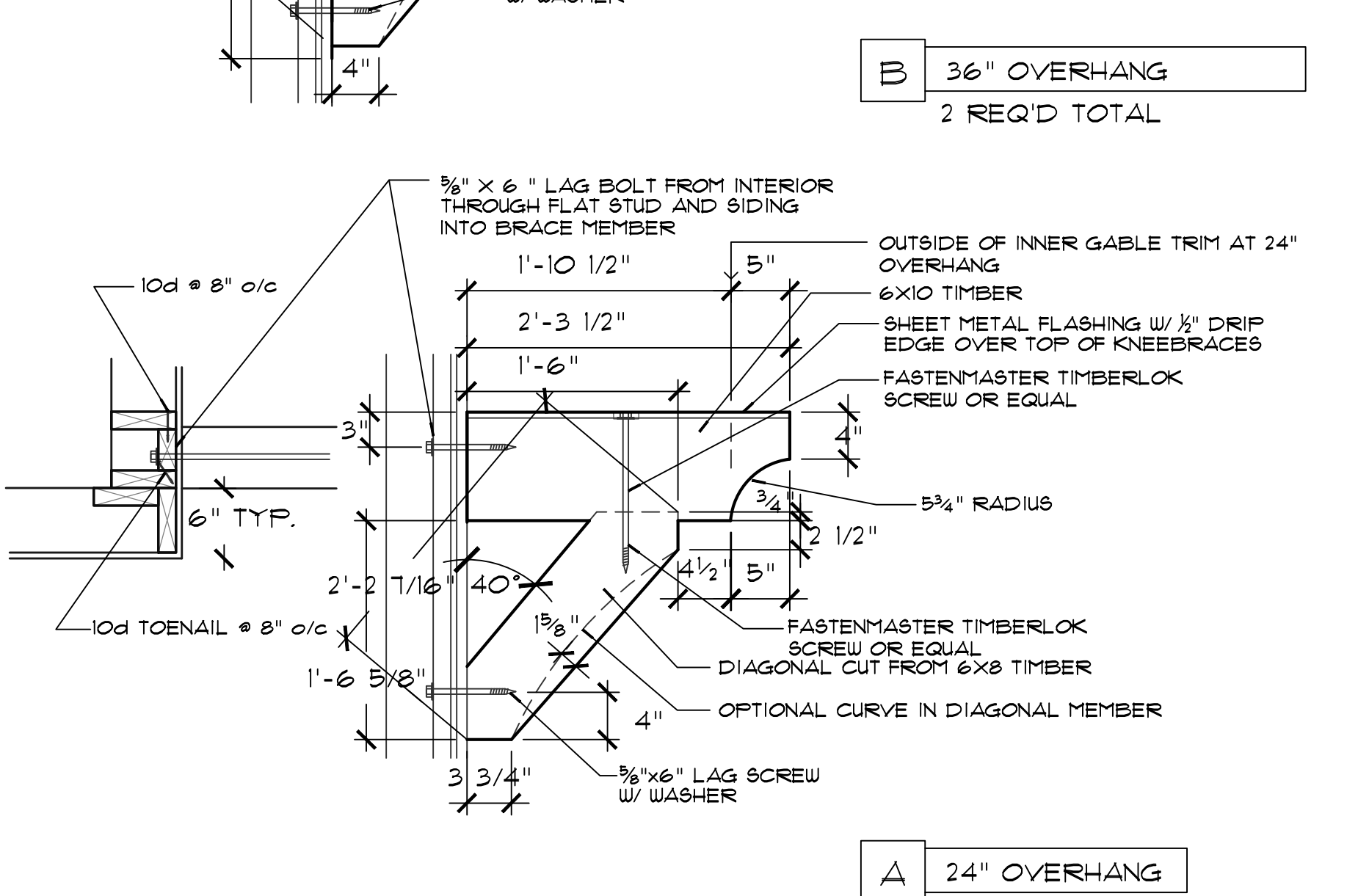
9 EAVE/FASCIA AT TRUSSES



B 36" OVERHANG  
2 REQ'D TOTAL



A 24" OVERHANG  
20 REQ'D TOTAL

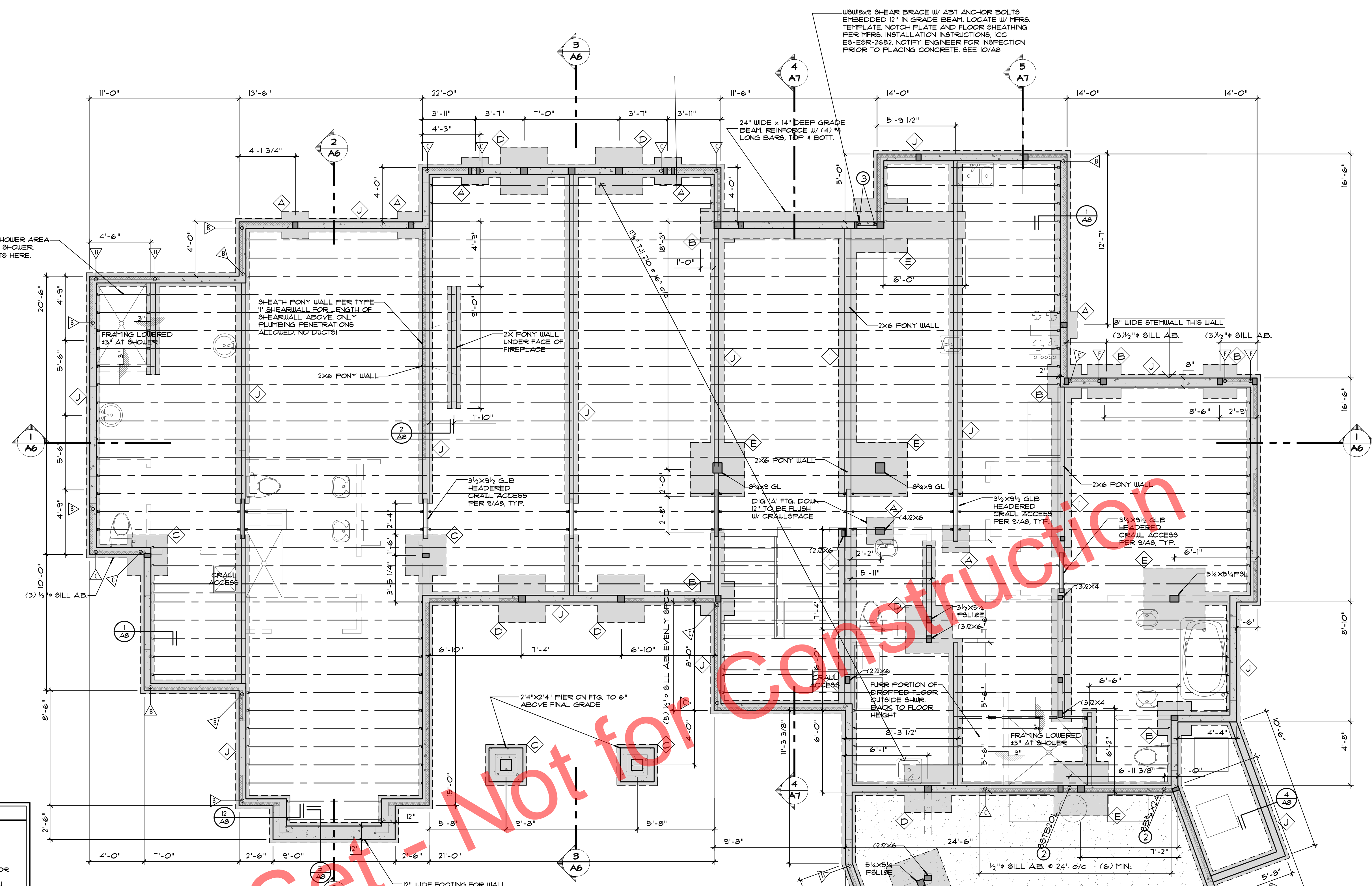


8 KNEEBRACES









**PLAN FOUNDATION / MAIN LEVEL FRAMING**

**LEGEND**

	FOOTINGS AND PADS LOCATIONS		PERIMETER STEM WALL
	WALLS ABOVE FLOOR		PONY WALL
	FOUNDATION VENT		SHEAR WALL ABOVE FLOOR
	HOLDOWN LOCATION AND TYPE. SEE HOLDOWN SCHEDULE. PLACE HOLDOWN ON SHEAR WALL BOUNDARY MEMBER ABOVE AND FASTEN TO BOUND. MEMBER BELOW, OR STUD W/ HOLDOWN ON BOTTOM PER PLANS, EDGE WALL, SHEAR PANEL, TO ALL MEMBERS W/ HOLDOWNS ATTACHED PER SHEARWALL SCHEDULE		INT. BEARING WALL BELOW

- FOUNDATION/FOOTING NOTES:**
- TYPICAL FOOTING DETAILS ON SHEET A8 (ASSUMED 1500 PSF BEARING CAPACITY).
  - FOOTINGS SHALL BEAR ON APPROVED STRUCTURAL FILL OR UNDISTURBED SOIL.
  - ALL HOLD-DOWN, COLUMN BASES, ANCHOR BOLTS ETC. TO BE TIED IN PLACE AND VERIFIED BY ROUGH FRAMING CONTRACTOR PRIOR TO FOUNDATION INSPECTION.
  - PROVIDE FOOT BASES AT ALL POSTS SHOWN ON PLAN.
  - TYPICAL ANCHOR BOLTS IN CONTINUOUS FOOTINGS TO BE MIN. 1/2" X 10" LONG (MIN. 1" EMBED) AT 48" O.C. UNLESS OTHERWISE NOTED (SEE ALSO SHEAR PANEL SCHEDULE, SHEET A2). MIN. 2 BOLTS PER SILL W/ 1" SILL BOLT WITHIN 12" OF END OF FOUNDATION WALL AND/OR ENDS OF SILL.
  - SEE SITE PLAN AND/OR LANDSCAPE PLAN FOR LOCATIONS OF EXTERIOR STOODS, WALKWAYS, AND PATIOS.
  - A SOILS ENGINEER SHALL EVALUATE ANY UNCOMPACTED FILL, EXPANSIVE SOILS, OR OTHER PROBLEMS DISCLOSED DURING EXCAVATION AND/OR CONSTRUCTION.
  - CONCRETE FOR FOOTINGS OR SLABS SHALL HAVE A MIN. 28 DAY'S COMPRESSIVE STRENGTH OF 3000 PSI. PER CBS8 SECTION 1509, 2500 PSI CONCRETE USED IN DESIGN, NO SPECIAL INSPECTION REQUIRED.
  - LAP SPlice CONTINUOUS REINFORCING STEEL A MIN. OF 30 BAR # UNO. TERMINATE REBAR AT FOOTING CORNERS AND INTERSECTIONS W/ 4" CORNER BAR 36" EA. SIDE.
  - REINFORCING STEEL SHALL BE GRADE 40 FOR #3 AND GRADE 60 FOR #4 AND UP CONFORMING TO ASTM A-615.
  - REINFORCING SHALL BE ACCURATELY AND SECURELY PLACED.
  - REINFORCING IN CAST IN PLACE CONCRETE THAT IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL MAINTAIN 3" MIN. CONCRETE COVER.
  - SOILS ENGINEERING REPORTS TO HAVE PRIORITY O/ STANDARD DETAILS IF APPLICABLE.
  - VERIFY LOCATIONS OF MECHANICAL KNOCKOUTS, PLUMBING AND FOUNDATION VENTS W/ CONTRACTOR PRIOR TO POURING CONCRETE.
  - CONCRETE SUBCONTRACTOR TO PROVIDE EXPANSION JOINTS AND/OR SAW CUTS AS NECESSARY AT GARAGE SLAB (VERIFY W/ DESIGNER).
  - VERIFY CODE REQ'D FOUNDATION VENTING AREA OR SUBSTITUTE MECHANICAL VENTING SYSTEM.

**HOLDOWN SCHEDULE**

HOLDOWN TYPE	ANCHOR BOLT	MIN. EMBED	MIN. STEM WIDTH	BOUND. MEMB. POSTS/FASTENING
SYM.	SIMPSON	MIN. UNO.	MIN. EMBED	MIN. POST SZ.
1	D112Z	2" X 8 HOOD/ANCHOR	6"	(8) 509X25
2	LSTA36	N.A.	N.A.	(1) 103 CONN. EA. STRAP END
3	HDU2-SDS	501B20L	16 3/8"	(6) 509X25
4	MSTC40	N.A.	N.A.	(4) 103 CONN. EA. STRAP END
5	HDU4-SDS	509X24	18"	(10) 509X25
6	MSTC52	N.A.	N.A.	(22) 103 CONN. EA. STRAP END
7	HDU5-SDS	509X24	18"	(14) 509X25
8	MSTC66	N.A.	N.A.	(32) 103 CONN. EA. STRAP END
9	HDU8-SDS	509X24	18"	(20) 509X25

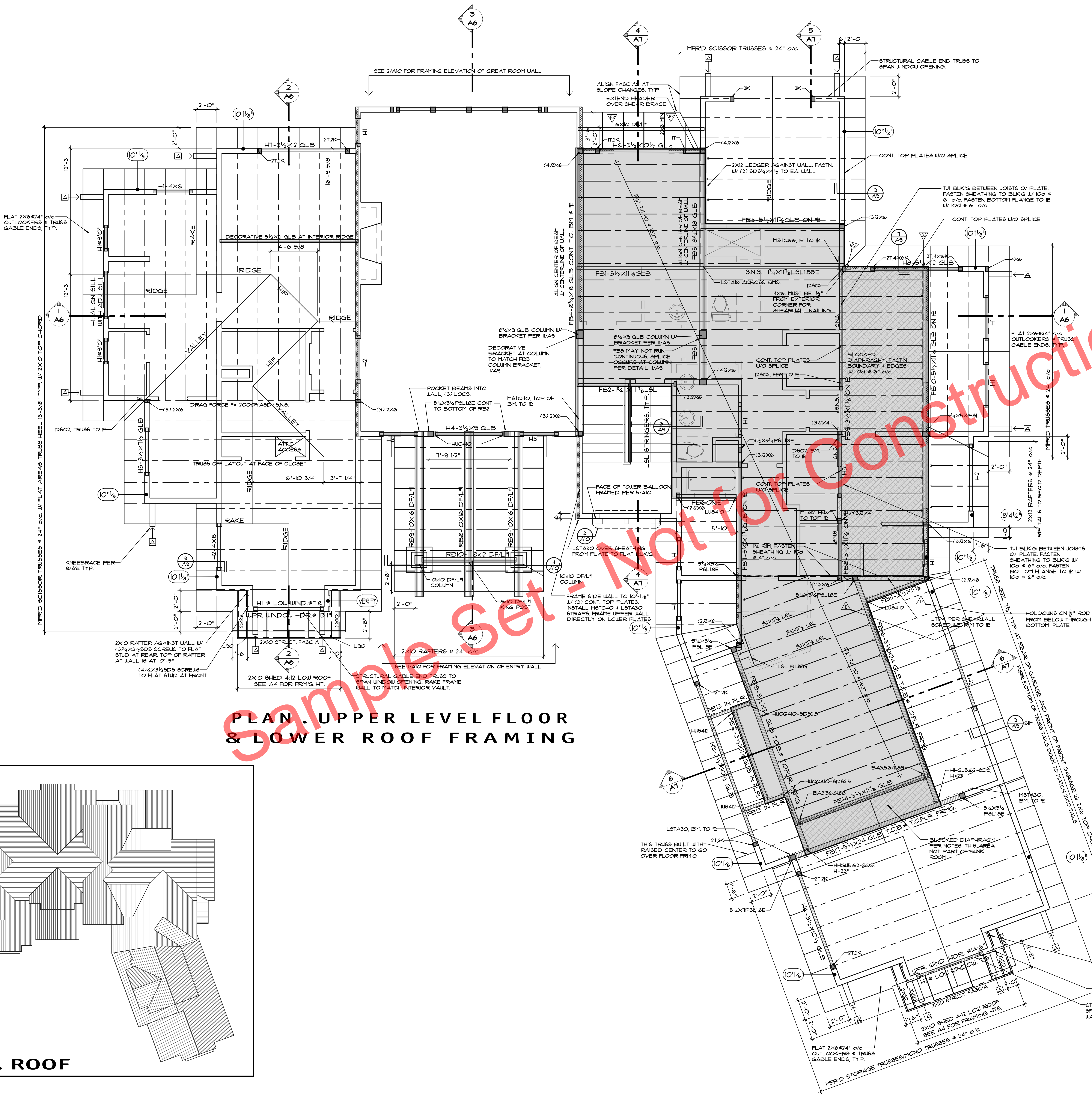
**NOTES:**  
 FASTEN HOLDOWNS TO THE BOUNDARY MEMBERS FOR THE SHEARWALL AT THE LOCATIONS MARKED ON THE PLANS.  
 SHEAR WALL PANELS SHALL BE FASTENED TO THE BOUNDARY MEMBER POSTS PER THE PANEL EDGE SPACINGS ON THE SHEAR WALL SCHEDULE.  
 WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OVER 2" NOM., EDGE NAILINGS SHALL BE STAGGERED INTO TWO ROWS.  
 ALL HOLDOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER THE MFR'S INSTRUCTIONS.  
 ALL HOLDOWNS AND BOUND. MEMBER POSTS SHALL BE INSTALLED TO FORM A CONTINUOUS LOAD PATH FROM EACH END OF THE SHEARWALL TO THE FOUNDATION BELOW.

**FOOTING SCHEDULE**

SYM.	SIZE	REINF.
A	24" SQ. X 10" THK.	(3) #4 BARS E.V.
B	30" SQ. X 10" THK.	(3) #4 BARS E.V.
C	36" SQ. X 10" THK.	(4) #4 BARS E.V.
D	42" SQ. X 12" THK.	(4) #4 BARS E.V.
E	48" SQ. X 12" THK.	(5) #4 BARS E.V.
F	54" SQ. X 12" THK.	(6) #4 BARS E.V.
AB	16" WIDE X 8" THK STRIP	(2) #4 CONT. TOP/BOTTOM
AC	16" WIDE X 8" THK STRIP	(2) #4 CONT.
AD	12" WIDE X 8" THK STRIP	(2) #4 CONT.

- FLOOR FRAMING NOTES:**
- MAIN LEVEL FLOOR JOISTS TO BE 1 1/2" J1110 @ 16" O/C, TYP.
  - I-LEVEL JOIST SYSTEM SHALL CONFORM TO ICC ESR-193 DESIGN SHALL BE PER MFG. SPECIFICATIONS.
  - FLOOR SHEATHING TO BE 1/2" MIN. 1" TAG, 3/4" O/C AFA RATED STURD-FLOOR EXT. PLY. (OR O.S.B. EQUIVALENT) GLUE AND NAIL W/ 10d @ 6" O/C PANEL EDGES, 12" O/C FIELD.
  - USE MIN. (2) 2x6 @ COLUMN LOCATIONS NOT DESIGNATED OTHERWISE.
  - PROVIDE POST IN PONY WALLS BENEATH POINT LOADS/COLUMNS ABOVE EQUAL TO POST ABOVE, NOT LESS THAN (2) 2x6 AT ANY POINT LOAD.
  - SEE LAYOUT AND ENGINEERING BY JOIST MFR FOR ADDITIONAL INFORMATION.
1. 3/8" HEAVY HEX BOLT, EMBED HEAD OF BOLT 4.5" INTO FTG. SEE 10/A8
2. USE 3/8" THREADED ROD AND COUPLER NUTS FROM HOLDOWN ANCHOR TO HOLDOWN ABOVE. PROVIDE 3" HOLE THROUGH PLATES FOR ROD.
3. SUBB-AB 1/2" ANCHOR BOLT, EMBED 8" IN GRADE BEAM BELOW STEMWALL. LOCATE W/ MFRD ANCHOR BOLT TEMPLATE.





**ROOF FRAMING NOTES:**

- TYPICAL ROOF SHEATHING UNO, SHALL BE 19/32" CDX FLYWOOD (F1, INDEX 4270) OR APA RATED O.S.B. EQUIVALENT AND FASTEN W/ 10d @ 6" o/c PANEL EDGES 4 DIAPHR. BOUND. 12" o/c. INTERMEDIATE FRAMING MEMBERS
- TYPICAL PLATE SPLICE TO HAVE MIN. 18 - 13d EA. SIDE OF SPLICE UNO.
- PROVIDE DOUBLE 2 X STUD @ ENDS OF 4 X 10 OR LARGER HEADERS UNO.
- COMBINATION SYMBOL FOR GLU-LAMINATED BEAMS (GLB'S) SHALL BE 24-V4 (10 x 2400 PAL, IV + 165 PAL) FOR SIMPLE SPANS AND 24F - V8 FOR CONTINUOUS (2 OR MORE) SPANS OR CANTILEVERS.
- 4 X 4 POST ABOVE SHALL HAVE MIN. DOUBLE STUD BELOW. 4 X 6 AND LARGER POST SHALL HAVE SAME SIZE POST BELOW. SOLID BLOCK BETWEEN POSTS ABOVE AND POST BELOW.
- ALL BOLTS AND NUTS SHALL BE FITTED W/ STEEL WASHERS.
- ROOF HEADERS SHALL BE AS NOTED ON FRAMING PLAN.
- MS1C8 STRAP @ ALL BEAMS TO TOP PLATES WHERE TOP PLATES ARE INTERRUPTED BY BEAMS, TYP. (UNO.) ONE STRAP @ EA. END OF BM.
- BLOCK BETWEEN ALL TRUSSES AND RAFTERS AND BOUNDARY NAIL ROOF SHEATHING W/ 10d @ 6" o/c.
- ALL LETTER DESIGNATIONS REFER TO SIMPSON HANGERS AND CONNECTORS REFER TO SIMPSON CATALOG FOR SPECIFIC SIZE, CONFIGURATION OPTIONS AND INSTALLATION
- ALL GLB AND MICROLAM BEAMS OVER 8'-0" LONG TO BEAR ON 4 X FULL WIDTH POST W/ SIMPSON SC STYLE POST CAP UNO.
- DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN TRUSS LAYOUT SHOWN IN THESE DRAWINGS AND TRUSS LAYOUT SUPPLIED BY TRUSS MANUFACTURER. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS, INCLUDING ALL BLOCKING AND BRACING.

**LEGEND**

[Symbol]	EXTENT OF FLOOR SHEATHING (MAY NOT MATCH WALL LAYOUT)	[Symbol]	ROOF OVER FRAMING PER NOTES
[Symbol]	INDICATES WALL LOCATIONS	[Symbol]	BEAMS AND HEADERS
[Symbol]	SHEAR WALL TYPE, SEE SHEAR WALL SCHEDULE, SHT. A2	[Symbol]	JOIST JOIST/BEAM W/ SIMPSON HANGER
[Symbol]	HOLDOWN LOCATION AND TYPE, SEE HOLDOWN SCHEDULE, PLACE HOLDOWN ON SHEAR WALL BOUNDARY MEMBERS ABOVE AND FASTEN TO BOUND. MEMBER BELOW OR STUD W/ HOLDOWN ON BOTTOM PER PLANS, EDGE NAIL SHEAR PANEL TO ALL MEMBERS W/ HOLDOWNS ATTACHED PER SHEARWALL SCHEDULE	[Symbol]	INDICATES WALL LOCATIONS BELOW FLOOR
[Symbol]	SHEAR WALL SHEATHING TO FRAMING MEMBER W/ 10d @ 6" o/c ENTIRE LENGTH OF MEMBER	[Symbol]	SHEAR WALL ABOVE FLOOR
[Symbol]		[Symbol]	BEARING POST TO FLOOR/FOUNDATION
[Symbol]		[Symbol]	PLATE HT. ABOVE FLOOR AMF. + ABOVE MAIN FLOOR PLATE HT. GIVEN FROM MAIN FLOOR LEVEL
[Symbol]		[Symbol]	BLOCKED DIAPHRAGM, FASTEN BOUNDARY @ EDGES W/ 10d @ 6" o/c

**BEAM SCHEDULE**

NO.	SIZE	NO.	SIZE
FB1	3 1/2 x 11 1/2 GLB 24F-V4	FB10	5 1/2 x 11 1/2 GLB 24F-V4
FB2	1 1/2 x 11 1/2 LBL 155E	FB11	3 1/2 x 11 1/2 GLB 24F-V4
FB3	5 1/2 x 11 1/2 GLB 24F-V4	FB12	3 1/2 x 11 1/2 GLB 24F-V4
FB4	8 1/4 x 9 GLB 24F-V4 EXPOSED	FB13	3 1/2 x 11 1/2 GLB 24F-V4
FB5	8 1/4 x 9 GLB 24F-V4 EXPOSED	FB14	3 1/2 x 11 1/2 GLB 24F-V4
FB6	3 1/2 x 11 1/2 GLB 24F-V4	FB15	5 1/2 x 24 GLB 24F-V4
FB7	5 1/2 x 11 1/2 GLB 24F-V4	FB16	5 1/2 x 24 GLB 24F-V4
FB8	3 1/2 x 11 1/2 GLB 24F-V4	FB17	5 1/2 x 24 GLB 24F-V4
FB9	3 1/2 x 11 1/2 GLB 24F-V4	FB18	

**HEADER SCHEDULE**

NO.	SIZE	NO.	SIZE
H1	4x6 DFL#2	H5	5 1/2 x 9 GLB 24F-V4
H2	4x8 DFL#2	H6	3 1/2 x 10 1/2 GLB 24F-V4
H3	3 1/2 x 11 1/2 GLB 24F-V4	H7	3 1/2 x 12 GLB 24F-V4
H4	3 1/2 x 9 GLB 24F-V4	H8	5 1/2 x 12 GLB 24F-V4
		H9	5 1/2 x 15 GLB 24F-V4

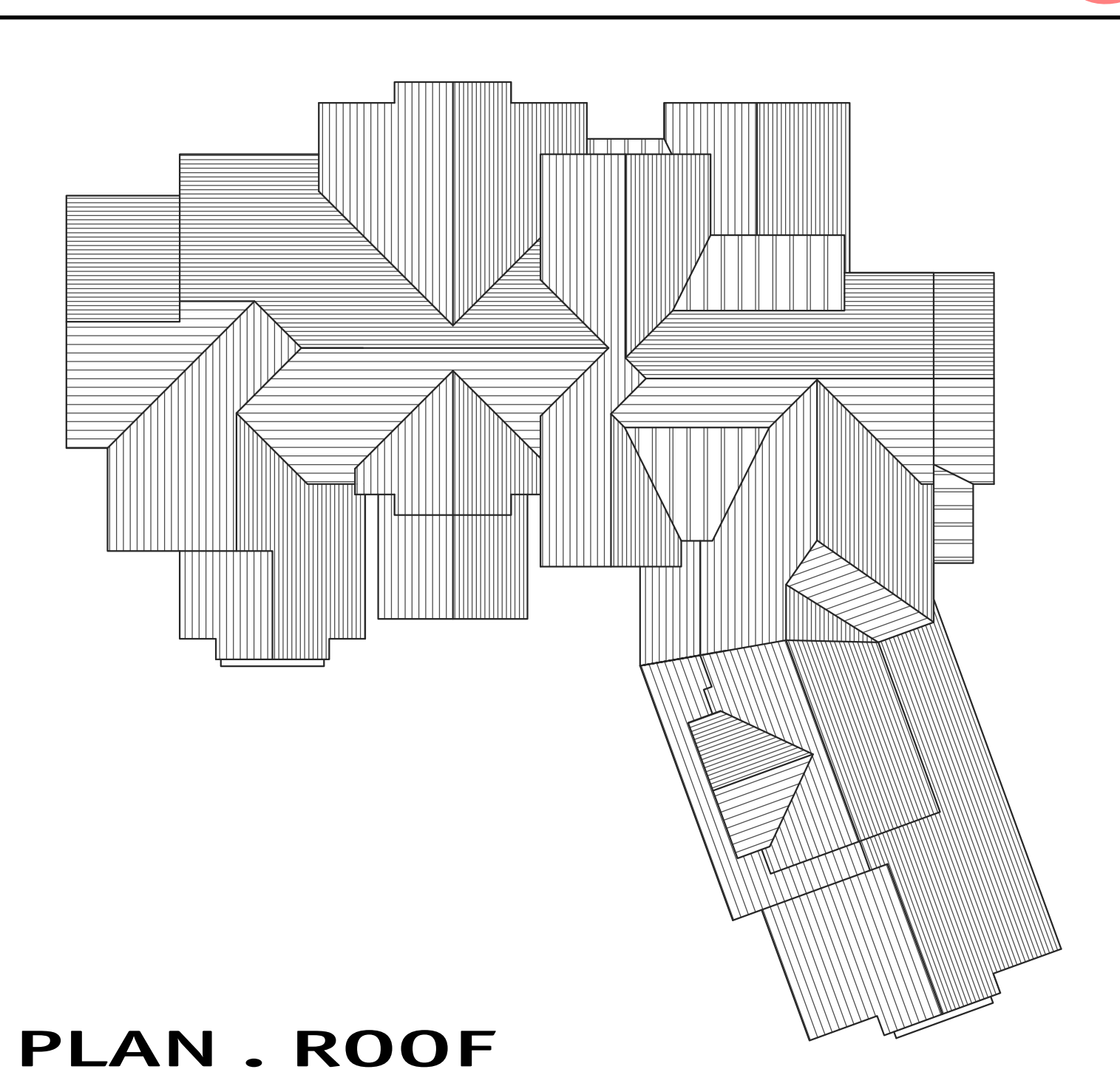
NOTES:  
 1. PROVIDE SINGLE 2x6 TRIMMER UNO.  
 2. OMIT TRIMMER HANGER IS NOTED ON PLANS.  
 3. PROVIDE DOUBLE 2x6 KING STUD WHERE NOTED ON PLANS. (12) K9.

**HOLDOWN SCHEDULE**

SYMBOL	SIMPSON	ANCHOR (UNO.)	MIN. EMBED.	MIN. STEM WIDTH	H.D. FASTENING TO POST	MIN. POST SZ. & BUILDUP
[Symbol]	DTT2Z	1/2" HOOKS ANCHOR	1" W/ 1/2" ANCHOR	6"	(6) 509xK25	(1) 2X WALL DEPTH STUD
[Symbol]	LSTA36	N.A.	N.A.	N.A.	(1) 10d CORN. EA. STRAP END	(2) 2X WALL DEPTH STUDS
[Symbol]	HDU2-SDS	59TB20L	16 3/8"	6"	(6) 509xK25	(2) 2X WALL DEPTH STUDS W/ (2) 16d SINK
[Symbol]	MS1C40	N.A.	N.A.	N.A.	(14) 10d CORN. EA. STRAP END	(2) 2X WALL DEPTH STUDS W/ (2) 16d SINK
[Symbol]	HDU4-SDS	59TK24	18"	6"	(10) 509xK25	(2) 2X WALL DEPTH STUDS W/ (2) 16d SINK
[Symbol]	MS1C52	N.A.	N.A.	N.A.	(22) 10d CORN. EA. STRAP END	(2) 2X WALL DEPTH STUDS W/ (2) 16d SINK
[Symbol]	HDU5-SDS	59TK24	18"	6"	(14) 509xK25	(2) 2X WALL DEPTH STUDS W/ (2) 16d SINK
[Symbol]	MS1C66	N.A.	N.A.	N.A.	(32) 10d CORN. EA. STRAP END	(2) 2X WALL DEPTH STUDS W/ (2) 16d SINK
[Symbol]	HDU8-SDS	59TK24	18"	8"	(20) 509xK25	(1) 4X4 OR (3) 2X4

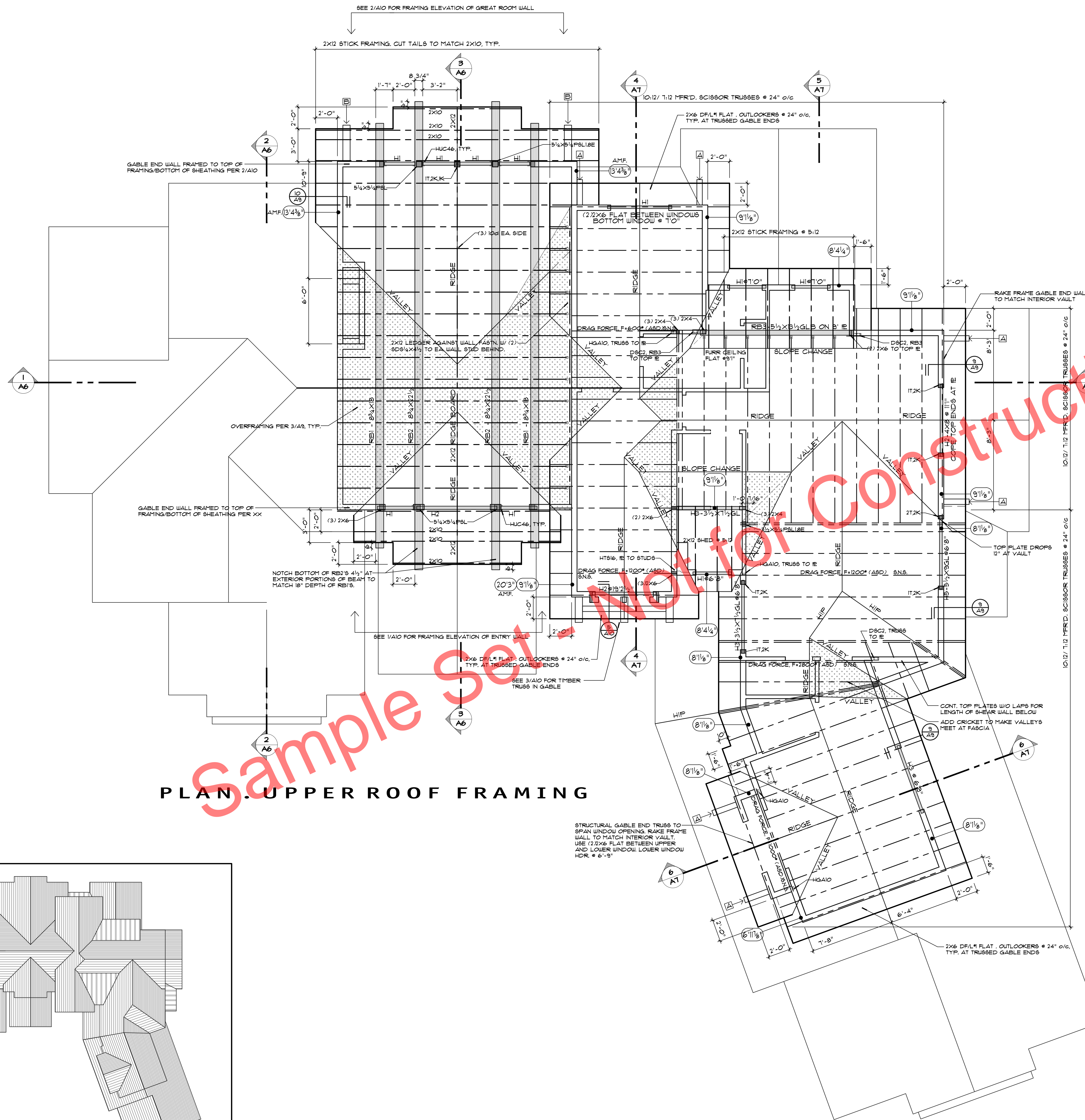
NOTES:  
 FASTEN HOLDOWNS TO THE BOUNDARY MEMBERS FOR THE SHEARWALL AT THE LOCATIONS MARKED ON THE PLANS.  
 SHEAR WALL PANELS SHALL BE FASTENED TO THE BOUNDARY MEMBER POSTS PER THE PANEL EDGE SPACING ON THE SHEAR WALL SCHEDULE.  
 WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OVER 2" NOM. EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.  
 ALL HOLDOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER THE MFR'S INSTRUCTIONS. ALL HOLDOWNS AND BOUND. MEMBER POSTS SHALL BE INSTALLED TO FORM A CONTINUOUS LOAD PATH FROM EACH END OF THE SHEARWALL TO THE FOUNDATION BELOW.

**PLAN . UPPER LEVEL FLOOR & LOWER ROOF FRAMING**

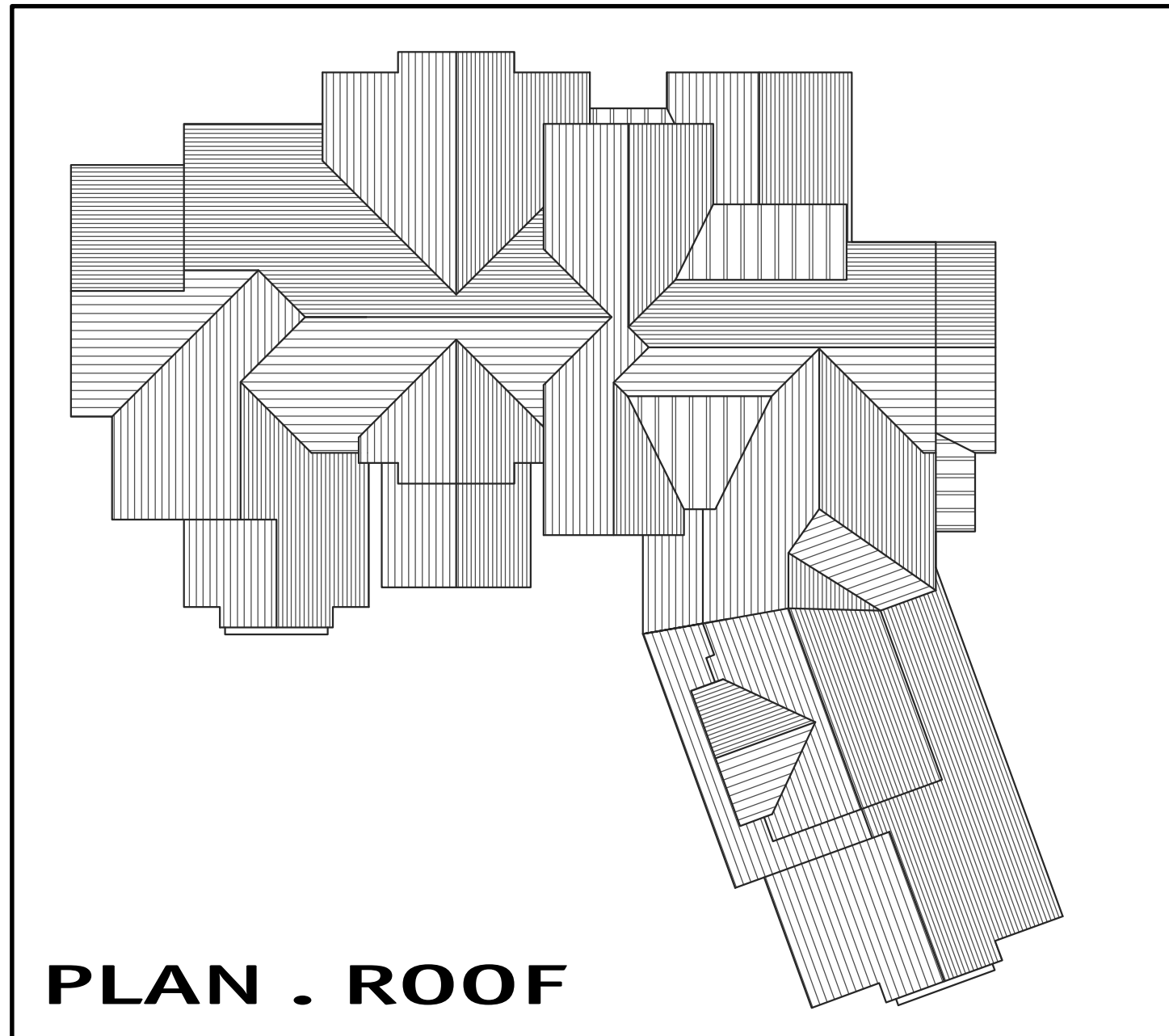


**PLAN . ROOF**





**PLAN . UPPER ROOF FRAMING**



**PLAN . ROOF**

- ROOF FRAMING NOTES:**
1. TYPICAL ROOF SHEATHING UNO. SHALL BE 19/32" CDX FLYWOOD F.I. INDEX 40/20 OR APA RATED OSB. EQUIVALENT AND FASTEN W/ 10d # 6" O/C PANEL EDGES & DIAPH. BOUND. 12" O/C INTERMEDIATE FRAMING MEMBERS
  2. TYPICAL PLATE SPLICE TO HAVE MIN. 18 - 10d EA. SIDE OF SPLICE UNO.
  3. PROVIDE DOUBLE 2 X STUD # ENDS OF 4 X 10 OR LARGER HEADERS UNO.
  4. COMBINATION SYMBOL FOR GLU-LAMINATED BEAMS (GLB) SHALL BE 24-F4 19 (19/32 CDX) 14 (14/16) 18 (18/24) FOR SIMPLE SPANS AND 24-F-V8 FOR CONTINUOUS (2 OR MORE) SPANS OR CANTILEVERS.
  5. 4 X 4 POST ABOVE SHALL HAVE MIN. DOUBLE STUD BELOW. 4 X 6 AND LARGER POST SHALL HAVE SAME SIZE POST BELOW. SOLID BLOCK BETWEEN POSTS ABOVE AND POST BELOW.
  6. ALL BOLTS AND NUTS SHALL BE FITTED W/ STEEL WASHERS.
  7. ROOF HEADERS SHALL BE AS NOTED ON FRAMING PLAN.
  8. POSTS STRAP # ALL BEAMS TO TOP PLATES WHERE TOP PLATES ARE INTERRUPTED BY BEAMS. TYP. (UNO) ONE STRAP # EA. END OF STRAP.
  9. BLOCK BETWEEN ALL TRUSSES AND RAFTERS AND BOUNDARY NAIL ROOF SHEATHING W/ 10d # 6" O/C.
  10. ALL LETTER DESIGNATIONS REFER TO SIMPSON HANGERS AND CONNECTORS. REFER TO SIMPSON CATALOG FOR SPECIFIC SIZE, CONFIGURATION OPTIONS AND INSTALLATION.
  11. ALL GLB AND MICROLAM BEAMS BEAR 8'-0" LONG TO BEAR ON 4 X 4 FULL WIDTH POST W/ SIMPSON BC STYLE POST CAP. UNO.
  12. DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN TRUSS LAYOUT SHOWN IN THESE DRAWINGS AND TRUSS LAYOUT SUPPLIED BY TRUSS MANUFACTURER. INSTALL ALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS, INCLUDING ALL BLOCKING AND BRACING.

**LEGEND**

AREA OF FLOOR ABOVE	ROOF OVER FRAMING PER NOTES
INDICATES WALL LOCATIONS ABOVE FLOOR	BEAMS AND HEADERS ABOVE FLOOR
SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE, SHT. A2	JOIST BEAM W/ SIMPSON HANGER
HOLDOWN LOCATION AND TYPE. SEE HOLDOWN SCHEDULE. PLACE HOLDOWN ON SHEAR WALL BOUNDARY MEMBER ABOVE AND FASTEN TO BOUND. MEMBER BELOW, OR STUD W/ HOLDOWN ON BOTTOM PER PLANS. EDGE NAIL SHEAR PANEL TO ALL MEMBERS W/ HOLDOWNS ATTACHED PER SHEARWALL SCHEDULE	INDICATES WALL LOCATIONS BELOW FLOOR
SNS. SHEAR NAIL SHEATHING TO FRAMING MEMBER W/ 10d # 6" O/C ENTIRE LENGTH OF MEMBER	SHEAR WALL ABOVE FLOOR
	BEARING POST TO FLOOR FOUNDATION
	PLATE HT. ABOVE FLOOR. AMF. # ABOVE MAIN FLOOR. PLATE HT. GIVEN FROM MAIN FLOOR LEVEL
	BLOCKED DIAPHRAGM. FASTN. BOUNDARY EDGES W/ 10d # 6" O/C. OTHER EDGES 10d # 4" O/C

**BEAM SCHEDULE UPPER ROOF**

NO.	SIZE	NO.	SIZE
RB1	8 1/4 X 18 GLB 24F-V4 EXPOSED	RB5	
RB2	8 1/4 X 22 1/2 GLB 24F-V4 EXPOSED	RB6	
RB3	5 1/2 X 13 1/2 GLB 24F-V4	RB7	
RB4		RB8	

**HEADER SCHEDULE**

NO.	SIZE	NO.	SIZE
H1	4 X 6 DFL #2	H5	5 1/2 X 8 GLB 24F-V4
H2	4 X 8 DFL #2	H6	
H3	3 1/2 X 1 1/2 GLB 24F-V4	H7	
H4	3 1/2 X 8 GLB 24F-V4		

- NOTES:**
1. PROVIDE SINGLE 2x6 TRIMMER UNO.
  2. OMIT TRIMMER WHERE HANGER IS NOTED ON PLANS.
  3. PROVIDE DOUBLE 2x6 KING STUD WHERE NOTED ON PLANS. (12) K.S.

STRUCTURAL GABLE END TRUSS TO SPAN WINDOW OPENING. RAKE FRAME WALL TO MATCH INTERIOR VAULT. USE (2) 2X6 FLAT BETWEEN UPPER AND LOWER WINDOW. LOWER WINDOW HDR. # 6'-9"

2X6 DFL #1 FLAT OUTLOOKERS # 24" O/C, TYP. AT TRUSSED GABLE ENDS