

39555 STEFENEE CT.

39555 Stefenee Ct., Sandy, OR 97055

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BLKG	BLOCKING
BOT	BOTTOM
CLST	CLOSET
CLG	CEILING
€	CENTERLINE
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DEMO	DEMOLISH/DEMOLITION
DIA	DIAMETER
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
(E)	EXISTING
ELEC	ELECTRICAL
EQ	EQUAL
FLR	FLOOR
FO	FACE OF
GALV	GALVANIZED
GWB	GYPSTUM WALL BOARD
HT	HEIGHT
LVR	LAYER
MFR	MANUFACTURER
MSTR	MASTER
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
OHP	OVER-HEAD POWER LINE
PT	PRESSURE TREATED
REQD	REQUIRED
S/C	SMOKE/CARBON MONOXIDE ALARM
SIM	SIMILAR
SG	SLAB ON GRADE
SS	SANITARY SEWER
ST	STORM SEWER
TO	TOP OF
TYP	TYPICAL
UND	UNLESS NOTED OTHERWISE
VFY	VERIFY
VOS	VERIFY ON SITE
WIN	WINDOW
WRB	WEATHER RESISTIVE BARRIER

GENERAL NOTES

- COMPLY WITH ALL CITY OF PORTLAND EROSION CONTROL REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COORDINATING INFORMATION SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, CONTACT DESIGNER IN WRITING IMMEDIATELY.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL CODE, THE JURISDICTION HAVING AUTHORITY AND THE BUILDING OWNER.
- CONTRACTOR SHALL FOLLOW DIMENSIONED DRAWING INFORMATION AND NOT SCALE DRAWINGS FOR ANY REASON.
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE "INTERNATIONAL ONE & TWO FAMILY DWELLING CODE, UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
- CONTRACTOR SHALL APPLY, OBTAIN, AND PAY FOR ALL REQUIRED FEES, PERMITS, AND INSPECTION ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY.
- ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE A COMPLETE PROJECT, SHALL BE PROVIDED BY THE GENERAL CONTRACTOR WORK OR EQUIPMENT WHICH IS NOT SPECIFICALLY IDENTIFIED OR SPECIFIED, BUT WHICH IS NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK CALLED FOR IN THE DRAWINGS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, SAFETY PROCEDURES AND METHODS TO PROTECT THE LIFE, HEALTH AND SAFETY OF WORKERS, SUBCONTRACTORS, SUPPLIERS AND THE PUBLIC ON ALL WORK RELATED TO THIS PROJECT, IN FULL CONFORMANCE WITH OSHA REQUIREMENTS.
- SPECIFIC MANUFACTURERS AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.
- THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING EXCAVATION TO PREVENT DAMAGE TO EXISTING UTILITIES. SHOULD UTILITIES NEED TO BE RELOCATED TO ACCOMMODATE THE NEW WORK, SUCH RELOCATION SHALL BE COMPLETED IMMEDIATELY TO MINIMIZE INTERRUPTION OF SERVICE(S).
- CONTRACTOR SHALL ARRANGE FOR ALL TEMPORARY SERVICES SUCH AS POWER, WATER, REFUSE AND SANITATION. CONTRACTOR SHALL ALSO ENSURE THAT THE ADJOINING RIGHT OF WAY IS KEPT CLEAR AND CLEAN OF DIRT AND DEBRIS.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.
- VERIFY FOUNDATION AND FRAMING DETAILS (WHERE APPLICABLE) WITH MECH., PLUMBING, ELECTRICAL AND OTHER SUB-CONTRACTORS TO ASSURE PROPER CONSTRUCTION INSTALLATION.
- PLUMBING, ELECTRICAL, AND MECHANICAL DIAGRAMS, LAYOUTS AND/OR DESIGN TO BE SUPPLIED BY CONTRACTOR AND/OR SUB-CONTRACTOR.
- ENGINEERED PRODUCTS (ie: ROOF TRUSSES, FLOOR JOISTS) TO HAVE DESIGN, ENGINEERING SPECIFICATIONS AND LAYOUT SUPPLIED FROM MANUFACTURER.

ENERGY REQUIREMENTS

- THE FOLLOWING IS TO COMPLY WITH CHAPTER 11 - ENERGY EFFICIENCY OF THE 2017 OREGON RESIDENTIAL SPECIALTY CODE.
- PRESCRIPTIVE ENVELOPE REQUIREMENTS, TABLE N1101.1(1) OF THE 2017 'ORS'.

VALUE	PERFORMANCE	BUILDING COMPONENT
	Wall Insulation - Above Grade	R-21 Intermediate U-0.059
	Wall Insulation - Below Grade	R-15/R-21 C-0.063
	Flat Ceilings	R-49 U-0.021
	Vaulted Ceilings	R-30 Rafter or R-30A U-0.033
	Underfloors	R-30 U-0.033
	Slab Edge Perimeter	R-15 F-0.520
	Heated Slab Interior	R-10 N/A
	Windows	U-0.30 U-0.30
	Skylights	U-0.50 U-0.50
	Exterior Doors	U-0.20 U-0.20
	Exterior Doors w/ Glazing	U-0.40 U-0.40
	Forced Air Duct Insulation	N/A R-8
- ADDITIONAL MEASURES LISTED BELOW PER TABLE N1101.1(2) OF THE 2017 'ORS'. (VALUES LISTED BELOW SUPERCEDE PRESCRIPTIVE ENVELOPE REQUIREMENTS LISTED ABOVE)

ENVELOPE ENHANCEMENT MEASURE:	#2 - UPGRADED FEATURES:
EXTERIOR WALLS - U-0.057 / R-23	
FRAMED FLOORS - U0.026 / R-38	
WINDOWS - U-028 (AVERAGE UA)	
- CONSERVATION MEASURE: "D" - HIGH EFFICIENCY WATER HEATER.

NAT. GAS WATER HEATER W/ UEF 0.85

- ALL AIR INFILTRATIONS IN THE EXTERIOR ENVELOPE SHALL BE SEALED INCLUDING WINDOW AND DOOR FRAMES, WALLS, FOUNDATIONS, VENTING AND UTILITY PENETRATIONS. ACCESS DOORS TO CRAWL SPACE AND ATTIC AREAS TO HAVE THE SAME EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.

PLANNING & ZONING INFORMATION:

PROJECT ADDRESS:	39555 STEFENEE CT., SANDY, OR 97055
PARCEL NO.:	01680540
MAP/TAXLOT NO.:	24E130B02332
LEGAL DESCRIPTION:	SANDY PARKWAY NO. 2, LOT 27 NW 1/4, SE 1/4, SEC. 13, T2S, R4E, WM. CLACKAMAS COUNTY CITY OF SANDY, OREGON
TAX LOT:	2332
SITE AREA:	6,125 SF (0.14 ac) TOTAL
ZONING:	SFR
BLDG COVERAGE MIN.:	N/A
BLDG COVERAGE ACTUAL:	2,075 SF (34%)
MAX. BUILDING HEIGHT:	35'
ACTUAL BUILDING HEIGHT:	24'-8"
SETBACKS:	FRONT: 10' SIDES: 5' REAR: 15' GARAGE: 20'

BUILDING CODE ANALYSIS:

BUILDING CODE:	2017 OREGON RESIDENTIAL SPECIALTY CODE (BASED ON THE 2015 IRC)
STRUCTURAL CODE:	2019 OREGON STRUCTURAL SPECIALTY CODE
OCCUPANCY:	RESIDENTIAL GROUP R-3
CONSTRUCTION TYPE:	V-B NON-RATED
LATERAL DESIGN:	ENGINEERED LATERAL
SPRINKLER:	N/A
DESIGN LOADS:	WIND 120 MPH SEISMIC DESIGN CATEGORY D1 FROST DEPTH 18 inches ROOF 25 psf LL 32 psf TL CEILING JOISTS (NO ATTIC STORAGE) 10 psf LL 20 psf TL CEILING JOISTS (LIMITED ATTIC STORAGE) 20 psf LL 30 psf TL FLOOR 40 psf LL 50 psf TL STAIRS 100 psf LL 110 psf TL GUARDRAIL/HANDRAILS 200 psf LL

PLANNING & ZONING ANALYSIS:

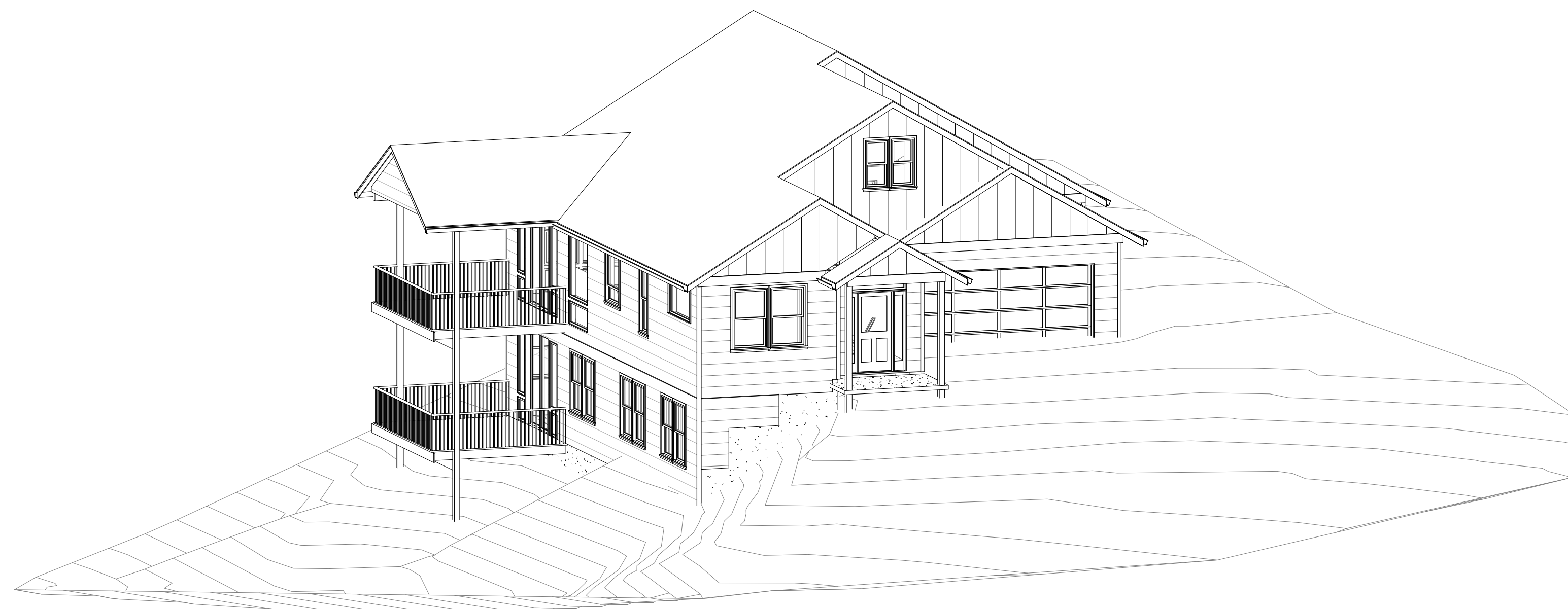
ZONING:	SFR (SINGLE FAMILY RESIDENTIAL)
PROJECT TYPE:	SINGLE FAMILY RESIDENCE
STORIES:	1/ W/ DAYLIGHT BASEMENT
FLOOR AREAS:	MAIN LEVEL: UPPER LEVEL:

SITE AREA CALCULATIONS:

REFER TO SITE DEVELOPMENT PLANS



1 Vicinity Map
1" = 80'-0"



2 3D View

SYMBOL LEGEND

- NORTH ARROW
- SPOT ELEVATION
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- SECTION HEAD
- DRAWING NUMBER
DRAWING TITLE
- WINDOW TAG
- DOOR TAG
- VERTICAL ELEVATION
- STRUCTURAL GRID
- REVISION
- Symbols Legend
1/4" = 1'-0"

Sheet List

Number	Sheet Name
A0.0	Cover Sheet
A0.1	Site Plan
A1.0	Main Level Floor Plan
A1.1	Lower Level Floor Plan
A2.0	Building Elevations
A2.1	Building Elevations
A3.0	Foundation Plan
A3.1	Floor Framing Plan
A3.2	Roof Plan
A4.0	Building Sections
A4.1	Building Sections
A5.0	Details

PROJECT DIRECTORY

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NWPROBUILD@HOTMAIL.COM

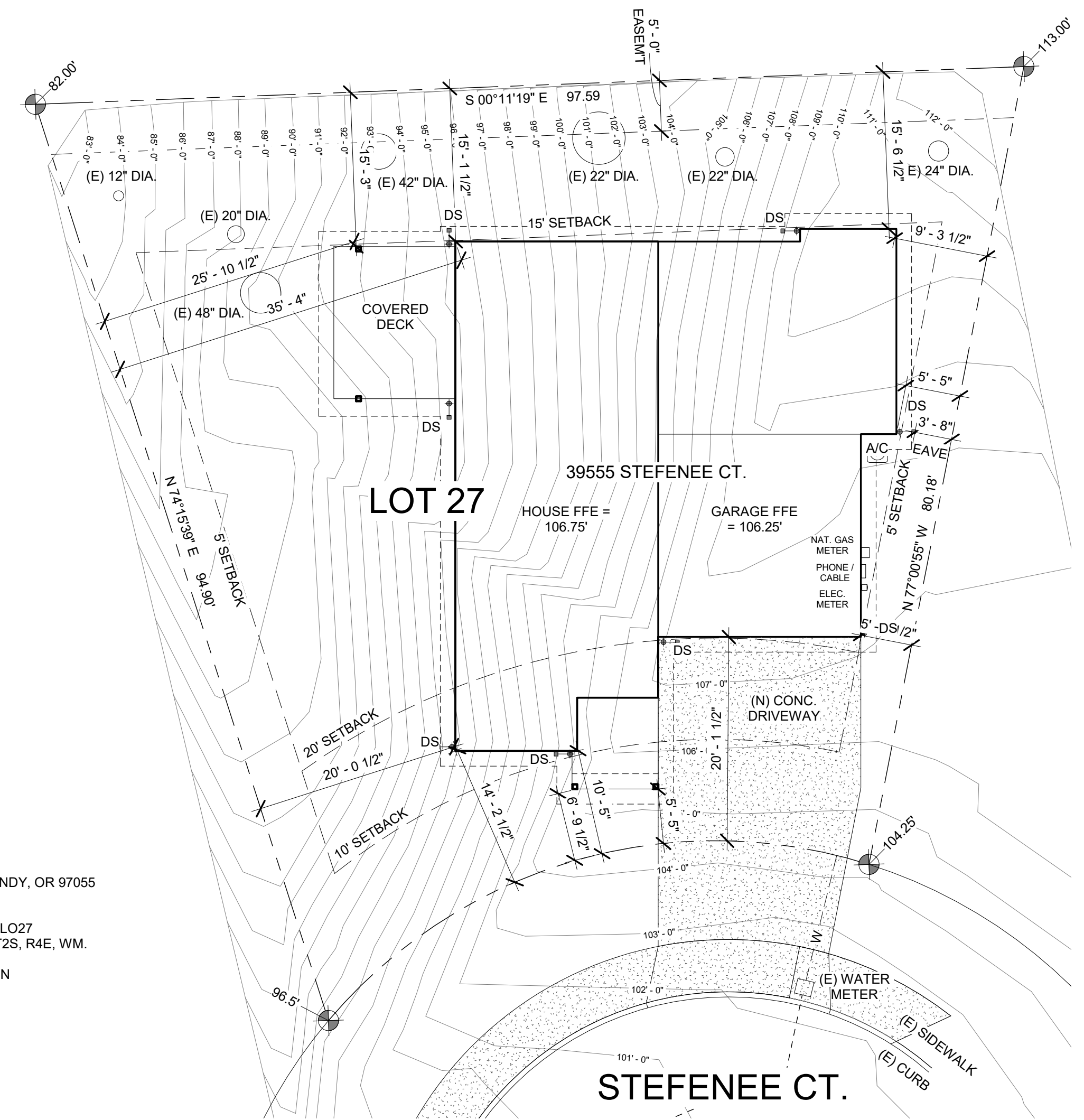
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ENGINEER
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KG CONSULTANTS
503.896.7712

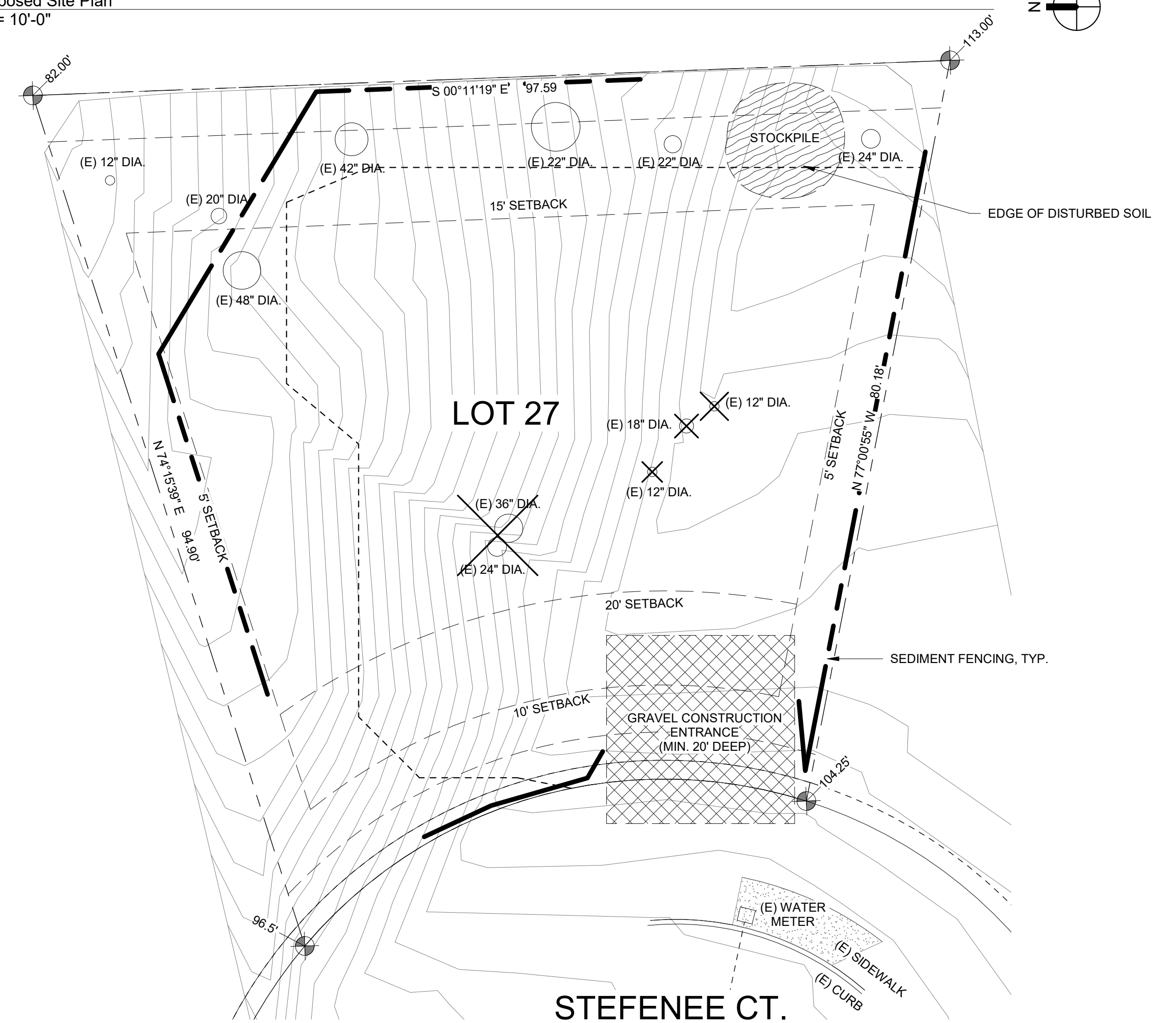
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CCB #191818

- SITE NOTES**
- ALL EXCESS GRADING MATERIAL TO BE EXPORTED TO AN APPROVED DISPOSAL LOCATION.
 - ALL FILL AREAS ie: UNDER GARAGE FLOORS, SIDEWALKS, DRIVEWAYS, ETC... TO BE COMPACTED GRANULAR FILL.
 - THERE WILL BE A SLIGHT OVER EXCAVATION TO PROVIDE CONCRETE FORMING ALL AROUND NEW STRUCTURE.
 - PROVIDE COUNTY/CITY APPROVED SEDIMENT FENCING AROUND EXCAVATED AREA PRIOR TO EXCAVATION AND CONSTRUCTION.
 - PROVIDE COUNTY/CITY APPROVED STABILIZED GRAVELED CONSTRUCTION ENTRANCE PRIOR TO EXCAVATION AND CONSTRUCTION.
 - STOCKPILES MUST BE COVERED WITH MULCH OR PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30.
 - CONTRACTOR/ SUB-CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
 - BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO "ALIGNED DESIGN, INC." "ALIGNED DESIGN, INC." WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL SITE CONDITIONS INCLUDING FILL PLACED ON SITE.
 - TOPOGRAPHY ELEVATIONS WERE COLLECTED FROM ACTUAL SITE SURVEY.
 - ELEVATION LEGEND:
EE = EXISTING GRADE ELEVATION
FE = FINAL GRADE ELEVATION
FFE = FINISH FLOOR ELEVATION
 - PROVIDE A MINIMUM 6" DEEP GRAVEL BASE UNDER ALL DRIVEWAY AREAS.
 - PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL SIDEWALK AND PATIO AREAS.
 - PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A COUNTY/CITY DISPOSAL POINT/CONNECTION.
 - MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
 - PROVIDE AND MAINTAIN FINISH GRADE WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 6" MINIMUM IN 10'-0".

PLANNING & ZONING INFORMATION:
 PROJECT ADDRESS: 39555 STEFENEE CT., SANDY, OR 97055
 PARCEL NO.: 01880540
 MAP/TAXLOT NO.: 24E13DB02332
 LEGAL DESCRIPTION: SANDY PARKWAY NO. 2, LOT 27 NW 1/4, SE 1/4, SEC. 13, T2S, R4E, WM, CLACKAMAS COUNTY CITY OF SANDY, OREGON 2332
 TAX LOT: 6,125 SF (0.14 ac) TOTAL
 ZONING: SFR
 BLDG COVERAGE MIN.: N/A
 BLDG COVERAGE ACTUAL: 2,075 SF (34%)

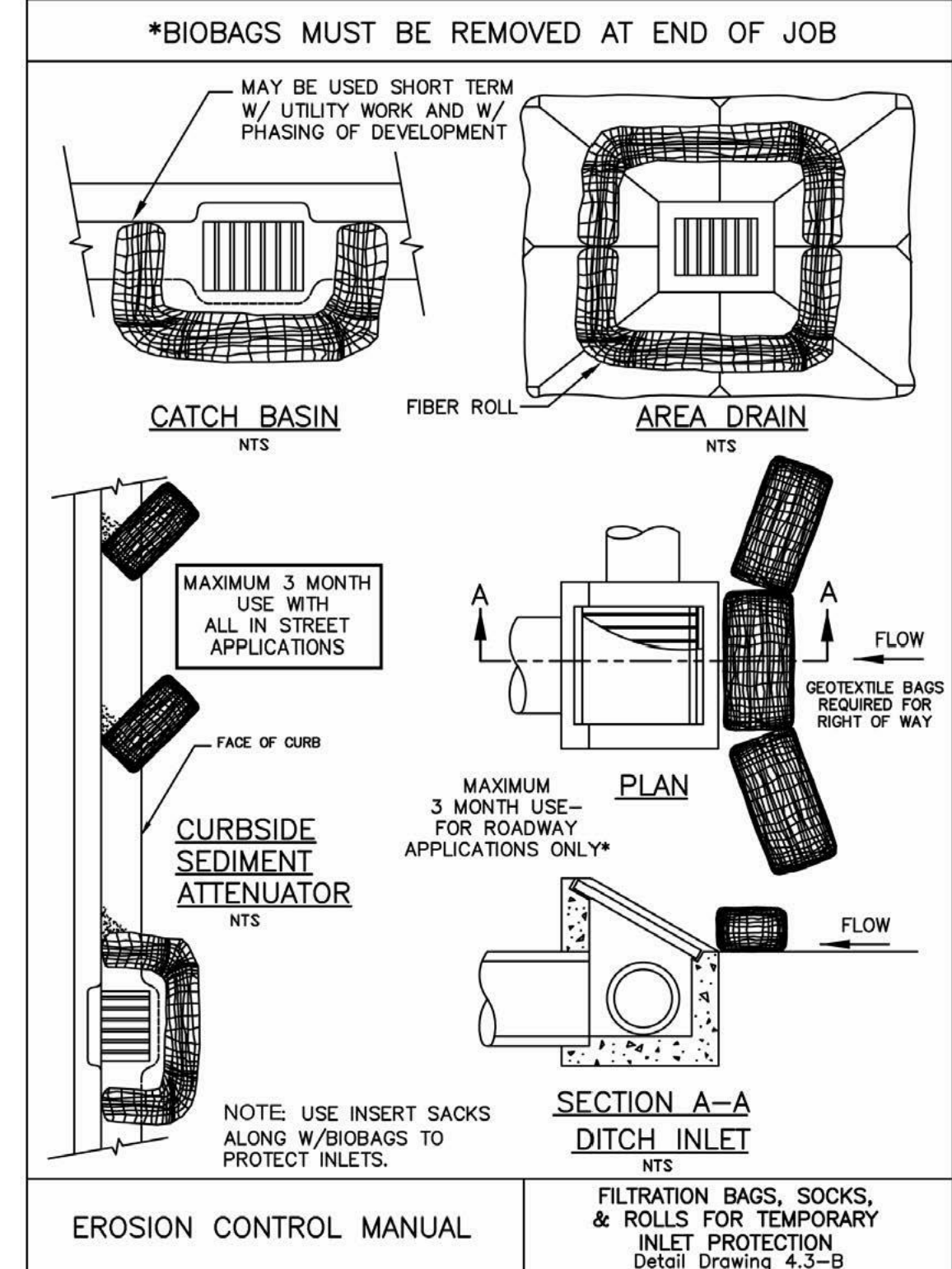


2 Proposed Site Plan
1" = 10'-0"



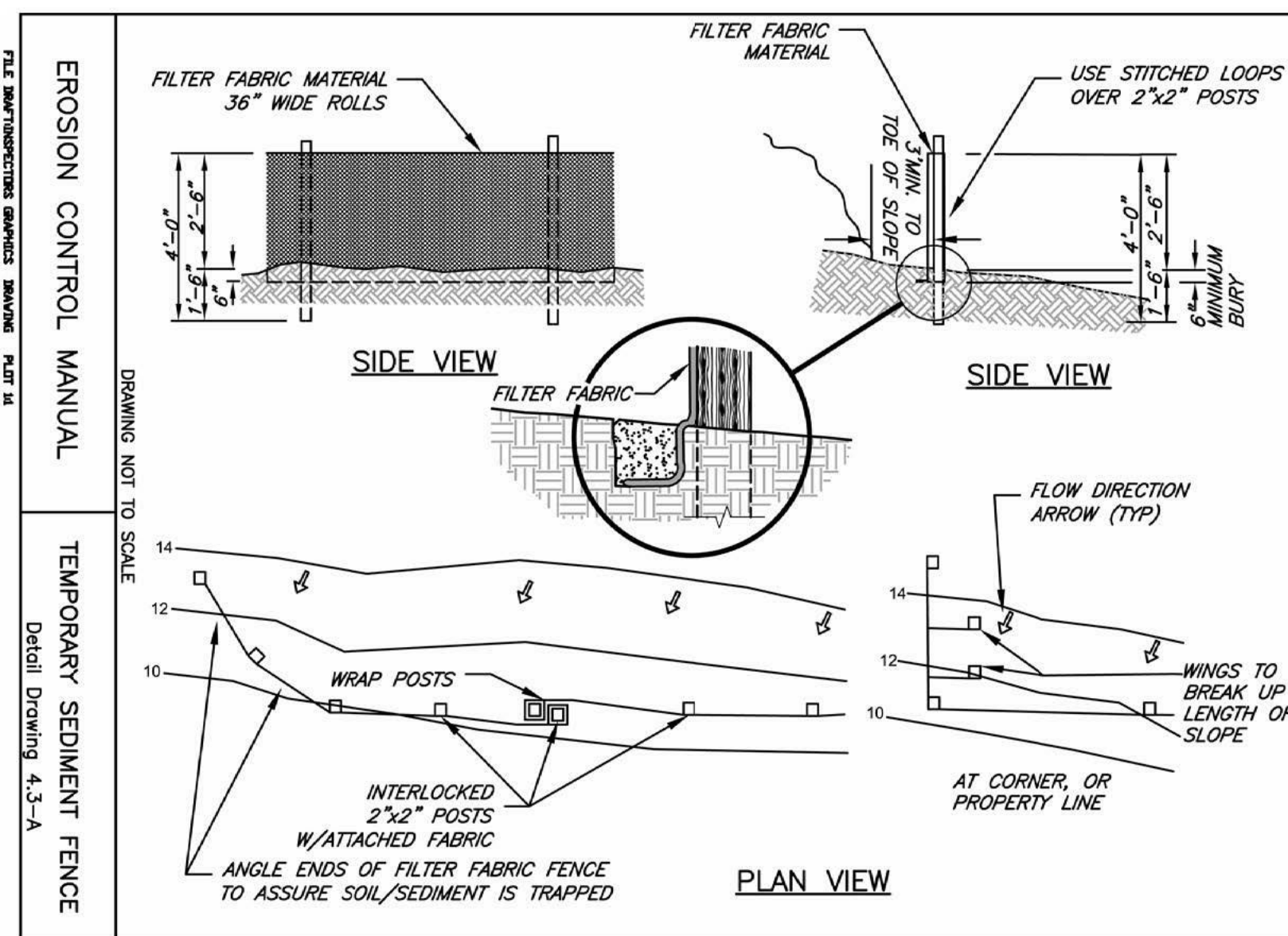
1 Existing Site Plan
1" = 10'-0"

Figure 4.3-B Filtration Bags, Socks, and Rolls for Temporary Inlet Protection



Note: Use insert sacks along with biobags to protect inlets.

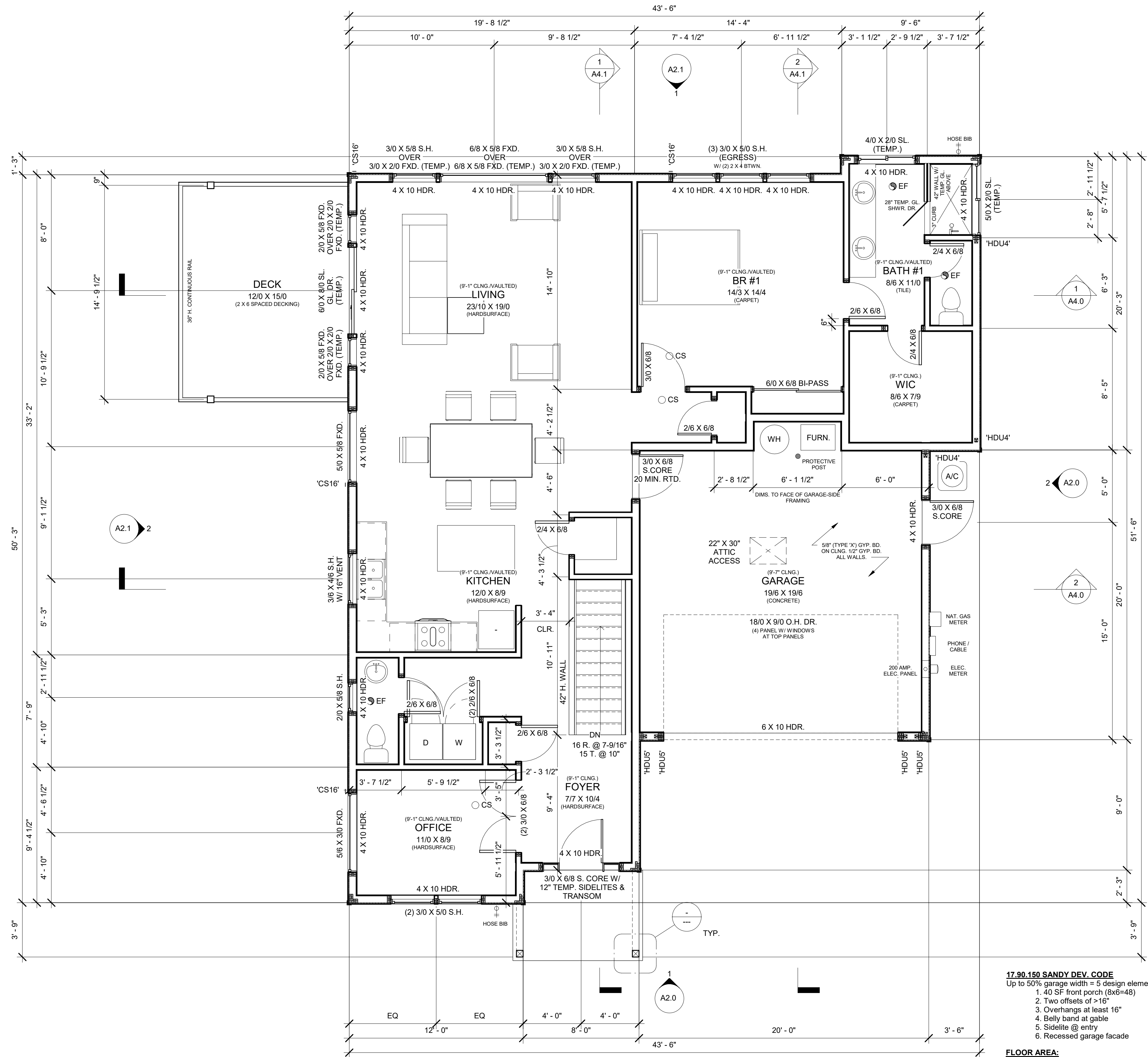
3 Temporary Inlet Protection
1/32" = 1'-0"



4 Temporary Sediment Fencing
1/16" = 1'-0"

FLOOR PLAN NOTES

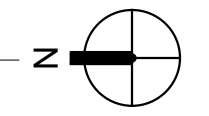
- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM CLEARANCE WIDTH OF 20 INCHES AND A BOTTOM SILL HEIGHT LESS THEN 44 IN. ABOVE FINISHED FLOOR. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS.
- WINDOWS MUST MEET THE U-VALUE OR 'CLASS' REQUIREMENT FOR THE APPORRIATE ENERGY PATH AND BE LABELED ACCORDINGLY. SITE BUILT WINDOWS MAY BE USED PROVIDED THEY MEET THE CRITERIA AS OUTLINED IN SEC. C704.
- WINDOWS ARE TO BE TEMPERED IF THEY ARE WITHIN 18 INCHES OF THE FLOOR, WITHIN A 24 INCH ARCH OF ANY DOOR IN A CLOSED POSITION, GLAZING USED IN RAILINGS, GLAZING USED IN SHOWER/TUB ENCLOSURES, OR GLAZING IN FIXED OR SLIDING DOORS.
- ELECTRICAL RECEPTACLES IN EXTERIOR LOCATIONS SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED DIRECTLY TO THE OUTSIDE VIA METAL DUCTING WITH A FAN CAPABLE OR PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR (90 CFM MIN.). EXHAUST FANS HAVING BATHING FACILITIES TO BE CONNECTED TO A TIMER, DEHUMIDISTAT OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER AND RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE. VENTS TO BE PROVIDED WITH BACK-DRAFT DAMPERS.
- SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE THE IMMEDIATE VICINITY OF EACH BEDROOM AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED TO MAIN POWER SOURCE AS THE PRIMARY POWER AND BATTERY BACKUP AS SECONDARY POWER. ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL BEDROOMS.
- RECESSED LIGHT FIXTURES ARE NOT PERMITTED IN ANY INSULATED CAVITY UNLESS THE FIXTURES ARE LABELED AS BEING SUITABLE (I.C. LABEL) FOR DIRECT CONTACT WITH INSULATION.
- USE 1/2" GYPSUM BOARD IN HOUSE WALLS AND CEILINGS AND UNDER STAIRS. ABOVE ALL SHOWER AND TUB/SHOWER UNITS AND IN ANY WATER SPLASH AREAS.
- ALL FIREPLACE OPENINGS SHALL HAVE TEMPERED GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR VENTS (WITH SCREENS AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH OPEN FLAME.



17.90.150 SANDY DEV. CODE
 Up to 50% garage width = 5 design elements
 1. 40 SF front porch (8x6=48)
 2. Two offsets of >16"
 3. Overhangs at least 16"
 4. Belly band at gable
 5. Sidelite @ entry
 6. Recessed garage facade

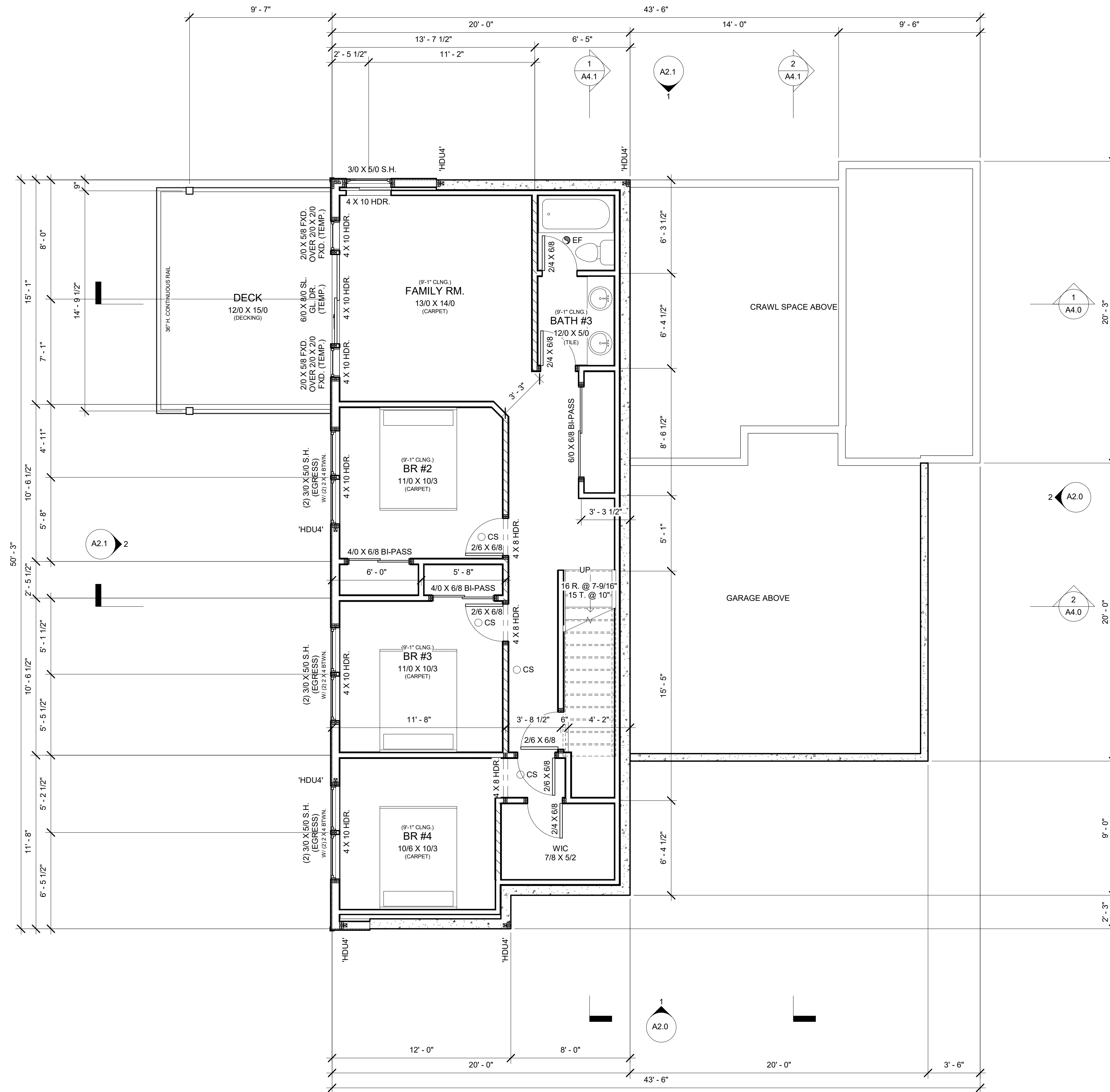
FLOOR AREA:
 LOWER LEVEL 984 SF
 MAIN LEVEL 1,378 SF

1 First Floor Plan
 1/4" = 1'-0"

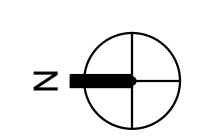


FLOOR FRAMING NOTES:

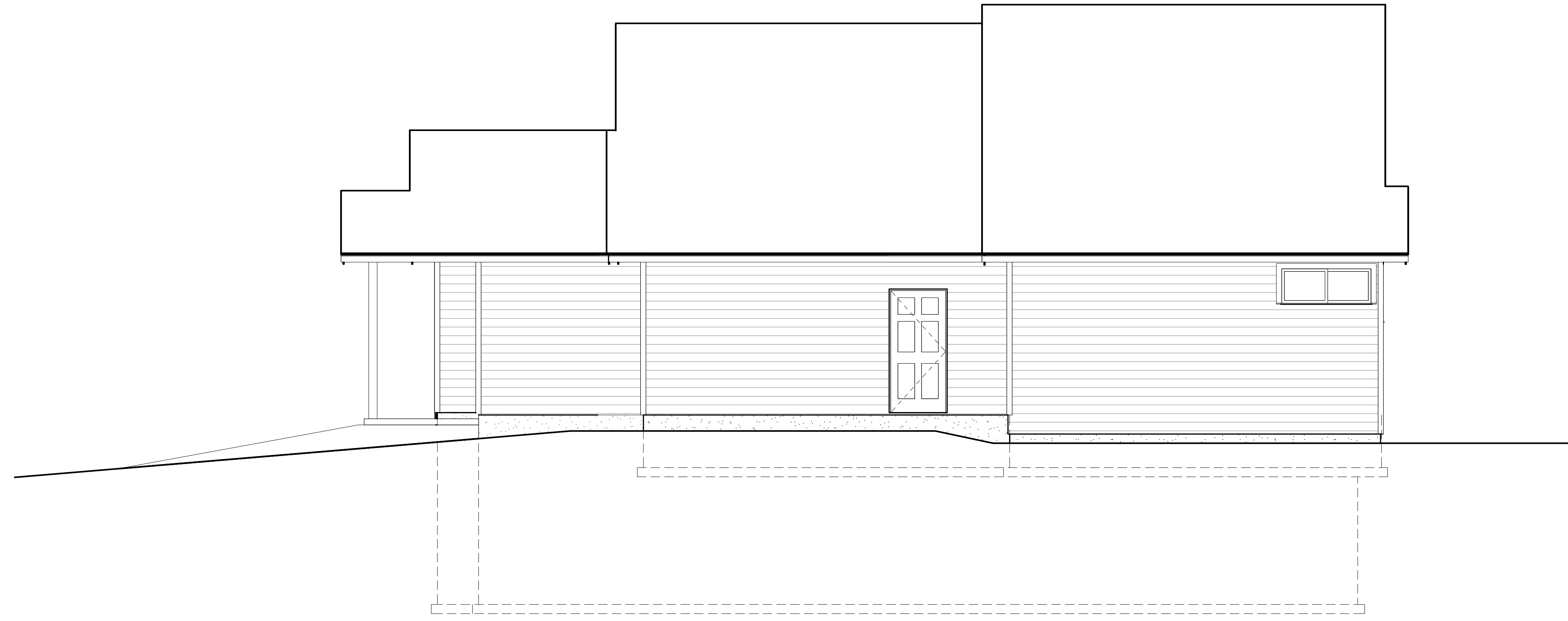
- ALL FLOOR JOISTS TO BE MANUFACTURED I-JOISTS INSTALLED PER MANUFACTURER'S DESIGN AND SPECIFICATIONS.
- PROVIDE BLOCK OUTS FOR DOWNDRAFT COOKTOPS, DRYER VENTS, MECH. PLENUM AND ACCESSSES. VERIFY SIZE AND PLACEMENT WITH BUILDER/ SUB-CONTRACTORS PRIOR TO INSTALLATION.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND/OR PROTECTED BY 55# ROLLED ROOFING.
- ALL GIRDERS IN CONCRETE BEAM POCKETS TO HAVE A 1/2" AIR SPACE AT SIDES AND END WITH A 3" MIN. BEARING ON CONCRETE PLACED ON A 55# ASPHALT SHINGLE.
- PROVIDE SOLID BLOCKING UNDER ALL UPPER LEVEL BEARING WALLS OR AS SHOWN ON PLAN.
- VERIFY LOCATION OF ALL PLUMBING DRAINS AND OFFSET FLOOR JOISTS UP TO 3" O.C. MAXIMUM TO AVOID NOTCHING AND CUTTING OF JOISTS.
- BEARING FOR JOISTS, SUPPORT MEMBERS, HEADERS, AND BEAMS TO BE 1/2 THE MEMBERS WIDTH AND SOLID BEARING TO FOOTINGS. 2 X JOISTS TO HAVE 1-1/2" MIN. BEARING.
- DO NOT** NOTCH, BORE OR DRILL THROUGH ANY SUPPORT COLUMNS, GIRDERS, BEAMS, JOIST SUPPORTING BEARING WALLS OR ANY OTHER CONCENTRATED LOAD BEARING MEMBER UNLESS SPECIFICALLY NOTED ON PLANS. CONTACT ENGINEER IF ANY QUESTIONS.



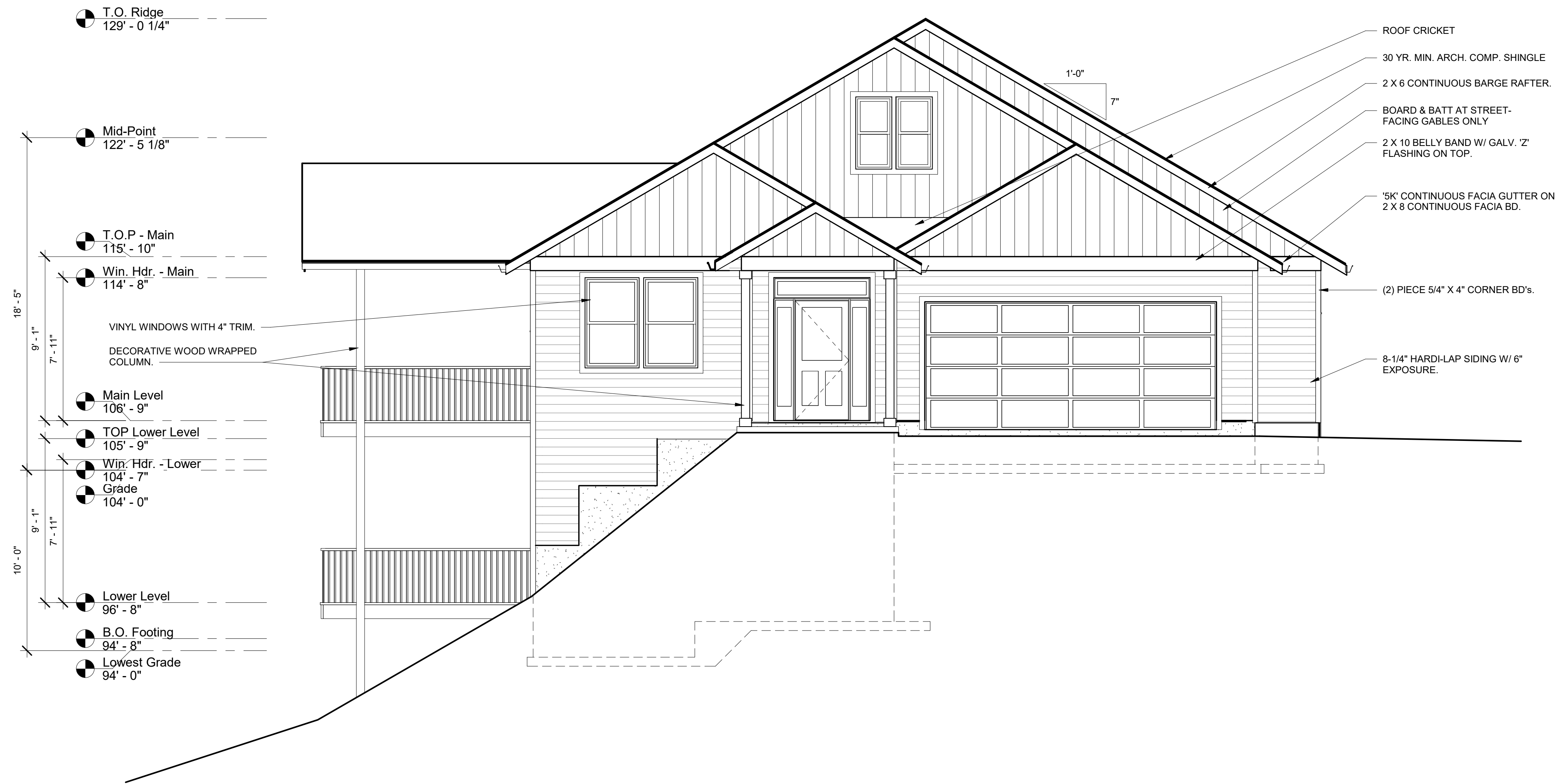
1 01 Lower Level
1/4" = 1'-0"



- ELEVATION NOTES**
1. ROOFING MATERIAL TO BE 30 YEAR ARCHITECTURAL STYLE OR EQUAL COMPOSITION SHINGLE ON 30# FELT PAPER. NAILING PER MANUFACTURED INSTRUCTIONS FOR AN 80 MPH MIN. WIND AREA. ROOF PITCH TO BE 8:12, 7:12, & 4:12 TYPICAL OR AS SHOWN ON PLAN.
 2. ALL EAVES TO BE 18" OR AS SHOWN ON ROOF PLAN.
 3. BARGE RAFTERS TO BE 2" X 8" UNLESS NOTED OTHERWISE.
 4. WINDOWS TO BE VINYL WITHOUT GRIDS. NO TRIM OR GRIDS AT ALL WINDOWS AND DOORS.
 5. SIDING TO BE 6-1/4" HARDI-LAP W/ 5" EXPOSURE ON ALL SIDES AS SHOWN ON PLAN. CAULK ALL CORNER BOARDS, JOINTS, WINDOWS, DOORS AND SURROUNDS.
 6. ALL CORNERS TO BE (2) PIECE 5/4" X 4" R.S. PRIMED PRIOR TO INSTALL OR METAL CAPS. COVERED PORCHES AND EAVE SOFFITS TO BE T&G CEDAR OR EQUAL. CAULK ALL JOINTS.
 7. GARAGE DOOR TO BE A 4-PANEL METAL INSULATED WITH WINDOWS ON ALL PANELS. VERIFY TYPE WITH BUILDER.
 8. EXPOSED CONCRETE WALKS TO BE BROOM FINISH MINIMUM.
 9. MAXIMUM FOUNDATION EXPOSURE TO BE 18" FROM FINISHED GRADE.
 10. MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
 11. FINISH GRADE TO BE 1:1 MAXIMUM SLOPE WITH A 6" MINIMUM IN 10'-0" MINIMUM SLOPE AWAY FROM STRUCTURE ALL AROUND.



② South Elevation
1/4" = 1'-0"

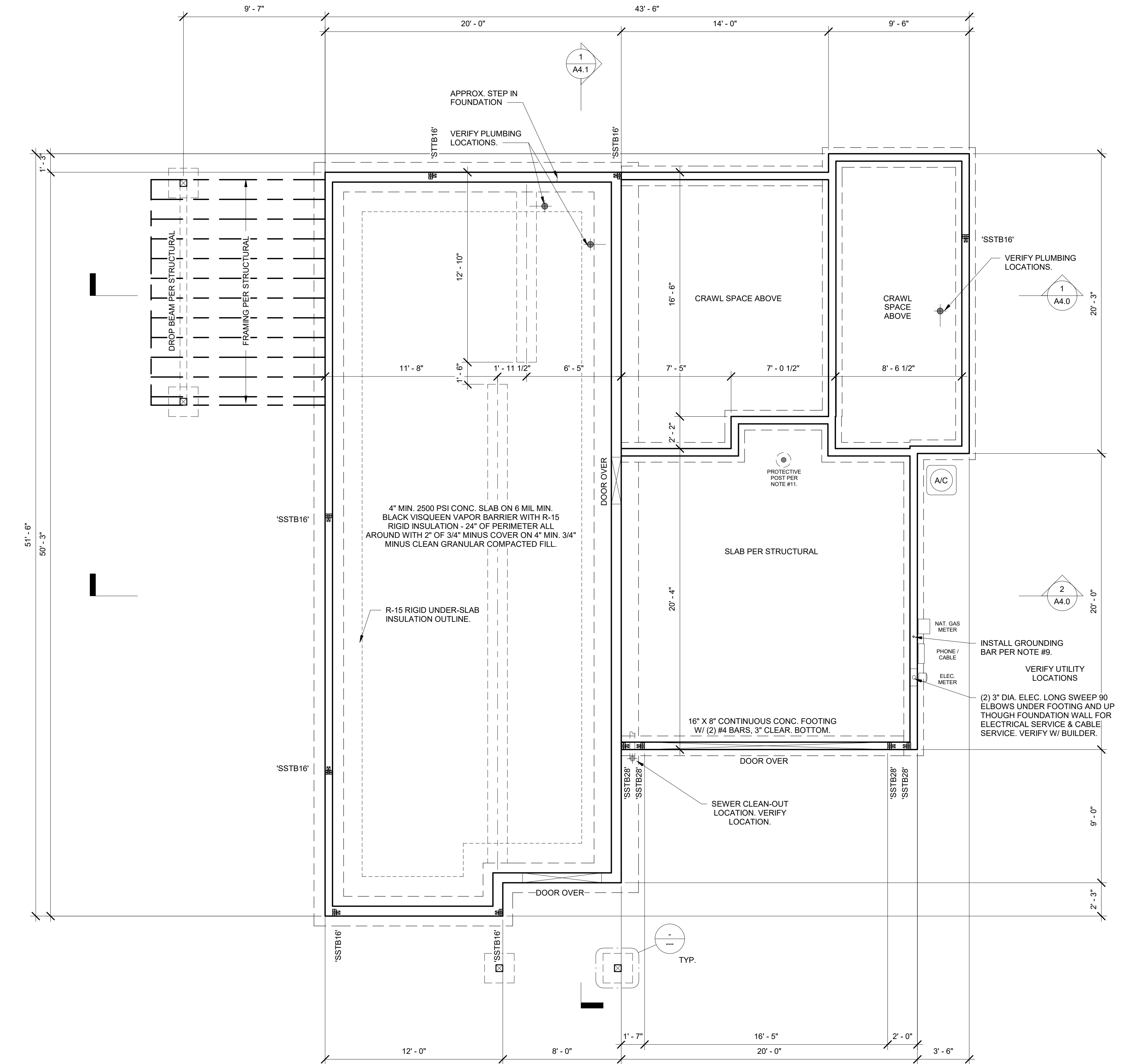


① West Elevation
1/4" = 1'-0"

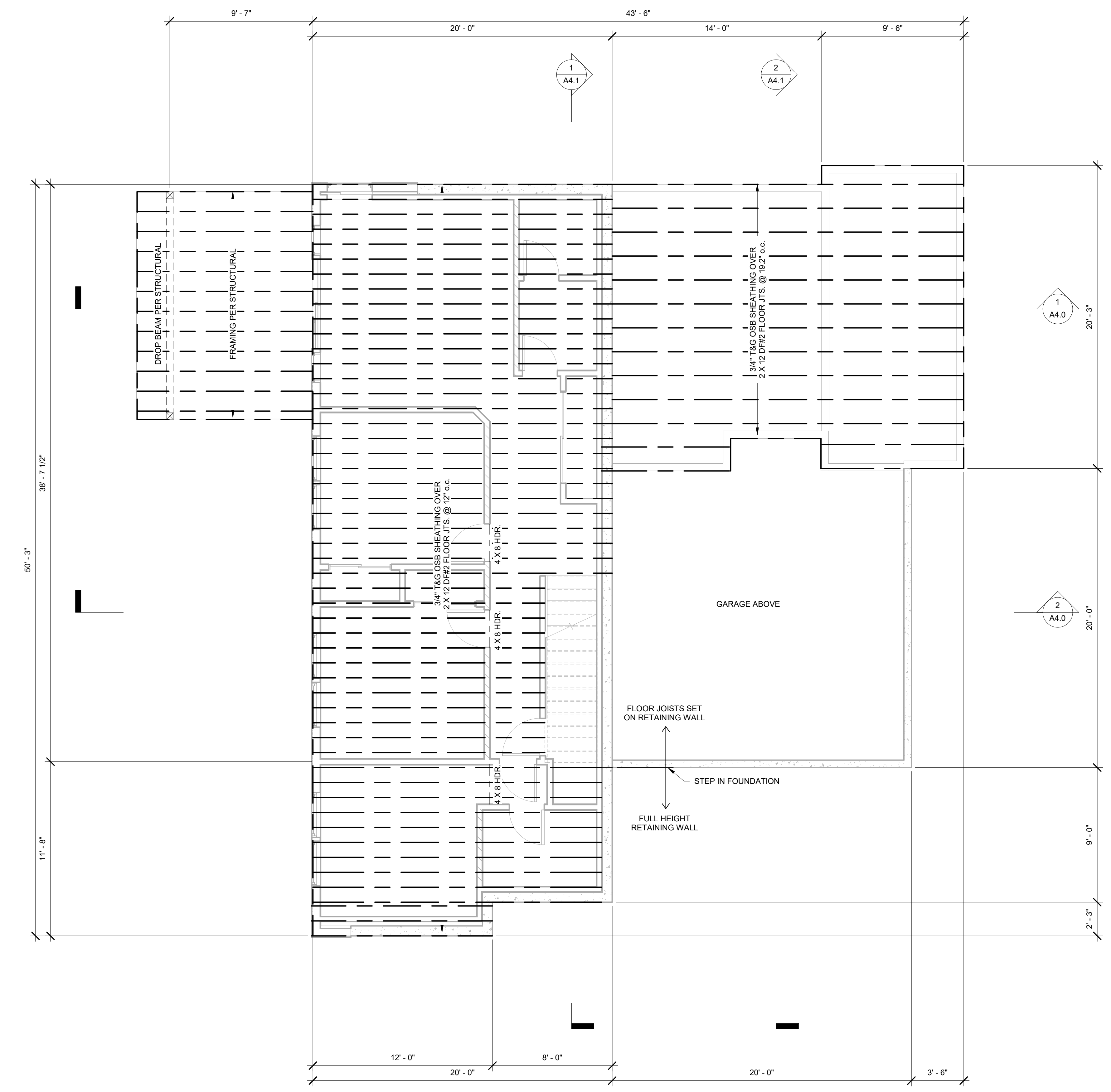


FOUNDATIONS:

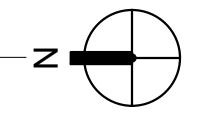
1. ALL WOOD IN CONTACT WITH CONCRETE TO BE PT. FOUNDATION FOOTINGS, PIER AND COLUMN FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH MINIMUM DEPTH OF BOTTOM OF FOOTING TO BE 18" BELOW FINAL GRADE.
3. ALL EXCESS GRADING MATERIAL TO BE EXPORTED FROM THIS SITE TO AN APPROVED DISPOSAL LOCATION.
4. EXCAVATE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
5. CONCRETE SLABS TO HAVE TOOLED CONTROL JOINTS AT 20 FT. MAXIMUM INTERVALS EACH WAY.
6. VERIFY THE LOCATIONS AND DIMENSIONS OF ALL ANCHOR BOLTS AND STRAP TIE HOLDOWNS PRIOR TO INSTALLATION.
7. PROVIDE A 3" DIA. PVC PIPE IN FOUNDATION WALL FOR ELECTRICAL SERVICE ENTRANCE. VERIFY PLACEMENT WITH BUILDER/ SUB-CONTRACTOR.
8. PROVIDE 6 MIL BLACK POLYETHYLENE VAPOR BARRIER OVER COMPACTED FILL. LAP SEAMS 12" MIN.
9. PROVIDE A GROUNDING ELECTRODE SYSTEM USING (1) UNCOATED #4 BAR INSTALLED NOT LESS THAN 3 INCHES FROM THE BOTTOM OF THE FOOTING AND NOT LESS THAN 20 FT. IN LENGTH ENCASED WITH A 2" MIN. OF CONCRETE. STUB BAR UP AT LEAST 12" MIN. ABOVE FLOOR PLATE LINE. TIE TO FOOTING BAR WITH A 12" MIN. LAP.
10. PROVIDE A 4" DIA. PVC LOW POINT CRAWL SPACE DRAIN THROUGH FOUNDATION WALL BLOCKOUT. DRAIN TO BE SLOPED FOR GRAVITY DRAINAGE AND CONNECTED TO AN APPROVED STORM DRAIN.
11. PROVIDE (1) MIN. 3" DIA. X 36" HIGH STEEL PROTECTIVE POST IN FRONT OF GAS APPLIANCES IN GARAGE IN A 12" DIA. X 24" DEEP CONCRETE FOOTING. (INSTALL IF REQUIRED FOR PROTECTION FROM CARS).



① 00 Foundation Plan
1/4" = 1'-0"



① 02 Main Floor Framing Plan
 1/4" = 1'-0"



ROOF FRAMING NOTES:

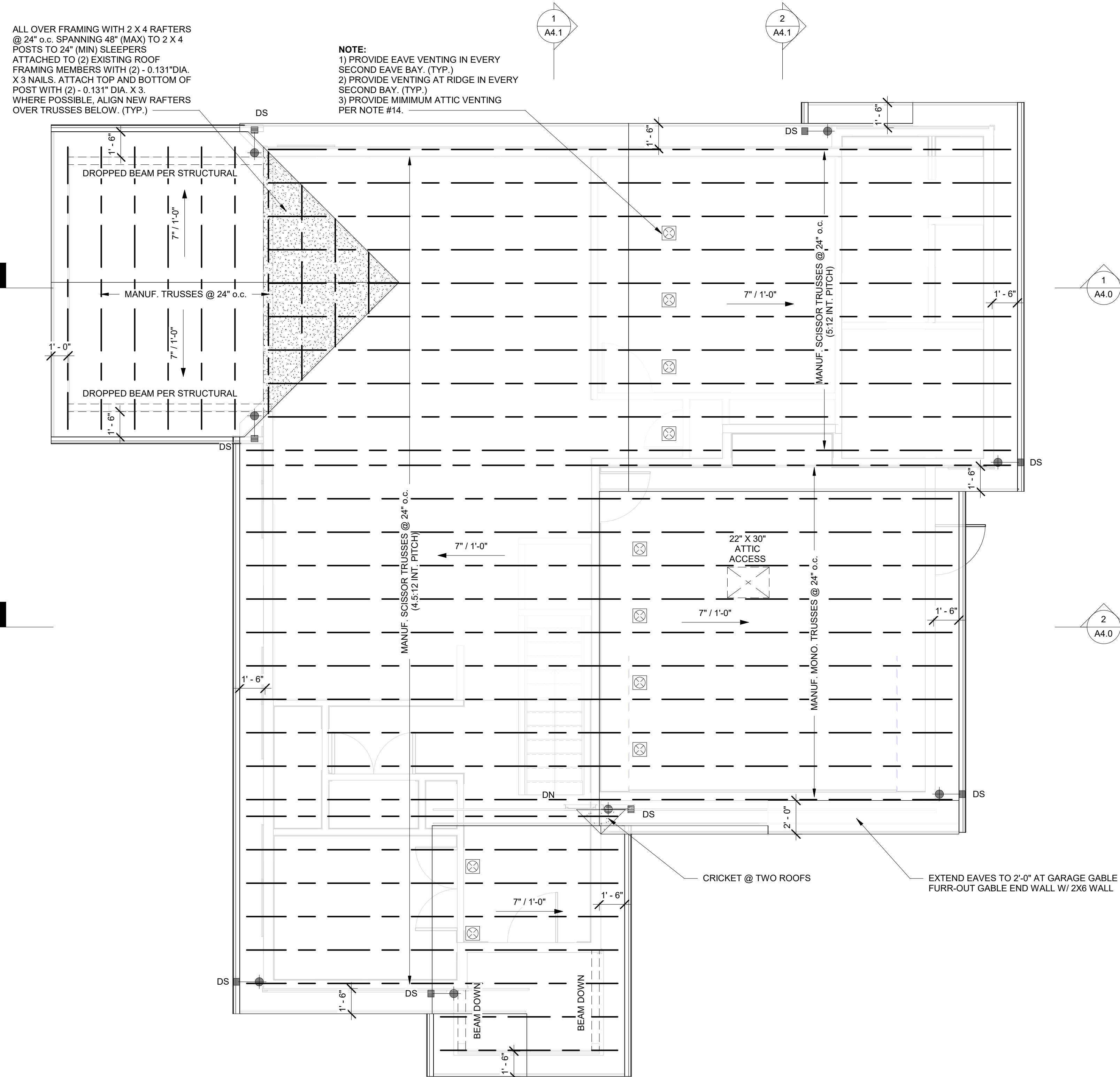
1. ROOFING MATERIAL TO BE 30 YEAR MINIMUM ARCHITECTURAL STYLE OR EQUAL COMPOSITION SHINGLES. REFER TO ELEVATION NOTES. ROOF SHINGLES TO BE NAILED PER MANUFACTURED INSTRUCTIONS FOR 120 MIN. MPH WIND AREAS.
2. ROOF DESIGN TO BE MANUFACTURED TRUSSES @ 24" o.c. BY COUNTY/CITY APPROVED MANUFACTURERS SPECIFICATIONS. MANUFACTURER TO SUPPLY
3. DESIGN, ENGINEERING SPECIFICATIONS AND LAYOUT.
4. TRUSS SPANS ARE BASED ON A COMPOSITION OR WOOD SHINGLE ROOFING MATERIAL WITH A MINIMUM 25# L.L. + 7# D.L. = 32# T.L. DEFLECTION LIMITED BY L/240 MIN. FOR LIVE LOAD ONLY. EAVES TO BE OPEN SOFFITS WITH A 5K" GI 26 GA. FACIA GUTTER AND 3" GI 26 GA. DOWNSPOUTS (DS) AS SHOWN ON PLAN. ALL BARGE RAFTERS TO BE 2" X 6" PRE-PRIMED FINGER JOINTED CEDAR.
5. **DO NOT** NOTCH, BORE OR DRILL THROUGH ANY SUPPORT COLUMNS, GIRDERS, BEAMS, JOIST SUPPORTING BEARING WALLS OR ANY OTHER CONCENTRATED LOAD BEARING MEMBER UNLESS SPECIFICALLY NOTED ON PLANS. CONTACT ENGINEER IF ANY QUESTIONS.
6. ATTICS WITH A CLEAR HEIGHT OF 30 INCHES OR MORE MUST BE PROVIDED WITH AN ACCESS. THE ACCESS OPENING SHALL 22" X 30" MINIMUM. OPENING TO HAVE 30" MINIMUM CLEARANCE FROM TOP OF OPENING TO BOTTOM OF ROOF ALL AROUND. FLASHING SHALL BE INSTALLED AT JUNCTIONS IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS.
7. PROVIDE SCREENED ATTIC AIR VENTS AT RIDGE WITH 1/8" CORROSION RESISTANT SCREENED MESH AND EQUALLY SPACED AS SHOWN ON PLAN. PROVIDE 20 SQ. IN. 2" X 10" SCREENED AIR VENTS AT EAVES WITH 1/8" CORROSION RESISTANT SCREENED MESH AND EQUALLY SPACED. A MINIMUM OF ONE (1) SQUARE FOOT OF VENTILATION AREA FOR EACH 300 SQ. FT. OF ATTIC SPACE AREA REQUIRED. PROVIDE 50 PERCENT AT RIDGE AND 50 PERCENT AT EAVES. REFER TO ATTIC VENTILATION CALCULATION TABLE.
- 8.
- 9.
- 10.

ATTIC VENTILATION CALCULATIONS:

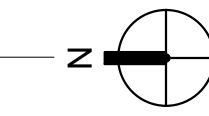
VENTILATION REQUIRED IN ATTIC AREA 1,845 SF X 144 SQ. IN. X 1/300 = 886 TOTAL SQ. IN. REQ'D.				
LOCATION:	REQ'D SQ. IN.:	# OF VENTS:	VENT SIZE:	TOTAL SQ. IN.:
AT RIDGE	443 SQ. IN.	10	49 SQ. IN.	490 SQ. IN.
AT EAVES	443 SQ. IN.	23	20 SQ. IN.	460 SQ. IN.
TOTAL	886 SQ. IN.	--	--	950 SQ. IN.

ALL OVER FRAMING WITH 2 X 4 RAFTERS @ 24" o.c. SPANNING 48" (MAX) TO 2 X 4 POSTS TO 24" (MIN) SLEEPERS ATTACHED TO (2) EXISTING ROOF FRAMING MEMBERS WITH (2) - 0.131" DIA. X 3 NAILS. ATTACH TOP AND BOTTOM OF POST WITH (2) - 0.131" DIA. X 3. WHERE POSSIBLE, ALIGN NEW RAFTERS OVER TRUSSES BELOW. (TYP.)

NOTE:
1) PROVIDE EAVE VENTING IN EVERY SECOND EAVE BAY. (TYP.)
2) PROVIDE VENTING AT RIDGE IN EVERY SECOND BAY. (TYP.)
3) PROVIDE MINIMUM ATTIC VENTING PER NOTE #14.



1 Roof Plan
1/4" = 1'-0"



T.O. Ridge
129' - 0 1/4"

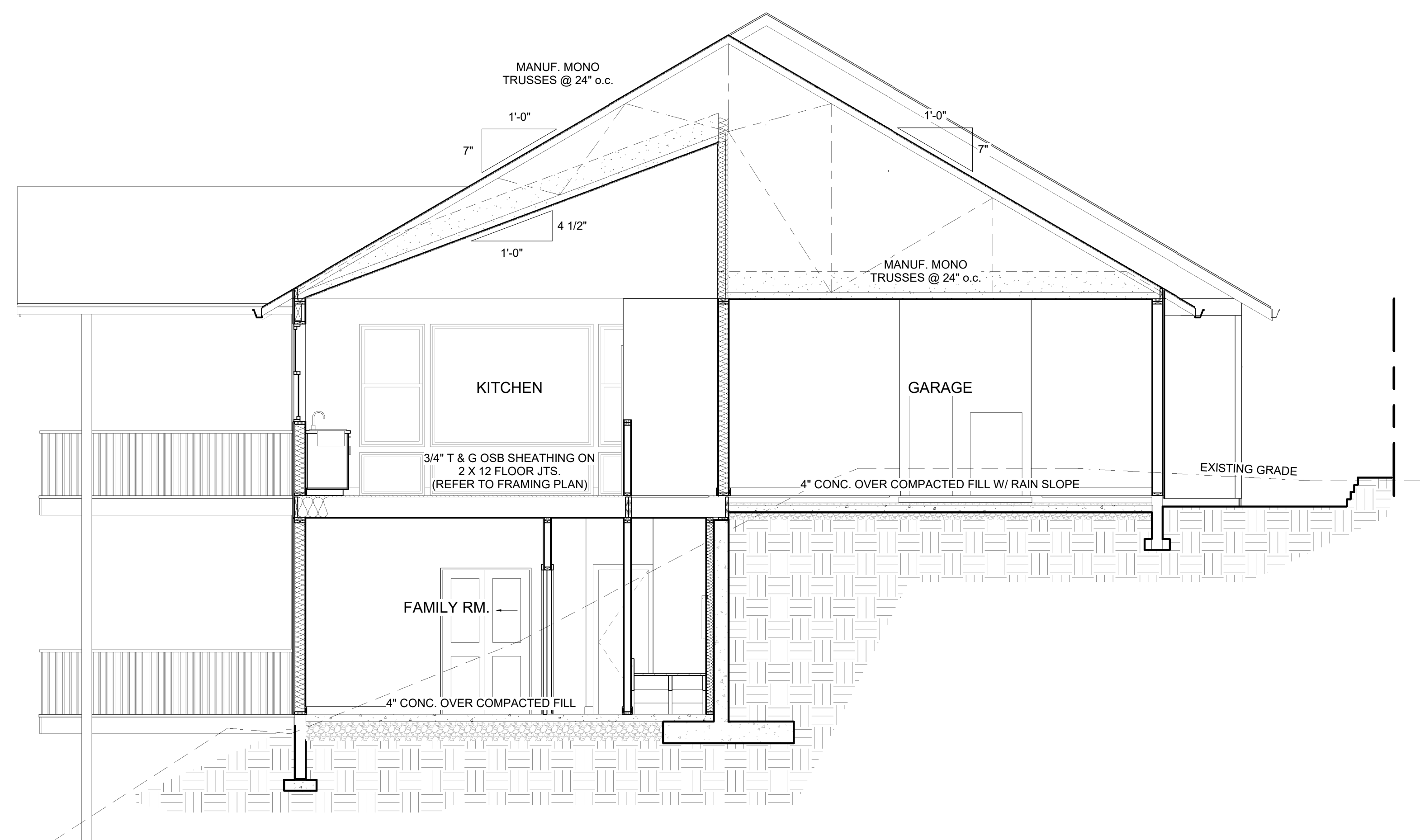
Mid-Point
122' - 5 1/8"

T.O.P. - Main
114' - 8"
Win. Hdr. - Main
114' - 8"

Main Level
104' - 0"
TOP Lower Level
104' - 0"
Win. Hdr. - Lower
104' - 0"

Lower Level
96' - 8"

B.O. Footing
Lowest Grade
94' - 0"



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

T.O. Ridge
129' - 0 1/4"

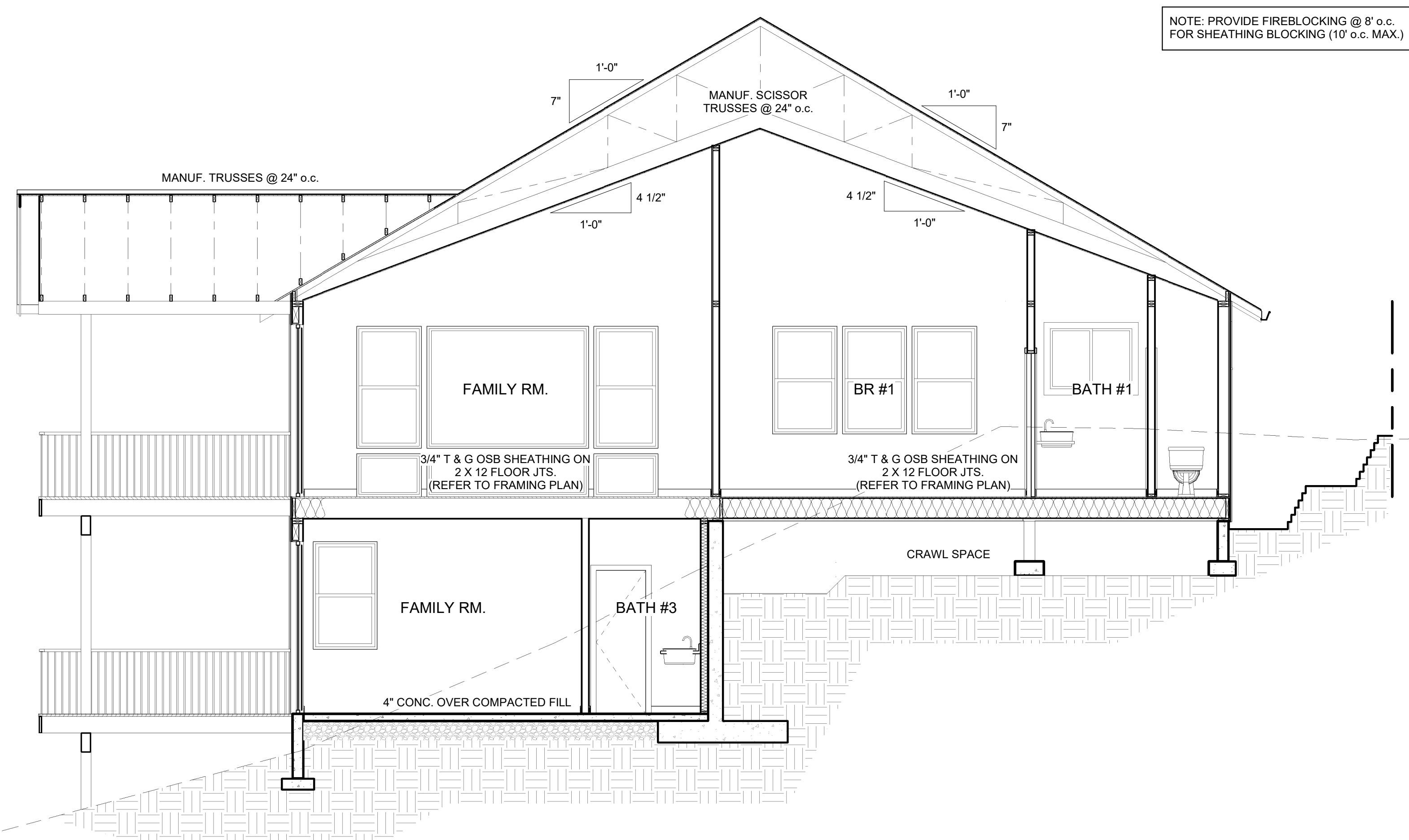
Mid-Point
122' - 5 1/8"

T.O.P. - Main
115' - 10"
Win. Hdr. - Main
114' - 8"

Main Level
106' - 9"
TOP Lower Level
105' - 9"
Win. Hdr. - Lower
104' - 7"

Lower Level
96' - 8"

B.O. Footing
Lowest Grade
94' - 0"



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

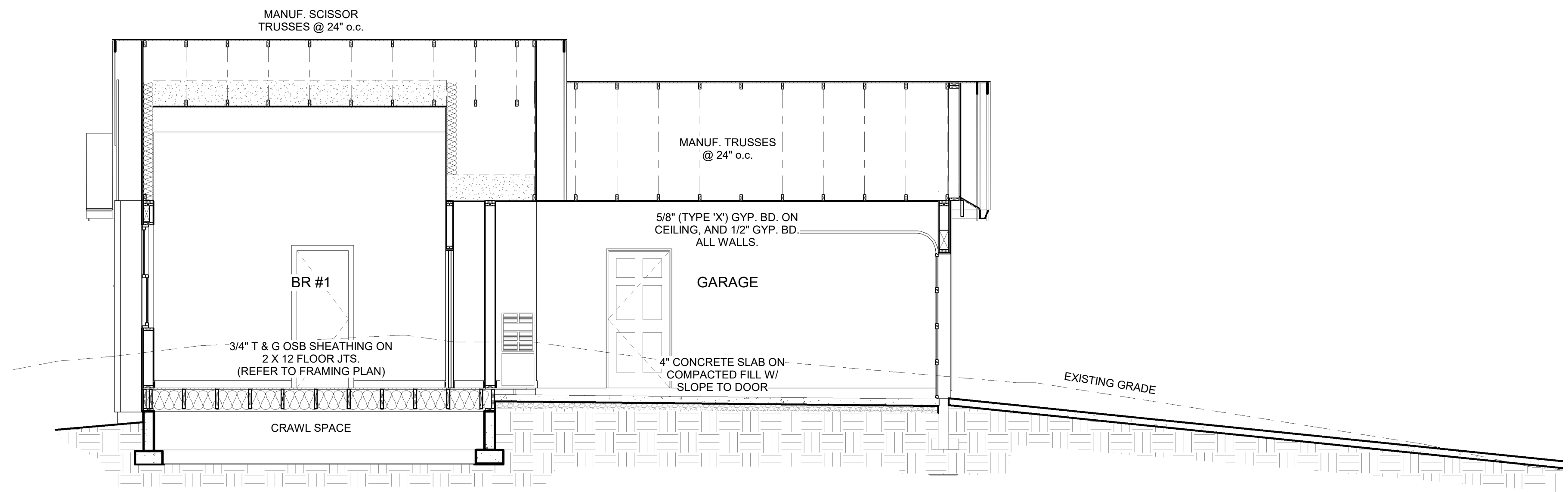
Stefenee Ct.
39555 Stefenee Ct.
Sandy, OR 97055

Building Sections

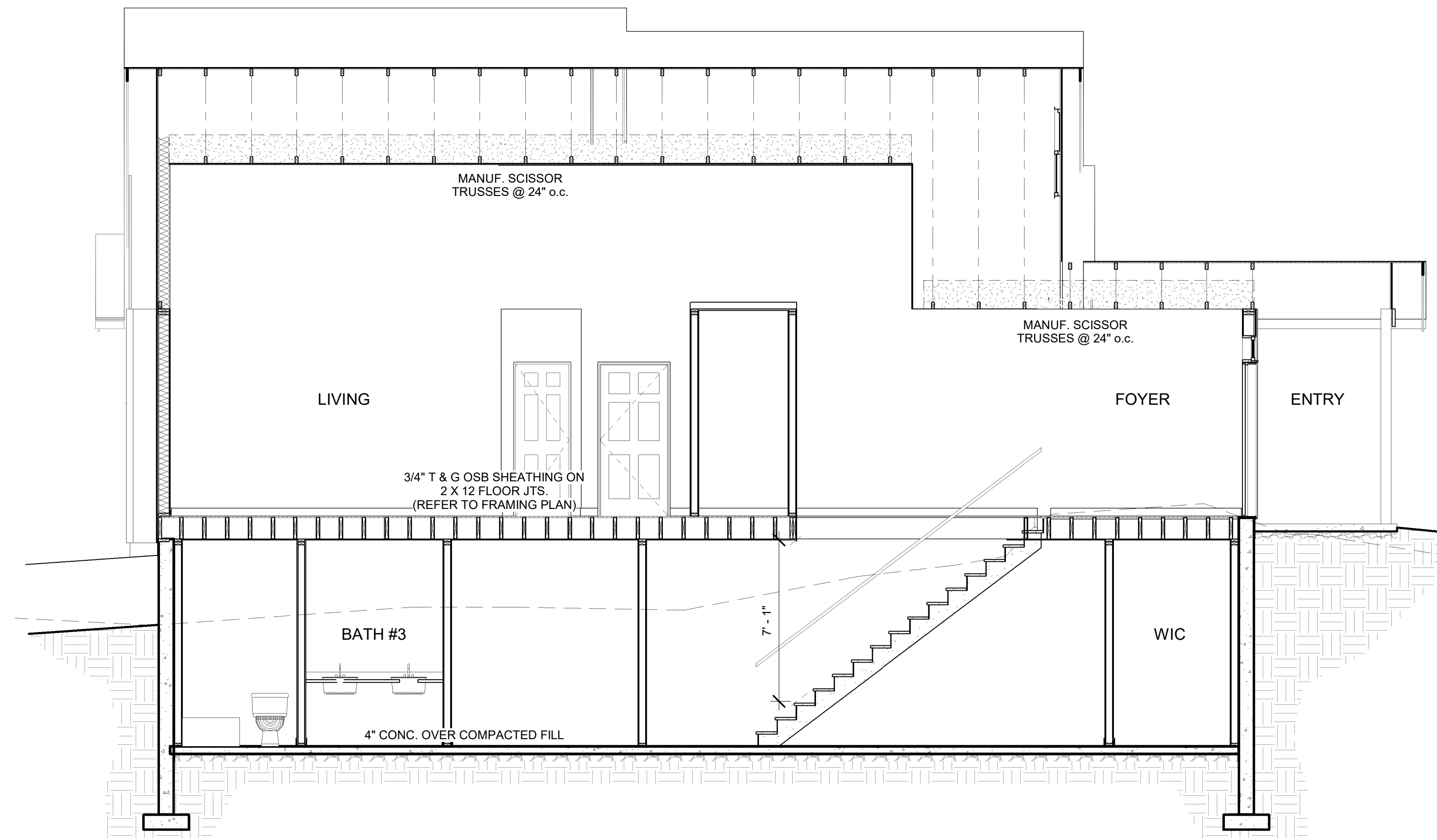
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Rev. Date: --
Permit Set:

Building Sections

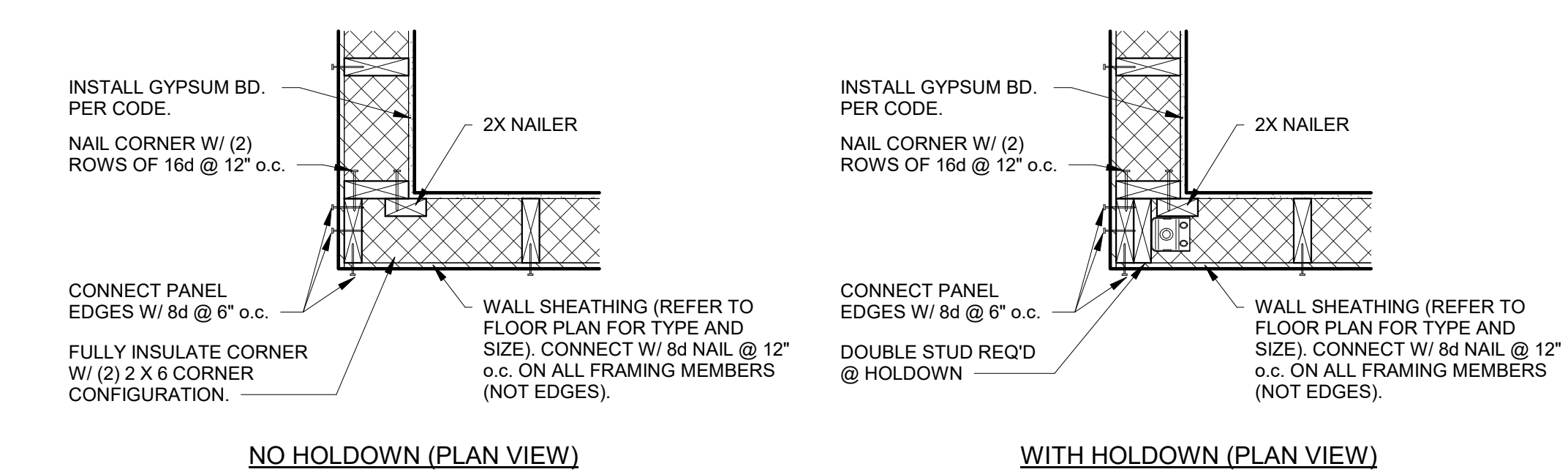
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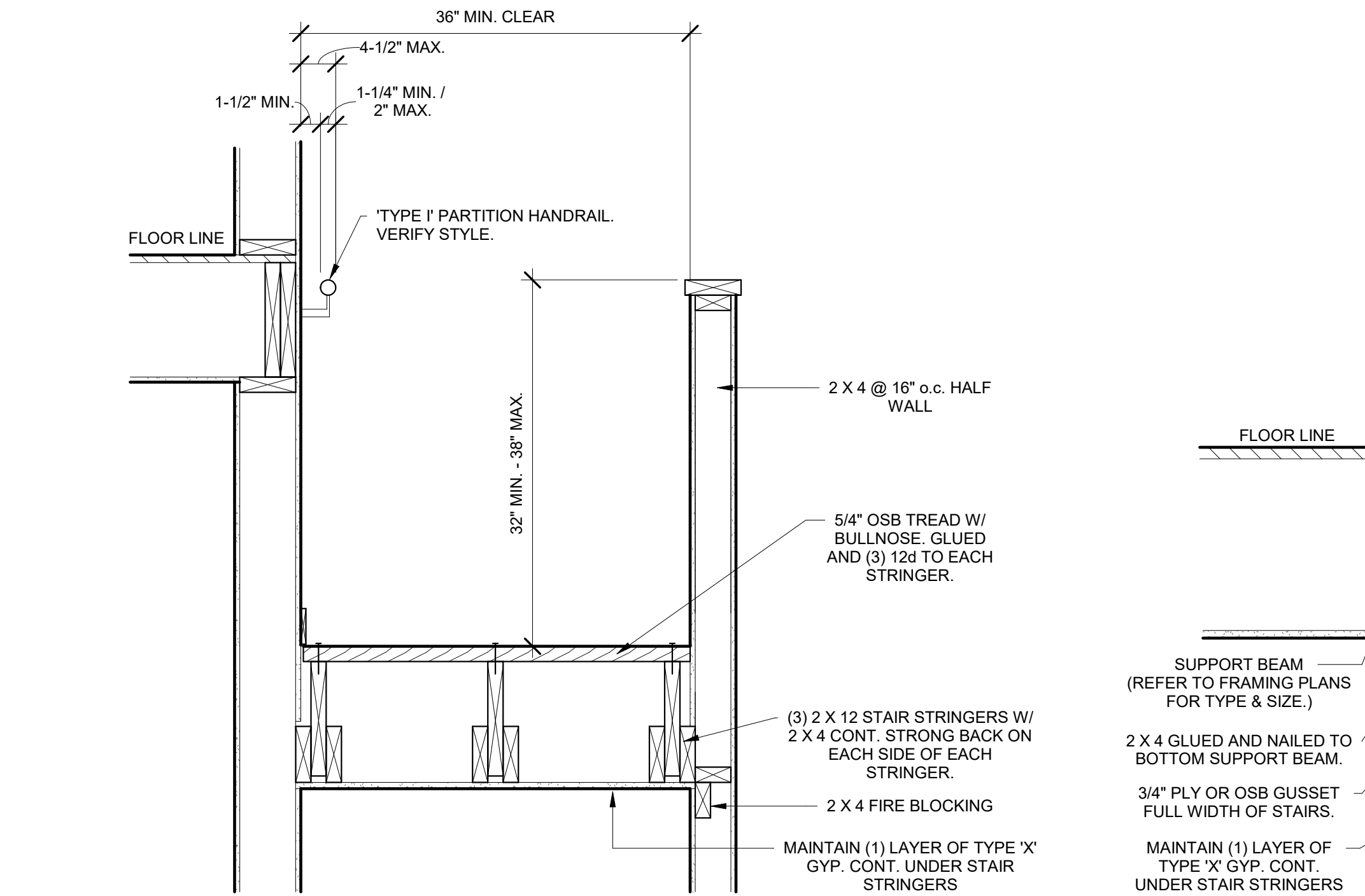
② Section 4
1/4" = 1'-0"



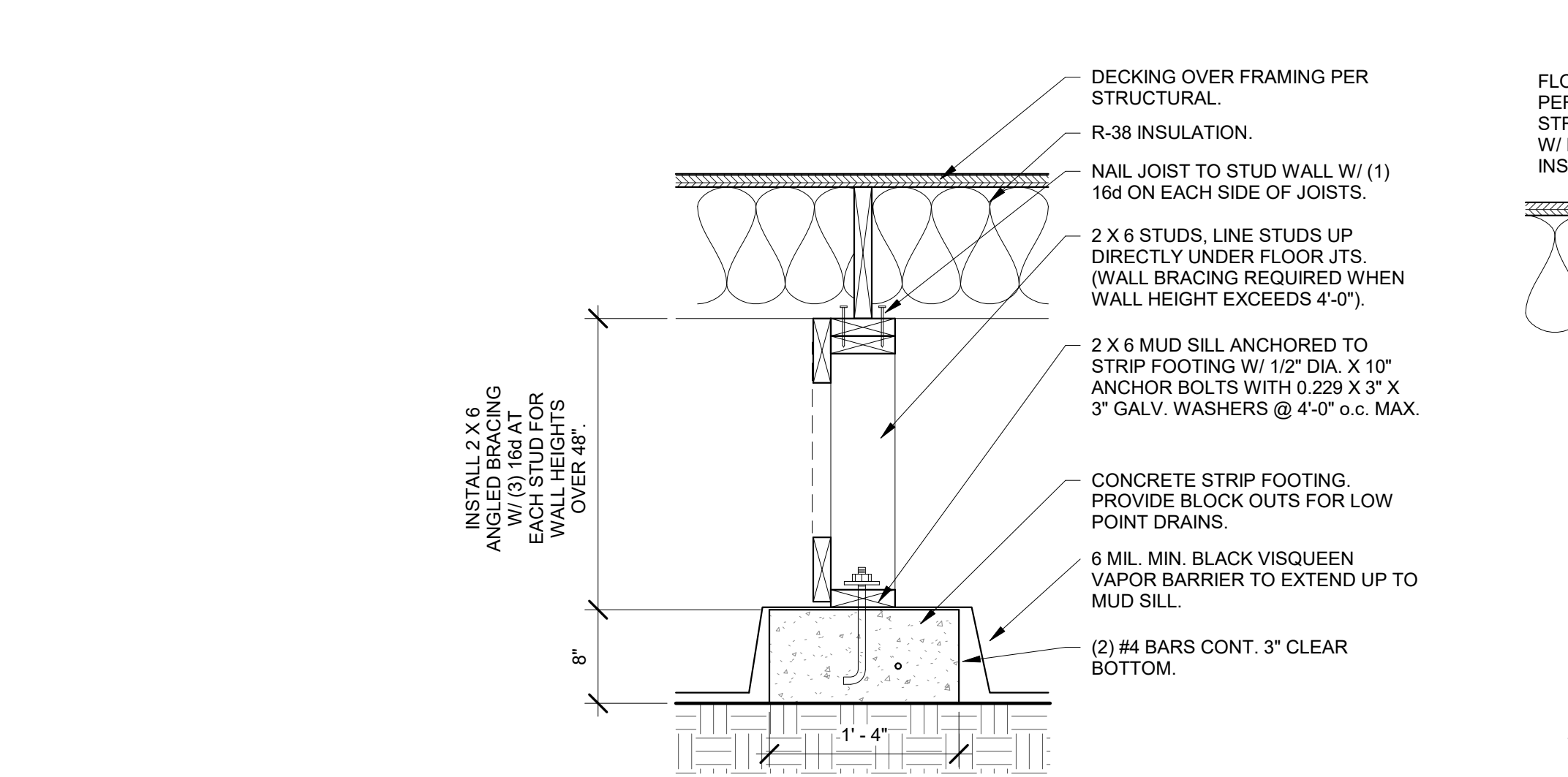
① Section 3
1/4" = 1'-0"



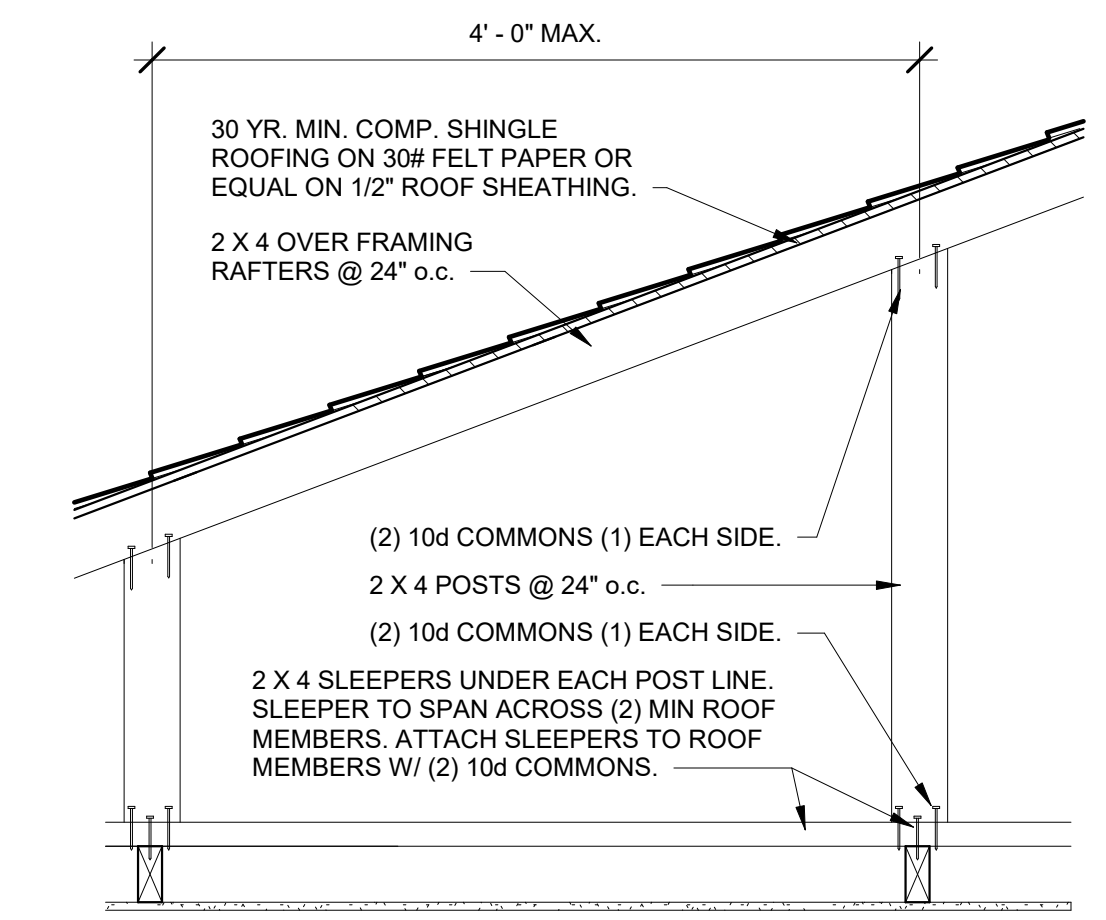
13 Outside Corner
1" = 1'-0"



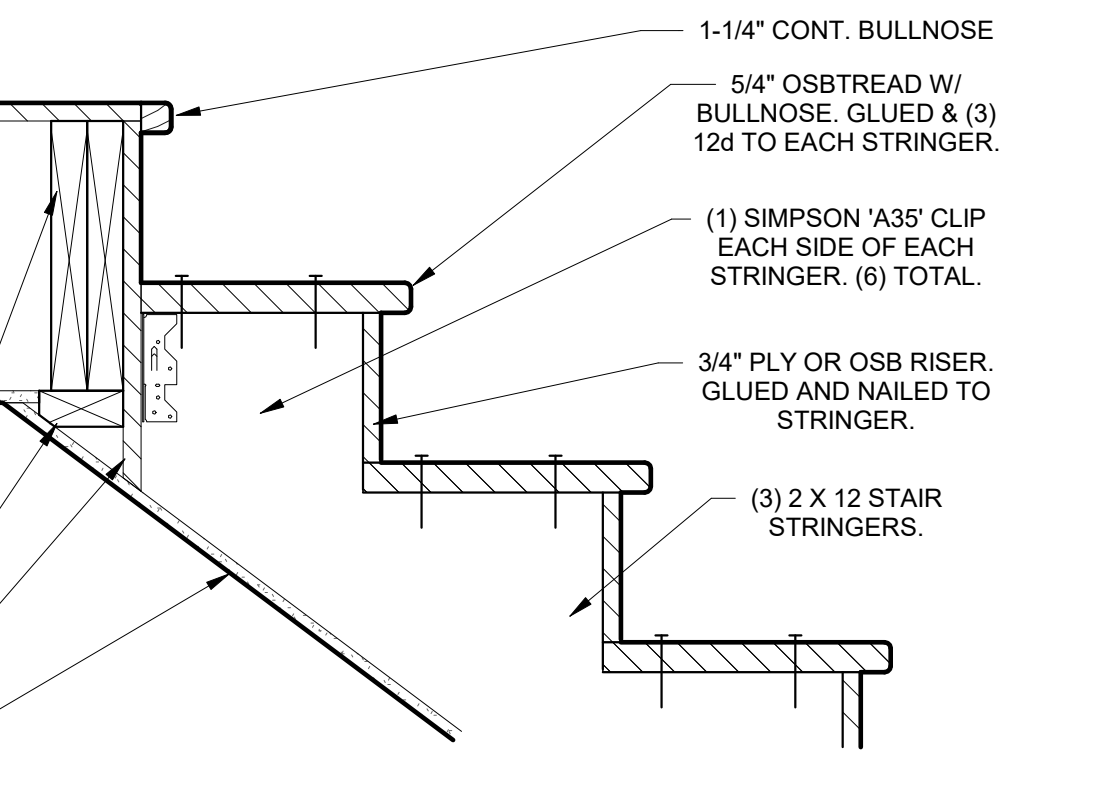
11 Roof Overframing Detail
1" = 1'-0"



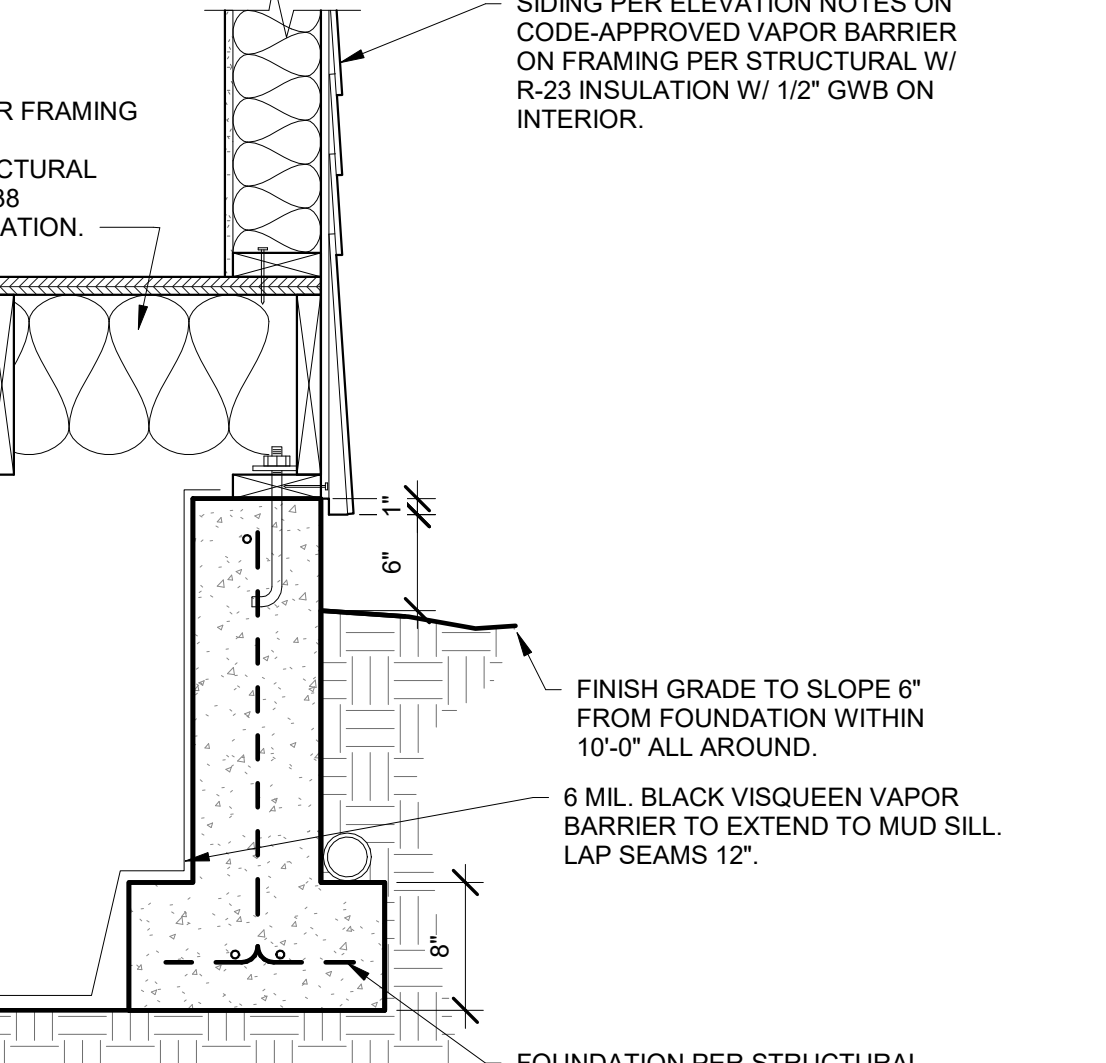
4 Strip Footing w/ Perpendicular Joists Detail
1" = 1'-0"



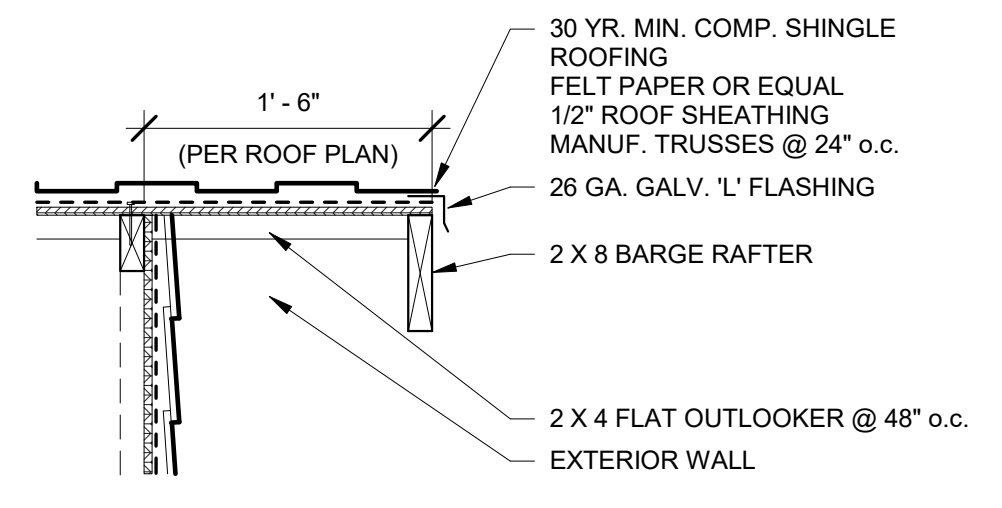
11 Roof Overframing Detail
1" = 1'-0"



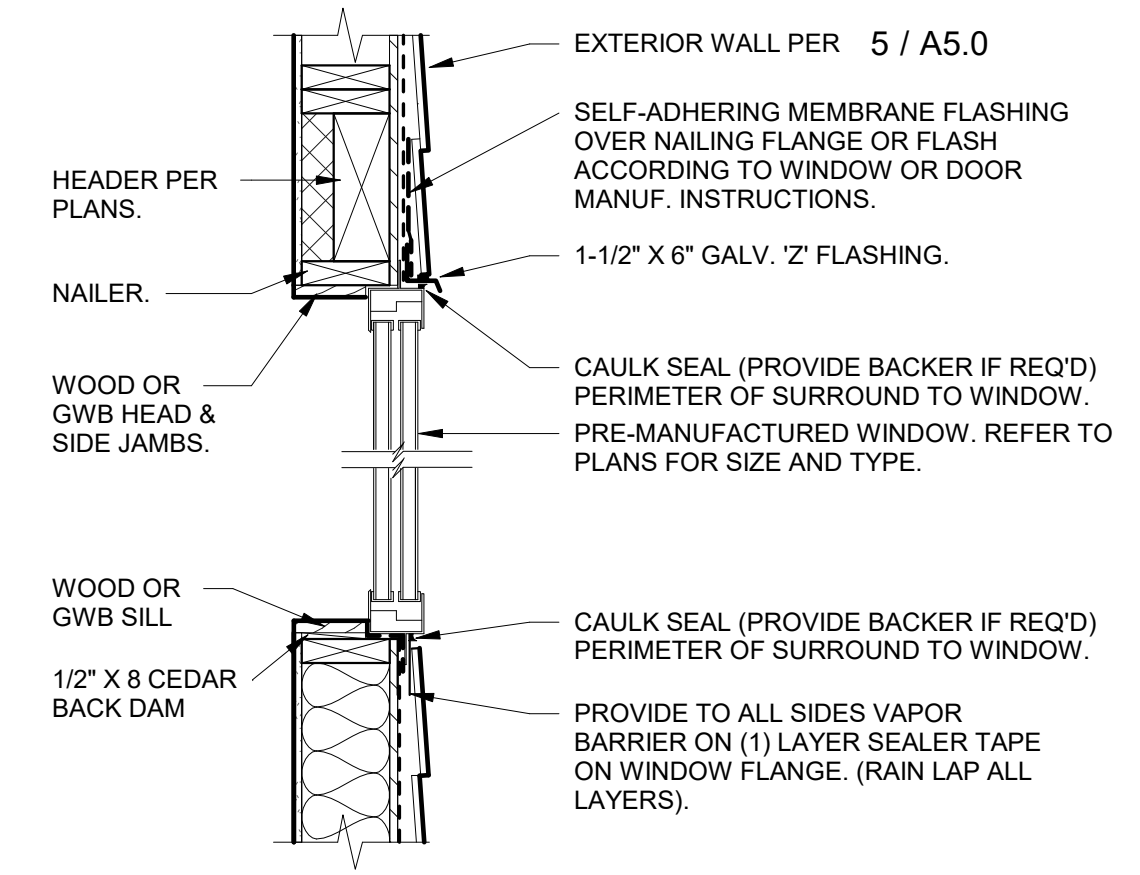
7 Stair Framing Landing
1 1/2" = 1'-0"



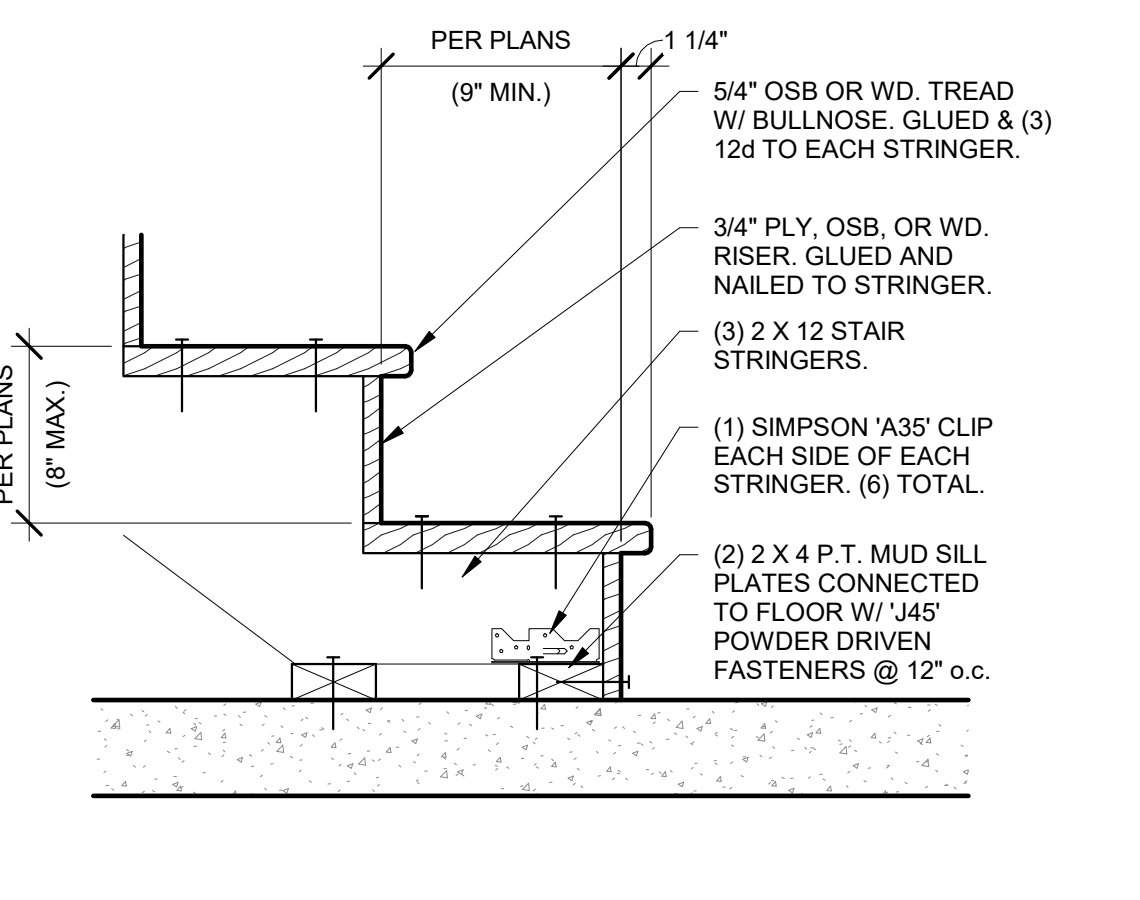
3 Foundation Detail @ Living
1" = 1'-0"



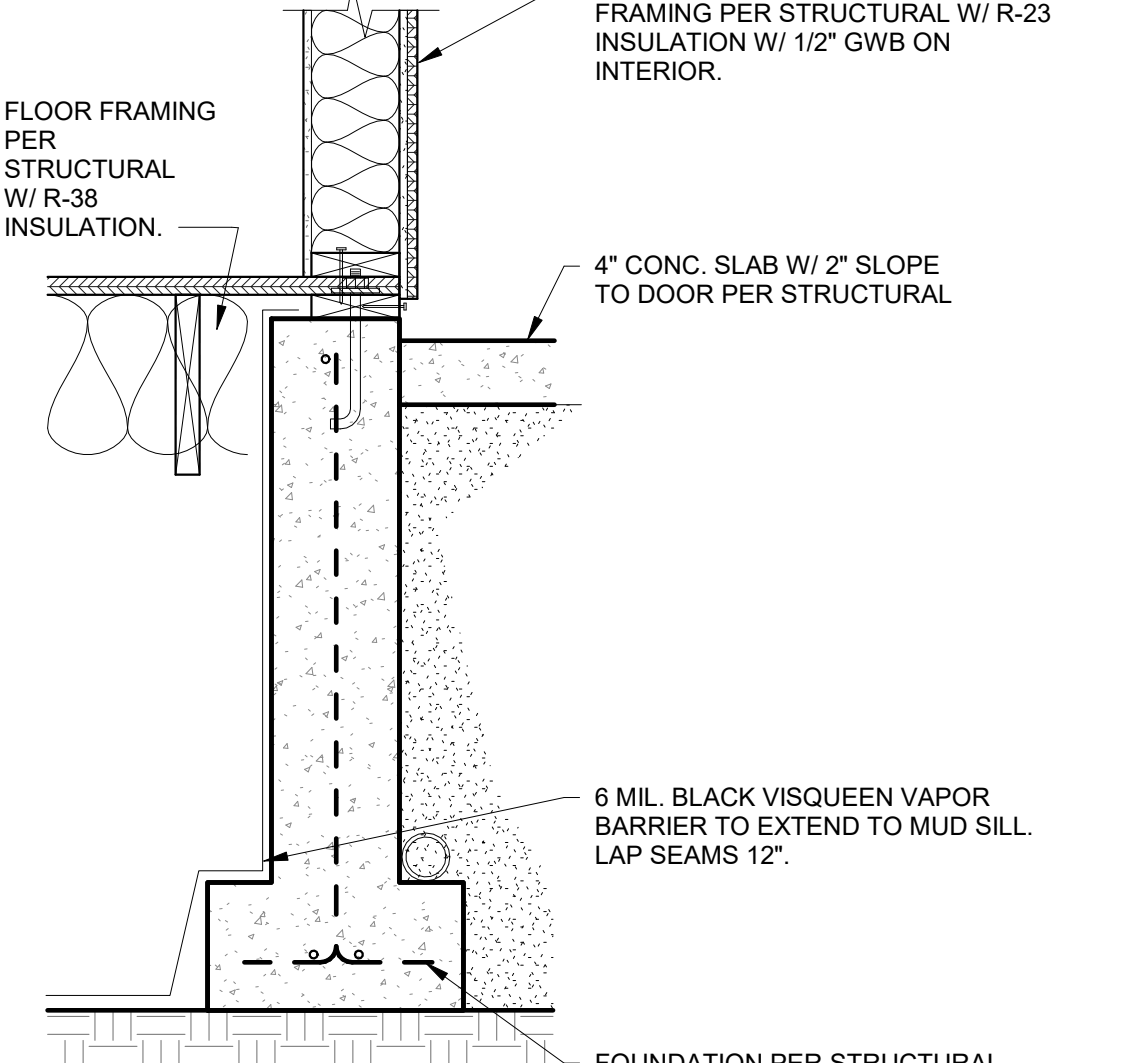
13 Rake Detail
1" = 1'-0"



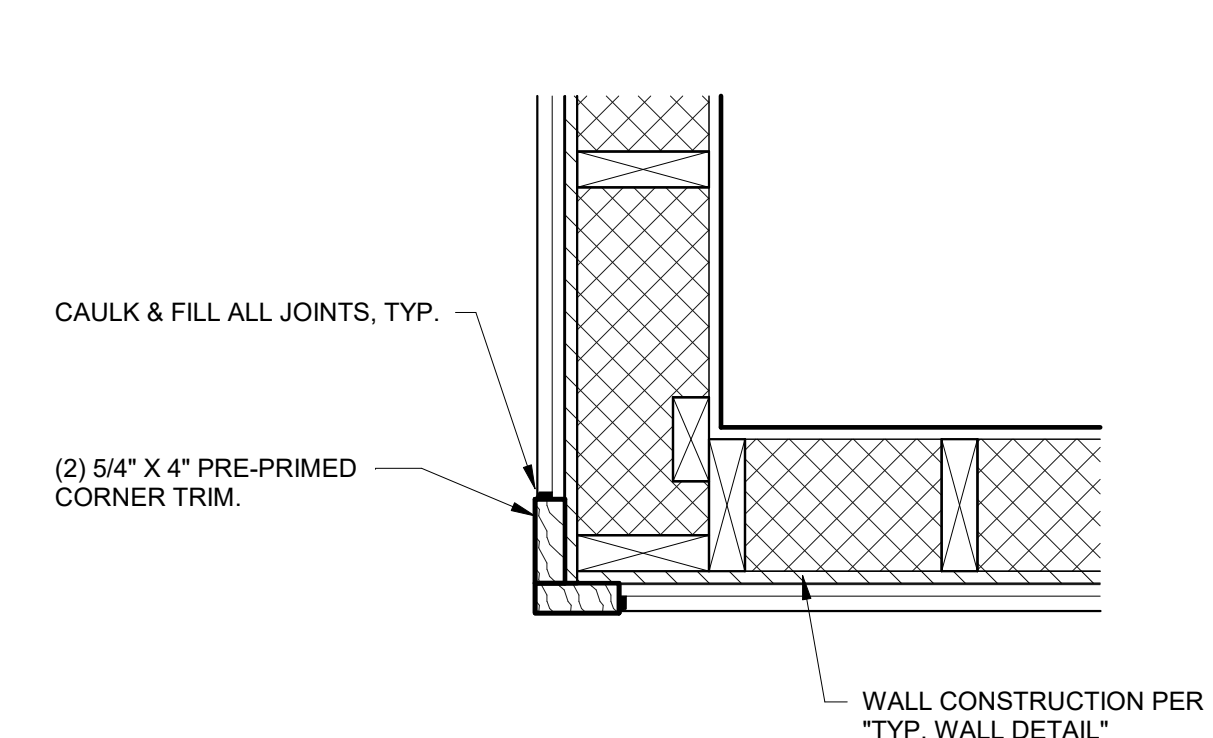
10 Typ. Window/Door
1" = 1'-0"



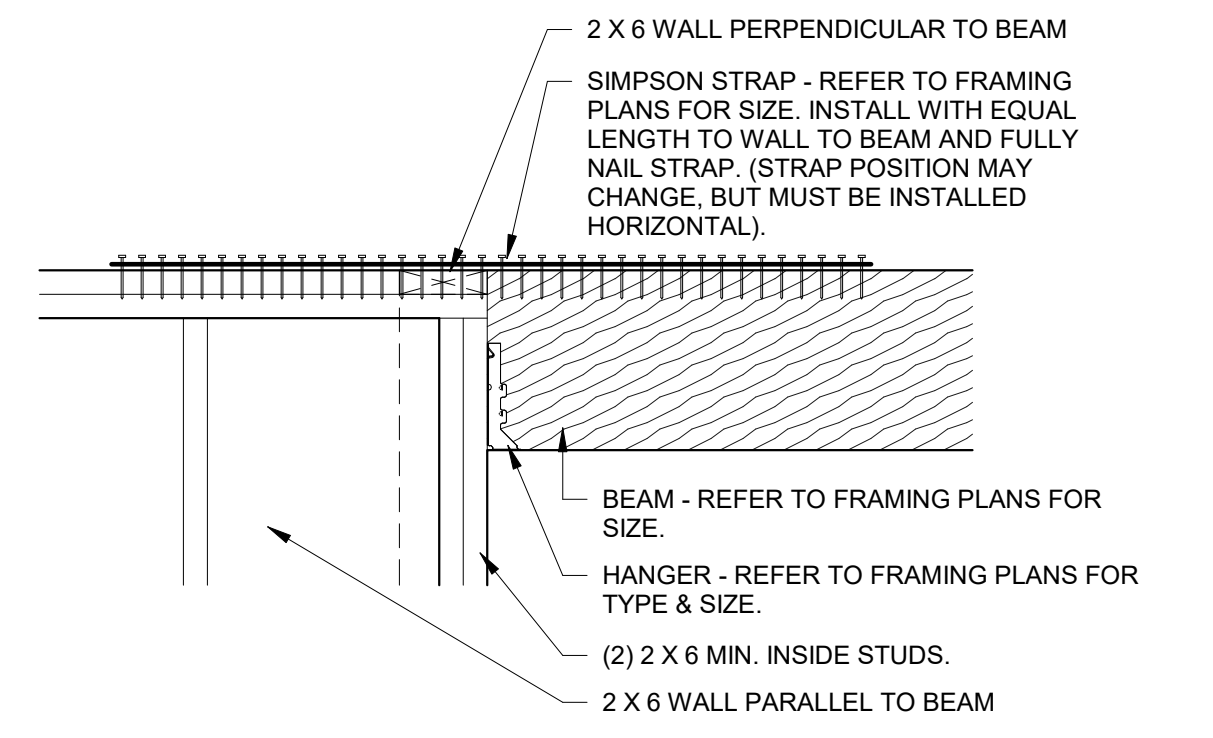
6 Stair Framing Base
1 1/2" = 1'-0"



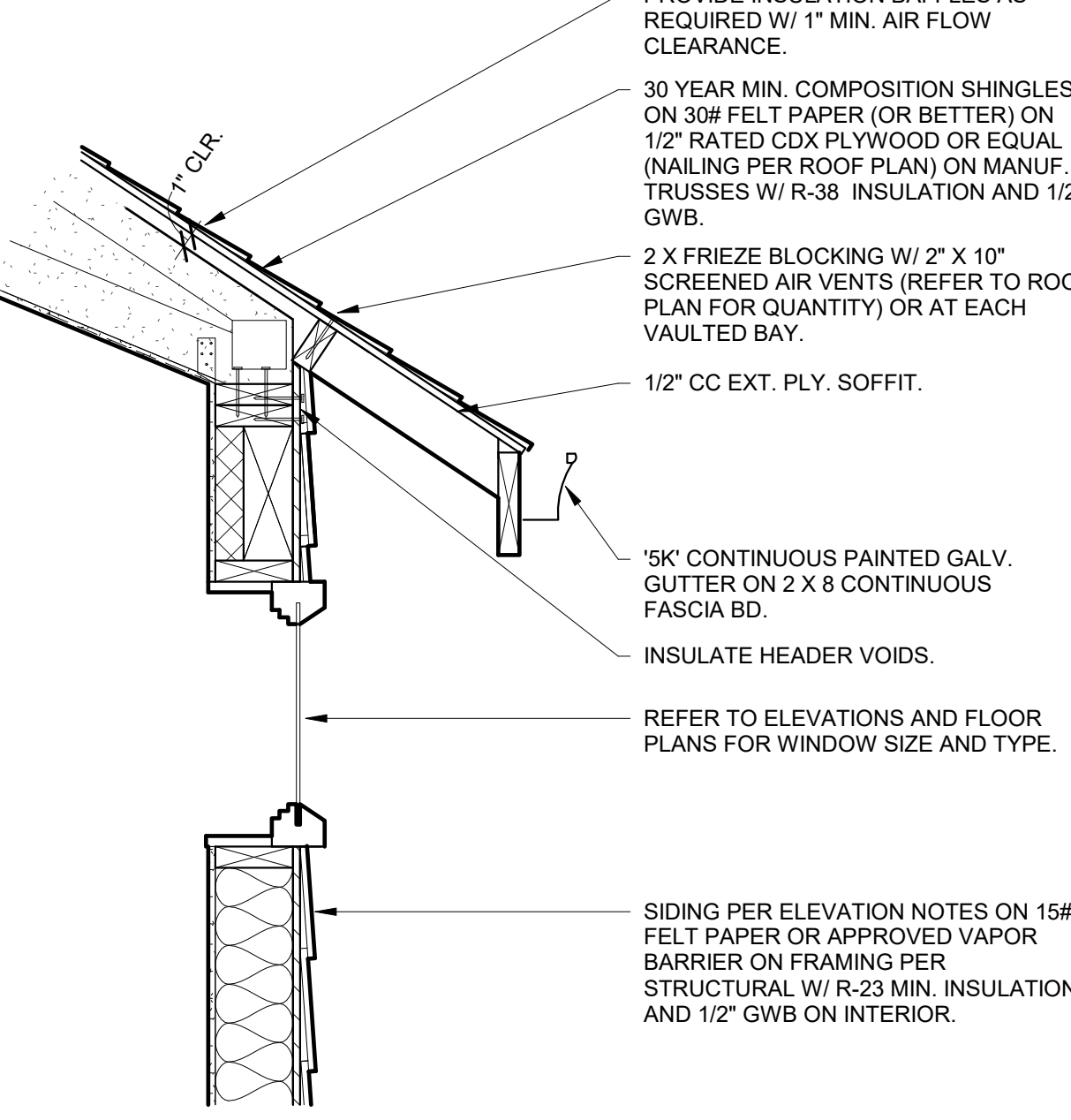
2 Foundation Detail @ Living / Garage
1" = 1'-0"



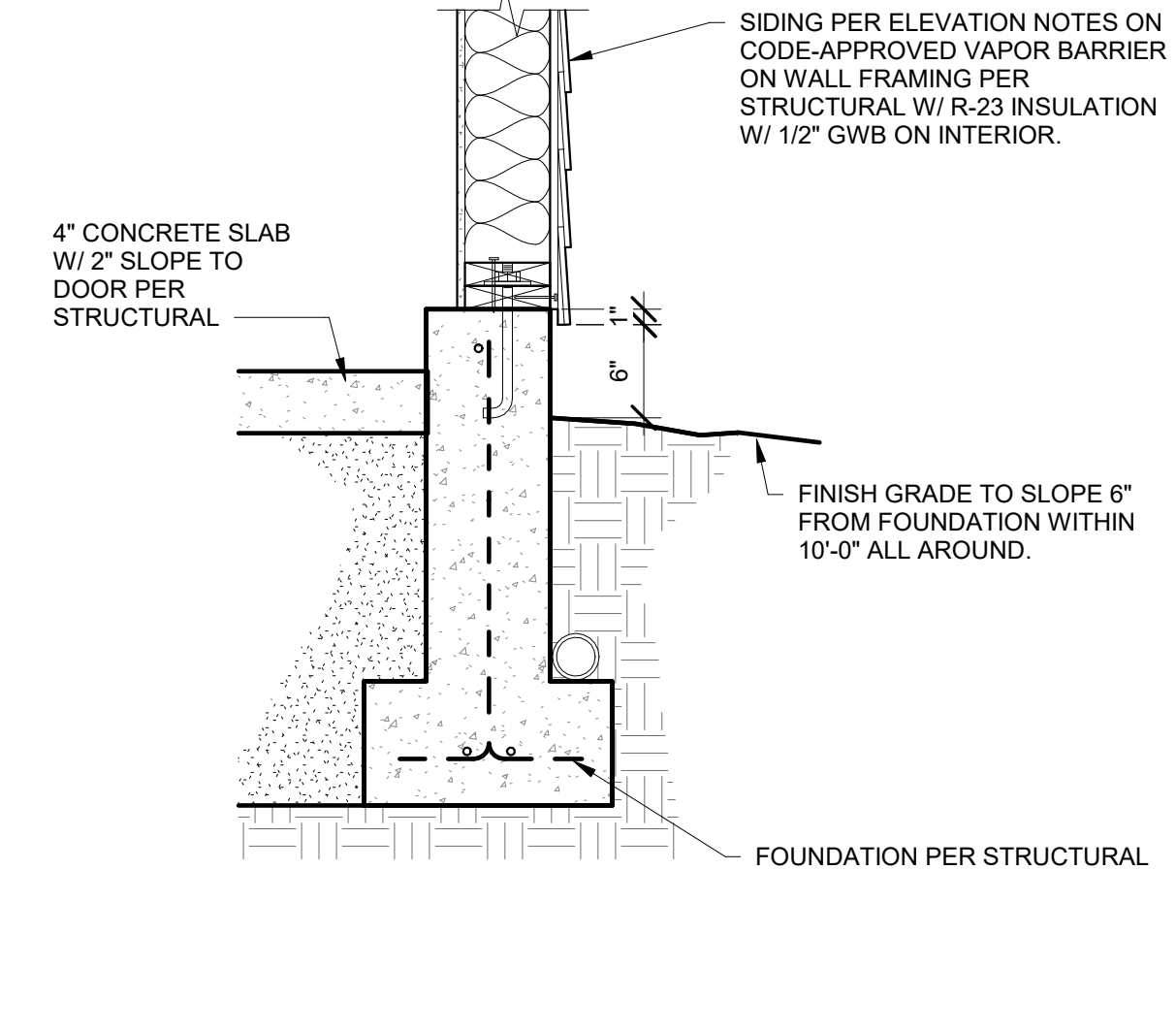
12 Exterior Corner Boards
1 1/2" = 1'-0"



9 Beam-to-Wall Detail
1" = 1'-0"



5 Typ. Wall Detail
1" = 1'-0"



1 Foundation Detail @ Garage
1" = 1'-0"

GENERAL STRUCTURAL NOTES (GSN) (FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

BUILDING CODE:

2018 INTERNATIONAL BUILDING CODE

LOADS:

ROOF LIVE LOAD = 25 PSF (SNOW).
 ROOF DEAD LOAD = 7 PSF.
 FLOOR LIVE LOAD = 40 PSF
 FLOOR DEAD LOAD = 10 PSF.
 STAIR LIVE LOAD = 40 PSF.
 WIND LOAD = 100 MPH, EXPOSURE B.
 LATERAL SYSTEM: LIGHT WEIGHT SHEAR WALLS, R=6.5
 EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 SEISMIC DESIGN CATEGORY D.
 Sds = 0.583

FOUNDATIONS:

SPREAD FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL 18" MINIMUM BELOW FINISHED GRADE. FINISHED GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET FOR PERIMETER FOOTINGS. DESIGN SOIL BEARING VALUE = 1,500 PSF; LATERAL EARTH PRESSURE = 60 PCF (RESTRAINED), 40 PCF (UNRESTRAINED); COEFFICIENT OF FRICTION = 0.3.
 ALLOWABLE SOIL BEARING PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION RE-DESIGN.

CONCRETE:

CONCRETE SHALL BE MIXED AND PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906 AND ACI 301, INCLUDING TESTING PROCEDURES. MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 PSI TO COMPLY WITH EXPOSURE REQUIREMENT OF IBC SECTION 1904.1. STRUCTURAL DESIGN IS BASED ON f_c OF 2,500 PSI. PER IBC 1705.3, NO SPECIAL INSPECTION REQUIRED.

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO A.C.I. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AT TRENCHES, FLOOR DUCTS, TURNDOWNS, ETC. MAXIMUM SLUMP 5" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON STRUCTURAL ENGINEER'S APPROVAL. UNLESS APPROVED OTHERWISE IN WRITING BY THE ARCHITECT, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAW CUT), AS SHOWN ON THE FOUNDATION PLAN, SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 225 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT.

FLY ASH, IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS, SHALL BE LIMITED TO 18% OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.

REINFORCING:

ASTM A615 (Fy = 60 KSI) DEFORMED BARS FOR ALL BARS #4 AND LARGER. ASTM A615 (Fy = 40 KSI) DEFORMED BARS FOR ALL BARS #3 AND SMALLER. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST A.C.I. CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERAGES AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER	
#6 OR LARGER	2"
#5 AND SMALLER	1 1/2"
ALL OTHER PER A.C.I. 318-11.	

LAP SPLICES IN CONCRETE:

LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF A.C.I. 318-14. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH. ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION.

ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACINGS GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90 DEGREE HOOKS UNLESS NOTED OTHERWISE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

PLYWOOD WEB JOIST:

DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION I.C.C. REPORT ESR-1153 FOR TJI (ESR-1405 FOR PRI JOIST 1225 FOR PWI 1305 FOR LPI). CONNECTIONS AND BEARING MATERIAL TO BE SHOP CONNECTED TO JOISTS AND DESIGNED AND FURNISHED BY JOIST FABRICATOR.

CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS:

FLOOR LIVE LOAD MAXIMUM = L/480. FLOOR TOTAL LOAD MAXIMUM = L/240.

ADDITIONAL JOISTS SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

WOOD:

SAWN LUMBER:

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED DESIGN MINIMUM PROPERTIES:

JOISTS:	2x4	H.F. #2
	2x6 OR LARGER	H.F. #2
BEAMS:	WIDTH 4" OR LESS	D.F. #2
	WIDTH GREATER THAN 4"	D.F. #2
LEDGERS AND TOP PLATES:	ALL SIZES	D.F. #2
STUDS:	2x4	H.F. #2
	2x6 OR LARGER	D.F. #2
POSTS:	4x4	H.F. #2
	4x6 OR LARGER	D.F. #2
	6x6 OR LARGER	D.F. #2

WOOD GENERAL:

DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER PARTITIONS. PROVIDE 2" SOLID BLOCKING AT SUPPORTS OF ALL JOISTS. DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS. EVERY OTHER STUD OF WOOD FRAME BEARING WALL SHALL HAVE A SIMPSON H3 ANCHOR TOP AND BOTTOM, EXCEPT AT THOSE WALLS WHERE PLYWOOD SHEATHING IS DIRECTLY ATTACHED TO THE TOP AND BOTTOM PLATES WITH EDGE NAILING. PROVIDE 2x SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. ALL FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT AND EQUIVALENT I.C.C. APPROVAL. ALL WOOD CONNECTORS IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR APPROVED EQUAL, TYPICAL UNLESS NOTED OTHERWISE. TYPICAL CONNECTIONS SHALL USE THE FOLLOWING SIMPSON STRONG-TIE CONNECTORS, UNLESS NOTED OTHERWISE:

CONNECTION TYPE	TYPICAL CONNECTOR
POST TO FOUNDATION	PBS TYPE POST BASE
POST TO BEAM	PC TYPE POST CAP
JOIST TO BEAM	LU TYPE HANGER
BEAM TO BEAM	HU TYPE HANGER

HANGERS SHALL BE THOSE SIZED FOR THE APPLICABLE FRAMING MEMBER. I.E.-AN LU26 HANGER SHALL BE USED FOR A 2x6, NOT AN LU24. TOP FLANGE HANGERS WITH EQUIVALENT OR GREATER CAPACITY SHALL BE SUBSTITUTED FOR FACE-MOUNTED HANGERS AS APPLICABLE.

PLYWOOD:

ALL PLYWOOD SHALL BE AMERICAN PLYWOOD ASSOCIATION CDX-RATED SHEATHING OR BETTER, AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS (ON ROOFS WHERE PLYWOOD IS LAID UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD). STAGGER JOINTS. ALL NAILING SHALL BE WITH COMMON NAILS. WHERE SCREWS ARE INDICATED FOR WOOD-TO-WOOD ATTACHMENTS, USE WOOD SCREWS MEETING THE REQUIREMENTS OF A.N.S.I./A.S.M.E. B18.6.1 OF GRADE ASTM A584, GRADE 1013 TO 1022 STEEL (FY=193,600 PSI). HORIZONTAL DIAPHRAGM AND SHEARWALL CAPACITIES SHALL BE PER THE LATEST EDITION OF I.C.C. REPORT ESR-1539. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SHALL HAVE THE FOLLOWING SPAN/INDEX RATIO, AND SHALL BE ATTACHED AS FOLLOWS, UNLESS NOTED OTHERWISE:

USE	THICKNESS	SPAN/INDEX RATIO	EDGE ATTACHMENT	INTERMEDIATE ATTACHMENT
ROOF	1/2"	32/16	8d AT 6" O.C.	8d AT 12" O.C.
FLOOR	3/4" T & G	40/20	10d AT 6" O.C.	10d AT 12" O.C.
SHEAR WALL	1/2"	24/0	10d AT 6" O.C.	10d AT 12" O.C.

SCREWS CAN BE USED INSTEAD OF NAILS FOR FLOOR SHEATHING. SCREWS AT FLOOR SHEATHING SHALL BE #8 x 2 1/2" LONG FOR SHEATHING LESS THAN 1" NOMINAL THICKNESS, AND SHALL HAVE CURRENT I.C.C. APPROVAL AS A REPLACEMENT FOR 10d NAILS IN WOOD PANEL DIAPHRAGMS. SCREWS PER I.C.C. ER-5280 OR APPROVED EQUAL. ALL FLOOR SHEATHING SHALL BE GLUED TO SUPPORT MEMBERS WITH AN A.P.A. AFG-01 OR ASTM D3498 QUALIFIED GLUE IN ACCORDANCE WITH A.P.A. FORM E30. AT CONTRACTOR'S OPTION, 10d NAILS MAY BE USED IN LIEU OF SCREWS AT FLOOR SHEATHING WITH PRIOR APPROVAL OF OWNER OR ARCHITECT.

NAILING:

ALL NAILS SHALL CONFORM TO ASTM F1667. ALL NAILING SHALL BE WITH COMMON WIRE NAILS OR APPROVED EQUAL. ALL NAILING SHALL BE WITH POWER-DRIVEN FASTENERS MEETING THE REQUIREMENTS OF I.C.C. ESR-1539 OR APPROVED EQUAL. ALL NAILS AND FASTENERS IN PRESSURE-TREATED OR FIRE RETARDANT WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, COPPER, OR APPROVED EQUAL, TYPICAL UNLESS NOTED OTHERWISE TO MEET THE REQUIREMENTS OF I.B.C. SECTION 2304.9.5. NAILS SPECIFIED BY PENNYWEIGHT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PENNY-WEIGHT	SHANK DIAMETER	NAIL BENDING YIELD STRENGTH, Fby
8d	0.131"	100,000 PSI
10d	0.148"	90,000 PSI
16d	0.162"	90,000 PSI

PREFABRICATED TRUSSES

PREFABRICATED CONNECTOR PLATE ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI TPI1" BY THE TRUSS PLATE INSTITUTE FOR THE SPAN AND CONDITIONS SHOWN ON THE PLANS, LOADING SHALL BE AS FOLLOWS:

- TOP CHORD LIVE LOAD (ROOF DECK) = 40 PSF
- TOP CHORD SNOW LOAD = 25 PSF
- TOP CHORD DEAD LOAD (AT ROOF DECK) = 15 PSF
- TOP CHORD DEAD LOAD (AT STD. ROOF) = 15PSF
- BOTTOM CHORD DEAD LOAD = 5 PSF
- TOTAL LOAD = 40 PSD
- WIND UPLIFT (TOP CHORD) = PER ASC7-10
- BOTTOM CHORD LIVE LOAD = 10 PSF (BOTTOM CHORD LIVE LOAD DOESNT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANG NAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATION TO THE ARCHITECT AND STRUCTURAL ENGINEER F OR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN STATE OF WASHINGTON. PROVIDE ALL TRUSS TO TRUSS, TRUSS TO GIRDER CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE ALL TEMPORARY AND PERMANENT BRACING AND BRIDGING.

LAP SPLICES SCHEDULE FOR REINFORCING IN CONCRETE

	CLASS "B" LAP SPLICE LENGTH (IN INCHES)			
	$f_c=2,500$ PSI		$f_c=3,000$ PSI	
	REG	TOP	REG	TOP
#3	24	32	22	28
#4	32	42	30	38
#5	40	52	36	48

- A. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE BEAMS, SLABS, WALLS, AND FOOTINGS SHALL BE CLASS "B" TENSION LAP SPLICES.
- B. LAP SPLICES BASED ON:
fy = 60 KSI.

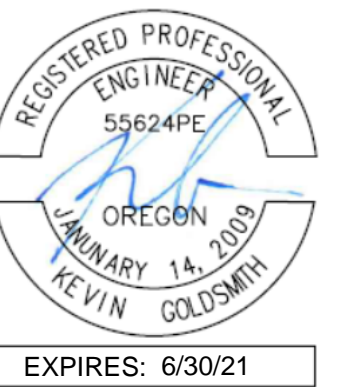
KG Consultants

STRUCTURAL
ENGINEERING

5816 SW Gillcrest Ct.
Portland, OR
97221
503-896-7712

Issue/Revisions

No. Date Comments



Project

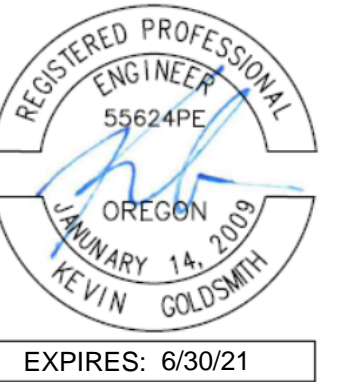
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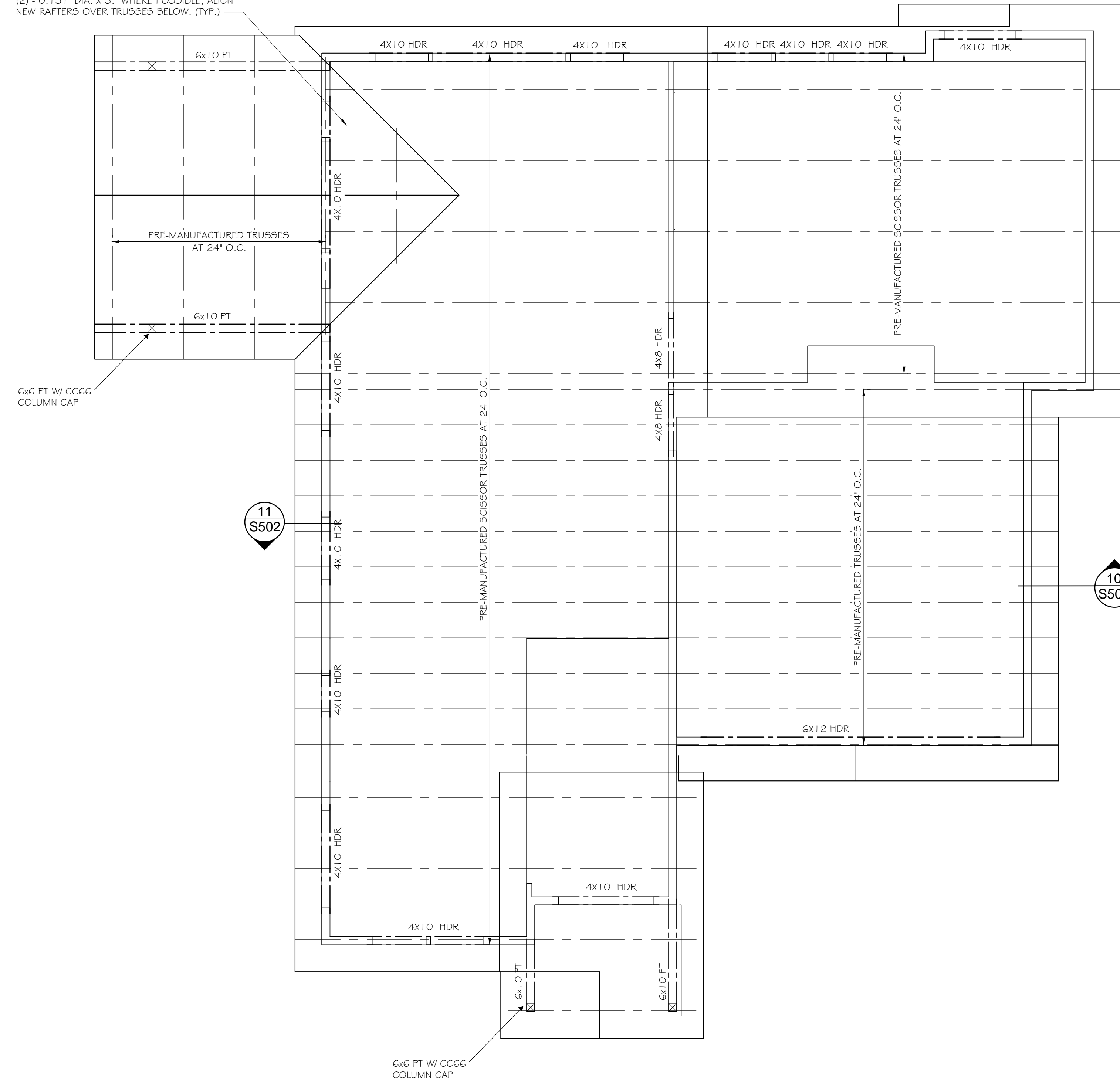
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Date 04/25/2021
Scale AS NOTED
Drawn By JLC

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ALL OVER FRAMING WITH 2 X 4 RAFTERS @ 24" o.c. SPANNING 48" (MAX) TO 2 X 4 POSTS TO 24" (MIN) SLEEPERS ATTACHED TO (2) EXISTING ROOF FRAMING MEMBERS WITH (2) - 0.131" DIA. X 3 NAILS, ATTACH TOP AND BOTTOM OF POST WITH (2) - 0.131" DIA. X 3. WHERE POSSIBLE, ALIGN NEW RAFTERS OVER TRUSSES BELOW. (TYP.)



1 ROOF FRAMING PLAN

Scale: 1/4" = 1'-0"

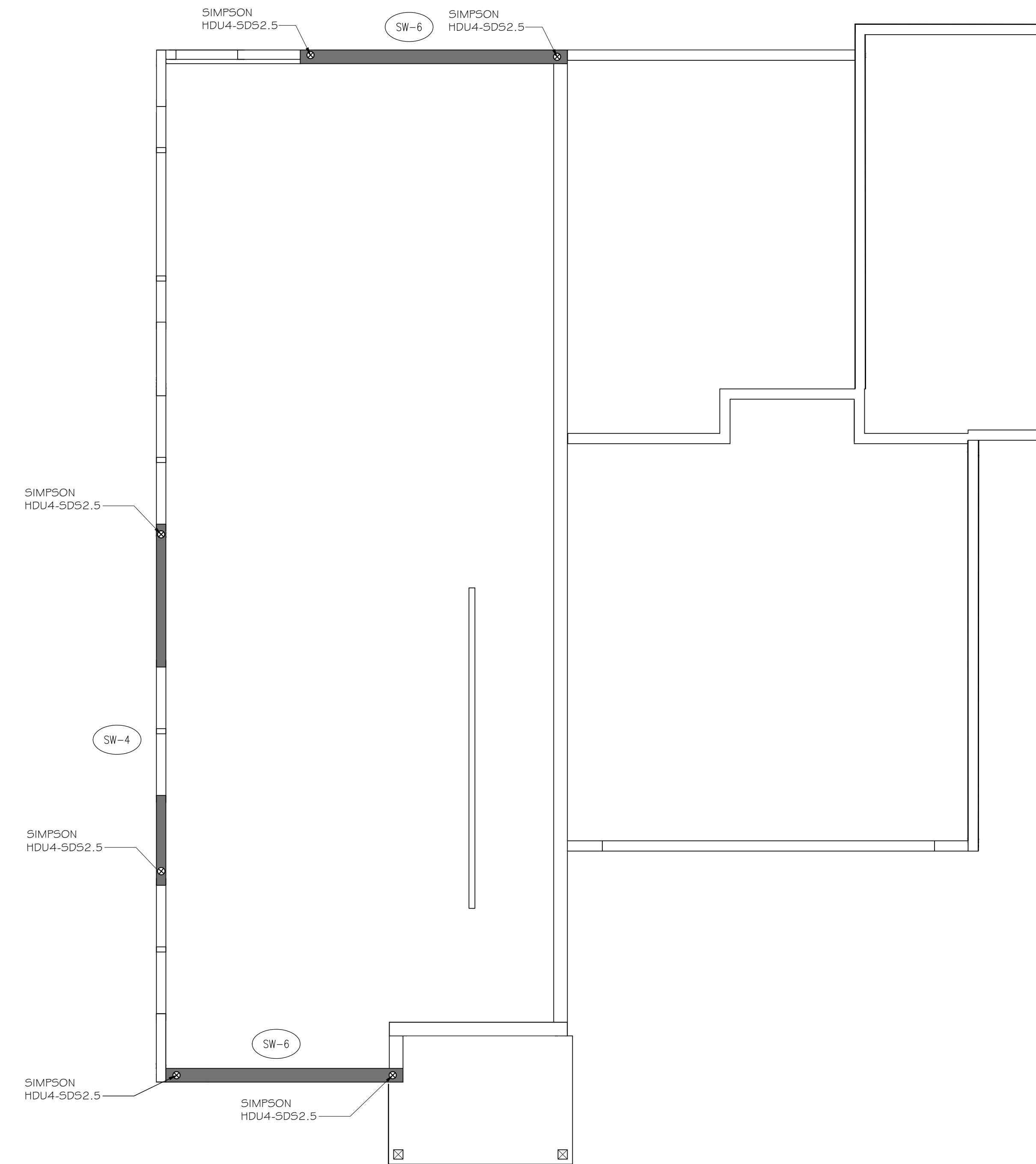
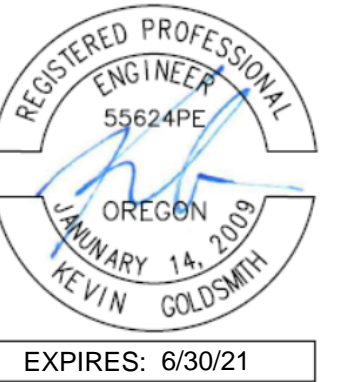
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39555 Stefenee CT.
Sandy, OR 97055

Sheet Title
ROOF FRAMING PLAN

Project No. 21-022
Date 04/25/2021
Scale AS NOTED
Drawn By JLC

Sheet
S103

Issue/Revisions		
No.	Date	Comments



1 SHEAR WALL PLAN (LOWER FLOOR)

Scale: 1/4" = 1'-0"

Project

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39555 Stefenee CT.
Sandy, OR 97055

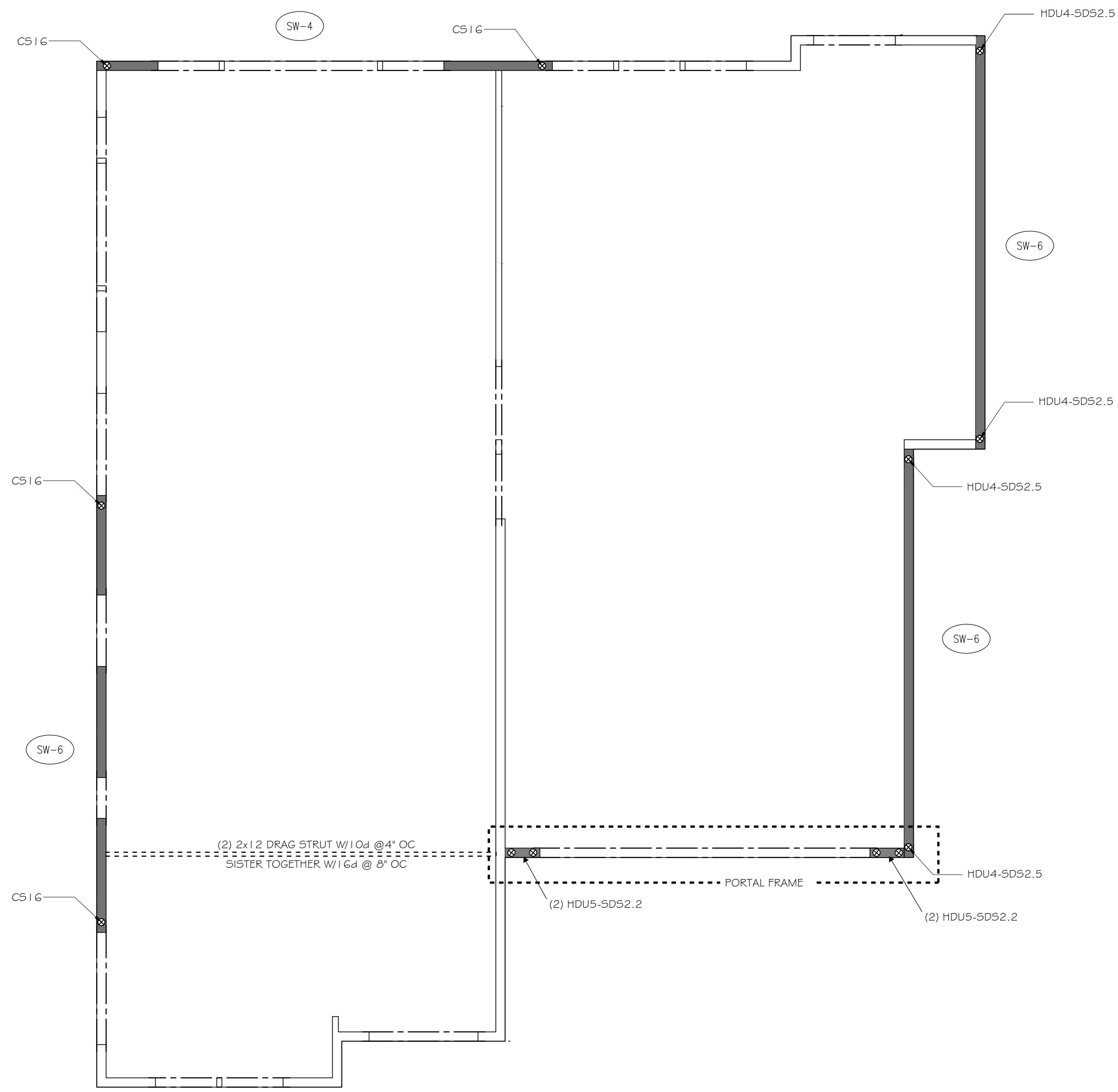
Sheet Title
SHEAR WALL PLAN

Project No. 21-022
Date 04/25/2021
Scale AS NOTED
Drawn By JLC

Sheet

S104

Issue/Revisions		
No.	Date	Comments

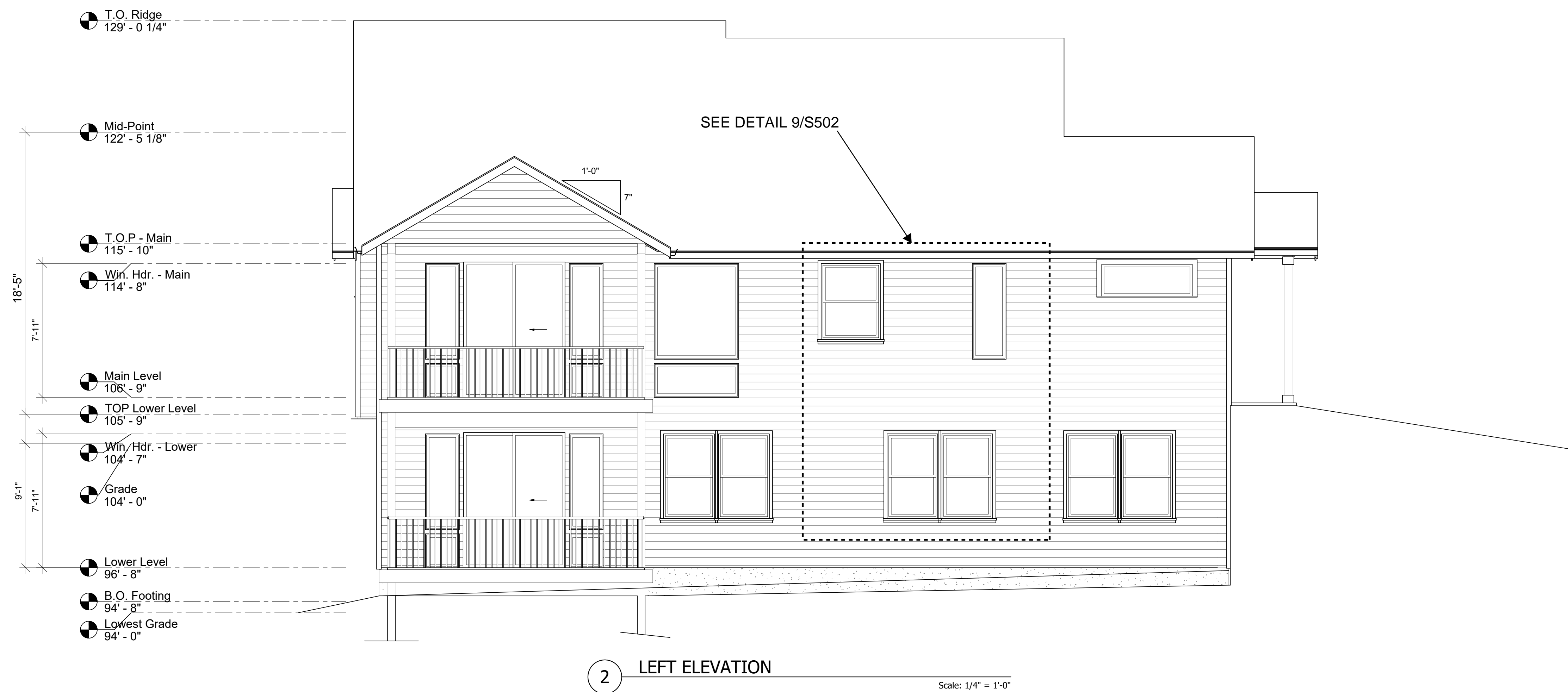
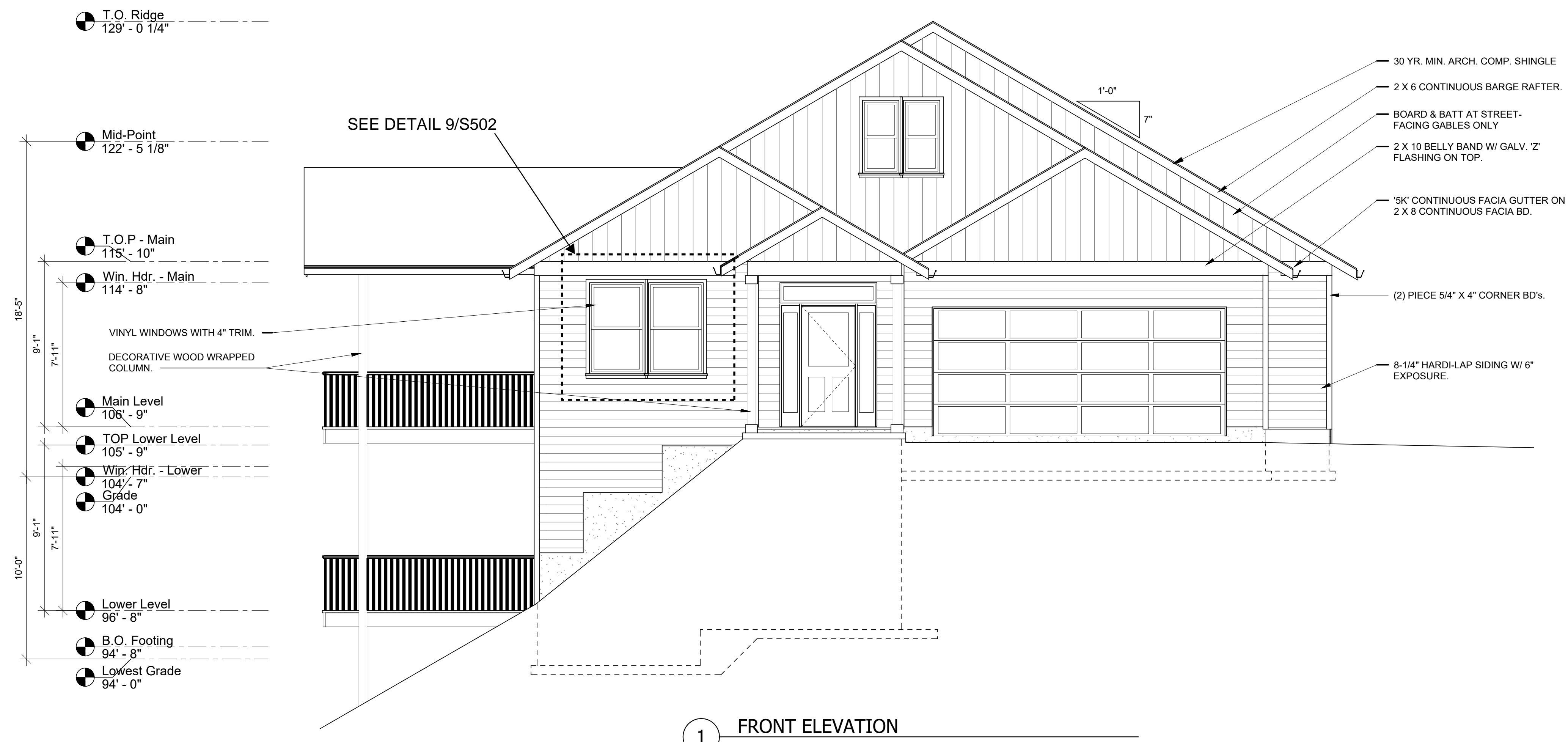
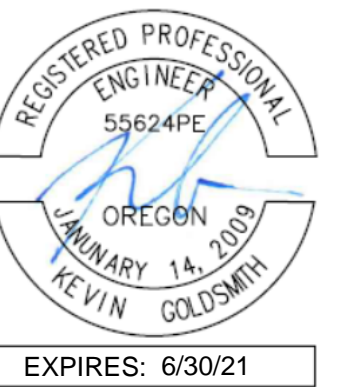


1 SHEAR WALL PLAN (UPPER FLOOR)
 Scale: 1/4" = 1'-0"

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Sheet Title
SHEAR WALL PLAN

Project No. 21-022
 Date 04/25/2021
 Scale AS NOTED
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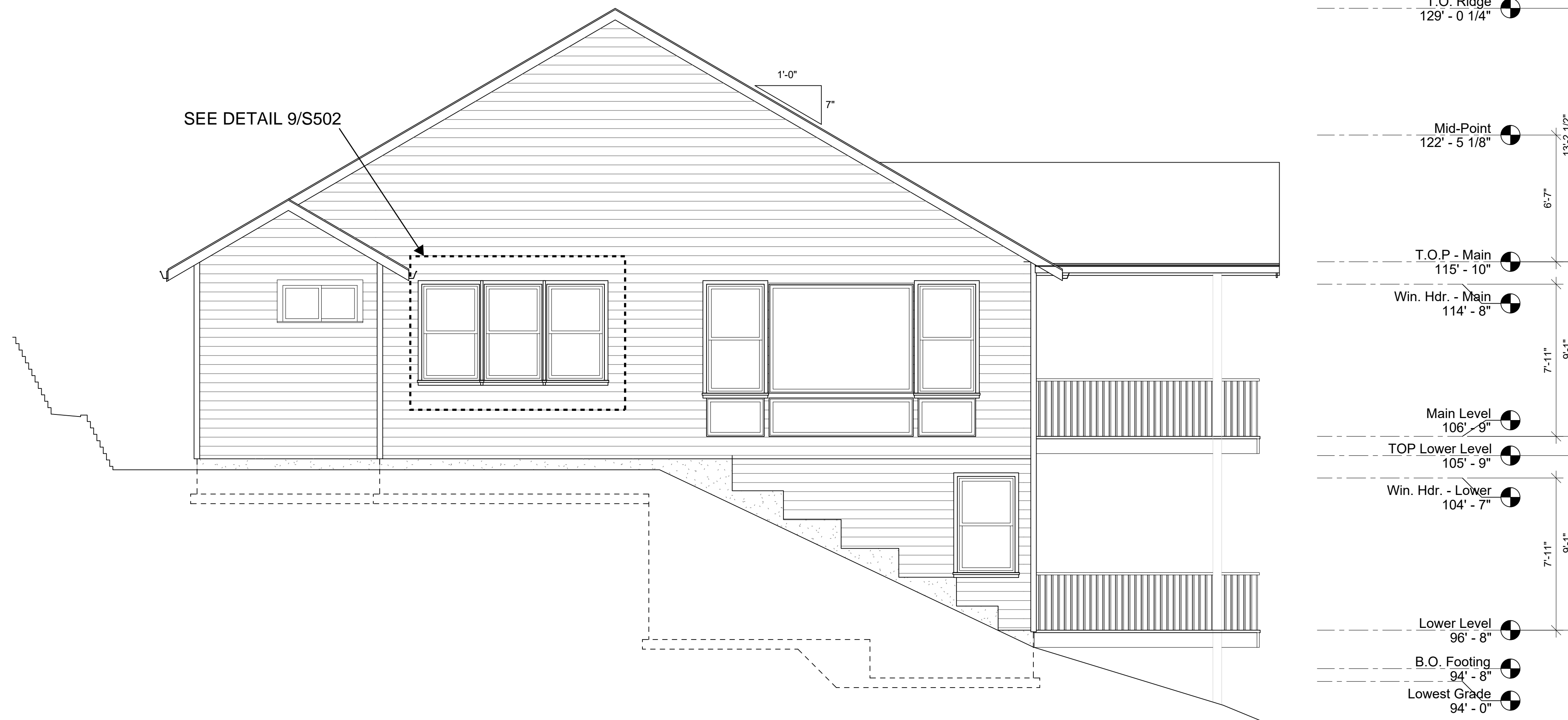
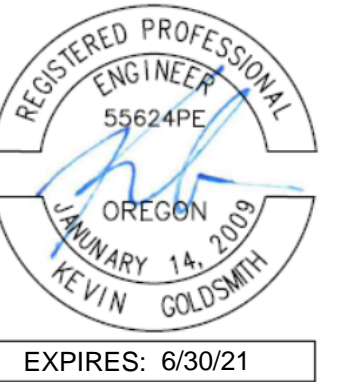
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Sheet Title
ELEVATIONS

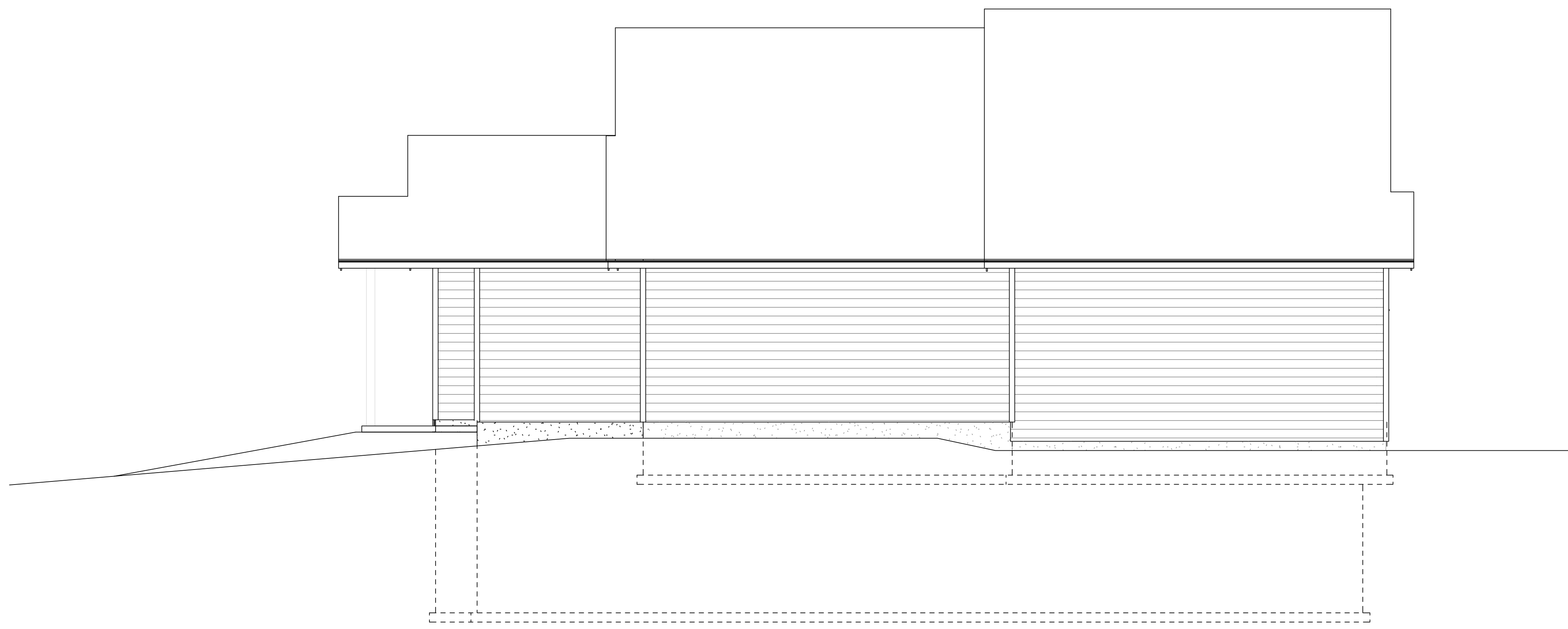
Project No. 21-022
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S201



1 REAR ELEVATION Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION Scale: 1/4" = 1'-0"

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Sheet Title
ELEVATIONS

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Date 04/25/2021
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S202

SHEAR WALL SCHEDULE									
WALL MARK	SHEATHING	SIDES	PANEL EDGE NAILING	FIELD NAILING	FRAMING AT ADJACENT PANEL EDGES	BASE PLATE ATTACHMENT	ANCHOR BOLT SPACING	FOUNDATION SILL PLATE/FLOOR BASE PLATE	BLOCKING/RIM JOIST ATTACHMENT
SW-6	1/2" PLYWOOD	ONE	10d NAILS AT 6" O.C.	12" O.C.	2x	16d NAILS AT 6" O.C.	5/8" DIAMETER BOLTS AT 48" O.C.	2x	SIMPSON A35 CLIPS AT 18" O.C.
SW-4	1/2" PLYWOOD	ONE	10d NAILS AT 4" O.C.	12" O.C.	3x OR (2) 2x	16d NAILS AT 3" O.C.	5/8" DIAMETER BOLTS AT 32" O.C. 5/8" DIAMETER BOLTS AT 12" O.C.	3x 2x	SIMPSON A35 CLIPS AT 12" O.C.
SW-3	1/2" PLYWOOD	ONE	10d NAILS AT 3" O.C.	12" O.C.	3x	(2) 16d NAILS AT 4" O.C.	5/8" DIAMETER BOLTS AT 24" O.C. 5/8" DIAMETER BOLTS AT 8" O.C.	3x 2x	SIMPSON A35 CLIPS AT 8" O.C.
SW-2	1/2" PLYWOOD	ONE	10d NAILS AT 2" O.C.	12" O.C.	3x	(2) 16d NAILS AT 4" O.C.	5/8" DIAMETER BOLTS AT 18" O.C.	3x	SIMPSON A35 CLIPS AT 6" O.C.
SW-6(2)	1/2" PLYWOOD	TWO	10d NAILS AT 6" O.C.	12" O.C.	3x OR (2) 2x	(2) 16d NAILS AT 4" O.C.	5/8" DIAMETER BOLTS AT 24" O.C.	3x	SIMPSON A35 CLIPS AT 8" O.C.
SW-4(2)	1/2" PLYWOOD	TWO	10d NAILS AT 4" O.C.	12" O.C.	3x OR (2) 2x	(2) 16d NAILS AT 3" O.C.	5/8" DIAMETER BOLTS AT 16" O.C.	3x	SIMPSON LTP4 CLIPS AT 6" O.C.
SW-3(2)	1/2" PLYWOOD	TWO	10d NAILS AT 3" O.C.	12" O.C.	3x	(2) 16d NAILS AT 2" O.C.	5/8" DIAMETER BOLTS AT 12" O.C.	3x	SIMPSON LTP4 CLIPS AT 4-1/2" O.C.
SW-2(2)	1/2" PLYWOOD	TWO	10d NAILS AT 2" O.C.	12" O.C.	3x	(2) 16d NAILS AT 2" O.C.	5/8" DIAMETER BOLTS AT 8" O.C.	3x	SIMPSON HGA10KT CLIPS AT 4" O.C.

SHEAR WALL SCHEDULE NOTES:

FRAMING STUDS SHALL BE DOUG-FIR #2 SPACED AT 16" O.C. MAXIMUM. THICKNESS OF STUDS SHALL BE 2x OR 3x UNLESS OTHERWISE NOTED IN SCHEDULE.

SHEATHING PANELS MAY BE PLACED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES WITH 2x OR 3x BLOCKING TO MATCH STUD WIDTH UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING, FULLY BLOCKED WITH MINIMUM EDGE ATTACHMENT OF 10d NAILS @ 6" O.C., 12" O.C. FIELD.

NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

MINIMUM ANCHOR BOLT SPACING OF 48" O.C. UNLESS OTHERWISE NOTED IN SCHEDULE. MINIMUM OF 2 ANCHORS PER WALL. PROVIDE 3"x3"x0.229" SQUARE WASHERS AT EACH ANCHOR BETWEEN THE SILL PLATE AND WASHER. A DIAGONAL SLOT IN THE PLATE WASHER MAY BE USED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT NOT TO EXCEED 1-3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. DO NOT RECESS BOLTS.

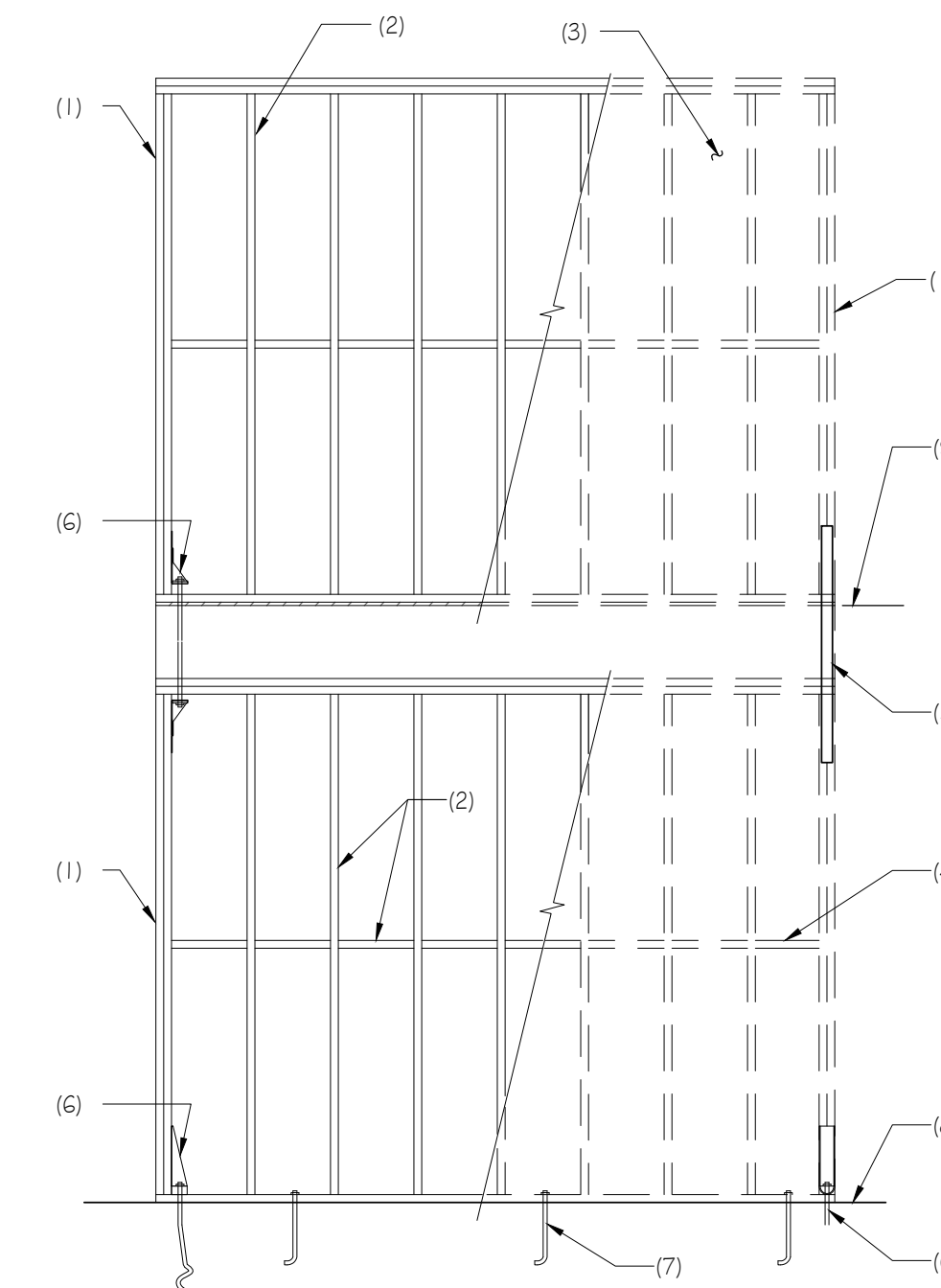
TABLES BASED ON 10d NAILS (3" LONG x 0.148" COMMON OR 3" LONG x 0.128" GALVANIZED BOX) 8d NAILS (2 1/2" LONG x 0.113" COMMON OR 2 1/2" x 0.113" GALVANIZED BOX).

BLOCKING/RIM JOIST ATTACHMENT NEED NOT BE USED WHERE THE SHEATHING IS DIRECTLY ATTACHED WITH EDGE NAILING TO THE DOUBLE TOP PLATES AT UPPER STORY SHEARWALLS AND TO THE BASE/SILL PLATE BELOW AT LOWER STORY SHEARWALLS.

WHERE 3x BASE/SILL ARE SPECIFIED, 20d COMMON NAILS SHALL BE USED FOR THE BASE PLATE ATTACHMENT IN LIEU OF THE ORIGINALLY SPECIFIED 16d COMMON NAILS.

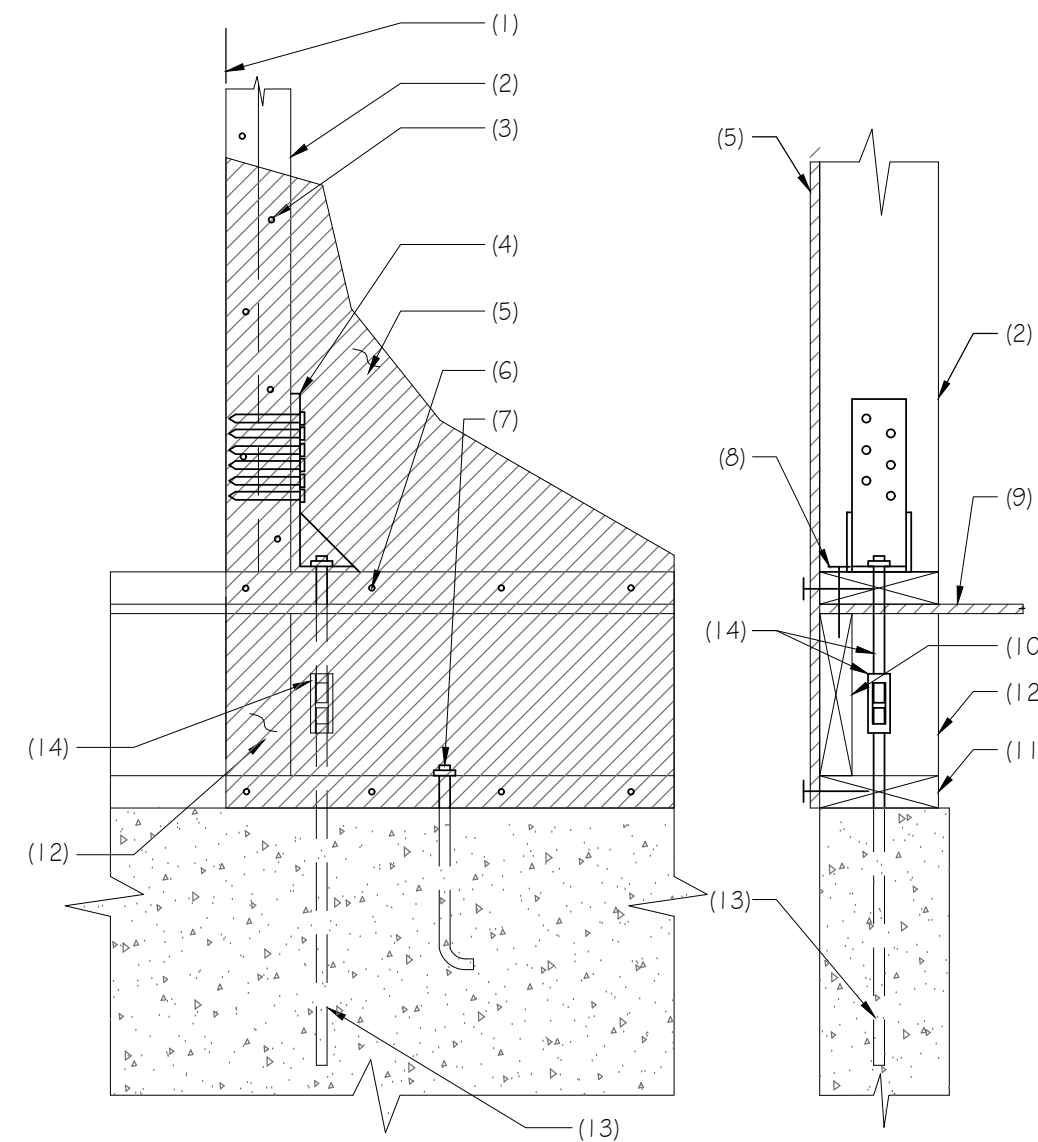
NOTES:

- (2) STUDS, U.N.O. AT EACH END OF PANEL NAILED AS BUILT-UP POST, TYPICAL
- WOOD STUDS
- SHEATHING MATERIAL
- BLOCKING REQUIRED AT SHEATHING PANEL JOINTS
- SIMPSON STRAP PER PLANS AND DETAILS
- HOLD DOWNS AS OCCURS
- ANCHOR BOLTS FIRST FLOOR LINE
- SECOND FLOOR LINE



2 TYPICAL SHEAR WALL ELEVATION
 SCALE: N.T.S.

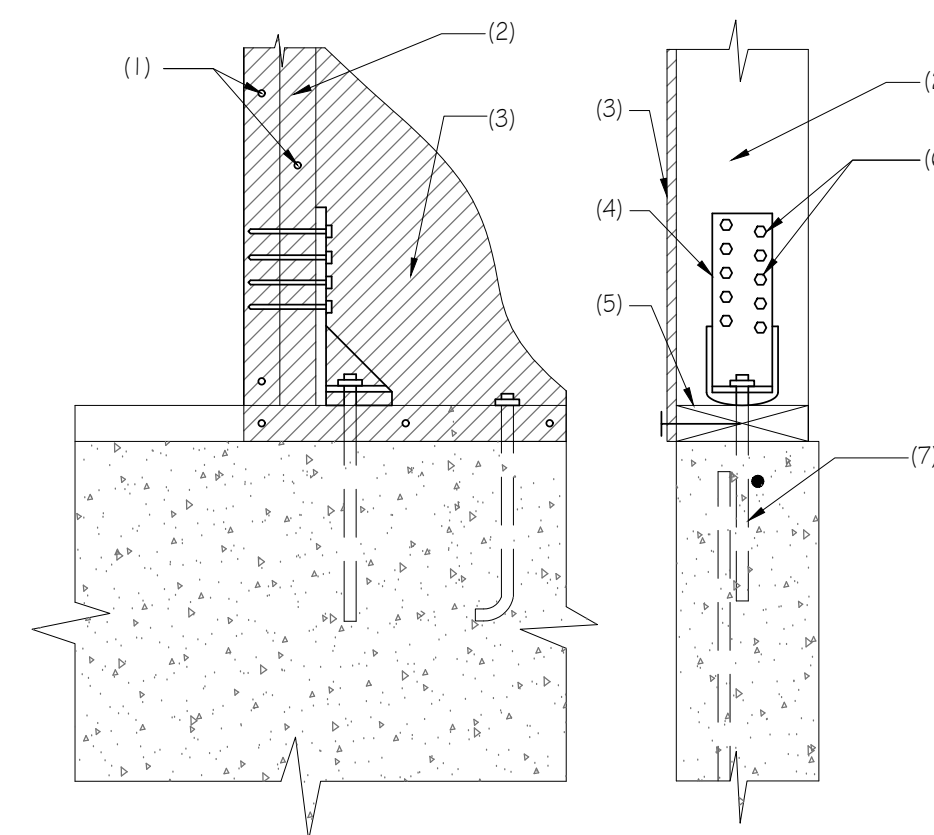
1 SHEARWALL AND HOLD-DOWN SCHEDULE
 SCALE: N.T.S.



NOTES:

- EDGE OF SHEARWALL
- MINIMUM DOUBLE STUDS AT SHEARWALL EDGES - ATTACH STUDS TO ADJACENT STUD WITH 10d NAILS AT 12" O.C.
- EDGE NAILING - NAIL TO TOP PLATE SAME AS EDGE OF SHEARWALL NAILING
- HDU TYPE HOLDDOWN REQUIRED BOTH EDGES OF SHEARWALL
- SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
- EDGE NAILING AT SILL PLATE
- ANCHOR BOLTS PER SHEARWALL SCHEDULE
- BASE PLATE NAILING PER SHEARWALL SCHEDULE
- PLYWOOD SHEATHING
- RIM JOIST
- TREATED BASE PLATE PER SHEARWALL SCHEDULE
- SOLID BLOCKING FOR FULL BEARING
- ANCHOR BOLTS PER HOLDDOWN SCHEDULE ON S-1.1. EMBED S5TB TYPE ANCHOR INTO STEM WALL OR FTG. ANCHOR PAB INTO FTG PER 7/5-4.1.
- SIMPSON COUPLER AND ROD EXTENSION AS REQUIRED

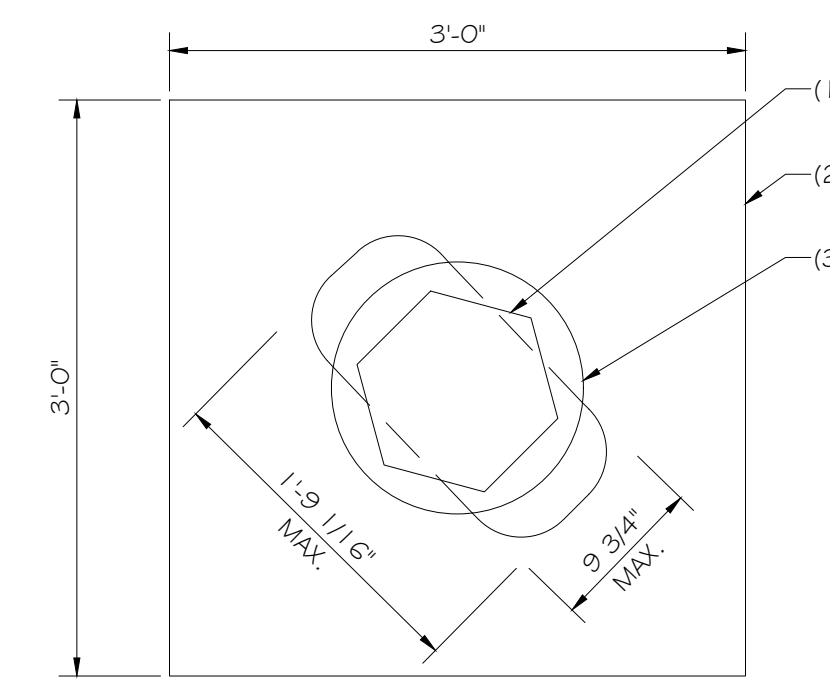
3 SHEARWALL DETAIL WITH SIMPSON HDU HOLDDOWN AT FLOOR SUPPORTED BY FOUNDATION
 SCALE: N.T.S.



NOTES:

- PANEL EDGE NAILING AS PER SHEARWALL SCHEDULE
- CONTINUOUS DOUBLE STUDS AT SHEARWALL EDGES. NAIL STUDS TOGETHER WITH 10d NAILS AT 12" O.C.
- SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
- HDU TYPE HOLDDOWN AS PER SHEARWALL KEY PLANS
- TREATED SILL PLATE PER SHEARWALL SCHEDULE
- SIMPSON SDS 1/4x SELF-TAPPING LAG SCREWS PER SCHEDULE
- ANCHOR BOLT PER HOLD DOWN SCHEDULE ON S-1.1. EMBED S5TB TYPE ANCHOR INTO STEM WALL OR FTG. ANCHOR PAB INTO FTG PER 7/5-4.1.

4 SHEARWALL DETAIL AT HDU HOLDDOWN
 SCALE: N.T.S.



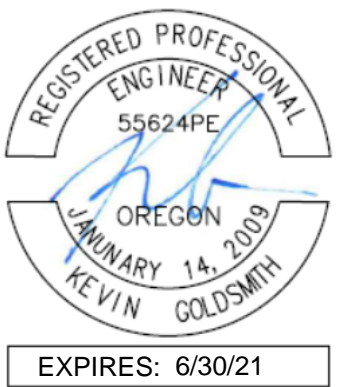
5 SILL PLATE ANCHOR BOLT SLOTTED PLATE WASHER
 SCALE: N.T.S.

NOTES:

- ANCHOR BOLT PER SHEAR WALL SCHEDULE
- SLOTTED PLATE WASHER
- STANDARD CUT WASHER

Issue/Revisions

No. Date Comments



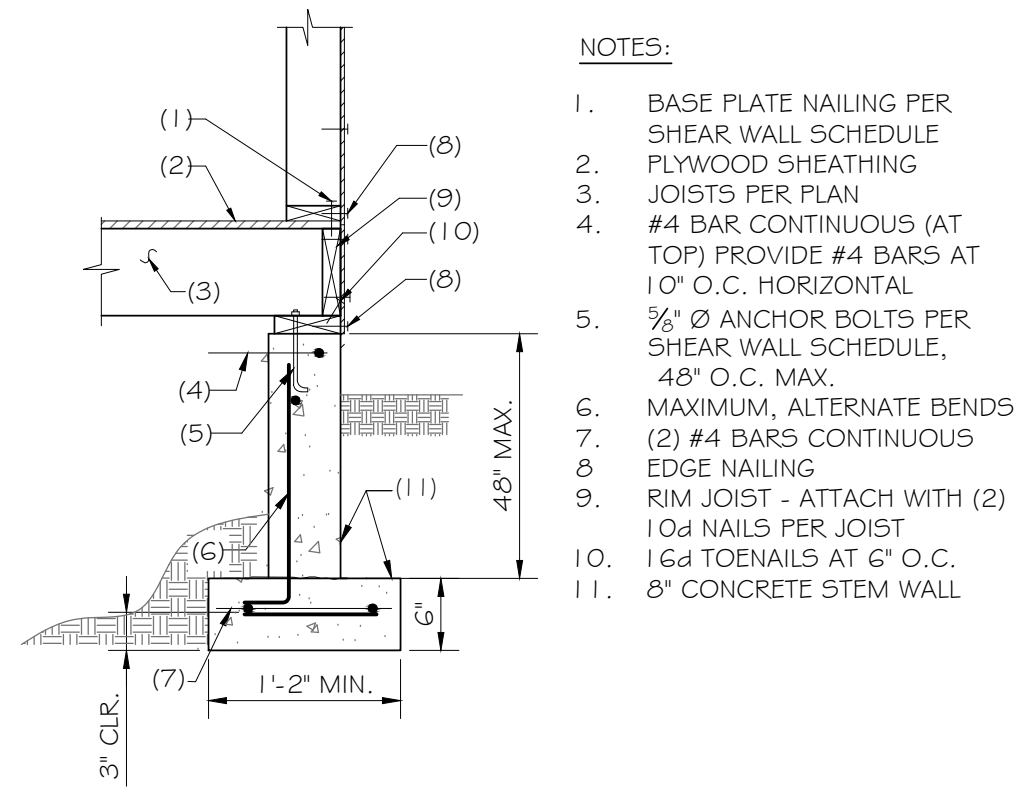
Project

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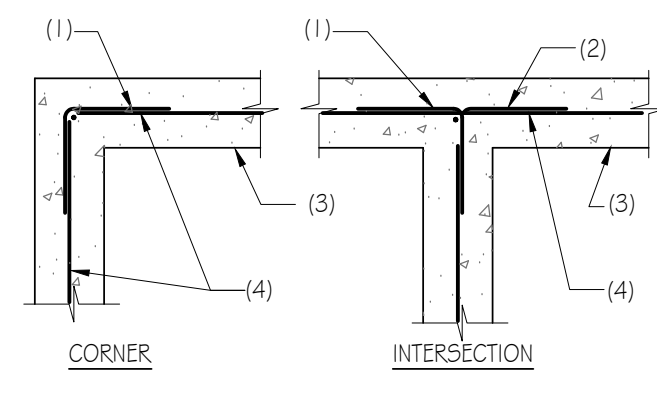
Sheet Title
 SHEAR WALL SCHEDULE
 SHEAR WALL DETAILS

Project No. 21-022
 Date 04/25/2021
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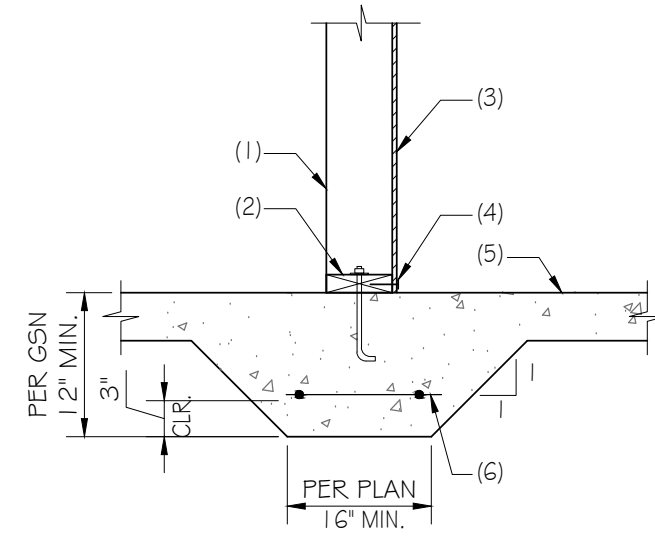
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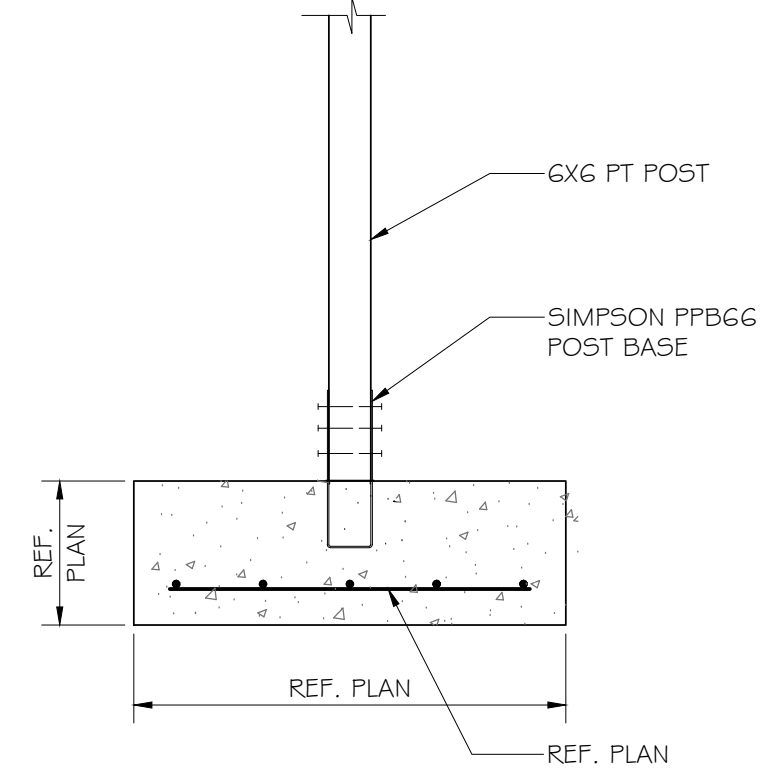
- NOTES:**
1. BASE PLATE NAILING PER SHEAR WALL SCHEDULE
 2. PLYWOOD SHEATHING
 3. JOISTS PER PLAN
 4. #4 BAR CONTINUOUS (AT TOP) PROVIDE #4 BARS AT 10" O.C. HORIZONTAL
 5. 3/8" Ø ANCHOR BOLTS PER SHEAR WALL SCHEDULE, 48" O.C. MAX.
 6. MAXIMUM, ALTERNATE BENDS
 7. (2) #4 BARS CONTINUOUS
 8. EDGE NAILING
 9. RIM JOIST - ATTACH WITH (2) 10d NAILS PER JOIST
 10. 16d TOENAILS AT 6" O.C.
 11. 8" CONCRETE STEM WALL



- NOTES:**
1. CORNER BARS SAME SIZE AND SPACING AS HORIZ. REINFORCING LAP PER G.S.N. (24" MINIMUM)
 2. ALTERNATE BENDS
 3. CONCRETE FOOTING, STEM OR WALL
 4. REINFORCING PER PLANS AND/OR DETAILS



- NOTES:**
1. WOOD STUD WALL
 2. TREATED BASE PLATE PER SHEARWALL SCHEDULE
 3. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
 4. EDGE NAILING
 5. CONCRETE SLAB ON GRADE PER PLAN
 6. (2) #4 BARS, CONTINUOUS

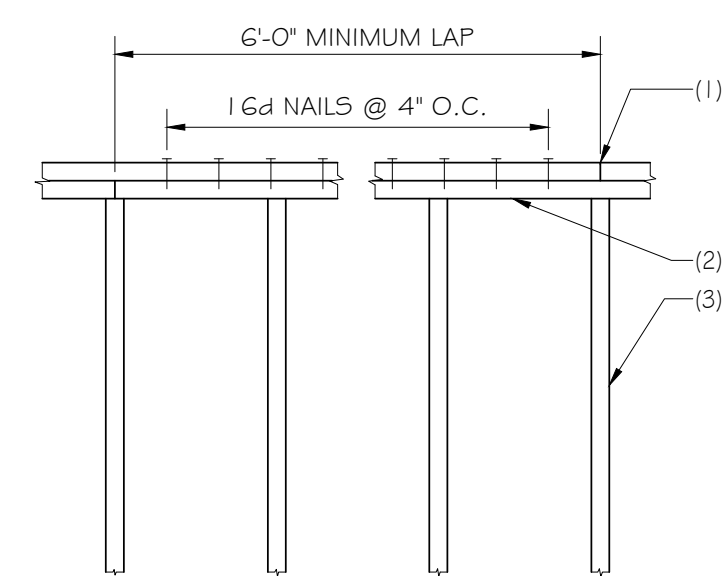


1 WOOD STUDWALL FOOTING Scale: 3/4" = 1'-0"

2 TYPICAL CORNER REINFORCING IN CONCRETE FTG, STEM OR WALL Scale: 3/4" = 1'-0"

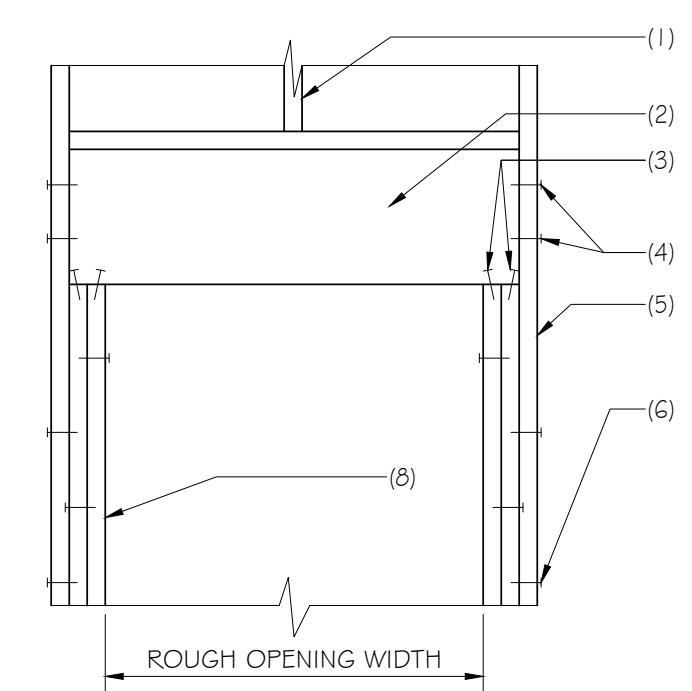
3 THICKENED FOOTING Scale: 3/4" = 1'-0"

4 TYPICAL POST BASE Scale: 3/4" = 1'-0"



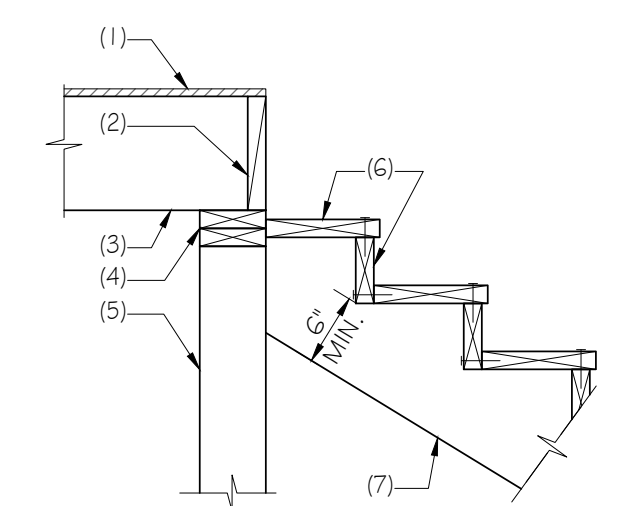
- NOTES:**
1. TOP PLATE SPLICE OVER STUD ONLY.
 2. DOUBLE TOP PLATE.
 3. WOOD STUDS.

5 TYPICAL SPLICE OF TOP PLATES Scale: 3/4" = 1'-0"



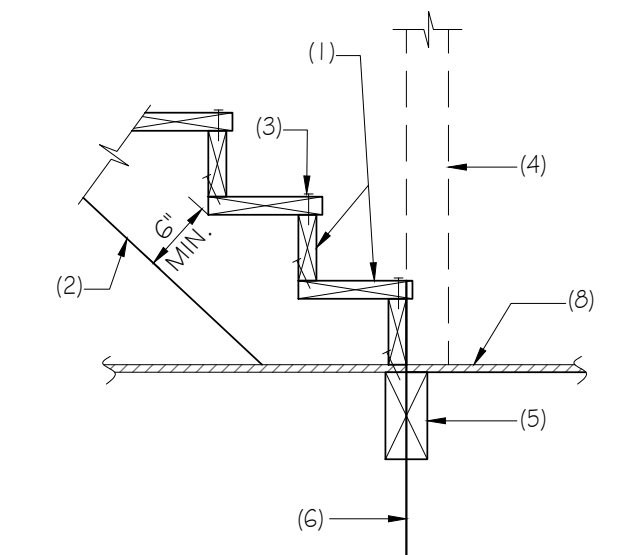
- NOTES:**
1. WOOD STUD WALL
 2. WOOD HEADER PER PLAN
 3. (2) 16d TOENAILS - EACH SIDE, EACH END
 4. (2) 16d NAILS AS SHOWN
 5. RUN VERTICAL STUDS UP PAST HEADER AS SHOWN
 6. (2) 16d NAILS AT 12" O.C.
 8. DOUBLE STUDS UNDER HEADER BEARINGS FOR OPENING WIDTHS GREATER THAN 5'-0"

6 WOOD HEADER (DROPPED) Scale: 3/4" = 1'-0"



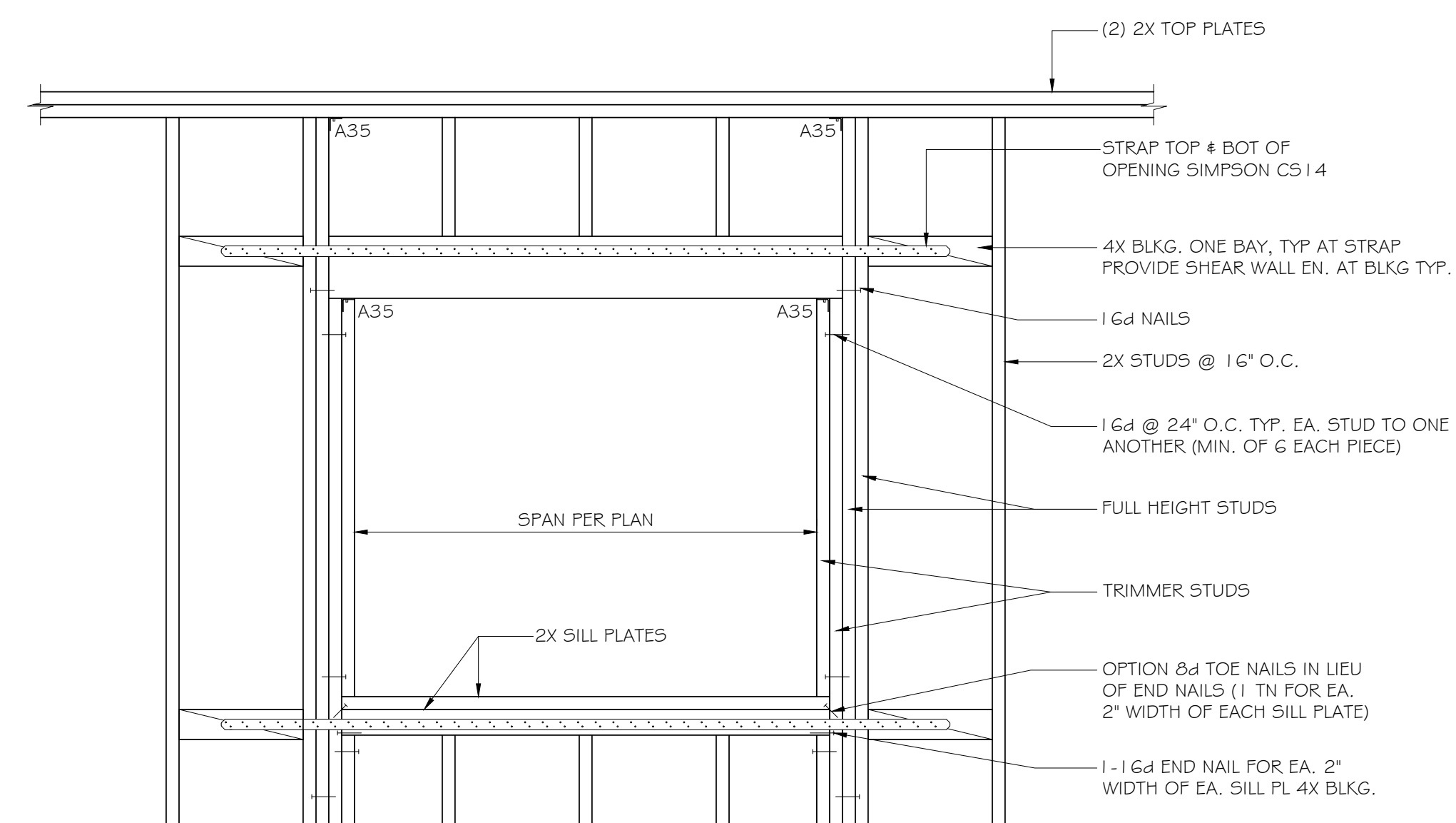
- NOTES:**
1. PLYWOOD SHEATHING
 2. 2x BLOCKING
 3. FLOOR JOISTS PER PLAN
 4. DOUBLE 2x TOP PLATE
 5. WOOD STUD WALL
 6. TREAD AND RISERS
 7. 2x12 STRINGER
- NOTES:**
 A. SEE ARCHITECTURAL PLAN FOR TREAD, RISER AND NOSING DIMENSIONS.

7 STAIR DETAIL NOT TO SCALE

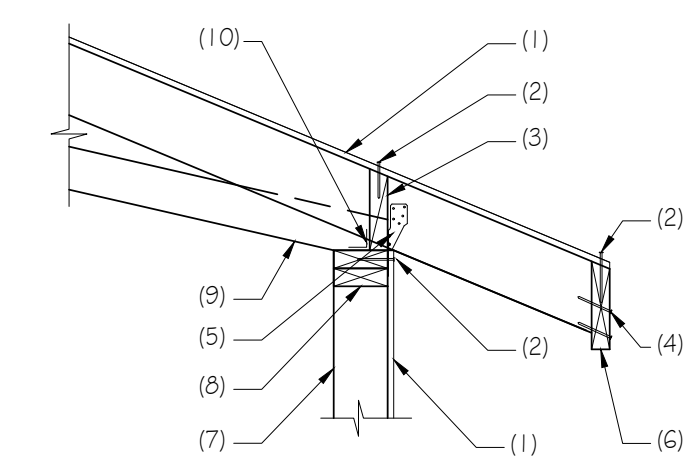


- NOTES:**
1. 2x THREAD AND RISERS
 2. 2X12 STRINGERS AT 16" O.C.
 3. 16d AT 12" O.C. WHERE SHOWN
 4. STUD WALL BEYOND
 5. WOOD BEAM PER PLAN
 6. CENTERLINE OF BEAM
 7. FLOOR SHEATHING PER PLAN
- NOTES:**
 A. SEE ARCHITECTURAL PLANS FOR TREAD, RISER AND NOSING DIMENSIONS.

8 STAIR DETAIL NOT TO SCALE

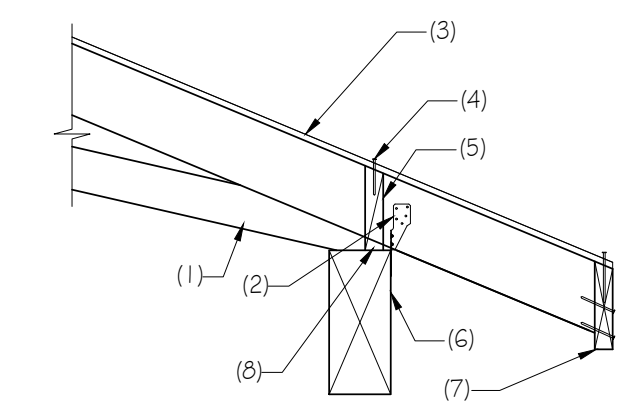


9 STRAPPING DETAIL NOT TO SCALE



- NOTES:**
1. PLYWOOD SHEATHING
 2. EDGE NAILING
 3. SOLID 2x BLOCKING
 4. (2) 10d EACH TRUSS
 5. SIMPSON H2.5A EACH TRUSS
 6. 2x STRUCTURAL FASCIA
 7. WOOD STUD WALL
 8. 2x DOUBLE TOP PLATE
 9. PRE-MFR'D WOOD TRUSS
 10. SIMPSON A35 AT 24" O.C.

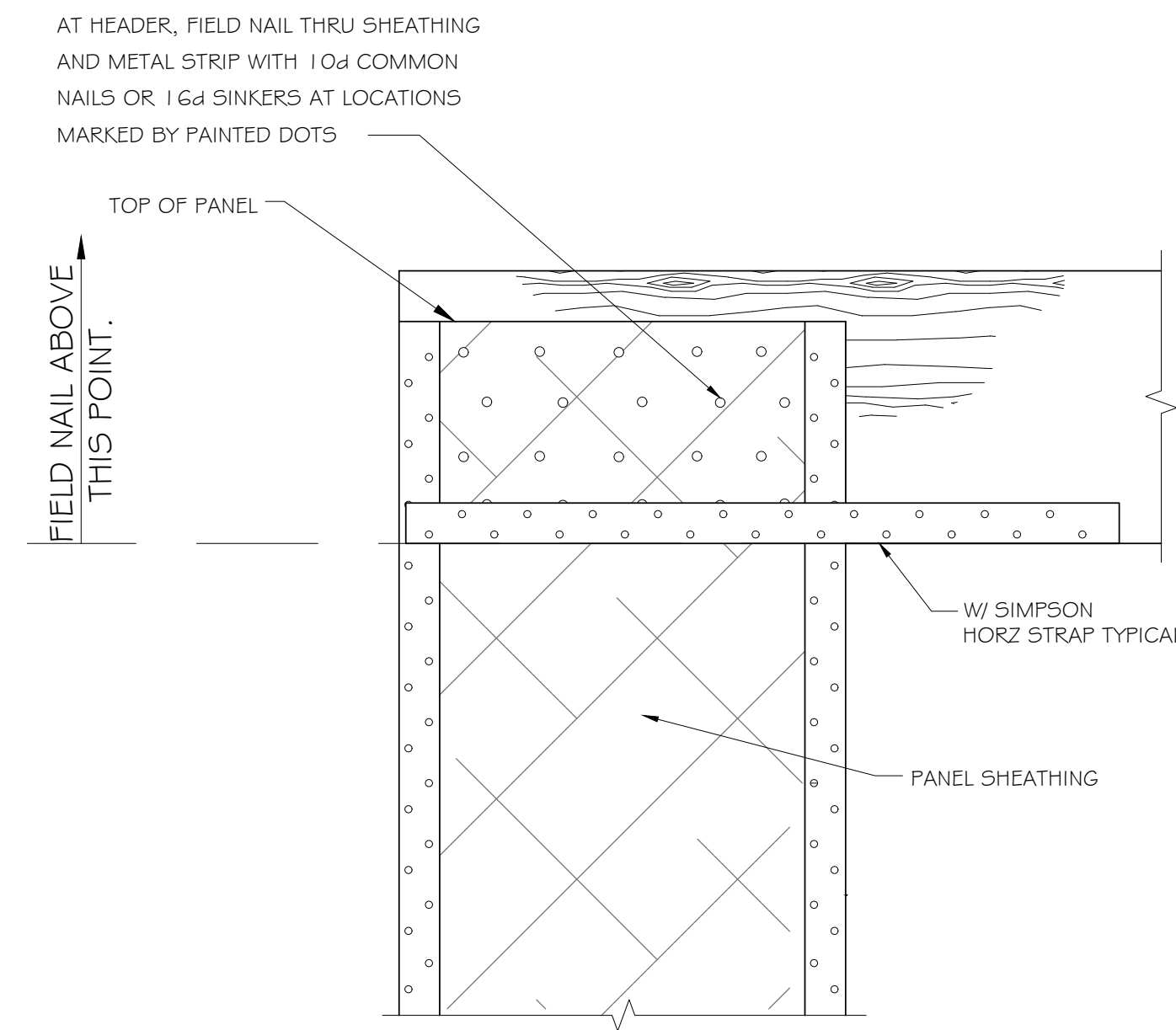
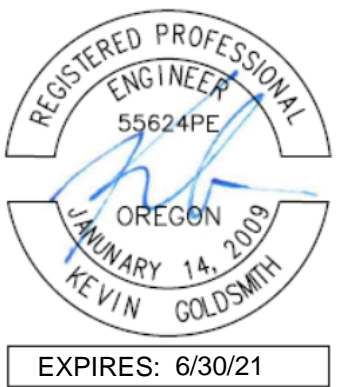
10 WOOD TRUSS AT WOOD STUDWALL Scale: 3/4" = 1'-0"



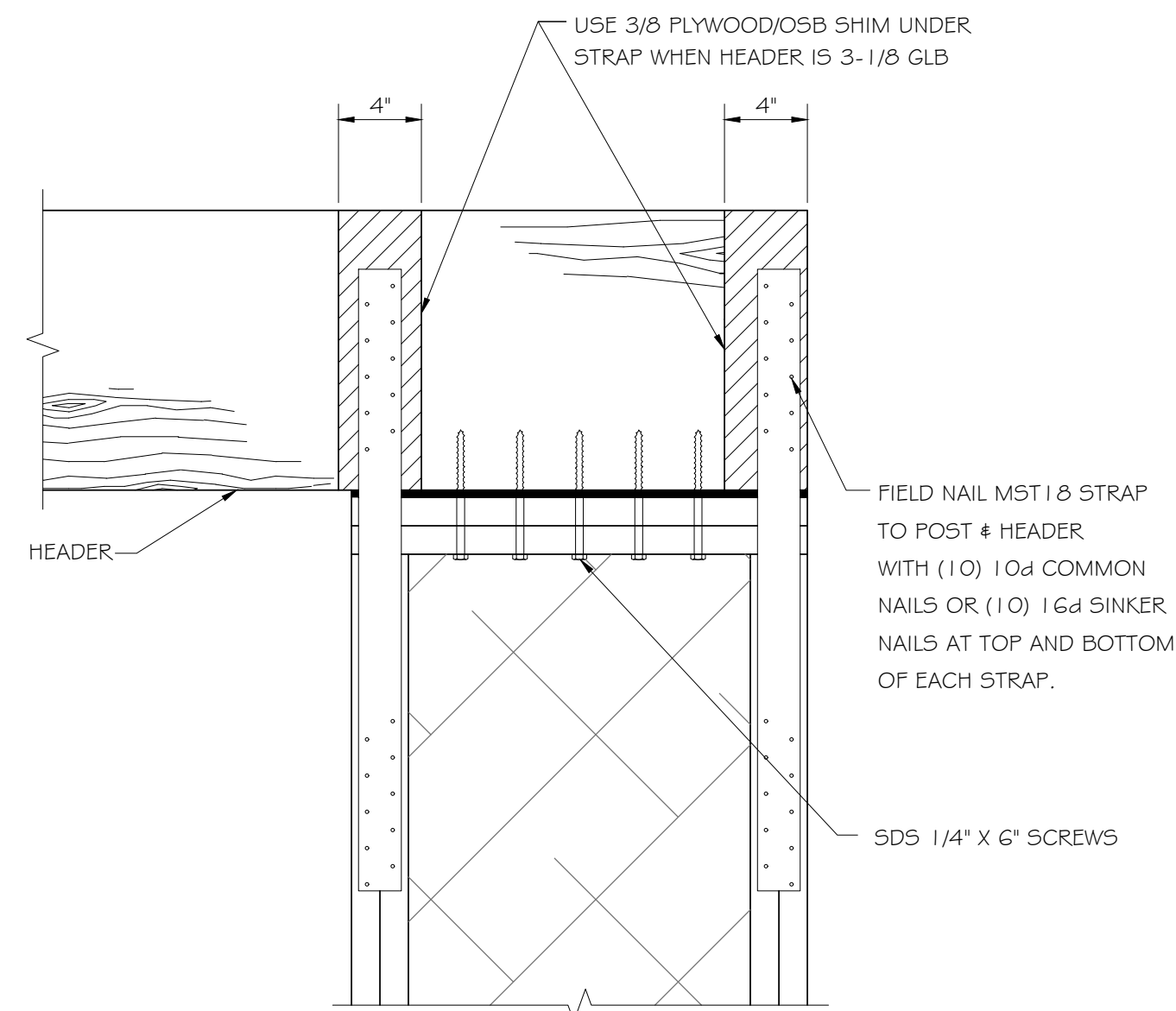
- NOTES:**
1. WOOD TRUSS PER PLAN
 2. SIMPSON H2.5A CLIP AT EACH TRUSS
 3. PLYWOOD SHEATHING
 4. EDGE NAILING
 5. SOLID 2x BLOCKING
 6. WOOD BEAM
 7. WOOD FASCIA WITH (2) 10d NAILS PER TRUSS
 8. SIMPSON A35 AT 24" O.C.

11 WOOD TRUSS AT WOOD BEAM Scale: 3/4" = 1'-0"

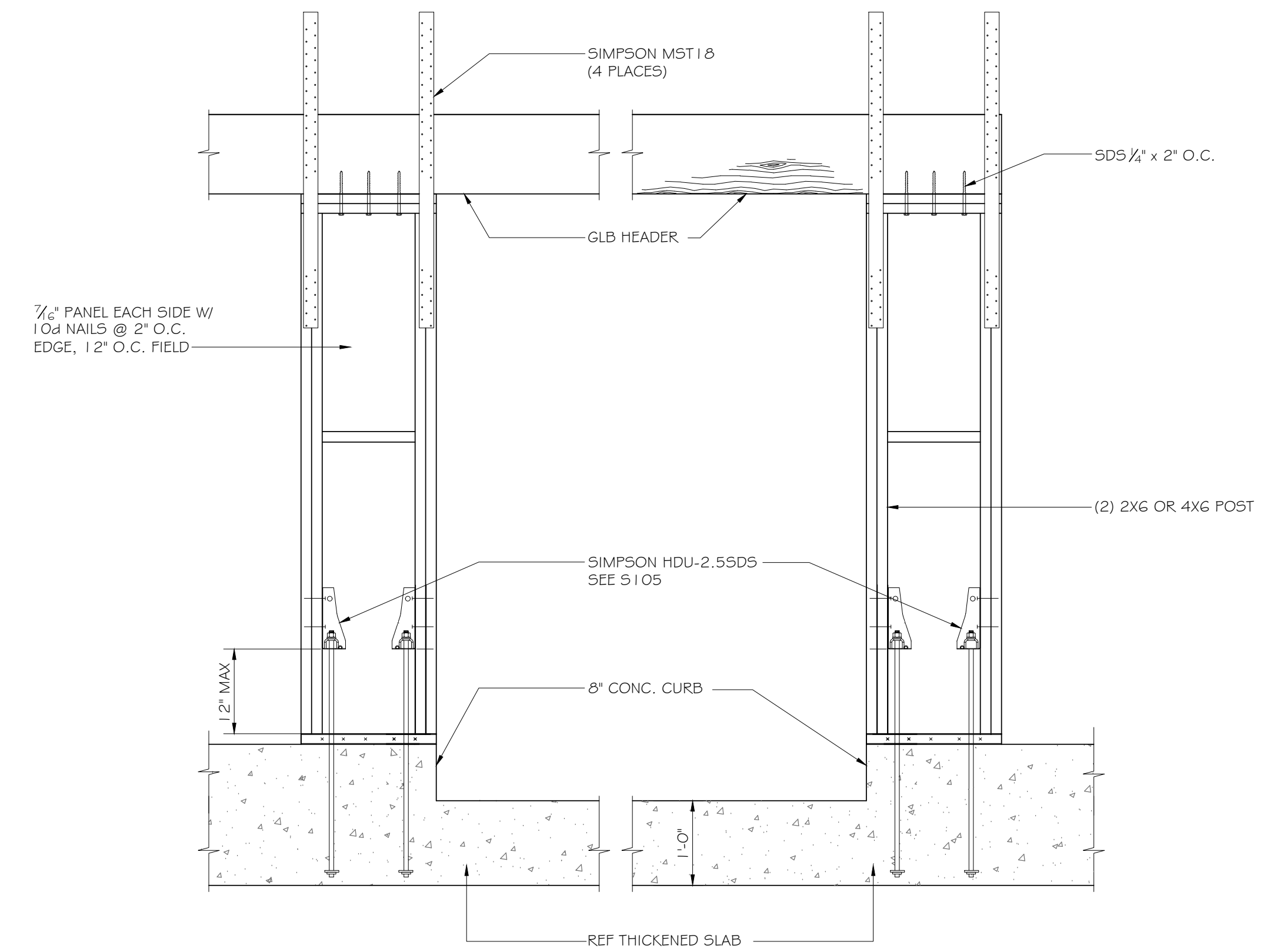




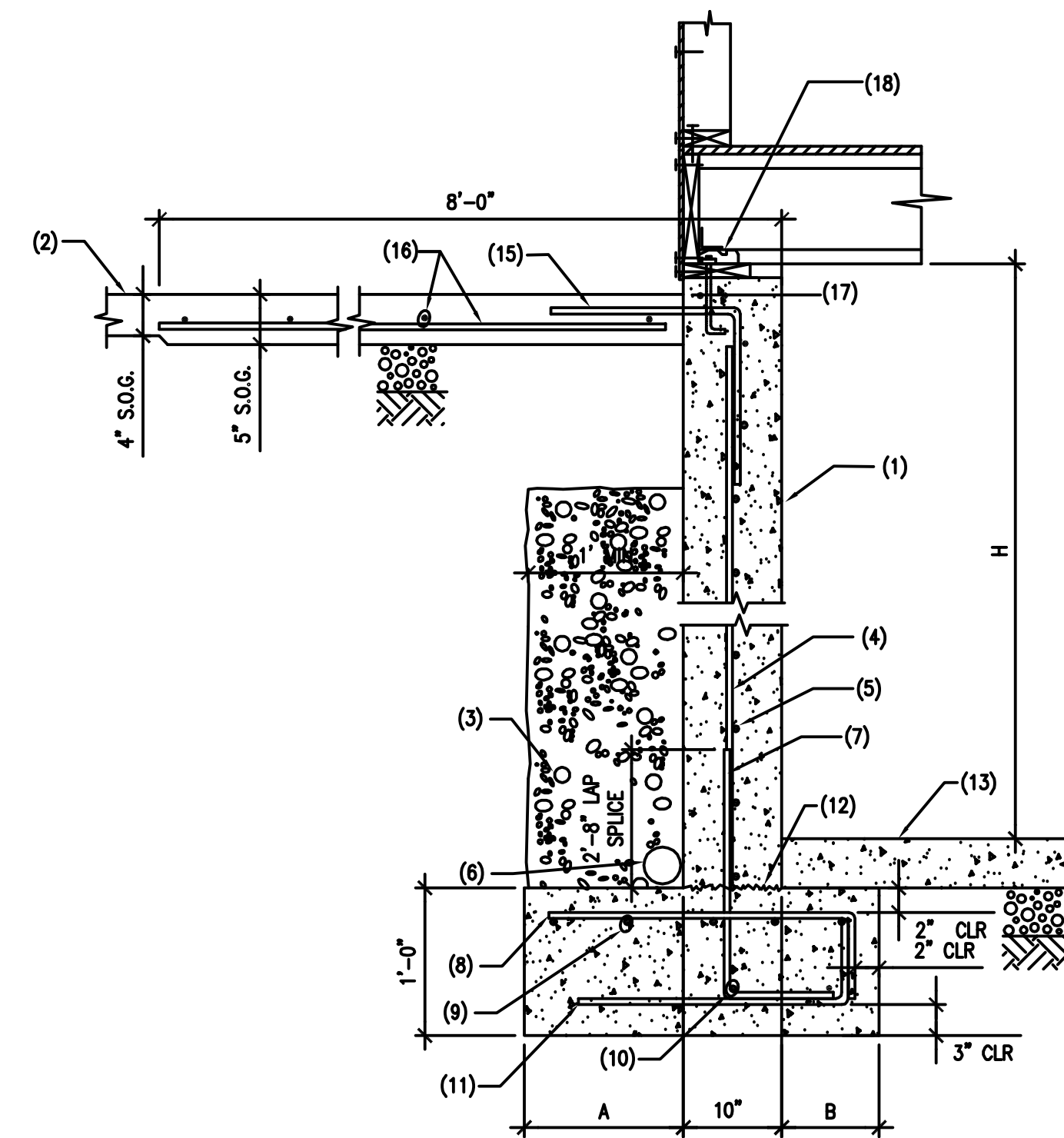
1 TOP OF WALL CONNECTION NOT TO SCALE



2 TOP OF WALL CONNECTION NOT TO SCALE



3 PORTAL FRAME ABOVE GARAGE Scale: 3/4\"/>



4 BACK FOUNDATION WALL NOT TO SCALE

NOTES:

1. CONCRETE RETAINING WALL
2. 4" THICK CONCRETE SLAB
3. MINIMUM 12" LAYER OF FREE DRAINING MATERIAL FROM COURSE TO MEDIUM (1 3/4" TO 3/8")
4. #5 VERTICAL REINFORCING AT 8" O.C.
5. #4 HORIZONTAL REINFORCING AT 12" O.C.
6. 4" DIA. (MIN.) PERFORATED DRAIN TILE TO APPROVED DISCHARGE, SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
7. #5 HOOK DOWELS TO MATCH AND LAP VERTICAL WALL REINFORCING
8. #5 AT 12" O.C. W/ STD HOOK
9. #5 AT 12" O.C.
10. (2) CONT #5 BAR AT TOE
11. #5 AT 12" O.C. 10"
12. ROUGHEN CONS. JOINT
13. 4" THICK CONCRETE SLAB. **DO NOT BACKFILL UNTIL CONCRETE SLAB IS CURED AND FLOOR IS FRAMED**
14. SEE FRAMING DETAILS 4 AND 5 FOR REQUIRED J BOLTS AND ADDITIONAL REINFORCING
15. #4 BARS AT 12" O.C. 2'-0" 12'-0"
16. #4 BARS AT 18" O.C.
17. 2-#4 BARS CONT.
18. FOR FRAMING AND BOLT SPACING SEE RELATED DETAILS

H (MAX)	A (MIN)	B (MIN)
10'-1"	2'-0"	1'-6"

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Sheet Title
 PORTAL FRAME DETAILS

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S503