

TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/4" A.S.F.
BASE OVER SHEATHING OVER
ROOF FRAMING

OPT. GABLE END VENT

OPT. 2x10 BELLY BAND

6" CORNER BOARD, TYP.

4" TRIM, TYP.

TYP. WALL CONST. (1/4")
HARDPLANK LAP SIDING
OVER TYVEK OR EQUAL BLDG.
WRAP OVER 1/16" OSB SHTG.
OVER 2x6 WALL w/ STUDS @ 16"
O.C. w/ INSUL.

2x12 SKIRT BOARD,
OPT.

T.O. RIDGE
44'-5"

T.O. DBL TOP PLATE
8'-0"

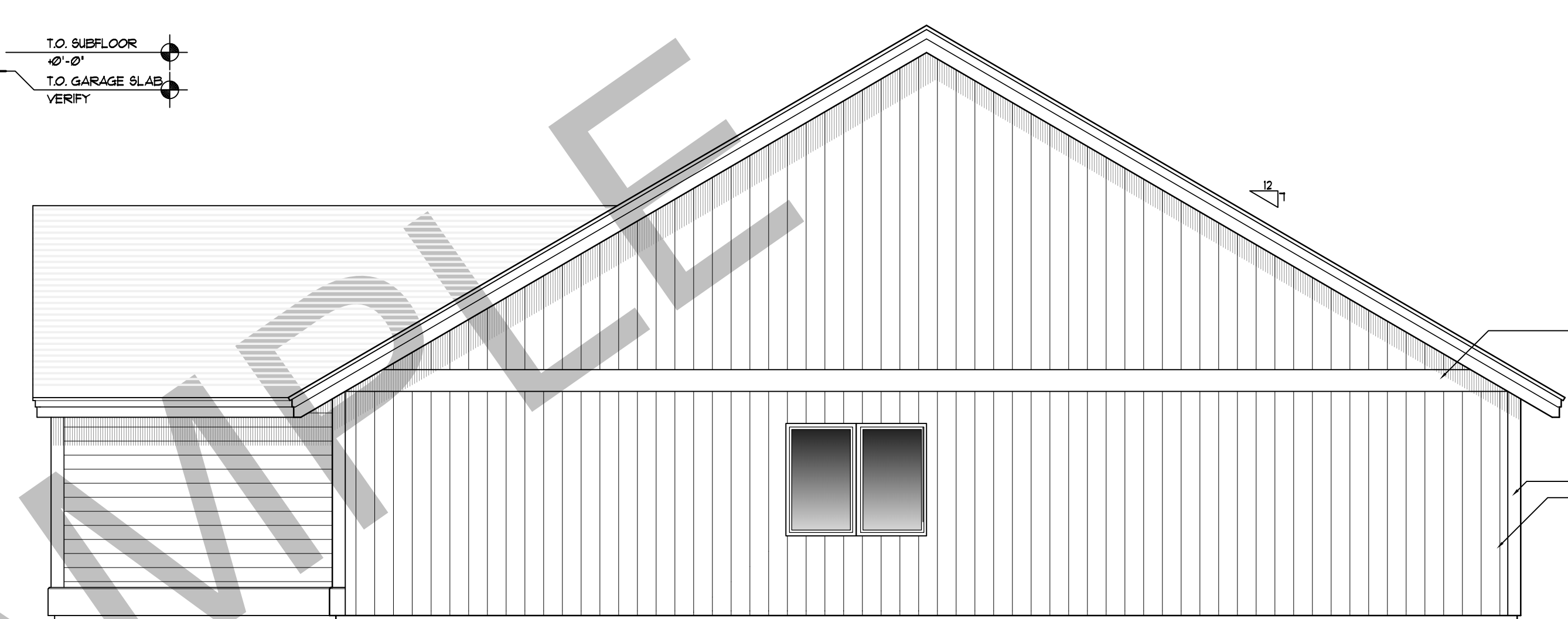
T.O. WINDOW R.O.
6'-8"

T.O. SUBFLOOR
4'-0"

T.O. GARAGE SLAB
VERIFY

FRONT ELEVATION

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



T.O. RIDGE
42'-10"

T.O. DBL TOP PLATE
8'-0"

T.O. WINDOW R.O.
6'-8"

6" CORNER BOARD, TYP.

TYP. WALL CONST. (1/4")
HARDPLANK LAP SIDING
OVER TYVEK OR EQUAL BLDG.
WRAP OVER 1/16" OSB SHTG.
OVER 2x6 WALL w/ STUDS @ 16"
O.C. w/ INSUL.

T.O. SUBFLOOR
4'-0"

TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/4" A.S.F.
BASE OVER SHEATHING OVER
ROOF FRAMING

OPT. 2x10 BELLY BAND

T.O. RIDGE
42'-10"

T.O. DBL TOP PLATE
8'-0"

T.O. WINDOW R.O.
6'-8"

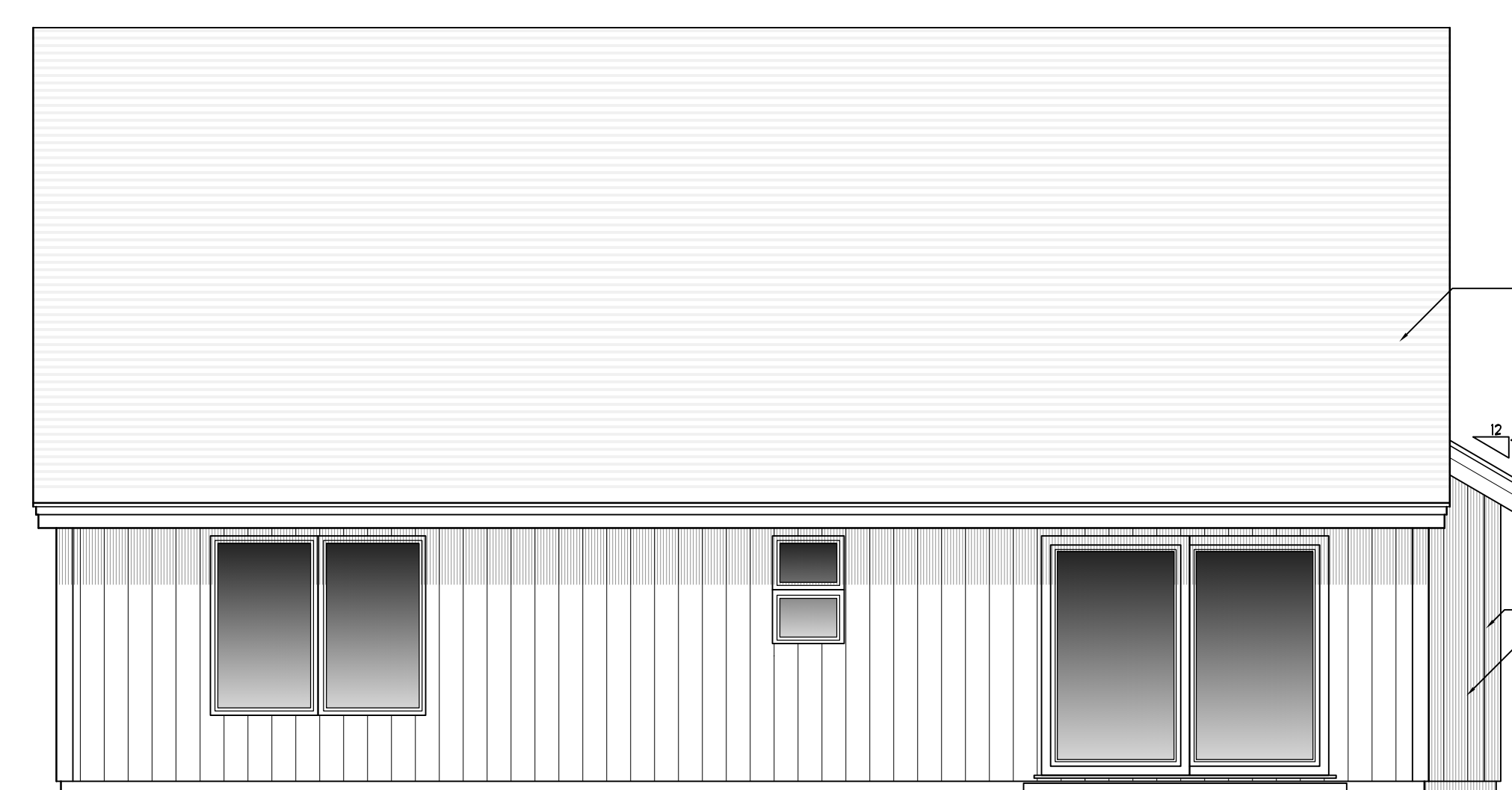
6" CORNER BOARD, TYP.

TYP. WALL CONST. (1/4")
HARDPLANK LAP SIDING
OVER TYVEK OR EQUAL BLDG.
WRAP OVER 1/16" OSB SHTG.
OVER 2x6 WALL w/ STUDS @ 16"
O.C. w/ INSUL.

T.O. SUBFLOOR
4'-0"

LEFT ELEVATION

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



TYP. TRUSS ROOF CONST.
ARCH COMPOSITION ROOFING
OVER ONE LAYER 1/4" A.S.F.
BASE OVER SHEATHING OVER
ROOF FRAMING

T.O. DBL TOP PLATE
8'-0"

T.O. WINDOW R.O.
6'-8"

6" CORNER BOARD, TYP.

TYP. WALL CONST. (1/4")
HARDPLANK LAP SIDING
OVER TYVEK OR EQUAL BLDG.
WRAP OVER 1/16" OSB SHTG.
OVER 2x6 WALL w/ STUDS @ 16"
O.C. w/ INSUL.

T.O. SUBFLOOR
4'-0"

T.O. GARAGE SLAB
VERIFY

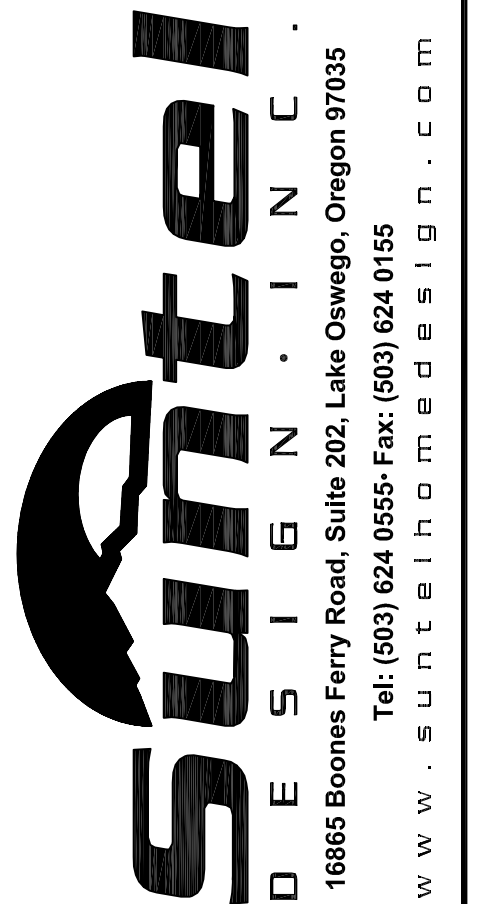
REAR ELEVATION

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

PLAN NUMBER 120209

THE GLENCOE

1,319 SQ. FT. TOTAL



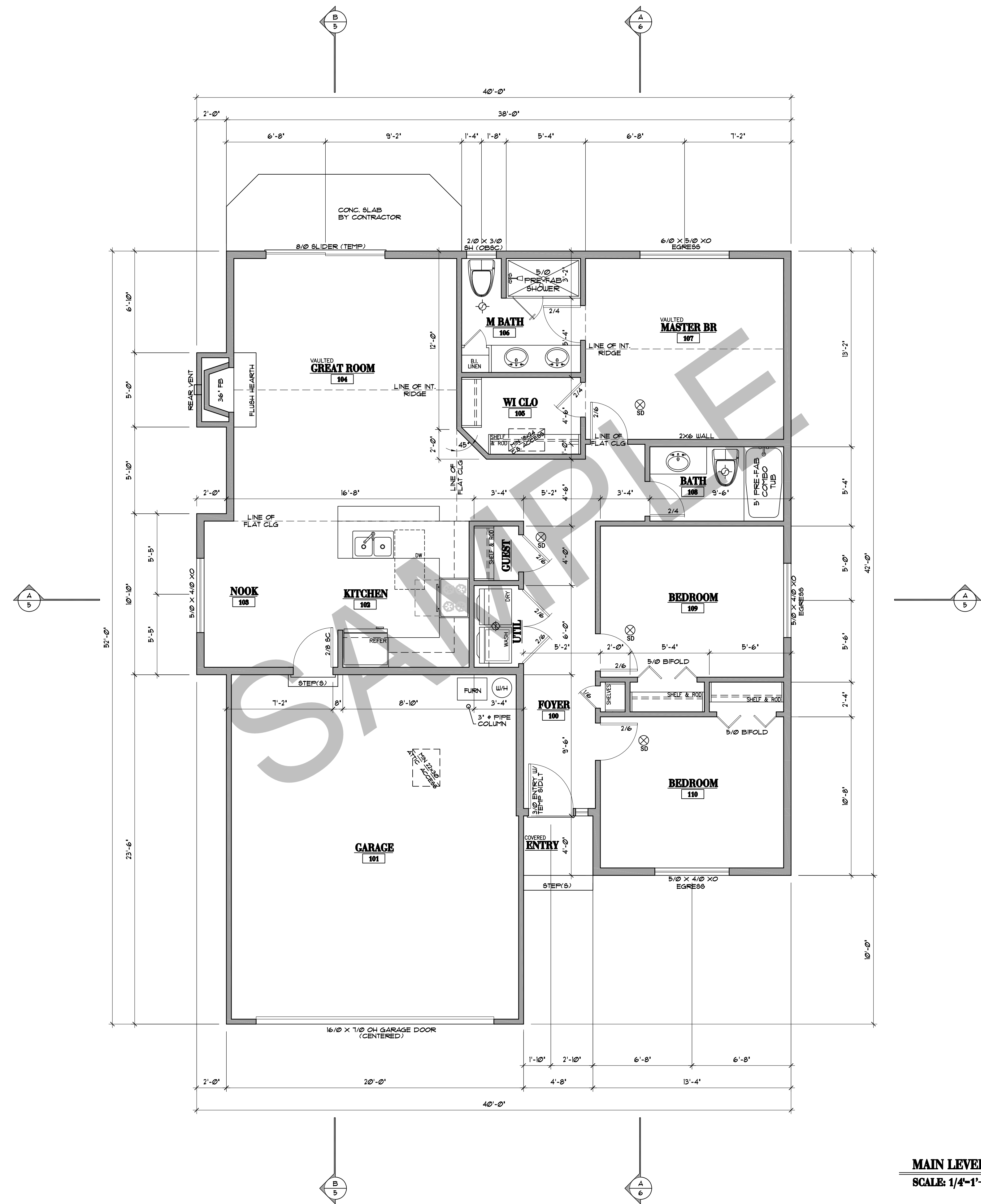
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JOB NAME: THE GLENCOE

DATE: 12/09





MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1319 SQ. FT.

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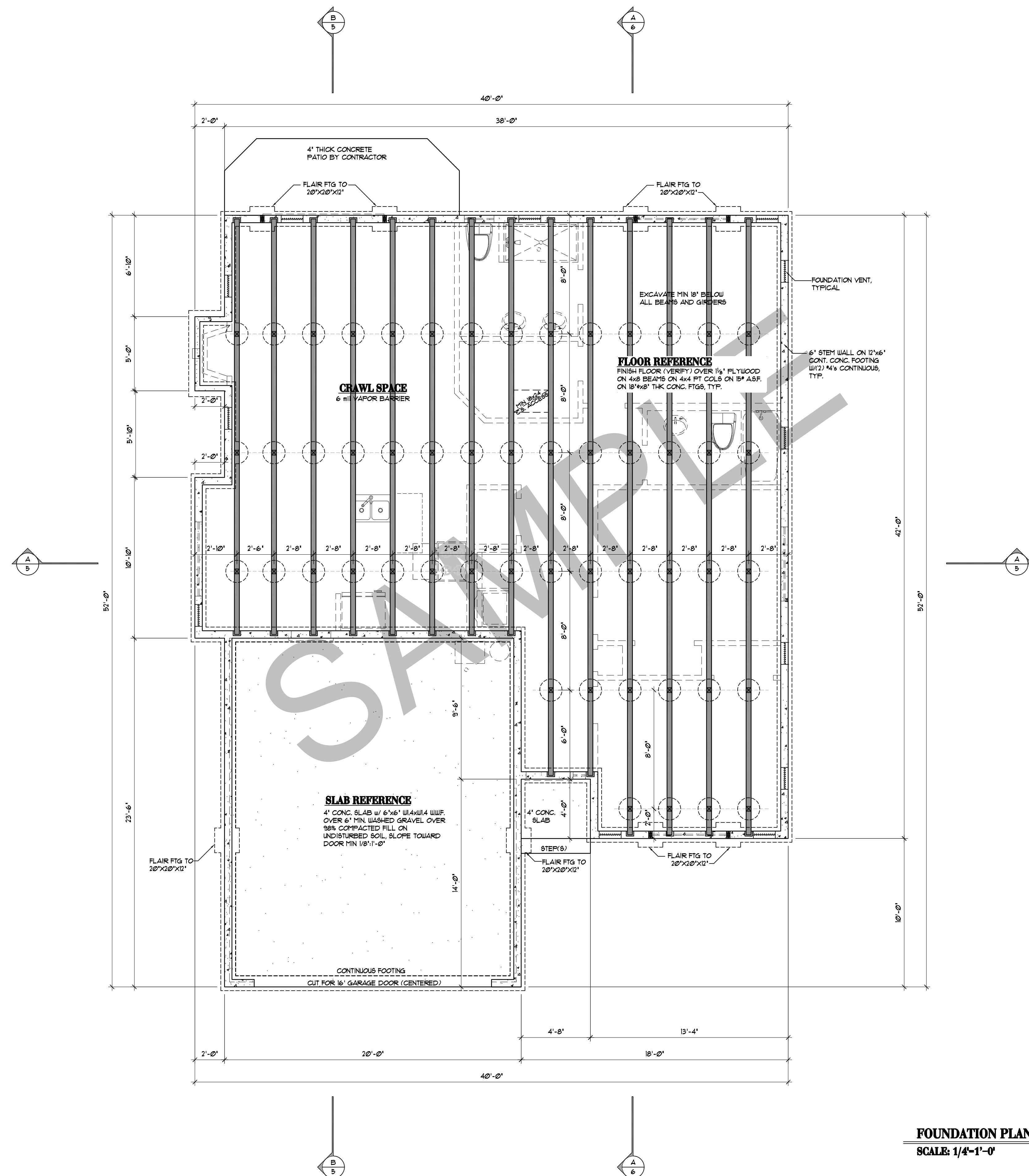
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FOUNDATION PLAN-32' O.C. POST & BEAM
SCALE: 1/4"=1'-0"

PLAN NUMBER 120209

THE GLENCOE

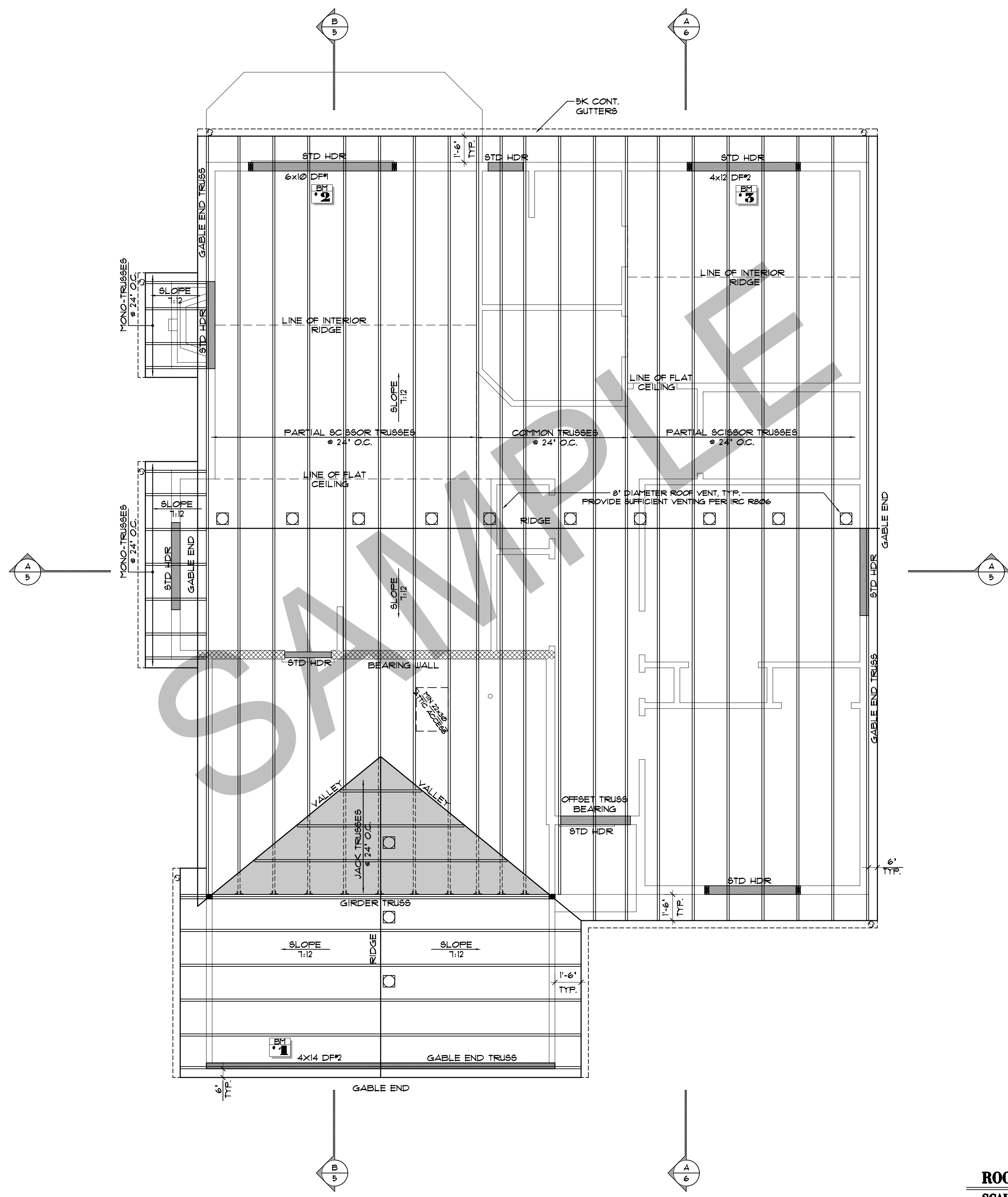
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ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

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TYP. TRUSSED ROOF CONST.:
ARCH COMPOSITION ROOFING OVER ONE LAYER 1/2" ASF. BASE OVER 1/2" SHEATHING OVER TRUSSES PER PLAN

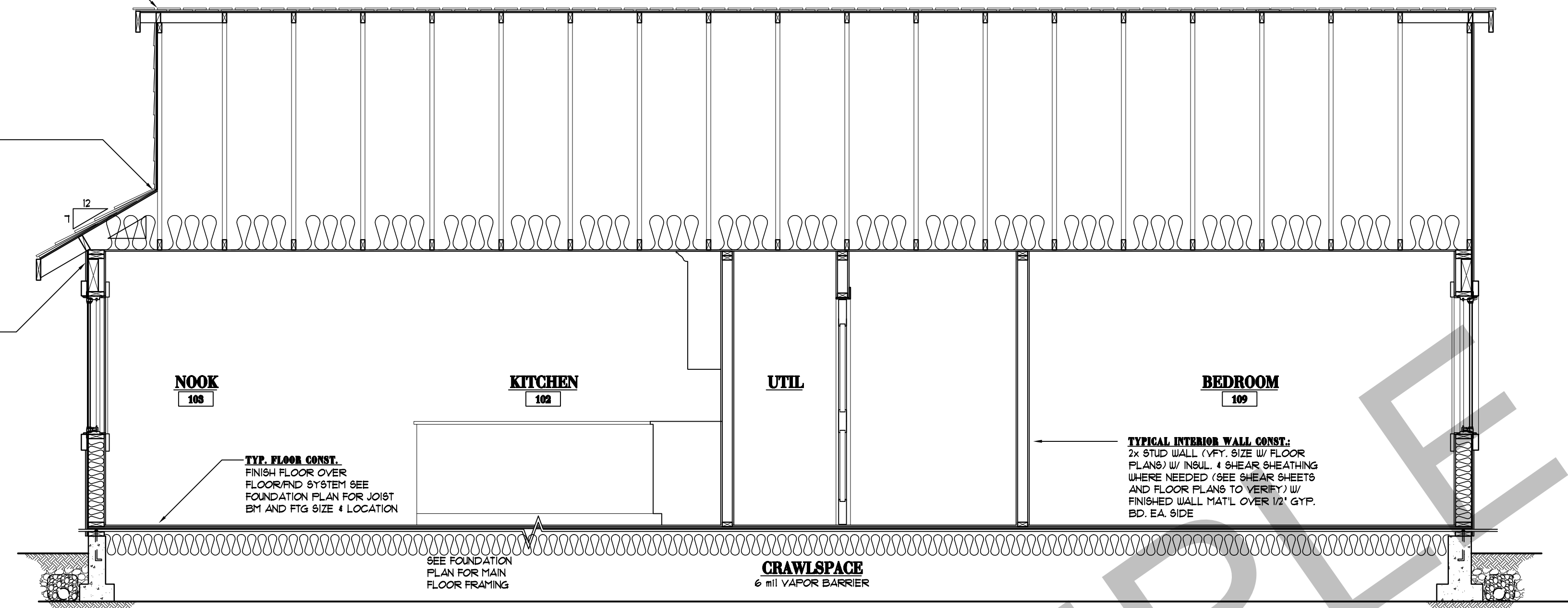
PROVIDE FLASHING AT ALL ROOF TO WALL CONNECTIONS

T.O. DBL TOP PLATE
48'-0"

T.O. WINDOW
46'-8"

TYP. WALL CONST. (T-11)
T-11 SIDING OVER TYEAK OR EQUAL BLDG. WRAP OVER 2x6 WALL w/ STUDS @ 16" O.C. w/ R-21 BATT INSUL.

T.O. SUBFLOOR
40"



TYP. FLOOR CONST.
FINISH FLOOR OVER FLOOR/ND SYSTEM SEE FOUNDATION PLAN FOR JOIST BM AND FTG SIZE + LOCATION

TYPICAL INTERIOR WALL CONST.:
2x STUD WALL (V-FY SIZE W/ FLOOR PLANS) W/ INSUL. + SHEAR SHEATHING WHERE NEEDED (SEE SHEAR SHEETS AND FLOOR PLANS TO VERIFY) W/ FINISHED WALL MATL OVER 1/2" GYP. BD. EA. SIDE

CRAWLSPACE
6 mil VAPOR BARRIER

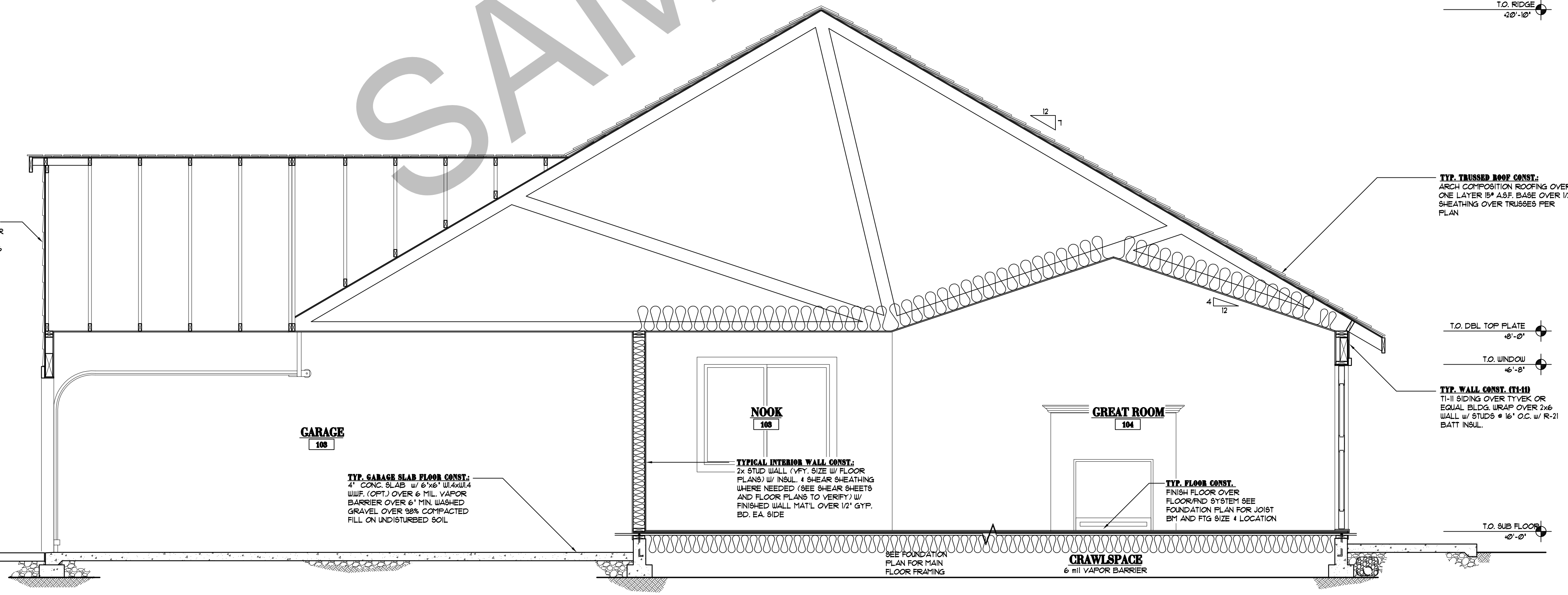
A SECTION
5 SCALE: 3/8"-1'-0"

TYP. WALL CONST. (LAP SIDING)
"HARD PLANK" LAP SIDING OVER TYEAK OR EQUAL BLDG. WRAP OVER 1/16" OSB SHTG. OVER 2x6 WALL w/ STUDS @ 16" O.C. w/ R-21 BATT INSUL.

T.O. DBL TOP PLATE
48'-0"

T.O. GARAGE DR. RO.
VERIFY

T.O. GARAGE SLAB
VERIFY



TYP. GARAGE SLAB FLOOR CONST.:
4" CONC. SLAB w/ 6"x6" W4xW4 W/WF (OPT) OVER 6 MIL VAPOR BARRIER OVER 6" MIN. WASHED GRAVEL OVER 98% COMPACTED FILL ON UNDISTURBED SOIL

TYPICAL INTERIOR WALL CONST.:
2x STUD WALL (V-FY SIZE W/ FLOOR PLANS) W/ INSUL. + SHEAR SHEATHING WHERE NEEDED (SEE SHEAR SHEETS AND FLOOR PLANS TO VERIFY) W/ FINISHED WALL MATL OVER 1/2" GYP. BD. EA. SIDE

TYP. FLOOR CONST.
FINISH FLOOR OVER FLOOR/ND SYSTEM SEE FOUNDATION PLAN FOR JOIST BM AND FTG SIZE + LOCATION

CRAWLSPACE
6 mil VAPOR BARRIER

T.O. RIDGE
20'-10"

T.O. DBL TOP PLATE
48'-0"

T.O. WINDOW
46'-8"

TYP. WALL CONST. (T-11)
T-11 SIDING OVER TYEAK OR EQUAL BLDG. WRAP OVER 2x6 WALL w/ STUDS @ 16" O.C. w/ R-21 BATT INSUL.

T.O. SUB FLOOR
40"

TYP. TRUSSED ROOF CONST.:
ARCH COMPOSITION ROOFING OVER ONE LAYER 1/2" ASF. BASE OVER 1/2" SHEATHING OVER TRUSSES PER PLAN

B SECTION
5 SCALE: 3/8"-1'-0"

PLAN NUMBER 120209

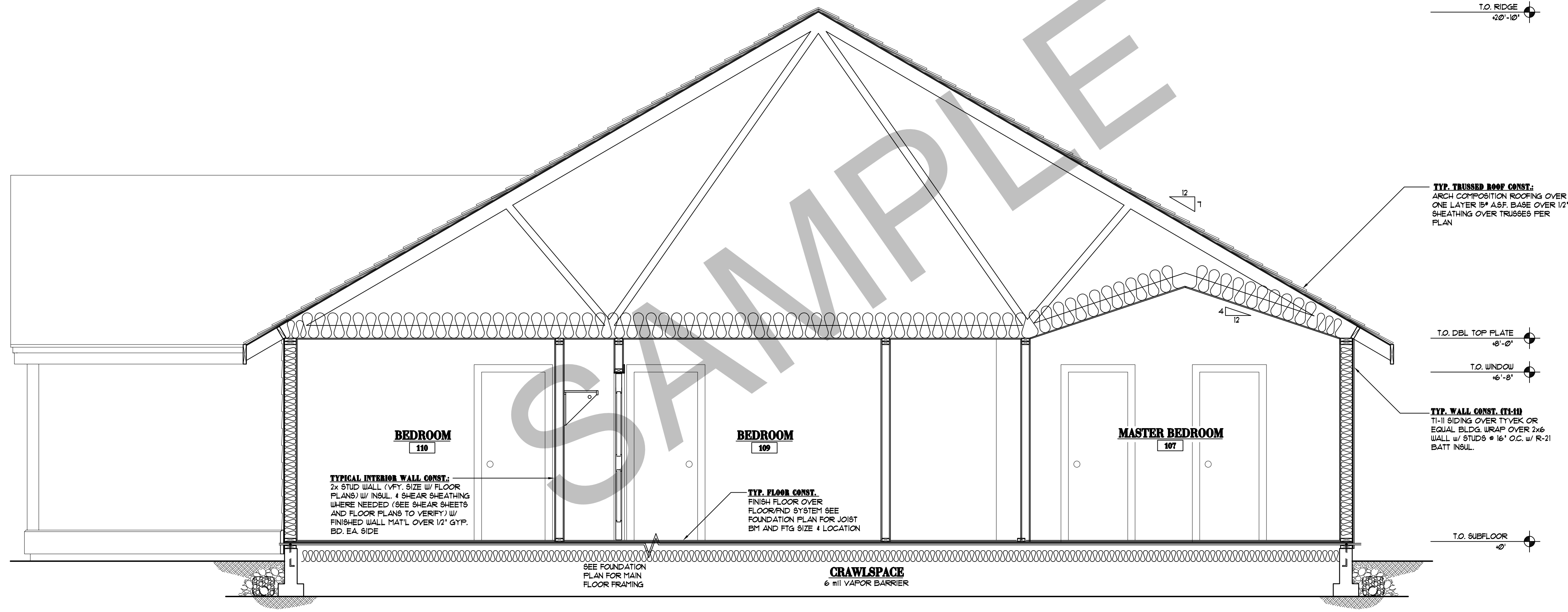
THE GLENCOE

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A SECTION
 SCALE: 3/8"=1'-0"

PLAN NUMBER 120209

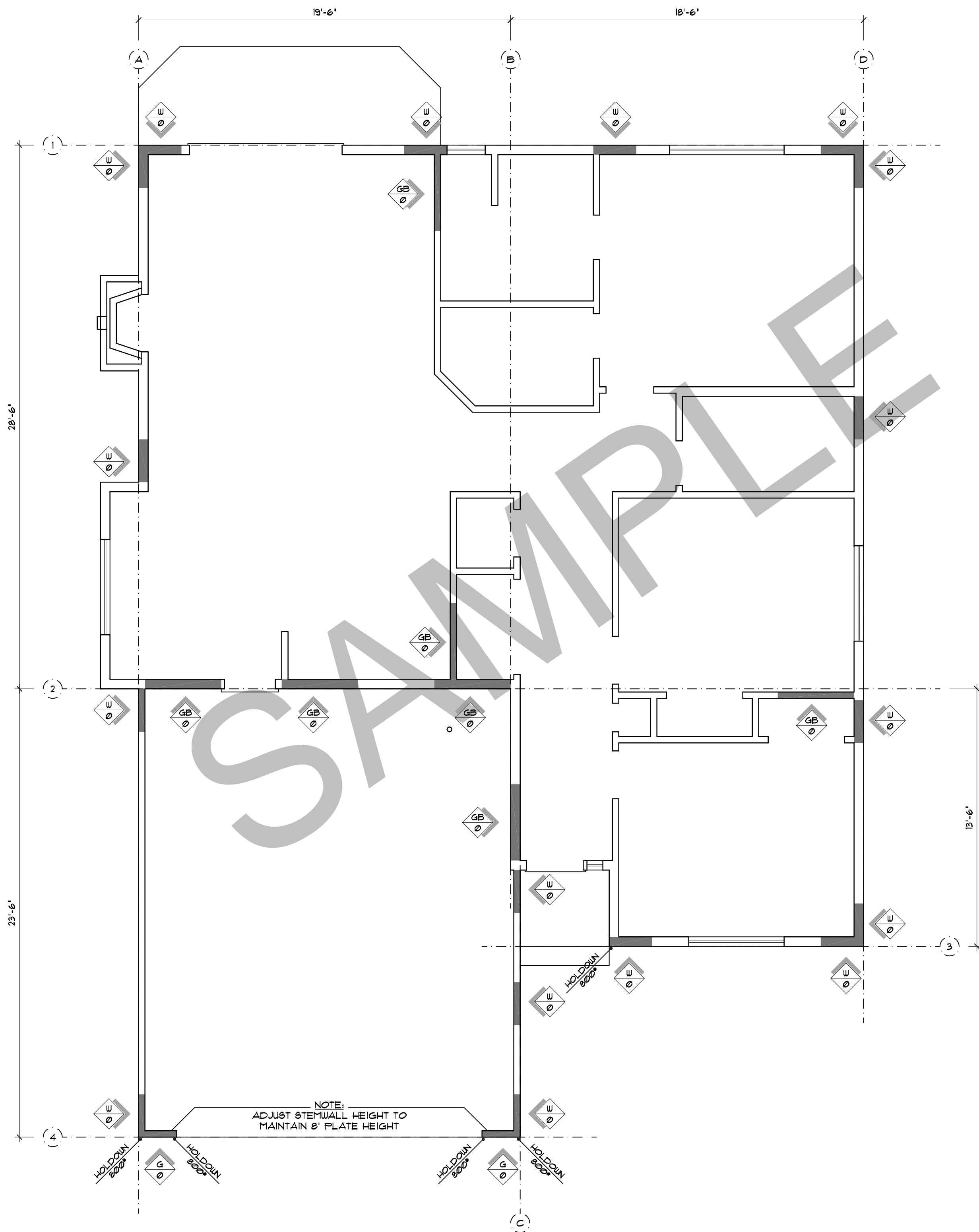
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LATERAL BRACING NOTES

1. SEE 'O' SHEETS FOR NOTES & DETAILS
2. ALL WB PANELS TO BE 2" UNO
ALL GB PANELS TO BE 48" UNO (SHEATH BOTH SIDES)
3. EXTERIOR OF THE HOUSE TO BE SHEATHED W/ MIN 3/8"

PRESCRIPTIVE PATH ENGINEERING
SCALE: 1/4"=1'-0"

PLAN NUMBER 120209

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DATE: 12/09



TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

| ITEM | DESCRIPTION OF BUILDING ELEMENTS | NO. & TYPE OF FASTENER ^{a, b, c} | SPACING OF FASTENER |
|------|---|---|-------------------------|
| ROOF | | | |
| 1 | BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL | 3-8d | -- |
| 2 | CEILING JOISTS TO PLATE, TOE NAIL | 3-8d | -- |
| 3 | CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL | 3-10d | -- |
| 4 | COLLAR TIE RAFTER FACE NAIL OR 1/4"x2" GAG RIDGE STRAP | 3-10d | -- |
| 5 | RAFTER TO TOP PLATE, TOE NAIL | 2-16d | -- |
| 6 | ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL | 4-16d 3-16d | -- |
| WALL | | | |
| 7 | BUILT-UP CORNER STUDS | 10d | 24" O.C. |
| 8 | BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER | 16d | 16" O.C. ALONG EA. EDGE |
| 9 | CONTINUED HEADER, TWO PIECES | 16d | 16" O.C. ALONG EA. EDGE |
| 10 | CONTINUED HEADER TO STUD, TOE NAIL | 4-8d | -- |
| 11 | DOUBLE STUDS, FACE NAIL | 10d | 24" O.C. |
| 12 | DOUBLE TOP PLATE, FACE NAIL | 10d | 24" O.C. |
| 13 | DOUBLE TOP PLATE, MIN 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA | 8-16d ^d | -- |
| 14 | SOLE PLATE TO JOIST, SOLID DECK OR BLOCKING, FACE NAIL | 16d | 16" O.C. |
| 15 | SOLE PLATE TO JOIST, SOLID DECK OR BLOCKING AT BRACED WALL PANELS | 3-16d PER 16" | -- |
| 16 | STUD TO SOLE PLATE, TOE NAIL | 3-8d OR 2-16d | -- |
| 17 | TOP OR SOLE PLATE TO STUD, END NAIL | 2-16d | -- |
| 18 | TOP PLATES, LAPS AT CORNER & INTERSECTIONS, FACE NAIL | 2-10d | -- |
| 19 | 1" BRACE TO EACH STUD & PLATE, FACE NAIL | 2-8d | -- |
| 20 | 1"x6" SHEATHING TO EACH BEARING, FACE NAIL | 2 STAPLES 1 3/4" | -- |
| 21 | 1"x8" SHEATHING TO EACH BEARING, FACE NAIL | 2-8d 3 STAPLES 1 3/4" | -- |
| 22 | WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL | 4 STAPLES 1 3/4" | -- |

| ITEM | DESCRIPTION OF BUILDING ELEMENTS | DESCRIPTION OF FASTENER ^{b, c, e} | SPACING OF FASTENER EDGES (INCHES) ^f | INTERMEDIATE SUPPORTS ^{g, h} (INCHES) |
|-------|---|--|---|--|
| FLOOR | | | | |
| 23 | JOIST TO BILL OR GIRDER, TOE NAIL | 3-8d | -- | -- |
| 24 | 1x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL | 2-8d 2 STAPLES 1 3/4" | -- | -- |
| 25 | 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL | 2-16d | -- | -- |
| 26 | RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO) | 8d | 6" O.C. | -- |
| 27 | 2" PLANKS (PLANK & BEAM - FLOOR & ROOF) | 2-16d | AT EACH BEARING | -- |
| 28 | BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS | 10d | NAIL EACH LAYER, 32" O.C. AT TOP & BOTTOM, STAGGERED, TWO NAILS AT ENDS & EA. SPLICE. | -- |

| ITEM | DESCRIPTION OF BUILDING MATERIALS | DESCRIPTION OF FASTENER ^{b, c, e} | SPACING OF FASTENER EDGES (INCHES) ^f | INTERMEDIATE SUPPORTS ^{g, h} (INCHES) |
|--|---|--|---|--|
| WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING | | | | |
| 30 | 1/2" - 1/2" | 6d COMMON NAIL (SUBFLOOR WALL) 8d COMMON NAIL (ROOF) ⁱ | 6 | 12 ^g |
| 31 | 1 3/32" - 1" | 8d COMMON NAIL | 6 | 12 ^g |
| 32 | 1 1/8" - 1 1/4" | 10d COMMON NAIL OR 8d DEFORMED NAIL | 6 | 12 |
| OTHER WALL SHEATHING ⁿ | | | | |
| 33 | 1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING | 1/2" GALV. ROOFING NAIL, 1/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/2" LONG | 3 | 6 |
| 34 | 2 3/32" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING | 1 1/2" GALV. ROOFING NAIL, 1/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/2" LONG | 3 | 6 |
| 35 | 1/2" GYPSUM SHEATHING ^d | 1 1/2" GALV. ROOFING NAIL - STAPLE GALV., 1 1/2" LONG - 1 1/4" SCREWS, TYPE W OR S | 1 | 1 |
| 36 | 5/8" GYPSUM SHEATHING ^d | 1 1/2" GALV. ROOFING NAIL - STAPLE GALV., 1 1/2" LONG - 1 1/4" SCREWS, TYPE W OR S | 1 | 1 |
| WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING | | | | |
| 37 | 3/4" AND LESS | 6d DEFORMED NAIL OR 8d COMMON NAIL | 6 | 12 |
| 38 | 1/2" - 1" | 8d COMMON NAIL OR 8d DEFORMED NAIL | 6 | 12 |
| 39 | 1 1/8" - 1 1/4" | 10d COMMON NAIL OR 8d DEFORMED NAIL | 6 | 12 |

FOR 5/8" 1 INCH x 25.4 MM, 1 FOOT x 304.8 MM, 1 MPH = 0.441 M/S - 1 ksi = 6.895 MPa.

a. ALL NAILS ARE SMOOTH-CROWN, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN. 80 ksi FOR SHANK DIAMETER OF 0.132" (20d COMMON NAIL), 90 ksi FOR SHANK DIAMETERS LARGER THAN 0.142" BUT NOT LARGER THAN 0.171", AND 100 ksi FOR SHANK DIAMETERS OF 0.142" OR LESS.

b. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 1/16" ON DIAMETER CROWN WIDTH.

c. NAILS SHALL BE SPACED AT NOT MORE THAN 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER.

d. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-8-FOOT PANELS SHALL BE APPLIED VERTICALLY.

e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).

f. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25'; UP TO 35" MAXIMUM.

g. FOR REGIONS HAVING BASIC WIND SPEED OF LESS THAN 110 MPH, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALLS, EAVES AND GABLE END WALLS, AND 4" O.C. TO GABLE END WALL FRAMING.

h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253.

i. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.

j. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

k. INTERIOR NON-BRACED WALL LINES MAY BE NAILED WITH A MINIMUM 4-10d NAILS.

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

| MINIMUM NAIL SIZE | PENETRATION (INCHES) | MINIMUM WOOD STRUCTURAL PANEL SPAN RATING | MINIMUM NOMINAL PANEL THICKNESS (INCHES) | MAXIMUM WALL STUD SPACING (INCHES) | PANEL NAIL SPACING | | | MAXIMUM WIND SPEED (mph) | | |
|-------------------|----------------------|---|--|------------------------------------|---------------------|---------------------|------------------------|--------------------------|-----|---|
| | | | | | EDGES (INCHES O.C.) | FIELD (INCHES O.C.) | WIND EXPOSURE CATEGORY | B | C | D |
| 6d COMMON | 1 1/2 | 24/10 | 3/8 | 16 | 6 | 12 | 110 | 90 | 85 | |
| 8d COMMON | 1 7/8 | 24/16 | 1/2 | 16 | 6 | 12 | 130 | 110 | 105 | |
| | | | | 24 | 6 | 12 | 110 | 90 | 85 | |

FOR 5/8" 1 INCH x 25.4 MM, 1 MPH = 0.441 M/S

a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16" O.C. SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS.

b. TABLE IS BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES PER SECTION R3012. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.

c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16/0 OR 24/0c SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16/0c SHALL BE USED WITH STUDS SPACE A MAXIMUM OF 16" ON CENTER.

| PRESCRIPTIVE PATH LEGEND | | | |
|--------------------------|----------------------|----------------------------------|--|
| METHOD OF BRACING | MIN. REQ'D SHEATHING | CONNECTION CRITERIA | |
| U | CS-USP | 3/8" | 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE SUPPORTS |
| G | CS-G | 3/8" | 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE SUPPORTS |
| FF | CS-FF | 7/16" | SEE PLAN FOR REQ'D STRAPS |
| FFH | FFH | 3/8" | SEE DETAIL 5/10 SEE PLAN FOR REQ'D HOLD-DOWNS |
| ABU | ABU | 3/8" | SEE DETAIL 1/10 SEE PLAN FOR REQ'D HOLD-DOWNS |
| GB | GB | 1/2" GYP. BD. BOTH SIDES OF WALL | NAILS OR SCREWS @ 1" O.C. AT EDGES |

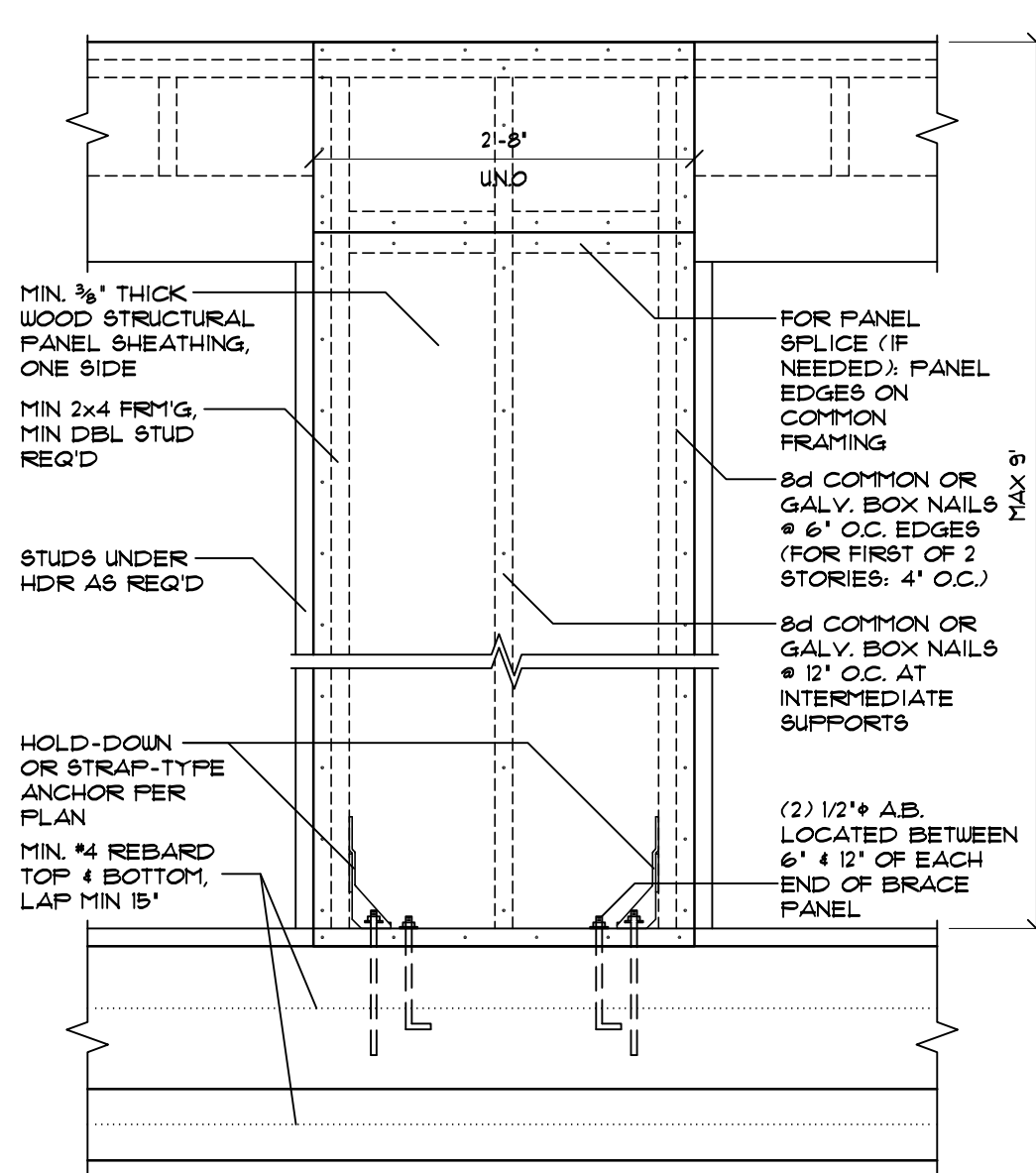
a. NAILS:
 16 GAUGE, 1 3/4" LONG, 1 3/8" HEAD OR 0.088" DIAMETER, 1 1/2" LONG, ANNULAR-RINGED OR 5d COOLER NAIL, 0.086" DIAMETER, 1 3/8" HEAD OR GYP BD NAIL, 0.086" DIAMETER, 1 3/8" LONG, 9/32" HEAD
 SCREWS SHALL BE TYPE S OR W AND PENETRATE INTO WOOD FRAMING MIN 3/8".

TABLE R602.10 INTERMITTENT WALL BRACING METHODS

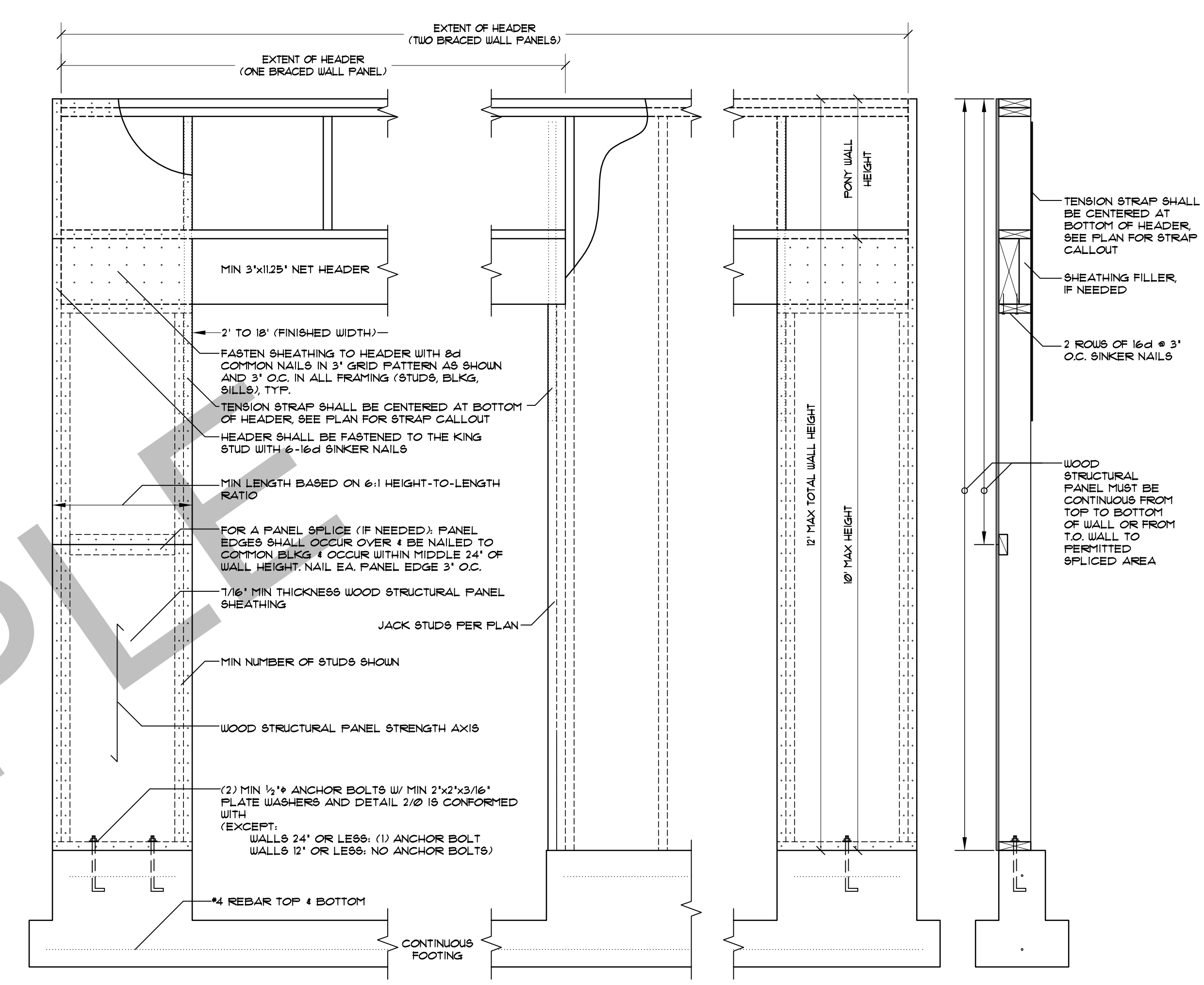
| LET IN BRACING | |
|----------------|-------------------------------------|
| LIB | LET IN BRACING |
| DWB | DIAGONAL WOOD BOARDS |
| USP | WOOD STRUCTURAL PANELS |
| SFB | STRUCTURAL FIBERBOARD SHEATHING |
| GB | GYPSUM BOARD |
| PBS | PARTICLEBOARD SHEATHING |
| PCP | PORTLAND CEMENT PLASTER |
| HPS | HARDBOARD CEMENT SIDING |
| ABU | ALTERNATE BRACED WALL |
| FFH | INTERMITTENT PORTAL FRAME |
| FFG | INTERMITTENT PORTAL FRAME AT GARAGE |

TABLE R602.10.4.1 CONTINUOUS SHEATHING METHODS

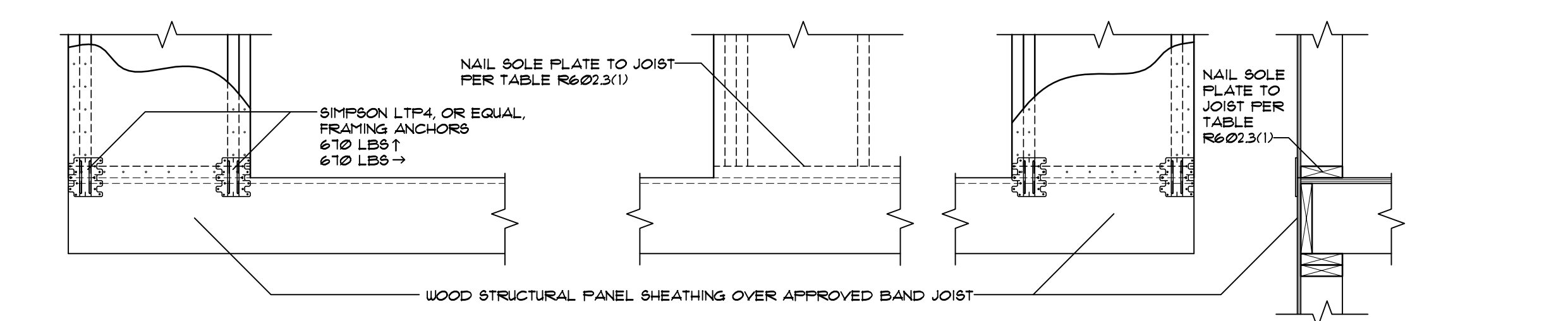
| | |
|--------|---------------------------------|
| CS-USP | WOOD STRUCTURAL PANELS |
| CS-G | USP NEXT TO GARAGE DOOR OPENING |
| CS-FF | CONTINUOUS PORTAL FRAME |



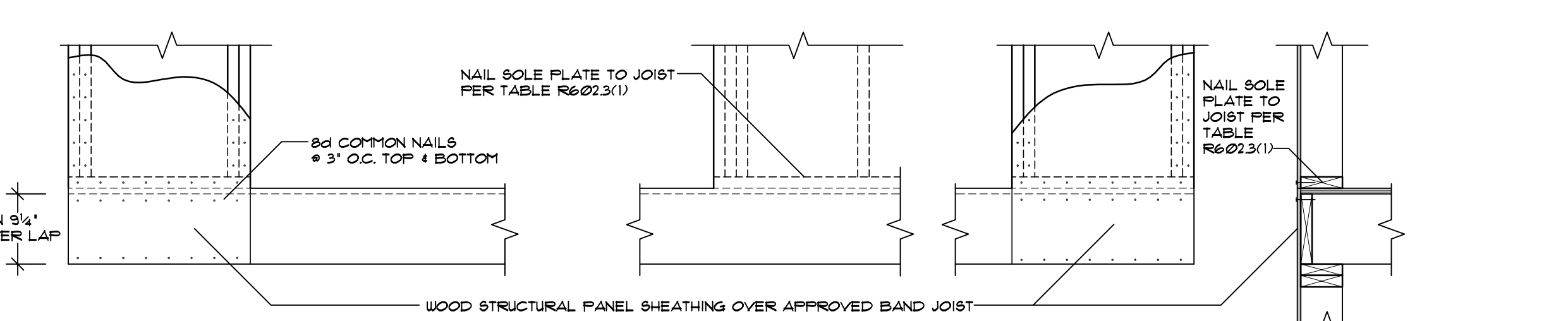
ALT. BRACED WALL PANEL SCALE: NTS FIGURE R602.10.3.2



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

CONTINUOUS PORTAL FRAME CONSTRUCTION SCALE: NTS FIGURE R602.10.4.1.1

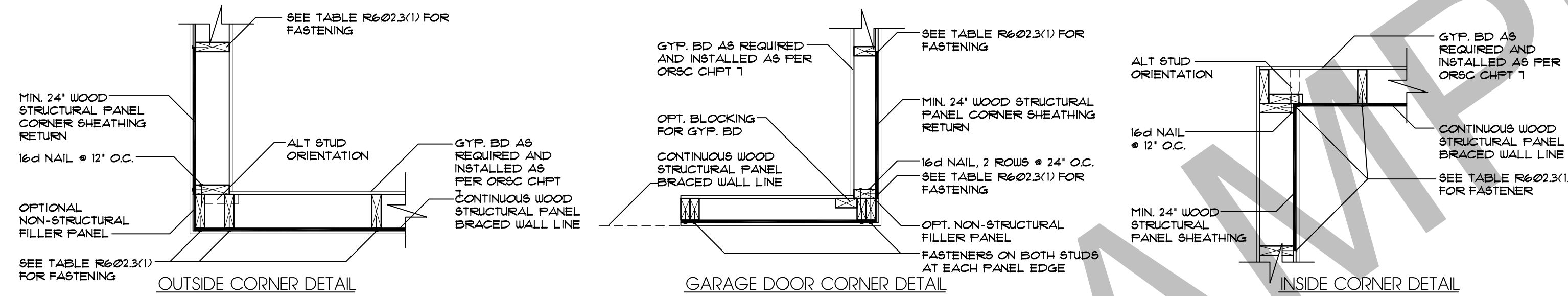
LATERAL DETAILS PRESCRIPTIVE PATH

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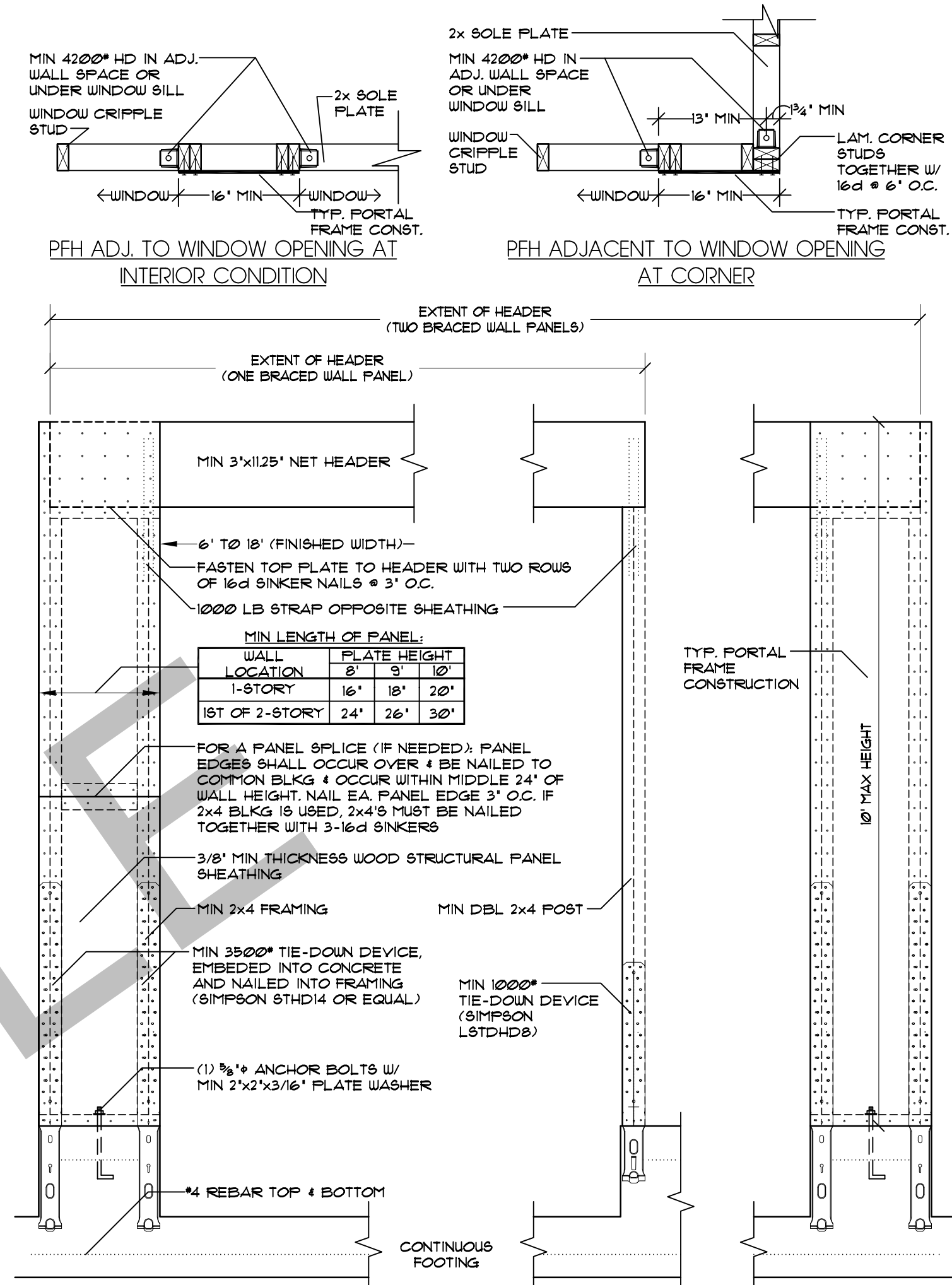
THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS OR THE DESIGN THE DESIGNER'S RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK FULLY PERFORMED. THESE PLANS HAVE BEEN PREPARED TO MEET CALIFORNIA BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

SHEET: PRES. PATH DETAILS DATE: 09/21

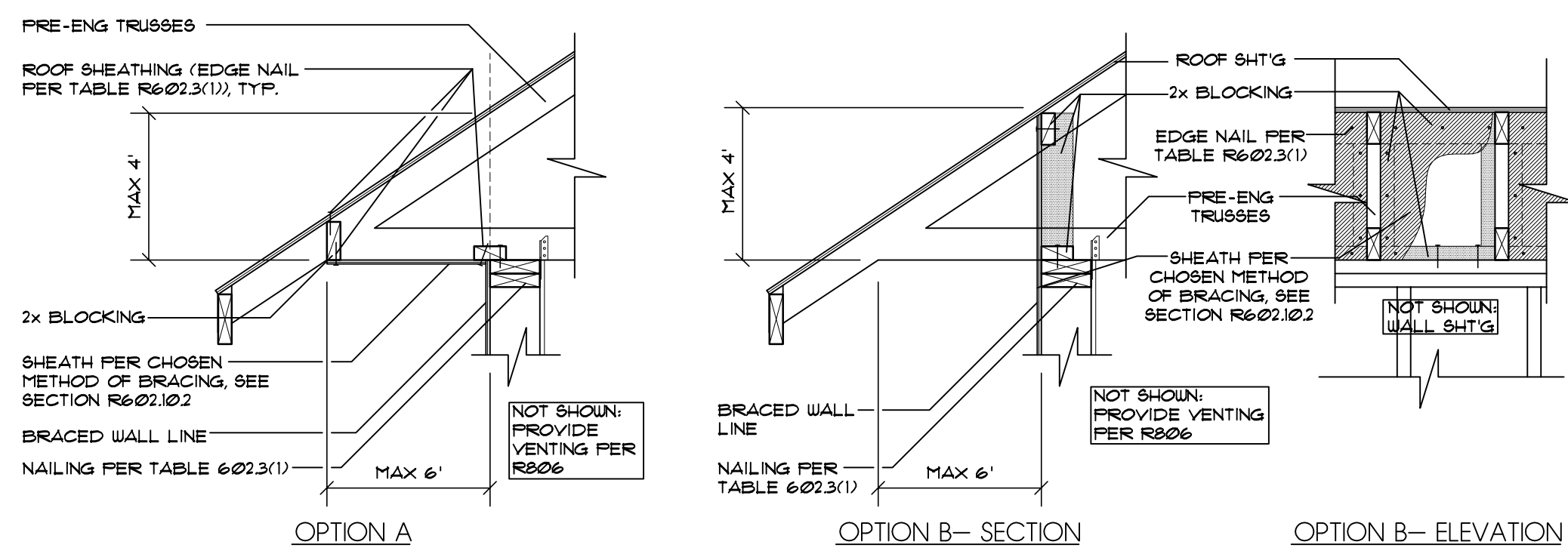
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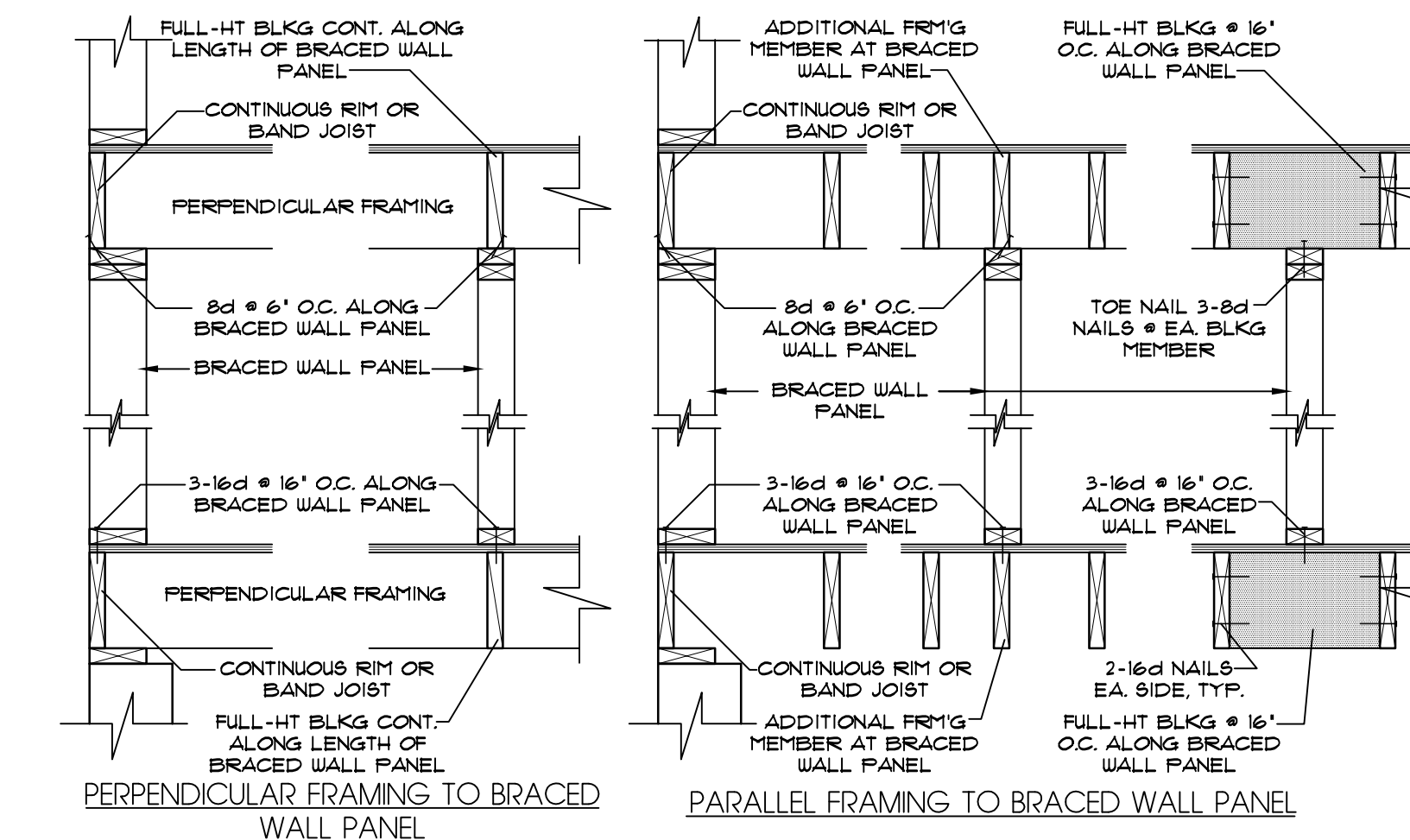
DET 3 0 CORNER FRM'G FOR CONTINUOUS SHEATHING
SCALE: 3/4" = 1'-0"
FIGURE R602.10.4.4(1)



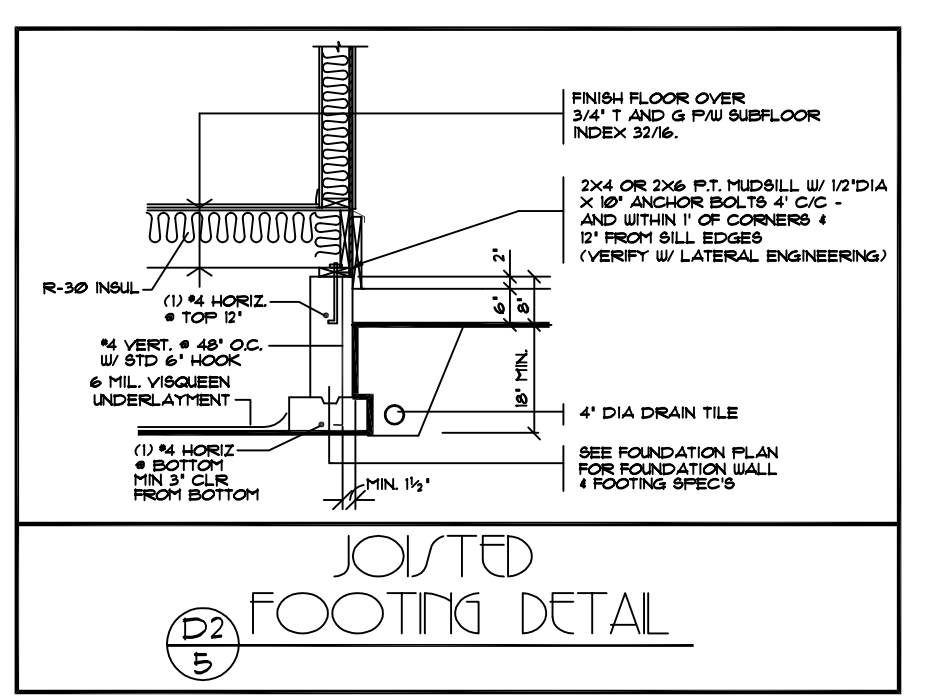
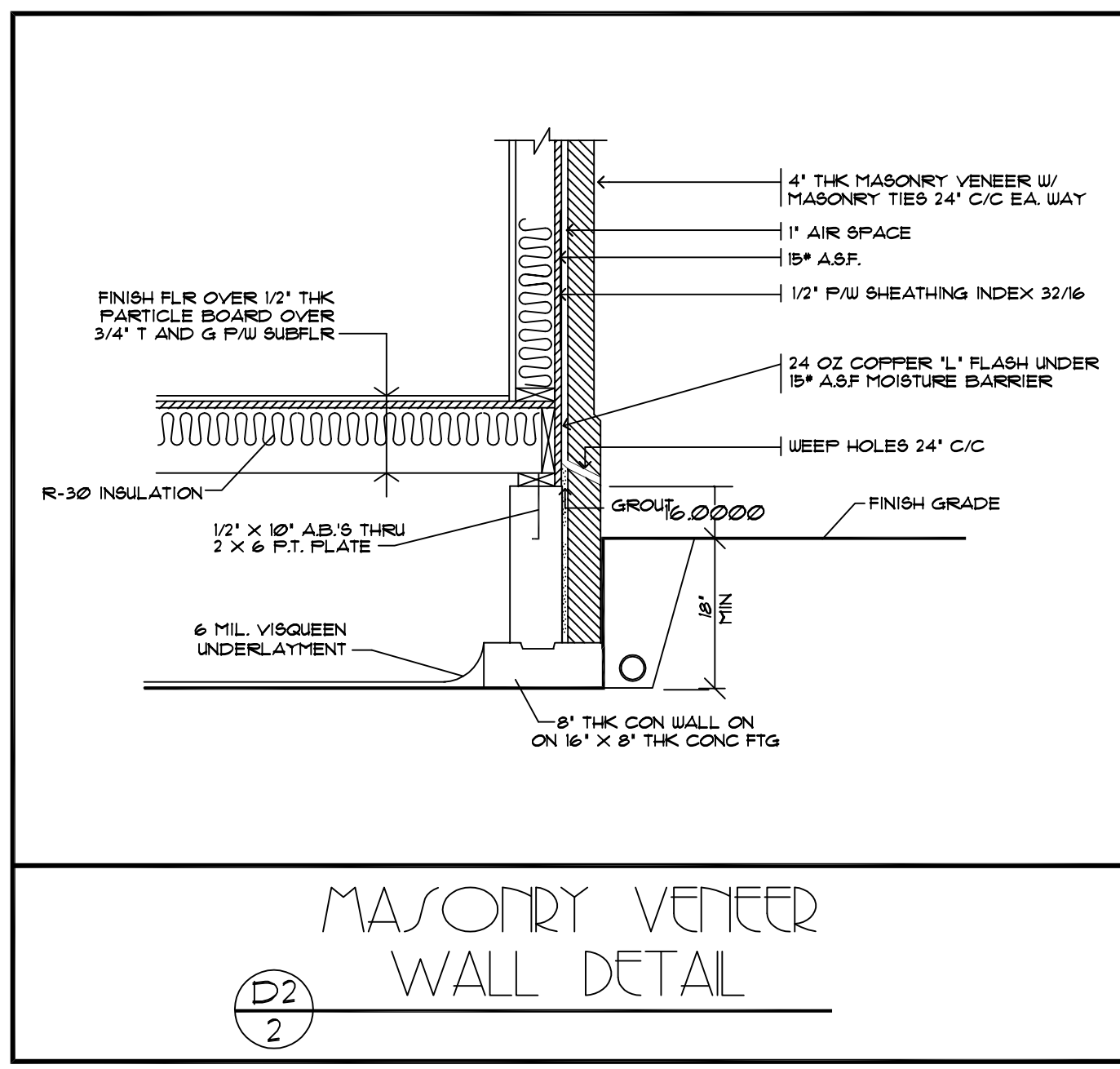
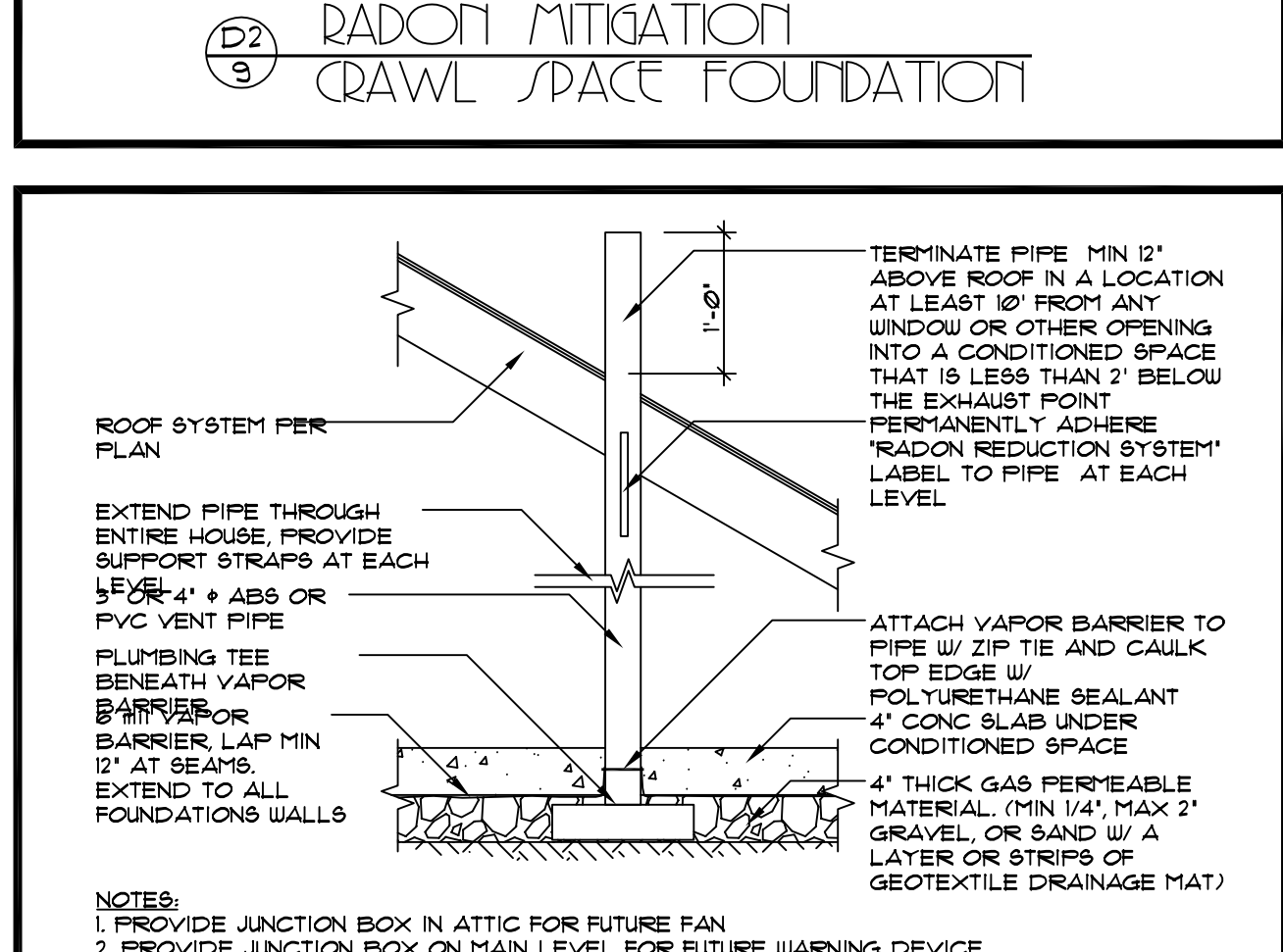
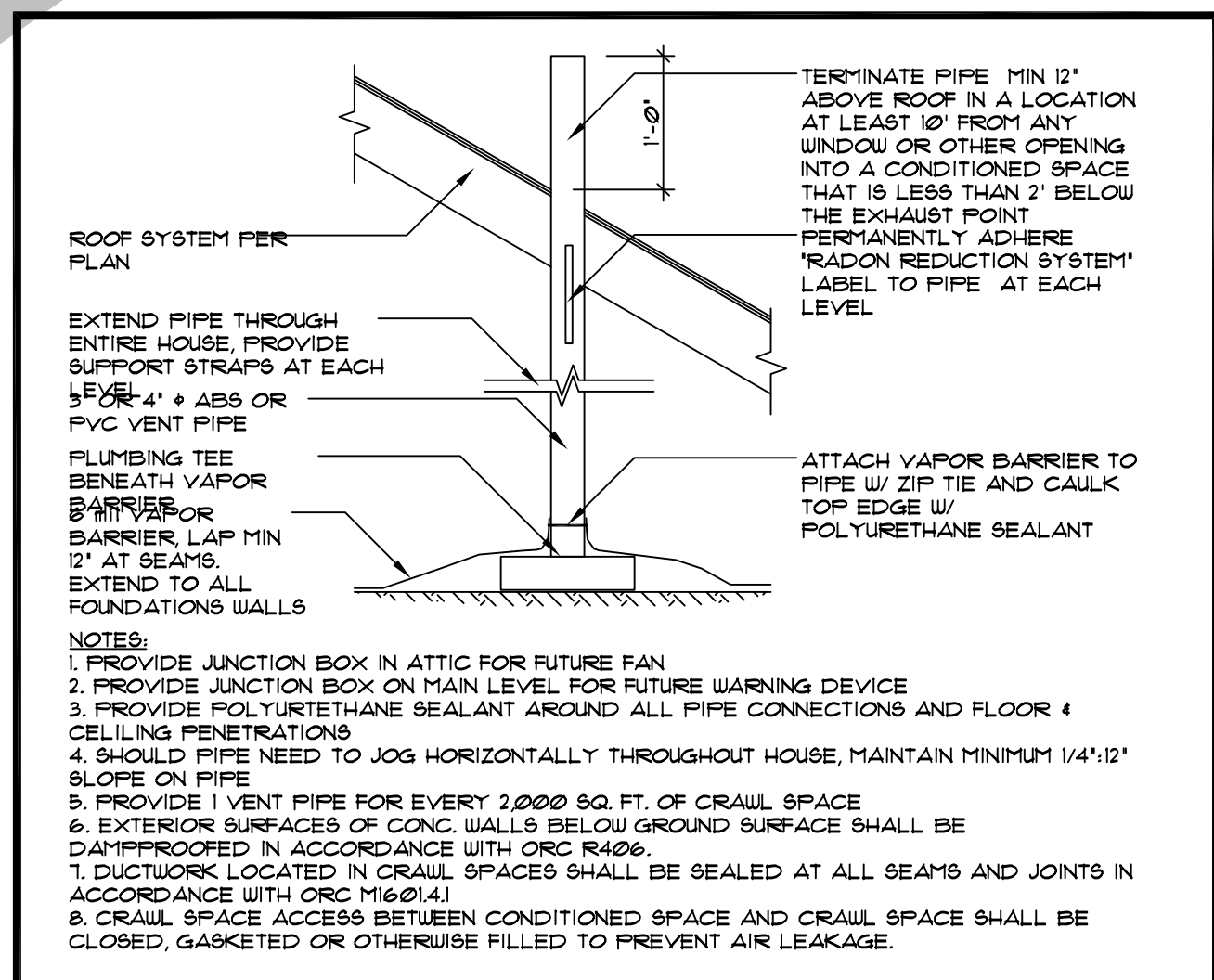
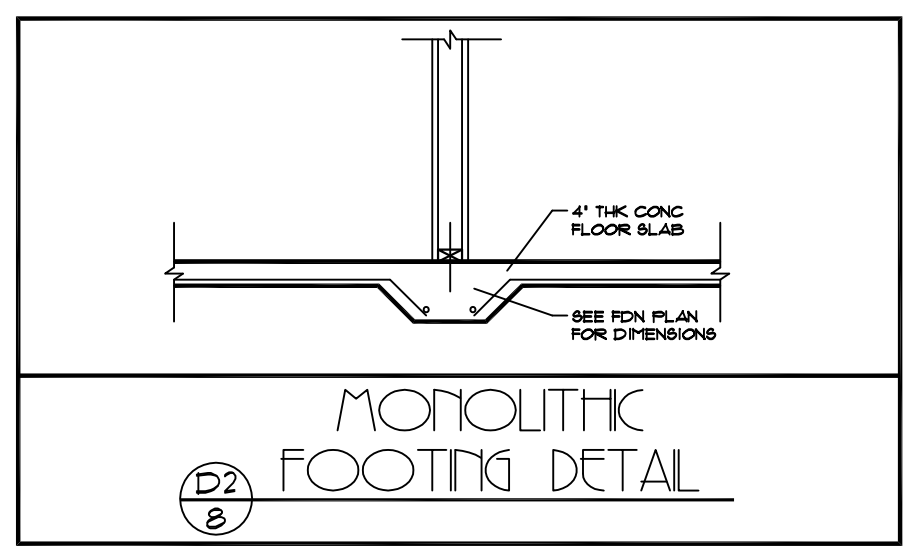
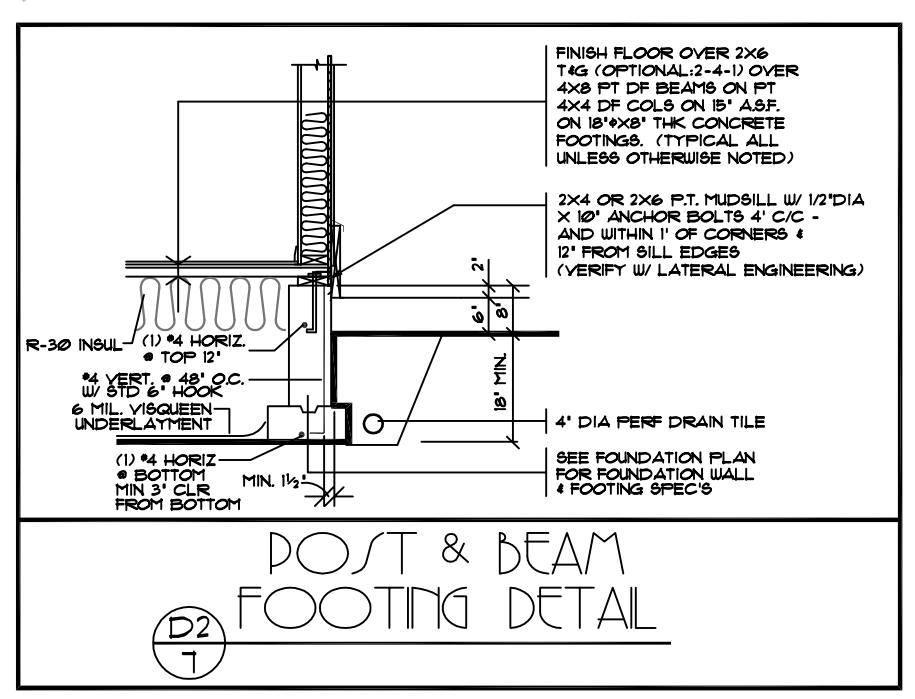
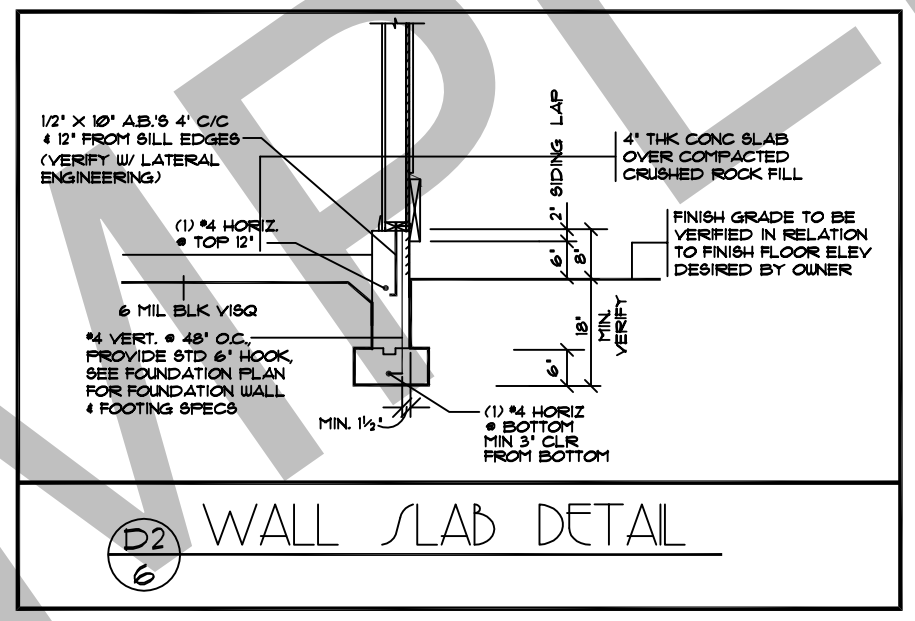
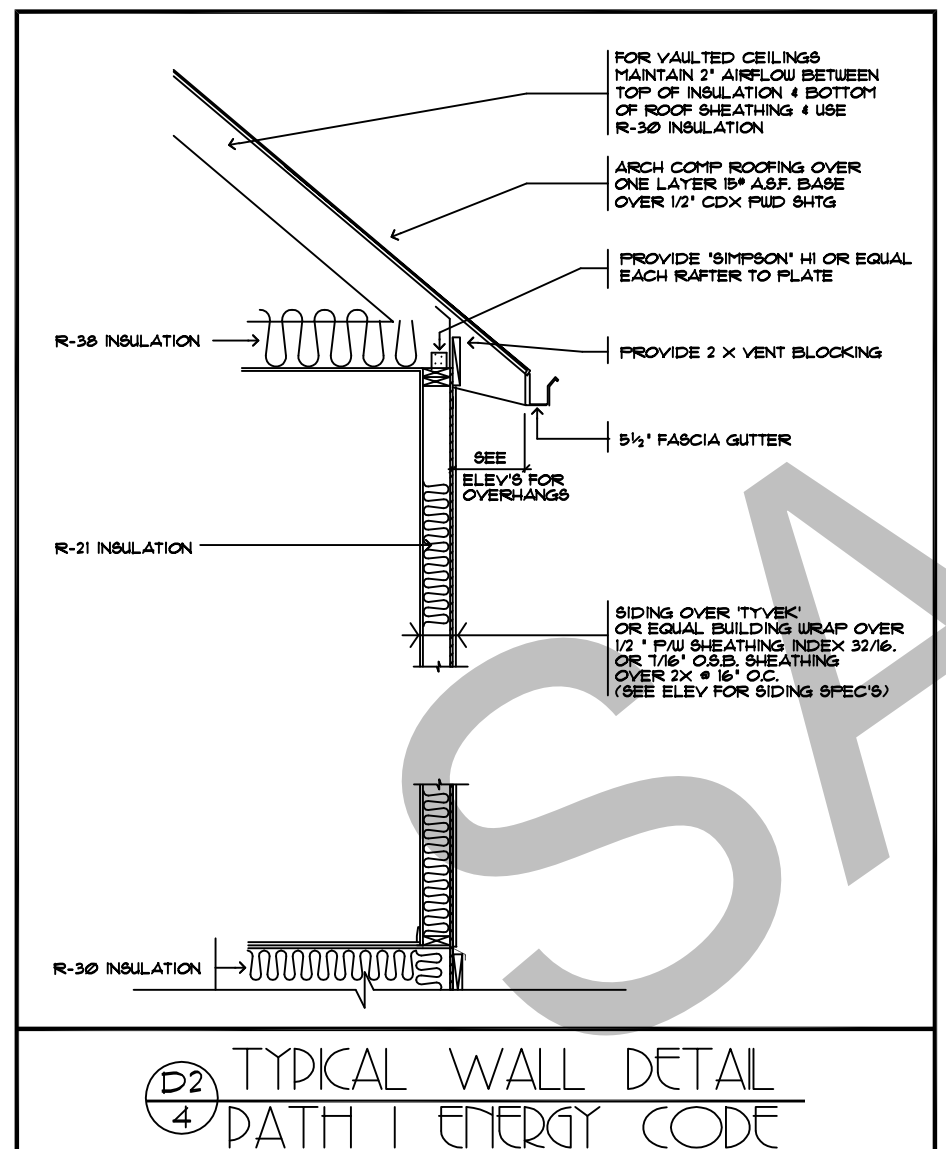
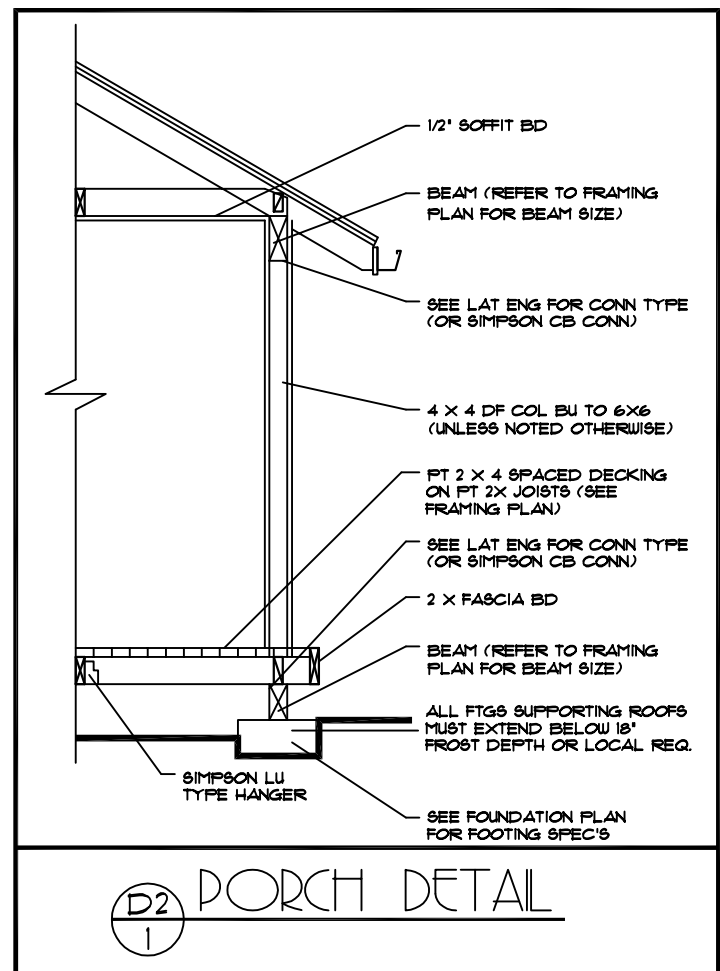
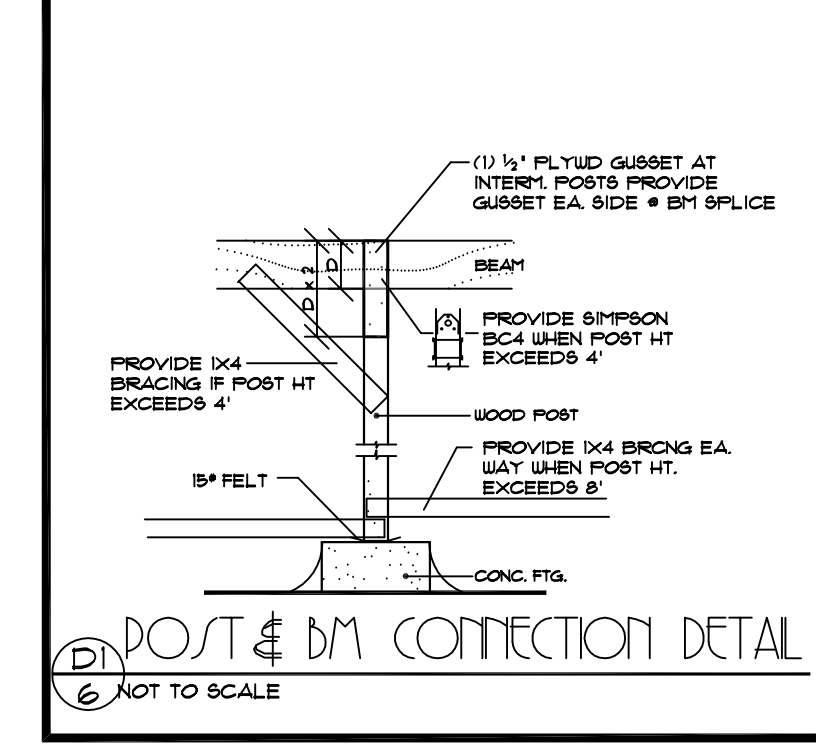
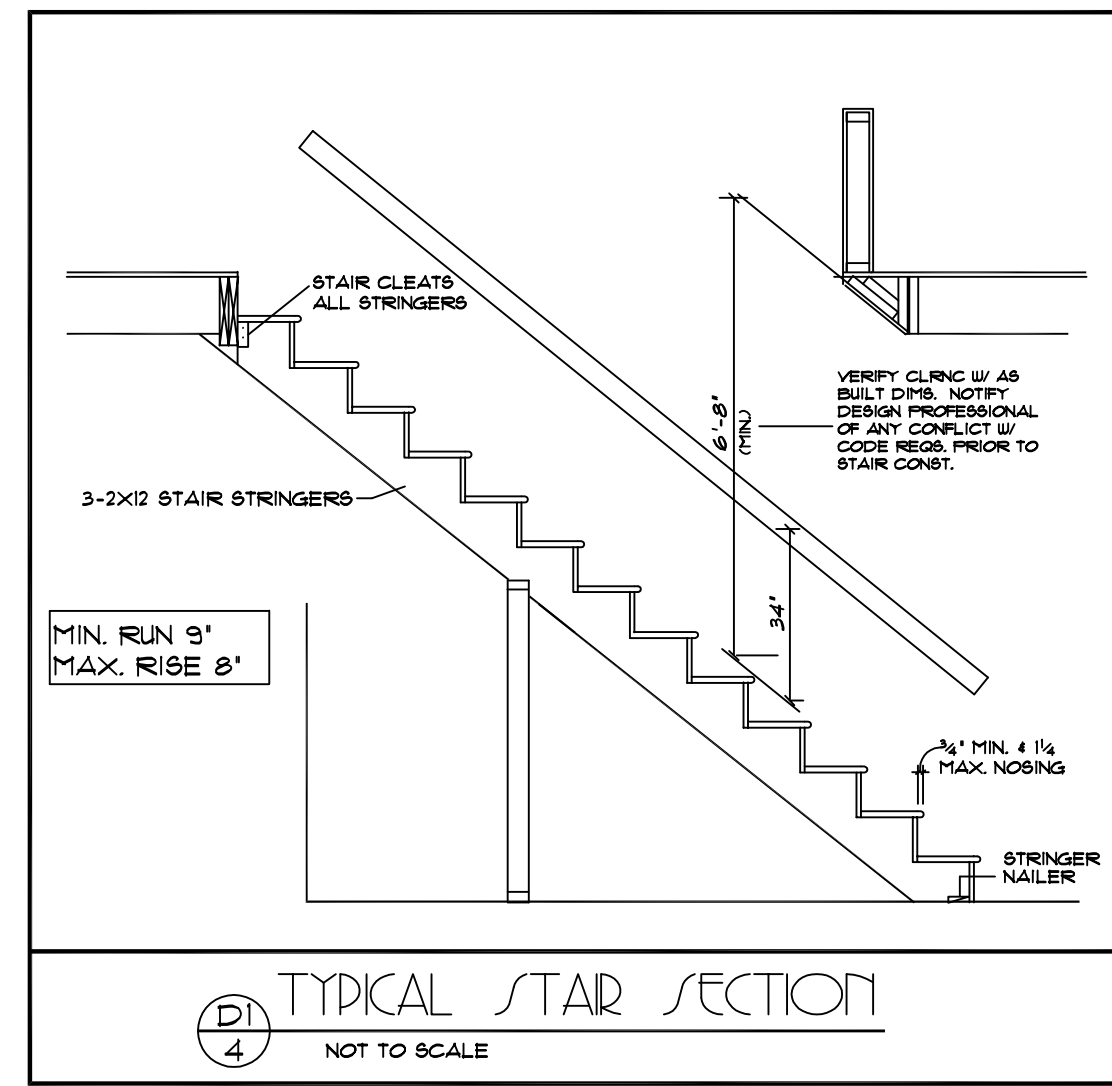
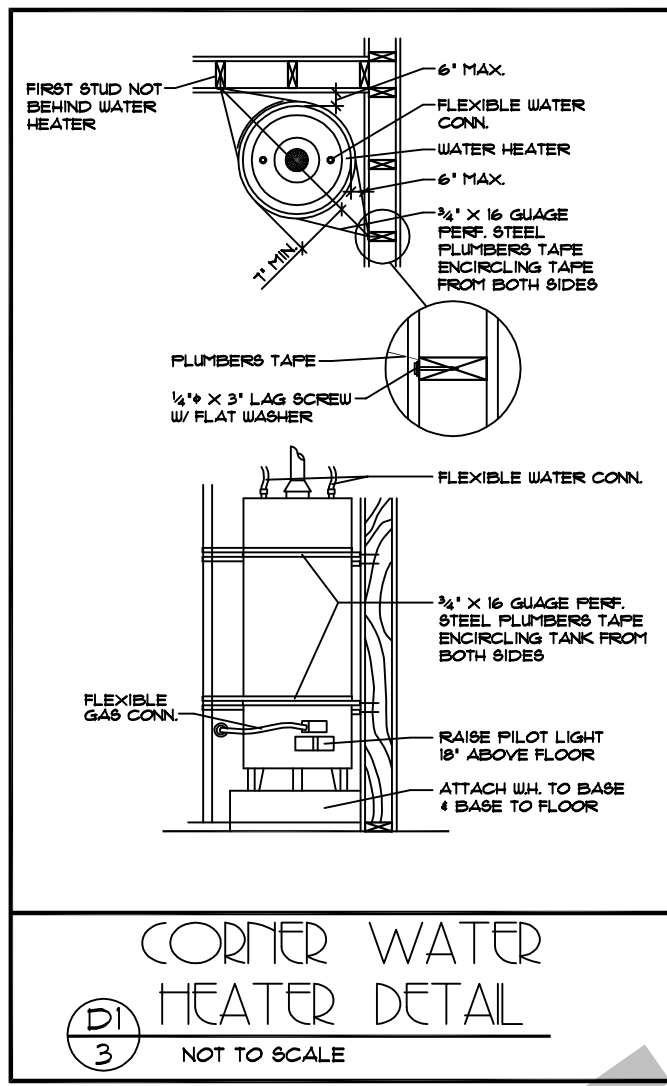
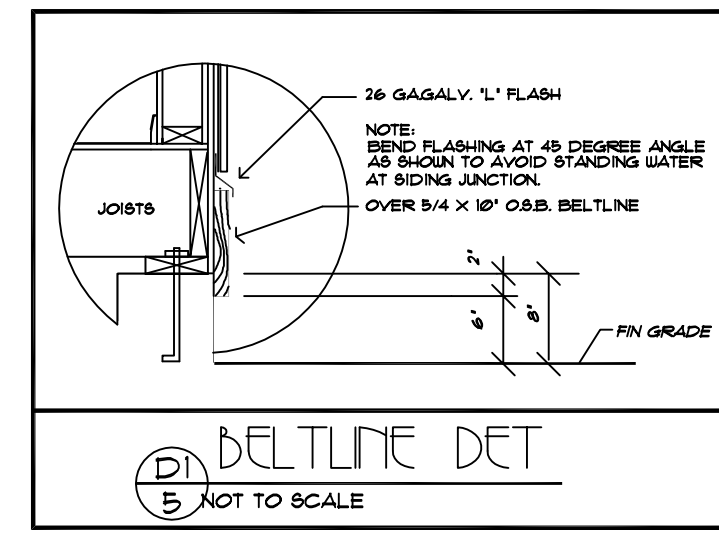
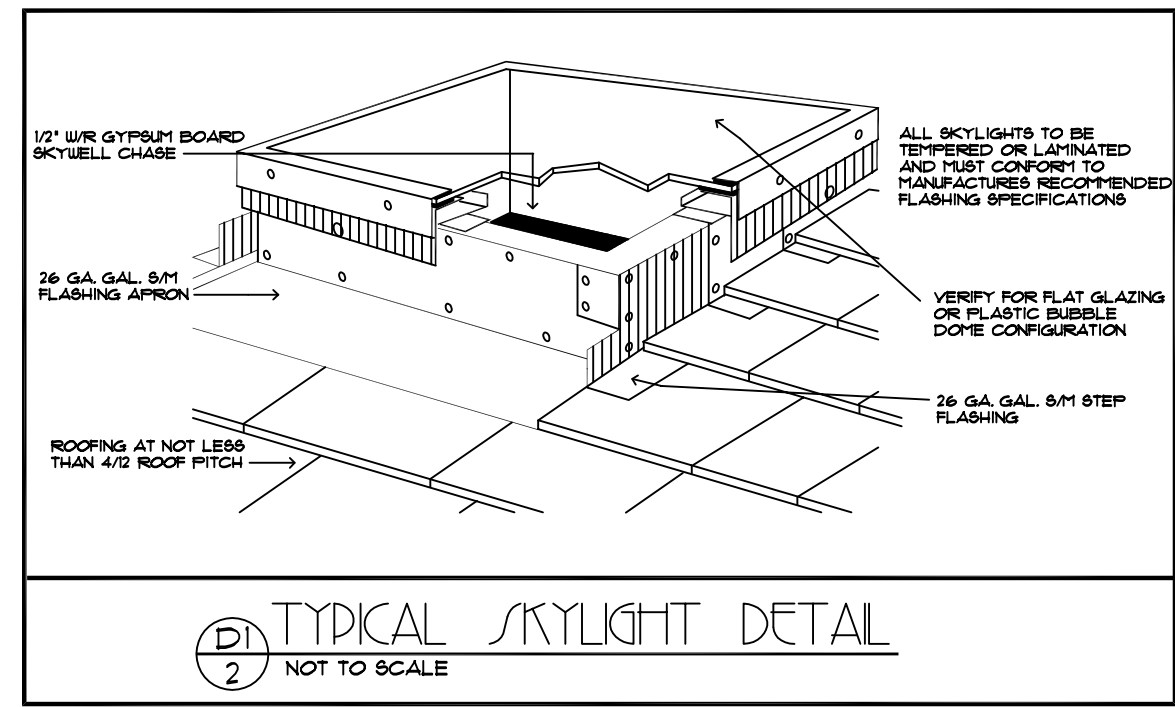
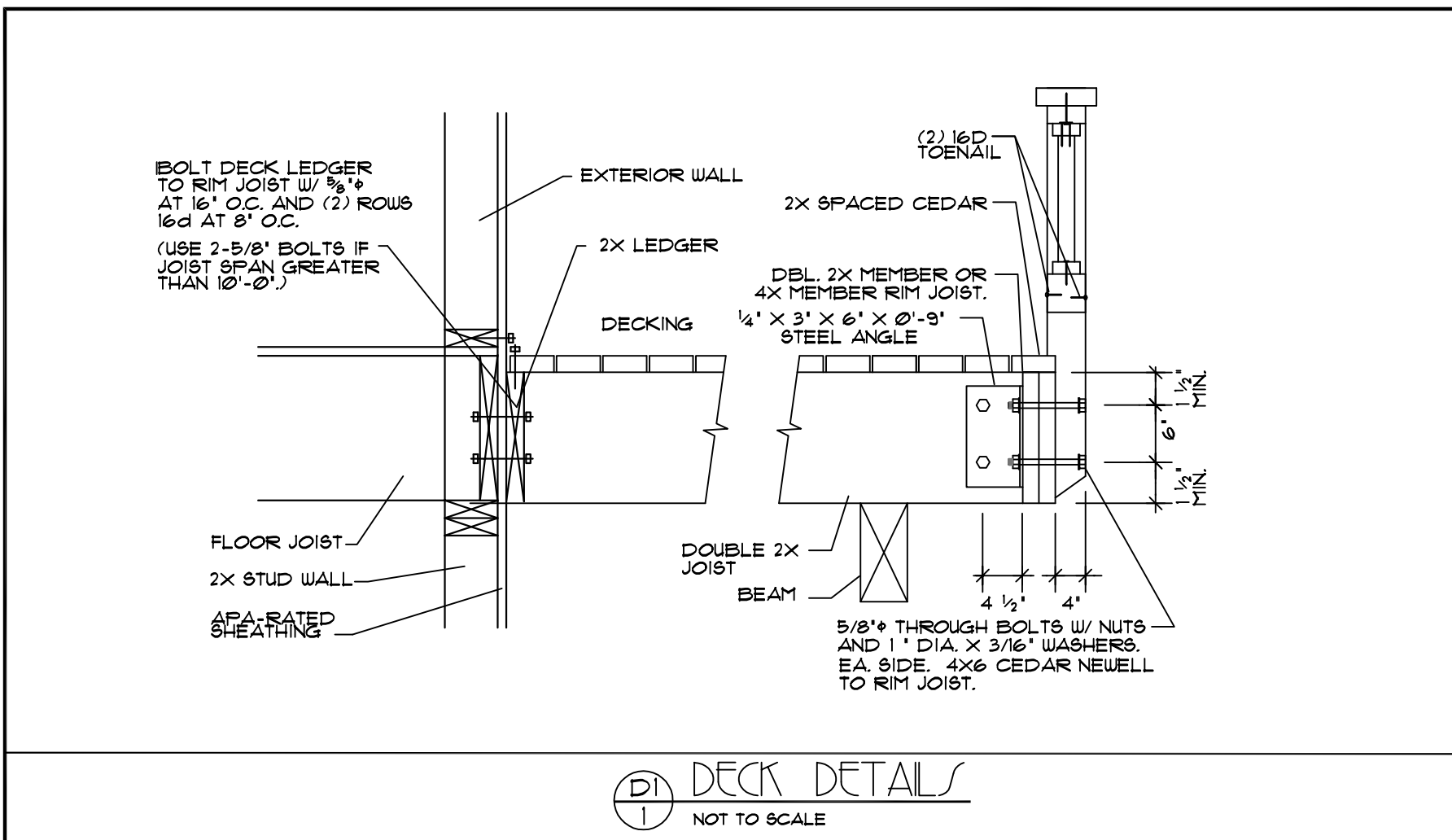
DET 5 0 PFH: PORTAL FRAME WITH HOLDDOWNS
SCALE: NTS
FIGURE R602.10.3.3



DET 4 0 WALL TO ROOF CONNECTION
SCALE: NTS
FIGURE R602.10.6.2(1) & (3)



DET 6 0 BRACED WALL PANEL AT FLOOR/CLG FRM'G
SCALE: NTS
FIGURE R602.10.4.6(1) & (2)



THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN THE PROJECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SUNTEL DESIGN. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. SUNTEL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. SUNTEL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS.



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DATE: 7/08
REV: _____
SHEET NR: D1/D2
A NORTHWEST DESIGN

DETAIL SHEET

GENERAL NOTES

- 1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE ORSC CODE AND ANY APPLICABLE STATE AND LOCAL REGULATIONS.
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 HAVE PRECEDENCE OVER SCALED DIMENSIONS.
4. DESIGN LOADS: ROOF 25 PSF (LIVE LOAD) FLOOR 40 PSF (LIVE LOAD) STAIRS 100 PSF GARAGE FLOOR 125 PSF (2000# FT)

FRAMING NOTES

- 1. ALL EXTERIOR WALL AND BEARING WALL OPENINGS TO HAVE 4X2 HEADERS UNLESS OTHERWISE INDICATED. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH 'SIMPSON' LU TYPE OR EQUIV.
2. DOUBLE JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH 'SIMPSON' LUS TYPE OR EQUIV.
3. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER.
4. PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE ORSC SEC R602.2

TABLE 602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

Table with 3 columns: DESCRIPTION OF BUILDING ELEMENTS, NO. & TYPE OF FASTENER, and SPACING OF FASTENERS. Rows include JOIST TO SILL OR GIRDER, TOE NAIL, 1' x 6' SUBFLOOR OR LESS, etc.

Table with 4 columns: DESCRIPTION OF BUILDING MATERIALS, DESCRIPTION OF FASTENER, EDGES (IN)', and INTERMEDIATE SUPPORTS (IN'). Rows include PLYWOOD AND WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, etc.

ELECTRICAL REQUIREMENTS

LIGHTING REQUIREMENTS: AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES PROVIDED WITH ELECTRICAL POWER AND AT THE EXTERIOR SIDE OF EGRESS DOORS.
RECEPTACLE OUTLET REQUIREMENTS: IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, DEN, BEDROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
1. AT LEAST ONE WALL RECEPTACLE OUTLET, WITH GFI PROTECTION, SHALL BE INSTALLED IN BATHROOMS ADJACENT TO EACH BATHING LOCATION.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS

Table with 2 columns: BUILDING COMPONENT and MIN. REQUIRED VALUE. Rows include WALL INSULATION- ABOVE GRADE, WALL INSULATION- BELOW GRADE, FLAT CEILING, VAULTED CEILING, UNDERFLOORS, etc.

FLOOR PLAN NOTES

- 1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ FT WITH A MIN. WIDTH OF 20" AND A MIN. HEIGHT OF 21" AND A SILL LESS THAN 44" OFF THE FLOOR.
2. ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 24" OF ANY DOOR ARE TO HAVE THERMOSTAT GLAZING. SEE SECTION R302.4 IN ORSC FOR ADDITIONAL INFO. SKYLITES ARE TO BE GLAZED WITH THERMOSTAT GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28". SKYLITE FRAME IS TO BE ATTACHED TO A 2" x 2" CURB WITH MINIMUM OF 4" ABOVE ROOF PLANE.
4. ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.

SECTION N1107 LIGHTING

A MINIMUM OF FIFTY PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
SCREW-IN COMPACT FLUORESCENT LAMPS COMPLY WITH THIS REQUIREMENT.

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

INSULATION SPECIFICATIONS

- 1. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 & A SMOKE DENSITY RATING OF LESS THAN 450.
2. PERIMETER CONC. WALLS TO BE PROTECTED W/ RIGID FIBERBOARD INSULATION FROM TOP OF CONC WALL TO NOT LESS THAN 24" BELOW GRADE.
3. SLAB EDGE INSULATION IS TO BE R-5.

TRUSS NOTE

SUBMIT TRUSS DESIGN FOR ENGINEERING PRIOR TO FABRICATION & VERIFY LOCATION OF GIRDER TRUSSES W/ TRUSS COMPANY PRIOR TO FORMING FOUNDATION WALLS AS TO PROVIDE FOR ADDITIONAL LOADING FROM VARYING TRUSS DESIGN.
VERIFY ALL TRUSS SPANS & CONFIGURATIONS ON JOB SITE PRIOR TO FABRICATION.

TABLE 1101.K(2) ADDITIONAL MEASURES (select one)

Table with 2 columns: MEASURE and description of measures such as HIGH EFFICIENCY HVAC SYSTEM, HIGH EFFICIENCY DUCT SEALING, HIGH EFFICIENCY BUILDING ENVELOPE, ZONAL ELECTRIC, DUCTLESS FURNACE OR DUCTLESS HEAT PUMPS, etc.

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