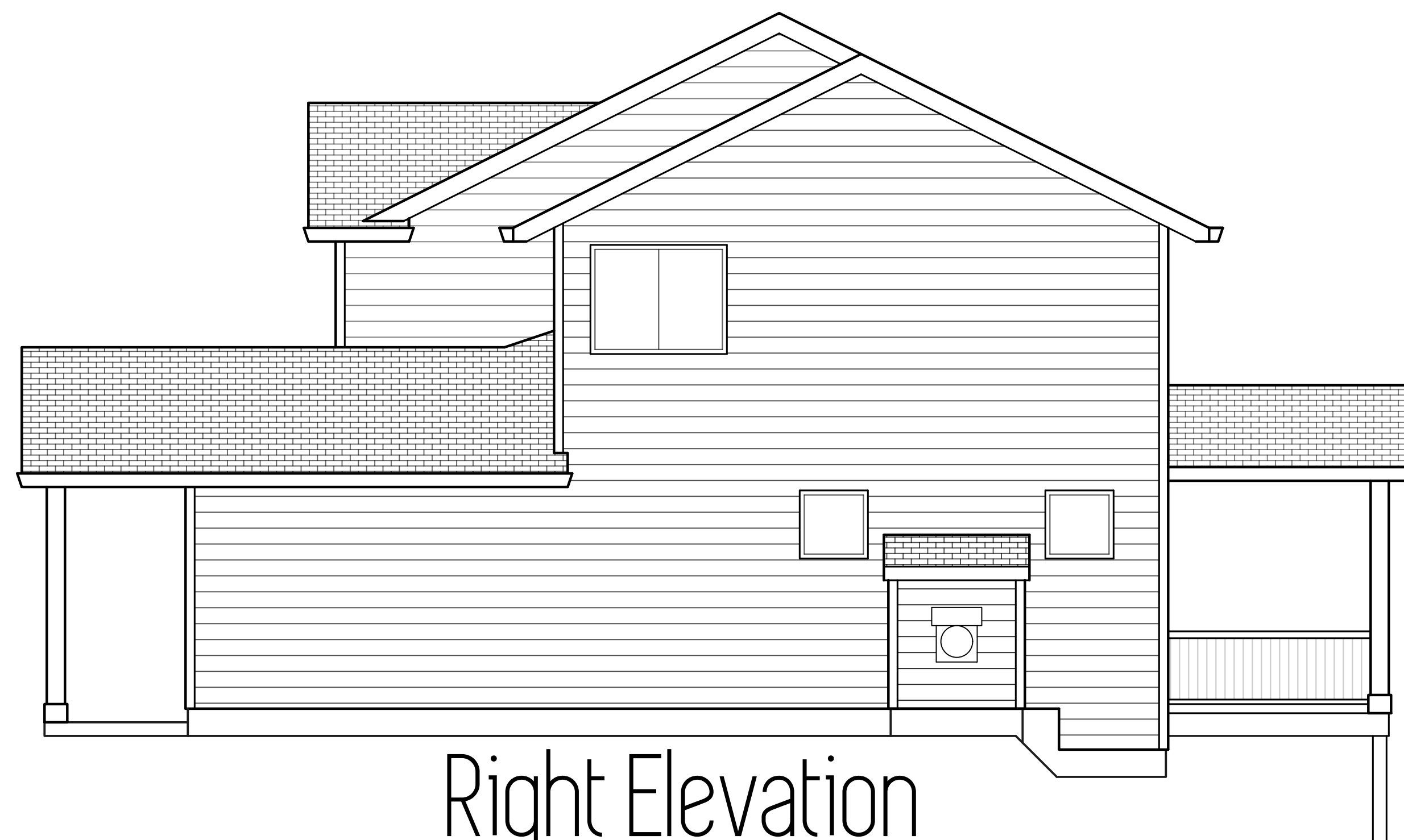




Front Elevation



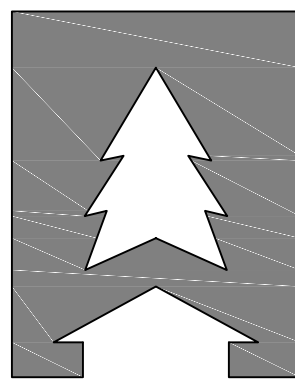
Right Elevation

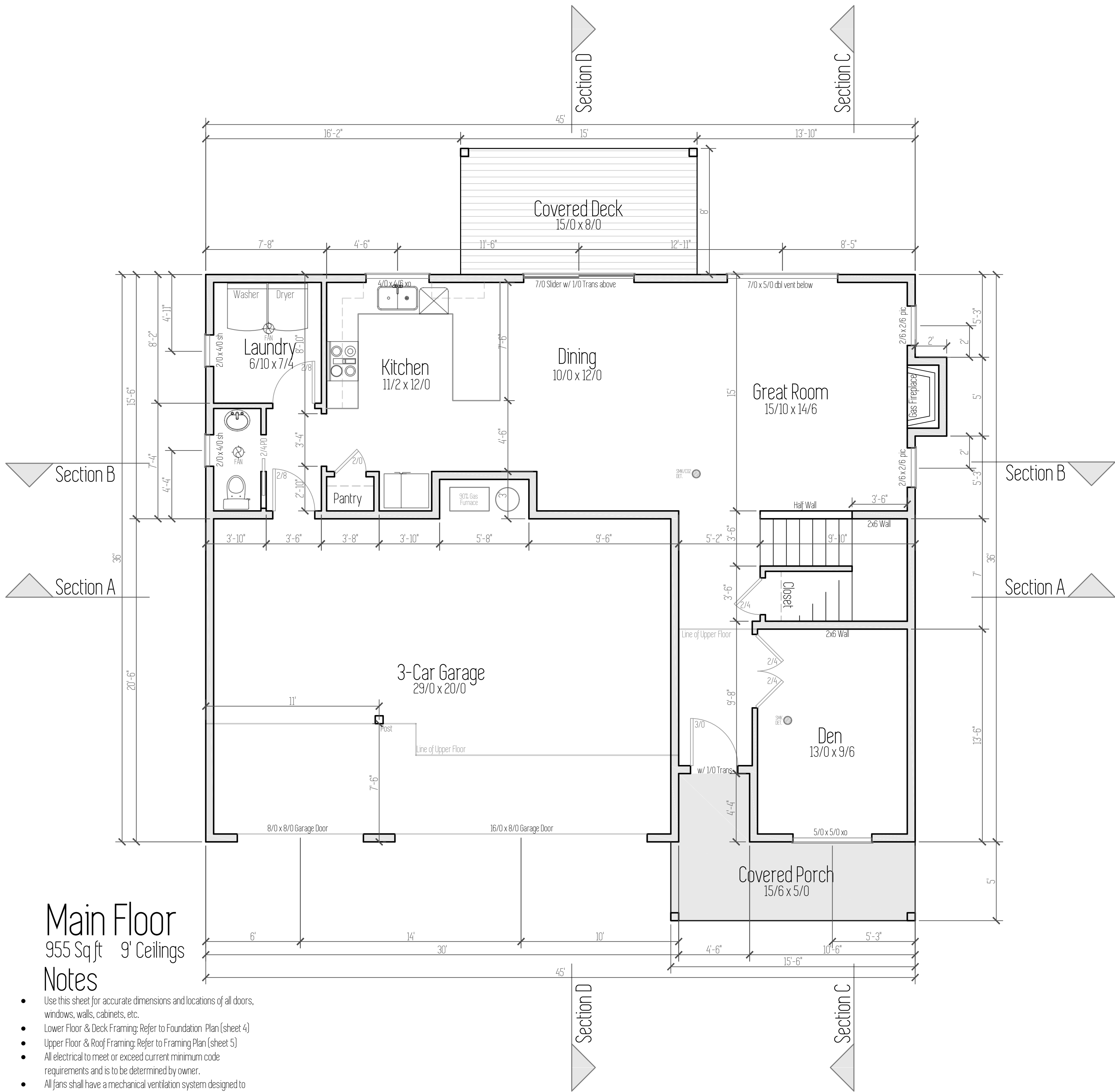


Back Elevation



Left Elevation

Plan Name		Wahkeena
Date		7/14/2017
Location		Zion Meadows Lot 30 Sandy OR 97055
<div>Elevations</div> <div>Scale : 1/4" = 1'</div>		Total Sq Ft = 2,110
This plan is property of :		
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Designed by :		
TYSON GREY tysondgrey@gmail.com		
1		



Plan Name
Wahkeena
Date
7/14/2017
Location
Zion Meadows Lot 30
Sandy OR 97055

Main Floor Plan

Total Sq Ft = 2,110

Scale : 1/4" = 1'

This plan is property of :



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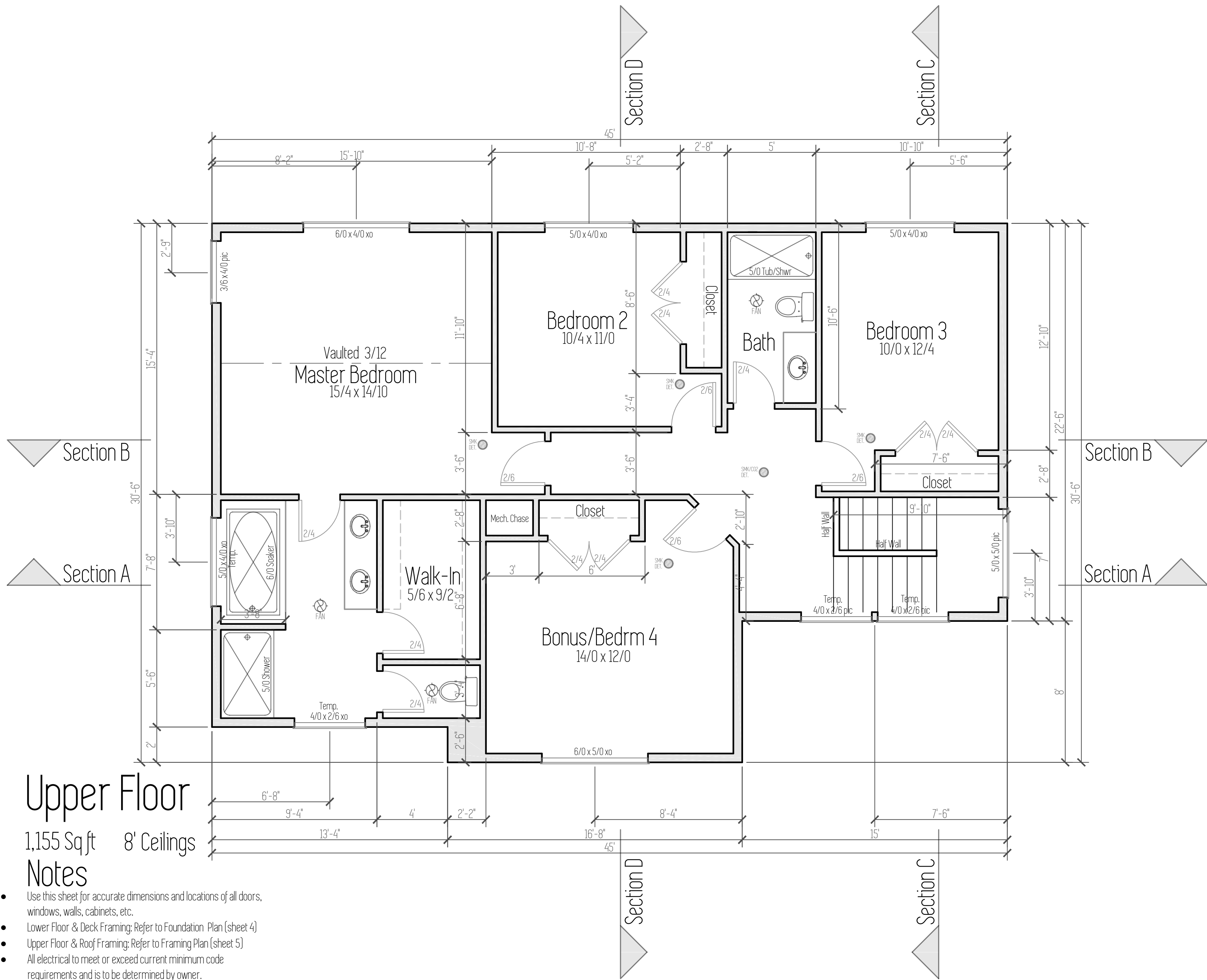
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Designed by :

TYSON GREY
tysondgrey@gmail.com

2



Upper Floor
1,155 Sq ft 8' Ceilings
Notes

- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
- Lower Floor & Deck Framing: Refer to Foundation Plan (sheet 4)
- Upper Floor & Roof Framing: Refer to Framing Plan (sheet 5)
- All electrical to meet or exceed current minimum code requirements and is to be determined by owner.
- All fans shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control

Plan Name
Wahkeena
Date
7/14/2017
Location
Zion Meadows Lot 30
Sandy OR 97055

Upper Floor Plan

Total Sq Ft = 2,110

Scale : 1/4" = 1'

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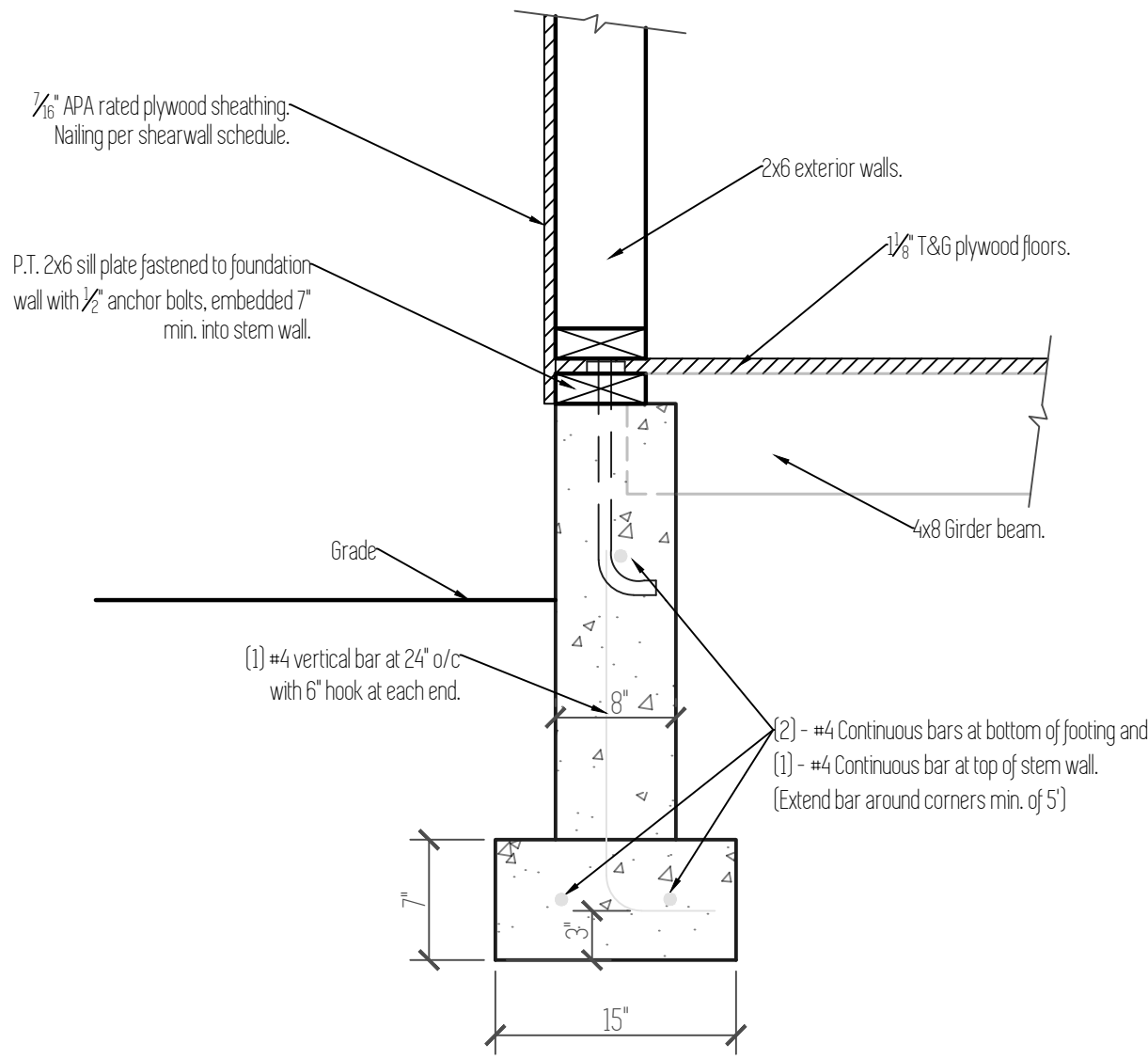
3

Foundation Notes

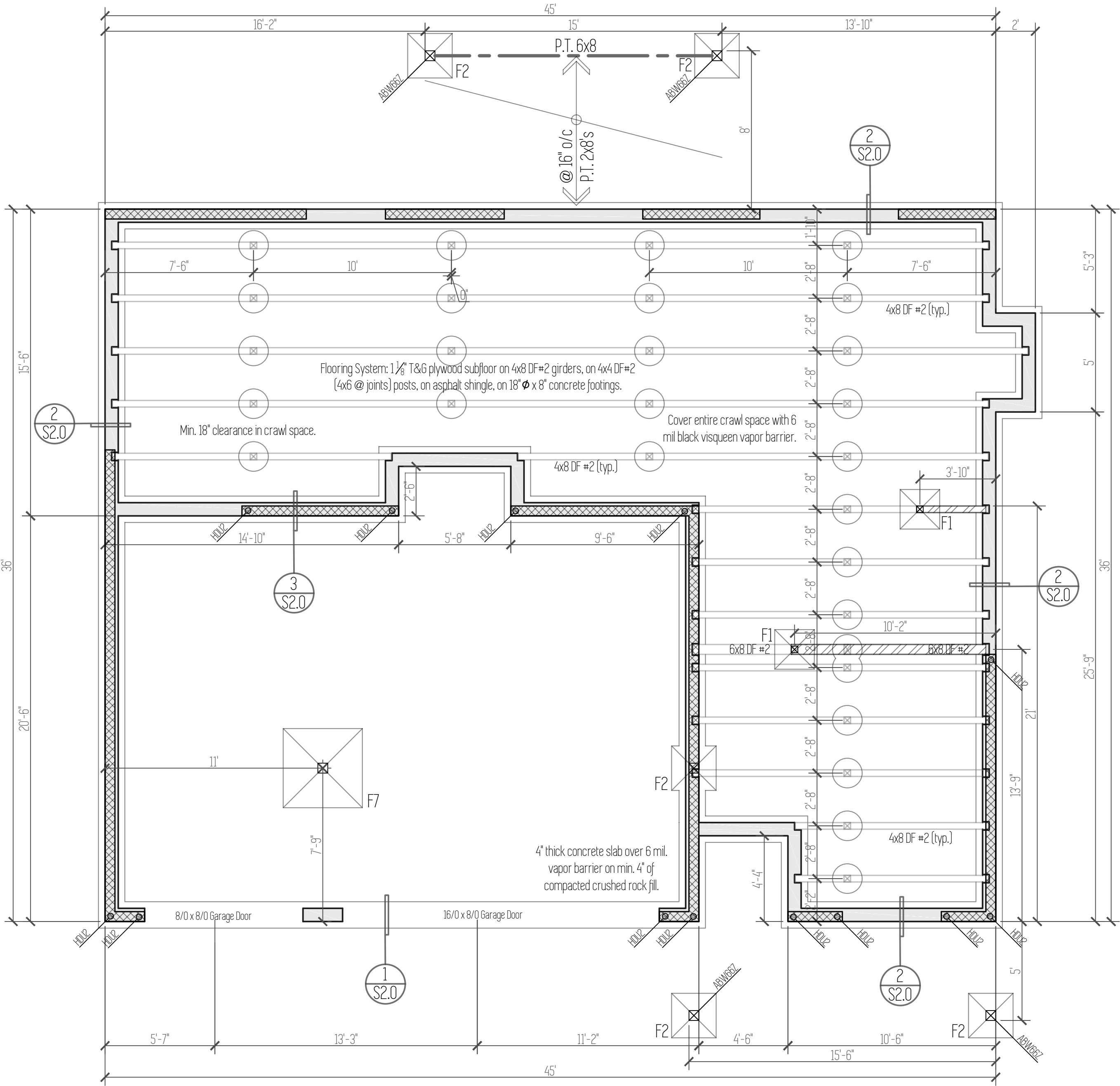
- Concrete : Minimum 28 day concrete strength = 2500 psi.
- Grade beams, piers and spread footings shall be poured onto undisturbed, native soil which is free from any material that will adversely affect the soil bearing pressure.
- Footings are to be on undisturbed soil with an assumed 1500 PSF
- All slabs to be supported with a min. of 4" of compacted crushed rock fill.
- Beam pockets in concrete walls to have a min. 1/2" air space on sides, and min. 3" of bearing for all beams and girders.
- Typical pier pad to be 18" dia. x 8" concrete footing with 4x4 DF#2 post.
- Typical crawl space beam to be 4x8 DF#2. Single gusset plate to be used on both sides of attachment to post.
- Cover entire crawl space with 6 mil black visqueen vapor barrier.
- Excavate a min. of 18" below bottom of all beams.
- Install 15" x 7" closable FND vents in FND walls. Min 1 sq ft vented area for every 150 sq ft of crawl space.
- Refer to Shear Wall Schedule and Hold-Down Schedule for sill bolt spacing and hold-down size. (PAGE S1.0)

- ▨ Shear Wall Panel
- ▨ Interior Bearing Wall (above)
- HoldDown

Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.
F2	27" x 27" x 8" Concrete footing with (2) #4 bars each way.
F7	48" x 48" x 12" Concrete footing with (6) #4 bars each way.



Typ. Foundation Wall
Note:
1. Footing to be place on undisturbed, native soil.
Scale: 1"=1'



Foundation Plan & Lower Floor/Deck Framing

Plan Name
Wahkeena
Date
7/14/2017
Location
Zion Meadows Lot 30
Sandy OR 97055

Foundation Plan
Total Sq Ft = 2,110
Scale : 1/4" = 1'

This plan is property of :

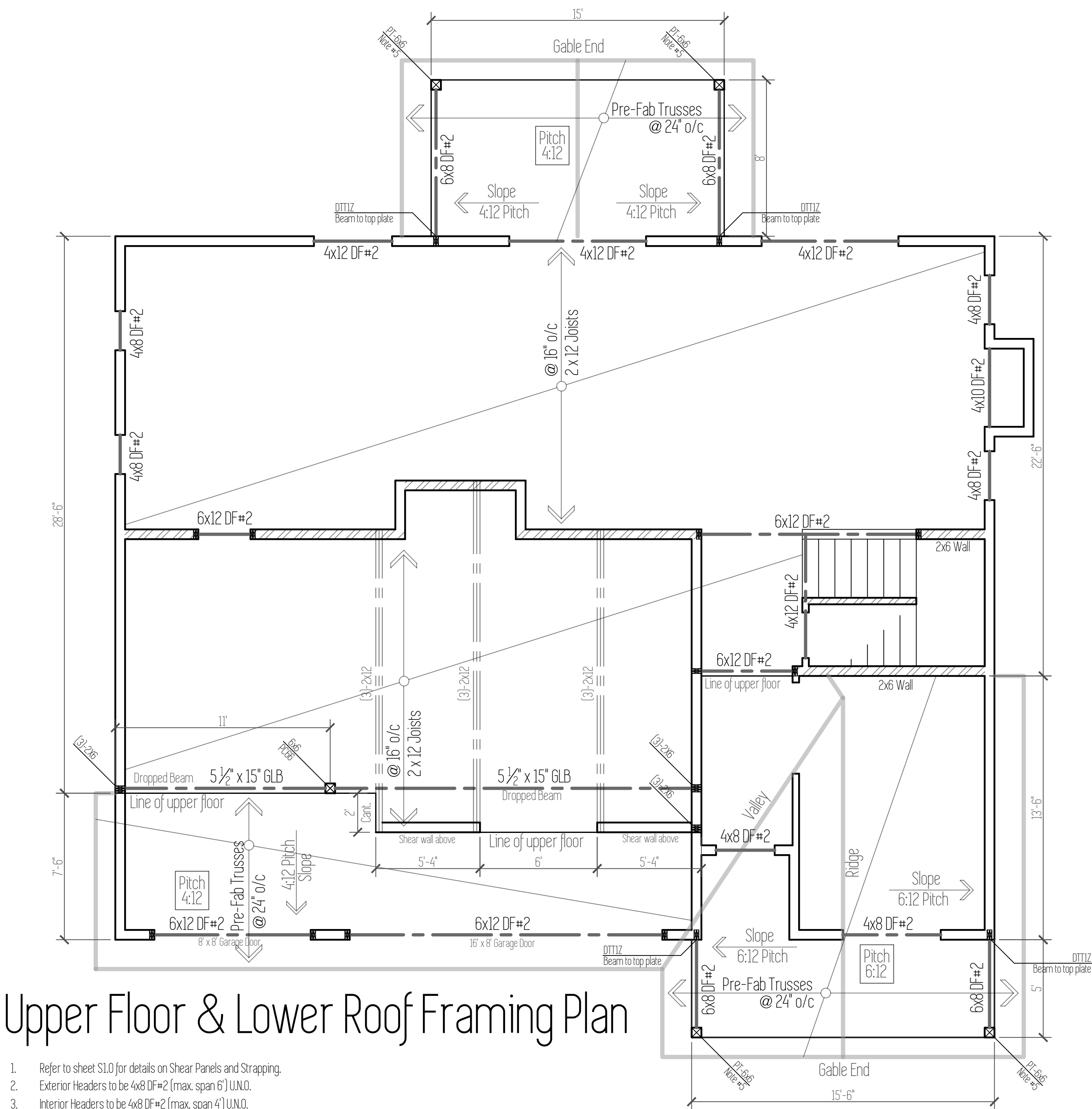
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Designed by :
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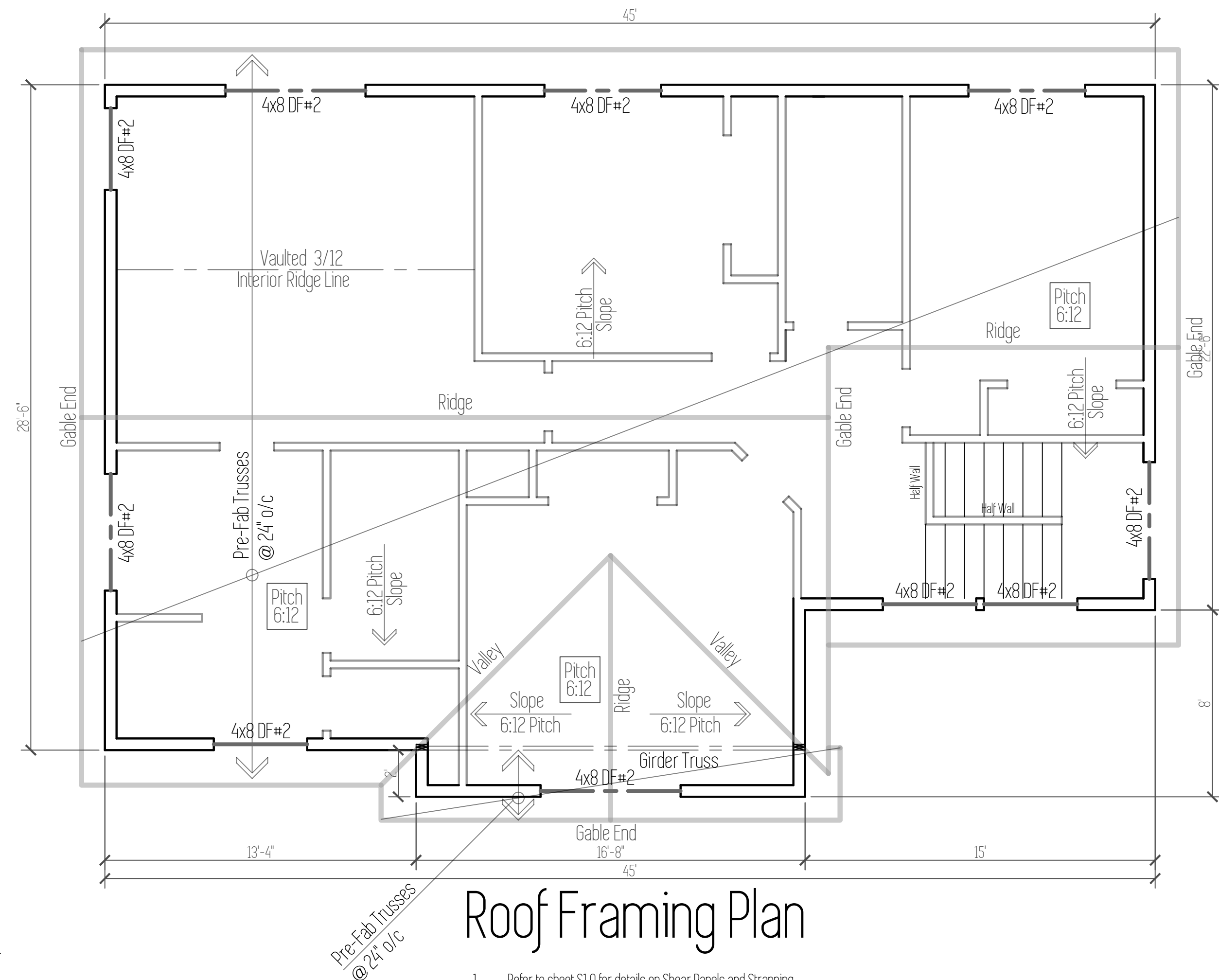
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Upper Floor & Lower Roof Framing Plan

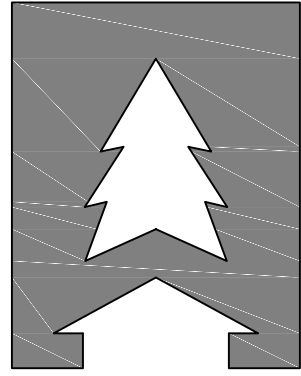
1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 DF#2 (max. span 6') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. Typical exterior wall post to be (2)-2x6 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o. Typical interior wall post to be (2)-2x4 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.T. material.
6. Roof Overhangs: Eaves on 1/2 Pitch (shed roof over garage) = 18"
Eaves on 1/2 Pitch (Gable over entry way) = 12.5" (to match 1/2 eaves)
Gable Ends = 12"

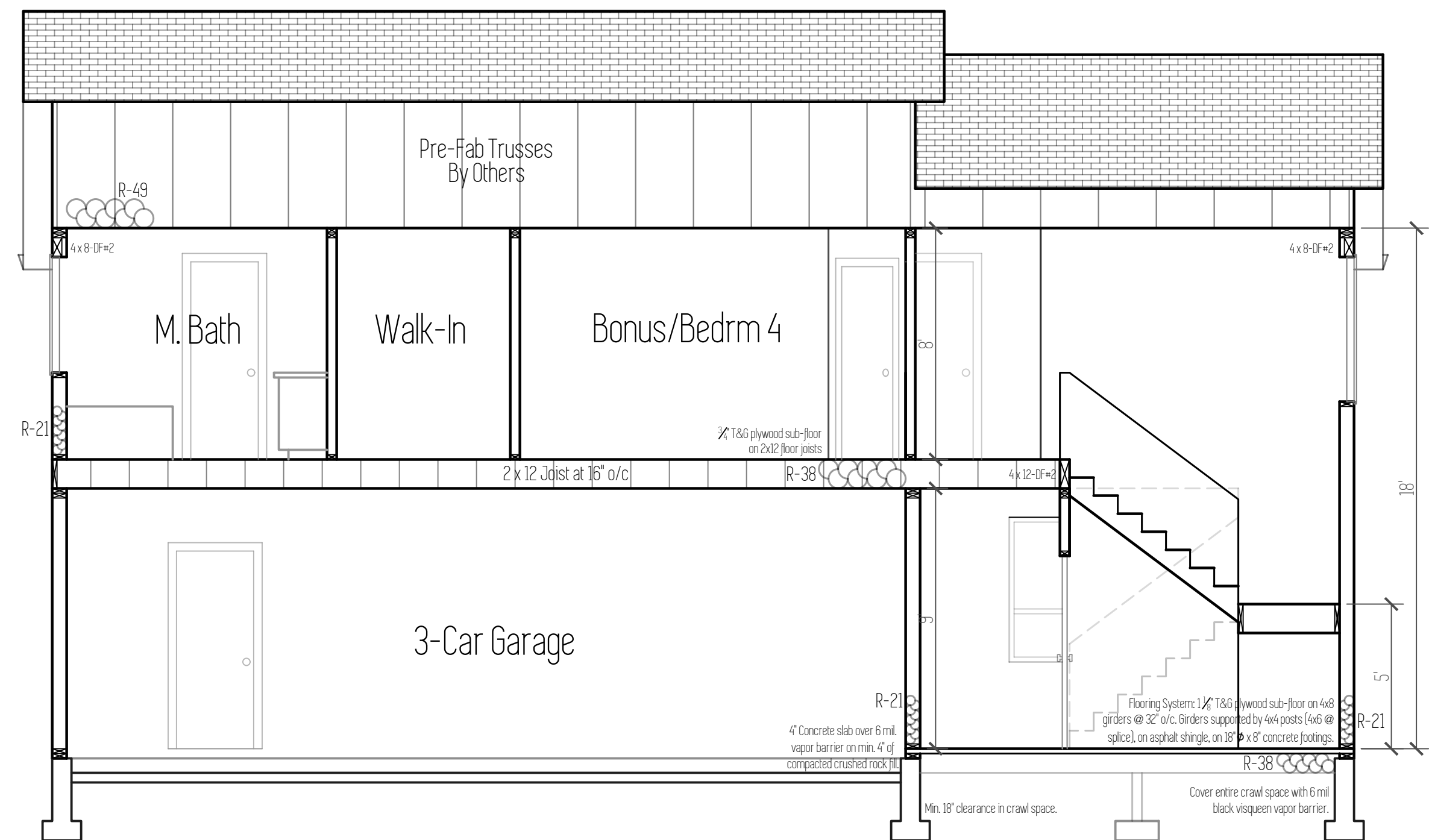
Interior Bearing Wall



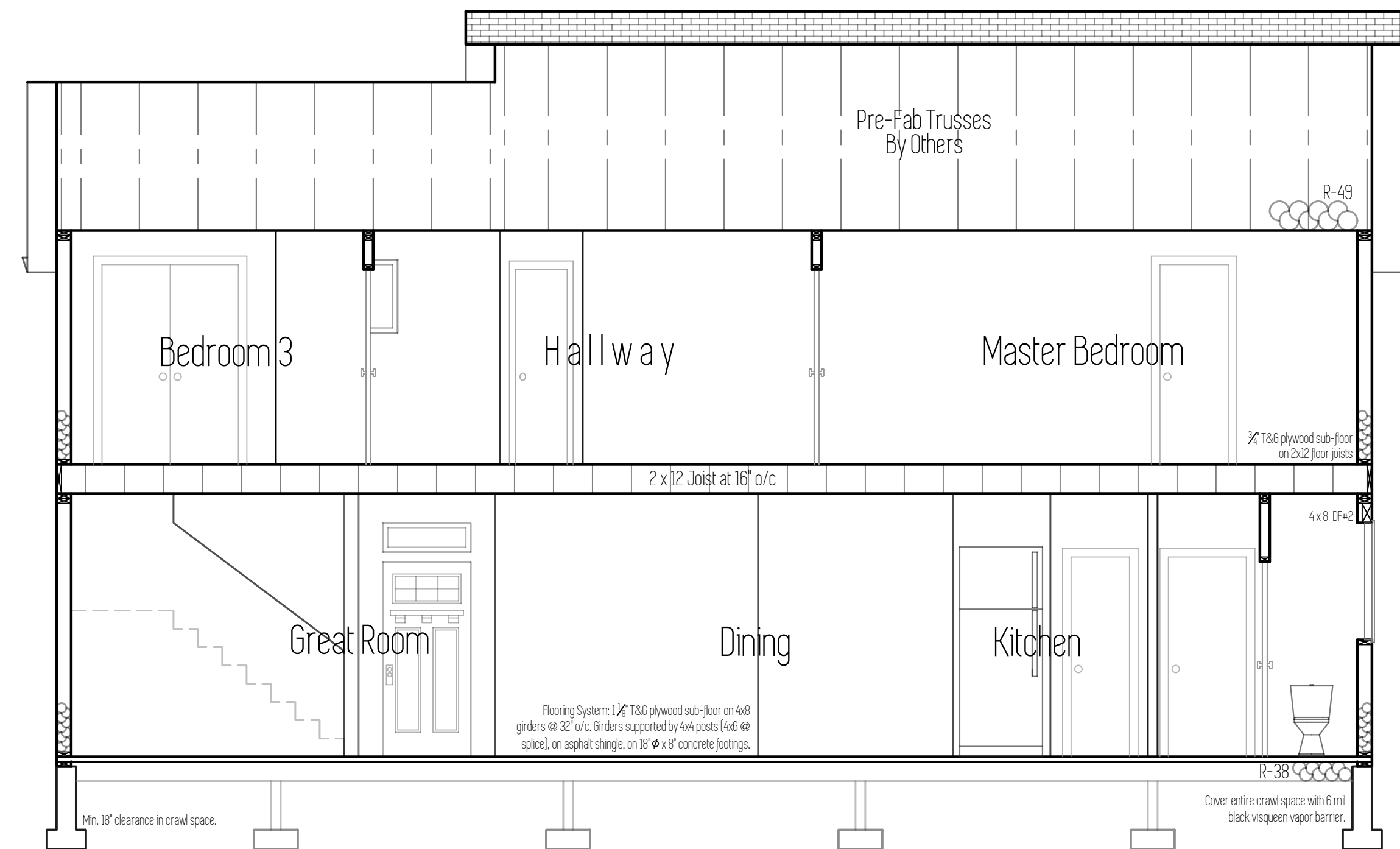
Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 DF#2 (max. span 6') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. Typical exterior wall post to be (2)-2x6 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o. Typical interior wall post to be (2)-2x4 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.T. material.
6. Roof Overhangs: Eaves = 18"
Gable Ends = 12"
7. Install 8" roof vents at 4' o/c along ridge.

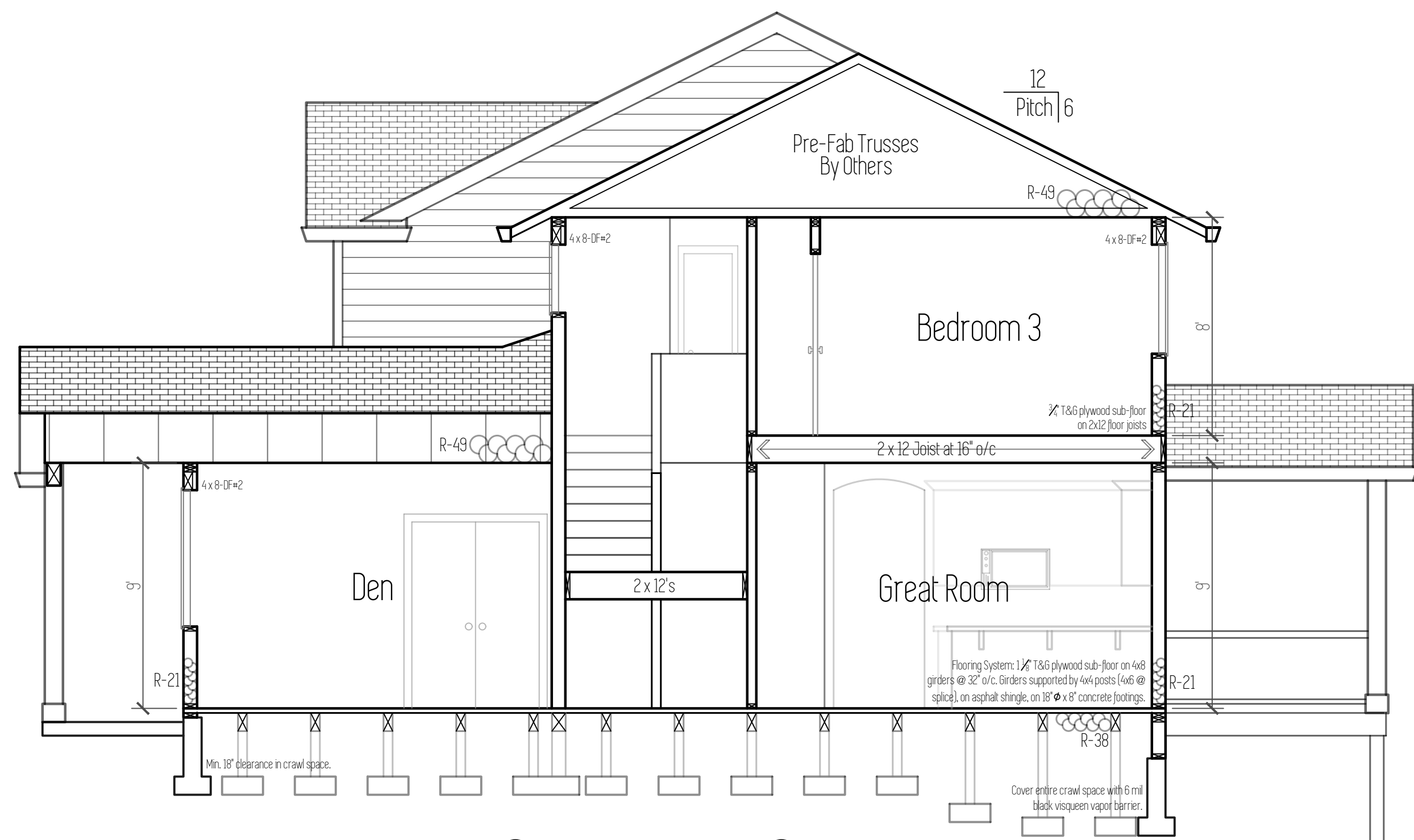
Plan Name	
Wahkeena	
Date	
7/14/2017	
Location	
Zion Meadows Lot 30 Sandy OR 97055	
Framing Plan	Total Sq Ft = 2,110
	Scale : 1/4" = 1'
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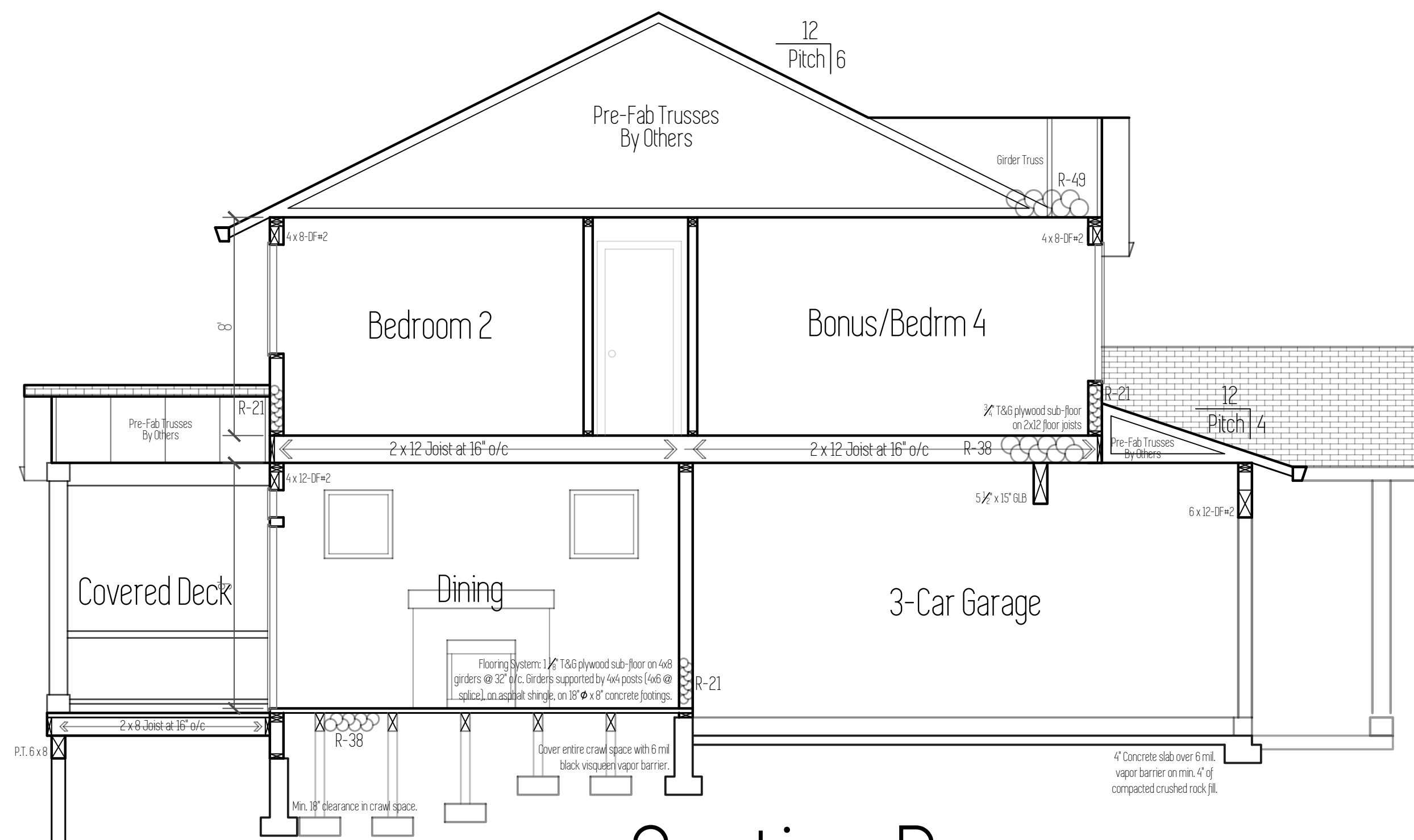
Section A



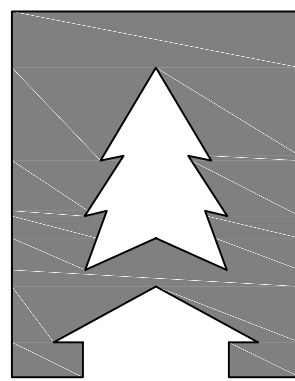
Section B



Section C



Section D

Plan Name	
Wahkeena	
Date	
7/14/2017	
Location	
Zion Meadows Lot 30 Sandy OR 97055	
Cross Sections	Total Sq Ft = 2,110
	Scale: 1/4" = 1'
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Designed by:	
TYSON GREY tysondgrey@gmail.com	
6	

SUMMARY OF WORK:

LOCATION: ZM LOT 30 SANDY, OREGON
STRUCTURAL ANALYSIS AND DESIGN FOR SINGLE FAMILY RESIDENCE

DESIGN LOADS:

CODE: 2014 OSSC
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II
WIND SPEED Vult: 120 MPH EXPOSURE 'B', Vasd = 93 MPH (OSSC EQUATION 16-33)
SEISMIC DESIGN CATEGORY: 'D'
GROUND SNOW LOAD: 25 PSF (ROOF SNOW LOAD: 25 PSF)
ROOF DEAD LOAD: 15 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
SOIL BEARING PRESSURE: 1500 PSF
SOIL PASSIVE SOIL PRESSURE: 200 PSF

FRAMING REQUIREMENTS:

- WALL STUDS TO BE 2X6 DFL-#2 @ 16" O.C., TYPICAL U.N.O.
- ROOF SHEATHING TO BE 1 1/2" APA RATED CDX SHEATHING OR OSB. INSTALL PANELS HORIZONTALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- TYPICAL WALL SHEATHING (TSM) TO BE 1/2" APA RATED CDX SHEATHING OR OSB. ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. INSTALL PANELS HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING TO BE 1/2" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- SILL PLATE TO BE 2X P.T. U.N.O. (REFER TO SILL BOLT SPACING IN SCHEDULE BELOW).
- FOR NAIL SIZES REFER TO BELOW.

SHEAR WALL SCHEDULE:

PANEL NOTATION	SHEATHING THICKNESS (IN.)	NAILS/ SPACING	DBL. STUD CONN. (FACE NAIL)	SILL BOLT ⁽¹⁾ SPACING	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	1 1/2 ⁽²⁾	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4 ⁽³⁾	1 1/2 ⁽²⁾	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3 ⁽³⁾	1 1/2 ⁽²⁾	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2 ⁽³⁾	1 1/2 ⁽²⁾	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2 ⁽⁶⁾	1 1/2 ⁽²⁾	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C ⁽⁷⁾	770 PLF	1077 PLF

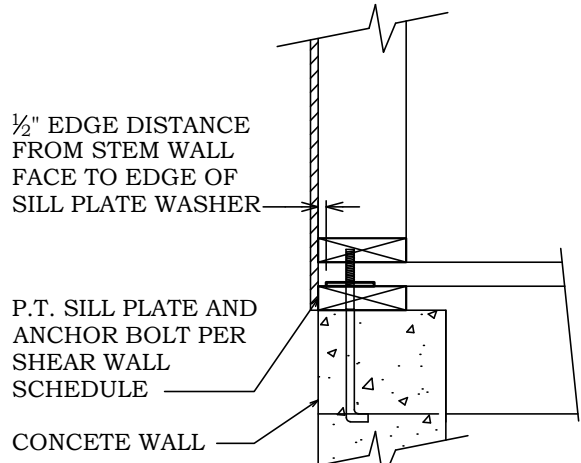
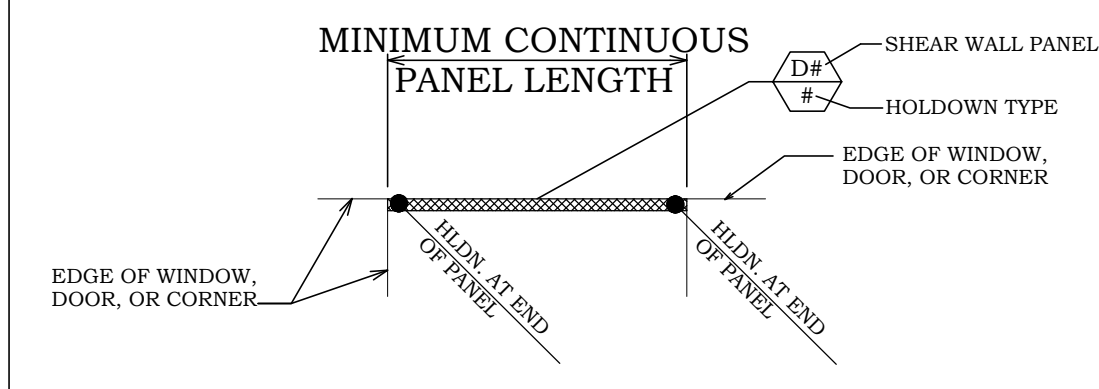
NOTES:
(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DFL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
(3) FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 3" NOMINAL MEMBER OR (2) 2-INCH NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS (SPACING ABOVE) TYPICAL ENTIRE HEIGHT OF DBL. STUD. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
(4) AT SHEAR WALL LOCATIONS, REFER RW/S1 AND PF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.
(5) INSTALL 3" SQUARE X 1/2" STEEL PLATE WASHER.
(6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 3X NOMINAL FRAMING MEMBERS AT EACH END OF THE PANEL. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C. INSTALL MIN. 3X P.T. SILL PLATE, U.N.O.
(7) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.
(8) IF 1/2" NOMINAL THICK PEXWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O/C, TYPICAL.

HOLD-DOWN SCHEDULE:

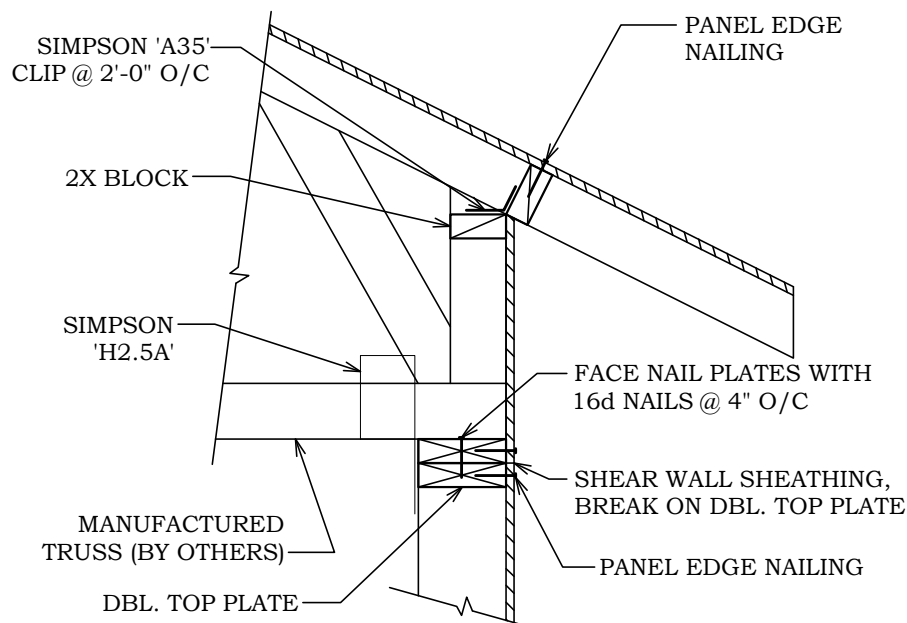
HOLDOWN NOTATION	'SIMPSON' HOLDOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. 'SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. 'SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
5	HDU5 (5645#)	STD. 'SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (5980# 6970# 7870#)	STD. 'SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
28	MSTC28	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (8) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
40	MSTC40	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (16) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.

NOTES:
(1) IN LIEU OF SIMPSON 'SSTB' BOLTS ANCHOR BOLTS TO BE A307 OR A36 THREADED ROD WITH STD. NUT AND 2" X 2' X 1/2" STEEL PLATE WASHER ON BOTTOM OF BOLT.
(2) HOLDOWNS TO BE FASTENED TO DOUBLE STUDS (CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE) AT PANEL ENDS. WALL STUDS SHOULD HAVE PANEL EDGE NAILING FROM SHEAR WALL SHEATHING.
(3) IF HOLDOWNS 2, 5, 6, AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL PF/S1.
(4) U.N.O. INSTALL (1)+4 CONTINUOUS HORIZONTAL TOP BAR 3" DOWN FROM TOP OF WALL AT ALL HOLDOWN ANCHORS. EXTEND BAR MIN. 5'-0" PAST HOLDOWN IN BOTH DIRECTIONS (BEND BAR AROUND AT CORNER CONDITION). FOR THIS 1'-0" SECTION INSTALL (1)+4 VERTICAL BAR @ 24" O.C. TIE HOLDOWN ANCHOR TO HORIZONTAL TOP BAR.

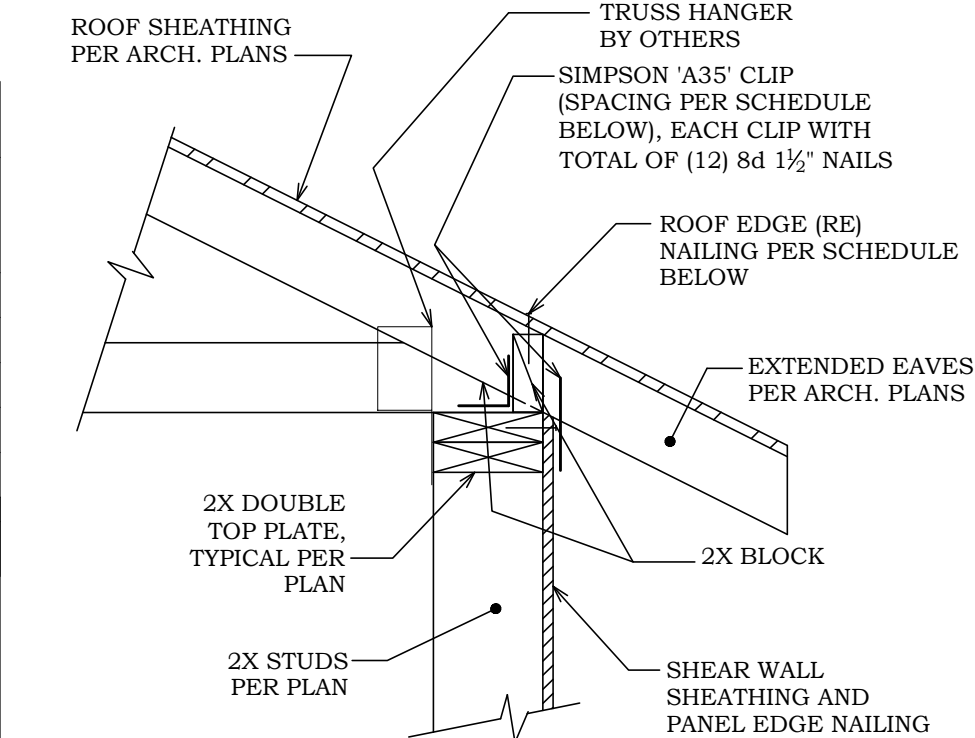
SHEAR WALL / HOLDOWN NOTATION DIAGRAM



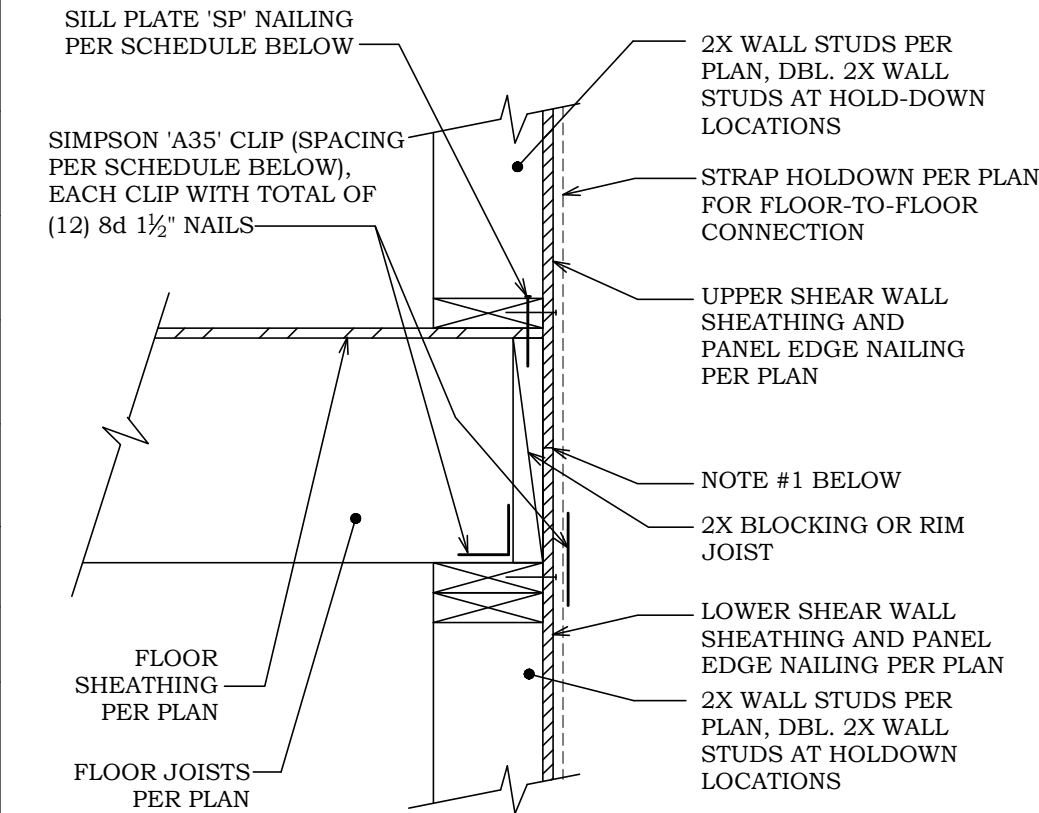
FSP FDN. SILL PLATE SECTION
S1



RW ROOF TO SHEAR WALL SECTION
S1 RAISED HEEL OPTION



RW ROOF TO SHEAR WALL SECTION
S1



FF FLOOR TO FLOOR SECTION AT SHEAR WALL
S1

PANEL TYPE	'SP' NAIL SPACING	SIMPSON CLIP SPACING	'RE' NAIL SPACING
D6	16d @ 8" O.C.	1'-8" O.C.	8d @ 8" O.C.
D4	16d @ 4" O.C.	1'-2" O.C.	8d @ 4" O.C.
D3	16d @ 3" O.C.	0'-11" O.C.	8d @ 3" O.C.
D2	16d @ 3" O.C.	8" O.C.	8d @ 2 1/2" O.C.
E2	16d @ 2" O.C.	7" O.C.	8d @ 2" O.C.

UPPER FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.

MAIN FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.

No. DATE DESCRIPTION

PROJECT NAME

WAHEENA RESIDENCE ZM L30
SHEAR WALL AND HOLDOWN SCHEDULE
SHEAR WALL PLANS

TURNER
ENGINEERING & DESIGN
Office / Cell: (503) 970-8807
Email: turner.teandesign@gmail.com
10000 EAGLE CREEK, OREGON 97022

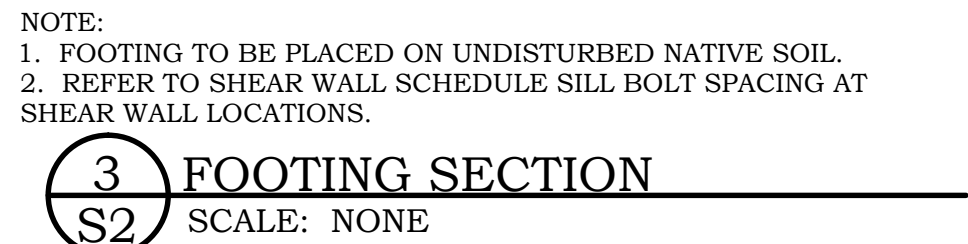
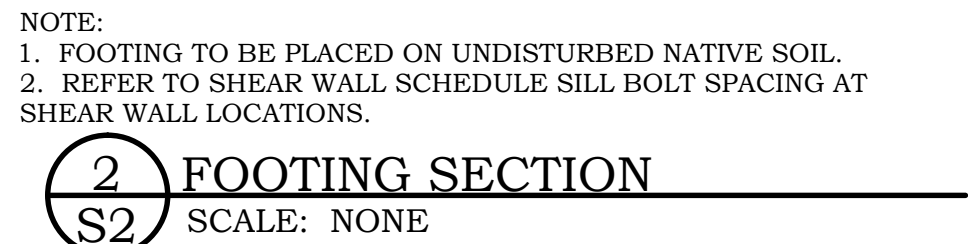
ENGINEERS STAMP

REGISTERED PROFESSIONAL ENGINEER
58949PE
JULY 15, 2008
RICHARD J. TURNER

EXP. DATE: 06-30-18

ISSUE
CD
DESIGNED BY
RJT
DRAWN BY
RJT
CHECKED BY
RJT
DATE
07/20/17
PROJECT NO.
R17312
SHEET NO.

S1.0

[illegible]

PROJECT NAME	WAHKEENA STRUCTURAL DETAILS
--------------	--------------------------------

TURNER
ENGINEERING & DESIGN
Office/Cell: (503) 970-8807
Email: turner.teandline@gmail.com
PO BOX 220
EAGLE CREEK, OREGON 97022

ENGINEERS STAMP	
EXP. DATE: 06-30-18	
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	JSF
CHECKED BY	RJT
DATE	4/9/16
PROJECT NO.	R17117
SHEET NO.	
S2.0	

Insulation Specifications

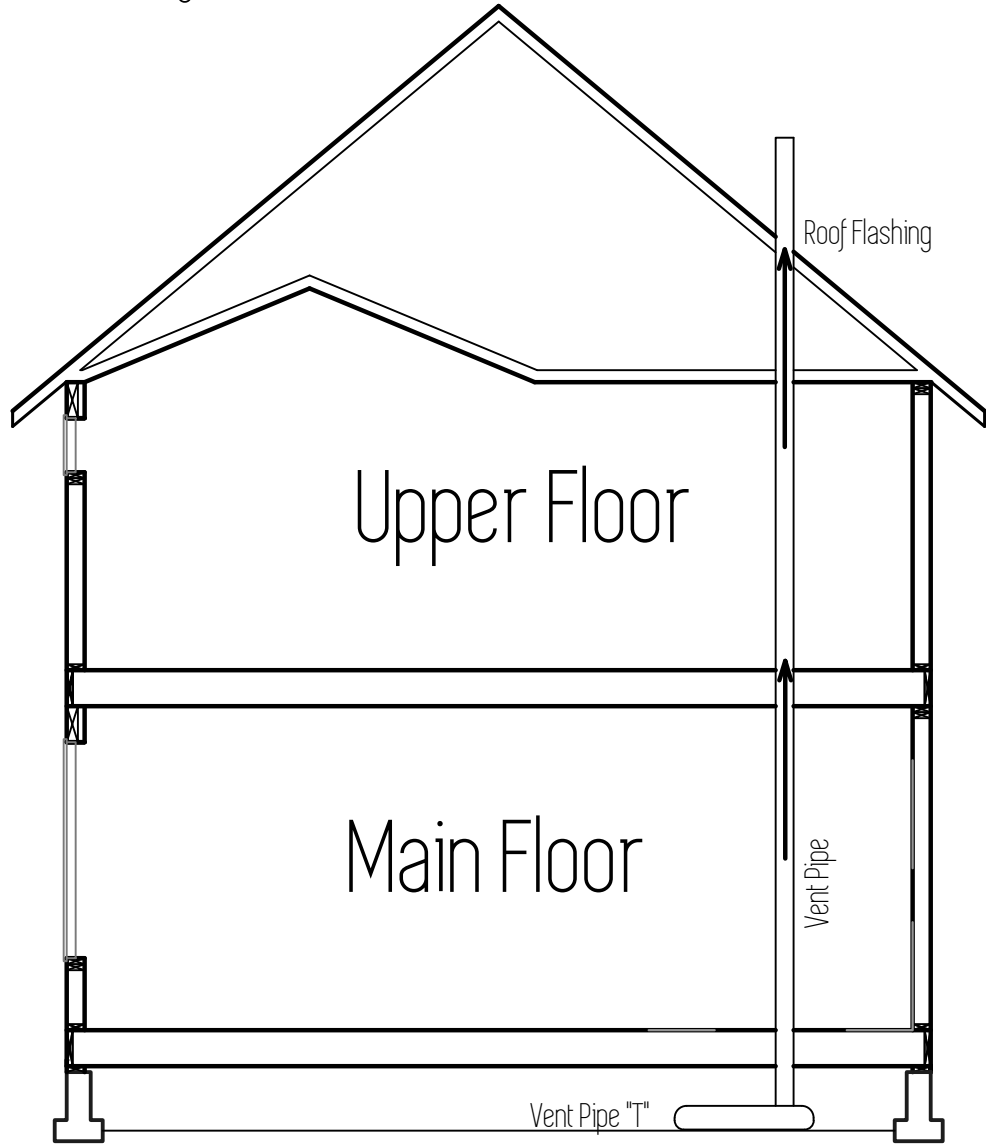
- All exposed insulation is to have a flame spread rating of less than 25 and a smoke density rating of less than 450.
- Perimeter concrete walls to be protected with rigid fiberboard insulation from top of concrete wall to not less than 24" below grade.
- Slab edge insulation is to be R-15.
- Heating ducts be insulated with R-8.
- Windows shall meet required U-factors for the contractors chosen path of compliance. See Table N1101.1(1)
- One exterior door may be insulated to a U-factor of 0.20, all other exterior doors cannot exceed 0.54.

Table N1101.1

Wall insulation above grade	R-21
Wall insulation below grade	R-15
Flat ceiling	R-49
Vaulted ceiling	R-30
Underfloor insulation	R-38
Slab floor edge insulation	R-15
Heated slab floor interiors	R-10
Windows	U-0.35
skylight	U-0.60
exterior doors	U-0.20
Exterior doors with <2.5 sq.ft. glazing	U-0.40
Forced air duct insulation	R-8

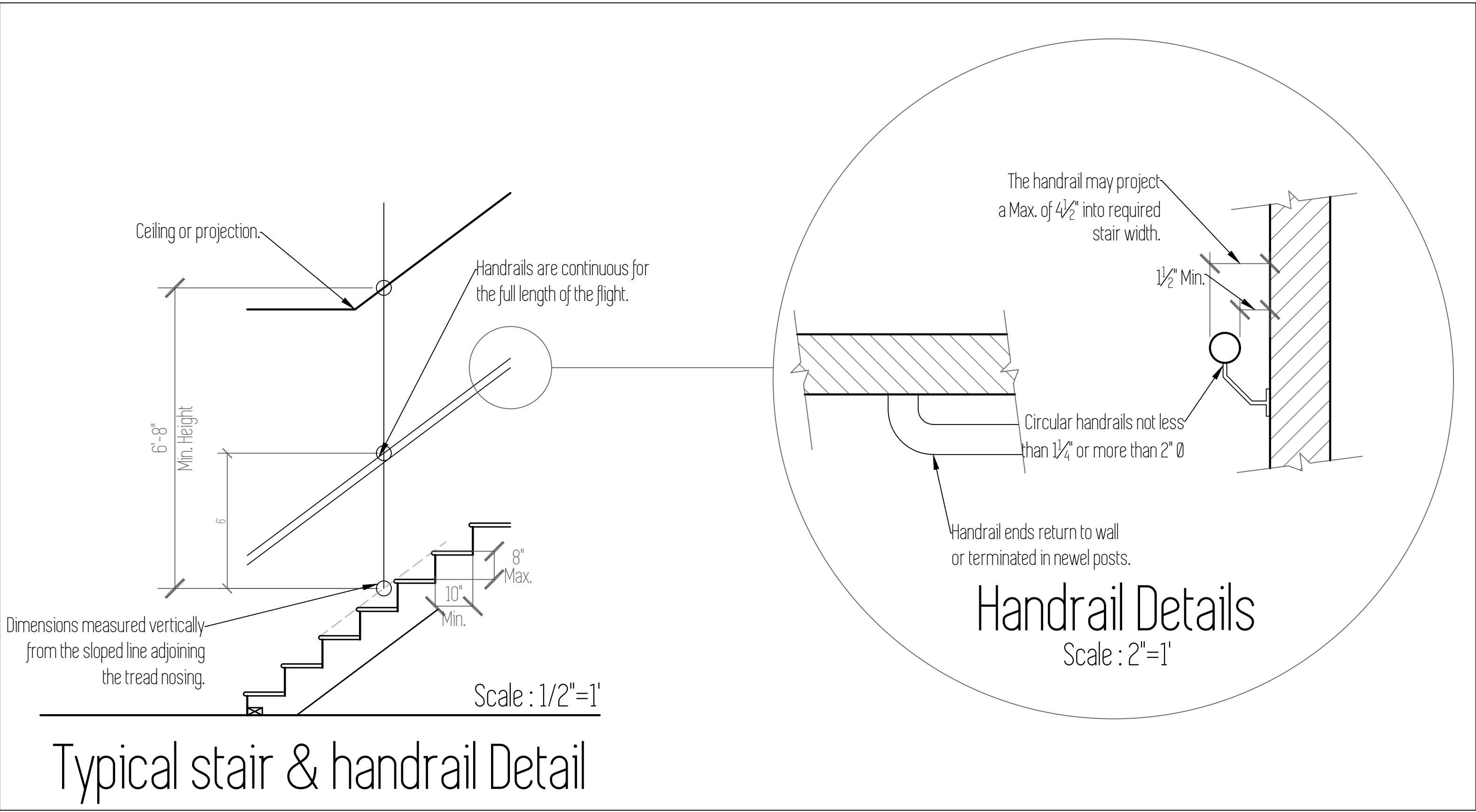
Radon Passive System

AF103.5.1.3 Vent Pipe
A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-dia. fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, terminate at least 12" above roof in a location at least 10' away from any window or other opening into the conditioned spaces of the building that is less than 2' below the exhaust point, and 10' from any window or other opening adjoining or adjacent buildings.



Energy Efficiency

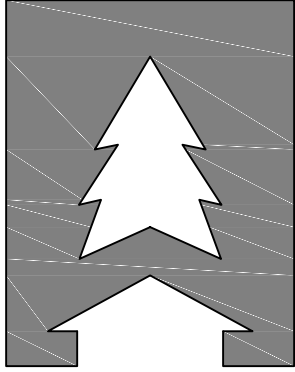
TABLE N1101.1(2) ADDITIONAL MEASURES	
High efficiency walls & windows Exterior walls—U-0.040 R-25.0 (including thermal bridging) (HSFP) unless the following options: Windows—Max 15 percent of conditioned area are: Windows—U-0.30	
High efficiency envelope: Exterior walls—U-0.038 R-2.1 (Intermediate Framing) and Vaulted ceilings—U-0.033 R-30.0% and Flat ceilings—U-0.025 R-49 and Trained Doors—U-0.025 R-36 and Windows—U-0.30 and Doors—All doors U-0.20 or Additional U-factor of envelope Additional U-factor of envelope	
High efficiency ceiling, windows & duct sealing: (Cannot be used with Conservation Measure E) Vaulted ceilings—U-0.033 R-30.0% and Flat ceilings—U-0.025 R-49 and Windows—U-0.30 and Performance tested duct systems	
High efficiency thermal envelope UAS: Proposed UAS is 15% lower than the Code UAS when calculated in Table N1104.1 (U)	
Building tightness testing, ventilation & duct sealing: A mechanical exhaust supply, or combination system providing whole building ventilation rates specified in Table N1101.1(3) or ASHRAE 62.2, and The dwelling shall be tested with a blower door and found to exhibit no more than 1.63 air changes per hour at 50 Pascals (leakage per hour) when used with Conservation Measure E, and 1.5 air changes per hour when used with Conservation Measure R or C) Ducted HVAC systems within conditioned space (Cannot be used with Conservation Measure R or C) All duct and air handler are contained within building envelope	
High efficiency HVAC system: A. Gas-fired furnace or boiler with minimum AFUE of 90% or an Air source heat pump with minimum HSPF of 8.5 or Central air system (except heat pump) with minimum COP of 10	
Ducted HVAC systems within conditioned space: All duct and air handler are contained within building envelope	
Resident heat pump: Replace electric resistance heating in at least the primary zone of dwelling with a heat one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit, or units, if more than one is installed in the dwelling shall be sized to have capacity 100 percent of the design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings shall be used where no supplemental zone heaters are installed in the building and integrated backup resistance heat is allowed in a PTHP	
High efficiency water heating & lighting: D. Natural gas point-of-use demand water heating with min. EF of 0.80 and A minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.1 Energy management device & duct sealing: E. Whole building energy management device that is capable of monitoring or controlling energy consumption; and Performance tested duct systems and A minimum 75 percent of permanently installed lighting fixtures as high efficiency lamps Solar photovoltaic: F. Minimum 1 watt/ft² of conditioned floor space Solar water heating: G. Minimum of 40 ft² of gross collector area	



NOTES

Scale : Noted

This plan is property of :



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