FRAMING NOTES:

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 12 / 6 X 10 HEADERS UNLESS OTHERWISE INDICATED.

2. ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 4 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16" O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4'-0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY UNLESS SPECIFIED OTHERWISE.

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

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

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

6. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER ALL APPLICABLE CODES, SEE GENERAL NOTES 9 ABOVE

7. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.

8. UNLESS NOTED OTHERWISE, DIRECT BEAM TO POST CONNECTIONS REQUIRE "SIMPSON" (E.G.CCQ SERIES CAP (OR APPROVED EQUAL) CONNECTORS, POSTS BEARING DIRECTLY ON CONCRETE FOUNDATION REQUIRE CB SERIES POST BASE U.N.O.

9. UNLESS NOTED OTHERWISE, ALL WINDOW & DOOR OPENINGS 6' AND OVER TO HAVE MIN OF (2) TRIMMERS. ALL BEAMS TO HAVE MIN (2) STUDS, SAME WIDTH AS BEAM WIDTH.

10. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS B. SILLS, PLATES, BLOCKING BRIDGING ETC. C. STUDS D. STUDS OVER 10' HIGH E. POST & BEAM DECKING F. PLYWOOD SHEATHING G. GLU-LAM BEAMS (EXT. ADH = EXT. CONDITIONS)	NO. 2 DOUGLAS FIR NO. 3 DOUGLAS FIR STUD GRADE D.F. NO. 2 OR BETTER D/F UTILITY GRADE D.F. 15/32" CDX PLY. 32/16 Fb-2400, DRY ADH.
H. PSL MATERIALS * Fb = 2500 E = 2.0 Fv = 290 I. LVL MATERIALS ** Fb = 2600 E = 1.9 Fv = 285	

* PSL INDICATES PARALLEL STRAND LUMBER
** LVL INDICATES LAMINATED VENEER LUMBER

J. ALL PRESSURE TREATED LUMBER TO BE LABELED "CCA" AND TO CONTAIN NO AMMONIA BASED TREATING AGENTS

11. ALL FASTENERS DRIVEN INTO PRESSURE TREATED WOOD SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH IBC 2304.9.5.1

12. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND + FACE
SOLE PL. TO JOIST	16d @ 16"o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR 2-16d	TOE NAIL
DOUBLE STUDS	16d @ 24"o.c.	FACE NAIL
DOUBLE TOP PL.	16d @ 24"o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"o.c.	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	3-16d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
COLLAR TIES (EA END)	6-16d (U.N.O.)	FACE NAIL
BUILT-UP CORNER STUDS	16d @ 24"o.c.	FACE NAIL
PLYWOOD SUBFLOOR	6d @ 6" o.c.	EDGE NAIL
	6d @ 12" o.c.	FIELD NAIL
SOLID BLOCKING @ BEARING	3-8d	TOE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" o.c.	EDGE NAIL
	8d @ 12" o.c.	FIELD NAIL
STAPLED ROOF SHEATHING 16 GA. 7/16" CROWN 7/8" MIN.	6" o.c.	EDGE NAIL
	12" o.c.	FIELD NAIL
TOP PL. AT INTERSECTIONS	2-16d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15" o.c.	STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2"ø BOLTS W/WASHERS STAGGERED @ 24" o.c.	
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGES	4-16d	TOE NAIL
	3-16d	FACE NAIL
RAFTER LEDGERS	3-26d	EACH STUD

13. PLYWOOD REQUIREMENTS:

EXTERIOR WALL SHEATHING	APA RATED STRUCTURAL I	15/32"
ROOF SHEATHING	APA RATED STRUCTURAL I	15/32"
FLOOR SHEATHING	T & G GOLD EDGE	1/8"

14. ALL DOUBLE AND TRIPLE 2 X MEMBERS TO BE CONNECTED W/ 3 ROWS 16d NAILS @ 16" O.C.

15. ALL DOUBLE AND TRIPLE MICRO-LAM MEMBERS TO BE CONNECTED W/ 3 ROWS 16d NAILS @ 12" O.C.

GENERAL NOTES:

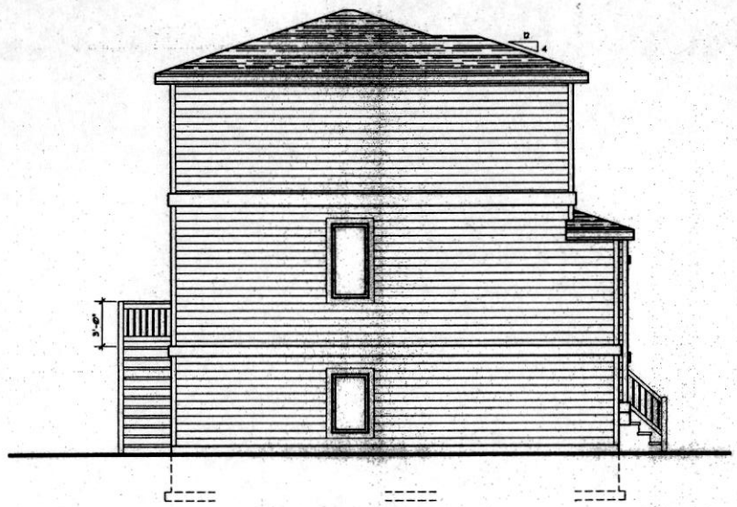
1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, AND UNIFORM BUILDING CODE OR ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.

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

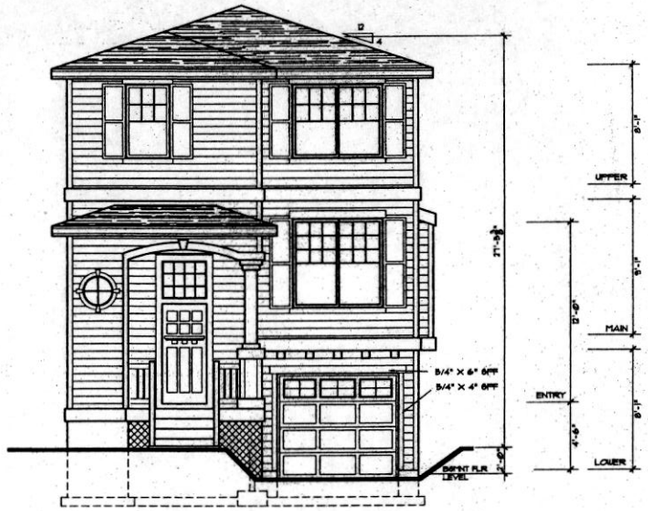
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

4. DESIGN LOADS:

ROOF (SNOW LOAD)	25 PSF
ROOF TOTAL LOAD (SHAKE/COMP)	40 PSF
ROOF TOTAL LOAD (TILE MATERIAL)	45 PSF
FLOOR	40 PSF
STAIRS	40 PSF
GARAGE FLOOR (L.L.) (2,000# POINT)	50 PSF
DECKS	40 PSF
BALCONIES (EXT.)	40 PSF
ATTIC STORAGE (CLG JST)	20 PSF
SEISMIC	SEE LATERAL DESIGN DRAWINGS
WIND	SEE LATERAL DESIGN DRAWINGS

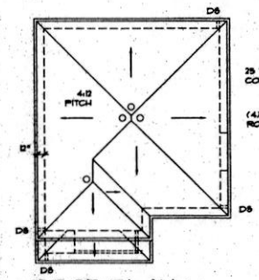


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

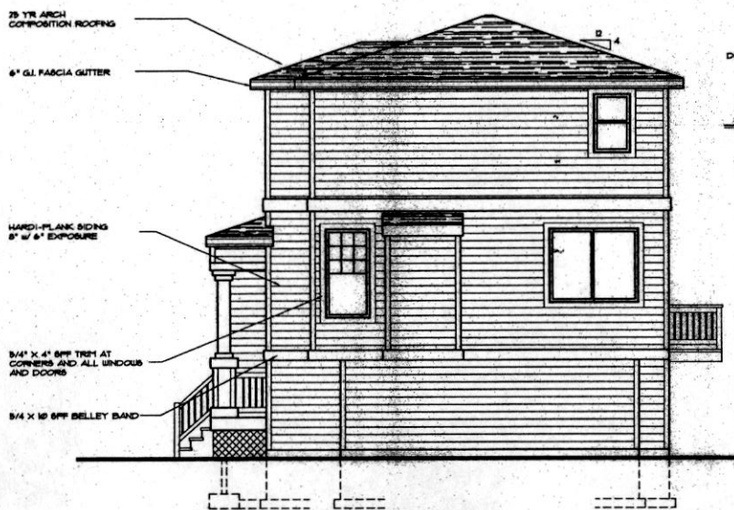


FRONT WALL:
WALL AREA: 568.87 sq ft
GLASS AREA: 108.3 sq ft
PERCENTAGE: 19.26%
(15% MIN. REQUIRED)

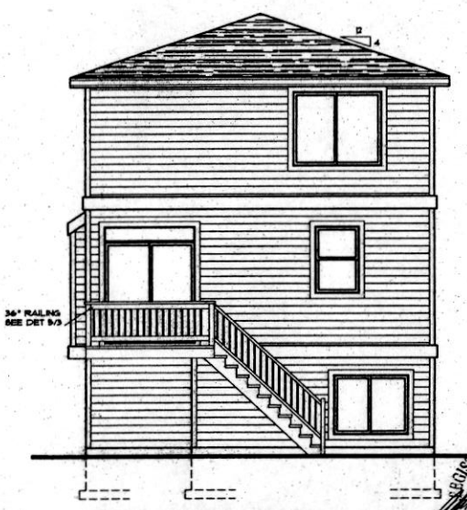
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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1427-A 4/12 28'-REV
(w/ NOTCH)

OCT. 26, 2017

REGISTERED ARCHITECT
JEFFREY K. THOGERSON
STATE OF OREGON