Type I Application (Administrative Review)

File #: _____

TYPES – PLEASE CHECK ONE:

- ☐ **Code Adjustment**
- ☐ **Final Plat**
- ☐ **Minor Design Review**
- ☐ **Property Line Adjustment**
- ☐ **ADU or Cottage Cluster Design Review**
- ☐ **Property Line Consolidation**
- ☑ **Type I Extension or Type I Minor/Major Modification**
- ☐ **Type II or Type III Extension or Minor Modification**
- ☐ **Other: (Explain)** _____

APPLICANT INFORMATION:

APPLICANT: Kurt Gunderson
ADDRESS: 601 E Dartmouth St, Newberg, OR 97132
EMAIL ADDRESS: KurtandJanelle@comcast.net
PHONE: 503-314-0151 MOBILE: same FAX: _____
OWNER (if different from above): Same PHONE: _____
ADDRESS: _____
ENGINEER/SURVEYOR: _____ PHONE: _____
ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: Gunderson ADU PROJECT LOCATION: 601 E Dartmouth St
PROJECT DESCRIPTION/USE: added Shop w/ADU Above PROJECT VALUATION: $142,828.80
MAP/TAX LOT NO. (i.e.3200AB-400): 03223 ZONE: R-1 SITE SIZE: 8925 sf SQ. FT. ☐ ACRE ☐
COMP PLAN DESIGNATION: _____ TOPOGRAPHY: Primarily Flat with slope to South
CURRENT USE: Single Family Residence
SURROUNDING USES:
NORTH: Residence SOUTH: Residence
EAST: Residence WEST: Residence

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☐ Fees ☑ Current Title Report ☑ Written Criteria Response ☑ Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Applicant Signature 4/14/2022 Date

Owner Signature 4/14/2022 Date

Kurt Gunderson
Print Name

Kurt Gunderson
Print Name

Type I Design Review Narrative

April 11,2022

Gunderson ADU

601 E Dartmouth Street

City of Newberg

The proposed development consists of an existing single-story, single-family residence.
We propose to add a 20' X 24' Garage with a second story used as an Accessory Dwelling Unit.

The ADU is a 480 SF studio unit with 480 SF Miscellaneous Utility space that will be attaching to the existing Utilities

Type I applications require a written response to applicable criteria to determine whether approval is justified. Please provide a written response to each of the applicable criteria for a Type I design review. Your written response should address how you meet each of the following criteria. (Responses inserted in blue ink)

(1) Parking. Parking areas shall meet the requirements of § 15.440.010.
RESPONSE: The existing structure is a single-family residence, which, per Table 15.440.030, requires (2) parking spaces. The existing condition meets this requirement. An Accessory Dwelling Unit does not require additional parking.

(2) Setbacks and general requirements: The proposal shall comply with §§ 15.415.010 et seq. dealing with height restrictions and public access; and §§ 15.410.010 et seq. dealing with setbacks, coverage, vision clearance, and yard requirements.
RESPONSE: All new construction shall comply with required height restrictions, setbacks, lot coverage, vision clearance and yard requirements.

(3) Landscaping requirements: The proposal shall comply with § 15.420.010 dealing with landscape requirements and landscape screening.
RESPONSE: Landscape requirements seem to not apply to single-family residences. Existing residence is currently landscaped and shall remain.

(4) Signs: Signs shall comply with §§ 15.435.010 et seq. dealing with signs.
RESPONSE: No signage proposed.

(5) Zoning district compliance: The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in §§ 15.304.010 through 15.328.040 of this code.
RESPONSE: An ADU is permitted outright in the R-1 zone.

First American Title

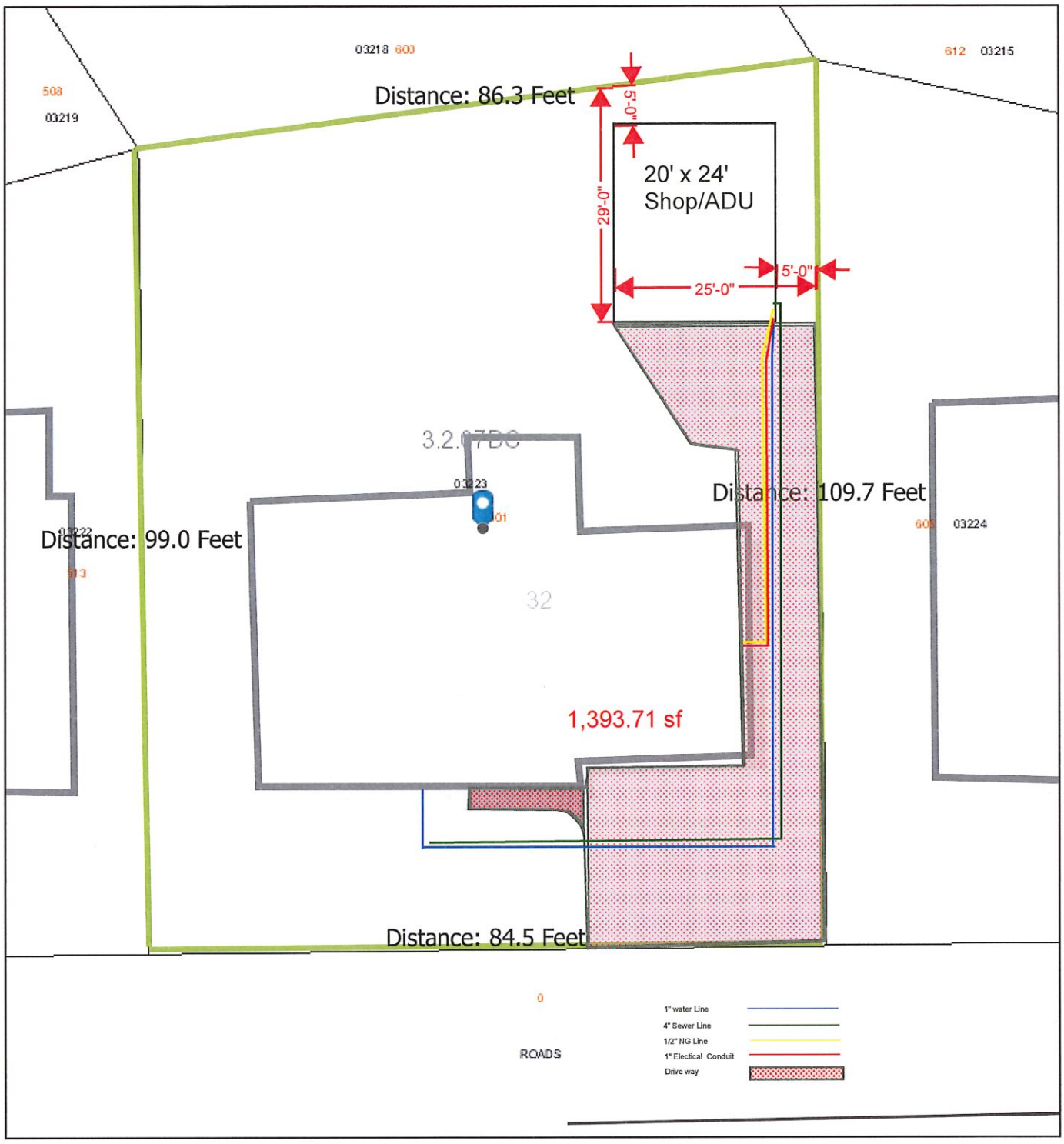
R3207DD 03223
601 E Dartmouth St
Newberg, OR 97132

Taxlot

Subject Taxlot

3/23/2022

Yamhill County Map



April 16, 2021

1:300

0 0 0 0.01 mi

0 0 0.01 0.01 km

SL

UGB_YamhillCo

City Boundary

County

County Roads

Townships

Taxlots

Tax Label

Esri Community Maps Contributors, City of Newberg, Oregon Metro, State of Oregon GEO, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Yamhill County GIS
Yamhill County 2018

First American

First American Title Insurance Company

775 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

YAMHILL COUNTY TITLE UNIT
FAX (866)800-7294

Title Officer: Clayton Carter
(503)376-7363
ctcarter@firstam.com

LOT BOOK SERVICE

Kurt Gunderson
601 Dartmouth St
Newberg, OR 97132

Order No.: 1039-3919906
March 25, 2022

Attn:
Phone No.: (503)314-0151 - Fax No.:
Email: kurtandjanelle@comcast.net

Re:

Fee: $300.00

We have searched our Tract Indices as to the following described property:

Lot 14, Block 4, BARCLAY FARMS, in the City of Newberg, Yamhill County, Oregon.

and as of March 21, 2022 at 8:00 a.m.

We find that the last deed of record runs to

Kurt Gunderson and Rebecca Janelle Gunderson, as tenants by the entirety

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

2. Easement, including terms and provisions contained therein:

Recording Information:	May 08, 1979, Film Volume 139, Page 1548, Deed and Mortgage Records
In Favor of:	Portland General Electric Company, an Oregon Corporation
For:	Underground distribution and electric lines and appurtenances

3. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
   Recording Information: August 03, 1979, Film Volume 142, Page 1156, Deed and Mortgage Records

   Modification and/or amendment by instrument:
   Recording Information: September 04, 1980 as Film Volume 154, Page 197, Deed and Mortgage Records

   Modification and/or amendment by instrument:
   Recording Information: October 24, 1980, Film Volume 155, Page 1548, Deed and Mortgage Records

4. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Kurt Gunderson and Rebecca Janelle Gunderson, as tenants by the entirety
Grantee/Beneficiary:	Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Nations Direct Mortgage, LLC, its successors and assigns
Trustee:	First American Title Company of Oregon
Amount:	$335,500.00
Recorded:	December 18, 2020
Recording Information:	Instrument No. 202022924, Deed and Mortgage Records

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	$3,276.15
Map No.:	R3207DD 03223
Property ID:	370636
Tax Code No.:	29.0

1. City liens, if any, of the City of Newberg.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

First American Title Insurance Company
775 NE Evans Street
McMinnville, OR 97128

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

BeamChek v2013 licensed to: Cad Northwest Reg # 5234-65453

G2020AD Garage Plan — Garage Door Header

B01 — Date: 12/04/13

Selection **4x 12 DF-L #2** — Lu = 0.0 Ft

Conditions NDS 2012

Min Bearing Area R1= 0.6 in² R2= 0.6 in² (1.5) DL Defl= 0.07 in

Data

Beam Span	16.0 ft	Reaction 1 LL	240 #	Reaction 2 LL	240 #
Beam Wt per ft	9.57 #	Reaction 1 TL	397 #	Reaction 2 TL	397 #
Bm Wt Included	153 #	Maximum V	397 #		
Max Moment	1586 '#	Max V (Reduced)	350 #		
TL Max Defl	L / 240	TL Actual Defl	L / >1000		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

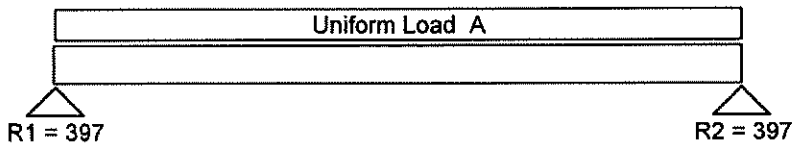
Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	73.83	39.38	0.13	0.07
Critical	19.23	2.92	0.80	0.53
Status	OK	OK	OK	OK
Ratio	26%	7%	16%	12%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Reference Values	900	180	1.6	625
Adjusted Values	990	180	1.6	625
CF Size Factor	1.100			
Cd Duration	1.00	1.00		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads Uniform LL: 30 Uniform TL: 40 = A



SPAN = 16 FT

Uniform and partial uniform loads are lbs per lineal ft.

MiTek USA, Inc.
MiTek USA, Inc.
400 Sunrise Avenue, Suite 270
Roseville, CA 95661
Telephone 916-755-3571

Re: 12217
Custom Home Design

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Tecna Industries.

Pages or sheets covered by this seal: R70487075 thru R70487076

My license renewal date for the state of Oregon is December 31, 2022.

April 18,2022

Reinmuth, Dustin

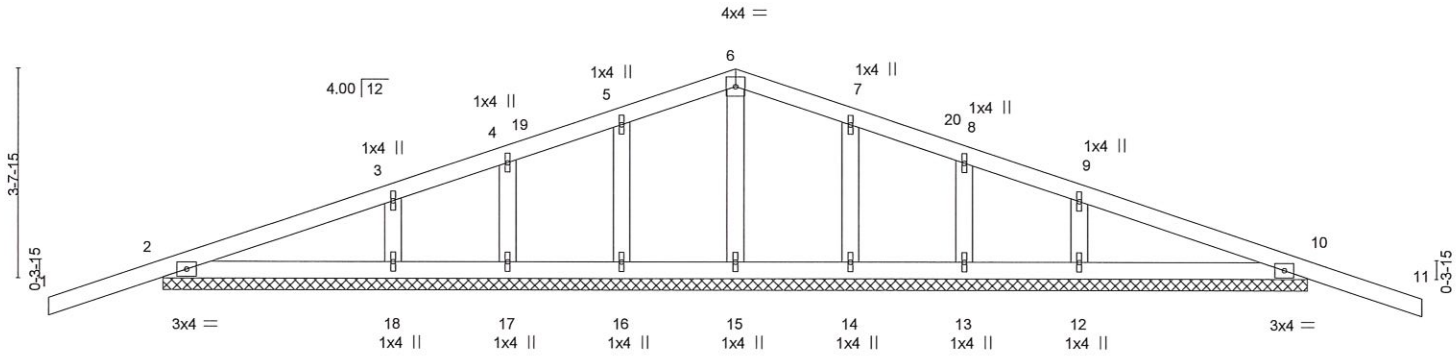
IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Job	Truss	Truss Type	Qty	Ply	Custom Home Design
12217	E1	Common Supported Gable	2	1	R70487075
					Job Reference (optional)

Tecna Industries, McMinnville, OR - 97128, 8.430 s Aug 16 2021 MiTek Industries, Inc. Fri Apr 15 15:43:58 2022 Page 1
ID:l9poHbWu3jyZOeSJTM6kS1zQQwz-ylA091VXrKz7XWrhPn_ZDRDuanY_u6?LAnVK0gzQQjl

-2-0-0 2-0-0 | 10-0-0 10-0-0 | 20-0-0 10-0-0 | 22-0-0 2-0-0

Scale = 1:38.5



20-0-0
20-0-0

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	25.0	Plate Grip DOL	1.15	TC	0.21	Vert(LL)	-0.02	11	n/r	120	MT20	220/195
TCDL	7.0	Lumber DOL	1.15	BC	0.07	Vert(CT)	-0.02	11	n/r	120		
BCLL	0.0 *	Rep Stress Incr	NO	WB	0.04	Horz(CT)	0.00	10	n/a	n/a		
BCDL	10.0	Code IRC2018/TPI2014		Matrix-R							Weight: 80 lb	FT = 20%

LUMBER-
TOP CHORD 2X4 DF No.1&Btr G
BOT CHORD 2X4 DF No.1&Btr G
OTHERS 2X4 DF Std G

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. All bearings 20-0-0.
(lb) - Max Horz 2=51(LC 10)
Max Uplift All uplift 100 lb or less at joint(s) 2, 10, 16, 17, 18, 14, 13, 12
Max Grav All reactions 250 lb or less at joint(s) 15, 16, 17, 14, 13 except 2=310(LC 1), 10=310(LC 1), 18=273(LC 23), 12=273(LC 24)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=120mph (3-second gust) Vasd=95mph; TCDL=4.0psf; BCDL=6.0psf; h=20ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Corner(3E) -2-0-0 to 1-7-3, Exterior(2N) 1-7-3 to 6-4-13, Corner(3R) 6-4-13 to 13-7-3, Exterior(2N) 13-7-3 to 18-4-13, Corner(3E) 18-4-13 to 22-0-0 zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.15 plate grip DOL=1.15
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
5) Gable requires continuous bottom chord bearing.
6) Gable studs spaced at 2-0-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
9) A plate rating reduction of 20% has been applied for the green lumber members.
10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12.
11) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

EXPIRES: 12/31/2022
April 18,2022

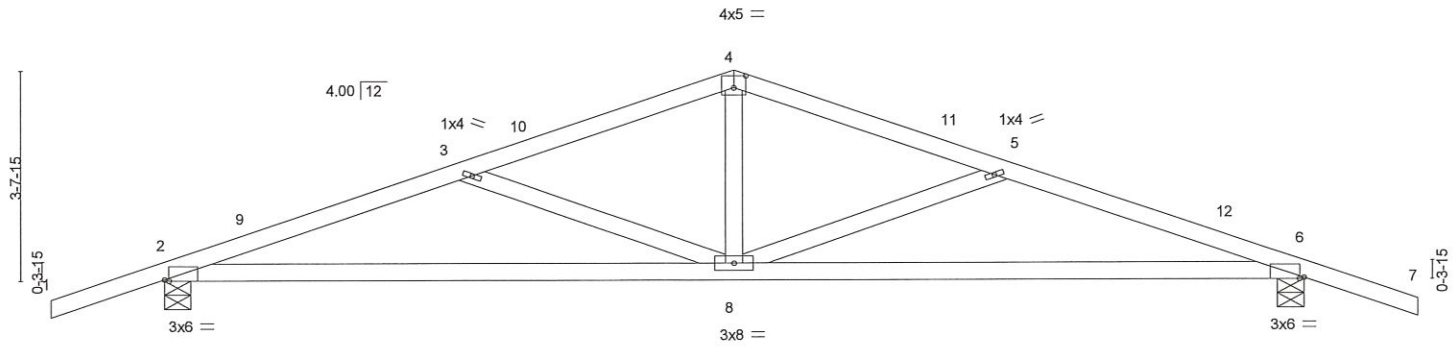
MiTek
MiTek USA, Inc.
400 Sunrise Avenue, Suite 270
Roseville, CA 95661

Job	Truss	Truss Type	Qty	Ply	Custom Home Design
12217	R1	Common	11	1	R70487076
					Job Reference (optional)

Tecna Industries, McMinnville, OR - 97128, 8.430 s Aug 16 2021 MiTek Industries, Inc. Fri Apr 15 15:43:59 2022 Page 1
ID:I9poHbWu3jyZOeSJTM6kS1zQQwz-QykOMNW9cd5_9gQtyUVomem2BAlCdWOUPREuY7zQQjk

-2-0-0	5-4-14	10-0-0	14-7-2	20-0-0	22-0-0
2-0-0	5-4-14	4-7-2	4-7-2	5-4-14	2-0-0

Scale = 1:38.5



10-0-0	20-0-0
10-0-0	10-0-0

Plate Offsets (X,Y)-- [2:0-0-14,Edge], [4:0-2-8,0-2-8], [6:0-0-14,Edge]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	25.0	Plate Grip DOL	1.15	TC	0.28	Vert(LL)	-0.14	6-8	>999	240	MT20	220/195
TCDL	7.0	Lumber DOL	1.15	BC	0.64	Vert(CT)	-0.44	6-8	>529	180		
BCLL	0.0 *	Rep Stress Incr	NO	WB	0.22	Horz(CT)	0.06	6	n/a	n/a		
BCDL	10.0	Code IRC2018/TPI2014		Matrix-R							Weight: 79 lb	FT = 20%

LUMBER-
TOP CHORD 2X4 DF No.1&Btr G
BOT CHORD 2X4 DF No.1&Btr G
WEBS 2X4 DF Std G

BRACING-
TOP CHORD Structural wood sheathing directly applied or 4-9-11 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (size) 2=0-5-8, 6=0-5-8
Max Horz 2=51(LC 10)
Max Uplift 2=-138(LC 6), 6=-138(LC 7)
Max Grav 2=963(LC 1), 6=963(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-1790/270, 3-4=-1349/187, 4-5=-1349/187, 5-6=-1790/270
BOT CHORD 2-8=-172/1640, 6-8=-172/1640
WEBS 4-8=0/532, 5-8=-472/153, 3-8=-472/153

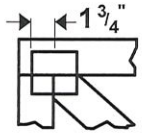
NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=120mph (3-second gust) Vasd=95mph; TCDL=4.0psf; BCDL=6.0psf; h=20ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) -2-0-0 to 1-7-3, Interior(1) 1-7-3 to 6-4-13, Exterior(2R) 6-4-13 to 13-7-3, Interior(1) 13-7-3 to 18-4-13, Exterior(2E) 18-4-13 to 22-0-0 zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.15 plate grip DOL=1.15
3) As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
6) A plate rating reduction of 20% has been applied for the green lumber members.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=138, 6=138.
8) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

EXPIRES: 12/31/2022
April 18,2022

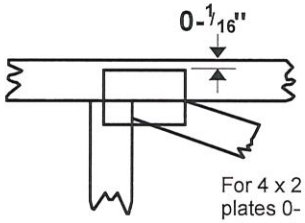
MiTek
MiTek USA, Inc.
400 Sunrise Avenue, Suite 270
Roseville, CA 95661

Symbols

PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

*** Plate location details available in MiTek 20/20 software or upon request.**

PLATE SIZE

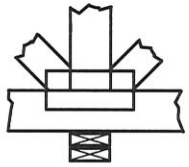
4 x 4

The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION

Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

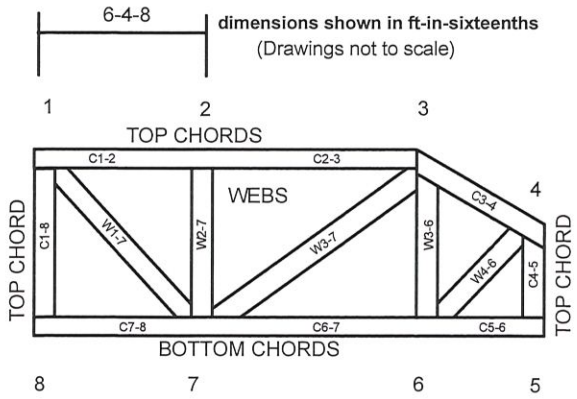


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

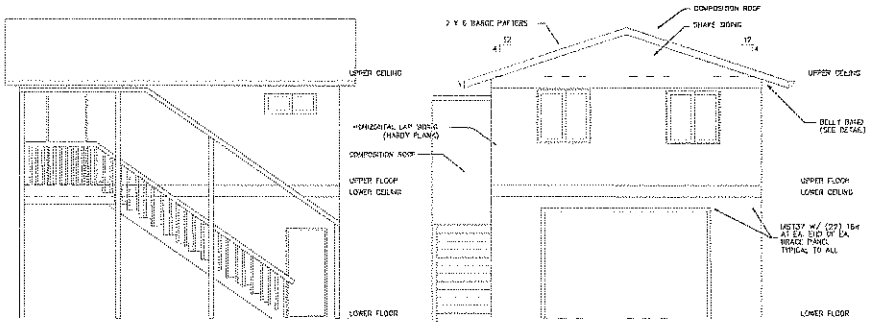
MiTek Engineering Reference Sheet: MII-7473 rev. 5/19/2020

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

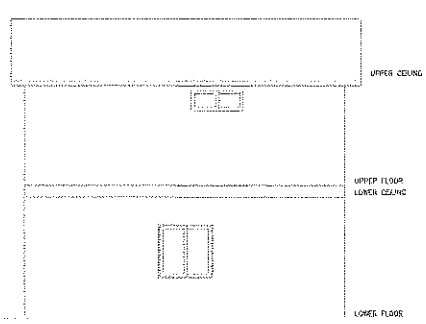
1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.

21.The design does not take into account any dynamic or other loads other than those expressly stated.



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

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



RIGHT ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION INTERNATIONAL RESIDENTIAL CODE, ANY APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS. (2012 IRSC)
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. DO NOT SCALE THE DRAWINGS
4. DESIGN LOADS:

ROOF	25 PSF	(LIVE LOAD)
FLOOR	40 PSF	(LL)
STAIRS	100 PSF	(LL)
GARAGE FLOOR	50 PSF	(3000# PT.)
DECKS	60 PSF	(LL)
WIND	8180 MPH	
SEISMIC	D1	

IF SNOW LOADS AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

5. INSULATION PATH :

ROOF (VAULTED)	R-38
ROOF (FLAT)	R-49
WALLS (2X4 EXTERIOR)	R-13
WALLS (2X6 EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-30

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. PROVIDE INSULATION BAFFLES AT EAVE VENTS
9. ROOF VENTS TO TOTAL MORE THAN 1/300 OF THE ATTIC AREA BEING VENTILATED.

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL BEYOND 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%
4. CONCRETE:

-BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER :	2,500 PSI
-BASEMENT & INTERIOR SLABS ON GRADE :	2,500 PSI
-BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER :	3,000 PSI
-PORCHES, STEPS & GARAGE SLABS EXPOSED TO WEATHER :	3,500 PSI

(AS PER I.R.C. TABLE R402.2)

5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 20 FT. (MAXIMUM) INTERVALS EA. WAY.
6. CONCRETE SIDEWALKS TO HAVE 3/4 IN. MOLDED JOINTS AT 5 FT. (MINIMUM) O.C.
7. REINFORCING STEEL TO BE A-615 GRADE 40, WELDED WIRE MESH TO BE A-185.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 15# ROLL ROOFING
9. FOOTING TO BE CONTINUOUS ACROSS OPENINGS W/ REBAR (SEE TYPICAL WALL DETAIL)
10. ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

FRAMING NOTES

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 8 HEADERS UNLESS OTHERWISE INDICATED.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE NAILED WITH "SIMPSON" U-210 OR EQUIV.
3. PROVIDE DOUBLE JOIST UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOIST.
4. PROVIDE FIRE-BLOCKING, DRAFT-STOPS & WINDSTOPS AS PER THE I.R.C. (R302.11 AND R302.12)
5. LUMBER SPECIES:

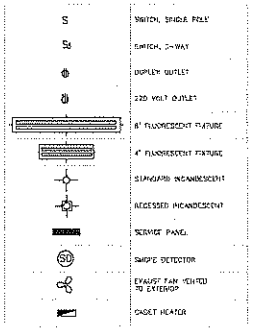
A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	
B. SILLS, PLATES, BLOCKING	NO. 3 DOUGLAS FIR
D. GLU-LAM BEAMS	24F-2.0E, DRY #BH.

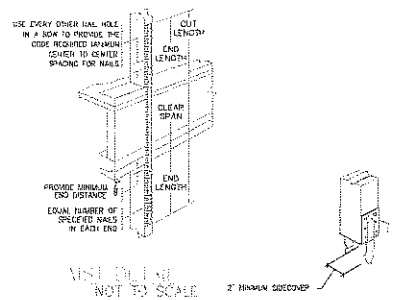
6. NAILING SCHEDULE: NOTE - ALL NAILS COMMON NAILS

BRIDGING TO JOIST	2-8d	TOE NAIL
BOTTOM PL. OF TOP PL. TO STUD	4-16d	TOE NAIL
	2-16d	END NAIL
COLLAR OF RAFTER	3-10d	FACE NAIL
		EA. INTER.
BLOCKING BETWEEN TRUSSES TO TOP PLATE	3-16d	TOE NAIL
STUD TO STUDS	16d @ 24"	FACE NAIL
STUD TO STUD AT WALL CORNERS	16d @ 16"	FACE NAIL
TOP PL. TO TOP PL.	16d @ 16"	FACE NAIL
CONTINUOUS HEADER TO STUD	4-16d	TOE NAIL
C.J.O. JST. TO TOP PL.	3-8d	TOE NAIL
		EA. JST.
O.J.S. JST. LAP OVER PL.	3-16d	FACE NAIL
O.J.S. JST. TO RAFTER	(SEE DETAIL)	FACE NAIL
TRUSS OR RAFTER TO TOP PL	3-16d	TOE NAIL
		2 EA. SIDE, SIDE
		1 EA. OPPOSITE
		SIDE OF EA.
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERMED.
PLY WALL & ROOF SHEATHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERMED.
TOP PL. LAP AT CORNERS	2-16d	FACE NAIL
TOP PL. AT SPLICES	8-16d	FACE NAIL
		(24" LAP)

7. ALL STEEL DRAWINGS SHOWN PER NUMBERS OR EQUIVALENT.

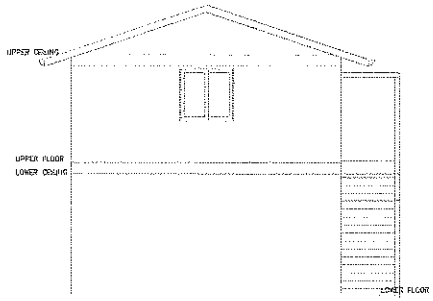
ELECTRICAL PLAN



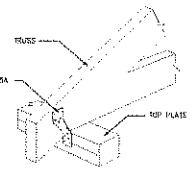


NAILING DETAIL
NOT TO SCALE

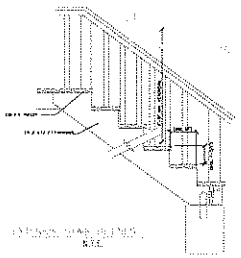
SIMPSON H2.5A PROFILE
NOT TO SCALE



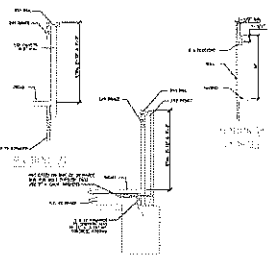
SIDE ELEVATION
1/4" = 1'-0"



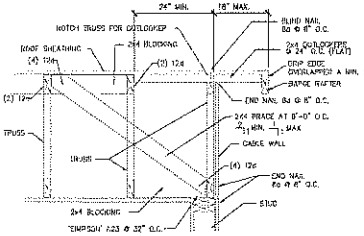
SIMPSON H2.5A DETAIL
NOT TO SCALE



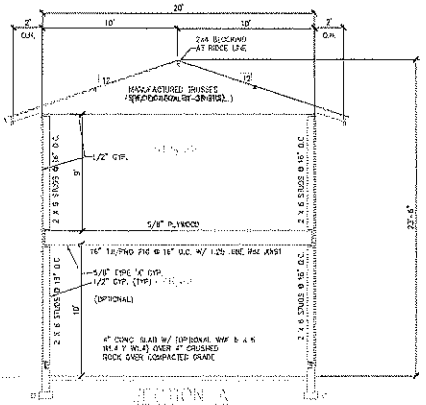
EXTERIOR WALL DETAIL
N.T.S.



SCALE: 3/4" = 1'-0"



CABLE END DETAIL
NOT TO SCALE



SECTION A
1/4" = 1'-0"

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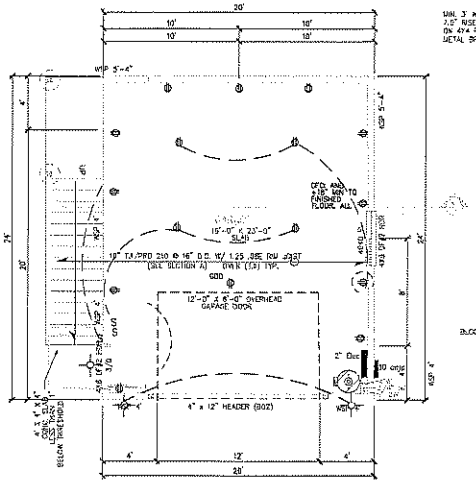
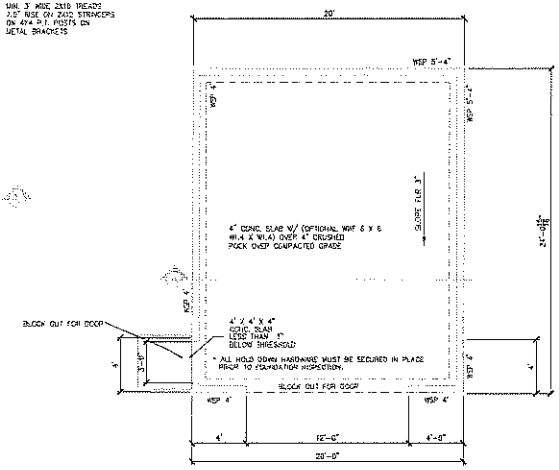
SHEET
OF

USE A MIN. 100 AMP E.S.P. GROUNDED TO A 1/2" X 20' LONG GALVANIZED REBAR OR STEEL CLADDED ROD AS AN "UFER GROUND", WHICH SHALL BE ENCASED WITH A MIN. 2" OF CONCRETE, WITHIN AND NEAR THE BOTTOM OF FOOTING.

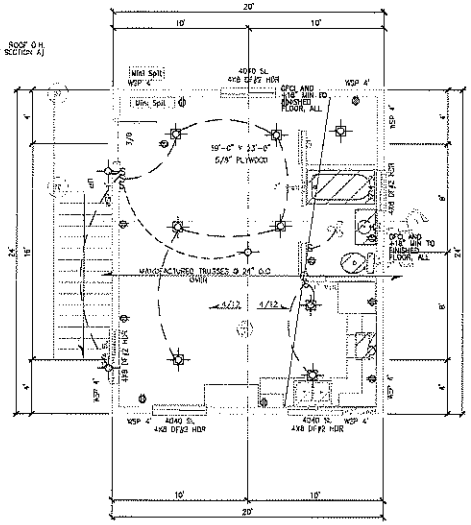


MAIN FLOOR PLAN
1/4" = 1'-0"

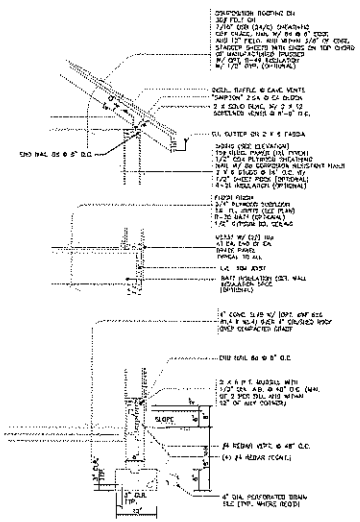
MIN. 3' WIDE 2X10 TREADS 7.5" RISE ON 2X10 STRINGERS ON 4X4 P.T. POSTS ON METAL BRACKETS



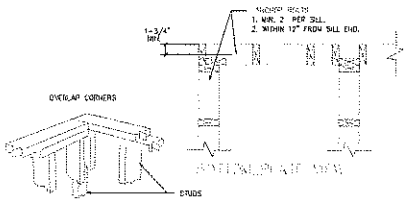
FOUNDATION PLAN
1/4" = 1'-0"



UPPER FLOOR AND ROOF PLAN
1/4" = 1'-0"



FOUNDATION SECTIONS
NOT TO SCALE



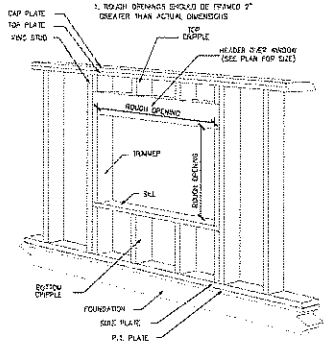
TYPICAL CORNER DETAIL
NOT TO SCALE

ROOF STRUCTURAL PANEL DEFINITION

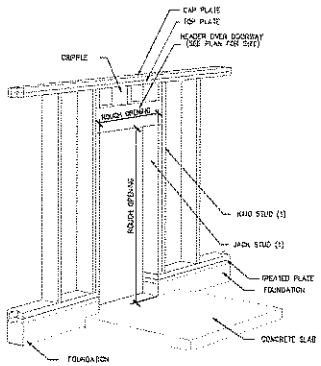
A WOOD STRUCTURAL PANEL CONSTRUCTED AS PER CURRENT EDITION IRC (WSP)

STRUCTURAL PANEL SHEATHING MIN. T1-11, (SIDING 1) 15/32 PLYWOOD ONE SIDE NAIL W/ 8d @ 6" O.C. ON THE EDGES AND 8d @ 12" O.C. IN THE FIELD.

PROVIDE PERIMETER MEMBERS AS OPENINGS. USE EXTERIOR GLUE PLYWOOD. PROVIDE FRAMING MEMBERS OR BLOCKING AT EDGES OF ALL PLYWOOD SHEETS PROVIDE ANCHOR BOLTS AT EACH END OF EACH BRACE PANEL. SEE TYPICAL WALL DETAIL.



TYPICAL WINDOW FRAMING
N.T.S.



1. ROUGH OPENINGS SHOULD BE FRAMED 1" GREATER THAN THE ACTUAL REPEAT OF THE DOOR AND 2" MORE THAN THE WIDTH OF THE DOOR.

DOOR FRAMING DETAIL
N.T.S.

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