GENERAL:

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON DWELLING SPECIALTY CODE (O.D.S.C.) FOR ONE & TWO FAMILY DWELLINGS.

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. OWNER/CONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

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

4.

DESIGN LOADS:		
	ROOF (L.L.)	25 PSF
	ROOF (L.L. + D.L.) (SHAKE/COMP)	40 PSF
	ROOF (L.L. + D.L.) (TILE MATERIAL)	49 PSF
	FLOOR (L.L. + D.L.)	50 PSF
	STAIRS (L.L. + D.L.)	100 PSF
	GARAGE FLOOR (L.L.) (2000# POINT)	50 PSF
	DECKS (L.L. + D.L.)	50 PSF
	BALCONIES (EXT.) (L.L. + D.L.)	10 PSF
	ATTIC STORAGE (CLG JST) (L.L. + D.L.)	30 PSF

5. THIS PLAN IS DESIGNED TO MEET 2008 OREGON DWELLING SPECIALTY CODE UNDER PRESCRIPTIVE COMPLIANCE "PATH 1" FOR RESIDENTIAL BLDGS. (TABLE N1101.1 (1)). THE FOLLOWING INSULATION VALUES ARE REQUIRED FOR PATH #1, BUT MAY BE MODIFIED USING A DIFFERENT "PATH" OF COMPLIANCE. CONSULT YOUR LOCAL BUILDING OFFICIAL OR THIS OFFICE FOR DETAILS ON ALTERNATE PATHS.

2008 OREGON DWELLING SPECIALTY CODE

INSULATION:	ROOF (VAULTED CEILING)	R-30
	ROOF (FLAT CEILING)	R-38
	EXTERIOR WALLS	R-21
	UNDERFLOOR INSULATION	R-30
	WALLS BELOW GRADE	R-15
	SLAB EDGE PERIMETER	R-15
	HEATED SLAB INTERIOR	R-15
	FORCED AIR DUCT (AT UNHEATED AREA)	R-8
GLAZING/ DOORS	MAXIMUM WINDOW AREA	NO LIMIT
	WINDOW GLASS	U = .35
	ENTRY DOOR GLASS (MAX 28 SQ. FT.)	U = .54
	FULL LIGHT GLASS DOOR GLASS	U = .40
	OTHER DOORS (2.5 SQ.FT. MAX GLAZING) (*)	U = .40
	SKYLIGHT GLASS (MAX. 2% OF HEATED SPACE)	U = .60

(*) USE INSULATED METAL DOOR BETWEEN HOUSE & GARAGE)

ADDITIONAL MEASURES (TABLE N1101.1(2):
- RECCOMEND THE USE OF HIGH EFFICIENCY "HVAC" SYSTEM
- GAS FIRED FURNACE OR BOILER W/ MIN. "AFUE" OF 90% OR AIR SOURCE HEAT PUMP W/ MIN. "HSPF" OF 8.5 OR CLOSED LOOP GROUND SOURCE HEAT PUMP W/ MIN. COP OF 3.0
*SEE TABLE N1101.1(2) FOR ALTERNATIVE MEASURES.

NOTE: FURNACES LOCATED INSIDE BUILDING ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.
SEE TABLE N1101.1(2) FOR ALTERNATIVES

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.
- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAMES.
- JOINTS BETWEEN WALL AND FOUNDATION.
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS AND ROOF

6. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.

7. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.

8. ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.

9. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAX. CLEAR SPAN OF 25" IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH MIN. OF 4" IN. ABOVE ROOF PLANE. OPERABLE SKYLIGHTS REQUIRE RETAINING SCREEN. SKYLIGHTS TO BE CAPABLE OF WITHSTANDING MINIMUM 25# SNOW LOAD. UNIT SKYLIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF AAMA/WDMA 101/I.S.2/NAFS.

10. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10' FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54" - 66" IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

11. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.

12. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM TO HAVE MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20" IN. AND A SILL HGT. NOT MORE THAN 44" IN. ABOVE FIN. FLOOR.

13. SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

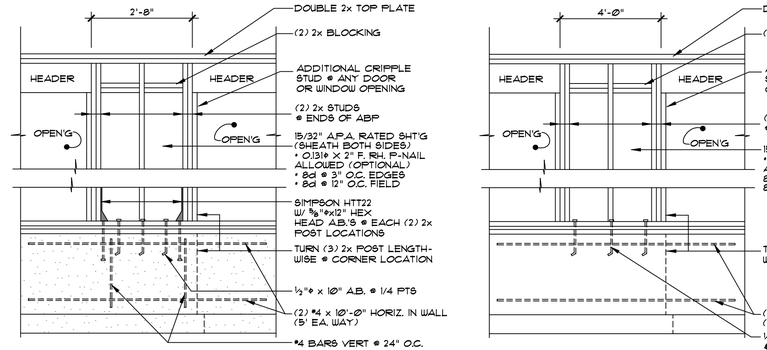
14. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE (N.E.C.) REQUIREMENTS.

15. INTERIOR & EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS & TREADS. INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP & BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF STAIR. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF STAIRS. LIGHTING FOR INTERIOR STAIRS SHALL BE CONTROLLED FROM TOP & BOTTOM OF EA. STAIR. SEE I.R.C. 303.6

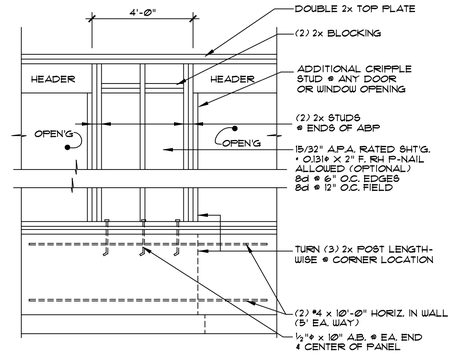
16. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN FLAME.

17. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MIN. OF 5 AIR EXCHANGES PER HOUR. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR.

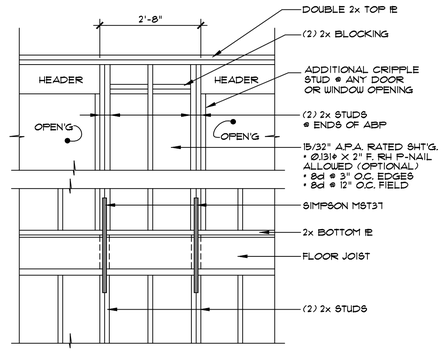
18. SPECIFIC MANUFACTURES AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICALS PRIOR TO INSTALLATION/SUBSTITUTION.



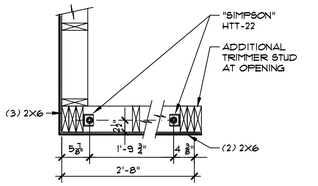
1 ALT. BRACE PANEL 1ST STORY (OF STORIES) P2ABP
1/2" = 1'-0"



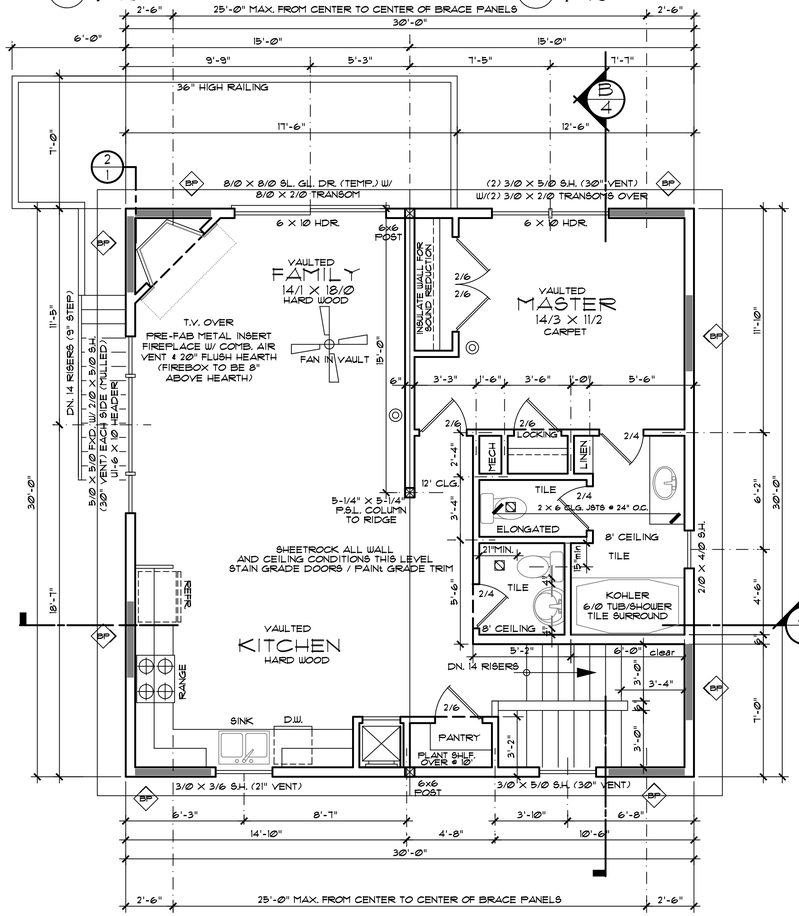
2 BRACE PANEL TYP.
1/2" = 1'-0"



3 ALTERNATE BRACE PANEL TOP STORY PABP2
1/2" = 1'-0"

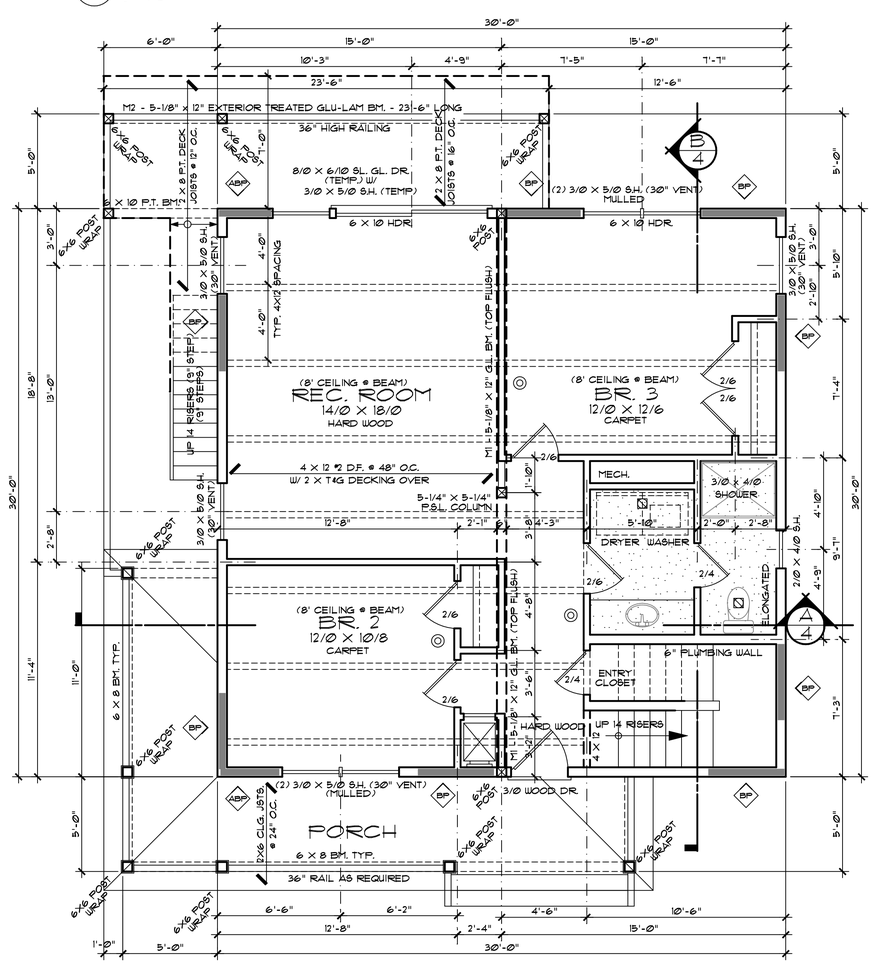


4 SINGLE A.B.P. OUTSIDE CORNER
3/4" = 1'-0"



UPPER FLOOR PLAN

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



MAIN FLOOR PLAN

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

LEGEND

- ⊠ RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- ◎ 110 VOLT SMOKE DETECTOR (SEE "GENERAL NOTES" FOR OTHER SPEC'S)

VERIFY ALL LOCATIONS WITH OWNER BEFORE INSTALLATION

SHEAR FRAME SCHEDULE

MARK	WALL TYPE	MIN. PANEL	BEAM	STRAPS	PLYWOOD	SIDE	STUDS/ BLK'G.	SILL PLATE	EDGE NAILING	ANCH. BOLTS	HOLDDOWNS OPTIONS
ABP	"ALTERNATIVE BRACED PANEL"	2'-8"	N/A	N/A	1/2" OSB	ONE	2 X	2 X 6	8d @ 6" & 12" (BLK'D. EDGES)	(2) 1/2"ø X 10"	PAHD22 HPAHD22 HD2A
BP	"BRACED PANEL"	4'-0"	N/A	N/A	1/2" OSB	ONE	2 X	2 X 6	8d @ 6" & 12" (UN-BLK'D.)	(2) 1/2"ø X 10"	N/A

* SEE DETAIL DRAWINGS FOR CONSTRUCTION SPECS

REVISED	DATE
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ALTHOUGH MUCH CARE HAS GONE INTO THE PREPARATION OF THESE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS AND OMISSIONS AS WELL AS ANY ADAPTATION FOR SPECIFIC STATE OR LOCAL REGULATIONS OR SITE CONDITIONS. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION NORWAY DEVELOPMENT

FLOOR PLANS
LIVING UP
NORWAY DEVELOPMENT
TRILLIUM - WEST TRACTS
OCEAN SIDE, TILLAMOOK COUNTY

MAIN	900 SQ. FT.
UPPER	833 SQ. FT.
TOTAL	1733 SQ. FT.

JOB NUMBER 9009-NORWAY

DATE 7.21.2009

SHEET 2 L