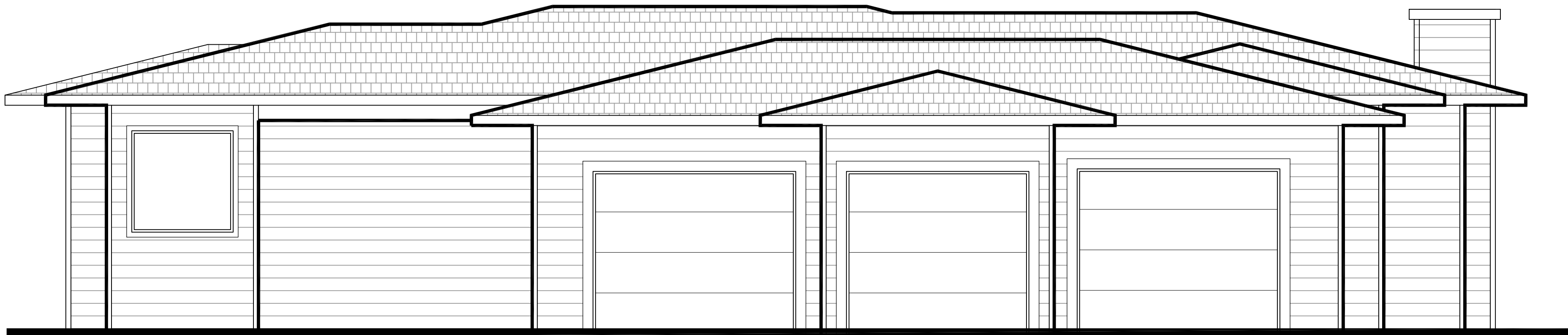




BACK ELEVATION

SCALE: 1" = 1/4" (TYP.)

SHEARWALL CONSTRUCTION SCHEDULE

(NOT ALL WALL TYPES SHOWN MAY BE USED ON PROJECT)

Wall Type	Structural Panel Sheathing	Edge Nailing ⁴	Field Nailing	Remarks	A 35 Clip Double Top Plate Conn. ⁵	Sill Plate Connection (A.B.) ¹³		Sole Plate Connection	Shear Value (plf) DF
						1/2" Dia. X 10" Long	5/8" Dia x 10" Long		
A	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 6" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.		20" O.C.	3' - 0" O.C. ¹⁰	4' - 0" O.C. ¹⁰	16d Nails @ 6" O.C.	260
B	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 4" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.		15" O.C.	2' - 0" O.C. ¹⁰	3' - 3" O.C. ¹⁰	16d Nails @ 4 1/2" O.C.	350
C	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 3" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.		11" O.C.	NA	1' - 3" O.C. ¹⁰	16d Nails @ 3 1/2" O.C.	490
D	15/32" Plywood ¹¹	0.148" Dia x 3" Nails @ 3" O.C.	0.148" Dia x 3" Nails @ 12" O.C.		9" O.C.	NA	1' - 0" O.C. ¹⁰	16d Nails @ 6" O.C.	600
E	15/32" Plywood ¹¹	0.148" Dia x 3" Nails @ 2" O.C.	0.148" Dia x 3" Nails @ 12" O.C.	Not Applicable at upper floor Framing	7" O.C.	NA	1' - 6" O.C. ^{10, 12}	N/A	770
F	1/2" GWB Mn.	5d cooler nails @ 4" O.C.	5d cooler nails @ 12" O.C.	Unblocked	24" O.C.	4' - 0" O.C.	4' - 0" O.C.	16d Nails @ 6" O.C.	125
G	1/2" GWB Mn.	No. 6x1 1/2" Screws @ 4" O.C.	No. 6x1 1/2" Screws @ 12" O.C.	Blocked	24" O.C.	4' - 0" O.C.	4' - 0" O.C.	16d Nails @ 6" O.C.	160

Notes:

1. Block all edges of sheathing.

2. Do not break sheathing skin by over driving nails.

3. Pre-drill as required to avoid splitting sills, etc.

4. Nails should be located 3/8" clear of panel edges.

5. Use Simpson A35 clips to attach blocking to top plate at floor line. At roof line use Simpson H-1 clips in place of the A35 clips at each truss (U.O.N.)

6. Values of other standard construction fasteners will require spacing adjustments and must be approved by the engineer-of-record.

7. Use hot dipped galvanized nails at all exterior applications.
8. C.D., C-C sheathing, plywood panel siding, and other grades covered in APA Plywood Design Specification.

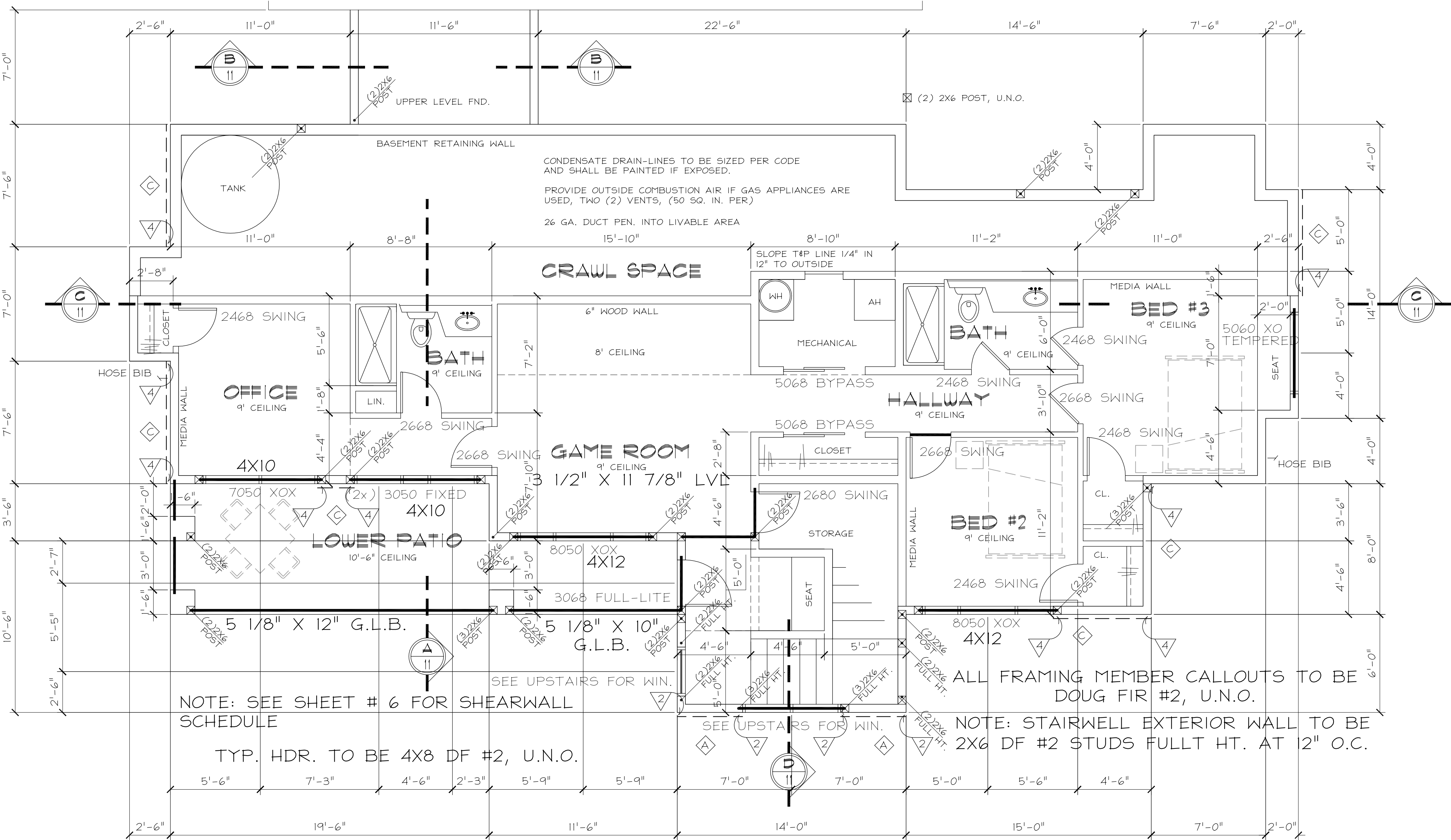
9. Sheathing face grain can be applied perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" o.c.

10. 3" x 3" x 1/4" washer required on A.B. with 2x sill plates

11. Framing at adjoining panel edges shall be 3" nominal member or wider and shall be staggered where 8d nails are spaced 2" or less o.c., or where 10 have penetration into framing of more than 1 5/8" are spaced 3" or less o.

12. Min. 3" nominal sill plate.

13. Wedge anchors may be substituted for A.B.'s at existing stemwalls. Embed



NOTE: THIS PLAN IS AN ADDITION TO AN EXISTING STRUCTURE. CONTRACTOR IS TO VERIFY ALL CONDITIONS BEFORE THE START OF CONSTRUCTION, AND MAKE ADJUSTMENTS ACCORDINGLY.

LOWER LEVEL FLOOR PLAN

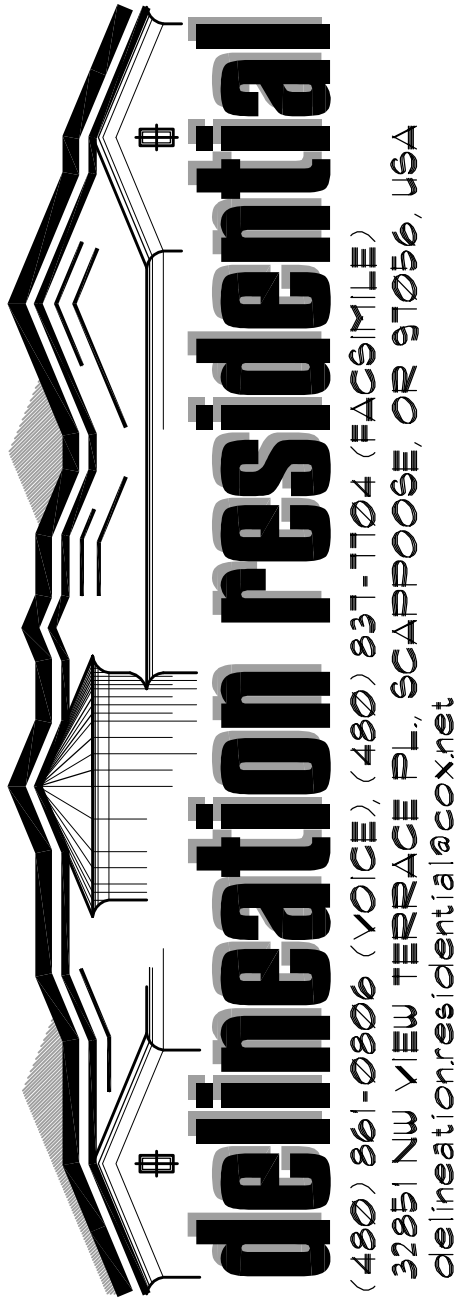
SCALE: 1" = 1/4" (TYP.)

A NEW CUSTOM ADDITION FOR...

MAKENA CUSTOM HOMES

20490 NE DOPP ROAD
NEWBERG (97132),

YAMHILL COUNTY, OREGON



DATE:

REVISION HISTORY:

DATE:

PROJECT INFORMATION:

DRAWN BY: TH

CHECKED BY: TH

MAK-0801

SCALE: AS SHOWN

ISSUED:

APPROVED:

1. ALL EXTERIOR WALLS ARE TO BE 2x6 (U.N.O.) WITH STUDS AT 16" ON CENTER. ALL INTERIOR WALLS ARE TO BE 2x4 (U.N.O.) WITH STUDS AT 24" ON CENTER, EXCEPT BEARING WALLS ARE TO BE AT 16" ON CENTER. ALL PLUMBING WALLS ARE TO BE 2x6.

2. ALL DOORS (EXCEPT CLOSET DOORS) SHALL BE 3" FROM NEAREST PERPENDICULAR WALL, EXCEPT IF DOOR IS BETWEEN (2) TWO PERPENDICULAR WALLS, THEN EACH SIDE SHALL BE 4" FROM PERPENDICULAR WALL. CLOSET DOORS SHALL BE CENTERED ON CLOSET WIDTH.

3. ALL EXTERIOR GYPSUM BOARD MUST BE TYPE "MR-BROWNBOARD" I.C.B.O. ER NO. 2240 WHEN USED ON ENTRY AND PATIO CEILINGS.

4. ALL WALL DIMENSIONS ARE TO FACE OF STUD.

5. ALL ANGLED WALLS ARE TO BE 45° UNLESS OTHERWISE SPECIFIED.

6. ALL NOTED OVERALL ROOM SIZE CALLOUTS HAVE A TOLERANCE OF +/- INCHES.

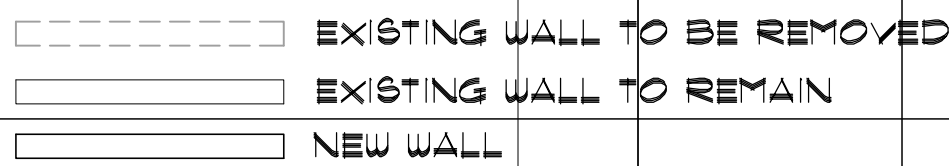
7. ALL SHOWER ENCLOSURES ARE TO BE TEMPERED GLASS.

8. ALL MAIN FRONT ENTRY DOORS TO DWELLING UNITS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN 180 DEGREES THROUGH WINDOWS OR THROUGH VIEW PORTS (UNIFORM BUILDING SECURITY CODE, SECTION 1028)

9. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN FOUR NO. 8 BY 3 INCH SCREWS, WHICH SHALL HAVE A MINIMUM OF 3/4" INCH PENETRATION INTO THE NEAREST STUD.

10. SHEATH ALL EXTERIOR WOOD WALLS WITH 3/8" OSB,
U.N.O.

11. PROVIDE MINIMUM 22" X 30" ATTIC ACCESS IF ATTIC EXCEEDS 30 SQ. FT. IN AREA AND 30" IN HEIGHT. PROVIDE 30" OF UNOBSTRUCTED HEADROOM ABOVE OPENING.



TYP. HDR. TO BE 4X8 DF #2, U.N.O.

ALL FRAMING MEMBER CALLOUTS TO BE
FIXED DOUG FIR #2, U.N.O.

NOTE: STAIRWELL EXTERIOR WALL TO BE
2X6 DF #2 STUDS FULLT HT. AT 12" O.C.

SCALE: 1' = 1/4" (TYP.)

NOTE: THIS PLAN IS AN ADDITION TO AN EXISTING STRUCTURE.
CONTRACTOR IS TO VERIFY ALL CONDITIONS BEFORE THE START OF
CONSTRUCTION, AND MAKE ADJUSTMENTS ACCORDINGLY.

<u>1044</u>	EXISTING LIVABLE (1044 REMOVED)
<u>1881</u>	ADDITION LIVABLE (MAIN LEVEL)
<u>003</u>	ADDITION LIVABLE (LOWER LEVEL)
<u>2898</u>	TOTAL LIVABLE (THIS REMODEL)
<u>2898</u>	AMENDED TOTAL HOUSE LIVABLE
<u>0</u>	EXISTING TOTAL GARAGE/MECH.
<u>960</u>	NEW GARAGE
<u>108</u>	EXISTING PATIOS (108 REMOVED)
<u>414</u>	NEW COVERED PATIOS/PORCHES
<u>318</u>	AMENDED TOTAL UNDER ROOF

MAKENA CUSTOM HOMES
20490 NE DOPP ROAD
NEWBERG (97132),
YAMHILL COUNTY, OREGON

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SHEET 5