

**1 VICINITY MAP**

**SHEET INDEX:**

01	A000	COVER SHEET
02	AS100	SITE PLAN
03	AS101	LAND USE PLAN
04	AD100	DEMOLITION PLAN
05	A100	FOUNDATION PLAN
06	A101	SLAB PLAN
07	A201	MAIN FLOOR PLAN
08	A202	SECOND FLOOR PLAN
09	A203	ENLARGED KITCHEN PLAN
10	A301	FRAMING PLAN 1
11	A302	FRAMING PLAN 2
12	A303	FRAMING PLAN 3
13	A304	ROOF PLAN
14	A401	SE ELEVATION
15	A402	NW ELEVATION
16	A403	SE ELEVATION
17	A404	NE ELEVATION
18	A405	PERSPECTIVES
19	A500	SECTION AT ADDITION
20	A600	SCHEDULES
21	A701	BEAM CALCULATIONS
22	A702	BEAM CALCULATIONS
23	A703	BEAM CALCULATIONS
24	A704	BEAM CALCULATIONS
25	A705	BEAM CALCULATIONS
26	S1.0	GENERAL NOTES
27	S1.1	GENERAL NOTES
28	S2.0	LATERAL FOUNDATION PLAN
29	S2.1	LOWER LEVEL LATERAL PLAN
30	S2.2	UPPER LEVEL LATERAL PLAN
31	S3.0	DETAILS
32	S3.1	DETAILS
33	S4.0	DETAILS
34	S4.1	DETAILS
35	S5.0	PARTIAL ELEVATION

**PROJECT SUMMARY:**  
935 SQUARE FOOT 2 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

SEE SITE PLAN FOR ADDITIONAL SITE INFORMATION

BUILDING CODE: OREGON RESIDENTIAL SPECIALTY CODE, 2021

CONSTRUCTION TYPE: V-B, NON-RATED  
OCCUPANCY CLASSIFICATION: R

- DEFERRED SUBMITTALS:**
- ELECTRICAL DESIGN BUILD
  - MECHANICAL DESIGN BUILD
  - PLUMBING DESIGN BUILD

**GENERAL NOTES:**

- 1) ALL WORK SHALL BE APPROVED BY BUILDING OWNER PRIOR TO PROCEEDING.
- 2) MAINTAIN ACCESS TO EXITS AT ALL TIMES DURING AND AFTER CONSTRUCTION.
- 3) COMPLY WITH LINCOLN CITY REGULATIONS FOR ALL CONSTRUCTION ACTIVITIES.
- 4) PROVIDE FRAMING AND NAILING STANDARDS IN ACCORDANCE WITH CODE REQUIREMENTS.

**521-22-000469-STR**

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**FOWLER RESIDENCE**

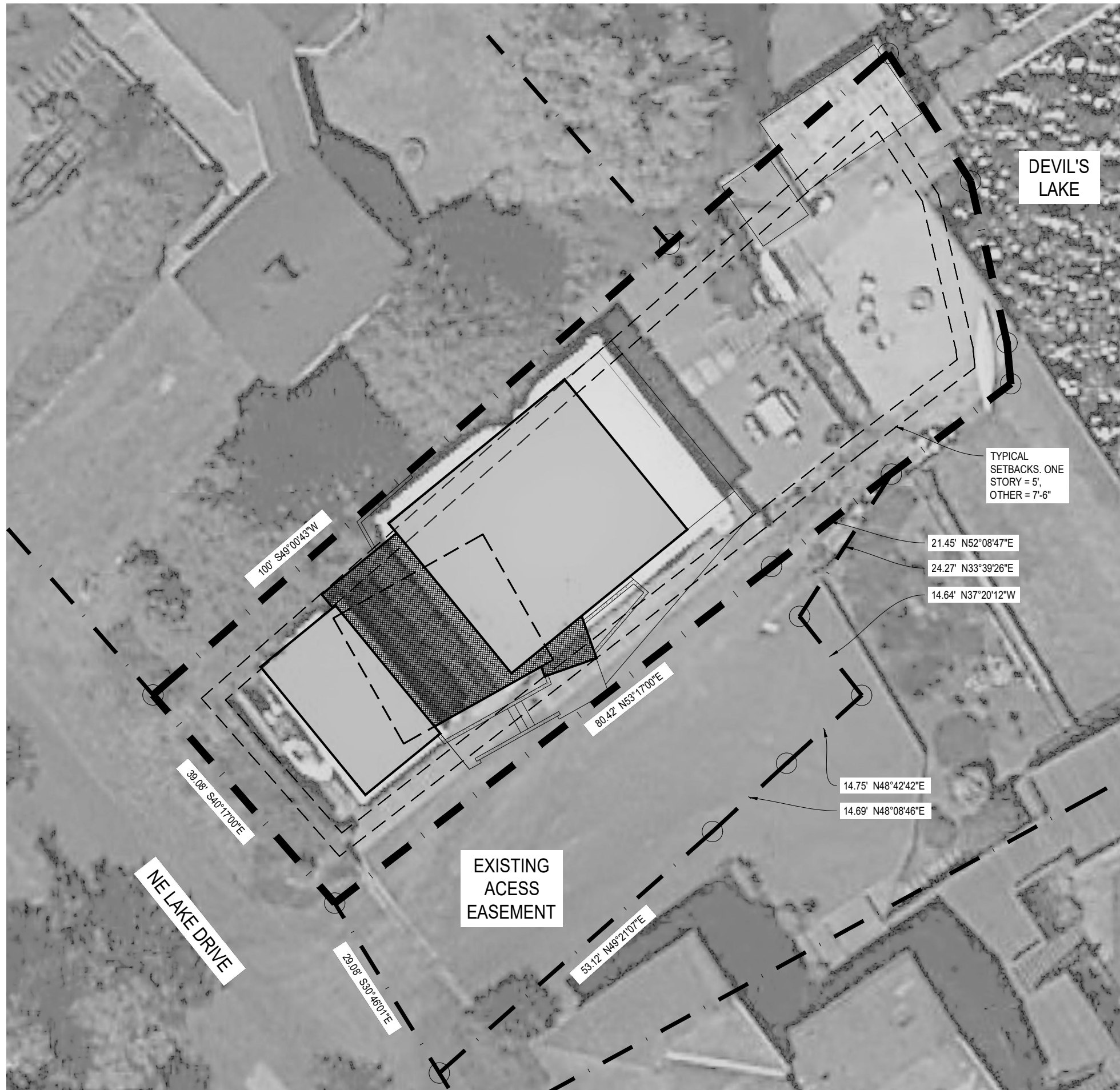
ADDITION

2864 NE LAKE DRIVE  
LINCOLN CITY, OR, 97367  
LINCOLN COUNTY

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1/16"=1'-0"

SITE NOTES:

- 1) TAX LOT 07-11-11-AB-00700-00
- 2) ACCOUNT: R444527
- 3) SITE AREA: 0.13 ACRES
- 4) ZONING: LINCOLN CITY R-1-7.5
- 5) SETBACKS:
  - 5)1) ONE STORY: 5', ALL SIDES
  - 5)2) OTHER: 7'-6", ALL SIDES
- 6) YEAR BUILT: 1962
- 7) SITE PLAN AERIAL UNDERLAY IMAGE MAY NOT BE TO SCALE AND IS SHOWN FOR REFERENCE ONLY.
- 8) LOCATION OF EXISTING SINGLE FAMILY RESIDENCE ON PROPERTY IS APPROXIMATE.
- 9) PROPERTY LINES SHOWN ARE DERIVED FROM SITE SURVEY BY DAVID LOOMIS SURVEYING, JANUARY, 2022
- 10) SEE AS101 FOR LAND USE ANALYSIS.
- 11) EXISTING SITE SERVED BY PUBLIC WATER, SEWER, AND ELECTRICAL UTILITIES. SERVICE CONNECTIONS TO REMAIN AND/OR BE MODIFIED AS REQUIRED FOR NEW WORK.

OWNER:  
 KEITH FOWLER  
 2864 NE LAKE DRIVE  
 LINCOLN CITY, OR 97367  
 971.322.9629



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**SITE PLAN**  
**AS100**





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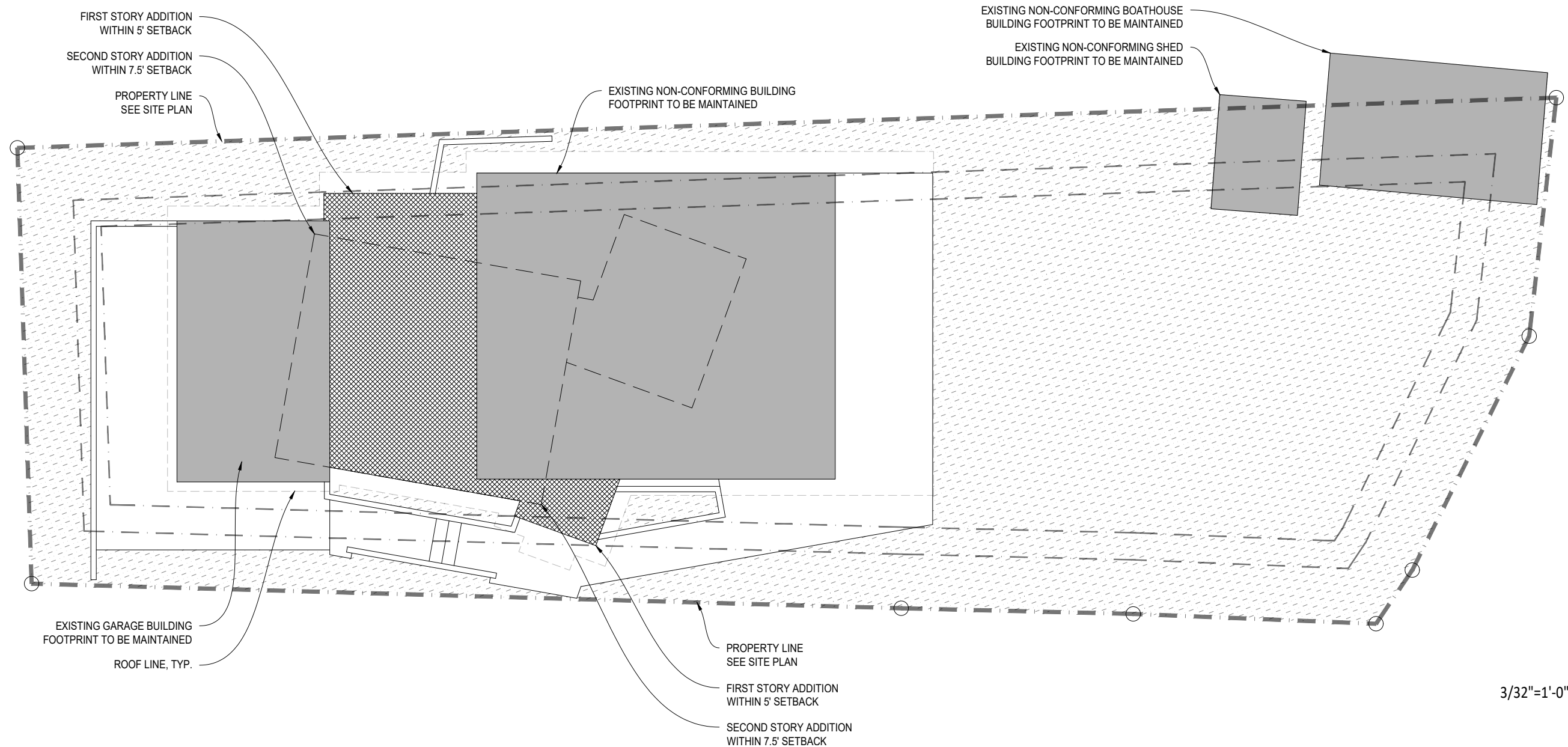
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3/32"=1'-0"

**SURVEYOR'S NARRATIVE FROM DAVID LOOMIS SURVEYING, JANUARY 2022:**

THIS SURVEY WAS DONE TO MARK THE BOUNDARIES OF TAX LOT 700 AS DESCRIBED IN DOC. 2021-06041. THESE BEARINGS ARE BASED ON COUNTY SURVEY 18,806. PRIOR TO THE YEAR 2000 THE OLD MONUMENTS WERE LOCATED AND USED FOR THE BOUNDARY LINES. IN CS 18,697 AND FUTURE SURVEYS IT WAS DETERMINED THAT THE DEED TIES FROM THE QUARTER CORNER BETWEEN SECTIONS 2 & 11 WERE WRONG FOR MANY YEARS. THE OLD MONUMENTS HAVE BEEN USED FOR 50+ YEARS SO THE OLD MONUMENTS SHOULD BE HELD FOR THE LINE BETWEEN THE LOTS AND THE RECORD, NEW SURVEYS SHOULD BE USED TO LOCATE THE WESTERN BOUNDARY OF THESE LOTS IN FOREST PARK. A TOPCON ONE SECOND GPT 3102W TOTAL STATION AND DATA COLLECTION WERE USED TO MAKE THE MEASUREMENTS IN THIS SURVEY.

7-11-11-AB-00700  
AREA: 6402 SF  
BUILDING COVERAGE: 1580 SF [20.8%]

COUNTY RECORDS INDICATE THAT THE EXISTING LOT 700 IS .13 ACRES OR 5,662 SQ.FT. THIS AREA HAS BEEN USED FOR LAND USE CALCULATIONS DESPITE THE 2022 SURVEY CONCLUDING THAT THE SITE IS 6,402 SQ.FT.

**LAND USE NOTES:**

- 1) ZONING: LINCOLN CITY R-1-7.5
- 2) SETBACKS:
  - 2)1) ONE STORY: 5', ALL SIDES
  - 2)2) OTHER: 7'-6", ALL SIDES
- 3) YEAR BUILT: 1962
- 4) PROPERTY LINES SHOWN ARE DERIVED FROM SITE SURVEY BY DAVID LOOMIS SURVEYING, JANUARY, 2022
- 5) EXISTING LOT = .13 ACRES = 5,662 SQ.FT.
- 6) MAXIMUM LOT COVERAGE = 35% = 1,981 SQ.F.T
- 7) (E) MAIN HOUSE FOOTPRINT = 937 SQ.FT. (ARCH. SURVEY)
- 8) (E) BOAT HOUSE = 240 SQ.FT.
- 9) (E) DETACHED GARAGE = 341 SQ.FT. (ARCH. SURVEY)
- 10) (E) TOTAL LOT COVERAGE = 1,518 SQ.FT.
- 11) AVAILABLE FOOTPRINT INCREASE = 463 SQ.FT.
- 12) TOTAL PROPOSED ADDITION FOOTPRINT = 410 SQ.FT. (< AVAILABLE)
- 13) TOTAL PROPOSED FOOTPRINT = 1,928 SQ.FT.
- 14) TOTAL PROPOSED FOOTPRINT COVERAGE = 34%
- 15) TOTAL PROPOSED PERVIOUS AREA = 3,019 SQ.FT.
- 16) TOTAL IMPERVIOUS AREA = 2,643 SQ.FT. = 47%
- 7) LOT PERIMETER: 359'



**LAND USE PLAN**

**AS101**



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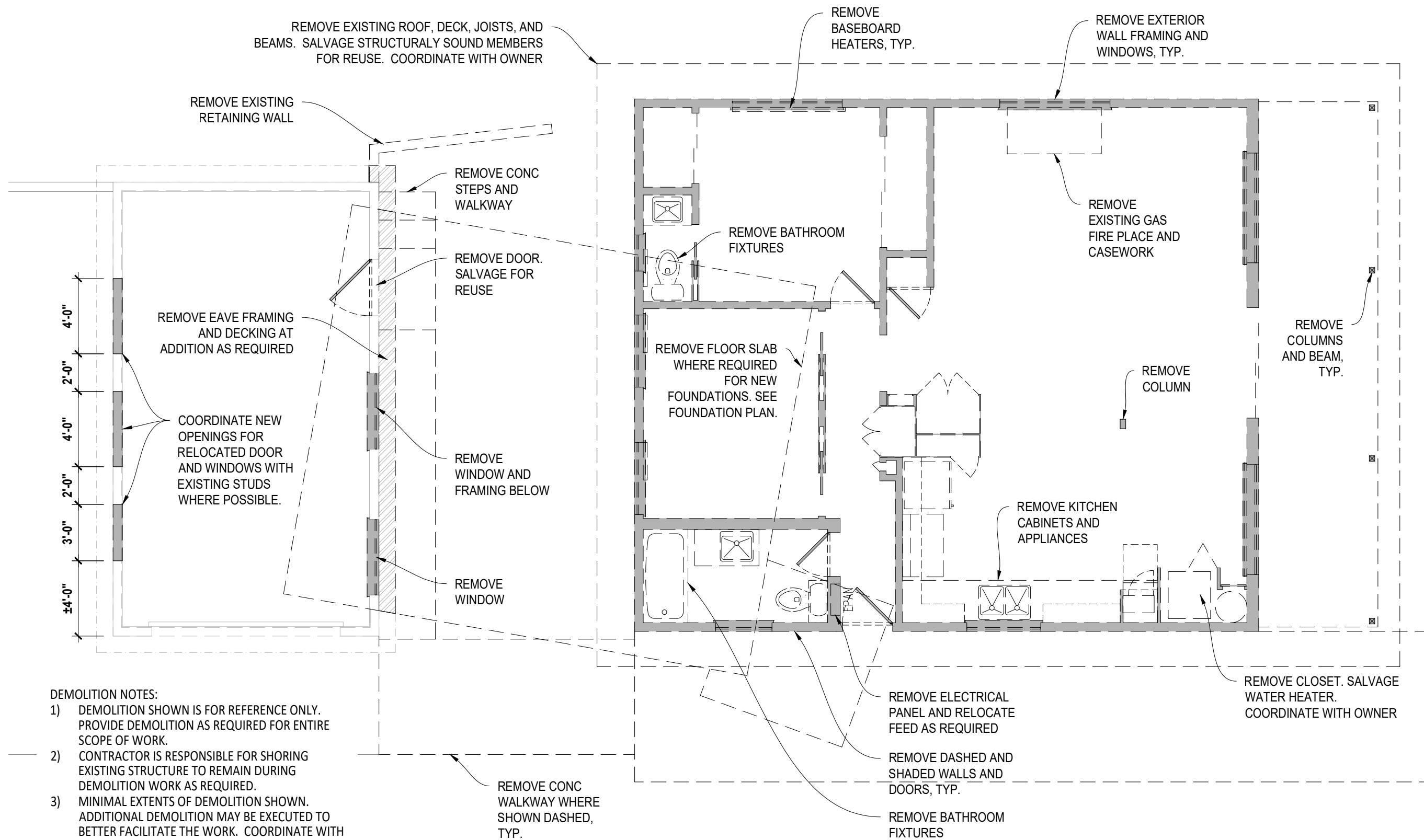
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**DEMOLITION PLAN**

**AD100**



**DEMOLITION NOTES:**

- 1) DEMOLITION SHOWN IS FOR REFERENCE ONLY. PROVIDE DEMOLITION AS REQUIRED FOR ENTIRE SCOPE OF WORK.
- 2) CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING STRUCTURE TO REMAIN DURING DEMOLITION WORK AS REQUIRED.
- 3) MINIMAL EXTENTS OF DEMOLITION SHOWN. ADDITIONAL DEMOLITION MAY BE EXECUTED TO BETTER FACILITATE THE WORK. COORDINATE WITH OWNER.
- 4) REMOVE EXISTING SEPTIC TANK AND EJECTOR PUMP LOCATED BETWEEN THE EXISTING HOUSE AND GARAGE. PROVIDE NEW SUMP AND EJECTOR PUMP OUTSIDE OF BUILDING FOOTPRINT AND CONNECT TO EXISTING SEWER SERVICE AS REQUIRED.

3/16"=1'-0"



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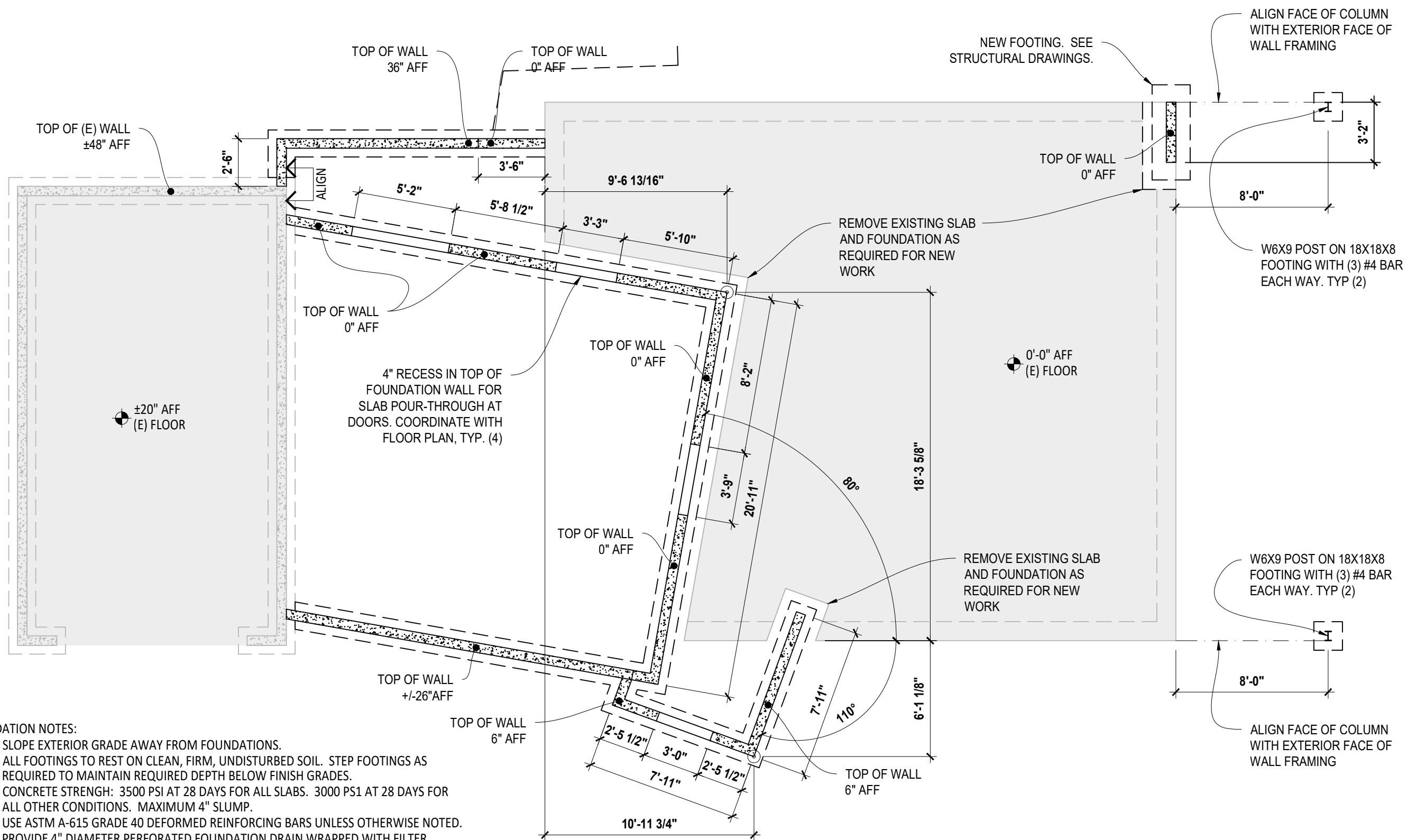
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**FOUNDATION PLAN**

**A100**



- FOUNDATION NOTES:
- 1) SLOPE EXTERIOR GRADE AWAY FROM FOUNDATIONS.
  - 2) ALL FOOTINGS TO REST ON CLEAN, FIRM, UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.
  - 3) CONCRETE STRENGTH: 3500 PSI AT 28 DAYS FOR ALL SLABS. 3000 PSI AT 28 DAYS FOR ALL OTHER CONDITIONS. MAXIMUM 4" SLUMP.
  - 4) USE ASTM A-615 GRADE 40 DEFORMED REINFORCING BARS UNLESS OTHERWISE NOTED.
  - 5) PROVIDE 4" DIAMETER PERFORATED FOUNDATION DRAIN WRAPPED WITH FILTER FABRIC AT ALL PERIMETER FOOTINGS. SLOPE AT 1/8" PER FOOT AND SET IN FREE DRAINING, CLEAN, 3/4" TO 1-1/2" GRAVEL FILL. PIPE TO DISPOSAL POINT AND/OR APPROVED STORM DRAIN. CONNECT TO EXISTING.
  - 6) PROVIDE VAPOR BARRIER BELOW NEW SLAB.
  - 7) SEE STRUCTURAL DRAWINGS FOR HOLD DOWN ANCHORS AND OTHER FOUNDATION REQUIREMENTS.

3/16"=1'-0"





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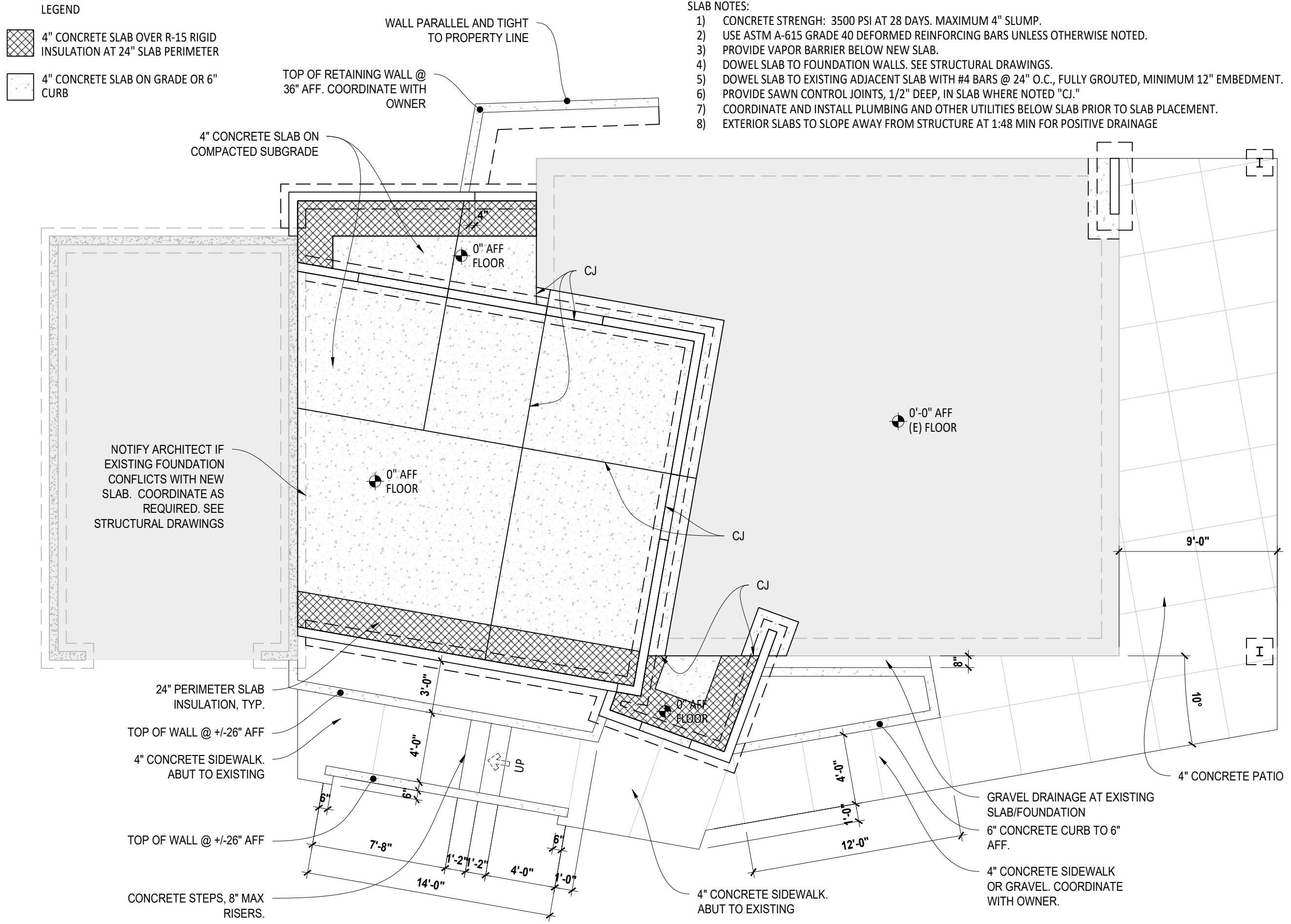
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**SLAB PLAN**

**A101**

3/16"=1'-0"





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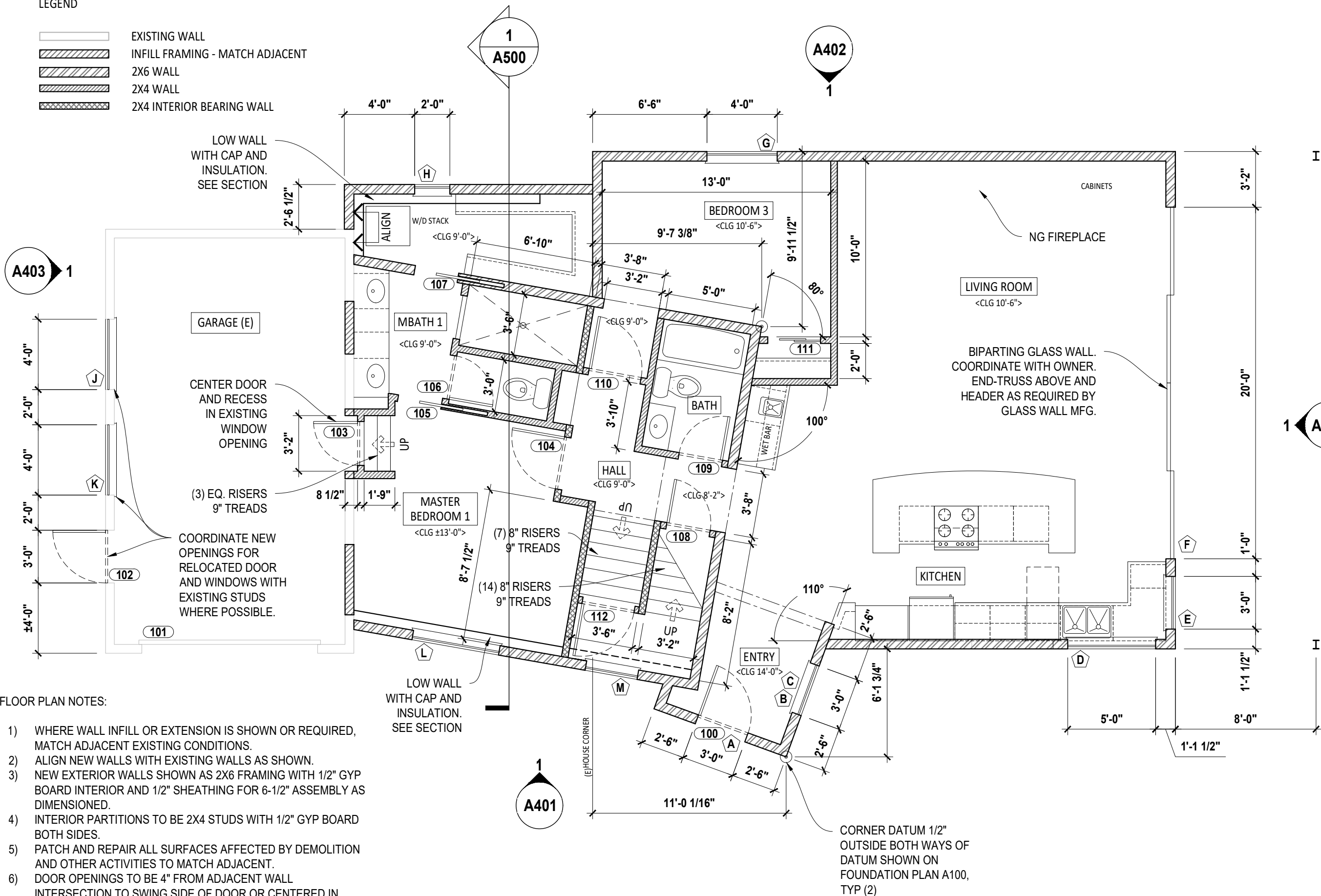
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**MAIN FLOOR PLAN**

**A201**

LEGEND

- EXISTING WALL
- INFILL FRAMING - MATCH ADJACENT
- 2X6 WALL
- 2X4 WALL
- 2X4 INTERIOR BEARING WALL



FLOOR PLAN NOTES:

- 1) WHERE WALL INFILL OR EXTENSION IS SHOWN OR REQUIRED, MATCH ADJACENT EXISTING CONDITIONS.
- 2) ALIGN NEW WALLS WITH EXISTING WALLS AS SHOWN.
- 3) NEW EXTERIOR WALLS SHOWN AS 2X6 FRAMING WITH 1/2" GYP BOARD INTERIOR AND 1/2" SHEATHING FOR 6-1/2" ASSEMBLY AS DIMENSIONED.
- 4) INTERIOR PARTITIONS TO BE 2X4 STUDS WITH 1/2" GYP BOARD BOTH SIDES.
- 5) PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION AND OTHER ACTIVITIES TO MATCH ADJACENT.
- 6) DOOR OPENINGS TO BE 4" FROM ADJACENT WALL INTERSECTION TO SWING SIDE OF DOOR OR CENTERED IN WALLS AS SHOWN, UNLESS OTHERWISE NOTED.

3/16"=1'-0"





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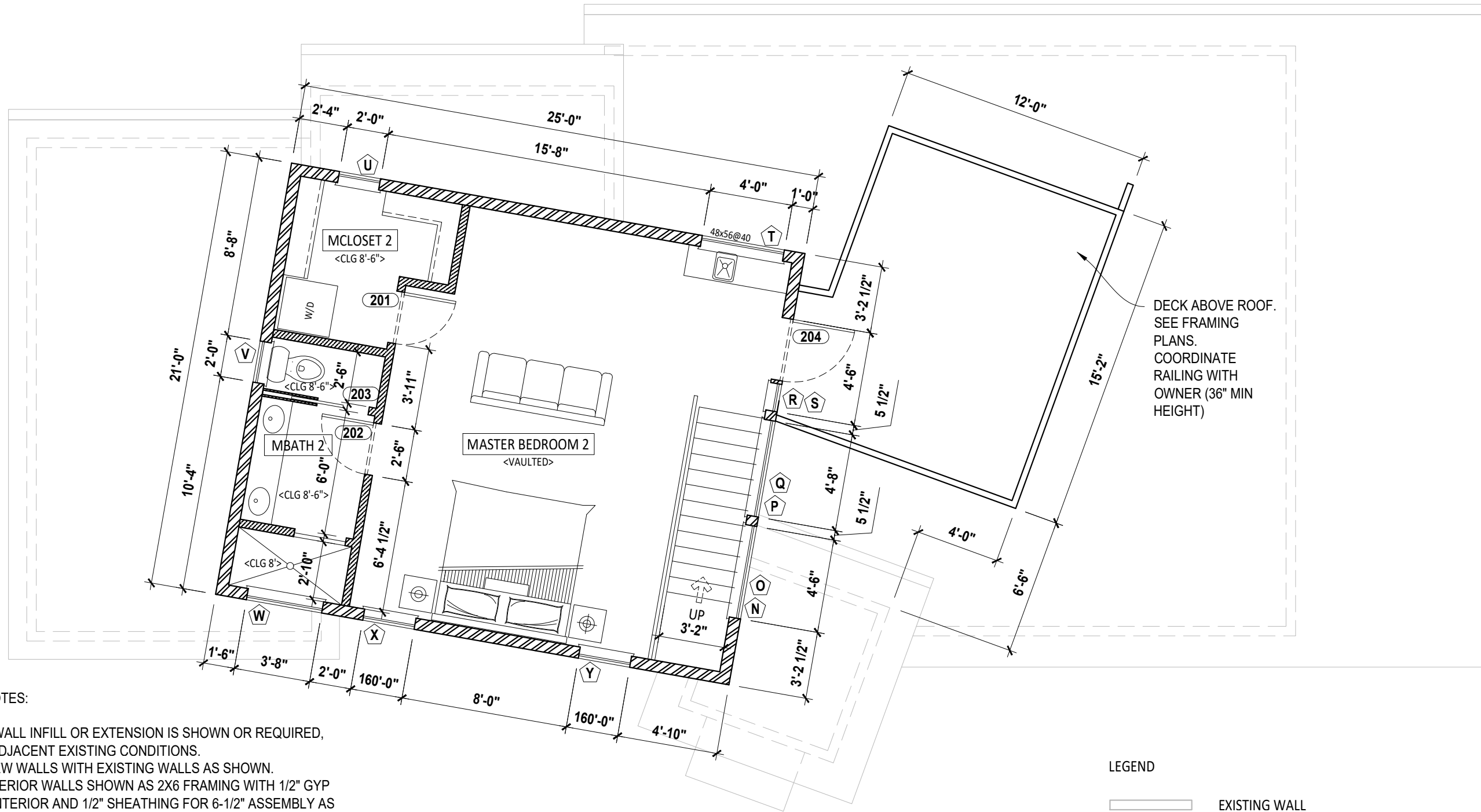
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**UPPER FLOOR PLAN**

**A203**



DECK ABOVE ROOF.  
SEE FRAMING  
PLANS.  
COORDINATE  
RAILING WITH  
OWNER (36" MIN  
HEIGHT)

**LEGEND**

- EXISTING WALL
- INFILL FRAMING - MATCH ADJACENT
- 2X6 WALL
- 2X4 WALL
- 2X4 INTERIOR BEARING WALL

**FLOOR PLAN NOTES:**

- 1) WHERE WALL INFILL OR EXTENSION IS SHOWN OR REQUIRED, MATCH ADJACENT EXISTING CONDITIONS.
- 2) ALIGN NEW WALLS WITH EXISTING WALLS AS SHOWN.
- 3) NEW EXTERIOR WALLS SHOWN AS 2X6 FRAMING WITH 1/2" GYP BOARD INTERIOR AND 1/2" SHEATHING FOR 6-1/2" ASSEMBLY AS DIMENSIONED.
- 4) INTERIOR PARTITIONS TO BE 2X4 STUDS WITH 1/2" GYP BOARD BOTH SIDES.
- 5) PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION AND OTHER ACTIVITIES TO MATCH ADJACENT.
- 6) DOOR OPENINGS TO BE 4" FROM ADJACENT WALL INTERSECTION TO SWING SIDE OF DOOR OR CENTERED IN WALLS AS SHOWN, UNLESS OTHERWISE NOTED.

3/16"=1'-0"

100





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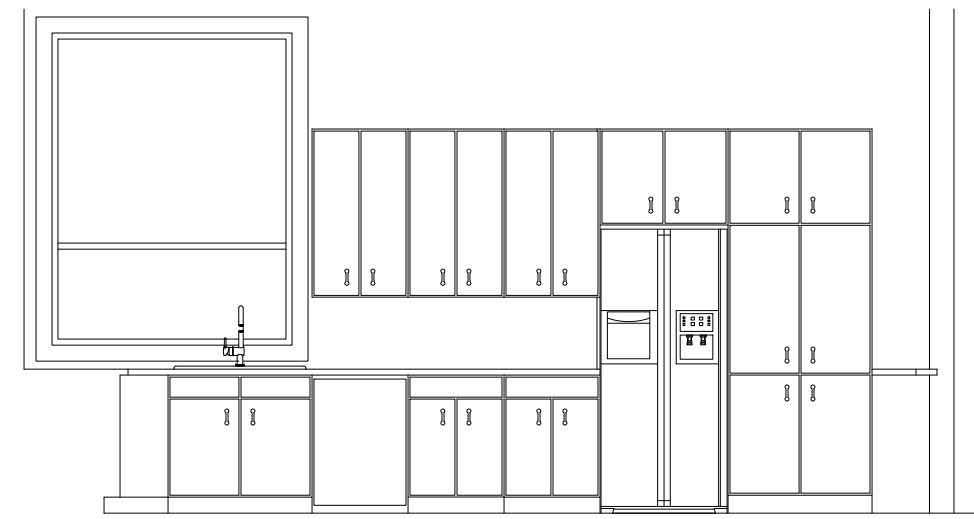
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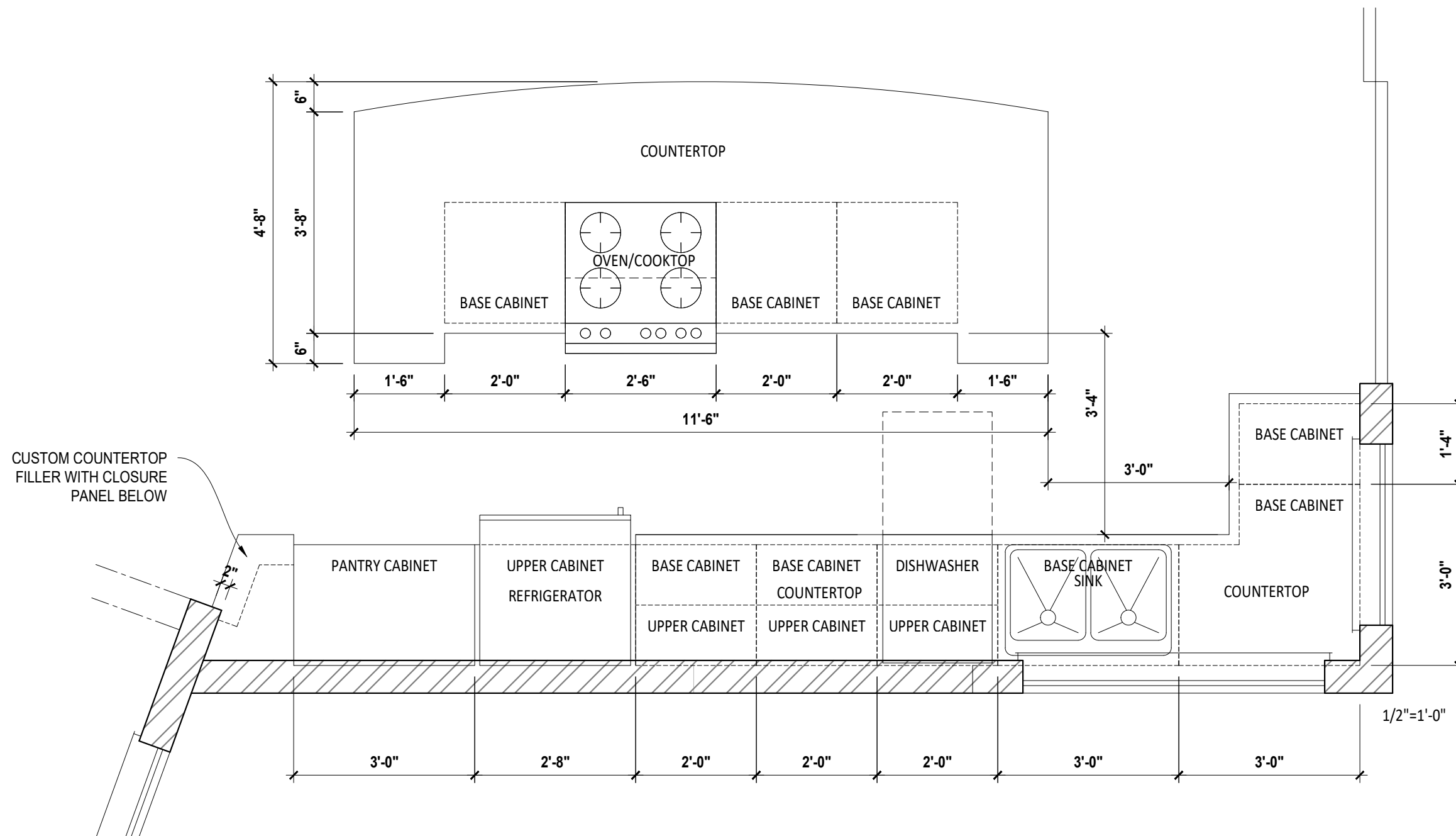


**KITCHEN PLAN**  
**A203**



KITCHEN ELEVATION

1/4"=1'-0"





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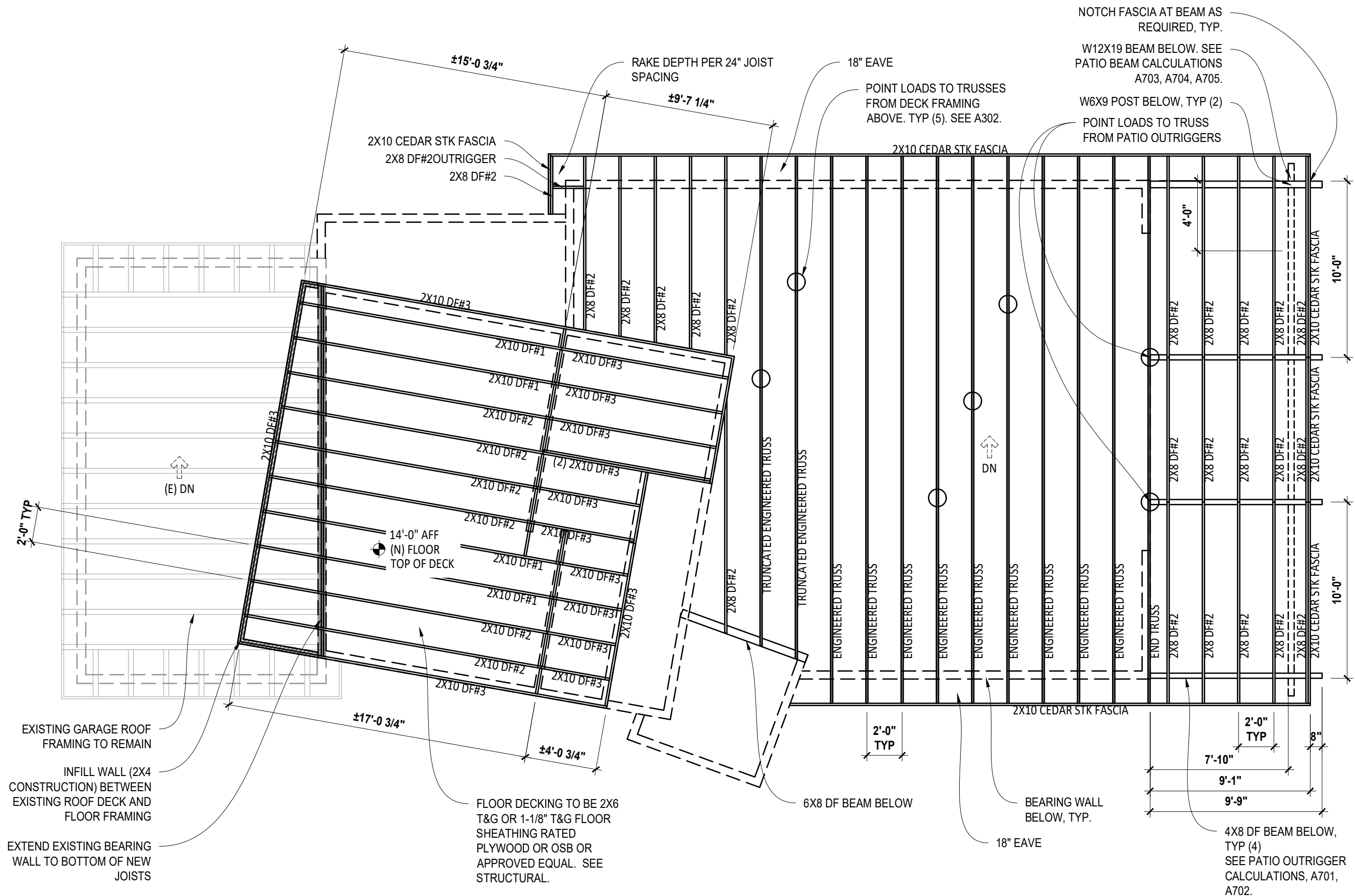
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**FRAMING PLAN 1**

**A301**



NOTCH FASCIA AT BEAM AS REQUIRED, TYP.

W12X19 BEAM BELOW. SEE PATIO BEAM CALCULATIONS A703, A704, A705.

W6X9 POST BELOW, TYP (2)

POINT LOADS TO TRUSS FROM PATIO OUTRIGGERS

RAKE DEPTH PER 24\" JOIST SPACING

18\" EAVE  
POINT LOADS TO TRUSSES FROM DECK FRAMING ABOVE. TYP (5). SEE A302.

2X10 CEDAR STK FASCIA  
2X8 DF#2 OUTRIGGER  
2X8 DF#2

2X10 CEDAR STK FASCIA

(E) DN

14'-0\" AFF (N) FLOOR TOP OF DECK

2'-0\" TYP

EXISTING GARAGE ROOF FRAMING TO REMAIN

INFILL WALL (2X4 CONSTRUCTION) BETWEEN EXISTING ROOF DECK AND FLOOR FRAMING

EXTEND EXISTING BEARING WALL TO BOTTOM OF NEW JOISTS

FLOOR DECKING TO BE 2X6 T&G OR 1-1/8\" T&G FLOOR SHEATHING RATED PLYWOOD OR OSB OR APPROVED EQUAL. SEE STRUCTURAL.

6X8 DF BEAM BELOW

BEARING WALL BELOW, TYP.

18\" EAVE

4X8 DF BEAM BELOW, TYP (4)  
SEE PATIO OUTRIGGER CALCULATIONS, A701, A702.







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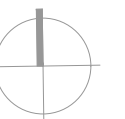
**FOWLER  
RESIDENCE**

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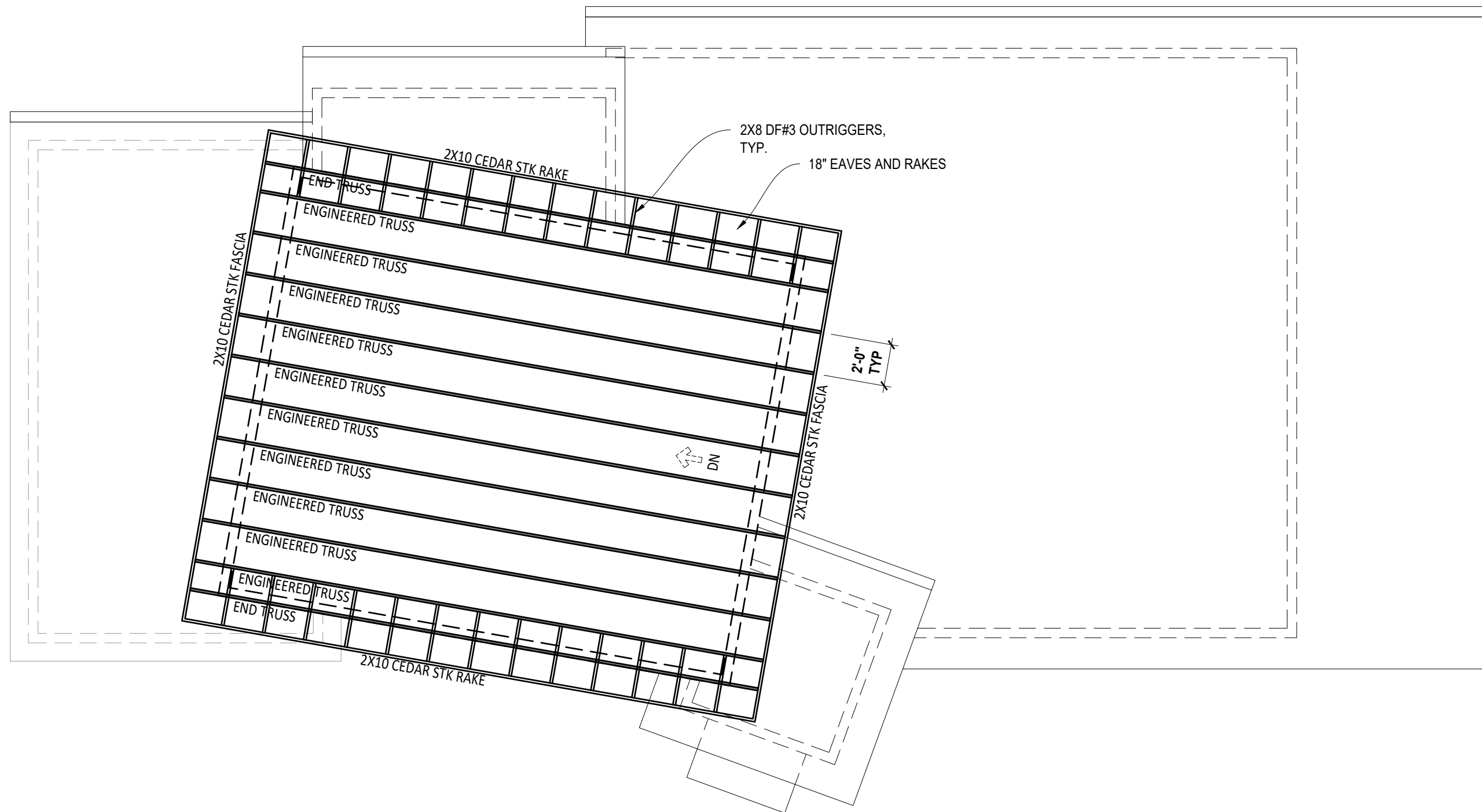
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**FRAMING  
PLAN 3**

**A303**







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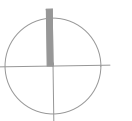
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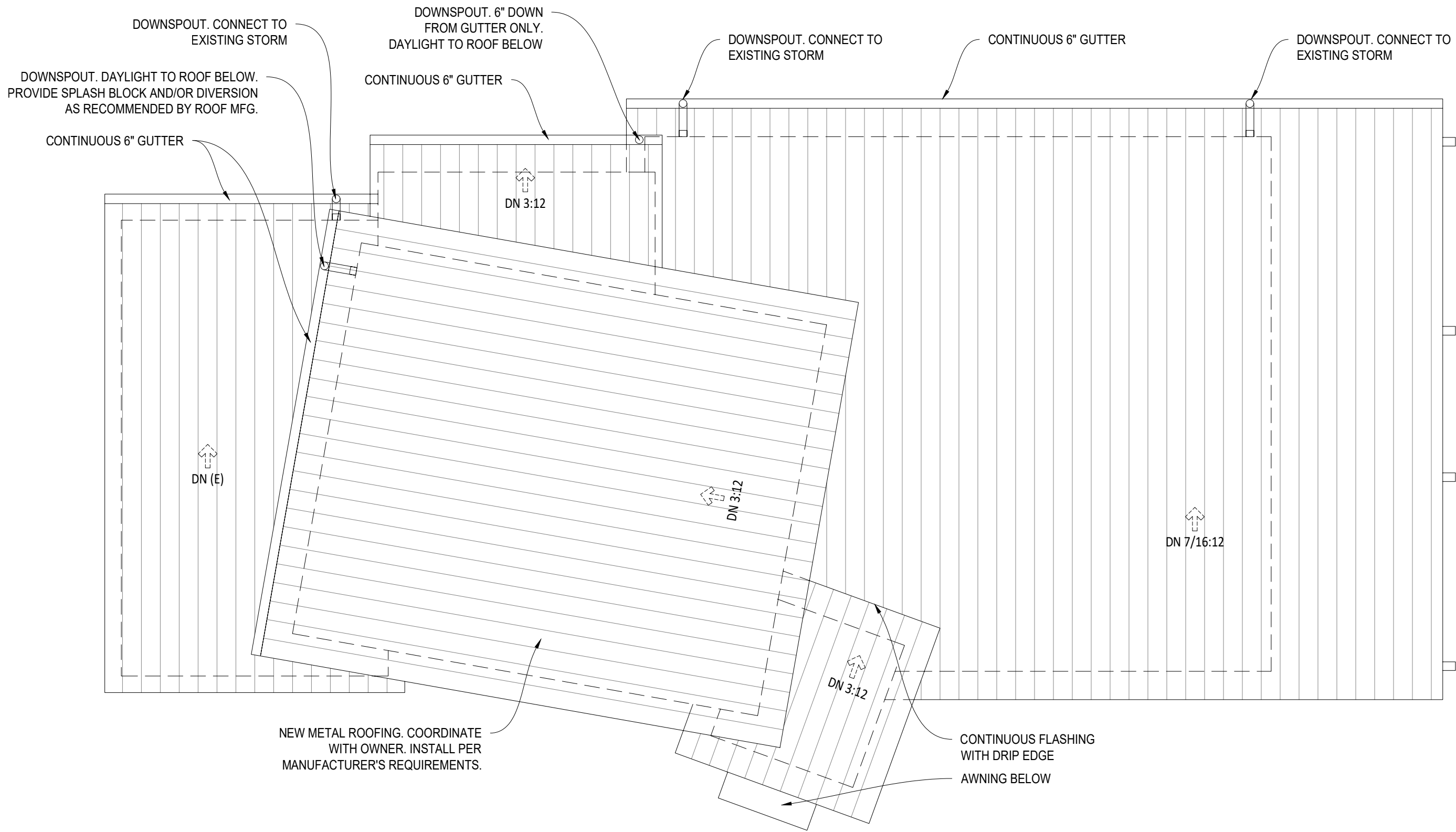
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**ROOF PLAN**

**A304**





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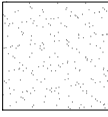
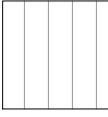


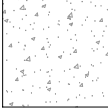
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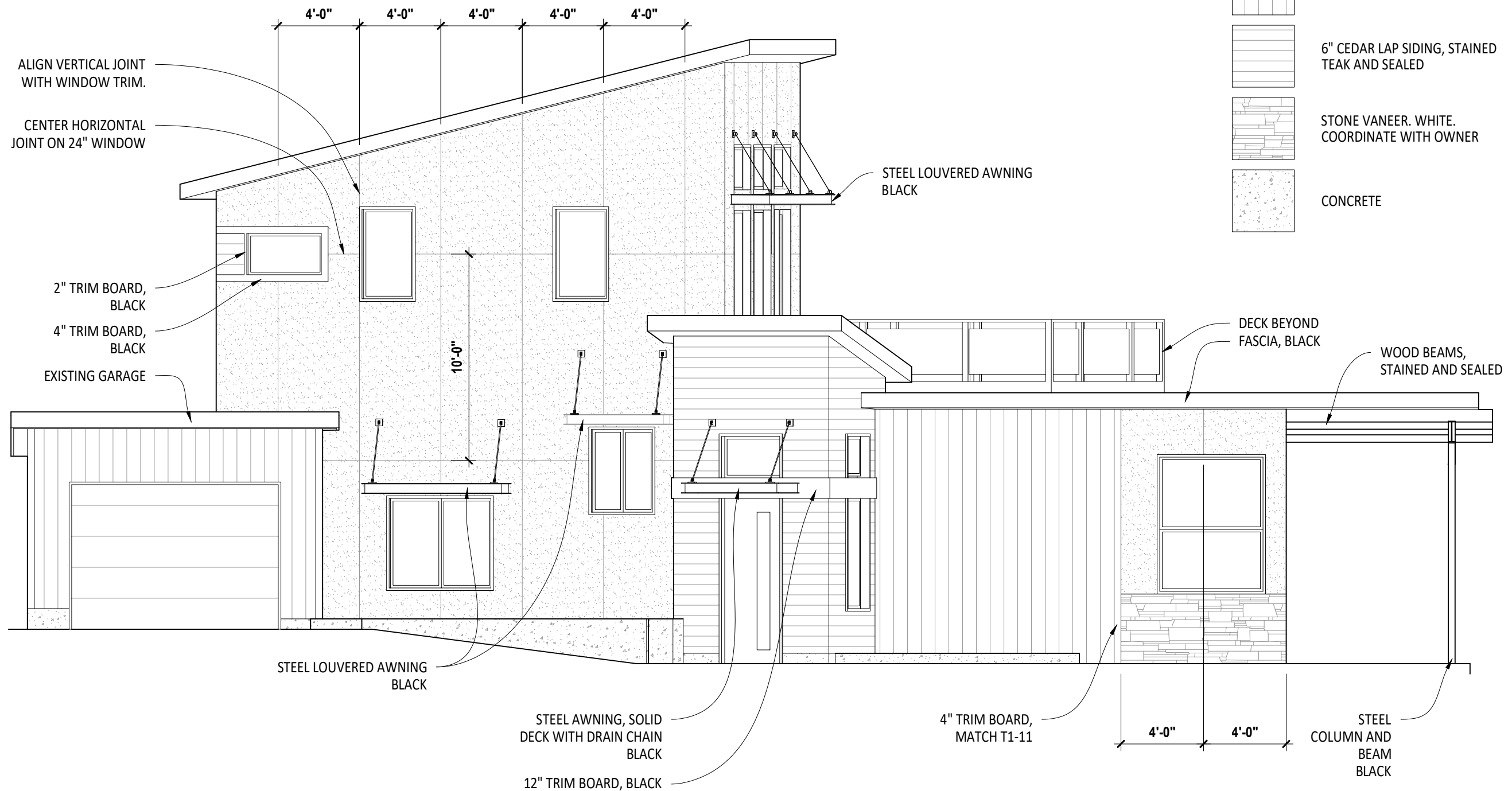
**SOUTHEAST ELEVATION**

**A401**

NOTE: COORDINATE ALL EXTERIOR FINISH MATERIALS AND COLORS WITH OWNER.

ALL WINDOW SURROUNDS TO BE 1.5" TRIM, BLACK, UNLESS OTHERWISE NOTED.

-  HARDIE ARCHITECTURAL PANEL, 4'X10', FINE SAND FINISH. WHITE
-  T1-11 SIDING, 8" SCORE, VERTICAL SIDING. DARK GRAY
-  6" CEDAR LAP SIDING, STAINED TEAK AND SEALED
-  STONE VANEER. WHITE. COORDINATE WITH OWNER
-  CONCRETE







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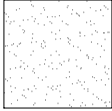
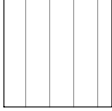

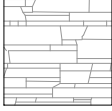
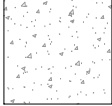
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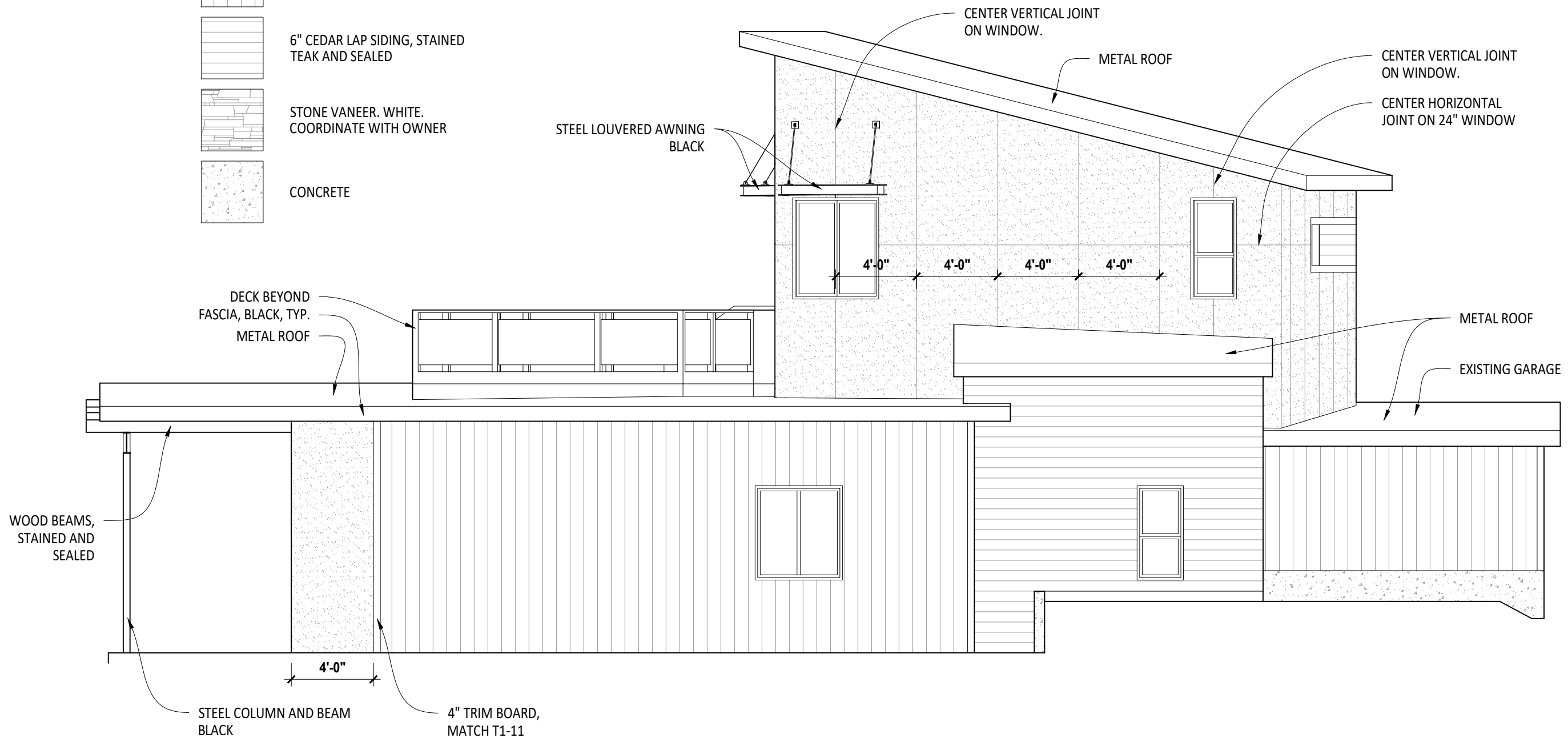
**NORTHWEST ELEVATION**

**A402**

NOTE: COORDINATE ALL EXTERIOR FINISH MATERIALS AND COLORS WITH OWNER.

ALL WINDOW SURROUNDS TO BE 1.5" TRIM, BLACK, UNLESS OTHERWISE NOTED.

-  HARDIE ARCHITECTURAL PANEL, 4'X10', FINE SAND FINISH. WHITE
-  T1-11 SIDING, 8" SCORE, VERTICAL SIDING. DARK GRAY
-  6" CEDAR LAP SIDING, STAINED TEAK AND SEALED
-  STONE VANEER. WHITE. COORDINATE WITH OWNER
-  CONCRETE



NOTE: GUTTERS AND DOWNSPOUTS NOT SHOWN. SEE ROOF PLAN



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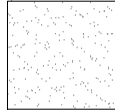
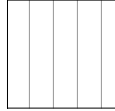


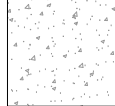
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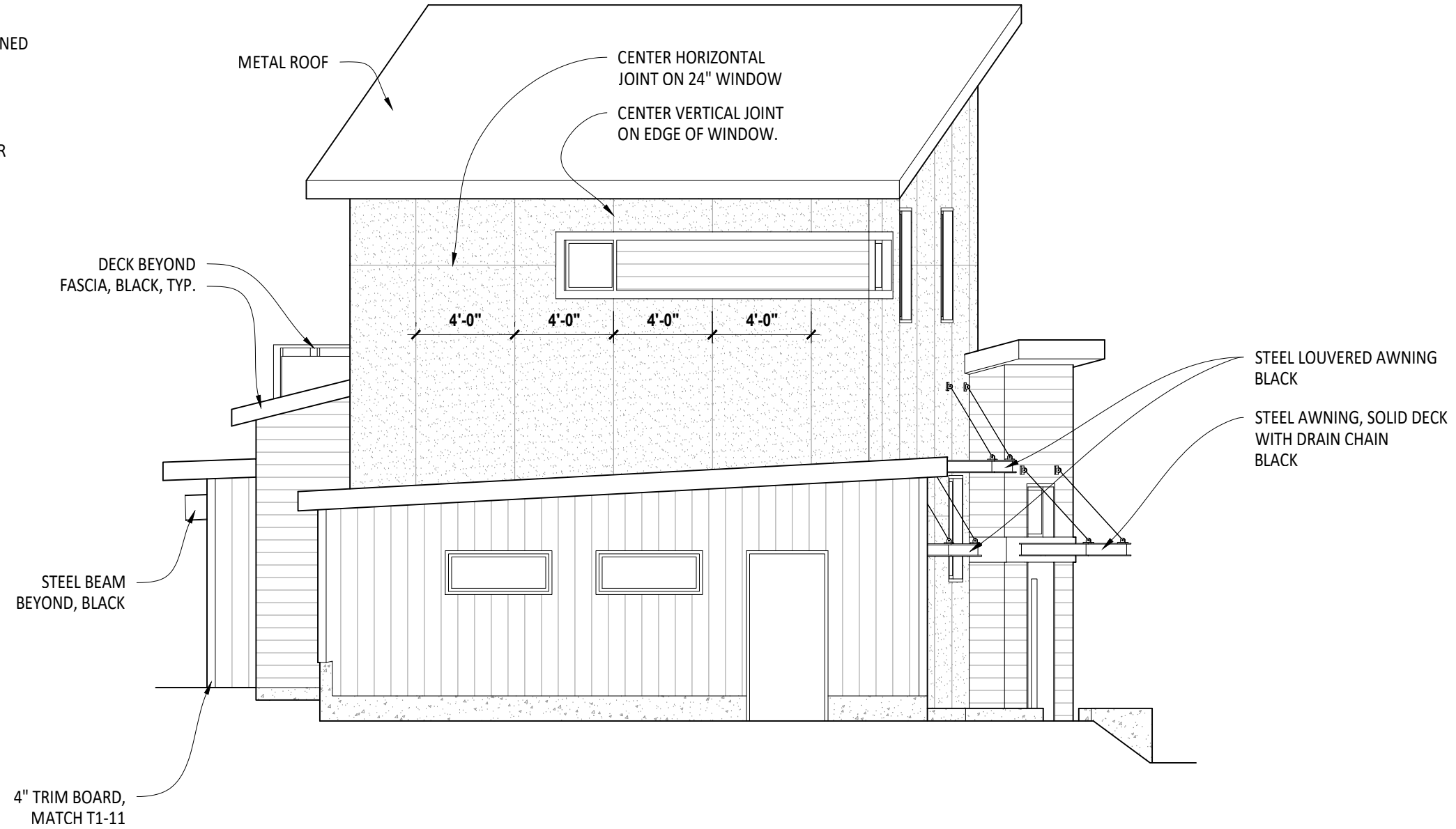
**SOUTHWEST ELEVATION**

**A403**

NOTE: COORDINATE ALL EXTERIOR FINISH MATERIALS AND COLORS WITH OWNER.

ALL WINDOW SURROUNDS TO BE 1.5" TRIM, BLACK, UNLESS OTHERWISE NOTED.

-  HARDIE ARCHITECTURAL PANEL, 4'X10', FINE SAND FINISH. WHITE
-  T1-11 SIDING, 8" SCORE, VERTICAL SIDING. DARK GRAY
-  6" CEDAR LAP SIDING, STAINED TEAK AND SEALED
-  STONE VANEER. WHITE. COORDINATE WITH OWNER
-  CONCRETE







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**FOWLER RESIDENCE**

ADDITION

2864 NE LAKE DRIVE  
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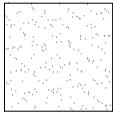
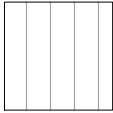
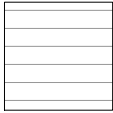

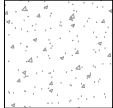
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**06.22.2022**

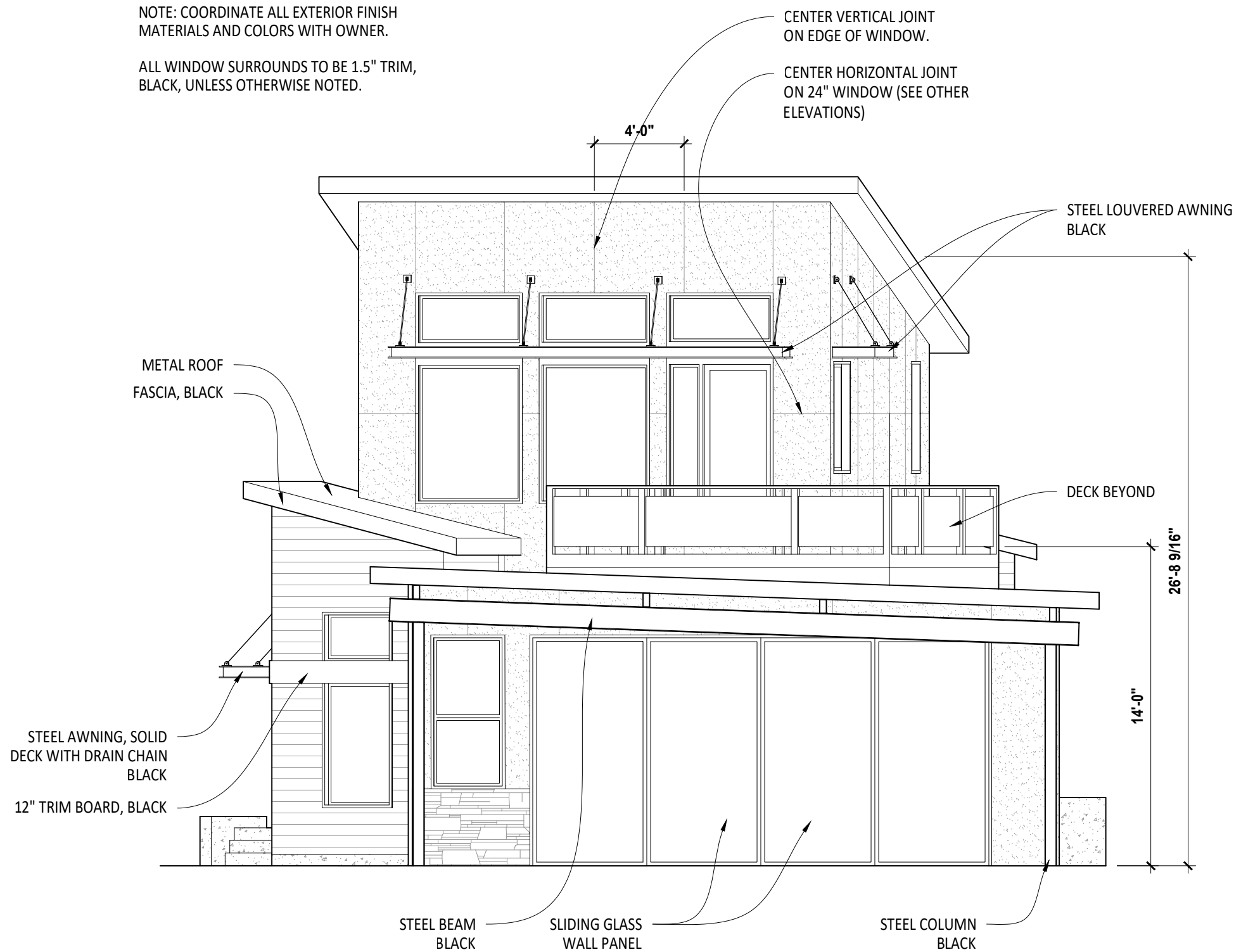
3/16" = 1'-0"

**NORTHEAST ELEVATION**

**A404**

NOTE: COORDINATE ALL EXTERIOR FINISH MATERIALS AND COLORS WITH OWNER.  
ALL WINDOW SURROUNDS TO BE 1.5" TRIM, BLACK, UNLESS OTHERWISE NOTED.

-  HARDIE ARCHITECTURAL PANEL, 4'X10', FINE SAND FINISH. WHITE
-  T1-11 SIDING, 8" SCORE, VERTICAL SIDING. DARK GRAY
-  6" CEDAR LAP SIDING, STAINED TEAK AND SEALED
-  STONE VANEER. WHITE. COORDINATE WITH OWNER
-  CONCRETE





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3/16" = 1'-0"

**PERSPECTIVES**

**A405**







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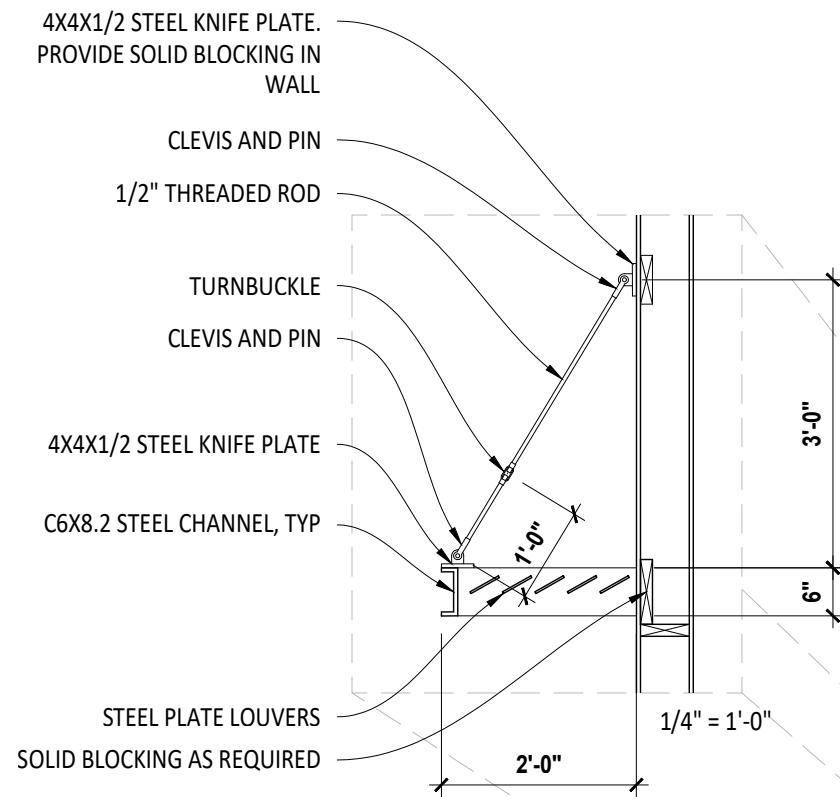
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**SECTION AT ADDITION**

**A500**

NOTES:

- 1) ISOLATE ALL WOOD FRAMING FROM DIRECT CONTACT WITH CONCRETE.
- 2) PROVIDE FIRE BLOCKING IN ALL FRAMED ASSEMBLIES AS REQUIRED. 10' MAX O.C.
- 3) SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- 4) COVER EXTERIOR WALL SHEATHING WITH CONTINUOUS BUILDING WRAP VAPOR BARRIER PRIOR TO INSTALLATION OF SIDING AND FINISHES.



NOTE: PROVIDE SHOP DRAWINGS TO OWNER AND ARCHITECT FOR APPROVAL FOR ALL STEEL CANOPIES

EXTERIOR WALL ASSEMBLY: SEE STRUCTURAL FOR STUD AND SHEATHING REQUIREMENTS. 2X6 WALL WITH R21 5.5" BATT INSULATION, TYP.

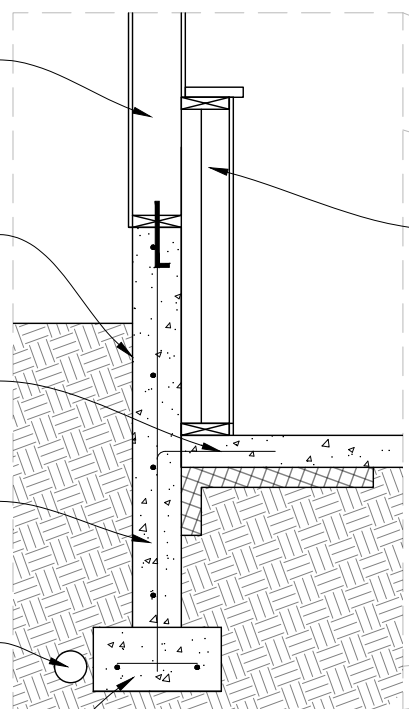
FLUID APPLIED WATERPROOF MEMBRANE OR EQUAL AT EXTERIOR FACE OF FOUNDATION WALL, TYP.

BENT #4 BAR INTO SLAB. 12" MIN EACH WAY @ 24" O.C. U.O.N.

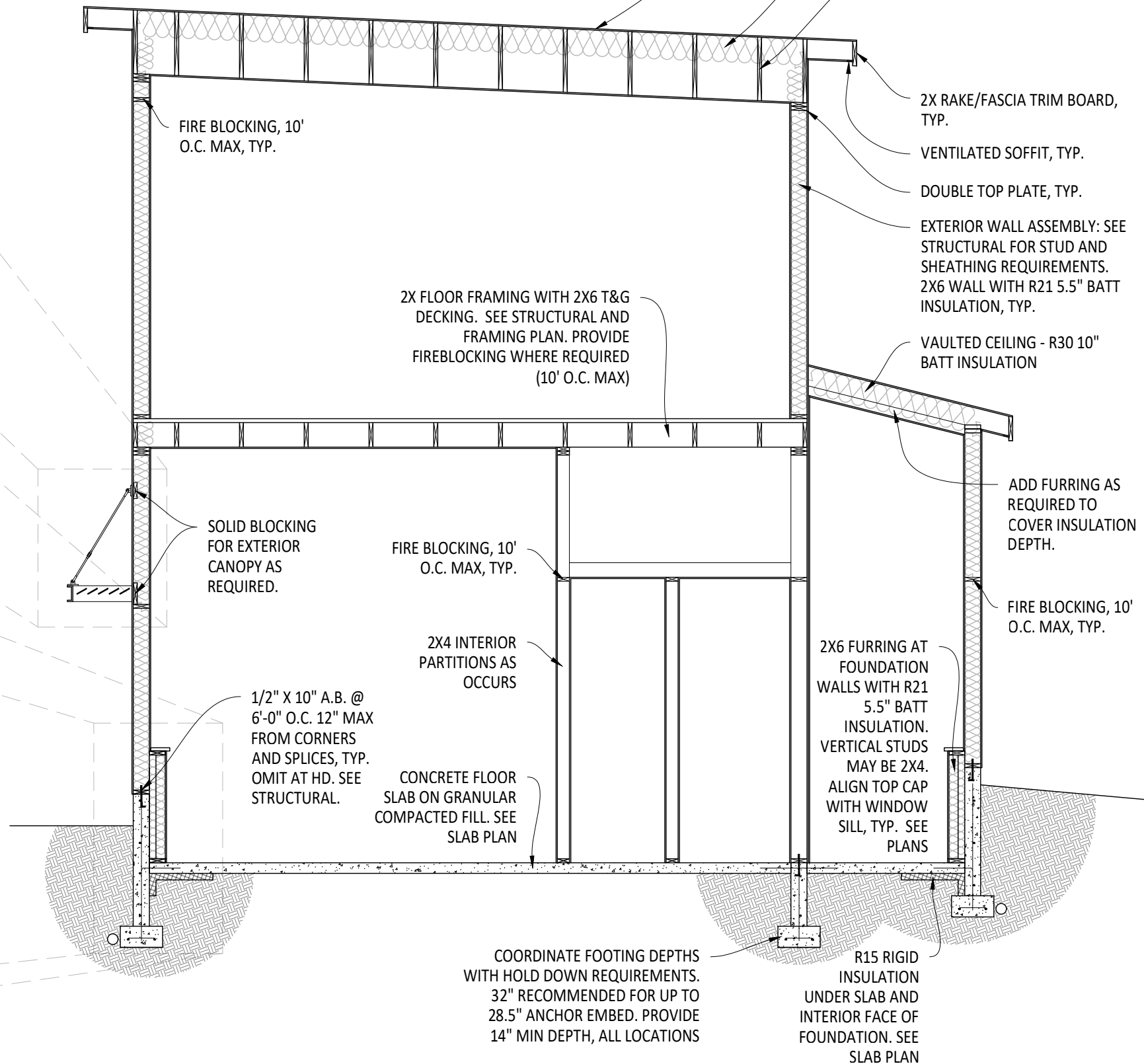
FOUNDATION WALL. #4 BAR VERTICAL AND HORIZONTAL @ 24" O.C. U.O.N.

FOOTING DRAIN, SLOPE 1/8" PER FOOT TO STORM

16"X8" SPREAD FOOTING U.O.N. (2) #4 BAR LENGTHWISE. #4 BAR CROSSWISE @ 24" O.C. MAX U.O.N.



2X6 FURRING AT FOUNDATION WALLS WITH R21 5.5" BATT INSULATION. VERTICAL STUDS MAY BE 2X4. ALIGN TOP CAP WITH WINDOW SILL, TYP. SEE PLANS



ROOF ASSEMBLY. SEE STRUCTURAL AND ROOF PLAN  
VAULTED CEILING - R30 10" BATT INSULATION  
ENGINEERED FLAT TRUSSES, SEE FRAMING PLAN

2X RAKE/FASCIA TRIM BOARD, TYP.  
VENTILATED SOFFIT, TYP.  
DOUBLE TOP PLATE, TYP.  
EXTERIOR WALL ASSEMBLY: SEE STRUCTURAL FOR STUD AND SHEATHING REQUIREMENTS. 2X6 WALL WITH R21 5.5" BATT INSULATION, TYP.

VAULTED CEILING - R30 10" BATT INSULATION

2X FLOOR FRAMING WITH 2X6 T&G DECKING. SEE STRUCTURAL AND FRAMING PLAN. PROVIDE FIREBLOCKING WHERE REQUIRED (10' O.C. MAX)

SOLID BLOCKING FOR EXTERIOR CANOPY AS REQUIRED.  
FIRE BLOCKING, 10' O.C. MAX, TYP.

2X4 INTERIOR PARTITIONS AS OCCURS

1/2" X 10" A.B. @ 6'-0" O.C. 12" MAX FROM CORNERS AND SPLICES, TYP. OMIT AT HD. SEE STRUCTURAL.

CONCRETE FLOOR SLAB ON GRANULAR COMPACTED FILL. SEE SLAB PLAN

2X6 FURRING AT FOUNDATION WALLS WITH R21 5.5" BATT INSULATION. VERTICAL STUDS MAY BE 2X4. ALIGN TOP CAP WITH WINDOW SILL, TYP. SEE PLANS

ADD FURRING AS REQUIRED TO COVER INSULATION DEPTH.

FIRE BLOCKING, 10' O.C. MAX, TYP.

COORDINATE FOOTING DEPTHS WITH HOLD DOWN REQUIREMENTS. 32" RECOMMENDED FOR UP TO 28.5" ANCHOR EMBED. PROVIDE 14" MIN DEPTH, ALL LOCATIONS

R15 RIGID INSULATION UNDER SLAB AND INTERIOR FACE OF FOUNDATION. SEE SLAB PLAN

1/8" = 1'-0"





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**SCHEDULES**

**A600**

INSULATION SCHEDULE	
PER TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS	
LOCATION (ADDITION)	RATING
WALLS	R-21
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-30
24" SLAB PERIMETER	R-15
HEATED SLAB INTERIOR	R-10
WINDOWS	U-0.27
EXTERIOR DOORS	U-0.20
EXTERIOR GLASS DOORS	U-0.40

ENERGY EFFICIENCY CODE NOTES:

- 1) N1101.3 - ADDITIONS TO EXISTING BUILDINGS OR STRUCTURES MAY BE MADE WITHOUT MAKING THE ENTIRE BUILDING OR STRUCTURE COMPLY IF THE NEW ADDITIONS COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

THUS, ADDITION/NEW CONSTRUCTION MUST COMPLY WITH TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS. SEE TABLE ABOVE.

- 2) N1101.3.1 - ADDITIONS THAT ARE EQUAL TO OR MORE THAN 600 SQ.FT. IN AREA SHALL BE REQUIRED TO COMPLY WITH ONE MEASURE FROM TABLE N1101.1(2)

ADDITION TO COMPLY WITH TABLE N1101.1(2) ITEM 2C HIGH EFFICIENCY WATER HEATING SYSTEM.

WINDOW SCHEDULE								
MARK	LOCATION	WIDTH	HEIGHT	FUNCTION	HEAD HEIGHT	SILL HEIGHT	GLAZING	COMMENTS
A	ENTRY	36	24	FIXED	132	108	CLEAR	
B	ENTRY	36	64	CASEMENT	96	32	CLEAR	
C	ENTRY	36	24	FIXED	132	108	CLEAR	
D	KITCHEN	60	78	SINGLE HUNG	120	42	CLEAR	36" SASH
E	KITCHEN	36	78	SINGLE HUNG	120	42	CLEAR	36" SASH
F	LIVING ROOM	240	120	BIPART DOOR	120	0	CLEAR	COORDINATE WITH OWNER
G	BEDROOM 2	48	52	SLIDER	96	44	CLEAR	
H	MCLOSET 1	24	52	SINGLE HUNG	96	44	PRIVACY	
J	GARAGE	(E)	(E)	(E)	80	(E)	(E)	RELOCATED WINDOW
K	GARAGE	(E)	(E)	(E)	80	(E)	(E)	RELOCATED WINDOW
L	MASTER BEDROOM 1	60	52	SLIDER	96	44	CLEAR	
M	STAIRS	36	48	FIXED	80	32	CLEAR	
N	MASTER BEDROOM 2	54	72	FIXED	96	24	CLEAR	
O	MASTER BEDROOM 2	54	24	FIXED	132	108	CLEAR	
P	MASTER BEDROOM 2	54	72	FIXED	96	24	CLEAR	
Q	MASTER BEDROOM 2	54	24	FIXED	132	108	CLEAR	
R	MASTER BEDROOM 2	16	72	FIXED	96	24	CLEAR	
S	MASTER BEDROOM 2	54	24	FIXED	132	108	CLEAR	
T	MASTER BEDROOM 2	48	56	SLIDER	96	40	CLEAR	
U	MCLOSET 2	24	56	SINGLE HUNG	96	40	PRIVACY	
V	MBATH 2	24	24	AWNING	82	58	CLEAR	
W	MBATH 2	44	24	FIXED	82	58	CLEAR	
X	MASTER BEDROOM 2	30	52	CASEMENT	96	44	CLEAR	
Y	MASTER BEDROOM 2	30	52	CASEMENT	96	44	CLEAR	

WINDOW NOTES:

- 1) OPERABLE HARDWARE ON WINDOWS SHALL BE LOCATED IN WINDOW ASSEMBLY NO HIGHER THAN 60" AFF.  
 2) ALL WINDOW ASSEMBLIES SHALL HAVE A U VALUE OF 0.27 OR LOWER.  
 3) COORDINATE ALL WINDOW ASSEMBLIES WITH OWNER PRIOR TO FABRICATION AND INSTALLATION.

DOOR SCHEDULE						
MARK	LOCATION	WIDTH	HEIGHT	TYPE	HARDWARE	COMMENTS
100	ENTRY	36	96	SWING	ENTRY	EXTERIOR. COORDINATE TYPE AND GLAZING WITH OWNER
101	GARAGE	(E)	(E)	OVERHEAD	(E)	
102	GARAGE	36	80	SWING	ENTRY	EXTERIOR
103	GARAGE	30	80	SWING	ENTRY	EXTERIOR
104	MASTER BEDROOM 1	36	96	SWING	PASSAGE	
105	MASTER BATH 1	30	96	POCKET	MFG	
106	MASTER BATH 1	30	96	SWING	PRIVACY	
107	MASTER CLOSET 1	30	96	POCKET	MFG	
108	HALL	30	96	SWING	PASSAGE	
109	BATH	30	96	SWING	PRIVACY	
110	BEDROOM 2	36	96	SWING	PASSAGE	
111	BEDROOM 2	36	96	2XSLIDER	MFG	
112	MASTER BEDROOM 2	36	80	SWING	PASSAGE	
201	MASTER CLOSET 2	30	96	SWING	PASSAGE	
202	MASTER BATH 2	30	96	SWING	PRIVACY	
203	MASTER BATH 2	30	96	POCKET	MFG PRIVACY	
204	ROOF DECK	36	96	SWING	ENTRY	FULL LITE GLAZING



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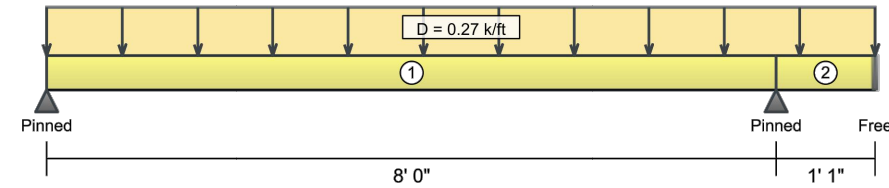
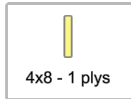
**BEAM CALCULATIONS**  
**A701**

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WebStructural - Professional Beam Design

Fowler Patio Outrigger  
ArchiTrout Design & Architecture

✓ Design OK



✓ Design OK

NDS 2018 LRFD - 4x8 Douglas Fir-Larch (North)

✓ Bending	0.64
Mu (Demand)	2.98 kip-ft
Φ Mn (Capacity)	4.69 kip-ft
Controlling Equation	NDS 4.2.5
Location	4' 0"
Load Combination	1.4D

✓ Shear	0.24
f <sub>v</sub> (Demand)	-93.16 psi
F' <sub>v</sub> (Capacity)	388.80 psi
Controlling Equation	NDS 4.3.1
Location	8' 0"
Load Combination	1.4D

✓ Deflection	0.45
Based On	Service Cases
Controlling Service Case	D + L
Max Dy	-0.14 in = L/800
Live Load Limit	L/360
Dead + Live Limit	L/360
Snow or Wind Limit	L/360
Total Load Limit	L/240

Design Info	NDS 2018 LRFD
Shape Type	4x8
Weight	6.34 lbs/ft
Self Weight	Included
I <sub>x</sub>	111.148 in <sup>4</sup>
I <sub>y</sub>	25.904 in <sup>4</sup>
Cross Section Rotation	0°
Bracing	Continuous

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WebStructural - Professional Beam Design

Result View Load Case D

Extremes

Type	Location	Value
Max dy	4' 0"	-0.14 in
Max Shear	8' 0"	-1.13 kips
Max Moment	4' 0"	2.13 kip-ft

Load Case Reactions

F<sub>y</sub> Reactions (lbs)

Support	D	L	Lr	S	W	E	H	R
1	1085	0	0	0	0	0	0	0
2	1425	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0

M<sub>z</sub> Reactions (lb-in)

Support	D	L	Lr	S	W	E	H	R
1	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0



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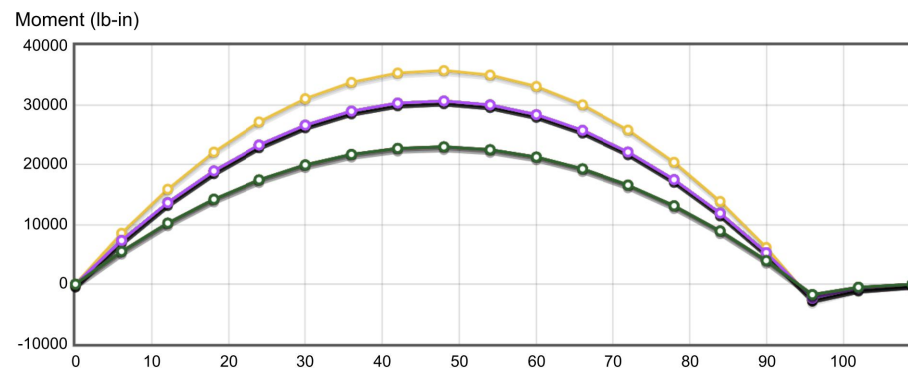
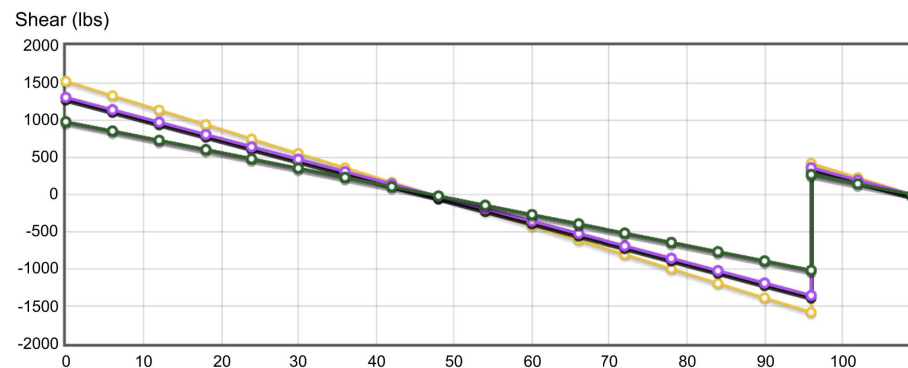
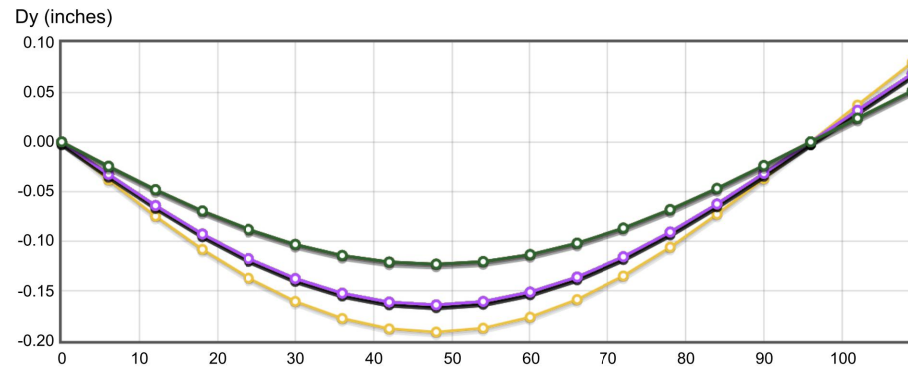
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**BEAM  
CALCULATIONS  
A702**

Plots **Load Combinations**



- Legend**
- 1.4D
  - 1.2D + 1.6L + 0.5S
  - 1.2D + 1.6Lr + 1.0L
  - 1.2D + 1.6R + 1.0L
  - 1.2D + 1.6S + 0.8W
  - 1.2D + 1.6W + 1.0L + 0.5Lr
  - 1.2D + 1.6W + 1.0L + 0.5R
  - 1.2D - 1.0E + 1.0L + 0.2S
  - 0.9D + 1.0E
  - 0.9D - 1.0E
  - 1.2D + 1.6L + 0.5Lr
  - 1.2D + 1.6L + 0.5R
  - 1.2D + 1.6S + 1.0L
  - 1.2D + 1.6R + 0.8W
  - 1.2D + 1.6R + 0.8W
  - 1.2D + 1.6W + 1.0L + 0.5S
  - 1.2D + 1.0E + 1.0L + 0.2S
  - 0.9D + 1.6W
  - 0.9D - 1.6W

Numerical Results (Load Case D)

Details

Location (in)	Dy (in)	Shear (lbs)	Moment lb-in
0.00	0.00	1085.11	0.00
6.00	-0.03	946.93	6096.11
12.00	-0.05	808.76	11363.20
18.00	-0.08	670.59	15801.25
24.00	-0.10	532.42	19410.27
30.00	-0.11	394.25	22190.26
36.00	-0.13	256.07	24141.22
42.00	-0.13	117.90	25263.14
48.00	-0.14	-20.27	25556.04
54.00	-0.13	-158.44	25019.90
60.00	-0.13	-296.61	23654.74
66.00	-0.11	-434.79	21460.54
72.00	-0.10	-572.96	18437.31
78.00	-0.08	-711.13	14585.05
84.00	-0.05	-849.30	9903.76
90.00	-0.03	-987.47	4393.43
96.00	0.00	-1125.65	-1945.92
96.00	0.00	299.37	-1945.92
102.00	0.03	161.20	-564.20
109.00	0.06	-0.00	0.00





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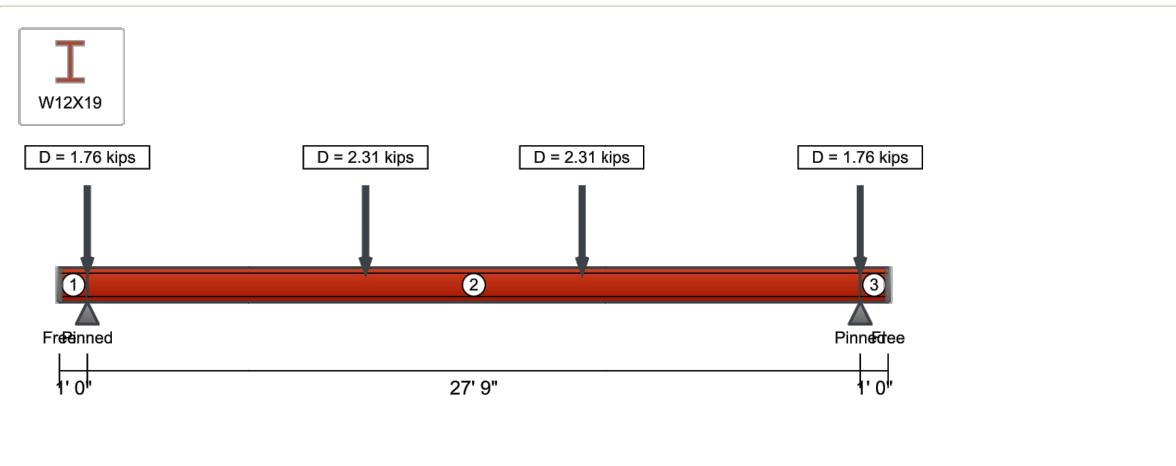
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**BEAM CALCULATIONS**  
**A703**

Copy of Fowler Patio Beam

ArchiTrout Design & Architecture

✓ Design OK



✓ Design OK

AISC 360-16 LRFD - W12X19 Steel A992

✓ Bending	0.38
Mu (Demand)	34.82 kip-ft
Φ Mn (Capacity)	92.63 kip-ft
Controlling Equation	F2.1: Yielding
Location	15' 0"
Load Combination	1.4D

✓ Shear	0.04
Vu (Demand)	3.60 kips
ΦVn (Capacity)	86.01 kips
Controlling Equation	G2.1: Nominal Shear Strength
Location	1' 0"
Load Combination	1.4D

✓ Deflection	0.92
Based On	Service Cases
Controlling Service Case	D + L
Max Dy	-0.91 in = L/400
Live Load Limit	L/360
Dead + Live Limit	L/360
Snow or Wind Limit	L/360
Total Load Limit	L/240

Design Info	AISC 360-16 LRFD
Shape Type	W12X19
Weight	19.00 lbs/ft
Self Weight	Included
Ix	130 in <sup>4</sup>
Iy	3.76 in <sup>4</sup>
Cross Section Rotation	0°
Bracing	Continuous

Result View Load Case D

Extremes

Type	Location	Value
Max dy	15' 0"	-0.91 in
Max Shear	28' 9"	-2.57 kips
Max Moment	15' 0"	24.87 kip-ft

Load Case Reactions

Fy Reactions (lbs)

Support	D	L	Lr	S	W	E	H	R
1	0	0	0	0	0	0	0	0
2	2588	0	0	0	0	0	0	0
3	2588	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0

Mz Reactions (lb-in)

Support	D	L	Lr	S	W	E	H	R
1	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0



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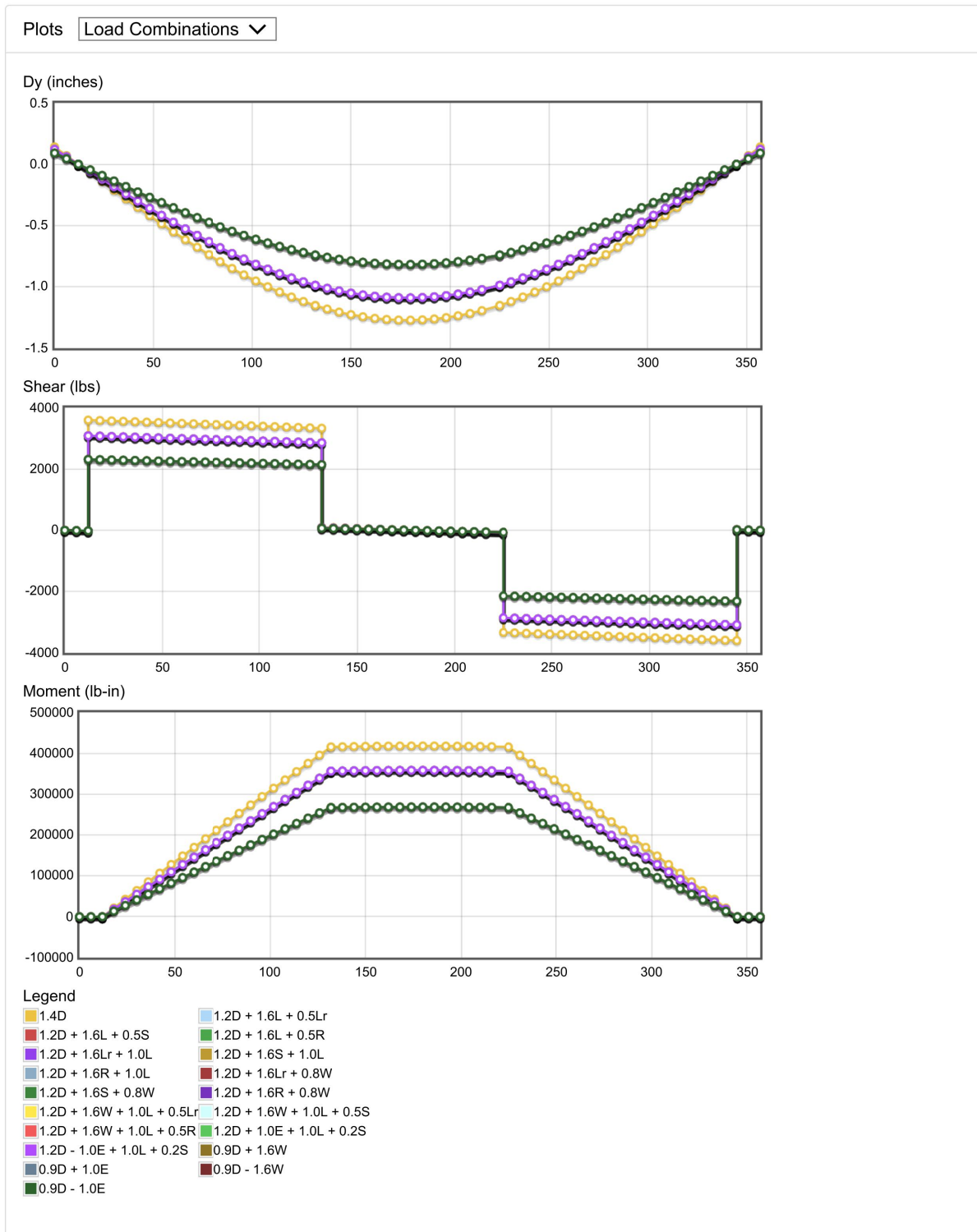
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**BEAM  
CALCULATIONS  
A704**



Numerical Results (Load Case D)

**Details**

Location (in)	Dy (in)	Shear (lbs)	Moment lb-in
0.00	0.10	0.00	0.00
6.00	0.05	-9.50	-28.50
12.00	0.00	-19.00	-114.00
12.00	0.00	2568.63	-114.00
18.00	-0.05	2559.13	15269.25
24.00	-0.10	2549.63	30595.50
30.00	-0.15	2540.13	45864.75
36.00	-0.20	2530.63	61077.00
42.00	-0.25	2521.13	76232.25
48.00	-0.30	2511.63	91330.50
54.00	-0.35	2502.13	106371.75
60.00	-0.39	2492.63	121356.00
66.00	-0.44	2483.13	136283.25
72.00	-0.48	2473.63	151153.50
78.00	-0.53	2464.13	165966.75
84.00	-0.57	2454.63	180723.00
90.00	-0.61	2445.13	195422.25
96.00	-0.64	2435.63	210064.50
102.00	-0.68	2426.13	224649.75
108.00	-0.71	2416.63	239178.00
114.00	-0.74	2407.13	253649.25
120.00	-0.77	2397.63	268063.50
126.00	-0.80	2388.13	282420.75
132.00	-0.82	2378.63	296721.00
132.00	-0.82	73.63	296721.00
138.00	-0.84	64.13	297134.25
144.00	-0.86	54.63	297490.50
150.00	-0.88	45.13	297789.75
156.00	-0.89	35.63	298032.00



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**BEAM CALCULATIONS**  
**A705**

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162.00	-0.90	26.13	298217.25
168.00	-0.90	16.63	298345.50
174.00	-0.91	7.13	298416.75
180.00	-0.91	-2.38	298431.00
186.00	-0.91	-11.88	298388.25
192.00	-0.90	-21.38	298288.50
198.00	-0.89	-30.88	298131.75
204.00	-0.88	-40.38	297918.00
210.00	-0.87	-49.88	297647.25
216.00	-0.85	-59.38	297319.50
225.00	-0.82	-73.63	296721.00
225.00	-0.82	-2378.63	296721.00
231.00	-0.80	-2388.13	282420.75
237.00	-0.77	-2397.63	268063.50
243.00	-0.74	-2407.13	253649.25
249.00	-0.71	-2416.63	239178.00
255.00	-0.68	-2426.13	224649.75
261.00	-0.64	-2435.63	210064.50
267.00	-0.61	-2445.13	195422.25
273.00	-0.57	-2454.63	180723.00
279.00	-0.53	-2464.13	165966.75
285.00	-0.48	-2473.63	151153.50
291.00	-0.44	-2483.13	136283.25
297.00	-0.39	-2492.63	121356.00
303.00	-0.35	-2502.13	106371.75
309.00	-0.30	-2511.63	91330.50
315.00	-0.25	-2521.13	76232.25
321.00	-0.20	-2530.63	61077.00
327.00	-0.15	-2540.13	45864.75
333.00	-0.10	-2549.63	30595.50
339.00	-0.05	-2559.13	15269.25
345.00	0.00	-2568.63	-114.00

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345.00	0.00	19.00	-114.00
351.00	0.05	9.50	-28.50
357.00	0.10	0.00	0.00