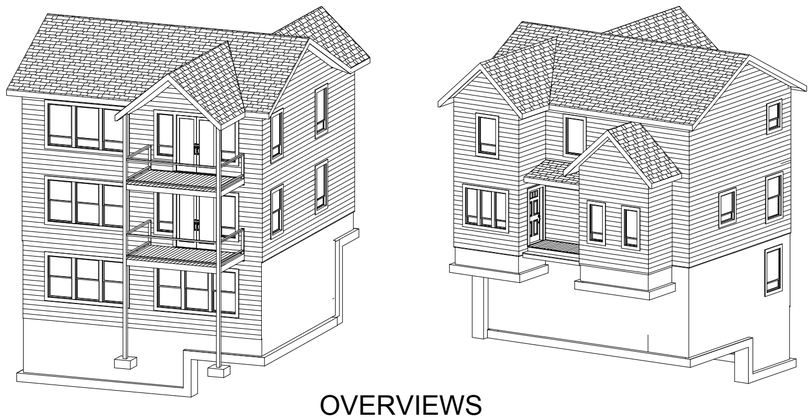
New Construction:
3 Bdrm, 3 Bath, 2 Pwdr,
Single Family Residence

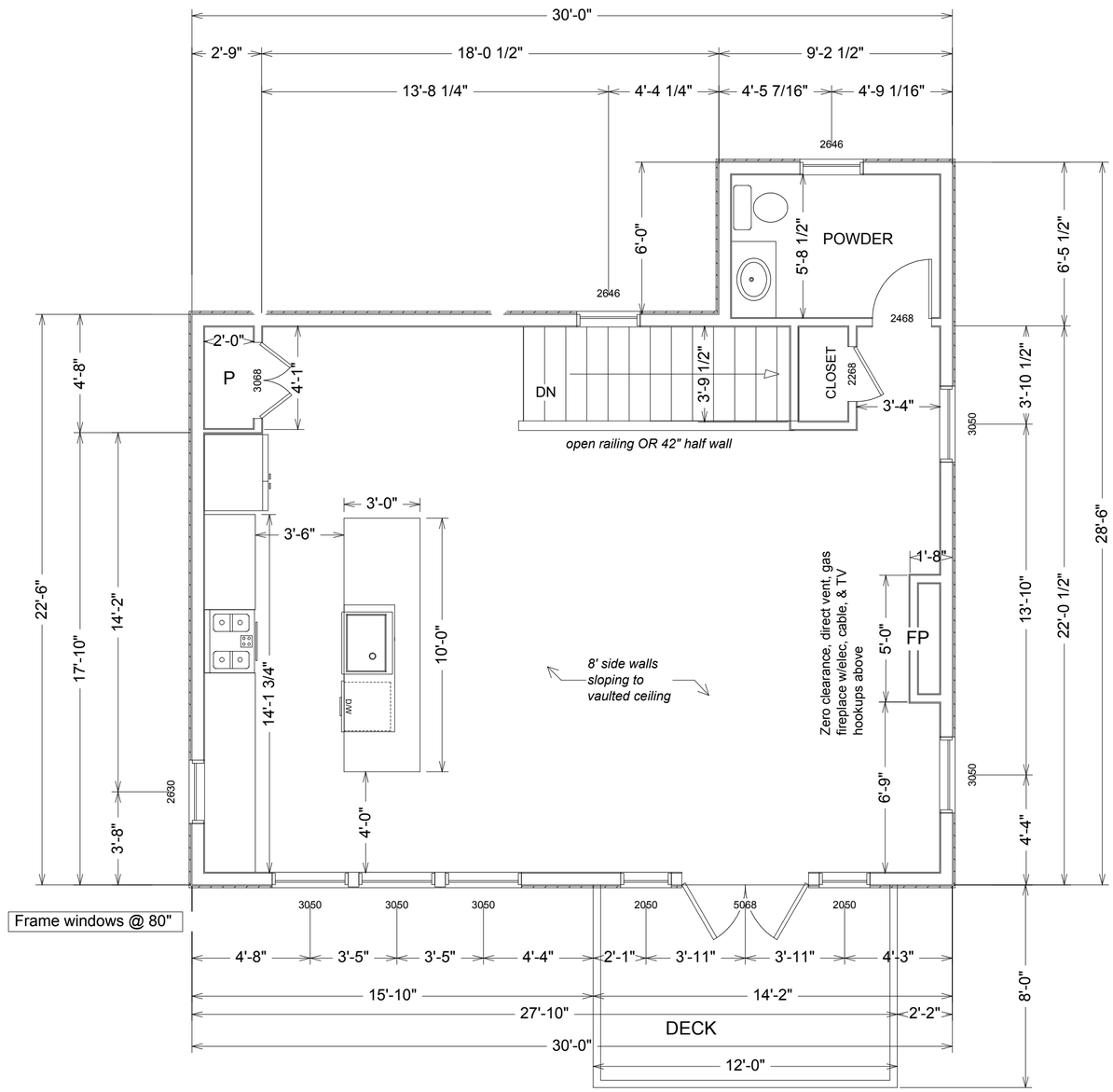


OVERVIEWS
(no scale)

ALWAYS VERIFY SIZE, STYLE, &
TEMPORED PRIOR TO ORDERING

DOOR SCHEDULE		
QTY	FLOOR	SIZE
1	1	2068
4	1	2468
2	1	2668
1	1	2868
1	2	1868
2	2	2268
3	2	2468
1	2	2668
1	2	3068
1	2	5068
1	3	2268
1	3	2468
1	3	3068
1	3	5068

WINDOW SCHEDULE		
QTY	FLOOR	SIZE
7	1	3050
2	2	11046
3	2	1846
2	2	2050
1	2	3036
6	2	3050
2	3	2050
1	3	2630
2	3	2646
5	3	3050



3RD LEVEL FLOOR PLAN
Scale: 1/4" = 1'

NOTES:
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670, 729, 683 = 2082

3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

3RD LEVEL FLOOR PLAN, SCHEDULES

A RESIDENCE FOR:

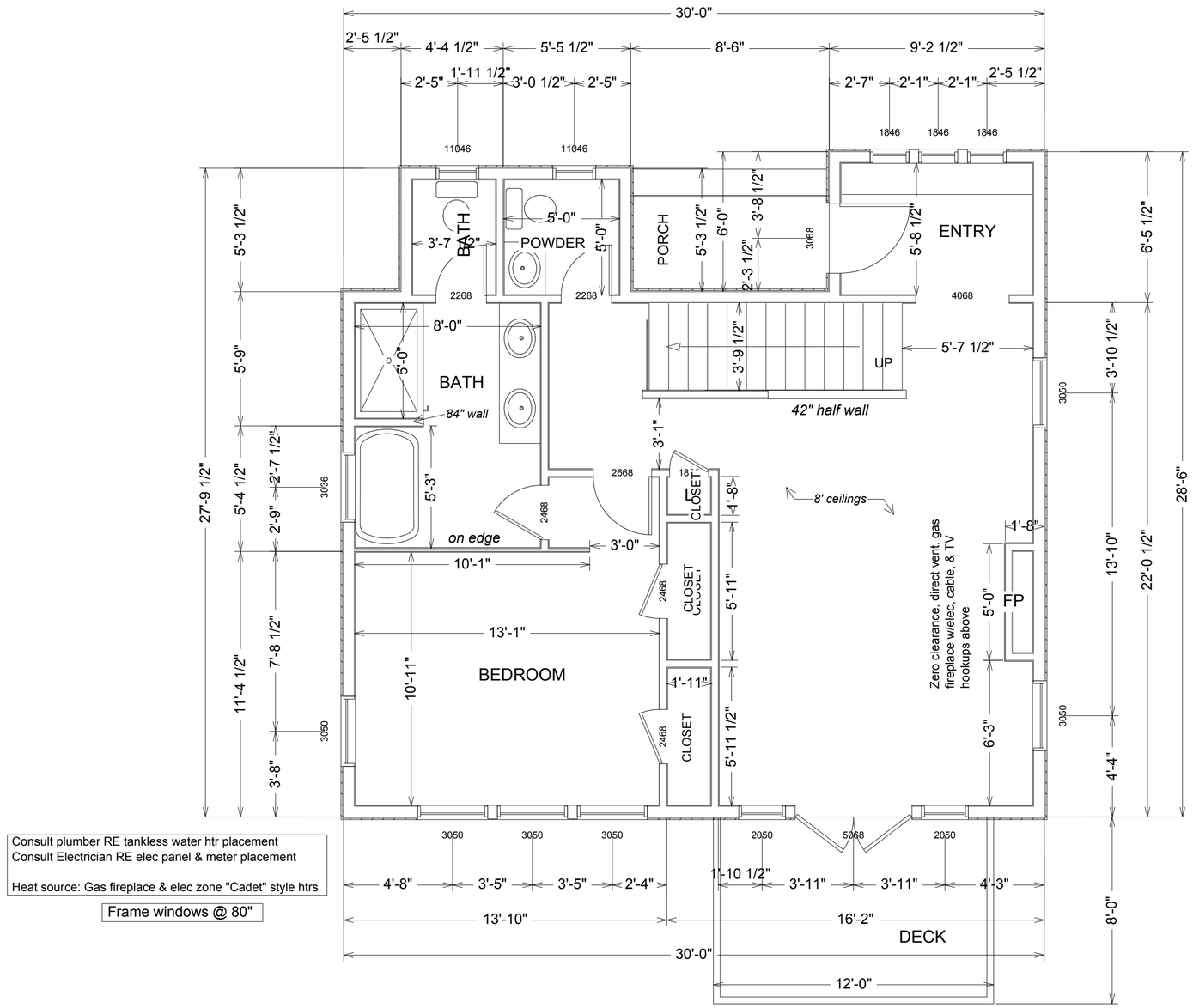
OLIVIA BEACH, LLC
P.O. Box 414 Lincoln City, OR 97367 (541) 996-5560

OLIVIA BEACH CONSTRUCTION COMPANY, LLC
OLIVIA BEACH LLC P.O. BOX 7534 OLYMPIA, WA 98507
CCB# 199761 (541) 992-4341

PHASE TWO - OLIVIA BEACH
MAP NO. 07-11-22-CA TL 18500-00

LOT 119

1a



Consult plumber RE tankless water htr placement
Consult Electrician RE elec panel & meter placement

Heat source: Gas fireplace & elec zone "Cadet" style htrs

Frame windows @ 80"

2ND LEVEL FLOOR PLAN

Scale: 1/4" = 1'

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PHASE TWO - OLIVIA BEACH
MAP NO. 07-11-22-CA TL 18500-00

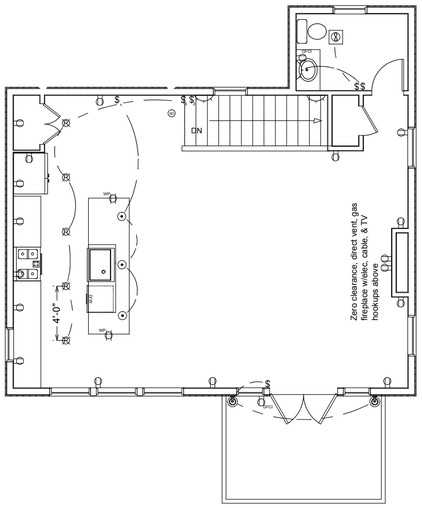
LOT 119

2a

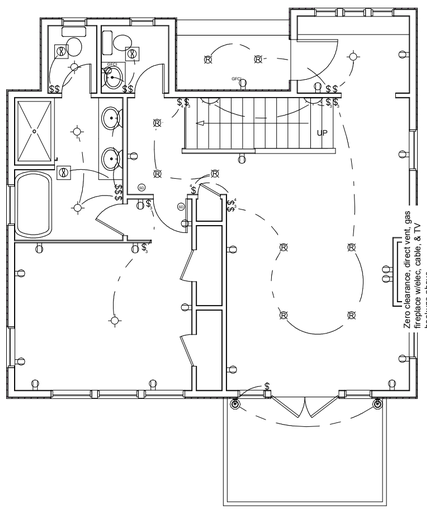
3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

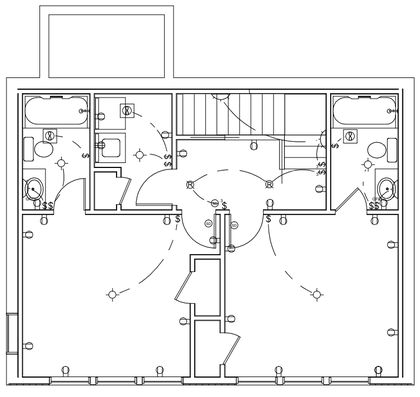
2ND LEVEL FLOOR PLAN



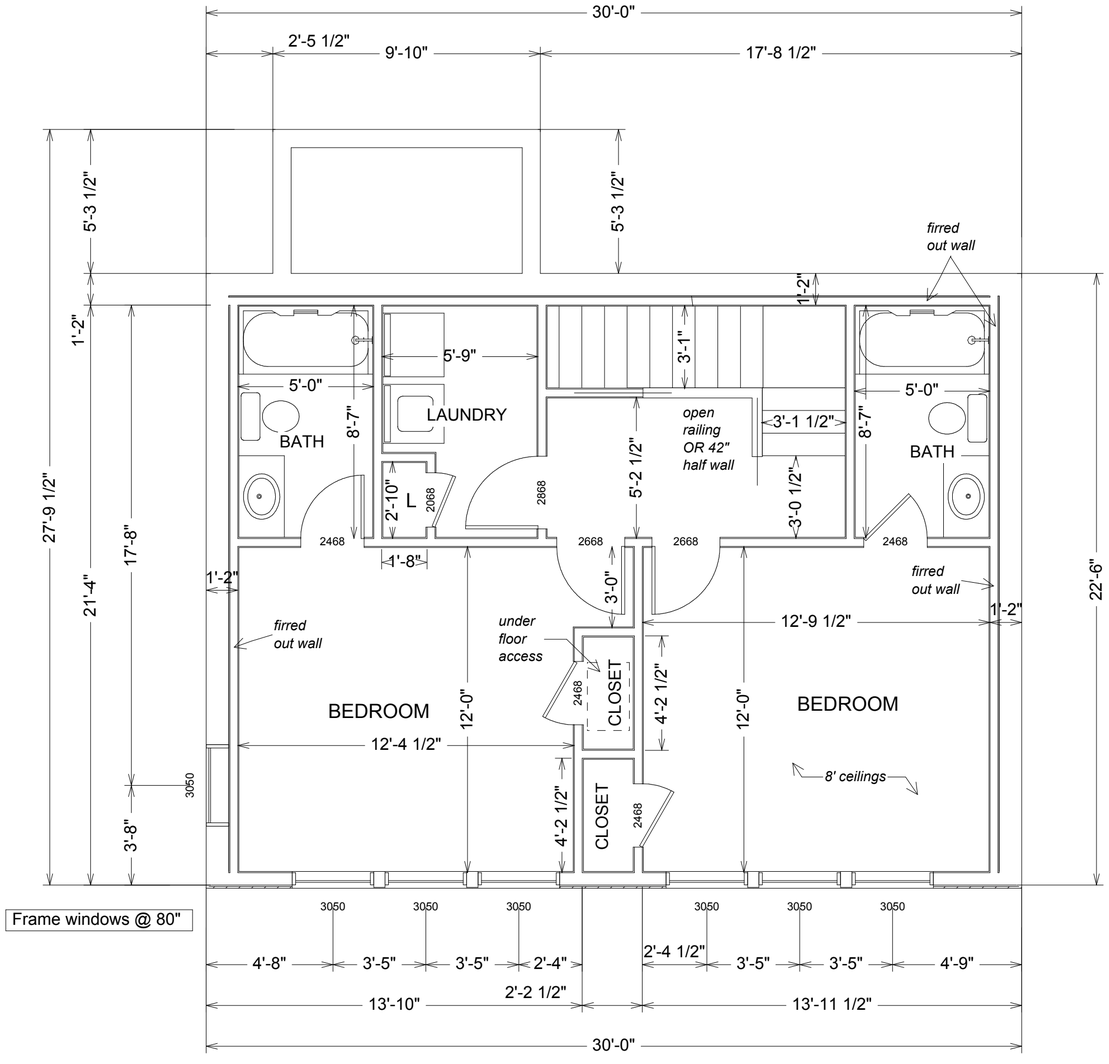
3RD LEVEL SUGGESTED ELECTRICAL
Scale: 1/8" = 1'



2ND LEVEL SUGGESTED ELECTRICAL
Scale: 1/8" = 1'



1ST LEVEL SUGGESTED ELECTRICAL
Scale: 1/8" = 1'



1ST LEVEL FLOOR PLAN
Scale: 1/4" = 1'

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3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

1ST LEVEL FLOOR PLAN,
SUGGESTED ELECTRICAL

A RESIDENCE FOR:

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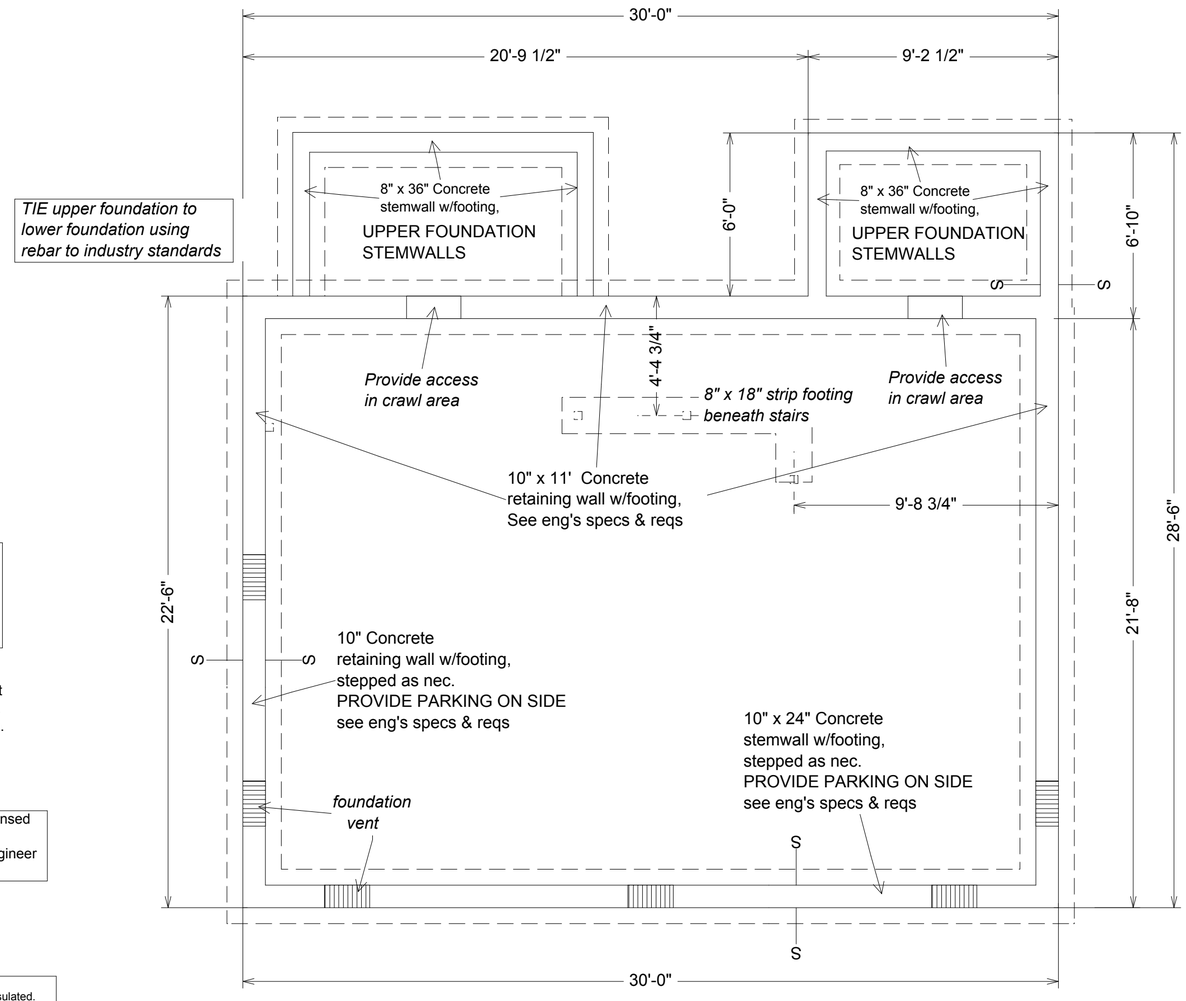
PHASE TWO - OLIVIA BEACH
MAP NO. 07-11-22-CA TL 18500-00

LOT 119

3a



FOUNDATION PLAN
Scale: 1/4" = 1'

Ground Cover

Use Black 6 mil poly ground cover.

NOTE: Lap ground cover 12" @ all joints and cover entire surface area extending full width and length of crawl space and turn 12" up the foundation wall. (See local building code requirements.)

Ground cover of 55lb. roll roofing or approved equal shall be installed on ground beneath concrete floor slab.

VENTING: 5 VENTS Size: 1206DH

Venting Calc. per USB Section 2516(c)6
1sf NET FREE AREA/150sf Underfloor Area.

CALCS: 590 SF (Crawl Area)/150=3.94/.8sf=4.93 (5 VENTS)

GROUNDING ROD:
One #4 rebar Min. (#5 suggested) shall be stubbed up at least 12" above floor plate line & tightly attached to rebar in footing. Splice lap stubbed up rebar to the footing bar shall be 12" min.

REFER TO ENGINEER SPEC.S FOR LATERAL SPECIFICATIONS PRIOR TO CONSTRUCTION

All footing and concrete wall sizes, specs & req.s to be provided by licensed engineer.
Any and all fill compaction specs & req.s to be provided by licensed engineer
ALWAYS: Engineering specs, dims, & reqs supercede these designs

ENGINEER concrete retaining walls 8'-12'.
Actual retaining wall ht to be determined by soil conditions during excavation.

O.R.S.C. N1104.7
Slab-on-grade floors. For slab-on-grade floors, the perimeter of the floor shall be insulated.

The insulation shall extend downward from the top of the slab for a minimum of 24" (610 mm) or downward to the bottom of the slab, then horizontalls beneath the slab for a minimum total distance of 24" (610 mm).

EXCEPTION: For monolithic slabs, the insulation shall extend downward from the top of the slab to the bottom of the thickened edge.

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3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

FOUNDATION

A RESIDENCE FOR:

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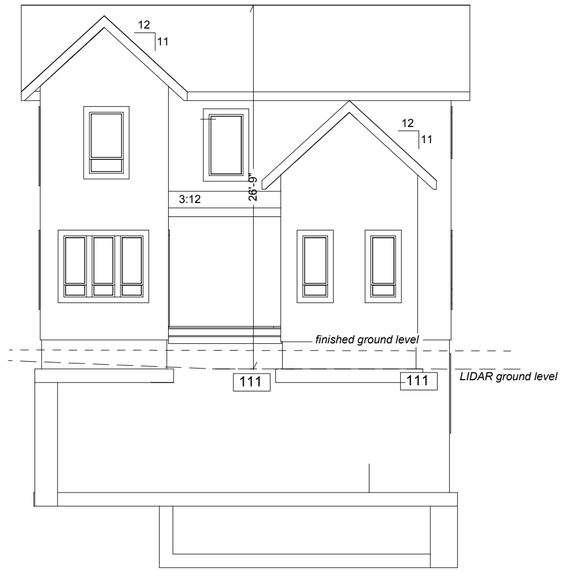
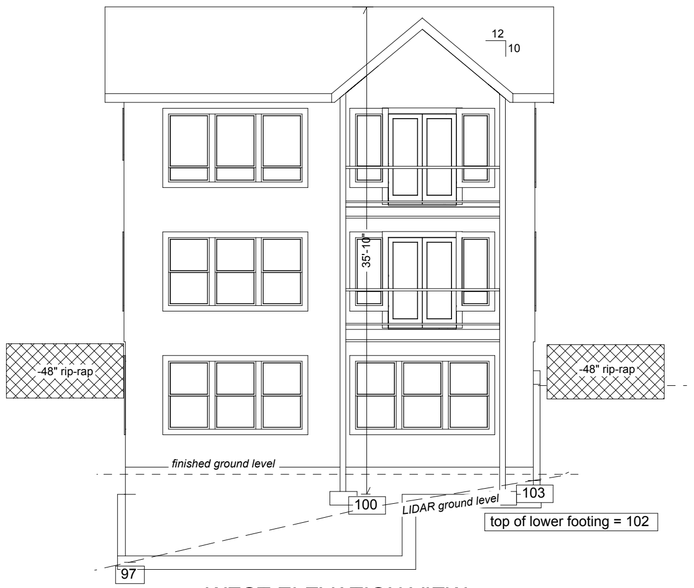
PHASE TWO - OLIVIA BEACH
MAP NO. 07-11-22-CA TL 18500-00

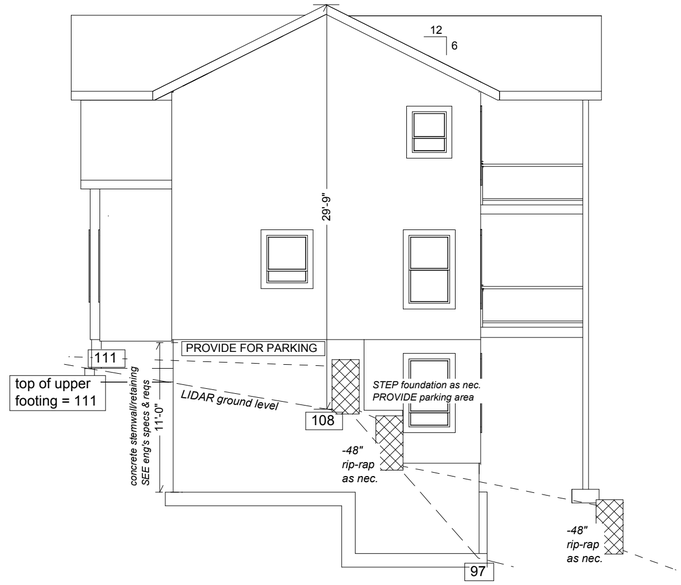
LOT 119



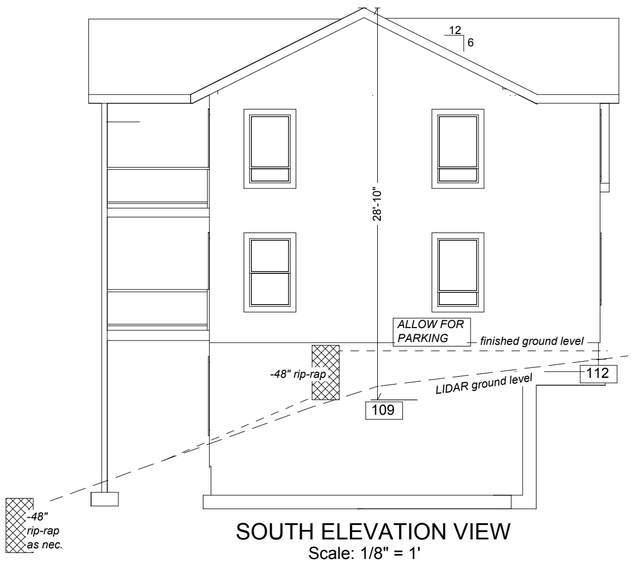
EAST ELEVATION VIEW
Scale: 1/8" = 1'



WEST ELEVATION VIEW
Scale: 1/8" = 1'

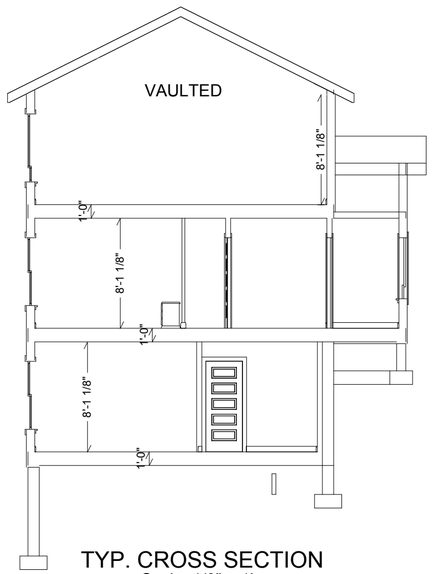


NORTH ELEVATION VIEW
Scale: 1/8" = 1'

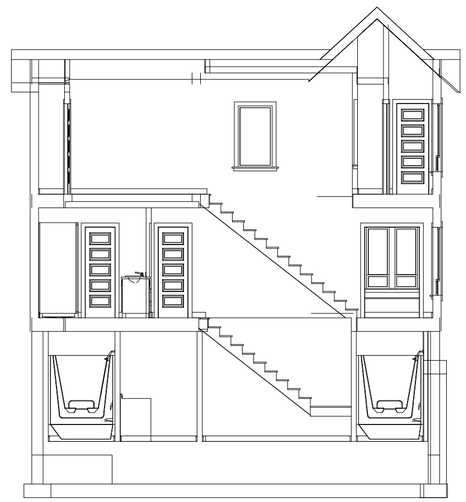


SOUTH ELEVATION VIEW
Scale: 1/8" = 1'

TYP. CROSS SECTION
Scale: 1/8" = 1'



TYP. CROSS SECTION
Scale: 1/8" = 1'



TYP. CROSS SECTION
Scale: 1/8" = 1'

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PHASE TWO - OLIVIA BEACH
MAP NO. 07-11-22-CA TL 18500-00

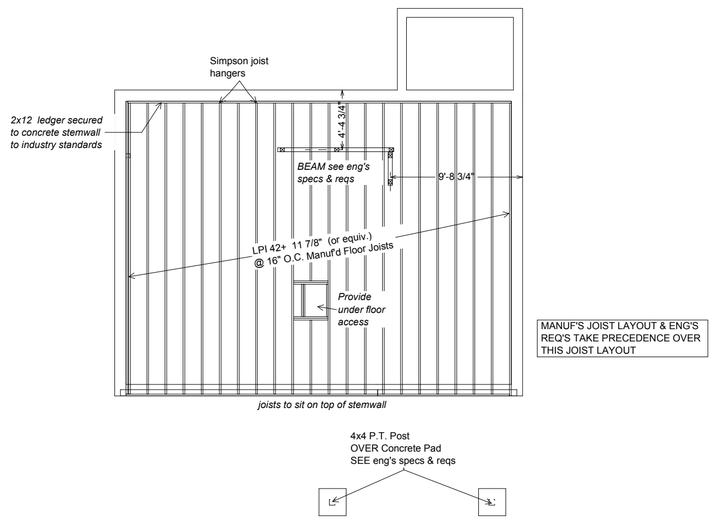
LOT 119

3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

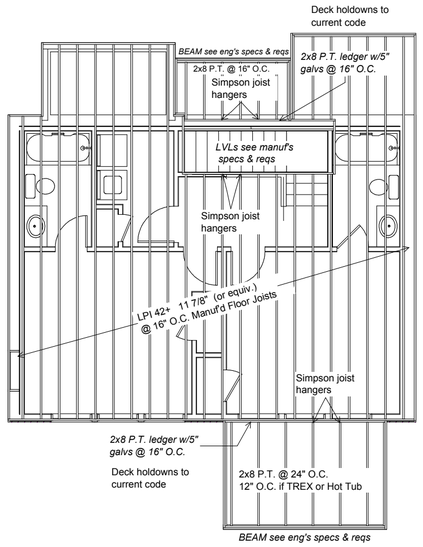
ELEVATIONS, CROSS SECTIONS

5a

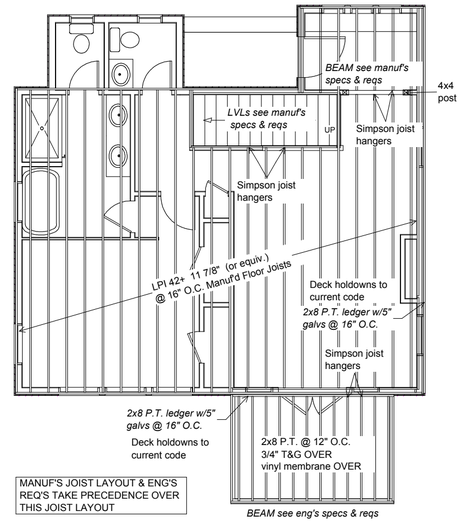


MANUF'S JOIST LAYOUT & ENG'S REQ'S TAKE PRECEDENCE OVER THIS JOIST LAYOUT

1ST LEVEL FLOOR FRAMING
Scale: 1/8" = 1'

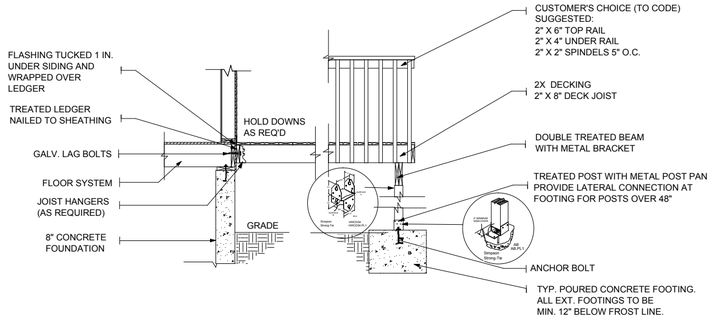


2ND LEVEL FLOOR FRAMING
Scale: 1/8" = 1'



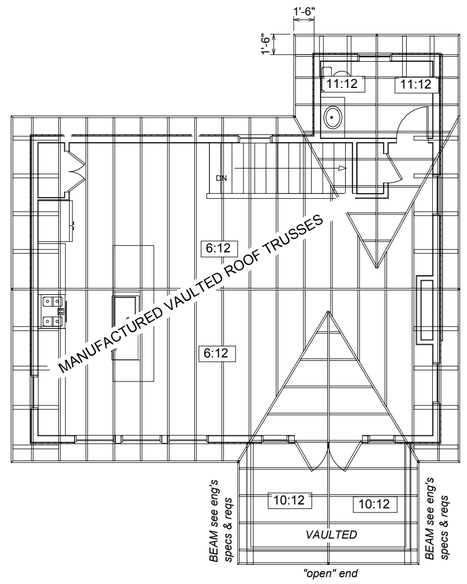
MANUF'S JOIST LAYOUT & ENG'S REQ'S TAKE PRECEDENCE OVER THIS JOIST LAYOUT

3RD LEVEL FLOOR FRAMING
Scale: 1/8" = 1'



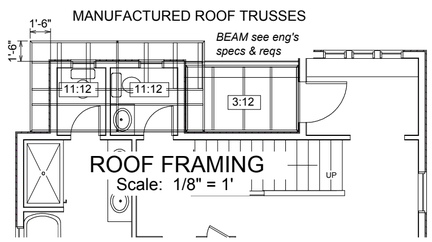
TYPICAL DECK/PORCH/LANDING
DETAIL ATTACHED TO WOOD WALL

(no scale)

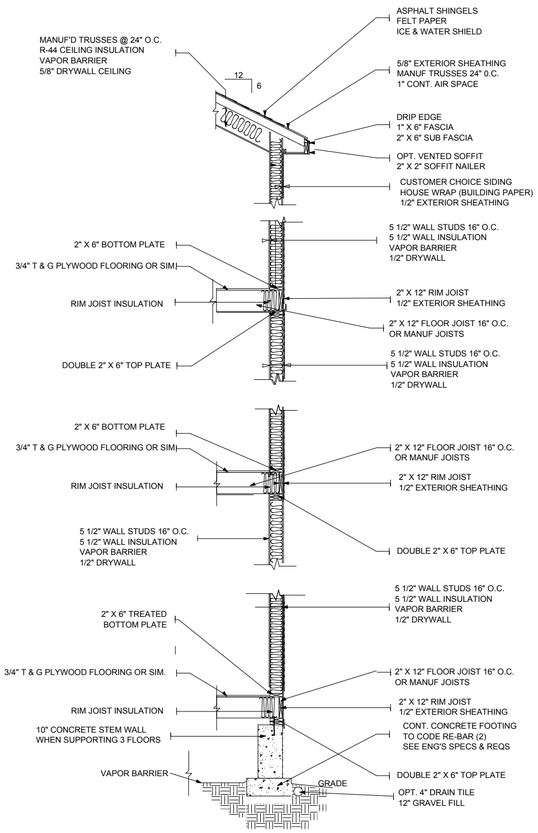


ROOF FRAMING
Scale: 1/8" = 1'

MANUFACTURED ROOF TRUSSES



ROOF FRAMING
Scale: 1/8" = 1'



Typical 3 Story Section

(NO SCALE)

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CCB# 199761 (541) 992-4341

PHASE TWO - OLIVIA BEACH
MAP NO. 07-11-22-CA TL 18500-00

LOT 119

3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

FRAMING, DETAILS

6a

DISCLAIMER:

These plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions on enclosed drawings (including any/all separate engineered drawings, notes and specifications). The designer is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. Adaptation of the plans to meet specific state and local building codes and regulations, and specific site conditions, is the responsibility of the contractor. In addition, the designer will not be responsible for any damages relating to the accuracy and overall integrity of the plans in excess of the fees paid to the designer for the making of the plans. The contractor, therefore must carefully inspect all dimensions and details in the plans, including any/all separate engineered drawings, for errors or omissions.

It is the sole resposibility of the owner and/or assigned general contractor, to consult a licensed engineer regarding: Soil conditions, footing sizes & placement, stem walls, retaining walls, shear walls, holdowns, fasteners, hurricane ties, post sizes and placement, and beam sizes & placement. This design includes no specific engineered analysis and has not been reviewed for any specific lateral design requirements.

GENERAL NOTES:

Construction is to be typical in that:

1. Exterior walls are to be 2X6 studs with housewrap and siding (owner's choice). Interior is to be 1/2" drywall except where code requires 5/8" drywall, taped, sanded, & sealed

2. All Exterior Walls to have 1/2" CDX plywood or OSB (1) side nail w/ 10d nails 4" O.C. on all panel edges & 12" O.C in field.

3. Basement foundation is to include footing drain 4" perf. pipe w/filter and crushed rock.

4. Rebar size and quantity within concrete is to meet all codes.

5. Contractor shall provide adequate bracing or otherwise support all portions of the structure until all members have been permanently connected togeather.

6. Plumbing diagram or drawings shall be provided by the plumbing contractor.

7. Heating/cooling duct diagrams shall be provided by the heating/cooling contractor.

8. Heat loss or energy use calculations shall be provided by heating/cooling contractor or other professional as required by Building Official.

9. Truss design, engineering & plans to be provided by truss manufacturer. Joist design, engineering & plans to be provided by joist manufacturer.

10. Each bedroom shall have at least one window with a sill height of no more than 44" above the floor.

11. All fireplace openings shall be provided with tempered glass doors and provide outside combustion air.

12. Smoke detectors shall be connected to house power, in series.

13. Tub & shower to have 1/2" water resistent, gypsum board and a hard moisture resistent surface up to 6'-0" above floor (min.).

14. All exhaust fans, range hoods and dryers shall vent to the outside through sheet metal ducts. Caulk around all penetrations through exterior envelope.

15. Nailing size & coverage is to meet all codes and to be to of a high quality industry standard.

16. Framing lumber and plywood/OSB is to meet all codes and to be of a high quality industry standard.

17. All windows, patio doors and doors with glass shall be double glazed insulating units with wood or thermally broken aluminum frames and sashes.

18. All glass within 12" of a door and/or within 18" of the floor or walkway shall have tempered glazing. It is the responsibility of the contractor to verify all sizes and current requirements & regulations regarding tempered glass and egress, prior to framing.

19. All wood in permanent contact with concrete or soil shall be pressure treated with a water bourne preservative.

20. All exterior walls & walls common to unheated spaces shall be 2X6 studs 16" O.C. with R-21 insulation unless otherwise noted on the plans.

21. Provide 1 hr. fire wall between garage and living areas, and under all stairs where storage space is available.

22. All doors between garage and living areas shall be 1 hr. fire rated assemblies with 1 3/4" solid core wood doors or code approved equivalents and self-closing mechanisms.

23. Written dimensions shall have precedence over scaled dimensions. Do not scale drawings.

24. Basements with habitable space and every sleeping room to have min. window opening of 5.7 sq. ft. with a min. width of 20" and a sill hgt. not more than 44" above fin. floor.

25. Smoke detectors shall be installed in every 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 the background noise levels with all intervening doors closed.

26. Electrical receptacles in bathrooms, kitchens, exterior locations and garages shall be G.F.I. or G.F.I.C. per national electric code (N.E.C.) requirements.

27. 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 the stairs. Exterior stairs leading from grade to basement shall have an artificial light source in the immediate vicinity of the bottom landing of the stairs. Lighting for interior stairs shall be controlled from top & bottom of ea. stair. See I.R.C. 303.6

28. Provide combustion air vents (w/screen and back damper) for fireplaces, wood stoves, and any appliance with an open flame.

29. Bathroom 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 and range hood are also to be vented to exterior.

30. Specific manufactures and material depicted on these plans are an indication of quality and strength. Verify all construction material substitutions with current applicable building codes and local officials prior to installation/substitution.

ENERGY PATH REQUIREMENTS:

Prescrptive Compliance Path To Be Equivilent To Or Exceed Path. (as required by table No. 53P)

Max. Window Areanone
Window Class - U-O.40
Doors, other than entry - U - O.20
Main Entry Door, max 24 sq ft - U-O.54

Wall Insulation - R-21
Underfloor Insulation - R-25
Flat Ceilings - R-38
Vaulted Ceilings - R-30

Basement Walls - R-21
Slab Floor Edge Insulation - R-15
Forced Air Duct Insulation - R-8

All Appicants must select energy saving options. It is recommended that the following insulation options be selected:
Walls = R-23
Floor = R-38
Ceiling = R-49
Windows = U,28

SHEAR WALL NOTES:

Shear walls, designed by a licensed engineer, ALWAYS take precedent. Use 1/2" dia. x 10" anchor bolts (AB's) with single 2x plates @ 48" OC, unless otherwise (U.N.O.) on eng. drawings (which always take precedent). Use (2) min. per wall. AB's shall have 7" min. of embedment into concrete, shall be centered in the stud wall, and shall project through the bottom plate of the wall. Plate washers at each bolt shall be a min. of 2" x 2" x 3/16" thick. All AB's, washers, and nuts shall be stainless steel or galvanized.

Wall sheathing shall be 1/2" CDX plywood, 5/8" T-1-11, or 7/16" OSB with exterior exposure glue and span rated "SR 24/0" or better unless noted otherwise in the shear wall schedule. All free sheathing panel edges shall be blocked with 2x4 or 2x6 flat blocking except where noted on the drawings or elsewhere in the notes or schedules.

All nails shall be 8d or 10d common (8d common nails must be 0.131" dia. senco KC27 nails are equiv.) If 10d common nails are called for, the diameter must be 0.148" dia, senco MD23 are equiv). Nail size & spacing at all sheathing edges shall be as req'd in the drawings or elsewhere in these notes. All field nailing shall be 12" OC U.N.O.

Holdowns are Simpson "Strong Tie" and shall be installed per the manufactures recommendation. Equivalent holdowns by United Steel Products Co. that have ICBO approval may be substituted in place of Simpson holdowns.

All wall framing lumber shall be doug fir or hem fir (#2 or better).

ROOF DIAPHRAGM NAILING:
USE 5/8" PLYWD SPAN RATED 24/0 OR BETTER
NAILED w/8d's @ 6" O.C. AND 12" IN THE FIELD, U.N.O.

FLOOR DIAPHRAGM NAILING:
USE 3/4" T&G SPAN RATED 32/16 OR BETTER, GLUED & NAILED w/8d's @ 6" O.C. @ EDGES AND 12" o.c. IN THE FIELD, U.N.O.

HOLDOWN SCHEDULE:
STHDIO -- EMBEDS 10" MIN. INTO CONCRETE FOUNDATION & ATTACHES TO DBL 2x STUDS OR BETTER w/ (28) 16d SINKER NAILS INTO WALL ABOVE

WINDOWS

ALWAYS VERIFY SIZE & STYLE PRIOR TO ORDERING.
ALL WINDOWS MUST MEET CURRENT SELECTED ENERGY CODES.
VERIFY ALL REQUIREMENTS FOR TEMPORED WINDOWS PRIOR TO ORDERING.

SITE PLAN

SITE PLANS ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. SETBACKS AND HEIGHT RESTRICTIONS VARY GREATLY, AS DO THE FORMULAS TO CALCULATE.

VENTING:

CRAWLSPACE VENTING:
Size: 1206DH
Venting Calc. per USB Section 2516(c)6
1sf NET FREE AREA/150sf Underfloor Area.
EXAMPLE: 700sf (Crawl Area)/150=4.68/.8sf=6 VENTS

COMPOSITION ROOFING ROOF VENTILATION:
1 sq. ft. of vent for every 150 sq. ft. of attic area. For roof ridge venting, see manufacture's installation requirements and design procedures.
Provide soffit venting w/screens as req. per codes.

ELECTRICAL:

Electrical Plan Is SUGGESTIVE ONLY.
Electrical Contractor shall comply with all NEC, State, and/or local Electrical Codes. Contractor shall contact the owner for any outlet/lighting changes to this basic plan. Contractor shall provide temporary power to the job site. Contractor shall clean up his/her work after completion of job.

See professional Electrician For Final Layout And Code Compliance.
Owner's or contractor's responsibility to contact local electric company RE: installation & placement of wiring, underground conduit, transformers, temporary power, meters, outlets, lighting, electric panel(s), and all issues pertinent to electrical.

ADDITIONAL CONSTRUCTION NOTES:

TYPICAL FLOOR FRAMING
1. All sill plates to be 2X6 pressure treated w/sill seal.
2. Rimjoists to be 2X12 DF/PT
3. All joists over 7-0' to have 2" X 2" cross bridging @ 7-0" O.C.
4. Provide solid blocking on first & last joist spans @ 7-0" O.C.

TYPICAL FRAMED ROOF
#225 asphalt shingles or customers choice.
5/8" roofing plywood c/w "H" clips
2"X14" ridgeboard
2"X12" Rafters @ 16" or 24" O.C. w/ribbon ties OR Eng Trusses
2"X8" Ceiling joists @ 16" O.C. w/ribbon ties, & R-40 Batt Insulation
6 mil poly vapor barrier
1/2" drywall taped & sanded
2"X8" facia board
Gutters & downspouts as req.
Comply with UBC section 23265. Provide solid blocking between joists not on 16" OC.

HOLDDOWNS:
Install Simpsonholddowns @ edge of stem wall. One #4 rebar will be placed in shear cone. Rebar min. 2X embedment depth +12" except corners. Embed holddowns 4" into slab and 6" into 8" stemwall (unless otherwise required/noted by engineer, code or manufacturer).

Provide hurrican ties at eaves per current edition of UBC or local code requirements.

HEADER SIZES:
Use 4x8 Less Than 4'
Use 4x10 From 4' to 6'
Use 4x12 From 6' to 8'

Asphalt shingles shall be fastened according to manufacture's instructions to solidly sheathed roofs. Not less than 4 nails per each 36" to 40" strip shingles and 2 nails per each 9" to 18" individual shingle.

TRUSSES
See manufacture's data/spec. sheets. Engineered roof trusses at 24" O.C. Attach top plate with Simpson H-2 hurricane anchors. Bracing per truss data sheets and B W T-76 with bracing at gable ends and web bracing where needed.

GROUNDING ROD:
One #4 rebar Min. (#5 suggested) shall be stubbed up at least 12" above floor plate line & tightly attached to rebar in footing. Splice lap stubbed up rebar to the footing bar shall be 12" min.

FOUNDATION:
Footings are to bear on undisturbed level soil devoid of any organic material and stepped as required to maintain the required depth below the final grade. Soil bearing pressure assumed to be 1500 PSF. Any fill under grade supported slabs to be a minimum of 4" granular material compacted to 90%. Reinforcing steel to be A-615 grade 40. welded wire mesh to be A-185. Excavate the site to provide a minimum of 18" clearance under all girders. All wood in contact with concrete to be pressure treated or protected with 55 roll roofing. Waterproof basement walls before backfilling providing a 4" perforated drain tile below the top of the footing. Stem wall DEPTH: 24" min. below finish grade on firm undisturbed soil.
MUDSILL: 2"X6" PT w/5/8"X10"
Anchor Bolts 4' O.C. Max. and 12" from all corners and openings. Embedment min. of 7".

GROUND COVER:
Use Black 6 mil poly ground cover.
NOTE: Lap ground cover 12" @ all joints and cover entire surface area extending full width and length of crawl space and turn 12" up the foundation wall. (See local building code requirements.)

Ground cover of 55lb. roll roofing or approved equal shall be installed on ground beneath concrete floor slab.

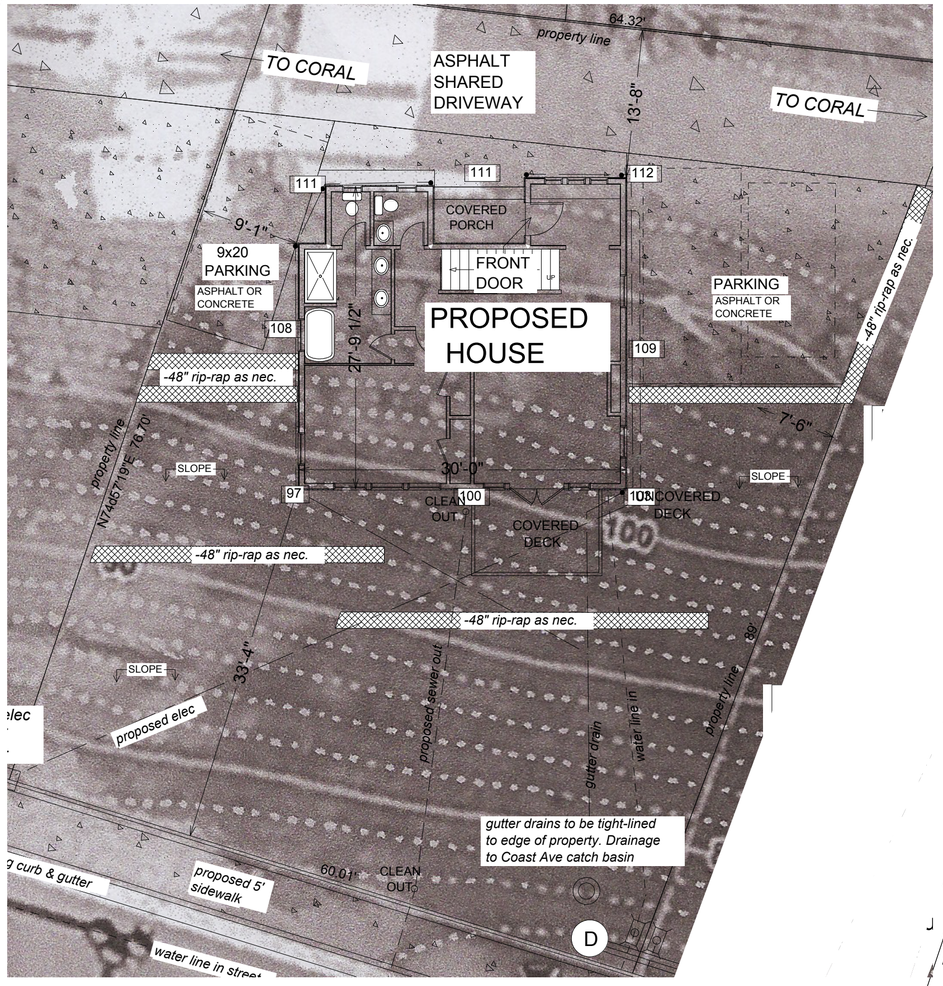
Garage floors to slope 1/8"/ft. min. towards opening as required for drainage. Concrete slabs to have control joints at 25' (max.) intervals ea. way. Slabs are to be 5-7% air entrained. Concrete sidewalks to have 3/4" tooled joints at 5' (min.) O.C.

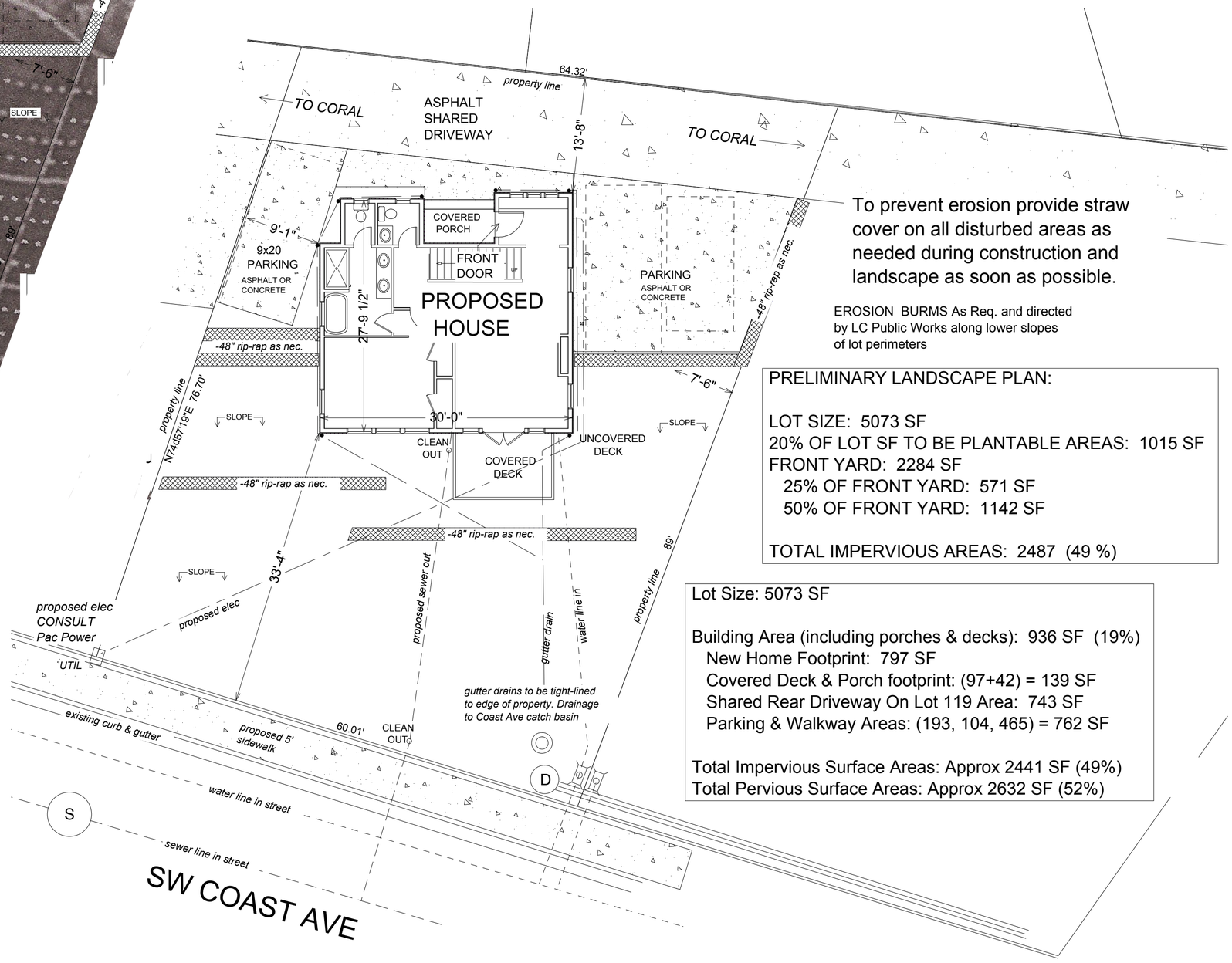
TYPICAL CEILING FINISH
FINISH: 1/2" or 5/8" sheetrock taped & sanded or as noted.
VAPOR BARRIER: 6 mil poly above (G.W.B.) sheetrock, except where ventilated space is more in average height.

3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

DISCLAIMERS, GENERAL NOTES





To prevent erosion provide straw cover on all disturbed areas as needed during construction and landscape as soon as possible.

EROSION BURMS As Req. and directed by LC Public Works along lower slopes of lot perimeters

PRELIMINARY LANDSCAPE PLAN:

LOT SIZE: 5073 SF
20% OF LOT SF TO BE PLANTABLE AREAS: 1015 SF
FRONT YARD: 2284 SF
25% OF FRONT YARD: 571 SF
50% OF FRONT YARD: 1142 SF

TOTAL IMPERVIOUS AREAS: 2487 (49 %)

Lot Size: 5073 SF

Building Area (including porches & decks): 936 SF (19%)
New Home Footprint: 797 SF
Covered Deck & Porch footprint: (97+42) = 139 SF
Shared Rear Driveway On Lot 119 Area: 743 SF
Parking & Walkway Areas: (193, 104, 465) = 762 SF

Total Impervious Surface Areas: Approx 2441 SF (49%)
Total Pervious Surface Areas: Approx 2632 SF (52%)

SCALE: 1" = 10'

NOTES:
CODES VARY--ALWAYS CHECK STATE, COUNTY & CITY CODES PRIOR TO CONSTRUCTION. SOIL & CONDITIONS VARY--WHEN IN QUESTION ALWAYS CONSULT A LICENSED ENGINEER REGARDING SOIL CONDITION, FOOTINGS, STEM WALLS, RETAINING WALLS, SHEAR WALLS, HOLDOWNS, POST SIZE AND PLACEMENT, BEAM SIZE & PLACEMENT.

ALL ENGINEERING, JOIST DESIGNS, TRUSS DESIGNS, FOOTINGS & FOUNDATIONS SPECS & REQS CREATED BY ENGINEER AND/OR MANUFACTURING COMPANY, TAKE PRECEDENT OVER THESE DESIGNS. DESIGNER NOT TO BE HELD LIABLE FOR CONSTRUCTION

A RESIDENCE FOR:

OLIVIA BEACH, LLC

OLIVIA BEACH CONSTRUCTION COMPANY, LLC
OLIVIA BEACH LLC P.O. BOX 7534 OLYMPIA, WA 98507
CCB# 199761 (541) 992-4341

PHASE TWO - OLIVIA BEACH
MAP NO. 07-11-22-CA TL 18500-00

LOT 119

3 BDRM, 3 BTH, 2 PWDR

DATE: January 26, 2021

SITE PLAN

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