



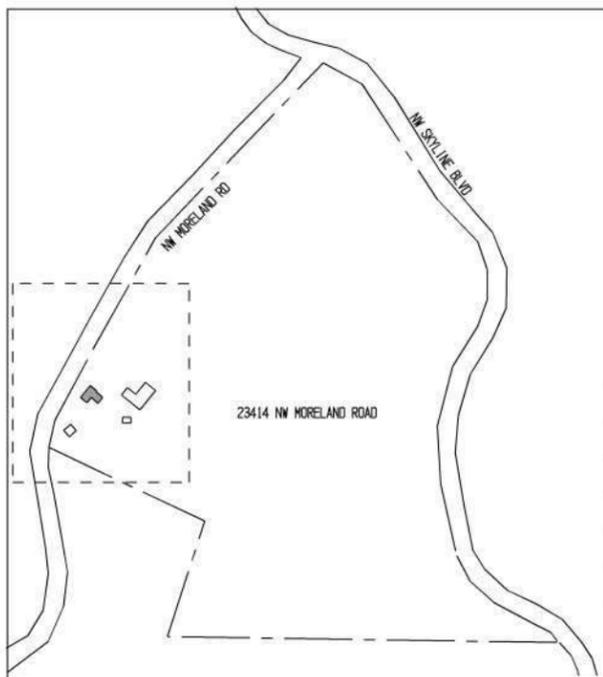
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23414 NW MORELAND
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FONT 12.0

SCALE: 1/16" = 1'-0"
PRINT SIZE: 11" X 17"
REVISIONS: -

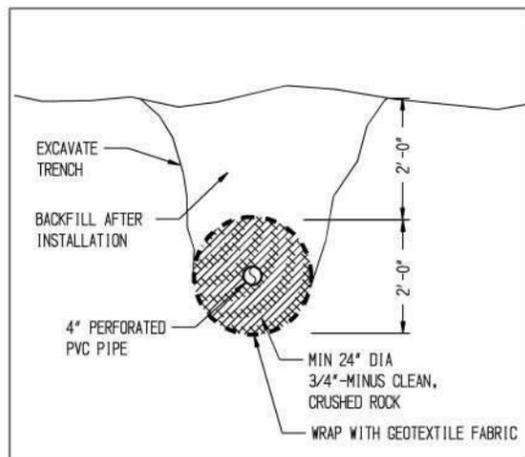
SHEET: A0.0
REV: -



VICINITY PLAN
NO SCALE

ALL EXISTING AND PROPOSED VEHICLE DRIVEWAY WORK IS SHOWN ON THE PROJECT SITE PLAN ON SHEET A0.0.

AERIAL PHOTOGRAPHS MAY SHOW ADDITIONAL TRACTOR MOWING LINES, VINYARD PATWAYS AND MOWING MAINTAINENCE STRIPS ALONG THE FOREST EDGE. THESE ARE PROPERTY MAINTAINENCE AREAS AND NOT VEHICLE ACCESS DRIVEWAYS ASSOCIATED WITH THE EXISTING RESIDENCE.



SECTION AT DRAINAGE TRENCH
NO SCALE

CURRENT ACCESSORY STRUCTURES:
WELL HOUSE - 880 SQ FT
POOL HOUSE - 330 SQ FT
GARDEN SHED - 130 SQ FT

TOTAL SQ FT OF EXISTING ACCESSORY STRUCTURES = 1,340 SQ FT

TOTAL SQ FT OF PROPOSED ACCESSORY GARAGE STRUCTURE = 2,375 SQ FT

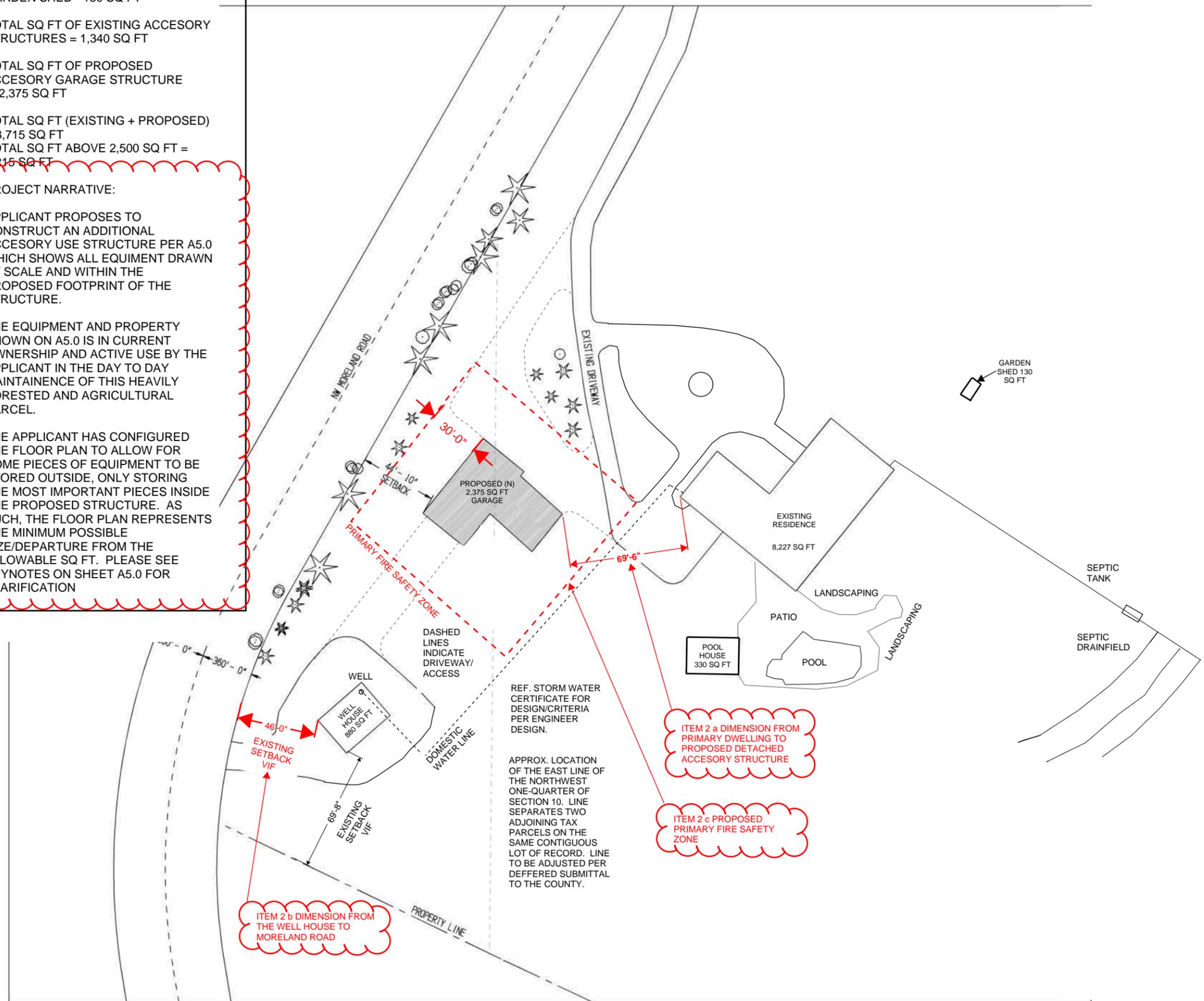
TOTAL SQ FT (EXISTING + PROPOSED) = 3,715 SQ FT
TOTAL SQ FT ABOVE 2,500 SQ FT = 1,215 SQ FT

PROJECT NARRATIVE:

APPLICANT PROPOSES TO CONSTRUCT AN ADDITIONAL ACCESSORY USE STRUCTURE PER A5.0 WHICH SHOWS ALL EQUIPMENT DRAWN AT SCALE AND WITHIN THE PROPOSED FOOTPRINT OF THE STRUCTURE.

THE EQUIPMENT AND PROPERTY SHOWN ON A5.0 IS IN CURRENT OWNERSHIP AND ACTIVE USE BY THE APPLICANT IN THE DAY TO DAY MAINTAINENCE OF THIS HEAVILY FORESTED AND AGRICULTURAL PARCEL.

THE APPLICANT HAS CONFIGURED THE FLOOR PLAN TO ALLOW FOR SOME PIECES OF EQUIPMENT TO BE STORED OUTSIDE, ONLY STORING THE MOST IMPORTANT PIECES INSIDE THE PROPOSED STRUCTURE. AS SUCH, THE FLOOR PLAN REPRESENTS THE MINIMUM POSSIBLE SIZE/DEPARTURE FROM THE ALLOWABLE SQ FT. PLEASE SEE KEYNOTES ON SHEET A5.0 FOR CLARIFICATION



ITEM 2 b DIMENSION FROM THE WELL HOUSE TO MORELAND ROAD

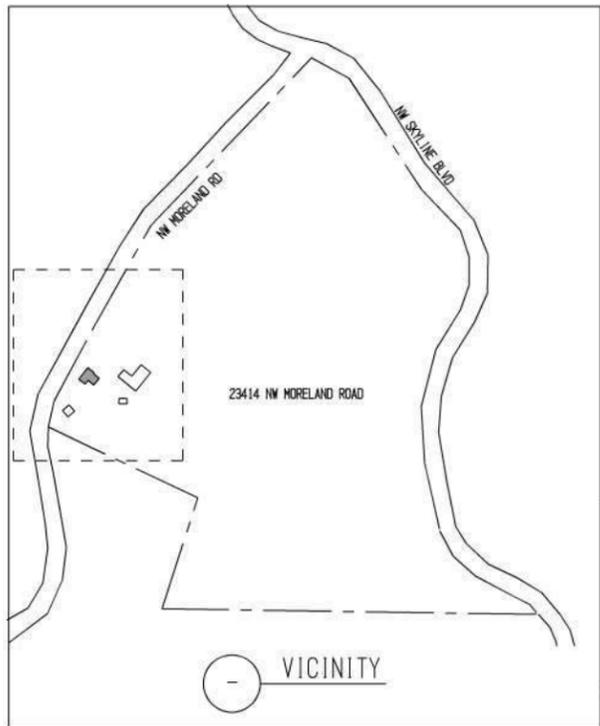
ITEM 2 a DIMENSION FROM PRIMARY DWELLING TO PROPOSED DETACHED ACCESSORY STRUCTURE

ITEM 2 c PROPOSED PRIMARY FIRE SAFETY ZONE

REF. STORM WATER CERTIFICATE FOR DESIGN/CRITERIA PER ENGINEER DESIGN.

APPROX. LOCATION OF THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10. LINE SEPARATES TWO ADJOINING TAX PARCELS ON THE SAME CONTIGUOUS LOT OF RECORD. LINE TO BE ADJUSTED PER DEFERRED SUBMITTAL TO THE COUNTY.

SITE PLAN
1/64" = 1'-0"



PROJECT/STRUCTURAL SUMMARY:

PROPOSED FORESTRY EQUIPMENT STORAGE AND MAINTENANCE BUILDING.
 PRE-MFR'D WOOD TRUSSES AND WOOD STUD WALL FRAMING ON CONCRETE FOUNDATIONS. SLAB ON GRADE.
 CONVENTIONAL SHEAR WALLS.

CODE REQUIREMENTS:

CONFORM TO THE REQUIREMENTS OF THE 2014 OSSC.

DESIGN CRITERIA:

DESIGN IS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE ABOVE-REFERENCED CODE. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS WERE USED:

SNOW: $P_g = 25$ PSF, $P_f = 16$ PSF,
 $C_s = 0.9$, $I_s = 1.0$, $C_t = 1.0$

ALLOWABLE SOIL BEARING: 1500 PSF

SEISMIC: RISK CAT. II, $I_e = 1.0$, SITE CLASS D
 $S_s = .961$, $S_1 = .400$
 $SDS = 0.72$, $SD1 = 0.43$, $SDC = "D"$
 LIGHT-FRAMED SHEAR WALLS: $C_s = .12$, $R = 6.5$
 EQUIV. LATERAL FORCE PROCEDURE

WIND: $V_{ult} = 125$ MPH (3-SEC)
 $V_{sd} = 93$ MPH (3-SEC)
 EXPOSURE C
 RISK CAT. II
 $G_{Cp1} = +/- 0.18$
 DESIGN ROOFING AND CLADDING FOR 30 PSF

GENERAL:

ALL DETAIL CUTS SHOULD BE CONSIDERED TYPICAL AT LIKE CONDITIONS.

WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, NOTES, AND SPECIFICATIONS, THE GREATER REQUIREMENT SHALL GOVERN.

ESTABLISH AND VERIFY ALL GEOMETRY FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONCERNS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS SHOWN IN THE PLANS, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF ALL NEW AND EXISTING STRUCTURES DURING CONSTRUCTION. THIS INCLUDES EXCAVATIONS, COLUMNS, EQUIPMENT LOADS, MATERIAL LOADS, AND OTHERS. OBSERVATIONS BY THE ENGINEER DO NOT INCLUDE INSPECTIONS OF TEMPORARY LOADING AND STABILITY DURING CONSTRUCTION.

SAWN LUMBER:

ALL LUMBER SHALL BE DRY DOUGLAS FIR, WITH MOISTURE CONTENT < 19%, OF THE FOLLOWING GRADES U.N.O.:

STUDS, JOISTS, PLATES, HEADERS, BLKG: NO.2
 BEAMS AND POSTS: NO.1

PRESSURE-TREATED LUMBER:

ALL LUMBER EXPOSED TO WEATHER AND MOISTURE OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED. FOLLOW ALL MFR RECOMMENDATIONS REGARDING COATINGS ON FASTENERS AND LIGHT GAGE PLATE CONNECTORS IN CONTACT WITH TREATED WOOD.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON NDS. LUMBER SHALL CONFORM TO WEST COAST LTB OR WMPA GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED OTHERWISE SHALL BE DOUG-FIR NO. 2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE-TREATED, UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO. OR ENGINEER-APPROVED SUBSTITUTE. HANGERS NOT SPECIFICALLY SHOWN IN THE DRAWINGS SHALL BE "HU" TYPE, OF THE SIZE RECOMMENDED BY SIMP FOR THE MEMBER. ALL FRAMING NAILS SHALL BE COMMON NAILS. NO BOX NAILS ALLOWED U.N.O. FASTENING OF FRAMING ELEMENTS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE OSSC.

ALL LUMBER SHALL BE 15% MAXIMUM MOISTURE CONTENT, OR INSTALLED TO ACCOMMODATE SHRINKAGE ACCORDINGLY.

PLYWOOD PANELS SHALL CONFORM TO APA PERFORMANCE STDS. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE I, U.N.O. ALLOW 1/8" GAP BETWEEN PANELS U.N.O. ROOF SHEATHING SHALL HAVE BLOCKED PANEL EDGES, T&G EDGES, OR CLIPS. NAILING NOT SPECIFICALLY ADDRESSED ON THE DWGS SHALL COMPLY WITH OSSC TABLE 2304.9.1.

PRE-MFR'D TRUSSES:

ALL TRUSSES SHALL BE DESIGNED PER THE NDS AND "DESIGN SPECIFICATIONS FOR LIGHT METAL CONSTRUCTION" BY TPI. TRUSSES SHALL BE FABRICATED ACCURATELY TO PROVIDE TIGHTLY FITTED JOINTS. TRUSSES SHALL BE DESIGNED TO ACCOMMODATE ALL FRAMING HARDWARE AND CONNECTORS SHOWN ON DETAILS. TRUSSES SHALL BEAR ID MARKS. TRUSS MFR SHALL SUPPLY ALL REQ'D TRUSS-TO-TRUSS CONNECTIONS.

TOP CHORDS SHALL BE MIN 2 X 4 D-F NO. 2 OR BETTER. ALL COMPRESSION CHORDS NOT IN CONTACT WITH SHEATHING SHALL BE BRACED APPROPRIATELY WITH BRACING SUPPLIED BY TRUSS MFR AND SHOWN ON SHOP DRAWINGS. ALL TRUSS CONNECTORS SHALL BE GALVANIZED SHEET METAL CONFORMING TO ASTM A653, GRADE 33.

SHOP DRAWINGS SHALL INCLUDE MFR DATA FOR LUMBER, METAL PLATES, HARDWARE, AND COMPLETE CALCULATIONS FOR EACH TRUSS. DESIGN AND DIMENSIONS SHALL BE BASED ON FIELD MEASUREMENTS (EXCLUDED FROM THE SCOPE OF WORK BY ECEC) CORRESPONDING TO GENERAL PLACEMENTS SHOWN ON ECEC DRAWINGS. SHOP DRAWINGS SHALL INCLUDE A LIST OF DESIGN LOADS USED AND LOAD COMBINATIONS USED FOR EACH TRUSS DESIGN, AND SHALL BE STAMPED BY A LICENSED ENGINEER. SHOP DRAWINGS SHALL BE SUBMITTED TO ECEC FOR APPROVAL PRIOR TO FABRICATION.

CONCRETE:

MIX DESIGN: PREPARE DESIGNS FOR EACH TYPE OF CONCRETE. PROPORTION MIXES BY EITHER LABORATORY TRIAL OR FIELD EXPERIENCE. FURNISH CERTIFIED REPORTS FOR EACH PROPOSED MIX. AIR ENTRAINING AGENTS PER ASTM C260 AND WATER-REDUCING ADMIXTURE PER ASTM 494, USED ACCORDING TO MFR SPECS. MAY BE INCORPORATED. AIR ENTRAINMENT PER ASTM C260 SHALL BE USED IN MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER, AND SHALL BE 5%-7% BY VOL. FLY ASH SHALL NOT EXCEED 15% OF CEMENT CONTENT BY WT.

CONCRETE WORK SHALL CONFORM TO ACI 301. STRENGTHS OF PREVIOUS BATCHES OF SAME MIX DESIGN SHALL HAVE BEEN VERIFIED BY STD. 28-DAY CYLINDER TESTS PER ASTM C39 AND PROVIDED BY THE SUPPLIER AS FOLLOWS:
 - FOOTINGS: 2500 PSI AT 28 DAYS, SLUMP 3" +/- 1" (NO SPECIAL INSPECTION REQUIRED)
 - SLABS: 2500 PSI AT 28 DAYS. REBAR AND WELDED WIRE REINFORCEMENT PER SLAB DESIGNER.

ROOF SHEATHING:

1/2" APA-RATED PLYWOOD WITH EXPOSURE RATING PER ROOFING PRODUCT MANUFACTURER'S SPECS. NAIL PANEL EDGES w/ 8d @ 6" ON CENTER (12" FIELD). BLOCK PANEL EDGES OR USE SIMP PCDL PANEL CLIPS.

EXTERIOR WALL SHEATHING:

APPLY 1/2" NOMINAL PLYWOOD USING 8d @ 6" o.c. PANEL EDGE NAILING (12" o.c. FIELD NAILING) TO 2X STUDS @ 16" o.c. ALSO SEE SHEAR WALL SCHEDULE.

FLOOR SHEATHING:

APPLY 3/4" NOMINAL PLYWOOD USING 10d @ 6" o.c. PANEL EDGE NAILING (12" FIELD NAILING) TO 2X JOISTS @ 16" o.c.

RECOMMENDED PRACTICE IN EXCESS OF CODE: APPLY 3/8" BEAD OF HEAVY DUTY POLYURETHANE CONSTRUCTION ADHESIVE TO CLEAN, DRY JOIST SURFACES AND FASTEN PANELS USING #7 X 3-1/2" DECK SCREWS @ 6" o.c. ALONG ALL JOISTS.

CODE SUMMARY:

OCCUPANCY: U
 CONSTRUCTION TYPE: VB
 SPRINKLERS: NO
 1 LEVEL

TOTAL: 2257 SQ.FT.

ENERGY SUMMARY:

R-27 EXTERIOR 2 X 8 WALLS
 R-21 INTERIOR 2 X 6 WALLS
 R-25 VAULTED CEILINGS
 R-15 FLOOR SLAB EDGE PERIMETER

U = 0.35 MIN WINDOWS
 U = 0.20 EXTERIOR DOORS

FASTENERS:

ALL NAILS SHALL BE COMMON (U.N.O.) w/ Fyb = 90 KSI
 ALL BOLTS AND THREADED RODS SHALL BE A307 OR BETTER
 PRE-DRILL 70% OF SHANK DIAMETER FOR LAG SCREWS
 ALL LIGHT GAGE METAL CONNECTORS SHALL BE BY SIMPSON-STRONGTIE AND INSTALLED PER MFR SPECIFICATIONS. MATCH FASTENER FINISHES TO WOOD PRESERVATIVES AND TREATMENTS TO PREVENT CORROSION.

DEFERRED SUBMITTALS:

TRUSS SHOP DRAWINGS, REVIEWED AND APPROVED BY ECEC, SHALL BE SUBMITTED FOLLOWING PERMIT ISSUANCE

SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE IBC AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS. SPECIAL INSPECTIONS ARE TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE OWNER FOR THE FOLLOWING AREAS OF WORK:
 - NONE REQUIRED

HOLDOWN SCHEDULE

HOLDOWN TYPE/MARK	HOLDOWN & VALUE	END LENGTH /CAPACITY	MINIMUM MEMBER	FASTENERS REQ'D	ANCHOR ROD DIA
A	SIMPSON HDU2-SDS2.5 HOLDOWN	N/A 3075 LBS	(2) 2X	(6) 1/4" X 1-1/2" SIMPSON SDS SCREWS	5/8" A307
B	SIMPSON HDU8-SDS2.5 HOLDOWN	N/A 6970 LBS	3-1/2"	(20) 1/4" X 2-1/2" SIMPSON SDS SCREWS	7/8" A307

SHEARWALL SCHEDULE

SHEARWALL TYPE/MARK	SHEAR SEIS/WIND	SHEATHING / FRAMING	PANEL FASTENERS	SILL PLATE / ANCHORAGE	TOP/BTM PLATE FASTENERS
1	280 PLF / 392 PLF	15/32" APA-RATED STRUCTURAL I SHEATHING ON 2X STUDS @ 16"	8d COMMONS @ 6" PANEL EDGE NAILING (12" FIELD NAILING).	P.T. 3X WITH 1/2" A307 ANCHORS @ 4'-0"	16d COMMONS @ 6"
2	430 PLF / 602 PLF	15/32" APA-RATED STRUCTURAL I SHEATHING ON 2X STUDS @ 16"	8d COMMONS @ 4" PANEL EDGE NAILING (12" FIELD NAILING). BLOCK ALL PANEL EDGES.	P.T. 3X WITH 1/2" A307 ANCHORS @ 4'-0"	16d COMMONS @ 4"
3	320 PLF / 320 PLF	1/2" GYP WALLBOARD SHEATHING BOTH SIDES OF 2X STUDS @ 16"	#6 TYPE S X 1-1/4" @ 4" PANEL EDGE FASTENERS. (12" FIELD NAILING). BLOCK ALL PANEL EDGES.	P.T. 2X WITH 1/2" A307 ANCHORS @ 6'-0"	16d COMMONS @ 6"
4	860 PLF / 1200 PLF	15/32" APA-RATED STRUCTURAL I SHEATHING ON 4X STUDS @ 16" BOTH SIDES OF WALL	8d COMMONS @ 4" PANEL EDGE NAILING (12" FIELD NAILING). BLOCK ALL PANEL EDGES.	P.T. 3X WITH (2) 1/2" A307 ANCHORS @ EA PILLAR	16d COMMONS @ 2"



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