

LAND USE PRE-APPLICATION CONFERENCE Thursday, April 20, 2017

City Hall 22500 Salamo Road

Willamette Conference Room

8:00 am Proposed deck requiring a Willamette River Greenway Permit and

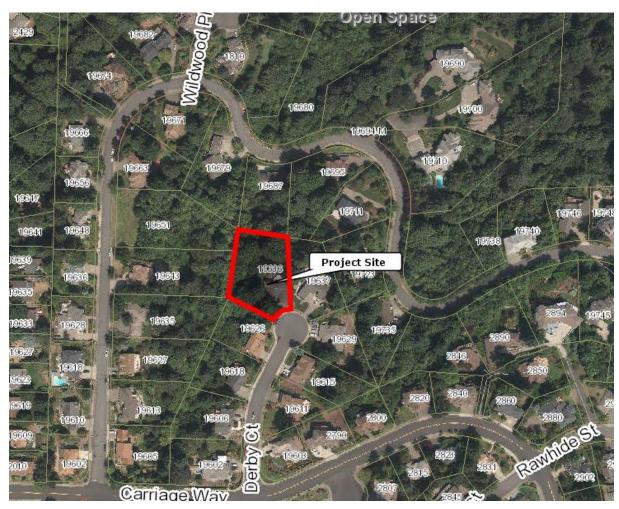
Water Resource Protection Area Permit

Applicant: Charles Maloney Building Company

Subject Property Address: 19636 Derby Court

Neighborhood Assn: Hidden Springs

Planner: Peter Spir Project #: PA-17-15



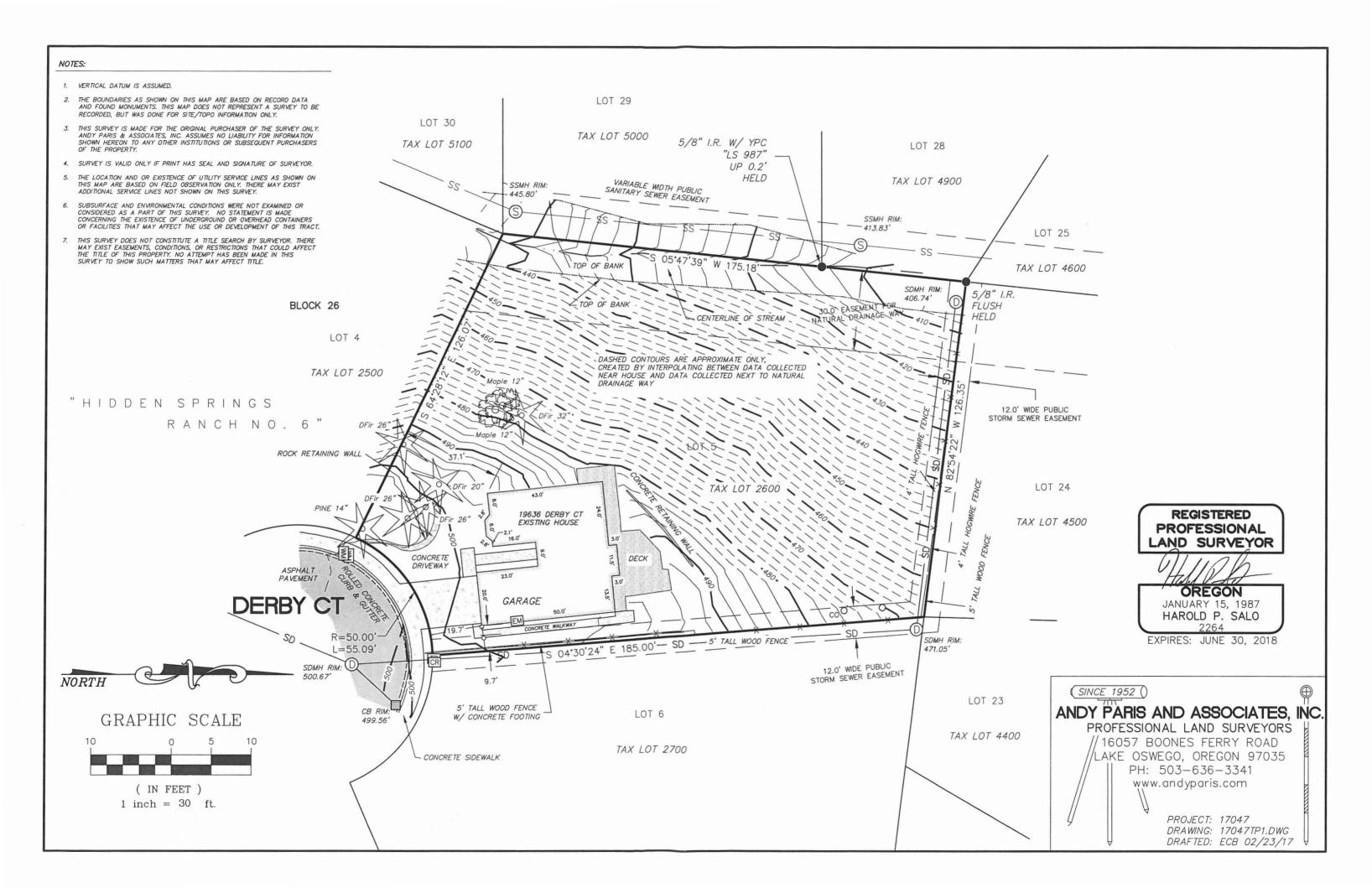
PRE-APPLICATION CONFERENCE

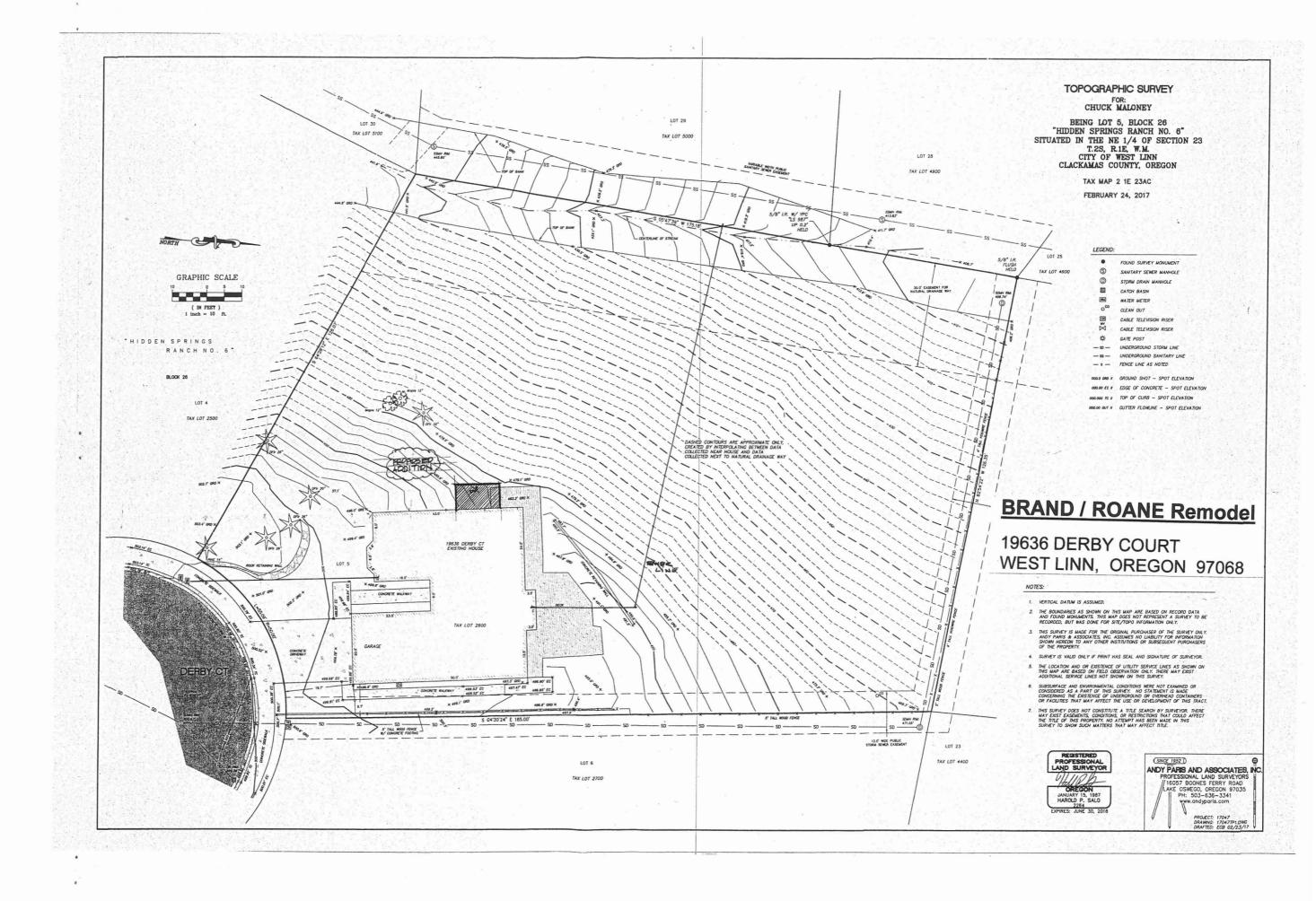
	THIS SE	CTION FOR STAFF C	OMPLETION	
CONFERENCE DATE:	120/17	TIME: 8 00	PROJECT #:	PA-17-15
STAFF CONTACT:	ter Spir		FEE:	350
be scheduled for application fee,	a conference, this and accompanying	on the first and third form including prop materials must be su	erty owner's signa Ibmitted at least 1	ture, the pre- 4 days in advance
	•	ur hour notice is requax lot): 19636 Derb	`	
Brief Description o	of Proposal: We pro	pose to build an exte	rior staircase to ac	cess the lower
level of the resid	ence. No ground w	ork is anticipated oth	er than two 24' cor	ncrete piers
Applicant's Name:	Charles Malon	ey Building Co., In	C.	
Mailing Address:	PO Box 19	46 Lake Oswego,	Or. 97035	
Phone No:	\$ 03) 970-5989	Email Address:	maloneycharle	s@gmail.com
to 11 x 17 inches North arrow Scale Property dime Streets abuttir Conceptual lay building ele Easements (ac	nsions ng the property out, design and/or evations cess, utility, all other	 Access to Location of tree survey Location of recommend Location of tree survey 	and from the site, if of existing trees, high ey of creeks and/or wet nd a wetland deline of existing utilities (v	applicable hly recommend a tlands, highly ation vater, sewer, etc.)
	ore-application con	staff <u>right of entry</u> of entry of entr	nto the subject pro	
		APR	3 2017	
Property owner's	mailing address (if di	fferent from above)		

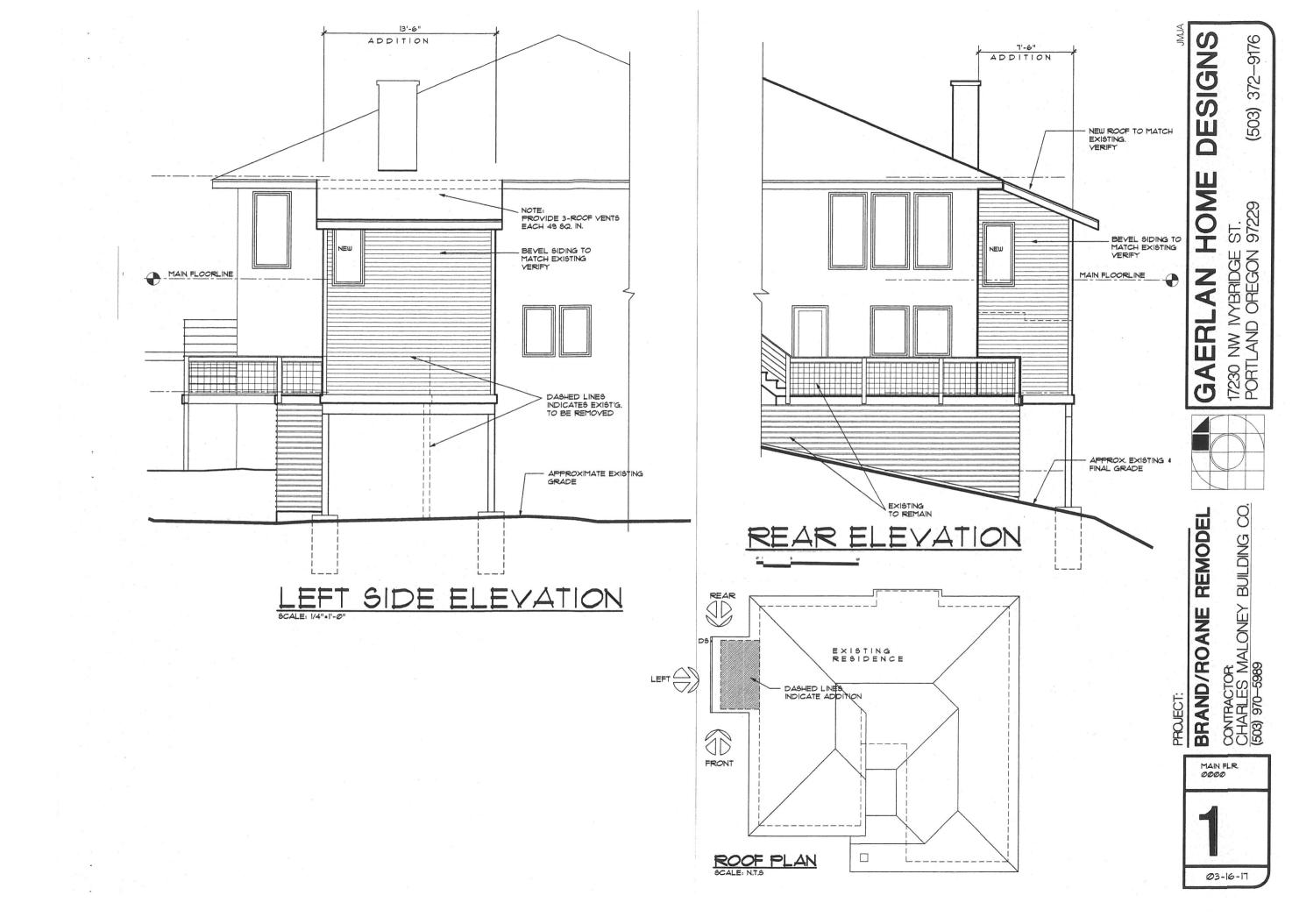


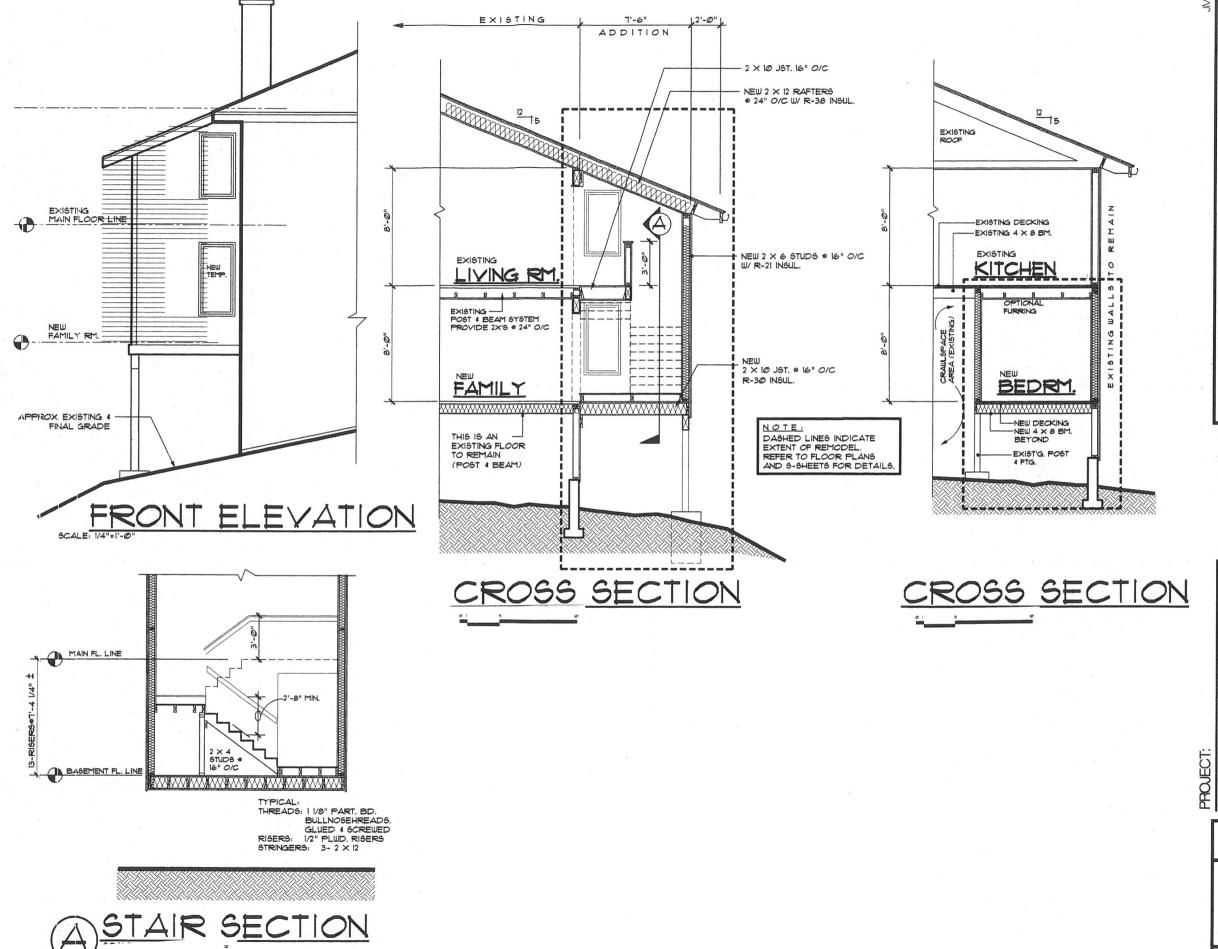
PRE-APPLICATION CONFERENCE

	THIS SECT	ION FOR ST	AFF COMPLETION		
CONFERENCE DATE:		TIME:		PROJECT #:	
STAFF CONTACT:	The same state of the same sta	t off of Phase and State Mayor than a stage of State	1	FEE:	and the second
oe scheduled for application fee, a of the conferenc Address of Subject Brief Description o	onferences occur on a conference, this for and accompanying made date. Twenty-four later the propose of Proposal: We propose ence. No ground work	rm including aterials must hour notice ot): 19636 se to build a	g property owner's t be submitted at I is required to resc Derby Ct. Wes n exterior staircase	s signature, the peast 14 days in a hedule. t Linn 97068	ore- advance
Applicant's Name Mailing Address:	Charles Maloney PO Box 1946		Co., Inc. vego, Or. 97035	5	
Phone No:	\$ 03) 970-5989	Email Ad	ddress: maloneyo	harles@gmail	.com
to 11 x 17 inche North arrow Scale Property dime Streets abutti Conceptual la building el Easements (ad	ng the property yout, design and/or	following it Act Loc rec Loc	ems: cess to and from the cation of existing tre- ce survey cation of creeks and/ commend a wetland cation of existing util	site, if applicable es, highly recomm for wetlands, high delineation lities (water, sewe	end a
THE RESIDENCE OF THE PARTY OF T	below, I grant city sta pre-application confe agnature	PSST 1034DEC; 18 K (CARCOS) 12 C (CC) 4 - 11 - 1	ntry onto the subje	ect property in o	
Property owner's	mailing address (if diffe	erent from abo	ove)		









DESIGNS (503) 372-9176

HOME 17230 NW IVYBRIDGE ST. PORTLAND OREGON 97229 AN ER <

G

BRAND/ROANE REMODEL

CONTRACTOR CHARLES MALONEY BUILDING CO. (503) 970-5989

03-16-17

GENERAL NOTES:

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON DWELLING SPECIALTY CODE FOR ONE 4 TWO FAMILY DWELLINGS, AND/OR UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY
- 2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE
- 3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- 4. ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS . I6" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 × 4 STUDS . 16 OC. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND I OR MORE ROOF-CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16" OC. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4"-0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL BEFRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN
- 5. DESIGN LOADS:

ROOF (LIVE LOAD)	25 PSF
ROOF TOTAL LOAD (SHAKE/COMP)	40 PSF
ROOF TOTAL LOAD (TILE MATERIAL)	49 PSF
FLOOR (LL 4 DL)	50 PSF
STAIRS (LL 4 DL)	100 PSF
GARAGE FLOOR (LL.) (2000 POINT)	50 PSF
DECKS (LL 4 DL)	50 PSF
BALCONIES (EXT.) LL 4 DL	70 PSF
ATTIC STORAGE (CLG JST)	30 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE

6. THIS PLAN IS DESIGNED TO MEET 2011 OREGON DUELLING SPECIALTY CODE UNDER PRESCRIPTIVE COMPLIANCE "PATH I" FOR RESIDENTIAL BLDGS. (TABLE NIII24) (1)).

PRESCRIPTIVE ENVELOPE REQUIREMENTS

NSULATION:	ROOF (VAULTED CEILING)	R-38
11002	ROOF (FLAT CEILING)	R-38
	EXTERIOR WALLS	R-21
0.4	UNDERFLOOR INSULATION	R-30
	WALLS BELOW GRADE	R-15
	SLAB EDGES . HEATED AREAS	R-15
	FORCED AIR DUCT (AT UNHEATED AREA)	R-8
GLAZING/	MAXIMUM WINDOW AREA	NO LIMIT
DOORS	WINDOW GLASS/SLIDING GLASS DOORS	U = 35
50010	ENTRY DOOR CLASS (MAX 28 SQ. FT.)	U = 54
	FULL LIGHT GLASS DOOR CLASS	U = .40
	OTHER DOORS (50% MAX GLAZING) (*)	U = 20
	SKYLIGHT CLASS (MAX. 2% OF HEATED SPACE)	U = 60

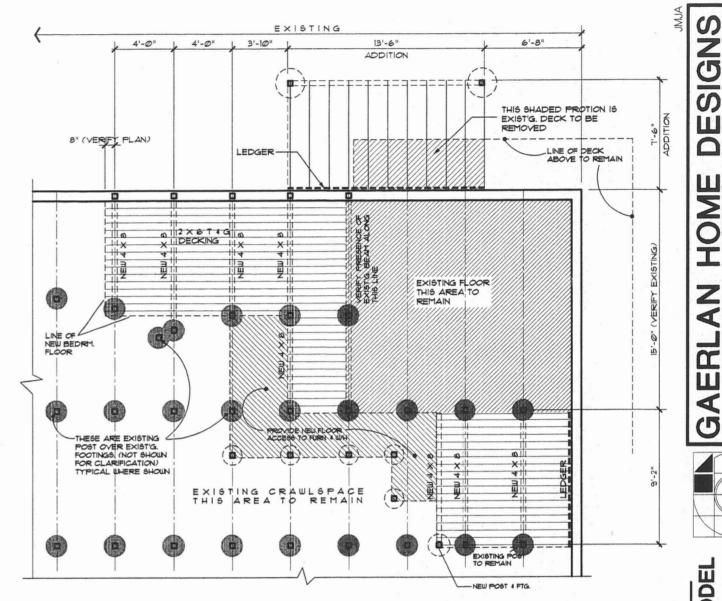
(+) USE INSULATED METAL DOOR BETWEEN HOUSE & GARAGE)

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS

- 7. 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 Ø12 WATTS PER SQUARE CENTIMETER
- 8. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH
- 9. 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.
- 10. SKYLIGHTS ARE ASSUMED TO BE PRE-MANUFACTURED UNIT SKYLIGHTS. UNIT SKYLIGHTS SHALL BE COMPLIANT WITH THE REQUIREMENTS OF ORS.C. SEC. NFIII2
- II. 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. (YERTICAL) OF GRADE. PROVIDE PEEPHOLE 54" 66" IN ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS

OPERABLE WINDOWS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE SHALL HAVE LOWEST PART OF CLEAR OPENING A MIN. OF 24" ABOYE FINISHED FLOOR GLAZING BETILEEN FINISHED FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS OR CODE APPROVED WINDOW GUARD.

12. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, GLAZING 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.



13. SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON AND ON EACH STORY OF THE DUELLING, CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHINIS' OUTSIDE OF EA. BEDRM.

ALL SMOKE DETECTORS AND/OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL BLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SINGLE STATION CARBON MONOXIDE ALARMS THAT ARE HARD WIRED SHALL BE EQUIPPED WITH BATTERY BACKUP.

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

15. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINOF 80 ofm INTERMITENT, ROOMS WITH BATHING OR SPA FACILITIES SHALL BE CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER AND RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR

FOUNDATION PL

CONTRACTOR TO VERIFY ACCURACY OF NEW PLAN TO EXISTING CONDITIONS. NOTIFY DESIGNER OR E.O.R. FOR ANY DISCREPANCIES PRIOR TO WORK

REFER TO S-SHEET FOR STRUCTURAL NOTES S-SHEETS TO TAKE PREDEDENCE OVER ARCHITECTURAL SHEETS FOR STRUCTURAL

DENOTES EXISTING POST AND 20" DIA FTGS.

DENOTES NEW POST AND 20" DIA. FTGS. X 8"

REMODEL

CONTRACTOR CHARLES MALONEY (503) 970-5989 BRAND/ROANE

9176

372-

(203)

ST. 97229

OREGON

LAND

PORTI 17230

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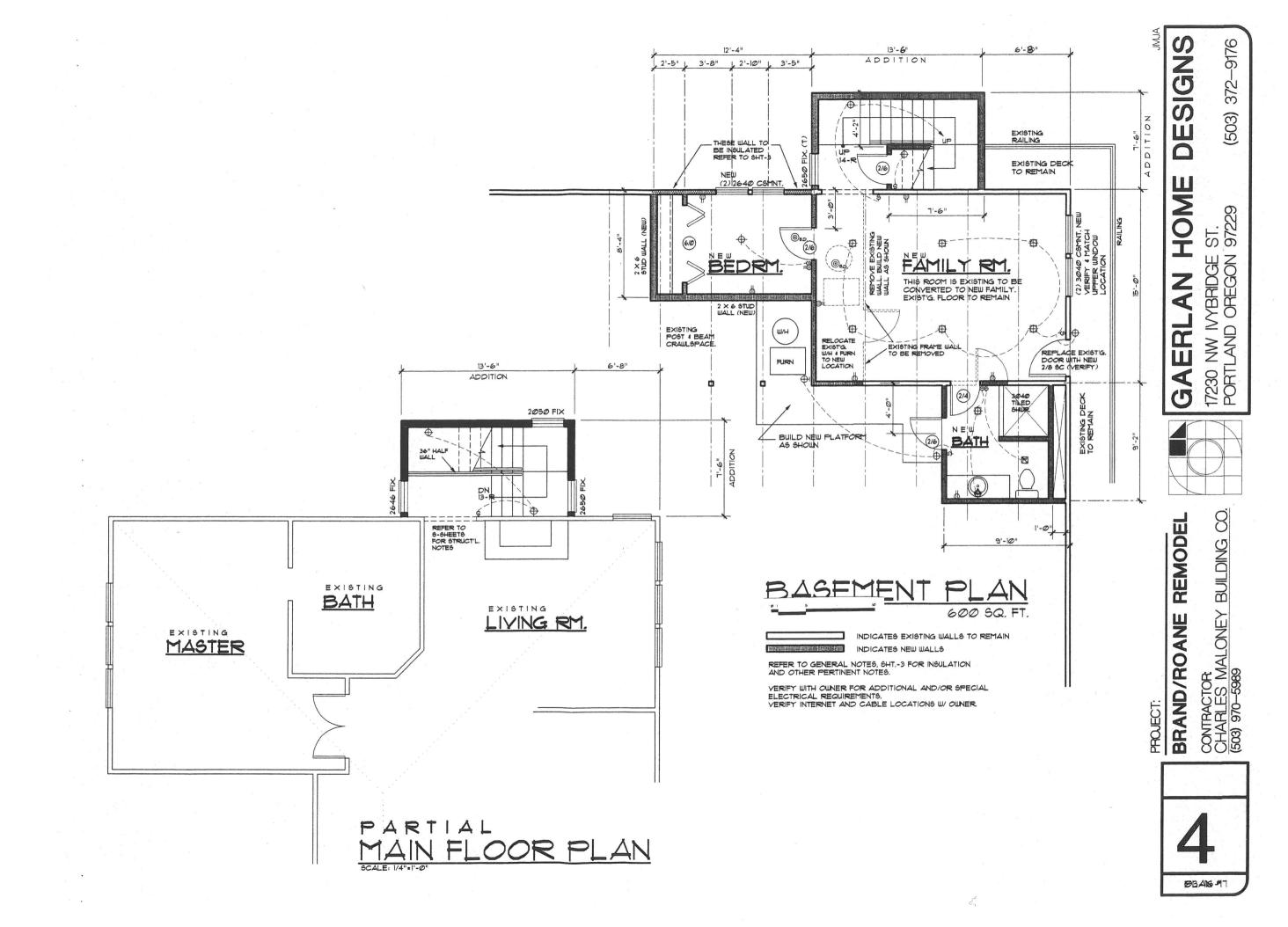
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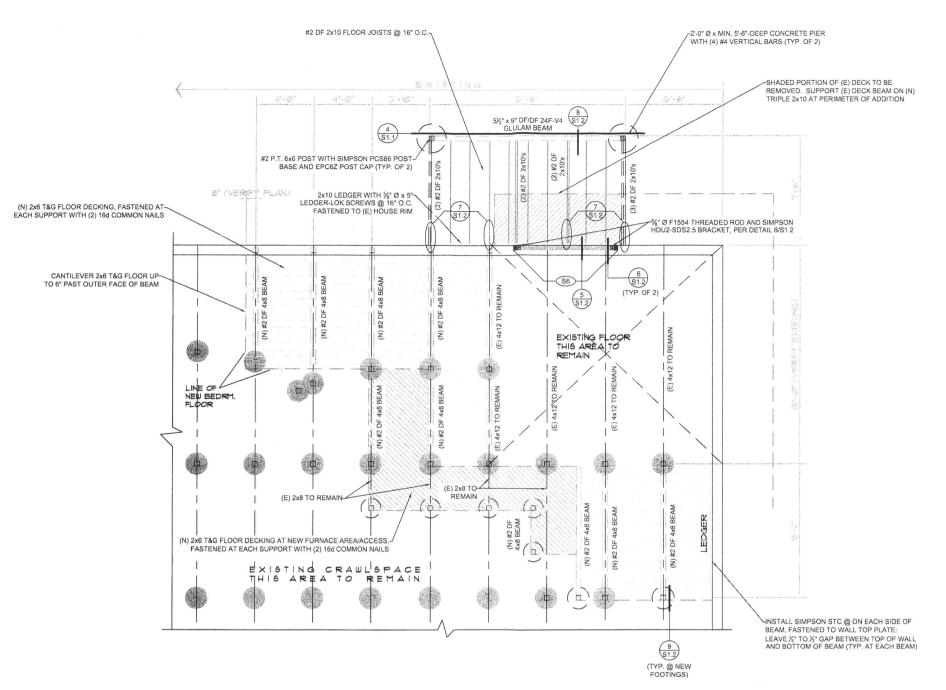
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NOTE: CONTRACTOR TO VERIFY ACCURACY OF NEW PLAN TO EXISTING CONDITIONS. NOTIFY DESIGNER OR E.O.R. FOR ANY DISCREPANCIES PRIOR TO WORK



DENOTES EXISTING POST AND 20' DIA, FTGS.

DENOTES NEW *2 P.T. 4x4 POST AND 20' DIA, FTGS, \times 8' (UNLESS NOTED OTHERWISE)

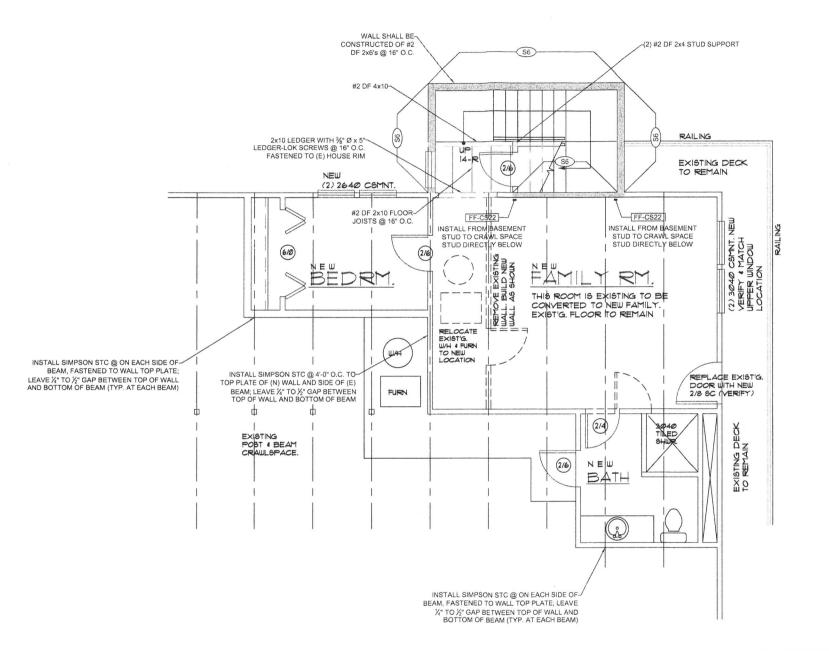




GAERLAN HOME DESIGNS



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S0.2 RASEMENT STRUCTURAL PLAN

LEGEND

SHEAR WALL AND FASTENING PER SCHEDULE ON TABLE 1/S1.1

[FF-CSXX] FLOOR-TO-FLOOR STRAP PER TABLE 1/S1.3

SHEARWALL

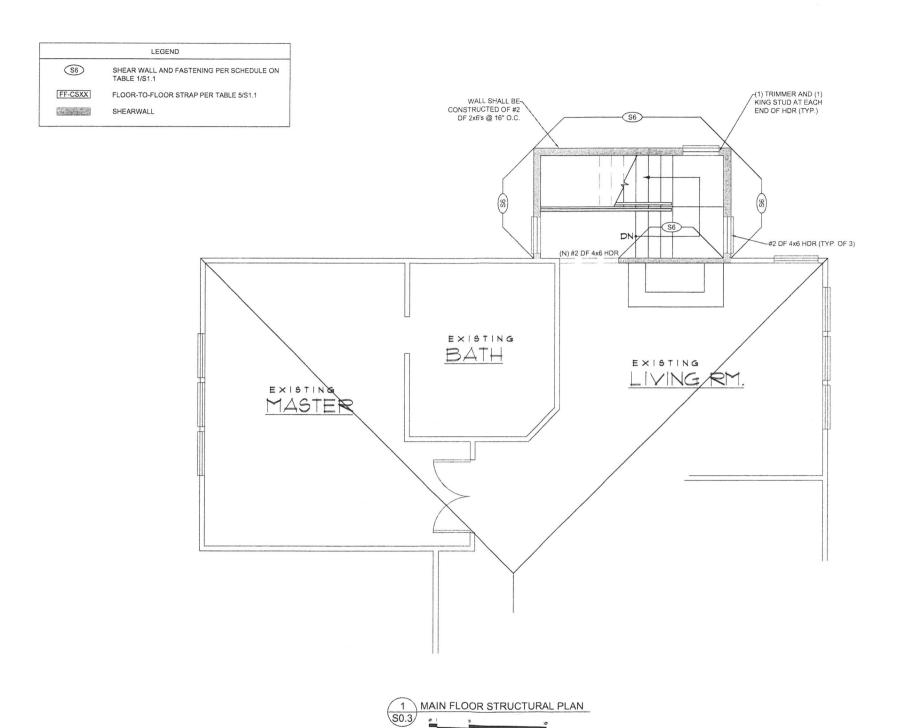
NOTE: STAIR FRAMING SHALL BE PER DETAILS 1/S1.2, 2/S1.2, AND 3/S1.2



CLIENT: GAERLAN HOME DESIGNS
JOB TITLE: 19636 DERBY COURT
LOCATION: WEST LINN, OREGON



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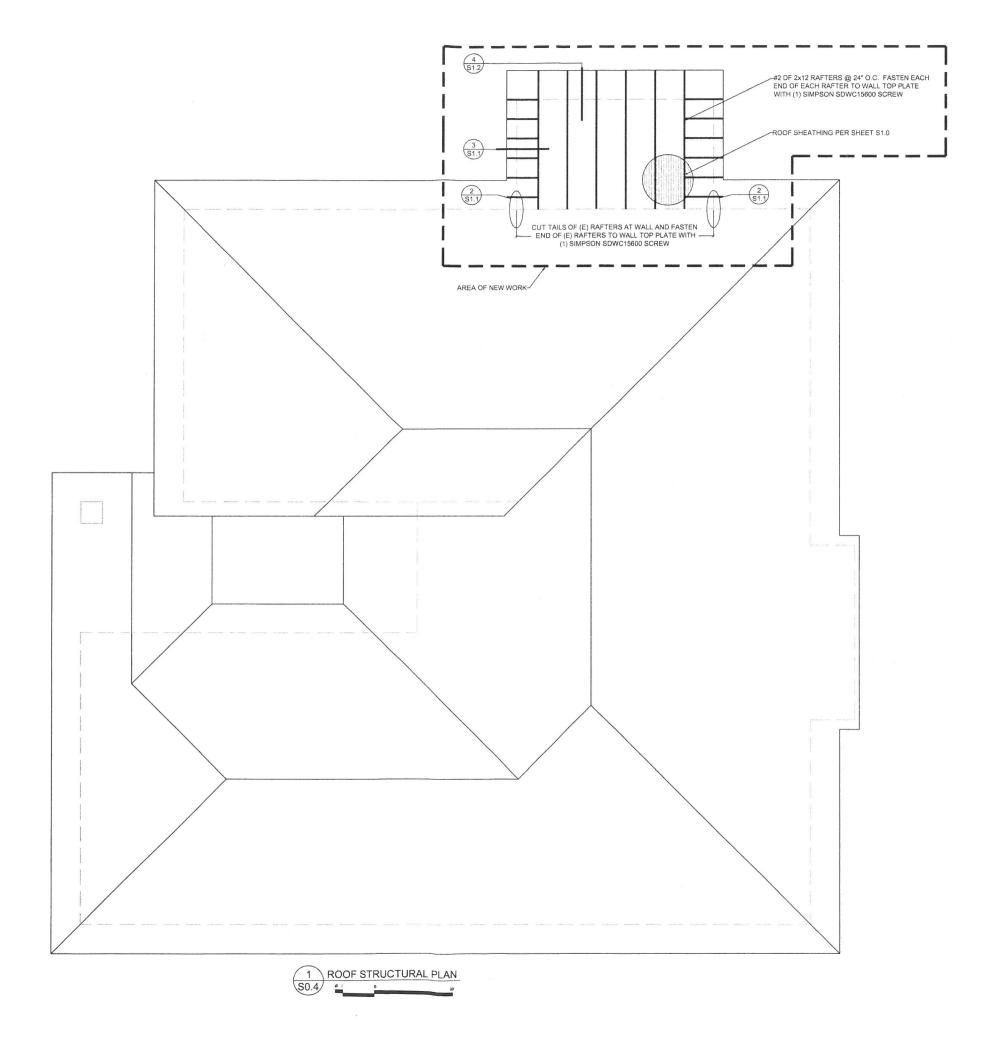




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LOCATION: WEST LINN, OREGON



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CLIENT: GAERLAN HOME DESIGNS
JOB TITLE: 19636 DERBY COURT
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GENERAL REQUIREMENTS

- THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTORS RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS
- THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED.
- ARE PROPERLY SUPPORTED.

 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT (800) 332-2344

CODE REQUIREMENTS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2014 OREGON RESIDENTIAL SPECIALTY CODE AND THE 2014 OREGON STRUCTURAL SPECIALTY CODE, BOTH AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION

DESIGN LOADS

LIVE	LOADS	
	ROOF (SNOW + RAIN-ON-SNOW SURCHARGE)	25 PSF
	FLOORS (SLEEPING)	30 PSF
	FLOORS (NON-SLEEPING)	40 PSF
WIN	D DESIGN DATA (BASED ON ASCE7-10 SIMPLIFIED METHOD):	

BASIC WIND SPEED 120 MPH (3-SECOND GUST) WIND IMPORTANCE FACTOR:

WIND EXPOSURE ADJUSTMENT FACTOR = 10

EARTHQUAKE DESIGN DATA (BASED ON ASCE7-10 EQUIVALENT FORCE METHOD)

SEISMIC IMPORTANCE FACTOR	I = 1.0
SPECTRAL RESPONSE ACCELERATIONS	Ss = 0.928 & S1 = 0.412
SEISMIC SITE CLASS	D1
SEISMIC FORCE RESISTING SYSTEM	BEARING WALL SYSTEM
RESPONSE MODIFICATION FACTOR	R = 6.5
DESIGN BASE SHEAR	Cs = 0.107W

GEOTECHNICAL INFORMATION

- EARTHWORK AND FOUNDATIONS ARE TO BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. ALL FOUNDATIONS ARE TO BE FOUNDED ON COMPETENT NATIVE MATERIAL OR BY OTHER MEANS AS DEFINED BY A LICENSE

•	CONVENTIONAL FOUNDATIONS HAVE BEEN DESIGNED	WITH THE FOLLOWIN
	ALLOWABLE BEARING PRESSURE	1500 PSF
	ACTIVE EARTH PRESSURE (YIELDING)	45 PSF/FT
	ACTIVE EARTH PRESSURE (AT-REST)	60 PSF/FT
	PASSIVE EARTH PRESSURE	100 PSF/FT
	COEFFICIENT OF FRICTION	0.35
	SOIL SITE CLASS	D

- SHOP DRAWING SUBMITTAL PROCESS

 SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS BIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF OREGON ENGINEER COMPETENT IN STRUCTURAL DESIGN SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE APPROPRIATE JURISDICTION FOR APPROVAL PRIOR TO FABRICATION
 SHOP DRAWINGS ARE REQUIRED FOR THE PREFABRICATED WOOD TRUSSES
 CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF OREGON ENGINEER COMPETENT IN STRUCTURAL DESIGN SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR PREFABRICATED PLATED WOOD TRUSSES

INSPECTIONS AND SPECIAL INSPECTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT

SPECIAL INSPECTIONS ARE NOT REQUIRED FOR GROUP R-3 OCCUPANCIES UNLESS OTHERWISE REQUIRED BY THE BUILDING

SITE CONSTRUCTION

• ALL SITE CONSTRUCTION SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL ENGINEERING REPORT AND IN SUBSEQUENT DIRECTIVES

- EXCAVATION SUPPORT AND PROTECTION

 EXCAVATION FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICA. RECOMMENDATIONS AT THE CONTRACTORS EXPENSE

 EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOTE SE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REQUILATION.

 INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS.

BACKFILL AND COMPACTION

BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

- CONCRETE CONSTRUCTION SHALL CONFORM TO THE ACI 318-11 STANDARD
- CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF CEMENT AND CHARGE ESPACE VITTA GO SECTION 1993. ADMIXTORES SPACE E PROVIDE BY THE REPORT AND CHARGE ESPACE OF THE REPORT OF THE PROVIDE BY THE REPORT OF THE PROVIDE BY THE REPORT OF THE PROVIDE BY THE REPORT OF THE PROVIDE CHARGE ESPACE OF THE PROV

28-DAY	MAX. W/C	MAX. SLUMP	AIR ENTR.	SPECIAL INSP.	LOCATION/
STRENGTH (PSI)	RATIO	(INCHES)	(PERCENT)	REQUIRED?	APPLICATION
2500	0.45	4 +/- 1	0 +/- 1	NO	FOOTINGS
3000	0.45	4 +/- 1	5 +/- 1	NO	FOUNDATION & STEM WALLS
3000	0.45	4 +/- 1	5 +/- 1	NO	EXT SLAB ON GRADE, DRIVEWAY,
					CURBS, WALKWAYS, PATIOS,
					PORCHES, STEPS EXPOSED TO

0.50 5 +/- 1 0 +/- 1 NO ALL OTHER CONCRETE
RESHORING, WHERE REQUIRED, SHALL CONFORM TO ACI 301 SECTION 4.6. SUBMIT PROPOSED RESHORING PLANS TO THE

CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR

NOT NOT SPECIFIED BY THE ARCHITECTURAL PLANS OR

NOT SPECIFIED BY THE

NOT SPECIFIED BY

- REINFORCING STEEL

 REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318-11.

 #3 AND #4 BARS SHALL BE ASTM A615 DEFORMED BARS, MINIMUM GRADE 40.

 #5 BARS AND LARGER SHALL BE ASTM A615 DEFORMED BARS, MINIMUM GRADE 60.
- REINFORCING FOR SLABS ON GRADE SHALL BE 566 W14-44W1-4 W.W.F., UNLESS NOTED OTHERWISE. ALL #3 BARS SHALL HAVE CLASS B SPLICES A MINIMUM 21' IN LENGTH ALL #4 BARS SHALL HAVE CLASS B SPLICES A MINIMUM 22' IN LENGTH ALL #4 BARS SHALL HAVE CLASS B SPLICES A MINIMUM 20' IN LENGTH

ALL #9 DAYS SHALL HAVE CLASS B SPICICES A MINIMUM 22 REINFORCING STEEL COVER SHALL BE AS FOLLOWS: CAST AGAINST EARTH: FORMED SURFACE EXPOSED TO EARTH OR WEATHER: CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

- TREATED WOOD
 TREATED WOOD SHALL BE REQUIRED FOR:

 ALL WOOD THAT FORMS THE STRUCTURAL SUPPORT OF THE BUILDING, BALCONIES, PORCHES, OR SIMILAR PERMANENT BUILDING
 APPURTENANCES THAT ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION AT THE SURFACE OR AT JOINTS BETWEEN MEMBERS ALL WOOD INSTALLED ABOVE GROUND AND RESTING ON AN EXTERIOR CONCRETE OR MASONRY FOUNDATION WALL LESS THAN
- ALL WOUD INSTALLED ABOVE GROUND AND RESTING ON AN EXTERIOR CONCRETE ON MASONRY FOUNDATION WALL LESS THAT EIGHT INCHES FROM EXPOSED EARTH.

 POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, EXCEPT:

 IF LOCATED IN BASEMENTS ON A CONCRETE PIER OR METAL PEDESTAL ONE INCH ABOVE THE SLAB AND SEPARATED BY AN
- MPERVIOUS MOISTURE BARRIER IF IN AN ENCLOSED CRAWL SPACE OR AN UNEXCAVATED AREA WITHIN THE BUILDING PERIPHERY AND SUPPORTED BY A CONCRETE
- PIER OR PEDESTAL MORE THAN 8 INCHES FROM EXPOSED GROUND AND SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SLEEPERS AND SILLS ON A CONCRETE SLAB ON GRADE THAT DOES NOT HAVE AN IMPERVIOUS MOISTURE BARRIER SEPARATION
- WITH EXPOSED EARTH LEDGERS AND FURRING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE
- LEDGERS AND FORKING AT TACHED DIRECTLY TO THE INTERIOR OF EXTERIOR CONCRETE OF MASONRY WALLS BELOW GRADE PRESERVATOR TREATMENT SHALL BE PER AWPA SPECIFICATION C2 AND C9, OR APPLICABLE STANDARDS ALL FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION RESISTANCE G-185 HOT-DIPPED GALVANIZED PER ASTM A153, OR STAINLESS STEEL

ROUGH FRAMING

SOFT I TVAINING.

SAWN LUMBER SHALL CONFORM TO WCLIB GRADING AND DRESSING RULES NO. 17, LATEST EDITION. SAWN LUMBER SHALL BE \$48 AND

SURFACE DRIED, 19% MAX. MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED

FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR

MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRAD, AND PROPERTIES FOR EACH USEALOCATION SHALL BE AS FOLLOWS UND PER PLAN/SCHEDULE

USE/LOCATION WALL STUDS/BLOCKING	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fcp (PSI)	Fc (PSI)	E
2x, 3x, 4" WIDE	HEM-FIR	STUD	675	150	405	800	1.2E6
2x, 3x, 6" & WIDER	HEM-FIR	#2	850	150	405	1300	1.3E6
WALL PLATES 2x4, 3x4	HEM-FIR	STUD	675	150	405	800	1.2E6
2x6, 3x6	HEM-FIR	#2	850	150	405	1300	1.3E6
JOISTS 2x, 3x	HEM-FIR	#2	850	150	405	1300	1.3E6
LEDGERS 2x, 3x 4x	D-F-L D-F-L	#2 #1	900 1000	180 180	625 625	1350 1500	1.6E6 1.7E6
BEAMS AND POSTS 4x 6x	D-F-L D-F-L	#2 #1	900 1200	180 170	625 625	1350 1000	1.6E6 1.6E6

STRUCTURAL FINGER JOINTED LUMBER

STRUCTURAL FINGER JOINTED LUMBER SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SAWN LUMBER MEMBERS OF THE SAME SPECIES AND GRADE. STRUCTURAL FINGER JOINTED LUMBER SHALL BE GRADED UNDER AMERICAN LUMBER STANDARD COMMITTEE PRODUCT STANDARD PS 20-99". LUMBER CLASSIFIED AS STUD USE ONLY SHALL BE LUMTED TO VERTICAL APPLICATIONS ONLY. LUMBER WITH CERTIFIED EXTERIOR JOINTS IS NOT RESTRICTED TO ANY TYPE OF LOADING.

FRAMING NOTES

- INTINCE NOTES

 FRAMING CONNECTORS, ACCESSORIES, AD FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE BY ANOTHER MANUFACTURER MAY BE USED. INSTALL ALL HARDWARE PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO TABLE ON LEFT SIDE OF THIS SHEET.

 NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, ANCHOR BOLTS AT SILL PLATES SHALL BE ½" DIAMETER WITH 7" MINIMUM EMBEDMENT INTO CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 6" FROM EACH END OF THE PIECE. A 3"x3"x0.229" PLATE WASHER SHALL BE PROVIDED FOR ALL ANCHOR BOLTS (DO NOT COUNTER-SINK PLATE WASHERS). A 11/4,8" x 11/4" DIAGONAL SLOTTED HOLE IN THE 3"x 3" PLATE WASHER IS ALLOWED WITH A STANDARD CUT WASHER.

JOIST AND BEAM HANGERS

JOIST AND BEAM HANGERS AS NOTED IN THE PLANS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR ANOTHER MANUFACTURER WHOSE JOIST HANGERS ARE ICC.APPROVED. JOIST AND BEAM HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE PER PLANS OR DETAILS:

MEMBER SIZE	HANGER
SAWN LUMBER	LUS SERIES TO MATCH LUMBER SIZ
3½"-WIDE GLULAM BEAM	HGUS410
5½"-WIDE GLULAM BEAM	HGUS5.50/10
MANUFACTURED WOOD I-JOIST	IUS SERIES TO MATCH I-JOIST SIZE
1¾"-WIDE PSL OR LVL BEAM	LBV SERIES TO MATCH DEPTH
3½"-WIDE PSL OR LVL BEAM	GLTV SERIES TO MATCH DEPTH
5¼"-WIDE PSL OR LVL BEAM	GLTV SERIES TO MATCH DEPTH

SHRINKAGE OF WOOD FRAMING

SHRINKAGE IN WOOD FRAMING IS DUE TO LOSS OF MOISTURE CONTENT AND TO COMPRESSION OF ASSEMBLIES OF WOOD COMPONENTS. PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS AS WELL AS EXTERIOR FINISHES SHALL BE DESIGNED AND BUILT TO ACCOMMODATE [/" PER FLOOR OF WOOD SHRINKAGE. THE USE OF KILN-DRIED LUMBER AND PROVIDING A DRYING PROCESS TO THE FRAMING MEMBERS PRIOR TO APPLICATION OF FINISHES WILL HELP CONTROL BUT WILL NOT ELIMINATE SHRINKAGE.

WOOD SHEATHING

STRUCTURAL WOOD SHEATHING PANELS SHALL HAVE APA-GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. WOOD SHEATHING PANELS SHALL BE C-D INT APA WITH EXTERIOR GLUE (CDX). ORIENTED STRAND BOARD (OSB) PANELS SHALL BE EXPOSURE

 PANELS SHALL HAVE THE FOLLOWING THICKNESS, SPAN RATING. 	AND FASTENING UNLESS NOTED	OTHERWISE PER PL
	EDGE NAILS	FIELD NAILS
ROOF: 1/16" 40/20 C-D APA CDX T&G	8d @ 6" O.C.	8d @ 12" O.C.
FLOOR: ¾" APA-RATED STURD-I-FLOOR OSB 40/20 T&G	10d @ 6" O.C.	10d @ 12" O.C.

SHEARWALL: 7/4" C-D WITH EXTERIOR GLUE SEE SCHEDULE ARWALL: "/g" C-D WITH EXTERIOR GLUE

ALL ROOF AND FLOOR SHEATHING PANELS SHALL BE INSTALLED FACE GRAIN FERFENDICULAR TO SUPPORTS AND IN A STAGGERED

PATTERN UNLESS NOTED OTHERWISE PER PLAN. BLOCKING AT INTERMEDIATE FLOOR AND ROOF SHEATHING JOINTS SHALL NOT BE

REQUIRED UNLESS NOTED OTHERWISE PER PLAN. SHEARWALL SHEATHING SHALL BE BLOCKED AT ALL EDGES WITH 2X OR 3X FRAMIN

METAL PLATE CONNECTED WOOD TRUSSES

PRE-MANUFACTURED PLATED WOOD TRUSSES SHALL BE MANUFACTURER-DESIGNED AND SHALL COMPLY WITH THE TRUSS PLATE INSTITUTE (ANSI/TPI 1-2007, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION) AND IBC SECTION 2303.4 SHOPD PRAVINGS AND CALCULATIONS SHALL BE SUBMITTED FOR THE REQUIREMENTS OF THE PREVIOUSLY MENTIONED "SHOP DRAWINGS SUBMITTAL PROCESS". DESIGN FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS, PREVIOUSLY

MENTIONED LOADS, AND THE FOLLOW	ING:
TOP CHORD LIVE LOAD:	25 PSF
TOP CHORD DEAD LOAD:	10 PSF
TOP CHORD DRAG LOAD:	SEE PLAN
TOP CHORD NET WIND UPLIFT:	7 PSF (NET)
BOTTOM CHORD DEAD LOAD:	5 PSF
HVAC:	SEE MECHANICA
IVE LOAD DEFLECTION:	L/360

STRUCTURAL GLUED LAMINATED TIMBER

GUE-LAMINATED MEMBERS SHALL HAVE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) IDENTIFICATION MARK. EXPOSED MEMBERS SHALL RECEIVE ONE COAT OF END SEALER APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

COMBINATION SYMBOL SPECIES DF/DF

UNEXPOSED GLUE-LAMINATED TIMBER SHALL BE INDUSTRIAL GRADE, UNLESS NOTED OTHERWISE. EXPOSED GLUE-LAMINATED TIMBER SHALL BE APPEARANCE CLASS PER ARCHITECT

MANUFACTURED/SHOULD READ WOOD BEAMS SHALL BE THE SIZE AND TYPE SHOWN ON THE DRAWINGS AS MANUFACTURED BY WEVERHAEUSER OR APPROVED EQUAL. STORAGE, ERECTION, AND INSTALLATION SHALL BE PER MANUFACTURER SPECIFICATIONS. MICROLAM AND PARALLAM MEMBERS SHALL NOT HAVE NOTCHES OR DRILLED HOLES WITHOUT PRIOR ENGINEER OF RECORD MICROLAM AND PARALLAM MEMBERS SHALL NOT HAVE NOTCHES OR DRILLED HOLES WITHOUT PRIOR ENGINEER OF RECORD

APPROVAL, DESIGN MA	A LERIAL PROPERTIES	SHALL BE AS FOLLOWS:		
MEMBER	E (PSI)	Fb (PSI)	Fc (PSI)	Fv (PSI)
LVL (MICROLAM)	1.9 E6	2600	750	285
PSL (PARALLAM)	2.0 E6	2900	650	290
I SL (13/," TIMBERSTRAND)	1 55 E6	2250	750	400

BEARING WALL STUD SCHEDULE

WALL TYPE	LOCATION	PLATE SIZE	STUD SIZE AND SPACING
EXTERIOR	TYPICAL, U.N.O. PER PLAN	2x6	2x6's @ 16" O.C.
CRAWL SPACE	TYPICAL	2x4 (e)	2x4's @ 16" O.C.
INTERIOR	TYPICAL, U.N.O.PER PLAN	2x4	2x4's @ 16" O.C.
DEADING WALL NOT	TC.		

- BEARING WALL NOTES:

 a. SEE SHEARWALL SCHEDULE FOR WALL SHEATHING, BLOCKING, AND PLATE NAILING
 b. SEE SAWN LUMBER STRUCTURAL NOTES ON THIS SHEET FOR SPECIES AND GRADE OF WALL PLATES AND STUDS
 c. SECURE SILL PLATES TO CONC
- SCHEDULE FOR ADDITIONAL INFORMATION EXTERIOR WALLS AT VAULTED AREAS SHALL BE BALLOON-FRAMED
- FOUNDATION ORIPPLE WALLS SHALL BE FRAMED OF STUDS OF SAME SIZE AS STUDS ABOVE. WHERE HEIGHT OF STUD EXCEEDS 4 FEET, CONTACT ENGINEER FOR PROPER STUD SIZE AND SPACING. PROVIDE SHEATHING, NAILING, AND MUDSILL ANCHORAGE AS SPECIFIED

ROUGH FRAMING NAILING SCHED	JLE (IN LIEU OF IBC TABLE 2304.9.1)
CONNECTION	FASTENING
JOIST TO SILL OR GIRDER	(3) 0.131" x 3" TOENAILS
BRIDGING TO JOIST	(3) 0.131" x 3" TOENAILS EA. END
1x6 OR LESS SUBFLOOR TO JST.	(2) 0.131" x 2½" FACE NAIL
WIDER THAN 1x6 SUBFLOOR TO JST	(3) 0.131" x 2½" FACE NAIL
2" SUBFLOOR TO JST/GIRDER	(2) 0.161" x 3½" BLIND & FACE NAIL
SOLE PLATE TO JST OR BLKG	0.131" x 3" AT 8" O.C.TYP. FACE NAIL
SOLE PLATE AT BRACED WALL PANEL	(4) 0.131" x 3" AT 16" O.C. FACE NAIL
TOP PLATE TO STUD	(3) 0.131" x 3" END NAIL
STUD TO SOLE PLATE	(4) 0.131" x 3" TOENAIL
(OR) STUD TO SOLE PLATE (ALTERNATE)	(3) 0.131" x 3" END NAIL
DOUBLE STUDS	0.131" x 3" AT 8" O.C. FACE NAIL
DOUBLE TOP PLATES	0.131" x 3" AT 8" O.C.TYP. FACE NAIL
DOUBLE TOP PLATE LAP SPLICE	SEE DETAIL 10/S1.1
JOIST/RAFTER BLKG. TO PLATE	(3) 0.131" x 3" TOENAILS
RIM JOIST TO TOP PLATE	0.131" x 3" AT 6" O.C. TOENAIL
TOP PLATE LAP INTERSECTIONS	(3) 0.131" x 3" FACE NAIL
DOUBLE 2x JOIST/HEADER	0.131" x 3" AT 12" FACE NAIL EA. EDGE
CEILING JOISTS TO PLATE	(5) 0.131" x 3" TOENAILS
CONTINUOUS HEADER TO STUD	(4) 0.131" x 3" TOENAILS
CLG. JOIST LAP AT PARTITIONS	(4) 0.131" x 3" FACE NAIL
CLG JST TO PARALLEL RAFTER	(4) 0.131" x 3" FACE NAIL
RAFRTER TO PLATE	(3) 0.131" x 3" TOENAIL
1x BRACE TO EACH STUD & PLATE	(2) 0.131" x 3" FACE NAIL
1x8 OR LESS SHTG. TO EACH BRG.	(2) 0.131" x 3" FACE NAIL
WIDER THAN 1x8 SHTG. TO BRG.	(3) 0.131" x 3" FACE NAIL
BUILT-UP CORNER STUDS	(3) 0.131" x 3" AT 16" O.C. FACE NAIL
BUILT-UP GIRDERS AND BEAMS	0.131" x 3" AT 12" EA. EDGE STAGGERED

1. IF INFORMATION LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION LISTED IN THIS TABLE



RED PRO OREGON S MICHAEL TO 2-24-201 EXPIRES: 6/30/2017

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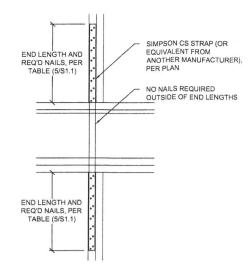
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	FLOOR-TO-FLO	OOR STRAP SCHE	DULE
LABEL	SIMPSON STRAP (b)	END LENGTH REQUIRED	SIZE AND NO. OF NAILS (a) IN EACH END LENGTH
FF-CS22	CS22	0'-6"	(6) 8d OR (5) 10d
FF-CS20	CS20	0'-9"	(7) 8d OR (6) 10d
FF-CS18	CS18	0'-11"	(9) 8d OR (8) 10d
FF-CS16	CS16	1'-1"	(11) 8d OR (10) 10d
FF-CS14	CS14	1'-4"	(15) 8d OR (13) 10d
FF-CMSTC16	CMSTC16	1'-8"	(25) 16d SINKER
FF-CMST14	CMST14	2'-6"	(33) 10d OR (28) 16d
FF-CMST12	CMST12	3'-3"	(43) 10d OR (37) 16d

- a. NAILS: 16d=0.162"x3½"; 16d SINKER=0.148"x3½"; 10d=0.148"x3"; 8d=0.131"x2½" b. EQUIVALENT STRAP FROM ANOTHER MANUFACTURER MAY BE SUBSTITUTED

1 FLOOR-TO-FLOOR STRAP S1.3 INSTALLATION INFORMATION



2 SIMPSON CS FLOOR-TO-FLOOR STRAP S1.3 SCALE: 1'= 1'.0"





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