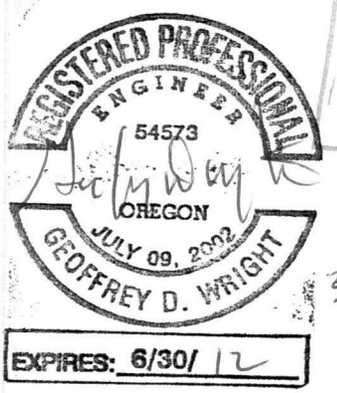
STRUCTURAL CALCULATIONS

NEW DETACHED GARAGE

606 NE STANTON ST.
PORTLAND, OR



3/29/12

UTF CONSULTING
17740 SW FLORENCE ST.
BEAVERTON, OR 97007
PHONE: 503-522-2849
FAX: 503-848-4695
www.utfconsulting.com

PROJECT: NEW GARAGE	12-009
JOB ADDRESS: 606 NE STANTON ST., PORTLAND, OR	
CLIENT: LIBERTY NW HOMES	
BY: GDW DATE: 03-29-12	PAGE: 1 | 5

JOB SUMMARY:

THIS JOB ENTAILS THE VERTICAL AND LATERAL SUPPORTS FOR A NEW GARAGE.

CALCULATION CONTENTS:

COVER SHEET:	1
JOB SUMMARY:	2
VERTICAL CALCULATIONS:	3
LATERAL CALCULATIONS:	4
TOTAL PAGES:	5

PROJECT: SINGLE CAR GARAGE PROJECT #: 12-009

JOB ADDRESS: PORTLAND, OR

CLIENT: LIBERTY NW HOMES

DATE: 3/29/12 PAGE: 2/5

VERTICAL

25psf BSL
15psf RDL
40 psf RTL

MANUF TRUSSES BY OTHERS

HDRS ...
BY INSP.

4x12 @ GARAGE DOOR

4x8 @ DOOR/WINDOWS

FTGS

$w = 40\left(\frac{12}{2}\right) = 240$ plf

BRG = 240 PSF

12" WIDE x6" CONT FTG.

PROJECT: SINGLE CAR GARAGE	PROJECT #: 12-009
JOB ADDRESS: PORTLAND, OR	
CLIENT: LIBERTY NW HOMES	
DATE: 3/29/12	PAGE: 3/5

LATERAL

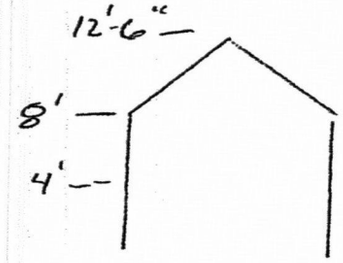
WIND - 80mph Exp B
97 UBC WIND

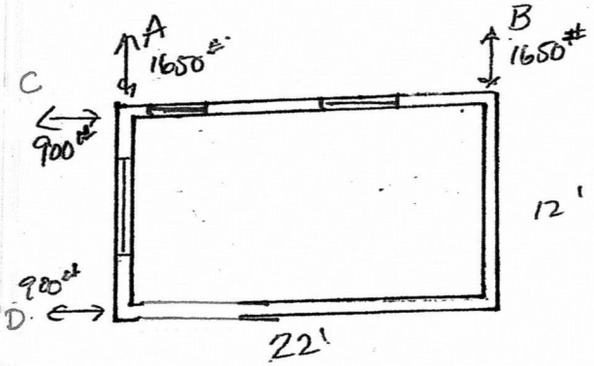
0-15 13.2 psf

$w = 13.2_{psf} (8'-6") = 112_{plf}$

$A = B = 112 (22/2) = 1232^{\#}$

$C = D = 112 (12/2) = 672^{\#}$





CK SEISMIC $V = 0.11/1.4 = 0.079W$

$W_T = [15(22)(12) + 10(4)(64)] = 6520^{\#} (0.079) = 515^{\#}/2 = 258^{\#}$

WIND CONTROLS

Check per 2010 OSSC

$V_{3s} = 95$ mph - Exp B

$P_{NET} = q_s k_z C_{NET} [I k_{zt}]$

$q_s = 23$ psf
$I = 1.0$
(R) $C_{NET} = 1.13$
(W) $C_{NET} = 0.94$
$k_z = 0.57$
$k_{zt} = 1.30$

(R) $P_{NET} = 19$ psf
(W) $P_{NET} = 16$ psf

$w = 19(4'-6) + 16(4) = 150_{plf}$
$A = B = 150(22/2) = 1650^{\#}$
$C = D = 150(12/2) = 900^{\#}$

PROJECT: SINGLE CAR GARAGE	PROJECT #: 12-009
JOB ADDRESS: PORTLAND, OR	
CLIENT: LIBERTY NW HOMES	
DATE: 3/29/12	PAGE: 4/5

SHEARWALLS

D $V = 900^{\#}$ $L = 22'$ $h = 8'$

$v = 900^{\#} / 22' = 41 plf$

A / O

$M_o = 900^{\#}(8) = 7200^{\#FT}$

$M_R = \left[15\left(\frac{12}{2}\right) + 10(8)\right]\frac{22^2}{2} = 41{,}140^{\#FT}$

$FS = 5.7$ NO HD

C $V = 900^{\#}$ $L = 7'-0'' + 7'-0'' = 14'-0''$

$v = 900^{\#} / 14'-0'' = 64 plf$

A / O

$M_o = 900(8)\left(\frac{1}{2}\right) = 3600^{\#FT}$

$M_R = \left[15\left(\frac{12}{2}\right) + 10(8)\right]\frac{7^2}{2} + 170(9)(3) = 7735^{\#FT}$

$FS = 2.1$ NO HD

A $V = 1650^{\#}$ $L = 2' + 2' = 4'$

$v = 1650^{\#} / 4' = 413 plf$

B / 1

$M_o = 1650^{\#}(8)\left(\frac{2}{4}\right) = 6600^{\#FT}$

$M_R = \left[15(8) + 10(8)\right]\frac{2^2}{2} + 200(12)(2) = 5200^{\#FT}$

$UPLIFT = \frac{6600 - \frac{2}{3}(5200)}{2} = 1567^{\#}$

B $V = 1650^{\#}$ $L = 12'-0''$

$v = 1650^{\#} / 12' = 138 plf$

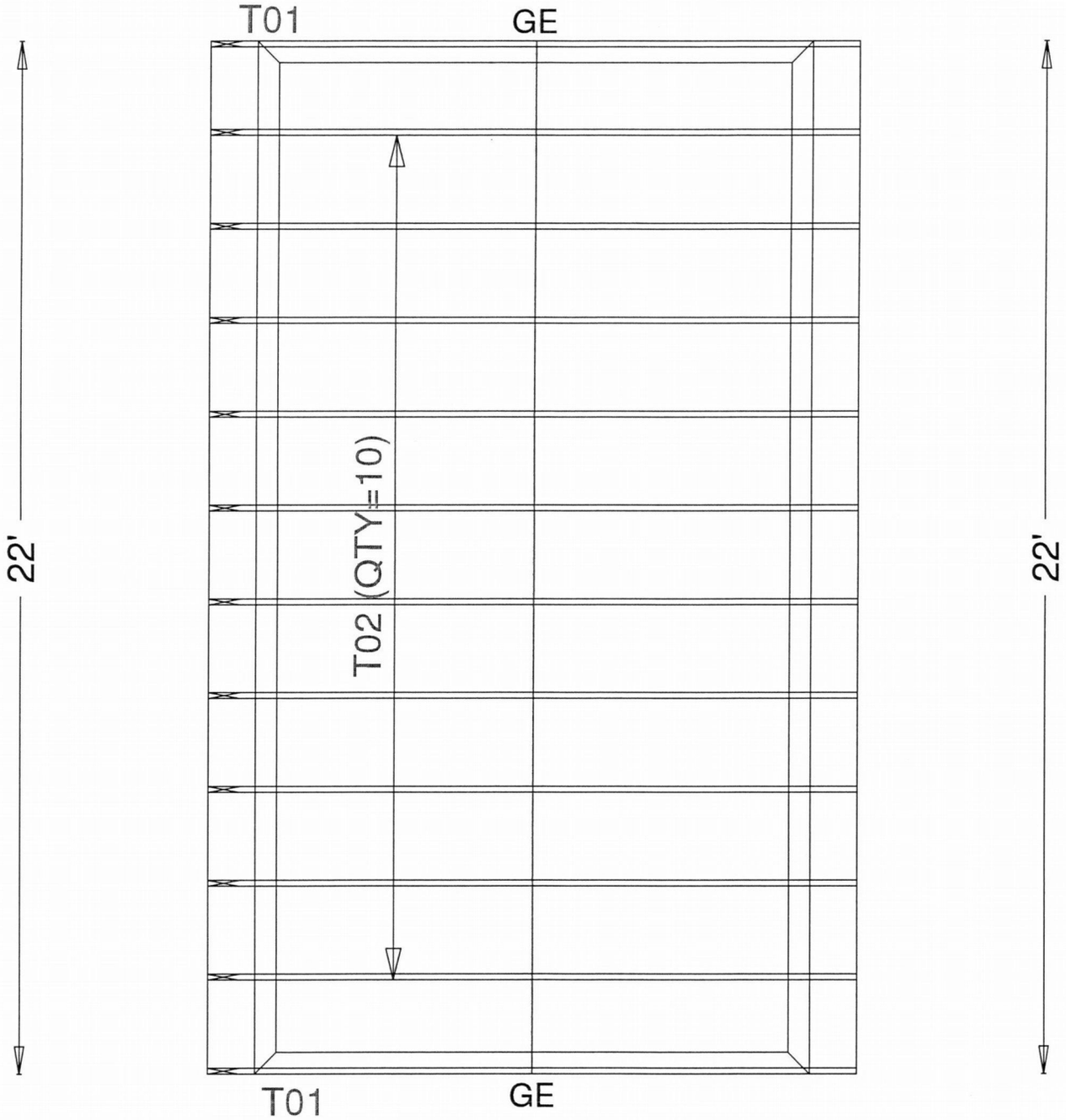
A / O

$M_o = 1650^{\#}(8) = 13200^{\#FT}$

$M_R = \left[15(8) + 10(8)\right]\frac{12^2}{2} + 260(12)(8) = 39360^{\#FT}$

$FS = 3.0$ NO HD

PROJECT: SINGLE CAR GARAGE	PROJECT #: ..
JOB ADDRESS: PORTLAND, OR	
CLIENT: LIBERTY NW HOMES	
DATE: 3/29/12	PAGE: 5/5



PARR HILLSBORO
EVERETT CUSTOM HOMES
6/12 PITCH
1'-0 O/HS
LOADING 42#

Customer: PARR-HILLSBORO
Project: RESIDENTIAL GARAGE
Plan: <Not Found>
Salesman: Greg Martin

JOB NO:
101984

ITW Building Components Group, Inc.

8351 Rovana Circle Sacramento, CA 95828 (916) 387-0116
 Document ID:1U2K561-Z0611131635

Truss Fabricator:	Trus-Way, Inc
Job Identification:	101984-PARR-HILLSBORO RESIDENTIAL GARAGE -- 4226 N. MONTANA STREET Portland, O
Model Code:	IRC
Truss Criteria:	IRC2006/TPI-2002(STD)
Engineering Software:	Alpine proprietary truss analysis software. Version 10.01.
Truss Design Loads:	Roof - 42 PSF @ 1.15 Duration Floor - N/A Wind - 110 MPH (ASCE 7-05-Closed)

Notes:

Seal Date: 06/11/2010

1. Determination as to the suitability of these truss components for the structure is the responsibility of the building designer/engineer of record, as defined in ANSI/TPI 1.
2. As shown on attached drawings; the drawing number is preceded by: CAUSR561

Details: A1101505-GBLLETIN-
Submitted by JMB 13:16:29 06-11-2010 Reviewer: JMB
$ $

#	Ref	Description	Drawing#	Date
1	06446--T01		10162084	06/11/10
2	06447--T02		10162085	06/11/10

(101984-PARR-HILLSBORO RESIDENTIAL GARAGE -- 4226 N. MONTANA STREET Portland, O - T01)

Top chord 2x4 DF-L #1&Bet.(g)
Bot chord 2x4 DF-L #1&Bet.(g)
Webs 2x4 DF-L Standard(g)

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Truss spaced at 24.0" OC designed to support 1-0-0 top chord outlookers. Cladding load shall not exceed 3.00 PSF. Top chord must not be cut or notched.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.

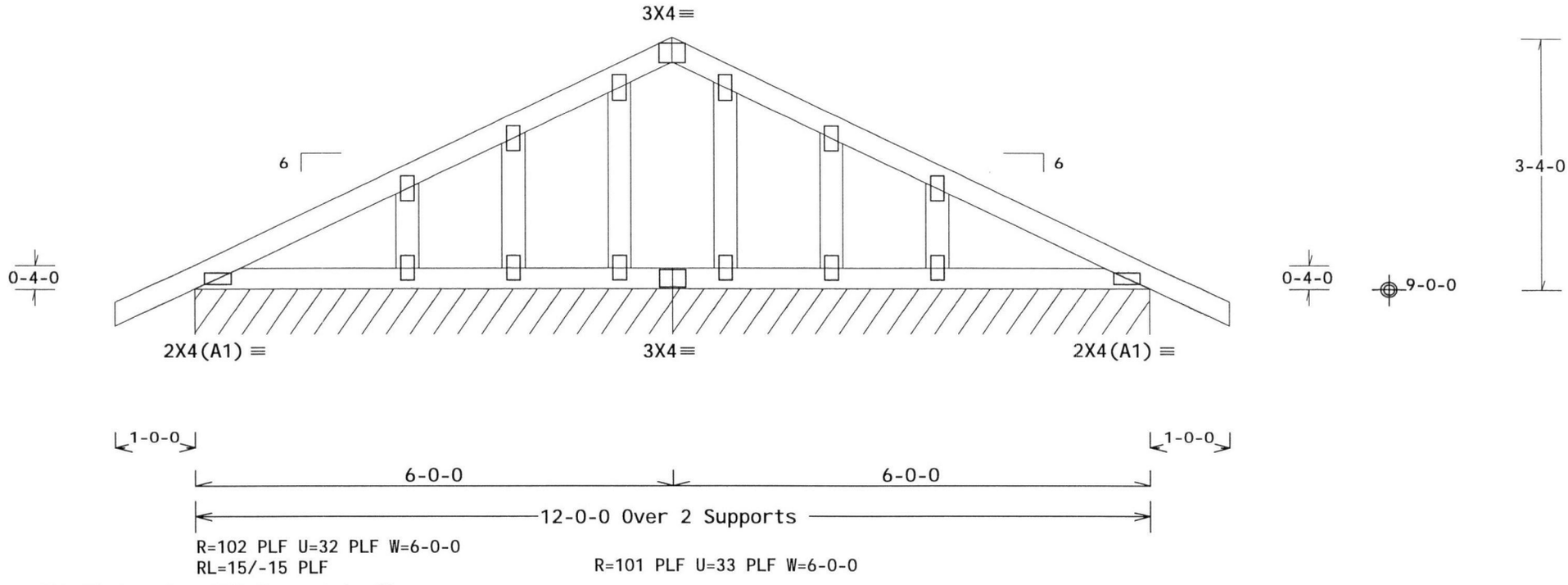
110 mph wind, 15.00 ft mean hgt, ASCE 7-05, CLOSED bldg, Located anywhere in roof, CAT II, EXP B, wind TC DL=4.2 psf, wind BC DL=6.0 psf.

Member design based on both MWFRS and C&C, wind reactions based on MWFRS.

See DWGS A11015050109 & GBLLETIN0109 for more requirements.

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-06 section 301.5.

Truss designed for unbalanced snow load based on Pg=25.00 psf, Ct=1.10, Ce=1.00, CAT II & Pf=19.25 psf.



Note: All Plates Are 2X4 Except As Shown.

Design Crit: IRC2006/TPI-2002(STD)

PLT TYP. Wave FT/RT=8%(1%)/4(1) 10.01.00.050E 13 OR/-/1/-/-/R/- Scale =.5"/Ft.

Trus-Way, Inc 360-750-1470
3901 NE 68th St., Vancouver WA

ALPINE

ITW Building Components Group, Inc.
Sacramento, CA 95828

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATION, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI (BUILDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 218 NORTH LEE STREET, SUITE 312, ALEXANDRIA, VA, 22314) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6300 ENTERPRISE LANE, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

IMPORTANT FURNISH A COPY OF THIS DESIGN TO THE INSTALLATION CONTRACTOR. ITW BUILDING COMPONENTS GROUP, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN; ANY FAILURE TO BUILD THE TRUSS IN CONFORMANCE WITH TPI; OR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES. DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF NDS (NATIONAL DESIGN SPEC, BY AF&PA) AND TPI. ALPINE CONNECTOR PLATES ARE MADE OF 20/18/16GA (W,H/SS/K) ASTM A653 GRADE 40/60 (W, K/H, SS) GALV. STEEL. APPLY PLATES TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN, POSITION PER DRAWINGS 160A-Z. ANY INSPECTION OF PLATES FOLLOWED BY (1) SHALL BE PER ANNEX A3 OF TPI1-2002 SEC. 3. A SEAL ON THIS DRAWING INDICATES ACCEPTANCE OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE SUITABILITY AND USE OF THIS COMPONENT FOR ANY BUILDING IS THE RESPONSIBILITY OF THE BUILDING DESIGNER PER ANSI/TPI 1 SEC. 2.

REGISTERED PROFESSIONAL ENGINEER
83804PE
Jun 11, '10
OREGON
Jan. 12, 2010
LENE M. BAKER
Renewal date 12/31/2011

TC LL	25.0 PSF	REF	R561-- 6446
TC DL	7.0 PSF	DATE	06/11/10
BC DL	10.0 PSF	DRW	CAUSR561 10162084
BC LL	0.0 PSF	CA-ENG	JMB/JMB
TOT. LD.	42.0 PSF	SEQN-	589490
DUR. FAC.	1.15	FROM	KTC
SPACING	24.0"	JREF-	1U2K561_Z06

(101984-PARR-HILLSBORO RESIDENTIAL GARAGE -- 4226 N. MONTANA STREET Portland, O - T02)

Top chord 2x4 DF-L #1&Bet.(g)
Bot chord 2x4 DF-L #1&Bet.(g)
Webs 2x4 DF-L Standard(g)

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-06 section 301.5.

Truss designed for unbalanced snow load based on Pg=25.00 psf, Ct=1.10, Ce=1.00, CAT II & Pf=19.25 psf.

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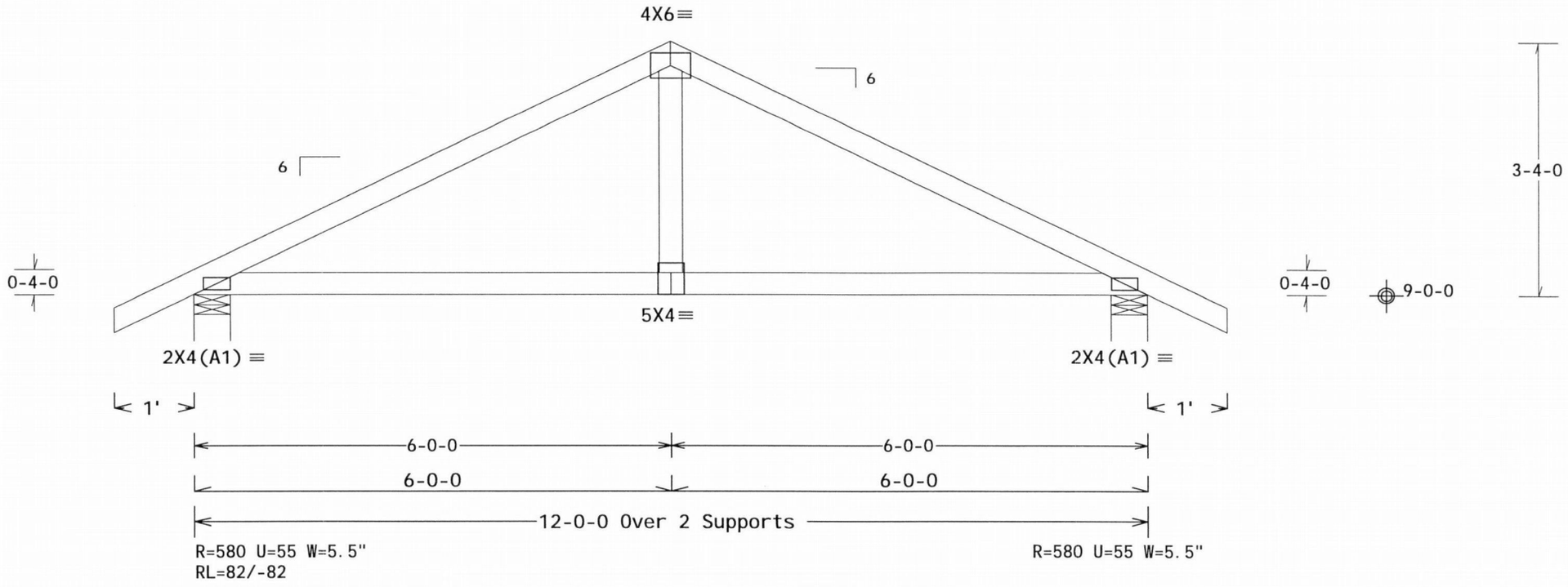
Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



Design Crit: IRC2006/TPI-2002(STD)

PLT TYP. Wave FT/RT=8%(1%)/4(1) 10.01.00.0505 13 OR/-/1/-/-/R/- Scale =.5"/Ft.

Trus-Way, Inc 360-750-1470
3901 NE 68th St., Vancouver WA
ALPINE
ITW Building Components Group, Inc.
Sacramento, CA 95828

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REGISTERED PROFESSIONAL ENGINEER
83804PE
Jun 11, '10
OREGON
Jan. 12, 2010
OLENE M. BAKER
Renewal date 12/31/2011

TC LL	25.0 PSF	REF	R561-- 6447
TC DL	7.0 PSF	DATE	06/11/10
BC DL	10.0 PSF	DRW	CAUSR561 10162085
BC LL	0.0 PSF	CA-ENG	JMB/JMB *
TOT. LD.	42.0 PSF	SEQN-	589486
DUR. FAC.	1.15	FROM	KTC
SPACING	24.0"	JREF-	1U2K561_Z06

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandonline.com/bds

Simple Site Erosion Control Requirements Form

Project or Permit Number 12-144419-RS

Project Address 606 NE STANTON ST.

Name of Responsible Party (print) GEOFF WRIGHT

Day Phone 503-522-2849 FAX _____ email _____

Erosion control inspections are required and it is your responsibility to request these inspections.

Erosion control measures are required on this site. Because of the size and slope, a drawn plan is not required. Erosion Control Measures and inspections are required prior to beginning foundation excavation. This form may only be used for simple sites:

1. Flat (less than 10% slope before development)
2. More than 50 feet from a wetland or waterbody
3. Outside an environmental or greenway zone
4. Less than 10,000 sq. ft. of ground disturbance
5. Not a land division of 10,000 sq. ft. or more

This is an agreement that the applicant and/or responsible parties will use erosion control during this project as required. The applicant and/or responsible party must sign this form to comply with Section 10.40.020 of the Code. Details for the measures outlined below are located in the City of Portland Erosion Control Manual, available at either the Development Services Center or on our Web site at ***www.portlandonline.com/bds***

	Minimum Erosion Control Requirements	Additional Requirements
1.	Temporary sediment control (silt fences, bio-filter bags or fiber rolls, storm drain inlet protection).	Prevent the transport of sediment from the site (Manual Sections 2-2 and 4-2) Call for #200 inspection.These items must be provided even with undisturbed vegetative buffers as allowed by manual.
2.	Stabilize access points by installing a gravel construction entrance. Do not use rock or dirt ramps in the gutter, use a wood ramp if needed to get over curb.	Limit construction vehicle access, whenever possible, to one route. Stabilize access points. Provide street cleaning by sweeping or shoveling any sediment that may have been tracked out. Place sediment in a suitable disposal area where it will not erode again. (Manual Sections 2-2 and 4-1)
3.	Stabilize all soils, including stockpiles that are temporarily exposed. Use one or more of the temporary soil stabilization Best Management Practices (BMP's): temporary grasses, mulch applications, erosion blankets, plastic sheeting, plus dust control measures.	Soil Stabilization (Manual Sections 2-2 and 4-4)
4.	Maintain erosion controls identified in requirements 1 through 3 above according to specifications prescribed in manual.	Inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function. (Manual Chapters 4 and 5)
5.	Comply with the necessary development activity controls, including controls for fuel spill control, waste removal, concrete waste management or painting preparation.	During construction, prevent the introduction of pollutants in addition to sediment into stormwater. (Manual Section 5)
6.	Use one or more of the following to permanently stabilize soils before final building inspection: Permanent vegetative cover, mulch applications or application of sod.	After construction but before project completion, permanently stabilize all exposed soils that have been disturbed during construction. (Manual Sections 4-4)
7.	Prevent sediment from entering all storm drains, including ditches, which receive runoff from the disturbed area	Remove temporary drain inlet protection measures after final site clean-up. Call for #210 inspection.
8.	Post signage on-site that identifies the City's Erosion Control complaint number	The sign will be provided upon approval of the pre-construction inspection. It must be maintained on-site until the final inspection.

You must request a preconstruction erosion control inspection prior to construction. Call 503-823-7000 and request a #200 inspection using your IVR number.

I agree to meet each requirement and use appropriate erosion control measures as outlined above to prevent erosion and sedimentation from leaving the site of project/permit number referenced. **I understand that all inspections are still required**, and that failure to install or maintain adequate measures may result in a re-inspection fees or additional fines. A permanent erosion control inspection #210 will be required prior to a final building inspection.

Signature of Responsible Party
Property Owner or Owner's Agent Geoff Wright Date 5-25-12

Building Permit Application
City of Portland, Oregon - Bureau of Development Services
1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Type of work
☒ New construction ☐ Addition/alteration/replacement
☐ Demolition ☐ Other:

Category of construction
☐ 1 & 2 family dwelling ☐ Commercial/industrial ☐ Accessory building
☐ Multifamily ☐ Master builder ☐ Other:

Job site information and location
Job no.: | Job address: 606 NE STANTON
City/State/ZIP: PORTLAND OR
Suite/bldg./apt. no.: | Project name:
Cross street/directions to job site:
Subdivision: | Lot no. | Tax map/parcel no.

Description of work
NEW DETACHED GARAGE
12x22
Provide RS Permit no.

☒ Property owner ☐ Tenant
Name: LIBERTY NW HOMES | E-mail:
Address: 16542 SE ORCHARD VIEW LN
City/State/ZIP: DAMASCUS OR 97089
Phone: | FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.
Owner signature: Date:

☐ Contractor
Business name: SAME | E-mail:
Address: SAME
City/State/ZIP:
Phone: | FAX:
CCB lic. no. 189357
Authorized signature:
Print name: Date:

☒ Applicant ☐ Contact Person
Business name: UTF CONSULTING
Contact name: GEOFF WRIGHT
Address: 17740 SW FLORENCE ST
City/State/ZIP: BEAVERTON OR 97007
Phone: 503-522-2849 | FAX:
E-mail:
Authorized signature:
Print name: GEOFF WRIGHT Date: 5-25-12

Office Use Only
Permit no:
Date received:
By:

Required Data: One and Two Family Dwelling
Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	$2000 est
Number of bedrooms:	–
Number of bathrooms:	–
Total number of floors:	–
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	264 square feet

Required Data: Commercial Use
Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	
Occupancy groups	
Existing:	
New:	

Notice
All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

Building Permit Fees*
Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693.

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds

Disclaimer for Existing On-site Sewage Disposal System

To Our Valued Customers:

Development Services records indicate there may be an abandoned cesspool or septic tank on your property. There are inherent risks associated with building near or over these features. Cesspools or septic tanks may collapse, settle and/ or cause subsidence of the ground which may damage structures or otherwise result in hazardous conditions. It is your responsibility as the property owner to protect yourself and your property against the potential adverse effects these features may cause.

As the property owner, it is your responsibility to obtain a permit and properly decommission known and suspected cesspools and septic tanks on your property. A properly decommissioned cesspool or septic tank should be filled with ¾ inch minus gravel, angular pea gravel or masonry sand and be watered down or compacted in lifts. Common soil or dirt is not an approved fill material. If you encounter or determine that a cesspool or septic tank has not been properly decommissioned, you must obtain a permit and decommission it in accordance with the instructions below.

If you have any questions regarding this matter or other matters regarding onsite sewage disposal systems, you may contact the Site Development section at 503-823-6892.

Project or Permit Number 12-144419-RS

Project Address 6006 NE Stanton St. Portland OR

I understand the above. I am the owner of the property or am authorized to act for the property owner(s)

Date 5-25-12 **Check one** ☐ Property Owner ☑ Other

Signature [signature] **Name** GEOFF WRIGHT

Street Address 17740 SW Florence St.

City Beaverton **State** OR **Zip Code** 97007

Day Phone 503-522-2849 **FAX** **email**

OAR 340-71-185 Decommissioning of System Procedures:

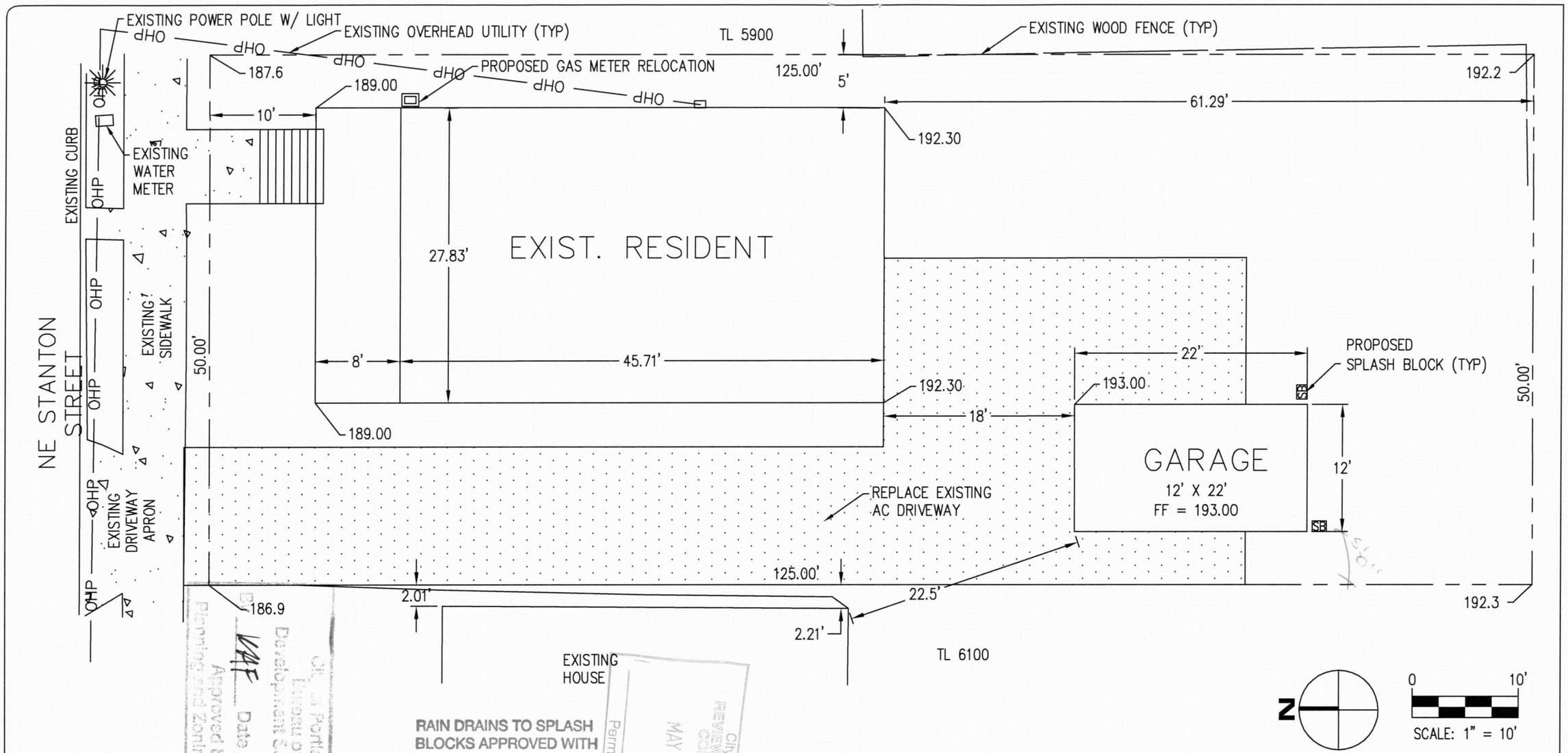
1. Obtain a Decommissioning permit
2. Pump sewage out of system (as applicable)
3. Fill using suitable material after pumping to top, leaving material type exposed

   Suitable Materials are:

   - ¾" minus gravel or angular pea gravel (with fines) – compacted
   - Masonry or playground sand fill in lifts of 1-5 ft and water down and/or tamp for proper settling and compaction
   - Concrete slurry (if UIC or commercial property)
4. After system has been pumped and filled but not covered, call 503-823-7000 for inspection (IVR #842)
5. Provide copy of pump receipt at time of inspection
6. The system building sewer shall be permanently capped as applicable

THIS IS NOT A WAIVER

Information is subject to change.



RAIN DRAINS TO SPLASH BLOCKS APPROVED WITH BDS PLUMBING APPROVAL.
min. 5' from p/l
min 2' from bldg.

City of Portland, Bureau of Development Services
Approved by Planning and Zoning Review
Date 5/25/12

Permit Number

City of Portland
REVIEWED FOR CODE COMPLIANCE
MAY 25 2012

PROPERTY DATA:

ZONE:	R2a
SETBACKS	(MINIMUM)
FRONT	10'
SIDE	5'
REAR	5'
LOT AREA:	6,250 SF
ROOF AREA:	1,926 SF
BUILDING COVERAGE:	30.8%

NOTES:

1. ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES.
2. CONTRACTOR TO CONFIRM FINISH FLOOR HEIGHT AND GARAGE FINISH FLOOR ELEVATION w/ OWNER

UTILITY SERVICE NOTE:

1. CONTRACTOR TO VERIFY EXISTING UTILITY SERVICES (STORM, SANITARY, WATER, ETC.) AND RECONNECT SERVICES ONCE HOUSE IS SET ON NEW LOCATION.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

608 NE STANTON STREET
PORTLAND, OR 97212

R101979
ALBINA, BLOCK 9, LOT 20, 1N1E26BC 6000
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PROJECT #: 133-010
DATE: 03/29/2012

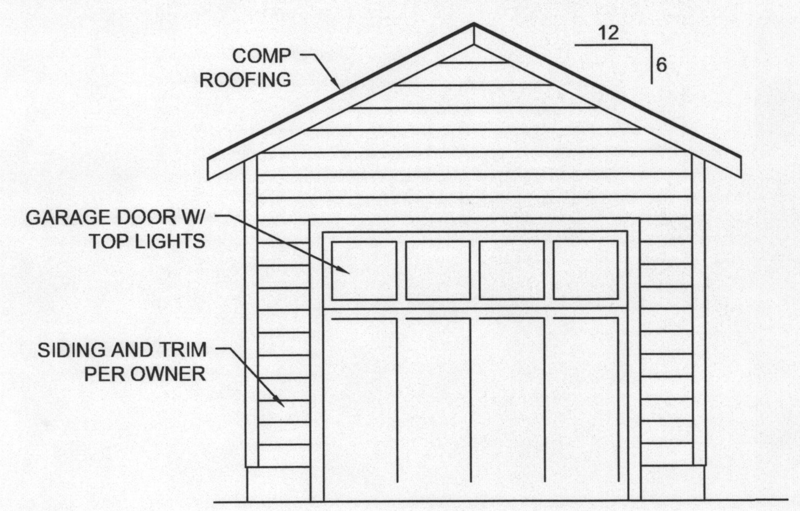
SHEET #: 1 OF 1

NEW GARAGE
606 NE STANTON ST.
PORTLAND, OR

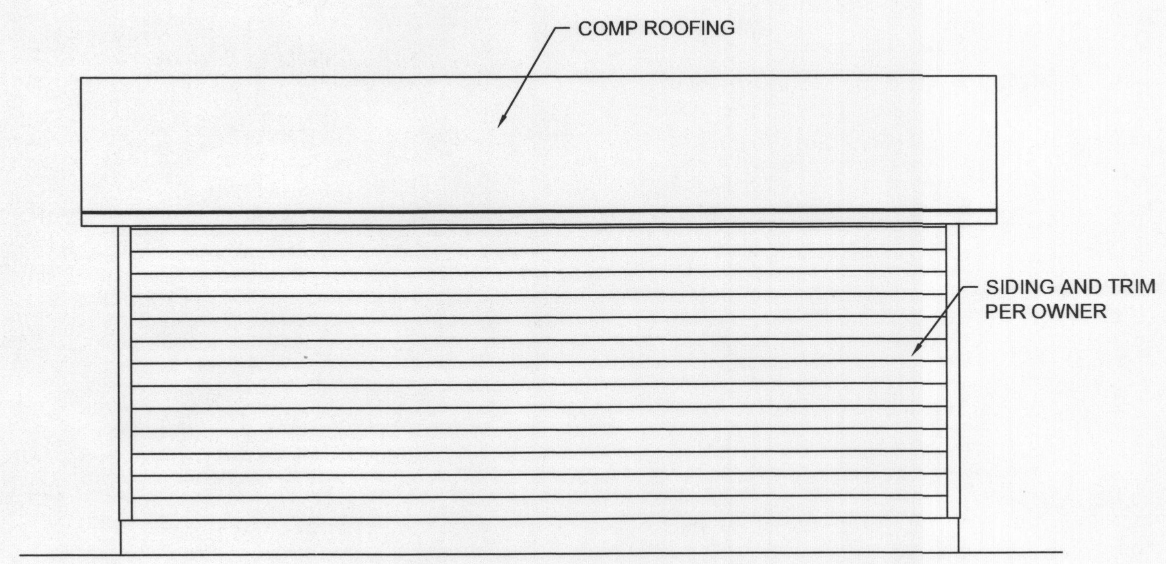
DISCLAIMER

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS, SUCH AS CONTRACTORS AND SUBCONTRACTORS, IS STRICTLY PROHIBITED. THE PLANS MAY NOT BE RE-USED OR COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM EMERIO DESIGN, WHICH RETAINS COPYRIGHTS TO, & OWNERSHIP OF THE PLANS.

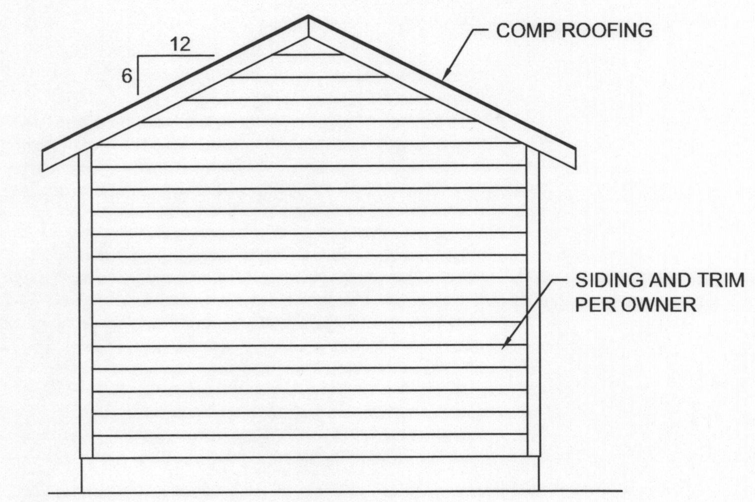
ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, EMERIO DESIGN WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE FEE PAID FOR THEIR USE. THE CONTRACTOR, THEREFORE, MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS.



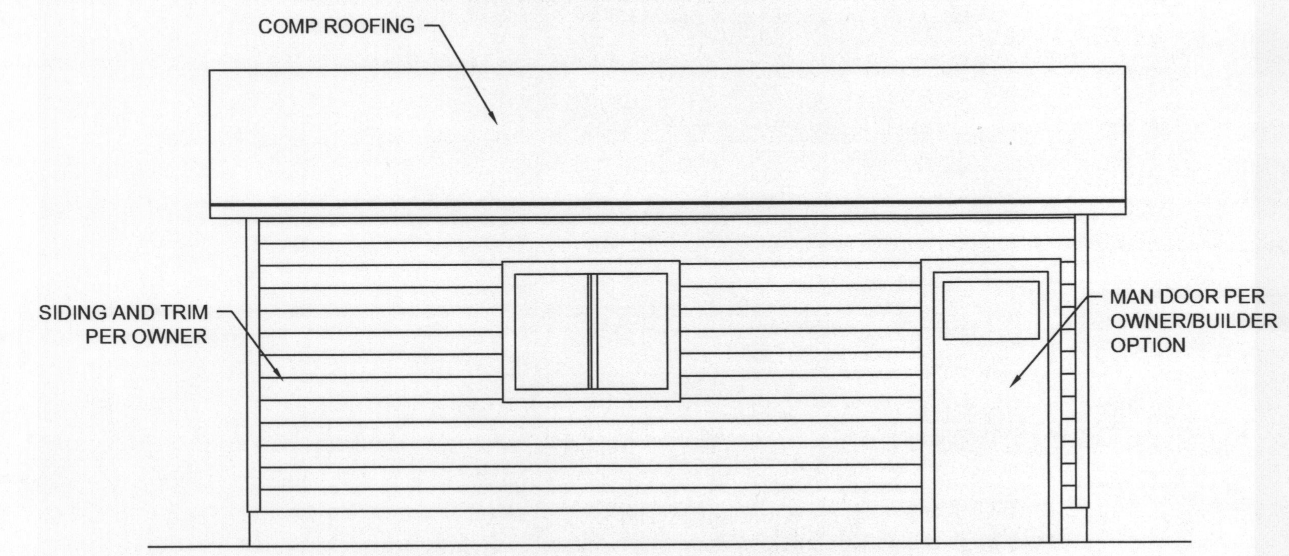
1/S1 FRONT ELEVATION
1/4" = 1'-0"



2/S1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



3/S1 REAR ELEVATION
1/4" = 1'-0"



4/S1 LEFT SIDE ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1. ALL WORK IS TO COMPLY WITH THE 2008 OREGON RESIDENTIAL SPECIALTY CODE AND 2010 OREGON STRUCTURAL SPECIALTY CODE AS ADOPTED BY THE LOCAL JURISDICTION. ALL WORK IS TO BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO BEGINNING CONSTRUCTION..
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THIS OFFICE OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS..
4. DESIGN LOADS:
   ROOF SNOW LOAD: 25 PSF
   ROOF DEAD LOAD: 15 PSF (COMP. ROOFING)
   ROOF TOTAL LOAD: 40 PSF
5. CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL, PLUMBING, AND HVAC INSTALLATION AND PERMITTING.
6. EMERIO DESIGN SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OF OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR(S), OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF EMERIO DESIGN BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED UTF CONSULTING TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY BRACING FOR WIND LOAD, OR OTHER LATERAL OR VERTICAL FORCES, UNTIL THE STRUCTURE IS COMPLETE, INCLUDING BUT NOT LIMITED TO, LATERAL BRACING ASSEMBLIES, AND ALL FRAMING.
8. MECHANICAL EQUIPMENT, MECHANICAL AND SPRINKLER PIPING LARGER THAN 2" DIAMETER OR OTHER ITEMS PRODUCING A HANGER LOAD OVER 50# SHALL BE HUNG BY A SYSTEM APPROVED BY THE DESIGN AGENCY. ANY HANGER PRODUCING A LOAD OVER 250# SHALL HAVE ADDITIONAL FRAMING INSTALLED TO TRANSFER THESE LOADS TO THE MAIN STRUCTURE BEAMS OR WALLS UNLESS OTHERWISE APPROVED OR NOTED.
9. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.
10. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.
11. ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAT 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLASS.
12. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE
13. IF CONFLICTS BETWEEN THESE PLANS, DETAILS AND/OR THE DESIGN DRAWINGS SHOULD ARISE, THE MOST RESTRICTIVE CONDITION SHALL CONTROL THE WORK TO BE PERFORMED.
14. PROVIDE A MINIMUM 22" x 30" ACCESS TO ATTIC SPACES WITH CLEAR HEIGHT EXCEEDING 30". PROVIDE REQUIRED INSULATION ON TOP OF ACCESS PANELS.
15. ROOF VENTILATION: THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILATED. THIS MAY BE REDUCED TO 1/300 PROVIDED:

    50% OF THE REQUIRED OPENING AREA IS PROVIDED BY VENTILATORS LOCATED THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED AREA PROVIDED BY EAVE OR CORNICE VENTS.

CONCRETE:

1. AVERAGE CONCRETE STRENGTH AS DETERMINED BY JOB CAST LAB CURED CYLINDERS AT 28 DAYS PLUS INCREASE DEPENDING UPON THE PLANTS STANDARD DEVIATION AS SPECIFIED IN ACI 318 SHALL BE: 2500 PSI MINIMUM U.N.O. AND 3500 PSI AT SLABS ON GRAGE.
2. MINIMUM MIX REQUIREMENTS:
   A. CEMENT CONTENT PER YARD: 5 SACKS @ 2500 PSI
      6 SACKS @ 3500 PSI
      5 1/2 SACKS @ SLAB ON GRADE
   B. SLUMP: 2 TO 4 INCHES. DEVIATION FROM DESIGN SLUMP = +1/2" TO -1"
   C. AIR ENTRAINMENT: PER ACI AT ALL EXTERIOR SLABS.
   D. ADMIX: WATER REDUCING ADMIX FOR ALL SLABS.
3. PLACE AND CURE ALL CONCRETE PER ACI CODES AND STANDARDS.
4. AT AREAS OF DEPRESSION FOR SLABS AND BEAMS, PROVIDE MINIMUM THICKNESS OF DEPTH AS FOR ADJACENT AREAS UNLESS OTHERWISE SHOWN.
5. SLEEVES THROUGH BEAMS AND SLABS FOR MECHANICAL LINES SHALL BE FABRICATED FROM STADARD WEIGHT STEEL PIPE OR ABS SLEEVES.
6. SLEEVES, PIPES OR CONDUITS OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED.

REINFORCING:

1. ALL REINFORCING STEEL FOR CONCRETE TO BE GRADE 60 AND SHALL CONFORM TO I.B.C. STANDARDS AND ASTM A615.
2. FABRICATE AND INSTALL REINFORCING STEEL ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI STANDARD 315.
3. PROVIDE 2'-0" x 2'-0" CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS AT ALL CORNERS AND INTERSECTIONS.
4. SPLICES IN WALL AND SLAB REINFORCING SHALL BE LAPPED 48 DIAMETERS AND SHALL BE STAGGERED AT LEAST 4'-0", ALTERNATE BARS..
5. ALL OPENINGS SMALLER THAN 30" x 30" THAT DISRUPT REINFORCING SHALL HAVE AN AMOUNT OF REINFORCING PLACED BOTH SIDES OF OPENING EQUAL TO THE AMOUNT DISRUPTED AND EXTENDING 2'-0" EACH SIDE OF OPENING.
6. PROVIDE TWO #4 CONTINUOUS BARS AT TOP AND BOTTOM OF ALL WALLS UNLESS NOTED OTHERWISE ON PLAN.
7. LAP ALL BARS IN INTERSECTING FOOTINGS 2'-0" OR 30 DIAMETERS, WHICHEVER IS GREATER.
8. REINFORCING SHALL NOT BE BENT OR DISPLACED FOR THE CONVENIENCE OF OTHER TRADES UNLESS APPROVED BY THE ENGINEER.
9. MINIMUM COVER FROM CONCRETE SURFACES TO REINFORCING STEEL SHALL BE:
   3" TO BOTTOM OF FOOTING
   2" TO EXTERIOR FACE OF WALL
   1 1/2" TO INSIDE FACE OF WALL
   1 1/4" FROM TOP OF SLAB ON GRADE
10. ELECTRICAL CONDUIT SHALL BE PLACED NEAR CENTER OF SLAB.
11. PROVIDE DOWELS FROM FOOTINGS TO MATCH ALL VERTICAL WALL, PILASTER, AND COLUMN REINFORCING. LAP 30 DIAMETERS OR 2'-0" MINIMUM.

FRAMING NOTES:

1. ALL EXTERIOR WALLS TO BE BUILT OF 2x4 STUDS @ 16" O.C. U.N.O.
2. ALL EXTERIOR WALL OPENINGS AND BEARING WALL OPENINGS TO HAVE A 4 x 8 HEADER U.N.O..
3. PROVIDE FIRE BLOCKING DRAFT STOPS AND FIREWALL FRAMING PER CODE REQUIREMENTS AND DETAILS.
4. LUMBER MEMBERS SHALL BE (U.N.O.):
   A. PLATES: STUD GRADE, DOUGLAS FIR-LARCH OR HEM-FIR SPECIES.
   B. JOISTS, BEAMS, HEADERS, RAFTERS, AND STUDS: NO. 2 GRADE DOUGLAS FIR-LARCH SPECIES OR #1 GRADE HEM-FIR.
   C. STRUCTURAL WOOD PANELS (APA-RATED SHEATHING) MINIMUM THICKNESSES:
      ROOF: 1/2" (48/24 PANEL INDEX)
      WALL: 7/16" (32/16 PANEL INDEX) T1-11 ACCEPTABLE
5. ALL EXTERIOR WALLS TO HAVE 7/16" APA-RATED SHEATHING W/ 8d @ 6" O.C. EDGE NAILING, 12" O.C. INTERMEDIATE FRAMING NAILING U.N.O. ALL ROOFING TO HAVE 1/2" APA RATED SHEATHING NAILED WITH 8d @ 6" O.C. EDGE, 12" O.C. INTERMEDIATE FRAMING NAILING. SEE SHEAR WALL REQUIREMENTS FOR POSSIBLE ADDITIONAL SHEATHING AND NAILING REQUIREMENTS.
6. ALL COLUMNS AND POSTS SHALL BE PERMANENTELY ANCHORED TO THE MEMBERS ABOVE AND BELOW, INCUDING FOUNDATION, USING GUSSET PLATES OR METAL CAP/BASE BRACKETS MANUFACTURED FOR SUCH USE AND SIZED TO CONFORM WITH THE FRAMING MEMBERS BEING ASSEMBLED, AND AS DETAILED. (COLUMNS IN STUDS WALLS EXCLUDED).
7. ALL NAILING TO BE PER TABLE 2304.9.1 OF THE I.B.C. NAILS CALLED FOR ON THE DRAWINGS ARE TO BE COMMON.
8. FRAMING ANCHORS, JOIST HANGERS, POST CAPS, ETC. TO BE 'SIMPSON' OR APPROVED EQUAL
9. CUTTING AND NOTCHING OF JOISTS NOT ALLOWED. 1" DIAMETER HOLE MAY BE DRILLED IN THE 1/3 OF THE MEMBER DEPTH. ALL OTHER HOLES TO BE APPROVED.
10. STUDS MAY BE NOTCHED IN THE LOWER 1/5 OF THE HEIGHT OF STUD FOR ELECTRICAL AND PLUMBING PIPES, BUT NO PART OF NOTCH IS TO BE DEEPER THAN 25% OF THE WIDTH OF STUD. HOLES OF DIAMETERS UP TO 1/3 OF WIDTH OF STUD MAY BE DRILLED IN STUDS BUT NOT IN CENTER 1/3 OF THEIR HEIGHT. THIS APPLIES TO BEARING WALLS ONLY.
11. SHEATHING TO BE APA RATED WITH EXTERIOR GLUE, NOMINAL SIZE AS NOTED ON THE DRAWINGS. INSTALL ROOF AND FLOOR SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER END JOINTS. INSTALL WALL SHEATHING EITHER HORIZONTAL OR VERTICAL AND BLOCK ALL EDGES OF SHEATHING WITH 2x4 OR THICKER BLOCKING.

PRE-MANUFACTURED WOOD TRUSSES

1. TRUSSES SHALL COMPLY WITH I.B.C. STANDARDS AND ALL PROVISIONS OF THE DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES OF THE TRUSS PLATE INSTITUTE EXCEPT AS OTHERWISE NOTED.
2. MEMBERS SHALL NOT EXCEED A LIVE LOAD DEFLECTION OF L/360 OR WORKING STRESSES FOR THE APPROPRIATE MATERIAL FOR THE LOADS INDICATED ON THE DRAWINGS.
3. PRIOR TO FABRICATION, TRUSS MANUFACTURER SHALL FURNISH COMPLETE ENGINEERING SHOP DRAWINGS AND CALCULATIONS WITH OREGON REGISTERED PROFESSIONAL ENGINEER'S SEAL. SHOP DRAWINGS SHALL SHOW CLEARLY THE ERECTION PLAN, LOADINGS (TYPICAL AND SPECIAL), TRUSS TYPES, AND BRACING REQUIREMENTS (FOR ERECTION AND FOR TRUSS COMPRESSIVE MEMBERS).
4. TRUSS MANUFACTURER SHALL COORDINATE LOCATION, SIZE AND WEIGHT OF MECHANICAL EQUIPMENT WITH MECHANICAL ENGINEER AND CONTRACTOR. VERIFY LOCATION AND SIZE OF DUCT OPENINGS. PROVIDE ADDITIONAL TRUSSES AS NECESSARY.
5. CONNECT ALL TRUSSES TO SUPPORTING MEMBERS WITH 1 - SIMPSON H2.5 CONNECTION AND 2 -10D TOE NAILS UNLESS OTHERWISE SHOWN.
6. TRUSS ERECTOR SHALL EXERCISE EXTREME CARE DURING ERECTION OF ROOF TRUSSES TO PREVENT THE TRUSSES FROM BUCKING LATERALLY. USE SPREADER BARS FOR LIFTING TRUSSES AND PROVIDE LATERAL BRACING AS NECESSARY.
7. THE TRUSS MANUFACTURER SHALL PROVIDE / DESIGN ALL HANGERS REQUIRED TO SUPPORT TRUSSES FROM BEAMS, HEADERS, GIRDER TRUSSES, ETC. WEB BRACING, HANGERS, ETC. SHALL BE PROVIDED / DESIGNED BY THE TRUSS MANUFACTURER TO PROVIDE A COMPLETE ROOF SYSTEM.
8. SKYLIGHTS OCCUR AT SOME ROOF LOCATIONS. WHERE TWO SKYLIGHTS ABUT WITH A ROOF TRUSS LOCATED BETWEEN THE SKYLIGHTS, THE TOP / BOTTOM CHORDS MAY BE LATERALLY UNSUPPORTED. THE TRUSS MANUFACTURER SHALL COORDINATE THE SIZE AND LOCATIONS OF THE SKYLIGHTS WITH THE CONTRACTOR. THE TRUSS MANUFACTURER SHALL PROVIDE ADDITIONAL CHORD / WEB BRACING AS REQUIRED.
9. AT SOME LOCATIONS, BUILDING LATERAL FORCES (WIND / SEISMIC) ARE TRANSFERRED FROM THE ROOF DIAPHRAGM TO THE SHEAR WALLS THROUGH THE TRUSS ROOF SYSTEM. SEE PLANS FOR ADDITIONAL REQUIREMENTS.
10. TRUSS MANUFACTURER TO INSPECT ALL TRUSSES AFTER THEY HAVE BEEN ERECTED AND ROOF SHEATHING, BRIDGING, BLOCKING ETC. HAS BEEN INSTALLED. MANUFACTURER TO SUBMIT CERTIFICATE TO ENGINEER THAT INSPECTION WAS MADE AND THAT TRUSSES ARE IN ACCEPTABLE CONDITION AND MEETS WITH THE MANUFACTURER'S DESIGN AND INSTALLATION REQUIREMENTS.

City of Portland
REVIEWED FOR CODE COMPLIANCE
MAY 25 2012
Permit Number

DRAWING INDEX

S1 ELEVATIONS
STRUCTURAL NOTES

S2 GARAGE PLAN
GARAGE FOUNDATION PLAN
GARAGE ROOF PLAN
SHEARWALL SCHEDULE
GARAGE SECTIONS
DETAILS

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REGISTERED PROFESSIONAL ENGINEER
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JULY 09, 2002
GEOFFREY D. WRIGHT
EXP. 6-30-12 03-30-12

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RESIDENTIAL GARAGE
606 NE STANTON ST, PORTLAND, OR
FOR: LIBERTY NW HOMES

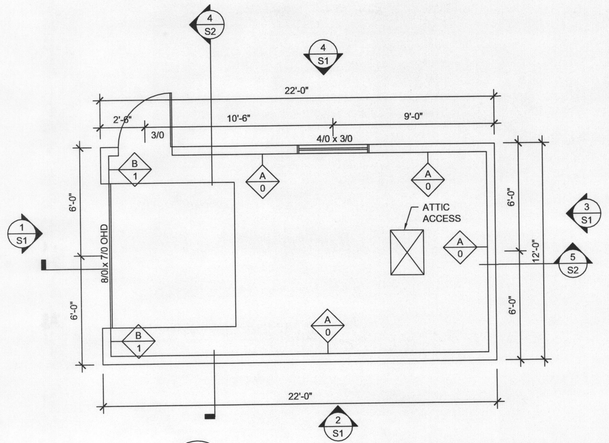
PROJECT NUMBER: 12-009
DATE: 03/30/12

REVISIONS

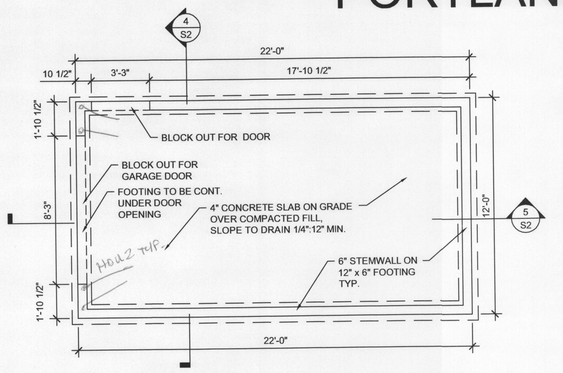
SYM.	REVISION	DATE
	SUBMIT FOR PERMIT	03-30-12

S1

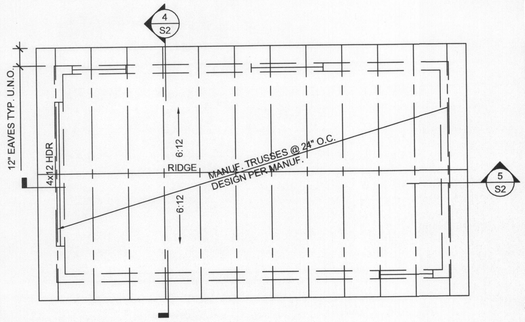
NEW GARAGE
606 NE STANTON ST.
PORTLAND, OR



1 S2 GARAGE FLOOR PLAN
1/4" = 1'-0"



2 S2 GARAGE FOUNDATION PLAN
1/4" = 1'-0"



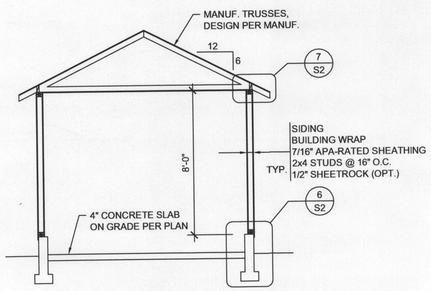
3 S2 GARAGE ROOF PLAN
1/4" = 1'-0"

SHEARWALL SCHEDULE				
MARK	SHEATHING	EDGE NAILING	FIELD NAILING	NOTES
A -	7/16" APA-RATED SHEATHING	8d @ 6" O.C.	8d @ 12" O.C.	TYP. EXERIOR WALL
B -	7/16" APA-RATED SHEATHING	8d @ 4" O.C.	8d @ 12" O.C.	DBL. STUDS @ PANEL EDGES

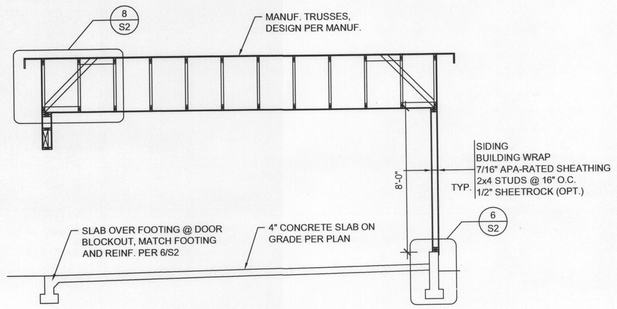
HOLDOWN SCHEDULE				
MARK	'SIMPSON' HOLD DOWN	ANCHOR	NOTES	NOTES
- 0	NONE REQUIRED	N/A	-	-
- 1	HDU2-SDS2.5	SSTB24L	DOUBLE STUD	-

SHEARWALL AND HOLDDOWN NOTES:

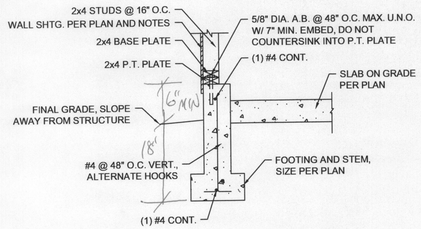
1. ALL PLYWOOD EDGES TO BE BLOCKED
2. USE 2x PRESSURE TREATED MATERIAL WHEN IN CONTACT WITH CONCRETE.
3. ALL EXTERIOR WALLS SHEATHED WITH CONVENTIONAL SHEATHING TO BE SHEATHED AND NAILED PER SHEARWALL SCHEDULE 'A'
4. ANY FASTENERS EXPOSED TO WEATHER TO BE GALVANIZED.
5. HOLDWONS OCCUR AT EACH END OF EACH SHEARWALL SEGMENT U.N.O.
6. LAP WALL TOP PLATES 4'-0" MINIMUM W/ (8) 16d EACH SIDE.
7. 'SIMPSON' PRODUCTS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS.
8. SHEATHING ON SHEARWALLS SHALL NOT BE INERRUPTED BY ANY WALL BUTTING INTO SHEARWALL.
9. ALL NAILS TO BE COMMON NAILS.
10. ALL SHEARWALL TO HAVE 2x STUDS SPACED 16" MAX. O.C. MAX. U.N.O.
11. ALL ANCHOR BOLTS TO HAVE 3" x 3" x 1/4" PLATE WASHERS, GALV.



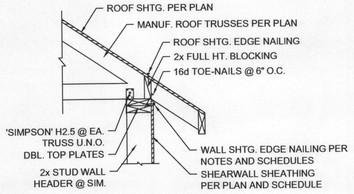
4 S2 GARAGE SECTION
1/4" = 1'-0"



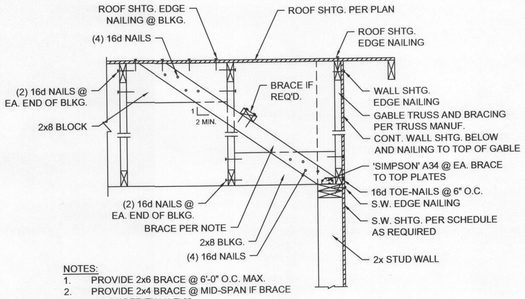
5 S2 GARAGE SECTION
1/4" = 1'-0"



6 S2 FOUNDATION DETAIL
3/4" = 1'-0"



7 S2 TYP. ROOF EAVE DETAIL
N.T.S.



NOTES:
1. PROVIDE 2x6 BRACE @ 6'-0" O.C. MAX.
2. PROVIDE 2x4 BRACE @ MID-SPAN IF BRACE IS LONGER THAN 5'-0".

8 S2 TYP. ROOF GABLE DETAIL
N.T.S.

City of Portland
BUREAU OF DEVELOPMENT SERVICES
MAY 25 2012
Permit Number

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RESIDENTIAL GARAGE

606 NE STANTON ST., PORTLAND, OR

FOR: LIBERTY NW HOMES

PROJECT NUMBER: 12-009

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S2