



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

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.: 12039 Job address: 2842 NE 48th AVE
 City/State/ZIP: PDX 97213
 Suite/bldg./apt. no.: Project name: BALDWIN RES
 Cross street/directions to job site: Stanton e/ 48th
 Subdivision: Lot no. R260523 Tax map/parcel no. 18

Description of work

Remodel of Deck and Stair Realignment

Reference RS / Combination Permit no.

Property owner **Tenant**

Name: Frank Baldwin
 Address: 2842 NE 48th AVE
 City/State/ZIP: PDX 97213
 Phone: 925-788-6535 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: RW CONSTRUCTION
 Address:
 City/State/ZIP:
 Phone: FAX:
 CCB lic. no. 93359
 Authorized signature:
 Print name: Date:

Applicant **Contact Person**

Business name: ELEVEN ENG. & Design LLC
 Contact name: James Porto
 Address: 825 NE 20th
 City/State/ZIP: PDX 97232
 Phone: 503 970 1998 FAX: 503 548 9321
 E-mail: james.porto@11-ed.com
 Authorized signature: [Signature]
 Print name: JAMES V. PORTO Date: 8/30/2012

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

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:	50,000
Number of bedrooms:	3
Number of bathrooms:	2
Total number of floors:	2
New dwelling area:	197 SF square feet
Garage/carport area:	EXISTING square feet
Covered porch area:	EXISTING square feet
Deck area:	EXISTING square feet
Other structure area:	N/A 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.

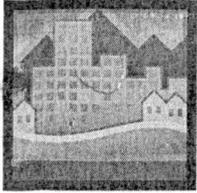
Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well 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	

Sub-contractor information can be faxed to 503-823-7693.



City of Portland Development Services Center

1900 SW Fourth Avenue, Suite 1500 Portland, OR 97201
Telephone: (503) 823-7310



GENERAL NOTES AND SUPPLEMENTAL INFORMATION 2011 OREGON RESIDENTIAL SPECIALTY CODE

Date : August 29, 2012

Permit number: 12-177238-000-00-RS

Project Address: 2842 NE 48TH AVE

Prescriptive wall bracing

Engineered lateral design

Retaining walls > 4' or surcharged

The following "General Notes and Supplemental Information" are now **part of your approved plans**.

- It is the **responsibility of the builder to comply** with these requirements during construction.
- Where there is a conflict between a general note and the plans, **the more restrictive shall apply**.

FOUNDATION/UNDER-FLOOR/ATTIC

- R302.1** Prior to setback inspections, lot lines shall be clearly marked in the field for verification of the setbacks and fire separation distance between the lot lines and new construction.
- R109.1.1** Reinforcing steel and connectors to be embedded in concrete shall be in place and supported at time of foundation inspection.
- R317.1** All wood shall be pressure-preservative-treated or of natural resistance to decay where there is less than 18" clearance to ground under floor joists or 12" under girders, in direct contact with concrete, or exposed and supporting porches and decks.
- R502.6** Provide 3" of bearing at beam pockets and 1/2" air space at sides and ends.
- R401.3** Lots shall be graded to drain surface water away from exterior walls a minimum of 6" vertical in 10' horizontal.
- R403.1.5.1** Bottoms of foundation footings shall extend least 18" below finish grade; except foundations of freestanding accessory structures of light frame construction not more than 600 SF with an eave height not more than 10 feet, and decks not supported by a dwelling may extend not less than 12" below grade.
- | | <i>Number of floors</i> | <i>Wall Thickness</i> | <i>Footing Width</i> | <i>Footing Thickness</i> |
|-----------------|-------------------------|-----------------------|----------------------|--------------------------|
| R403.1.1 | 1 | 6" | 12" | 6" |
| R404.1.1 | 2 | 8" | 15" | 7" |
| R404.1.5 | 3 | 10" | 18" | 8" |
- R403.1.4** When the footing and stem wall are placed in separate concrete pours, one #4 vertical bar shall be placed @ 48" o.c. with each bar having a 6" hook in the footing and extending at least 14" into the stem wall.
- R403.1.4.1** Foundation stem walls shall be provided with a minimum of one #4 bar within 12 inches of the top of the wall and one #4 bar a minimum of 3" clear from the bottom of the footing. Monolithic foundations shall be permitted to have a minimum of two #4 bars placed in the footing.
- R403.1.7** A grounding electrode system shall be installed in foundations: one #4 horizontal bar not less than 3" from the bottom of the footing and not less than 20' long, one #4 vertical bar stubbed up at least 12" above the floor plate with a minimum 12" splice to the horizontal bar.
- R403.1.8** Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6'-0" on center maximum, with at least two bolts per plate and within 12" of ends and corners. 1/4" X 3" X 3" washers are required at all anchor bolts the full length of all required braced wall lines.
- R602.11.1** Foundation wall shall extend at least 6" above grade.
- R404.1.6** Foundation wall shall extend at least 6" above grade.
- R405.1** Drains shall be provided around all foundations enclosing habitable or usable space below grade.
- R406.2** Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.
- R407.3** Columns shall be anchored at the bottom, except columns less than 48" in height within underfloor areas enclosed by a continuous foundation.
- R408.1** Provide foundation vents at a rate of 1 SF vent area per 150 SF of crawl area within 3' of each corner, and on at least 3 sides.
- R408.3** An 18" x 24" access opening is required to all under-floor spaces.
- R501.3** The underside of floor assemblies shall have 1/2" gypsum wallboard or 5/8" wood structural panel except over a crawl space not used for storage or fuel-fired equipment, or when supported by 2X10 or greater floor joists.
- R806.1** Enclosed attics and rafter spaces shall have vent openings to the exterior with a total net free area of 1 unit per 300 units of attic area with at least 50% but not more than 80% of vents at least 3 feet above the eave and the remaining at the eave. Minimum 1-inch airspace shall be provided between insulation and roof sheathing.
- R807.1** 22" x 30" minimum attic access is required to all attic areas > 30 SF and with 30" or more clear height.

Appendix F

All new buildings shall have radon gas mitigation by one of the following methods:

Crawl space: 1. Mechanically ventilated; or 2. Passive sub-membrane depressurization; or 3. Permanently open foundation ventilation per R408.1 and a blower-door building tightness test.

Slab-on-grade: Passive depressurization system with 4" gas-permeable layer of aggregate under slab. A 6-mil polyethylene membrane shall be installed over under-slab aggregate or crawl space soil, lapped 12" and closely fit around penetrations.

A minimum 3" diameter vent pipe for depressurization with a plumbing tee shall be installed beneath the membrane and extend up through the building floors and terminate at least 12" above the roof, 10' away from openings less than 2' below termination.

Potential radon entry routes into the building shall be properly sealed.

An electrical box with power shall be installed in the attic for potential future installation of a fan for active depressurization where passive depressurization is installed.

FRAMING

R302.11 Fireblocking shall be installed in concealed spaces of wood construction: in walls at ceiling and floor levels, and not more than 10' horizontally; at intersections between vertical and horizontal spaces such as at dropped ceilings and soffits; between stair stringers at top and bottom of stair runs. Fireblocking shall consist of 2" nominal lumber, 1/2" gypsum board, mineral wool or glass fiber securely retained, or other approved material.

R302.12 Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 sq. ft.

R317.3 Fasteners and connectors in contact with preservative-treated wood shall be hot dipped galvanized steel or equivalent.

R502.8.1 Notches in sawn lumber joists, rafters and beams shall not exceed 1/6 member's depth, not longer than 1/3 member's depth, and not located in the middle 1/3 of the member's span. Notches at ends shall not exceed 1/4 the member's depth. Tension side of members greater than 4" nominal thickness shall not be notched except at the ends.

Hole diameters shall not exceed 1/3 member's depth, and not be closer than 2" to the top or bottom, or to any other hole or notch.

R502.8.2 Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product manufacturer or where designed by a registered design professional.

R602.6.1 Top plates of bearing walls notched or drilled more than 50 percent of their width shall have a minimum 16 gauge, 1-1/2" wide galvanized strap installed at the opening. Straps shall extend 6" minimum past the opening with 8 10d nails each side.

R802.10.1 Engineered trusses design drawings shall be submitted for review and approval prior to erection. Trusses shall be braced. Tie-downs shall be installed to provide a continuous load path from the truss to the foundation.

GARAGES

R302.5.1.1 Provide a 1-3/8" minimum solid core door, a 20-minute fire rated door or a solid or honeycomb steel door not less than 1-3/8" thick between garage and residence.

R302.5.2 Ducts penetrating the wall or ceiling separating the dwelling from the garage shall be of not less than 26 gauge steel, with no duct openings in the garage.

R302.11 #4 These penetrations shall be protected by filling the opening around the penetration item with approved material to resist the free passage of flame and products of combustion

R302.6 The garage shall be separated from the residence and attic by minimum 1/2" gypsum board. 5/8" Type X gypsum board is required at ceilings when habitable space is located above the garage. Supporting walls and structural elements shall be a minimum of 1/2" gypsum board.

M1307.2 Seismic anchorage of water heaters is required.

M1307.3 • Appliances in a garage that generate a glow, spark or flame shall be located at least 18" above the floor.

M1307.3.1 • Furnaces or water heaters in a garage shall be protected from vehicle impact by 2" diameter steel post embedded 12" deep in 6" diameter hole, concrete filled, extending 36" above garage floor.

DWELLING UNIT

R303.1	All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of the room, or shall have permanent artificial illumination providing 6 footcandles average 30 inches above the floor. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
R303.3 M1507.2 M1507.4 M1503.4 M1503.1 M1502.3 M1502.7	<ul style="list-style-type: none">• Rooms with bathing facilities shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control. 4" dia. ducts must be smooth and no more than 20' long, with 3 elbows. Natural ventilation is okay for bathrooms without bathing facilities.• Kitchen cooking appliances shall be equipped with ducted range hoods, down-draft system or wall or ceiling-mounted fans designed to exhaust a minimum of 150 cfm intermittent or 25 cfm continuous.• All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space.• Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper.• Clothes dryer installed in closets shall have a makeup air opening not less than 100 sq. in.
R308.4	Safety glazing shall be provided at hazardous locations such as: <ul style="list-style-type: none">• Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain.• Within 24" of a door and less than 60" above the floor.• Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor.• Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface.• Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.
R310	All basements and each sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall have a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 24"; width 20". Sill height above finished floor is 44" max.
R612.2	Windows more than 72" above exterior grade or surface below and less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.
R311.4.3	There shall be a floor or landing, not more than 1.5 inches lower than the top of the threshold, on each side of the required exit door, except an exterior landing may be not more than 8" below the top of the threshold where the door does not swing over the landing (except exterior storm or screen doors.) Landings shall be at least as wide as the door and shall be at least 36" long measured in the direction of travel.
E35-210.12	Arc-Fault Circuit Interrupter circuits are required in all sleeping areas. When existing wall covering is left in place and the wiring is "fished" in the wall, an AFCI circuit breaker is not required.
R313	Smoke alarms with battery backup that are interconnected and connected to the house wiring are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.
R326	Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.
P411.7 P411.6	Showers shall have a clear area measured at the top of the threshold not less than 1,024 square inches and 30" diameter circle. The clear opening width at shower doors shall be at least 22".
R703.1.1	The exterior wall envelope shall be installed in a manner to allow water that enters the assembly to drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings. The 1/8" space is not required where the exterior veneer or water-resistive barrier complies with ASTM E2273, or the drawings include details of window sill pan flashing which drains through the veneer to the exterior surface.
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STAIRS & GUARDRAILS

R303.6	All exterior and interior stairways are to be provided with illumination. Interior stairs shall have light located in the immediate vicinity of each landing and controlled at the top and bottom of the stairway. Exterior stairways shall have light located in the immediate vicinity of the top landings and controlled from inside.
R302.7	Walls and soffits of enclosed accessible space under stairs shall be protected with 1/2" gypsum board.
R311.7	Stairs must comply with the following dimensions: <ul style="list-style-type: none">• 36" minimum width.• 6'-8" minimum headroom height measured vertically from the plane of the nosings of the treads.• Minimum 4" to maximum 8" riser height and a minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest treads and risers.

- R311.7.7 • Stairways with 4 or more risers shall have a handrail on one side that is not less than 30" and not more than 38" above the tread nosing, is continuous for the full length of the flight, and is returned to a wall or terminated at a newel post.
- R311.7.7.3 • Type I handrails shall be circular with an outside diameter not less than 1-1/4" and not more than 2".
• Type II handrails shall be at least 1-1/4" and not more than 2-3/4" wide, with finger recesses on both sides of the rail starting not more than 3/4" below the top of the rail and at least 5/16" deep.
- R312 Floor surfaces, ramps, balconies or porches located more than 30" above the adjacent floor or grade shall have guards not less than 36" in height. Open sides of stairs more than 30" above the floor or grade below shall have guards at least 34" in height measured vertically from the tread nosing. Guards shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through, except at the open sides of stairs where the intermediate rails may be spaced such that a sphere 5" in diameter cannot pass through.
- R301.5 Stair handrail and newel posts shall extend the full depth of, and be anchored to, the floor structure.

ENERGY EFFICIENCY

- N1107.2 50% of the permanently installed lighting fixtures shall have high-efficiency lamps. Screw-in compact fluorescent lamps are ok.
- Table N1101.1(1) Prescriptive Envelope Requirements: Above grade wall: R-21; Below grade wall: R-15; Flat ceiling: R-38; Vaulted ceiling: R-30 (max. 50% of heated floor area); Under-floor: R-30; Slab-edge perimeter: R-15; Heated slab R-10; Windows U= 0.35; Skylights: U-0.60 (max. 2% of floor area); Exterior door, max. 28 sf, U=0.54 or less, other exterior doors U=0.20; Forced air ducts: R-8.
- Table N1101.1(2) New heated buildings and additions more than 600 SF or more than 40% of the original heated floor area shall have at least two of the Additional Measures in the structure, one from Envelope and one from Conservation:
- Envelope Enhancement Measure (select one):
- | | | | |
|--------------------------|---|--------------------------|---|
| <input type="checkbox"/> | 1. High efficiency walls and windows | <input type="checkbox"/> | 2. High efficiency envelope |
| <input type="checkbox"/> | 3. High efficiency ceiling, windows & duct sealing | <input type="checkbox"/> | 4. High efficiency thermal envelope UA |
| <input type="checkbox"/> | 5. Building tightness testing, ventilation & duct sealing | <input type="checkbox"/> | 6. Ducted HVAC systems within conditioned space |
- Conservation Measure (select one):
- | | | | |
|--------------------------|--|--------------------------|---|
| <input type="checkbox"/> | A. High efficiency HVAC system | <input type="checkbox"/> | B. Ducted HVAC systems within conditioned space (cannot be used if measure 6 is used) |
| <input type="checkbox"/> | C. Ductless heat pump | <input type="checkbox"/> | D. High efficiency water heating & lighting |
| <input type="checkbox"/> | E. Energy management device & duct sealing | <input type="checkbox"/> | F. Solar photovoltaic |
| <input type="checkbox"/> | G. Solar water heating | | |

BALDWIN DORMER ADDITION

2842 ne 48TH AVE, PORTLAND, OREGON 97213

GENERAL NOTES

GENERAL NOTES ARE NOT INTENDED TO APPLY TO ALL PLANS, BUT ARE INTENDED TO GIVE OWNER & CONTRACTORS SOME BASIC GENERAL GUIDELINES. ALL NOTES FOUND ON ATTACHED PLANS OF THIS STRUCTURE TAKE PRECEDENCE OVER GENERAL NOTES.

CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODE REGULATIONS AND STATE DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY (O.S.H.A) REGULATIONS AND REQUIREMENTS.

THIS BUILDING IS DESIGNED IN ACCORDANCE WITH THE OREGON STATE SPECIALTY CODE (OSSC)

CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY ARCHITECT/ENGINEER ABOUT ANY CONDITION REQUIRING MODIFICATIONS OR CHANGE BEFORE PROCEEDING WITH THE WORK.

ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO ROUGH UNLESS OTHERWISE INDICATED. DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY, CENTER LINE OF COLUMNS, TO EXTERIOR FACE OF STUDS AT EXTERIOR WALLS AND FACE OF STUD AT INTERIOR STUD PARTITIONS UNLESS NOTED OR SHOWN OTHERWISE. DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH SURFACE.

THIS SET OF WORKING DRAWINGS DOES NOT INCLUDE A BUILDING MATERIAL LIST. THE OWNER IS TO PROVIDE & COORDINATE PRODUCT SELECTION, ASSEMBLY & INSTALLATION WITH THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, AND SLEEVES FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, COUNTERS, HANDRAILS, RAILINGS, AND ALL OTHER ITEMS REQUIRING SAME.

HEIGHT DIMENSIONS ARE GIVEN FROM FINISH CONCRETE SLAB EXCLUSIVE OF FLOOR COVERING. HEIGHT DIMENSIONS AT CEILINGS ARE AS NOTED FROM FINISH CONCRETE SLAB.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKERS COMPENSATION INSURANCE COVERAGE IN COMPLIANCE WITH STATE OF OREGON ORDINANCE.

ALL OPENING (DOORS AND WINDOWS) IN ENERGY INSULATED WALLS ARE TO BE PROPERLY WEATHERSTRIPPED OR GASKETED TO LIMIT AIR INFILTRATION.

SITE DEMOLITION
COMPLETELY REMOVE AND LEGALLY DISPOSE OF ALL SPOILS OFF-SITE

RECOVERY OF DEMOLITION WASTE FOR REUSE IS AT THE DISCRETION OF THE DEMOLITION CONTRACTOR.

UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.

CONTRACTOR WILL SUBMIT INFORMATIONAL REPORT THAT INDICATES THE MEASURES PROPOSED FOR PROTECTING INDIVIDUALS AND PROPERTY.

CONTRACTOR IS TO PROVIDE FOR ENVIRONMENTAL PROTECTION, DUST CONTROL, AND FOR NOISE CONTROL.

CONTRACTOR IS TO PROVIDE PRE-DEMOLITION PHOTOGRAPHS THAT SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS.

CONTRACTOR IS TO PROVIDE LANDFILL RECORDS THAT SHOW RECEIPT AND ACCEPTANCE OF HAZARDOUS WASTES BY A LANDFILL FACILITY LICENSED TO ACCEPT HAZARDOUS WASTES.

PRE-DEMOLITION CONFERENCE SHALL BE CONDUCTED AT PROJECT SITE TO:

- INSPECT AND DISCUSS CONDITION OF CONSTRUCTION TO BE DEMOLISHED.
- REVIEW STRUCTURAL LOAD LIMITATIONS OF EXISTING STRUCTURES.
- REVIEW AND FINALIZE BUILDING DEMOLITION SCHEDULE AND VERIFY AVAILABILITY OF DEMOLITION PERSONNEL, EQUIPMENT, AND FACILITIES NEEDED TO MAKE PROGRESS AND AVOID DELAYS.
- REVIEW AND FINALIZE PROTECTION REQUIREMENTS.
- REVIEW PROCEDURES FOR NOISE CONTROL AND DUST CONTROL.

AREAS TO BE DEMOLISHED WILL BE VACATED AND THEIR USE DISCONTINUED BEFORE START OF THE WORK.

BUILDINGS IMMEDIATELY ADJACENT TO DEMOLITION AREA WILL BE OCCUPIED. CONDUCT BUILDING DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE INTERRUPTED.

PROVIDE NOT LESS THAN 72 HOURS' NOTICE OF ACTIVITIES THAT WILL AFFECT OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.

DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

OWNER ASSUMES NO RESPONSIBILITY FOR AREAS TO BE DEMOLISHED

IF HAZARDOUS MATERIALS ARE PRESENT IN BUILDINGS AND STRUCTURES TO BE DEMOLISHED. A REPORT ON THE PRESENCE OF HAZARDOUS MATERIALS IS TO BE FILED FOR REVIEW AND USE. EXAMINE REPORT TO BECOME AWARE OF LOCATIONS WHERE HAZARDOUS MATERIALS ARE PRESENT.

EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING AREAS TO BE DEMOLISHED.

- IF NECESSARY, OWNER WILL ARRANGE TO SHUT OFF INDICATED UTILITIES WHEN REQUESTED BY CONTRACTOR.

PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION.

EXPLOSIVES: USE OF EXPLOSIVES IS NOT PERMITTED.

REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.

REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

DO NOT BURN DEMOLISHED MATERIALS.

BUILDING MATERIAL DELIVERY & STORAGE

AS FAR AS POSSIBLE MATERIAL SHOULD BE DELIVERED TO THE SITE JUST BEFORE IT IS TO BE USED. THE PROTECTION OF BUILDING MATERIALS ON THE SITE & STORAGE BEFORE USE ARE VERY IMPORTANT.

LUMBER STORED IN CLOSED PILES, MAY SOAK UP AND RETAIN WATER, AND DRYING OUT WILL BE VERY SLOW. THIS CONDITION SHOULD BE AVOIDED AS IT MAY LEAD TO STAIN AND DECAY. PILES OF LUMBER SHOULD BE PLACED ON SKIDS RAISED OFF THE GROUND AND COVERED WITH SHEETS OF WATERPROOF MATERIAL TO SHED WATER.

WINDOW AND DOOR FRAMES ARE USUALLY THE NEXT ITEMS TO BE INSTALLED AFTER THE ROOFING. IF THE FRAMES ARE DELIVERED BEFORE THEY CAN BE INSTALLED, THEY SHOULD BE SHELTERED UNTIL THEY ARE USED. EXPOSURE TO THE WEATHER WILL NULLIFY THEIR GOOD CONSTRUCTION, ESPECIALLY IF THE FRAMES HAVE THE WINDOW SASH INSTALLED.

INSULATION, INTERIOR WALL AND CEILING FINISH, WOOD SIDING SHOULD BE STORED INSIDE HEAVY ITEMS LIKE GYPSUM BOARDS SHOULD BE DISTRIBUTED OVER THE FLOOR AREA SO AS NOT TO OVERLOAD THE FLOOR JOISTS. HEAVY LOADS CONCENTRATED ON ONE SPOT MAY CAUSE PERMANENT DEFLECTION IN THE FLOOR SYSTEM.

HARDWOOD FLOORING, INTERIOR TRIM & MILLWORK SHOULD NOT BE STORED IN THE HOUSE UNTIL THE BUILDING IS SEALED IN.

SITE PREPARATION

OWNER / CONTRACTOR MAY CONDUCT SOIL TESTS & DIG TEST HOLES TO DETERMINE SOIL TYPE & DRAINAGE PROPERTIES OF SITE. A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. DRIVEWAYS & WALKWAYS SHOULD BE SET LOW ENOUGH TO AVOID INTERFERENCE WITH THE DRAINAGE PATTERN.

THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF HOUSE. WHERE THE DRAINAGE SLOPE AROUND THE HOUSE MEETS A REVERSE SLOPE, A GENTLY SLOPING DITCH IS USED TO CARRY SURFACE WATER AWAY.

CONCRETE WORK

WHENEVER POSSIBLE, CONCRETE SHOULD BE PLACED INTO FORMS CONTINUOUSLY IN HORIZONTAL LIFTS NOT EXCEEDING 12" TO 18" IN DEPTH. CONCRETE SHOULD NOT BE ALLOWED TO FALL INTO FORMS FROM A HEIGHT OF MORE THAN 5', AS THIS CAUSES THE CONCRETE TO SEGREGATE. FOR HIGHER DROPS, THE CONCRETE SHOULD BE DEPOSITED THROUGH A SUITABLE VERTICAL PIPE. THE CONCRETE SHOULD NOT BE DEPOSITED IN A PILE BUT SHOULD BE SPREAD OUT AND LEVELED BY RAKING OR SHOVELING. VIBRATORS MAY BE USED TO CONSOLIDATE THE CONCRETE BUT SHOULD NOT BE USED TO ASSIST PLACEMENT. CONCRETE CAN ALSO BE PLACED BY PUMPING.

IF IT IS NECESSARY TO INTERRUPT THE PLACING OPERATIONS, THE SURFACE OF THE CONCRETE PLACED IN THE FORMS SHOULD BE LEVELED OFF & THE CONCRETE ALLOWED TO SET PARTIALLY. THE SURFACE SHOULD THEN BE ROUGHENED TO PROVIDE A GOOD BONDING SURFACE FOR NEXT LIFT. WHEN WORK RESUMES, THE SURFACE SHOULD BE CLEANED AND SLIGHTLY DAMPENED PRIOR TO PLACING THE CONCRETE. GROUT OF 1 PART CEMENT TO 2 PARTS SAND SHOULD BE SPREAD ABOUT 1/2" THICK OVER THE ROUGHENED SURFACE TO PROVIDE A GOOD JOINT BETWEEN THE TWO LIFTS. THE NEW LIFT SHOULD BE PLACED IMMEDIATELY AFTER THE PLACEMENT OF THE GROUT.

WHEN THE AIR TEMPERATURE IS AT OR BELOW 40°F OR WHEN THERE IS A POSSIBILITY OF IT FALLING TO THAT LEVEL WITHIN 24 HOURS, CONCRETE OPERATIONS SHOULD BE SUSPENDED. IF CONCRETE IS CARRIED ON, THE CONCRETE MUST BE KEPT AT A TEMPERATURE OF NOT LESS THAN 50°F OR MORE THAN 77°F WHILE BEING MIXED AND PLACED, AND IT MUST BE MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 50°F FOR A MINIMUM OF 72 HOURS WHILE CURING. THE WATER TO BE MIXED INTO THE CONCRETE MAY HAVE TO BE HEATED. CONCRETE SHOULD NOT BE PLACED AGAINST FROZEN SOIL, AND ANY ICE OR SNOW SHOULD BE REMOVED FROM THE FORMWORK.

GENERAL CONSTRUCTION

DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, AND MAJOR ELEMENTS OF STRUCTURAL SYSTEMS. AS SUCH, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

ALL WORK SHALL BE PERFORMED WITH PROCEDURES SET FORTH BY PRODUCT MANUFACTURERS STANDARD SPECIFICATIONS OR STANDARD PRACTICE PROCEDURES PUBLISHED BY TRADE ASSOCIATIONS. WHEN SEPARATELY BOUND SPECIFICATIONS ACCOMPANY THESE DRAWINGS THEY SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

ALL FIELD DIMENSIONS TAKE PRECEDENCE OVER DIMENSIONS ON DRAWINGS.

USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS. ANY DIMENSION NOT GIVEN ON PLANS SHALL BE AVAILABLE FROM THE ARCHITECT.

DOORS ARE 4" FROM WALL UNLESS OTHERWISE NOTED.

LARGE SCALE PLANS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE PLANS OR DETAILS.

ANY DETAIL THAT APPLIES TO A SPECIFIC SITUATION SHALL APPLY TO ALL SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.

"TYP." OR "TYPICAL" AS USED IN THESE DOCUMENTS, SHALL MEAN THAT THE CONDITION IS THE SAME THROUGHOUT, UNLESS OTHERWISE NOTED.

ANY DAMAGE TO EXISTING MATERIALS AND/OR CONDITIONS THAT ARE TO REMAIN OR BE REUSED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH EXISTING MATERIALS AT NO ADDITIONAL COST OR CONDITIONS TO THE OWNER.

ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER AND ARCHITECT PRIOR TO IMPLEMENTATION.

ANY SUBCONTRACTOR DESIGNED ITEMS TO BE SUBMITTED TO AND APPROVED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.

CONTRACTOR TO WARRANT ALL PARTS, LABOR, EQUIPMENT, AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A PERIOD OF (1) YEAR, UPON COMPLETION OF CONTRACT.

SYMBOLS

	PLYWOOD IN SECTION		GROUT		BUILDING SECTION ID
	FINISH LUMBER		RIGID INSULATION		SHEET NUMBER
	CONTINUOUS LUMBER		EARTH		DETAIL ID
	INTERMITTENT BLOCKING		GRAVEL		SHEET NUMBER
	GWB IN SECTION		CONCRETE IN SECTION		DOOR NUMBER
	METAL IN SECTION		MASONRY IN SECTION		WINDOW NUMBER
	BATT INSULATION		CMU WALLS IN PLAN		
	ACOUSTICAL CEILING TILE				
	WALLS TO BE DEMOLISHED				

ABBREVIATIONS:

ALUM	ALUMINUM	DN	DOWN	FOC	FACE OF CONCRETE	NTS	NOT TO SCALE	SIM	SIMILAR
ALT	ALTERNATE	DBL	DOUBLE	FIN	FINISH	(N)	NEW	SHT	SHEET
ARCH	ARCHITECTURAL	DEMO	DEMOLISHED	FLASH	FLASHING	NIC	NOT IN CONTRACT	SHTHG	SHEATHING
		DET	DETAIL	FLR	FLOOR	NO OR #	NUMBER	SQ	SQUARE
BD	BOARD	DIA	DIAMETER	FT	FOOT, FEET	OC	ON CENTER	THRU	THROUGH
BLD'G	BUILDING	DS	DOWNSPOUT	GA	GAUGE	OD	OUTSIDE DIAMETER	TYP	TYPICAL
BLK'G	BLOCKING	DWG	DRAWING(S)	GALV	GALVANIZED	OPNG(S)	OPENING(S)	T/G	TEMPERED GLASS
BOT/BTM	BOTTOM			INSUL	INSULATION	OPHD	OPPOSITE HAND	UON	UNLESS OTHERWISE NOTED
CLG	CEILING	EA	EACH			P	PAINTED	VER	VERIFY
CLR	CLEAR	EL/ELEV	ELEVATION	MANUF	MANUFACTURER	PT	PRESSURE TREATED	VIF	VERIFY IN FIELD
CMU	CONCRETE MASONRY UNIT	EQ	EQUIPMENT	MAX	MAXIMUM	PLYWD	PLYWOOD	WD	WOOD
CONC	CONCRETE	ES	EACH SIDE	MIN	MINIMUM, MINUTE	PNL	PANEL	W	WITH
COL	COLUMN	(E)	EXISTING	MTL	METAL	R	RADIUS	W/O	WITHOUT
CONT	CONTINUOUS	EXP	EXPANSION	MTD	MOUNTED	RD	ROOF DRAIN		
		EXT	EXTERIOR			REQ'D	REQUIRED		

OWNER

FRANK BALDWIN
2842 NE 48TH AVE
PORTLAND, OR 97213
FRANKWBALDWIN@GMAIL.COM
925.788.6535

CONTRACTOR

R WILSON CONSTRUCTION
CCB# 93359
CONTACT: RAY WILSON
RWCOPTX@GMAIL.COM
PH: 503.380.7296

STRUCTURAL ENGINEER

ELEVEN ENGINEERING & DESIGN
825 NE 20TH AVENUE, SUITE 310
PORTLAND, OREGON 97232
CONTACT: GREG SHEA
GREG.SHEA@11-ED.COM
PH: 503.548.9321

PROPERTY INFORMATION

ADDRESS: 2842 NE 48TH AVE.
PORTLAND, OREGON
97213

JURISDICTION: CITY OF PORTLAND

ZONE: R5h

PROPERTY ID: R260523

TAX ROLL: ROSE CITY PK, BLOCK 134, LOT 18

SITE AREA: 5000 SF

BUILDING FOOTPRINT: 1,433 SF

ADDITION: 198 SF

TOTAL SF BEFORE REMODEL: 2,163

TOTAL SF AFTER REMODEL: 2,361

PROJECT DESCRIPTION

THE PROPERTY AT THE SE CORNER OF 48TH AND STANTON IS REQUESTING A PERMIT FOR THE DEVELOPMENT OF A DORMER ON THE EAST SIDE OF THE EXISTING RESIDENCE, AND THE REMODEL OF AN EXISTING STAIR. THE ADDITION OF LESS THAN 200 SQUARE FEET TAKES PLACE INSIDE OF A NEW DORMER THAT DOES NOT ADD HEIGHT TO THE EXISTING STRUCTURE ABOVE THE EXISTING ROOF PEAK.

SHEET INDEX

- A1.0 SITE PLAN
- A2.0 FLOOR PLANS AND DETAILS
- A3.0 ELEVATIONS, SECTIONS AND DETAILS
- A8.0 DETAILS
- S1.0 GENERAL NOTES
- S2.0 FRAMING PLAN AND SCHEDULE
- S2.1 FRAMING PLAN AND SCHEDULE

CODE INFORMATION

PROJECT HAS BEEN DESIGNED AND MEETS ALL REQUIREMENTS WITHIN THE 2011 OREGON RESIDENTIAL SPECIALTY CODE.

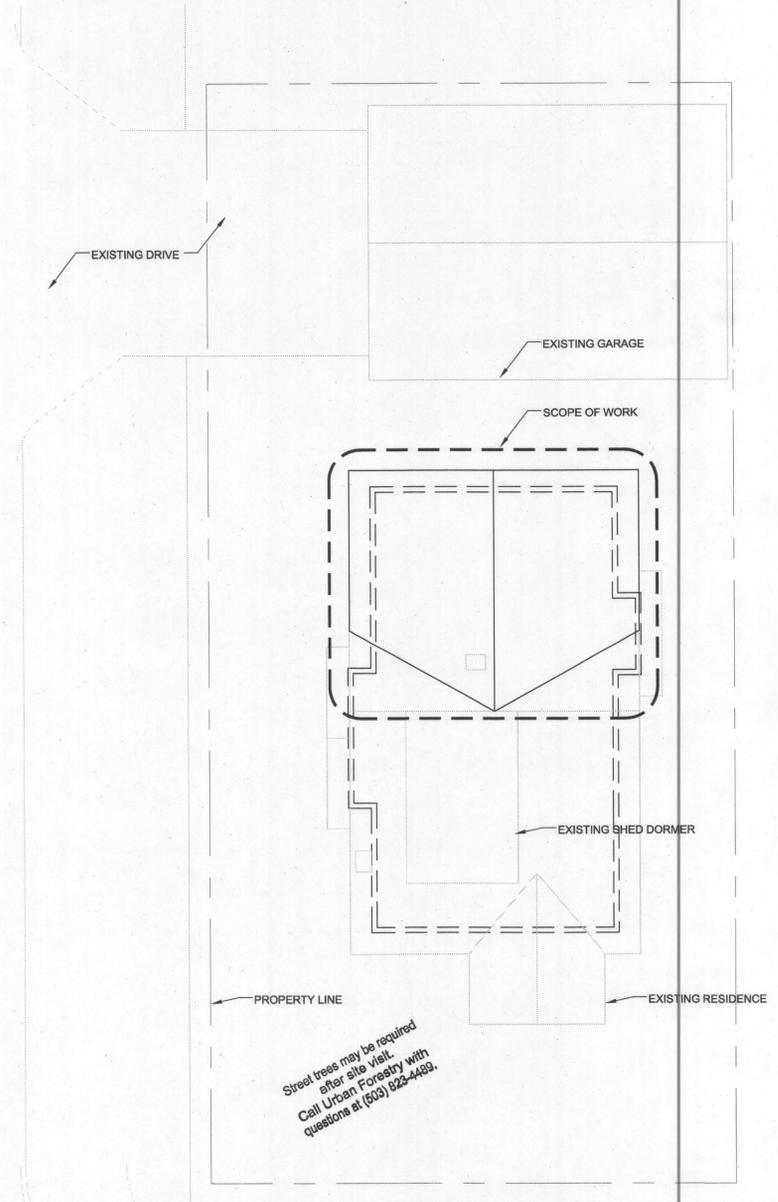
THE ADDITION OF THE DORMER MEETS THE REQUIREMENTS OF SECTION 304: MINIMUM ROOM AREAS, AND SECTION 305: CEILING HEIGHT.

THE STAIRS AS SHOWN ON THE PLANS COMPLY WITH SECTION 311.7 STAIRWAYS.

ENERGY EFFICIENCY REQUIREMENTS MEETS THE EXCEPTION OF SECTION N1101.

N1101.3.2: EXEMPTION: ADDITIONS THAT ARE LESS THAN 15% OF EXISTING BUILDING HEATED FLOOR AREA OR 200 SQUARE FEET, WHICH EVER IS LESS, SHALL NOT BE REQUIRED TO COMPLY WITH TABLE N1101(2) OR N1101.3

NOTE: THERE ARE NO ADDITIONAL PLUMBING FIXTURES BEING ADDED TO THIS PROJECT.



City of Portland
Bureau of
Development Services
By *JMG* Date *08/10/2012*
Approved by
Planning and Zoning Review

City of Portland
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Permit Number

1 SITE PLAN

SCALE: 1/8" = 1'-0"

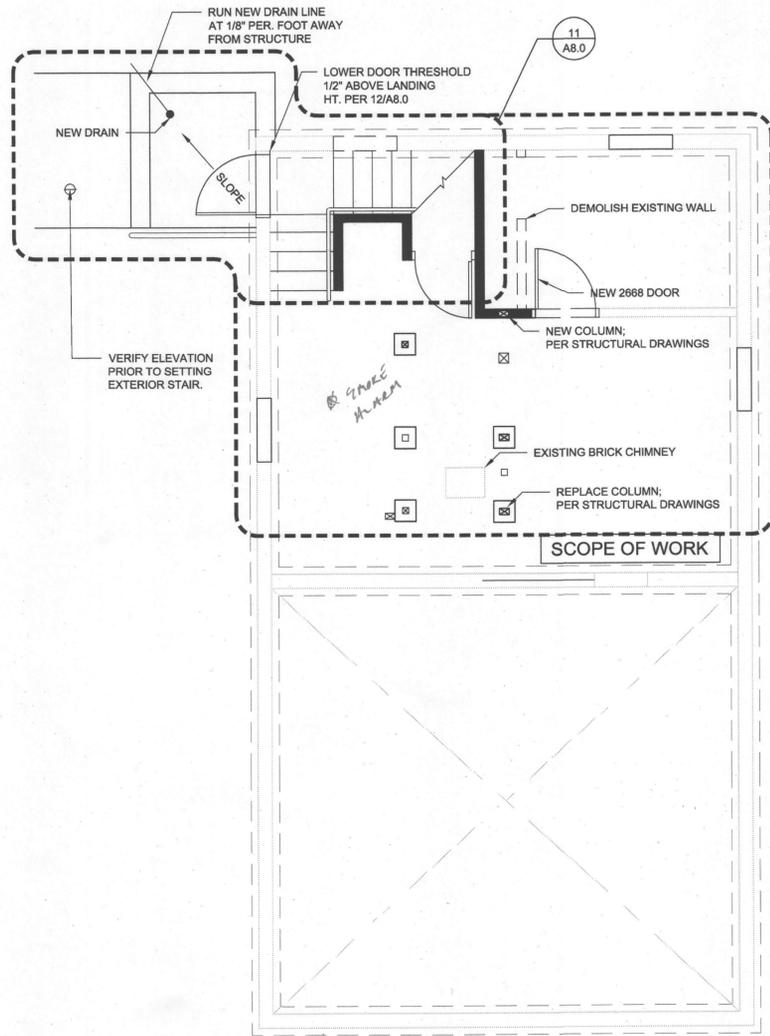


BALDWIN HOME REMODEL
DORMER AND STAIR MODIFICATIONS
2842 NE 48TH AVE
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12-11238 PS

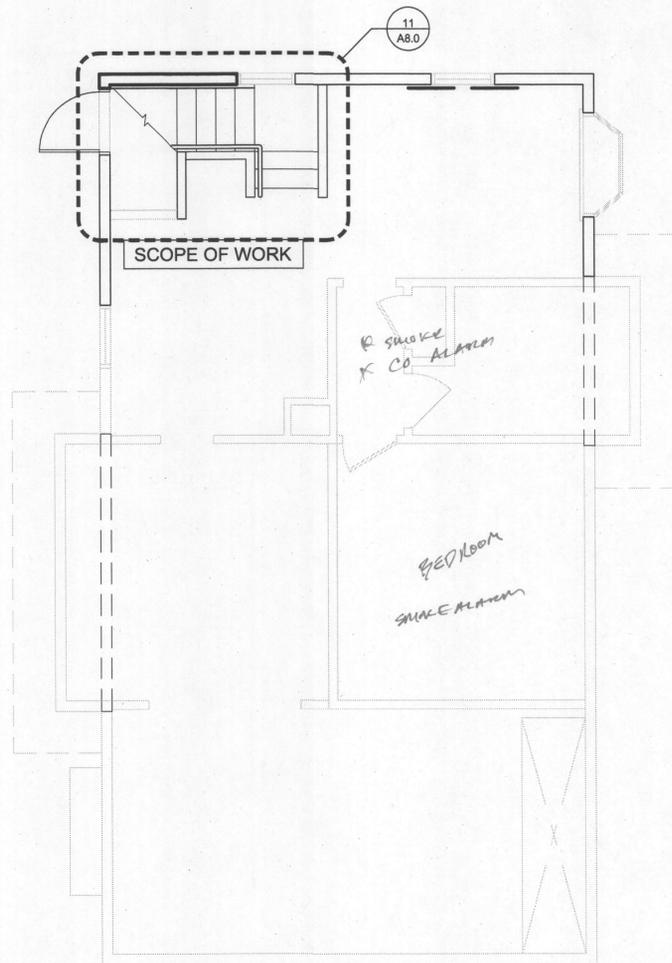
REVISIONS:	NUMBER	DESCRIPTION	DATE

SHEET TITLE:	COVER SHEET/SITE PLAN
PROJECT #:	12-038
DATE:	08-10-2012
SCALE:	1/4" = 1'-0"
DRAWN BY:	JVP

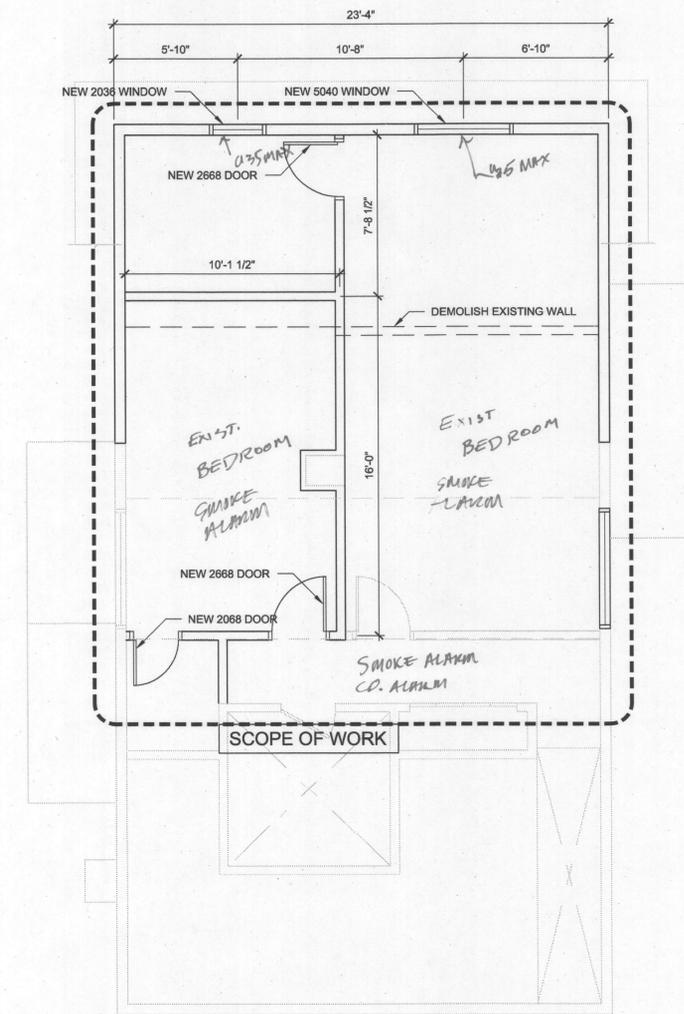
A1.0



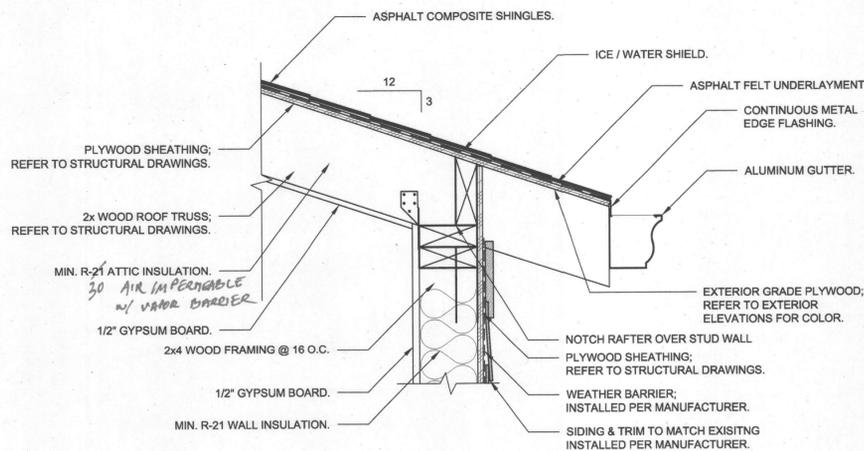
1 BASEMENT FLOOR PLAN SCALE: 1/4" = 1'-0"



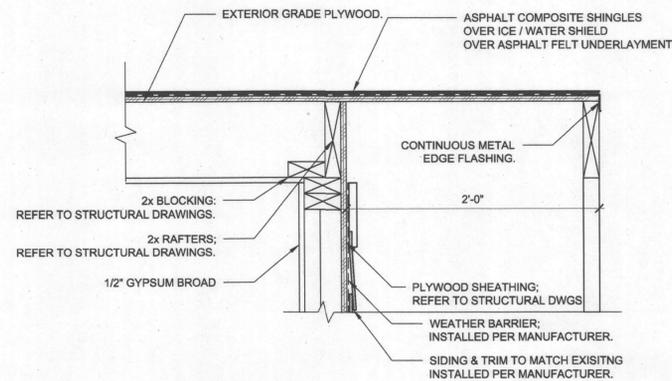
2 FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



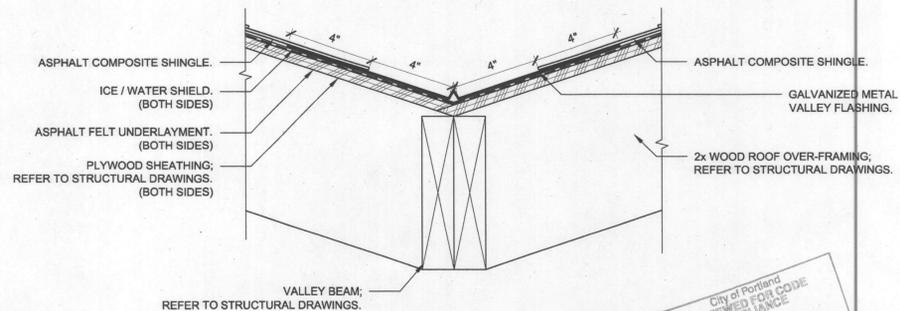
3 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



4 EVE DETAIL SCALE: 1 1/2" = 1'-0"

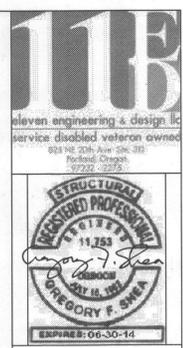


5 EVE DETAIL SCALE: 1 1/2" = 1'-0"



6 VALLEY DETAIL SCALE: 3" = 1'-0"

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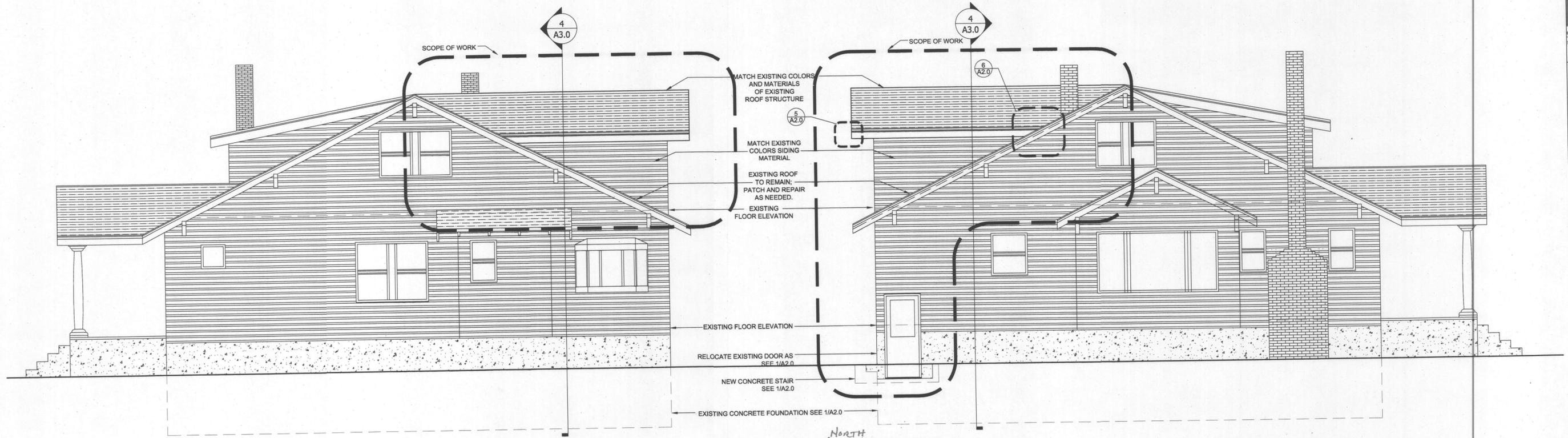


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REVISIONS:	NUMBER	DESCRIPTION	DATE

SHEET TITLE: FLOOR PLANS
PROJECT #: 12-058
DATE: 08-10-2012
SCALE: 1/4" = 1'-0"
DRAWN BY: JVP

A2.0

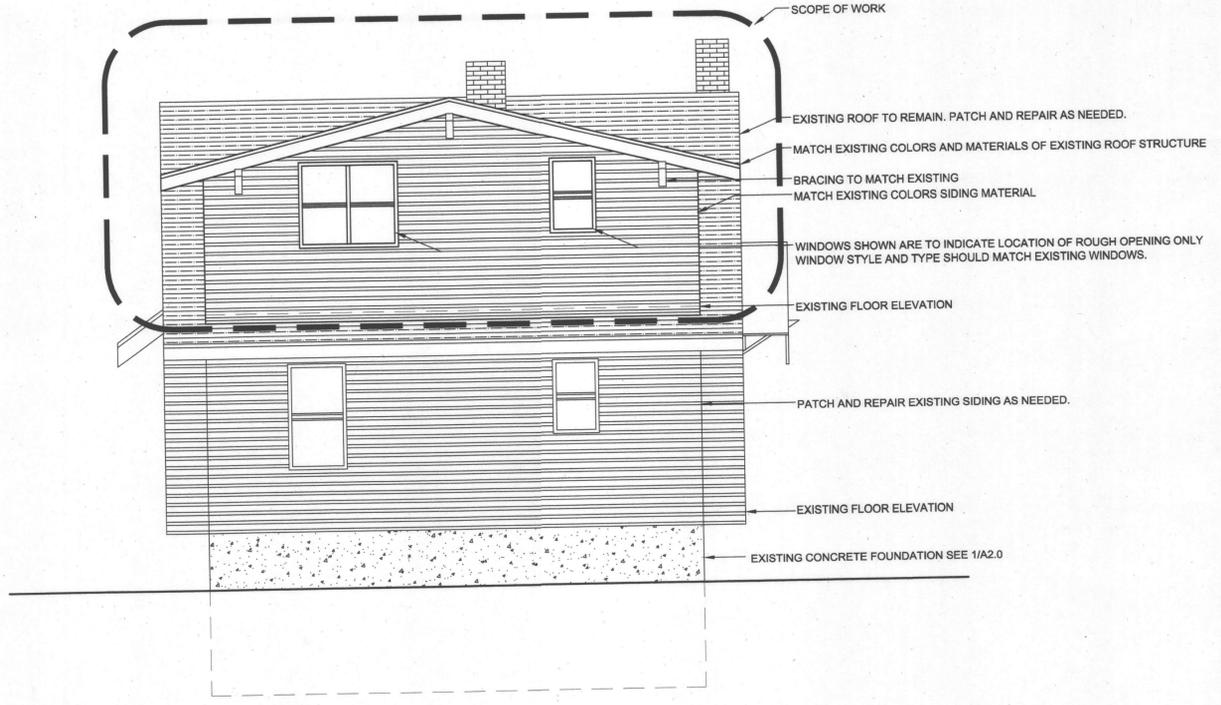


1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

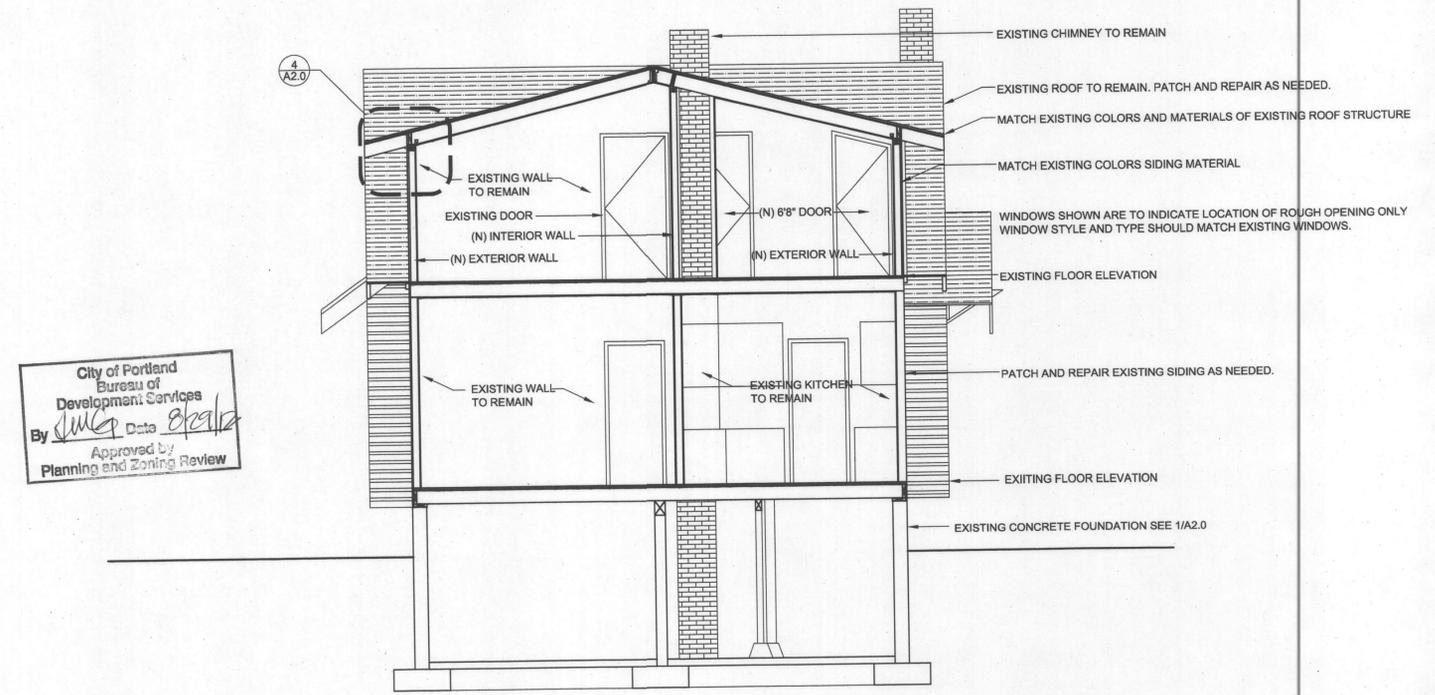
2 NORTH SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



4 EAST ELEVATION

SCALE: 1/4" = 1'-0"

City of Portland
 Bureau of
 Development Services
 By *[Signature]* Date *8/2/12*
 Approved by
 Planning and Zoning Review

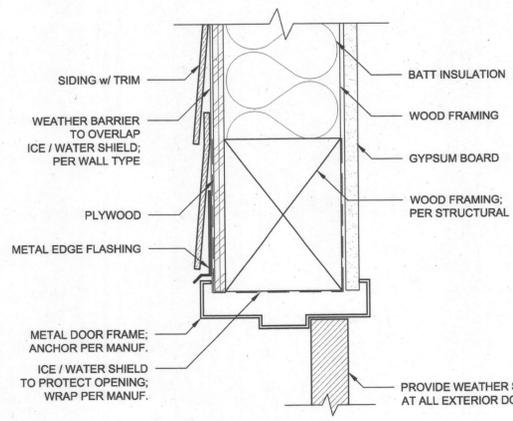
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 2842 NE 48TH AVE
 PORTLAND, OREGON 97213

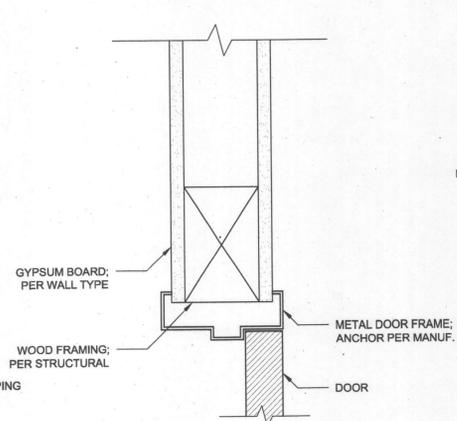
REVISIONS:	NUMBER	DESCRIPTION	DATE

SHEET TITLE:	ELEVATIONS
PROJECT #:	12-038
SCALE:	1/4" = 1'-0"
DATE:	08-10-2012
DRAWN BY:	JYP

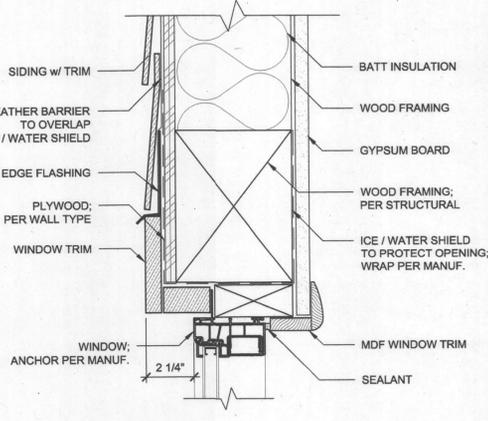
A3.0



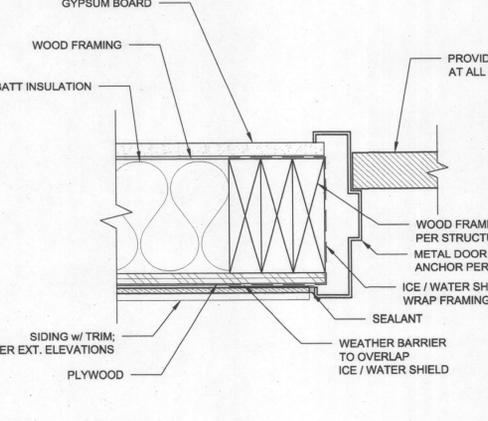
1 EXTERIOR DOOR HEADER DETAIL
SCALE: 3" = 1'-0"



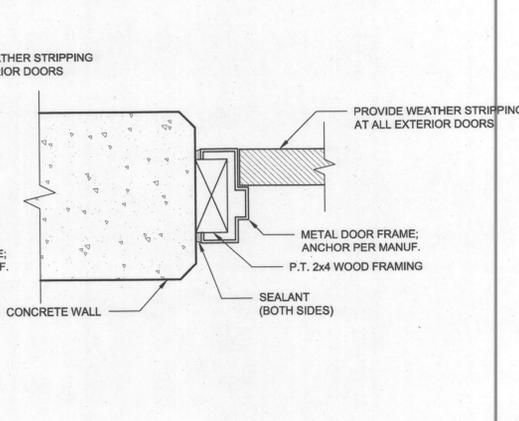
2 INTERIOR DOOR HEADER DETAIL
SCALE: 3" = 1'-0"



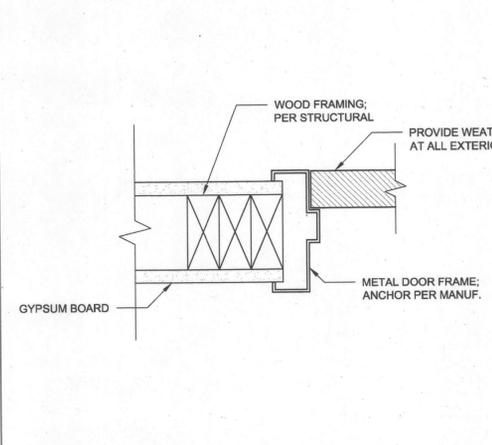
3 EXTERIOR WINDOW HEADER DETAIL
SCALE: 3" = 1'-0"



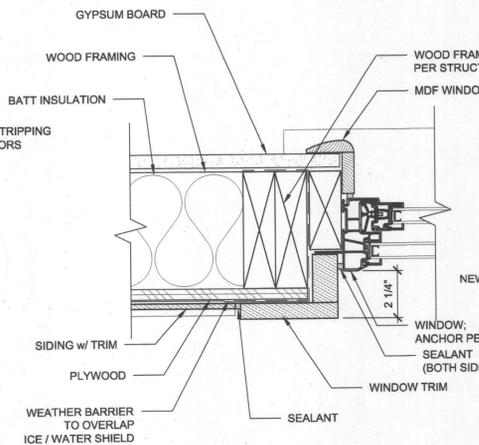
4 EXTERIOR DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



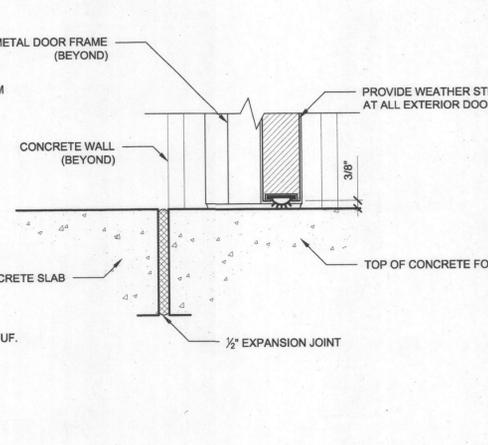
5 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



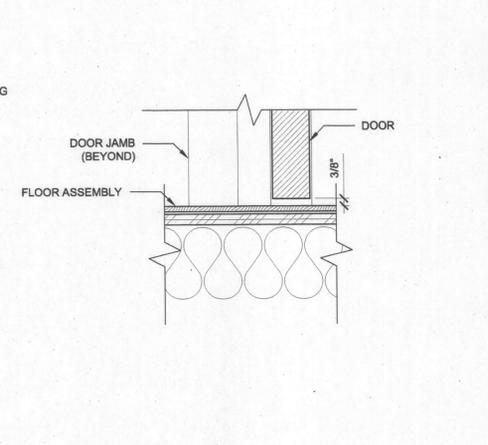
6 INTERIOR DOOR HEADER DETAIL
SCALE: 3" = 1'-0"



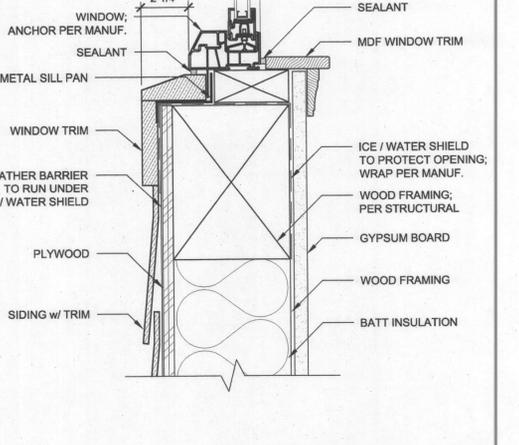
7 EXTERIOR WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



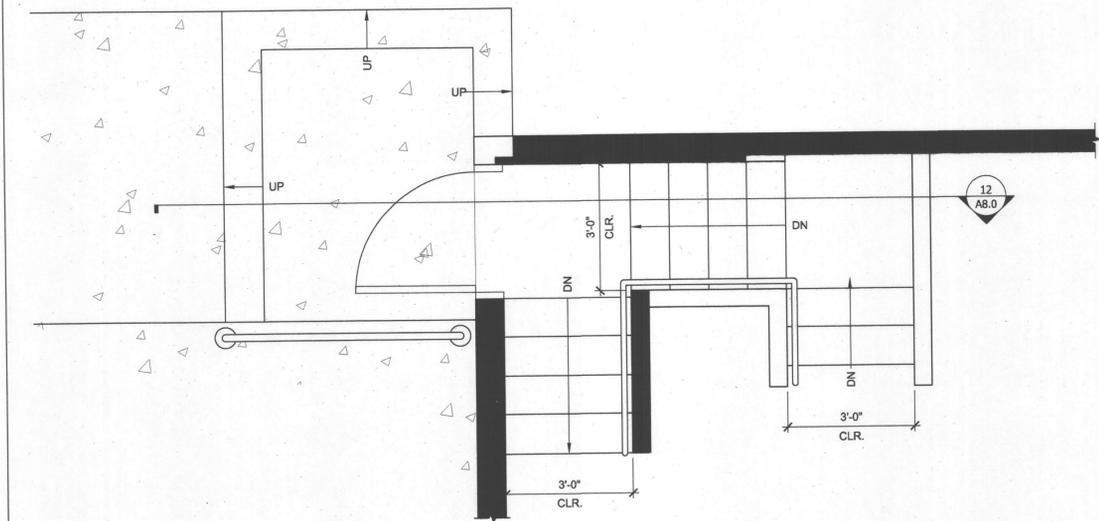
8 DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"



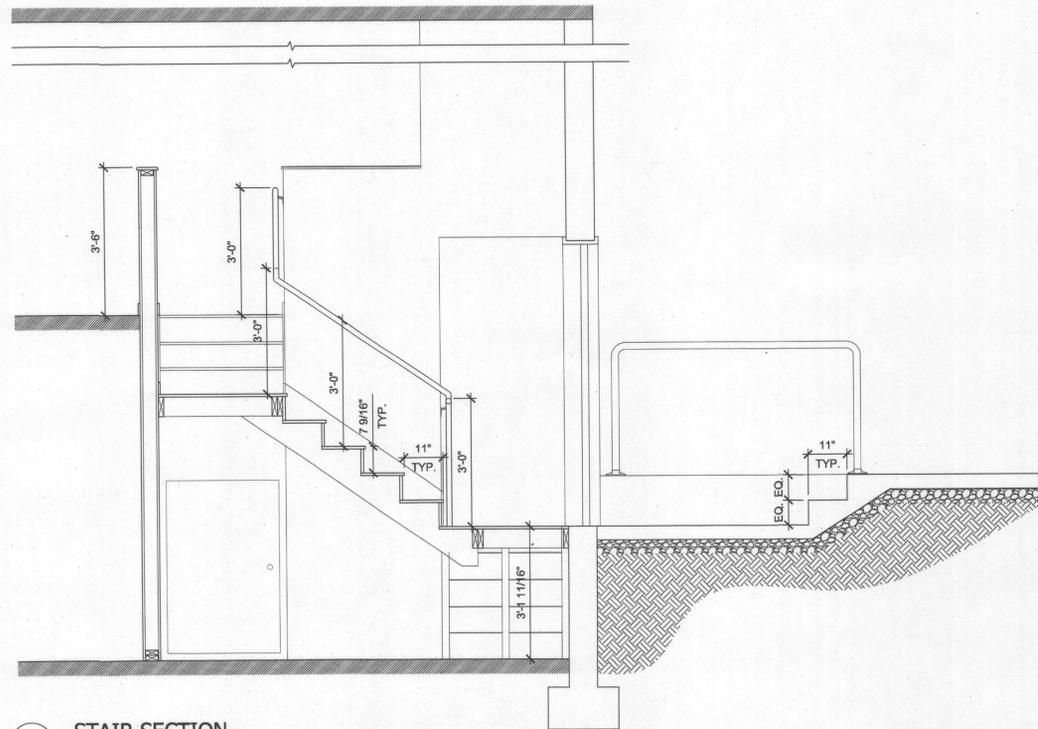
9 INTERIOR DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"



10 EXTERIOR WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



11 STAIR PLAN
SCALE: 1/2" = 1'-0"



12 STAIR SECTION
SCALE: 1/2" = 1'-0"

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BALDWIN HOME REMODEL
DORMER AND STAIR MODIFICATIONS
2842 NE 48TH AVE
PORTLAND, OREGON 97213

REVISIONS NUMBER	DESCRIPTION	DATE

SHEET TITLE: DETAILS	SCALE: VARIES	DRAWN BY: JVP
PROJECT #: 12-038		
DATE: 08-10-2012		

A8.0

GENERAL STRUCTURAL NOTES

- GENERAL**
- MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2010 EDITION OF THE OREGON STRUCTURAL SPECIALTY BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 - THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.
 - REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
 - DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.
 - DO NOT SCALE THE DRAWINGS.
 - PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION, ADEQUATELY BRACE STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL-FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. RETAIN A REGISTERED CIVIL ENGINEER WHO IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
 - INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
 - REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND LOCATION REQUIREMENTS OF OPENINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
 - REFERENCE DATUM FOR THE ELEVATIONS IS FINISH FIRST FLOOR, SEE DRAWINGS
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.
 - APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

DESIGN CRITERIA

- APPLICABLE CODE: 2011 OREGON RESIDENTIAL SPECIALTY CODE
- GRAVITY LOADS: DESIGN LIVE AND SNOW LOADS FOR NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
- LIVE LOADS:
 - ROOF: 20 PSF MINIMUM ROOF LIVE LOAD (REDUCIBLE ACCORDING TO INTERNATIONAL BUILDING CODE REQUIREMENTS)
 - PUBLIC AND EXIT FLOORS: 100 PSF
 - RESIDENTIAL FLOORS: 40 PSF
- SNOW LOADS: 20 PSF MINIMUM ON ROOF
 - SNOW EXPOSURE FACTOR, $C_e = 1.0$
 - SNOW LOAD IMPORTANCE FACTOR, $I = 1.0$
 - THERMAL FACTOR, $C_t = 1.0$
 - SNOW BUILD-UP PER ACE 7
- SEISMIC DESIGN:
 - OCCUPANCY CATEGORY II
 - IMPORTANCE FACTOR = 1.0
 - $S_s = 0.960$ $S_1 = 0.330$
 - SOIL SITE CLASS D
 - $S_{DS} = 0.610$ $S_{D1} = 0.577$
 - SEISMIC DESIGN CATEGORY D
 - BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALL SYSTEM:
 - LIGHT-FRAME WALLS SHEATHED WITH WOOD STRUCTURAL PANELS: $R = 6.5$
 - $C_s = 0.110$
 - ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE
- WIND DESIGN:
 - BASIC WIND SPEED = 95 MPH (3 SECOND GUSTS)
 - OCCUPANCY CATEGORY II
 - WIND IMPORTANCE FACTOR = 1.0
 - WIND EXPOSURE = B
 - INTERNAL PRESSURE COEFFICIENT = ±0.18
 - WIND LOAD ON COMPONENTS:
 - WALLS: 18.5 PSF
 - ROOF ZONE 1: +8.5 PSF, -22 PSF
 - ROOF ZONE 2: +8.5 PSF, -31 PSF
 - ROOF ZONE 3: +8.5 PSF, -40 PSF

CAST-IN-PLACE CONCRETE

- CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS. SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE. SUBSTITUTION OF SHOTCRETE FOR CAST-IN-PLACE CONCRETE IS NOT ACCEPTABLE.
 - LOCATE CONSTRUCTION JOINTS AS SHOWN ON THE DRAWINGS. SUBMIT ALTERNATE JOINT LOCATIONS OR JOINTS NOT SHOWN TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
 - AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4" AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.
 - REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS OF ADDITIONAL CONCRETE CURBS AND HOUSEKEEPING PADS NOT SHOWN. CONCRETE CLEAR COVER TO REINFORCING BARS IS AS FOLLOWS, UNLESS OTHERWISE NOTED:
- | LOCATION | CLEAR COVER |
|--|-------------|
| CONCRETE PLACED AGAINST EARTH | 3 INCHES |
| FORMED SURFACES EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: | |
| #6 BARS AND LARGER | 2 INCHES |
| #5 BARS AND SMALLER | 1 1/2 INCH |
| SLABS ON GRADE (TOP CLEARANCE) | 1 1/2 INCH |
| BEAMS, GIRDERS AND COLUMNS NOT EXPOSED TO WEATHER OR EARTH | 1 1/2 INCH |
| WALL OR SLAB SURFACES NOT EXPOSED TO WEATHER OR EARTH: | |
| #5 & SMALLER | 3/4 INCH |
| #6 & #7 | 1 INCH |
| #8, #9, #10 & #11 | 1 1/2 INCH |
| #14 & #18 | 2 INCHES |
- CONCRETE TYPES:

CLASS	28-DAY STRENGTH	LOCATION
A	3,000	FOUNDATIONS, MISC. CURBS, HOUSE KEEPING PADS, ETC.
 - CONTINUOUSLY MOIST CURE CONCRETE SLABS-ON-GRADE FOR 7 DAYS MINIMUM. WATER FOG SPRAYS, PONDING, SATURATED ABSORPTIVE COVERS, OR MOISTURE RETAINING COVERS MAY BE USED. CURING COMPOUNDS ARE NOT ACCEPTABLE.

MECHANICAL ANCHORS

- INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- INSTALL WITH IBC SPECIAL INSPECTION ACCORDING TO SPECIAL INSPECTION PROGRAM.
- EXPANSION ANCHORS (CONCRETE):
 - ICC/IBC/APPROVED; CONFORM WITH FF-S-325, GROUP II, TYPE 4, CLASS 1.
 - MATERIAL: ZINC PLATED ACCORDING TO ASTM B 633, HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, AISI 304 STAINLESS STEEL IN CONTACT WITH PRESSURE-TREATED LUMBER
- DROP-IN ANCHORS (CONCRETE):
 - ICC/IBC/APPROVED; CONFORM WITH FF-S-325, GROUP VIII, TYPE 1.
 - MATERIAL: ZINC PLATED ACCORDING TO ASTM B 633, AISI 304 STAINLESS STEEL IN CONTACT WITH PRESSURE-TREATED LUMBER
- PROVIDE STAINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
- ONLY MECHANICAL ANCHORS WITH ICC - ESR APPROVAL FOR USE IN CRACKED CONCRETE MAY BE USED. ALL ANCHORS REQUIRE APPROVAL BY ENGINEER OF RECORD.
- IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
- LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
- MINIMUM EMBEDMENT OF ANCHORS, UNLESS OTHERWISE NOTED:

ANCHOR DIA.	WEDGE EMBEDMENT	SLEEVE EMBEDMENT	SHELL EMBEDMENT
1/4"	2"	1 1/2"	1"
3/8"	-	1 1/2"	-
1/2"	2 1/2"	1 1/2"	1 1/4"
5/8"	3 1/2"	1 1/2"	2"
3/4"	4"	2"	2 1/2"
7/8"	4 1/2"	2 1/2"	3 1/8"
1"	6"	-	-

ADHESIVE ANCHORS AND DOWELS

- ALL ADHESIVES MUST HAVE AN ICC - ESR APPROVAL FOR USE IN CRACKED CONCRETE. ALL ADHESIVES REQUIRE APPROVAL OF THE ENGINEER OF RECORD. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS FOLLOWS, UNLESS OTHERWISE NOTED. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 25% OF ANCHORS AND DOWELS TO THE FOLLOWING TEST LOADS:

ROD DIA OR BAR	SIZE	EMBEDMENT	TEST LOAD	BASE MATERIAL
3/8"	4"	5"	1800#	CONCRETE
1/2"	5"	6"	3200#	CONCRETE
5/8"	6"	7"	5000#	CONCRETE
3/4"	7"	7 1/2"	7100#	CONCRETE
7/8"	9"	9"	9700#	CONCRETE
1"	11"	11"	12800#	CONCRETE
#3	5"	5"	3000#	CONCRETE
#4	6 1/2"	6 1/2"	5400#	CONCRETE
#5	8"	8"	8400#	CONCRETE
#6	10"	10"	11900#	CONCRETE
#7	12"	12"	16200#	CONCRETE
#8	14"	14"	21300#	CONCRETE

- ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.
- DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.
- REMOVE GREASE, OIL, RUST, AND OTHER LAITANCE FROM RODS AND DOWELS PRIOR TO INSTALLATION.
- REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.
- THE DIAMETER OF THE HOLES IS PER THE MANUFACTURER'S INSTRUCTIONS. PRIOR TO INSTALLING ANCHORS OR DOWELS, WIRE BRUSH HOLES TO REMOVE RESIDUE, BLOW OUT WITH OIL-FREE COMPRESSED AIR, AND ALLOW HOLE TO DRY. PLACE ADHESIVE WITH THE MANUFACTURER'S RECOMMENDED APPLICATION TOOL TO A DEPTH AS SPECIFIED BY THE MANUFACTURER AND TO MINIMIZE THE AMOUNT OF ADHESIVE THAT WILL OVERFLOW OUT OF THE HOLE WHEN THE BAR IS INSERTED. REMOVE EXCESS ADHESIVE ON THE ADJACENT SURFACES.
- INSERT THE ANCHOR OR DOWEL IN THE HOLE WITH A TWISTING MOTION TO THE REQUIRED EMBEDMENT DEPTH. DO NOT PUMP THE ANCHOR OR DOWEL IN AND OUT OF THE HOLE.
- WEDGE BARS TIGHT AND CENTERED IN THE HOLE WITH WOODEN WEDGES (GOLF TEES) TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.
- IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
- LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

ROUGH CARPENTRY

- FRAMING LUMBER: DOUGLAS FIR (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (W.C.L.I.B.) OR WESTERN LUMBER GRADING RULES, OF THE WESTERN WOOD PRODUCTS ASSOCIATION (W.W.P.A.). USE LUMBER OF THE FOLLOWING GRADES:

MEMBER	WOOD/GRADE
SILLS	D.F. #2 P.T.
STUDS	D.F. #2
JOISTS, PLANKS AND PLATES	D.F. #1
BEAMS, 5" & WIDER	D.F. SELECT STRUCTURAL
BEAMS, 4" & NARROWER	D.F. #1
POSTS, 6X6 & LARGER	D.F. SELECT STRUCTURAL
POSTS, 4X6 & SMALLER	D.F. #1
FRAMING BLOCKING & BRIDGING	D.F. #2
PLYWOOD BLOCKING	D.F. #1
BACKING, STRIPPING AND FLURRING	CONSTRUCTION
- PANEL SHEATHING: IDENTIFY WOOD STRUCTURAL PANELS WITH THE APPROPRIATE TRADEMARK OF APA-THE ENGINEERED WOOD ASSOCIATION AND MEET THE REQUIREMENTS OF THE VOLUNTARY PRODUCT STANDARD PS-1-95 AND APA PRP-108 PERFORMANCE STANDARD.
 - PANEL SHEATHING TO BE EXPOSURE 1.
 - PLYWOOD PANELS TO BE 5-PLY LUMINUM.
 - PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CD GRADE ELSEWHERE.
 - PROVIDE THE FOLLOWING GRADE AND SPAN RATINGS:

PANEL THICKNESS	MINIMUM GRADE	ROOF/FLOOR RATING
1 1/2" AND 5/8"	CD/CC	40/20
23/32"	CD/CC	48/24

- MAXIMUM MOISTURE CONTENT: 19% AT 3X OR LESS (LEAST DIMENSIONS) MEMBERS.
- PROVIDE SOLID BLOCKING (SAME DEPTH OF MEMBER) AT ALL POINTS OF BEARING (MAXIMUM SPACING OF 8'-0" O.C.) AT JOISTS WITH A 5:1 OR GREATER DEPTH-TO-THICKNESS RATIO OR WHERE 1 EDGE OF JOIST IS NOT ATTACHED TO SHEATHING, WALLBOARD, BRACING, ETC.
- PLATES AND LEDGERS USED IN INTERIOR CONDITIONS (LUMBER AND FASTENERS ARE INSIDE OR CONCEALED BY MOISTURE BARRIER, ROOFING, ETC.); AND IN CONTACT WITH CONCRETE OR MASONRY ARE TO BE SEPARATED FROM CONCRETE OR MASONRY BY USE OF A MOISTURE BARRIER SUCH AS W.R. GRACE, VYCOR OR SIMILAR. USE STANDARD OR NON-PRESSURE TREATED LUMBER.
- PLATES AND LEDGERS USED FOR EXTERIOR CONDITIONS (EXPOSED TO EXTERIOR ENVIRONMENT IN ANY CIRCUMSTANCE) TO BE PRESSURE TREATED. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
- SEE SCHEDULE AND DRAWINGS FOR NAILING.

- ROUGH HARDWARE:
 - NAILS: COMMON WIRE NAILS, FEDERAL SPECIFICATION FF-N-105B, STANDARD LENGTHS U.O.N. USE HOT-DIPPED ZINC-COATED GALVANIZED NAILS FOR EXTERIOR INSTALLATIONS AND WHEN PENETRATING PRESSURE TREATED OR FIRE-RETARDANT LUMBER.
 - BOLTS AND THREADED RODS: ASTM A307, SQUARE OR HEXAGONAL HEAD MACHINE BOLTS WITH ASTM A563 NUTS. USE MALLEABLE IRON WASHERS UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD. LAG SCREWS: ASTM A307, ANSI/ASME STANDARD B18.2.1. USE ANSI B18.22.1 WASHERS UNDER HEAD WHEN IN CONTACT WITH WOOD.
 - SCREWS: ASTM A307, ANSI/ASME STANDARD B18.8.1. USE CADMIUM-PLATED PAN OR ROUND HEADED SCREWS AT STEEL TO WOOD AND WOOD TO WOOD CONNECTIONS.
 - MISCELLANEOUS STEEL: ASTM A36.
 - BOLTS, NUTS, WASHERS, STRAPS AND OTHER HARDWARE EXPOSED TO THE WEATHER TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 - FRAMING CLIPS, SHEET METAL STRAPS, ETC.: SIMPSON, OR USP, WITH ICBO REPORTS. DESIGNATIONS ON DRAWINGS ARE BASED ON SIMPSON CATALOGUE NUMBERS.
- NAILING:
 - DRIVE NAILS PERPENDICULAR TO THE GRAIN, U.O.N.
 - PREDRILL HOLES TO 3/4 OF NAIL DIAMETER WHERE SPECIFIED AND WHEN WOOD TENDS TO SPLIT.
 - AIR-DRIVEN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERDRIVE NAILS.
 - PANEL SHEATHING:
 - AT FLOOR AND ROOF SHEATHING, USE RING SHANK NAILS. USE SMOOTH SHANK NAILS AT WALLS.
 - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND APPROVAL BY THE OWNER'S REPRESENTATIVE. IF THE INSTALLATION IS UNSATISFACTORY NAIL HEADS THAT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, MACHINE NAILING IS NOT APPROVED IN 5/16" OR LESS SHEATHING.
 - GLUE FLOOR SHEATHING AT ALL POINTS OF CONTACT.
 - BOLT AND SCREW INSTALLATION:
 - DRILL BOLT HOLES A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.
 - DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS.
 - DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT 7/8 THE DIAMETER OF THE WOOD SCREW.
 - EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW WITH A DRILL BIT WHOSE DIAMETER IS 7/8 THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.
 - INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
 - LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.
 - DRILL PRE-BORED LEAD HOLES FOR LAG SCREWS AS FOLLOWS.
 - DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE LAG SCREW.

- INSTALL SOLID BLOCKING BETWEEN JOISTS AT ENDS AND OVER SUPPORTS. PROVIDE 2 INCH BY 3 INCH CROSS BRIDGING, METAL BRIDGING, OR SOLID BLOCKING BETWEEN JOISTS IN SPANS EQUALLY SPACED 8 FEET ON CENTER MAXIMUM AND WHERE INDICATED.
 - DO NOT USE WOOD SHINGLE SHIMS UNDER STUDS, JOISTS, BEAMS, OR POSTS.
- SHEATHING**
- NAILS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
 - SUBSTITUTION OF ORIENTED STRAND BOARD (OSB) FOR SHEATHING IS ACCEPTABLE. IF THE OSB:
 - CONFORMS WITH APA PERFORMANCE STANDARDS FOR WOOD BASED STRUCTURAL USE PANELS PRP-108 AND UNITED STATES PRODUCT STANDARD PS-2-92.
 - IS MANUFACTURED WITH EXTERIOR GLUE.
 - HAS A LOAD/SPAN RATING INDEX EQUAL TO PLYWOOD.
 - BEARS THE APA TRADEMARK.
 - PROVIDE PRESSURE-TREATED PLYWOOD WHERE INDICATED ON DRAWINGS. CONFORM WITH AWPA STANDARD C-9. MARK SHEETS WITH AWPB.
 - SHEATHING TYPES:
 - ROOF SHEATHING:
 - INDEX 40/20
 - FLOOR:
 - 3/4" INDEX 48/24 T&G
 - WALL:
 - 1/2" INDEX 24/0
 - SHEATHING LAYOUT AND INSTALLATION:
 - LAY OUT PLYWOOD SHEATHING WITH END JOINTS STAGGERED, UNLESS NOTED OTHERWISE.
 - LAY OUT PLYWOOD TO ELIMINATE WIDTHS LESS THAN 1'-0" AT ROOFS, OR LESS THAN 2'-0" AT FLOORS, UNLESS ALL EDGES OF UNSUPPORTED PIECES ARE SUPPORTED BY BLOCKING.
 - PROVIDE PANEL SPACINGS ACCORDING TO APA RECOMMENDATIONS.
 - BLOCK SHEAR WALL SHEATHING WITH 3 X 4 FLAT BLOCKING AT ALL EDGES.
 - E. NAIL ACCORDING TO SCHEDULE AND DRAWINGS.
- PROTECT FLOOR AND ROOF SHEATHING FROM EXTREME WET CONDITIONS.

CONNECTION	NAILS	COMMON OR (3) 10D OR (4) 10D
STUDS TO PLATES - END NAIL	(2) 16D	COMMON OR (3) 10D OR (4) 10D
STUDS TO PLATES - TOE NAIL	(2) 10D	
TOP PLATES & BOTTOM PLATES		
-SPIKE TOGETHER	10D AT 8" OC	
-LAP AND INTERSECTIONS	(4) 10D EACH SIDE JOINT	
FLOOR, ROOF, CEILING JOISTS		
-TO PLATES OR BEAMS - TOE NAIL	(2) 10D	
BLOCKING TO PLATE - TOE NAIL	(2) 10D	
CORNER STUDS	10D AT 12" OC	
2X LAMINATED BEAMS	10D AT 12" 2 ROWS STAGGERED	
2 X 6 TONGUE AND GROOVE		
-EACH BOARD TO SUPPORTING MEMBERS	(1) 16D TOE NAIL & (1) 16D FACE NAIL	
TO PARALLEL WALLS AND BEAMS	(1) 16D FACE NAIL AT 8" OC	
3 X 6 TONGUE AND GROOVE		
-EACH BOARD TO SUPPORTING MEMBERS	(1) 40D TOE NAIL & (1) 60D FACE NAIL	
TO PARALLEL WALLS AND BEAMS	(1) 60D FACE NAIL AT 8" OC	
-TO ADJACENT COURSES	8" SPIKES AT 30" OC	
131" DIAMETER X 3-1/2" P-NAIL EQUIVALENT TO 16D BDX OR SINKER		
131" DIAMETER X 3" P-NAIL EQUIVALENT TO 10D BDX DR SINKER		

FLOOR SHEATHING

- IMMEDIATELY PRIOR TO PLACING PANELS, APPLY A 1/4" DIAMETER CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE, CONFORMING WITH AFG-01, TO TOPS OF ALL JOISTS, BLOCKING AND PLATES.

OTHER WOOD CONNECTIONS

- FRAMING CONNECTORS: SIMPSON STRONG-TIE OR APPROVED.
 - FILL ALL NAIL HOLES WITH NAILS AS SPECIFIED BY THE CONNECTOR MANUFACTURER, UNLESS NOTED OTHERWISE.
 - CONNECTIONS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
 - HANGERS TO DEVELOP BENDING STRENGTH OF MEMBERS, UNLESS NOTED OTHERWISE ON DRAWINGS.
- ANCHOR BOLTS: ASTM A307 OR ASTM A 36.
- PROVIDE STAINLESS STEEL ANCHOR BOLTS, EXPANSION ANCHORS, PLATE WASHERS AND THREADED RODS IN CONTACT WITH PRESSURE-TREATED LUMBER. PROVIDE STANDARD PLATE WASHERS UNDER HEADS OR NUTS OF BOLTS BEARING ON WOOD. SEE SHEAR WALL SCHEDULE FOR SQUARE WASHER REQUIREMENTS AT SHEAR WALLS.
- ANCHOR ALL PLATES AND LEDGERS WITH A MINIMUM OF 3 ANCHORS PER PIECE. MINIMUM SIZE AND MAXIMUM SPACING OF PLATE OR LEDGER CONNECTIONS:
 - PLATES TO CONCRETE FOUNDATION WALLS:
 - 1/2" X 10" ANCHOR BOLT AT 4'-0" O.C.
 - 3/4" X 10" ANCHOR BOLT AT 4'-0" O.C.
 - LEDGERS TO CONCRETE WALLS:
 - 3/4" EXPANSION ANCHORS AT 4'-0" O.C.
 - EXPANSION ANCHOR EMBEDMENTS (UNLESS NOTED OTHERWISE): 3/4" WITH 3 1/2" MINIMUM EMBEDMENT.

STRUCTURAL TESTS, INSPECTIONS, AND OBSERVATIONS

- AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS WILL BE RETAINED BY THE OWNER TO PERFORM THE FOLLOWING TESTS AND INSPECTION. PROVIDE ACCESS AND FURNISH SAMPLES TO THE AGENCY AS REQUIRED BY THE CONTRACT DOCUMENTS.
- IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
- THE ITEMS IDENTIFIED ON SO.2 REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHAPTER "STRUCTURAL TESTS AND INSPECTIONS" OF THE CODE OF THE GOVERNING JURISDICTION AS NOTED IN THE GENERAL SECTION OF THESE GENERAL NOTES. ADDITIONAL ITEMS AND REQUIREMENTS FOR TESTS AND INSPECTIONS ARE IDENTIFIED IN THE SPECIFICATIONS.
- NOTIFY THE ENGINEER AT SIGNIFICANT CONSTRUCTION STAGES 72 HOURS IN ADVANCE AND PROVIDE ACCESS FOR THE FOLLOWING STRUCTURAL OBSERVATIONS:
 - FOUNDATIONS
 - REINFORCEMENT
 - STEEL FRAMING
 - GENERAL
 - WOOD FRAMING
 - GENERAL
 - SHEAR WALLS AND HOLD-DOWNS
 - DIAPHRAGMS AND COLLECTORS
 - CONCRETE
 - WALL REINFORCEMENT AND BOUNDARY ELEMENTS
 - POST-TENSIONING REINFORCEMENT
 - SLABS AND SLABS-ON-GRADE



BALDWIN HOME REMODEL DORMER AND STAIR MODIFICATIONS
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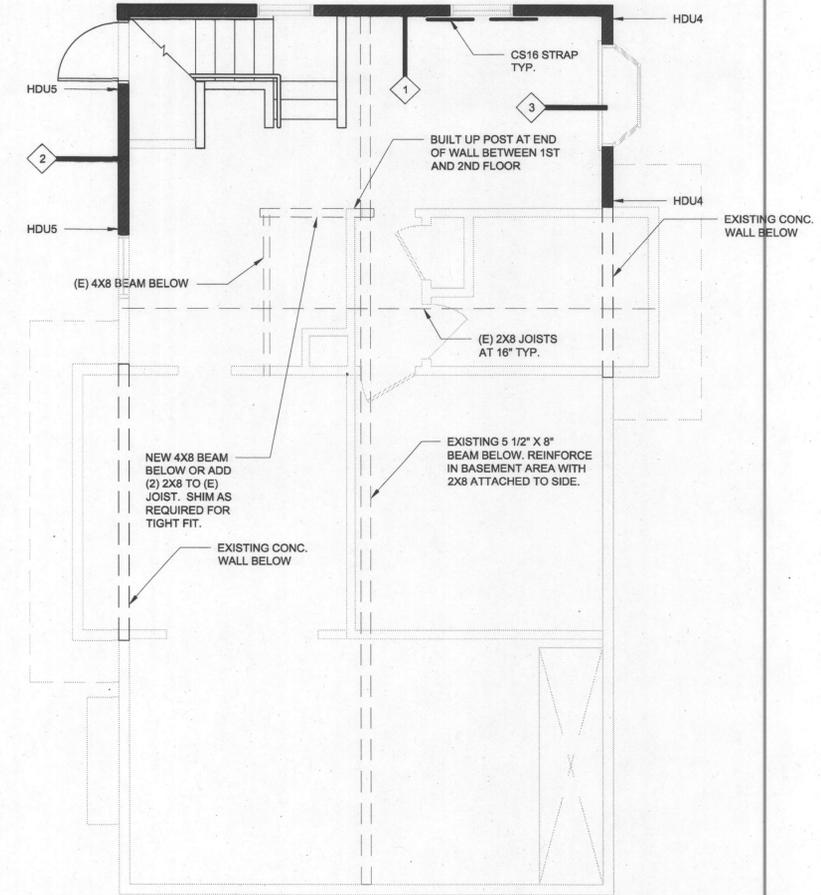
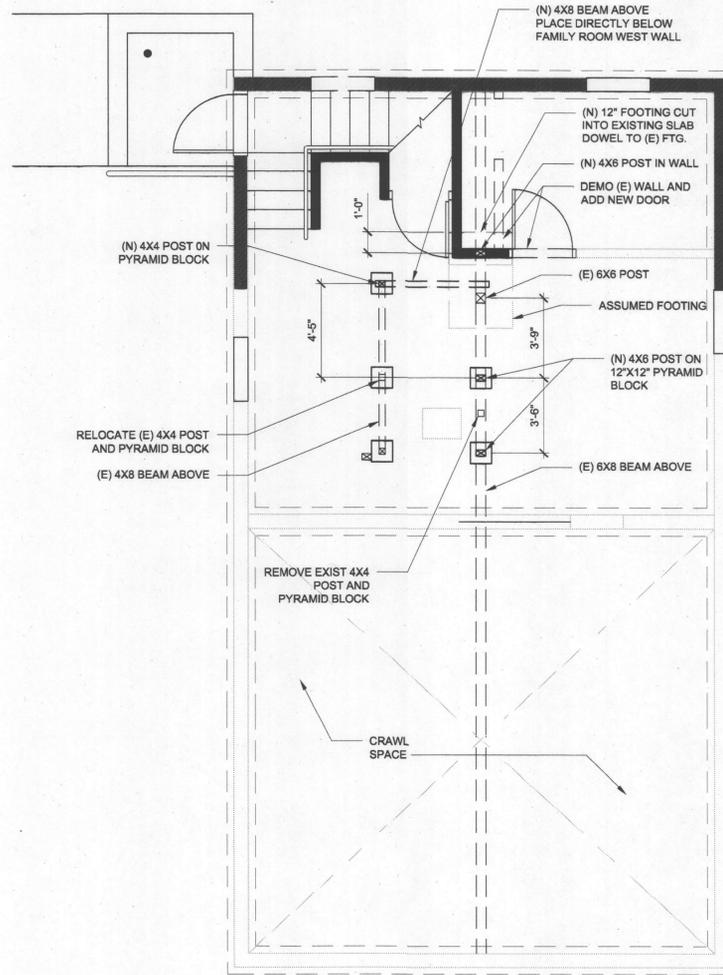
GENERAL NOTES

SCALE: NTS
PROJECT #: 12-038
DATE: 08-10-2012
DRAWN BY: JJP



SHEET TITLE: GENERAL NOTES
SHEET: S1.0

NOTE: SEE DRAWING A2.0 FOR NOTES PERTAINING TO THE BASEMENT.



1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

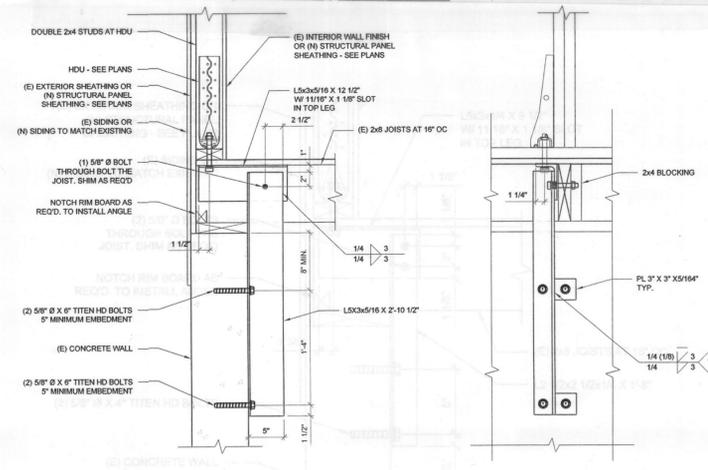
2 FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

SHEAR WALL SCHEDULE AND NOTES:

- 1 15/32" STRUCTURAL PANEL SHEATHING
8d COMMON NAILS AT 6" AT PANEL EDGES
- 2 15/32" STRUCTURAL 1 PANEL SHEATHING
10d COMMON NAILS AT 6" AT PANEL EDGES
- 3 15/32" STRUCTURAL 1 PANEL SHEATHING
10d COMMON NAILS AT 4" AT PANEL EDGES

1. APPLY SHEATHING PANELS TO SIDE OF WALL THAT THE TAG POINTS TO.
2. ALL PANEL EDGES REQUIRE BLOCKING. USE FLAT 2x4 WHEN EDGES DO NOT FALL ON FRAMING.
3. INSTALL CS16 STRAP ON EACH SIDE OF AN OPENING AT THE TOP AND BOTTOM OF THE OPENING. STRAP SHALL HAVE A LENGTH ON EACH SIDE OF THE EDGE OF OPENING OF 13". USE (9) 8d COMMON NAILS EACH SIDE.
4. NAILING AT FRAMING NOT AT PANEL EDGES MAY BE SPACED 12" O.C.
5. PROVIDE (2) 2x4 STUDS AT THE END OF SHEAR WALLS, JOINED TOGETHER AS DESCRIBED IN THE GENERAL NOTES.
6. FOR HOLD-DOWN ANCHOR ATTACHMENT TO THE CONCRETE BASEMENT WALL THROUGH THE FLOOR FRAMING, SEE DETAIL 4/S2.0
7. SHADED WALLS IN PLAN 1 AND 2 THIS SHEET SHOW THE EXTENT OF THE SHEAR WALLS. WHEN A WALL CONTAINS WINDOWS, THE WALL SECTIONS ABOVE AND BELOW THE OPENING ARE PART OF THE SHEAR WALL.
8. THICKER SHEATHING MAY BE USED TO MATCH THE EXISTING HORIZONTAL SHEATHING.



3 HOLD-DOWN - FRONT VIEW

Scale: 1" = 1'-0"

4 HOLD-DOWN - SIDE VIEW

Scale: 1" = 1'-0"



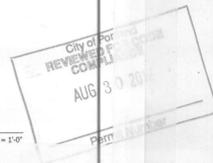
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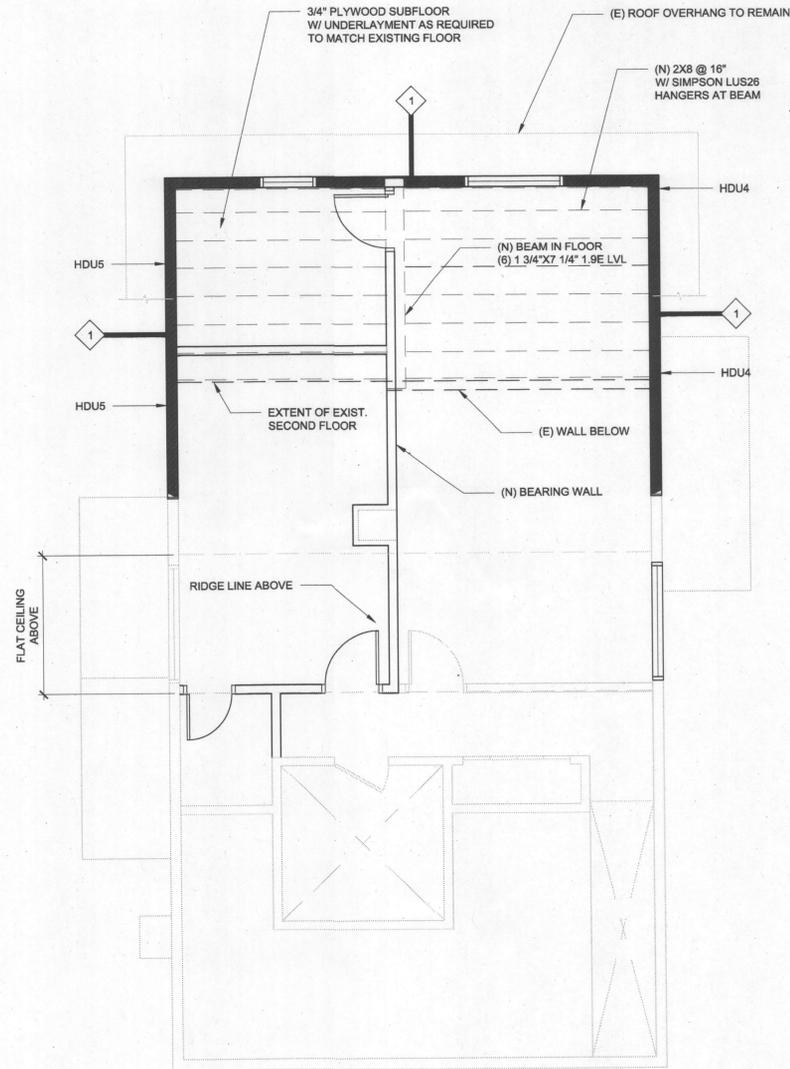
REVISIONS:	DESCRIPTION	DATE
NUMBER		

SHEET TITLE:	FRAMING PLANS
PROJECT #:	12-038
DATE:	08-10-2012
SCALE:	1/4" = 1'-0"
DRAWN BY:	JWP

S2.0

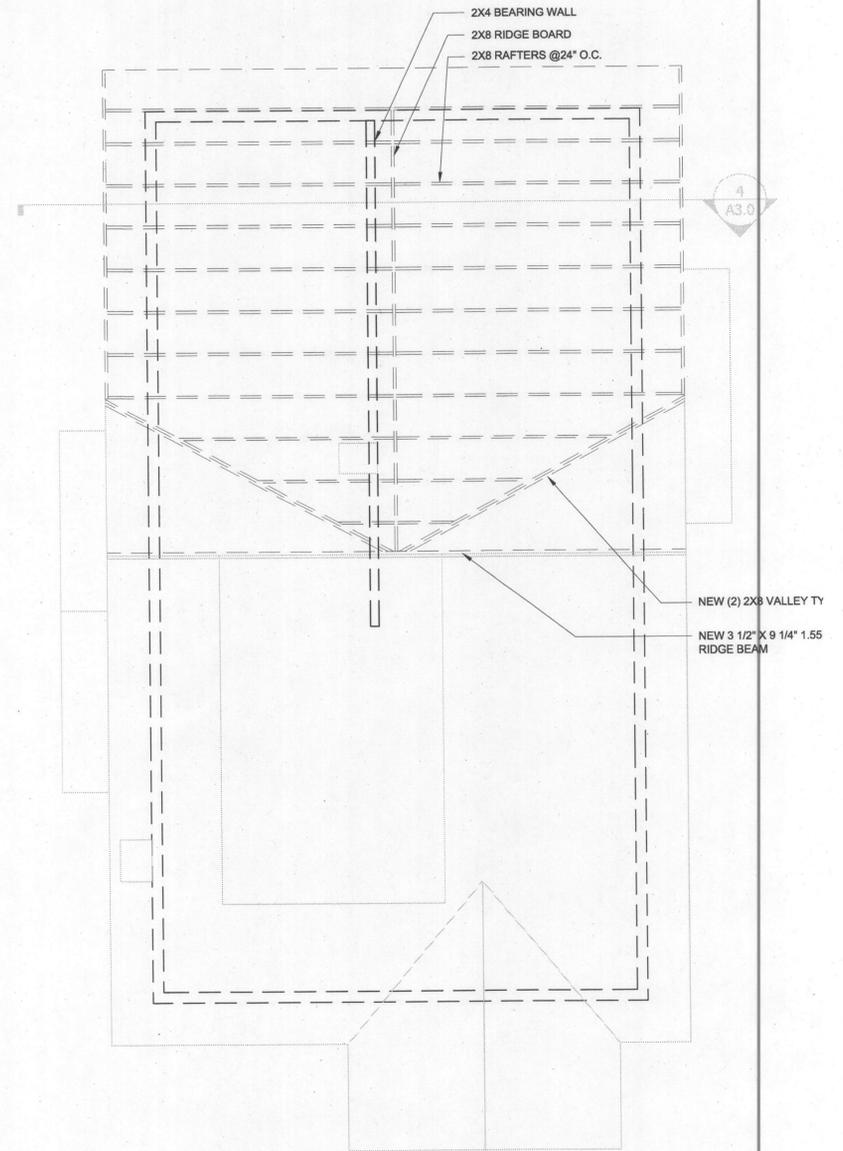


NOTE: ALIGN HDU HOLD-DOWN ANCHORS AT THE SECOND FLOOR WITH THE HDU'S THAT CONNECT TO THE BASEMENT WALLS.



1 SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



2 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

SHEAR WALL SCHEDULE AND NOTES:

- 1 15/32" STRUCTURAL PANEL SHEATHING
8d COMMON NAILS AT 6" AT PANEL EDGES
- 2 15/32" STRUCTURAL 1 PANEL SHEATHING
10d COMMON NAILS AT 6" AT PANEL EDGES
- 3 15/32" STRUCTURAL 1 PANEL SHEATHING
10d COMMON NAILS AT 4" AT PANEL EDGES

1. APPLY SHEATHING PANELS TO SIDE OF WALL THAT THE TAG POINTS TO.
2. ALL PANEL EDGES REQUIRE BLOCKING. USE FLAT 2x4 WHEN EDGES DO NOT FALL ON FRAMING.
3. INSTALL CS16 STRAP ON EACH SIDE OF AN OPENING AT THE TOP AND BOTTOM OF THE OPENING. STRAP SHALL HAVE A LENGTH ON EACH SIDE OF THE EDGE OF OPENING OF 13". USE (9) 8d COMMON NAILS EACH SIDE.
4. NAILING AT FRAMING NOT AT PANEL EDGES MAY BE SPACED 12" O.C.
5. PROVIDE (2) 2x4 STUDS AT THE END OF SHEAR WALLS, JOINED TOGETHER AS DESCRIBED IN THE GENERAL NOTES.
6. FOR HOLD-DOWN ANCHOR ATTACHMENT TO THE CONCRETE BASEMENT WALL THROUGH THE FLOOR FRAMING, SEE DETAIL 4/S2.0
7. SHADED WALLS IN PLAN 1 AND 2 THIS SHEET SHOW THE EXTENT OF THE SHEAR WALLS. WHEN A WALL CONTAINS WINDOWS, THE WALL SECTIONS ABOVE AND BELOW THE OPENING ARE PART OF THE SHEAR WALL.
8. THICKER SHEATHING MAY BE USED TO MATCH THE EXISTING HORIZONTAL SHEATHING.



**BALDWIN HOME REMODEL
DORMER AND STAIR MODIFICATIONS**

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SHEET TITLE: FRAMING PLANS	SCALE: 1/4" = 1'-0"	DRAWN BY: JVP
PROJECT #: 12-038	DATE: 08-10-2012	

SHEET:

S2.1