

12-190129 RS



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.

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:	25,000
Number of bedrooms:	0
Number of bathrooms:	0
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	392 square feet
Covered porch area:	80 square feet
Deck area:	square feet
Other structure area:	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.

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.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. _____ (initials)

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 or e-mailed to bdscombinspec@portlandoregon.gov.

Type of work	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition/alteration/replacement
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other:

Category of construction		
<input checked="" type="checkbox"/> 1 & 2 family dwelling	<input type="checkbox"/> Commercial/industrial	<input type="checkbox"/> Accessory building
<input type="checkbox"/> Multifamily	<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:

Job site information and location		
Job no.:	Job address: 7124 N.E. Going	
City/State/ZIP: Portland, OR 97218		
Suite/bldg./apt. no.:	Project name: Pickens	
Cross street/directions to job site: Prescott + 72 nd		
Subdivision:	Lot no.	Tax map/parcel no.

Description of work	
Re-build Garage + breezeway	

Provide RS Permit no.

<input checked="" type="checkbox"/> Property owner		<input type="checkbox"/> Tenant
Name: Thom Pickens	E-mail:	
Address: 7124 Ave Going St		
City/State/ZIP: PORT, OR 97218		
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:	

<input checked="" type="checkbox"/> Contractor	
Business name: Next level building	E-mail: info@nextlevelbuilding.com
Address: PO BOX 13309 BSM.com	
City/State/ZIP: PORT, OR 97213	
Phone: (503) 239-1889	FAX: (503) 236-8960
CCB lic. no. 184742	
Authorized signature: Jeff Jablonski	Date: 10-4-12

<input type="checkbox"/> Applicant		<input type="checkbox"/> Contact Person
Business name:		
Contact name:		
Address:		
City/State/ZIP:		
Phone:	FAX:	
E-mail:		
Authorized signature:		
Print name:		
Date:		



Simple Site Erosion Control Requirements Form

Project or Permit Number 12-190129-RS
 Project Address 7124 NE Going
 Name of Responsible Party (print) Jeff Sablowski
 Day Phone (503) 78-7067 FAX _____ email info@nextlevelbuild.com

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

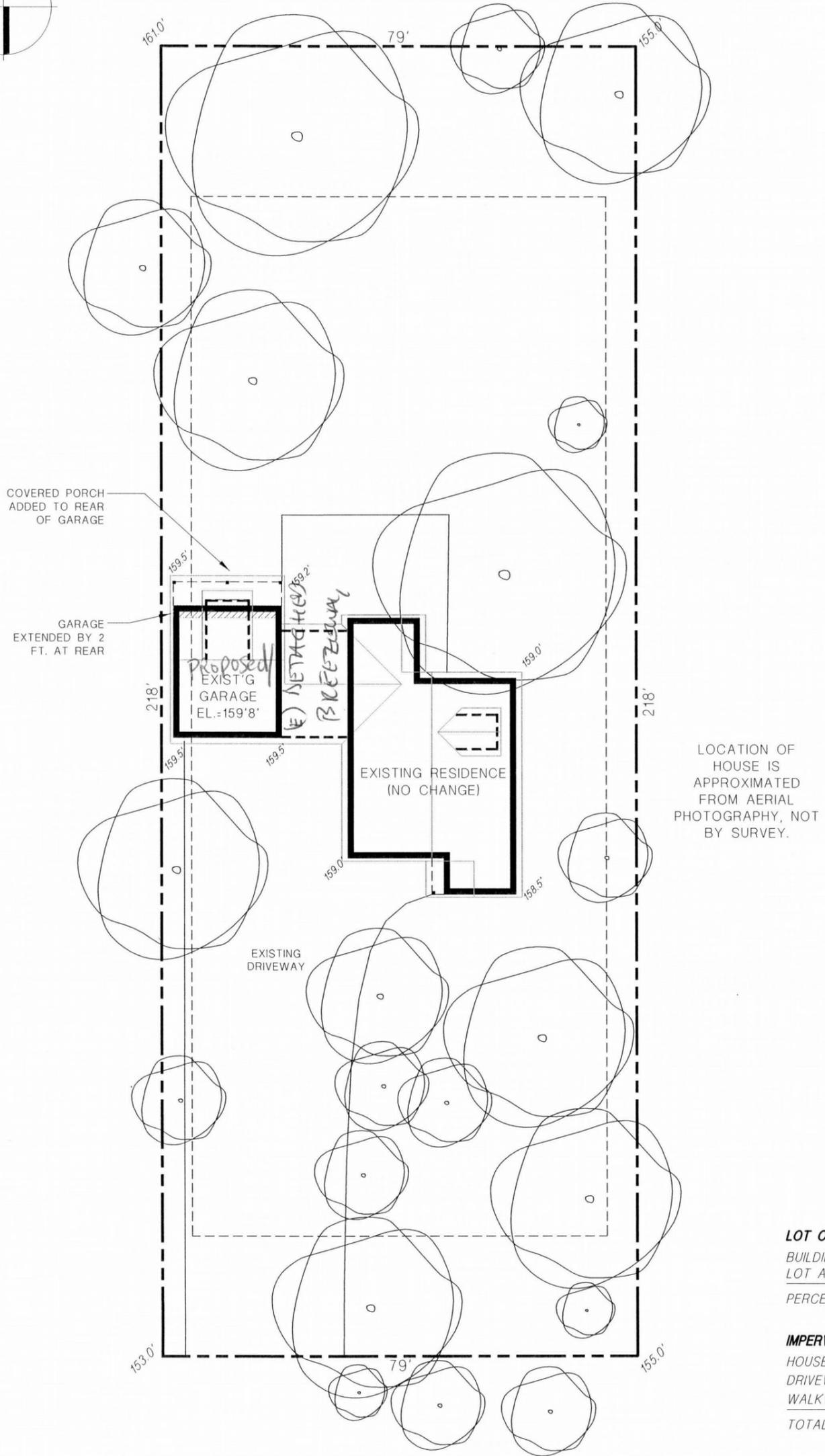
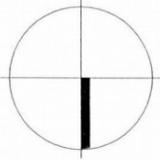
This is an agreement that the applicant and/or responsible parties will use erosion control during this project as required. The applicant and/or responsible party must sign this form to comply with Section 10.40.020 of the Code. Details for the measures outlined below are located in the City of Portland 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 [Signature] Date 10-4-12
 Property Owner or Owner's Agent _____



LOT COVERAGE

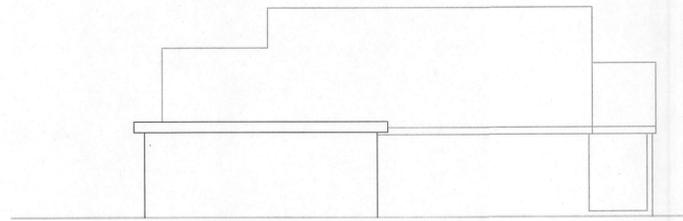
BUILDING AREA	1,710 SQ. FT.
LOT AREA	17,222 SQ. FT.
PERCENTAGE	9.9%

IMPERVIOUS

HOUSE	1,710 SQ. FT.
DRIVEWAY	2,820 SQ. FT.
WALKWAY	720 SQ. FT.
TOTAL AREA	5,250 SQ. FT.

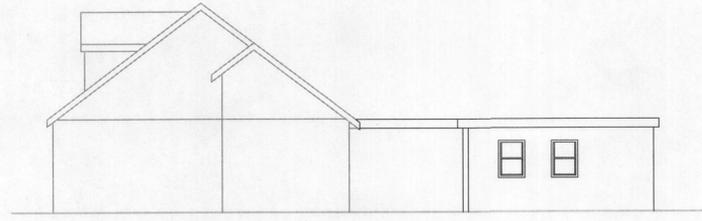
FRONT YARD COVERAGE

DRIVEWAY	2,820 SQ. FT.
FRONT YARD	6,973 SQ. FT.
PERCENTAGE	40.5 %



LEFT SIDE ELEVATION

SCALE : 1/8" = 1'-0" EXISTING GARAGE & COVERED PARKING

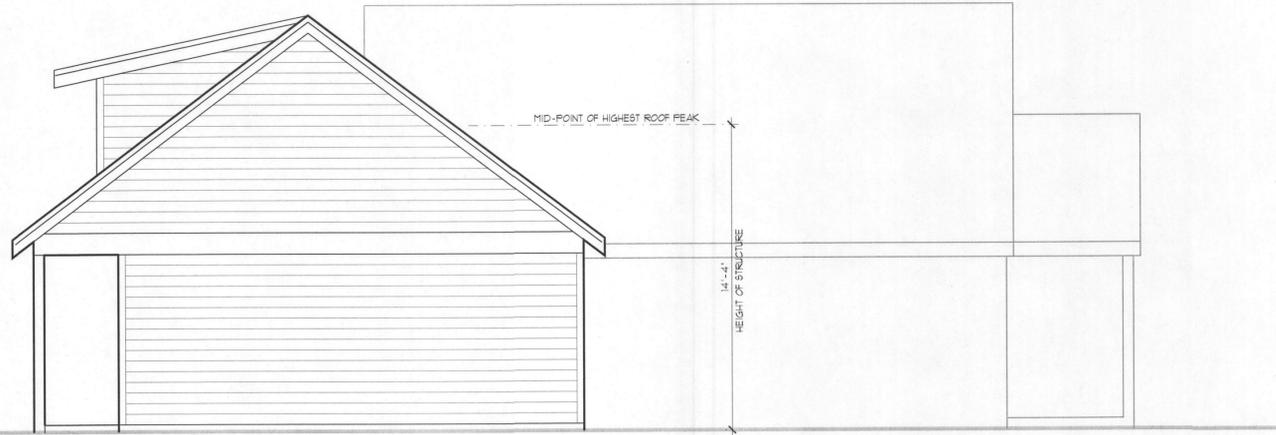


REAR ELEVATION

SCALE : 1/8" = 1'-0" EXISTING GARAGE & COVERED PARKING

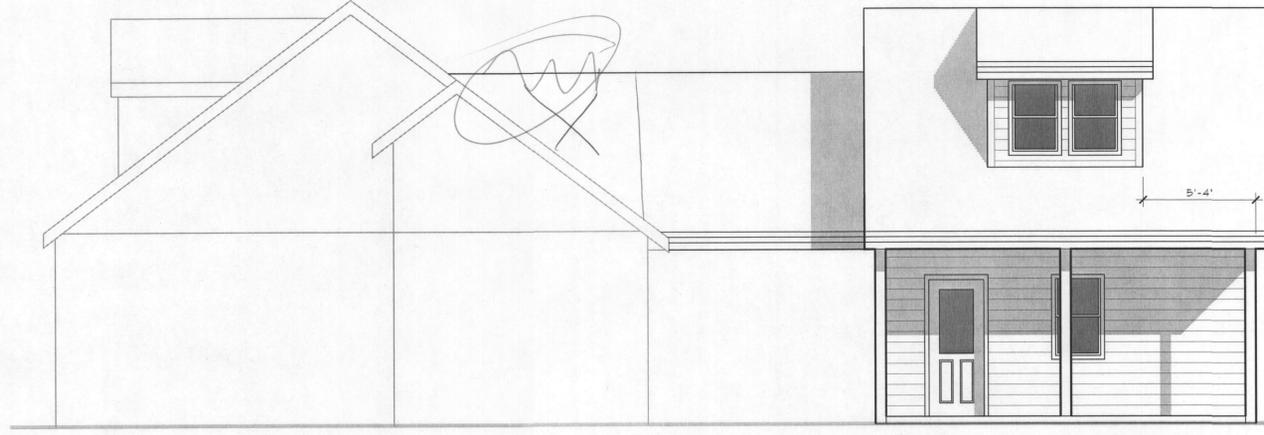
PROJECT SCOPE

- THE PROJECT INVOLVES REMODEL OF THE EXISTING GARAGE AND CAR PORT. THE EXISTING STRUCTURE CONNECTS TO THE MAIN HOUSE VIA EXTENSION OF THE FLAT ROOF. THE NEW STRUCTURE WILL HAVE A FITCHED ROOF TO BETTER INTEGRATE TO THE STYLE AND CHARACTER OF THE MAIN HOUSE.
- THE GARAGE SPACE WILL BE SLIGHTLY ENLARGED BY ADDING 2 FT. TO THE DEPTH BY EXTENDING THE REAR FURTHER INTO THE YARD.
- A SMALL COVERED PORCH AT THE REAR PROVIDES PRIMARY PEDESTRIAN ENTRY POINT BETWEEN THE HOUSE AND GARAGE.
- THE EXISTING CONCRETE FOUNDATION AND FLATWORK IS IN POOR CONDITION AND SHALL BE REPLACED. THE STRUCTURE WILL REMAIN IN ITS ORIGINAL LOCATION, BUT WILL REQUIRE EXTENSIVE, IF NOT TOTAL RE-FRAMING.



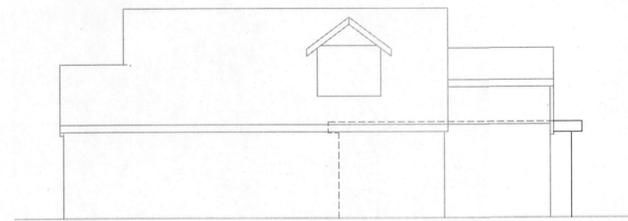
LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0" REMODELED SHOP & COVERED PARKING



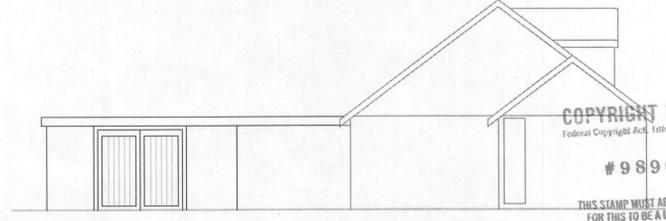
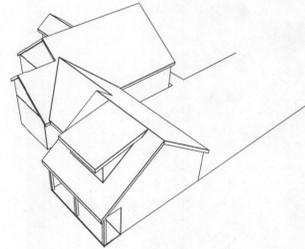
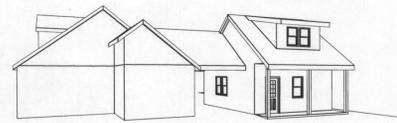
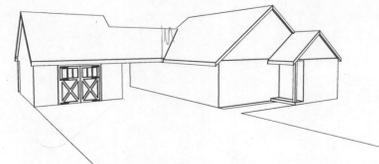
REAR ELEVATION

SCALE : 1/4" = 1'-0" REMODELED SHOP & COVERED PARKING



RIGHT SIDE ELEVATION

SCALE : 1/8" = 1'-0" EXISTING GARAGE & COVERED PARKING

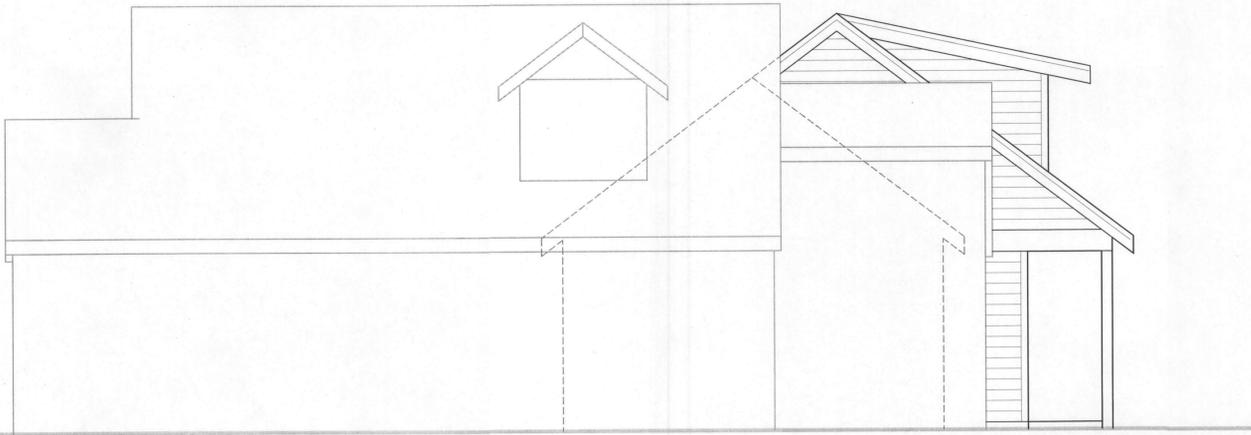


FRONT ELEVATION

SCALE : 1/8" = 1'-0" EXISTING GARAGE & COVERED PARKING

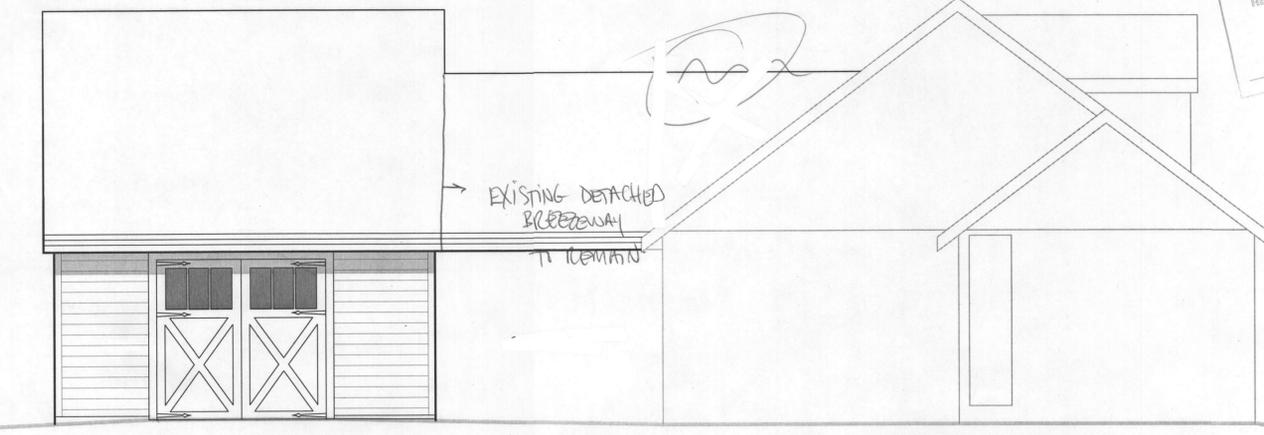
City of Portland
Bureau of
Development Services
By *[Signature]* Date 10.4.12
Approved by
Planning and Zoning Review

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RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0" REMODELED SHOP & COVERED PARKING



FRONT ELEVATION

SCALE : 1/4" = 1'-0" REMODELED SHOP & COVERED PARKING

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17-1909d ps

PICKENS - 1
PROJECT MANAGER
DRAWN 10/02/12 JRE

REMODEL OF
PICKENS GARAGE
7124 NE GOULD ST
PORTLAND, OREGON 97216

25# SNOW LOAD
EXIST'G GARAGE AREA 380 SQ. FT.
REMOD SHOP AREA 396 SQ. FT.

PICKENS
1

Alan Mascoord
DESIGN ASSOCIATES, INC.
1105 NW 9th Ave. Portland, OR 97209
503.225.9161 FAX 503.225.9933
www.mascoord.com

ROOF DESIGN NOTES

THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

ROOF LIVE LOAD (SNOW)	25.0 PSF
FRAMING MATERIALS:	2.0 PSF
SHEATHING MATERIALS:	15 PSF
MISC. MATERIALS:	15 PSF
ROOFING TYPE	DRY / WET
MED SHAKES	2.0 / 3.25 PSF
HVT SHAKES	3.0 / 4.0 PSF
SHINGLES	2.0 / 3.25 PSF
COMPOSITION	2.5 / 3.0 PSF
	3.25 PSF AVE./WET
GYPSUM MATERIALS: ADD 2.0 PSF FOR VAULTED AREAS (COVERED IN SAFETY FACTOR)	33.25 PSF ACTUAL REQ'D SAFETY FACTOR
	6.75 PSF SAFETY FACTOR
	40.0 PSF TL

NOTE: HIPS, VALLEYS & RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTERS (FIELD VERIFY ALL CONDITIONS)

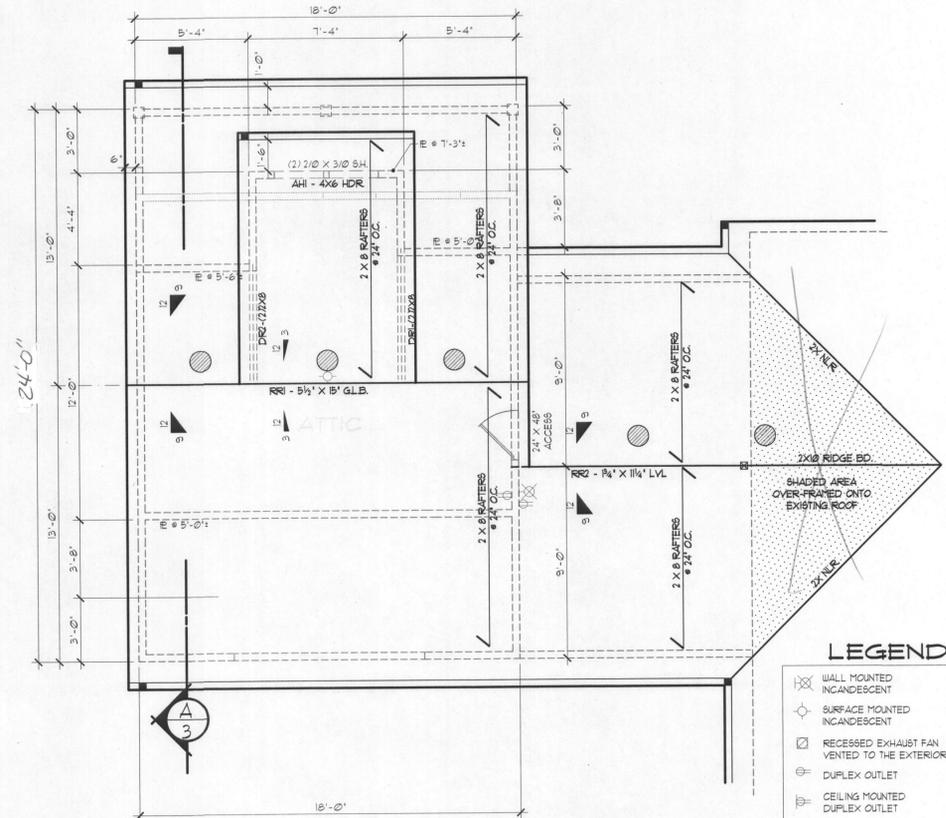
LEGEND

- 4 X 4 WOOD POST FROM RIDGE (HIP OR VALLEY) TO WALL BELOW (MIN. 2' X 4 REQ'D AT WALL BEARING POINT) NOTE: SPLICES IN HIPS & VALLEYS CAN ONLY OCCUR @ POST DOWN LOCATIONS
- 48 SQ. IN. ROOF VENTS (5) REQ'D
- 2X4 FURIN WALL TO BM. OR WALL BELOW (FRAM'G AT 24" O.C.)
- SHADED AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW
- DOWNSPOUTS

COMPOSITION OR SHAKE ROOFING

SIZE	SPACING	SPAN
2X6	12" O.C.	13'-5"
	16" O.C.	11'-11"
	24" O.C.	9'-8"
2X8	12" O.C.	17'-2"
	16" O.C.	15'-0"
	24" O.C.	12'-3"
2X10	12" O.C.	21'-2"
	16" O.C.	18'-5"
	24" O.C.	15'-0"
2X12	12" O.C.	24'-8"
	16" O.C.	21'-4"
	24" O.C.	17'-5"

8-11-99 S-LOADS

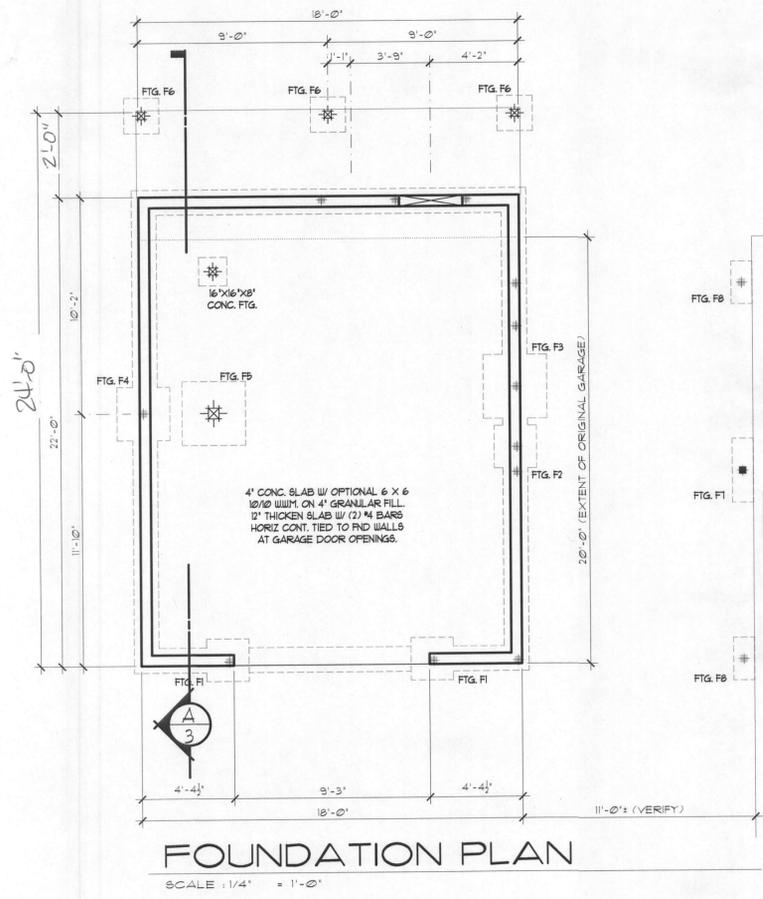
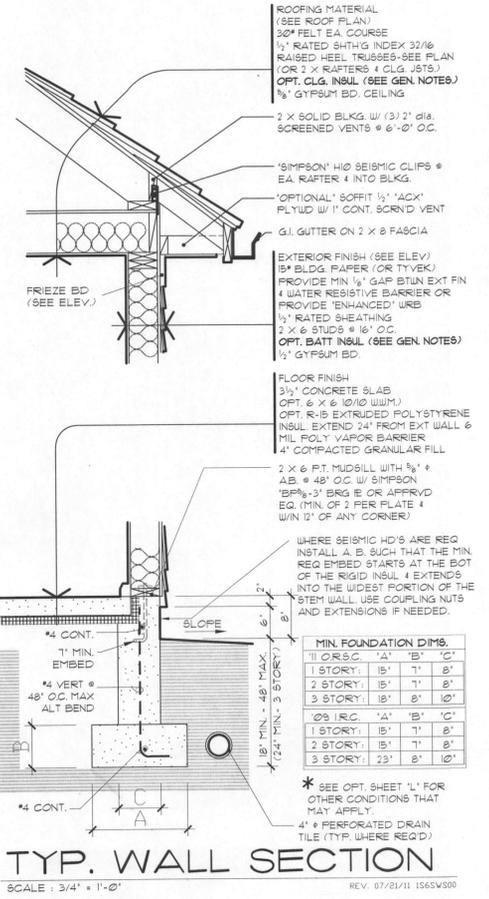


ROOF PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

- WALL MOUNTED INCANDESCENT
- SURFACE MOUNTED INCANDESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- DUPLEX OUTLET
- CEILING MOUNTED DUPLEX OUTLET
- 220V OUTLET
- SMOKE / CO DETECTOR (SEE GENERAL NOTES FOR OTHER SPECS)
- BEARING POINT LOCATION (PROVIDE SOLID BEARING MIN. OF MEMBER WIDTH UNO.)
- POINT LOAD FROM ABOVE
- BEARING WALL SUPPORTING STRUCTURE ABOVE
- 4 X 10 HDR @ BEARING WALL INT. DOOR 4 OPENINGS W/ MIN (2) 2 X SUPPORT EA END (UNO.)
- DROPPED STRUCT. MEMBER BEARING @ WALL

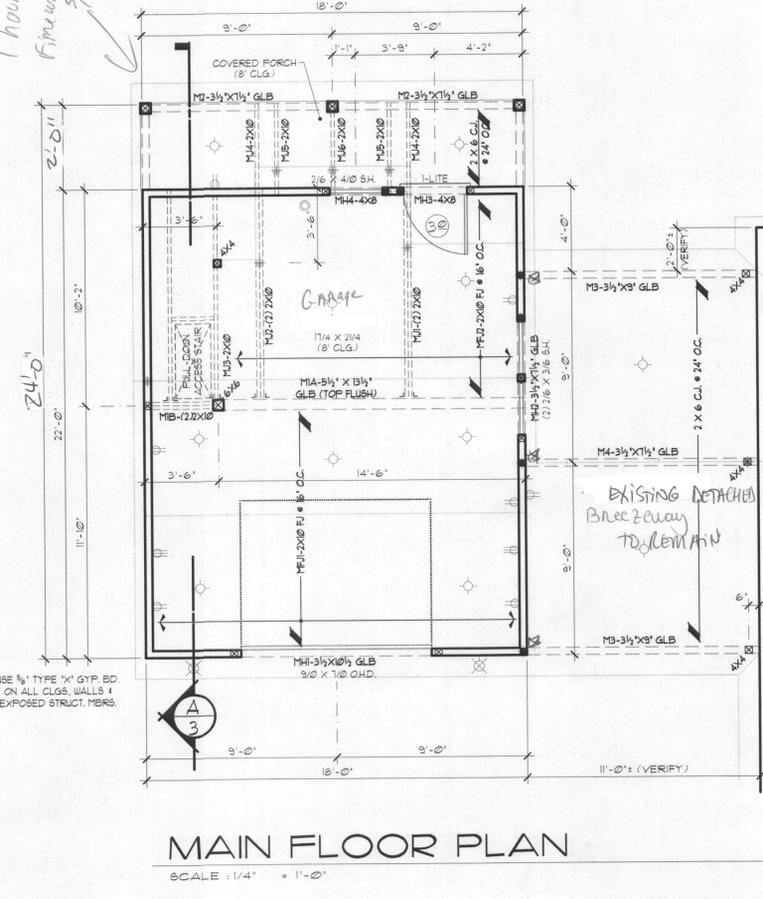
S-FULL/END 09/11/12



FTG. SCHED.

DESIGN	FTG. SIZE	REINFORCING
F1	24"X24"X21"	#4 BARS @ 8"
F2	24"X24"X21"	#4 BARS @ 8"
F3	36"X36"X21"	#4 BARS @ 11"
F4	36"X36"X21"	#4 BARS @ 11"
F5	36"X36"X21"	#4 BARS @ 11"
F6	20"X20"X21"	#4 BARS @ 6"
F7	12"X36"X21"	#4 BARS @ 5 1/2" L
F8	12"X24"X21"	#4 BARS @ 8" W

No eves
1 hour typ x
Fire wall
5/8" rock



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#98901

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 REVIEWED FOR COMPLIANCE
 OCT 04 2012

Permit Number

DISCLAIMER

8/16/12

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. (MULTI-BUILDING LICENSES ARE AVAILABLE). 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 ALAN MASCORD DESIGN ASSOCIATES, INC. ("MASCORD"), WHICH RETAINS COPYRIGHTS TO A OWNERSHIP OF THE PLANS.

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UNAUTHORIZED USE OR COPYING OF THESE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO \$20,000 PER WORK INFRINGED, AND UP TO \$100,000 PER WORK INFRINGED WILLFULLY.

GENERAL NOTES:

8/17/12

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON RESIDENTIAL SPECIALTY CODE (ORSC) AND/OR ANY APPLICABLE COUNTY OR LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. OWNER/CONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:

ROOF (L.L.)	25 PSF
ROOF (L.L. + D.L.) (SHAKE/COMP)	40 PSF
ROOF (L.L. + D.L.) (TILE MATERIAL)	49 PSF
FLOOR (L.L. + D.L.)	50 PSF
STAIRS (L.L. + D.L.)	100 PSF
GARAGE FLOOR (L.L.) (2000' POINT)	50 PSF
DECKS (L.L. + D.L.)	50 PSF
BALCONIES (EXT.) (L.L. + D.L.)	70 PSF
ATTIC STORAGE (CLG JST) (L.L. + D.L.)	30 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS.)

5. THIS PLAN IS DESIGNED TO MEET 2011 OREGON RESIDENTIAL SPECIALTY CODE UNDER PREScriptive ENVELOPE REQUIREMENTS FOR RESIDENTIAL BLDGS. TABLE N10(1). IN ADDITION TO PREScriptive ENVELOPE REQUIREMENTS THIS PLAN IS ALSO DESIGNED WITH THE ENVELOPE ENHANCEMENT MEASURE (2) AND CONSERVATION MEASURE (A) OF THE ADDITIONAL MEASURES TABLE N10(1)(2).

*FOR ADDITIONAL MEASURE REQUIREMENTS SEE [HTTP://HOUSEPLANS.CO/ARTICLES/ORSC10](http://HOUSEPLANS.CO/ARTICLES/ORSC10) (ENERGY REQUIREMENTS AT CONDITIONED LIVING SPACES).

PREScriptive ENVELOPE REQUIREMENTS		
INSULATION:	ROOF (VAULTED CEILING)	R-38
	ROOF (FLAT CEILING)	R-38
	EXTERIOR WALLS	R-12
	INTERIOR INSULATION WALLS BELOW GRADE	R-30
	SLAB EDGES @ HEATED AREAS	R-15
	FORCED AIR DUCT (AT UNHEATED AREA)	R-8
GLAZING/DOORS:	MAXIMUM WINDOW AREA	NO LIMIT
	WINDOW CLASS / SLIDING GLASS DOORS	U + 35
	ENTRY DOOR CLASS (MAX 28 SQ. FT.)	U + 54
	EXT. DOORS W/ GREATER THAN 2.5 1/2" GLAZING	U + 40
	OTHER DOORS (1)	U + 30
	SKYLIGHT CLASS (MAX. 2% OF HEATED SPACE)	U + 60

(1) USE INSULATED METAL DOOR BETWEEN HOUSE & GARAGE

TABLE N10(1)(2) ADDITIONAL MEASURES		
ENVELOPE ENHANCEMENT MEASURE		
HIGH EFFICIENCY ENVELOPE:		
Replace corresponding Table N10(1) components w/ all of the following:		
Exterior walls - U-0.255 / R-3 Intermediate framing ¹ , and		
Vaulted ceilings - U-0.23 / R-30.5 ² , and		
Flat ceilings - U-0.275 / R-45, and		
Framed floors - U-0.215 R-38, and		
Windows - U-0.30, and		
Doors - all doors U-0.20, or		
Additional 15% of permanently installed lighting fixtures as high efficacy lamps		
CONSERVATION MEASURE		
HIGH EFFICIENCY HVAC SYSTEM:		
A. Gas-fired furnace or boiler w/ min. AFUE of 90%, or		
Air-source heat pump w/ min. SEER of 13, or		
Closed-loop ground source heat pump w/ min. COP of 3.0		

- Furnace located within the building envelope shall have sealed combustion air. Installed combustion air shall be ducted directly from the outdoors.
- See intermediate framing details this sheet.
- A 4" advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.
- The max. vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.26.

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

- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAMES
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS AND ROOF
- ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE

6. A MIN. OF 65% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS. SCREENED COMPACT FLUORESCENT LAMPS COMPLY WITH THIS REQUIREMENT. (TO BE VERIFIED IN WRITING @ FINAL INSPECTION)

7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATINGS NOT TO EXCEED 75. A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84, OR UL 723, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.

8. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.

9. ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.

10. SKYLIGHTS ARE ASSUMED TO BE PRE-MANUFACTURED UNIT SKYLIGHTS. UNIT SKYLIGHTS SHALL BE COMPLIANT WITH THE REQUIREMENTS OF ORSC, SEC. NF112.

11. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10' FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54" - 66" IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS. OPERABLE WINDOWS LOCATED MORE THAN 7' ABOVE FINISHED GRADE OR SURFACE SHALL HAVE LOWEST PART OF CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR. GLAZING BETWEEN FINISHED FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS OR CODE APPROVED WINDOW GUARD.

FRAMING NOTES:

8/17/12

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 10 HEADERS UNLESS OTHERWISE INDICATED. IF BUILDING BUILT WITH 28" IN. STUDS USE 4 X 8 HEADERS UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16" O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDS ABOVE. WHEN EXCEEDING 4'-0" IN HEIGHT SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY UNLESS SPECIFIED OTHERWISE.
- ALL METAL CONNECTORS TO BE 'SIMPSON' OR EQUIVALENT. UNO. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210/U210-3 AS REQUIRED. USE OF 10d X 1 1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONNECTION CHART FROM CONNECTOR MANUF. CATALOGS FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY. 'USP' CONNECTORS CONSIDERED APPROVED EQUAL.
- PROVIDE MIN. DOUBLE JOISTS UNDER ALL BEARING WALLS ABOVE. RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.
- PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLG AREAS. AND INSULATION BARRIERS AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.
- PROVIDE FIRE BLOCKING DRAFT STOPS, & FIRE STOPS AS PER OREGON RESIDENTIAL SPECIALTY CODE SEC. R602.8

- HIPS, VALLEYS AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.
- UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE 'SIMPSON' BC SERIES CAP/BASE (OR APPROVED EQUAL) CONNECTORS. EXTERIOR APPLICATIONS REQUIRE 'SIMPSON' EPB SERIES BASES UNO. AND INTERIOR GARAGE POSTS REQUIRE 'SIMPSON' CB SERIES BASES. 'USP' CONNECTORS CONSIDERED APPROVED EQUAL.

9. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. GILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE D.F.
D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	1/2" CDX PLY, 32/16, Fd-2400, DRY ADH.
G. GULL-LAM BEAMS (EXT. ADH @ EXT. CONDITIONS)	
H. PSL MATERIALS *	Fd + 2500 E + 20 Fv + 250
LVL MATERIALS **	Fd + 2600 E + 13 Fv + 285

* PSL INDICATES PARALLEL STRAND LUMBER
** LVL INDICATES LAMINATED VENEER LUMBER

10. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER BRIDGING TO JOIST	3-8d	TOE NAIL
7" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16" o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR 2-16d	TOE NAIL
DOUBLE STUDS	10d @ 24" o.c.	FACE NAIL
DOUBLE TOP PL.	10d @ 24" o.c.	FACE NAIL
CONTINUOUS HEADER (2 FC.)	16d @ 16" o.c.	EDGE NAIL
CLG. JST. TO FL.	3-8d	TOE NAIL
CLG. JST. LAP OVER FL.	3-10d	FACE NAIL
CLG. JST. TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
GULL-LAM TIE (EA. END)	3-10d (UNO.)	FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24" o.c.	FACE NAIL
PLYWOOD SUBFLOOR	6d @ 6" o.c.	EDGE NAIL
SOLID BLOCKING @ BEARING FLY WALL & ROOF SHEATHING	8d @ 12" o.c.	FIELD NAIL
STAPLED ROOF SHEATHING	3" o.c.	EDGE NAIL
16 ga. 7/16" CROWN 1/2" MIN. TOP PL. AT INTERSECTIONS	6" o.c.	FIELD NAIL
MULTIPLE JOISTS (UP TO 3)	2-10d	FACE NAIL
MULTIPLE JOISTS (OVER 3)	16d @ 15" o.c. STAGGERED	
1" X 6" BRACED SHEATHING	2-8d	FACE NAIL
4" X 6" TO HIPS, VALLEY OR RIDGES	4-16d	FACE NAIL
RAFTER LEDGERS	3-20d	EACH STUD

11. SPAN TABLES (BASED ON UPLIFT, 4-IN. EDITION, SIMPLE UNIFORM LOADING)

JOISTS (10" D.L.)	FLOOR (40" L.L.) (1/360" L.L.)	CEILING (20" L.L.) (1/240" L.L.)	RAFTERS (30" L.L.) (1/240" L.L.)	TILE (19" D.L.)	COMP/SHAKE (10" D.L.)
NO. 2 D.F. SPACG O.C.	MAX. SPAN	MAX. SPAN	DF 7" MEMB. SPACG O.C.	MAX. SPAN	MAX. SPAN
2 X 6	12' 10"-9"	14'-10"	2 X 6	12'	11'-7"
	9'-9"	12'-10"		16'	10'-0"
	24'	8'-11"		24'	8'-2"
2 X 8	12'	14'-2"	2 X 8	12'	14'-7"
	18'	12'-7"		16'	12'-7"
	24'	10'-3"		24'	10'-2"
2 X 10	12'	17'-9"	2 X 10	12'	17'-11"
	16'	15'-5"		16'	15'-6"
	24'	12'-7"		24'	12'-8"
2 X 12	12'	20'-7"	2 X 12	12'	20'-9"
	18'	17'-10"		16'	18'-0"
	24'	14'-7"		24'	14'-8"

- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.
- BASEMENTS AND EVERY SLEEPING ROOM TO HAVE MIN. WINDOW OPENING OF 5 1/2 SQ. FT. WITH A MIN. WIDTH OF 20" IN. AND A 1/4" HGT. NOT MORE THAN 44" IN. ABOVE FIN. FLOOR.
- SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM. OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DR. BEDROOMS ON SEPARATE FLR LEVELS IN A STRUCTURE OF TWO OR MORE STORIES SHALL HAVE SEPARATE CARBON MONOXIDE ALARMS SERVING EA. STORY. ALL SMOKE DETECTORS AND/OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SINGLE STATION CARBON MONOXIDE ALARMS THAT ARE HARD WIRED SHALL BE EQUIPPED W/ BATTERY BACKUP.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE GFI OR GFI/C PER NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS.
- INTERIOR & EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDING & TREADS. INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP & BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF STAIRS. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF STAIRS. LIGHTING FOR INTERIOR STAIRS SHALL BE CONTROLLED FROM TOP & BOTTOM OF EA. STAIR. SEE ORSC 302.6
- PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MIN. 80 CFM INTERMITTENT, ROOMS W/ BATHING OR SPA FACILITIES SHALL BE CONTROLLED BY A DEHUMIDIFIER, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER & RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR.
- SPECIFIC MANUFACTURES AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.
- THIS DESIGN UNLESS PURCHASED WITH ITS SPECIFIC ENGINEER ANALYSIS HAS NOT BEEN REVIEWED FOR ANY SPECIFIC LATERAL DESIGN REQUIREMENTS.

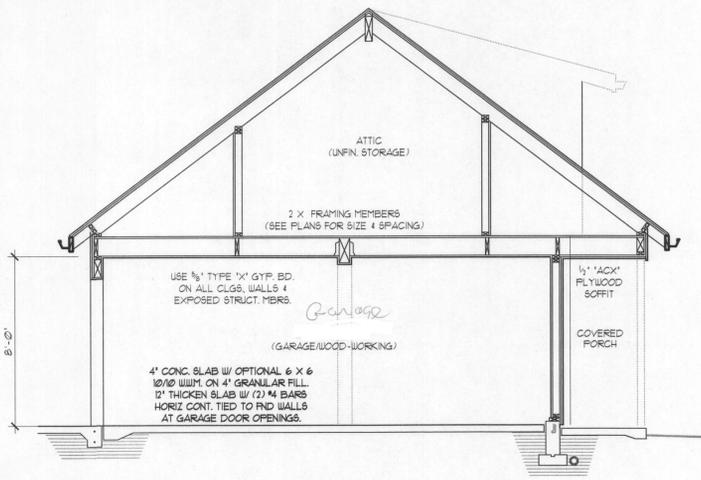
FOUNDATION NOTES:

8/17/12

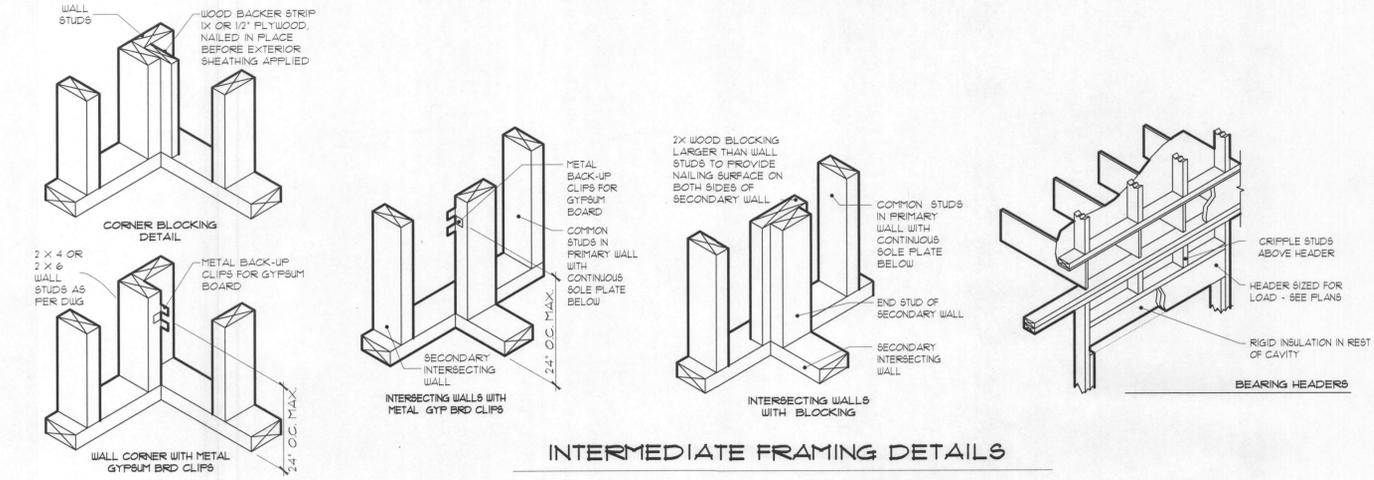
- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, AND FOUNDATIONS.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE - MIX AND 28 DAY STRENGTH OF CONCRETE
 - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER: 2,500 PSI
 - BASEMENT & INTERIOR SLABS ON GRADE: 2,500 PSI
 - BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER, AND GARAGE SLABS: 3,000 PSI
 - PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER: 3,500 PSI

MORTAR & GROUT TO BE MIXED PER MFR REQUIREMENTS.

- GARAGE FLOORS TO SLOPE 1/8" FT. MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-1% AIR ENTRAINED.
- CONCRETE SIDEWALKS TO HAVE 3/4" IN. TYPED JOINTS AT 5' FT. (MIN.) O.C.
- REINFORCING STEEL TO BE A-65 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.
- EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.
- COVER ENTIRE CRAWL SPACE WITH 6 MIL POLYETHYLENE FILM AND EXTEND UP FOUNDATION WALLS TO FT. MIDSILL.
- PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" IN. DIA. CORROSION RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE. OPENING VENTS AT THE ELECTRICAL PANEL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55% ROLL ROOFING.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 3" IN.
- WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).



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



INTERMEDIATE FRAMING DETAILS

Mascord COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. 7124 NE COLEMAN ST. PORTLAND, OREGON 97218
 503.225.0353
 503.225.0353
 503.225.0353

PICKENS-3
PROJECT MANAGER: JRE
DRAWN: 10/02/12 JRE

PICKENS GARAGE

REMODEL OF
PICKENS GARAGE
 25# SNOW LOAD

EXISTING GARAGE AREA 360 SQ. FT.
 REMOVED SHOP AREA 386 SQ. FT.

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MASCORD GENERAL NOTES 06/15/12

PICKENS
3

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♦ SHEAR WALL SCHEDULE ♦

SEISMIC ZONE D						
APA RATED PLYWOOD OR ORIENTED STRAND BOARD (1)						
MARK	PANEL THICKNESS	FASTENERS (3),(5),(6),(7)		SOLE NAILING 16d SINKER	SILL PLATE	
		TYPE	Ø PANEL EDGES		SIZE	AB SPACING (2)
⊕	7/16" or 15/32"	0.131" ø x 2 3/8"	6" O.C.	6" O.C.	2X 48" O.C.	260 260
⊕	7/16" or 15/32"	0.131" ø x 2 3/8"	4" O.C.	4" O.C.	2X 46" O.C.	350 350
⊕	7/16" or 15/32"	0.131" ø x 2 3/8"	2" O.C.	3" O.C.	2X 13" O.C.	600 600
⊕	7/16" or 15/32"	0.131" ø x 2 3/8"	2" O.C.	2" O.C.	3X 22" O.C.	896 840
⊕	7/16" or 15/32"	0.131" ø x 2 3/8"	3" O.C.	3" O.C.	DBL 2X 3X 20" O.C.	980 980
⊕	7/16" or 15/32"	0.131" ø x 2 3/8"	2" O.C.	2.5" O.C.	3X 16" O.C.	1280 1280
⊕	1 5/16"	0.148" ø x 3"	2" O.C.	2" O.C.	3X 13" O.C.	1540 1540

♦ NOTES ♦

- (1) 2X D.F. studs max. 16" O.C.
- (2) Anchor bolts to be 3/8" ø j-bolts w/min. 7" embedment into concrete. Secure with BP 3/8"-3 or BPS 3/8"-3. BPS 3/8"-3 requires an additional std. cut washer.
- (3) Intermediate studs nailed @ 12" O.C.
- (4) Framing @ adjoining panels to be 3x nominal or wider, w/nailling staggered.
- (5) 0.131" ø x 2 3/8" F. RH P-nail may be replaced with 0.131" ø x 2 3/8" common nail or 0.113" ø x 2 3/8" hot dip or tumbled galvanized box nail.
- (6) 0.148" ø x 3" F. RH P-nail may be replaced with 0.148" ø x 3" common nail or 0.128" ø x 3" hot dip or tumbled galvanized box nail.
- (7) "F. RH. P-nail" designates a full round-head power nail.
- (8) Minimum 4X6 post @ each end.
- (9) Holdowns occur @ each end of each shearwall & fasten to min. double 2X studs. Wall sh'g. shall be edge nailed to each holdown stud.
- (10) CMST 14 X 36" L w/(8) 16d common each end. MST 37 w/(10) 16d common or sinker each end. MSTC40 w/(14) 16d sinkers each end.
- (11) CMST 14 X 60" L w/(22) 16d common or sinkers each end. MST48 w/(16) 16d commons @ each end. MSTC52 w/(22) 16d sinkers each end.
- (12) CMST 14 X 72" L w/(29) 16d common or sinkers each end. MST60 w/(23) 16d common each end. MSTC66 w/(32) 16d sinkers each end.
- (13) Use SSTBL in place of SSTB where 3x or dbl. 2X plates occur.
- (14) May use on HDU014 in place of HDU-14.
- (15) 3X plate required where shown on foundation plan.

♦ HOLDOWN SCHEDULE ♦

MARK (9)	SIMPSON MODEL #	FASTENERS (13)	CAPACITY (LBS.)	NOTES
⊕	No holdown required	Connect btm. plate to floor joist/min./max. w/16d @ 4" O.C.	N/A	
⊕	CMST12 x 36" Long	(7) 16d common nails at each end.	1,500	For equivalent options, see (10)
⊕	CMST12 x 48" Long	(16) 16d common nails at each end.	3,430	For equivalent options, see (11)
⊕	CMST12 x 60" Long	(22) 16d common nails at each end.	4,700	For equivalent options, see (12)
⊕	CMST12 x 72" Long	(29) 16d common nails at each end.	6,210	
⊕	CMST12 x 90" Long	(38) 16d common nails at each end.	8,350	
⊕	STHD14RJ	(30) 16d sinkers.	3,280	Equivalent option is on HTTS below.
⊕	HTTS	(28) 16d sinkers 3/8"x24"	5,090	Equivalent option is on HDU-5 w/(14) 505" x 2 3/8" screws.
⊕	HDU-8	(20) SDS ø x 2 3/8" screws, 3/8"x24"	7,870	Min. (3) 2x or 6x with studs nailed together w/16d sinker @ 6" O.C.
⊕	HDU-11	(30) SDS ø x 2 3/8" screws, 1" ø A307 threaded rod A.B. w/ 2"x2"x1/8" plate or 6d11w. (2) nuts, min 10" flg embed.	9,535	6X6 post req'd. 30X30X12" deep min. flg req'd. @ ea. anchor bolt.
⊕	HDU-14	(36) SDS ø x 2 3/8" screws, 1" ø A307 threaded rod A.B. w/ 2"x2"x1/8" plate or 6d11w. (2) nuts, min 10" flg embed.	14,445	8X8 post req'd. Heavy bar req'd. 38X36X12" deep min. flg req'd. @ ea. anchor bolt.

♦ FRAMING CLIP SPACING SCHEDULE O.C. ♦

SHEAR WALL	FRAMING CLIP OPTIONS			
	LTP4	A35	LS50	L50
⊕	18"	20"	27"	20"
⊕	14"	15"	20"	15"
⊕	8"	9"	12"	8"
⊕	5.5"	6"	8"	6"
⊕	10"	11"	14"	10"
⊕	8"	8"	11"	8"
⊕	6.5"	7"	9"	7"

GENERAL NOTES

- (1) All fasteners exposed to weather shall be galvanized.
- (2) All exterior walls shall be built to "S" shearwall requirements as a minimum.
- (3) Sheathing on shearwalls shall not be interrupted by any wall butting into shearwall.
- (4) Builder to verify installation requirements for all hardware connections per manufacturer.
- (5) All floor system lumber to be installed with maximum moisture content of 16%.
- (6) All hardware & fasteners in contact with P.T. lumber shall be stainless steel, Z-max or hot dip galvanized.

LEGEND

- APPROX. HOLDOWN LOCATIONS
- SHEAR WALL LOCATIONS
- ⊕ DETAIL REFERENCE TAG
- 3X 3X SILL PLATE REQUIRED
- 22X DBL 2X SILL PLATE REQUIRED
- ⊕ SHEAR WALL LINE
- ▣ LOAD FROM ABOVE
- DOUBLE 2x6 U.N.O.

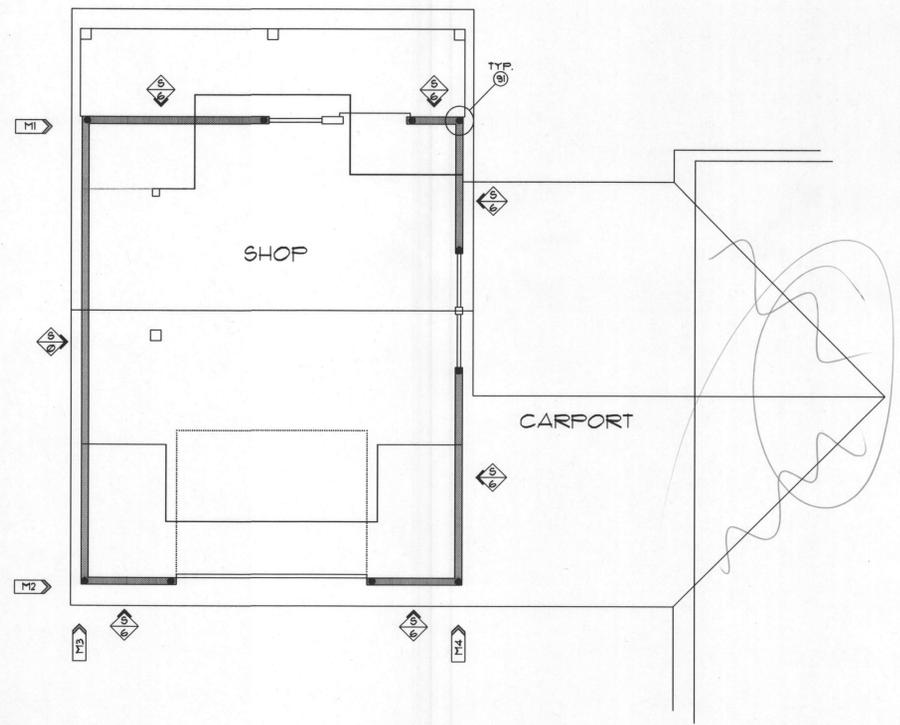
PLEASE NOTE:
THE TOP OF EACH SHEAR WALL MUST BE CONNECTED TO THE ROOF SHEATHING OR FLOOR SHEATHING. THE BOTTOM OF EACH SHEAR WALL MUST BE CONNECTED TO THE FLOOR SHEATHING OR FOUNDATION. SEE TYPICAL CONNECTION DETAILS FOR APPROPRIATE CONNECTION.

WIND & SEISMIC ANALYSIS
2009 IBC
ROWELL

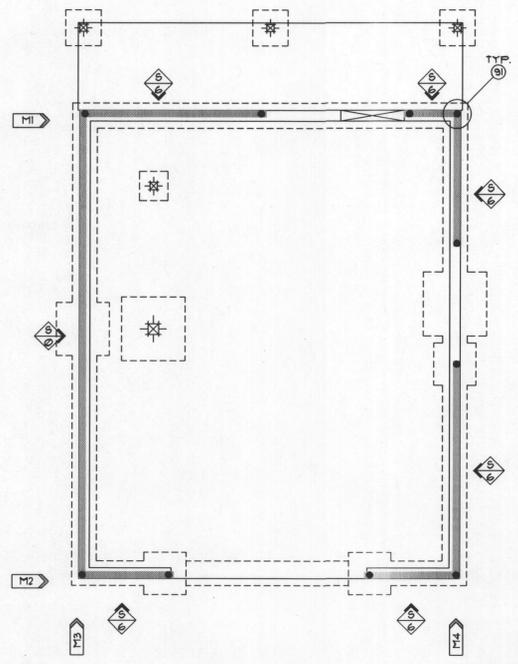
REGISTERED PROFESSIONAL ENGINEER
58367PE
OCT. 22, 1988
TODD T. ROWELL
EXPIRES: DEC. 31, 2012

ROWELL ENGINEERING
CIVIL-STRUCTURAL ENGINEERS
10570 SE WASHINGTON STREET STE. 202
PORTLAND, OR 97266
PH: (503) 254-6292
FAX: (503) 254-6196

PROJECT: **120199**
Mastard COLLECTION



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



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

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TYPICAL SHEAR WALL DETAILS

REGISTERED PROFESSIONAL ENGINEER
58367PE
OCT. 22, 1981
TODD T. ROWELL
EXPIRES: DEC. 31, 2012

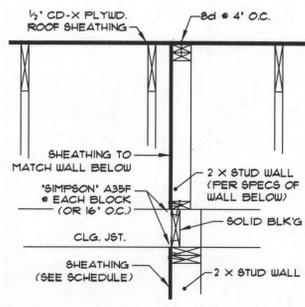
ROWELL ENGINEERING
CIVIL-STRUCTURAL ENGINEERS
10370 SE WASHINGTON STREET STE. 20
PORTLAND, OR 97266
PH: (503) 254-6292
FAX: (503) 254-6776

PROJECT: **120199**

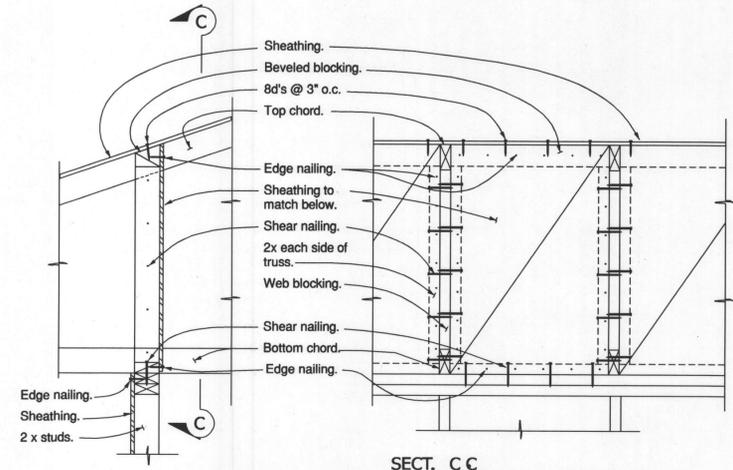
DRAWN 09/21/12 JLV

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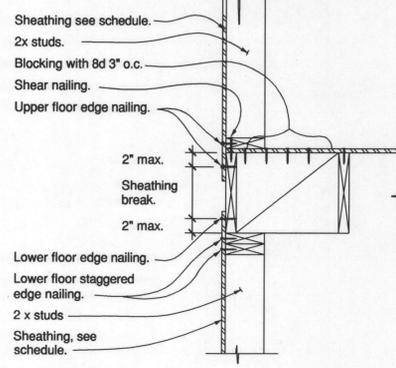
PICKENS
L2
100B



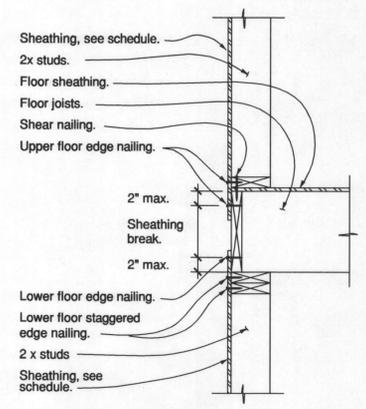
Interior shearwall parallel to trusses
Scale: 3/4" = 1'-0"



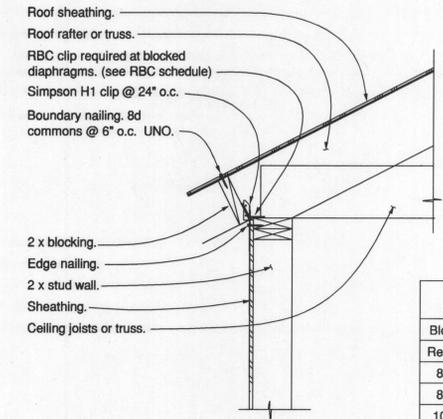
Interior shearwall perpendicular to trusses
Scale: 1" = 1'-0"



Floor joists parallel
Scale: 1" = 1'-0"

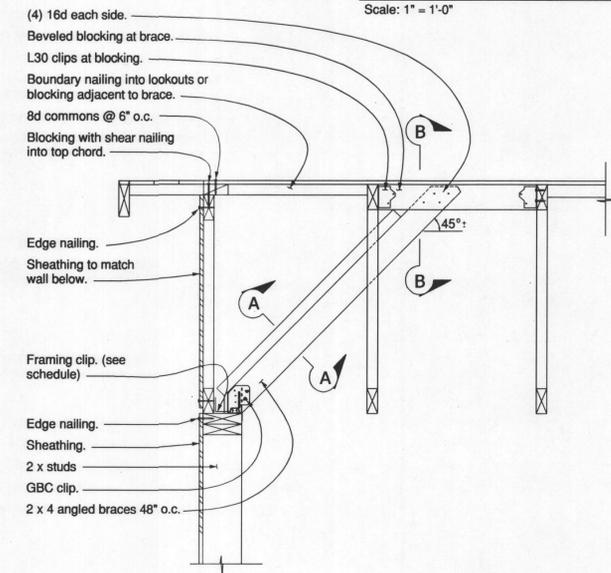


Floor joists perpendicular
Scale: 1" = 1'-0"

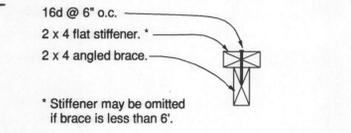


Rafter / Truss at eaves
Scale: 1" = 1'-0"

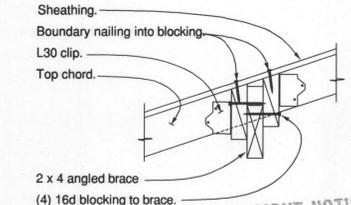
RBC SCHEDULE (Roof Boundary Clip)	
Blocked diaphragms only	
Req. nailing	Clip spacing
8d @ 6"	36" o.c.
8d @ 4"	18" o.c.
10d @ 4"	12" o.c.



Gable end truss
Scale: 1" = 1'-0"



SECT. A-A
Scale: 1-1/2" = 1'-0"

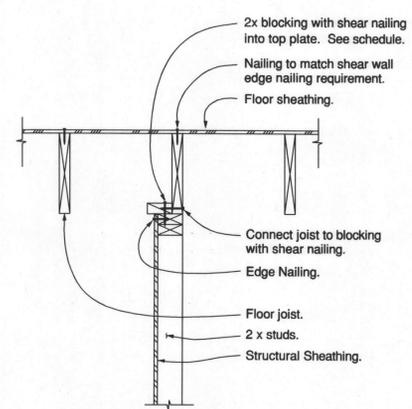


SECT. B-B
Scale: 1-1/2" = 1'-0"

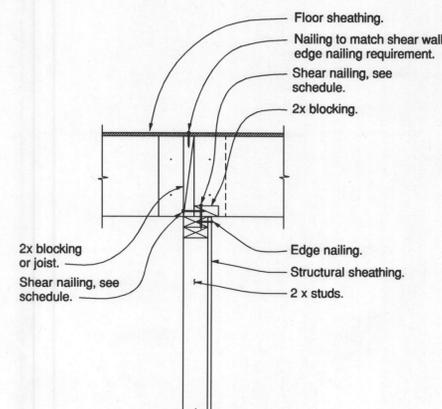
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INTERIOR ROOF DETAILS



Parallel to joists Wall below
Scale: 1" = 1'-0"

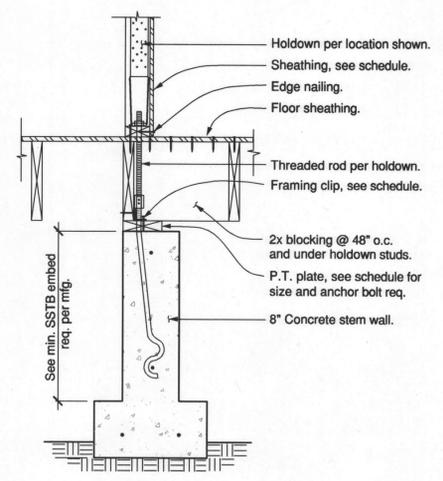


Perpendicular to joists Wall below
Scale: 1" = 1'-0"

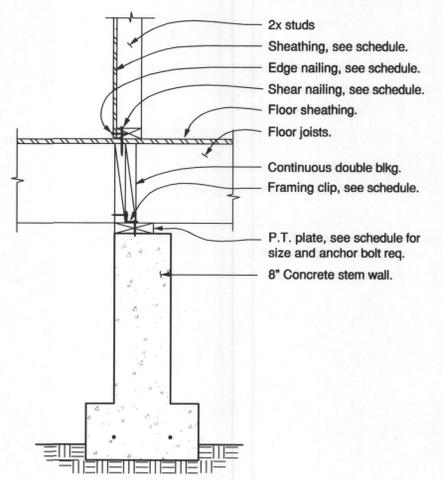
INTERIOR UPPER FLOOR DETAILS

EXTERIOR UPPER FLOOR DETAILS

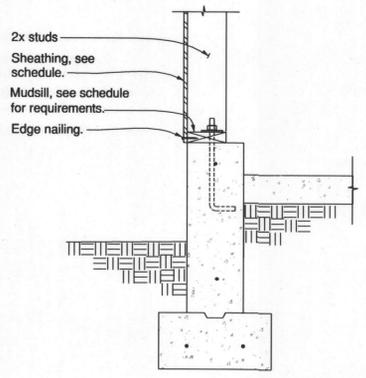
EXTERIOR ROOF DETAILS



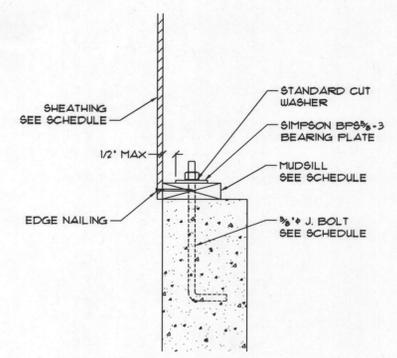
Shear wall @ parallel joists
Scale: 1" = 1'-0"



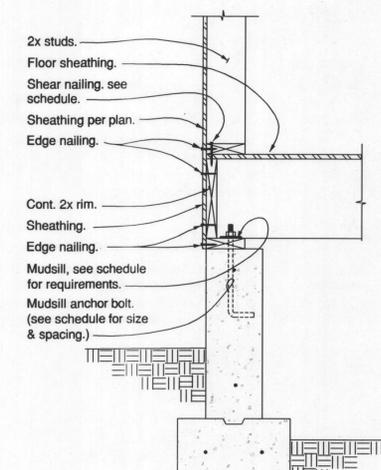
Shear wall @ perpendicular joists
Scale: 1" = 1'-0"



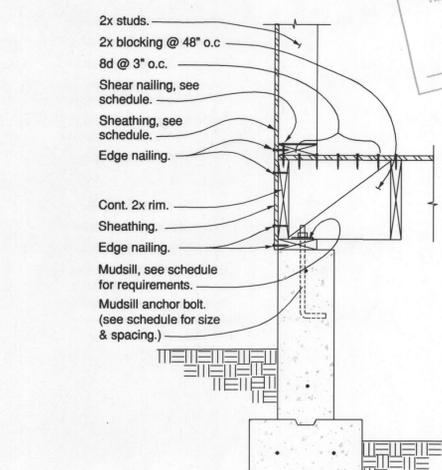
Garage slab
Scale: 1" = 1'-0"



Standard A.B. Detail
Scale: 1.5" = 1'-0"



Floor joists perpendicular
Scale: 1" = 1'-0"



Floor joists parallel
Scale: 1" = 1'-0"

INTERIOR FOUNDATION DETAILS

EXTERIOR FOUNDATION DETAILS