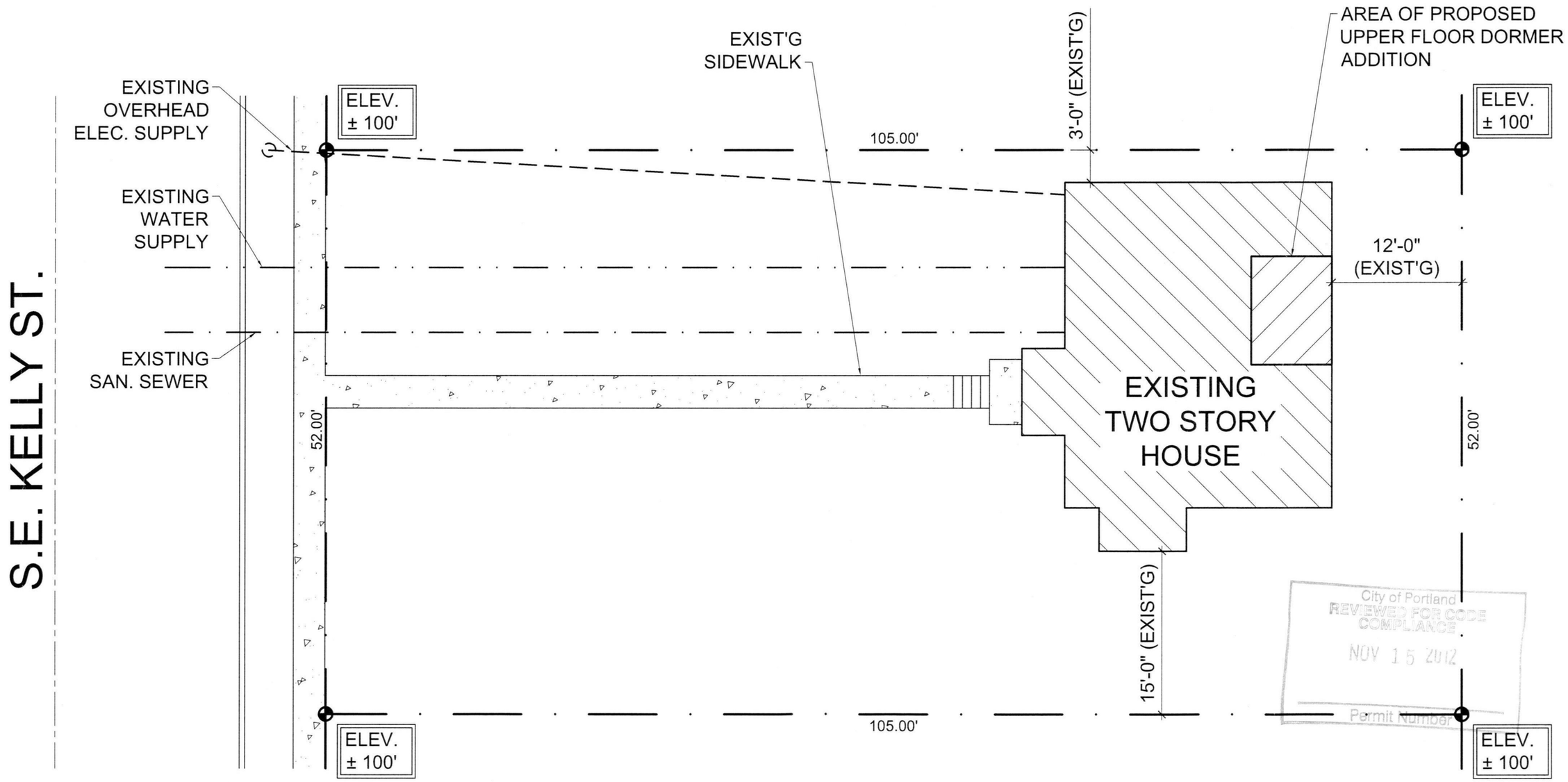


NORTH

SITE PLAN

1" = 10'-0"

PROJECT FOR:
KELLY ST. DORMER ADDITION
4526 S.E. KELLY ST.
PORTLAND, OREGON 97206

DAVID ADAMS - BUILDING DESIGNER
311 ENGLE AVE., MOLALLA, OR. 97038
(503)829-4836

DATE:
10-30-2012

SHEET:
1 OF 1

SHEET INDEX

SHEET 1/3 - EXTERIOR ELEVATIONS

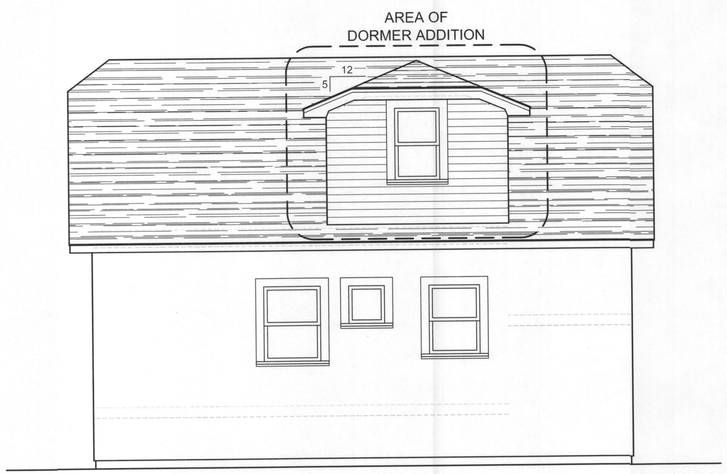
SHEET 3/3 - FLOOR PLANS, FOUNDATION & FRAMING PLANS

SHEET 3/3 - BUILDING SECTIONS, FRAMING DETAILS, SHEAR WALL SCHEDULE

WEST ELEVATION

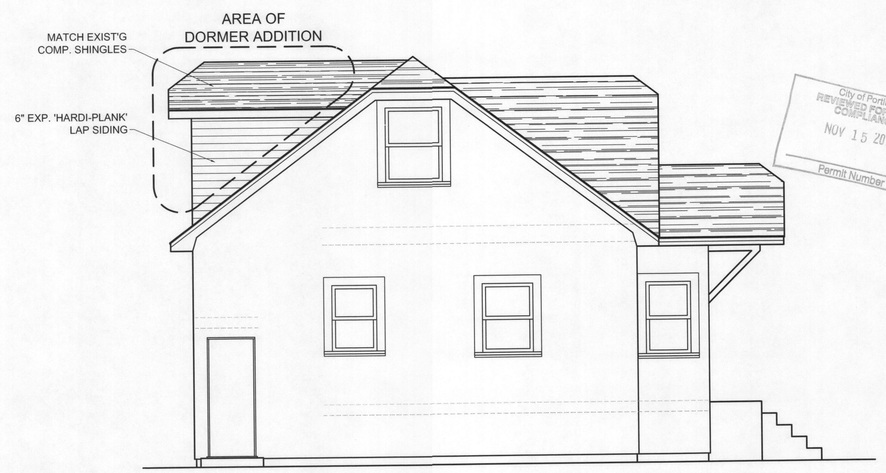
1/4" = 1'-0"

City of Portland
Bureau of
Development Services
By _____ Date 11/15/12
Approved by
Planning and Zoning Review



SOUTH ELEVATION

1/4" = 1'-0"



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EAST ELEVATION

1/4" = 1'-0"

1

PROJECT FOR:
BATHROOM DORMER ADDITION
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12-200840

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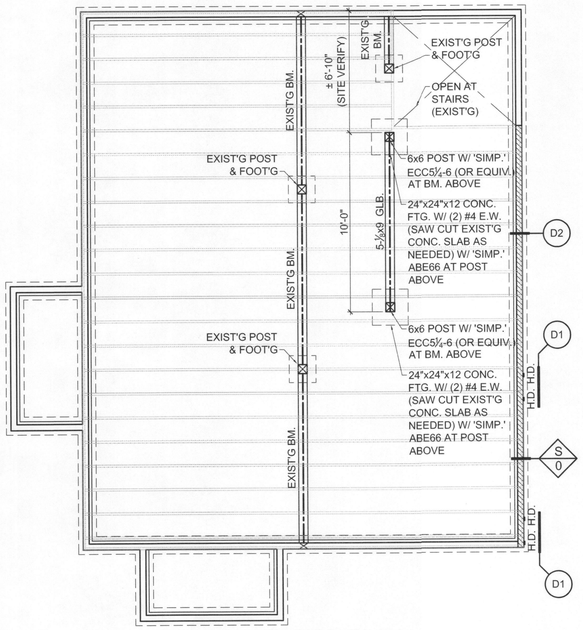
311 ENGLE AVE., MOLALLA, OR. 97038
(503)829-4836

DATE:
11-13-2012

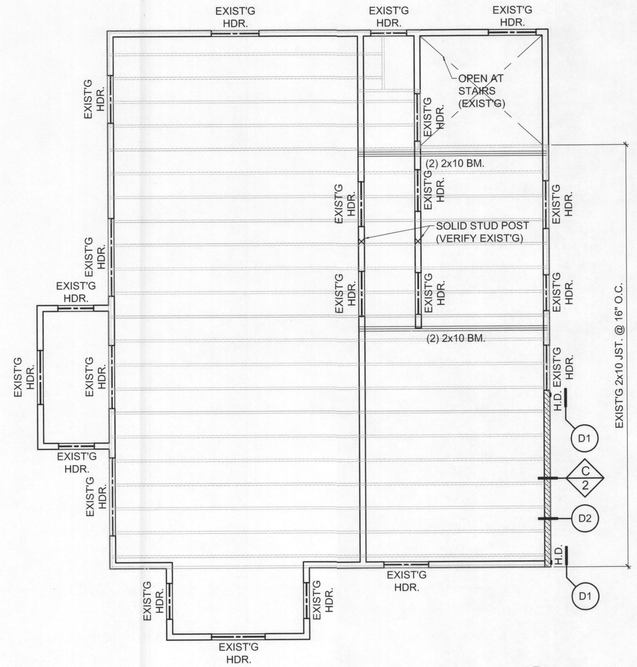
SHEET:
1 OF 3



FOUNDATION PLAN
MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

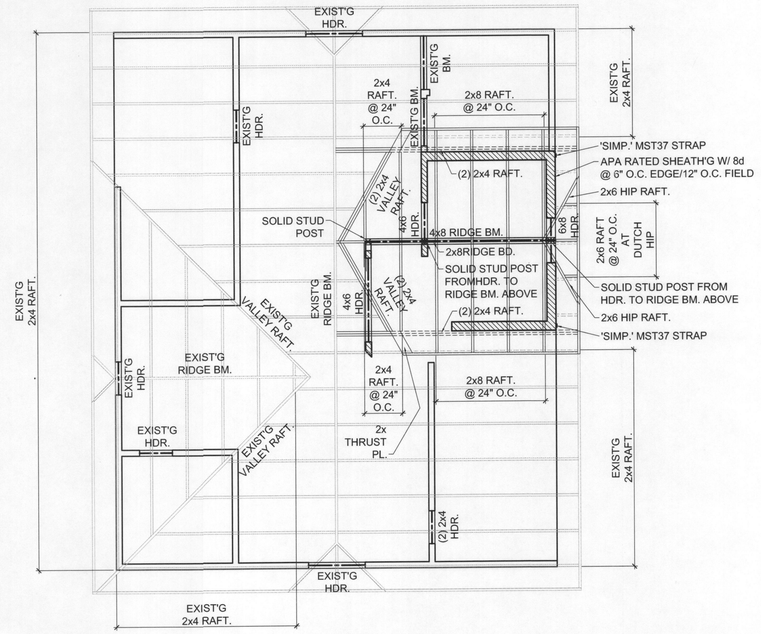
NORTH



UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

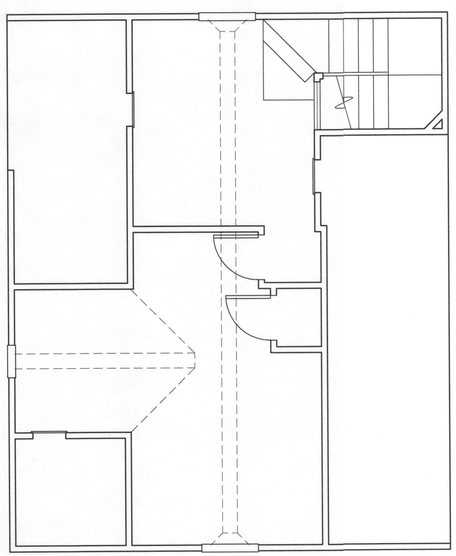
NORTH



ROOF FRAMING PLAN

1/4" = 1'-0"

NORTH



AS-BUILY UPPER FLOOR PLAN

1/4" = 1'-0"

NORTH

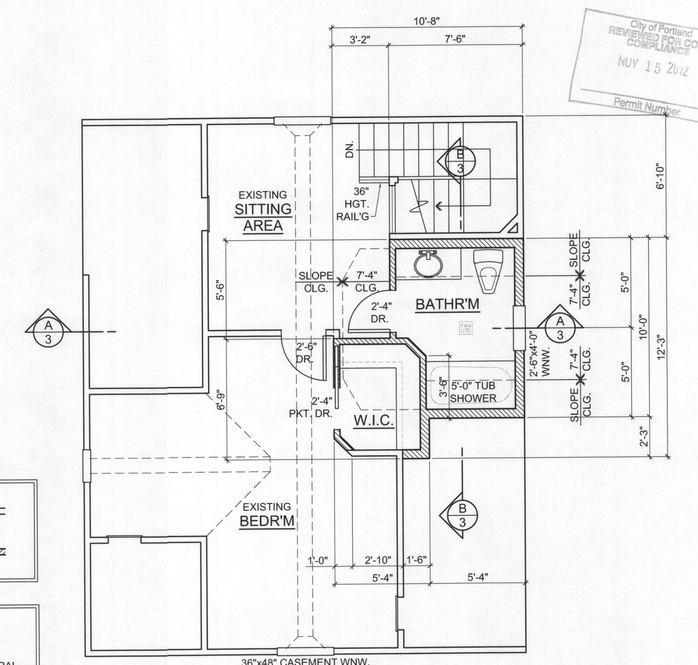
WALL LEGEND

EXISTING WALL

NEW WALL

NOTE: SEE SHEET 3of3 FOR SHEAR WALL SCHEDULE & HOLD DOWN SCHEDULE

NOTE: SEE SHEET 2of3 FOR STRUCTURAL DETAILS & NOTES



UPPER FLOOR PLAN

1/4" = 1'-0"

NORTH

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(503)829-4836

DATE: 11-13-2012

SHEET: 2 OF 3

HOLDOWN SCHEDULE

MARK	HOLDOWN	FASTENERS	MARK	HOLDOWN	FASTENERS [4]
0	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. PL TO FLR JST/BM/BLK'G W/ 16d @ 4" O.C.	6	"STHD14" (3.64 KIPS)	(38) 16d SINKERS STDH14 RJ @ RIM JOIST
1	MSTA36 (2.05 kips)	(13) 10d COMMON NAILS AT EACH END @ 1 3/4" o.c. STAGG	7	"HDU5-SDS2.5" (5.18 KIPS)	(14) SDS1/4x2-1/2" SCREWS & SIMPSON SSTB24 x 5/8" DIA. ANCHOR BOLT
2	MST37 (2.34 kips)	(11) 16d COMMON NAILS AT EACH END @ 1 3/4" o.c. STAGG	8	"HDU8-SDS2.5" (7.87 KIPS)	(20) SDS1/4x3" SCREWS (3) 2x6 POST REQ'D & & SIMPSON SSTB28
3	MST48 (3.63 kips)	(17) 16d COMMON NAILS AT EACH END @ 1 3/4" o.c. STAGG	9	"HDU11-SDS2.5" (9.535 KIPS)	(30) SDS1/4x2-1/2" SCREWS 6x6 POST REQ'D & & SIMPSON SBTx30
4	"MST60" (4.83 kips)	(24) 16d COMMON NAILS AT EACH END @ 1 3/4" o.c.	10	"HDU14-SDS2.5" (14.925 KIPS)	(36) SDS1/4x2-1/2" SCREWS 6x6 POST REQ'D & SIMPSON SBTx30
5	"CMST12" (9.21 kips)	(44) 16d COMMON NAILS AT EACH END @ 1 3/4" o.c.	TS	"TS22"	(9) 16D EACH END

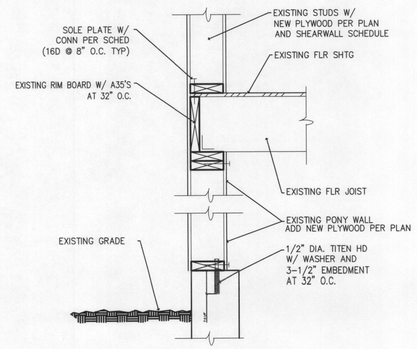
NOTES:

1. DBL 2x SILL PLATE MAY BE SUBSTITUTED 3x PLATE IF THE ANCHOR BOLTS ARE DOUBLED FOR WALLS W/ SHEAR UP TO 600#/FT
2. BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.
3. FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE.
4. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE BOTTOM PLATE IF SHEAR IS GREATER THAN 200 PLF.
5. ALLOWABLE SHEAR FOR TYPE S MAY BE INCREASED TO 330# FOR WIND LOADING.
6. ALLOWABLE SHEAR FOR TYPE A MAY BE INCREASED TO 460# FOR WIND LOADING.

SHEARWALL SCHEDULE

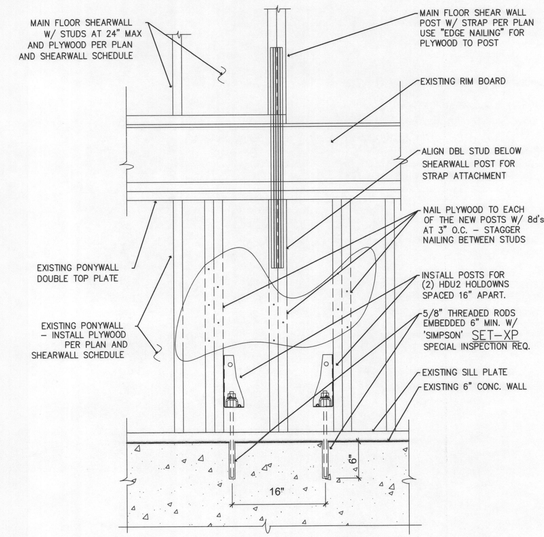
ALL PANEL EDGES MUST BE BLOCKED UNLESS NOTED OTHERWISE

MARK	WALL COVER	FASTENERS	@ PANEL EDGES	INTERM. STUDS	SOLE PLATE CONN (SEE NOTE #3)	RIM BOARD/ BLKG CONN	REMARKS
S [5] (255#)	7/16" A.P.A.– RATED SHT'G	0.131"– x 2–1/2" F. RH. P–NAIL	6" O.C.	12" O.C.	16D @ 6" O.C. 1/2"x10" A.B.'S @ 32" O.C.	A35 @ 24" O.C.	8d COMMON @ 6" O.C. SUITABLE SUBST. FOR 0.131"– F. RH. P–NAIL
A (175#)	5/8" G.W.B. EACH SIDE	6d WALLBD. NAIL or 2" "W" #6 SCREW	4" O.C.	4" O.C.	16D @ 6" O.C. 1/2"x10" A.B.'S @ 36" O.C.	A35 @ 36" O.C.	NAILING APPLIES TO EACH SIDE OF WALL. (EDGE BLK'G IS REQUIRED)
B (145#)	5/8" G.W.B. EACH SIDE	6d WALLBD. NAIL or 2" "W" #6 SCREW	7" O.C.	7" O.C.	16D @ 8" O.C. 1/2"x10" A.B.'S @ 32" O.C.	A35 @ 48" O.C.	NAILING APPLIES TO EACH SIDE OF WALL. (EDGE BLK'G IS NOT REQUIRED)
C [6] (350#)	7/16" A.P.A.– RATED SHT'G	0.131"x2 1/2" FULL ROUND– HEAD P–NAIL	4" O.C.	12" O.C.	16D @ 4" O.C. 1/2"x12" A.B.'S @ 24" O.C.	A35 @ 18" O.C.	8d COMMON NAIL OK. SUBSTITUTE FOR ANY 0.131"– (9 GA.) P–NAIL
D [4] (505#)	7/16" A.P.A.– RATED SHT'G	0.131"x2–1/2" FULL ROUND– HEAD P–NAIL	3" O.C.	12" O.C.	20d @ 3" O.C. 1/2"x12" A.B.'S @ 24" O.C.	A35 @ 12" O.C.	3x REQUIRED @ ALL PANEL JOINTS & DBL 2X SOLE PLATE
E [4] (670#)	7/16" A.P.A.– RATED SHT'G	0.131"x2–1/2" FULL ROUND– HEAD P–NAIL	2" O.C. STAGRD.	12" O.C.	20d @ 3" O.C. 3/4"x12" A.B.'S @ 24" O.C.	A35 @ 10" O.C.	3x REQUIRED @ ALL PANEL JOINTS & SOLE PLATES
F [4] (790#)	7/16" A.P.A. RATED SHT'G EACH SIDE	0.131"x2–1/2" FULL ROUND– HEAD P–NAIL	4" O.C. STAGRD.	12" O.C.	A35 @ 5" O.C. 3/4"x12" A.B.'S @ 24" O.C.	A35 @ 8" O.C.	3x REQUIRED @ ALL PANEL JNTS & SOLE PL. – OFFSET JOINTS EA. SIDE OF WALL
G [4] (1010#)	7/16" A.P.A. RATED SHT'G EACH SIDE	0.131"x2–1/2" FULL ROUND– HEAD P–NAIL	3" O.C. STAGRD.	12" O.C.	A35 @ 4" O.C. 3/4"x12" A.B.'S @ 18" O.C.	A35 @ 6" O.C.	3x REQUIRED @ ALL PANEL PANEL JOINTS & SOLE PLATES OFFSET JOINTS EA. SIDE OF WALL
H [4] (1580#)	7/16" A.P.A. RATED SHT'G EACH SIDE	0.131"x2–1/2" FULL ROUND– HEAD P–NAIL	2" O.C. STAGRD.	12" O.C.	A35 @ 3" O.C. 3/4"x12" A.B.'S @ 12" O.C.	A35 @ 4" O.C.	3x REQUIRED @ ALL PANEL JOINTS & SOLE PLATES OFFSET JOINTS EA. SIDE OF WALL



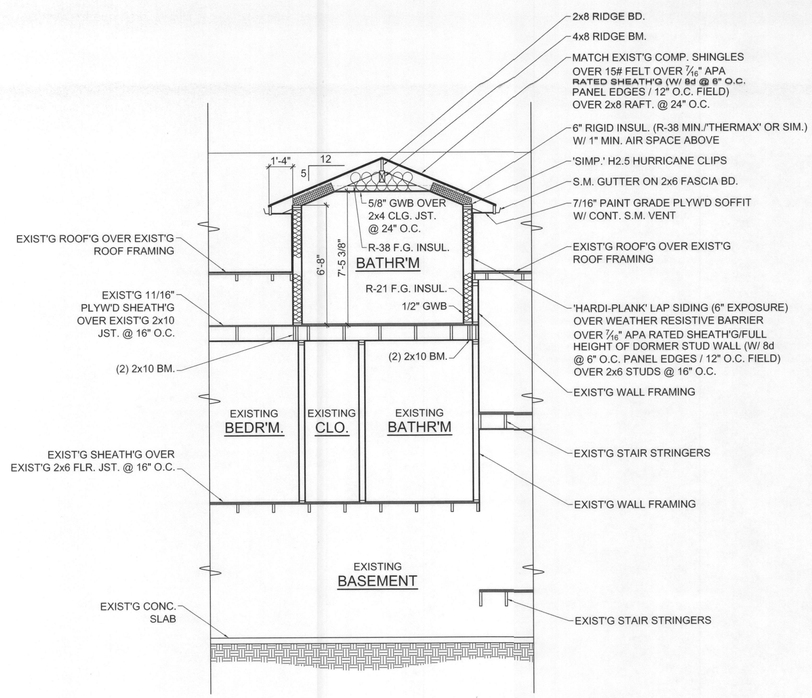
D2 SHEAR CONNECTION AT FLOOR

SCALE: 1" = 1'-0"



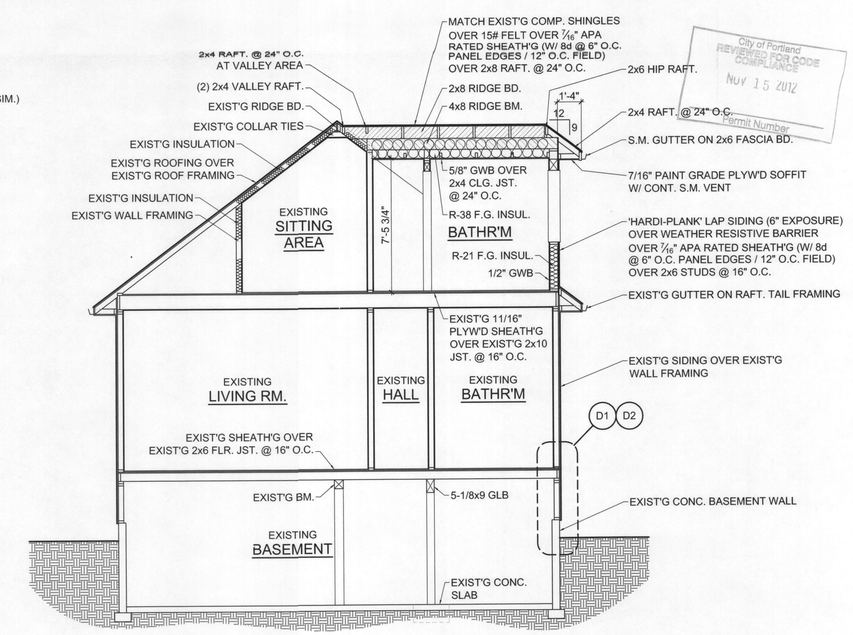
D1 HOLDOWN @ PONY/STEM WALL

SCALE:1" = 1'-0"



B/3 BUILDING SECTION

1/4" = 1'-0"



A/3 BUILDING SECTION

1/4" = 1'-0"

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SHEET:
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