



FRONT ELEVATION

City of Portland
 REVIEWED FOR CODE
 COMPLIANCE
 MAR 12 2013
 Permit Number

SCALE $\frac{1}{4}'' = 1'$

SCALES NOTED ON DRAWINGS ARE FOR
 11"X17" SHEET. SCALE ACCORDINGLY
 FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

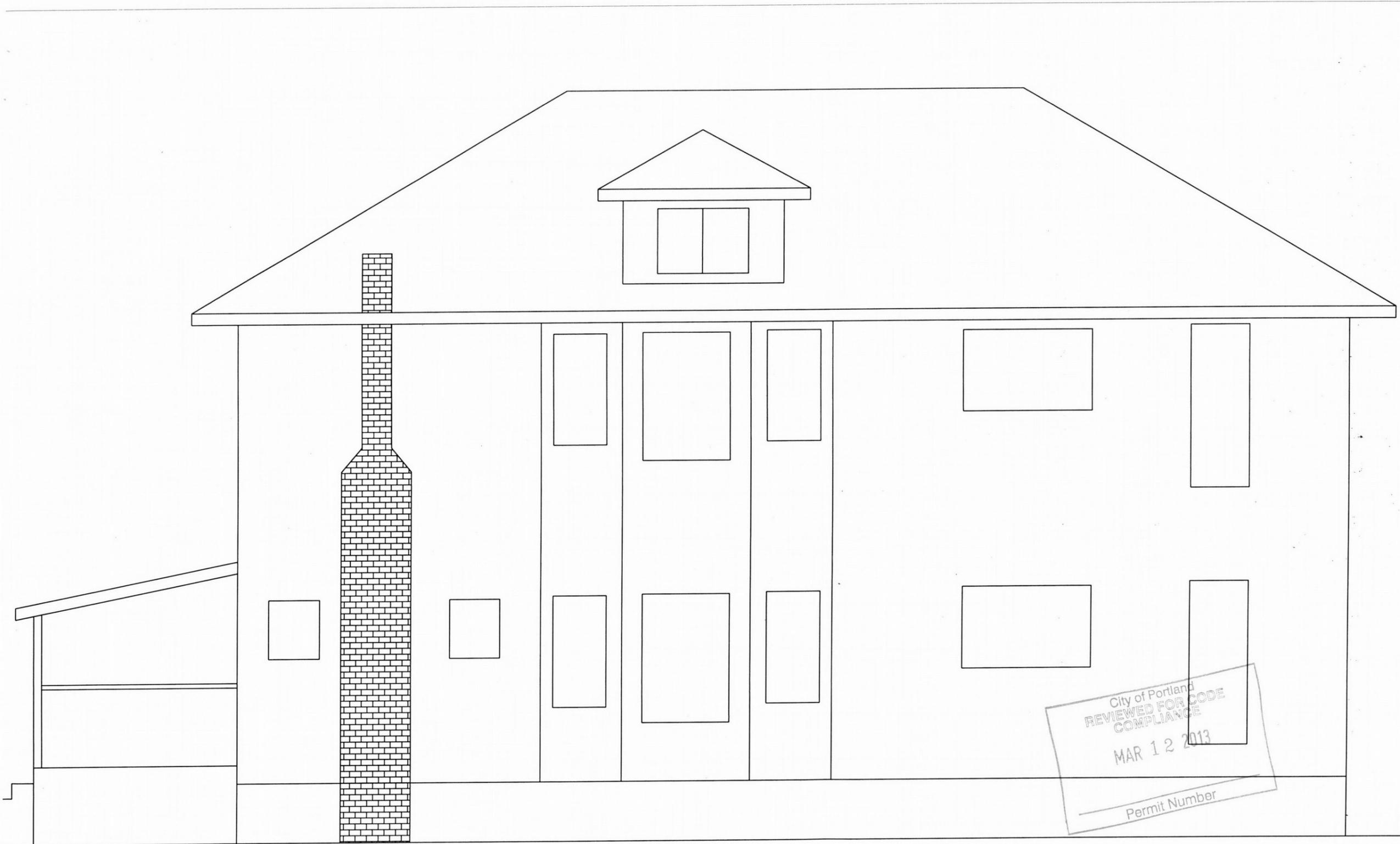


PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2012 JAS ENGINEERING		DESIGN BY: JAS		ISSUE DATE: 02/20/2013	
		DRAWN BY: eb			
		JAS PROJ. NO: 13-005			

SHEET TITLE:
 FRONT
 ELEVATION

SHEET NO:
 A - 1.1



RIGHT SIDE ELEVATION

SCALE $\frac{1}{4}'' = 1'$

SCALES NOTED ON DRAWINGS ARE FOR 11"X17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

City of Portland
 REVIEWED FOR CODE
 COMPLIANCE
 MAR 12 2013
 Permit Number

1419 Washington St,
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com



PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

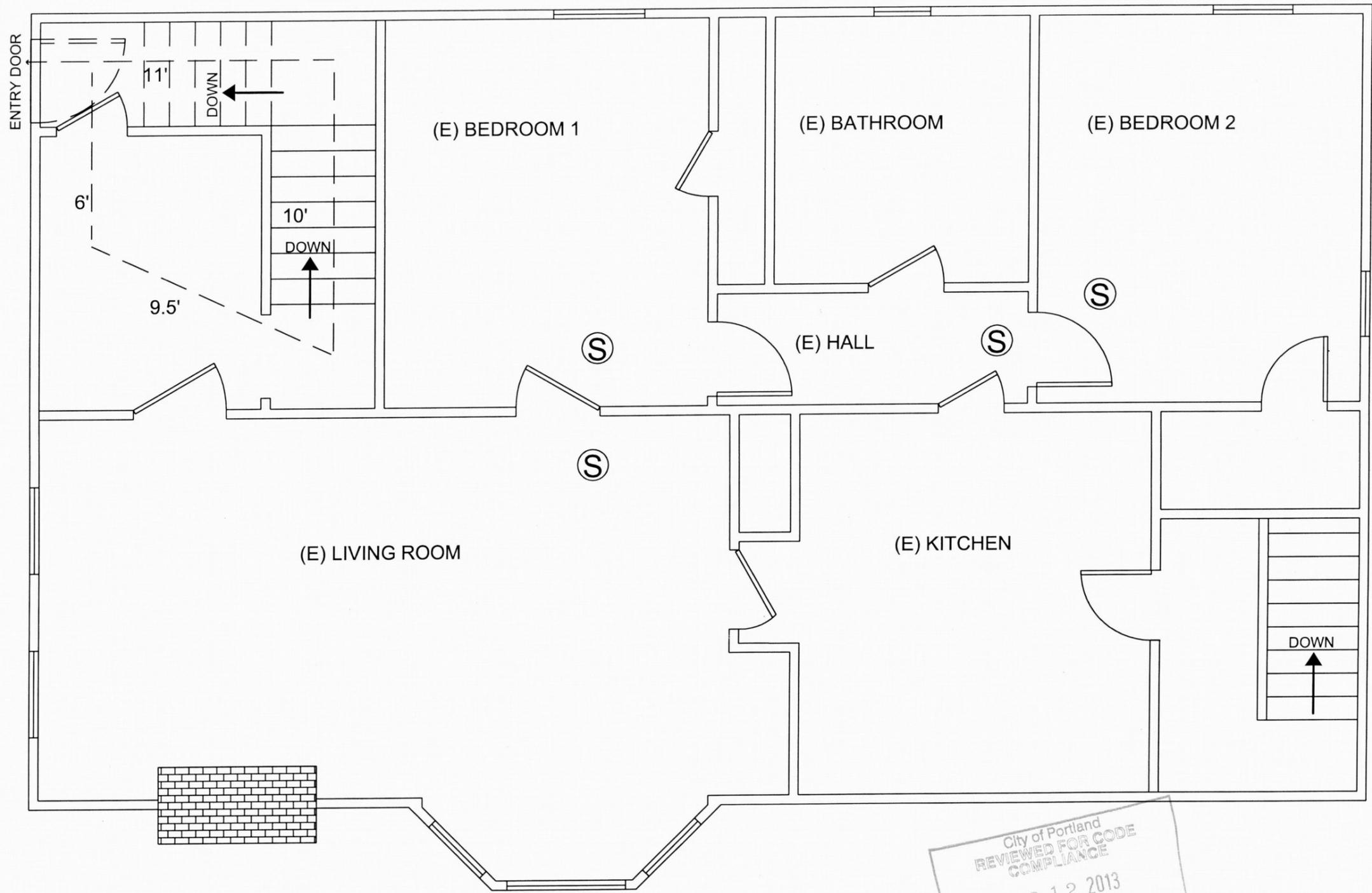
COPYRIGHT 2012 JAS ENGINEERING		JAS	db	13-005	02/20/2013
DESIGN BY:	JAS				
DRAWN BY:	db				
JAS PROJ. NO.:	13-005				
ISSUE DATE:	02/20/2013				

SHEET TITLE:

RIGHT
 SIDE
 ELEVATION

SHEET NO.:

A - 1.2



- ① 1. SMOKE/CARBON MONOXIDE DETECTORS INTER CONNECT W/BATTERY BACK UP IN OPEN AREAS, LOCATED IN EA SLEEPING ROOM & OUTSIDE BEDROOM DOORS
- 2. **INSULATION REQ:** R-15 IN OPEN EXT WALLS, R-21 AT VAULTED CEILINGS, R-38 IN FLAT CEILINGS
- 3. FIRE BLOCKING 10' MAX IN WALLS, AT FLOORS & FIRE BLOCK SHAFT & WALLS AT STAIRS

SECOND LEVEL PLAN

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 MAR 12 2013
 Permit Number

SCALE 1/4" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

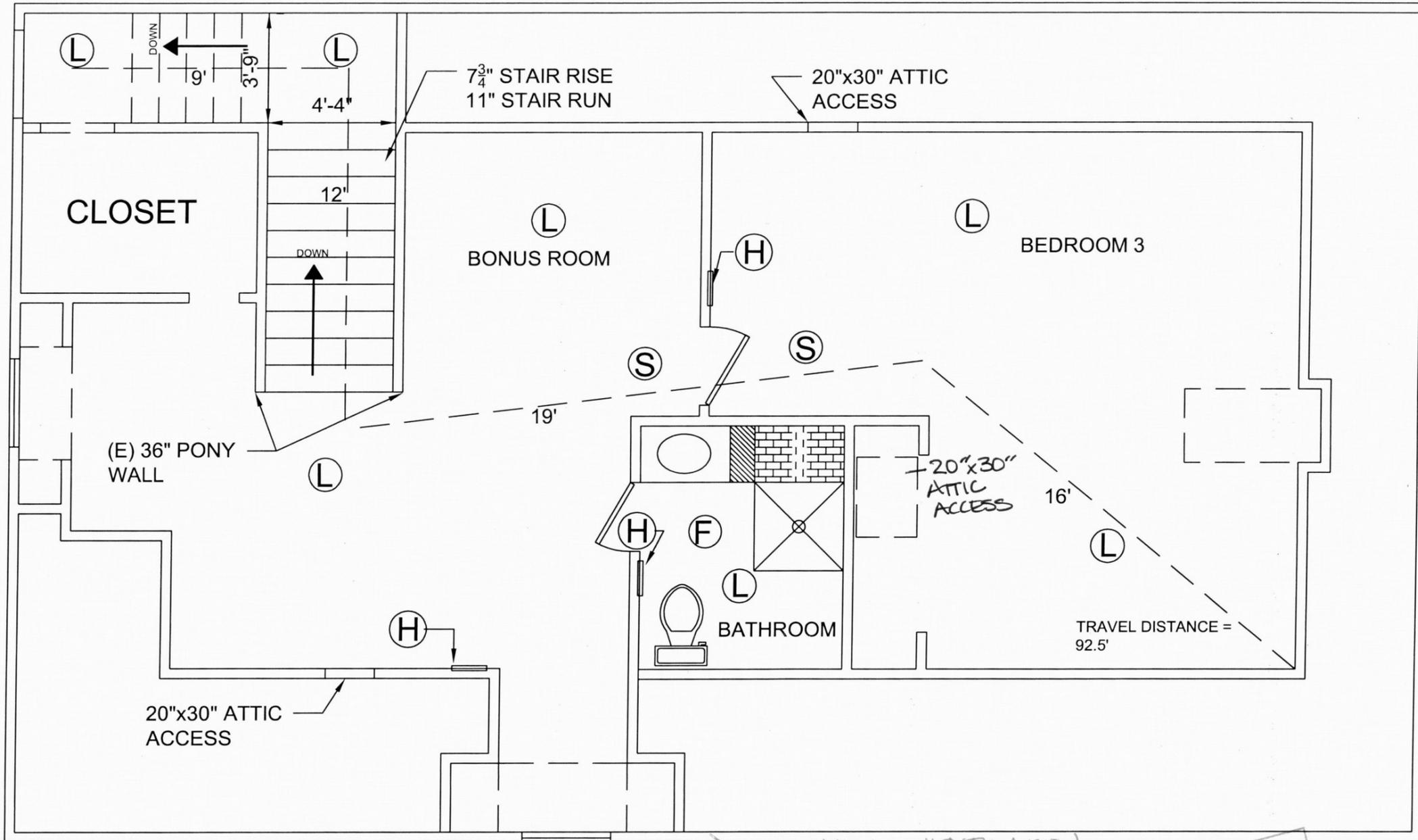


PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2012 JAS ENGINEERING	
DESIGN BY:	JAS
DRAWN BY:	eb
JAS PROJ. NO.:	13-005

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NO:
A - 2.1



- ① SMOKE/CARBON MONOXIDE DETECTORS INTER CONNECT W/BATTERY BACK UP IN OPEN AREAS, LOCATED IN EA SLEEPING ROOM & OUTSIDE BEDROOM DOORS
- ② **INSULATION REQ:** R-15 IN OPEN EXT WALLS, R-21 AT VAULTED CEILINGS, R-38 IN FLAT CEILINGS
- ③ FIRE BLOCKING 10' MAX IN WALLS, AT FLOORS & FIRE BLOCK SHAFT & WALLS AT STAIRS
- ④ AUTOMATIC SPRINKLER THIRD FLOOR ONLY - 13R SYSTEM REFERENCE TABLE 10/6.1 200' MAX
- ⑤ **STAIRCASE INFORMATION:** HAND RAIL 36" ABOVE STAIR NOSING, STAIR CLEAR HEIGHT MIN 6'8" CLEAR WIDTH MIN 3'0" AT LANDING, MIN STAIR RUN 10" MAX STAIR RISE 7 3/4", HANDRAIL GRIPABLE CIRCULAR CROSS SECTION 1 1/4"-2"
- ⑥ CEILING HEIGHT MIN 7'6"
- ⑦ **EGRESS WINDOW REQ:** HEIGHT 24", WIDTH 20", 44" ABOVE FLOOR, 5.7 SQ FT (REFERENCE CROSS SECTION DRAWING)

- MECHANICAL VENTILATION
- ⑧ CADET HEATING 3RD FLOOR ONLY
 - ⑨ **VENTING:** TO BE PROVIDED BY THE MECHANICAL CONTRACTOR
 - ⑩ ELECTRICAL/LIGHTING LAYOUT TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR
 - ⑪ BATHROOM VENT FAN TO OUTSIDE AIR

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 MAR 12 2013
 Permit Number

THIRD LEVEL PLAN

SCALE 1/4" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

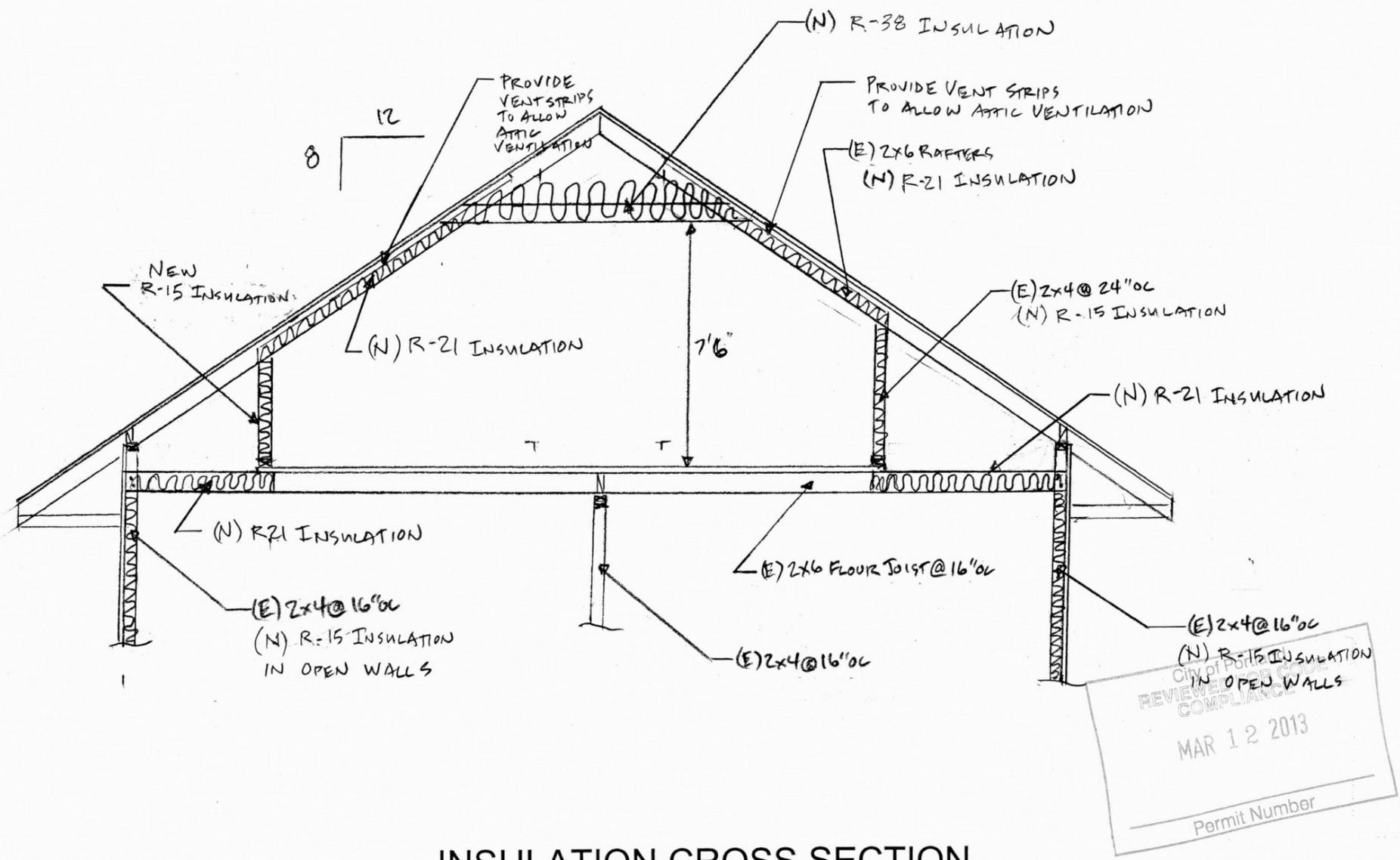


PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2012 JAS ENGINEERING	DESIGN BY: JAS	DRAWN BY: eb	JAS PROJ. NO: 13-005
-----------------------------------	----------------	--------------	----------------------

SHEET TITLE:
THIRD FLOOR PLAN

SHEET NO:
A - 2.2



INSULATION CROSS SECTION

SCALE 1/4" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"X17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
Suite 100
Oregon City, Oregon 97045
Work: 503-657-9800
Cell: 503-449-3080
Andy@jasenginc.com

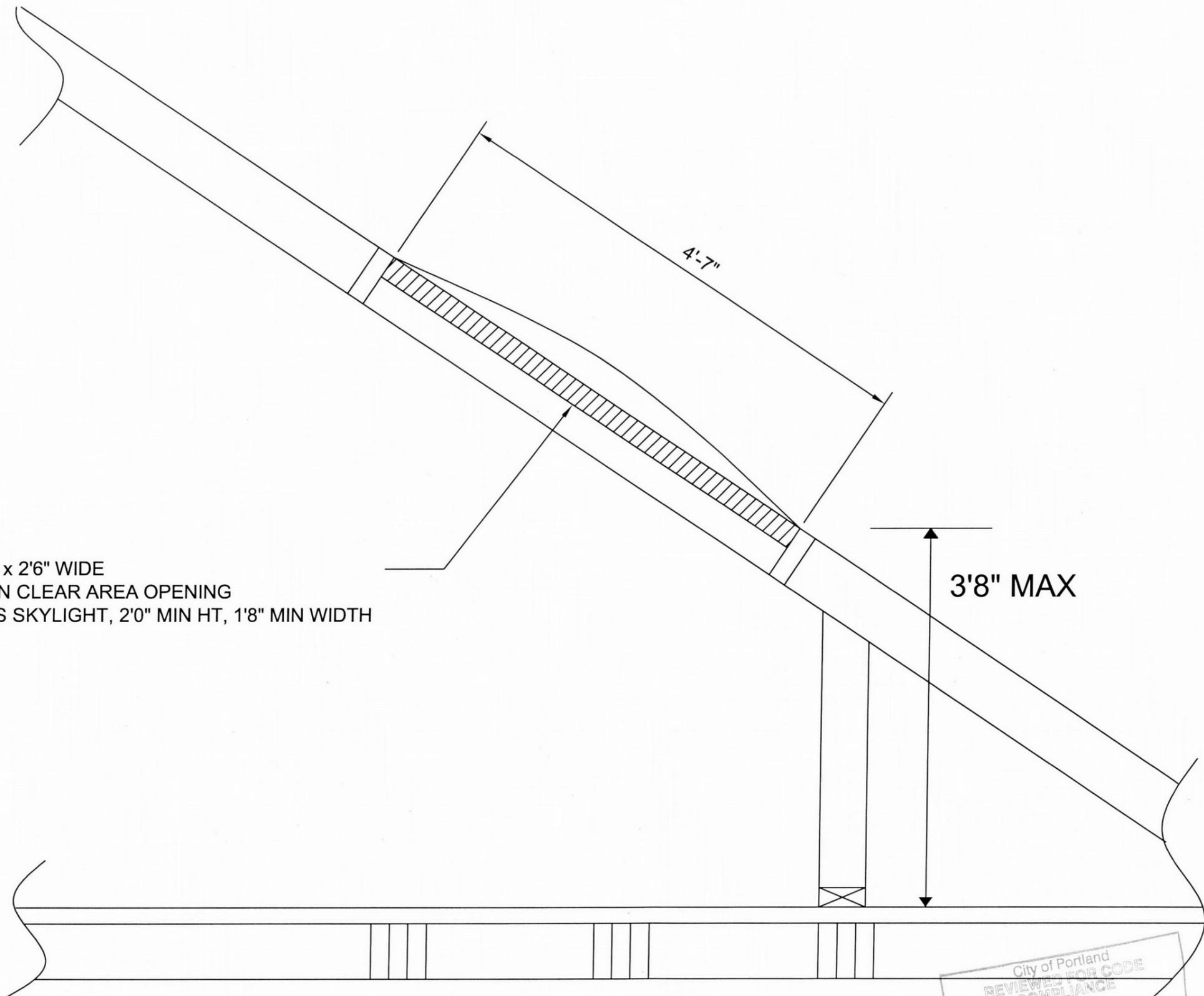


**PARROTT RESIDENCE
FIRE RESTORATION
4033 SE HAWTHORNE BLVD
PORTLAND OR 97214**

COPYRIGHT 2012 JAS ENGINEERING	JAS	eb	13-005
DESIGN BY:	JAS		
DRAWN BY:	eb		
JAS PROJ. NO.:			

**SHEET TITLE:
INSULATION
CROSS
SECTION**

**SHEET NO:
A - 3.1**



4'7" LENGTH x 2'6" WIDE
 5.7 SQ FT MIN CLEAR AREA OPENING
 FOR EGRESS SKYLIGHT, 2'0" MIN HT, 1'8" MIN WIDTH

CROSS SECTION DETAIL OF EGRESS WINDOW IN 3RD FLOOR BEDROOM 3

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 MAR 12 2013
 Permit Number

SCALE 1" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"X17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

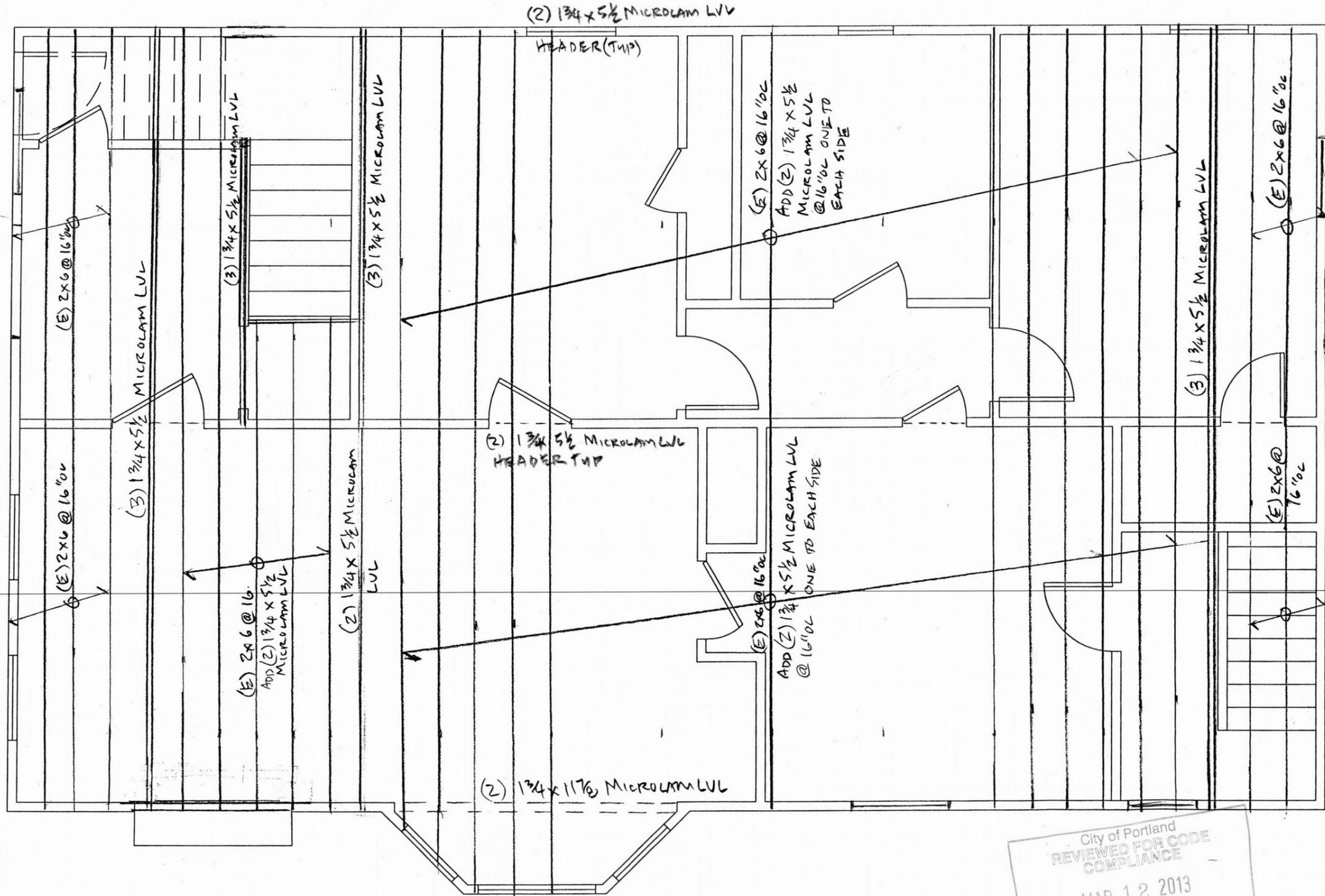
1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2012 JAS ENGINEERING	DESIGN BY:	JAS
	DRAWN BY:	eb
JAS PROJ. NO:		13-005
ISSUE DATE:		02/20/2013

SHEET TITLE:
EGRESS WINDOW DETAIL

SHEET NO:
A-3.2



THIRD FLOOR FRAMING PLAN

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 MAR 12 2013

SCALE 1/4" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com



PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2013 JAS ENGINEERING		DESIGN BY: JAS	ISSUE DATE: 02/20/2013
		DRAWN BY: eb	
		JAS PROJ. NO: 13-005	

SHEET TITLE:
 THIRD FLOOR
 FRAMING PLAN
 STRENGTHENING

SHEET NO:
 S-2.1

STRUCTURAL NOTES

GENERAL STRUCTURAL NOTES

- THESE NOTES ARE GENERAL IN NATURE AND ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION.
- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE 2010 OREGON STRUCTURAL SPECIALTY CODE (OSSC). ALL BUILDING ELEMENTS AND COMPONENTS NOT SPECIFICALLY DETAILED IN THESE STRUCTURAL CONSTRUCTION DOCUMENTS SHALL BE FABRICATED AND CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CONTAINED THEREIN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE CONSTRUCTION. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD FOR THE STRUCTURE. PROVIDE SHORING AND/OR BRACING WHERE LOADS EXCEED DESIGN CAPACITY AND WHERE STRUCTURES HAVE NOT ATTAINED DESIGN STRENGTH.

DESIGN LOADS

FLOOR LOADS:	
DL	15 PSF
LL	40 PSF
ROOF LOADS:	
ROOF DL	15 PSF
ROOF LL	SEE SNOW LOAD
SNOW LOADS:	
GROUND SNOW LOAD	25 PSF
FLAT ROOF SNOW LOAD	25 PSF, USE 25PSF MIN
SNOW EXPOSURE FACTOR, C_e	
SNOW LOAD IMPORTANCE FACTOR, I _s	1.0
THERMAL FACTOR, T _r	1.0, CATEGORY II
WIND DESIGN CRITERIA:	
BASIC WIND SPEED (3-SECOND GUST)	95 MPH
WIND IMPORTANCE FACTOR, I _w	1.0, CATEGORY II
WIND EXPOSURE FACTOR	EXPOSURE B
EARTHQUAKE DESIGN CRITERIA:	
SEISMIC IMPORTANCE FACTOR, I _e	1.0, CATEGORY II
SEISMIC USE GROUP	GROUP 1
SPECTRAL ACCELERATION, S _a	0.945
SPECTRAL ACCELERATION, S ₁	0.340
SITE CLASS	SITE CLASS D
SEISMIC DESIGN CATEGORY, SDC	CATEGORY D
RESPONSE MODIFICATION FACTOR, R	6.5
SEISMIC RESPONSE COEFFICIENT, C _s	0.123
DESIGN BASE SHEAR, V	8.1K

SPECIAL INSPECTIONS

AN INDEPENDENT TESTING LABORATORY CHOSEN BY THE OWNER SHALL PROVIDE SPECIAL INSPECTIONS IN ACCORDANCE WITH 2007 OSSC FOR THE FOLLOWING AREAS OF WORK.

- CONCRETE: CYLINDER TESTS, SLUMP TESTS, AIR CONTENT DURING PLACEMENT OF REINFORCING STEEL & ANCHOR BOLTS DURING PLACEMENT OF CAST-IN-PLACE CONCRETE (CIP) (CONCRETE SPECIAL INSPECTION IS NOT REQUIRED FOR CONCRETE STRENGTHS LESS THAN 2500 PSI WHEN AN APPROVED MIX DESIGN IS SUBMITTED FOR REVIEW BY THE ENGINEER) NOTE: CONCRETE DESIGN IS BASED UPON 2500 PSI CONCRETE FOR THIS JOB SO CAST IN PLACE CONCRETE SPECIAL INSPECTIONS ARE NOT REQUIRED IN THIS CASE.
- ALL EPOXY ANCHORAGE (BOLTS AND REINFORCING)
- STRUCTURAL STEEL:
 - STRUCTURAL WELDING NOT PERFORMED IN AN APPROVED SHOP
 - STRUCTURAL FIELD WELDING
 - HIGH STRENGTH BOLTING
 - EPOXY ANDY EXPANSION ANCHORS INSTALLED IN CONCRETE

THE FOLLOWING COMPANIES HAVE BEEN PRE-APPROVED FOR SPECIAL INSPECTION. ALTERNATIVES SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO USE:

CARLSON TESTING, INC 8430 SW HUNZIKER ROAD TIGARD, OREGON 97281 (503) 684-3460	MAYS TESTING ENGINEERS, INC. 7911 NE 33RD DRIVE, SUITE 190 PORTLAND, OREGON 97211 (503) 281-7579
PROFESSIONAL SERVICES INC. (PSI) 6302 N. CUTTER CIRCLE, SUITE 480 PORTLAND, OREGON 97217 (503) 289-1778	CLAIR COMPANY 525 NW 2ND STREET CORVALLIS, OREGON 97330 (541) 758-1302

FOUNDATIONS

- CONTRACTORS TO PROVIDE FOR GEOTECHNICAL INSPECTION OF EXCAVATION TO VERIFY SUBSURFACE CONDITIONS ARE IN CONFORMANCE WITH THE FOLLOWING ASSUMPTIO
- FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2,000 PSF. LATERAL PRESSURE ON CANTILEVER COLUMNS WAS DESIGNED USING 100 PSF AS ALLOWED BY OSSC TABLE 1804.2.
- EARTH RETAINING WALLS HAVE BEEN DESIGNED FOR A LATERAL PRESSURE OF 35 PCF (ACTIVE).
- SLIDING RESISTANCE HAS BEEN DESIGNED USING AN ALLOWABLE PASSIVE EARTH PRESSURE OF 250 PCF AND A COEFFICIENT OF FRICTION 0.30.
- GRANULAR FILL: 3/4" OR 1 1/2" MINUS CRUSHED AGGREGATE BASE AS INDICATED OF UNIFORM GRADATION FROM COARSE TO FINE IN ACCORDANCE WITH SECTION 02630 OF THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION". GRANULAR FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE AND COMPACTED TO NOT LESS THAN 95% RELATIVE COMPACTION AT OPTIMUM MOISTURE CONTENT +/- 2% AS DETERMINED BY ASTM D1557.
- FOOTINGS SHALL BE CARRIED INTO FIRM, NATURAL, UNDISTURBED, STABLE, NATIVE SOIL THAT IS FREE OF ORGANIC AND OTHER OBJECTIONABLE MATERIALS OR SHALL BE PLACED ON COMPACTED GRANULAR FILL.
- NO BACKFILL SHALL BE PLACED BEHIND CANTILEVERED WALLS UNTIL THE CONCRETE HAS ATTAINED 100% OF ITS SPECIFIED COMPRESSIVE STRENGTH.
- COMPACTION TESTING SHALL BE IN ACCORDANCE WITH ASTM D2922.

REINFORCED CONCRETE

- CEMENT: ASTM C150 TYPE I OR II
- AGGREGATE: ASTM C33, 1-1/2" MINUS AT FOOTINGS AND 3/4" MINUS AT WALLS.
- WATER: IN CONFORMANCE WITH ASTM C94.
- WATER REDUCING ADMIXTURE: ASTM C490 TYPE A, OR F MID RANGE TYPE.
- AIR-ENTRAINING ADMIXTURE: ASTM C260.
- STRUCTURAL CONCRETE: f_c = 3,000 PSI @ 28 DAYS. SLUMP SHALL BE 4" +/- 1". SLUMPS MAY BE INCREASED TO 8" MAXIMUM USING A MID-RANGE WATER REDUCER. AIR ENTRAINMENT SHALL BE 5% +/- 1% AT EXPOSED EXTERIOR CONCRETE. CONCRETE SHALL CONTAIN A WATER REDUCER. MAXIMUM WATER CEMENT RATIO SHALL BE .58 FOR 3,000 PSI CONCRETE. CONCRETE MATERIALS AND QUALITY SHALL BE IN ACCORDANCE WITH CHAPTERS 3 AND 5 RESPECTIVELY OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- TRANSPORTING OF READY-MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94 "SPECIFICATION FOR READY-MIXED CONCRETE" AND CONCRETE PLACEMENT, CONSOLIDATION AND CURING SHALL BE IN ACCORDANCE WITH SECTION 5 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
- HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 "HOT WEATHER CONCRETING". COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306 ACI 306 "COLD WEATHER CONCRETING" AND ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING".
- STRENGTH TESTING OF CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 1.6 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE". CONCRETE TESTS SHALL BE MADE FOR EACH 100 CU. YDS. OF CONCRETE PLACED.

REINFORCING STEEL

- REINFORCING STEEL: ASTM A 615 GRADE 60 DEFORMED BARS.
- FABRICATION AND PLACEMENT SHALL BE IN ACCORDANCE WITH CRSI MSP-1 "MANUAL OF STANDARD PRACTICE" AND SECTION 3 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
- REINFORCING STEEL LAP SPLICES NOT OTHERWISE INDICATED SHALL BE ACI STANDARD CLASS B IF SPLICED AT THE SAME LOCATION OR CLASS A IF SPLICES ARE STAGGERED BETWEEN ADJACENT BARS ONE LAP LENGTH MINIMUM.
- UNLESS OTHERWISE INDICATED, MINIMUM CLEARANCE FOR REINFORCING STEEL SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH; FOR CONCRETE EXPOSED TO EARTH OR WEATHER, 1 1/2" FOR #5 AND SMALLER BARS AND 2" FOR #6 AND LARGER BARS. INSTALL WITH PROPER BAR SUPPORTS PRIOR TO CONCRETE PLACEMENT.
- PROVIDE CORNER BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT.

FORM WORK

- CONSTRUCTION, SHORING AND BRACING OF FORMWORK SHALL BE IN ACCORDANCE WITH SECTION 2 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION, SEQUENCING AND SAFETY OF ALL FORMWORK AND SHORING.

CONCRETE ACCESSORIES

- PREMOLDED JOINT FILLER: ASTM D1751 ASPHALT-SATURATED FIBER TYPE.
- SMOOTH DOWELS: ASTM A36 ROUND BARS. PROVIDE WITH SLEEVES AT ONE SIDE OF THE JOINT.

SUBMITTALS

- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER PRIOR TO FABRICATION/INSTALLATION ALL SHOP DRAWINGS, PRODUCT DATA, ETC. NECESSARY FOR PERFORMANCE OF THE WORK IN THE SHOP AND AT THE SITE.
 - REINFORCING STEEL SHOP/PLACEMENT DRAWINGS
 - CONCRETE MIX DESIGNS

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO ASTM A53, GRADE B FOR PIPE SECTIONS, ASTM A500, GRADE B FOR TUBE SECTIONS AND ASTM A572, GRADE 50 FOR OTHER STRUCTURAL SHAPES. EXCEPT AS NOTED ALL STRUCTURAL STEEL IS TO BE PAINTED AFTER FABRICATION. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN CONFORMANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION, CURRENT EDITION. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PERMISSION OF THE ENGINEER.
- HIGH STRENGTH BOLTING SHALL BE BOLTS CONFORMING TO ASTM A325 HIGH STRENGTH STEEL UNLESS OTHERWISE SHOWN. ALL JOINT CONTACT SURFACES SHALL BE CLEAN AND FREE FROM OIL DIRT AND PAINT. USE TURN-OF-THE-NUT METHOD OR LOAD INDICATION WASHERS.
- STRUCTURAL STEEL WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS AND SHALL CONFORM TO AWS D1.1 LATEST EDITION. ALL BUT WELDS ARE COMPLETE PENETRATION UNLESS NOTED OTHERWISE. WELD FILLER METAL SHALL BE AWS A5.1 OF A5.5 E70XX ELECTRODES.
- SPECIAL INSPECTIONS (OWNER FURNISHED) IS REQUIRED IN ACCORDANCE WITH THE 2007 OSSC ON THE FOLLOWING PORTIONS OF THE WORK.
 - ALL STRUCTURAL STEEL WELDING NOT PERFORMED IN AN APPROVED SHOP
 - ALL STRUCTURAL FIELD WELDING
 - ALL HIGH STRENGTH BOLTING
 - EPOXY AND EXPANSION ANCHORS INSTALLED IN CONCRETE

SHOP DRAWING SUBMITTALS

- STRUCTURAL STEEL
- MATERIAL CERTIFICATIONS FOR STRUCTURAL STEEL, WELDING RODS AND BOLTS
- MASONRY AND CONCRETE REINFORCEMENT
- MATERIAL CERTIFICATIONS FOR MASONRY BLOCKS, GROUTING AND STEEL REINFORCEMENT
- MANUFACTURED WOOD TRUSSES

DESIGNATES TYPICAL SHEAR PANEL CONSTRUCTION

MARK	SHEATHING	FASTENERS	EDGE	FIELD	ANCHOR BOLTS	SOLE PLATE	NOTES
A	15/32" CDX 230#/FT.	COMMON NAILS	8d @ 6" O.C.	8d @ 12" O.C.	5/8" DIA. @ 48" O.C.	3-16d @ 16" O.C.	w/ 3x3x1/4 PLATE WASHERS @ A.B.
B	15/32" CDX 353#/FT.	COMMON NAILS	8d @ 4" O.C.	8d @ 12" O.C.	5/8" DIA. @ 18" O.C.	3-16d @ 16" O.C.	w/ 3x3x1/4 PLATE WASHERS @ A.B.
C	15/32" CDX 451#/FT.	COMMON NAILS	8d @ 3" O.C.	8d @ 12" O.C.	5/8" DIA. @ 24" O.C.	4-20d @ 16" O.C.	w/ 3x3x1/4 PLATE WASHERS @ A.B. IN 3x SILL PLATE
D	15/32" CDX 870#/FT.	COMMON NAILS	8d @ 2" O.C.	16d @ 12" O.C.	5/8" DIA. @ 18" O.C.	3-20d @ 8" O.C.	w/ 3x3x1/4 PLATE WASHERS @ A.B. IN 3x SILL PLATE

NOTES: USE 5/8" DIA. ANCHOR BOLTS WITH SIMPSON SET ADHESIVE. EMBED 10" MIN. AT NOTED SPACING IN EXISTING CONCRETE WALL.

(USE 2x ANCHOR BOLTS FOR SW EACH SIDE)

(USE 2x NAILING REQUIRED FOR SW EACH SIDE)

PLATE WASHERS MAX 1/2" FROM SHEETED SIDE OF WALL

DESIGNATES TYPICAL HOLDOWN TYPE

MARK	HOLDOWN	NOTES
1	MST 37	w/ MIN. DOUBLE STUDS 1,828#
2	HD2A w/ SSTB16 A.B. HDU3 ALT	w/ MIN. DOUBLE STUDS 2,570#
3	MST 40	w/ MIN. 4x POSTS 2,925#
4	MST 68	w/ MIN. 4x POSTS 4,600#
5	HD5A w/ SSTB16 A.B. HDU5 ALT	w/ MIN. 4x POSTS 3,130#
6	HD6A w/ SSTB28 A.B. HDU6 ALT	w/ MIN. 4x POSTS 3,680#
8	HD8A w/ SSTB28 A.B. HDU8 ALT	w/ MIN. 6x POSTS 5,480#
10	HD10A w/ SSTB28 A.B. HDU10 ALT	w/ MIN. 6x POSTS 9,195#
12	(2) MST172 (ONE EACH SIDE)	w/ MIN. 6x POSTS 10,160# DFIR POSTS
14	HHQ 14-SDS2.5	w/ MIN. 6x POSTS 14,700#

NOTES: FOR HD2A & HD5A USE 5/8" DIA. ANCHOR W/ SIMPSON SET ADHESIVE EMBED 10" MIN. FOR HD8A & HD10A USE 7/8" DIA. ANCHOR W/ SIMPSON SET ADHESIVE EMBED 15" MIN.

MANUFACTURED WOOD BEAMS & JOISTS

- ROOF AND FLOOR FRAMING DESIGNATED T.J. L.V., T.H. P.S.L AND MICROLAM SHALL BE MANUFACTURED BY THE TRUSS JOIST CORPORATION.
- ALTERNATE MANUFACTURER MUST BE APPROVED BY THE ENGINEER. PROVIDE SHOP DRAWINGS AND ENGINEERING BEARING THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF OREGON.
- MANUFACTURER SHALL SUPPLY JOISTS, BRIDGING, HANGERS, BLOCKING, NOTCHED PLATES AND ALL OTHER ACCESSORIES NECESSARY FOR THE PROPER ERECTION AND PERFORMANCE OF THE PRODUCT.
- THE PRODUCT SHALL BE ERRECTED AND BRIDGED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE MANUFACTURER SHALL INSPECT INSTALLED ITEMS FOR PROPER INSTALLATION.
- MICROLAM BEAMS, MINIMUM DESIGN VALUES
F_b = 2,600 PSI; F_v = 285 PSI; F_c = 750 PSI; E = 1,900 KSI
- PARALLAM BEAMS, MINIMUM DESIGN VALUES
F_b = 2,900 PSI; F_v = 290 PSI; F_c = 650 PSI; E = 2,000 KSI

GLUED LAMINATED BEAMS (GLB)

- GLULAM BEAMS ARE TO BE MANUFACTURED, TRANSPORTED, AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AITC.
- SPECIFY ARCHITECTURAL GRADE FINISH AND EXTERIOR ADHESIVE UNLESS NOTED OTHERWISE. USE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CONTINUOUS SPANS AND CANTILEVER CONDITIONS.
- MINIMUM DESIGN VALUES:
24F-V4: F_b = 2,400 PSI; F_v = 285 PSI; F_c = 1,650 PSI; E = 1,700 KSI
24F-V8: F_b = 2,400 PSI; F_v = 285 PSI; F_c = 1,650 PSI; E = 1,700 KSI

SOLID SAW LUMBER

- STRUCTURAL LUMBER SHALL BE DOUGLAS FIR CONFORMING TO WMPA GRADING RULES.
- MINIMUM GRADES ARE, EXCEPT AS NOTED OTHERWISE:
STRUCTURAL JOISTS AND PLANKS - #2
BEAMS AND STRINGERS - #1
POSTS AND TIMBERS - #1
STUDS - #2
- DOUBLE JOISTS BELOW ALL PARALLEL WALLS AND/OR PARTITIONS.
- NOTCHING IS NOT PERMITTED IN JOISTS, RAFTERS, BEAMS, LINTELS, COLUMNS, TRUSSES AND BRACING MEMBERS.
- PRESSURE TREATED LUMBER SHALL CONFORM TO THE WMPA. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH ACZA TO A MINIMUM RETENTION OF 0.25 POUNDS PER CUBIC FOOT BY ASSAY.
- NAILING SHALL BE WITH COMMON NAILS IN CONFORMANCE WITH TABLE 2304.9., 2006 IBC UNLESS NOTED OTHERWISE.
- PROVIDE STANDARD 3" X 3" X 0.229" STEEL PLATE WASHERS UNDER ALL INTERMEDIATE ANCHOR BOLT HEADS AND NUTS AT THE SILL PLATE. USE STANDARD WASHERS FOR ALL OTHER BOLT HEADS AND NUTS IN CONTACT WITH WOOD.

PREMANUFACTURED CONNECTION HARDWARE

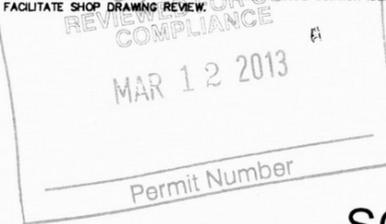
- CONNECTION HARDWARE IS BY THE SIMPSON COMPANY OF SAN LEANDRO, CA. ALL STEEL CONNECTORS SHALL BE GALVANIZED OR BY SOME METHOD BE MADE CORROSION RESISTANT, UNLESS OTHERWISE INDICATED.
- PROVIDE BOLTED OR NAILED CONNECTIONS FOR THE MAXIMUM CAPACITY UNLESS OTHERWISE NOTED.
- CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER POST HOT DIPPED GALVANIZED OR STAINLESS STEEL.

SHEATHING

- CONSTRUCTION PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PSI OR APA PERFORMANCE STANDARDS PRP-108.
- MINIMUM PANEL THICKNESS SHALL BE 15/32" C-D EXTERIOR GLUE OR AS INDICATED ON THE PLANS. PARTICLEBOARD IS NOT PERMITTED.
- MINIMUM NAILING IS 8d @ 6" AT PANEL EDGES AND 8d @ 12" IN THE FIELD. ALL NAILS ARE GALVANIZED COMMON OR BOX NAILS. BLOCKING IS REQUIRED AT PANEL EDGES WHERE NOTED ON THE PLANS.

MANUFACTURED ROOF TRUSSES

- MANUFACTURED ROOF TRUSSES SHALL BE AT 24" CENTERS AND SHALL HAVE A MINIMUM OF 2X4 TOP CHORDS AND BOTTOM CHORDS FOR WOOD TRUSSES.
- TRUSSES SHALL BE DESIGNED FOR SPECIFIED ROOF LOADS. STRUCTURAL CALCULATIONS SHALL BE SEALED BY AN OREGON LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL THEN THE BUILDING DEPARTMENT PRIOR TO FABRICATION AND INSTALLATION.
- MANUFACTURER SHALL PROVIDE BRACING, BLOCKING, HANGERS, HOLDOWNS AND ALL ACCESSORIES REQUIRED FOR PROPER INSTALLATION.
- SHOP DRAWINGS SHALL PROVIDE PLACING AND ERECTION DIRECTION TO THE INSTALLER. CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE COMMON IDENTIFYING MARKS TO FACILITATE SHOP DRAWING REVIEW.



STRUCTURAL PANEL NOTES

- THE LOCATION OF REQUIRED STRUCTURAL PANELS HAVE BEEN NOTED FOR CLARITY.
- ALL EXTERIOR WALLS SHALL BE OF TYPE A CONSTRUCTION EXCEPT AS NOTED OTHERWISE.
- SWA SHALL HAVE 2-INCH NOMINAL FRAMING AND SWB, SWC & SWD SHALL BE BACKED WITH 3-INCH NOMINAL OR WIDER FRAMING AT ALL PANEL EDGES. PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY, UNLESS OTHERWISE NOTED. PANELS SHALL BE INSTALLED ON STUDS SPACED A MAXIMUM 16" ON CENTER.
- HOLDOWNS OCCUR AT ENDS OF STRUCTURAL PANELS AND SHALL FASTEN TO A MIN. OF (2) STUDS UNLESS OTHERWISE NOTED. CONNECTION HARDWARE IS BY THE SIMPSON COMPANY OF SAN LEANDRO, CA. ALL STEEL CONNECTORS SHALL BE GALVANIZED OR BY SOME METHOD MADE CORROSION RESISTANT, UNLESS OTHERWISE INDICATED. PROVIDE BOLTED OR NAILED CONNECTIONS FOR THE MAXIMUM CAPACITY UNLESS NOTED OTHERWISE. CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER POST HOT-DIP GALVANIZED OR STAINLESS STEEL.
- WOOD STRUCTURAL PANELS SHALL BE 15/32" C-D INTERIOR-TYPE BONDED WITH EXTERIOR GLUE (CDX) CONFORMING TO APA REQUIREMENTS FOR WALL SHEATHING OR AS INDICATED IN THESE PLANS. PARTICLEBOARD AND OSB ARE NOT PERMITTED. MINIMUM NAILING IS 8d @ 6" O.C. AT PANEL EDGES AND 8d @ 12" O.C. IN THE FIELD. ALL NAILS ARE COMMON OR GALVANIZED BOX NAILS. BLOCKING IS REQUIRED AT PANEL JOINTS UNLESS OTHERWISE NOTED.
- CONNECT RIM JOIST / BLOCKING TO WALL TOP PLATE AS FOLLOWS: SWA SIMPSON A35 @ 16" O.C.; SWB SIMPSON A35 @ 12" O.C.; SWC (2) SIMPSON A 35 @ 16" O.C.; SWD (2) SIMPSON A 35 @ 12" O.C.

SCALE 1/4" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"X17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
Suite 100
Oregon City, Oregon 97045
Work: 503-657-9800
Cell: 503-449-3080
Andy@jasenginc.com

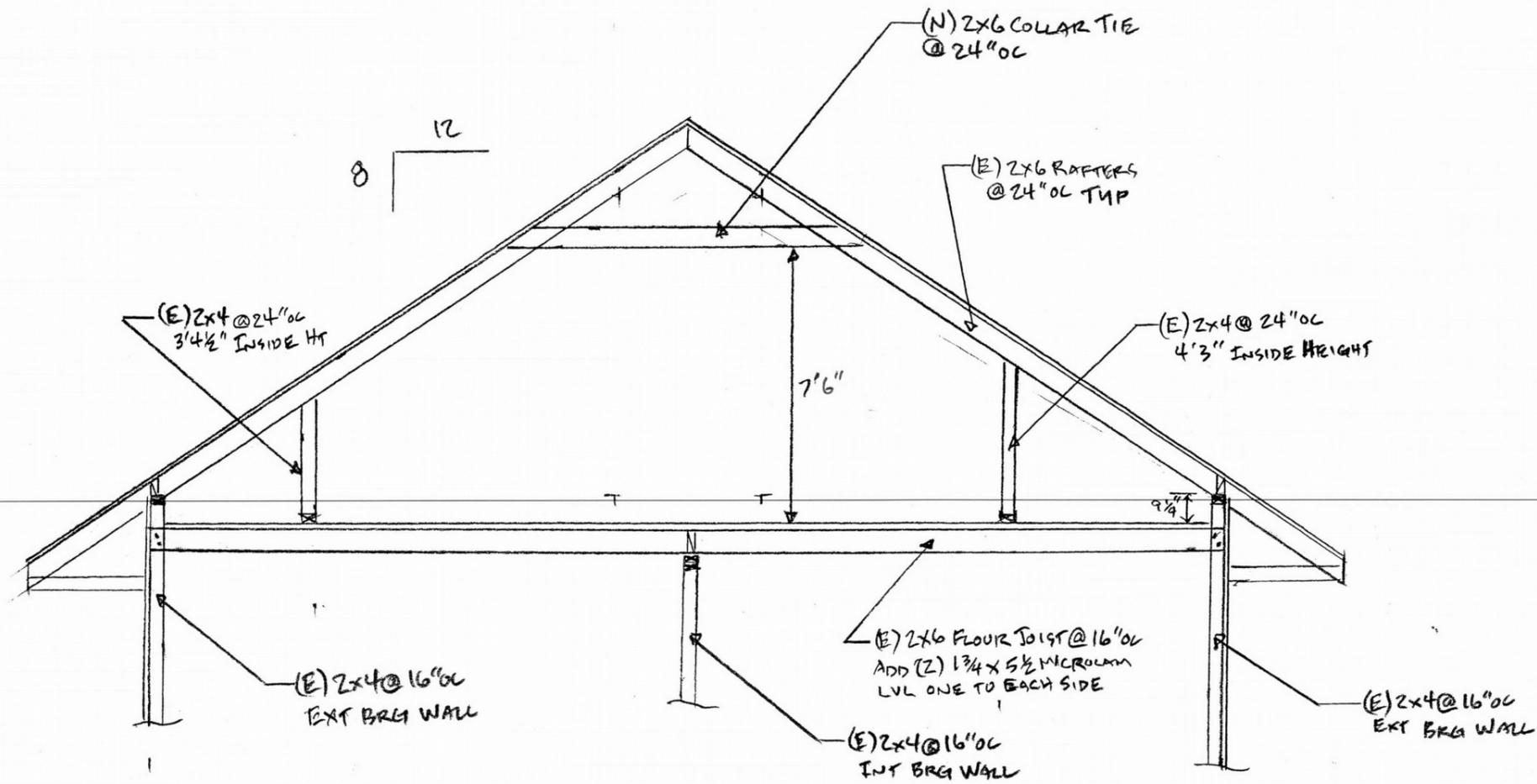


PARROTT RESIDENCE
FIRE RESTORATION
4033 SE HAWTHORNE BLVD
PORTLAND OR 97214

COPYRIGHT 2013 JAS ENGINEERING	DESIGN BY: JAS	DRAWN BY: eb	JAS PROJ. NO.: 13-005
-----------------------------------	-------------------	-----------------	--------------------------

SHEET TITLE:
STRUCTURAL
Notes

SHEET NO.:
S-1.0



ROOF/3RD FLOOR CROSS SECTION

City of Portland
 REVIEWED FOR CODE
 COMPLIANCE
 MAR 12 2013
 Permit Number

SCALE 1/4" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St,
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

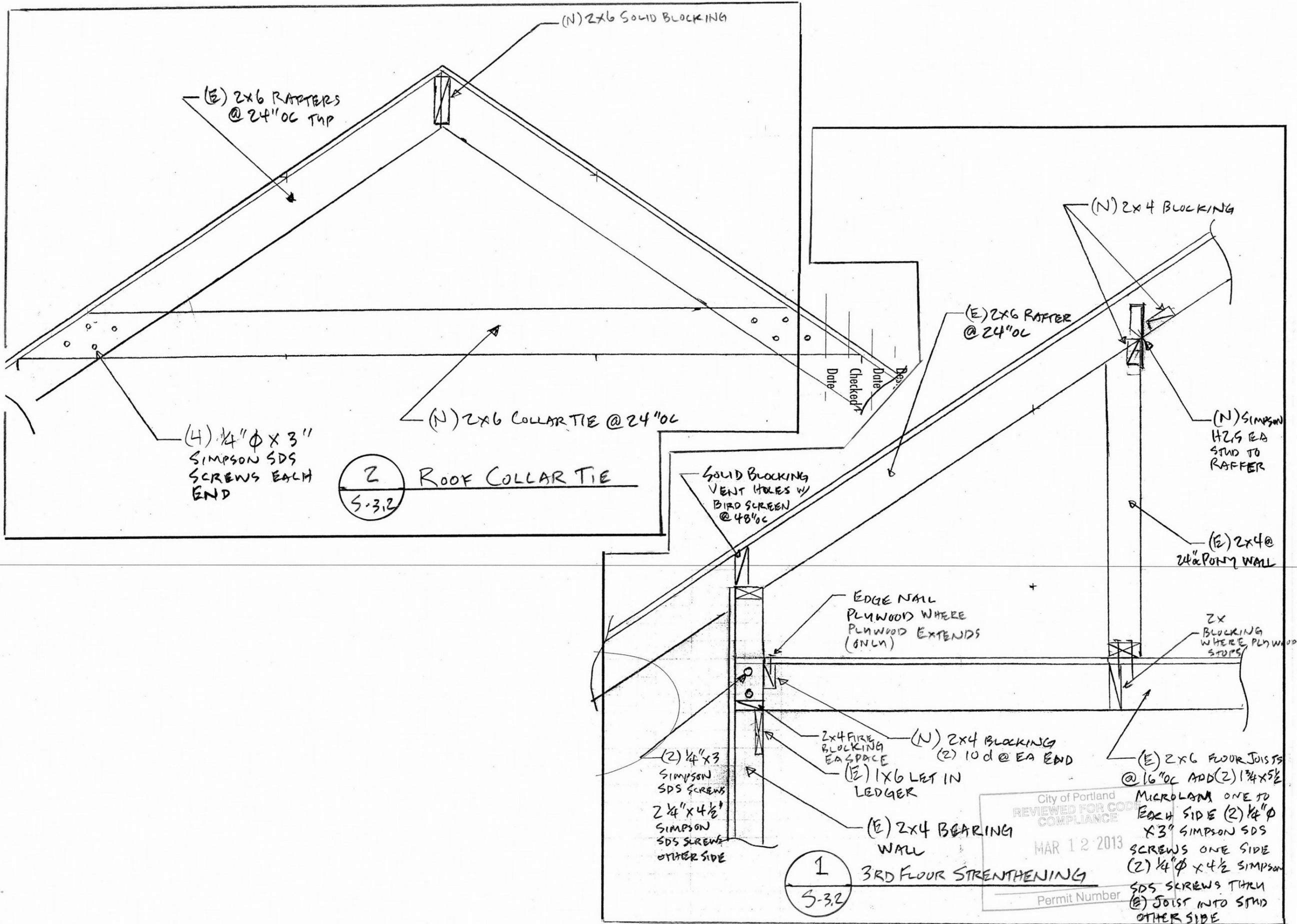


PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2013 JAS ENGINEERING	DESIGN BY:	JAS	ISSUE DATE:	02/20/2013
	DRAWN BY:	eb		
	JAS PROJ. NO.:	13-005		

SHEET TITLE:
 ROOF/3RD
 CROSS SECTION

SHEET NO:
 S-3.1



1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com



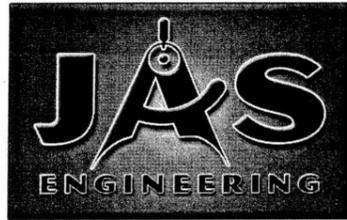
PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2013 JAS ENGINEERING	DESIGN BY: JAS	DRAWN BY: ep	JAS PROJ. NO.: 13-005	ISSUE DATE: 02/20/2013
-----------------------------------	-------------------	-----------------	--------------------------	---------------------------

SHEET TITLE:
ROOF & 3RD FLOOR DETAILS

SHEET NO.:
S-3.2

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 MAR 12 2013
 Permit Number



Parrott Residence Fire Rehab
4033 SE Hawthorne Blvd
Portland, Oregon 97214
February 28, 2013

For: Mr. Michael Parrott
 Owner

We understand you would like us to provide structural calculations and drawings for the design of the repairs required for the strengthening of the 3rd floor framing in the area of the Second Floor fire and smoke damage at your residence. The existing third floor framing consists of 2x6 floor joists at 16" oc and span from the exterior bearing walls to an interior bearing wall at a maximum 14' span. The existing roof framing consists of 2x6 rafters at 24" oc that are supported on pony walls that rest on the floor joists. The rafters are butted at the ridge with no ridge board. There are 2x4 collar ties at 4' oc fastened to the 2x6 rafters. It is the professional opinion of JAS Engineering that this existing framing can not support the existing permitted attic loads in conjunction with the roof concentrated loads from the pony walls and must be upgraded as noted in the City of Portland fire report by Curt French dated January 28, 2013. We will be providing strengthening to the existing rafters by adding 2x6 collar ties to each rafter with connection information to prevent the outward thrust reaction. We will also provide floor strengthening at the Third Floor Framing to span from exterior wall to the existing interior bearing wall and support the roof loads due to the existing pony walls. This will allow the large deflections at the third floor to be reduced and bring the roof framing much closer to conformity with code level snow load and dead load forces. We will check existing second floor window headers for the code required loads and upgrade them where required. This will include the header at the existing bay window framing. We will provide connections to the existing walls and beams. We have reviewed the field notes and can prepare calculations, plans and details for City of Portland to assist in obtaining the permit for the project. The Residence is located at 4033 SE Hawthorne Blvd. in Portland, Oregon. We understand the project repairs are to be built based on the drawings prepared by us. The scope of the project is to provide plans showing the location and extent of the existing rafter strengthening, new floor framing members and new beam and header modifications for the house. We will provide two building elevations, second and third floor plans, a third floor and roof framing plans to be able to show the areas where the repairs are required. We will show non-structural elements such as replacement insulation requirements, roof ventilation locations and new smoke/carbon monoxide detector locations. Due to the smoke damage at the third level and front area of the second level, all finishes will need to be removed at these locations with charred members scraped and smoke sealed prior to replacement of finishes. As noted above we made a second site visit after the demo was complete. JAS Engineering will provide the design to meet the code required roof and floor live and dead load forces. Structural details will be provided as required to show the construction requirements for the floor joist to wall connections, joist to beam/header connections and beam to column connections. We will also provide structural notes that are coordinated with the design. These will be based on the Oregon Structural Specialty Code (2010 OSSC) based on the 2009 IBC. For the project, a structural engineer registered in the State of Oregon will prepare the details and calculations for this project

Design Criteria:

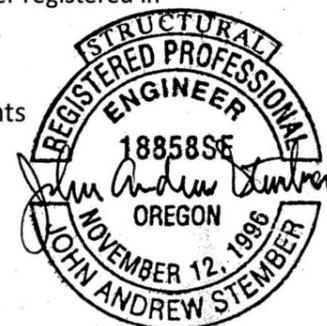
- IBC 2009:** With Oregon Structural Specialty Code (OSSC) Amendments
Snow Load: 25 PSF
Roof Dead Load: 15 PSF
Floor Live Load: 40 PSF
Floor Dead Load: 15 PSF

SPECIAL INSPECTIONS ARE REQUIRED ON THIS PERMIT FOR THE FOLLOWING AREAS OF CONSTRUCTION:

STRUCTURAL STEEL ADHESIVE ANCHORS
 REINFORCED CONCRETE _____
 EXPANSION/SCREW ANCHORS
 STRUCTURAL OBSERVATION BY THE ENGINEER IS TO OCCUR AT THE FOLLOWING STAGES OF CONSTRUCTION:

VERIFY INT. BEARING WALL EXTENDS TO FOUNDATION
VERIFY FOOTING UNDER WALL

*NPPA 13R
 requires - 3rd floor*



EXPIRES: 6-30-2014
 2-28-13

Separate permit required for automatic sprinkler w/PMO

SCALE 1/4" = 1'

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

13-121622 CO

1419 Washington St,
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com



PARROTT RESIDENCE
 FIRE RESTORATION
 4033 SE HAWTHORNE BLVD
 PORTLAND OR 97214

COPYRIGHT 2013 JAS ENGINEERING	JAS	JAS PROJ. NO: 13-005	ISSUE DATE: 02/20/2013
DESIGN BY:	eb		
DRAWN BY:			

SHEET TITLE:
 PROJECT SUMMARY

SHEET NO:
 A-1.0