



TIM COVERT, P.E.

STRUCTURAL ENGINEER

1750 SW SKYLINE BLVD. #221
PORTLAND, OREGON 97221
(503) 228-0426

REGISTERED ENGINEER
OREGON
WASHINGTON
CALIFORNIA

Laura Romig / Lorie Bowne
2220 NE 32nd Avenue
Portland, OR.

May 10, 2013

Attn: Laura

Re: Bowne / Romig Remodel
SOUTH WALL

Job 6209

I understand that the remodel work planned for the south wall of the Main Level will not be done. Because of this, the Scope of Work is revised:

Sheet S2: Detail (Y) no longer applies. The south wall of the Plan is no longer cross-hatched.

Sheet S3: Detail (X) Note revised to read "This work must be done on the East wall. It is recommended for the entire house."

Sheet S4: The Plan: Delete detail (X) cut at the south wall.

Sheet S6: All plywood, coil strap and hold-down work on the south wall is no longer required.

Sheet S7: Delete this sheet altogether.

If I need to do more than this, please let me know.

Sincerely,

Tim Covert P.E.
Structural Engineer



SHEATHING SCHEDULE: BOWNE / ROMIG REMODEL

<u>Roof Sheathing:</u>	1/2" plywood (32/16) or APA rated sheathing (Oriented strand board (OSB) or plywood okay) With 8d com nails at 6" o/c all panel edges And 8d com nails at 12" o/c field. (Edges may be unblocked for shear)	(240/180)
<u>Floor Sheathing:</u>	3/4" plywood (48/24) or APA rated sheathing With 10d com nails at 6" o/c all panel edges And 10d com nails at 10" o/c field. (Edges may be unblocked for shear)	(285/215)
<u>Exterior Walls:</u> (Typical) 3/4" ply okay	1/2" plywood (32/16) or APA rated sheathing With 8d com nails at 6" o/c all panel edges And 8d com nails at 12" o/c field. All edges must be blocked.	See Note below. (260/365)
<u>Anchor Bolts:</u> (Typical)	P.T. 2x6 (min) sill plates with 5/8" dia x 12" Anchor Bolts at 32" o/c. Provide plate washers between nut and sill plate: PL 1/4" x 3" square. <input type="checkbox"/>	
<u>Hurricane Ties:</u>	Connect each rafter to each support With (1) Simpson "H2.5A" hurricane tie.	

Note: Install plywood WALL sheathing continuously (above and below all openings).

Structural DRAWINGS
BOWNE /ROMIG RES.REMODEL

2220 NE 32nd Ave. Portland, Oregon

Aram Irwin - Designer

DESIGN LOADS:

Roof Load = 40 psf (25 psf SL)

Floor Load = 52 psf (40 psf LL) Main

Floor Load = 46 psf (30 psf LL) Second



EXPIRES: 12-31-13

Job No. 6209

TIM COVERT P.E. STRUCTURAL ENGINEER

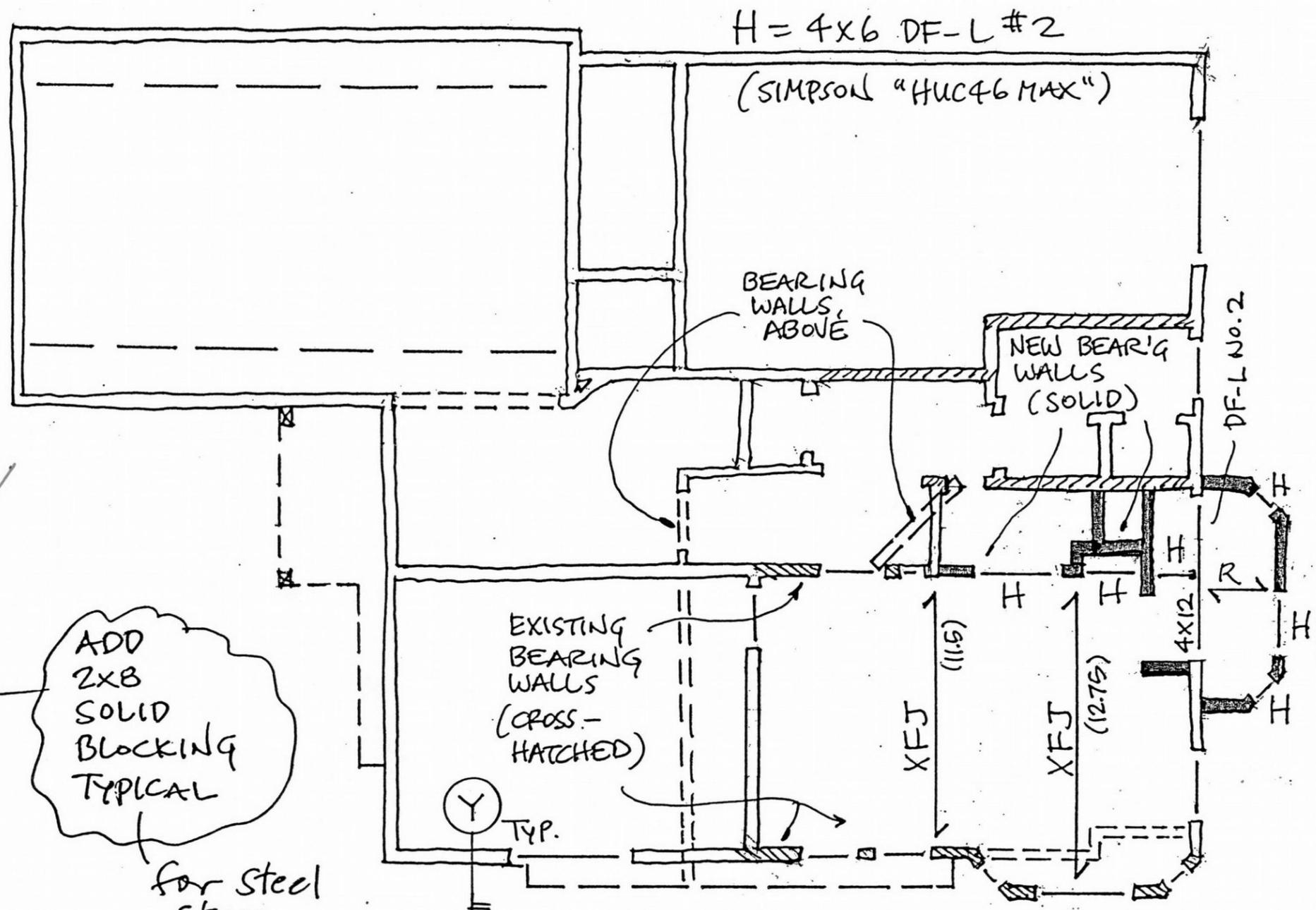
1750 SW Skyline Blvd Rm 221
Portland, Oregon 97221

Phone: (503) 228-0426

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S1

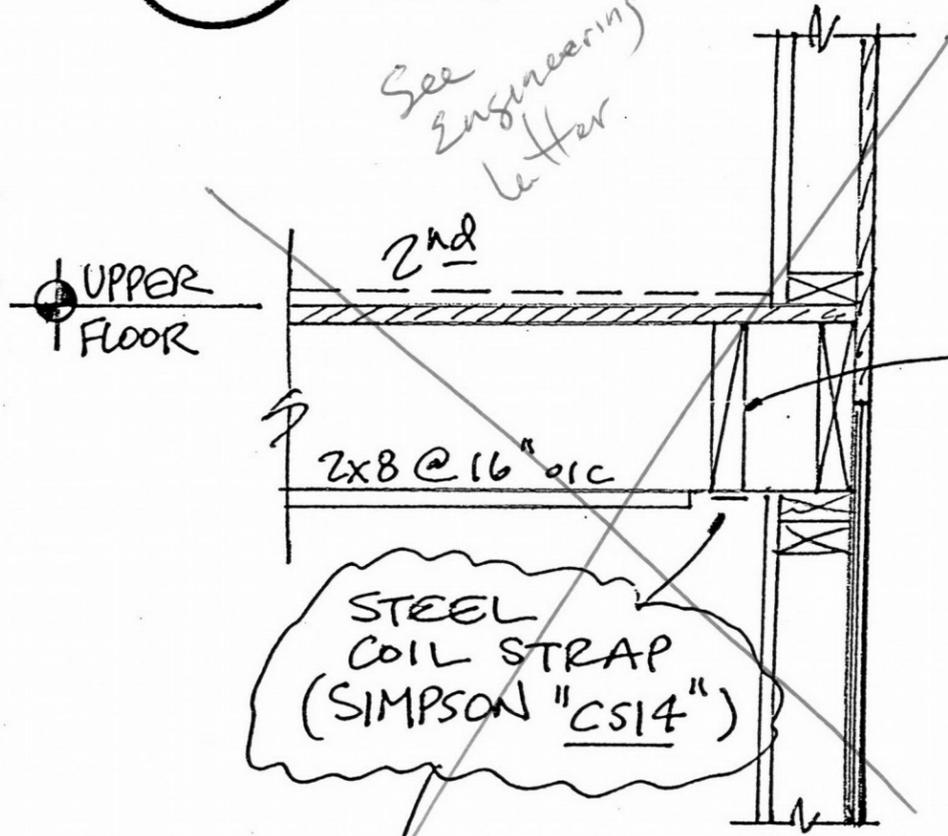


MODIFIED 2nd FLOOR FRAMING PLAN:

Y COIL STRAP SECTION:

SECTION:

See engineering letter



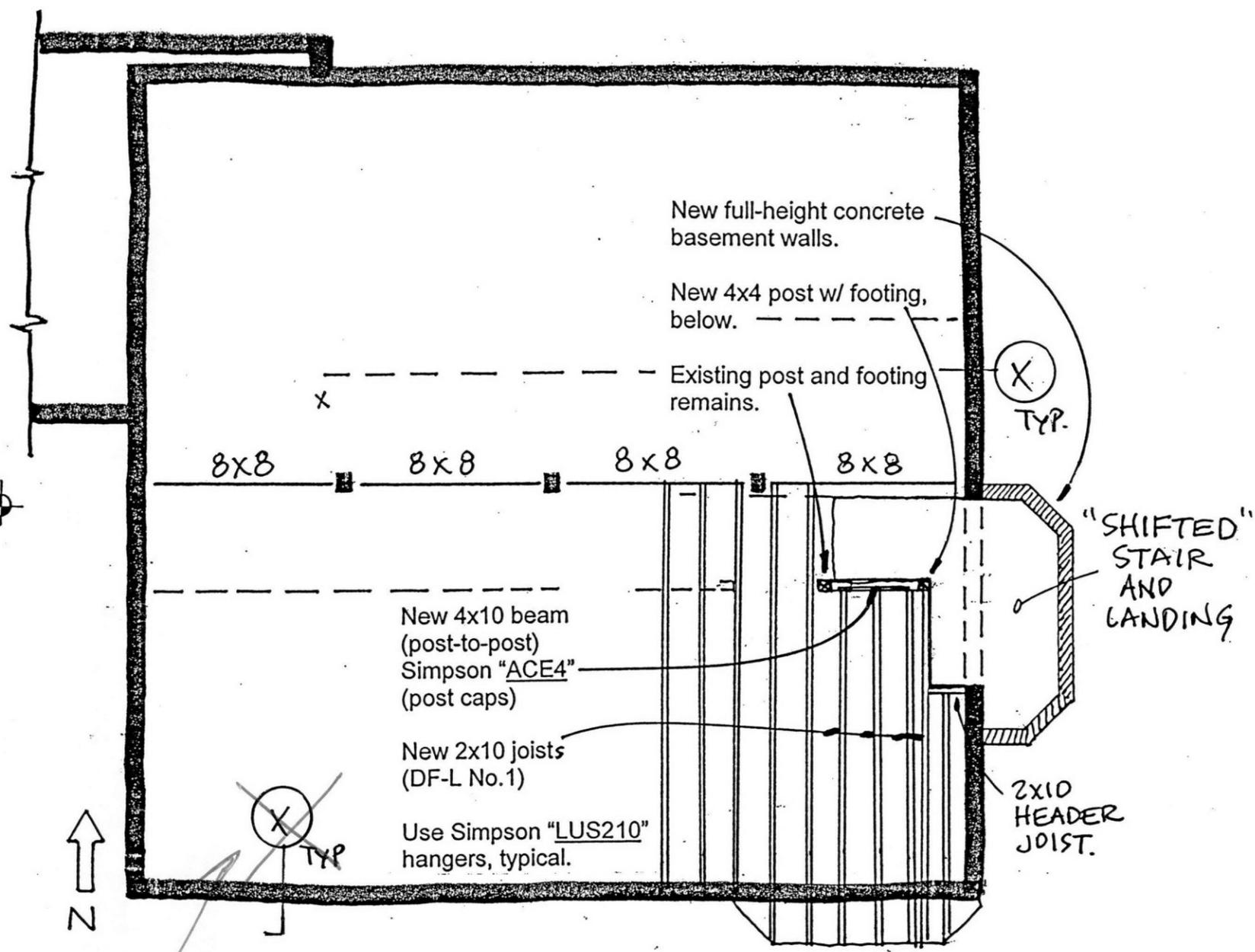
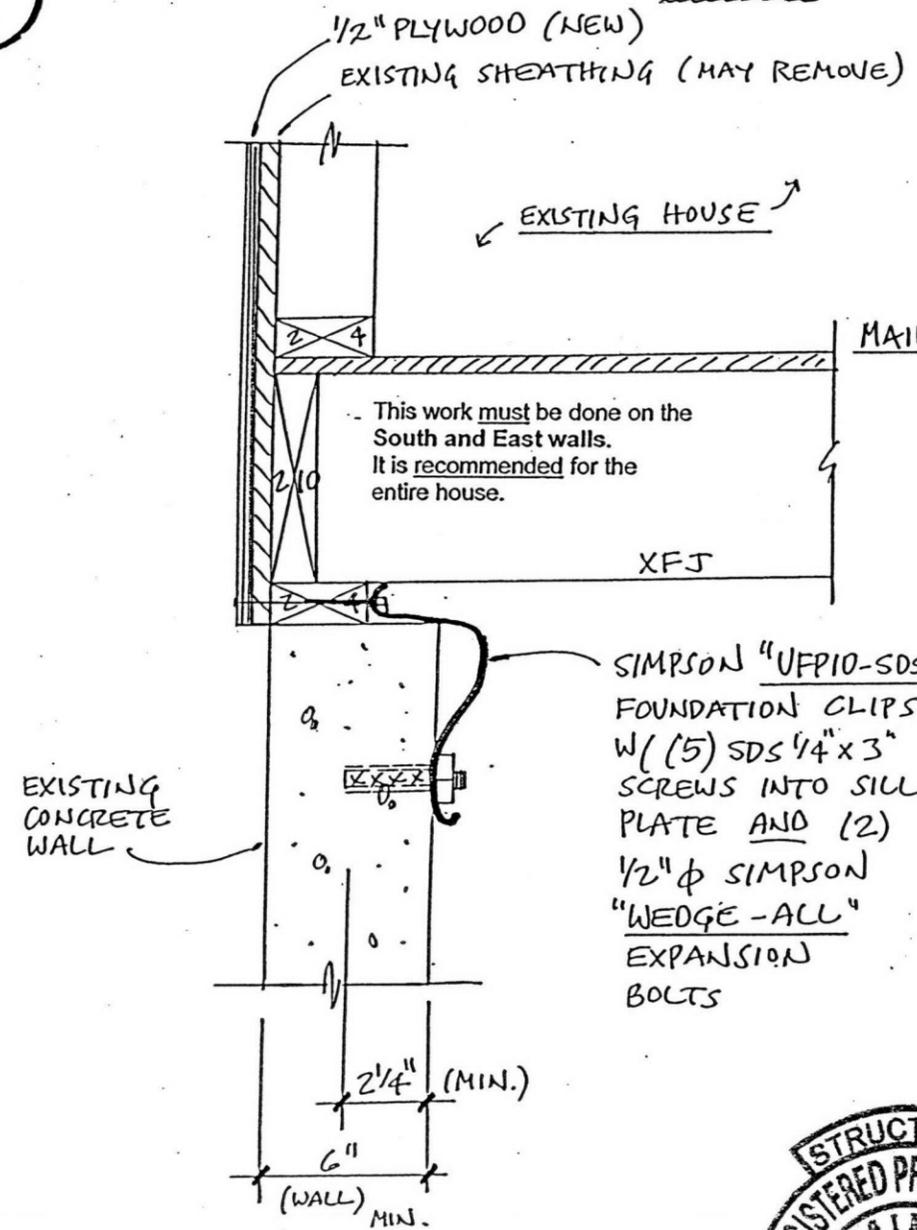
length \approx 33 ft. (\pm)

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S2

(X) FOUNDATION-ANCHOR SECTION: 5'-4" o/c



MODIFIED 1st FLOOR FRAMING PLAN:

See Engineering letter

Tim Covert P.E.
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City of Portland
REVIEWED FOR CODE
COMPLIANCE
MAY 14 2013
13-146596 RS
Permit Number

S3

FOOTING SCHEDULE: Capacities based on 1500 psf

② 24" square x 12" thick
with (2) #4 each way at 5" clear of bottom.

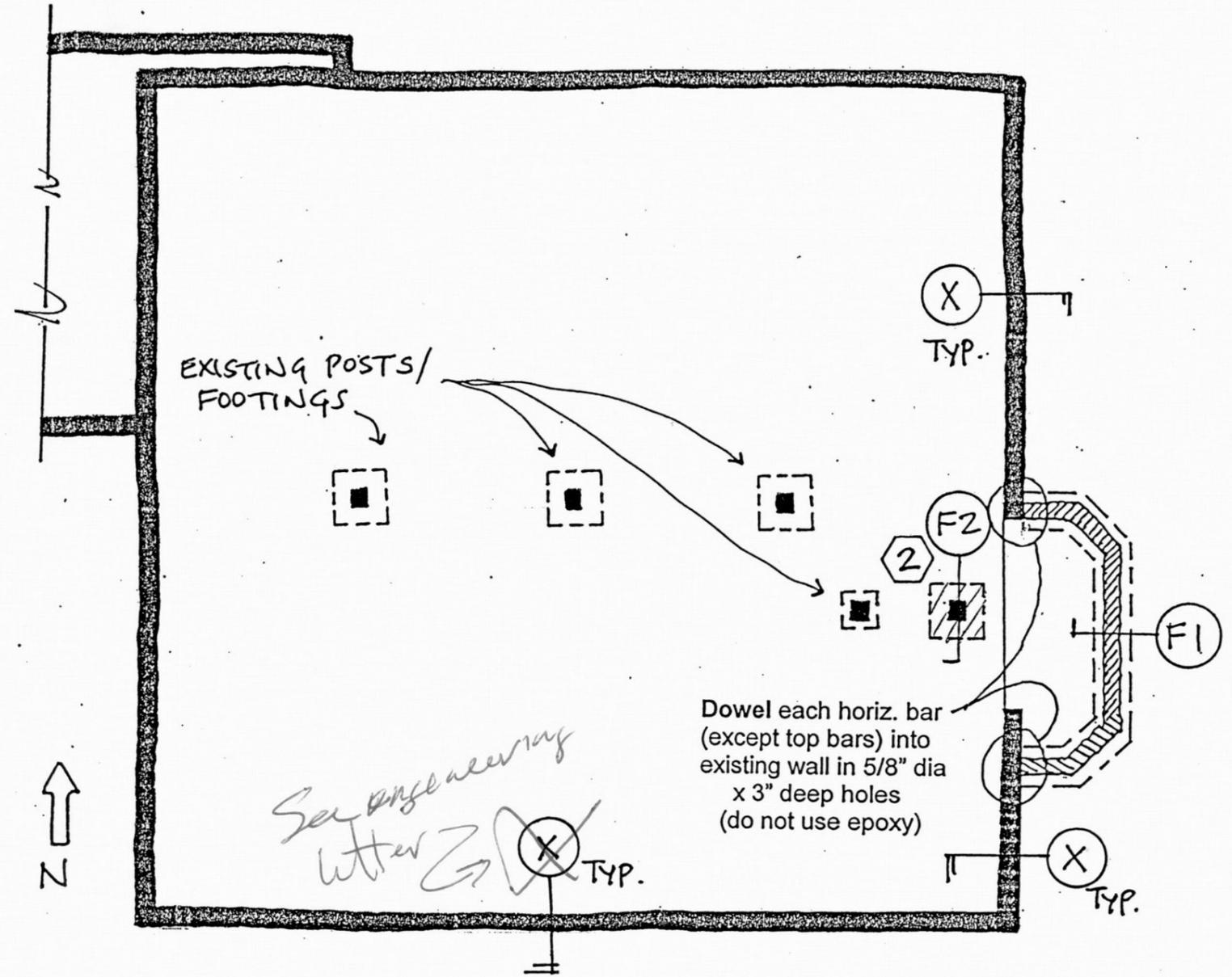
6000 lbs.

Materials: Concrete 3000 psi at 28 days (see Note below)
Slump (ftg) 3" to 5"
Portland Cement C-150
5-1/2 sacks per cubic yard
Aggregates per C-33
3/4" maximum aggregate size
Water per C-94
Concrete Temperature 50-90 F
Air Entrained 5-7%

Note: The concrete supplier shall assume full responsibility for the mix design and the overall performance of the concrete.

Rebar ASTM A615 Grade 40

Corner Bars: Provide #4 x 24" x 24" corner bars at all horizontal bars at all corners. Typical.



MODIFIED FOUNDATION PLAN:

Note: The design of the footings was performed using $f_c = 2500$ psi. 3000 psi is required. **Special Inspection is not required.**

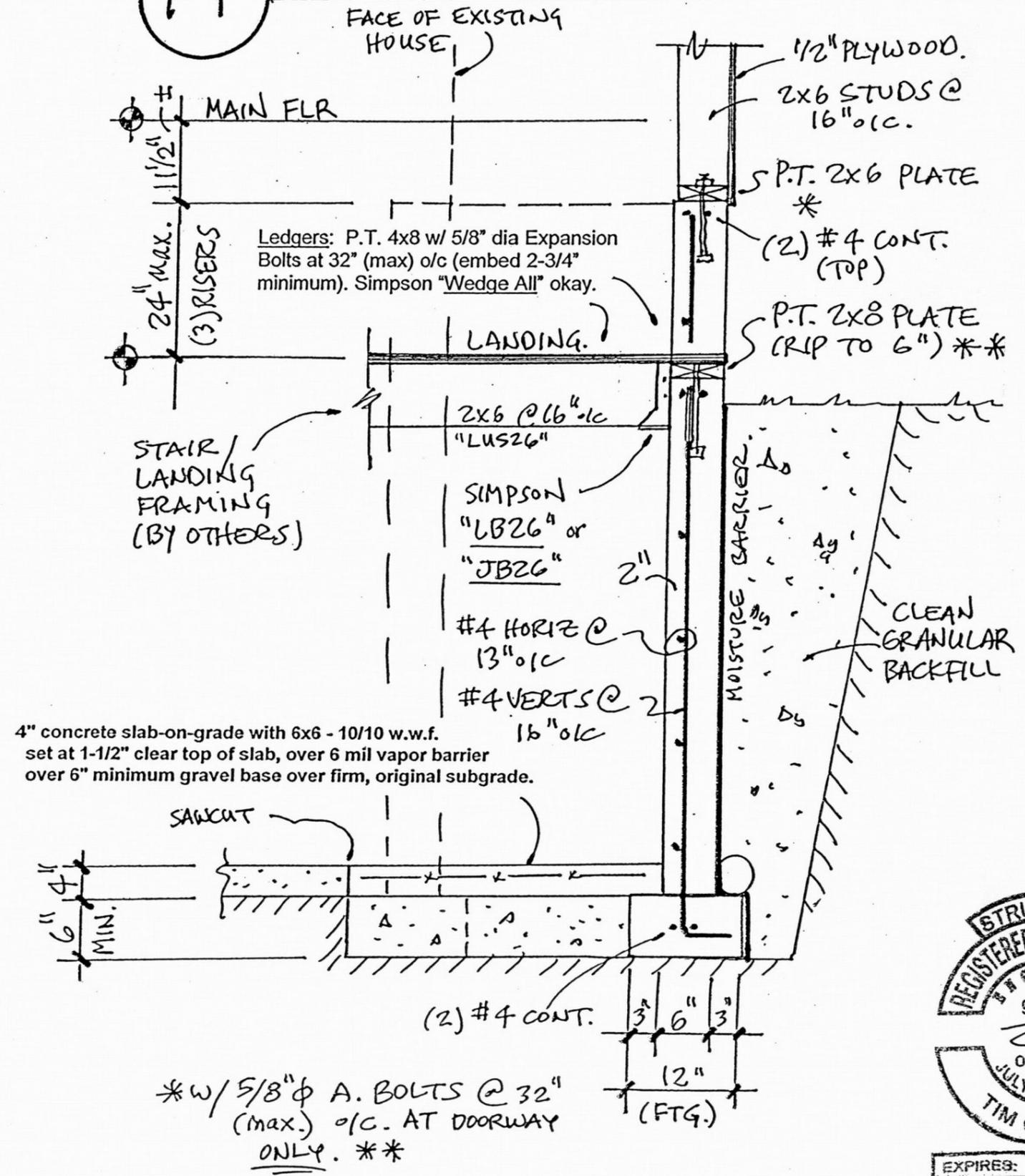
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S4

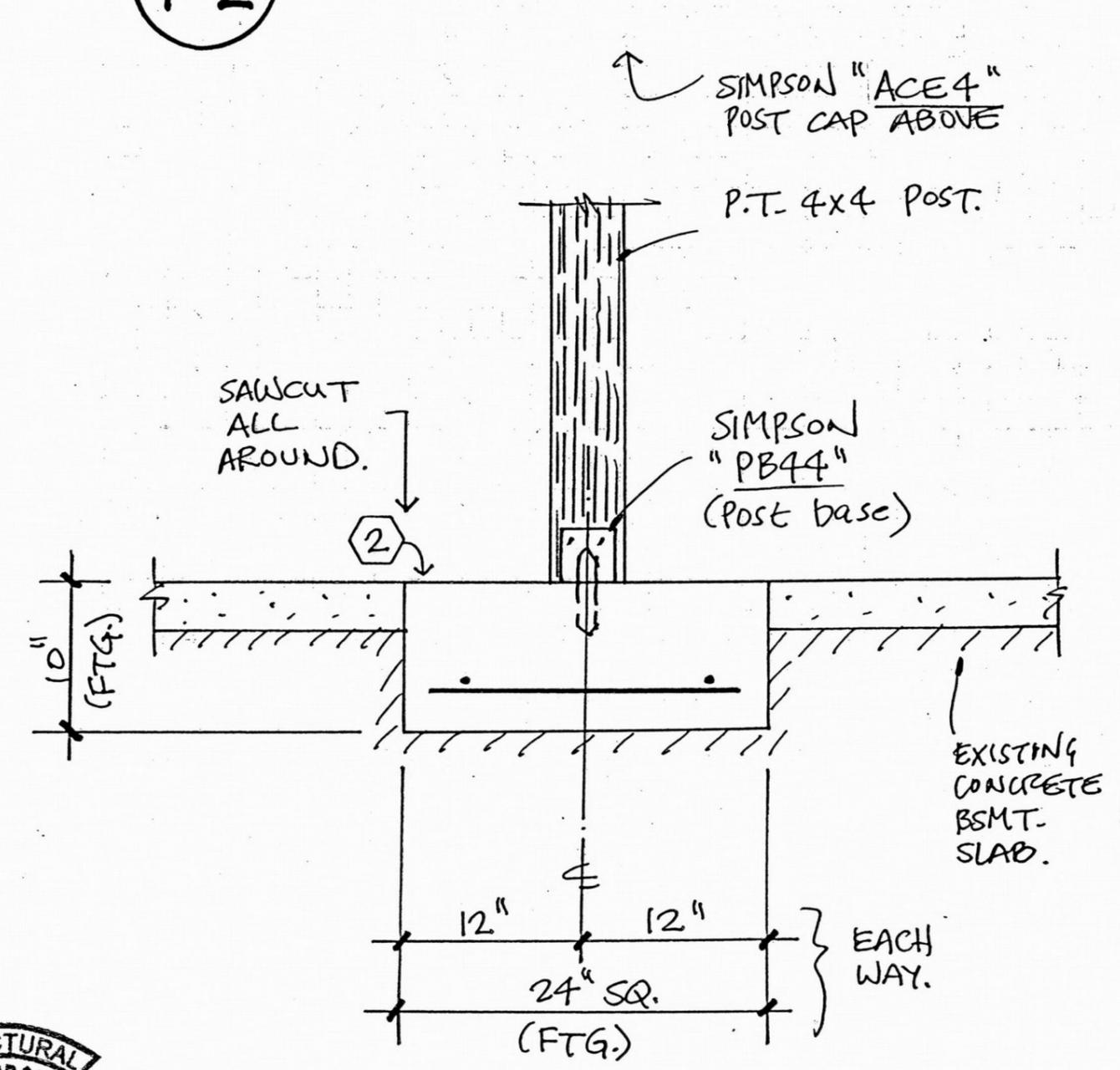
F1

NEW BASEMENT WALL SECTION:



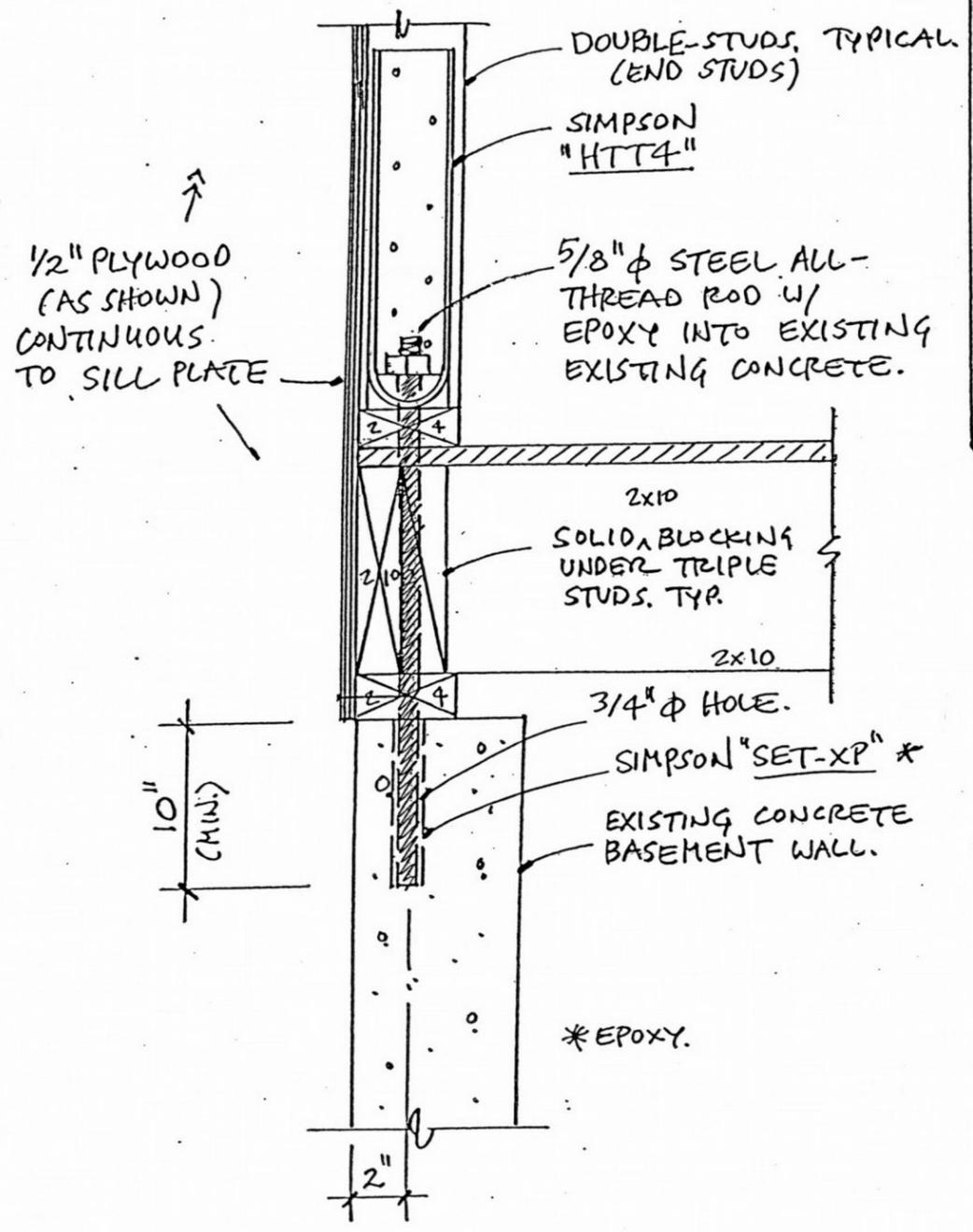
F2

SECTION thru NEW BASEMENT FTG:



S5

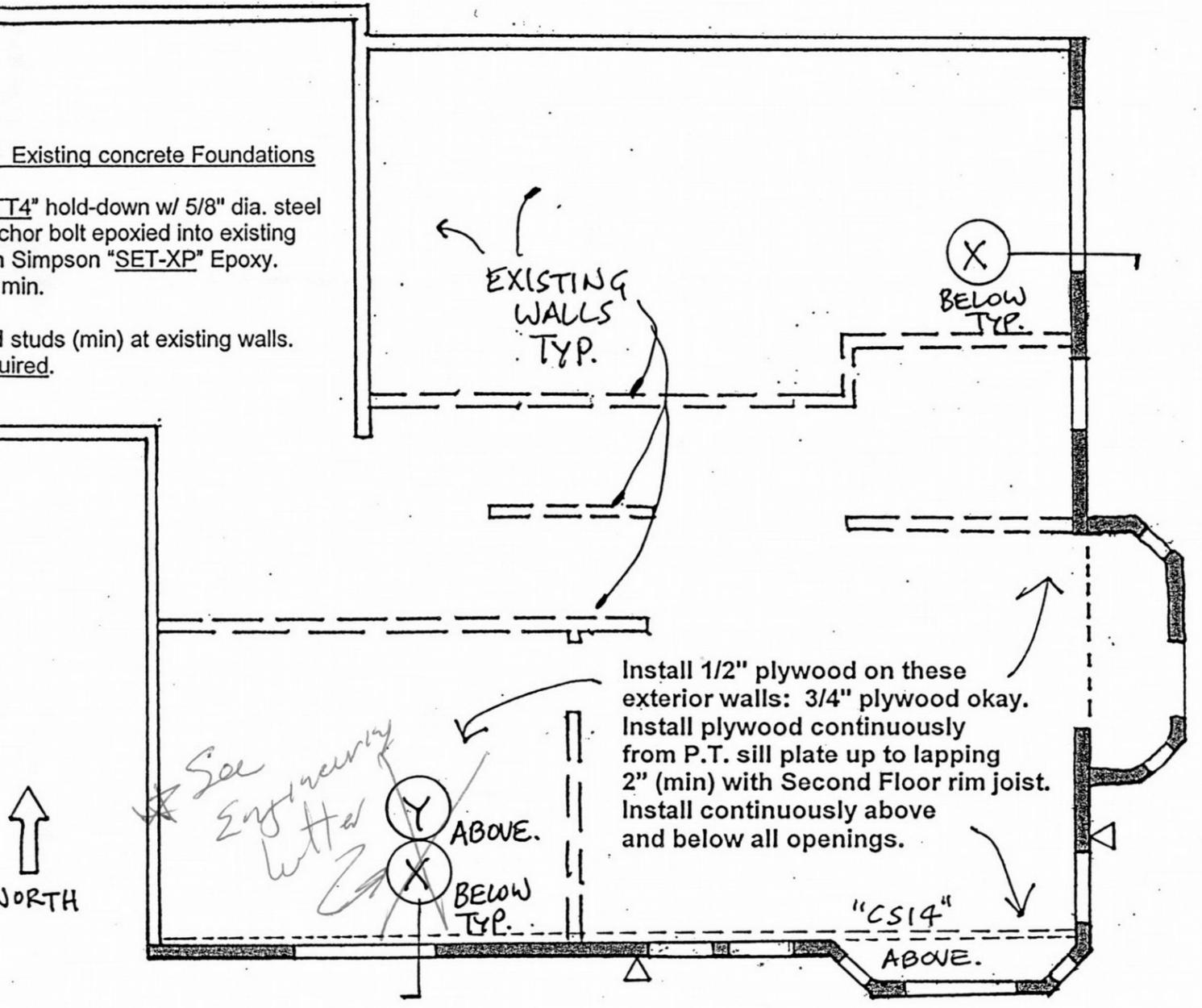
HOLD-DOWN SECTION: Δ (see PLAN)



HOLD-DOWN NOTES: Existing concrete Foundations

Δ = Simpson "HTT4" hold-down w/ 5/8" dia. steel all-thread anchor bolt epoxied into existing concrete with Simpson "SET-XP" Epoxy. Embed 10" min.

Provide double 2x4 end studs (min) at existing walls. Special Inspection Required.



MODIFIED BRACED WALL PLAN (MAIN):

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S6