

4938

SW LODI LN.

REV-02

RS01-176144

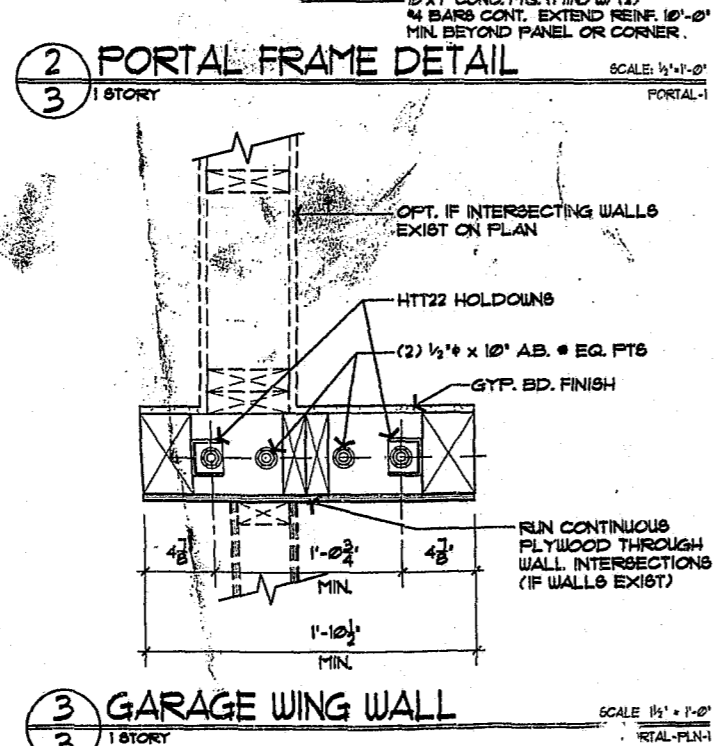
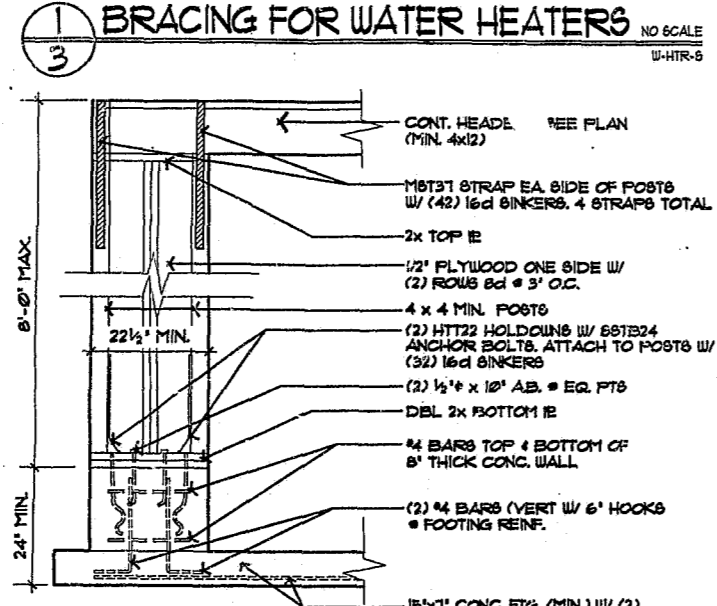
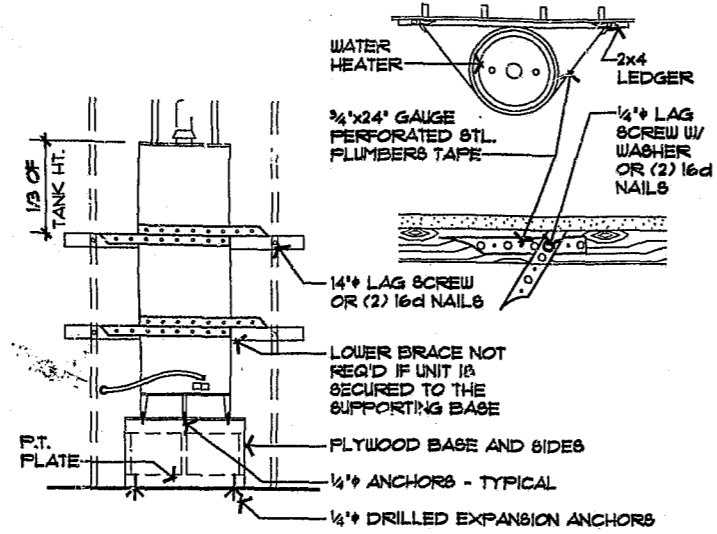
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5/22/02

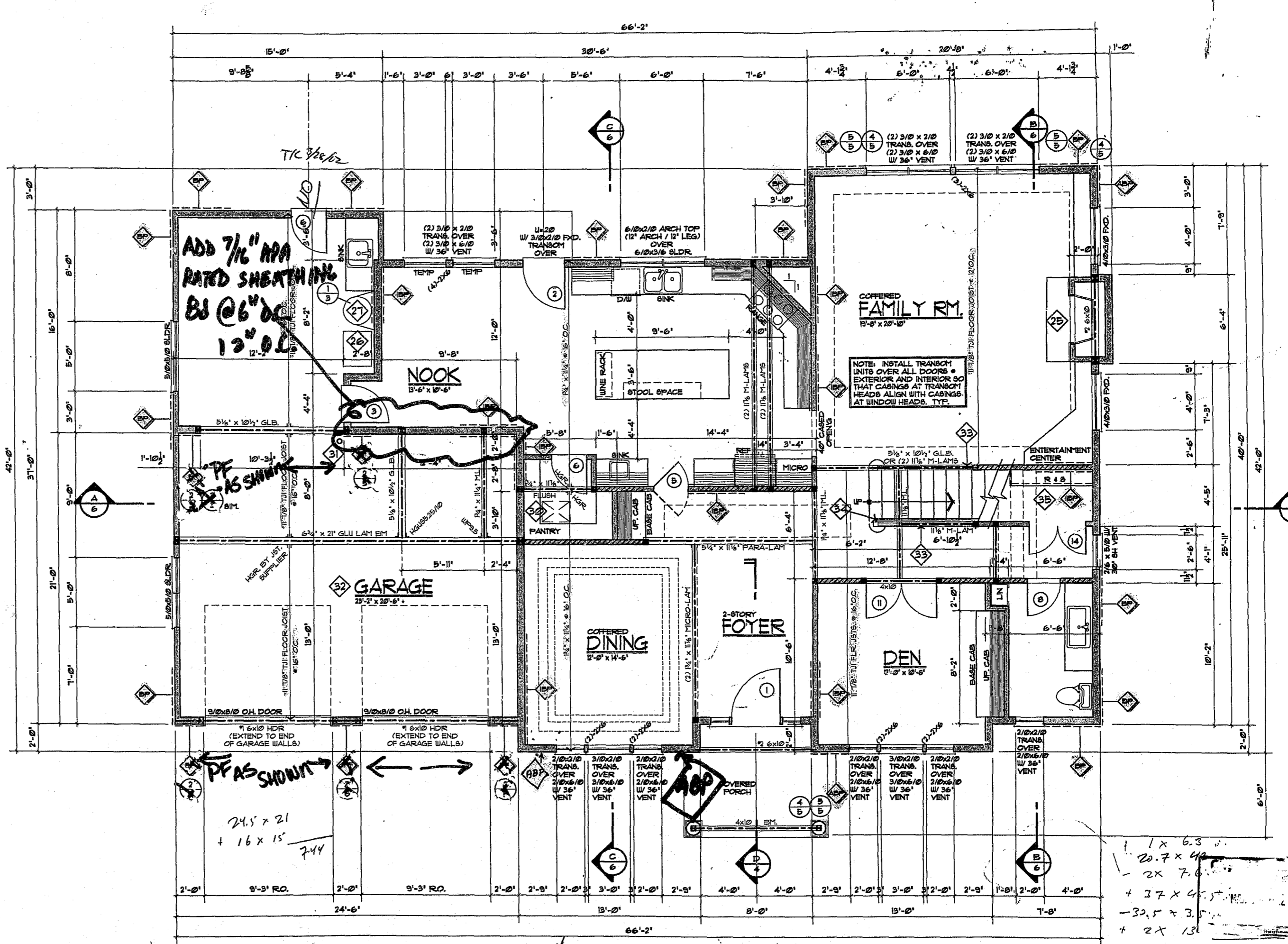
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MAY 20 2002
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NO.	SIZE	TYPE	REMARKS
1	3'-0" x 7'-0" x 14"	4 PANEL	W/ 1/2" TEMP SIDELITES & 6'-0" HALF ROUND OVER (SEE ELEV.) U-24
2	3'-0" x 6'-0" x 14"	4 PANEL	FRENCH W/ 3'-0" x 2'-0" TRANSOM OVER U-20
3	2'-0" x 6'-0" x 14"	4 PANEL	U-20
4	2'-0" x 6'-0" x 14"	4 PANEL	U-20
5	2'-0" x 6'-0" x 14"	4 PANEL	U-20
6	2'-0" x 6'-0" x 14"	4 PANEL	U-20
7	2'-0" x 6'-0" x 14"	4 PANEL	U-20
8	2'-0" x 6'-0" x 14"	4 PANEL	U-20
9	2'-0" x 6'-0" x 14"	4 PANEL	U-20
10	(2) 3'-0" x 6'-0" x 14"	4 PANEL	U-20
11	(2) 2'-0" x 6'-0" x 14"	4 PANEL	U-20
12	(2) 2'-0" x 6'-0" x 14"	4 PANEL	U-20
13	(2) 2'-0" x 6'-0" x 14"	4 PANEL	U-20
14	(2) 2'-0" x 6'-0" x 14"	4 PANEL	U-20
15	(2) 2'-0" x 6'-0" x 14"	4 PANEL	U-20



- MAIN LEVEL FLOOR PLAN NOTES:**
- INSTALL PREFABRICATED GAS DIRECT VENT (ZERO CLEARANCE) WALL LISTED METAL WOODSTOVE ACCORDING TO MANUFACTURER'S SPECIFICATIONS. PROVIDE OUTSIDE COMBUSTION AIR KIT. SURROUND FIREBOX OPENING WITH STONE. INSTALL NO COMBUSTIBLE MATERIALS WHICH EXTEND MORE THAN 1" BETWEEN 8" AND 12" OF FIREBOX OPENING. INSTALL STONE SEARANTO A MINIMUM 24" IN FRONT OF OPENING. EXTEND LEARTH AS SHOWN (2" MINIMUM) BEYOND EACH SIDE OF FIREPLACE OPENING.
 - INSTALL "FINISH" 80% (CARB) EFFICIENT GAS RUVANCE WITH BACKDRIFT DAMPER. PREPARE SYSTEM FOR FUTURE AIR CONDITIONING. ELEVATE FLAME 1" ABOVE SLAB.
 - GAS WATER HEATER WITH BACKDRIFT DAMPER. ELEVATE FLAME 1" (MINIMUM) ABOVE SLAB. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES.
 - INSTALL CLEAR FRAMELESS OUT-SUNINGS TEMPERED GLASS DOOR AT 36"X61" TILE WALL. SHOWER WITH TILE OVER WATERPROOF MEMBRANE PAN.
 - ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW HEAD WILL ALIGN WITH CASING AT DOOR HEAD.
 - PROVIDE MINIMUM 18"X24" CRAWL SPACE ACCESS.
 - EMBED 8" LONG 3" DIAMETER STEEL PIPE 1" INTO 12" DIAMETER x 24" CONCRETE FOOTINGS. FILL PIPE WITH CONCRETE.
 - APPLY 1/2" GYPSUM BOARD TO ALL WALLS AND CEILING IN GARAGE. FINISH GARAGE WALLS AND CEILING.
 - 36" HIGH CONTINUOUS TRADITIONAL GUARDRAIL ON OPEN SIDE OF STAIR. RETURN ENDS TO WALL OR NEEL POST. INSTALL TYPICALLY SPACED BALUSTERS (41 O.C. MAX) ON CURB WALL EXTENDING 31" ABOVE STAIR NOSE.
 - 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED NAIL BRACKETS ON WALL. RETURN ENDS TO WALL OR NEEL POST.
 - APPLY 1/2" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.

- FLOOR PLAN NOTES:**
- ALTERNATE INTERIOR BRACED PANELS TO BE 48" (MIN) TRACED PANEL WITH 1/2" PLYWOOD ONE SIDE - BLOCK PANEL. EDGES W/ 8d NAILS @ 6" O.C.
 - ALTERNATE BRACED PANEL - SEE DETAILS FOR CONSTRUCT REQUIREMENTS. 2'-0" IN LENGTH.
 - PORTAL FRAME - SEE PORTAL FRAME DETAIL FOR REQUIREMENTS. 22 1/2" MIN LENGTH.
 - 48" (MIN) TRACED PANEL W/ 1/2" GYPSUM, BOTH SIDES 8d NAILS @ 1" O.C. @ EDGES & 12" O.C. IN FIELD OR 36" TRACED PANEL W/ 1/2" GYPSUM, ONE SIDE 8d NAILS @ 1" O.C. @ EDGES & 12" O.C. IN FIELD.
 - ALTERNATE INTERIOR BRACED PANEL - 2'-0" MIN IN LENGTH. USE HT22 HOLDINGS ABOVE & BELOW FLOOR TO TRANSFER LATERAL LOADS TO FOUNDATION FOOTING.

BRACING LEGEND

BP	48" (MIN) TRACED PANEL WITH 1/2" PLYWOOD ONE SIDE - BLOCK PANEL. EDGES W/ 8d NAILS @ 6" O.C.
ABP	ALTERNATE BRACED PANEL - SEE DETAILS FOR CONSTRUCT REQUIREMENTS. 2'-0" IN LENGTH.
PF	PORTAL FRAME - SEE PORTAL FRAME DETAIL FOR REQUIREMENTS. 22 1/2" MIN LENGTH.
IBP	48" (MIN) TRACED PANEL W/ 1/2" GYPSUM, BOTH SIDES 8d NAILS @ 1" O.C. @ EDGES & 12" O.C. IN FIELD OR 36" TRACED PANEL W/ 1/2" GYPSUM, ONE SIDE 8d NAILS @ 1" O.C. @ EDGES & 12" O.C. IN FIELD.
ALBP	ALTERNATE INTERIOR BRACED PANEL - 2'-0" MIN IN LENGTH. USE HT22 HOLDINGS ABOVE & BELOW FLOOR TO TRANSFER LATERAL LOADS TO FOUNDATION FOOTING.

11/8/00 NEW FLN KAR
11/30/00 REVIEW
12/1/00 BEAMS
12/1/00 FINAL
10/2/00 REVERSE MUA
12/10/01 FINAL KAR
12/21/01 SITE MUA

POLLARD·HOSMAR
ASSOCIATES, INC.
7128 SW SONZAGA SUITE 200 TIGARD, OR 97224 • (503) 624 9251 • FAX (503) 624 9466 www.pollardhosmar.com

BLAKE MIDDLETON
MAIN LEVEL: 1719 SQ. FT.
UPPER LEVEL: 2271 SQ. FT.
TOTAL: 3990 SQ. FT.
GARAGE: 1318 SQ. FT.

APPROVED
MAY 03 2002
21-150R

01-176144 REV 02 RS

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5/22/02

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MAY 20 2002
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CSA CONSULTING ENGINEERS
ENGINEERING EXCELLENCE

April 23, 2002

Mike Adams
Pollard Houser
7125 SW Gonzaga, Suite 200
Tigard, OR 97223


To: Mike Adams, Pollard Houser
From: Ryan E. Paddock, CSA Consulting Engineers
Re: Portal Frame Check, PH Job#21-50R, SW Lodi Ln., CSA Job #3040.

The portal frames at the back wall of the garage and at the garage front do not meet the height requirements as detailed on the construction documents. In order to provide lateral strength equivalent to the shear walls noted on the construction documents, we recommend adding shear walls in two areas as follows:

- 1) Sheath the 12.5' long back wall of the garage with 7/16" AFA rated panels with 8d @ 6" o.c. panel edges and 12" o.c. in the field. Panel edges shall be fully blocked and the space between joists above the wall shall be fully blocked.
- 2) Add (2) ABP's to the front dining room wall. Holdown anchors shall be retro-fit using ASTM A36 steel threaded rods with 10" minimum embedment into the existing concrete using Simpson SET epoxy adhesive or equivalent. Install per manufactures specifications.

Please refer to the following floor plan for clarification of the above noted locations.

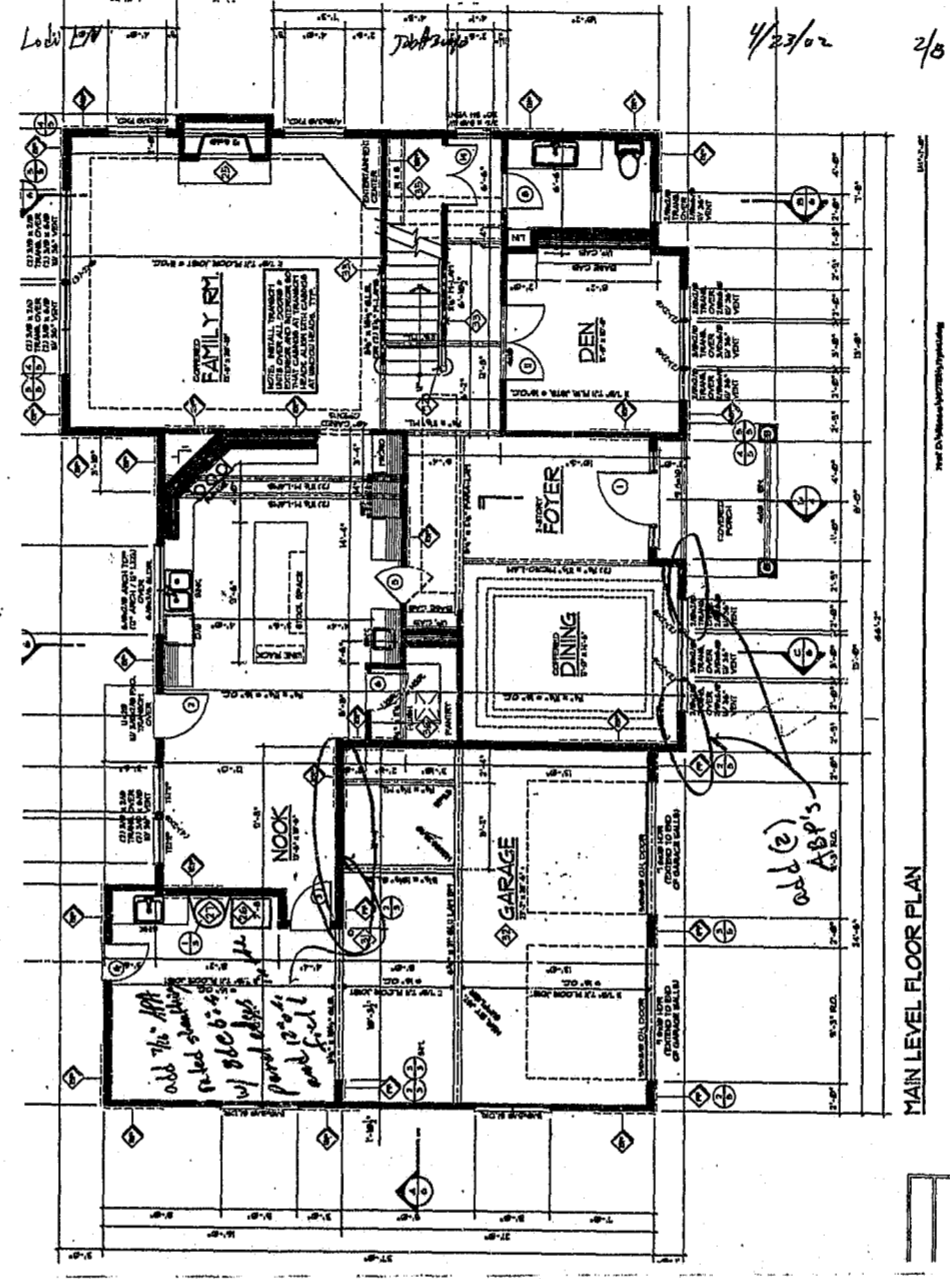
Cordially,
CSA Consulting Engineers



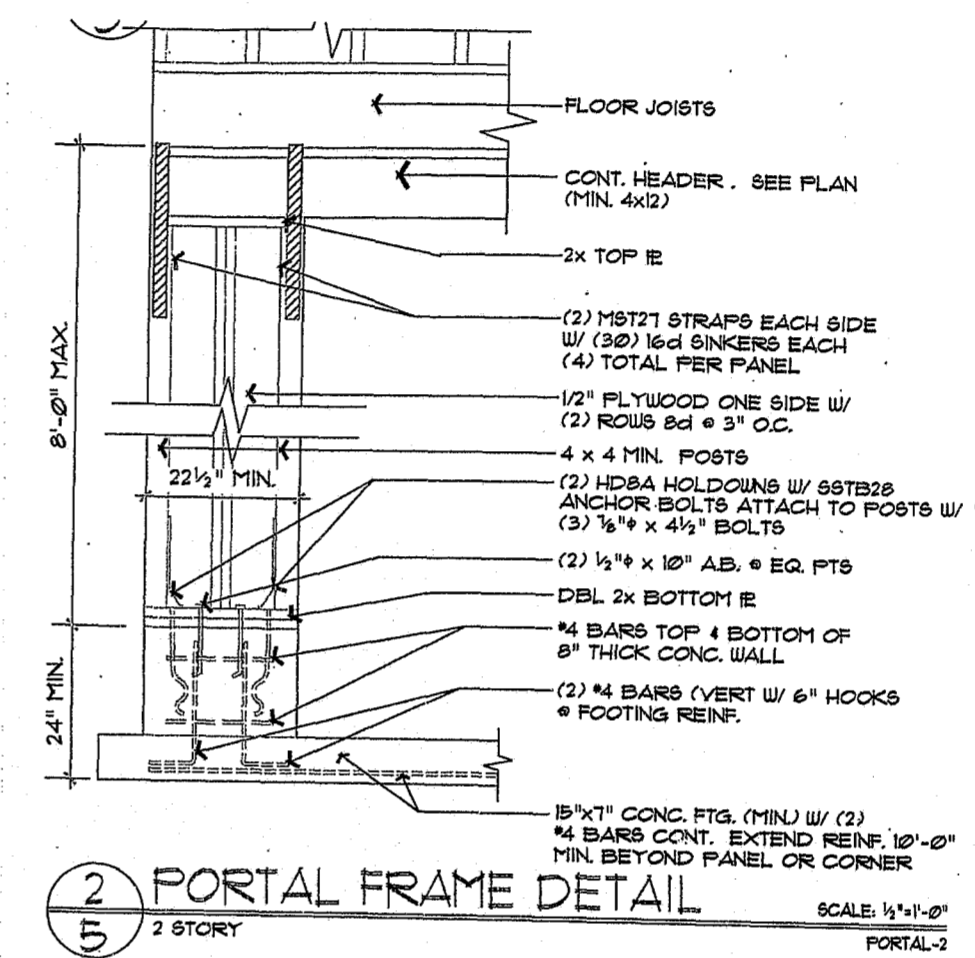
Ryan E. Paddock, P.E.

321 S.W. 4th, 4th Floor • Portland, Oregon 97204
(503) 228-3848 Email: csa@crnw.net FAX: (503) 228-0475

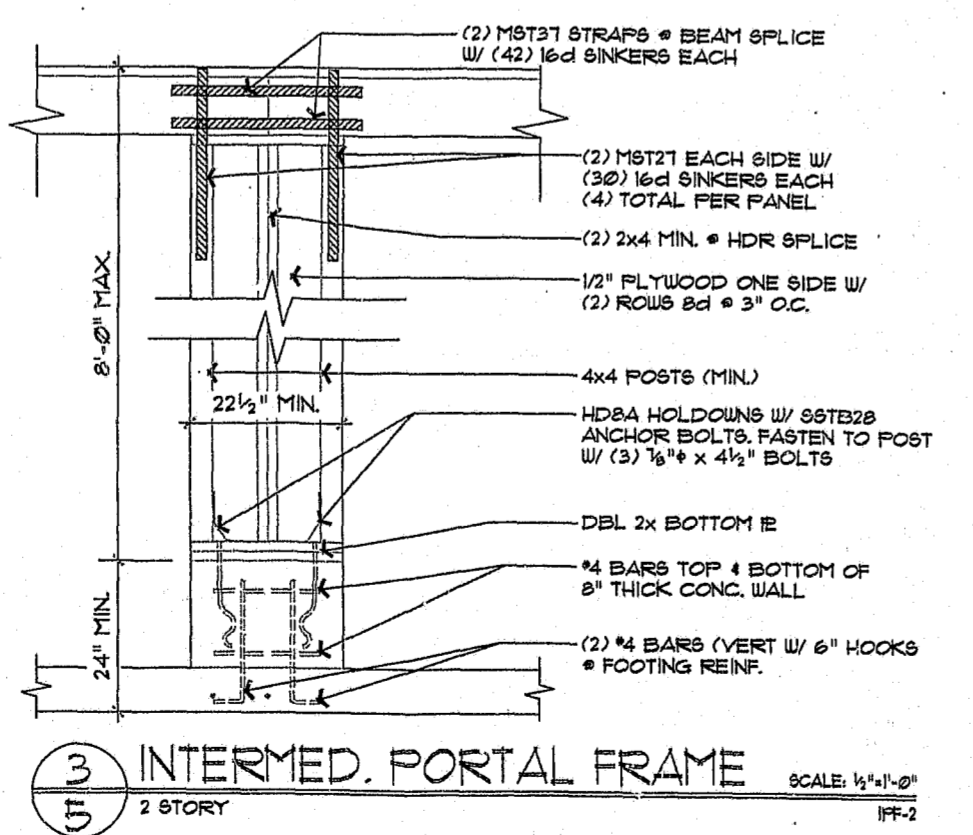
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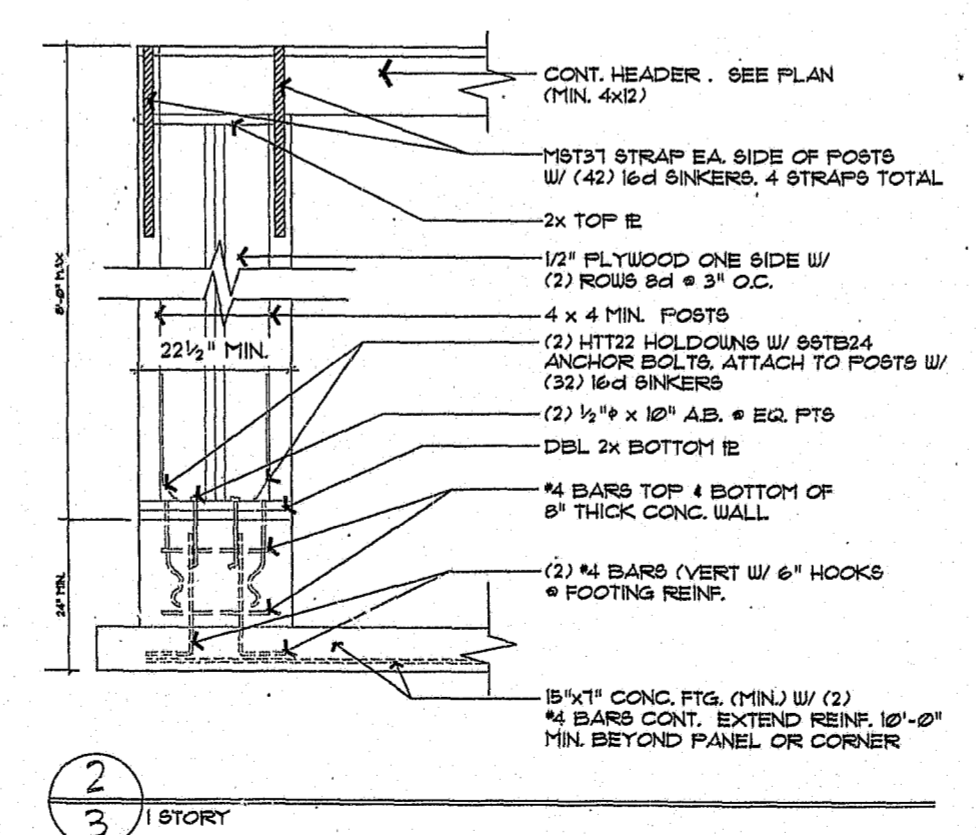
Lab LN Job# 3040 1/23/02 7/8



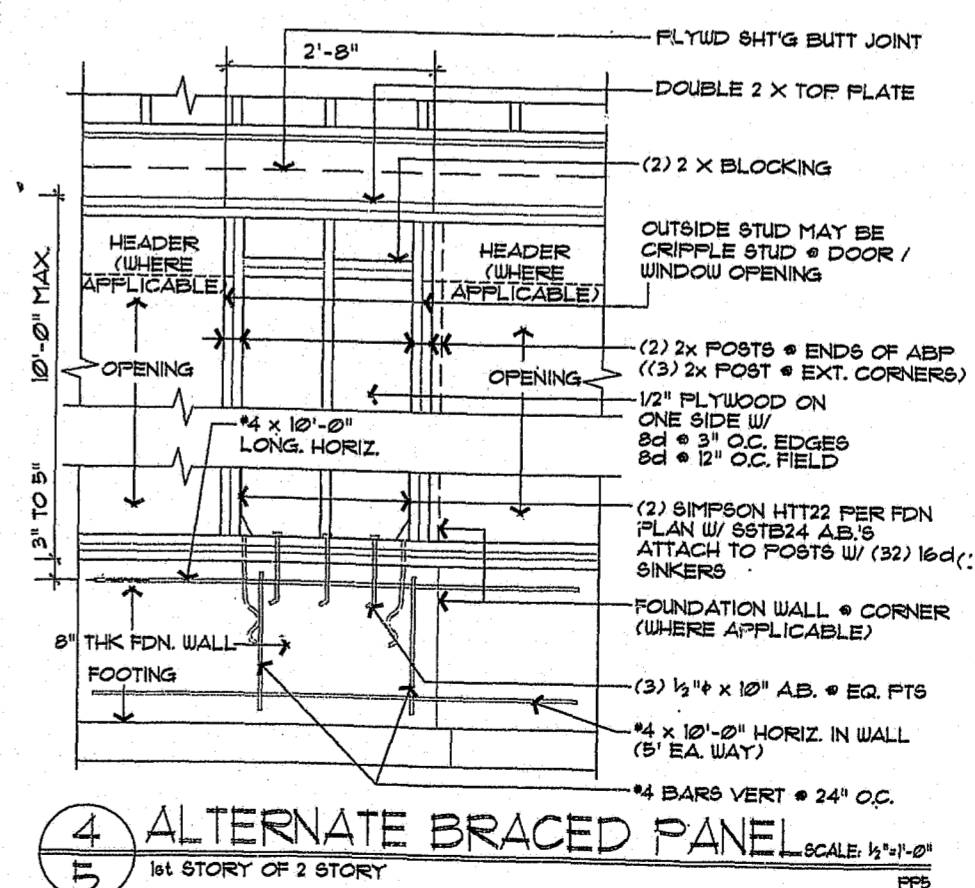
Lab LN Job# 3040 1/23/02 6/8



Lab LN Job# 3040 1/23/02 7/8



Lab LN Job# 3040 1/23/02 8/8



Checked
Approved
MAY 08 2002

RS.01.176144 REV.02,

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MAY 20 2002
MICROFILMED

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CITY OF
PORTLAND, OREGON
 OFFICE OF PLANNING AND DEVELOPMENT REVIEW
 1900 SW 4th Ave, Suite 5000
 Portland, OR 97201



RESIDENTIAL 1 & 2 FAMILY PERMIT

01-176144-REV-02-RS

Site Address: 4938 SW LODI LN

Issued: 5/8/02

PROJECT INFORMATION		Occ. Group	Const. Type
Single Family Dwelling	New Construction	R3	V-N
Project Description: REV- LATERAL ENG. (BP'S)--2 SETS ONLY--(NSFR- WINFIELD LOT 1)			

APPLICANT	AFFECTIVE PERMIT PROCESSING *MIKE & LOU MONTGOMERY*	Phone (503) 282-2264
OWNER	JOHN S PALUMBO et al	Phone
CONTRACTOR	BLAKE MIDDLETON CO	Phone

Project Details	Project Details
Mechanical Subcontractor Label # 02-05862	Number of Stories 2
Plumbing Subcontractor Label # 00-008783; 02-09175	Water District Portland Water Bureau
Zoning Enforcement Agency Portland	

PAID
 MAY 8 2002
 CITY OF PORTLAND

BEFORE YOU DIG ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 852-001-0010 through OAR 852-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).

CITY CONTACT Phone: _____
 E-Mail: _____ Fax: (503) 823-4172

INSPECTION REQUEST PHONES NUMBERS Building/Trade Inspections - Call Before 6:00 AM: (503) 823-7000
 TDD: (503) 823-6868
IVR Inspection Request Number: 2140132

April 23, 2002

Mike Adams
Pollard Hosmar
7128 SW Gonzaga, Suite 200
Tigard, OR 97223

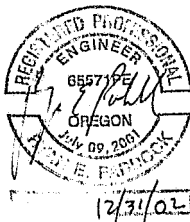
To: Mike Adams, Pollard Hosmar
From: Ryan E. Paddock, *CSA Consulting Engineers*
Re: Portal Frame Check, PH Job#21-50R, SW Lodi Ln., CSA Job #3040.

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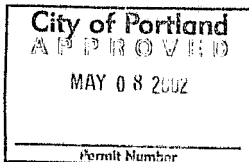
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Please refer to the following floor plan for clarification of the above noted locations.

Cordially,
CSA Consulting Engineers



Ryan E. Paddock, P.E.



01-176144 PREU 02 RS

Shear Wall @ Back of Garage

Load Capacity of "interior portal frame" -

$$\text{Shear: } \frac{22\frac{1}{2} + 22\frac{1}{2}}{12} (2 \times 490) = 3675 \text{ lbs}$$

$$\text{Overturning: } \frac{P}{2} h = F_{HD} b$$

$$h = 8', F_{HD} = 5175 \text{ lbs}$$

$$b = \frac{22\frac{1}{2} - 3\frac{1}{2} - 13\frac{1}{2}}{12} = 1.47'$$

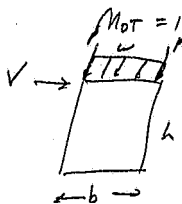
$$\frac{P}{2} = \frac{F_{HD} b}{h} = \frac{5175 (1.47)}{8} = 950 \text{ lbs}$$

$$P = 2(950) = 1900 \text{ lbs} \leftarrow \text{controls}$$

Equivalent shear wall -

shear:
 $V = 1900 \text{ lbs} / 12.5' = 152 \text{ plf} \Rightarrow \frac{7}{16}" \text{ APA panel w/ } 8d \text{ @ } 6" \text{ o.c. edges}$

check overturning:



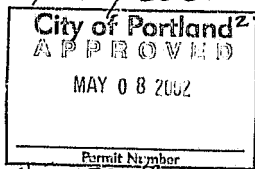
$$M_{OT} = 10' (1900 \text{ lbs}) = 19,000 \text{ lb} \cdot \text{ft}$$

$$W = 10' (12 \text{ psf}) + 10' (15 \text{ psf}) = 270 \text{ plf}$$

$$P = 10' (5' \times 12 \text{ psf}) = 600 \text{ lbs} \text{ (weight of return wall)}$$

$$\frac{2}{3} M_R = \left(P l + \frac{W l^2}{2} \right) \frac{2}{3} = \left[600(12.5) + \frac{270(12.5)^2}{2} \right] \frac{2}{3}$$
$$= 19,063 \text{ lb} \cdot \text{ft}$$

\Rightarrow HD's not req'd



Shear Walls @ Garage Front

Load Capacity of "portal frame" -

$$\text{shear: } \frac{22\frac{1}{2}(3)}{12} (2 \times 490 \text{ plf}) = 5513 \text{ lbs}$$

$$\text{overturning: } \frac{P}{3} h = F_{H0} b$$

$$h = 8', F_{H0} = 7460 \text{ lbs}$$

$$b = \frac{22\frac{1}{2} - 3\frac{1}{2} - 2\frac{1}{4}}{12} = 1.41'$$

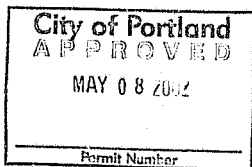
$$P/3 = F_{H0} b / h = 7460 (1.41) / 8 = 1316 \text{ lbs}$$

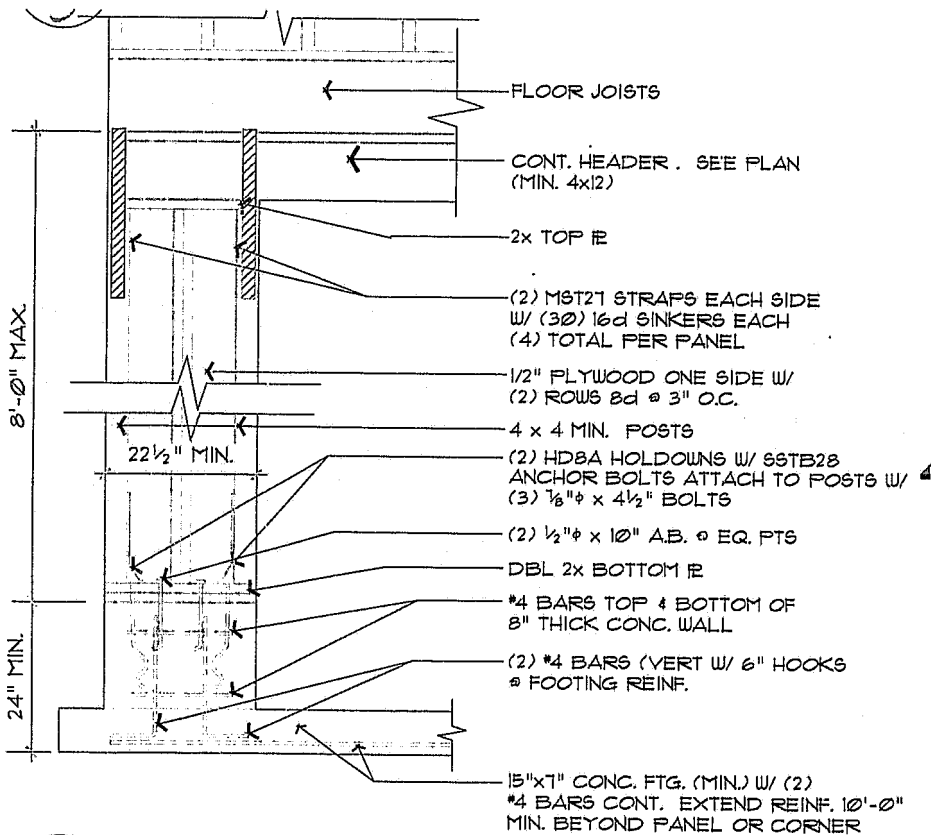
$$P = 3 (1316) = 3949 \text{ lbs} \quad \text{--- controls}$$

Max $h = 8'$ according to PF detail,Actual $h = 8'-9" \Rightarrow$ capacity willbe reduced by: $(1 - \frac{96"}{105"})(100) = 8.6\% \rightarrow$ assume it's reduced by 5% \Rightarrow Add shear walls to resist $.5 \times 3949 \text{ lbs} = 1975 \text{ lbs}$

$$V = 1975 / 2 (2.75') = 359 \text{ plf}$$

$$H0 \text{ req'd} \approx Vh = 359 (10') = 3580 \text{ lbs}$$

 \rightarrow use (c) ABP's @ Dining Rm



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PORTAL FRAME DETAIL

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2 STORY

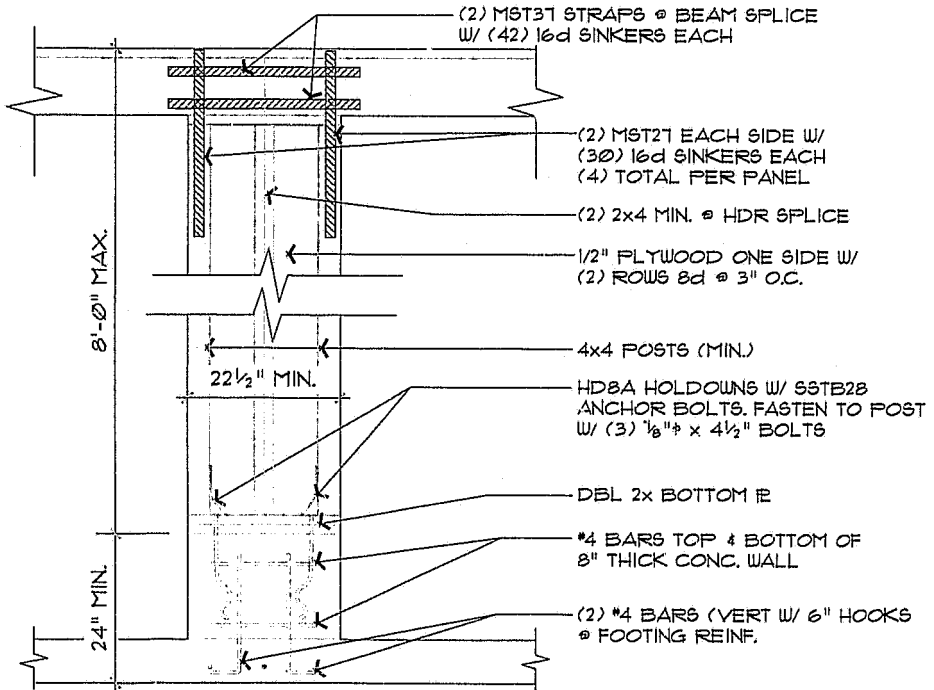
SCALE: 1/2"=1'-0"

PORTAL-2

City of Portland
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MAY 08 2002

Permit Number



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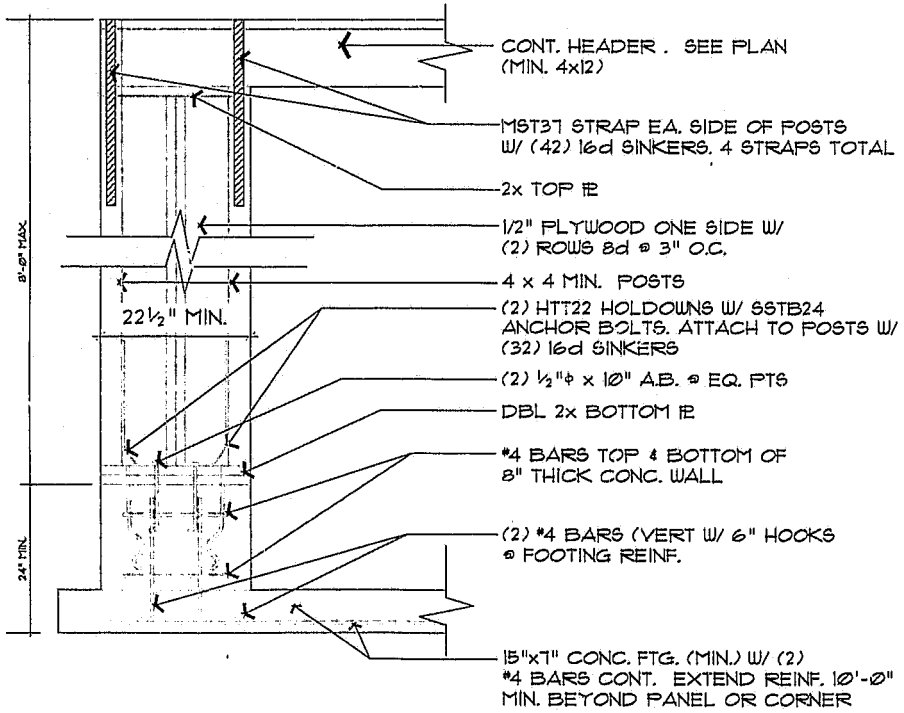
INTERMED. PORTAL FRAME

2 STORY

SCALE: 1/2"=1'-0"

IFF-2

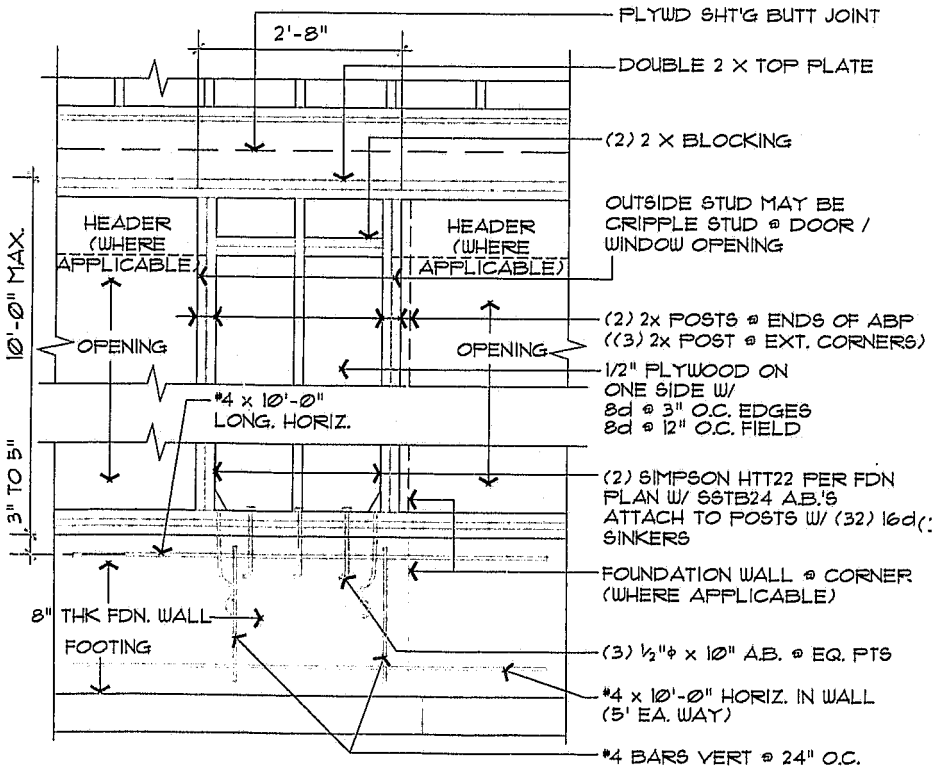
City of Portland
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MAY 08 2002
Permit Number



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3

1 STORY

City of Portland
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MAY 08 2002
Permit Number



4 ALTERNATE BRACED PANEL SCALE: 1/2"=1'-0"
5 1st STORY OF 2 STORY PPS

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 MAY 08 2002
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