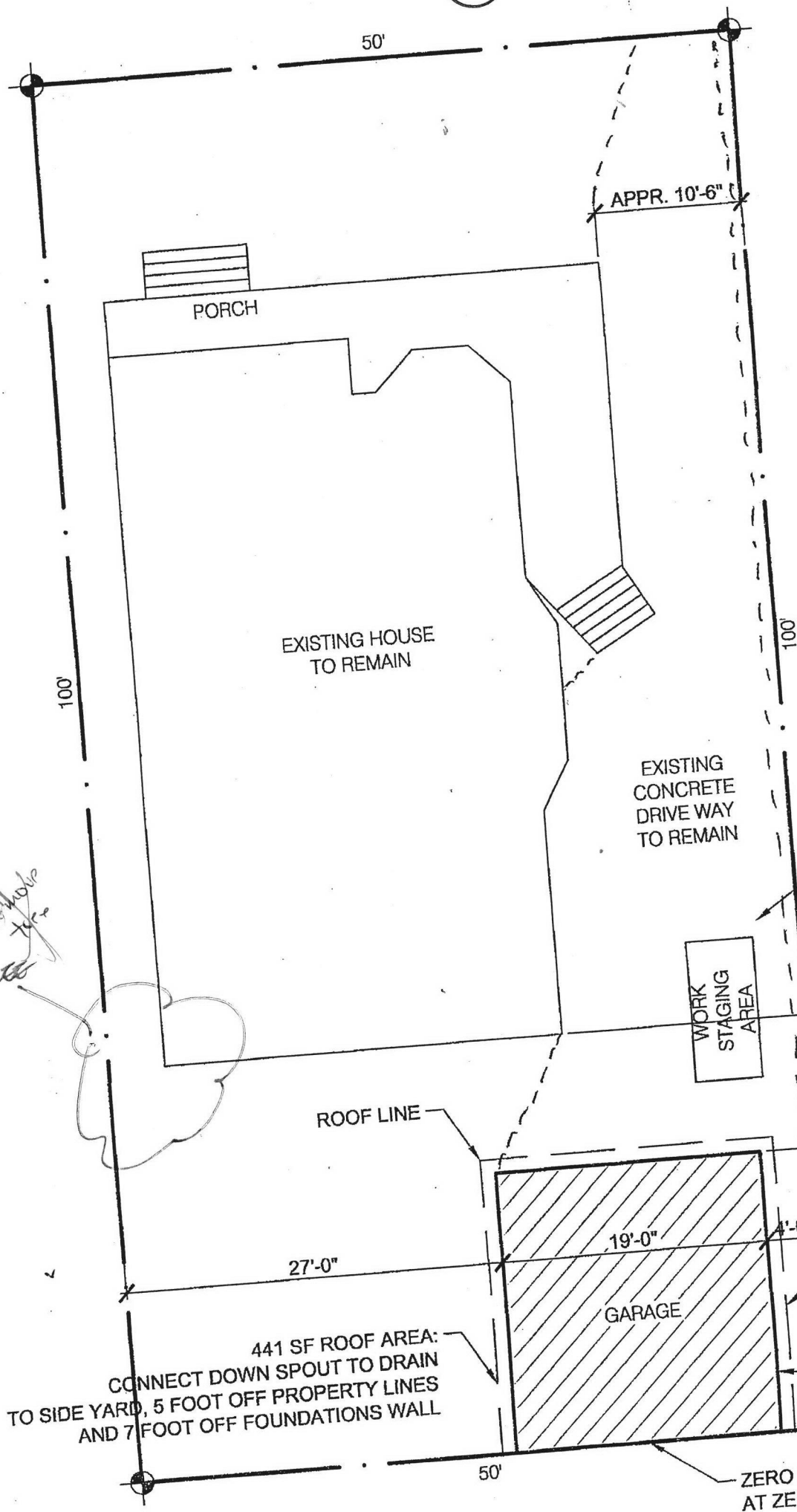
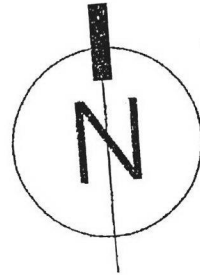


1- and 2-Family Street Tree Requirements:
1 1/2-inch caliper Street Trees Required.
Plant trees per Urban Forestry guidelines.
Call 503-823-8733 for more information.

City of Portland
Bureau of
Development Services
By T. Sore Date 10-4-17
Approved by
Planning and Zoning Review

NE Weidler St



General Notes & Supplemental Info
The attached 8 1/2 x 11 sheets are
part of this plan approval. Plans
are considered null and void without
this information attached to the
approved set of plans.

City of Portland
REVIEWED FOR CODE
COMPLIANCE
OCT 4 2017
Permit Number

(leaf of 1)

FRAMING NOTES:

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 12 HEADERS UNLESS OTHERWISE INDICATED. IF BUILDING BUILT WITH 8d 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 ARE TO BE BUILT OF 2 X 4 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 STUDDING 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. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/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 CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY.
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- PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER OREGON DWELLING SPECIALTY CODE SEC. R602.8
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9. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, 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 BRIDGING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	15/32" CDX PLY, 32/16
G. GLU-LAM BEAMS (EXT. ADH @ EXT. CONDITIONS)	Fb=2400, DRY ADH.
H. PSL MATERIALS *	Fb = 2900 E = 2.0 Fv = 290
LVL MATERIALS **	Fb = 2600 E = 1.8 Fv = 285
* PSL INDICATES PARALLEL STRAND LUMBER	
** LVL INDICATES LAMINATED VENEER LUMBER	
I. ALL PRESSURE TREATED LUMBER TO BE LABELED "CCA" AND TO CONTAIN NO AMMONIA BASED TREATING AGENTS	

10. NAILING SCHEDULE:

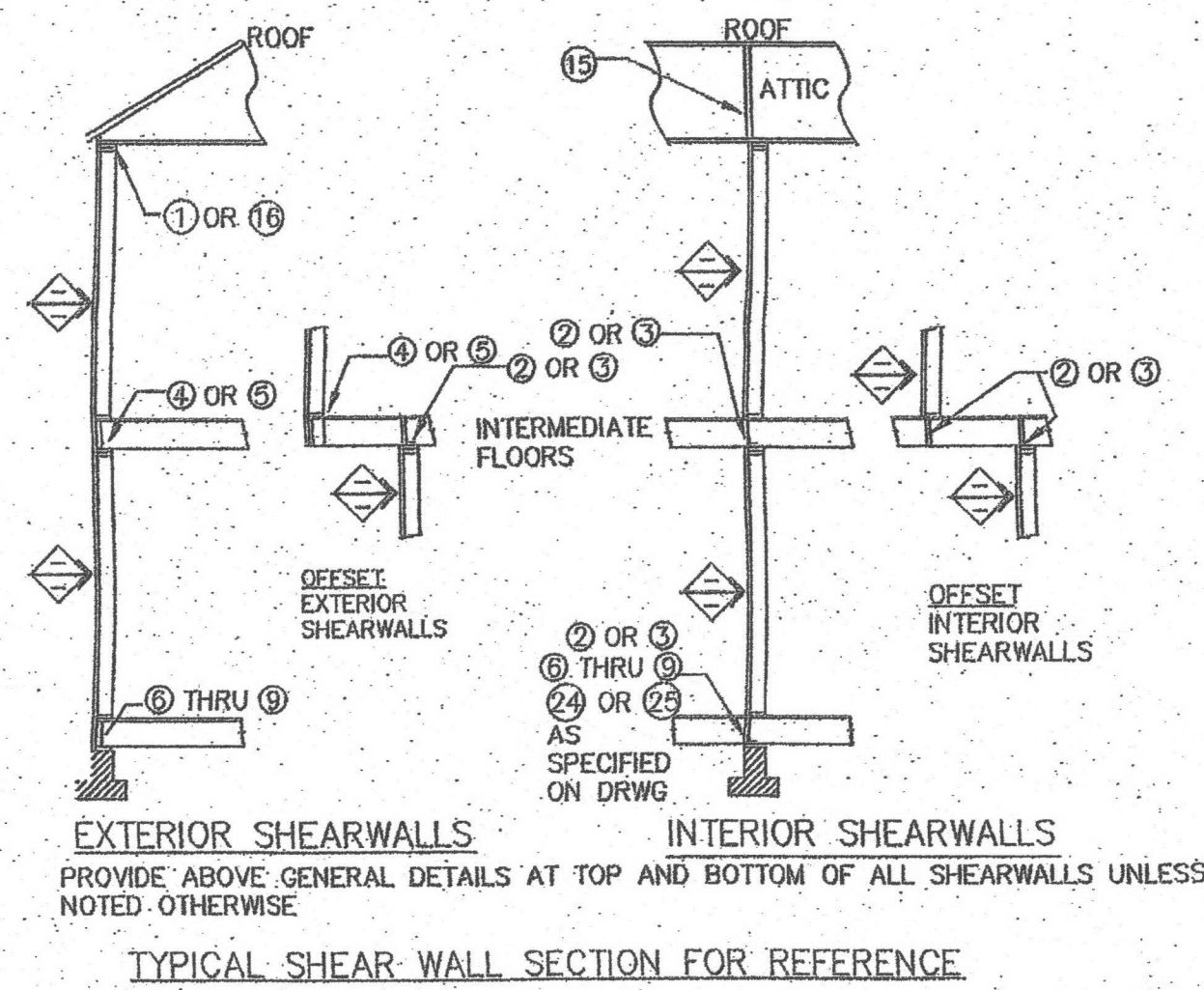
JOIST TO SILL OR GIRDER BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	3-8d	TOE NAIL
SOLE PL. TO JOIST	16d @ 16" o.c.	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d OR	TOE NAIL
DOUBLE STUDS	2-16d	TOE NAIL
DOUBLE TOP PL.	10d @ 24" o.c.	FACE NAIL
CONTINUOUS HEADER (2 PC.)	10d @ 24" o.c.	FACE NAIL
CLG. JST. TO PL.	16d @ 16" o.c.	EDGE NAIL
CLG. JST. LAP OVER PL.	3-8d	TOE NAIL
CLG. JST. TO RAFTER	3-10d	FACE NAIL
RAFTER TO TOP PL.	3-10d	FACE NAIL
COLLAR TIES (EA. END)	2-16d	TOE NAIL
BUILT-UP CORNER STUDS	6-10d (U.N.O.)	FACE NAIL
PLYWOOD SUBFLOOR	10d @ 24" o.c.	FACE NAIL
SOLID BLOCKING @ BEARING PLY WALL & ROOF SHEATHING	8d @ 6" o.c.	EDGE NAIL
	8d @ 12" o.c.	FIELD NAIL
	3-8d	TOE NAIL
	8d @ 6" o.c.	EDGE NAIL
	8d @ 12" o.c.	FIELD NAIL
	6" o.c.	EDGE NAIL
STAPLED ROOF SHEATHING	16 ga. 7/16" CROWN 1" MIN.	TOE NAIL
TOP PL. AT INTERSECTIONS	2-10d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15" o.c.	STAGGERED
MULTIPLE JOISTS (OVER 3)	1/2" BOLTS W/ WASHERS	STAGGERED @ 24" o.c.
1' X 6 SPACED SHEATHING	2-8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGES	4-16d	TOE NAIL
RAFTER LEDGERS	3-16d	FACE NAIL
	3-20d	EACH STUD

FOUNDATION NOTES:

- 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 1500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
- 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 EXPOSED TO THE WEATHER, AND GARAGE SLABS 3,000 PSI
- 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 5-7% AIR ENTRAINED.
- CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.
- REINFORCING STEEL TO BE A-615 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 BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.
- PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSEABLE WITH 1/8" IN. MESH 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).

NOTE: ALL FIRE RATING REQUIRE BY OTHERS
ALL INSULATION AND REQ'D VENTING BY OTHERS
ALL SETBACK & HEIGHT RESTRICTIONS REQ'D BY OTHERS



TYPE SHEAR WALL SECTION FOR REFERENCE

SHEARWALL TYPE	A35 SPACING DETAILS (1)-(7)	1/2" A.B. SPACING *DETAILS (8)-(9) (20) (23)	2X SILL PL. (10" A.B.)	3X SILL PL. (12" A.B.)
S	24" OC	44" OC	48" OC	48" OC
A	24" OC	44" OC	48" OC	48" OC
B	16" OC	44" OC	48" OC	48" OC
C	12" OC	12" OC	28" OC	28" OC
D	9" OC	9" OC	23" OC	23" OC
E	8" OC	3X REQ'D	17" OC	17" OC
F	8" OC	3X REQ'D	14" OC	14" OC
H	4" OC STAGGER	3X REQ'D	8" OC	8" OC

NOTE: 3X PT SILL PLATE REQ'D FOR E-H SHEARWALLS AS INDICATED ABOVE. PROVIDE 2-20d END NAILS FROM STUD TO SOLE PLATE WHEN SINGLE 3X SILL PLATE IS USED AT EXISTING FOUNDATION PROVIDE 1/2" DIA. TITEN HD ANCHOR BOLT, EMBED 3.25" W/SPACING AS SHOWN ABOVE SPECIAL INSPECTION REQUIRED - BY OTHERS

TABLE 1

SHEARWALL SCHEDULE					HOLDOWN SCHEDULE				
MARK	WALL COVER	FASTENERS	® PANEL EDGES	INTERM. STUDS	REMARKS	MARK	HOLDOWN	FASTENERS	REMARKS
S	15/32" A.P.A. RATED SHIT'G	8d COMMON	6" O.C.	12" O.C.	2 1/2" X 0.131" COMMON OR 2 1/2" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES	0	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. TO FLR JST/BLK'G W/ 16d @ 4" O.C.	(37) 16d COMMON NAILS AT EACH END
A	5/8" G.W.B. TWO-PLY	SEE NOTES: 13, 14 & 15	BASE PLY: 9" O.C. FACE PLY: 7" O.C.	SEE NOTES: 13, 14, & 15		1	"CS16" x 42 LONG	(12) 10d COMMON AT EACH END	(38) 16d SINKERS
B	15/32" A.P.A. RATED SHIT'G	8d COMMON	4" O.C.	12" O.C.	2 1/2" X 0.131" COMMON OR 2 1/2" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES	2	"CS14" x 48" LONG	(15) 10d COMMON NAILS AT EACH END	(26) 16d x 2 1/2" & SIMPSON "SSTB24" ANCHOR BOLTS
C	15/32" A.P.A. RATED SHIT'G	8d COMMON	3" O.C. STAGRD.	8" O.C.	3X REQUIRED @ ALL PANEL JOINTS	3	"CMSTC16" x 60" LONG	(25) 16d SINKERS AT EACH END	(20) SDS 1/2" X 3" FROM HDQ9 TO DF 4X POST & 7/8" ASTM F1554 GRADE 36 THREADED ROD W/2 1/2" SQR X 1/2" PLATE WASHER W/NUT EA SIDE EMBED 6" MIN INTO NEW 18"X18"X9" FOOTING & PROVIDE 9" CLEAR IN ALL DIRECTIONS
D	15/32" A.P.A. RATED SHIT'G	8d COMMON	2" O.C. STAGRD.	8" O.C.	3X REQUIRED @ ALL PANEL JOINTS	4	"CMST14" x 80" LONG	(33) 10d COMMON NAILS AT EACH END	
E	15/32" A.P.A. RATED SHIT'G	8d COMMON	4" O.C. STAGRD.	8" O.C.	3X REQUIRED @ ALL PANEL JOINTS - OFFSET				
F	15/32" A.P.A. RATED SHIT'G	8d COMMON	2" O.C. STAGRD.	6" O.C.	8X6 POST EA. END OF WALL 3X6 STUDS @ ALL PANEL EDGES	11	"HHDQ11"	(24) SDS 1/4"X2 1/2" 6X6 MIN POST EA. END 3X STUDS @ PANEL EDGES	1" THREADED ROD ASTM F1554 OR 36 EMBED 12" INTO FOOTING SEE PLAN
H	15/32" A.P.A. RATED SHIT'G	8d COMMON	2" O.C. STAGRD.	6" O.C.	8X6 POST EA. END OF WALL 3X6 STUDS @ ALL PANEL EDGES	12	"HD19"	(5) 1" BOLTS 6X6 MIN POST EA. END 3X STUDS @ PANEL EDGES	1 1/2" THREADED ROD ASTM F1554 OR 36 EMBED 12" INTO FOOTING SEE PLAN

- USE MIN. 4X STUD EA. END SHEAR PANEL FOR HOLDOWN
- USE MIN. (2) 2X STUD EA. END SHEAR PANEL FOR CMST(C) STRAPS
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER RECEIVING EDGE NAILING TYPICAL AS DESIGNATED ABOVE. SEE (4) FOR 3X ALTERNATE.

BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.

LEGEND

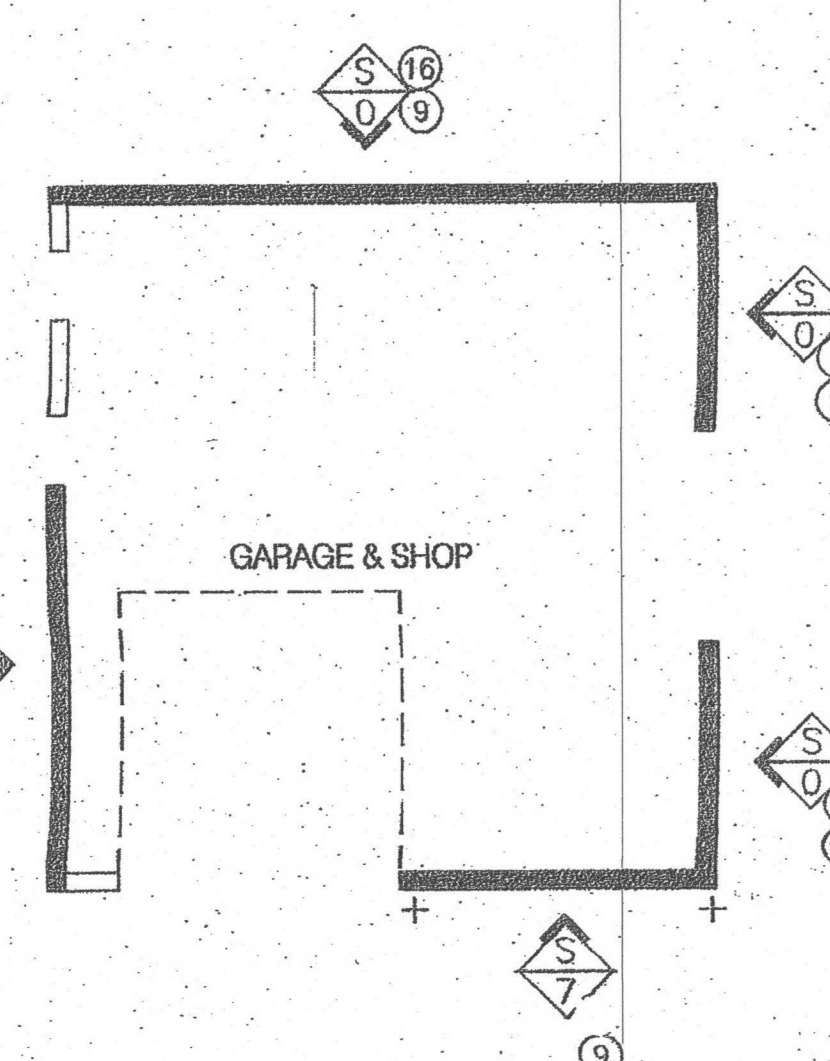
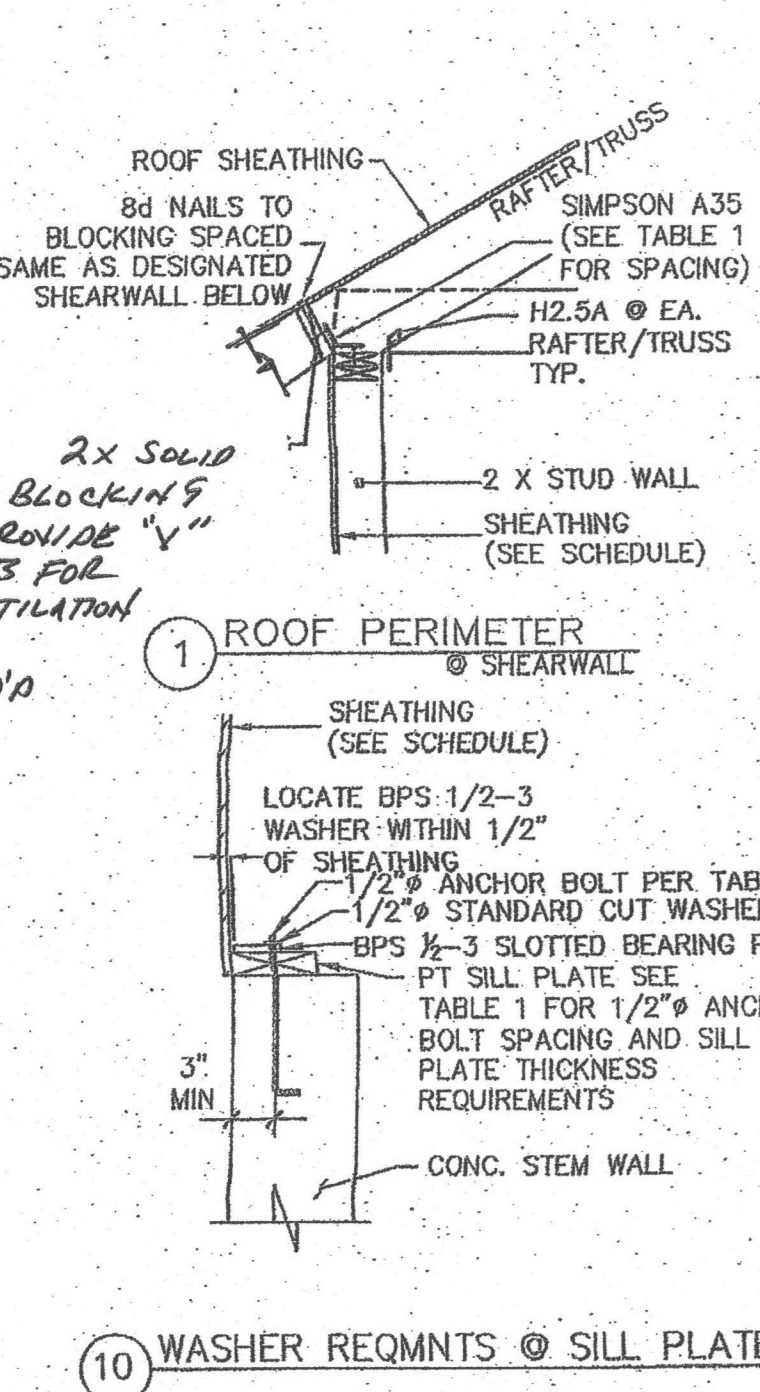
- AT SHADED AREA, PROVIDE 5/8" MIN APA RATED FLOOR SHEATHING W/10d COMMONS @ 6" OC @ ALL PANEL EDGES & PERIMETER, 12" OC IN THE FIELD. BLOCK ALL PANEL EDGES W/2X4 FLAT
- APPROX. HOLDOWN LOCATIONS
- SHEAR WALL LOCATIONS
- DETAIL REFERENCE TAG
- DETAIL REFERENCE FOR OPTIONAL CONDITION

KEY

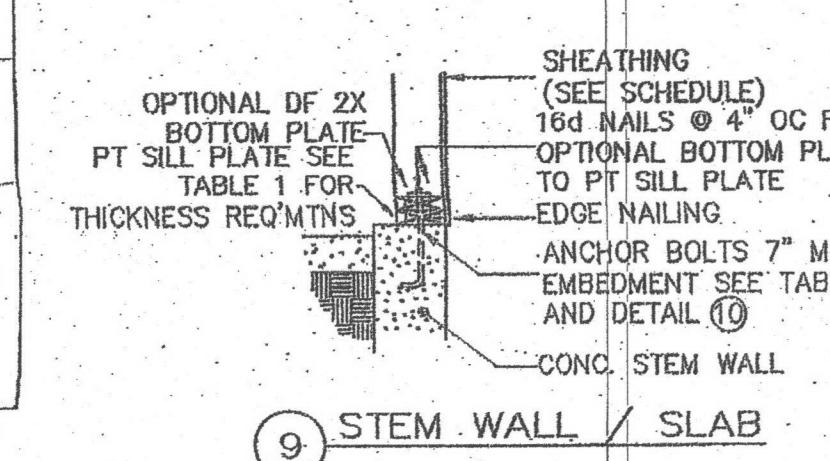
- SHEAR WALL TYPE
- HOLDOWN TYPE
- DETAIL
- APPROX HOLDOWN/STRAP LOCATION

NOTES

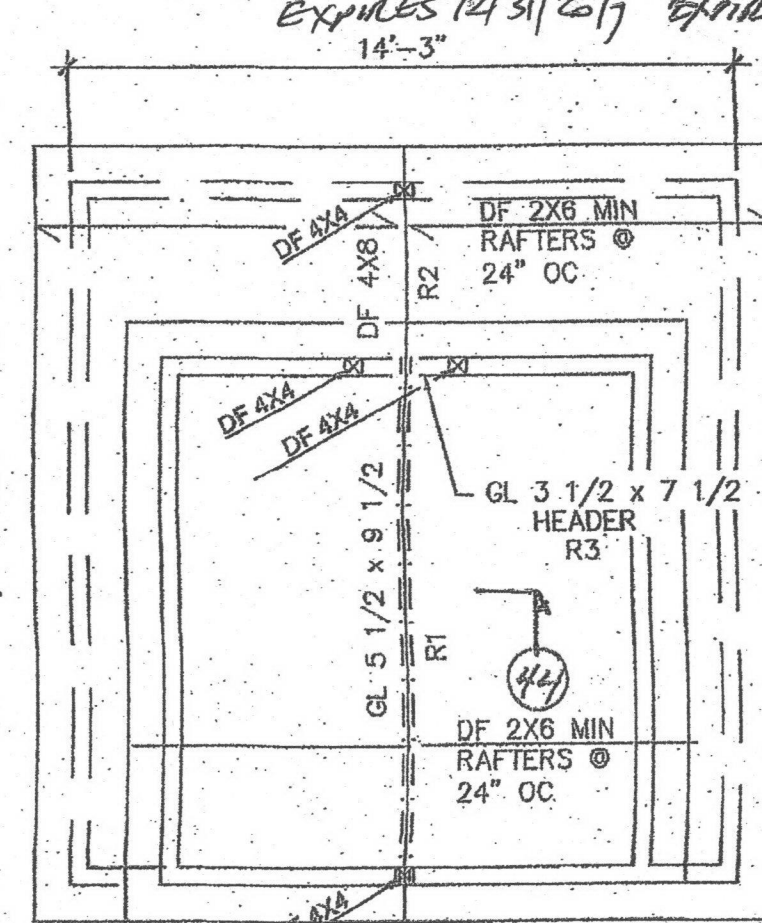
- "F. RH. P-NAIL" - DESIGNATES A FULL ROUND-HEAD POWER NAIL
- ALL EXTERIOR WALLS MUST HAVE 15/32" APA RATED SHEATHING AND 0.131" X 2" (8d) F. RH. P-NAIL (OR EQUIVALENT FASTENER) AT MINIMUM 6" OC EDGE NAILING SET FLUSH W/SURFACE OF SHEATHING. (TYPE "S" WALL IS STANDARD)
- ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED.
- LOCATIONS INDICATED W/REQ'D STUDS. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDOWN STUDS.
- EDGE NAIL ROOF AND FLOOR SHEATHING TO RIM JOISTS/BLOCKING & FASTEN TO WALL W/SIMPSON A35 SPACING PER TABLE 1.
- LAP TOP PLATES MINIMUM 4'-0" BETWEEN SPLICES W/(8) 16d EA. SIDE. CONNECT SHEARWALL BOTTOM PLATE TO RIM JOIST, BLOCKING OR FLOOR JOIST BELOW W/16d @ 5" OC. SHEARWALL SHEATHING MUST EXTEND FROM BOTTOM TO TOP PLATES.
- FASTEN PT SILL PLATE WITH 1/2" TYPICAL ANCHOR BOLTS W/3" SQR X 1/4" WASHERS @ 48" MAX. REDUCE SPACING AS REQ'D PER TABLE 1. EMBED 7" MIN.
- NOTE DELETED.
- SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL ABUTTING INTO SHEARWALLS.
- BUILDER TO VERIFY ALL INSTALLATION REQ'MENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN/STRAP CONNECTIONS
- NOTE DELETED.
- CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS AT FOUNDATION OF ALL SHEARWALLS.
- BASE PLY-6d COOLER OR WALLBOARD 1 1/2" X 0.120" NAIL, MIN 3" HEAD 1 1/2" 18 GALV. STAPLE 1 1/2" 16 GALV. STAPLE FACE PLY-8d COOLER OR WALLBOARD 0.120" NAIL, MIN 3" HEAD, 2 1/2" LONG 15 GA. GALV STAPLE, 2 1/2" LONG
- ALL EDGES ARE BLOCKED, AND EDGE FASTENING IS PROVIDED AT ALL SUPPORTS AND ALL PANEL EDGES.
- FOR 1 HR. FIRE RATED WALL ASSEMBLY PROVIDE 5/8" TYPE "X" GYP. BOARD ONE SIDE W/SCREWS OR NAILS PER NOTE. 13 @ 4" O.C.
- AT EXISTING FOUNDATIONS PROVIDE 1/2" TITEN HD TYPICAL ANCHOR BOLT EMBED 3.25" MIN. WITH SPACING PER TABLE 1. SPECIAL INSPECTION REQUIRED, BY OTHERS.



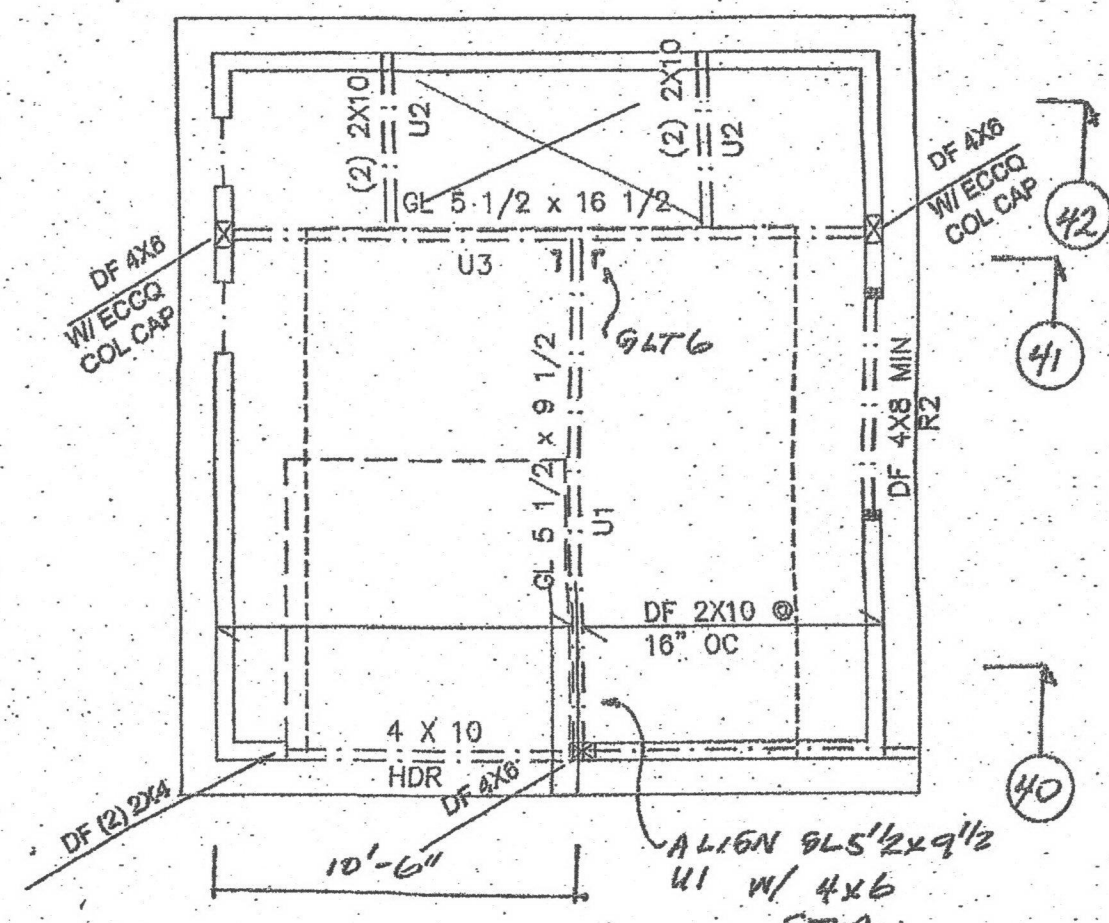
NEW MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"



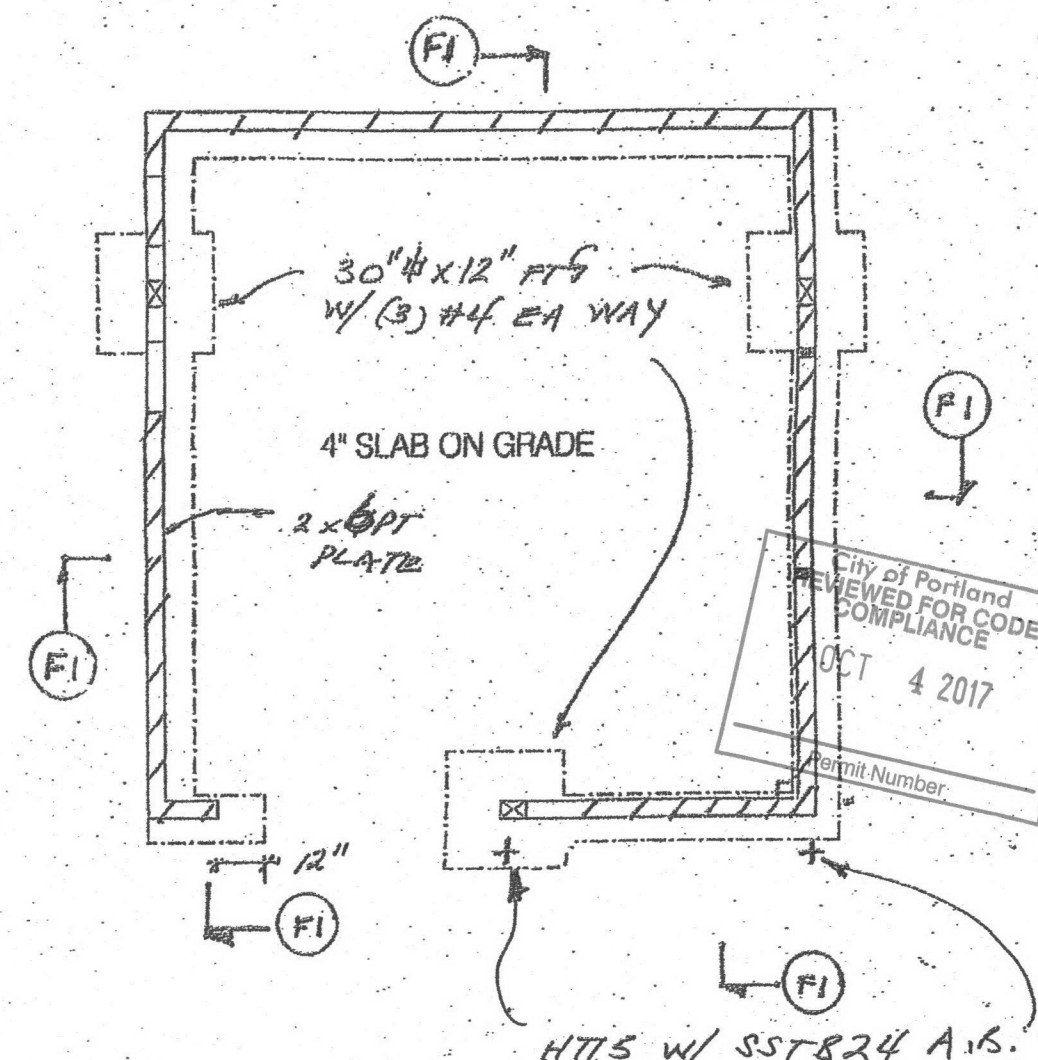
9. STEM WALL / SLAB



NEW ATTIC FLOOR PLAN
W/ROOF FRAMING OVER
SCALE 1/8" = 1'-0"



NEW MAIN FLOOR PLAN
W/ATTIC FRAMING OVER
SCALE 1/8" = 1'-0"



NEW FOUNDATION PLAN
SCALE 1/8" = 1'-0"

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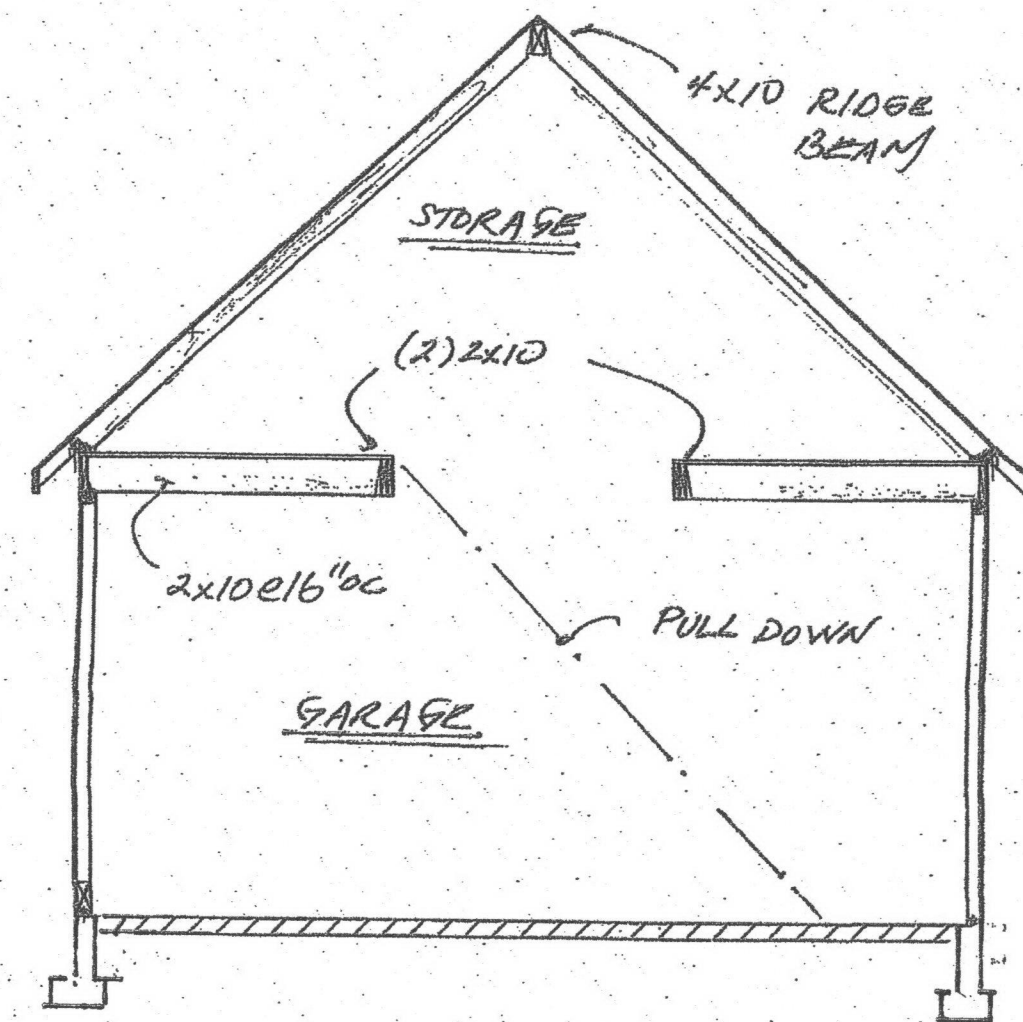
R-1
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R-2 10/22/2017
MUN

Concept Design 1732 NE Weidler Garage

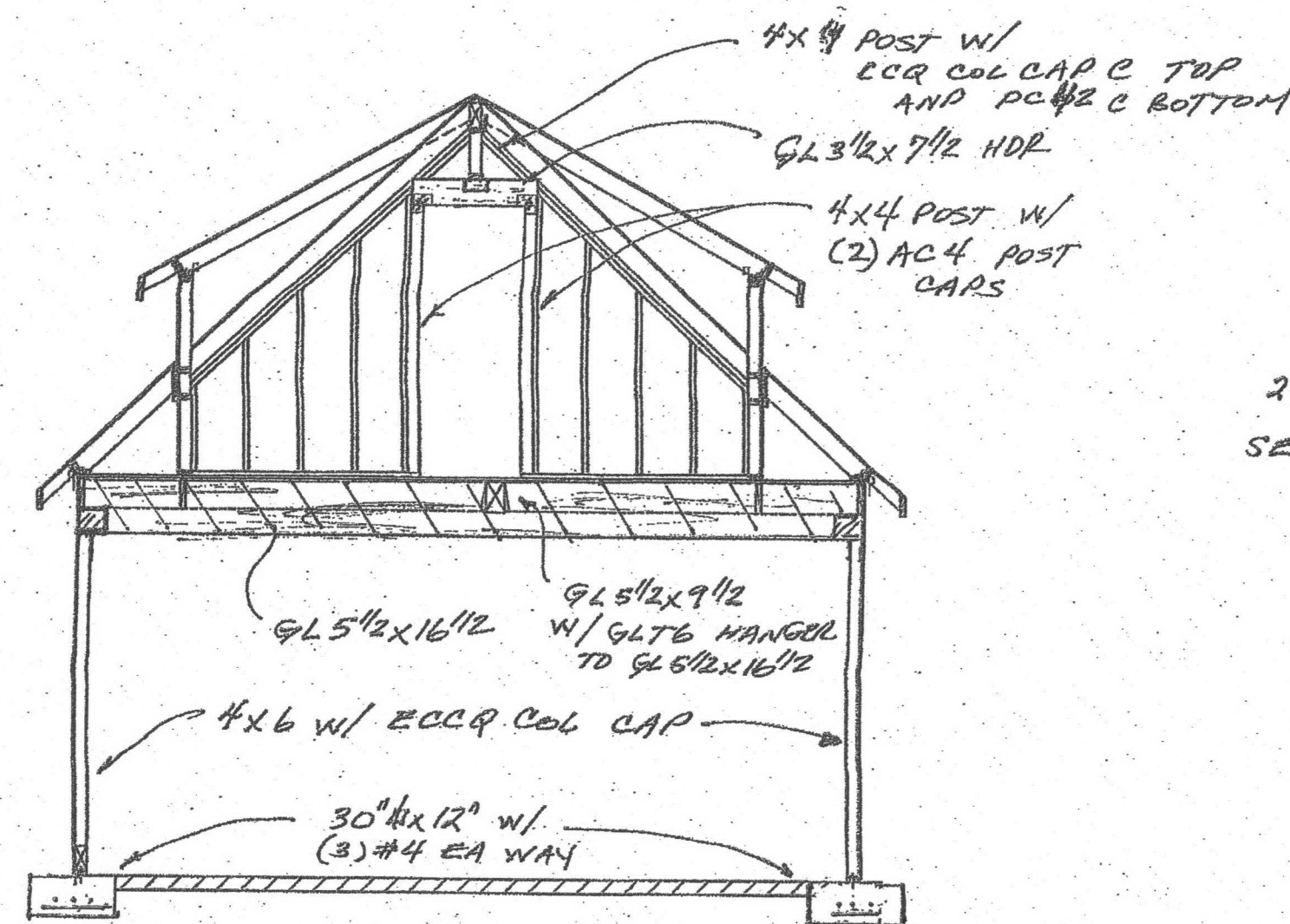
Garage
S 1

NAVA CONTRACTING, INC.
4106 SE OAK ST
PORTLAND, OR 97214
PH: (503) 238-0633
NAVAENGINEERING.COM

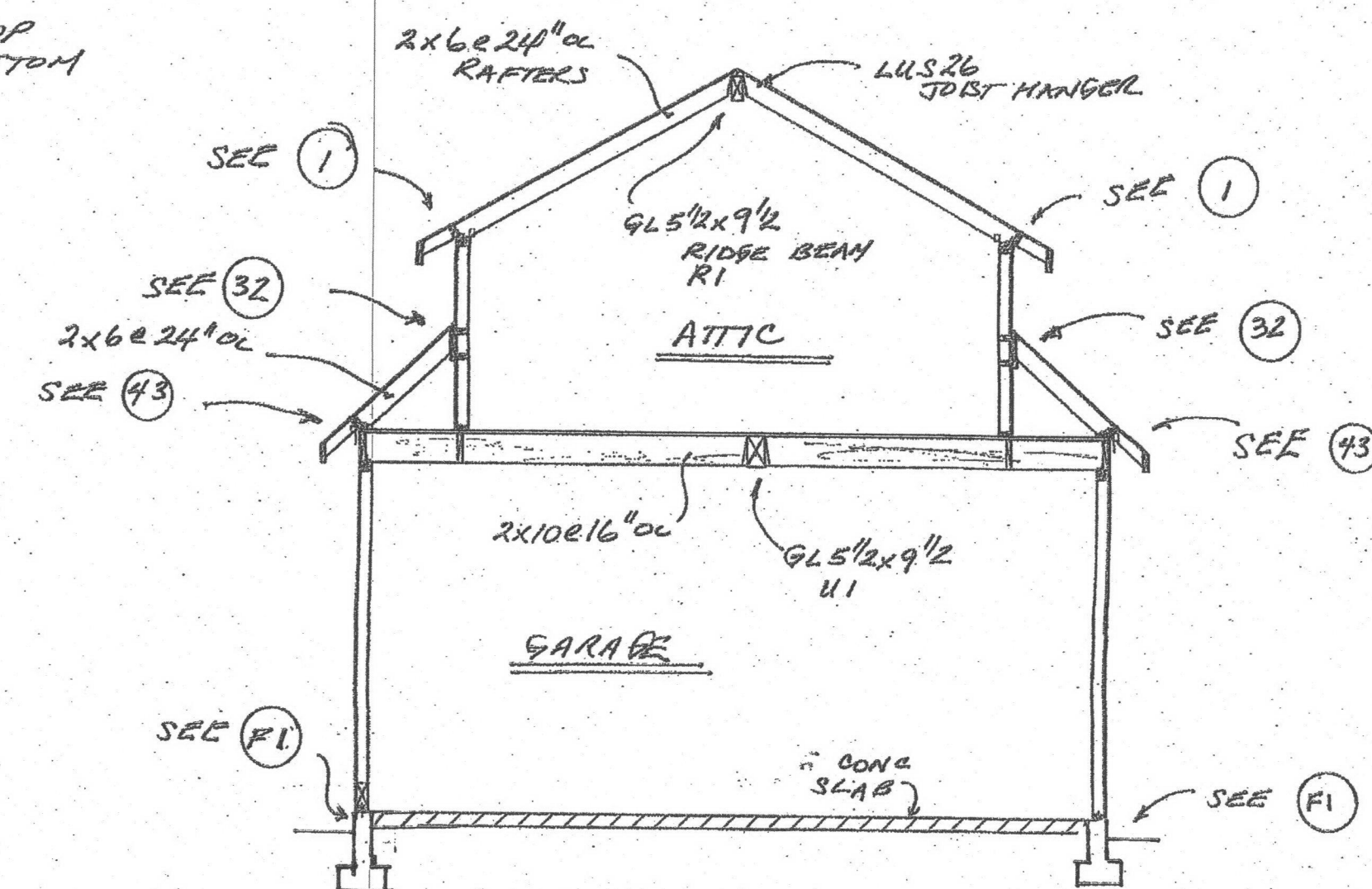
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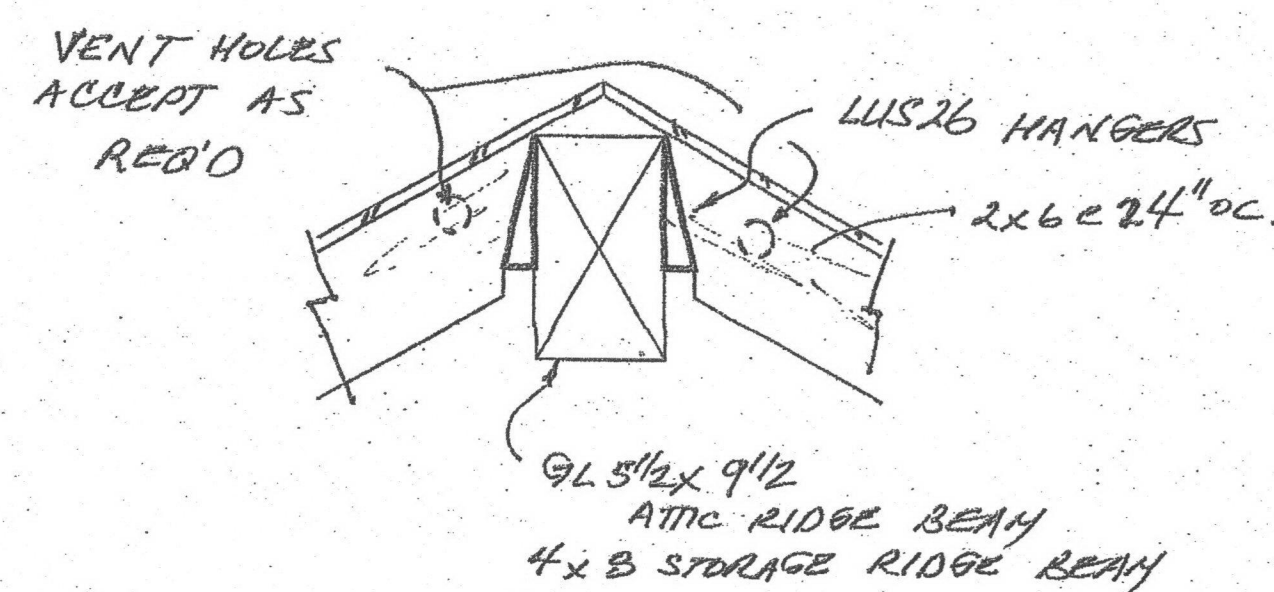
42 SECTION OF STORAGE



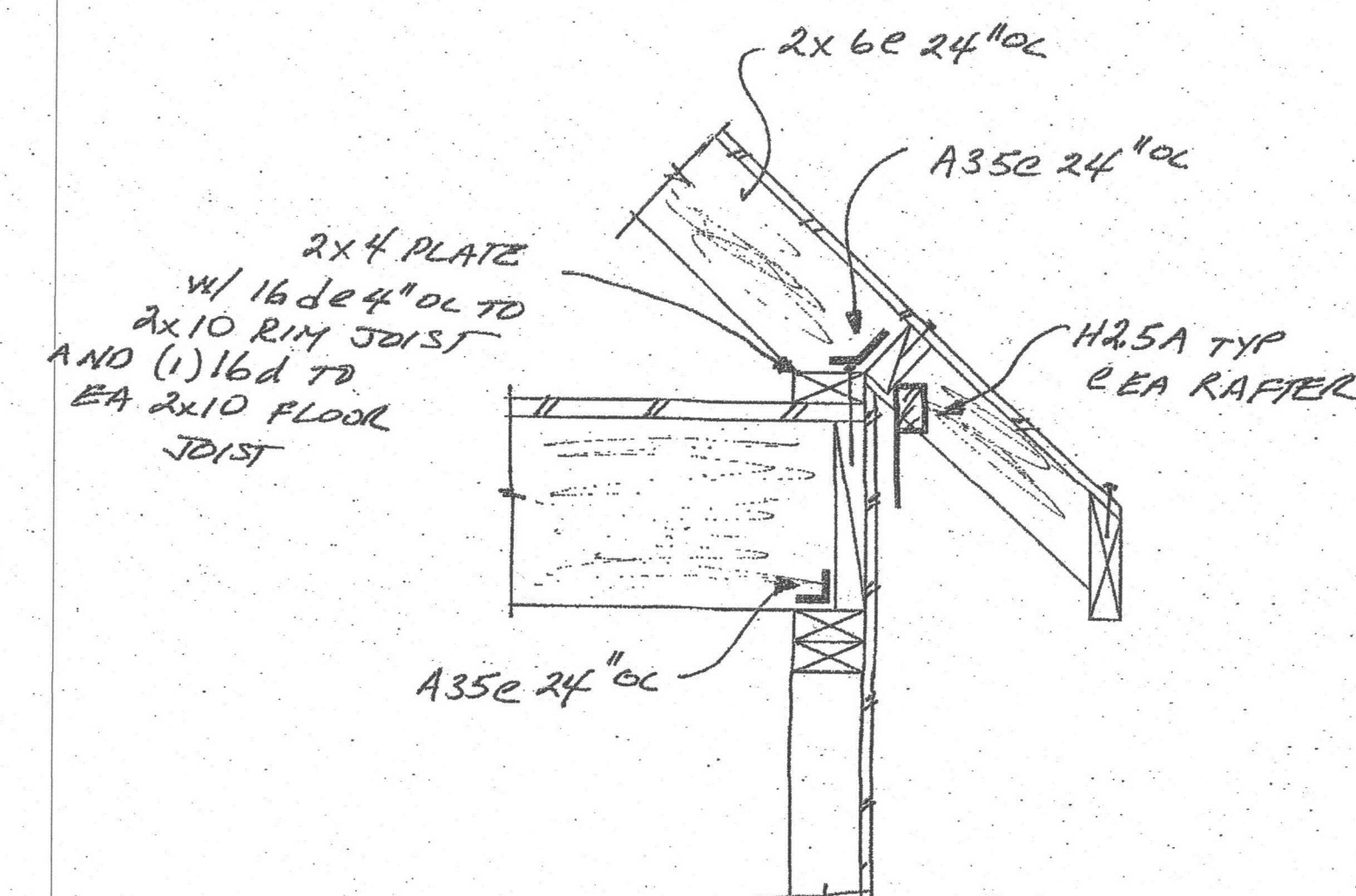
41 SECTION OF ATTIC / STORAGE



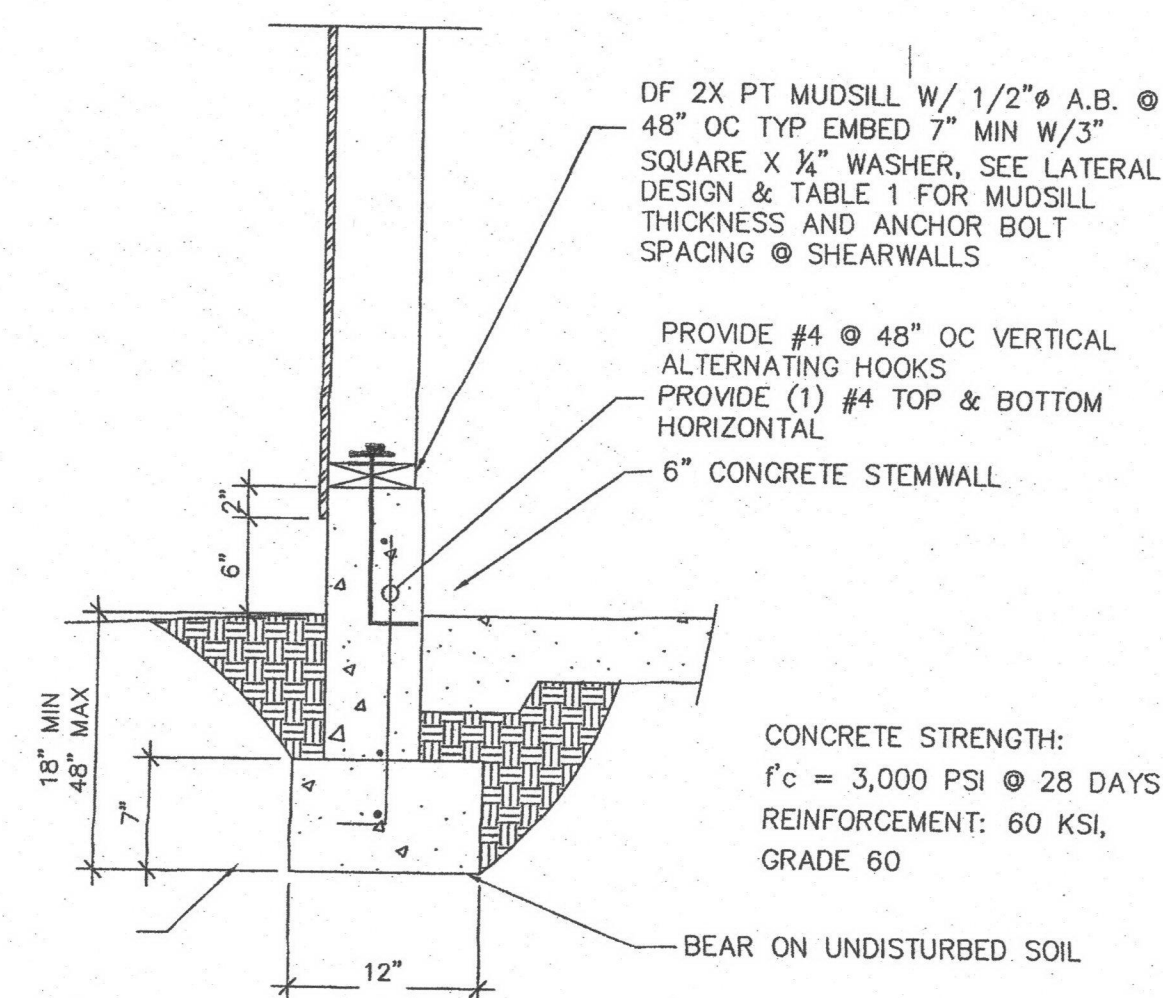
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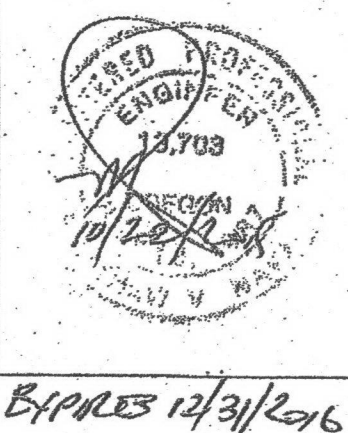
44 RIDGE BEAM DETAIL



43 EAVE OF ATTIC



F1 SLAB ON GRADE FOUNDATION



NAVA CONTRACTING and ENGINEERING, INC.
4108 SE OAK ST
PORTLAND, OR 97214
PH: (503) 238-0633
NAVENGRMAIL.COM

DRAWN 10/22/2015
MVN
R-1
R-2 Modified
NVA

Concept Design 1732 NE Weidler Garage

Garage
S2



FRAMING NOTES:

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5. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED GLG AREAS, AND INSULATION Baffles AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.

6. PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER OREGON DWELLING SPECIALTY CODE SEC. R602.8

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D. STUDS OVER 10' HIGH	NO. 2 OR BETTER D/F
E. POST & BEAM DECKING	UTILITY GRADE D.F.
F. PLYWOOD SHEATHING	15/32" CDX PLY, 32/16
G. GLU-LAM BEAMS (EXT. ADH. @ EXT. CONDITIONS)	Fb-2400, DRY ADH.
H. PSL MATERIALS *	Fb = 2900 E = 2.0 Fv = 290
LVL MATERIALS **	Fb = 2600 E = 1.8 Fv = 285
* PSL INDICATES PARALLEL STRAND LUMBER	
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I. ALL PRESSURE TREATED LUMBER TO BE LABELED "CCA" AND TO CONTAIN NO AMMONIA BASED TREATING AGENTS	

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JOIST TO SILL OR GIRDER BRIDGING TO JOIST	3-8d TOE NAIL
2" SUBFLOOR TO GIRDER	3-8d TOE NAIL
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 TOE NAIL
DOUBLE STUDS	10d @ 24" o.c. FACE NAIL
DOUBLE TOP PL.	10d @ 24" o.c. FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16" o.c. EDGE NAIL
CLG. JST. TO PL.	3-8d TOE NAIL
CLG. JST. LAP OVER PL.	3-10d FACE NAIL
CLG. JST. TO RAFTER	3-10d FACE NAIL
RAFTER TO TOP PL.	2-16d TOE NAIL
COLLAR TIES (EA. END)	6-10d (U.N.O.) FACE NAIL
BUILT-UP CORNER STUDS	10d @ 24" o.c. FACE NAIL
PLYWOOD SUBFLOOR	6d @ 8" o.c. EDGE NAIL
SOLID BLOCKING @ BEARING PLY WALL & ROOF SHEATHING	6d @ 12" o.c. FIELD NAIL
3-8d TOE NAIL	3-8d TOE NAIL
8d @ 6" o.c. EDGE NAIL	8d @ 12" o.c. FIELD NAIL
6" o.c. EDGE NAIL	6" o.c. EDGE NAIL
FIELD NAIL	2-10d FACE NAIL
TOP PL. AT INTERSECTIONS	16d @ 15" o.c. STAGGERED
MULTIPLE JOISTS (UP TO 3)	1/2"~ BOLTS W/WASHERS
MULTIPLE JOISTS (OVER 3)	STAGGERED @ 24" o.c.
1 X 6 SPACED SHEATHING	2-8d FACE NAIL
RAFTERS TO HIPS, VALLEY	4-16d TOE NAIL
OR RIDGES	3-16d FACE NAIL
RAFTER LEDGERS	3-20d EACH STUD

FOUNDATION NOTES:

1. 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.

2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

3. MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.

4. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.

5. CONCRETE: - MIX AND 28 DAY STRENGTH OF CONCRETE.

- BASEMENT WALLS & FOUNDATIONS
EXPOSED TO THE WEATHER,
AND GARAGE SLABS

6. 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 5-7% AIR ENTRAINED

7. CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

8. REINFORCING STEEL TO BE A-615 GRADE 60, WELDED OPTIONAL WIRE MESH TO BE A-185.

9. EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.

10. COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.

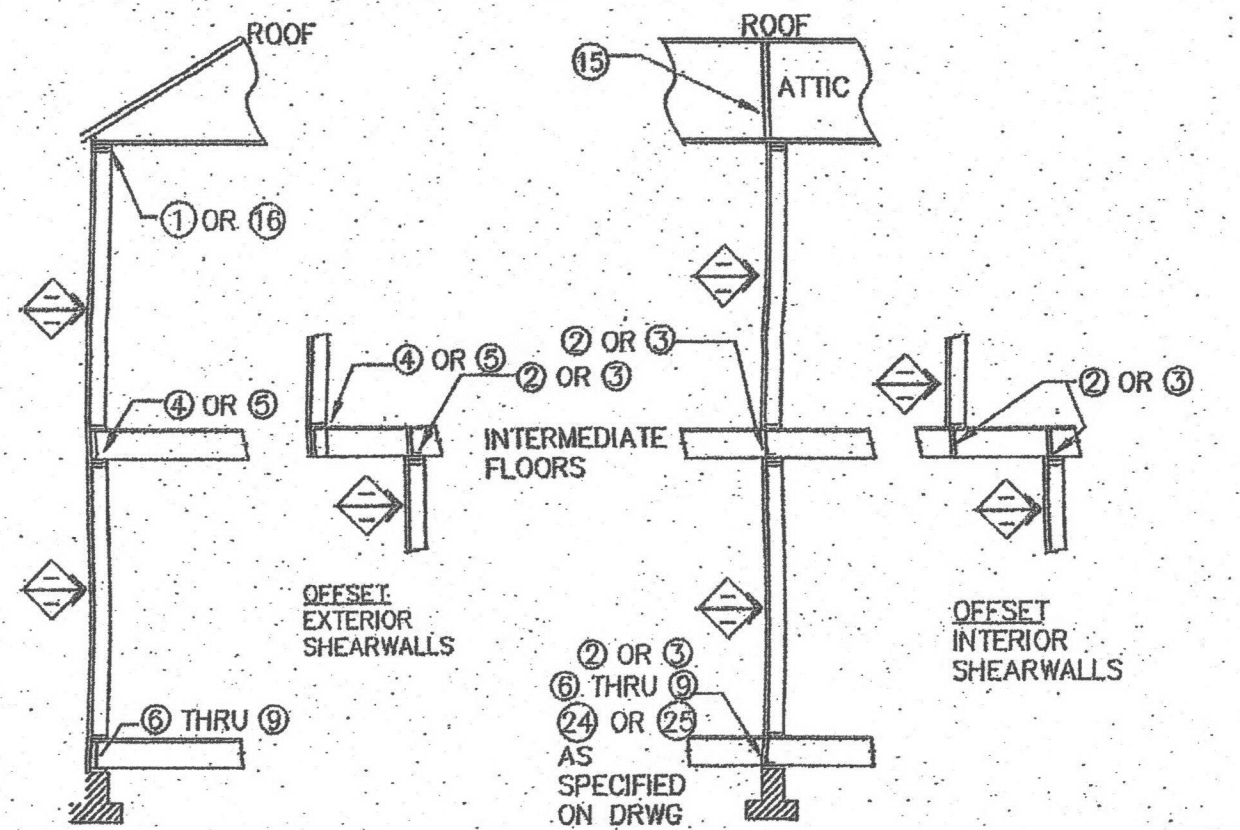
11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSEABLE WITH 1/8" IN. MESH CORROSION RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.

12. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

13. BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 3" IN.

14. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING, PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).

NOTE: ALL FIRE RATING
REQUIRE BY OTHERS
ALL INSULATION AND
REQ'D VENTING BY
OTHERS
ALL SETBACK & HEIGHT RESTRICTIONS
REQUIRE BY OTHERS



EXTERIOR SHEARWALLS INTERIOR SHEARWALLS
TYPICAL SHEAR WALL SECTION FOR REFERENCE

SHEARWALL TYPE	A35 SPACING DETAILS (1)-(7)	1/2" A.B. SPACING *DETAILS (6)-(9) (24) (25)
S	24" OC	44" OC
A	24" OC	44" OC
B	16" OC	44" OC
C	12" OC	44" OC
D	9" OC	44" OC
E	8" OC	44" OC
F	6" OC	44" OC
H	4" OC STAGGER	44" OC

NOTE: 3X PT SILL PLATE REQ'D FOR E-H SHEARWALLS AS INDICATED ABOVE. PROVIDE 2-20d END NAILS FROM STUD TO SOLE PLATE WHEN SINGLE 3X SILL PLATE IS USED AT EXISTING FOUNDATION PROVIDE 1/2" DIA. TITEN HD ANCHOR BOLT, EMBED 3.25" W/SPACING AS SHOWN ABOVE SPECIAL INSPECTION REQUIRED - BY OTHERS

TABLE 1

SHEARWALL SCHEDULE				HOLDOWN SCHEDULE			
MARK	WALL COVER	FASTENERS	REMARKS	MARK	HOLDOWN	FASTENERS	REMARKS
S	15/32" A.P.A. RATED SHTG	8d COMMON	2 1/2" X 0.131" COMMON OR 2 1/2" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES	0	NO SPECIAL HOLDOWN REQUIRED	CONNECT BTM. TO FLR JST/BM/BLK'G W/ 16d @ 4" O.C.	(37) 16d COMMON NAILS AT EACH END
A	5/8" G.W.B. TWO-PLY	SEE NOTES: 13, 14 & 15	BASE PLY: 9" O.C. FACE PLY: 7" O.C. 13, 14, & 15	1	"CS16" x 42" LONG	(12) 10d COMMON AT EACH END	(28) 16d x 2 1/2" & SIMPSON "SSTB24" ANCHOR BOLTS
B	15/32" A.P.A. RATED SHTG	8d COMMON	2 1/2" X 0.131" COMMON OR 2 1/2" X 0.113 GALV BOX NAIL ACCEPT SUBSTITUTES	2	"CS14" x 48" LONG	(15) 10d COMMON NAILS AT EACH END	(20) SDS 3/8" X 3" FROM HDQB TO DF 4X POST & 3/8" ASTM F1554 GRADE 36 THREADED ROD W/2 1/2" SQR X 1/2" PLATE WASHER W/NUT EA SIDE EMBED 6" MIN INTO NEW 18"x18"x9" FOOTING & PROVIDE 9" CLEAR IN ALL DIRECTIONS
C	15/32" A.P.A. RATED SHTG	8d COMMON	3" O.C. STAGRD.	3	"CMSTC16" x 60" LONG	(25) 16d SINKERS AT EACH END	
D	15/32" A.P.A. RATED SHTG	8d COMMON	2" O.C. STAGRD.	4	"CMST14" x 80" LONG	(33) 10d COMMON NAILS AT EACH END	
E	15/32" A.P.A. RATED SHTG	8d COMMON	2" O.C. STAGRD.	11	"HHDQ11"	(24) SDS 1/4"x2 1/2" 6X6 MIN POST EA. END 3X STUDS @ PANEL EDGES	1" THREADED ROD ASTM F1554 GR 36 EMBED 12" INTO FOOTING SEE PLAN
F	15/32" A.P.A. RATED SHTG	8d COMMON	4" O.C. STAGRD.	12	"HD19"	(5) 1" BOLTS 6X6 MIN POST EA. END 3X STUDS @ PANEL EDGES	1 1/2" THREADED ROD ASTM F1554 GR 36 EMBED 12" INTO FOOTING SEE PLAN
H	15/32" A.P.A. RATED SHTG	8d COMMON	2" O.C. STAGRD.				

***-USE MIN. 4X STUD EA. END SHEAR PANEL FOR HOLDOWN
-USE MIN. (2) 2X STUD EA. END SHEAR PANEL FOR CMST(C) STRAPS

***-ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER RECEIVING EDGE NAILING TYPICAL AS DESIGNATED ABOVE. SEE (14) FOR 3X ALTERNATE.

BUILDER TO VERIFY ALL INSTALLATION REQUIREMENTS PER "SIMPSON" CATALOG FOR ALL HOLDOWN CONNECTIONS.

LEGEND

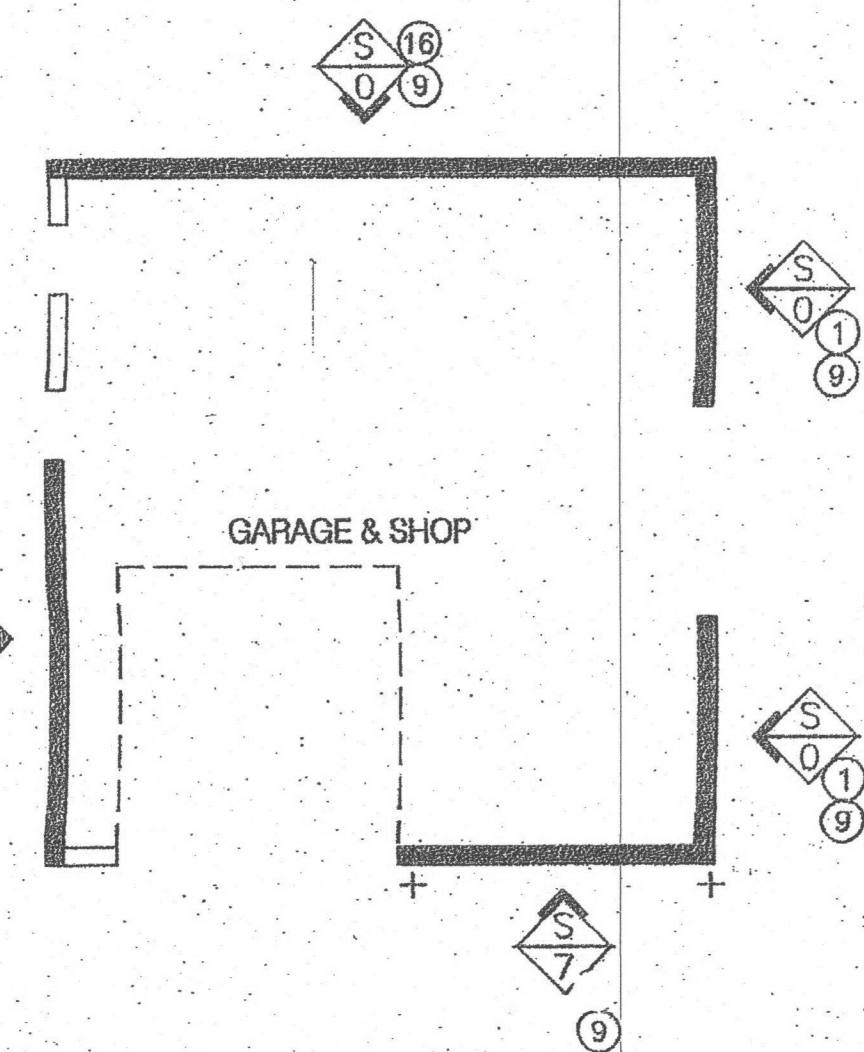
- AT SHADED AREA, PROVIDE 5/8" MIN APA RATED FLOOR SHEATHING W/10d COMMONS @ 6" OC @ ALL PANEL EDGES & PERIMETER, 12" OC IN THE FIELD. BLOCK ALL PANEL EDGES W/2X4 FLAT
- APPROX. HOLDOWN LOCATIONS
- DETAIL REFERENCE TAG
- DETAIL REFERENCE FOR OPTIONAL CONDITION

KEY

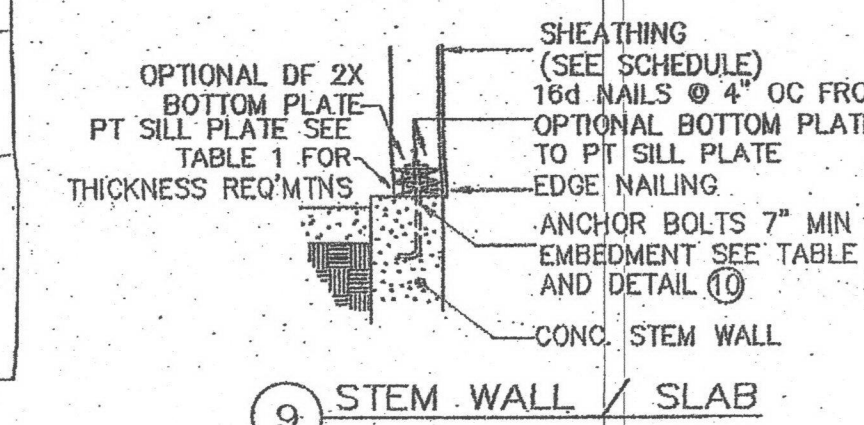
- SHEAR WALL TYPE SEE SHEARWALL SCHEDULE FOR SHEATHING AND NAILING REQUIREMENTS
- HOLDOWN TYPE SEE HOLDOWN SCHEDULE FOR HOLDOWN ANCHOR BOLT AND POST SPECIFICATIONS
- DETAIL APPROX HOLDOWN/STRAP LOCATION

NOTES

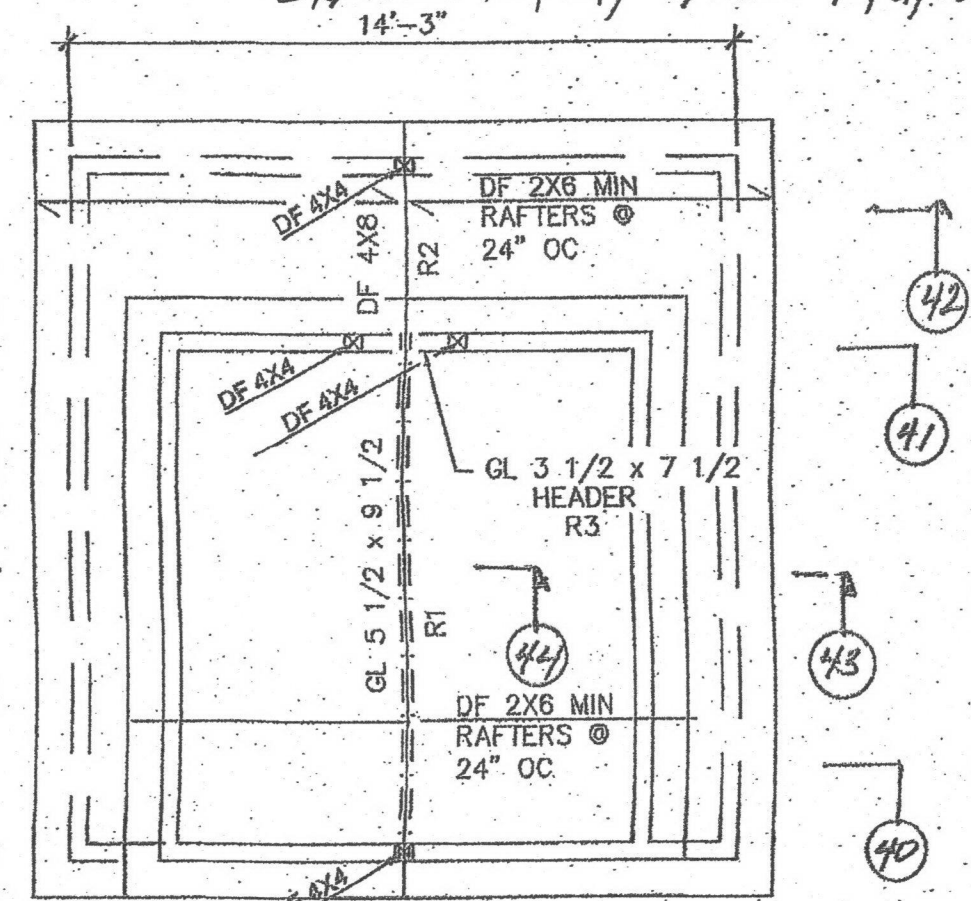
- "F. RH. P-NAIL" - DESIGNATES A FULL ROUND-HEAD POWER NAIL
- ALL EXTERIOR WALLS MUST HAVE 15/32" APA RATED SHEATHING AND 0.131" X 2" (6d) F. RH. P-NAIL (OR EQUIVALENT FASTENER) AT MINIMUM 6" OC EDGE NAILING SET FLUSH W/SURFACE OF SHEATHING. (TYPE "S" WALL IS STANDARD)
- ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED. HOLDOWNS OCCUR AT LOCATIONS INDICATED W/REQ'D STUDS. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDOWN STUDS.
- EDGE NAIL ROOF AND FLOOR SHEATHING TO RIM JOISTS/BLOCKING & FASTEN TO WALL W/SIMPSON A35 SPACING PER TABLE 1.
- LAP TOP PLATES MINIMUM 4'-0" BETWEEN SPLICES W/(8) 16d EA. SIDE. CONNECT SHEARWALL BOTTOM PLATE TO RIM JOIST, BLOCKING, OR FLOOR JOIST BELOW W/16d @ 5" OC SHEARWALL SHEATHING MUST EXTEND FROM BOTTOM TO TOP PLATES.
- FASTEN PT SILL PLATE WITH 1/2" TYPICAL ANCHOR BOLTS W/3" SQR X 1/4" WASHERS @ 48" MAX. REDUCE SPACING AS REQ'D PER TABLE 1. EMBED 7" MIN.
- NOTE DELETED.
- SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL ABUTTING INTO SHEARWALLS.
- BUILDER TO VERIFY ALL INSTALLATION REQ'S PER "SIMPSON" CATALOG FOR ALL HOLDOWN/STRAP CONNECTIONS
- NOTE DELETED.
- CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS AT FOUNDATION OF ALL SHEARWALLS.
- BASE PLY-8d COOLER OR WALLBOARD 1 1/2" X 0.120" NAIL, MIN 3/8" HEAD 1 1/2" 18 GALV. STAPLE 1 1/2" 16 GALV. STAPLE FACE PLY-8d COOLER OR WALLBOARD 0.120" NAIL, MIN 3/8" HEAD, 2 1/2" LONG 15 GA. GALV STAPLE, 2 1/2" LONG
- ALL EDGES ARE BLOCKED, AND EDGE FASTENING IS PROVIDED AT ALL SUPPORTS AND ALL PANEL EDGES.
- FOR 1 HR. FIRE RATED WALL ASSEMBLY PROVIDE 5/8" TYPE "X" GYP. BOARD ONE SIDE W/SCREWS OR NAILS PER NOTE 13 @ 4" O.C.
- AT EXISTING FOUNDATIONS PROVIDE 1/2" TITEN HD TYPICAL ANCHOR BOLT EMBED 3.25" MIN. WITH SPACING PER TABLE 1. SPECIAL INSPECTION REQUIRED, BY OTHERS.



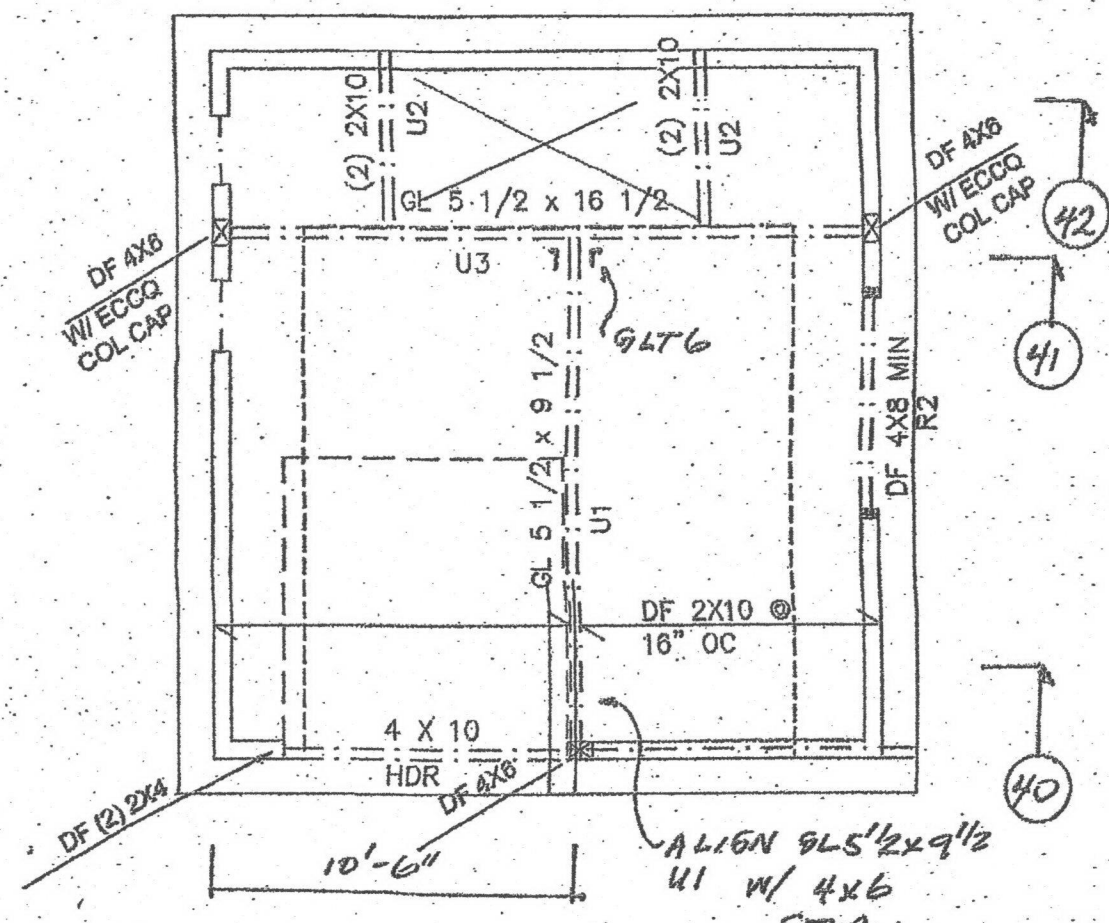
NEW MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"



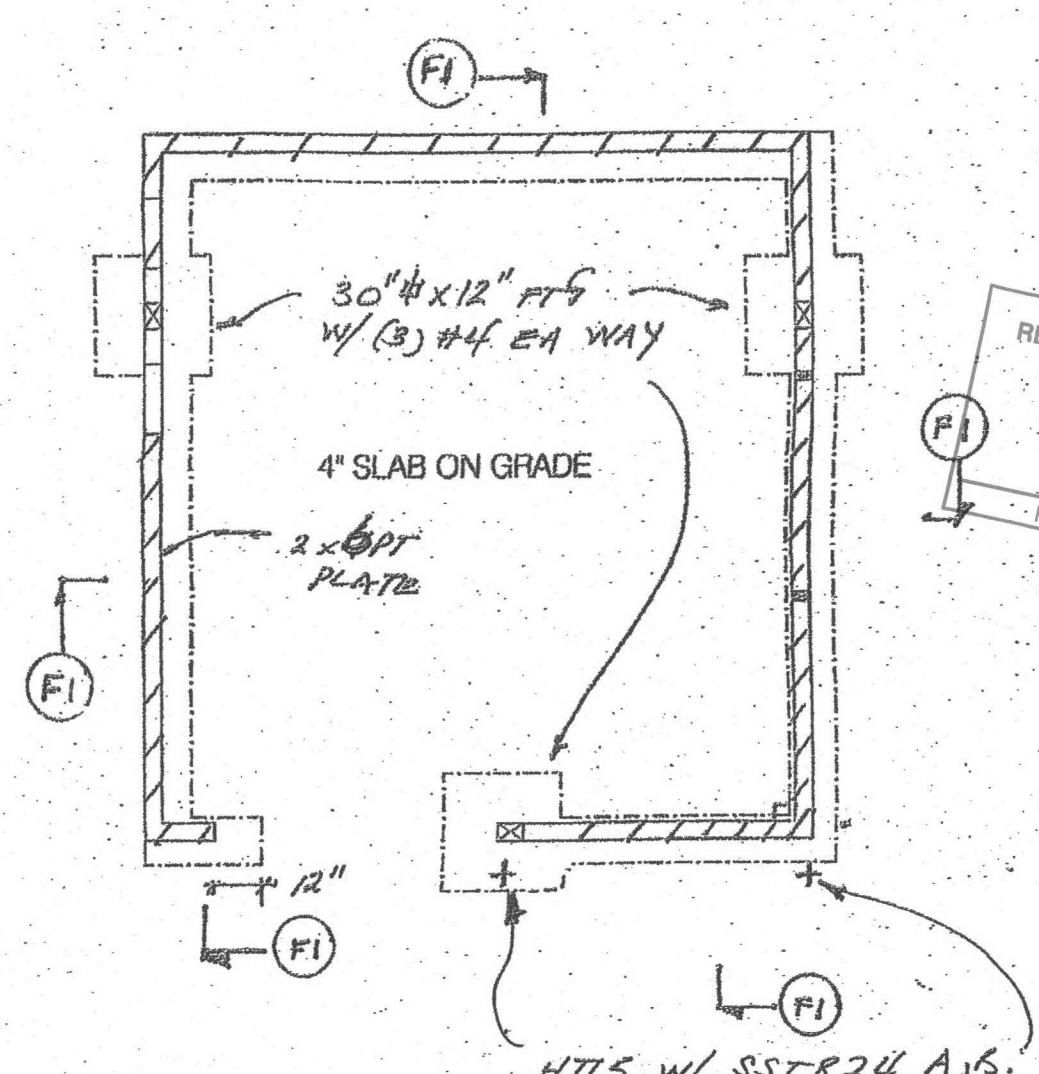
NEW MAIN FLOOR PLAN W/ATTIC FRAMING OVER
SCALE 1/8" = 1'-0"



NEW ATTIC FLOOR PLAN W/ROOF FRAMING OVER
SCALE 1/8" = 1'-0"



NEW MAIN FLOOR PLAN W/ATTIC FRAMING OVER
SCALE 1/8" = 1'-0"



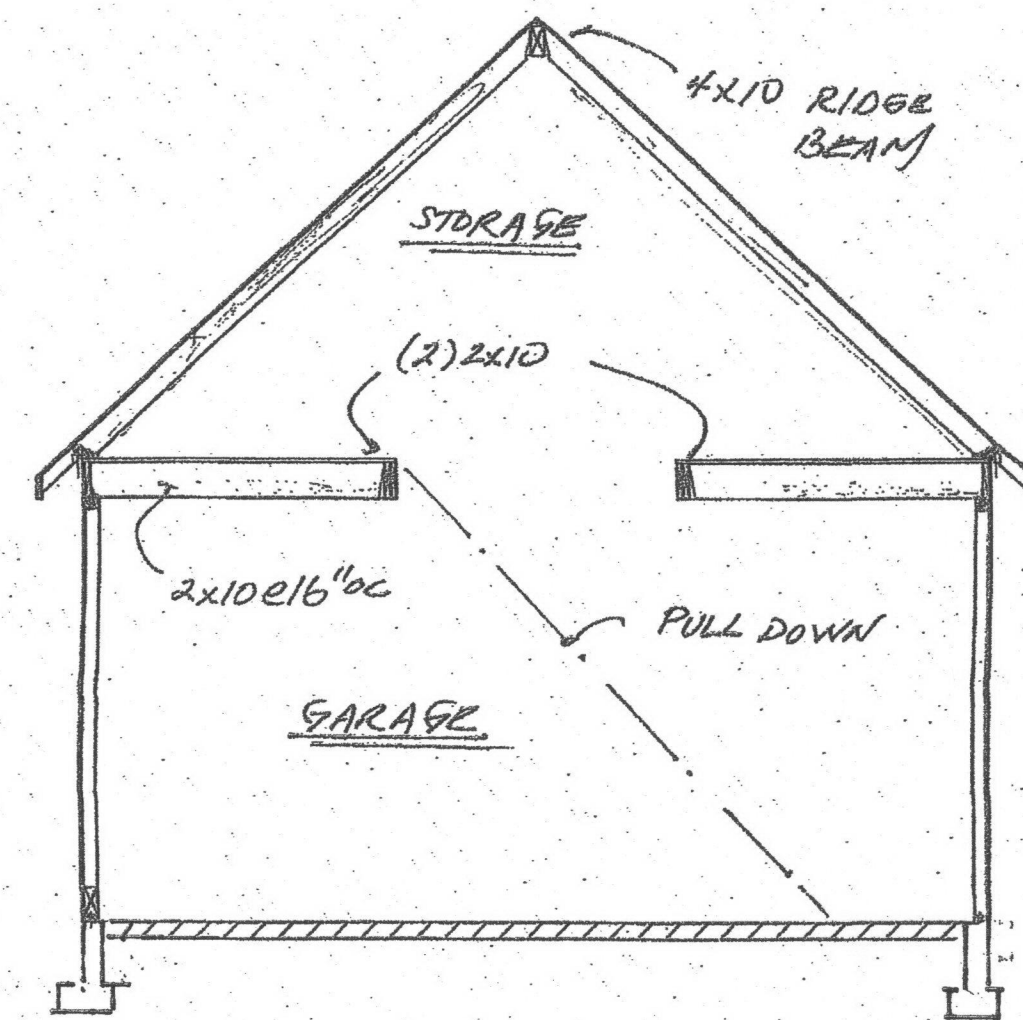
NEW FOUNDATION PLAN
SCALE 1/8" = 1'-0"

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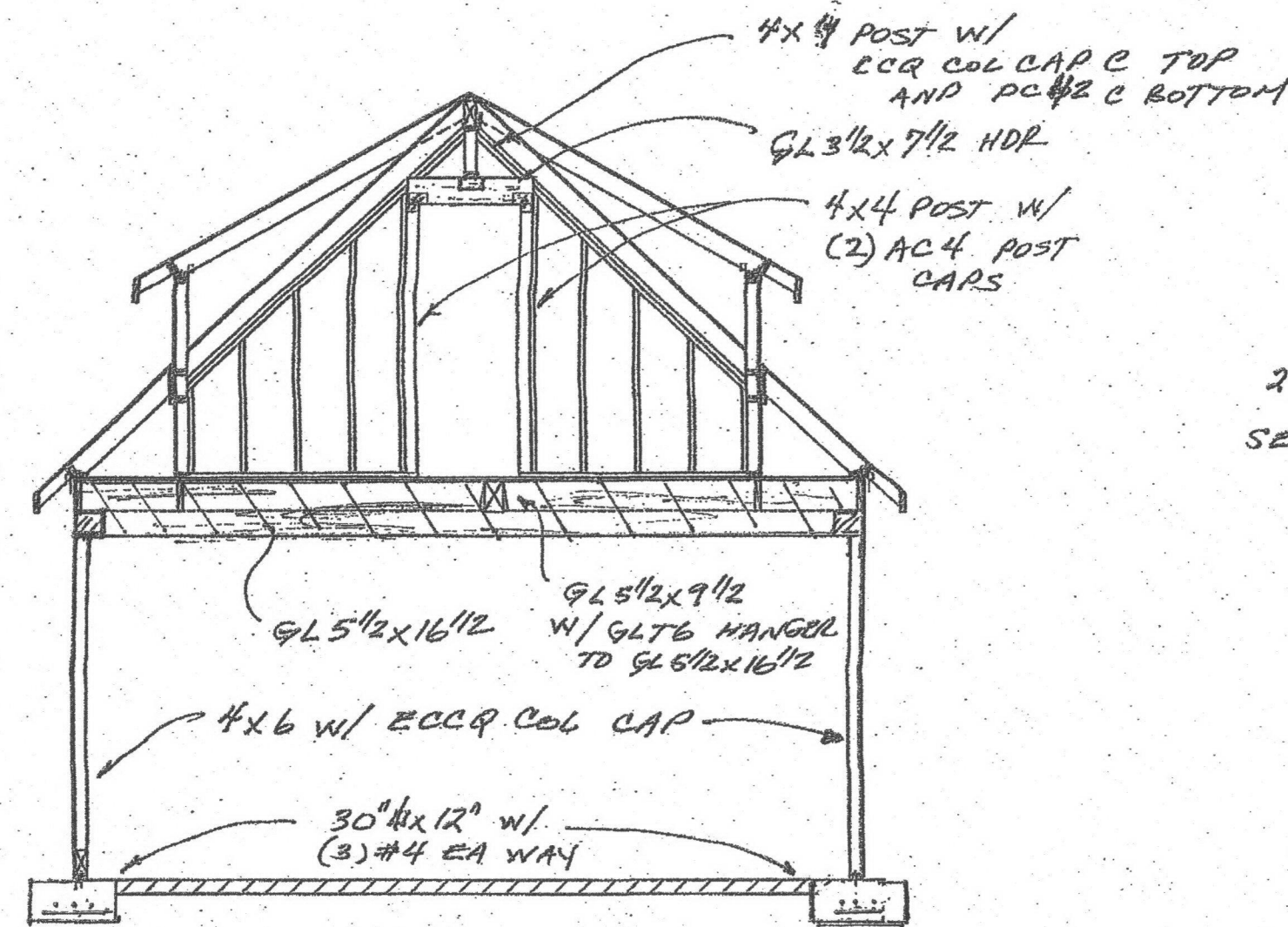
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R-2 10/22/2015
MUN

Concept Design 1732 NE Weidler Garage

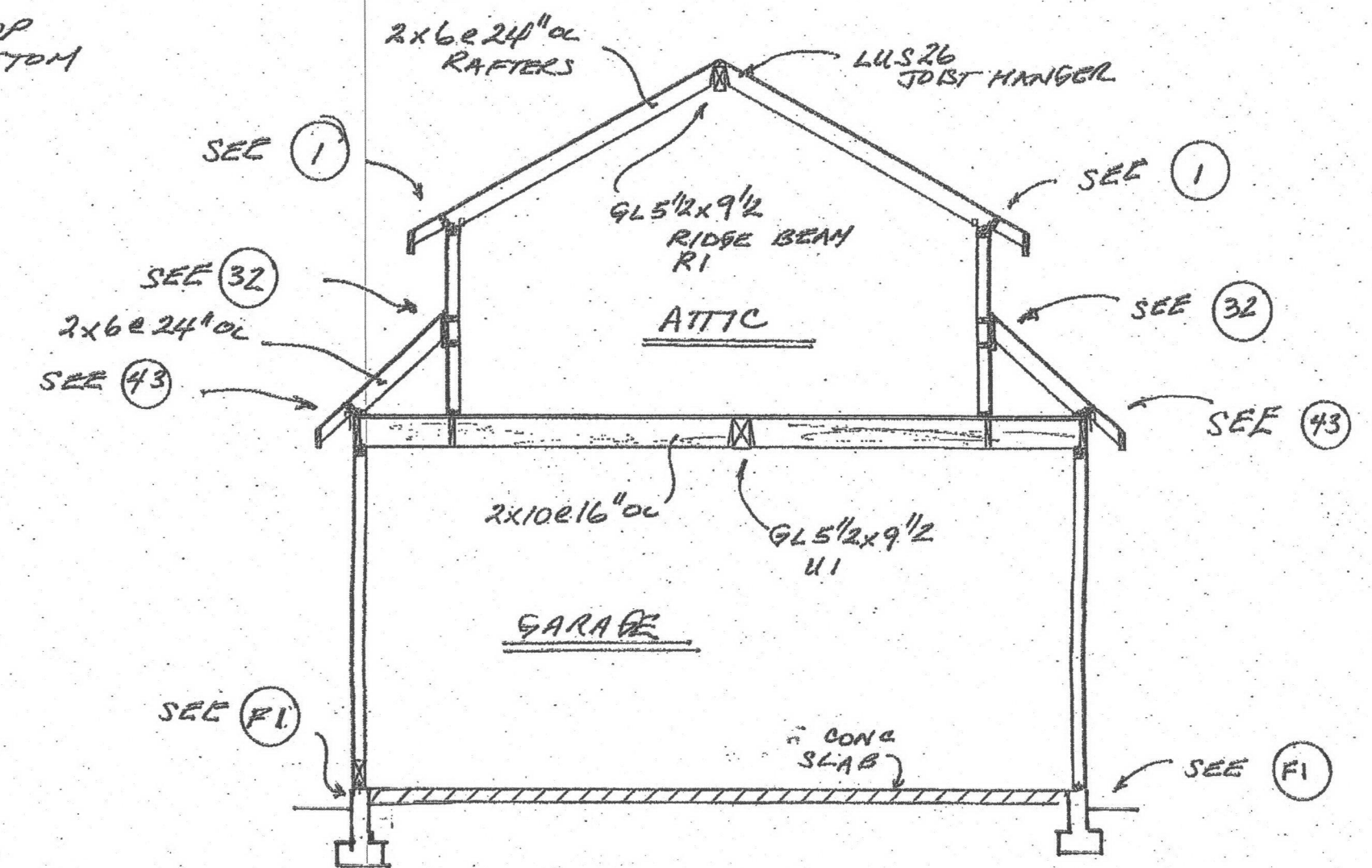
Garage
S 1



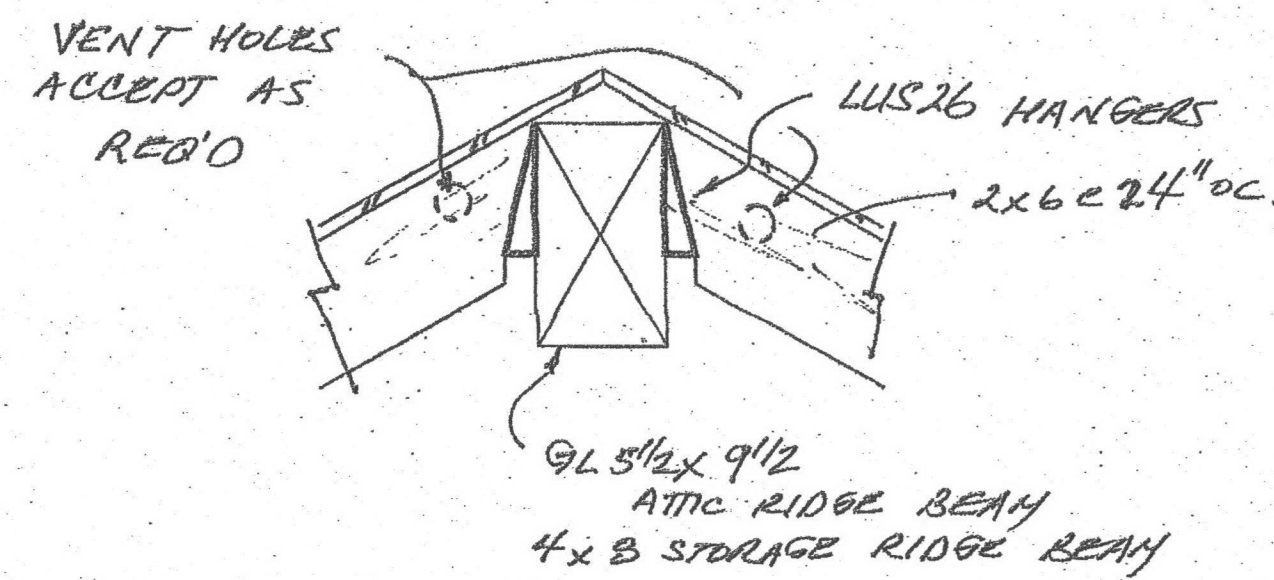
42 SECTION OF STORAGE



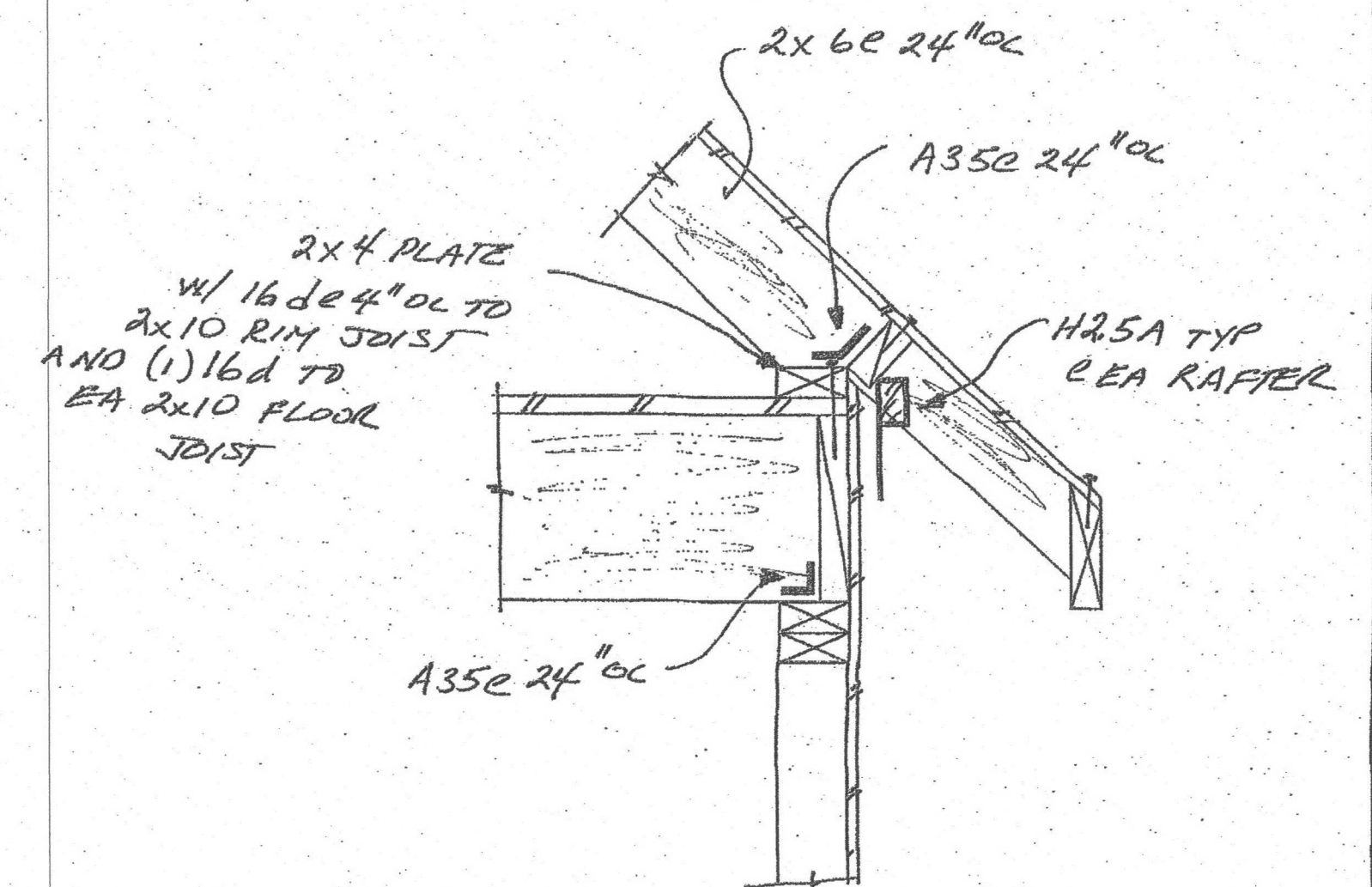
41 SECTION OF ATTIC / STORAGE



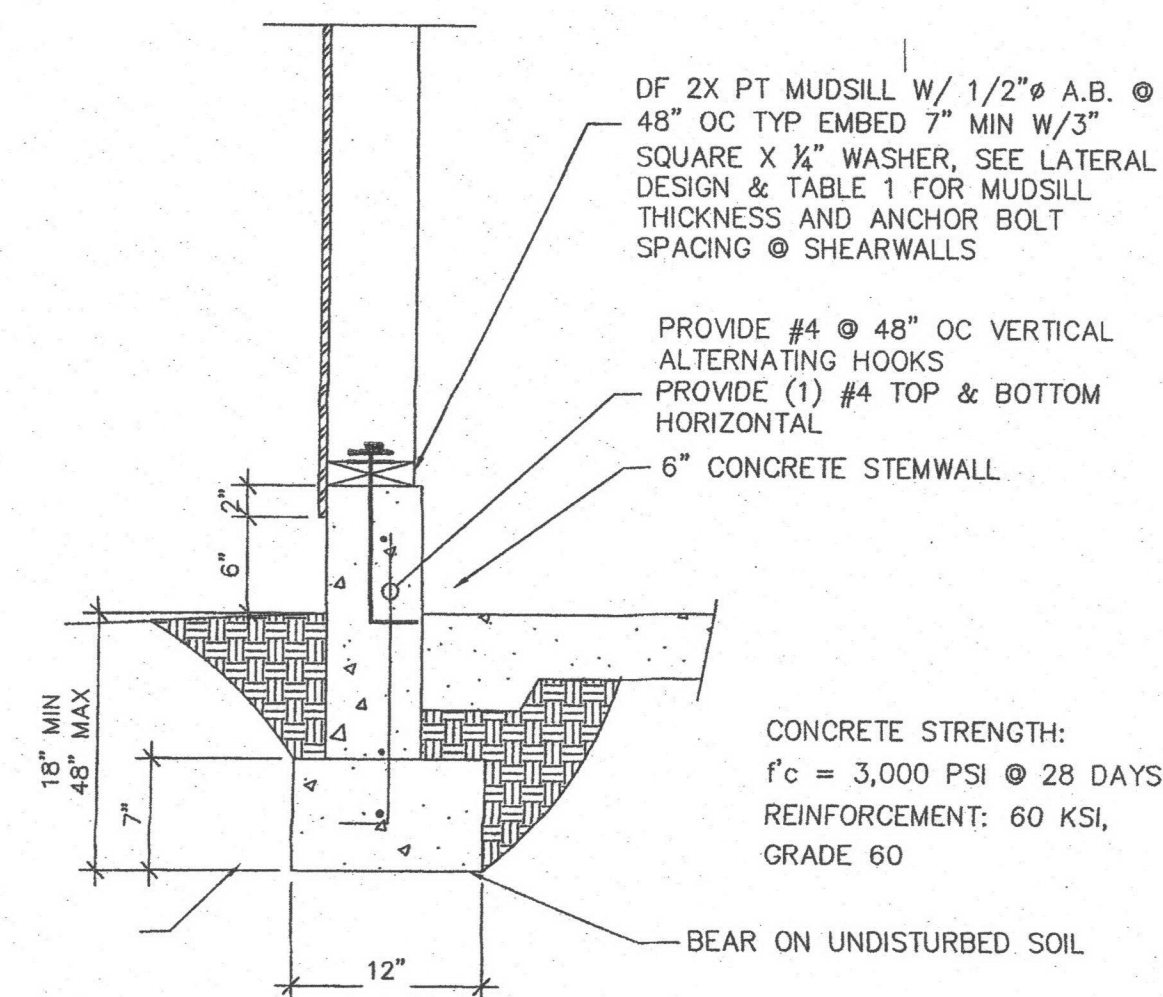
40 SECTION OF ATTIC



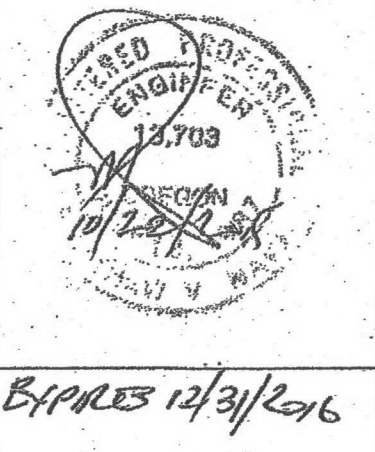
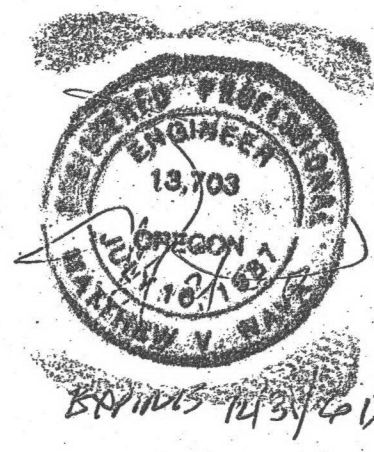
44 RIDGE BEAM DETAIL



43 EAVE OF ATTIC



F1 SLAB ON GRADE FOUNDATION



BRIAN V. BALES 10/22/2015 BATES 10/22/2015

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Concept Design 1732 NE Weidler Garage

Garage
S2

