

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 31463	Project Address: 3238 NE 20th Ave
Hearing Date: 4/12/23	Appellant Name: Dave Spitzer
Case No.: B-003	Appellant Phone: 503 335 9040
Appeal Type: Building	Plans Examiner/Inspector: Roza Malekzadeh
Project Type: residential	Stories: 2 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 23-016760-RS
Plan Submitted Option: pdf [File 1]	Proposed use: adu

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R302.3

Requires Requires eaves to be a minimum of 2' from the property line.

Code Modification or Alternate Requested We are requesting the new ADU to have fire rated eaves just 1' from the property line and to maintain the existing non-rated eaves of the house 2' from the property line.

Proposed Design The existing house has very deep - 4' wide eaves. The existing eaves are approximately 20' above grade.

We are building and ADU ontop of a garage (all new). We are in an historic district so using similar eaves to existing is important. While the existing house is very large and has 4' deep eaves - the new ADU structure is quite a bit smaller so 2' eaves are more appropriate.

We are also very tight on the site - as drawn our structure is only 15' wide - so loosing 1' for the eaves is important to make the space functional.

Instead of having our eave for the ADU 2' from the imaginary property line - we'd like to be just 1' but then install sprinkler heads at roughly 10' o.c. at the underside of the eaves were the two structures abut.

Reason for alternative The site is very tight, architectural compatibility in this historic neighborhood is very important as well. Providing (3) sprinkler heads at the underside of the ADU eaves (which is lower than the main house eaves) will provide protection for both structures.

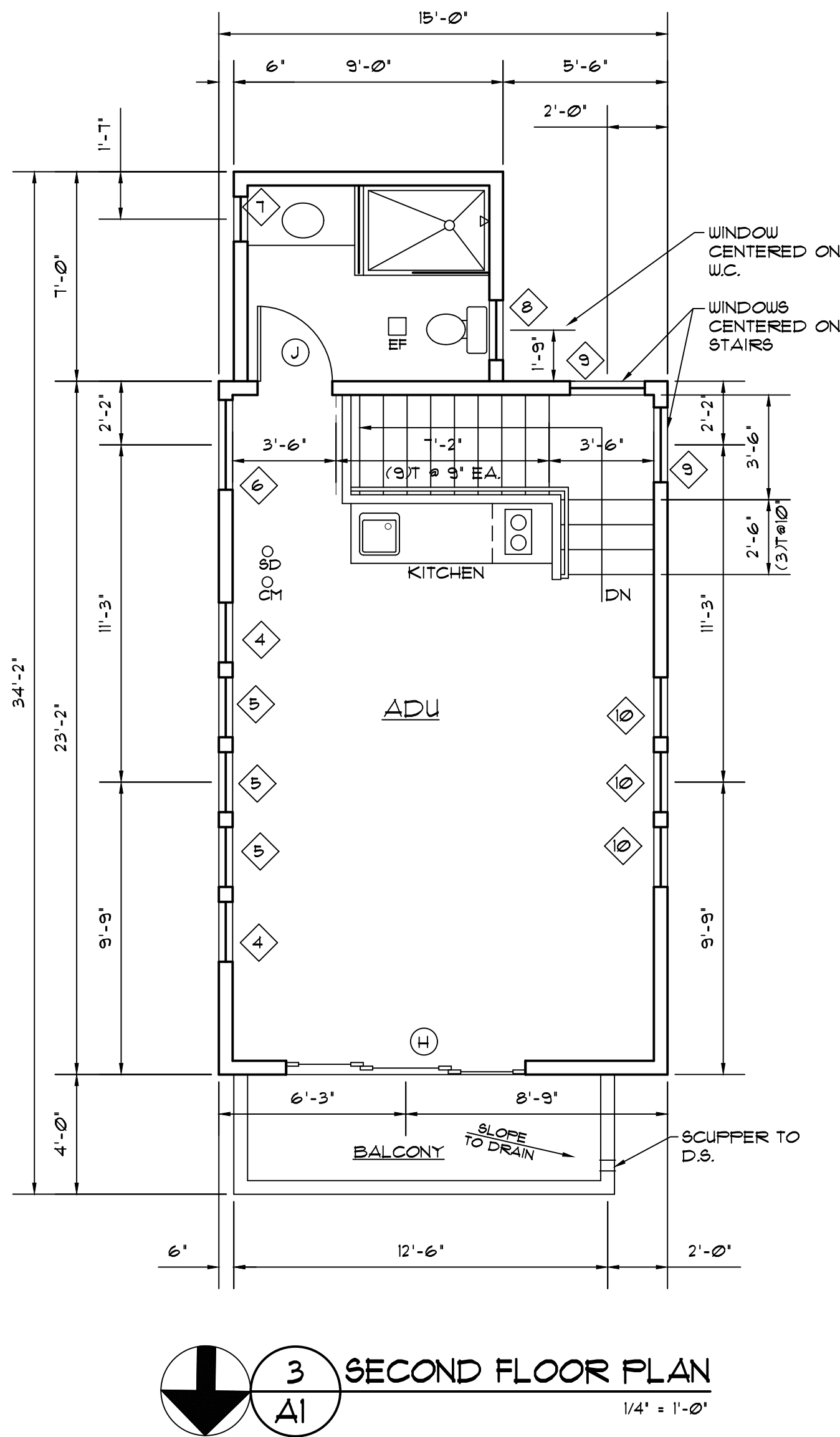
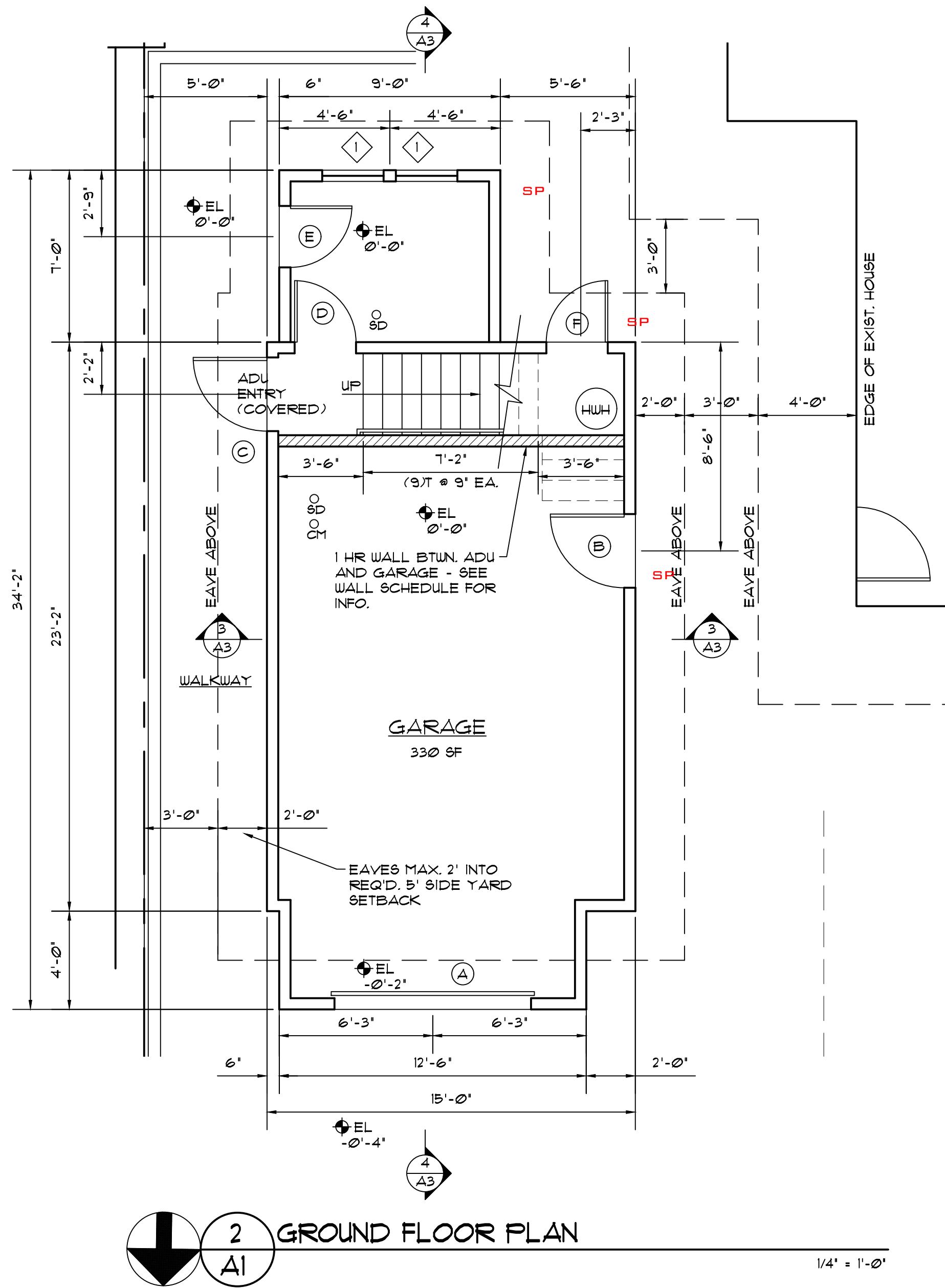
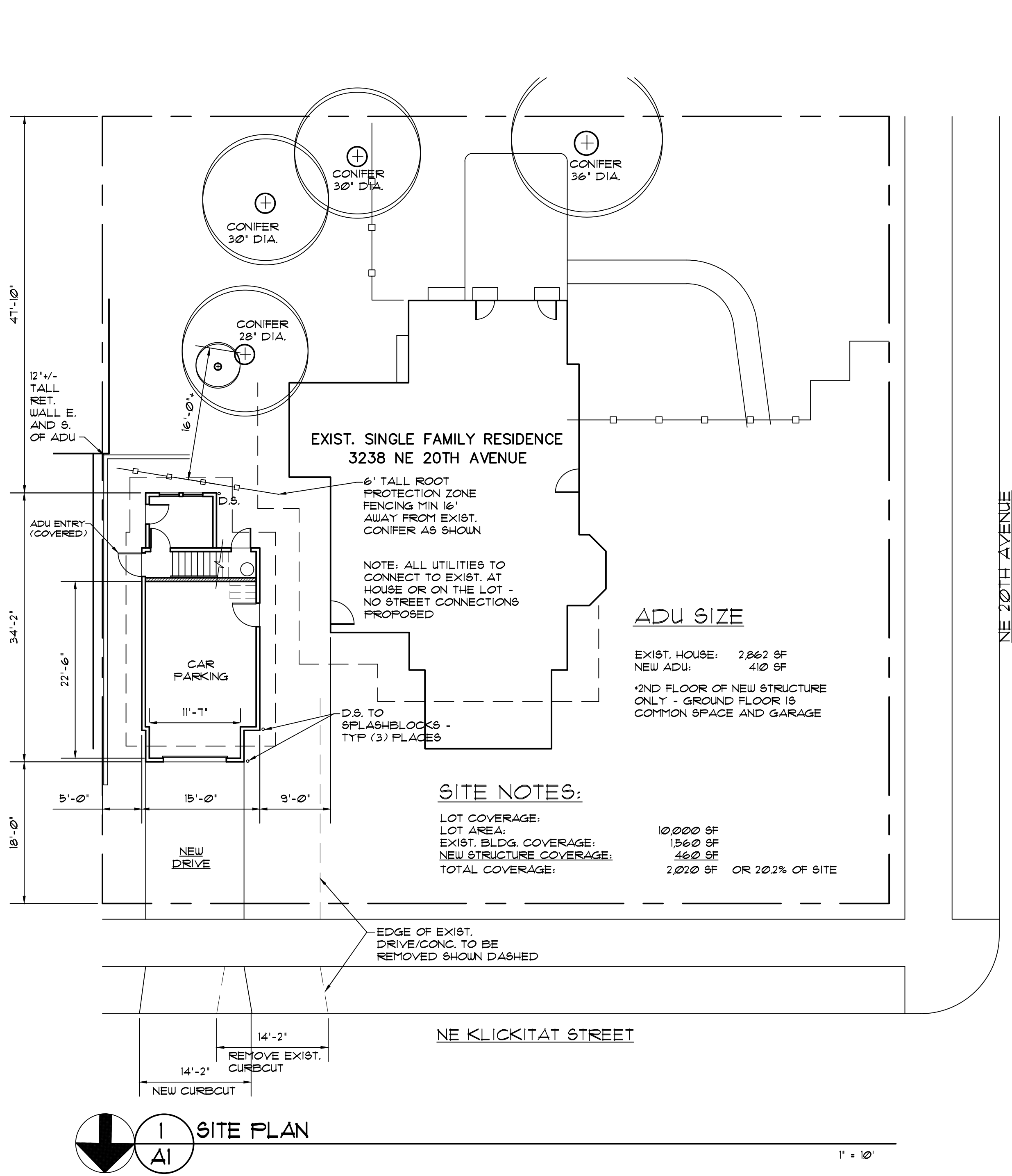
APPEAL DECISION

Proposed ADU with reduction in the minimum required West eave fire separation distance from two feet to one foot with partial eave sprinkler protection: Granted provided 13D sprinklers are provided throughout the ADU with one head in garage near side door and provided fire resistant treated sheathing or Type X gyp sheathing is used beneath non-frt sheathing at West eave.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come in to the Development Services Center.



WALL SCHEDULE

NEW WALL - SEE SECTIONS FOR INFO.

NEW 1 HR RATED DEMISING WALL - PER GA FILE # 3245 - (2) LAYERS 8" TYPE 'X' GYP. BD., 2x4 STUDS @ 16" O.C., 3" BATT INSUL, RESILIENT FURR CHANNELS, 8" TYPE 'X' GYP. BD. - SEE SECTIONS FOR ADD. INFO.

RADON CONTROL

NEW HABITABLE RESIDENTIAL STRUCTURES SHALL HAVE RADON GAS MITIGATION. THE METHOD OF MITIGATION TO BE INSTALLED SHALL BE AS FOLLOWS:

SLAB-ON-GRADE @ LIVING AREA:
PASSIVE DEPRESSURIZATION SYSTEM, WITH 4" THICK LAYER OF GAS-PERMEABLE AGGREGATE BELOW SLAB.

ENERGY UPGRADES (ADDITIONAL MEASURES) BASED ON THE 2021 OREGON RESIDENTIAL SPECIALTY CODE - TABLE N1101.1(2):

ADDITIONAL MEASURES:

B. ALL ELECTRIC HEAT WITH A DUCTLESS HEAT PUMP OF MIN. HSPF 10 IN PRIMARY ZONE AND PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS

DOOR SCHEDULE

#	SIZE	TYPE	NOTES
A	8'-0" x 1'-0"	CARRIAGE	--
B	3'-0" x 1'-0"	EXTERIOR	FULL LIGHT
C	3'-0" x 1'-0"	EXTERIOR	FULL LIGHT
D	2'-6" x 1'-0"	INTERIOR	SOLID CORE, CLOSER, GASKETING
E	2'-6" x 1'-0"	EXTERIOR	FULL LIGHT
F	2'-6" x 1'-0"	EXTERIOR	SOLID CORE
G	NOT USED	--	--
H	8'-0" x 1'-0"	SLIDING GLASS	(3) DOORS - (2) OPERABLE
J	2'-6" x 1'-0"	INTERIOR	--

WINDOW SCHEDULE

#	SIZE	TYPE	NOTES
1	2'-6" x 4'-0"	SINGLE HUNG	TYP. x2 - (1) TEMP. ADJ. TO DR.
2	NOT USED	--	--
3	NOT USED	--	--
4	2'-0" x 2'-0"	AWNING	TYP. x2
5	2'-0" x 2'-0"	FIXED	TYP. x3
6	3'-0" x 3'-6"	SINGLE HUNG	TEMP.
7	1'-6" x 3'-6"	CASEMENT	COORD. W/ BACKSPLASH
8	2'-0" x 2'-6"	SINGLE HUNG	TEMP - CENTER ON W.C.
9	2'-6" x 3'-6"	SINGLE HUNG	TYP. x2 - TEMP.
10	2'-0" x 4'-0"	SINGLE HUNG	TYP. x3

ALL DOORS AND WINDOWS TO HAVE 1'-0" HEADER HEIGHT.

NOTE: PROVIDE TEMPERED GLAZING AT ALL WINDOWS W/IN 18" OF THE FLOOR, ADJACENT TO STAIRS/LANDINGS, W/IN 24" OF DOORS, IN DOORS ADJACENT TO TUBS/SHOWERS AND AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE - SECTION R308.

GENERAL NOTES:

GENERAL PROJECT SCOPE: BUILD NEW ADU W/ GARAGE BELOW MAIN LEVEL ADU = 410 SF, LOWER LEVEL ADU = 130, GARAGE = 330 SF.

THIS PROJECT IS DESIGNED UTILIZING THE LATEST EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE (2021 ORSC). NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN THIS DESIGN AND CODE REQUIREMENTS. ANY ITEM NOT SPECIFICALLY COVERED WITHIN THESE DRAWINGS SHALL MEET THE REQUIREMENTS OF THE IRC.

ALL EXISTING CONDITIONS HAVE BEEN DOCUMENTED AS SHOWN - NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXIST. CONDITIONS AND DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FINISH SURFACE UNLESS NOTED OTHERWISE.

TRIM/SIDING/DETAILING - EXCEPT AS NOTED ON THESE DRAWINGS - AND/OR AS DIRECTED BY THE OWNER - TRIM/SIDING/DETAILING SHALL MATCH THE EXISTING AS ALLOWED BY ON-SITE CONDITIONS.

FOUNDATION AND UNDERFLOOR

ALL WOOD IN CONTACT WITH CONCRETE, AND ALL EXPOSED WOOD SUPPORTING PORCHES AND DECKS, TO BE PRESSURE TREATED OR OF NATURAL RESISTANCE TO DECAY.

LOTS MUST BE PROVIDED WITH ADEQUATE DRAINAGE SO AS TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS.

FOUNDATION WALLS SHALL EXTEND 6" ABOVE ADJACENT GRADE.

THE ENTIRE PERIMETER OF THE FOUNDATION STEM WALL SHALL HAVE R15 RIGID INSULATION BETWEEN THE SLAB ON GRADE AND INSIDE FACE OF THE STEM WALL (EXCEPT AT DOORS).

GARAGES

FIRE/SOUND SEPARATE GARAGE FROM ADU AS SHOWN ON THE PLANS AND SECTIONS.

DWELLING UNIT

EMERGENCY EGRESS FROM ADU SLEEPING AREA HAS DOORS DIRECTLY TO THE EXTERIOR

BATHROOMS WITH A TUB OR SHOWER REQUIRE MECHANICAL VENTILATION, MIN. 80 CFM EXHAUST FAN W/HUMIDSTAT OR TIMER

PROVIDE HARD WIRED SMOKE DETECTORS AT EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH ADDITIONAL STORY OF THE HOUSE. SMOKE DETECTORS SHALL BE INTERCONNECTED AND HARDWIRED TO ELECTRICAL POWER.

PROVIDE CARBON MONOXIDE DETECTOR WITHIN 15' OF BEDROOM DOORS

STAIRS AND RAILINGS

ALL EXTERIOR AND INTERIOR STAIRWAYS ARE TO BE PROVIDED WITH ILLUMINATION. SUCH LIGHTING SHALL BE LOCATED IN THE IMMEDIATE VICINITY OF EXTERIOR LANDINGS AND CONTROLLED FROM INSIDE. FOR INTERIOR STAIRS, SUCH LIGHTING SHALL BE IN THE VICINITY OF TOP AND BOTTOM LANDINGS AND CONTROLLED FROM TOP AND BOTTOM.

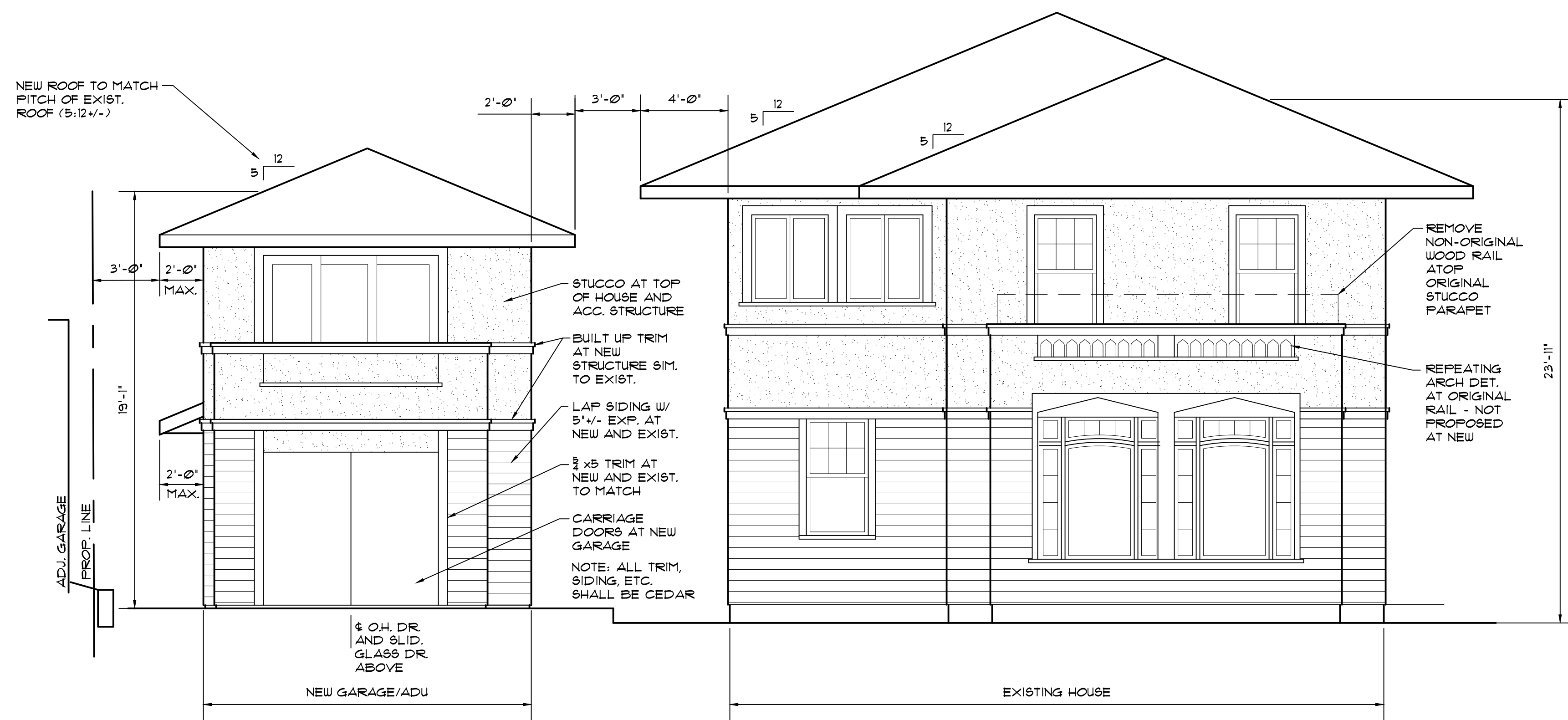
STAIRS MUST COMPLY WITH THE FOLLOWING DIMENSIONS:

- 36" MINIMUM WIDTH, 6'-8" HEADROOM HEIGHT MEASURED VERTICALLY FROM THE PLANE OF THE NOSINGS OF THE TREADS.
- MINIMUM 4" AND MAXIMUM 8" RISE
- MINIMUM 9" RUN (TREAD)

WALLS AND SOFFITS OF ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD.

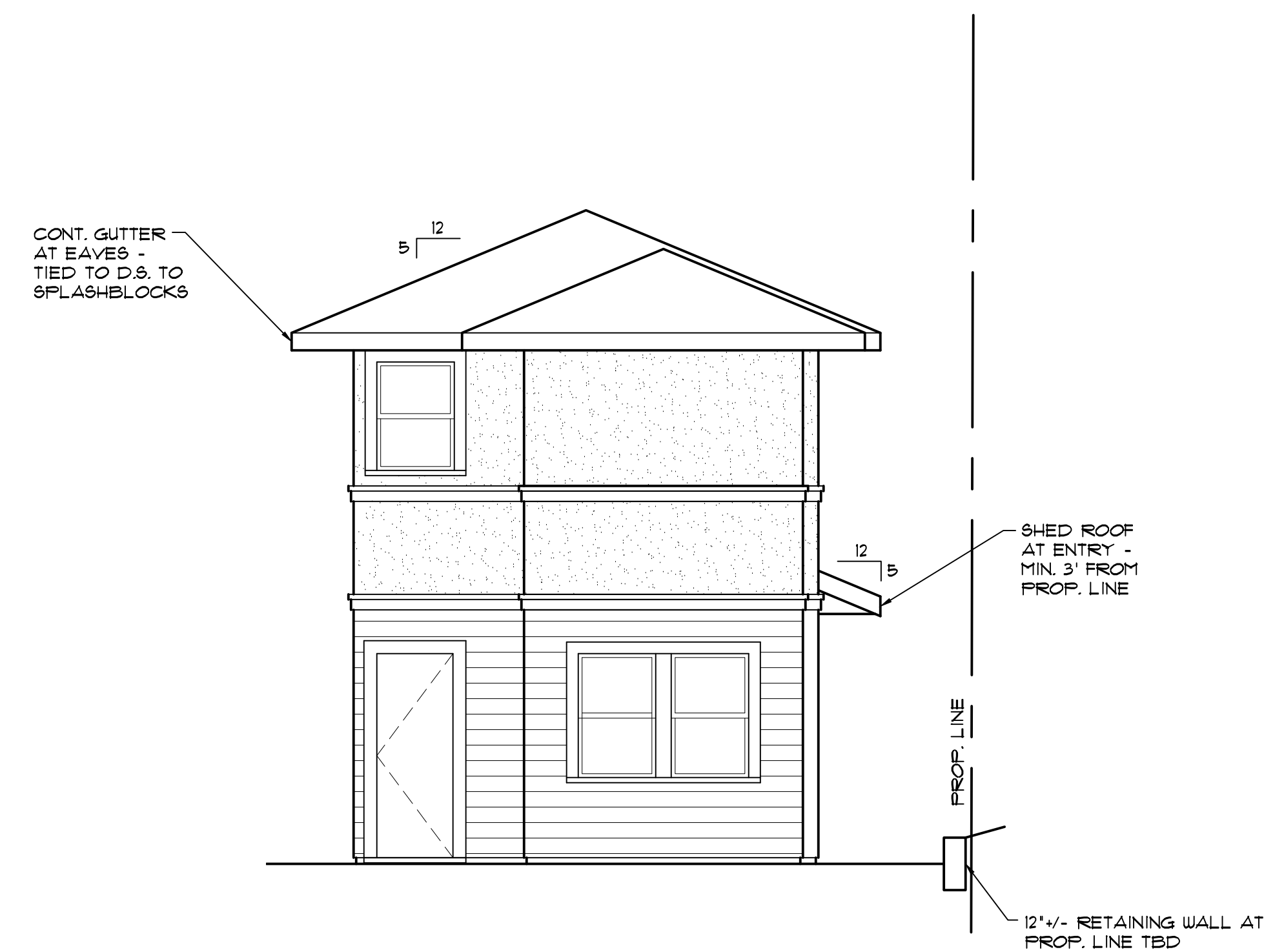
STAIRS WITH MORE THAN 3 RISERS MUST COMPLY WITH THE FOLLOWING:

- PROVIDE A 1 1/2" MINIMUM TO 2 3/8" MAXIMUM DIAMETER RAIL WITH 1 1/2" MINIMUM BETWEEN HANDRAIL AND WALL AND MOUNTED AT +30" TO +38" ABOVE THE TREAD NOSING ONE SIDE OF STAIRS MIN.
- GUARDRAIL AT 'OPEN' SIDE OF STAIRS SHALL BE A STUD WALL TO 42" TALL.



1 NORTH ELEVATION
A2

1/4" = 1'-0"



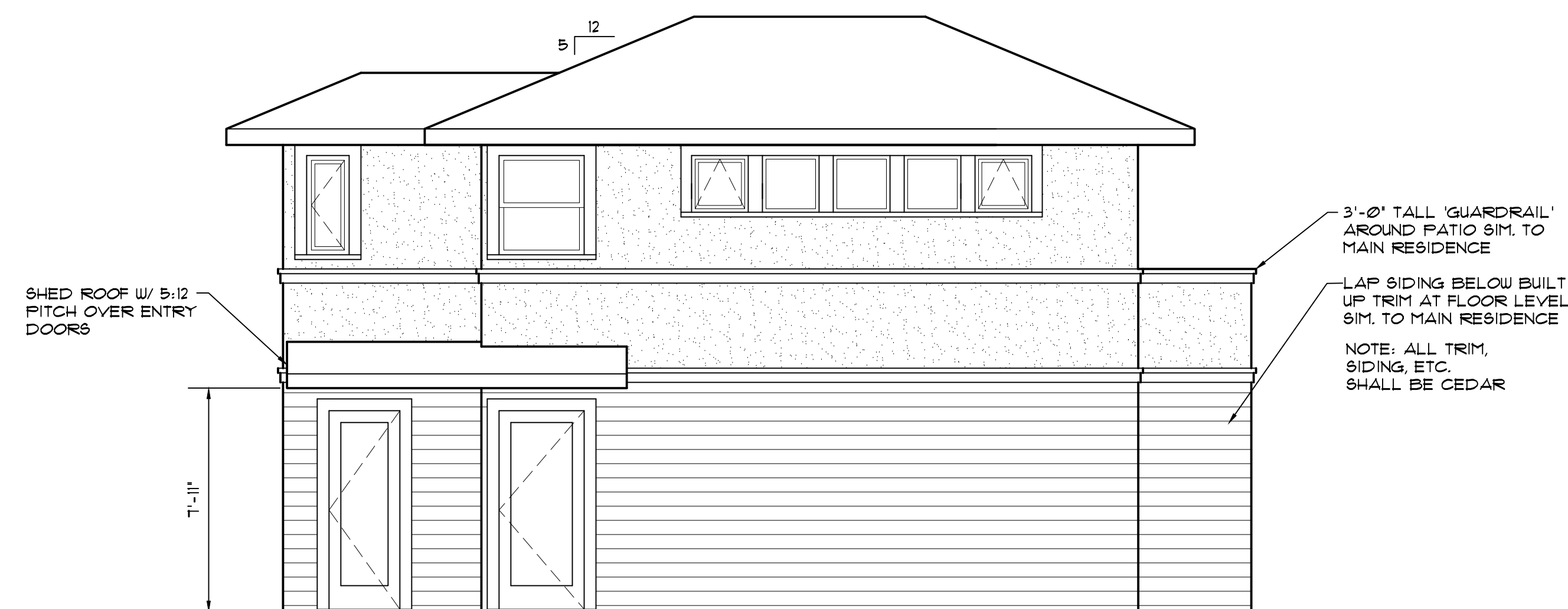
2 SOUTH ELEVATION
A2

1/4" = 1'-0"



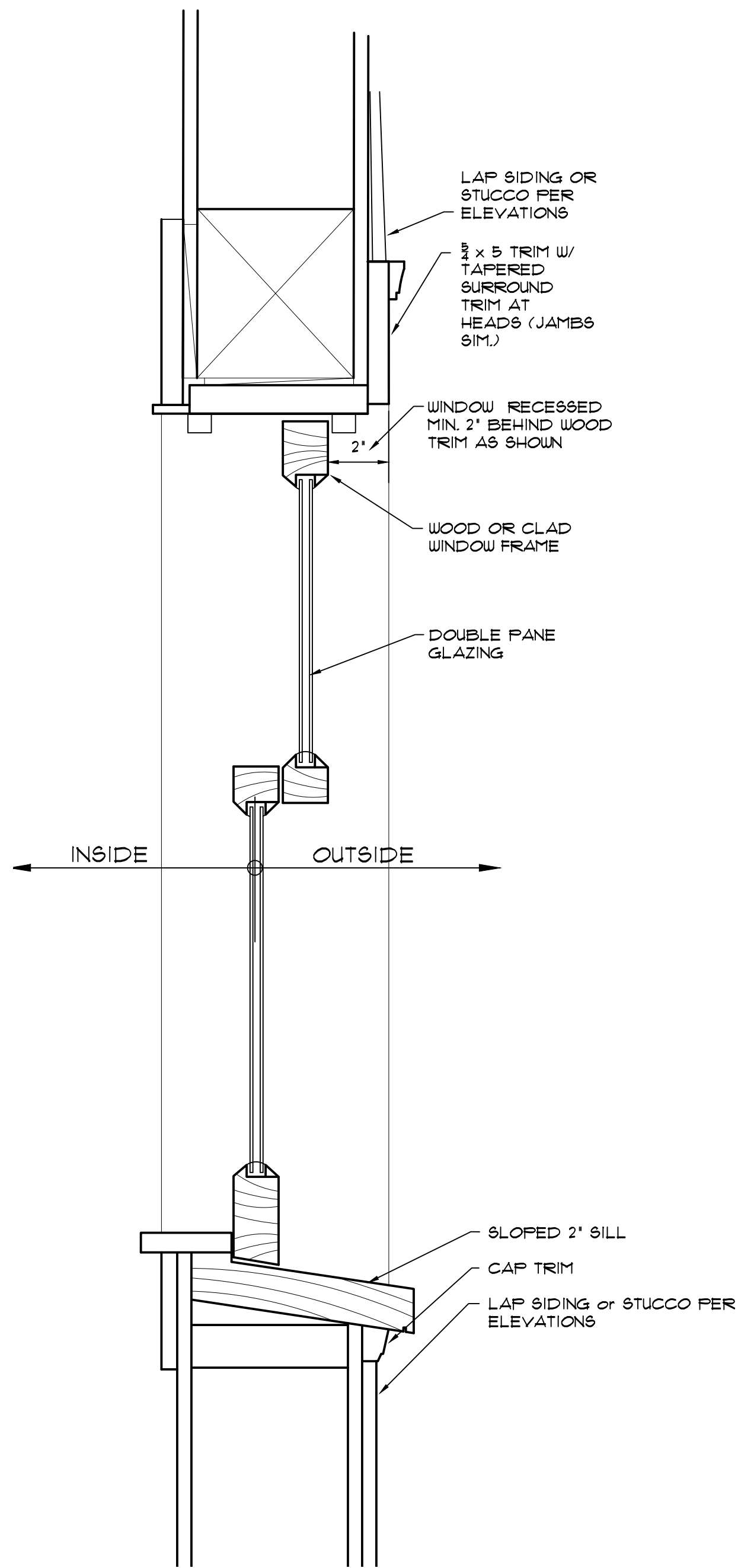
3 WEST ELEVATION
A2

1/4" = 1'-0"

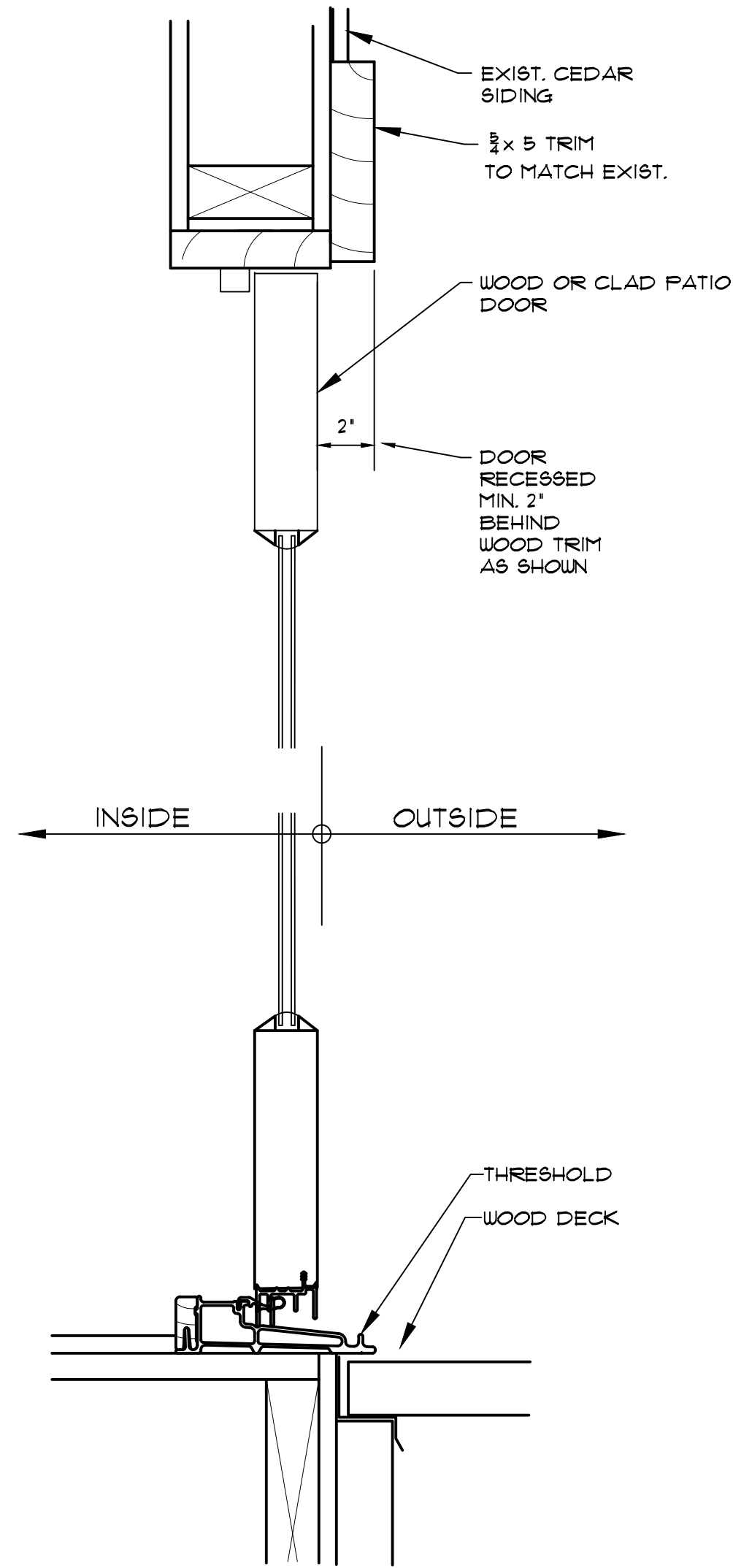


4 EAST ELEVATION
A2

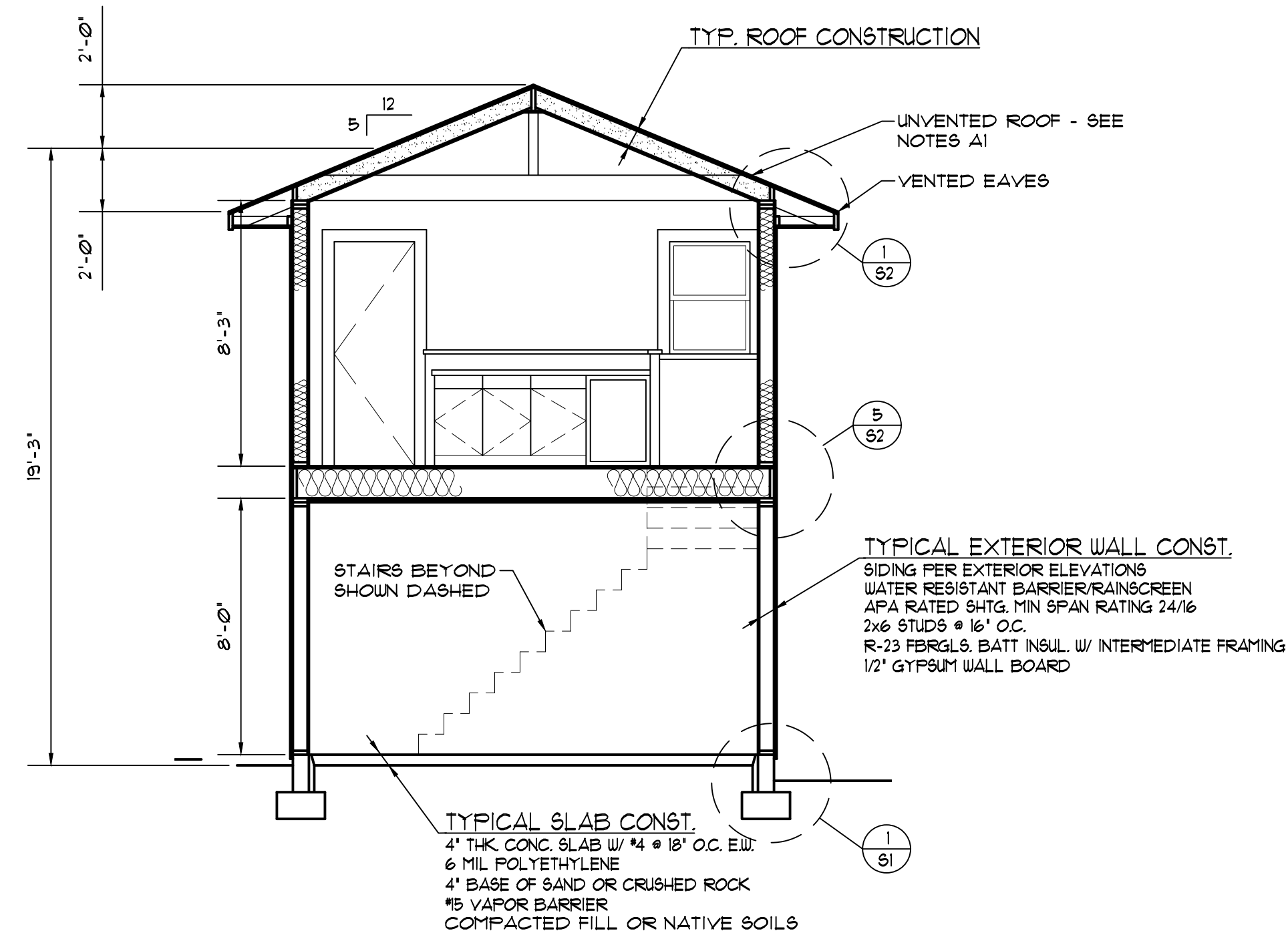
1/4" = 1'-0"



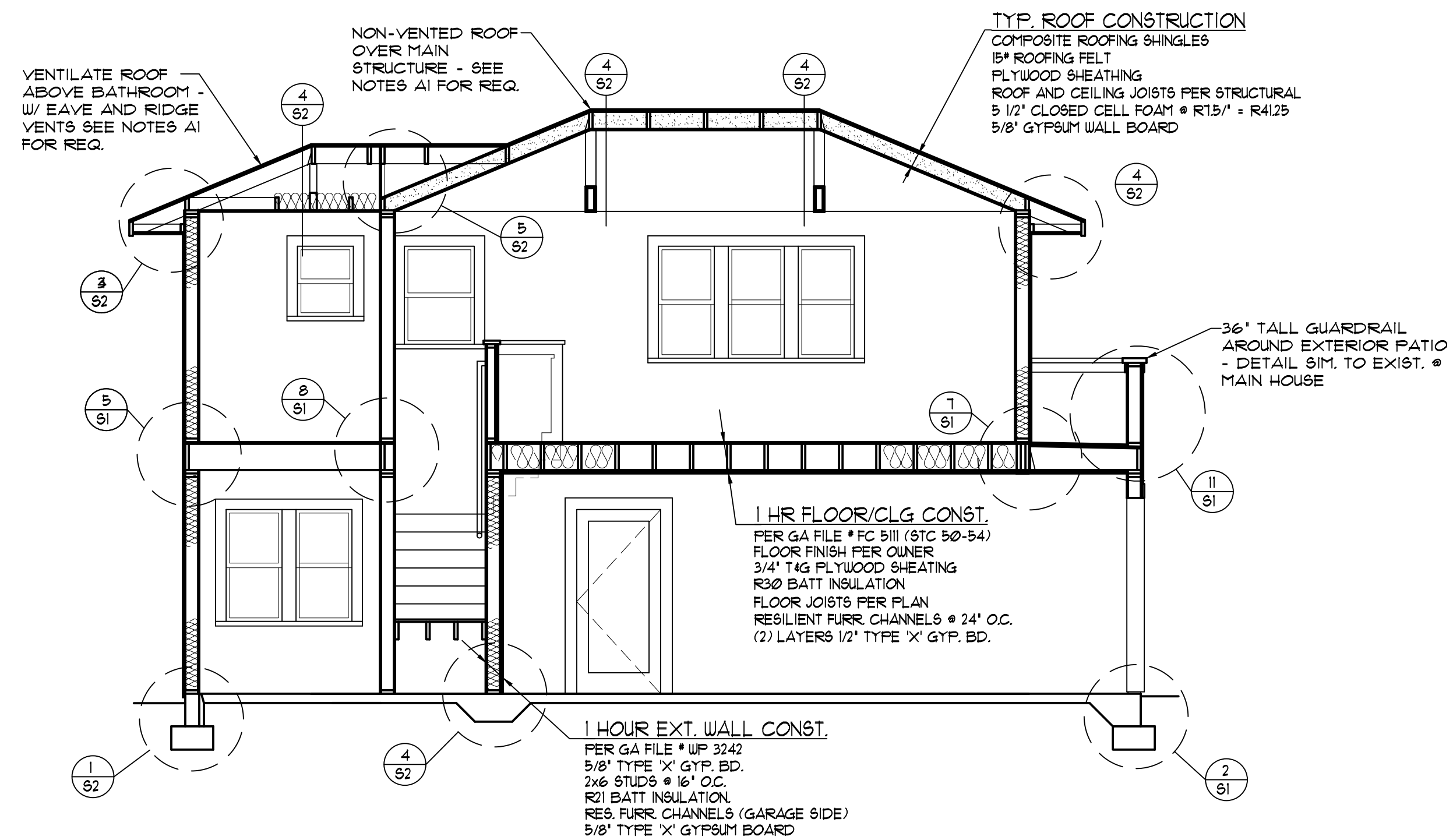
1
A3 **NEW WOOD WINDOW DETAIL**
3\"/>



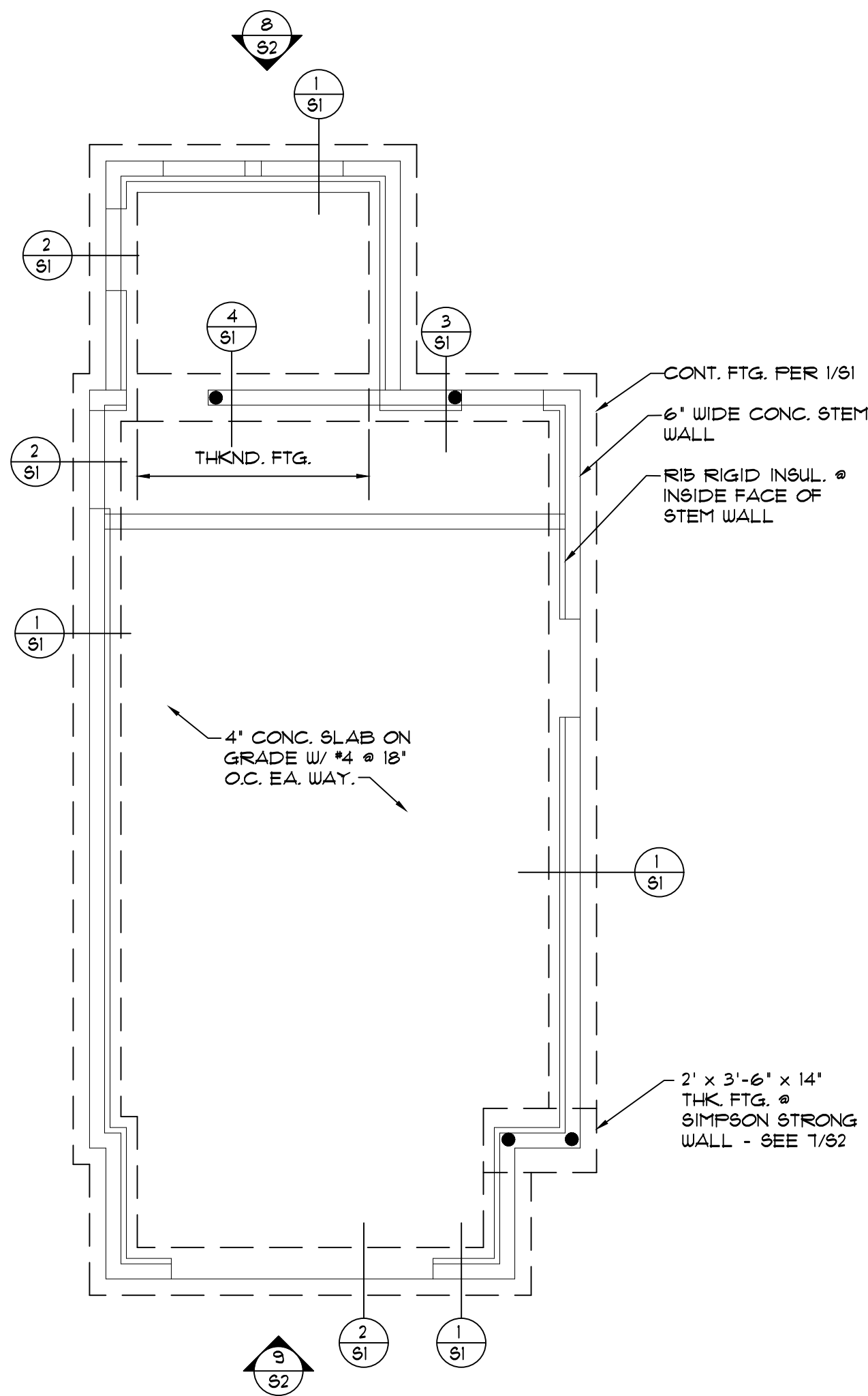
2
A3 **NEW WOOD DOOR DETAIL**
3\"/>



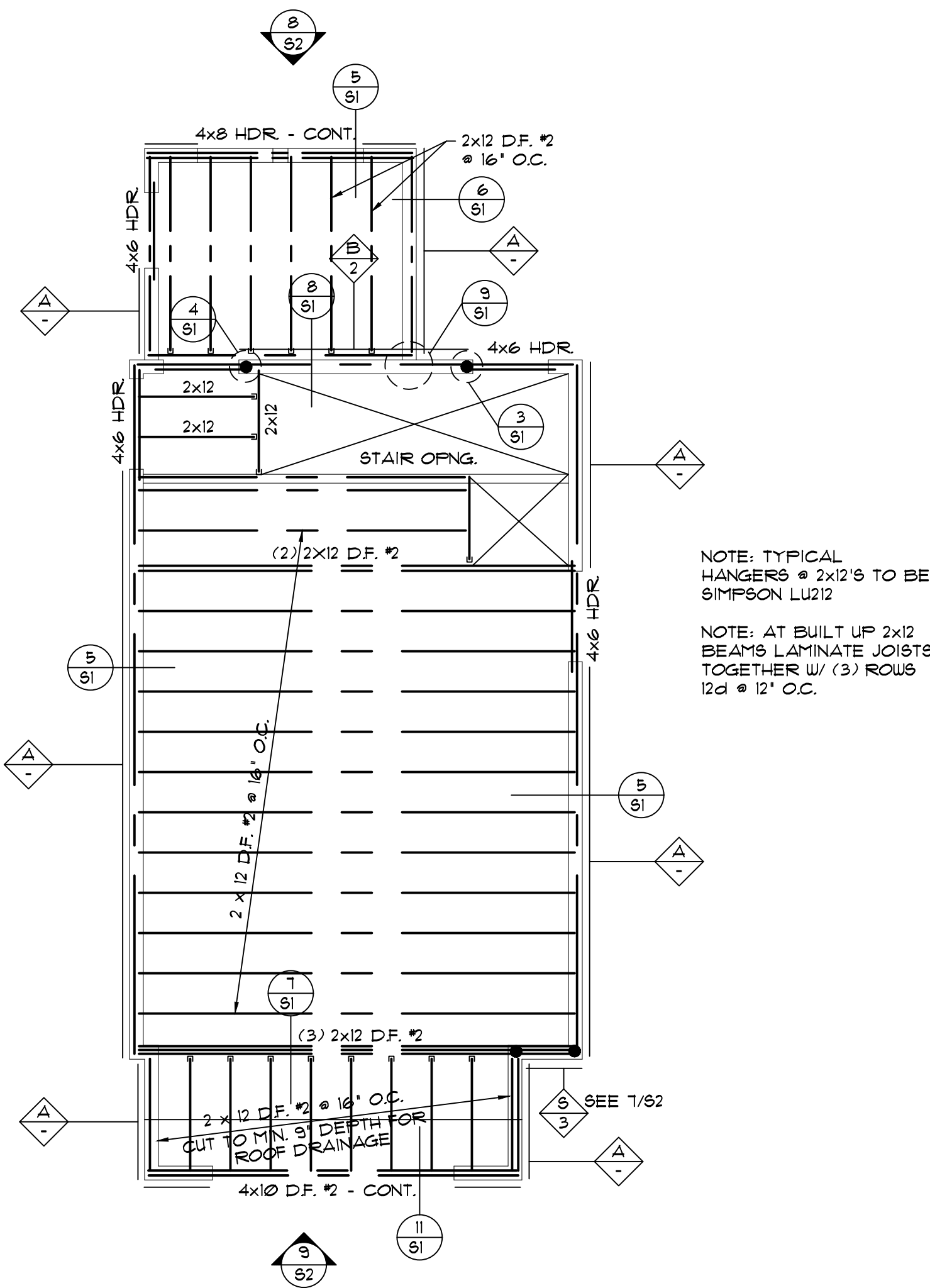
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A3 **SECTION**
1/4\"/>



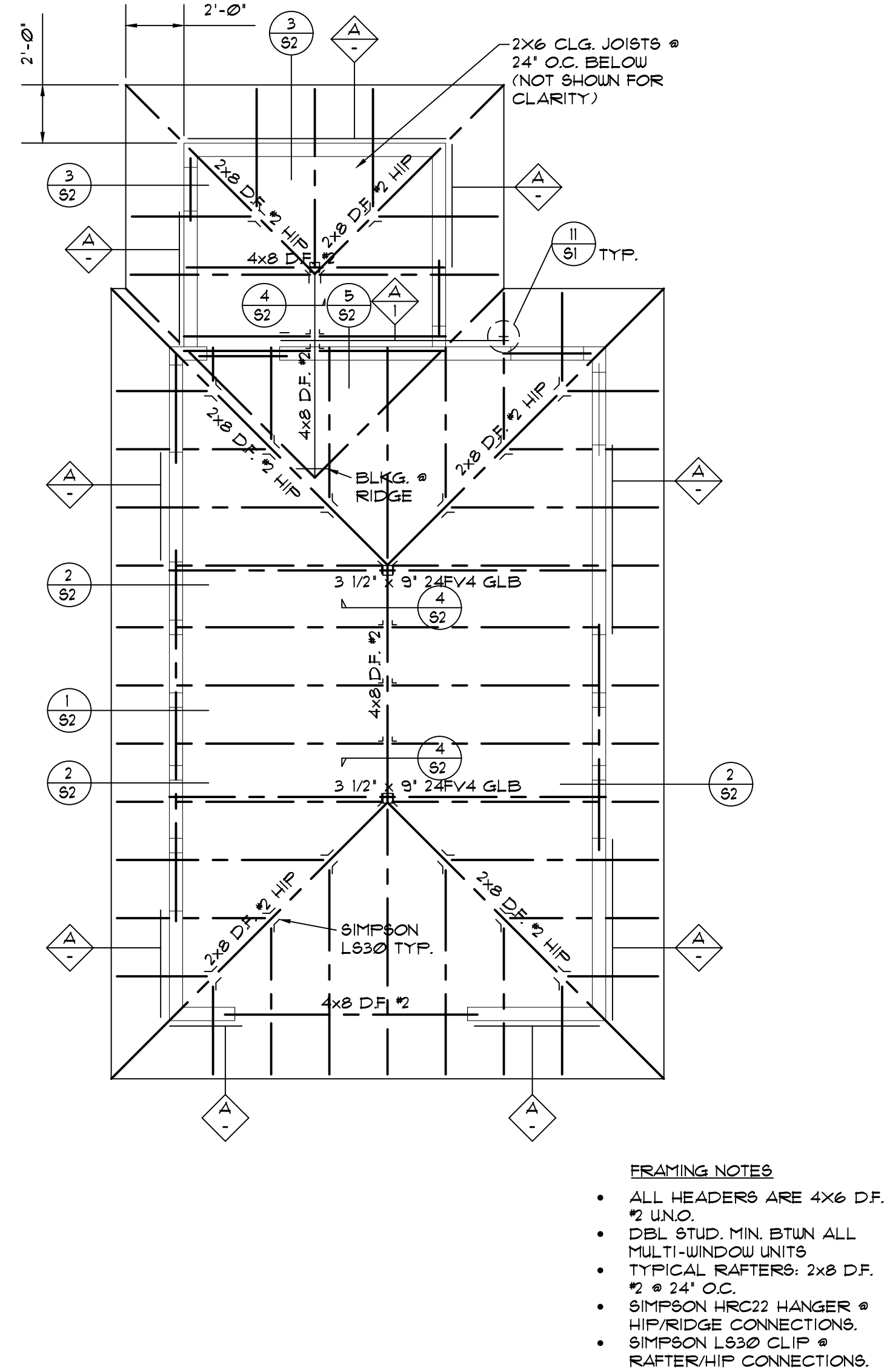
4
A3 **SECTION**
1/4\"/>



1
A4 FOUNDATION PLAN
1/4" = 1'-0"



2
A4 SECOND FLOOR FRAMING and
FIRST FLOOR SHEARWALL PLAN
1/4" = 1'-0"



3
A4 ROOF FRAMING and
2ND FLOOR SHEARWALL PLAN
1/4" = 1'-0"

STRUCTURAL NOTES

GENERAL

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY ERRORS OR INCONSISTANCY WITH THE ARCHITECTURAL OR SUPPLIER DRAWINGS. SHOULD QUESTIONS ARISE REGARDING THE INFORMATION SHOWN ON THESE DRAWINGS THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE PROCEEDING. THE ENGINEER IS NOT RESPONSIBLE FOR IMPROPER CONSTRUCTION PRACTICES DUE TO MISUNDERSTANDING OR MISUSE OF THE INFORMATION ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIAGNOSIS AND THE REPAIR OR REPLACEMENT OF ANY STRUCTURAL MEMBERS THAT HAVE BEEN DEGRADED BY MOISTURE, INSECTS OR ANY OTHER ACTION THAT REDUCES THE CAPACITY OF THE MEMBER. A LICENCED TESTING AGENCY SHALL BE USED AT THE DISCRETION OF THE OWNER.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE DURING THE CONSTRUCTION PERIOD FOR ALL CONDITIONS AT THE CONSTRUCTION SITE, INCLUDING SAFETY OF PROPERTY AND PERSONS. THE ENGINEER'S VISITS TO THE SITE AREA ARE NOT INTENDED, NOR SHALL THEY BE CONSTRUED TO INCLUDE A REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRENGTH AND STABILITY OF ALL SHORING, BRACING, SCAFFOLDING AND TEMPORARY SUPPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERPROOFING AND FLASHING DETAILS OF ALL STRUCTURAL ELEMENTS INDICATED ON THESE DRAWINGS.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. DO NOT SCALE DRAWINGS. ALL STRUCTURAL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL REVIEW DRAWINGS WITH RESPECT TO MATERIALS, LAYOUT, ELEVATIONS, AND DIMENSIONS BEFORE STARTING WORK. ANY APPARENT DISCREPANCY, AMBIGUITY, OR CONFLICT IN THESE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. ANY REVISION TO THESE DRAWINGS SHALL BE COMPLETED BEFORE PROCEEDING WITH THE WORK AFFECTED.

CODES AND STANDARDS
2022 OREGON STRUCTURAL SPECIALTY CODE

DESIGN LOADS

DEAD LOAD - ALL COMPONENT WEIGHTS WIND LOAD - DESIGN PER ASCE 7-22
FLOOR LIVE LOAD - 40 PSF DWELLING 98 MPH ULT. (3 SEC GUST) RISK
DECK LIVE LOAD - 60 PSF CATEGORRY II; EXPOSURE B
ROOF SNOW LOAD - 25 PSF
SEISMIC LOAD - Ss=.930; S1=.350g (SITE SPECIFIC) SOIL CLASS D; 1500 PSF BEARING CAPACITY (ASSUMED)

EXCAVATIONS

ALL EXCAVATIONS SHALL BE TO FIRM, UNDISTURBED NATIVE MATERIAL. IF FOOTINGS PLACED ON DISTURBED MATERIAL, CONSULT GEOTECHNICAL ENGINEER FOR FILL MATERIAL, COMPACTION PROCEDURE, AND FOOTING EMBEDMENT DEPTH.

CONCRETE

28 DAY CONCRETE STRENGTH: F'c= 2500 PSI AT WALLS AND FOOTINGS. F'c= 3500 PSI AT SLAB (FOR APPEARANCE). MAXIMUM CONCRETE SLUMP 4 INCHES. AIR ENTRAIN ALL CONCRETE EXPOSED TO WEATHER 4% TO 6% PER C.Y.

ALL REINFORCING STEEL - ASTM A615, GRADE 60. UNLESS OTHERWISE NOTED, REINFORCING BARS SHALL BE LAPPED 24 DIAMETERS OR A MINIMUM OF 12 INCHES. STEEL REINFORCING SHALL HAVE MINIMUM CONCRETE COVER OF 3 INCHES AGAINST EARTH; 2" COVER AGAINST FORMS; MID DEPTH OF SLAB.

CRACK CONTROL MEASURES AT CONCRETE FLOOR SLAB TO BE DESIGNED, SPECIFIED AND INSTALLED BY CONTRACTOR.

FRAMING LUMBER

SAWN LUMBER SHALL CONFORM TO WEST COAST INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. BLOCKING, PLATES & NAILERS TO BE DOUGLAS FIR #2, ALL FRAMING NAILS UNLESS OTHERWISE NOTED BY THE MANUFACTURER PANEL ROOF AND FLOOR SHEATHING SHALL BE LAPPED 24 DIAMETERS OR A MINIMUM OF 12 INCHES. FASTENING SCHEDULE ON TABLE 2304.9.1 FRAMING ACCESSORIES AND PRE-ENGINEERED STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON OR APPROVED EQUAL.

"GLB" MEMBERS SHALL HAVE THE FOLLOWING MINIMUM SPECIFICATIONS: Fb = 2400 PSI, Fv= 190 PSI; E=1,800,000 PSI.

ANY FRAMING LUMBER EXPOSED TO WEATHER SHALL BE PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT; BE SEALED WITH A DECAY RESISTANT PRESERVATIVE; OR, BE PRESSURE TREATED PER BELOW.

SHEATHING

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1 WITH EXTERIOR GLUE, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS AND OUTLINED BELOW.

PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER PANEL ROOF AND FLOOR SHEATHING SHALL BE LAID WITH END JOINTS STAGGERED. LAY OUT PLYWOOD TO ELIMINATE ANY WIDTH LESS THAN 2'-0" ALL ROOF AND FLOOR SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS.

WALL SHEATHING: 1/2" (NOM) APA RATED SHEATHING, MIN SPAN RATING 24/16, NAIL SHEATHING TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT ALL PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE SEE SHEARWALL SCHEDULE. ALL PANEL EDGES SHALL BE BACKED BY SOLID MEMBER AT INDICATED SHEARWALLS.

ROOF SHEATHING: 1/2" (NOM) APA RATED SHEATHING, MIN SPAN RATING 32/16, NAIL SHEATHING TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT ALL PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE ('FIELD') SUPPORTS. AT MEMBER SPACING GREATER THAN 16" USE BLOCKING OR SIMP PSCL (OR EQUIV) SHEATHING CLIPS AT UNSUPPORTED SHEATHING EDGES.

FLOOR SHEATHING: 3/4" (NOM) APA RATED 'STURDI-FLOOR' SHEATHING (OR EQUIV.), MIN SPAN RATING 24, NAIL SHEATHING TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT ALL PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE ('FIELD') SUPPORTS. AT EXTERIOR DECK, SHEATHING SHALL BE PRESSURE TREATED 3/4" PLYWOOD.

PRESSURE TREATED LUMBER

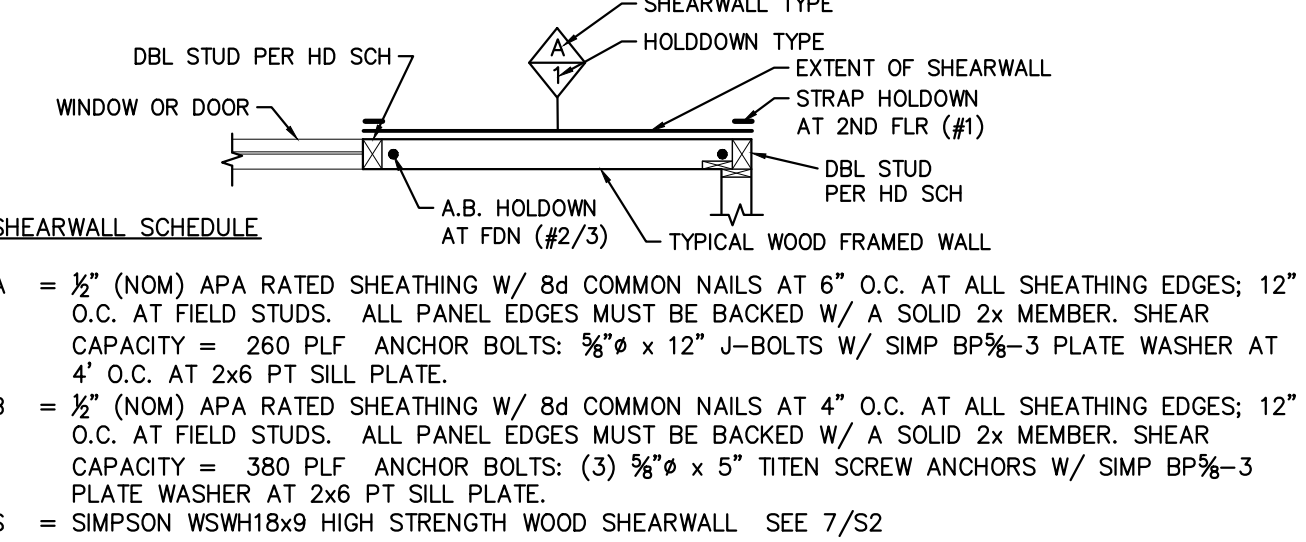
ANY LUMBER EXPOSED TO WEATHER, IN DIRECT CONTACT WITH CONCRETE, SOIL OR ANY OTHER MOIST CONDITION, SHALL BE 'PRESSURE TREATED' (PT). PT MATERIAL SHALL BE TREATED WITH THE FOLLOWING COPPER-BASED FORMULATIONS: 'MCA', 'MCO', 'UCA-C' OR THE FOLLOWING CARBON-BASED FORMULATIONS: 'EL2', 'PTI'. ANY CUTS MADE TO THE PT LUMBER SHALL BE FIELD TREATED WITH A COPPER NAPHTHETENATE PRESERVATIVE CONTAINING AT LEAST A 1% CONCENTRATION OF COPPER.

FASTENERS IN CONTACT WITH PT LUMBER SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR BE APPROVED BY THE ACCEPTANCE CRITERIA IN THE ICC-ES AC207 DOCUMENT. LIGHT GAGE STEEL FRAMING ACCESSORIES SUCH AS CLIPS, HANGERS, ANGLES ETC SHALL BE GALVANIZED TO MEET THE G-185 STANDARD (SIMPSON ZMAX OR EQUIV.)

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	EQUIV	EQUIVALENT	PT	PRESSURE TREATED
ARCH	ARCHITECTURAL	EW	EACH WAY	REQ	REQUIRED
BM	BEAM	EXT	EXTERIOR	RO	ROUGH OPENING
BOT	BOTTOM	FDN	FOUNDATION	SCH	SCHEDULE
BTWN	BETWEEN	FTG	FOOTING	SHT	SHEET
CL	CENTER LINE	HD	HOLD DOWN	SIM	SIMILAR
CLR	CLEAR	HORIZ	HORIZONTAL	SIMP	SIMPSON STRONG-TIE
COL	COLUMN	INT	INTERIOR	SQ	SQUARE
CONC	CONCRETE	JST	JOIST	STD	STANDARD
CONT	CONTINUOUS	LAM	LAMINATE	SW	SHEAR WALL
CTR	CENTER	LVL	LAMINATED VENEER LUMBER	T & B	TOP AND BOTTOM
DBL	DOUBLE			THK	THICK
DIA	DIAMETER	MAX	MAXIMUM	TYP	TYPICAL
DWG	DRAWING	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DTL	DETAIL	NOM	NEW	VERT	VERTICAL
(E)	EXISTING	(N)	NOMINAL	W/	WITH
EA	EACH	NTS	NOT TO SCALE	//	PARALLEL
EQ	EQUAL	OC	ON CENTER		
		OPP	OPPOSITE		

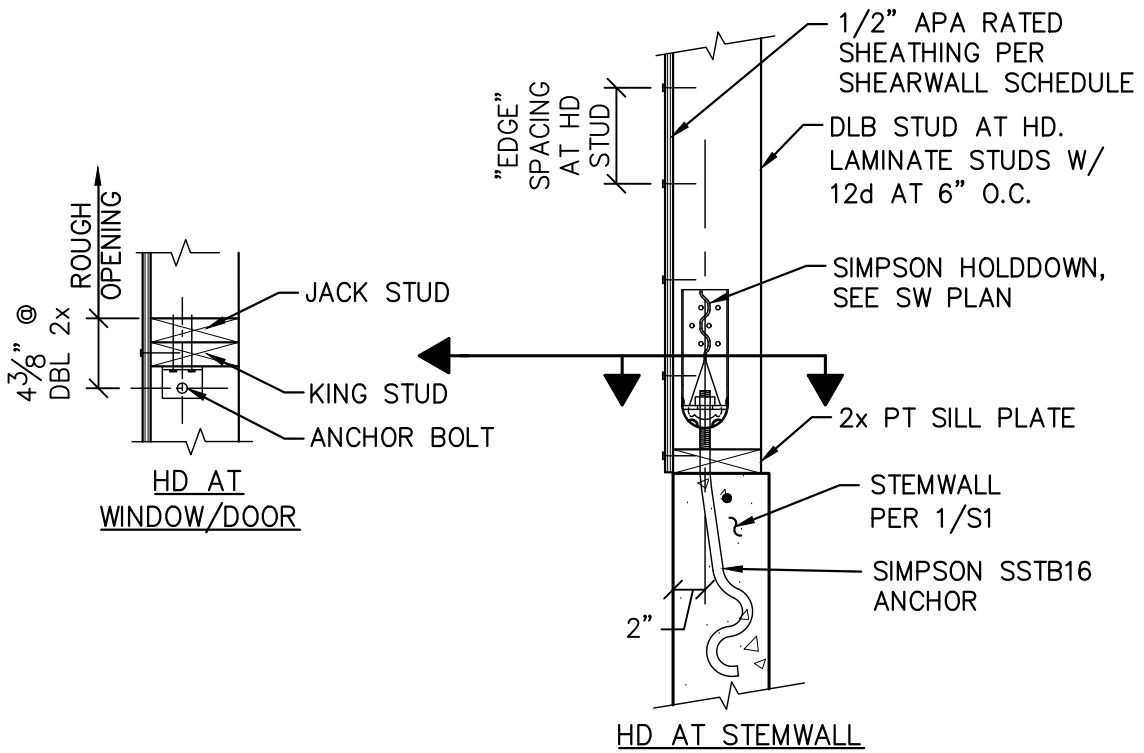
SHEARWALL AND HOLDDOWN KEY



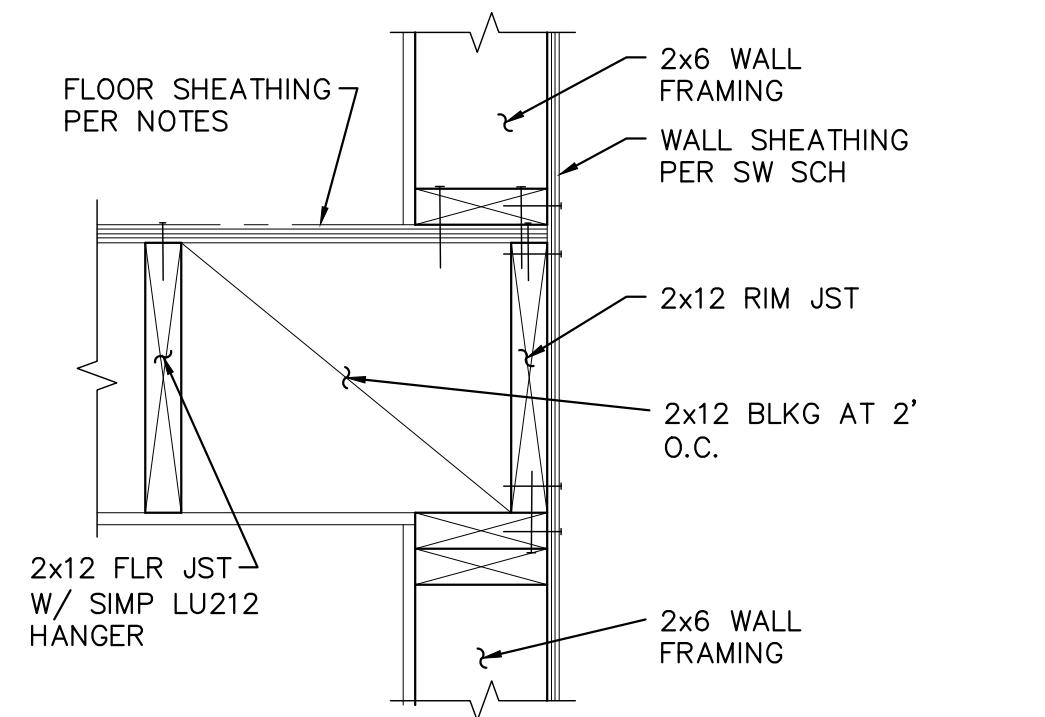
SHEARWALL NOTES:
1. NAILS TO BE DRIVEN FLUSH. NAIL HEAD CANNOT BREAK THROUGH OUTER PLY OF SHEATHING PANEL.
2. MINIMUM OF (2) ANCHOR BOLTS PER SHEARWALL.

HOLDDOWN SCHEDULE

- = NO HOLDDOWN REQUIRED
- 1 = SIMPSON MSTC40 STRAP UPPER FLOOR EXTERIOR WALL DBL STUD TO LOWER FLOOR DBL STUD OR HEADER. CAPACITY = 3070 LBS. SEE DETAIL 10/S1
- 2 = SIMPSON HDU2-SDS2.5 HOLDDOWN (2x6 WALL TO FDN) AT DBL STUD W/ (10) SDS1/2x21/2 SCREWS AND 3/8\"/>
- 3 = SIMPSON HSWH-AB1x30 ANCHOR BOLT AT SIMPSON SHEARWALL SEE 7/S2

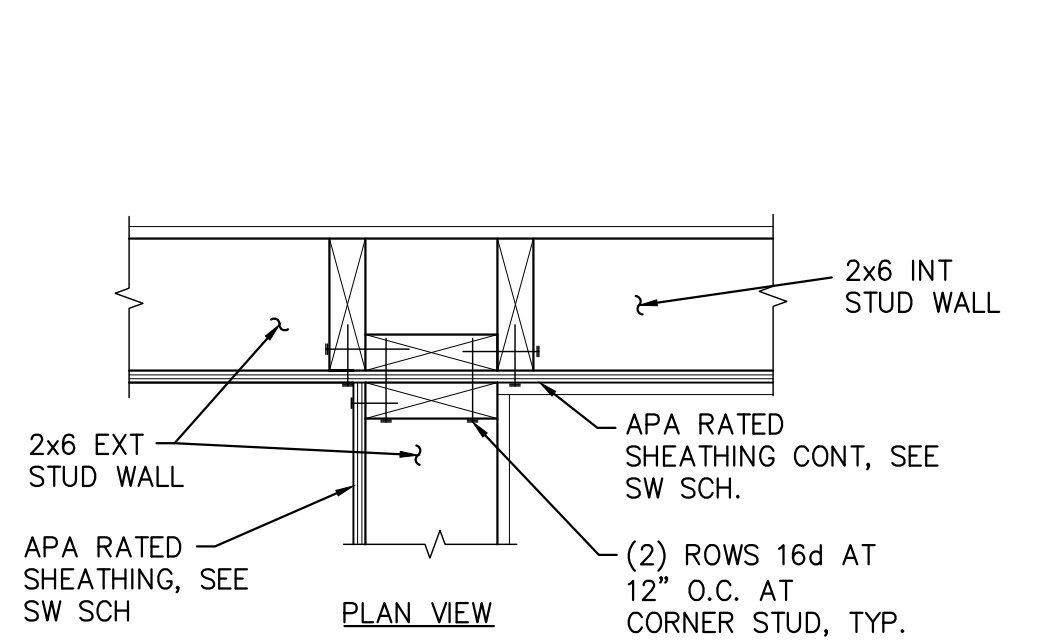


3
S1 1" = 1'-0" WHD-04



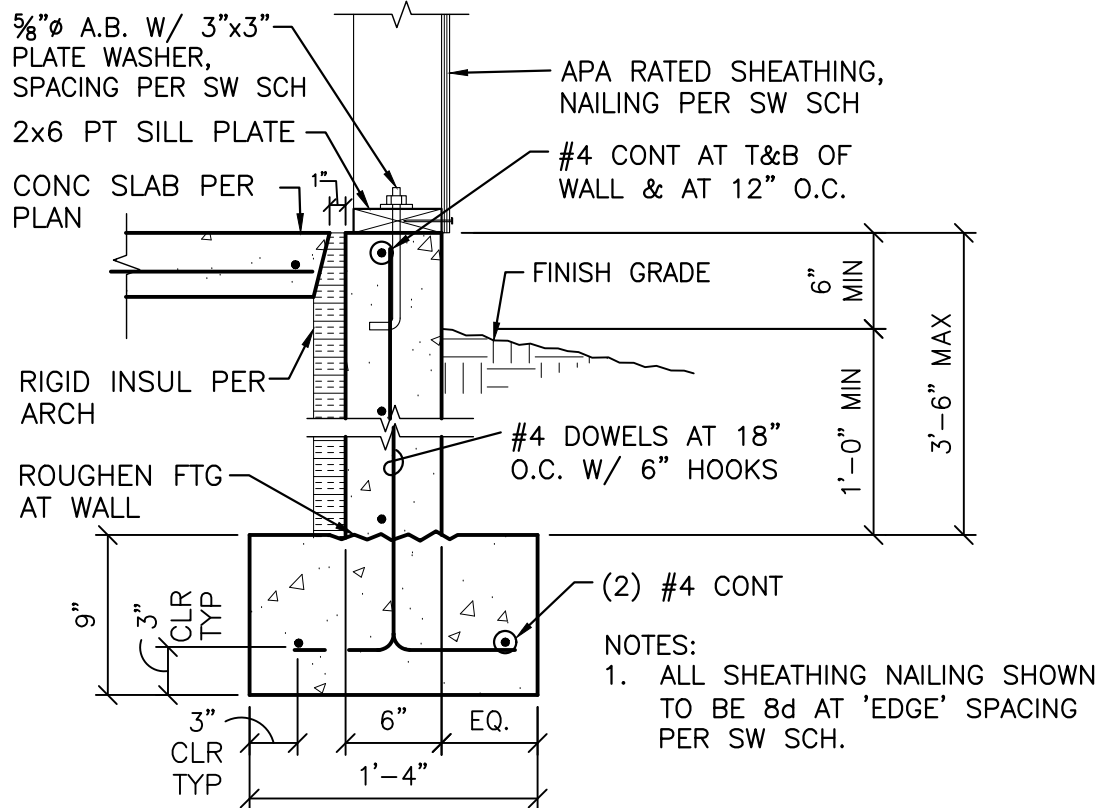
NOTES:
ALL SHEATHING NAILING SHOWN 8d AT 6" O.C.

6
S1 1 1/2" = 1'-0" WFLR-28

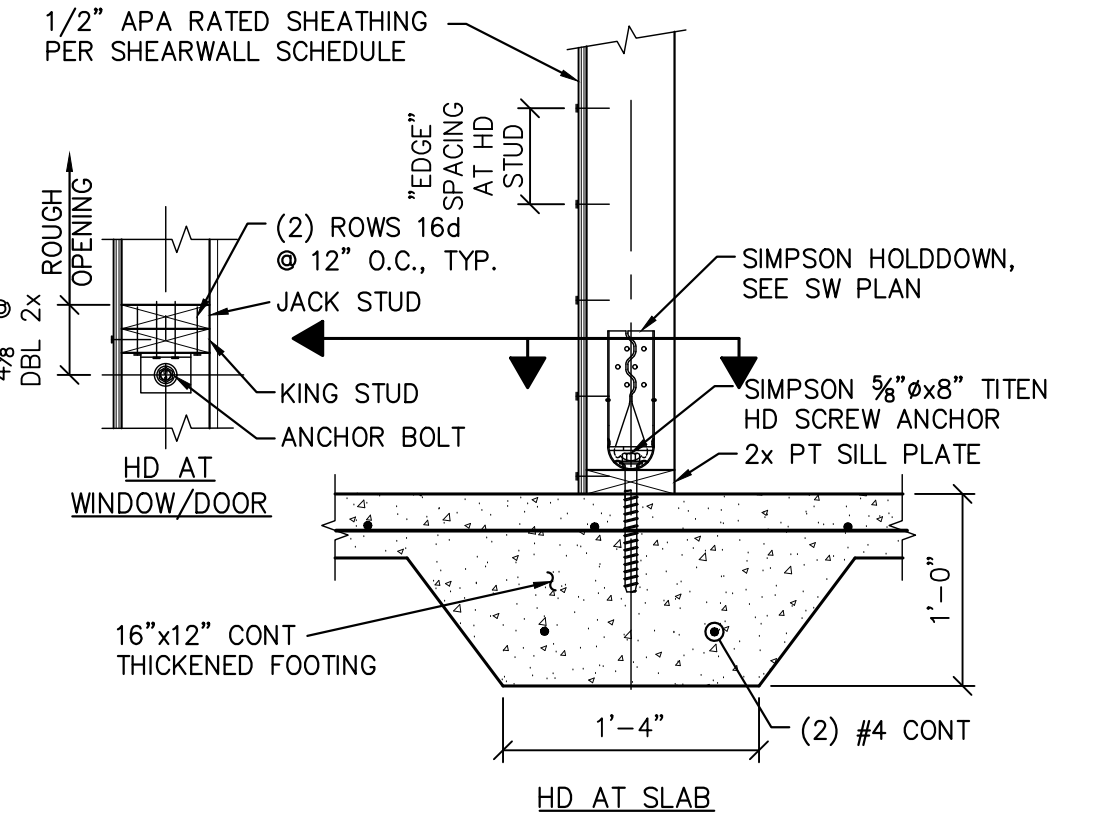


NOTE: ALL SHEATHING NAILING SHOWN 8d AT 'EDGE' SPACING PER SW SCH

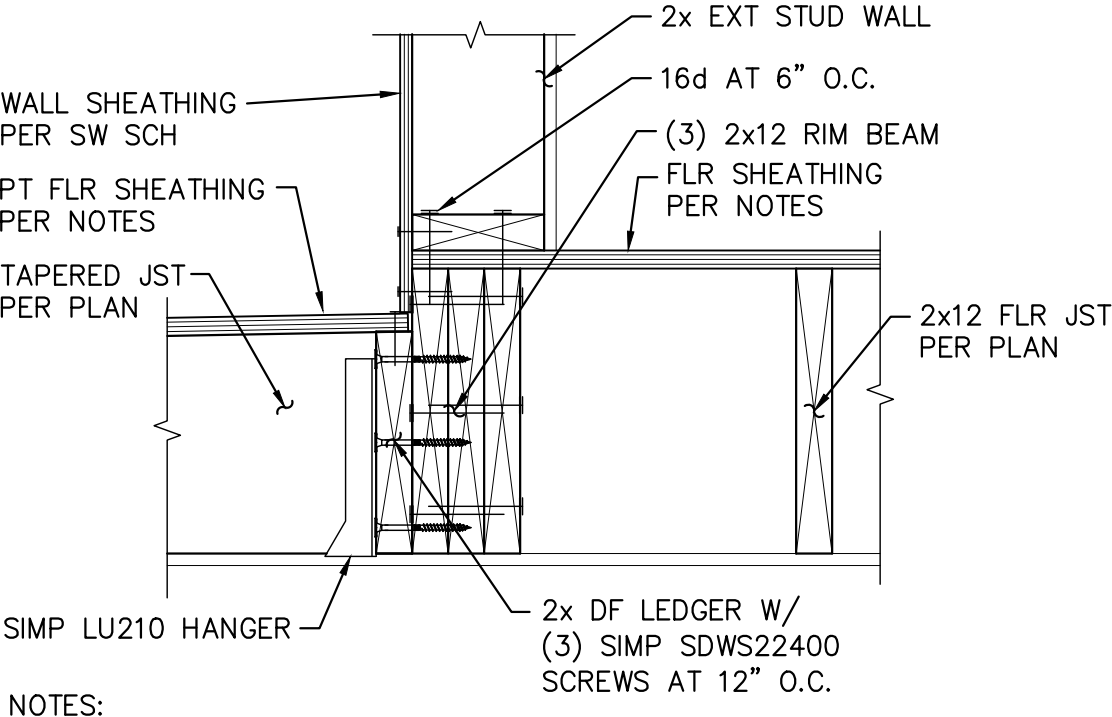
9
S1 1 1/2" = 1'-0" WWALL-34



1
S1 1" = 1'-0" WFDN-21

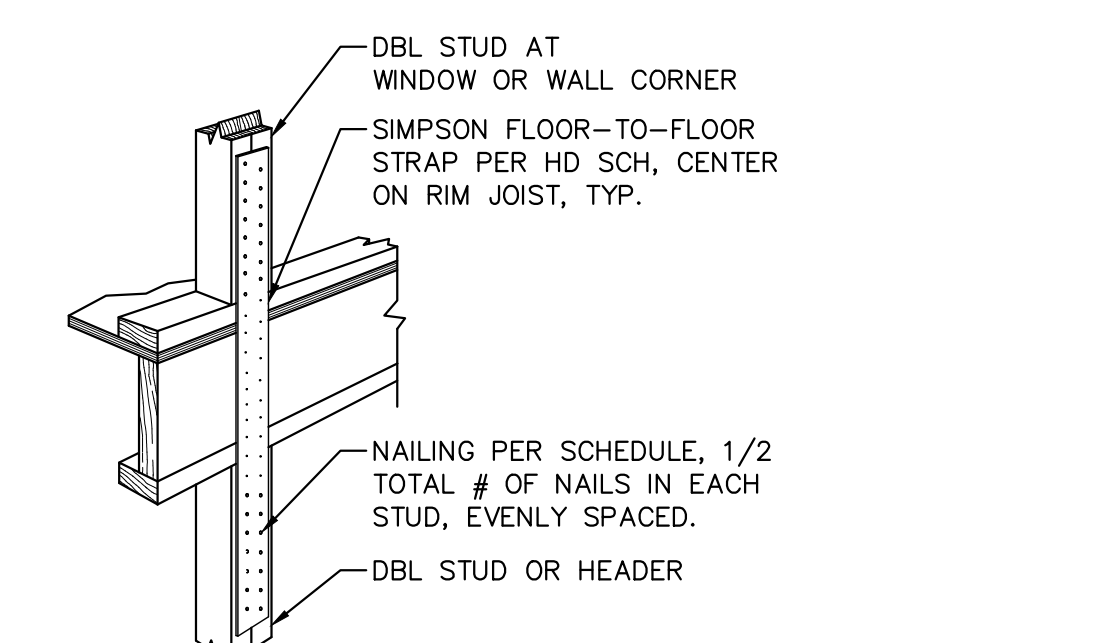


4
S1 1" = 1'-0" WHD-03



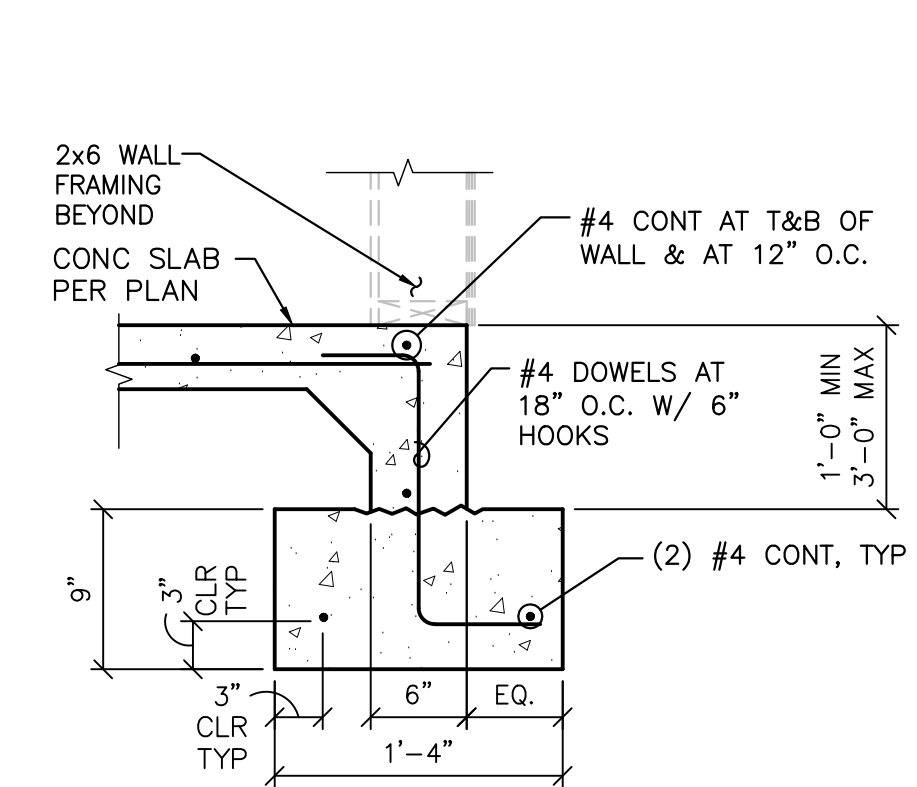
NOTES:
1. FLASHING AND WATERPROOFING PER CONTRACTOR
2. ALL SHEATHING NAILING SHOWN 8d AT 6" O.C.

7
S1 1 1/2" = 1'-0" WFLR-30

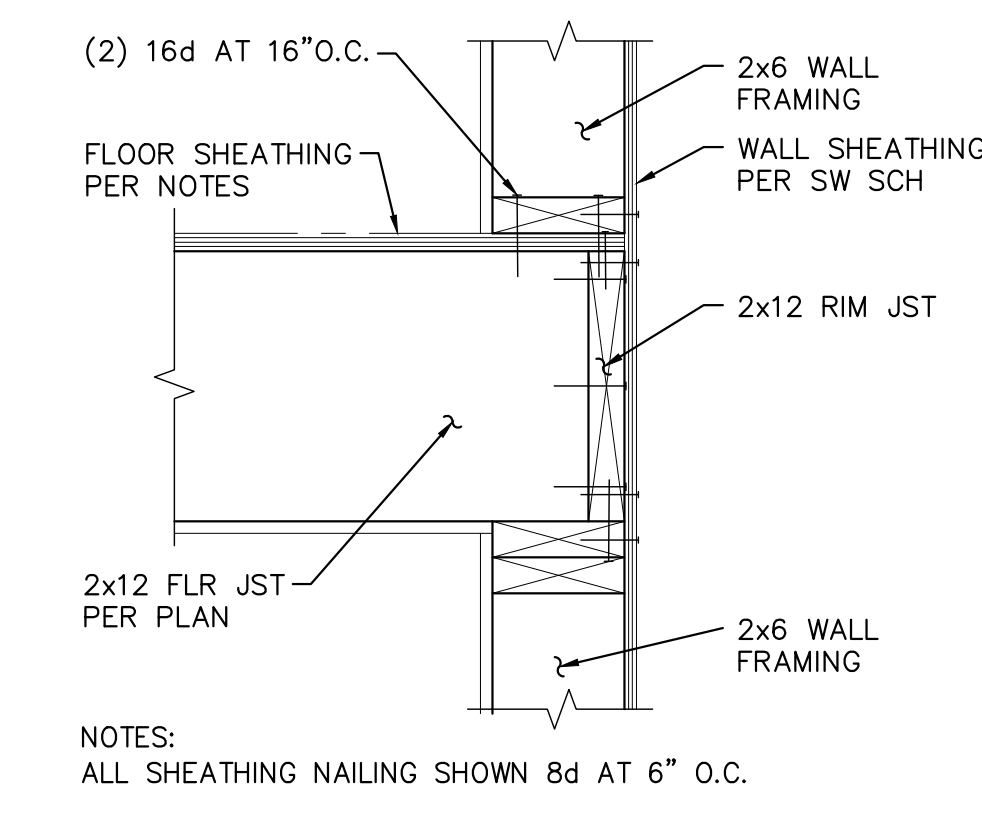


NOTE: STRAP SHALL BE PLACED DIRECTLY OVER SHEARWALL SHEATHING

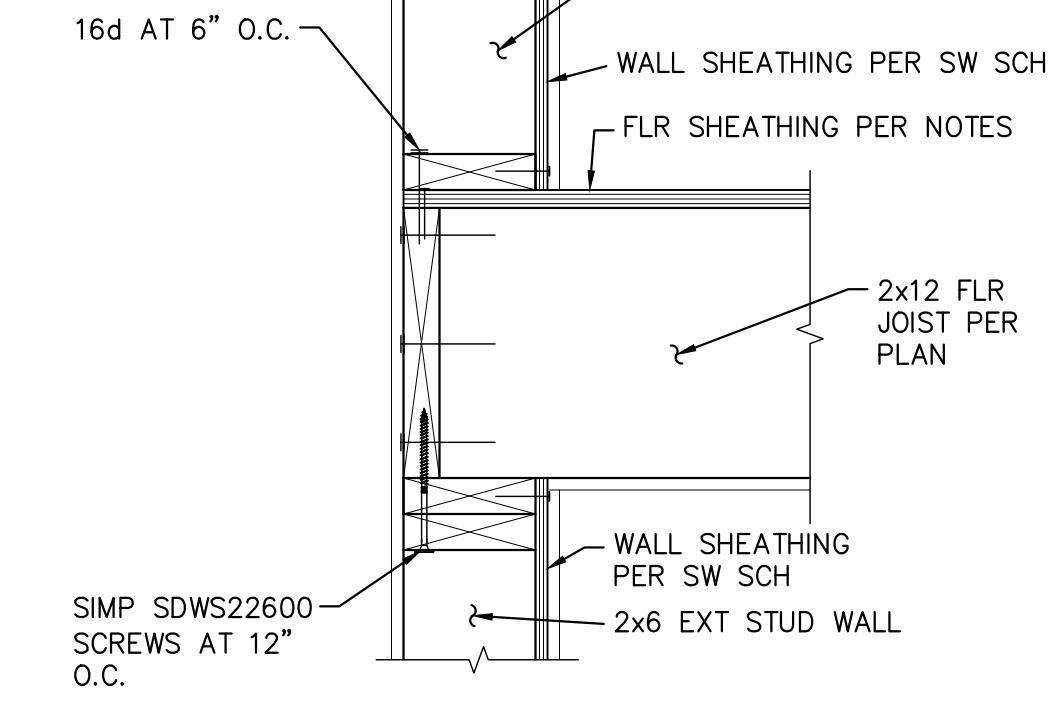
10
S1 NTS WHD-03



2
S1 1" = 1'-0" WFDN-20

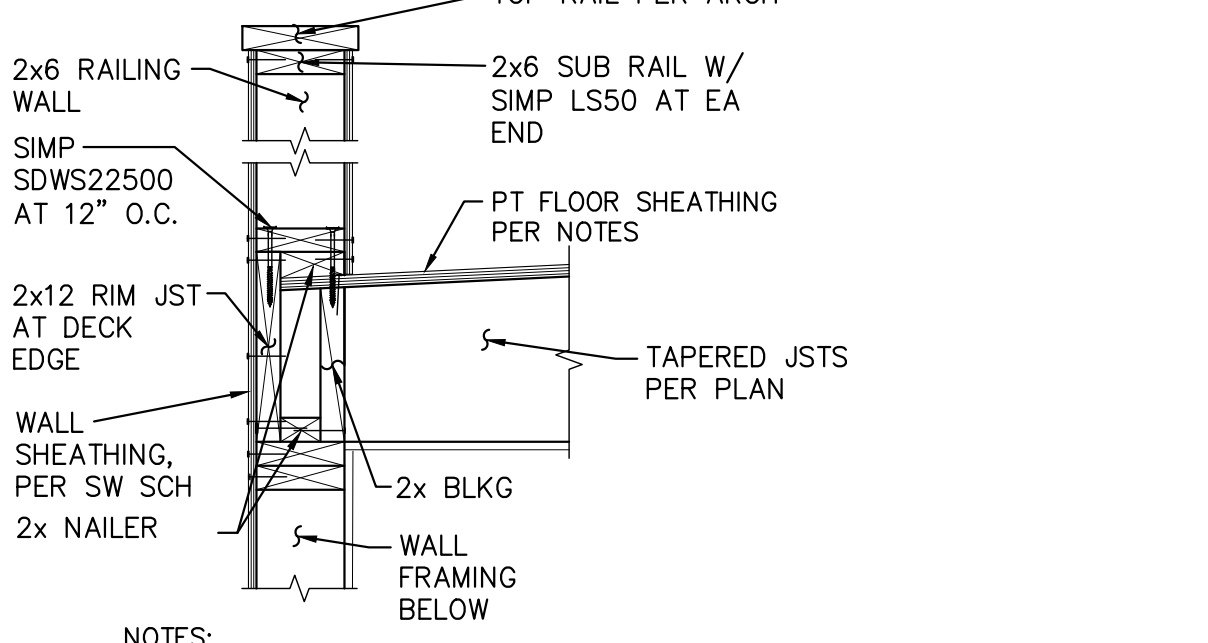


5
S1 1 1/2" = 1'-0" WFLR-28



NOTES:
ALL SHEATHING NAILING SHOWN 8d AT 6" O.C.

8
S1 1 1/2" = 1'-0" WFLR-31

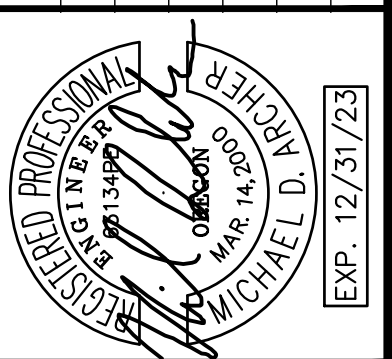


NOTES:
1. ALL SHEATHING NAILING SHOWN TO BE 8d AT 6" O.C.
2. WATERPROOF MEMBRANE, FLASHING, DECKING AND DRAIN DETAILS PER ARCH

11
S1 1" = 1'-0" WDK-10

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SHEET CONTENTS
STRUCTURAL NOTES
DETAILS

DESIGNED BY
MDA

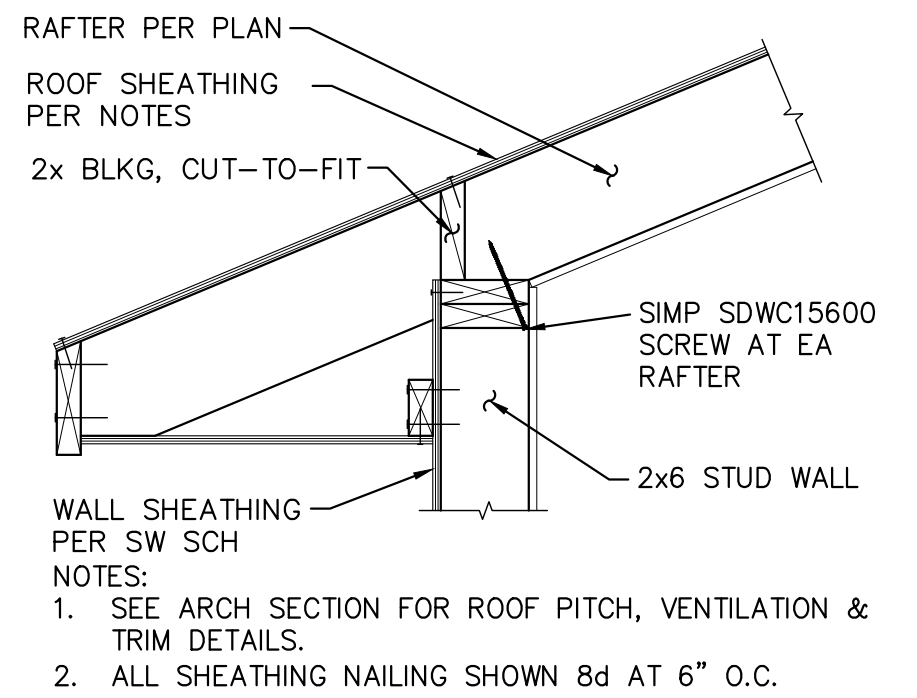
APPROVED BY

SCALE
AS NOTED

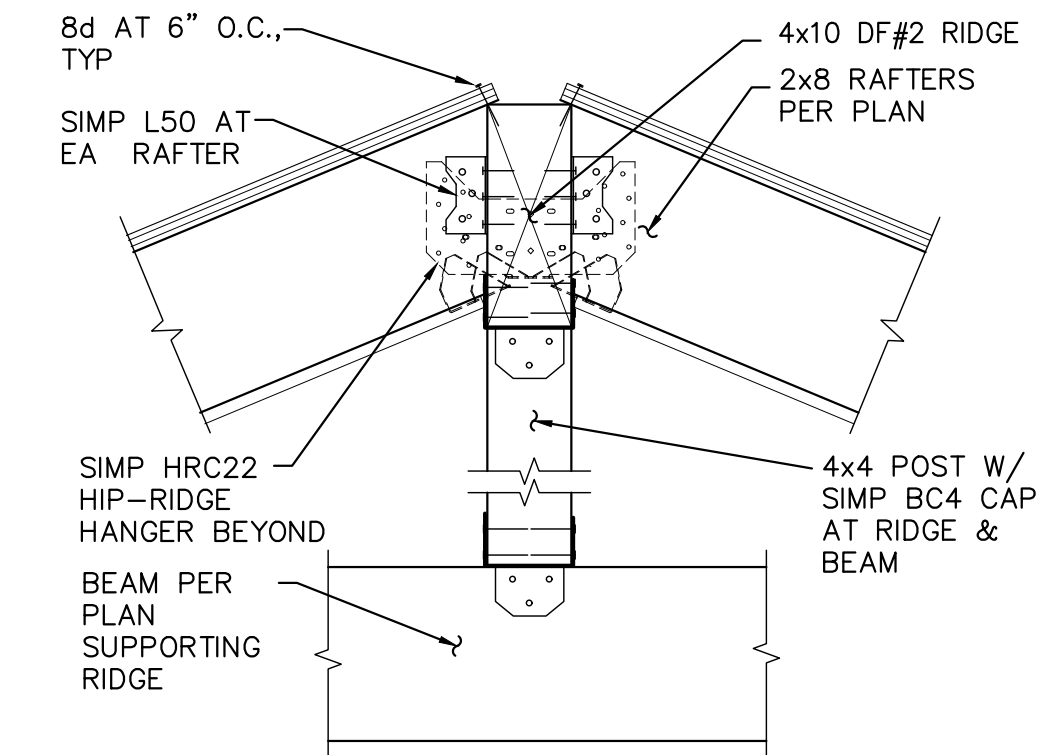
DATE
2/22/2023

JOB NUMBER
AE2306

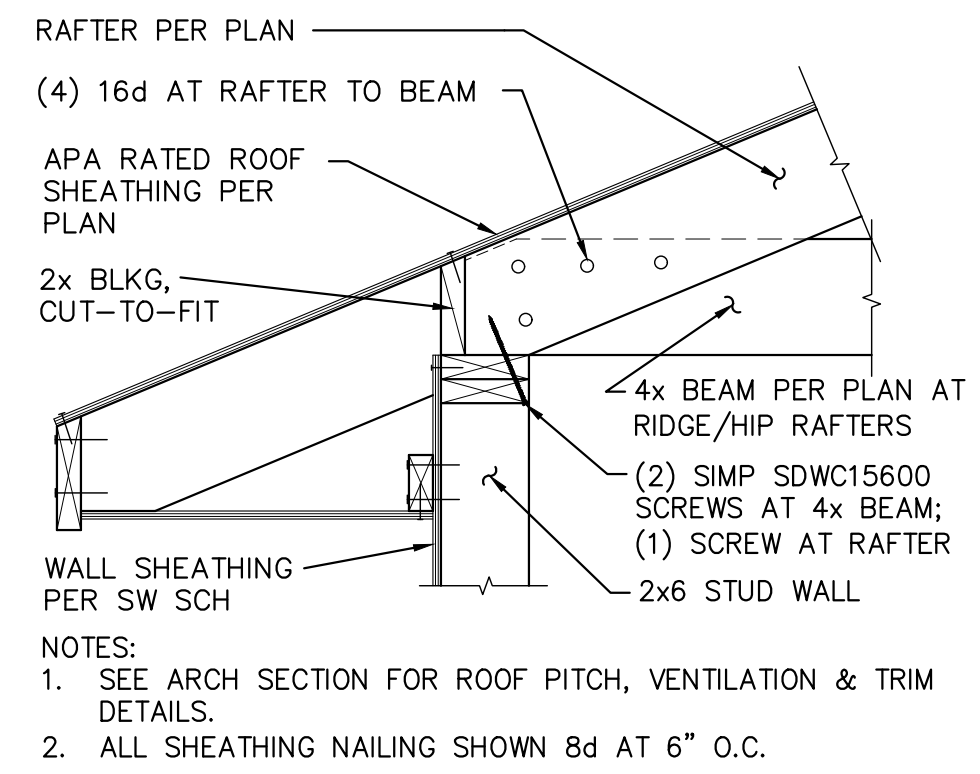
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S1



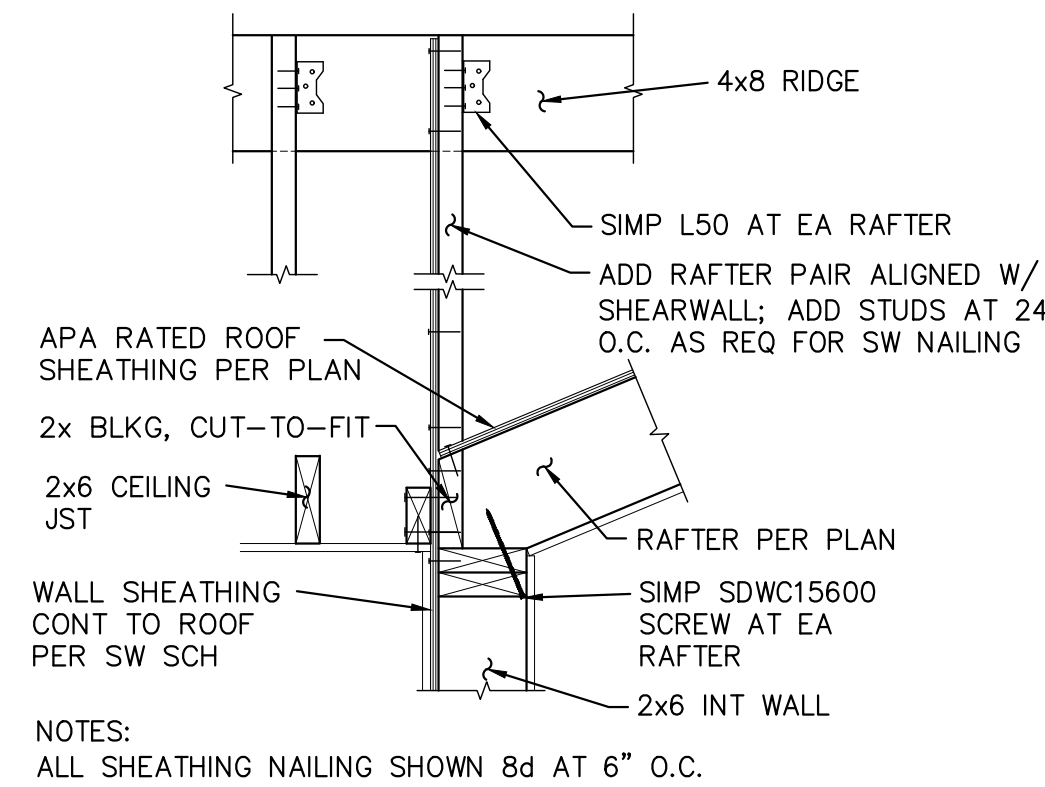
1 ROOF FRAMING DETAIL
S2 1" = 1'-0" WRF-27



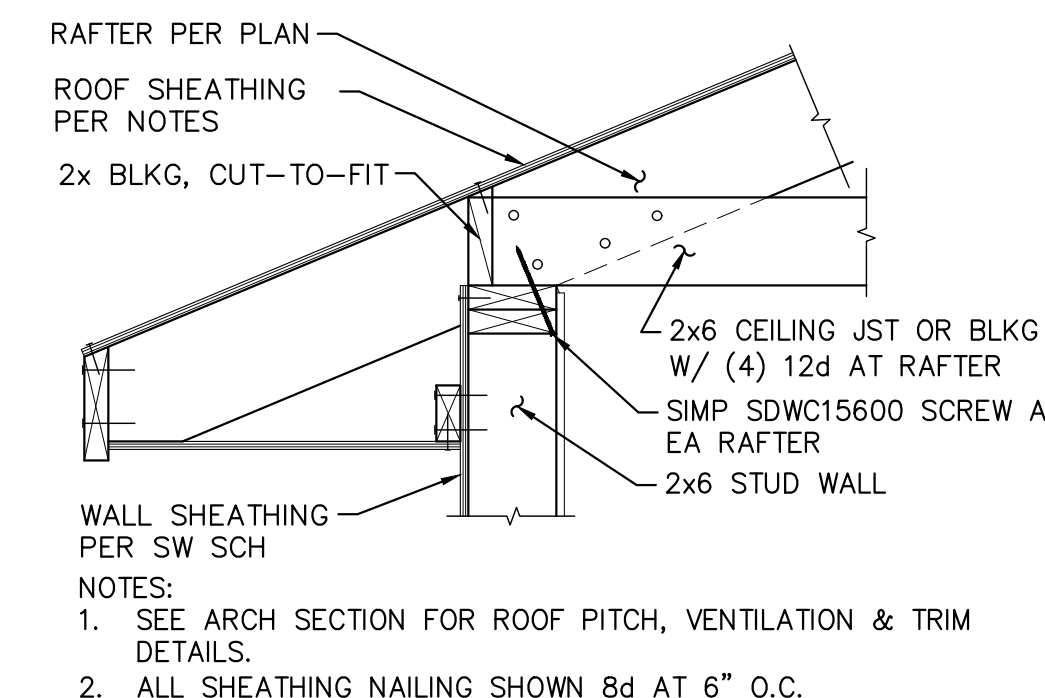
4 RIDGE BEAM DETAIL
S2 1 1/2" = 1'-0" WRF-37C



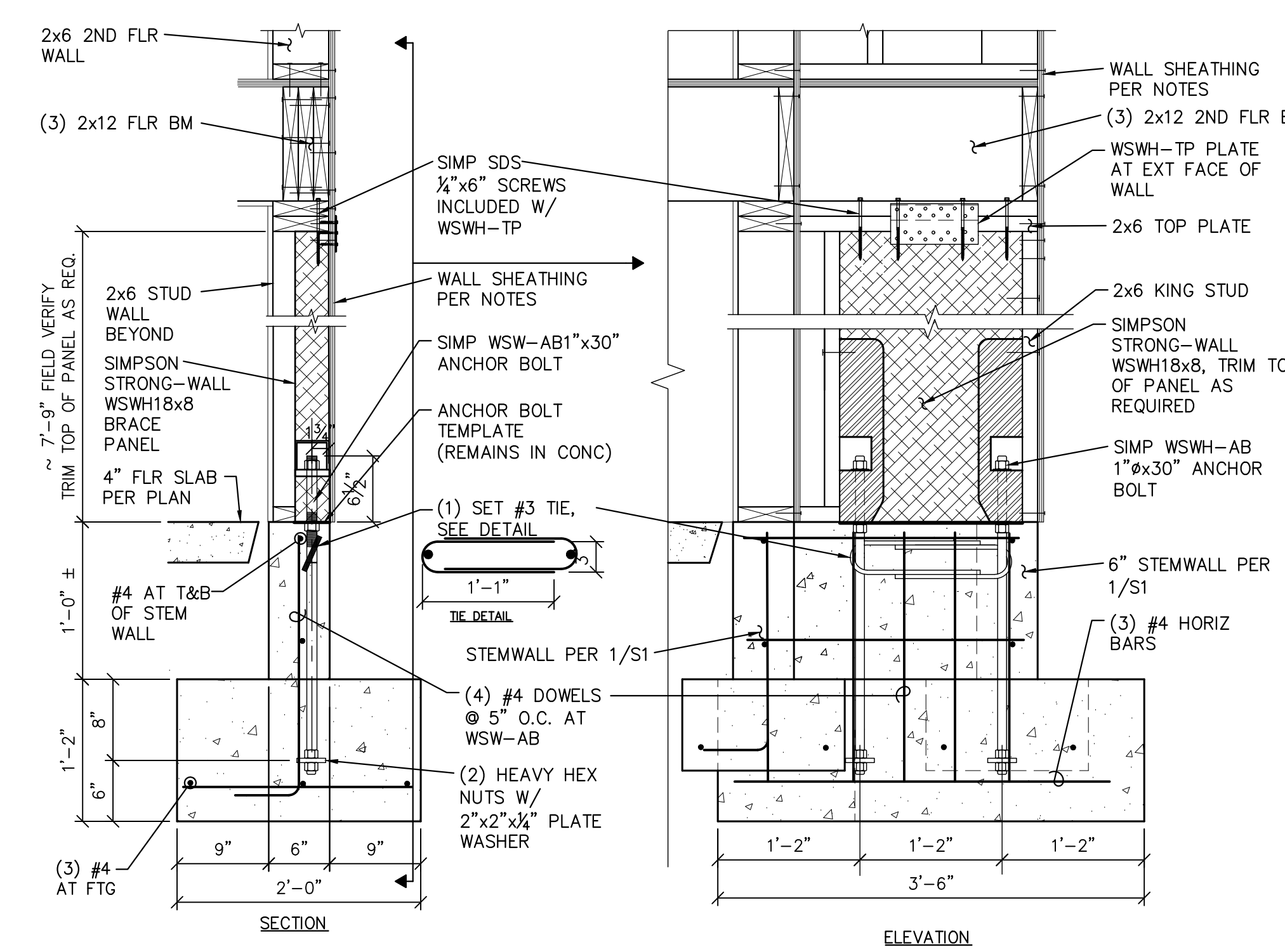
2 ROOF FRAMING DETAIL
S2 1" = 1'-0" WRF-26



5 ROOF FRAMING DETAIL
S2 1" = 1'-0" WRF-25

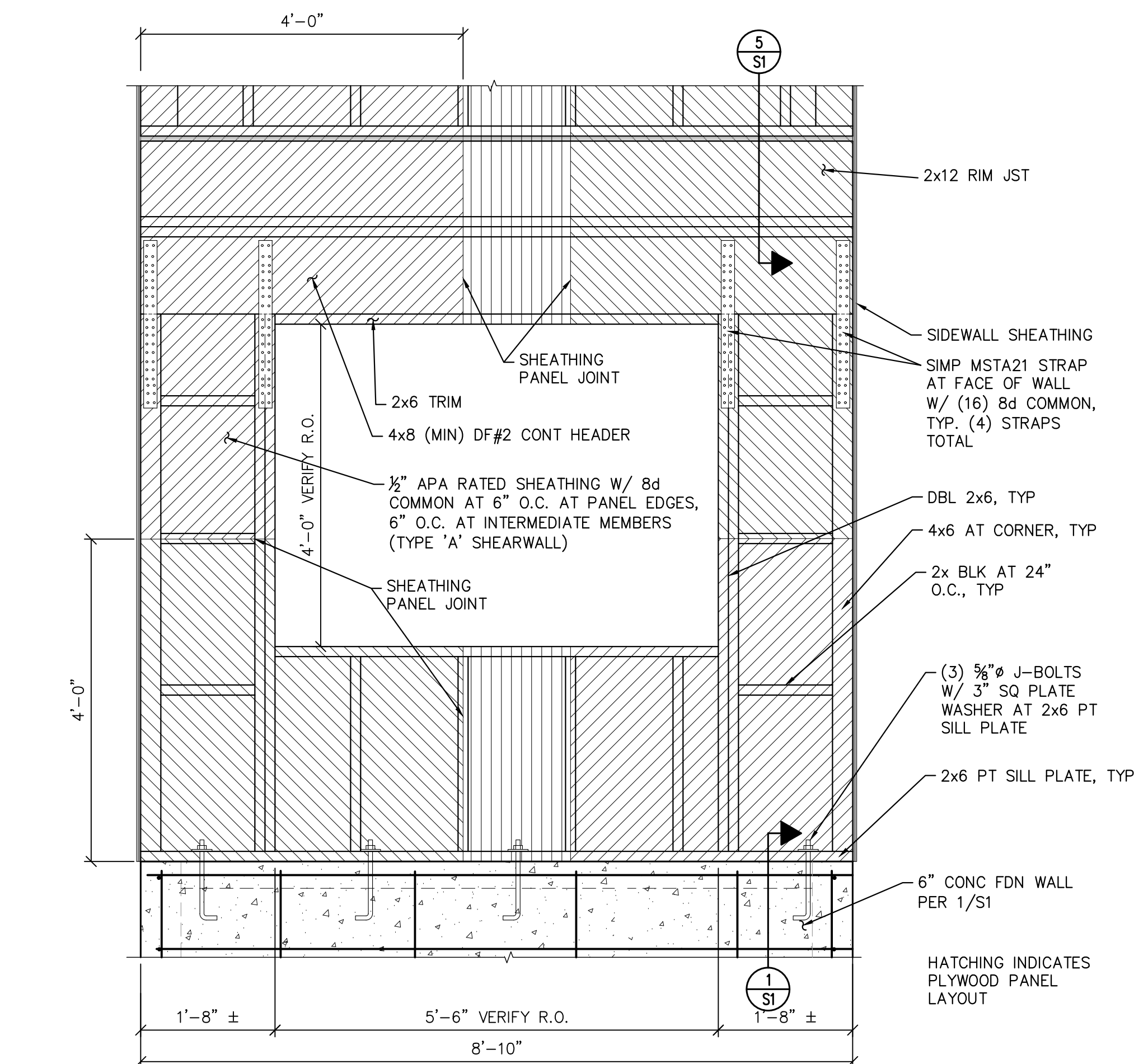


3 ROOF FRAMING DETAIL
S2 1" = 1'-0" WRF-27

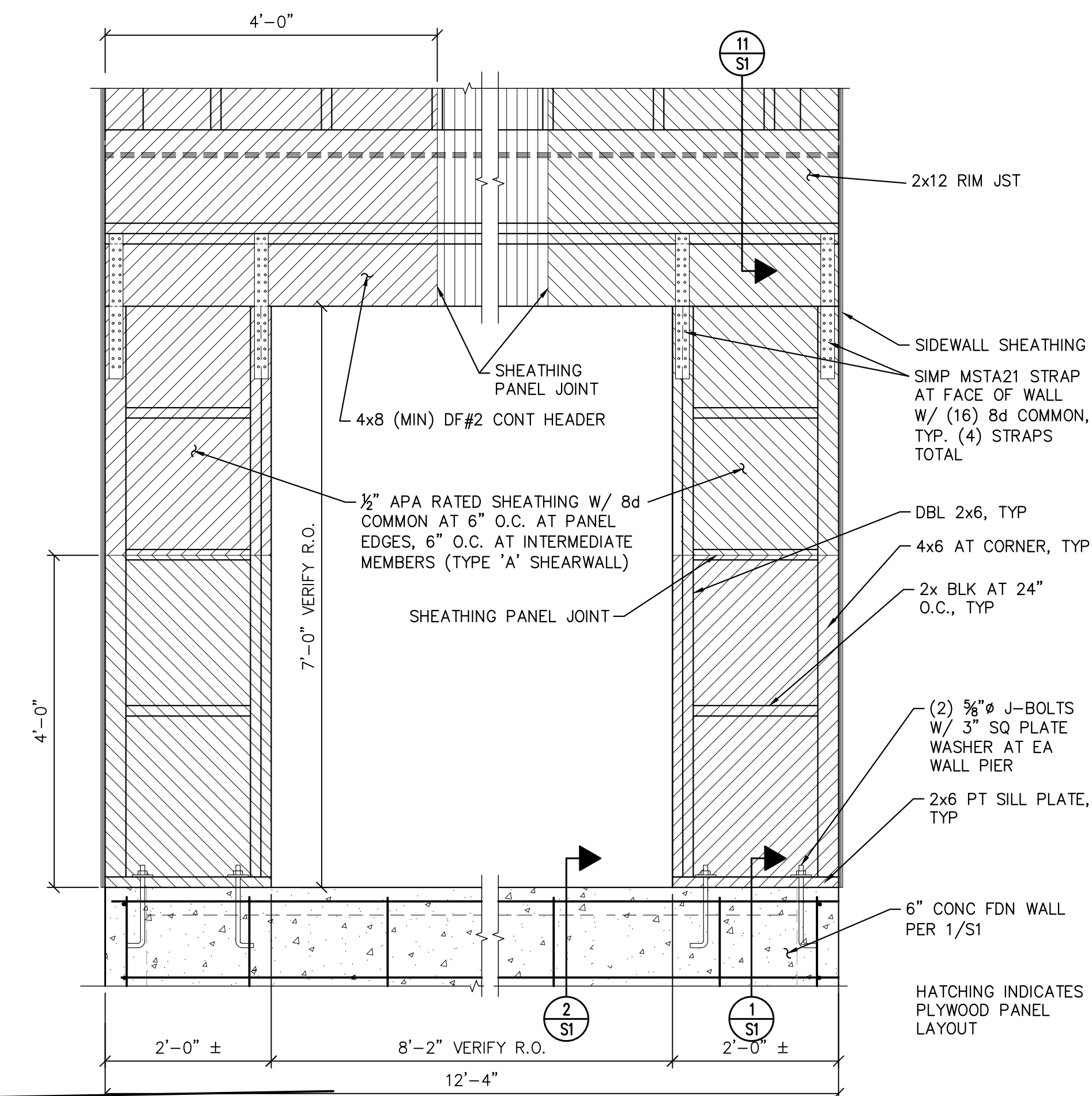


7 SIMPSON STRONG-WALL WOOD SHEARWALL
S2 NOT TO SCALE WFDN-WSW-18

6 DETAIL NOT USED
S2



8 PORTAL FRAME AT WINDOW
S2 3/4" = 1'-0" WPF-03



9 PORTAL FRAME AT GARAGE DOOR
S2 3/4" = 1'-0" WPF-03

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SHEET NUMBER S2