

DON R TITUS RESIDENTIAL ARCHITECT LLC

NEW HOMES ADDITIONS REMODEL 503 621 6085 don@donrtitus.com www.donrtitus.com

DON RAYMOND TO ARI-14171
OF OREGO

PERMIT SET

ADDITION

REVISIONS

JANSEN

NO. DESCRIPTION / DATE

PROJECT NO: D2B21-009

01/08/2024



THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR ANY VIOLATION OF ANY **REQUIREMENT OF THIS COUNTY** PERMIT #B0018924 THESE PLANS SHALL BE ON THE JOB

FOR ALL REQUESTED INSPECTIONS

CL CLR CMU COL CONC CONT

METAL

NEW NUMBER

STORAGE

TOP OF TYPICAL

WITH WITHOUT

TO BE DETERMINED

WEATHER-RESISTANT BARRIER

1" = 20'-0"

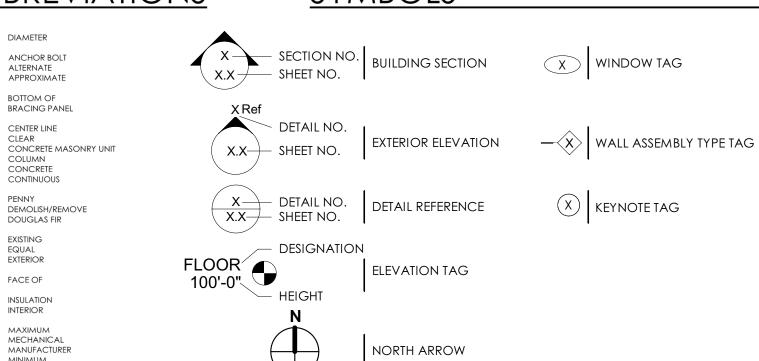
NOT TO SCALE

POURED IN PLACE

JANSEN RESIDENCE

22492 SOUTH REDLAND ROAD, ESTACADA, OREGON 97023

ABBREVIATIONS SYMBOLS





- 519.33' 502' (N) ADDITION _ 522.90' 512' (E) HOUSE 514' 515' 516' 519.95' -(E) SHED 516' (E) DRIVE FF-10 REAR SETBACK (E) BARN

SITE PLAN NOTES

- FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY DESIGNER IN WRITING IMMEDIATELY.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, FACE/EDGE OF CONCRETE, OR PROPERTY UNLESS OTHERWISE NOTED.

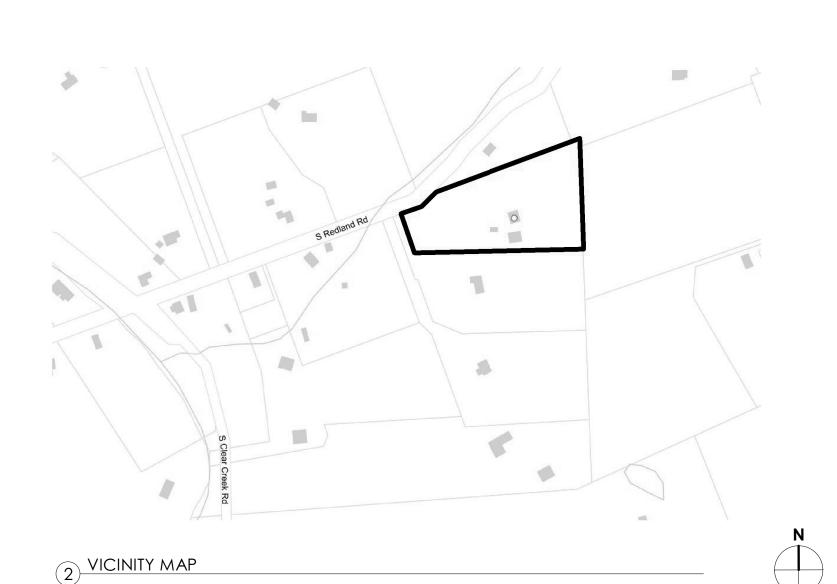
SITE LEGEND

 • •	. —	 	PROPERTY LINE
 		 	SETBACK LINE

INSPECTIONS & **SPECIAL INSPECTIONS**

- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- SPECIAL INSPECTIONS ARE REQUIRED FOR ALL POST-INSTALLED ANCHORS. INTO EXISTING CONCRETE
- THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.

SPECIAL INSPECTIONS						
TYPE OF INSPECTION	REQUIRED?					
CONCRETE CONSTRUCTION	NO					
ANCHORS - ADHESIVE	NO					
ANCHORS - CAST-IN-PLACE	NO					
ANCHORS - EXPANSION/SCREW	NO					
WOOD CONSTRUCTION	NO					
GEOTECHNICAL	NO					



CODE SUMMARY

APPLICABLE CODE 2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

DEFERRED SUBMITTAL: ELECTRICAL

PLUMBING HVAC

25'-2"

TABLE N1101.1(2)

BUILDING SUMMARY

BUILDING COVERAGE: EXISTING: PROPOSED: 1.695 SF 2,390 SF DETACHED GARAGE 2,186 SF 2,186 SF SHEDS 768 SF 768 SF **TOTAL** 4,649 SF 5,344 SF BUILDING FLOOR AREA: EXISTING: PROPOSED:

2,333 SF 3,603 SF EXISTING BUILDING HEIGHT: 25'-2"

PERSCRIPTIVE ENVELOPE N1101.1(1)

PROPOSED BUILDING HEIGHT:

LARGE ADDITION MEASURES:

EXTERIOR WALLS U-0.059 / R-21 EXTERIOR WALLS BELOW GRADE U-0.083 / R-15 U-0.021 / R-49 FLAT CEILINGS VAULTED CEILINGS U-0.033 / R-30 RAFTER DORMERS < 150 SF U-0.059 / R-21 SKYLIGHTS U-0.50 **WINDOWS** U-0.30 FORCED AIR DUCT R-8

DESIGN CRITERIA

SEISMIC DESIGN CATEGORY

EXPOSURE CLASSIFICATION B / 120 MPH WIND DESIGN SPEED 1,500 (PRESUMPTIVE)

SOIL LOAD BEARING VALUE 25 PSF ROOF SNOW LOAD

36 PSF GROUND SNOW LOAD

18" FOOTING DEPTH (MIN) FOUNDATION FROST PROTECTION

SITE INFORMATION

22492 SOUTH REDLAND ROAD, ESTACADA, OR 97023 ADDRESS: COUNTY: CLACKAMAS

PARCEL NUMBER: 920061 TAXLOT NUMBER: 33E23B 01900 YEAR BUILT: 1979

LOT SIZE 5.18 ACRES MAX BUILDING COVERAGE: NONE

PROJECT SUMMARY

CLIENT: JANSEN, BEN & KRISTEN ADDRESS: 22492 SOUTH REDLAND ROAD, ESTACADA, OR 97023

BUILDING TYPE: SINGLE FAMILY HOME, TYPE VB CONSTRUCTION

PROPOSED CONSTRUCTION: ADDITION OF MAIN FLOOR MASTER ENSUITE BEDROOM, AND TWO BEDROOMS IN THE NEW BASEMENT/DOWNSTAIRS.

SHEET INDEX

- A0.2 COVER & SITE PLAN
- A0.3 SITE PLAN FULL
- A1.0 FLOOR PLAN EXISTING W/ DEMOLITION
- A1.1 EXISTING & DEMO. E & N ELEVATIONS
- A1.2 EXISTING WEST ELEVATION
- A2.0 PROPOSED FLOOR PLANS
- A2.1 PROPOSED ROOF PLAN A4.0 PROPOSED SECTIONS & DETAILS
- A4.1 PROPOSED SECTIONS & RADON DETAIL
- A5.0 PROPOSED E & N ELEVATIONS
- A5.1 PROPOSED WEST ELEVATION



CLACKAM COUNT

REVISIONS

DON R TITUS

NEW HOMES ADDITIONS REMODELS

503 621 6085 don@donrtitus.com

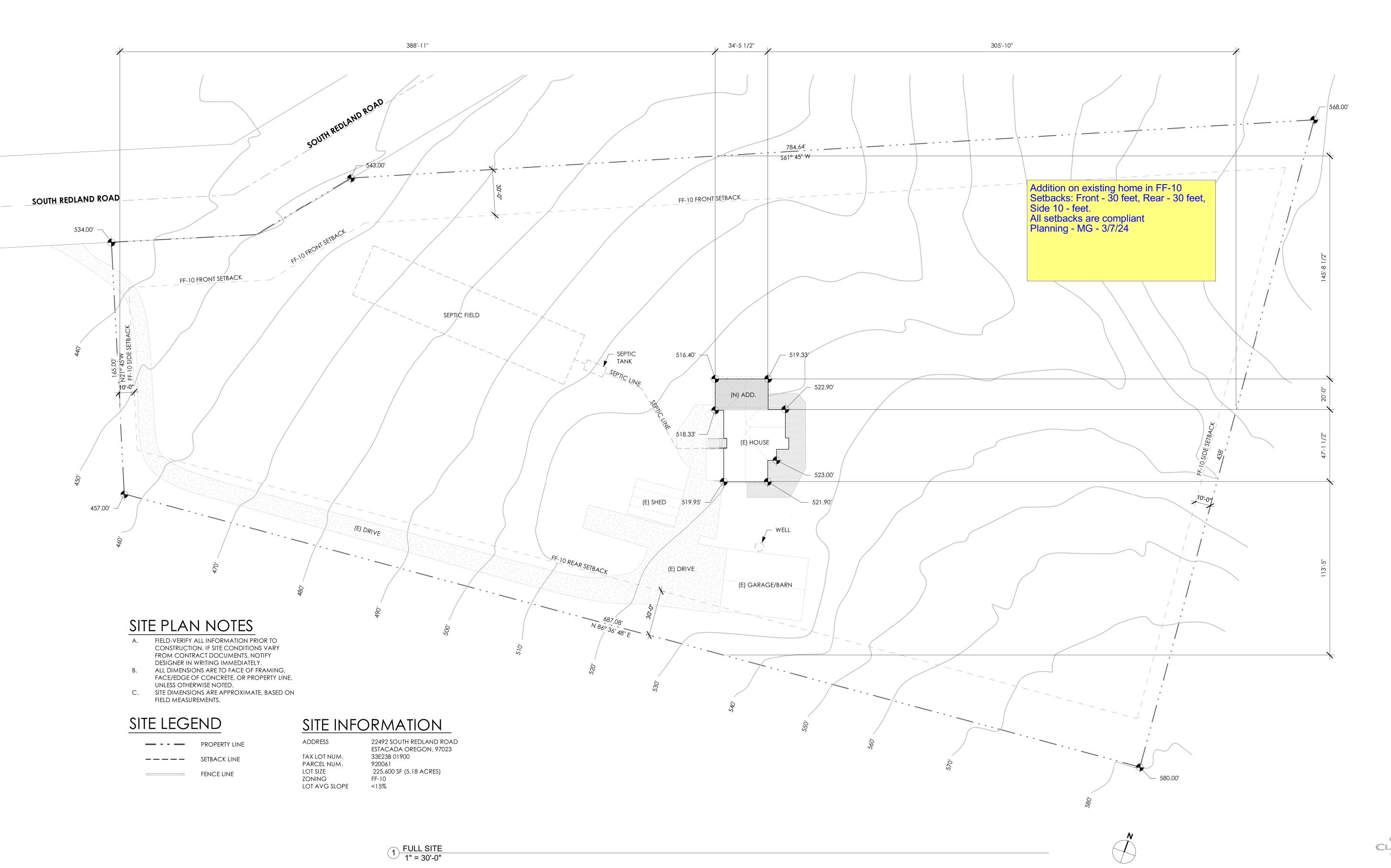
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REVISIONS

CLACKAMA COUNTY

EXISTING & DEMO. PLAN KEYNOTES

DEMO (E) WALL AS REQ'D FOR (N) HALL OPENING PER PROPOSED PLAN
 REMOVE (E) WINDOW



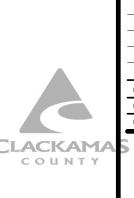
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SHEET SIZE 22" x 34"



B0018924

(E) DECK

(E) DINING ROOM

(E) KITCHEN

(E) LIVING ROOM

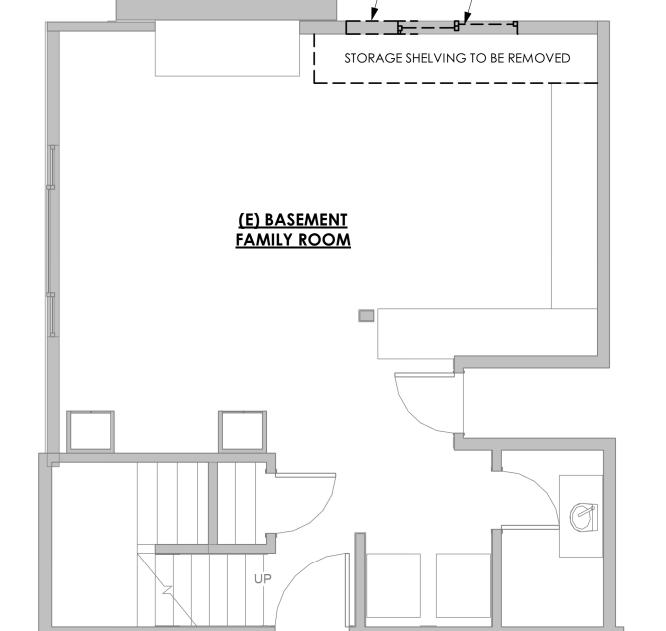
MAIN FLOOR PLAN EXISTING & DEMOLITION

1/4" = 1'-0"









BASEMENT PLAN EXISTING & DEMOLITION

1/4" = 1'-0"

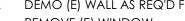


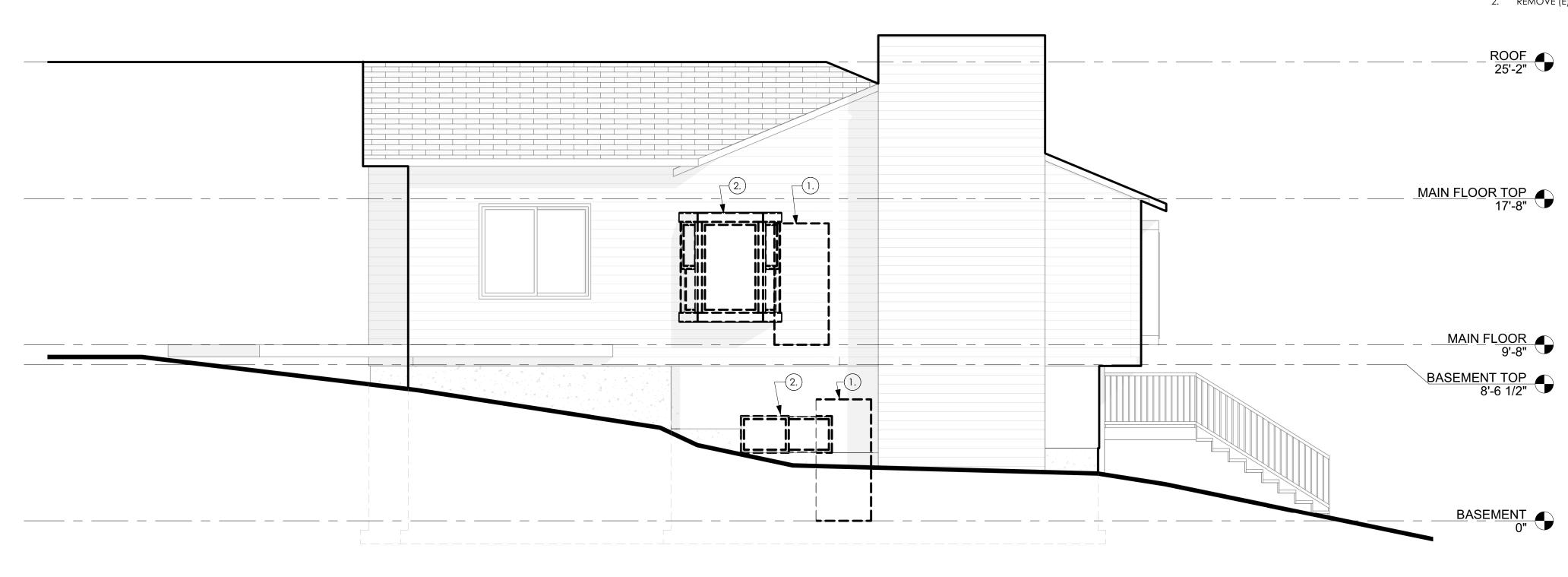


FLOOR PLAN EXISTING W/ DEMOLITION

EXISTING & DEMO. ELEVATION KEYNOTES

DEMO (E) WALL AS REQ'D FOR (N) HALL OPENING PER PROPOSED PLAN
 REMOVE (E) WINDOW





1) NORTH EXISTING & DEMOLITION 1/4" = 1'-0"

2 EAST EXISTING & DEMOLITION 1/4" = 1'-0"



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CLACKAMA EXISTING & DEMO. E & N ELEVATIONS

1) WEST EXISTING 1/4" = 1'-0"

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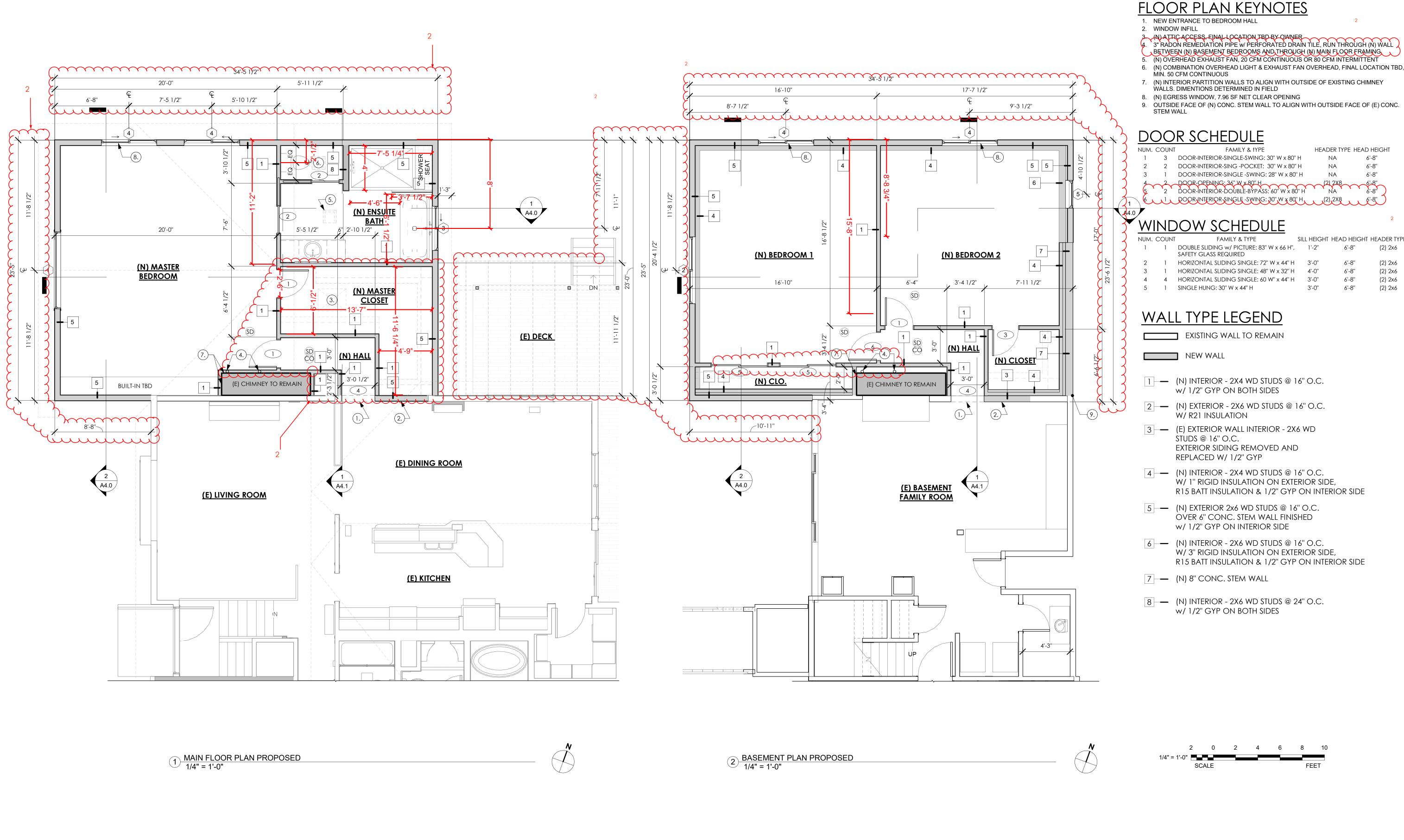
JANSEN

DATE: 01/08/2024

REVISIONS

SHEET SIZE 22" x 34"

CLACKAMA





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PORTLAND, OREGON

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JANSEN ADDITION
22492 S. REDLAND ROAD, ESTACADA OR 97023

REVISIONS

NO. DESCRIPTION / DATE

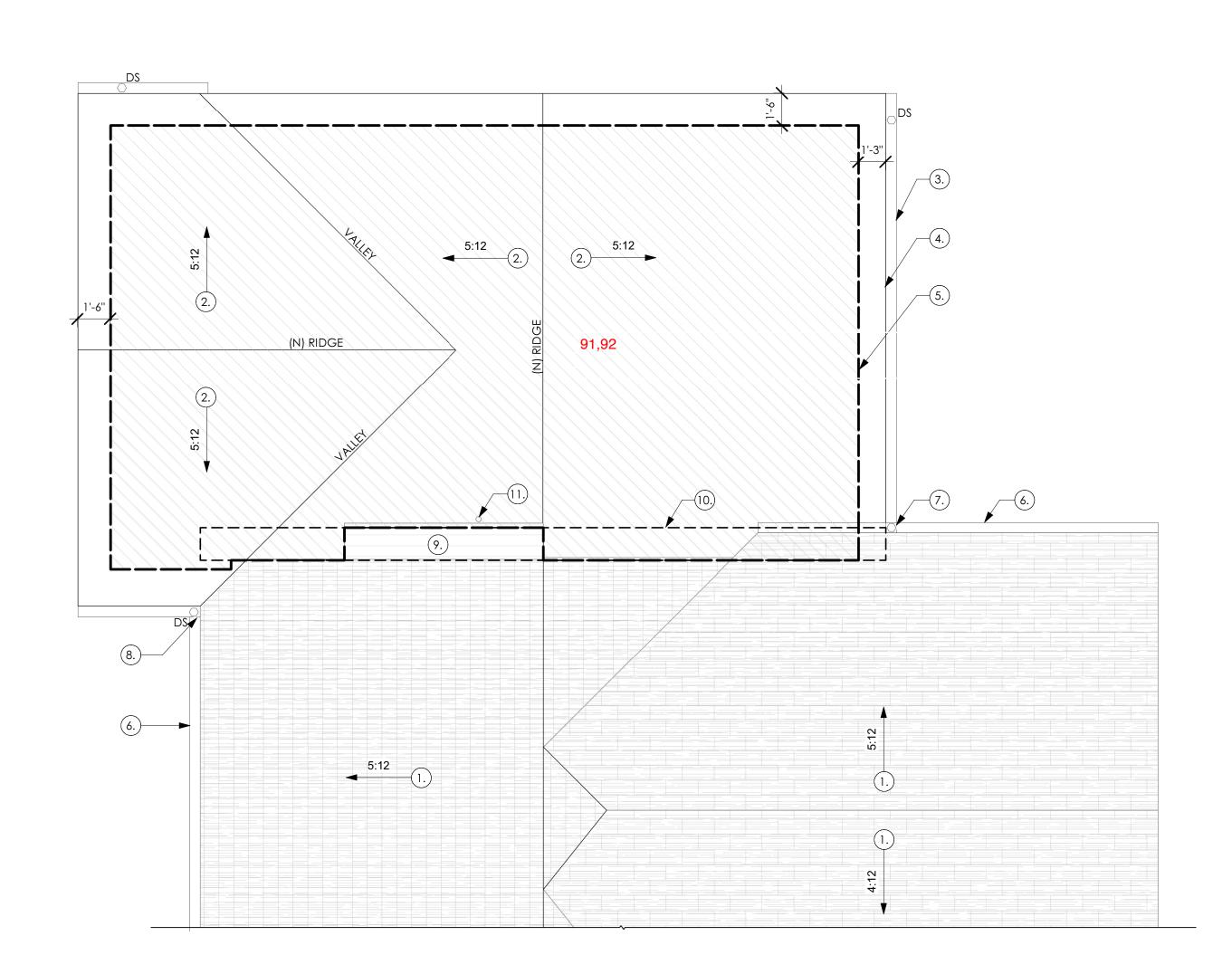
2 CHANGE PER OWNER

DRAWN BY: C. Larsen

PROJECT NO: D2821-009

DATE: 06/07/2024

PROPOSED FLOOR PLANS



1) ROOF PLAN 1/4" = 1'-0"

ROOF PLAN KEYNOTES

- 1. (E) ROOF TO REMAIN
- 2. (N) COMPOSITE SHINGLES TO MATCH (E) ROOF
- (N) GUTTER TYP.
- 4. (N) ROOF 5. OUTSIDE FACE OF EXTERIOR WALL FRAMING
- 6. (E) GUTTER TO REMAIN
- 7. DOWNSPOUT CONNECTING (E) GUTTER TO (N) GUTTER
- 8. (E) GUTTER CONNECTED TO (N) GUTTER
- 9. (E) CHIMNEY TO REMAIN 10. (E) EAVE DEMOLISHED
- 11. (N) RADON REMEDIATION PIPE, TERMINATION MIN. 12" ABOVE SURFACE OF ROOF

677.51 SF OF CONDITIONED ATTIC SPACE, 677.51/150 = 4.52 LF = 650 SI OF VENT AREA REQ'D 18'-0 LF OF RIDGE VENTING = 216 LI OF RIDGE VENT 300 LI OF VENT @ EAVE = 42% UPPER VENTS, AND 58% LOWER VENTS

Refer to attached plan check sheets for numbers marked in red. All items on the checklist apply, even if not specifically marked on the plans.

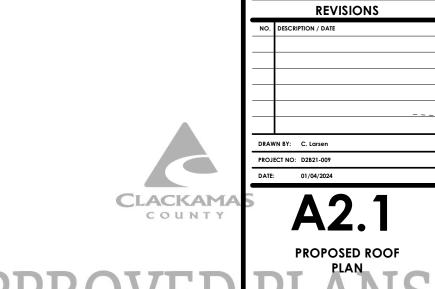
> Current Oregon Codes are available for viewing online at: www.oregonbcd.org

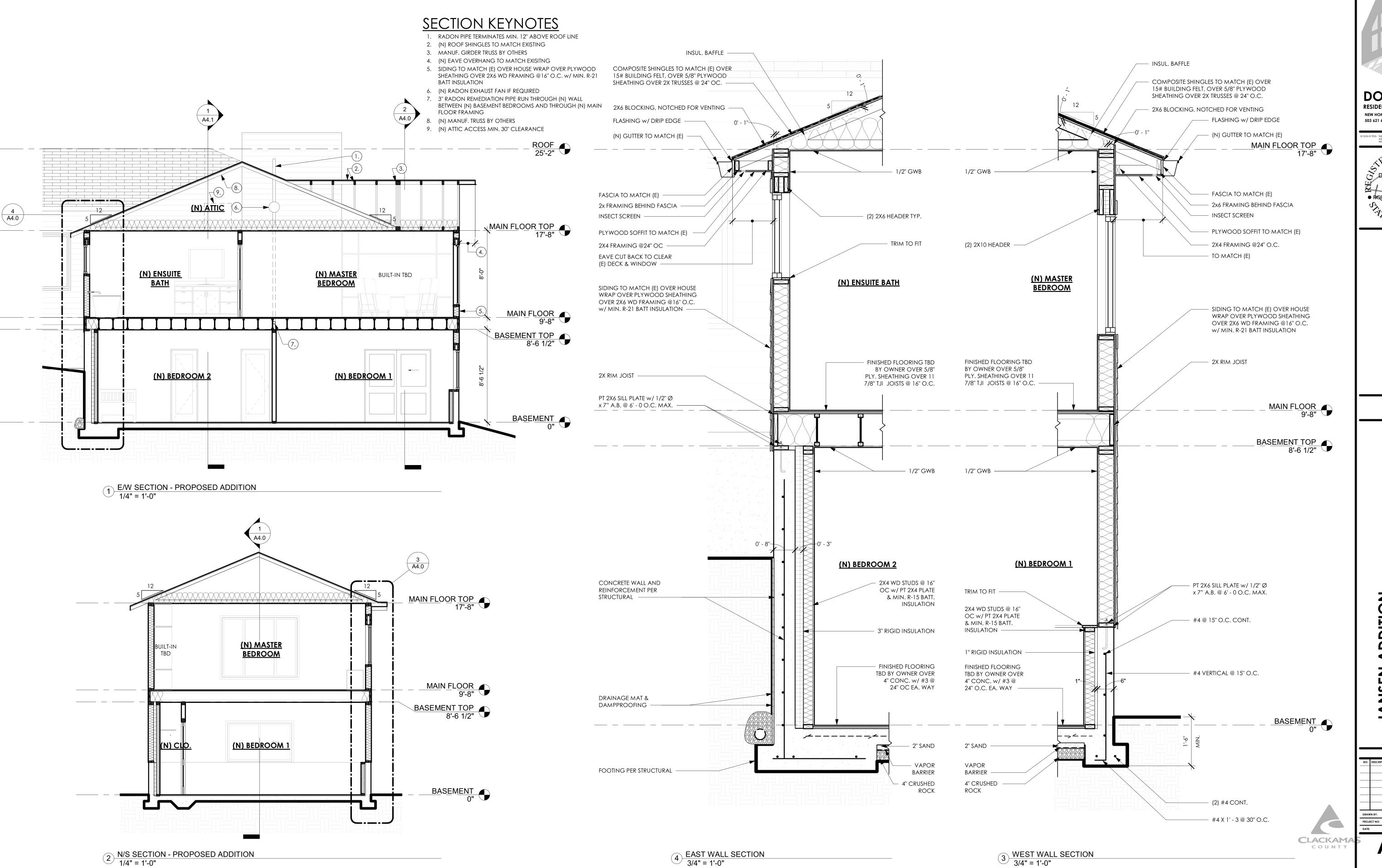
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ARI-14171

OF OR

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DDITION
OAD, ESTACADA OR 97023

REVISIONS

NO. DESCRIPTION / DATE

DRAWN BY: C. Larsen

PROJECT NO: D2821-009

DATE: 01/04/2024

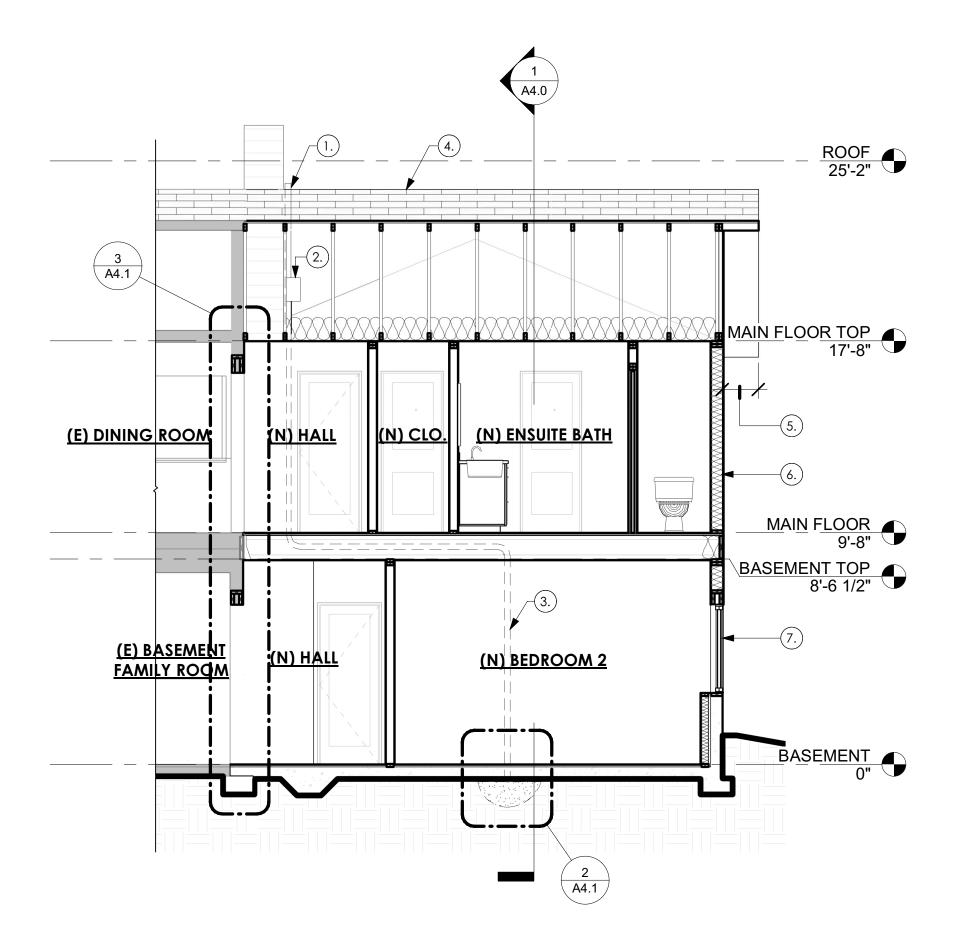
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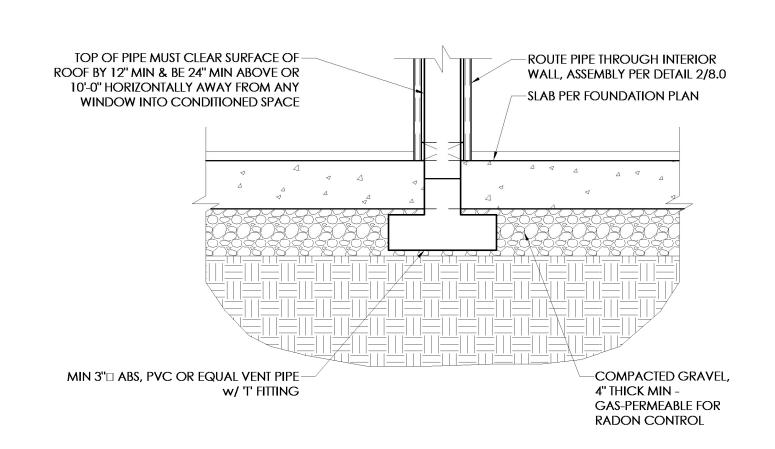
PROPOSED SECTIONS & DETAILS

SHEET SIZE 22" x 34"

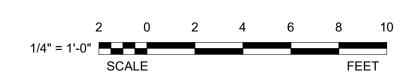
RADON KEYNOTES

- 1. RADON PIPE TERMINATES MIN. 12" ABOVE ROOF LINE
- 2. (N) EXHAUST FAN IF REQUIRED
- 3. 3" RADON REMEDIATION PIPE RUN THROUGH (N) WALL BETWEEN (N) BASEMENT BEDROOMS AND THROUGH (N) MAIN FLOOR FRAMING
- 4. (N) ROOF SHINGLES TO MATCH EXISTING
- 5. (N) EAVE OVERHANG TO MATCH EXISITNG
- 6. SIDING TO MATCH (E) OVER HOUSE WRAP OVER PLYWOOD SHEATHING OVER 2X6 WD FRAMING @16" O.C. w/ MIN. R-21 BATT INSULATION
- 7. (N) EGRESS WINDOW, 7.96 SF NET CLEAR OPENING



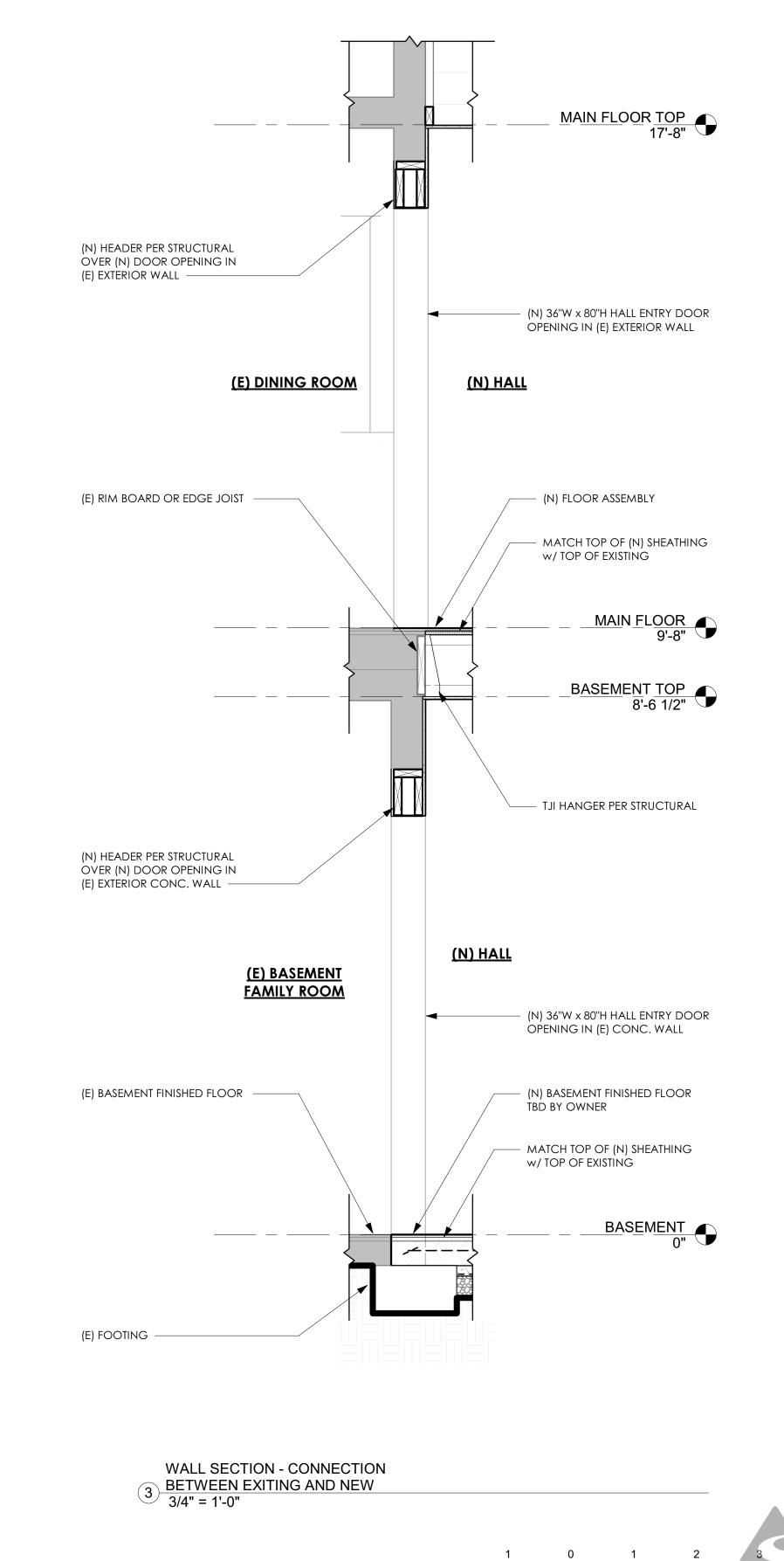


1 RADON N/S SECTION - PROPOSED 1/4" = 1'-0"











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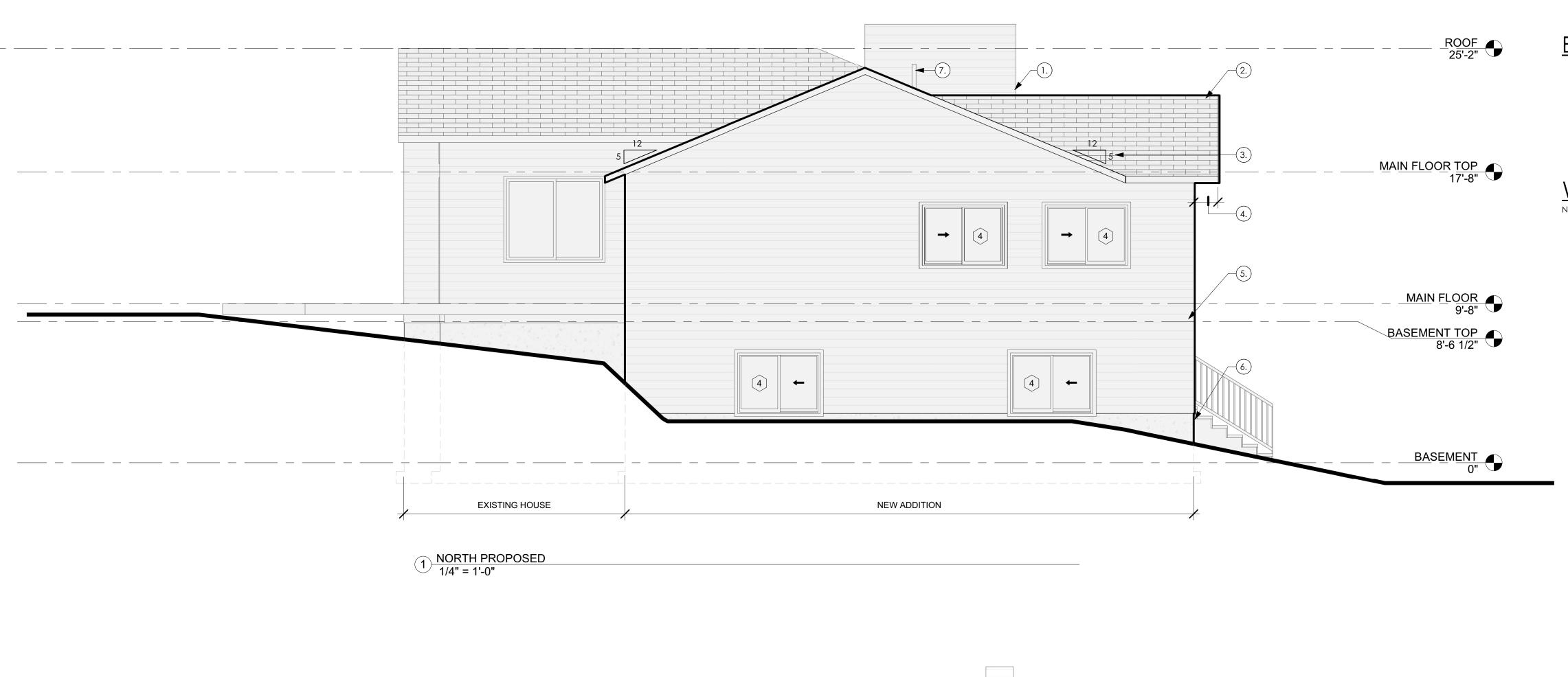
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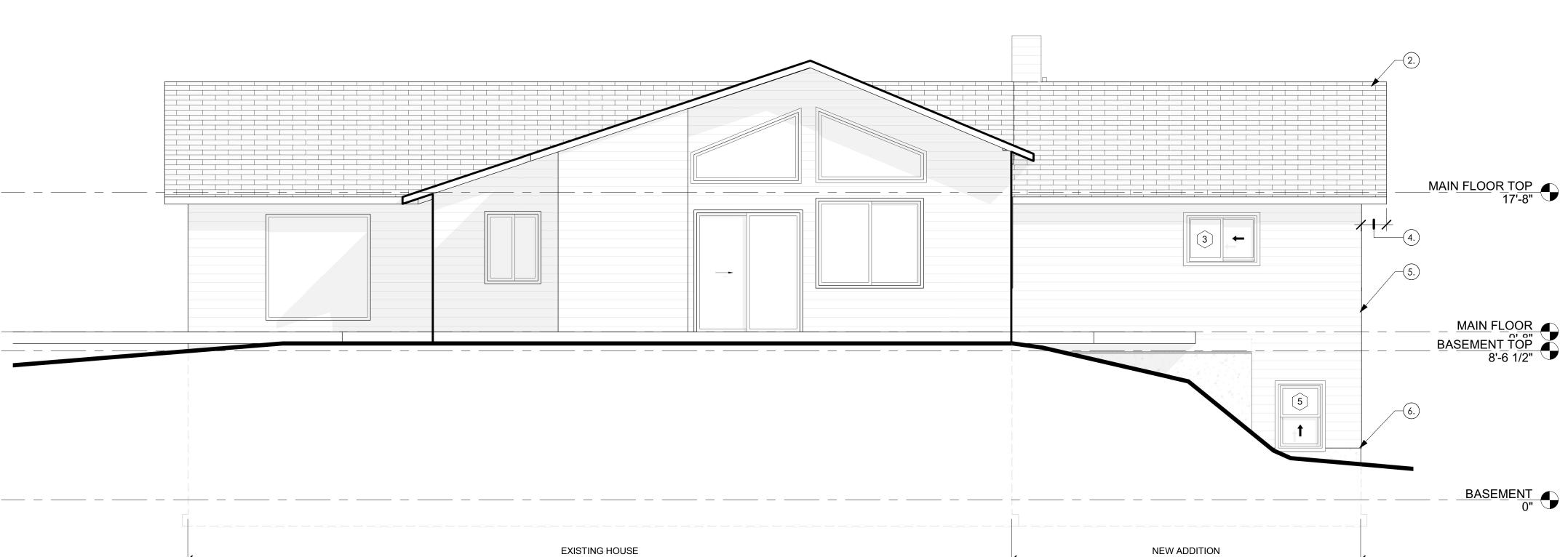
REVISIONS PROJECT NO: D2B21-009 DATE: 01/04/2024 FEETO UNTY

SHEET SIZE 22" x 34"

PROPOSED SECTIONS & RADON DETAIL

SCALE





ELEVATION KEYNOTES

- 1. (E) CHIMNEY TO REMAIN
 - (N) ROOF SHINGLES TO MATCH EXISTING
- 3. (N) ROOF SLOPE TO MATCH EXISTING
- 4. EAVE OVERHANG TO MATCH EXISITNG 5. (N) SIDING & TRIM TO MATCH EXISTING
- 6. (N) CONC. STEM WALL
 7. (N) RADON REMEDIATION PIPE, TERMINATION MIN. 12" ABOVE SURFACE OF ROOF

WINDOW SCHEDULE

NUM.	COUNT	FAMILY & TYPE	SILL HEIGHT	HEAD HEIGHT	HEADER TYPE
1	2	DOUBLE SLIDING w/ PICTURE: 83" W x 66 H", SAFETY GLASS REQUIRED	1'-2"	6'-8"	(2) 2x6
2	1	HORIZONTAL SLIDING SINGLE: 72" W x 44" H $$	3'-0"	6'-8''	(2) 2×6
3	1	HORIZONTAL SLIDING SINGLE: 48" W \times 32" H	4'-0''	6'-8"	(2) 2×6
4	4	HORIZONTAL SLIDING SINGLE: 60 W" x 44" H	3'-0''	6'-8"	(2) 2×6
5	1	SINGLE HUNG: 30" W x 44" H	3'-0"	6'-8"	(2) 2×6

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2 EAST PROPOSED 1/4" = 1'-0"

ELEVATION KEYNOTES 1. (E) CHIMNEY TO REMAIN

- 2. (N) ROOF SHINGLES TO MATCH EXISTING
- (N) ROOF SLOPE TO MATCH EXISTING
 EAVE OVERHANG TO MATCH EXISTING
 (N) SIDING & TRIM TO MATCH EXISTING
- 6. (N) CONC. STEM WALL
- 7. (N) RADON REMEDIATION PIPE, TERMINATION MIN. 12" ABOVE SURFACE OF ROOF

WINDOW SCHEDULE

	001111	5 4 4 4 1 1 4 5 T 1 7 5 5			
NUM.	COUNT	FAMILY & TYPE	SILL HEIGHT	HEAD HEIGHT	HEADER TYPE
1	2	DOUBLE SLIDING w/ PICTURE: 83" W x 66 H", SAFETY GLASS REQUIRED	1'-2"	6'-8''	(2) 2x6
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1) WEST PROPOSED 1/4" = 1'-0"



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GENERAL REQUIREMENTS

- THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN.
- THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED BY FLOOR SYSTEM AND FLOOR DIAPHRAGM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT (800) 332-2344
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL HARDWARE AND MANUFACTURED STRUCTURAL PRODUCTS SHALL BE AVAILABLE ON THE JOBSITE AT THE TIME OF INSPECTION, FOR THE INSPECTOR'S USE AND REFERENCE.

CODE REQUIREMENTS

 ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE OREGON RESIDENTIAL SPECIALTY CODE (ORSC) AND THE OREGON STRUCTURAL SPECIALITY CODE (OSSC), BOTH AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION

DESIGN LOADS

LIVE LOADS ROOF (SNOW + RAIN-ON-SNOW SURCHARGE)

FLOORS (SLEEPING)	30 PSF
FLOORS (NON-SLEEPING)	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE(b)	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE (b,g)	20 PSF
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 PSF
(b) UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHER	RE THE MAXIMUM CLEA
LESS THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE	ADJACENT TRUSSES W
A CCCA AN A CRIATING AND ACCURAGE RECTANICLE AS INCLIES LUCUS BY	A INICHIEC INIVALIDATION OF

AR HEIGHT BETWEEN JOISTS AND RAFTERS IS WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES HIGH BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS. (g) UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS 42 INCHES OR GREATER. OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THE LIVE LOAD NEED ONLY BY APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET: 1) THE ATTIC AREA IS ACCESSIBLE FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS A MINIMUM OF 30 INCHES, 2) THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2:12, 3) REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH. THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DIST. CONCURRENT LIVE LOAD OF NOT LESS THAN 10 PSF.

100 MPH (LRFD)

I = 1.0

25 PSF

WIND DESIGN DATA (BASED ON ASCE7-10 SIMPLIFIED METHOD):

BASIC WIND SPEED:

WIND IMPORTANCE FACTOR:

	WIND EXPOSURE:	В
	ADJUSTMENT FACTOR	$\lambda = 1.0$
	TOPOGRAPHICAL FACTOR	Kzt = 1.0
HQ	UAKE DESIGN DATA (BASED ON ASCE7-10 EQUIVALENT FORCE ME	THOD)
	SEISMIC IMPORTANCE FACTOR	I = 1.0
	SPECTRAL RESPONSE ACCELERATIONS	Ss = 0.709 & S1 = 0.325
	SEISMIC SITE CLASS	D2
	SEISMIC FORCE RESISTING SYSTEM	BEARING WALL SYSTEM
	RESPONSE MODIFICATION FACTOR	R = 6.5
	DESIGN BASE SHEAR	V = 0.09W

GEOTECHNICAL INFORMATION

EARTHWORK AND FOUNDATIONS ARE TO BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. ALL FOUNDATIONS ARE TO BE FOUNDED ON COMPETENT NATIVE MATERIAL OR BY OTHER MEANS AS DEFINED BY A LICENSED GEOTECHNICAL

CONVENTIONAL FOUNDATIONS HAVE BEEN DESIGNED WITH THE FOLLOWING PARAMETERS:

1500 PSF
40 PSF/FT
60 PSF/FT
100 PSF/FT
0.30
D

SHOP DRAWING SUBMITTAL PROCESS

- SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF OREGON ENGINEER COMPETENT IN STRUCTURAL DESIGN SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE APPROPRIATE JURISDICTION FOR APPROVAL PRIOR TO FABRICATION
- SHOP DRAWINGS ARE REQUIRED FOR THE PREFABRICATED WOOD TRUSSES
- CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF OREGON ENGINEER COMPETENT IN STRUCTURAL DESIGN SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR PREFABRICATED PLATED WOOD TRUSSES

INSPECTIONS AND SPECIAL INSPECTIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT
- THE MANUFACTURES INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- SPECIAL INSPECTIONS ARE NOT REQUIRED FOR THE DURATION OF CONSTRUCTION.

EXCAVATION SUPPORT AND PROTECTION

- EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOTE BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY
- INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS

BACKFILL AND COMPACTION

 BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

CONCRETE

- CONCRETE CONSTRUCTION SHALL CONFORM TO THE ACI 318-14 STANDARD
- CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318-14 SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. THE USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.
- CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:

28-DAY	MAX. W/C	MAX. SLUMP	AIR ENTR.	SPECIAL INSP.	LOCATION/
STRENGTH (PSI)	RATIO	(INCHES)	(PERCENT)	REQUIRED?	APPLICATION
3000	0.45	4 +/- 1	0 +/- 1	NO	FOOTINGS
3000	0.45	4 +/- 1	5 +/- 1	NO	FOUNDATION & STEM WALLS
3000	0.45	4 +/- 1	5 +/- 1	NO	EXT SLAB ON GRADE, DRIVEWAY,
					CURBS, WALKWAYS, PATIOS,
					PORCHES, STEPS EXPOSED TO
					WEATHER, GARAGE FLOORS

ALL OTHER CONCRETE 0 +/- 1 NO 5 +/- 1 RESHORING, WHERE REQUIRED, SHALL CONFORM TO ACI 301 SECTION 4.6. SUBMIT PROPOSED RESHORING PLANS TO THE ENGINEER OF

- RECORD FOR REVIEW. FOUNDATION WAS DESIGNED FOR A f'c = 2500 psi THEREFORE NO SPECIAL INSPECTION IS REQUIRED.
- CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR ¾ INCH IF NOT SPECIFIED BY THE ARCHITECT

REINFORCING STEEL

- REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318-14.
- #3 AND #4 BARS SHALL BE ASTM A615 DEFORMED BARS, MINIMUM GRADE 60
- #5 BARS AND LARGER SHALL BE ASTM A615 DEFORMED BARS, MINIMUM GRADE 60
- REINFORCING FOR SLABS ON GRADE SHALL BE 6x6 W1.4xW1.4 W.W.F., UNLESS NOTED OTHERWISE ALL #3 BARS SHALL HAVE CLASS B SPLICES A MINIMUM 21" IN LENGTH
- ALL #4 BARS SHALL HAVE CLASS B SPLICES A MINIMUM 28" IN LENGTH

REINFORCING STEEL COVER SHALL BE AS FOLLOWS:	
CAST AGAINST EARTH:	3"
FORMED SURFACE EXPOSED TO EARTH OR WEATHER:	1½"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	1"

TREATED WOOD

TREATED WOOD SHALL BE REQUIRED FOR:

- ALL WOOD THAT FORMS THE STRUCTURAL SUPPORT OF THE BUILDING, BALCONIES, PORCHES, OR SIMILAR PERMANENT BUILDING APPURTENANCES THAT ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION AT THE SURFACE OR AT JOINTS BETWEEN MEMBERS
- ALL WOOD INSTALLED ABOVE GROUND AND RESTING ON AN EXTERIOR CONCRETE OR MASONRY FOUNDATION WALL LESS THAN EIGHT INCHES FROM EXPOSED EARTH.
- POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE SLAB OR FOOTING THAT IS IN DIRECT CONTACT
- WITH THE EARTH, EXCEPT: IF LOCATED IN BASEMENTS ON A CONCRETE PIER OR METAL PEDESTAL ONE INCH ABOVE THE SLAB AND SEPARATED BY AN IMPERVIOUS MOISTURE
- IF IN AN ENCLOSED CRAWL SPACE OR AN UNEXCAVATED AREA WITHIN THE BUILDING PERIPHERY AND SUPPORTED BY A CONCRETE PIER OR PEDESTAL MORE THAN 8 INCHES FROM EXPOSED GROUND AND SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER
- SLEEPERS AND SILLS ON A CONCRETE SLAB ON GRADE THAT DOES NOT HAVE AN IMPERVIOUS MOISTURE BARRIER SEPARATION WITH EXPOSED
- LEDGERS AND FURRING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE
- PRESERVATIVE TREATMENT SHALL BE PER AWPA SPECIFICATION C2 AND C9, OR APPLICABLE STANDARDS ALL FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION RESISTANCE G-185 HOT-DIPPED GALVANIZED PER ASTM A153, OR STAINLESS STEEL

ROUGH FRAMING

SAWN LUMBER SHALL CONFORM TO WCLIB GRADING AND DRESSING RULES NO. 17, LATEST EDITION. SAWN LUMBER SHALL BE S4S AND SURFACE DRIED, 19% MAX, MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRAD, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS, U.N.O. PER PLAN/SCHEDULE:

USE/LOCATION WALL STUDS/BLOCKING	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fcp (PSI)	Fc (PSI)	E
2x, 3x, 4" WIDE	HEM-FIR	STUD	675	150	405	800	1.2E6
2x, 3x, 6" & WIDER	HEM-FIR	#2	850	150	405	1300	1.3E6
WALL PLATES 2x4, 3x4	HEM-FIR	STUD	675	150	405	800	1.2E6
2x6, 3x6	HEM-FIR	#2	850	150	405	1300	1.3E6
BEAMS AND POSTS 4x 6x	D-F-L D-F-L	#2 #1	900 1200	180 170	625 625	1350 1000	1.6E6 1.6E6

STRUCTURAL FINGER JOINTED LUMBER

STRUCTURAL FINGER JOINTED LUMBER SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SAWN LUMBER MEMBERS OF THE SAME SPECIES AND GRADE. STRUCTURAL FINGER JOINTED LUMBER SHALL BE GRADED UNDER AMERICAN LUMBER STANDARD COMMITTEE "PRODUCT STANDARD PS 20-99". LUMBER CLASSIFIED AS STUD USE ONLY SHALL BE LIMITED TO VERTICAL APPLICATIONS ONLY. LUMBER WITH CERTIFIED EXTERIOR JOINTS IS NOT RESTRICTED TO ANY TYPE OF LOADING.

FRAMING NOTES

- FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE BY ANOTHER MANUFACTURER MAY BE USED. INSTALL ALL HARDWARE PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.
- TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO TABLE 2304.10.1 OF THE 2019 OSSC.
- NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, ANCHOR BOLTS AT SILL PLATES SHALL BE ⅓" DIAMETER WITH 7" MINIMUN EMBEDMENT INTO CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 6" FROM EACH END OF THE PIECE. A 3"x3"x0.229" PLATE WASHER SHALL BE PROVIDED FOR ALL ANCHOR BOLTS (DO NOT COUNTER-SINK PLATE WASHERS). A 13/6" x 13/4" DIAGONAL SLOTTED HOLE IN THE 3" x 3" PLATE WASHER IS ALLOWED WITH A STANDARD CUT WASHER.

JOIST AND BEAM HANGERS

 JOIST AND BEAM HANGERS AS NOTED IN THE PLANS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR ANOTHER MANUFACTURER WHOSE JOIST HANGERS ARE ICC-APPROVED. JOIST AND BEAM HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL

BE AS FOLLOWS UNLESS NOTED OTHERWISE PER PLANS OR DETAILS:

LUS SERIES TO MATCH LUMBER SIZE SAWN LUMBER 3½"-WIDE GLULAM BEAM HGUS410 5½"-WIDE GLULAM BEAM HGUS5.50/10 MANUFACTURED WOOD I-JOIST IUS SERIES TO MATCH I-JOIST SIZE LBV SERIES TO MATCH DEPTH 1¾"-WIDE PSL OR LVL BEAM

3½"-WIDE PSL OR LVL BEAM **GLTV SERIES TO MATCH DEPTH** 5½"-WIDE PSL OR LVL BEAM **GLTV SERIES TO MATCH DEPTH**

SHRINKAGE OF WOOD FRAMING

• SHRINKAGE IN WOOD FRAMING IS DUE TO LOSS OF MOISTURE CONTENT AND TO COMPRESSION OF ASSEMBLIES OF WOOD COMPONENTS. PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS AS WELL AS EXTERIOR FINISHES SHALL BE DESIGNED AND BUILT TO ACCOMMODATE ½" PER FLOOR OF WOOD SHRINKAGE. THE USE OF KILN-DRIED LUMBER AND PROVIDING A DRYING PROCESS TO THE FRAMING MEMBERS PRIOR TO APPLICATION OF FINISHES WILL HELP CONTROL BUT WILL NOT ELIMINATE SHRINKAGE.

SPECIAL INSPECTIONS						
TYPE OF INSPECTION	REQUIRED?					
CONCRETE CONSTRUCTION	N					
ANCHORS - ADHESIVE	N					
ANCHORS - CAST-IN-PLACE	N					
ANCHORS - EXPANSION/SCREW	N					
WOOD CONSTRUCTION	N					
GEOTECHNICAL (SEE REPORT)	N					

WOOD SHEATHING

• STRUCTURAL WOOD SHEATHING PANELS SHALL HAVE APA-GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. WOOD SHEATHING PANELS SHALL BE C-D INT APA WITH EXTERIOR GLUE (CDX). ORIENTED STRAND BOARD (OSB) PANELS SHALL BE EXPOSURE 1. PANELS SHALL HAVE THE FOLLOWING THICKNESS, SPAN RATING, AND FASTENING UNLESS NOTED OTHERWISE PER PLAN:

EDGE NAILS ROOF: 8d @ 6" O.C. 8d @ 12" O.C. 7/16" 24/16 C-D APA CDX FLOOR: 3/4" APA-RATED STURD-I-FLOOR OSB 48/24 T&G 10d @ 6" O.C. 10d @ 12" O.C. 7/16" C-D WITH EXTERIOR GLUE SHEARWALL: SEE SCHEDULE

ALL ROOF AND FLOOR SHEATHING PANELS SHALL BE INSTALLED FACE GRAIN PERPENDICULAR TO SUPPORTS AND IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE PER PLAN. BLOCKING AT INTERMEDIATE FLOOR AND ROOF SHEATHING JOINTS SHALL NOT BE REQUIRED UNLESS NOTED OTHERWISE PER PLAN. SHEARWALL SHEATHING SHALL BE BLOCKED AT ALL EDGES WITH 2x OR 3x FRAMING PER SHEARWALL SCHEDULE

METAL PLATE CONNECTED WOOD TRUSSES

 PRE-MANUFACTURED PLATED WOOD TRUSSES SHALL BE MANUFACTURER-DESIGNED AND SHALL COMPLY WITH THE TRUSS PLATE INSTITUTE (ANSI/TPI 1, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION) AND IBC SECTION 2303.4. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED PER THE REQUIREMENTS OF THE PREVIOUSLY MENTIONED "SHOP DRAWING SUBMITTAL PROCESS". DESIGN FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS, PREVIOUSLY MENTIONED LOADS ON THIS SHEET, AND THE FOLLOWING:

> TOP CHORD LIVE/SNOW LOAD: 25 PSF TOP CHORD DEAD LOAD: 10 PSF TOP CHORD NET WIND UPLIFT: PER ASCE7 **BOTTOM CHORD DEAD LOAD:** 5 PSF PER LIVE LOAD TABLE, THIS SHEET **BOTTOM CHORD LIVE LOAD:** LIVE LOAD DEFLECTION: L/360

- TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE FOLLOWING PLANS/DETAILS AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES, SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD THAT EXCEED THE DESIGN LOAD FOR THE TRUSS, SHALL NOT BE PERMITTED WITHOUT THE VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING THE ADDITIONAL LOADING.

STRUCTURAL GLUED LAMINATED TIMBER

 GLUE-LAMINATED MEMBERS SHALL HAVE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) IDENTIFICATION MARK. EXPOSED MEMBERS SHALL RECEIVE ONE COAT OF END SEALER APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

COMBINATION SYMBOL **STANDARD**

 UNEXPOSED GLUE-LAMINATED TIMBER SHALL BE INDUSTRIAL GRADE, UNLESS NOTED OTHERWISE. EXPOSED GLUE-LAMINATED TIMBER SHALL BE APPEARANCE CLASS PER ARCHITECT.

MANUFACTURED WOOD BEAMS

MANUFACTURED/ENGINEERED WOOD BEAMS SHALL BE THE SIZE AND TYPE SHOWN ON THE DRAWINGS AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. STORAGE, ERECTION, AND INSTALLATION SHALL BE PER MANUFACTURER SPECIFICATIONS. MICROLAM AND PARALLAM MEMBERS SHALL NOT HAVE NOTCHES OR DRILLED HOLES WITHOUT PRIOR ENGINEER OF RECORD APPROVAL. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

MEMBER	E (PSI)	Fb (PSI)	Fc (PSI)	Fv (PSI)
LSL (1 $\frac{1}{2}$ " TIMBERSTRAND)	1.55 E6	2325	800	310

BEARING WALL STUD SCHEDULE

WALL TYPE	LOCATION	PLATE SIZE	STUD SIZE AND SPACING
EXTERIOR	TYPICAL, U.N.O. PER PLAN	2x6	2x6's @ 16" O.C.
INTERIOR	TYPICAL, U.N.O.PER PLAN	2x4	2x4's @ 16" O.C.
BFARING WAI	I NOTES:		

- SEE SHEARWALL SCHEDULE FOR WALL SHEATHING, BLOCKING, AND PLATE NAILING
- SEE SAWN LUMBER STRUCTURAL NOTES ON THIS SHEET FOR SPECIES AND GRADE OF WALL PLATES AND STUDS
- SECURE SILL PLATES TO CONCRETE WITH ANCHOR BOLTS AS PREVIOUSLY DESCRIBED ON THIS SHEET. REFER TO SHEARWALL SCHEDULE FOR ADDITIONAL INFORMATION
- EXTERIOR WALLS AT VAULTED AREAS SHALL BE BALLOON-FRAMED
- FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS OF SAME SIZE AS STUDS ABOVE. WHERE HEIGHT OF STUD EXCEEDS 4 FEET, CONTACT ENGINEER FOR PROPER STUD SIZE AND SPACING. PROVIDE SHEATHING, NAILING, AND MUDSILL ANCHORAGE AS SPECIFIED FOR WALL ABOVE.
- INTERIOR NON-BEARING WALLS MAY BE CONSTRUCTED OF 2x4's @ 24" O.C.

EXISTING CONDITION NOTES (APPLIES TO RENOVATION AND REMODELS)

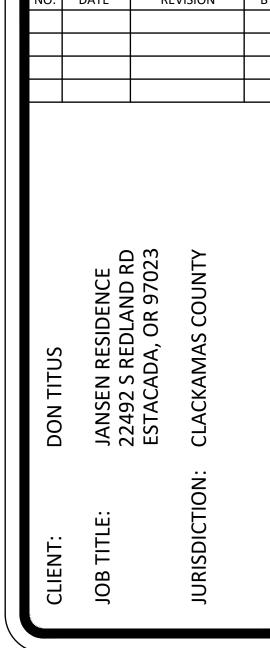
- STRUCTURAL PLANS ARE BASED ON EXISTING CONDITIONS THAT WERE READILY ACCESSIBLE AND VISIBLE DURING PRECONSTRUCTION SITE VISITS. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE G.C. PRIOR TO STRUCTURAL DEMO.
- NOTIFY THE E.O.R. OF ANY EXISTING CONDITIONS THAT DIFFER FROM THOSE SHOWN IN THE PLANS AND DETAILS. VISTA STRUCTURAL ENGINEERS IS NOT RESPONSIBLE FOR CHANGES DUE TO CONCEALED EXISTING CONDITIONS.
- THE G.C. IS RESPONSIBLE FOR SEQUENCING AND TEMPORARY SHORING AS REQUIRED TO ENSURE STABILITY OF THE EXISTING STRUCTURE DURING

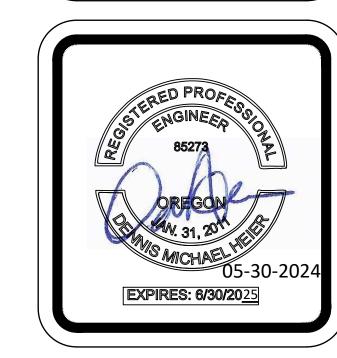
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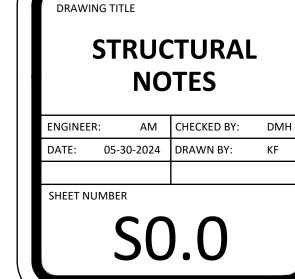
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BY Richard Carlson

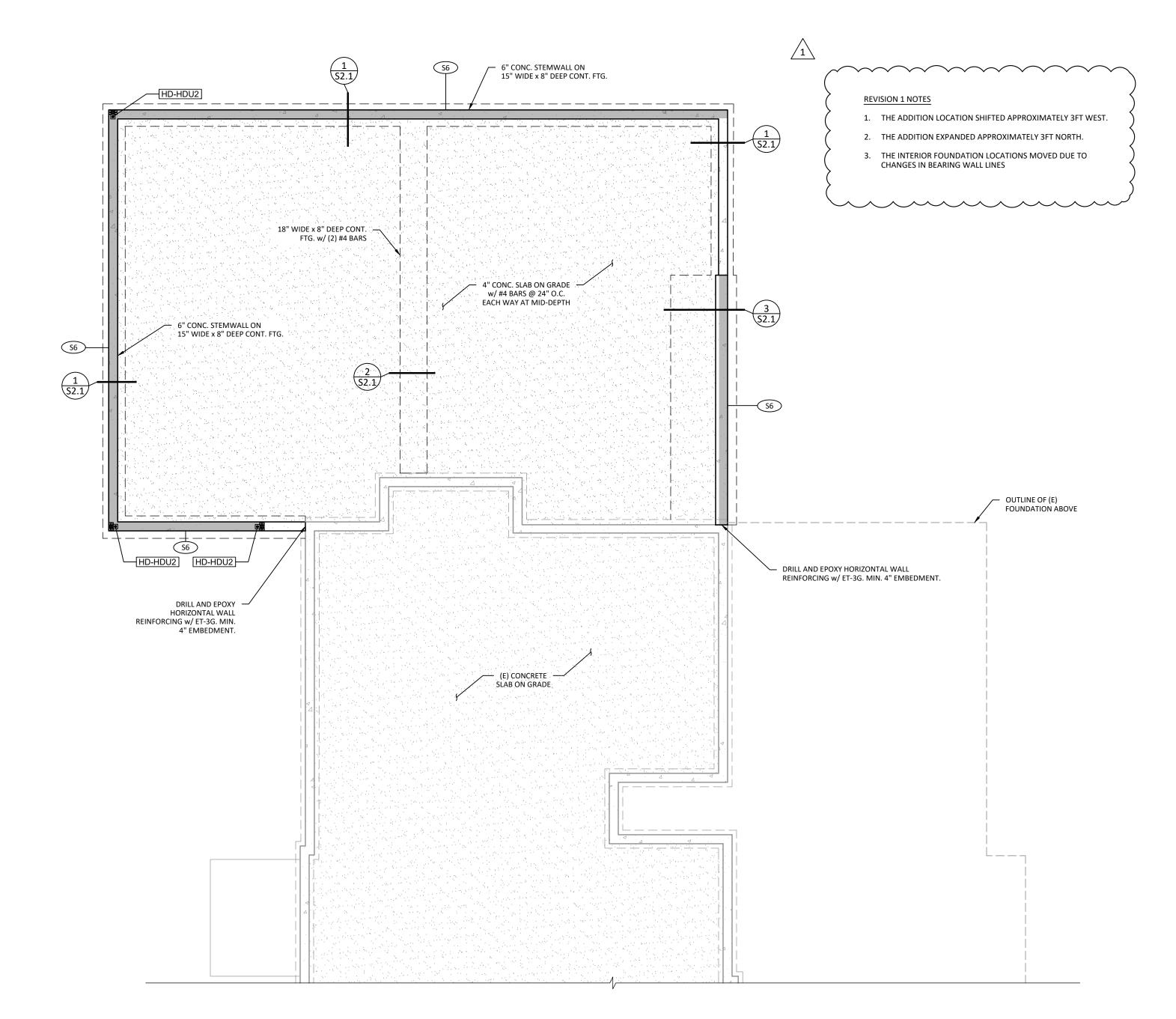








SPECIAL NOTE:
ALL WATERPROOFING, DAMP PROOFING, AND WEATHERPROOFING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



FLOOR FRAMING AND FOUNDATION NOTES

- SEE DESIGN PLAN SHEET FOR ALL FDN DIMENSIONS NOT SHOWN. GC TO VERIFY AND NOTIFY ENGINEER IF ANY DISCREPANCIES.
- IN ADDITION TO THE GENERAL NOTES & SPECIFICATIONS DETAILED IN THIS PLAN SET, ALL WORK & MATERIALS SHALL CONFORM TO THE 2018 IBC AND THE OSSC.
- FOUNDATION DESIGNED USING SOIL CLASSIFICATION 'D'. DESIGN SOIL BEARING PRESSURE ALLOWABLE = 1500 psf.
- 4. BOTTOM OF FOOTINGS TO BE PLACED BELOW A FROST DEPTH OF 18".
- 5. ALL CONCRETE SHALL BE CURED PER ACI 318-14 STANDARDS. 6. ALL REBAR SHALL BE ASTM A615 GRADE 60.
- 7. ALL TIE WIRE SHALL BE Min. #16 ANNEALED STEEL. ALL REINFORCING STEEL SHALL BE TIED 100% ALONG ALL PERIMETER EDGES AND 50% FIELD.
- 8. ALL REBAR LAP SPLICES ARE TO BE CLASS B, PER ACI 318-14.
- REBAR IN FOOTINGS SHALL BE SUPPORTED ON WELL CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD
- 10. COORDINATE PENETRATIONS OF SITE UTILITIES, MECHANICAL DUCTS, PIPING, AND ELECTRICAL CONDUIT/PANELS TO MINIMIZE IMPACT TO STRUCTURAL FRAMING. PLUMBING FIXTURES SHOWN ON FLOOR FOR REFERENCE AND POSSIBLE FRAMING
- REFER TO DETAILS 2/S1.2, 3/S1.2 AND 4/S1.2 FOR TYPICAL FRAMING AND PLATE NOTCHING, BORING AND CUTTING REQUIREMENTS.
- 12. SEE SHEET S0.0 FOR ADDITIONAL NOTES.

CLACKAMAS COUNTY BUILDING CODES DIVISION APPROVED AS NOTED

DATE June 18, 2024

BY Richard Carlson

LEGEND

SHEAR WALL AND FASTENING PER SCHEDULE ON TABLE ON SHEET S1.1. GC TO VERIFY (E) SHEARWALL NAILING

INDICATES PERFORATED SHEARWALL. PROVIDE NAILING PER SHEARWALL SCHEDULE AT PANEL EDGES & AROUND ALL (PSW) OPENINGS FOR ENTIRE WALL LENGTH.

HOLD-DOWN BRACKET AND ANCHOR PER TABLE 4/S2.1. LOCATION OF ANCHORS, BRACKETS, AND STUDS SHALL BE PER

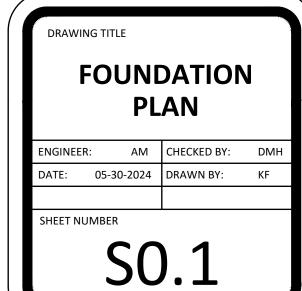


FLOOR-TO-FLOOR STRAP PER TABLE 8/S1.1 AND DETAIL 9/S1.1; EXTENDING ABOVE AND BELOW FLOOR LINE SHOWN.



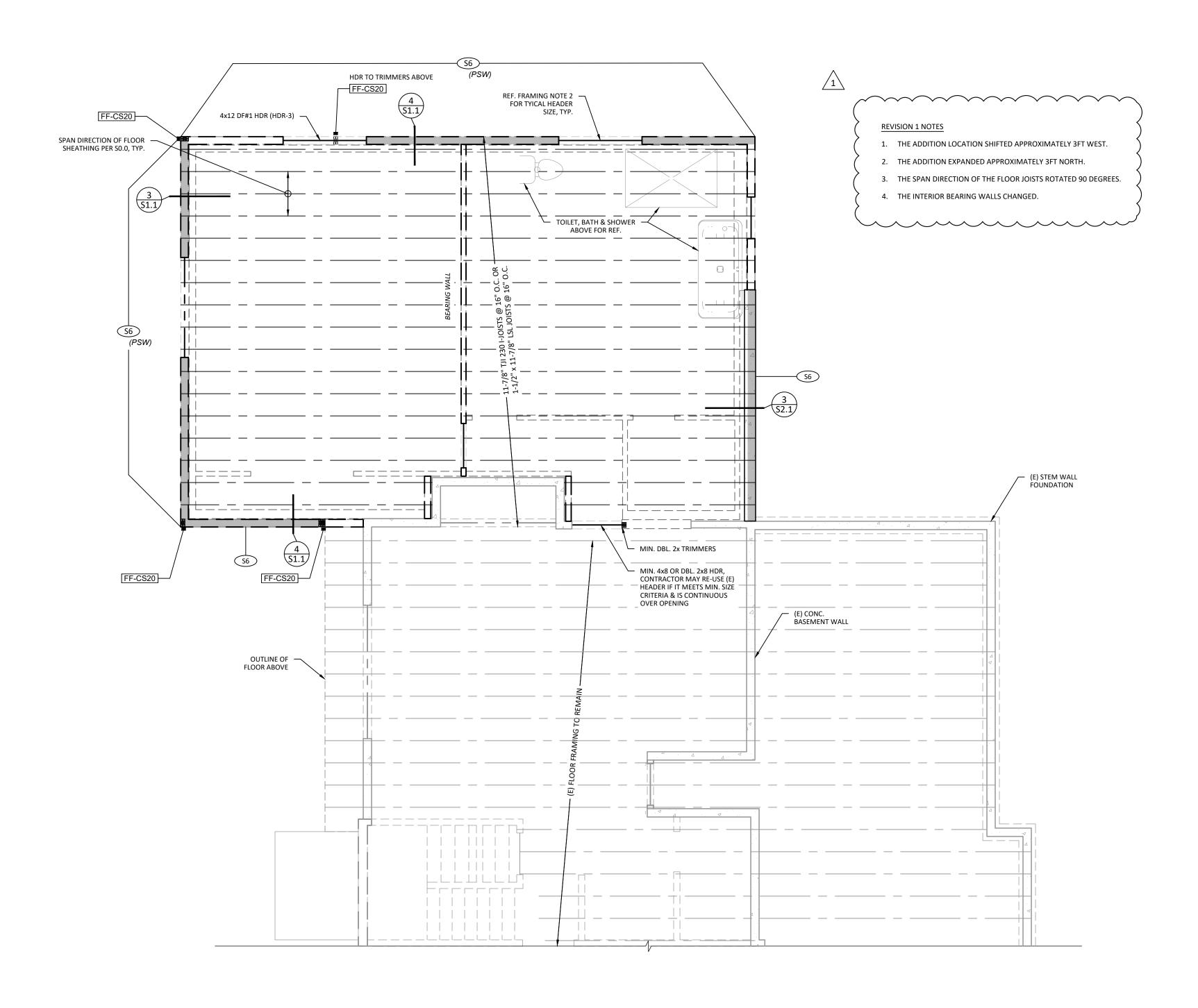
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MAIN FLOOR FRAMING & BASEMENT SHEAR WALL PLAN



SPECIAL NOTE FOR PRE-MANUFACTURED TRUSSED ROOFS: VISTA STRUCTURAL, LLC IS NOT RESPONSIBLE FOR ANY INTERIOR FINISH DAMAGE (NAIL HEAD PROTRUSIONS, JOINT SEPARATION, DRYWALL CRACKING, ETC.) DUE TO MOVEMENT AT TRUSS, INTERIOR NON-LOAD BEARING WALLS AND PARTITIONS...ETC.

SPECIAL NOTE:
ALL WATERPROOFING, DAMP PROOFING, AND WEATHERPROOFING
SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CLACKAMAS COUNTY BUILDING CODES DIVISION APPROVED AS NOTED PERMIT NO. B0018924

DATE June 18, 2024

BY Richard Carlson

FRAMING NOTES

- 1. COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH DESIGN PLANS.
- TYPICAL EXTERIOR HEADER IS 4x8 D.F. NO.2. USE (2) 2x TRIMMERS AND SEE DETAIL 6/S1.2 FOR KING STUD REQUIREMENTS. TYPICAL INTERIOR HEADER TO BE (2) - 2X6 D.F. NO.2 WITH SINGLE TRIMMER AND SINGLE KING STUD (U.N.O.).
- 3. REFER TO DETAILS 2/S1.2, 3/S1.2 AND 4/S1.2 FOR TYPICAL FRAMING AND PLATE NOTCHING, BORING AND CUTTING REQUIREMENTS.
- 4. REFER TO DETAIL 1/S1.2 FOR BEAM NOTCHING REQUIREMENTS AND RESTRICTIONS.
- 5. REFER TO DETAIL 5/S1.2 FOR TOP PLATE SPLICE CONNECTION.
- 6. FLOOR JOIST LAYOUT IS FOR REFERENCE ONLY. PLEASE CONFIRM LAYOUT & BEARING CONDITIONS WITH EXISTING CONDITIONS AND FRAMER.
- 7. SEE SHEET S0.0 FOR ALL NOTES AND SCHEDULES.

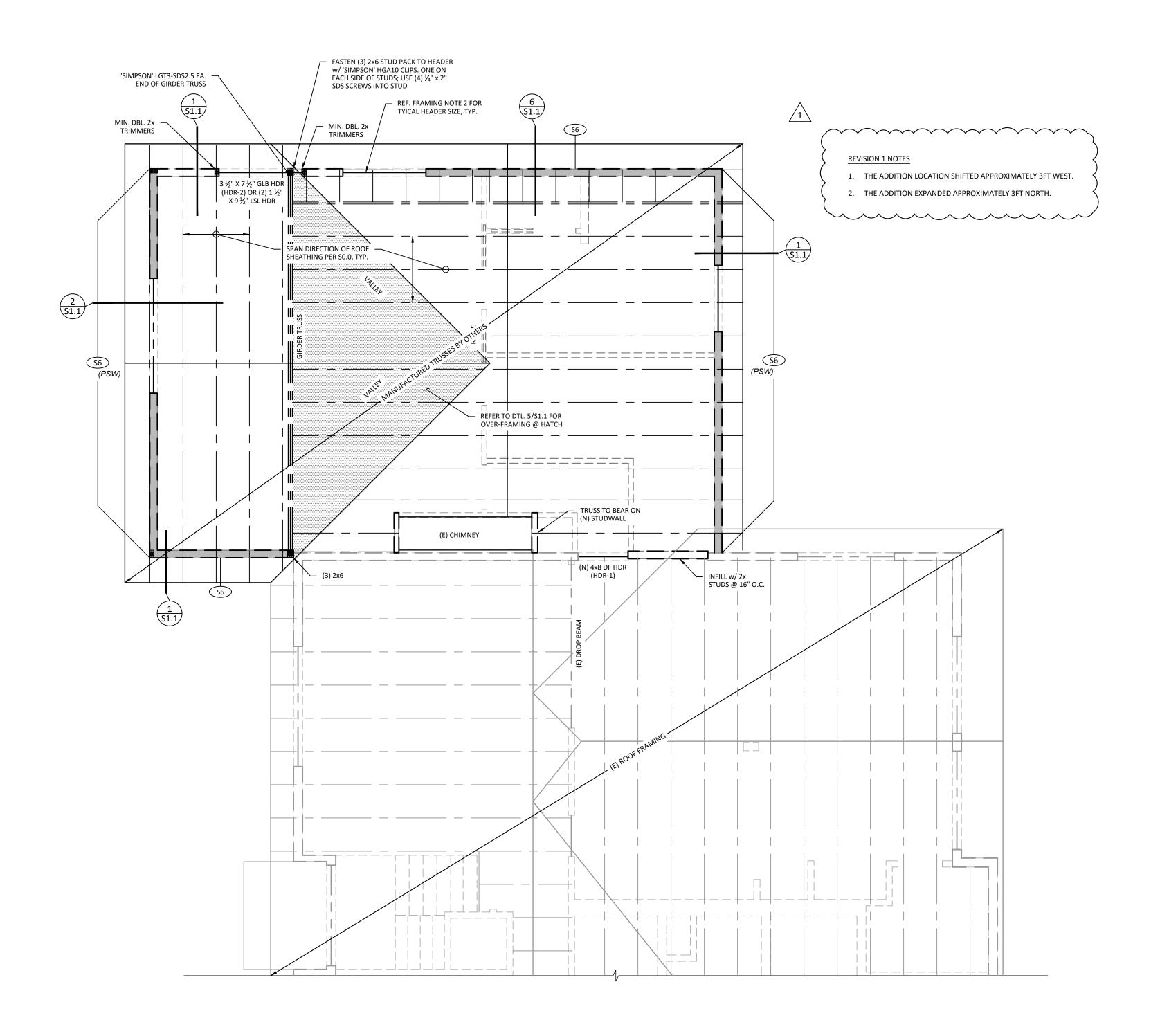
	LEGEND
<u>S6</u>	SHEAR WALL AND FASTENING PER SCHEDULE ON TABLE ON SHEET S1.1. GC TO VERIFY (E) SHEARWALL NAILING
S6 (PSW)	INDICATES PERFORATED SHEARWALL. PROVIDE NAILING PER SHEARWALL SCHEDULE AT PANEL EDGES & AROUND ALL OPENINGS FOR ENTIRE WALL LENGTH.
HD-XXXX	HOLD-DOWN BRACKET AND ANCHOR PER TABLE 4/S2.1. LOCATION OF ANCHORS, BRACKETS, AND STUDS SHALL BE PER DETAIL 8/S1.2.
FF-CSXX	FLOOR-TO-FLOOR STRAP PER TABLE 8/S1.1 AND DETAIL 9/S1.1; EXTENDING ABOVE AND BELOW FLOOR LINE SHOWN.
	SHEARWALL



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SPECIAL NOTE FOR PRE-MANUFACTURED TRUSSED ROOFS: VISTA STRUCTURAL, LLC IS NOT RESPONSIBLE FOR ANY INTERIOR FINISH DAMAGE (NAIL HEAD PROTRUSIONS, JOINT SEPARATION, DRYWALL CRACKING, ETC.) DUE TO MOVEMENT AT TRUSS, INTERIOR NON-LOAD BEARING WALLS AND PARTITIONS...ETC.

SPECIAL NOTE:
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CLACKAMAS COUNTY BUILDING CODES DIVISION APPROVED AS NOTED PERMIT NO. B0018924

DATE June 18, 2024

BY Richard Carlson

ROOF FRAMING NOTES

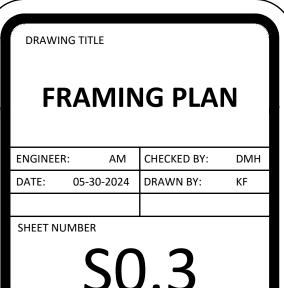
- 1. COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH DESIGN PLANS.
- 2. TYPICAL EXTERIOR HEADER IS 4x8 D.F. NO.2. USE (2) 2x TRIMMERS AND SEE DETAIL 6/S1.2 FOR KING STUD REQUIREMENTS. TYPICAL INTERIOR HEADER TO BE (2) - 2X6 D.F. NO.2 WITH SINGLE TRIMMER AND SINGLE KING STUD (U.N.O.).
- 3. REFER TO DETAILS 2/S1.2, 3/S1.2 AND 4/S1.2 FOR TYPICAL FRAMING AND PLATE NOTCHING, BORING AND CUTTING REQUIREMENTS.
- 4. REFER TO DETAIL 1/S1.2 FOR BEAM NOTCHING REQUIREMENTS AND RESTRICTIONS.
- 5. REFER TO DETAIL 5/S1.2 FOR TOP PLATE SPLICE CONNECTION.
- 6. TRUSS LAYOUT IS FOR REFERENCE ONLY. PLEASE CONFIRM LAYOUT & BEARING CONDITIONS WITH TRUSS SUPPLIER'S LAYOUT PLAN.
- 7. SEE SHEET S0.0 FOR ALL NOTES AND SCHEDULES.

	LEGEND
<u>\$6</u>	SHEAR WALL AND FASTENING PER SCHEDULE ON TABLE ON SHEET S1.1. GC TO VERIFY (E) SHEARWALL NAILING
S6 (PSW)	INDICATES PERFORATED SHEARWALL. PROVIDE NAILING PER SHEARWALL SCHEDULE AT PANEL EDGES & AROUND ALL OPENINGS FOR ENTIRE WALL LENGTH.
HD-XXXX	HOLD-DOWN BRACKET AND ANCHOR PER TABLE 4/S2.1. LOCATION OF ANCHORS, BRACKETS, AND STUDS SHALL BE PER DETAIL 8/S1.2.
FF-CSXX	FLOOR-TO-FLOOR STRAP PER TABLE 8/S1.1 AND DETAIL 9/S1.1; EXTENDING ABOVE AND BELOW FLOOR LINE SHOWN.
	SHEARWALL



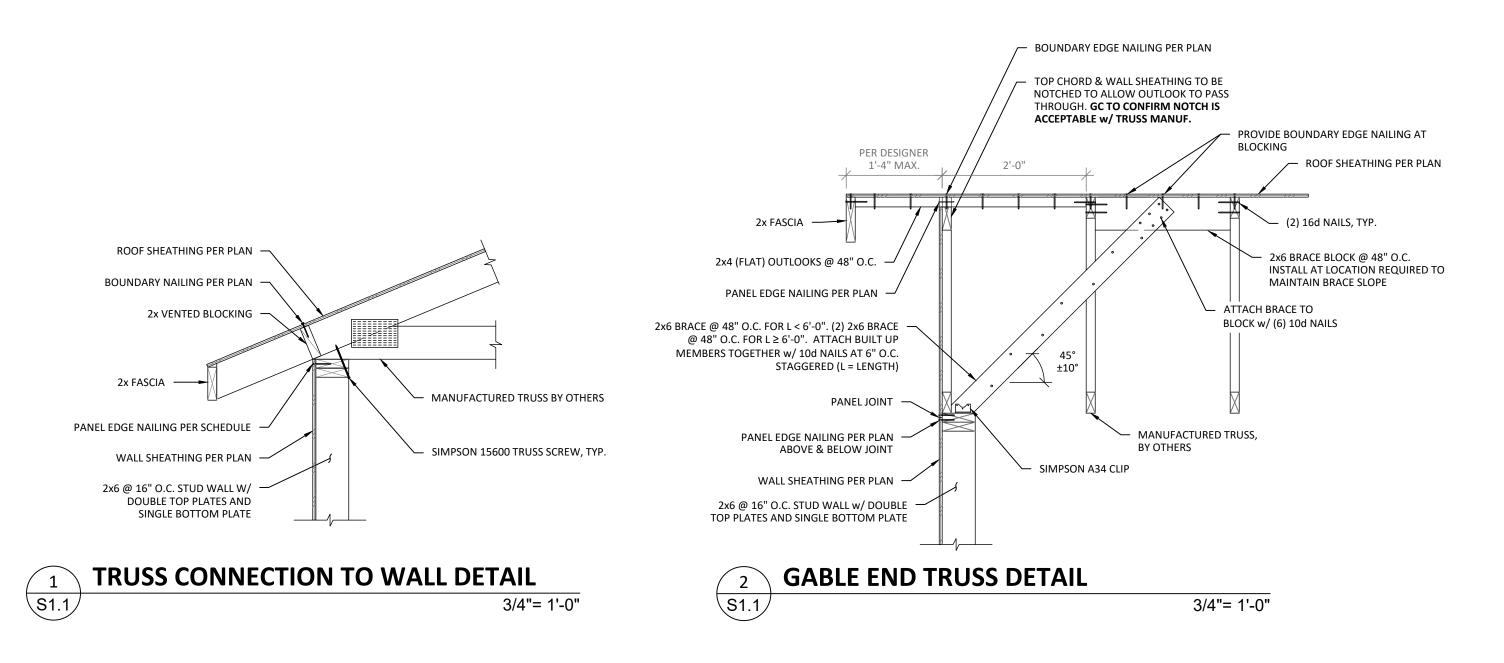
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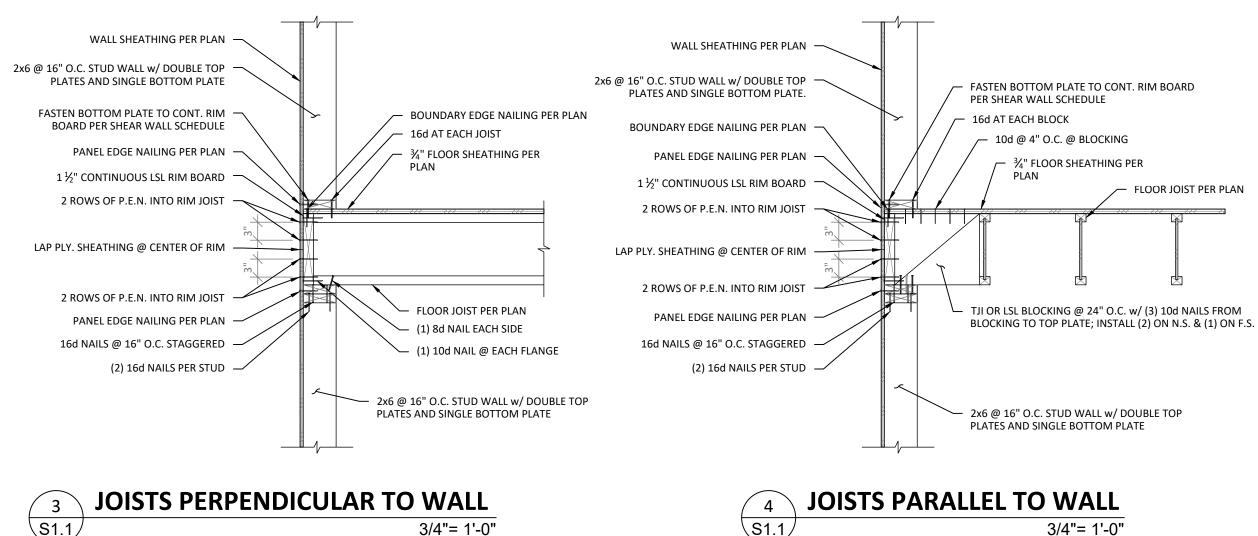




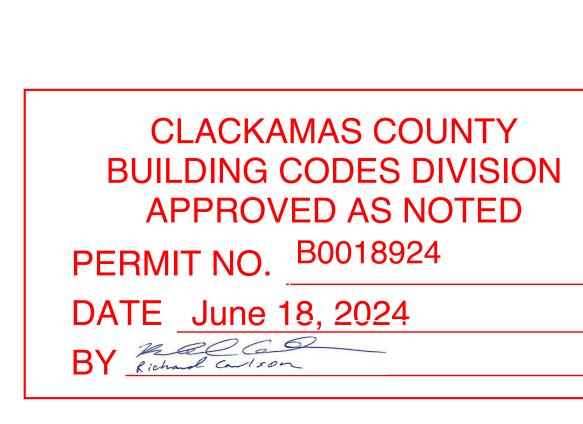


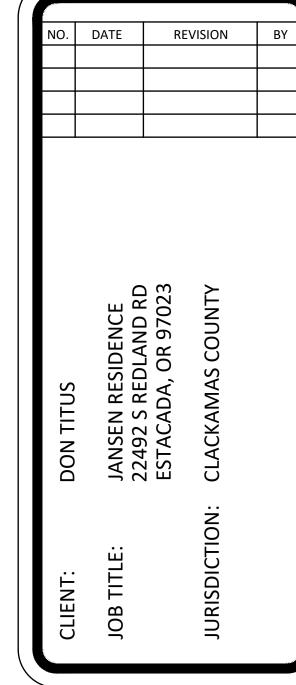












NOTE:	PROVIDE 2x SOLID BLKG. BTWN. RAFTERS IF RIDGE LANDS BETWEEN ER TO VALLEY PLATE 2x4 VALLEY PLATES - ALIGN @ FRONT OF RAFTER & @ HEEL OF RAFTER OR SINGLE 2x10 VALLEY PLATE - ALIGN @ FRONT OF RAFTER	(3) 16d @ EACH LOCATION WHERE VALLEY PLATE CROSSES RAFTERS PER DESIGNER 1'-4" MAX. 2x FASCIA 2x4 (FLAT) OUTLOOKS @ 48" O.C. PANEL EDGE NAILING PER PLAN ABOVE & BELOW JOINT WALL SHEATHING PER PLAN 2x6 @ 16" O.C. STUD WALL w/ DOUBLE TOP PLATES AND SINGLE BOTTOM PLATE	TOP CHORD & WALL SHEATHING TO BE NOTCHED TO ALLOW OUTLOOK TO PASS THROUGH. GC TO CONFIRM NOTCH IS ACCEPTABLE W/ TRUSS MANUF. PROVIDE BOUNDARY EDGE NAILING AT BLOCKING PROVIDE BOUNDARY EDGE NAILING AT BLOCKING (2) 16d NAILS, TYP.
5 TYPICAL DETAIL A	AT OVER-FRAMING 3/4"= 1'-0"	GABLE END TRUS	S DETAIL 3/4"= 1'-0"

	SHEARWALL SCHEDULE (Not All Symbols Used on Plans)									
XX	SHEATHING	SHEAR (PLF)	NAIL SIZE	EDGE NAILS (O.C.)	FIELD NAILS (O.C)	BOT. PLATE NAILING (O.C)	TOP PLATE A35 (O.C) ⁽¹⁵⁾	5/8"x10" A.B.	MAX. 5/8" TITEN HD ANCHOR SPACING W/ 4" EMBED(14)	REMARKS
S6	7/16" APA RATED, ONE SIDE	260	8d	6"	12"	16d @ 6"	1'-9"	4'-0"	4'-0"	
S4	7/16" APA RATED, ONE SIDE	380	8d	4"	12"	16d @ 4"	1'-0"	3'-6"	2'-9"	(2) 2x OR 3x ⁽¹³⁾
S3	7/16" APA RATED, ONE SIDE	490	8d	3"	12"	16d @ 3"	0'-11"	2'-9"	2'-2"	(2) 2x OR 3x ⁽¹³⁾
S2	7/16" APA RATED, ONE SIDE	640	8d	2"	12"	16d @ 2"	0'-8"	2'-0"	1'-8"	(2) 2x OR 3x ⁽¹³⁾

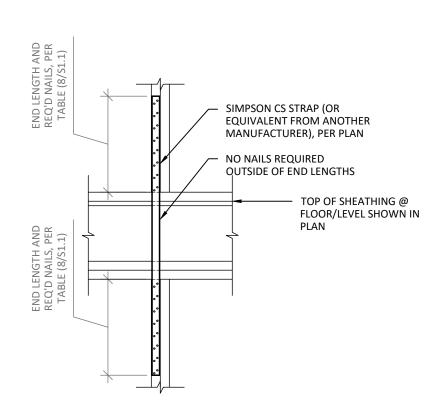
- ALL PLYWOOD TO BE APA RATED STRUCTURAL 1 EXTERIOR SHEATHING
- ALL NAILS TO BE COMMON OR GALVANIZED BOX TYPE.
- FLOOR AND ROOF DIAPHRAGMS TO BE NAILED WITH 10d NAILS @ 6" O.C. EDGE NAILING AND 12" ON CENTER FIELD NAILING. USE PLYWOOD THICKNESS AS INDICATED ON PLAN.
- ATTACH RIM JOIST AND / OR BLOCKING TO SHEARWALL AS INDICATED IN TABLE ABOVE.
- ALL WALL SHEATHING TO EXTEND FULL HEIGHT OF WALL, TOP PLATE TO BOTTOM PLATE. ALL SHEARWALLS AND HOLDOWNS MUST HAVE CONTINUOUS LOAD PATH TO FOUNDATION.
- USE 3" x 3" x 1/4" PLATE WASHER TYPICAL AT ALL ANCHOR BOLTS.
- WHERE TOP PLATE FASTENING IS LESS THAN 12" O.C., USE MINIMUM BLOCKING OF 2-1/2" MANUFACTURED LUMBER (MICROLLAM LVL, OR PARALLAM PSL). GYPSUM SHEATHING TO BE ATTACHED WITH SCREWS (TYPE AS NOTED IN SCHEDULE). SCREWS FOR ATTACHMENT OF GYPSUM SHEATHING MUST BE TYPE W OR S.
- ALL SHEAR WALLS TO BE FULLY BLOCKED U.N.O. BLOCKING TO MATCH REQUIREMENTS FOR PANEL EDGE STUDS.
- 11. FOR SHEARWALLS W/ (2) ROWS OF BOTTOM PLATE NAILING, USE MIN. 1-3/4" RIM BOARD, SPACE ROWS A MIN. OF 1/2" APART, AND STAGGER NAILS. 12. FOR SHEARWALLS W/ STUDS SPACED AT 16" O.C. MAX. INSTALL SHEATHING WITH LONG DIMENSION ACROSS STUDS.
- THE WIDTH OF THE NAILED FACE OF A COMMON FRAMING MEMBER OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR GREATER.
- 14. SPECIAL INSPECTION REQUIRED FOR SIMPSON TITEN ANCHOR INSTALLATION. 15. ONLY REQUIRED WHEN SHOWN ON APPLICABLE DETAIL.

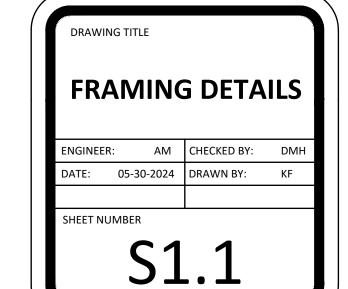
7	SHEARWALL SCHEDULE
S1.1	

FLOOR-TO-FLOOR STRAP SCHEDULE						
LABEL	SIMPSON STRAP (b)	END LENGTH REQUIRED	SIZE AND NO. OF NAILS (a) IN EACH END LENGTH			
FF-CS20	CS20	0'-9"	(7) 8d OR (6) 10d			
FF-CS16	CS16	1'-1"	(11) 8D OR (10) 10D			
FF-CS14	CS14	1'-4"	(15) 8d OR (13) 10d			
FF-MSTC52	MSTC52	1'-6"	(24) 0.148" x 3 ½"			
FF-MST72	MST72	2'-3"	(31) 0.162" x 2 ½"			
FF-CMST12	CMST12	3'-3"	(43) 10d OR (37) 16d			

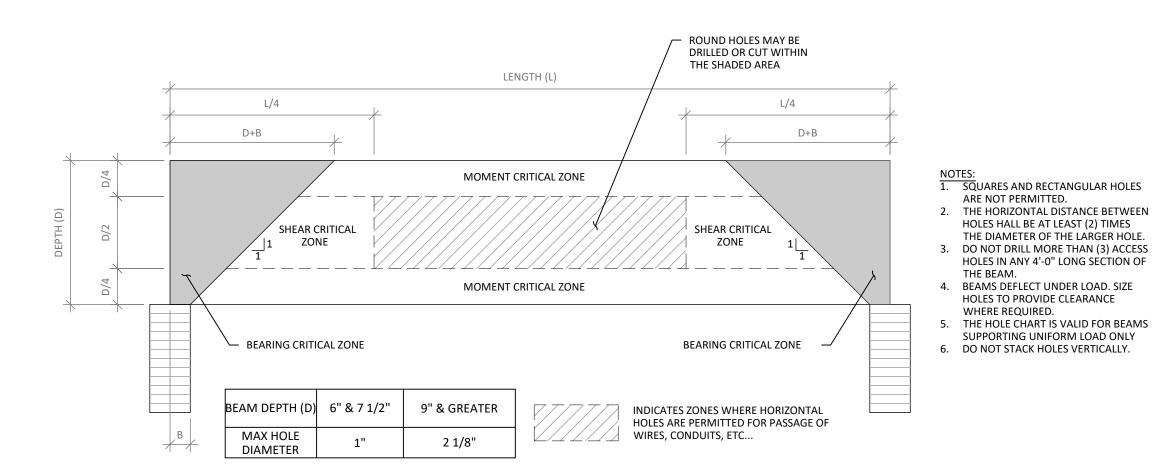
- a. NAILS: $16d=0.162"x3\frac{1}{2}"$; 16d SINKER= $0.148"x3\frac{1}{4}"$; 10d=0.148"x3"; $8d=0.131"x2\frac{1}{2}"$ b. EQUIVALENT STRAP FROM ANOTHER MANUFACTURER MAY BE SUBSTITUTED
- c. SEE DETAILS 9/S1.1 & 3/S1.1 FOR INSTALLATION REQUIREMENTS.

SIMPSON CS FLOOR-TO-FLOOR STRAP 3/4"= 1'-0"

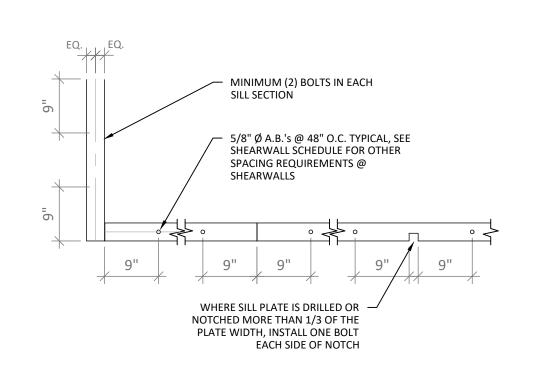


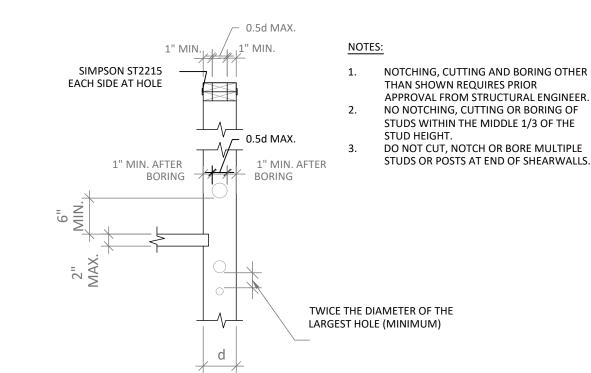


FLOOR-TO-FLOOR STRAP INSTALLATION INFO



GLULAM BEAMS - NOTCHES AND HOLES

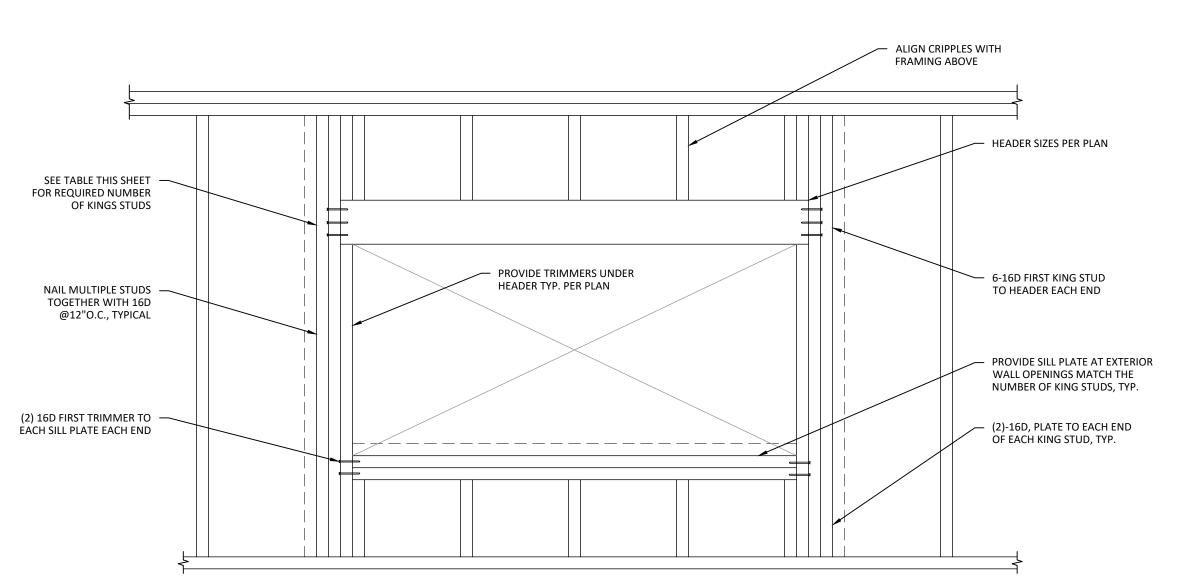




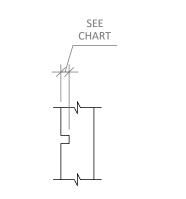




	KING STUD SCHEDULE					
LEVEL	HEIGHT	HEADER LENGTH REQUIRED KI STUDS		HEIGHT I HEALDERTEINGTH I		REQUIRED TRIMMER STUDS
UPPER	8'-0"	L < 3'-0"	(1) 2x6	PER PLAN		
UPPER	8'-0"	L < 6'-0"	(2) 2x6	PER PLAN		
MAIN	9'-0"	L < 3'-0"	(1) 2x6	PER PLAN		
MAIN	9'-0"	L < 6'-0"	(2) 2x6	PER PLAN		







VERTICAL MEMBER

			DECLUDENTERING
	REQUIREMENTS		
	EXTERIOR AND BEARING WALLS	NON-BEARING WALLS	
2x6 WALL	1 3/8"	2 1/8"	
2x4 WALL	7/8"	1 3/8"	

VERTICAL STUD HOLES

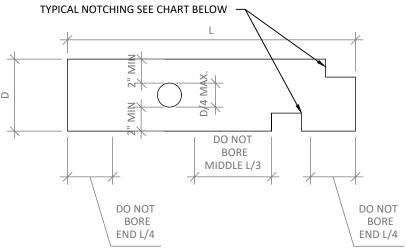
BEARING WALLS

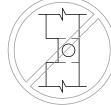
2 1/8"

1 3/8"

NOTE: COORDINATE WITH

STRUCTURAL FOR ADDITIONAL





HORIZONTAL MEMBER

HORIZONTAL JOIST				
NOTCHES	NOT ALLOWEI			
BORED HOLES	25% DEPT MAXIMUM MIDDLE O			

BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS CUT OR

JOIST OR BEAM

VERTICAL MEMBER

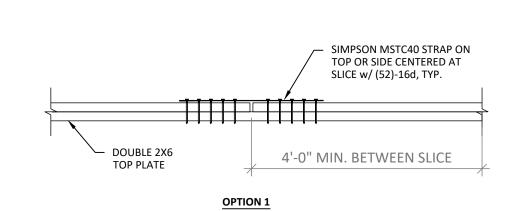
FRAMING MEMBER ALLOWABLE HOLES AND NOTCHES S1.2/ 3/4"= 1'-0"

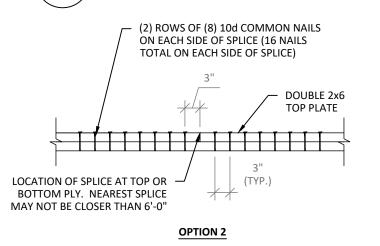
NON-BEARING WALLS OR DBL STUDS, PROVIDE NOT MORE

THATN TWO CONCESSIVE DBL.

STUDS

3 1/4"

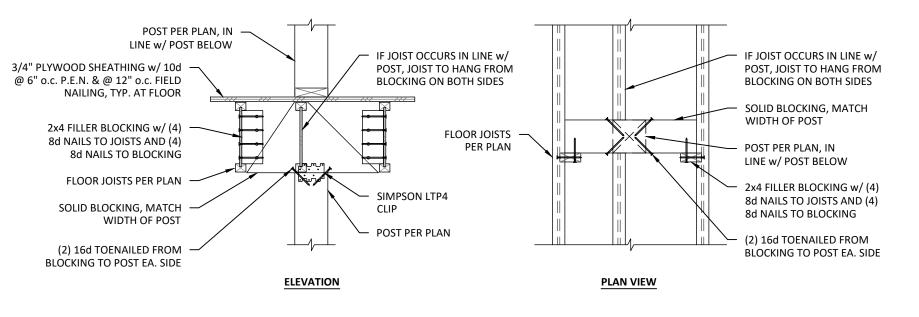


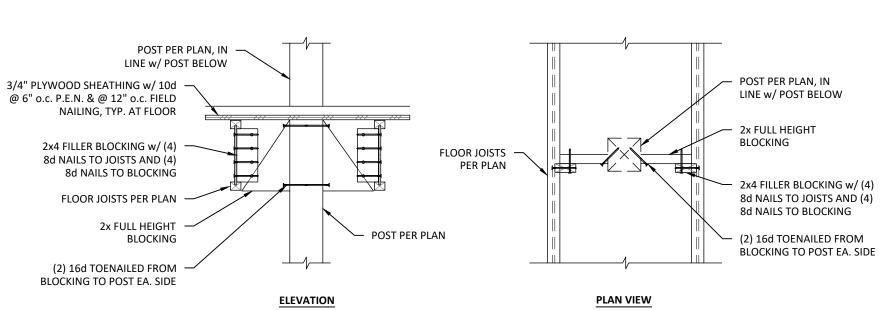




2x6 WALL

2x4 WALL





CLACKAMAS COUNTY BUILDING CODES DIVISION APPROVED AS NOTED

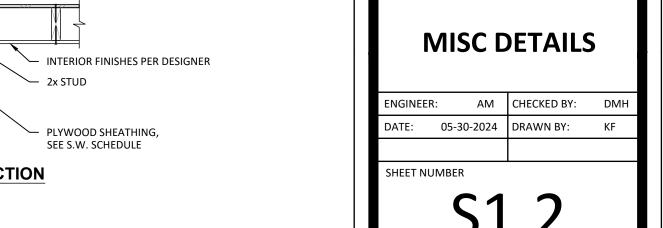
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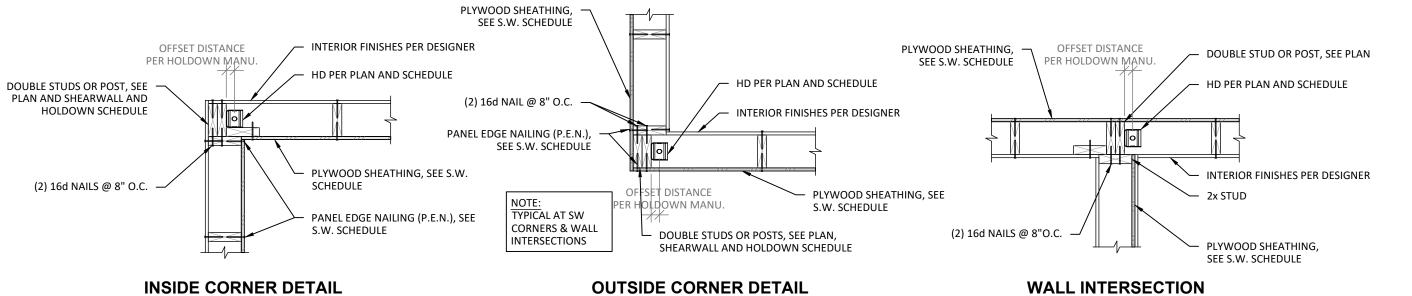
REVISION

DATE

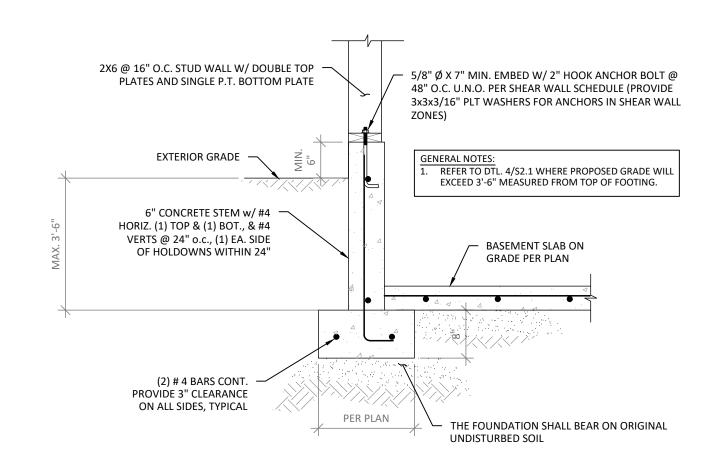




TYP. BLOCKING AT POST LOCATIONS S1.2 3/4"= 1'-0"



SHEARWALL CORNER & INT. DETAIL 3/4"= 1'-0"



3/4"= 1'-0"

PERIMETER STEMWALL DETAIL

2x STUD WALL W/ DOUBLE TOP PLATES AND SINGLE P.T. BOTTOM PLATE

5/8" Ø X 5" MIN. EMBED W/ 2" HOOK ANCHOR BOLT @ 48" O.C. U.N.O. PER SHEAR WALL SCHEDULE

VAPOR BARRIER

FOOTING REINFORCEMENT PER PLANS.
PROVIDE 3" CLEARANCE ON ALL SIDES, TYP.

TYP. THICKENED SLAB FOOTING

- CONTINUOUS RIM-BOARD - P.T. 2x6 PLATE (U.N.O.) — PANEL EDGE NAILING PER PLAN APPROXIMATE FINISHED FLOOR JOISTS PER PLAN -GRADE (LEVEL) BASEMENT S.O.G. MUST BE POURED AND CURED PRIOR TO BACKFILL **BEHIND BASEMENT WALL!!** BACKFILL SHALL CONFORM TO THE GENERAL NOTES:

1. THE CONTRACTOR SHOULD NOT USE HEAVY EQUIPMENT 8" STEM OTECHNICAL ENGINEERING REPORT IF APPLICABLE. FOR MINIMUM NEXT TO THE WALL TO COMPACT. THE HEAVY EQUIPMENT WOULD CREATE A PERMANENT SURCHARGE AGAINST THE THICKNESS REQUIREMENTS, (IF NO GEOTECHNICAL REPORT) THE WALL BACKFILL SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D1557. PROVIDE 1-FOOT WIDE THE CONTRACTOR SHOULD HAND TAMP THE DIRT TO BLANKET DRAIN TO WITHIN 1-FOOT OF FINISH GRADE FOR THE FULL WALL COMPACT IT. HEIGHT USING IMPORTED, WASHED GRAVEL AGAINST THE WALLS. NO HEAVY EQUIPMENT ALLOWED WITHIN 4 FT OF WALL. RETAINING WALLS ARE DESIGNED FOR f'c = 2,500 PSI. THEREFORE, NO SPECIAL INSPECTION REQUIRED FOR #4 @ 12" O.C. HORIZONTAL REINFORCEMENT BASEMENT RETAINING WALLS. BASEMENT S.O.G. MUST BE POURED AND CURED PRIOR TO BACKFILL BEHIND BASEMENT WALL!! CLEARANCE NOTED FOR BOTH 'V' BAR & 'D' BAR 'V' BAR, LAP W/ 'D' BAR. SEE DOWEL NOTE FOR FOOTING DOWEL REQUIREMENTS THE SUBDRAINS SHOULD CONSIST OF A MINIMUM OF A 4-INCH PERFORATED PIPE ENVELOPED IN A MINIMUM 12-INCH-WIDE ZONE OF DRAIN ROCK, EXTENDING FROM THE BASE OF THE WALL TO WITHIN 6 INCHES OF FINISHED GRADE, SHOULD BE PLACED AGAINST THE BACK OF ALL RETAINING WALLS AND EMBEDDED AT THE BASE OF THE DRAIN ROCK. THE PIPE SHALL BE WRAPPED IN A FREE-DRAINING GEOTEXTILE SUCH AS MIRAFI 140N GEOTEXTILE OR EQUIVALENT. THE SOLID OUTLET PIPES FOR ALL DRAINS SHOULD HAVE AT MINIMUM 3% DOWNHILL GRADE; FOUNDATION DRAINS SHOULD BE ABLE TO DRAIN FROM THE OUTLET INTO THE NATIVE LANDSCAPING SO LONG AS THE SLOPE STABILITY IS NOT COMPROMISED THE PERFORATED COLLECTOR PIPES SHOULD DISCHARGE AT AN APPROPRIATE LOCATION AWAY FROM THE BASE OF THE WALL. THE DISCHARGE PIPE(S) SHOULD NOT BE TIED DIRECTLY INTO STORM WATER DRAIN SYSTEMS, UNLESS MEASURES ARE TAKEN TO PREVENT BACKFLOW INTO THE WALL'S DRAINAGE SYSTEM. S.O.G. PER PLAN UNDISTURBED NATIVE SOIL, (1,500 BEARING PRESSURE PER 2018 IBC)

WALL SHEATHING PER PLAN

PER SHEAR WALL SCHEDULE

BOUNDARY EDGE NAILING PER PLAN

FASTEN BOTTOM PLATE TO CONT. RIM BOARD

5/8" Ø X 7" MIN. EMBED W/ 2" HOOK ANCHOR

BOLT @ 48" O.C. U.N.O. PER SHEAR WALL

FOR ANCHORS IN SHEAR WALL ZONES)

SCHEDULE (PROVIDE 3x3x1/4" PLT WASHERS

2X6 @ 16" O.C. STUD WALL W/ DOUBLE TOP -

PLATES AND SINGLE BOTTOM PLATE

FLOOR SHEATHING PER PLAN

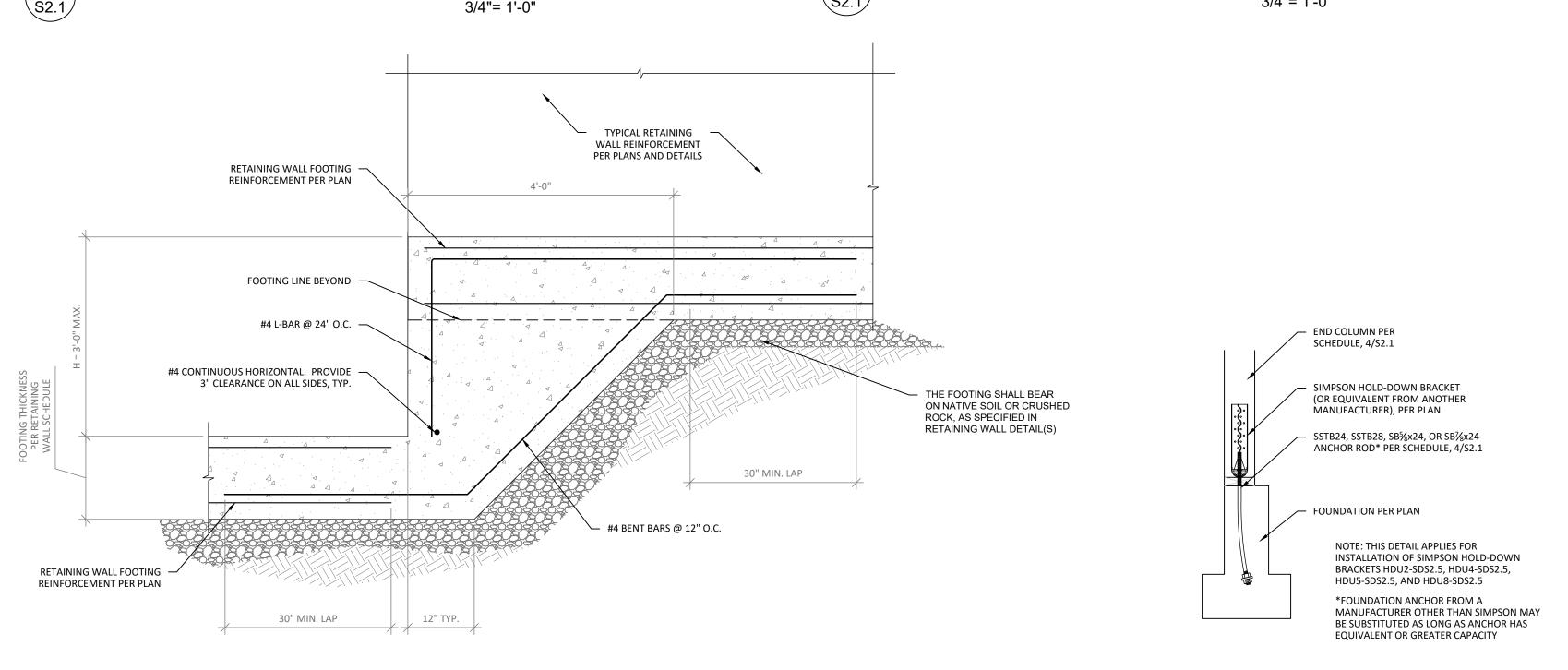
 CONCRETE RETAINING WALL SCHEDULE - FOUNDATION RETAINING WALL

 HEIGHT, H
 A
 B
 T
 DBAR
 VBAR
 BBAR
 * HBAR
 REMARKS

 ≤ 8'-0"
 2'-6"
 3'-8"
 10"
 #4@6"o.c.
 #4@12"o.c.
 #4@10"o.c.
 (5)#4

* H_{BAR} - PLACE (1) BAR AT EACH END OF FOOTING (MINIMUM 3" COVER FROM CONCRETE EDGE). ALL OTHER REBAR SHALL BE EVENLY SPACED THROUGHOUT FOOTING, TYP.





6 HOLD-DOWN BRACKET AND ANCHOR INSTALLATION
3/4"= 1'-0"

CLACKAMAS COUNTY
BUILDING CODES DIVISION
APPROVED AS NOTED
FRMIT NO B0018924

DATE June 18, 2024

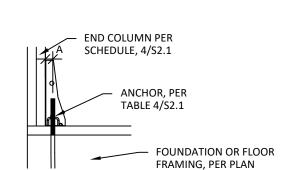
BY Richard Carlson

HOLD-DOWN ANCHOR AND BRACKET SCHEDULE							
PLAN MARK	SIMPSON HOLD DOWN BRACKET (a)	FOUNDATION ANCHOR (b,d)		END COLUMN IN 2x4 WALL	END COLUMN IN 2x6 WALL	CAPACITY (POUNDS)	DIST. FROM EDGE OF END COL. TO & OF ANCHOR
HD-HDU2	HDU2-SDS2.5	SSTB24 OR SB ⁵ / ₈ x24	(6) ½" x 2½"	(2) 2x4	(2) 2x6	3075	15⁄16"

- a. EQUIVALENT HOLD-DOWN BRACKET FROM ANOTHER MANUFACTURER MAY BE SUBSTITUTED b. EQUIVALENT FOUNDATION ANCHOR FROM ANOTHER MANUFACTURER MAY BE SUBSTITUTED
- c. IF INSTALLING A HOLD-DOWN BRACKET FROM ANOTHER MANUFACTURER, INSTALL FASTENERS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
- d. LOCATE CRAWL SPACE VENTS A MINIMUM OF 24" AWAY FROM HOLD-DOWN ANCHORSe. SEE DISTANCE "A", DETAIL 7/S2.1

<u>4</u> <u>52.1</u>

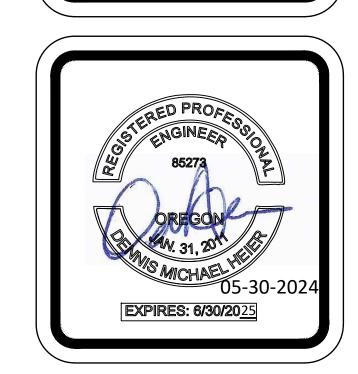
4 HOLD-DOWN BRACKET AND ANCHOR SCHEDULE

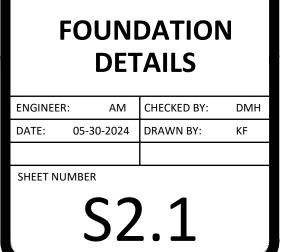






NO.	DATE	REVISION		
1	5/29/2024	LOCATION	SHIFT	A
CLIENT: DON TITUS	Ë	ESTACADA, OR 97023	JURISDICTION: CLACKAMAS COUNTY	





DRAWING TITLE

