

• USING ADDITION MEASURES OPTION #2 •  
WITH CONSERVATION MEASURE 'B'  
SEE PAGE 11 FOR ENERGY CODE

2017 OREGON RESIDENTIAL ENERGY CODE	
BUILDING COMPONENTS	
MAXIMUM ALLOWABLE WINDOW AREA	NO LIMIT
WINDOW CLASSES	U+0.28
DOOR OTHER THAN MAIN ENTRY	U+0.28
MAIN ENTRY DOOR, MAXIMUM 24 SQ. FT.	U+0.22
WALL INSULATION	R-21
UNDERFLOOR INSULATION	R-3.8
FLAT CEILING	R-4.8
VAULTED CEILING	R-3.0
SKYLIGHT CLASS	U+0.60
SKYLIGHT AREA	<2%
BASEMENT WALLS	R-15
SLAB FLOOR EDGE INSULATION	R-10
FORCED AIR DUCT INSULATION	R-6
FORCED AIR WALL HEATER	

TABLE N1101.1(2)  
ADDITIONAL MEASURES

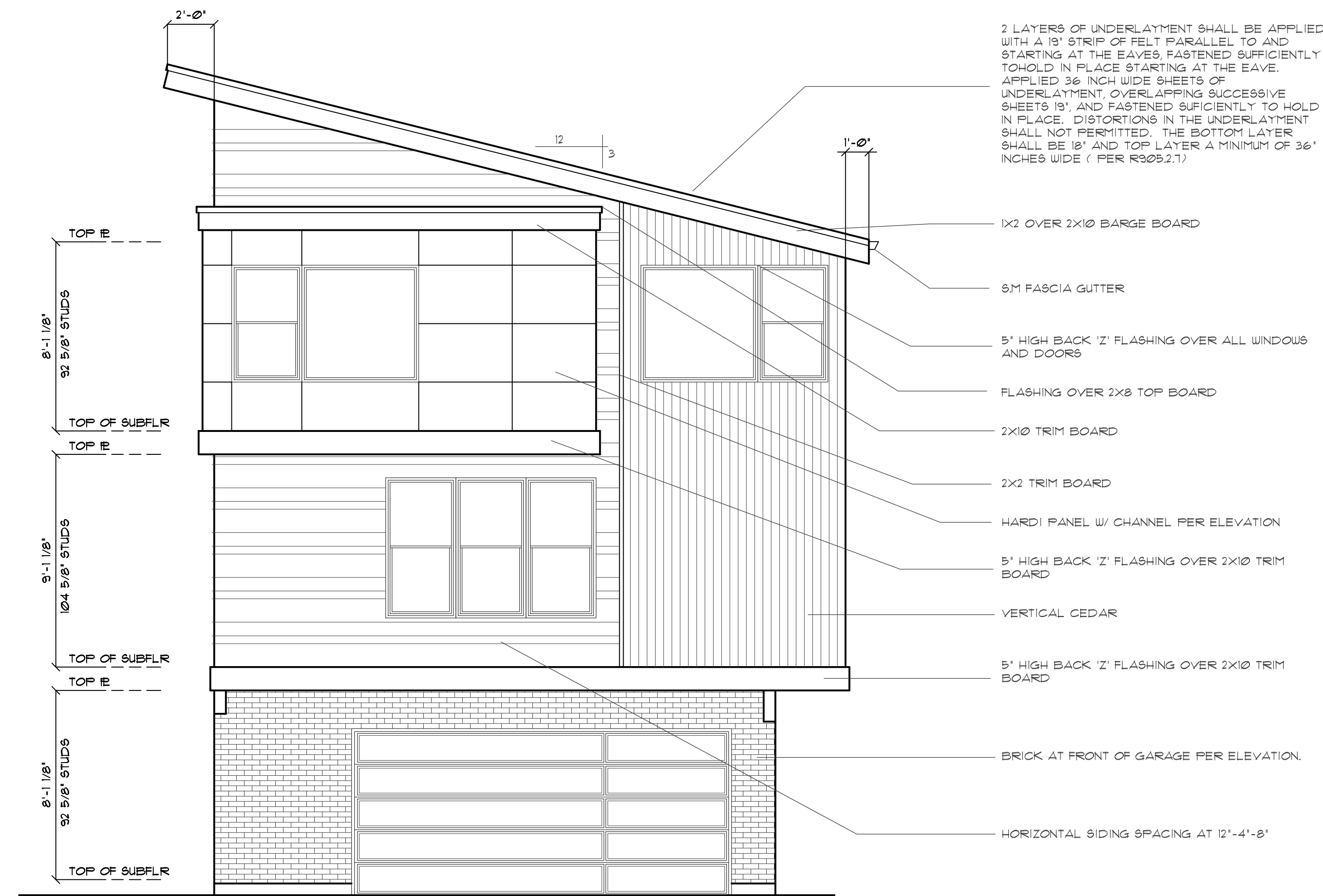
Envelope Enhancement Measure (Select One)	Conservation Measure (Select One)
<p>1. High efficiency walls &amp; windows: Exterior walls - U-0.045 / R-21 cavity insulation + R-5 continuous</p> <p>2. Upgraded features: Exterior walls - U-0.057 / R-23 Intermediate or R-21 advanced, Framed floors - U-0.026 / R-38, and Windows - U-0.28; (average UA)</p> <p>3. Upgraded features: Exterior walls - U-0.055 / R-23 Intermediate or R-21 advanced, Flat ceiling - U-0.017 / R-60, and Framed floors - U-0.26R-38.</p> <p>4. Super insulated Windows and Attic OR Framed Floors: Windows - U-0.22 (Triple Pane Low-e) and Flat ceiling - U-0.017 / R-60, and Framed floors - U-0.026 / R-38</p> <p>5. Air sealing home and ducts: Mandatory air sealing of all wall coverings at top plate and air sealing checklist, and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE62.2, and All ducts and air handlers contained within building envelope or All ducts sealed with mastic</p> <p>6. High efficiency thermal envelope UAq: Proposed UA is 8% lower than the code UA</p>	<p>A. High efficiency HVAC system: Gas fired furnace or boiler AFUE: 94%, or Air source heat pump HSPF 10.0 or 13.0 SEER cooling or Ground source heat pump COP 3.5 or Energy Star rated</p> <p>B. Ducted HVAC systems within conditioned space: All ducts and air handlers contained within building envelope (5) Cannot be combined with Measure 5</p> <p>C. Ductless heat pump: Ductless heat pump HSPF 10.0 in primary zone of dwelling</p> <p>D. High efficiency water heater (c): Natural gas propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product</p>

FINAL GRADING - SURFACE AFTER  
SHALL NOT DISPENSE ONTO ADJACENT  
PROPERTY

STORM WATER CONVEYED BY PIPING  
NOT TO DISPENSE ONTO ADJACENT  
PROPERTY

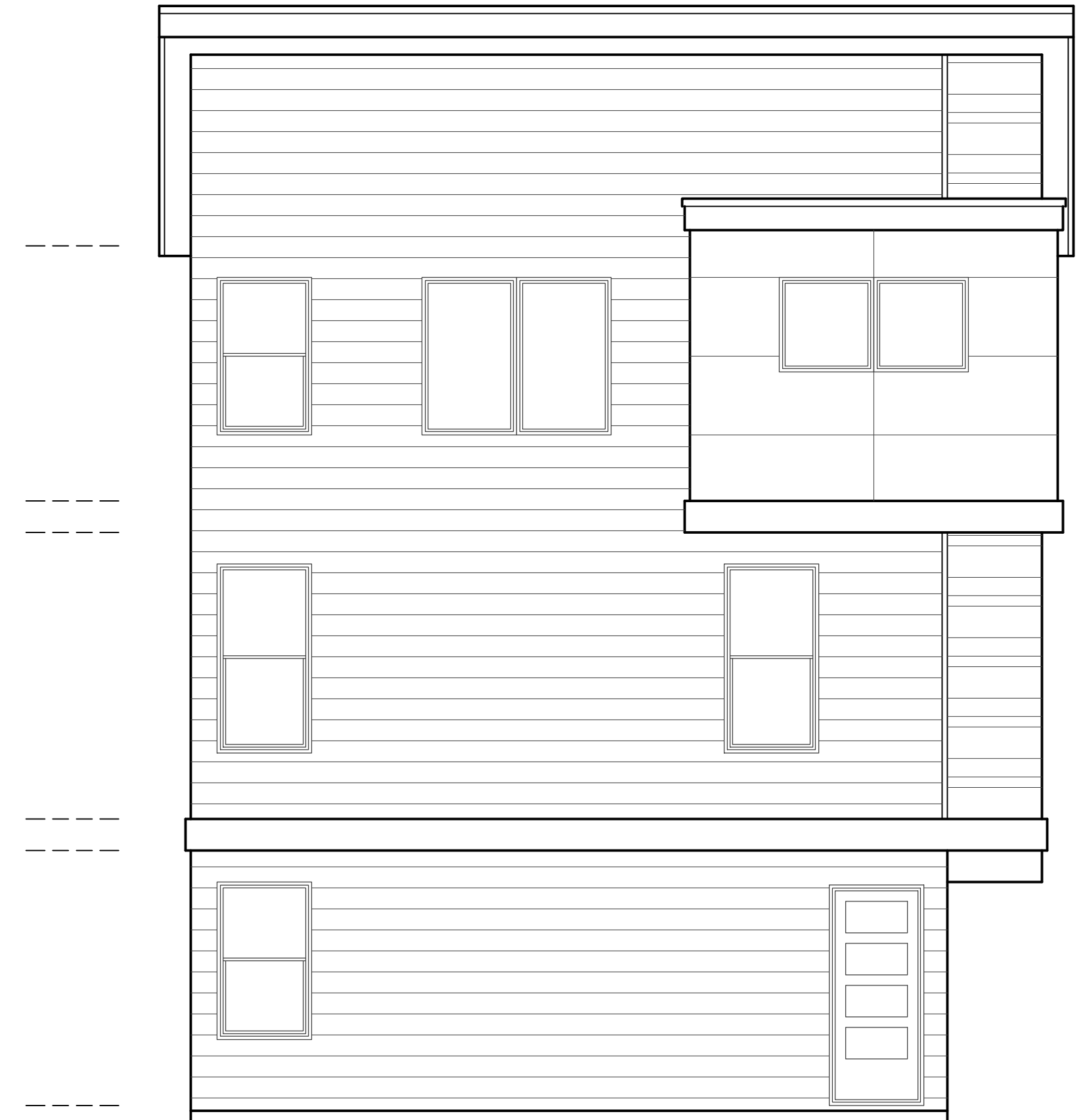
GUTTERS, DOWNSPOUTS, RAIN DRAIN PIPING  
IS REQUIRED. STORM WATER TO DISPERSE  
TO CITY APPROVED STORM DRAINAGE SYSTEM

WET WEATHER STARTS OCTOBER 1, MAY 31  
ALL APPLICABLE EROSION CONTROL MEASURES  
MUST BE IN USED.



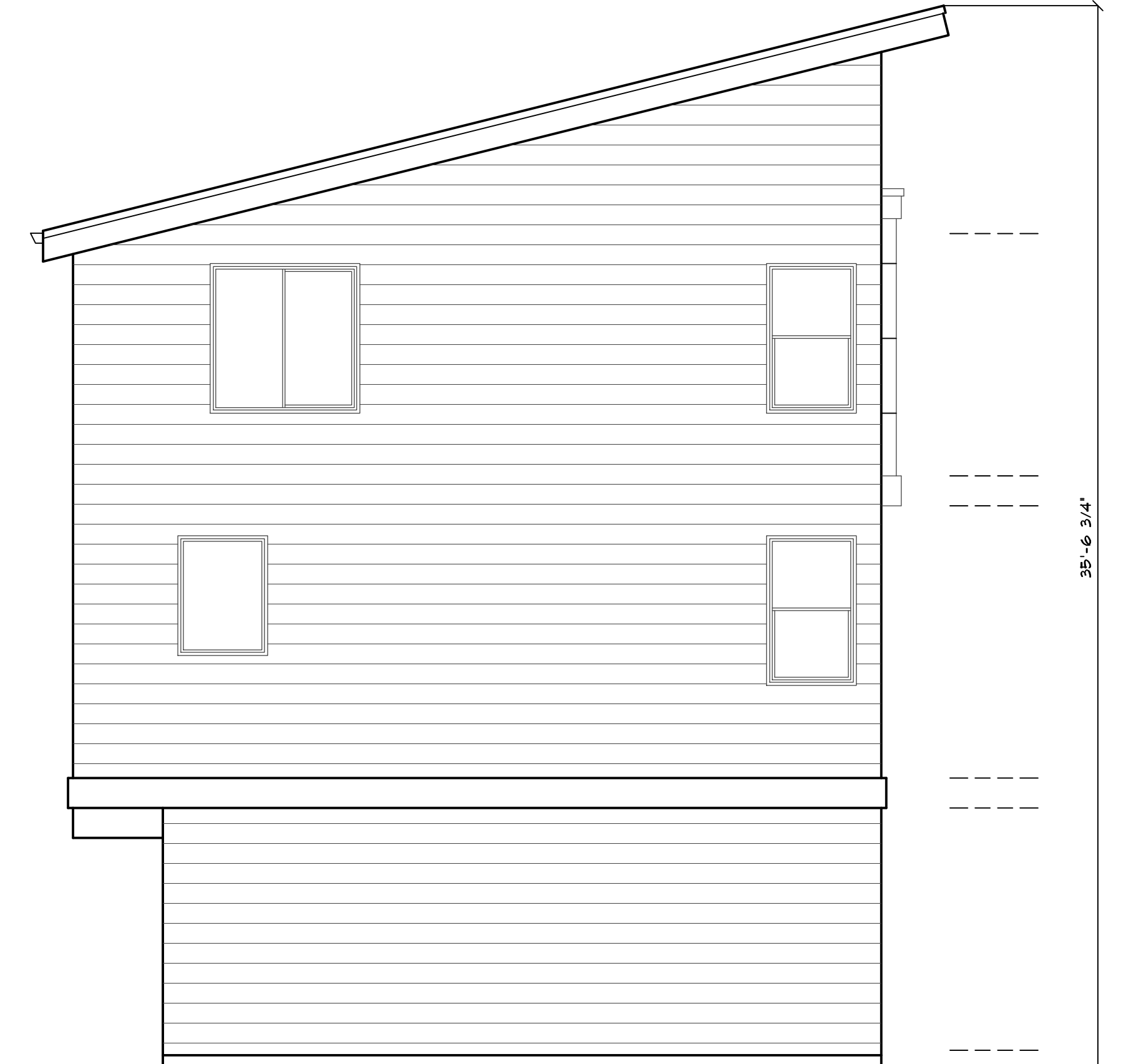
# Front Elevation

SCALE: 1/4"=1'-0"



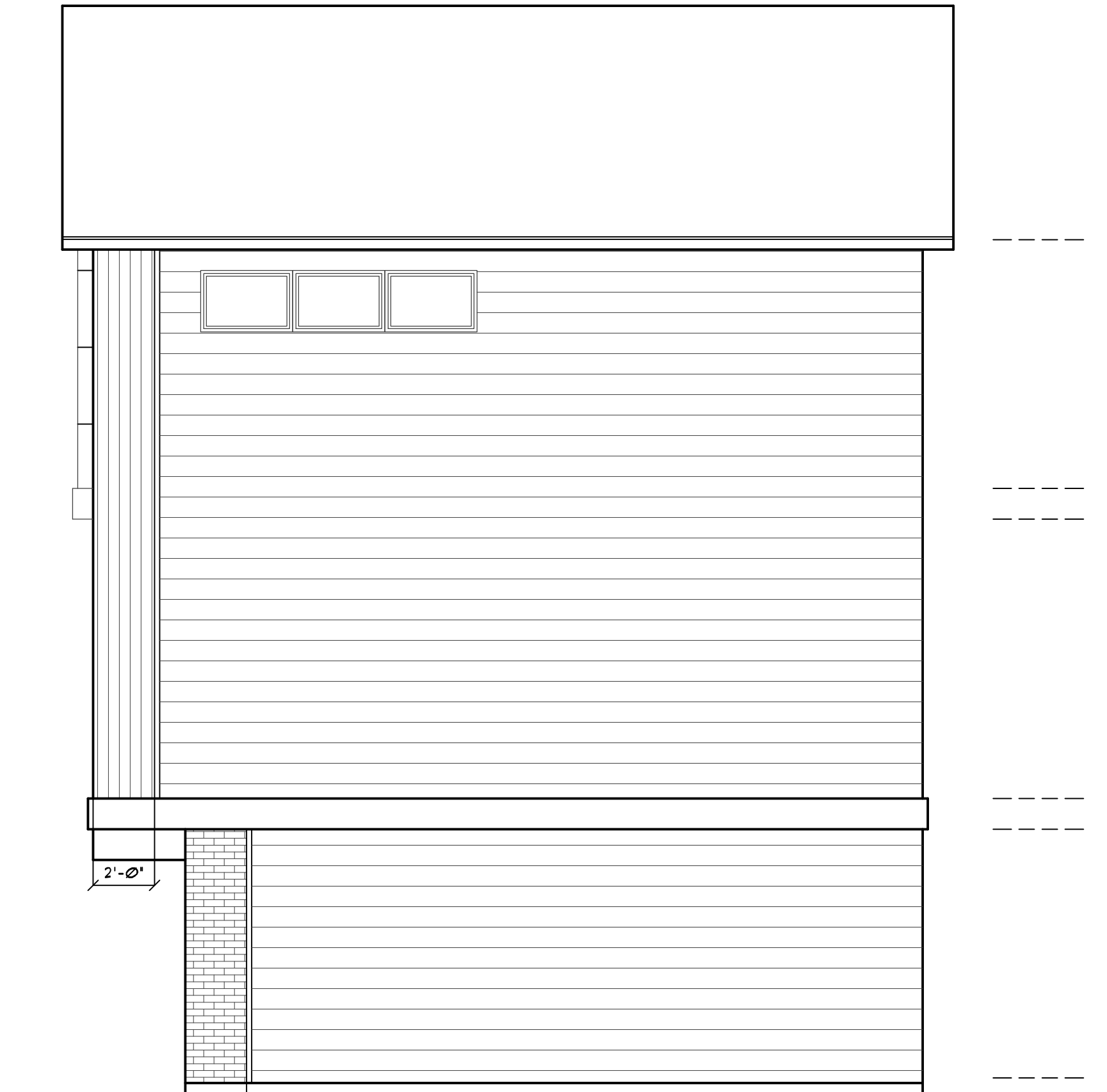
# Left Elevation

SCALE: 1/4"=1'-0"



# Rear Elevation

SCALE: 1/4"=1'-0"



# Right Elevation

SCALE: 1/4"=1'-0"

**SamedyKern**  
designer - consultant  
custom design - stock plans - remodel

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Hillsboro, Oregon 97123  
971.563.0552 fax: 888.311.5610  
E-Mail: samedy@kem-consultant.com

*"Success is not measured by the position someone has reached in my life, but the obstacles he has overcome while trying to succeed"*  
Brooker T.  
Washington

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**S.E. Pardee**  
Portland, Oregon

706 Garage Sq Ft.  
23 Entry Sq Ft.  
729 Main Floor Sq Ft.  
728 Upper Floor Sq Ft.  
1481 Total Sq Ft.

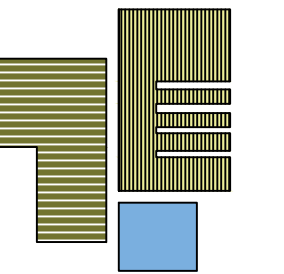
Date: 4/22/2018

Project Number: \_\_\_\_\_

Revision: \_\_\_\_\_

Sheet Title: \_\_\_\_\_



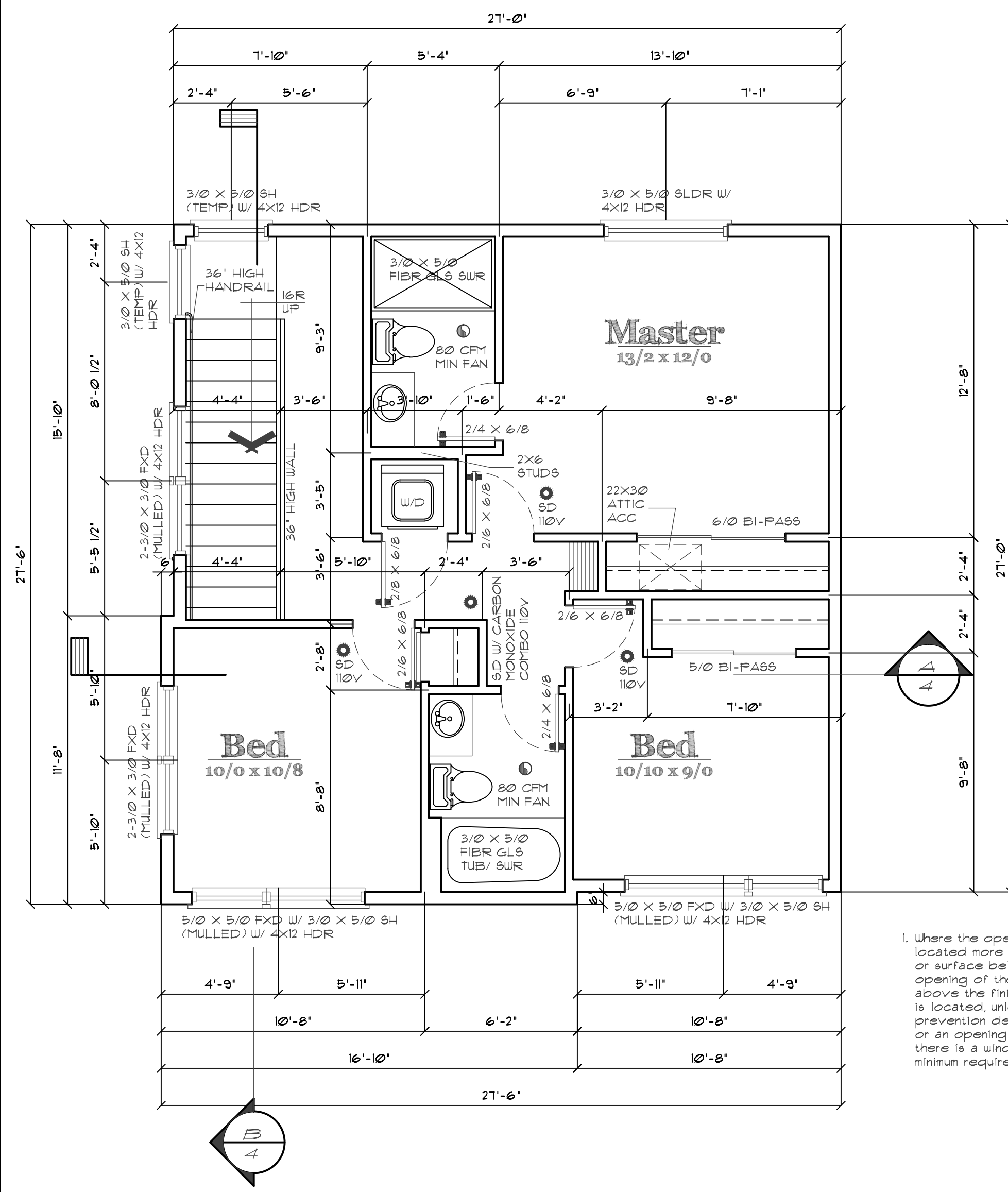


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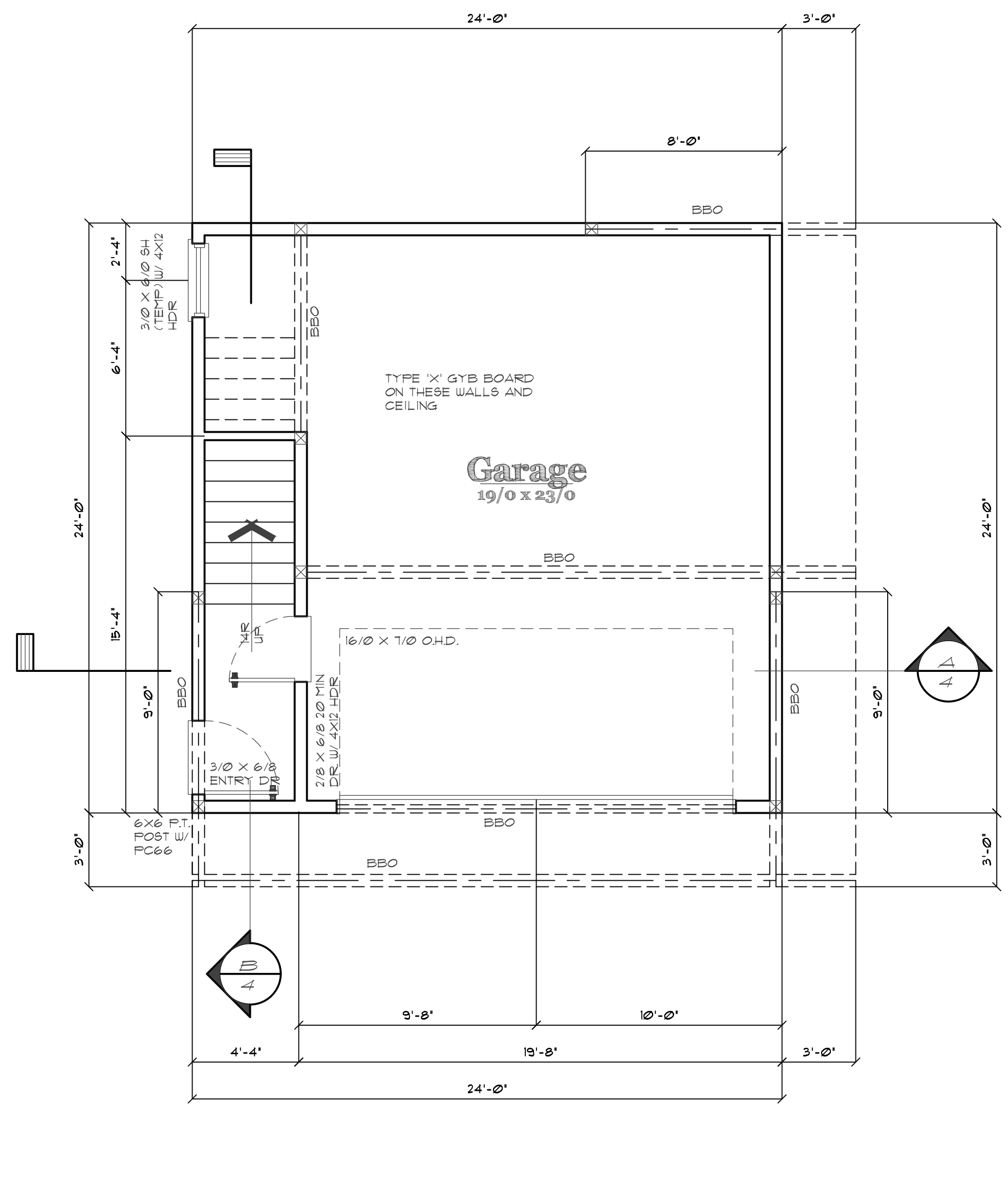
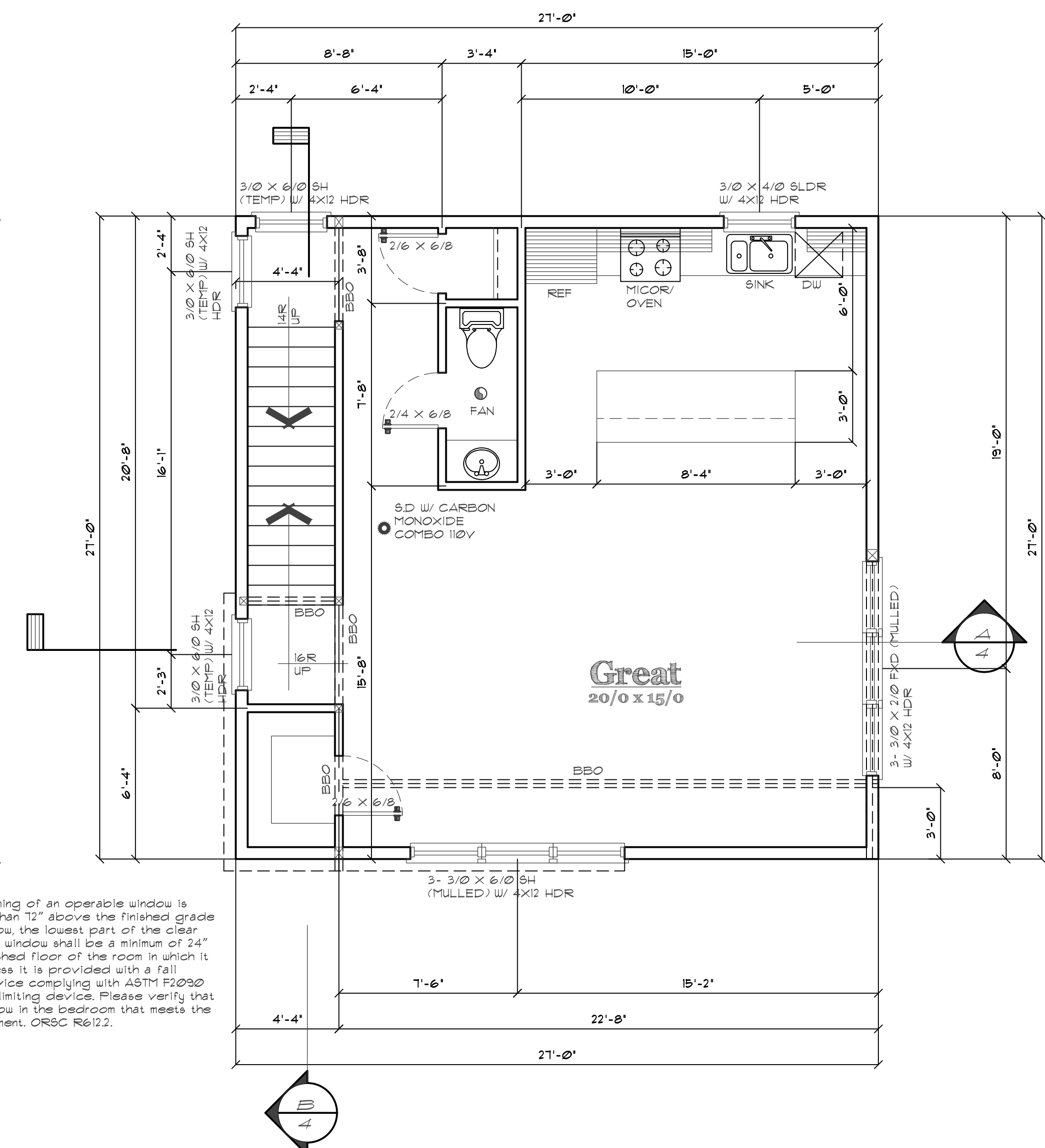
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1. Where the opening of an operable window is located more than 12" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which it is located, unless it is provided with a fall prevention device complying with ASTM F2092 or an opening limiting device. Please verify that there is a window in the bedroom that meets the minimum requirement. ORSC R6122.



# Upper Floor Plan

SCALE: 1/4"=1'-0"

# Main Floor Plan

SCALE: 1/4"=1'-0"

# Garage Floor Plan

SCALE: 1/4"=1'-0"

- Safety glazing shall be provided at hazardous locations such as:
- Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain.
  - Within 24" of a door and less than 60" above the floor.
  - Individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor.
  - Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface.
  - Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread.

**SMOKE & CARBON MONOXIDE ALARM**  
Smoke alarms with battery backup that are interconnected and connected to the house wiring are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations

Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.

**HVAC**  
Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20 °C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

**FLOOR PLAN GENERAL NOTES:**

- 1) ALL EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C.
- 2) PROVIDE SOLID STUDS UNDER ALL BRG POINTS
- 3) SMOKE DET. TO BE HARDWARE TO HOUSE POWER
- 4) PROVIDE SMOKE DET AT EACH SLEEPING AREA

DOORS	ROUGH OPENING W/ EXAMPLE
BI-FOLD	1' BIGGER IN WIDTH X 82 3/4" H. EXAMPLE: 5/0 X 6/8 (RO+62" X 82 3/4")
BI-PASS	SAME AS DOOR WIDTH X 82 3/4" H. EXAMPLE: 5/0 X 6/8 (RO+60" X 82 3/4")
POCKET DR.	2 X WIDTH + 2" X 84 1/2" H. EXAMPLE: 2/6 X 6/8 (RO+62" X 84 1/2")
DOUBLE DR.	2 3/4" BIGGER IN WIDTH X 81-10 3/4" H. EXAMPLE: PAIR 2/6 X 6/8 (RO+62 3/4" X 82 3/4")
SINGLE DR.	2" BIGGER IN WIDTH X 81-10 3/4" H. EXAMPLE: 2/6 X 6/8 (RO+32" X 82 3/4")

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Date: 4/2/2018

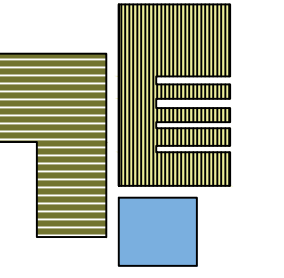
Project Number

Revision:

Sheet Title:

2

Sheet Number of 4



SamedyKem

designer - consultant  
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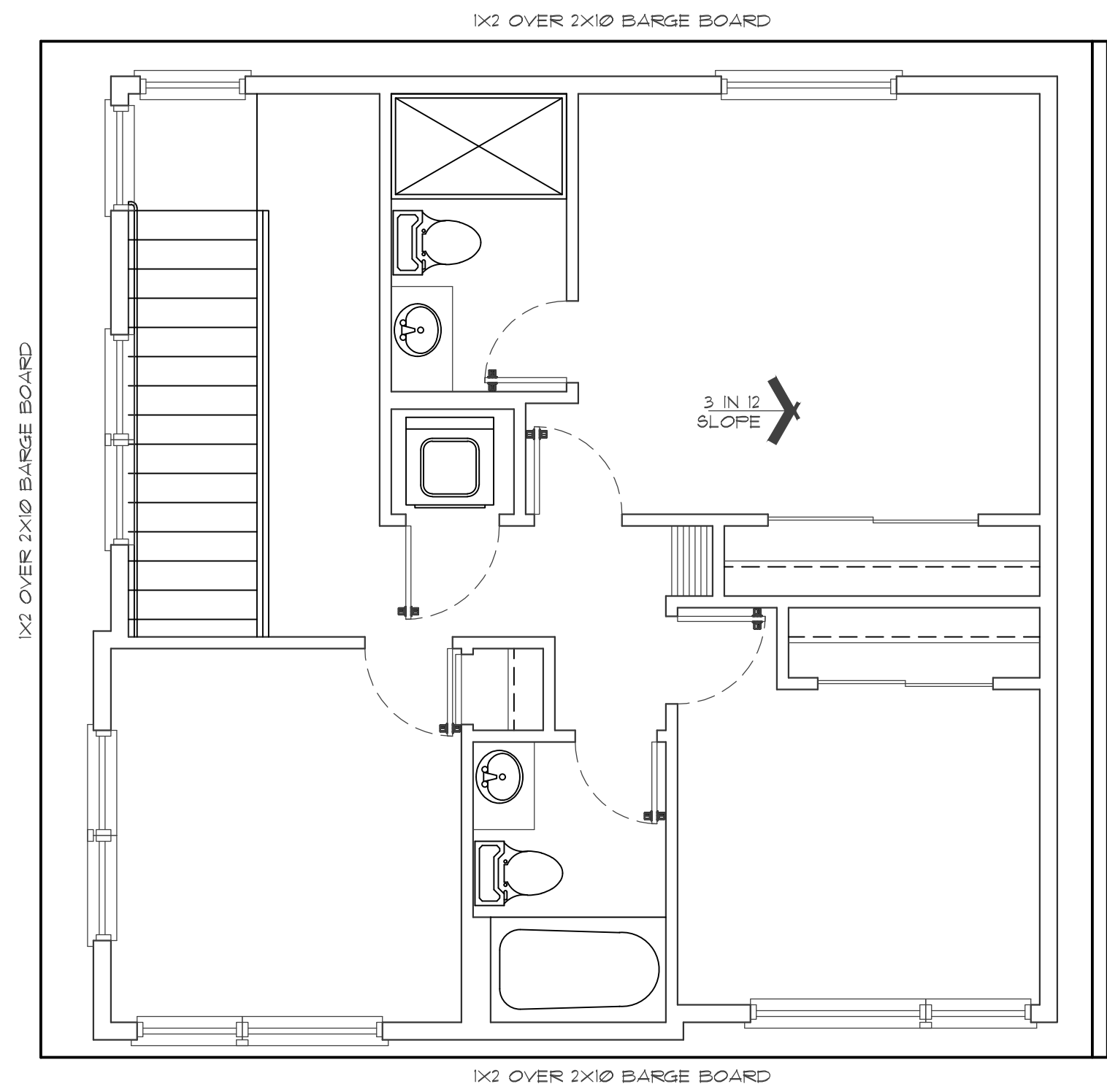
4/2/2018  
Date:

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3  
Sheet Number of 4

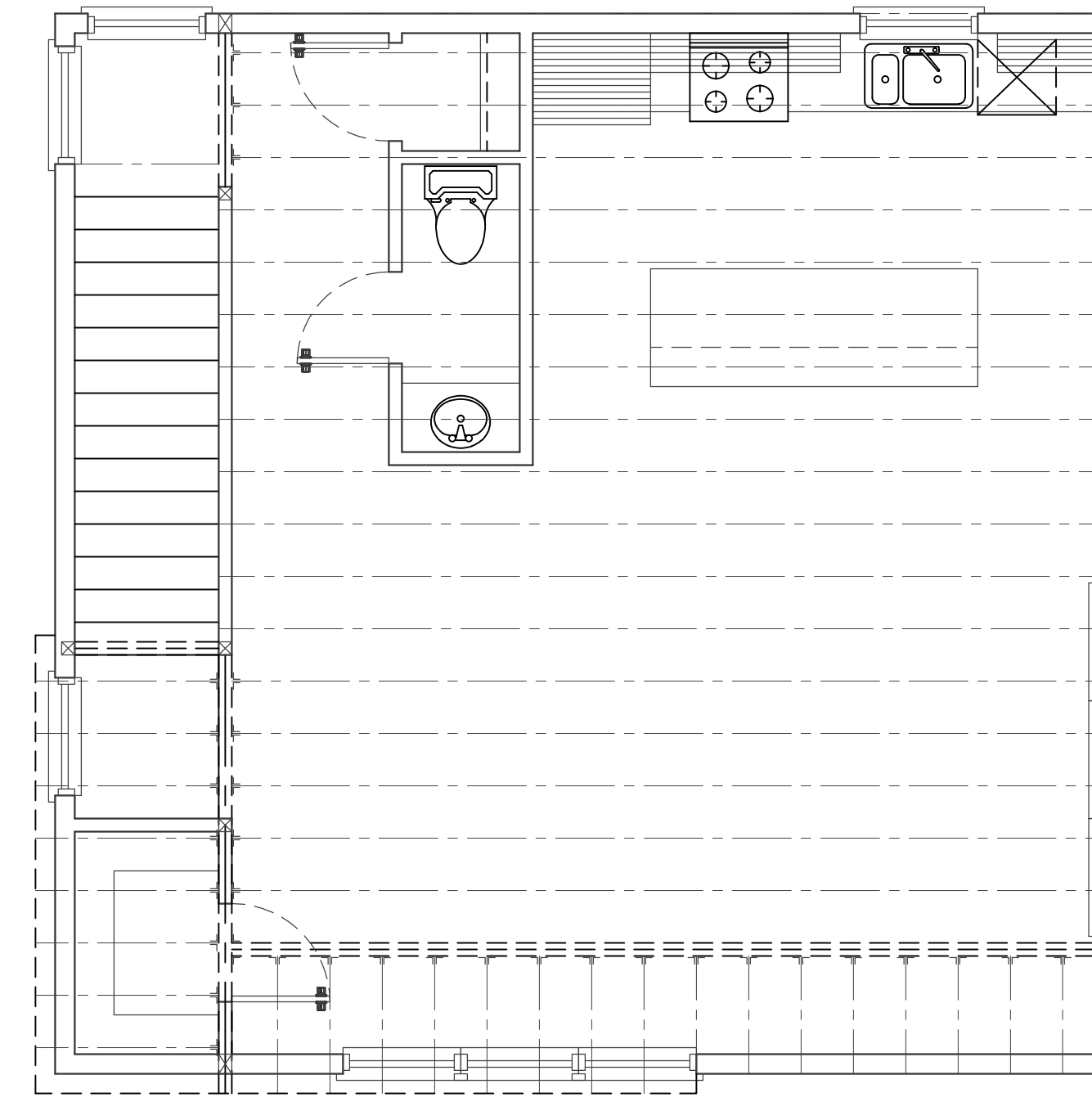


# Roof Plan

SCALE: 1/4"=1'-0"

### ROOF PLAN GENERAL NOTES:

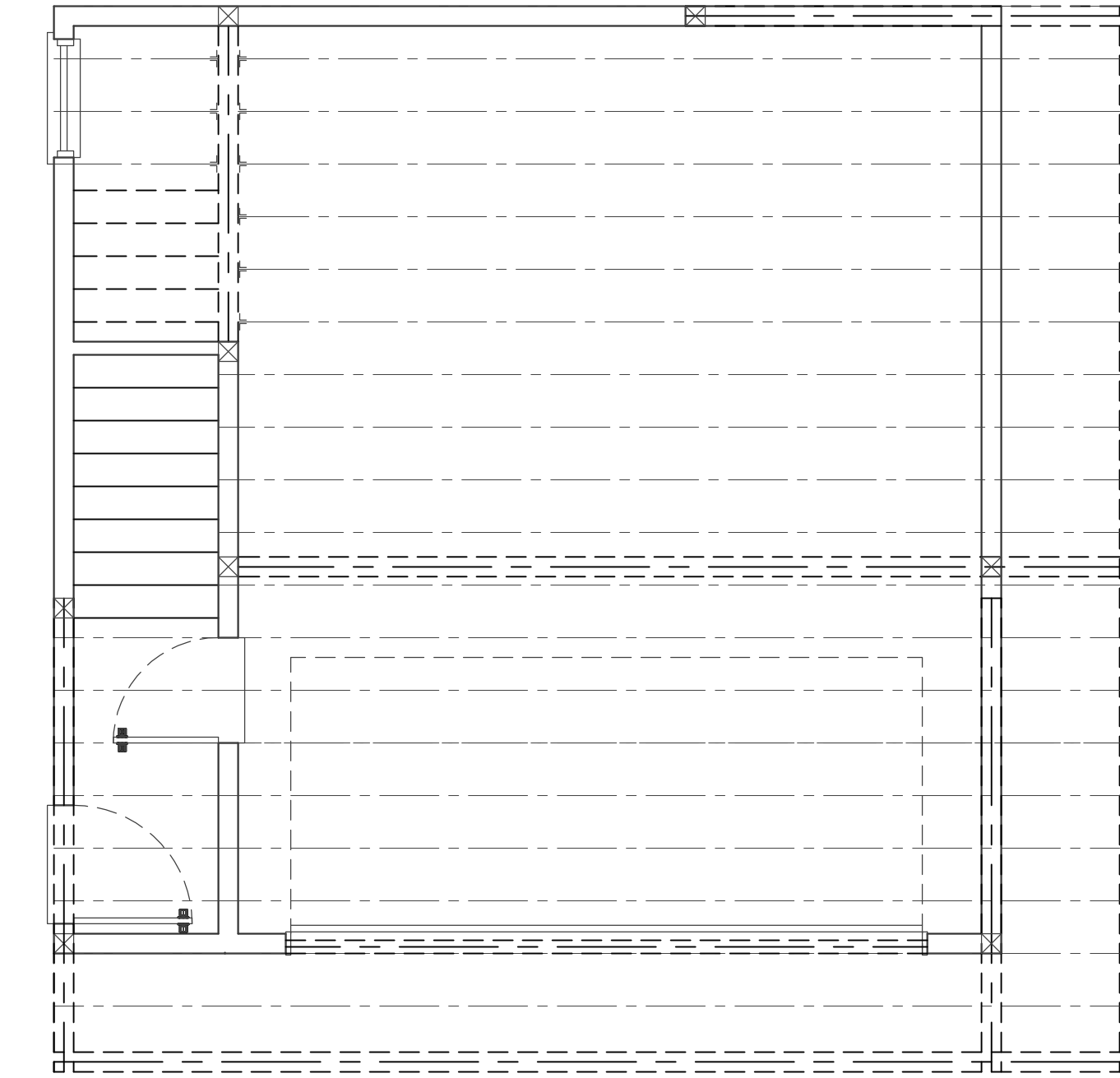
- 1) PROVIDED ROOF VENTS PER CODE REQ'D
- 2) ROOF SLOPE TO BE 3 IN 12
- 3) MANUFACTURER TO PROVIDE TRUSS LAYOUT AND ALL HANGERS, CLIPS, ETC.
- 4) VERIFIED PLAN FOR OVERHANG AND RAKE



# 2nd Floor Layout

SCALE: 1/4"=1'-0"

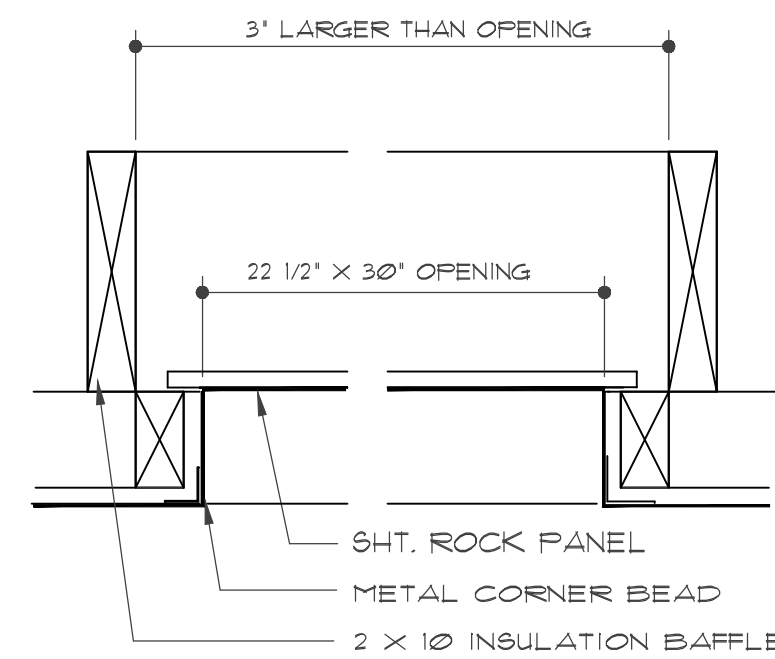
NOTE:  
SEE ENGINEER'S SHEET FOR STRUCTURAL



# 1st Floor Layout

SCALE: 1/4"=1'-0"

- ROOFING**
1. **Ventilation required.** Enclosed attics and enclosed rafter spaces formed where ceiling is applied to the underside of roof rafters shall have cross ventilation for each separate space by ventilated openings protected against the entrance of rain or snow. Ventilation openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch minimum to 1/4 inch maximum openings. Section R906.1 (For unvented attic assemblies, see Section R906.4)
  2. **Minimum area.** The total net free ventilating area shall be not less than 1/150 of the space ventilated. The area may be reduced to 1/300 if at least 50 percent but not more than 80 percent of the openings are in the upper part of the ventilated space and at least 3 feet above the eave or cornice vents or when a vapor barrier not exceeding 1 perm transmission rate is installed on the warm-in-winter side of the ceiling. Section R906.2
  3. **Fasteners for roof covering** shall be in accordance with Chapter 9 of the Oregon Residential Specialty Code, based on type of material used. In all cases, fasteners shall be long enough to penetrate into roof sheathing 3/4 inches or through the thickness of sheathing, whichever is less. Sections R905.2.6 and R905.3.6
  4. **Flashing** shall be installed at junctions of chimneys and roofs, in roof valleys and around all roof openings. See Chapter 9 of the Oregon Residential Specialty Code for specific requirements.
  5. **Roof covering application.** Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions. Section R905.1 (A copy of code requirements for the kind of roofing material used shall be available on request.)



### ATTIC ACCESS HATCH

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



**Footings and Foundations: Residential Concrete:**

- Compressive Strength. Required minimum compressive strength of concrete (psi) at 28 days:
  - Basement walls, foundation walls and other concrete not exposed to the weather 2500 psi
  - Basement slabs and interior slabs on grade, except garage floor slabs 2500 psi
  - Basement, foundation, exterior walls, other vertical concrete exposed to the weather 3000 psi
  - Porches, carport slabs and steps exposed to the weather and garage floor slabs 3000 psi
 Concrete shall be air entrained (5%-7%) for strengths of 3000 psi and 3500 psi and when subject to freezing and thawing during construction for 2500 psi concrete. See Table R402.2.
- Footings shall be placed on undisturbed natural soil or engineered fill. See Section R403.1.
- Minimum depth. Bottoms of exterior wall, bearing wall, pier and column footings shall be not less than 12 inches below finished grade. See Section 403.1.5.
- Minimum sizes for concrete or masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). See R403.1.1.
- Slope. The top surfaces of footings shall be level. The bottom surface of footings shall not have a slope exceeding 1 in 10. Footings shall be stepped where the ground surface is more than 1 in 10. See Section 403.1.6.
- Ground clearance. Wood siding, sheathing and wall framing on the exterior of a building shall have a clearance of not less than 6 inches from the ground. See Section R319.1 Item 5.
- Seismic reinforcing. Foundation with stem walls shall be provided with a minimum of one No. 4 bar within 12 inches of the top of the wall and one No. 4 bar located 3 inches to 4 inches from the bottom of the footing.
 

EXCEPTION: Foundations constructed monolithically shall be permitted to have a minimum of two No. 4 bars placed in the footing. See Section R403.1.4.1

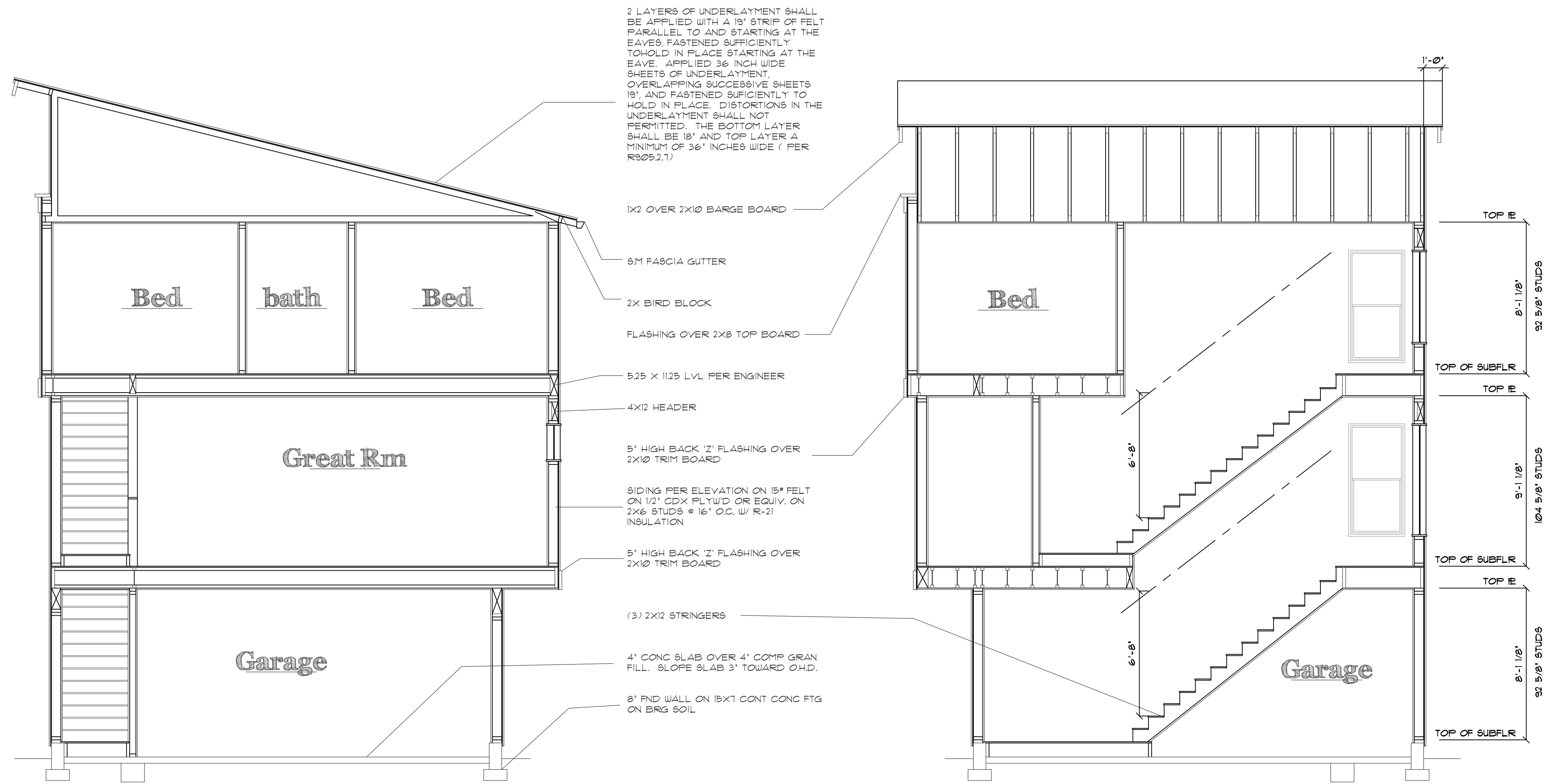
Where a construction joint is created between a concrete footing and stem wall, a minimum of one No. 4 bar shall be provided at no more than 4 feet on center. The vertical bar shall extend 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall. See Section R403.1.4.

NOTE: Unless otherwise detailed on plan, a 6 inch 90 degree bend on the short leg (hook) will be considered as meeting the intent of this section.

- Grounding electrodes. When concrete reinforcing bars are installed in concrete footings, the following requirements shall be met to provide for a grounding electrode system:
  - Uncoated No. 4 reinforcing bar installed not less than 3 inches from the bottom of the footing and not less than 20 feet in length encased with a minimum of 2 inches of concrete.
  - An uncoated No. 4 reinforcing bar stubbed up at least 12 inches above the floor plate line and tightly attached to the reinforcing bar located in the footing with 3 ties. The spliced lap of the stubbed up bar shall be a minimum of 12 inches. Section R403.1.7.
  - Wood sill plate anchor bolts shall be min. 1/2-inch diameter, 7 inches embedment, max. 6 feet on center and not more than 12 inches from a corner or mudsill splices or less than 7 bolt diameters from mudsill splice. Min. 2 anchor bolts per plate. See Sections R403.1.8 and R403.1.8.1.
- Plate washers conforming to Section R602.11.1 shall be provided for all anchor bolts over the full length of required braced wall lines. Properly sized cut washers shall be permitted for anchor bolts in wall lines not containing braced wall panels. Plate washers, a minimum of 0.229 inches by 3 inches by 3 inches in size, shall be installed between the foundation sill plate and the nut. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16 inch larger than the bolt diameter and a slot length not to exceed 1-3/4 inches, provided a standard cut washer is placed between the plate washer and the nut. See Section R602.11.1.
- Concrete slab on ground floors shall be not less than 3 1/2 inches thick. Where slabs and footings are constructed monolithically, footings shall comply with requirements in Figure 403.1.1(1).
- Concrete foundation walls. Concrete foundation walls shall be constructed as set forth in Tables R404.1.1 (5) and shall also comply with the provisions of Section R404 and the applicable provisions of Section R402.2. In Seismic Design Categories D1 and D2, concrete foundation walls shall comply with Section R404.1.4.

**Crawl spaces:**

- Access opening. Crawl spaces shall be provided with a minimum 18 inches by 24 inches access opening. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. When any portion of the through-wall access is below grade, an airway not less than 16 inches by 24 inches shall be provided. Pipes, ducts and other construction must not obstruct accessibility to and within the crawl space. Section R408.3. See Section M1305.1.4 for access requirements where mechanical equipment is located under floor.
- Under-floor space ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space area. One ventilating opening shall be required within 3 feet of each corner of the building. The openings shall be covered with corrosion resistant wire mesh or equivalent with 1/8-inch minimum dimension. Ventilation openings may be omitted on one side of a building. Ventilation openings may be omitted when continuously operated mechanical ventilation is provided at a rate of 1.0 cfm for each 50 square feet of crawl space floor area and ground surface is covered with an approved vapor barrier material. Sections R408.1 and R408.2.
- Drainage. Provide water drainage from the crawl space by means of crawl space and foundation drains sloped for gravity drainage and extending to a storm sewer, street gutter, road ditch or other drainage way or raise the finish grade in the crawl space to the level of finish grade outside. Section R408.5.
- Removal of debris. The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose. Section R408.4.

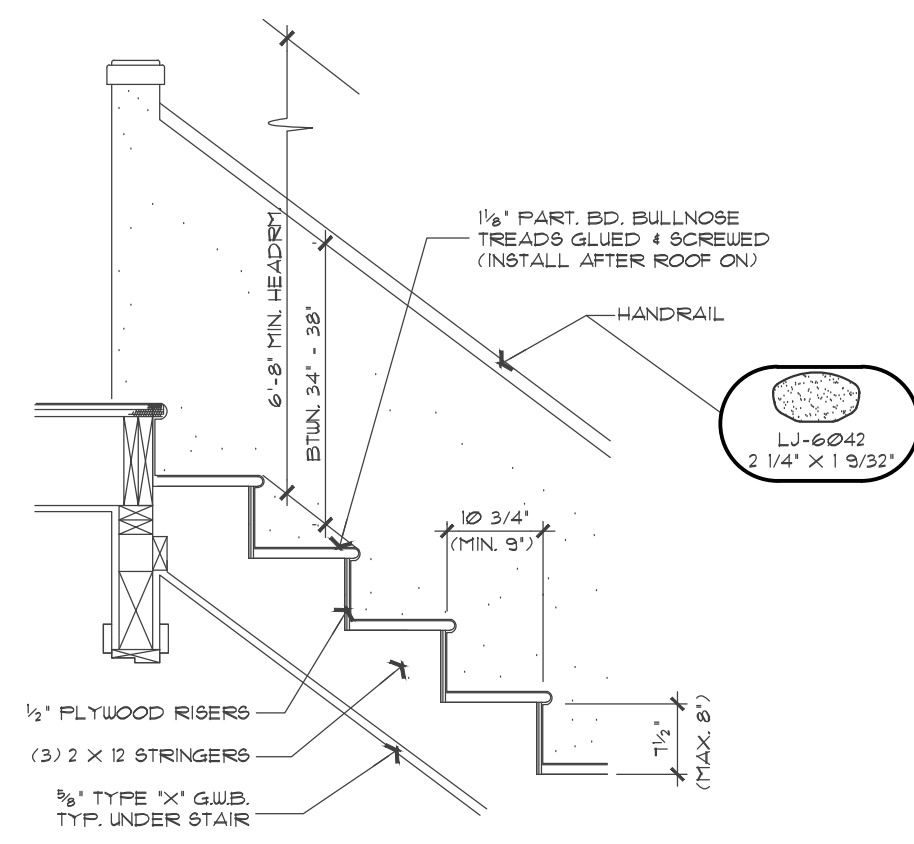


**Building Sect**  
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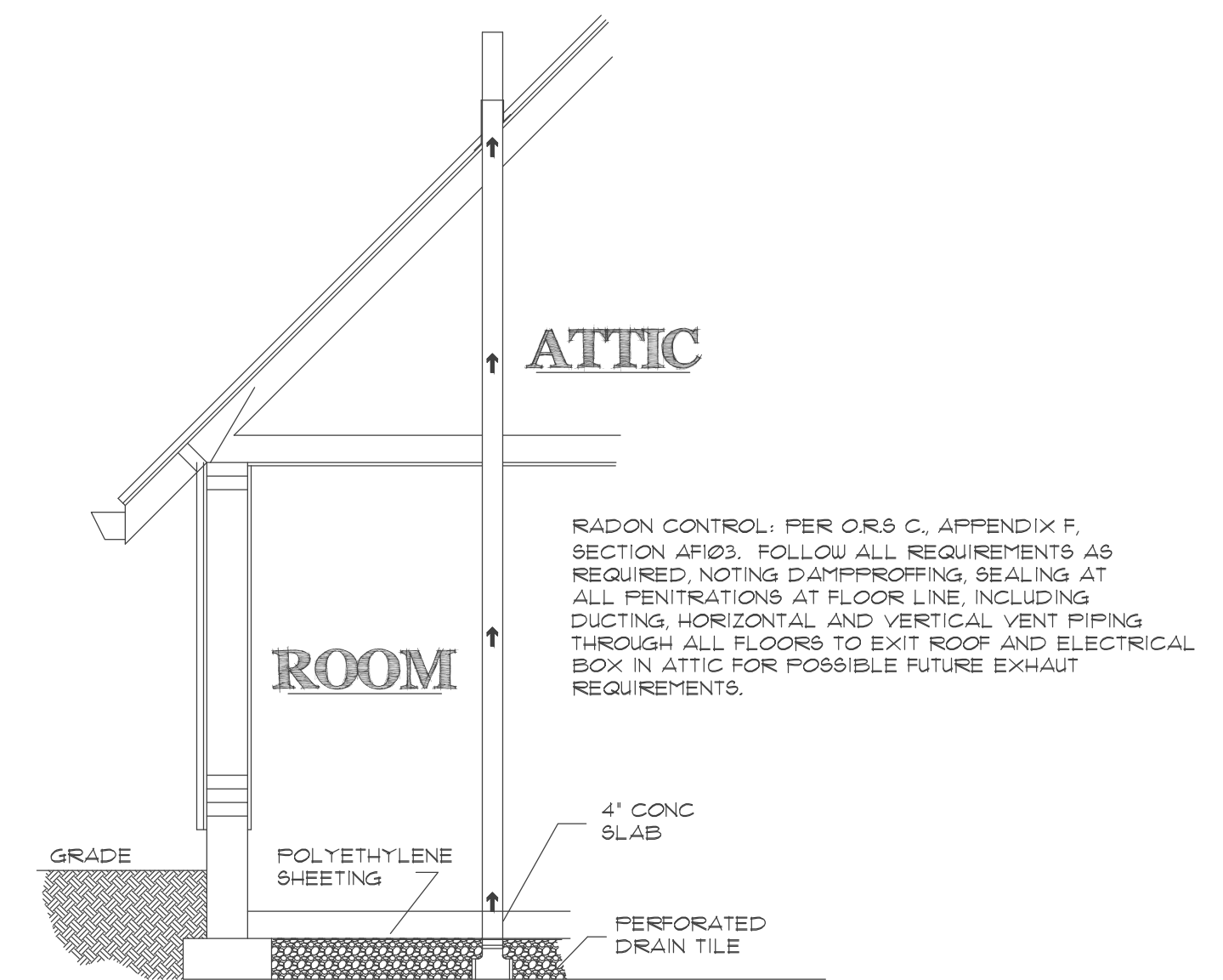
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**Building Sect**  
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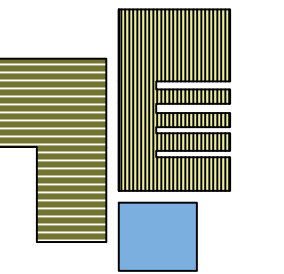
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4



**STAIR SECTION**  
3/4" = 1'-0"



**SUB-MEMBRANE DEPRESSUREIZATION SYSTEM FOR CRAWL SPACE**



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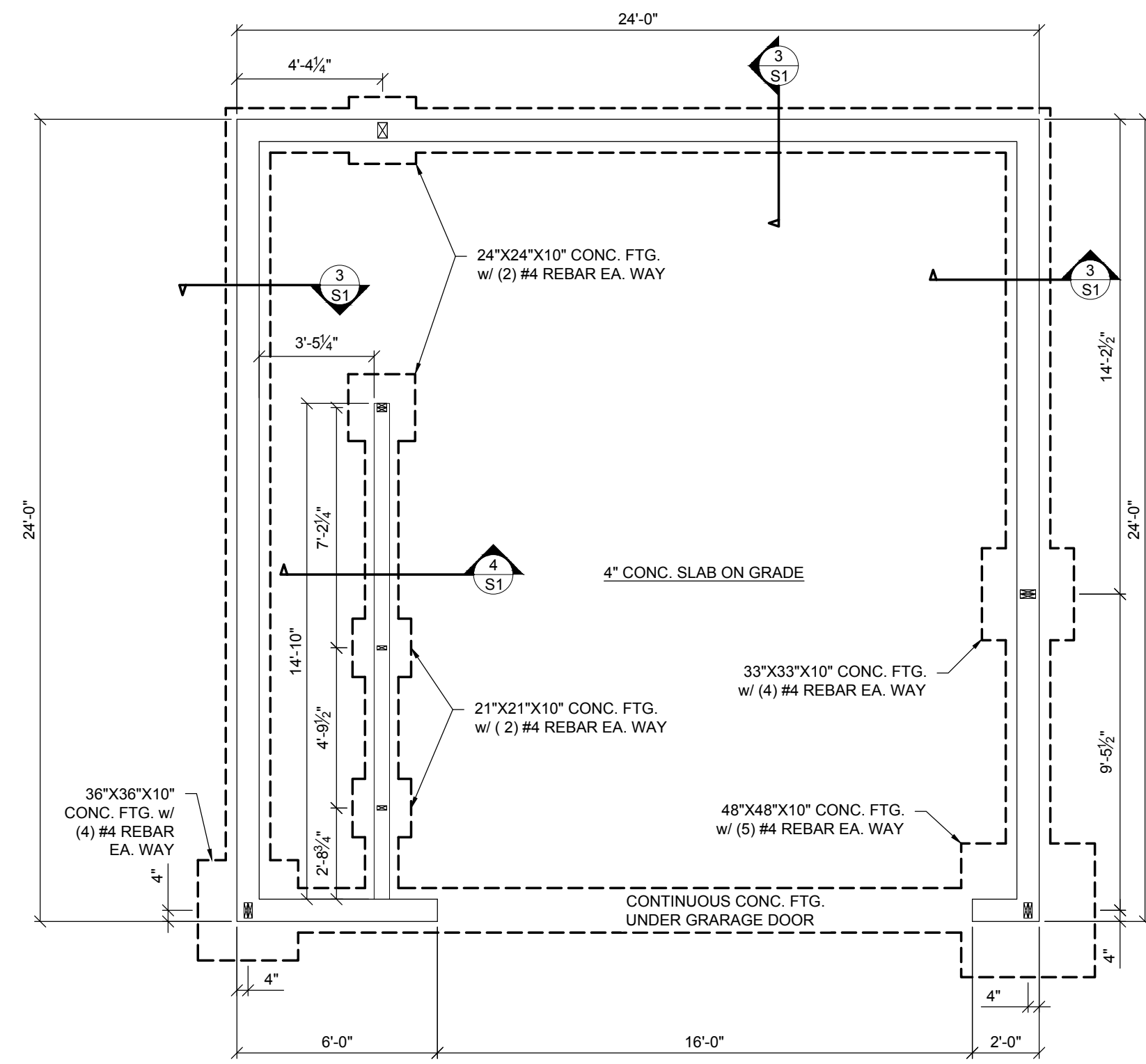
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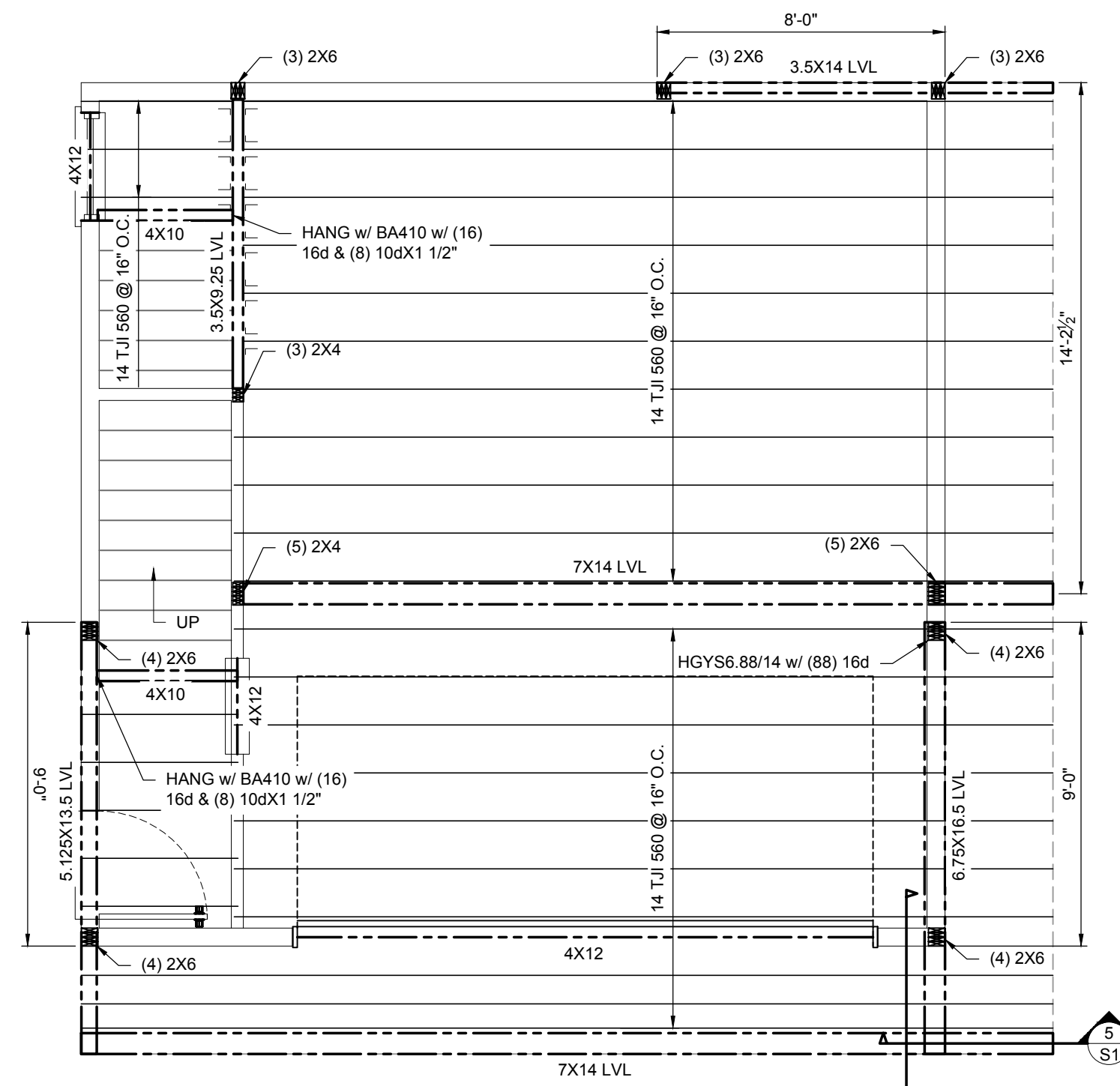
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Sheet Number of 4

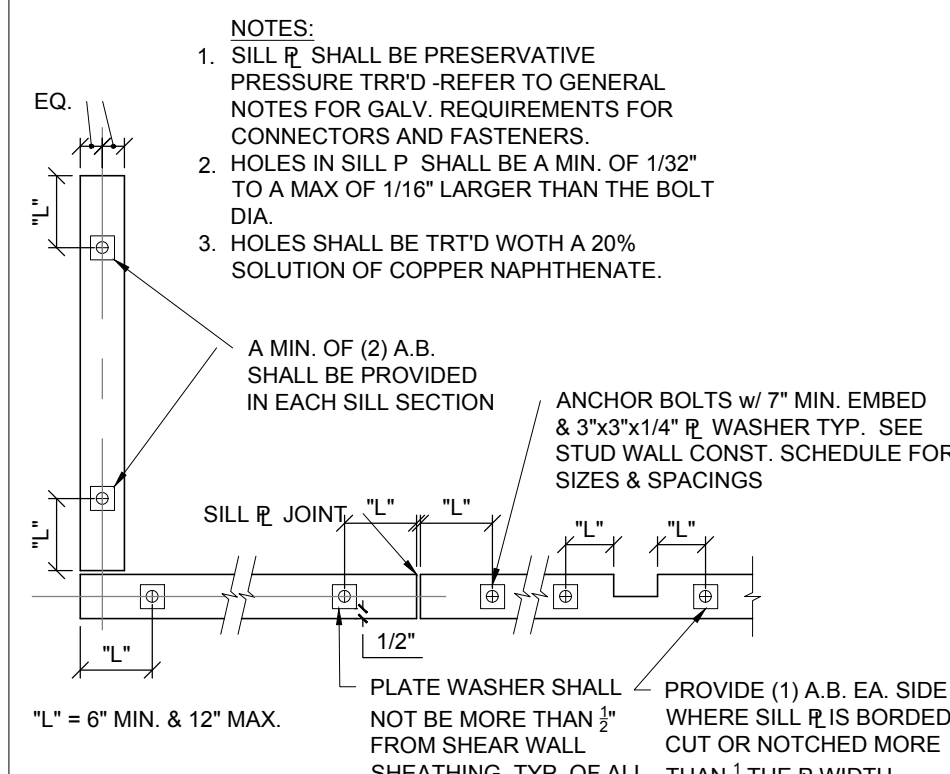
# SE PARDEE UNIT A



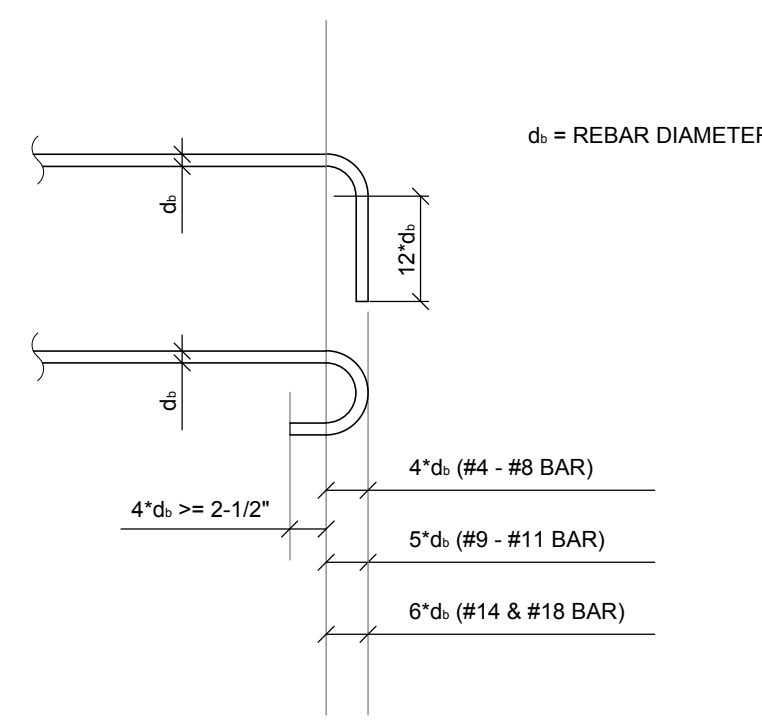
1 FOUNDATION & BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



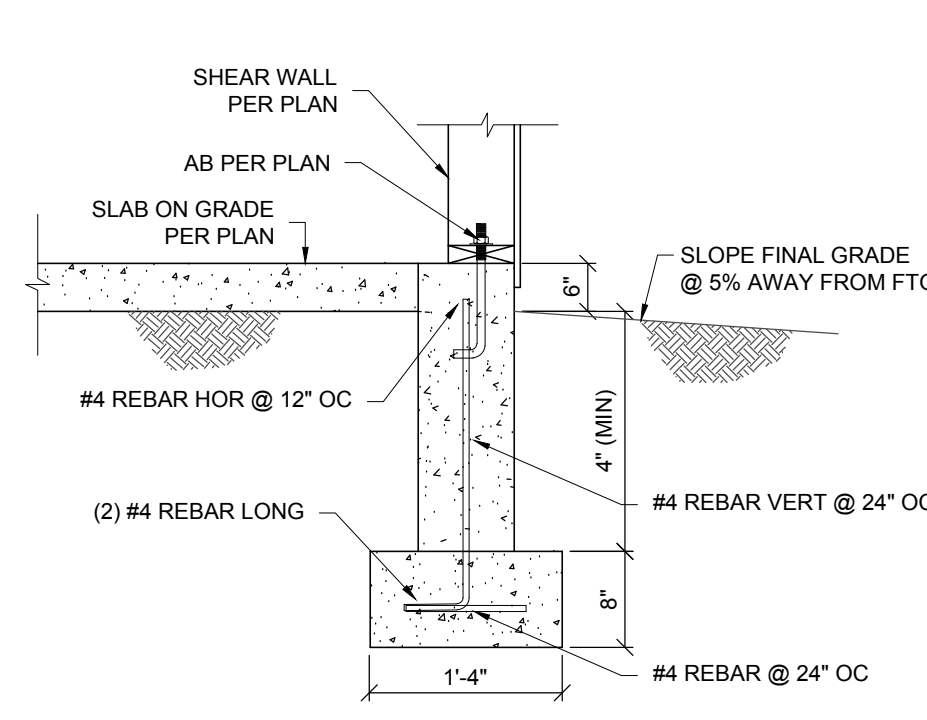
2 1ST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1' - 0"



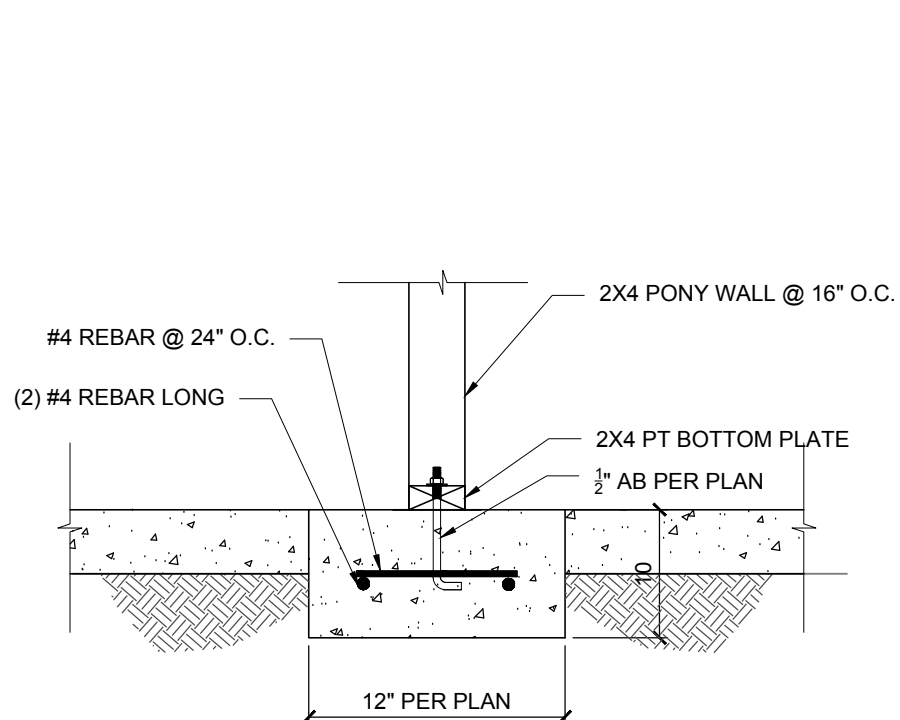
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SCALE: 1/2" = 1' - 0"



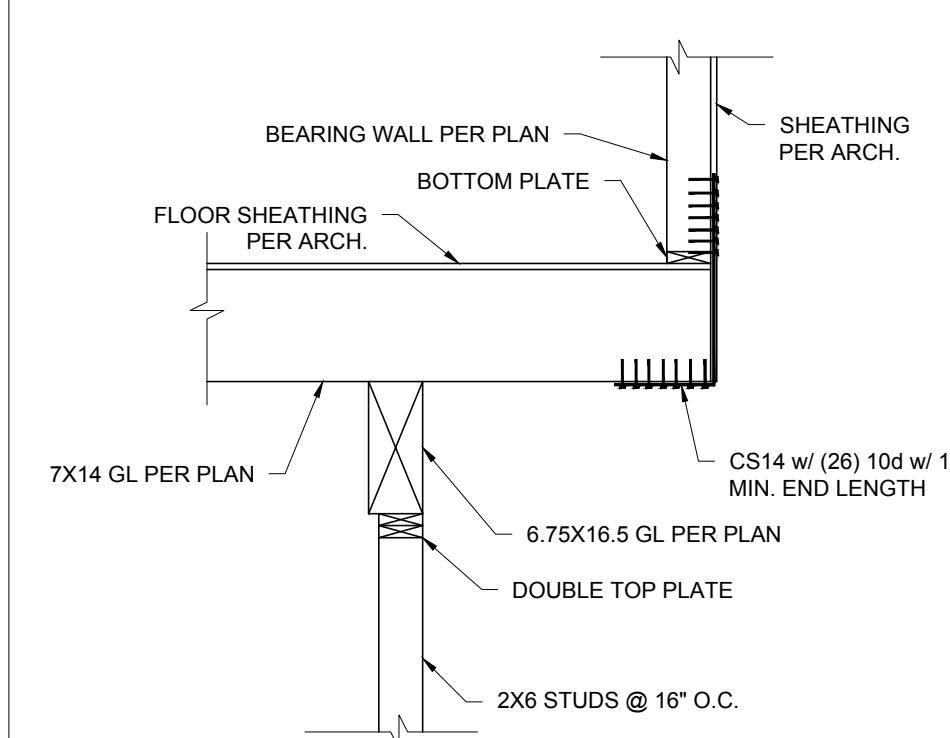
2 REBAR HOOK DETAIL  
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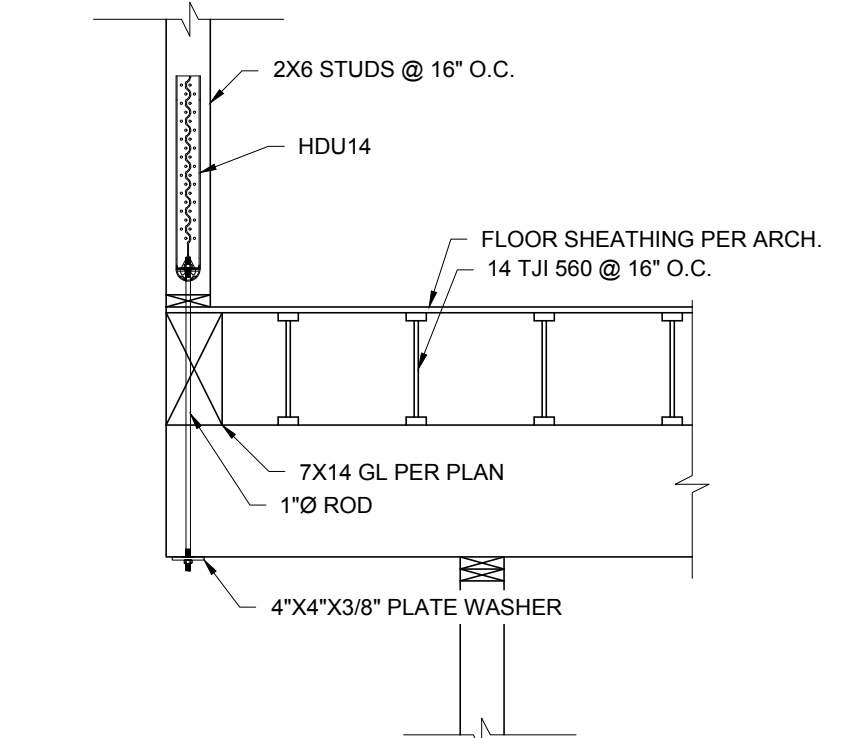
3 TYPICAL FOUNDATION DETAIL  
SCALE: 3/4" = 1' - 0"



4 PONY WALL DETAIL  
SCALE: 1" = 1' - 0"



5 CS14 CONNECTION DETAIL  
SCALE: 1/2" = 1' - 0"



6 WALL TO BEAM CONNECTION DETAIL  
SCALE: 1/2" = 1' - 0"

## STRUCTURAL SPECIFICATIONS:

### GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY, CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
- THE WORK DONE ON THIS PROJECT IS TO COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL MECHANICAL CODE, 2015 UNIFORM PLUMBING CODE, CURRENT EDITION OF WASHINGTON STATE ENERGY & VENTILATION CODES AND AS AMENDED & ADOPTED BY THE STATE OF WASHINGTON.
- ALL HOUSE EXTERIOR WALL STUDS ARE 2X6 D.F.#2 @ 16" O.C.  
ALL HOUSE INTERIOR WALL STUDS ARE 2X4 D.F.#2 @ 16" O.C. UNLESS NOTED OTHERWISE, (UNO).
- ALL EXTERIOR & INTERIOR BEARING WALL HEADERS AND BEAMS TO BE 4X12 D.F.#2 UNO
- ALL EXTERIOR & INTERIOR BRACED WALL PANEL BOTTOM PLATES TO DBL. JOIST OR DBL. BLOCKING w/ (3) 16d NAILS @ 16" O.C.

### DESIGN CRITERIA (2015 IRC)

	ROOF	FLOOR
1. VERTICAL LOADS		
GROUND SNOW LOAD:	25 PSF	
LIVE LOAD:	25 PSF	40 PSF
DEAD LOAD:	15 PSF	15 PSF
2. LATERAL WIND LOAD:	110 MPH EXPOSURE B	
3. LATERAL SEISMIC LOADS:	ZONE D	
4. SEISMIC:	S <sub>s</sub> = 1.007 & S <sub>1</sub> = 0.416	

### FOUNDATION

- DESIGN ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
- FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL.
- ALL EXTERIOR FOOTINGS SHALL EXTEND 1'-0" MIN BELOW FINISHED GRADE.
- ALL INTERIOR CONTINUOUS FOOTINGS TO BE 8" DEEP WITH (2) #4 CONT. BARS. (UNO).
- COMPACTION OF BACKFILL MATERIAL:
  - PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-698 (STANDARD PROCTOR)
  - FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
  - PLANTING BEDS, GRASS AREAS: 90% COMPACTION
- FOUNDATION WALL AND FOOTING SIZE AND REINFORCING TO SUIT LOCAL CODES AND SOIL CONDITIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HOLDOWN LOCATIONS
- HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
- SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 10" ANCHOR BOLTS AND 0.229"x3"x3" STEEL PLATE WASHER AT A MAXIMUM SPACING OF 4'-0" O.C. EACH BRACED OR SHEAR PANEL SHALL HAVE A MINIMUM OF TWO (UNO).
- PROVIDE CRAWLSPACE VENTILATION AT THE RATE OF 1 SQ.FT. FOR EACH 150 SQ.FT. OF UNDER-FLOOR AREA
- PROVIDE MINIMUM 12" CLEARANCE UNDER GIRDER BEAMS AND MINIMUM 18" CLEARANCE UNDER FLOOR JOIST
- PROVIDE A MINIMUM 18"x24" CRAWLSPACE ACCESS

### CONCRETE

- COMPRESSIVE STRENGTH:
  - CURBS, SIDEWALKS, FOOTINGS, SLABS: F<sub>c</sub> = 3,000 PSI @ 28 DAYS - 6 SACK MIX, (PROJECT DESIGN W/ 2000PSI CONC. HOWEVER PROJECT IS SPEC'D W/ 3000 PSI CONC. THEREFORE NO SPECIAL CONCRETE INSPECTION REQUIRED).

### STRUCTURAL AND MISCELLANEOUS STEEL

- SHAPES, PLATES AND BARS: ASTM A36, F<sub>y</sub> = 36 KSI
- BOLTS: ASTM A307 MACHINE BOLTS (MB), ASTM A325 HIGH STRENGTH BOLTS (HSB)
  - MIN. EDGE DISTANCE: 1.5d BOLT
  - MIN. END DISTANCE: 1.5d BOLT
  - MIN. BOLT SPACING: 4d BOLT
- REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3

### WOOD

- SAWN LUMBER: NO. 2 & BETTER DOUGLAS FIR-LARCH, WPPA GRADING RULES.
- BEAMS AND STRINGERS: NO. 2 & BETTER DOUGLAS FIR-LARCH
- POSTS AND TIMBERS: STANDARD DOUGLAS FIR-LARCH, F<sub>c</sub> = 1300 PSI
- SHEATHING: APA RATED SHEATHING
- CONNECTORS: "SIMPSON" OR APPROVED EQUAL AS INDICATED ON THE DRAWINGS
- NAILING: PER IRC TABLE R602.3(1)
- GLULAMS: 24F-V3 + 24D0 PSI, MOE = 1.8X10<sup>6</sup> PSI, F<sub>v</sub> = 165 PSI
- PRESSURE TREATED LUMBER (PT): HEM-FIR, NO 2 OR BETTER
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS
- PROVIDE SOLID BLOCKING BETWEEN JOIST OVER ALL SUPPORT BEAMS AND GIRDERS
- PROVIDE DBL. BLOCKING UNDER ALL SHEAR WALL PANELS
- FLOOR SHEATHING IS 3/4" T&G PLYWOOD, GLUED AND NAILED
- PROVIDE DOUBLE JOIST AT ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS
- ALL DECK FRAMING TO BE PRESSURE TREATED

### PROPRIETARY PRODUCTS

- ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO WITHSTAND THE LOADS LISTED UNDER "DESIGN CRITERIA". TRUSS LENGTH AS SHOWN ON THE PLANS MAY DIFFER SLIGHTLY FROM THE REQUIRED LENGTH. CONTRACTOR SHALL FIELD VERIFY SPACING OF EXISTING FOUNDATION WALL PER MANUFACTURER'S RECOMMENDATION.

### GENERAL NOTES

- BLOCK BETWEEN FLOORS IS REQUIRED FOR ALL COLUMNS (UNO).
- ALL EXTERIOR WALLS SHALL BE 2X6 FRAMED WALL WITH INSULATION.
- PROVIDE FIRE PROTECTION PER APPLICABLE CODE.
- PROVIDE EDGE BLOCKING FOR ALL SHEAR PANELS.

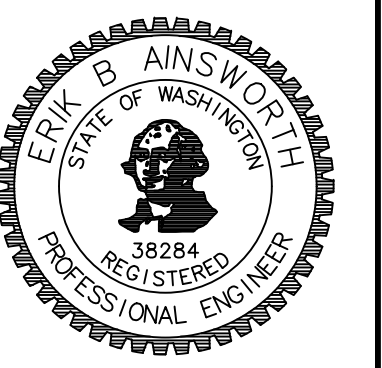
### ROOF

- ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
  - 1/2" CDX PLYWOOD OR OSB WITH 8D COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
  - ALL PANEL EDGES SHALL BE EDGE CLIPPED.
  - CONNECT ALL TRUSSES TO DOUBLE TOP PLATE OF WALL WITH H2.5A CLIP W/ (5)8d TRUSS & (5) 8d PLATES
- ALL NAILING PER 2015 IBC TABLE 2304.9.1
- PROVIDE STC CLIPS @ ALL TRUSS TO INTERIOR WALL CONNECTIONS. SEE DETAILS
- PROVIDE DBL. STUDS @ ALL GIRDER TRUSSES, UNLESS NOTED OTHERWISE
- ROOF SHEATHING IS 7/16" OSB SHEATHING W/ PSCL CLIPS, 1/2" CCX @ EXPOSED OVERHANGS

### FLOOR SHEATHING

- FLOOR PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
  - 3/4" T&G CDX PLYWOOD WITH 10D COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD. INSTALL PER THE TYPICAL DIAPHRAGM NAILING DETAIL.

THE LAND DEVELOPERS ENGINEERED SOLUTION  
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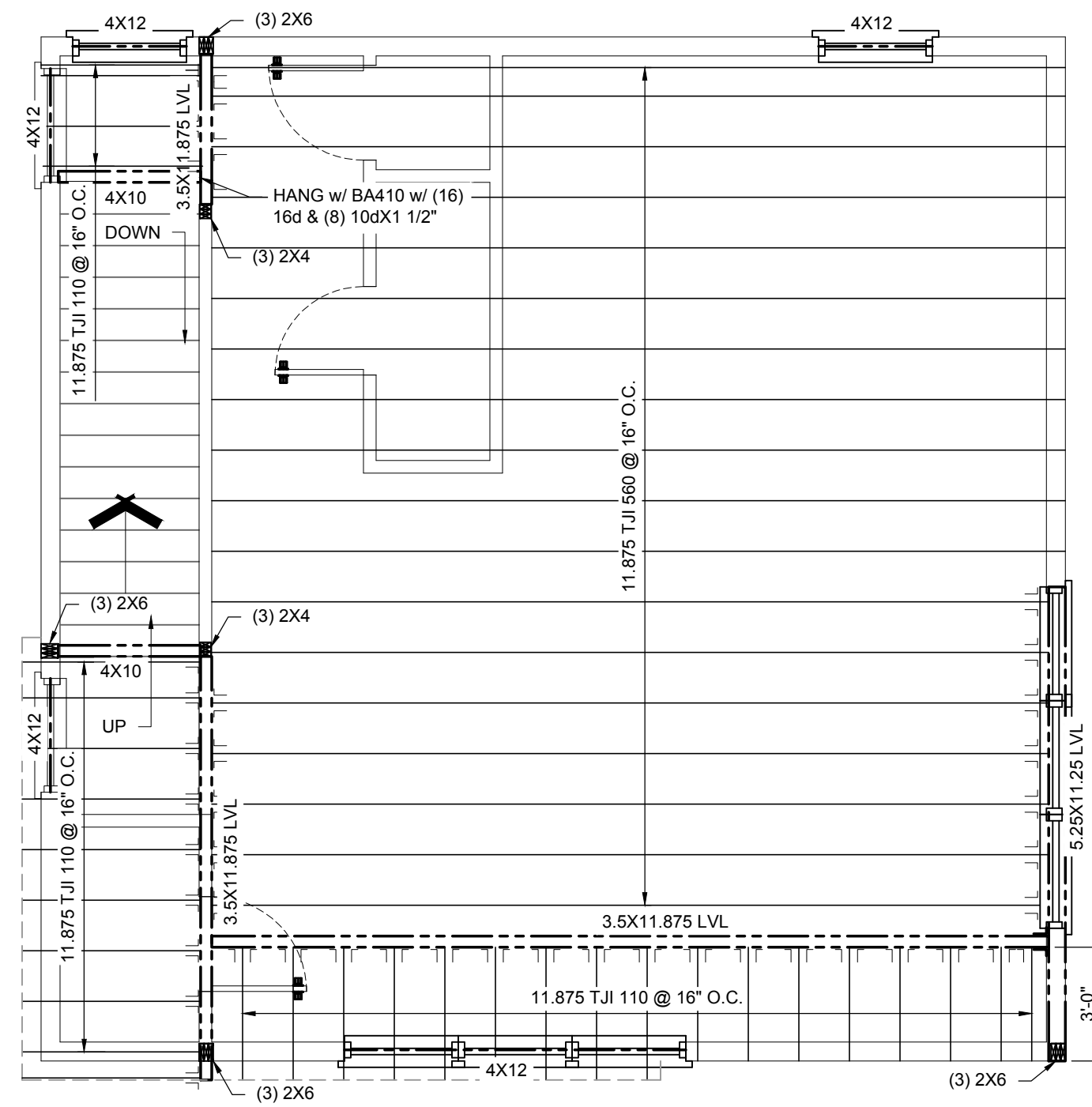
DATE:	REVISIONS:

PARDEE UNIT A  
FOUNDATION & 1ST FLOOR  
FRAMING PLAN

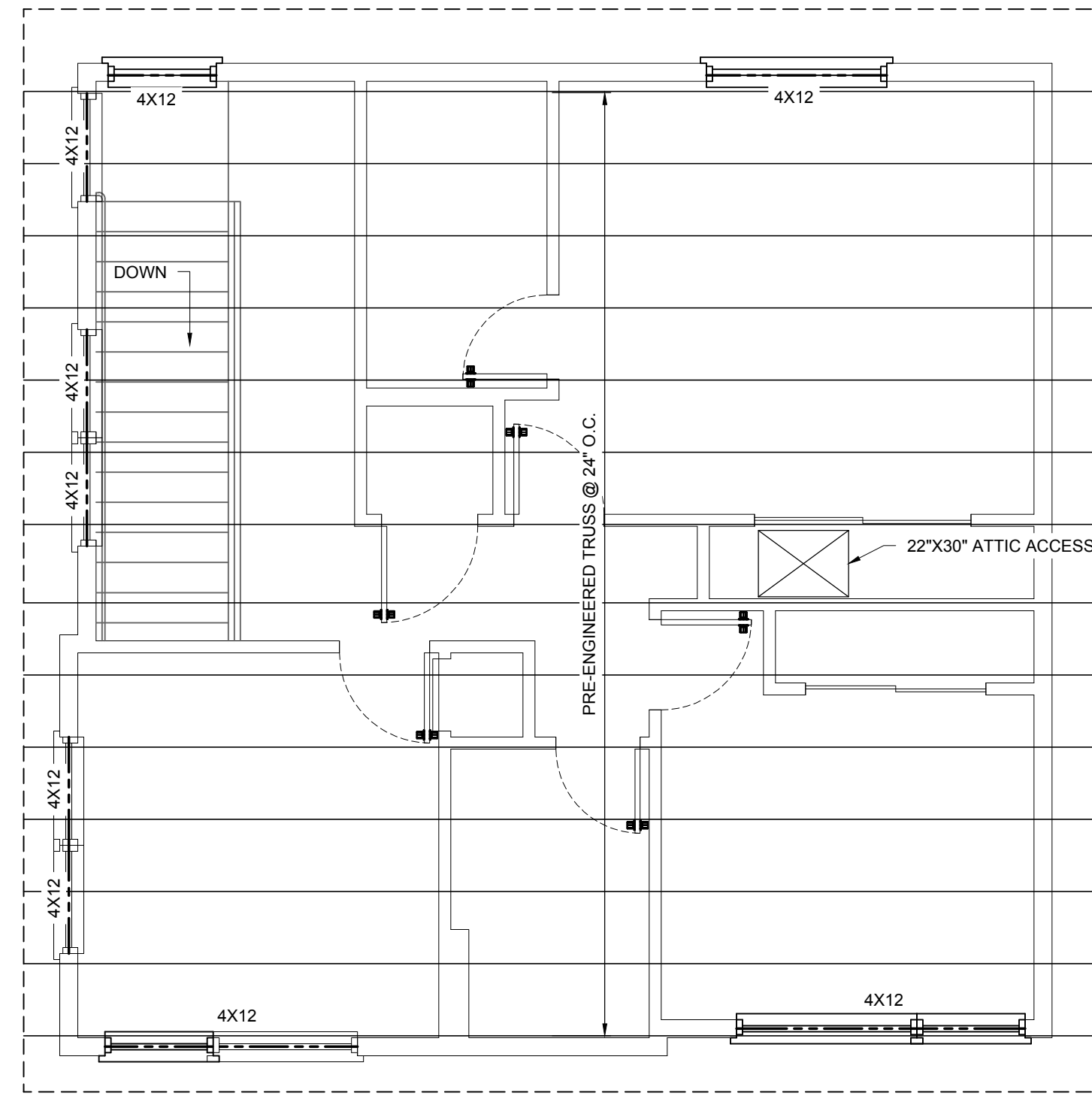
PROJECT: PARDEE UNIT A  
SE PARDEE  
PORTLAND, OR.  
CLIENT: SAMEDY KEM  
KEM DEVELOPMENT LLL  
20449 SW TUALATIN VALLEY HWY #325  
ALOHA, OR. 97003

DRAWN BY: CMA  
DATE: 03-23-2018  
AGENCY NO.:  
SHEET: S1 OF 3  
JOB NO.: 18-030





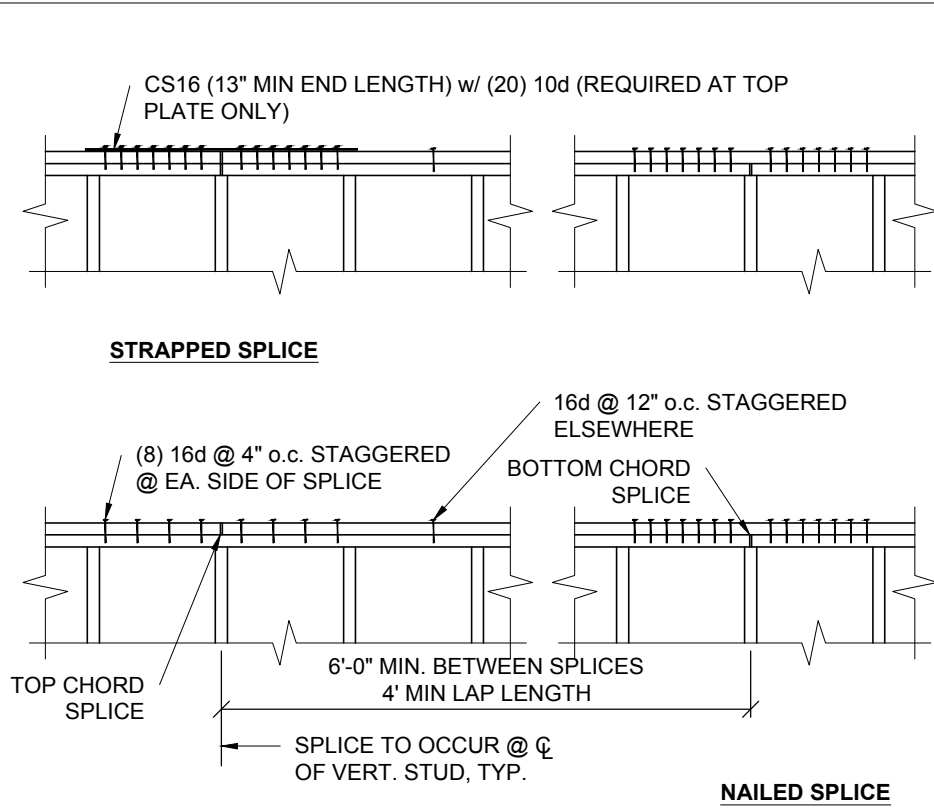
1 2ND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



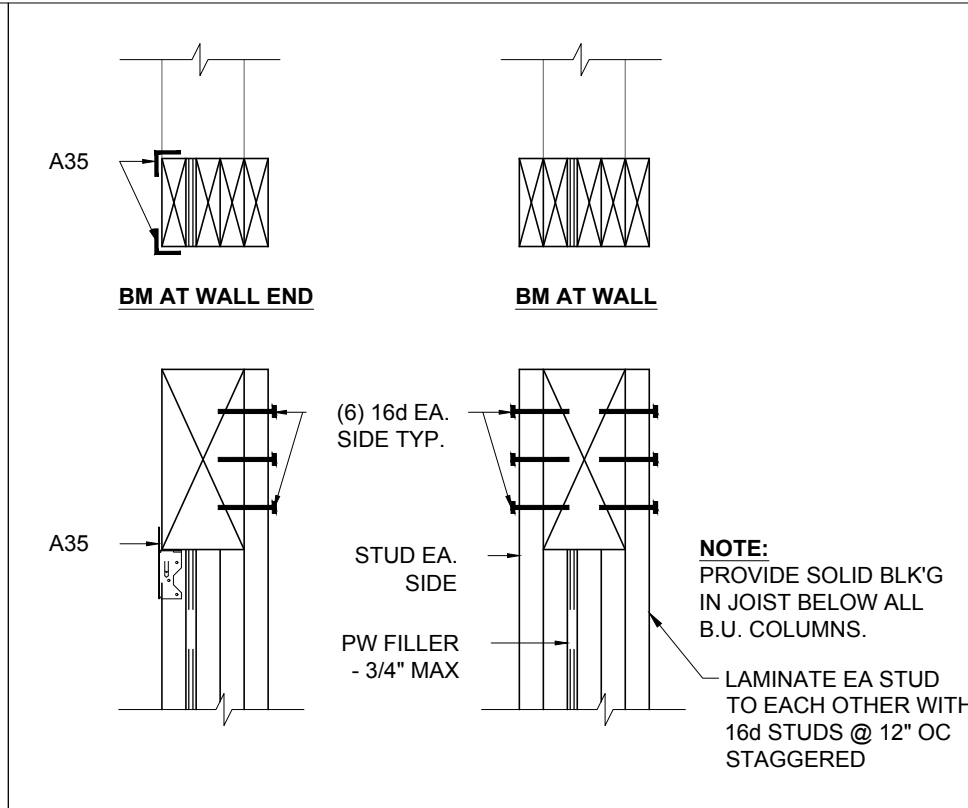
2 ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

OPENING SIZE	HEADER SIZE	16" O.C. STUD SPACING			
		TRIMMERS REQ.	2x6	2x4	KING STUDS REQ.
UP TO 3'-6"	SEE PLAN	1	1	1	1
>3'-6" TO 5'-0"	SEE PLAN	1	2	2	2
>5'-0" TO 8'-0"	SEE PLAN	2	2	2	2
>8'-0" TO 10'-6"	SEE PLAN	2	3	3	3
>10'-6" TO 16'-0"	SEE PLAN	3	4	3	3

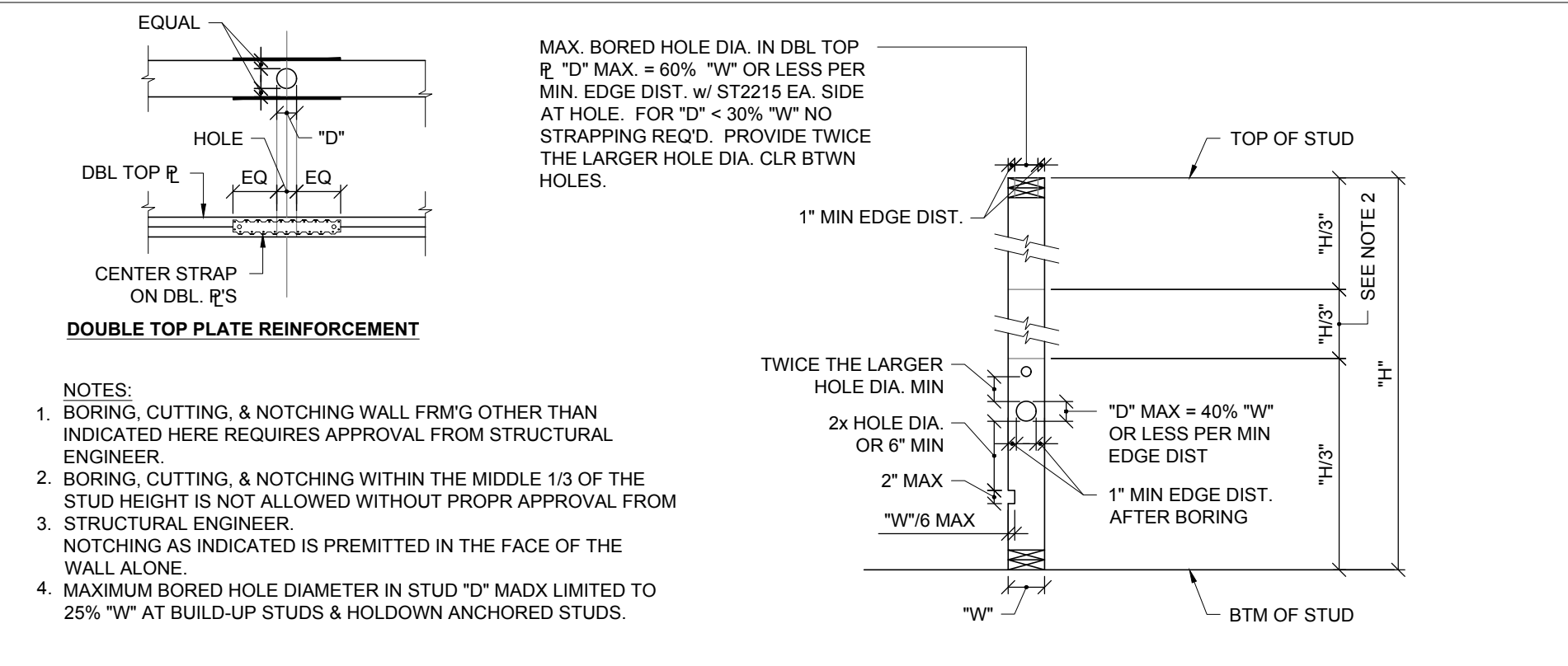
- HEADER & BEAM NOTES:
- UNLESS NOTED OTHERWISE ALL HEADER AND BEAM SUPPORTS SHALL CONFORM TO THIS SCHEDULE.
  - ALL BUILT-UP SUPPORTS WILL MATCH OR EXCEED WIDTH OF SUPPORTED BEAM.
  - ALL BEAMS AND HEADERS ARE TO BE DF No. 2 4x10 UNLESS NOTED OTHERWISE.



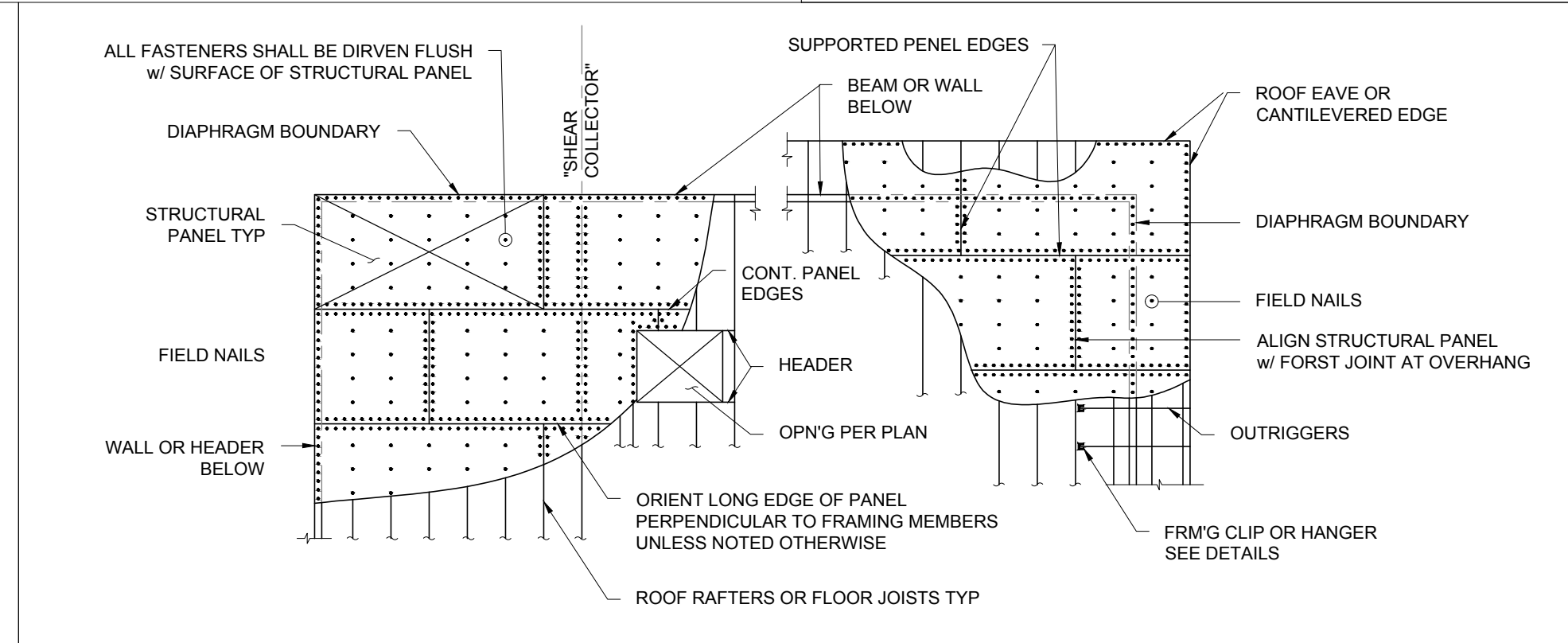
1 TOP CHORD SPLICE  
SCALE: 1/2" = 1'-0"



2 BUILT-UP COLUMN TYPICAL DETAIL  
SCALE: 1" = 1'-0"

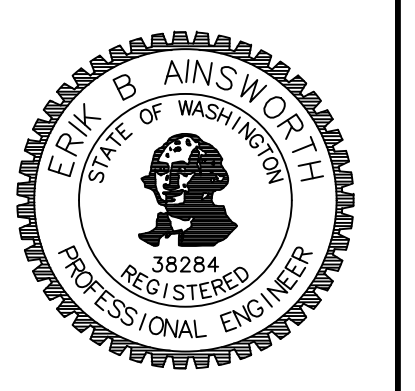


3 TYPICAL LOAD BEARING/SHEARWALL STUD BORING, CUTTING, & NOTCHING  
SCALE: 1/2" = 1'-0"



4 TYPICAL DIAPHRAGM NAILING  
SCALE: 3/16" = 1'-0"

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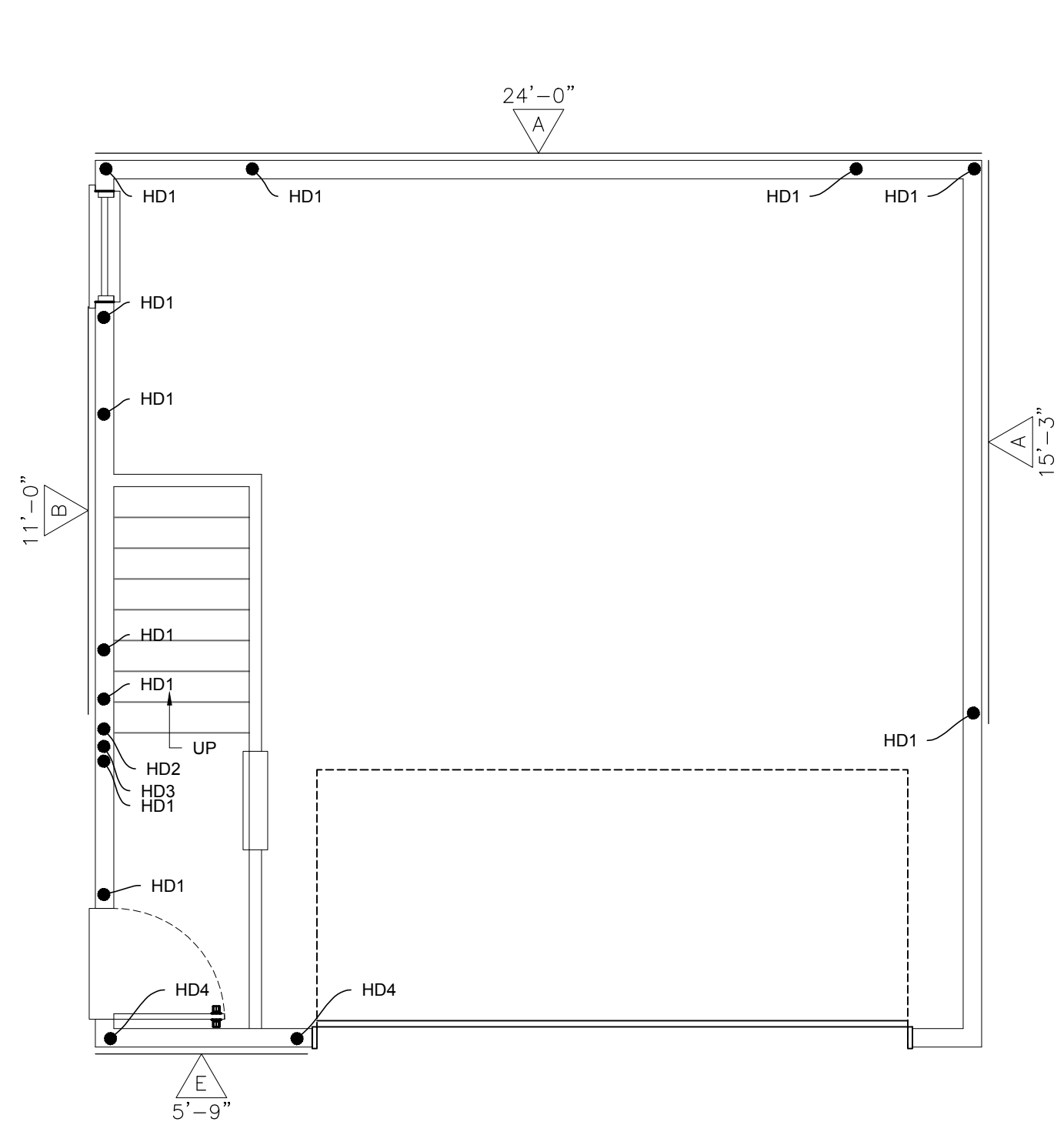
REVISIONS:

NO.	DATE	DESCRIPTION

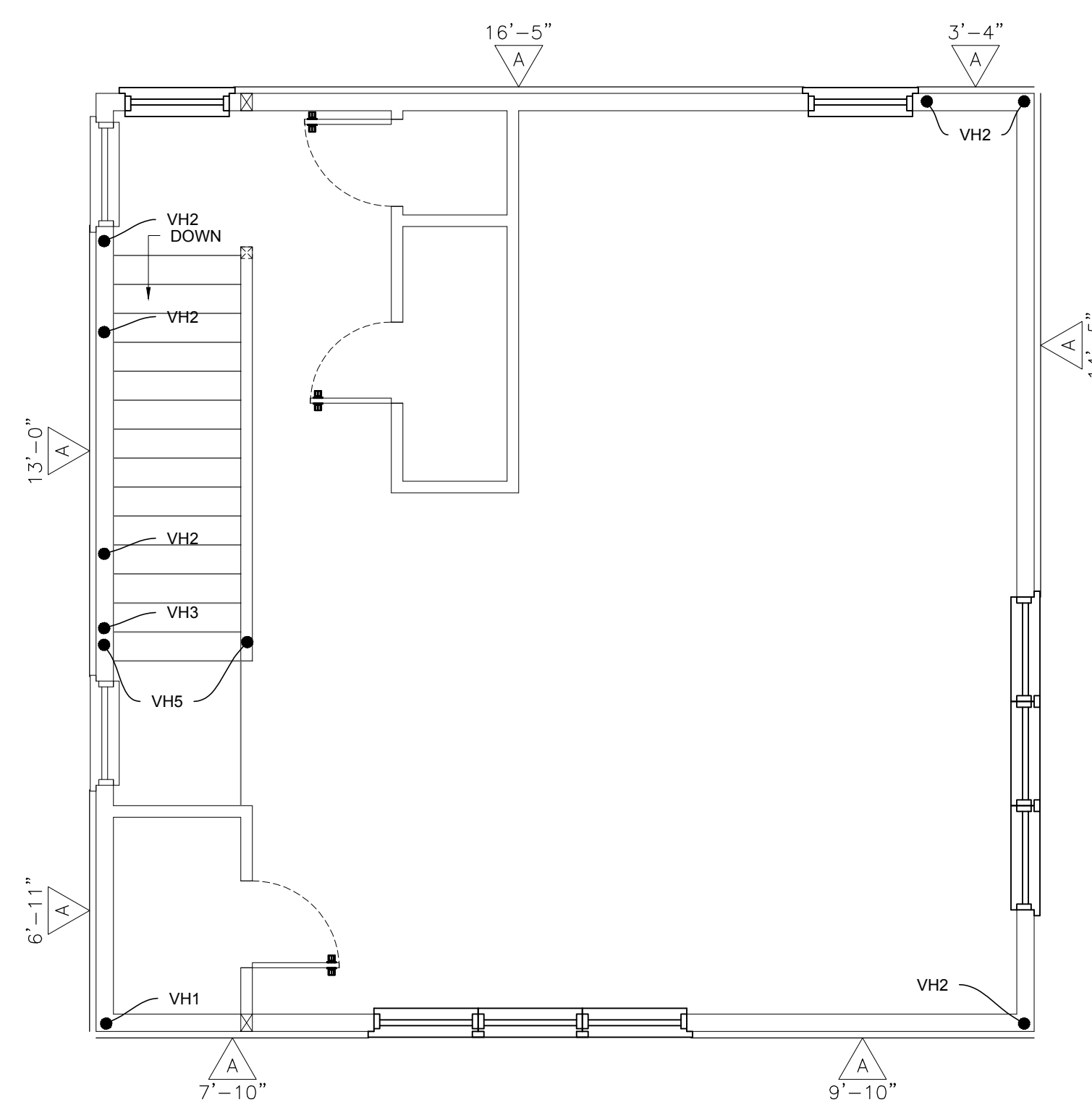
PARDEE UNIT A  
2ND FLOOR & ROOF  
FRAMING PLAN

PROJECT: PARDEE UNIT A  
SE PARDEE  
PORTLAND, OR.  
CLIENT: SAMEDY KEM  
KEM DEVELOPMENT LLL  
20449 SW TUALATIN VALLEY HWY #325  
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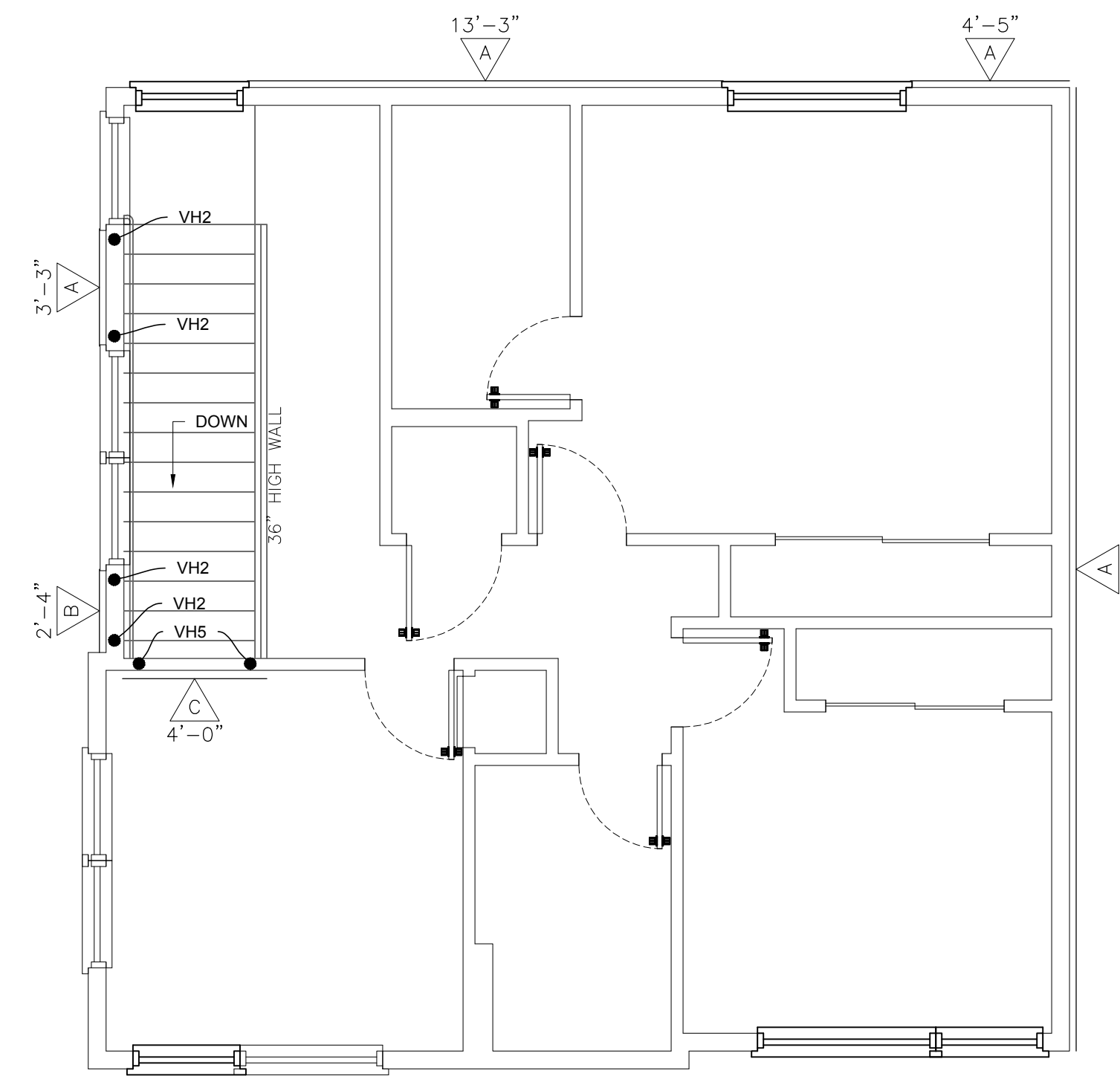
DRAWN BY: CMA  
DATE: 03-23-2018  
AGENCY NO.:  
SHEET: S2 OF 3  
JOB NO.: 18-030



1 BASEMENT SHEAR & HOLDOWN PLAN  
SCALE: 1/4" = 1' - 0"



2 1ST FLOOR SHEAR & HOLDOWN PLAN  
SCALE: 1/4" = 1' - 0"



3 1ST FLOOR SHEAR & HOLDOWN PLAN  
SCALE: 1/4" = 1' - 0"

**SIMPSON STRONGTIE STRAP TIES:**

**SHEARWALL HOLDOWNS:**

- (HD1) TALL=2,550 lb  
HDU2-SDS2.5 W/ (6) SDS 1/4 x 2 1/2" INTO (2) 2x W/  
SSTB16 A.B. W/ (13" MIN EMBED)
- (HD2) TALL=3,325 lb  
HDU4-SDS2.5 W/ (10) SDS 1/4 x 2 1/2" INTO (2) 2x W/  
SSTB24 A.B. W/ (21" MIN EMBED)
- (HD2a) TALL=4,565 lb  
HDU4-SDS2.5 W/ (10) SDS 1/4 x 2 1/2" INTO (2) 2x W/  
SB5/8X24 W/ (18" MIN EMBED)
- (HD3) TALL=6,395 lb  
HDU8-SDS2.5 W/ (20) SDS 1/4 x 2 1/2" INTO 4x W/  
SSTB28 A.B. W/ (25" MIN. EMBED)
- (HD4) TALL=9,130 lb  
(2) HDU4-SDS2.5 W/ (28) SDS 1/4 x 2 1/2" INTO 6x W/ (2)  
(2) SB5/8X24 W/ (18" MIN EMBED)
- (HD5) TALL = 12,790 lb  
(2) HDU8-SDS2.5 W/ (20) SDS 1/4 x 2 1/2" EA INTO 4x W/  
SSTB28 A.B. W/ (25" MIN. EMBED)

**VERTICAL STRAPS:**

- (VH1) TALL=1,155 lb  
MSTC28 W/ (12) 16d
- (VH2) TALL=2,310 lb  
MSTC40 W/ (20) 16d
- (VH3) TALL=3,465 lb  
MSTC52 W/ (36) 16d SINKERS
- (VH4) TALL=4,780 lb  
MSTC66 W/ (48) 16d SINKERS
- (VH5) TALL = 5,860 lb  
MSTC78 W/ (64) 16d SINKERS
- (VH6) TALL = 6,730 lb  
MSTC72 W/ (54) 16d
- (VH7) TALL = 9,240 lb  
(2) MSTC52 W/  
(48) 16d SINKERS EA.

NOTE: STRAPS MAY BE APPLIED TO THE INSIDE OR OUTSIDE FACE OF STUDS.

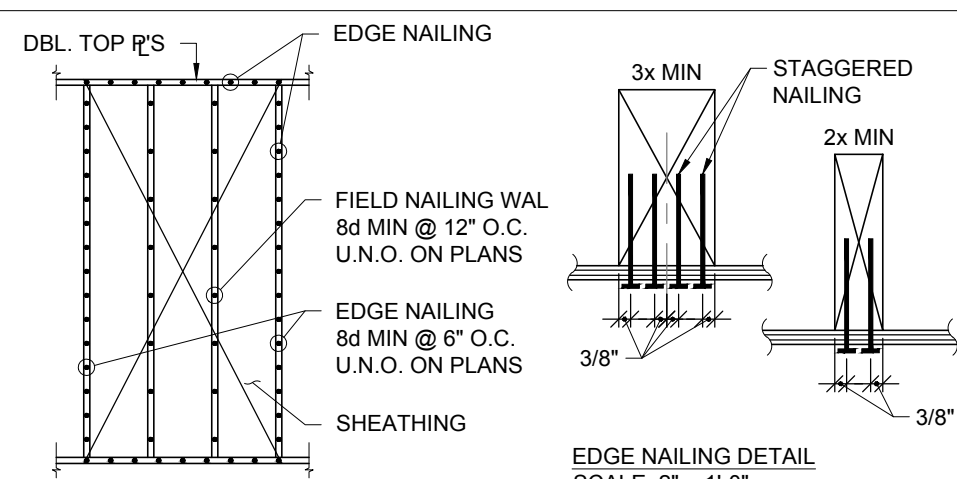
**SHEAR WALL SCHEDULE**

MARK	SHEATHING	NO. OF SIDES	EDGE NAIL	FIELD NAIL	PLATE NAIL	SHEAR CLIP	MUDDSILL ANCHORS			ALLOWABLE SHEAR (plf)	SHEAR WALL NOTES
							2X MUDDSILL	3X MUDDSILL			
A	7/16" Sheathing, plywood siding except Group 5 Species	Single	8d @ 6"	8d @ 12"	16d BOX NAIL @7" O.C. (OR 6" O.C. TOE NAIL) OR 1/4" SDS @1'-6" O.C.	LTP4 @ 2'-6"	5/8" x 10" @ 4'-0"	5/8" x 12" @ 6'-0"	260	1,2,3,4,11	
B	7/16" Sheathing, plywood siding except Group 5 Species	Single	8d @ 4"	8d @ 12"	16d BOX NAIL @6" O.C. (OR 4" O.C. TOE NAIL) OR 1/4" SDS @1'-6" O.C.	LTP4 @ 1'-10"	5/8" x 10" @ 4'-0"	5/8" x 12" @ 5'-0"	350	1,2,3,4,11	
C	7/16" Sheathing, plywood siding except Group 5 Species	Single	8d @ 3"	8d @ 12"	16d BOX NAIL @4" O.C. (OR 3" O.C. TOE NAIL) OR 1/4" SDS @1'-0" O.C.	LTP4 @ 1'-4"	5/8" x 10" @ 3'-0"	5/8" x 12" @ 3'-6"	490	1,2,3,4,11,12	
E	19/32" Sheathing, plywood siding except Group 5 Species	Single	10d @ 2"	10d @ 12"	16d BOX NAIL @2" O.C. OR 1/4" SDS @0'-6" O.C.	LTP4 @ 0'-9"	5/8" x 10" @ 1'-8"	5/8" x 12" @ 2'-2"	870	1,2,3,4,5,11,12	

(#) Reference applicable shearwall note below.

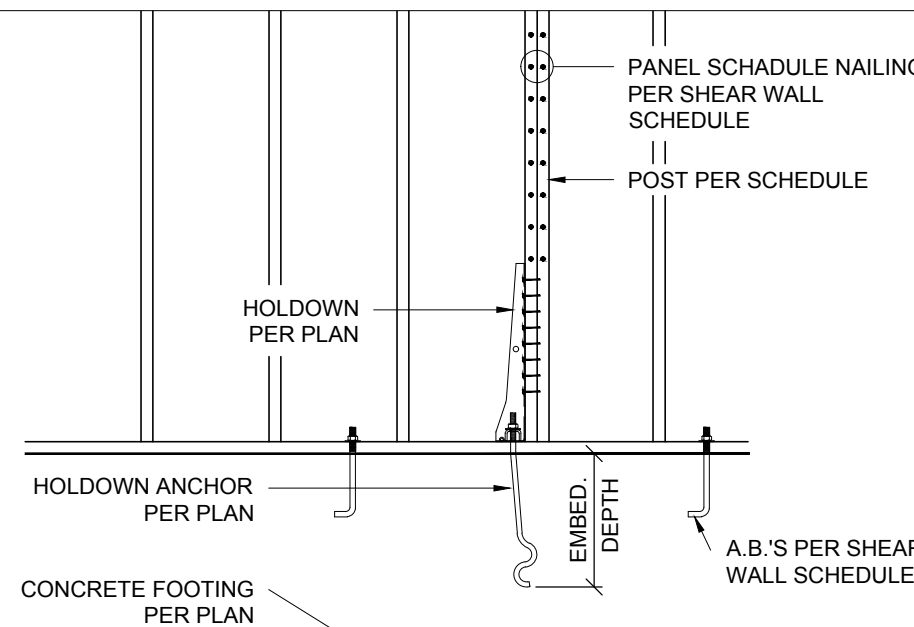
**SHEAR WALL NOTES**

1. THERE SHALL BE A CONTINUOUS FOOTING UNDER ALL BRACED PANELS.
2. WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
3. PLATE NAILING SHALL CONNECT BOTTOM PLATE TO BLOCKING AND BLOCKING TO SHEARWALL PLATES BELOW. SDS SCREW SHALL BE 5" LONG FOR CONNECTING BOTTOM PLATE TO BLOCKING, AND 6" LONG FOR CONNECTING DOUBLE TOP PLATE TO BLOCKING.
4. SHEAR CLIP CAN BE USED TO TRANSFER SHEARWALL SHEAR VALUE IN LIEU OF PLATE NAILING.
5. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED IN ACCORDANCE WITH 2015 IBC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
6. ALL WALL LINES DESIGNATED AS PERFORATED SHEAR WALL SHALL EXTEND SHEAR WALL NAILING INCLUDING EDGE NAILING AROUND PERIMETER OF OPENING. FIELD NAIL ABOVE AND BELOW OPENING AND EDGE NAIL PANEL EDGES PER ADJACENT SHEARWALL TYPE.
7. WALL SHALL BE FRAMED WITH STUDS AT 8" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
8. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 4-INCH NOMINAL MEMBER FASTENED IN ACCORDANCE WITH 2015 IBC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. ALL PANEL EDGES AND SHEATHING EDGES SHALL BE BLOCKED.
9. PLYWOOD SHALL BE RATED STRUCTURAL I, 32 OC AND BE 5-PLY.
10. PLYWOOD SHALL BE RATED STRUCTURAL I, 48 OC AND BE 4-PLY.
11. LTP4 W/ (12) 8dX1-1/2"
12. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL WITH UNIT SHEAR CAPACITY OF 400 PLF FOR WIND OR SEISMIC.



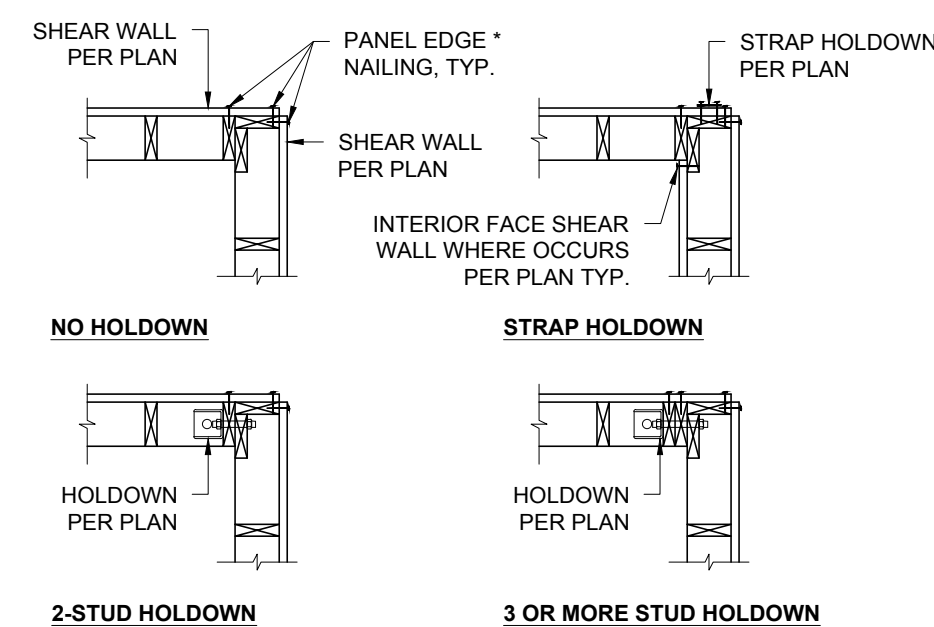
- NOTES:
1. PANEL EDGE NAILING AND PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
  2. SHEATHING JOINT SHALL OCCUR AT COMMON MEMBER.
  3. EDGE NAILING AS CALLED FOR ON PLANS & DETAILS APPLIES TO AREAS INDICATED AND AT HOLDOWN ANCHORED STUDS.
  4. PROVIDE 3x MEMBERS AR ALL PANEL EDGES WHERE INDICATED IN SCHEDULE.

1 TYPICAL SHEARWALL NAILING  
SCALE: 1/4" = 1' - 0"



CONTRACTOR NOTE:  
COORDINATE HOLDOWN EMBEDMENTS FOR HOLDOWNS WITH THE TYPICAL FOOTING DETAILS.

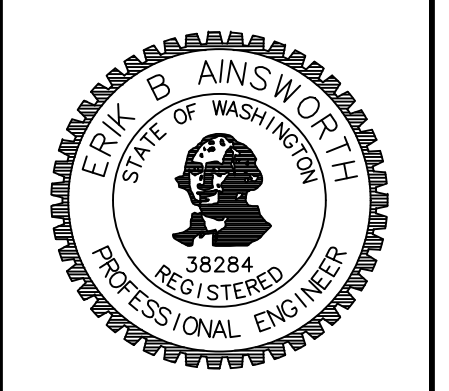
2 TYPICAL HOLDOWN AT FOUNDATION  
SCALE: 1/2" = 1' - 0"



\* PANEL EDGE NAILING PER SHEAR WALL SCHEDULE ONE ROW PER FRAMING MEMBER PER FACE. NAIL SPACING OF ALL ROWS TO MEET REQUIREMENTS OF THE HIGHER STRENGTH SHEAR WALL.

3 TYPICAL CORNER DETAILS  
SCALE: 1/2" = 1' - 0"

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E-MAIL: erik@thelanddeveloper.com



DATE: \_\_\_\_\_

REVISIONS:


PARDEE UNIT A  
1ST FLOOR SHEAR & HOLDOWN PLAN

PROJECT: PARDEE UNIT A  
SE PARDEE  
PORTLAND, OR.  
CLIENT: SAMEDY KEM  
KEM DEVELOPMENT LLL  
20449 SW TUALATIN VALLEY HWY #325  
ALOHA, OR. 97003

DRAWN BY: CMA  
DATE: 03-23-2018  
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SHEET: S3 OF 3  
JOB NO.: 18-030