



PLANNING DEPARTMENT  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206

PHONE: 503-786-7630  
FAX: 503-774-8236  
E-MAIL: [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov)

# Application for Land Use Action

Master File #: ADM-2018-003

Review type\*:  I  II  III  IV  V

**□ CHECK ALL APPLICATION TYPES THAT APPLY:**

- Amendment to Maps and/or Ordinances:
  - Comprehensive Plan Text Amendment
  - Comprehensive Plan Map Amendment
  - Zoning Text Amendment
  - Zoning Map Amendment
- Code Interpretation
- Community Service Use
- Conditional Use
- Development Review
- Director Determination
- Downtown Design Review
- Extension to Expiring Approval
- Historic Resource:
  - Alteration
  - Demolition
  - Status Designation
  - Status Deletion

- Land Division:
  - Final Plat
  - Lot Consolidation
  - Partition
  - Property Line Adjustment
  - Replat
  - Subdivision
- Miscellaneous:
  - Barbed Wire Fencing
  - Modification to Existing Approval
  - Natural Resource Review
  - Nonconforming Use Alteration
- Parking:
  - Quantity Determination
  - Quantity Modification
  - Shared Parking
  - Structured Parking
- Planned Development
- Preliminary Circulation Plan

- Residential Dwelling:
    - Accessory Dwelling Unit
    - Duplex
    - Manufactured Dwelling Park
    - Temporary Dwelling Unit
  - Sign Review
  - Transportation Facilities Review
  - Variance:
    - Building Height
    - Fence Height
    - Use Exception
    - Variance
  - Willamette Greenway Review
- Use separate application forms for:**
- Annexation and/or Boundary Change
  - Compensation for Reduction in Property Value (Measure 37)
  - Daily Display Sign
  - Appeal

**RESPONSIBLE PARTIES:**

**APPLICANT** (owner or other eligible applicant—see reverse): JON TOWNSEND

Mailing address: 10165 SE 37<sup>th</sup> Ave Milwaukie OR Zip: 97222

Phone(s): 503-549-3747 E-mail:

**APPLICANT'S REPRESENTATIVE** (if different than above): SENTARA Inc

Mailing address: 3880 SE HARRISON St. Milwaukie OR Zip: 97222

Phone(s): 503-353-0790 E-mail: info@SENTARA.COM

**SITE INFORMATION:**

Address: 10165 SE 37<sup>th</sup> Ave. Map & Tax Lot(s): 11E25DC 11E25DC00600

Comprehensive Plan Designation: Zoning: Size of property: 117X100

**PROPOSAL (describe briefly):**

Construct ADU on NW corner of property

**SIGNATURE:**

**ATTEST:** I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: [Signature] Date: 11/29/2018

**IMPORTANT INFORMATION ON REVERSE SIDE**

\*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.R.1

**WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION** (excerpted from MMC Subsection 19.1001.6.A):

**Type I, II, III, and IV** applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

**Type V** applications may be initiated by any individual.

**PREAPPLICATION CONFERENCE:**

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

**REVIEW TYPES:**

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

**THIS SECTION FOR OFFICE USE ONLY:**

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	ADU-2018-003	\$ 1,000			\$	RECEIVED DEC 05 2018 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
<b>SUBTOTALS</b>		\$ 1,000			\$	
<b>TOTAL AMOUNT RECEIVED: \$ 1,000</b>			<b>RECEIPT #:</b>		<b>RCD BY:</b>	
<b>Associated application file #s</b> (appeals, modifications, previous approvals, etc.):						
<b>Neighborhood District Association(s):</b>						
<b>Notes:</b>						

\*After discount (if any)

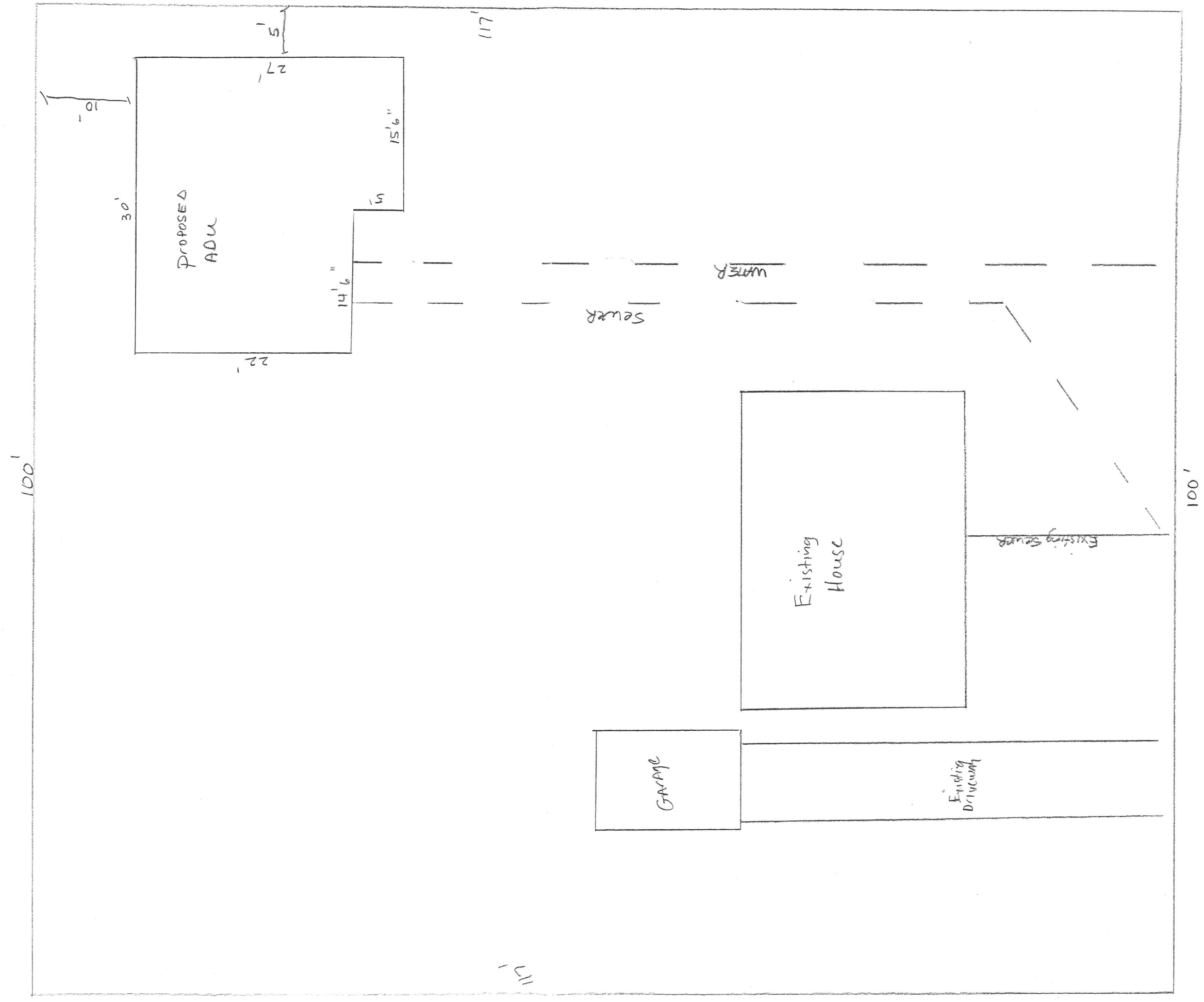


Re: Narrative for new proposed ADU at 10165 SE 37<sup>th</sup> Ave. Milwaukie, OR 97222

Based on the information below, we feel we have met the required development standards for the proposed detached ADU

1. Max Lot coverage/Min landscape area is within the base zone requirement
2. Front Setback at least 40'
3. Side Setback 5'/65'
4. Rear Setback 10'
5. Max allowed floor area 733 sq. ft.
6. Building height is less than 15'
7. Min roof pitch does not apply because floor to ceiling height is 9' or less
8. 6' visual screening will be provided
9. Covered porch and horizontal lap siding will be included

Sentaur Inc  
503-353-0790  
New ADU  
10165 SE 37<sup>th</sup> Ave  
Milwaukie, OR 97222  
11E25DC00600



RECEIVED  
DEC 05 2018  
CITY OF MILWAUKIE  
PLANNING DEPARTMENT

SE 37<sup>th</sup> Ave



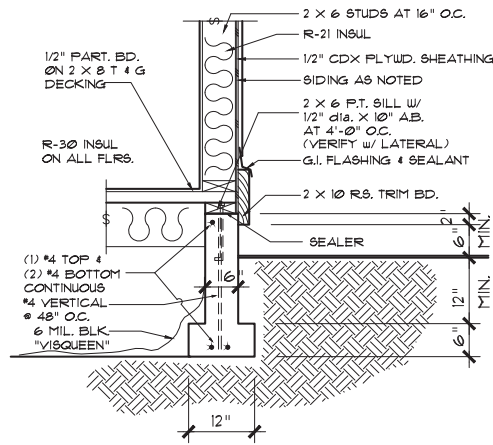
**FOUNDATION NOTES:**

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- REQUIRED ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE: - 28 DAY STRENGTH OF CONCRETE.

- BASEMENT WALLS & FOUNDATIONS	2500 PSF
- BASEMENT & INTERIOR SLABS ON GRADE:	2500 PSF
- PORCHES, STEPS, & GARPORT	3000 PSF

PROVIDE PROPER CURING METHODS AND CONSTRUCTION JOINTS AS REQUIRED TO PREVENT ADVERSE CRACKING

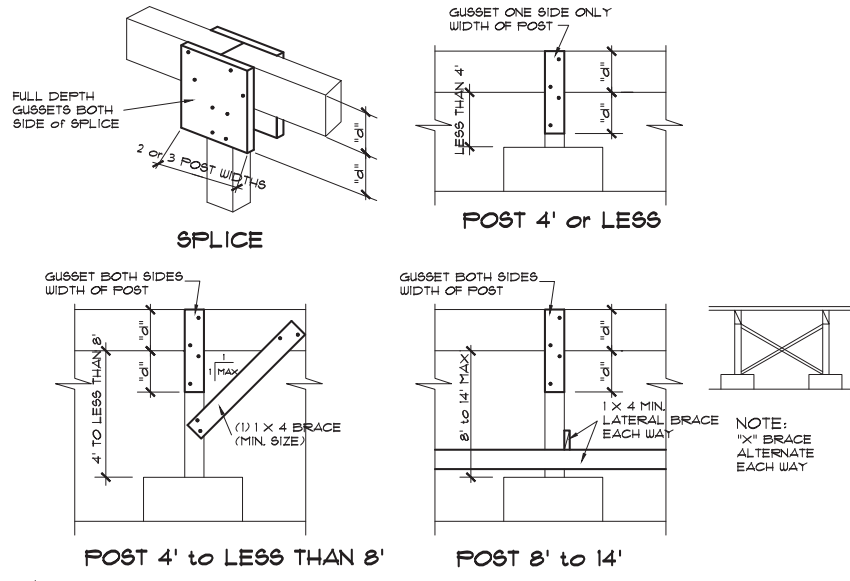
- GARAGE FLOORS TO SLOPE 1/8" FT. MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-1% AIR ENTRAINED.
- CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.
- REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.
- EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.
- COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL. PROVIDE LOW POINT DRAIN W/ BLACK P.V. DEVICE PIPED TO APPROVED STORM DRAINAGE SYSTEM.
- PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" IN. MESH CORROSION RESISTANT SCREEN. ONE VENT REQUIRED WITHIN 3' FT. OF EACH CORNER. POST NOTICE RE: OPENING VENTS AT THE ELECTRICAL PANEL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 3".
- WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).
- THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH THE PLUMBING CODE. EXCEPT WHERE A SITE IS LOCATED AND CONFIRMED, BY OTHERS, TO BE IN WELL-DRAINED GRAVEL OR SAND/GRAVEL MIXTURE SOILS, A DEDICATED DRAINAGE SYSTEM IS NOT REQUIRED.
- ALL EXCAVATION, GRADING, FILL, COMPACTION AND GENERAL SITE SLOPE STABILITY BY OTHERS.
- RETAINING WALL ASSUMED DESIGN BASIS, UNO. EQUIVALENT LATERAL SOIL BEARING PRESSURE: 40 PSF. COEFFICIENT OF FRICTION: 0.35. UNIFORM SEISMIC DESIGN LOAD 6HH.
- AT RETAINING WALLS DO NOT INSTALL BACKFILL AGAINST WALL UNTIL CONCRETE HAS SUFFICIENTLY CURED (21 DAYS MIN). INSTALL BACKFILL PRIOR TO INSTALLING FLOOR FRAMING AND DIAPHRAGM AT TOP OF WALL.
- CONTRACTOR RESPONSIBLE TO PROVIDE ADEQUATE DRAINAGE BEHIND RETAINING WALL TO PREVENT HYDROSTATIC PRESSURE.
- RETAINING WALL DESIGNED FOR CANTILEVER WALLS WITH FLAT BACKFILL BEYOND THE HEEL OF THE BASE FOOTING FOR A DISTANCE EQUAL TO THE WALL HEIGHT.



GUSSET PLATE: 1/2" STRUCTURAL SHEATHING  
or 1 x 4 NOMINAL WOOD LUMBER MINIMUM  
or 1/2" CDX PLYWOOD SHEATHING  
or 1/2" CDX PLYWOOD SHEATHING  
or 1 x (VARIES) NOMINAL MATERIAL  
10d FOR 2 X (VARIES) NOMINAL MATERIAL OR LARGER

NAILS:  
8d FOR 1/2" STRUCTURAL SHEATHING  
or 1 x (VARIES) NOMINAL MATERIAL  
10d FOR 2 X (VARIES) NOMINAL MATERIAL OR LARGER

NAILS & SCREWS PENETRATION:  
8d NAILS & #8 SCREWS = 1 1/2"  
10d NAILS, #10 SCREWS = 1 5/8"  
WOOD SCREWS, STAPLES - ACCEPTED ALTERNATE



**INSULATION: PRESCRIPTIVE ENVELOPE PATH**

INSULATION:	ROOF (VAULTED & UNDER 50% OF FLOOR AREA)	R-30
	ROOF (FLAT)	R-38
	ROOF (FLAT)	R-49
	WALLS (EXTERIOR)	R-21
	FLOOR (OVER UNHEATED SPACE)	R-30
	BASEMENT WALLS (INT OR EXT)	R-15
	SLAB FLOOR EDGE INSULATION	R-15
	(24" PERIMETER - HEATED AREAS)	R-10
	HEATED SLAB FLOOR (ENTIRE SLAB)	R-8
	FORCED AIR DUCTS (IN UNHEATED SPACES)	R-4
	HEADERS; VOIDS 1" OR GREATER	R-4
GLAZING/DOORS:	MAXIMUM WINDOW AREA	NO LIMIT
	WINDOW GLASS	U+ 0.30
	EXTERIOR DOOR	U+ 0.20
	EXTERIOR DOOR (MAXIMUM 28 sq. FT. PER HOUSE)	U+ 0.54 OR LESS
	EXTERIOR DOOR w/ 42.5 sq. FT. GLAZING	U+ 0.40
	OTHER DOORS (50% MAXIMUM GLAZING)	U+ 0.20
	SKYLIGHT CLASS (MAXIMUM 2% OF HEATED SPACE)	U+ 0.50
INFILTRATION:	ALL OPENING IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION.	
	THE FOLLOWING AREAS MUST BE SEALED:	
	JOINTS AROUND WINDOW AND DOOR FRAMES.	
	JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAME	
	JOINTS BETWEEN WALL & FOUNDATION	
	JOINTS BETWEEN WALL PANELS	
	UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS & ROOFS	

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION Baffles AT EAVE VENTS BETWEEN RAFTERS

PROVIDE 90% EFFICIENT GAS FURNACE w/ PERFORMANCE TESTED DUCT SYSTEM

ALL PERMANENTLY INSTALLED LIGHTING FIXTURES TO HAVE HIGH EFFICIENCY LAMPS (40 LUMENS PER WATT). TWO PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES & TWO PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES ARE NOT REQUIRED TO HAVE HIGH-EFFICACY LAMPS.

THIS HOUSE USES OPTION "B" FOR ENVELOPE ENHANCEMENT & OPTION "A" FOR CONSERVATION MEASUREMENT AS ADDITIONAL ENERGY MEASURES REQUIREMENT.

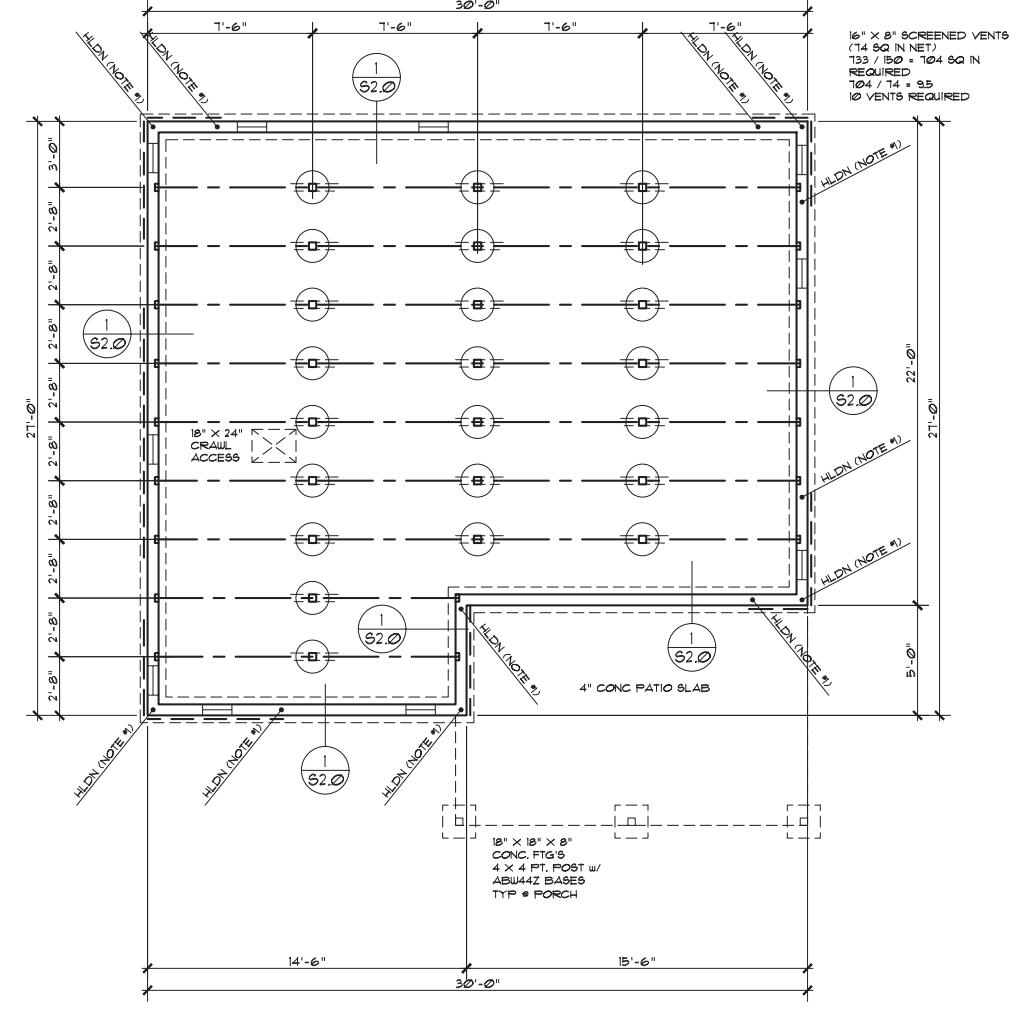
OPTION B:

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 ASHRAE 62.2 AND ALL DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE (2) OR ALL DUCTS SEALED WITH MASTIC (2)

OPTION A:

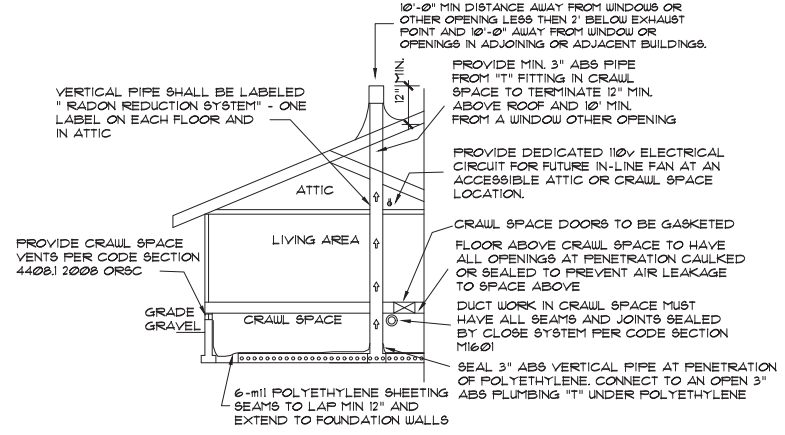
HIGH EFFICIENCY HVAC SYSTEM:  
GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 94% OR AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 9.5/15.0 SEER COOLING, OR GROUND SOURCE HEAT PUMP COP OF 3.5 OR ENERGY STAR RATED

1 1/8" T&G GOLD EDGE FLYWD  
4 X 8 GIRDERS - 4 X 4 POSTS  
(4 X 8 = GIRDER JOINTS)  
18" X 8" CONC FTG. TYP. UNO.



**FOUNDATION PLAN**

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



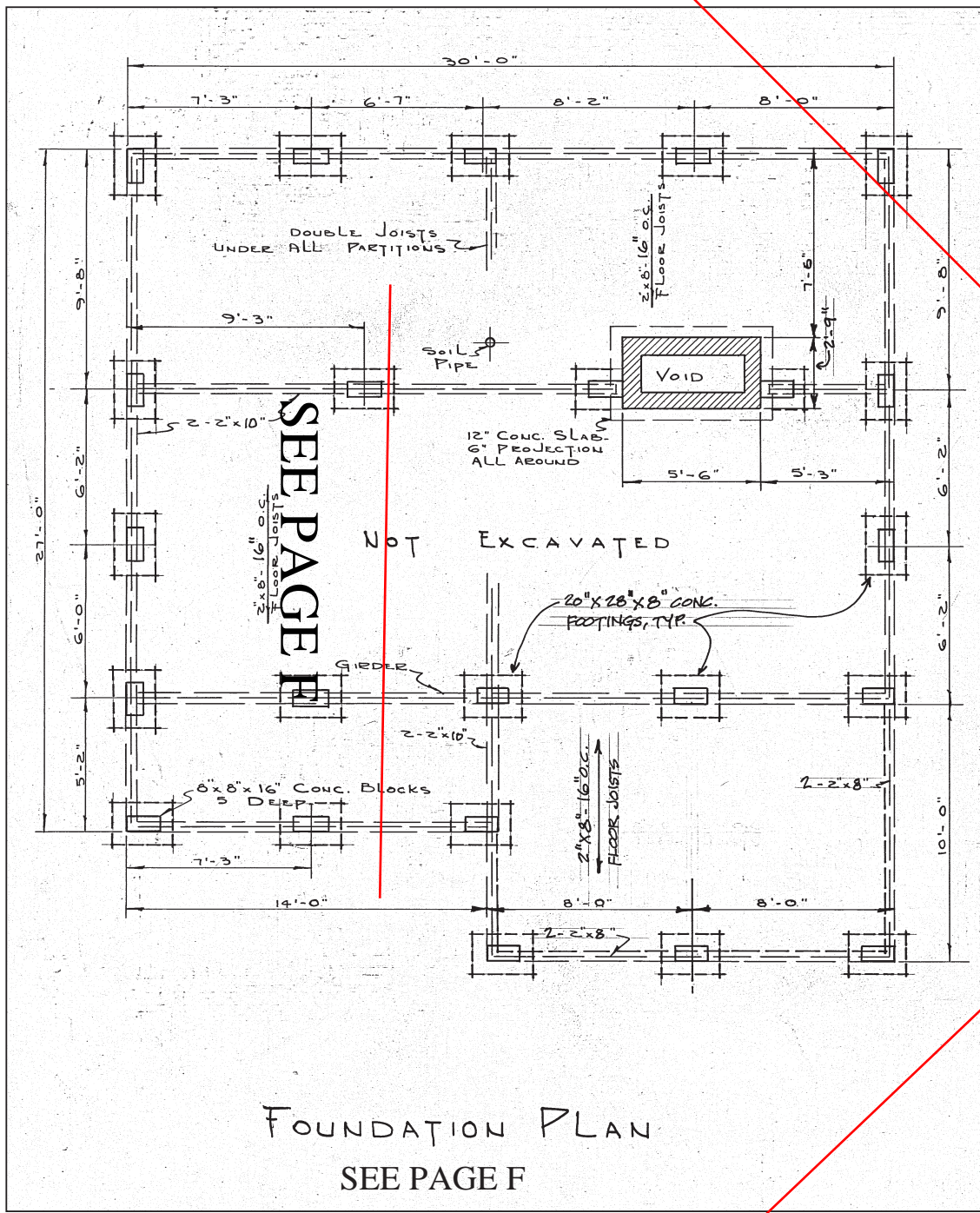
PROVIDE RADON RESISTANT SUB-MEMBRANE DEPRESSURIZATION SYSTEM FOR CRAWL SPACE PER APPENDIX "F" 2011 ORSC

General Notes and Warnings: These drawings have been prepared to meet generally accepted professional standards. However, local conditions may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, the builder must review and be responsible for all details and dimensions, and ensure that these plans meet all current requirements in your area. It is also suggested that a local architect and/or engineer be retained to review and make any changes necessary to ensure that plans meet all requirements, and that you check with your local building department to see if a "Code" or the "BOCA Basic Building Code" or any other locally required code. Codes govern over drawings. Codes govern over drawings. Dimensions govern over drawings. Dimensions govern over drawings. Verify topographic and subsurface conditions, and adapt foundation plans accordingly.

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**JOHN MOIST DESIGNS**  
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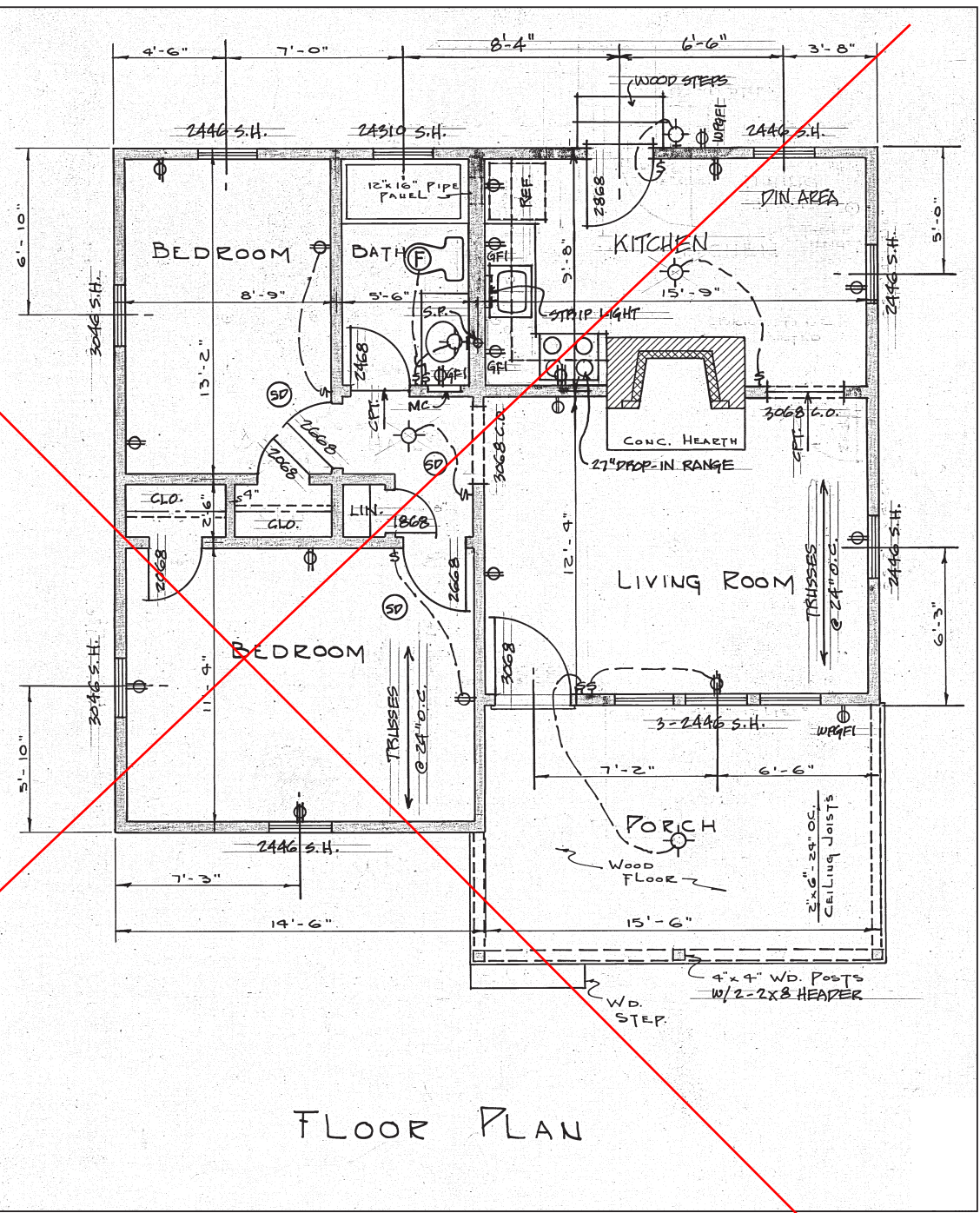
**SENTAR ADU**



SEE PAGE F

FOUNDATION PLAN  
SEE PAGE F

1/4" SCALE



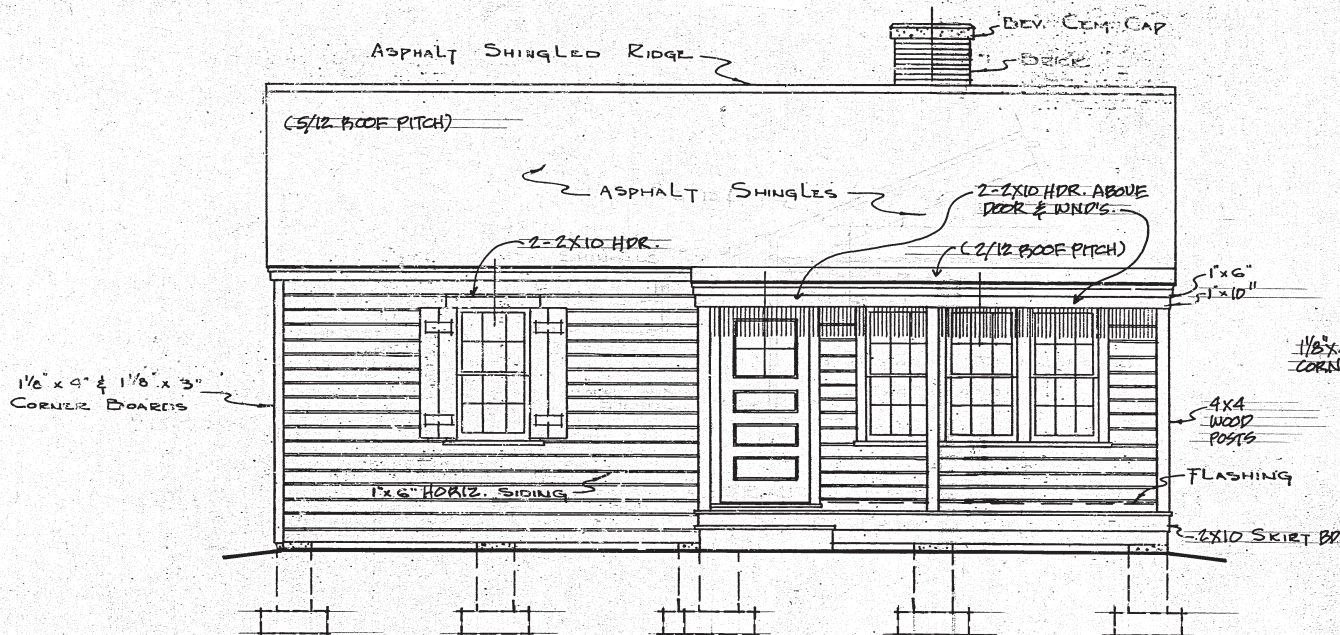
FLOOR PLAN

DESIGN CRITERIA	WIND LOADS P = 150 PSF Q = 100 PSF WIND PRESSURE = 2500 PSF	STRUCT. LVL. WOOD BEAM	
			MINIMUM SOIL BEARING PRESSURE = 2500 PSF
DESIGN LOADS	WIND LOAD = 100 PSF	DECK	40
		CEILING	10
TOTAL (PSF)	WIND LOAD = 100 PSF	FLOOR	40
		WALL	40

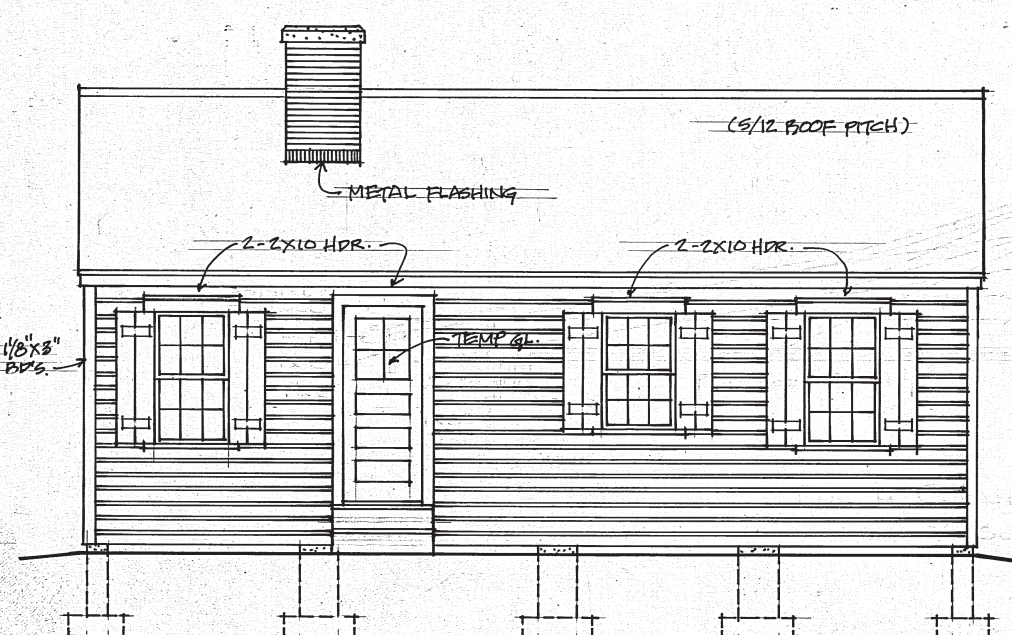
NOTE: THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING GENERAL BUILDING SPECIFICATIONS PREPARED BY DESIGN AMERICA. ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS.

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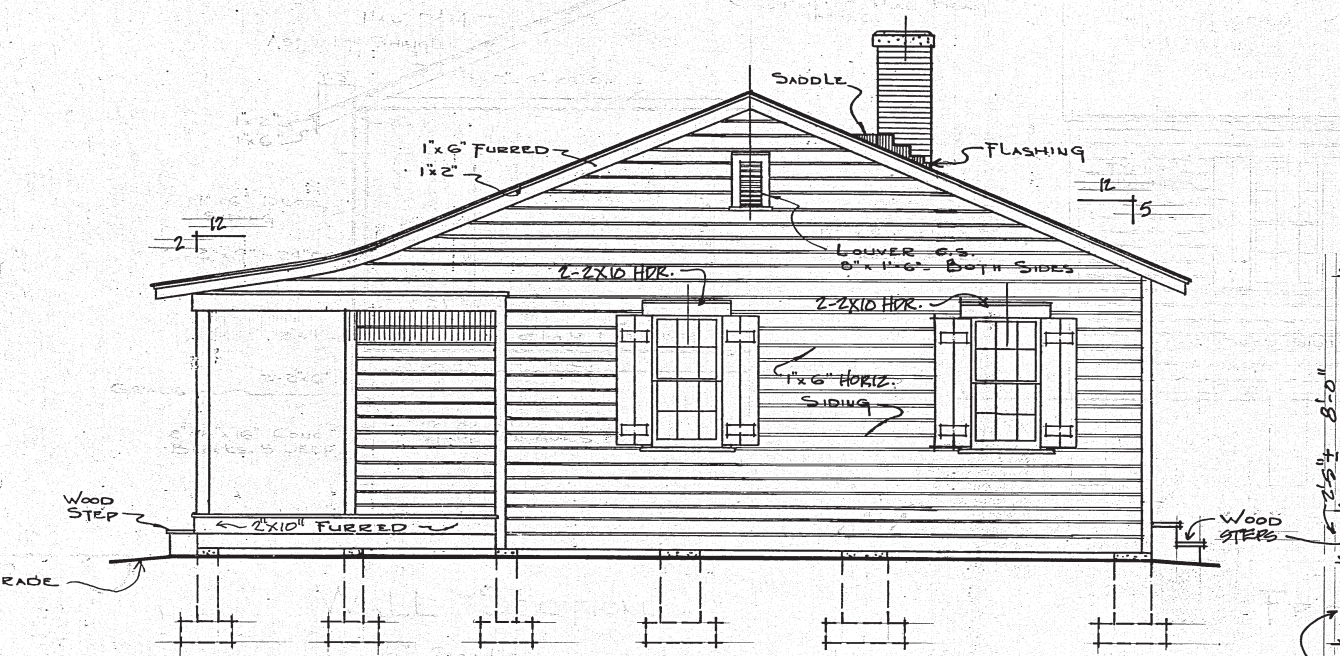




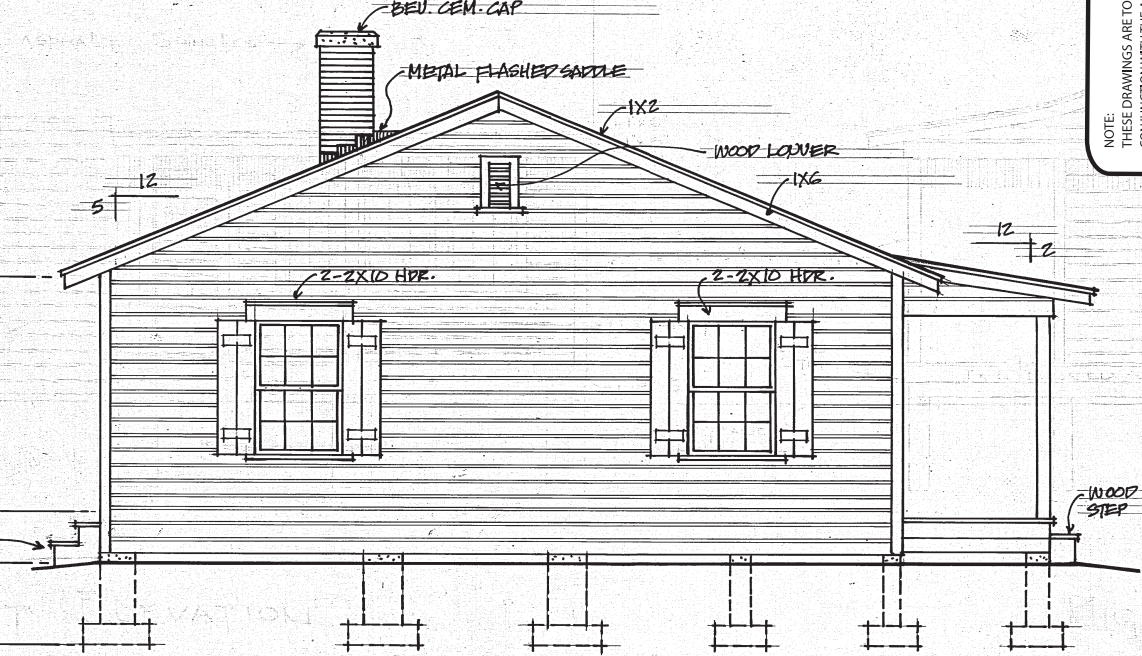
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



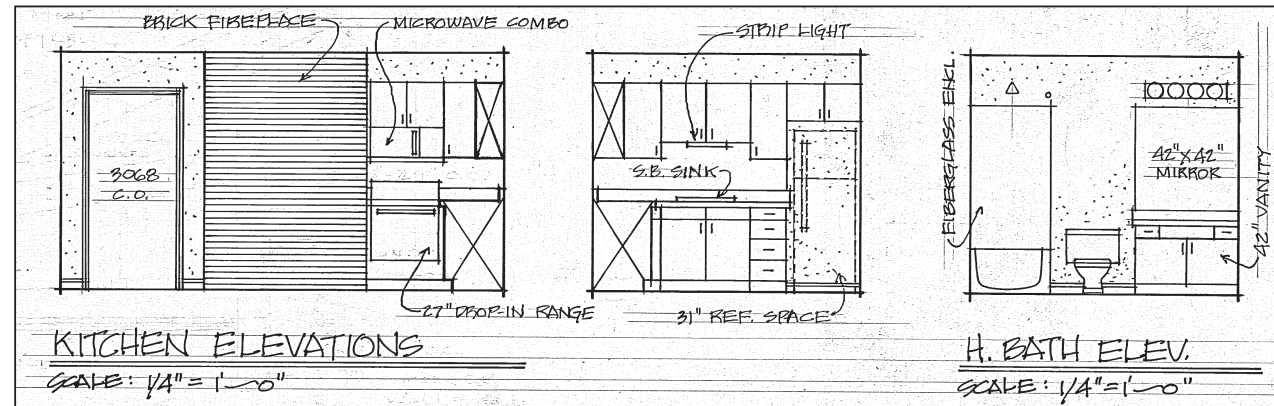
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

DESIGN CRITERIA	WIND LOADS		STRUCT. WIND WOOD BEAM	
	P	S	P	S
MINIMUM SOIL BEARING PRESSURE - 2500 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 1500 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 1000 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 500 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 250 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 100 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 50 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 25 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 10 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 5 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 2 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 1 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF
WIND LOAD - 0 PSF	1500 PSF	1000 PSF	1500 PSF	1000 PSF

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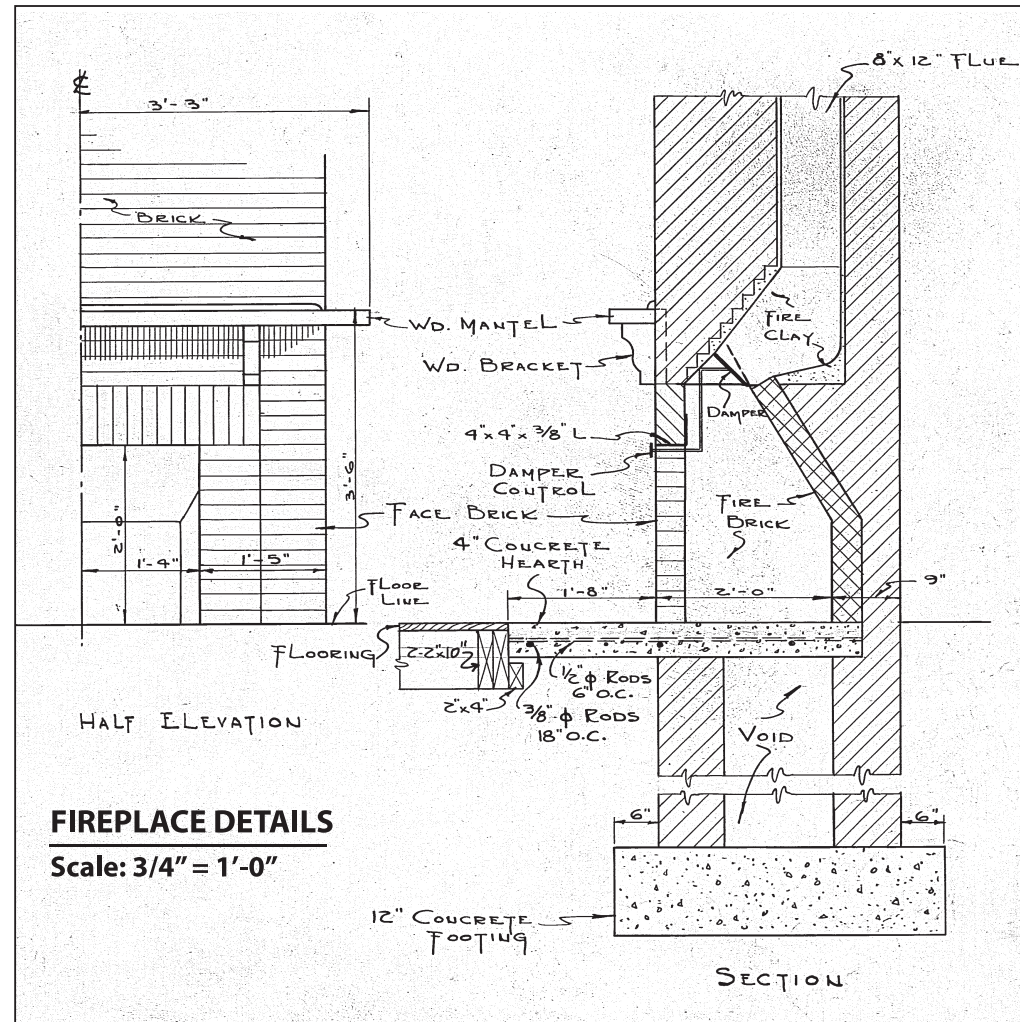


**KITCHEN ELEVATIONS**

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

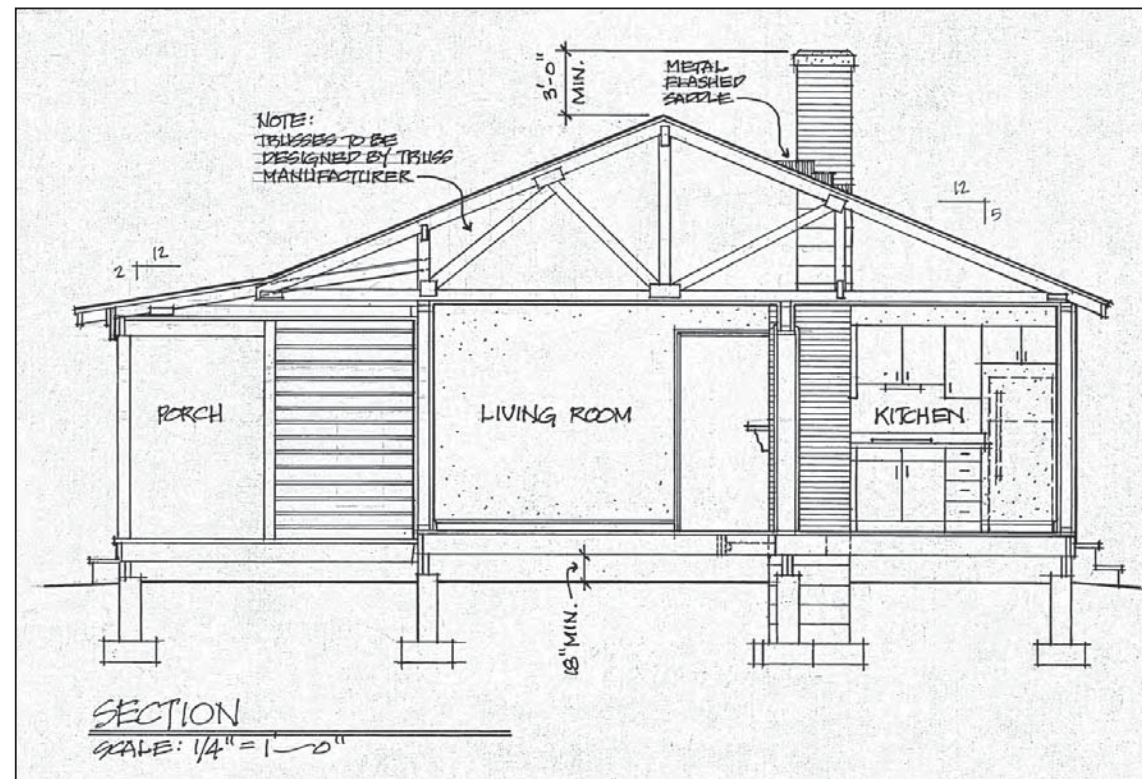
**H. BATH ELEV.**

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



**FIREPLACE DETAILS**

Scale: 3/4" = 1'-0"



**SECTION**

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

DESIGN CRITERIA	WIND LOADS		STRUCT. WIND SPEED	
	WIND SPEED (MPH)	WIND LOAD (PSF)	WIND SPEED (MPH)	WIND LOAD (PSF)
DESIGN LOADS	WIND LOAD (PSF)	WIND LOAD (PSF)	WIND SPEED (MPH)	WIND SPEED (MPH)
	WIND LOAD (PSF)	WIND LOAD (PSF)	WIND SPEED (MPH)	WIND SPEED (MPH)
TOTAL (PSF)	WIND LOAD (PSF)	WIND LOAD (PSF)	WIND SPEED (MPH)	WIND SPEED (MPH)
	WIND LOAD (PSF)	WIND LOAD (PSF)	WIND SPEED (MPH)	WIND SPEED (MPH)

NOTE: THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING GENERAL BUILDING SPECIFICATIONS PREPARED BY DESIGN AMERICA. ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS.

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PLAN NUMBER  
008D-0159

SHEET  
4 OF 4

# SUMMARY OF WORK:

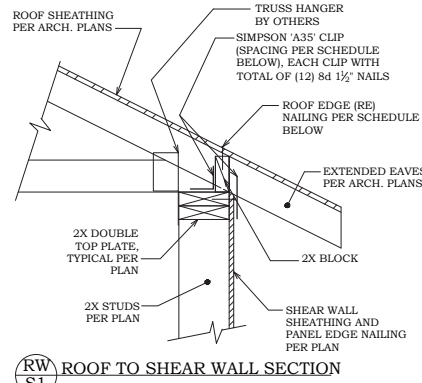
LOCATION: SENTAUR RESIDENCE MILWAUKIE, OREGON  
LATERAL ANALYSIS AND DESIGN FOR SINGLE FAMILY RESIDENCE

# DESIGN LOADS:

CODE: 2014 OSSC  
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II  
WIND SPEED V<sub>ult</sub>: 120 MPH EXPOSURE 'B', V<sub>asd</sub> = 93 MPH (OSSC EQUATION 16-33)  
SEISMIC DESIGN CATEGORY: IV  
GROUND SNOW LOAD: 25 PSF (ROOF SNOW LOAD: 25 PSF)  
ROOF DEAD LOAD: 15 PSF  
FLOOR LIVE LOAD: 40 PSF  
FLOOR DEAD LOAD: 10 PSF  
SOIL BEARING PRESSURE: 1500 PSF  
SOIL PASSIVE SOIL PRESSURE: 200 PSF

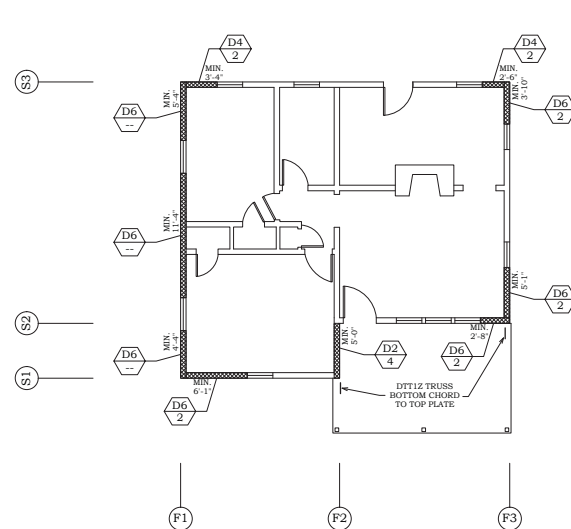
# FRAMING REQUIREMENTS:

- WALL STUDS TO BE 2X6 DFL-#2 @ 16" O.C., TYPICAL U.N.O.
- ROOF SHEATHING TO BE 1/2" APA RATED CDX SHEATHING OR OSB. INSTALL PANELS HORIZONTALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- TYPICAL WALL SHEATHING (TSM) TO BE 1/2" APA RATED CDX SHEATHING OR OSB. ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. INSTALL PANELS HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING TO BE 1/2" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- SILL PLATE TO BE 2X P.T. U.N.O. (REFER TO SILL BOLT SPACING IN SCHEDULE BELOW).
- FOR NAIL SIZES REFER TO BELOW.



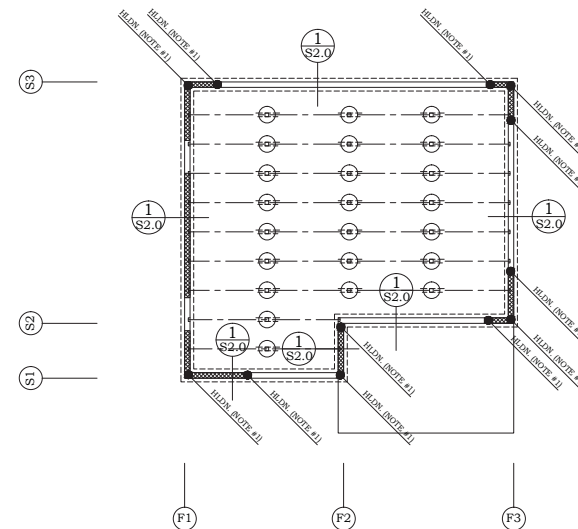
**RW S1** ROOF TO SHEAR WALL SECTION

PANEL TYPE	'SP' NAIL SPACING	SIMPSON CLIP SPACING	'RE' NAIL SPACING
D6	16d @ 8" O.C.	1'-8" O.C.	8d @ 8" O.C.
D4	16d @ 4" O.C.	1'-2" O.C.	8d @ 4" O.C.
D3	16d @ 3" O.C.	0'-11" O.C.	8d @ 3" O.C.
D2	16d @ 3" O.C.	8" O.C.	8d @ 2 1/2" O.C.
E2	16d @ 2" O.C.	7" O.C.	8d @ 2" O.C.



**1 S2.0** MAIN FLOOR SHEARWALL PLAN

NOTE:  
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.



**1 S2.0** PARTIAL FOUNDATION PLAN

### FOUNDATION NOTES

- REFER TO MAIN FLOOR SHEAR WALL PLAN FOR HOLD-DOWN SIZE.
- THIS DRAWING IS FOR LATERAL INFORMATION ONLY, REFER TO ARCHITECTURAL PLANS FOR ALL OTHER INFORMATION.

### MATERIALS:

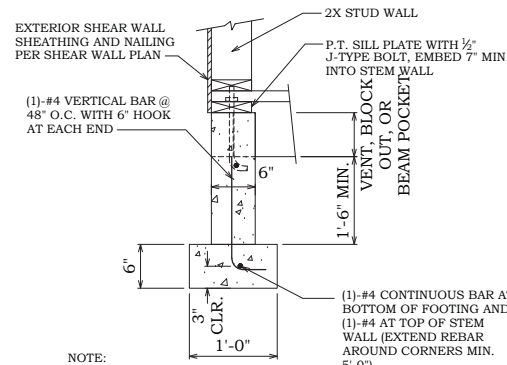
CONCRETE: MIN. 28-DAY CONCRETE STRENGTH - 2500 psi.  
GRADE BEAMS, PIERS, AND SPREAD FOOTINGS SHALL BE POURED ONTO UNDISTURBED, NATIVE SOIL WHICH IS FREE FROM ANY MATERIAL THAT WILL ADVERSELY AFFECT THE SOIL DESIGN BEARING PRESSURE REFERENCED ABOVE. ALL NON-STRUCTURAL WEATHER PROOFING AND FINISH MATERIAL TO BE DETERMINED 'BY OTHERS'.

SLAB CONTROL JOINTS: PER OWNERS REQUIREMENTS OR DIRECTION.

### MISC. SITE PREPARATIONS:

OBTAIN AND OBEY ALL APPLICABLE REGULATIONS REGARDING GRADING AND EXCAVATION. IDENTIFY, MARK, AND PROTECT FROM DAMAGE ALL EXISTING UNDERGROUND PIPES, CONDUITS, AND CABLE (WATER SUPPLY, SANITARY SEWER, STORM SEWER, GAS, STEAM, ELECTRICAL AND COMMUNICATION CABLE). REMOVE SOIL WITH ORGANIC MATTER. PERFORM BACKFILL AND COMPACTION IN A SYSTEMATIC PATTERN, TO ASSURE COMPLETE AND CONSISTENT WORK. IF ANY OVER-EXCAVATION ACCIDENTALLY OCCURS, CORRECT IT WITH WELL-COMPACTED BACKFILL. PROVIDE TESTING AND INSPECTION OF BACKFILL AND COMPACTION. LAYER BACKFILL IN 6 IN. TO 12 IN INCREMENTS. COMPACT ALL FILL. USE STABILIZED FILL MATERIAL OF AN APPROVED TYPE AND FROM AN APPROVED SOURCE. TEST AND APPROVE MATERIAL DELIVERED FROM OTHER SITES. DO NOT ALLOW ANY DEBRIS TO BE MIXED WITH FILL. CURE CONCRETE TO FULL REQUIRED STRENGTH BEFORE BACKFILLING. PROVIDE DRAINAGE CATCHERS PER ARCHITECTURAL DRAWINGS.

SPECIAL INSPECTION: NONE



NOTE:  
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

**1 S2.0** FOOTING SECTION

### SHEAR WALL SCHEDULE:

PANEL NOTATION	SHEATHING THICKNESS (IN.)	NAILS/ SPACING	DBL STUD CONN. (FACE NAIL)	SILL BOLT <sup>(6)</sup>	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	1/2"	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4	1/2"	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3	1/2"	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2	1/2"	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2	1/2"	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C <sup>(8)</sup>	770 PLF	1077 PLF

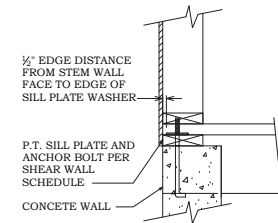
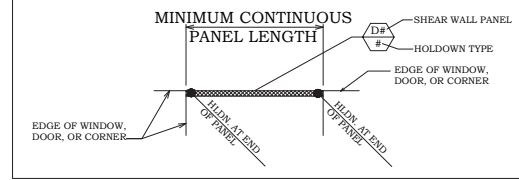
NOTES:  
(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).  
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DFL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.  
(3) FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 2" NOMINAL MEMBER OR 2" (2-INCH) NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS (SPACING ABOVE) TYPICAL ENTIRE HEIGHT OF DBL. STUD. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.  
(4) AT SHEAR WALL LOCATIONS, REFER RW/S1 AND FF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.  
(5) INSTALL 3" SQUARE X 1/2" STEEL PLATE WASHERS.  
(6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 3X NOMINAL FRAMING MEMBERS AT EACH END OF THE PANEL. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C. INSTALL MIN. 3X P.T. SILL PLATE, U.N.O.  
(7) PLYWOOD TO BE INSTALLED ON BOTH SIDES OF PANEL.  
(8) IF 1/2" NOMINAL THICK PLYWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O.C. TYPICAL.  
(9) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLER.

### HOLD-DOWN SCHEDULE:

HOLD-DOWN NOTATION	'SIMPSON' HOLD-DOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
5	HDU5 (5645#)	STD. SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (59804, 6970#, 7870#)	STD. SB 1/2" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.

NOTES:  
(1) IN LIEU OF SIMPSON SILE BOLTS ANCHOR BOLTS TO BE A307 OR A36 THREADED ROD WITH STD. NUT AND 2" X 2" X 1/4" STEEL PLATE WASHER OR BOTTOM OF STUD.  
(2) HOLD-DOWNS TO BE FASTENED TO DOUBLE STUDS (CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE) AT PANEL ENDS. WALL STUDS SHOULD HAVE PANEL EDGE NAILING FROM SHEAR WALL SHEATHING.  
(3) IF HOLD-DOWNS 2, 5, 6, AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL FF/S1.  
(4) U.N.O. INSTALL (1)-#4 CONTINUOUS HORIZONTAL TOP BAR 3" DOWN FROM TOP OF WALL AT ALL HOLD-DOWN ANCHORS. EXTEND BAR MIN. 5'-0" FAST HOLD-DOWN IN BOTH DIRECTIONS (BEND BAR AROUND AT CORNER CONDITION). FOR THIS 10'-0" SECTION INSTALL (1)-#4 VERTICAL BAR @ 48" O.C. THE HOLD-DOWN ANCHOR TO HORIZONTAL TOP BAR.

### SHEAR WALL / HOLD-DOWN NOTATION DIAGRAM



**FSP PDN. SILL PLATE SECTION**  
**S1**

PROJECT NAME	SENTAUR RESIDENCE SHEAR WALL AND HOLD-DOWN SCHEDULE
DATE	
DESCRIPTION	

No.					

PROJECT NAME	SENTAUR RESIDENCE SHEAR WALL AND HOLD-DOWN SCHEDULE
DATE	
DESCRIPTION	

**TURNER ENGINEERING & DESIGN**  
Office: (503) 970-8807  
Email: turner\_engr@turnereng.com  
PO BOX 220  
ECLIPSE CREEK, OREGON 97022

ENGINEERS STAMP  
**REGISTERED PROFESSIONAL ENGINEER**  
68848PE  
Richard J. Turner  
OREGON  
JULY 15, 2008  
RICHARD J. TURNER

EXP. DATE:	06-30-20
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	11/02/18
PROJECT NO.	R18389
SHEET NO.	<b>S1.0</b>