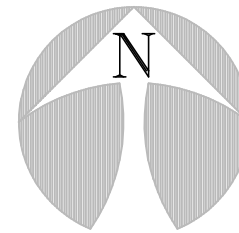


# SITE PLAN



1" = 20'

## CONTRACTOR/OWNER

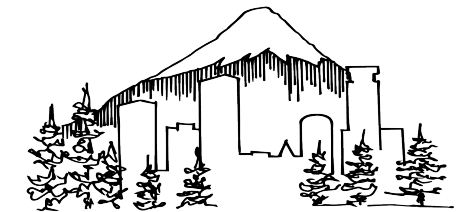
3 G'S CONSTRUCTION  
(503)-871-8434  
 PO BOX 85 SALEM OR 97308  
 map 06-11-34-AA-03200  
 LOT SF 4,500  
 HOUSE AND STRUCTURE SF 1540  
 IMERVIOUS STRUCTURES SF 1880  
 FRONT YARD 1020 SF

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLK: \_\_\_\_\_  
 NAME: 3 G'S CONSTRUCTION PH. # 503-871-8434  
 ADDRESS: \_\_\_\_\_ CDA: \_\_\_\_\_  
 ASBUILT # \_\_\_\_\_ MAP # \_\_\_\_\_  
 STORM DRAINAGE: \_\_\_\_\_  
 WATER SERVICE LEVEL: \_\_\_\_\_ CODE: \_\_\_\_\_ PS: \_\_\_\_\_  
 SIDEWALK: \_\_\_\_\_

## APPROVAL STAMPS



Additional engineering plans required for public improvements - deferred submittal required for review prior to final



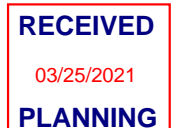
**Reviewed for Code Compliance**  
 Approved by: Brandon Zipser  
 Permit #: **541-21-000119-STR**  
 Date: **04/15/2021**  
 Reviewed for Lincoln City

See attached Building Department Checklist. Numbered items on plans reference code requirements and corresponding code sections.

- 1
- 2
- 3
- 4

See Engineering "S" Pages

541-21-000119-STR



**541-21-000119-STR**  
 Approved plans shall be on site and accessible at inspection.

**SITE PLAN APPROVED**  
 SUBJECT TO NOTATIONS  
 03/25/2021  
 David Mattison  
 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

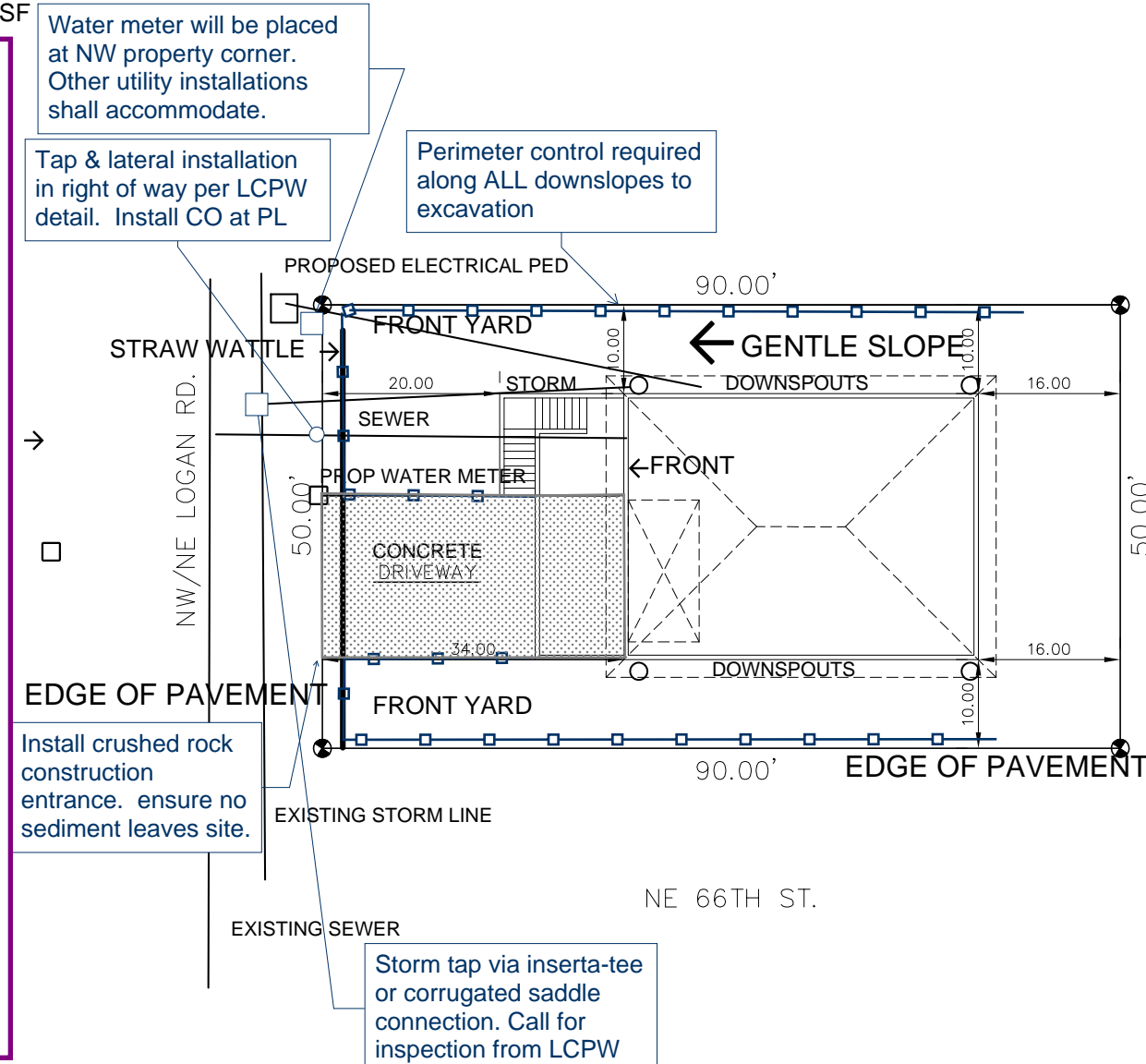
**ANY DECKS, PORCHES, BAYS, CANTILEVERS OR OTHER FEATURES NOT SHOWN ON THE SITE PLAN ARE NOT APPROVED. EVEN IF SHOWN ON THE BUILDING PLANS.**

- Residential Landscape Plan Required
- Driveway must be asphalt/concrete/pavers
- ALL utilities must underground (Includes cable, phone, & electric)

### WARNING

You must follow these plans exactly as you submitted them and as approved. If you want to make ANY changes they must be approved by Both the building inspector AND the Planning Department. Approval by the building inspector alone is not enough. You might end up violating the setback or height requirements of the zoning ordinance. If that happens you will have to FIX THE PROBLEM AT YOUR OWN COST before we will issue a Certificate of Occupancy. It is possible the only way to fix the problem will be to DEMOLISH some or all of the structure.

THERE WILL BE NO EXCEPTIONS!



Water meter will be placed at NW property corner. Other utility installations shall accommodate.

Tap & lateral installation in right of way per LCPW detail. Install CO at PL

Perimeter control required along ALL downslopes to excavation

Install crushed rock construction entrance. ensure no sediment leaves site.

Storm tap via inserta-tee or corrugated saddle connection. Call for inspection from LCPW

### LCPW NOTES:

CALL 541-996-1013 OR 541-996-1238 FOR INSPECTIONS, QUESTIONS OR REMARKS.

**ROW IMPROVEMENTS: FULL ENGINEER PLANS SHALL BE SUBMITTED FOR APPROVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 17.52.230. IMPROVEMENTS SHALL BE COMPLETED, INSPECTED, AND APPROVED BY LCPW PRIOR TO FINAL APPROVAL AND ISSUANCE OF BUILDING COA. DEFERRED SUBMITTAL AT OWNER'S REQUEST AND FULL LIABILITY**

**E&SC- NO SEDIMENT DUE TO CONSTRUCTION TO LEAVE SITE. CITY WILL DELIVER STRAW WATTLES UPON REQUEST, AFTER FEES HAVE BEEN PAID. -INSTALL EROSION & SEDIMENT CONTROL (E&SC) AS SHOWN OR NECESSARY BEFORE ANY CONSTRUCTION ACTIVITY BEGINS.**

**WATER- WATER METER WILL BE INSTALLED WITHIN 30 DAYS OF APPROVED EROSION CONTROL INSPECTION. CALL FOR COORDINATION IF REQUESTING ALTERNATIVE.**

**SEWER- INSTALL TO FOLLOW ALL LCPW DETAILS. CALL FOR INSPECTION BEFORE COVERING. USE FITTING SUITABLE FOR TRAFFIC IF PLACED IN DRIVEWAY.**

**STREETS- ANY STREET CUTS TO BE PATCHED WITH HOT OR WARM MIX ASPHALT CEMENTS. SEE STANDARD DETAIL FOR PATCH SPECIFICATIONS.**

**GRADING - NO GRADING PLAN SHOWN FOR APPROVAL. ALL GRADING TO BE COMPLETED ACCORDING TO LCPW STANDARDS AND LCMC. INQUIRE FOR QUESTIONS REGARDING GRADING APPROVAL PRIOR TO COMPLETION OF WORK.**

- \* CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD\*
- \* ALL UTILITY LOCATIONS ARE TO BE DETERMINED BY CONTRACTOR.\*
- \* ALL PROPERTY ELEVATIONS ARE TO BE DETERMINED BY CONTRACTOR.\*

Setbacks to property lines shall be marked at the footing inspection. The contractor of record is responsible for establishing the correct property markers and setbacks.

JOB SITE MUST BE POSTED WITH ADDRESS & PERMIT NUMBER VISIBLE FROM THE STREET THE APPROVED PLANS MUST BE KEPT ON THE JOB SITE IN SUCH A WAY THAT THEY ARE EASILY LOCATED & PROTECTED FROM WATER AND OTHER DAMAGE.

SITE PLAN  
6600 LOGAN RD.  
LINCOLN CITY, OREGON  
SCALE: 1" = 20.00'

# PRESCRIPTIVE ENERGY CODE

**NOTICE**  
 ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

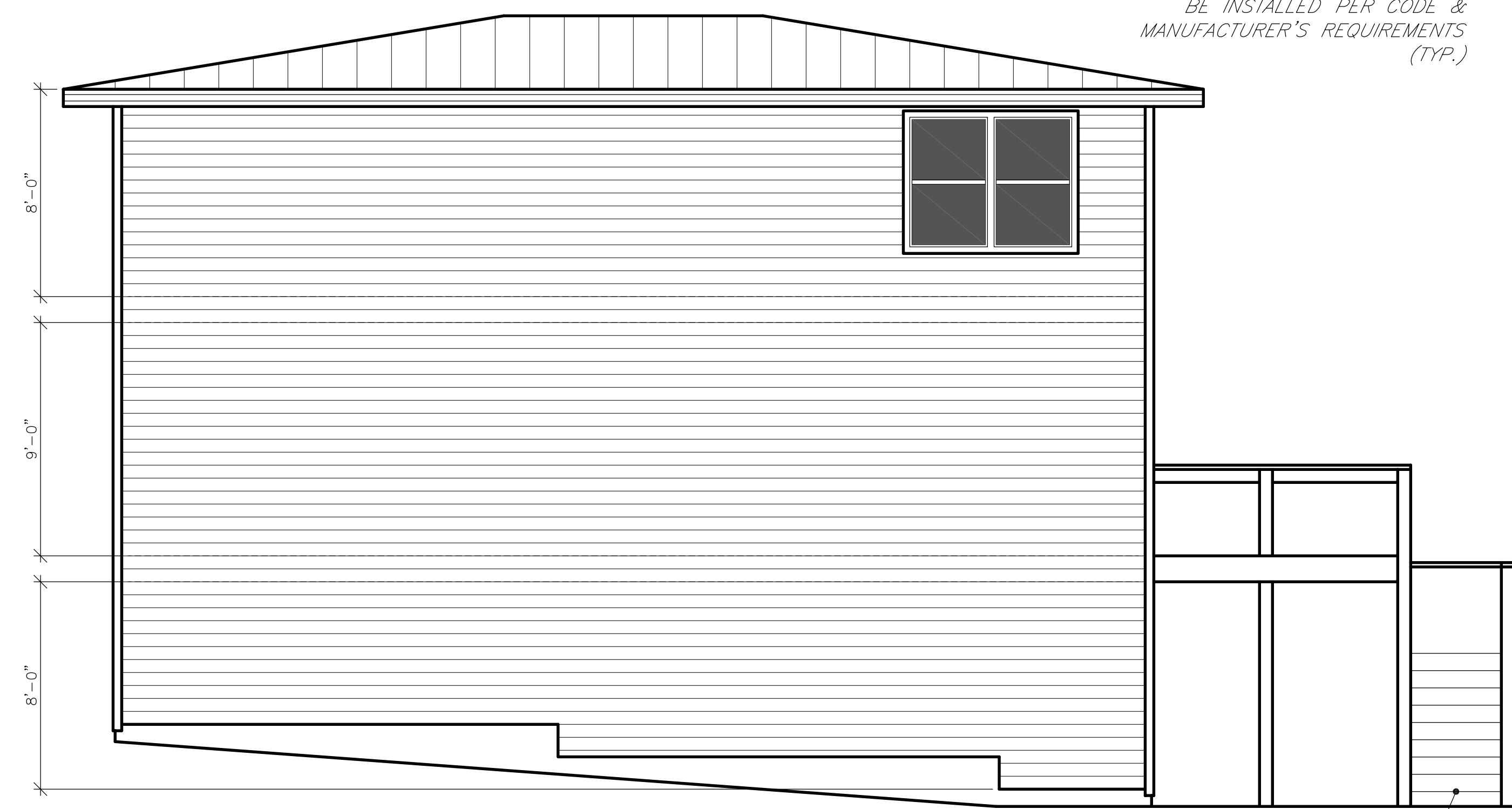
**NOTE:**  
 DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.

See energy form and floor plan notes for required energy code requirements.

- ENVELOPE ENHANCEMENT MEASURE:  
OPTION#2: UPGRADED FEATURES
- CONSERVATION MEASURE:  
OPTION A: HIGH EFFICIENCY HVAC SYSTEM
- HOUSE WRAP:  
WEATHERSMART

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

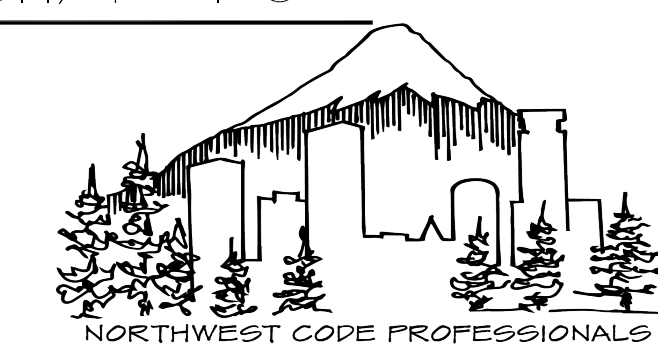
THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.



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

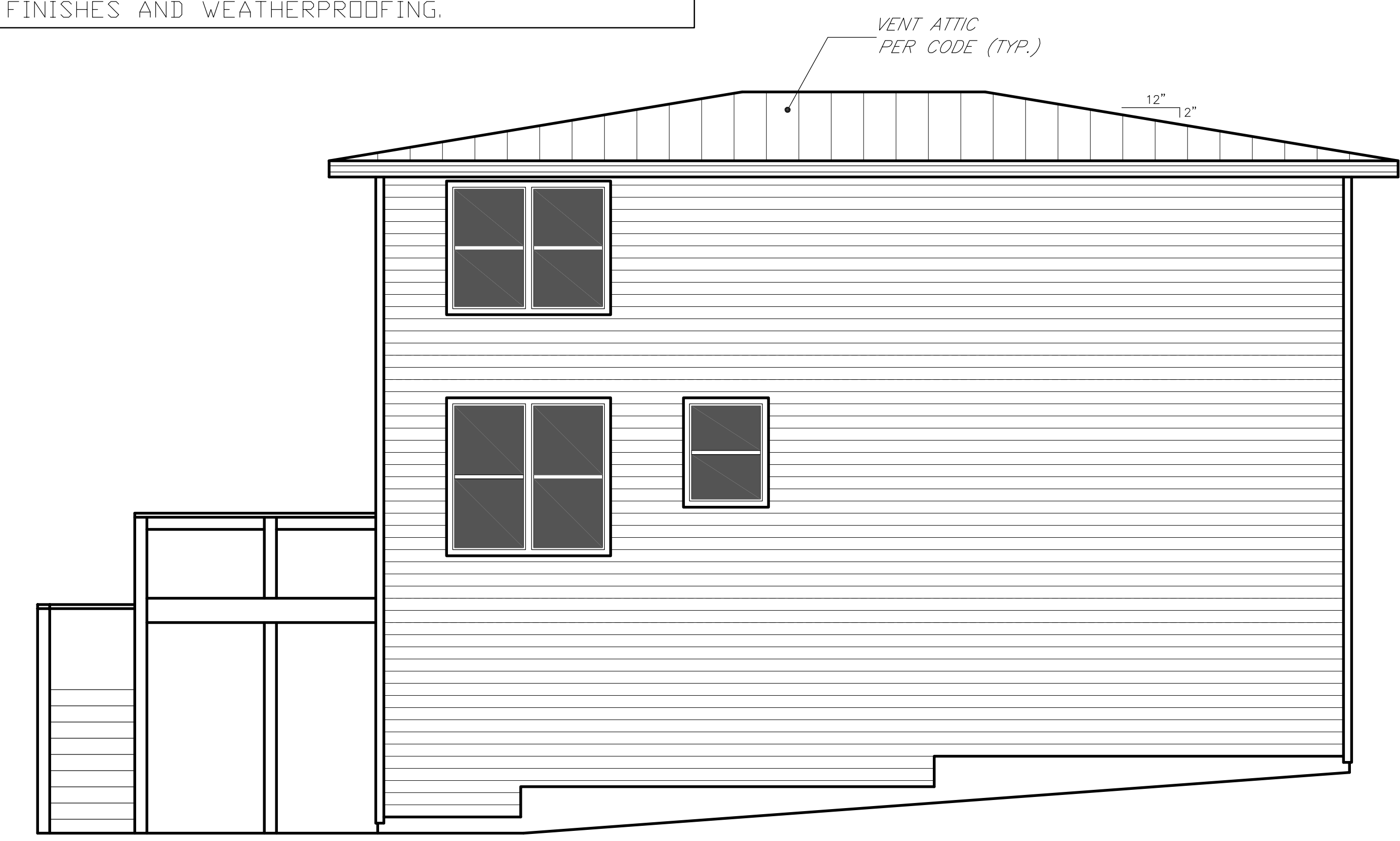


FRONT ELEVATION SCALE: 1/4" = 1'-0"



NORTHWEST CODE PROFESSIONALS  
 Reviewed for Code Compliance  
 Approved by: Brandon Zipser  
 Permit #: 541-21-000119-STR  
 Date: 04/15/2021  
 Reviewed for Lincoln City

METAL ROOFING PER CONTRACTOR. INSTALL PER CODE AND OR MANUFACTURER'S INSTALLATION INSTRUCTIONS  
 Or approved low slope roofing product per MII's. See comments regarding insulation/ventilation materials.

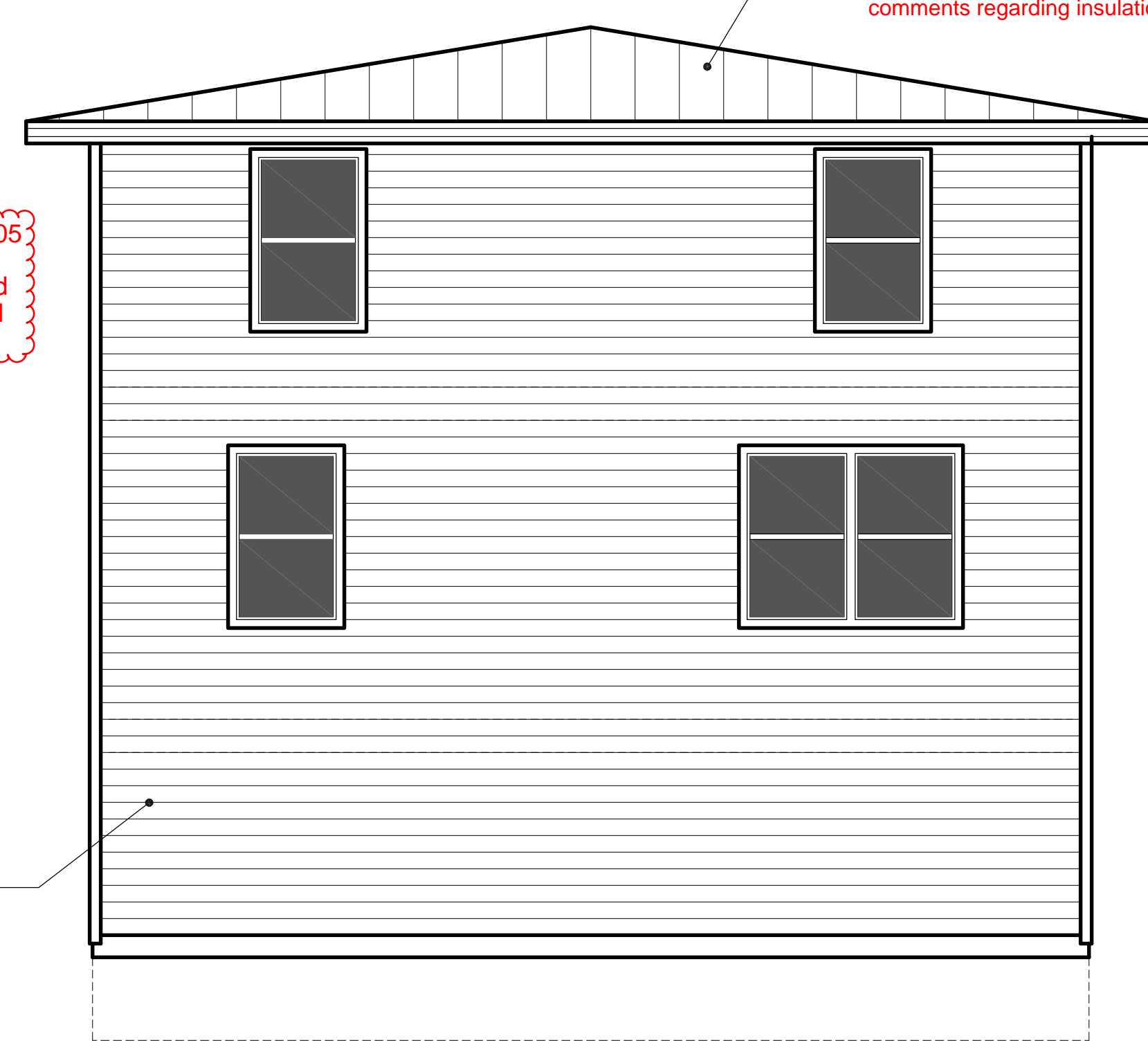


RIGHT ELEVATION SCALE: 1/4" = 1'-0"

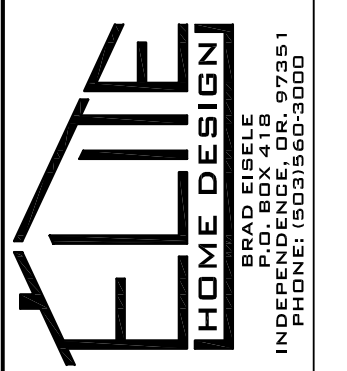
All roofing and siding materials must be rated for 105 MPH wind. Corrosion resistant fasteners required (Highly recommend stainless steel). Eave, rake and kick out flashings required. Head flashings required above all projecting horizontal trim.

ELEVATIONS ARE ARTISTIC RENDERINGS ONLY

HARDI PLANK SIDING OVER APPROVED HOUSE WRAP. INSTALL SIDING/HOUSE WRAP AND WINDOWS PER CODE & MANUFACTURER'S INSTALLATION INSTRUCTIONS



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



2400 PLAN  
 6600 LOGAN RD.  
 LINCOLN CITY, OREGON

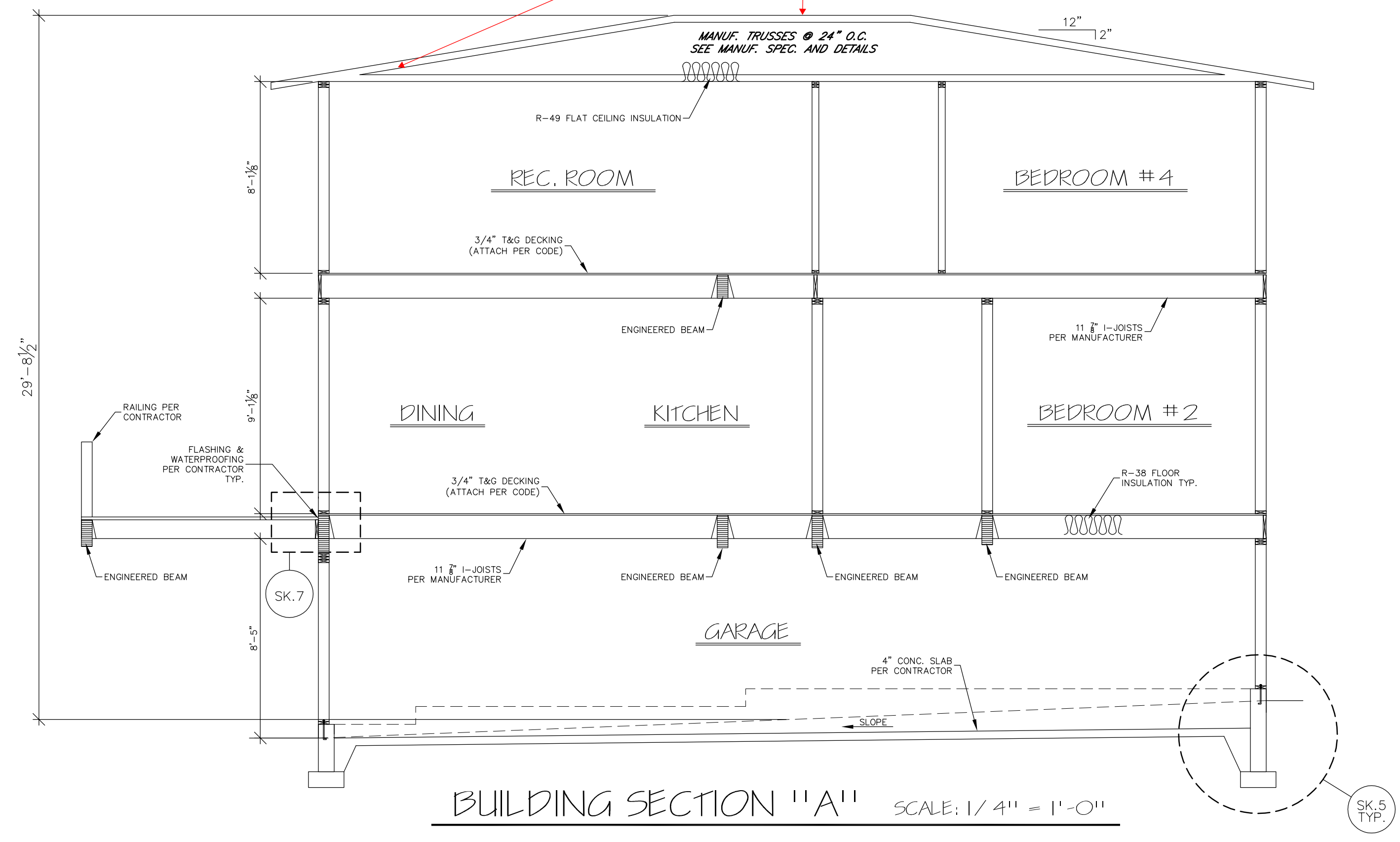
CONTRACTOR: 3 G'S CONST.  
 (503) 871-8434

DATE:	03-07-21
SCALE:	1/4" = 1'-0"
DRAWN:	BRAD EISELE
JOB:	
SHEET:	1
OF	6 SHEETS



**Reviewed for Code Compliance**  
Approved by: Brandon Zipser  
Permit #: 541-21-000119-STR  
Date: 04/15/2021  
Reviewed for Lincoln City

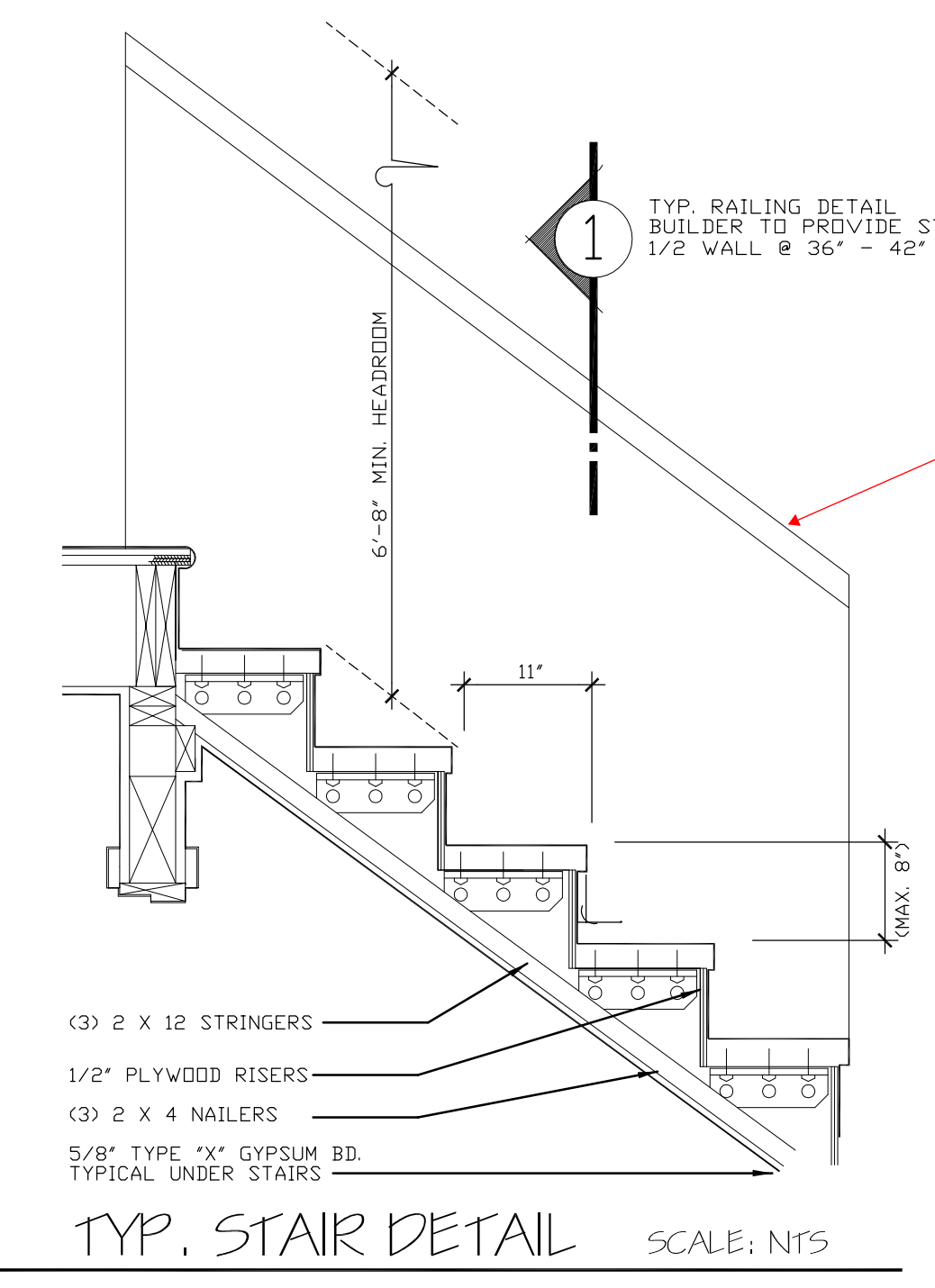
\*\*\*Due to very low profile truss system, required insulation and ventilation is not possible to achieve. Consult inspector, closed cell spray foam may be needed to achieve required R-Value and remove the need for ventilation.



**N1107.4 Solar interconnection pathway.** A square metal junction box not less than 4 inches by 4 inches (102 mm by 102 mm) with a metal box cover shall be provided within 24 inches (610 mm) horizontally or vertically of the main electrical panel. A minimum 3/4-inch rigid metal raceway shall extend from the junction box to a capped roof termination or to an accessible location in the attic with a vertical clearance of not less than 36 inches (914 mm).

Where the raceway terminates in the attic, the termination shall be located not less than 6 inches (152 mm) above the insulation. The end of the raceway shall be marked as "RESERVED FOR SOLAR."

**Exception:** In lieu of 3/4 inch rigid metal raceway, a minimum #10 copper 3-wire MC cable installed from the junction box to the termination point including 6 inches (152 mm) additional wire is permitted.



Handrail= 30-38" & must have returns. 1.5" clear from wall. Must be continuous for entire flight.

Guardrails= 36" min at flat surfaces.  
34" min in stair flights.

200# Lateral load design.

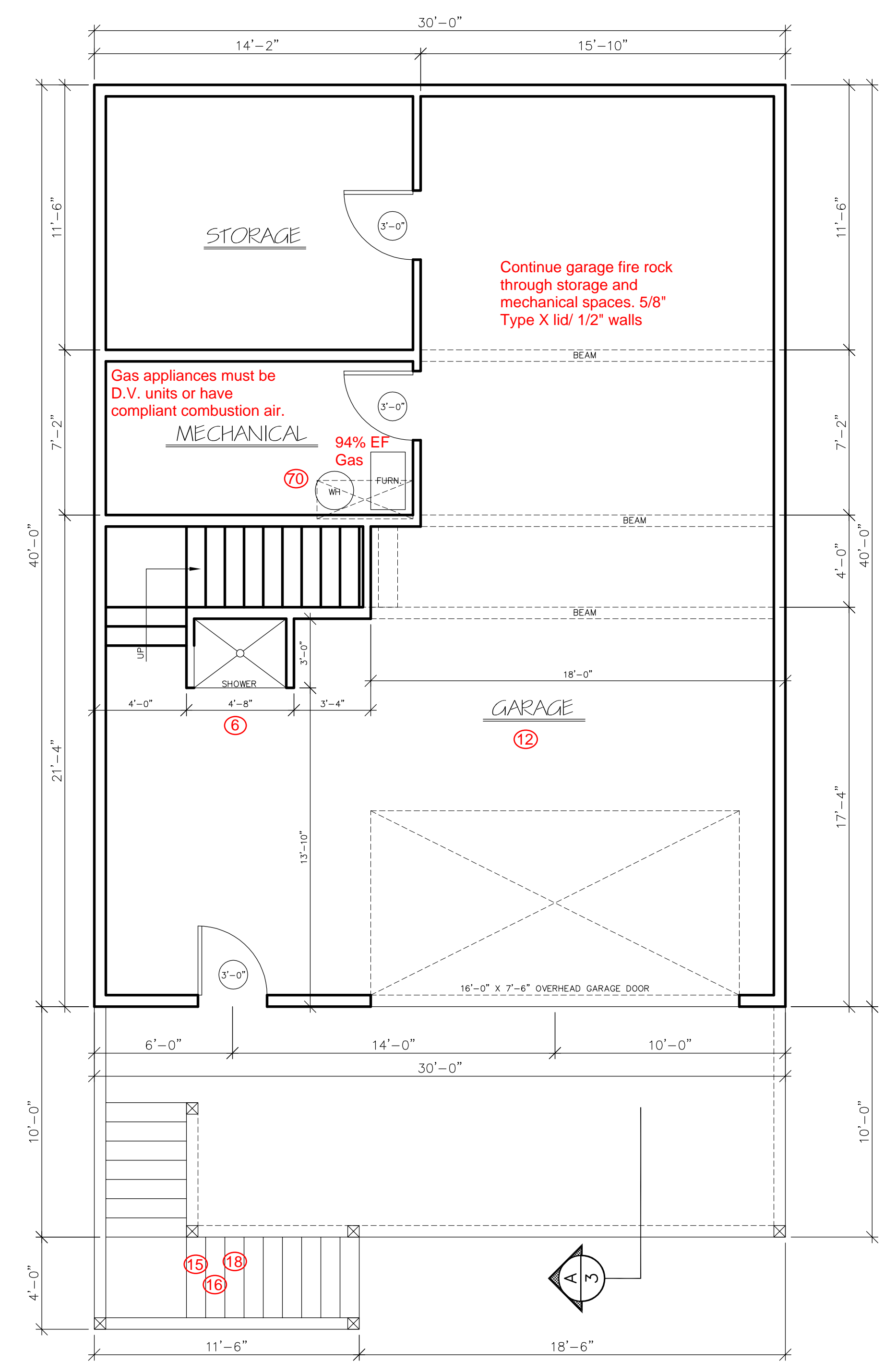
See attached Building Department Checklist. Numbered items on plans reference code requirements and corresponding code sections.

**NOTICE**  
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

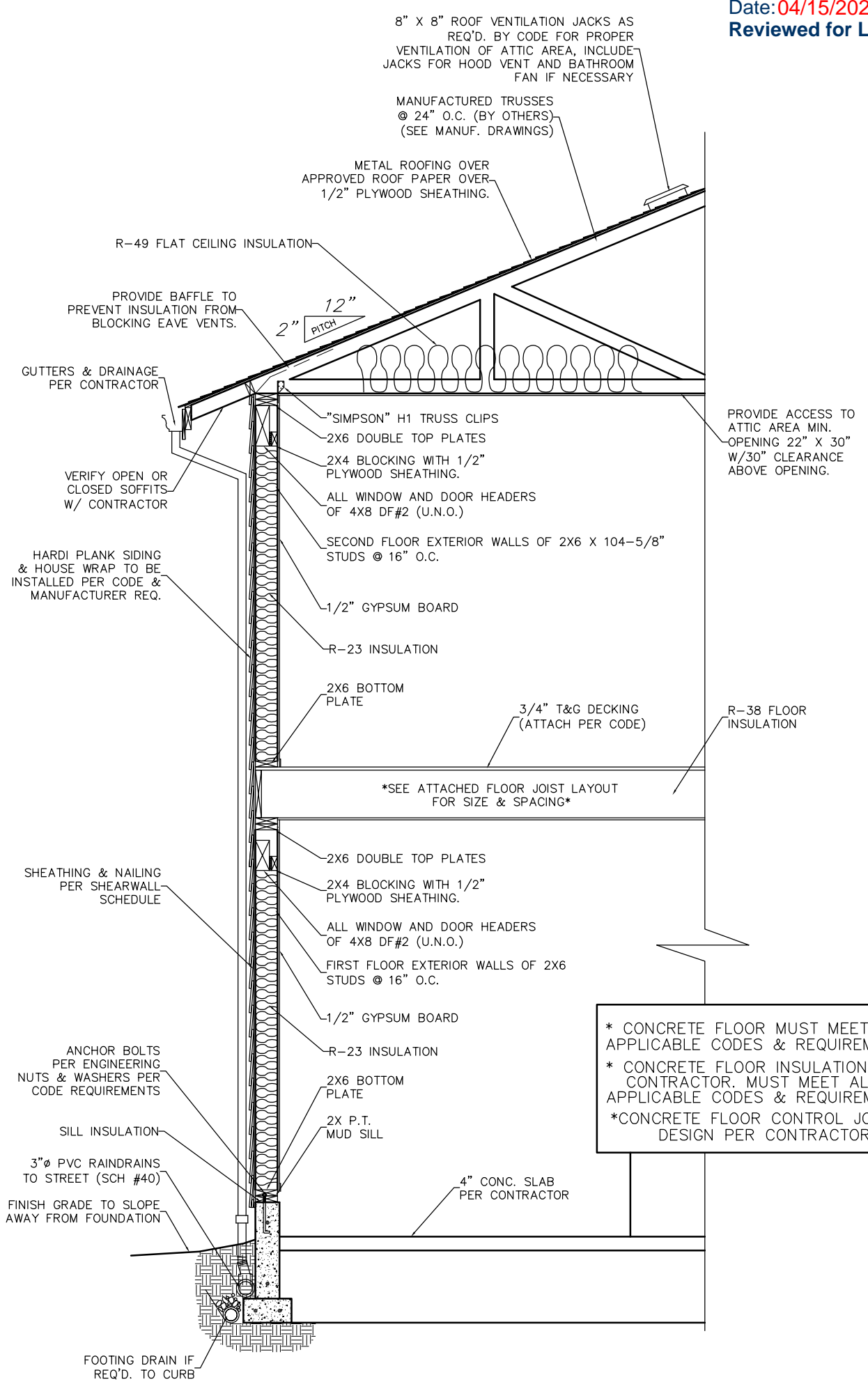
See Engineering "S" Pages

Engineer notes and requirements have been transferred to the plans.

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.



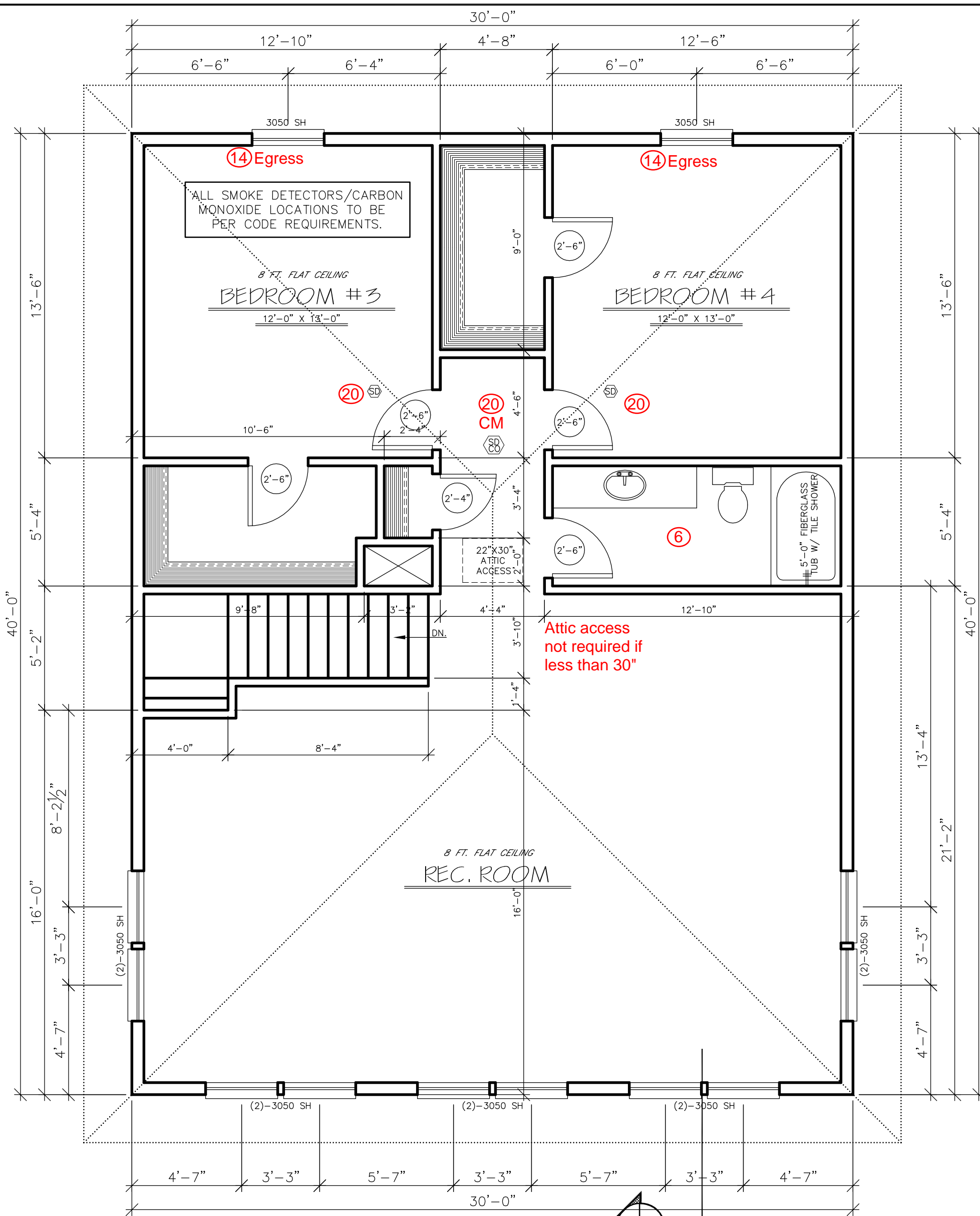
ENVELOPE ENHANCEMENT MEASURE:
OPTION#2: UPGRADED FEATURES
EXTERIOR WALLS-U-0.057/R-23 INTERMEDIATE R-21 ADVANCED
FRAMED FLOORS-U-0.026/R-38
WINDOWS-U-0.28 (AVERAGE UA)



**TYPICAL WALL SECTION**

SCALE: N.T.S.

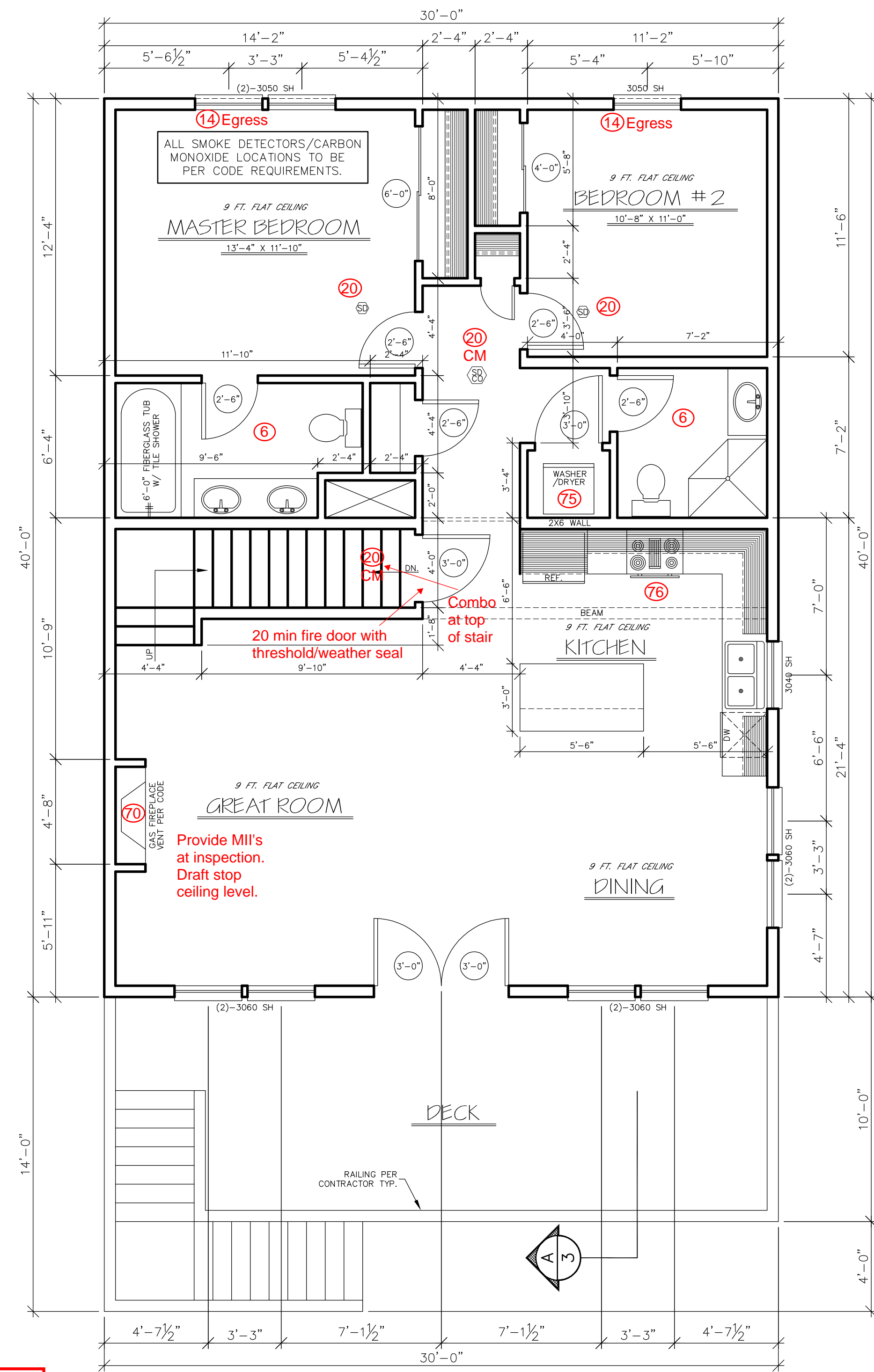
Any opening window with a sill less than 24\"/>



**UPPER FLOOR PLAN** SCALE: 1/4\"/>

MAIN FLOOR	1200 SQ. FT.
SECOND FLOOR	1200 SQ. FT.
TOTAL LIVING	2400 SQ. FT.
LOWER FLOOR/GARAGE	1200 SQ. FT.

See attached Building Department Checklist. Numbered items on plans reference code requirements and corresponding code sections.



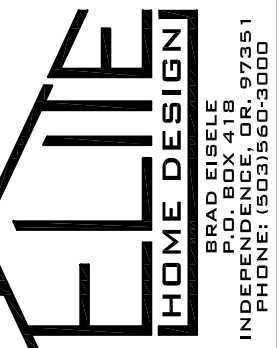
**MAIN FLOOR PLAN** SCALE: 1/4\"/>

ROOF VENTILATION PER SECTION R806  
 THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.  
 VENT LOCATIONS TO BE DETERMINED BY CONTRACTOR IN FIELD AND BE INSTALLED PER CODE REQUIREMENTS.

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

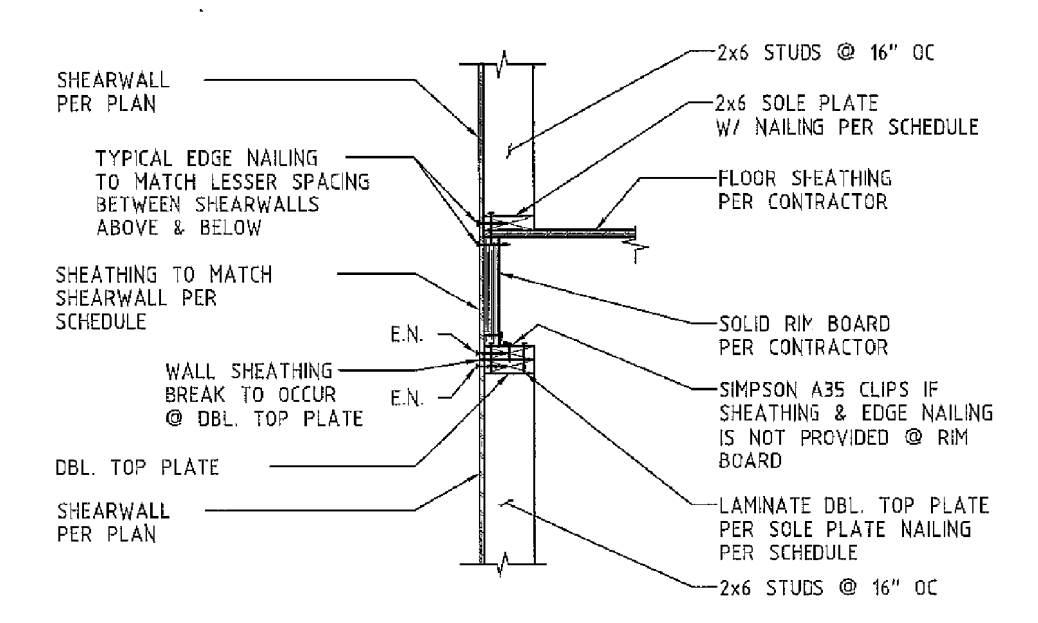
ENVELOPE ENHANCEMENT MEASURE:
OPTION#2: UPGRADED FEATURES
EXTERIOR WALLS-U-0.057/R-23 INTERMEDIATE R-21 ADVANCED
FRAMED FLOORS-U-0.026/R-38
WINDOWS-U-0.28 (AVERAGE UA)

**NOTICE**  
 ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



2400 PLAN  
 6600 LOGAN RD.  
 LINCOLN CITY, OREGON

CONTRACTOR: 3 G'S CONST.  
 (503) 871-8434

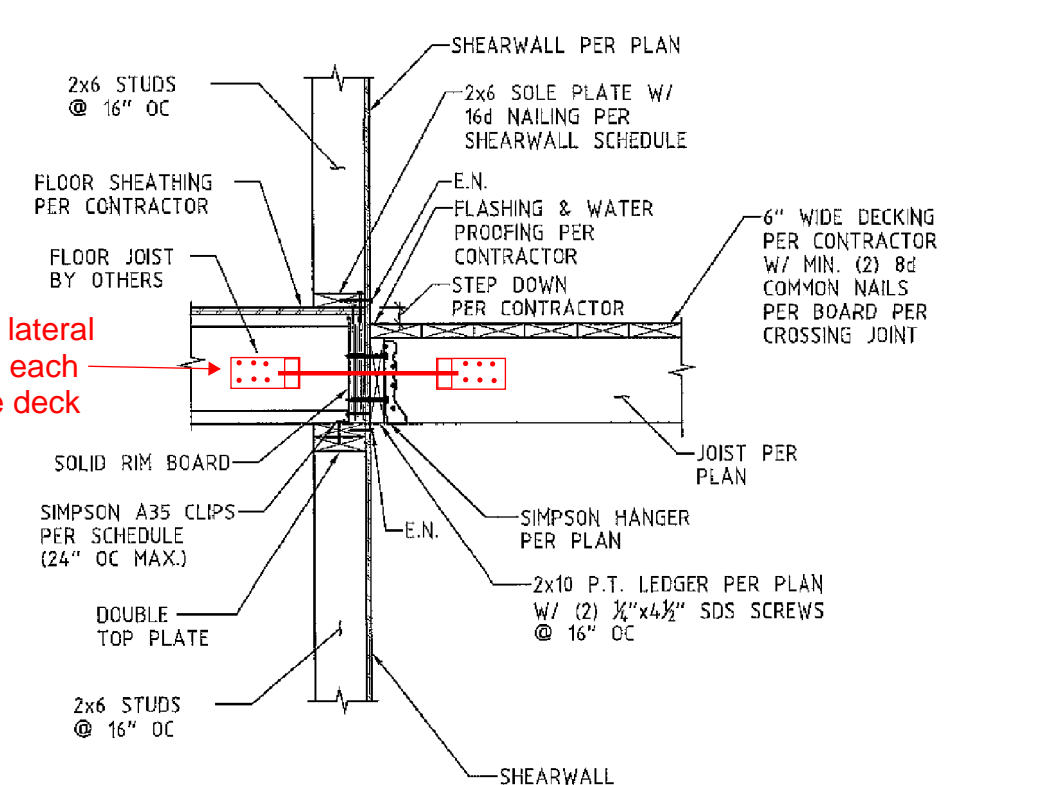


NOTE: OPTIONAL DETAIL TO REPLACE THE A35 CLIPS @ DOUBLE TOP PLATE CONNECTION AS DESCRIBED ON SHEARWALL SCHEDULE. ONLY VALID FOR SHEARWALLS TYPE A, B & C FOR OTHER TYPES USE A35 CLIPS PER SCHEDULE.

SHEAR TRANSFER BETWEEN FLOOR  
3/4"=1'-0"

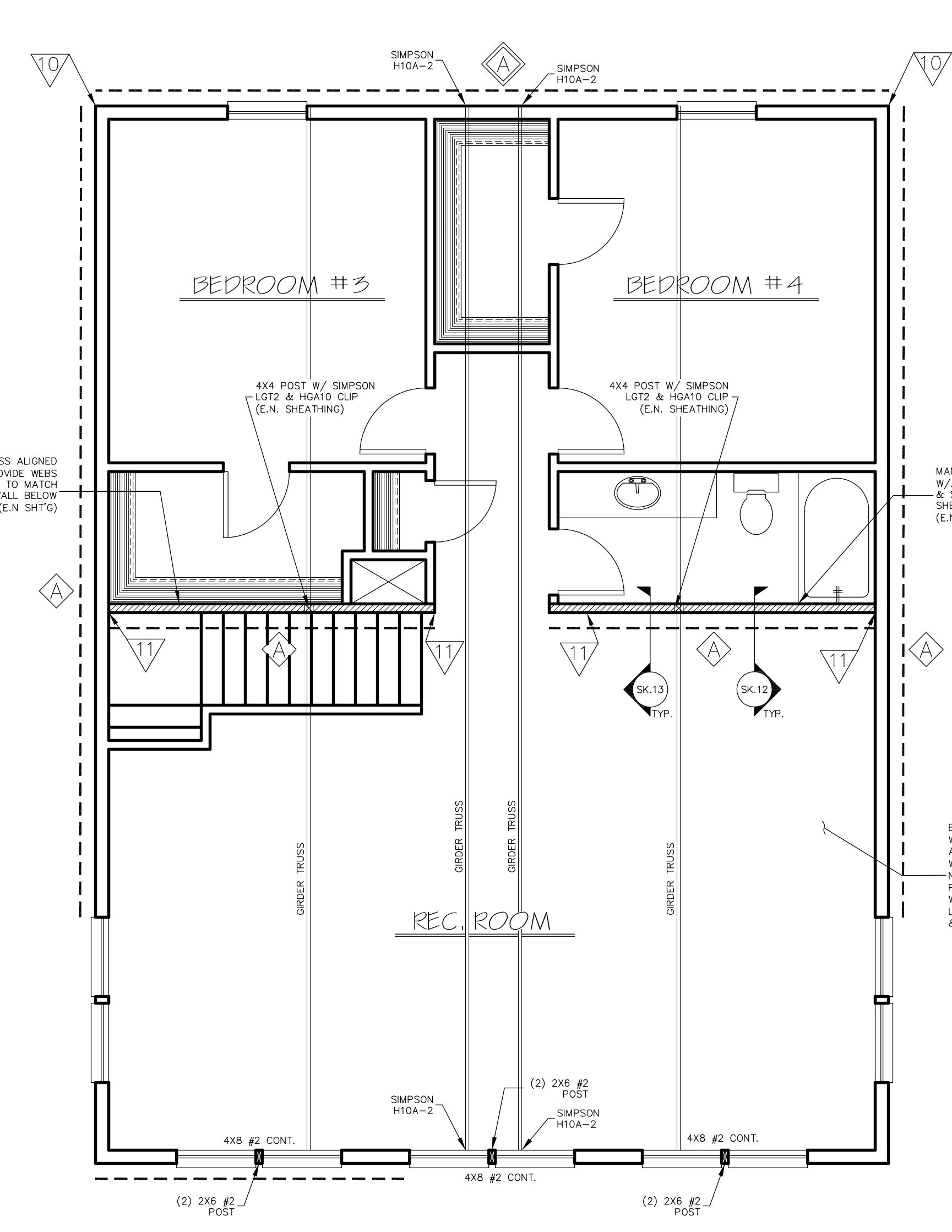
**LEE STRUCTURAL ENGINEERS LLC**  
FILE NO: 210105 SHEET NO: SK-6  
MADE BY: JWL DATE: 2/17/21  
CLIENT: 3 G'S CONSTRUCTION  
PROJECT: 6600 LOGAN ROAD RESIDENCE

NOTE: FLASHING AND WATER PROOFING PER CONTRACTOR



DECK FRAMING  
3/4"=1'-0"

**LEE STRUCTURAL ENGINEERS LLC**  
FILE NO: 210105 SHEET NO: SK-7  
MADE BY: JWL DATE: 2/17/21  
CLIENT: 3 G'S CONSTRUCTION  
PROJECT: 6600 LOGAN ROAD RESIDENCE

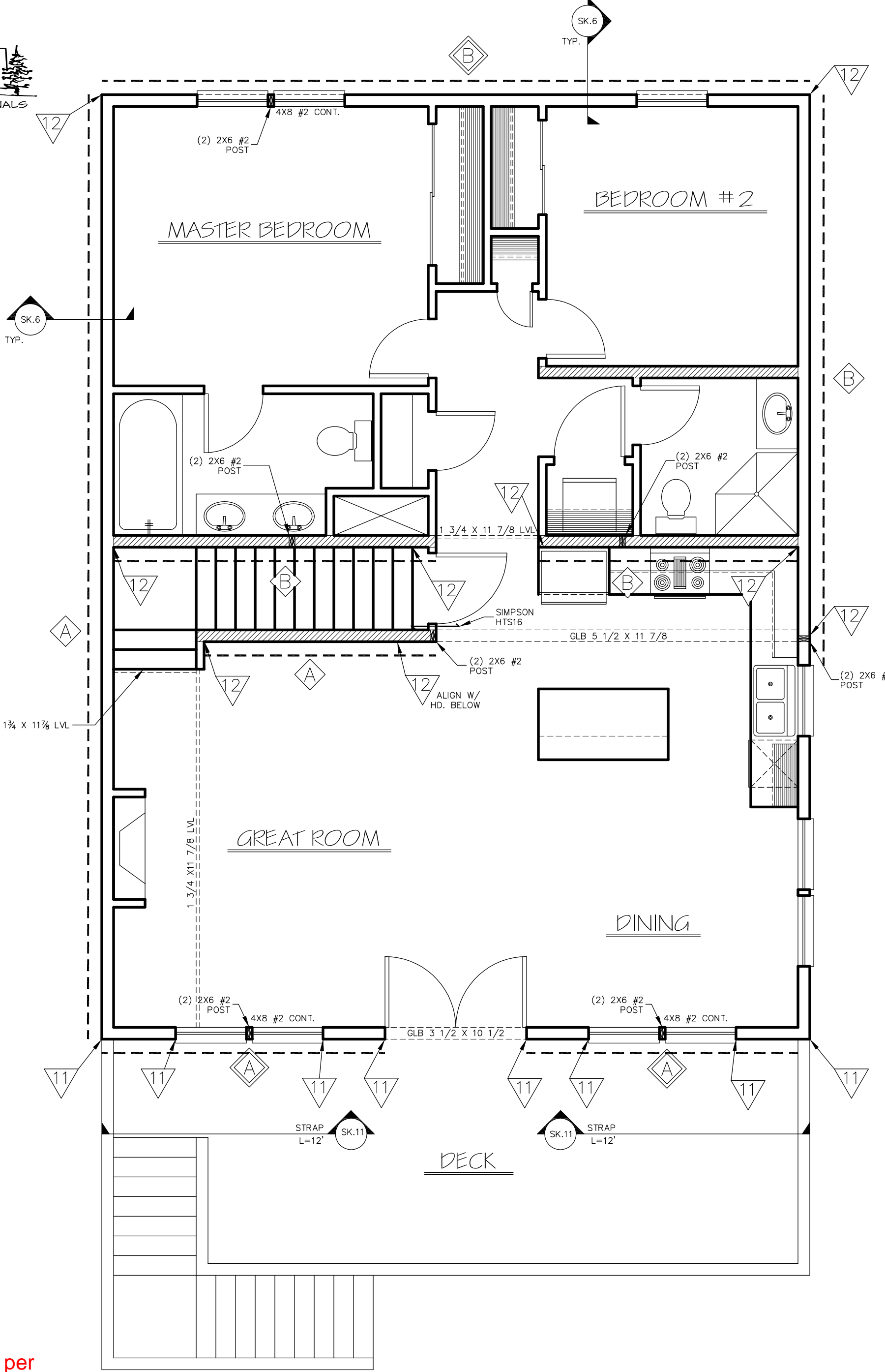


UPPER FLOOR ENGINEERING PLAN SCALE: 1/4" = 1'-0"

ENGINEERED TRUSS CALCULATIONS ARE REQUIRED TO BE ON THE JOBSITE PRIOR TO CONSTRUCTION

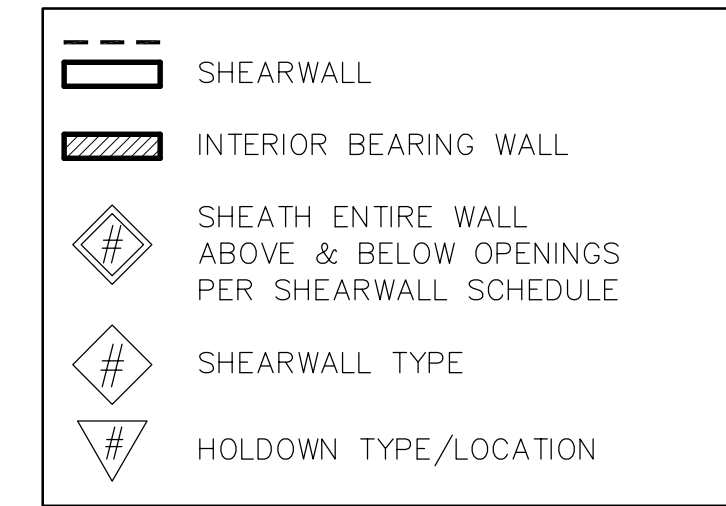
Squash block all point loads through floors to the foundation/approved footings below.

Refer to project I-Joist layouts. Install per engineering and manufacturer specs



MAIN FLOOR ENGINEERING PLAN SCALE: 1/4" = 1'-0"

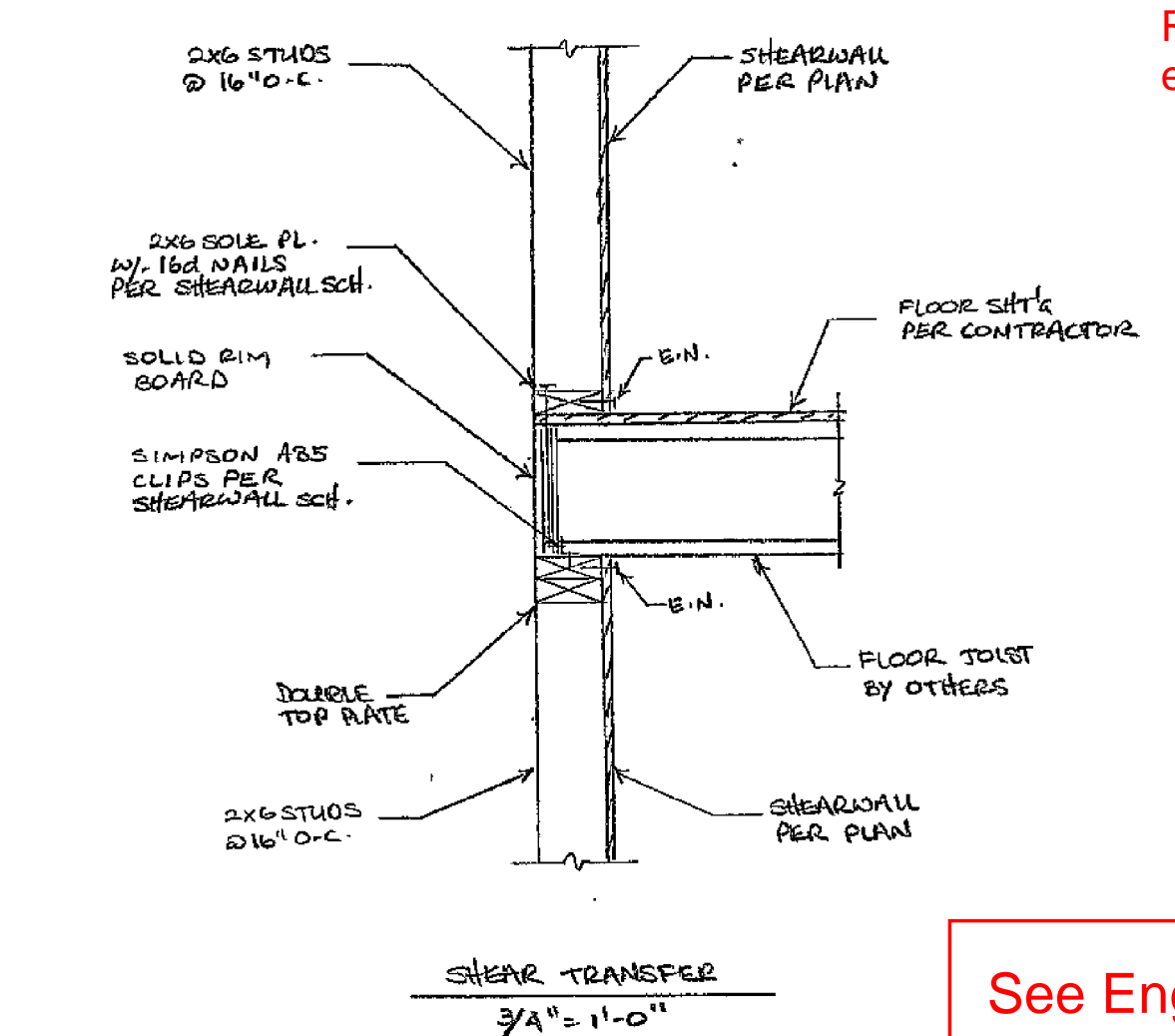
NOTE:  
- TYP. TRUSS/WALL CONN. TO BE (2) SIMPSON H2.5A CLIP (ONE EACH SIDE) U.O.N.  
- TYP. FRAMING TO BE DF-L #2 U.O.N.  
- TYP. HDR. TO BE 4X8 DF#2 U.O.N.



Lee Structural Engineers, LLC  
Job # 210105 Date: 2/17/2021 Sheet# T.1  
Project: 6600 Logan Road Residence Designer: JWL Client: 3 G's Construction

SHEARWALL CONSTRUCTION SCHEDULE <sup>1,2,3,4,6,7,8,9</sup>										
(NOT ALL WALL TYPES SHOWN MAY BE USED ON PROJECT)										
Sill Plate Connection (A,B)										
Wall Type	Structural Panel Sheathing	Edge Nailing <sup>4</sup>	Field Nailing	Remarks	A 35 Clip Double Top Plate Conn. <sup>6</sup>	1/2" Dia. X 10" Long	5/8" Dia x 10" Long	Sole Plate Connection	Shear Value (kif) Seismic	Shear Value (kif) Wind
A	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 6" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.		24" O.C.	2'-8" O.C. <sup>10</sup>	4'-0" O.C. <sup>10</sup>	16d Nails @ 8" O.C.	260	344
B	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 4" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.		16" O.C.	1'-4" O.C. <sup>10</sup>	2'-8" O.C. <sup>10</sup>	16d Nails @ 4 1/2" O.C.	380	515
C	7/16" OSB or 15/32" Plywood <sup>11</sup>	0.131" Dia x 2.5" Nails @ 3" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.		12" O.C.	1'-4" O.C. <sup>10</sup>	2'-0" O.C. <sup>10</sup>	16d Nails @ 3 1/2" O.C.	490	685
D	15/32" Plywood <sup>12</sup>	0.148" Dia x 3" Nails @ 3" O.C.	0.148" Dia x 3" Nails @ 12" O.C.		9" O.C.	N/A	1'-4" O.C. <sup>10</sup>	(2) Rows 16d Nails @ 8" O.C.	600	840
E	15/32" Plywood <sup>12</sup>	0.148" Dia x 3" Nails @ 2" O.C.	0.148" Dia x 3" Nails @ 12" O.C.		8" O.C.	N/A	1'-4" O.C. <sup>10</sup>	(2) Rows 16d Nails @ 4" O.C.	870	1218

Notes:  
1. Block all edges of sheathing, U.O.N.  
2. Do not break sheathing skin by over driving nails.  
3. Pre-drill as required to avoid splitting, etc.  
4. Nails should be located 3/8" clear of panel edges.  
5. Use Simpson A35 clips to attach blocking or gable to top plate. At roof line use Simpson H-1 clips in place of the A35 clips at each truss (U.O.N.)  
6. Values of other standard construction fasteners will require spacing adjustments and must be approved by the engineer-of-record.  
7. Use hot dipped galvanized nails at all exterior applications.  
8. C-D, C-C sheathing, plywood panel siding, and other grades covered in APA Plywood Design Specification.  
9. Sheathing face grain can be applied perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" o.c.  
10. 3" x 3" x 1/4" washer required at each A,B. (Extend to within 1/2" of sheathed side)  
11. All framing members receiving edge nailing from abutting panels shall not be less than a 3" nominal or thicker member or (2) 2" nominal members nailed with 10d nails 4" o.c. staggered. Panel joint nailing shall be staggered.  
12. Framing at adjoining panel edges shall be 3" nominal member or wider and nails shall be staggered where nails are spaced 2" or less o.c., or where 10d nails have penetration into framing of more than 1 1/2" are spaced 3" or less o.c.



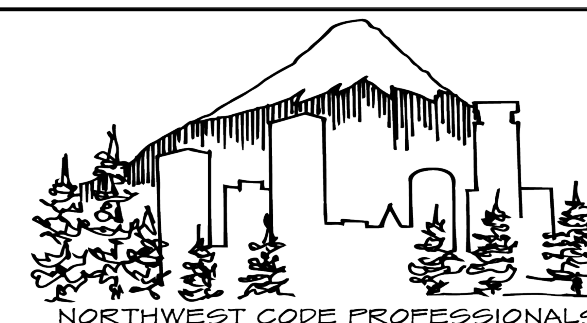
SHEAR TRANSFER  
3/4"=1'-0"

**LEE STRUCTURAL ENGINEERS LLC**  
FILE NO: 210105 SHEET NO: SK-8  
MADE BY: JWL DATE: 2/17/21  
CLIENT: 3 G'S CONSTRUCTION  
PROJECT: 6600 LOGAN ROAD RESIDENCE

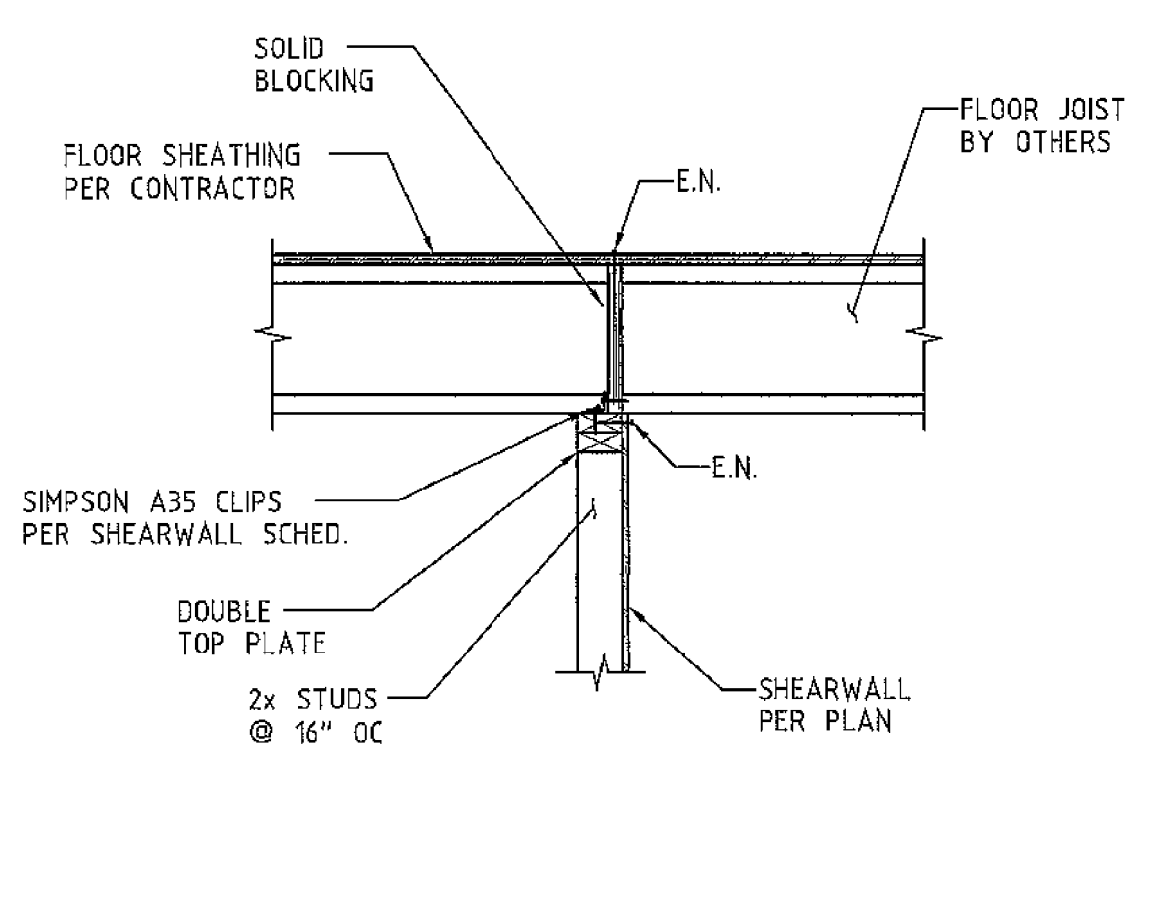
See Engineering "S" Pages

Engineer notes and requirements have been transferred to the plans.

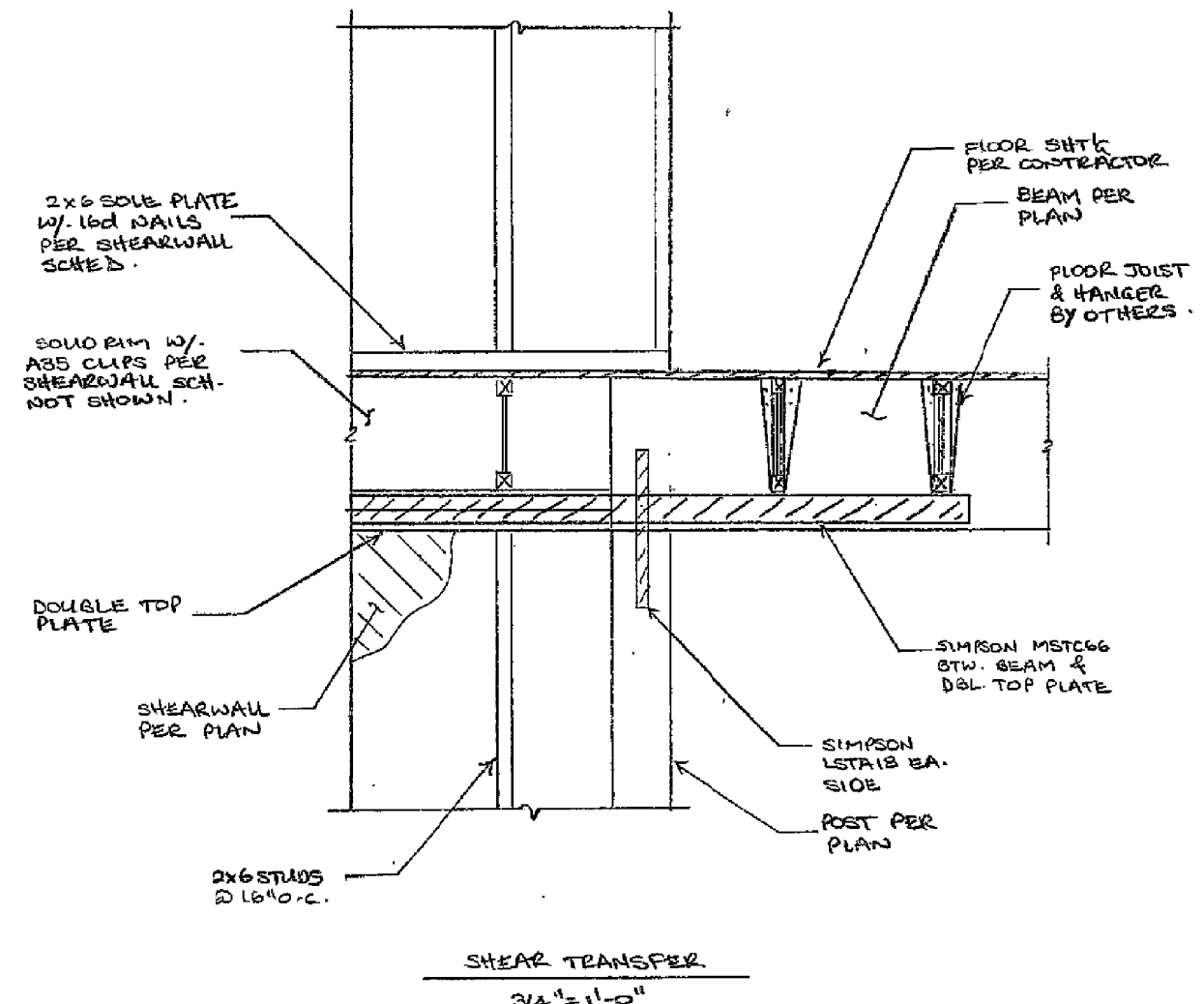
THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.



Reviewed for Code Compliance  
 Approved by: Brandon Zipser  
 Permit #: 541-21-000119-STR  
 Date: 04/15/2021  
 Reviewed for Lincoln City



TYP. FLOOR TO SHEAR WALL CONN.  
 3/4"=1'-0"

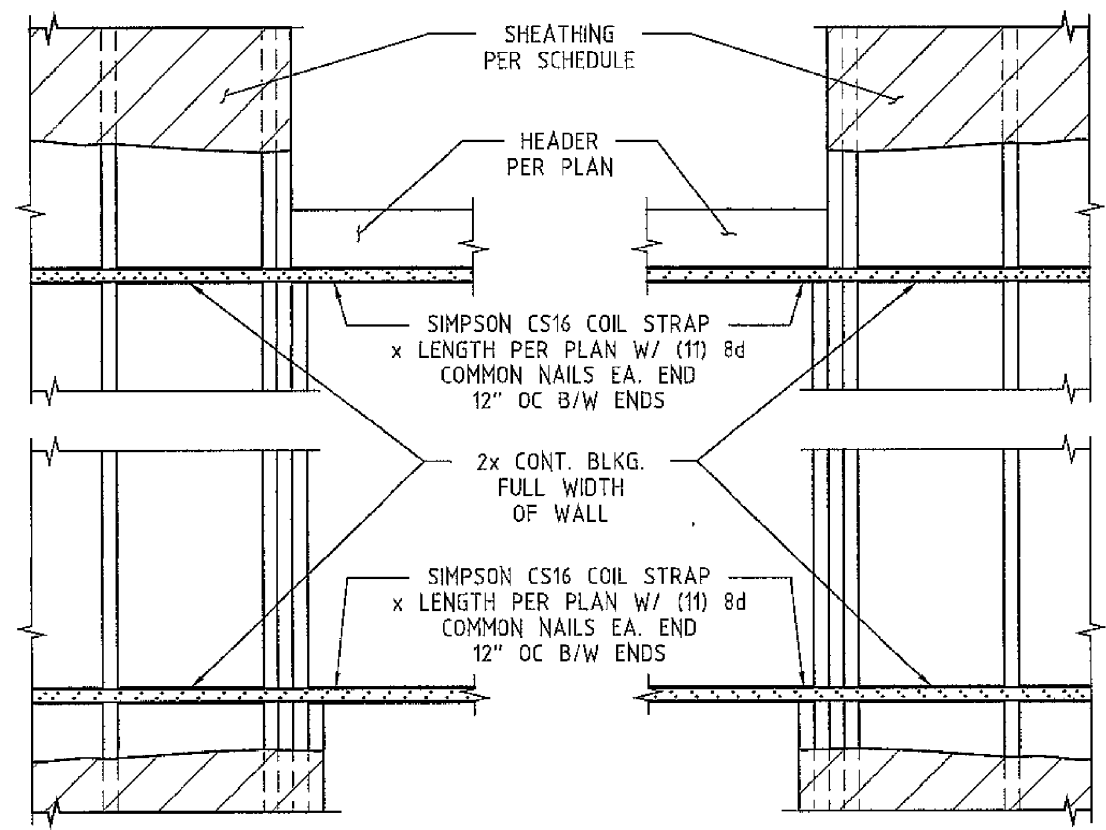


Squash block all point loads through floors to the foundation/approved footings below.

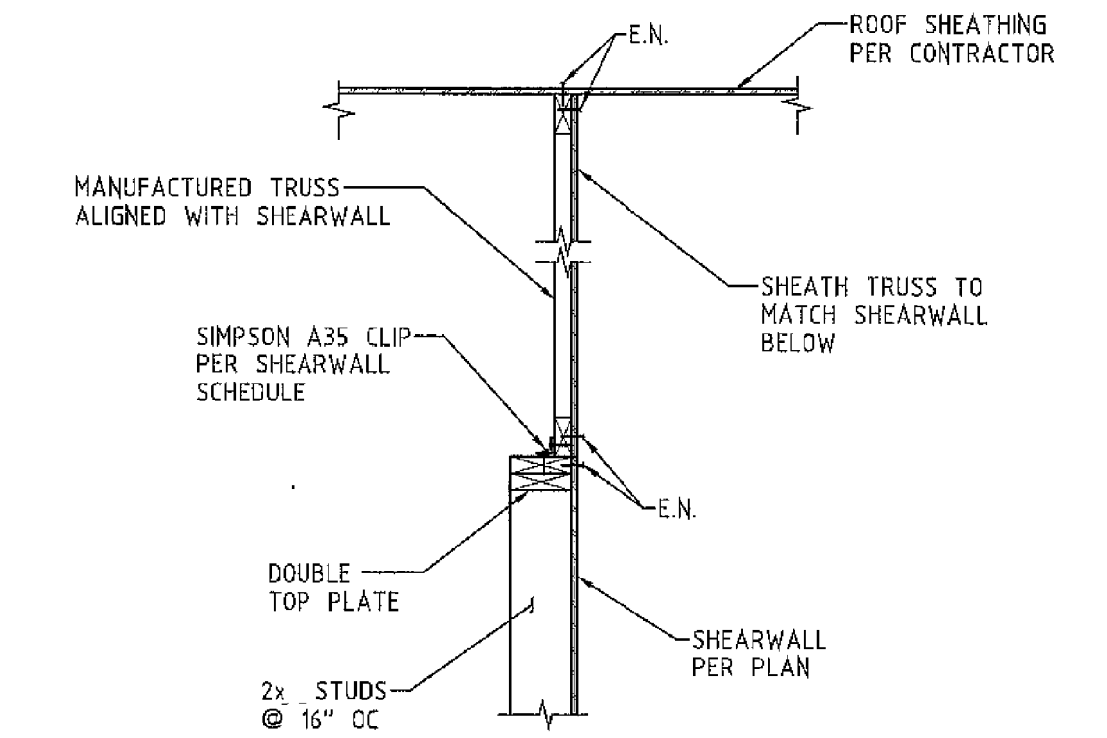
Refer to project I-Joist layouts. Install per engineering and manufacturer specs

LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-9  
 MADE BY: JWV DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE

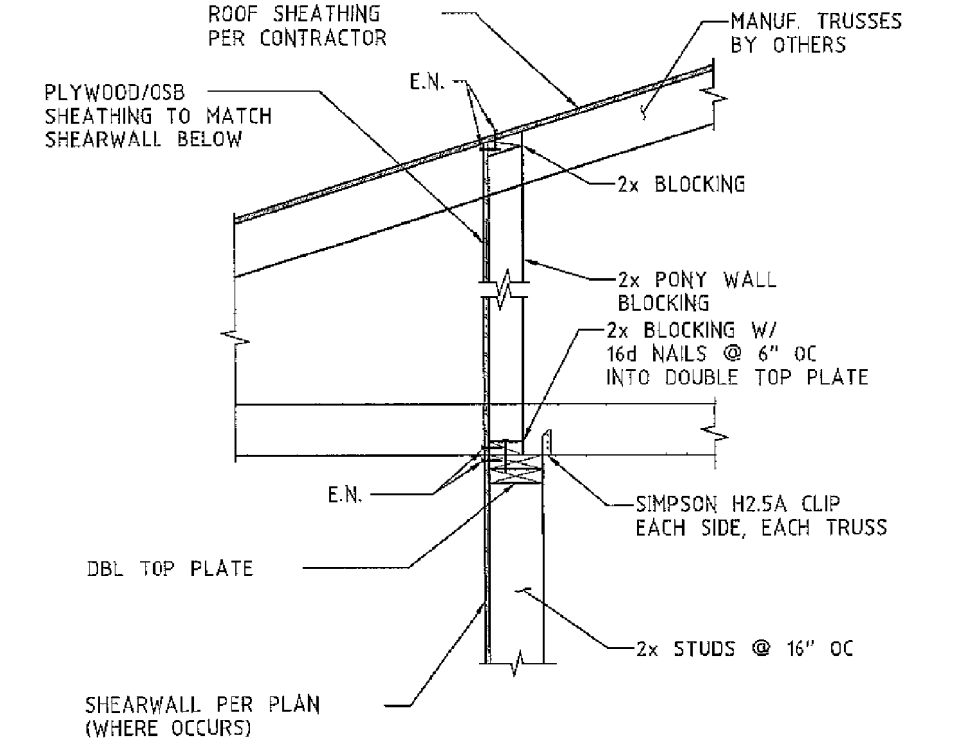
LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-10  
 MADE BY: JWV DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE



STRAP TIE @ SILL AND HEADER  
 3/4"=1'-0"



SHEAR TRANSFER DETAIL  
 3/4"=1'-0"

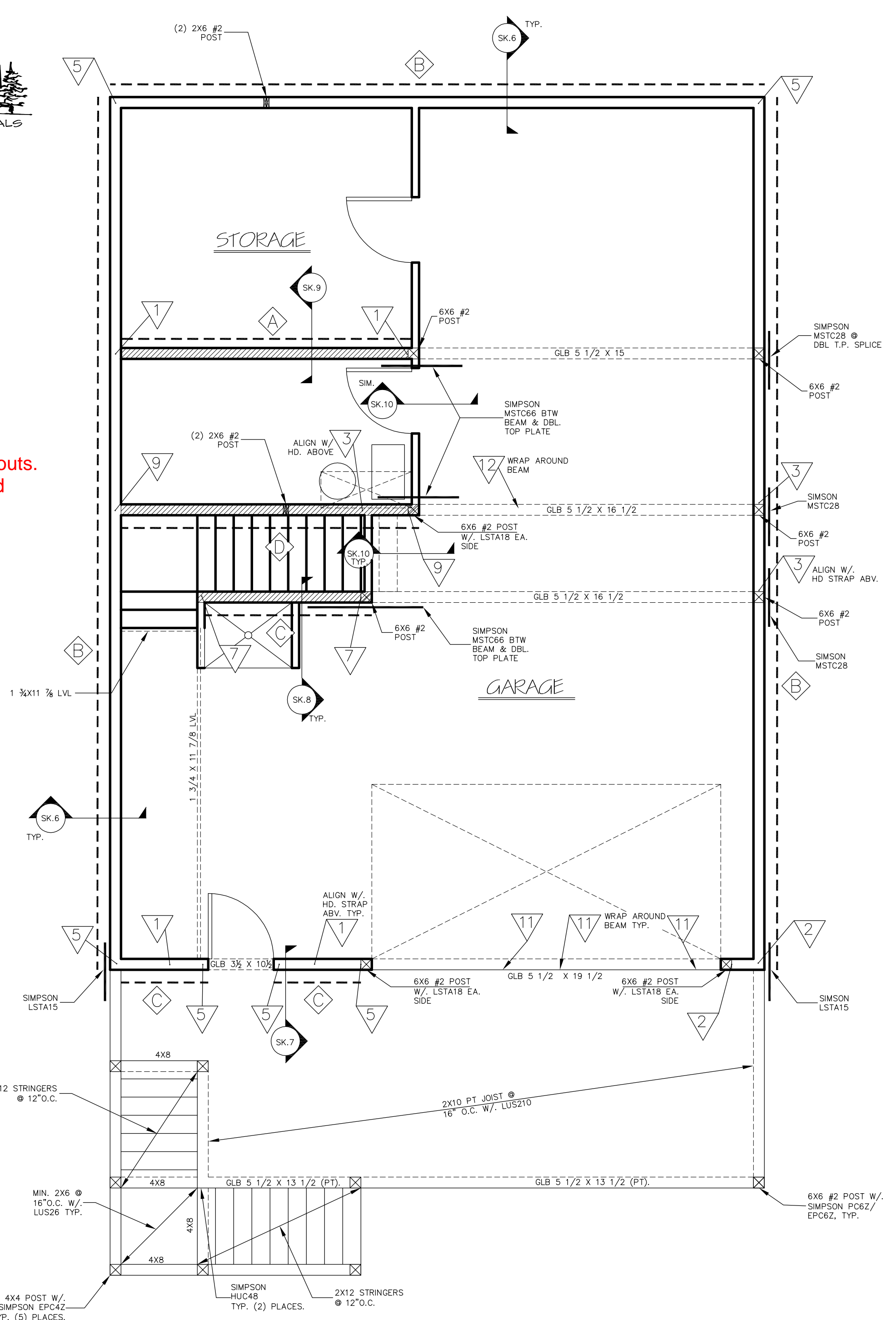


SHEAR TRANSFER PERPENDICULAR TO TRUSS  
 3/4"=1'-0"

LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-11  
 MADE BY: JWV DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE

LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-12  
 MADE BY: JWV DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE

LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-13  
 MADE BY: JWV DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE



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

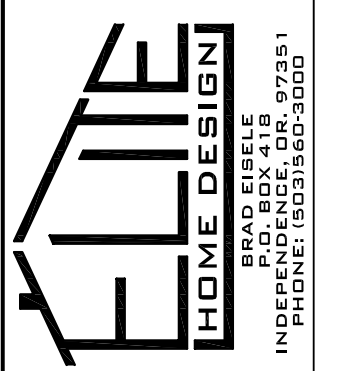
NOTE:  
 -TYP. TRUSS/WALL CONN. TO BE (2) SIMPSON H2.5A CLIP (ONE EACH SIDE) U.O.N.  
 -TYP. FRAMING TO BE DF-L #2 U.O.N.  
 -TYP. HDR. TO BE 4X8 DF#2 U.O.N.

- SHEARWALL
- INTERIOR BEARING WALL
- SHEATH ENTIRE WALL ABOVE & BELOW OPENINGS PER SHEARWALL SCHEDULE
- SHEARWALL TYPE
- HOLDDOWN TYPE/LOCATION

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

See Engineering "S" Pages

Engineer notes and requirements have been transferred to the plans.



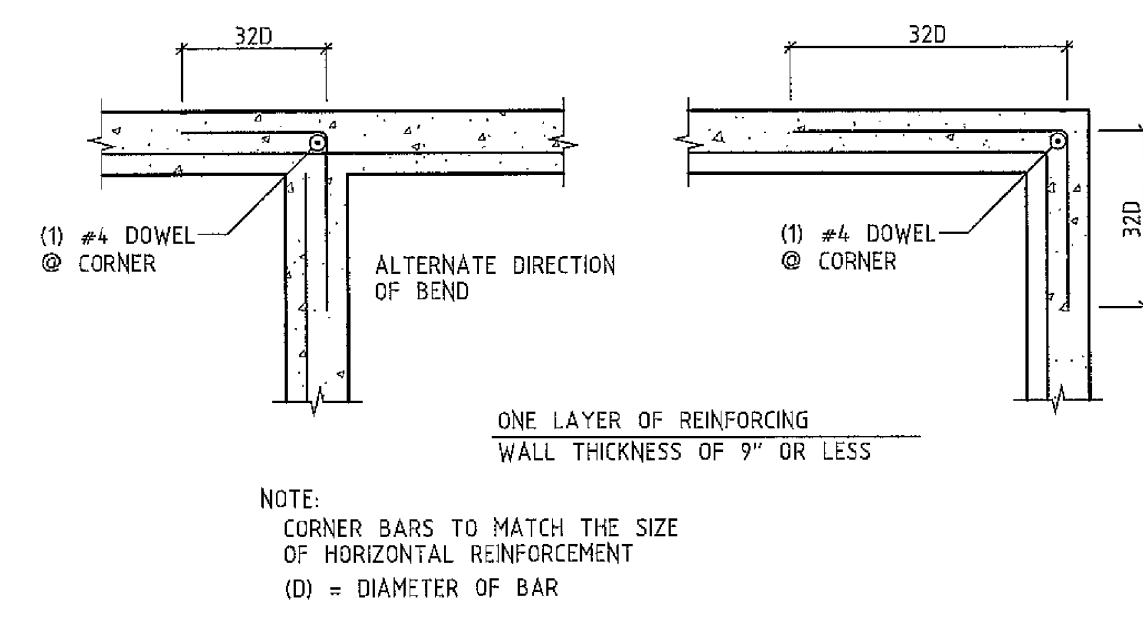
2400 PLAN  
 6600 LOGAN RD.  
 LINCOLN CITY, OREGON

CONTRACTOR: 3 G'S CONST.  
 (503) 871-8434

DATE: 03-07-21  
 SCALE: 1/4" = 1'-0"  
 DRAWN: BRAD EISELE  
 JOB:  
 SHEET: 5  
 OF 6 SHEETS

HOLDOWN SCHEDULE 1,2,3,4,5													
(Not all holddown types shown may be used on project)													
Mark	Holddown	Anchor Bolt	Anchor Diameter	Embedment Length	Minimum Stemwall Width	Minimum Boundary Member	Connection to Boundary Member	Allowable Loads (Wind)			Allowable Loads (Seismic)		
								Mid-Wall	Corner	End Wall	Mid-Wall	Corner	End Wall
1	LTT20B	SSTB16	5/8"	12 5/8"	6"	(2) 2x6 <sup>#</sup>	(10) 10d Common	1500#	1500#	1500#	1500#	1500#	1500#
2	HOU2	SSTB16	5/8"	12 5/8"	6"	(2) 2x6 <sup>#</sup>	(6) 1/4" x 2 1/2"	3075#	3075#	3075#	2550#	2550#	2550#
3	HOU4	SSTB20	5/8"	16 5/8"	6"	(2) 2x6 <sup>#</sup>	(10) 1/4" x 2 1/2"	4145#	3880#	3880#	3145#	2900#	2900#
4	HOU5	SSTB24	5/8"	20 5/8"	6"	(2) 2x6 <sup>#</sup>	(14) 1/4" x 2 1/2"	4825#	4295#	3740#	3325#	3325#	3325#
5	HOU8	SSTB28	7/8"	24 7/8"	8"	4x6	(20) 1/4" x 2 1/2"	6970#	6970#	6970#	6970#	6970#	6395#
6	HQ8	SSTB28	7/8"	24 7/8"	8"	4x6 <sup>#</sup>	(20) 1/4" x 3"	7630#	7630#	7310#	7630#	7315#	6395#
7	HQ8	SSTB28	7/8"	24 7/8"	8"	6x6	(20) 1/4" x 3"	9230#	8360#	7310#	8315#	7315#	6395#
8	HQ8	SB1x30	1"	24"	8"	6x6	(20) 1/4" x 3"	9230#	9230#	6930#	9230#	8315#	6065#
9	HHQ11	SB1x30	1"	24"	8"	6x6	(24) 1/4" x 2 1/2"	11010#	9905#	6930#	11470#	8315#	6065#
10	MSTC28	N/A	N/A	N/A	N/A	N/A	(12) - 10d Common		1155#			1155#	
11	MSTC40	N/A	N/A	N/A	N/A	N/A	(2) 2x6 <sup>#</sup>		2895#			2895#	
12	MSTC52	N/A	N/A	N/A	N/A	N/A	(4) - 10d Common		4235#			4235#	
13	MSTC66	N/A	N/A	N/A	N/A	N/A	(54) - 10d Common		5380#			5380#	

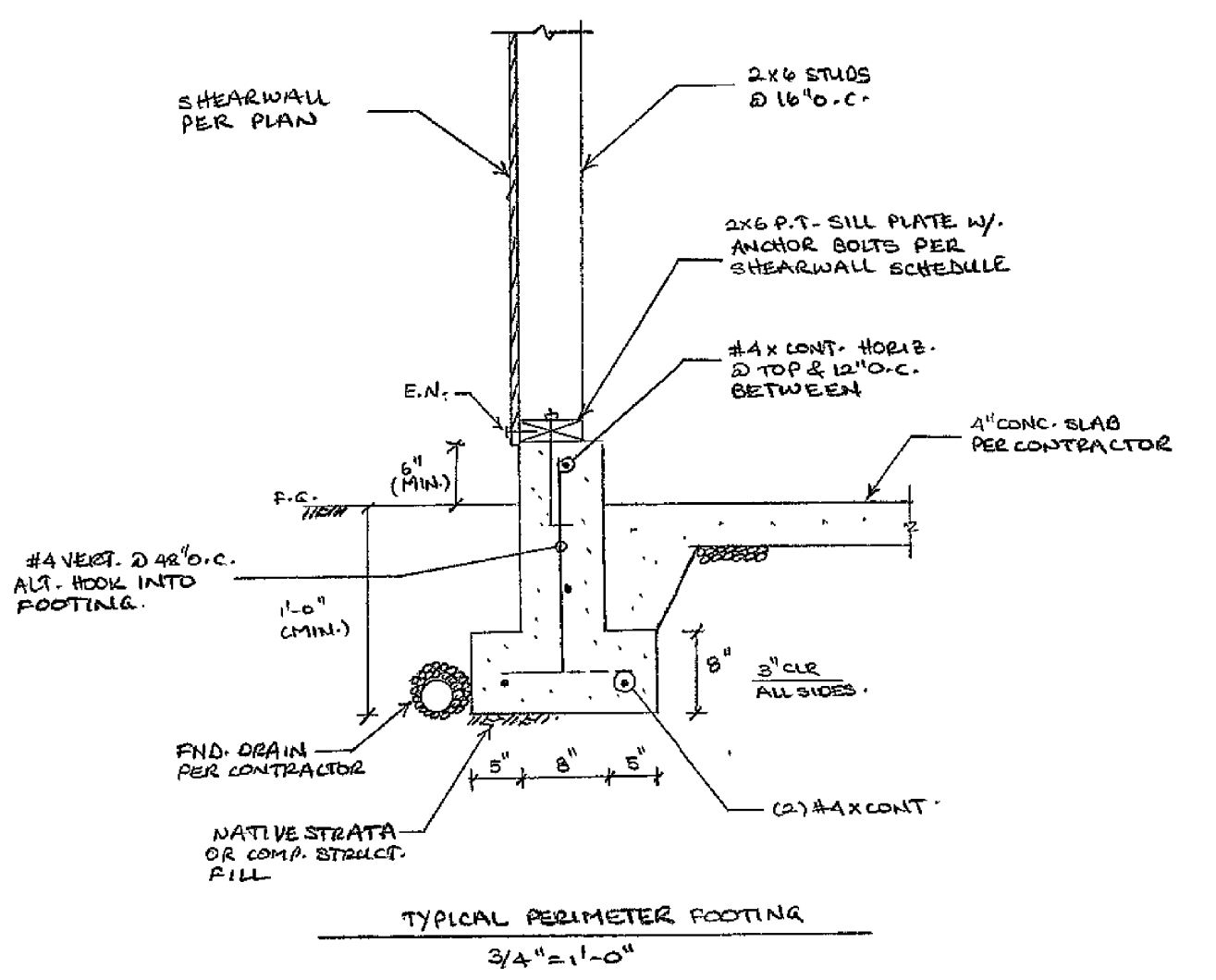
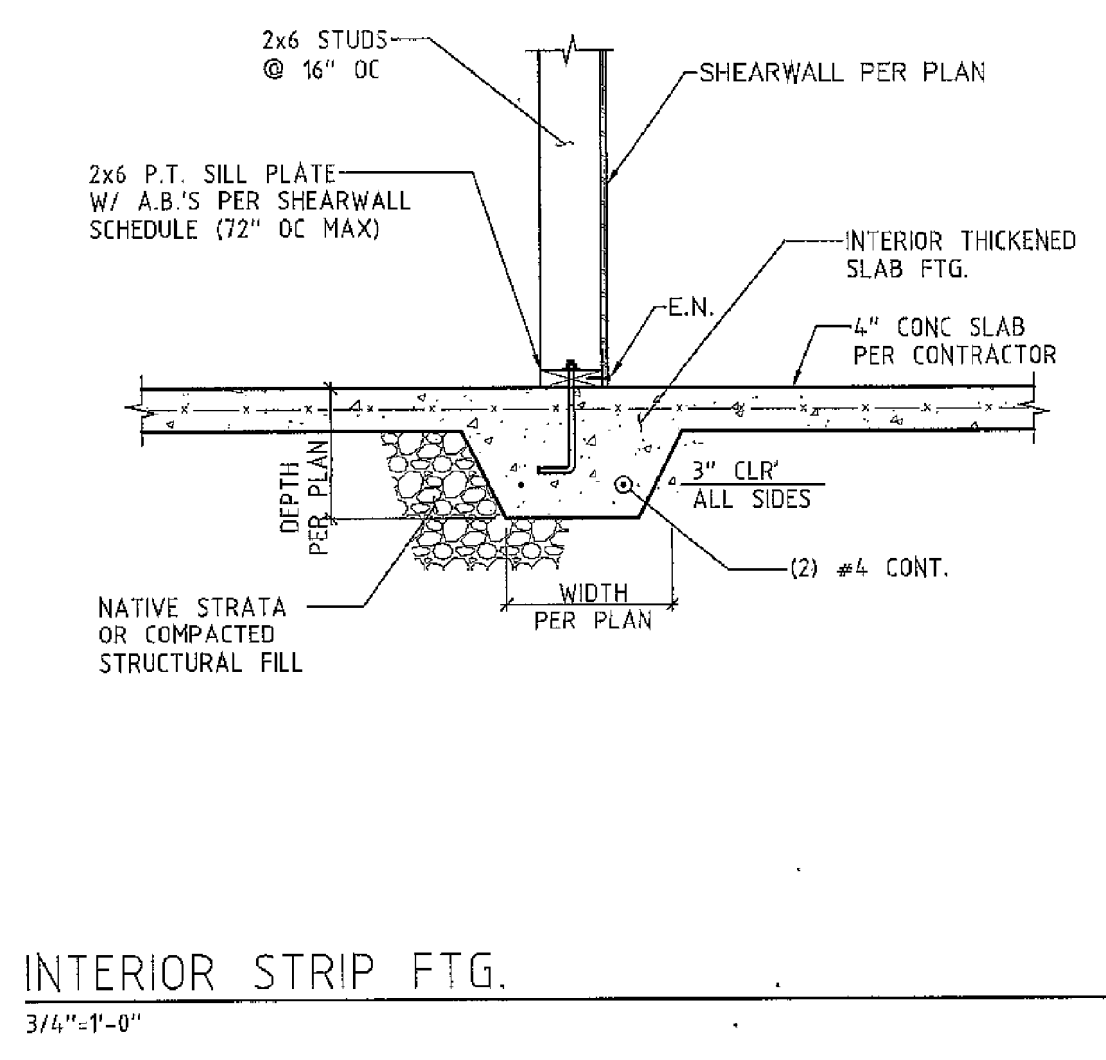
Notes:  
 1. Holdowns by Simpson Strong-Tie Company, Inc. See Simpson catalog for proper installation.  
 2. Hardmount all holddown anchors prior to concrete pour.  
 3. Edge nail sheathing to all posts or boundary members at holdowns.  
 4. Locate HD within 6" of end of shear panel.  
 5. Install holddown minimum 5" clear from corner.  
 6. Laminated studs with 16d nails at 12" on center staggered. Check tips of nails.  
 7. Use Simpson SDS-1/4" diameter wood screws.  
 8. Assume a DF sill or sole plate. 6x6 boundary member required with HP sole plate.



TYPICAL CONCRETE CORNER REBAR DETAILS  
 N.T.S.

LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-3  
 MADE BY: JWJ DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE

NORTHWEST CODE PROFESSIONALS  
 Reviewed for Code Compliance  
 Approved by: Brandon Zipser  
 Permit #: 541-21-000119-STR  
 Date: 04/15/2021  
 Reviewed for Lincoln City



LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-4  
 MADE BY: JWJ DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE

LEE STRUCTURAL ENGINEERS LLC  
 FILE No: 210105 SHEET No: SK-5  
 MADE BY: JWJ DATE: 2/17/21  
 CLIENT: 3 G'S CONSTRUCTION  
 PROJECT: 6600 LOGAN ROAD RESIDENCE

See attached Building Department Checklist. Numbered items on plans reference code requirements and corresponding code sections.

- (28) (30) (31) (32)
- (33) (34) (35) (36)

Setbacks to property lines shall be marked at the footing inspection. The contractor of record is responsible for establishing the correct property markers and setbacks.

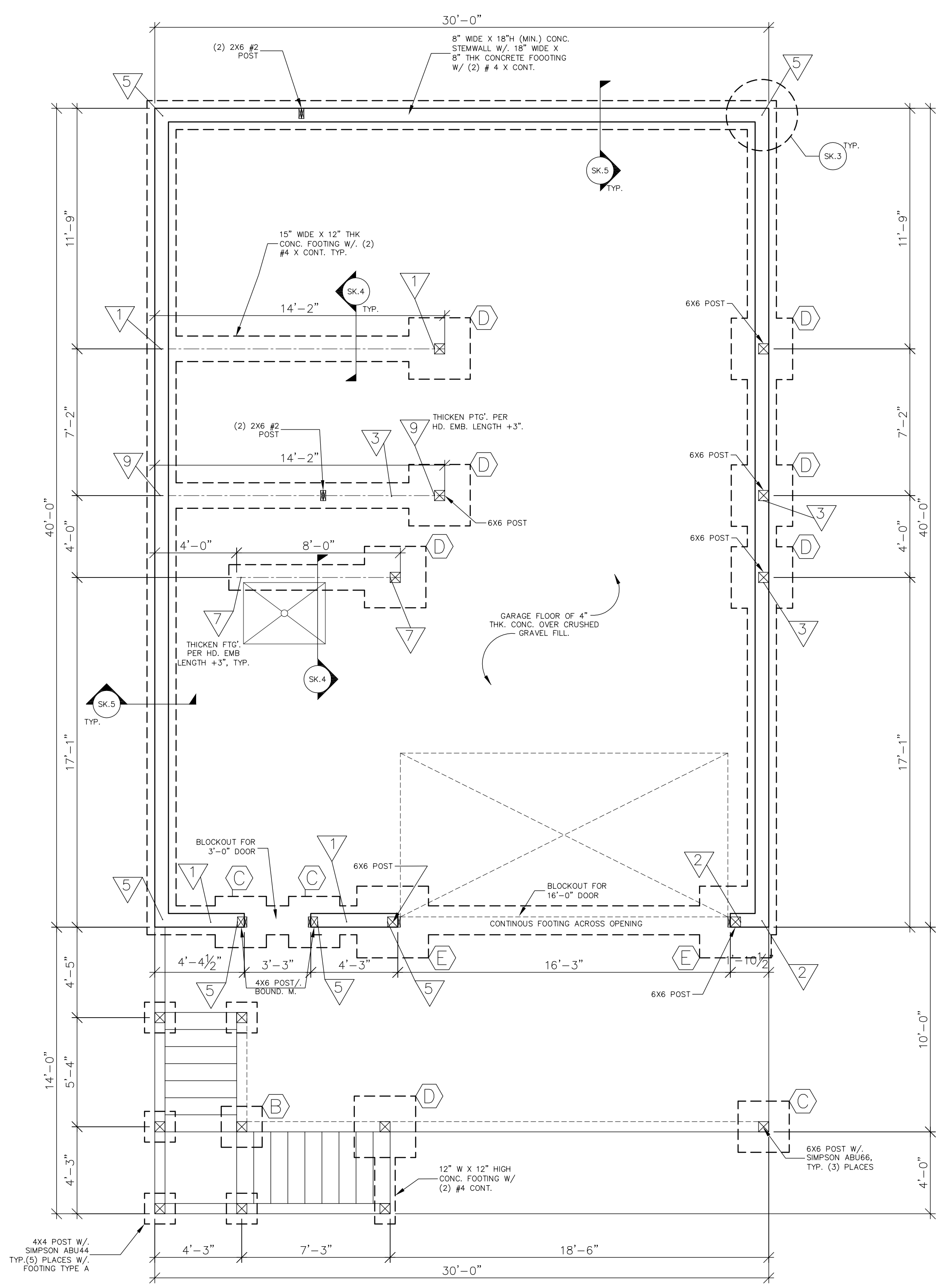
Soil Conditions are assumed 1500psf. If at excavation soils issues are found, consult a qualified engineer and the jurisdiction.

MARK	FOOTING SIZE	FOOTING REINFORCEMENT
(A)	1'-6" X 1'-6" X 10"	(2) #4 X 1'-0" EA. WAY
(B)	2'-0" X 2'-0" X 10"	(3) #4 X 1'-6" EA. WAY
(C)	2'-6" X 2'-6" X 10"	(3) #4 X 2'-0" EA. WAY
(D)	3'-0" X 3'-0" X 10"	(4) #4 X 2'-6" EA. WAY
(E)	3'-6" X 3'-6" X 12"	(4) #4 X 3'-0" EA. WAY

NOTE: THICKEN EXTERIOR ISOLATED PAD FOOTING TO 12" (MIN) FOR FROST

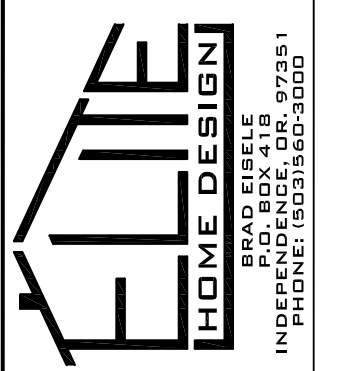
NOTE:  
 -LOCATE FND. VENTS 12" CLEAR (MIN.) FROM HD'S. & AB'S

▽ HOLDOWN TYPE/LOCATION  
 # FOOTING MARK



EXPANSIVE SOILS OR OTHER SOIL ISSUES MAY BE PRESENT ON YOUR PROPERTY (BUILDING SITE). THE OWNER OR PERMIT HOLDER IS RESPONSIBLE TO VERIFY IF ANY SOIL CONDITIONS ARE PRESENT PRIOR TO FOUNDATION/FOOTING INSTALLATION.

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

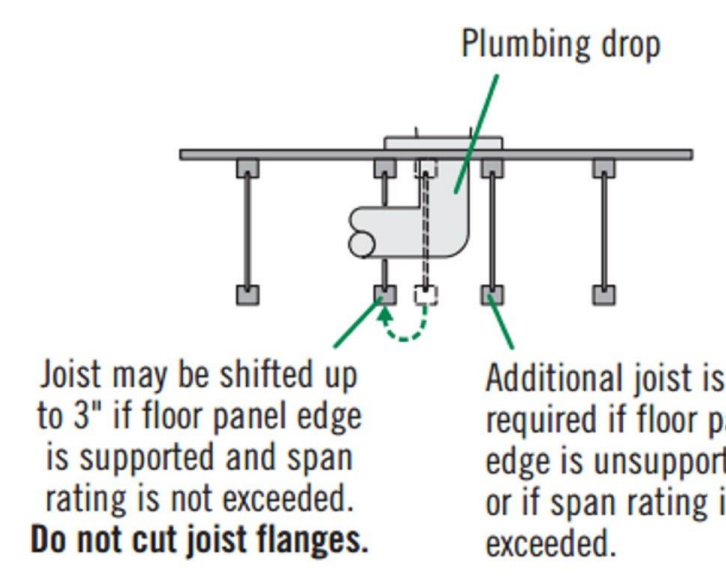


2400 PLAN  
 6600 LOGAN RD.  
 LINCOLN CITY, OREGON

CONTRACTOR: 3 G'S CONST.  
 (503) 871-8434







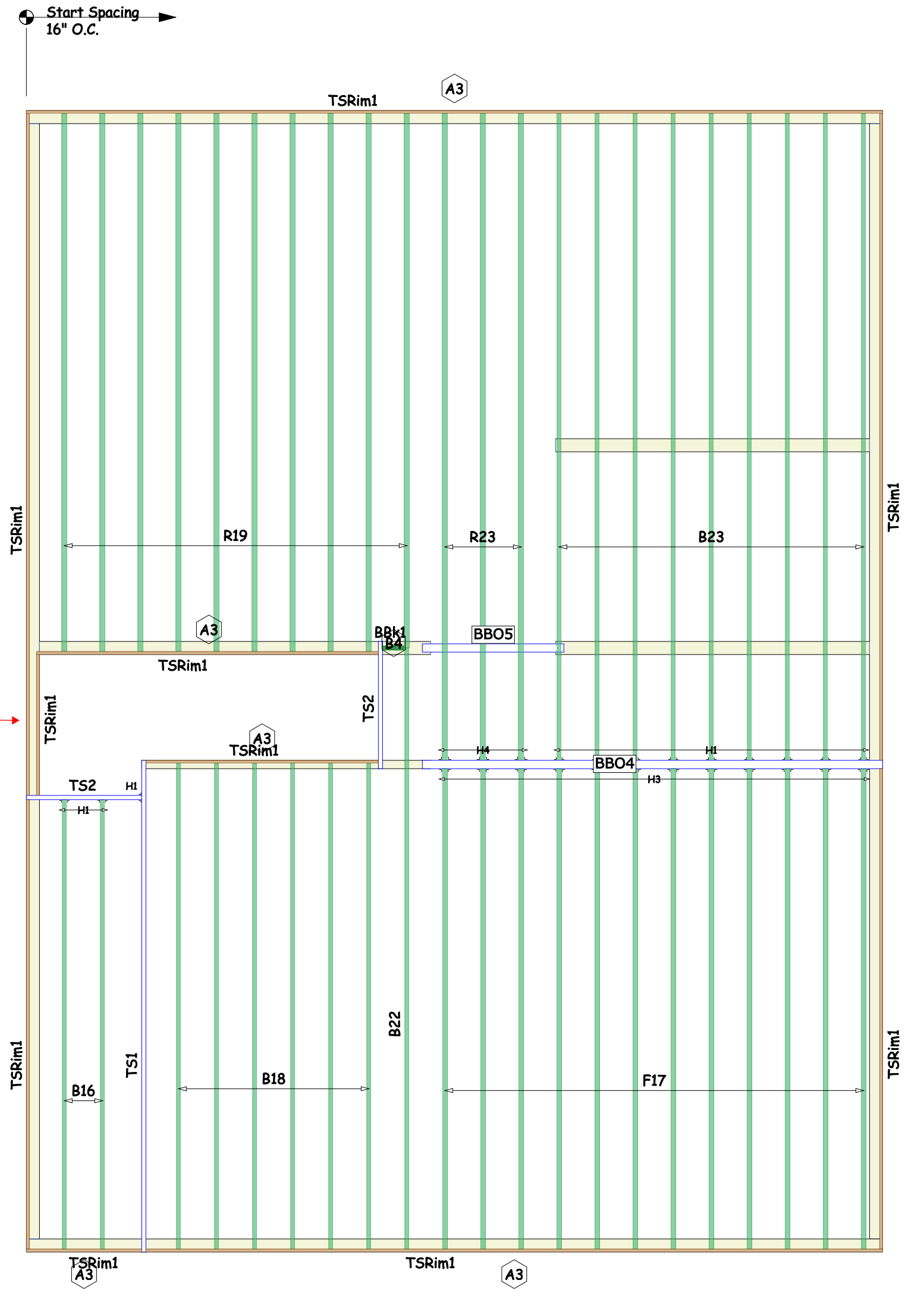
LITERATURE LIBRARY FOR MOBILE PHONES

Available on the App Store

ANDROID APP ON Google play

**Reviewed for Code Compliance**  
Approved by: Brandon Zipser  
Permit #: 541-21-000119-STR  
Date: 04/15/2021  
Reviewed for Lincoln City

Balloon frame exterior walls of all open areas, stair wells and vaulted gable end walls.



Framing Connector Summary								
PlotID	Qty	Manuf	Product	Skew	Slope	Backer Blks	Filler	Web Stiff
H1	12	Simpson	IUS1.81/11.88	-	-	No	No	No
H3	12	Simpson	IUS2.06/11.88	-	-	No	No	No
H4	3	Simpson	MIU2.37/11	-	-	No	No	Yes

TJIs				
PlotID	Length	Product	Plies	Net Qty
B23	23-00-00	11 7/8" TJI 110 joist	1	9
B22	22-00-00	11 7/8" TJI 110 joist	1	1
B18	18-00-00	11 7/8" TJI 110 joist	1	6
B16	16-00-00	11 7/8" TJI 110 joist	1	2
BBk1	9-02	11 7/8" TJI 110 joist	1	1
F17	17-00-00	11 7/8" TJI 210 joist	1	12
R23	23-00-00	11 7/8" TJI 360 joist	1	3
R19	19-00-00	11 7/8" TJI 360 joist	1	10

TimberStrand				
PlotID	Length	Product	Plies	Net Qty
TSRim1	20-00-00	1 1/4" x 11 7/8" 1.3E TimberStrand LSL	1	5
TSRim1	20-00-00	1 1/4" x 11 7/8" 1.3E TimberStrand LSL	1	4
TS1	18-00-00	1 3/4" x 11 7/8" 1.55E TimberStrand LSL	1	1
TS2	5-00-00	1 3/4" x 11 7/8" 1.55E TimberStrand LSL	1	2

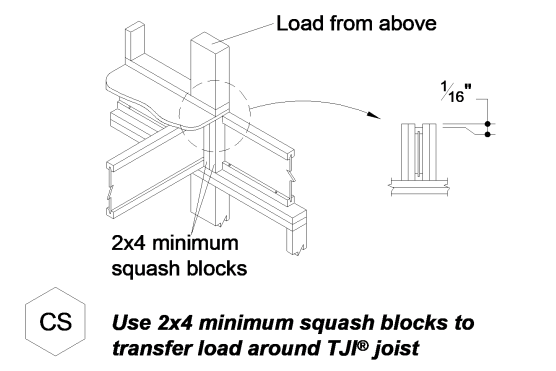
Design Accessory				
PlotID	Length	Product	Plies	Net Qty
9-02		7/8" x 2 5/16" Web Stiffeners	1	6

Sheeting				
PlotID	Length	Product	Plies	Net Qty
		23/32"x48"x96" Weyerhaeuser Edge Gold Panel (0/24) T46 FF	1	36

LEVEL NOTES	
Current Date:	1/25/2021
File Name:	SP21-061.jvl
Level Name:	Upper
Members with Design Overrides:	
TJ-Pro Rating (Weighted Average):	50
Minimum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 46, joist = B16(11154)
Maximum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 63, joist = B23(11177)
FLOOR	
Floor Container:	FC2
Use/Occupancy:	Residential/Living Areas
Floor Area Loading is:	40.0 lb/ft <sup>2</sup> Live Load & 15.0 lb/ft <sup>2</sup> Dead Load
Maximum Allowed Deflection:	L/480 Live Load & L/240 Total Load
TJ-Pro Rating Information:	
Weighted Average:	50
Directly Applied Ceiling:	Gypsum 5/8"
Decking Attachment:	Glue and Nail
Decking Material:	23/32"x48"x96" Weyerhaeuser Edge Gold Panel (0/24) T46 FF
Blocking at max 8-00-00 o.c.:	No

See Engineering "S" Pages

Squash block all point loads through floors to the foundation/approved footings below.



**WARNING**  
Joists are installed with limited flexibility.

**DO NOT** walk on joists with broad. INJURY MAY RESULT.

**DO NOT** walk on joists that are being laid. INJURY MAY RESULT.

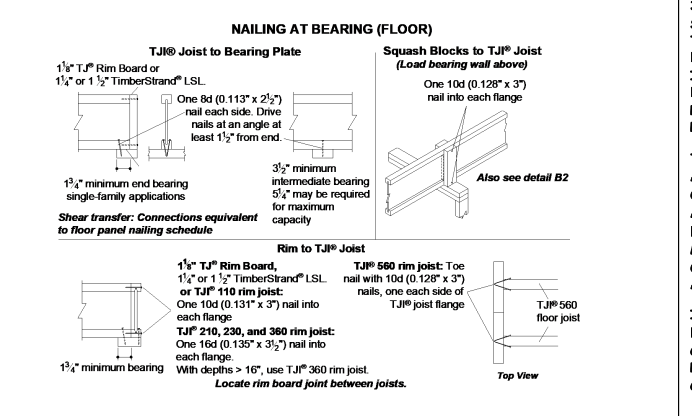
**DO NOT** stack building materials on overhead joists. Stack only over beams or walls.

**WARNING NOTES:**  
Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:  
1. All blocking, bracing, or bracing shall be in place at the end supports of the TJI joist until the supporting members are properly secured.  
2. Lateral bracing, bracing or bracing shall be installed at the end supports of the TJI joist.  
3. Lateral bracing, bracing or bracing shall be installed at the end supports of the TJI joist.  
4. Lateral bracing, bracing or bracing shall be installed at the end supports of the TJI joist.  
5. Lateral bracing, bracing or bracing shall be installed at the end supports of the TJI joist.  
6. The bracing shall be installed at the end supports of the TJI joist.  
7. The bracing shall be installed at the end supports of the TJI joist.  
8. The bracing shall be installed at the end supports of the TJI joist.  
9. The bracing shall be installed at the end supports of the TJI joist.  
10. The bracing shall be installed at the end supports of the TJI joist.

**Load bearing or brace/shear wall above (must stack over wall below):**  
Blocking panel: 1" TJI Rim Board, 1" or 1 1/2" TimberStrand LSL, or 1 1/2" TJI joist.  
2x4 minimum squash blocks.

**Load bearing or brace/shear wall above (must stack over wall below when present):**  
Blocking panel: 1" TJI Rim Board, 1" or 1 1/2" TimberStrand LSL, or 1 1/2" TJI joist.  
Web stiffeners required on both sides of both joist ends at B/W ONLY.

**End of joist at centerline of support:**  
Blocking panel: 1" TJI Rim Board, 1" or 1 1/2" TimberStrand LSL, or 1 1/2" TJI joist.



1. MATERIAL PLACEMENT PLAN DISCLOSURE:  
PARR LUMBER COMPANY (PARR) DOES NOT WARRANT THE ACCURACY OF THIS MATERIAL PLACEMENT PLAN. THE MATERIAL LIST INDICATED BY THIS MATERIAL PLAN IS AN ESTIMATE ONLY. THE ACTUAL AMOUNT OF MATERIAL USED MAY VARY FROM THE AMOUNT OF MATERIAL ESTIMATED DUE TO A NUMBER OF FACTORS. YOUR AGENT HAS NO REPRESENTATION OR WARRANTY REGARDING THE ACTUAL AMOUNT OF MATERIAL USED. ALL LOADS AND DIMENSIONS USED TO CREATE THIS MATERIAL PLACEMENT PLAN HAVE BEEN PROVIDED BY THE CUSTOMER AND VERIFIED BY THE CUSTOMER FOR COMPLETENESS, ACCURACY AND COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY THE PRODUCTS LISTED FOR SIZE, LENGTH AND APPLICATION. THIS MATERIAL PLAN IS SUBJECT TO REVIEW BY THE CUSTOMER'S QUALIFIED PROFESSIONAL ENGINEER IN REGARDS TO THE PARTICULAR STRUCTURE OF STRUCTURAL COMPONENTS THEREOF.

2. DISMEMBERATION AND HOLD HARMLESS:  
CUSTOMER SHALL INDEMNIFY AND HOLD PARR, ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS AGAINST AND FROM ANY AND ALL CLAIMS, LIABILITY, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY FEES, FOR ANY CLAIM, CAUSE OF ACTION, DEMAND, RECOVERY, JUDICIAL ACTION OR DAMAGE TO ANY PROPERTY OR PERSON ARISING OUT OF OR IN ANY WAY CONNECTED WITH ANY ACT OR OMISSION IN REGARD TO THIS PLAN.

3. LIMITATION OF LIABILITY: IN NO EVENT SHALL PARR BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR LOSS OF PROFITS, REVENUE, DATA OR FOR ANY AND ALL CONSEQUENTIAL DAMAGES SHALL BE LIMITED TO THE AMOUNT PAID BY CUSTOMER FOR THE GOODS OR SERVICES PROVIDED BY PARR UNDER THIS AGREEMENT.

4. THIS MATERIAL PLAN MUST BE REVIEWED AND APPROVED BY THE CUSTOMER'S QUALIFIED PROFESSIONAL ENGINEER. LOCAL ALUMINUM OUTLETS AND LOCAL TYPING TO TJI TO OBTAIN PLANS. ALL LISTS ATTACHED ARE SUBJECT TO CHANGE WITHOUT NOTICE. PURCHASER MUST VERIFY ALL PRODUCTS ARE IDENTIFIED BY A DESIGN PROFESSIONAL AND IDENTIFIED BY DESIGNER PRODUCT.

5. If designed per framing manufacturer's recommendations, blocking is required over intermediate bearing in attic. Complete the job and use the blocking in the attic. Please refer to the engineer's report for requirements. Contact your dealer if additional material is required.

THIS DRAWING IS BASED ON:  
ARCHITECTURAL DRAWINGS PREPARED BY: [REDACTED]  
STRUCTURAL DRAWINGS PREPARED BY: [REDACTED]

JOB COMMENTS: SP21-061  
3 G's Construction  
6600 Logan Rd.  
Parr Salem  
Sergio S.

REV	BY	DATE	DESCRIPTION

Created By: Parr Lumber Co.  
Spencer Hawke  
7650 NE Wagon Dr.  
Hillsboro, OR  
Phone: 503-638-6912  
Email: spencer.hawke@parr.com

LAYOUT SCALE: 1/4" = 1'

SHEET  
**2 OF 2**