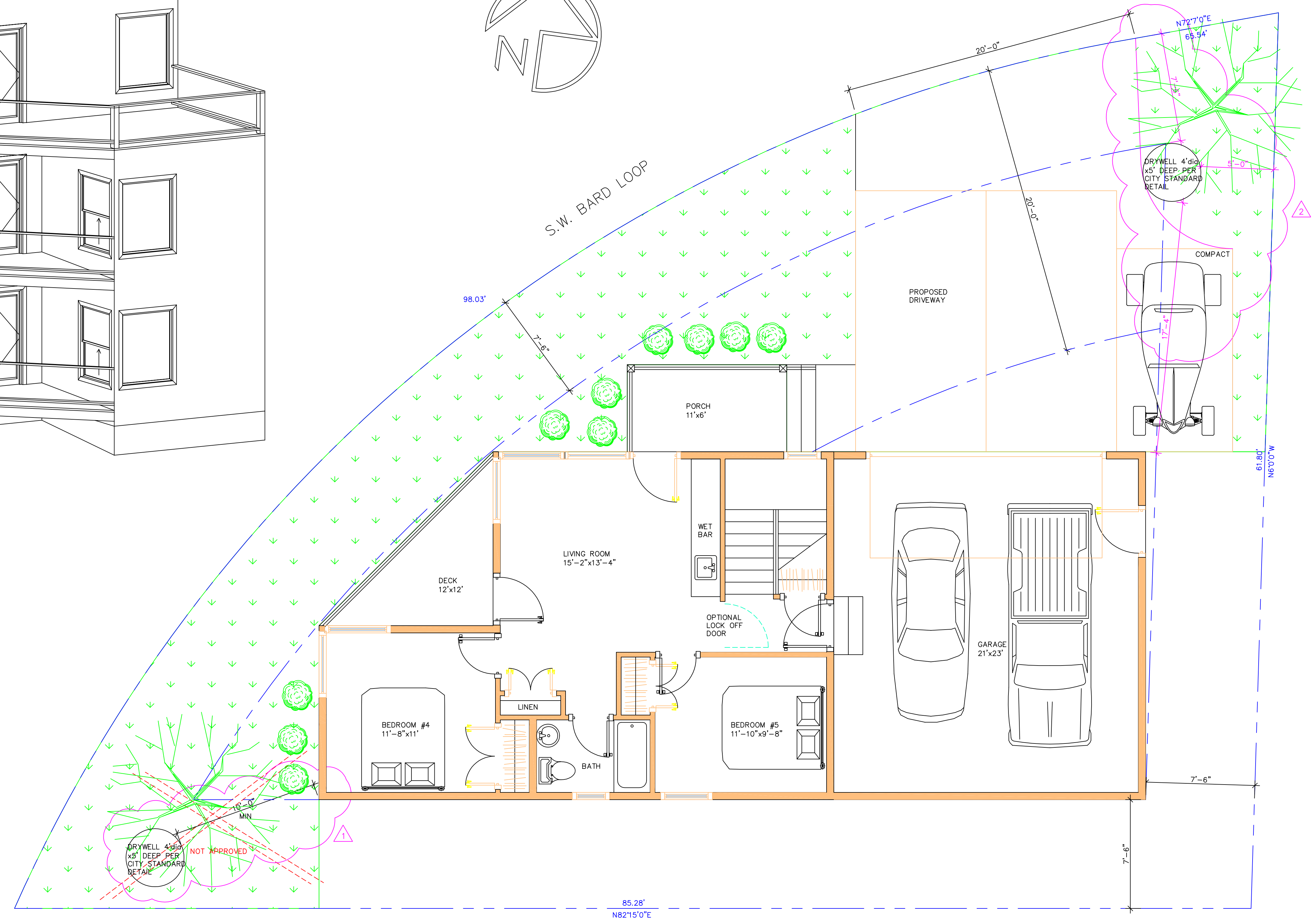
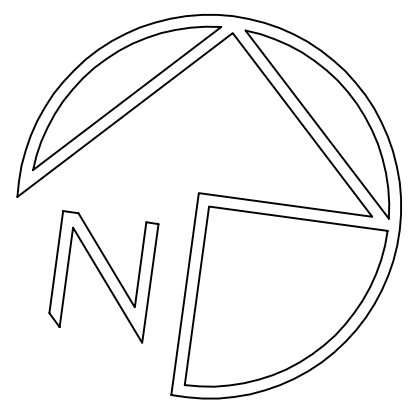
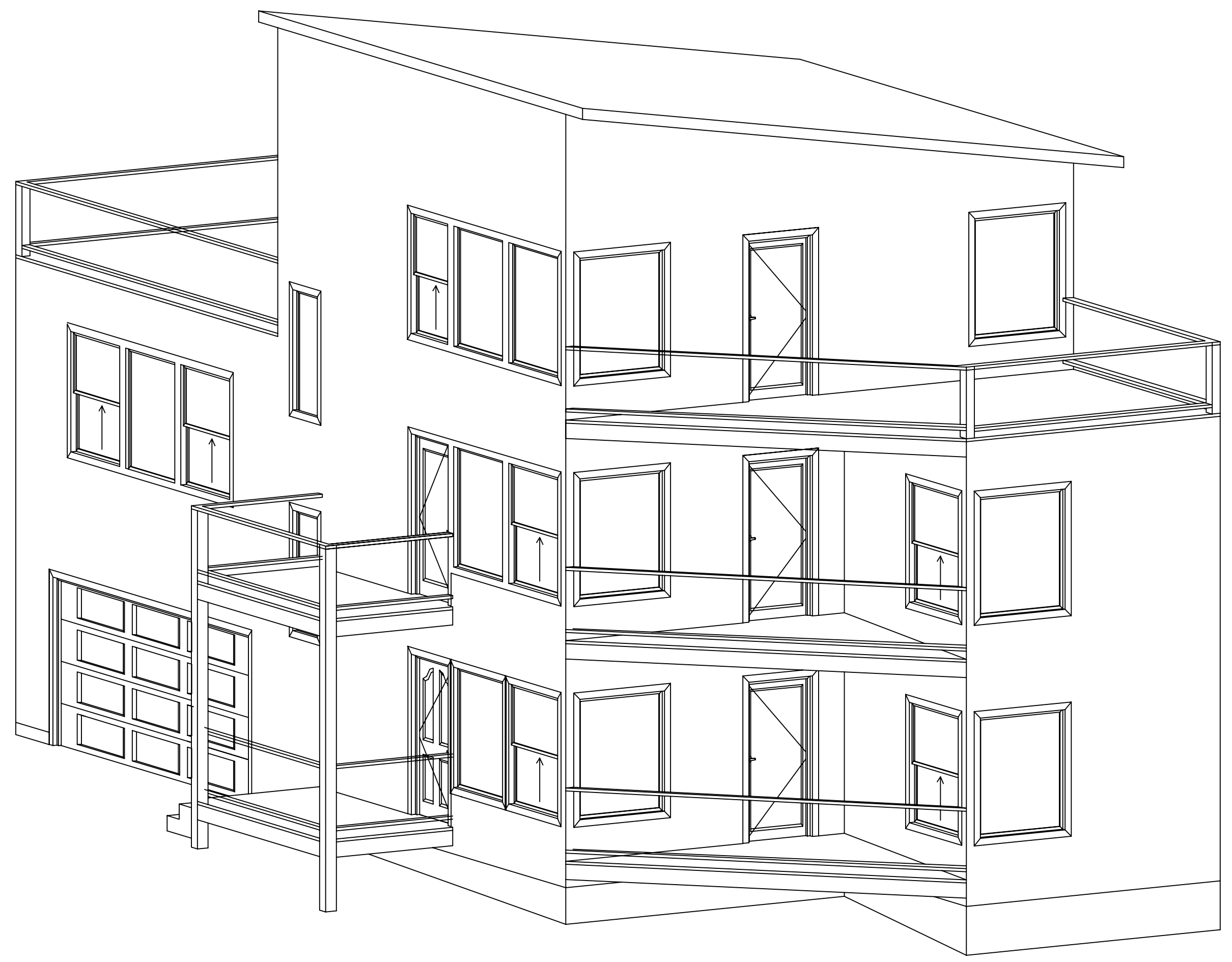


NOTE:
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 DETAIL INCLUDED WITHIN IS PROHIBITED ON ANY
 OTHER PROJECT OR FOR ANY OTHER PURPOSE
 WITHOUT WRITTEN PERMISSION BY SHORELINE
 DESIGN AND OR SALITURO ENGINEERING



GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL TAKE THE NECESSARY STEPS TO ENSURE COMPLIANCE WITH ALL PLANS AND APPLICABLE CODES.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES AND REQUIREMENTS. SHORELINE DESIGN SHALL NOT BE HELD LIABLE FOR DAMAGES CAUSED BY CODES REFERENCED WITHIN THESE PLANS.
3. ALL STRUCTURAL CALCULATIONS SHALL BE VERIFIED WITH AN ENGINEER PRIOR TO CONSTRUCTION.
4. ALL PLUMBING, HEATING, AND ELECTRICAL PLANS AND INFORMATION SHALL BE DESIGNED AND CONSTRUCTED AS REQUIRED BY A LICENSED CONTRACTOR.
5. ALL DISCREPANCIES AND VARIATIONS TO THESE PLANS SHALL BE RECONCILED W/ DESIGNER PRIOR TO CONSTRUCTION OR THEY SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PROPERTY INFORMATION:

LOT SIZE:
 3684 SQ FT

PROPOSED BUILDING FOOTPRINT:
 1362 SQ FT

PROPOSED RESIDENCE:
 LOWER LEVEL 708 SQ FT
 MAIN LEVEL 1224 SQ FT
 UPPER LEVEL 564 SQ FT
 TOTAL LIVABLE 2496 SQ FT

PROPOSED GARAGE:
 516 SQ FT

PROPOSED DECK:
 ROOF TOP 516 SQ FT
 ROOF TOP 216 SQ FT
 FRONT 66 SQ FT PER
 ANGLE 72 SQ FT PER

LOT COVERAGE:
 1326 SQ FT - 37% (40% MAX)
 2026 SQ FT w/ HARDSCAPE - 55%

AVG HT. 34'-4"

FRONT YARD 1640 SQ FT
 HARDSCAPE 664 SQ FT 40%

5 PARKING SPACES

LANDSCAPE INFORMATION:

LOT PERIMETER:
 310 SQ FT

TREE 1:150 LF =2
 5' HIGH @ CENTER

SHRUB 1:30 LF =10
 3 GALLON (UNLESS NOT AVAILABLE)

GROUND COVER 10% =368 SQ FT
 4" POT SIZE

OR AS PER LCMC 17.55

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

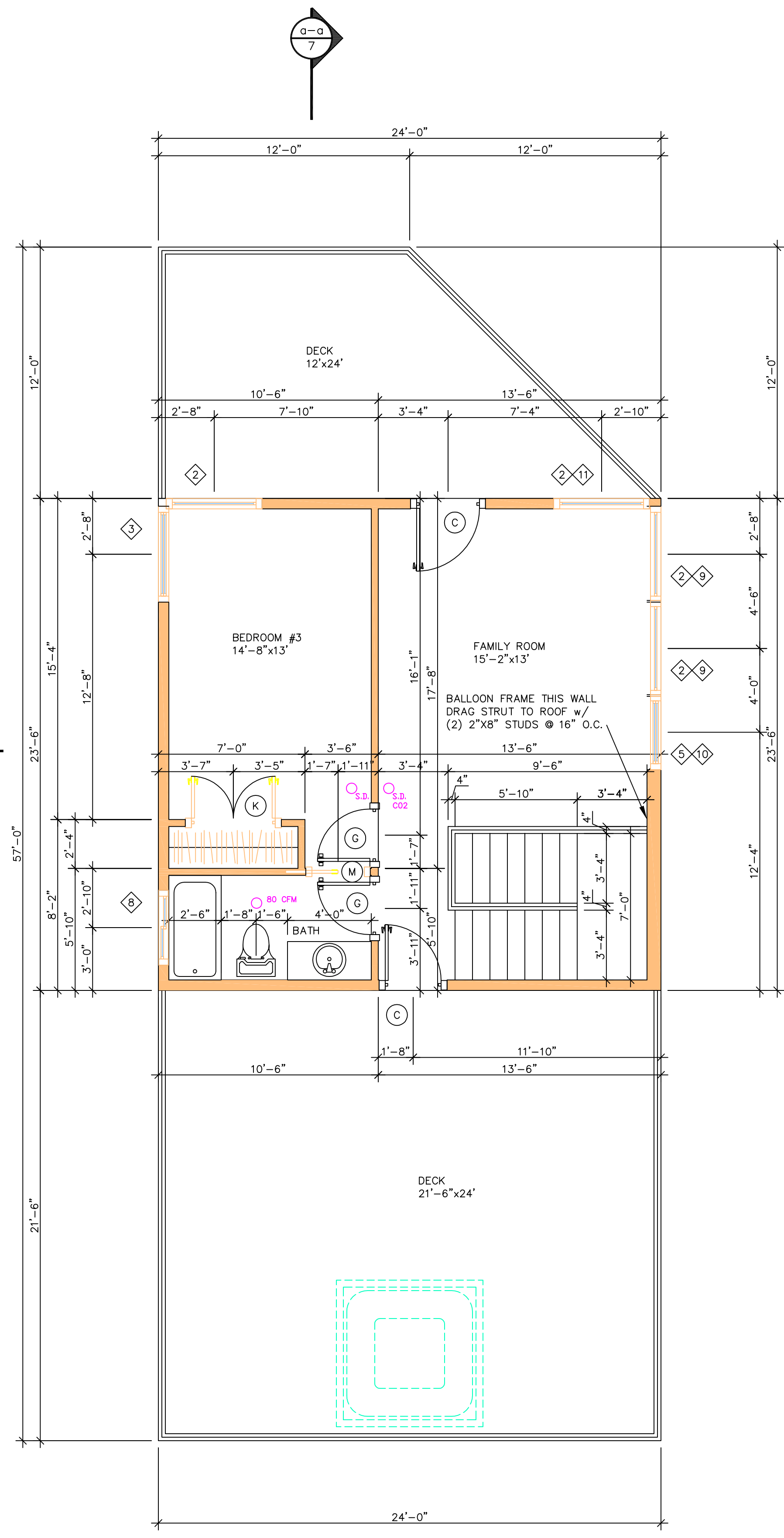
SHEET INDEX:

- 1 SITE PLAN
- 2 FLOOR PLAN
- 3 2nd & 3rd FLOOR PLANS
- 4 FOUNDATION PLAN
- 5 FRAMING PLANS
- 6 SHEAR & ELEVATIONS
- 7 SECTION & DETAILS
- 8 ELEVATIONS
- 9 ENGINEERING

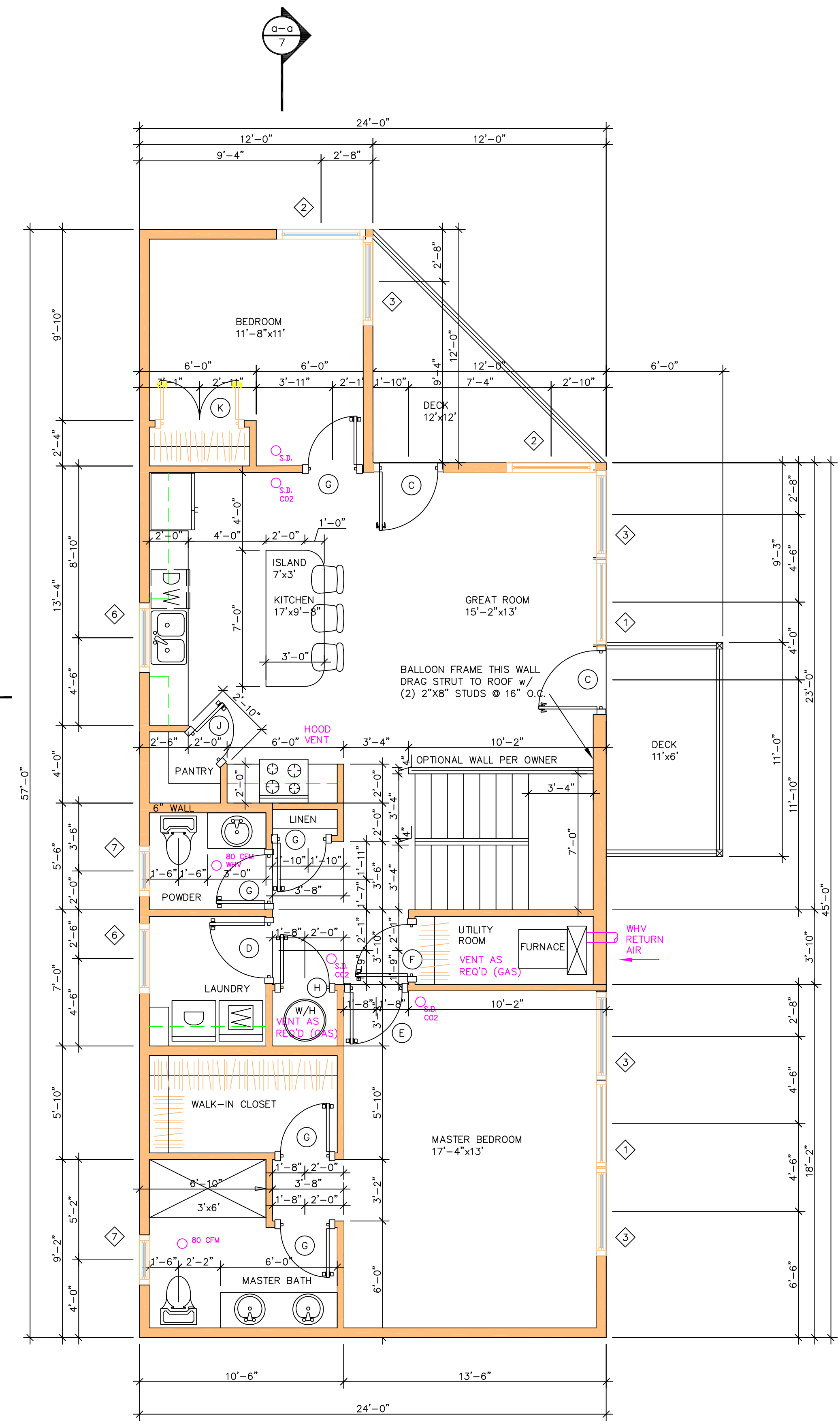
site plan
 4/4/2022
 sheet 1 of 9
 8/4/2022
 12/21/2022

a residence for Michael Cromwell
 Shoreline Design Lincoln City, OR (541) 994-6784 shoreline@juno.com

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upper level plan
SCALE : 1/4" = 1'-0"
564 sq ft



main level plan
SCALE : 1/4" = 1'-0"
1224 sq ft

NOTES:
1. HOLDDOWNS TO BE MANUF. BY SIMPSON STRONGTIE OR APPROVED EQUAL
2. USE CN 5/8 & CN 7/8 COUPLER NUTS TO ALTHREAD AS REQUIRED

NOTE: ALL EXTERIOR WALLS TO HAVE 1/2" CDX SHEATHING PER R602.10.4 AND R602.10.5 AS REQ'D AND TO BE NAILED @ 6" O.C. IN FIELD AND 12" O.C. OR w/ STAPLES PER R602.10.4.1 FOR CONTINUOUSLY SHEATHED WALLS

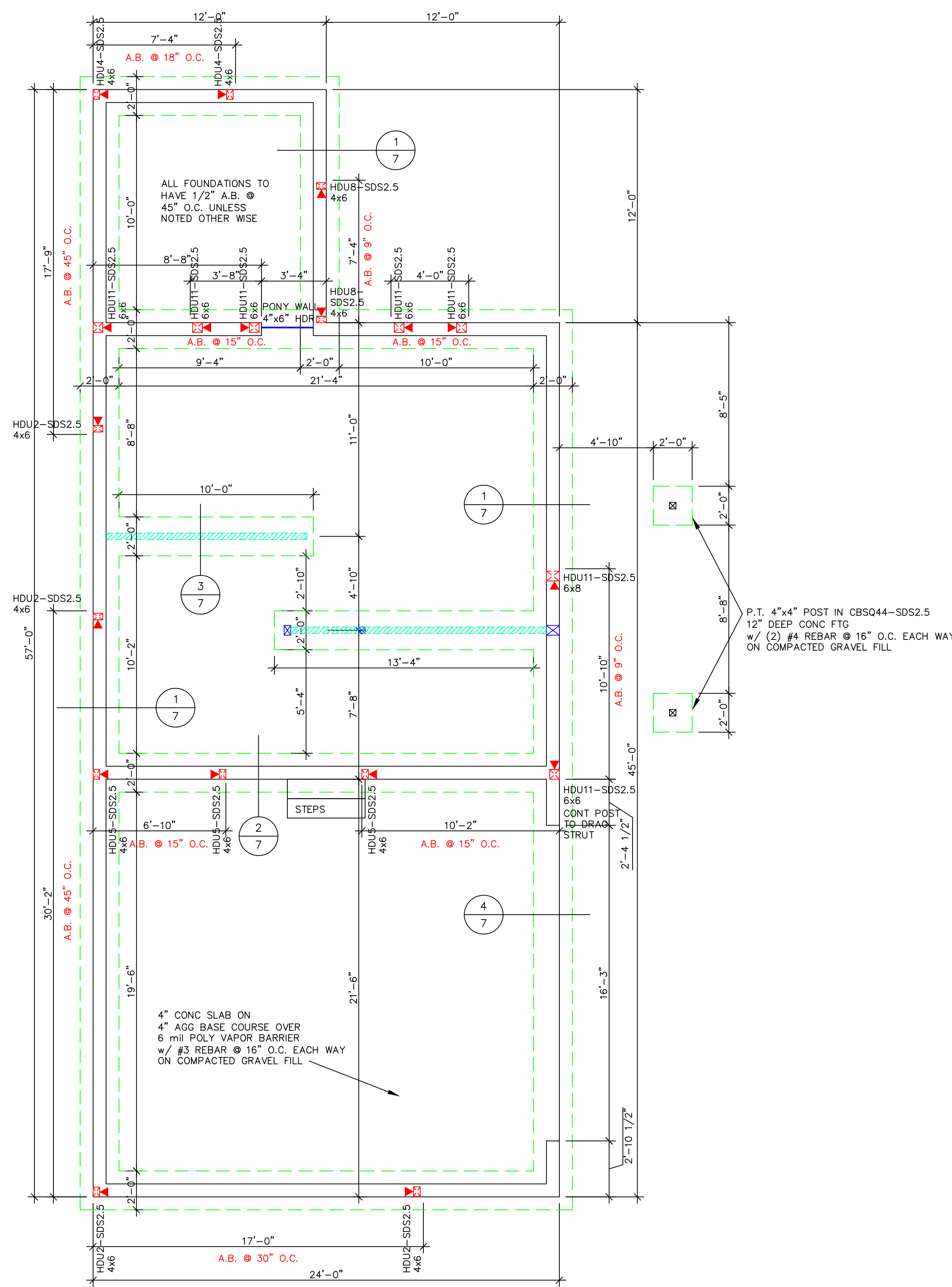
VERIFY & ADJUST ALL HD BOLT LOCATIONS TO ACTUAL FRAMING DIMENSIONS & MANUF REQUIRED OFFSETS

HEADER NOTES:
USE 4"x8" UP TO 4'
USE 4"x10" TO 6'
USE 4"x12" TO 8'
(#2 OF OR BETTER) AS NOTED ABOVE 8" TYPICAL

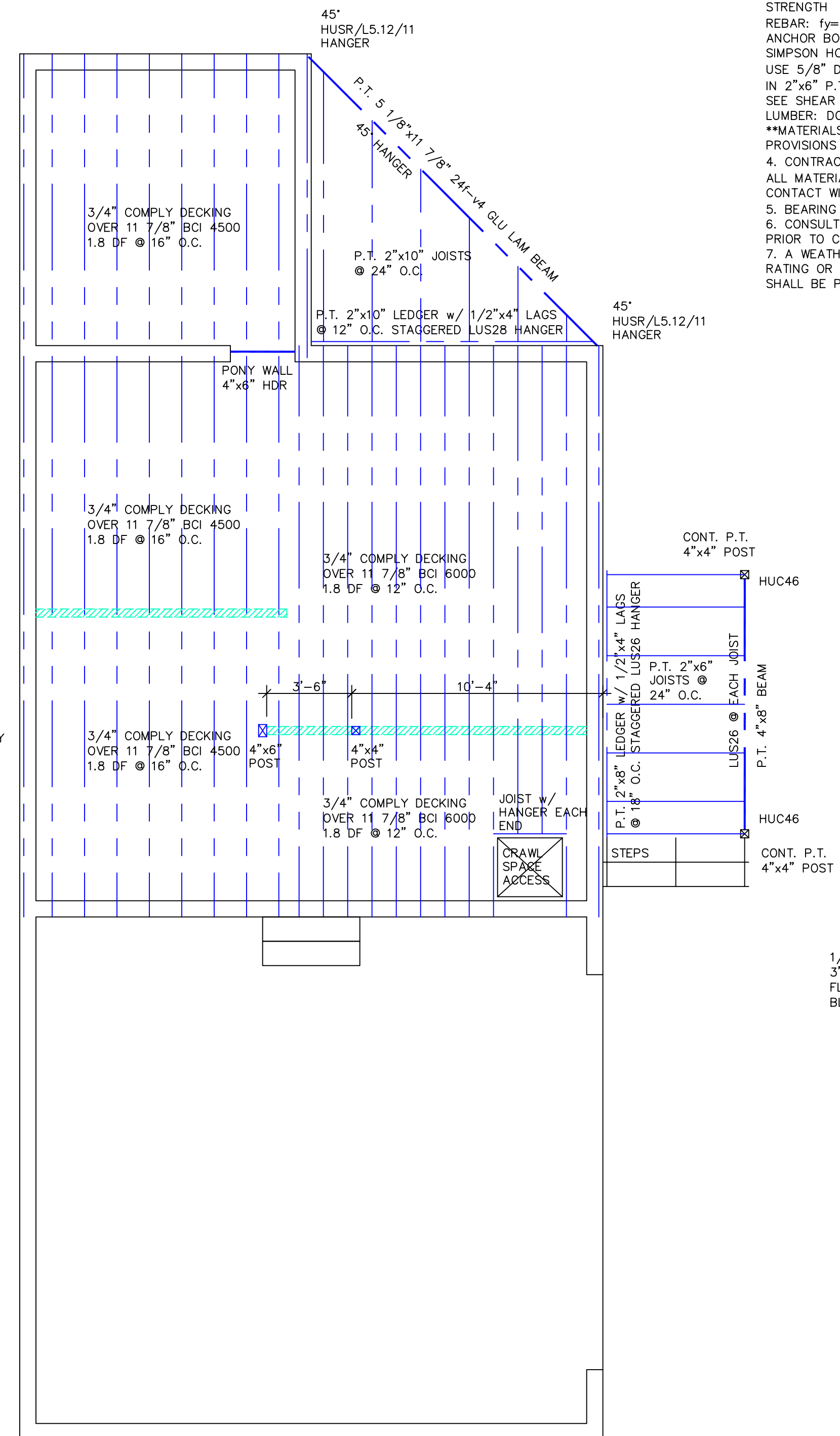
WALL BRACED PANEL CONNECTION OPTION TO PERPENDICULAR TRUSSES PER (R602.10.6.2 (1) TYPICAL

WALL BRACED TOP PLATE CONNECTION 12 - 16# MIN. EACH WAY IN 24" SPLICE PER (R602.10.8.1) TYPICAL

a residence for Michael Cromwell
Shoreline Design Lincoln City, OR (541) 994-6784 shoreline@juno.com



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



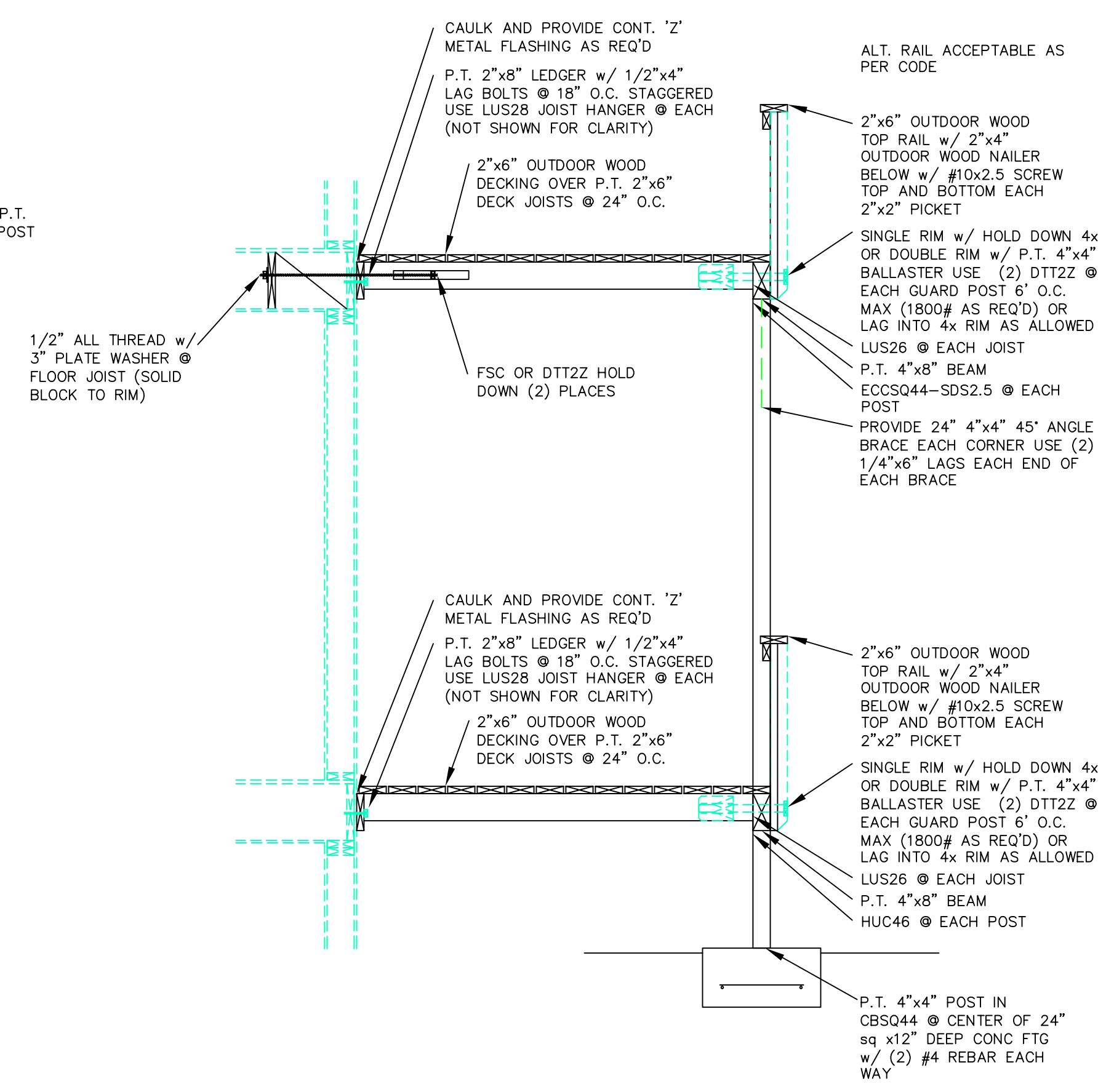
lower floor framing plan
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION PER ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO; THE 2021 ORSC (CODES & DETAILS NOT SHOWN ARE TO CONFORM WITH THE PROVISIONS OF THE STATE REQ'D CODES), AS APPLICABLE
2. THE CONTRACTOR IS RESPONSIBLE FOR WORKSITE SAFETY. MINIMUM STANDARDS ARE PER OSHA.
3. MATERIALS:
CONCRETE: $f'_c=2500-3500$ PSI PER TABLE R402.2 MIN. 28 DAY STRENGTH
REBAR: $f_y=60$ KSI FOR #4 AND LARGER (GRADE 60)
ANCHOR BOLTS: ASTM A307 GALVANIZED. PROVIDE ANCHOR BOLTS FOR SIMPSON HOLD-DOWNS AND INSTALLATION PER MANUFACTURER.
USE 5/8" DIA x10" LONG WITH 3"x3"x.229" PLATE WASHER @ 48" O.C. IN 2"x6" P.T. SILL PLATE w/ SEAL SILL, UNLESS NOTED OTHERWISE - SEE SHEAR SCHEDULE WHEN APPLICABLE.
LUMBER: DOUGLAS FIR #2 OR BETTER UNLESS NOTED OTHERWISE.
**MATERIALS NOTED ARE TO MEET OR EXCEED THE GENERAL PROVISIONS OF ALL NATIONAL AND LOCAL BUILDING PRACTICES.
4. CONTRACTOR SHALL VERIFY COMPATIBILITY & MANUF REQ'MENTS FOR ALL MATERIALS IN CONTACT W/ EACH OTHER & ALL MATERIALS IN CONTACT WITH CONCRETE.
5. BEARING HEADER TO BE DOUBLE 2"x8" MIN.
6. CONSULT WITH ENGINEER FOR RESOLUTION OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. A WEATHER RESISTANT BARRIER OF NOT LESS THAN 75% DRAINAGE RATING OR OTHER APPROVED MEANS OF DRAINAGE PER ORSC R703.1.1 SHALL BE PROVIDED ON ALL EXTERIOR WALLS.

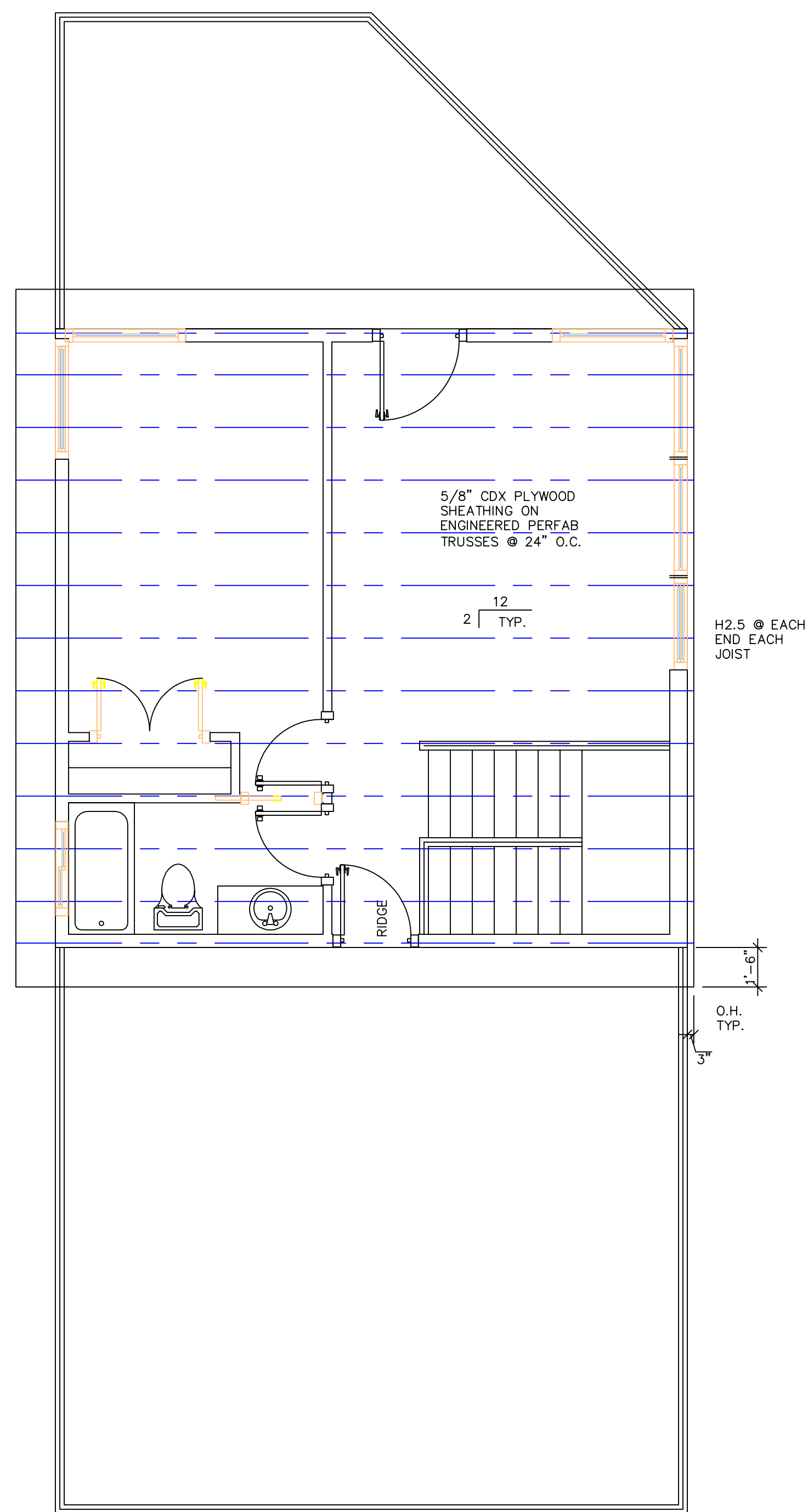
FOUNDATION NOTES:

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVIOD OF ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW GRADE, OR ON 6" MIN. GRANULAR FILL COMPACTED TO 95%.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF MIN.
3. EXCAVATE 18" MIN. UNDER ALL GRIDERS.
4. COVER ENTIRE CRAWL SPACE WITH 6 mil BLACK PLASTIC ("VISQUEEN")
5. PROVIDE A MIN OF 1 SQ FT OF VENTILATION FOR EACH 150 SQ FT OF CRAWL SPACE AREA. VENTS TO BE CLOSABLE AND MADE OF CORROSIVE RESISTANT MATERIALS. POST NOTICE RE: OPENING VENTS AT ELECTRICAL PANEL
6. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND TO BE PROTECTED WITH #55 ROLL ROOFING OR SILL SEAL OR OTHER ACCEPTABLE PRODUCT.
7. PROVIDE CRAWL SPACE HEIGHT AND ACCESS DIMENSIONS PER APPLICABLE CODE(S).
8. FOOTING DRAINS ARE TO BE SLOTTED PVC W/ FREE DRAINING CRUSHED ROCK INSTALLED ADJACENT TO ALL PERIMETER FOOTINGS.
9. ALL RETAINING WALLS SHALL HAVE SLOTTED PVC FOOTING DRAINS w/ NON-WOVEN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) PLACED BETWEEN NATIVE SOIL AND BACKFILL BACKFILL SHALL BE FREE DRAINING CRUSHED ROCK (LESS THAN 5% PASSING THRU 200 MESH SIEVE) PLACED IN 8" LIFTS COMPACTED TO 90% w/ FABRIC PROTECTION TO WITH-IN 24" OF FINISH GRADE.
10. ALL ADJACENT GRADES SHALL BE MIN. 2% SLOPE FOR 10' AWAY TO STRUCTURE.
11. ROOF DRAINS SHALL BE SEPERATE AND TIGHT LINED TO APPROVED STORM WATER EVACUATION SYSTEM.
12. STRUCTURAL FILL SUPPORTING BUILDING LOADS SHALL CONSIST OF 1 1/2" DIA OR LESS GRANULAR FILL, FREE OF ORGANICS AND DELETERIOUS MATERIALS. STRUCTURAL FILL SHALL BE PLACED ING MAX. 8" LIFTS COMPACTED TO AT LEAST 90% OF MAX DRY DENSITY PER ASTM-D1557.
13. ALL GRADES ADJACENT TO BUILDING STRUCTURES SHALL BE SLOPED 2% MIN AWAY FOR A MIN OF 10'.
14. ALL CONCRETE SLAB ON GRADE CONSTRUCTION SHALL BE PLACED OVER 6" MINIMUM 3/4"-INCH MINUS, CLEAN, FREE DRAINING CRUSHED ROCK, PLACED IN 8" MAX LIFTS, COMPACTED TO 92% OF THE MODIFIED PROTRACTOR (ASTM-D1557)
15. CONTRACTOR IS RESPONSIBLE FOR AND TO VERIFY COMPATIBILITY BETWEEN P.T. WOOD AND ALL METAL HARDWARE AS WELL AS ALL FASTENERS TO METAL HARDWARE

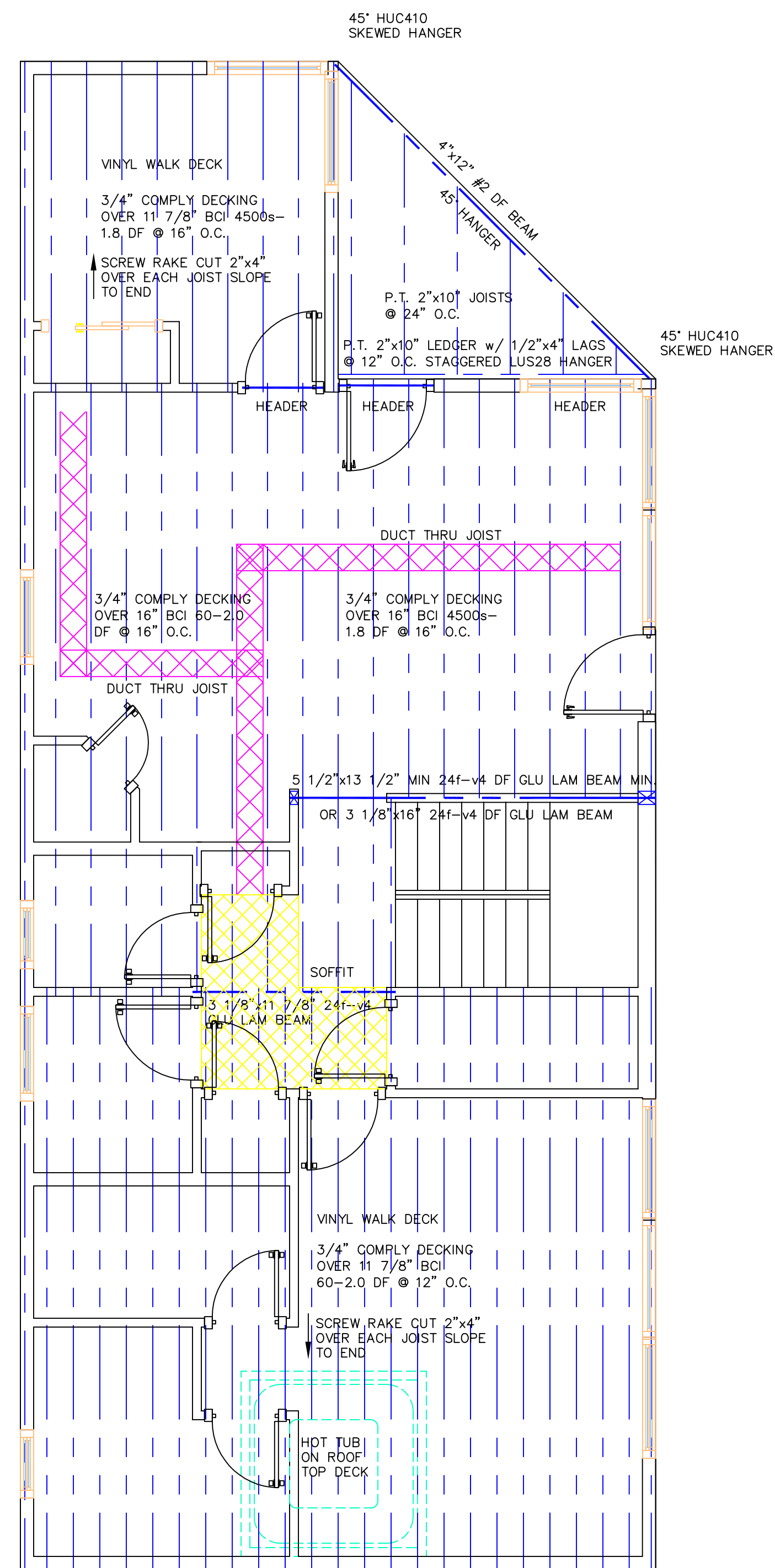


deck detail
SCALE: 1/2" = 1'-0"

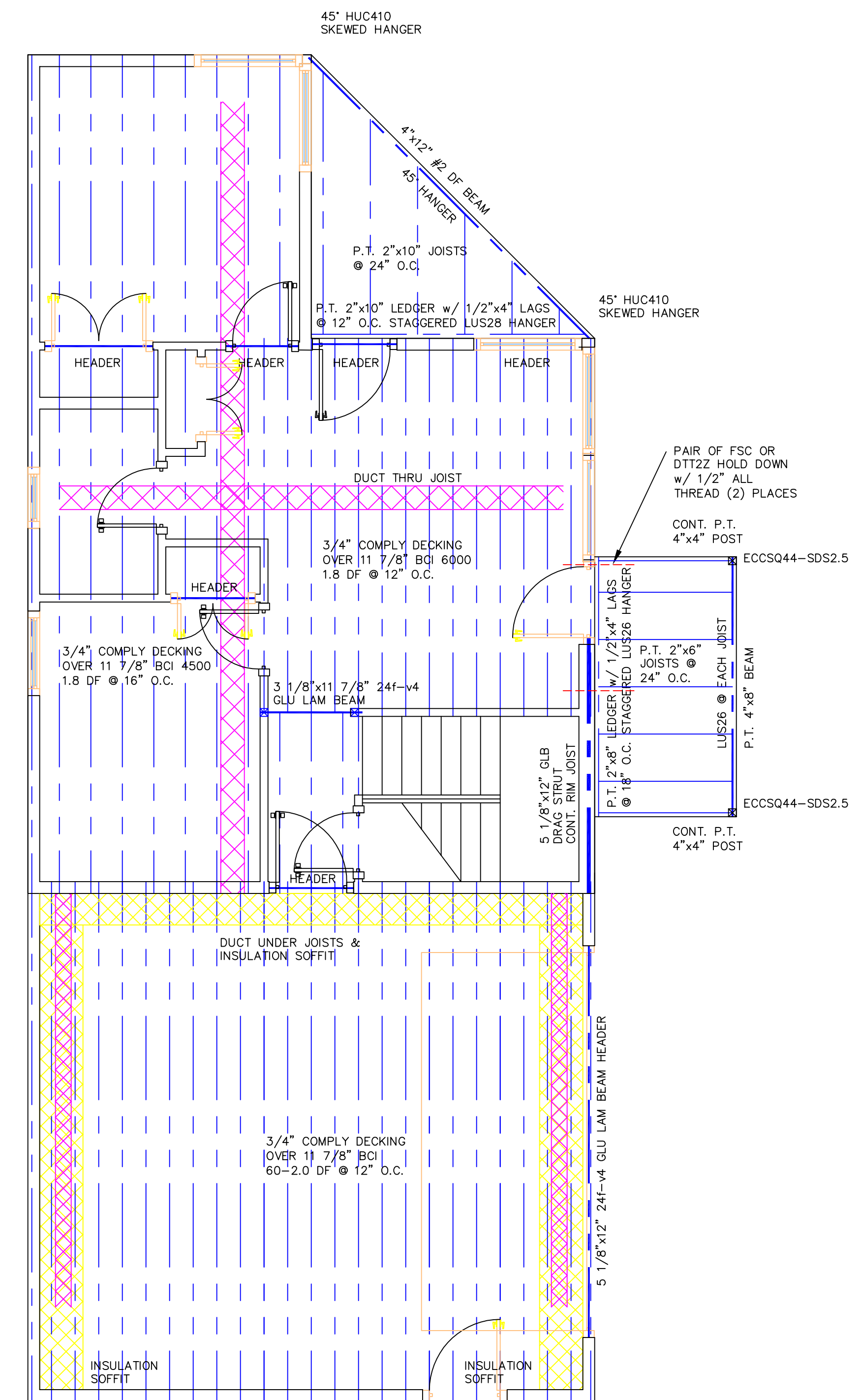
foundation plan
4/4/2022
sheet 4 of 9



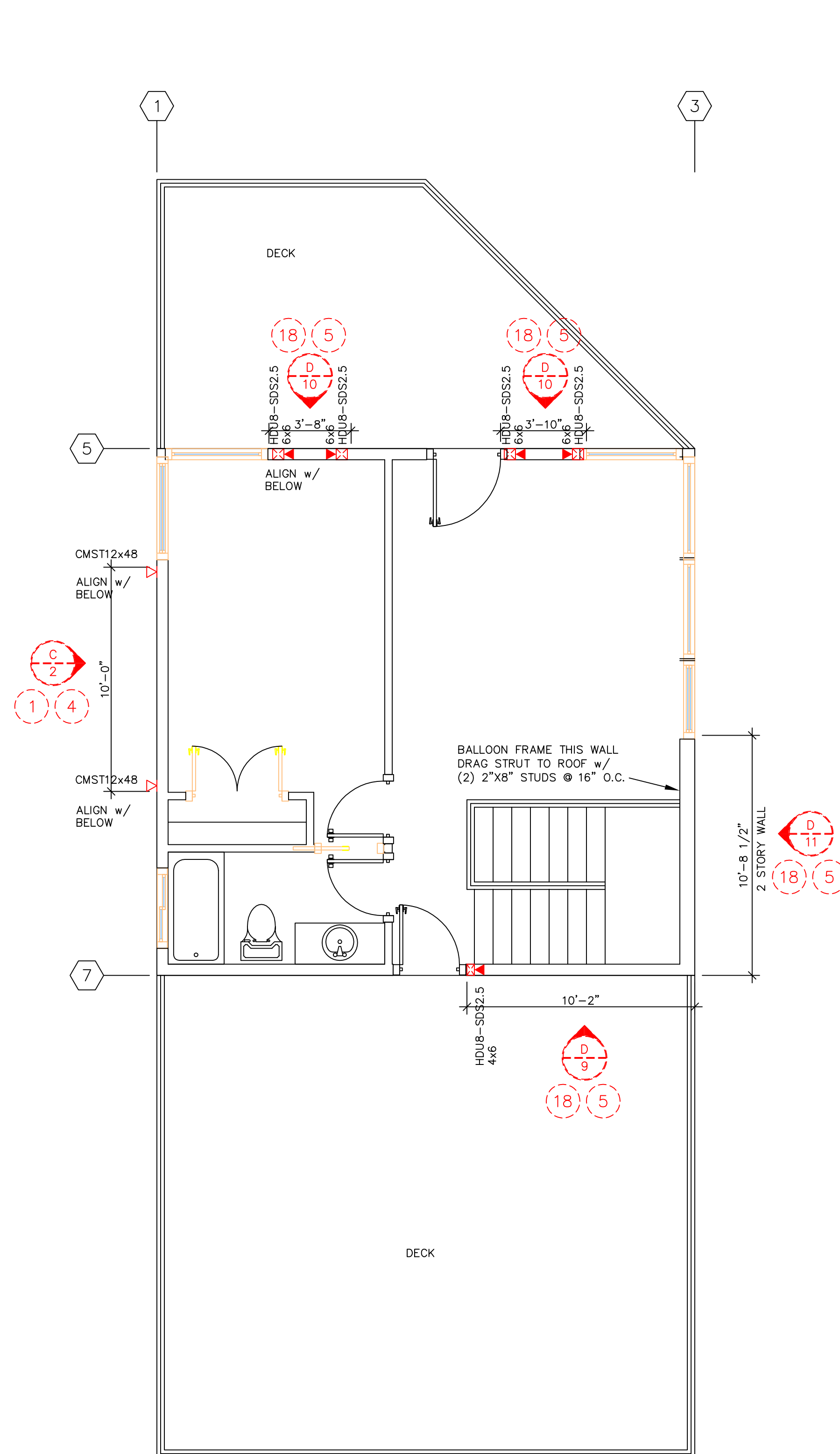
roof framing plan
SCALE : 1/4" = 1'-0"



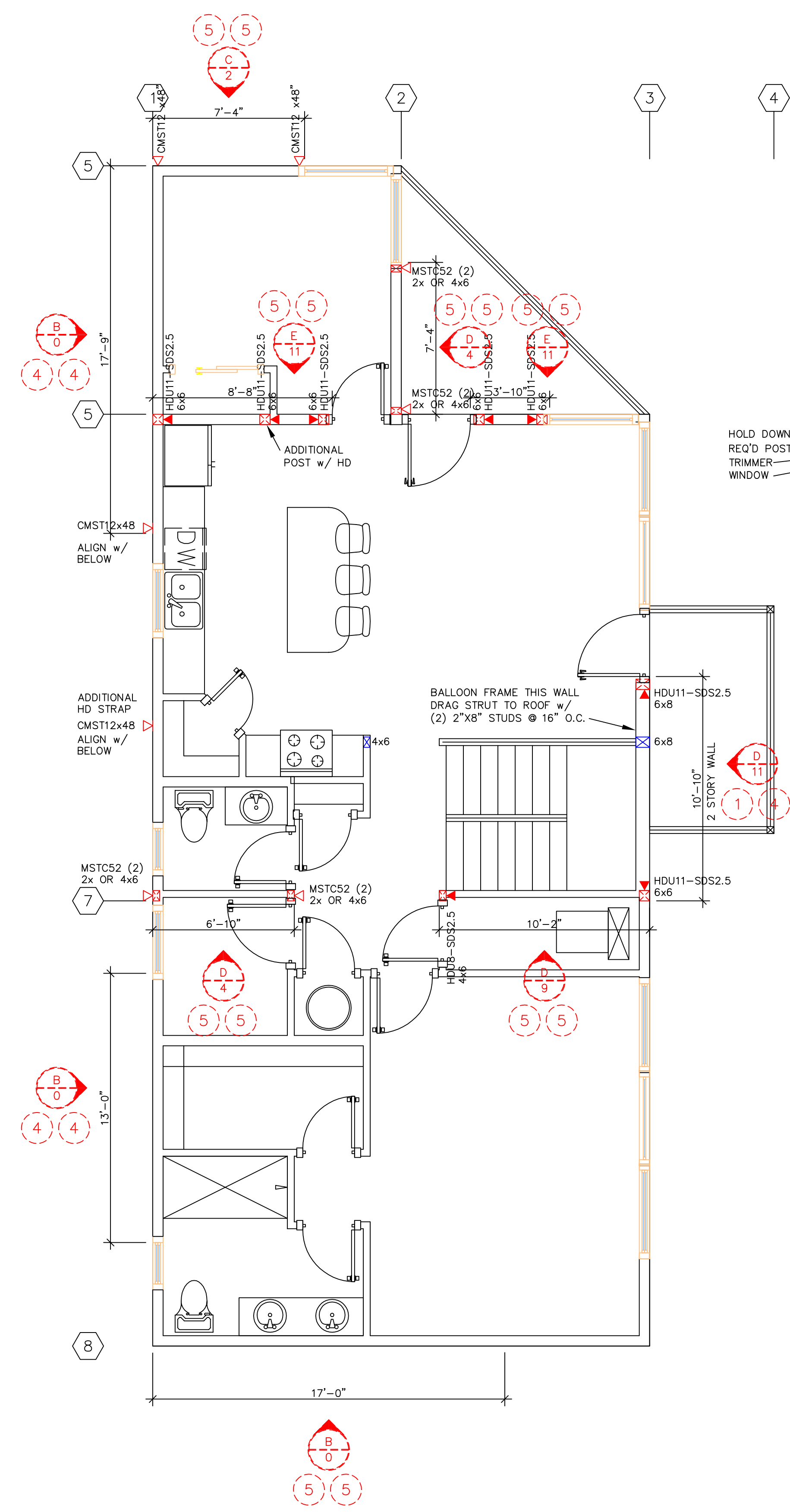
upper floor framing plan
SCALE : 1/4" = 1'-0"



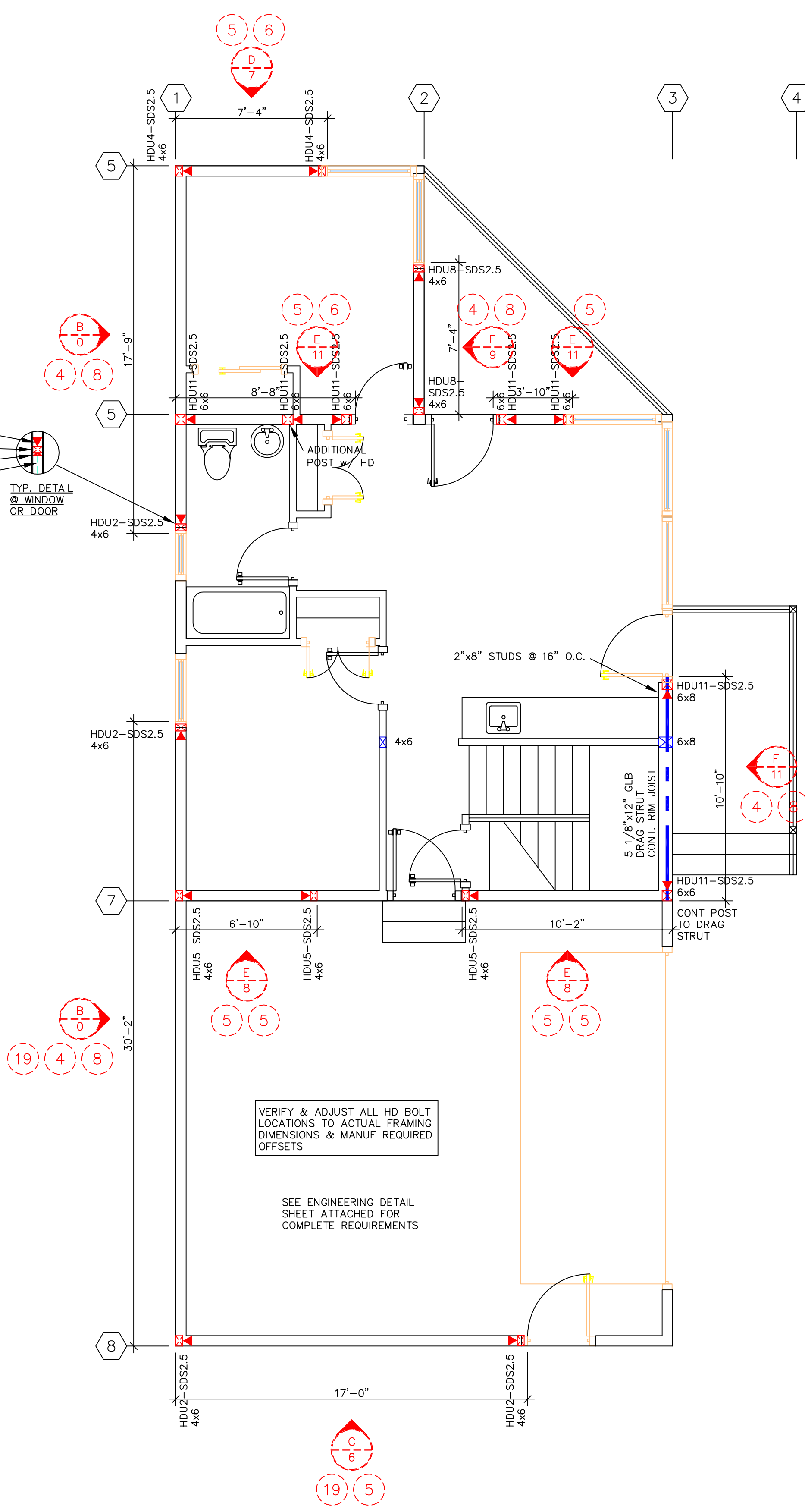
main level floor framing plan
SCALE : 1/4" = 1'-0"



upper level shear plan
SCALE : 1/4" = 1'-0"

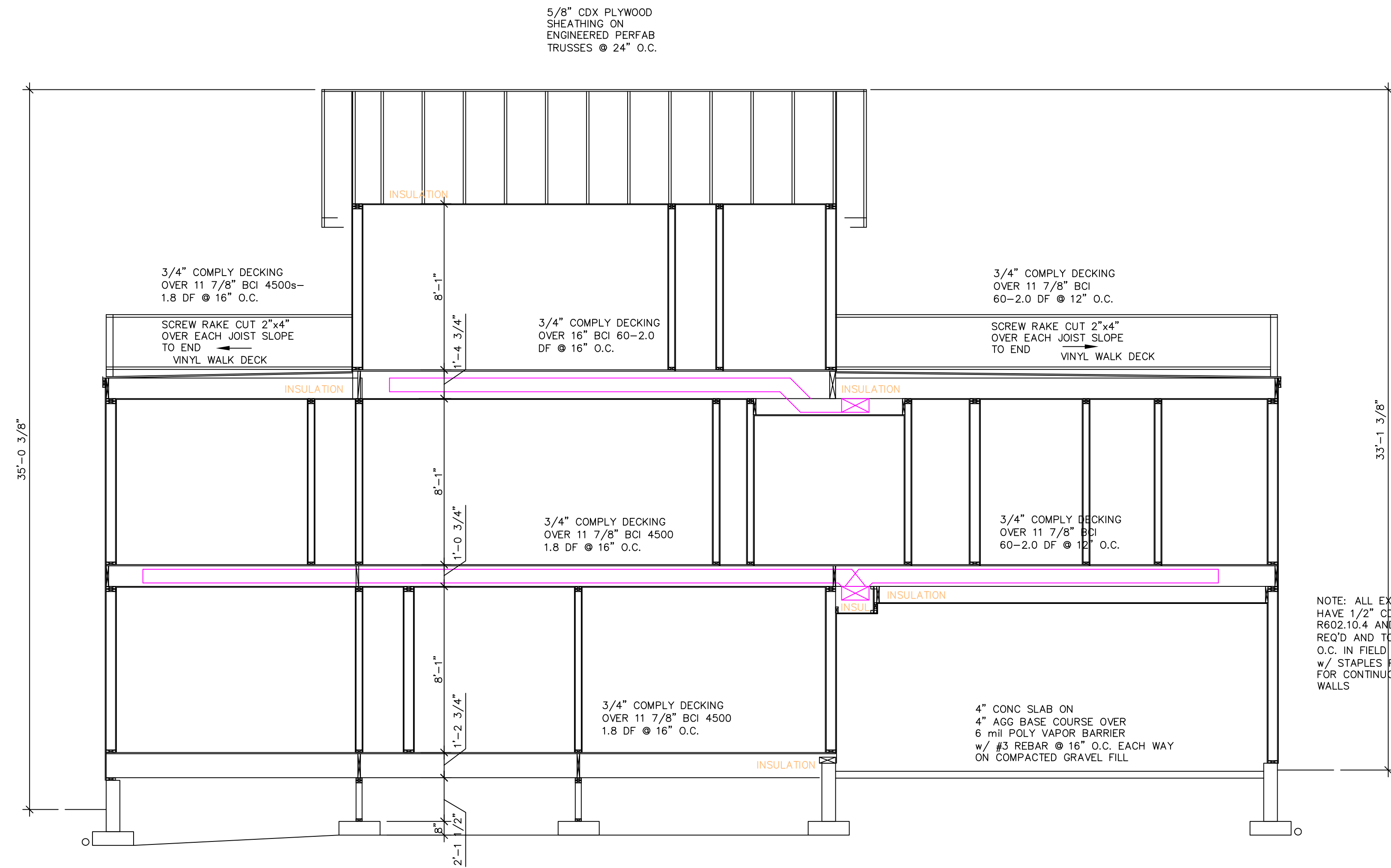


main level shear plan
SCALE : 1/4" = 1'-0"

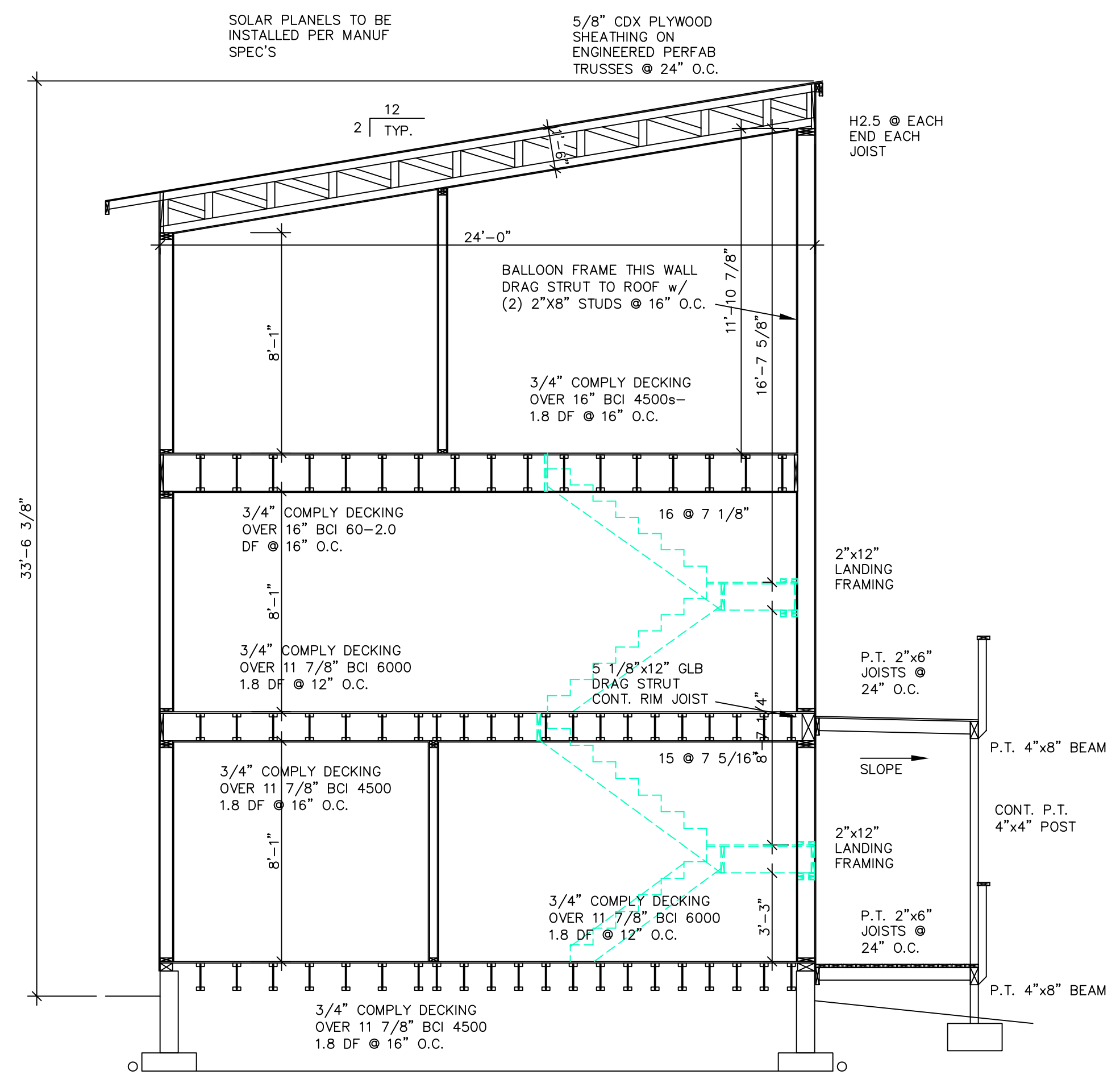


lower level shear plan
SCALE : 1/4" = 1'-0"

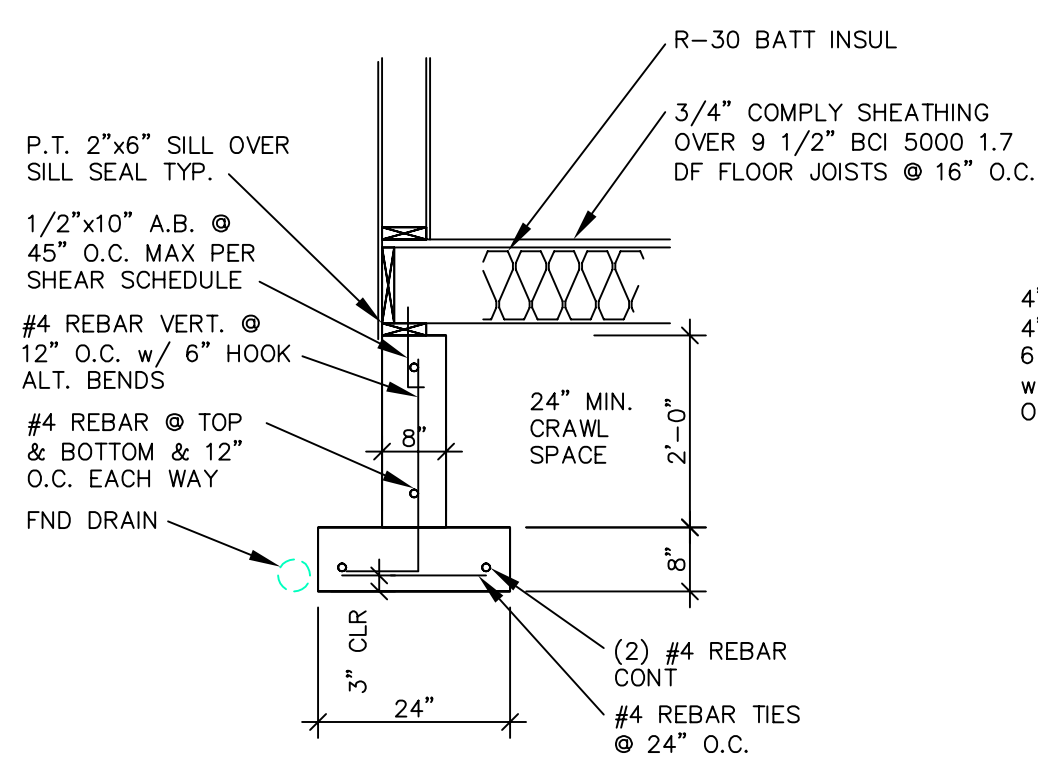
- LEGEND**
- SHEAR WALL
 - SHEAR HOLD DOWN
 - DETAIL
- ENGINEERING PACKET
- ENGINEERING DETAIL SHEET ATTACHED
- SUMMARY**
- 0 NO HD REQUIRED
 - 1 (7) 16d @ 1 3/4" O.C. IN 36" CMST12
 - 2 (11) 16d @ 1 3/4" O.C. IN 48" CMST12
 - 3 (15) 16d @ 1 3/4" O.C. IN 72" CMST12
 - 4 (44) 16d IN MSTC52 ON 4x OR (2) 2x POST
 - 5 (48) 16d IN MSTC60 ON 4x6 POST
 - 6 USE (6) SDS 1/4"x2 1/2" IN HDU2-SDS2.5 ON 4x6 POST w/ 5/8"x24" SSTB
 - 7 USE (10) SDS 1/4"x2 1/2" IN HDU4-SDS2.5 ON 4x6 POST w/ 5/8"x24" SSTB
 - 8 USE (14) SDS 1/4"x2 1/2" IN HDU5-SDS2.5 ON 4x6 POST w/ 5/8"x24" SSTB
 - 9 USE (20) SDS 1/4"x2 1/2" IN HDU8-SDS2.5 ON 4x6 POST w/ 7/8"x24" SSTB
 - 10 USE (20) SDS 1/4"x2 1/2" IN HDU8-SDS2.5 ON 6x6 POST w/ 7/8"x24" SSTB
 - 11 USE (20) SDS 1/4"x2 1/2" IN HDU11-SDS2.5 ON 6x6 POST w/ SB 1"x30"
- B 2"x6" SHEAR WALL TO HAVE 1/2" CDX PLYWOOD NAILED w/ 0.148x2 1/4" FULL ROUND HEAD POWER NAILS @ P.E. 6" O.C. STAGGERED 12" O.C. IN FIELD - USE 1/2"x10" A.B. @ 45" O.C. & L550 @ 24" O.C. @ RIM JOIST
- C 2"x6" SHEAR WALL TO HAVE 1/2" CDX PLYWOOD NAILED w/ 0.148x2 1/4" FULL ROUND HEAD POWER NAILS @ P.E. 4" O.C. STAGGERED 12" O.C. IN FIELD - USE 1/2"x10" A.B. @ 30" O.C. & L550 @ 15" O.C. @ RIM JOIST
- D 2"x6" SHEAR WALL TO HAVE DBL STUD @ PANEL EDGES NAILED TOGETHER w/ 12d @ 6" O.C. 1/2" CDX PLYWOOD NAILED w/ 0.148x2 1/4" FULL ROUND HEAD POWER NAILS @ P.E. 3" O.C. STAGGERED 8" O.C. IN FIELD - USE 1/2"x10" A.B. @ 18" O.C. & L550 @ 9" O.C. @ RIM JOIST
- E 2"x6" SHEAR WALL TO HAVE 4"x6" or DBL STUD @ PANEL EDGES NAILED TOGETHER w/ 12d @ 6" O.C. 1/2" CDX PLYWOOD NAILED w/ 0.148x2 1/4" FULL ROUND HEAD POWER NAILS @ P.E. 3" O.C. STAGGERED 8" O.C. IN FIELD - USE 1/2"x10" A.B. @ 18" O.C. & L550 @ 9" O.C. @ RIM JOIST
- F SHEAR WALL TO HAVE 6"x6" EACH END OF WALL 3"x6" STUDS & @ PANEL EDGES 1/2" CDX PLYWOOD NAILED w/ 0.148x2 1/4" FULL ROUND HEAD POWER NAILS @ P.E. 2" O.C. STAGGERED 6" O.C. IN FIELD - USE 1/2"x10" A.B. @ 9" O.C. & L550 @ 4 7/8" O.C. @ RIM JOIST



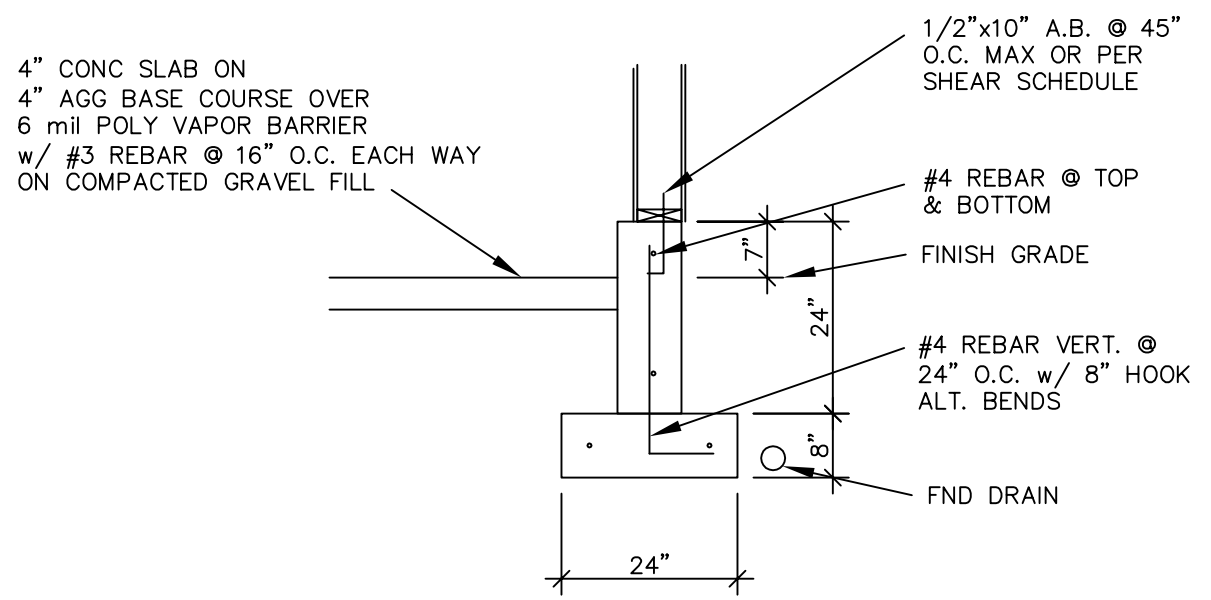
section a-a
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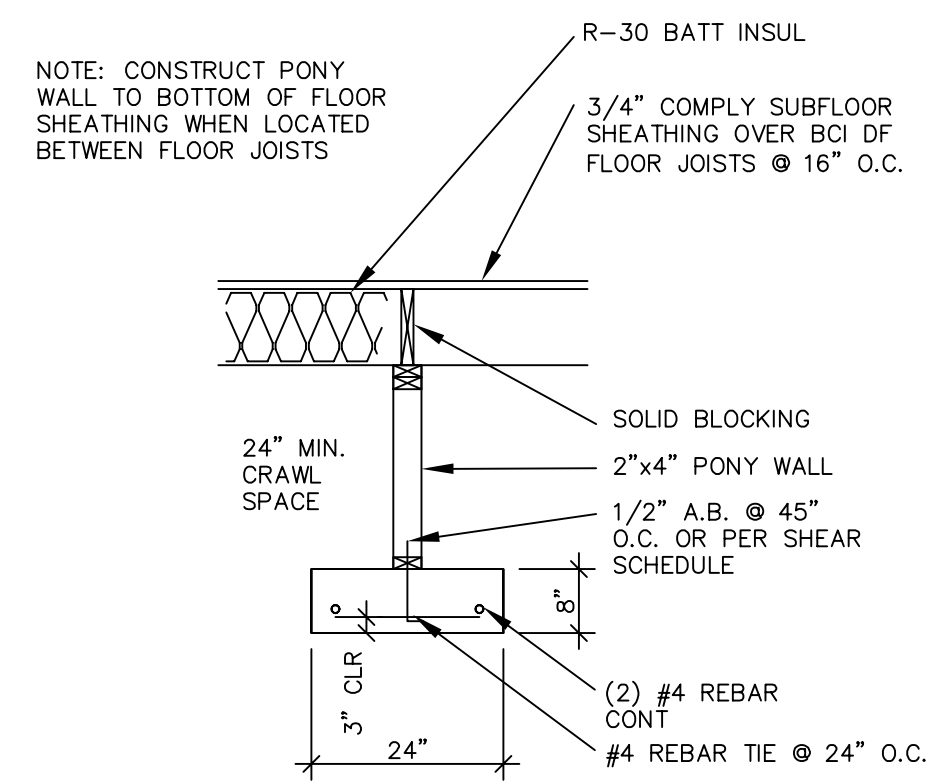
section b-b
SCALE : 1/4" = 1'-0"



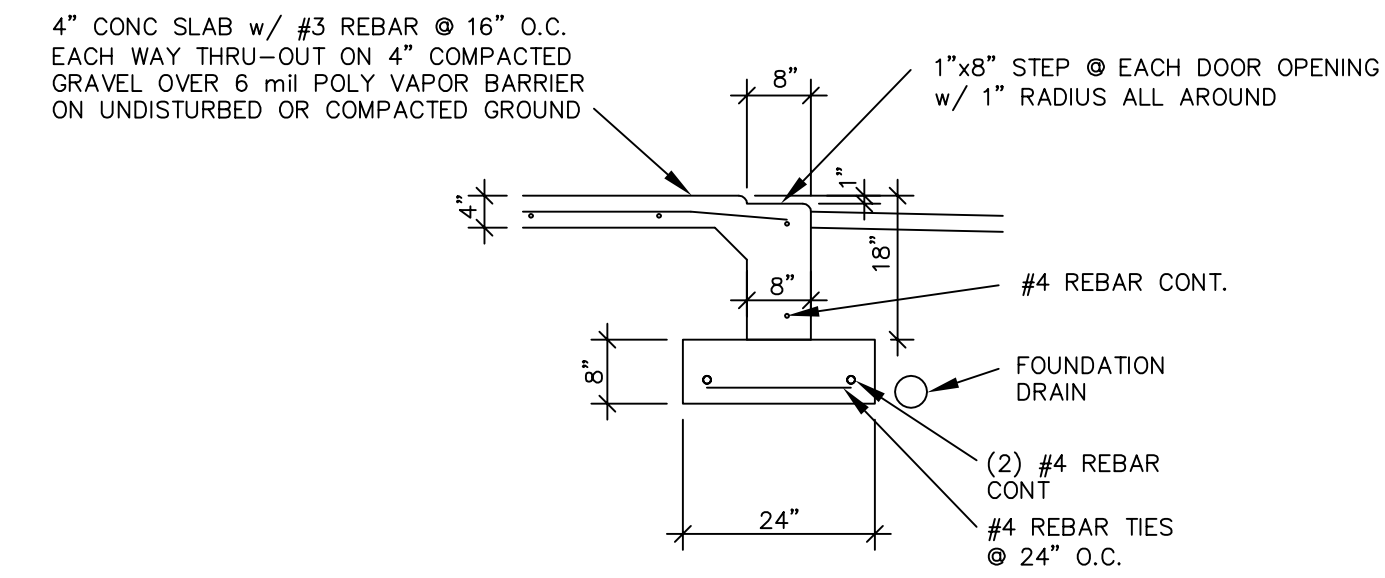
1 ftg detail
SCALE : 1/2" = 1'-0"



2 typ garage fnd detail
SCALE : 1/2" = 1'-0"

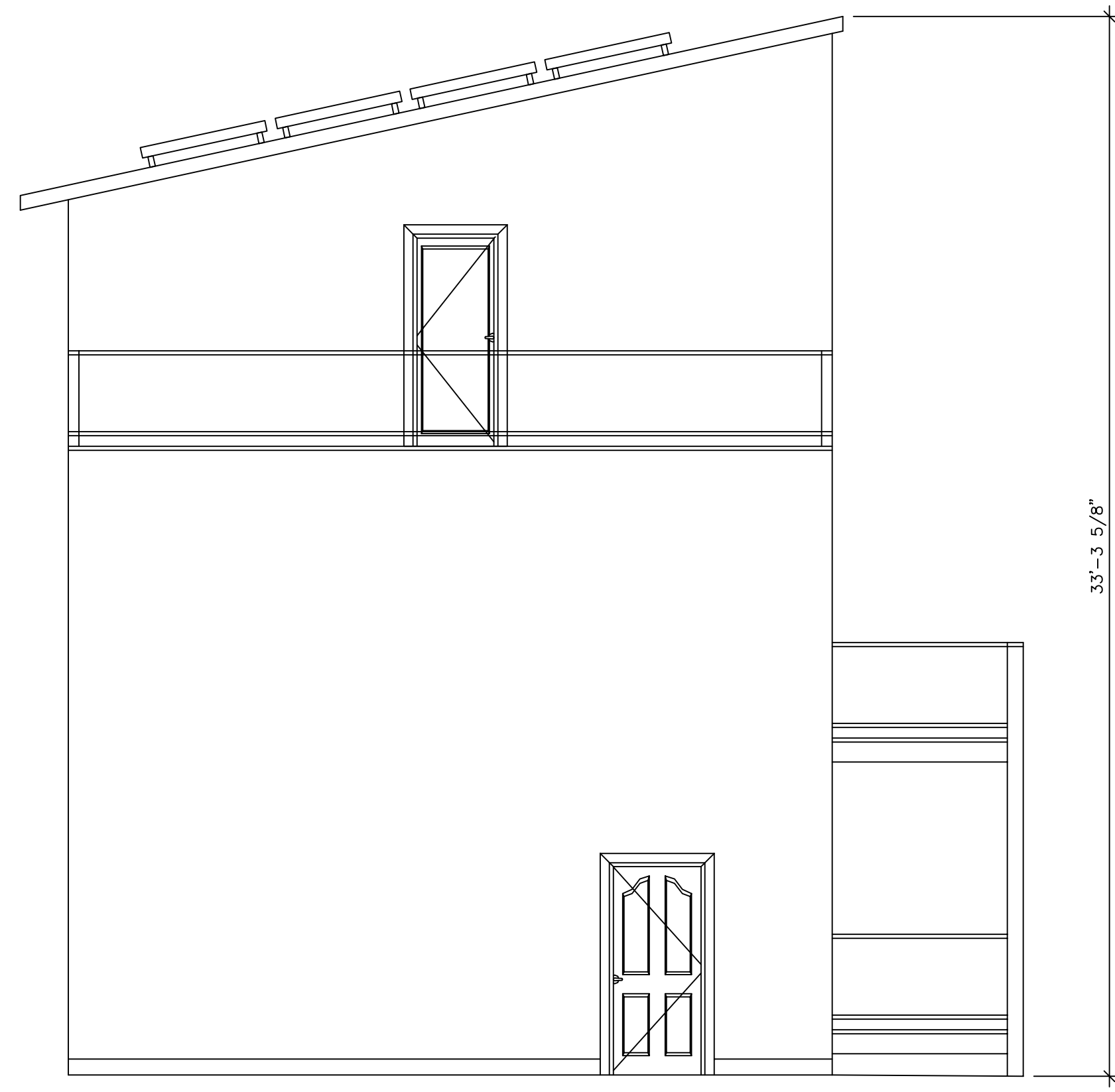


3 typ pony wall detail
SCALE : 1/2" = 1'-0"



4 typ. edge dtl.
SCALE : 1/2" = 1'-0"

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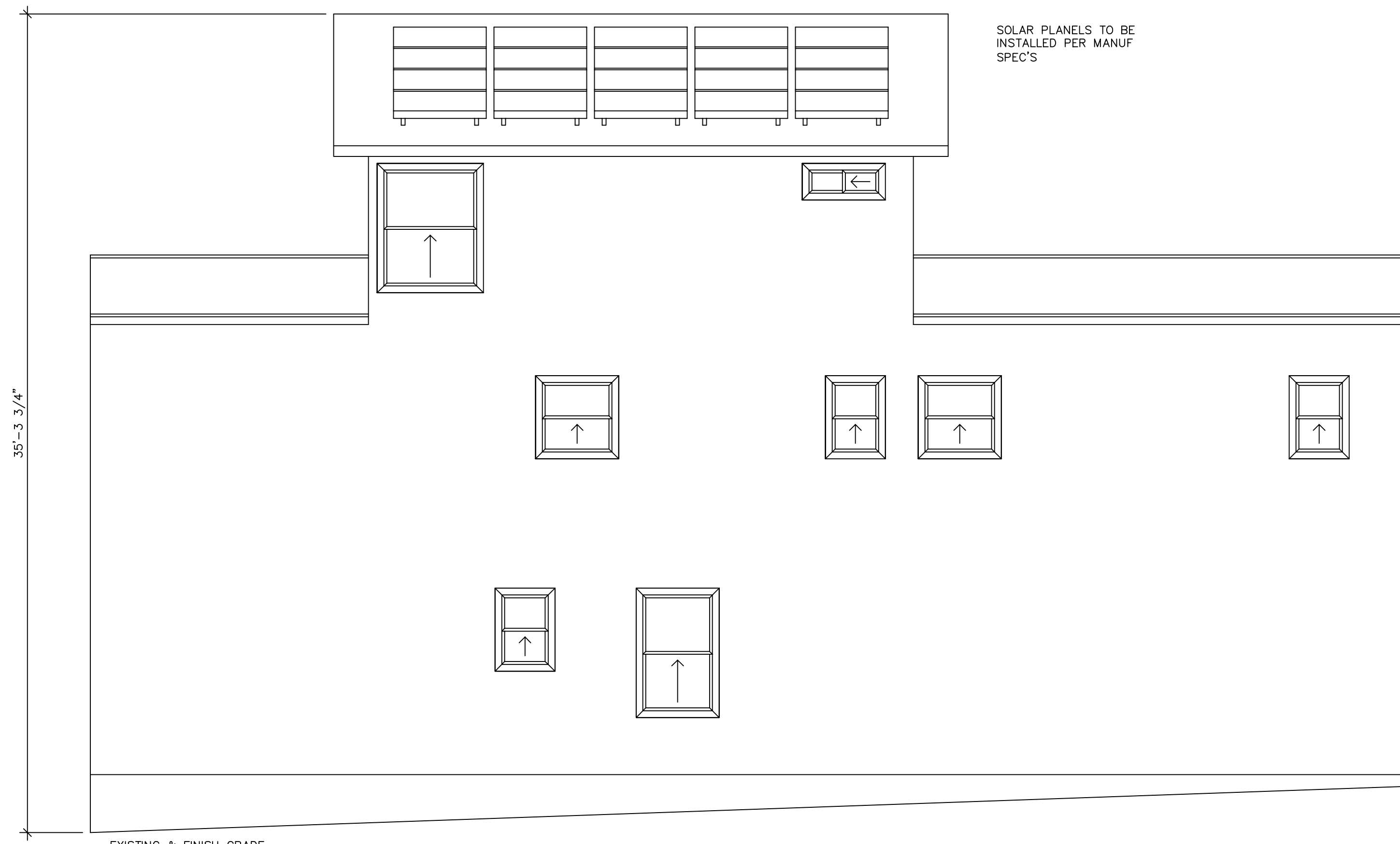
east



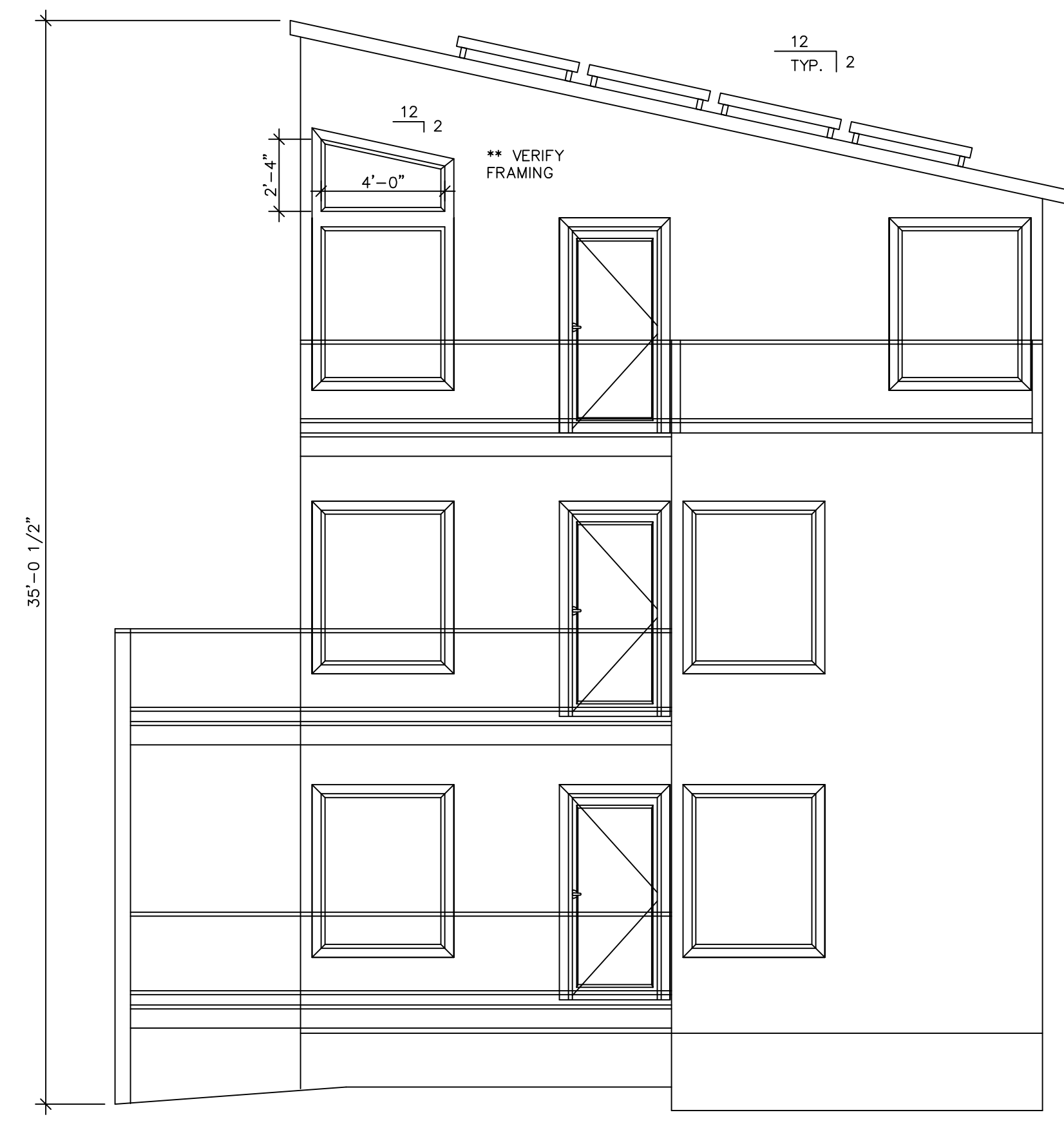
north

elevations

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



south

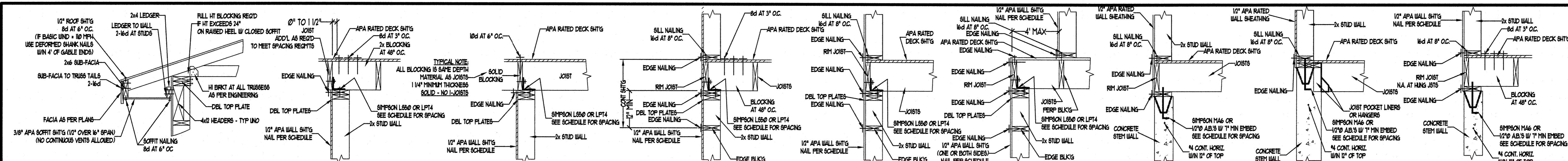


west

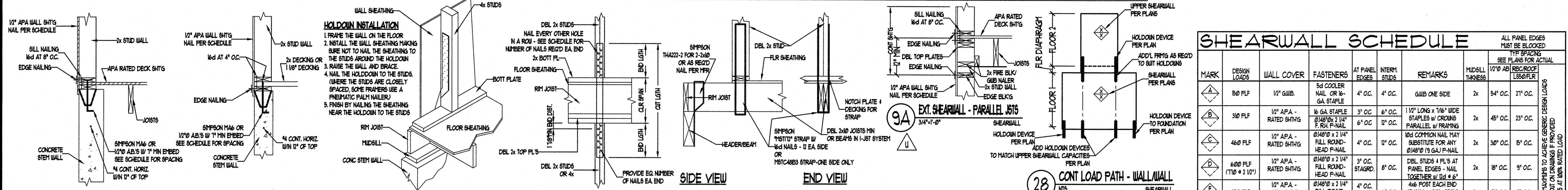
elevations

4/4/2022
 sheet 8 of 9

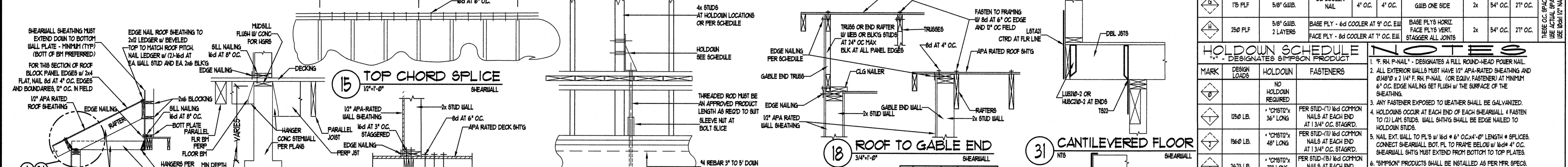
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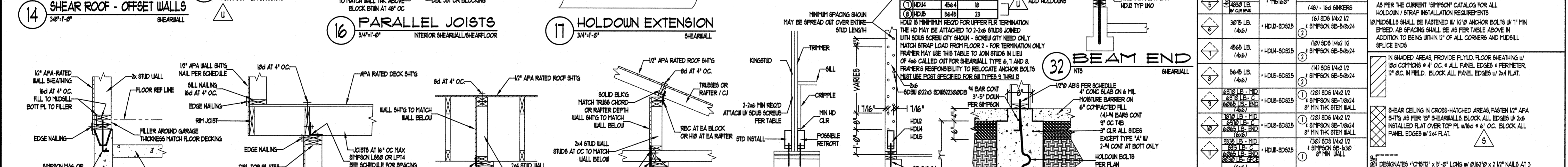
SEE DET 4 FOR CONTINUOUS SHEETING REQUIREMENTS FOR DETS 4 THRU 5A. IF CONTINUOUS SHEETING CRITERIA IS MET THEN OMIT L550 / LPT4



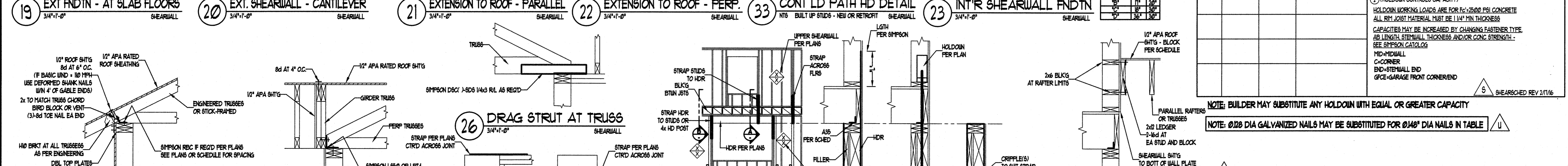
14. SHEAR ROOF - OFFSET WALLS. 15. TOP CHORD SPLICE. 16. PARALLEL JOISTS. 17. HOLDOWN EXTENSION.



18. ROOF TO GABLE END. 19. EXT. FNDTN - AT SLAB FLOORS. 20. EXT. SHEARWALL - CANTILEVER. 21. EXTENSION TO ROOF - PARALLEL.



22. EXTENSION TO ROOF - PERP. JOISTS. 23. CONT. LD PATH HD DETAIL. 24. ROOF PERIMETER - TYPE 2. 25. EXTN TO ROOF - GRIDER TRUSS.



26. DRAG STRUT AT TRUSS. 27. DRAG STRUTS AT BMS. 28. CONT. LOAD PATH - WALL/WALL. 29. CONT. LOAD PATH - THRU OPENINGS. 30. ROOF LEDGER.

SHEARWALL SCHEDULE									
MARK	DESIGN LOADS	WALL COVER	FASTENERS	AT PANEL EDGES	INTERM. STUDS	REMARKS	MIDSPAN THICKNESS	1/2" DIA. REBAR	ALL PANEL EDGES MUST BE BLOKED
A	50 PLF	1/2" GWB.	5d COOLER NAIL OR 16-GA STAPLE	4" OC.	4" OC.	GWB ONE SIDE	2x	5/4" OC.	27" OC.
B	30 PLF	1/2" APA - RATED SHING	16 GA STAPLE	3" OC.	6" OC.	1 1/2" LONG x 1 1/8" WIDE STAPLES w/ CROWN PARALLEL w/ FRAMING	2x	4" OC.	23" OC.
C	40 PLF	1/2" APA - RATED SHING	1/4" x 2 1/4" FULL ROUND HEAD P-NAIL	4" OC.	12" OC.	1/2" COMMON NAIL MAY SUBSTITUTE FOR ANY 1/4" x 2 1/4" P-NAIL	2x	3" OC.	5" OC.
D	600 PLF (70 & 1/2")	1/2" APA - RATED SHING	1/4" x 2 1/4" FULL ROUND HEAD P-NAIL	3" OC.	8" OC.	DEL. STUDS 4 PLS AT PANEL EDGES - NAIL TOGETHER w/ DEL. STUDS	2x	18" OC.	9" OC.
E	30 PLF	1/2" APA - RATED SHING	1/4" x 2 1/4" FULL ROUND HEAD P-NAIL	4" OC.	STAGGED.	4/8" POST EACH END OF WALL - DEL. STUDS 4 PLS AT PANEL EDGES	3x	5" OC.	1" OC.
F	150 PLF	1/2" APA - RATED SHING	1/4" x 2 1/4" FULL ROUND HEAD P-NAIL	6" OC.	6" OC.	6/8" POST EACH END OF WALL - 3X STUDS 4 PLS AT PANEL EDGES	3x	9" OC.	4 1/8" OC.
G	175 PLF	5/8" GWB.	6d COOLER NAIL	4" OC.	4" OC.	GWB ONE SIDE	2x	5/4" OC.	27" OC.
H	250 PLF	5/8" GWB. 2 LAYERS	BASE PLY - 6d COOLER AT 9" OC. E/W FACE PLY - 6d COOLER AT 1" OC. E/W	4" OC.	4" OC.	BASE PLY'S HORIZ. FACE PLY'S VERT. STAGGER ALL JOINTS	2x	5/4" OC.	27" OC.

NOTE: THESE OC SPACINGS ARE GENERIC HOLDINGS TO ACHIEVE GENERIC DESIGN LOADS. SEE DET 13 WALLS WITH L550 BOLTS AT 18" SPACING.

HOLDOWN SCHEDULE			
MARK	DESIGN LOADS	HOLDOWN	FASTENERS
A	NO HOLDOWN REQUIRED		
B	1250 LB.	1" CHST12x 36" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
C	1360 LB.	1" CHST12x 48" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
D	2675 LB.	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
E	4255 LB. (44) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
F	4565 LB. (46) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
G	5645 LB. (46) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
H	6910 LB. (46) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
I	8210 LB. (46) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
J	9510 LB. (46) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
K	10810 LB. (46) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.
L	12110 LB. (46) 1/2" x 2 1/4" FULL ROUND HEAD P-NAIL	1" CHST12x 72" LONG	PER STUD-TU 16d COMMON NAILS AT EACH END AT 13 1/4" OC. STAGGED.

NOTE: 1. "R. R. P-NAIL" DESIGNATES A FULL ROUND-HEAD POWER NAIL. 2. ALL EXTERIOR WALLS MUST HAVE 1/2" APA-RATED SHEATHING AND 1/4" x 2 1/4" FULL ROUND P-NAIL (OR EQUIV. FASTENER) AT MINIMUM 6" OC. EDGE NAILING SET FLUSH w/ THE SURFACE OF THE SHEATHING. 3. ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED. 4. HOLDOWNS OCCUR AT EACH END OF EACH SHEARWALL. 1 FASTEN TO (2) 1/2" DIA. STUDS. WALL SHING. SHALL BE EDGE NAILED TO HOLDOWN STUDS. 5. NAIL EXT. WALL TO PLYS w/ 16d x 6" OC. 4" x 8" L-PLATE. 6. CONNECT SHEARWALL BOT. FL. TO FRAME BELOW w/ 16d x 4" OC. SHEARWALL SHING. MUST EXTEND FROM BOTTOM TO TOP PLATES. 6. "SIMPSON" PRODUCTS SHALL BE INSTALLED AS PER MFR. SPECS. 7. LAP WALL PLATES MINIMUM 48" BTWN SPLICES w/ (8) 16d EA SIDE CONNECT SHEARWALL BOT. FL. TO FRAME BELOW w/ 16d x 4" OC. SHEARWALL SHING. MUST EXTEND FROM BOT. TO TOP PLATES. 8. SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL BUTTING INTO SHEARWALL. 9. BUILDER SHALL VERIFY ALL INSTALLATION REQUIREMENTS AS PER THE CURRENT "SIMPSON" CATALOG FOR ALL HOLDOWN / STRAP INSTALLATION REQUIREMENTS. 10. MIDSPAN SHALL BE FASTENED w/ 1/2" ANCHOR BOLTS w/ 1" MIN. EMBED. AS PER SPACING SHALL BE AS PER TABLE ABOVE IN ADDITION TO BEING WITHIN 12" OF ALL CORNERS AND MIDSPAN SPLICE ENDS. 11. IN SHADDED AREAS, PROVIDE FLYD. FLOOR SHEATHING w/ 1/2" COMMON x 4" OC. x 4" OC. ALL PANEL EDGES w/ PERMETER 1/2" OC. IN FIELD. BLOCK ALL PANEL EDGES w/ 2x4 FLAT. 12. SHEAR CEILING IN CROSS-HATCHED AREAS, FASTEN 1/2" APA SHING AS PER "B" SHEARWALLS. ALL EDGES w/ 2x6 INSTALLED FLAT OVER TOP PL. w/ 16d x 6" OC. BLOCK ALL PANEL EDGES w/ 2x4 FLAT. 13. DESIGNATES "CHST12" x 36" LONG w/ 1/2" x 2 1/4" NAILS AT 3 1/2" OC. PROVIDE 2x4 FLAT BLKG. BETWEEN STUDS/JOISTS FOR STRAP NAILING. (TYPICAL UNLESS NOTED OTHERWISE.) 14. DESIGNATES HOLDOWN LOCATION. 15. (A)B. CONTROLS CAPACITY. 16. (C)D. CONTROLS CAPACITY. 17. HOLDOWN WORKING LOADS ARE FOR FC=2800 PSI CONCRETE. ALL REB. JOIST MATERIAL MUST BE 1/2" MIN. THICKNESS. CAPACITIES MAY BE INCREASED BY CHANGING FASTENER TYPE, EA. LENGTH, STEM WALL THICKNESS AND/OR CONC. STRENGTH - SEE SIMPSON CATALOG. 18. MID-MIDSPAN. 19. CORNER. 20. END-STEM WALL. 21. END GARAGE FRONT CORNER. 22. SHEARSCHED REV 2/17/16.

WALL TYPE	X	Y	Z
1	12"	12"	12"
2	12"	12"	12"
3	12"	12"	12"
4	12"	12"	12"
5	12"	12"	12"
6	12"	12"	12"
7	12"	12"	12"
8	12"	12"	12"
9	12"	12"	12"
10	12"	12"	12"
11	12"	12"	12"
12	12"	12"	12"
13	12"	12"	12"
14	12"	12"	12"
15	12"	12"	12"
16	12"	12"	12"
17	12"	12"	12"
18	12"	12"	12"
19	12"	12"	12"
20	12"	12"	12"
21	12"	12"	12"
22	12"	12"	12"
23	12"	12"	12"
24	12"	12"	12"
25	12"	12"	12"
26	12"	12"	12"
27	12"	12"	12"
28	12"	12"	12"
29	12"	12"	12"
30	12"	12"	12"

NOTE: BUILDER MAY SUBSTITUTE ANY HOLDOWN WITH EQUAL OR GREATER CAPACITY. NOTE: 0128 DIA GALVANIZED NAILS MAY BE SUBSTITUTED FOR 0140 DIA NAILS IN TABLE.

NOTED: REV DET 33, ADD DETS 9A AND 34 NAIL SUBSTITUTION 2/8/11

NOTED: DETS 4, 5, 6, 8, 4/28/16

CHANGE SHEAR CEILING NOTES

ADD DET 33 AND NOTED DETS 4-8

PREPARED BY:
LEDAUX DRAFTING SERVICE
(503) 812-1553

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THESE DRAWINGS FOR ERRORS OR OMISSIONS BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OR STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OR STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OR STATE AGENCIES.

STANDARD SHEARWALL DETAILS

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REGISTERED PROFESSIONAL ENGINEER
OREGON
DECEMBER 12, 1975
MICHAEL B. SALTURO

EXPIRES: 12/31/22

DATE: 9/28/24

FILE NAME: STD-SHEARWALL
DRAWING NO.

FOR CONSTRUCTION
3/5/21