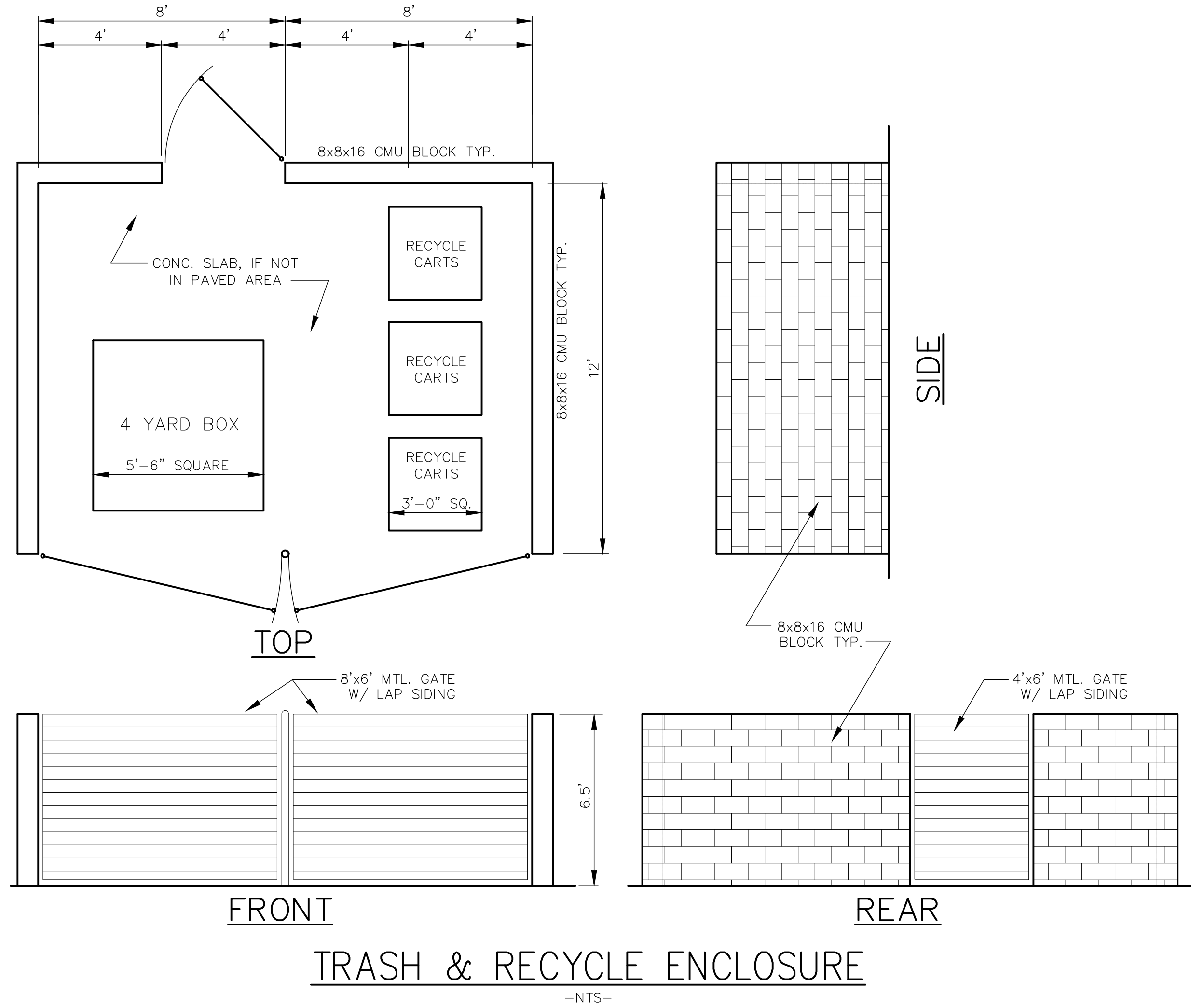
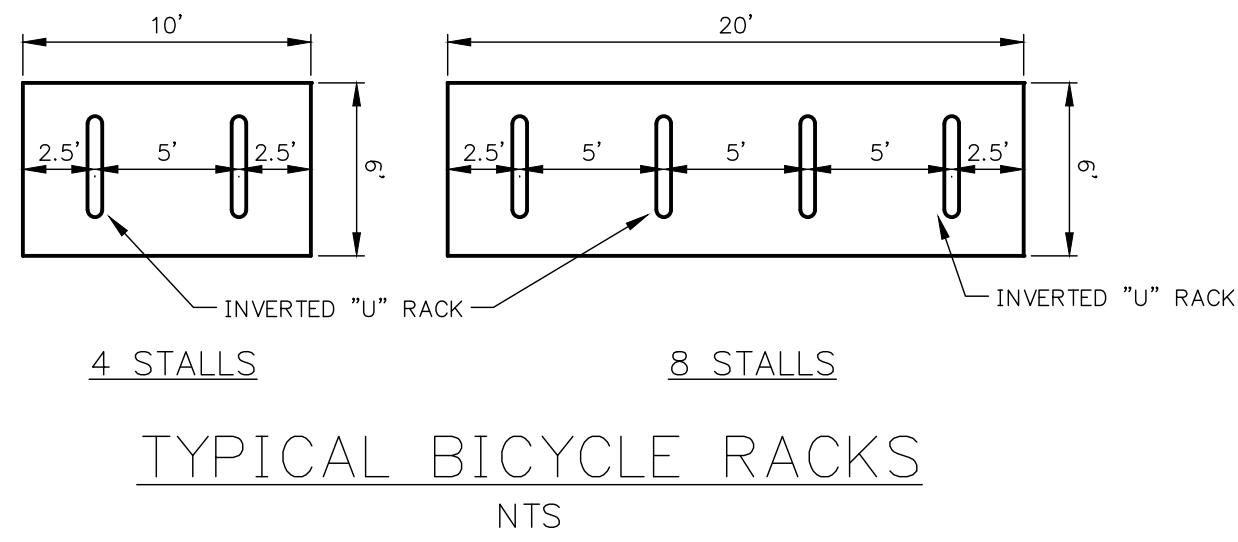
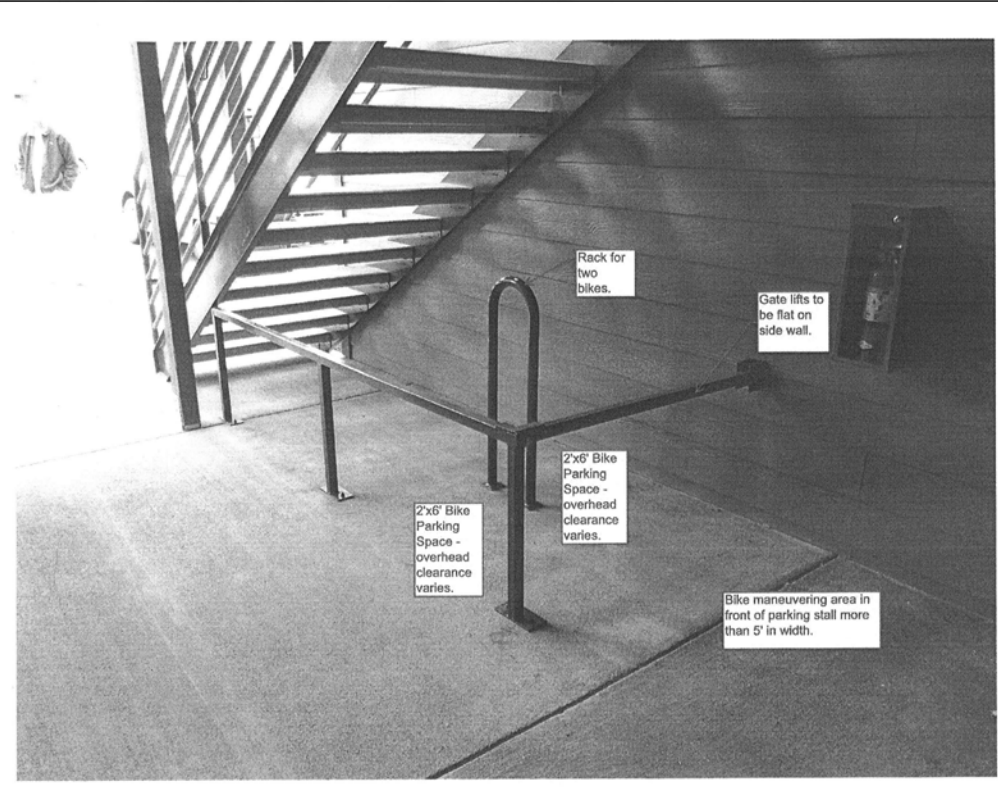
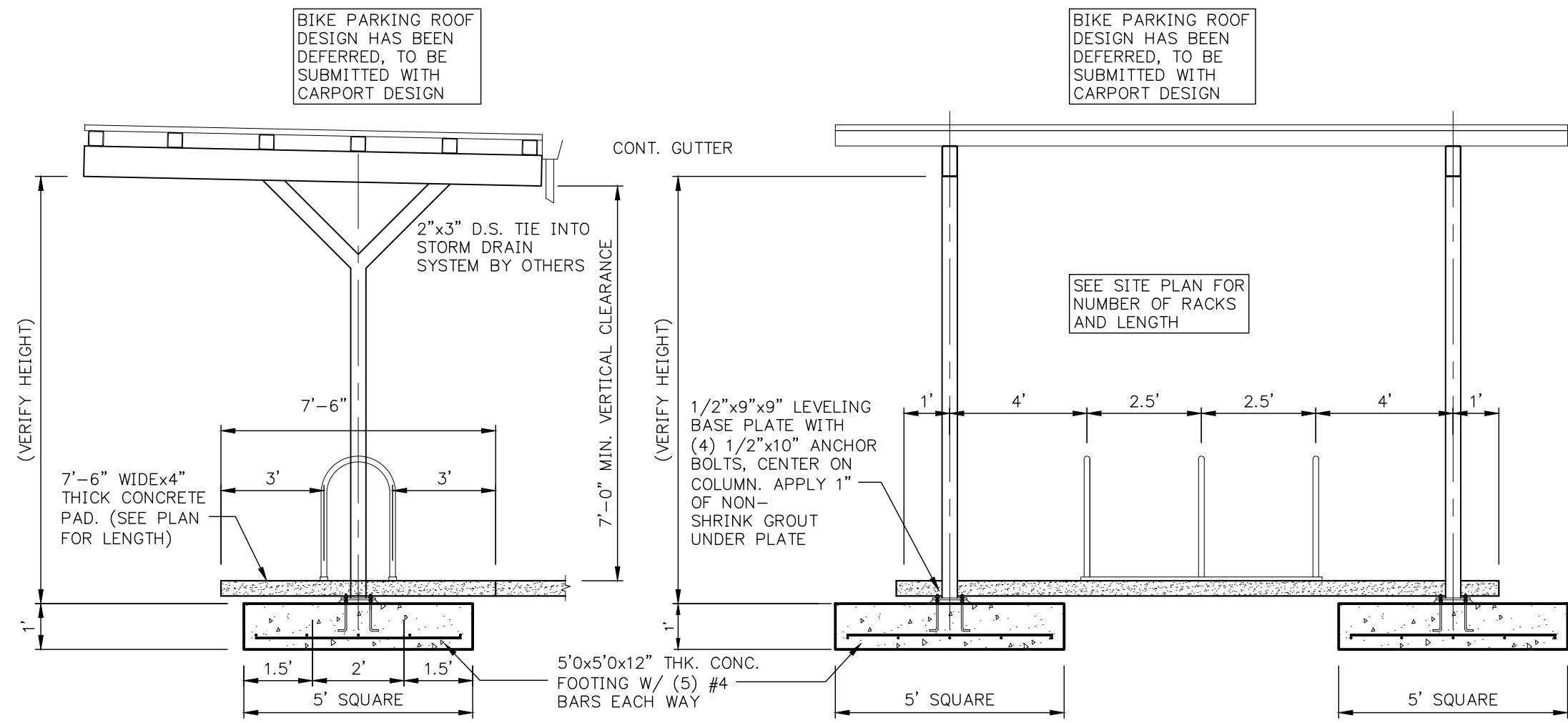
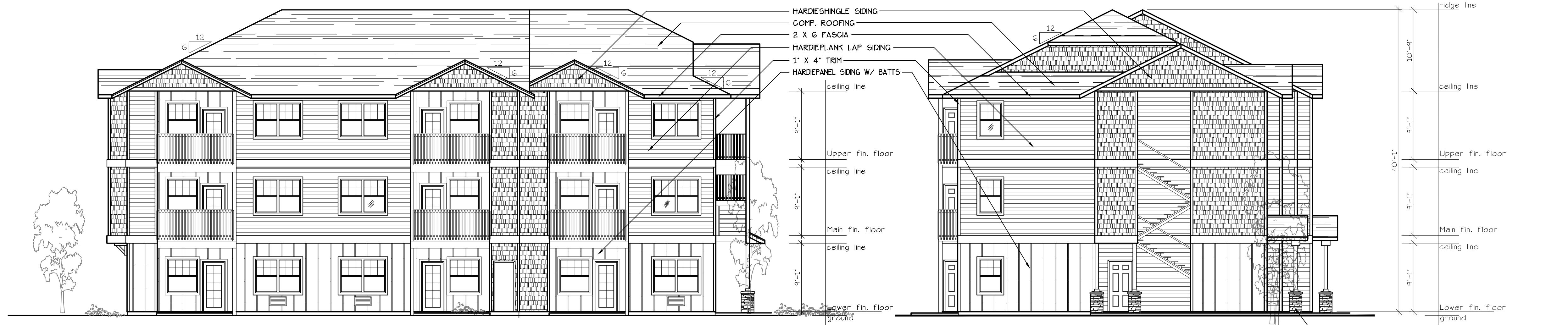


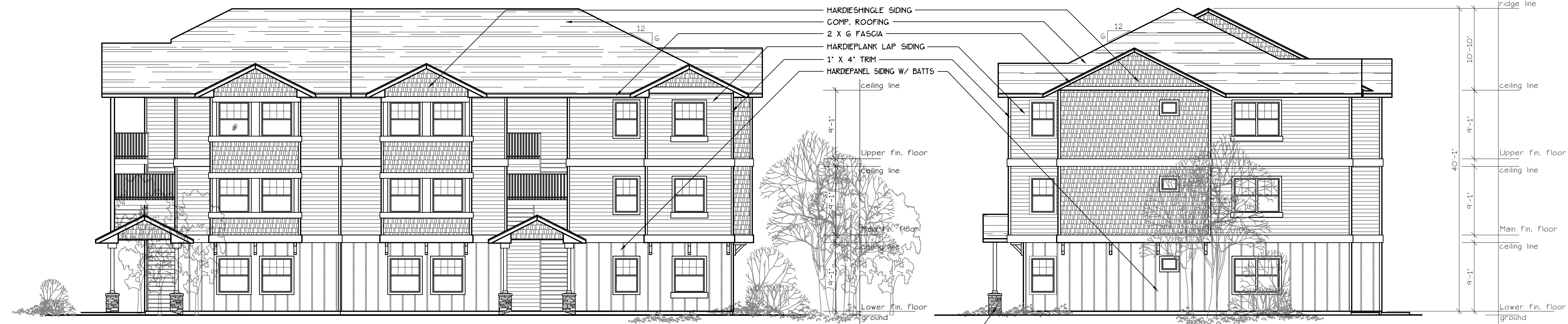
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EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6

NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6



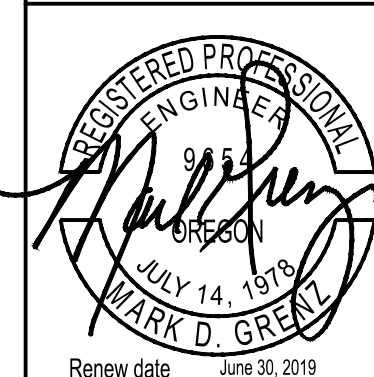
WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6

SOUTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6

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REPRESENTATION.

BLD-4-206-26-071
A2.90LEV
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Nov-18
Scale: AS SHOWN

JOB # 6608



Renew date June 30, 2019

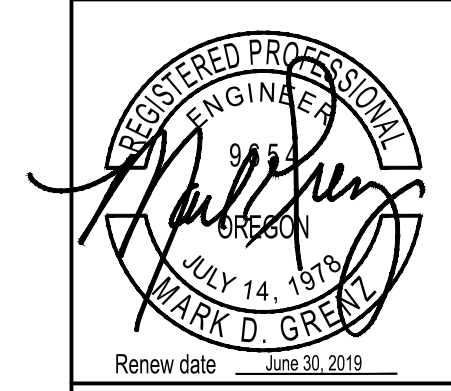
BUILDING
ELEVATIONS

THE GROVE
AT FAIRVIEW

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Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-18
Scale: AS SHOWN

JOB # 6608



A3.80



EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17



NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17



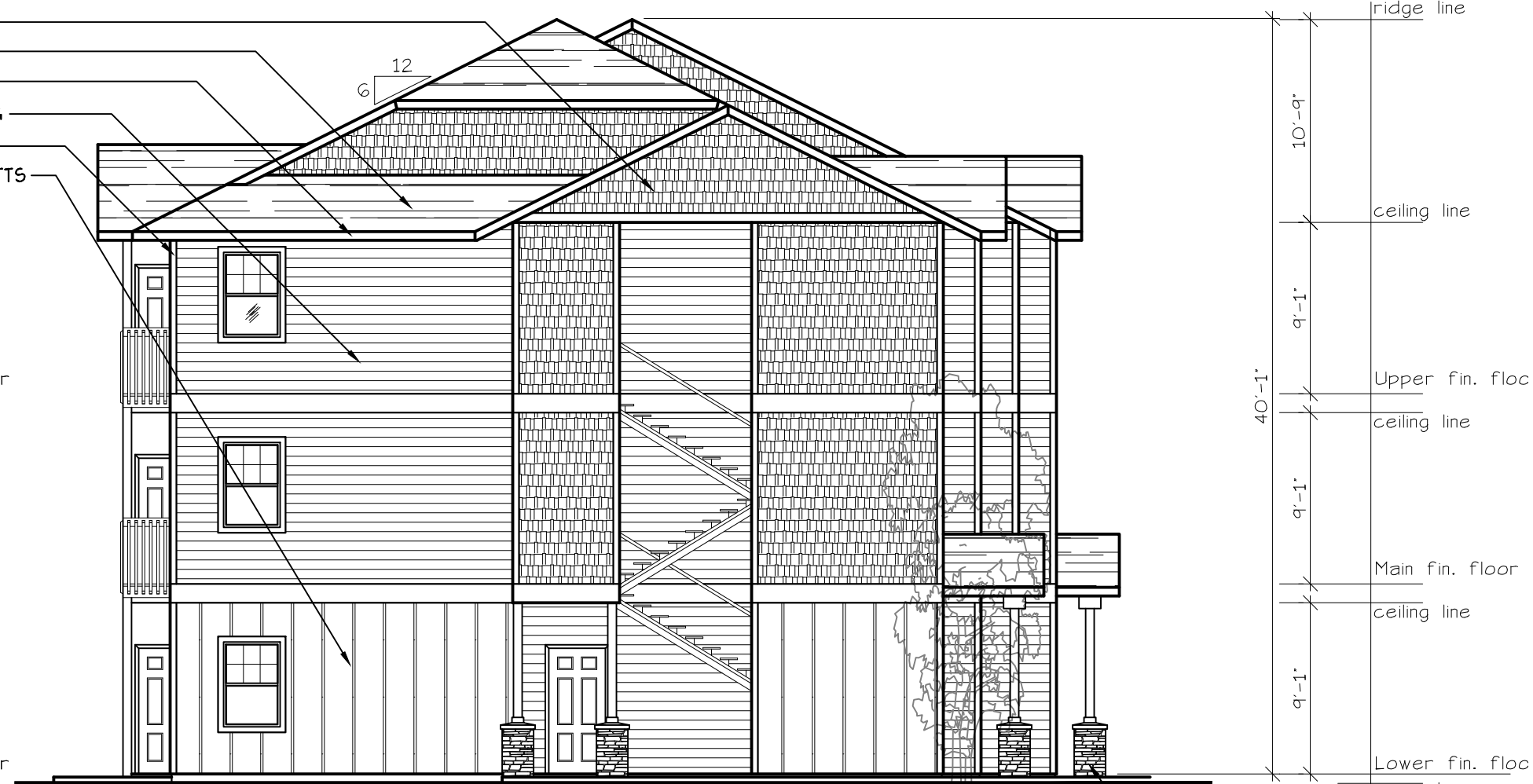
WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17



SOUTH' ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17



NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 12



WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 12



SOUTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 12



EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 12



REAR ELEVATION (BLD. 8-11.15)
SCALE: 1/8" = 1'-0"



END ELEVATION (BLD. 8-11.15)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 8-11.15)
SCALE: 1/8" = 1'-0"

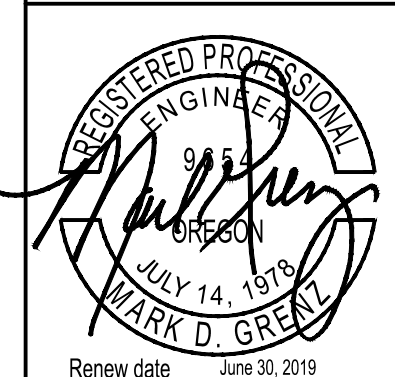


END ELEVATION (BLD. 8-11.15)
SCALE: 1/8" = 1'-0"

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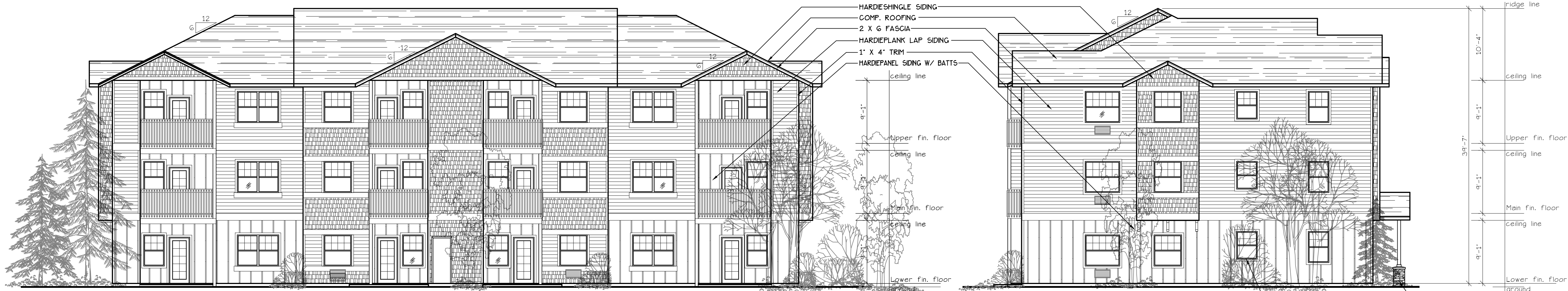
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: May-18
Scale: AS SHOWN

JOB # 6608



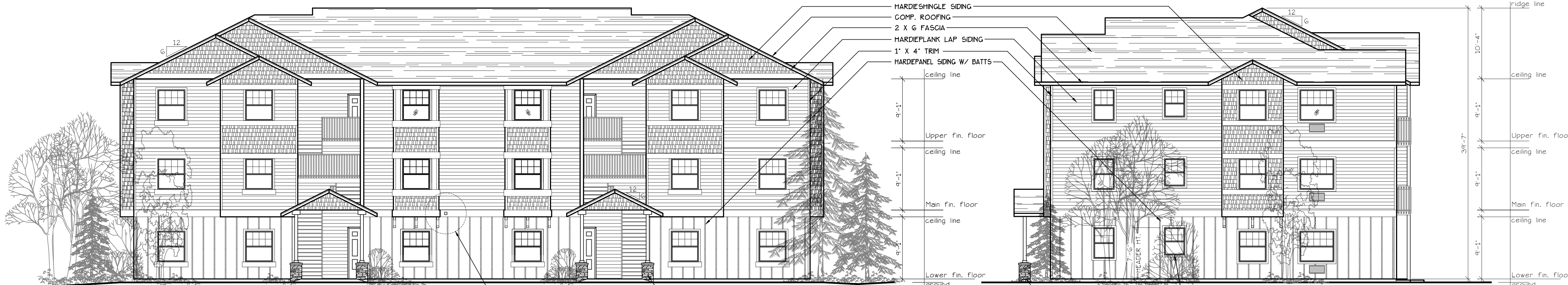
Renew date June 30, 2019

A6.80



REAR ELEVATION (BLD. 4.5.7+16)
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END ELEVATION (BLD. 4.5.7+16)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 4.5.7+16)
SCALE: 1/8" = 1'-0"

END ELEVATION (BLD. 4.5.7+16)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BLD. 2.14)
SCALE: 1/8" = 1'-0"

TYPE E UNIT



END ELEVATION (BLD. 2.14)
SCALE: 1/8" = 1'-0"

TYPE E UNIT



FRONT ELEVATION (BLD. 2.14)
SCALE: 1/8" = 1'-0"

TYPE E UNIT

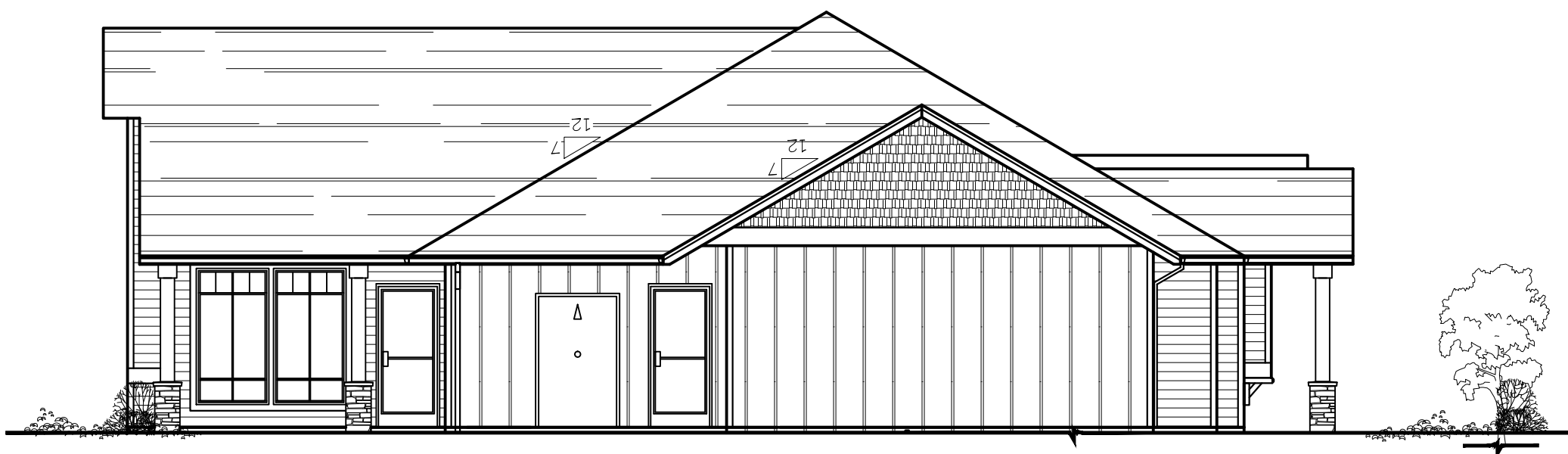


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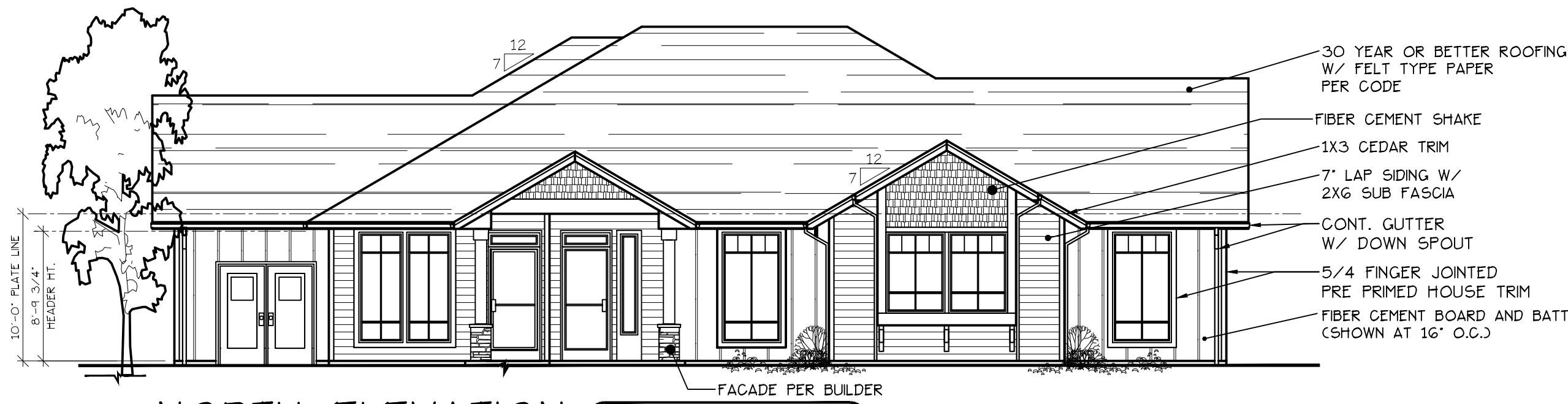
TYPE E UNIT



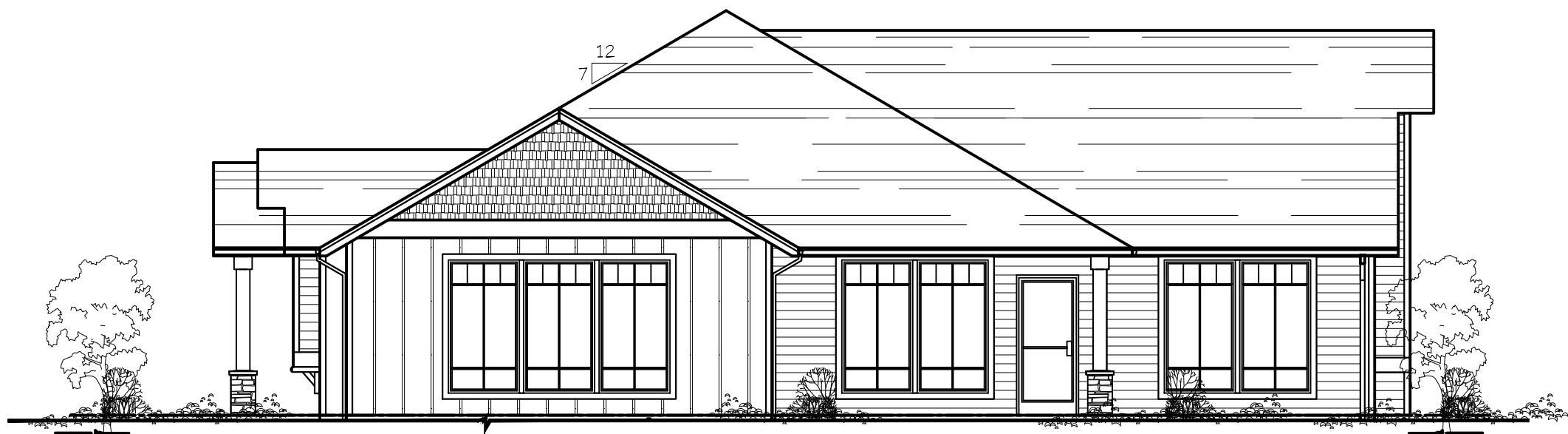
SOUTH ELEVATION (RECREATION BLD. 1)
SCALE: 1/8" = 1'-0"



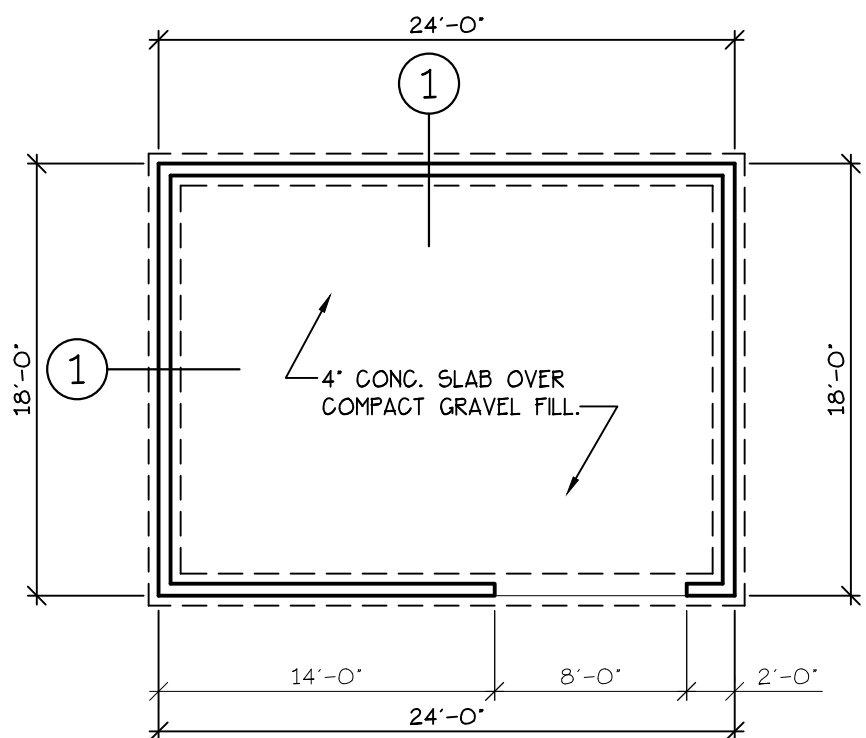
EAST ELEVATION (RECREATION BLD. 1)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (RECREATION BLD. 1)
SCALE: 1/8" = 1'-0"



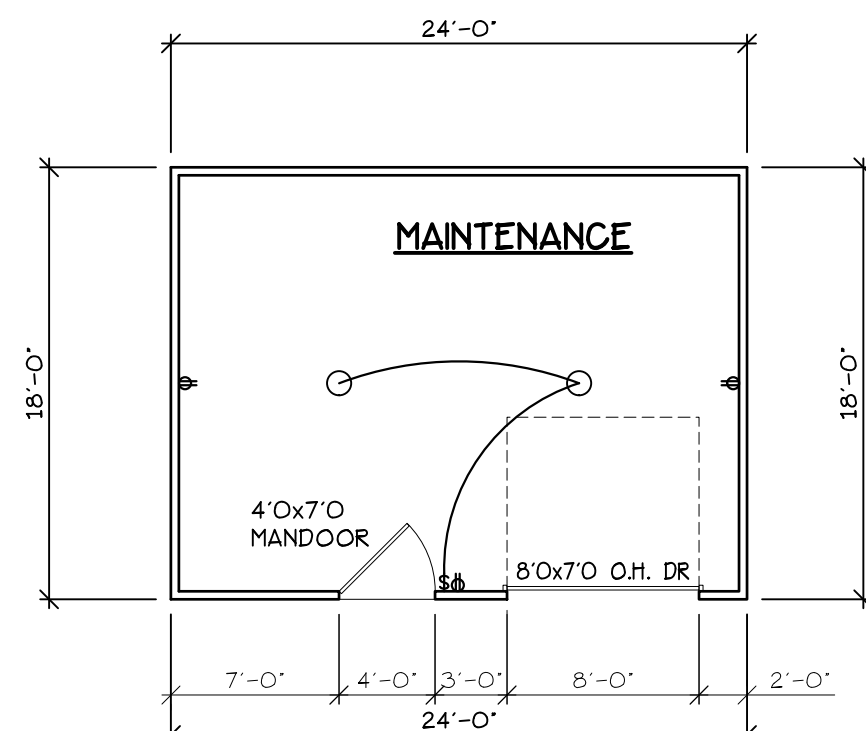
WEST ELEVATION (RECREATION BLD. 1)
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

MAINTENANCE BLD.

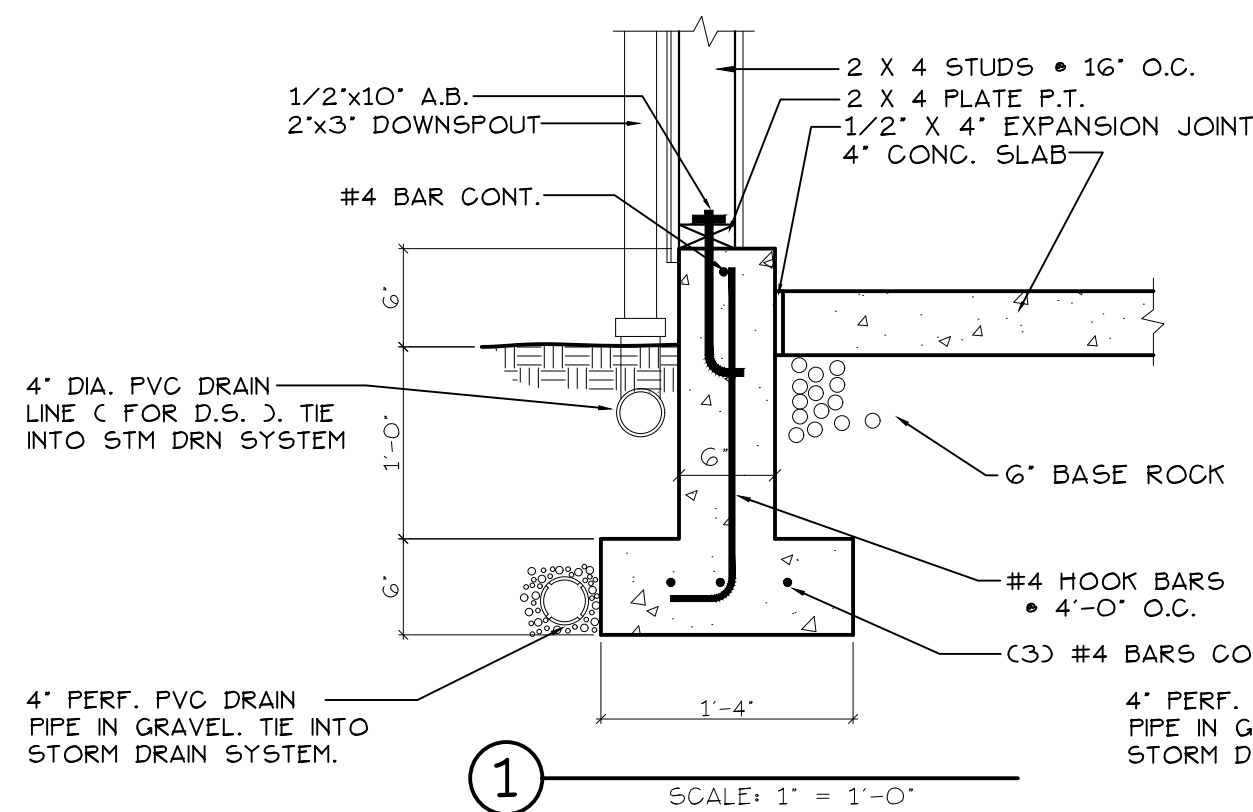


FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: ALL WALLS TO BE FRAMED WITH 2x4 STUDS.

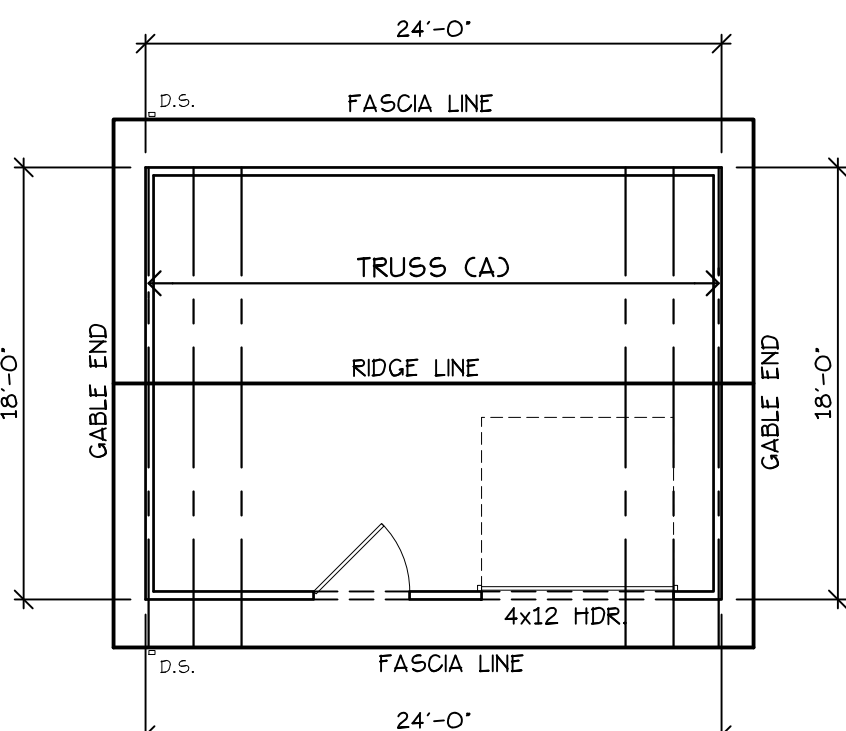
MAINTENANCE BLD.



SCALE: 1" = 1'-0"

ALTERNATE

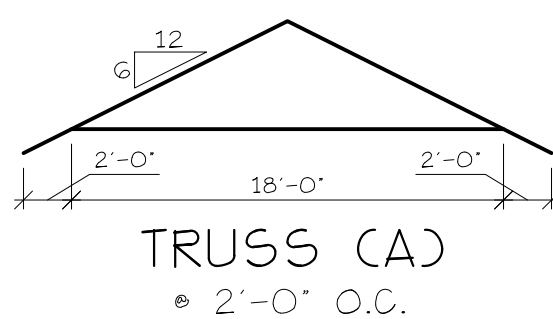
SCALE: 1" = 1'-0"



ROOF + TRUSS PLAN

SCALE: 1/8" = 1'-0"

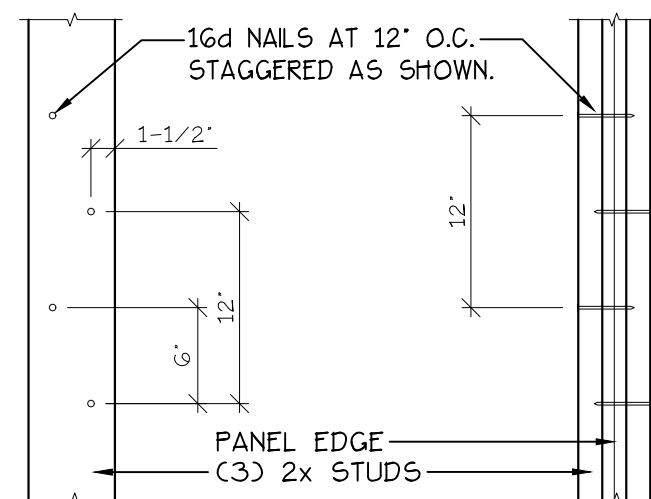
MAINTENANCE BLD.



FLOOR PLAN

SCALE: 1/8" = 1'-0"

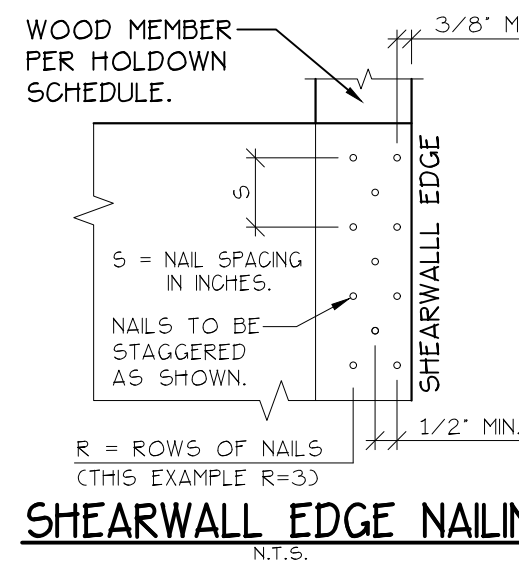
MAINTENANCE BLD.



THIS DETAIL IS SHOWN TO CLARIFY NOTE #11 OF SHEAR WALL SCHEDULE.

(C3) 2x STUDS LAMINATED

N.T.S.



SHEARWALL EDGE NAILING

N.T.S.

HOLDOWN SCHEDULE

1,2,3,4

HOLDOWN TYPE	HOLDOWN	ANCHOR BOLT	ANCHOR DIAMETER	EMBED LENGTH	MIN. STEM-WALL WIDTH	WOOD MEMBER	CONNECTION TO WOOD MEMBER	REMARKS	ALLOWABLE LOAD
1	No Holdown								
2	HDU2	S5TB24	5/8"	20 5/8"	6"	(C2) 2x6 ^G	(G) 1/4"x2-1/2" ⁷		3075#
3	HDU4	S85/8x24	5/8"	18"	6"	(C2) 2x6 ^G	(10) 1/4"x2-1/2" ⁷		4565#
4	HDU5	S85/8x24	5/8"	18"	6"	4x6	(14) 1/4"x2-1/2" ⁷		5175#
5	HDU8	S87/8x24	7/8"	18"	8"	6x6	(20) 1/4"x2-1/2" ⁷		7870#
6	HDQ8	PAB7-30	7/8"	26 3/4"	8"	6x6	(20) 1/4" x 3" ⁷		9230#
7	HD12	PAB8-30	1"	26 3/4"	8"	6x6	(4) 1" DIA. M.B.		14220#
8	HDU14	PAB8-30	1"	26 3/4"	8"	(1) 6x6	(36) 1/4"x2-1/2" ⁷		14925#
9	MSTC28	N/A	N/A	N/A	N/A	(C2) 2x6 ^G	(12) - 10d Common		995#
10	MSTC40	N/A	N/A	N/A	N/A	(C2) 2x6 ^G	(28) - 10d Common		2695#
11	MSTC52	N/A	N/A	N/A	N/A	(C2) 2x6 ^G	(44) - 10d Common		4235#
12	MSTC66	N/A	N/A	N/A	N/A	(C2) 2x6 ^G	(64) - 10d Common		5860#

Notes:

1. Holdowns by Simpson strong-Tie Company, Inc. See Simpson catalog for proper installation.
2. Hardmount all holdown anchors prior to concrete pour.
3. Edge nail sheathing to all posts or boundary members at holdowns.
4. Locate Holddown within 6" of end of Shear Panel.
5. All wood members must be 'Douglas fir'.

6. Laminate studs with 16d Nails at 12" on center staggered. Clinch tips of nails.
7. Use Simpson SDS 1/4" dia. wood screws.
8. 2 Holdowns required (see 'Holdowns between floors' detail this sheet).
9. Use threaded rod + CNW coupler to attach to anchor bolt at foundation. Run threaded rod up to Holddown at lower floor and connect.

Shearwall Type

Holdown Type

SHEAR WALL SCHEDULE

WALL TYPE	STRUCTURAL PANEL SHEATHING	PANEL EDGE NAILING	SHEARWALL EDGE NAILING (SEE DETAIL)	FIELD NAILING	A 35 CLIP DOUBLE TOP PLATE CONN. ⁵	SILL PLATE CONNECTION (A.B.) ¹⁶ 1/2" DIA. x 10' LONG	5/8" DIA. x 10' LONG	SOLE PLATE ⁵ CONNECTION	SHEAR VALUE (CLF) DOUGLAS FIR
A	7/16" OSB or 15/32" Plywood	0.131" Dia. x 2.5' Nails at 6' o.c.	R=2 S=4	0.131" Dia. x 2.5' Nails at 12' o.c.	20' O.C.	3'-8" O.C. ¹⁰	4'-0" O.C.	16d Nails at 6' o.c.	260
B	7/16" OSB or 15/32" Plywood	0.131" Dia. x 2.5' Nails at 4' o.c.	R=2 S=3	0.131" Dia. x 2.5' Nails at 12' o.c.	15' O.C.	2'-9" O.C. ¹⁰	4'-0" O.C.	16d Nails at 4'-1/2" o.c.	349
C	7/16" OSB or 15/32" Plywood	0.131" Dia. x 2.5' Nails at 3' o.c.	R=NA S=NA	0.131" Dia. x 2.5' Nails at 12' o.c.	11' O.C.	N/A	2'-9" O.C.	16d Nails at 3'-1/2" o.c.	490
D	15/32" Plywood	0.148" Dia. x 3' Nails at 3' o.c.	R=NA S=NA	0.148" Dia. x 3' Nails at 12' o.c.	9' O.C.	N/A	2'-4" O.C.	(10) Rows 16d Nails at 6' o.c.	600
E	15/32" Plywood	0.148" Dia. x 3' Nails at 2' o.c.	R=NA S=NA	0.148" Dia. x 3' Nails at 12' o.c.	7' O.C.	N/A	1'-9" O.C.	N/A	770
F	1/2" GWB MIN.	5d cooler nails at 4' o.c.	R=NA S=NA	5d cooler nails at 12' o.c.	24' O.C.	4'-0" O.C.	4'-0" O.C.	16d Nails at 6' o.c.	125
G	1/2" GWB MIN.	#6x1-1/4" screws 4' o.c. (Blocked)	R=NA S=NA	#6x1-1/4" screws 12' o.c.	24' O.C.	4'-0" O.C.	4'-0" O.C.	16d Nails at 6' o.c.	160

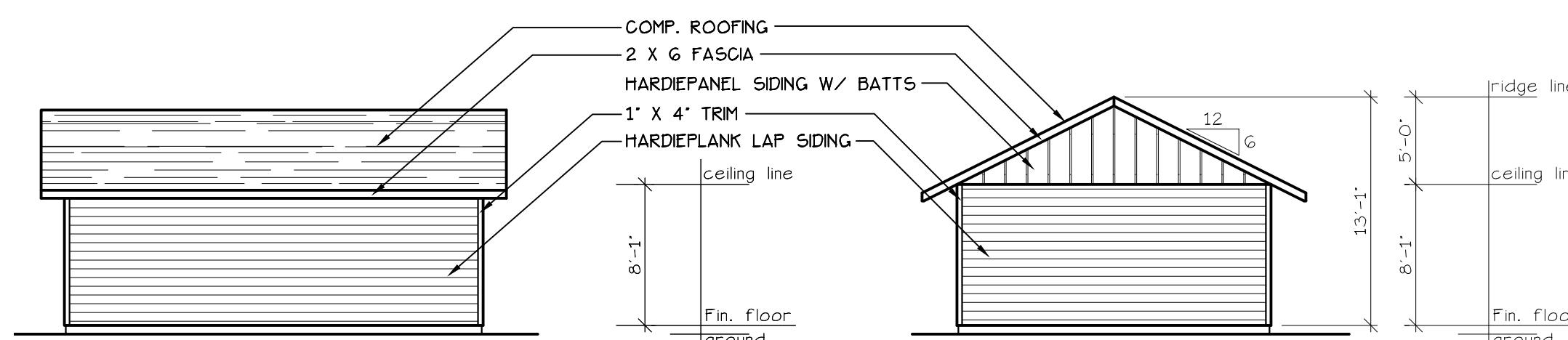
Notes:

1. Block all edges of sheathing.
2. Do not break sheathing skin by over driving nails.
3. Pre-drill as required to avoid splitting sills, etc.
4. Nails should be located 3/8" clear of panel edges.
5. Use Simpson A35 clips to attach blocking to top plate at floor line. At roof line use Simpson H-1 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 panels 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"x3"x1/4" washer required on A.B. with 2x sill plates.
11. Framing at adjoining panel edges shall be (C3) 2x studs laminated (see detail this sheet).
12. Min. 3" nominal sill plate w/ 3"x3"x1/4" washers.
13. Sheath entire wall (above + below) windows and doors) according to shearwall schedule. Use of 3"x3"x1/4" washers are required on all anchor bolts for these walls.
14. Install LTP5 when required at 32' o.c. per detail.
15. All wood members must be 'Douglas Fir'.
16. All walls not designated as shearwalls to have 1/2"x10" anchor bolts at 4'-0" o.c. maximum.
17. Interior shearwall to extend to roof sheathing via truss or blocking panels.

Shearwall Type

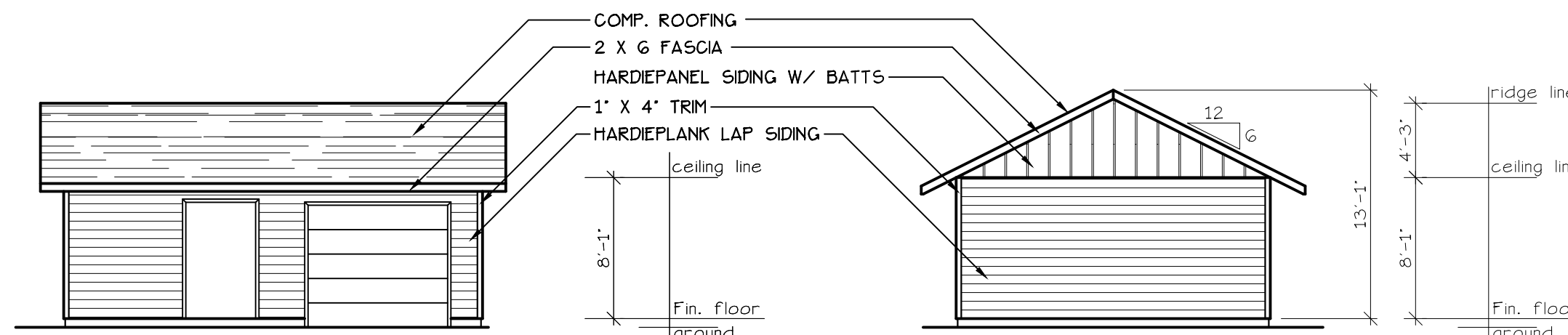
Holdown Type



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MAINTENANCE BLD.



WEST ELEVATION

SCALE: 1/8" = 1'-0"

MAINTENANCE BLD.



SOUTH ELEVATION

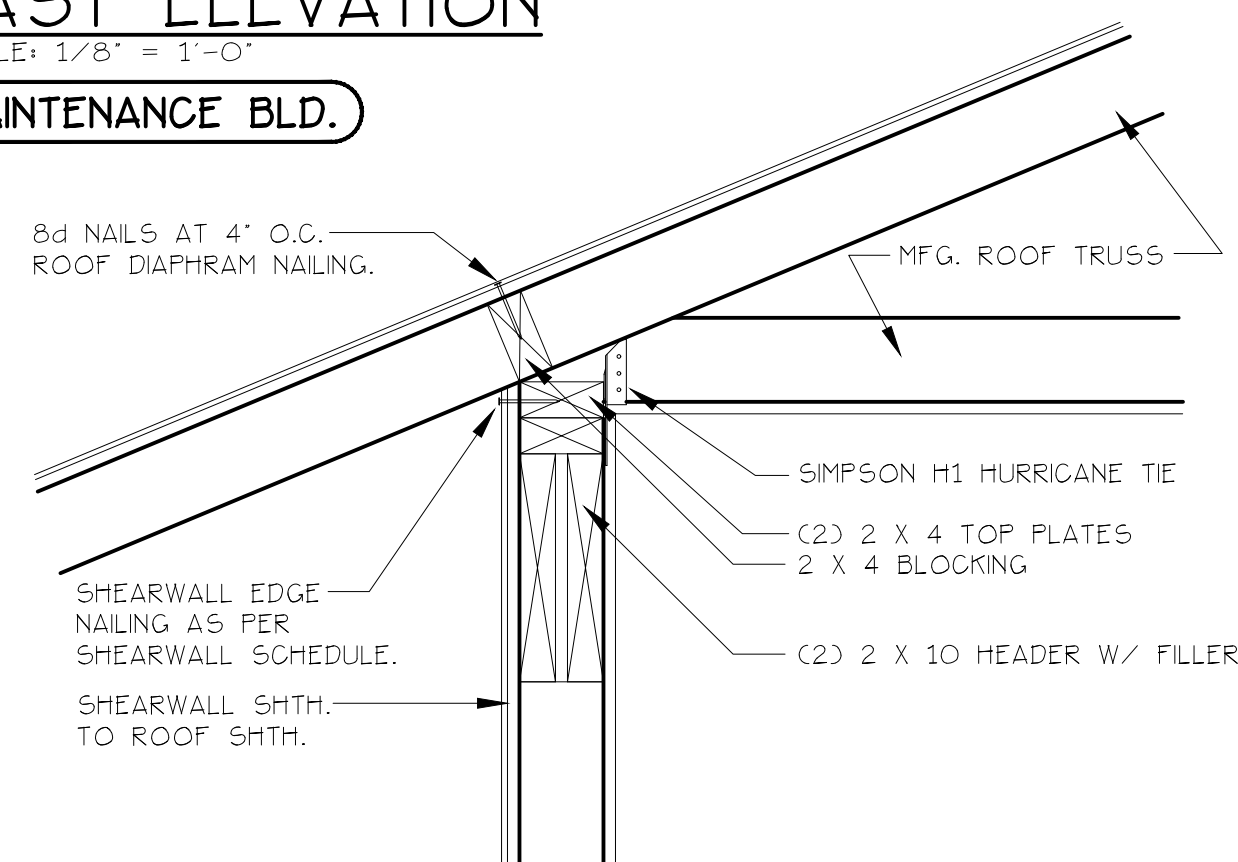
SCALE: 1/8" = 1'-0"

MAINTENANCE BLD.

EAST ELEVATION

SCALE: 1/8" = 1'-0"

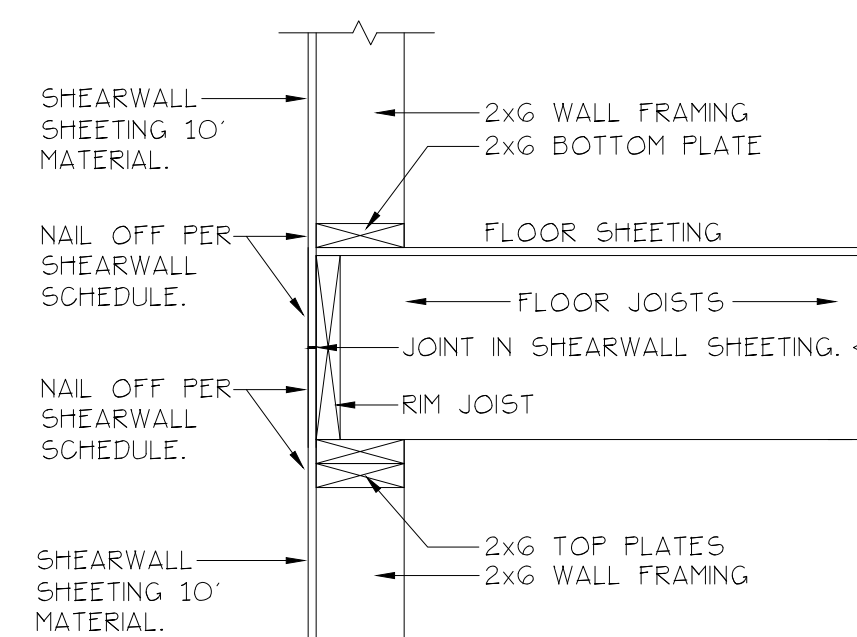
MAINTENANCE BLD.



DOUBLE TOP PLATE CONNECTION WITH H1 HURRICANE TIE

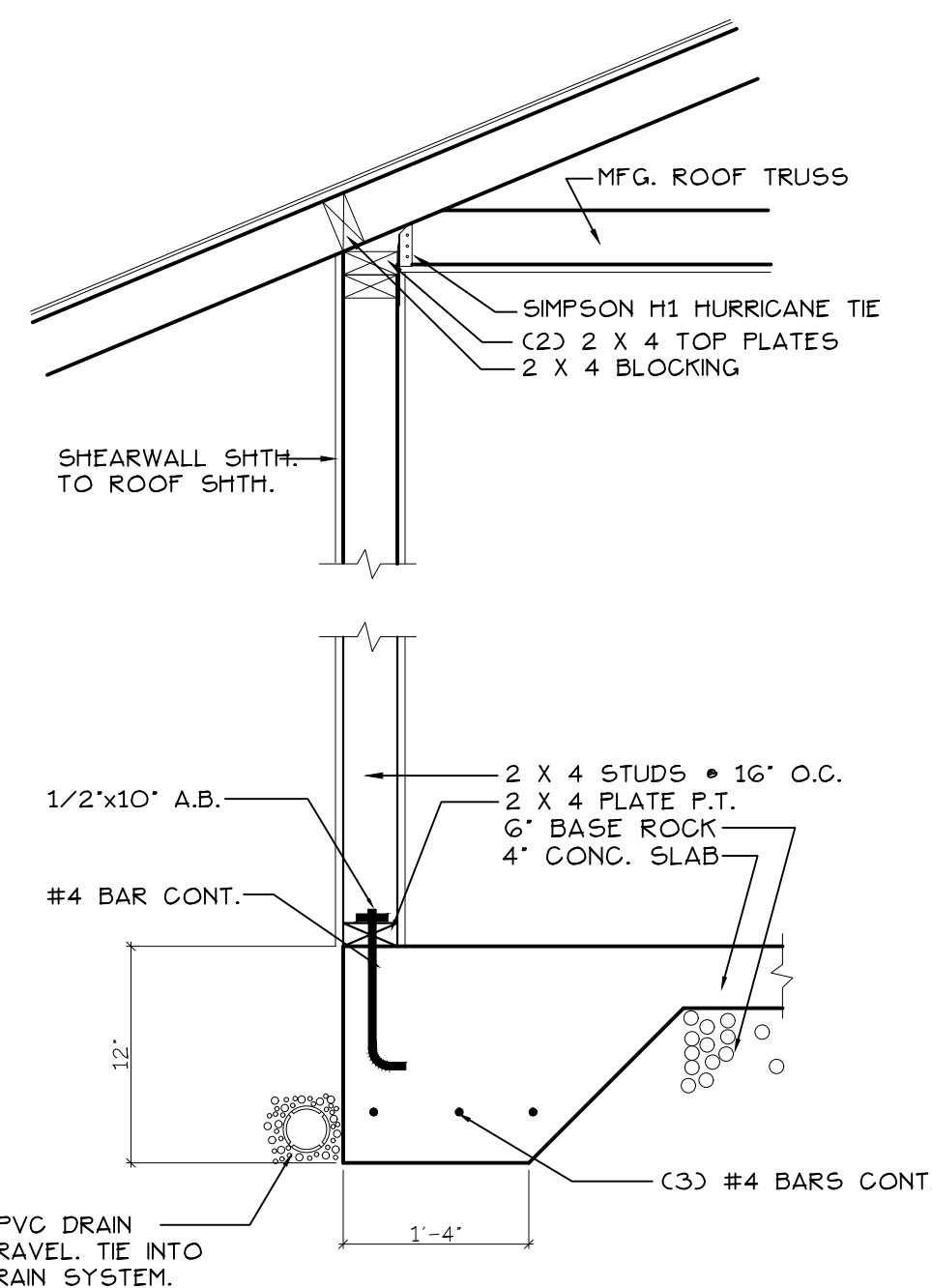
LTP5 INSTALLATION

N.T.S.



ALTERNATE WALL NAILING TO ELIMINATE LTP-5 (note 14)

N.T.S.



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

GENERAL STRUCTURAL NOTES

CODE:

- A. All materials and workmanship shall conform to the requirements of the State of Oregon 2014 Structural Specialty Code and the 2012 International Building Code.

DESIGN LOADS:

- A. Roof Dead Load = 17 psf
- Roof live load = 25 psf
- B. Floor Dead Load = 15 psf
- Floor live load = 40 psf
- C. Flat roof snow Load = 12.6 p.s.f.
- D. Exposure factor = $C_e = 0.9$
- E. Thermal factor = $C_t = 1.0$
- F. Importance factor = $I_s = 1.0$

GENERAL:

- A. Contractor shall be responsible for all construction methods, techniques, sequencing and safety required to complete construction.
- B. Contractor shall verify all dimensions and details prior to proceeding with construction. All discrepancies shall be approved by the Architect or Engineer of record.
- C. Contractor shall verify all required openings on Architectural, Mechanical and Electrical plans.

FOUNDATION:

- A. Footings have been designed for a maximum allowable soil bearing pressure of 1500 psf. (Assumed).
- B. All footings shall be poured against undisturbed soil unless otherwise noted. (See Geotech report for soil condition and requirements).

CONCRETE:

- A. All structural concrete shall develop a unit compressive stress of 3000 psi minimum at 28 days per O.S.C. table 1904.3.

REINFORCED STEEL:

- A. All reinforcing steel shall be ASTM A615, Grade 60 rail steel deformed bars conforming to ASTM A706. Grade 60 bars where welding is required.
- B. Details of reinforcing steel shall conform to ASTM Manual of Standard Practice, Code of Standard Practice for Detailing Reinforcing Materials, by CRSI and WCRSI (latest Edition).
- C. All concrete slab reinforcing steel shall be supported at the required heights by approved bolsters prior to pouring slab concrete.

REINFORCING PROTECTION:

- A. Concrete deposited against earth = 3 inches
- B. Concrete formed surfaces exposed to ground or weather = #5 rebar and smaller = 1-1/2 inches
- C. Slabs = 3/4 inches.

STRUCTURAL WOOD:

- A. All structural wood members shall conform to the National Design Specifications for Stress Grade lumber and its fastenings.
Post and Beam 1st floor framing - Douglas Fir No. 2 or better.
Floor Joists and Headers - Douglas Fir No. 2 Unless noted otherwise.
Stud walls - Douglas Fir stud
(Use of Hem-Fir of Mix shall be acceptable only with approval from the engineer)
- B. The Contractor shall furnish and install all bolts, and plates as required to complete the job.
- C. Washers shall be used under all bolt heads and nuts bearing on wood.
- D. All wood members in contact with concrete or masonry shall be pressure treated.

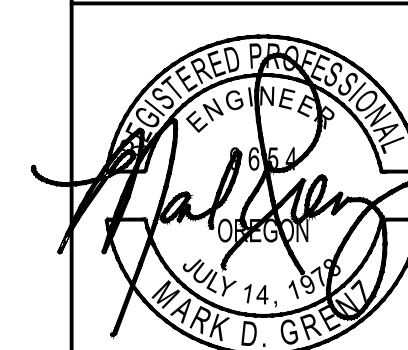


FOUNDATION PLAN
AND FLOOR PLAN

THE GROVE
AT FAIRVIEW

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Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: OCT 2018
Scale: AS SHOWN
JOB # 6608



A9.1