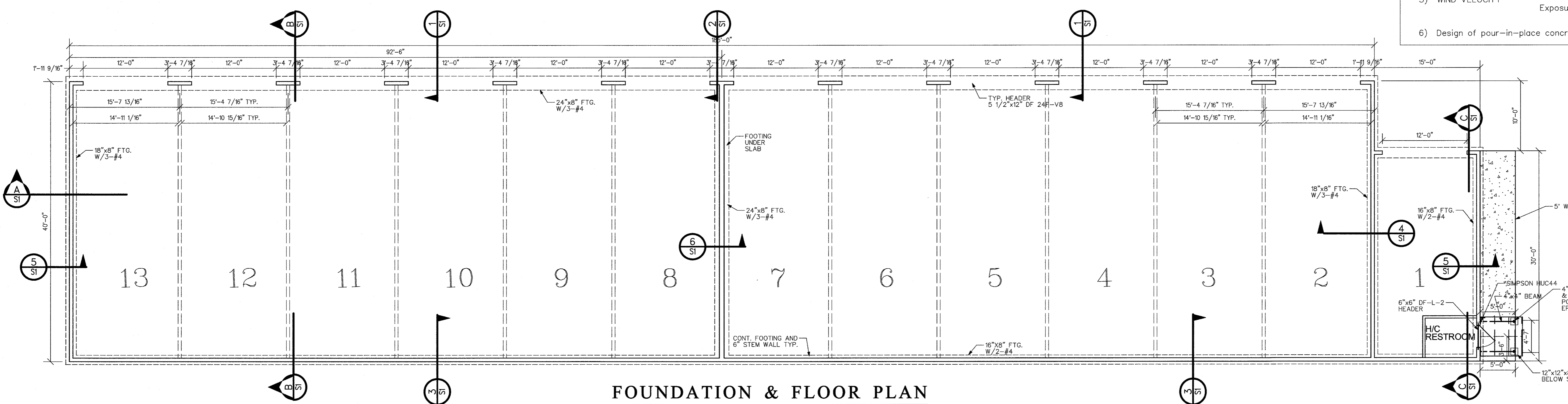


OFFICE PLAN
1/4" = 1'

DESIGN NOTES

- 1) SNOW LOAD 25 PSF
- 2) CONCRETE SLAB FLOOR LIVE LOAD 250 PSF
- 3) ALLOWABLE SOIL BEARING 1,500 PSF @ 1' DEPTH
- 4) SEISMIC CATEGORY D
- 5) WIND VELOCITY Exposure 120 MPH, 18 PSF MIN.
- 6) Design of pour-in-place concrete as per ACI-318, Reinforced Concrete.



FOUNDATION & FLOOR PLAN
1/8" = 1'



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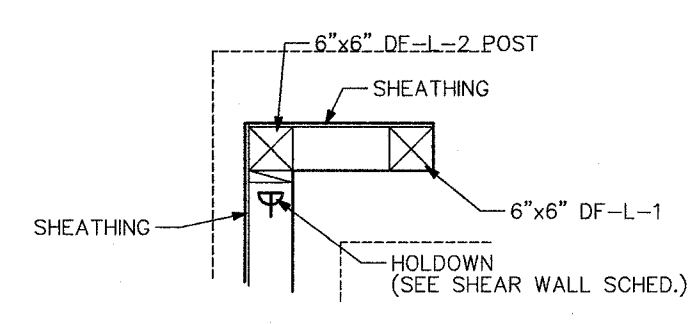
NEW STORAGE RENTAL BUILDING
U.S. HIGHWAY 101 & 53rd STREET
TAX MAP: 18-12-11-3-3 T.L. 1600, 2000
FOR DAVID TWOMBLY
FLORENCE, OREGON

SHEET CONTENT
PROPOSED BUILDING "A"

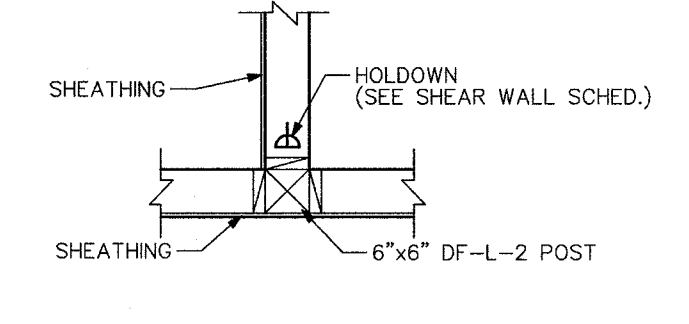
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M.N.M.	1511
DATE	SCALE
7/30/24	1" = 1/8"

REVISIONS

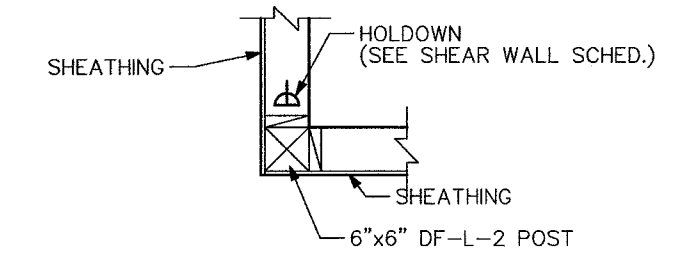
SHEET **S1** OF 4



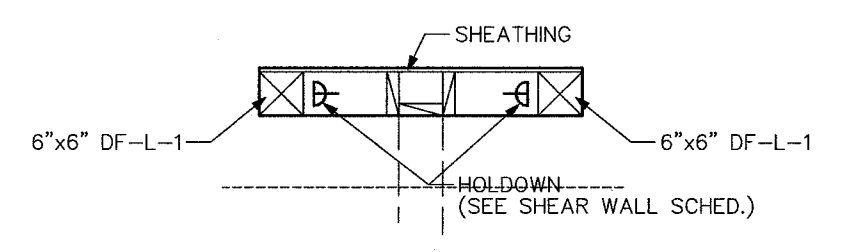
DETAIL A
1/2" = 1'



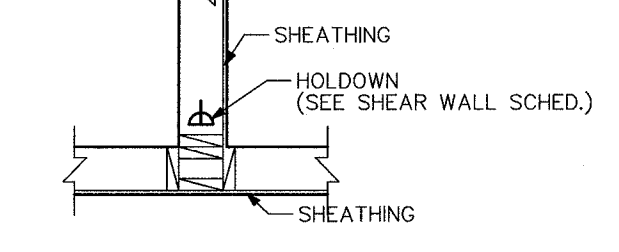
DETAIL E
1/2" = 1'



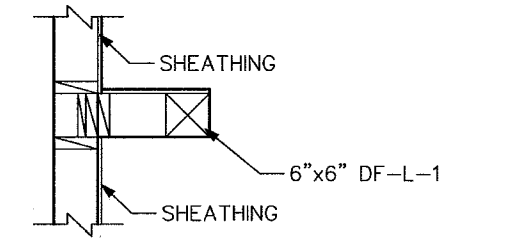
DETAIL I
1/2" = 1'



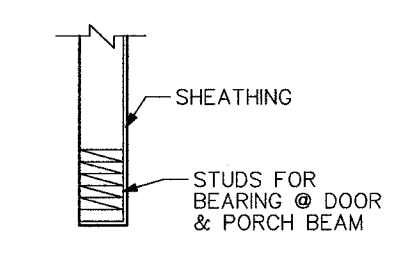
DETAIL B
1/2" = 1'



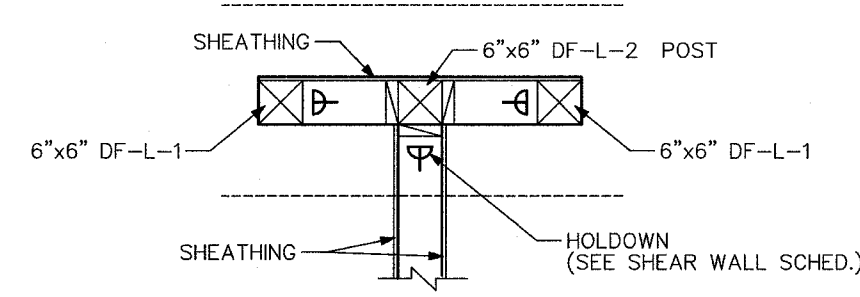
DETAIL F
1/2" = 1'



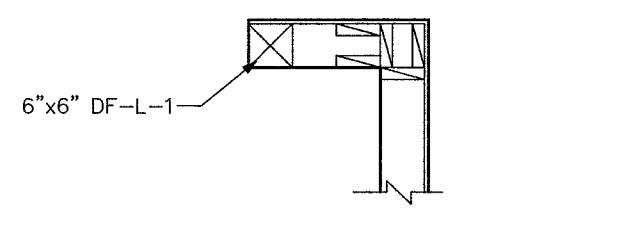
DETAIL C
1/2" = 1'



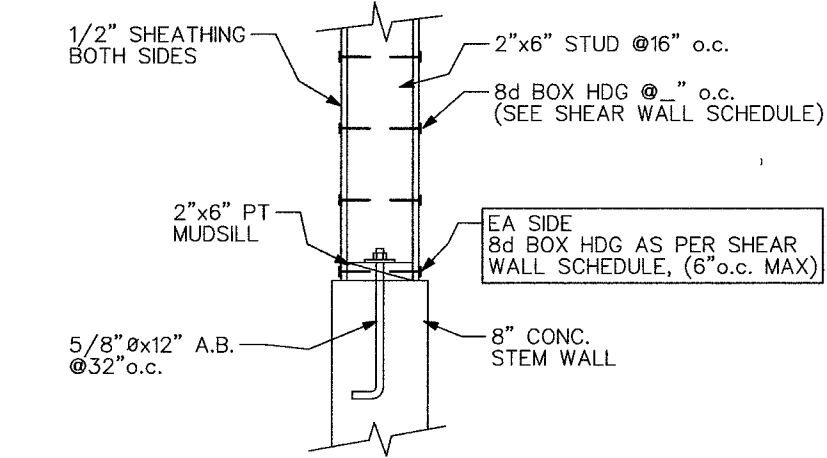
DETAIL G
1/2" = 1'



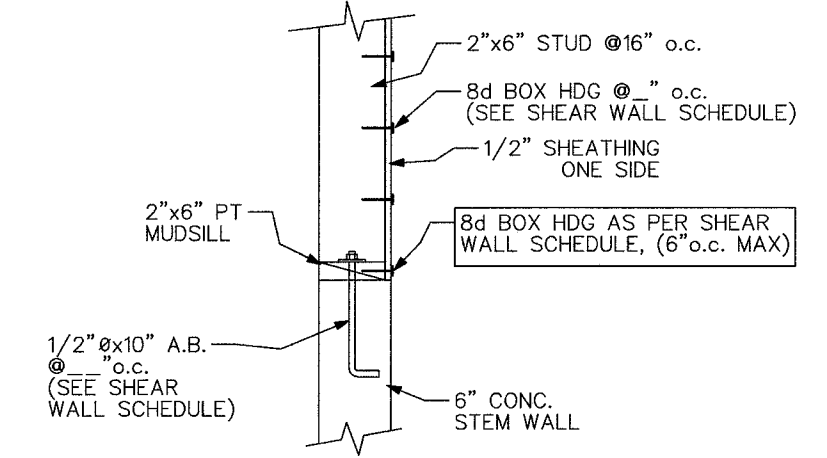
DETAIL D
1/2" = 1'



DETAIL H
1/2" = 1'



TYP. NAILING & A.B. @ SHEAR WALL 2-1
3/4" = 1'



TYP. NAILING & A.B. @ SHEAR WALLS 1-1, 3-1, 4-1
3/4" = 1'

1ST FLOOR SHEAR WALL SCHEDULE					
LOCATION	LENGTH	SHEATHING	NAILING	HOLDOWN & POST	MUDSILL/FND FASTENERS
A-1	3'-4 7/16"	15/32" CDX STRUCT. 1 ONE SIDE OR STRUCT 1 OSB 7/16"	8d @ 6" OC	SIMPSON "HDU2" @ EA. END W/ "SSTB16L" W/ (6) SDS 1/4"x3" SCREWS, DBL STUDS	1/2" x 10" AB @ 32" OC W/ 3" SQ. WASHERS
B-1	19'-11 1/2"	15/32" CDX STRUCT. 1 ONE SIDE OR STRUCT 1 OSB 7/16"	8d @ 6" OC	NOT REQ'D	1/2" x 10" AB @ 4" OC W/ 3" SQ. WASHERS
1-1	39'-11"	15/32" CDX STRUCT. 1 ONE SIDE OR STRUCT 1 OSB 7/16"	8d @ 5" OC	SIMPSON "HDU2" @ EA. END W/ "SSTB16L" W/ (6) SDS 1/4"x3" SCREWS, DBL STUDS	1/2" x 10" AB @ 32" OC W/ 3" SQ. WASHERS
2-1	39'-11"	15/32" CDX STRUCT. 1 BOTH SIDES OR STRUCT 1 OSB 7/16"	8d @ 5" OC	SIMPSON "HDU4" @ EA. END W/ "SSTB16L" W/ (10) SDS 1/4"x3" SCREWS, 6"x6" POST	5/8" x 12" AB @ 32" OC W/ 3" SQ. WASHERS
3-1	39'-11"	15/32" CDX STRUCT. 1 ONE SIDE OR STRUCT 1 OSB 7/16"	8d @ 4" OC	SIMPSON "HDU2" @ EA. END W/ "SSTB16L" W/ (6) SDS 1/4"x3" SCREWS, DBL STUDS	1/2" x 10" AB @ 32" OC W/ 3" SQ. WASHERS
4-1	24'-11 1/2"	15/32" CDX STRUCT. 1 ONE SIDE OR STRUCT 1 OSB 7/16"	8d @ 6" OC	NOT REQ'D	1/2" x 10" AB @ 32" OC W/ 3" SQ. WASHERS

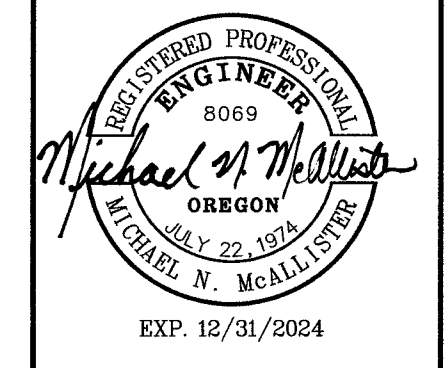
SHEAR WALL SCHEDULE NOTES

* MINIMUM POST OF DBL 2"x6" STUD AT WALL ENDS AND AT HOLDOWNS. LAMINATE LONG STUDS TOGETHER W/ 1/2" EA. SDS 1/4"x3" SCREWS FOR HDU6 AND LARGER HOLDOWNS. WHERE CONNECTOR IS AT SHORT CRIPPLE STUD, LAMINATE SHORT STUDS WITH 4 EA. SDS SCREWS AT ALL HOLDOWNS. OTHERWISE NAIL DBL STUDS W/ 2 EA. 8d @ 9" O.C. DOUBLE STUDS FOR HOLDOWNS MAY BE ONE LONG STUD LAMINATED TO A LONG BEARING STUD UNLESS OTHERWISE NOTED OR SHOWN ON PLAN.

NOTE: ALL OTHER EXTERIOR WALLS NOT SHOWN IN SHEAR WALL PLAN TO HAVE 1/2" CDX OR 1/16" OSB SHTG. WITH 8d @ 6" OC @ P.E. / 12" OC ELSEWHERE. INSTALL BLOCKING AS REQUIRED AT PANEL JOINTS OF ALL SHEATHING. STUD SPACING IS ASSUMED TO BE 16 INCHES ON CENTER. SHEAR WALL SHEATHING TO BE APA RATED AND IN ACCORDANCE WITH SHEAR WALL SCHEDULE. 1/2" CDX MAY BE SUBSTITUTED WHERE 7/16" OSB SHEATHING ARE CALLED OUT ON SHEAR WALLS SCHEDULE. INSTALL SHEATHING OVER RM JOIST AND MUDSILL TO CONNECT WALL FLOOR PLATE TO MUDSILL AT ALL EXTERIOR WALLS. NAILING TO BE AS PER SHEAR WALL SCHEDULE.

INSTALL ALL WALL SHEATHING VERTICALLY OR HORIZONTALLY, WITH SOLID BLOCKING WHERE AT PANEL EDGES, JOINTS. STUD SPACING TO BE 16" O.C. FOR SHEAR WALLS AS PER SCHEDULE, AND FOR WALLS BACKING BRICK VENEER.

** NAILING OF FLOOR SHEATHING TO MUDSILLS TO BE 8d BOX HDG @ 4" O.C. TYP. WALL SHEATHING NAILS TO BE 8d BOX HDG, DIAMETER 0.131". ROOF NAILING TO BE 8d BOX HDG, DIAMETER 0.131".



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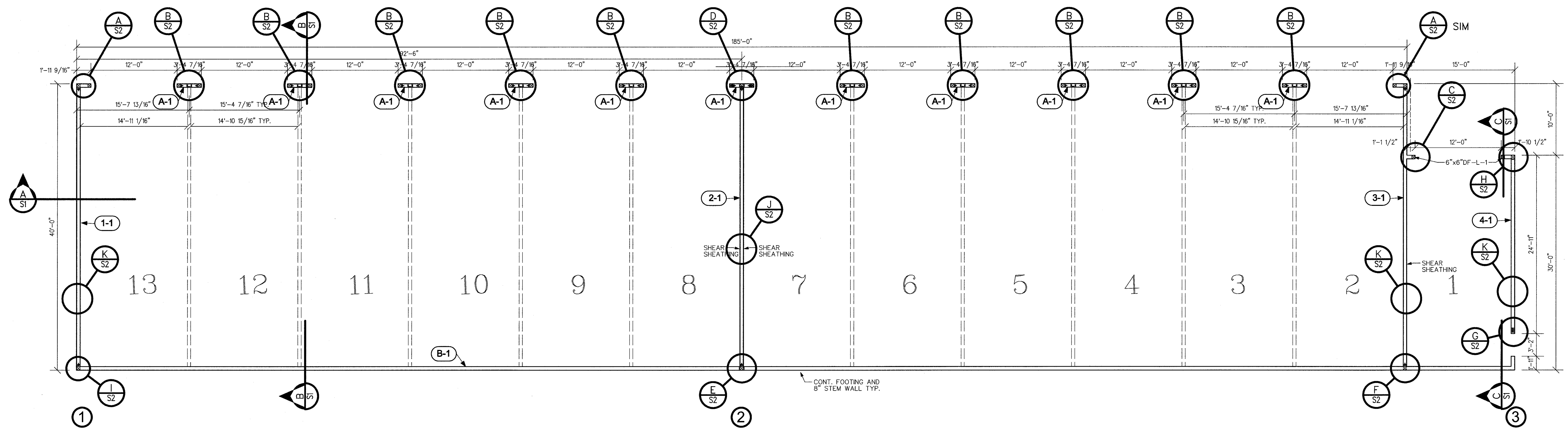
NEW STORAGE RENTAL BUILDING
U.S. HIGHWAY 101 & 53rd STREET
TAX MAP: 18-12-11-3-3 T.L. 1600, 2000
FOR
DAVID TWOMBLY
FLORENCE, OREGON

SHEET CONTENT
PROPOSED BUILDING "A"

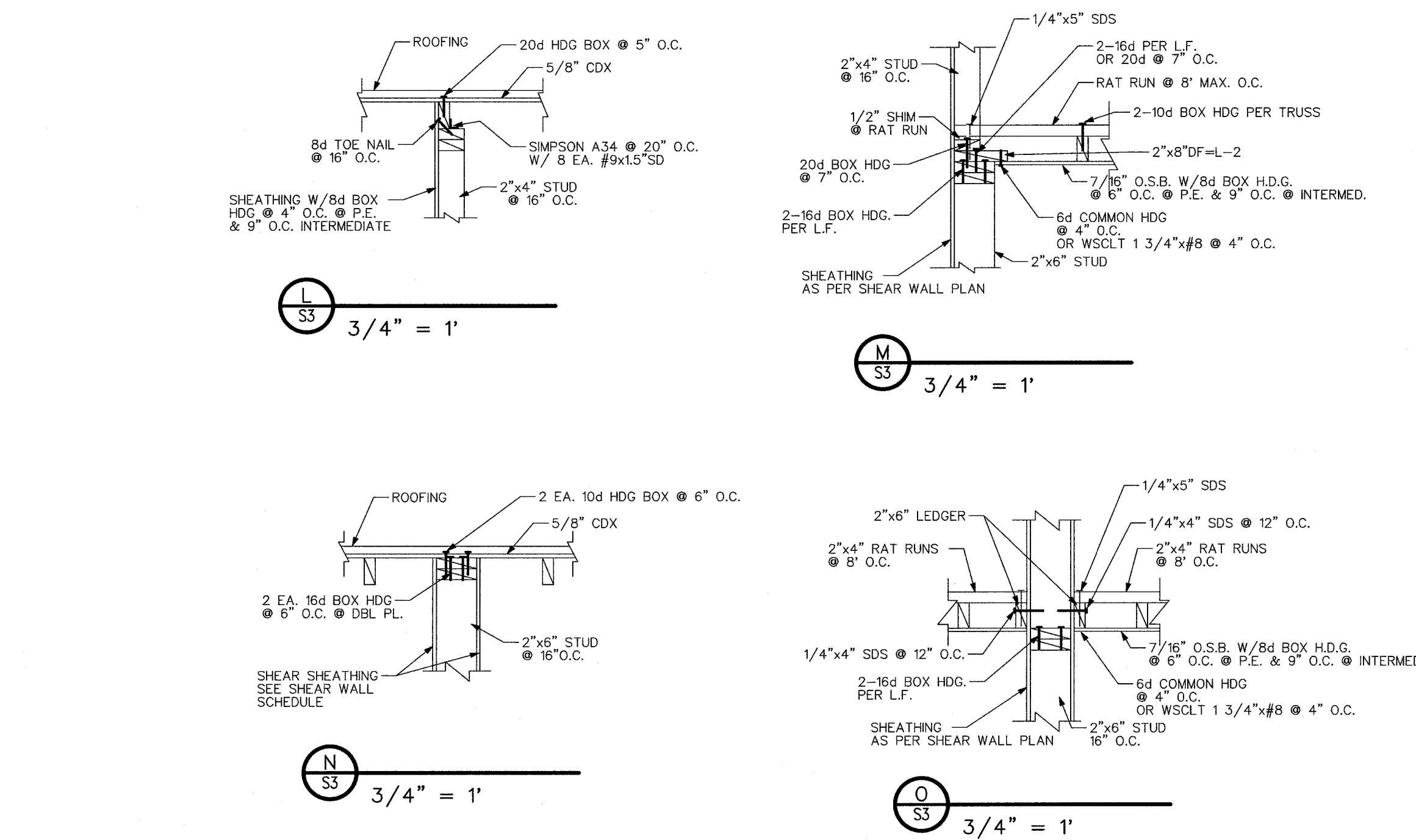
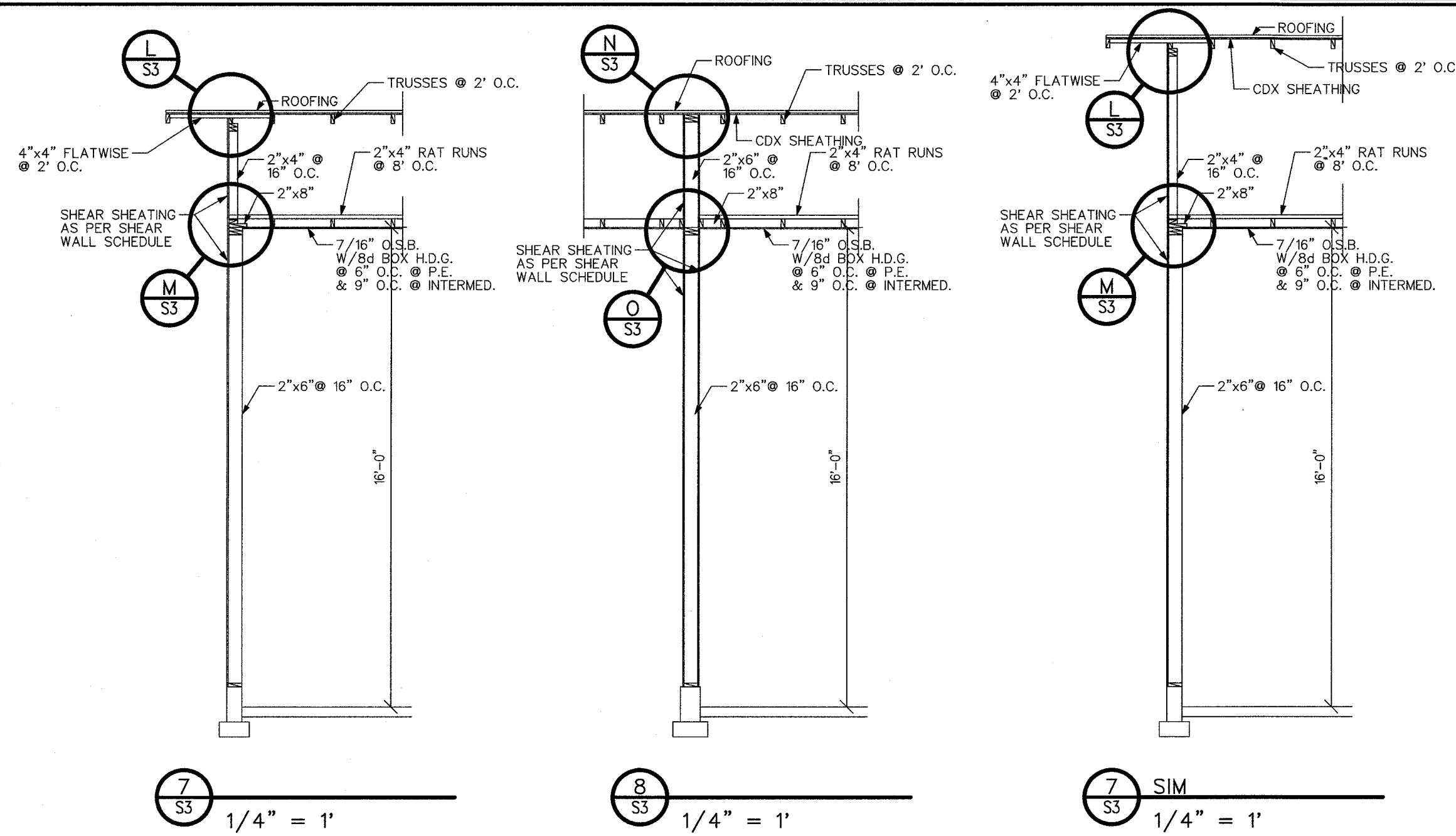
DRAWN	W.O. No.
M.N.M.	1511
DATE	SCALE
7/30/24	1" = 1/8"

REVISIONS

SHEET **S2** OF 4

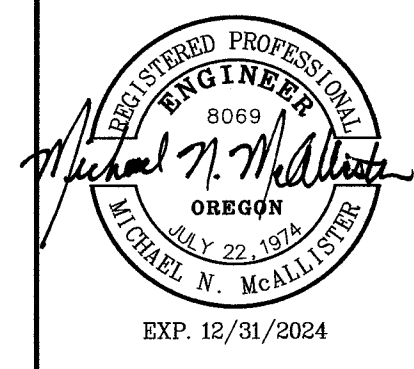


SHEAR WALL PLAN
1/8" = 1'



SPECIFICATIONS

- Concrete
 - Exposed: min. compressive strength @ 28 days 3,000 psi
 - Protected: min. compressive strength @ 28 days 2,500 psi
 - Min. cement factor 5 sack
 - Type IIA, II, or IIA
 - Max. aggregate size 1 1/2 in.
 - Water-cement ratio 0.48 max.
 - Entrained air (exposed slabs, walls) 3% min., 4% max
 - Water (low alkalinity only) Minimum potable
 - Slump 4" to -1 1/2"
- Reinforcing Steel
 - ASTM A-615 Grade 60 deformed, Fy = 60,000 psi
 - Tie wire 16 ga. or heavier soft annealed
 - Bar Supports ACI 315
 - Placement Tolerances ACI 315
 - a) 1/2" in c.m.u.
 - b) 1/4" vert in concrete
 - Splicing in concrete 36 bar dia., but 18" min.
 - Splicing in c.m.u. 40 bar dia., but 24" min.
- Anchor Bolts, Machine Bolts
 - ASTM A-307 Bent bar
 - Type Anchor
 - Washers 3"x3"x3/16"
 - Size As specified in plan
 - Threads in shear or bearing plane Not allowed
- Lumber
 - Ledgers, plates Press. Ttd. DF-L No. 2 & B.
 - Decking Select PTD, DF-L, cedar, or Pro-deck
 - Joists, unexposed DF-L No. 2 & B
 - Joists, exposed HF or DF-L No. 2 & B
 - Beams DF-L No. 1, or as per plan
 - Posts Ptd. HF or DF-L No. 1 or as per plan
 - Pressure Treatment ACQ 0.40 PCF Retention
- Subsiding (@ shear walls and under lap siding)
 - CDX Struct. I Plywood 15/32" (1/2")
 - APA OSB, exposure 1 7/16" STRUCT. I, as per plan
- Plywood Roof Sheathing
 - Type CDX Structural I, II, exterior glue
 - Thickness 5/8"
 - Nailing:
 - Panel Edges 6" o.c. max. spacing @ Panel edges;
 - 6" o.c. max. at shear and perimeter walls.
 - Intermediates 12" o.c.
 - Shear Walls, Diaphragm edges 4" o.c. min. (See Roof Details)
 - Nail 10d galv. box
 - Shear Rated Trusses 10d galv. box, 4" o.c. @ intermediates and 5" o.c. @ panel edges @ truss top chord.
- Lumber Hangers and Holdowns
 - Light ga. metal hangers Simpson or approved equal
 - Nails hot dipped galvanized, box or Common, length, as per Simpson.
 - Corrosion Resistance hot dipped galvanized or Z-max where hot dipped not available
- Gulam Beams
 - AITC specification Douglas Fir Species 24F-V8
 - Fb = 2,400 psi
- Metal Roofing
 - Roofing to be ASC Building Products, Skyline Roofing.
 - 16" wide 24 ga. steel with Dura Tech XL color finish;
 - Fasteners to be SS #8 and/or #10 and fastener spacing 11" for 10 mph wind speed; to conform to Manufacturer's Installation, Flashing & Details Guide; Install over 30# saturated felt; Eave flashings as for Gutter systems.
- Roof to have gutters on all eaves connected to Downspouts and directed or collected as per Site and Drainage Plans.



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 TAX MAP: 18-12-11-3-3 T.L. 1600, 2000
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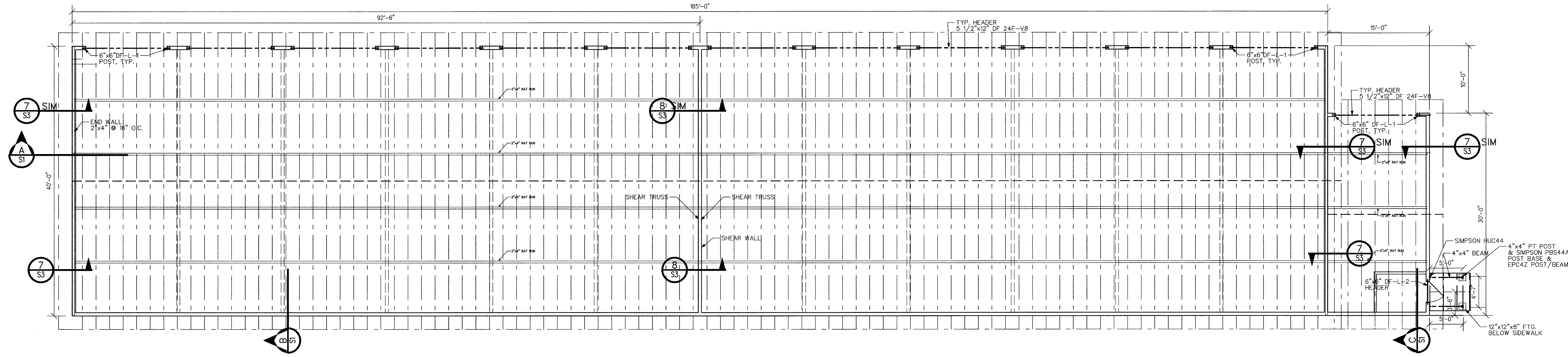
SHEET CONTENT
PROPOSED BUILDING "A"

DRAWN	W.O. No.
M.N.M.	1511
DATE	SCALE
7/30/24	1" = 1/8"

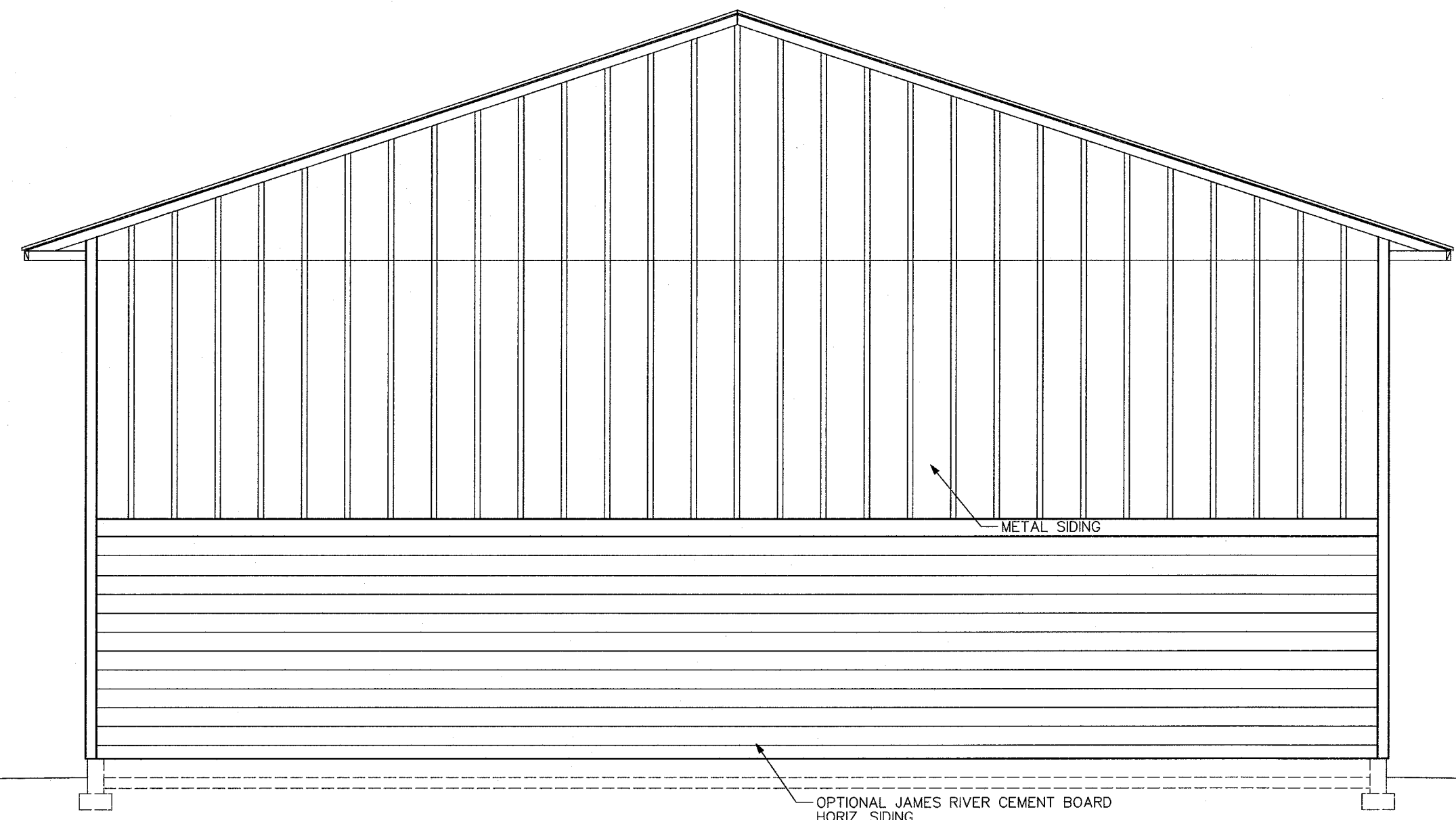
REVISIONS

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SHEET **S3** OF 4

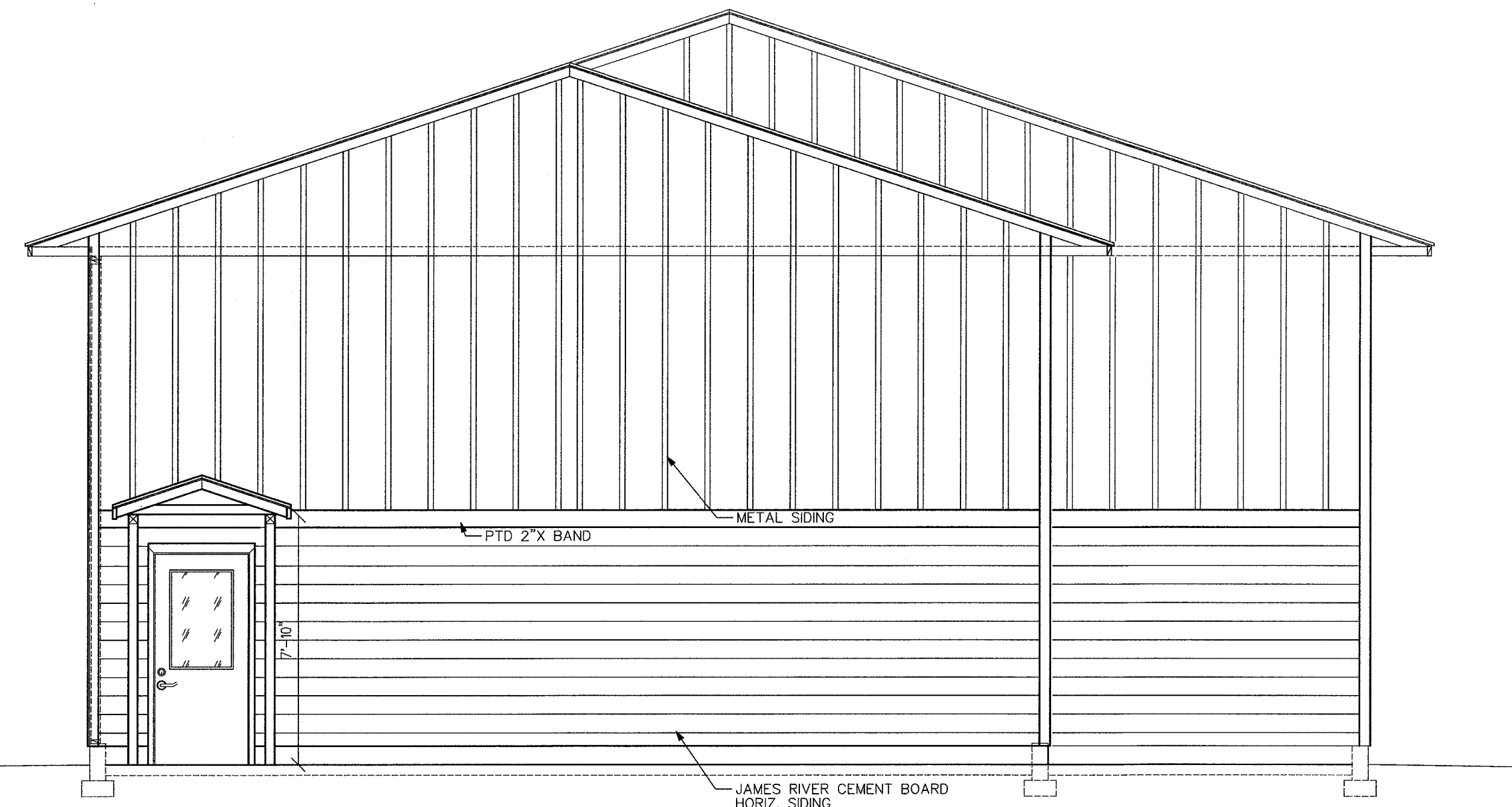


ROOF PLAN
 1/8" = 1"



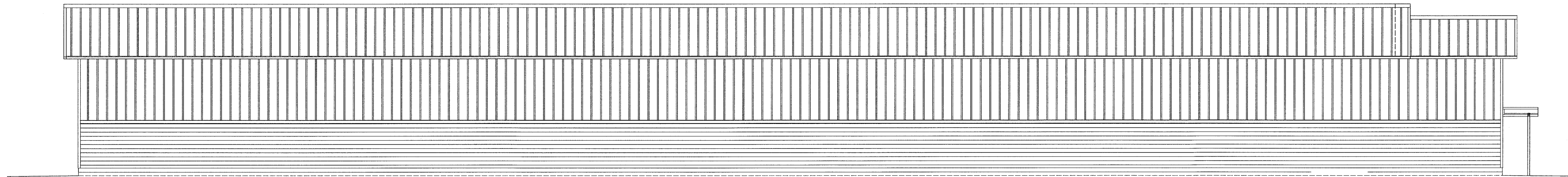
WEST ELEVATION

1/4" = 1'



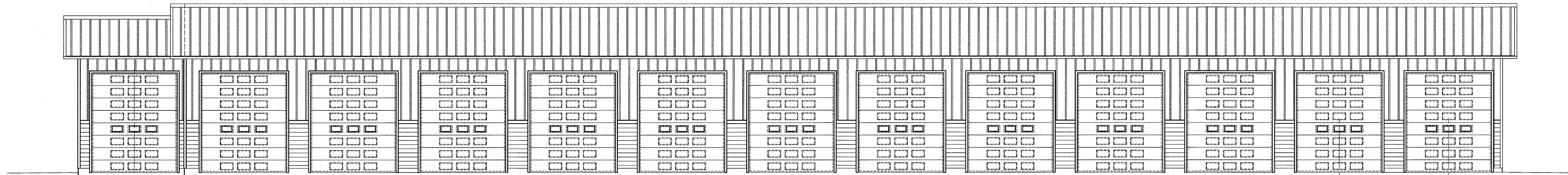
**EAST ELEVATION
UNIT 1**

1/4" = 1'



SOUTH ELEVATION

1/8" = 1'



NORTH ELEVATION

1/8" = 1'



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SHEET CONTENT
PROPOSED BUILDING "A"

DRAWN M.N.M.	W.O. No. 1511
DATE 7/30/24	SCALE 1" = 1/8"

REVISIONS

SHEET

S4 OF 4