Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: ACU-21-087

Date Received: 11/22/21 *Receipt #:* 228689 *Received by:* A. Dibble

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) William & Candace Sheldon

Mailing address: 4826 W Foothill Dr., Coeur Alene, ID 83814-7002

Phone: 208-691-7706 Email: tnchiddenfalls@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
26S	14W	4	D	C	2700
Select	Select	Select	Select	Select	

Tax Account Number(s): 568810

Tax Account Number(s)

Zone: Select Zone Rural Residential-2 (RR-2)

Please Select

B. Applicant(s) Same as above

Mailing address:

Phone:

C. Consultant or Agent: N/A

Mailing Address

Phone #: Email:

Type of Application Requested

- ☐ Comp Plan Amendment
- ☐ Text Amendment
- ☐ Map - Rezone
- ☑ Administrative Conditional Use Review - ACU
- ☐ Hearings Body Conditional Use Review - HBCU
- ☐ Variance - V
- ☐ Land Division - P, SUB or PUD
- ☐ Family/Medical Hardship Dwelling
- ☐ Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: City Water

Sewage Disposal Type: On-Site Septic

School District: Coos Bay

Fire District: Charleston RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information

D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

I. ☐ A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
   1. ☐ A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
   2. ☐ A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
   3. ☐ A complete description of the request, including any new structures proposed.
   4. ☐ If applicable, documentation from sewer and water district showing availability for connection.

II. ☐ A plot plan (map) of the property. Please indicate the following on your plot plan:
   1. ☐ Location of all existing and proposed buildings and structures
   2. ☐ Existing County Road, public right-of-way or other means of legal access
   3. ☐ Location of any existing septic systems and designated repair areas
   4. ☐ Limits of 100-year floodplain elevation (if applicable)
   5. ☐ Vegetation on the property
   6. ☐ Location of any outstanding physical features
   7. ☐ Location and description (paved, gravel, etc.) of vehicular access to the dwelling location

III. ☐ A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

William D Sheldon _____

_____ _____

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 90051 Cape Arago Hwy

Type of Access: Select Name of Access: _____

Is this property in the Urban Growth Boundary? Select

Is a new road created as part of this request? Select

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

a. Traffic Study completed by a registered traffic engineer.
b. Access Analysis completed by a registered traffic engineer
c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

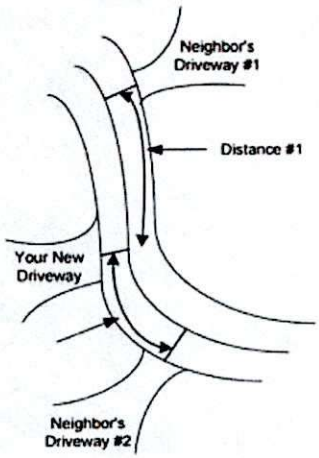
☐ Driveway ☐ Parking ☐ Access ☐ Bonded Date: Receipt #_____

File Number: DR-21-

ADDRESS APPLICATION INFORMATION FILE NUMBER: AD-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____
Is this driveway on the same side of the road as your Driveway: Select



ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____
Is this driveway on the same side of the road as your Driveway: Select

The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

■ This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application $83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: Select

Sewage Disposal Type: Select

Please check ☐ if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check ☐ if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

☐ This application is found to be in compliance and will require no additional inspections

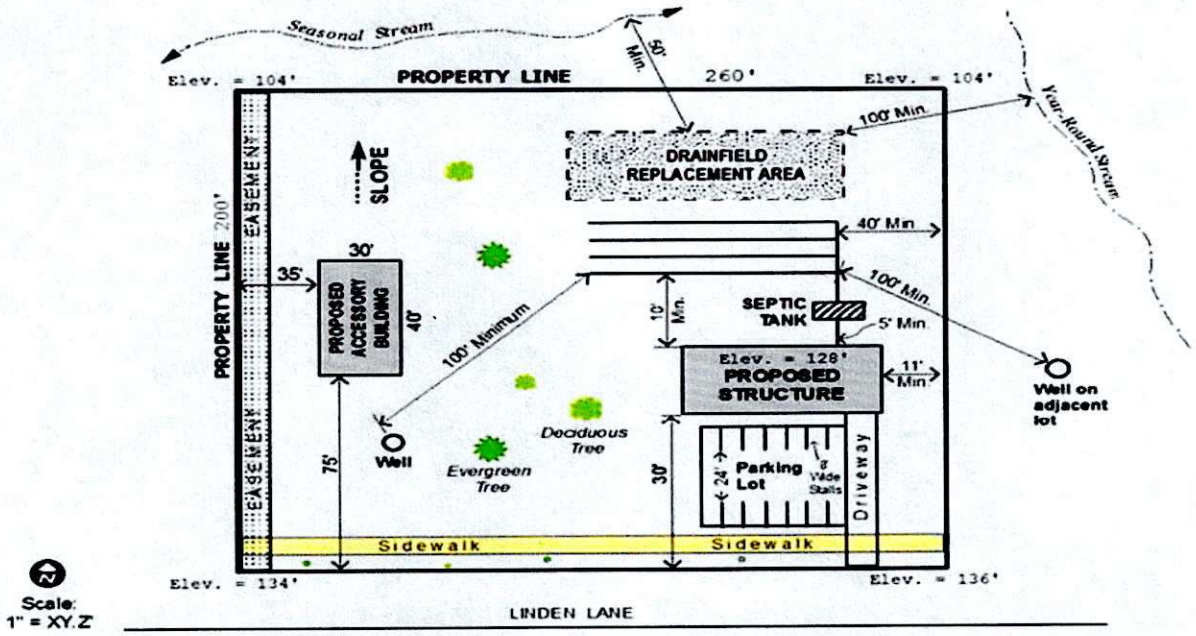
☐ This application is found to be in compliance but will require future inspections

☐ This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN

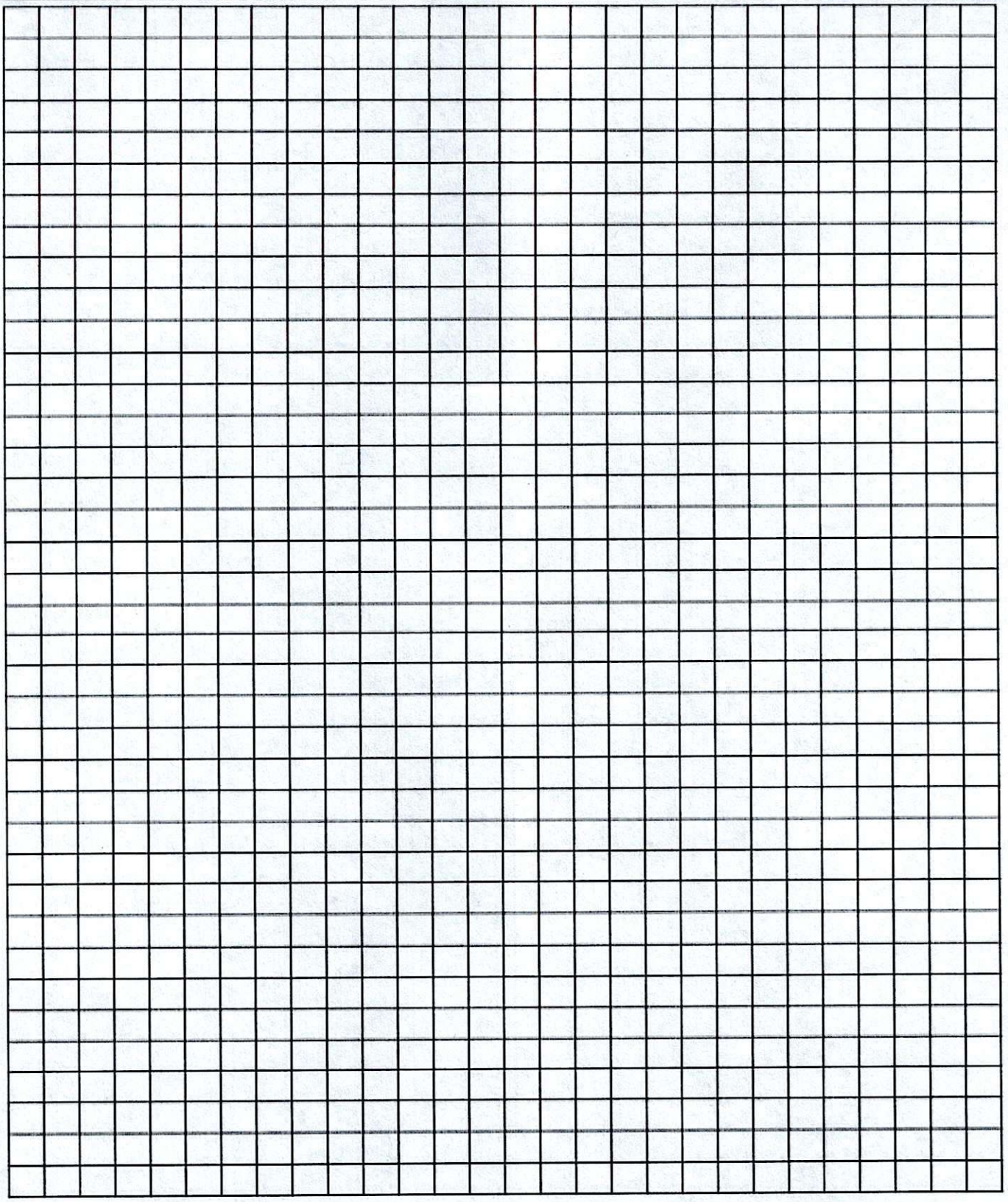


ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.

- Please add any additional Road or parking items from the parking form.



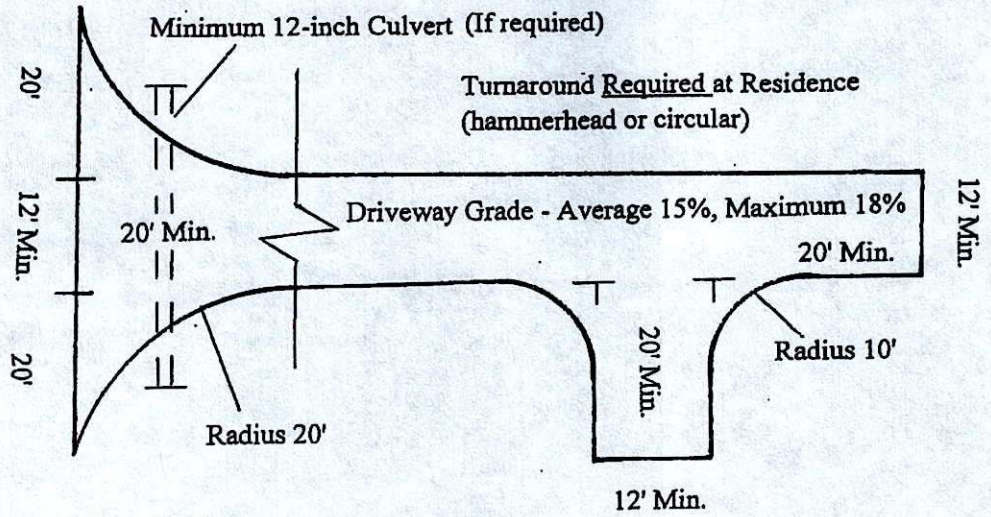
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



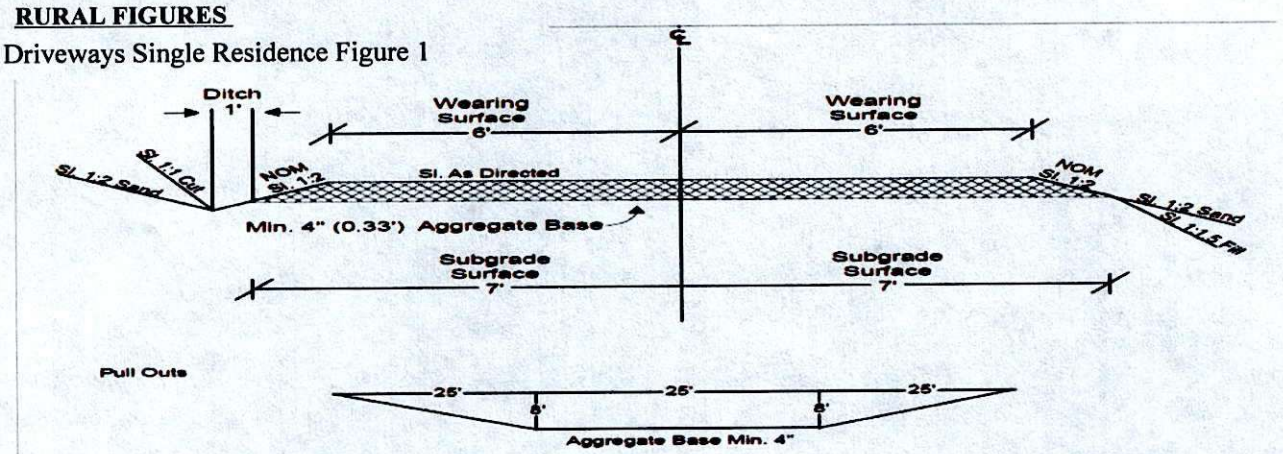
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

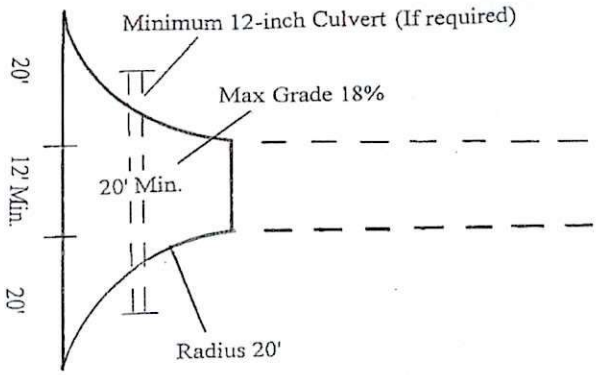
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

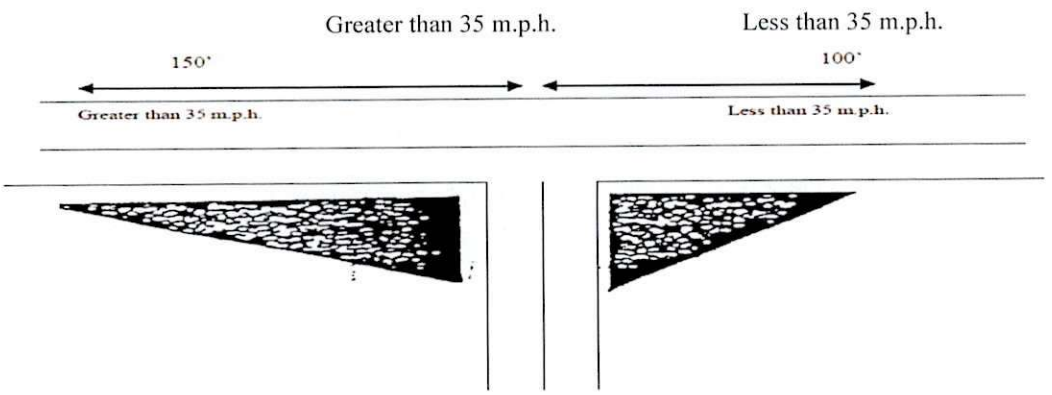


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi- family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

1, EXPLAIN STATM. OF INTENT

2. LOCATED ON A BLUFF ACCESSED BY ~~OFF~~ CAPE ARAGO HWY, FLAT, WITH A SINGLE FAMILY RESIDENT

3. TO BUILD A SHOP/STORAGE BLDG 40'×30' ON ~~THIS~~ PARCEL

4 —

5 - NORMAL GRASSES ~~ETC~~ PLANTS ALONG BLUFF (NATURAL)

6. VIEW OF OCEAN

7. PAVED ACCESS TO ~~HOUSE~~ OFF CAPE ARAGO HWY TO BE CONNECTED TO NEW STRUCTURE WHEN COMPLETED

8. DEED - COOS CO. CLERK.

POWER LINE EASEMENT TO SHIMA

STEEP BLUFF 50% +

AREA OF SCENIC QUALITY & COSTAL HEADLANDS

EROSION (COSTAL SHORELINES & HEADLANDS

Costal Shoreland Boundary Review – This requires a site plan to address all criteria.

a. Uses allowed within the Coastal Shoreland Boundary: This strategy recognizes: (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration; and (2) that Statewide Planning Goal #17 places strict limitations on land divisions within coastal shorelands.
   i. Uses within the Coastal Shoreland Boundary: Coos County shall manage its rural areas within the "Coastal Shorelands Boundary" of the ocean, coastal lakes and minor estuaries through implementing ordinance measures that allow the following uses:**

      f) single family residences on existing lots, parcels, or units of land when compatible with the objectives and implementation standards of the Coastal Shorelands goal, and as otherwise permitted by the underlying zone; or

   ii. **A site plan and design review** is only necessary when required in Coos County Comprehensive Plan Volume I Part 3 § 3.5: Structures associated with the above uses, with the exception of farm and forest uses, shall only be permitted after an Administrative Conditional Use Review or higher review addressing the criteria and requirements of this subsection below and upon a finding that such uses do not otherwise conflict with the Special Development Considerations and Overlay Zones found in this Ordinance.

      a) Site Review and Approval Criteria.

      Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents as approved.

      Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose and objectives of this section. Proposed "substantial changes" shall be submitted to the Planning Director for approval.

      All variances from the site development criteria which are deemed necessary by the applicant shall be requested pursuant to ARTICLE 5.3.

      These standards are intended to provide a frame of reference for the applicant to the development of a site and building plans as well as a method of review. These standards shall not be regarded as inflexible requirements, nor do they advocate any particular architectural style, for they are intended to encourage creativity, invention and innovation. The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under for this review:
         1. Landscaping

a. The landscape shall be such to minimize soil erosion and lessen the visual impact;
b. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

RESPONSE: No grade changes or landscaping are proposed at this time.

2. Structures
   a. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings;
   b. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.

RESPONSE: The configuration of the lot is as such that will not allow the accessory structure to be any closer. The location also provides area to safely make it to the structure.

3. Drives, Parking and Circulation
   With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and must comply with the standards found in Chapter VII. The Roadmaster is responsible for determining compliance with this subsection.

RESPONSE: This request does not include a new access/driveway.

4. Surface Water Drainage
   Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.

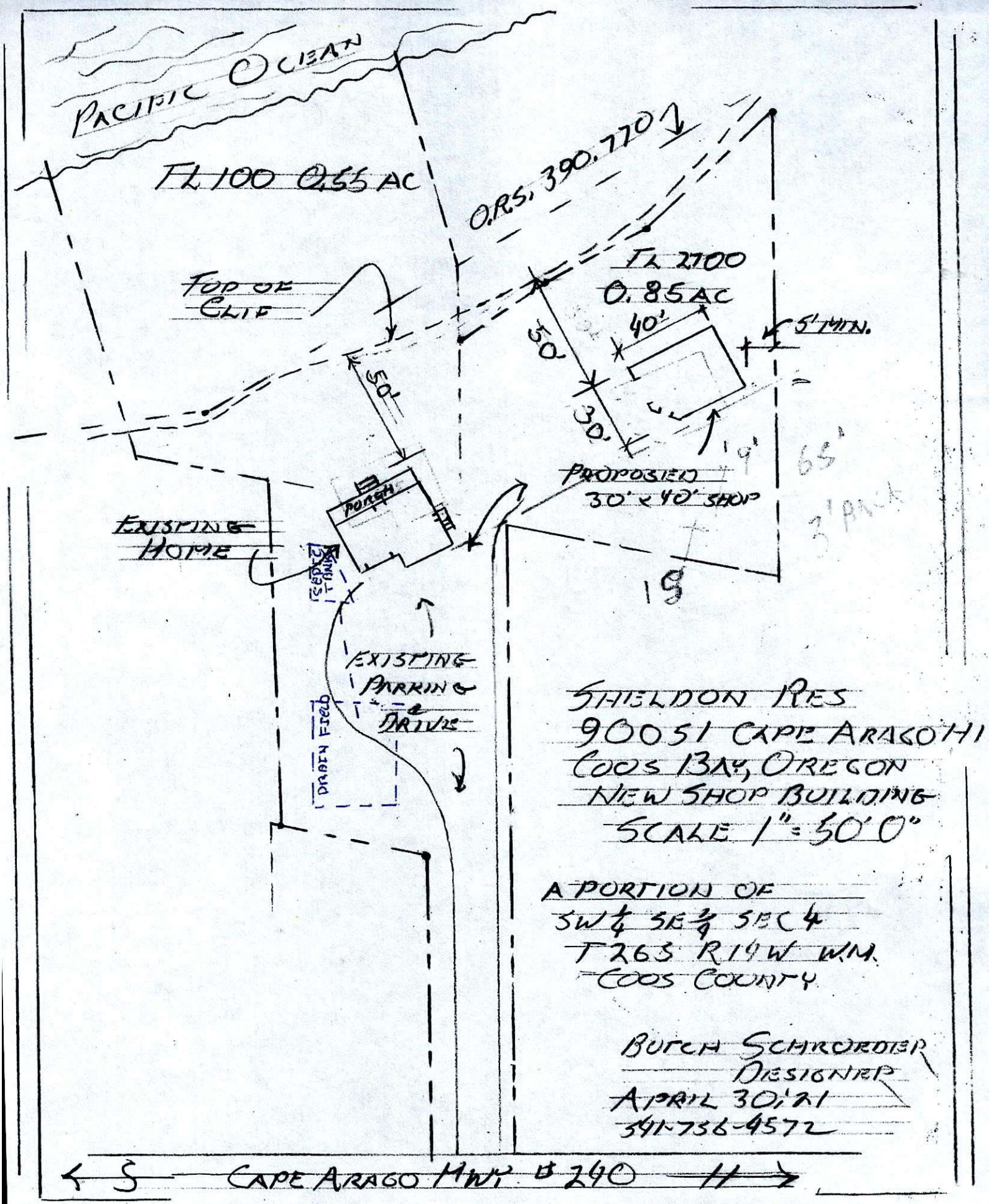
RESPONSE: There will be a french drain that is trenched to the bluff and a corrugated pipe will be dropped to the sand (between 55 to 60 feet).

5. Utility Service
   a. Whenever feasible, electric, telephone and other utility lines shall be underground;
   b. Any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site;
   c. The proposed method of sanitary sewage disposal from all

buildings shall be indicated.

RESPONSE: The electric lines will be ran underground, there will be a utility sink, and no sewer connection.

b) Application Submittal and Review Procedure.
   1. Submission of Documents - A prospective applicant for a building or other permit who is subject to site design review shall submit the following to the County Planning Director:
      a. A site plan, drawn to scale, shows the proposed layout of all structures and other improvements;
      b. A landscape plan, drawn to scale, showing the location of existing trees proposed to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials;
      c. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction;
      d. Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors;
      e. An application request which shall include:
         1) Name and address of applicant;
         2) Statement of applicant's legal interest in the property (owner, contract purchaser, lessee, renter, etc.) and a description of that interest, and in case the applicant is not the owner, verification of the owner's consent;
         3) Address and legal description of the property;
         4) Statement explaining the intended request;
         5) The required fee; and
         6) Any other materials or information as may be deemed necessary to assist in evaluation of the request. The request will be made prior to deeming the application complete. However, if this review is before the hearings body they may request for additional information to ensure compliance.
   2. Threshold Standard. The Planning Director has the discretion to waive part or all of the site plan requirements if, in the Director's judgment, the proposed development is "de minimis" in extent to the existing development.


PACIFIC OCEAN
TL 100 0.55 AC
O.R.S. 390.770
TL 2700
0.85 AC
TOP OF CLIF
50'
40'
5' MIN.
50'
30'
PROPOSED
30' x 40' SHOP
PORCH
EXISTING HOME
SEPTIC TANK
EXISTING PARKING & DRIVE
DRAIN FIELD
65'
3' PAVE
19
SHELDON RES
90051 CAPE ARAGO HI
COOS BAY, OREGON
NEW SHOP BUILDING
SCALE 1" = 50'0"
A PORTION OF
SW 1/4 SE 1/4 SEC 4
T 26S R 13W W.M.
COOS COUNTY
BUTCH SCHRODER
DESIGNER
APRIL 30, '21
541-756-4572
CAPE ARAGO HWY # 240

RECORDING REQUESTED BY:
TICOR TITLE

300 Anderson Ave
Coos Bay, OR 97420

Coos County, Oregon	2020-09705
$101.00 Pgs=4	10/01/2020 10:09 AM
eRecorded by: TICOR TITLE COOS BAY	
Debbie Heller, CCC, Coos County Clerk	

GRANTOR'S NAME:
McNeal LLC, a Georgia limited liability company, which acquired title as McNeal LLC

GRANTEE'S NAME:
William L. Sheldon and Candace R. Sheldon

AFTER RECORDING RETURN TO:
Order No.: 360620032542-VR
William L. Sheldon and Candace R. Sheldon, as tenants by the entirety
90051 Cape Arago Highway
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:
William L. Sheldon and Candace R. Sheldon
90051 Cape Arago Highway
Coos Bay, OR 97420

APN: 568711
568810
Map: 26-14-04DC TL0100
26-14-04DC TL2700
90051 Cape Arago Highway, Coos Bay, OR 97420

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

McNeal LLC, a Georgia limited liability company, which acquired title as McNeal LLC, Grantor, conveys and warrants to **William L. Sheldon and Candace R. Sheldon, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIFTY-THOUSAND AND NO/100 DOLLARS ($750,000.00). GOOD AND VALUABLE CONSIDERATION PAID BY A QUALIFIED INTERMEDIARY PURSUANT TO AN IRC 1031 TAX-DEFERRED EXCHANGE. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-29-20

McNeal LLC, a Georgia limited liability company

BY: _____
Sean McNeal
Member

State of GA
County of Cobb

This instrument was acknowledged before me on 9/29/2020 by Sean McNeal, as Member for McNeal LLC, a Georgia limited liability company, which acquired title as McNeal LLC.

_____
Notary Public - State of GA

My Commission Expires: 02/20/2023

EXHIBIT "A"
Legal Description

Beginning at a point on the Northerly boundary of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of said Government Lot 2 bears South 40° 38 5/8" West 1354.82 feet; thence North 78° 04' East along the said right of way boundary 75.0 feet; thence North 11° 56' West 278.67 feet to a point on the North boundary of said Government Lot 2; thence South 89° 43 1/2' West along the said North boundary 76.59 feet; thence South 11° 56' East 294.15 feet to the point of beginning, being a portion of Government Lot 2 of said Section 4.

ALSO: Beginning at an iron pipe on the South boundary of Government Lot 1 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, 1737.95 feet West to the Southeast corner of said Government Lot 1; thence North 11° 58' West 110 feet, more or less, to the high water line of the Pacific Ocean; thence Southwesterly along said high water line 160 feet, more or less, to the point of intersection of the said high water line with the said South boundary of Government Lot 1; thence East along the said South boundary 137.85 feet to the point of beginning, being a portion of Government Lot 1 of said Section 4.

ALSO: Beginning at an iron pipe on the Northerly boundary of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron at the quarter section corner at the Southwest corner of said Government Lot 2 of Section 4 bears South 43° 11 1/4' West 1439.63 feet; thence South 78° 04' West along said State Highway right of way boundary 30.0 feet; thence North 11° 56' West 278.67 feet to an iron pipe on the North boundary of said Government Lot 2 of Section 4; thence North 89° 43 1/2' East along said North boundary of Government Lot 2 for a distance of 30.63 feet to an iron pipe; thence South 11° 56' East 272.48 feet to the point of beginning, being a portion of Government Lot 2 of said Section 4.

ALSO: Beginning at a point located South 89° 43' 30" West a distance of 139.50 feet from the Southwest corner of Government Lot 1, Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South 89° 43' 30" West distance of 139.83 feet; thence North 11° 56' 00" West a distance of 78.12 feet; thence North 44° 16' 00" East a distance of 39.93 feet; thence North 50° 17' 11" East a distance of 53.75 feet; thence North 36° 15' 00" East a distance of 75.44 feet; thence South 11° 56' 00" East a distance of 203.94 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING: That portion conveyed to Allan M. Youngmayr, et ux in instrument recorded in Book 317, Page 182, Deed Records of Coos County, Oregon, described as follows:

Beginning at a point on the Northerly line of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of said Government Lot 2 of Section 4 bears South 40° 38 5/8' West 1354.82 feet; thence North 78° 04' East along said right of way boundary 70.0 feet to a point which is 5 feet Southwesterly from the most Southeasterly corner of that certain tract conveyed to Robert E. Lee, et ux, by deed recorded August 4, 1947, in Book 171, Page 383, Deed Records of Coos County, Oregon; thence North 11° 56' West parallel with and 5 feet distance from the East boundary of said Lee tract above referred to 130 feet to a point; thence South 89° 43 1/2' West parallel with the North boundary of Government Lot 2 a distance of 71 feet, more or less, to a point which is 4 feet East of the West boundary of the said Lee tract first above referred to; thence Northwesterly in a straight line to the Northwest corner of said Lee tract first above referred to; thence South 11° 56' East 293.15 feet along the West boundary of said Lee tract to the place of beginning.

EXHIBIT "B"
Exceptions

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
3. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

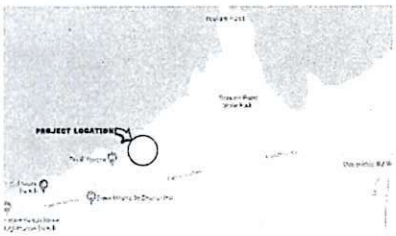
   Exemption: Ocean Shores
   Tax Account No.: 568711
4. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
5. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.
6. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.
7. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.
8. Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 452 P2d 671 (1969).
9. Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.
10. Easement(s) and rights incidental thereto, as granted in a document:

    Granted to: Allan M. Youngmayr and Orma G. Youngmayr
    Recording Date: May 7, 1965
    Recording No: Book 317, Page 182

A NEW SHOP BUILDING

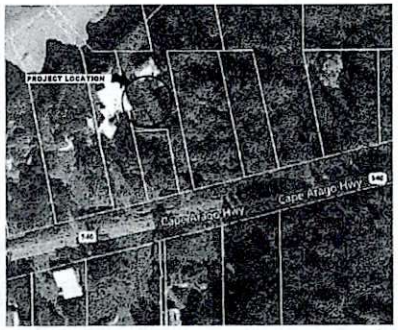
FOR

90051 CAPE ARGO HWY, COOS BAY, OR
COOS COUNTY, OREGON



SCALE: NTS

LOCATION MAP



SCALE: NTS

PINNACLE
ENGINEERING, INC.

ABC	AGGREGATE BASE COURSE	GA	GAGE (GAUGE)
AFF	ABOVE FINISH FLOOR	GLB	GLUE LAMINATED BEAM
AIC	AIR CONDITIONING	GSN	GENERAL STRUCTURAL NOTES
ALT	ALTERNATE	GWB	GYPSUM WALL BOARD
A.B.	ANCHOR BOLT		
A.C.	ASPHALTIC CONCRETE	HWD	HARDWOOD
		HDR	HEADER
BLDG	BUILDING	HVAC	HEATING/VENTAIR CONDITIONING
BLKG	BLOCKING	HTG	HEATING
BM	BEAM	H.C.	HOLLOW CORE
BRG	BEARING	H.M.	HOLLOW METAL
		HDCP	HANDICAPPED
CIP	CAST IN PLACE	HYD	HYDRANT
CLG	CEILING		
COL	COLUMN	INSUL	INSULATION
CJ	CONTROL JOINT	INT	INTERIOR
CONC	CONCRETE	IBO	INSTALL BY OWNER
CMU	CONCRETE MASONRY UNIT	IBC	INSTALL BY CONTRACTOR
CONT.	CONTINUOUS		
CY	CUBIC YARD	JBOX	JUNCTION BOX
DIAG	DIAGONAL	K.O.	KNOCK OUT
DIA	DIAMETER		
DET	DETAIL	LAV	LAVATORY
DS	DOWN SPOUT	LL	LIVE LOAD
DIM	DIMENSION	LVL	LAMINATED VENEER LUMBER
DWG	DRAWING		
DL	DEAD LOAD	MH	MANHOLE
		MFGR	MANUFACTURER
EA	EACH	MATL	MATERIAL
ELEC	ELECTRICAL)	MAX	MAXIMUM
E.W.C.	ELECTRIC WATER COOLER	MECH	MECHANICAL
ELEV	ELEVATION	MIN	MINIMUM
EMERG	EMERGENCY	MISC	MISCELLANEOUS
ENGR	ENGINEER	MOD	MODULAR
ENCL	ENCLOSE(URE)	NAT	NATURAL
EQ	EQUAL	NOM	NOMINAL
EXH	EXHAUST	N.I.C.	NOT IN CONTRACT
EXST	EXISTING	NTS	NOT TO SCALE
EXP	EXPANSION		
EXT	EXTERIOR	O.C.	ON CENTER
FTG	FOOTING	PLYWD	PLYWOOD
FD	FLOOR DRAIN		
FLR	FLOOR	R.O.	ROUGH OPENING
FE	FIRE EXTINGUISHER		
FEC	FIRE EXTINGUISHER CABINET		
FOS	FACE OF STUD		
FIN	FINISH		
FND	FOUNDATION		
F.B.O.	FURNISHED BY OTHERS		

CONDITIONS

SHOULD A DISCREPANCY OCCUR IN THE NOTES OR DRAWINGS WHICH REQUIRES CLARIFICATION, OR IN WORK BY OTHERS AFFECTED THIS WORK, THE CONTRACTOR SHALL AT ONCE NOTIFY THE ENGINEER OF RECORD WHO WILL ISSUE INSTRUCTIONS AS TO PROCEDURE. IF PROCEEDING WITH THE WORK SO AFFECTED WITHOUT INSTRUCTIONS FROM THE ENGINEER OF RECORD, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES SPECIFICATION TYPOGRAPHICAL DISCREPANCY AND DRAWING NOTATIONAL DISCREPANCY WHERE INTENT IS UNCLEAR. DIMENSIONS ON SCALE DRAWINGS AND ON FULL SIZED DRAWINGS SHALL GOVERN.

GENERAL NOTES

GENERAL

1. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above items.
2. The Contractor shall verify dimensions and all existing conditions shown on the drawings in the field and notify engineer of any discrepancies for correction or verification prior to construction of the affected work. The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.
3. Options are for the contractor's convenience. He shall be responsible for all changes necessary if he chooses an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.
4. Establish and verify all openings and inserts for mechanical, electrical and plumbing with appropriate trades and the drawings.
5. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.
6. Details on the drawings are typical. Verify all dimensions.
7. Dimensions on the structural drawings are exact with the exception of masonry and sawn lumber dimensions which are nominal.
8. Notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.
9. Where reference is made to various test standards for materials, such standards shall be the latest edition and/or addendum.
10. Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot.
11. Drawings and specifications are instruments of service in respect to this specific project and are not intended or represented to be suitable for reuse on extensions of this project or on any other project. Any reuse without written verification or adaptation by Engineer will be at Owner's sole risk and without liability or legal exposure to Engineer. Owner shall indemnify and hold harmless Engineer from any and all claims, damages, losses and expenses including attorney's fees arising out of or resulting from unauthorized reuse.
12. No changes from the approved structural plans shall be made in the field unless, prior to making changes, written approval is obtained from the Engineer. If changes are made without written approval such changes shall be the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their responsibility to replace or repair the condition as directed by the Engineer.
13. Engineering design provided by others and submitted for review shall bear the seal and signature of a Professional Engineer registered in Oregon.
14. Use of these plans by the Contractor constitutes acceptance of these Notes and Conditions.

Design Loads

Live Load

Roof	25 psf
Floor	40 psf
Stair	40 psf

Dead Load

Roof	12 psf
Floor	10 psf
Wall	10 psf

DRAWING INDEX

SHEET NO.

T1.0 COVER SHEET

STRUCTURAL
S0.1 STRUCTURAL NOTES
S1.0 FOUNDATION PLAN
S1.1 FOUNDATION DETAILS
S2.0 FIRST FLOOR PLAN
S3.0 SECOND FLOOR FRAMING PLAN
S3.1 FRAMING DETAILS
S4.0 ROOF FRAMING PLAN
S5.0 SECTION VIEW

REGISTERED PROFESSIONAL ENGINEER
97571PE
OREGON
SEP 12, 2017
MATTHEW RYAN KELLER

EXPIRES: 06/30/2023

ISSUE DATE 07/29/2021

NOTE:
THE SCALE OF THIS PRINT IS 1/2 THAT OF THE ORIGINAL DWG. FOR EXAMPLE:
INDICATED SCALE 3/4"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=10'-0" SHOULD BE READ 1/2"=10'-0"

RELEASED FOR FINAL RECORD DOCUMENTS

DATE 2/22

DATE	BY	REVISIONS
		1 REVISED

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
TITLE PAGE

PINNACLE ENGINEERING, INC
3329 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 440-4431
FAX: (541) 677-0477

DESIGN BY: MKK
DRAWN BY: RC DATE: 7/29/21
SURVEYED BY: N/A DATE: N/A
CHECKED BY: MKK DATE: 7/29/21
SCALE: AS SHOWN
PROJECT NO: 30333.12
SHEET NO: T1.0

CONCRETE

1. Concrete has been designed and shall be constructed in accordance with the Oregon Residential Specialty Code (ORSC).
2. All excavations shall be free of all loose material and water prior to placement of concrete.
3. The engineer shall be notified at least 24 hours in advance of concrete placement so that he may compare placement plans and/or reinforcement location with the intent of the design.
4. Aggregate size: 1 ½" maximum for footings, slabs 6 inches or more thick and other mass concrete and 3/4" for walls.
5. Do not place pipes, ducts, reglets or chases in structural concrete without approval of the Structural Engineer. See Architectural, Mechanical and Electrical drawings for locations.
6. Minimum 28-day compressive strength:
   a. Foundations:
      2,500 psi
   b. Not specified above:
      3,000 psi
14. Top of concrete shall be 4" minimum above adjacent exterior soil surface.
15. Cure concrete members with polyethylene for 5 days or with a curing compound approved by the Engineer.
16. No concrete shall be placed when the temperature of that concrete exceeds 90 degrees F as measured at the discharge chute.

REINFORCING

1. Reinforcing bars shall be ASTM A615-Grade 60.
2. Welded wire fabric shall conform to ASTM A185.
3. Arrangement and detailing of reinforcing steel, including bar supports and spaces, shall be in accordance with the latest ACI 315 detailing manual.
4. Reinforcing shall lap a minimum of 1.3 Ld at splices unless otherwise shown. Where Ld is the tension development length. When bars of different size lap to each other, splice length for the smaller bar can be used. Dowels shall have the same size and spacing as that of the reinforcing steel they are spliced and shall have a minimum lap as noted above. Bar splices shall be staggered.
5. Hook reinforcing bars interrupted by openings.
6. No welding of reinforcing bars shall be permitted, unless approval in writing is obtained from the Engineer prior to construction. Special Inspection of welding of reinforcing is required.
7. Dimensions to reinforcing are to bar centerlines, unless noted otherwise bar cover is clear distance between the bar and the concrete surface. Unless noted or shown otherwise bar cover for reinforcing steel shall be as follows:
   1. Footings and Base Slabs:
      a. Formed Surfaces and bottoms on concrete work mat — 2-inch
      b. Bottoms and sides in contact with earth — 3-inch
   2. Suspended Slabs:
      a. Formed surfaces exposed to earth, water, or weather
         1. No. 6 through No. 18 bars — 2-inch
         2. No. 5 bar, W31 or D31 wire and smaller — 1 ½-inch
      b. Top and bottom bars dry condition
         1. No. 14 and No. 18 bars — 1 ½-inch
         2. No. 11 and smaller — ¾ inch
   3. Beams and Columns:
      a. Dry conditions
         1. Primary Reinforcement, stirrups, spirals and ties — 1 ½-inch
      b. Exposed to earth, water, or weather
         1. No. 6 through No. 18 bars — 2-inch
         2. No. 5 bar, W31 or D31 wire and smaller — 1 ½-inch
   4. Walls:
      a. Less than 12-inches thick — 1 ½-inch
      b. 12 inches or over in thickness — 2 ½-inch

FOUNDATIONS

1. The foundation has been designed in accordance with the minimum allowable design loads listed in the 2017 ORSC. This foundation design is only for the referenced site (150 Gregory Avenue) and structure and shall not be used at any other location or for any other structure without express written consent of the strucutural engineer. Allowable soil bearing pressures:
   a. Dead plus Live Loads: 1500psf
2. Pinnacle Engineering, Inc. shall observe the foundation excavation to confirm that no unusual conditions are encountered. If unusual conditions are encountered, Pinnacle Engineering, Inc. shall immediately be notified so that changes can be made to the foundation design if necessary.
3. Subsurface peripheral drains shall be placed continuously around the perimeter of the foundation. Personnel from Pinnacle Engineering, Inc. must inspect and approve construction of the peripheral drain prior to backfilling.
4. The engineer shall be notified at least 24 hours in advance of forming so that he may inspect the excavation.
5. Over excavate and bear all footings on minimum of 1'-0" of compacted structural fill to extend 1'-0" each side of the footing. Perimeter shall be 1'-6" minimum below lowest adjacent finish or natural grade.
6. The Contractor shall place structural fill where noted on plans. The structural fill shall be moisture conditioned and compacted as specified below;
   a. Structural fill shall be non-expansive material relatively free of organic material with a maximum aggregate size smaller than 2 1/2" and at least 75% smaller than 3/4". On site materials are not suitable.
   b. Structural fill shall be compacted to 90% density per ASTM D 1557 at optimum moisture content.
7. Floor slab shall be placed on a minimum of 6" of clean 3/4" minus granular fill. All structural fill shall be moisture conditioned to within 2% of optimum moisture content and compacted to at least 90% of Modified Proctor density.
8. Prior to placing concrete slab on grade, the Contractor shall remove all decomposable materials and exposed surface shall be scarified to a depth of at least 6 inches and then be brought to the proper moisture content and compacted to the density specified below.
9. Interior Slab Preparation: Floor slabs on grade must be allowed to move freely. Slabs shall be separated from all structural portions of the building with expansion joints. Non-bearing partitions must have a minimum 1/2" space between floor slab on grade and wall.
10. All foundation backfill shall be non-swelling native material compacted to 90% Modified Proctor density (ASTMD-1557).
11. Place foundation concrete only on clean, firm, inspected bearing material.
12. Ground surface shall be sloped to drain away from the structure in all directions at a slope of at least 12 inches in 10 feet and 2% thereafter. Roof downspouts, hose bibs and drains shall discharge well beyond the limits of the backfill. Proper surface drainage must be maintained for continued satisfactory foundation performance.

CODES

1. 2017 Oregon Residential Speciality Code (ORSC)
2. ACI 318
3. ASCE 7-16

WOOD

1. General
   a. Each piece of lumber shall be S-DRY and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
   b. Each piece of lumber in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC, regardless of required stamp and certifications.
   c. Double floor joist under partitions.
   d. Double studs at jambs and under beams.
   e. Provide horizontal blocking at horizontal edges.
   f. All structural timber framing, except pre-engineered manufactured roof trusses have been designed and shall be fabricated and erected in accordance with the "National Design Specification for Wood Construction", published by the National Forest Products Association and IBC Ch. 23.
   g. The Contractor shall take suitable precautions to accommodate drying shrinkage until volume loss is stabalized.
2. Connections:
   a. Any nailing not noted shall be according to Table 2304.9.1 of the International Building Code.
   b. Make framed connections with approved framing anchors on each side or approved joist hangers by Simpson, Teco or K.C.
   c. Pre-drill all holes for nails larger than 20d.
   d. Field drill bolt holes for proper matching and bearings.
   e. Provide cut washers at bolts in wood without steel plates.
   f. Miscellaneous framing anchors shall be as manufactured by Simpson Company or other manufactured with current I.C.B.O. Approval.
   g. Connect each roof truss to top plate with on Simpson H1 or equal.
3. Structural Sawn Lumber shall be Douglas Fir - Larch, or equal, having the following properties:

	Fb (psi)	Fv (psi)	E (psi)	Fc (psi)
a. Joists:	900 (1,035 REP)	95	1,600,000	1,350
b. Beams: Thickness 4"	900	95	1,600,000	1,350
Thickness 5" +	1,000	85	1,400,000	700
c. Posts: Less than 5"	1,000	95	1,700,000	1,500
5" x 5" and larger	1,200	85	1,600,000	1,000
d. Studs: 2" x 4"	700 (805 REP)	95	1,400,000	850
2" x 6"	900 (1,035 REP)	95	1,600,000	1,350
e. Ledgers & Top Plates	1,000	95	1,700,000	1,500

4. Glulam Beams:
   a. West Coast Douglas Fir (24F - V8) with Fb = 2,400 psi, Fv = 165 psi and E = 1,600,000 psi
   b. Fabrication and handling per latest AITC Standards. Each beam shall bear AITC stamp with certification.
   c. Fabricate with water resistant glue for interior conditions and waterproof glue for exposed conditions.
   d. See plans for required cambers.
5. Plywood:
   a. Roof Sheathing: C-D INT-APA (PSI-74) with exterior glue; 19/32" with Identification Index 32/16. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints. Provide one plyclip between bearings at unblocked edges for spans 24" to 32".
      i. Nail roof plywood with 10d common at 6" at all edges and boundary members and 12" at intermediate supports.

ISSUE DATE 07/29/2021

REGISTERED PROFESSIONAL ENGINEER
87571PE
OREGON
SEP 12, 2017
MATTHEW RYAN KELLER
EXPIRES: 06/30/2023

NOTE:
THE SCALE OF THIS PRINT IS 1/2 THAT OF THE ORIGINAL DWG.
FOR EXAMPLE:
INDICATED SCALE 3/4"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=10'-0" SHOULD BE READ 1"=20'-0"

RELEASED FOR FINAL RECORD DOCUMENTS
DATE ______ 510 ______

REVISIONS		
DATE	BY	△ REVISED

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
STRUCTURAL NOTES

PINNACLE ENGINEERING, INC

3319 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 440-4871
FAX: (541) 673-0677

DESIGN BY: MRK

DRAWN BY: WC DATE: 7/26/21

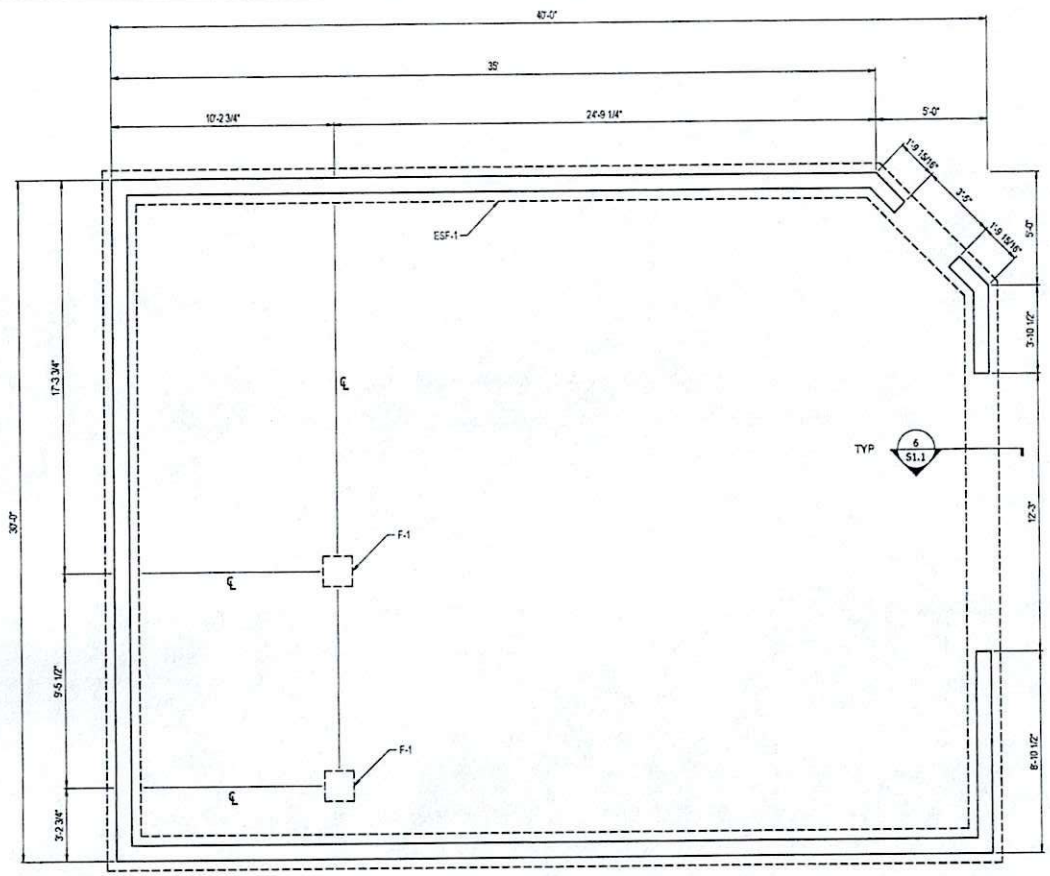
SURVEYED BY: N/A DATE: N/A

CHECKED BY: MRK DATE: 07/29/21

SCALE: AS SHOWN

PROJECT NO. 30333.12

SHEET NO. S0.1



1 S1.0 FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

FOUNDATION SCHEDULE					
FOOTING #	SIZE	THICKNESS	LONGITUDINAL REINFORCING	TRANSVERSE REINFORCING	
ESF-1	1'-6" WIDE	0'-10"	(2) CONTINUOUS # 4 BARS	#5 BARS AT 18" O.C.	SEE 5/S1.1
F-1	1'-4" x 1'-4"	0'-10"	(2) #4 BARS E.W.	--	SEE 7/S1.1
NOTE: ESF = EXTERIOR STRIP FOOTING F = SPREAD FOOTING E.W. = EACH WAY					

ISSUE DATE 07/29/2021

REGISTERED PROFESSIONAL ENGINEER
87571PE
OREGON
SEP 12, 2017
MATTHEW RYAN KELLER
EXPIRES: 06/30/2023

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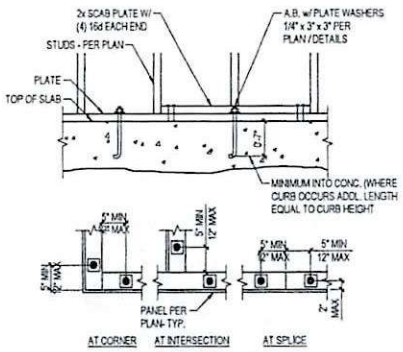
DATE ____ BY ____

REVISIONS			
DATE	BY	⚠ REVISED	

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
FOUNDATION PLAN

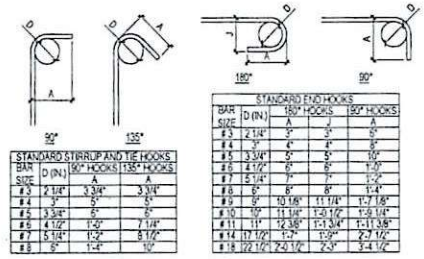
PINNACLE ENGINEERING, INC
3129 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 440-4871
FAX: (541) 671-0577

DESIGN BY: MRK
DRAWN BY: JKC DATE: 7/29/21
SURVEYED BY: N/A DATE: N/A
CHECKED BY: MRK DATE: 7/29/21
SCALE: AS SHOWN
PROJECT NO: 20333.12
SHEET NO: S1.0



1 S1.1 TYPICAL ANCHOR BOLTS

SCALE: 1" = 1'-0"

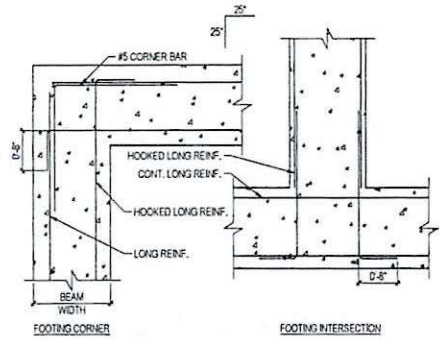


STANDARD STIRRUP AND TIE HOOKS			
BAR SIZE	D (IN.)	90° HOOKS A	135° HOOKS A
# 3	2 1/4"	3 3/4"	3 3/4"
# 4	3"	5"	5"
# 5	3 3/4"	6"	6"
# 6	4 1/2"	1'-0"	7 1/4"
# 7	5 1/4"	1'-2"	8 1/2"
# 8	6"	1'-4"	10"

STANDARD END HOOKS			
BAR SIZE	D (IN.)	180° HOOKS A	90° HOOKS A
# 3	2 1/4"	3"	6"
# 4	3"	4"	8"
# 5	3 3/4"	5"	10"
# 6	4 1/2"	6"	1'-0"
# 7	5 1/4"	7"	1'-2"
# 8	6"	8"	1'-4"
# 9	9"	10 1/8"	11 1/4"	1'-7 1/8"
# 10	10"	11 1/4"	1'-0 1/2"	1'-9 1/4"
# 11	11"	12 3/8"	1'-1 3/4"	1'-11 3/8"
# 14	17 1/2"	1'-7"	1'-5"	2'-7 1/2"
# 18	22 1/2"	2'-0 1/2"	2'-3"	3'-4 1/2"

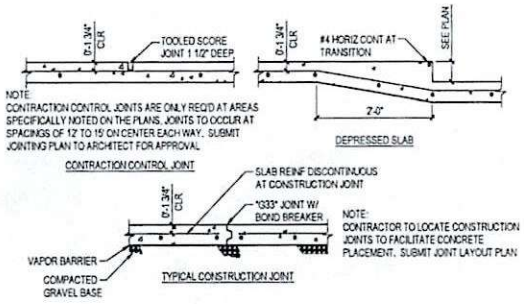
2 S1.1 REINFORCING BAR BENDS

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



3 S1.1 TYPICAL FOOTING REINFORCEMENT

SCALE: 1" = 1'-0"



4 S1.1 TYPICAL SLAB-ON-GRADE DETAILS

SCALE: 1" = 1'-0"

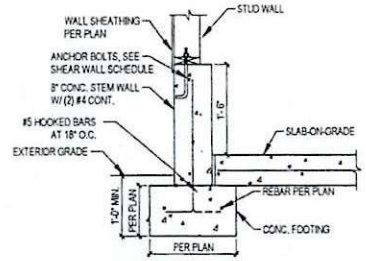
MINIMUM REINFORCING BAR LAP SPLICE LENGTH	
BAR SIZE	LENGTH
#3	12"
#4	20"
#5	26"
#6	33"
#7	45"
#8	59"
#9	74"
#10	95"
#11	116"

MINIMUM REINFORCING BAR LAP SPLICE LENGTH	
CONDITION	COVER
CONCRETE CAST ON EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 OR LARGER	2"
#5 OR SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, SLABS, WALLS, OR JOISTS	
#14 OR #18	1 1/2"
#11 OR SMALLER	3/4"
BEAMS OR COLUMNS	1 1/2"

NOTE: SEE DRAWINGS FOR OTHER SPECIFIC COVER REQUIREMENTS

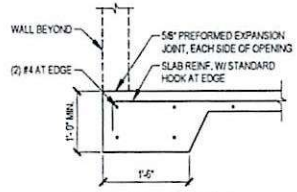
5 S1.1 TYPICAL LAP SPLICE & COVER

SCALE: 1" = 1'-0"



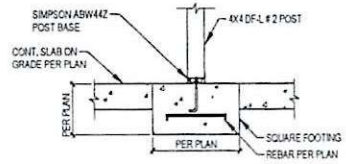
5 S1.1 PERIMETER STRIP FOOTING

SCALE: 1" = 1'-0"



6 S1.1 SLAB AT DOOR OPENING

SCALE: 1" = 1'-0"



7 S1.1 POST FOOTING

SCALE: 1" = 1'-0"

ISSUE DATE 07/29/2021

REGISTERED PROFESSIONAL ENGINEER
87574PE
OREGON
SEP 12, 2017
MATTHEW RYAN KELLER
EXPIRES: 06/30/2023

NOTE:
THE SCALE OF THIS PRINT IS 1/2 THAT OF THE ORIGINAL DWG. FOR EXAMPLE:
INDICATED SCALE 3/4"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=12'-0" SHOULD BE READ 1"=24'-0"

RELEASED FOR FINAL RECORD DOCUMENTS

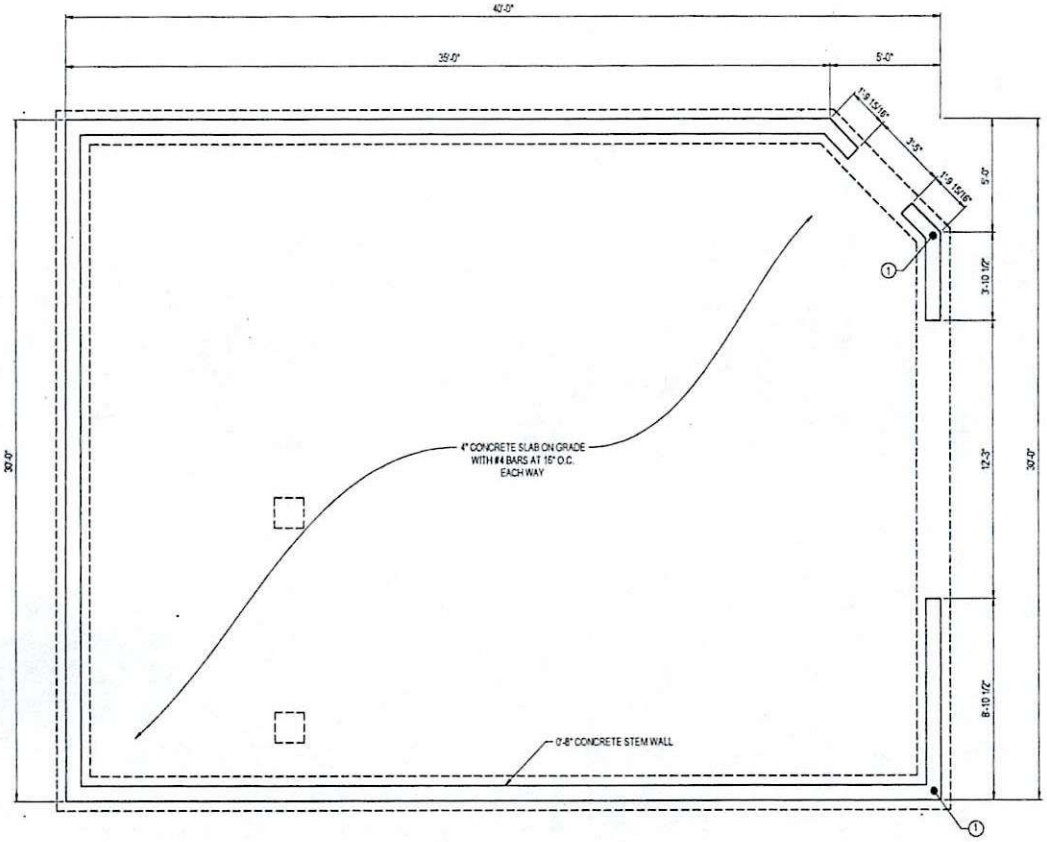
DATE: ____ BY: ____

REVISIONS			
NO.	DATE	BY	REVISED
1			

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
FOUNDATION DETAILS

PINNACLE ENGINEERING, INC
2329 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 440-4371
FAX: (541) 672-0477

DESIGN BY: MRK
DRAWN BY: MJC DATE: 7/29/21
SURVEYED BY: N/A DATE: N/A
CHECKED BY: MRK DATE: 7/29/21
SCALE: AS SHOWN
PROJECT NO: 20333.12
SHEET NO: S1.1



1 / S2.0 FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

FIRST FLOOR HOLDOWN SCHEDULE						
MARK	MODEL NUMBER	NUMBER OF FASTENERS	A.B. DIAMETER	MIN. WOOD MEMBER THICK.	ALLOWABLE UPLIFT	STUD NOMINAL THICKNESS
(1)	HDU11	(6) 10d x 1-1/2"	1"	3 1/2x5 1/2 "	9335 LBS	2x

NOTE: 1. (#) - HOLDOWN MARK
2. PROVIDE PLATE WASHERS 1/4" x 3" x 3" TYP.
3. SEE DETAIL 2/S3.1

REGISTERED PROFESSIONAL ENGINEER
87571PE
OREGON
SEP 12, 2017
MATTHEW RYAN KELLER
EXPIRES: 06/30/2023

ISSUE DATE 07/29/2021

NOTE:
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INDICATED SCALE 3/4"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=10'-0" SHOULD BE READ 1"=20'-0"

REVISIONS

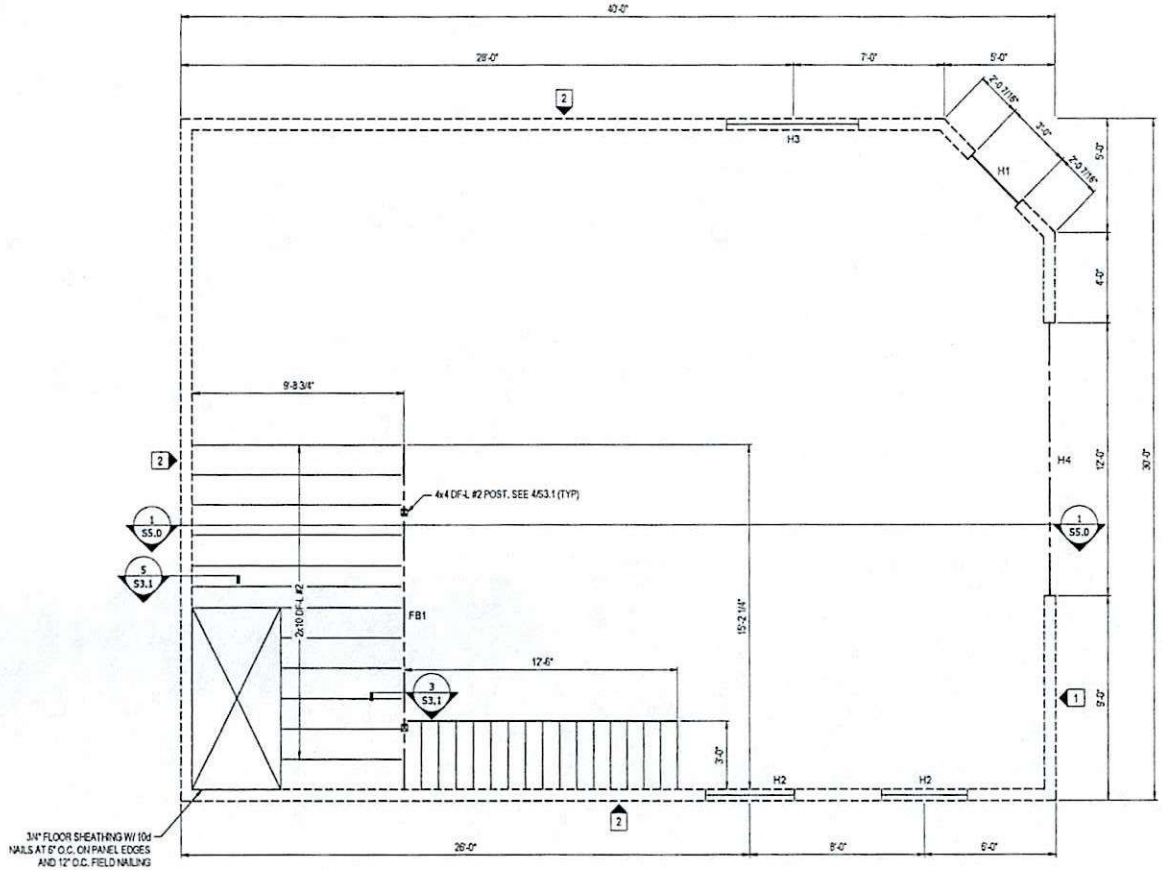
DATE	BY	REVISED

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
FIRST FLOOR PLAN

PINNACLE ENGINEERING, INC.
1329 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 440-4671
FAX: (541) 672-0677

DESIGN BY: MRK
DRAWN BY: AJC DATE: 7/29/21
SURVEYED BY: N/A DATE: N/A
CHECKED BY: MRK DATE: 07/29/21
SCALE: AS SHOWN
PROJECT NO: 30333.12
SHEET NO: S2.0

RELEASED FOR FINAL RECORD DOCUMENTS
BY: _____ DATE: _____



1 / S3.0 SECOND FLOOR FRAMING
SCALE: 3/8" = 1'-0"

BEAM / HEADER SCHEDULE			
MARK	MAX. LENGTH	SIZE	DETAIL
H1	3'-0"	(2) 2x6 DF-L #2	1/S3.1
H2	6'-0"	4x6 DF-L #2	1/S3.1
H3	5'-0"	4x8 DF-L #2	1/S3.1
H4	12'-0"	5.5"x9" DF 24F-V4 GLB	1/S3.1
FB1	9'-0"	4x10 DF-L #2	4/S3.1

NOTES:
1. THIS TABLE REFERS TO WALL HEADERS WHICH OCCUR IN BEARING WALLS OVER WINDOWS AND DOORWAYS
2. CENTER HEADER ON WALL STUD
3. BUILD-UP HEADERS WITH 16d AT 8" O.C. STAGGERED
4. HEADERS TO BEAR ON A MINIMUM OF (1) 2X CRIPPLE STUD
5. MAX LENGTH TO BE USED ONLY WHERE HEADERS ARE NOT SPECIFICALLY MARKED ON THE PLANS
6. SEE 3/S3.2 FOR CONNECTION DETAIL

2 / S3.0 HEADER SCHEDULE
SCALE: 1" = 1'-0"

SHEAR WALL SCHEDULE						
MARK	PLYWOOD THICKNESS	EN (EDGE NAILING)	FN (FIELD NAILING)	AB (ANCHOR BOLTS)	SILL PLATE NOMINAL THICKNESS	STUD NOMINAL THICKNESS
1	7/16"	8d AT 3" O.C.	8d AT 12" O.C.	5/8Ø AT 24" O.C.	2x	2x
2	7/16"	8d AT 6" O.C.	8d AT 12" O.C.	5/8Ø AT 48" O.C.	2x	2x

NOTE: 1. # - WOOD STRUCTURAL PANEL MARK
2. PROVIDE PLATE WASHERS 1/4" x 3" x 3" TYP.
3. PROVIDE BLOCKING AT HORIZONTAL JOINTS
4. SHEAR WALL MARK APPLIES TO ENTIRE LENGTH OF CONTINUOUS WALL, INCLUDING ABOVE DOORS AND WINDOWS AND BELOW WINDOWS.

REGISTERED PROFESSIONAL ENGINEER
87571PE
OREGON
SEP 12, 2017
MATTHEW RYAN KELLER
EXPIRES: 06/30/2023

ISSUE DATE 07/29/2021

NOTE:
THE SCALE OF THIS PRINT IS 1/2 THAT OF THE ORIGINAL DWG. FOR EXAMPLE:
INDICATED SCALE 3/8"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=10'-0" SHOULD BE READ 1"=20'-0"

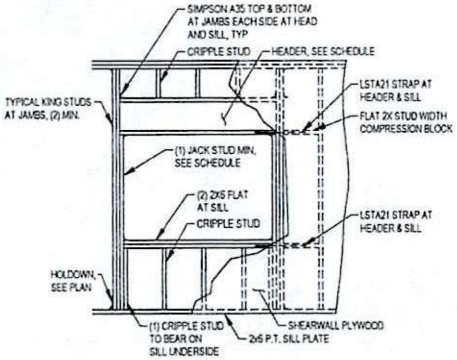
RELEASED FOR FINAL RECORD DOCUMENTS
DATE ____ BY ____

REVISIONS		
DATE	BY	⚠ REVISED

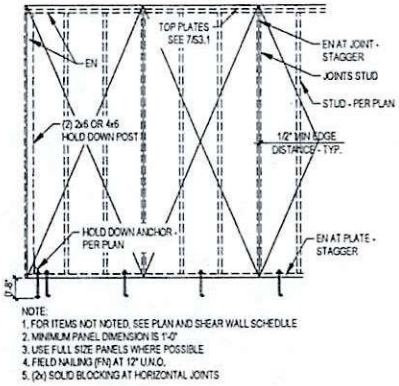
SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
SECOND FLOOR FRAMING PLAN

PINNACLE ENGINEERING, INC
7329 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 440-4871
FAX: (541) 671-0577

DESIGN BY: MRK
DRAWN BY: JNC DATE: 7/29/21
SURVEYED BY: N/A DATE: N/A
CHECKED BY: MRK DATE: 7/29/21
SCALE: AS SHOWN
PROJECT NO.: 20333.12
SHEET NO.: S3.0

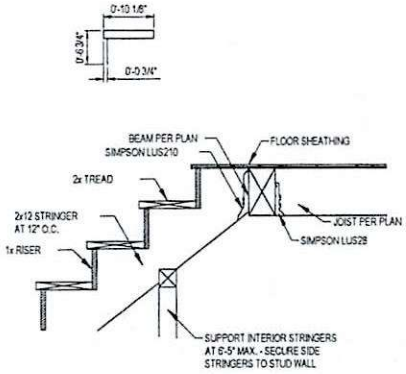


1 / S3.1 SECTION: TYPICAL HEADER CONNECTION
SCALE: 1/2" = 1'-0"

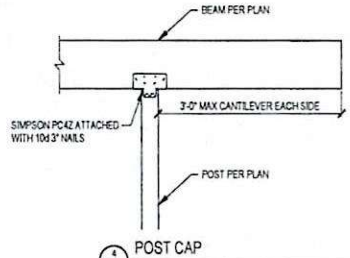


NOTE:
1. FOR ITEMS NOT NOTED, SEE PLAN AND SHEAR WALL SCHEDULE
2. MINIMUM PANEL DIMENSION IS 1'-0"
3. USE FULL SIZE PANELS WHERE POSSIBLE
4. FIELD NAILING (FN) AT 12" U.N.O.
5. (2x) SOLID BLOCKING AT HORIZONTAL JOINTS

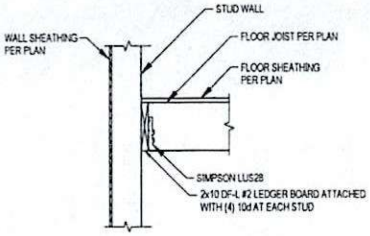
2 / S3.1 TYPICAL SHEAR WALL
SCALE: 1/2" = 1'-0"



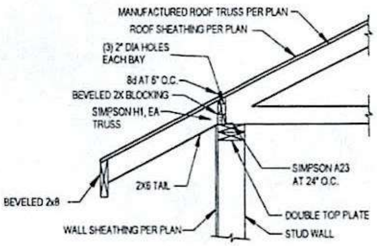
3 / S3.1 WOOD STAIR STRINGER TO LANDING CONNECTION
SCALE: 1" = 1' - 0"



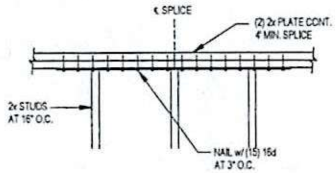
4 / S3.1 POST CAP
SCALE: 1" = 1'-0"



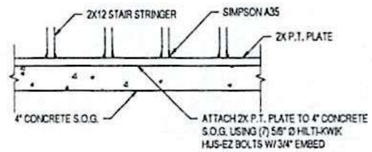
5 / S3.1 FLOOR JOIST / STUD WALL CONNECTION
SCALE: 1" = 1'-0"



6 / S3.1 EAVE FRAMING CONNECTION
SCALE: 1" = 1'-0"



7 / S3.1 SECTION: CORD SPLICE
SCALE: 1" = 1'-0"



8 / S3.1 WOOD STAIR STRINGER CONNECTION AT CONCRETE
SCALE: 1" = 1' - 0"

ISSUE DATE 07/29/2021

EXPIRES: 06/30/2023

NOTE:
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FOR EXAMPLE:
INDICATED SCALE 3/4"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=10'-0" SHOULD BE READ 1"=20'-0"

RELEASED FOR FINAL RECORD DOCUMENTS

DATE

DATE	BY	△ REVISED

REVISIONS

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
FRAMING DETAILS

PINNACLE ENGINEERING, INC

DESIGN BY: MRK

DRAWN BY: RC DATE: 7/26/21

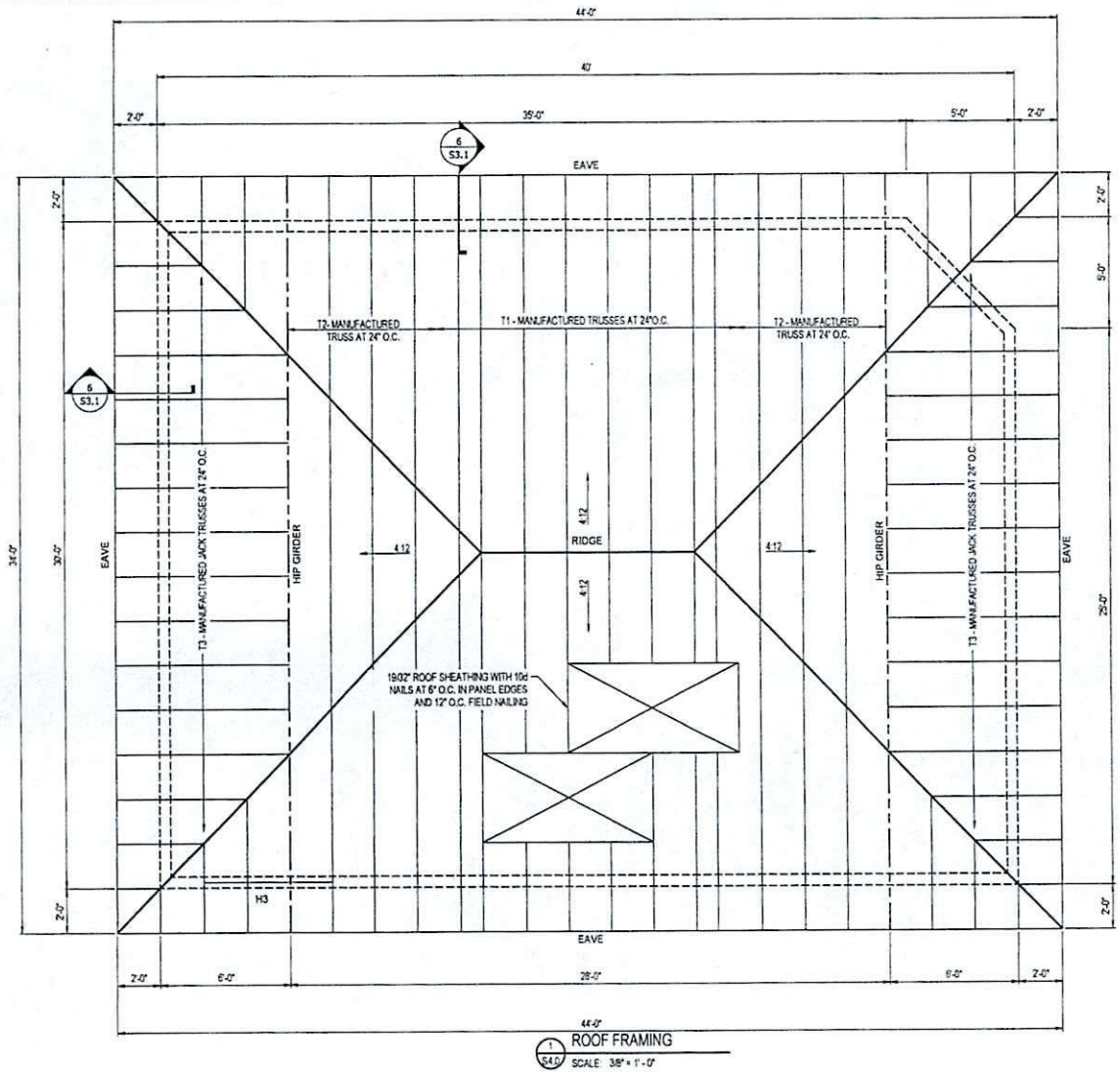
SURVEYED BY: N/A DATE: N/A

CHECKED BY: MRK DATE: 07/28/21

SCALE: AS SHOWN

PROJECT NO. 20333.12

SHEET NO. S3.1



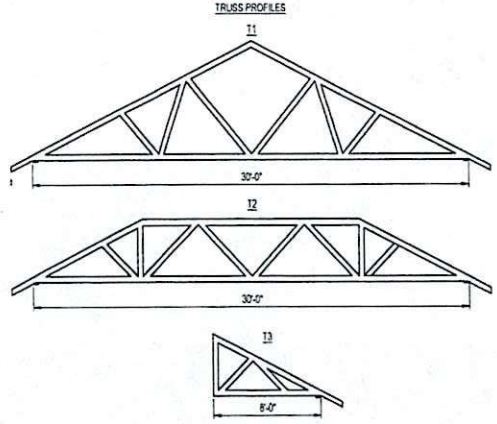
1 S4.0 ROOF FRAMING
SCALE: 3/8" = 1'-0"

BEAM / HEADER SCHEDULE			
MARK	MAX. LENGTH	SIZE	DETAIL
H3	8'-0"	4x8 DF-L #2	1/S3.1

NOTES:
1. THIS TABLE REFERS TO WALL HEADERS WHICH OCCUR IN BEARING WALLS OVER WINDOWS AND DOORWAYS
2. CENTER HEADER ON WALL STUD
3. BUILD-UP HEADERS WITH 16d AT 8" O.C. STAGGERED
4. HEADERS TO BEAR ON A MINIMUM OF (1) 2X CRIPPLE STUD
5. MAX LENGTH TO BE USED ONLY WHERE HEADERS ARE NOT SPECIFICALLY MARKED ON THE PLANS
6. SEE 3/S3.2 FOR CONNECTION DETAIL

2 S4.0 HEADER SCHEDULE
SCALE: 1" = 1'-0"

TRUSS PROFILES



ISSUE DATE 07/29/2021

REGISTERED PROFESSIONAL ENGINEER
87571PE
OREGON
SEP 12, 2017
MATTHEW RYAN KELLER
EXPIRES: 06/30/2023

NOTE:
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INDICATED SCALE 3/4"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=10'-0" SHOULD BE READ 1"=20'-0"

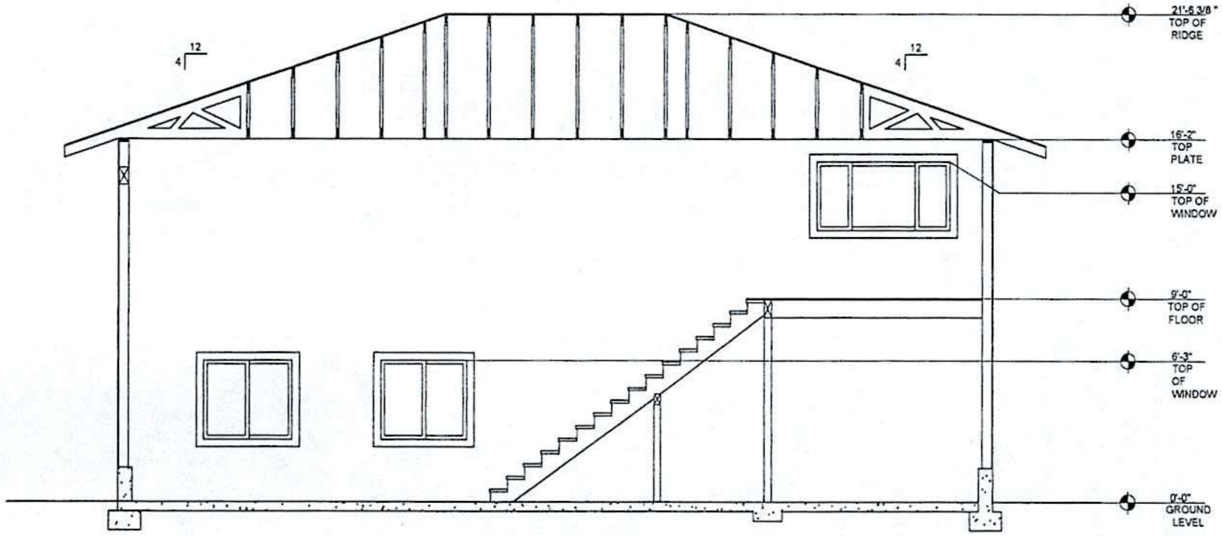
RELEASED FOR FINAL RECORD DOCUMENTS
DATE ____ BY ____

REVISIONS		
DATE	BY	△ REVISED

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
ROOF FRAMING PLAN

PINNACLE ENGINEERING, INC
320 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 445-4871
FAX: (541) 677-0677

DESIGN BY: MRK
DRAWN BY: RCC DATE: 7/29/21
SURVEYED BY: N/A DATE: N/A
CHECKED BY: MRK DATE: 7/29/21
SCALE: AS SHOWN
PROJECT NO: 30333.12
SHEET NO: S4.0



1 / S5.0 SECTION VIEW
SCALE: 3/8" = 1'-0"

ISSUE DATE 07/29/2021

REGISTERED PROFESSIONAL ENGINEER 87571PE OREGON SEP 12, 2017 MATTHEW RYAN KELLER

EXPIRES: 06/30/2023

NOTE:
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FOR EXAMPLE:
INDICATED SCALE 3/4"=1'-0" SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=10'-0" SHOULD BE READ 1"=20'-0"

RELEASED FOR FINAL RECORD DOCUMENTS
DATE: ___ BY: ___

DATE	BY	△ REVISED

REVISIONS

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
SECTION VIEW

PINNACLE ENGINEERING, INC

3329 NE STEPHENS
ROSEBURG, OR 97470
PH: (541) 440-4871
FAX: (541) 672-0677

DESIGN BY: MRK
DRAWN BY: JKC DATE: 7/29/21
SURVEYED BY: N/A DATE: N/A
CHECKED BY: MRK DATE: 7/29/21
SCALE: AS SHOWN
PROJECT NO. 30333.12
SHEET NO. S5.0

STRUCTURAL

CALCULATIONS

FOR

SHELDON – SHOP BUILDING

90051 CAPE ARAGO HWY
COOS BAY, OR

EXPIRES: 6-30-23

BY: Matt Keller, P.E.

PINNACLE ENGINEERING, INC.
3329 NE Stephens St.
Roseburg, Or 97470

(541) 440-4871
FAX (541) 672-0677

July 29, 2021

Project # 30333.12

COMPUTATION WORKSHEET

PINNACLE ENGINEERING, INC.

PROJECT INFORMATION
TITLE: SHELDON RESIDENCE GARAGE
JOB#: 3033.12 BY: MKH
DATE: 07/23/21 SHT 1 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

CODES AND CRITERIA

CODES

- OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
- NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
- AMERICAN CONCRETE INSTITUTE ACI 318

SPECIAL INSPECTIONS / CONSTRUCTION OBSERVATIONS

- AS REQUIRED BY BUILDING OFFICIAL

LOADS

ROOF LIVE LOAD = 25 PSF
ROOF DEAD LOAD = 12 PSF

FLOOR LIVE LOAD = 40 PSF
FLOOR DEAD LOAD = 10 PSF

WALL DEAD LOAD = 10 PSF

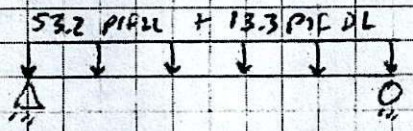
STAIR LIVE LOAD = 40 psf

GRAVITY ANALYSIS

HEADERS AND BEAMS

FLOOR JOISTS

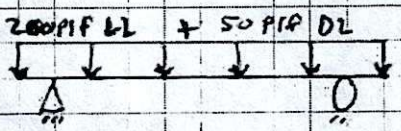
SPAN = 10'
TRIB = 1.33'
LL = 40 psf
DL = 10 psf



USE: 2x 10 DF-L #2
* SEE ATTACHED CALCULATIONS

FLOOR BEAM

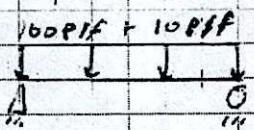
SPAN = 9' w/ 3' CANT
TRIB = 5'
LL = 40 psf
DL = 10 psf



USE: 4 x 10 DF-L #2
* SEE ATTACHED CALCULATIONS

STAIR STRINGER

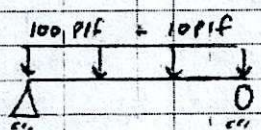
SPAN = 6.5'
TRIB = 1'
LL = 100 psf
DL = 10 psf



USE: 2 x 12 DF-L STRINGER
* SEE ATTACHED CALCULATIONS

STAIR TREADS

SPAN = 1'
TRIB = 1'
LL = 100 psf
DL = 10 psf



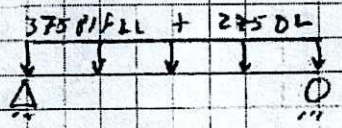
USE: 2x 10 DF-L
* SEE ATTACHED CALCULATIONS

GRAVITY ANALYSIS

HEADERS AND BEAMS

4' WINDOW

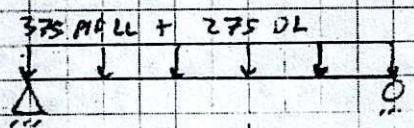
SPAN = 4'
TRIB = 15'
LL = 25 PSF
DL = 12 PSF
WALL TRIB = 9.5'
DL = 10 PSF



USE: 4x6 DF-L #2
* SEE ATTACHED CALCULATIONS

6' WINDOW

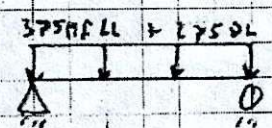
SPAN = 6'
TRIB = 15'
LL = 25 PSF
DL = 12 PSF
WALL TRIB = 9.5'
DL = 10 PSF



USE: 4x8 DF-L #2
* SEE ATTACHED CALCULATIONS

DOOR PERSONNEL

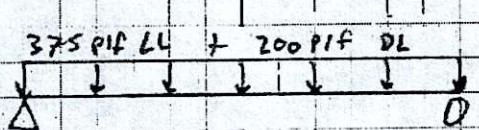
SPAN = 3'
TRIB = 9.5'
DL = 10 PSF
TRIB = 15'
LL = 25 PSF
DL = 12 PSF



USE: (2) 2x6 DF-L #2
* SEE ATTACHED CALCULATIONS

DOOR ROLLUP

SPAN = 12'
TRIB = 15'
LL = 25 PSF
DL = 12 PSF
WALL TRIB = 2
DL = 10 PSF



USE: 5.5" x 9" DF, 24F-V4 GLB
* SEE ATTACHED CALCULATIONS

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Multiple Simple Beam

Description :

Wood Beam Design : 4' Window

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x6, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch				Wood Grade : No.2				
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft

Design Summary

Max fb/Fb Ratio = **0.607 : 1**
fb : Actual : 884.06 psi at 2.000 ft in Span # 1
Fb : Allowable : 1,455.40 psi
Load Comb : +D+Lr+H

Max fv/FvRatio = **0.348 : 1**
fv : Actual : 78.34 psi at 0.000 ft in Span # 1
Fv : Allowable : 225.00 psi
Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.55		0.75				
Right Support	0.55		0.75				

Max Deflections

Transient Downward	0.028 in	Total Downward	0.048 in
Ratio	1716	Ratio	990
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : 6' Window

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x8, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch				Wood Grade : No.2				
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft

Design Summary

Max fb/Fb Ratio = **0.791 : 1**
fb : Actual : 1,144.76 psi at 3.000 ft in Span # 1
Fb : Allowable : 1,447.55 psi
Load Comb : +D+Lr+H

Max fv/FvRatio = **0.410 : 1**
fv : Actual : 92.22 psi at 5.400 ft in Span # 1
Fv : Allowable : 225.00 psi
Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.83		1.13				
Right Support	0.83		1.13				

Max Deflections

Transient Downward	0.062 in	Total Downward	0.107 in
Ratio	1164	Ratio	671
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

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Multiple Simple Beam

LIC #: KW-06012822

Wood Beam Design : --None--

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **2-2x6, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch				Wood Grade : No.2				
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

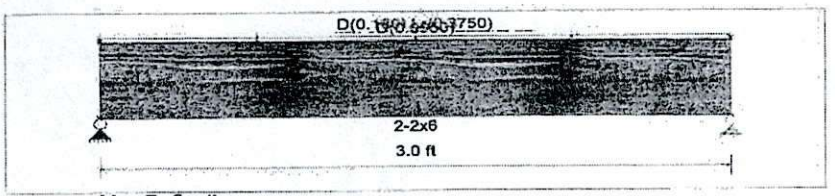
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft
Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft

Design Summary

Max fb/Fb Ratio = **0.399 : 1**
fb : Actual : 580.17 psi at 1.500 ft in Span # 1
Fb : Allowable : 1,454.89 psi
Load Comb : +D+Lr+H

Max fv/FvRatio = **0.276 : 1**
fv : Actual : 62.05 psi at 2.550 ft in Span # 1
Fv : Allowable : 225.00 psi
Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.41		0.56				
Right Support	0.41		0.56				



Max Deflections

Transient Downward	0.010 in	Total Downward	0.018 in
Ratio	3486	Ratio	2011
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : 4' Window

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **5.5x9, GLB, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	DF/DF				Wood Grade : 24F-V4				
Fb - Tension	2,400.0 psi	Fc - Prll	1,650.0 psi	Fv	265.0 psi	Ebend- xx	1,800.0 ksi	Density	31.210 pcf
Fb - Compr	1,850.0 psi	Fc - Perp	650.0 psi	Ft	1,100.0 psi	Eminbend - xx	950.0 ksi		

Applied Loads

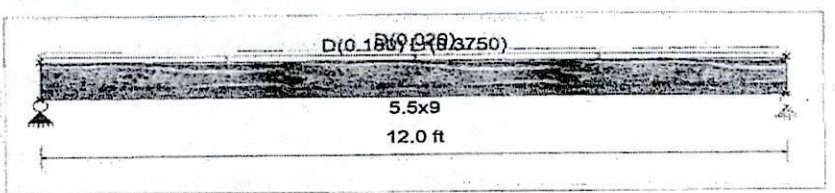
Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft
Unif Load: D = 0.010 k/ft, Trib= 2.0 ft

Design Summary

Max fb/Fb Ratio = **0.565 : 1**
fb : Actual : 1,672.73 psi at 6.000 ft in Span # 1
Fb : Allowable : 2,961.86 psi
Load Comb : +D+Lr+H

Max fv/FvRatio = **0.278 : 1**
fv : Actual : 92.00 psi at 11.280 ft in Span # 1
Fv : Allowable : 331.25 psi
Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	1.20		2.25				
Right Support	1.20		2.25				



Max Deflections

Transient Downward	0.292 in	Total Downward	0.448 in
Ratio	492	Ratio	321
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

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Multiple Simple Beam

Wood Beam Design : Floor joists

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **2x10, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch				Wood Grade : No.2				
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Unif Load: D = 0.010, L = 0.040 k/ft, Trib= 1.330 ft

Design Summary

Max fb/Fb Ratio = **0.683 : 1**
fb : Actual : 466.33 psi at 5.000 ft in Span # 1
Fb : Allowable : 682.33 psi
Load Comb : +D+L+H

Max fv/FvRatio = **0.169 : 1**
fv : Actual : 30.43 psi at 9.233 ft in Span # 1
Fv : Allowable : 180.00 psi
Load Comb : +D+L+H

Max Reactions (k)

	D	L	Lr	S	W	E	H
Left Support	0.07	0.27					
Right Support	0.07	0.27					

Max Deflections

Transient Downward	0.076 in	Total Downward	0.095 in
Ratio	1578	Ratio	1262
	LC: L Only		LC: +D+L+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : Floor beam

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x10, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch				Wood Grade : No.2				
Fb - Tension	875.0 psi	Fc - Prll	600.0 psi	Fv	170.0 psi	Ebend- xx	1,300.0 ksi	Density	31.210 pcf
Fb - Compr	875.0 psi	Fc - Perp	625.0 psi	Ft	425.0 psi	Eminbend - xx	470.0 ksi		

Applied Loads

Unif Load: D = 0.010, L = 0.040 k/ft, Trib= 5.0 ft
Unif Load: D = 0.03250, Lr = 0.3250 k/ft, 0.0 to 3.0 ft

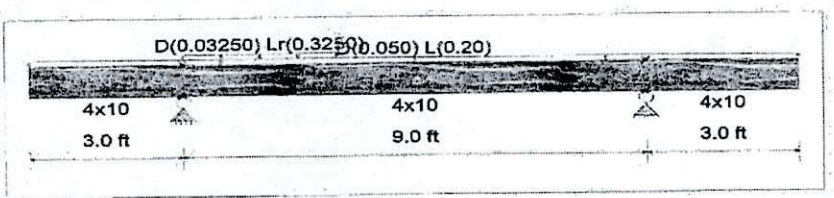
Design Summary

Max fb/Fb Ratio = **0.345 : 1**
fb : Actual : 355.81 psi at 4.440 ft in Span # 2
Fb : Allowable : 1,029.88 psi
Load Comb : +D+L+H

Max fv/FvRatio = **0.273 : 1**
fv : Actual : 46.46 psi at 3.000 ft in Span # 1
Fv : Allowable : 170.00 psi
Load Comb : +D+L+H

Max Reactions (k)

	D	L	Lr	S	W	E	H
Left Support	0.46	1.50	0.81				
Right Support	0.39	1.50	0.16				



Max Deflections

Transient Downward	0.046 in	Total Downward	0.080 in
Ratio	2334	Ratio	1341
	LC: L Only		C: +D+0.750Lr+0.750L+H
Transient Upward	-0.053 in	Total Upward	-0.068 in
Ratio	1366	Ratio	1058
	LC: Lr Only		C: +D+0.750Lr+0.750L+H

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Multiple Simple Beam

Lic. # : KW-06012822

Wood Beam Design : Stair risers

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **2x6, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch				Wood Grade : No.2				
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

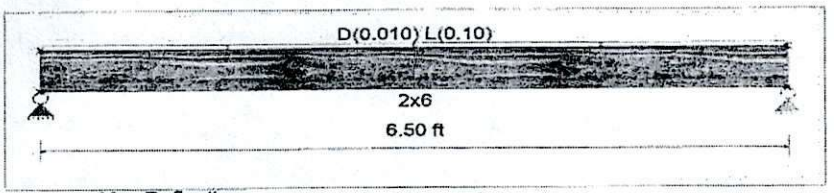
Unif Load: D = 0.010, L = 0.10 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.837 : 1**
fb : Actual : 921.82 psi at 3.250 ft in Span # 1
Fb : Allowable : 1,101.18 psi
Load Comb : +D+L+H

Max fv/FvRatio = **0.311 : 1**
fv : Actual : 55.90 psi at 6.045 ft in Span # 1
Fv : Allowable : 180.00 psi
Load Comb : +D+L+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.03	0.33					
Right Support	0.03	0.33					



Max Deflections

Transient Downward	0.121 in	Total Downward	0.133 in
Ratio	642	Ratio	584
	LC: L Only		LC: +D+L+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : Stair treads

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **11.250 X 1.50, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species :	Douglas Fir-Larch				Wood Grade : No.2				
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

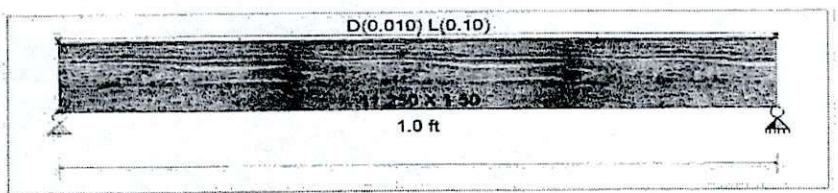
Unif Load: D = 0.010, L = 0.10 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.036 : 1**
fb : Actual : 39.11 psi at 0.500 ft in Span # 1
Fb : Allowable : 1,080.00 psi
Load Comb : +D+L+H

Max fv/FvRatio = **0.020 : 1**
fv : Actual : 3.68 psi at 0.000 ft in Span # 1
Fv : Allowable : 180.00 psi
Load Comb : +D+L+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.01	0.05					
Right Support	0.01	0.05					



Max Deflections

Transient Downward	0.000 in	Total Downward	0.000 in
Ratio	9999	Ratio	9999
	LC: L Only		LC: +D+L+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

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Multiple Simple Beam

Lic. # : KW-06012822

Wood Beam Design : 4' Window with hip girder

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x6, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch
Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

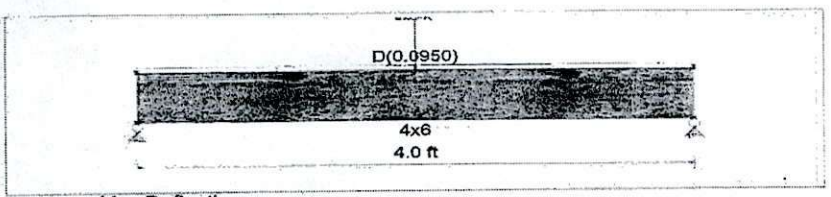
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft
Point: D = 0.6120, Lr = 1.275 k @ 2.0 ft

Design Summary

Max fb/Fb Ratio = **0.970 : 1**
fb : Actual : 1,412.46 psi at 2.000 ft in Span # 1
Fb : Allowable : 1,455.40 psi
Load Comb : +D+Lr+H

Max fv/FvRatio = **0.378 : 1**
fv : Actual : 84.97 psi at 0.000 ft in Span # 1
Fv : Allowable : 225.00 psi
Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.50		0.64				
Right Support	0.50		0.64				



Max Deflections

Transient Downward	0.038 in	Total Downward	0.063 in
Ratio	1262	Ratio	757
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : 6' Window with hip girder

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x8, Sawn, Fully Unbraced**
Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch
Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft
Point: D = 0.6120, Lr = 1.275 k @ 0.0 ft

Design Summary

Max fb/Fb Ratio = **0.791 : 1**
fb : Actual : 1,144.79 psi at 3.000 ft in Span # 1
Fb : Allowable : 1,447.55 psi
Load Comb : +D+Lr+H

Max fv/FvRatio = **0.410 : 1**
fv : Actual : 92.22 psi at 5.400 ft in Span # 1
Fv : Allowable : 225.00 psi
Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	1.44		2.40				
Right Support	0.83		1.13				

Max Deflections

Transient Downward	0.062 in	Total Downward	0.107 in
Ratio	1164	Ratio	671
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

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Wood Column

Lic. # : KW-06012822 PINNACLE ENGINEERING, INC.

DESCRIPTION: Loft column

Code References

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combinations Used : ASCE 7-16

General Information

Analysis Method :	Allowable Stress Design		
End Fixities	Top & Bottom Pinned		
Overall Column Height	9 ft		
(Used for non-slender calculations)			
Wood Species	Douglas Fir-Larch		
Wood Grade	No.2		
Fb +	900.0 psi	Fv	180.0 psi
Fb -	900.0 psi	Ft	575.0 psi
Fc - Prll	1,350.0 psi	Density	31.210 pcf
Fc - Perp	625.0 psi		

E : Modulus of Elasticity . . .	x-x Bending	y-y Bending	Axial
Basic	1,600.0	1,600.0	1,600.0 ksi
Minimum	580.0	580.0	

Wood Section Name	4x4		
Wood Grading/Manuf.	Graded Lumber		
Wood Member Type	Sawn		
Exact Width	3.50 in	Allow Stress Modification Factors	
Exact Depth	3.50 in	Cf or Cv for Bending	1.50
Area	12.250 in^2	Cf or Cv for Compression	1.150
Ix	12.505 in^4	Cf or Cv for Tension	1.50
Iy	12.505 in^4	Cm : Wet Use Factor	1.0
		Ct : Temperature Factor	1.0
		Cfu : Flat Use Factor	1.0
		Kf : Built-up columns	1.0 *NDS 15.3.2*
		Use Cr : Repetitive ?	No

Brace condition for deflection (buckling) along columns :
X-X (width) axis : Unbraced Length for buckling ABOUT Y-Y Axis = 10 ft, K = 1.0
Y-Y (depth) axis : Unbraced Length for buckling ABOUT X-X Axis = 10 ft, K = 1.0

Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Column self weight included : 23.895 lbs * Dead Load Factor
AXIAL LOADS . . .
Axial Load at 9.0 ft, D = 0.3750, L = 1.50 k
BENDING LOADS . . .
Lat. Point Load at 0.0 ft creating Mx-x, E = 0.10 k

DESIGN SUMMARY

Bending & Shear Check Results

PASS Max. Axial+Bending Stress Ratio = **0.4070 : 1**

Load Combination	+D+L
Governing NDS Forumla	Comp Only, fc/Fc'
Location of max.above base	0.0 ft
At maximum location values are . . .	
Applied Axial	1.899 k
Applied Mx	0.0 k-ft
Applied My	0.0 k-ft
Fc : Allowable	380.822 psi

PASS Maximum Shear Stress Ratio = **0.0 : 1**

Load Combination	+0.60D+0.70E
Location of max.above base	9.0 ft
Applied Design Shear	0.0 psi
Allowable Shear	288.0 psi

Maximum SERVICE Lateral Load Reactions . .

Top along Y-Y	0.0 k	Bottom along Y-Y	0.0 k
Top along X-X	0.0 k	Bottom along X-X	0.0 k

Maximum SERVICE Load Lateral Deflections . . .

Along Y-Y 0.0 in at 0.0 ft above base
for load combination : n/a
Along X-X 0.0 in at 0.0 ft above base
for load combination : n/a

Other Factors used to calculate allowable stresses . . .

	Bending	Compression	Tension

Load Combination Results

Load Combination	C_D	C_P	Maximum Axial + Bending Stress Ratios: Stress Ratio	Status	Location	Maximum Shear Ratios: Stress Ratio	Status	Location
D Only	0.900	0.270	0.08623	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+L	1.000	0.245	0.4070	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+0.750L	1.250	0.199	0.3220	PASS	0.0 ft	0.0	PASS	9.0 ft
+0.60D	1.600	0.157	0.04997	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+0.70E	1.600	0.157	0.08329	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+0.750L+0.5250E	1.600	0.157	0.3182	PASS	0.0 ft	0.0	PASS	9.0 ft
+0.60D+0.70E	1.600	0.157	0.04997	PASS	0.0 ft	0.0	PASS	9.0 ft

Title Block Line 1
You can change this area using the "Settings" menu item and then using the "Printing & Title Block" selection.
Title Block Line 6

Project Title: Sheldon Residence
Engineer:
Project ID:
Project Descr:

Printed: 28 JUL 2021, 5:53PM
File: 210723 - Sheldon Residence.ec6

Wood Column

Lic. # : KW-06012822
PINNACLE ENGINEERING, INC.

DESCRIPTION: Loft column

Maximum Reactions

Note: Only non-zero reactions are listed.

Load Combination	X-X Axis Reaction k @ Base	@ Top	Y-Y Axis Reaction @ Base	@ Top	Axial Reaction @ Base	My - End Moments k-ft @ Base	@ Top	Mx - End Moments @ Base	@ Top
D Only					0.399				
+D+L					1.899				
+D+0.750L					1.524				
+0.60D					0.239				
+D+0.70E					0.399				
+D+0.750L+0.5250E					1.524				
+0.60D+0.70E					0.239				
L Only					1.500				
E Only									

Maximum Deflections for Load Combinations

Load Combination	Max. X-X Deflection	Distance	Max. Y-Y Deflection	Distance
D Only	0.0000 in	0.000 ft	0.0000 in	0.000 ft
+D+L	0.0000 in	0.000 ft	0.0000 in	0.000 ft
+D+0.750L	0.0000 in	0.000 ft	0.0000 in	0.000 ft
+0.60D	0.0000 in	0.000 ft	0.0000 in	0.000 ft
+D+0.70E	0.0000 in	0.000 ft	0.0000 in	0.000 ft
+D+0.750L+0.5250E	0.0000 in	0.000 ft	0.0000 in	0.000 ft
+0.60D+0.70E	0.0000 in	0.000 ft	0.0000 in	0.000 ft
L Only	0.0000 in	0.000 ft	0.0000 in	0.000 ft
E Only	0.0000 in	0.000 ft	0.0000 in	0.000 ft

FOUNDATION

PERIMETER STRIP FOOTING

$q_a = 1500$ PSF

DL = 12 psf (15') + 10 psf (5') + 10 psf (14.5") + 150 pcf (8"/12") 18"/12" = 525 plf

LL = 25 psf (15') + 40 psf (5') = 575 plf

$b_{REQUIRED} = \frac{525 \text{ plf} + 575 \text{ plf}}{1500 \text{ psf}} = 0.73'$ → 1'-6" x 10" THICK

$A_{s\,min} = 0.0018\, b \cdot h = 0.0018\,(10")(18") = 0.32 \text{ in}^2$

USE: 18" WIDE 10" THICK CONTINUOUS FOOTING W/ (2) #4 CONTINUOUS BARS

2 KIP SPREAD FOOTING

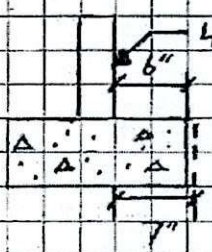
$q_a = 1500$ PSF

$$A_{foot} = \frac{P}{q_a} = \frac{2\ KIP}{1.5\ KSF} = 1.33\ ft^2 \rightarrow \text{USE } 1'\text{-}4'' \times 1'\text{-}4'' \text{ BY } 10'' \text{ THICK}$$

$$q_a = \frac{P_u}{A_{foot}} = \frac{(1.6)(2\ KIPS)}{1.77\ ft^2} = 1.81\ KSF = 1810\ PSF$$

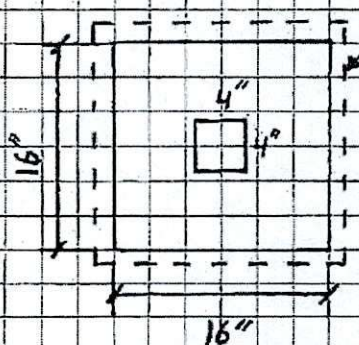
BEAM SHEAR

$d = 10'' - 3'' = 7'' \rightarrow 7'' > 6''$



BEAM SHEAR → OK ✓

PUNCHING SHEAR



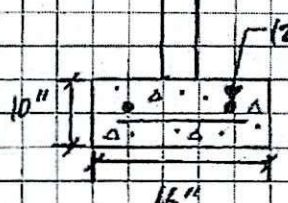
→ PUNCHING SHEAR → OK ✓

DESIGN STEEL

$$A_{s\,min} = 0.0018 \cdot b \cdot h = 0.0018(16'')(10'') = 0.29\ in^2$$

USE (2) #4 REINFORCING BARS EACH WAY

DESIGN SUMMARY



LATERAL ANALYSIS

SEISMIC

LAT = 43.3903 LONG = -124.3632

RISK CATEGORY = II

IMPORTANCE FACTOR = 1.00

SITE CLASS = C

SEISMIC DESIGN CATEGORY = D2

R = 6.5 LIGHT FRAME WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.

$S_S = 1.947$ $S_{MS} = 2.336$ $S_{DS} = 1.557$

$S_1 = 0.922$ $S_{M1} = 1.291$ $S_{D1} = 0.861$

$C_t = 0.02$ $T_a = C_t h_n^x = 0.02(19')^{0.75} = 0.182$

$x = 0.75$

$h = 19'$

$C_S = \frac{S_{DS}}{(R/I_e)} = \frac{1.557}{(6.5/1)} = 0.240$ → GOVERNS

NOT TO EXCEED

$C_S = \frac{S_{D1}}{T(R/I_e)} = \frac{0.922}{0.182(6.5/1)} = 0.78$

AND NOT LESS THAN

$C_S = 0.044 S_{DS} I_e = 0.044(1.557)\ 1.00 = 0.069$

SEISMIC WEIGHT, W

ROOF DEAD LOAD = 12 psf (1496 ft²) = 17,952 lbs

FLOOR DEAD LOAD = 10 psf (150 ft²) = 1,500 lbs

WALL DEAD LOAD = 10 psf (2030 ft²) = 20,300 lbs

TOTAL DEAD LOAD = 39,752 lbs → USE 40 KIPS

$V = C_S W = 0.240\ (40\ \text{KIPS}) = 96$ KIPS

LATERAL ANALYSIS

WIND

V = 135 MPH
RISK CATEGORY = II
EXPOSURE = D
IMPORTANCE FACTOR = 1.00
K_{zt} = 1.04
λ = 1.53
h = 19'
ROOF PITCH = 18.4°
ENCLOSURE = ENCLOSED

a = LEAST OF 0.1b OR 0.4h
0.1(30') = 3' 0.4(19') = 7.6'
a = 3'
2a = 6'

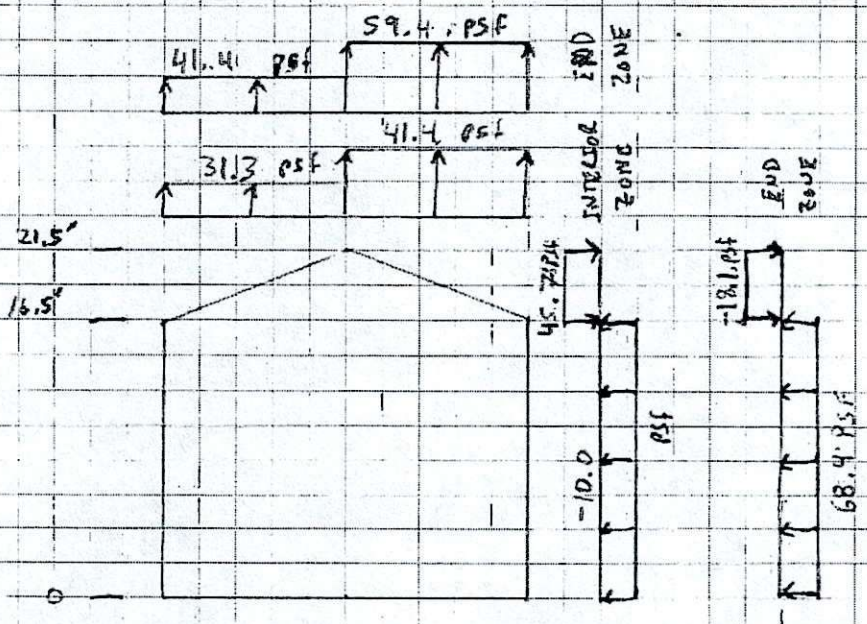
P_{S30} PRESSURES (psf)

A	= 43.0	E	= -37.3
B	= -11.4	F	= -26.0
C	= 28.7	G	= -26.0
D	= -6.3	H	= -19.7

$P_S = \lambda K_{zt} P_{S30}$

P_S PRESSURES (psf)

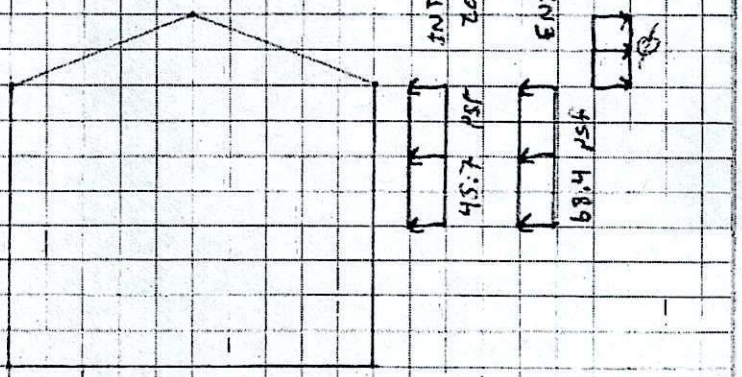
A	= 68.4	E	= -59.4
B	= -18.1	F	= -41.4
C	= 45.7	G	= -41.4
D	= -10.0	H	= -31.3



LATERAL ANALYSIS

WIND

NW TO SE



$\frac{(6')68.4psf + (34')45.7psf}{40'} = 49.1 psf$

$49.1 psf\ (8.25') = 405\ plf$

$0.6\ (405\ plf) = 243\ plf$

NE TO SW

$\frac{(6')68.4psf + (24')45.7psf}{30'} = 50.2\ psf$

$50.2\ psf\ (8.25') = 414\ plf$

$0.6\ (414\ plf) = 248\ plf$

* WIND GOVERNS BOTH DIRECTIONS

DIAPHRAGMS

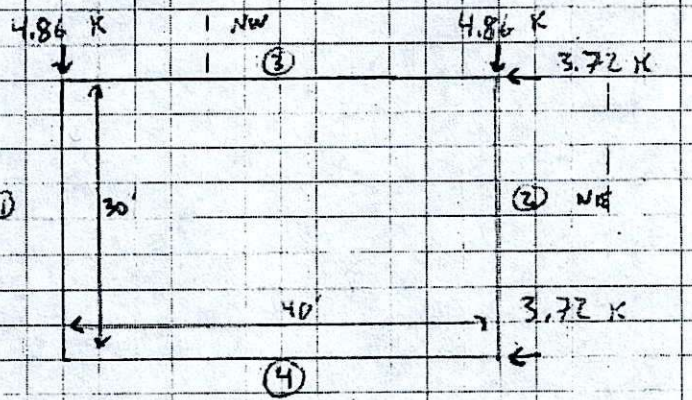
ROOF DIAPHRAGM

REQUIRED plf = 248 plf (W) → 248 plf (2) = 496 plf

USE: 19/32" SHEATHING w/10d NAILS AT 6" O.C. IN PANEL EDGES AND 12" O.C. FIELD NAILING.

ALLOWABLE = 870 plf > REQUIRED = 496 plf

SHEAR WALLS



LATERAL ANALYSIS

SHEARWALLS

WALL (1)

V = 4.86 K
h = 14.5'
L = 25'
Eli = 13'
Co = 0.57

PLF REQUIRED = $\frac{4.86\ K}{0.57(13')}$ = 656 plf → 656 plf (2) = 1312 plf

USE: 7/16" SHEATHING W/ 8d NAILS AT 3" O.C. IN PANEL EDGES AND 12" FIELD NAILING

ALLOWABLE = 1370 plf > REQUIRED 1312 PLF

ANCHORS $\frac{1488\ lbs}{656\ plf}$ = 2.27'

USE: 5/8" ANCHOR BOLTS AT 24" O.C.

HOLDOWN $\frac{4.86K(14.5') - 0.6[(28sf)12psf(18') + 10psf(14.5')\frac{30^2}{2}]}{0.57\ (13')}$ = 1516

USE: SIMPSON HDU11 - SDS 2.5 ATTACHED TO MINIMUM 3-1/2" x 5-1/2" MEMBER

ALLOWABLE = 9535 lbs > REQUIRED 1516 lbs

WALL (2)

V = 4.86 K
h = 14.5'
L = 30'
Eli = 30'
Co = 1.00

PLF REQUIRED = $\frac{4.86}{1.0(30')}$ = 162 plf → 162 plf (2) = 324 plf

USE: 7/16" SHEATHING W/ 8d NAILS AT 6" O.C. IN PANEL EDGES AND 12" O.C. FIELD NAILING

ALLOWABLE = 730 plf > REQUIRED = 324 plf

ANCHORS $\frac{1488\ lbs}{162\ plf}$ = 9.2'

USE: 5/8" ⌀ ANCHOR BOLTS AT 48" O.C.

HOLDOWN $\frac{4.86\ K(14.5') - 0.6(12psf(28sf)15' + 10psf(14.5')\frac{30^2}{2}}{1.0\ (30')}$ = 0

USE:

ALLOWABLE = 165 > REQUIRED 165

COMPUTATION WORKSHEET

PINNACLE ENGINEERING, INC.

PROJECT INFORMATION
TITLE: SHELDON RESIDENCE GARAGE
JOB#: 30333.12 BY: MKH
DATE: 07/23/21 SHT 18 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

LATERAL ANALYSIS

SHEAR WALLS

WALL (3)

V = 3.72 K
h = 14.5'
L = 40'
EL = 24'
C_o = 1.00

PIF REQUIRED = $\frac{3.72\ K}{1.0\ (24')}$ = 155 plf → 155 plf (2) = 310 plf

USE: 7/16" SHEATHING w/ 8d NAILS AT 6" O.C. IN PANEL EDGES AND 12" O.C. FIELD NAILING
ALLOWABLE = 870 plf > REQUIRED = 310 plf

ANCHORS $\frac{1488\ lbs}{155\ plf}$ = 9.6'

USE: 5/8" Ø ANCHOR BOLTS AT 48" O.C.

HOLDOWN $\frac{3.72\ K(14.5') - 0.6(45\ psf(12\ psf)\ 20' + 10\ psf(14.5')\ 40'/2}{1.0 \quad (24')} = 0$

USE:

WALL (4)

V = 3.72 K
h = 14.5'
L = 35'
EL = 29'
C_o = 1.00

PIF REQUIRED = $\frac{3.72\ K}{1.0\ (29')}$ = 128 plf → 128 plf (2) = 256 plf

USE: 7/16" SHEATHING w/ 8d NAILS AT 6" O.C. IN PANEL EDGES AND 12" O.C. FIELD NAILING
ALLOWABLE = 870 plf > REQUIRED = 256 plf

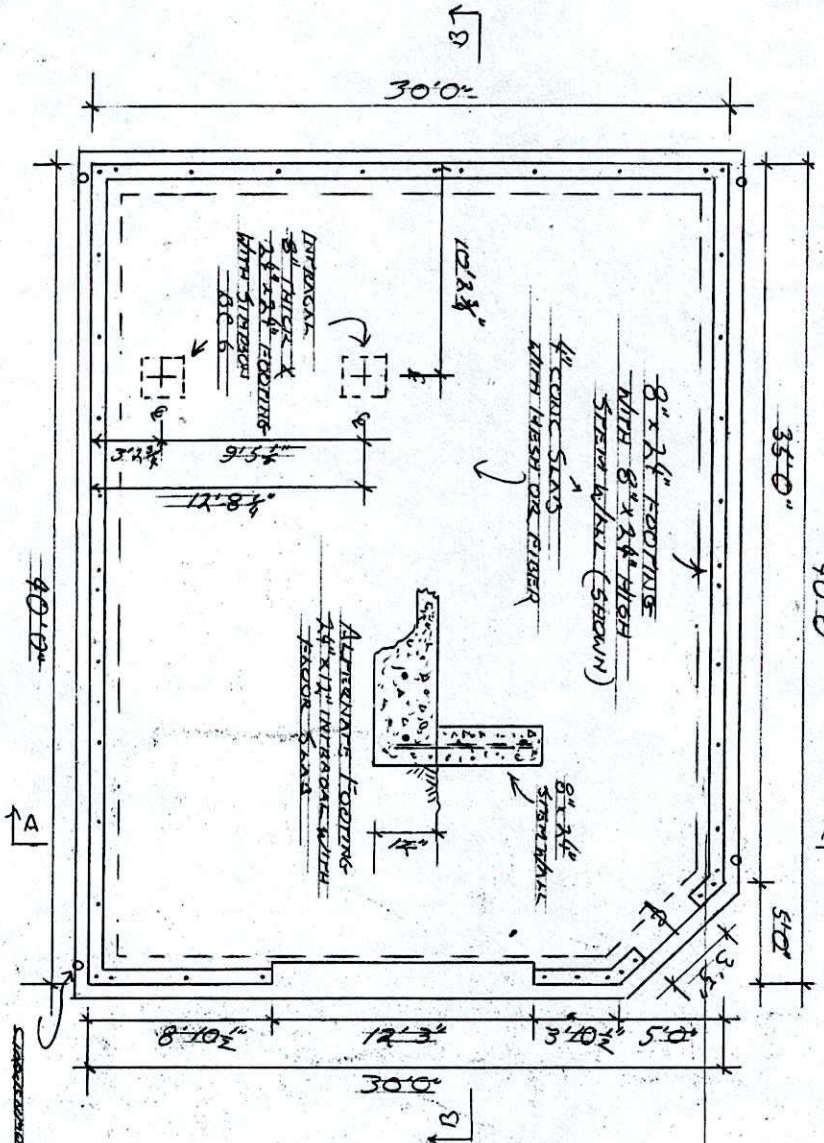
ANCHORS $\frac{1488\ lbs}{128\ plf}$ = 11.6'

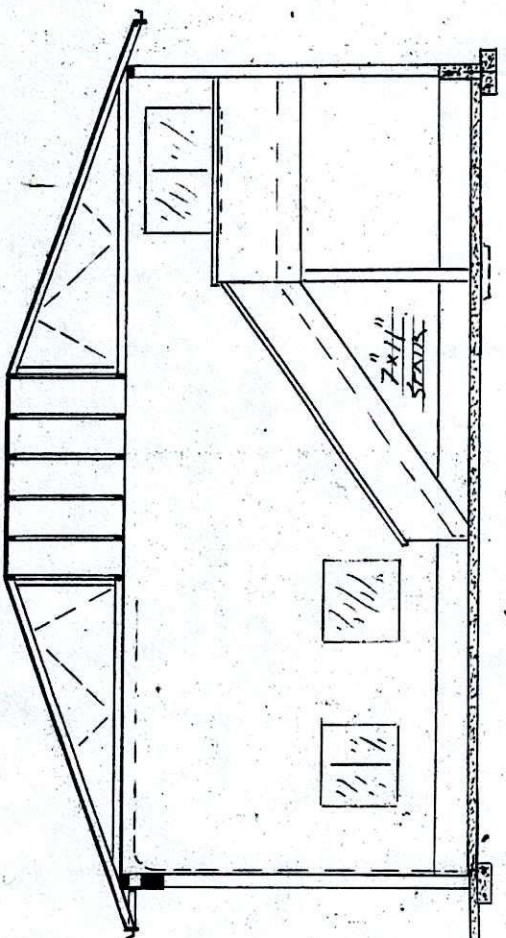
USE: 5/8" Ø ANCHOR BOLTS AT 48" O.C.

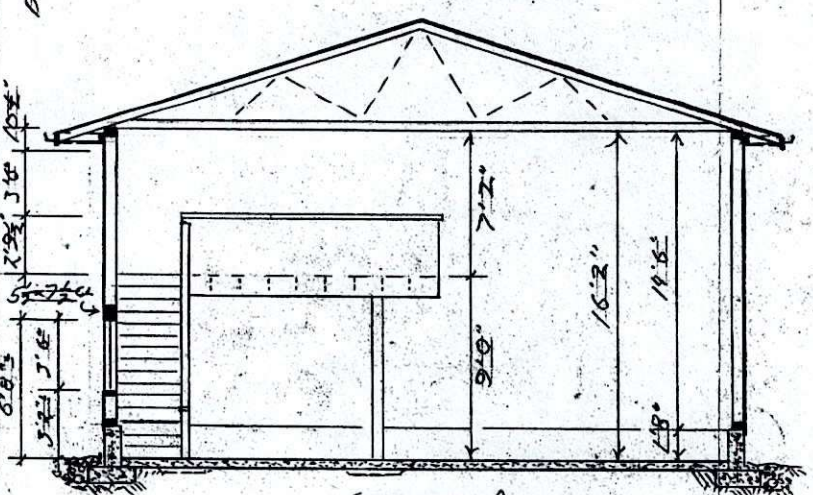
HOLDOWN $\frac{3.72(14.5') - 0.6(459\ ft^2(12\ psf)\ 29' + 10\ psf(14.5')\ 40'/2}{1.0 \quad 29'} = 0$

USE!

3329 N.E. STEPHENS ST., ROSEBURG, OREGON 97470 • email: matt@pinnacleengineeringinc.com • PHONE: (541) 440-4171 • FAX: (541) 672-0677

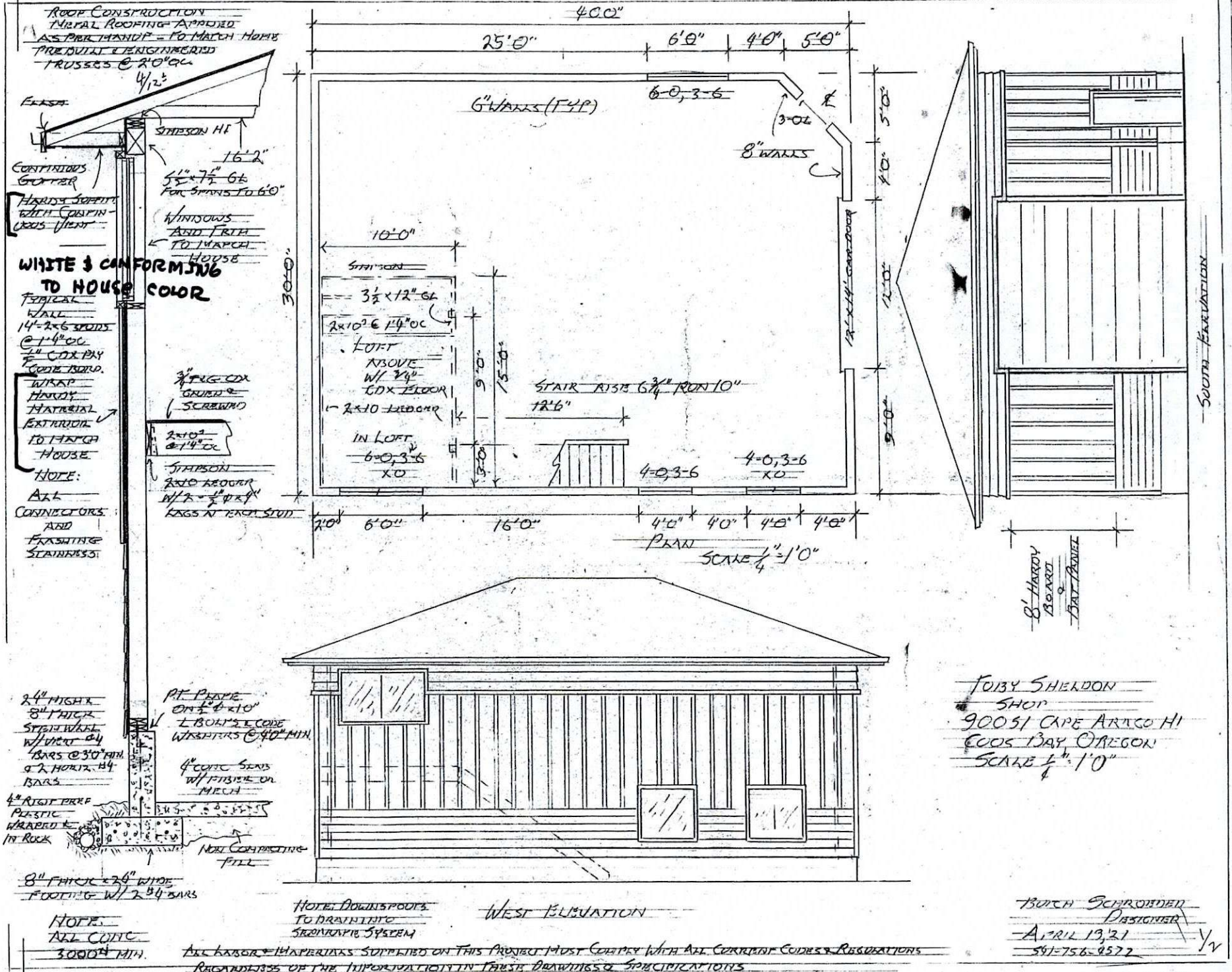






TOBY SHELDON
SHOP
900 ST CAPE ARAGO HI
COOS BAY, OREGON
SCALE ¼" = 1'0"

BUILT SCHEMATIC DESIGNED
APRIL 19, 21
541-756-4592



TOBY SHELDON
SHOP
90051 CAPE ARAGO HI
COOS BAY, OREGON
SCALE 1/4" 1'0"

ALL LABOR & MATERIALS SUPPLIED ON THIS PROJECT MUST COMPLY WITH ALL CURRENT CODES & REGULATIONS REGARDLESS OF THE INFORMATION IN THESE DRAWINGS & SPECIFICATIONS

BUCK SCHROEDER
DESIGNER
APRIL 13, '21
541-756-9572

V/V