



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 2 Adjustment Case No. ADJ23-06
PROPERTY LOCATION:	163 Rosewood Dr NW, Salem OR 97304
NOTICE MAILING DATE:	July 26, 2023
PROPOSAL SUMMARY:	An adjustment to allow 62% of street frontage to contain garages where 50% of the street frontage is allowed.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Wednesday, August 26, 2023. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Jacob Brown, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: (503) 540-2347; E-mail: jrbrown@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 250.005 (d)(2) – Class 2 Adjustments Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Gennadiy Trofimchik
APPLICANT(S):	Sergey Trofimchik
PROPOSAL REQUEST:	A Class 2 Adjustment to allow 62% of street frontage containing garages where 50% of the street frontage is allowed. The subject property is approximately 8,500 square feet in size, zoned RM-2 (Multiple Family Residential-2) and located at 163 Rosewood Drive NW 97304 (Polk County Assessors Map and Tax Lot number: 073W29A / 1812).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 112797. Paper copies can be obtained for a reasonable cost.

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE

For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 2 Adjustment Case No. ADJ23-06

PROJECT ADDRESS: 163 Rosewood Dr NW, Salem OR 97304

AMANDA Application No.: 23-112797-PLN

COMMENT PERIOD ENDS: August 9, 2023

SUMMARY: An adjustment to allow 62% of street frontage to contain garages where 50% of the street frontage is allowed.

REQUEST: A Class 2 Adjustment to allow 62% of street frontage containing garages where 50% of the street frontage is allowed. The subject property is approximately 8,500 square feet in size, zoned RM-2 (Multiple Family Residential-2) and located at 163 Rosewood Drive NW 97304 (Polk County Assessors Map and Tax Lot number: 073W29A / 1812).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Wednesday, August 9, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Jacob Brown, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: (503) 540-2347; E-Mail: jrbrown@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
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IF MAILED
IN THE
UNITED STATES

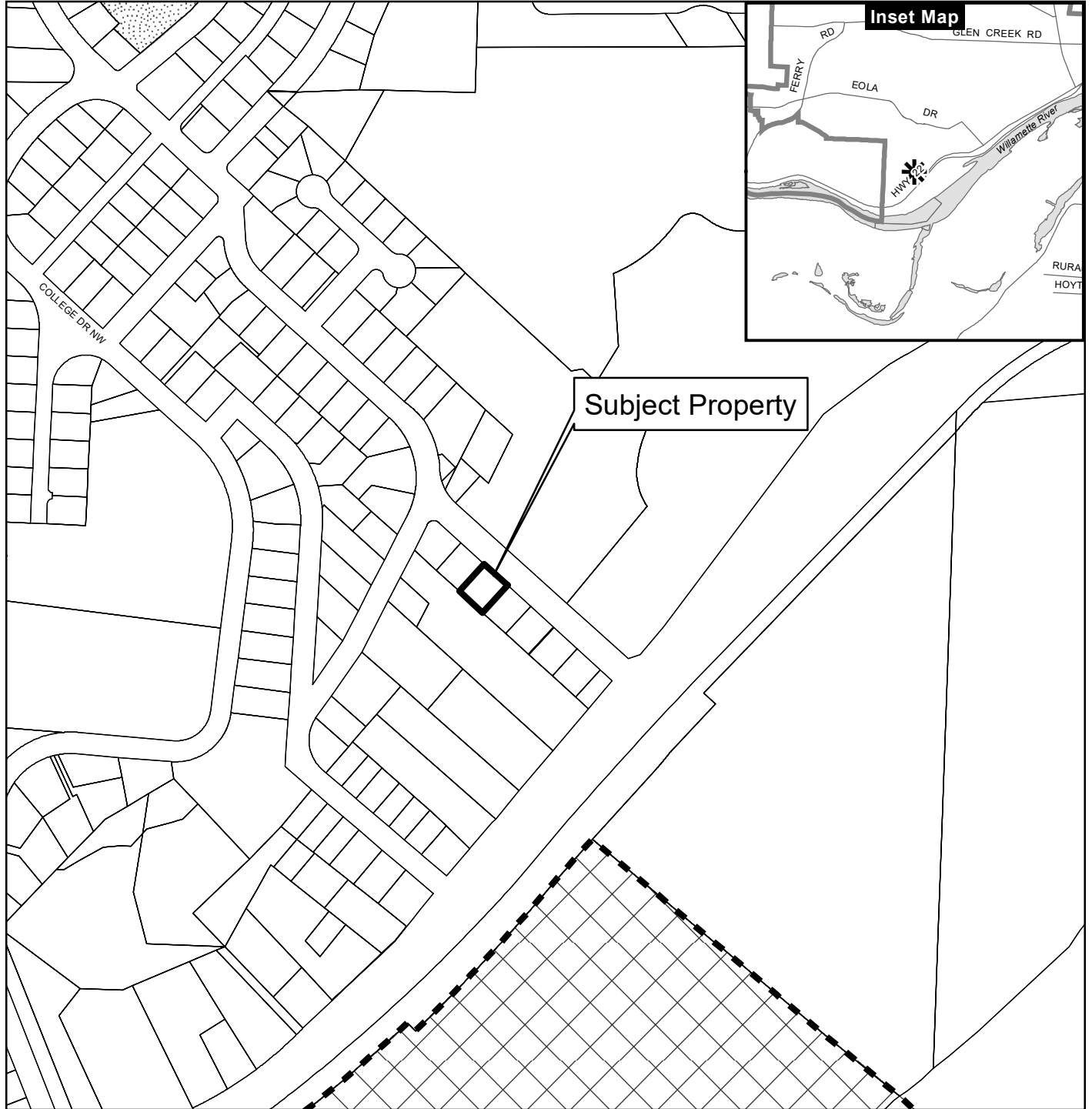
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity 163 Rosewood Drive NW



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Liberty Homes 4-Family Dwelling

General Notes

Project Statistics:

Client Name: Liberty Homes Construction
 Site Address: 163 Rosewood Dr NE, Salem Oregon 97304
 Conditioned Living Space
 Total: 2511 ft² Main floor - 3040 ft² 2nd floor
 Per Unit: 627.75 ft² Main floor - 760 ft² 2nd floor
 Unconditioned Space: 848 ft² (total) - 212 ft² per unit
 Ext Deck Space: N/A

Design Criteria:
 Floor: 40 psf Live 15 psf Dead (L/480)
 Roof/Snow: 25 psf Live 15 psf Dead
 Frost Depth: 12"
 Seismic Zone: D0
 Wind: 120 MPH Exposure B
 Site Elevation: 209' ft
 Soil Bearing Pressure: 1500 psf (assumed)

Designer: Acute Building Design
 Engineer: RMB Engineering
 General Contractor: Liberty Homes Construction
 Zoned: RM2
 Code Compliance: 2021 Oregon Residential Specialty Code

Energy Performance:

Heat loss calculations shall comply with the requirements of the 2019 ORSC. All porches, decks, foundation (crawl), fireplace enclosures, storage, and garage areas not included in living area. All exhaust fans are to be directly vented to the exterior. All penetrations of the building envelope shall be sealed with caulk or foam.

Insulation values (TYP)

Walls: R-21
 Roof/Ceiling: R-49 (flat ceiling)
 Floor: R-30

Additional Measure Path chosen: Option #5 Ductless Heat Pump of minimum HSPF 10

Construction Notes:

The contractor/builder is responsible for verifying the conditions at the site are consistent with these plans prior to starting work on this project. Work not specifically detailed shall be constructed to the same quality as the work that is detailed. All work is to be done in accordance with the International building and local codes.

Written dimensions and specifications shall take precedence over scaled dimensions and general notes. The Engineer/Designer shall be consulted for clarification if site conditions are encountered that are different than shown or if discrepancies are found in the plans or plan notes.

Please see additional notes called out on the other pages of this plan set.

Foundation Notes:

All footings are to be placed on clean firm undisturbed soil. If "loose" or disturbed dirt is present, engineered fill along with compaction (in stages of 6" intervals) shall be done prior to forming for footings. Compaction shall be tested at no less than 2500 PSI.

Concrete strength:
 3,000 PSI at 28 days for all slabs, footings and walls (foundation design based on 2,500 PSI).
 Maximum slump is 4"
 Maximum water/concrete ratio is .5.

Use ASTM A-615 grade 60 deformed reinforcing bars unless noted otherwise.

Concrete expansion anchors shall be Simpson wedge - all anchors or engineer approved equal. Epoxy to be Simpson "set" adhesive or approved equal.

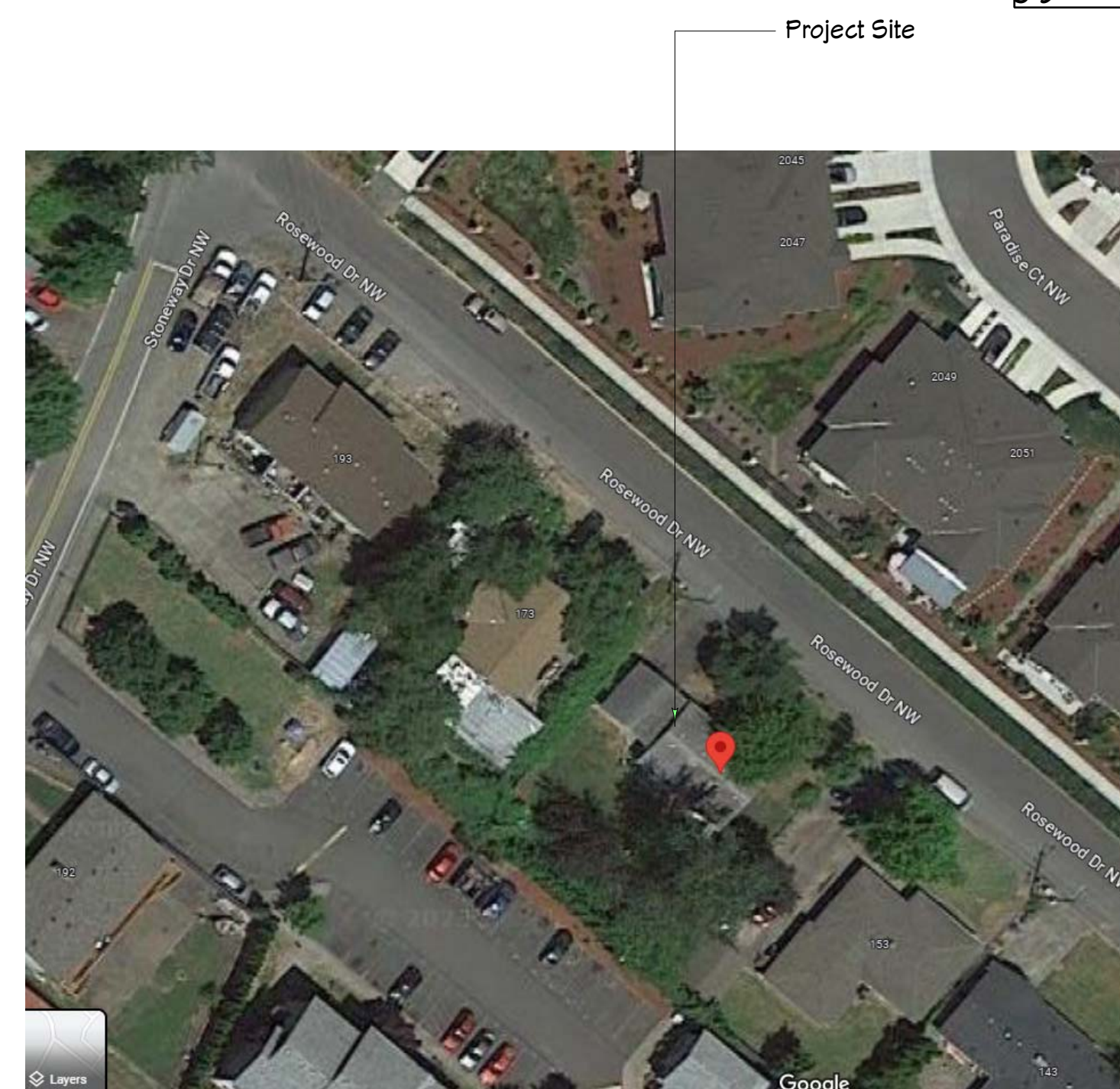
Framing Notes:

- * All structural posts, beams, headers, joists, & rafters are to be DF#2 U.N.O.
- * All Exposed Architectural beams are to be DF#1 or better U.N.O.
- * All new sills, plates, blocking & bridging to be DF#2 or better.
- * All studs are to be DF#2 or better.
- * Plywood sheathing to be as follows:
 - * Roof sheathing shall be INT-APA rated CDX Ply or OSB (See plan for thickness).
 - * Wall sheathing shall be INT-APA rated 15/32" CDX or 7/16" OSB.
 - * Floor sheathing shall be minimum 3/4" T&G INT-APA rated.
 - * Wall brace panels (if prescriptive path is used) shall be APA rated 7/16" OSB unless noted otherwise.

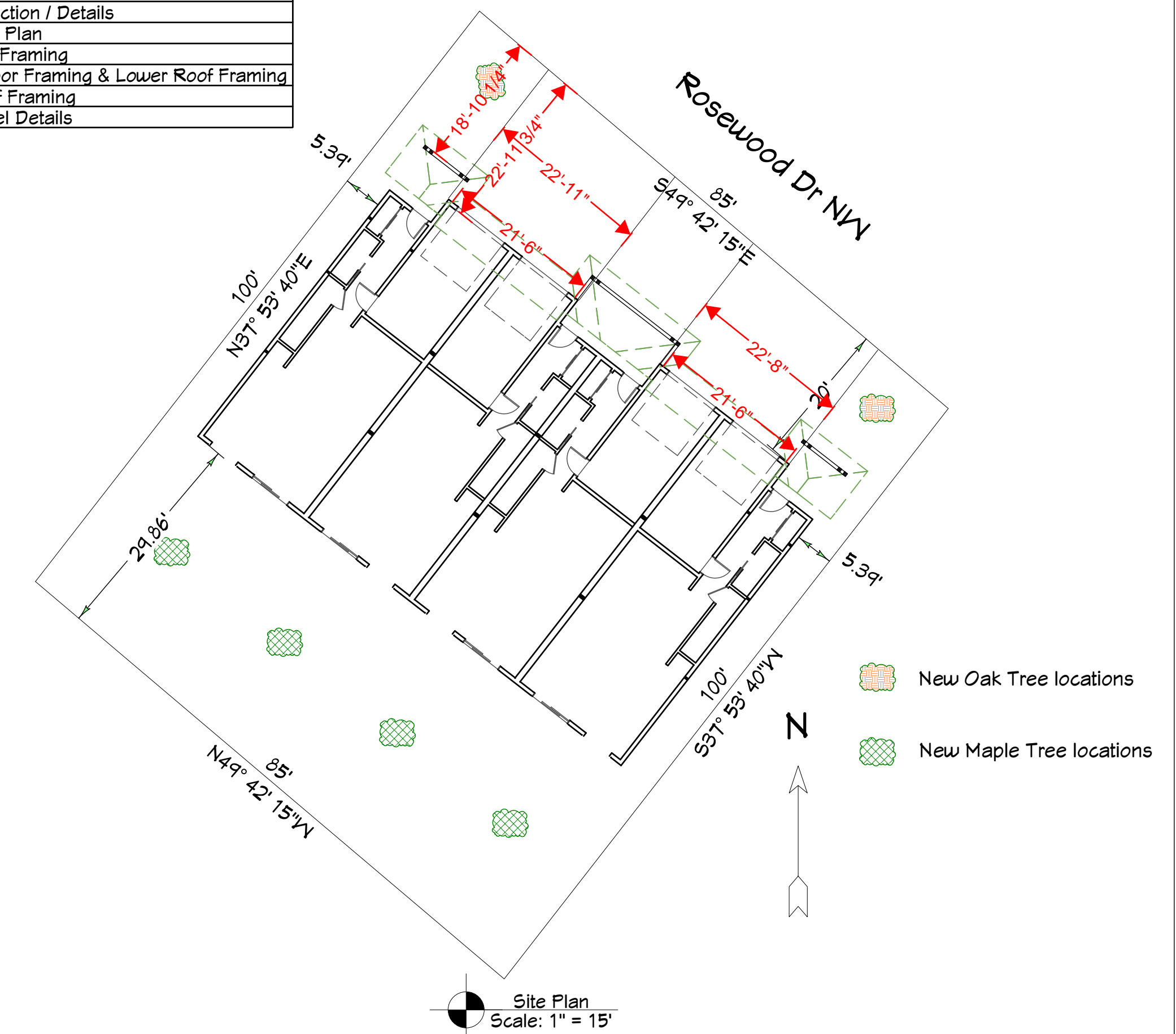
- * Provide positive connections at each end of all posts & columns to resist lateral displacement.
- * Provide min 1" of positive ventilation at each rafter bay space at vaulted ceiling areas.



Label	Title
	Page Template
A-1	Project Overview
A-3	Second Floor Layout
A-4	Elevations
A-5	Elevations
A-6	Building Section / Details
S-1	Foundation Plan
S-2	Main Floor Framing
S-3	Second Floor Framing & Lower Roof Framing
S-4	Upper Roof Framing
S-5	Shear Panel Details



Vicinity Map
Scale: NT5



Site Plan
Scale: 1" = 15'

NUMBER	DATE	REVISION TABLE	DESCRIPTION

Plans Provided For:
 Liberty Homes 4-Family Dwelling

Project Overview

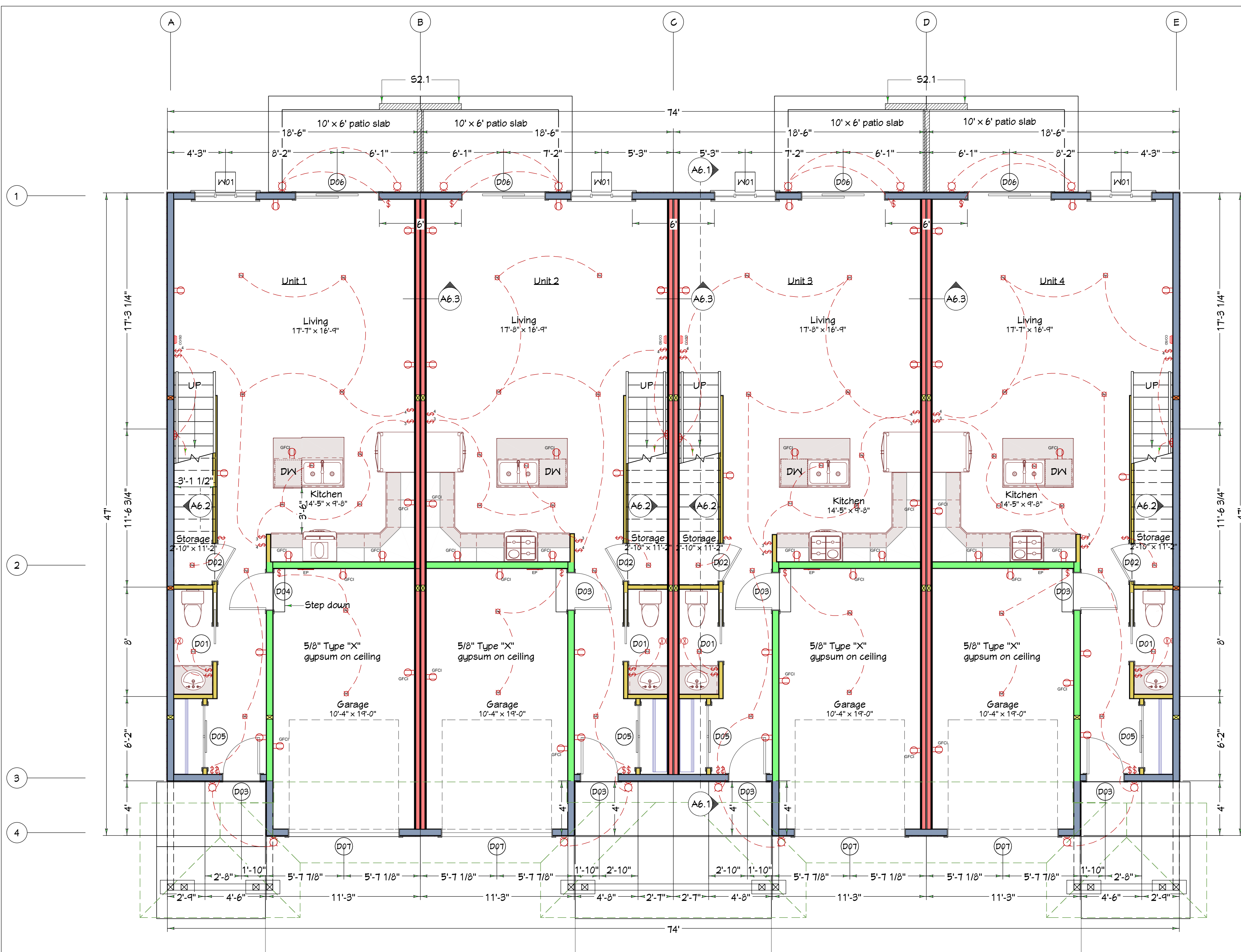
Plans Provided By:
Acute Building Design
 acutebuildingdesign@gmail.com
 503-451-1540

DATE:
 6/20/2023

SCALE:

SHEET:

A-1



WALL TYPES

- Exterior wall
 - Fiber cement lap siding
 - Approved wall underlayment
 - 7/16" OSB sheathing nailed w/ bd @ 6" o.c. at edges & 12" o.c. in the field U.N.O.
 - 2x6 studs @ 16" o.c. w/ R-21 fiberglass insulation
 - 1/2" gypsum board finish

- Interior/garage wall
 - 1/2" Plaster board finish (conditioned/interior side)
 - 2x6 studs @ 16" o.c. w/ R-21 fiberglass insulation
 - 5/8" type "X" gypsum board finish (garage side)

- Interior Wall
 - 1/2" gypsum board finish
 - 2x4 studs @ 16" o.c.
 - 1/2" gypsum board finish

- Party Wall (2-hour rating)
See Detail

- Privacy Wall (exterior). See detail S2.1 for wall end connection to slab
 - 2x4 studs @ 24" o.c. w/ PT single btm plate & double top plate. Secure bottom plate to patio slab w/ 1/2" red head bolts @ 48" o.c.
 - 7/16" OSB sheathing - both sides. Nail to studs w/ bd @ 6" o.c. at edges & 12" o.c. in the field
 - Wall underlayment & siding to match house. Metal cap at top of wall for weather protection

- Cripple Wall (w/ spread footing under. See foundation page for details)
 - 7/16" OSB sheathing. Nail to studs w/ bd @ 6" o.c. at edges & 12" o.c. in the field
 - 2x4 studs @ 24" o.c. Use PT bottom plate & typical double top plate.

- 6" Concrete stem Wall w/ footing (See foundation page for details)

- 12" Concrete stem Wall w/ footing (See foundation page for details)

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Carbon monoxide / Smoke Detectors locations
	Electrical Breaker Panel
	Cadet Wall Heater

Door Schedule

Number	Qty	Floor	Width	Height	Description	Fire	Header	Comments
D01	4	1	30"	80"	Pocket-Door P04		2x6x64 1/4" (2)	
D02	4	1	32"	80"	Hinged-Door P04		2x6x37" (2)	
D03	7	1	32"	80"	ext. Hinged-Door E21		2x6x37" (2)	
D04	1	1	32"	80"	ext. Hinged-Panel		2x6x37" (2)	
D05	8	1	54"	80"	Slider-Door P04		2x8x59" (2)	
D06	4	1	72"	80"	ext. Slider-Glass Panel		2x10x77" (2)	
D07	4	1	96"	96"	Garage-Garage Door CHD05		2x12x104" (2)	
D08	24	2	30"	80"	Hinged-Door P04		2x6x35" (2)	
D09	4	2	48"	80"	4 Dr. Bifold-Louvered		2x8x53" (2)	
D10	4	2	48"	80"	2 Dr. Bifold-Louvered		2x8x53" (2)	
D11	4	2	60"	80"	Slider-Door P04		2x8x65" (2)	

Window Schedule

Number	Qty	Floor	Width	Height	Top	Egress	Description	Header	Comments
W01	4	1	54"	54"	80"		Triple Sliding	2x8x58" (2)	
W02	4	2	36"	36"	80"		Right Sliding	2x8x40" (2)	
W03	2	2	54"	48"	80"	Yes	Left Sliding	6x8x58"	Verify Egress
W04	2	2	54"	48"	80"	Yes	Right Sliding	6x8x58"	Verify Egress
W05	8	2	54"	58"	80"	Yes	Single Hung	6x8x58"	Verify Egress

* Note All headers / trimmers to be DF #2

REVISION TABLE	
NUMBER	DESCRIPTION

Plans Provided For:
Liberty Homes 4-Family Dwelling

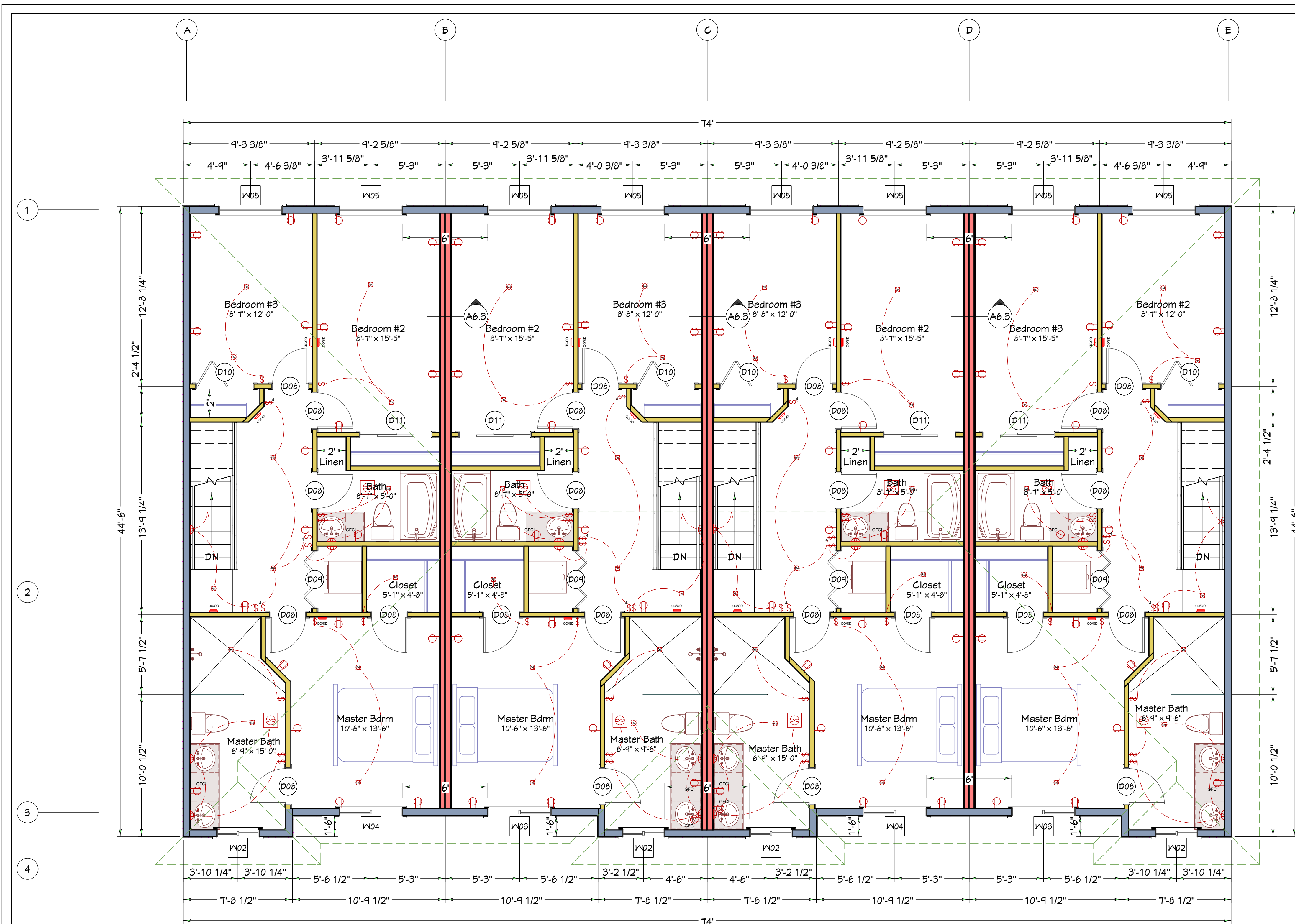
Main Floor Layout

Plans Provided By:
Acute Building Design
acutebuildingdesign@gmail.com
505-951-1540

DATE:
6/20/2023

SCALE:
1/4" = 1'

SHEET:
A-2



WALL TYPES

- Exterior wall**
 - Fiber cement lap siding
 - Approved wall underlayment
 - 7/16" OSB sheathing nailed w/ bd @ 6" o.c. at edges & 12" o.c. in the field U.N.O.
 - 2x6 studs @ 16" o.c. w/ R-21 fiberglass insulation
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- Interior/garage wall**
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 - 5/8" type "X" gypsum board finish (garage side)
- Interior Wall**
 - 1/2" gypsum board finish
 - 2x4 studs @ 16" o.c.
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- Party Wall (2-hour rating)**
See Detail
- Privacy Wall (exterior)**. See detail 52.1 for wall end connection to slab
 - 2x4 studs @ 24" o.c. w/ PT single btm plate & double top plate. Secure bottom plate to patio slab w/ 1/2" red head bolts @ 48" o.c.
 - 7/16" OSB sheathing - both sides. Nail to studs w/ bd @ 6" o.c. at edges & 12" o.c. in the field
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- Cripple Wall (w/ spread footing under)**. See foundation page for details
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D04	1	1	32"	80"	ext. Hinged-Panel	2x6x37" (2)
D05	8	1	54"	80"	Slider-Door P04	2x8x59" (2)
D06	4	1	72"	80"	ext. Slider-Glass Panel	2x10x77" (2)
D07	4	1	96"	96"	Garage-Garage Door CHD05	2x12x104" (2)
D08	24	2	30"	80"	Hinged-Door P04	2x6x35" (2)
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Window Schedule									
Number	Qty	Floor	Width	Height	Top	Egress	Description	Header	Comments
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W02	4	2	36"	36"	80"		Right Sliding	2x8x40" (2)	
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W04	2	2	54"	48"	80"	Yes	Right Sliding	6x8x58"	Verify Egress
W05	8	2	54"	58"	80"	Yes	Single Hung	6x8x58"	Verify Egress

* Note All headers / trimmers to be DF #2

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
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	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Carbon monoxide / Smoke Detectors locations
	Electrical Breaker Panel
	Cadet Wall Heater

REVISION TABLE	
NUMBER	DATE

Plans Provided For:
Liberty Homes 4-Family Dwelling

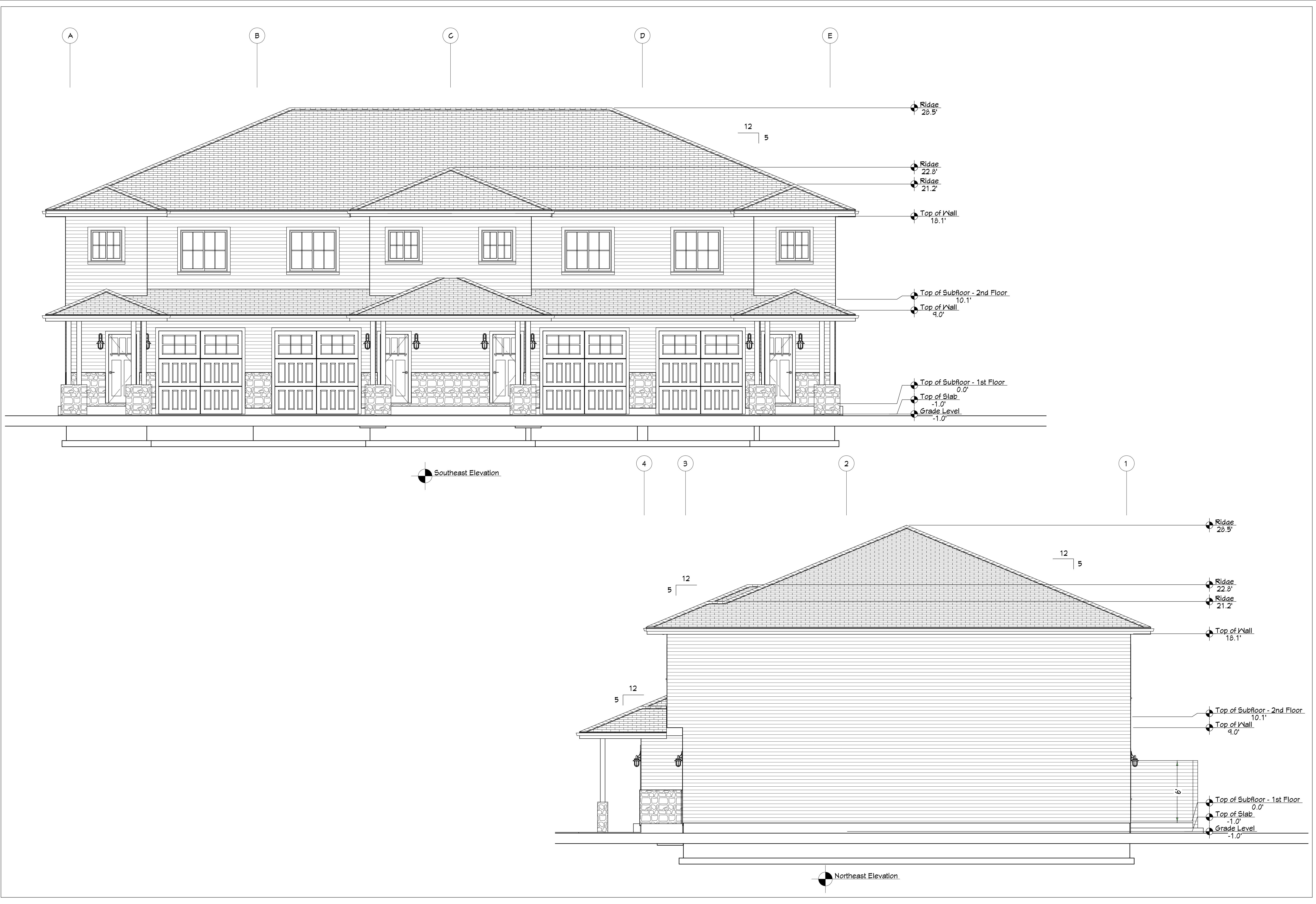
Second Floor Layout

Plans Provided By:
Acute Building Design
acutebuildingdesign@gmail.com
505-951-1540

DATE:
6/20/2023

SCALE:
1/4" = 1'

SHEET:
A-3



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Plans Provided For:
 Liberty Homes 4-Family Dwelling

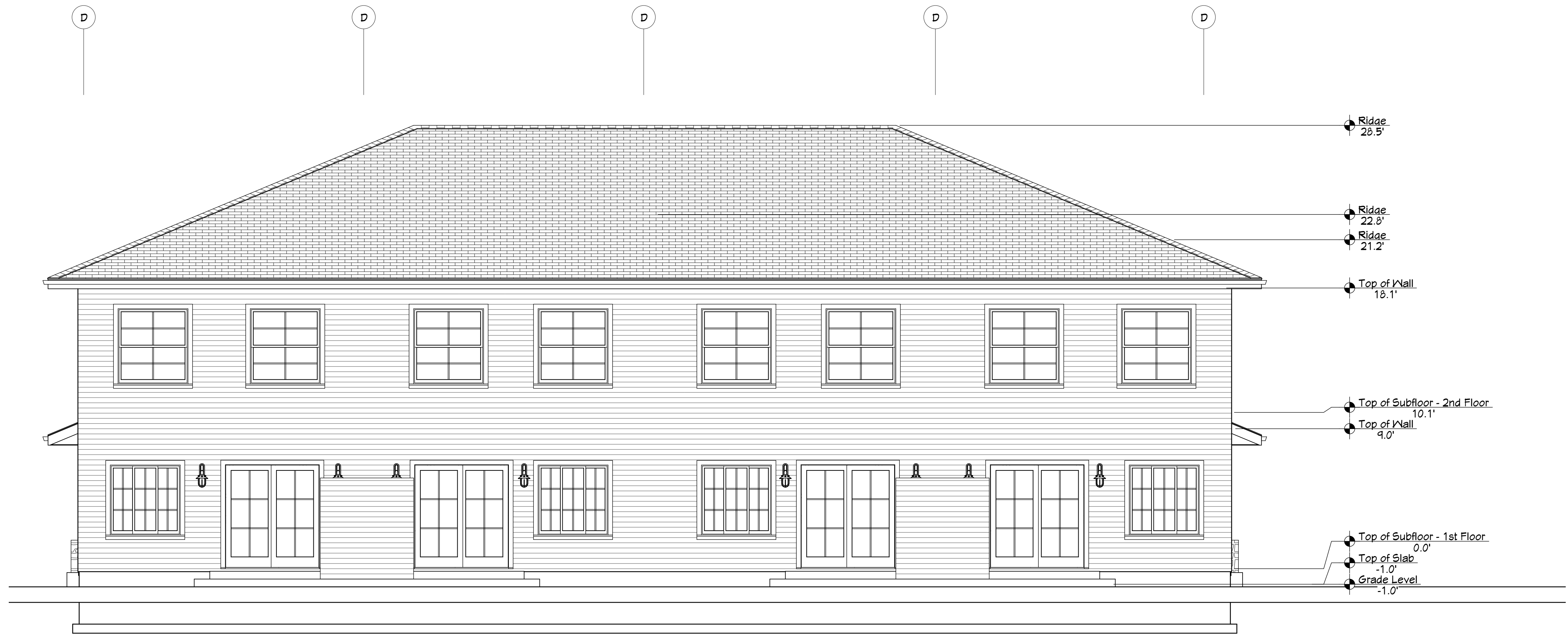
Elevations

Plans Provided By:
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 acutebuildingdesign@gmail.com
 505-491-1540

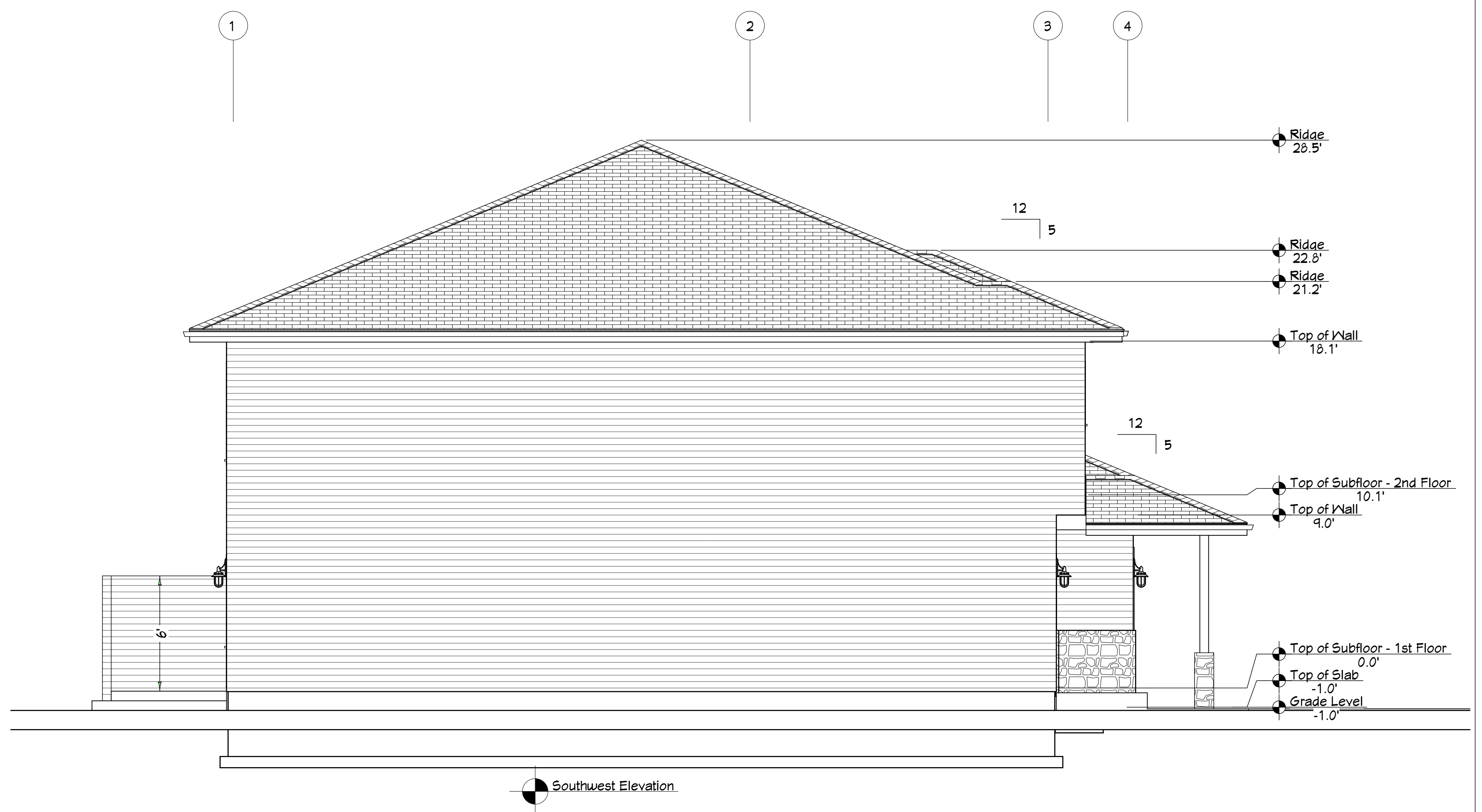
DATE:
 6/20/2023

SCALE:
 1/4" = 1'

SHEET:
 A-4



Northwest Elevation



Southwest Elevation

NUMBER	DATE	REVISION TABLE	DESCRIPTION

Plans Provided For:
Liberty Homes 4-Family Dwelling

Elevations

Plans Provided By:
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acutebuildingdesign@gmail.com
505-451-1540

DATE:

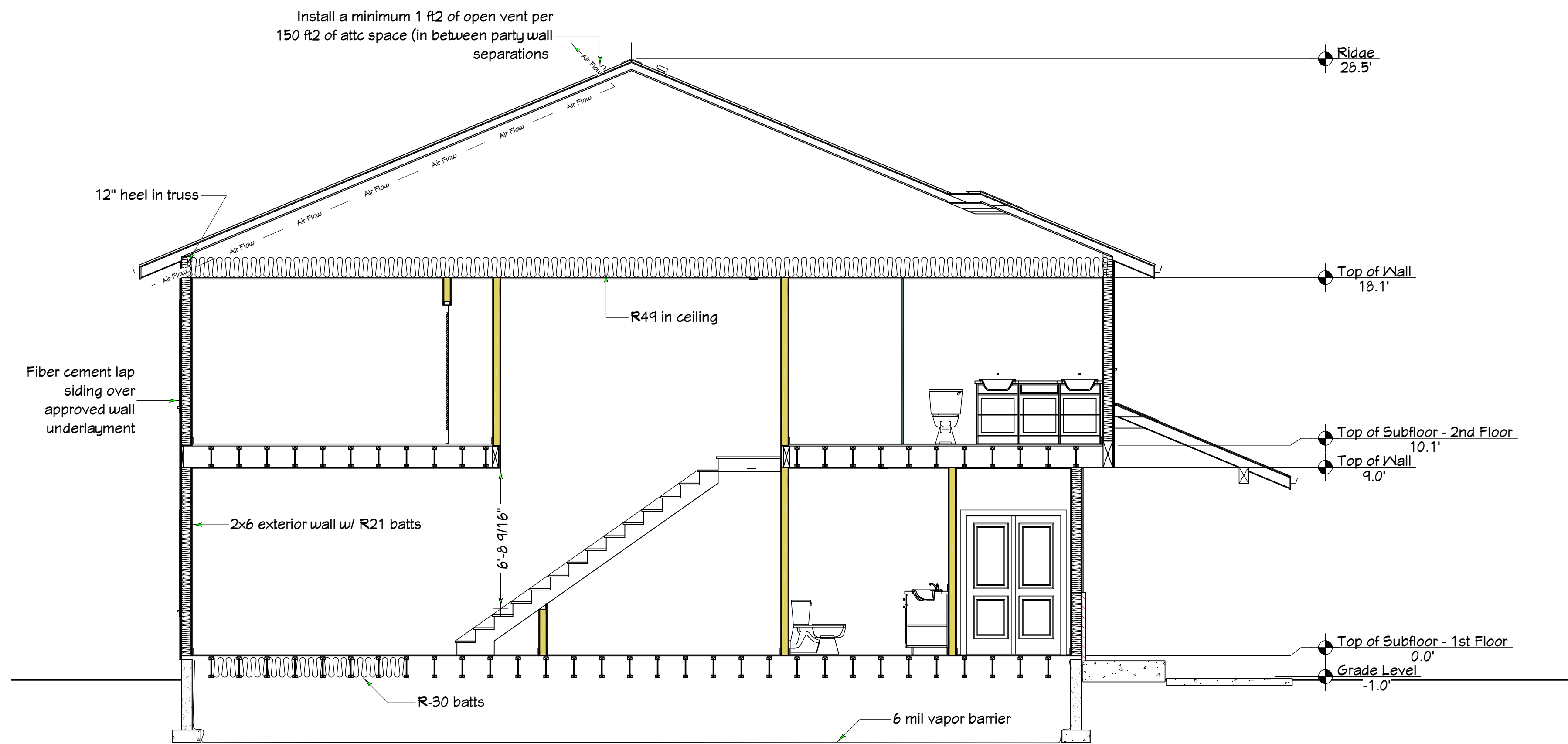
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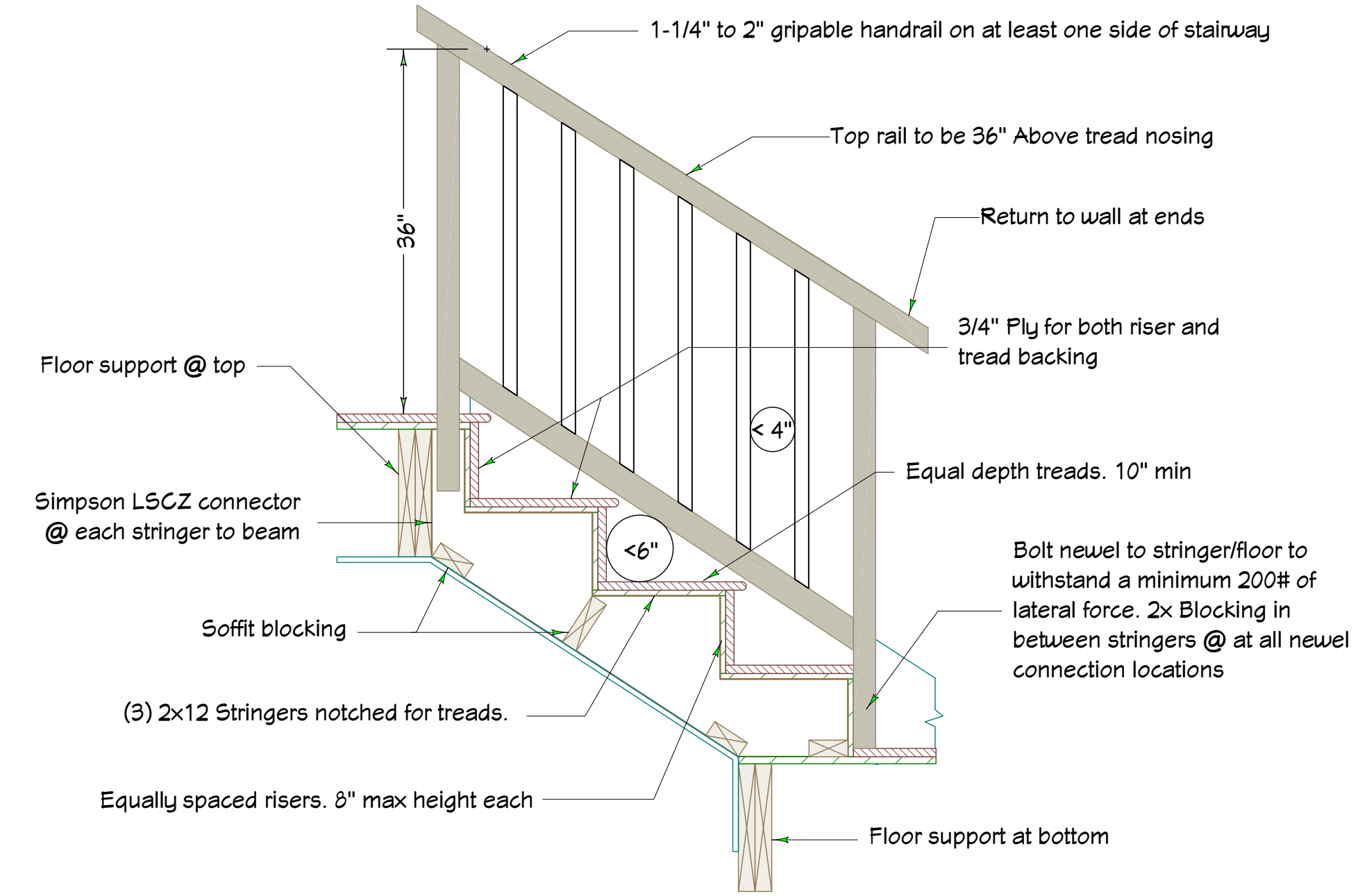
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A-5

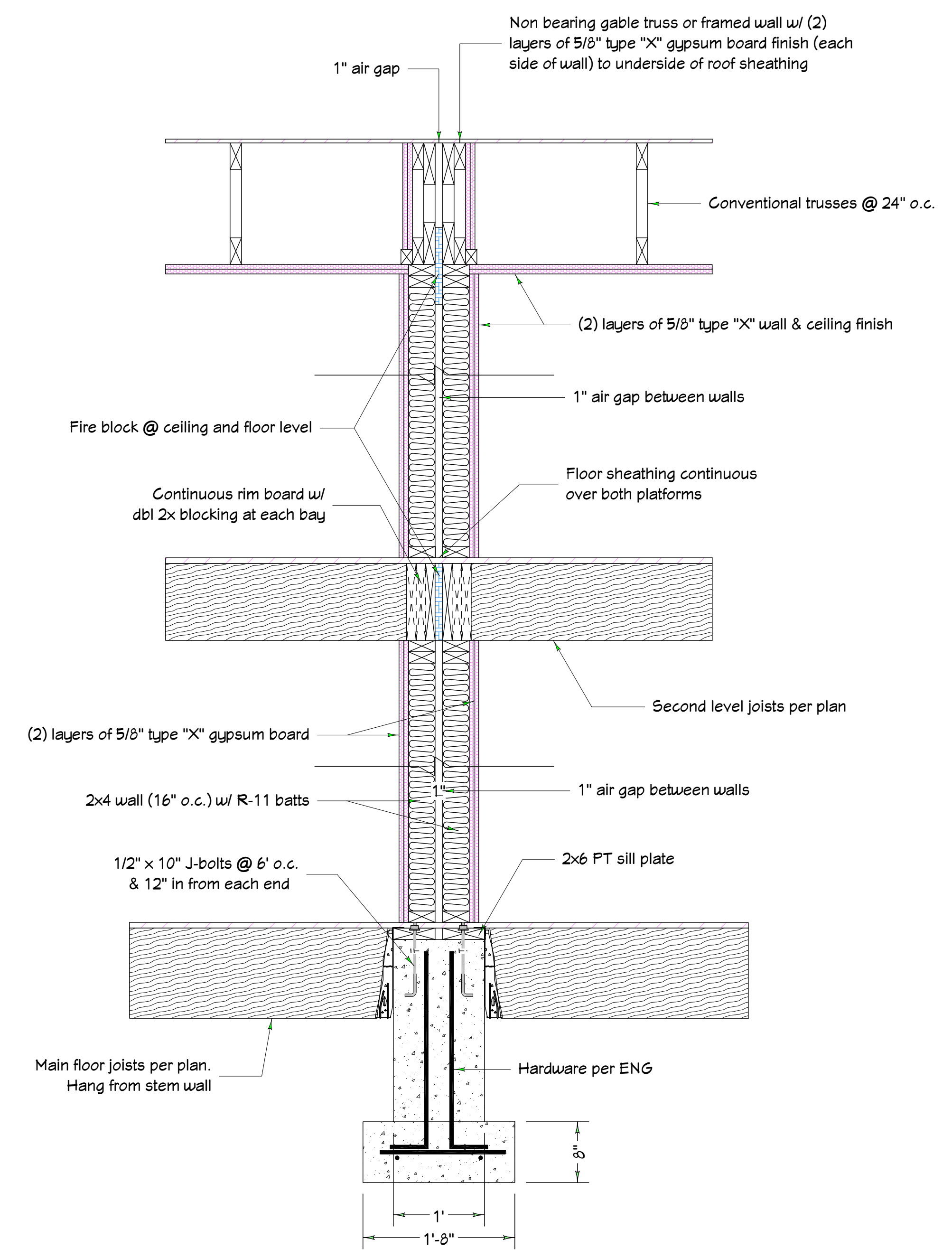


A6.1 Building Section
Scale: 1/4" = 1'

* Note - Stair treads to be:
14 treads
7-9/16" rise
10 3/4" run



A6.2 Stair Detail (TYP)
Scale: 1" = 1'



A6.3 Party Wall Detail
Scale: 1" = 1'

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Plans Provided For:
Liberty Homes 4-Family Dwelling

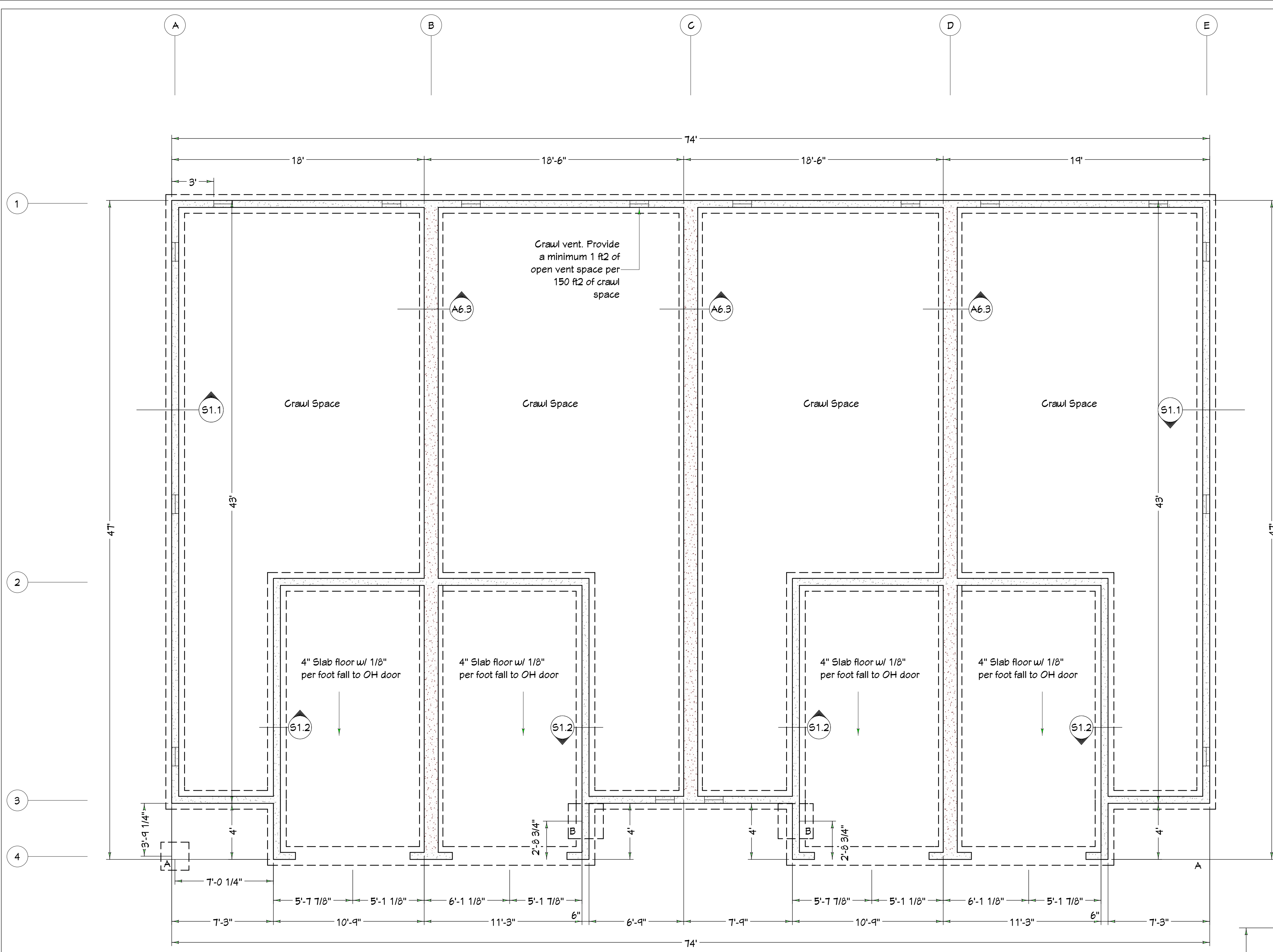
Building Section / Details

Plans Provided By:
Acute Building Design
acutebuildingdesign@gmail.com
505-451-1540

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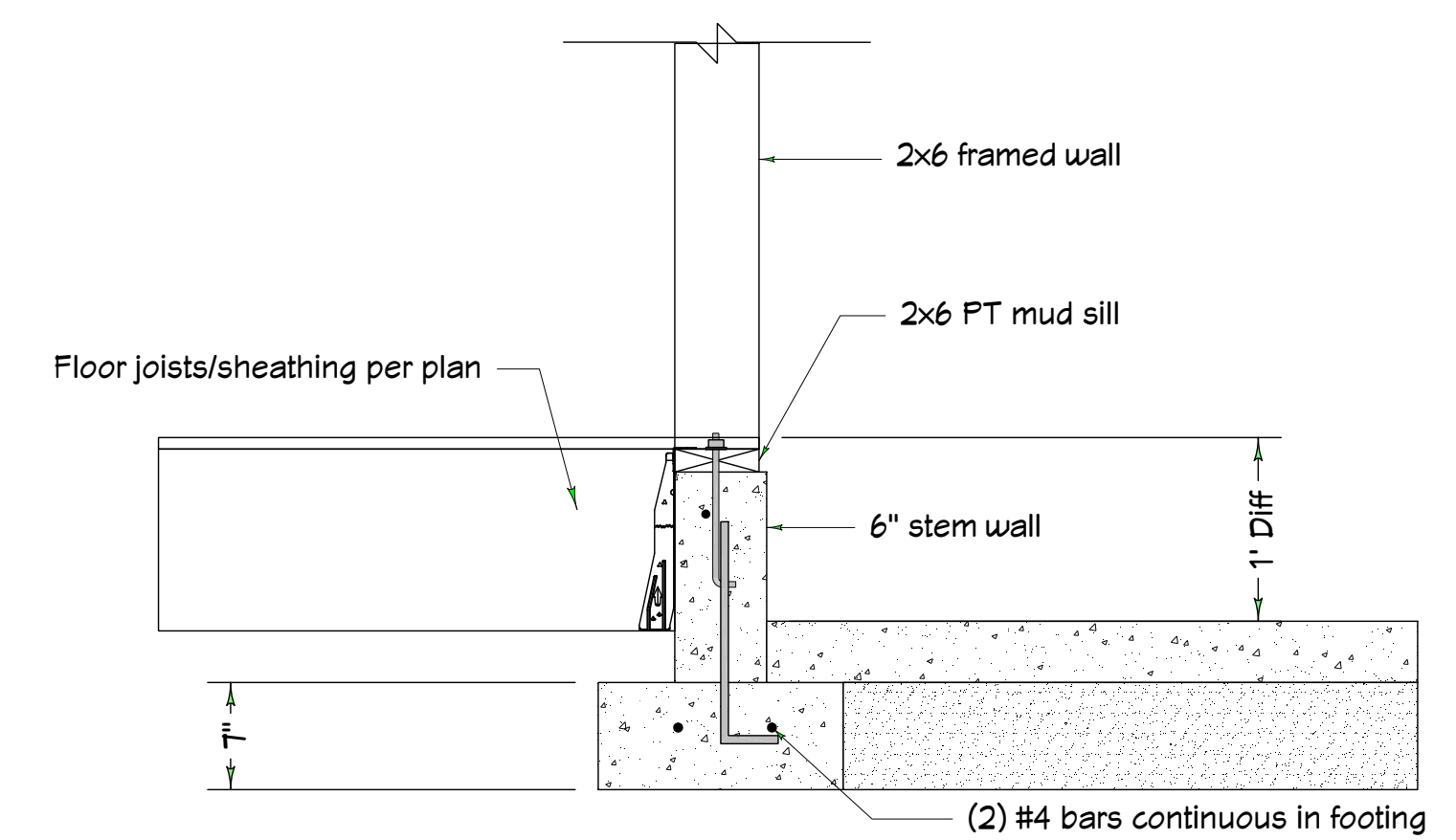
SCALE:
See Plan

SHEET:
A-6

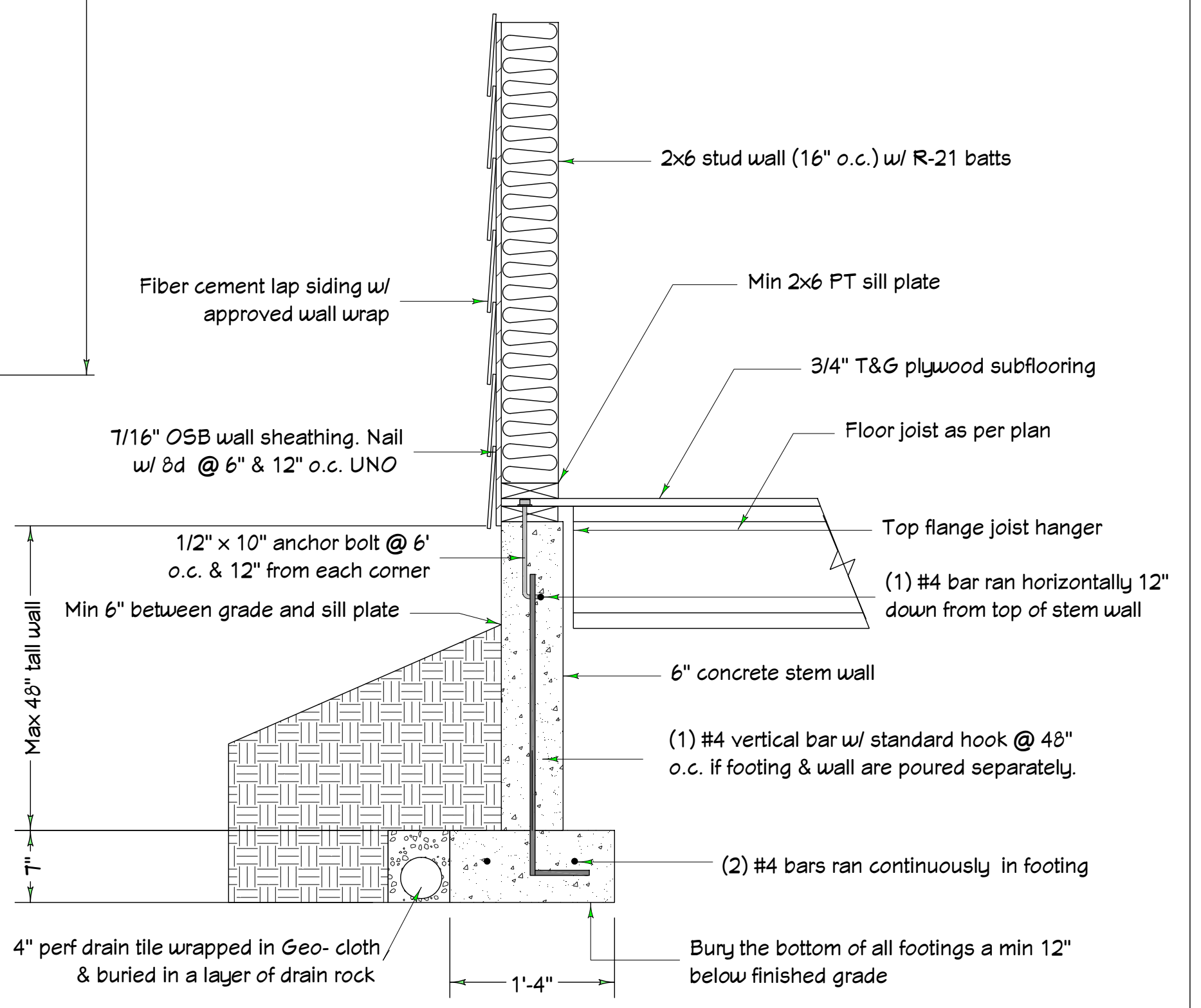


Foundation Plan
Scale: 1/4" = 1'

Footing Legend	
SYM	Description
A	24" x 24" x 12" W/ (2) #4 bars (spaced evenly) ran both ways & 3" clear from bottom face.
B	30" x 30" x 12" W/ (3) #4 bars (spaced evenly) ran both ways & 3" clear from bottom face.



S1.2 Garage Separation Wall
Scale: 1" = 1'



S1.1 Foundation Wall/Footing Detail (TYP)
Scale: 1" = 1'

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Plans Provided For:
Liberty Homes 4-Family Dwelling

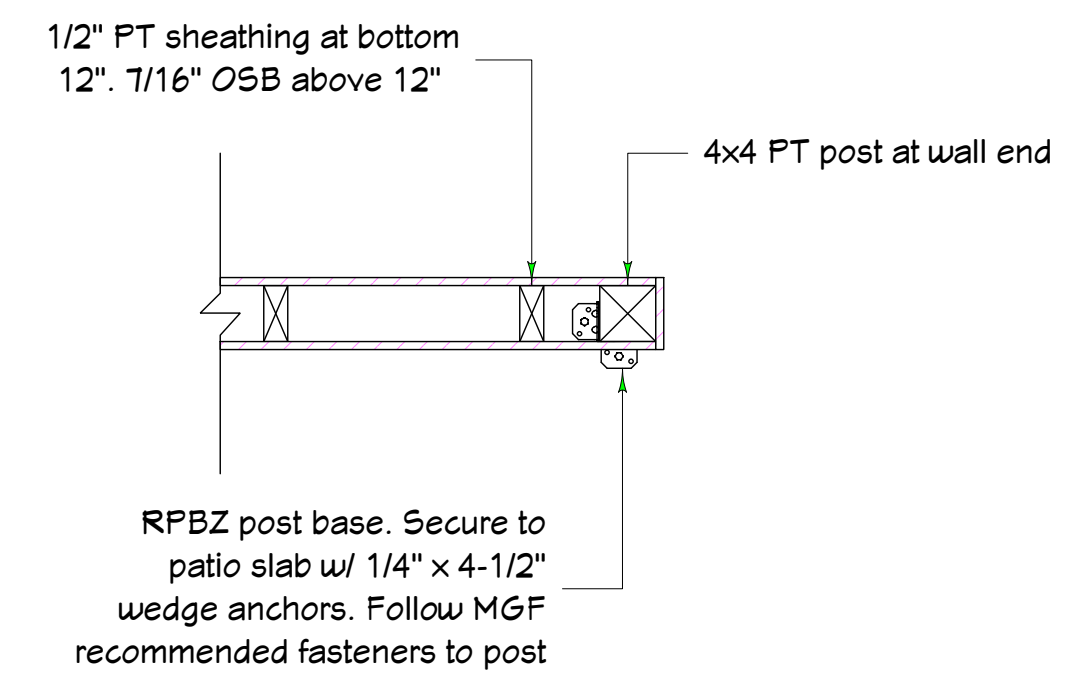
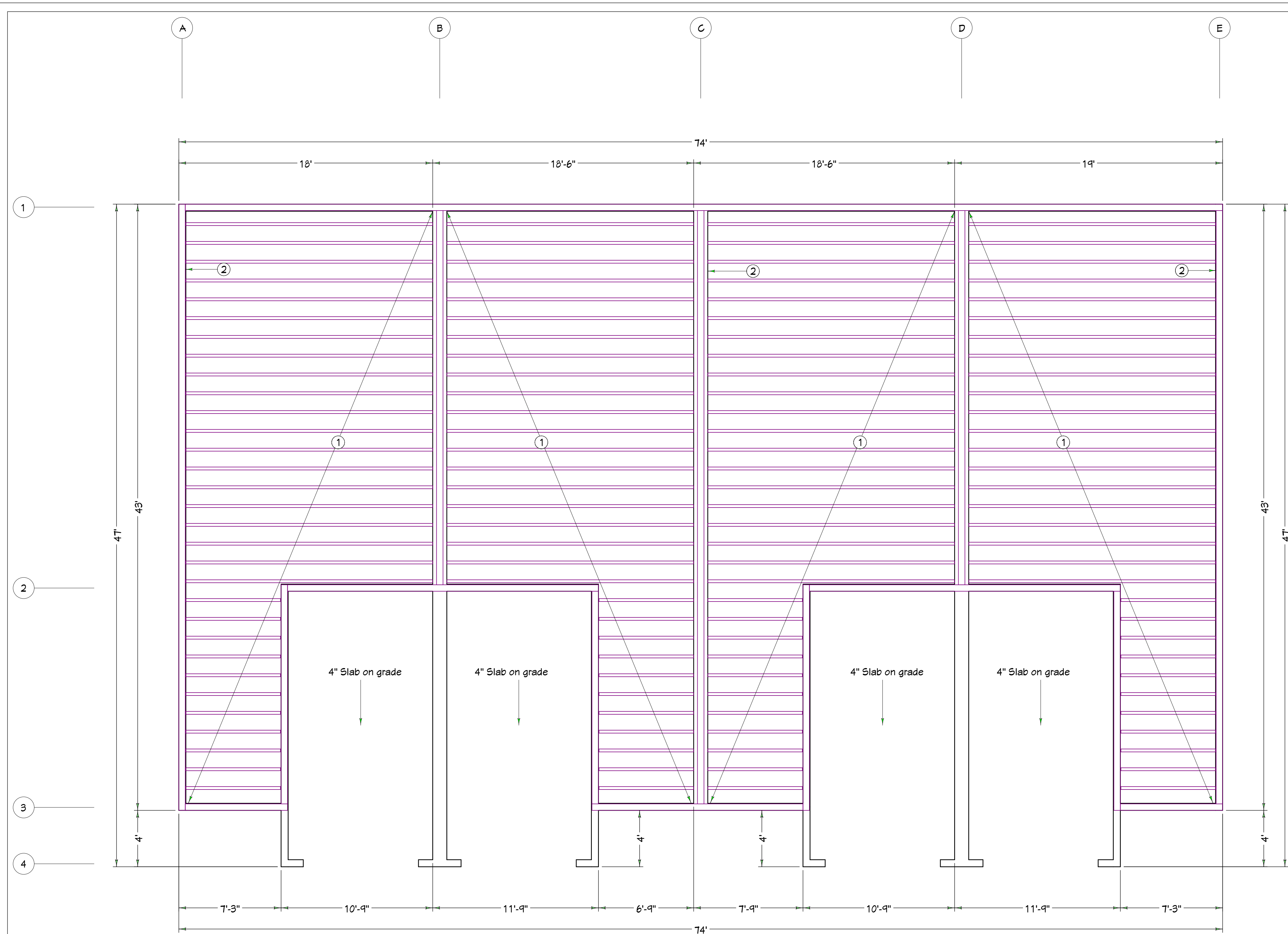
Foundation Plan

Plans Provided By:
Acute Building Design
acutebuildingdesign@gmail.com
505-451-1540

DATE:
6/20/2023

SCALE:
See Plan

SHEET:
S-1



S2.1 Exterior Privacy wall end detail
Scale: 1" = 1'

Page S2 Notes	
①	1-7/8" TJI 210 series joists @ 16" o.c. Hang from sill plates w/ top flange hanger (per TJI manufacturers recommendation). 3/4" T&G decking over (glued & screwed)
②	Sill plate. Hang joists from plate

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Plans Provided For:
Liberty Homes 4-Family Dwelling

Main Floor Framing

Plans Provided By:
Acute Building Design
acutebuildingdesign@gmail.com
505-451-1540

DATE:

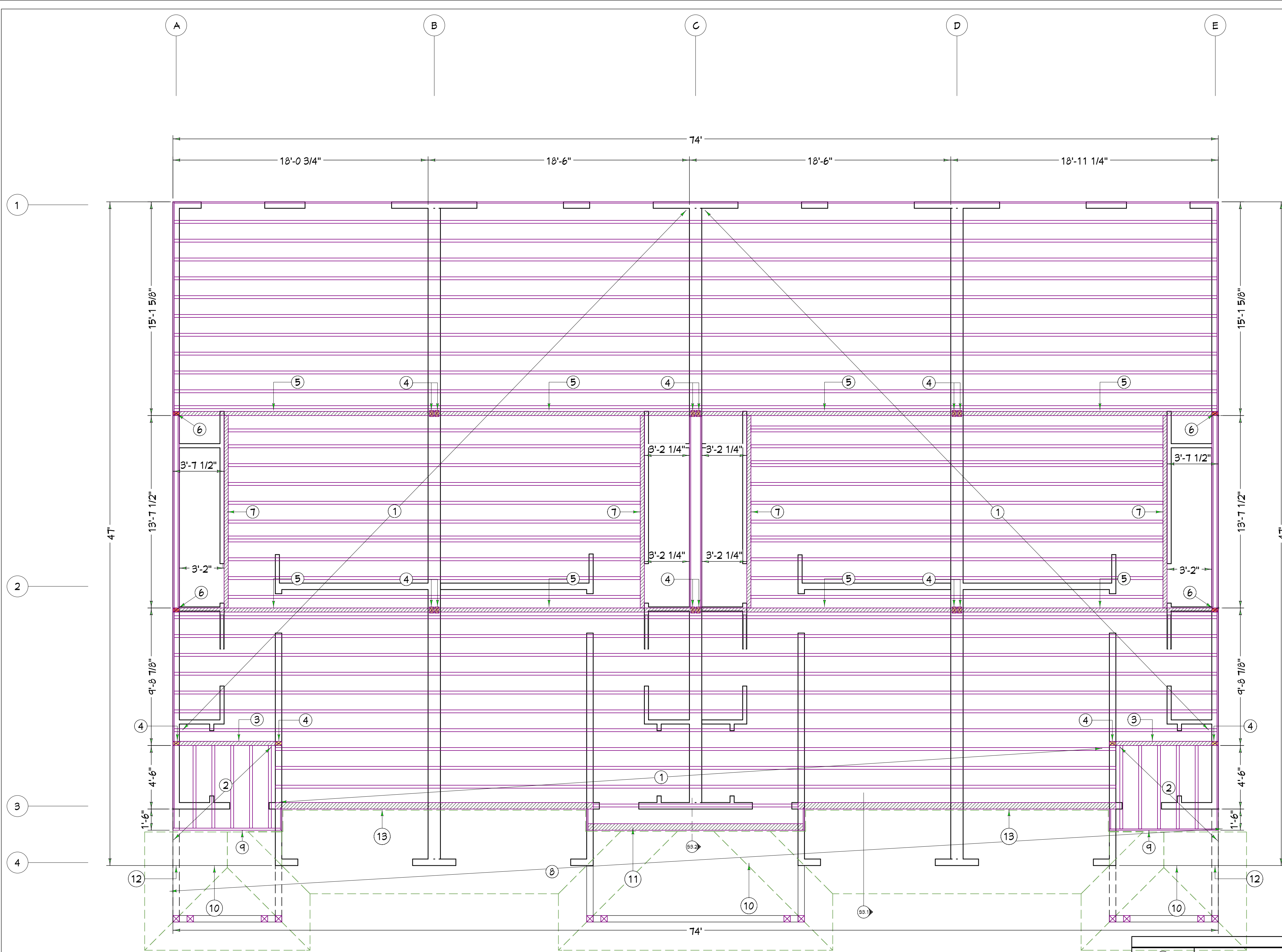
6/20/2023

SCALE:

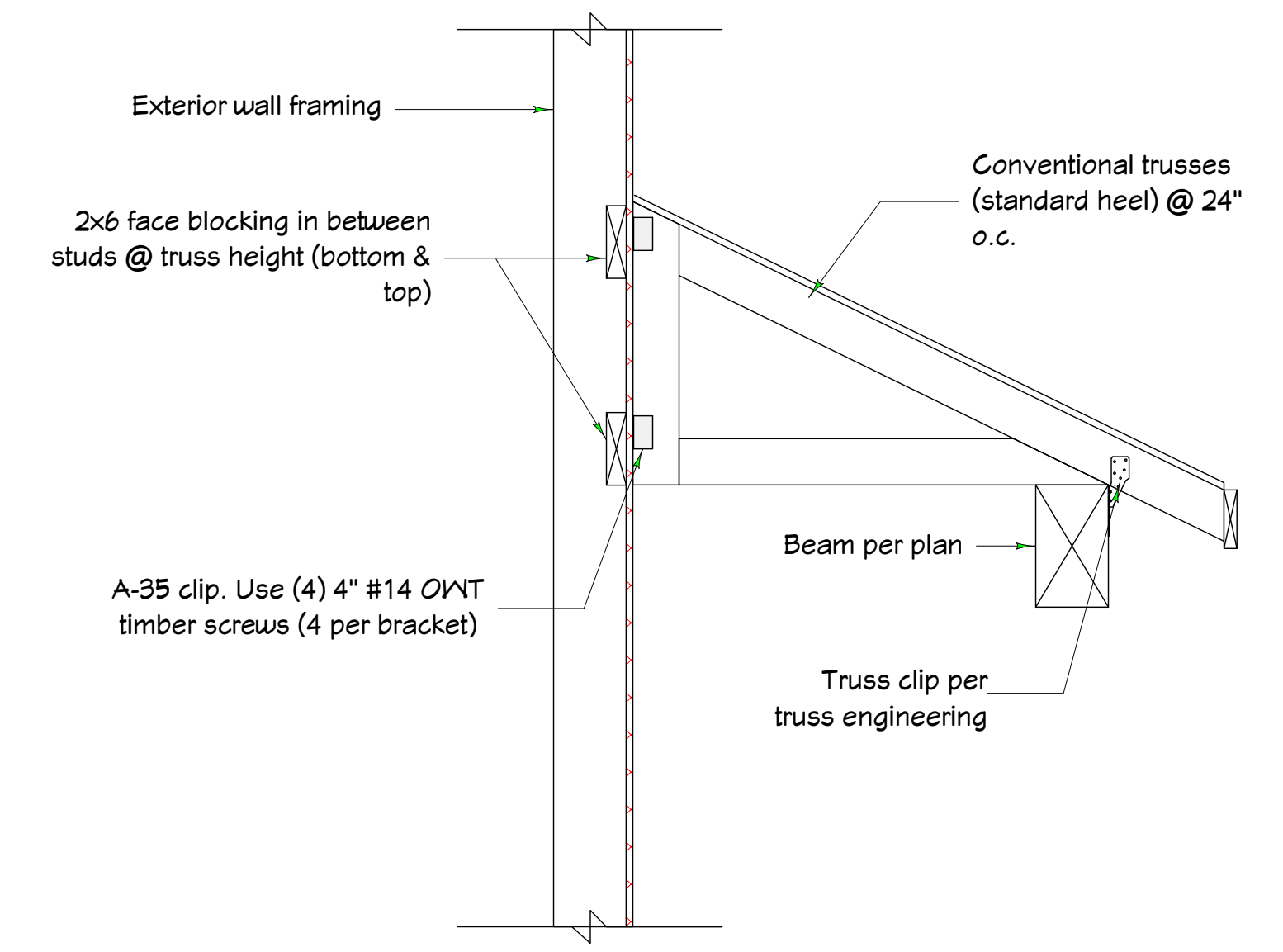
1/4" = 1'

SHEET:

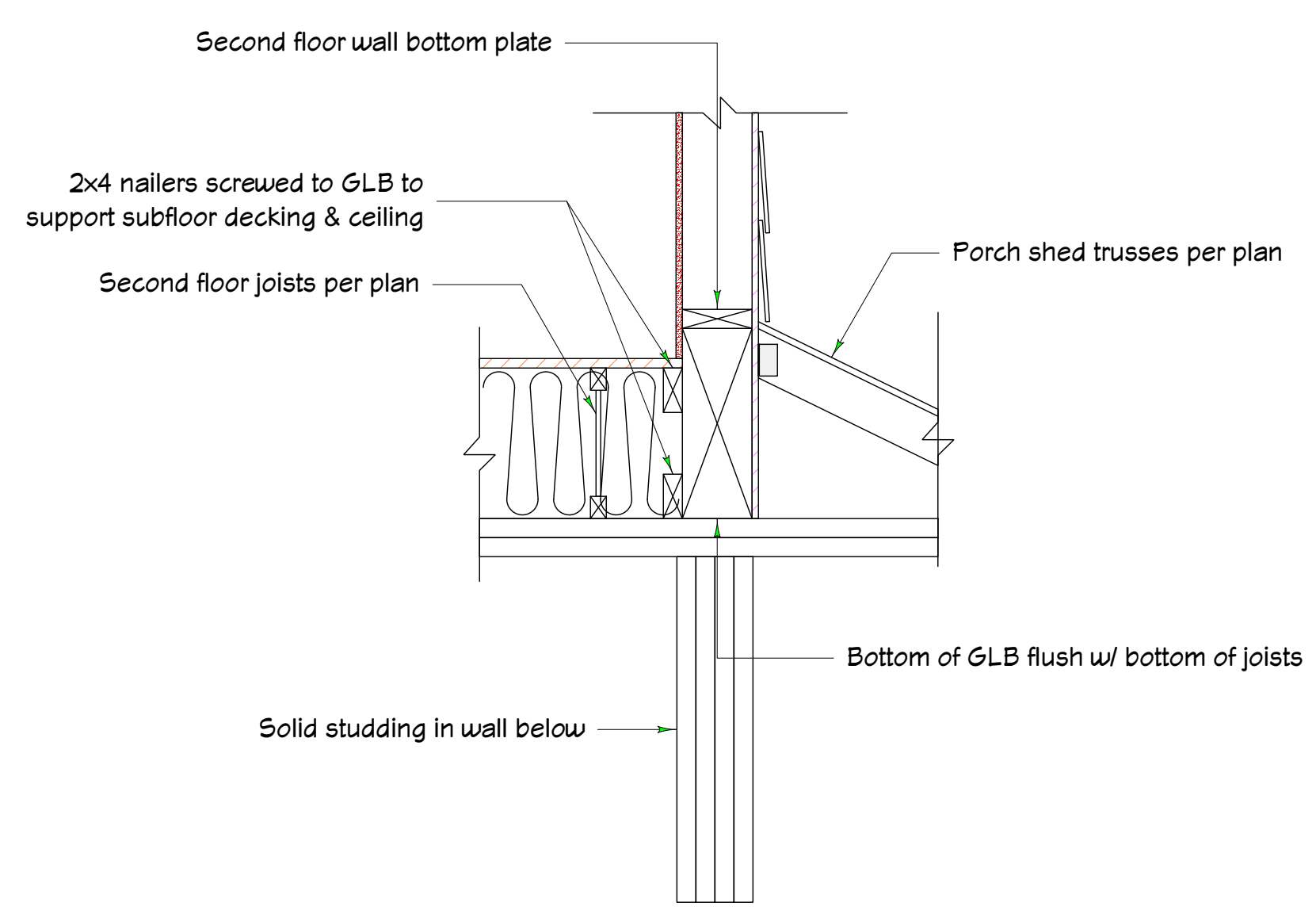
S-2



Second Floor & Lower Roof Framing
Scale: 1/4" = 1'



S3.1 Lower Truss connection to wall
Scale: 1" = 1'



S3.2 Floor Beam @ Grid C-3.5
Scale: 1" = 1'

Page S3 Notes

①	11-7/8" TJI 210 series joists @ 16" o.c. w/ 3/4" T&G decking over (glued & screwed)
②	11-7/8" TJI 110 series joists @ 16" o.c. (cantilevered) w/ 3/4" T&G decking over (glued & screwed)
③	3.5" x 11-7/8" LVL beam installed flush w/ top of joists
④	4x6 post (or solid studding) under LVL to header/foundation below
⑤	3.5" x 11-7/8" GLB beam. Install flush w/ top of joists
⑥	4x6 post (or solid studding) under GLB to header/foundation below
⑦	3.5" x 11-7/8" GLB beam. Hang from GLB beams on either end w/ HUCQ410-SD5
⑧	Conventional flat ceiling trusses (no raised heel) @ 24" o.c. w/ 15/32" CDX sheathing over. Nail sheathing w/ 8d @ 6" o.c. at edges & 12" o.c. in the field. Same underlayment & roofing as upper roof. See detail S3.1 for securing trusses to wall.
⑨	1-3/4" x 11-7/8" LVL rim board
⑩	6x10 DF #2 for lower truss support. Hang from wall w/ HUC610, and connect to post w/ AC6
⑪	5.5" x 15" GLB. Bottom of GLB flush w/ 2nd floor joists. 6x6 DF #2 post or solid studding in wall below to foundation. See detail S3.2
⑫	6x6 PT post
⑬	5.5" x 11-7/8" GLB. Bottom of GLB flush w/ 2nd floor joists. 6x6 DF #2 post or solid studding in wall below to foundation on either end. See detail S3.2

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Plans Provided For:
Liberty Homes 4-Family Dwelling

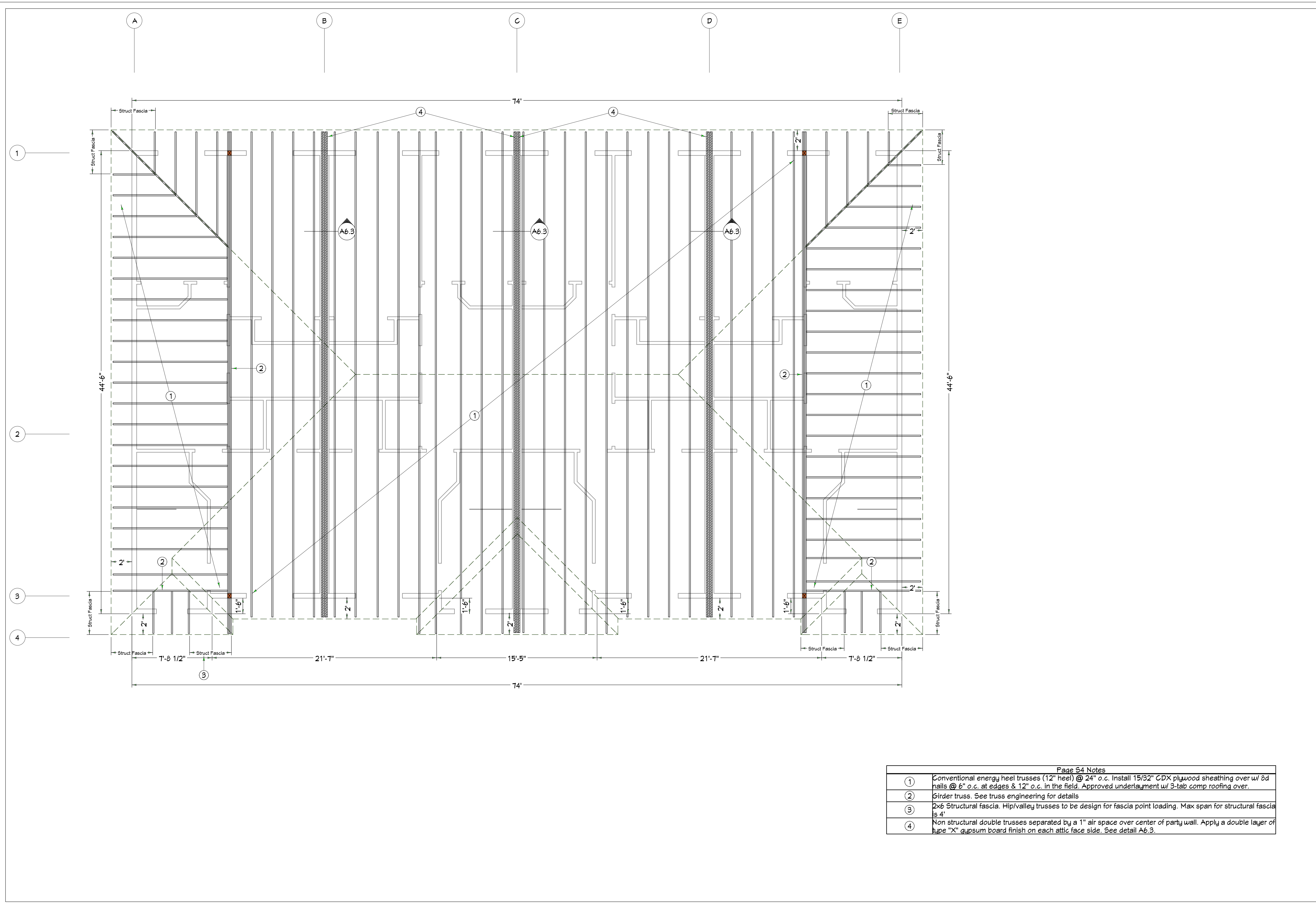
Second Floor Framing & Lower Roof Framing

Plans Provided By:
Acute Building Design
acutebuildingdesign@gmail.com
505-491-1540

DATE: 6/20/2023

SCALE: See Plan

SHEET: S-3



REVISION TABLE	
NUMBER	DATE

Plans Provided For:
 Liberty Homes 4-Family Dwelling

Upper Roof Framing

Plans Provided By:
Acute Building Design
 acutebuildingdesign@gmail.com
 505-451-1540

DATE:

6/20/2023

SCALE:

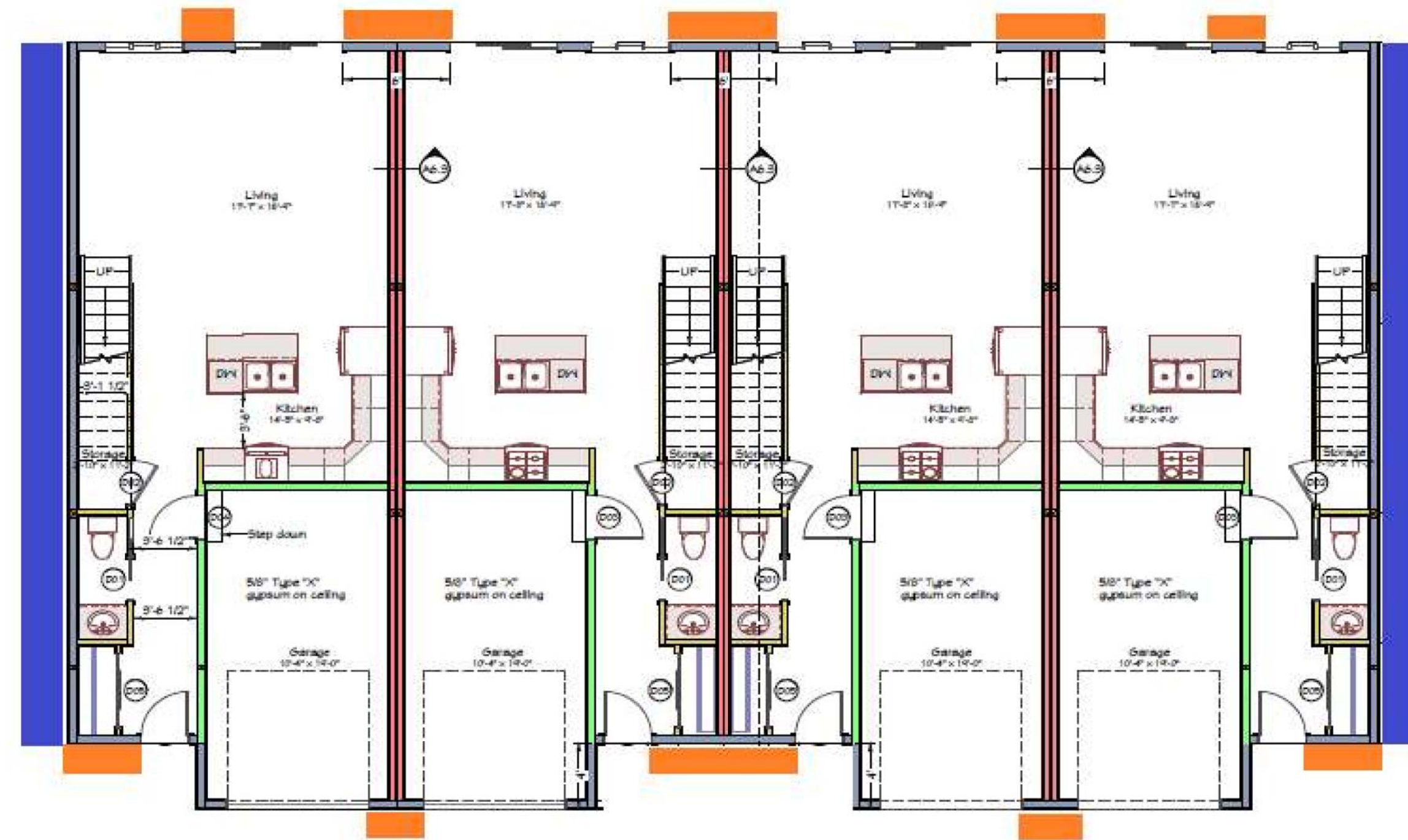
1/4" = 1'

SHEET:

S-4

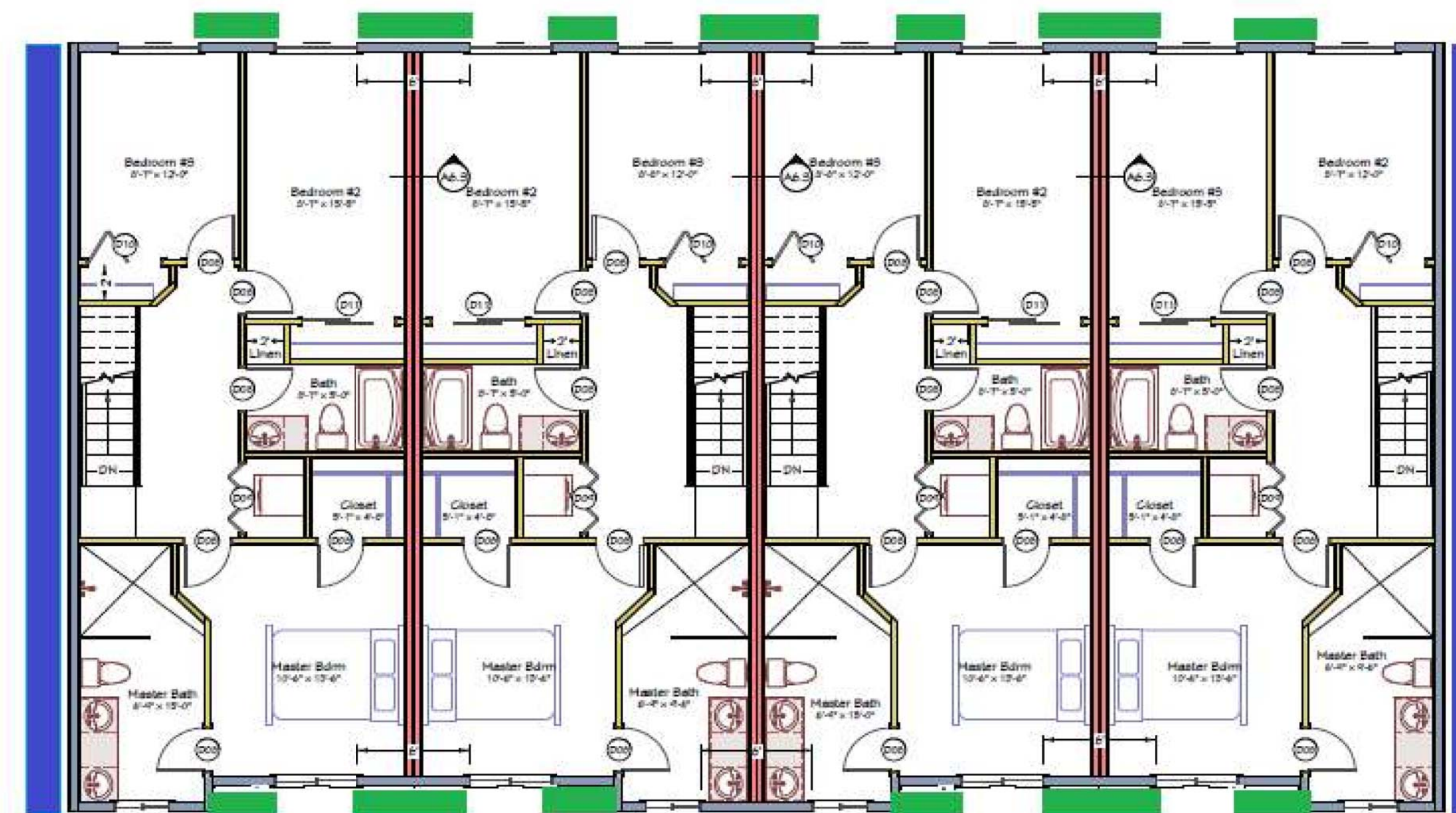
Page S4 Notes	
①	Conventional energy heel trusses (12" heel) @ 24" o.c. Install 15/32" CDX plywood sheathing over w/ 8d nails @ 6" o.c. at edges & 12" o.c. in the field. Approved underlayment w/ 3-tab comp roofing over.
②	Girder truss. See truss engineering for details
③	2x6 Structural fascia. Hip/valley trusses to be design for fascia point loading. Max span for structural fascia is 4'
④	Non structural double trusses separated by a 1" air space over center of party wall. Apply a double layer of tupe "X" gupsum board finish on each attic face side. See detail A6.3.

MAIN FLOOR SHEAR PANEL DETAIL



- = Sheath w/ 7/16" OSB (min) and nail w/ 8d galv nails at 6" o.c. @ edges and 12" o.c. @ field. Block all edges. Install Simpson HDU4-SDS2.5 holdowns with SSTB16 anchor bolts at each lower corner of each panel, typ.
- = Sheath w/ 7/16" OSB (min) and nail w/ 8d galv nails at 6" o.c. @ edges and 12" o.c. @ field. Block all edges. No further holdowns/anchors required.

SECOND FLOOR SHEAR PANEL DETAIL



- = Sheath w/ 7/16" OSB (min) and nail w/ 8d galv nails at 6" o.c. @ edges and 12" o.c. @ field. Block all edges. Install Simpson MSTC28 strap each lower corner of each panel, typ.
- = Sheath w/ 7/16" OSB (min) and nail w/ 8d galv nails at 6" o.c. @ edges and 12" o.c. @ field. Block all edges. Sheathing shall overlap and extend beyond the rim-joist 12" (min.). No further holdowns/straps required.

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Plans Provided For:
Liberty Homes 4-Family Dwelling

Shear Panel Details

Plans Provided By:
Acute Building Design
acutebuildingdesign@gmail.com
505-451-1540

DATE:

6/20/2023

SCALE:

NTS

SHEET:

S-5