



City of Molalla Site Plan Review Application

Check All That Apply:

- New Construction
- Demolition
- Manufactured Home
- Manufactured Home in Park
- Remodel
- Other

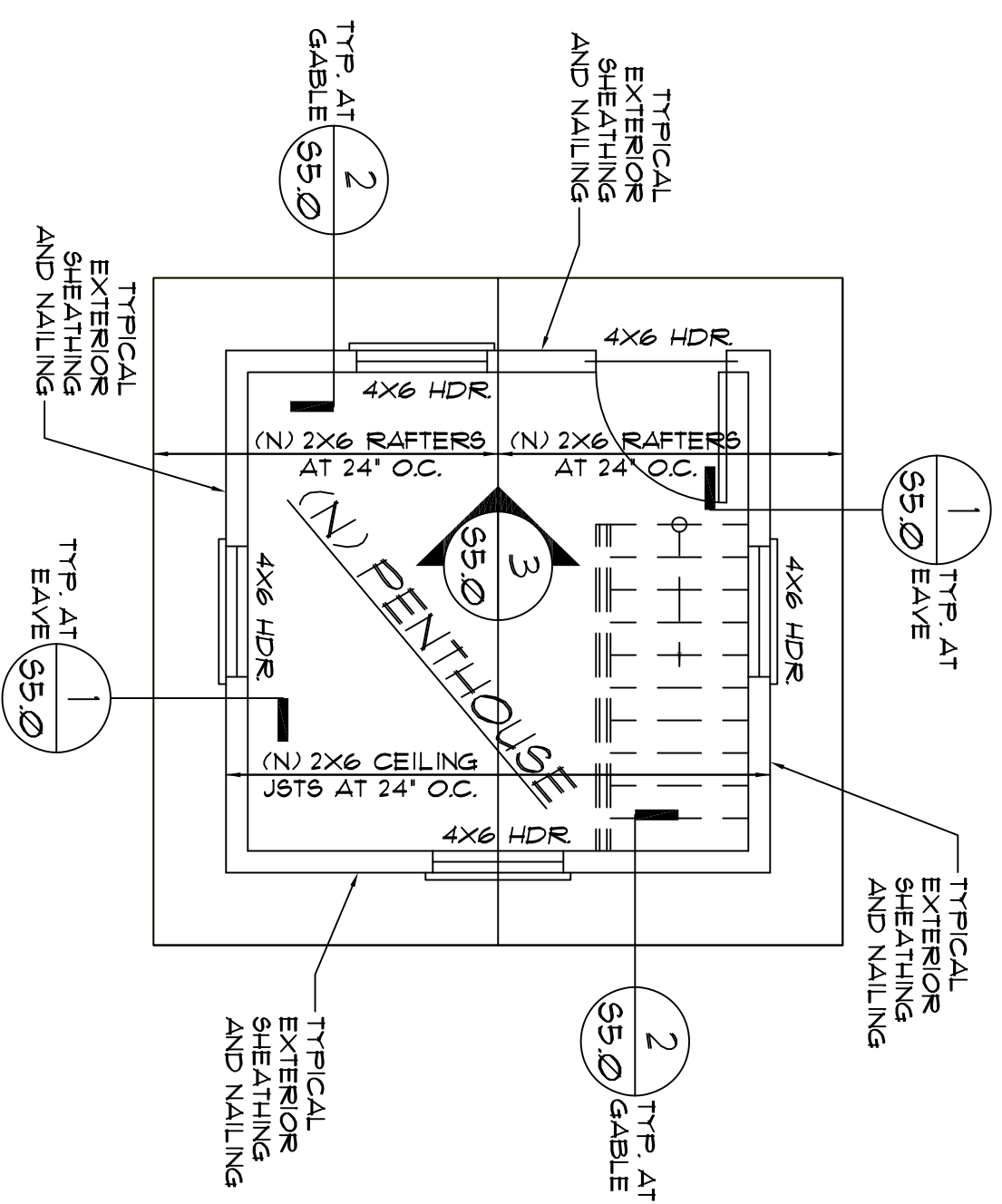
Date Stamp/Rcv'd

Information Provided By Applicant:

Property Owner Deardorf (3-D LLL) Phone (503) 829-9140
 Mailing Address P.O. Box 1050
 City Molalla State OR Zip 97038 Email doubletrees@me.com
 Contractor's Name D.N. Christensen Const. CCB No. 56787 Phone 503-572-4573
 Mailing Address P.O. Box 574
 City Colton State OR Zip 97017 Email ONC727@gmail.com
 Address of Building Site 115 East Main St Parcel Size _____
 Tax Account Number(s) 01097529 T 55 R 2E S 9 Tax Lot # 5700
 Proposed Improvement stairway to roof
 Intended Use Private Access for servicing roof mount HVAC, Gas, Elect., repairs
 Describe all buildings or structures currently on property (number and type)
1 building, restaurants and office space.
 Distance of building site from river, creek or stream bank NA
 City Utilities Required: Water Sewer None
 This application represents: New Development Re-development Change of Use
 Other Existing building safety access to roof
 Applicant's Signature _____ Date: _____

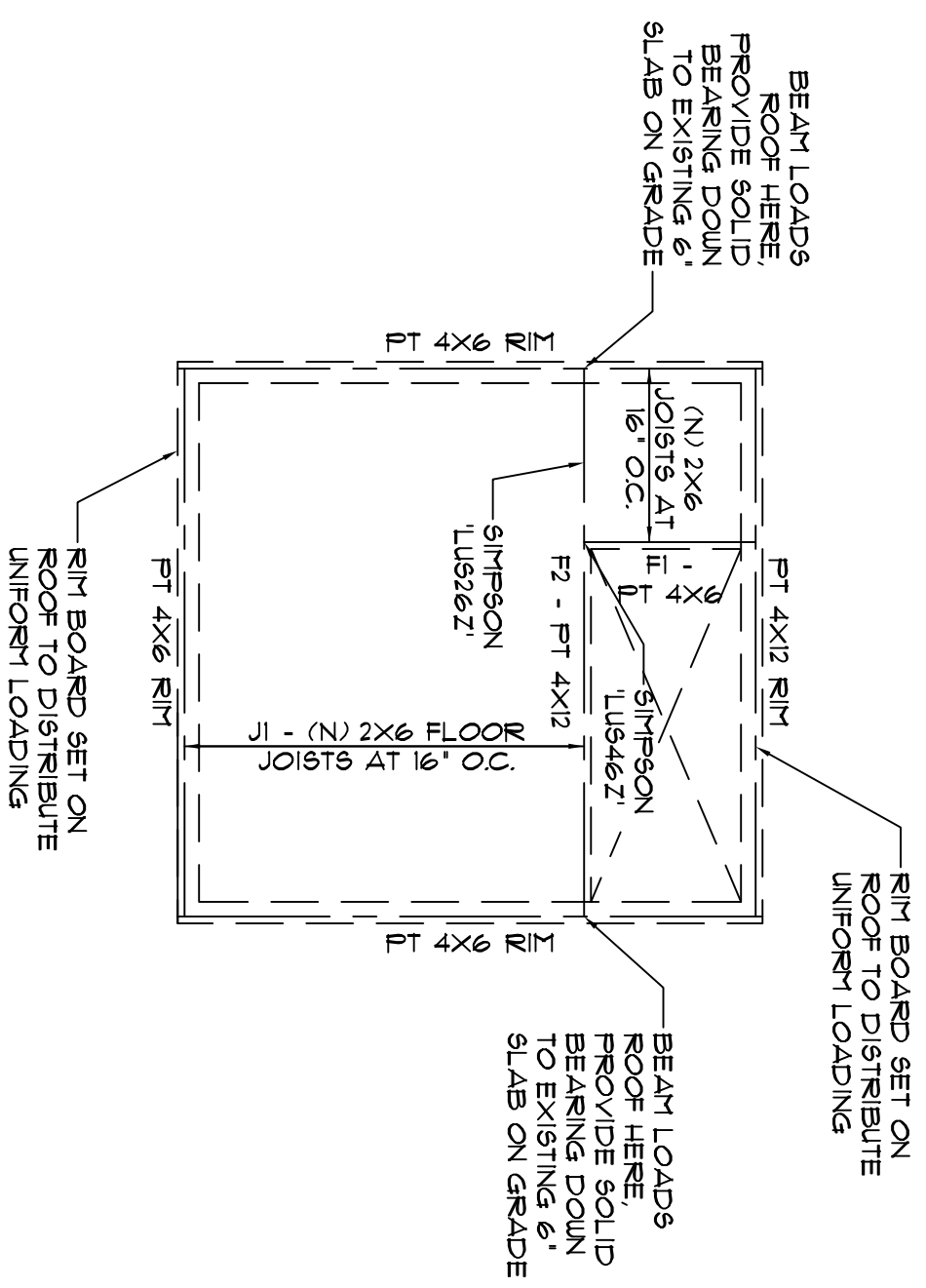
For Official Use Only					
City File #	Date Rcv'd	Rcv'd By	Receipt #	Date App Complete	SDC's Paid
City Approval _____	Title _____			Date _____	

NOTE: INSTALL SIMPSON
TYPICAL VERTICAL STRAP
(OR EQUIVALENT) AT EACH
WALL CORNER DOWN TO
EXISTING STRUCTURE, TYP.

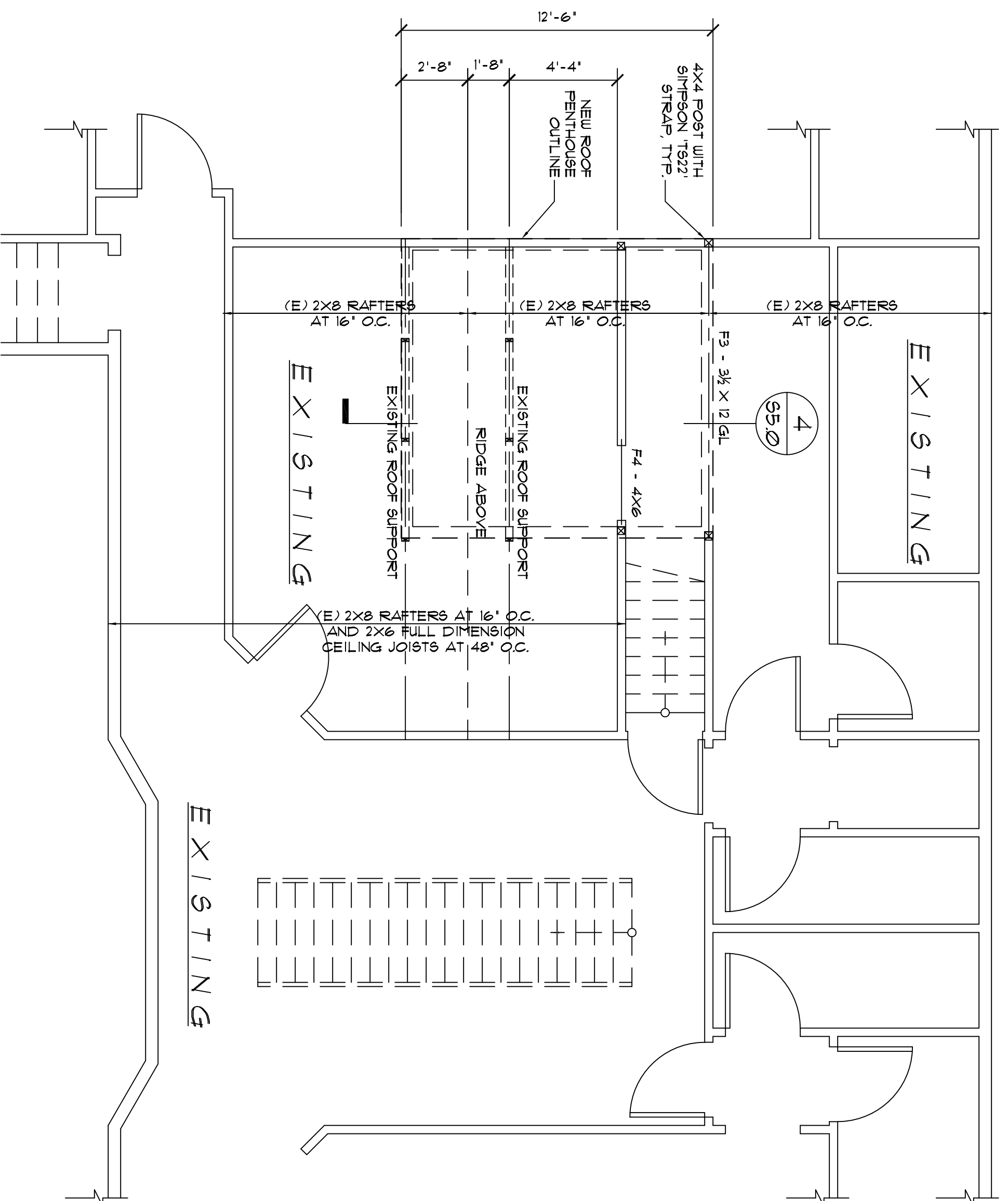


A PENTHOUSE SHEARWALL PLAN
SCALE = 1/4" = 1'-0"
NOTE: SEE ARCHITECTURAL SHEETS
FOR INFORMATION NOT SHOWN.

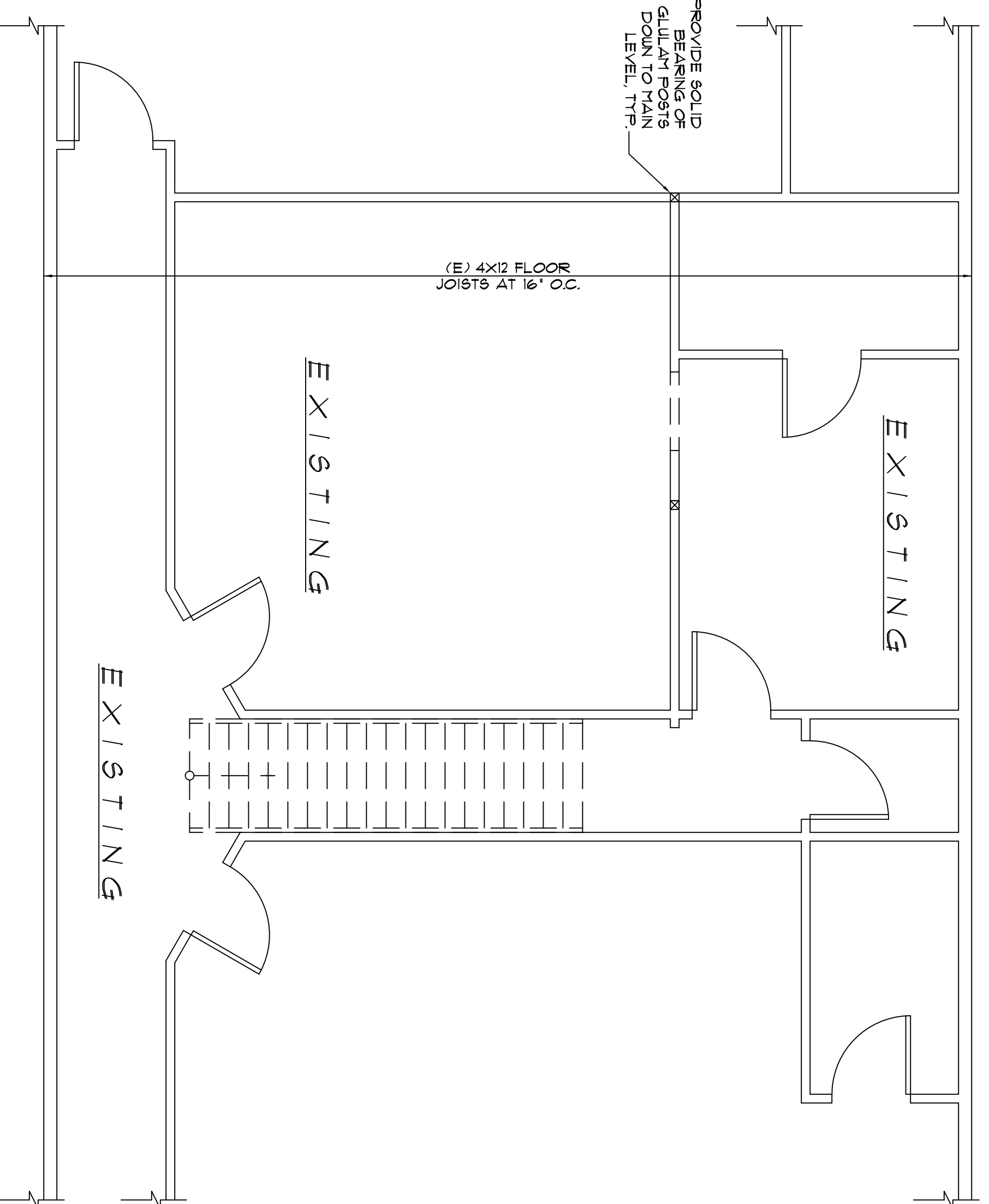
NOTE: INSTALL SIMPSON
TYPICAL VERTICAL STRAP
(OR EQUIVALENT) AT EACH
WALL CORNER DOWN TO
EXISTING STRUCTURE, TYP.



B PENTHOUSE FLR FRAMING PLAN
SCALE = 1/4" = 1'-0"
NOTE: SEE ARCHITECTURAL SHEETS
FOR INFORMATION NOT SHOWN.



C PARTIAL UPPER FLOOR PLAN
SCALE = 1/4" = 1'-0"
NOTE: SEE ARCHITECTURAL SHEETS
FOR INFORMATION NOT SHOWN.



D PARTIAL MAIN FLOOR PLAN
SCALE = 1/4" = 1'-0"
NOTE: SEE ARCHITECTURAL SHEETS
FOR INFORMATION NOT SHOWN.

DESIGN CRITERIA

NATIONAL UNIFORM CODE / EXISTING IBC

SEISMIC DESIGN CATEGORY D

ZIP CODE: 97038, 9th Grade Sh. 114

TYP. DIMENSIONS FOR STD. COMMON NAILS

NAIL DIMENSION	PENNYWEIGHT			
	6d	8d	10d	16d
LENGTH	2"	2 1/2"	3"	3 1/2"
DIAMETER	1/8"	1/8"	1/4"	3/8"
HEAD DIAMETER	26/64"	28/64"	31/64"	34/64"
				40/64"

Values have been taken from Appendix L of the 2005 National Design Specification for Wood Construction by the American Forest & Paper Association

PLYWOOD SHEARWALL SCHEDULE (SEE NOTES 1-3)

PANEL TYPE	MIN. PANEL SHEATHING THICKNESS	PANEL EDGE NAILING	3/4" DIA. SILL JOIST (TYPICAL)	1/4" DIA. SILL JOIST SPACING AT SILL PLATES	SHEARWALL CAPACITY (PLF)	NOTES
(TYP)	1 1/8"	8d @ 6" O.C.	48" O.C.	12" O.C.	200	
(D)	1 1/8"	8d @ 6" O.C.	48" O.C.	10" O.C.	160	
(E)	1 1/8"	8d @ 4" O.C.	48" O.C.	6" O.C.	380	
(F)	1 1/8"	8d @ 3" O.C.	32" O.C.	5" O.C.	430	SEE NOTE 4
(G)	1 1/8"	10d @ 3" O.C.	24" O.C.	4" O.C.	600	SEE NOTE 4
(H)	1 1/8"	10d @ 2" O.C.	24" O.C.	3" O.C.	710	SEE NOTE 4,5

- NOTES:**
- 1) Sheathing all exterior plywood siding except Group B species. Minimum nailing shall be 8d @ 6" O.C. in the field of the panel. All exterior sheathing shall be non-dipped or unbleached.
 - 2) All panel edges backed with 2x or wider framing using Douglas Fir-Larch No.2 or better species. Minimum nailing shall be 8d @ 6" O.C. in the field of the panel. All exterior sheathing shall have a minimum 3" x 3" x 0.23" thick plate washers.
 - 3) Shearwall panel edge nailing shall be installed at shearwall and stud(s) where hold-down is attached. If hold-down requires multiple studs then install 1/2 panel edge nailing to each stud. Minimum nailing shall be 8d @ 6" O.C. in the field of the panel. All exterior sheathing shall be non-dipped or unbleached.
 - 4) All panel edges may be used in place of 3x or greater material when 2x studs are attached together with nailing specified in shearswall schedule for sill plates.
 - 5) At these panels only foundation sill plates shall not be less than a single 3" nominal member and all plate fasteners should be staggered into 2x blocking and rim joist. Fasten 2x blocking to rim joist with same fasteners and spacing, typ.

ROOF SHEATHING REQUIREMENTS:

INSTALL 5/8" APA RATED CDX PLYWOOD (OR APA RATED ORIENTED STRAND BOARD) WITH 10d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND AT 7" O.C. IN THE FIELD OF THE PANEL. BLOCK ALL PANEL EDGES INTO BLOCKING AT ALL EXTERIOR WALLS AND INTERIOR SHEARWALLS.

FLOOR SHEATHING REQUIREMENTS:

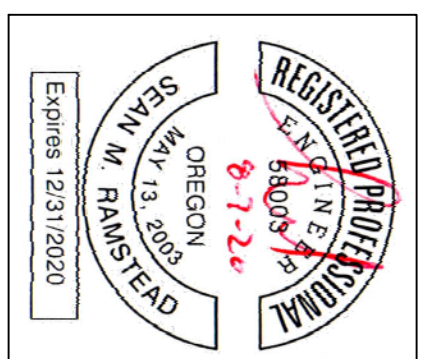
INSTALL 3/4" APA RATED CDX PLYWOOD (OR APA RATED ORIENTED STRAND BOARD) WITH 10d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND AT 7" O.C. IN THE FIELD OF THE PANEL. BLOCK ALL PANEL EDGES INTO BLOCKING AT ALL EXTERIOR WALLS AND INTERIOR SHEARWALLS.

EXT. PLYWOOD WALL SHEATHING REQUIREMENTS:

INSTALL 1 1/8" APA RATED CDX PLYWOOD (OR APA RATED ORIENTED STRAND BOARD) WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND AT 7" O.C. IN THE FIELD OF THE PANEL. BLOCK ALL PANEL EDGES INTO BLOCKING AT ALL EXTERIOR WALLS AND INTERIOR SHEARWALLS.

ROOF/FLOOR/WALL FRAMING NOTES:

- 1) STUD BEARING WALLS ARE 2x6 DF#2 STUDS @ 16" O.C. UNO.
- 2) GULLANT LUMBER MEMBERS TO BE DOUGLAS FIR LARCH 7" GRADE UNO.
- 3) GULLANT BEAMS (G) ARE TO BE DOUGLAS FIR LARCH 7" GRADE UNO.
- 4) GULLANT BEAMS (G) ARE TO BE DOUGLAS FIR LARCH 7" GRADE UNO.
- 5) HORIZONTAL BEAMS (H) ARE TO BE TRUSS JOIST (T832).
- 6) THRESHOLD BEAMS (T.S.) ARE TO BE TRUSS JOIST (T832).
- 7) USE 4x6 DF#2 MIN. AT HEADER LOCATIONS UNO.



REVISIONS:

1		
2		
3		
4		

WEST COAST ENGINEERING, PC
STRUCTURAL ENGINEERING

2027 SE 37th Avenue
Portland, OR 97214
503-557-1600 (O)
503-557-1607 (F)
503-680-5784 (M)
seanwce@gmail.com

PROJECT NAME:
MAIN STREET SHOWHOUSE

PROJECT LOCATION:
115 E MAIN STREET
MOLALLA, OR 97038

PROJECT NO.:
UW2-103

DATE:
8-11-20

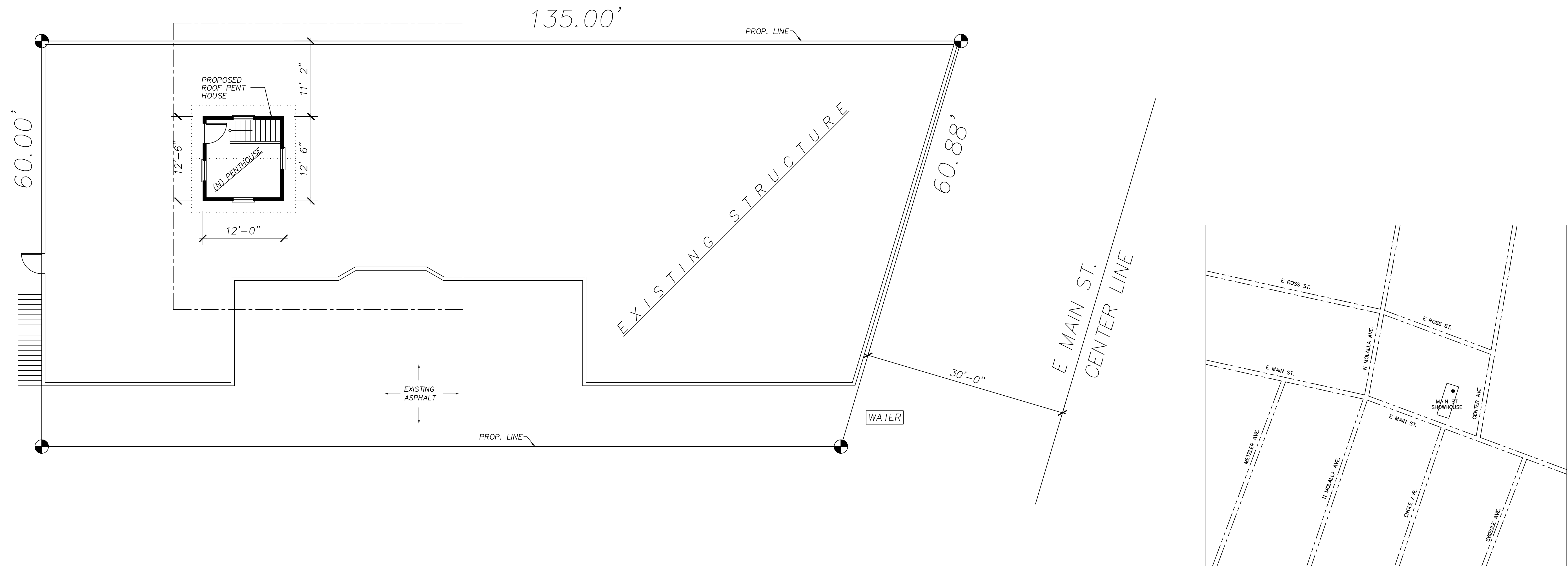
DRAWN BY:
SYR

DATE NO.:
S1.0

MAIN STREET SHOWHOUSE

115 E MAIN ST. MOLALLA, OR. 97301

ROOF ACCESS PENT HOUSE



CODE SUMMARY

- BUILDING DEPARTMENT: CLACKAMAS COUNTY
- ADDRESS: 115 E MAIN ST. MOLALLA, OR.
- ZONING: CC (CENTRAL COMMERCIAL)
- BUILDING TYPE: 3B
- BUILDING SIZE: 9,000 SQFT.
- NO. OF LEVELS: 2 STORY
- OCCUPANCY GROUP: B
- PROJECT TYPE: ROOF STAIR/PENTHOUSE
- PREVIOUS STATUS: OCCUPIED
- PROPOSED BUSINESS USE: MULTI TENANT
- NEW ROOF PENT HOUSE: 144 SQFT.

DEFERRED SUBMITTALS:

NOTE: SEPERATE PERMITS SHALL BE PROVIDED FOR:

-BIDDER DESIGN-
PLUMBING / ELECTRICAL / MECHANICAL

LEGEND:

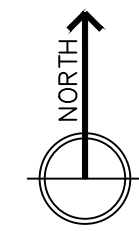
- DENOTES EXISTING WALLS
- DENOTES NEW FULL HT. WALLS
- DENOTES CMU WALLS

GOVERNING CODES:

- OREGON STRUCTURAL SPECIALTY CODE: 2019 O.S.S.C. (BASED ON THE 2018 I.B.C.)
- OREGON ELECTRICAL SPECIALTY CODE: O.E.S.C. 2017 (BASED ON THE 2017 NFPA 70 N.E.C.)
- OREGON PLUMBING SPECIALTY CODE: O.P.S.C. 2017 (BASED ON THE 2015 U.P.C.)
- OREGON MECHANICAL SPECIALTY CODE: O.M.S.C. 2019 (BASED ON THE 2018 I.M.C.)
- OREGON FIRE CODE: O.F.C. 2019 (BASED ON THE 2018 I.F.C.)
- OREGON ZERO ENERGY READY COMMERCIAL CODE: O.Z.E.R.C.C. 2019 (BASED ON THE 2018 I.E.C.C.)

SITE PLAN (REFERENCE ONLY)

SCALE: NTS.



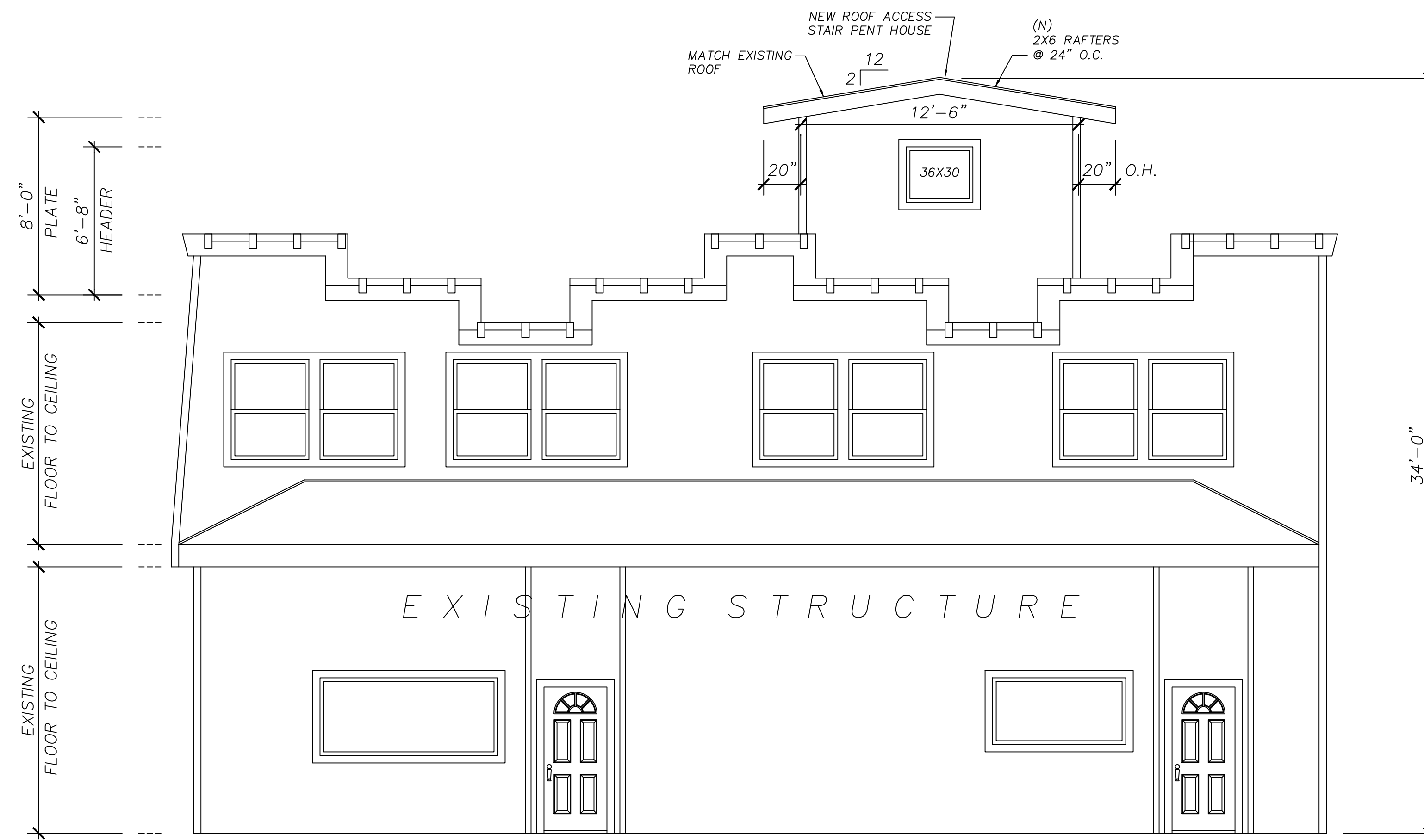
J & E POLY SERVICES INC.
810 CHARMAN ST.
OREGON CITY, OR. 97045
503-962-0515

ADDRESS: 115 E MAIN ST.
MOLALLA, OR.
MAIN STREET SHOWHOUSE

TITLE: COVER SHEET
PROJECT: ROOF ACCESS STAIR / PENTHOUSE

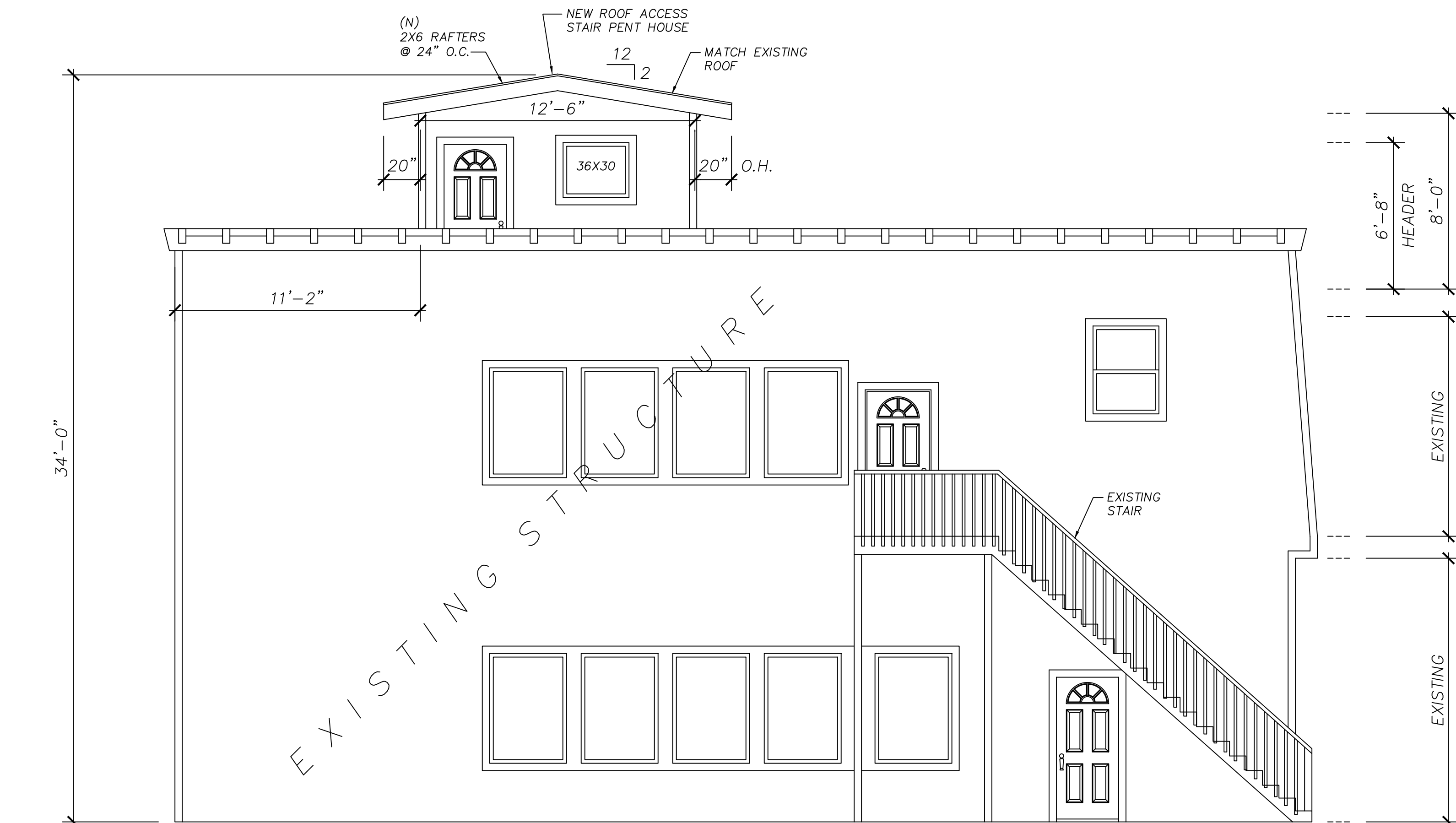
DATE: 04/30/2020
PROJECT NO.: ~
REVISIONS: 0

NO: 1
OF 5 PAGES



RIGHT ELEVATION

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



LEFT ELEVATION

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

ADDRESS: 115 E MAIN ST.
MOLALLA, OR.
MAIN STREET SHOWHOUSE

TITLE: ELEVATIONS
PROJECT: ROOF ACCESS
STAIR / PENTHOUSE

DATE: 04/30/2020
PROJECT NO.:
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REVISIONS:
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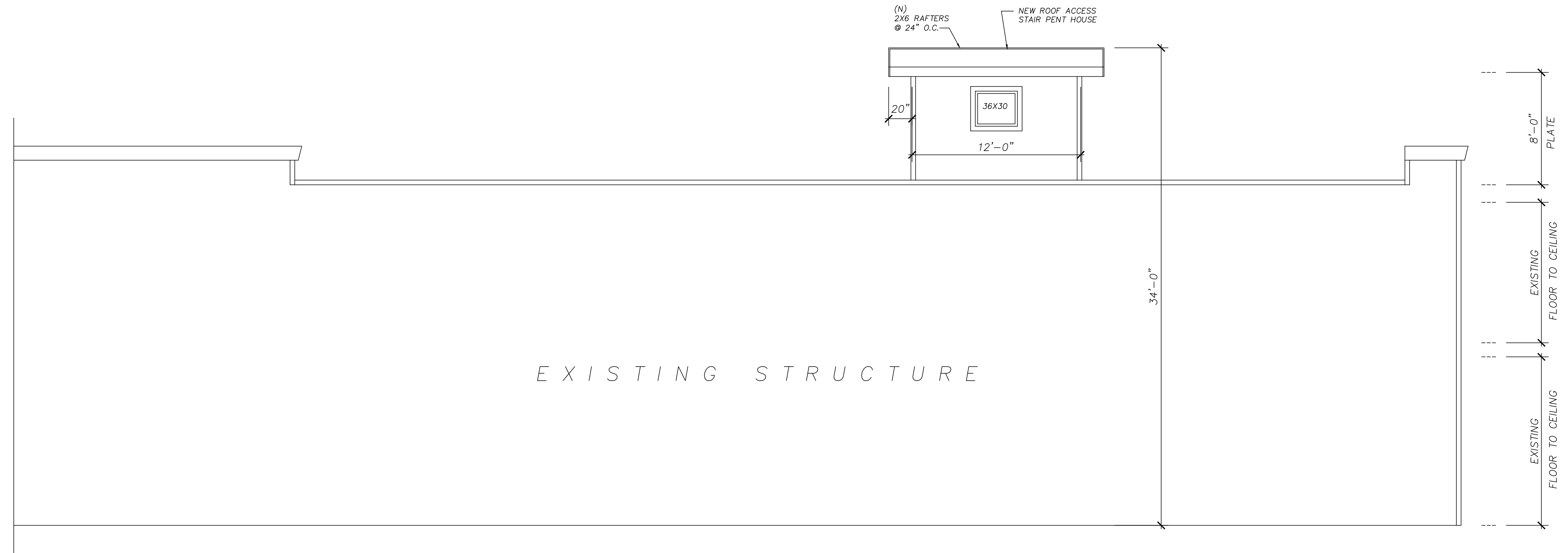
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FRONT ELEVATION

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



EXISTING STRUCTURE

REAR ELEVATION

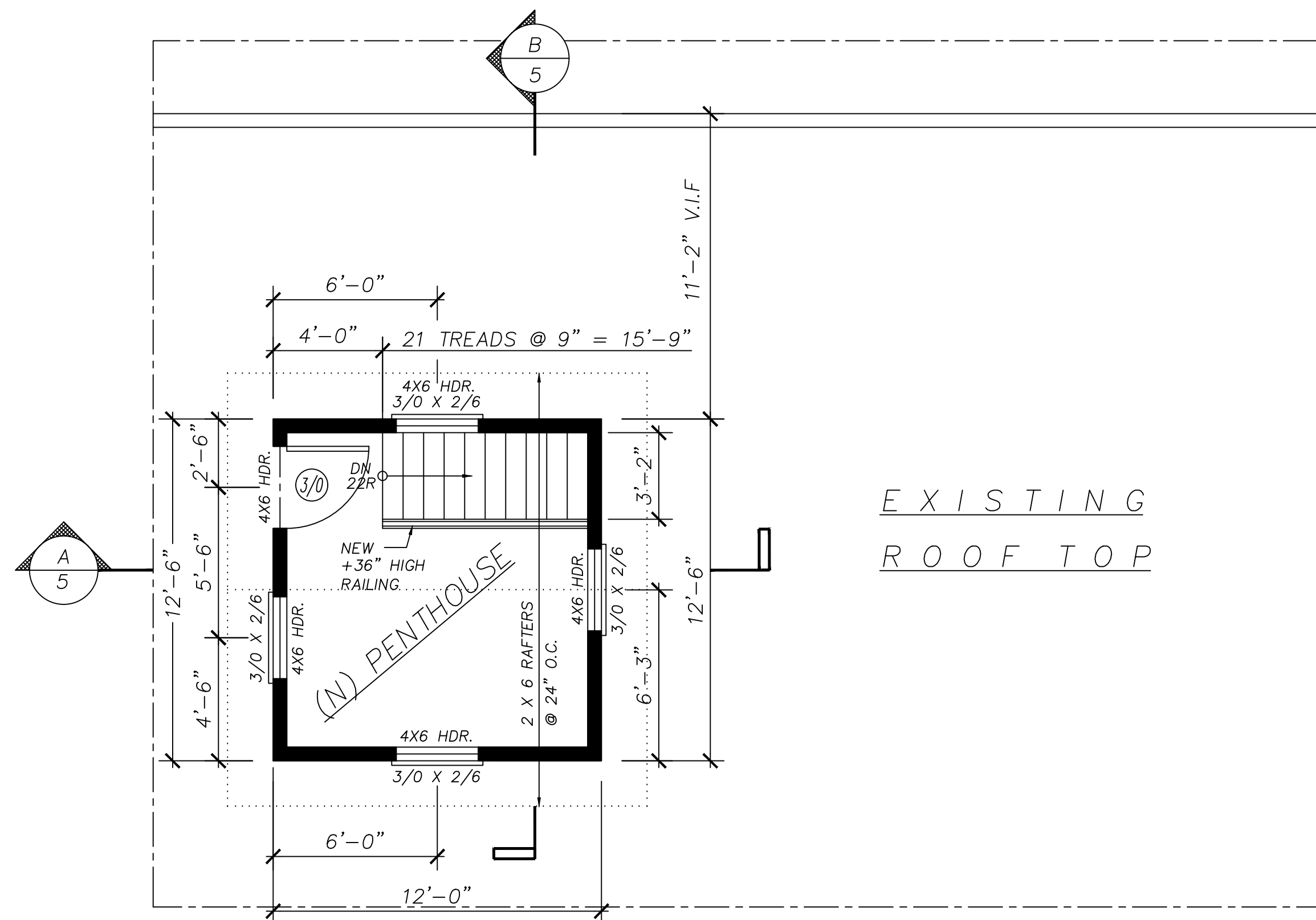
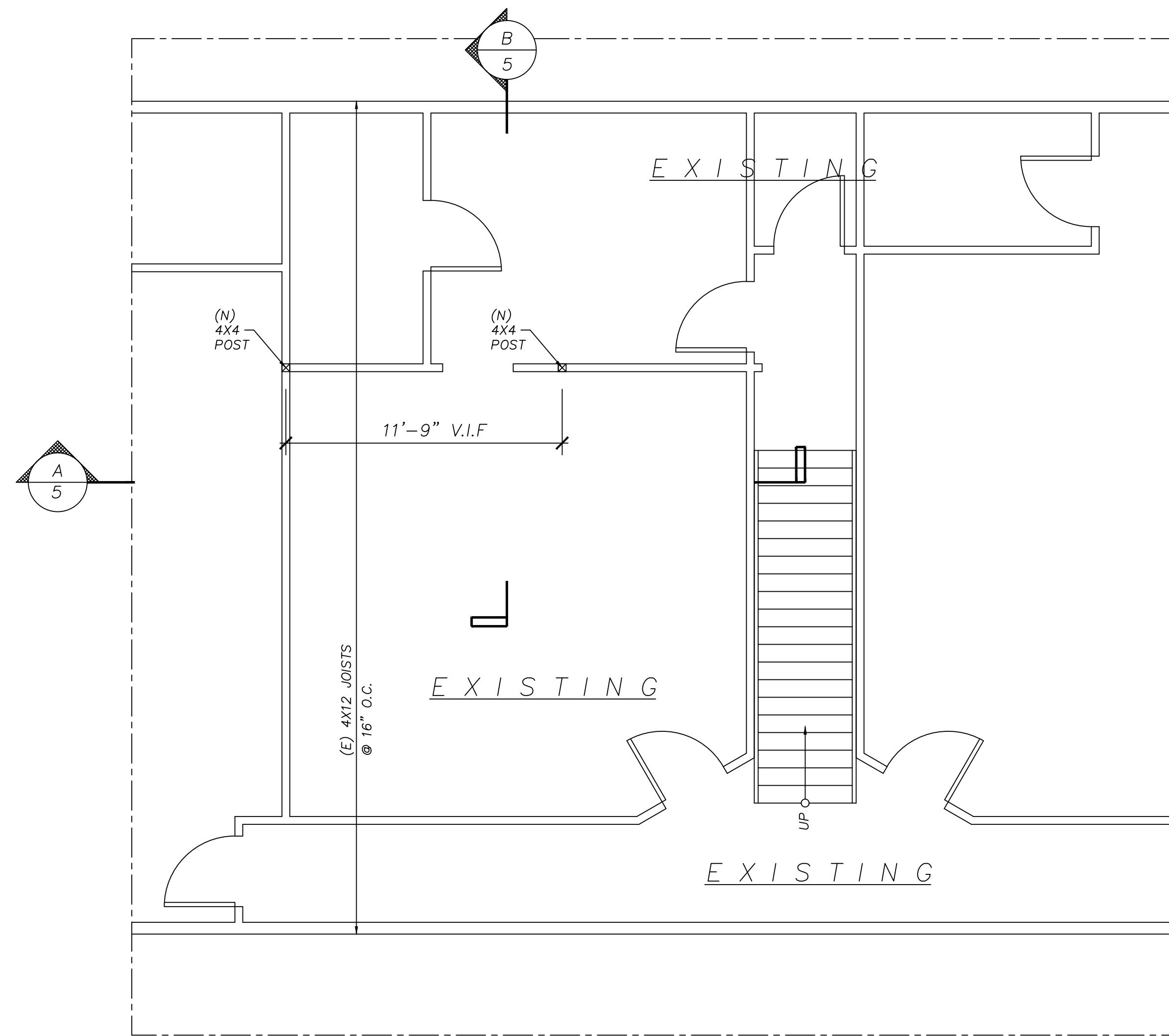
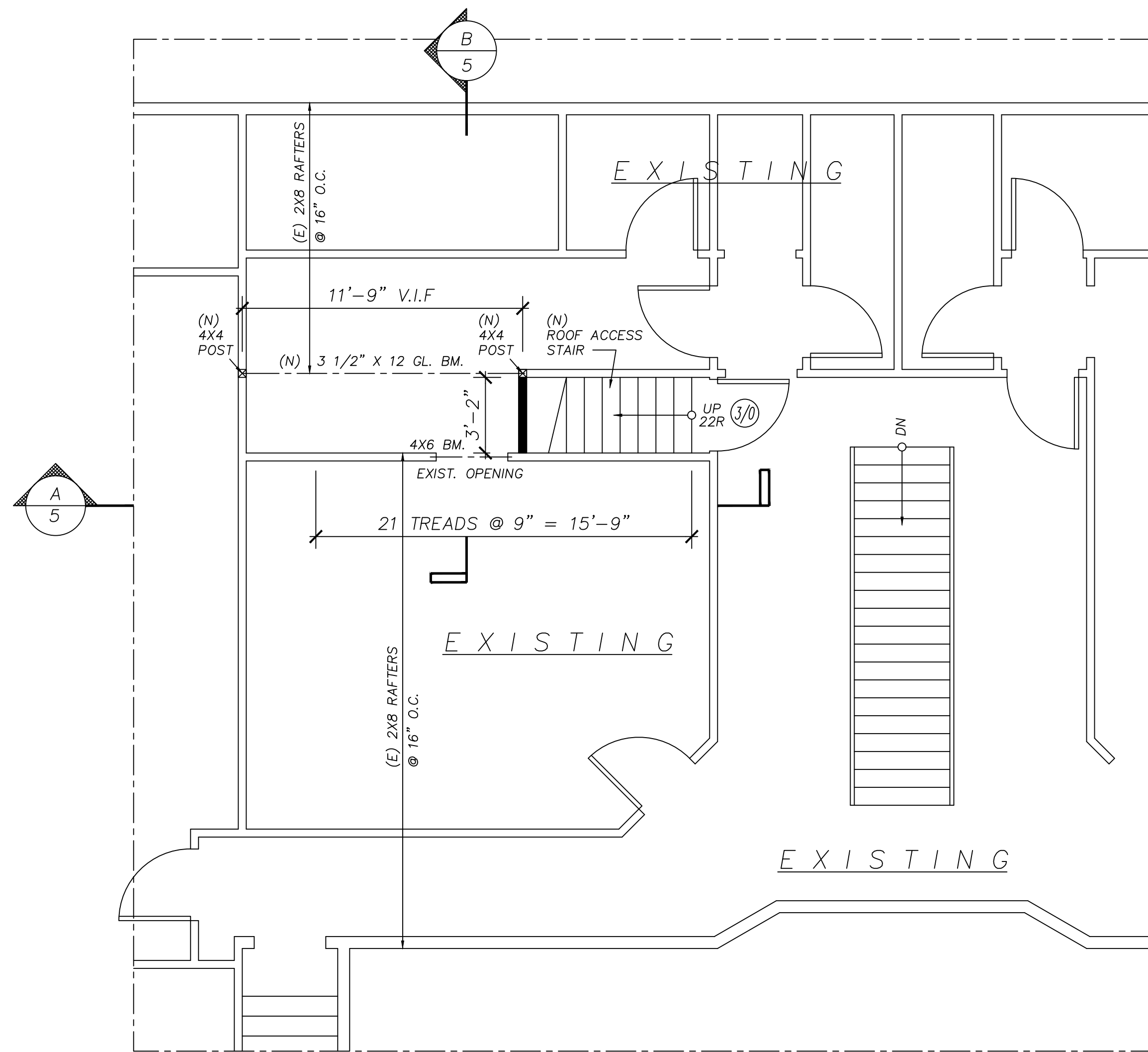
SCALE: 1/4" = 1'-0"

**J & E POLY SERVICES
INC.**
810 CHARMAN ST.
OREGON CITY, OR. 97045
503-962-0515

ADDRESS: 115 E MAIN ST.
MOLALLA, OR.
MAIN STREET SHOWHOUSE

TITLE:
ELEVATIONS
PROJECT:
ROOF ACCESS
STAIR / PENTHOUSE

DATE:
04/30/2020
PROJECT NO.:
~
REVISIONS:
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TYP. ROOF SHEATHING REQ'TS.:
 INSTALL 15/32" APA RATED CDX PLYWOOD
 (OR APA RATED OSB) WITH 6d COMMON NAILS
 @ 6" O.C. AT PANEL EDGES, 12" O.C. IN FIELD.
 INSTALL PANEL EDGE NAILING FROM SHEATHING
 TO BLOCKING OVER ALL EXTERIOR WALLS
 AND INTERIOR SHEAR WALLS.

TYP. EXT. WALL SHEATHING REQ'TS.:
 INSTALL 15/32" APA RATED CDX PLYWOOD
 (OR APA RATED OSB) WITH 6d COMMON NAILS
 @ 6" O.C. AT PANEL EDGES, 12" O.C. IN FIELD.
 BLOCK ALL PANEL EDGES. ALL JOINTS
 OCCUR ON COMMON MEMBER.

COMMON NAIL MIN. DIAMETERS AND LENGTHS	6d	8d	10d	16d	20d
SIZE	6d	8d	10d	16d	20d
DIAMETER	.113"	.131"	.148"	.162"	.192"
LENGTH	2"	2 1/2"	3"	3 1/2"	4"

LEGEND:

- DENOTES EXISTING WALLS
- DENOTES NEW WALLS
- //// DENOTES EXISTING EXTERIOR WALLS

**J & E POLY SERVICES
INC.**
 810 CHARMAN ST.
 OREGON CITY, OR. 97045
 503-962-0515

ADDRESS: 115 E MAIN ST.
 MOLALLA, OR.
 MAIN STREET SHOWHOUSE

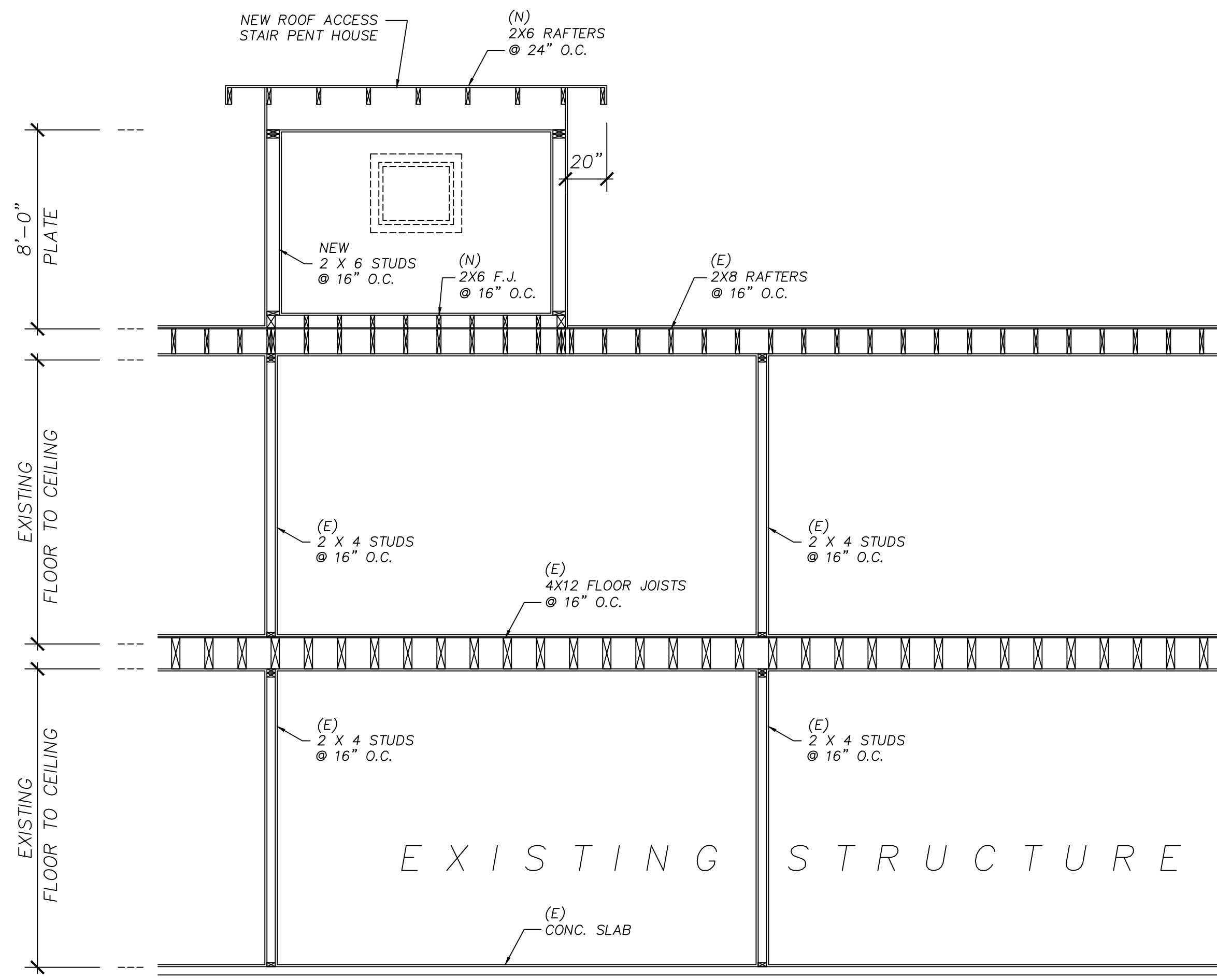
TITLE: PENT HOUSE STAIR LAYOUT
 PROJECT: ROOF ACCESS
 STAIR / PENTHOUSE

DATE: 04/30/2020
 PROJECT NO.:
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 REVISIONS:
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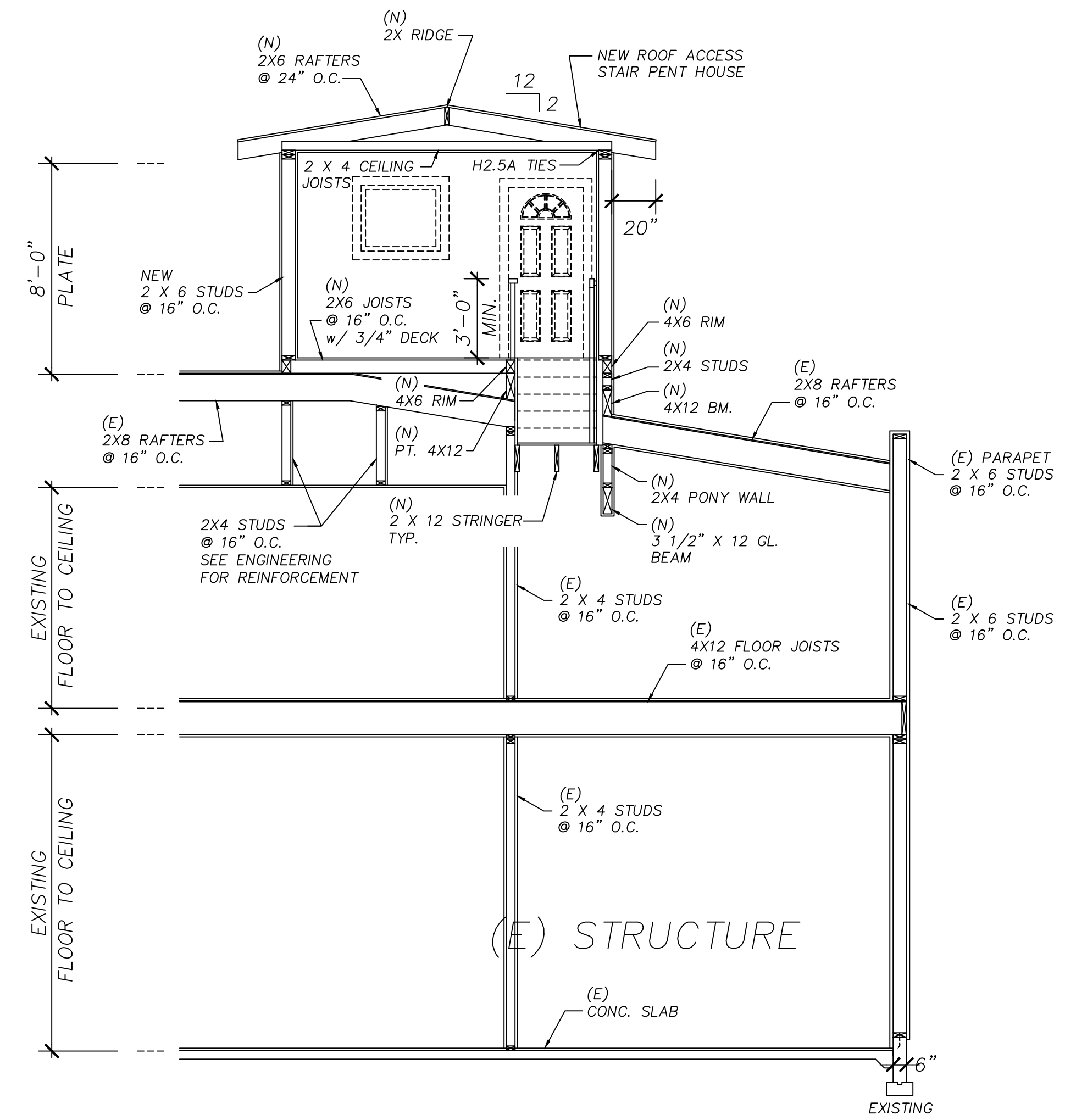
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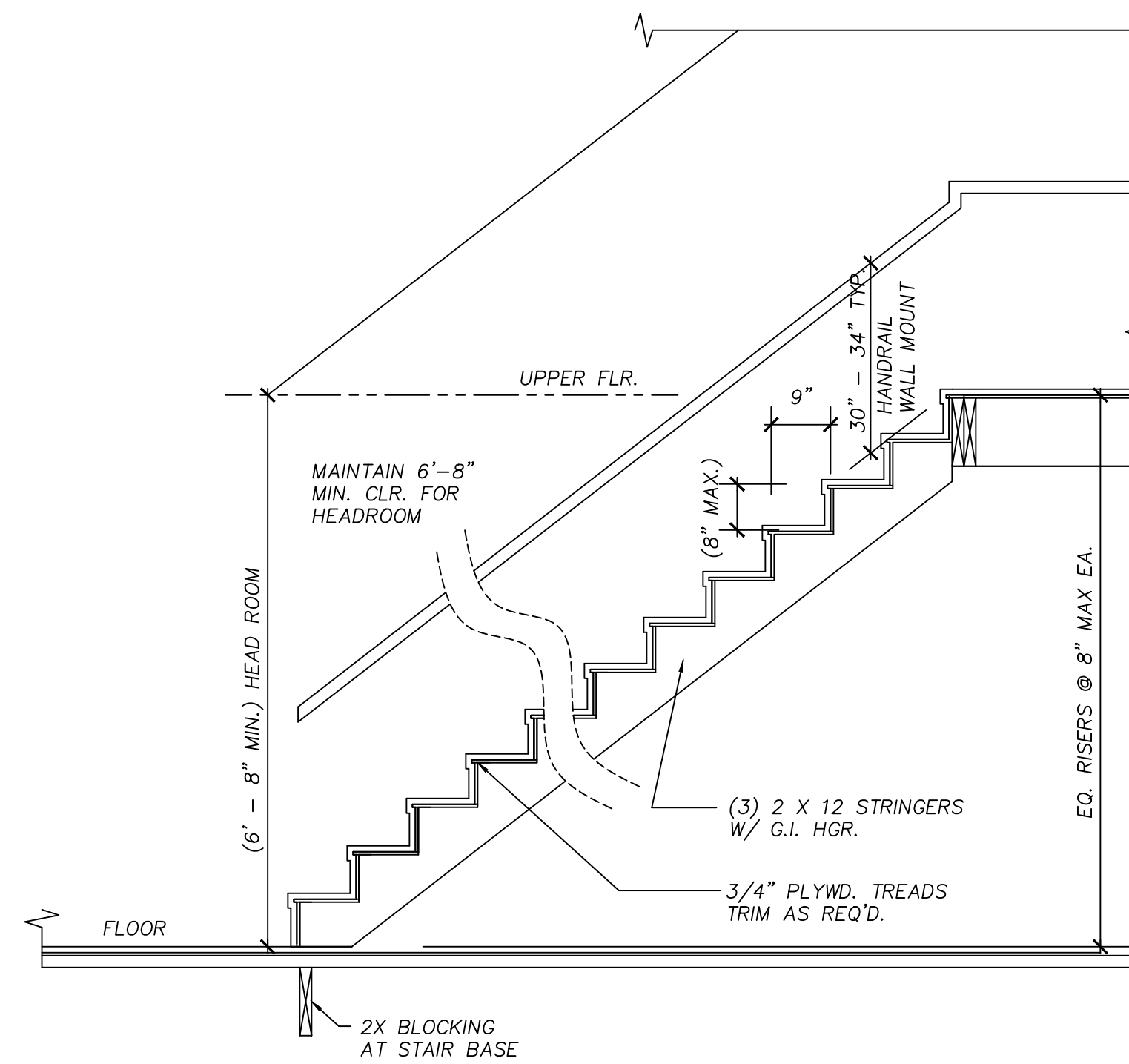
OF 5 PAGES



A BUILDING SECTIONS
SCALE: 1/4" = 1'-0"



B BUILDING SECTIONS
SCALE: 1/4" = 1'-0"



STAIR SECTION (TYP.)
SCALE: 1/2" = 1'-0"

CITY OF MOLALLA



DOUBLETREES

Land and Timber

P.O. Box 1050
Molalla, OR 97141

Willard G. Deardorff
W. Gary Deardorff

