


JEWELBERRY RIDGE LOT 1 SANDY OR

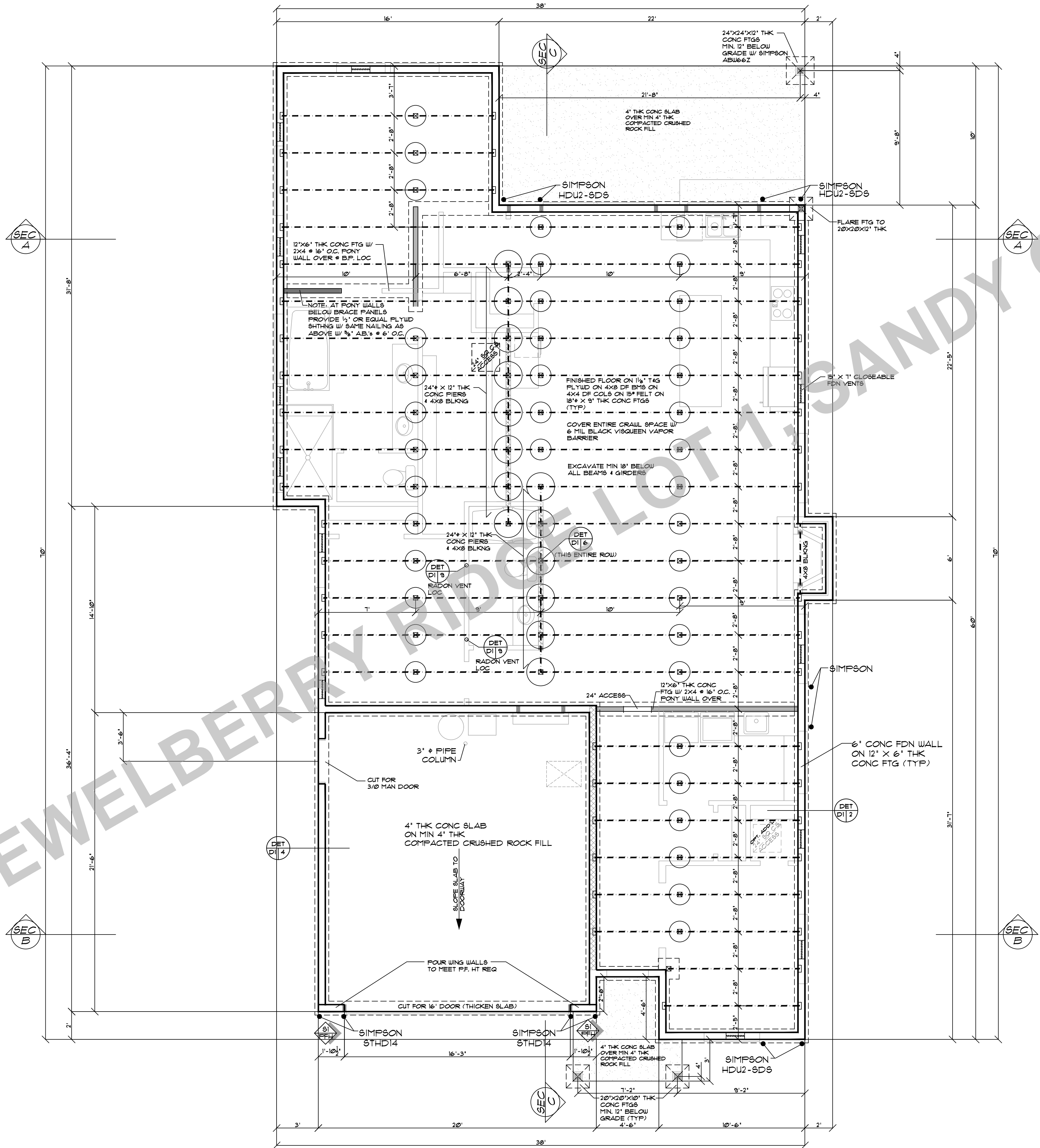
CLIENT NAME:	THE MCKENZIE RAZE	DATE:	11-15-22	SCALE:	1/4" = 1'-0"
LOCATION:		PLANNING NO.:	8419 R		
SHEET TITLE:	MAIN FLOOR PLAN				
SQUARE FEET:	1825 SQUARE FEET				



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THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



JEWELBERRY RIDGE LOT 1 SANDY OR

PLAN NO: 8419 R
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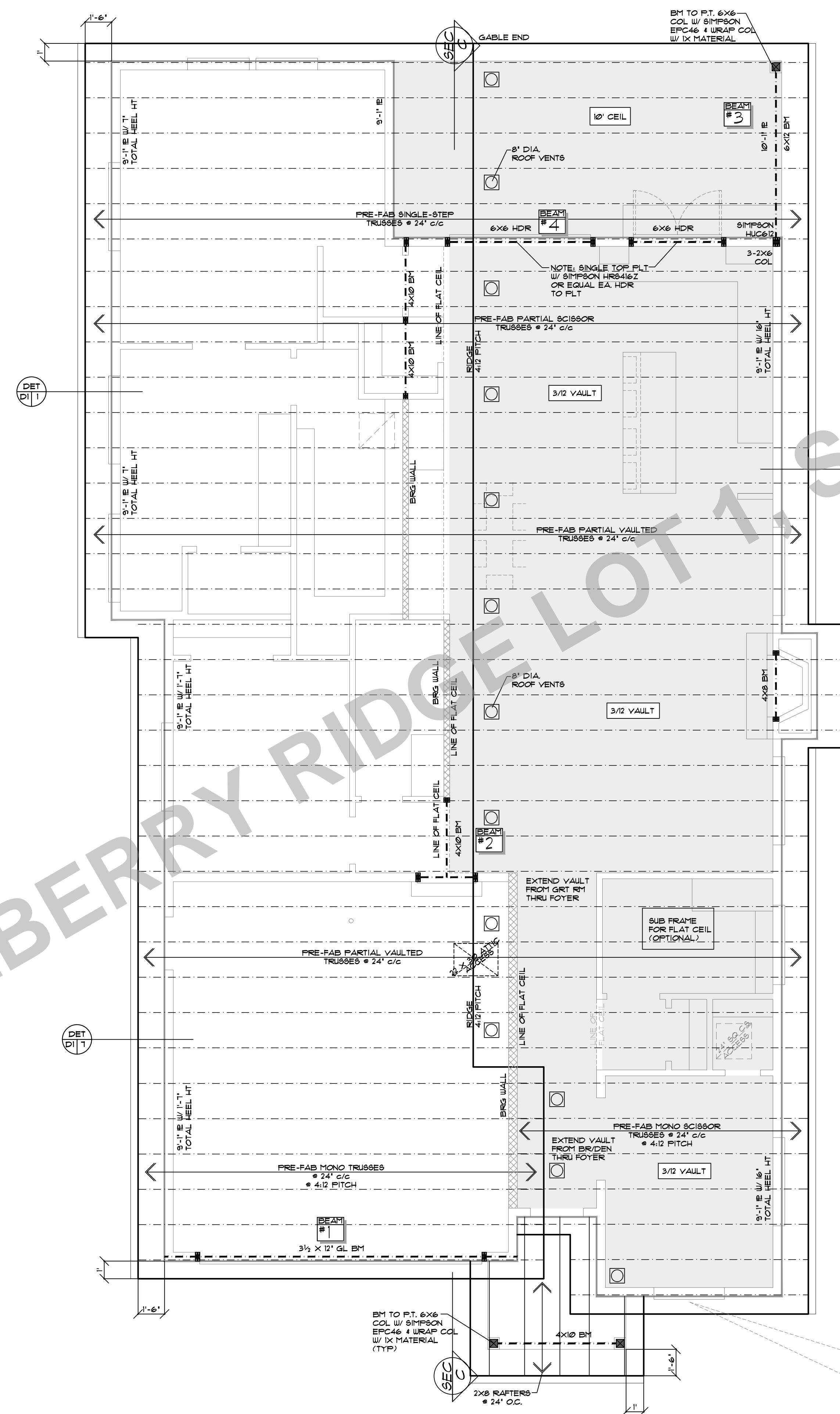
CLIENT NAME: THE MCKENZIE RAZE
 LOCATION: [Blank]
 SHEET TITLE: FOUNDATION PLAN
 SQUARE FEET: [Blank]



THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN THE STATE OF OREGON. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE USER OF THESE PLANS IS ADVISED THAT THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND DETAILS IN THE PLANS FOR THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

SHEET NR:
4

JEWEL BERRY RIDGE LOT 1, SAMPLE OR



NOTES:

1. VENTILATION INTAKE DUCTWORK AND EXHAUST DUCTWORK UP TO 5 PERCENT OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE.

2. DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE ALL OF THE FOLLOWING:

3. INSULATION SHALL BE INSTALLED TO FILL GAPS AND VOIDS BETWEEN THE DUCT AND THE CEILING AND A MINIMUM OF R-19 INSULATION SHALL BE INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND UNCONDITIONED ATTIC.

3.2 INSULATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 FT OR AS APPROVED BY THE BUILDING OFFICIAL.

NOTE:

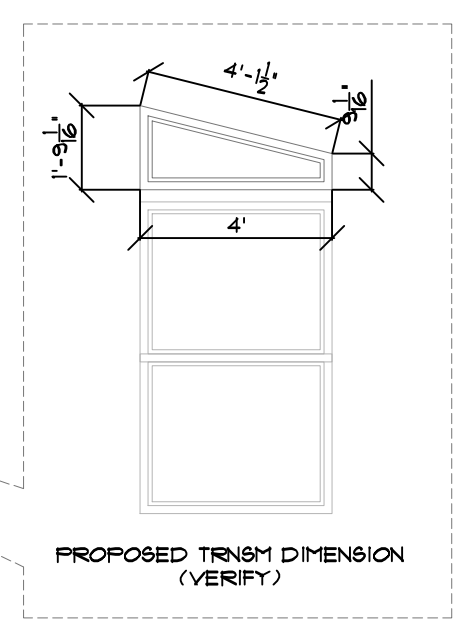
PROVIDE ADEQUATE VENTING TO MEET R2002.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/3000 OF THE AREA OF THE VENTED SPACE.

2666 SF / 300 = 1220 SQ. IN. TOTAL VENTING

PROVIDE MIN. 640 SQ. IN. AT BIRD BLOCK VENTING

PROVIDE MIN. 640 SQ. IN. VENTING WITHIN 3' OF ROOF RIDGE

NOTE: MIN BEARING POST TO (2)2X TO MATCH WALL UNLESS NOTED OTHERWISE



SEC A

SEC A

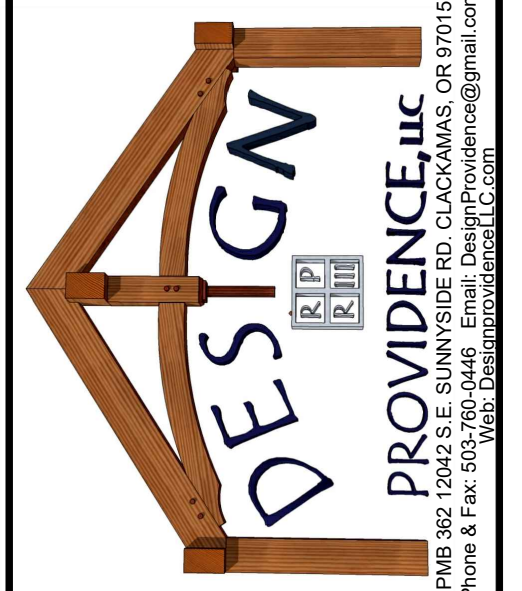
SEC B

SEC B

SEC C

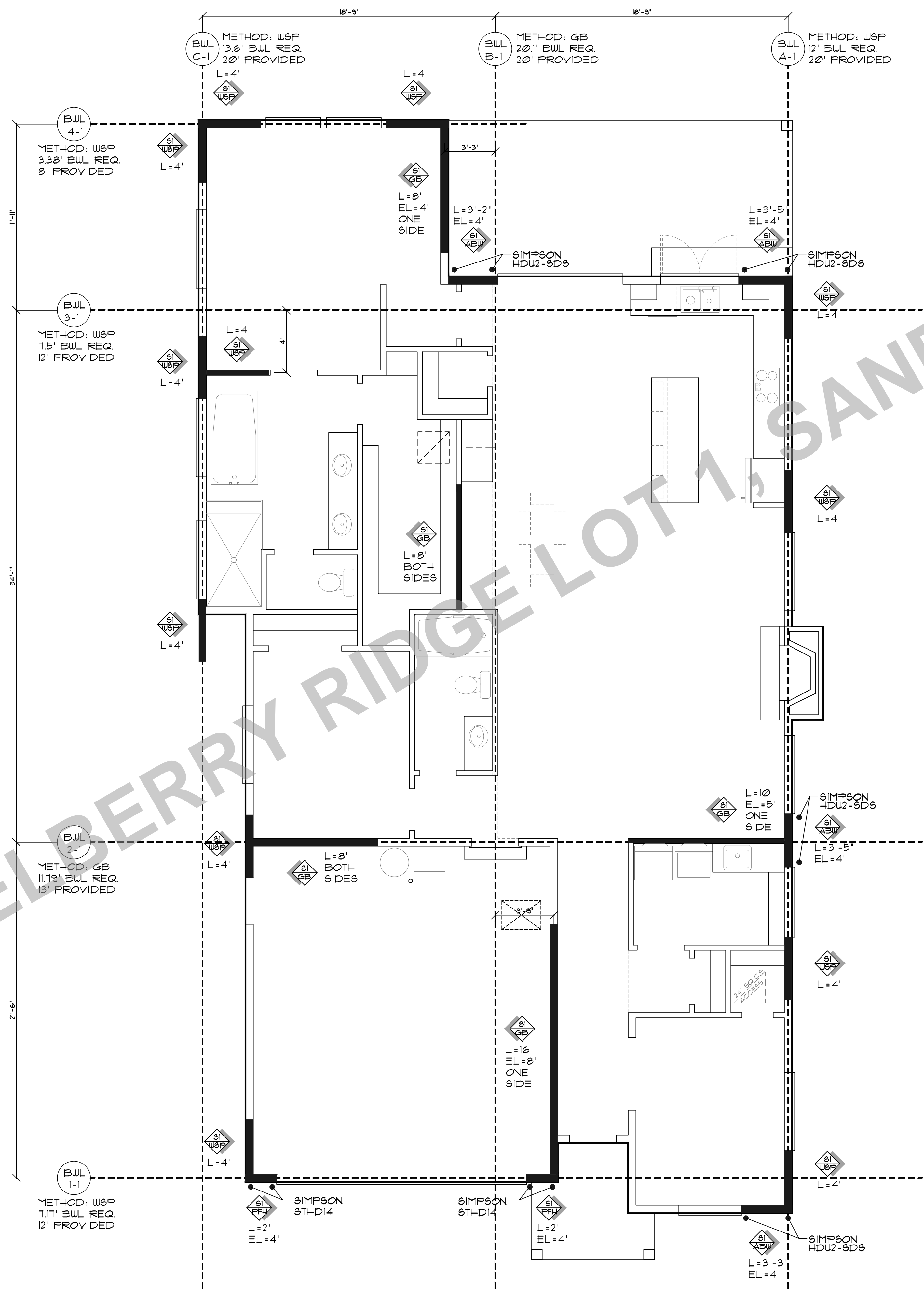
PRINT NO: 8419 R
 DATE: 11-15-22
 SCALE: 1/4" = 1'-0"

CLIENT NAME: THE MCKENZIE RAZE
 LOCATION: [BLANK]
 SHEET TITLE: ROOF FRAMING PLAN
 SQUARE FEET: [BLANK]



THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN THE CONSTRUCTION OF THE PROJECT. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT OR ENGINEER OF RECORD. THE ARCHITECT OR ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

SHEET NR: 5



PLAN NO: 8419 R
 DATE: 11-15-22
 SCALE: 1/4" = 1'-0"

CLIENT NAME: THE MCKENZIE RAZE
 LOCATION: SANDY, OR
 SHEET TITLE: PRESCRIPTIVE WALL BRACING
 SQUARE FEET:



THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE USE IN THE CONSTRUCTION OF THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS.

SHEET NR:



WSP Wood structural panel (See Section R604)	$\frac{3}{8}$ "		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
GB Gypsum board	$\frac{1}{2}$ "		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field

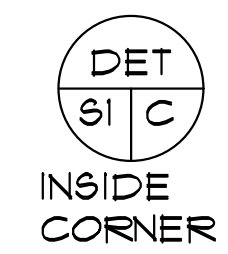
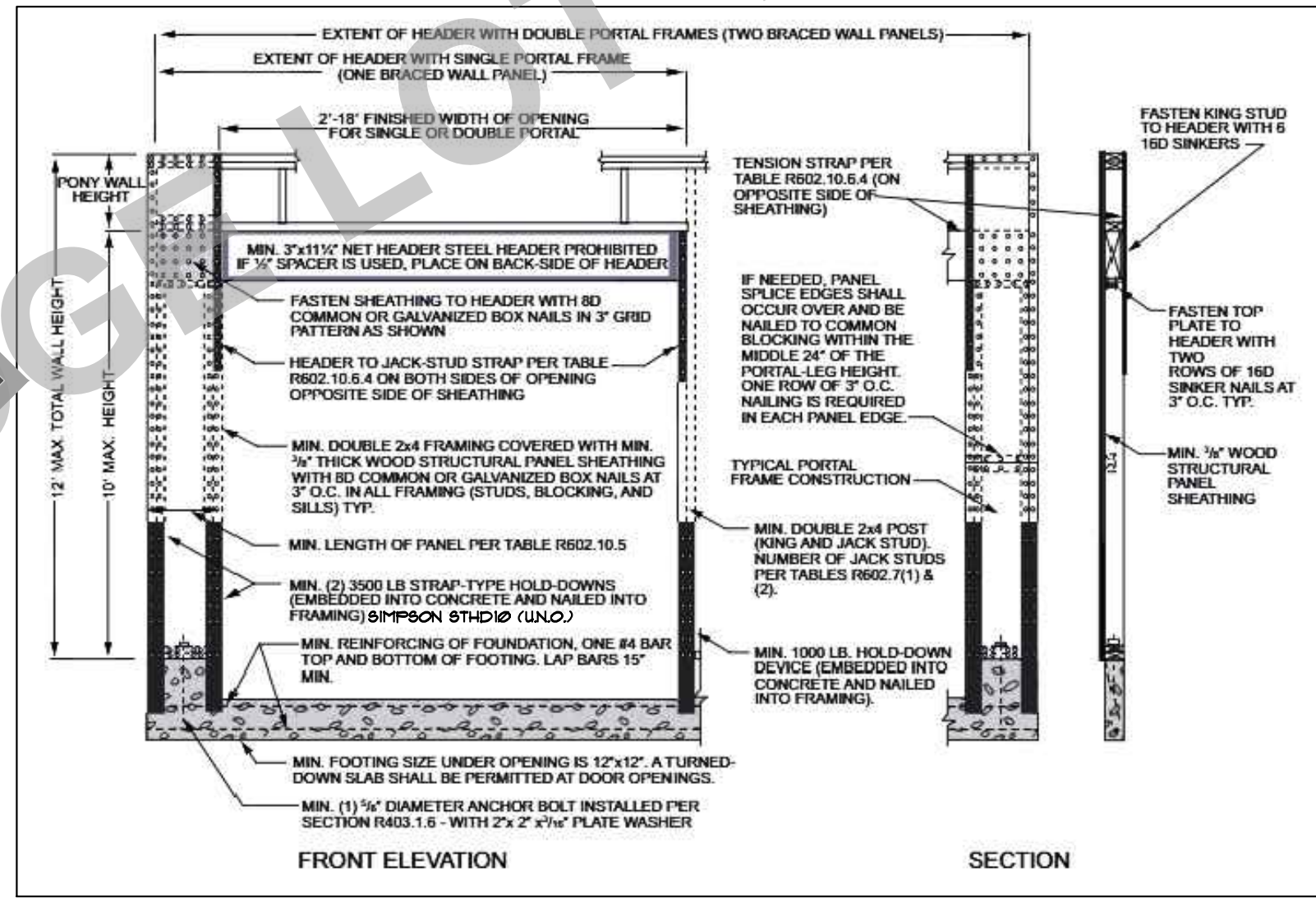
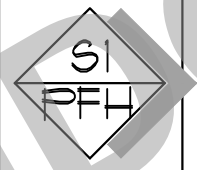
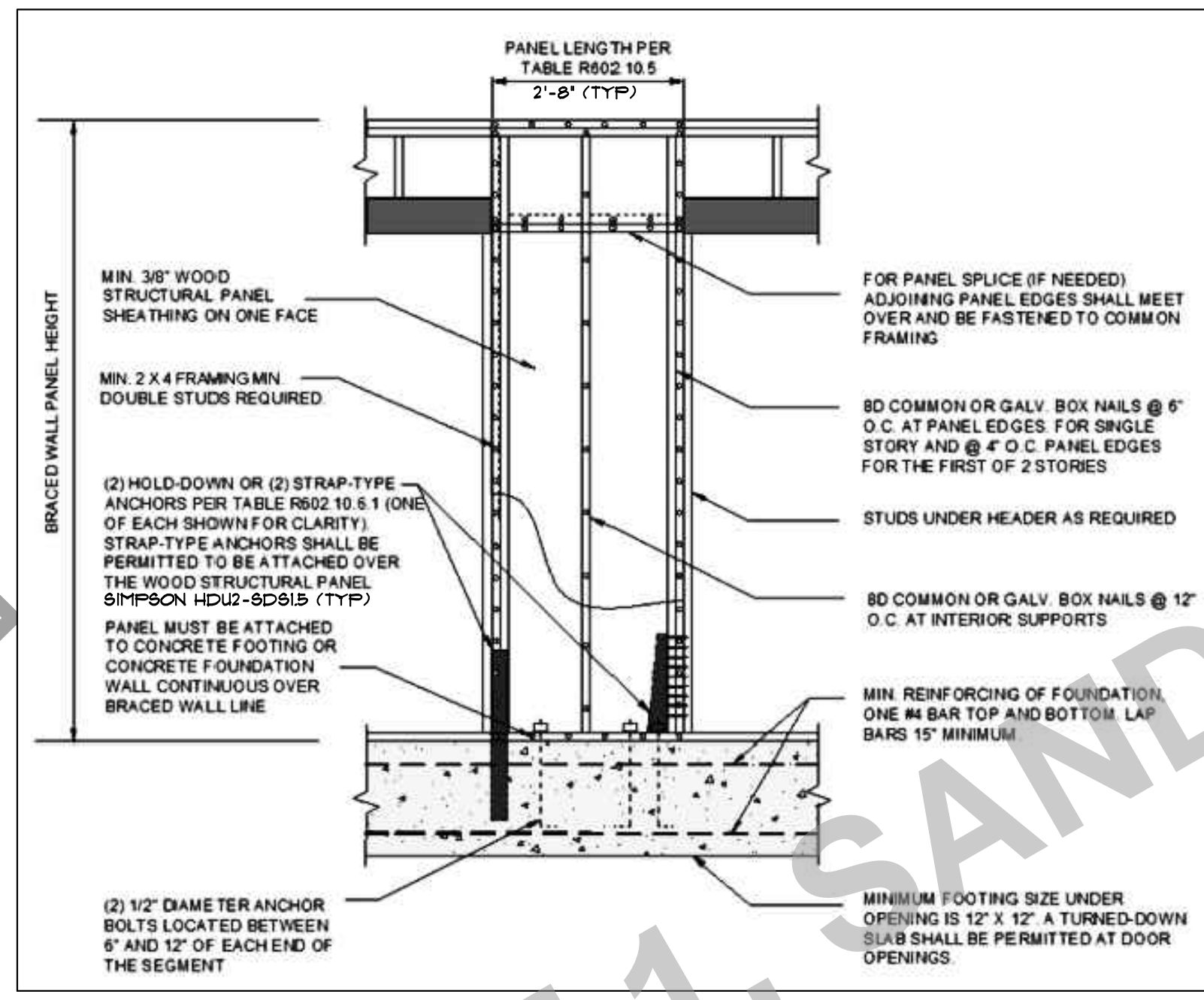
TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}

MINIMUM NAIL	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V _{ult} (mph)		
				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
6d Common (2.0" x 0.113")	24/0	$\frac{3}{8}$	16	6	12	B	C	D
8d Common (2.5" x 0.131")	24/16	$\frac{7}{16}$	16	6	12	140	115	110
			24	6	12	170	140	135
				6	12	140	115	110

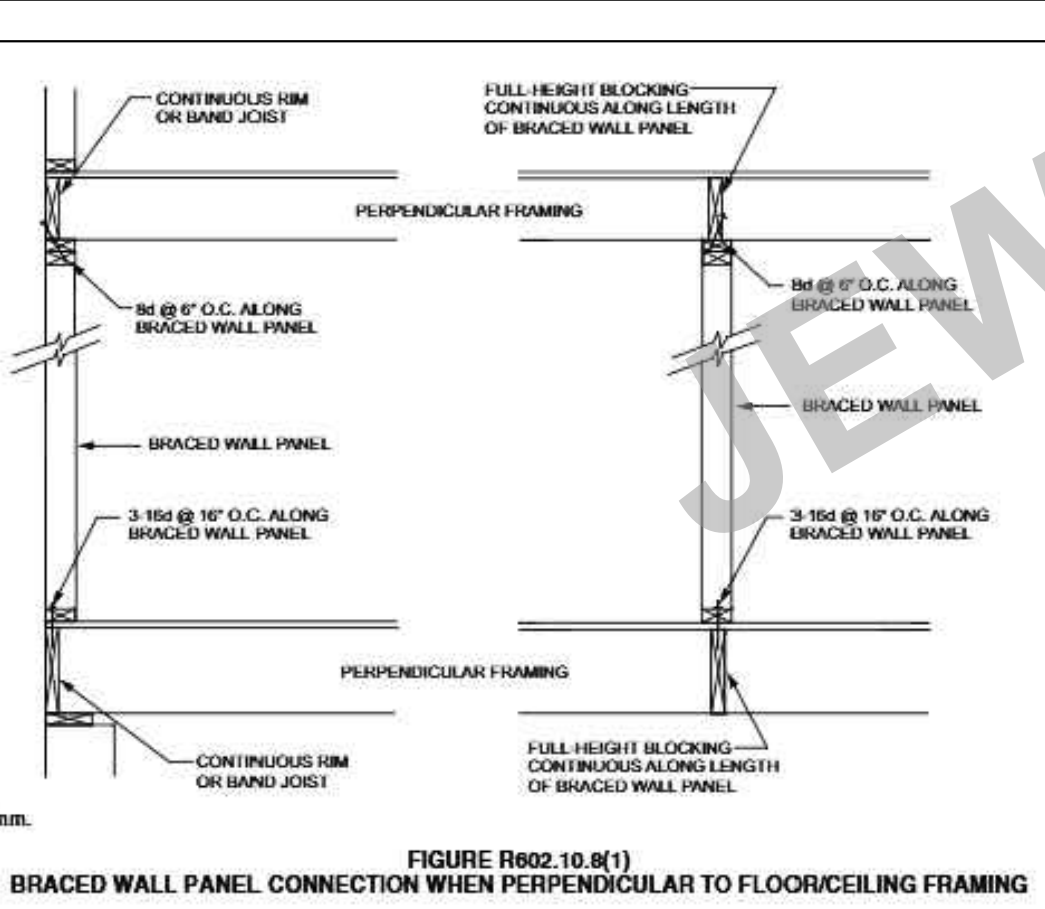
For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
 a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
 b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
 c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

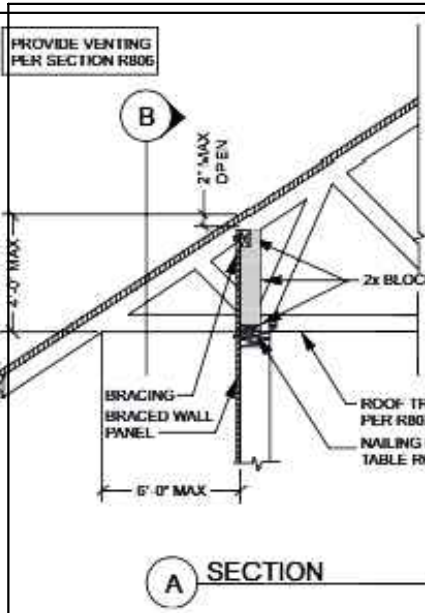
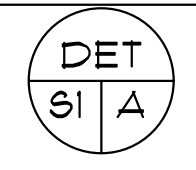
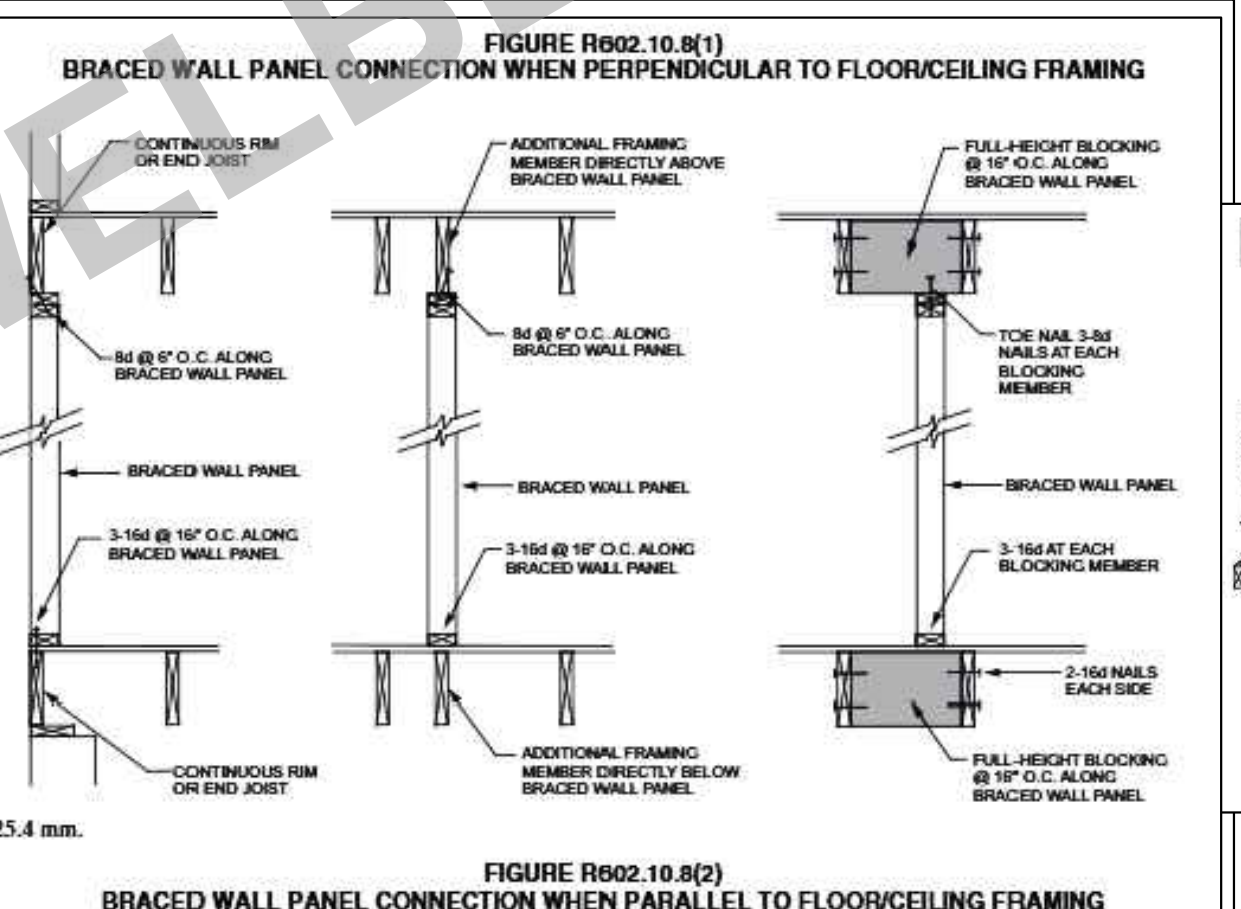
THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING ^a
			Nails ^a	Screws ^b	
$\frac{3}{8}$	Ceiling ^d	Perpendicular	16	7	12
	Wall	Either direction	16	8	16
$\frac{1}{2}$	Ceiling ^d	Perpendicular	16	7	12
	Ceiling ^d	Parallel	24	7	12
	Wall	Either direction	24	8	12
	Wall	Either direction	16	8	16



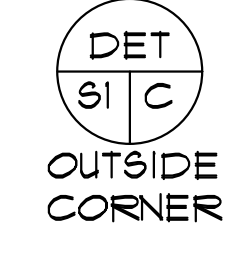
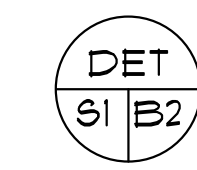
INSIDE CORNER



NOTE: CONNECT ALL BRACE WALLS TO FOUNDATION/FLOOR AND ROOF AS PER DET S1-A AS APPLICABLE TO THAT LOCATION



OR



OUTSIDE CORNER

PLAN NO: 8419 R
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THE MCKENZIE RAZE

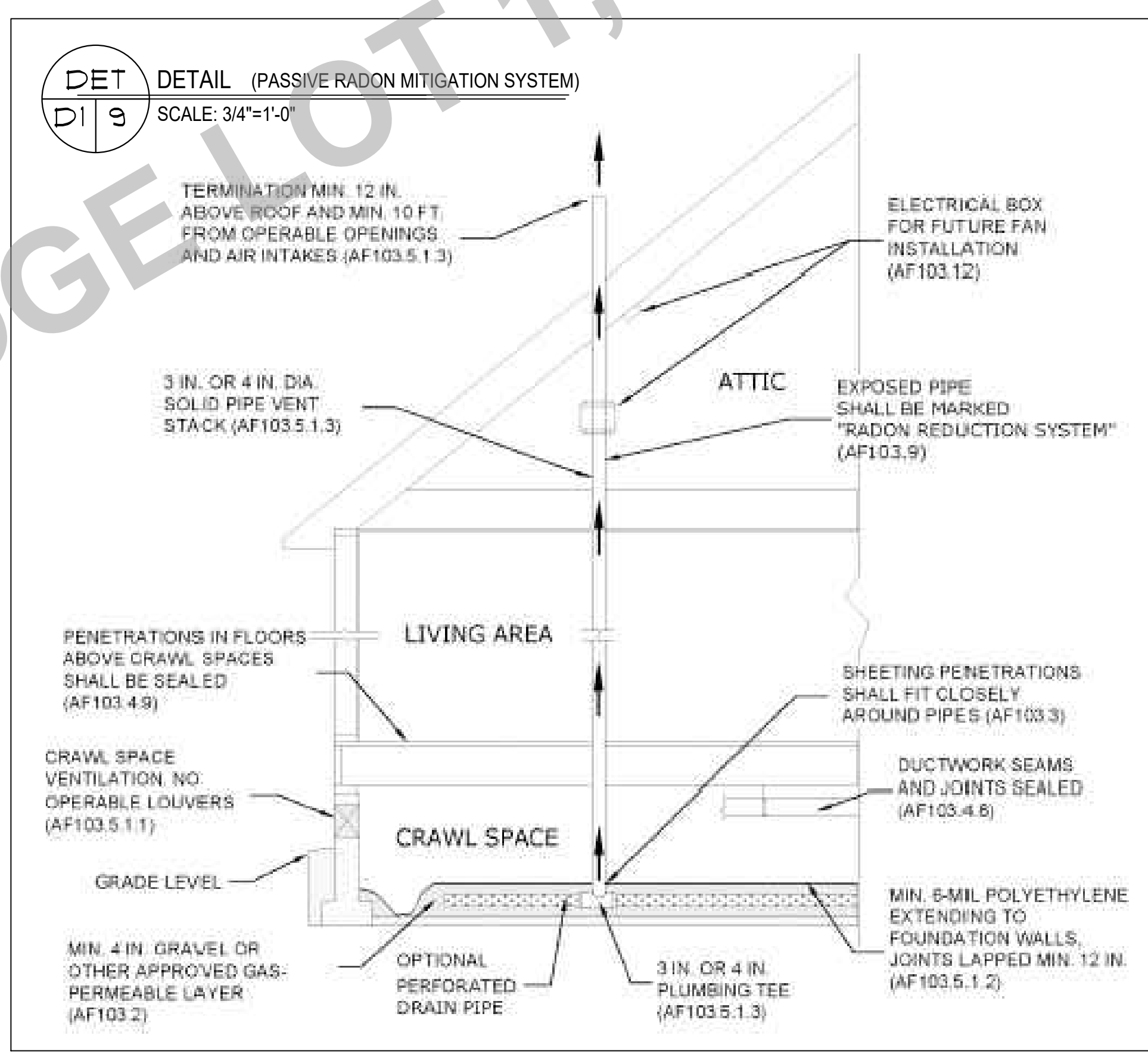
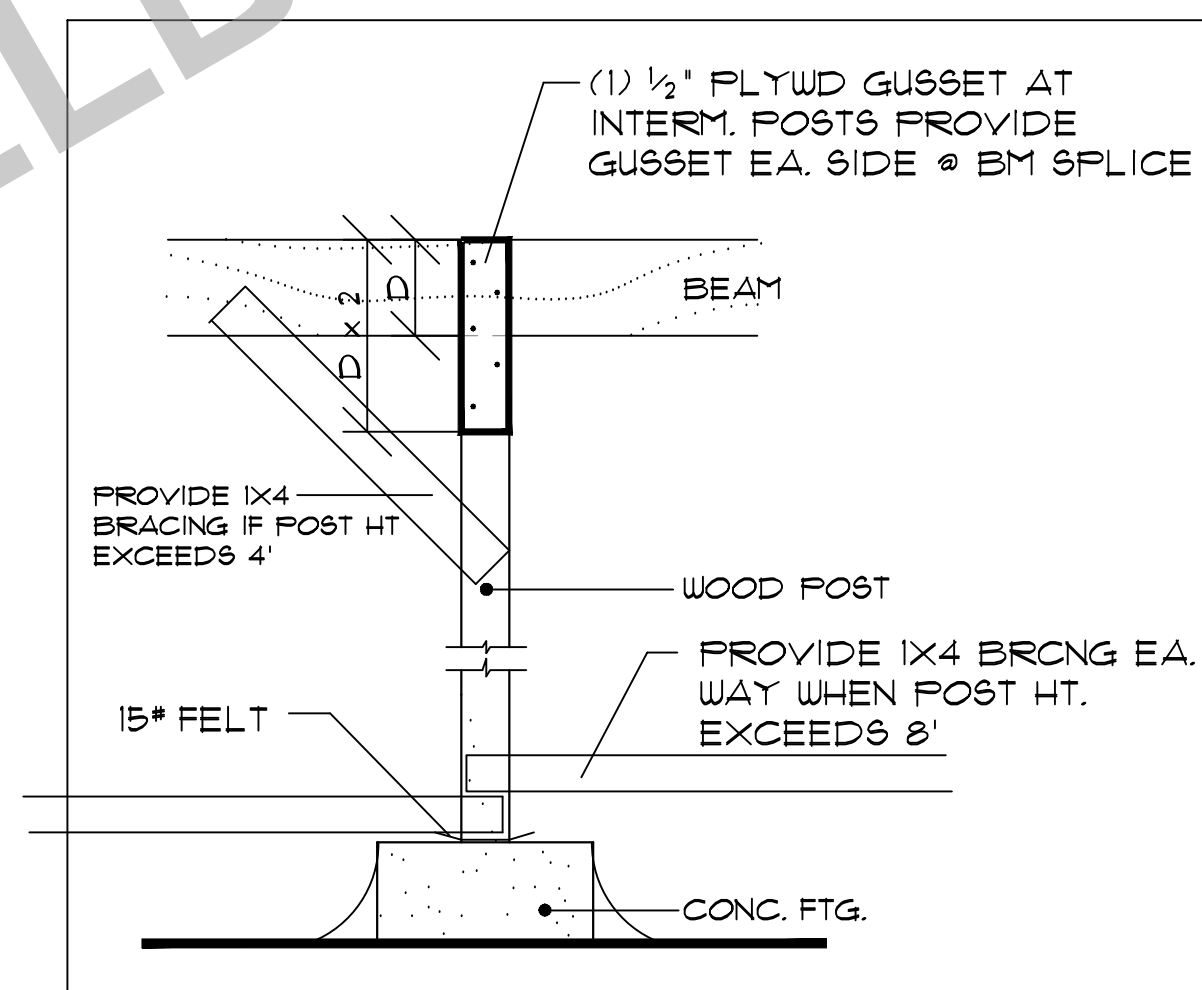
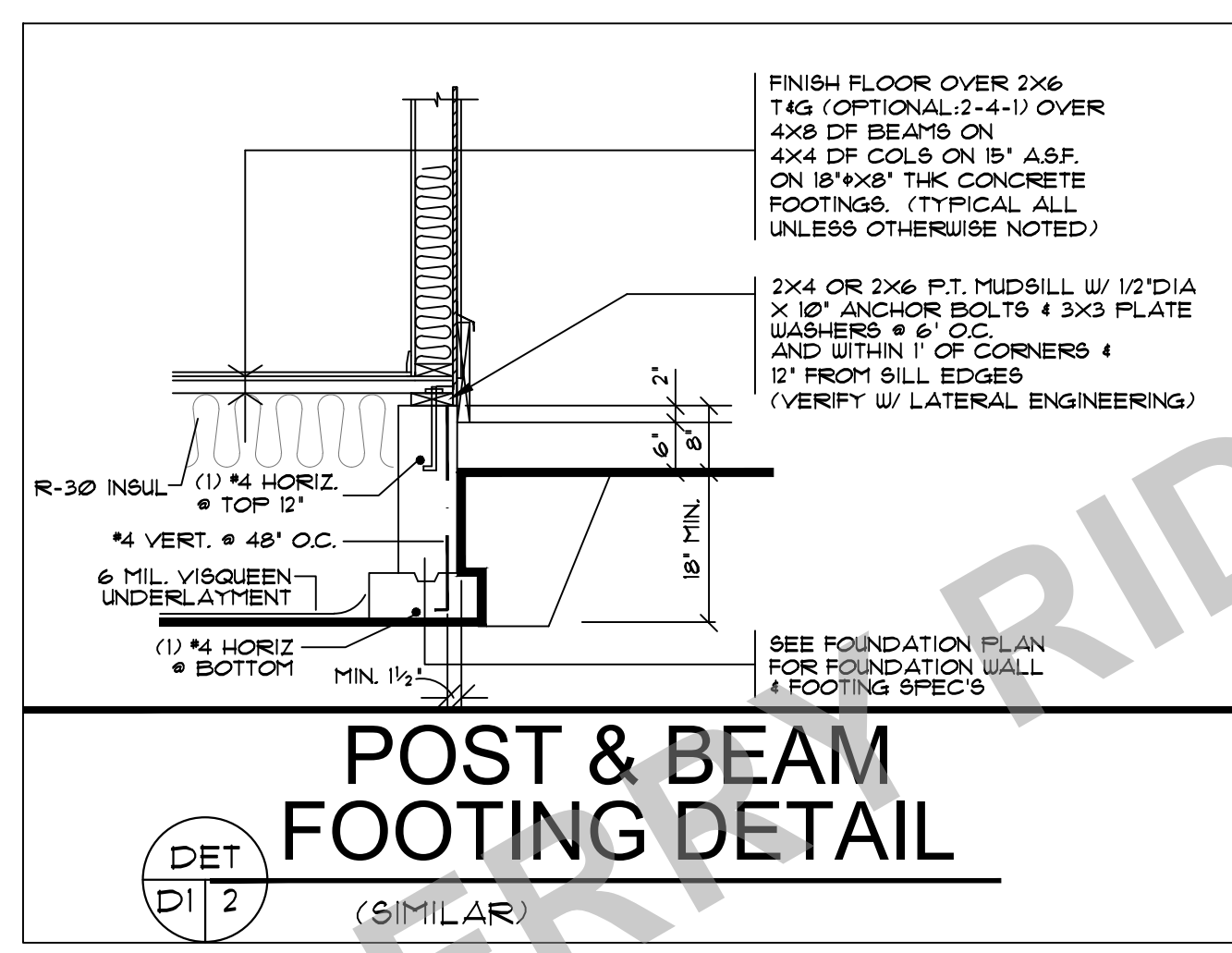
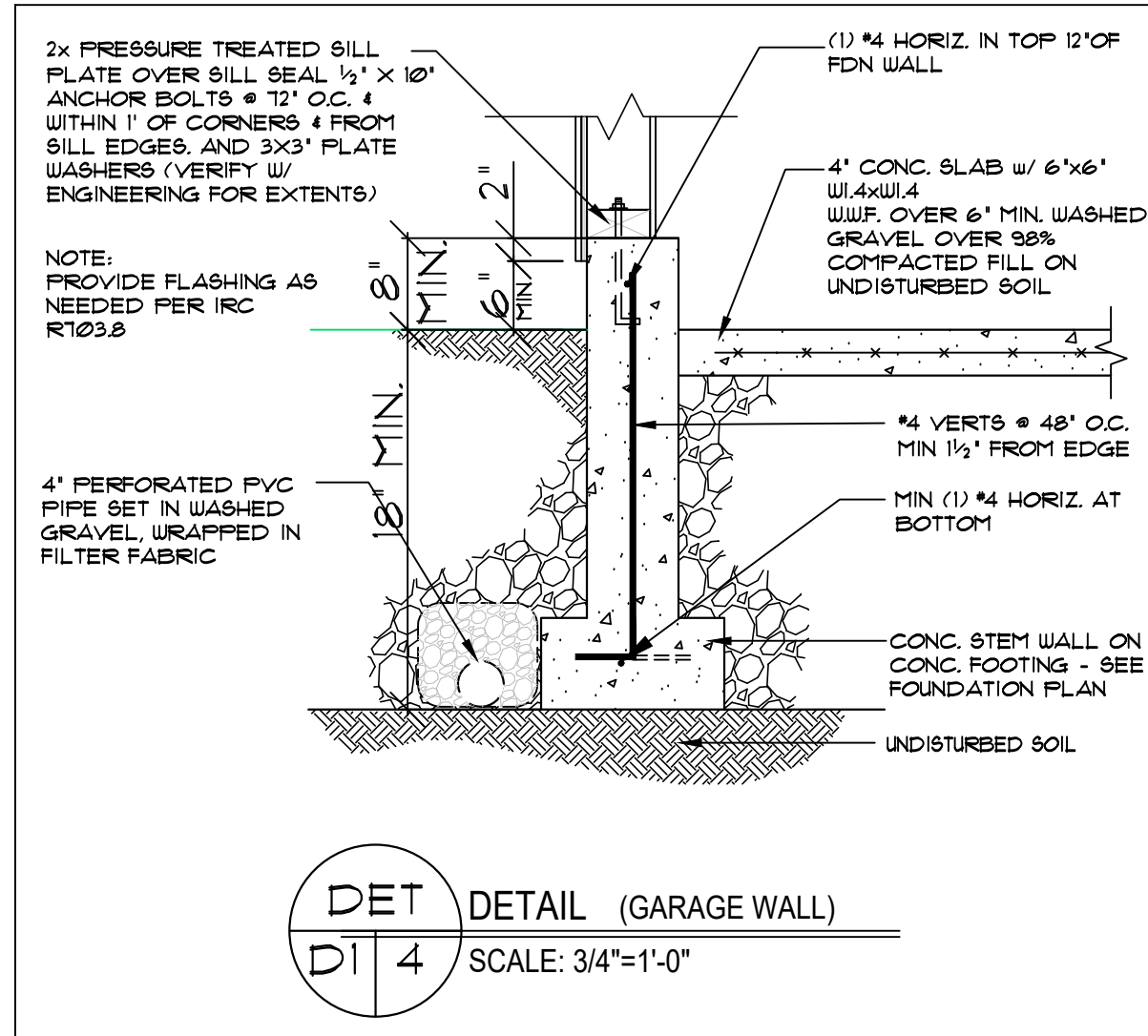
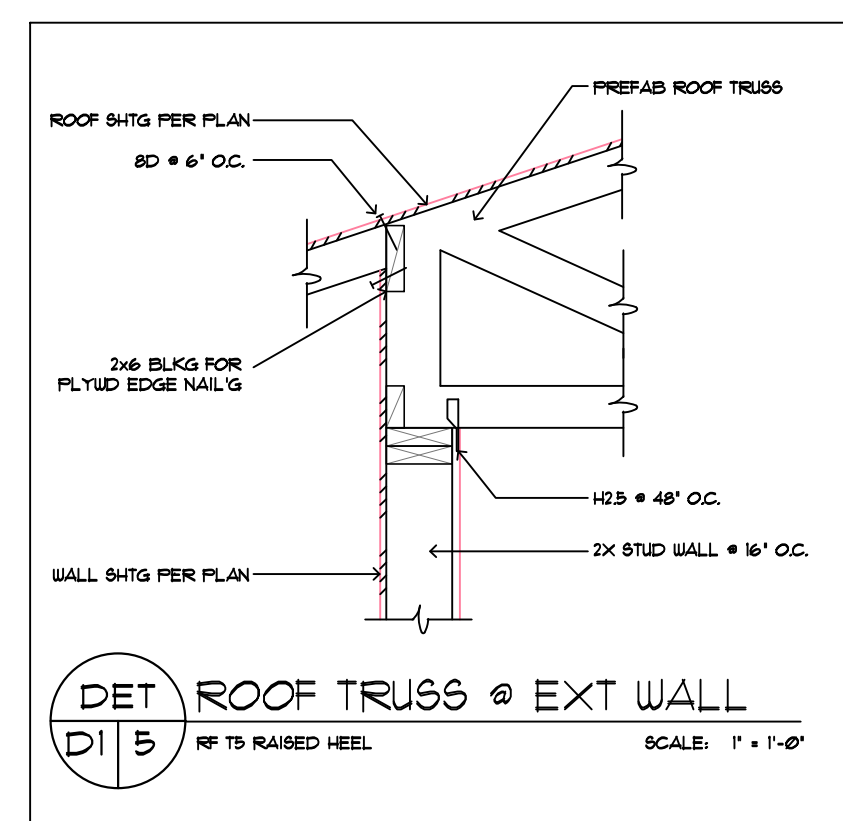
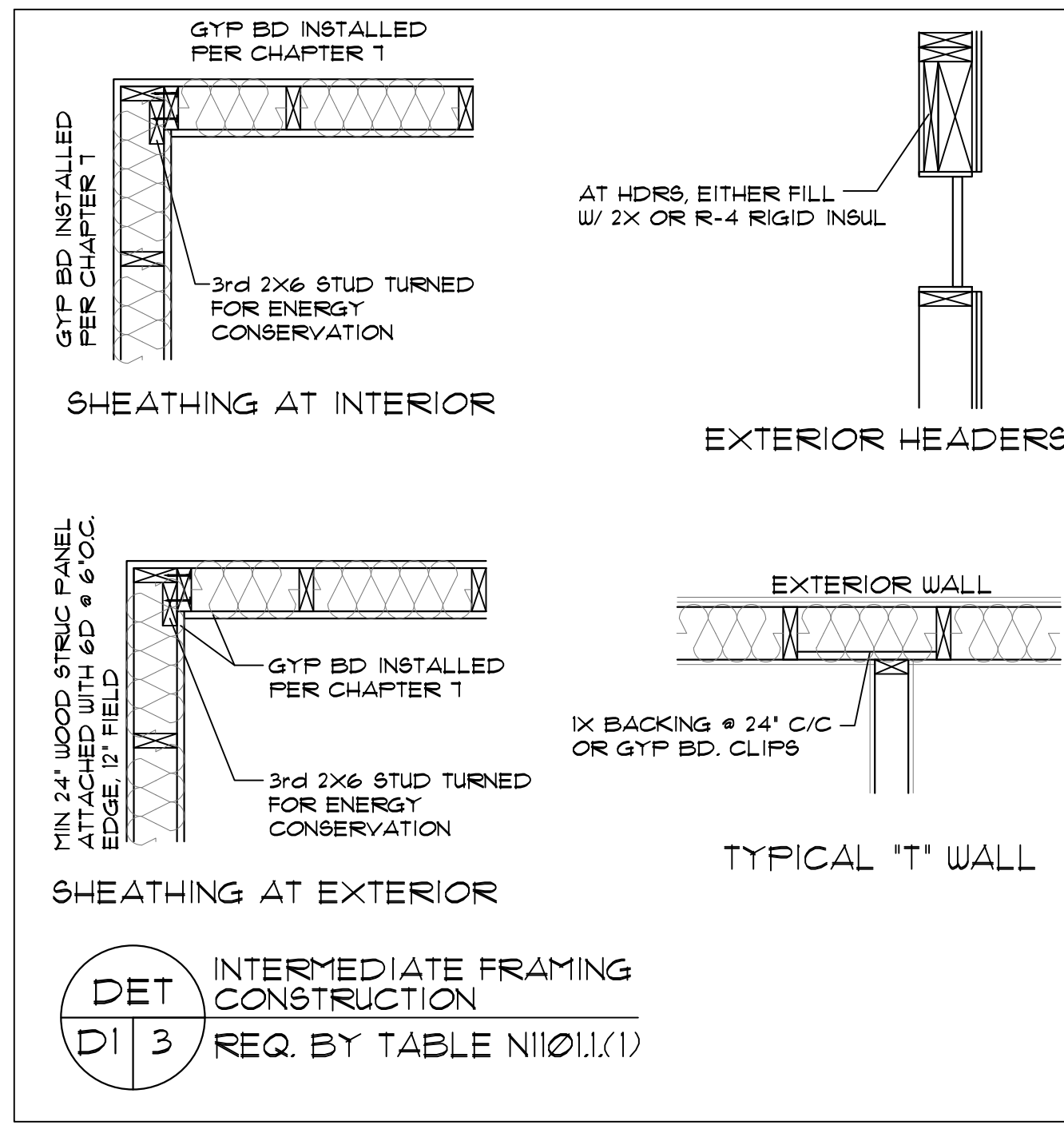
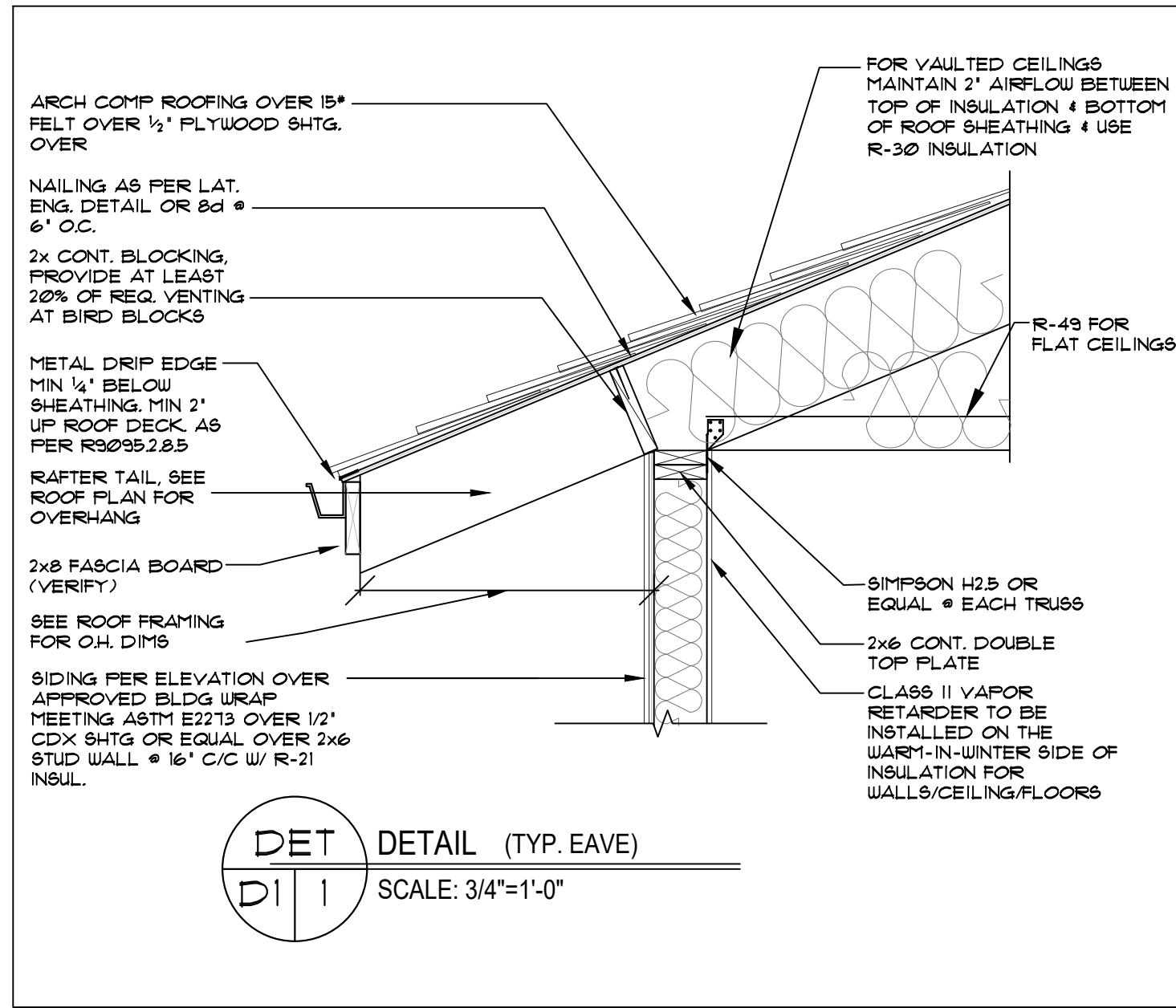
SHEAR DETAILS

CLIENT NAME: LOCATION: SHEET TITLE: SQUARE FEET:



CONSTRUCTION OF THIS SHEET IS THE RESPONSIBILITY OF THE USER. PROVIDENCE DESIGN, INC. IS NOT RESPONSIBLE FOR THE USER'S INTERPRETATION OF THIS SHEET OR FOR THE USER'S FAILURE TO FOLLOW THE INSTRUCTIONS ON THIS SHEET. PROVIDENCE DESIGN, INC. IS NOT RESPONSIBLE FOR THE USER'S FAILURE TO FOLLOW THE INSTRUCTIONS ON THIS SHEET. PROVIDENCE DESIGN, INC. IS NOT RESPONSIBLE FOR THE USER'S FAILURE TO FOLLOW THE INSTRUCTIONS ON THIS SHEET.

S1



DET D1 6 POST & BEAM FOOTING DETAIL

JEWEL BERKLEY RIDGE LOT 1, SANDY OR

CLIENT NAME: THE MCKENZIE RAZE	LOCATION:	SHEET TITLE: TYPICAL DETAILS	SQUARE FEET:
PLIN NO: 8419 R	DATE: 11-15-22	SCALE: 1/4" = 1'-0"	

DESIGN
 PROVIDENCE, INC.
PMB 302 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
 Phone & Fax: 503-780-0446 Email: Design@providenceinc.com

D1

GENERAL NOTES

- 1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE ORSC CODE (2021) AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
4. DESIGN LOADS: ROOF 25 PSF (LIVE LOAD), FLOOR 40 PSF (LIVE LOAD), STAIRS 100 PSF, GARAGE FLOOR 125 PSF (2000# FT) DECKS 75 PSF
(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS, CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
5. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
6. ALL SMOKE DETECTORS SHALL BE POWERED BY 110V CURRENT, CONNECTED TO HOUSE ELECTRICAL SYSTEM. INTERCONNECT WITH EACH ONE SO THAT IF ANY ONE TRIPS THEY WILL ALL SOUND. THEY SHALL ALSO HAVE A BATTERY BACKUP AND BE LOCATED IN EACH BEDROOM AND ON EACH FLOOR LEVEL.
7. GUARDRAILS SHALL BE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH EACH RAIL.
8. PROVIDE GROUNDING ELECTRODE AT ELECTRICAL SERVICE CONSISTING OF A MINIMUM 20' LENGTH OF 1/2" STEEL REINFORCED OR FOOTINGS. ELECTRODE SHALL EXTEND 12" MIN. ABOVE THE PLATE LINE.
9. THE MAXIMUM AMOUNT OF WATER USED BY NEW FINISHING FIXTURES: TOILETS 16 GALLONS/FLUSH, SHOWER HEADS 2.5 GALLONS/MINUTE, INTERIOR FAUCETS 2.5 GALLONS/MINUTE
10. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
11. STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE ORSC.
12. SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
13. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED ON DRAWINGS.
14. BUILDER SHALL INVESTIGATE MATERIALS, DIMENSIONS, AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS, ANY VARIANCES WITHIN STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITHIN CONDITIONS ENCOUNTERED AT JOB SITE SHALL BE REPORTED TO OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
15. BUILDER SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. HE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM OWNER IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
16. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE ICBO RESEARCH RECOMMENDATIONS, WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.
17. NO VARIANCE BY A BUILDING OFFICIAL SHALL BE BINDING ON DESIGNER.
18. BUILDER SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER SHALL BE NOTIFIED IMMEDIATELY.

FLOOR PLAN NOTES

- 1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ FT WITH A MIN WIDTH OF 20" AND A MIN HEIGHT OF 21" AND A SILL LESS THAN 44" OFF THE FLOOR.
2. ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 24" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING. SEE SECTION R508.4 IN ORSC FOR ADDITIONAL.
3. SKYLITES ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25". SKYLITE FRAME IS TO BE ATTACHED TO A 2 X 6 CURB WITH MINIMUM OF 4" ABOVE ROOF PLANE.
4. ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS OR WINDOWS WITHIN 10' VERTICAL OF GRADE. PROVIDE FREE HOLE @ 34" - 66" ABOVE FLOOR ON EXTERIOR DOORS.
6. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
7. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS ARE ALSO TO BE VENTED TO OUTSIDE.

INSULATION SPECIFICATIONS

- 1. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 & A SMOKE DENSITY RATING OF LESS THAN 450.
2. PERIMETER CONC. WALLS TO BE PROTECTED W/ RIGID FIBERGLASS INSULATION FROM TOP OF CONC WALL TO NOT LESS THAN 24" BELOW GRADE.
3. SLAB EDGE INSULATION IS TO BE R-15.
4. HEATING DUCTS TO BE INSULATED W/ R-8.
5. WINDOWS SHALL MEET REQUIRED U FACTORS FOR THE CONTRACTORS CHOSEN PATH OF COMPLIANCE (SEE TABLE N1104.1(1)).
6. ONE EXTERIOR DOOR MAY BE INSULATED TO A U-FACTOR OF 0.20. ALL OTHER EXTERIOR DOORS MAY NOT EXCEED 0.24.

FRAMING NOTES

- NOTE: SEE TABLE 602.3(1) IN ORSC FOR FASTENER SCHEDULE LINK: https://codes.iccsafe.org/content/ORSC2021/Part-6-wall-construction
1. ALL EXTERIOR WALL AND BEARING WALL OPENINGS TO HAVE 4x8 DF HEADERS UNLESS OTHERWISE INDICATED.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH 'SIMPSON' LU TYPE OR EQUIV. DOUBLE JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH 'SIMPSON' LUS TYPE OR EQUIV.
3. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER.
4. PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE ORSC SEC R602.3
5. LUMBER SPECIES: A. POSTS, BEAMS, HEADERS NO2 DOUG FIR JOISTS AND RAFTERS NO3 DOUG FIR B. SILL PLATES, BLOCKING BRIDGING, ETC. NO3 DOUG FIR C. STUDS 9TUD GRADE D.F. D. POST AND BEAM DECKING UTILITY GRADE D.F. E. FLYWOOD SHEATHING 1/2" CDX FLY, 3/16" F. GLU-LAM BEAMS 10-2400, DRY ADH.
6. NAILING SCHEDULE SEE TABLE 602.3(1)
7. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" (102mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2" (51mm) TO THE NOTCH.
8. STUDS IN AN EXTERIOR WALL OR LOAD-BEARING PARTITIONS SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-LOAD-BEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. STUDS SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS TO BE CLOSER THAN 5/8" (15.9mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.
9. INSTALL ALL HORIZONTAL MEMBERS WITH CROWN UP. ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALL JOISTS BEARING IS PROVIDED WITHOUT USE OF SHIMS. BEARING POSTS SHALL HAVE FULL BLOCKING OR SUPPORT UNDER.
10. ALL JOISTS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" LAPS CENTERED OVER INTERIOR SUPPORTS.
11. LEDGERS AND STUD WALL FOUNDATION SILL PLATES SHALL BE BOLTED TO CONCRETE W/ ANCHOR BOLTS OF SIZE AND MINIMUM SPACING AS SHOWN ON DRAWINGS. AT LEAST TWO BOLTS SHALL BE PROVIDED FOR EACH PIECE W/ ONE BOLT WITHIN 12" OF EACH END.
13. ALL FLYWOOD WALL SHEATHING SHALL BE APPLIED AS FOLLOWS: CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOINT OVER 2" BLOCKING OR FLUTE, NAIL TOP OF PANELS TO DOUBLE TOP PLATE AND NAIL BOTTOM PANELS TO ANCHORED SILL PLATE. APPLY GYPSUM BOARD SO THAT END JOINTS OF ADJACENT DOORS DO NOT OCCUR AT THE SAME STUD.
14. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FIN. GRADE.
15. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
16. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL, COMPACTED TO 95%.
17. CONCRETE TO BE PLACED AT MIN. OF 3000 PSI AT 28 DAYS WITH A MIN. OF 6 BAGS OF CEMENT PER YARD AND A MAXIMUM SLUMP OF 4".
18. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' (MAXIMUM) INTERVALS AND TO BE REINFORCED WITH 2 X CURB WITH MINIMUM OF 4" ABOVE ROOF PLANE.
19. CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 5' O.C. (MINIMUM)
20. REINFORCING STEEL TO MEET MIN. ASTM A106 GRADE 60, WELDED WIRE MESH TO BE A-195.
21. EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
22. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK 'VIGORQUEEN' AND EXTEND UP FOOT WALLS TO FT. MUDSILL. PROVIDE A MINIMUM OF 150 SQ FT OF VENTILATION AREA FOR EACH 150 SQ FT OF CRAWLSPACE AREA. VENTS ARE TO BE GLAZED WITH 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN.
23. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 30# ROLL ROOFING.
24. BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
25. PROVIDE CRAWLSPACE DRAIN AS PER SEC. R405.1 OF ORSC
26. THE GRADE AWAY FROM FND WALLS SHALL FALL 6" MIN. WITHIN FIRST 10' FROM WALL.
27. SLOPE FOR PERMANENT FILLS AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZ. TO 1 UNIT VERT.
28. BACKFILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO FLOOR ABOVE ON WALLS W/ MORE THAN 4 UNBALANCED BACKFILL.
29. BUILDER SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.
30. FOOTINGS SHALL BE PLACED ON UNDISTURBED, NATIVE, FREE DRAINING SOILS. CONDITIONS FOUND TO BE OTHERWISE SHALL BE REPORTED TO OWNER.
31. ALL GROUND OVER WHICH FOOTINGS AND SLABS-ON-GRADE ARE TO BE PLACED SHALL BE FREE OF EXPANSIVE OR COMPRESSIBLE DEBRIS AND ORGANIC MATERIAL.
32. FOOTINGS AND SLABS-ON-GRADE CONCRETE SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND. SUB-GRADE FOR SLABS-ON-GRADE WHERE VAPOR BARRIER IS NOT REQUIRED SHALL BE DAMP AT TIME OF CONCRETE PLACEMENT.

FOUNDATION NOTES

- 1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FIN. GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL, COMPACTED TO 95%.
4. CONCRETE TO BE PLACED AT MIN. OF 3000 PSI AT 28 DAYS WITH A MIN. OF 6 BAGS OF CEMENT PER YARD AND A MAXIMUM SLUMP OF 4".
5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' (MAXIMUM) INTERVALS AND TO BE REINFORCED WITH 2 X CURB WITH MINIMUM OF 4" ABOVE ROOF PLANE.
6. CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 5' O.C. (MINIMUM)
7. REINFORCING STEEL TO MEET MIN. ASTM A106 GRADE 60, WELDED WIRE MESH TO BE A-195.
8. EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
9. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK 'VIGORQUEEN' AND EXTEND UP FOOT WALLS TO FT. MUDSILL. PROVIDE A MINIMUM OF 150 SQ FT OF VENTILATION AREA FOR EACH 150 SQ FT OF CRAWLSPACE AREA. VENTS ARE TO BE GLAZED WITH 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 30# ROLL ROOFING.
11. BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
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14. SLOPE FOR PERMANENT FILLS AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZ. TO 1 UNIT VERT.
15. BACKFILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO FLOOR ABOVE ON WALLS W/ MORE THAN 4 UNBALANCED BACKFILL.
16. BUILDER SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.
17. FOOTINGS SHALL BE PLACED ON UNDISTURBED, NATIVE, FREE DRAINING SOILS. CONDITIONS FOUND TO BE OTHERWISE SHALL BE REPORTED TO OWNER.
18. ALL GROUND OVER WHICH FOOTINGS AND SLABS-ON-GRADE ARE TO BE PLACED SHALL BE FREE OF EXPANSIVE OR COMPRESSIBLE DEBRIS AND ORGANIC MATERIAL.
19. FOOTINGS AND SLABS-ON-GRADE CONCRETE SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND. SUB-GRADE FOR SLABS-ON-GRADE WHERE VAPOR BARRIER IS NOT REQUIRED SHALL BE DAMP AT TIME OF CONCRETE PLACEMENT.

ELECTRICAL REQUIREMENTS

- LIGHTING REQUIREMENTS: AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EACH BEDROOM AND IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES PROVIDED WITH ELECTRICAL POWER AND AT THE EXTERIOR SIDE OF EGRESS DOORS. STAIRWAY LIGHTING CONTROL: ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS OF ILLUMINATION TO THE STAIR, INCLUDING THE LANDINGS AND TREADS, TO BE CONTROLLED BY A WALL SWITCH AT EACH FLOOR LEVEL. INTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING AT THE TOP AND BOTTOM OF THE STAIR. EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIR. EXCEPTION: WHERE THE DIFFERENCE BETWEEN FLOOR LEVELS REQUIRES LESS THAN 6 STAIR RISERS. FIXTURES IN CLOTHES CLOSETS: SURFACE MOUNTED FLUORESCENT FIXTURES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE. WET OR DAMP LOCATIONS: FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS OR OTHER ELECTRICAL PARTS. ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED 'SUITABLE FOR WET LOCATIONS'. ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED 'SUITABLE FOR WET LOCATIONS' OR 'SUITABLE FOR DAMP LOCATIONS'. LIGHT SWITCH ACCESS: ALL SWITCHES SHALL BE LOCATED TO ALLOW OPERATION FROM A READILY ACCESSIBLE LOCATION. RECEPTACLE OUTLET REQUIREMENTS: IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, DEN, BEDROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE THAT IS 2 FEET OR MORE IN WIDTH. KITCHENS: RECEPTACLE OUTLETS, WITH GFI PROTECTION, SHALL BE INSTALLED EVERY 24" ON ALL COUNTER SPACES THAT MEASURE 12" OR WIDER BATHROOMS: AT LEAST ONE WALL RECEPTACLE OUTLET, WITH GFI PROTECTION, SHALL BE INSTALLED IN BATHROOMS ADJACENT TO EACH BASIN LOCATION. OUTDOORS: AT LEAST ONE RECEPTACLE OUTLET, WITH GFI PROTECTION, SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE. HALLWAYS: HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. HVAC OUTLET: A CONVENIENCE RECEPTACLE OUTLET SHALL BE INSTALLED FOR THE SERVING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT LOCATED IN ATTICS AND CRAWL SPACES. WET LOCATIONS: A RECEPTACLE INSTALLED IN A WET LOCATION SHALL BE IN A WEATHER PROOF ENCLOSURE, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN THE ATTACHMENT PLUG CAP IS INSERTED. *ADDITIONAL INFORMATION CAN BE FOUND IN THE OREGON RESIDENTIAL SPECIALTY CODE BOOK IN SECTIONS: E31-404 SWITCHES E31-406 RECEPTACLE OUTLETS E31-410 LIGHTING OUTLETS

SECTION M1505.4

A WHOLE HOUSE VENTILATION SYSTEM SHALL BE INSTALLED AND PROVIDE BALANCED VENTILATION AS PER SECTION M1505.4 IN LOCAL EGRESS AND SUPPLY FANS ARE PERMITTED TO SERVE AS PART OF THE WHOLE HOUSE SYSTEM. OUTDOOR AIR VENTILATION PROVIDED BY A SUPPLY FAN DUCTED TO RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION FOR THE BALANCED SYSTEM.

APPENDIX F RADON CONTROL METHODS

- AF1032 Subfloor preparation. A layer of gas-permeable material shall be placed directly under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building. 1. A uniform layer of clean aggregate, a min. of 4 inches thick (see code section for additional info)
AF1033 Soil-gas-retarder. A minimum 6-mil 3/4 or 3-mil cross-laminated polyethylene or equivalent flexible sheathing material shall be placed on top of the gas-permeable layer (see code for additional info)
AF1034 Entry routes. Potential radon entry routes shall be closed in accordance with Sections AF103.4.1 through AF103.4.10. (See code section for further details)
AF1035 Crawlspace mitigation system. In buildings with crawlspace foundations, a system complying with AF103.5.1 or AF103.5.2 shall be installed during construction. Exception: Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed.
AF1035.1 (PASSIVE METHOD) Ventilation. Crawlspace shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.
AF1035.2 Soil-gas-retarder. The soil in crawlspace shall be covered with a continuous layer of minimum 6-mil (0.05 mm) polyethylene soil-gas-retarder as per code section (min 12" lap)
AF1035.3 Vent pipe. A plumbing tee or other approved connection shall be inserted horizontally beneath the sheathing and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheathing as per code section to min 12" above roof surface.
AF1035.2 Active Method) Crawlspace ventilation and building tightness. As an alternate method to passive method. Requires non-closable fan vents, and whole house ventilation system (air exchanger) (see code section AF103.5.2 for specifications)
AF1036 Passive subslab depressurization system.
AF1036.1 Vent pipe. A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the sub-slab aggregate (see code section for further details)
AF1036.2 - AF103.10 see code section for these requirements
AF10311 Building depressurization. Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section M1601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Firestopping shall meet the requirements contained in Section R602.3.
AF10312 Power source. To provide for future installation of an active sub-membrane or sub-slab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated location of system failure alarms.

SECTION N1107

ALL PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHTING FIXTURES SHALL BE COMPACT FLUORESCENT LAMPS, 1-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, LED LAMPS, FIXTURE- INTEGRATED ILLUMINATION DEVICES, OR LAMPS WITH AN EFFICACY NOT LESS THAN 65 LUMENS PER WATT FOR EACH LAMP OR LUMINAIRES WITH EFFICACY NOT LESS THAN 45 LUMENS PER WATT PER EACH LUMINAIRE. EXCEPT 2 INTERIOR AND 2 EXTERIOR PERMANENT FIXTURES ARE NOT REQUIRED TO HAVE HIGH EFFICIENCY LAMPS. THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING AT THE FINAL INSPECTION THAT THE PERMANENTLY INSTALLED FIXTURES HAVE MET THIS REQUIREMENT. NOTE: AS PER ORSC N1107.4 PROVIDE 4"x4" METAL JUNCTION BOX W/ COVER WITHIN 24" OF MAIN ELECTRICAL PANEL. PROVIDE A 3/4" RIGID 'METAL RACEWAY' EXTENDING FROM UCT. BOX TO CAPPED ROOF TERMINATION W/ CLEARANCE MIN. 36".

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ALL PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHTING FIXTURES SHALL BE COMPACT FLUORESCENT LAMPS, 1-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, LED LAMPS, FIXTURE- INTEGRATED ILLUMINATION DEVICES, OR LAMPS WITH AN EFFICACY NOT LESS THAN 65 LUMENS PER WATT FOR EACH LAMP OR LUMINAIRES WITH EFFICACY NOT LESS THAN 45 LUMENS PER WATT PER EACH LUMINAIRE. EXCEPT 2 INTERIOR AND 2 EXTERIOR PERMANENT FIXTURES ARE NOT REQUIRED TO HAVE HIGH EFFICIENCY LAMPS. THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING AT THE FINAL INSPECTION THAT THE PERMANENTLY INSTALLED FIXTURES HAVE MET THIS REQUIREMENT. NOTE: AS PER ORSC N1107.4 PROVIDE 4"x4" METAL JUNCTION BOX W/ COVER WITHIN 24" OF MAIN ELECTRICAL PANEL. PROVIDE A 3/4" RIGID 'METAL RACEWAY' EXTENDING FROM UCT. BOX TO CAPPED ROOF TERMINATION W/ CLEARANCE MIN. 36".

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TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS^a

Table with 5 columns: BUILDING COMPONENT, STANDARD BASE CASE (Required Performance, Equiv. Value^b), LOG HOMES ONLY (Required Performance, Equiv. Value^b). Rows include Wall insulation—above grade, Wall insulation—below grade, Flat ceilings, Vaulted ceilings, Underfloors, Slab-edge perimeter, Heated slab interior, Windows, Skylights, Exterior doors, Exterior doors with > 2.5 ft² glazing.

- a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-factor standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-factors contained in Table N1104.1(1).
b. R-values used in this table are nominal for the insulation only in standard wood-framed construction and not for the entire assembly.
c. Wall insulation requirements apply to all exterior wood-framed, concrete or masonry walls that are above grade. This includes cripple walls and rim joist areas. Nominal compliance with R-21 insulation and Intermediate Framing (N1104.5.2) with insulated headers.
d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.
e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.
f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to minimum 6-inch depth at top plate at exterior of structure to achieve U-factor.
g. Vaulted ceiling surface area exceeding 50 percent of the total heated space floor area shall have a U-factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 advanced framing).
h. A = Advanced frame construction. See Section N1104.6.
i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2. Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.
k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.
m. Minimum 24-inch horizontal or vertical below grade.

TABLE N1101.1(2) ADDITIONAL MEASURES

Table with 2 columns: Item, Measure. Rows include HIGH EFFICIENCY HVAC SYSTEM, HIGH EFFICIENCY WATER HEATING SYSTEM, WALL INSULATION UPGRADE, ADVANCED ENVELOPE, DUCTLESS HEAT PUMP, HIGH EFFICIENCY THERMAL ENVELOPE UA, GLAZING AREA, 3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION.

a. Appliances located within the building thermal envelope shall have isolated combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 6 percent less than the Code UA total of the Standard Base Case.

8419 R, 11-15-22, 1/4" = 1'-0", THE MCKENZIE RAZE, TYPICAL NOTES, CLIENT NAME, LOCATION, SHEET TITLE, SQUARE FEET.

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