



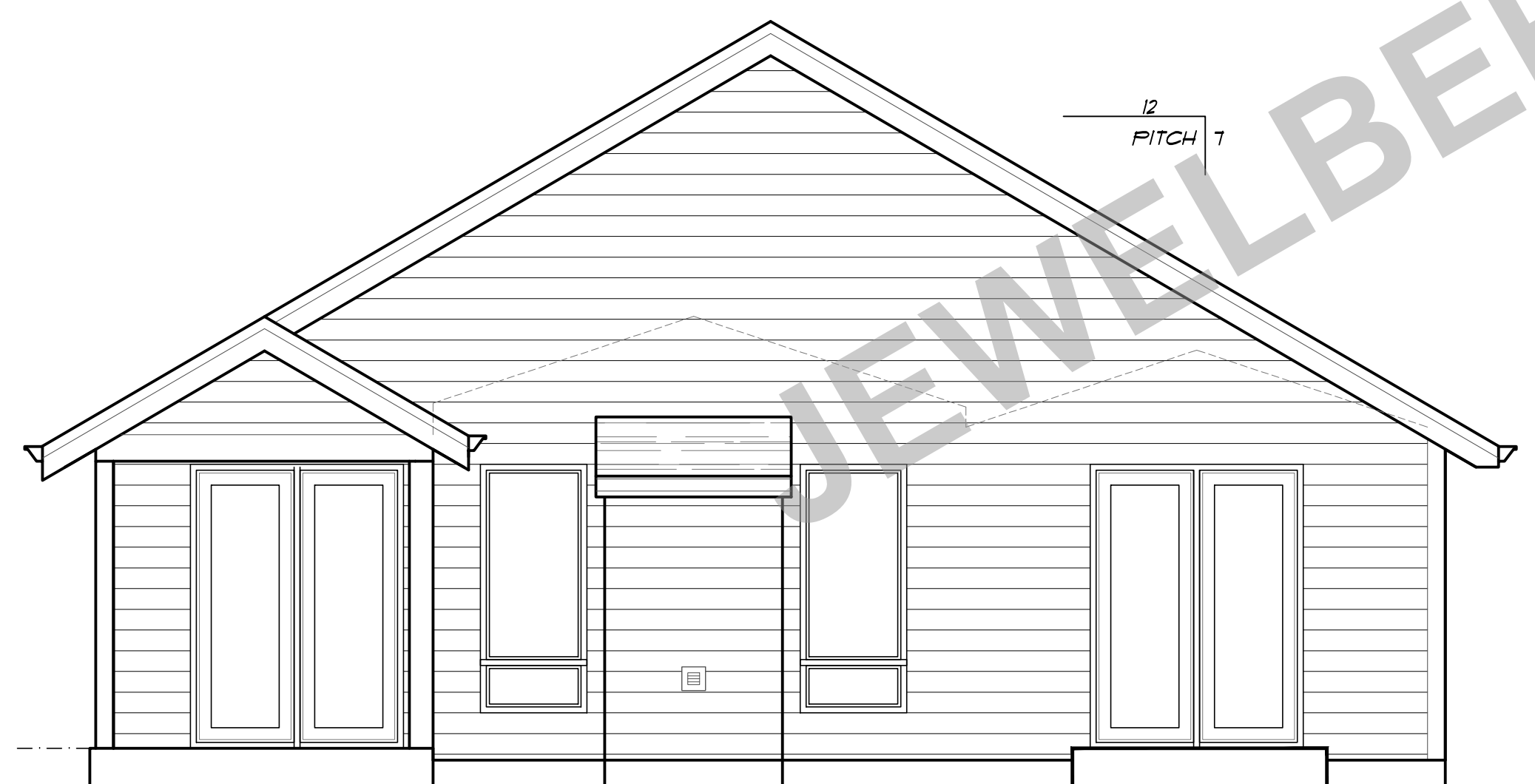
LEFT ELEVATION

1625 SF GLAZING /
5935 SF FACADE • 12.6%
-4" WINDOW TRIM
-ROOF OVERHANG 16" OR GREATER
-DECORATIVE MATERIAL OCCUPYING AT LEAST 60 SF
-DECORATIVE BASE MATERIAL 3/4" ABOVE FINISH GRADE AND MINIMUM 10% LENGTH OF FACADE

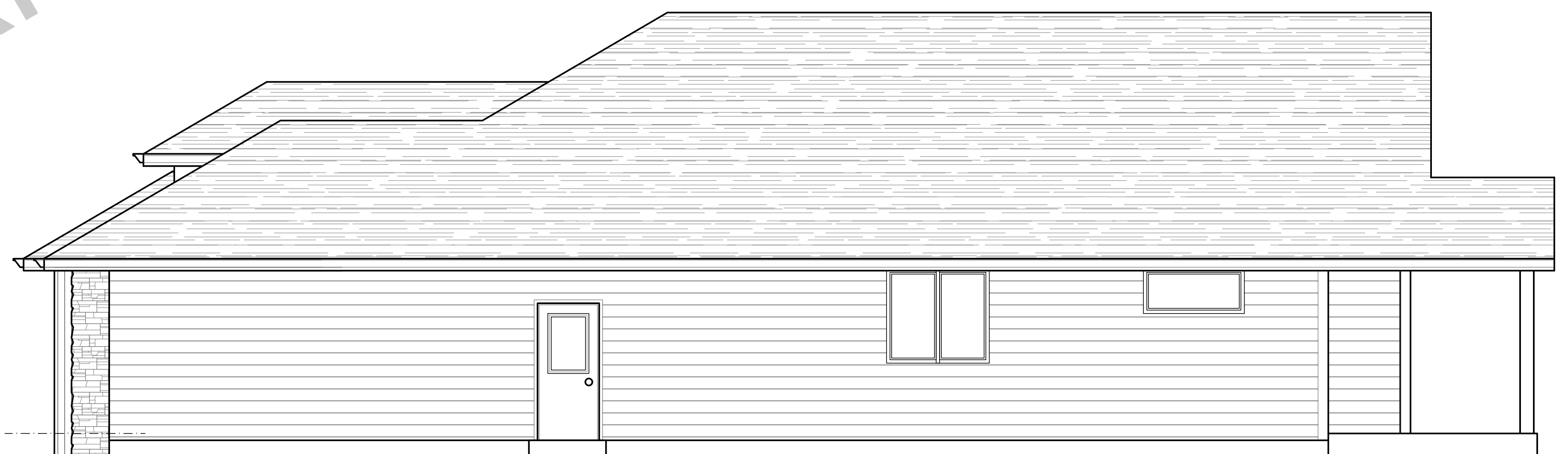


FRONT ELEVATION

ARCH. COMP. OVER
1/4" FELT OVER
1/2" CDX PLYWOOD
FAUX STONE VENEER
AS PER MFG. SPECS.
1/4" CEDAR VERTICAL CHANNEL
SIDING ON APPROVED BLDG
WRAP ON 1/2" OR EQUAL PLYUD
SHTNG
1" EXP. CEMENT BD LAP
SIDING ON APPROVED
BLDG WRAP ON 1/2" OR
EQUAL PLYUD SHTNG



REAR ELEVATION



RIGHT ELEVATION

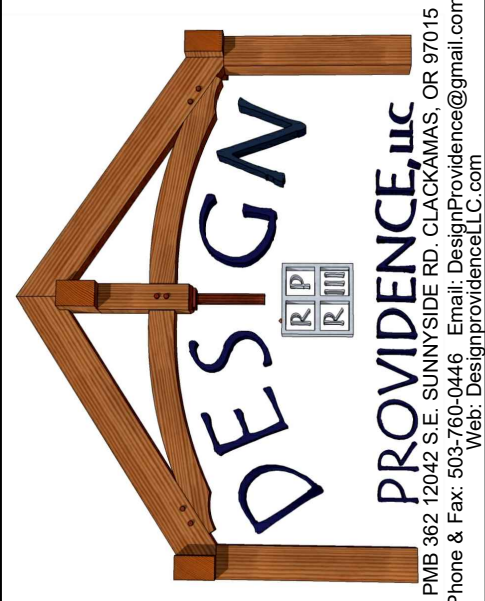
JEWELBERRY RIDGE LOT 2, SANDY, OR

PLAN NO.: 102708 D R
DATE: 11-14-22
SCALE: 1/4" = 1'-0"

RIPPLEBROOK D RAZE REVERSE

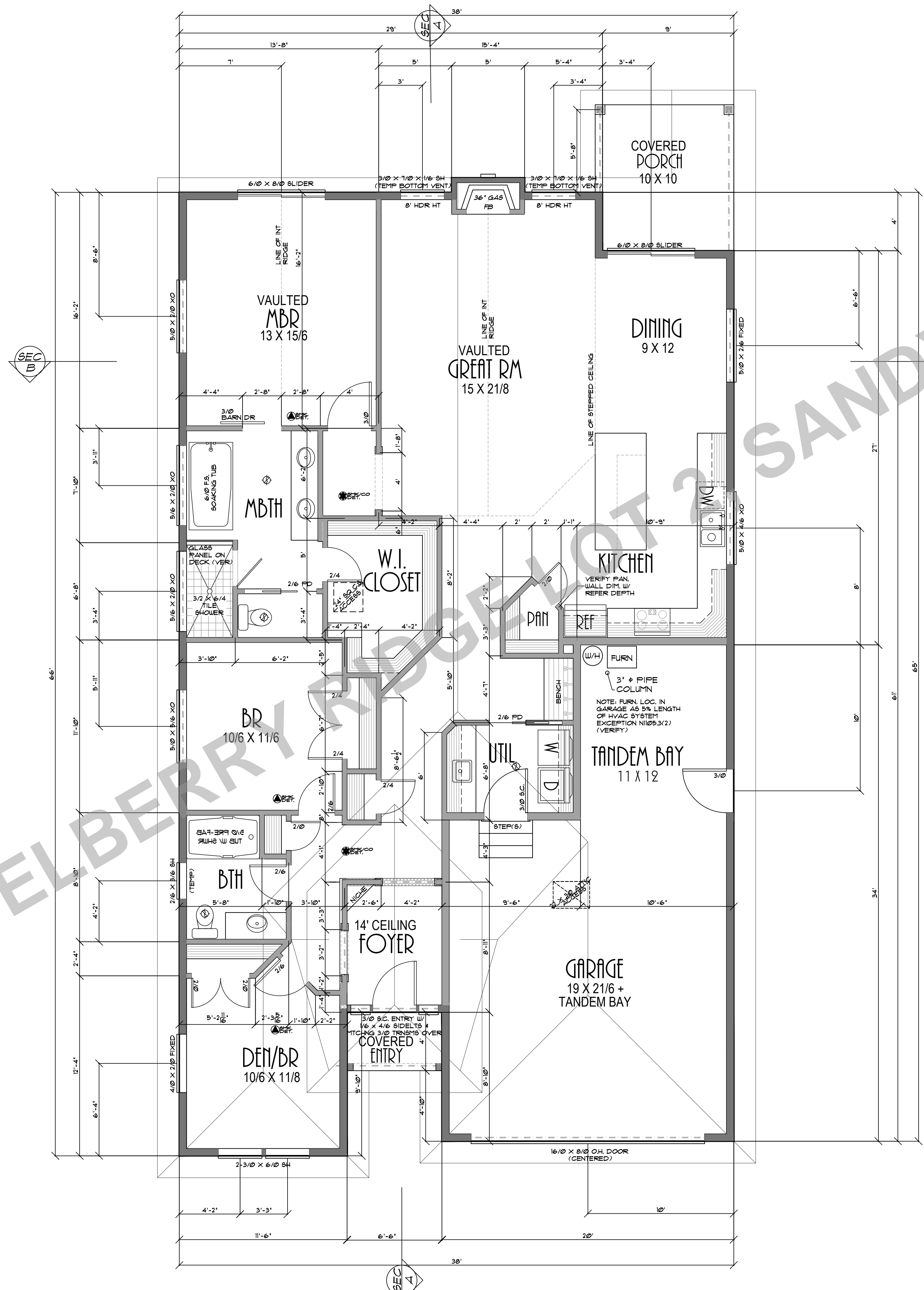
CLIENT NAME:
LOCATION
SHEET TITLE:
SQ FT:

ELEVATIONS



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SHEET NR:
1



JEWEL BERRY ARCHITECTURE SANDY OR

PLAN NO: 102708 D R
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 SCALE: 1/4" = 1'-0"

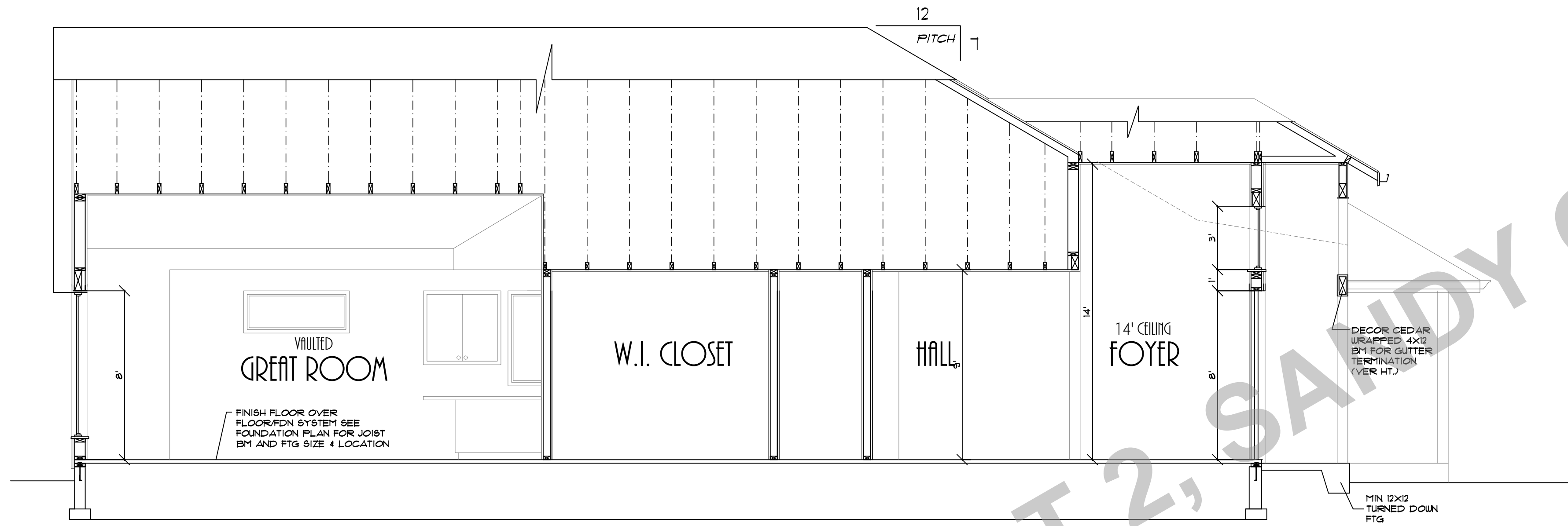
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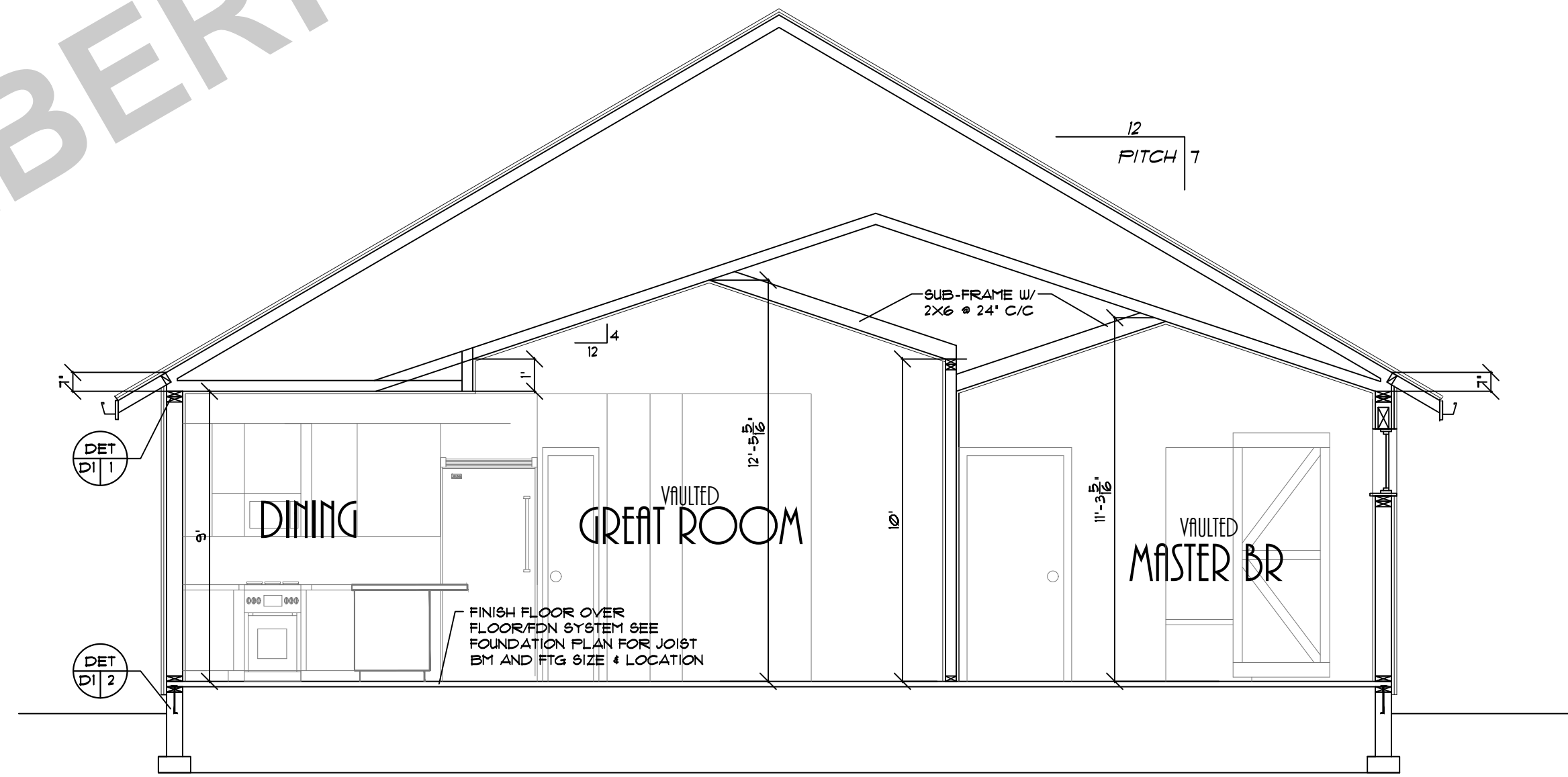
FLOOR PLAN

1828 SQUARE FEET

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CROSS SECTION A-A



CROSS SECTION B-B

JEWELBERRY RIDGE LOT 2, SANDY OR

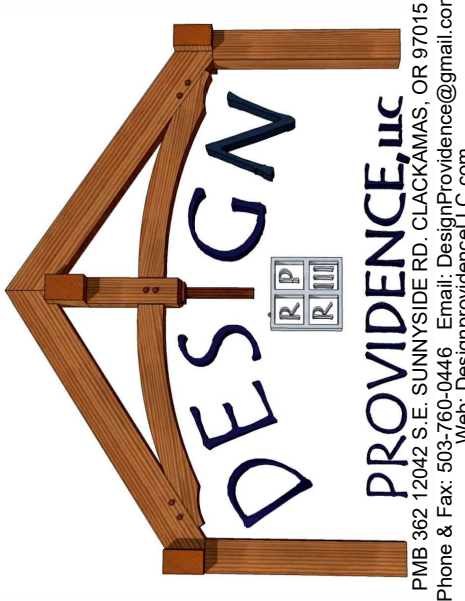
PLAN NO: 102708 D R
 DATE: 11-14-22
 SCALE: 1/4" = 1'-0"

CLIENT NAME: RIPLEBROOK D RAZE REVERSE

LOCATION: RIPLEBROOK D RAZE REVERSE

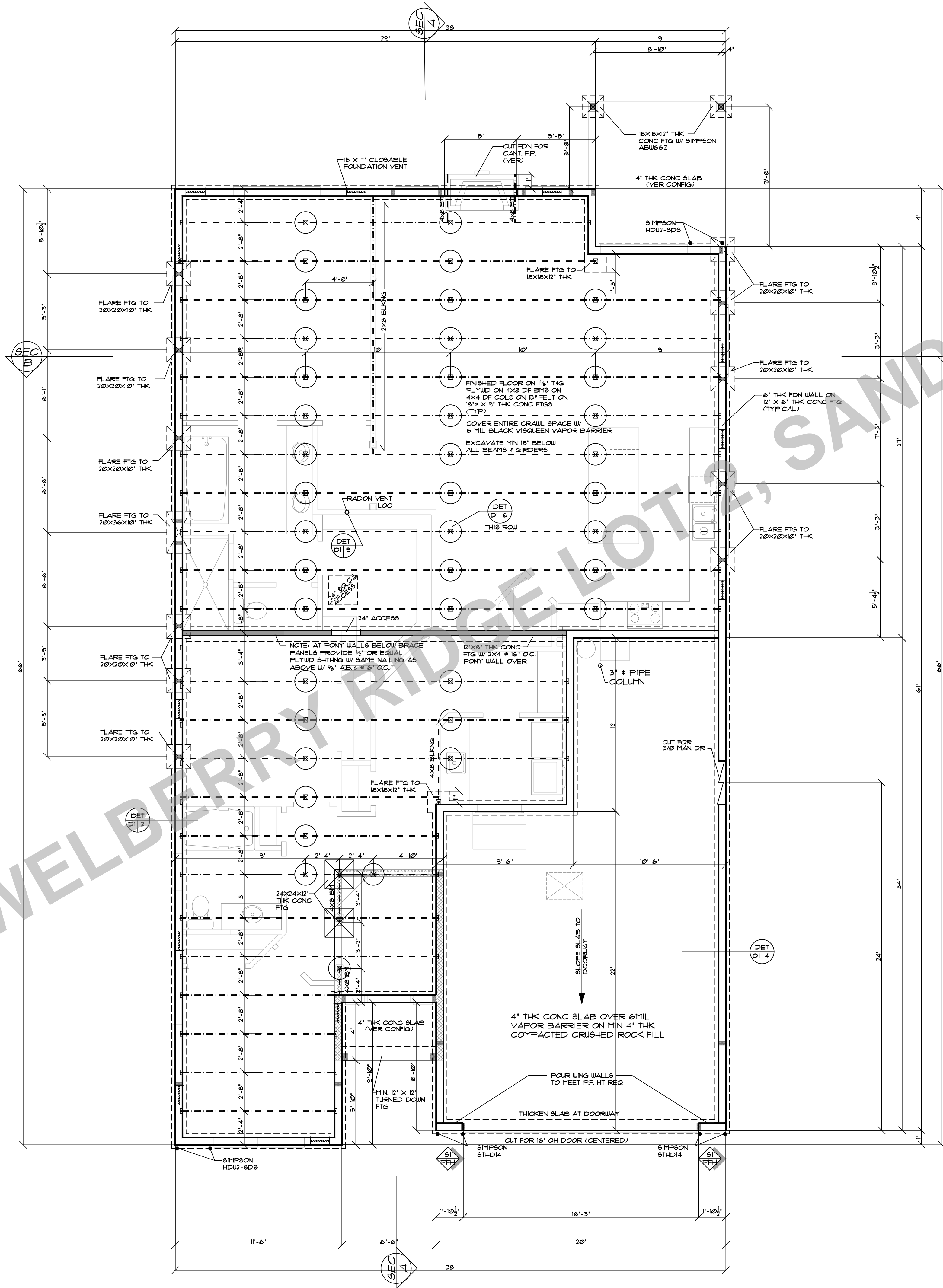
SHEET TITLE: CROSS SECTIONS

SQ FT: [Blank]



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SHEET NR:
3



PLAN NO: 102708.D R
 DATE: 11-14-22
 SCALE: 1/4" = 1'-0"

RIPPLEBROOK D RAZE REVERSE

CLIENT NAME:
 LOCATION

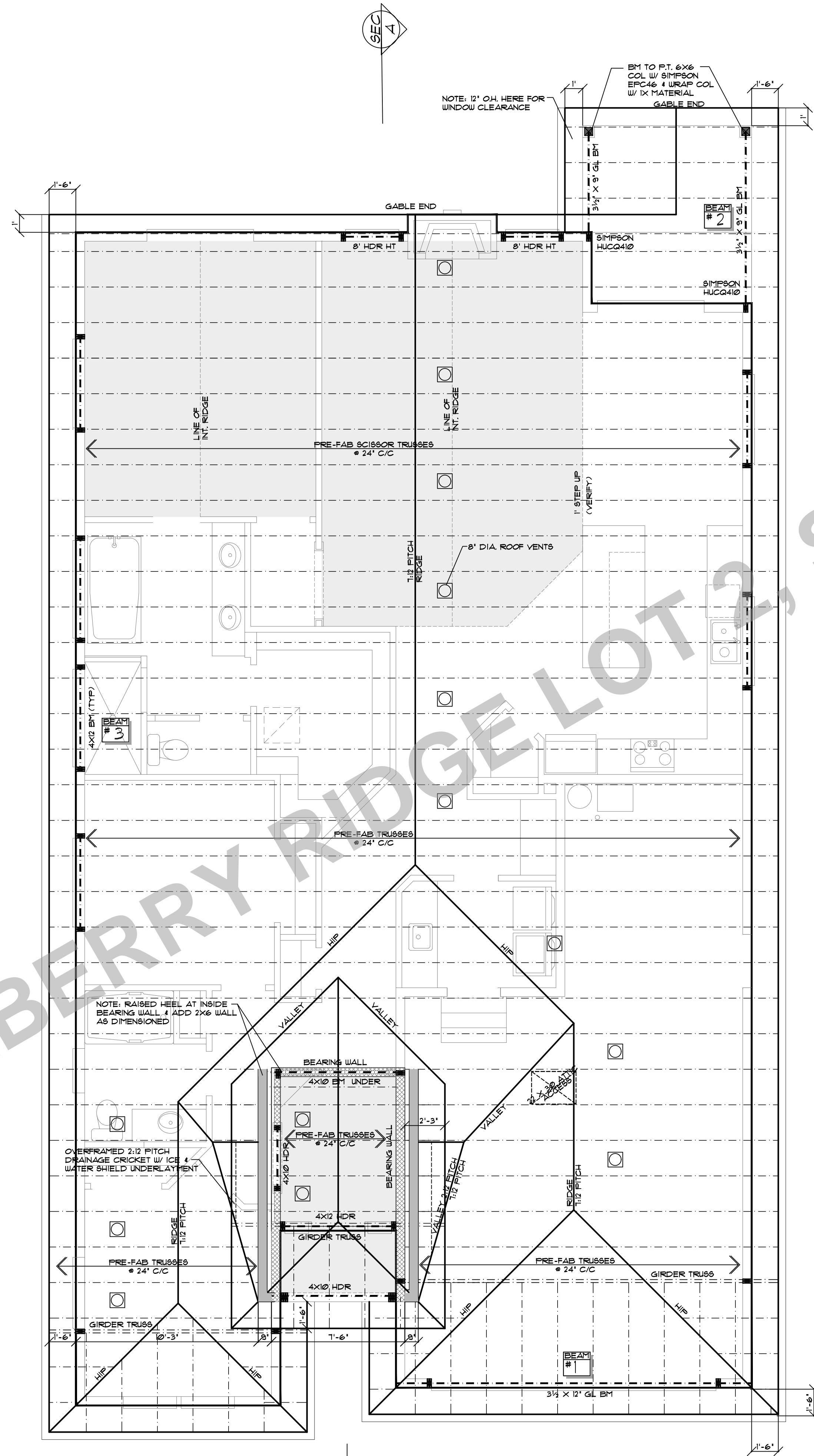
FOUNDATION PLAN

SHEET TITLE:
 SQ. FT.



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SHEET NR:
4



NOTES: INSTALLATION OF DUCTS
 ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE.

EXCEPTION:
 1. VENTILATION INTAKE DUCTWORK AND EXHAUST DUCTWORK
 2. UP TO 5 PERCENT OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE.
 3. DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE ALL OF THE FOLLOWING:
 3.1 INSULATION SHALL BE INSTALLED TO FILL GAPS AND VOIDS BETWEEN THE DUCT AND THE CEILING AND A MINIMUM OF R-15 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 R900.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE

2393 SF / 300 = 1148 SQ. IN. TOTAL VENTING

PROVIDE MIN. 514 SQ. IN. AT BIRD BLOCK VENTING

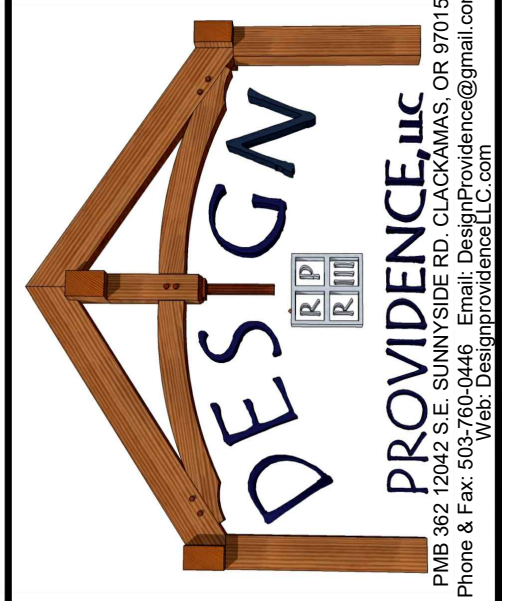
PROVIDE MIN. 514 SQ. IN. VENTING WITHIN 3' OF ROOF RIDGE

PLAN NO: 102708 D R
 DATE: 11-14-22
 SCALE: 1/4" = 1'-0"

RIPPLEBROOK D RAZE REVERSE

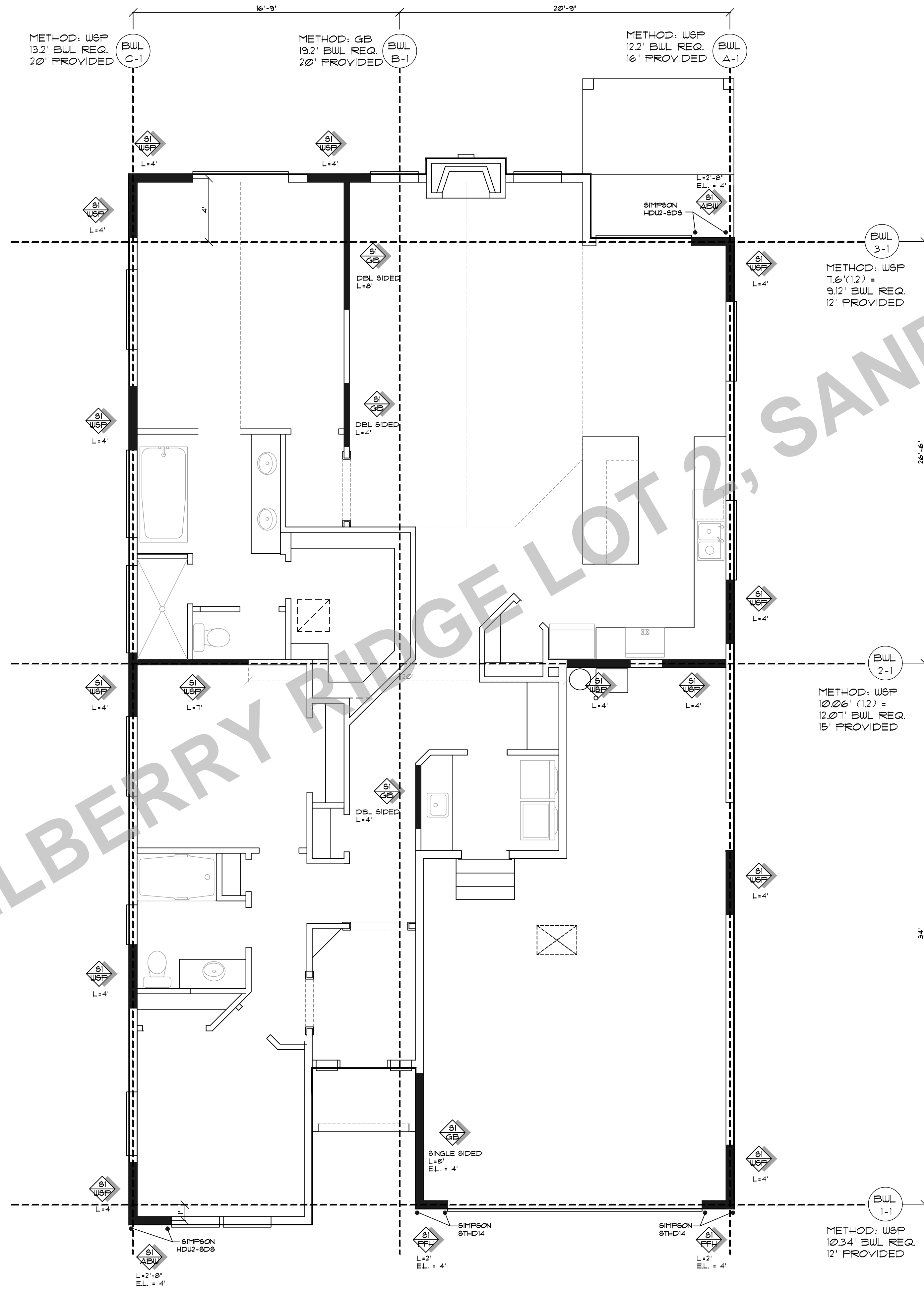
CLIENT NAME:
 LOCATION:
 SHEET TITLE:
 SQ. FT.:

ROOF FRAMING



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SHEET NR:
5



JEWELBERRY RIDGE LOT 2, SANDY OR

PLAN NO: 102708.DR
 DATE: 11-14-22
 SCALE: 1/4" = 1'-0"

RIPPLEBROOK D RAZE REVERSE

PRESCRIPTIVE WALL BRACING

CLIENT NAME:
 LOCATION:
 SHEET TITLE:
 SQ. FT.:



PROVIDENCE, LLC
 1000 S. 10200 S. SANDY, UTAH 84070
 Phone: 801.733.3160
 Web: Design@providencecc.com

SHEET NR:
S

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

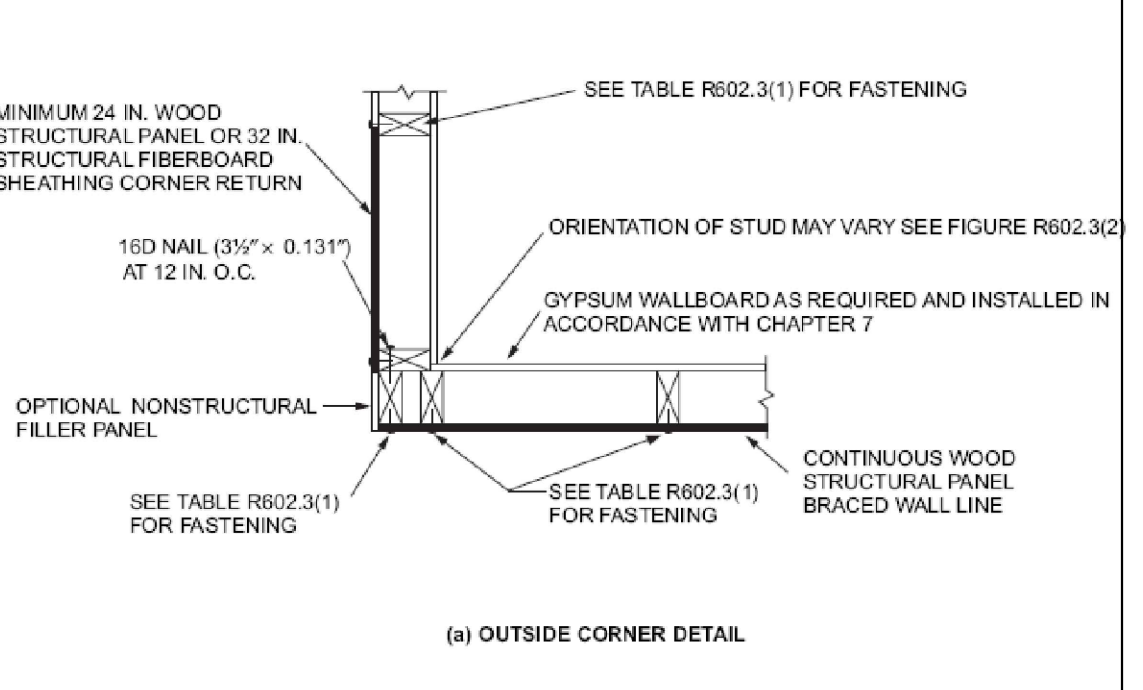
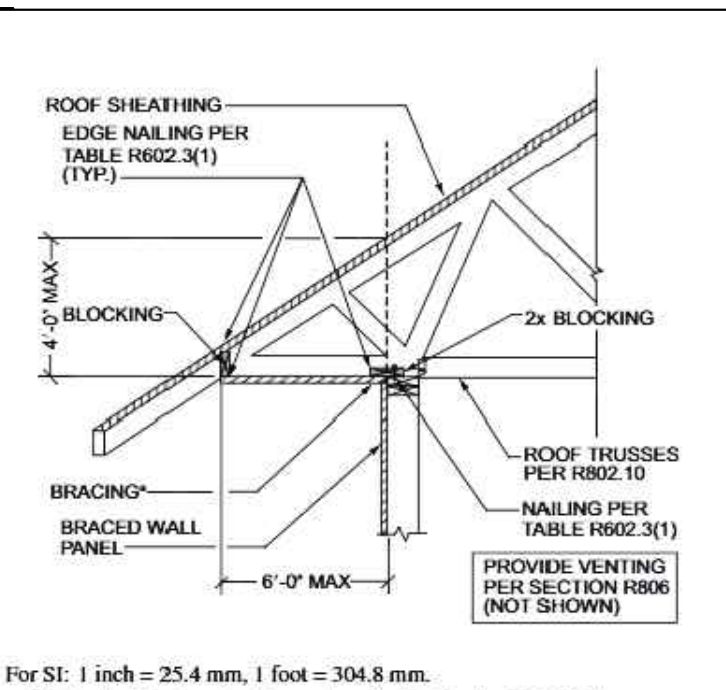
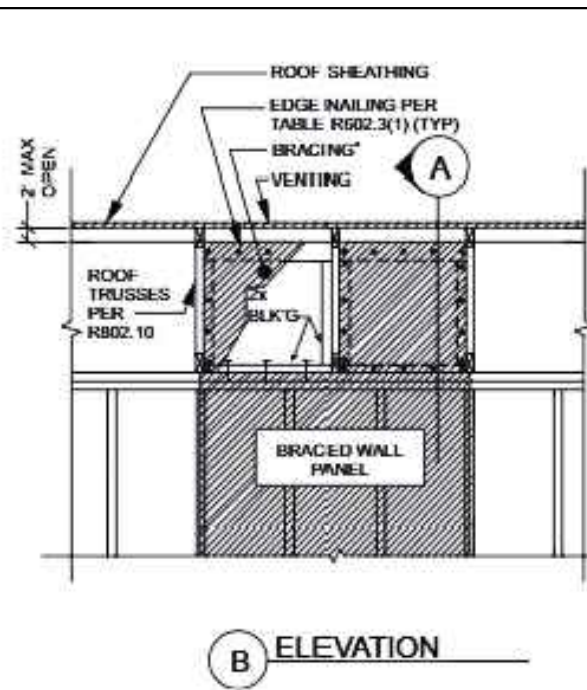
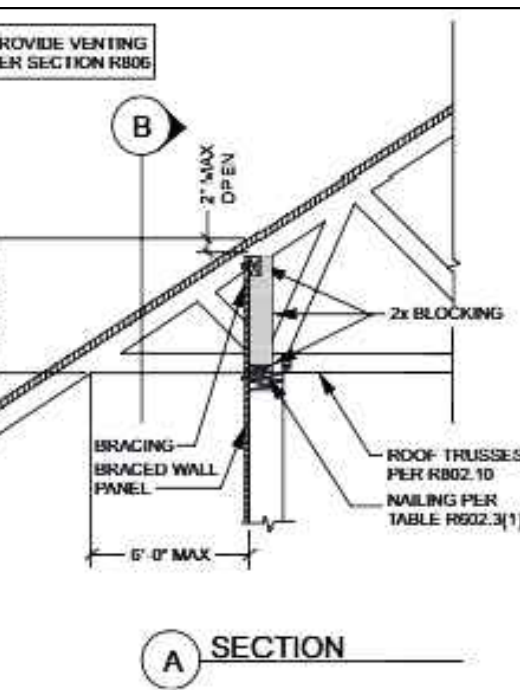
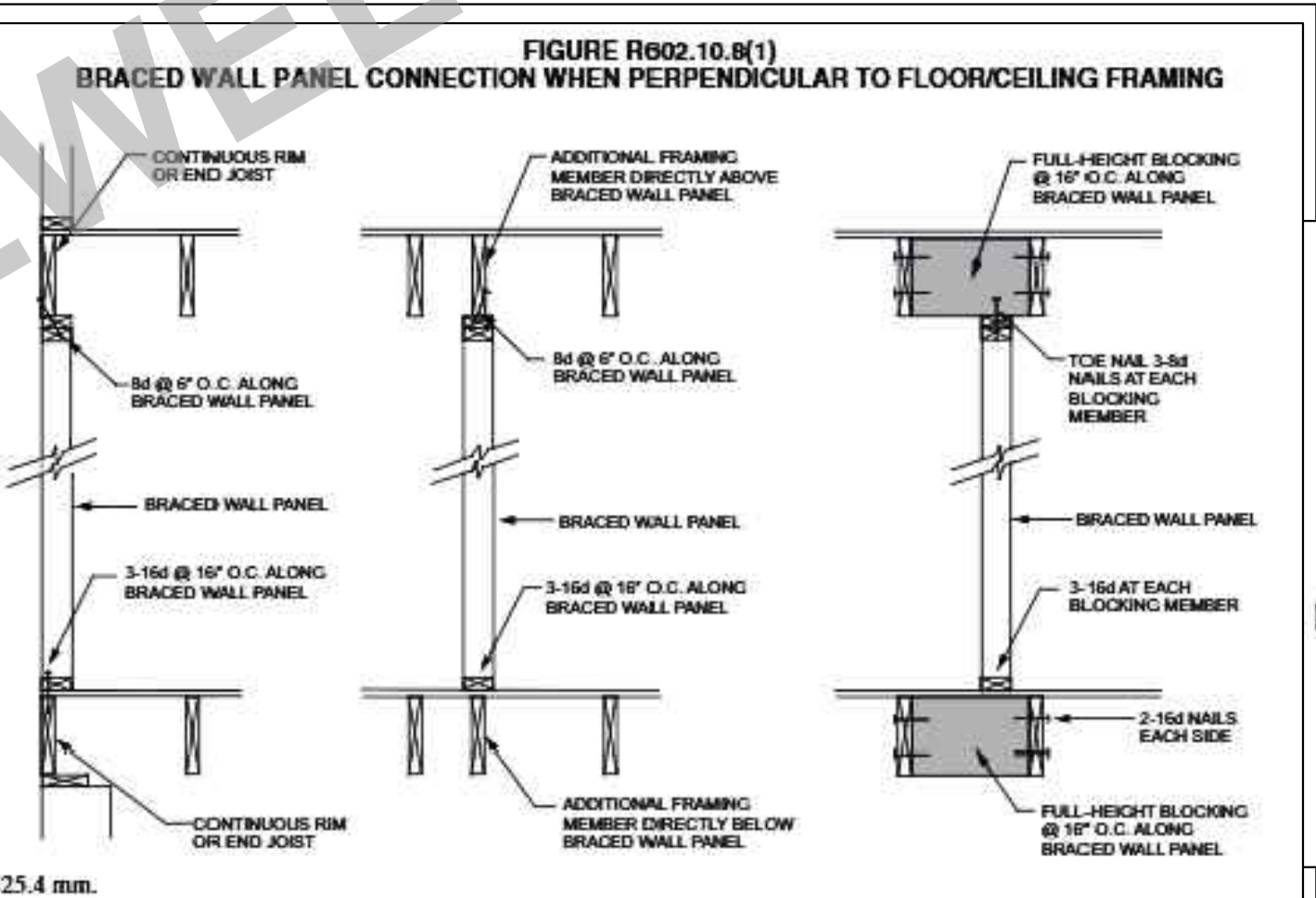
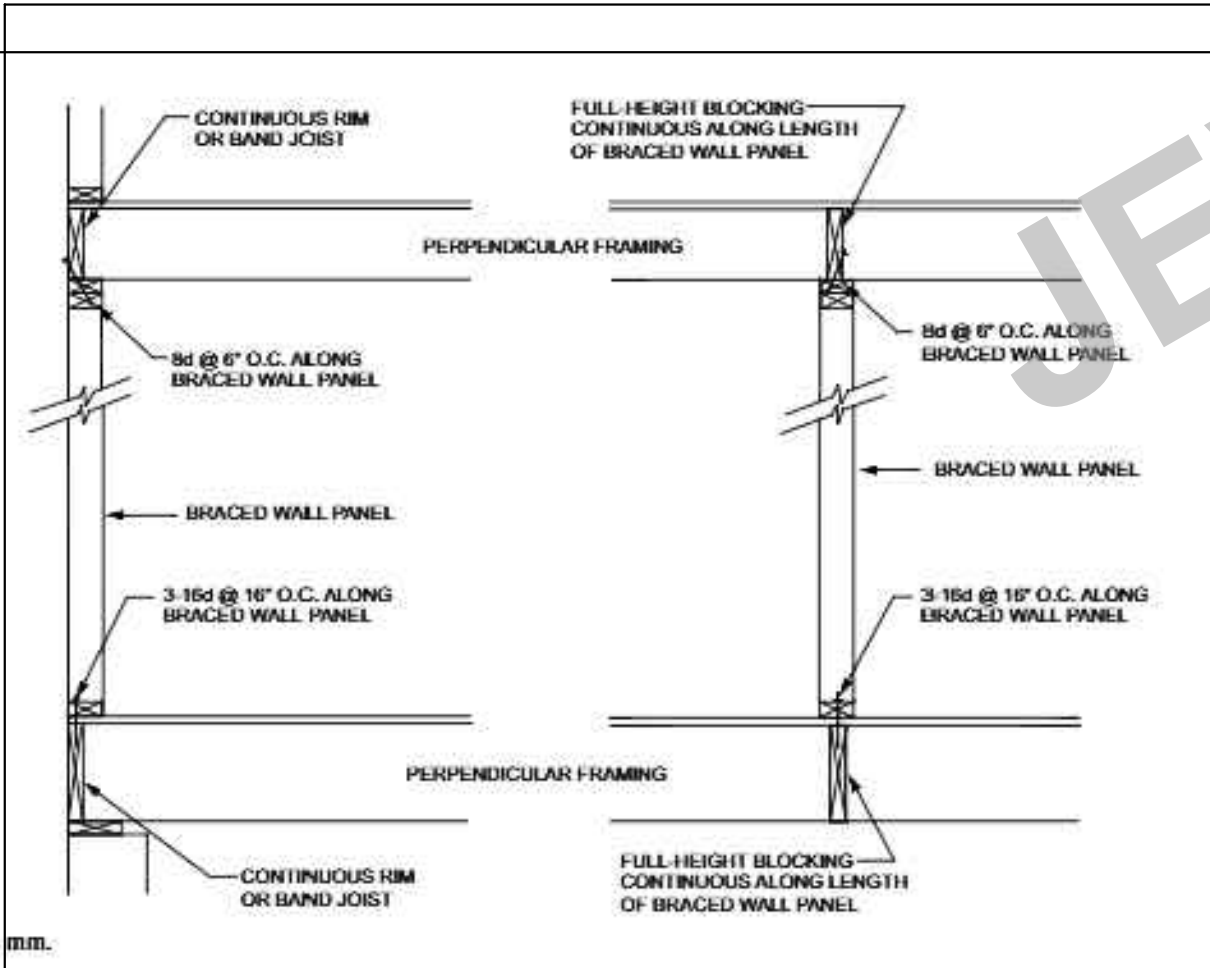
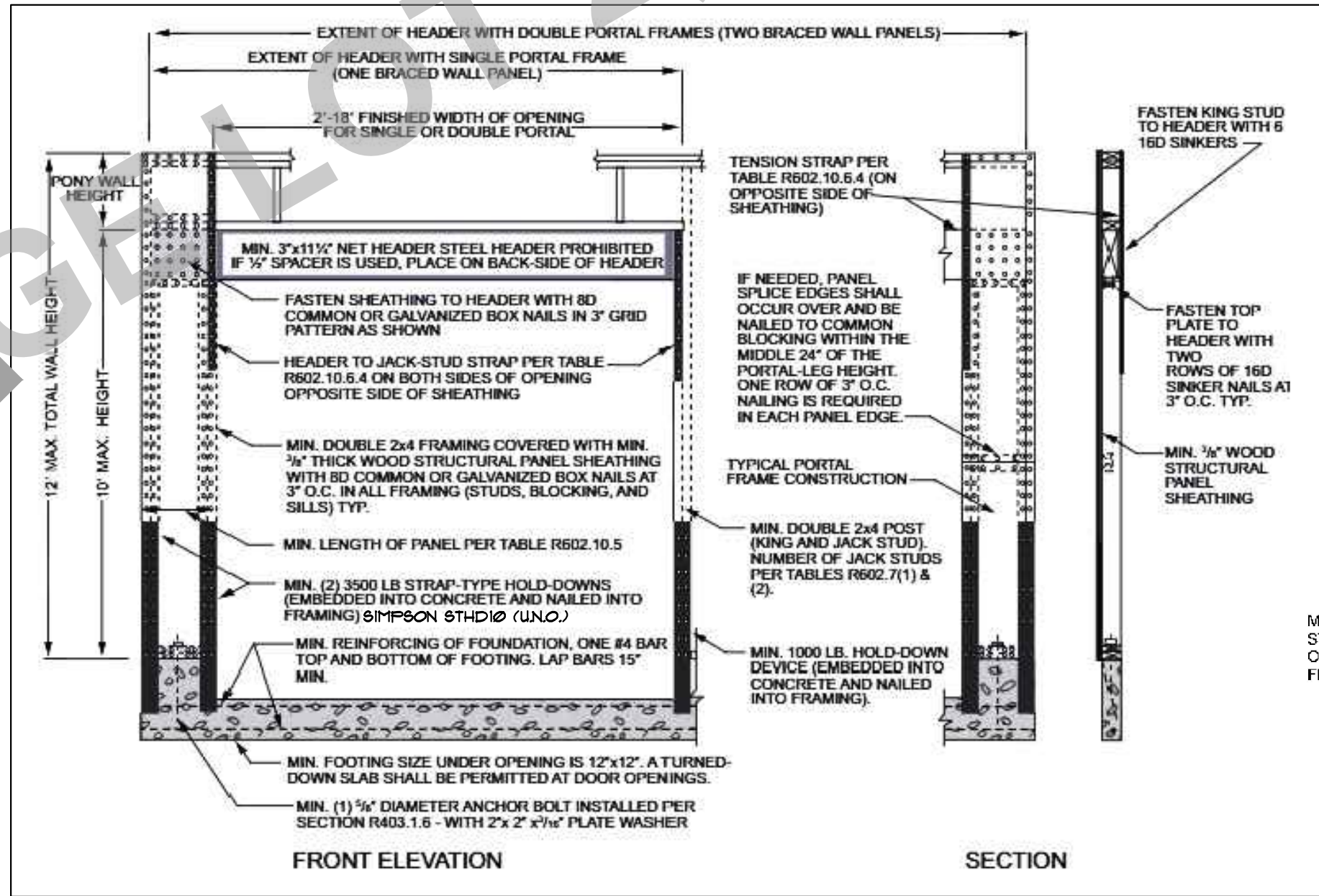
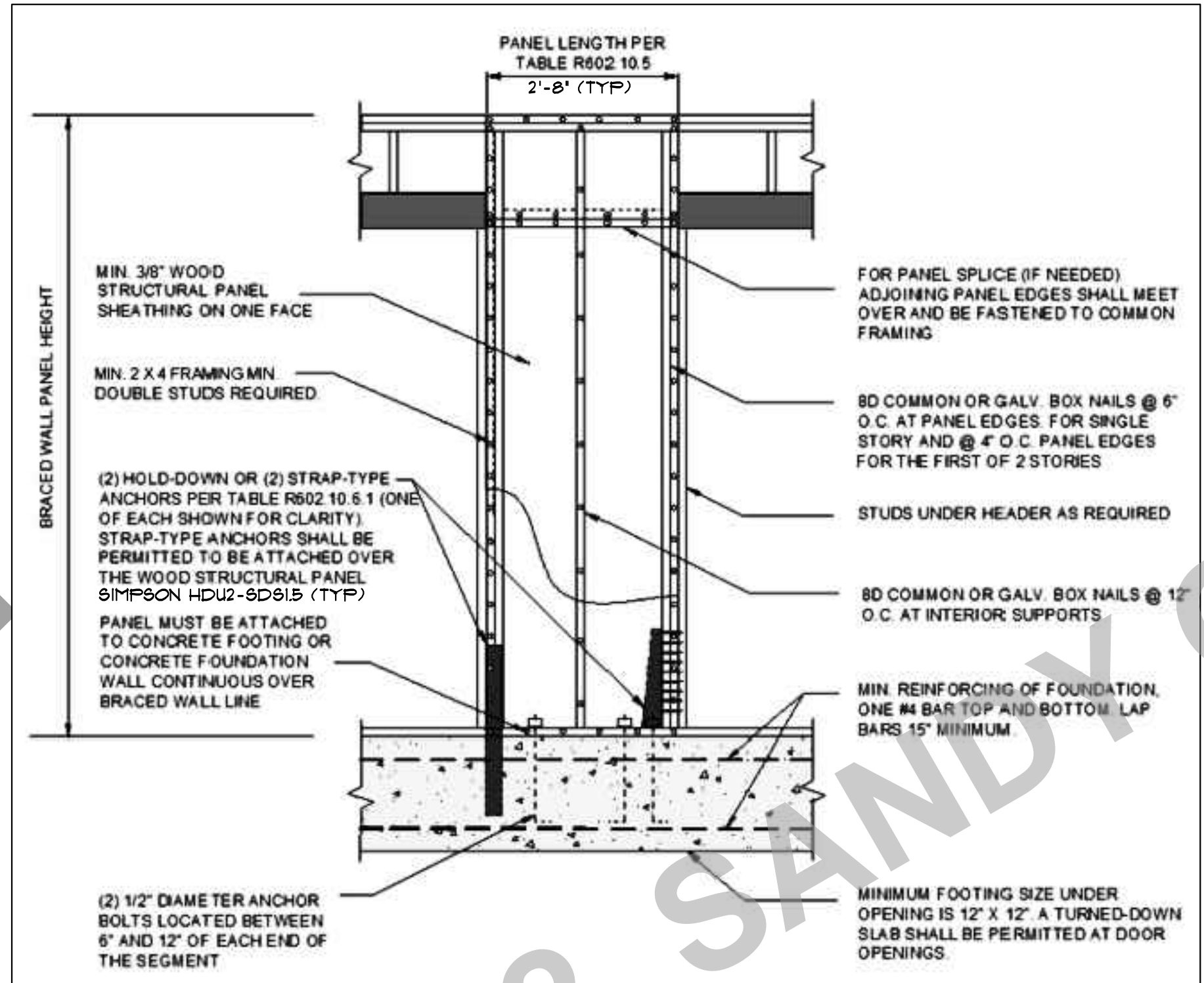
TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}

Size	Penetration (inches)	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.)	B	C	D
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

- For SE: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
- 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.
 - 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.
 - 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.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING ^a
				Nails ^a	Screws ^b	
3/8	Ceiling ^d	Perpendicular	16	7	12	13 gage, 1 1/4" long, 3/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 3/8" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling ^d	Either direction	16	7	12	13 gage, 1 3/8" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 3/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1 3/8" long, 9/32" head.
	Ceiling ^d	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	



DET S1/A

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

DET S1/A

DET S1/B1

OR

DET S1/B2

PLAN NO: 102708 D R
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SCALE: 1/4" = 1'-0"

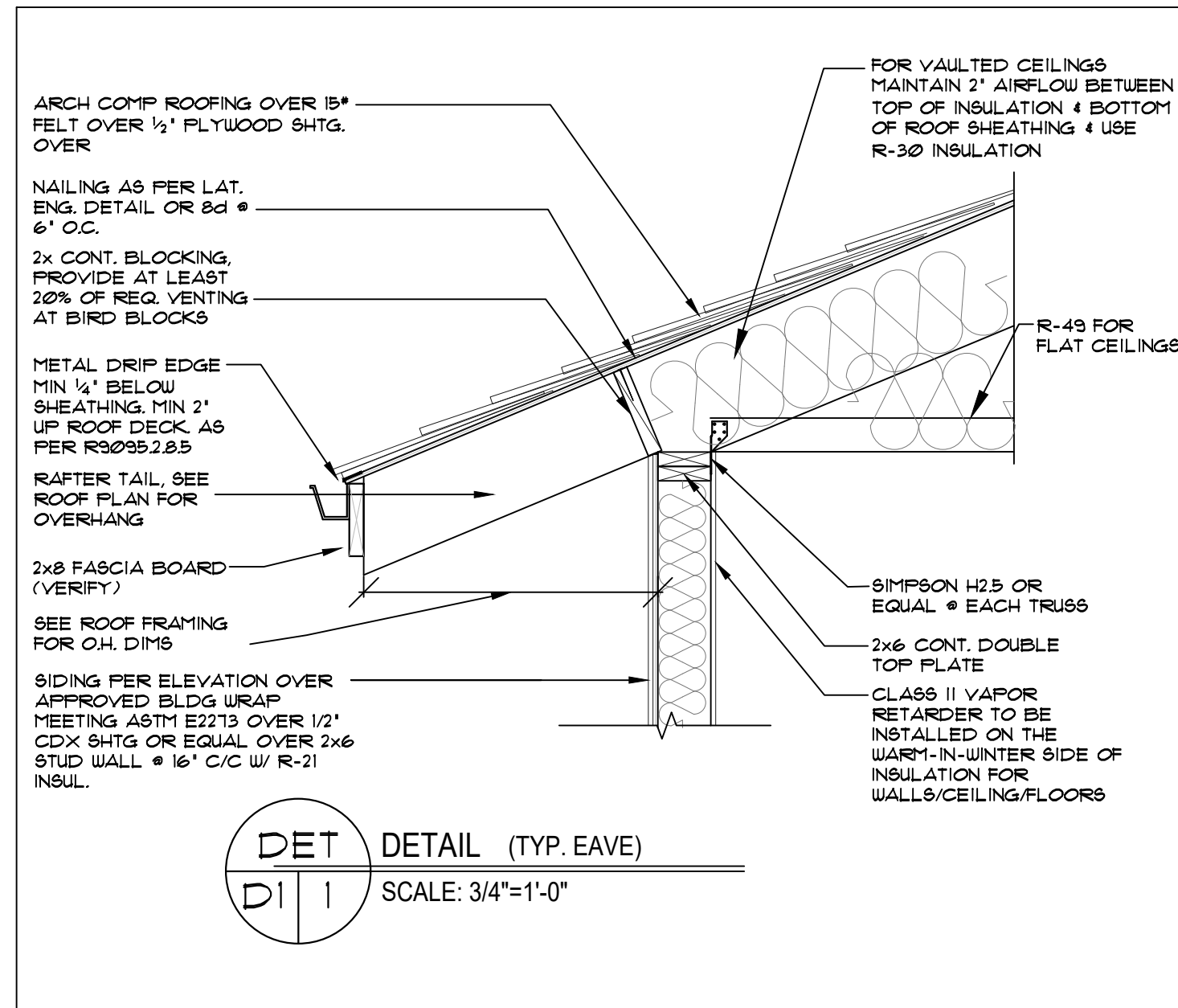
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RIFFLEBROOK D RAZE REVERSE
SHEAR DETAILS

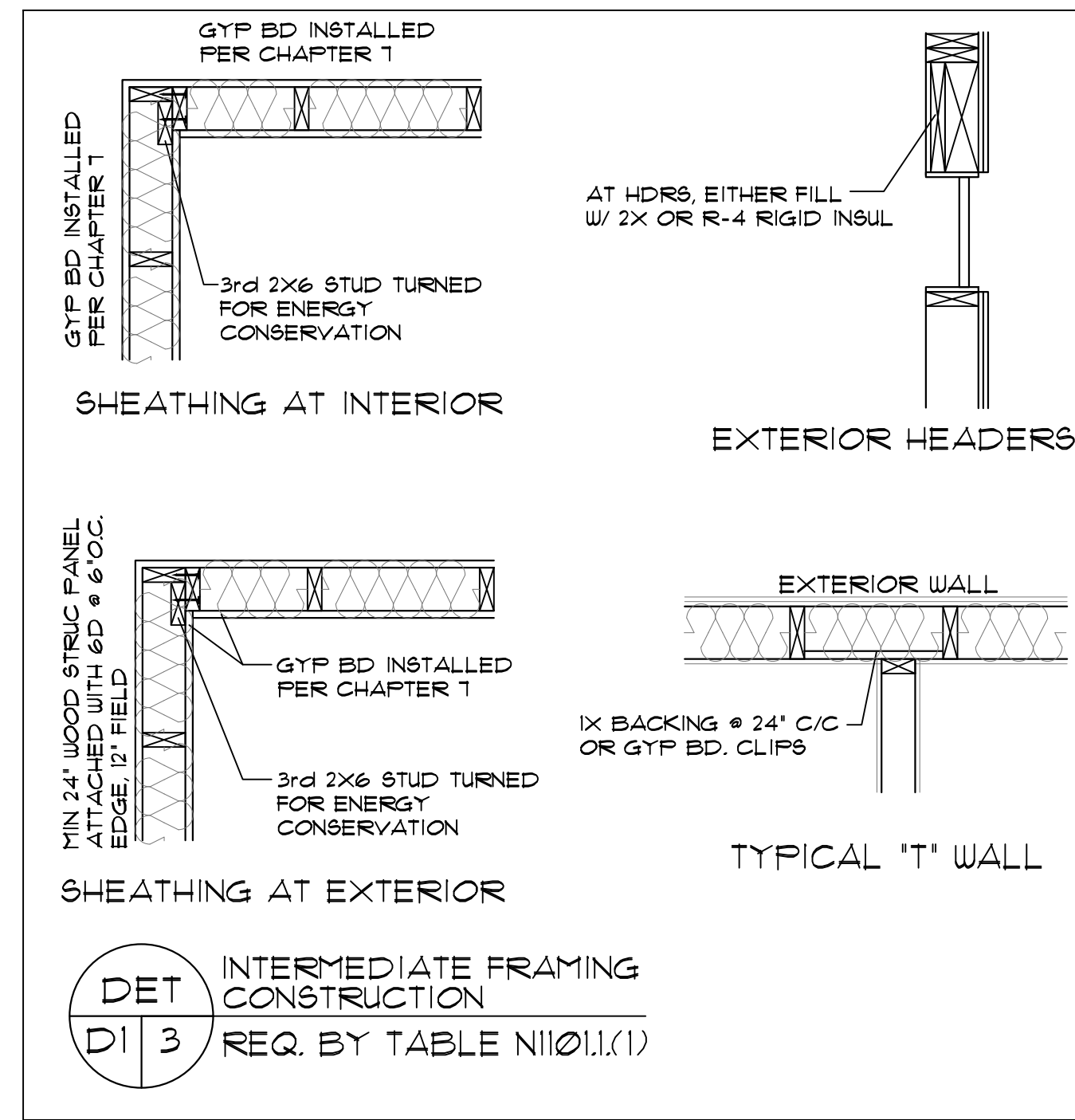


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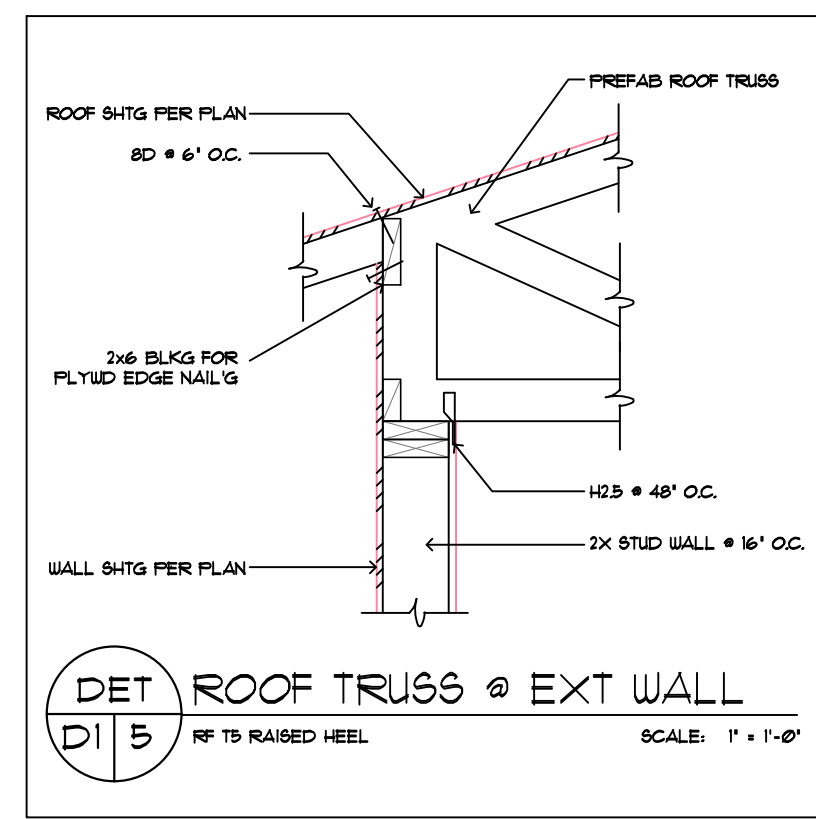
S1



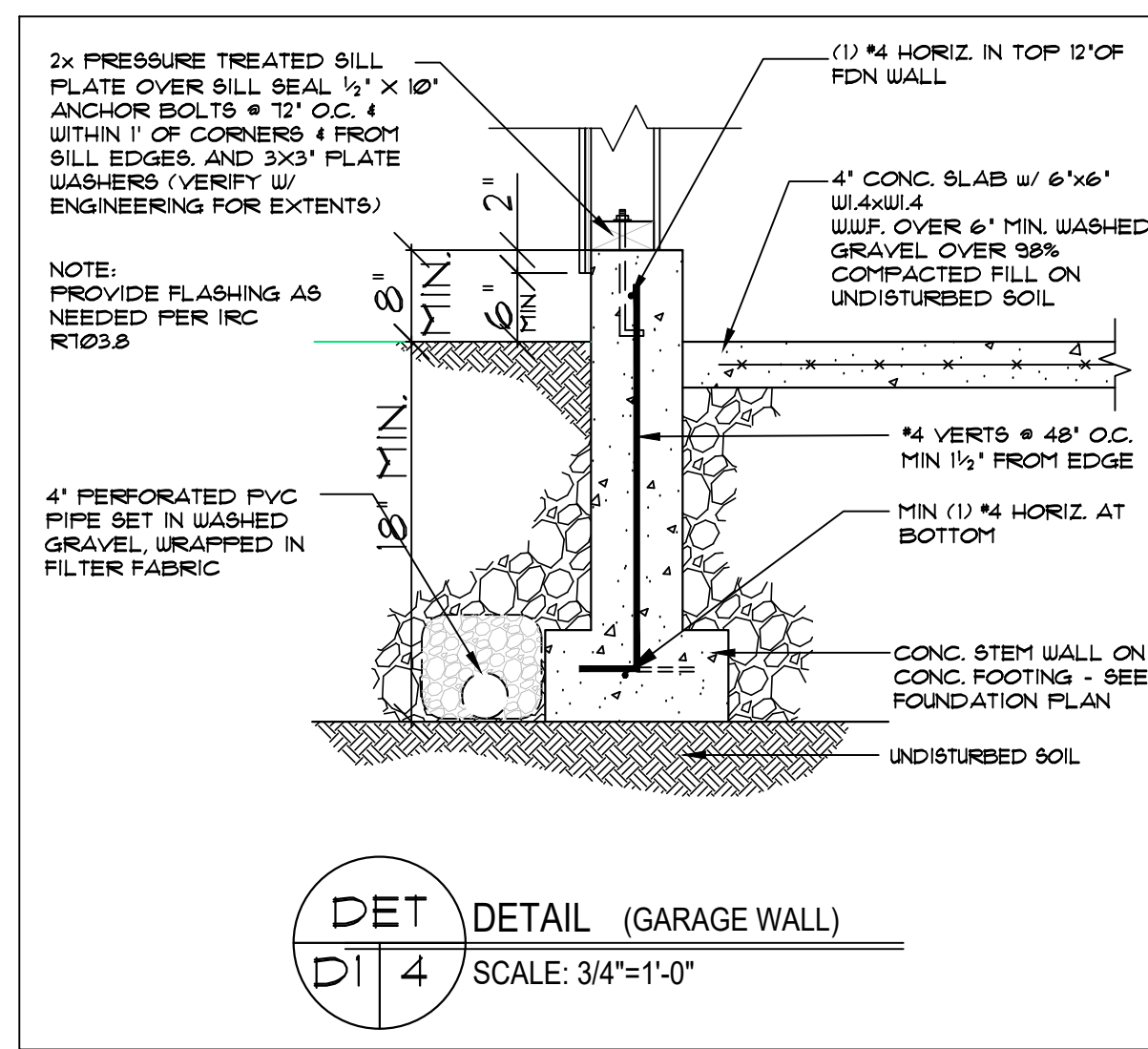
DET D11
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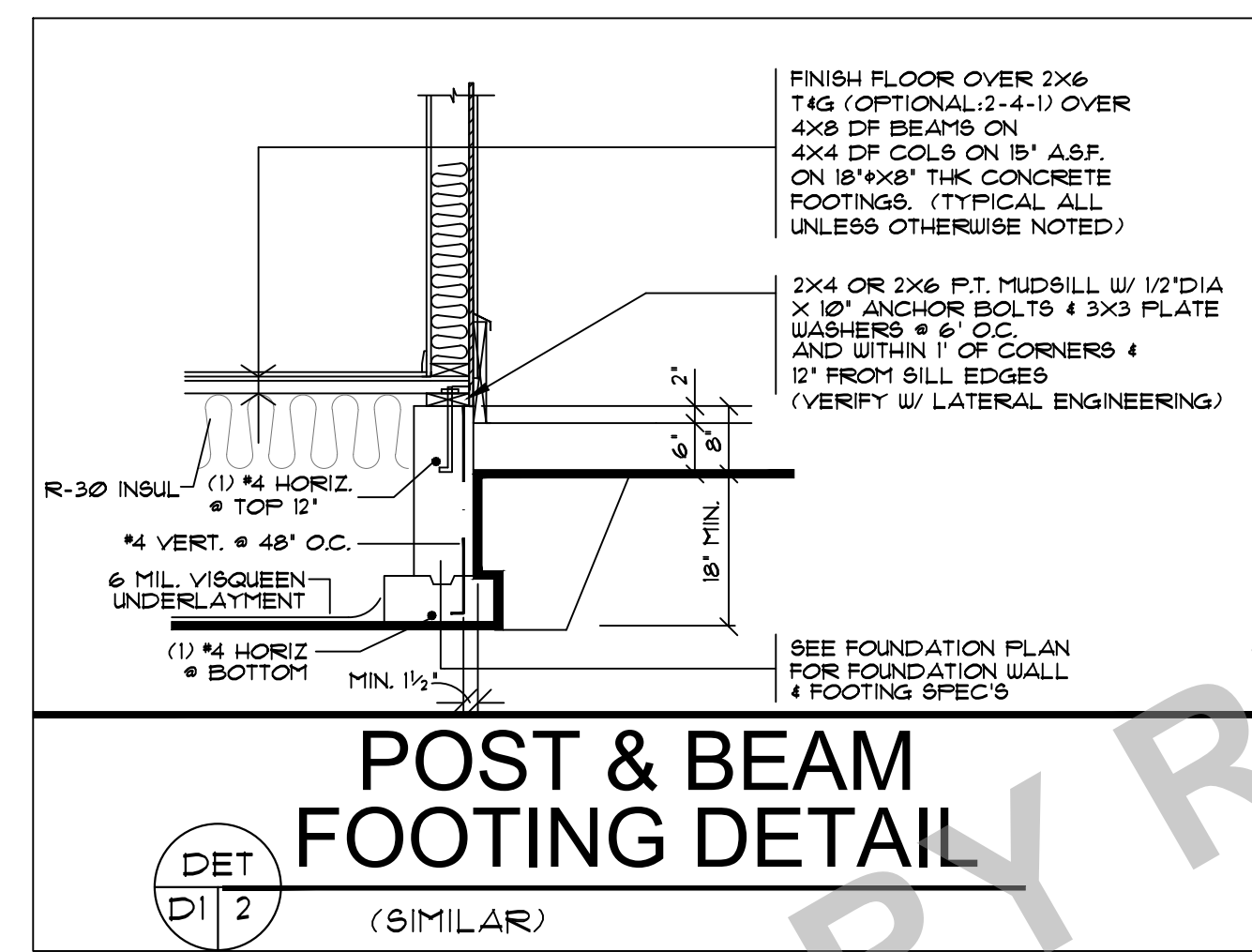
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REQ. BY TABLE N1101.1(1)



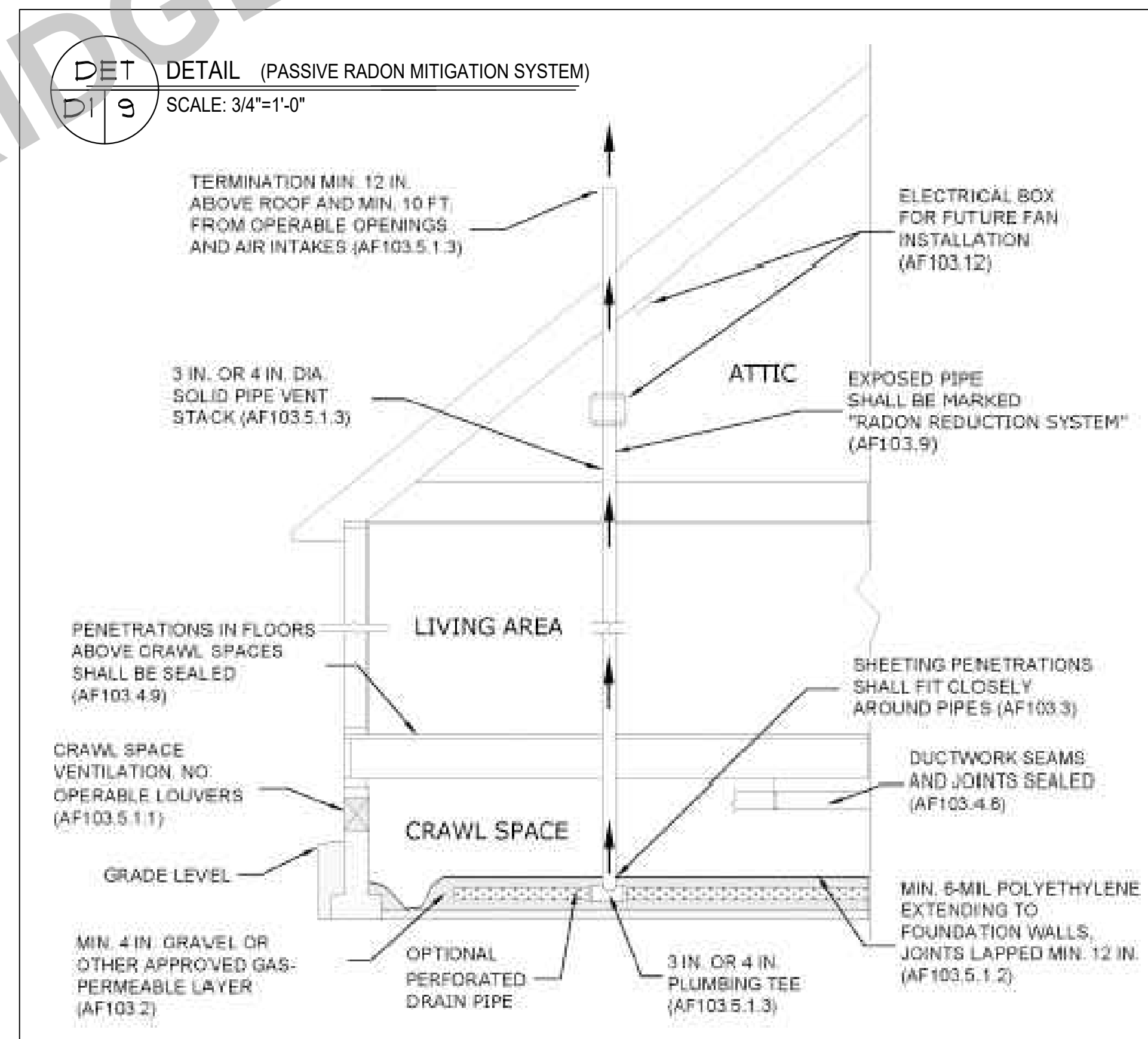
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SCALE: 1\"/>



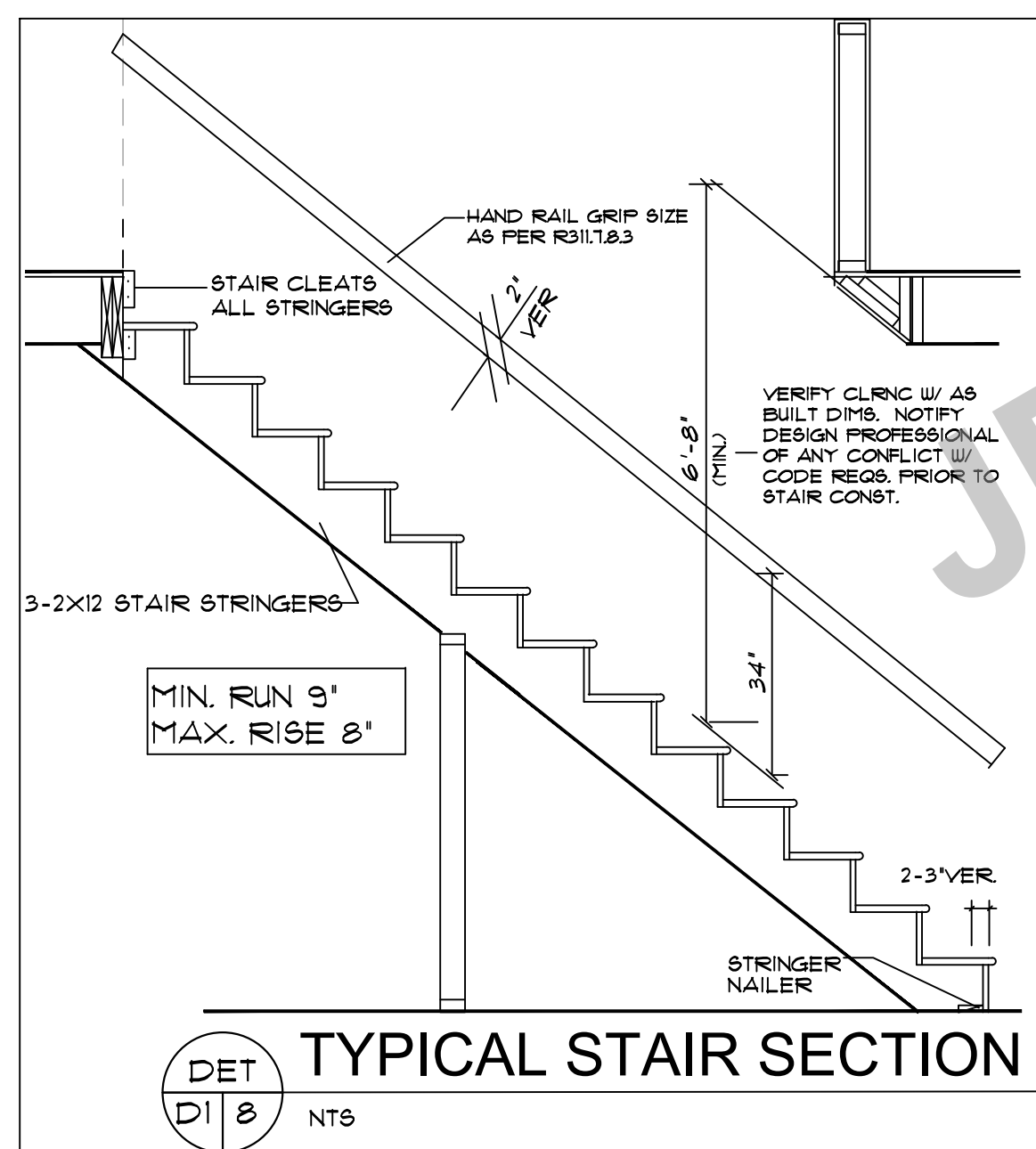
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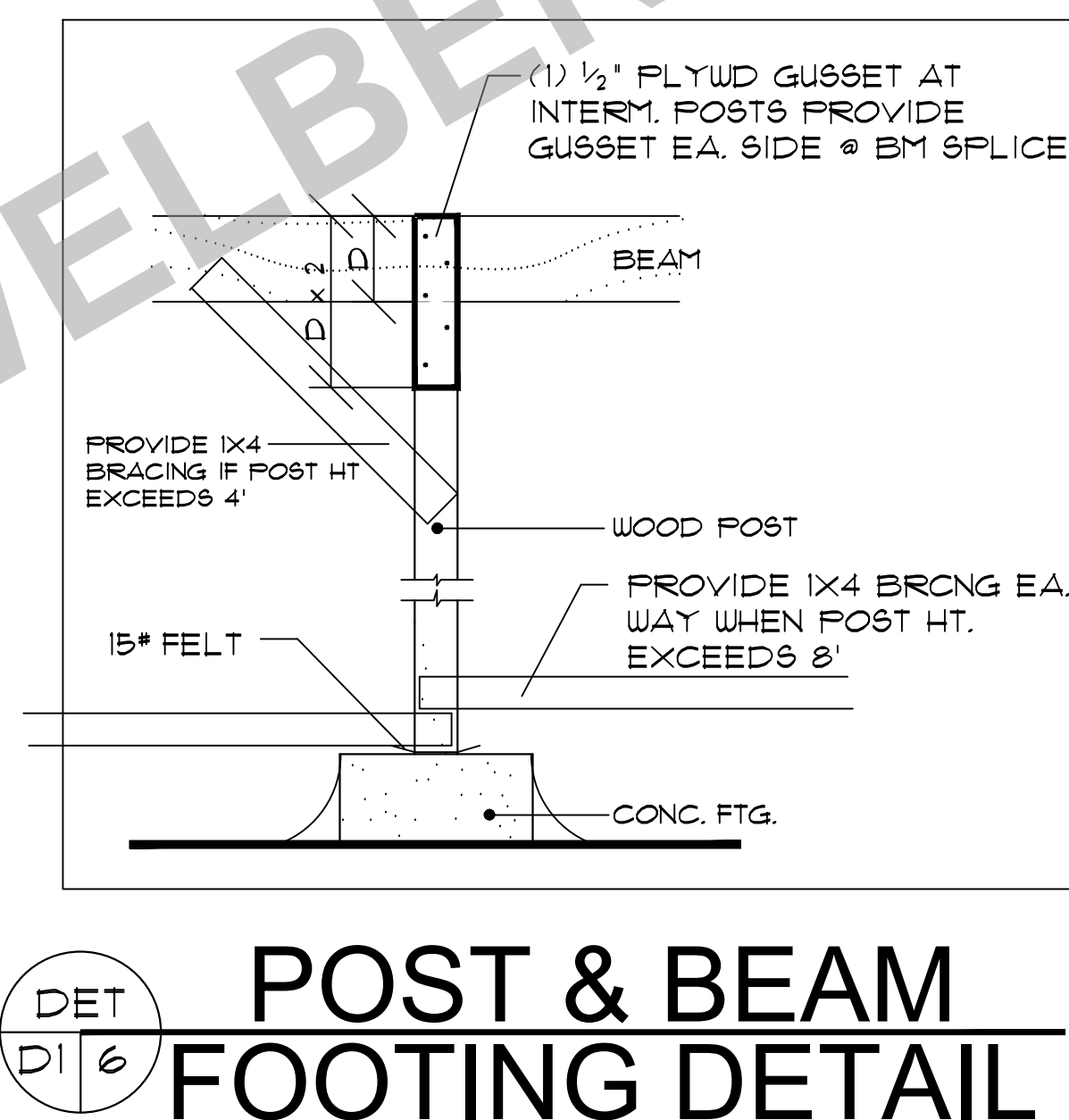
DET D12
(SIMILAR)



DET D19
SCALE: 3/4"=1'-0"



DET D18
NTS

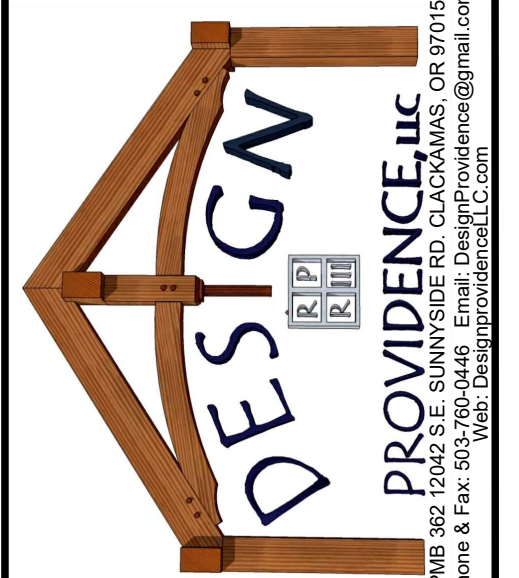


DET D16
POST & BEAM FOOTING DETAIL

PLAN NO: 102708 D.R.
DATE: 11-14-22
SCALE: 1/4" = 1'-0"

RIPPLEBROOK D RAZE REVERSE

CLIENT NAME: LOCATION: SHEET TITLE: SQ. FT.



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SHEET NR: 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 25 PSF (2000# FT) DECKS 15 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 10V 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 HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH PROVIDE GROUNDING ELECTRODE AT ELECTRICAL SERVICE CONSISTING OF A MINIMUM LENGTH OF 1/2" STEEL REINFORCEMENT OF FOOTINGS. ELECTRODE SHALL EXTEND 12" MIN. ABOVE THE PLATE LINE.
8. THE MAXIMUM AMOUNT OF WATER USED BY NEW PLUMBING FIXTURES: TOILETS 16 GALLONS/FLUSH SHOWER HEADS 25 GALLONS/MINUTE INTERIOR FAUCETS 25 GALLONS/MINUTE
9. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
10. 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.
11. SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN CONTRACT DOCUMENTS.
12. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADS INDICATED ON DRAWINGS.
13. BUILDER SHALL VERIFY ALL 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.
14. 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.
15. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE ISO RESEARCH RECOMMENDATIONS, WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUIVALENTS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.
16. NO VARIANCE BY A BUILDING OFFICIAL SHALL BE BINDING ON DESIGNERS.
17. 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 22" 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 R308.4 IN ORSC FOR ADDITIONAL INFO.
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 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 PEEP-HOLE # 54" - 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 30 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 IS TO BE PROTECTED W/ RIGID FIBERBOARD 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 0.54.

FRAMING NOTES

- NOTE: SEE TABLE 602.3(1) IN ORSC FOR FASTENER SCHEDULE LINK: https://codes.iccsafe.org/content/ORSC2021F/chapter-6-wall-construction
1. ALL EXTERIOR WALL AND BEARING WALL OPENINGS TO HAVE 4X4 OF HEADERS UNLESS OTHERWISE INDICATED.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH 'SIMPSON' LU TYPE OR EQUIV.
3. DOUBLE JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH 'SIMPSON' LU8 TYPE OR EQUIV.
4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER.
5. PROVIDE FIRELOCKING, DRAFTSTOPS & FIRESTOPPS AS PER THE ORSC SEC R602.8
5. LUMBER SPECIES: A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS NO2 DOUG FIR B. SILLS, PLATES, BLOCKING BRIDGING, ETC. NO3 DOUG FIR C. STUDS 2X4 GRADE DF D. UTILITY GRADE DF E. FLYWOOD SHEATHING 1/2" CDX FLY, 32/16 F. GLU-LAM BEAMS 16-2400, 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 MEMBER. 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 NO 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 ALIGNED SO THAT FULL 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. LEADERS 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.
12. ALL FLYWOOD WALL SHEATHING SHALL BE APPLIED AS FOLLOWS: CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOINT OVER 2" BLOCKING OR PLATE. NAIL TOP OF PANELS TO DOUBLE TOP PLATE, AND NAIL BOTTOM OF PANELS TO ANCHORED SILL PLATE. PANELS TO BE BOARDED SO THAT END JOINTS OF ADJACENT COURSE DO NOT OCCUR AT THE SAME STUD.

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 FINAL 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 DEVELOP A MIN. OF 3000 PSI AT 28 DAYS WITH A MIN. OF 3" SLAB OF CEMENT PER YARD AND A MAXIMUM SLUMP OF 4".
5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' (MAXIMUM) INTERVALS EA. WAY.
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-105.
8. EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
9. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK 'VIBROQUEEN' AND EXTEND UP FEET. NAIL PUDSILL.
10. PROVIDE A MINIMUM OF 150 CFM OF VENTILATION AREA FOR EACH 150 SQ FT OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN.
11. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED OR PROTECTED WITH 30# ROLL ROOFING.
12. BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
13. PROVIDE CRAWLSPACE DRAIN AS PER SEC. R405.1 OF ORSC.
14. THE GRADE AWAY FROM FND WALLS SHALL FALL 6" MIN. WITHIN FIRST 10'.
15. SLOPE FOR PERMANENT FILLS AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZ. TO 1 UNIT VERT.
16. 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.
17. BUILDER SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.
18. FOOTINGS SHALL BE FOUND ON FIRM, UNDISTURBED, NATIVE, FREE DRAINING SOILS. CONDITIONS FOUND TO BE OTHERWISE TO BE REPORTED TO OWNER.
19. ALL GROUND OVER WHICH FOOTINGS AND SLABS-ON-GRADE ARE TO BE PLACED SHALL BE FREE OF EXPANSIVE OR COMPRESSIBLE DEBRIS AND ORGANIC MATERIAL.
20. 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 EVERY HABITABLE ROOM 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' 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' 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. HYAC OUTLET: A CONVENIENCE RECEPTACLE OUTLET SHALL BE INSTALLED FOR THE SERVICING 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 FLUSH 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 M505.4. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO BE PART OF SUCH 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

- AFI032 Subfloor preparation. A layer of gas-permeable material shall be placed 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)
AFI033 6-mil gas-retarder. A minimum 6-mil 3-ply or 3-mil cross-laminated polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer (see code for additional info)
AFI034 Entry routes. Potential radon entry routes shall be closed in accordance with Sections AFI03.4.1 through AFI03.4.10. (see code section for further details)
AFI035 Crawl space mitigation system. In buildings with crawl space foundations, a system complying with AFI03.5.1 or AFI03.5.2 shall be installed during construction. Exception: Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed.
AFI03.5.1 (PASSIVE METHOD) Ventilation. Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R405.1 of this code.
AFI03.5.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.5 mil) polyethylene soil-gas-retarder as per code section (min 12" lap)
AFI03.5.3 Vent pipes. A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheeting as per code section to min 12" above roof surface.
AFI03.6 Passive subslab depressurization system. AFI03.6.1 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)
AFI03.6.2 - AFI03.10 see code section for these requirements
AFI03.11 Building depressurization. Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section M502. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Firestopping shall meet the requirements contained in Section R602.8.
AFI03.12 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.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS*

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

EXCEPTION: 1. VENTILATION INTAKE DUCTWORK AND EXHAUST DUCTWORK UP TO 15 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: 3.1 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 FLAG SHALL BE INSTALLED ON THE DUCTS EVERY 10 FT OR AS APPROVED BY THE BUILDING OFFICIAL.

SECTION N1107

ALL PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHTING FIXTURES SHALL BE COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, LED LAMPS, FIBER OPTIC INTEGRATED ILLUMINATION DEVICES, OR LAMPS WITH AN EFFICACY NOT LESS THAN 65 LUMENS PER WATT FOR EACH LAMP OR LUMINAIRE 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 JCT. BOX TO CAPPED ROOF TERMINATION W/ CLEARANCE MIN. 36".

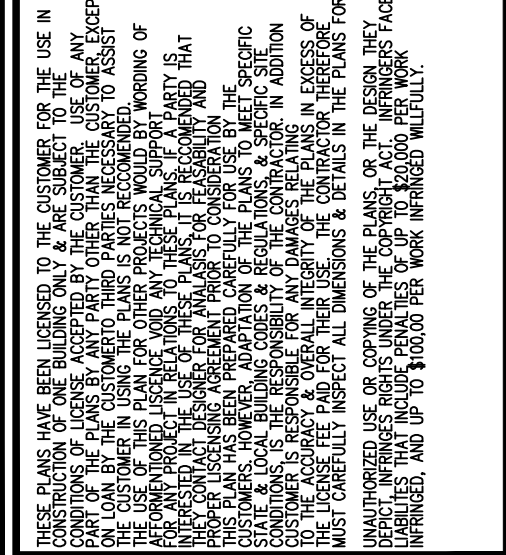
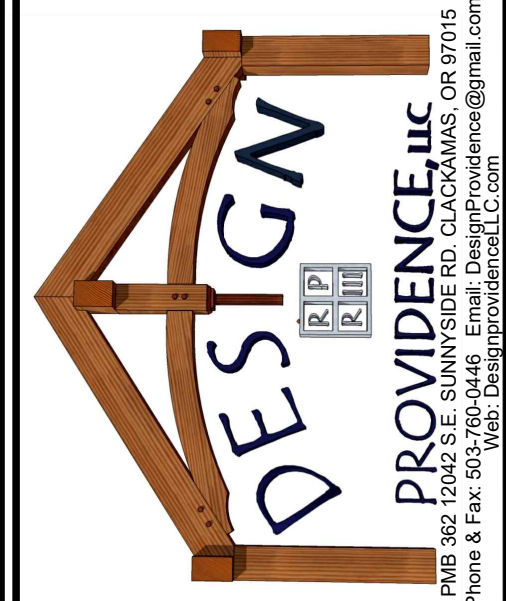
TABLE N1101.1(2) ADDITIONAL MEASURES

Table with 2 columns: 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. Includes detailed requirements for each category.

a. Appliances located within the building thermal envelope shall have sealed 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 8 percent lower than the Code UA total of the Standard Base Case.

PLAN NO.: 102708.D.R. DATE: 11-14-22 SCALE: 1/4" = 1'-0"

CLIENT NAME: LOCATION: SHEET TITLE: SQ. FT.



SHEET NR:

