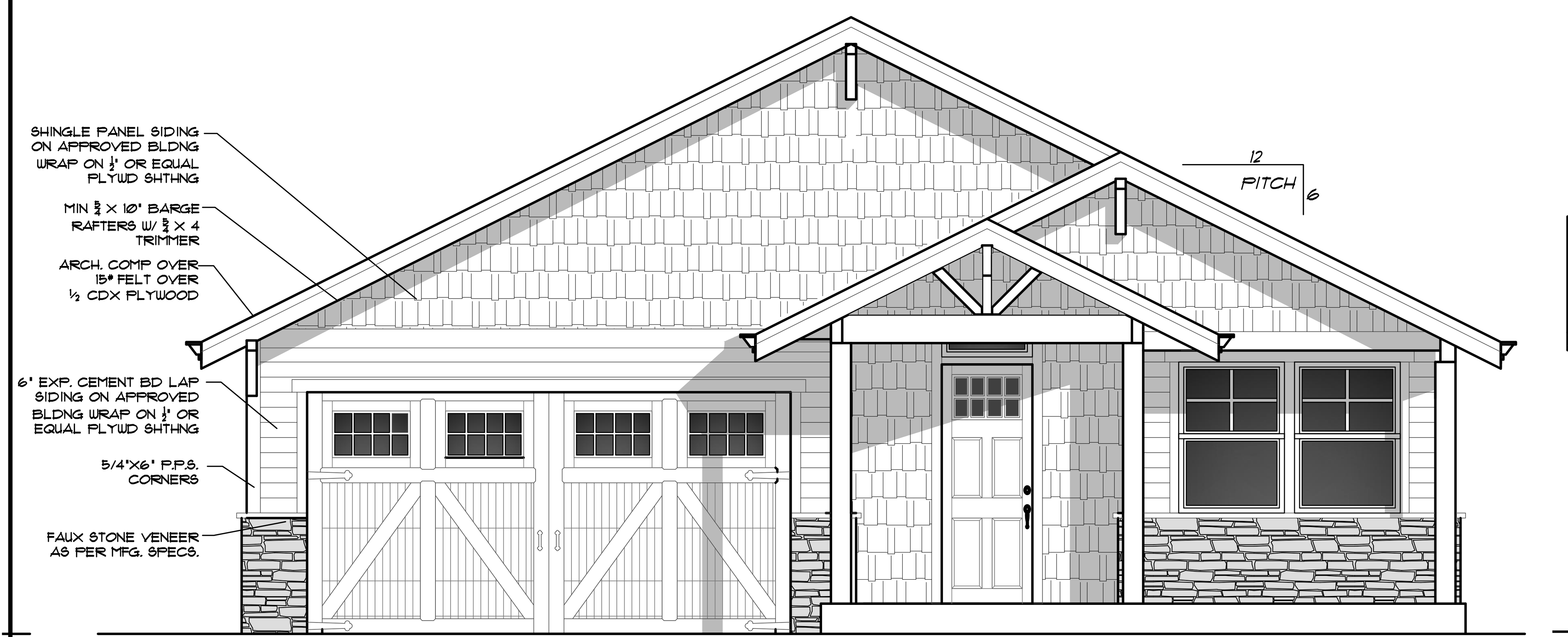
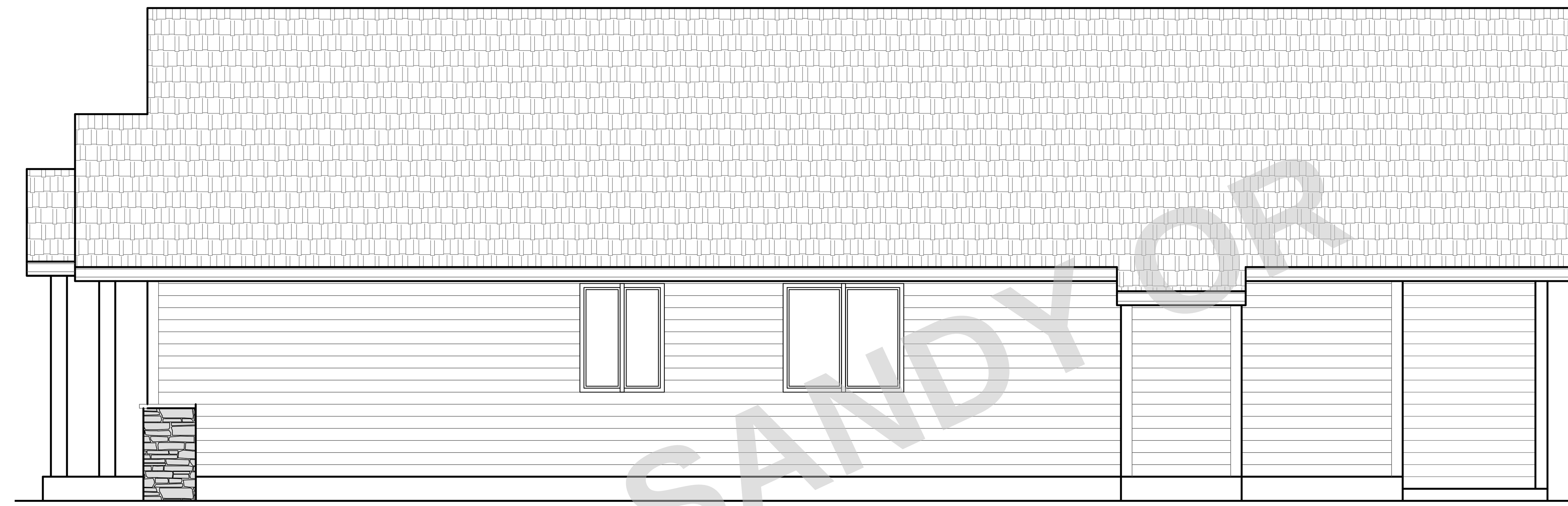
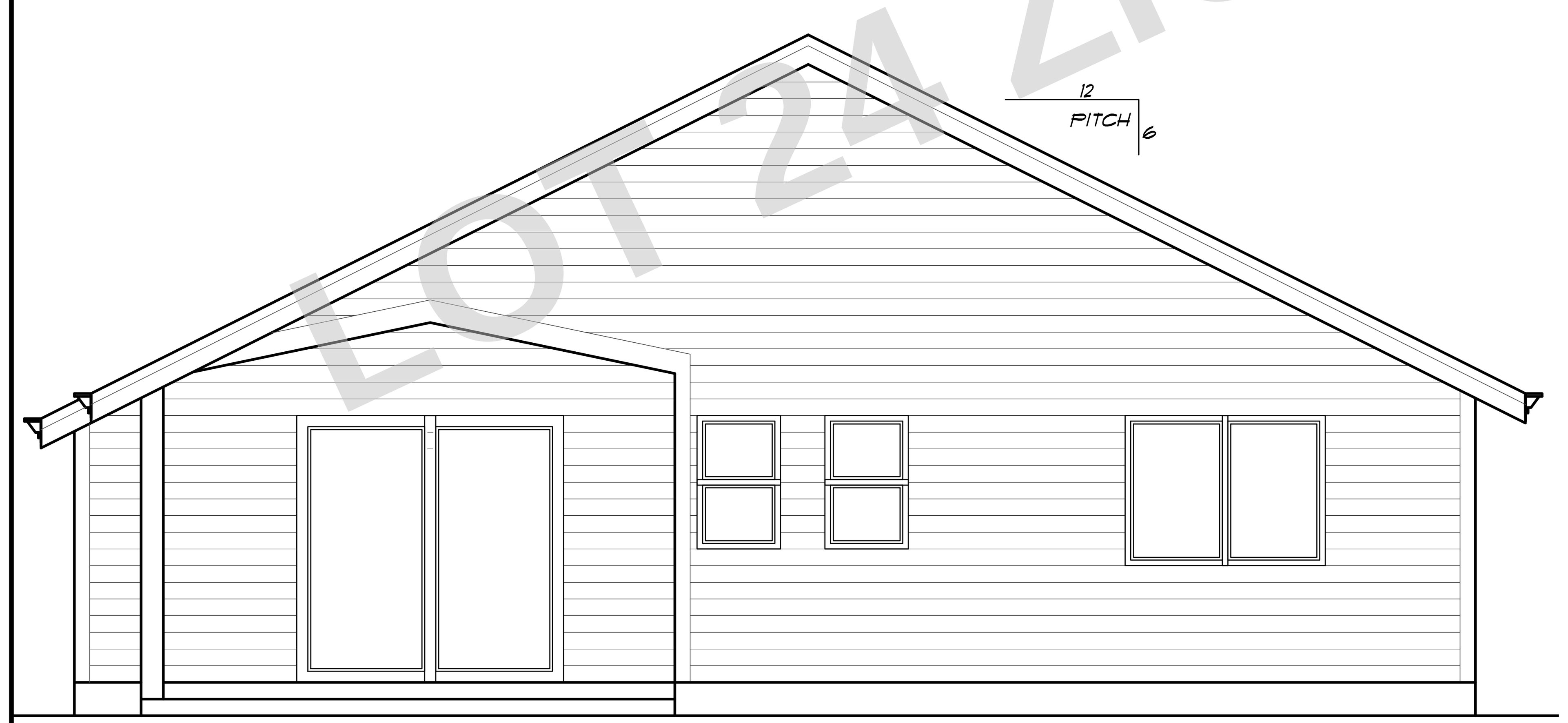


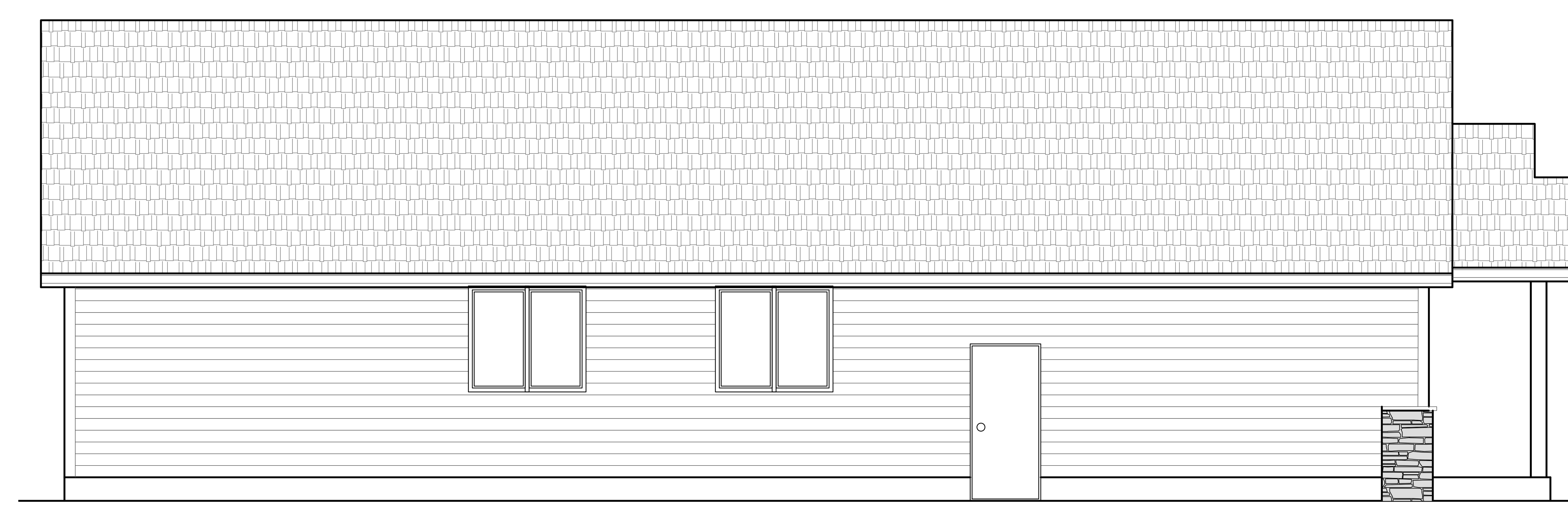
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PLAN NO: 123111 C-r

DATE: 8-15-14

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

CLIENT NAME: THE WYETH C reverse

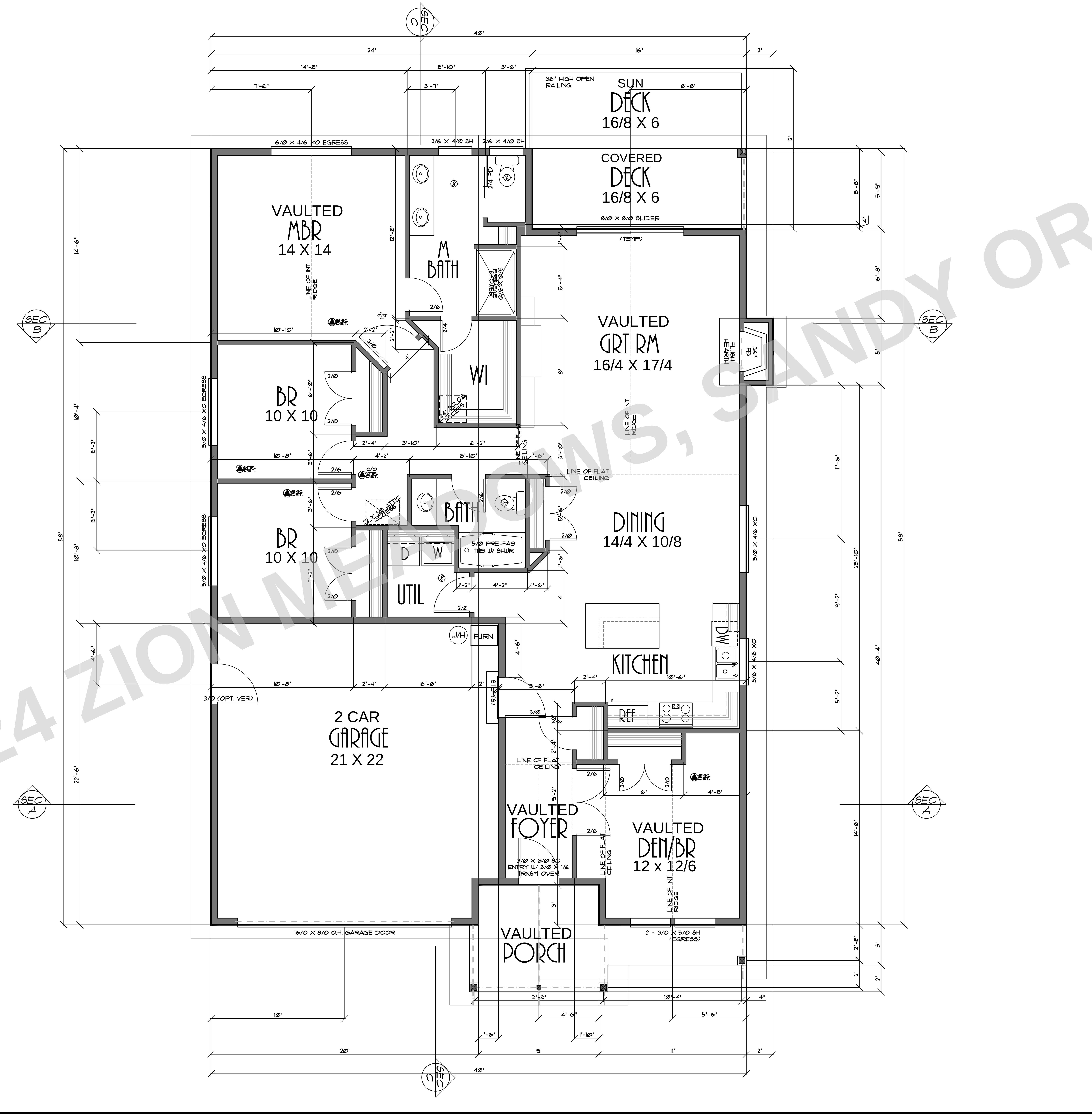
LOCATION:

SHEET TITLE: ELEVATIONS

SQR FT:

DESIGN PROVIDENCE, LLC
PMB 362 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
Web: DesignprovidenceLLC.com

SHEET NR: 1



PLAN NO: 123111 C-r

DATE: 1-16-18

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

CLIENT NAME: THE WYETH C REVERSE

LOCATION:

SHEET TITLE: FLOOR PLAN

SQR FT: 1695 SQUARE FEET

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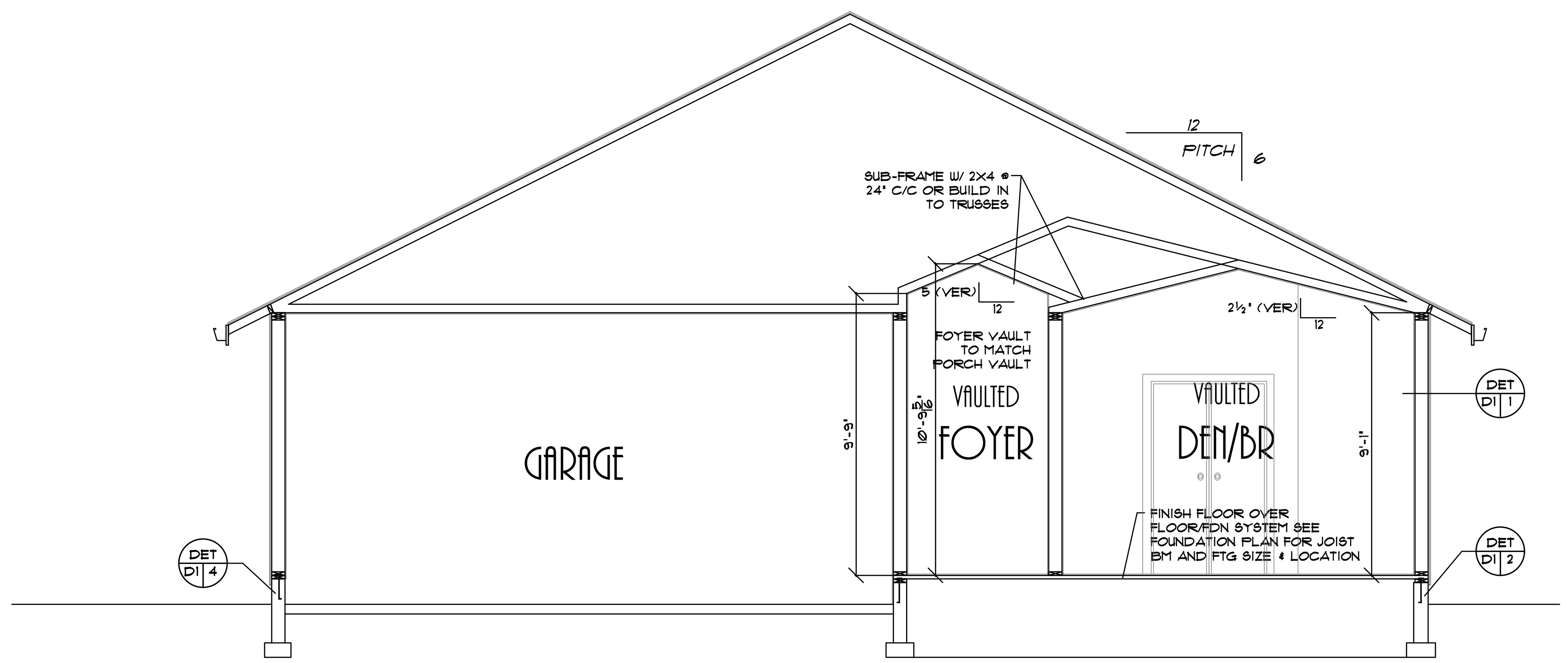
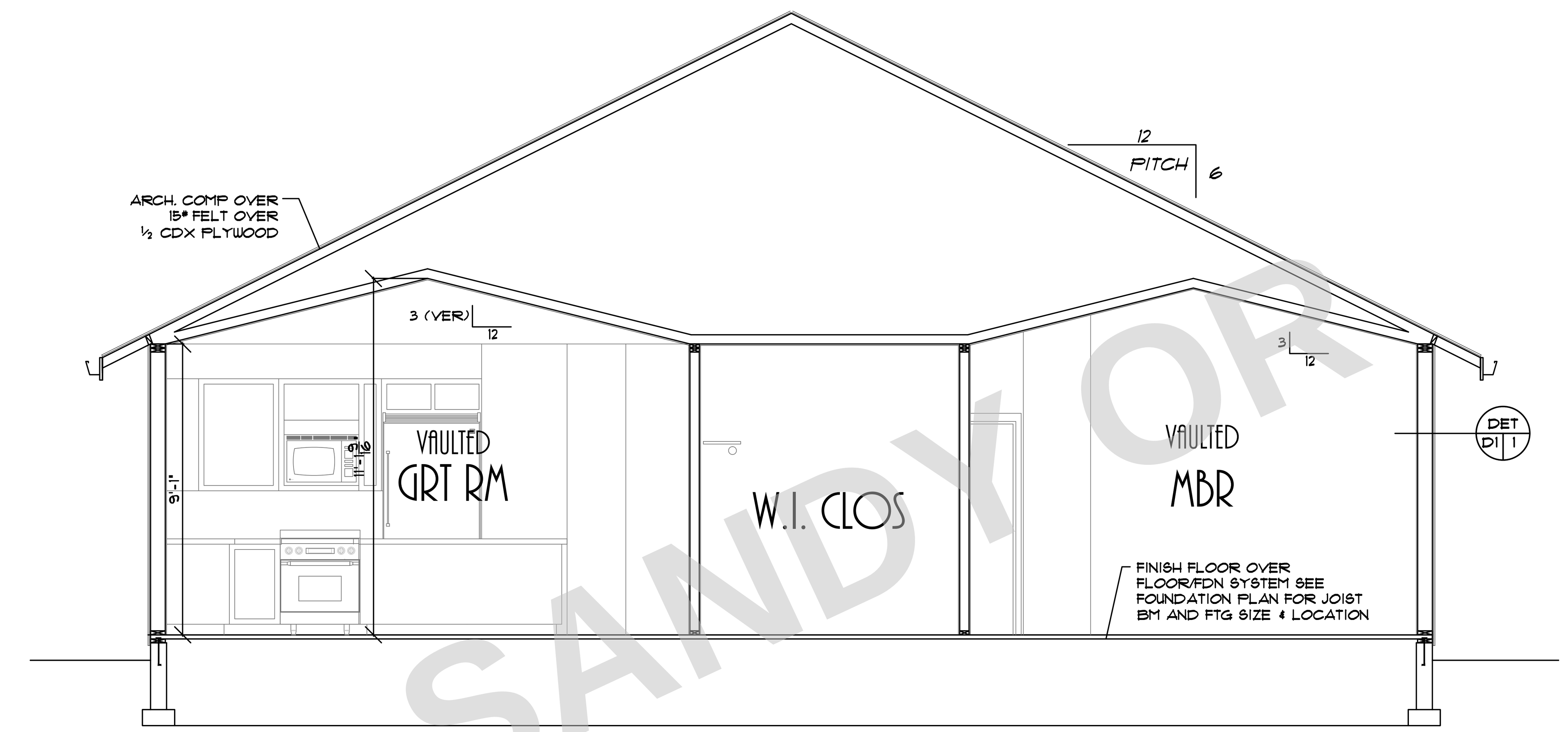
Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
Web: DesignprovidenceLLC.com

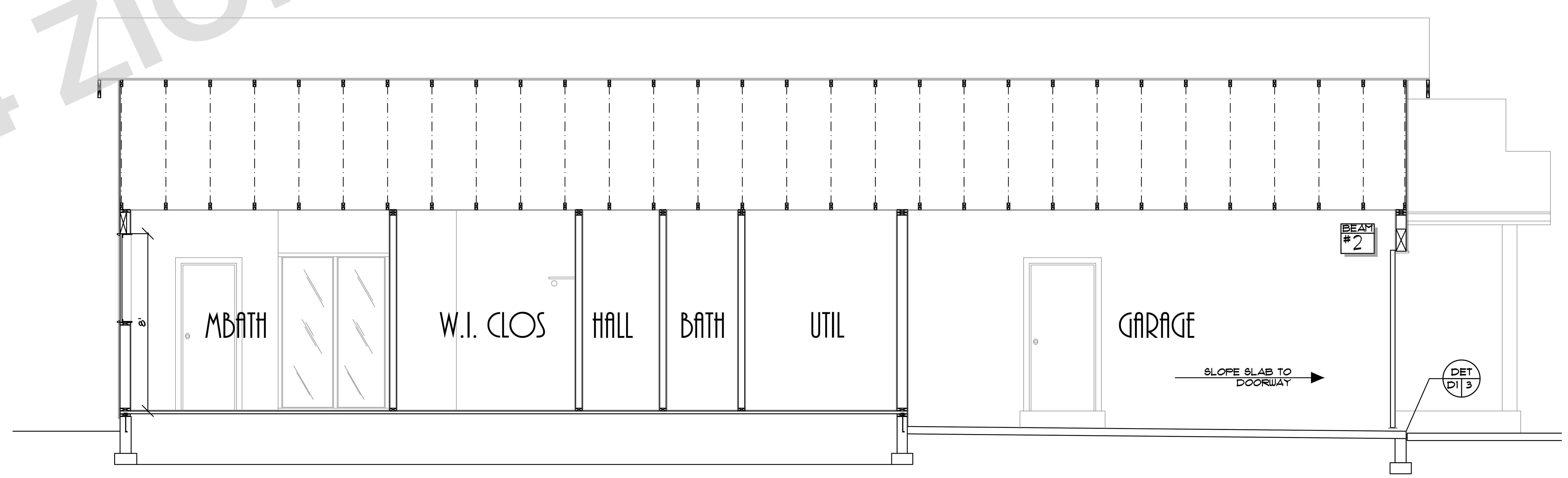
SHEET NR: 2



CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C

PLAN NO: 123111 C-r
DATE: 8-15-14
SCALE: 1/4" = 1'-0"

CLIENT NAME: THE WYETH C reverse

LOCATION:

SHEET TITLE: CROSS SECTIONS

SQR FT:

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Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
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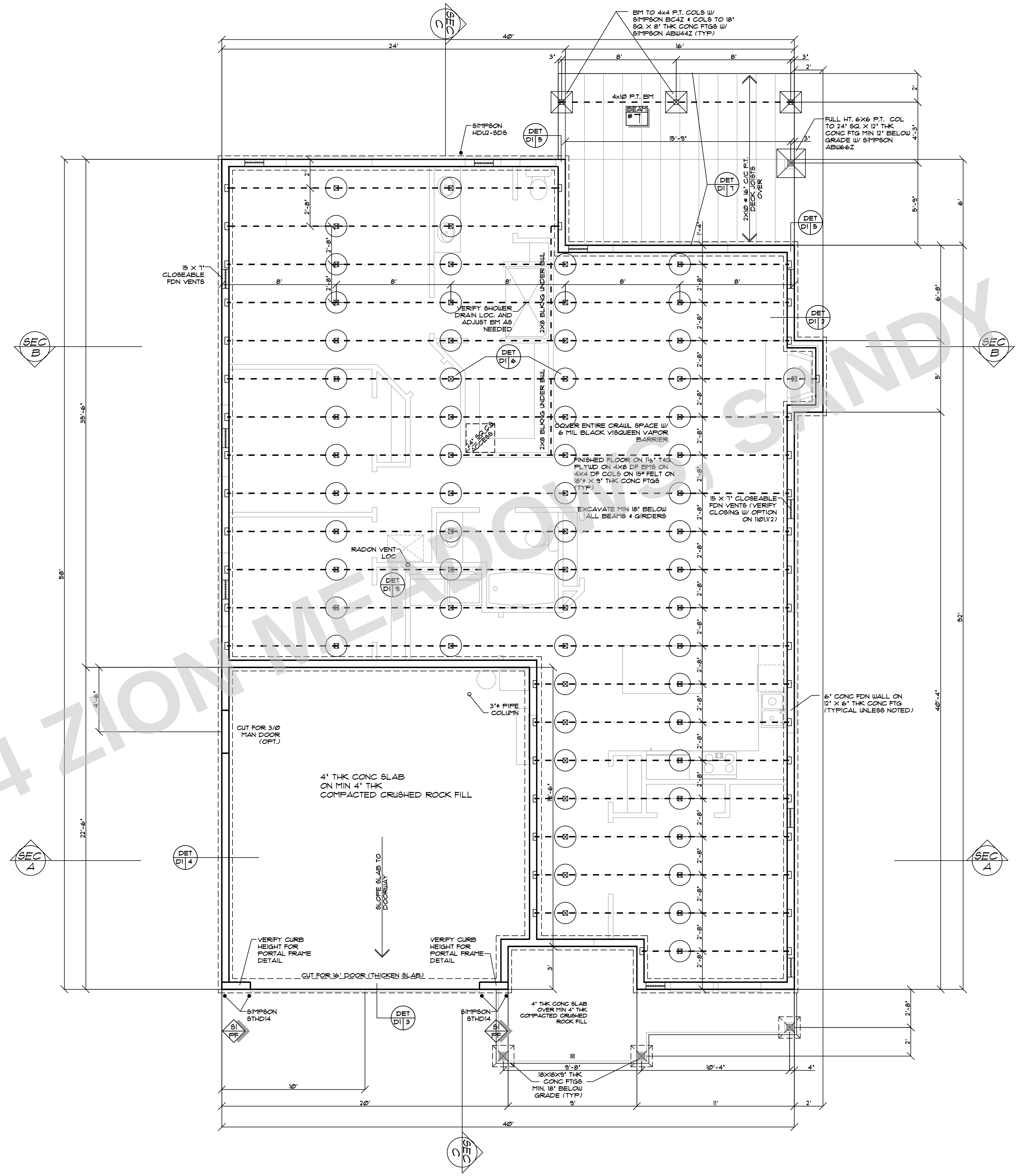
SHEET NR: 3



PLAN NO:123111 C-r

DATE: 1-16-18

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

CLIENT NAME: THE WYETH C REVERSE

LOCATION

SHEET TITLE: FOUNDATION PLAN

SQR FT:

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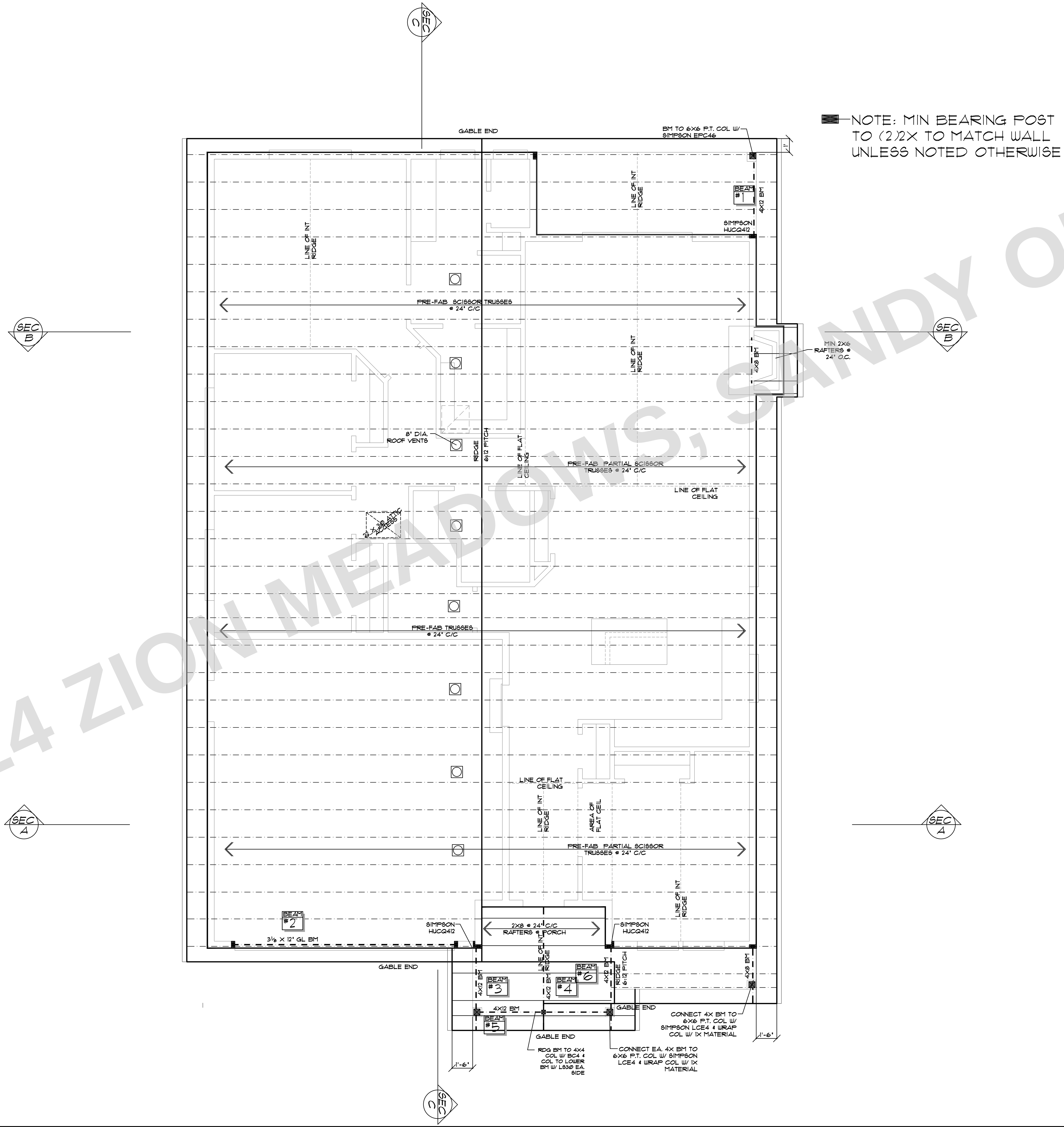
PMB 362 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
Web: DesignprovidenceLLC.com

SHEET NR:

4



PLAN NO: 123111 C-r
DATE: 1-16-18
SCALE: 1/4" = 1'-0"

CLIENT NAME: THE WYETH C REVERSE
LOCATION:
SHEET TITLE: ROOF FRAMING PLAN
SQR FT:

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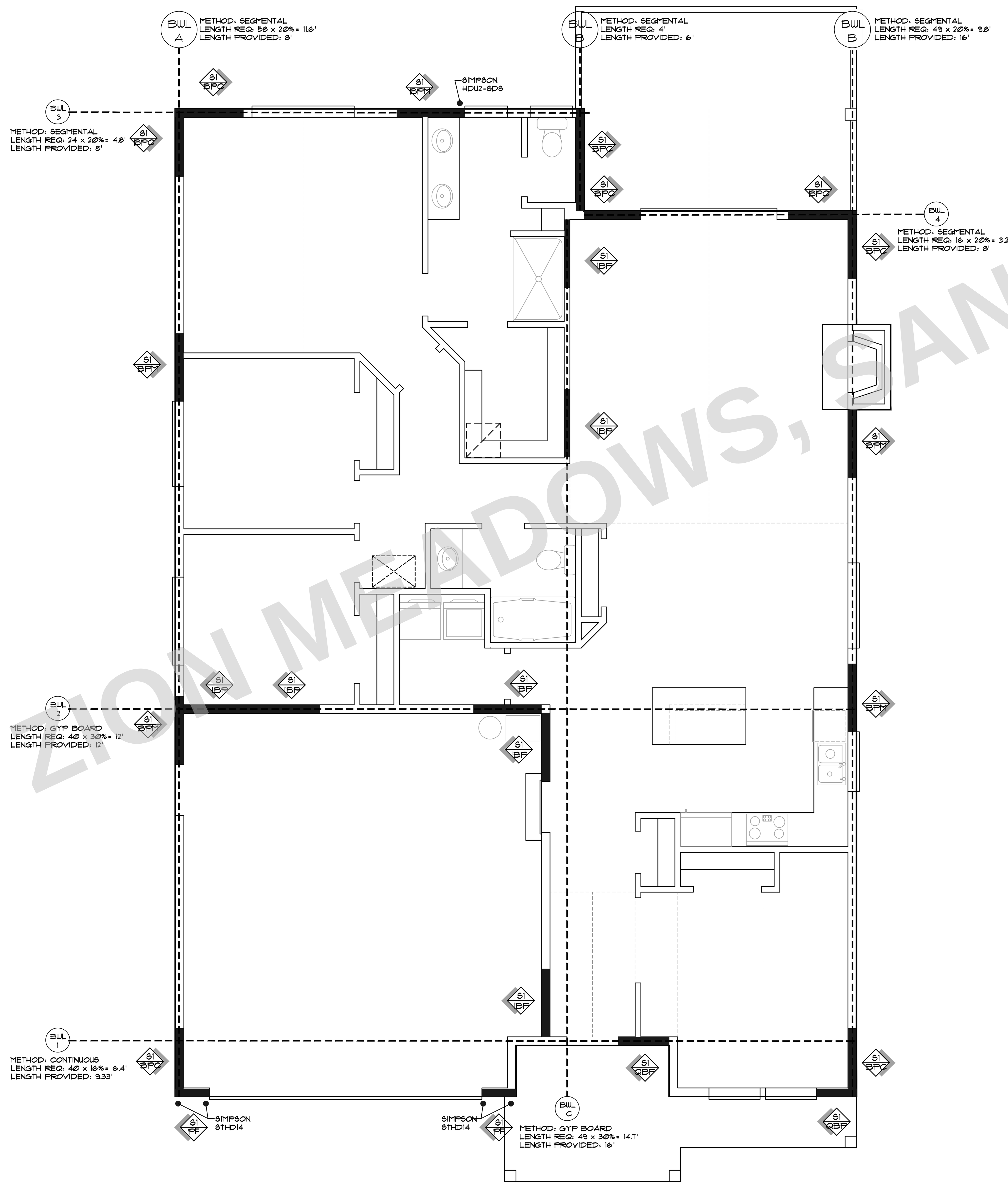
Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
Web: DesignprovidenceLLC.com

SHEET NR: 5

2008 ORSC BRACING METHOD



PLAN NO:123111 C-r
DATE: 1-16-18
SCALE: 1/4" = 1'-0"

CLIENT NAME: THE WYETH C REVERSE
LOCATION
SHEET TITLE: PRESCRIPTIVE WALL BRACING
SQR FT:

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Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
Web: DesignprovidenceLLC.com

SHEET NR:

S

2008 ORSC BRACING METHOD

ABRIDGED TABLE 602.10.3(1) SEGMENTAL WALL BRACING

SEISMIC DESIGN OR WIND SPEED	CONDITION	AMOUNT OF BRACING[j] METHOD 3 [b,c,d,e,f,h]
CATEGORY C OR 110 MPH OR LESS	ONE STORY, TOP STORY OF 2 STORY.	NOT LESS THAN 16% OF B.W.L. IN FULL HEIGHT PANELS
	FIRST STORY OF TWO STORY, 2D STORY OF THREE STORY.	NOT LESS THAN 30% OF B.W.L. IN FULL HEIGHT PANELS
	FIRST STORY OF THREE STORY	NOT LESS THAN 45% OF B.W.L. IN FULL HEIGHT PANELS
CATEGORY D1 OR 110 MPH OR LESS	ONE STORY, TOP STORY OF 2 OR 3 STORY.	NOT LESS THAN 20% OF B.W.L. IN FULL HEIGHT PANELS
	FIRST STORY OF TWO STORY, 2D STORY OF THREE STORY.	NOT LESS THAN 45% OF B.W.L. IN FULL HEIGHT PANELS
	FIRST STORY OF THREE STORY	NOT LESS THAN 60% OF B.W.L. IN FULL HEIGHT PANELS
CATEGORY D2 OR 110 MPH OR LESS	ONE STORY, TOP STORY OF TWO STORY.	NOT LESS THAN 25% OF B.W.L. IN FULL HEIGHT PANELS
	FIRST STORY OF TWO STORY, SECOND STORY.	NOT LESS THAN 55% OF B.W.L. IN FULL HEIGHT PANELS
	CRIPPLE WALLS	NOT LESS THAN 75% OF B.W.L. IN FULL HEIGHT PANELS

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 PSF = 0.0479 KN/m2, 1 MPH = 1.609 KM/H

a. WALL BRACING AMOUNT ARE BASED ON A SOIL SITE CLASS "D". INTERPOLATION OF BRACING AMOUNTS BETWEEN THE Sds VALUES ASSOCIATED WITH THE SEISMIC DESIGN CATEGORIES SHALL BE PERMITTED WHEN A SITE SPECIFIC Sds VALUE IS DETERMINED IN ACCORDANCE WITH SECTION 1615 OF THE INTERNATIONAL BUILDING CODE.
b. FOUNDATION CRIPPLE WALL PANELS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.2.
c. METHODS OF BRACING SHALL BE DESCRIBED IN SECTION R602.10.3. THE ALTERNATE BRACED WALL PANELS DESCRIBED IN SECTION R602.10.6 SHALL ALSO BE PERMITTED, WHERE APPLICABLE.
d. THE BRACING AMOUNTS FOR SEISMIC DESIGN CATEGORIES ARE BASED ON A 15 PSF WALL DEAD LOAD. FOR WALLS WITH A DEAD LOAD OF 8 PSF OR LESS, THE BRACING AMOUNTS SHALL BE PERMITTED TO BE MULTIPLIED BY 0.85 PROVIDED THAT THE ADJUSTED BRACING AMOUNT IS NOT LESS THAN THAT REQUIRED FOR THE SITE'S WIND SPEED. THE MINIMUM LENGTH OF BRACED PANEL SHALL NOT BE LESS THAN REQUIRED BY SECTION R602.10.3.
e. WHEN THE DEAD LOAD OF THE ROOF/CEILING EXCEEDS 15 PSF, THE BRACING AMOUNTS SHALL BE INCREASED IN ACCORDANCE WITH SECTION R301.2.2.4 BRACING REQUIRED FOR A SITE'S WIND SPEED SHALL NOT BE ADJUSTED.
f. AN ALTERNATE BRACED PANEL SHALL BE CONSIDERED TO HAVE AN EFFECTIVE LENGTH OF 4 FEET (1219 MM) FOR THE PURPOSE OF SATISFYING THE PERCENTAGE OF WALL LENGTH REQUIRED TO BE BRACED.
g. (NOT USED ON THIS ABRIDGED TABLE)
h. THE CENTER-TO-CENTER SPACING OF 25 FEET (7260 MM) IN ONE AND TWO STORY DWELLINGS MAY BE INCREASED UP TO A MAXIMUM OF 35 FEET (9144 MM) ON CENTER PROVIDED THE PERCENTAGE OF BRACING FOR THAT WALL LINE MEETS THE REQUIREMENT FOR AN ADDITIONAL STORY.
i. (NOT USED ON THIS ABRIDGED TABLE)
j. BRACED WALL PANELS SHALL NOT BE MORE THAN 12 FEET (3810 MM) IN HEIGHT AND CONSTRUCTED TO A MAXIMUM HEIGHT TO WIDTH RATIO OF 2½:1. THE MINIMUM WIDTH OF A BRACED PANEL SHALL BE 4 FEET (1219 MM) EXCEPT AS PERMITTED FOR ALTERNATE BRACED PANELS. NO INCREASE IN HEIGHT SHALL BE ALLOWED FOR BRACED WALL PANELS SHEATHED ON BOTH FACES OF THE WALL.

ABRIDGED TABLE 602.10.3(2) CONTINUOUS WALL BRACING[a,j]

SEISMIC DESIGN OR WIND SPEED	CONDITION	AMOUNT OF BRACING [a,b,c,d,e,f] MAX OPENING HT % OF THE WALL HEIGHT 65%[g,i]	85%[h,i]
		NOT LESS THAN % OF B.W.L. IN FULL HT PANELS	
CATEGORY C OR 110 MPH OR LESS	ONE STORY, TOP STORY OF 2 OR 3 STORY.	16%	16%
	FIRST STORY OF TWO STORY, 2D STORY OF THREE STORY.	24%(16%)	27%(16%)
	FIRST STORY OF THREE STORY	36%(25%)	40%(25%)
CATEGORY D1 OR 110 MPH OR LESS	ONE STORY, TOP STORY OF 2 OR 3 STORY.	16%	18%(16%)
	FIRST STORY OF TWO STORY, 2D STORY OF THREE STORY.	36%(20.5%)	40.5%(23%)
	FIRST STORY OF THREE STORY	48%(36%)	54%(40%)
CATEGORY D2 OR 110 MPH OR LESS	ONE STORY, TOP STORY OF TWO STORY.	20%(16%)	22.5%(16%)
	FIRST STORY OF TWO STORY, SECOND STORY.	44%(30%)	49.5%(30%)
	CRIPPLE WALLS	60%(45%)	67.5%(45%)

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 PSF = 0.0479 KN/m2, 1 MPH = 1.609 KM/H

a. WALL BRACING AMOUNT ARE BASED ON A SOIL SITE CLASS "D". INTERPOLATION OF BRACING AMOUNTS BETWEEN THE Sds VALUES ASSOCIATED WITH THE SEISMIC DESIGN CATEGORIES SHALL BE PERMITTED WHEN A SITE SPECIFIC Sds VALUE IS DETERMINED IN ACCORDANCE WITH SECTION 1615 OF THE OREGON STRUCTURAL SPECIALTY CODE.
b. FOUNDATION CRIPPLE WALL PANELS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.2.
c. THE BRACING AMOUNTS FOR SEISMIC DESIGN CATEGORIES ARE BASED ON A 15 PSF WALL DEAD LOAD. FOR WALLS WITH A DEAD LOAD OF 8 PSF OR LESS, THE BRACING AMOUNTS SHALL BE PERMITTED TO BE MULTIPLIED BY 0.85 PROVIDED THAT THE ADJUSTED BRACING AMOUNT IS NOT LESS THAN THAT REQUIRED FOR THE SITE'S WIND SPEED. THE MINIMUM LENGTH OF BRACED PANEL SHALL NOT BE LESS THAN REQUIRED BY TABLE R602.10.5.
d. THE BRACING AMOUNTS FOR SEISMIC DESIGN CATEGORIES ARE BASED ON A MINIMUM PANEL THICKNESS OF 3/8". ATTACHED STUDS SPACED NOT MORE THAN 24" O.C. IN ACCORDANCE WITH TABLE R602.3(1). THE BRACING AMOUNT SHALL BE PERMITTED TO BE REDUCED TO THE AMOUNT IN PARENTHESES IN THE TABLE WHEN THE PANEL THICKNESS IS INCREASED TO 7/16" NAILED WITH 8d NAILS OR EQUIVALENT WITH 4" SPACING AT ALL PANEL EDGES.
e. INTERIOR BRACED WALL LINES ARE PERMITTED TO BE BRACED WITH THE AMOUNT OF BRACING DESIGNATED IN THIS TABLE USING METHOD 9 WHEN ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS.
f. REQUIREMENTS IN THIS TABLE ARE BASED ON THE REQUIREMENTS OF SECTION R602.10.5, AND TABLE R602.10.5.
g. BRACING AMOUNTS OF TABLE R602.3(1) METHOD 3 MULTIPLIED BY A FACTOR OF 0.80.
h. BRACING AMOUNTS OF TABLE R602.3(1) METHOD 3 MULTIPLIED BY A FACTOR OF 0.90.
i. BRACED WALL PANELS SHALL NOT BE MORE THAN 12 FEET IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH TABLE R602.10.5. NO INCREASE IN HEIGHT SHALL BE ALLOWED FOR BRACED WALL PANELS SHEATHED ON BOTH FACES OF THE WALL.

CRIPPLE WALLS

R602.9 CRIPPLE WALLS. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4' (1219 MM) IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS SUPPORTING 3 STORIES SHALL BE FRAMED WITH 2X6 (51MMX153MM) STUDS SPACED NOT MORE THAN 16" (406MM) OC.

CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14" (356MM) SUPPORTING EXTERIOR WALLS OR AN INTERIOR BRACED WALL LINE WHICH IS SUPPORTED BY A CONTINUOUS FOUNDATION AS REQUIRED BY SECTION R602.10.9 SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH A WOOD STRUCTURAL PANEL THAT IS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR THESE CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

R602.10.2 CRIPPLE WALL BRACING. CRIPPLE WALLS WITH A STUD HEIGHT EXCEEDING 14" (356MM) SUPPORTING EXTERIOR OR INTERIOR BRACED WALL LINES AS REQUIRED BY SECTION R602.10.9 SHALL BE BRACED WITH AN AMOUNT AND TYPE OF BRACING AS REQUIRED FOR THE WALL ABOVE IN ACCORDANCE WITH TABLES R602.10.3(1) OR R602.10.3(2) WITH THE FOLLOWING MODIFICATIONS FOR THE CRIPPLE WALL BRACING:

1. THE PERCENT BRACING AMOUNT AS DETERMINED FROM TABLE R602.10.3(1) OR R602.10.3(2) SHALL BE INCREASED BY 15 PERCENT
2. THE MAXIMUM WALL PANEL SPACING SHALL BE DECREASED TO 18' (5486MM) ON CENTER INSTEAD OF 25' (7620MM) OC.

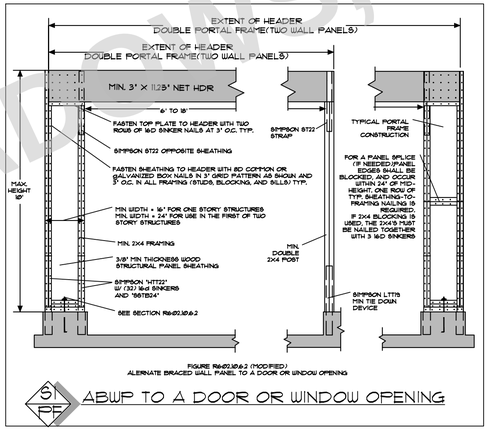
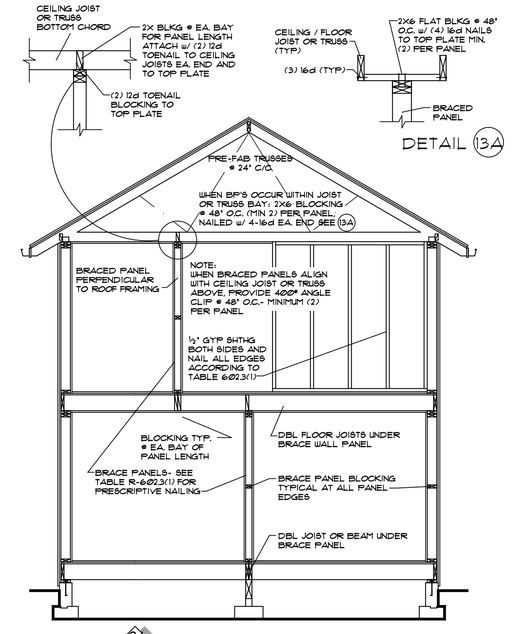


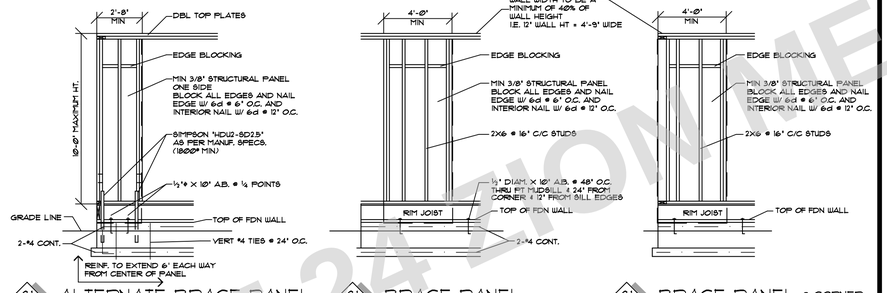
FIGURE R602.10.6.2 (MODIFIED)
ALTERNATE BRACED WALL PANEL TO A DOOR OR WINDOW OPENING

S1 / BWP — ABWP TO A DOOR OR WINDOW OPENING



S1 / BP — INTERIOR BRACE PANEL
SCALE: 1/4" = 1'-0"

JOISTED FOUNDATION

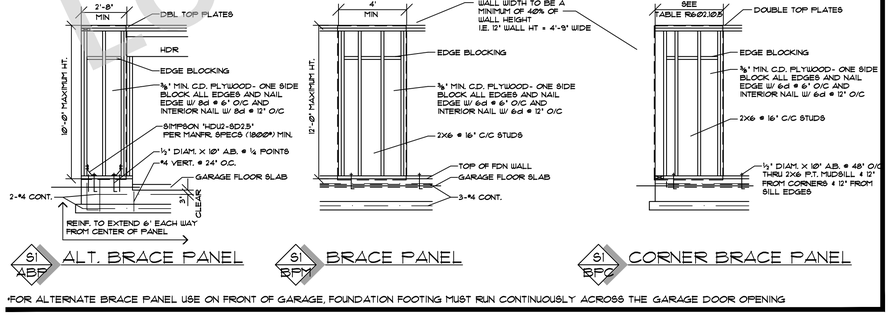


S1 / ABP — ALTERNATE BRACE PANEL
FOR UPPER FLOOR APPLICATIONS, REFER TO DETAILS S AND T

S1 / BPM — BRACE PANEL
FOR UPPER FLOOR APPLICATIONS, FOLLOW DETAIL FROM JOIST UP

S1 / BPC — BRACE PANEL @ CORNER
FOR UPPER FLOOR APPLICATIONS, FOLLOW DETAIL FROM JOIST UP

POST & BEAM AND SLAB FOUNDATIONS



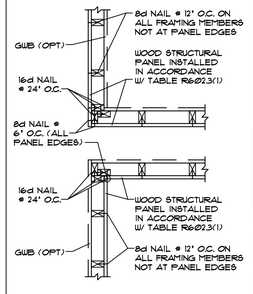
S1 / ABP — ALT. BRACE PANEL

S1 / BPM — BRACE PANEL

S1 / BPC — CORNER BRACE PANEL

+FOR ALTERNATE BRACE PANEL USE ON FRONT OF GARAGE, FOUNDATION FOOTING MUST RUN CONTINUOUSLY ACROSS THE GARAGE DOOR OPENING

CONTINUOUS WALL BRACING DETAILS



S1 / C — CORNER PANEL

FOR CORNER APPLICATIONS, SEE BPC PANEL AND C DETAIL. FOR ALL OTHER LOCATIONS, SEE THE BPM PANEL. BRACED PANELS MAY NOT NEED TO BE 4' IN WIDTH TO QUALIFY AS A BRACED PANEL UNDER THE CONTINUOUS METHOD. SEE TABLE R602.10.5 FOR MINIMUM PANEL LENGTHS. ALL VERTICAL AND HORIZONTAL PANEL EDGES, REGARDLESS OF LOCATION ALONG A GIVEN BRACED WALL LINE, SHALL BE BLOCKED AND EDGES NAILED.

TABLE R602.10.5

MIN. LENGTH OF BP (IN.) PER FT. HT OF WALL					MAX. VERT. OPENING HT. NEXT TO REQ. BP
8'	9'	10'	11'	12'	
32"	36"	40"	44"	48"	85%
24"	27"	30"	33"	36"	67%

a. Linear interpolation shall be permitted

b. Full-height sheathed wall segements to either side of garage openings that support light frame roof covering dead loads of 3psf or less shall be allowed to have a 4:1 aspect ratio

c. Corners sheathed in accordance with Section R602.10.5 and figure R602.10.5 shall be permitted to have a 4:1 aspect ratio

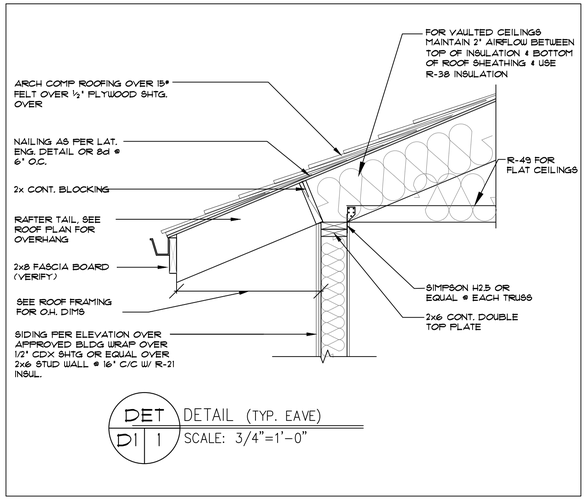
S1 / QBP — QUALIFYING PANELS

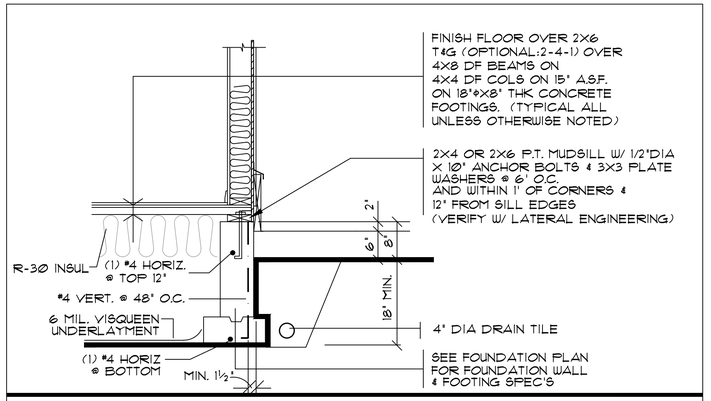
PLAN NO:123111 C-r
DATE: 1-16-18
SCALE: 1/4" = 1'-0"

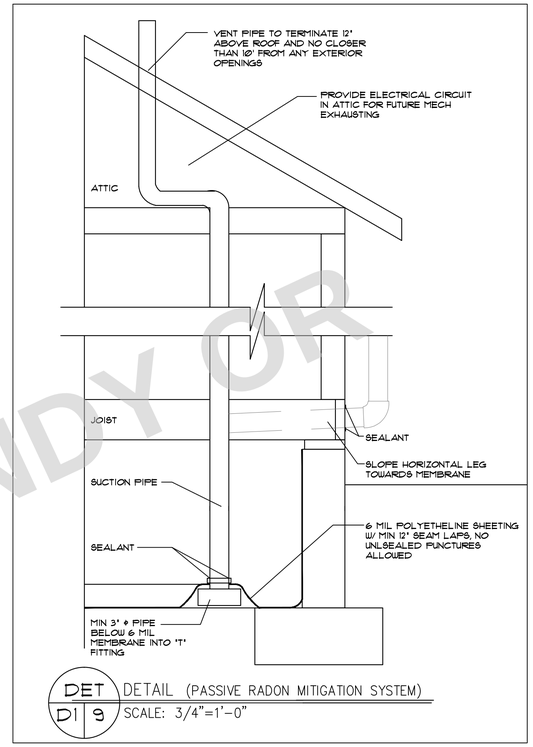
CLIENT NAME: THE WYETH C REVERSE
LOCATION:
SHEET TITLE: SHEAR DETAILS
SQR FT:

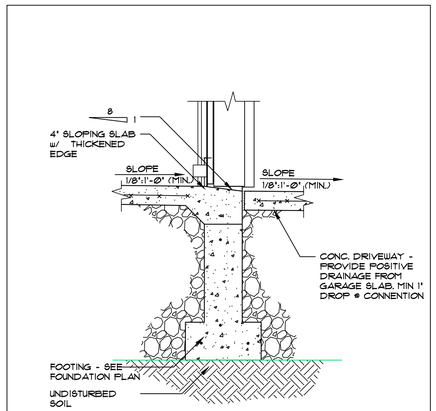
DESIGN PROVIDENCE, LLC
R.D.P. R.III
PMB 382 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
Phone & Fax: 503-793-9446 Email: Designprovidence@Q.com
Web: Designprovidence.com

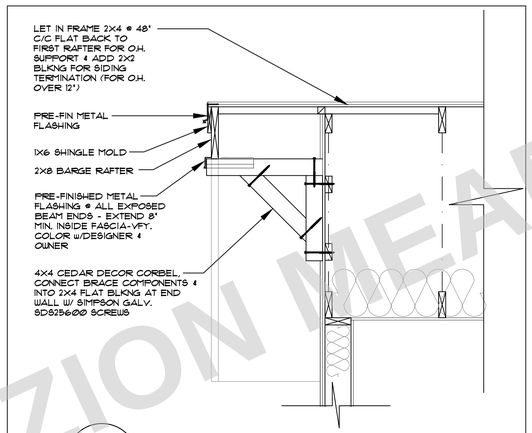
SHEET NR:
S1

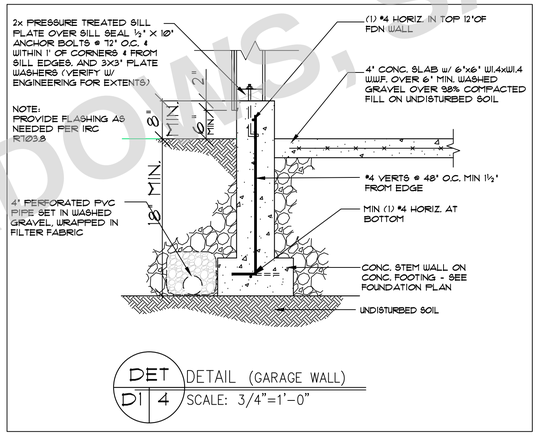


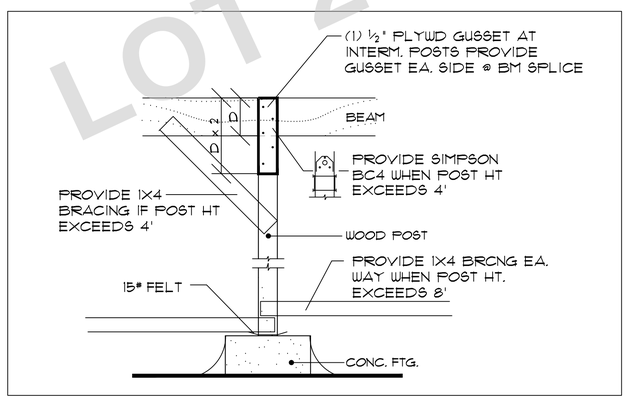


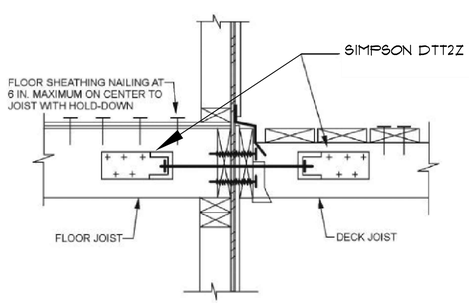


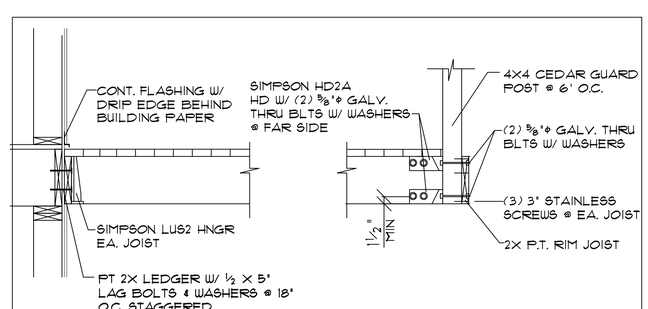












DET D1 | 1 DETAIL (TYP. EAVE)
SCALE: 3/4"=1'-0"

POST & BEAM FOOTING DETAIL

DET D1 | 2

DET D1 | 9 DETAIL (PASSIVE RADON MITIGATION SYSTEM)
SCALE: 3/4"=1'-0"

DET D1 | 3 DETAIL (GARAGE DOOR)
SCALE: 3/4"=1'-0"

DET D1 | 8 DETAIL (DECORATIVE CORBEL & GABLE END)
SCALE: 3/4"=1'-0"

DET D1 | 4 DETAIL (GARAGE WALL)
SCALE: 3/4"=1'-0"

POST & BEAM FOOTING DETAIL

DET D1 | 6

DECK CONNECTION FOR LATERAL LOAD

DET D1 | 5

DECK CONNECTION DETAILS

DET D1 | 7

PLAN NO:123111 C-r
DATE: 1-16-18
SCALE: 1/4" = 1'-0"

CLIENT NAME: THE WYETH C REVERSE
LOCATION:
SHEET TITLE: TYPICAL DETAILS
SQR FT:

DESIGN PROVIDENCE, LLC
PMB 362 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
Web: DesignprovidenceLLC.com

SHEET NR:
D1

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE ORSC CODE 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# PT)
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 HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH
8. PROVIDE GROUNDING ELECTRODE AT ELECTRICAL SERVICE CONSISTING OF A MINIMUM 20' LENGTH OF ½"φ STEEL REINFORCEMENT OF FOOTINGS. ELECTRODE SHALL EXTEND 12" MIN. ABOVE THE PLATE LINE.
9. THE MAXIMUM AMOUNT OF WATER USED BY NEW PLUMBING FIXTURES:

TOILETS	1.6 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 SPECIFICATONS 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 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.
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 SPECIFICATONS MAY BE USED.
17. NO VARIANCE BY A BUILDING OFFICIAL SHALL BE BINDING ON DESIGNERS.
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 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 PLEXIGLAS). 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 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 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/public/public/chapter/content/10136/

1. ALL EXTERIOR WALL AND BEARING WALL OPENINGS TO HAVE 4X12 DF HEADERS UNLESS OTHERWISE INDICATED
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" LU TYPE OR EQUIV.

2b. DOUBLE JOISTS THAT ARE ATTACHED TO FLUSH BMS 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 R602.8
5. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO.2 DOUG FIR
B. SILLS, PLATES, BLOCKING BRIDGING, ETC.	NO.3 DOUG FIR
C. STUDS	STUD GRADE D.F.
D. POST AND BEAM DECKING	UTILITY GRADE D.F.
E. PLYWOOD SHEATHING	1/2" CDX PLY, 32/16
F. GLU-LAM BEAMS	fb-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 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.
10. 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.
11. ALL JOISTS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" LAPS CENTERED OVER INTERIOR SUPPORTS.
12. 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 PLYWOOD 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. APPLY GYPSUM BOARD 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 6 SACKS 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 BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.
8. EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
9. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FDTN. WALLS TO P.T. MUDSILL.
10. PROVIDE A MINIMUM OF 1 SQ FT 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 PRESSURE 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 FOUNDED ON FIRM, UNDISTURBED, NATIVE, FREE DRAINING SOILS. CONDITIONS FOUND TO BE OTHERWISE SHALL 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 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, LAMPHOLDERS 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 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 PLUG CAP IS INSERTED.

*ADDITIONAL INFORMATION CAN BE FOUND IN THE OREGON RESIDENTIAL SPECIALTY CODE BOOK IN SECTIONS:

E37-404 SWITCHES
E37-406 RECEPTACLE OUTLETS
E37-410 LIGHTING OUTLETS

ABRIDGED TABLE N1101.1(1)

BUILDING COMPONENTS	REQUIRED VALUE
WALL INSULATION ABOVE GRADE	R = 21 intermediate [c]
WALL INSULATION BELOW GRADE[e]	R = 15/R - 21
FLAT CEILINGS[f]	R = 49
VAULTED CEILINGS[g]	R = 30 rafter or R-30A[g,h] scissor truss
UNDERFLOOR INSULATION	R = 30
SLAB FLOOR EDGE INSULATION	R = 15
HEATED SLAB FLOOR INTERIORS[i]	R = 10
WINDOW CLASS	U = 0.30
SKYLIGHT CLASS[i]	U = 0.50
EXT. DOORS[m]	U = 0.20
EXT. DOORS W/<2.5 SQ. FT. GLAZING[l]	U = 0.40
FORCED AIR DUCT INSULATION	R = 8

ADDITIONAL NOTES

a. As allowed in Section N1101.4, termal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

b. R-values used in this table are nominal, for the insulation only in standard wood frameed 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.

e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such walls that extend more than 24 inches above grade. R-21 for insulation in framed cavity.

f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar featrues totaling not more than 150 squaur feet in area may be reduced to not less than R-21. when reduced, the cavity shall be filled (except for required vent spaces)

g. The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless area has a U-factor no greater than U-0.031. The factor of 0.042 is represetative of a vaulted scissor truss. A 10 inch deep rafter vaulted ceiling with R-30 insulation is U-0.0033 and complies with this requirement, not to exceed 50% of the total heated space floor area.

j. Sliding glass doors shall comply with window performance requirements.

k. Reduced area may not be used as a trade off criterion for thermal performance of any component.

m. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of .54 or less.

n. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this u-.30 requirement.

TABLE N1101.1(2) ADDITIONAL MEASURES

Envelope Enhancement Measures (Select One)	1	**High efficiency walls** Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous
	2	**Upgraded features** Exterior walls—U-0.057/R-23 intermediate or R-21 advanced, Framed floors—U-0.026/R-38, and Windows—U-0.28 (average UA)
	3	**Upgraded features** Exterior walls—U-0.055/R-23 intermediate or R-21 advanced, Flat ceiling[c]—U-0.017/R-60, and Framed floors—U-0.026/R-38
	4	**Super Insulated Windows and Attic OR Framed Floors** Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling[c]—U-0.017/R-60 or Framed floors—U-0.026/R-38
	5	**Air sealing home and ducts** Mandatory air sealing of all wall coverings at top plate and air sealing checklist[f], and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope[d] or All ducts sealed with mastic[b]
	6	**High efficiency thermal envelope UA[g]** Proposed UA is 8% lower than the code UA
Conservation Measure (Select One)	A	**High efficiency HVAC system[a]** Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
	B	**Ducted HVAC systems within conditioned space** All ducts and air handlers contained within building envelope[d] *Cannot be combined with Measure 5*
	C	**Ductless heat pump** Ductless heat pump HSPF 10.0 in primary zone of dwelling
	D	**High efficiency water heater[c]** Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product

LIGHTING

SECTION N1107

ALL PERMANENTLY INSTALLED INTERIOR AND EXTERIOR LIGHTING FIXTURES SHALL CONTAIN HIGH-EFFICACY LAMPS. SCREW-IN COMPACT FLUORESCENT AND LED LAMPS COMPLY WITH THIS REQUIREMENT. 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.

APPENDIX F

RADON CONTROL METHODS

(ABRIDGED - SEE CODE SECTION FOR FULL DETAILS)

AF103.2 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)

AF103.3 Soil-gas-retarder. A minimum 6-mil ¾or 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)

AF103.4 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)

AF103.5 Crawl space mitigation system. In buildings with crawl space 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.

AF103.5.1.1 (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 R408.1 of this code.

AF103.5.1.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder as per code section (min 12" lap)

AF103.5.1.3 Vent pipe. 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 suface

AF103.5.2 (ACTIVE METHOD) Crawl space ventilation and building tightness. As an alternate method to Passive method. Requires non closable fdn vents, and whole house centilation system (air exchanger) (see code section AF103.5.2 for specifications)

AF103.6 Passive subslab depressurization system.

AF103.6.1 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 suther details)

AF103.6.2 - AF103.10 see code section for these requirements

AF103.11 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 R602.8.

AF103.12 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 located of system failure alarms.

PLAN NO: 123111 C-r
DATE: 1-16-18
SCALE: 1/4" = 1'-0"

CLIENT NAME: THE WYETH C REVERSE
LOCATION
SHEET TITLE: TYPICAL NOTES
SQR FT:

DESIGN PROVIDENCE, LLC
PMB 362 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
Phone & Fax: 503-760-0446 Email: Designprovidence@Q.com
Web: DesignprovidenceLLC.com

SHEET NR: N