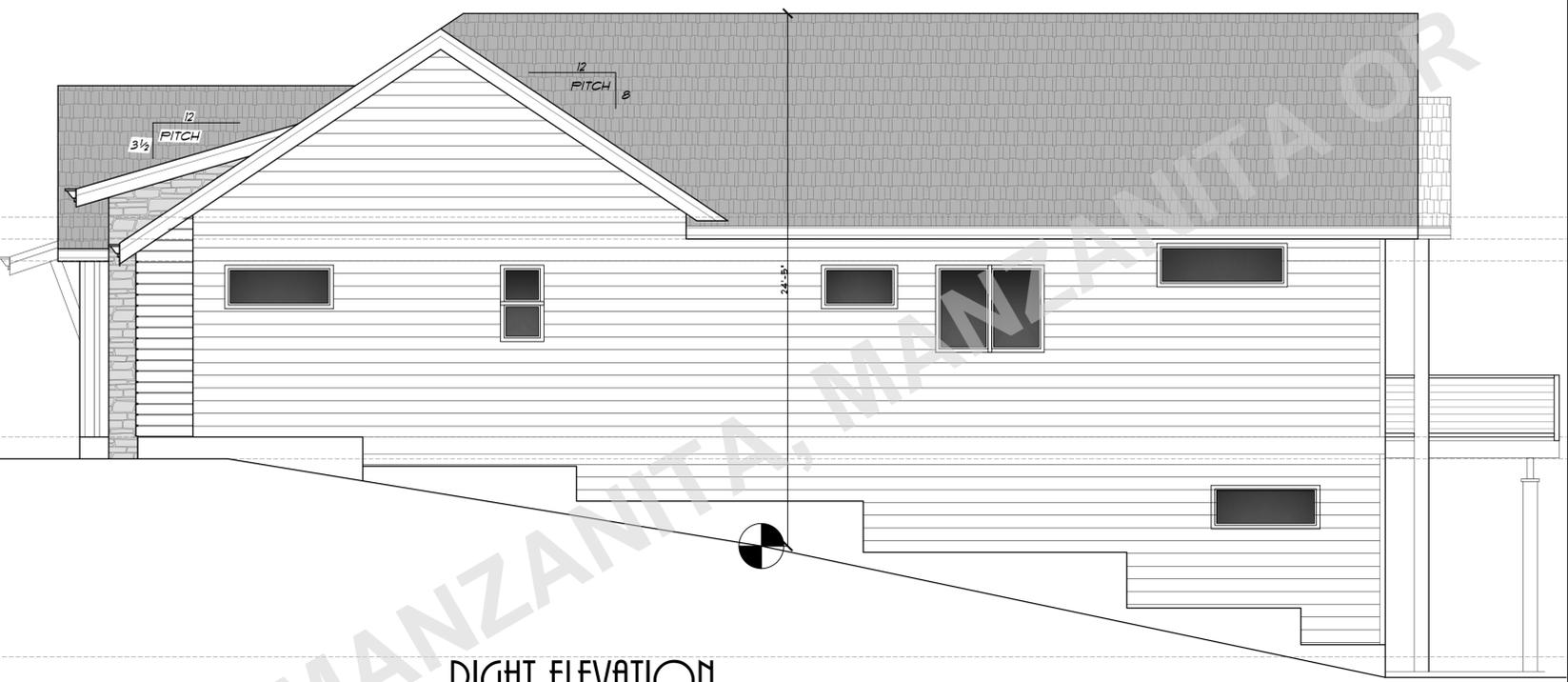




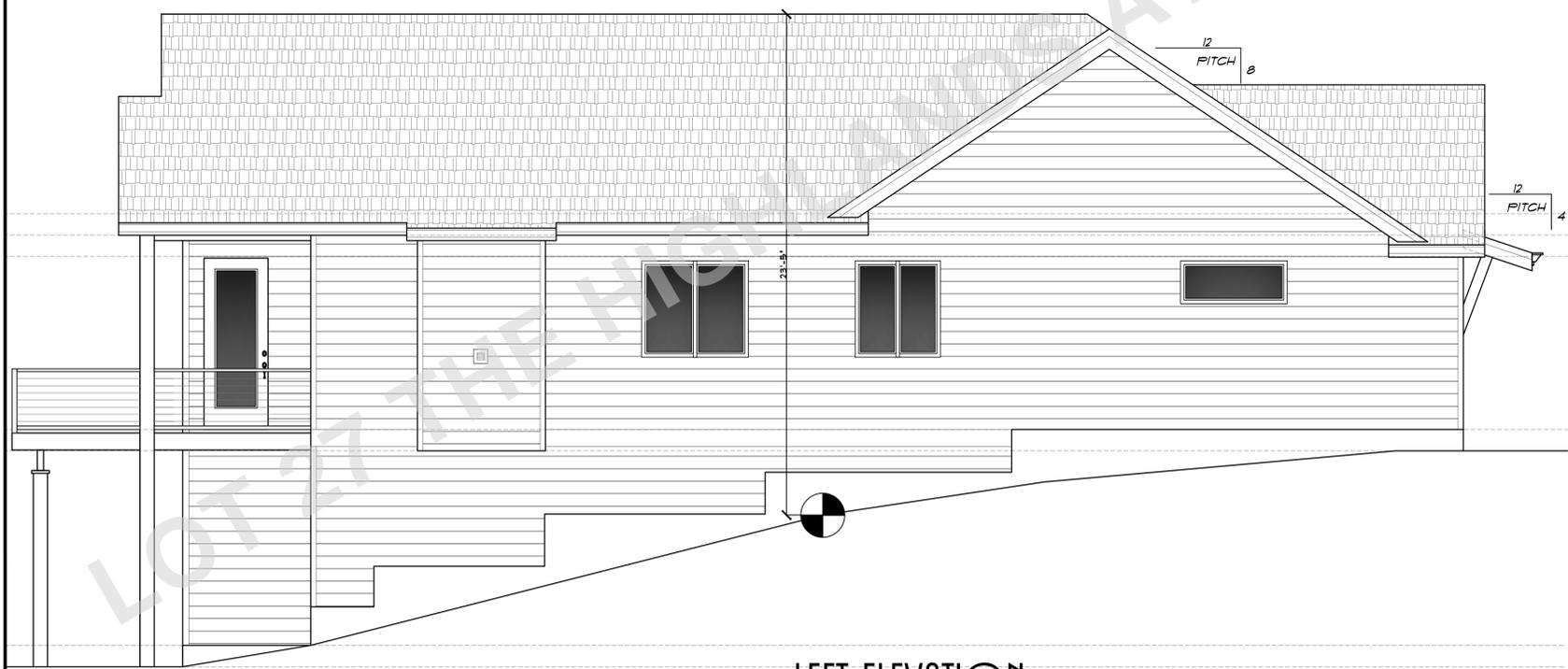
AVERAGE BLDNG HT:
 $20'-4" + 23'-5" + 24'-5" + 30'-5" = 118'-8"$
 $98'-1/4" = 24'-8"$

FRONT ELEVATION

FAUX STONE VENEER
 AS PER MFG. SPECS.
 TREX TYPE VINYL SIDING
 OVER APPROVED BUILDING
 WRAP OVER 1/2" RATED PLYWOOD
 SHEATHING



RIGHT ELEVATION



LEFT ELEVATION



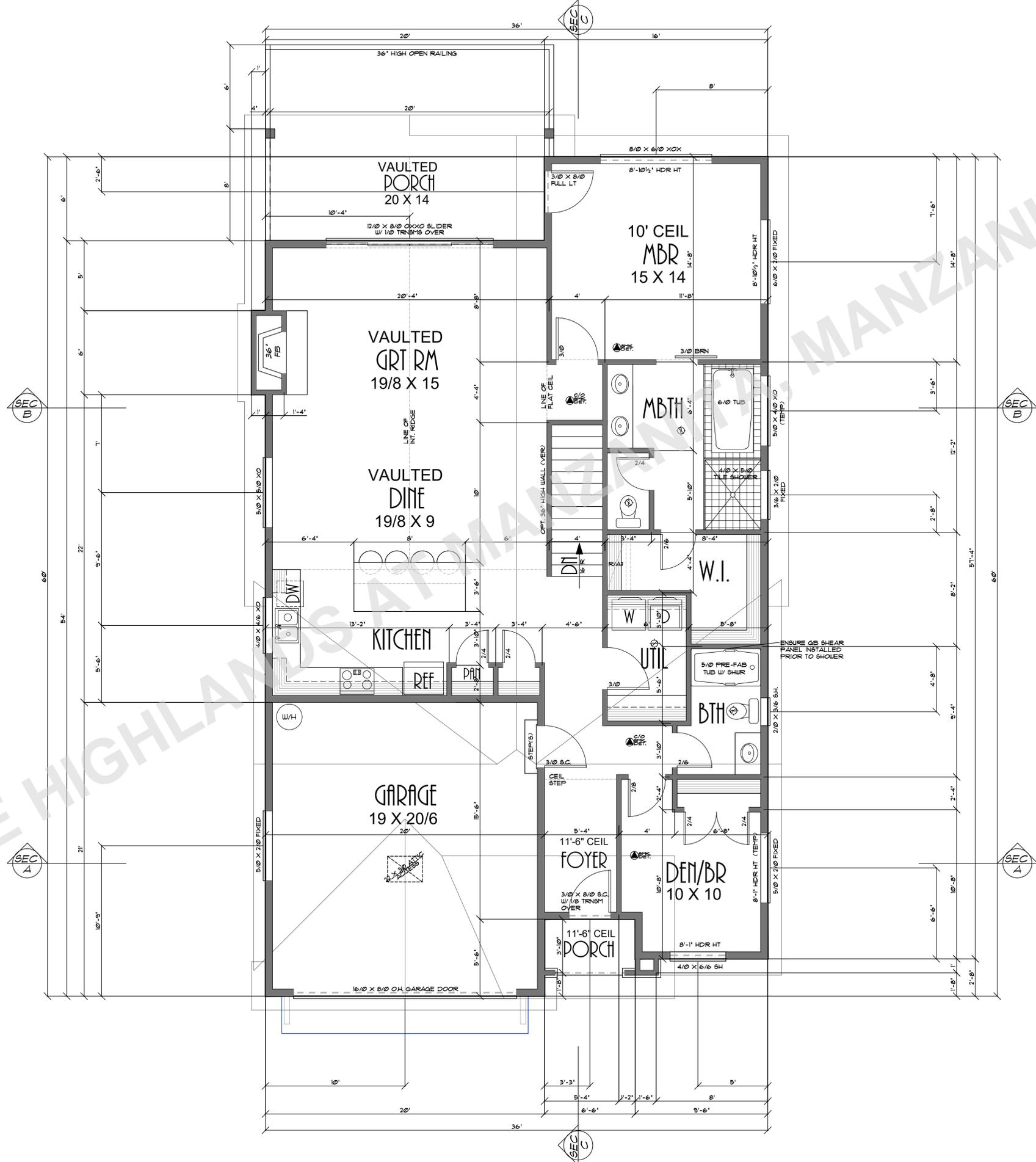
REAR ELEVATION

CLIENT NAME:	WALDPOR MT. RIDGE HIGHLANDS LOT 27
LOCATION:	
SHEET TITLE:	ELEVATIONS
SQUARE FEET:	
DATE:	6-27-24
SCALE:	1/4" = 1'-0"

PROVIDENCE, LLC
 1000 W. MAIN ST. SUITE 100
 WILDPOR, MA 01897
 Phone & Fax: 503-760-0448 Email: Design@providencellc.com
 Web: Design@providencellc.com

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SHEET NR:
1



CLIENT NAME: WALDPOR MT. RIDGE HIGHLANDS LOT 27
 LOCATION: WALDPOR MT. RIDGE HIGHLANDS LOT 27
 SHEET TITLE: MAIN FLOOR PLAN
 SQUARE FEET: 1555 SQUARE FEET

DRAWING NO.: 6-27-24
 DATE: 6-27-24
 SCALE: 1/4" = 1'-0"



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SHEET NR:
2

LOT 27 THE HIGHLANDS AT MANZANITA, MANZANITA, OREGON

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

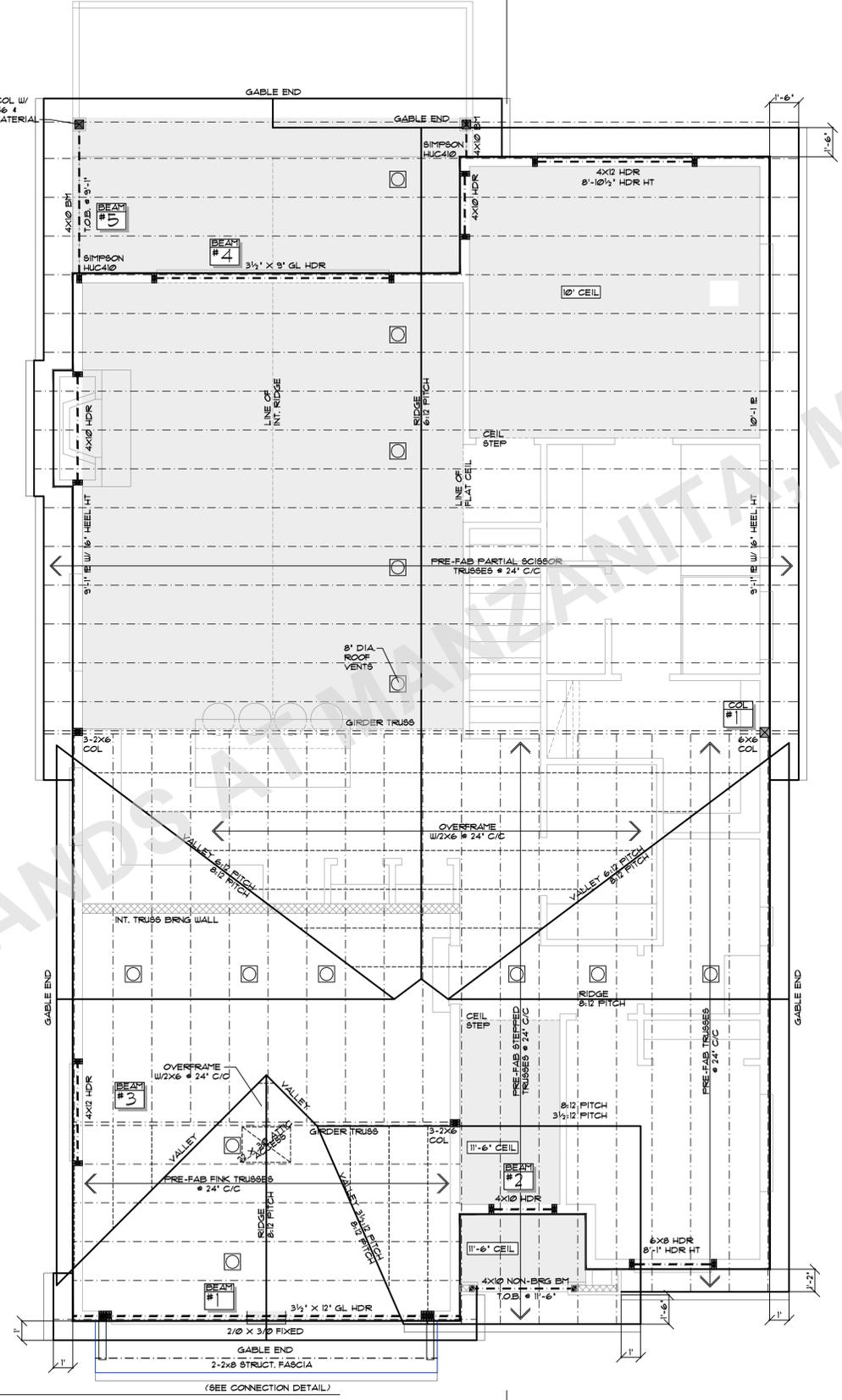
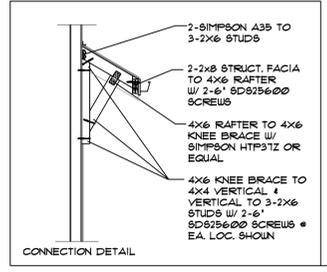
SEC B

SEC B

SEC A

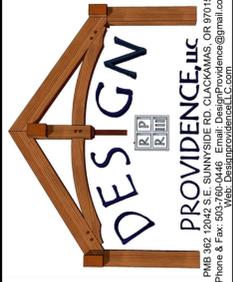
SEC A

SEC C



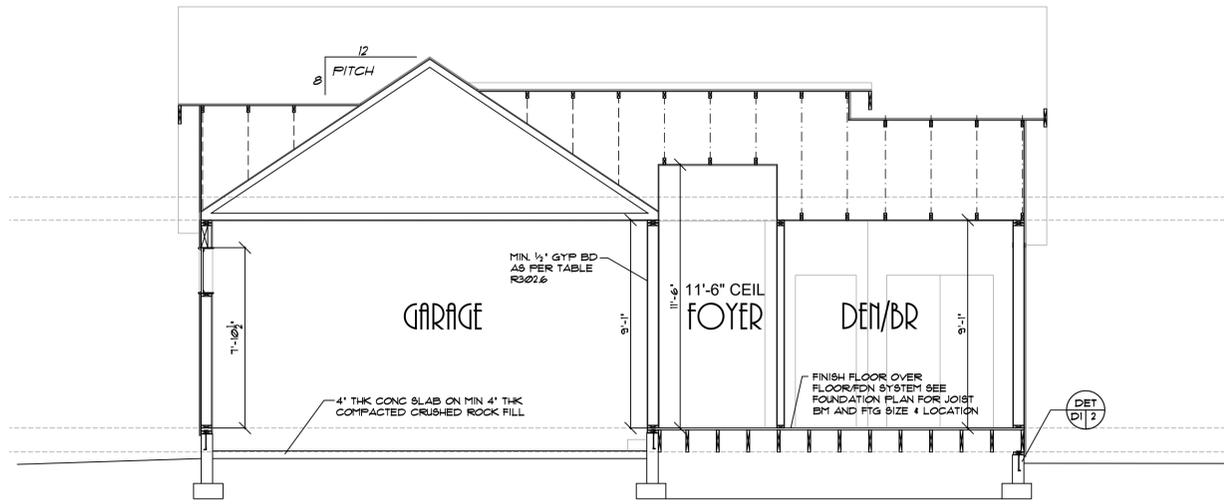
PLANT NO:	6-27-24
DATE:	
SCALE:	1/4" = 1'-0"

CLIENT NAME:	WALDPOR MT. RIDGE HIGHLANDS LOT 27
LOCATION:	
SHEET TITLE:	ROOF FRAMING PLAN
SQUARE FEET:	

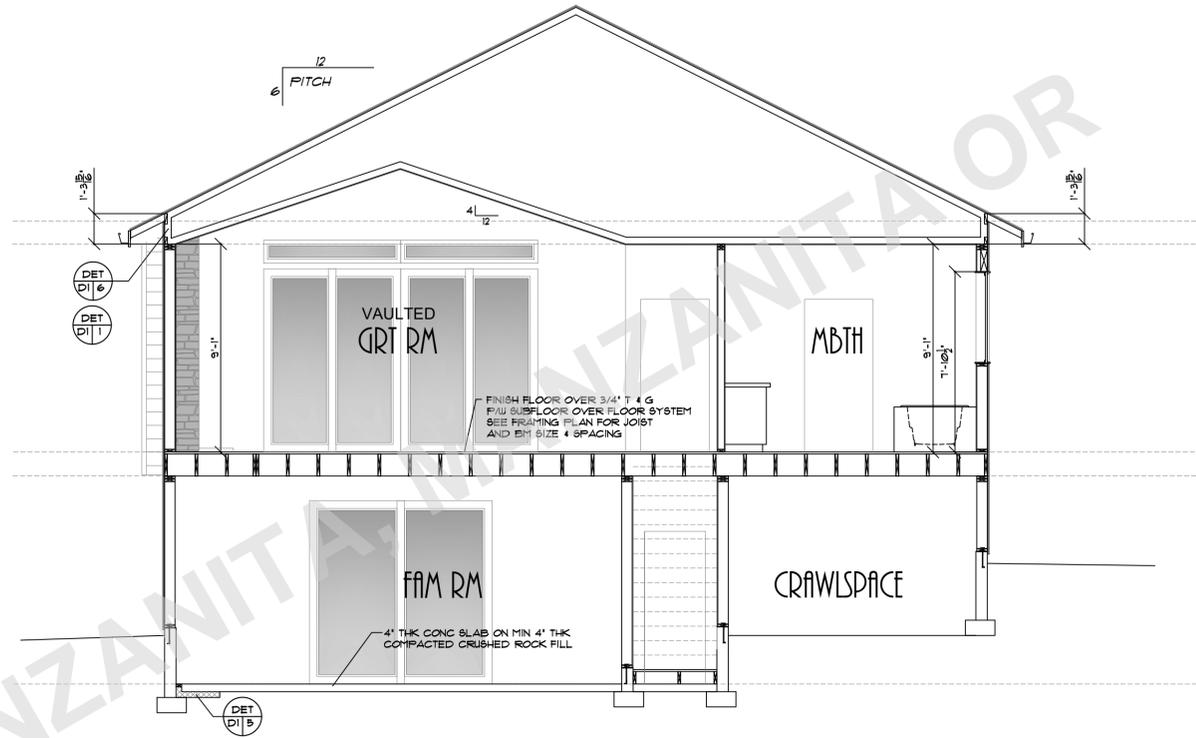


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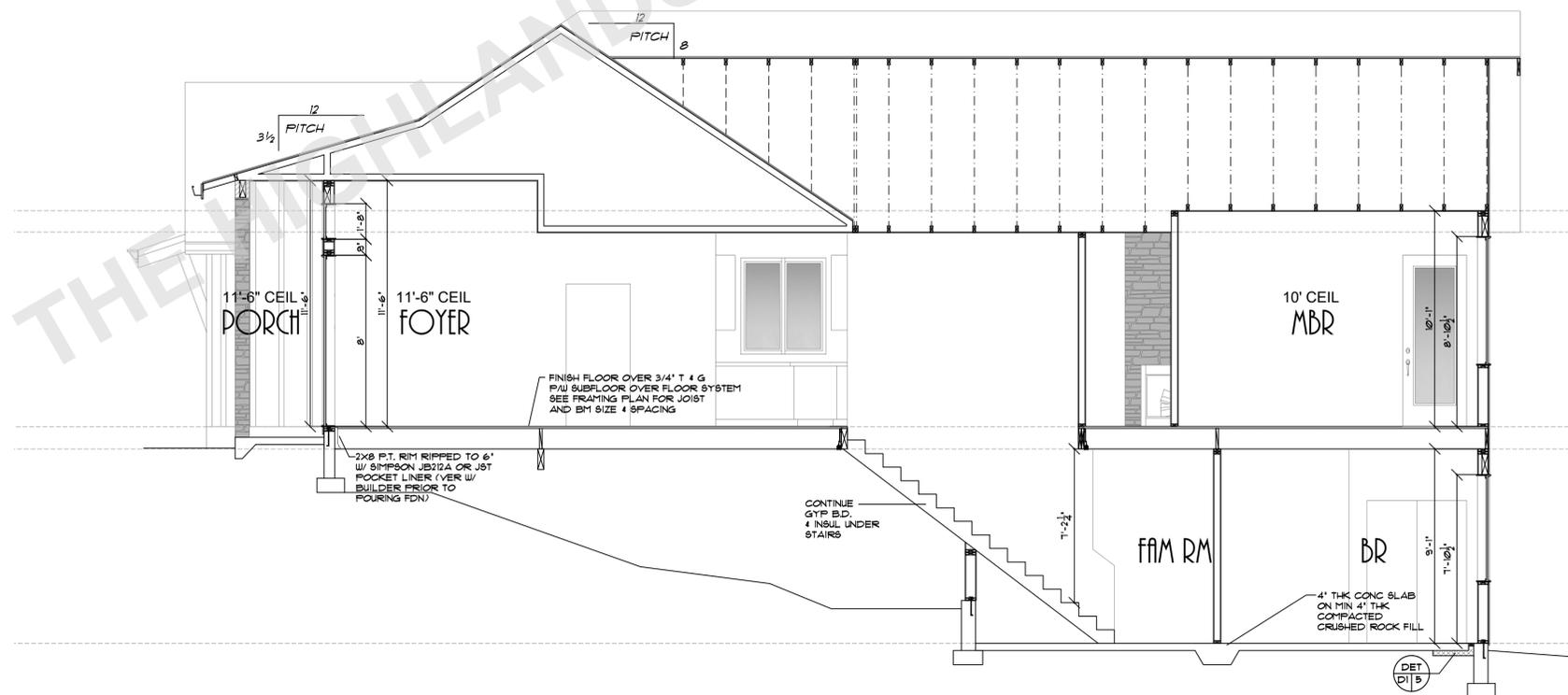
SHEET NR. 5



CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C

PLN# ITO: 6-27-24
 DATE: 6-27-24
 SCALE: 1/4" = 1'-0"

CLIENT NAME: WALDPOR MT. RIDGE HIGHLANDS LOT 27

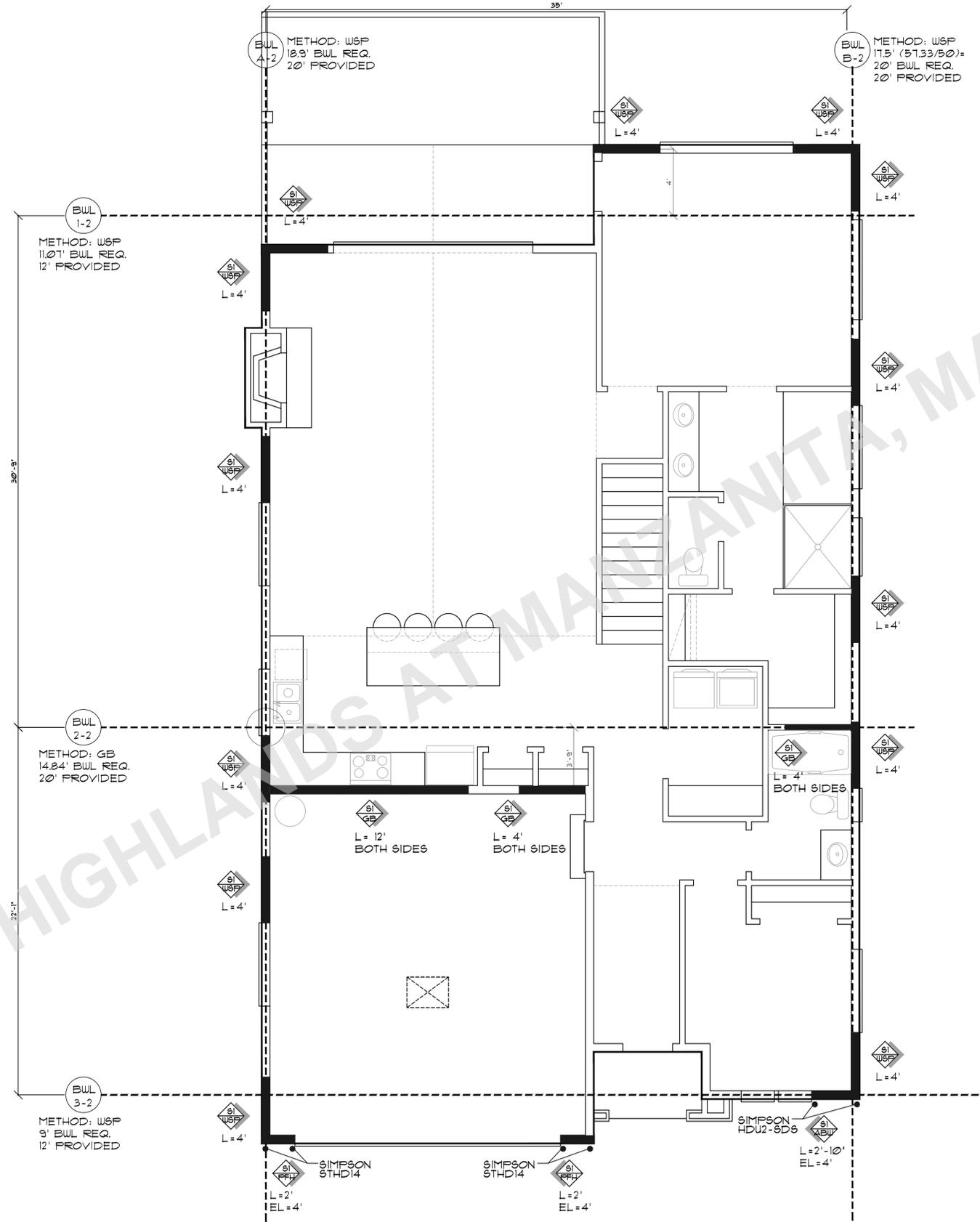
LOCATION



SHEET TITLE: CROSS SECTIONS

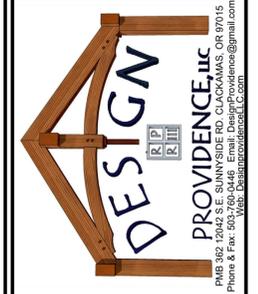
SHEET NR: 6

SQUARE FEET:



MAIN FLOOR PLAN

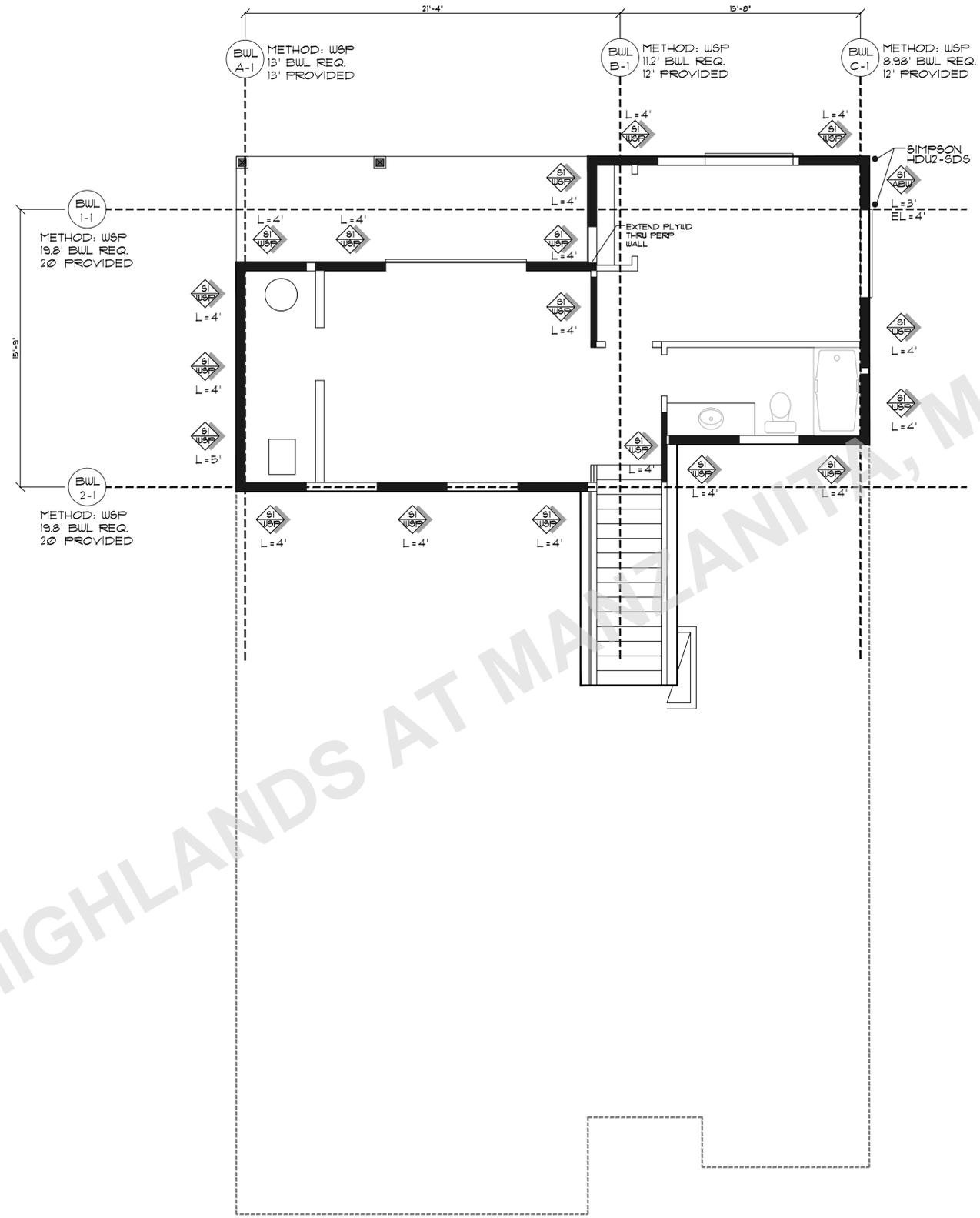
CLIENT NAME:	WALDPOR MT. RIDGE HIGHLANDS LOT 27
LOCATION:	
SHEET TITLE:	PREScriptive WALL BRACING
SQUARE FEET:	
PLANT NO.:	6-27-24
DATE:	
SCALE:	1/4" = 1'-0"



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SHEET NR.
S

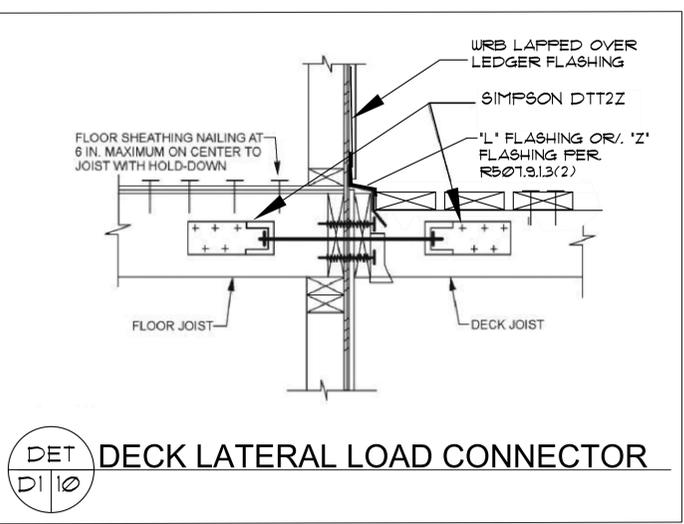
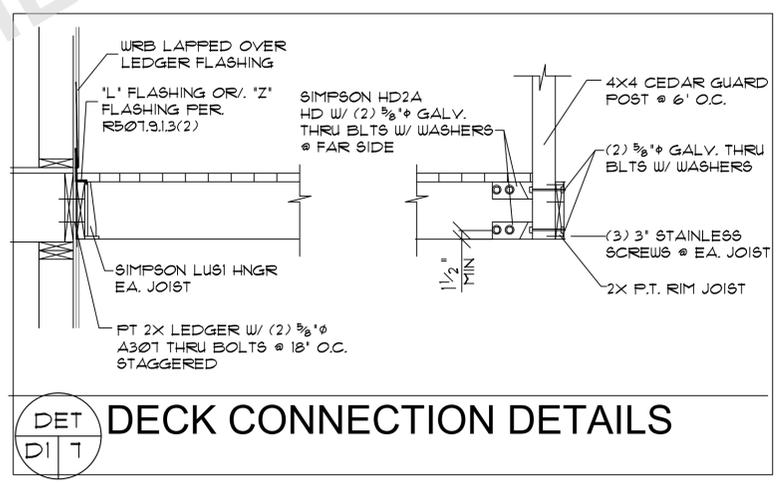
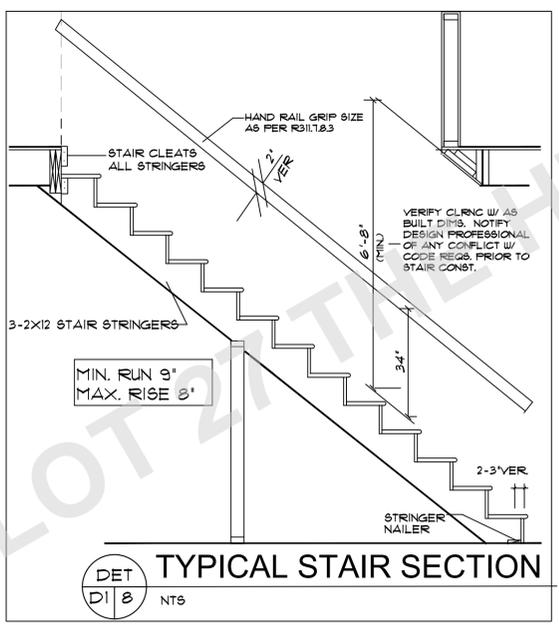
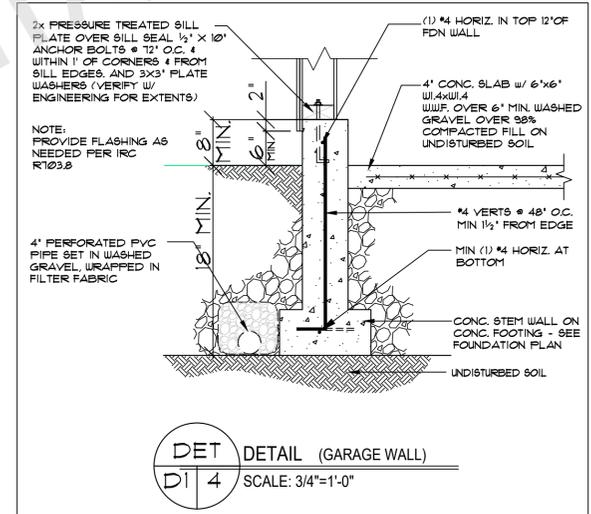
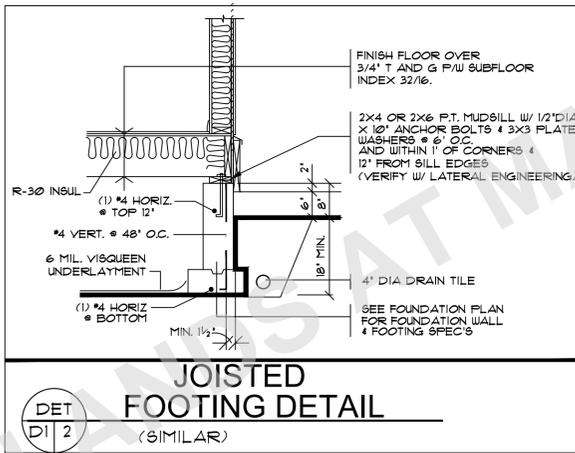
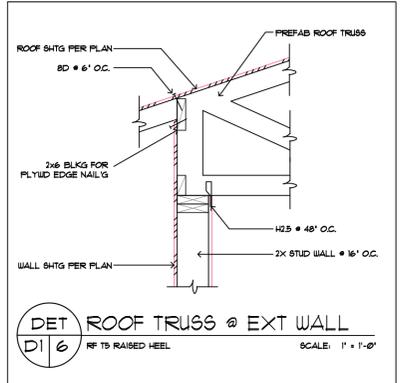
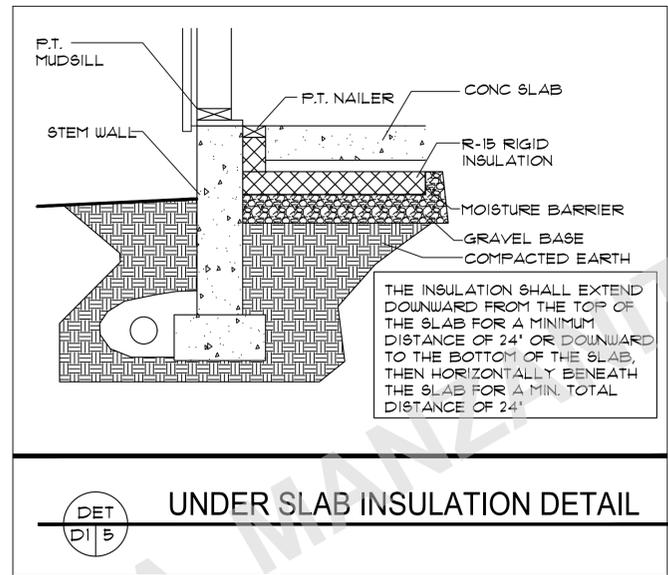
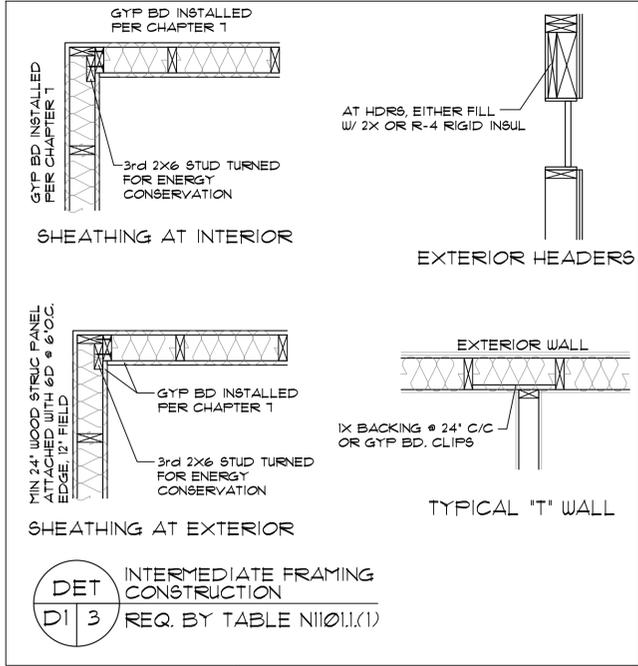
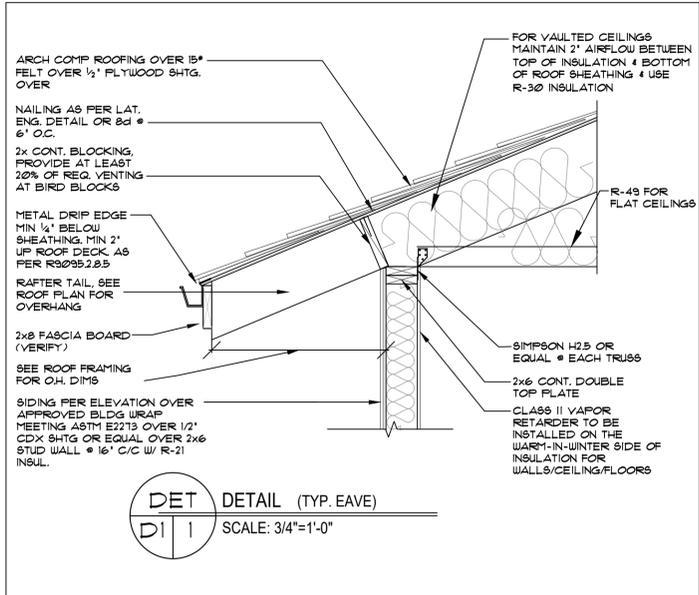
LOT 27 THE HIGHLANDS AT MANZANITA, MANZANITA OR



LOWER FLOOR PLAN

CLIENT NAME:	WALDPOR MT. RIDGE HIGHLANDS LOT 27
	LOCATION
SHEET TITLE:	PREScriptive WALL BRACING
SQUARE FEET:	
 PROVIDENCE, LLC PMB 302 12942 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015 Phone & Fax: 503.646.8888 www.providenceinc.com Email: info@providenceinc.com	
<p><small>THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT FOR THE USE IN CONNECTION WITH THE CONTRACT FOR THE CONSTRUCTION OF THE PROJECT. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OTHER DEFECTS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE USER IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR DISRUPTIONS TO THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS THAT MAY ARISE IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT.</small></p>	
SHEET NR:	Sb

PLANNING NO.:	6-27-24
DATE:	
SCALE:	1/4" = 1'-0"



PART NO. 6-27-24
 DATE
 SCALE 1/4" = 1'-0"
WALDPORI MT. RIDGE HIGHLANDS LOT 27
TYPICAL DETAILS
 CLIENT NAME: LOCATION: SHEET TITLE: SQUARE FEET:

DESIGN
PROVIDENCE, RI
 PROVIDENCE, RI
 PMB 302 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
 Phone & Fax: 503-760-0446 Email: DesignProvidence@gmail.com
 Web: DesignProvidence.com

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN THE STATE OF RHODE ISLAND. 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 HEREON. THE ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

SHEET NR:
D1

GENERAL NOTES

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE ORSC CODE (2023) AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
- 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.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
FLOOR	40 PSF (LIVE LOAD)
STAIRS	100 PSF
GARAGE FLOOR	125 PSF (20000' FT)
DECKS	15 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS, CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
- PROVIDE INSULATION Baffles AT EAVE VENTS BETWEEN RAFTERS.
- ALL SMOKE DETECTORS SHALL BE POWERED BY 120V 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.
- GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT SPHERE 1" IN DIA. CANNOT PASS THROUGH.
- PROVIDE GROUNDING ELECTRODE AT ELECTRICAL SERVICE CONSISTING OF A MINIMUM 20' LENGTH OF 1/2" STEEL REINFORCING OF FOOTINGS. ELECTRODE SHALL EXTEND 12" MIN. ABOVE THE PLATE LINE.
- THE MAXIMUM AMOUNT OF WATER USED BY NEW FLUSHING FIXTURES:

TOILETS	16 GALLONS/FLUSH
SHOWER HEADS	2.5 GALLONS/MINUTE
INTERIOR FAUCETS	2.5 GALLONS/MINUTE
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
- 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.
- 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.
- CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED ON DRAWINGS.
- 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.
- 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.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE CBSO RESEARCH RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUIVALENTS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.
- NO VARIANCE BY A BUILDING OFFICIAL SHALL BE BINDING ON DESIGNERS.
- 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

- 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.
- ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 24" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING. SEE SECTION R202.4 IN ORSC FOR ADDITIONAL INFO.
- SKYLITES ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28". SKYLITE FRAME IS TO BE ATTACHED TO A 2" CURB WITH MINIMUM OF 4" ABOVE ROOF PLANE.
- ALL TUB OR SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.
- 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 120" VERTICAL OF GRADE. PROVIDE PEEP HOLE @ 54" - 66" ABOVE FLOOR ON EXTERIOR DOORS.
- PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
- 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

- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 & A SMOKE DENSITY RATING OF LESS THAN 450.
- PERIMETER CONCRETE WALLS ARE TO BE PROTECTED W/ RIGID FIBERGLASS INSULATION FROM TOP OF CONC WALL TO NOT LESS THAN 24" BELOW GRADE.
- SLAB EDGE INSULATION IS TO BE R-15.
- HEATING DUCTS TO BE INSULATED W/ R-8
- WINDOWS SHALL MEET REQUIRED U FACTORS FOR THE CONTRACTORS CHOSEN PATH OF COMPLIANCE SEE TABLE N1101.1(1)
- ONE EXTERIOR DOOR MAY BE INSULATED TO A U-FACTOR OF 0.20. ALL OTHER EXTERIOR DOORS MAY NOT EXCEED 0.34.

FRAMING NOTES

- NOTE: SEE TABLE 02.3(1) IN ORSC FOR FASTENER SCHEDULE LINK: <https://codes.iccsafe.org/content/ORSBC2021F/chapter-6-wall-construction>
- ALL EXTERIOR WALL AND BEARING WALL OPENINGS TO HAVE LINTELS UNLESS OTHERWISE INDICATED
 - 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.
 - PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER
 - PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE ORSC SEC R602.2
 - LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS	NO2 DOUG FIR
B. SILLS, PLATES, BLOCKING BRIDGING, ETC.	NO3 DOUG FIR
C. STUDS	STUD GRADE D.F.
D. ROOF AND BEAM DECKING	UTILITY GRADE D.F.
E. FLYUOOD SHEATHING	1" CDX PLY, 32/16
F. GLU-LAM BEAMS	10-2400, DRY ADH.
 - NAILING SCHEDULE SEE TABLE 02.3(1)
 - 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 OF THE DEPTH OF THE MEMBER. THE 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" (19mm) TO THE NOTCH.
 - 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" (19.9mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.
 - INSTALL ALL HORIZONTAL MEMBERS WITH CROWN UP.
 - ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALIGNED SO THAT FULL BEARINGS IS PROVIDED WITHOUT USE OF SHIMS. BEARING POSTS SHALL HAVE FULL BLOCKING OR SUPPORT UNDER.
 - ALL JOISTS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" LAP CENTERED OVER INTERIOR SUPPORTS.
 - 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.
 - ALL FLYUOOD WALL SHEATHING SHALL BE APPLIED AS FOLLOWS: CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOINT OVER 2" BLOCKING OR FLATE. NAIL TOP OF PANELS TO DOUBLE TOP FLATE, 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

- 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.
- SOIL BEARING PRESSURE ASSUMED TO BE 15000 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE TO BE PLACED AT A MIN. OF 3000 PSI AT 28 DAYS WITH A MIN. OF 6 BAGS OF GEMENT PER YARD AND A MAXIMUM SLUMP OF 4".
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' (MAXIMUM) INTERVALS EXC. W/AT
- CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 5' O.C. (MINIMUM)
- REINFORCING STEEL TO MEET MIN. ASTM A106 GRADE 60. WELDED WIRE MESH TO BE A-195.
- EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
- COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK VIBROQUENT AND EXTEND UP FEIN WALLS TO FT. MUDSILL.
- PROVIDE A MINIMUM OF 1.50 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.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 30# ROLL ROOFING.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3"
- PROVIDE CRAWLSPACE DRAIN AS PER SEC. R405.9 OF ORSC
- THE GRADE AWAY FROM FND WALLS SHALL FALL 6" MIN. WITHIN FIRST 10'.
- SLOPE FOR PERMANENT FILLS AND CUT SLOPES SHALL NOT EXCEED 2 UNITS HORIZ. TO 1 UNIT VERT.
- 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.
- BUILDER SHALL BE RESPONSIBLE FOR SUPPORT OF ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.
- FOOTINGS SHALL BE FOUND ON FIRM, UNDISTURBED, NATIVE, FREE DRAINING SOILS. CONDITIONS FOUND TO BE OTHERWISE SHALL BE REPORTED TO OWNER.
- ALL GROUND OVER WHICH FOOTINGS AND SLABS-ON-GRADE ARE TO BE PLACED SHALL BE FREE OF EXPANSIVE OR CORROSIBLE DEBRIS AND ORGANIC MATERIAL.
- 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, 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.
- #### HYVAC 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:
- 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. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS 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.

EXCEPTION:

- 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.
- DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE ALL OF THE FOLLOWING:
 - 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.
 - INSULATION DEPTH MARKER FLAGS 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, FIXTURE-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".

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, FIXTURE-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(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS^a

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equivalent Value ^b	Required Performance	Equivalent Value ^b
Wall insulation—above grade	U-0.059c	R-21 Intermediate ^e	Note d	Note d
Wall insulation—below grade ^e	C-0.063	R-15 c.i. / R-21	C-0.063	R-15/R-21
Flat ceilings ^f	U-0.021	R-49	U-0.020	R-49 A ^h
Vaulted ceilings ^g	U-0.033	R-30 Rafter or R-30A ^h Scissor Truss	U-0.027	R-38A ^h
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab-edge perimeter ¹	F-0.520	R-15	F-0.520	R-15
Heated slab interior ⁴	N/A	R-10	N/A	R-10
Windows ⁵	U-0.27	U-0.27	U-0.27	U-0.27
Skylights	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors ⁶	U-0.20	U-0.20	U-0.54	U-0.54

For Sl: 1 inch = 25.4 mm, 1 square foot = 0.0929 m², 1 degree = 0.0175 rad.
N/A = Not Applicable.

- 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).
- R-values used in this table are nominal for the insulation only in standard wood-framed construction and not for the entire assembly.
- 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 (Section N1104.5.2) with insulated headers.
- The wall component shall be a minimum solid log or timber wall thickness of 3 1/2 inches.
- 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.
- 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. Where 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.
- Vaulted ceiling surface area exceeding 50 percent of the total heated space floor area shall have a U-factor not greater than U-0.028 (equivalent to R-38 rafter or scissor truss with R-38 advanced framing).
- A = Advanced frame construction. See Section N1104.6.
- 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 in addition to perimeter insulation.
- Glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section N1104.4 shall comply with window performance requirements if constructed with aluminum with thermal break, wood, vinyl, reinforced vinyl aluminum-clad wood, or insulated 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.
- A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
- Minimum 24-inch horizontal or vertical below grade. The minimum total distance of 24 inches may be a combination of the horizontal and vertical planes. If a horizontal plane is used on the exterior of the slab, it must be a minimum of 12 inches below finished grade.

TABLE N1101.1(2) ADDITIONAL MEASURES

MEASURE NUMBER	MEASURE DESCRIPTION
1	HIGH-EFFICIENCY HVAC SYSTEM^a a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling or 8.5 HSPF2 / 15.0 SEER2, or c. Ground-source heat pump COP 3.5 or ENERGY STAR rated
2	HIGH-EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum 0.90 UEF, or b. Electric heat pump water heater with minimum 3.45 UEF, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and drain water heat recovery unit installed on a minimum of one shower/tub-shower
3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
4	ADVANCED ENVELOPE Windows—U-0.21 (Area-weighted average), and Flat ceilings—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
5	DUCTLESS HEAT PUMP (Dwelling units with all-electric heat) a. Provide ductless heat pump of minimum HSPF 10.0 or HSPF2 9.0 in primary zone replaces zonal electric heat sources, and b. Provide programmable thermostat for all heaters in bedrooms
6	HIGH-EFFICIENCY THERMAL ENVELOPE UA^b Proposed UA is 8 percent lower than the code UA
7	2.75 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 2.75 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system, including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent and total fan efficacy of 1.6 CFM/Watt (combined input for supply and exhaust).

For Sl: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- Appliances located within the building thermal envelope shall have sealed combustion air intakes. Combustion air shall be ducted directly from the outdoors.
- 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 not greater than U-0.026.
- In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum 8 percent less than the Code UA total of the Standard Base Case.

PART NO: 6-27-24
 DATE: 6-27-24
 SCALE: 1/4" = 1'-0"

CLIENT NAME: WALDPORI MT. RIDGE HIGHLANDS LOT 27
 LOCATION: WALDPORI MT. RIDGE HIGHLANDS LOT 27
 SHEET TITLE: TYPICAL NOTES
 SQUARE FEET:

DESIGN
 R.P. BATT
 PROVIDENCE, INC.
 PNB 982 12042 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015
 Phone & Fax: 503-760-0446 Email: design@providenceinc.com
 Web: www.providenceinc.com

THESE PLANS HAVE BEEN PREPARED FOR THE USER'S USE ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

SHEET NR:

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