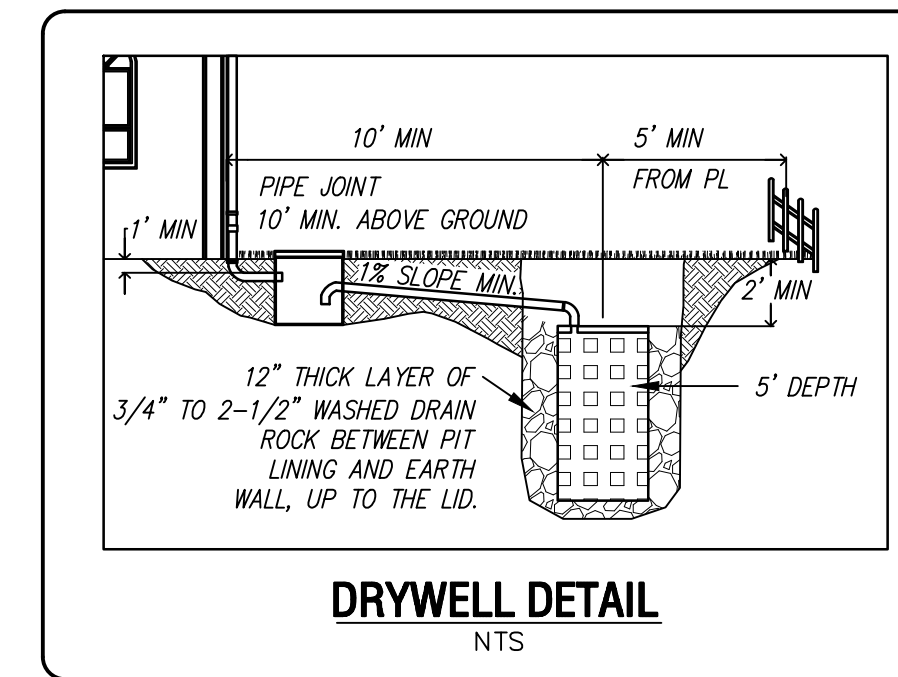
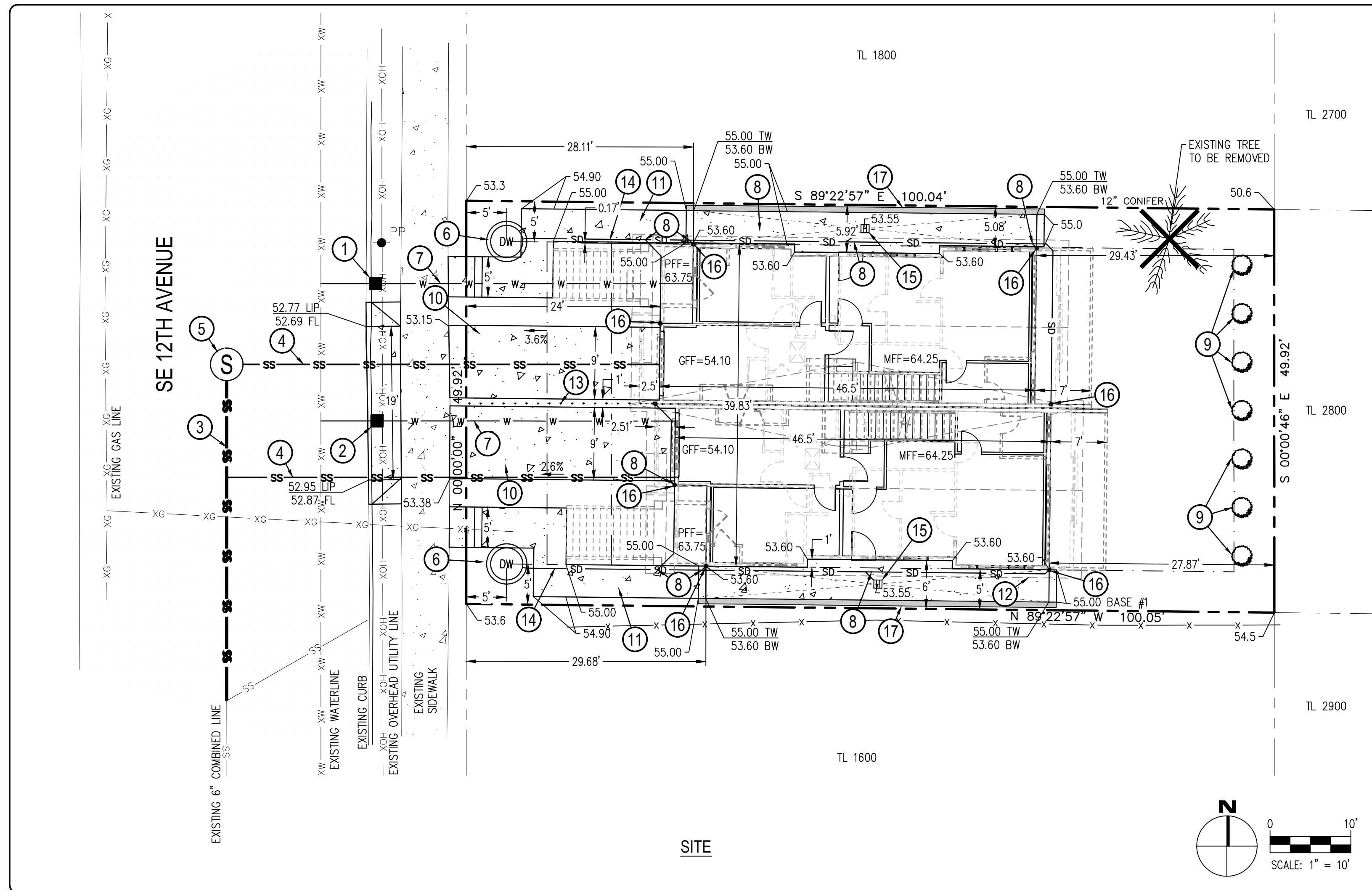


# SE 12TH AVENUE

COLES ADD, BLOCK 5, LOT 6  
S.E. 1/4 N.W. 1/4 SEC. 11 T. 1S. R. 1E. W.M.  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

**EMERIO**  
*Design*  
6445 SW FALLBROOK PL, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9892  
www.emeriodesign.com

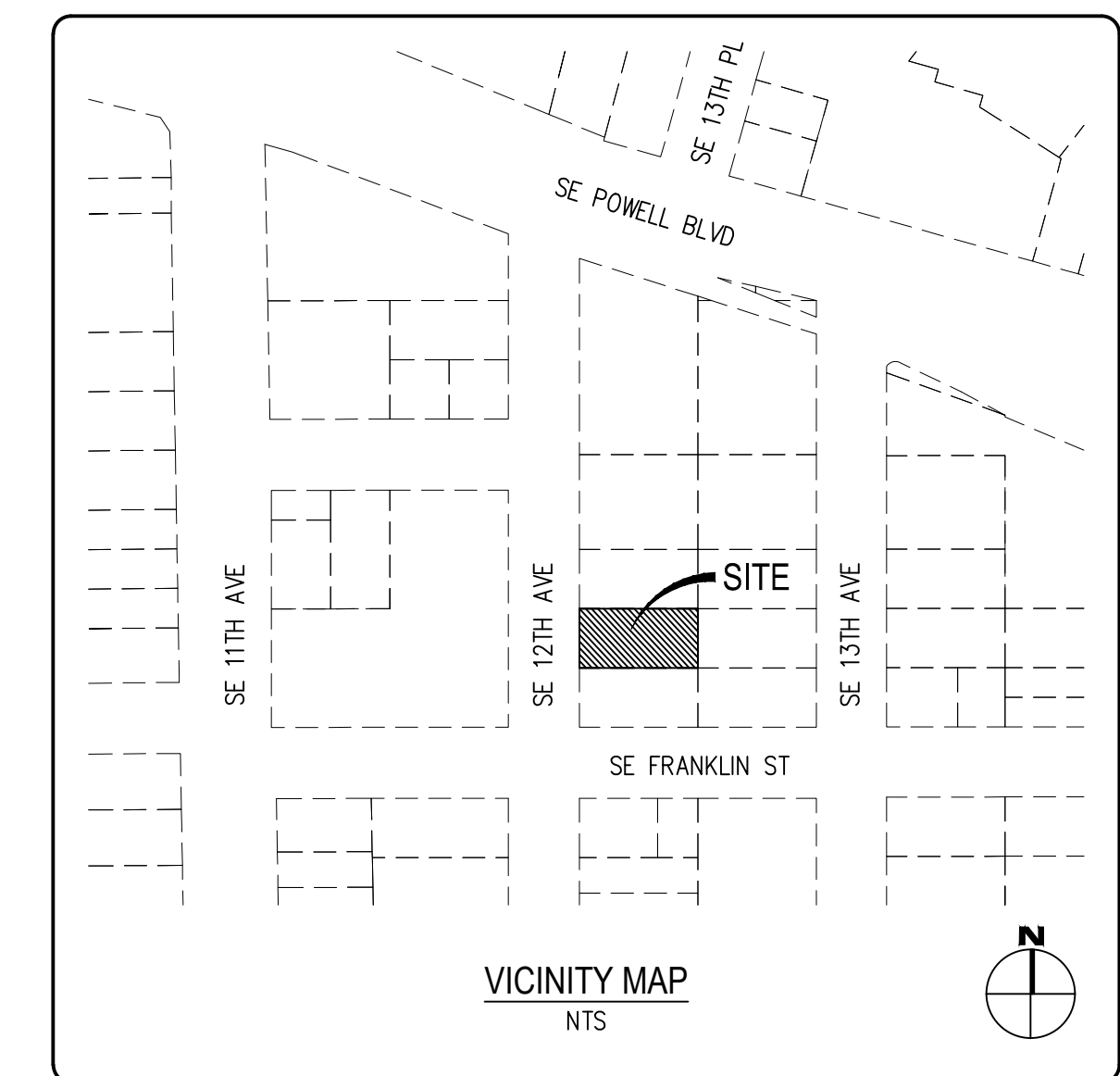
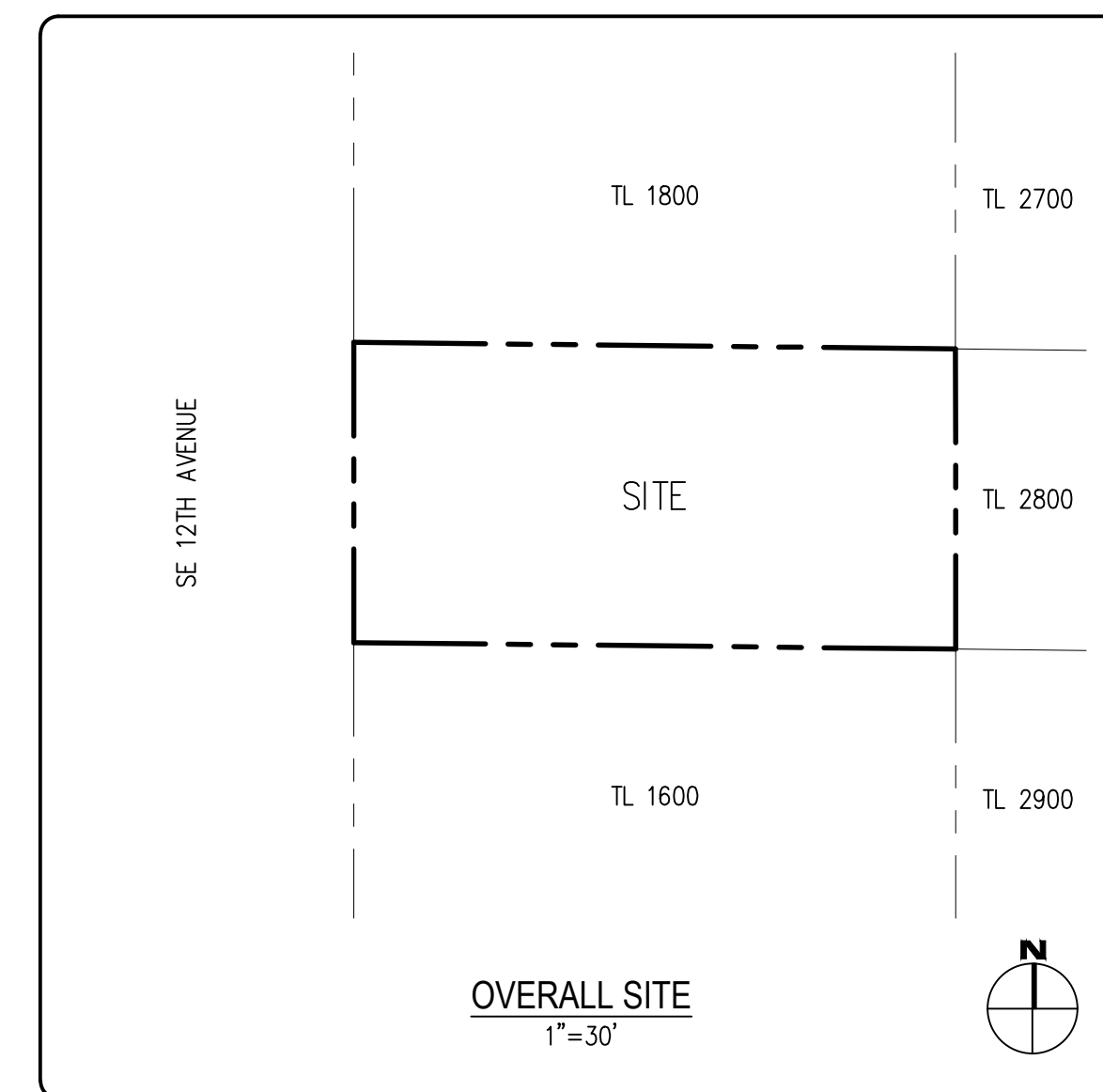
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**CONTACTS**

**APPLICANT/OWNER:**  
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E-MAIL: DONA.DUMBDEANG@GMAIL.COM

**DESIGN/STRUCTURAL**  
EMERIO DESIGN, LLC  
6445 SW FALLBROOK PL, SUITE 100  
BEAVERTON, OREGON 97008  
CONTACT: SEAN JACKSON  
E-MAIL: SEAN@EMERIODSIGN.COM  
CONTACT: GEOFF WRIGHT  
E-MAIL: GEOFF@EMERIODSIGN.COM



**UTILITY/TREE NOTES**

- 1 PROPOSED WATER METER FOR NORTH UNIT
- 2 PROPOSED WATER METER W/ TRAFFIC RATED LID FOR SOUTH UNIT
- 3 PROPOSED 6" SANITARY MAINLINE EXTENSION (TO BE DESIGNED BY OTHERS)
- 4 PROPOSED 4" PVC 3034 SANITARY LATERAL S=2% MIN. (TAP THE PROPOSED MAINLINE SEWER)
- 5 PROPOSED SANITARY MANHOLE (TO BE DESIGNED BY OTHERS)
- 6 PROPOSED 48" DIA. X 5' DEEP DRYWELL TOP ELEV=51.00 AND BOTTOM ELEV=46.00
- 7 PROPOSED 1" PVC WATERLINE
- 8 PROPOSED 4" WYE
- 9 PROPOSED SMALL TREE (1.5" ACER PALMATUM)
- 10 PROPOSED CONCRETE DRIVEWAY
- 11 PROPOSED CONCRETE PATH
- 12 EAVE
- 13 LANDSCAPE STRIP
- 14 PROPOSED 4" ABS STORM LINE. S=1% MIN
- 15 PROPOSED 12"x12" AREA DRAIN TG=53.55
- 16 PROPOSED DOWNSPOUT (APPROXIMATE LOCATION)
- 17 PROPOSED WALL

**NOTES:**

ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES.

CONFIRM FINISH FLOOR HEIGHT W/ OWNER & BUILDING SECTION

**TREE REQUIREMENT:**

IS NOT APPLICABLE (SITE LESS THAN 5,000 SF)

TREE DENSITY REQUIREMENT = 4,994 SF X 0.4 = 1,998 SF (7) 1.5" ACER PALMATUMS (2,100 SF) PROPOSED, REQUIREMENTS MET.

DRYWELLS SHALL BE LOCATED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 5' FROM PROPERTY LINES AS MEASURED FROM THE CENTER OF DRYWELL

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

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## EMERIO 40' TOWNHOUSE

SE 12TH AVENUE - COLES ADD, BLOCK 5, LOT 6  
FOR:  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE:	11/07/18
JOB NO:	500-234
SYMBOL	DATE
REVISIONS	REVISION

C1



**1 FRONT ELEVATION**  
D1 1/4" = 1'-0"

**ENERGY OPTIONS:**

**ENVELOPE ENHANCEMENT MEASURE:**  
5) AIR SEALING HOME AND DUCTS

MANDATORY AIR SEALING OF ALL WALL COVERINGS AT TOP PLATE AND AIR SEALING CHECKLIST, AND MECHANICAL WHOLE HOUSE BUILDING VENTILATION SYSTEM WITH RATES M1503 OR ASHRAE 62.2, AND ALL DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE<sup>a</sup> OR

ALL DUCTS SEALED WITH MASTIC<sup>b</sup>

**CONSERVATION MEASURE:**  
A) HIGH EFFICIENCY HVAC SYSTEM

GAS-FIRED FURNACE OR BOILER AFUE 94% OR AIR SOURCE HEAD PUMP HSPF 9.5/15.0 SEER COOLING, OR

GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED

NOTE: REFERENCE NUMBER MATCHES TABLE N1101.1(2)



**2 RIGHT ELEVATION**  
D1 1/4" = 1'-0"

NOTE: CONFIRM MAIN FINISH FLOOR HEIGHT WITH SITE PLAN & OWNER



**4 LEFT ELEVATION**  
D1 1/4" = 1'-0"

NOTES:  
1) CONFIRM MAIN FINISH FLOOR HEIGHT WITH SITE PLAN  
2) DOOR AND WINDOW HEAD HEIGHT LOWER FLOOR @ 8'-0" AFF. MAIN FLOOR @ 8'-0" AFF. UPPER FLOOR @ 7'-0" AFF.  
3) MAIN AND UPPER FLOOR SILL MIN. 24" AFF U.N.O.

- 35'-6" RIDGE
- 31'-5 1/2" M.R.H.
- 27'-8" T.P.
- 19'-6 3/4" F.F.
- 9'-3" F.F.
- 0'-0" GRADE
- 55.0' - SEE SITE PLAN

(1) 3/8" THROUGH BOLT AT EA CONNECTION  
2X6 CROSS BRACING



**3 REAR ELEVATION**  
D1 1/4" = 1'-0"

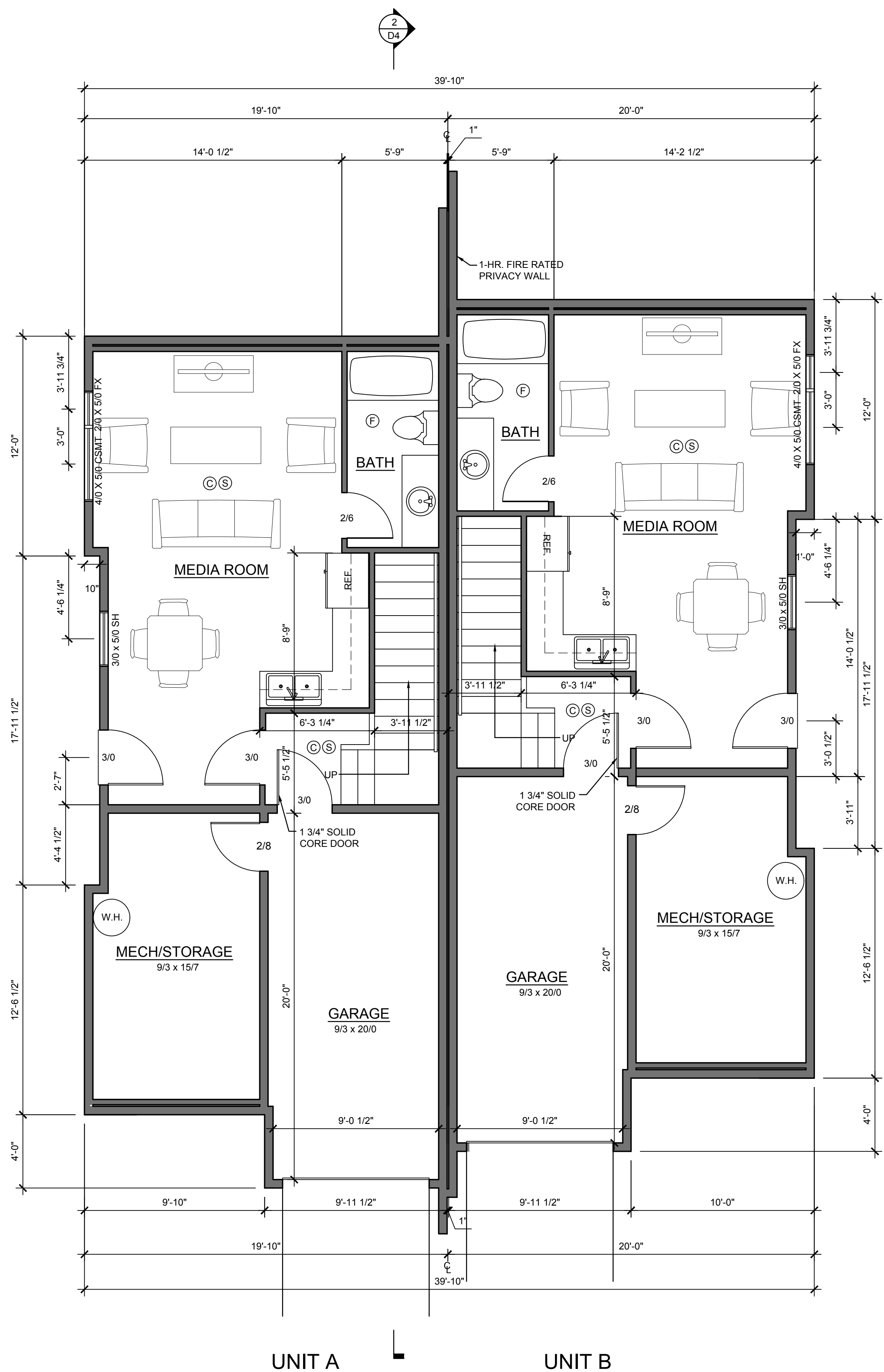
**EMERIO 40' TOWNHOUSE**  
SE 12TH - PORTLAND, OR.  
FOR: MICHAEL SMIRA

DATE: 9/6/18  
JOB NO: 0500-303

SYMBOL	DATE	REVISION	PERMIT
0			

**D1**

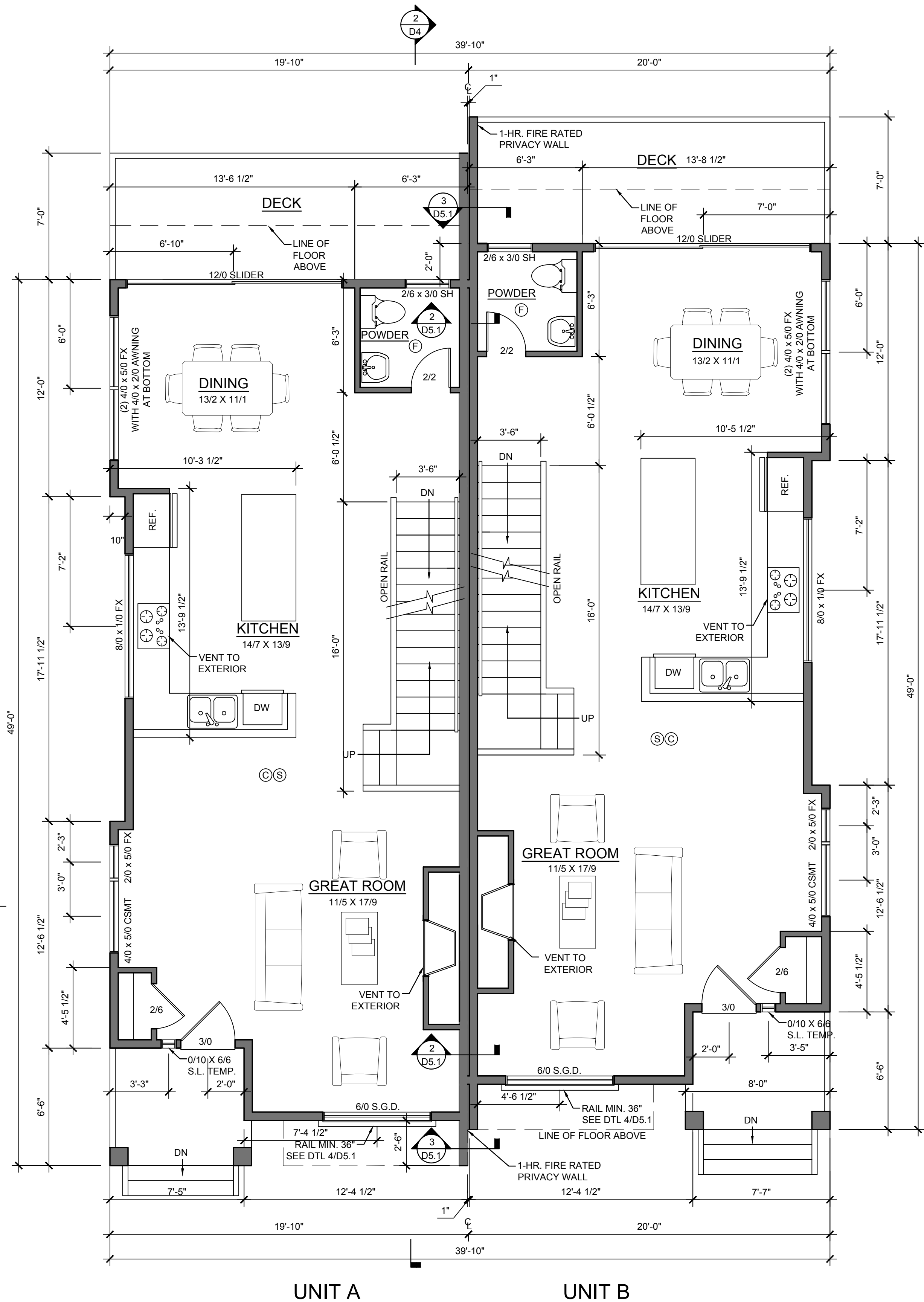
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**1 LOWER FLOOR PLAN**  
1/4" = 1'-0"

- LEGEND:
- ⊙ SMOKE DETECTOR
  - ⊙ CARBON MONOXIDE ALARM
  - ⊙ EXHAUST FAN W/ TIMER OR DEHUMIDSTAT

NOTE:  
EGRESS WINDOWS SHALL BE:  
MINIMUM OPENING AREA: 5.7 SQUARE FEET.  
MINIMUM OPENING HEIGHT: 24-INCHES.  
MINIMUM OPENING WIDTH: 20-INCHES.



**2 MAIN FLOOR PLAN**  
1/4" = 1'-0"

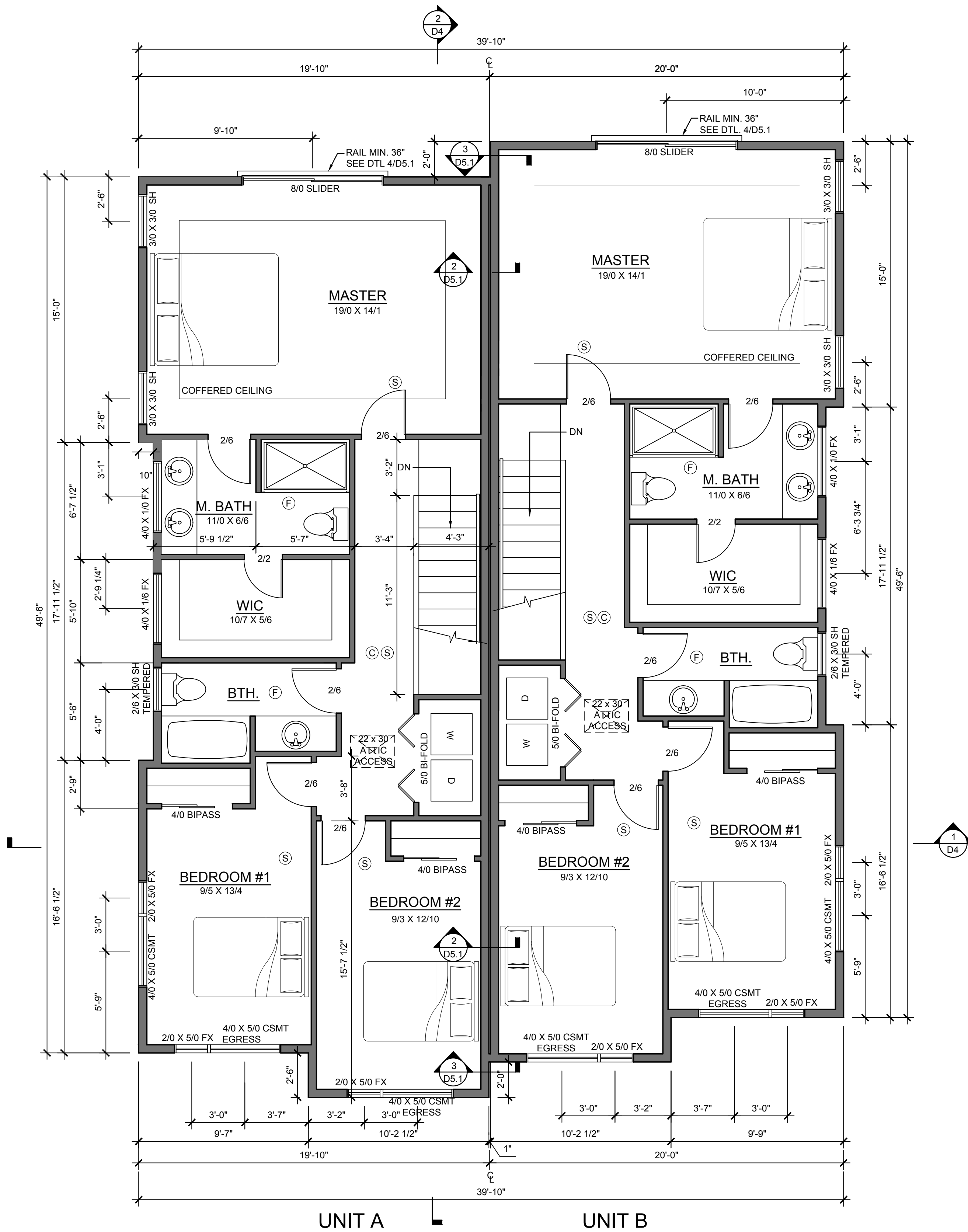
BUILDING AREA:	UNIT A	UNIT B
LOWER FLOOR:	602	607
MAIN FLOOR:	877	882
UPPER FLOOR:	933	938
GARAGE:	200	200
<b>TOTAL SQ FT (w/o garage):</b>	<b>2,412</b>	<b>2,427</b>

**EMERIO 40' TOWNHOUSE**  
SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

DATE: 9/6/18  
JOB NO: 0500-303

THESE PLANS ARE THE PROPERTY OF EMERIO DESIGN FOR ONE TIME USE AT THE LISTED ADDRESS ONLY. REPRODUCTION OR REUSE OF THESE PLANS BY ANYONE IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM EMERIO DESIGN. DESIGNER ASSUMES NO LIABILITY OF ERRORS OR OMISSIONS ON THESE PLANS OR ALTERED VERSIONS OF THESE PLANS. WRITE DIMENSIONS AND PREFERENCES OVER SCALE DIMENSIONS. DO NOT SCALE THE PLANS. PRIOR TO START OF CONSTRUCTION, PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING AUTHORITIES.

SYMBOL	DATE	REVISION	PERMIT
0			



- LEGEND:
- SMOKE DETECTOR
  - ⊙ CARBON MONOXIDE ALARM
  - ⊙ EXHAUST FAN W/ TIMER OR DEHUMIDSTAT

NOTE:  
EGRESS WINDOWS SHALL BE:  
MINIMUM OPENING AREA: 5.7 SQUARE FEET.  
MINIMUM OPENING HEIGHT: 24-INCHES.  
MINIMUM OPENING WIDTH: 20-INCHES.

**1** UPPER FLOOR PLAN  
D2.2 1/4" = 1'-0"

BUILDING AREA:	UNIT A	UNIT B
LOWER FLOOR:	602	607
MAIN FLOOR:	877	882
UPPER FLOOR:	933	938
GARAGE:	200	200
<b>TOTAL SQ FT (w/o garage):</b>	<b>2,412</b>	<b>2,427</b>

**EMERIO 40' TOWNHOUSE**  
SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

DATE: 9/6/18  
JOB NO: 0500-303

THESE PLANS ARE THE PROPERTY OF EMERIO DESIGN FOR ONE TIME USE AT THE LISTED ADDRESS ONLY. REPRODUCTION OR REUSE OF THESE PLANS BY ANYONE IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM EMERIO DESIGN. DESIGNER ASSUMES NO LIABILITY OF ERRORS OR OMISSIONS ON THESE PLANS OR ALTERED VERSIONS OF THESE PLANS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SAID DIMENSIONS. DO NOT SCALE THE PLANS. PRIOR TO START OF CONSTRUCTION, PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING AUTHORITIES.

REVISIONS	DATE	BY	DESCRIPTION
0			PERMIT

**D2.2**

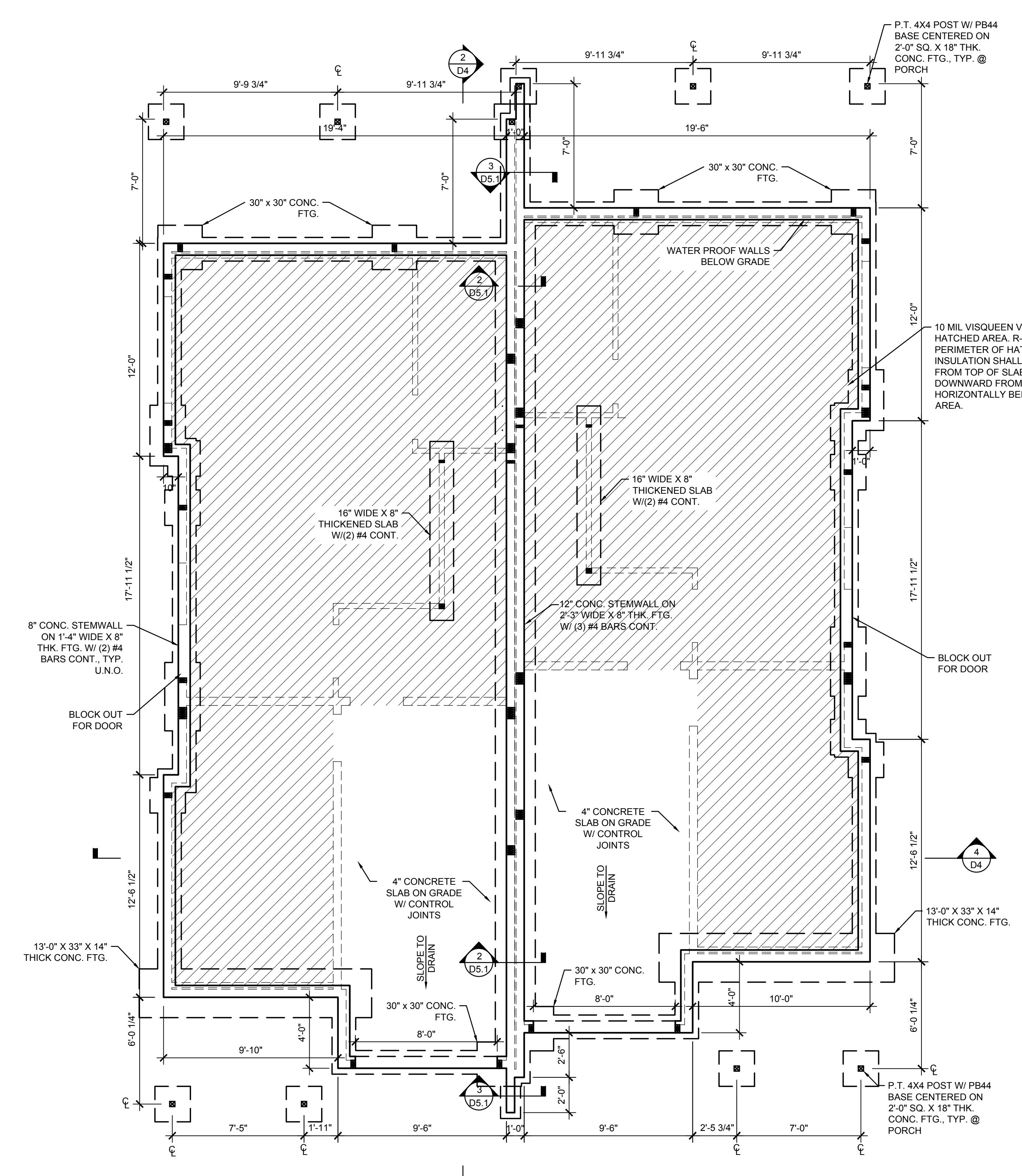
# EMERIO 40' TOWNHOUSE

SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

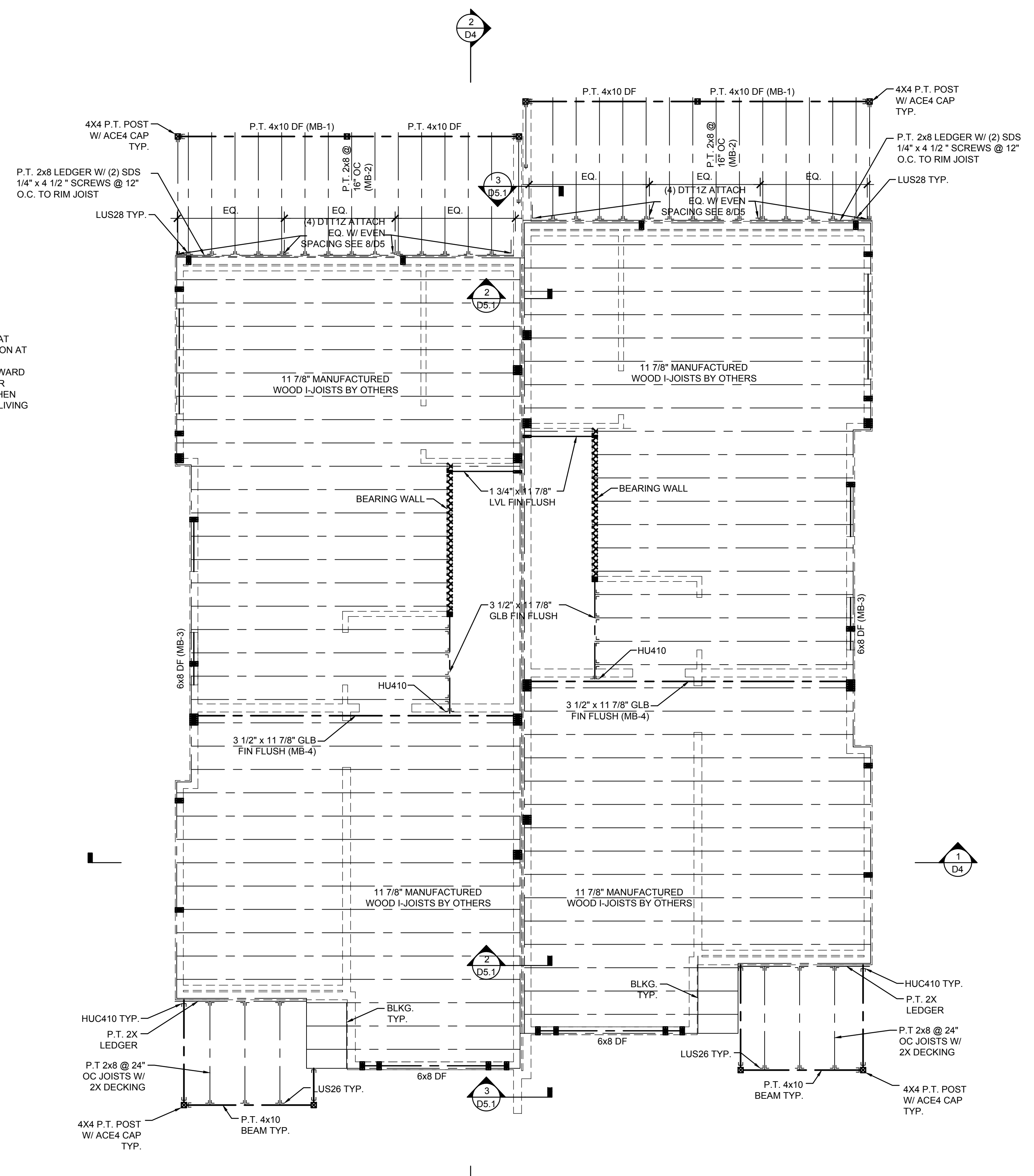
DATE: 9/6/18  
JOB NO: 0500-303

SYMBOL	DATE	REVISION
0		PERMIT

## D3.1



- NOTES:**
- SEE L SHEETS FOR HOLDDOWN LOCATIONS
  - POUR SLAB AND CURE PRIOR TO BACKFILL PLACEMENT
  - ALL SLABS SHALL HAVE #4 REBAR @ 24" O.C. EACH WAY



**SHEATHING SCHEDULE**

FLOOR SHEATHING	EDGE NAILING	FIELD NAILING
3/4" T&G	10d @ 6" O.C.	10d @ 12" O.C.

- NOTES:**
- 6x8 TYP. HDRS MIN. UNO.
  - RIGID INSULATION TO FILL VOIDS AT EXTERIOR WALL HEADERS
- SEE ENGINEERED DWGS FOR JOIST AND TRUSS LAYOUTS.

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# EMERIO 40' TOWNHOUSE

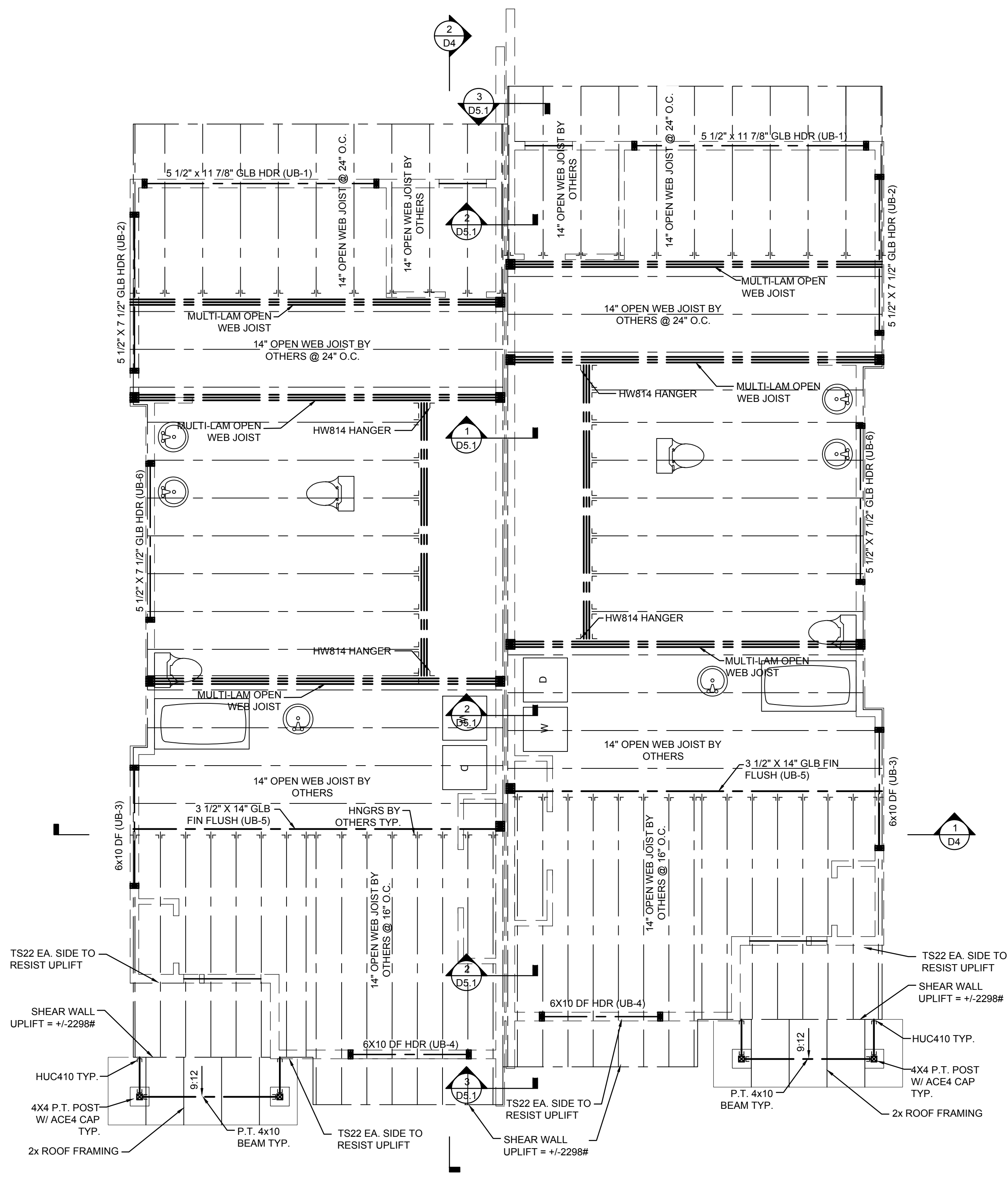
SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

DATE:	9/6/18
JOB NO:	0500-303
REVISIONS	DATE
SYMBOL	DATE
0	

**D3.2**

NOTES:  
FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS  
HORIZONTAL (17-PERCENT SLOPE), UP TO FOUR UNITS VERTICAL IN 12  
UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL BE  
TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH  
(483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND  
STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN  
PLACE. STARTING AT THE EAVES, APPLY 36-INCH-WIDE (914 MM)  
SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19  
INCHES (483 MM), AND FASTENED SUFFICIENTLY TO HOLD IN  
PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE  
WITH THE ABILITY OF THE SHINGLES TO SEAL.

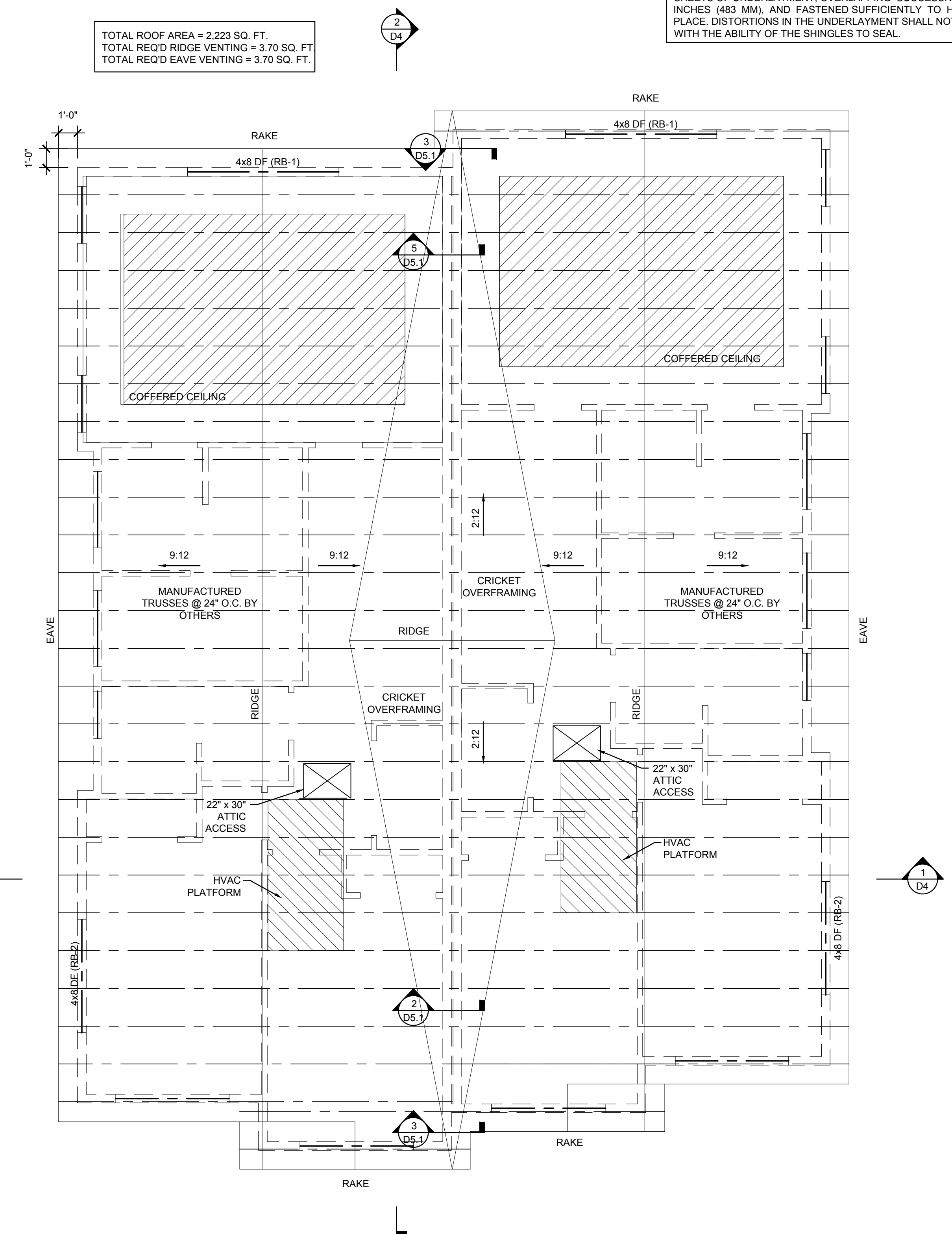
TOTAL ROOF AREA = 2,223 SQ. FT.  
TOTAL REQ'D RIDGE VENTING = 3.70 SQ. FT.  
TOTAL REQ'D EAVE VENTING = 3.70 SQ. FT.



SHEATHING SCHEDULE		
FLOOR SHEATHING	EDGE NAILING	FIELD NAILING
3/4" T&G	10d @ 6" O.C.	10d @ 12" O.C.

NOTES:  
1) 6x10 TYP. HDRS MIN. UNO.  
2) RIGID INSULATION TO FILL VOIDS AT EXTERIOR WALL HEADERS  
3) SEE ENGINEERED DWGS FOR TRUSS LAYOUT AND SPACING.

**1** UPPER FLOOR FRAMING PLAN  
1/4" = 1'-0"

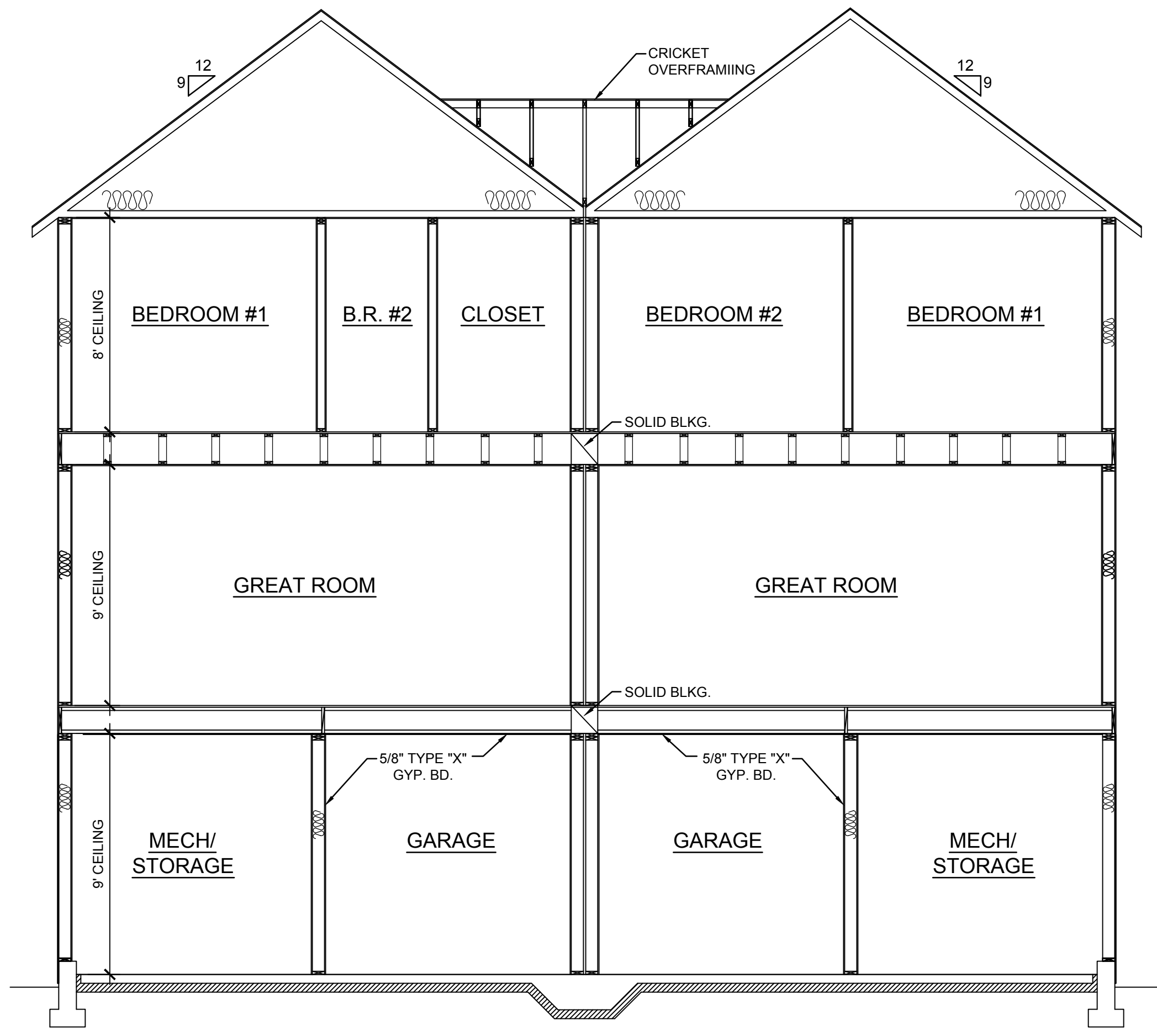


SHEATHING SCHEDULE		
ROOF SHEATHING	EDGE NAILING	FIELD NAILING
1/2" CDX	8d @ 6" O.C.	8d @ 12" O.C.

NOTES:  
1) 4x8 TYP. HDRS MIN. UNO.  
2) RIGID INSULATION TO FILL VOIDS AT EXTERIOR WALL HEADERS  
3) SEE ENGINEERED DWGS FOR TRUSS LAYOUT AND SPACING.

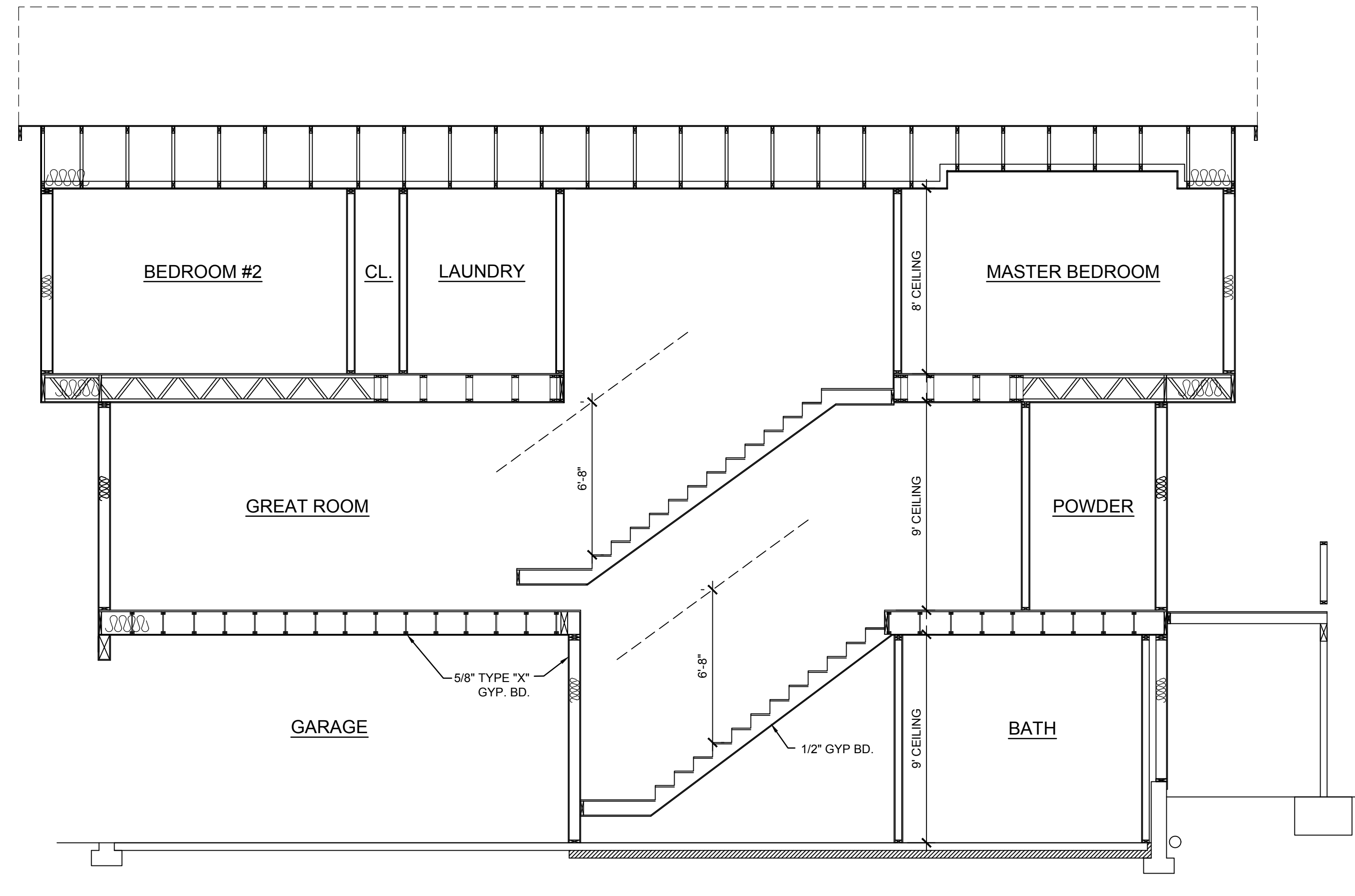
**2** ROOF FRAMING PLAN  
1/4" = 1'-0"

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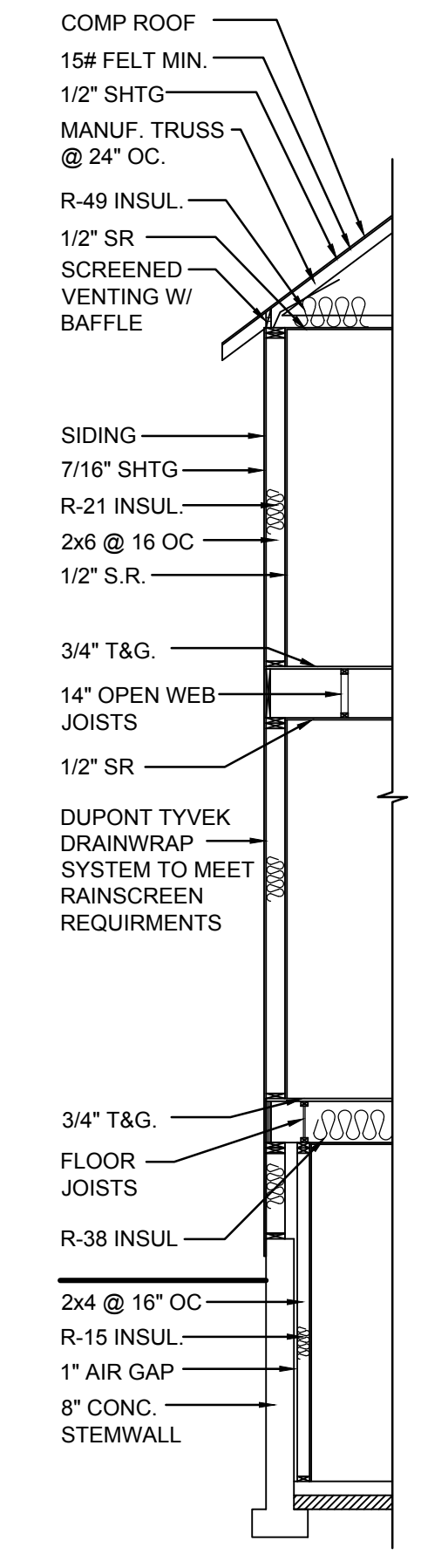
UNIT A                      UNIT B

**1** BUILDING SECTION  
D4 1/4" = 1'-0"



UNIT A

**2** BUILDING SECTION  
D4 1/4" = 1'-0"



ALL EXTERIOR WALL COVERINGS TO BE INSTALLED PER 2017 ORSC SECTION 703

**3** TYPICAL WALL SECTION  
D4 1/4" = 1'-0"

**EMERIO 40' TOWNHOUSE**

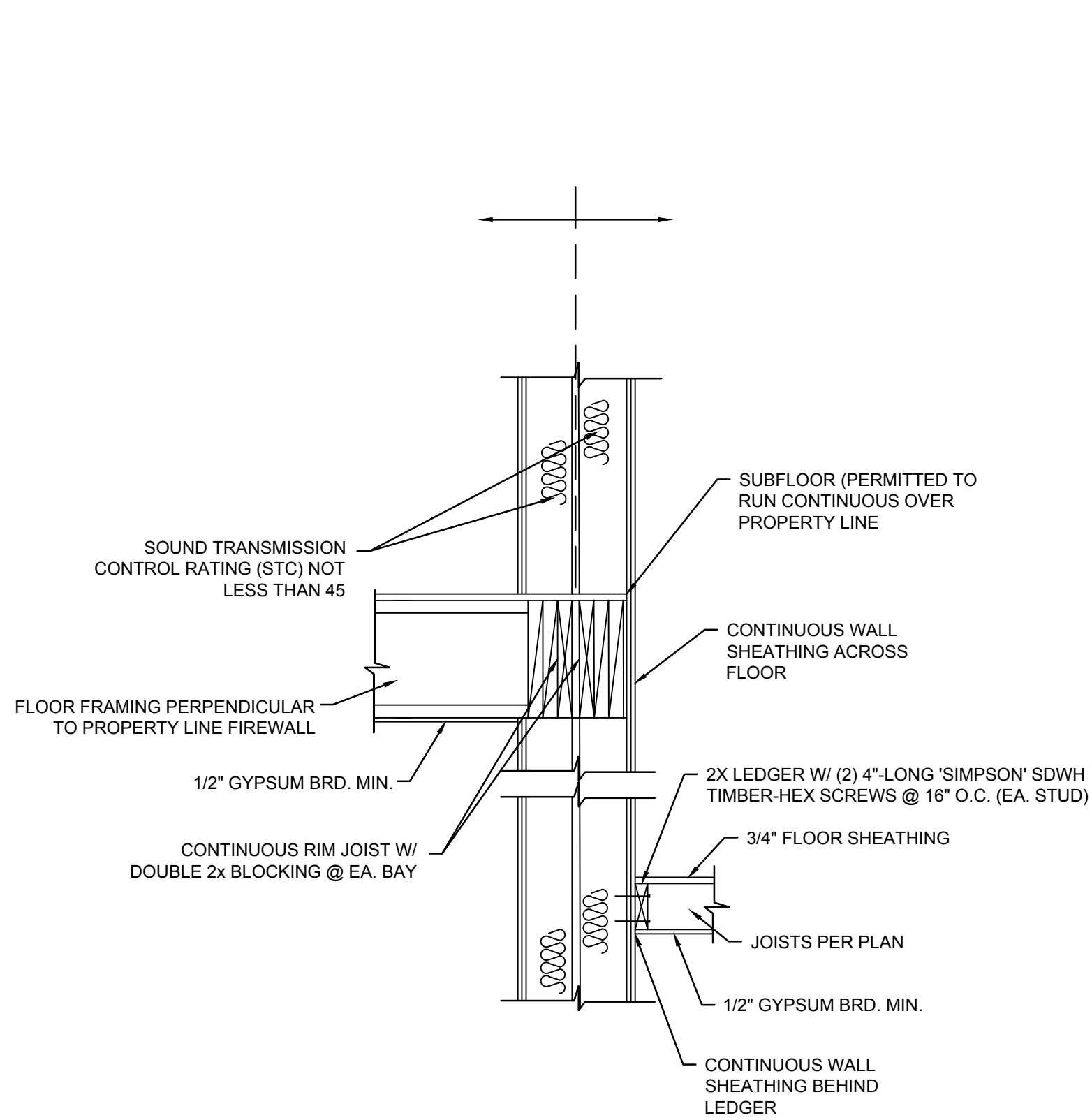
SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

DATE: 9/6/18  
JOB NO: 0500-303

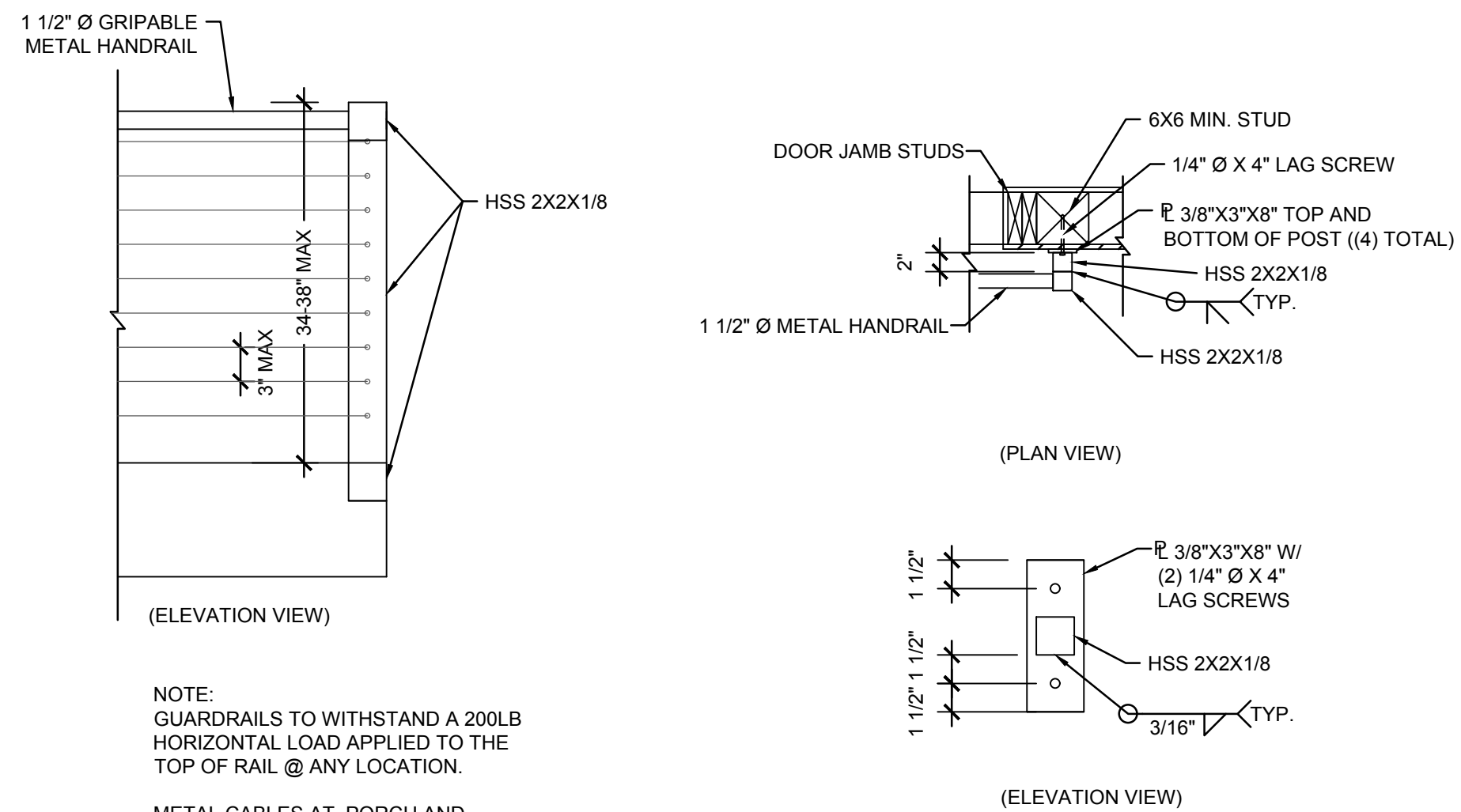
SYMBOL	DATE	REVISION
0		PERMIT

**D4**

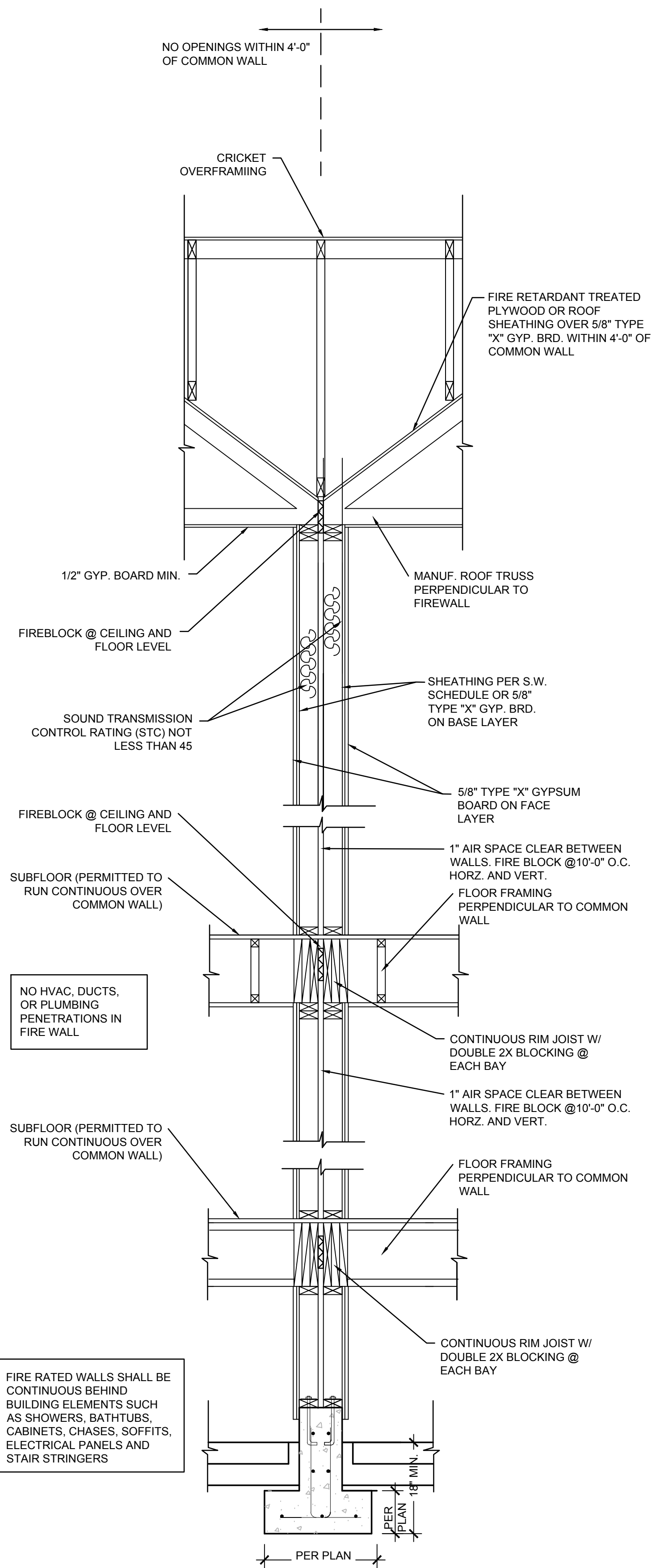
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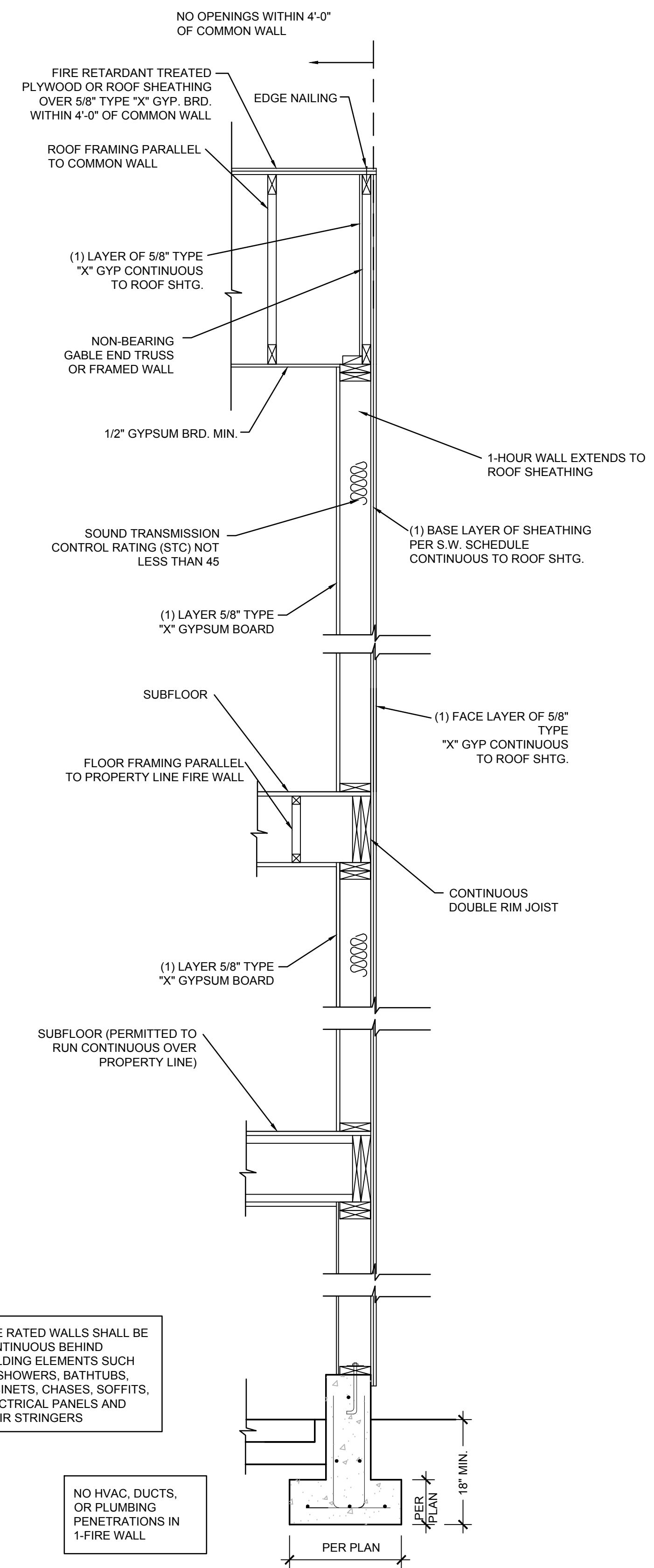
**1**  
D5.1 FIREWALL DETAIL AT STAIRS  
N.T.S.



**4**  
D5.1 GUARD AND RAILING DETAIL  
N.T.S.



**2**  
D5.1 FIREWALL DETAIL  
N.T.S.



**3**  
D5.1 FIREWALL DETAIL  
N.T.S.

# EMERIO 40' TOWNHOUSE

SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

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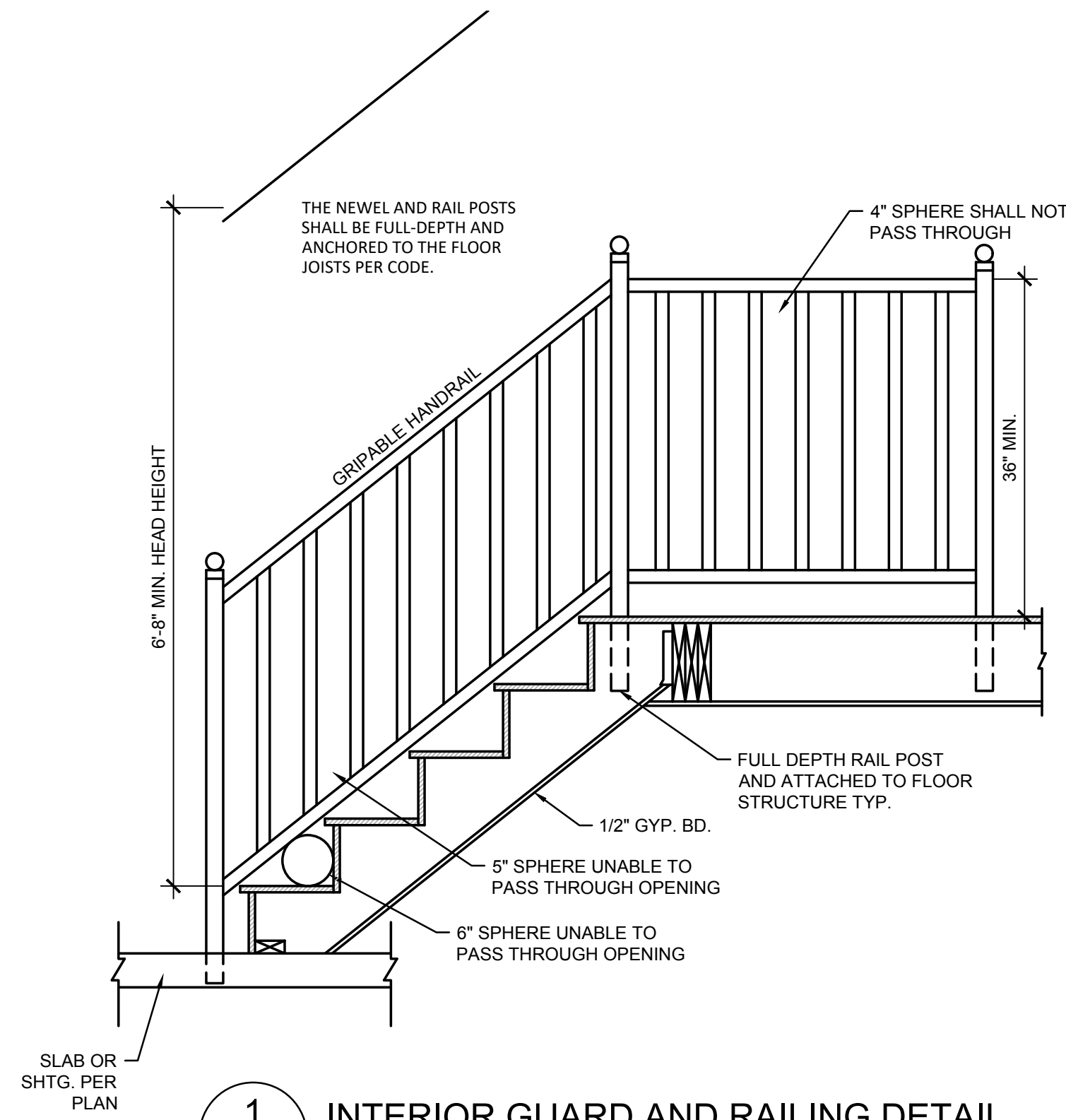
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DATE:	9/6/18
JOB NO:	0500-303

SYMBOL	REVISION	DATE
0	PERMIT	

D5.1

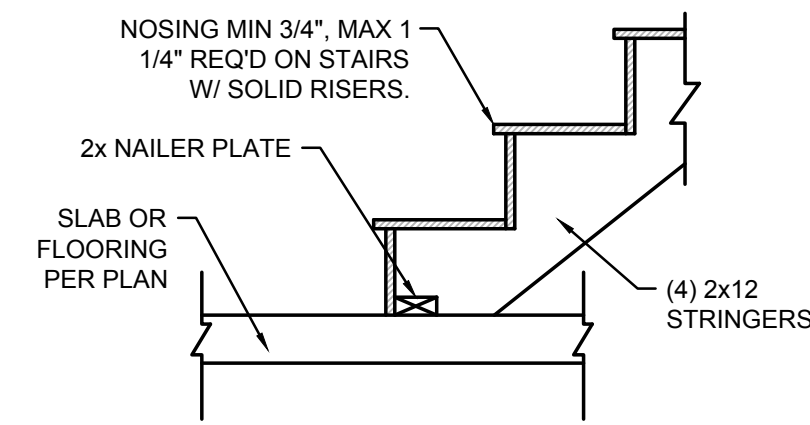




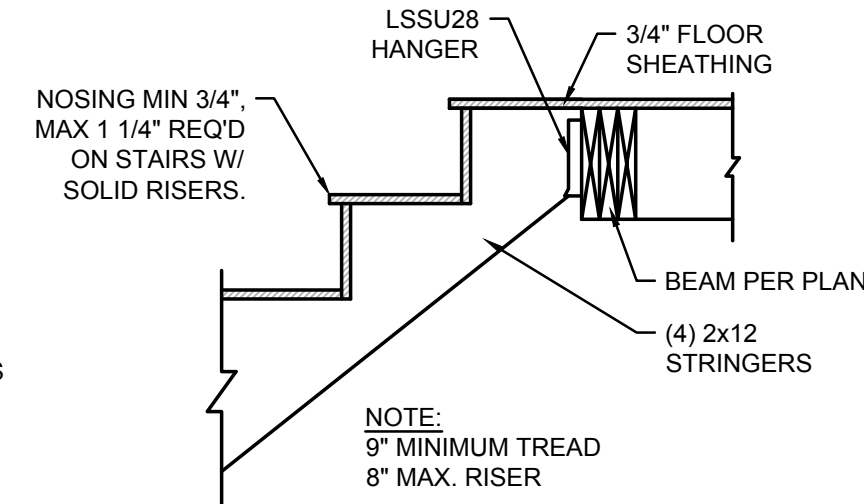
**1** INTERIOR GUARD AND RAILING DETAIL  
D5 N.T.S.

**STAIR NOTES:**  
ALL STAIRS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR INCLUDING LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS. HANDRAIL TO BE PRESENT ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAIL SHALL BE TYPE II AND SHALL BE PROVIDED WITH FINGER GRIPS ON BOTH SIDES OF THE HANDRAIL. HANDRAIL SHALL BE 34\"/>

**2** STAIR NOTES  
D5 N.T.S.

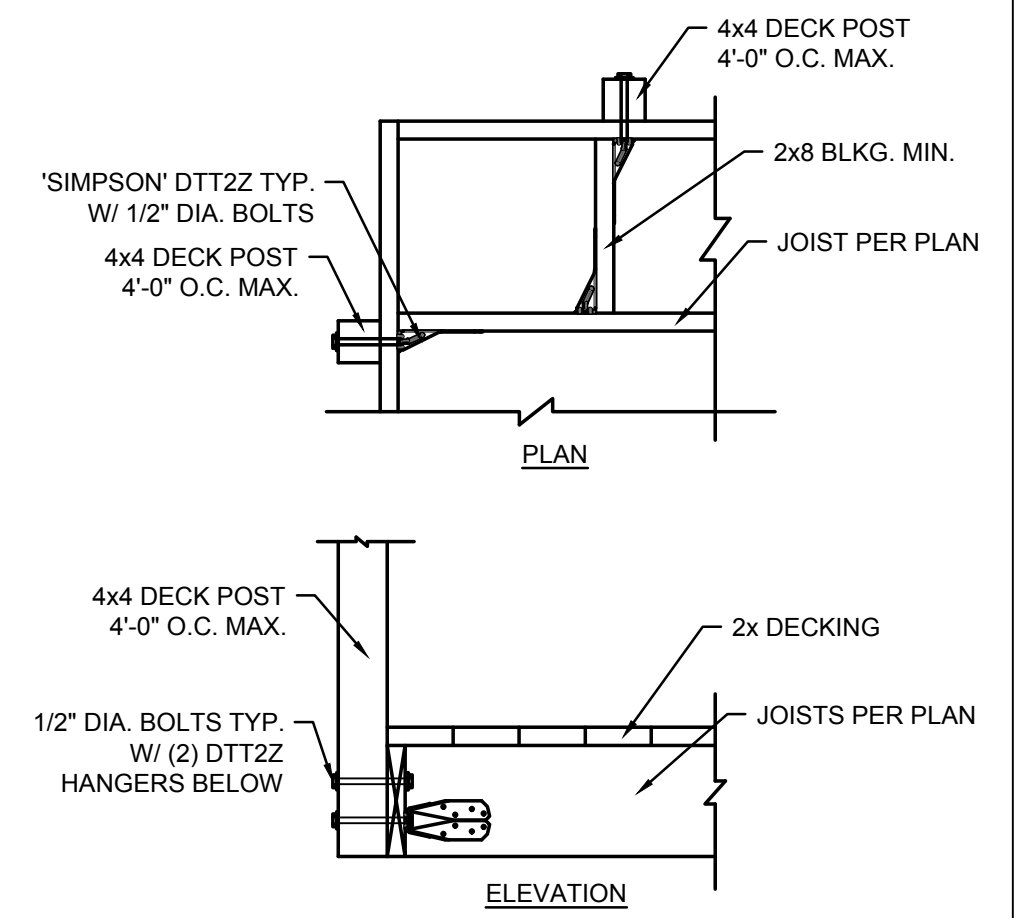


**3** STAIR BASE DETAIL  
D5 N.T.S.

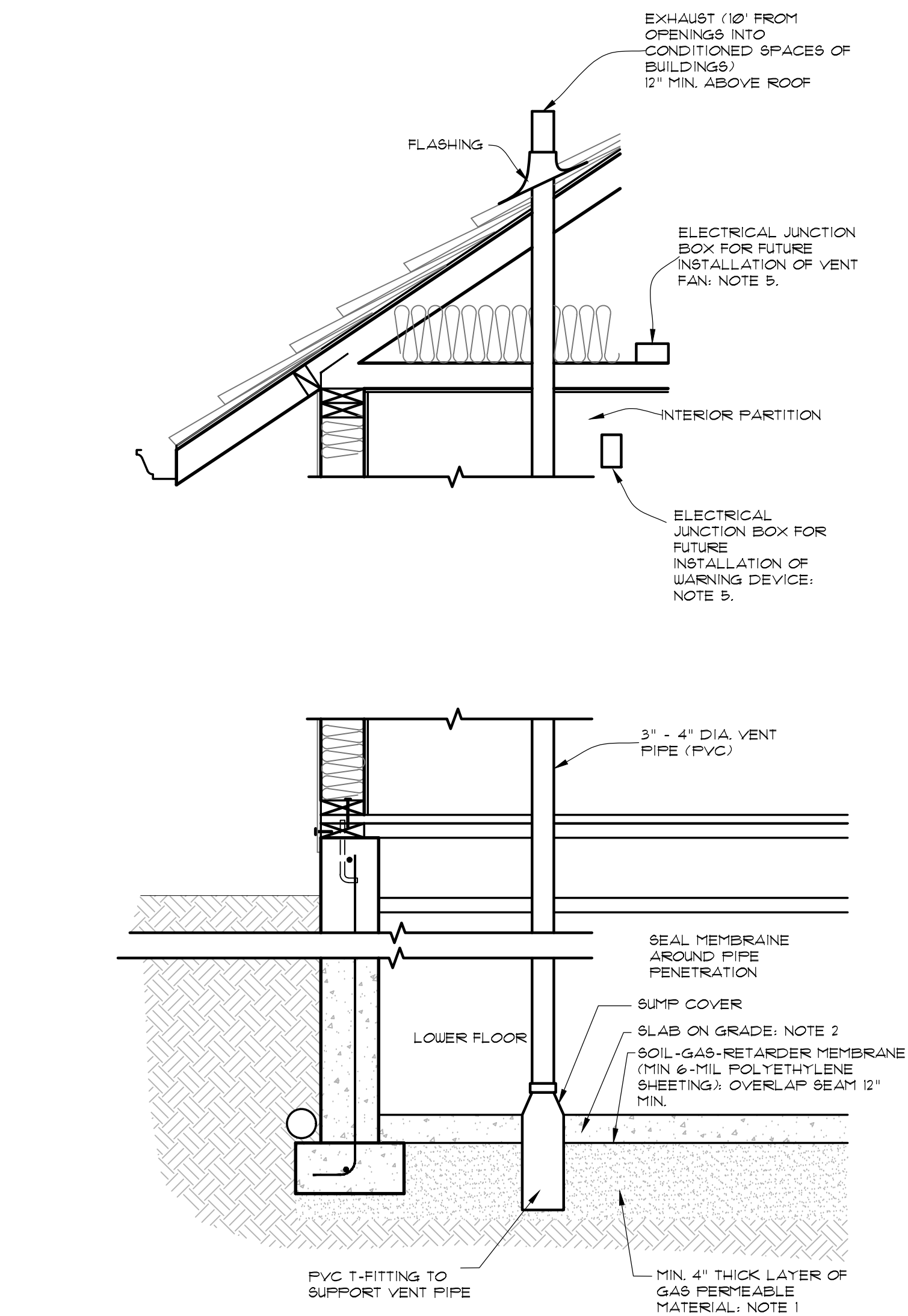


**4** STAIR TOP DETAIL  
D5 N.T.S.

**5** NOT USED  
D5 N.T.S.



**6** DECK RAIL DETAIL  
D5 3/4\"/>



**10** WALL SECTION / UNDERSLAB RADON VENT THROUGH SUMP  
D5 N.T.S.

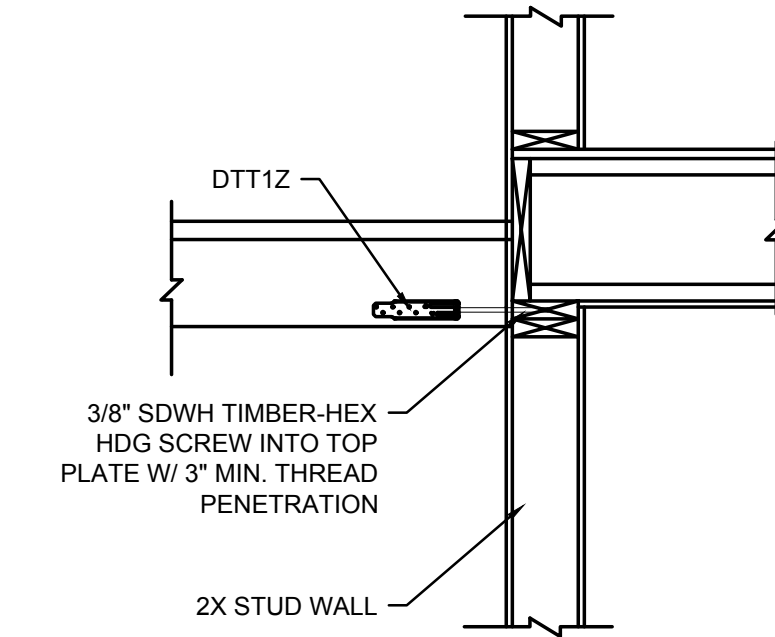
**PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION**

**NOTES:**  
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4\"/>

**INTERIOR WALLS**

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 TO 49 STC SOUND
<b>GYPSON WALLBOARD, WOOD STUDS</b>			
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 6 wood studs 16" o.c. 1" apart with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c.			
Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)			
		Thickness: 9 1/2"	
		Approx. Weight: 8 psf	
		Fire Test: See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL Design U305; UL Design W301); UL R4024, 10-31-68 NRCC TL-93-261, IRC-IR761, 3/98	
		Sound Test:	

**7** 1 HR WALL DETAIL  
D5 N.T.S.



**9** DECK LATERAL CONNECTION  
D5 N.T.S.

**EXTERIOR WALLS**

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
<b>GYPSON WALLBOARD, GYPSON SHEATHING, WOOD STUDS</b>		
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.		
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)		
		Thickness: Varies
		Approx. Weight: 7 psf
		Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65; UL Design U309; UL R1319-129, 7-22-70; UL Design U314)

**8** 1 HR WALL DETAIL  
D5 N.T.S.

**EMERIO 40' TOWNHOUSE**

SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

**EMERIO Design**  
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DATE: 9/6/18  
JOB NO: 0500-303

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**D5**

**GENERAL NOTES:\***

- ALL WORK IS TO COMPLY WITH THE 2017 OREGON RESIDENTIAL SPECIALTY CODE AND 2014 OREGON STRUCTURAL SPECIALTY CODE AS ADOPTED BY THE LOCAL JURISDICTION. ALL WORK IS TO BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THIS OFFICE OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:  
 ROOF SNOW LOAD: 25 PSF  
 ROOF DEAD LOAD: 15 PSF (COMP. ROOFING)  
 ROOF TOTAL LOAD: 40 PSF  
 FLOOR LIVE LOAD: 40 PSF  
 FLOOR DEAD LOAD: 12 PSF  
 FLOOR TOTAL LOAD: 52 PSF
- THIS PLAN IS DESIGNED TO MEET THE 2017 OREGON RESIDENTIAL SPECIALTY CODE AND 2014 OREGON STRUCTURAL SPECIALTY CODE.
- CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL, PLUMBING, AND HVAC INSTALLATION AND PERMITTING.
- EMERIO DESIGN SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OF OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR(S), OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF EMERIO DESIGN BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED EMERIO DESIGN TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY BRACING FOR WIND LOAD, OR OTHER LATERAL OR VERTICAL FORCES, UNTIL THE STRUCTURE IS COMPLETE, INCLUDING BUT NOT LIMITED TO, LATERAL BRACING ASSEMBLIES, AND ALL FRAMING.
- MECHANICAL EQUIPMENT, MECHANICAL AND SPRINKLER PIPING LARGER THAN 2" DIAMETER OR OTHER ITEMS PRODUCING A HANGER LOAD OVER 50# SHALL BE HUNG BY A SYSTEM APPROVED BY THE DESIGN AGENCY. ANY HANGER PRODUCING A LOAD OVER 250# SHALL HAVE ADDITIONAL FRAMING INSTALLED TO TRANSFER THESE LOADS TO THE MAIN STRUCTURE BEAMS OR WALLS UNLESS OTHERWISE APPROVED OR NOTED.
- THIS PLAN IS DESIGNED TO MEET 2017 OREGON RESIDENTIAL SPECIALTY CODE CHAPTER 11 TABLE N1101.1(1) UNDER PRESCRIPTIVE ENVELOPE REQUIREMENTS. CONTACT LOCAL BUILDING JURISDICTION FOR YOUR CLIMATE ZONE.

50% OF LIGHTS TO BE ENERGY EFFICIENT

**INSULATION (MINIMUM):**

ROOF, VAULTED CEILING <sup>9</sup>	R-30 RAFTER OR R-30A <sup>10</sup> SCISSOR TRUSS
ROOF, FLAT CEILING <sup>9</sup>	R-49
EXTERIOR WALLS - ABOVE GRADE	R-21
UNDER-FLOOR INSULATION	R-30
WALLS - BELOW GRADE <sup>8</sup>	R-15/R-21
FORCED AIR DUCT AT UNHEATED AREAS	R-8
SLAB INSULATION (24" MIN. FROM WALL)	R-15
<b>GLAZING/DOORS</b>	
MAXIMUM WINDOW AREA <sup>14</sup>	NO LIMIT
WINDOW GLASS <sup>1</sup>	U=0.30
EXTERIOR DOOR <sup>16</sup>	U=0.20
EXTERIOR DOOR WITH > 2.5 SQ.FT. GLAZING <sup>1</sup>	U=0.40
SKYLIGHT GLASS (MAX 2% OF HEATED SPACE) <sup>1</sup>	U=0.50

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED:

- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY AND WINDOW/DOOR FRAMES
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOOR, AND ROOF

- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.
- INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.
- ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLASS.
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAX. CLEAR SPAN OF 28" AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH MIN. OF 4" ABOVE ROOF PLANE. OPERABLE SKYLIGHTS REQUIRE RETAINING SCREEN. SKYLIGHTS TO BE CAPABLE OF WITHSTANDING MINIMUM 25# SNOW LOAD. UNIT SKYLIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF AAMA/WDMA 1011.S.2NAFS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE
- IF CONFLICTS BETWEEN THESE PLANS, DETAILS AND/OR THE DESIGN DRAWINGS SHOULD ARISE, THE MOST RESTRICTIVE CONDITION SHALL CONTROL THE WORK TO BE PERFORMED.
- PROVIDE A MINIMUM 22" x 30" ACCESS TO ATTIC SPACES WITH CLEAR HEIGHT EXCEEDING 30". PROVIDE REQUIRED INSULATION ON TOP OF ACCESS PANELS.
- ROOF VENTILATION: THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILATED. THIS MAY BE REDUCED TO 1/300 PROVIDED:

50% OF THE REQUIRED OPENING AREA IS PROVIDED BY VENTILATORS LOCATED THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED AREA PROVIDED BY EAVE OR CORNICE VENTS.

- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOLDS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLASS.

- SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE (N.E.C.) REQUIREMENTS.
- STAIRWAY ILLUMINATION: ALL INTERIOR STAIRS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS.
- PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOM ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR. DRYER AND RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR.
- SPECIFIC MANUFACTURERS AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION, AS WELL AS WRITTEN APPROVAL FROM EMERIO DESIGN, LLC.

**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 AND BE EMBEDDED A MINIMUM DEPTH PER LOCAL REQUIREMENTS FOR FROST DEPTH.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
- ANY FILL UNDER GRADE SUPPORTED SLABS AND FOUNDATIONS TO BE A MIN. OF 6" GRANULAR MATERIAL COMPACTED TO 95% PER STANDARD PROCTOR (ASTM D-1557).
- CONCRETE MIX AND 28 DAY STRENGTH OF CONCRETE TO BE MIXED PER MFR. REQUIREMENTS.
- CONCRETE SLABS TO HAVE CONTROLS JOINTS AT 20 FT. MAX. INTERVALS EA. WAY. SLABS ARE TO BE 5-7% AIR ENTRAINED.
- CONCRETE SIDEWALKS TO HAVE 3/4 IN. TOOLED JOINTS AT 5 FT. MAX. O.C.
- EXCAVATE SITE TO PROVIDE A MIN. OF 12" CLEARANCE UNDER ALL GIRDERS.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED, AND BLOCKING, INCLUDING WOOD SUPPORTING EXTERIOR PORCHES AND DECKS.
- ALL ANCHOR BOLTS ARE NOT TO BE "WET-SET", AND ARE TO BE PLACED PRIOR TO CONCRETE PLACEMENT.
- ALL ANCHOR BOLTS TO BE 5/8" DIAMETER AT 48" O.C. MAXIMUM, 7" MINIMUM EMBEDMENT INTO FOOTING U.N.O. SEE SHEAR WALL REQUIREMENTS FOR ADDITIONAL REQUIREMENTS AND SPACINGS, INCLUDING POSSIBLE VARYING PLATE THICKNESSES.
- FOUNDATION VENTILATION: PROVIDE A MINIMUM OF 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF FOUNDATION AREA, AND (1) VENT LOCATED WITHIN 3 FT. OF EACH CORNER.

**CONCRETE:**

- AVERAGE CONCRETE STRENGTH AS DETERMINED BY JOB CAST LAB CURED CYLINDERS AT 28 DAYS PLUS INCREASE DEPENDING UPON THE PLANTS STANDARD DEVIATION AS SPECIFIED IN ACI 318 SHALL BE: 2500 PSI MINIMUM U.N.O.
- MINIMUM MIX REQUIREMENTS:  
 A. CEMENT CONTENT PER YARD: 5 SACKS @ 2500 PSI  
 B. SLUMP: 2 TO 4 INCHES. DEVIATION FROM DESIGN SLUMP = +/-2" TO -1"  
 C. AIR ENTRAINMENT: PER ACI AT ALL EXTERIOR SLABS.  
 D. ADMIX: WATER REDUCING ADMIX FOR ALL SLABS.
- PLACE AND CURE ALL CONCRETE PER ACI CODES AND STANDARDS.
- AT AREAS OF DEPRESSION FOR SLABS AND BEAMS, PROVIDE MINIMUM THICKNESS OF DEPTH AS FOR ADJACENT AREAS UNLESS OTHERWISE SHOWN.
- SLEEVES THROUGH BEAMS AND SLABS FOR MECHANICAL LINES SHALL BE FABRICATED FROM STANDARD WEIGHT STEEL PIPE OR ABS SLEEVES.
- SLEEVES, PIPES OR CONDUITS OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS EFFECTIVELY COATED.

**REINFORCING:**

- ALL REINFORCING STEEL FOR CONCRETE TO BE GRADE 60 AND SHALL CONFORM TO I.B.C. STANDARDS AND ASTM A615.
- ALL WELDED REINFORCING STEEL SHALL CONFORM TO ASTM A706.
- FABRICATE AND INSTALL REINFORCING STEEL ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI STANDARD 315.
- PROVIDE 2'-0" x 2'-0" CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS AT ALL CORNERS AND INTERSECTIONS.
- SPLICES IN WALL AND SLAB REINFORCING SHALL BE LAPPED 48 DIAMETERS AND SHALL BE STAGGERED AT LEAST 4'-0", ALTERNATE BARS.
- ALL OPENINGS SMALLER THAN 30" x 30" THAT DISRUPT REINFORCING SHALL HAVE AN AMOUNT OF REINFORCING PLACED BOTH SIDES OF OPENING EQUAL TO THE AMOUNT DISRUPTED AND EXTENDING 2'-0" EACH SIDE OF OPENING.
- PROVIDE TWO #4 CONTINUOUS BARS AT TOP AND BOTTOM OF ALL WALLS UNLESS NOTED OTHERWISE ON PLAN.
- LAP ALL BARS IN INTERSECTING FOOTINGS 2'-0" OR 30 DIAMETERS, WHICHEVER IS GREATER.
- REINFORCING SHALL NOT BE BENT OR DISPLACED FOR THE CONVENIENCE OF OTHER TRADES UNLESS APPROVED BY THE ENGINEER.
- MINIMUM COVER FROM CONCRETE SURFACES TO REINFORCING STEEL SHALL BE:  
 3" TO BOTTOM OF FOOTING  
 2" TO EXTERIOR FACE OF WALL  
 1 1/2" TO INSIDE FACE OF WALL  
 1 1/4" FROM TOP OF SLAB ON GRADE
- ELECTRICAL CONDUIT SHALL BE PLACED NEAR CENTER OF SLAB.
- PROVIDE DOWELS FROM FOOTINGS TO MATCH ALL VERTICAL WALL, PILASTER, AND COLUMN REINFORCING. LAP 30 DIAMETERS OR 2'-0" MINIMUM.

**PRE-MANUFACTURED WOOD TRUSSES**

- TRUSSES SHALL COMPLY WITH I.B.C. STANDARDS AND ALL PROVISIONS OF THE DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES OF THE TRUSS PLATE INSTITUTE EXCEPT AS OTHERWISE NOTED.
- MEMBERS SHALL NOT EXCEED A LIVE LOAD DEFLECTION OF L/360 OR WORKING STRESSES FOR THE APPROPRIATE MATERIAL FOR THE LOADS INDICATED ON THE DRAWINGS.
- PRIOR TO FABRICATION, TRUSS MANUFACTURER SHALL FURNISH COMPLETE ENGINEERING SHOP DRAWINGS AND CALCULATIONS WITH OREGON REGISTERED PROFESSIONAL ENGINEER'S SEAL. SHOP DRAWINGS SHALL SHOW CLEARLY THE ERECTION PLAN, LOADINGS (TYPICAL AND SPECIAL), TRUSS TYPES, AND BRACING REQUIREMENTS (FOR ERECTION AND FOR TRUSS COMPRESSIVE MEMBERS).
- TRUSS MANUFACTURER SHALL COORDINATE LOCATION, SIZE AND WEIGHT OF MECHANICAL EQUIPMENT WITH MECHANICAL ENGINEER AND CONTRACTOR. VERIFY LOCATION AND SIZE OF DUCT OPENINGS. PROVIDE ADDITIONAL TRUSSES AS NECESSARY.
- CONNECT ALL TRUSSES TO SUPPORTING MEMBERS WITH 1 - SIMPSON H1 CONNECTION AND 2 -10D TOE NAILS UNLESS OTHERWISE SHOWN.
- TRUSS ERECTOR SHALL EXERCISE EXTREME CARE DURING ERECTION OF ROOF TRUSSES TO PREVENT THE TRUSSES FROM BUCKLING LATERALLY. USE SPREADER BARS FOR LIFTING TRUSSES AND PROVIDE LATERAL BRACING AS NECESSARY.
- THE TRUSS MANUFACTURER SHALL PROVIDE / DESIGN ALL HANGERS REQUIRED TO SUPPORT TRUSSES FROM BEAMS, HEADERS, GIRDER TRUSSES, ETC. WEB BRACING, HANGERS, ETC. SHALL BE PROVIDED / DESIGNED BY THE TRUSS MANUFACTURER TO PROVIDE A COMPLETE ROOF SYSTEM.
- SKYLIGHTS OCCUR AT SOME ROOF LOCATIONS. WHERE TWO SKYLIGHTS ABUT WITH A ROOF TRUSS LOCATED BETWEEN THE SKYLIGHTS, THE TOP / BOTTOM CHORDS MAY BE LATERALLY UNSUPPORTED, THE TRUSS MANUFACTURER SHALL COORDINATE THE SIZE AND LOCATIONS OF THE SKYLIGHTS WITH THE CONTRACTOR. THE TRUSS MANUFACTURER SHALL PROVIDE ADDITIONAL CHORD / WEB BRACING AS REQUIRED.
- AT SOME LOCATIONS, BUILDING LATERAL FORCES ( WIND / SEISMIC ) ARE TRANSFERRED FROM THE ROOF DIAPHRAGM TO THE SHEAR WALLS THROUGH THE TRUSS ROOF SYSTEM. SEE PLANS FOR ADDITIONAL REQUIREMENTS.
- TRUSS MANUFACTURER TO INSPECT ALL TRUSSES AFTER THEY HAVE BEEN ERECTED AND ROOF SHEATHING, BRIDGING, BLOCKING ETC. HAS BEEN INSTALLED. MANUFACTURER TO SUBMIT CERTIFICATE TO ENGINEER THAT INSPECTION WAS MADE AND THAT TRUSSES ARE IN ACCEPTABLE CONDITION AND MEETS WITH THE MANUFACTURER'S DESIGN AND INSTALLATION REQUIREMENTS.

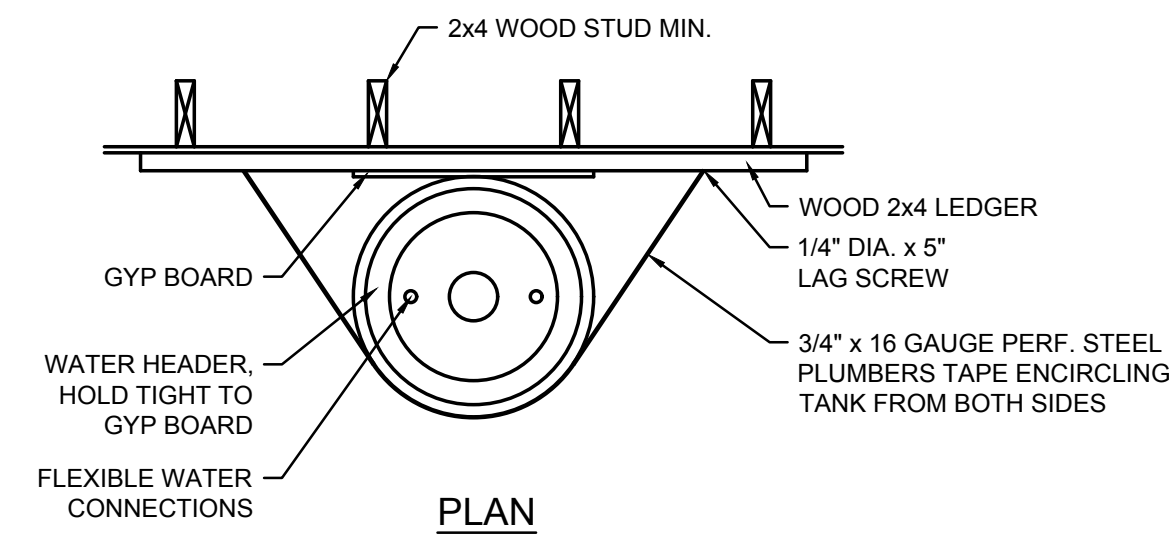
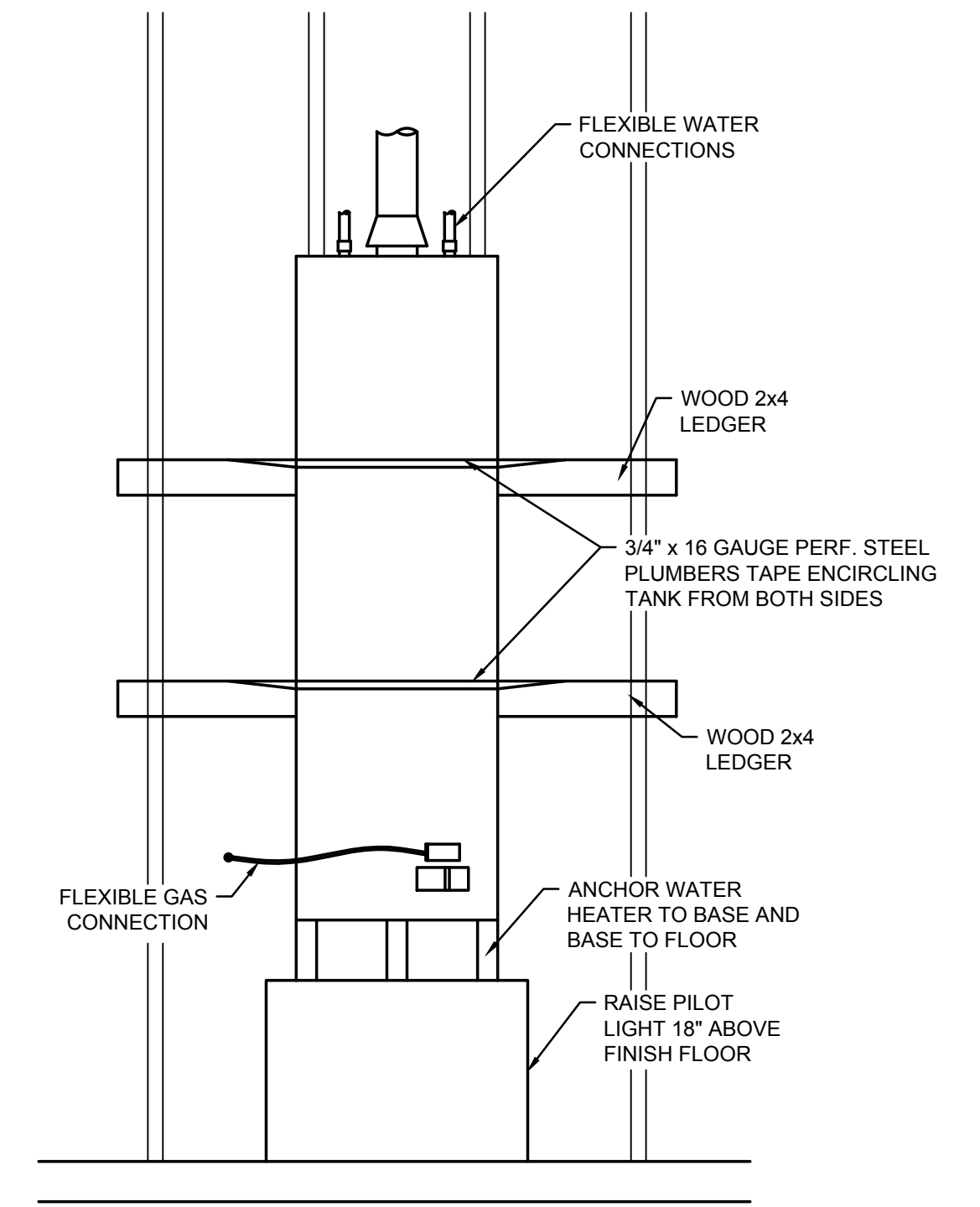
**WOOD FRAMING**

- ALL GLUE LAMINATED BEAMS TO BE 24F-V4 DF/DF (AT SIMPLE SPAN BEAMS) AND 24F-V8 DF/DF (AT MULTI-SPAN AND CANTILEVER BEAMS) PER AITC SPECIFICATIONS. APPEARANCE GRADE TO BE INDUSTRIAL U.N.O.
- ALL GLUE LAMINATED MEMBERS SHALL BE NOTCHED, SHAPED AND FINISHED AS PER PLANS AND SPECIFICATIONS AND SHALL BE FABRICATED WITH WATERPROOF GLUES.
- ERECTION OF MEMBERS SHALL CONFORM TO AITC SPECIFICATIONS NO. 105 (LATEST EDITION).
- CAMBER BEAMS TO TRUE LINES UNDER 1.50 TIMES DEAD LOAD DEFLECTION EXCEPT AS OTHERWISE SHOWN.
- CERTIFICATES OF INSPECTION #1 AND #2 FROM AITC OR AN INDEPENDENT TESTING LABORATORY WILL BE REQUIRED.
- ALL LUMBER SPECIES AND GRADES TO BE AS FOLLOWS U.N.O. :  
 A. JOISTS, BEAMS AND STRINGERS DOUGLAS FIR #2  
 6" NOM. & GREATER BEAMS AND STRINGERS DOUGLAS FIR #1  
 B. BUCKS, BLOCKING, BRIDGING & MISC. DOUG FIR (ANY)  
 C. 2x STUDS DOUGLAS FIR #2  
 D. TOP AND BOTTOM PLATES DOUG FIR (ANY)  
 E. IN CONTACT WITH CONCRETE PRESS. TREATED DOUG FIR #2  
 F. POSTS DOUG FIR #1
- CROSSBRIDGE OR SOLID BLOCK AT 8'- 0" MAXIMUM O.C. FOR SOLID SAWN JOIST 2 X 12 AND LARGER
- FRAMING ANCHORS, JOIST HANGER, POST CAPS, ETC. TO BE "SIMPSON" OR APPROVED EQUAL.
- ALL BOLT HEADS AND NUTS BEARING ON WOOD TO BE PROVIDED WITH AN OVERSIZED WASHER.
- ALL FASTENERS SET INTO PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH IBC 2304.9.5.
- WHERE PRESSURE TREATED LUMBER IS REQUIRED AT CONCEALED INTERIOR LOCATION NOT EXPOSED TO WEATHER (SILL, PLATES, LEDGER ETC.) USE A SODIUM OR ZINC BORATE TREATMENT WITH MINIMUM RETENTION OF .17% PCCF. LEDGER ATTACHED TO MASONRY OR CONCRETE AT INTERIOR LOCATION NOT EXPOSED TO WEATHER MAY BE INSTALLED WITH 30# FELT BETWEEN THE WOOD AND THE CONCRETE ( OR MASONRY ) IN LIEU OF USING PRESSURE TREATED LUMBER.
- ALL NAILING TO BE PER TABLE 2304.9.1 OF THE I.B.C. NAILS CALLED FOR ON THE DRAWINGS ARE TO BE COMMON.
- CUTTING AND NOTCHING OF JOISTS NOT ALLOWED. 1" DIAMETER HOLE MAY BE DRILLED IN THE CENTER 1/3 OF THE MEMBER DEPTH. ALL OTHER HOLES TO BE APPROVED.
- STUDS MAY BE NOTCHED IN THE LOWER 1/5 OF THE HEIGHT OF STUD FOR ELECTRIC AND PLUMBING PIPES, BUT NO PART OF NOTCH IS TO BE DEEPER THAN 25% OF WIDTH OF STUD.
- HOLES OF DIAMETERS UP TO 1/3 OF WIDTH OF STUD MAY BE DRILLED IN STUDS BUT NOT IN CENTER 1/3 OF THEIR HEIGHT.
- ALL MEMBERS 2 X OR LESS ( LEAST DIMENSION ) SHALL BE KILN DRIED.
- SHEATHING TO BE APA RATED WITH EXTERIOR GLUE. NOMINAL SIZE AS NOTED ON THE DRAWINGS. INSTALL ROOF AND FLOOR SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER END JOINTS. INSTALL WALL SHEATHING EITHER HORIZONTAL OR VERTICAL AND BLOCK ALL EDGES OF SHEATHING WITH 2 X 4 OR THICKER BLOCKING.
- BLOCK ROOF SHEATHING WHERE NOTED ON DRAWINGS. SEE PLAN FOR NAILING SCHEDULE.
- PARALLEL STRAND LUMBER (PSL), LAMINATED VENEER LUMBER (LVL), AND LAMINATED STRAND LUMBER (LSL) TO BE MANUFACTURED FROM WESTERN SPECIES LUMBER PER MANUFACTURER'S SPECIFICATIONS WITH THE FOLLOWING STRESS RATINGS:

TIMBERSTRAND (LSL)	Fb = 2325 PSI Fv = 310 PSI E = 1550 KSI
MICROLLAM (LVL)	Fb = 2600 PSI Fv = 285 PSI E = 2000 KSI
PARALLAM (PSL)	Fb = 2900 PSI Fv = 290 PSI E = 2200 KSI

**PREFABRICATED FLOOR AND ROOF JOISTS**

- ALL JOISTS SHALL CONFORM TO ALL PROVISIONS OF THE 2015 INTERNATIONAL BUILDING CODE.
- JOIST SHALL NOT EXCEED A LIVE LOAD DEFLECTION OF ( ROOF : L/360 - FLOOR : L/480 ) OR THE WORKING STRESSES AS SHOWN IN THE I.B.C. STANDARDS FOR APPROPRIATE MATERIALS FOR THE LOADS INDICATED ON THE DRAWINGS.
- PRIOR TO FABRICATION, JOIST MANUFACTURER SHALL FURNISH COMPLETE ENGINEERING SHOP DRAWINGS AND CALCULATIONS WITH OREGON REGISTERED PROFESSIONAL ENGINEER'S SEAL. SHOP DRAWINGS SHALL SHOW CLEARLY THE ERECTION PLAN, LOADINGS (TYPICAL AND SPECIAL), JOIST TYPES, AND BRACING REQUIREMENTS (FOR ERECTION AND FOR JOIST COMPRESSIVE MEMBERS).
- A. I-SERIES  
MANUFACTURER SHALL FURNISH ALL HANGERS, END AND INTERMEDIATE STIFFENERS, BLOCKING AND / OR SHEAR PANELS AND METAL BRIDGING ASSEMBLIES AS REQUIRED TO PROVIDE A COMPLETE FLOOR OR ROOF STRUCTURAL SYSTEM.
- CAMBERS:  
ROOF MEMBERS 1.25 DEAD LOAD  
FLOOR MEMBERS 1.25 DEAD LOAD
- MANUFACTURER SHALL COORDINATE LOCATION, SIZE AND WEIGHT OF MECHANICAL EQUIPMENT WITH MECHANICAL ENGINEER AND CONTRACTOR. VERIFY LOCATION AND SIZE OF DUCT OPENINGS. PROVIDE ADDITIONAL JOISTS AS NECESSARY.
- ALL BRIDGING, BEARING HARDWARE, BLOCKING, HANGERS, ETC. THAT CONNECT TO THE JOISTS SHALL BE PER MANUFACTURER STANDARD DETAILS.
- ERECTOR SHALL EXERCISE EXTREME CARE DURING ERECTION OF JOISTS TO PREVENT THEM FROM BUCKLING LATERALLY. PROVIDE LATERAL BRACING AS NECESSARY.
- MANUFACTURER TO INSPECT ALL JOISTS AFTER THEY HAVE BEEN ERECTED AND SHEATHING, BRIDGING, BLOCKING, ETC. HAS BEEN INSTALLED. MANUFACTURER TO SUBMIT CERTIFICATE TO ENGINEER THAT THE INSPECTION WAS MADE AND THAT JOISTS ARE IN ACCEPTABLE CONDITION AND MEET WITH THE MANUFACTURER'S DESIGN AND INSTALLATION REQUIREMENTS.



**1 WATER HEATER SUPPORT**  
D6 N.T.S.

**EMERIO 40' TOWNHOUSE**

SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

DATE: 9/6/18

JOB NO: 0500-303

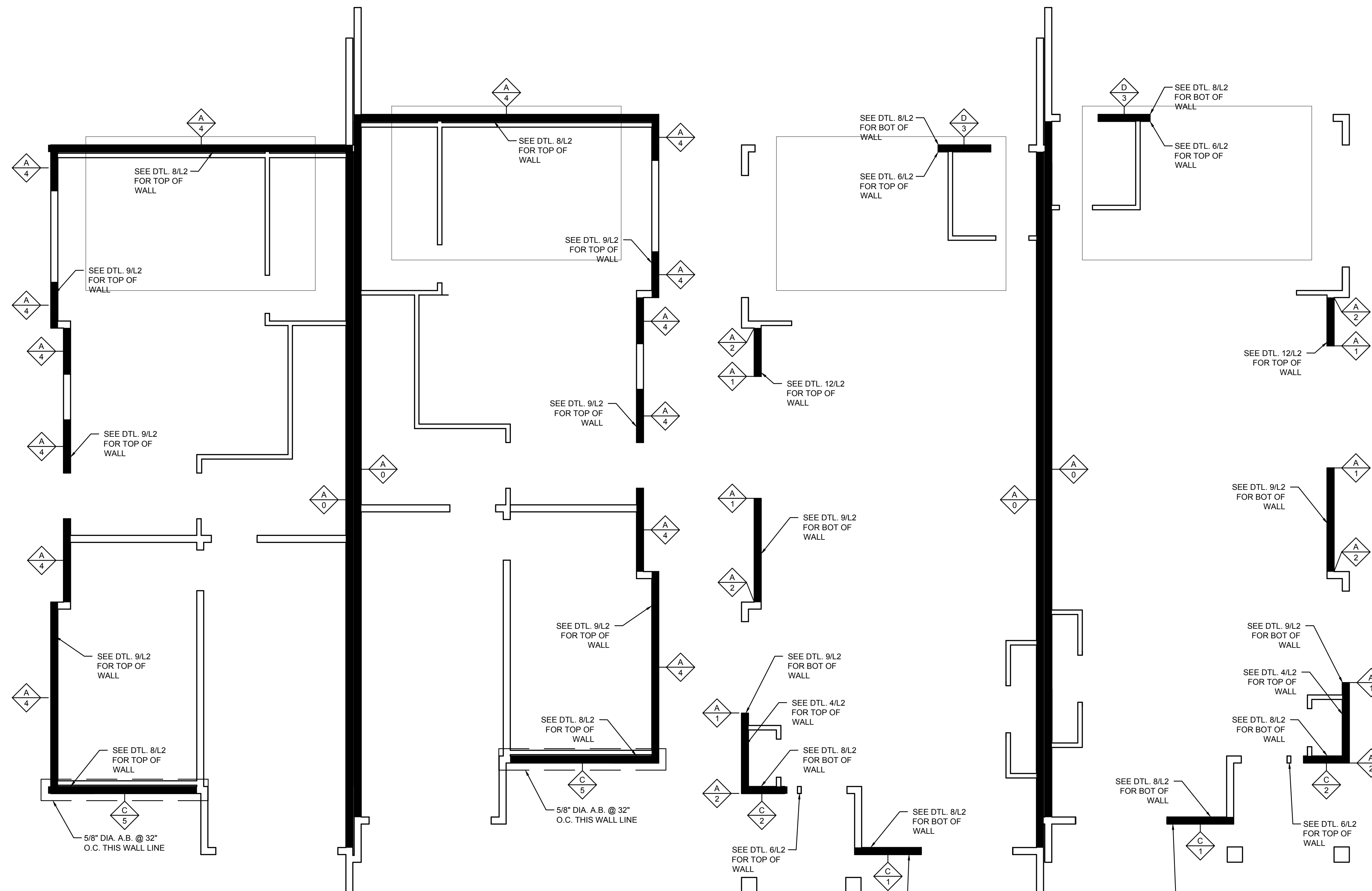
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**D6**

THESE PLANS ARE THE PROPERTY OF EMERIO DESIGN FOR ONE TIME USE AT THE LISTED ADDRESS ONLY. REPRODUCTION OR REUSE OF THESE PLANS BY ANYONE IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM EMERIO DESIGN. DESIGNER ASSUMES NO LIABILITY OF ERRORS OR OMISSIONS ON THESE PLANS OR ALTERED VERSIONS OF THESE PLANS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE PLANS. PRIOR TO START OF CONSTRUCTION, PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING AUTHORITIES.



**1**  
**L1** LOWER FLOOR LATERAL  
1/4" = 1'-0"

**2**  
**L1** MAIN FLOOR LATERAL  
1/4" = 1'-0"

**NOTES**  
1. USE 5/8" DIA. ANCHOR BOLTS @ 48" OC UNLESS NOTED OTHERWISE.  
2. SEE LOWER FLOOR LATERAL PLAN FOR HOLDDOWN AND ANCHOR PLACEMENT. USE COUPLER NUTS AND FULLY THREADED RODS AS NECESSARY.

MARK	SHEATHING	EDGE NAILING	FIELD NAILING	NOTES
A	7/16" APA-RATED SHEATHING	8d @ 6" O.C.	8d @ 12" O.C.	TYP. EXTERIOR WALL
B	7/16" APA-RATED SHEATHING	8d @ 4" O.C.	8d @ 12" O.C.	DBL. STUDS AT PANEL EDGES
C	7/16" APA-RATED SHEATHING	8d @ 3" O.C.	8d @ 12" O.C.	DBL. STUDS AT PANEL EDGES
D	7/16" APA-RATED SHEATHING EACH SIDE	8d @ 3" O.C.	8d @ 12" O.C.	DBL. STUDS AT PANEL EDGES

MARK	'SIMPSON' HOLDOWN	'SIMPSON' ANCHOR	NOTES	NOTES
0	NONE REQUIRED	N/A	-	-
1	'SIMPSON' MSTC48B3	N/A	DOUBLE STUD	-
2	'SIMPSON' MSTC52	N/A	DOUBLE STUD	-
3	'SIMPSON' HDU11-SDS2.5	ABOVE AND BELOW 1" DIA. THREADED ROD	6x6 END STUD	SEE DTL. 10/L2
4	'SIMPSON' HDU2-SDS2.5	SSTB20L	DOUBLE STUD	-
5	'SIMPSON' HDU8-SDS2.5	SSTB28L	DOUBLE STUD	-

**SHEARWALL AND HOLDOWN NOTES:**

- ALL PLYWOOD EDGES TO BE BLOCKED
  - USE 2x PRESSURE TREATED MATERIAL WHEN IN CONTACT WITH CONCRETE.
  - ALL EXTERIOR WALLS SHEATHED WITH CONVENTIONAL SHEATHING TO BE SHEATHED AND NAILED PER SHEARWALL SCHEDULE 'A'
  - ANY FASTENERS EXPOSED TO WEATHER TO BE GALVANIZED.
  - HOLDDOWNS OCCUR AT EACH END OF EACH SHEARWALL SEGMENT U.N.O.
  - LAP WALL TOP PLATES 4'-0" MINIMUM W/ (8) 16d EACH SIDE.
  - 'SIMPSON' PRODUCTS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS.
  - SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL BUTTING INTO SHEARWALL.
  - ALL NAILS TO BE COMMON NAILS.
  - ALL SHEARWALL TO HAVE 2x STUDS SPACED 16" MAX. O.C. MAX. U.N.O.
  - ALL ANCHOR BOLTS TO HAVE 3" x 3" x 1/4" PLATE WASHERS, GALV.
- \* SHEATH ABOVE AND BELOW OPENINGS PER SHEARWALL SCHEDULE; HOLDDOWNS PER PLAN.



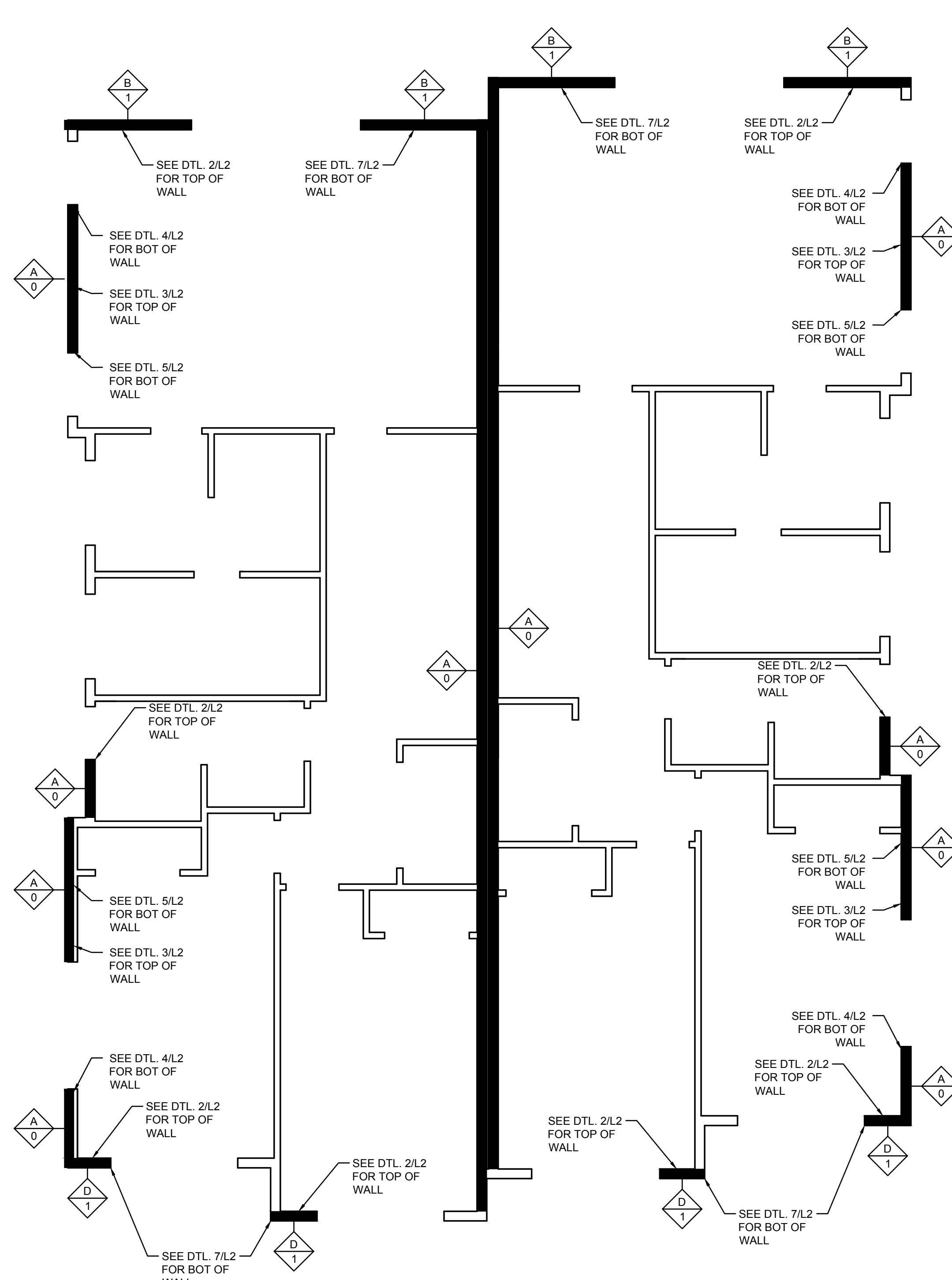
**EMERIO 40' TOWNHOUSE**  
SE 12TH - PORTLAND OR.  
FOR: MICHAEL SMIRA

DATE: 9/6/18

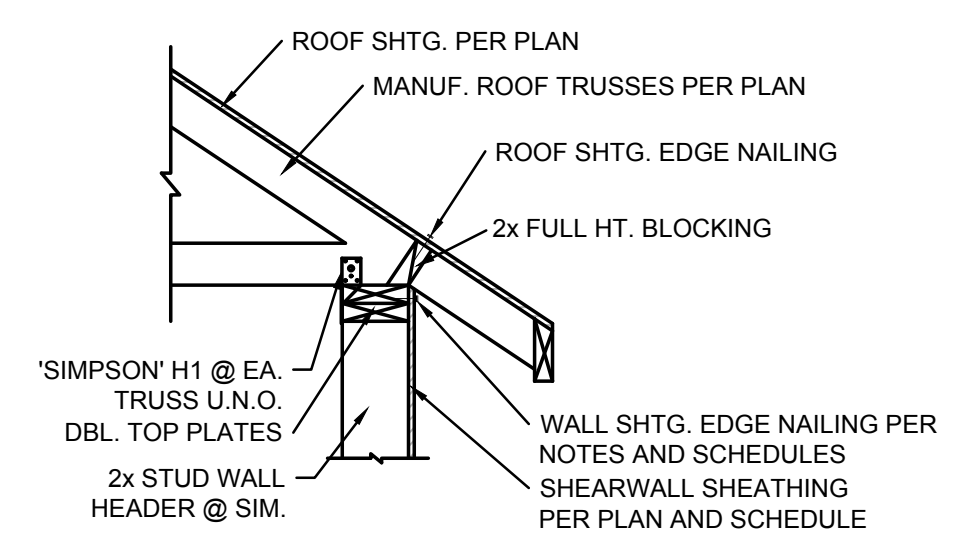
JOB NO: 0500-303

REVISIONS	DATE	BY	CHKD
SYMBOL			
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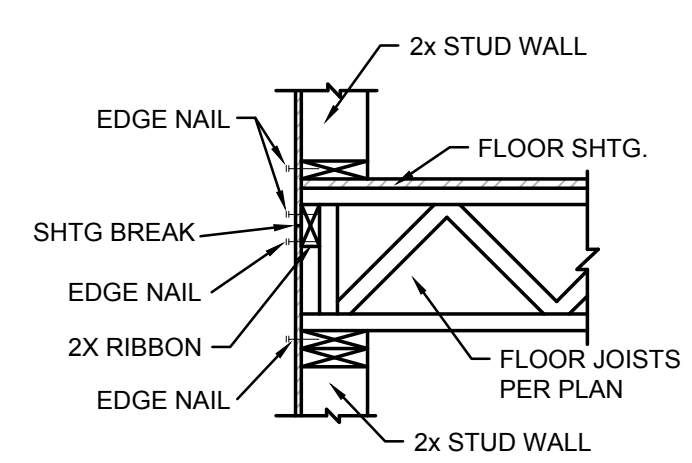
**L1**



**1 UPPER FLOOR LATERAL**  
1/4" = 1'-0"



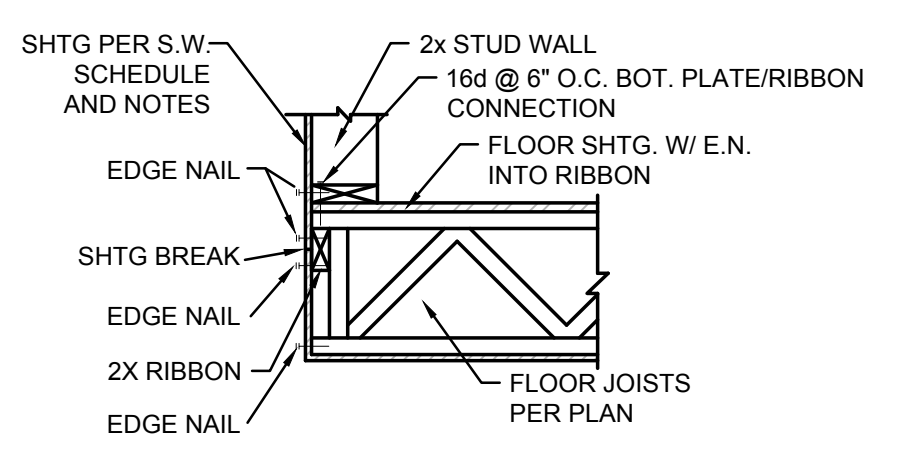
**2 TYP. ROOF EAVE DETAIL**  
L2 N.T.S.



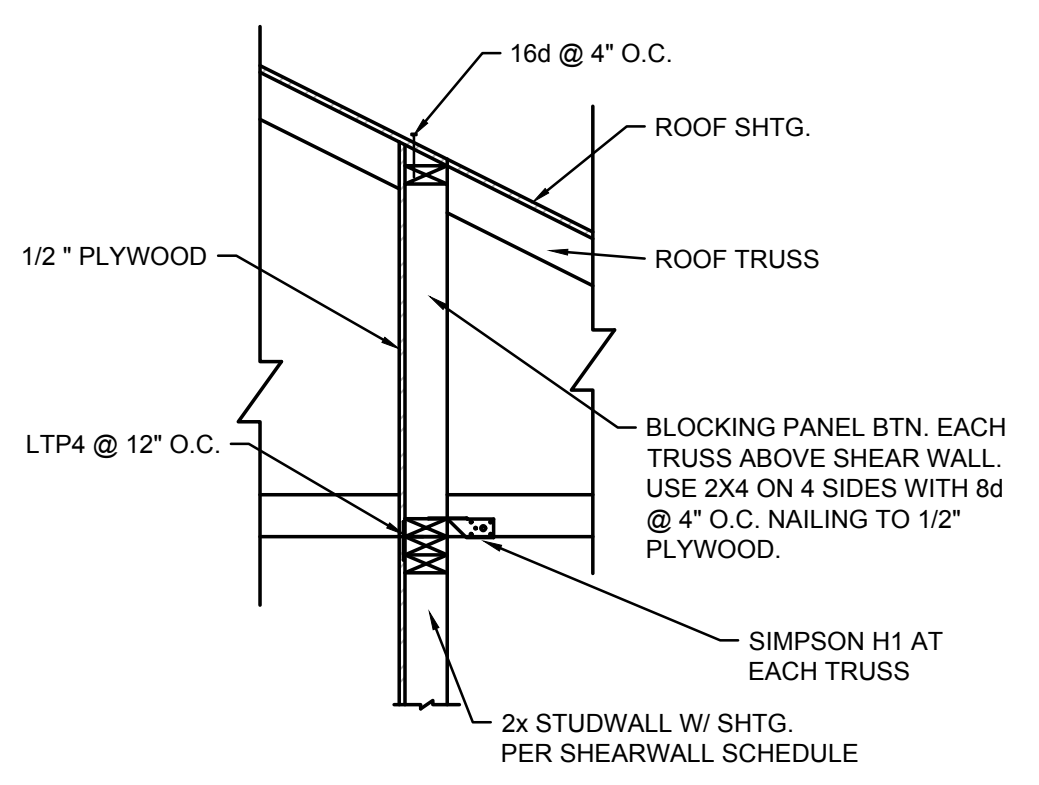
**3 TYP. ROOF GABLE DETAIL**  
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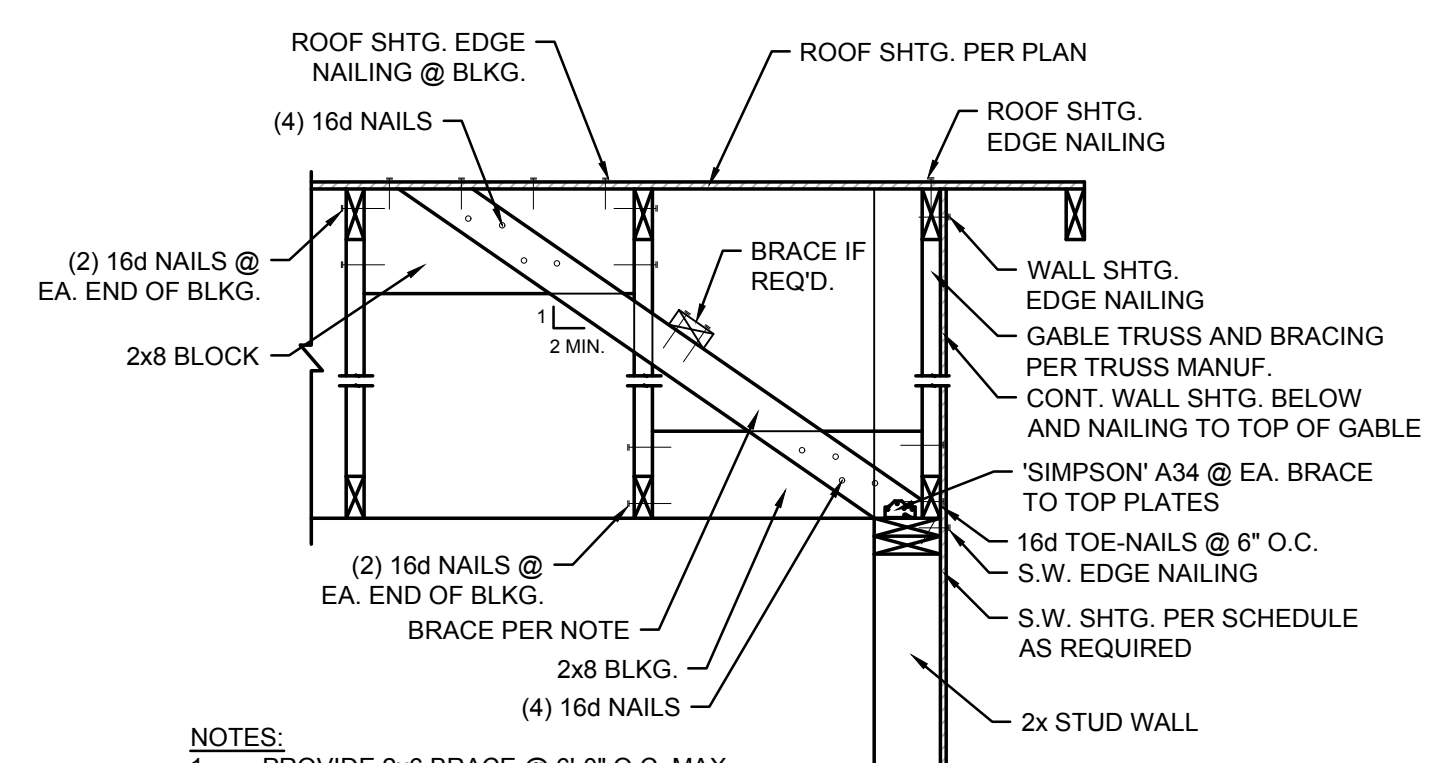
**5 TYP. FRAMING DETAIL**  
L2 N.T.S.



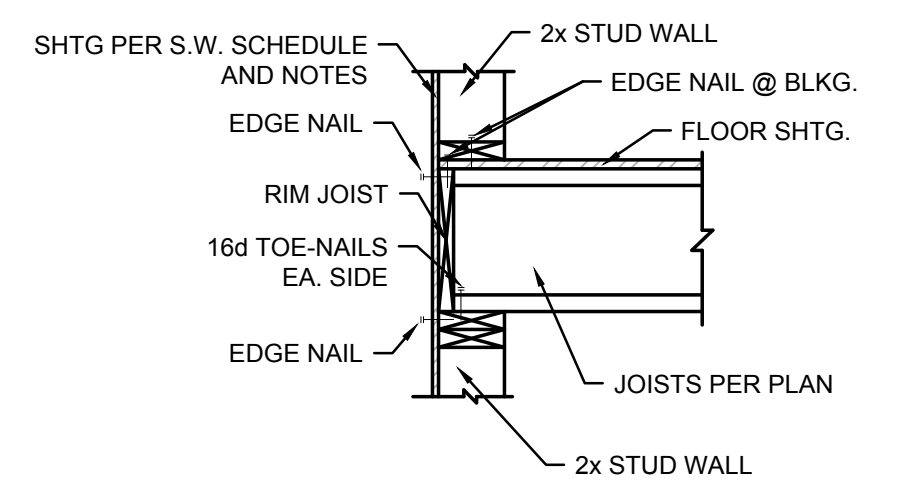
**7 TYP. FRAMING DETAIL**  
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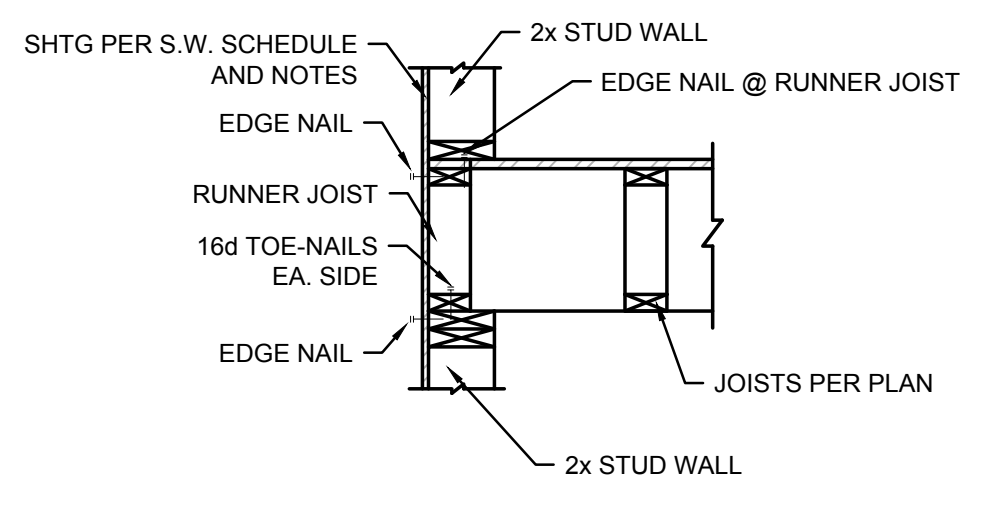
**11 FRAMING DETAIL**  
L2 N.T.S.



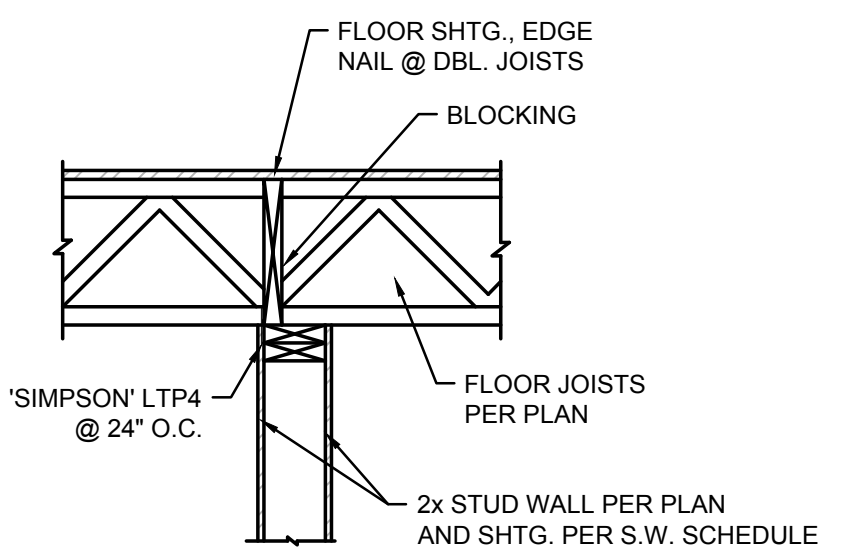
**8 TYP. FRAMING DETAIL**  
L2 N.T.S.



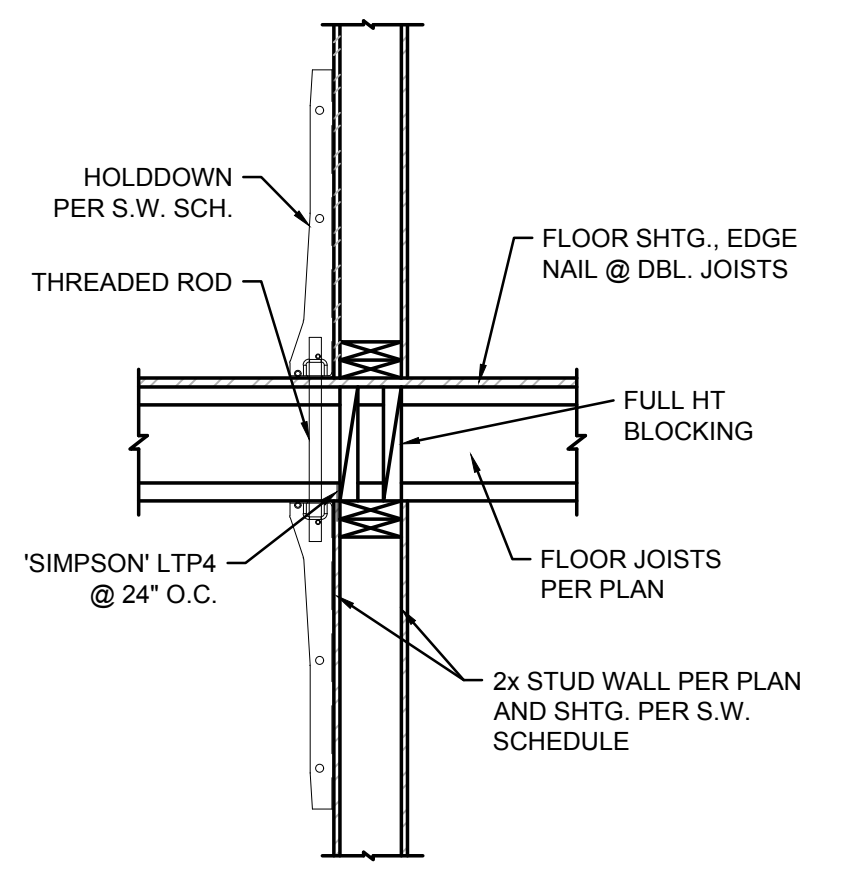
**9 TYP. FRAMING DETAIL**  
L2 N.T.S.



**4 TYP. FRAMING DETAIL**  
L2 N.T.S.



**6 FRAMING DETAIL**  
L2 N.T.S.



**10 FRAMING DETAIL**  
L2 N.T.S.

MARK	SHEATHING	EDGE NAILING	FIELD NAILING	NOTES
A	7/16" APA-RATED SHEATHING	8d @ 6" O.C.	8d @ 12" O.C.	TYP. EXTERIOR WALL
B	7/16" APA-RATED SHEATHING	8d @ 4" O.C.	8d @ 12" O.C.	DBL. STUDS AT PANEL EDGES
C	7/16" APA-RATED SHEATHING	8d @ 3" O.C.	8d @ 12" O.C.	DBL. STUDS AT PANEL EDGES
D	7/16" APA-RATED SHEATHING EACH SIDE	8d @ 3" O.C.	8d @ 12" O.C.	DBL. STUDS AT PANEL EDGES

MARK	'SIMPSON' HOLDOWN	'SIMPSON' ANCHOR	NOTES	NOTES
0	NONE REQUIRED	N/A	-	-
1	'SIMPSON' MSTC48B3	N/A	DOUBLE STUD	-
2	'SIMPSON' MSTC52	N/A	DOUBLE STUD	-
3	'SIMPSON' HDU11-SDS2.5	ABOVE AND BELOW 1" DIA. THREADED ROD	6x6 END STUD	SEE DTL. 10/L2
4	'SIMPSON' HDU2-SDS2.5	SSTB20L	DOUBLE STUD	-
5	'SIMPSON' HDU8-SDS2.5	SSTB28L	DOUBLE STUD	-

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SYMBOL	DATE	REVISION
0		PERMIT

**L2**