

City of Portland  
Reviewed for  
Code Compliance  
Date: 12/12/2024  
Permit #: 24-089091-000-00-R3

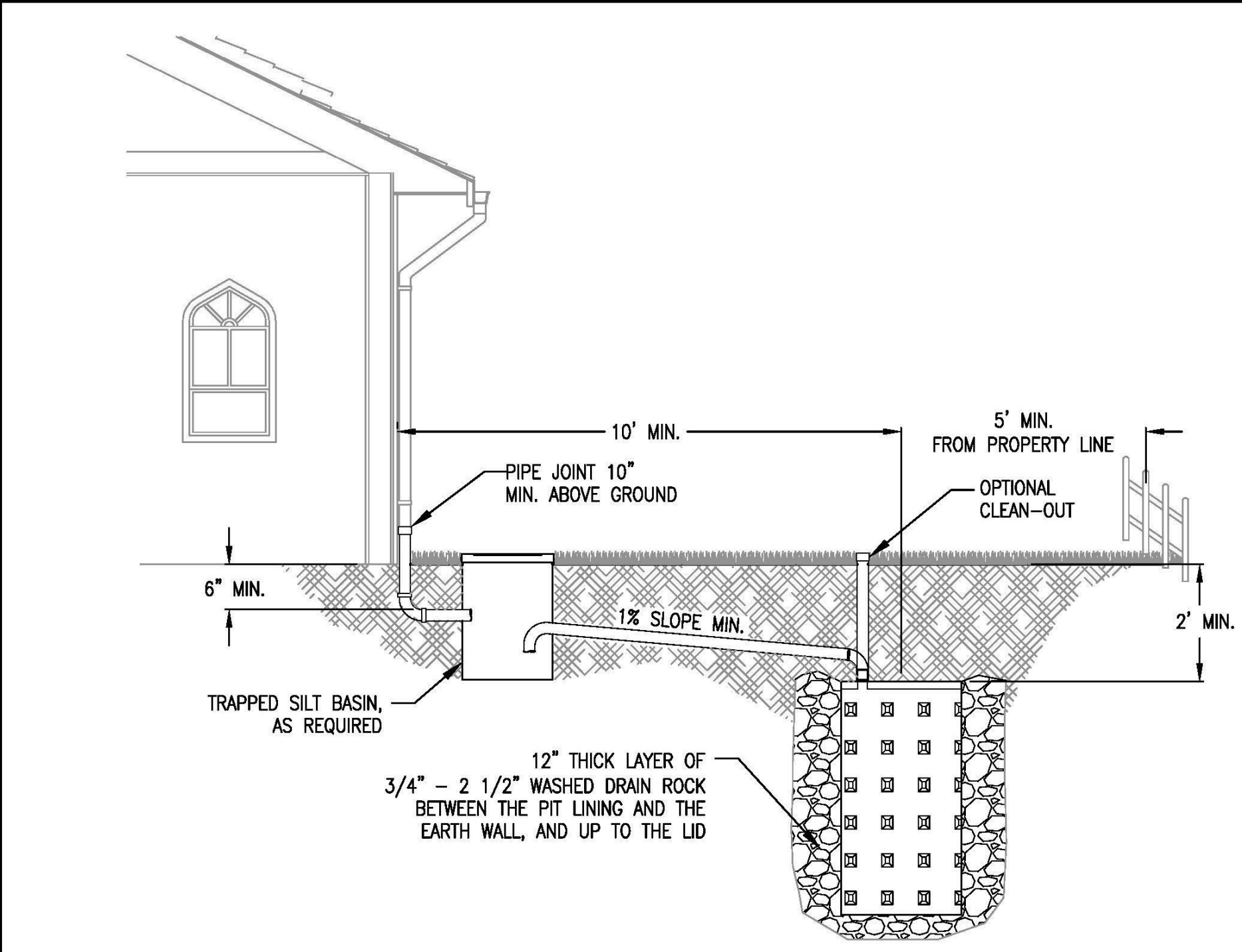
**BUILDERS DESIGN INC.**  
COMMERCIAL - RESIDENTIAL - REMODELING  
11125 NE WEIDLER ST. - PORTLAND, OR 97220  
PHONE: (503) 252-3453 - FAX: (503) 252-3454  
EMAIL: BUILDERSDESIGN@GMAIL.COM

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of Builders Design Inc., an Oregon corporation, and use of this said work product is limited to a specified project for the persons named herein, and for the construction of one building. Any use, reuse or disclosure of said plans, reproductions or project, ideas, designs and / or arrangements, other than by Builders Design Inc., is strictly prohibited. Builders Design Inc. shall not be held responsible for any errors or omissions on these drawings. The contractor shall verify the dimensions and conditions shown on these drawings. Builders Design Inc. shall not be held responsible for any errors or omissions on these drawings. Supervision is not included unless specified in work contract.

**SENTAUR CONSTRUCTION - LOT 19**  
2505 N Winchell St, Portland, OR 97217  
**SITE PLAN**

No.	Date	Issued by
1	Date 2	
Project number: 13581		
Date: 11/25/2024 1:50:22 PM		
Drawn by: KG		
Area: 1,247 S.F.		
Scale: As indicated		

0.0 - SP





- Sizing: See adjacent table to size the drywell(s) based on impervious area.
- Siting Criteria: The base of the drywell must be at least 5' above seasonal high groundwater.
- Setbacks: Measured from the center, the drywell must be 10' from foundations and 5' from property lines except next to the right-of-way where no setback is required between the edge of the drywell drain rock and the property line. The foundation setback is 8" for plastic mini-drywells.
- Piping: Conform with Oregon Plumbing Specialty Code (OPSC) requirements.
- Access: In residential settings, an access cleanout is optional but highly recommended.
- Pre-Treatment: A trapped silt basin such as a sumped catch basin is required except for drywells managing roof runoff and runoff from pedestrian-only areas.
- The top of the perforated drywell sections must be lower than neighboring foundations.
- Inspections: Call BDS I/R inspection line, (503) 823-7000. Request 487.3 inspections required.

Drywell Depth	Maximum Catchment Area Managed by One Drywell	
	28" diameter	48" diameter
5'	1000 sf	2500 sf
10'	2500 sf	4500 sf
15'	3500 sf	5000 sf
2x2 plastic mini-drywell (maximum of 2 drywells per catchment)	500 sf	

**CONSTRUCTION REQUIREMENTS**

Smearing the soil surface during excavation can limit infiltration rates. If smooth excavation tools are used, roughen the sides and bottom of the excavation with a sharp pointed tool. Remove loose material from the bottom of the excavation.

- DRAWING NOT TO SCALE -



STORMWATER MANAGEMENT  
TYPICAL DETAILS FOR  
PRIVATE PROPERTY

DRYWELL SW-180

9-2-20

Drawing List	
Sheet Number	Sheet Name

0.0 - SP	SITE PLAN
0.EC	EROSION & SEDIMENT CONTROL PLAN
1	ELEVATIONS
2	FLOOR PLANS
3	FOUNDATION PLAN
4	FRAMING PLAN, SECTIONS
5	ROOF PLAN
6	GENERAL NOTES AND DETAIL
S1	SHEAR PLANS
S2	SHEAR DETAILS
S3	WALL DETAILS

**UTILITY NOTES**

- SEPARATION BETWEEN SANITARY SEWER AND WATER LINE SHOULD BE 5' MIN. SKIN TO SKIN.
- SEPARATION BETWEEN UNDERGROUND ELECTRICAL SERVICE LINE AND WATER LINE SHOULD BE 4' MIN.
- SEPARATION BETWEEN MULTIPLE WATER SERVICES ON ONE TAX LOT SHOULD BE 3' MIN.
- SEPARATION BETWEEN WATER SERVICE AND PROPERTY LINES SHOULD BE 1.5' MIN.
- ALL OTHER UNDERGROUND UTILITIES NEED TO HAVE 3' MIN. SEPARATION FROM WATER LINE.
- WATER LINES ARE TO BE SHOWN IN THE PUBLIC RIGHT-OF-WAY, NOT ON PRIVATE PROPERTY.

UTILITY SEPARATION NOTES	
	1/4" = 1'-0"

WATER LINE	--W-----W--
STORMWATER DRAIN	--SD-----SD--
SANITARY SEWER	--SS-----SS--
GAS LINE	--Gas-----Gas--
ELECTRIC LINE	-O.H. ELE---O.H. ELE-

UTILITY LINE LEGEND	
	1/4" = 1'-0"

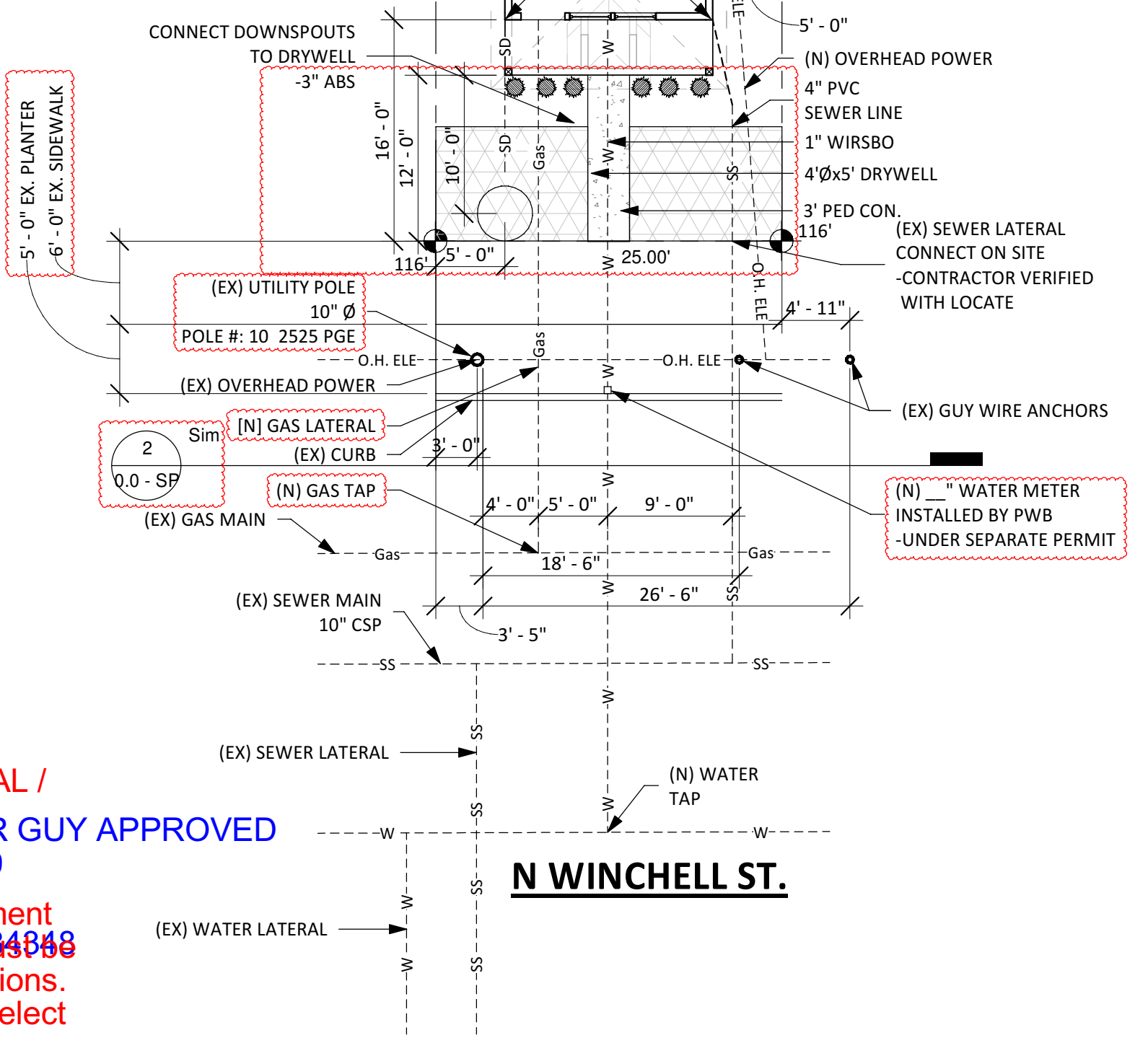
BES STORMWATER FACILITY INSPECTION REQUIRED AT TIME OF CONSTRUCTION. SEE BES INSPECTION CARD. To schedule, contact the automated inspection request (IVR) system at 503-823-7000 and request inspection #487 BES Onsite Stormwater Facility Eval - OR- contact BES at 503-823-7761 for assistance.  
**DRYWELL**  
Note: Required Inspections Prior to Cover  
Inspection #1: Location, Size, Depth, Rock  
SEPARATE PLUMBING PERMIT REQUIRED FOR INSPECTION OF DOWNSPOUTS AND PRIVATE STORMWATER PIPING OUTSIDE OF STORM FACILITY  
SEPARATE BES SEWER CONNECTION UC PERMIT REQUIRED WORK IN THE PUBLIC RIGHT OF WAY  
Email URUCpermits@portlandoregon.gov or CALL 503-823-1026  
https://www.portland.gov/ppd/publicworks/ur-uc-permit-guide

2505 W/ N WINCHELL ST  
PORTLAND, OR 97217  
Block- 3  
City- PORTLAND  
Property ID- R241534  
Tax Roll- PENINSULAR ADD, BLOCK 3, LOT 19&20  
Use- VACANT LAND  
Lot- 39820  
County- Multnomah  
State ID- 1N1E09CA 19800  
New State ID- 1N1E09CA 19800  
Alt Account Number- R655101070  
Map Number- 2227

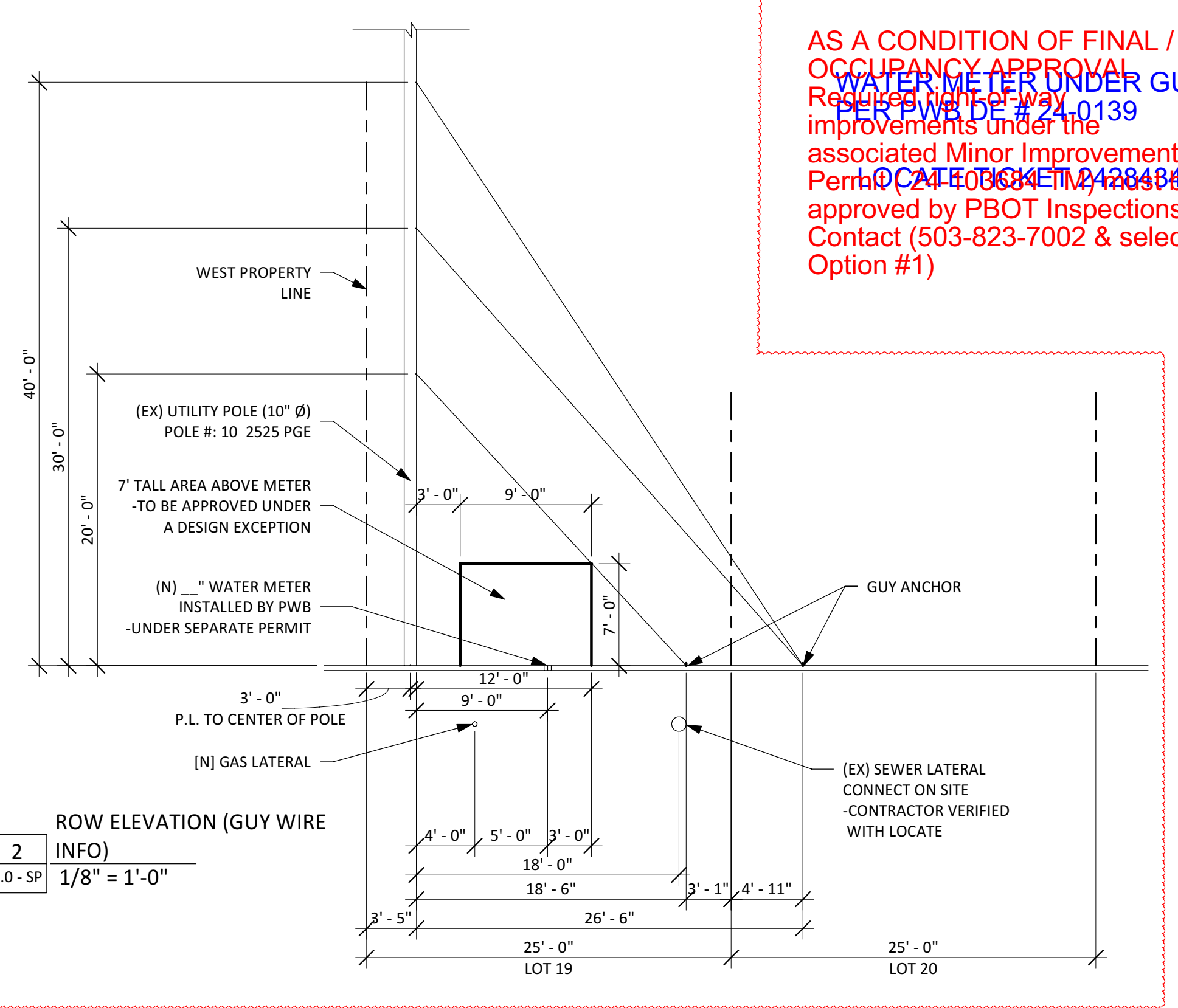
LOT AREA - 2,500 ft<sup>2</sup>  
BUILDING COVERAGE- 711 ft<sup>2</sup>  
28.44%  
**LANDSCAPING-**  
LANDSCAPE REQUIRED (40%) - 1,000 ft<sup>2</sup>  
EXISTING TREE- COUNTS AS 8 MEDIUM TREES (4,000ft<sup>2</sup>)  
**FAR RATIO - MAX ALLOWED = 0.5:1 RATIO**  
PROPOSED S.F. = 1,247 S.F. = 0.49:1 RATIO - STANDARD MET  
**IMPERVIOUS AREA-**  
WALKWAY - 33 ft<sup>2</sup>  
ROOF AREA (INCL. EAVES)- 807 ft<sup>2</sup>  
TOTAL - 840 ft<sup>2</sup>  
**NOTE:**  
LANDSCAPING IS TO BE MANUALLY IRRIGATED

1	SITE PLAN
0.0 - SP	1" = 10'-0"

2515 N WINCHELL STREET



AS A CONDITION OF FINAL / OCCUPANCY APPROVAL  
WATER METER UNDER GUY APPROVED  
Requires Water Dept. 24-0139  
improvements under the  
associated Minor Improvement  
Permit 24-0139-000-00-R3  
approved by PBOT Inspections.  
Contact (503) 823-7002 & select  
Option #1)



**Figure 248-2**  
Example of Ground Cover Planting on Twelve-Inch Centers  
INTERSECTIONS OF TRIANGLES INDICATE LOCATION OF MINIMUM 4" POT SIZE GROUND COVER PLANTING LOCATIONS. PLANTS SHALL BE SPACED AT 24" ON CENTER IN TRIANGULAR PATTERN  
4" POT SIZE PLANTS REQUIRED ALL GROUND COVER SHALL KINKINIKICK, BEARBERRY- BARKDUST ALLOWED AT UNDERSIDE OF TREE AREAS  
**NOTE:** LANDSCAPING IS TO BE MANUALLY IRRIGATED  
- ALL PLANTS MUST BE INSTALLED TO CURRENT NURSERY INDUSTRY STANDARDS TO ENSURE THEIR SURVIVAL  
PER 33.248.040.A  
RHODODENDRON - Rhododendron macrophyllum  
-SYMBOL INDICATES LOCATION OF SHRUB  
-SHRUB MUST BE 3 GALLON SIZE AT TIME OF PLANTING  
**REQUIRED 60% OF FRONT AREA REQUIRED - MET**  
FRONT AREA - 300 SQ. FT.  
PROPOSED GROUND COVER - 180 SQ. FT. (60%)



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SENTAUR CONSTRUCTION - LOT 19

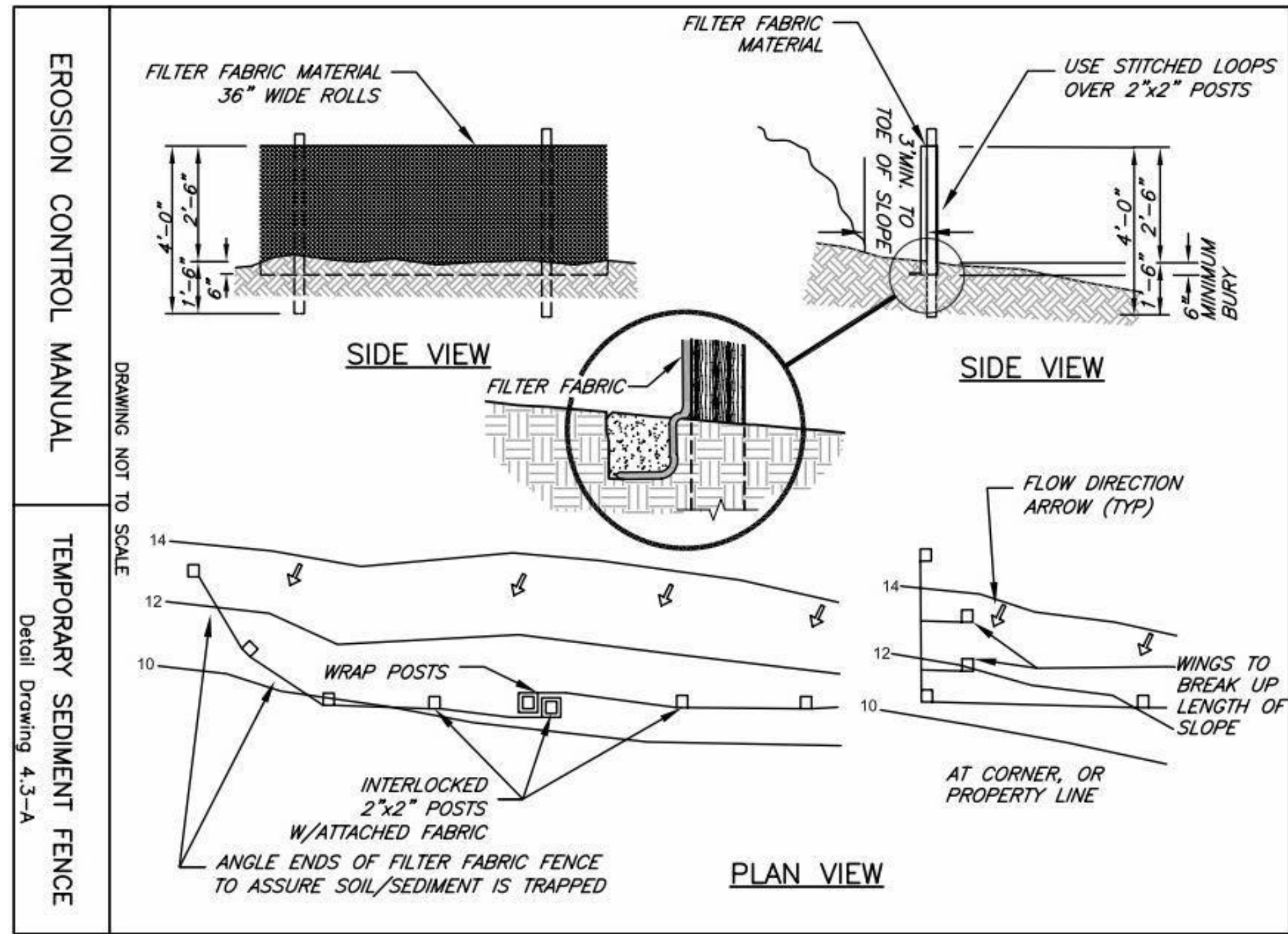
2505 N Winchell St, Portland, OR 97217

EROSION & SEDIMENT CONTROL PLAN

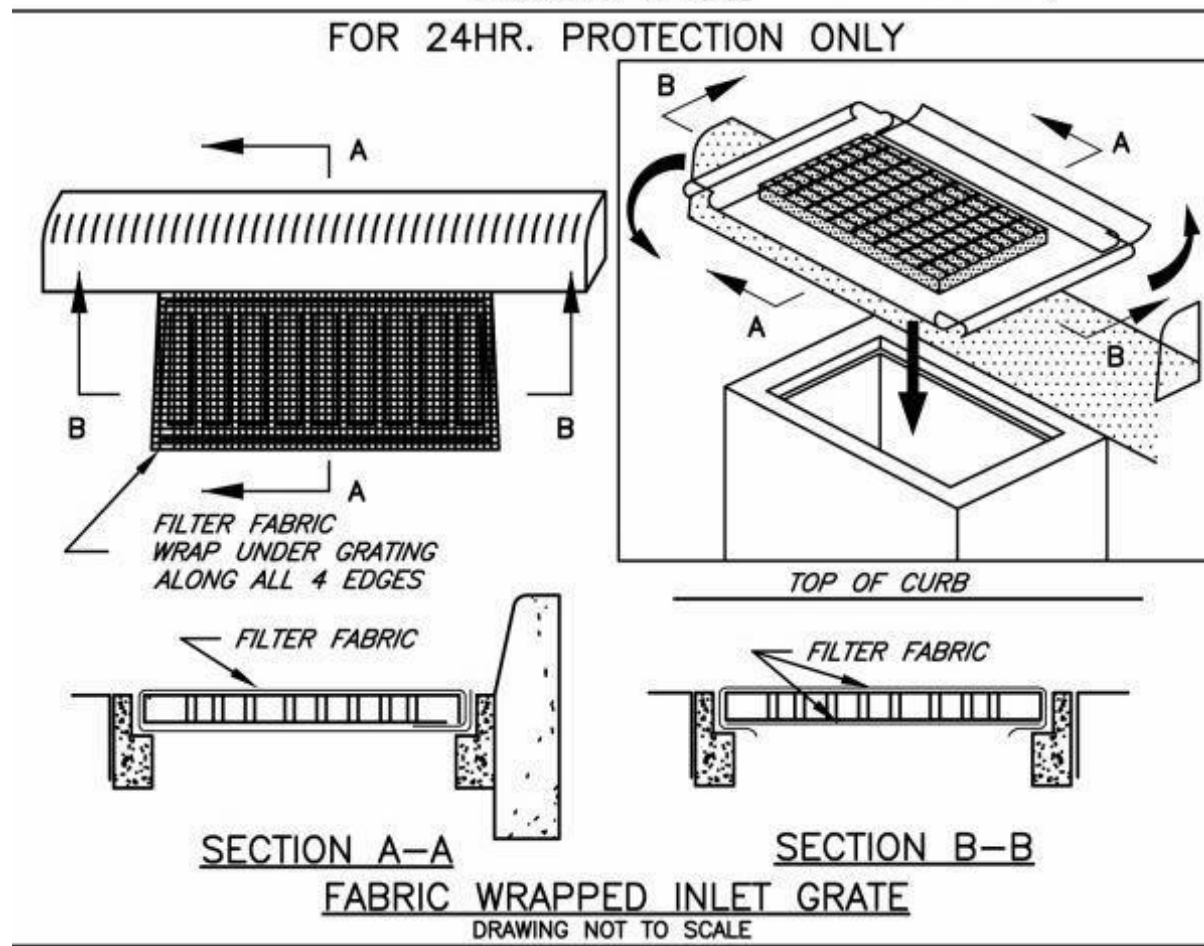
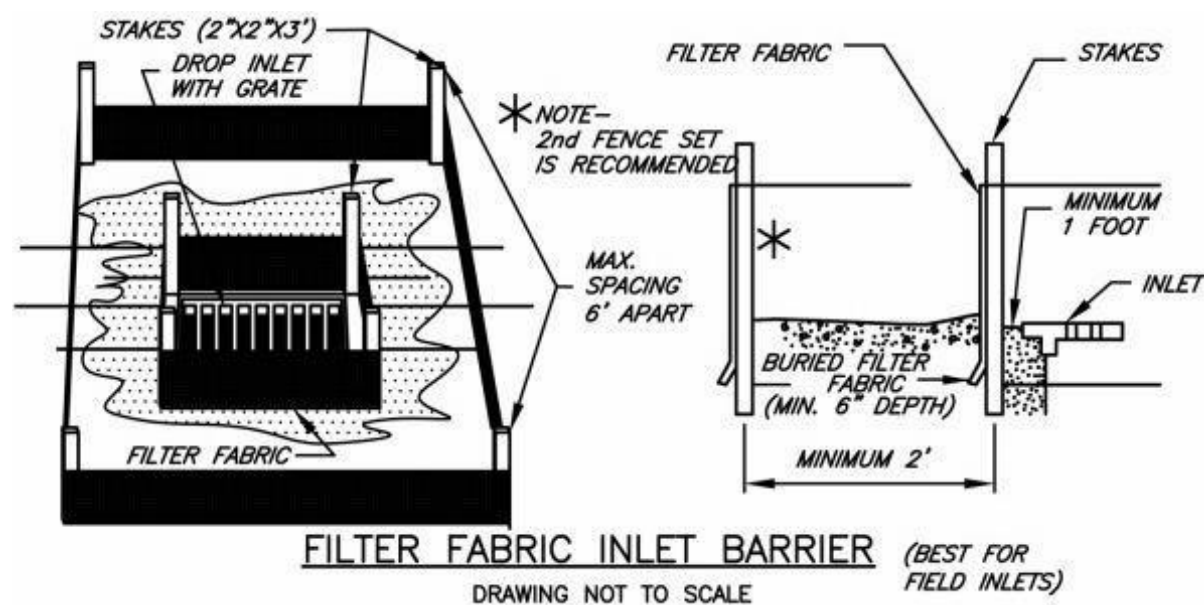
No.	Date	Issued by
1	Date 2	

Project number: 13581  
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0.EC



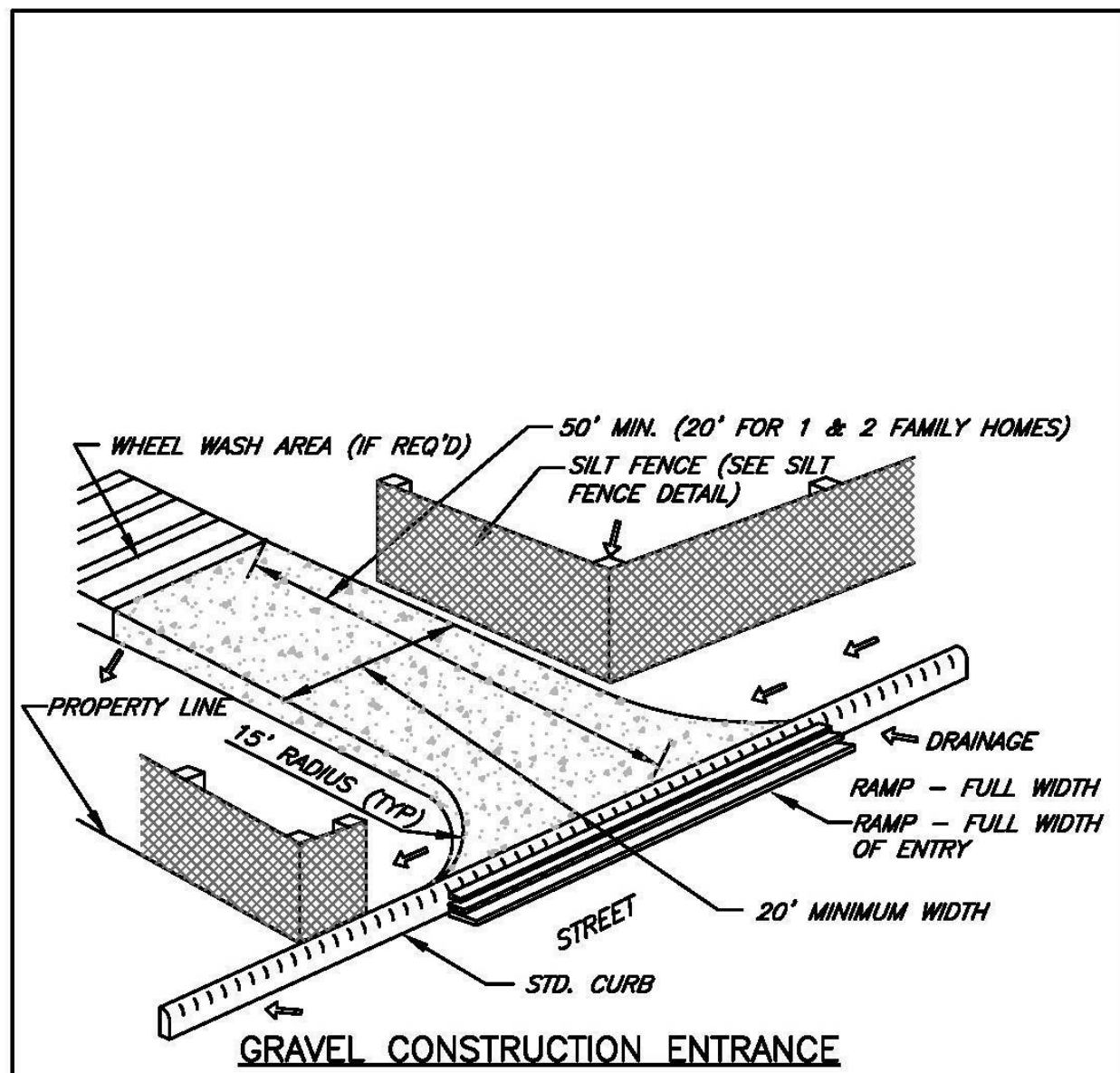
5 SILT FENCE  
0.EC 1/4\"/>



EROSION CONTROL MANUAL

INLET PROTECTION MEASURES  
Detail Drawing 4.3-F

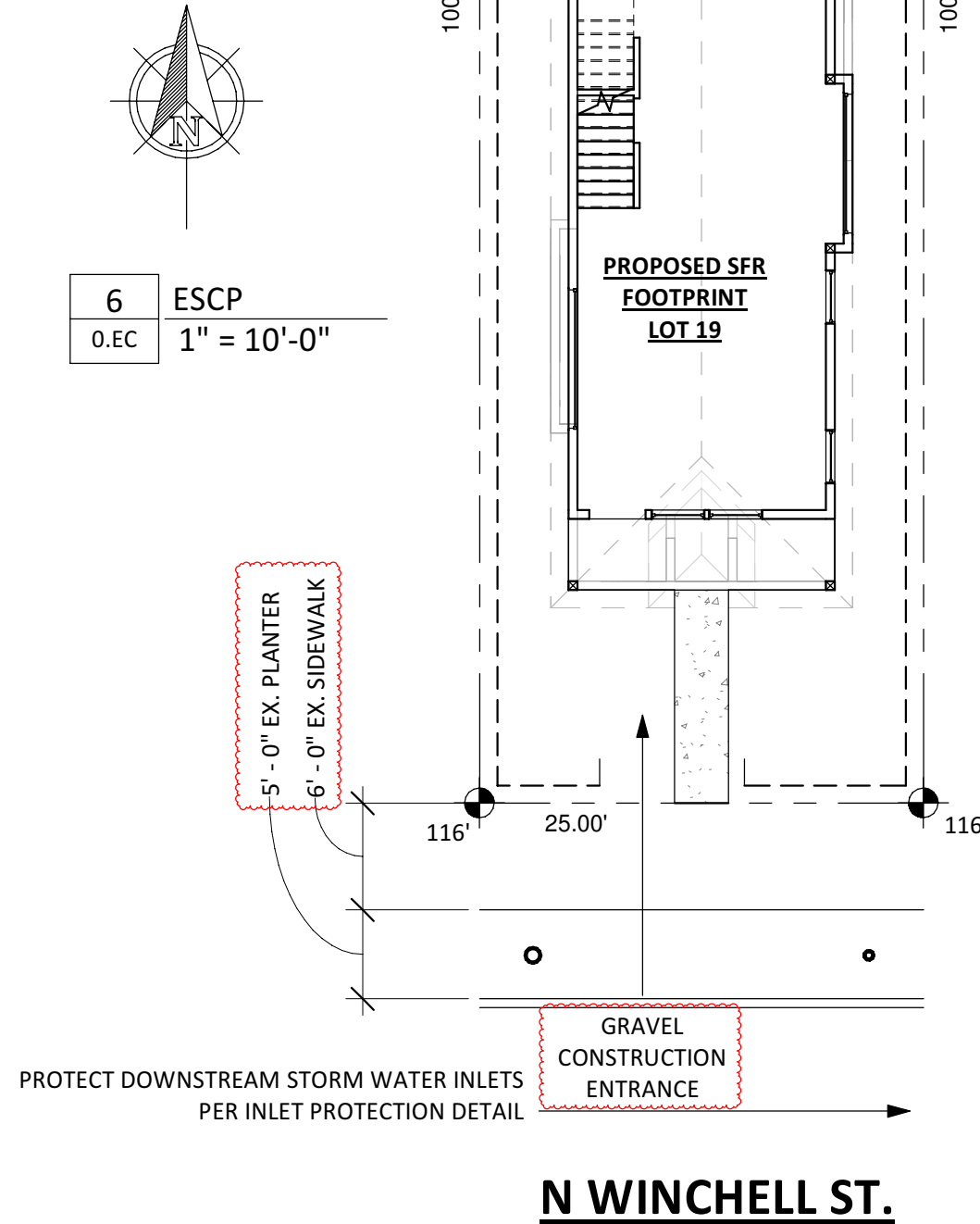
4 INLET PROTECTION  
0.EC 1/4\"/>



EROSION CONTROL MANUAL

GRAVEL CONSTRUCTION ENTRANCE  
Detail Drawing 4.2-A

2 CONSTRUCTION ENTRANCE  
0.EC 1/4\"/>



6 ESCP  
0.EC 1\"/>

N WINCHELL ST.

Minimum Erosion Control Requirements	Additional Requirements
1. Temporary sediment control (silt fences, bio-filter bags or fiber rolls, storm drain inlet protection).	Prevent the transport of sediment from the site (Manual Sections 2-2 and 4-2) Call for #200 inspection. These items must be provided even with undisturbed vegetative buffers as allowed by manual.
2. Stabilize access points by installing a gravel construction entrance. Do not use rock or dirt ramps in the gutter, use a wood ramp if needed to get over curb.	Limit construction vehicle access, whenever possible, to one route. Stabilize access points. Provide street cleaning by sweeping or shoveling any sediment that may have been tracked out. Place sediment in a suitable disposal area where it will not erode again. (Manual Sections 2-2 and 4-1)
3. Stabilize all soils, including stockpiles that are temporarily exposed. Use one or more of the temporary soil stabilization Best Management Practices (BMP's): temporary grasses, mulch applications, erosion blankets, plastic sheeting, plus dust control measures.	Soil Stabilization (Manual Sections 2-2 and 4-4)
4. Maintain erosion controls identified in requirements 1 through 3 above according to specifications prescribed in manual.	Inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function. (Manual Chapters 4 and 5)
5. Comply with the necessary development activity controls, including controls for fuel spill control, waste removal, concrete waste management or painting preparation.	During construction, prevent the introduction of pollutants in addition to sediment into stormwater. (Manual Section 5)
6. Use one or more of the following to permanently stabilize soils before final building inspection: Permanent vegetative cover, mulch applications or application of sod.	After construction but before project completion, permanently stabilize all exposed soils that have been disturbed during construction. (Manual Sections 4-4)
7. Prevent sediment from entering all storm drains, including ditches, which receive runoff from the disturbed area	Remove temporary drain inlet protection measures after final site clean-up. Call for #210 inspection.
8. Post signage on-site that identifies the City's Erosion Control complaint number	The sign will be provided upon approval of the pre-construction inspection. It must be maintained on-site until the final inspection.

You must request a preconstruction erosion control inspection prior to construction. Call 503-823-7000 and request a #200 inspection using your IVR number.

3 EROSION CONTROL NOTES  
0.EC 1/4\"/>







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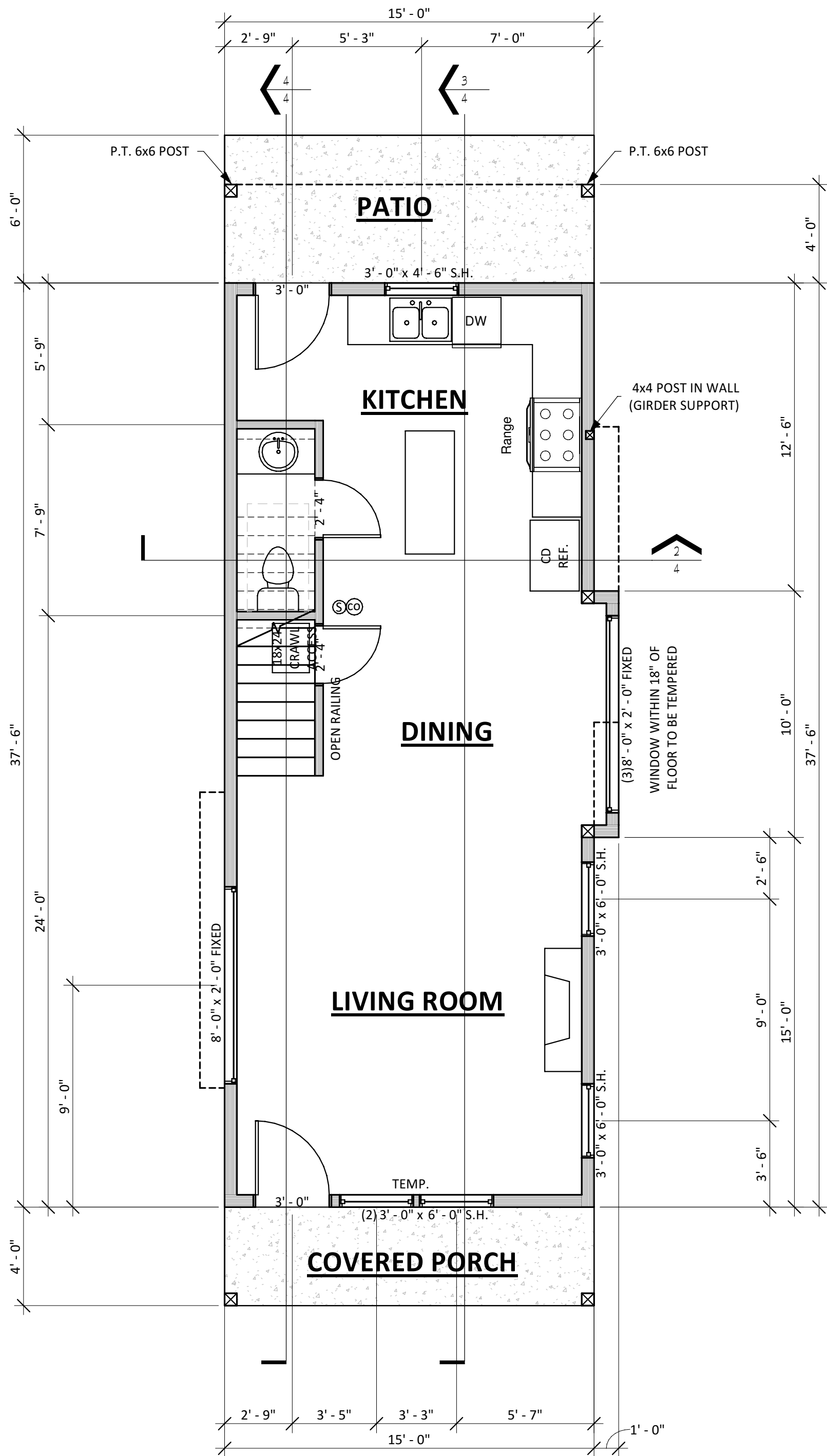
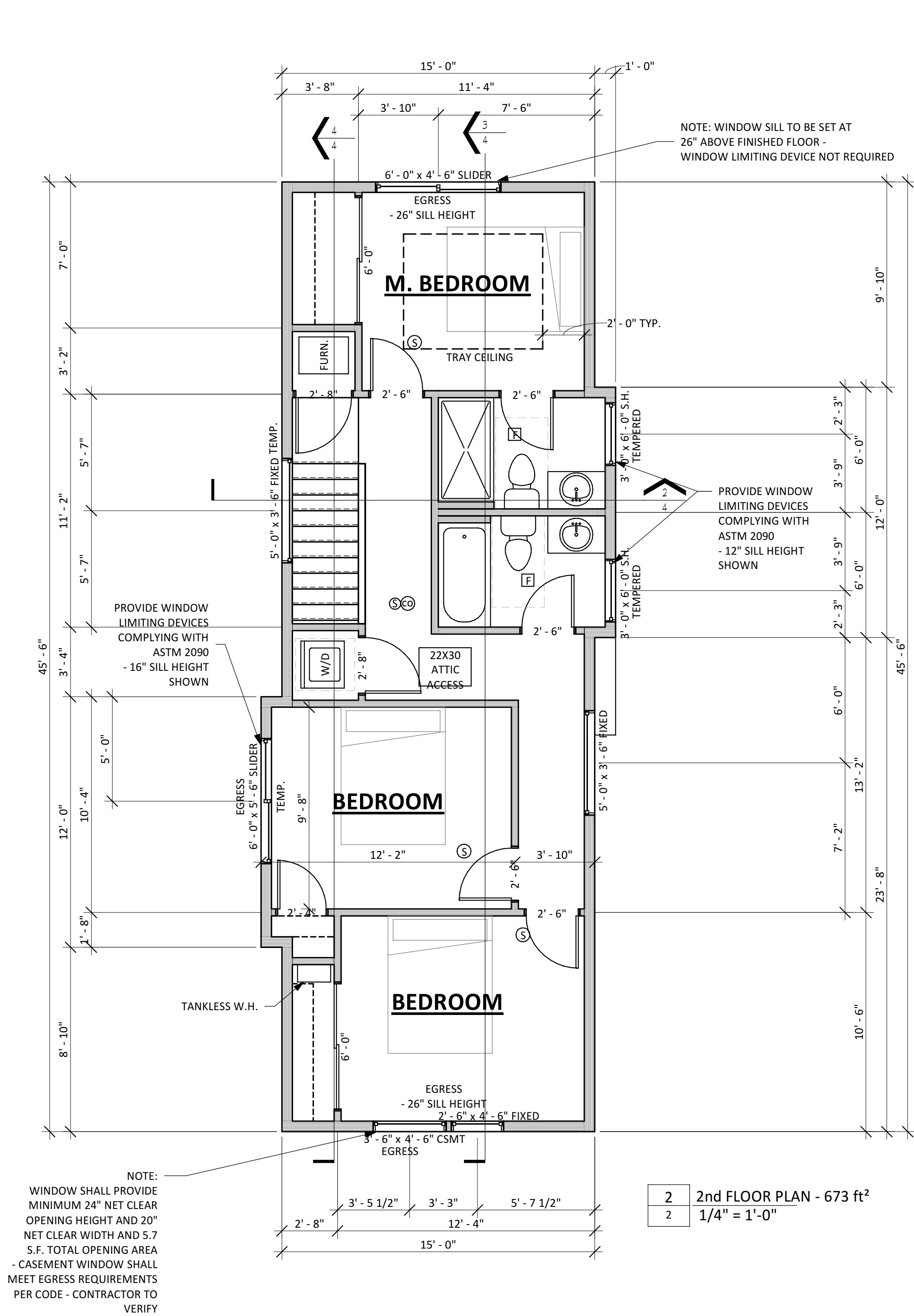
**SENTAUR CONSTRUCTION - LOT 19**  
2505 N Winchell St, Portland, OR 97217  
**FLOOR PLANS**

No.	Date	Issued by
1	Date 2	

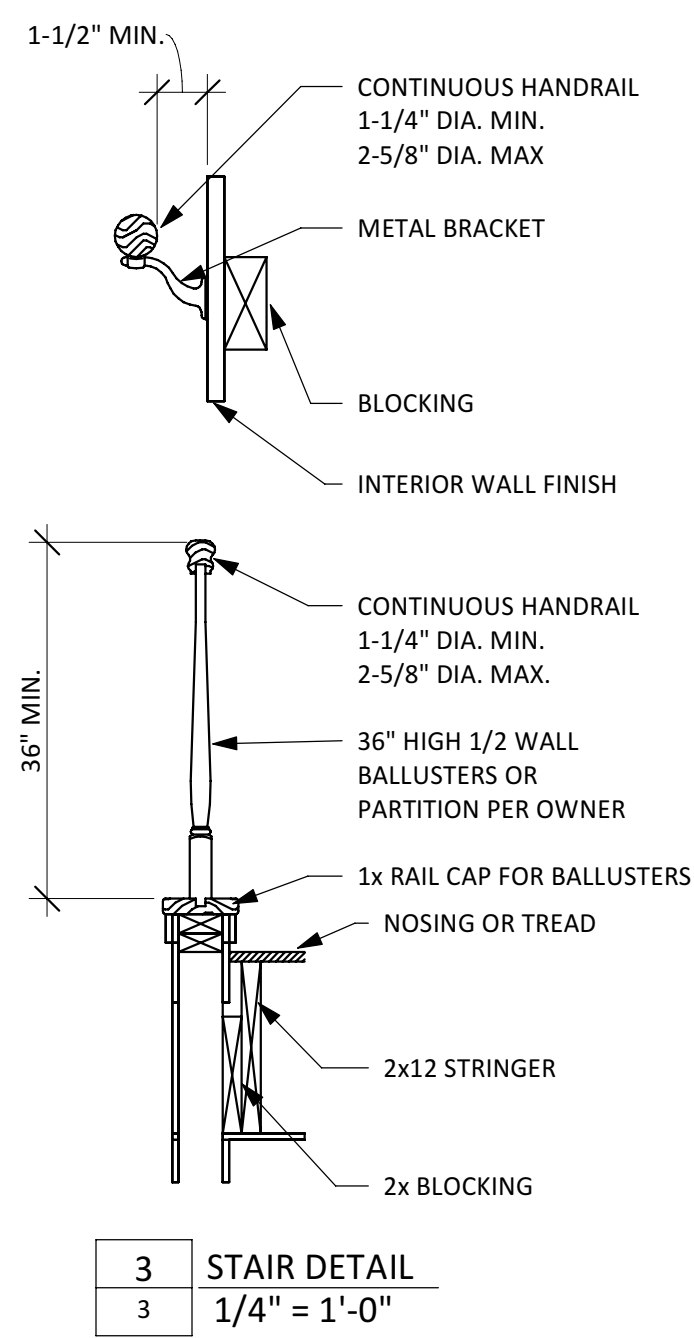
Project number:	13581
Date:	11/25/2024 1:50:23 PM
Drawn by:	KG
Area:	1,247 S.F.
Scale:	1/4" = 1'-0"

NEW HOUSE LEGEND 1/4" = 1'-0"	
	SLIDING GLASS
	POCKET DOOR
	SWINGING DOOR
	BI-FOLD DOOR
	WALLS - SEE DETAILS
	CONCRETE WALL
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	RADON CONTROL - SEE RADON CONTROL DETAILS

**NOTE:**  
- OPERABLE WINDOWS LOCATED GREATER THAN 6'-0" ABOVE FINISHED EXTERIOR GRADE, THAT ARE 24" OR CLOSER TO FLOOR LEVEL, ARE TO BE PROVIDED WITH WINDOW LIMITING DEVICES COMPLYING WITH ASTM 2090





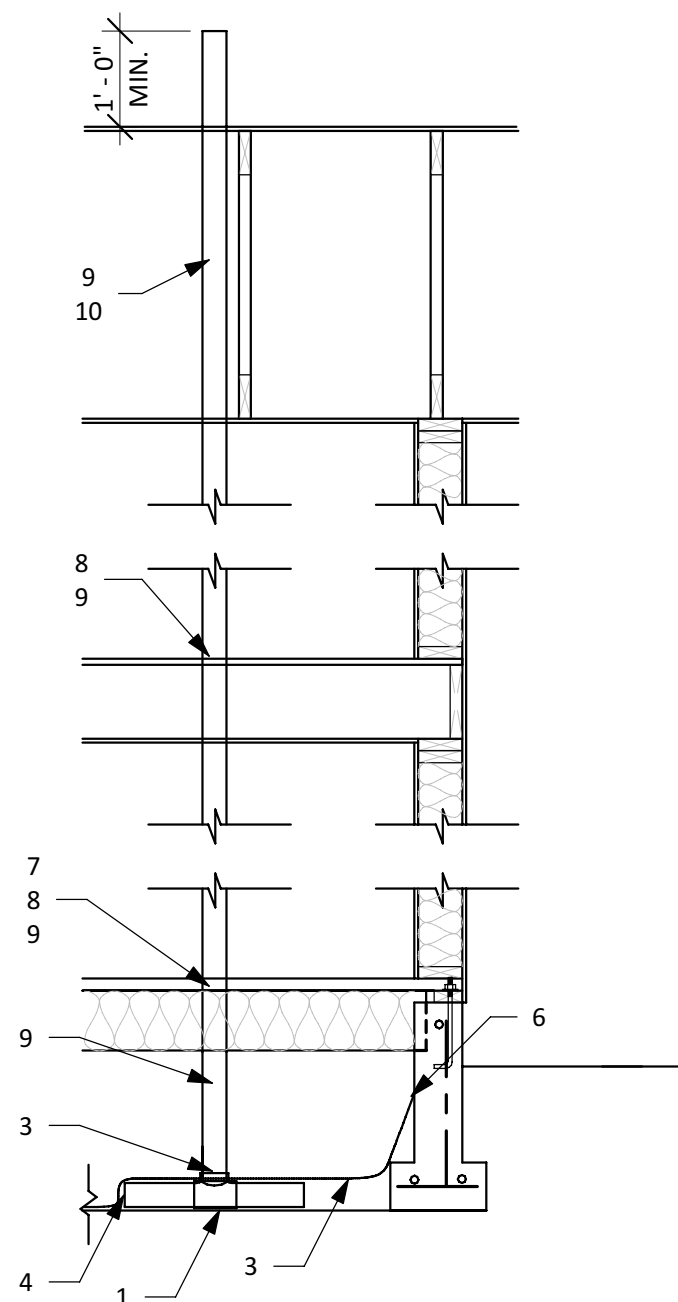


- SUPPORT 6X BEAMS AND 5 1/2" GLB'S WITH 4X6 POST, MINIMUM.
- SUPPORT 4X BEAMS AND 3 1/8" GLB'S WITH 4X4 POST, MINIMUM.
- ALL 2X AND 4X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
- ALL 6X FRAMING SHALL BE DF-L NO.2 MINIMUM.
- EXTERIOR DOORS AND WINDOWS ARE TO BE PROVIDED WITH 4x12 HEADERS, U.N.O.
- ALL EXTERIOR HEADERS SHALL BE SUPPORTED WITH 2X6 STUD AND KING STUDS AS LISTED
- ALL 2X2-5.5, TYPICAL.
- INTERIOR NON-LOAD-BEARING HEADERS SHALL BE (2)2X6 U.N.O. SUPPORT WITH (2)2X4 STUDS, MAX SPAN=3'-0".
- EVERY ROOF TRUSS SHALL BE CONNECTED TO WALL TOP PLATES WITH SIMPSON H2.5A UPLIFT CLIPS.
- SIMPSON TOP FLANGE HANGERS SHALL BE TYPE L8, BA(MIN), OR HU.
- FACE MOUNT HANGERS SHALL BE LUC OR HUC TYPE HANGERS.
- ALL METAL HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED-GALVANIZED OR ZINC-COATED.
- 6X BEAM TO 6X6 POST CONNECTOR SHALL BE SIMPSON PC6Z(MIN).
- 4X BEAM TO 4X POST CONNECTOR SHALL BE SIMPSON PC4Z
- EXTERIOR WALLS AT STAIRWELLS ARE TO BE BALLOON FRAMED FROM BOTTOM SOLE PLATE TO DOUBLE TOP PLATE.

**R602.7.5 SUPPORTS FOR HEADERS**

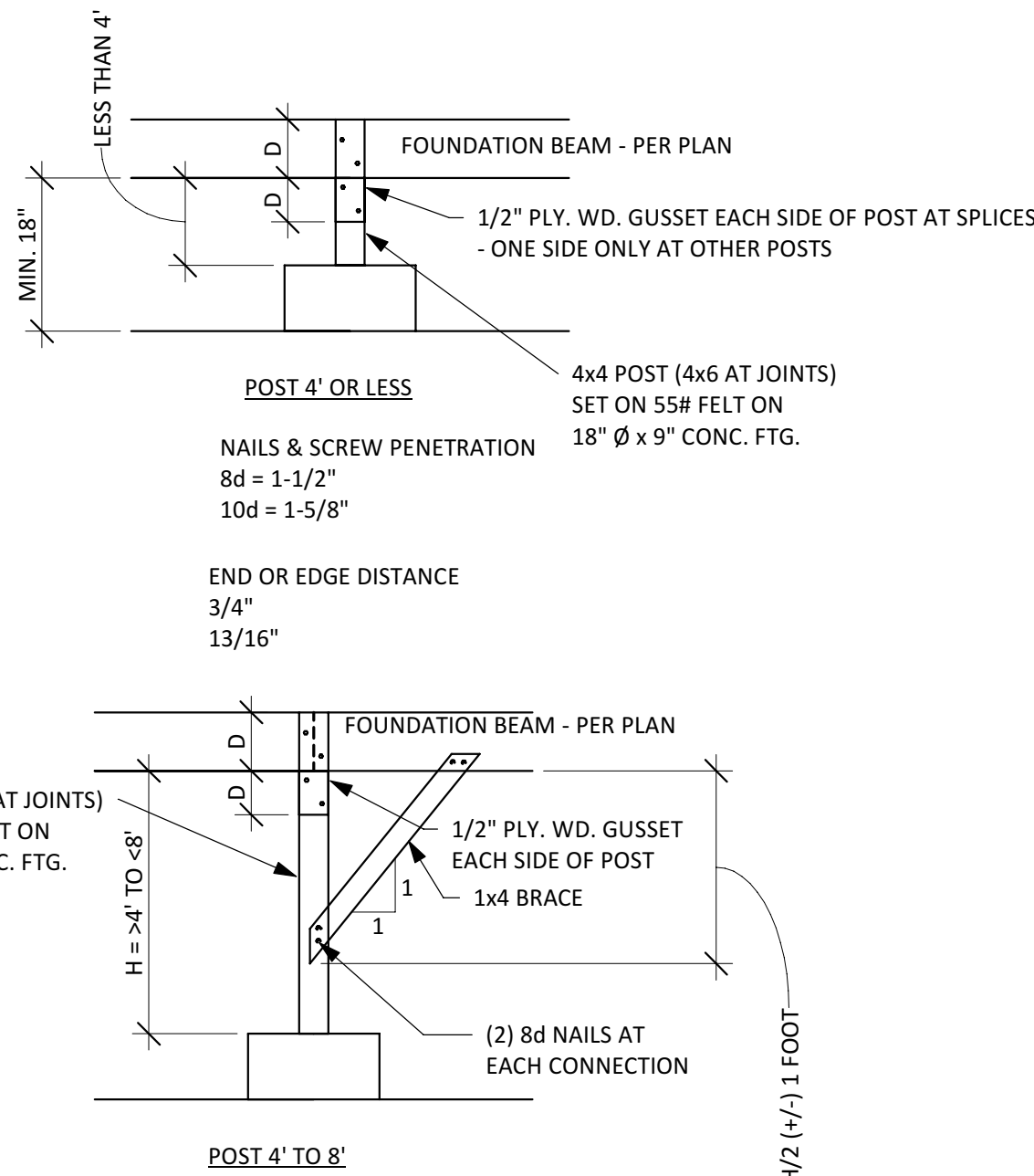
HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS. THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH (4) 16d NAILS. THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.7.5

TABLE R602.7.5. MINIMUM NUMBER OF FULL STUDS AT EACH END OF HEAD HEADER SPAN (FEET)	
< 3'-8'	1
8'-18'	2



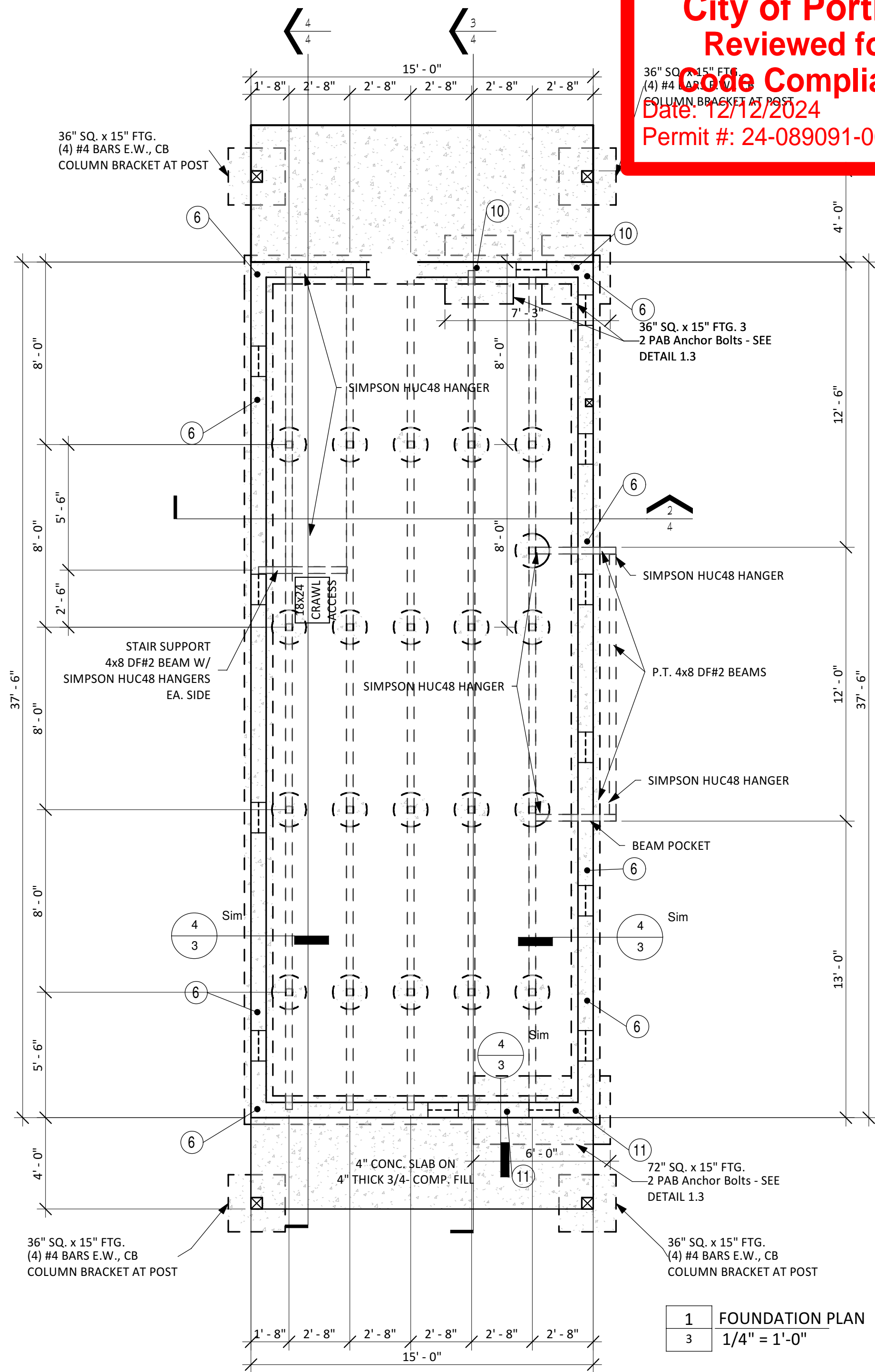
1. 3" or 4" PLUMBING TEE UNDER 6-MIL VAPOR BARRIER
2. 3" or 4" PLUMBING TEE IN 4" CLEAN AGGREGATE UNDER SLAB.
3. SIZE OF AGGREGATE 2" MAX, 1/4" MIN.
4. SEAL VENT TO VAPOR BARRIER BY TAPING OR OTHER MEANS SUCH AS A HOSE CLAMP.
5. 6 MIL. POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL. THE JOINTS SHALL BE LAPPED 12" AND SEALED OR TAPED.
6. MEMBRANE SHALL BE SEALED AGAINST WALL WITH BEAD OF CAULK OR ADHESIVE.
7. SEAL THE PENETRATION.
8. 3" or 4" PIPE VENT SHALL BE EXTENDED AND TERMINATED 12" ABOVE THE ROOF
9. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL AT EACH FLOOR AND IN AN ACCESSIBLE ATTIC. THE LABEL SHALL READ "RADON DEDUCTION SYSTEM
10. PROVIDE AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX FOR FUTURE INSTALLATION OF AN ACTIVE RADON MITIGATION SYSTEM AND A SYSTEM FAILURE ALARM.

2	CRAWL SPACE
3	1/2" = 1'-0"



5	FOUNDATION POSTS
3	$1\frac{1}{2}'' = 1'-0''$

	LEGEND
	1/4" = 1'-0"



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2505 N Winchell St, Portland, OR 97217

# FOUNDATION PLAN

Project number:	13581
Date:	10/9/2024 3:24:00 PM
Drawn by:	KG
Area:	1,247 S.F.
Scale	As indicated

3



City of Portland  
Reviewed for  
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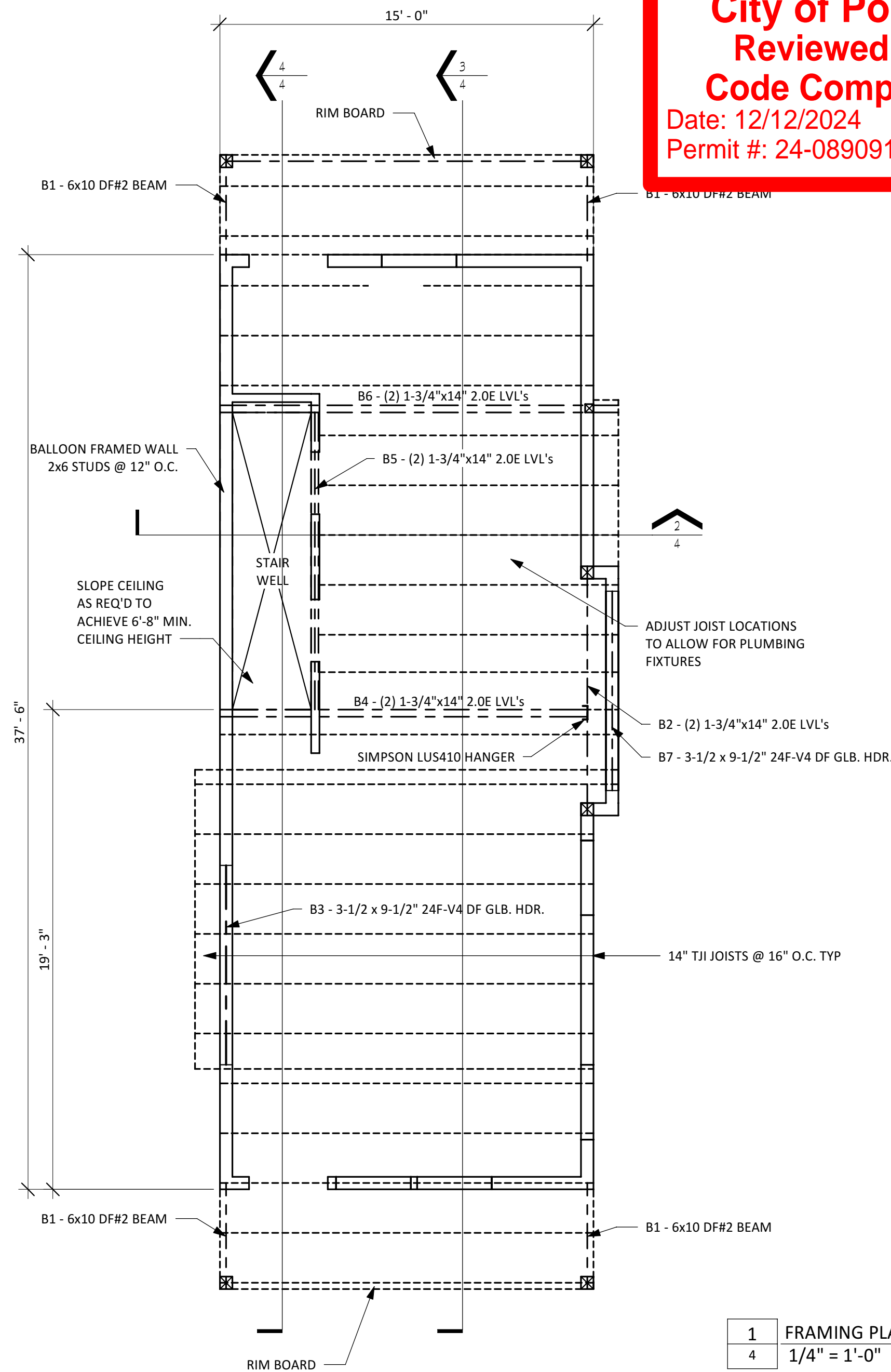
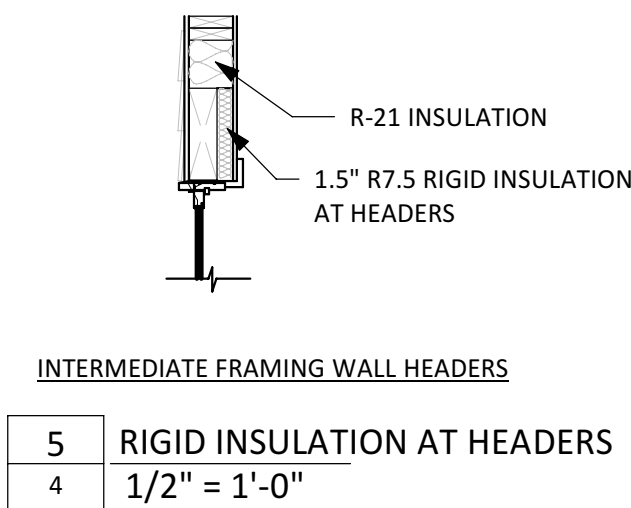
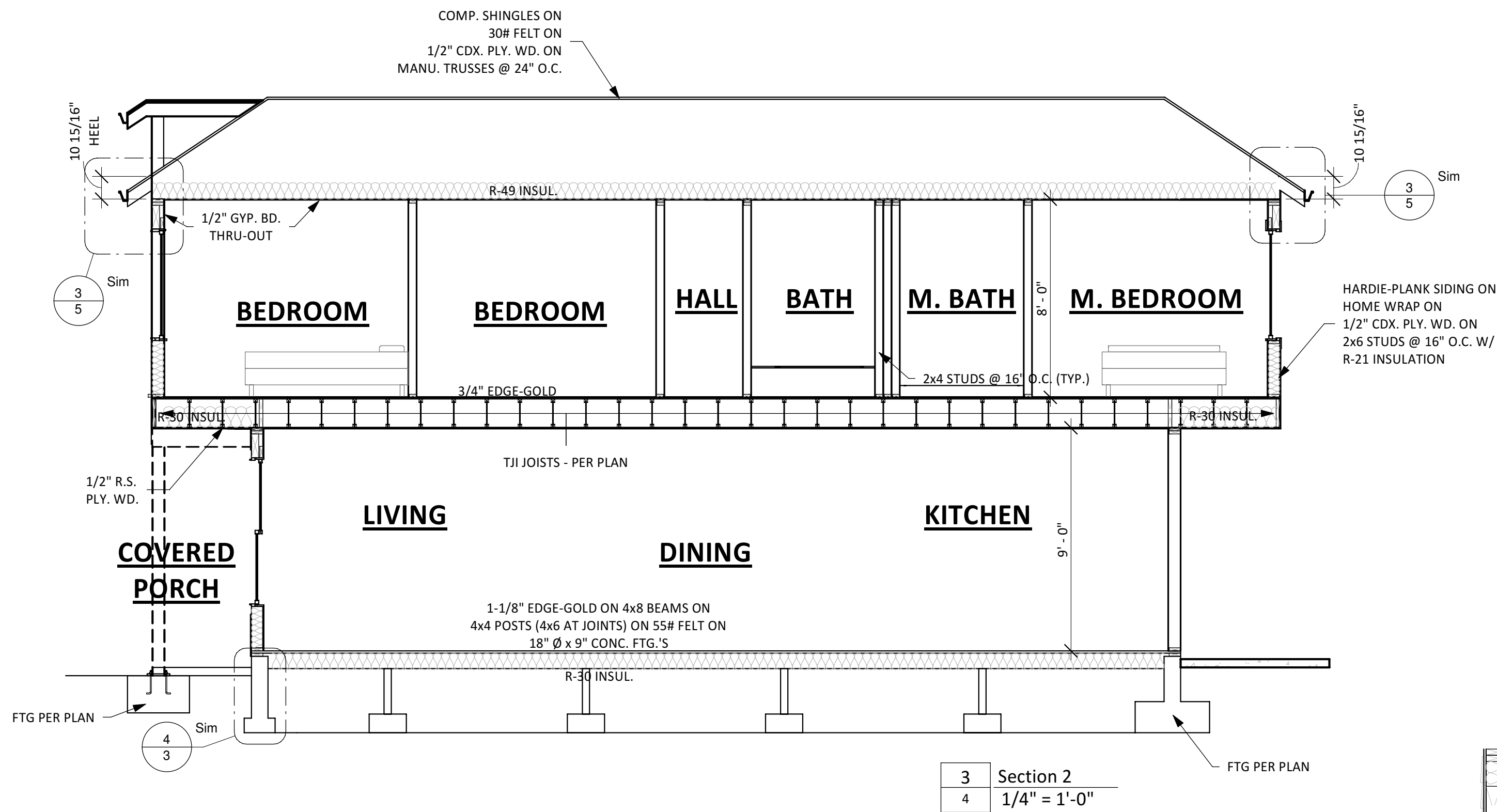
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SENTAUR CONSTRUCTION - LOT 19

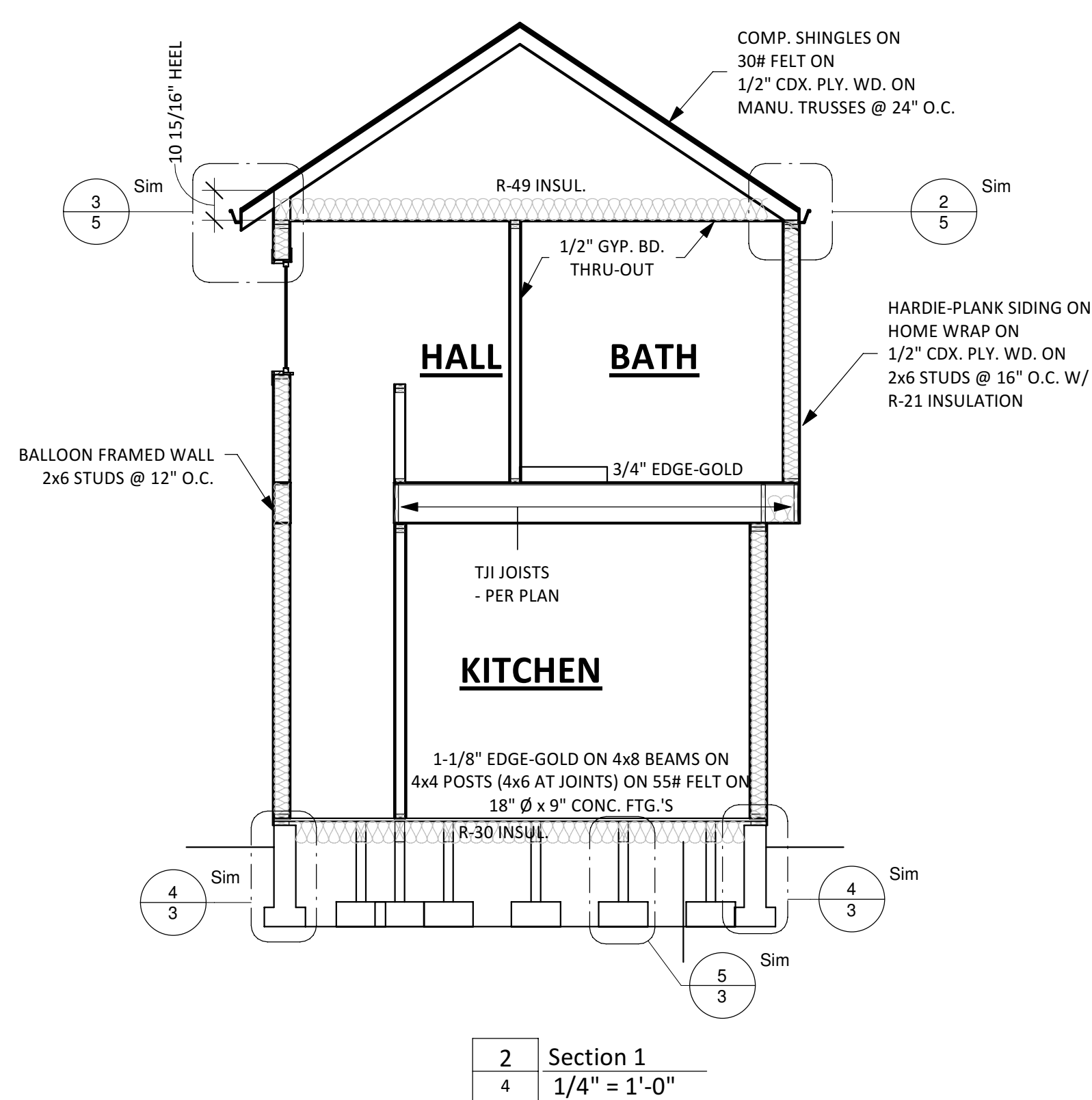
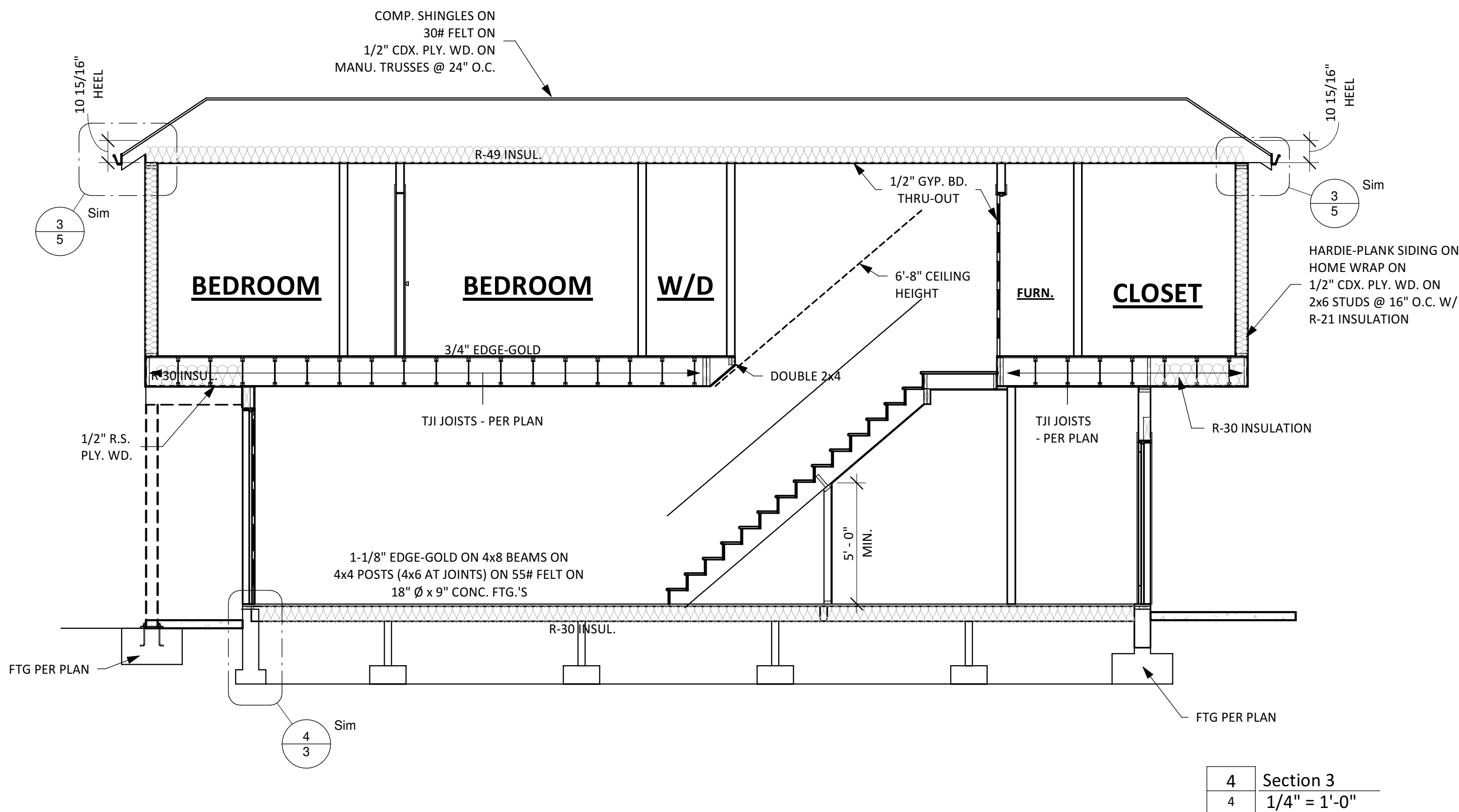
2505 N Winchell St, Portland, OR 97217

FRAMING PLAN, SECTIONS

No.	Date	Issued by
1		
Project number: 13581		
Date: 10/9/2024 3:24:01 PM		
Drawn by: KG		
Area: 1,247 S.F.		
Scale: As indicated		



1 FRAMING PLAN  
1/4" = 1'-0"



- SUPPORT 6X BEAMS AND 5 1/2" GLB'S WITH 4X6 POST, MINIMUM.
- SUPPORT 4X BEAMS AND 3 1/8" GLB'S WITH 4X4 POST, MINIMUM.
  - ALL 2X AND 4X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
  - ALL 6X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
  - EXTERIOR DOORS AND WINDOWS ARE TO BE PROVIDED WITH 4x12 HEADERS, U.N.O.
  - ALL EXTERIOR HEADERS SHALL BE SUPPORTED WITH 2X6 STUD AND KING STUDS AS LISTED IN TABLE 602.7.5, TYPICAL.
  - INTERIOR NON-LOAD-BEARING HEADERS SHALL BE (2)2X6 U.N.O. SUPPORT WITH (2)2X4 STUDS, MAX SPAN=3'-0".
  - EVERY ROOF TRUSS SHALL BE CONNECTED TO WALL TOP PLATES WITH SIMPSON H2.5A UPLIFT CLIPS.
  - SIMPSON TOP FLANGE HANGERS SHALL BE TYPE LB, BA(MIN), OR HU.
  - FACE MOUNT HANGERS SHALL BE LUC OR HUC TYPE HANGERS.
  - ALL METAL HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED-GALVANIZED OR ZINC-COATED.
  - 6X BEAM TO 6X6 POST CONNECTOR SHALL BE SIMPSON PCG6(MIN).
  - 4X BEAM TO 4X POST CONNECTOR SHALL BE SIMPSON PC42
  - EXTERIOR WALLS AT STAIRWELLS ARE TO BE BALLOON FRAMED FROM BOTTOM SOLE PLATE TO DOUBLE TOP PLATE.

R602.7.5 SUPPORTS FOR HEADERS

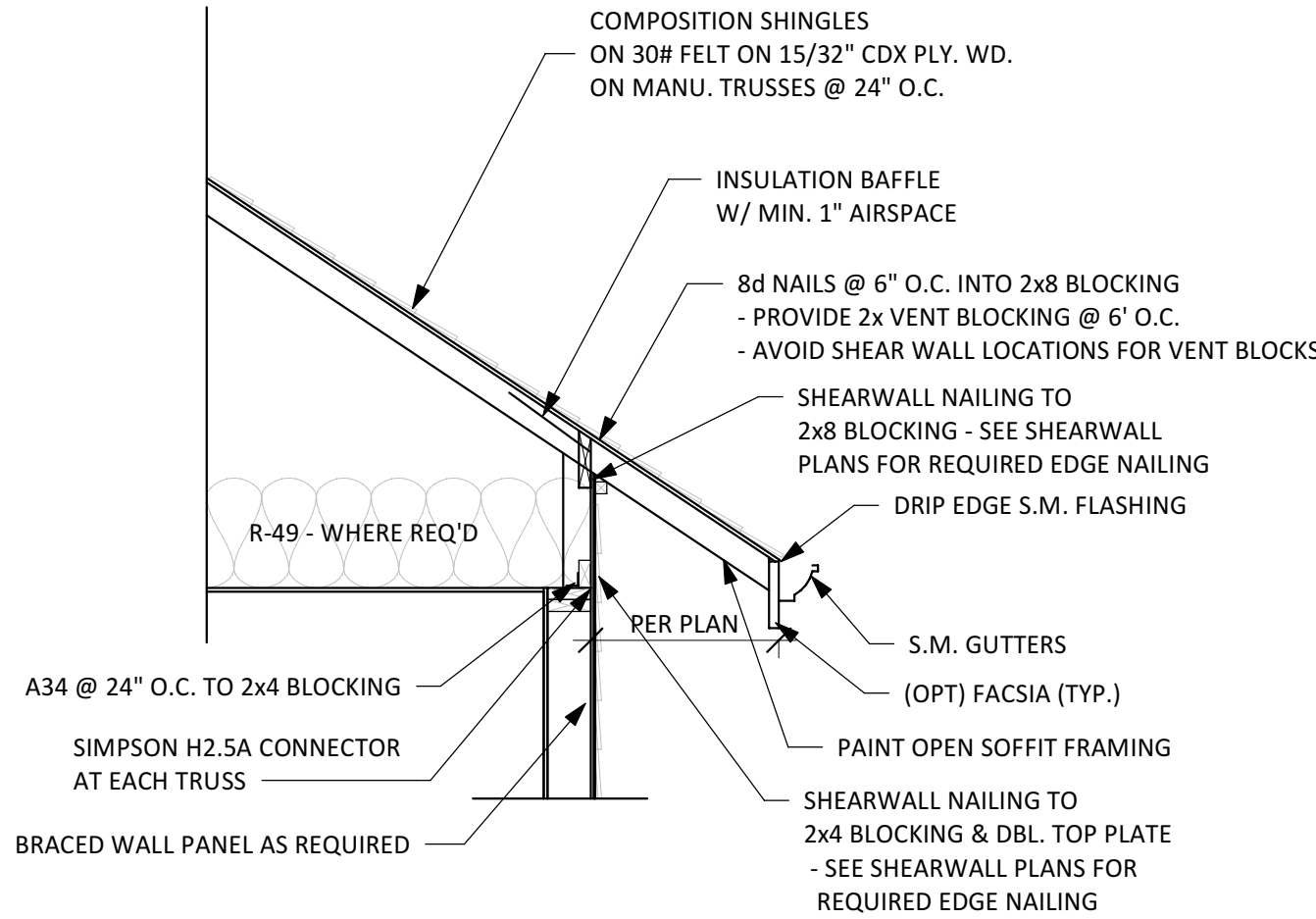
- HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS. THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH (4) 16d NAILS. THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.7.5

TABLE R602.7.5.  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	1	2
< 3'-8"	1	2
8'-18"	1	2

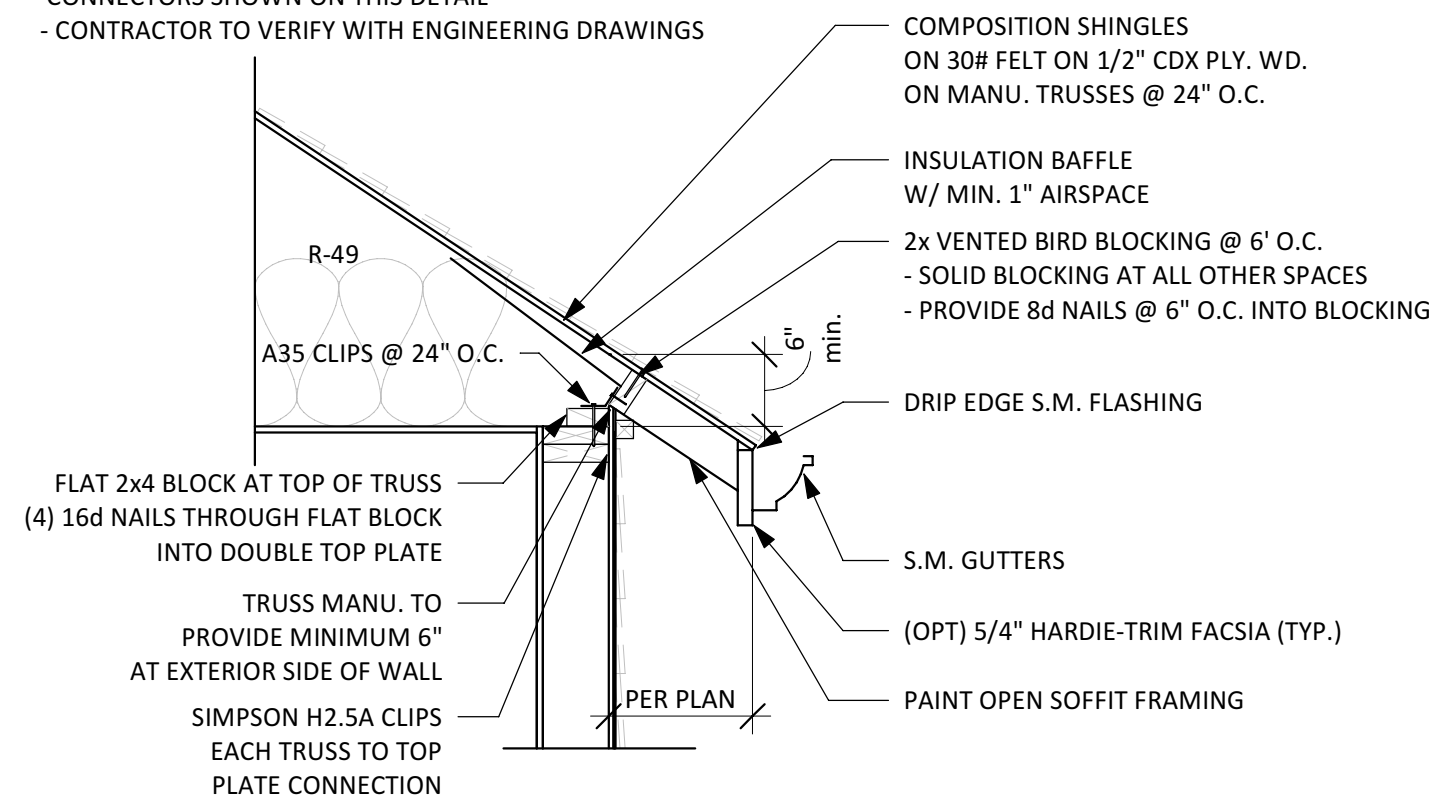
FRAMING LEGEND  
1/4" = 1'-0"





3 RAISED TRUSS DETAIL  
1/2" = 1'-0"

\*NOTE: ENGINEERED CONNECTION DETAILS SUPERCEDE  
CONNECTORS SHOWN ON THIS DETAIL  
- CONTRACTOR TO VERIFY WITH ENGINEERING DRAWINGS



2 STANDARD TRUSS DETAIL  
3/4" = 1'-0"

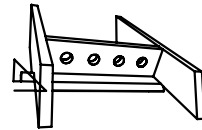
COMP. ROOFING ON 30# FELT ON 1/2" CDX PLY. WD. ON MANU. ROOF TRUSSES @ 24" O.C.	
ROOF VENTS	
S.M. GUTTERS	
LINE OF WALLS BELOW	

#### NOTES

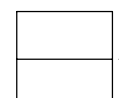
- OVERFRAMING TO BE 2x6 RAFTERS @ 24" W/ MAX. 72" SPAN
- HIPS, RIDGES & ROOF PLATES TO BE 2x8 W/ 48" MAX. SPAN
- SUPPORT WITH 2x4 STUDS
- ALL GIRDER TRUSSES ARE TO BE SUPPORTED BY MINIMUM  
(3) 2x6 STUDS W/ 16d NAILS @ 6" O.C. STAGGERED U.N.O.

ATTIC VENTILATION REQUIRED: THE ATTIC AREA MUST BE  
1/300 OF THE AREA OF THE SPACE VENTILATED (1/150 MUST BE  
USED IF NO VENTED EAVE BLOCKS OR INTAKE AIR IS SUPPLIED)  
- ATTIC SPACE IS 735 S.F. ATTIC AREA  
- ATTIC VENTS MUST PROVIDE MIN. 60 SQ. IN. (0.416 S.F.)  
-  $735 / 150 = 4.9 / 2 = 2.45$ - 2.45 / .416 = 6 ATTIC VENTS REQUIRED  
- .348 S.F. PER EAVE BLOCK PROVIDED - 2.45/ .348 = 8 EAVE BLOCKS REQUIRED

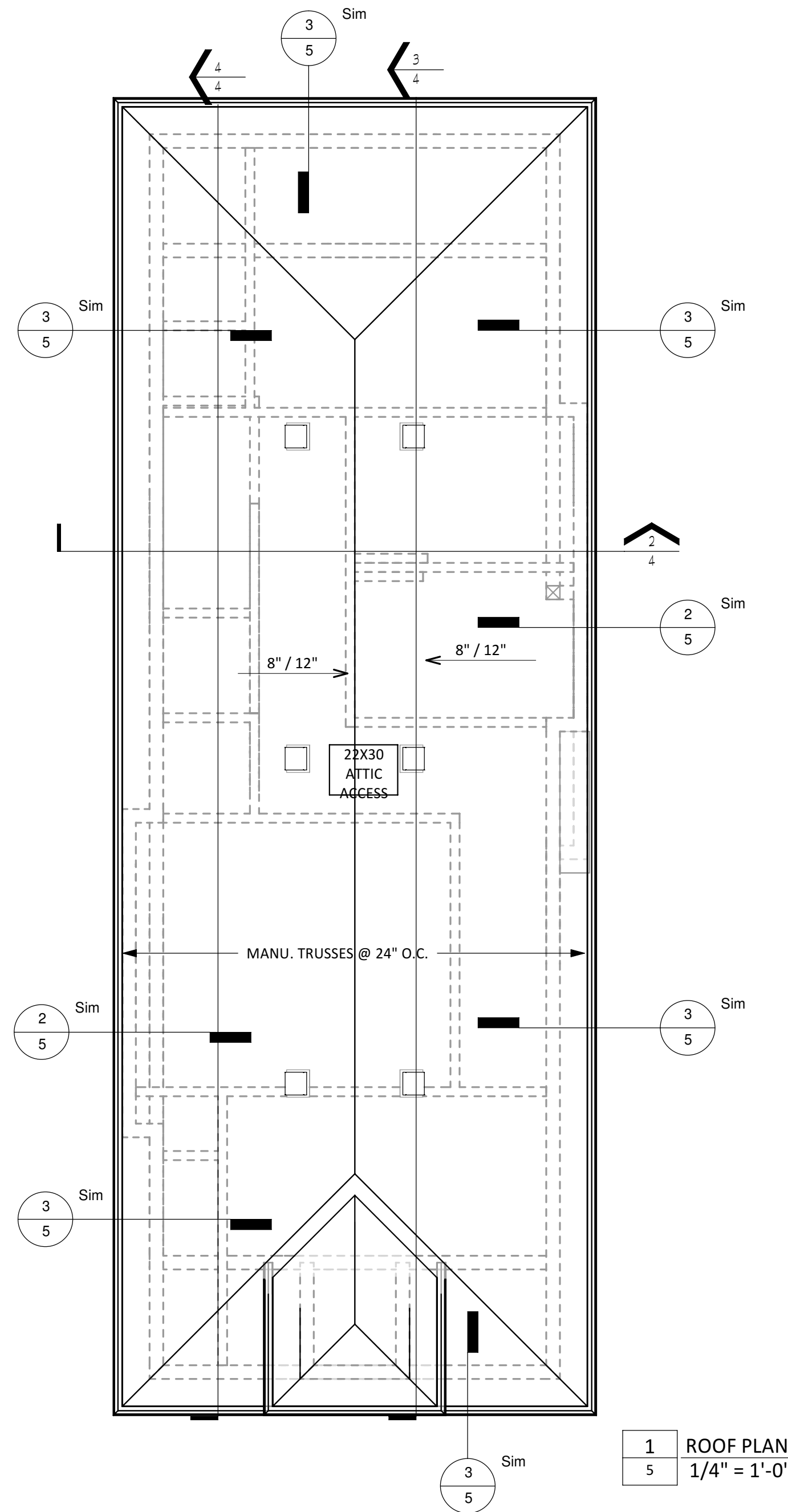
#### EAVE BLOCKING



4-VENT BLOCK  
(4) 2" DIA. HOLES  
(12.6 SQ. IN. EACH)



ROOF PLAN LEGEND  
1/4" = 1'-0"



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included unless specified in work contract.

## SENTAUR CONSTRUCTION - LOT 19

2505 N Winchell St, Portland, OR 97217

## ROOF PLAN

No.	Date	Issued by
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Project number:	13581
Date:	10/9/2024 3:24:01 PM
Drawn by:	BSY
Area:	1,247 S.F.
Scale:	As indicated



PERMIT REQUIRED PRIOR TO START OF CONSTRUCTION

R105.1 REQUIRED, ANY OWNER OR OWNERS AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY GAS OR MECHANICAL SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE PERFORMED, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT

- CODE SUMMARY:**
- BUILDING CODE - 2023 ORSC
  - MECHANICAL SPECIALTY CODE - 2022 OMSC
  - ELECTRICAL CODE - 2023 OESC
  - PLUMBING CODE - 2023 OPSC
  - FIRE CODE - 2022 OFC
  - 2022 EDITION OF ASHRAE 90.1
  - 2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICCA117.1
  - 2022 NFPA 13/13R/13D & 72

**GENERAL CONDITIONS**

1. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED ISSUE OF THE OREGON RESIDENTIAL SPECIALTY CODE.

2. THE CONTRACTOR & BUILDING OWNER IS RESPONSIBLE FOR CAREFULLY CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION, IN WRITING. BUILDER'S DESIGN IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS DISCOVERED AFTER CONSTRUCTION HAS COMMENCED.

3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. PLEASE CONTACT DESIGNER IF ADDITIONAL DIMENSIONS ARE NECESSARY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS ON SITE.

4. ALL GRADING SHOWN ON PLANS IS APPROXIMATE, CONTRACTOR IS TO BE RESPONSIBLE FOR DETERMINING ALL FINAL GRADING AND NOTIFYING DESIGNER IF CHANGES TO THE PLAN SET ARE NECESSARY.

5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT PLANS MEET ALL STATE AND LOCAL BUILDING CODES, IN ADDITION TO WHAT IS SHOWN ON THE PLAN SET. BUILDER'S DESIGN WILL NOT BE HELD RESPONSIBLE FOR DAMAGES RELATING TO THE ACCURACY OF THE PLANS IN EXCESS OF THE FEE PAID TO BUILDER'S DESIGN.

6. ALL DETAILS SHOWN TO MEET COMPLIANCE WITH THE LATEST ADOPTED VERSION OF THE BUILDING CODE. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL MATERIAL INSTALLATIONS (INCLUDING, BUT NOT LIMITED TO, INSULATION, FLASHING, ROOF, VENTILATION, ETC.). IT IS HIGHLY RECOMMENDED THAT A PROFESSIONAL BE CONSULTED FOR ALL INSTALLATION PROCEDURES. DESIGNER IS NOT RESPONSIBLE FOR FINAL INSTALLATION OF ASSEMBLIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL CONDITIONS ARE MET.

- SITE WORK**
1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE, STOCKPILING ON SITE FOR FINAL GRADING IF POSSIBLE.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL, STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE.
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" THICK (MIN.) 3/4 MINUS ROCK COMPACTED TO 95%.
4. CONCRETE SLABS TO BE 4" THICK, 3000 PSI AT 28 DAYS WITH CONTROL JOINTS AT 25' O/C (MAX.) EACH WAY
5. FINISH GRADES ARE TO REMAIN AT LEAST 6" BELOW FINISH SIDING.
6. CONTRACTOR TO SLOPE GRADE MINIMUM 6" IN 10 FEET AWAY FROM BUILDING, OR CONTRACTOR SHALL PROVIDE FOOTING DRAINAGE.

- FOUNDATIONS**
1. CONCRETE - MIX AND 28 DAY STRENGTH OF CONCRETE
- BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER 2,500 PSI
- BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS 2,500 PSI
- BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER 3,000 PSI
- PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS 3,000 PSI
12. ALL REINFORCING STEEL TO BE A-615 GRADE 60. WELDED WIRE MESH TO BE A-185.
13. LAP ALL CONTINUOUS BARS 30 x DIA. (MIN.) PLACE ALL REINFORCING AS PER ACI CODES & STANDARDS.
4. PROVIDE A MINIMUM CLEARANCE OF 18" UNDER GIRDERS, BEAMS, OR JOISTS, IN CRAWL SPACES.
5. COVER ENTIRE CRAWL SPACE WITH 6 MIL. BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS AND FASTEN TO MUD SILL
6. PROVIDE A MINIMUM OF 1 S.F. OF NET VENTILATION AREA FOR EACH 150 S.F. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE AND HAVE 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE ABOUT OPENING VENTS NEAR ELECTRICAL PANEL.
7. ALL WOOD IN CONTACT WITH CONCRETE OR GROUND IS TO BE PRESSURE TREATED.
8. BEAM POCKETS IN CONCRETE WALLS TO HAVE 1/2" AIR SPACE AT SIDES AND ENDS AND 3" OF BEARING ( MIN.)
9. MUD SILLS TO BE 2x6 PRESSURE TREATED WOOD WITH 1/2" DIA. x 10" ANCHOR BOLTS SPACED 6'-0" O/C, OR PER SHEAR WALL SCHEDULE AND WITHIN 12" OF CORNERS. LAYOUT FOR 14" LONG 2x6 P.T. SILL PLATE, PROVIDE AB. EACH SIDE OF SILL SPLICES.

**FLASHING & MOISTURE PROTECTION**

1. CONTRACTOR TO PROVIDE A "WATER TIGHT ENCLOSURE" FOR THE VALLEY ENVIRONMENT, EMPLOYING THE HIGHEST QUALITY MATERIALS, CRAFTSMAN AND CONSTRUCTION METHODOLOGY, BOTH GENERAL AND SPECIFIC TO THE VALLEY
2. ALL EXTERIOR FLASHING ARE TO BE CONSTRUCTED WITH MIN. GAGE 28 EXPOSED & 30 GAGE CONCEALED, BAKED ENAMEL
3. FLASHING SHALL BE INSTALLED AT JUNCTIONS OF CHIMNEYS AND ROOFS, IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS, INCLUDING SKYLIGHTS, ROOF VENTS, ROOF EDGES BOTH RAKE AND EAVE.
4. FLASHING SHALL BE INSTALLED AROUND ALL EXTERIOR DOORS AND WINDOWS, TRANSITIONS BETWEEN SIDING AND ROOF.
5. ALL FLASHING TO BE INSTALLED PER "SMACNA" LATEST EDITION OF THE "ARCHITECTURAL SHEET METAL MANUAL".
6. FLASHING WRAP OF "TYVEK" OR SAME TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, INCLUDING WRAPPING WINDOW AND DOOR OPENINGS AND TAPING JOINTS.
7. FLASHING FOR WINDOWS: INSTALL ADHESIVE FLASHING THE WIDTH OF SILL AND UP 12" EACH JAMB, AND LAP ENTIRE LENGTH OF JAMB, AND LAP ADHESIVE FLASHING THE WIDTH OF HEAD AND LAP 12" DOWN EACH JAMB. (DETAIL)
8. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. DESIGNER TAKES NO RESPONSIBILITY FOR INSTALLATION.

**R317.1 LOCATION REQUIRED.**

PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2. WOOD FRAMING MEMBERS AND SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS.
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER SUCH AS 6-MIL-THICK (0.15 MM) POLYETHYLENE SHEETING OR EQUIVALENT.
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

**R317.1.1 FIELD TREATMENT.**

FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

**R317.1.2 GROUND CONTACT.**

ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

**R317.1.4 WOOD COLUMNS.**

WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD.

**WOOD STUDS:**

1. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHERE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER SUCH AS 6-MIL-THICK (0.15 MM) POLYETHYLENE SHEETING OR EQUIVALENT.
2. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING WHERE SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT MORE THAN 8 INCHES (203 MM) FROM EXPOSED EARTH AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER.
3. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH.
- R317.1.5 EXPOSED GLUED-LAMINATED TIMBERS.**
- THE PORTIONS OF GLUED-LAMINATED TIMBERS THAT FORM THE STRUCTURAL SUPPORTS OF A BUILDING OR OTHER STRUCTURE AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

**R317.3.1 FASTENERS FOR PRESERVATIVE-TREATED WOOD.**

FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.

**EXCEPTIONS:**

1. 1/2-INCH-DIAMETER (12.7 MM) OR GREATER STEEL BOLTS.
2. FASTENERS OTHER THAN NAILS, STAPLES AND TIMBER RIVETS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.
3. PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

**R317.3.2 FASTENINGS FOR WOOD FOUNDATIONS.**

FASTENINGS, INCLUDING NUTS AND WASHERS, FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN AWC PWF.

**R317.3.3 FASTENERS FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS.**

FASTENERS, INCLUDING NUTS AND WASHERS, FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, STAPLES AND TIMBER RIVETS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.

**R317.3.4 FASTENERS FOR FIRE-RETARDANT-TREATED WOOD USED IN INTERIOR APPLICATIONS.**

FASTENERS, INCLUDING NUTS AND WASHERS, FOR FIRE-RETARDANT-TREATED WOOD USED IN INTERIOR LOCATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF THE MANUFACTURER'S RECOMMENDATIONS, SECTION R317.3.3 SHALL APPLY.

**HEALTH AND SAFETY:**

ALL NEW SMOKE AND CO ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED WITHIN THE DWELLING UNIT ONLY SMOKE ALARMS SHALL BE LOCATED WITHIN EACH SLEEPING ROOM, IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND ON EACH LEVEL OF THE DWELLING.

CO ALARMS SHALL BE LOCATED WITHIN 15' OUTSIDE OF EACH BEDROOM DOOR.

ALL ALARMS SHALL BE CROSS LISTED FOR INTERCONNECTION.

FANS AND SMOKE DETECTORS

FANS IN BATHING AREAS SHALL BE CONTROLLED BY TIMER.

SMOKE DETECTORS SHALL BE 110V BATTERY BACKUP.

**FRAMING**

1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS, OTHERWISE NOTED ON THE DRAWINGS:
- A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS - MIN. # 2 DOUG FIR OR LVL'S - 2650 FB 8 D
- B. PLATES, BLOCKING AND BRIDGING - NO. 3 DOUG FIR
- C. STUDS - STUD GRADE DOUG FIR
- D. T&G DECKING - STUD & BETTER GRADE DOUG FIR
- E. WALL SHEATHING - 7/16" OSB
- F. GLU-LAM - 24-F V-4 (OR 24-F V-8 PER PLAN)
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL EXTERIOR WINDOW AND DOOR HEADERS AND SILL PLATES SHALL BE 2x6 PRESSURE TREATED WOOD.
3. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.
4. SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F.
6. DECK AND BALCONY GUARDRAILS TO BE 36" J/TH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CAN NOT PASS THROUGH.
7. PROVIDE SIMPSON H2.5A TRUSS CONNECTORS AT EACH TRUSS/RAFTER - UNLESS NOTED OTHERWISE ON PLAN
8. ALL EXTERIOR FASTENERS, EXPOSED TO THE ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED. INCLUDING NAIL, STAPLES, CLIPS, ETC.
- GYPSTUM BOARD FINISH**
1. ERECT SINGLE LAYER 1/2" STANDARD, 5/8" F.R. AND 1/2" MOISTURE RESISTANT GYPSUM BOARD IN MOST ECONOMICAL DIRECTIONS, WITH ENDS OCCURRING OVER FIRM BACKING.

**ROOF VENTILATION**

**R806.1 VENTILATION REQUIRED.**

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE AT LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. VENTILATION OPENINGS HAVING AT LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM WITH THE REQUIREMENTS OF SECTION R802.7

**R806.2 MINIMUM AREA.**

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENT OPENINGS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED

AT LEAST 3" ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, AS AND ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING.

**R806.3 VENT AND INSULATION CLEARANCE.**

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

**R805.2.7 UNDERLAYMENT APPLICATION**

- FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL, UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19 INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36 INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

-FOR ROOF SLOPES OF 4 UNITS IN 12 OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE OFFSET BY 6'.

**RADON CONTRLROL ENTRY ROUTES:**

**CONDENSATE DRAINS:**

CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT

**SUMPS:**

SUMP PITS OPEN TO SOIL OR SERVING AS TERMINATION POINT FOR SUB-SLAB OR EXTERIOR DRAIN

TILE LOOPS SHALL BE COVERED WITH GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE.

SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH TRAPPED INLET

**SOLAR READY CONNECTION**

SOLAR READY SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4 INCHES BY 4 INCHES WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24 INCHES HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM 3/4-INCH RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36 INCHES.

**WINDOW GLAZING – SECTION 312.2**

R308.4 HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

- CONTRACTOR TO VERIFY REQUIRED TEMPERED GLAZING LOCATIONS

TABLE R602.3(1) - FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER <sup>A,B,C</sup>	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d box (2-1/2" × 0.113")	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d box (2-1/2" × 0.113")	PER JOIST,TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2 AND TABLE R802.5.2)	4-10d box (3" × 0.128")	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	Table R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4" × 20 GA. RIDGE STRAP TO RAFTER	4-10d box (3" × 0.128")	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d box nails (3-1/2" × 0.135")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3-1/2" × 0.135")	TOE NAIL
		3-16d box (3-1/2" × 0.135")	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d common (3-1/2" × 0.162")	24" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d common (3-1/2" × 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d common (3-1/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d box (2-1/2" × 0.113")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d common (3-1/2" × 0.162")	16" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16d common (3-1/2" × 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d common (3-1/2" × 0.162")	16" O.C. EACH FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d box (3-1/2" × 0.135")	3 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d box (2-1/2" × 0.113")	TOE NAIL
		3-16d box (3-1/2" × 0.135")	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d box (3" × 0.128")	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d box (2-1/2" × 0.113")	FACE NAIL
19	1" × 6" SHEATHING TO EACH BEARING	3-8d box (2-1/2" × 0.113")	FACE NAIL
20	1" × 8" AND WIDER SHEATHING TO EACH BEARING	3-8d box (2-1/2" × 0.113")	FACE NAIL

**NOTE: SEE TABLE R602.3(1) FOR ADDITIONAL FASTERNER DETAILS**

1	GENERAL NOTES
6	1/4" = 1'-0"

TABLE R602.3(1) FASTENING SCHEDULE				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER <sup>A,B,C</sup>	SPACING AND LOCATION	
FLOOR				
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d box (2-1/2" × 0.113")	TOE NAIL	
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d common (2-1/2" × 0.131")	6" O.C. TOE NAIL	
23	1" × 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d box (2-1/2" × 0.113")	FACE NAIL	
FLOOR				
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d box (3-1/2" × 0.135")	BLIND AND FACE NAIL	
25	2" PLANKS (PLANK & BEAM—FLOOR & ROOF)	3-16d box (3-1/2" × 0.135")	AT EACH BEARING, FACE NAIL	
26	BAND OR RIM JOIST TO JOIST	3-16d common (3-1/2" × 0.162")	END NAIL	
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d common (4" × 0.192")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED.	
		And: 2-20d common (4" × 0.192")	FACE NAIL AT ENDS AND AT EACH SPLICE	
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d box (3-1/2" × 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL	
29	BRIDGING OR BLOCKING TO JOIST	2-10d box (3" × 0.128")	EACH END, TOE NAIL	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER <sup>A,B,C</sup>	SPACING OF FASTENERS	
			EDGES (INCHES) <sup>b</sup>	INTERMEDIATE SUPPORTS <sup>c,e</sup> (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]				
30	3/8" — 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2-1/2" × 0.131") nail (roof)	6	12'
31	19/32" — 1"	8d common nail (2-1/2" × 0.131")	6	12'
32	1-1/8" — 1-1/4"	10d common (3" × 0.148") nail	6	12
OTHER WALL SHEATHING <sup>d</sup>				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" galvanized roofing nail	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" galvanized roofing nail	3	6
35	1/2" GYPSUM SHEATHING <sup>d</sup>	1-1/2" galvanized roofing nail	7	7
36	5/8" GYPSUM SHEATHING <sup>d</sup>	1-3/4" galvanized roofing nail	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	6d deformed (2" × 0.120") nail	6	12
38	7/8" — 1"	8d common (2-1/2" × 0.131") nail	6	12
39	1-1/8" — 1-1/4"	10d common (3" × 0.148") nail	6	12

- For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.
- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the basic design wind speed, V, is less than 130 mph and shall be spaced 4 inches on center where the basic design wind speed, V, is 130 mph or greater but less than 140 mph.
- g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
- h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
- j. RRSR-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

City of Portland  
Reviewed for  
Code Compliance  
Date: 12/12/2024  
Permit #: 24-089091-000-00-R3

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**BUILDER'S DESIGN INC.**

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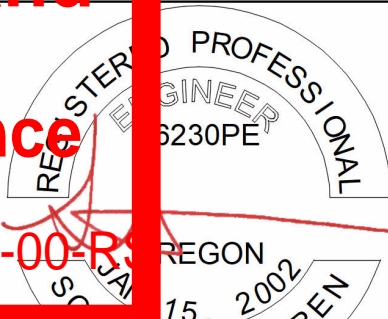
**SENTAUR CONSTRUCTION - LOT 19**

2505 N Winchell St, Portland, OR 97217

**GENERAL NOTES AND DETAIL**

No.	Date	Issued by
Project number:		13581
Date:	10/9/2024 3:24:01 PM	
Drawn by:		KG
Area:	1,247 S.F.	
Scale	1/4" = 1'-0"	





RENEWAL 12/31/2024

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QUICK AND EASY LATERAL  
ENGINEERING

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**OGREN  
ENGINEERING**

DRAWN BY: CHECKED BY:

STO STO

SCALE: ISSUE DATE:

As Indicated 9/27/2024 1:27:28 PM

**REVISIONS:**

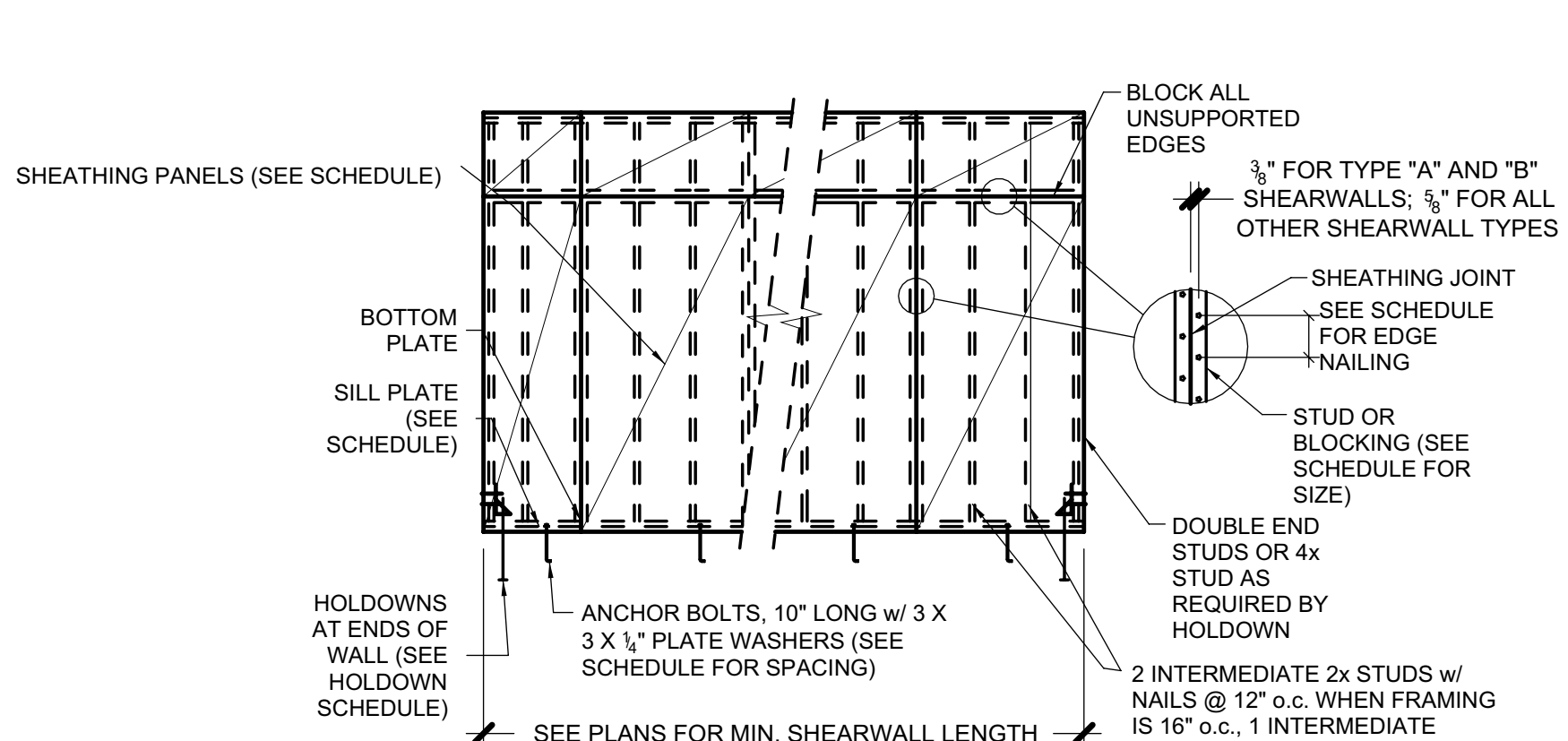
No.	Description	Date
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SENTAUR CONSTRUCTION - LOT 19  
2505 N Winchell St, Portland, OR 97217

**SHEAR PLANS**

Project number: 13581

**S1**



**SHEARWALL DETAIL**  
SCALE: NONE

TYPE	SHEATHING 1,2	SIDES	STUDS/ BLKG <sup>5</sup>	BTM. PLATE	SILL PLATE	EDGE NAILING 6,7	BOTTOM PLATE NAILING 8,9	SILL PLATE ANCHOR BOLTS 10,11	LTP <sup>4</sup> @	W/S CAPACITY (plf) <sup>9</sup>
1	15/32" CDX	ONE	2x	2x	2x	8d @ 6"	16d @ 4"	3/8" Ø @ 3'-0"	24"	360/260
2	15/32" CDX	ONE	2x	2x	2x	8d @ 4"	16d @ 3"	3/8" Ø @ 2'-0"	16"	530/350
3	15/32" CDX	ONE	3x <sup>10</sup>	2x	2x	8d @ 3"	16d @ 2"	3/8" Ø @ 1'-2"	12"	690/490
4	15/32" CDX	ONE	3x	2x	2x	8d @ 2"	16d @ 1.5"	3/8" Ø @ 0'-11"	9"	900/600
5	15/32" CDX	ONE	3x	2x	3x	10d @ 2"	SDS 1/4 X 4 1/2 @ 5"	3/8" Ø @ 1'-4"	7"	1080/770
6	15/32" CDX	TWO	3x	2x	3x	8d @ 3"	SDS 1/4 X 4 1/2 @ 4"	3/8" Ø @ 1'-0"	6"	1370/980
7	15/32" CDX	TWO	3x	2x	3x	8d @ 2"	SDS 1/4 X 4 1/2 @ 3"	3/8" Ø @ 0'-9"	4.5"	1790/1280

- All exterior walls & roof shall be sheathed with 15/32" CDX or 7/16" OSB and nailed 8d @ 6" edges, 8d @ 12" field.
- 7/16" APA-Rated OSB is an acceptable substitute for 15/32" CDX.
- 1/2" Ø anchor bolts @ 6'-0" o.c. except as noted.
- Foundation vents are acceptable under shearwalls. Anchor bolts shall be placed 3" clear of foundation vents. Any two adjacent vents must have at least 12" of conc. between. Anchor bolt spacing may vary, but sched. average spacing shall be maintained.
- Studs and blocking specified as 3x shall be single 3" nominal lumber at intermediate abutting sheathing joints only, others may be 2x studs and blocking. Double 2x members are NOT an acceptable substitute for 3x material, per code requirements.
- 8d nails shall be 0.131 dia. x 2 1/2" common wire or galvanized box (hot-dipped or tumbled) nails.
- 10d nails shall be 0.148 dia. x 3" common wire or galvanized box (hot-dipped or tumbled) nails.
- SDS utilizes the permitted 40% increase for wind loads per IBC 2306.4.1.
- Shearwalls w/ seismic load >350 & <600 plf utilize dbl. sill pl. anchors req'd for 2x all plate material per IBC 2305.3.10 Exception.
- 3x material is not required for all loading conditions. Refer to structural plans for exceptions, if any.
- Staggered fasteners.

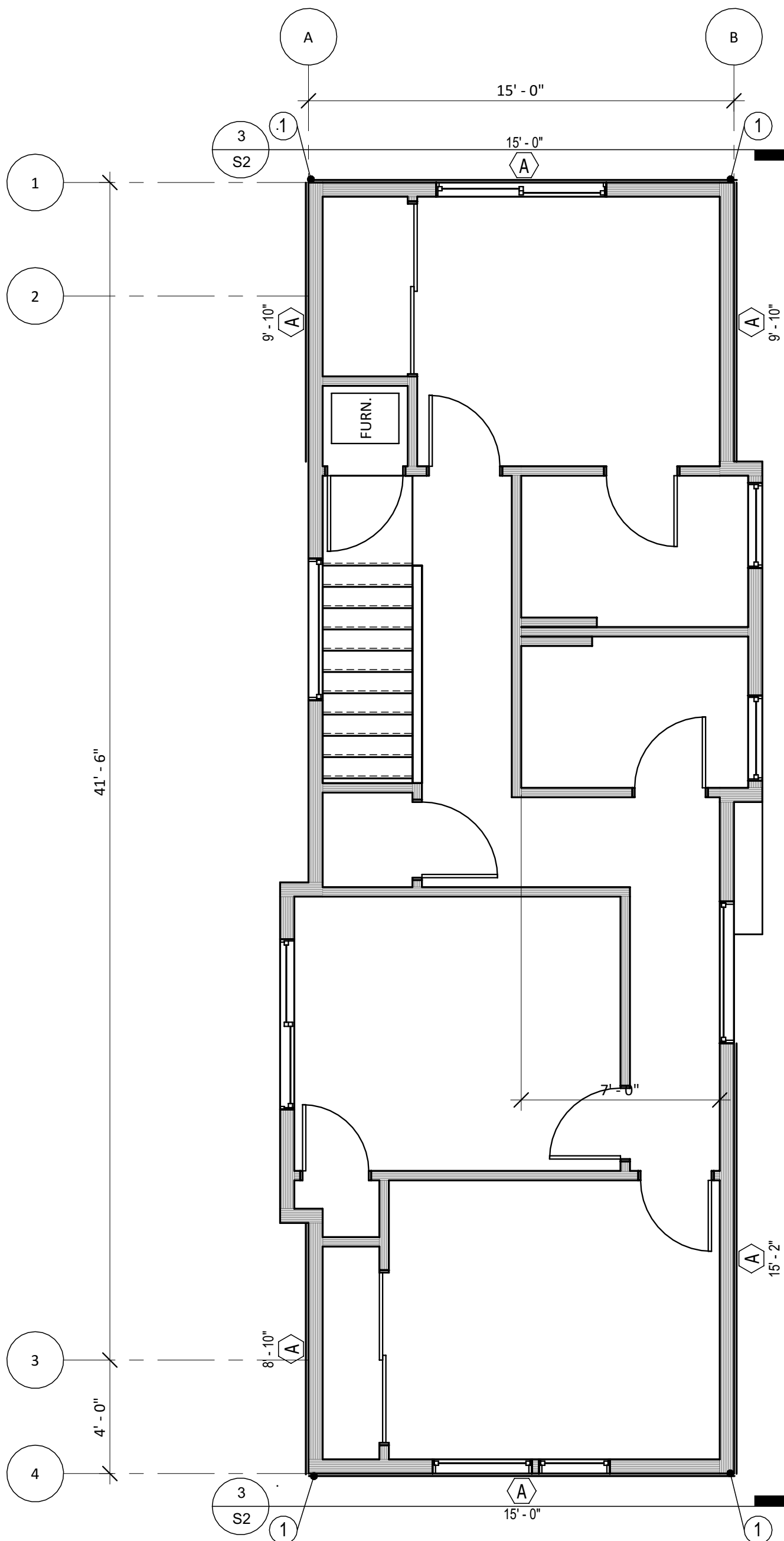
**3.1 - SHEARWALL SCHEDULE -**

3	IBC
S1	1/2" = 1'-0"

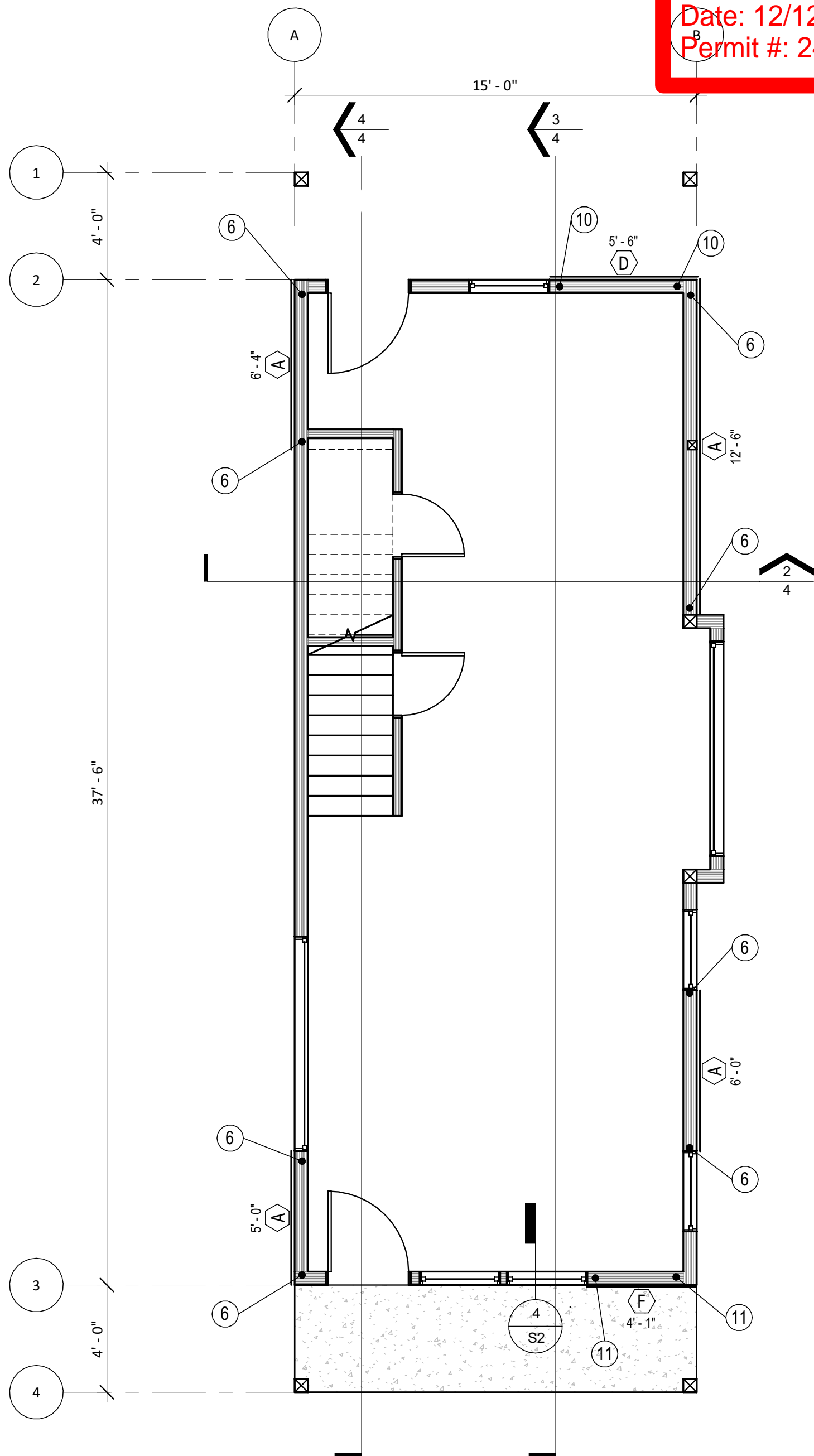
HOLDOWN	Min. Concrete Wall Thickness	CAPACITY (lb)		
		6"	8"	N/A
1	MSTC28 from double stud or beam below to double stud at end of shearwall above.			1310
2	MSTC40 from double stud or beam below to double stud at end of shearwall above.			2945
3	MSTC52 from double stud or beam below to double stud at end of shearwall above.			3925
4	MSTC66 from double stud or beam below to double stud at end of shearwall above.			5800
5	MSTC78 from double stud or beam below to double stud at end of shearwall above.			5860
6	5/8" SSB24 ROD embedded 21" into concrete foundation, offset to align with HDU2 on double stud at end of shearwall above.	3075		
7	5/8" SB5/8x24 ROD embedded 18" into concrete foundation, offset to align with HDU4 on double stud at end of shearwall above.	4565		
8	5/8" SB5/8x24 ROD embedded 18" into concrete foundation, offset to align with HDU5 on double stud at end of shearwall above.	5645		
9	7/8" SB7/8x24 ROD embedded 18" into concrete foundation, offset to align with HDU8 on (2) 2x stud at end of shearwall above.	5980		
10	1" PAB8 ROD w/ NUT embedded through stem wall 11" into 33" min width concrete footing (16 1/2" from edge of footing), offset to align with HDU11 on (2) 2x stud at end of shearwall above.		9535	
11	1" PAB8 ROD w/ NUT embedded through stem wall 11" into 33" min width concrete footing (16 1/2" from edge of footing), offset to align with HHDQ11 on (2) 2x stud at end of shearwall above.		11,810	
12	1" PAB8 ROD w/ NUT embedded through stem wall 11" into 33" min width concrete footing (16 1/2" from edge of footing), offset to align with HHDQ14 on (2) 2x stud at end of shearwall above.		13,710	
13	1" PAB8 ROD w/ NUT embedded through stem wall 11" into 33" min width concrete footing (16 1/2" from edge of footing), offset to align with HDU14 on (2) 2x stud at end of shearwall above.		14,925	

**8.1 - SHEARWALL HOLDOWN**

5	SCHEDULE
S1	1" = 1'-0"



**2 2nd FLOOR SHEAR PLAN**  
S1 1/4" = 1'-0"



**1 1st FLOOR SHEAR PLAN**  
S1 1/4" = 1'-0"



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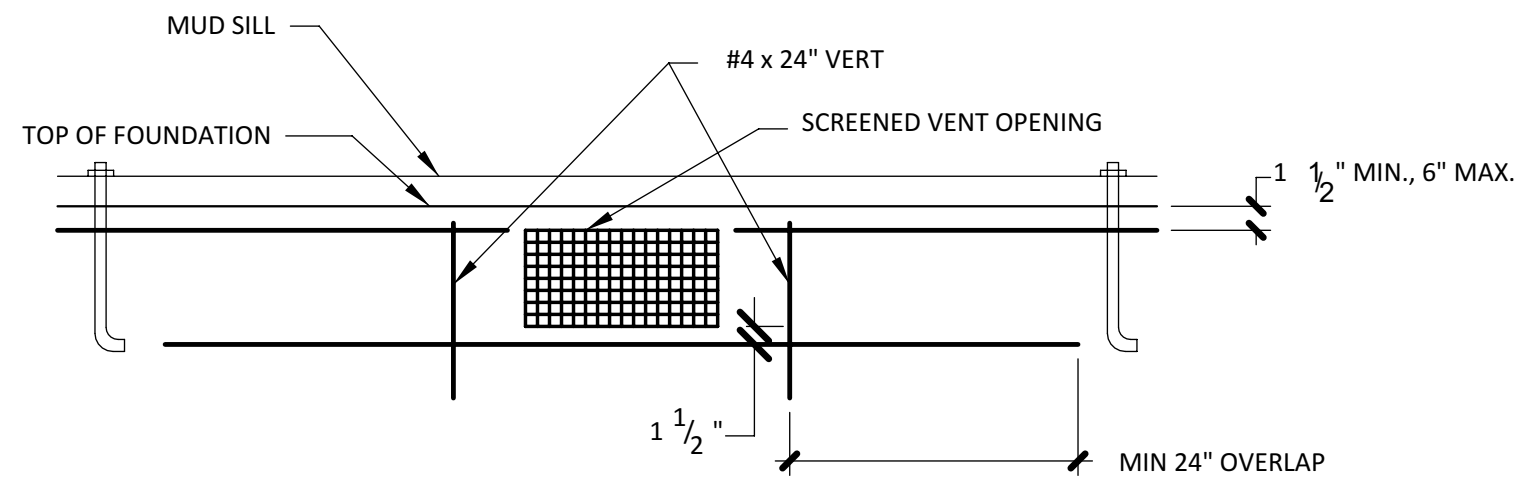
REVISIONS:		
No.	Description	Date

SENTAUR CONSTRUCTION - LOT 19  
2505 N Winchell St, Portland, OR 97217

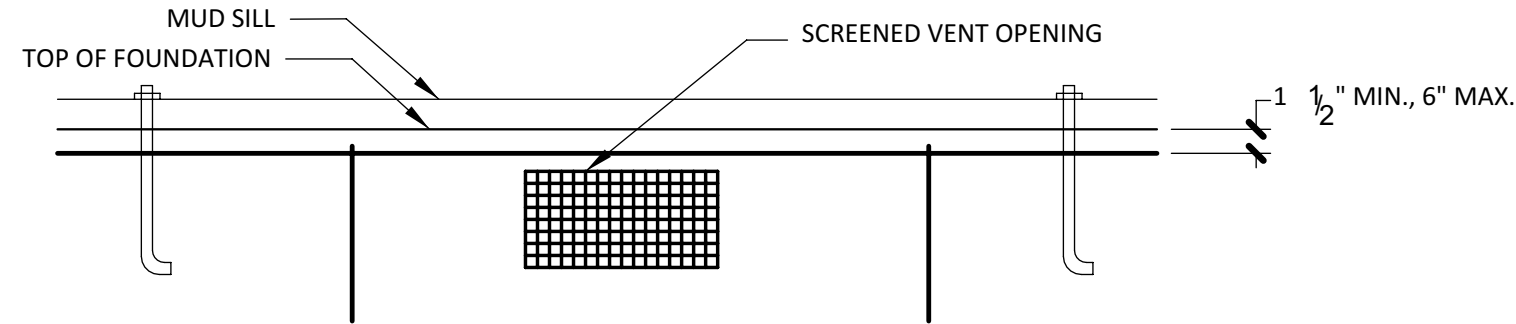
**SHEAR DETAILS**

Project number: 13581

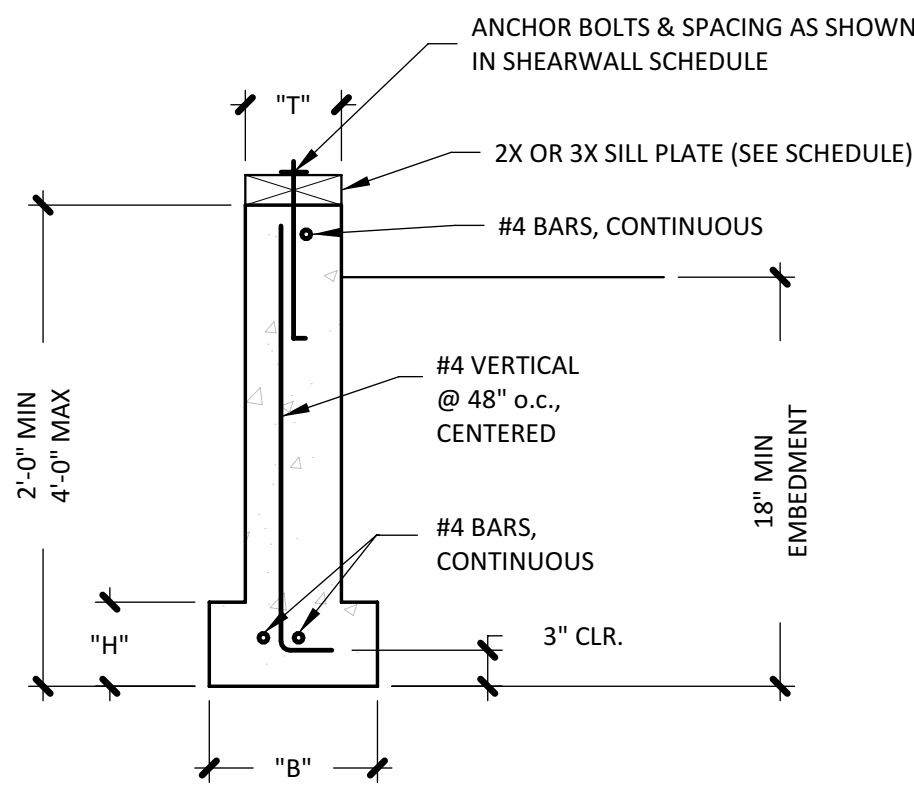
**S2**



**FOUNDATION AT HIGH VENT OPENING**

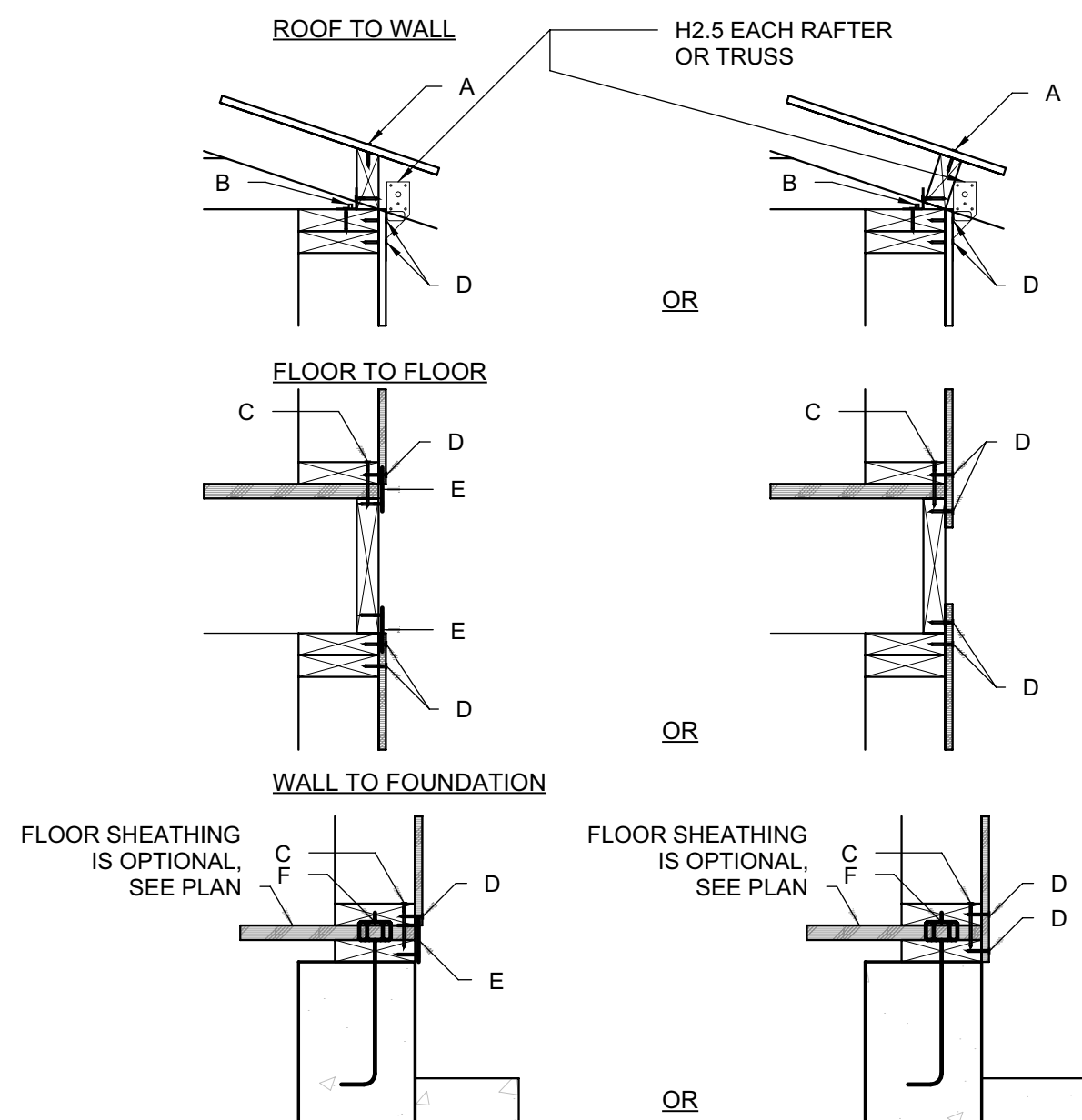


**FOUNDATION AT LOW VENT OPENING**



NO. OF FLOORS SUPPORTED	T	H	B
1	6"	6"	12"
2	8"	7"	15"
3	10"	8"	18"

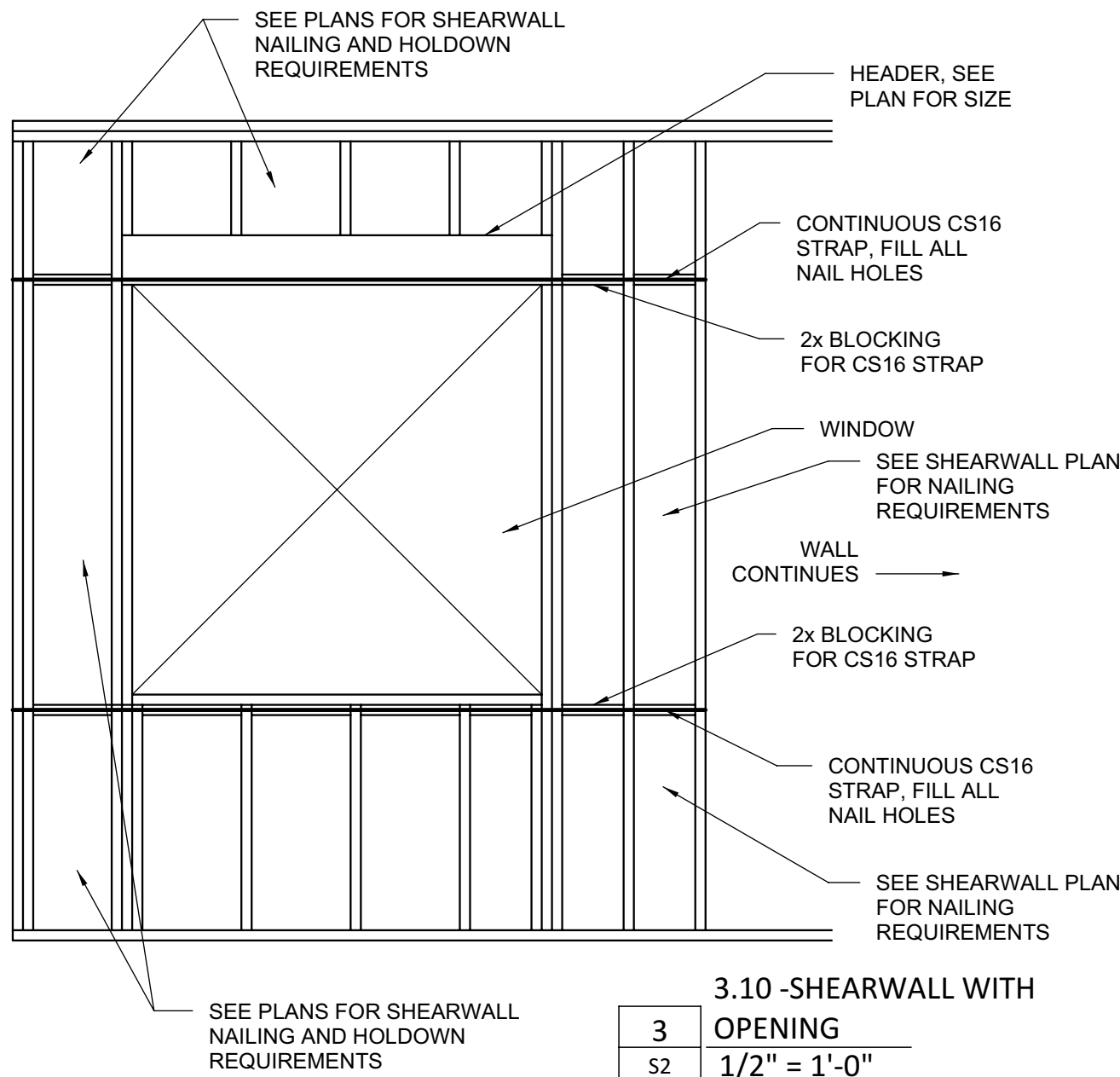
**1.1 - STANDARD FOUNDATION - FRAMED FOUNDATION**  
3/4" = 1'-0"



**TO BE CONSTRUCTED AT ENTIRE PERIMETER OF STRUCTURE AT ALL LEVELS**  
A. 8d @ 6" OR SPECIFIED ROOF DIAPHRAGM NAILING  
B. A35 @ SPECIFIED SPACING, 24" AVG. MAX  
C. BASE PLATE NAILING AS SPECIFIED (IF LPT4 PLATES 'E' ARE INSTALLED OR IF SHEATHING IS LAPPED, NAIL 16d @ 16" O.C. PER IBC 2304.9.1)  
D. SCHEDULED SHEARWALL NAILING  
E. LTP4 @ SCHEDULED SPACING 24" AVG. MAX (NOT REQUIRED IF SHEATHING IS LAPPED)  
F. ANCHOR BOLTS @ SCHEDULED SPACING

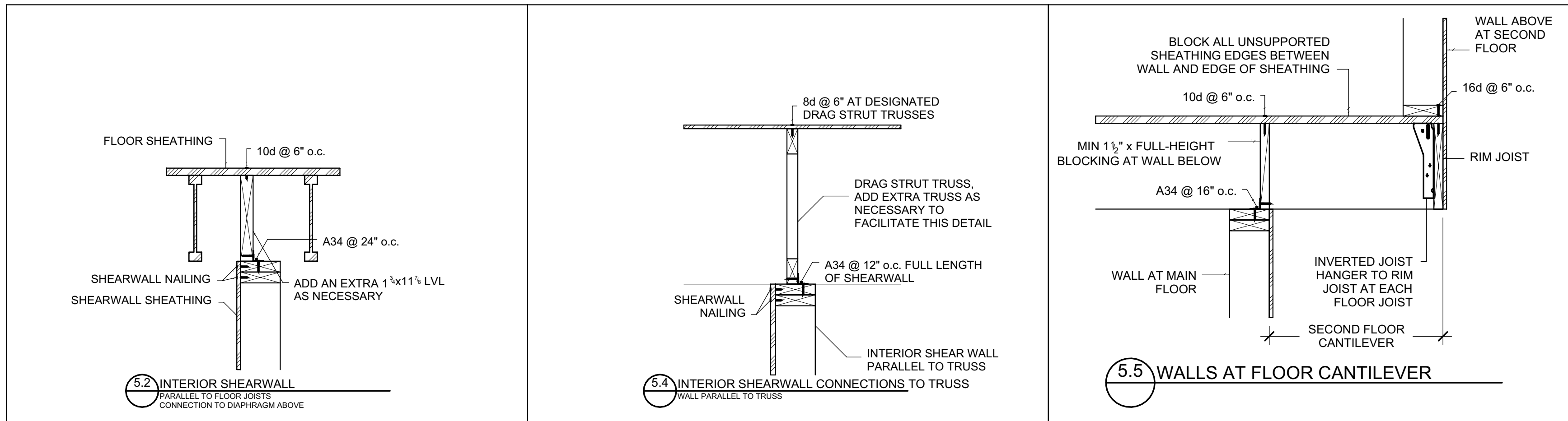
**3.7 TYPICAL SHEAR TRANSFER DETAILS**

**3.7 - TYPICAL SHEAR TRANSFER DETAILS - P&B**  
1" = 1'-0"



**3.10 SHEARWALL WITH OPENING**

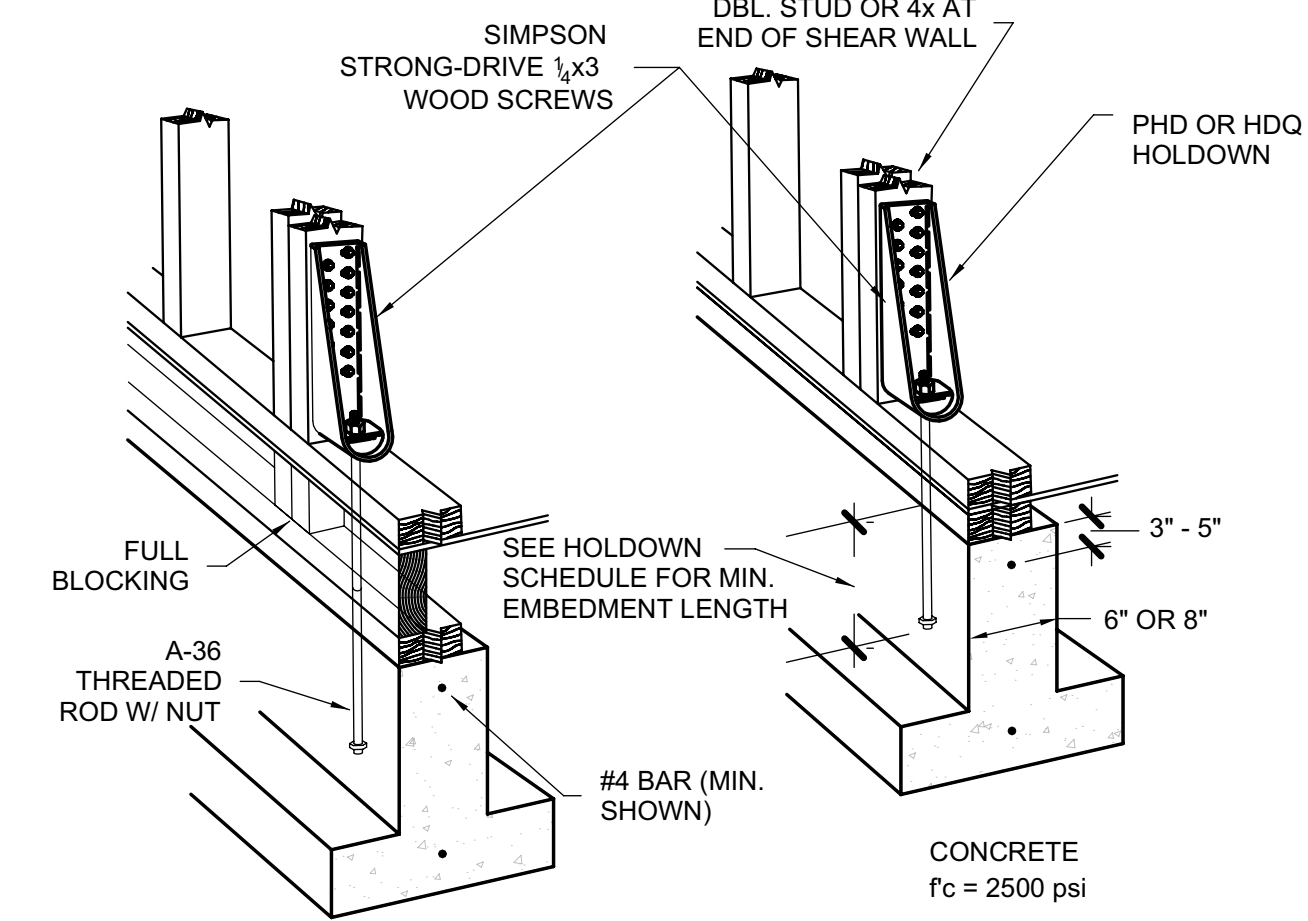
**3.10 - SHEARWALL WITH OPENING**  
1/2" = 1'-0"



**5.2 INTERIOR SHEARWALL**  
PARALLEL TO FLOOR JOISTS  
CONNECTION TO DIAPHRAGM ABOVE

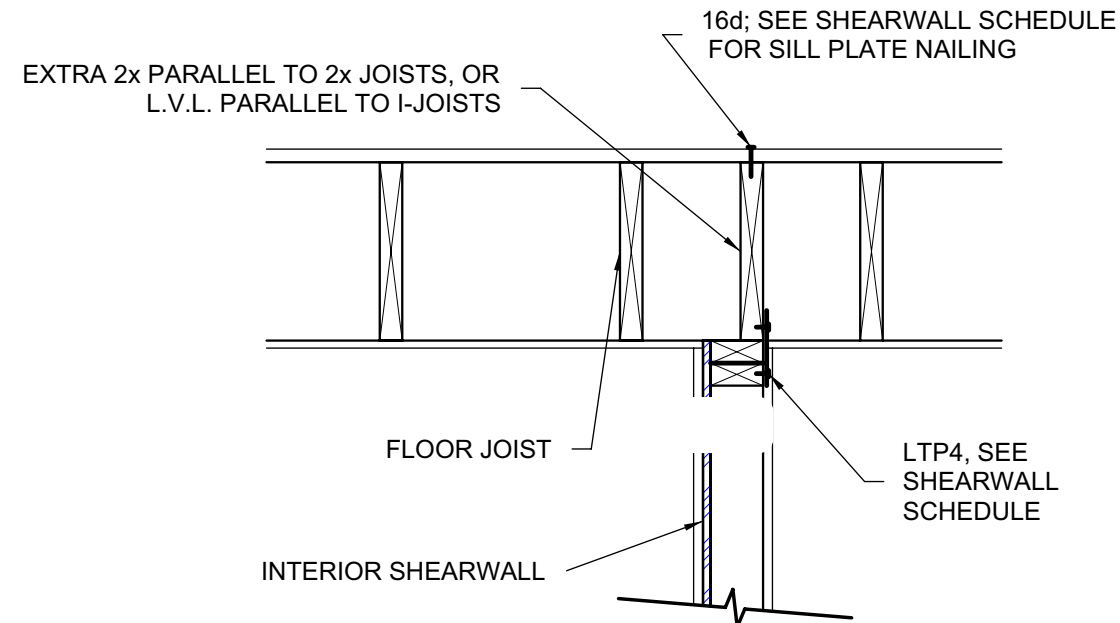
**5.4 INTERIOR SHEARWALL CONNECTIONS TO TRUSS**  
WALL PARALLEL TO TRUSS

**5.5 WALLS AT FLOOR CANTILEVER**



HOLDOWN TYPE	SIMPSON MODEL #	No. OF SIMPSON SDS 1/4"x2 1/2" WOOD SCREWS	THREADED ROD $\phi$	MIN. ROD EMBEDMENT IN CONCRETE
6	HDU2	6	5/8"	21"
7	HDU4	10	5/8"	18"
8	HDU5	14	5/8"	18"
9	HDU8	20	7/8"	18"
10	HDU11	30	1"	11" INTO FTNG
11	HHDQ11	24	1"	11" INTO FTNG
12	HHDQ14	30	1"	11" INTO FTNG
13	HDU14	36	1"	11" INTO FTNG

**8.4 - HDU AND HDDQ HOLDOWNS**  
3/8" = 1'-0"

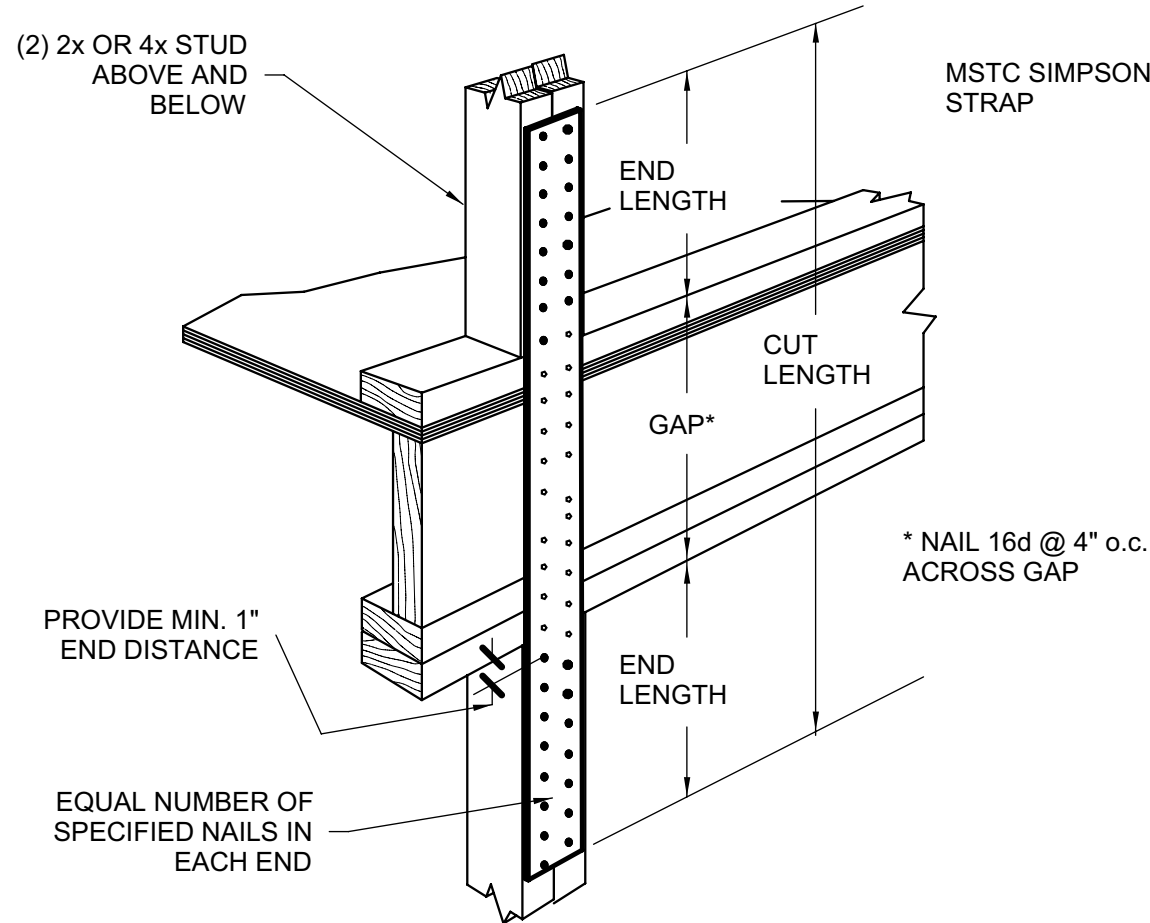


**INTERIOR SHEARWALL PARALLEL TO FLOOR JOISTS**

**5.1 INTERIOR SHEARWALLS PARALLEL AND PERPENDICULAR TO FLOOR JOISTS**

**5.1 - INTERIOR SHEARWALL TO FLOOR JOISTS**  
3/4" = 1'-0"

**5.1-5.5 - DIAPHRAM CONTINUITY**  
1" = 1'-0"

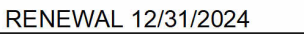


HOLDOWN MARK	DESIGNATION	16d NAILS EACH END	DESIGN LOAD
1	MSTC28	8	1310
2	MSTC40	18	2945
3	MSTC52	24	3925
4	MSTC66	34	5800
5	MSTC78	38	5860

**8.2 - MSTC STRAPS**  
3/4" = 1'-0"



Date: 12/12/2024  
Permit #: 24-089091-000-00-R



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1" = 1'-0"	9/27/2024 1:27:29 PM
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**NOTES:**  
DIMENSIONS ARE FROM FACE OF STUD TO C.L. OF THREADED ROD.

## WALL DETAILS

S3