2

PCC 24.70.080 Fills:

B. Ground preparation. The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, top-soil, and other unsuitable materials scarifying to provide a bond with the new fill, and where slopes are steeper than 5 to 1, and the height greater than 5 feet, by benching into competent material or sound bedrock as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than 5 to 1 shall be at least 10 feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. Where fill is to be placed over a cut the bench under the toe of a fill shall be at least 10 feet wide but the cut must be made before placing fill and approved by the soils engineer and engineering geologist as a suitable foundation for fill. Unsuitable soil is soil which in the opinion of the Director or the civil engineer or the soils engineer or the engineering geologist, is not competent to support either soil or fill, to support structures or to satisfactorily perform the other functions for which the soil is intended.

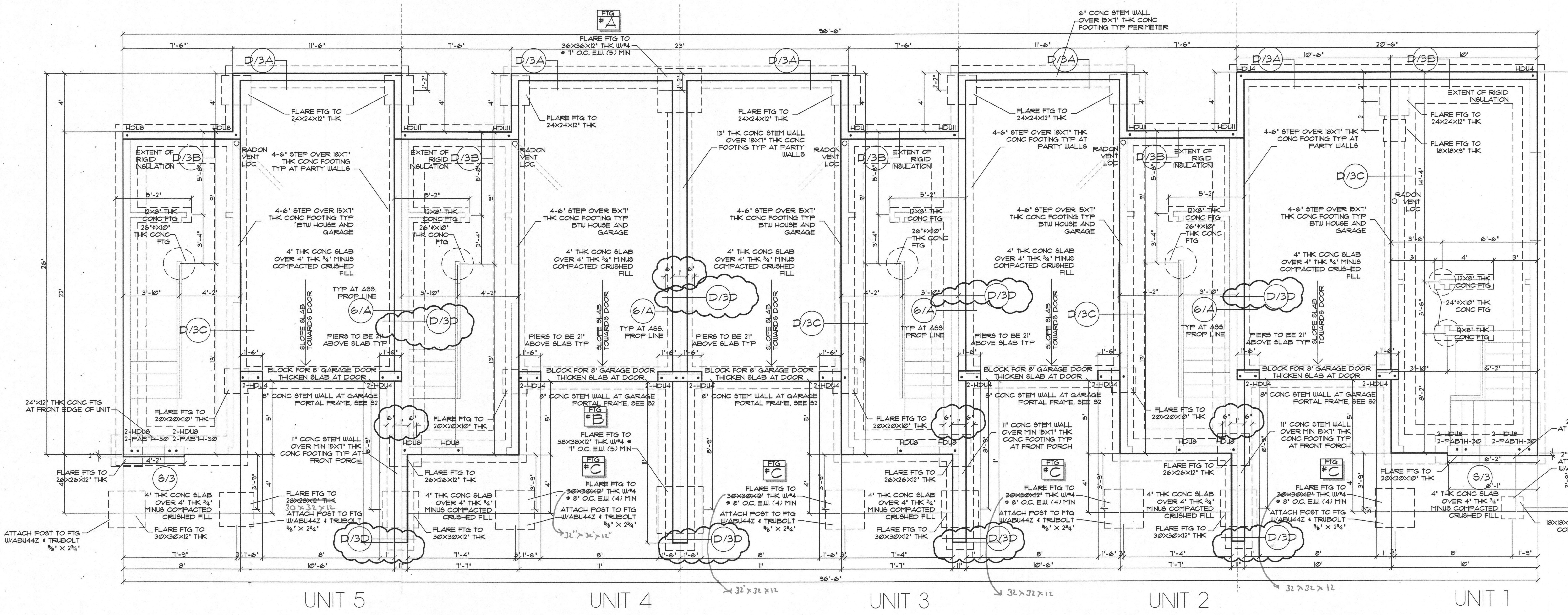
C. Fill material. Only permitted material free from tree stumps, detrimental amounts of organic matter, trash, garbage, sod, peat, and similar materials shall be used. Rocks larger than 6 inches in greatest dimension shall not be used unless the method of placement is properly devised, continuously inspected, and approved by the Director.

The following shall also apply:

1. Rock sizes greater than 6 inches in maximum dimension shall be 10 feet or more below grade, measured vertically.

2. Rocks shall be placed so as to assure filling all voids with fines. Topsoil may be used in the top 12-inch surface layer to aid in planting and landscaping.

D. Compaction of fill. All fills shall be compacted to a minimum relative dry density of 90 percent as determined in accordance with ASTM Standard D-1557-78. Field density verification shall be determined in accordance with ASTM Standard D-1556-82 or equivalent and must be submitted for any fill 12 inches or more in depth where such fill may support the foundation for a structure. A higher relative dry density, or additional compaction tests, or both, may be required at any time by the Director.


FTG #A
FLARE FTG TO 36X36X12" THK W/#4 @ 7" O.C. E.W. (5) MIN
6" CONC STEM WALL OVER 15X7" THK CONC FOOTING TYP PERIMETER
96'-6"
7'-6"
11'-6"
23'
20'-6"
10'-6"
10'
D/3A
D/3B
D/3C
D/3D
6/A
S/3
HDU8
HDU11
HDU4
FLARE FTG TO 24X24X12" THK
FLARE FTG TO 18X18X9" THK
13" THK CONC STEM WALL OVER 18X7" THK CONC FOOTING TYP AT PARTY WALLS
EXTENT OF RIGID INSULATION
RADON VENT LOC
4-6" STEP OVER 18X7" THK CONC FOOTING TYP AT PARTY WALLS
4-6" STEP OVER 15X7" THK CONC FOOTING TYP BTW HOUSE AND GARAGE
12X8" THK CONC FTG
26"⌀X10" THK CONC FTG
24"⌀X10" THK CONC FTG
4" THK CONC SLAB OVER 4" THK ¾" MINUS COMPACTED CRUSHED FILL
TYP AT ASS. PROP LINE
SLOPE SLAB TOWARDS DOOR
PIERS TO BE 21" ABOVE SLAB TYP
BLOCK FOR 8' GARAGE DOOR THICKEN SLAB AT DOOR
2-HDU4
8" CONC STEM WALL AT GARAGE PORTAL FRAME, SEE S2
24"X12" THK CONC FTG AT FRONT EDGE OF UNIT
FLARE FTG TO 20X20X10" THK
2-HDU8
2-PAB7H-30
FTG #B
FLARE FTG TO 38X38X12" THK W/#4 @ 7" O.C. E.W. (5) MIN
11" CONC STEM WALL OVER MIN 15X7" THK CONC FOOTING TYP AT FRONT PORCH
FTG #C
FLARE FTG TO ~~30X30X12"~~ THK W/#4 @ 8" O.C. E.W. (4) MIN
FLARE FTG TO 26X26X12" THK
FLARE FTG TO ~~28X28X12"~~ THK
30 x 32 x 12
32" x 32" x 12"
32 x 32 x 12
ATTACH POST TO FTG W/ABU44Z & TRUBOLT ⅝" X 2¾"
FLARE FTG TO 30X30X12" THK
18X18X12" THK CONC FTG
26'
22'
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1

# FOUNDATION

SCALE: 1/4" = 1'

17.180493/49C/498/500-REV-01

1117

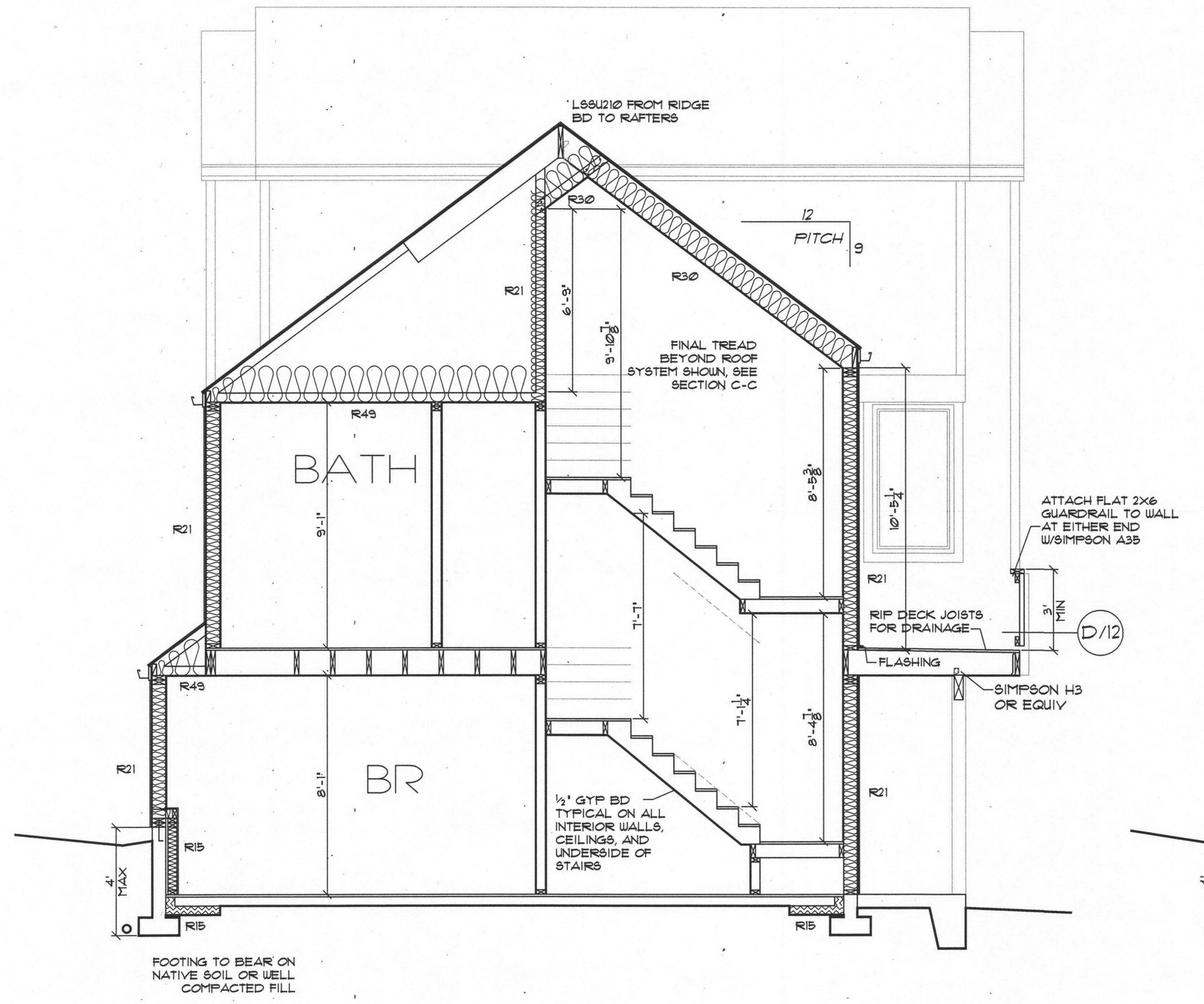
THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY & ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS IS STRICTLY PROHIBITED. PLANS ARE CAREFULLY PREPARED FOR USE BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL BUILDING CODES & REGULATIONS, & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY & OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS IN THE PLANS FOR ERRORS & OMMISIONS. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO $20,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

PLAN# 7614 SE
NAME WASHINGTON
SHEET FDN
DATE 4/9/18
SHEET# 2

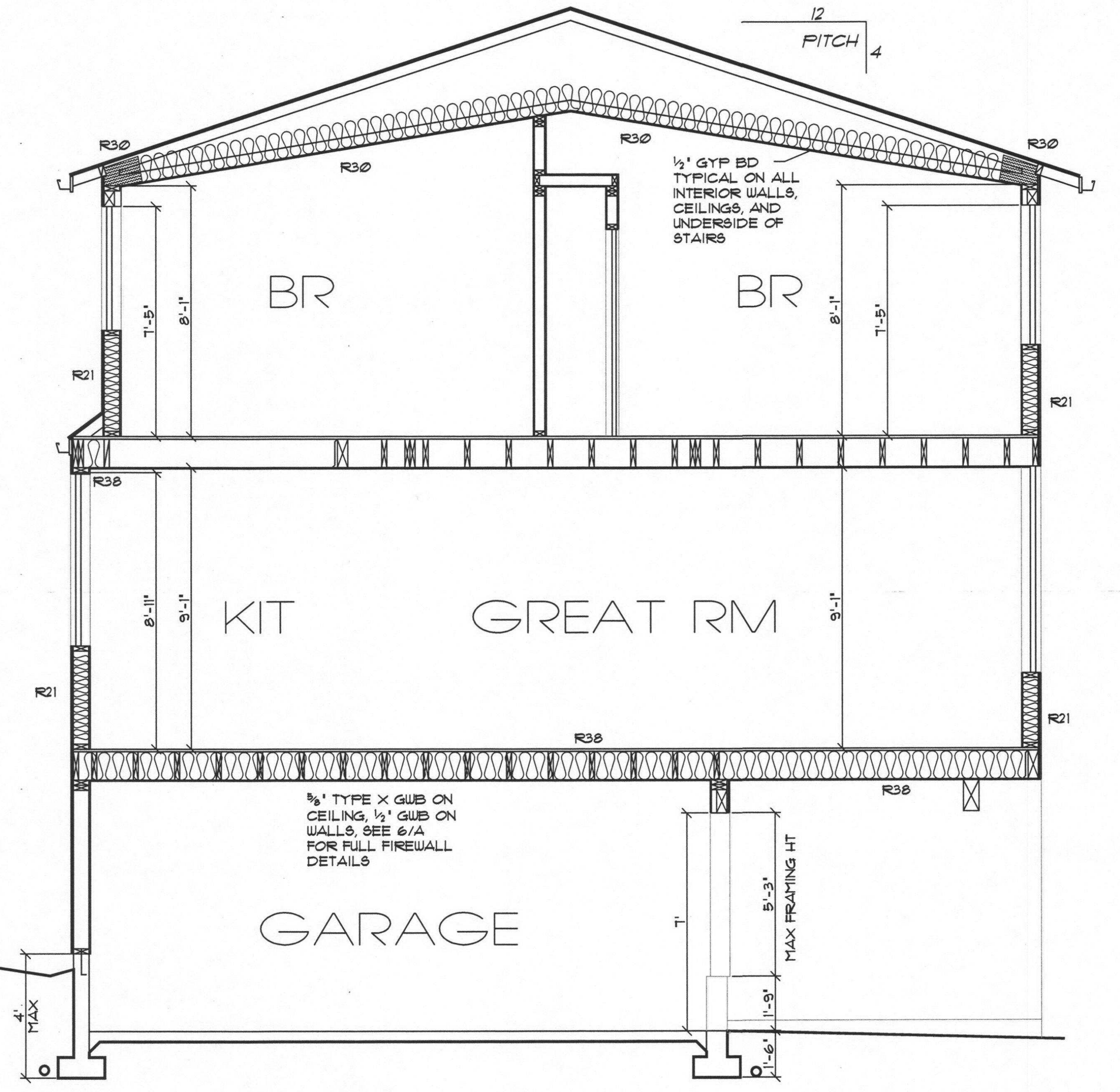
RECEIVED
JUN 12 2018
City of Portland
BDS • Document Services

City of Portland
REVIEWED FOR CODE COMPLIANCE
JUN 14 2018
Permit Number

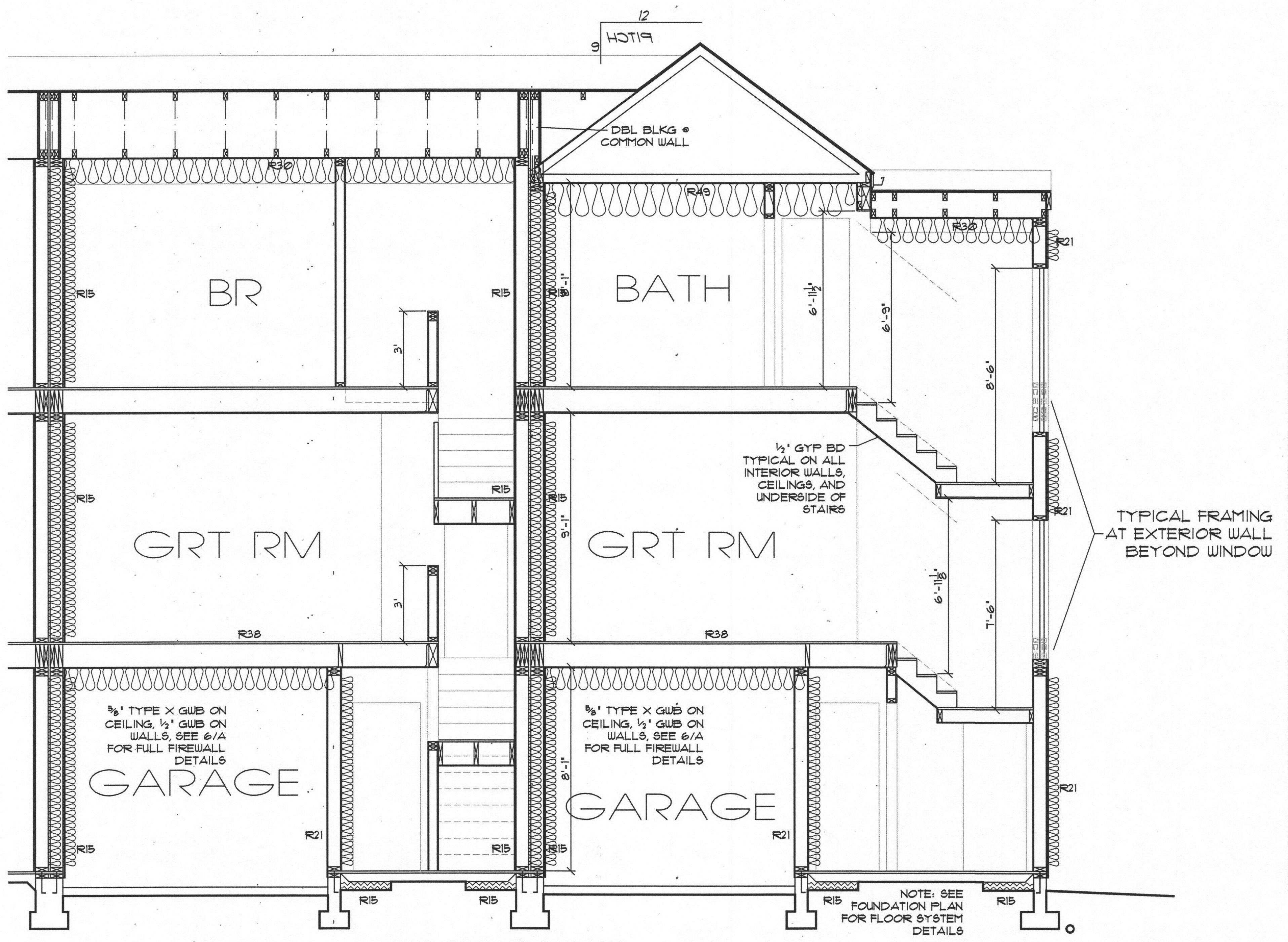
93
RS


LSSU210 FROM RIDGE BD TO RAFTERS
12
PITCH
9
R30
R30
R21
6'-9"
9'-10 7/8"
FINAL TREAD BEYOND ROOF SYSTEM SHOWN, SEE SECTION C-C
R49
BATH
9'-1"
8'-5 3/8"
10'-5 1/4"
R21
ATTACH FLAT 2X6 GUARDRAIL TO WALL AT EITHER END W/SIMPSON A35
7'-1"
R21
3' MIN
RIP DECK JOISTS FOR DRAINAGE
D/12
FLASHING
R49
SIMPSON H3 OR EQUIV
7'-1 1/4"
8'-4 7/8"
R21
BR
8'-1"
R21
1/2" GYP BD TYPICAL ON ALL INTERIOR WALLS, CEILINGS, AND UNDERSIDE OF STAIRS
R15
4' MAX
R15
R15
FOOTING TO BEAR ON NATIVE SOIL OR WELL COMPACTED FILL

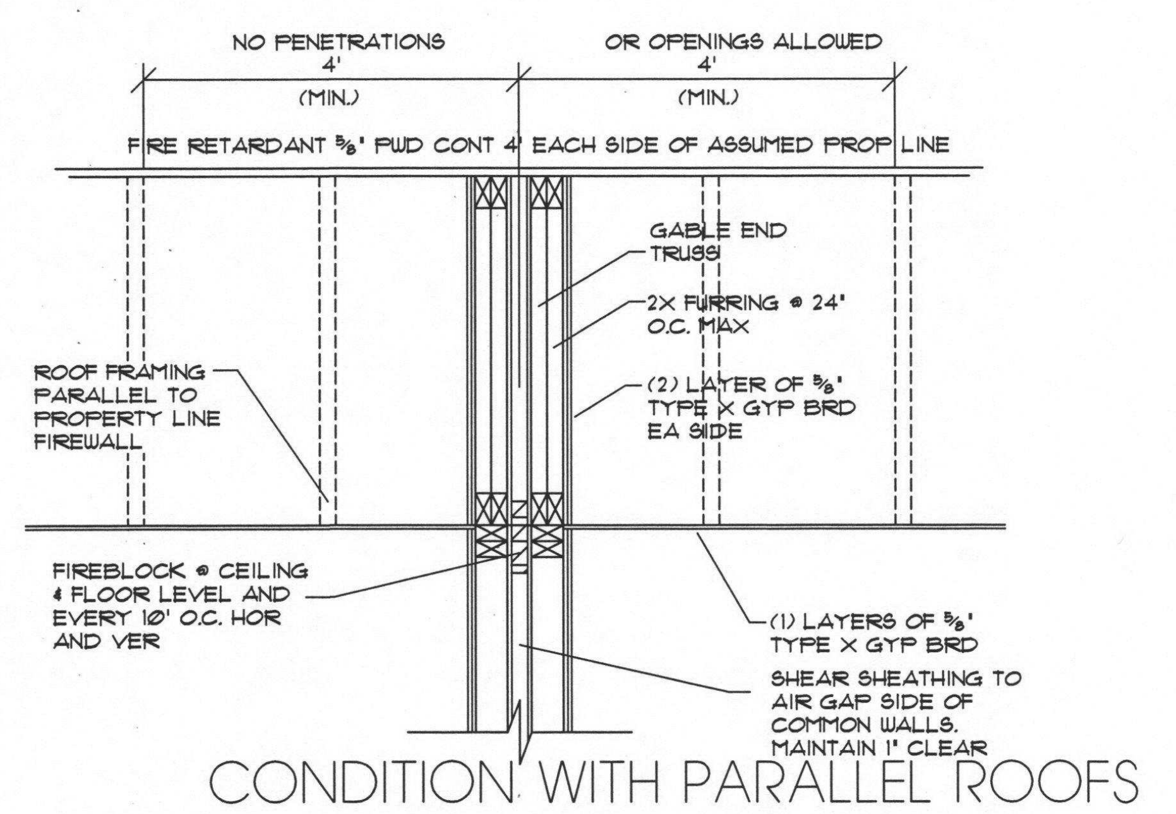
## SECTION A–A


12
PITCH
4
R30
R30
R30
R30
1/2" GYP BD TYPICAL ON ALL INTERIOR WALLS, CEILINGS, AND UNDERSIDE OF STAIRS
BR
BR
7'-5"
8'-1"
8'-1"
7'-5"
R21
R21
R38
KIT
GREAT RM
8'-11"
9'-1"
9'-1"
R21
R21
R38
R38
5/8" TYPE X GWB ON CEILING, 1/2" GWB ON WALLS, SEE 6/A FOR FULL FIREWALL DETAILS
GARAGE
7'
5'-3"
MAX FRAMING HT
1'-9"
1'-6"
4' MAX

## SECTION B–B


12
PITCH
9
DBL BLKG @ COMMON WALL
R30
R49
R30
R21
BR
R15
R15
R15
3'
BATH
8'-1"
6'-11 1/2"
6'-9"
8'-6"
1/2" GYP BD TYPICAL ON ALL INTERIOR WALLS, CEILINGS, AND UNDERSIDE OF STAIRS
R15
R15
R15
R21
GRT RM
GRT RM
9'-1"
3'
6'-11 1/8"
7'-6"
TYPICAL FRAMING AT EXTERIOR WALL BEYOND WINDOW
R38
R38
5/8" TYPE X GWB ON CEILING, 1/2" GWB ON WALLS, SEE 6/A FOR FULL FIREWALL DETAILS
5/8" TYPE X GWB ON CEILING, 1/2" GWB ON WALLS, SEE 6/A FOR FULL FIREWALL DETAILS
GARAGE
GARAGE
8'-1"
R21
R21
R21
R15
R15
R15
R15
R15
R15
NOTE: SEE FOUNDATION PLAN FOR FLOOR SYSTEM DETAILS

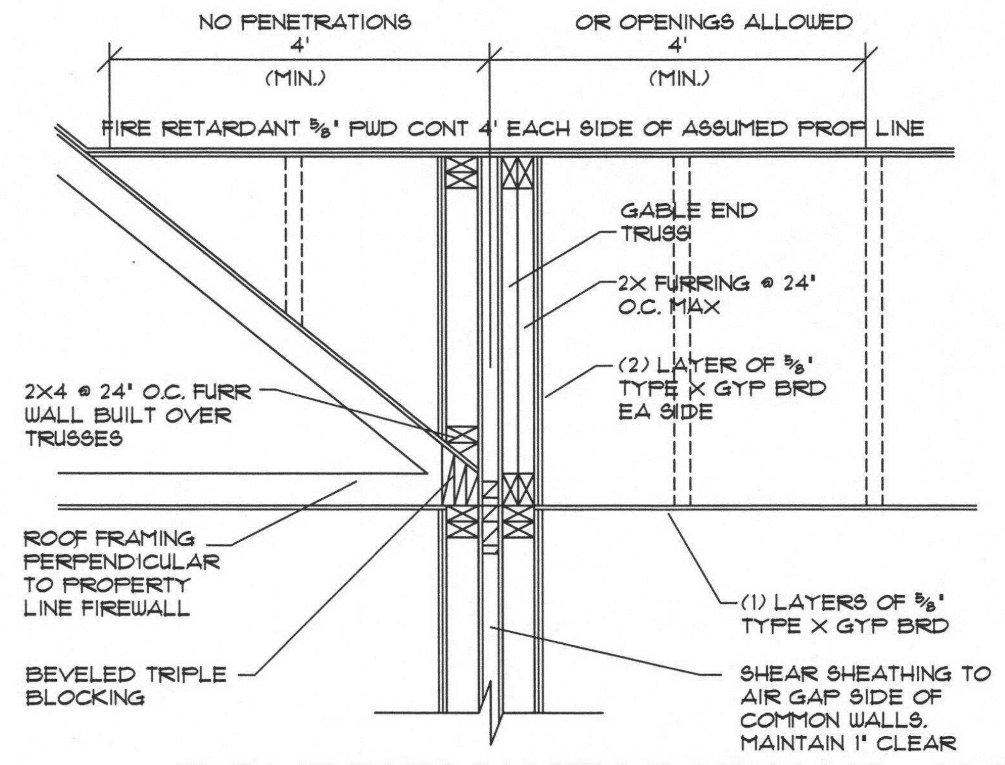
## SECTION C–C


NO PENETRATIONS
OR OPENINGS ALLOWED
4'
(MIN.)
4'
(MIN.)
FIRE RETARDANT 5/8" PWD CONT 4' EACH SIDE OF ASSUMED PROP LINE
GABLE END TRUSS
2X FURRING @ 24" O.C. MAX
(2) LAYER OF 5/8" TYPE X GYP BRD EA SIDE
ROOF FRAMING PARALLEL TO PROPERTY LINE FIREWALL
FIREBLOCK @ CEILING & FLOOR LEVEL AND EVERY 10' O.C. HOR AND VER
(1) LAYERS OF 5/8" TYPE X GYP BRD
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR

### CONDITION WITH PARALLEL ROOFS AT ASSUMED PROPERTY LINE.

6/C

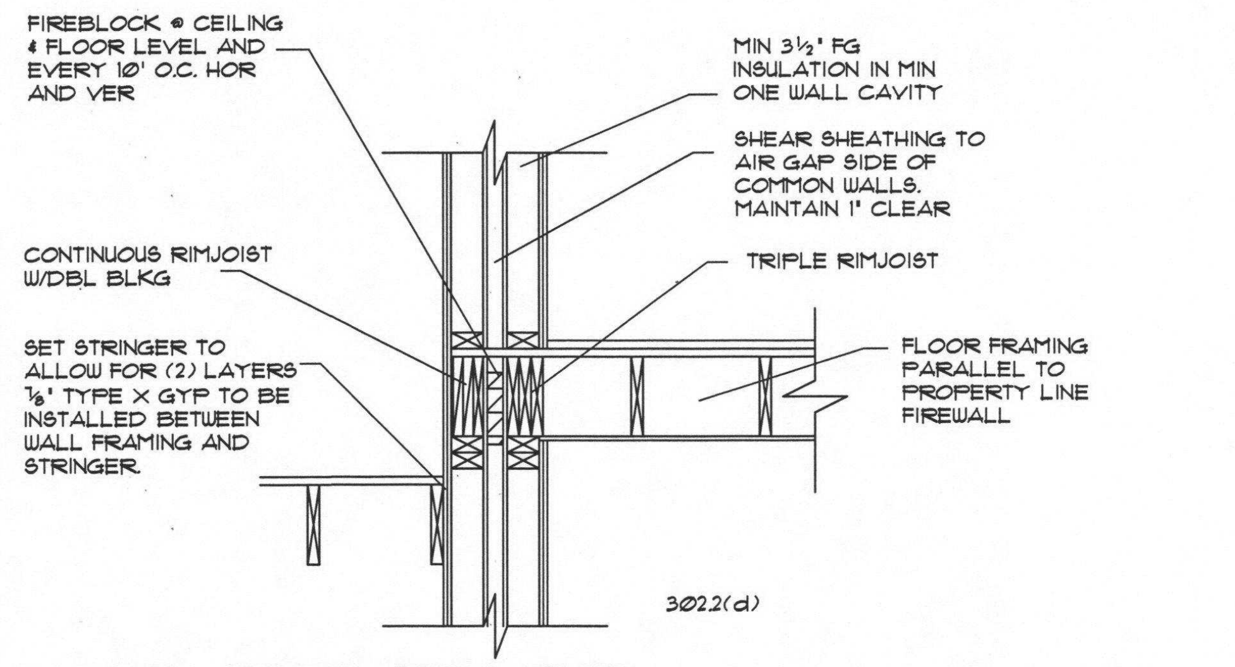
NOT TO SCALE 3022(d)


NO PENETRATIONS
OR OPENINGS ALLOWED
4'
(MIN.)
4'
(MIN.)
FIRE RETARDANT 5/8" PWD CONT 4' EACH SIDE OF ASSUMED PROP LINE
GABLE END TRUSS
2X FURRING @ 24" O.C. MAX
(2) LAYER OF 5/8" TYPE X GYP BRD EA SIDE
2X4 @ 24" O.C. FURR WALL BUILT OVER TRUSSES
ROOF FRAMING PERPENDICULAR TO PROPERTY LINE FIREWALL
(1) LAYERS OF 5/8" TYPE X GYP BRD
BEVELED TRIPLE BLOCKING
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR

### CONDITION WITH PARALLEL AND PERPENDICULAR ROOF AT ASSUMED PROPERTY LINE.

6/D

NOT TO SCALE 3022.4.3(c)


FIREBLOCK @ CEILING & FLOOR LEVEL AND EVERY 10' O.C. HOR AND VER
MIN 3 1/2" FG INSULATION IN MIN ONE WALL CAVITY
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
CONTINUOUS RIMJOIST W/DBL BLKG
TRIPLE RIMJOIST
SET STRINGER TO ALLOW FOR (2) LAYERS 7/8" TYPE X GYP TO BE INSTALLED BETWEEN WALL FRAMING AND STRINGER.
FLOOR FRAMING PARALLEL TO PROPERTY LINE FIREWALL
3022(d)

### STAIR STRINGER

6/H

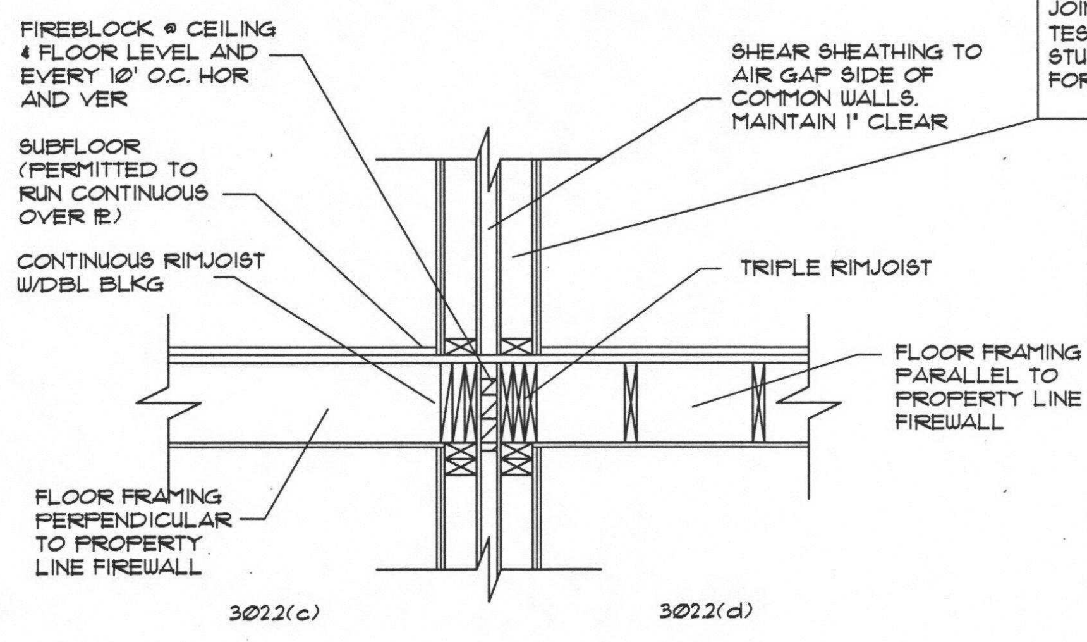
NOT TO SCALE

RATED 2 HR FIREWALL
GA FILE NO. WP3820
55 TO 59 STC SOUND

BASE LAYER:
5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF DBL ROW OF 2X4 WOOD STUDS @ 16" C/C WITH 6d COATED NAILS, 2 1/2" LONG, MIN 0.085 SHANK, 1/4" HEAD, 6" C/C.

FACE LAYER:
5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF STUDS OVER BASE LAYER W/ 10d COATED NAILS, 3" LONG, MIN 0.100 SHANK 1/4" HEADS, 8" C/C. STAGGER JOINTS 16" C/C EACH LAYER AND SIDE. PROVIDE BLOCKING AT MID HEIGHT.

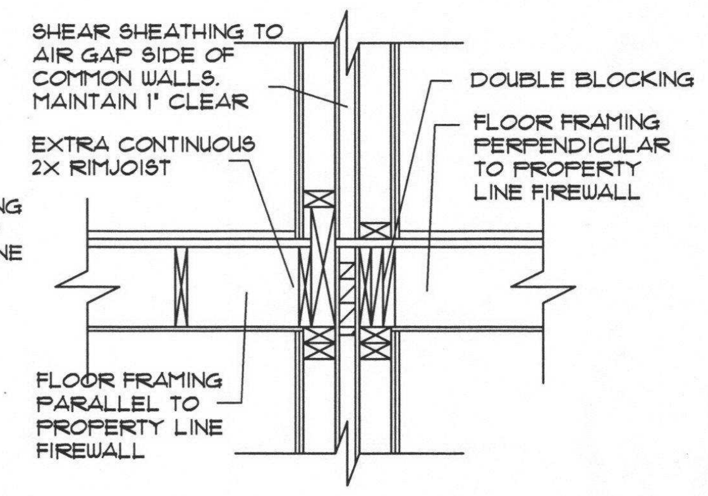
JOINTS STAGGERED 16" EA LAYER AND EA SIDE. SOUND TESTED WITH 3 1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C.


FIREBLOCK @ CEILING & FLOOR LEVEL AND EVERY 10' O.C. HOR AND VER
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
SUBFLOOR (PERMITTED TO RUN CONTINUOUS OVER R)
CONTINUOUS RIMJOIST W/DBL BLKG
TRIPLE RIMJOIST
FLOOR FRAMING PARALLEL TO PROPERTY LINE FIREWALL
FLOOR FRAMING PERPENDICULAR TO PROPERTY LINE FIREWALL
3022(c)
3022(d)

### FRAMED FLOOR

6/B

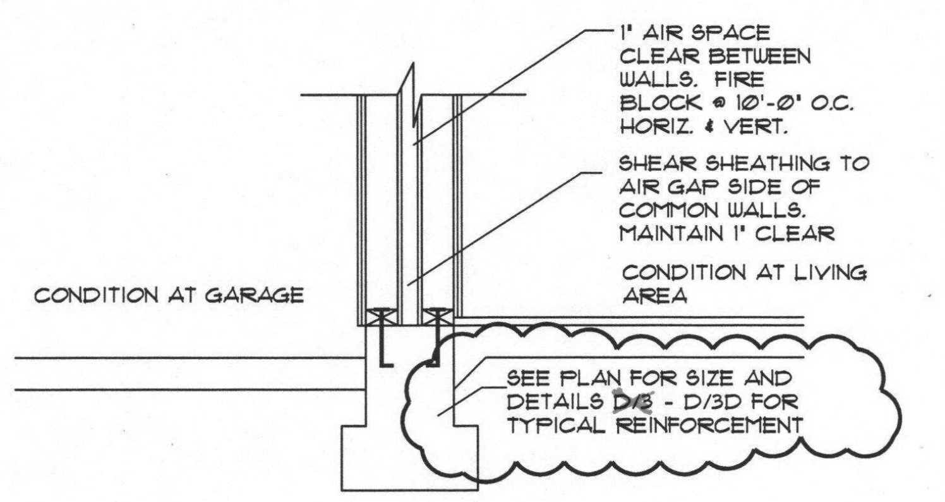
NOT TO SCALE


SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
DOUBLE BLOCKING
EXTRA CONTINUOUS 2X RIMJOIST
FLOOR FRAMING PERPENDICULAR TO PROPERTY LINE FIREWALL
FLOOR FRAMING PARALLEL TO PROPERTY LINE FIREWALL

### BEAM #5

6/G

NOT TO SCALE

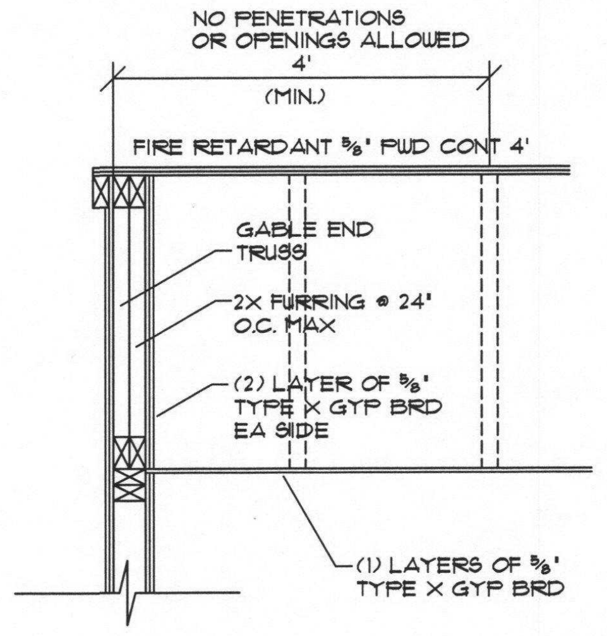

1" AIR SPACE CLEAR BETWEEN WALLS. FIRE BLOCK @ 10'-0" O.C. HORIZ. & VERT.
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
CONDITION AT LIVING AREA
CONDITION AT GARAGE
SEE PLAN FOR SIZE AND DETAILS ~~D/3~~ - D/3D FOR TYPICAL REINFORCEMENT

### FOUNDATION

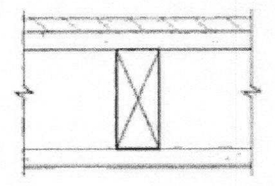
6/A

NOT TO SCALE

SHEATHINGS ON BOTH SIDES TO BE CONTINUOUS THROUGH ALL LEVELS AND ATTIC TO THE UNDERSIDE OF ROOF DECKING.


NO PENETRATIONS OR OPENINGS ALLOWED
4'
(MIN.)
FIRE RETARDANT 5/8" PWD CONT 4'
GABLE END TRUSS
2X FURRING @ 24" O.C. MAX
(2) LAYER OF 5/8" TYPE X GYP BRD EA SIDE
(1) LAYERS OF 5/8" TYPE X GYP BRD

**GA FILE NO. WP 8109** | **PROPRIETARY*** | **1 HOUR FIRE**



**GYPSUM PANEL PRODUCTS,**
**FIBER-CEMENT SIDING, WOOD STUDS**

EXTERIOR SIDE: **Base** layer 5/8" proprietary type X gypsum sheathing or glass mat gypsum substrate applied parallel to 2 x 4 wood studs 16" 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. **Face** layer 1/4" proprietary fiber-cement siding fastened through sheathing to studs. 3 1/2" unfaced glass fiber friction fit in stud space.

INTERIOR SIDE: One layer 5/8" proprietary type X gypsum wallboard, glass mat gypsum substrate, 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: | 5 1/8" |
| Approx. Weight: | 9 psf |
| Fire Test: | See WP 3510<br>(UL R3501-47, -48, 9-17-65,<br>UL Design U309;<br>UL R-1319-129, 7-22-70,<br>UL Design U314) |

**PROPRIETARY GYPSUM PANEL PRODUCTS**

| | | |
|---|---|---|
| American Gypsum Company LLC | - | 5/8" FireBloc® Type X |
| | - | 5/8" Exterior Sheathing Type X |
| CertainTeed Gypsum Inc. | - | 5/8" CertainTeed® Type X Gypsum Board |
| | - | 5/8" GlasRoc® Sheathing Type X Gypsum Panels |
| Georgia Pacific Gypsum LLC | - | 5/8" DensArmor Plus® Fireguard® Interior Panel |
| | - | 5/8" DensGlass® Fireguard® Sheathing |
| Lafarge North America Inc. | - | 5/8" Firecheck® Type X |
| | - | 5/8" Weather Defense® Platinum Sheathing |
| National Gypsum Company | - | 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Board |
| | - | 5/8" Gold Bond® Brand FIRE-SHIELD® Gypsum Sheathing |
| PABCO Gypsum | - | 5/8" FLAME CURB® Type X |
| | - | 5/8" Exterior Gypsum Sheathing Type X |
| Temple-Inland | - | 5/8" Type X |
| | - | 5/8" GreenGlass Type X |

### EXTERIOR WALL PROTECTION

6/E

NOT TO SCALE

NOTE:
2-HR RATED WALL ASSEMBLY WILL CONTINUE THROUGH THE FLOOR SYSTEM TO THE RATED ROOF. THE RATED WALL MUST BE CONTINUOUS BEHIND SHOWERS, TUBS, CABINETS, CASES, SOFFITS, ELECTRICAL PANELS, FIREPLACES, STAIR STRINGERS AND ADJOINING WALLS.

NO PENETRATIONS SHALL BE ALLOWED WITHIN THE WALL ASSEMBLY INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING AND MECHANICAL DUCTS AND VENTS.

## DETAILS 6/A THROUGH 6/H ARE A PART OF ASSUMED PROPERTY LINE FIREWALL MODIFIED 2–HR APPROACH

# CROSS SECTIONS

SCALE: 1/4" = 1'

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY & ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS IS STRICTLY PROHIBITED. PLANS ARE CAREFULLY PREPARED FOR USE BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL BUILDING CODES & REGULATIONS, & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY & OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS IN THE PLANS FOR ERRORS & OMMISIONS. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO $20,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

PLAN# 7614 SE
NAME WASHINGTON
SHEET SECTIONS
DATE 4/9/18
SHEET# 6

# NOTES & DETAILS

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

## GENERAL NOTES

1. DESIGN LOADS:

| | |
|---|---|
| ROOF | 25 PSF (LIVE LOAD) |
| FLOOR | 40 PSF |
| STAIRS | 100 PSF |
| GARAGE FLOOR | 50 PSF |
| DECKS | 60 PSF |

2. INSULATION:

   A) CEILINGS (VAULTED) R-30A
   B) CEILINGS (FLAT) R-49
   C) WALLS R-21
   D) FLOOR (OVER UNHEATED AREA) R-38

   THE ABOVE VALUES ARE MINIMUM AND MAY BE INCREASED IF DESIRED, ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DESTINY RATING OF LESS THAN 450. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

3. WINDOWS:

   A) EACH BEDROOM TO HAVE A MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20", A MIN. HEIGHT OF 22" AND A SILL LESS THAN 44" ABOVE FIN. FLR.

   B) ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED. U=0.32

   C) ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 12" OF ANY DOOR TO BE TEMPERED.

4. ALL ELECTRICAL OUTLETS IN GARAGES, BATHROOMS, AND KITCHENS TO BE G.F.I. PER ELECTRICAL CODE STANDARDS.

5. ALL BATHROOMS AND UTILITY ROOMS TO BE PROVIDED WITH A FAN VENTED TO THE OUTSIDE, WITH A MIN. OF 5 AIR CHANGES PER HOUR. THIS ALSO INCLUDES RANGE HOODS.

## FRAMING NOTES

1. LUMBER SPECIES:

   A) POSTS, BEAMS, HEADERS, RAFTERS, AND JOISTS - NO. 2 D.F.L.

   B) STUDS - STUD GRADE D.F.L.

   C) SILLS, PLATES, BLOCKING, BRIDGING, ETC... - NO. 3 D.F.L.

   D) POST AND BEAM DECKING TO BE UTILITY GRADE D.F.L.

   E) SHEATHING - 1/2" CDX PWD 32/16 OR 7/16" O.S.B.
   NAILING: 8d 6" O.C. EDGES, 12" O.C. FIELD

2. ALL EXTERIOR HEADERS LESS THAN 5'-0" ARE TO BE 4 X 8. ALL HEADERS 5'-0" TO 8'-0" ARE TO BE 4 X 12. GARAGE HEADER TO BE 4 X 12. HEADERS MAY ALSO BE DESIGNED.

3. PROVIDE DOUBLE JOIST UNDER ALL PARTITION WALLS ABOVE RUNNING PARALLEL TO JOIST.

4. ATTIC ACCESS MUST BE 22" x 30" MIN. WITH 30" OF HEADROOM DIRECTLY ABOVE OPENING. ATTIC VENTS TO BE A MIN. OF 1/600 OF ATTIC AREA, 1/2 TO BE ROOF VENT OTHERS TO BE EAVE VENTS. EAVE VENTS TO BE COVERED WITH MIN. 1/4" CORROSION PROOF WIRE MESH.

5. ALL EXTERIOR POST AND BEAMS WILL BE PROVIDED WITH APPROVED PAINTED STEEL ANCHORS AND/OR CONNECTORS.

6. ALL STAIRS SHALL BE FURNISHED WITH RAILINGS OR BARRIERS WHICH ARE CONSTRUCTED SO THAT A 4"ϕ OBJECT CAN NOT PASS THROUGH AND ARE TO BE A MIN. OF 34" HIGH (36" AT LANDINGS). ALL DECKS 30" ABOVE GRADE MUST ALSO MEET THESE REQUIREMENTS.

## FOUNDATION NOTES

1. EXCAVATE TO PROVIDE A MIN. OF 18" BEAM TO GRADE CLEARANCE.

2. FOOTINGS ARE TO BE ON ONLY UNDISTURBED SOIL.

3. ANY FILL UNDER SLABS TO BE A MIN. OF 4" GRANULAR FILL COMPACTED TO A MIN. OF 95#.

4. CONCRETE TO MEET FOLLOWING SPECS.:

   A) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO EXTERIOR (2500 PSI)

   B) INTERIOR SLABS ON GRADE (2500 PSI)

   C) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO INTERIOR (3000 PSI)

   D) PORCHES, STEPS, AND GRADE SLABS (3500 PSI)

5. CONCRETE SLABS TO HAVE CONTROL JOINTS NO MORE THAN 25' IN SPAN ANY DIRECTION.

6. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLK. POLY. VAPOR BARRIER.

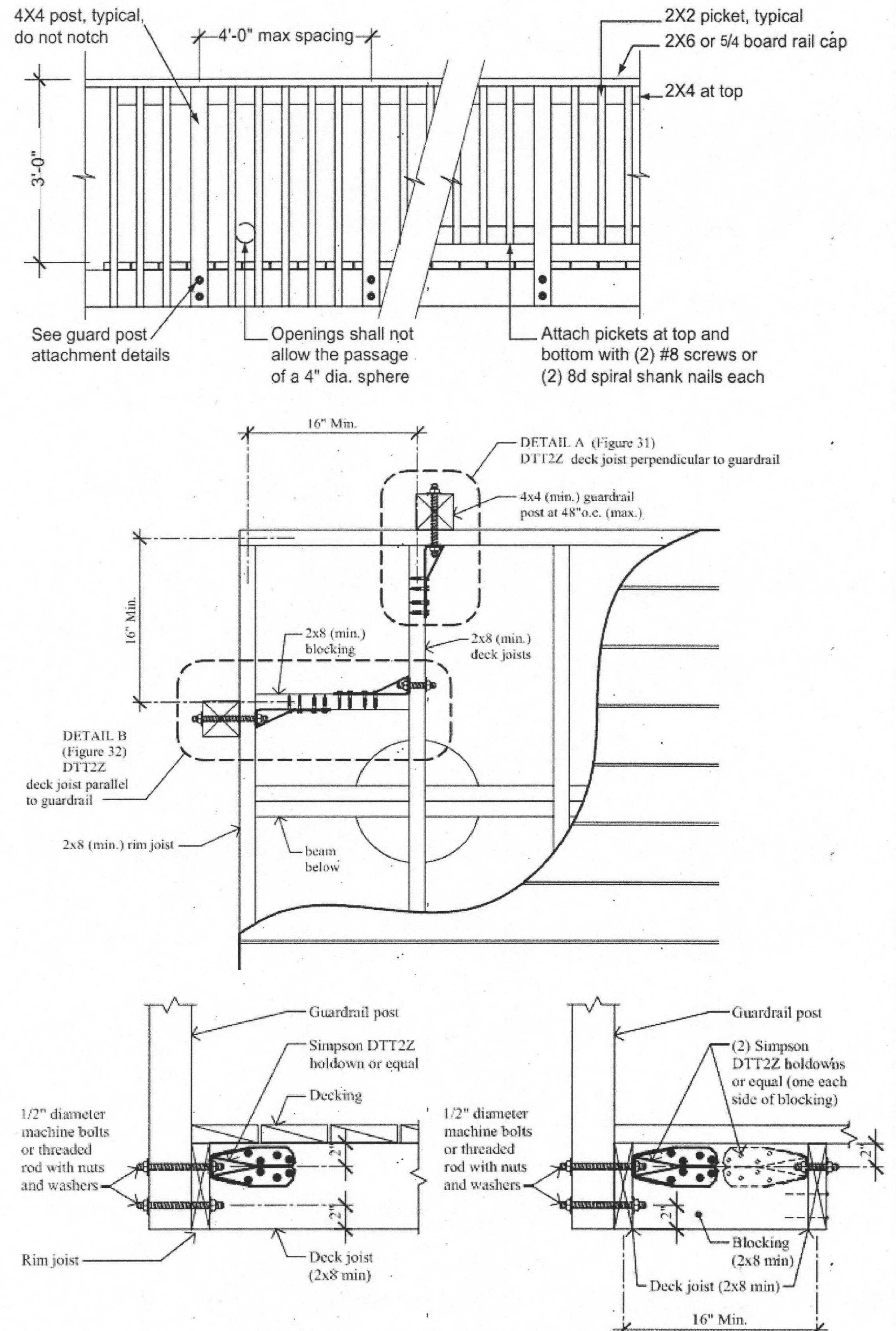
7. PROVIDE CRAWLSPACE DRAINS PER I.R.C. SECTION R405

8. REINFORCING STEEL IN FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, AND PIERS WILL BE PROVIDED WHEN JOB SITE CONDITIONS AND OR CITY/COUNTY REQUIREMENTS WARRANT IT'S USE.

9. BEAM POCKETS TO HAVE 1/2" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 3" BEARING.

10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

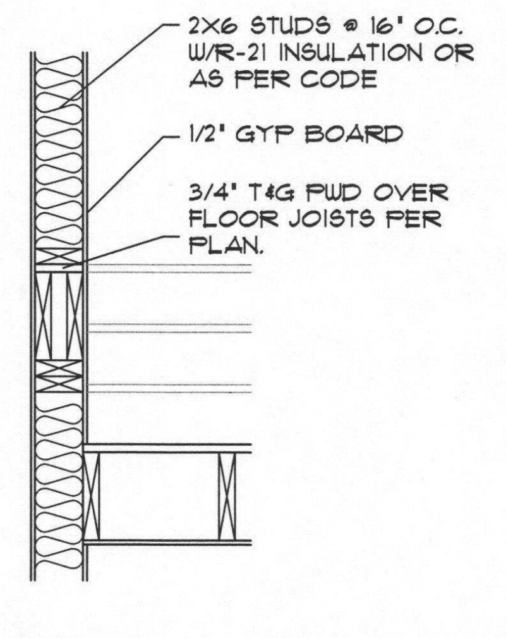
11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE. VENT TO BE CLOSEABLE WITH A CORROSION PROOF MESH COVERING.


4X4 post, typical, do not notch
4'-0" max spacing
3'-0"
2X2 picket, typical
2X6 or 5/4 board rail cap
2X4 at top
See guard post attachment details
Openings shall not allow the passage of a 4" dia. sphere
Attach pickets at top and bottom with (2) #8 screws or (2) 8d spiral shank nails each
16" Min.
DETAIL A (Figure 31) DTT2Z deck joist perpendicular to guardrail
4x4 (min.) guardrail post at 48"o.c. (max.)
16" Min.
2x8 (min.) blocking
2x8 (min.) deck joists
DETAIL B (Figure 32) DTT2Z deck joist parallel to guardrail
2x8 (min.) rim joist
beam below
Guardrail post
Simpson DTT2Z holdown or equal
Decking
1/2" diameter machine bolts or threaded rod with nuts and washers
2"
2"
Rim joist
Deck joist (2x8 min)
Guardrail post
(2) Simpson DTT2Z holdowns or equal (one each side of blocking)
1/2" diameter machine bolts or threaded rod with nuts and washers
2"
2"
Blocking (2x8 min)
Deck joist (2x8 min)
16" Min.

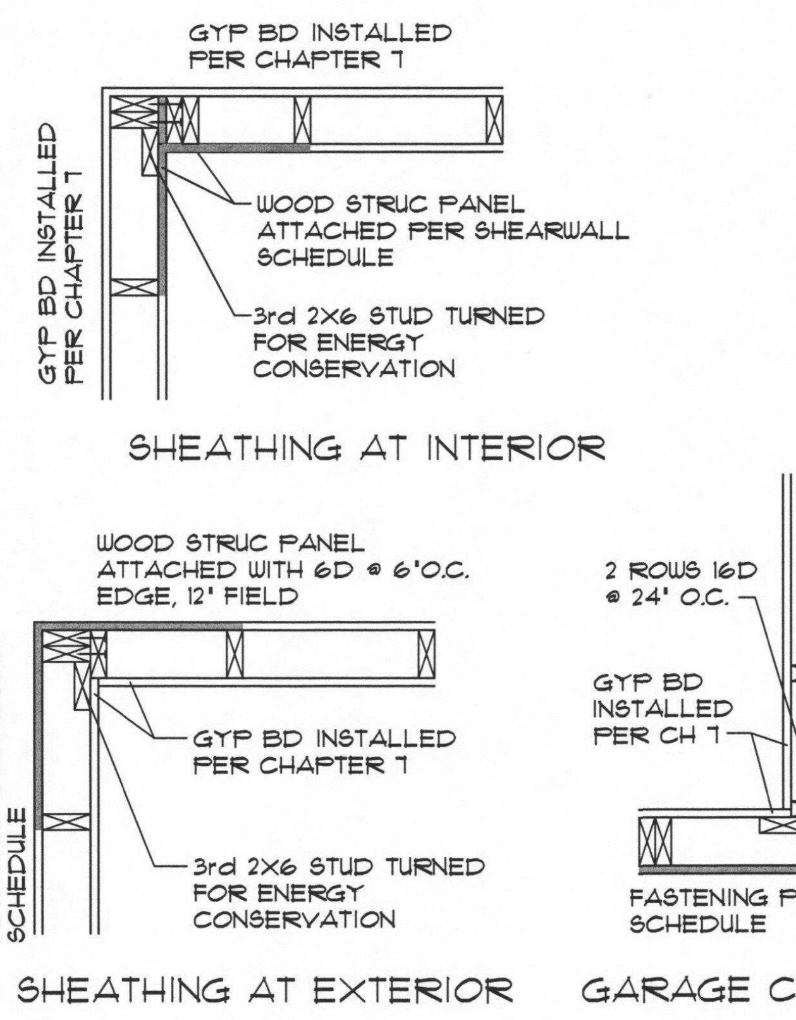
D 12 DECK RAIL DETAILS 1/2" = 1'-0"

Detail A

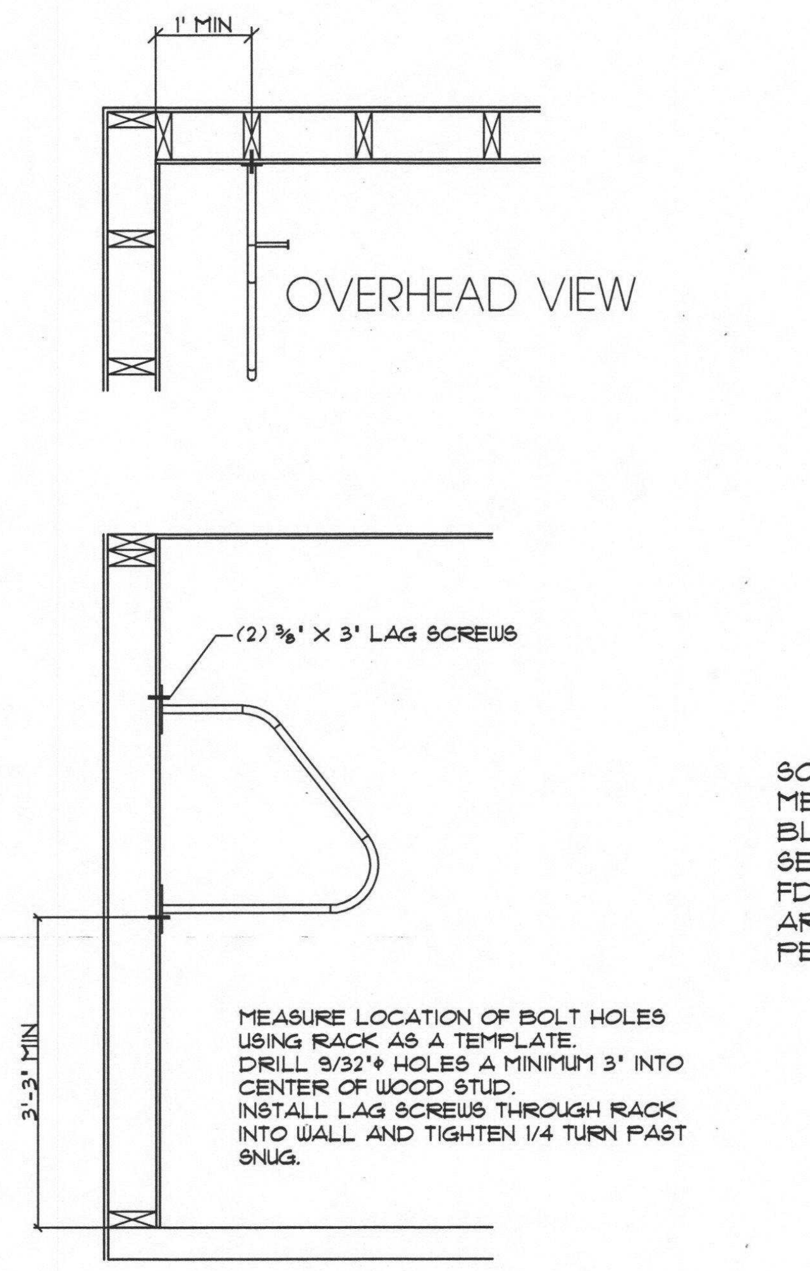
Detail B


2X6 STUDS @ 16" O.C. W/R-21 INSULATION OR AS PER CODE
1/2" GYP BOARD
3/4" T&G PWD OVER FLOOR JOISTS PER PLAN.

D 5B WALL FRAMING AT EXTERIOR STAIR WALL 1/2" = 1'-0"


GYP BD INSTALLED PER CHAPTER 7
GYP BD INSTALLED PER CHAPTER 7
WOOD STRUC PANEL ATTACHED PER SHEARWALL SCHEDULE
3rd 2X6 STUD TURNED FOR ENERGY CONSERVATION
SHEATHING AT INTERIOR
WOOD STRUC PANEL ATTACHED WITH 6D @ 6"O.C. EDGE, 12" FIELD
WOOD STRUC PANEL ATTACHED PER SHEAR SCHEDULE
GYP BD INSTALLED PER CHAPTER 7
3rd 2X6 STUD TURNED FOR ENERGY CONSERVATION
2 ROWS 16D @ 24" O.C.
GYP BD INSTALLED PER CH 7
FASTENING PER SHEAR SCHEDULE
SHEATHING AT EXTERIOR
GARAGE CORNER

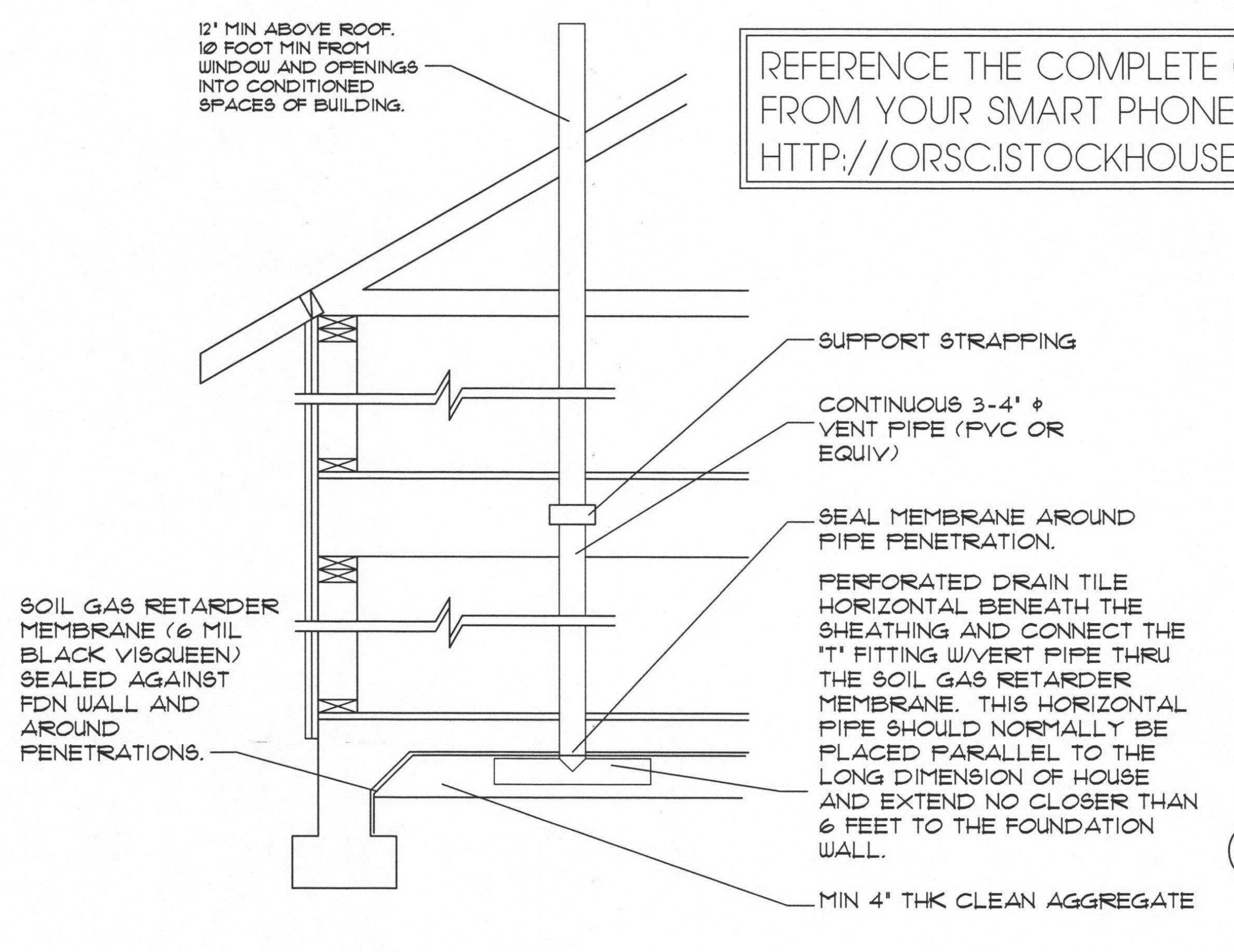
D 11 CORNER CONSTRUCTION 1/2" = 1'-0"



MEASURE LOCATION OF BOLT HOLES USING RACK AS A TEMPLATE.
DRILL 9/32"ϕ HOLES A MINIMUM 3" INTO CENTER OF WOOD STUD.
INSTALL LAG SCREWS THROUGH RACK INTO WALL AND TIGHTEN 1/4 TURN PAST SNUG.

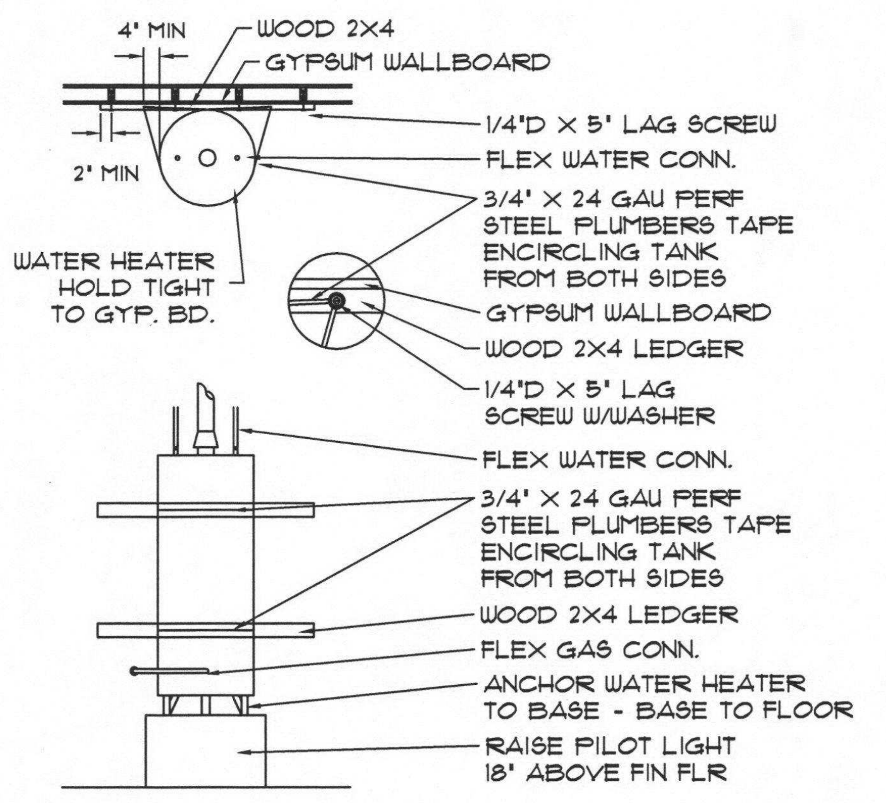
http://www.dero.com/product/ultra-space-saver-single/

D 14 INTERIOR BIKE RACK DETAIL 1/2" = 1'-0"

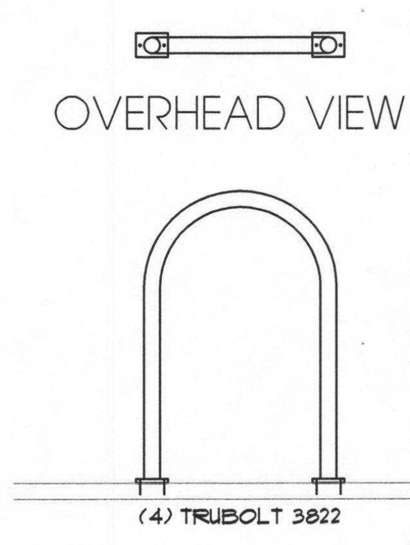

12" MIN ABOVE ROOF. 10 FOOT MIN FROM WINDOW AND OPENINGS INTO CONDITIONED SPACES OF BUILDING.
SUPPORT STRAPPING
CONTINUOUS 3-4" ϕ VENT PIPE (PVC OR EQUIV)
SEAL MEMBRANE AROUND PIPE PENETRATION.
SOIL GAS RETARDER MEMBRANE (6 MIL BLACK VISQUEEN) SEALED AGAINST FDN WALL AND AROUND PENETRATIONS.
PERFORATED DRAIN TILE HORIZONTAL BENEATH THE SHEATHING AND CONNECT THE "T" FITTING W/VERT PIPE THRU THE SOIL GAS RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF HOUSE AND EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
MIN 4" THK CLEAN AGGREGATE

D 9 RADON MITIGATION DETAIL 1/2" = 1'-0"

REFERENCE THE COMPLETE CODE FROM YOUR SMART PHONE! VISIT HTTP://ORSC.ISTOCKHOUSEPLANS.COM


4" MIN
WOOD 2X4
GYPSUM WALLBOARD
2" MIN
1/4"D X 5" LAG SCREW
FLEX WATER CONN.
3/4" X 24 GAU PERF STEEL PLUMBERS TAPE ENCIRCLING TANK FROM BOTH SIDES
WATER HEATER HOLD TIGHT TO GYP. BD.
GYPSUM WALLBOARD
WOOD 2X4 LEDGER
1/4"D X 5" LAG SCREW W/WASHER
FLEX WATER CONN.
3/4" X 24 GAU PERF STEEL PLUMBERS TAPE ENCIRCLING TANK FROM BOTH SIDES
WOOD 2X4 LEDGER
FLEX GAS CONN.
ANCHOR WATER HEATER TO BASE - BASE TO FLOOR
RAISE PILOT LIGHT 18" ABOVE FIN FLR

D 8 WATER HEATER DETAIL 1/2" = 1'-0"



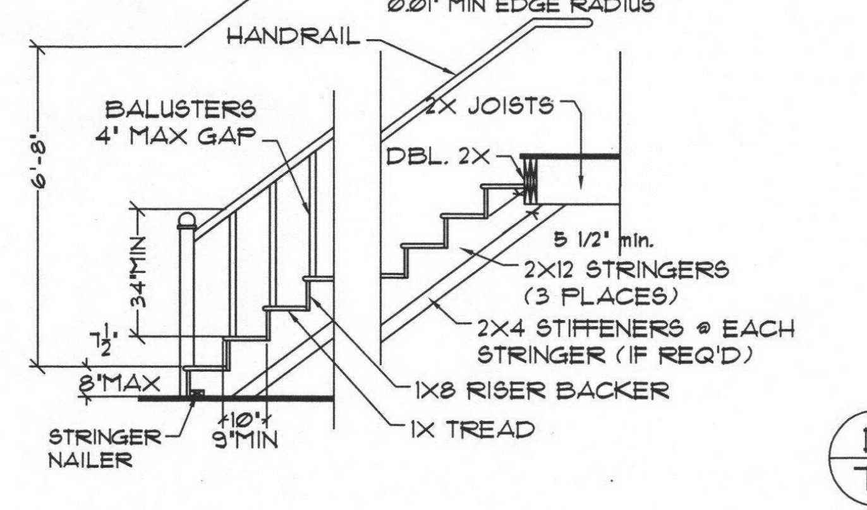
TEMPORARILY SET RACK IN PLACE.
SCRIBE BOLT HOLE LOCATIONS.
DRILL TO 2½" DEEP.
BLOW OUT FINES FROM HOLE.
PLACE RACK IN POSITION.
INSERT TRUBOLTS AND INSTALL TO 90%.
CHECK POSITION OF RACK AND TIGHTEN ALL BOLTS PER MFR SPECS.

https://www.theparkcatalog.com/u-bike-rack

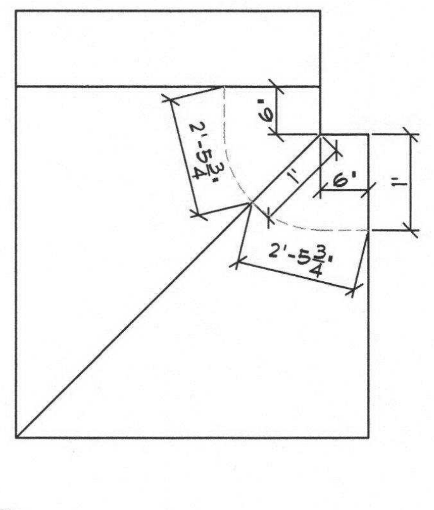
D 13 EXTERIOR BIKE RACK DETAIL 1/2" = 1'-0"

NOSING:
MAX 9/16" CURVATURE
PROJECTION BETWEEN 3/4" & 1¼"
MAX 3/8" PROJECTION DIFFERENCE
NOT REQ'D WHERE TREAD DEPTH IS 10" OR MORE.

HANDRAIL:
CIRCULAR TO BE BETWEEN 1¼" & 2" DIAMETER
NON-CIRC TO HAVE A PERIMETER BETWEEN 4" AND 6¼", NOT MORE THAN 2¼" MAXIMUM CROSS SECTION 0.01" MIN EDGE RADIUS

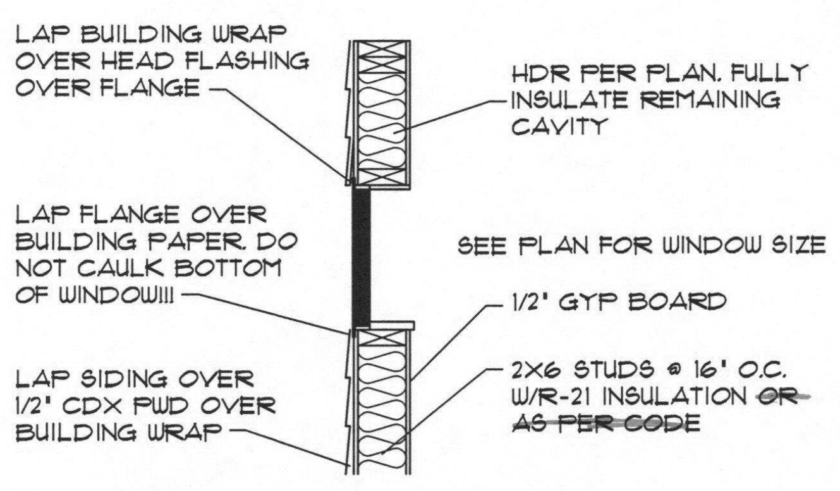


D 7 STAIR DETAIL 1/2" = 1'-0"

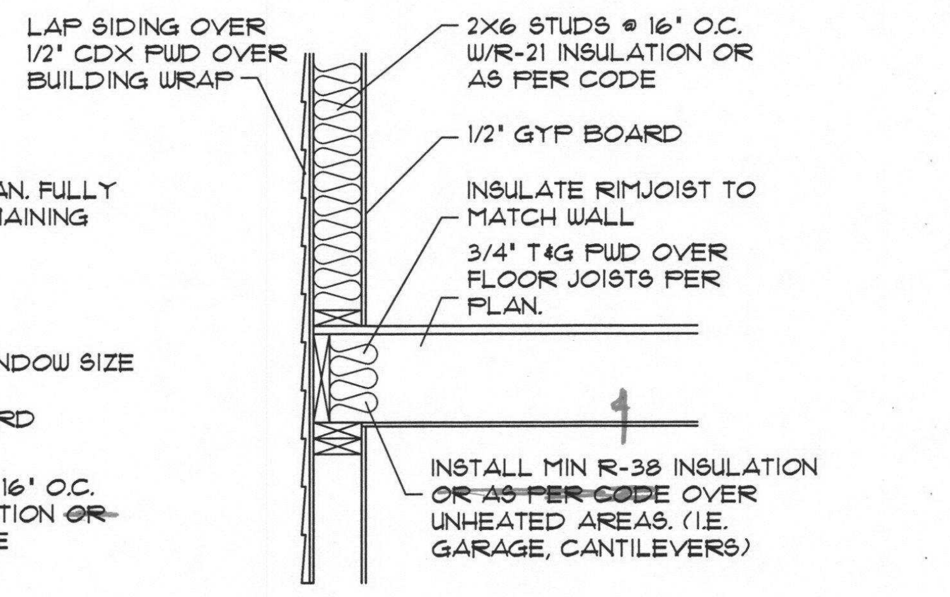


D 7A WINDER DETAIL 1/2" = 1'-0"

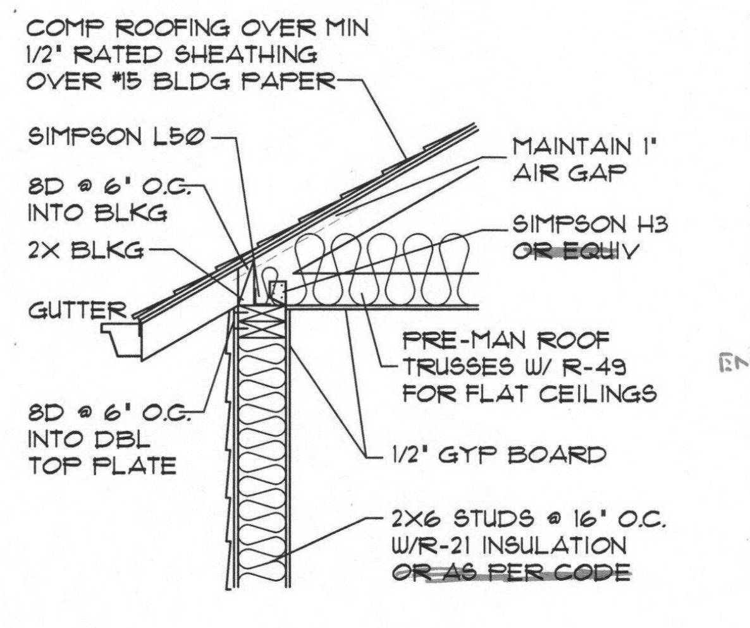
City of Portland
Bureau of
Development Services
By SG Date 6/14/18
Approved by
Planning and Zoning Review


LAP BUILDING WRAP OVER HEAD FLASHING OVER FLANGE
HDR PER PLAN. FULLY INSULATE REMAINING CAVITY
LAP FLANGE OVER BUILDING PAPER. DO NOT CAULK BOTTOM OF WINDOW!!!
SEE PLAN FOR WINDOW SIZE
1/2" GYP BOARD
LAP SIDING OVER 1/2" CDX PWD OVER BUILDING WRAP
2X6 STUDS @ 16" O.C. W/R-21 INSULATION ~~OR AS PER CODE~~

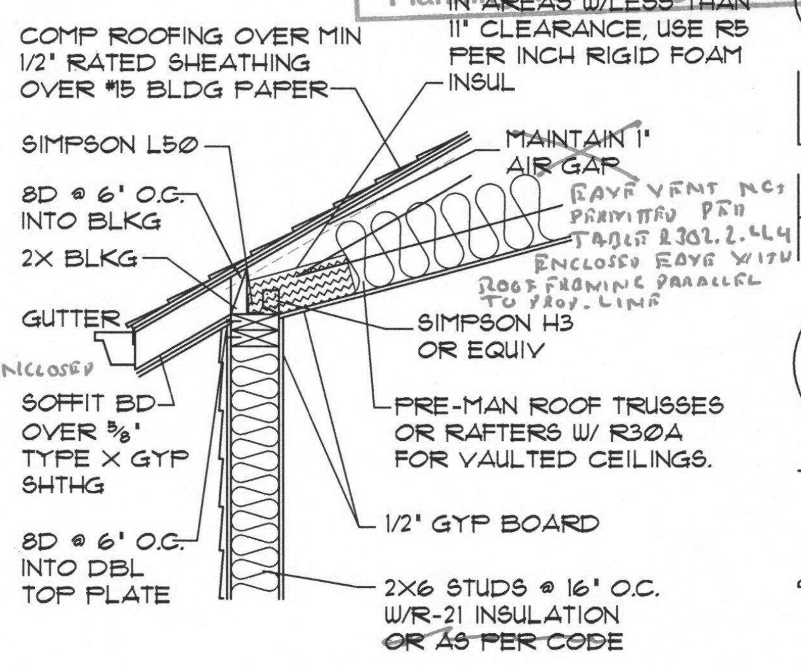
D 4 WINDOW AND DOOR DETAIL 1/2" = 1'-0"


LAP SIDING OVER 1/2" CDX PWD OVER BUILDING WRAP
2X6 STUDS @ 16" O.C. W/R-21 INSULATION OR AS PER CODE
1/2" GYP BOARD
INSULATE RIMJOIST TO MATCH WALL
3/4" T&G PWD OVER FLOOR JOISTS PER PLAN.
INSTALL MIN R-38 INSULATION ~~OR AS PER CODE~~ OVER UNHEATED AREAS. (I.E. GARAGE, CANTILEVERS)

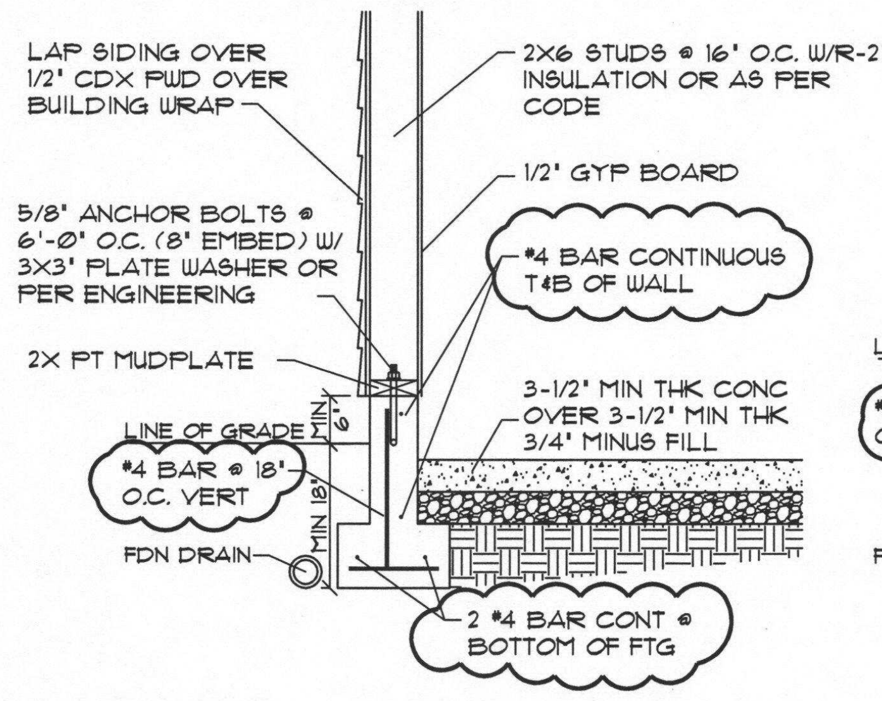
D 5 FRAMED FLOOR PLENUM DETAIL 1/2" = 1'-0"


COMP ROOFING OVER MIN 1/2" RATED SHEATHING OVER #15 BLDG PAPER
SIMPSON L50
MAINTAIN 1" AIR GAP
8D @ 6" O.C. INTO BLKG
SIMPSON H3 ~~OR EQUIV~~
2X BLKG
GUTTER
PRE-MAN ROOF TRUSSES W/ R-49 FOR FLAT CEILINGS
8D @ 6" O.C. INTO DBL TOP PLATE
1/2" GYP BOARD
2X6 STUDS @ 16" O.C. W/R-21 INSULATION ~~OR AS PER CODE~~

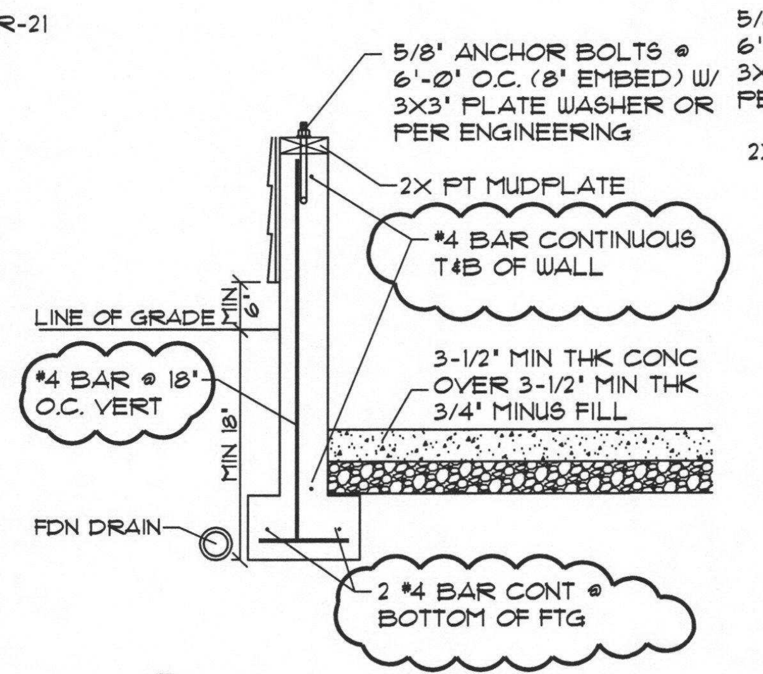
D 6 ROOF TRUSS DETAIL 1/2" = 1'-0"


COMP ROOFING OVER MIN 1/2" RATED SHEATHING OVER #15 BLDG PAPER
IN AREAS W/LESS THAN 11" CLEARANCE, USE R5 PER INCH RIGID FOAM INSUL
SIMPSON L50
MAINTAIN 1" AIR GAP
EAVE VENT NOT PERMITTED PER TABLE R302.2.4(4)
ENCLOSED EAVE WITH ROOF FRAMING PARALLEL TO PROP. LINE
8D @ 6" O.C. INTO BLKG
2X BLKG
SIMPSON H3 OR EQUIV
GUTTER
ENCLOSED
SOFFIT BD OVER 5/8" TYPE X GYP SHTHG
PRE-MAN ROOF TRUSSES OR RAFTERS W/ R30A FOR VAULTED CEILINGS.
8D @ 6" O.C. INTO DBL TOP PLATE
1/2" GYP BOARD
2X6 STUDS @ 16" O.C. W/R-21 INSULATION ~~OR AS PER CODE~~

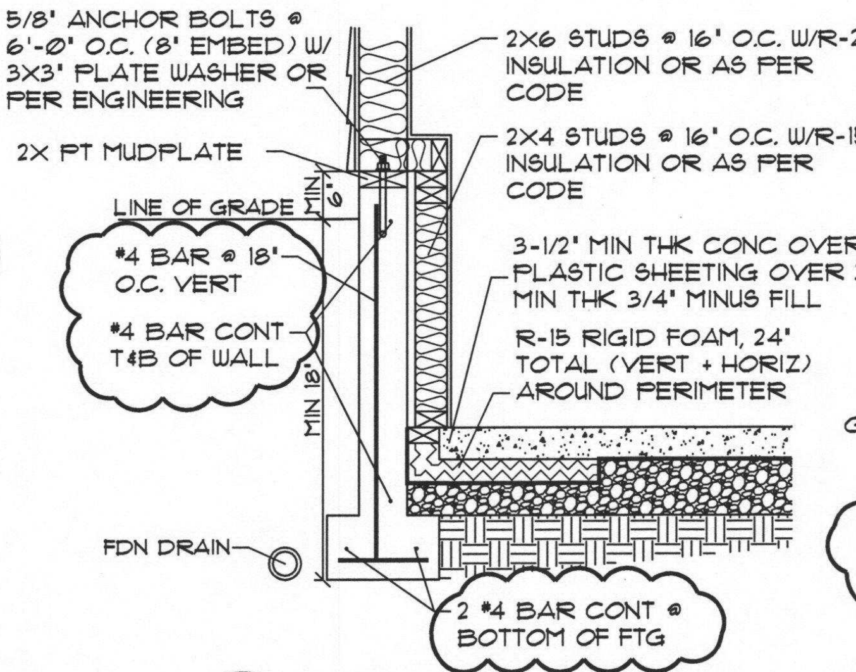
D 6A ROOF TRUSS DETAIL 1/2" = 1'-0"


LAP SIDING OVER 1/2" CDX PWD OVER BUILDING WRAP
2X6 STUDS @ 16" O.C. W/R-21 INSULATION OR AS PER CODE
1/2" GYP BOARD
5/8" ANCHOR BOLTS @ 6'-0" O.C. (8" EMBED) W/ 3X3" PLATE WASHER OR PER ENGINEERING
#4 BAR CONTINUOUS T&B OF WALL
2X PT MUDPLATE
3-1/2" MIN THK CONC OVER 3-1/2" MIN THK 3/4" MINUS FILL
LINE OF GRADE
MIN 6"
#4 BAR @ 18" O.C. VERT
MIN 18"
FDN DRAIN
2 #4 BAR CONT @ BOTTOM OF FTG

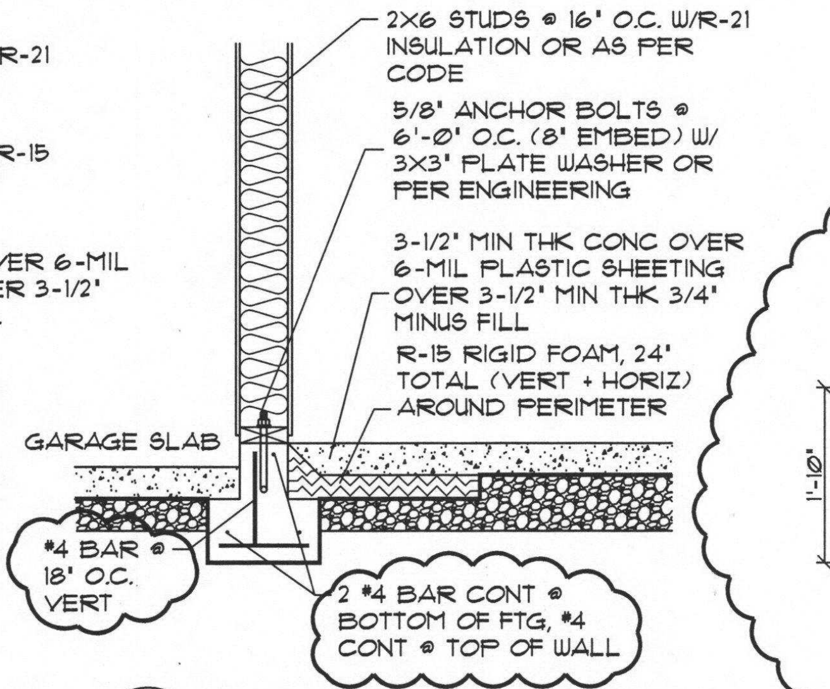
D 3 GARAGE SLAB DETAIL 1/2" = 1'-0"


5/8" ANCHOR BOLTS @ 6'-0" O.C. (8" EMBED) W/ 3X3" PLATE WASHER OR PER ENGINEERING
2X PT MUDPLATE
#4 BAR CONTINUOUS T&B OF WALL
LINE OF GRADE
MIN 6"
#4 BAR @ 18" O.C. VERT
3-1/2" MIN THK CONC OVER 3-1/2" MIN THK 3/4" MINUS FILL
MIN 18"
FDN DRAIN
2 #4 BAR CONT @ BOTTOM OF FTG

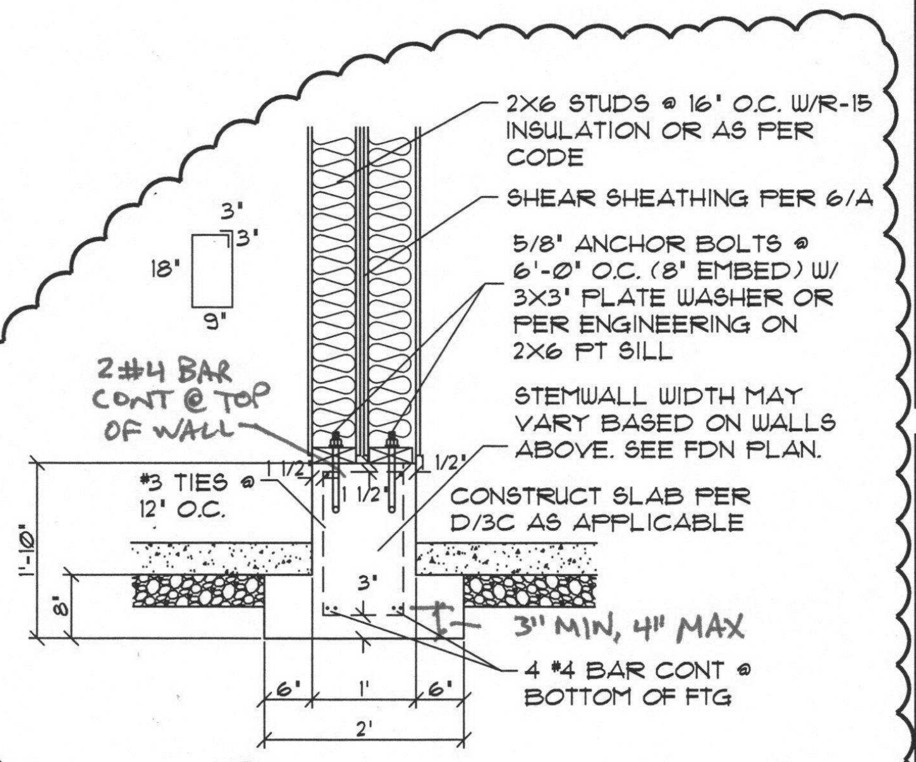
D 3A BURIED SLAB DETAIL 1/2" = 1'-0"


5/8" ANCHOR BOLTS @ 6'-0" O.C. (8" EMBED) W/ 3X3" PLATE WASHER OR PER ENGINEERING
2X6 STUDS @ 16" O.C. W/R-21 INSULATION OR AS PER CODE
2X PT MUDPLATE
2X4 STUDS @ 16" O.C. W/R-15 INSULATION OR AS PER CODE
LINE OF GRADE
MIN 6"
#4 BAR @ 18" O.C. VERT
#4 BAR CONT T&B OF WALL
3-1/2" MIN THK CONC OVER 6-MIL PLASTIC SHEETING OVER 3-1/2" MIN THK 3/4" MINUS FILL
R-15 RIGID FOAM, 24" TOTAL (VERT + HORIZ) AROUND PERIMETER
MIN 18"
FDN DRAIN
2 #4 BAR CONT @ BOTTOM OF FTG

D 3B WARM SLAB DETAIL 1/2" = 1'-0"


2X6 STUDS @ 16" O.C. W/R-21 INSULATION OR AS PER CODE
5/8" ANCHOR BOLTS @ 6'-0" O.C. (8" EMBED) W/ 3X3" PLATE WASHER OR PER ENGINEERING
3-1/2" MIN THK CONC OVER 6-MIL PLASTIC SHEETING OVER 3-1/2" MIN THK 3/4" MINUS FILL
R-15 RIGID FOAM, 24" TOTAL (VERT + HORIZ) AROUND PERIMETER
GARAGE SLAB
#4 BAR @ 18" O.C. VERT
2 #4 BAR CONT @ BOTTOM OF FTG, #4 CONT @ TOP OF WALL

D 3C WALL BETWEEN HOUSE AND GAR 1/2" = 1'-0"


2X6 STUDS @ 16" O.C. W/R-15 INSULATION OR AS PER CODE
SHEAR SHEATHING PER 6/A
5/8" ANCHOR BOLTS @ 6'-0" O.C. (8" EMBED) W/ 3X3" PLATE WASHER OR PER ENGINEERING ON 2X6 PT SILL
3"
3"
18"
9"
2#4 BAR CONT @ TOP OF WALL
STEMWALL WIDTH MAY VARY BASED ON WALLS ABOVE. SEE FDN PLAN.
1 1/2"
1 1/2"
1 1/2"
1 1/2"
#3 TIES @ 12" O.C.
CONSTRUCT SLAB PER D/3C AS APPLICABLE
1'-10"
8"
3"
3" MIN, 4" MAX
4 #4 BAR CONT @ BOTTOM OF FTG
6"
1'
6"
2'

D 3D PARTY WALL FOOTING 1/2" = 1'-0"

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY & ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS IS STRICTLY PROHIBITED. PLANS ARE CAREFULLY PREPARED FOR USE BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL BUILDING CODES & REGULATIONS, & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY & OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS IN THE PLANS FOR ERRORS & OMISSIONS. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO $20,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

PLAN# 
NAME NOTES
SHEET DETAILS
DATE 4/9/18
SHEET# ND

## SHEARWALL SHEATHING SCHEDULE

| TYPE | THICKNESS | EDGE NAILING | SILL TO FLOOR | SILL TO FOUNDATION |
|---|---|---|---|---|
| A | 15/32" | 8D @ 6" O.C. | SDS25312 @ 16" O.C. | 5/8"⌀ A.B. @ 36" O.C. |
| B | 15/32" | 8D @ 4" O.C. | (2) SDS25312 @ 16" O.C. | 5/8"⌀ A.B. @ 24" O.C. |
| C | 15/32" | 8D @ 3" O.C. | (2) SDS25312 @ 12" O.C. | 5/8"⌀ A.B. @ 18" O.C. |

## SHEARWALL HOLDDOWN SCHEDULE

| # | TYPE |
|---|---|
| 0 | NO HOLDDOWN REQ'D |
| 1 | SIMPSON MST60 |

MST60 – FILL 23 HOLES TOP AND 23 HOLES BOTTOM

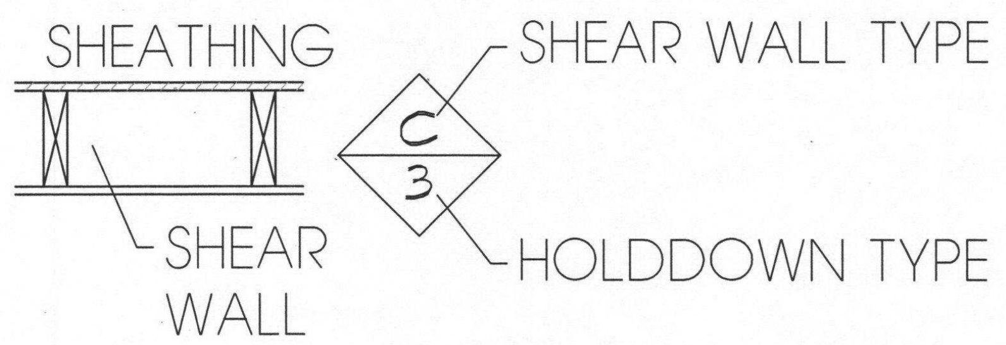
| # | TYPE | AB DIA | COL |
|---|---|---|---|
| 2 | SIMPSON HDU2 | 5/8" | 2–2X |
| 3 | SIMPSON HDU4 | 5/8" | 2–2X |
| 4 | SIMPSON HDU8 | 7/8" | 2–2X |
| 5 | SIMPSON HDU11 | 1" | 6X |

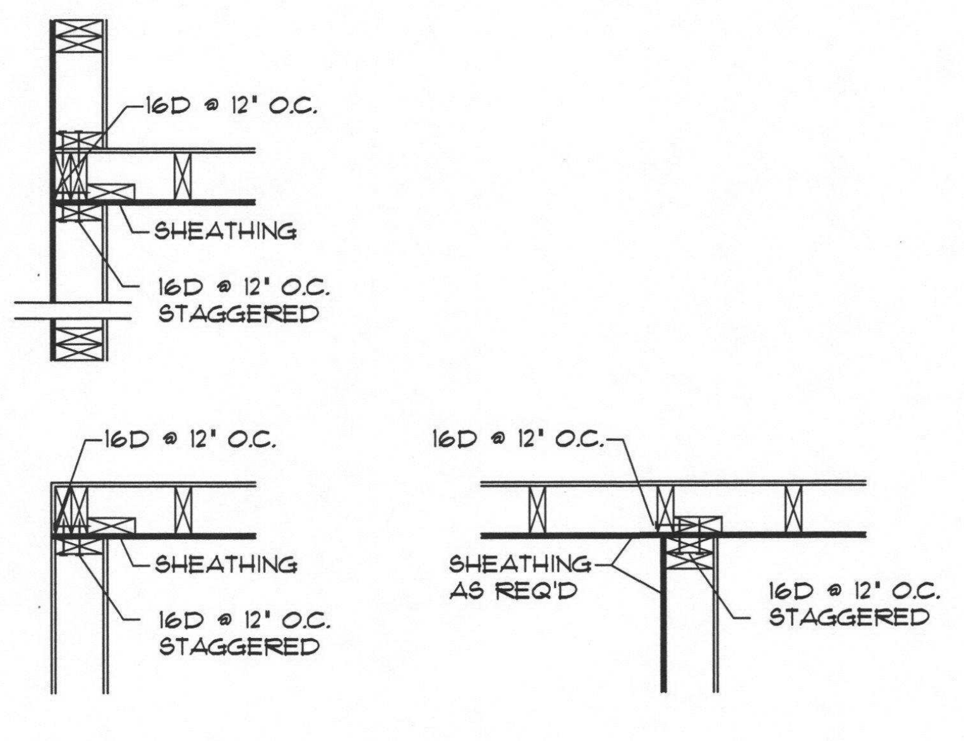
ALL HDU FILL ALL HOLES

## GENERAL SHEATHING NOTES

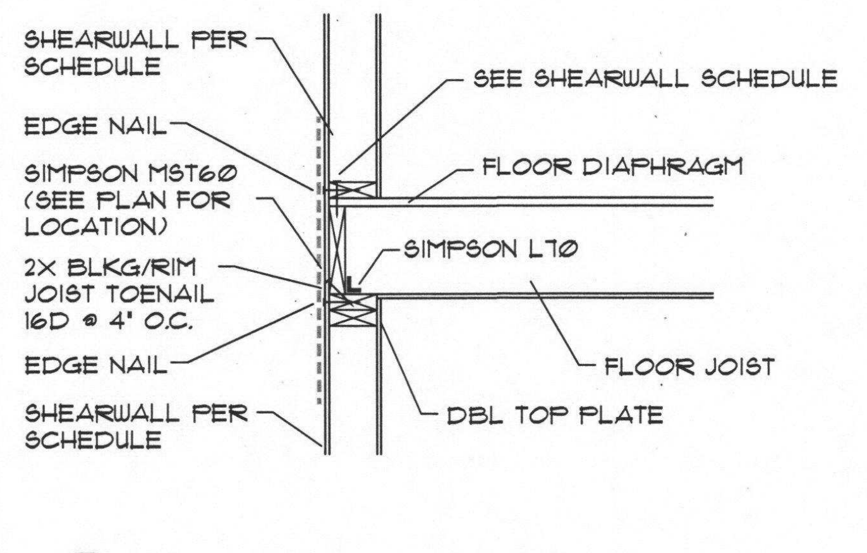
ROOF DIAPHRAGM:
MIN 1/2" CDX PWD (48/24) W/
8D @ 6" O.C. EDGES
8D @ 12" O.C. FIELD

FLOOR DIAPHRAGM:
MIN 3/4" CDX PWD (32/16) W/
10D @ 6" O.C. EDGES
10D @ 12" O.C. FIELD

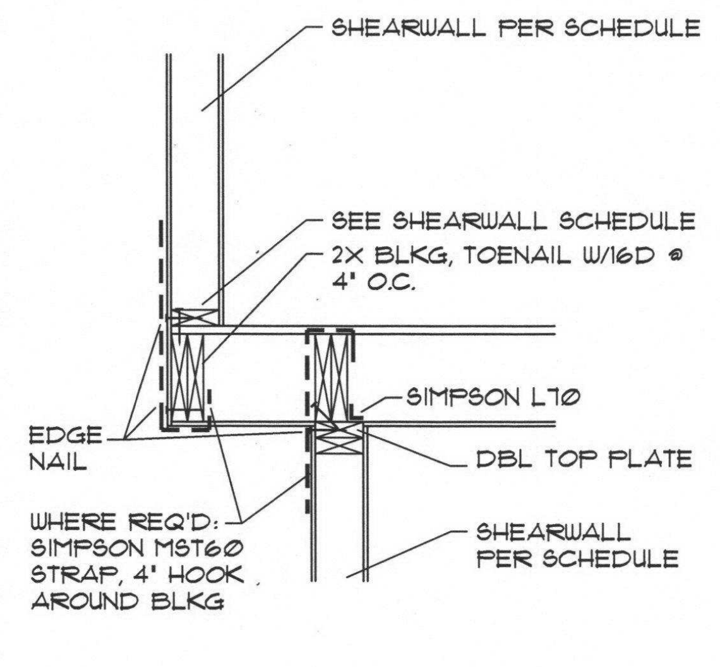




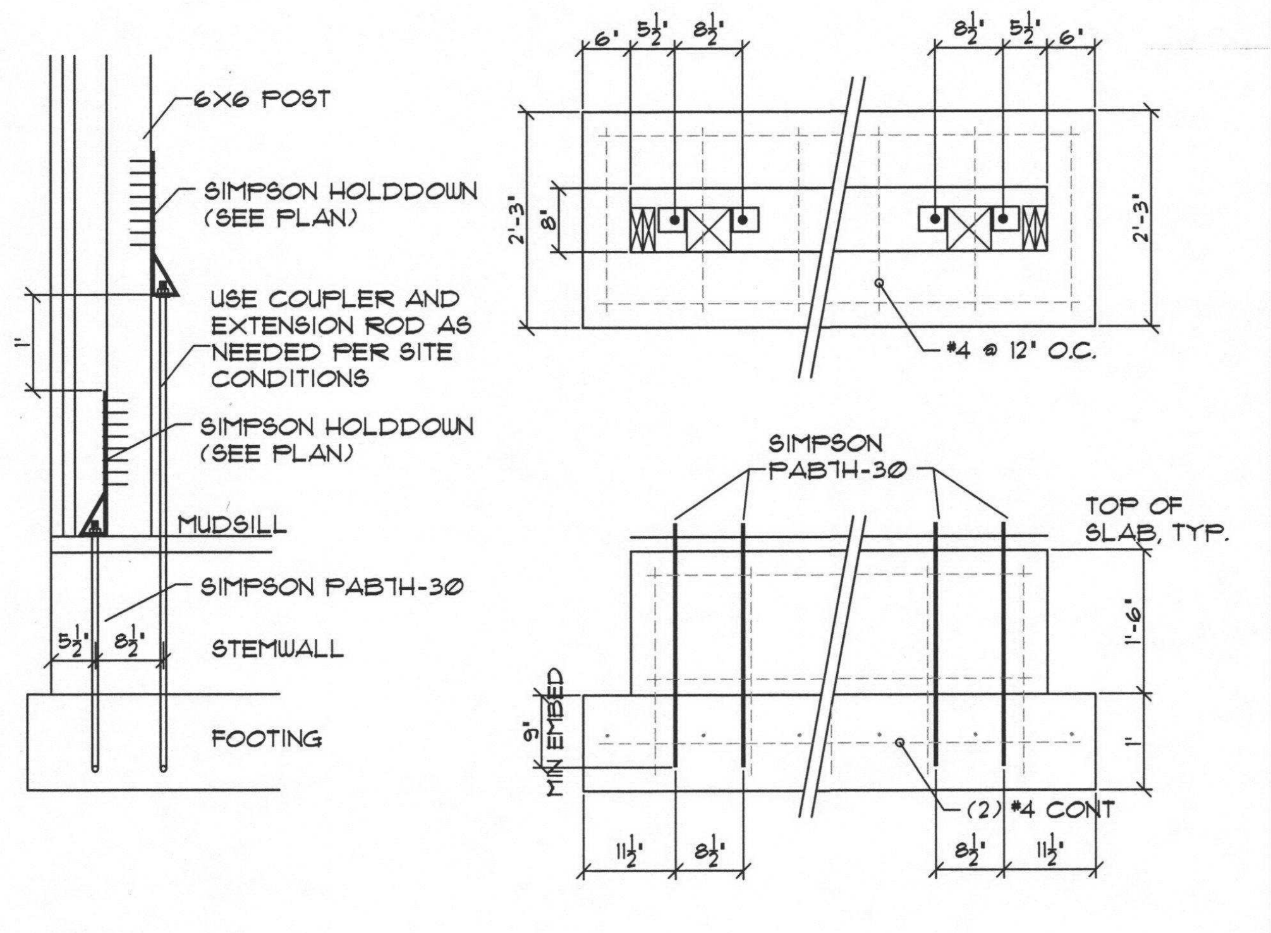
S/6 TYPICAL THROUGH SHEATHING DETAIL 1/2" = 1'-0"



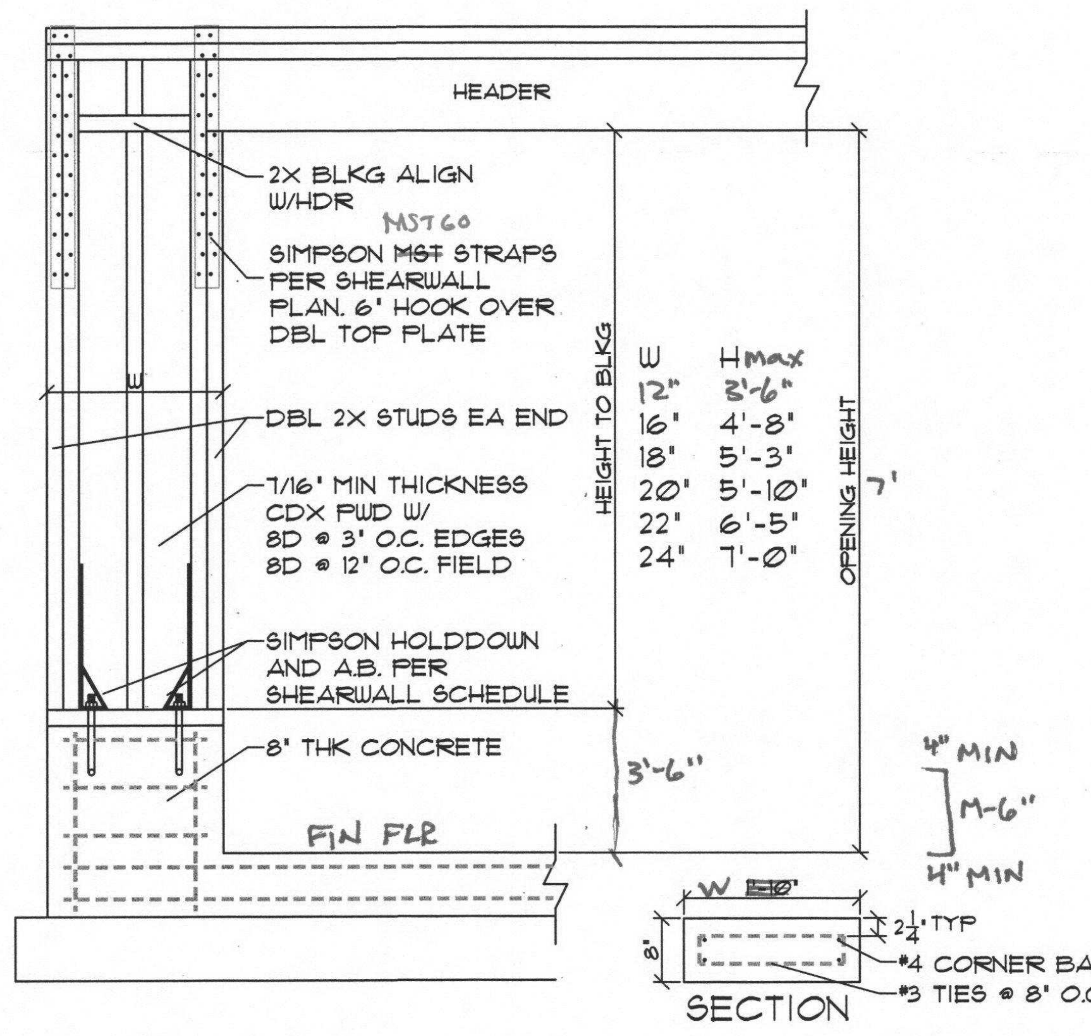
S/5 SHEARWALL TO SHEARWALL CONNECTION 1/2" = 1'-0"



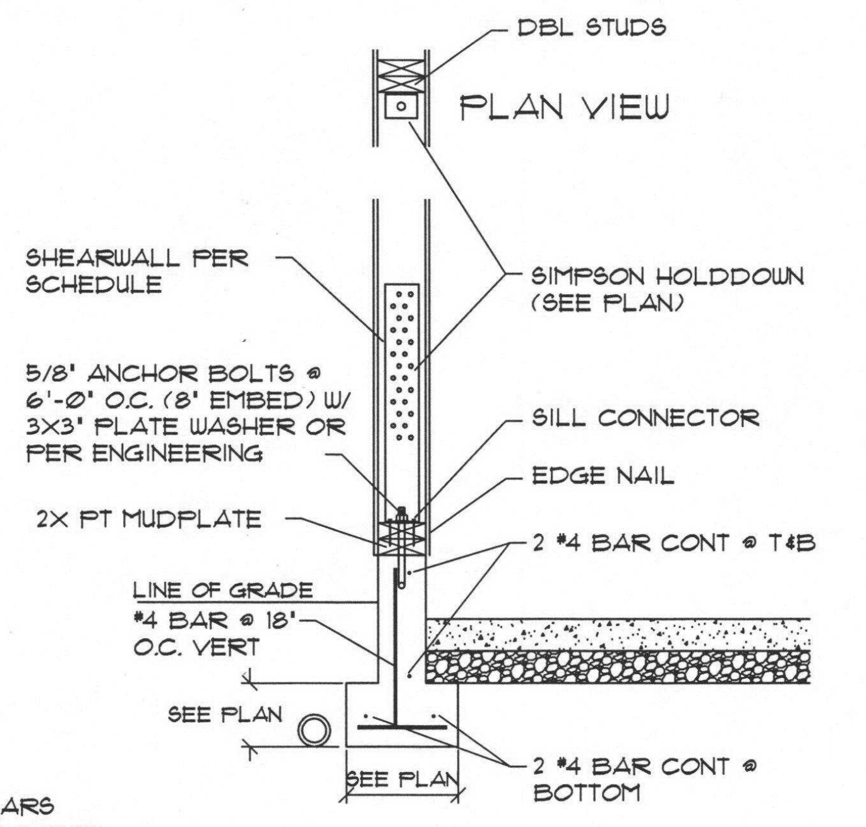
S/4 SHEAR STRAP @ CANTILEVER 1/2" = 1'-0"



S/3 DOUBLE HOLDDOWN DETAIL 1/2" = 1'-0"

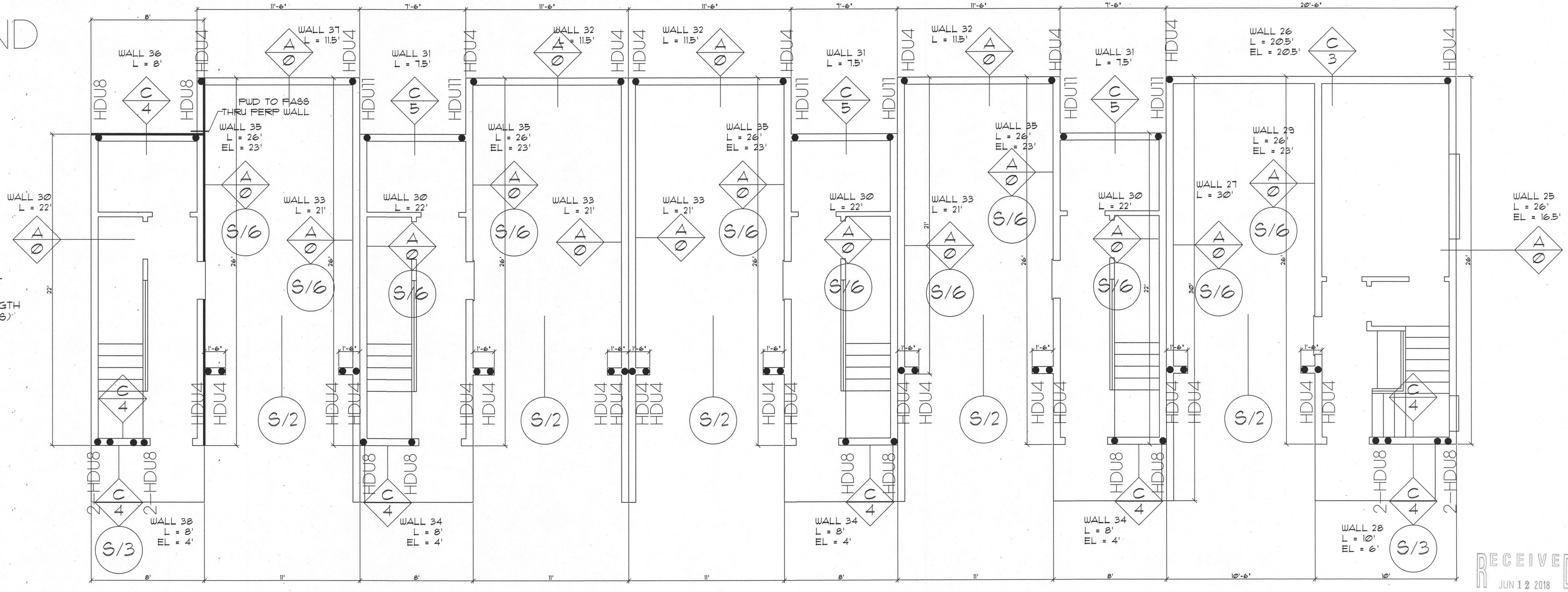


S/2 PORTAL FRAME 1/2" = 1'-0"



S/1 HOLDDOWN CONNECTION 1/2" = 1'-0"

# GROUND FLOOR



WALL #, SEE CALC PACKET
L = FULL WALL LENGTH
EL = EFFECTIVE WALL LENGTH (EXCLUDES PERFORATIONS)

STUDS TO BE 16" O.C U.N.O.

DBL STUDS AT EACH SHEARWALL END AND HD U.N.O.

EXTEND SHEARWALLS TO ROOF DIAPHRAGM

EACH UNIT STRUCTURALLY INDEPENDENT

# SHEAR ENGINEERING

SCALE: 3/16" = 1'

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY & ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS IS STRICTLY PROHIBITED. PLANS ARE CAREFULLY PREPARED FOR USE BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL BUILDING CODES & REGULATIONS, & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY & OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS IN THE PLANS FOR ERRORS & OMMISIONS. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABLITIES THAT INCLUDE PENALTIES OF UP TO $20,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

PLAN# 7614 SE
NAME WASHINGTON
SHEET SHEAR
DATE 4/9/18
SHEET# S1

2

PCC 24.70.080 Fills:

B. Ground preparation. The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, top-soil, and other unsuitable materials scarifying to provide a bond with the new fill, and where slopes are steeper than 5 to 1, and the height greater than 5 feet, by benching into competent material or sound bedrock as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than 5 to 1 shall be at least 10 feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. Where fill is to be placed over a cut the bench under the toe of a fill shall be at least 10 feet wide but the cut must be made before placing fill and approved by the soils engineer and engineering geologist as a suitable foundation for fill. Unsuitable soil is soil which in the opinion of the Director or the civil engineer or the soils engineer or the engineering geologist, is not competent to support either soil or fill, to support structures or to satisfactorily perform the other functions for which the soil is intended.

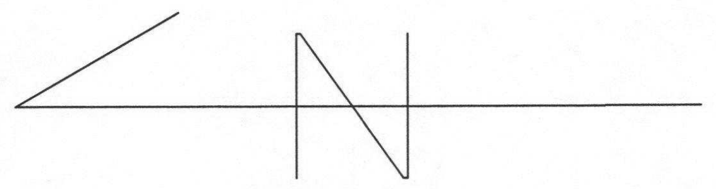
C. Fill material. Only permitted material free from tree stumps, detrimental amounts of organic matter, trash, garbage, sod, peat, and similar materials shall be used. Rocks larger than 6 inches in greatest dimension shall not be used unless the method of placement is properly devised, continuously inspected, and approved by the Director.

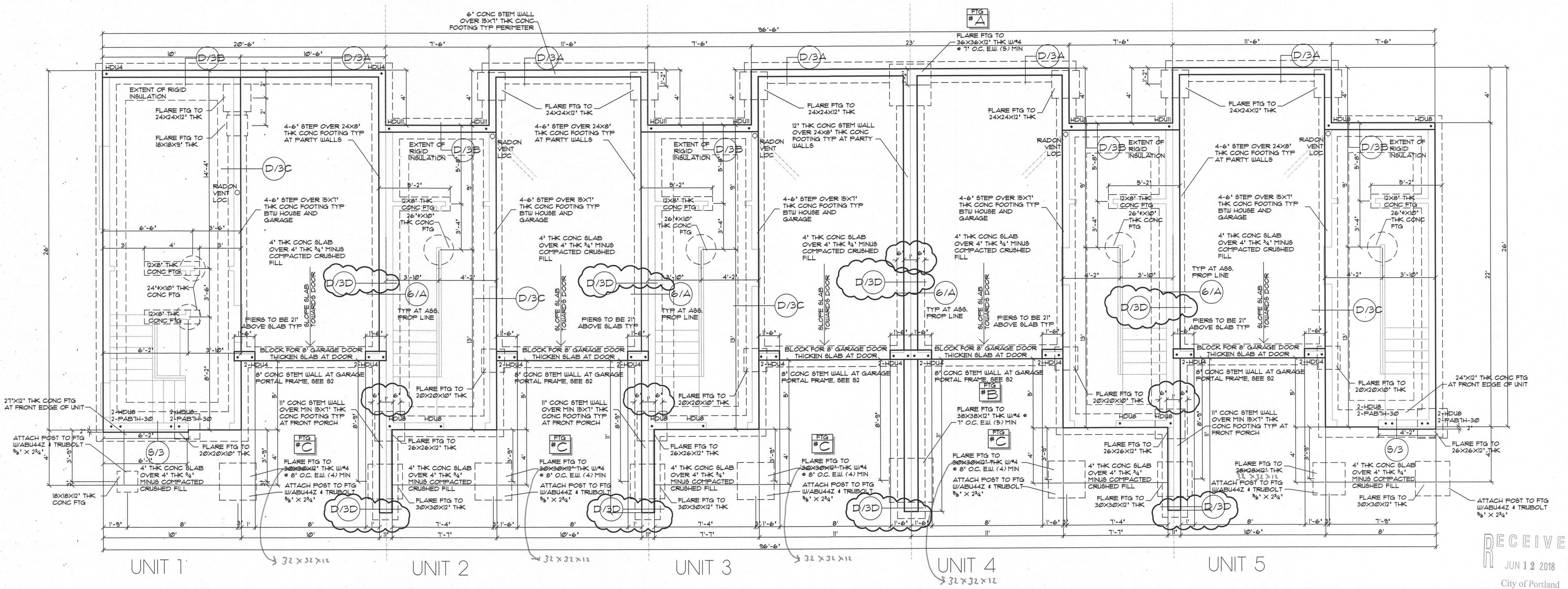
The following shall also apply:

1. Rock sizes greater than 6 inches in maximum dimension shall be 10 feet or more below grade, measured vertically.

2. Rocks shall be placed so as to assure filling all voids with fines. Topsoil may be used in the top 12-inch surface layer to aid in planting and landscaping.

D. Compaction of fill. All fills shall be compacted to a minimum relative dry density of 90 percent as determined in accordance with ASTM Standard D-1557-78. Field density verification shall be determined in accordance with ASTM Standard D-1556-82 or equivalent and must be submitted for any fill 12 inches or more in depth where such fill may support the foundation for a structure. A higher relative dry density, or additional compaction tests, or both, may be required at any time by the Director.




6" CONC STEM WALL OVER 15X7" THK CONC FOOTING TYP PERIMETER
96'-6"
20'-6"
10'
10'-6"
7'-6"
11'-6"
23'
D/3A
D/3B
D/3C
D/3D
6/A
S/3
HDU4
HDU11
HDU8
2-HDU4
2-HDU8
2-PAB7H-30
FTG #A
FTG #B
FTG #C
FLARE FTG TO 36X36X12" THK W/#4 @ 7" O.C. E.W. (5) MIN
FLARE FTG TO 38X38X12" THK W/#4 @ 7" O.C. E.W. (5) MIN
EXTENT OF RIGID INSULATION
FLARE FTG TO 24X24X12" THK
FLARE FTG TO 18X18X9" THK
4-6" STEP OVER 24X8" THK CONC FOOTING TYP AT PARTY WALLS
12" THK CONC STEM WALL OVER 24X8" THK CONC FOOTING TYP AT PARTY WALLS
RADON VENT LOC
4-6" STEP OVER 15X7" THK CONC FOOTING TYP BTW HOUSE AND GARAGE
4" THK CONC SLAB OVER 4" THK 3/4" MINUS COMPACTED CRUSHED FILL
12X8" THK CONC FTG
24"⌀X10" THK CONC FTG
26"⌀X10" THK CONC FTG
SLOPE SLAB TOWARDS DOOR
PIERS TO BE 21" ABOVE SLAB TYP
TYP AT ASS. PROP LINE
BLOCK FOR 8' GARAGE DOOR THICKEN SLAB AT DOOR
8" CONC STEM WALL AT GARAGE PORTAL FRAME, SEE S2
11" CONC STEM WALL OVER MIN 15X7" THK CONC FOOTING TYP AT FRONT PORCH
FLARE FTG TO 20X20X10" THK
FLARE FTG TO 26X26X12" THK
FLARE FTG TO ~~30X30X12"~~ THK W/#4 @ 8" O.C. E.W. (4) MIN
FLARE FTG TO 30X30X12" THK
FLARE FTG TO ~~28X28X12"~~ THK
32 X 32 X 12
ATTACH POST TO FTG W/ABU44Z & TRUBOLT 5/8" X 2 3/4"
27"X12" THK CONC FTG AT FRONT EDGE OF UNIT
24"X12" THK CONC FTG AT FRONT EDGE OF UNIT
18X18X12" THK CONC FTG
4" THK CONC SLAB OVER 4" THK 3/4" MINUS COMPACTED CRUSHED FILL
26'
22'
14'-4"
6'-6"
3'-6"
6'-2"
3'-10"
4'-2"
5'-2"
8'-2"
8'-9"
3'-9"
1'-6"
1'-9"
7'-4"
7'-7"
7'-9"
10'-6"
11'
8'
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5

32 X 32 X 12

32 X 32 X 12

32 X 32 X 12

32 X 32 X 12

# FOUNDATION

SCALE: 1/4" = 1'

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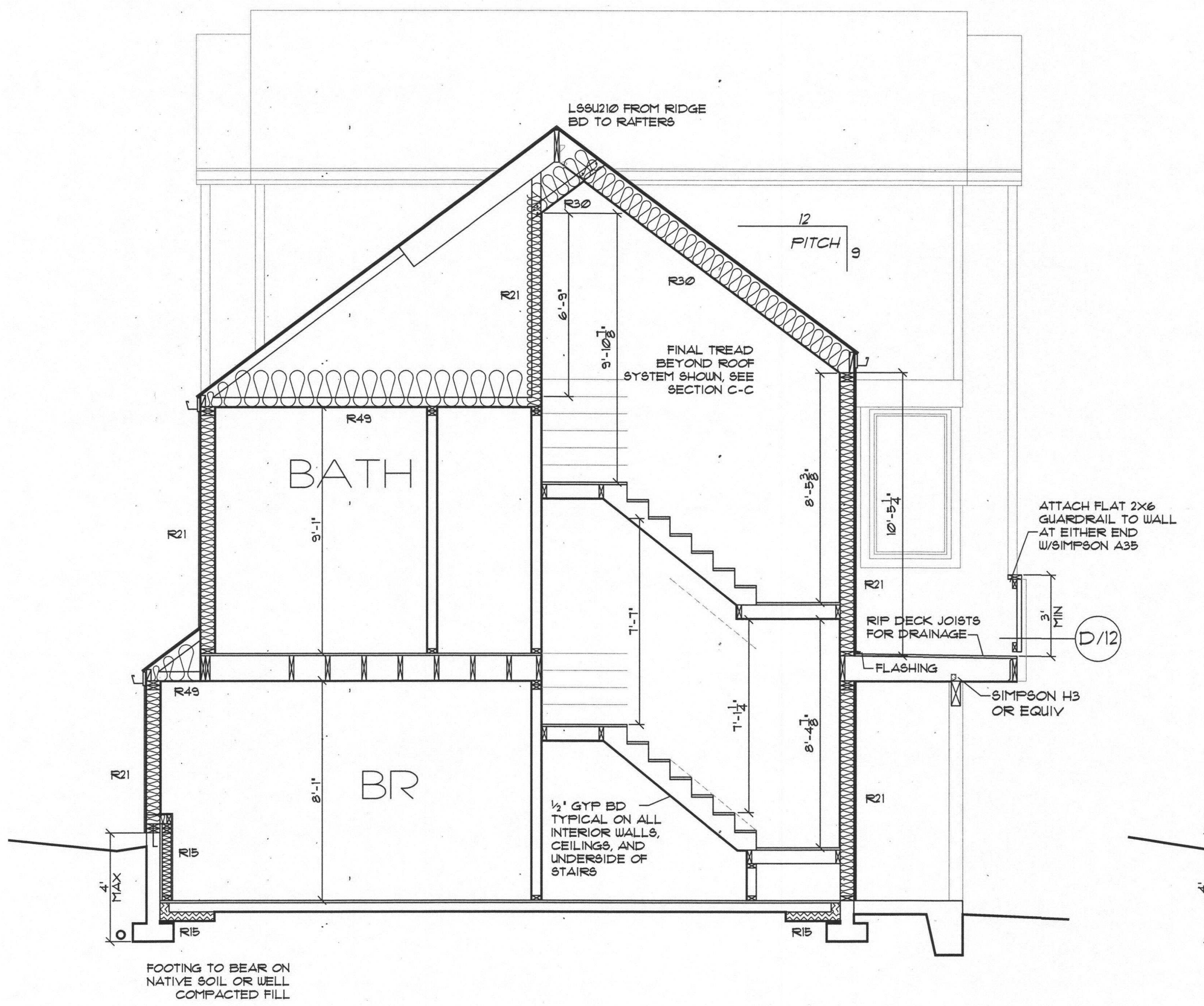
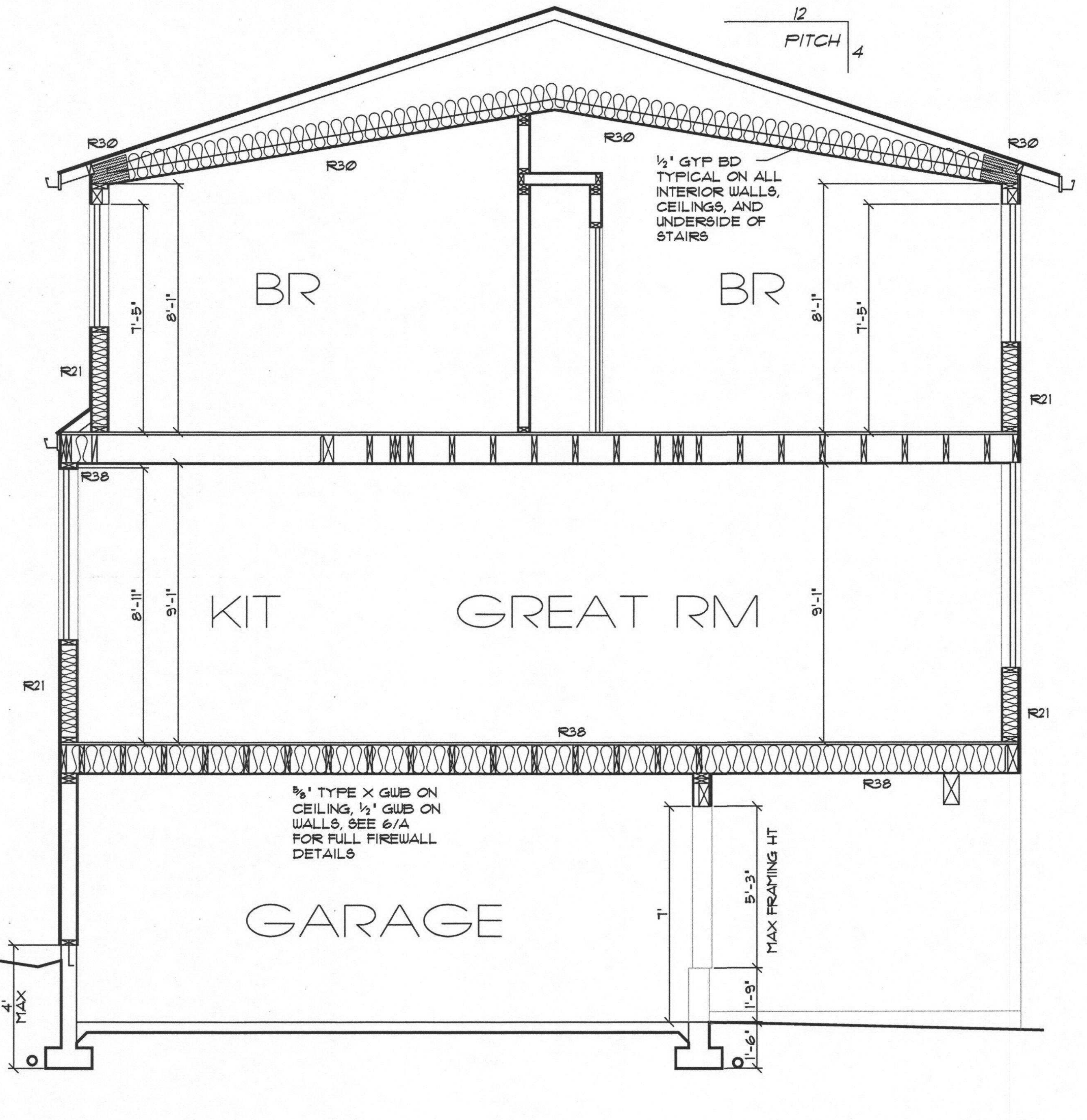
PLAN# 7622 SE
NAME WASHINGTON
SHEET FDN
DATE 4/9/18
SHEET# 2

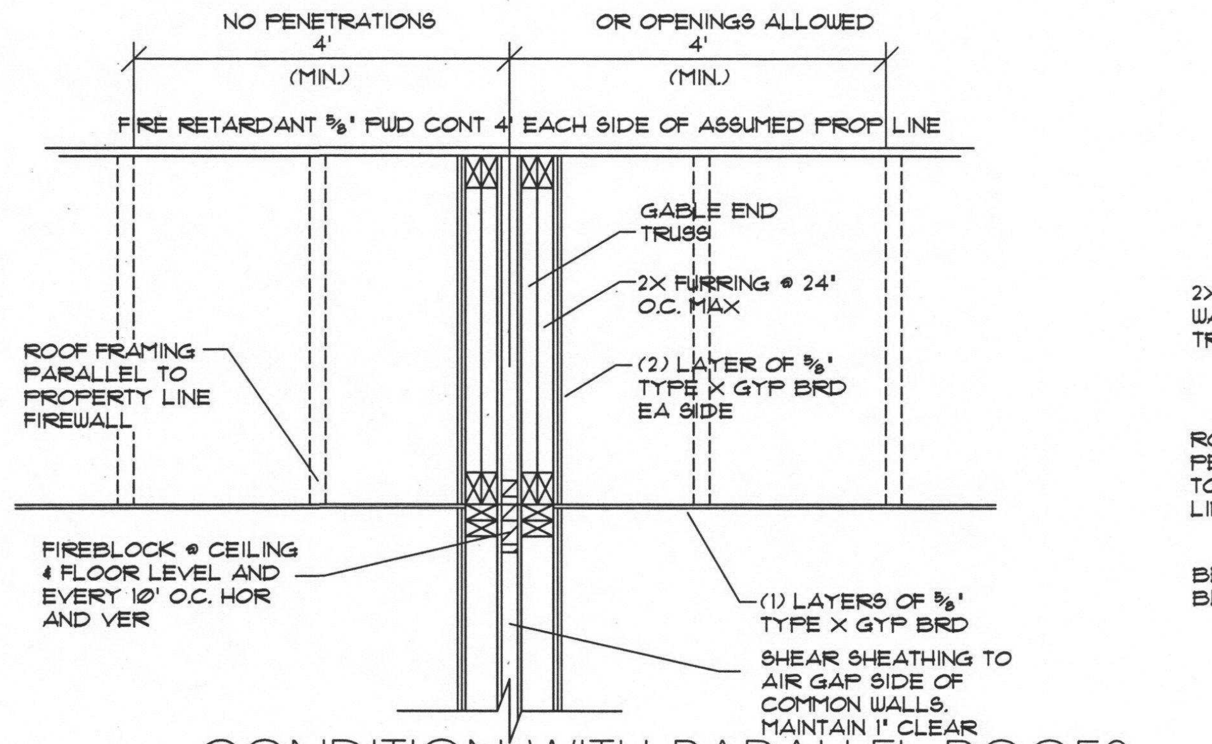
17-258825/47/53/57/58-RS


LSSU210 FROM RIDGE BD TO RAFTERS
12
PITCH 9
R30
R30
R21
6'-9"
9'-10⅞"
FINAL TREAD BEYOND ROOF SYSTEM SHOWN, SEE SECTION C-C
R49
BATH
9'-1"
8'-5⅜"
10'-5¼"
R21
ATTACH FLAT 2X6 GUARDRAIL TO WALL AT EITHER END W/SIMPSON A35
3' MIN
D/12
RIP DECK JOISTS FOR DRAINAGE
FLASHING
SIMPSON H3 OR EQUIV
7'-7"
7'-1¼"
8'-4⅞"
R49
R21
BR
8'-1"
½" GYP BD TYPICAL ON ALL INTERIOR WALLS, CEILINGS, AND UNDERSIDE OF STAIRS
R15
4' MAX
R15
R15
FOOTING TO BEAR ON NATIVE SOIL OR WELL COMPACTED FILL

## SECTION A—A

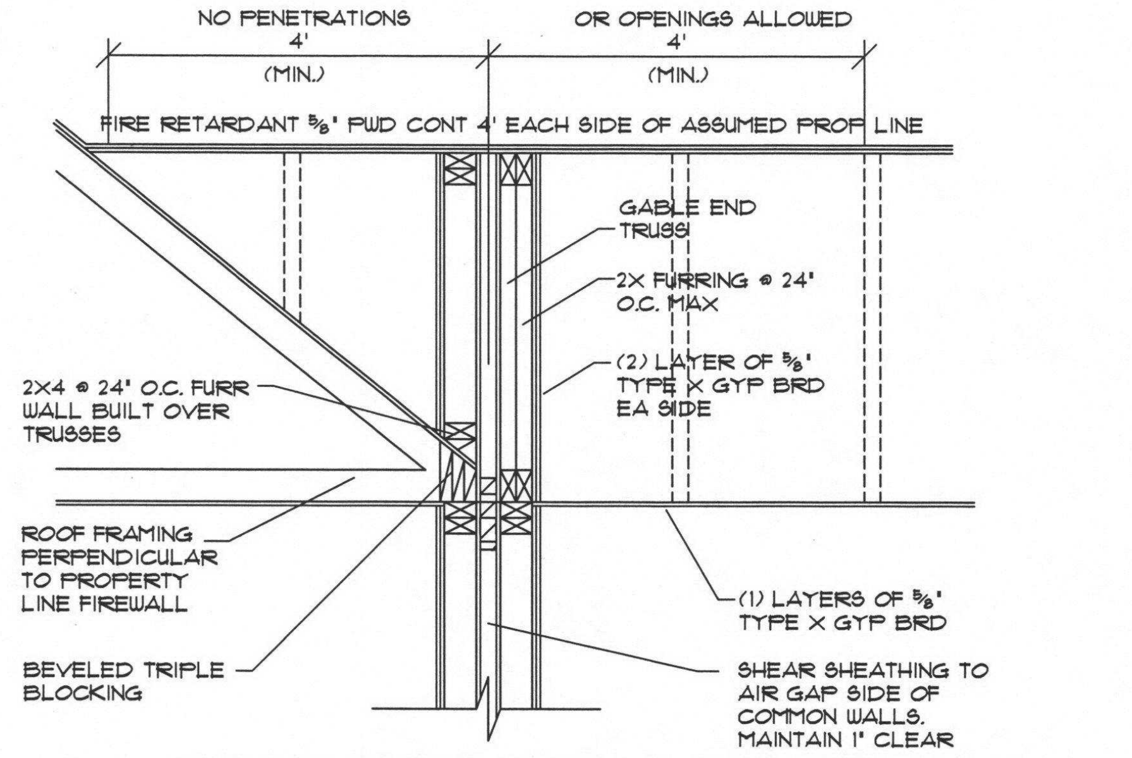

12
PITCH 4
R30
R30
R30
R30
½" GYP BD TYPICAL ON ALL INTERIOR WALLS, CEILINGS, AND UNDERSIDE OF STAIRS
BR
BR
7'-5"
8'-1"
8'-1"
7'-5"
R21
R21
R38
KIT
GREAT RM
8'-11"
9'-1"
9'-1"
R21
R21
R38
R38
⅝" TYPE X GWB ON CEILING, ½" GWB ON WALLS, SEE 6/A FOR FULL FIREWALL DETAILS
GARAGE
7'
5'-3"
MAX FRAMING HT
1'-9"
1'-6"
4' MAX

## SECTION B—B


NO PENETRATIONS
OR OPENINGS ALLOWED
4'
(MIN.)
4'
(MIN.)
FIRE RETARDANT ⅝" PWD CONT 4' EACH SIDE OF ASSUMED PROP LINE
GABLE END TRUSS
2X FURRING @ 24" O.C. MAX
(2) LAYER OF ⅝" TYPE X GYP BRD EA SIDE
ROOF FRAMING PARALLEL TO PROPERTY LINE FIREWALL
FIREBLOCK @ CEILING & FLOOR LEVEL AND EVERY 10' O.C. HOR AND VER
(1) LAYERS OF ⅝" TYPE X GYP BRD
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR

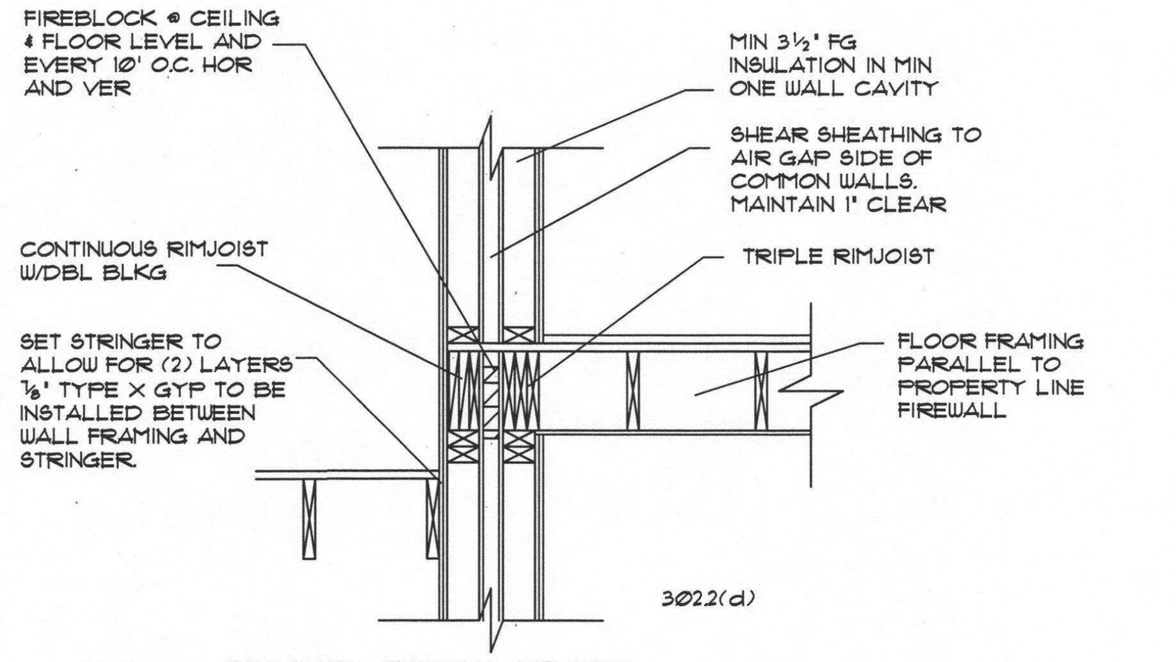
## 6/C CONDITION WITH PARALLEL ROOFS AT ASSUMED PROPERTY LINE.

NOT TO SCALE 302.2(d)


NO PENETRATIONS
OR OPENINGS ALLOWED
4'
(MIN.)
4'
(MIN.)
FIRE RETARDANT ⅝" PWD CONT 4' EACH SIDE OF ASSUMED PROP LINE
GABLE END TRUSS
2X FURRING @ 24" O.C. MAX
(2) LAYER OF ⅝" TYPE X GYP BRD EA SIDE
2X4 @ 24" O.C. FURR WALL BUILT OVER TRUSSES
ROOF FRAMING PERPENDICULAR TO PROPERTY LINE FIREWALL
BEVELED TRIPLE BLOCKING
(1) LAYERS OF ⅝" TYPE X GYP BRD
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR

## 6/D CONDITION WITH PARALLEL AND PERPENDICULAR ROOF AT ASSUMED PROPERTY LINE.

NOT TO SCALE 302.2.4.3(c)


FIREBLOCK @ CEILING & FLOOR LEVEL AND EVERY 10' O.C. HOR AND VER
MIN 3½" FG INSULATION IN MIN ONE WALL CAVITY
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
CONTINUOUS RIMJOIST W/DBL BLKG
TRIPLE RIMJOIST
SET STRINGER TO ALLOW FOR (2) LAYERS ⅞" TYPE X GYP TO BE INSTALLED BETWEEN WALL FRAMING AND STRINGER.
FLOOR FRAMING PARALLEL TO PROPERTY LINE FIREWALL
302.2(d)

## 6/H STAIR STRINGER

NOT TO SCALE

RATED 2 HR FIREWALL
GA FILE NO. WP3820
55 TO 59 STC SOUND

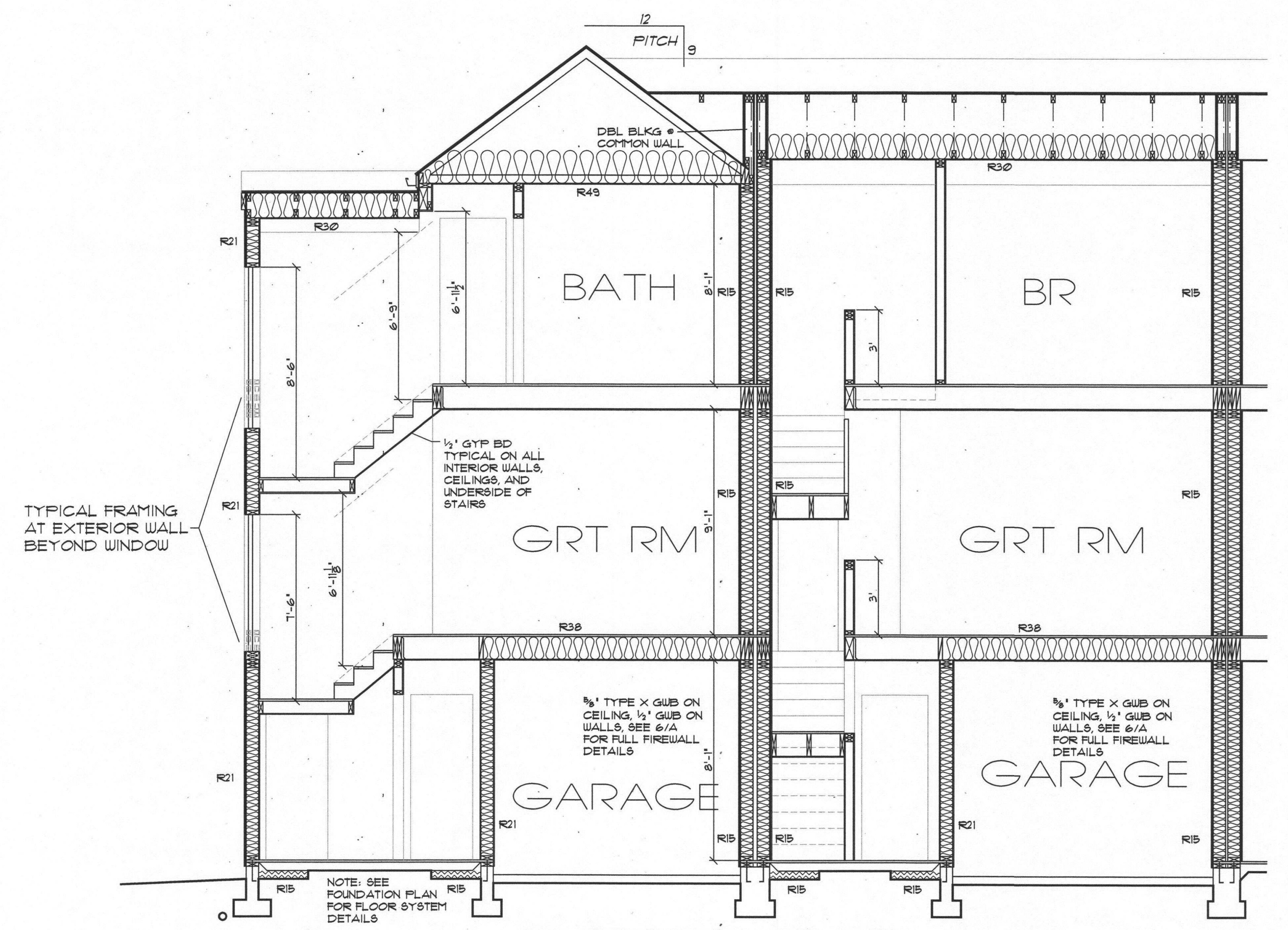
BASE LAYER:
⅝" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF DBL ROW OF 2X4 WOOD STUDS @ 16" C/C WITH 6d COATED NAILS, 2½" LONG, MIN 0.085 SHANK, ¼" HEAD, 6" C/C.

FACE LAYER:
⅝" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF STUDS OVER BASE LAYER W/ 10d COATED NAILS, 3" LONG, MIN 0.100 SHANK ¼" HEADS, 8" C/C. STAGGER JOINTS 16" C/C EACH LAYER AND SIDE. PROVIDE BLOCKING AT MID HEIGHT.

JOINTS STAGGERED 16" EA LAYER AND EA SIDE. SOUND TESTED WITH 3½" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C.

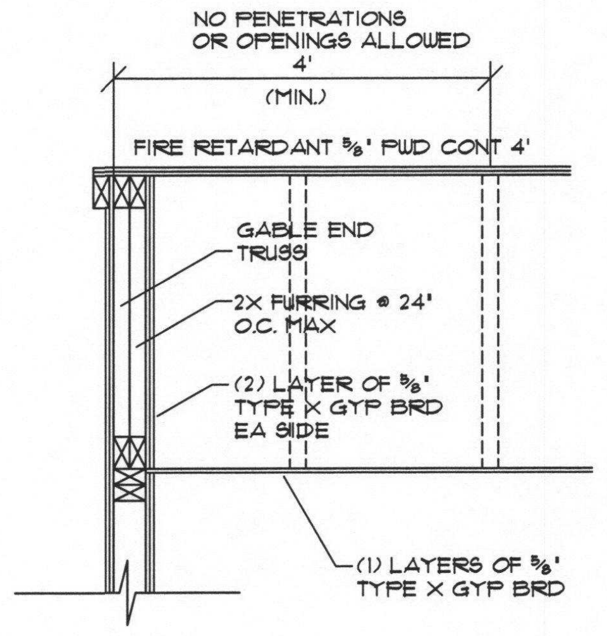
# CROSS SECTIONS

SCALE: 1/4" = 1'


12
PITCH 9
DBL BLKG @ COMMON WALL
R30
R49
R30
R21
BATH
BR
6'-9"
6'-11½"
8'-1"
R15
R15
R15
8'-6"
3'
½" GYP BD TYPICAL ON ALL INTERIOR WALLS, CEILINGS, AND UNDERSIDE OF STAIRS
TYPICAL FRAMING AT EXTERIOR WALL BEYOND WINDOW
R21
GRT RM
GRT RM
9'-1"
R15
R15
R15
7'-6"
6'-11⅞"
3'
R38
R38
⅝" TYPE X GWB ON CEILING, ½" GWB ON WALLS, SEE 6/A FOR FULL FIREWALL DETAILS
⅝" TYPE X GWB ON CEILING, ½" GWB ON WALLS, SEE 6/A FOR FULL FIREWALL DETAILS
R21
GARAGE
GARAGE
8'-1"
R21
R21
R15
R15
R15
R15
R15
R15
R15
NOTE: SEE FOUNDATION PLAN FOR FLOOR SYSTEM DETAILS

## SECTION C—C

SHEATHINGS ON BOTH SIDES TO BE CONTINUOUS THROUGH ALL LEVELS AND ATTIC TO THE UNDERSIDE OF ROOF DECKING.

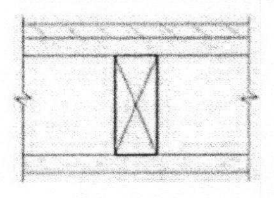

NO PENETRATIONS
OR OPENINGS ALLOWED
4'
(MIN.)
FIRE RETARDANT ⅝" PWD CONT 4'
GABLE END TRUSS
2X FURRING @ 24" O.C. MAX
(2) LAYER OF ⅝" TYPE X GYP BRD EA SIDE
(1) LAYERS OF ⅝" TYPE X GYP BRD

**GA FILE NO. WP 8109** | **PROPRIETARY*** | **1 HOUR FIRE**

**GYPSUM PANEL PRODUCTS,**
**FIBER-CEMENT SIDING, WOOD STUDS**

EXTERIOR SIDE: **Base** layer ⅝" proprietary type X gypsum sheathing or glass mat gypsum substrate applied parallel to 2 x 4 wood studs 16" o.c. with 1¾" 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. **Face** layer ¼" proprietary fiber-cement siding fastened through sheathing to studs. 3½" unfaced glass fiber friction fit in stud space.

INTERIOR SIDE: One layer ⅝" proprietary type X gypsum wallboard, glass mat gypsum substrate, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c. **(LOAD BEARING)**



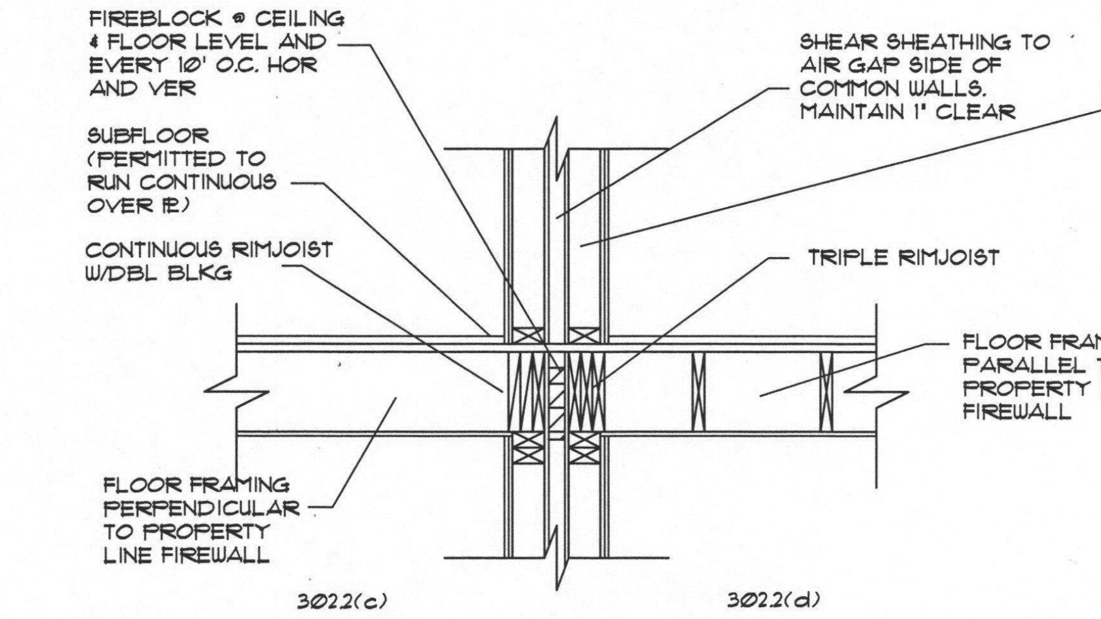
Thickness: 5⅛"
Approx. Weight: 9 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R-1319-129, 7-22-70, UL Design U314)

**PROPRIETARY GYPSUM PANEL PRODUCTS**

| | | |
|---|---|---|
| American Gypsum Company LLC | - | ⅝" FireBloc® Type X |
| | - | ⅝" Exterior Sheathing Type X |
| CertainTeed Gypsum Inc. | - | ⅝" CertainTeed® Type X Gypsum Board |
| | - | ⅝" GlasRoc® Sheathing Type X Gypsum Panels |
| Georgia Pacific Gypsum LLC | - | ⅝" DensArmor Plus® Fireguard® Interior Panel |
| | - | ⅝" DensGlass® Fireguard® Sheathing |
| Lafarge North America Inc. | - | ⅝" Firecheck® Type X |
| | - | ⅝" Weather Defense® Platinum Sheathing |
| National Gypsum Company | - | ⅝" Gold Bond® Brand FIRE-SHIELD® Gypsum Board |
| | - | ⅝" Gold Bond® Brand FIRE-SHIELD® Gypsum Sheathing |
| PABCO Gypsum | - | ⅝" FLAME CURB® Type X |
| | - | ⅝" Exterior Gypsum Sheathing Type X |
| Temple-Inland | - | ⅝" Type X |
| | - | ⅝" GreenGlass Type X |

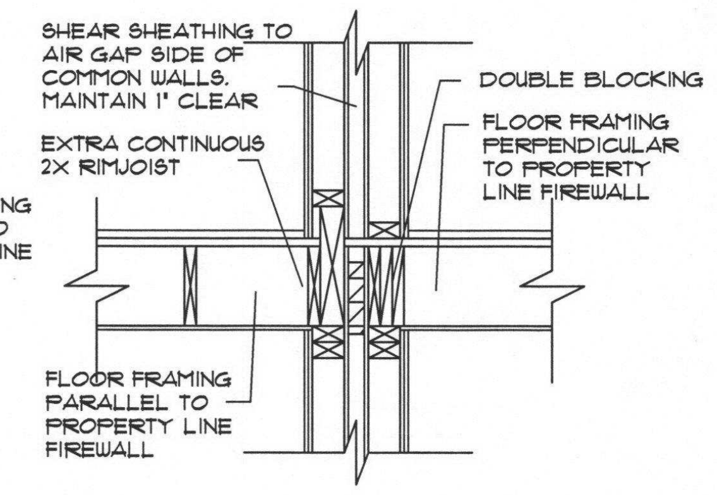
## 6/E EXTERIOR WALL PROTECTION

NOT TO SCALE


FIREBLOCK @ CEILING & FLOOR LEVEL AND EVERY 10' O.C. HOR AND VER
SUBFLOOR (PERMITTED TO RUN CONTINUOUS OVER PL)
CONTINUOUS RIMJOIST W/DBL BLKG
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
TRIPLE RIMJOIST
FLOOR FRAMING PARALLEL TO PROPERTY LINE FIREWALL
FLOOR FRAMING PERPENDICULAR TO PROPERTY LINE FIREWALL
302.2(c)
302.2(d)

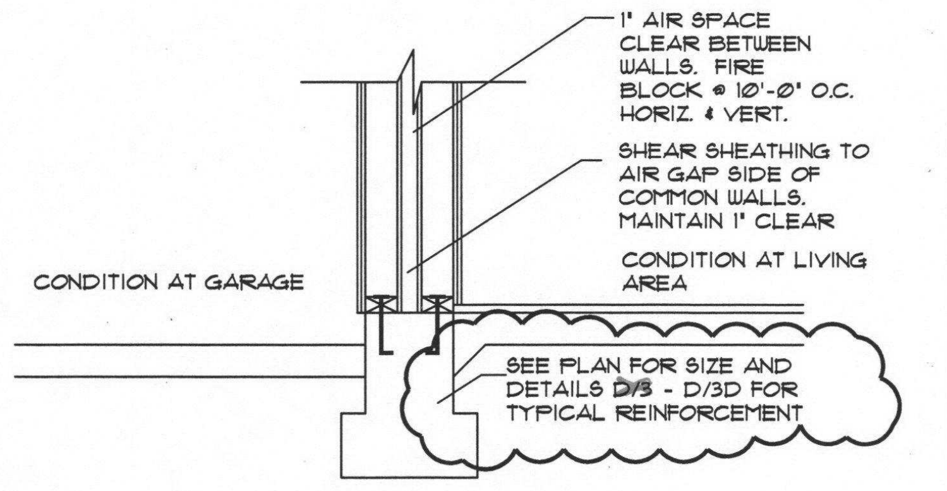
## 6/B FRAMED FLOOR

NOT TO SCALE


SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
EXTRA CONTINUOUS 2X RIMJOIST
DOUBLE BLOCKING
FLOOR FRAMING PERPENDICULAR TO PROPERTY LINE FIREWALL
FLOOR FRAMING PARALLEL TO PROPERTY LINE FIREWALL

## 6/G BEAM #5

NOT TO SCALE


1" AIR SPACE CLEAR BETWEEN WALLS. FIRE BLOCK @ 10'-0" O.C. HORIZ. & VERT.
SHEAR SHEATHING TO AIR GAP SIDE OF COMMON WALLS. MAINTAIN 1" CLEAR
CONDITION AT LIVING AREA
CONDITION AT GARAGE
SEE PLAN FOR SIZE AND DETAILS D/3 - D/3D FOR TYPICAL REINFORCEMENT

## 6/A FOUNDATION

NOT TO SCALE

NOTE:
2-HR RATED WALL ASSEMBLY WILL CONTINUE THROUGH THE FLOOR SYSTEM TO THE RATED ROOF. THE RATED WALL MUST BE CONTINUOUS BEHIND SHOWERS, TUBS, CABINETS, CASES, SOFFITS, ELECTRICAL PANELS, FIREPLACES, STAIR STRINGERS AND ADJOINING WALLS.

NO PENETRATIONS SHALL BE ALLOWED WITHIN THE WALL ASSEMBLY INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING AND MECHANICAL DUCTS AND VENTS.

## DETAILS 6/A THROUGH 6/H ARE A PART OF ASSUMED PROPERTY LINE FIREWALL MODIFIED 2—HR APPROACH

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY & ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS IS STRICTLY PROHIBITED. PLANS ARE CAREFULLY PREPARED FOR USE BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL BUILDING CODES & REGULATIONS, & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY & OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS IN THE PLANS FOR ERRORS & OMMISIONS. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO $20,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

PLAN# 7622 SE
NAME WASHINGTON
SHEET SECTIONS
DATE 4/9/18
SHEET# 6

# GENERAL NOTES

1. DESIGN LOADS:

| | |
|---|---|
| ROOF | 25 PSF (LIVE LOAD) |
| FLOOR | 40 PSF |
| STAIRS | 100 PSF |
| GARAGE FLOOR | 50 PSF |
| DECKS | 60 PSF |

2. INSULATION:

   A) CEILINGS (VAULTED) R-30A
   B) CEILINGS (FLAT) R-49
   C) WALLS R-21
   D) FLOOR (OVER UNHEATED AREA) R-38

   THE ABOVE VALUES ARE MINIMUM AND MAY BE INCREASED IF DESIRED, ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DESTINY RATING OF LESS THAN 450. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

3. WINDOWS:

   A) EACH BEDROOM TO HAVE A MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20", A MIN. HEIGHT OF 22" AND A SILL LESS THAN 44" ABOVE FIN. FLR.

   B) ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED. U=0.32

   C) ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 12" OF ANY DOOR TO BE TEMPERED.

4. ALL ELECTRICAL OUTLETS IN GARAGES, BATHROOMS, AND KITCHENS TO BE G.F.I. PER ELECTRICAL CODE STANDARDS.

5. ALL BATHROOMS AND UTILITY ROOMS TO BE PROVIDED WITH A FAN VENTED TO THE OUTSIDE, WITH A MIN. OF 5 AIR CHANGES PER HOUR. THIS ALSO INCLUDES RANGE HOODS.

# FRAMING NOTES

1. LUMBER SPECIES:

   A) POSTS, BEAMS, HEADERS, RAFTERS, AND JOISTS - NO. 2 D.F.L.

   B) STUDS - STUD GRADE D.F.L.

   C) SILLS, PLATES, BLOCKING, BRIDGING, ETC... - NO. 3 D.F.L.

   D) POST AND BEAM DECKING TO BE UTILITY GRADE D.F.L.

   E) SHEATHING - 1/2" CDX PWD 32/16 OR 7/16" O.S.B.
   NAILING: 8d 6" O.C. EDGES, 12" O.C. FIELD

2. ALL EXTERIOR HEADERS LESS THAN 5'-0" ARE TO BE 4 X 8. ALL HEADERS 5'-0" TO 8'-0" ARE TO BE 4 X 12. GARAGE HEADER TO BE 4 X 12. HEADERS MAY ALSO BE DESIGNED.

3. PROVIDE DOUBLE JOIST UNDER ALL PARTITION WALLS ABOVE RUNNING PARALLEL TO JOIST.

4. ATTIC ACCESS MUST BE 22" x 30" MIN. WITH 30" OF HEADROOM DIRECTLY ABOVE OPENING. ATTIC VENTS TO BE A MIN. OF 1/600 OF ATTIC AREA, 1/2 TO BE ROOF VENT OTHERS TO BE EAVE VENTS. EAVE VENTS TO BE COVERED WITH MIN. 1/4" CORROSION PROOF WIRE MESH.

5. ALL EXTERIOR POST AND BEAMS WILL BE PROVIDED WITH APPROVED PAINTED STEEL ANCHORS AND/OR CONNECTORS.

6. ALL STAIRS SHALL BE FURNISHED WITH RAILINGS OR BARRIERS WHICH ARE CONSTRUCTED SO THAT A 4"ϕ OBJECT CAN NOT PASS THROUGH AND ARE TO BE A MIN. OF 34" HIGH (36" AT LANDINGS). ALL DECKS 30" ABOVE GRADE MUST ALSO MEET THESE REQUIREMENTS.

# FOUNDATION NOTES

1. EXCAVATE TO PROVIDE A MIN. OF 18" BEAM TO GRADE CLEARANCE.

2. FOOTINGS ARE TO BE ON ONLY UNDISTURBED SOIL.

3. ANY FILL UNDER SLABS TO BE A MIN. OF 4" GRANULAR FILL COMPACTED TO A MIN. OF 95#.

4. CONCRETE TO MEET FOLLOWING SPECS.:

   A) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO EXTERIOR (2500 PSI)

   B) INTERIOR SLABS ON GRADE (2500 PSI)

   C) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO INTERIOR (3000 PSI)

   D) PORCHES, STEPS, AND GRADE SLABS (3500 PSI)

5. CONCRETE SLABS TO HAVE CONTROL JOINTS NO MORE THAN 25' IN SPAN ANY DIRECTION.

6. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLK. POLY. VAPOR BARRIER.

7. PROVIDE CRAWLSPACE DRAINS PER I.R.C. SECTION R405

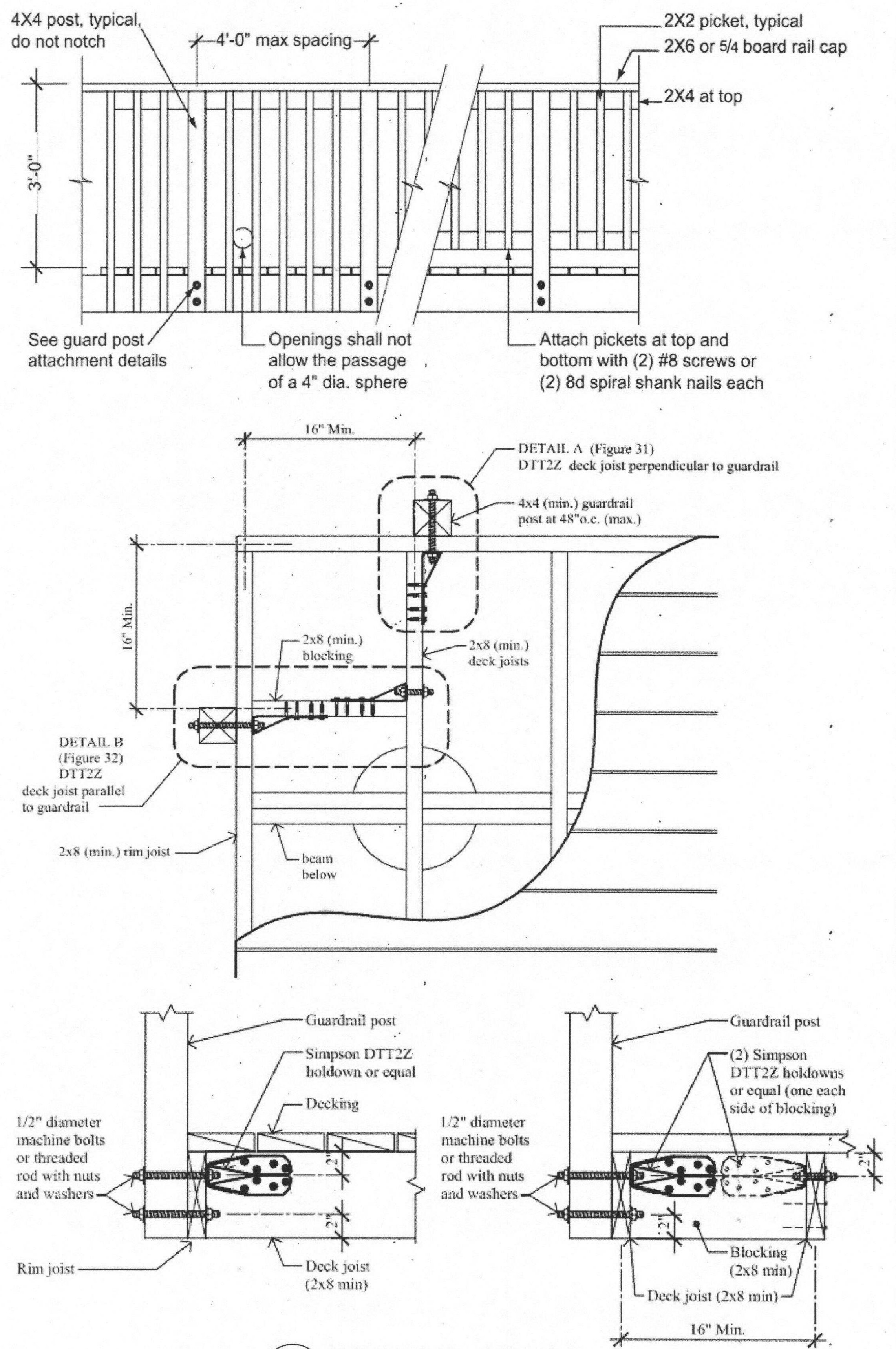
8. REINFORCING STEEL IN FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, AND PIERS WILL BE PROVIDED WHEN JOB SITE CONDITIONS AND OR CITY/COUNTY REQUIREMENTS WARRANT IT'S USE.

9. BEAM POCKETS TO HAVE 1/2" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 3" BEARING.

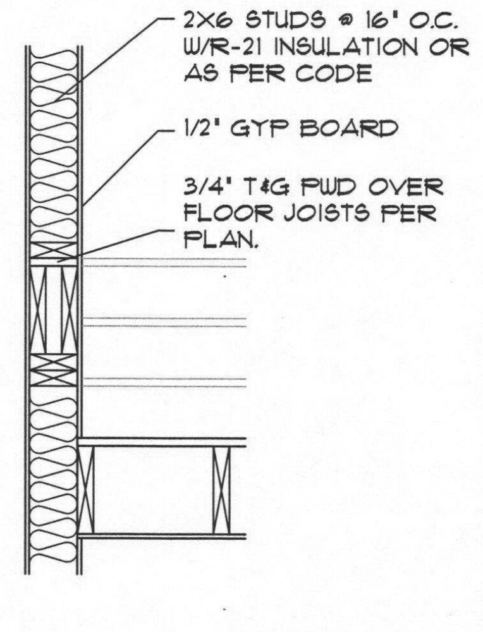
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE. VENT TO BE CLOSEABLE WITH A CORROSION PROOF MESH COVERING.

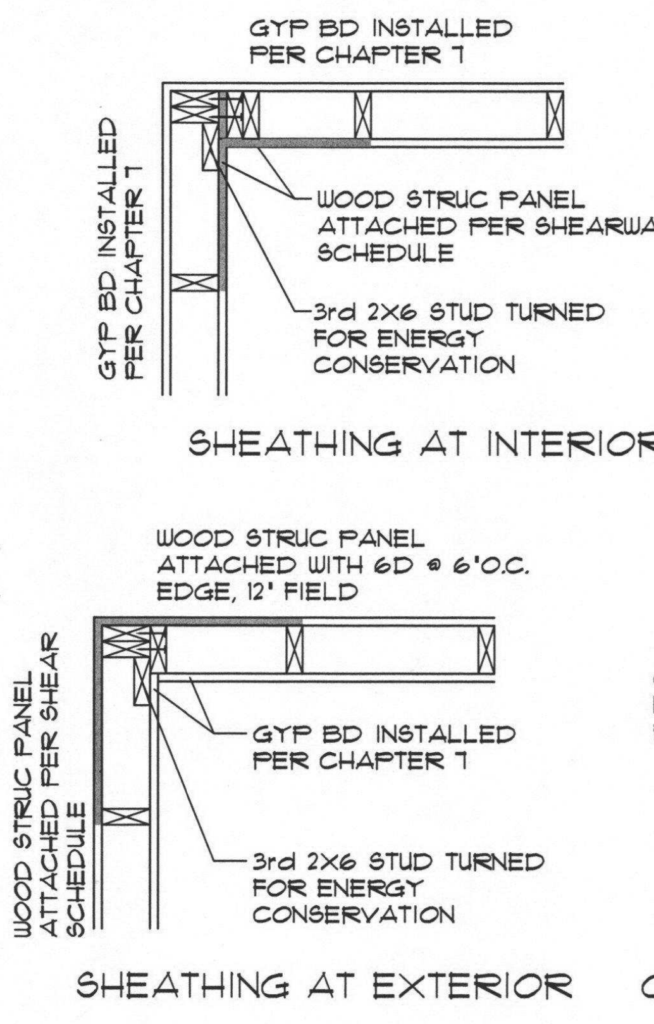
REFERENCE THE COMPLETE CODE FROM YOUR SMART PHONE! VISIT HTTP://ORSC.ISTOCKHOUSEPLANS.COM


4X4 post, typical, do not notch
4'-0" max spacing
2X2 picket, typical
2X6 or 5/4 board rail cap
2X4 at top
3'-0"
See guard post attachment details
Openings shall not allow the passage of a 4" dia. sphere
Attach pickets at top and bottom with (2) #8 screws or (2) 8d spiral shank nails each
16" Min.
DETAIL A (Figure 31) DTT2Z deck joist perpendicular to guardrail
4x4 (min.) guardrail post at 48"o.c. (max.)
16" Min.
2x8 (min.) blocking
2x8 (min.) deck joists
DETAIL B (Figure 32) DTT2Z deck joist parallel to guardrail
2x8 (min.) rim joist
beam below
Guardrail post
Simpson DTT2Z holdown or equal
Decking
1/2" diameter machine bolts or threaded rod with nuts and washers
2"
2"
Rim joist
Deck joist (2x8 min)
Guardrail post
(2) Simpson DTT2Z holdowns or equal (one each side of blocking)
1/2" diameter machine bolts or threaded rod with nuts and washers
2"
2"
Blocking (2x8 min)
Deck joist (2x8 min)
16" Min.
Detail A
Detail B

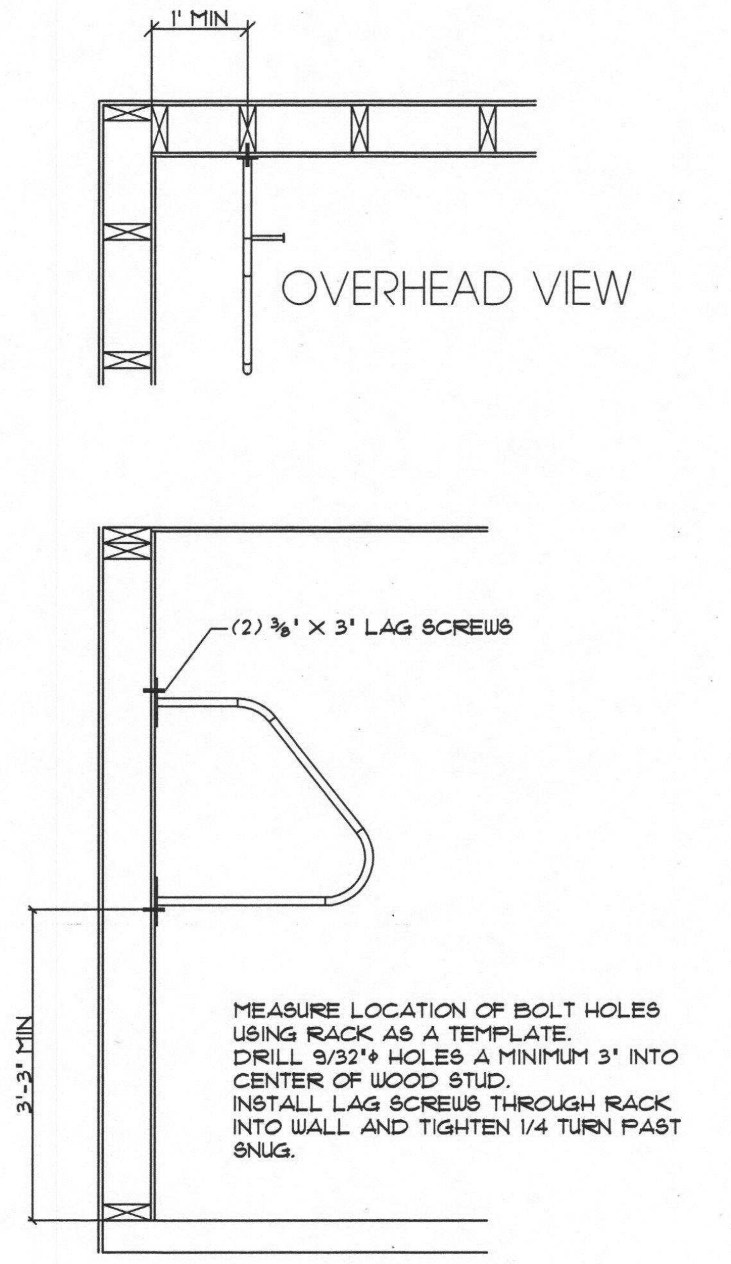
D 12 DECK RAIL DETAILS 1/2" = 1'-0"


2X6 STUDS @ 16" O.C. W/R-21 INSULATION OR AS PER CODE
1/2" GYP BOARD
3/4" T&G PWD OVER FLOOR JOISTS PER PLAN.

D 5B WALL FRAMING AT EXTERIOR STAIR WALL 1/2" = 1'-0"

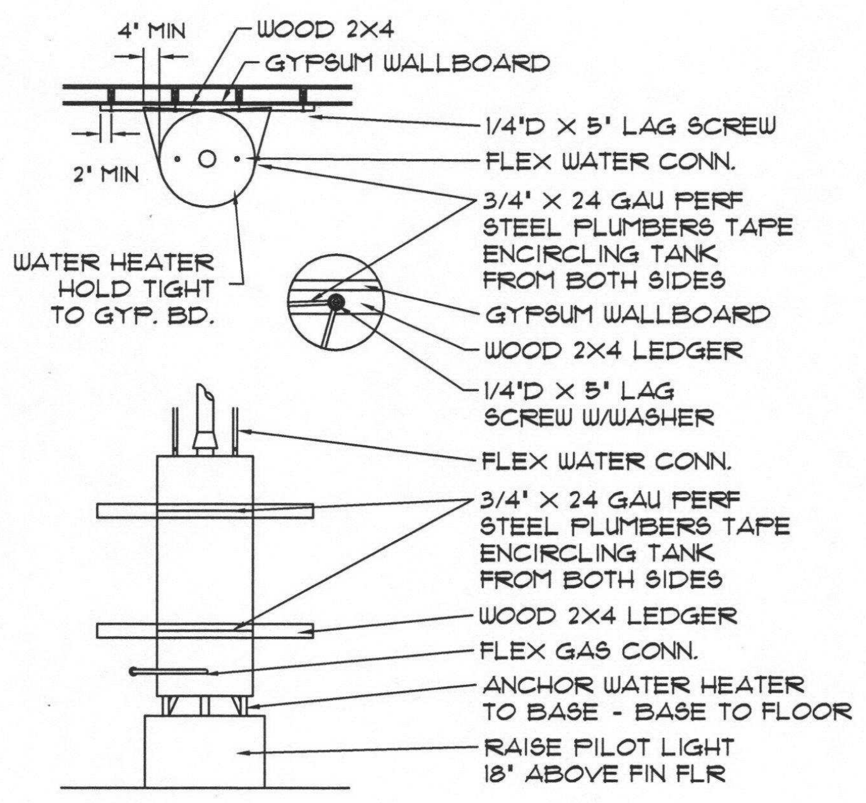

GYP BD INSTALLED PER CHAPTER 7
GYP BD INSTALLED PER CHAPTER 7
WOOD STRUC PANEL ATTACHED PER SHEARWALL SCHEDULE
3rd 2X6 STUD TURNED FOR ENERGY CONSERVATION
SHEATHING AT INTERIOR
WOOD STRUC PANEL ATTACHED WITH 6D @ 6'O.C. EDGE, 12' FIELD
WOOD STRUC PANEL ATTACHED PER SHEAR SCHEDULE
GYP BD INSTALLED PER CHAPTER 7
3rd 2X6 STUD TURNED FOR ENERGY CONSERVATION
2 ROWS 16D @ 24' O.C.
GYP BD INSTALLED PER CH 7
FASTENING PER SHEAR SCHEDULE
SHEATHING AT EXTERIOR
GARAGE CORNER

D 11 CORNER CONSTRUCTION 1/2" = 1'-0"

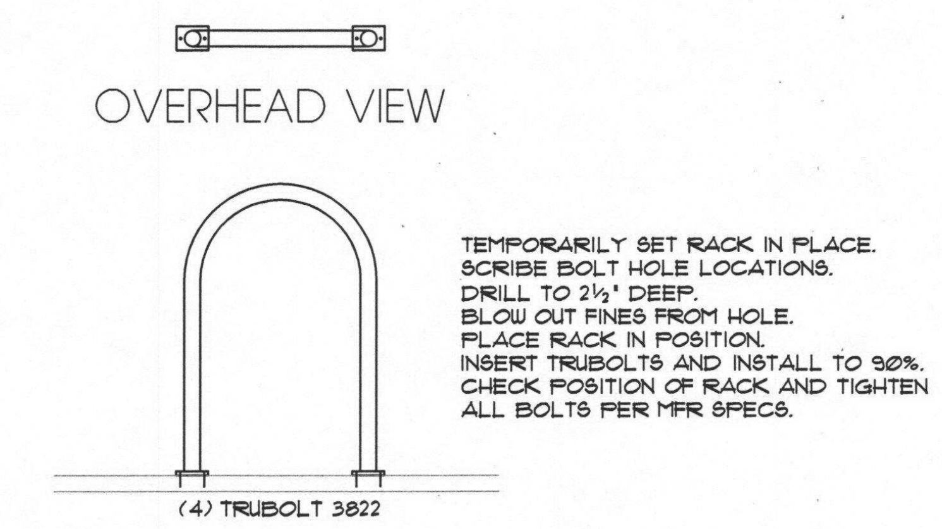

1' MIN
OVERHEAD VIEW
(2) 3/8' X 3' LAG SCREWS
3'-3' MIN
MEASURE LOCATION OF BOLT HOLES USING RACK AS A TEMPLATE.
DRILL 9/32'ϕ HOLES A MINIMUM 3' INTO CENTER OF WOOD STUD.
INSTALL LAG SCREWS THROUGH RACK INTO WALL AND TIGHTEN 1/4 TURN PAST SNUG.

http://www.dero.com/product/ultra-space-saver-single/

D 14 INTERIOR BIKE RACK DETAIL 1/2" = 1'-0"

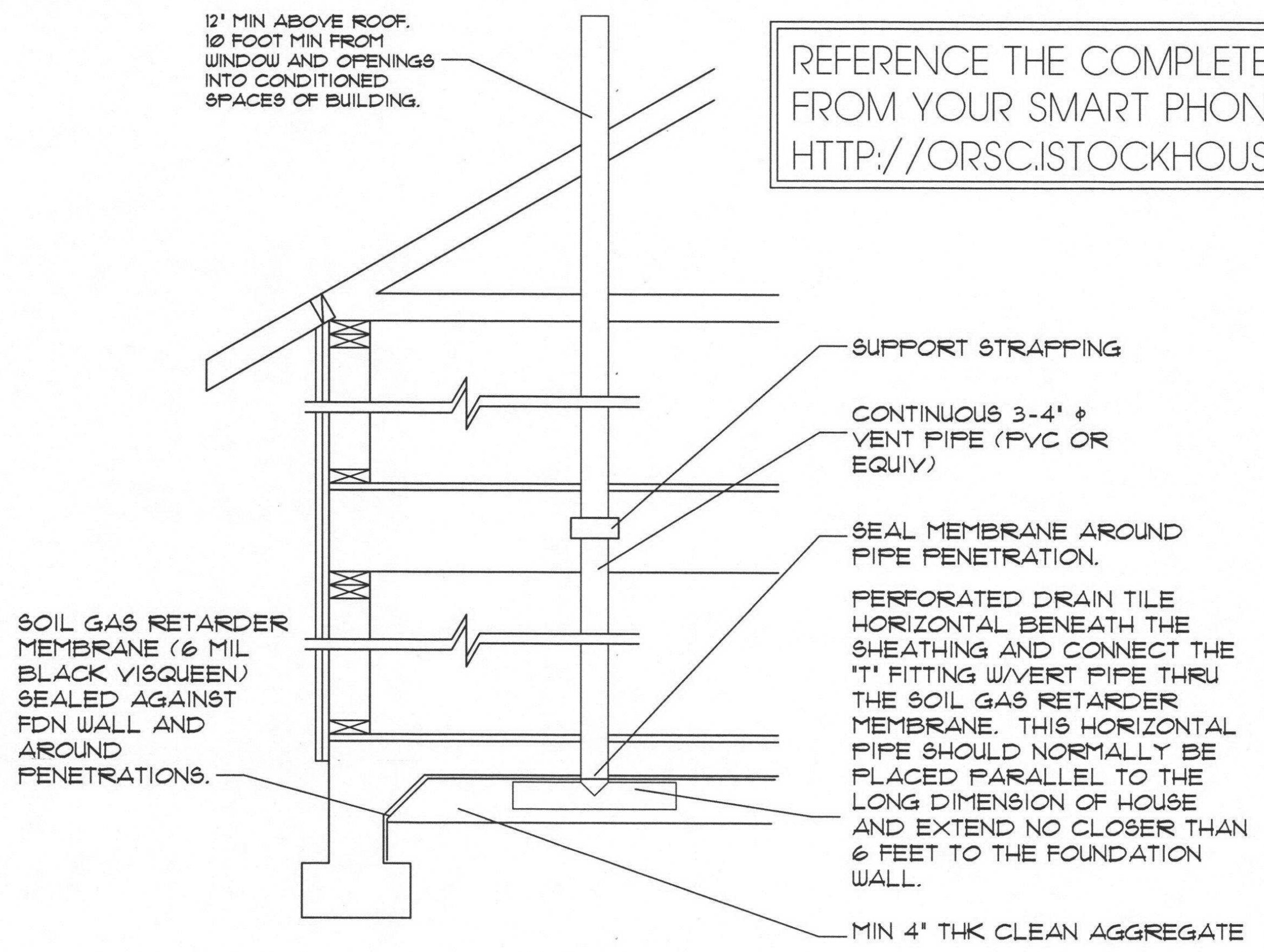

4' MIN
WOOD 2X4
GYPSUM WALLBOARD
1/4'D X 5' LAG SCREW
2' MIN
FLEX WATER CONN.
3/4' X 24 GAU PERF STEEL PLUMBERS TAPE ENCIRCLING TANK FROM BOTH SIDES
WATER HEATER HOLD TIGHT TO GYP. BD.
GYPSUM WALLBOARD
WOOD 2X4 LEDGER
1/4'D X 5' LAG SCREW W/WASHER
FLEX WATER CONN.
3/4' X 24 GAU PERF STEEL PLUMBERS TAPE ENCIRCLING TANK FROM BOTH SIDES
WOOD 2X4 LEDGER
FLEX GAS CONN.
ANCHOR WATER HEATER TO BASE - BASE TO FLOOR
RAISE PILOT LIGHT 18' ABOVE FIN FLR

D 8 WATER HEATER DETAIL 1/2" = 1'-0"

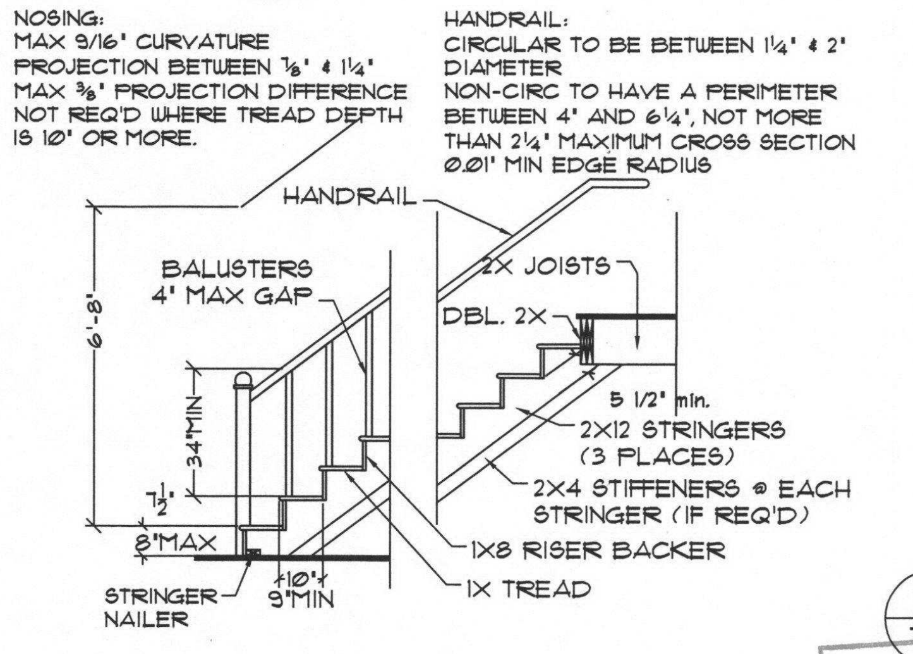

OVERHEAD VIEW
TEMPORARILY SET RACK IN PLACE.
SCRIBE BOLT HOLE LOCATIONS.
DRILL TO 2½' DEEP.
BLOW OUT FINES FROM HOLE.
PLACE RACK IN POSITION.
INSERT TRUBOLTS AND INSTALL TO 90%.
CHECK POSITION OF RACK AND TIGHTEN ALL BOLTS PER MFR SPECS.
(4) TRUBOLT 3822

https://www.theparkcatalog.com/u-bike-rack

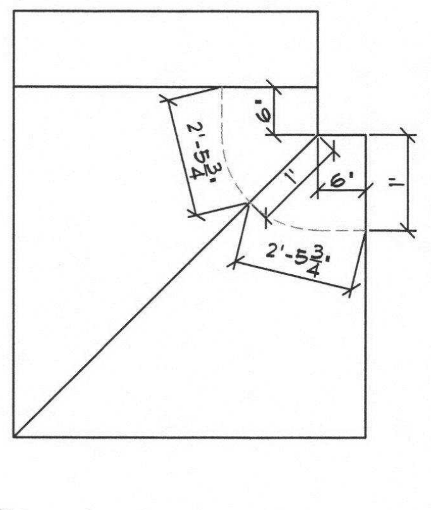
D 13 EXTERIOR BIKE RACK DETAIL 1/2" = 1'-0"


12' MIN ABOVE ROOF. 10 FOOT MIN FROM WINDOW AND OPENINGS INTO CONDITIONED SPACES OF BUILDING.
SUPPORT STRAPPING
CONTINUOUS 3-4' ϕ VENT PIPE (PVC OR EQUIV)
SEAL MEMBRANE AROUND PIPE PENETRATION.
PERFORATED DRAIN TILE HORIZONTAL BENEATH THE SHEATHING AND CONNECT THE "T" FITTING W/VERT PIPE THRU THE SOIL GAS RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF HOUSE AND EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
SOIL GAS RETARDER MEMBRANE (6 MIL BLACK VISQUEEN) SEALED AGAINST FDN WALL AND AROUND PENETRATIONS.
MIN 4" THK CLEAN AGGREGATE

D 9 RADON MITIGATION DETAIL 1/2" = 1'-0"

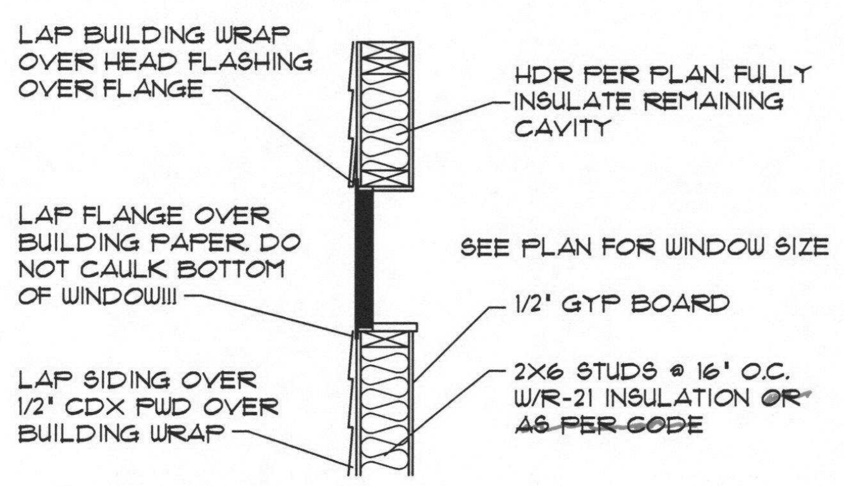

NOSING: MAX 9/16' CURVATURE PROJECTION BETWEEN 7/8' & 1¼' MAX 3/8' PROJECTION DIFFERENCE NOT REQ'D WHERE TREAD DEPTH IS 10' OR MORE.
HANDRAIL: CIRCULAR TO BE BETWEEN 1¼' & 2' DIAMETER NON-CIRC TO HAVE A PERIMETER BETWEEN 4' AND 6¼', NOT MORE THAN 2¼' MAXIMUM CROSS SECTION 0.01' MIN EDGE RADIUS
HANDRAIL
BALUSTERS 4' MAX GAP
2X JOISTS
DBL. 2X
6'-8'
34"MIN
7½'
8'MAX
5 1/2' min.
2X12 STRINGERS (3 PLACES)
2X4 STIFFENERS @ EACH STRINGER (IF REQ'D)
1X8 RISER BACKER
1X TREAD
STRINGER NAILER
10'
9'MIN

D 7 STAIR DETAIL 1/2" = 1'-0"

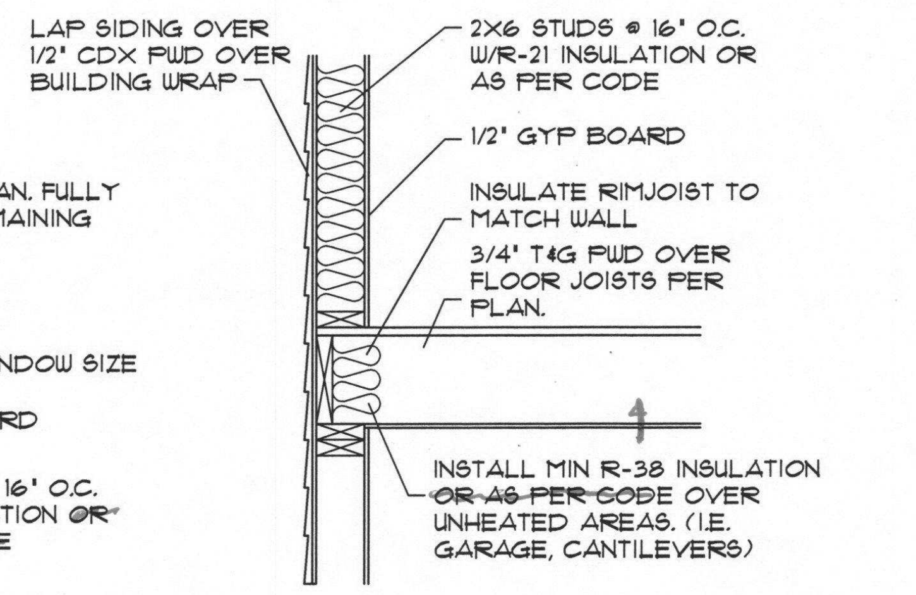


D 7A WINDER DETAIL 1/2" = 1'-0"

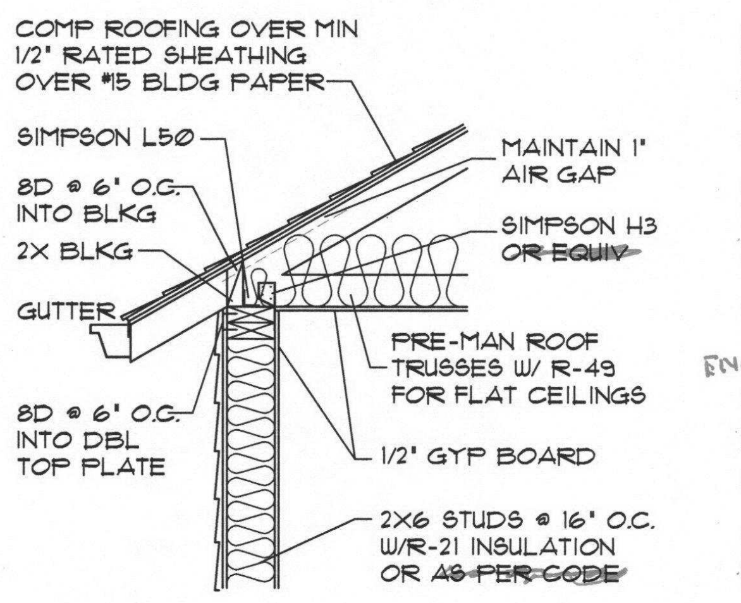
City of Portland
Bureau of
Development Services
By JG Date 6/14/18
Approved by
Planning and Zoning Review


LAP BUILDING WRAP OVER HEAD FLASHING OVER FLANGE
HDR PER PLAN. FULLY INSULATE REMAINING CAVITY
LAP FLANGE OVER BUILDING PAPER. DO NOT CAULK BOTTOM OF WINDOW!!!
SEE PLAN FOR WINDOW SIZE
1/2' GYP BOARD
LAP SIDING OVER 1/2' CDX PWD OVER BUILDING WRAP
2X6 STUDS @ 16' O.C. W/R-21 INSULATION ~~OR AS PER CODE~~

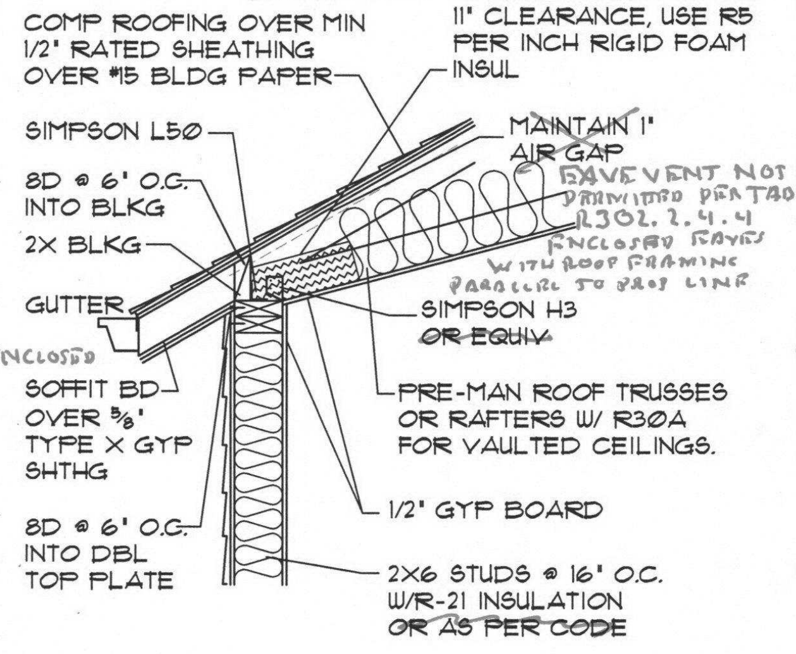
D 4 WINDOW AND DOOR DETAIL 1/2" = 1'-0"


LAP SIDING OVER 1/2' CDX PWD OVER BUILDING WRAP
2X6 STUDS @ 16' O.C. W/R-21 INSULATION OR AS PER CODE
1/2' GYP BOARD
INSULATE RIMJOIST TO MATCH WALL
3/4' T&G PWD OVER FLOOR JOISTS PER PLAN.
INSTALL MIN R-38 INSULATION ~~OR AS PER CODE~~ OVER UNHEATED AREAS. (I.E. GARAGE, CANTILEVERS)

D 5 FRAMED FLOOR PLENUM DETAIL 1/2" = 1'-0"


COMP ROOFING OVER MIN 1/2' RATED SHEATHING OVER #15 BLDG PAPER
SIMPSON L50
MAINTAIN 1' AIR GAP
8D @ 6' O.C. INTO BLKG
SIMPSON H3 ~~OR EQUIV~~
2X BLKG
GUTTER
PRE-MAN ROOF TRUSSES W/ R-49 FOR FLAT CEILINGS
8D @ 6' O.C. INTO DBL TOP PLATE
1/2' GYP BOARD
2X6 STUDS @ 16' O.C. W/R-21 INSULATION OR ~~AS PER CODE~~

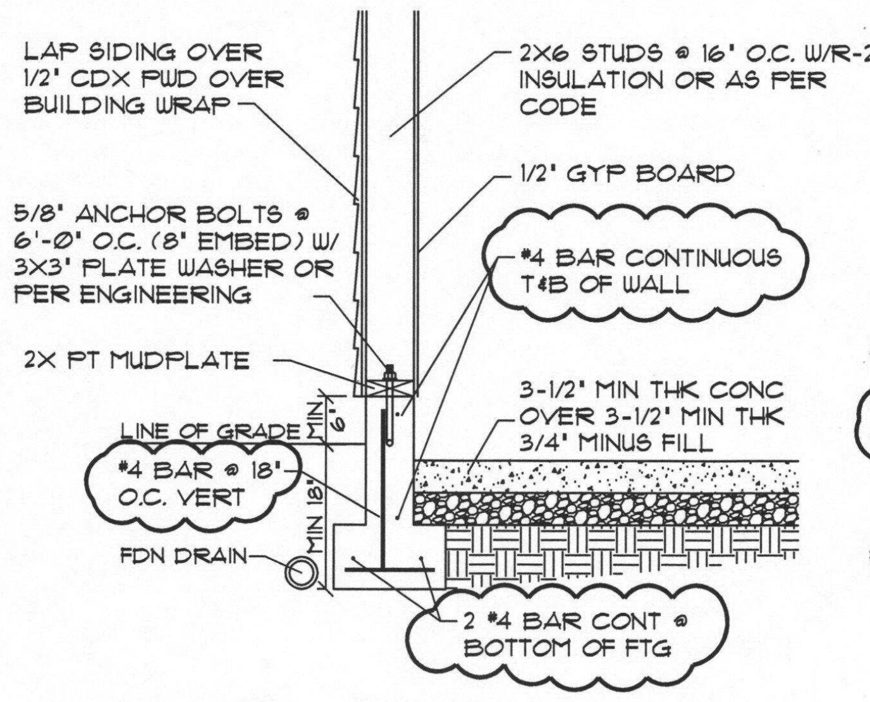
D 6 ROOF TRUSS DETAIL 1/2" = 1'-0"


COMP ROOFING OVER MIN 1/2' RATED SHEATHING OVER #15 BLDG PAPER
IN AREAS W/LESS THAN 11' CLEARANCE, USE R5 PER INCH RIGID FOAM INSUL
SIMPSON L50
~~MAINTAIN 1' AIR GAP~~
EAVE VENT NOT PERMITTED PER TABLE R302.2.4.4 ENCLOSED EAVES WITH ROOF FRAMING PARALLEL TO PROP LINE
8D @ 6' O.C. INTO BLKG
2X BLKG
GUTTER
SIMPSON H3 ~~OR EQUIV~~
ENCLOSED
SOFFIT BD OVER 5/8' TYPE X GYP SHTHG
PRE-MAN ROOF TRUSSES OR RAFTERS W/ R30A FOR VAULTED CEILINGS.
1/2' GYP BOARD
8D @ 6' O.C. INTO DBL TOP PLATE
2X6 STUDS @ 16' O.C. W/R-21 INSULATION ~~OR AS PER CODE~~

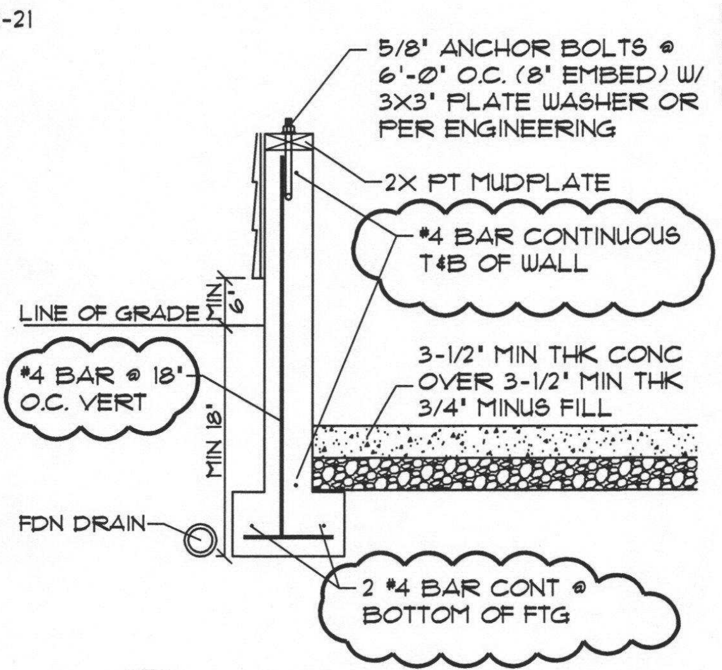
D 6A ROOF TRUSS DETAIL 1/2" = 1'-0"

# NOTES & DETAILS

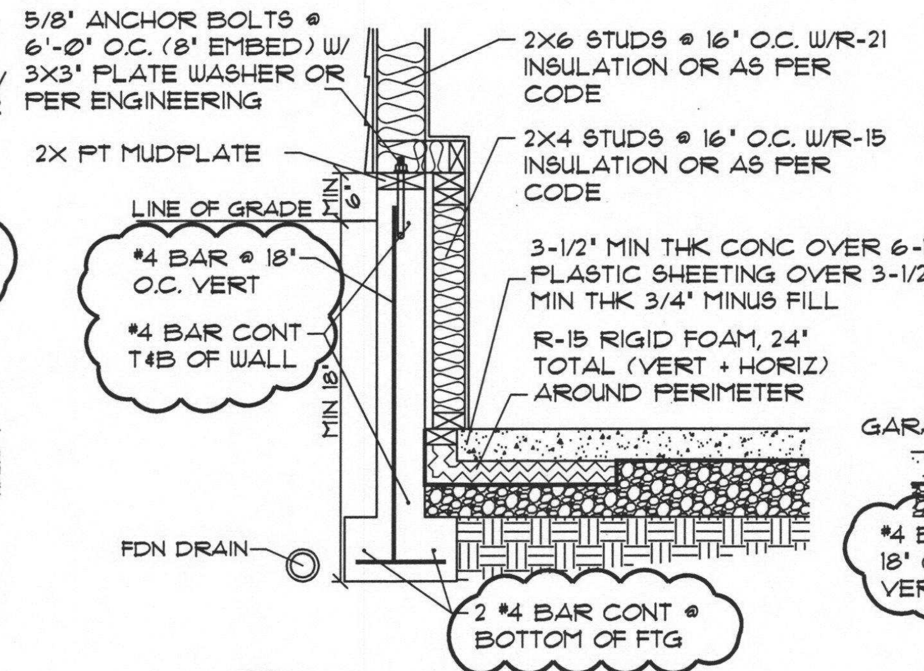
SCALE: 1/4" = 1'-0"


LAP SIDING OVER 1/2' CDX PWD OVER BUILDING WRAP
2X6 STUDS @ 16' O.C. W/R-21 INSULATION OR AS PER CODE
1/2' GYP BOARD
5/8' ANCHOR BOLTS @ 6'-0' O.C. (8' EMBED) W/ 3X3' PLATE WASHER OR PER ENGINEERING
#4 BAR CONTINUOUS T&B OF WALL
2X PT MUDPLATE
3-1/2' MIN THK CONC OVER 3-1/2' MIN THK 3/4' MINUS FILL
LINE OF GRADE
MIN 6'
#4 BAR @ 18' O.C. VERT
MIN 18'
FDN DRAIN
2 #4 BAR CONT @ BOTTOM OF FTG

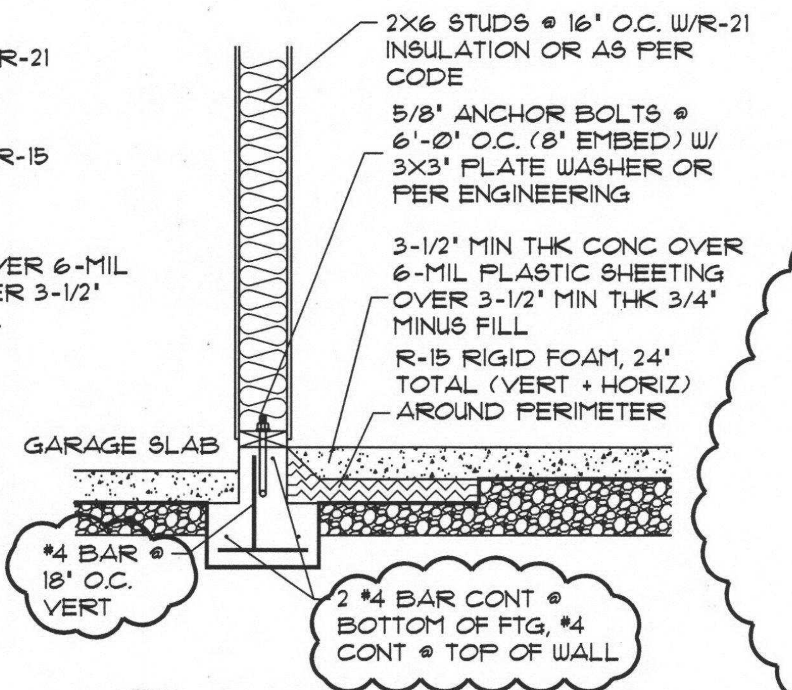
D 3 GARAGE SLAB DETAIL 1/2" = 1'-0"


5/8' ANCHOR BOLTS @ 6'-0' O.C. (8' EMBED) W/ 3X3' PLATE WASHER OR PER ENGINEERING
2X PT MUDPLATE
#4 BAR CONTINUOUS T&B OF WALL
LINE OF GRADE
MIN 6'
#4 BAR @ 18' O.C. VERT
3-1/2' MIN THK CONC OVER 3-1/2' MIN THK 3/4' MINUS FILL
MIN 18'
FDN DRAIN
2 #4 BAR CONT @ BOTTOM OF FTG

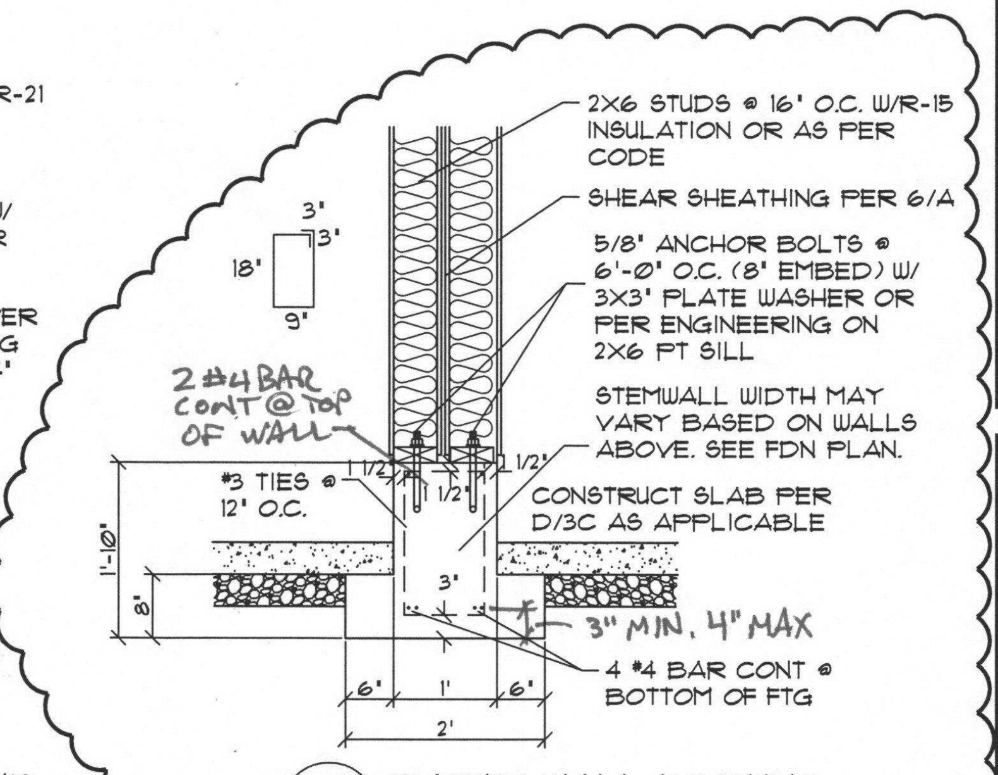
D 3A BURIED SLAB DETAIL 1/2" = 1'-0"


5/8' ANCHOR BOLTS @ 6'-0' O.C. (8' EMBED) W/ 3X3' PLATE WASHER OR PER ENGINEERING
2X6 STUDS @ 16' O.C. W/R-21 INSULATION OR AS PER CODE
2X PT MUDPLATE
2X4 STUDS @ 16' O.C. W/R-15 INSULATION OR AS PER CODE
LINE OF GRADE
MIN 6'
#4 BAR @ 18' O.C. VERT
3-1/2' MIN THK CONC OVER 6-MIL PLASTIC SHEETING OVER 3-1/2' MIN THK 3/4' MINUS FILL
#4 BAR CONT T&B OF WALL
R-15 RIGID FOAM, 24' TOTAL (VERT + HORIZ) AROUND PERIMETER
MIN 18'
FDN DRAIN
2 #4 BAR CONT @ BOTTOM OF FTG

D 3B WARM SLAB DETAIL 1/2" = 1'-0"


2X6 STUDS @ 16' O.C. W/R-21 INSULATION OR AS PER CODE
5/8' ANCHOR BOLTS @ 6'-0' O.C. (8' EMBED) W/ 3X3' PLATE WASHER OR PER ENGINEERING
3-1/2' MIN THK CONC OVER 6-MIL PLASTIC SHEETING OVER 3-1/2' MIN THK 3/4' MINUS FILL
R-15 RIGID FOAM, 24' TOTAL (VERT + HORIZ) AROUND PERIMETER
GARAGE SLAB
#4 BAR @ 18' O.C. VERT
2 #4 BAR CONT @ BOTTOM OF FTG, #4 CONT @ TOP OF WALL

D 3C WALL BETWEEN HOUSE AND GAR 1/2" = 1'-0"


2X6 STUDS @ 16' O.C. W/R-15 INSULATION OR AS PER CODE
SHEAR SHEATHING PER 6/A
3'
3'
18'
9'
5/8' ANCHOR BOLTS @ 6'-0' O.C. (8' EMBED) W/ 3X3' PLATE WASHER OR PER ENGINEERING ON 2X6 PT SILL
2 #4 BAR CONT @ TOP OF WALL
STEMWALL WIDTH MAY VARY BASED ON WALLS ABOVE. SEE FDN PLAN.
1 1/2'
1 1/2'
1/2'
#3 TIES @ 12' O.C.
CONSTRUCT SLAB PER D/3C AS APPLICABLE
1'-10'
8'
3'
3" MIN. 4" MAX
4 #4 BAR CONT @ BOTTOM OF FTG
6'
1'
6'
2'

D 3D PARTY WALL FOOTING 1/2" = 1'-0"

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY & ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS IS STRICTLY PROHIBITED. PLANS ARE CAREFULLY PREPARED FOR USE BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL BUILDING CODES & REGULATIONS, & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBLITY OF THE CONTRACTOR. IN ADDITION THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY & OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS IN THE PLANS FOR ERRORS & OMMISIONS. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEY DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT. INFRINGERS FACE LIABILITIES THAT INCLUDE PENALTIES OF UP TO $20,000 PER WORK INFRINGED, AND UP TO $100,000 PER WORK INFRINGED WILLFULLY.

PLAN# ____
NAME NOTES
SHEET DETAILS
DATE 4/9/18
SHEET# ND

## SHEARWALL SHEATHING SCHEDULE

| TYPE | THICKNESS | EDGE NAILING | SILL TO FLOOR | SILL TO FOUNDATION |
|---|---|---|---|---|
| A | 15/32" | 8D @ 6" O.C. | SDS25312 @ 16" O.C. | 5/8"⌀ A.B. @ 36" O.C. |
| B | 15/32" | 8D @ 4" O.C. | (2) SDS25312 @ 16" O.C. | 5/8"⌀ A.B. @ 24" O.C. |
| C | 15/32" | 8D @ 3" O.C. | (2) SDS25312 @ 12" O.C. | 5/8"⌀ A.B. @ 18" O.C. |

## SHEARWALL HOLDDOWN SCHEDULE

| # | TYPE |
|---|---|
| O | NO HOLDDOWN REQ'D |
| 1 | SIMPSON MST60 |

MST60 — FILL 23 HOLES TOP AND 23 HOLES BOTTOM

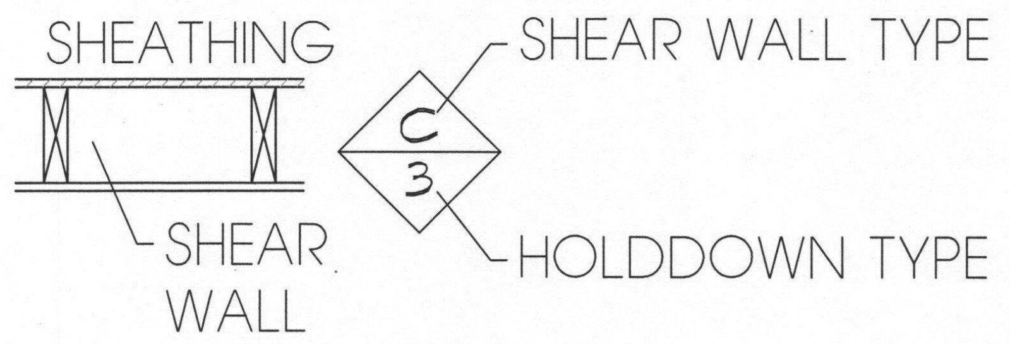
| # | TYPE | AB DIA | COL |
|---|---|---|---|
| 2 | SIMPSON HDU2 | 5/8" | 2—2X |
| 3 | SIMPSON HDU4 | 5/8" | 2—2X |
| 4 | SIMPSON HDU8 | 7/8" | 2—2X |
| 5 | SIMPSON HDU11 | 1" | 6X |

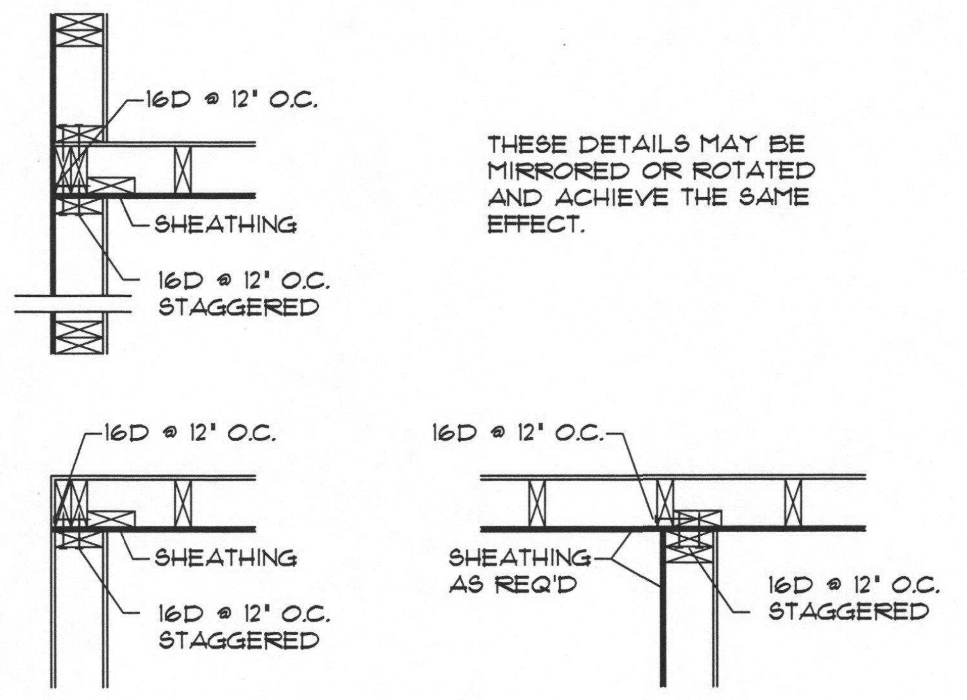
ALL HDU FILL ALL HOLES

## GENERAL SHEATHING NOTES

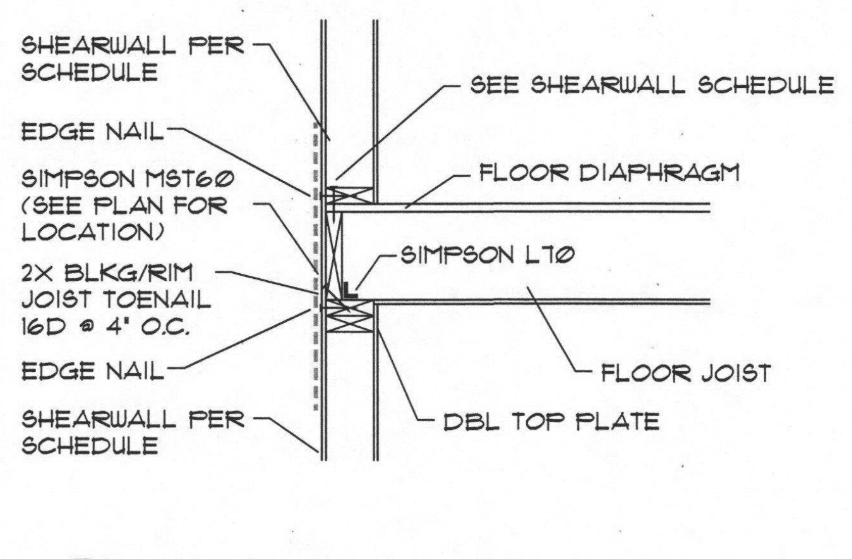
ROOF DIAPHRAGM:
MIN 1/2" CDX PWD (48/24) W/
8D @ 6" O.C. EDGES
8D @ 12" O.C. FIELD

FLOOR DIAPHRAGM:
MIN 3/4" CDX PWD (32/16) W/
10D @ 6" O.C. EDGES
10D @ 12" O.C. FIELD

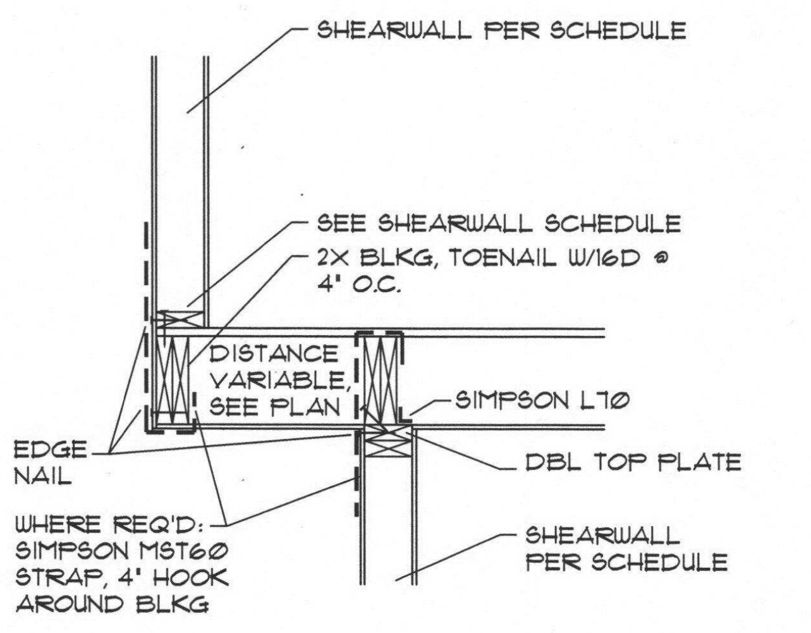




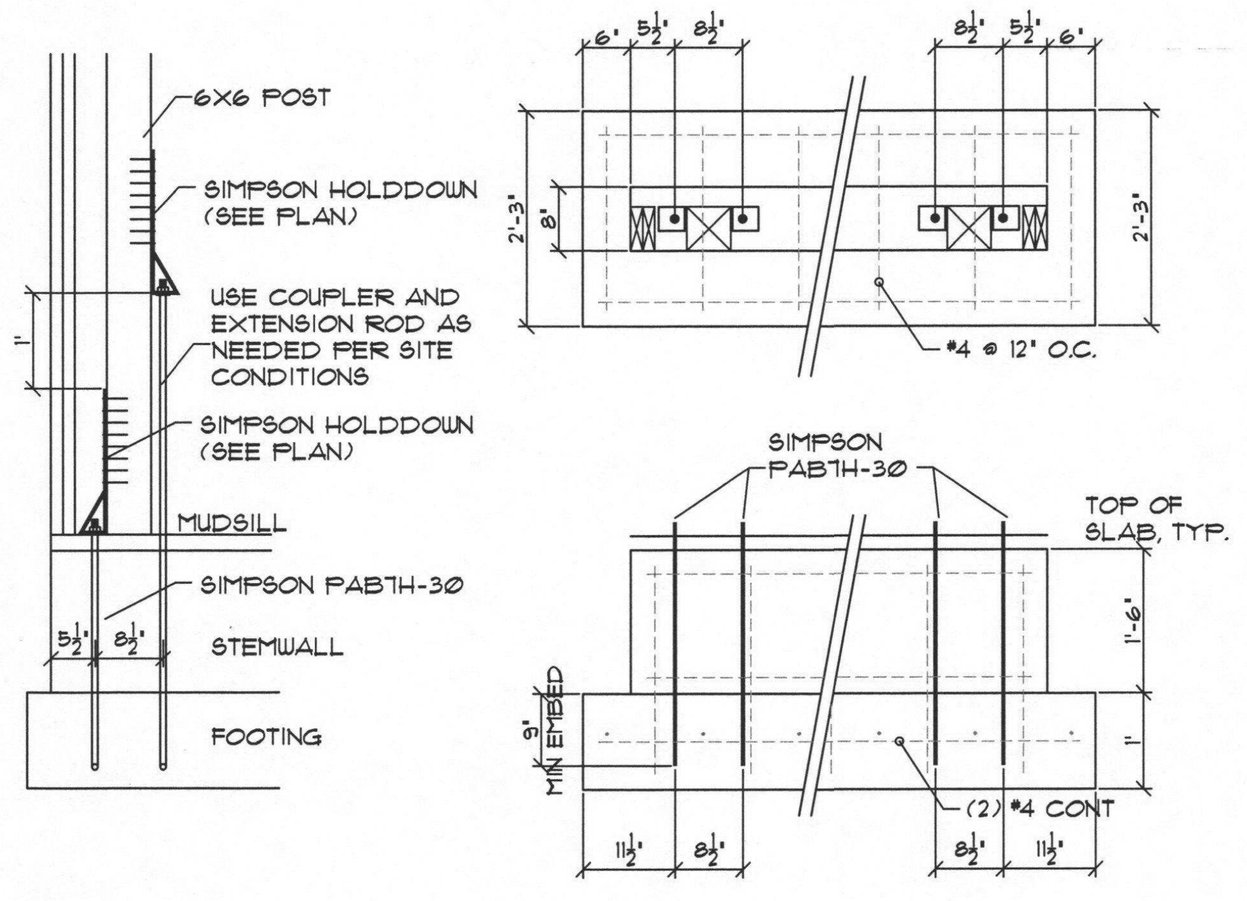
S 6 TYPICAL THROUGH SHEATHING DETAIL 1/2" = 1'-0"



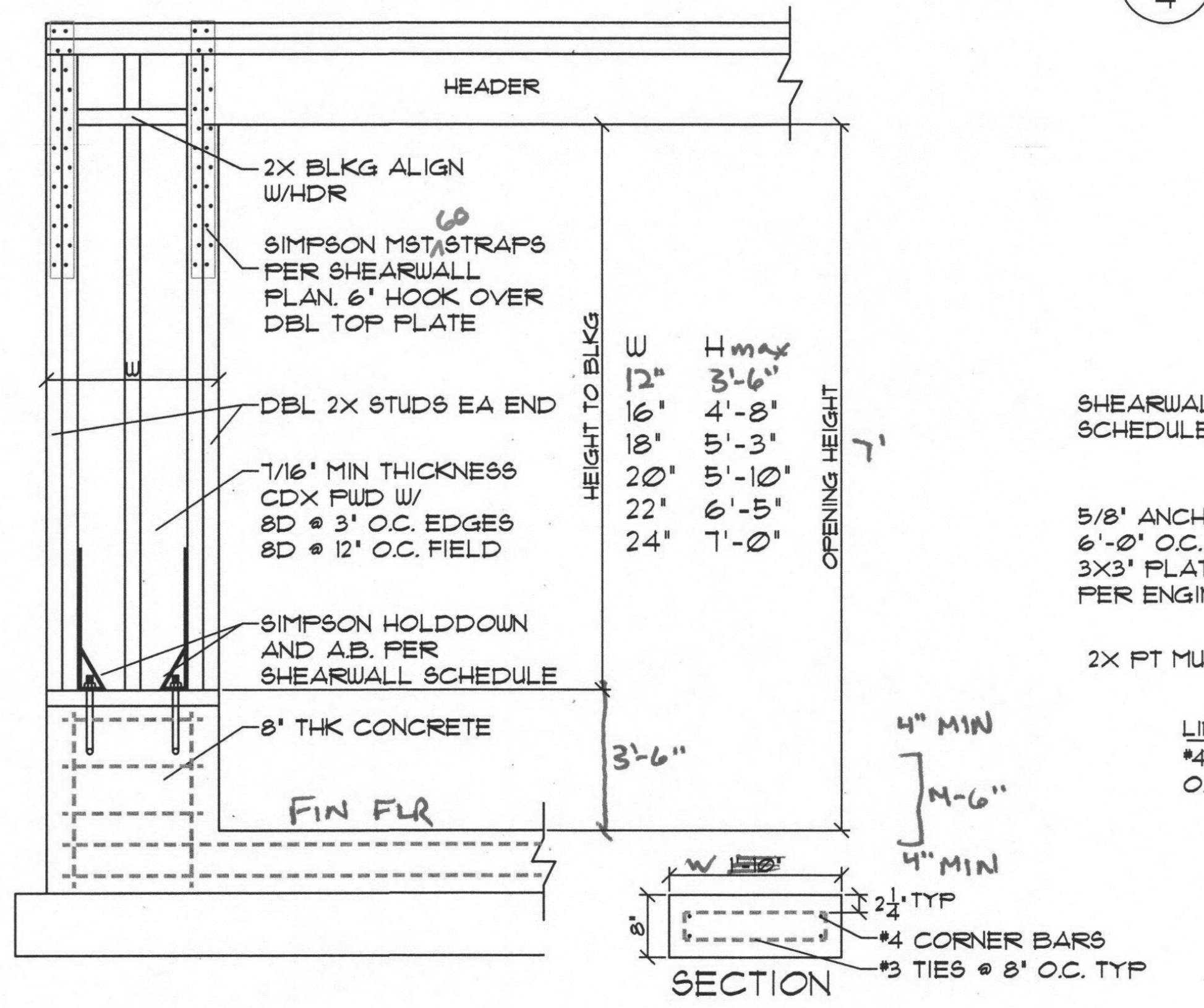
S 5 SHEARWALL TO SHEARWALL CONNECTION 1/2" = 1'-0"


SHEARWALL PER SCHEDULE
SEE SHEARWALL SCHEDULE
2X BLKG, TOENAIL W/16D @ 4" O.C.
DISTANCE VARIABLE, SEE PLAN
SIMPSON L70
EDGE NAIL
DBL TOP PLATE
WHERE REQ'D: SIMPSON MST60 STRAP, 4" HOOK AROUND BLKG
SHEARWALL PER SCHEDULE

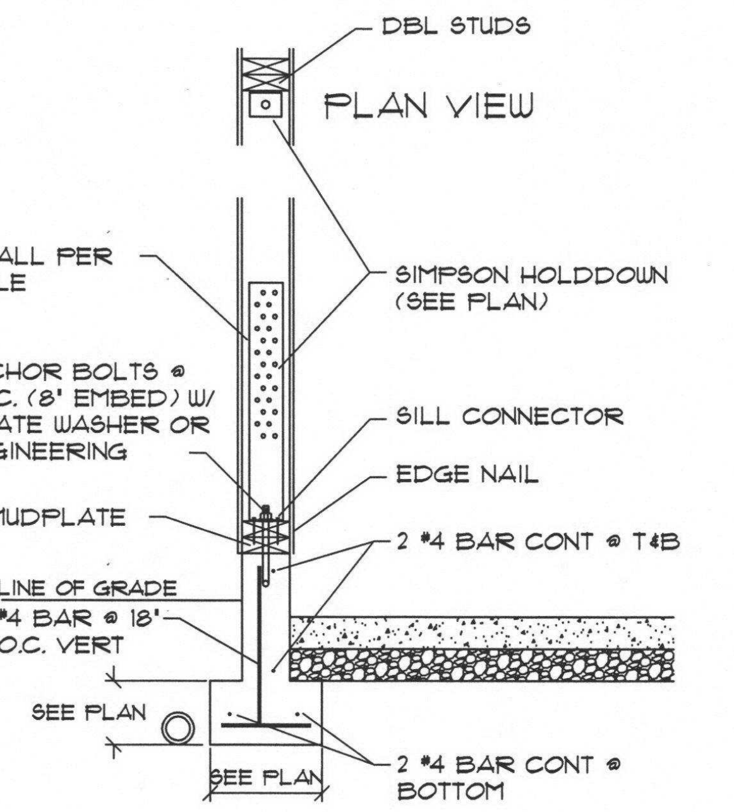
S 4 SHEAR STRAP @ CANTILEVER 1/2" = 1'-0"



S 3 DOUBLE HOLDDOWN DETAIL 1/2" = 1'-0"



S 2 PORTAL FRAME 1/2" = 1'-0"



S 1 HOLDDOWN CONNECTION 1/2" = 1'-0"

# GROUND FLOOR

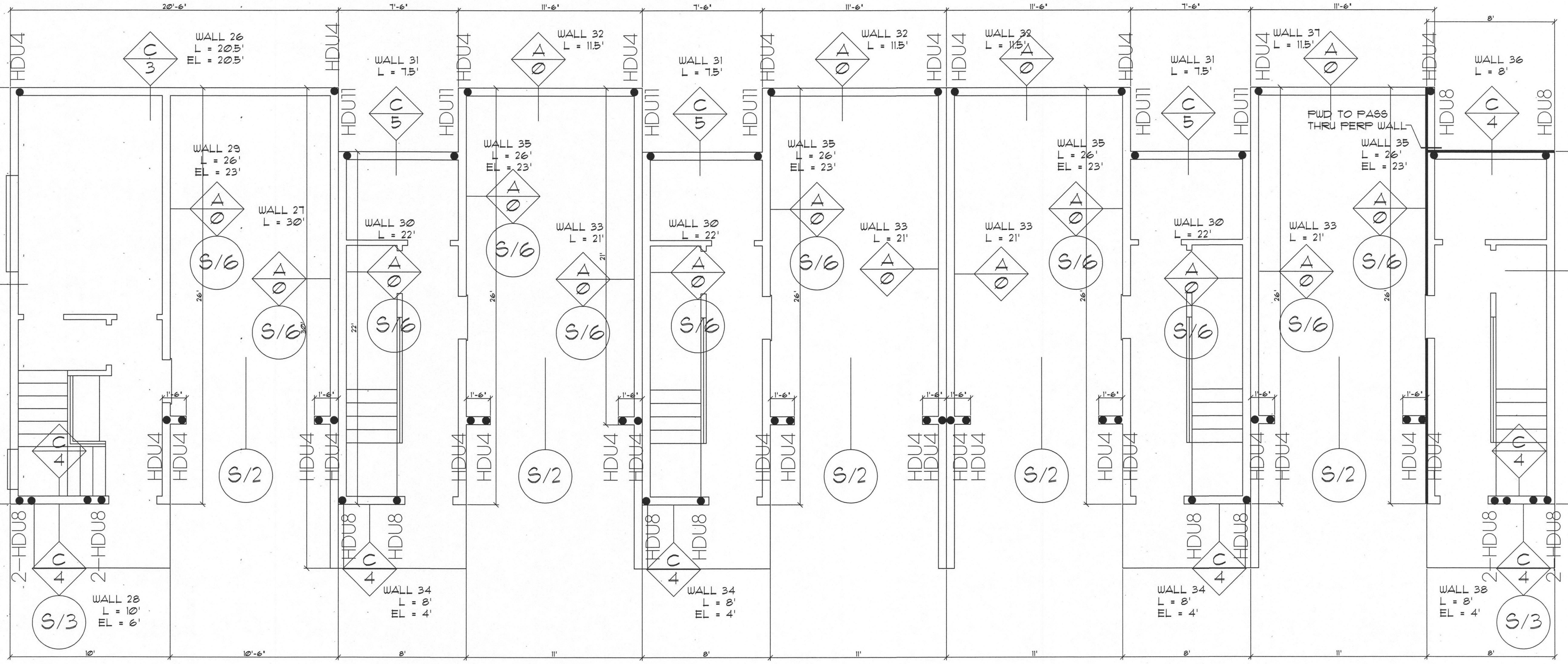
WALL #, SEE CALC PACKET
L = FULL WALL LENGTH
EL = EFFECTIVE WALL LENGTH (EXCLUDES PERFORATIONS)

STUDS TO BE 16" O.C U.N.O.

DBL STUDS AT EACH SHEARWALL END AND HD U.N.O.

EXTEND SHEARWALLS TO ROOF DIAPHRAGM

EACH UNIT STRUCTURALLY INDEPENDENT



# SHEAR ENGINEERING

SCALE: 1/4" = 1'

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PLAN# 7622 SE
NAME WASHINGTON
SHEET SHEAR
DATE 4/9/18

SHEET# S1