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.

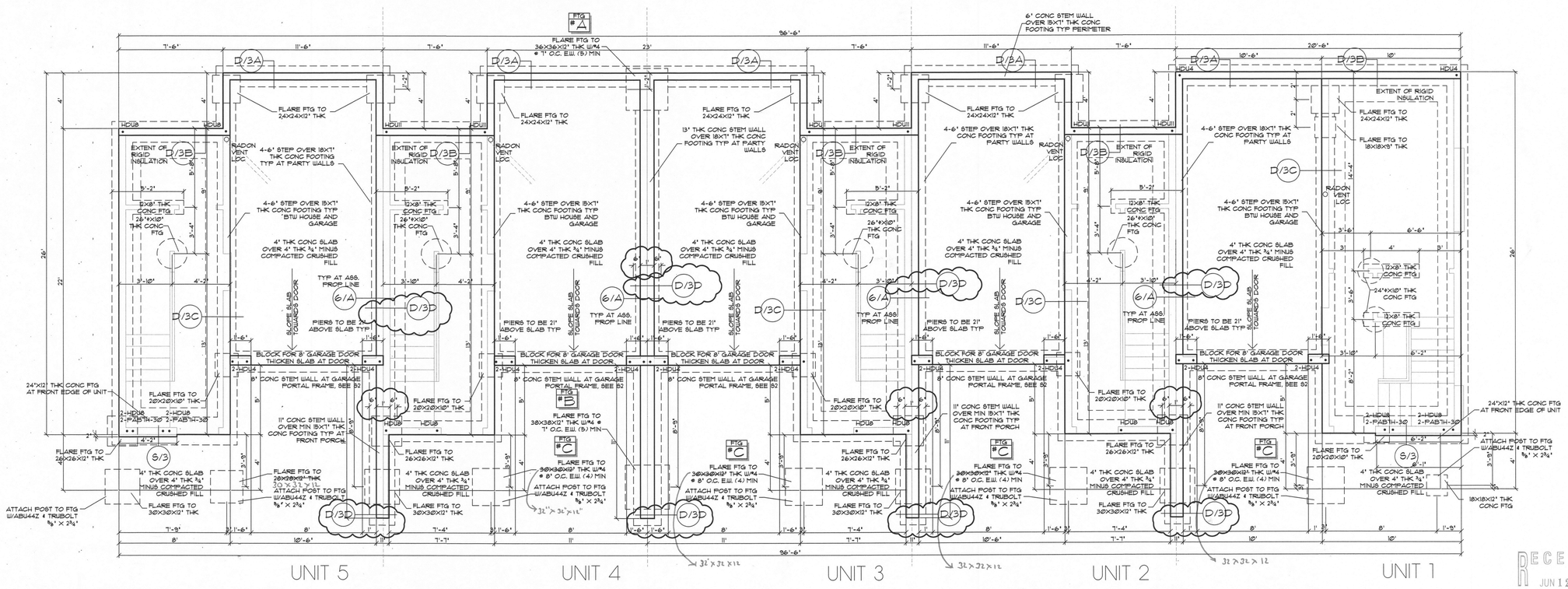
C. Fill material. Only permitted material free from tree stumps, detrimental amounts of organic matter, trash, garbage, sod, peat, and similar materials shall be used. Rocks larger than 6 inches in greatest dimension shall not be used unless the method of placement is properly devised, continuously inspected,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

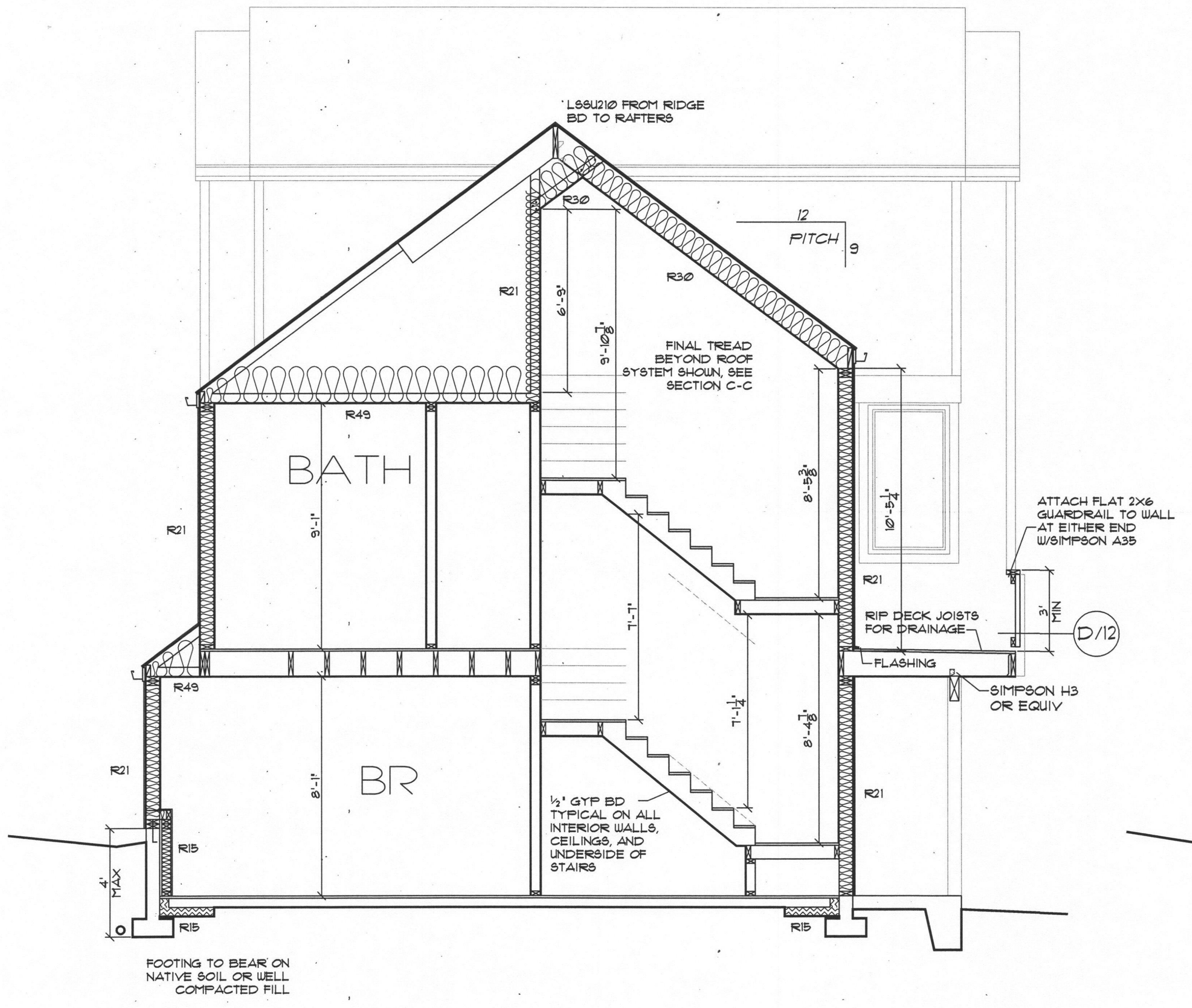


SCALE: 1/4" = 1'

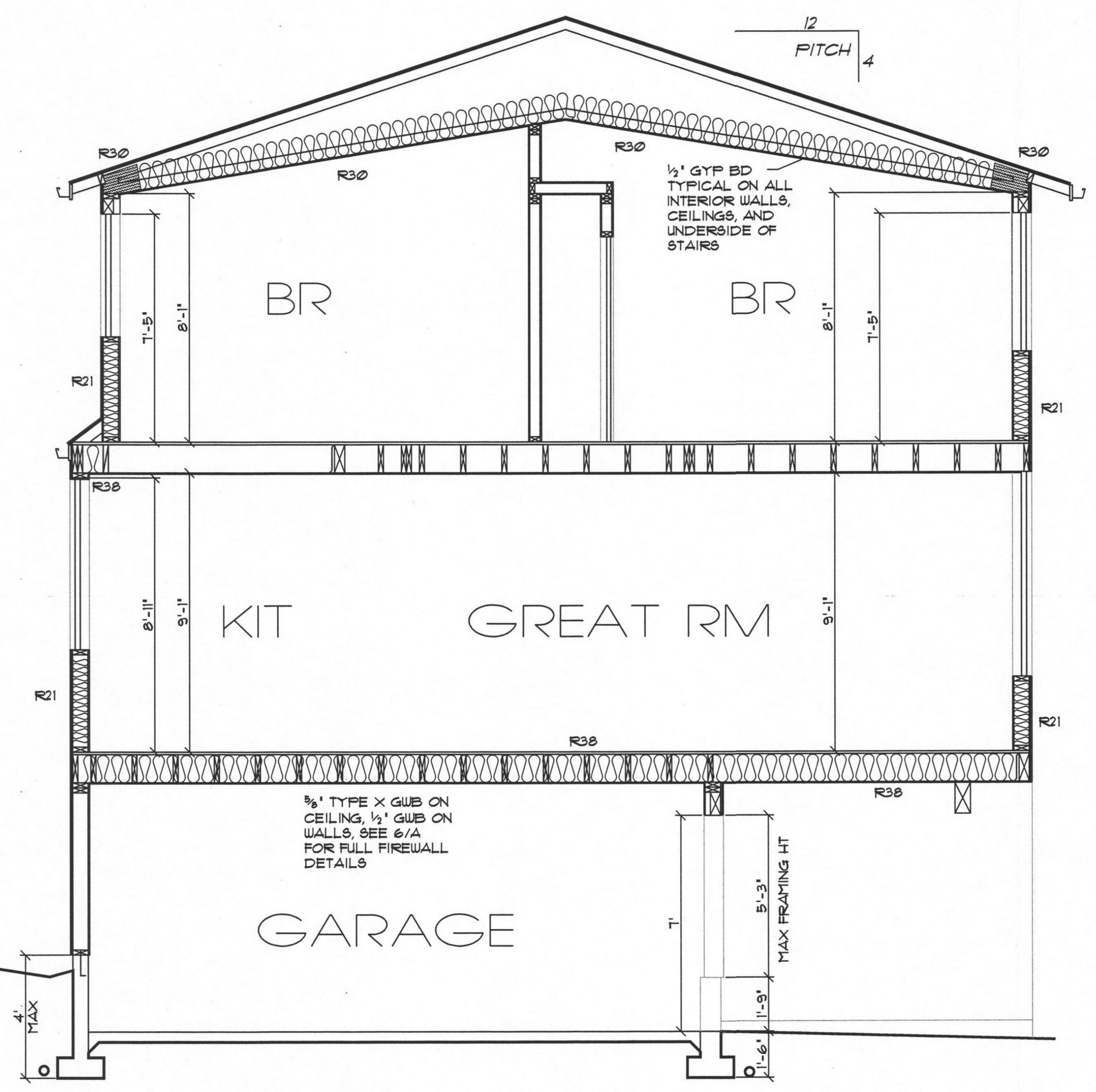
17.180463/HRC/HRB/500-REV. 01

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

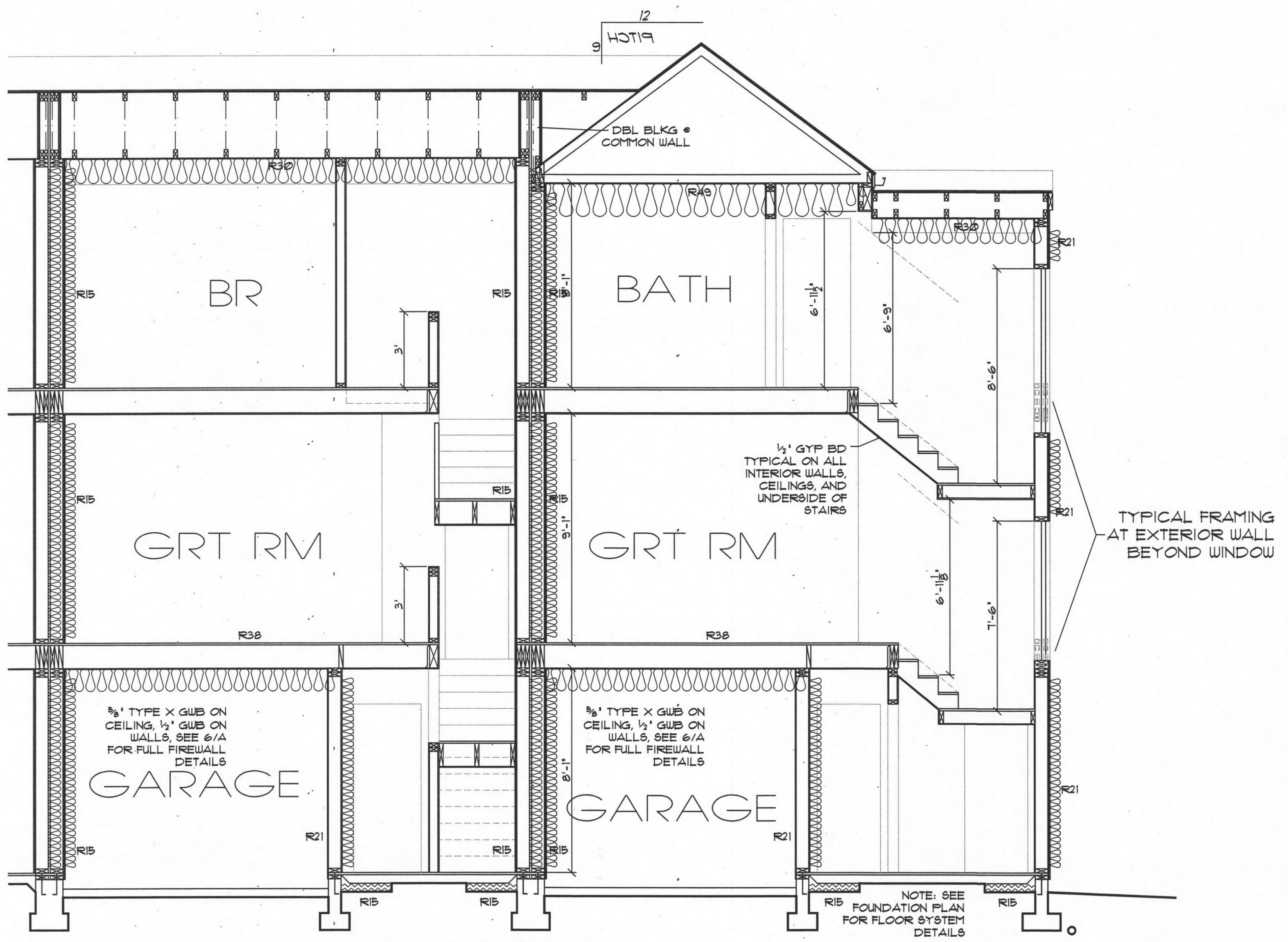
93



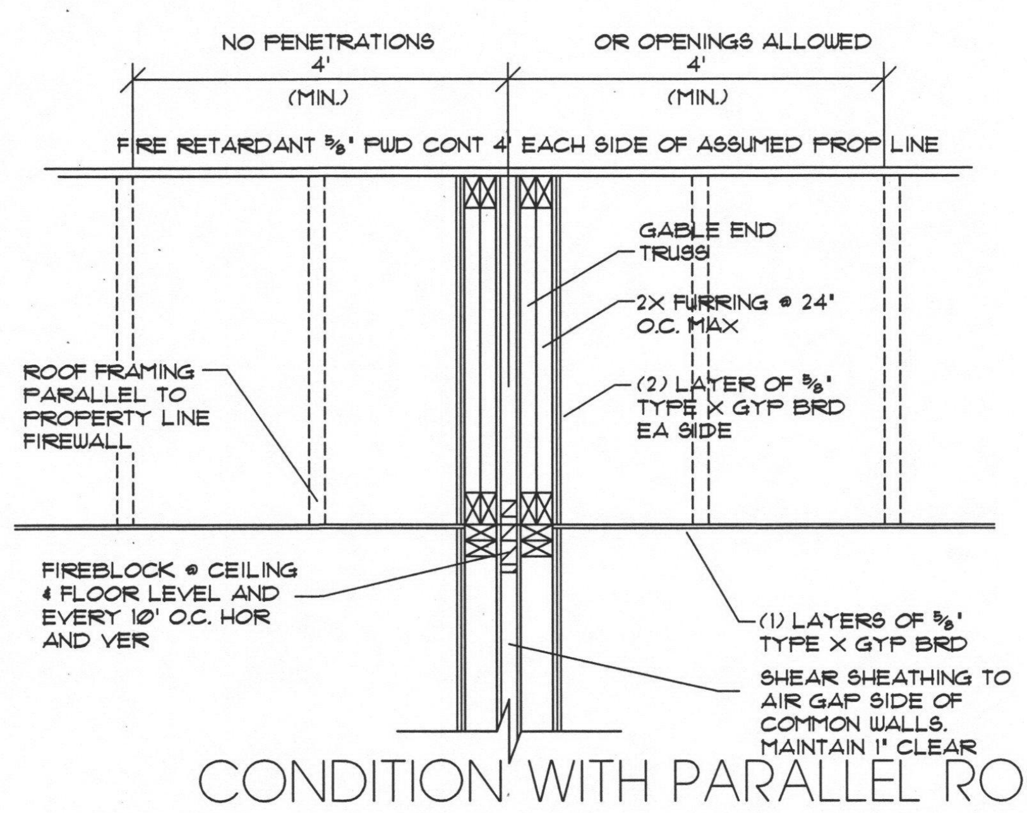
SECTION A—A



SECTION B—B

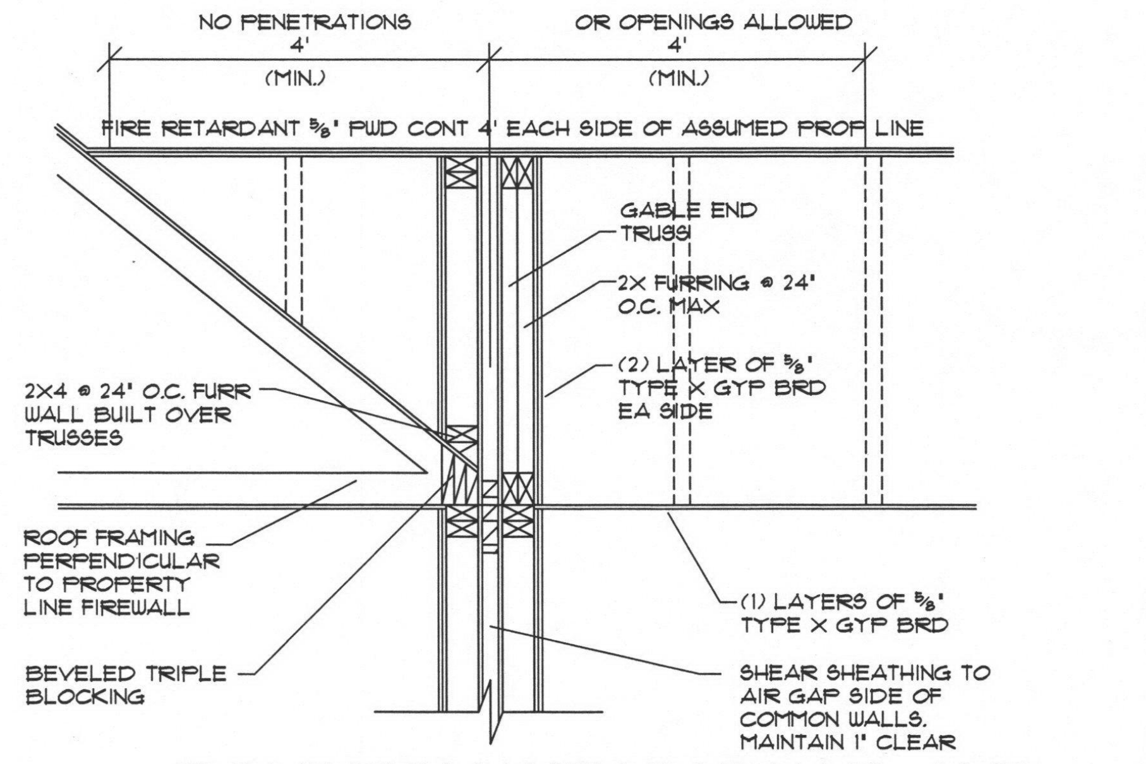


SECTION C—C



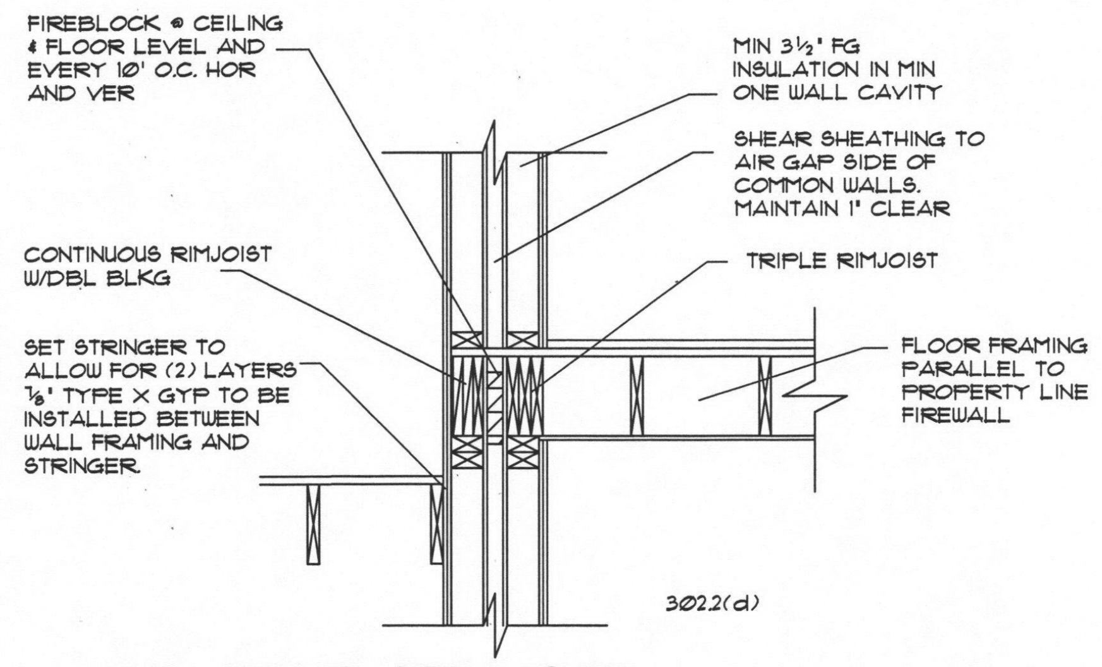
6/C CONDITION WITH PARALLEL ROOFS AT ASSUMED PROPERTY LINE.

NOT TO SCALE 3022(d)



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

NOT TO SCALE 3022.4.3(c)



6/H STAIR STRINGER

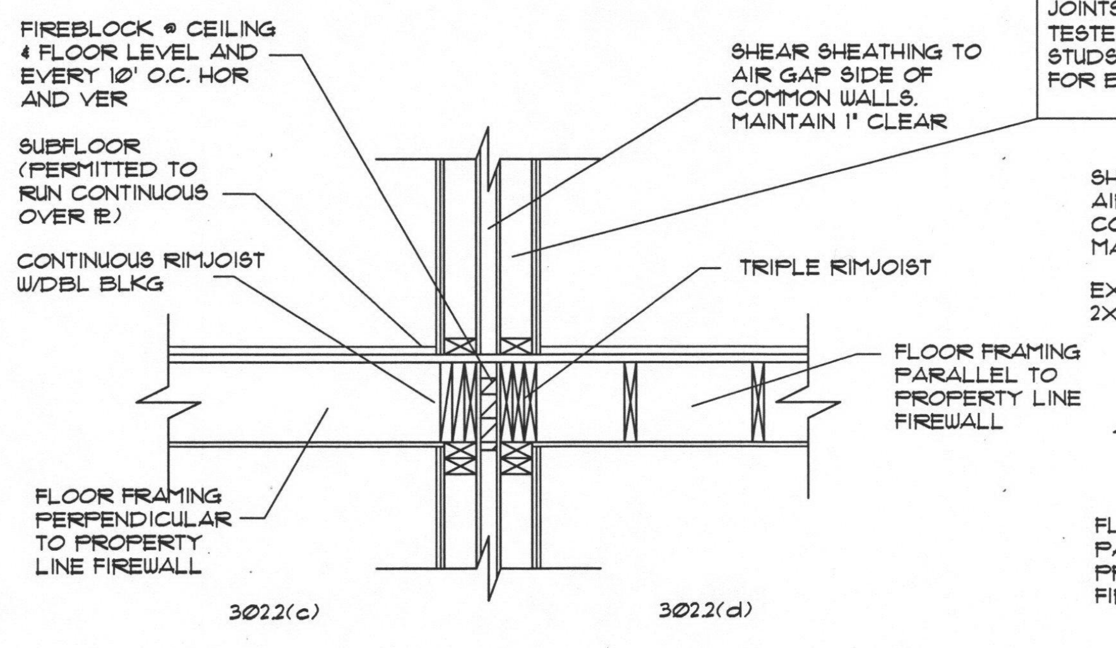
NOT TO SCALE

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.

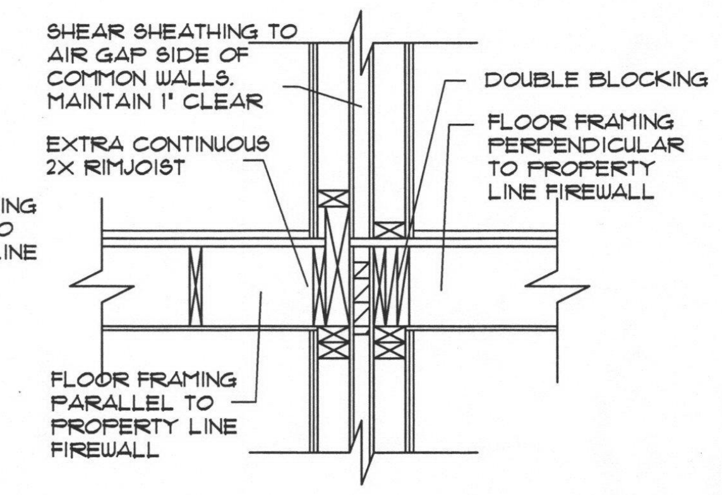
FACE LAYER:
⅝" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF STUDS OVER BASE LAYER W/ 10d COATED NAILS, 3" LONG, MIN 0.100 SHANK ¼" HEADS, 8" C/C. STAGGER JOINTS 16" C/C EACH LAYER AND SIDE. PROVIDE BLOCKING AT MID HEIGHT.

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.



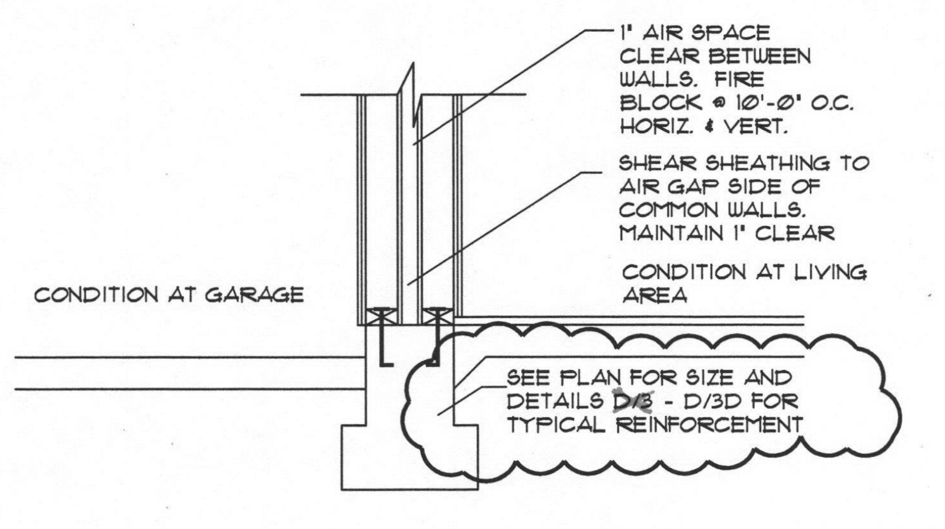
6/B FRAMED FLOOR

NOT TO SCALE



6/G BEAM #5

NOT TO SCALE



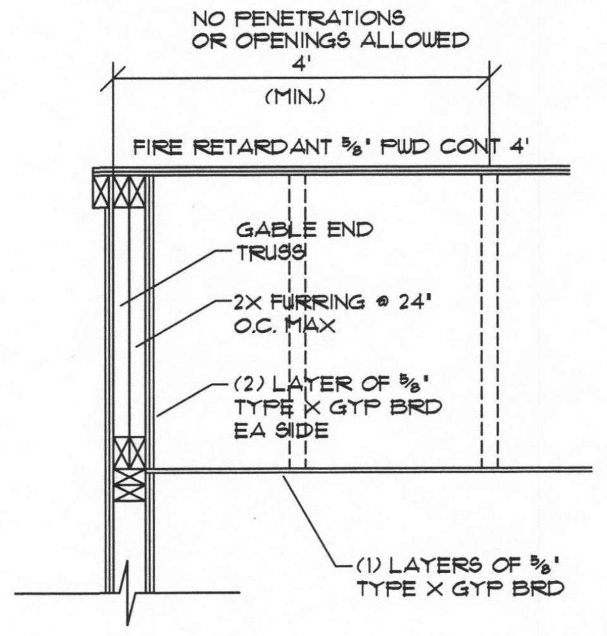
6/A FOUNDATION

NOT TO SCALE

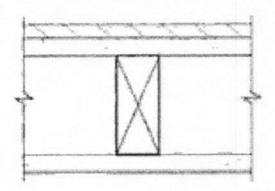
NOTE:
2-HR RATED WALL ASSEMBLY WILL CONTINUE THROUGH THE FLOOR SYSTEM TO THE RATED ROOF. THE RATED WALL MUST BE CONTINUOUS BEHIND SHOWERS, TUBS, CABINETS, CASES, SOFFITS, ELECTRICAL PANELS, FIREPLACES, STAIR STRINGERS AND ADJOINING WALLS.

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

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



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

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

CROSS SECTIONS

SCALE: 1/4" = 1'

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

NOTES

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" Ø 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.

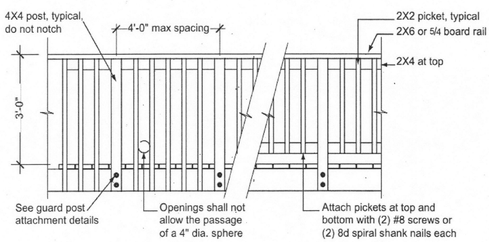
7. PROVIDE CRAWLSPACE DRAINS PER I.R.C. SECTION R405

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

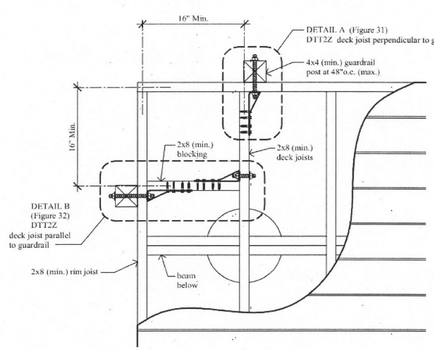
9. BEAM POCKETS TO HAVE 1/2" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 3" BEARING.

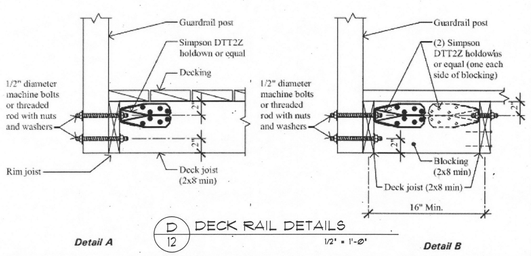
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

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.

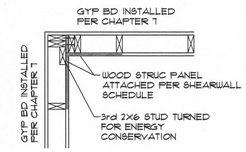


D 5B WALL FRAMING AT EXTERIOR STAIR WALL 1/2" = 1'-0"

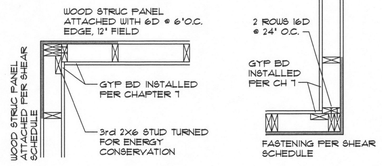




D 12 DECK RAIL DETAILS 1/2" = 1'-0"

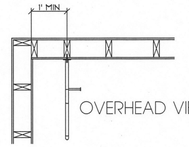


SHEATHING AT INTERIOR

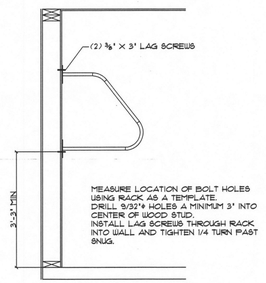


SHEATHING AT EXTERIOR GARAGE CORNER

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

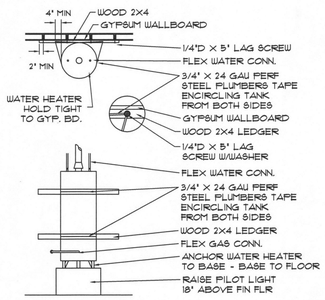


OVERHEAD VIEW

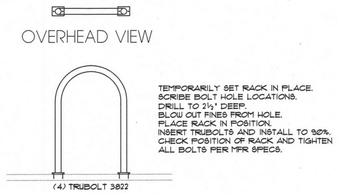


http://www.dero.com/product/ultra-space-saver-single/

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



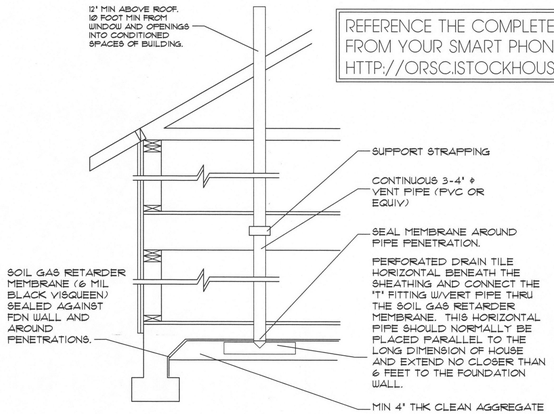
D 8 WATER HEATER DETAIL 1/2" = 1'-0"



OVERHEAD VIEW

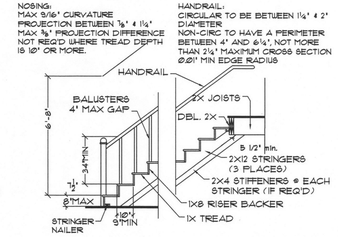
https://www.theparkcatalog.com/u-bike-rack

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

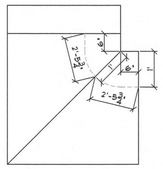


REFERENCE THE COMPLETE CODE FROM YOUR SMART PHONE! VISIT HTTP://ORSC.ISTOCKHOUSEPLANS.COM

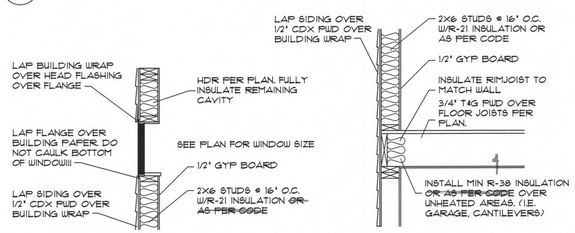
D 9 RADON MITIGATION DETAIL 1/2" = 1'-0"



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

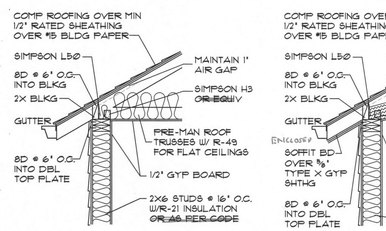


D 7A WINDER DETAIL 1/2" = 1'-0"



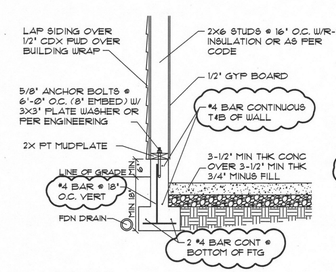
D 4 WINDOW AND DOOR DETAIL 1/2" = 1'-0"

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

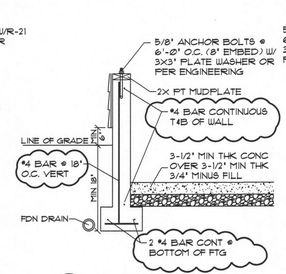


D 6 ROOF TRUSS DETAIL 1/2" = 1'-0"

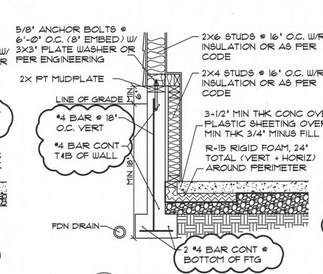
D 6A ROOF TRUSS DETAIL 1/2" = 1'-0"



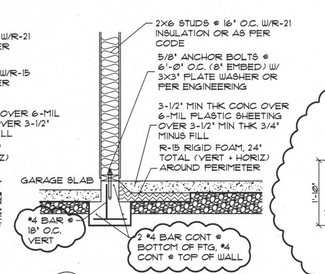
D 3 GARAGE SLAB DETAIL 1/2" = 1'-0"



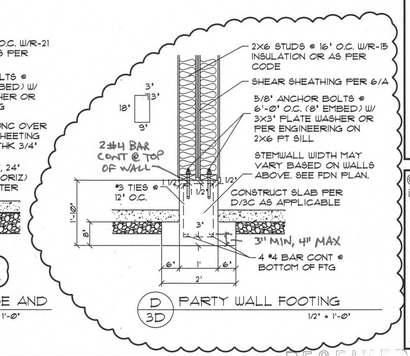
D 3A BURIED SLAB DETAIL 1/2" = 1'-0"



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



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



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

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

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

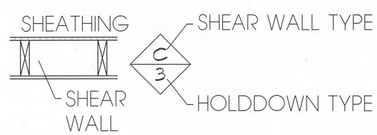
#	TYPE	AB DIA	COL
2	SIMPSON HDU2	5/8"	2–2X
3	SIMPSON HDU4	5/8"	2–2X
4	SIMPSON HDU8	7/8"	2–2X
5	SIMPSON HDU11	1"	6X

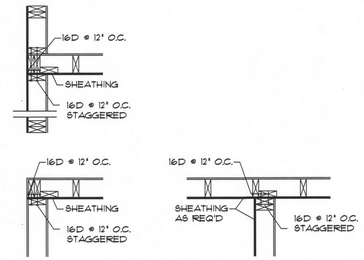
ALL HDU FILL ALL HOLES

GENERAL SHEATHING NOTES

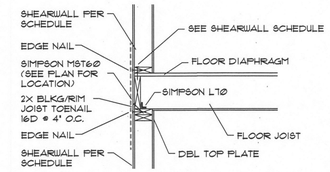
ROOF DIAPHRAGM:
MIN 1/2" CDX PWD (48/24) W/
8D @ 6" O.C. EDGES
8D @ 12" O.C. FIELD

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

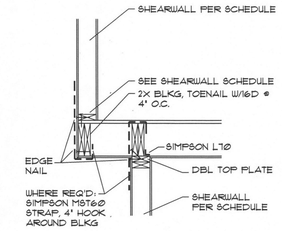




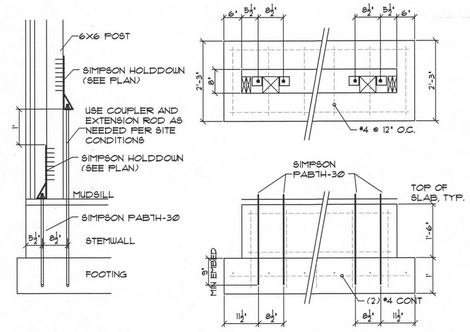
5/6 TYPICAL THROUGH SHEATHING DETAIL 1/2" = 1'-0"



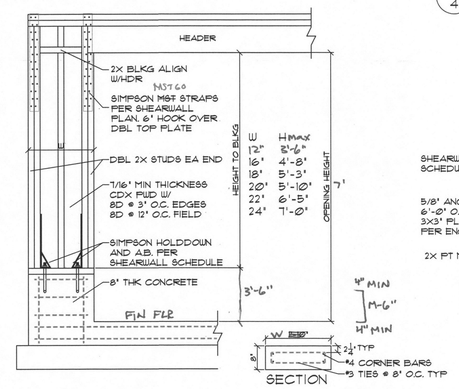
5/5 SHEARWALL TO SHEARWALL CONNECTION 1/2" = 1'-0"



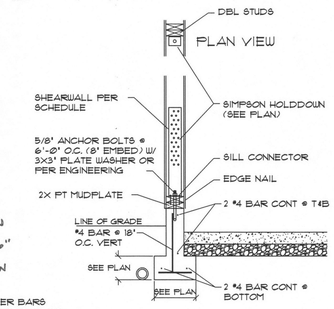
5/4 SHEAR STRAP @ CANTILEVER 1/2" = 1'-0"



5/3 DOUBLE HOLDDOWN DETAIL 1/2" = 1'-0"

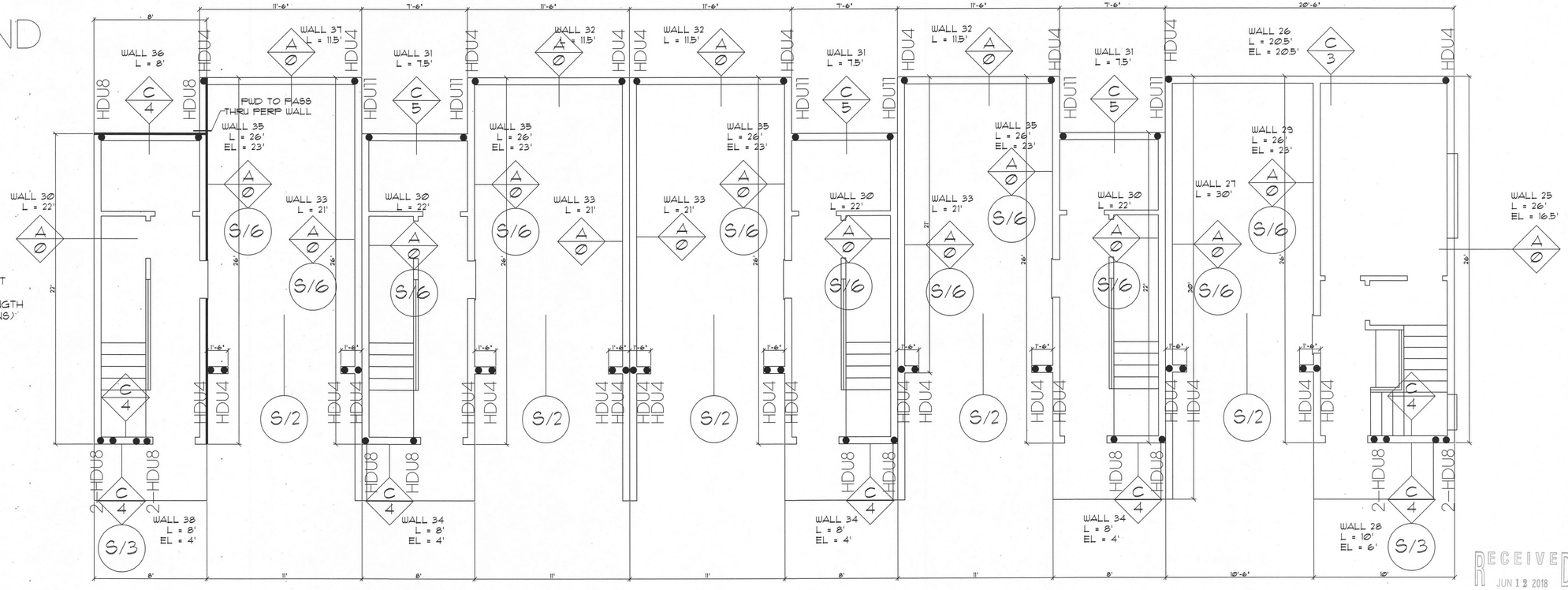


5/2 PORTAL FRAME 1/2" = 1'-0"



5/1 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 ENGINEING

SCALE: 3/16" = 1'

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

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.

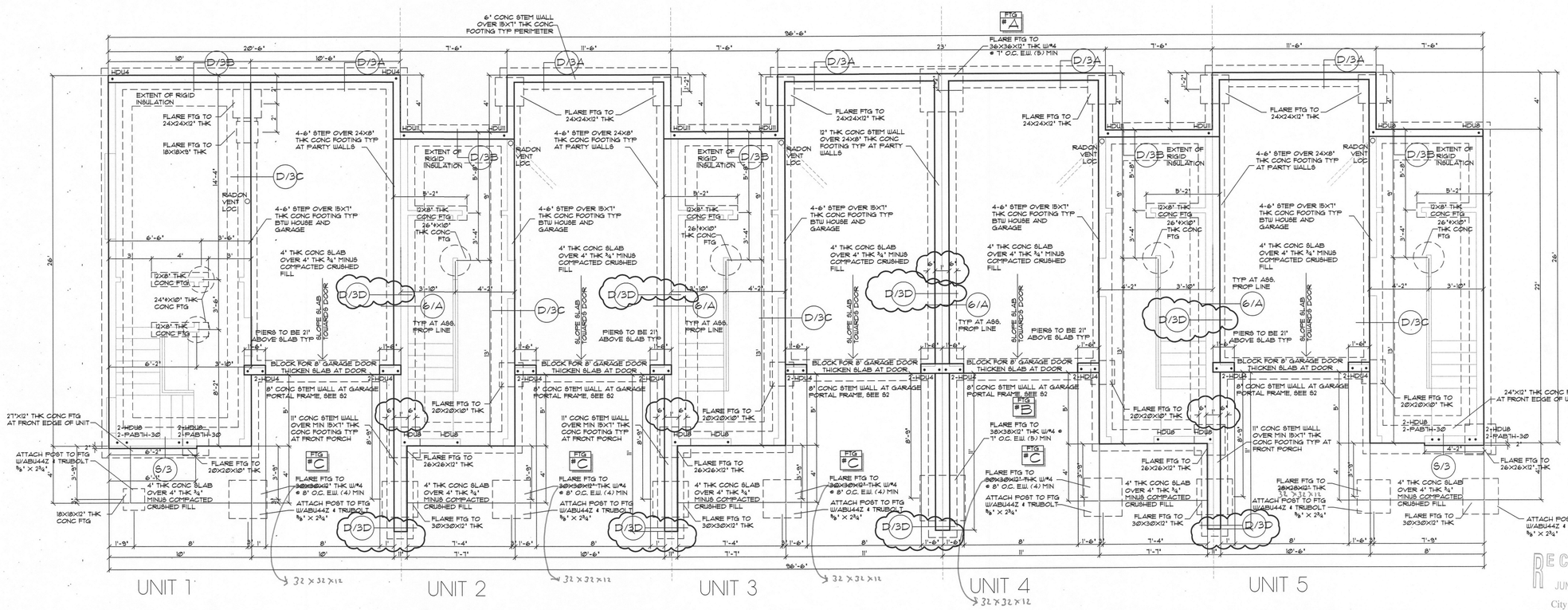
C. Fill material. Only permitted material free from tree stumps, detrimental amounts of organic matter, trash, garbage, sod, peat, and similar materials shall be used. Rocks larger than 6 inches in greatest dimension shall not be used unless the method of placement is properly devised, continuously inspected,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

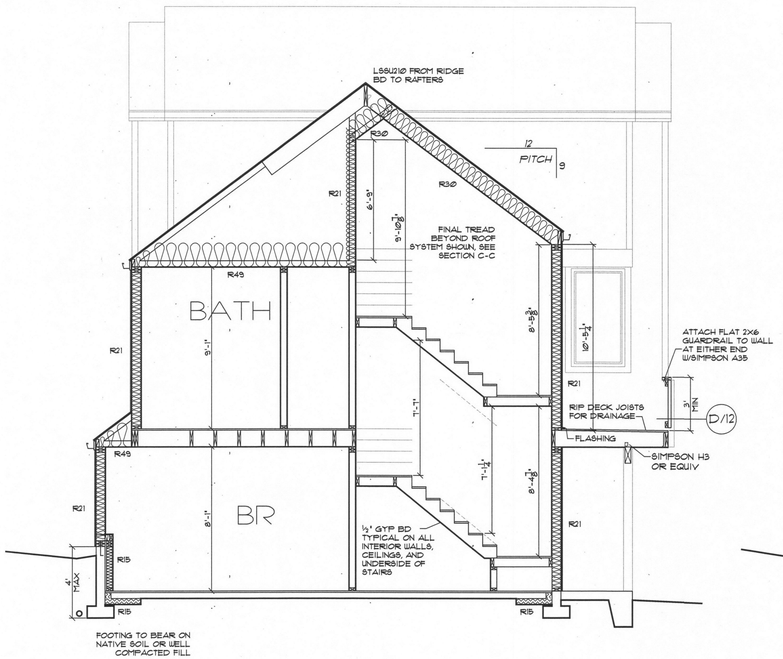


FOUNDATION

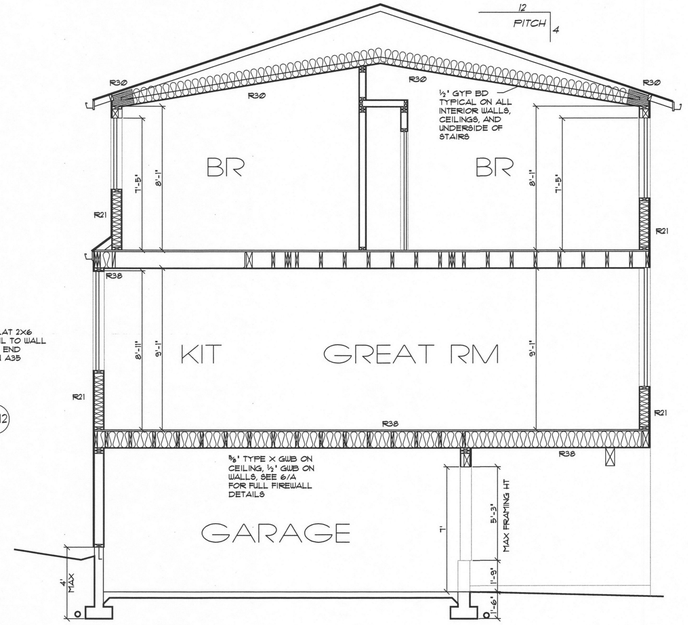
SCALE: 1/4" = 1'

17258825/47/53/57/58

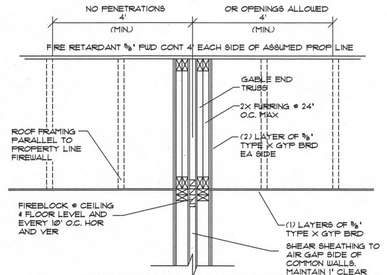
PLAN# 7622 SE
NAME WASHINGTON
SHEET FDN
DATE 4/9/18
SHEET# 2



SECTION A—A

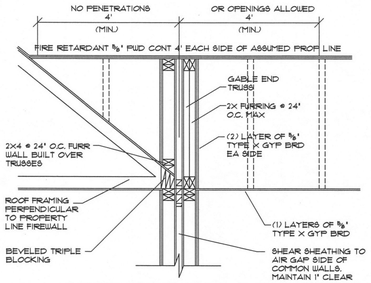


SECTION B—B



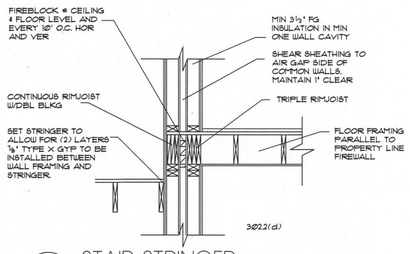
6/C CONDITION WITH PARALLEL ROOFS AT ASSUMED PROPERTY LINE.

NOT TO SCALE 3022(d)



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

NOT TO SCALE 3022.A3(c)



6/H STAIR STRINGER

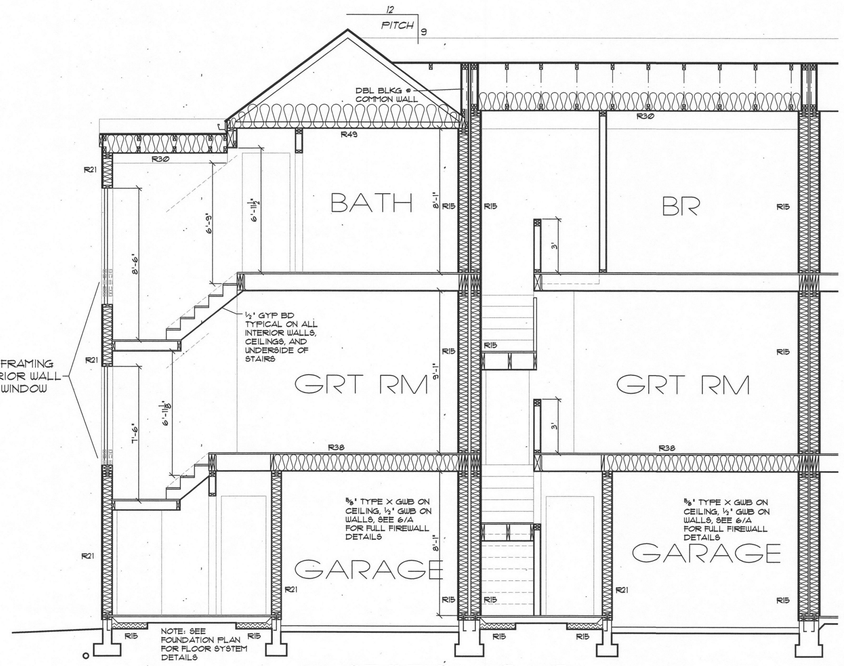
NOT TO SCALE

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 bd COATED NAILS, 2½" LONG, MIN Ø.088 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 Ø.099 SHANK ¼" HEADS, 8" C/C. STAGGER JOINTS 16" C/C EACH LAYER AND SIDE. PROVIDE BLOCKING AT MID HEIGHT.

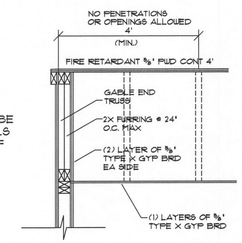
JOINTS STAGGERED 16" EA LAYER AND EA SIDE. SOUND TESTED WITH 3½" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C.

RATED 2 HR FIREWALL
GA FILE NO. UP3820
55 TO 59 STC SOUND



SECTION C—C

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



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 ⅝" 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

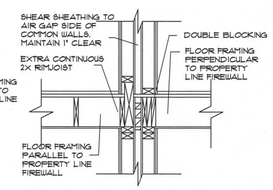
American Gypsum Company LLC	⅝" FireBloc® Type X
	⅝" Exterior Sheathing Type X
CertainTeed Gypsum Inc.	⅝" CertainTeed® Type X Gypsum Board
	⅝" GlasRoc® Sheathing Type X Gypsum Panels
Georgia Pacific Gypsum LLC	⅝" DensArmor Plus® Fireguard® Interior Panel
	⅝" DensGlass® Fireguard® Sheathing
Lafarge North 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

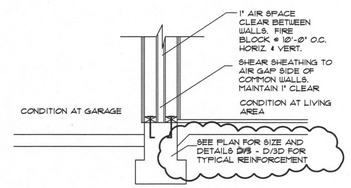
6/B FRAMED FLOOR

NOT TO SCALE



6/G BEAM #5

NOT TO SCALE



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

CROSS SECTIONS

SCALE: 1/4" = 1'

PLAN# 7622 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"ø 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.

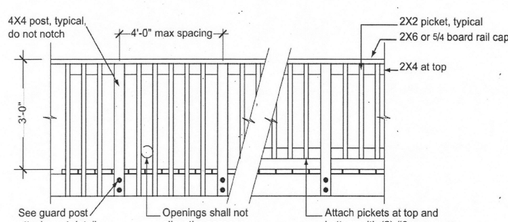
7. PROVIDE CRAWLSPACE DRAINS PER I.R.C. SECTION R405

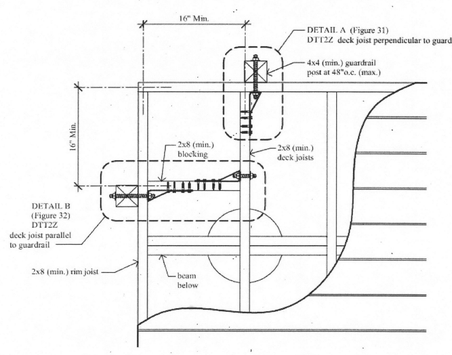
8. REINFORCING STEEL IN FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, AND PIERS WILL BE PROVIDED WHEN JOB SITE CONDITIONS AND OR CITY/COUNTY REQUIREMENTS WARRANT IT'S USE.

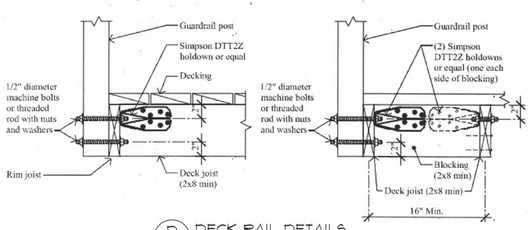
9. BEAM POCKETS TO HAVE 1/2" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 3" BEARING.

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

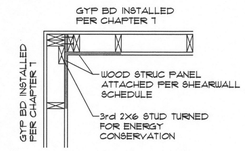
11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE. VENT TO BE CLOSEABLE WITH A CORROSION PROOF MESH COVERING.



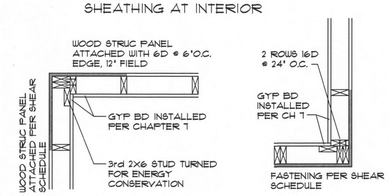




D/12 DECK RAIL DETAILS 1/2" = 1'-0"

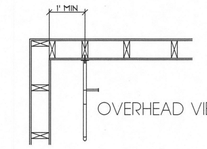


SHEATHING AT INTERIOR

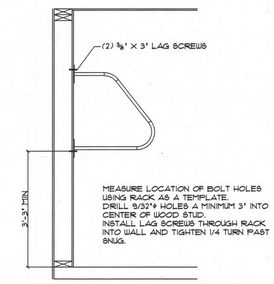


SHEATHING AT EXTERIOR GARAGE CORNER

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

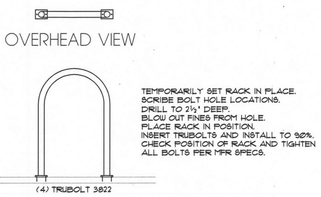


OVERHEAD VIEW



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

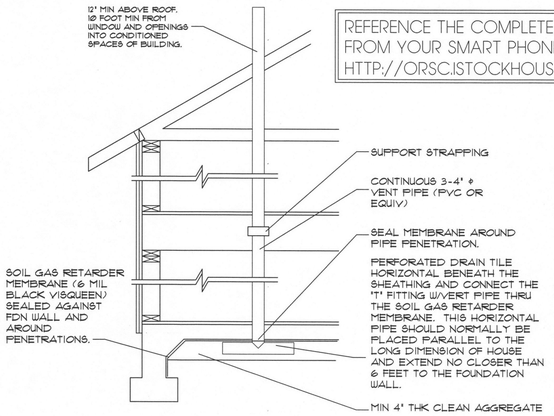
D/14 INTERIOR BIKE RACK DETAIL 1/2" = 1'-0"



OVERHEAD VIEW

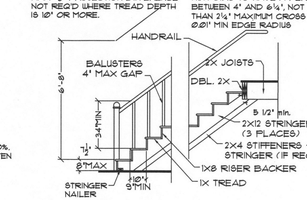
https://www.thsparkcatalog.com/u-bike-rack

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

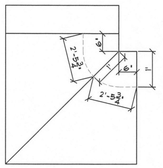


D/9 RADON MITIGATION DETAIL 1/2" = 1'-0"

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

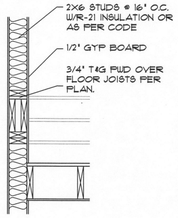


D/7 STAIR DETAIL 1/2" = 1'-0"

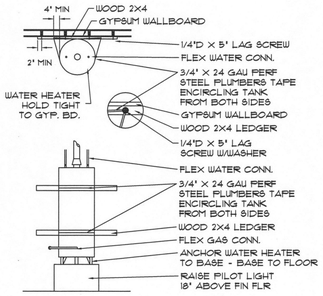


D/7A WINDER DETAIL 1/2" = 1'-0"

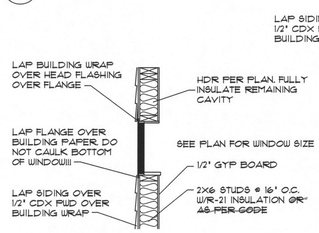
City of Portland Bureau of Development Services
By JS Date 6/14/18
Approved by Planning and Zoning Review



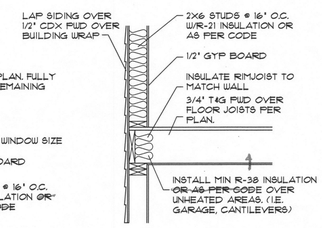
D/5B WALL FRAMING AT EXTERIOR STAIR WALL 1/2" = 1'-0"



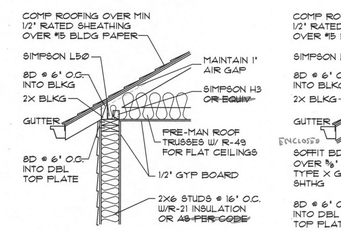
D/8 WATER HEATER DETAIL 1/2" = 1'-0"



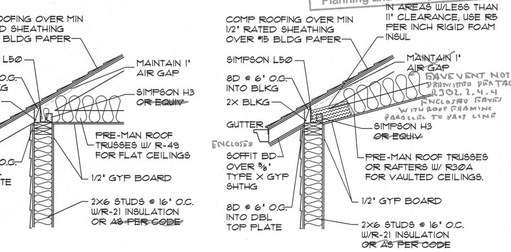
D/4 WINDOW AND DOOR DETAIL 1/2" = 1'-0"



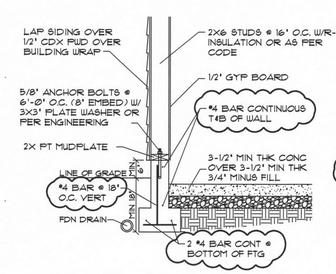
D/5 FRAMED FLOOR PLENUM DETAIL 1/2" = 1'-0"



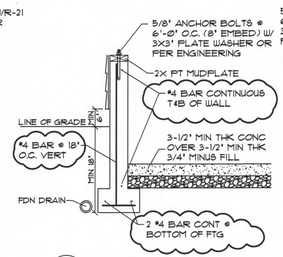
D/6 ROOF TRUSS DETAIL 1/2" = 1'-0"



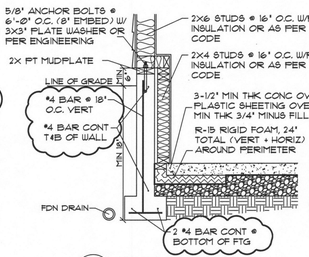
D/6A ROOF TRUSS DETAIL 1/2" = 1'-0"



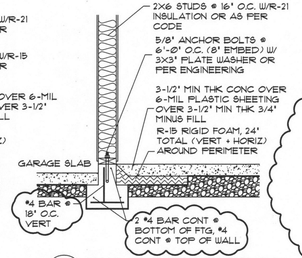
D/3 GARAGE SLAB DETAIL 1/2" = 1'-0"



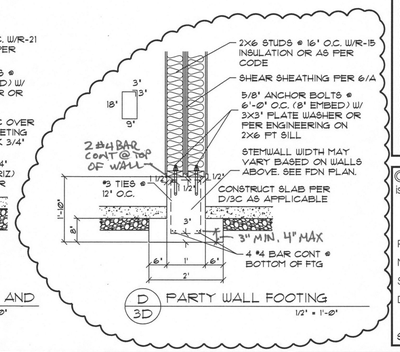
D/3A BURIED SLAB DETAIL 1/2" = 1'-0"



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



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



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

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

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

RECEIVED
JUN 12 2018
City of Portland BDS • Document Services

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

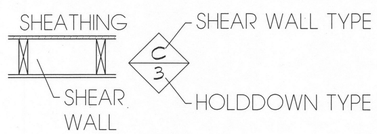
#	TYPE	AB DIA	COL
2	SIMPSON HDU2	5/8"	2–2X
3	SIMPSON HDU4	5/8"	2–2X
4	SIMPSON HDU8	7/8"	2–2X
5	SIMPSON HDU11	1"	6X

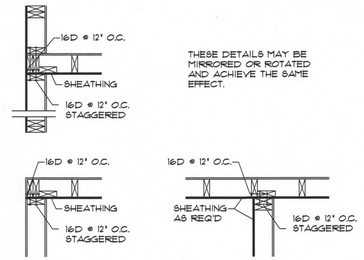
ALL HDU FILL ALL HOLES

GENERAL SHEATHING NOTES

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

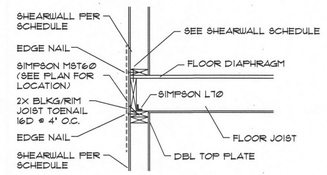
FLOOR DIAPHRAGM:
MIN 3/4" CDX PWD (32/16) W/
10D @ 6" O.C. EDGES
10D @ 12" O.C. FIELD



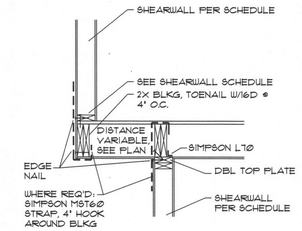


THESE DETAILS MAY BE MIRRORED OR ROTATED AND ACHIEVE THE SAME EFFECT.

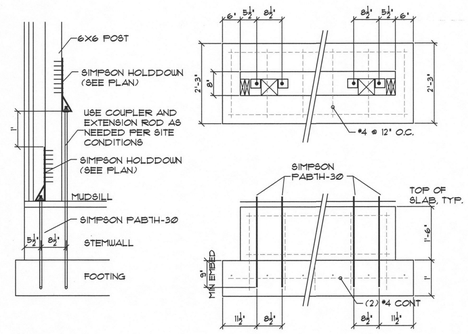
S/6 TYPICAL THROUGH SHEATHING DETAIL 1/2" = 1'-0"



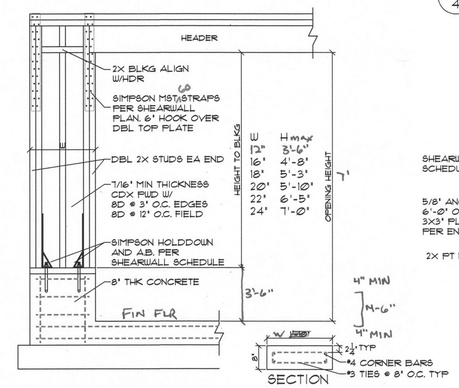
S/5 SHEARWALL TO SHEARWALL CONNECTION 1/2" = 1'-0"



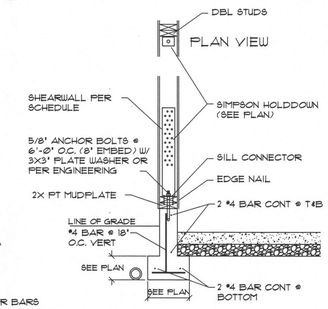
S/4 SHEAR STRAP @ CANTILEVER 1/2" = 1'-0"



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

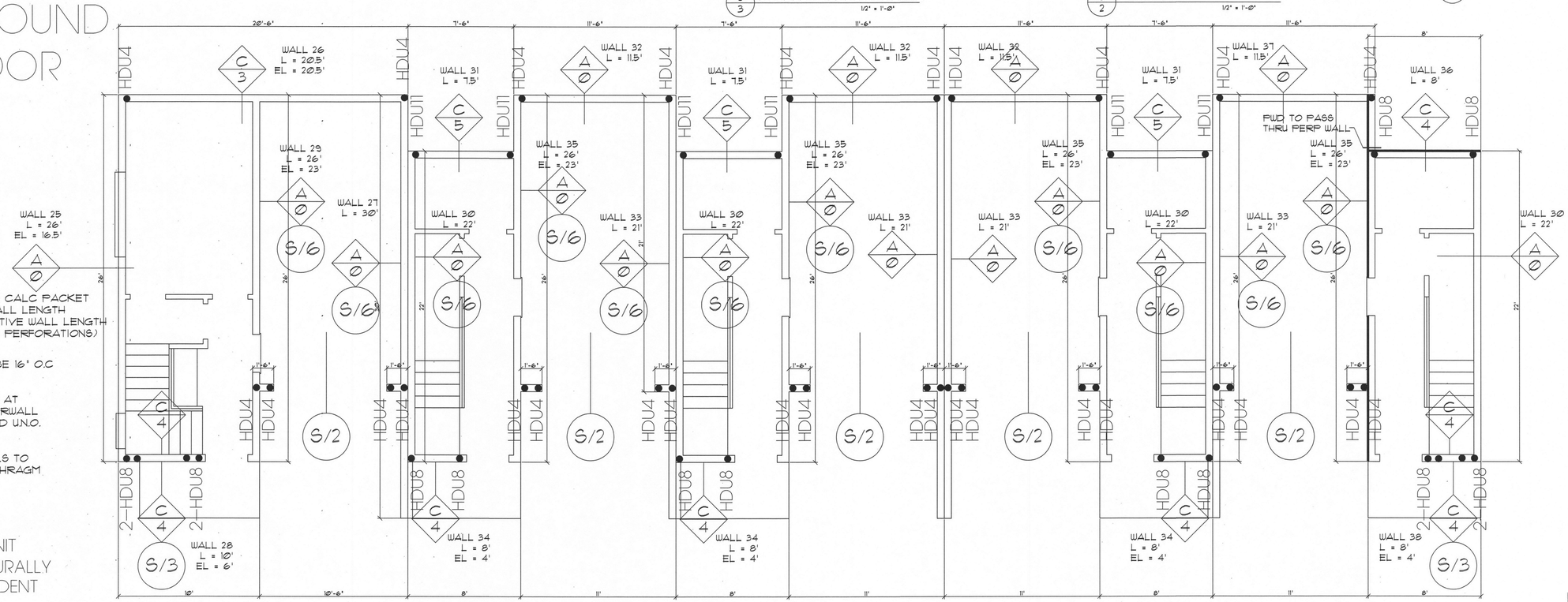


S/2 PORTAL FRAME 1/2" = 1'-0"



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: 1/4" = 1'

PLAN# 7622 SE
NAME WASHINGTON
SHEET SHEAR
DATE 4/9/18
SHEET# S1