Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 16069	**Project Address:** 3925 SW Stephenson St
Hearing Date: 11/1/17	**Appellant Name:** Dawn Rustrum
Case No.: P-001	**Appellant Phone:** 541-760-7688
Appeal Type: Plumbing	**Plans Examiner/Inspector:** Todd Trenaman, Jim Bechtel, Jim Jones, McKenzie James, Joe Blanco
Project Type: residential	**Stories:** 3 **Occupancy:** residential **Construction Type:** wood frame
Building/Business Name:	**Fire Sprinklers:** No
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 17-180600-RS
Plan Submitted Option: pdf [File 1]	**Proposed use:** ADU

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 7.5
Requires	Table 7.5 of OPSC limits plumbing system to three water closets on a three inch sewer line.
Proposed Design	We would like to connect to the three inch sewer line just inside the foundation wall as current line runs aprox 20 feet under concrete. At that point it becomes a four inch sewer and we would like to continue using the three inch line until we have issues.
Reason for alternative	I'm seeking this approval because the project has grossly exceeded what was budgeted to complete the ADU and I've exhausted all my financial resources and can't afford to upgrade the sewer line. I live in the main house alone with my daughter who is only here 1/2 time and the maximum number of occupants in the ADU will be 1-2 individuals so I believe the existing 3 inch pipe will be sufficient. If I have to upgrade to the 4 inch pipe, my concrete stairs and driveway will have to be opened up to access the pipe, causing a lot of added work/time, cost and disruption to the property. My contractor is also refusing to do this work so I'll have to find someone else to do it, delaying project completion even more. I really can't afford anymore project delays because I'm losing a lot of rental income that I desperately need from being able to rent the ADU out.

APPEAL DECISION

3 toilets with a fourth toilet on a sewage ejector pump: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health,

safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 25.07, you may appeal this decision to the Plumbing Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

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The administrative staff has not yet reviewed this appeal.

Ruark, Donna

From: Bechtel Jr, Jim
Sent: Tuesday, October 31, 2017 12:47 PM
To: BDS Appeals; Trenaman, Todd; Jones, Jim; James, Mc Kenzie; Blanco, Joe
Subject: RE: ID 16069 - P-1 3925 SW Stephenson St

I have visited this site and support granting this appeal.

Jim Bechtel
Acting Senior Res. Plumbing Inspector
Jim.Bechtel@portlandoregon.gov
(503) 823-7386

From: BDS Appeals
Sent: Monday, October 30, 2017 11:09 AM
To: Trenaman, Todd <Todd.Trenaman@portlandoregon.gov>; Bechtel Jr, Jim <Jim.Bechtel@portlandoregon.gov>; Jones, Jim <Jim.Jones@portlandoregon.gov>; James, Mc Kenzie <McKenzie.James@portlandoregon.gov>; Blanco, Joe <Joe.Blanco@portlandoregon.gov>
Subject: ID 16069 - P-1 3925 SW Stephenson St

<< File: P-1 3925 SW Stephenson St.pdf >> The attached plumbing appeal is on this week's docket (11/1/17). Please review the appeal and respond to this email with any comment you think would be helpful to the board.

Thank you!

Ruark, Donna

From: Trenaman, Todd
Sent: Tuesday, October 31, 2017 7:53 AM
To: BDS Appeals; Bechtel Jr, Jim; Jones, Jim; James, Mc Kenzie; Blanco, Joe
Subject: RE: ID 16069 - P-1 3925 SW Stephenson St

I was not able to approve this installation because it did not meet our code.
I plumbed in Canada for 12 years before emigrating to The United States. The code there
Allows 4 WC to be installed on a 3" horizontal sanitary sewer, we know the system will work.

Todd Trenaman
Residential Combination Inspector
Ph: 503.823.7676 Fax: 503.823.7693
todd.trenaman@portlandoregon.gov
City of Portland Bureau of Development Services

From: BDS Appeals
Sent: Monday, October 30, 2017 11:09 AM
To: Trenaman, Todd <Todd.Trenaman@portlandoregon.gov>; Bechtel Jr, Jim <Jim.Bechtel@portlandoregon.gov>; Jones, Jim <Jim.Jones@portlandoregon.gov>; James, Mc Kenzie <McKenzie.James@portlandoregon.gov>; Blanco, Joe <Joe.Blanco@portlandoregon.gov>
Subject: ID 16069 - P-1 3925 SW Stephenson St

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Thank you!

Ruark, Donna

From: Blanco, Joe
Sent: Monday, October 30, 2017 2:50 PM
To: BDS Appeals; Trenaman, Todd; Bechtel Jr, Jim; Jones, Jim; James, Mc Kenzie
Subject: RE: ID 16069 - P-1 3925 SW Stephenson St

No issues for BES.

Joe Blanco
Bureau of Environmental Services
Development Review Supervisor
503-823-2059

From: BDS Appeals
Sent: Monday, October 30, 2017 11:09 AM
To: Trenaman, Todd <Todd.Trenaman@portlandoregon.gov>; Bechtel Jr, Jim <Jim.Bechtel@portlandoregon.gov>; Jones, Jim <Jim.Jones@portlandoregon.gov>; James, Mc Kenzie <McKenzie.James@portlandoregon.gov>; Blanco, Joe <Joe.Blanco@portlandoregon.gov>
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Thank you!

RUSTRUM ACCESSORY DWELLING UNIT

DRAWING INDEX

APPLICANT:

CONSTRUCT DESIGN COLLABORATIVE
12640 NW BARNES ROAD
SUITE 5
PORTLAND, OR 97229
(503) 810-5674

ENGINEER:
LANDON S. HARMAN, P.E.
NUMBER ----------
604 NE BEECH STREET
PORTLAND, OREGON 97212
(303) 807-7422

CONTRACTOR:
DeMARCO | BUILDERS

DEMARCO BUILDERS
12283 SW ANTON ROAD
TIGARD, OREGON 97223
(503) 574-0659
CCB#: 212158

REVISIONS:

DATE	DESCRIPTION
5.31.2017	PERMIT SET
7.4.2017	FIELD REVISIONS

PROJECT:
RUSTRUM ADU
3925 Southwest Stephenson Street, Portland, Oregon USA 97219

CLIENT:
Dawn Rustrum
3925 SW Stephenson Street
Portland, Oregon USA 97219

OWNER:
Dawn Rustrum
3925 SW Stephenson Street
Portland, Oregon USA 97219

SHEET:
COVER PAGE

PROJECT/SHEET NO.:
G1.0

SECTION 1 - GENERAL REQUIREMENTS:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS AND HE SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND CORRECTION PRIOR BEGINNING ANY WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN OR INFERRED ON THESE PLANS TO RENDER THE WORK COMPLETE.

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THESE PLANS.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS AND OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR SPECIFICATIONS, OR THE PROPER EXECUTION OF SAME.

SAMPLES, AS CALLED FOR ON THE PLANS, SHALL BE SUBMITTED TO THE DESIGNER.

ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE DISTRICT/COUNTY/CITY IN WHICH THE JOB IS BUILT, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

OREGON STRUCTURAL SPECIALTY CODE 2014 OREGON RESIDENTIAL SPECIALTY CODE 2014
OR ENERGY EFFICIENCY SPECIALTY CODE 2014 OREGON FIRE CODE 2014

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR SHALL HAVE A CERTIFICATE OF WORKMAN'S COMPENSATION ON FILE WITH THE CITY/COUNTY DEPARTMENT OF PLANNING AND INSPECTION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

OWNER SHALL SECURE AND PAY FOR ALL PERMITS AND FEES.

THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. HOWEVER, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.

CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN THE FOLLOWING:
A. CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE.
B. INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN ON THE APPROVED PLANS.
C. A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AND ADDITIONAL ROOM.
D. INTERIOR NON-STRUCTURAL WALL FINISHES.
SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS. CONTRACTOR/OWNER IS RESPONSIBLE FOR ANY ADDITION DESIGN AND SUBMITTAL FEES.

INSPECTION REQUEST MUST BE PHONED IN THE DAY PRIOR IN ADVANCE OF THE DESIRED INSPECTION. JOB SITE MUST BE READY FOR THE REQUESTED INSPECTION AT 8 AM (MORNING). FAILURE TO BE READY FOR THE REQUESTED INSPECTION WILL RESULT IN A REINSPECTION AND ANY APPLICABLE REINSPECTION FEES.

THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.

CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.

PROVIDE CONSTRUCTION SITE ADDRESS, APPROVED NUMBERS OR ADDRESS SIGNS. TEMPORARY SIGNS SHALL BE WEATHER RESISTANT ON APPROVED MATERIAL. ALL NUMBERS AND NAME SIGNS SHALL BE MAINTAINED TO THE SATISFACTION OF THE FIRE MARSHALL AND BUILDING OFFICIAL. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. AFTER WINDOWS ARE INSTALLED, ADDRESS NUMBERS SHALL BE PLACED ON A WINDOW FACING THE STREET AND SHALL REMAIN LEGIBLE UNTIL PERMANENT ADDRESS SIGN IS INSTALLED.

SECTION 2 - SITE WORK:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS CONTRACT FROM THE ESTABLISHED REFERENCE POINTS AND THE DATUM FURNISHED ON THE DRAWINGS.

CONTRACTOR SHALL BE REQUIRED TO LOCATE AND STAKE OUT THE BUILDING AND ALL FACILITIES. THE STATED LOCATION AND ALIGNMENT OF THE BUILDING AND FACILITIES SHALL BE CHECKED AND APPROVED BY THE CONTRACTOR OR HIS SUBCONTRACTORS. ACCEPTANCES OR APPROVAL OF THE SURVEYING BY THE DESIGNER WILL NOT CONSTITUTE RELIEF OF THE CONTRACTOR'S RESPONSIBILITY FOR ACCURACY.

CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECTNESS OF THE LAYOUTS AND FOR ESTABLISHING THE LOCATION OF BURIED UTILITY LINES. IN THE EVENT THERE ARE ANY CONFLICTS BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY AND SHALL NOT PROCEED WITH THE WORK UNTIL DIRECTED BY THE DESIGNER.

ALL STAKES, BOUNDARY LINES, CORNER MARKERS, BENCH MARKS, OR SURVEY MARKERS, ETC., WHICH HAVE BEEN OR MAY BE ESTABLISHED IN ANY PART OF THE SITE, SHALL BE CAREFULLY PRESERVED AND PROTECTED BY THE CONTRACTOR, AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE IF LOST OR DESTROYED AS A RESULT OF HIS OPERATIONS. MARKERS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS, ROOTS, OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.

ALL FOOTING TRENCHES SHALL BE CLEANED AND GRUBBED FROM ALL STUMPS, ROOTS, AND OTHER FOREIGN MATERIAL TO A MINIMUM DEPTH OF 12 INCHES.

ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT (90%) OF MAXIMUM FIELD DENSITY (OR AS REQUIRED PER A SOILS REPORT, IF REQUIRED BY THE DESIGNER OR BUILDING OFFICIAL). FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE STANDARD, AS APPROVED BY THE BUILDING OFFICIAL.

ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNTS OF ORGANIC SUBSTANCES, AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 8 INCHES.

ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8 INCHES. WATER SHALL BE ADDED TO OBTAIN REQUIRED COMPACTION AND DENSITY PER LAYER. FILL AND COMPACTION SHALL MEET WITH APPROVAL OF THE BUILDING OFFICIAL.

ALL FOOTINGS SHALL BE LEVEL OR STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL.

FINISH FLOOR TO BE MINIMUM 6" ABOVE CENTER LINE OF STREET AND/OR 6" ABOVE 100-YEAR FLOOD LEVEL(AS REQUIRED BY CITY/COUNTY BUILDING OFFICIALS).

PROVIDE MINIMUM TWO PERCENT (2%) SLOPE FOR INITIAL FIVE (5) FOOT DISTANCE AWAY FROM BUILDING. SLOPE LOT MINIMUM ONE-HALF PERCENT (0.5%) FROM REAR PROPERTY LINE TO FRONTAGE AT A PUBLIC STREET OR TO AN APPROVED DRAINAGE FACILITY. MAXIMUM DIFFERENCE IN ELEVATION RELATIVE TO ADJACENT PROPERTY SHALL NOT EXCEED TWELVE (12) INCHES WITHOUT A RETAINING WALL.

ALL FINISHED GRADES AROUND THE BUILDINGS SHALL BE SLOPED TO DRAIN WATER AWAY FROM BUILDINGS.

NO DRAINAGE ONTO ADJACENT PROPERTY SHALL BE PERMITTED.

PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.

CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL BE NOT BE STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL, AND SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

REPAIR ALL DAMAGED AND/OR OFF-GRADE OFF-SITE CONCRETE IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE OWNER; CONTACT TRAFFIC ENGINEER FOR INFORMATION REGARDING REIMBURSEMENTS RELATIVE TO RELOCATING TRAFFIC SIGNAL FACILITIES. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. OWNER IS RESPONSIBLE FOR NOTIFYING CITY WATER DIVISION TO ARRANGE AND COORDINATE WORK.

THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURE, AND APPURTENANCES IN THE PUBLIC RIGHT-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS ISSUED FOR THE SPECIFIC USE. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.

LIGHTING, WHERE PROVIDED TO ILLUMINATE PARKING AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.

ALL DRIVES, APPROACHES, AND PARKING AREAS TO BE PAVED IN ACCORDANCE WITH PUBLIC WORKS STANDARD. ALL APPROACHES SHALL BE CONSTRUCTED PER PUBLIC WORKS STANDARDS.

PROVIDE A SOILS REPORT (COMPACTION) PRIOR TO FOUNDATION CONSTRUCTION (IF REQUIRED BY BUILDING OFFICIAL).

WATER SERVICE IS TO BE PROVIDED BY THE CITY.

SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE.

NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED ON A PUBLIC EASEMENT EXCEPT IN ACCORDANCE WITH GOVERNING CITY'S MUNICIPAL CODE.

CONCRETE WALKS SHALL RECEIVE SCORE JOINTS AT 8'OC MAXIMUM, AND EXPANSION JOINTS AT 24'OC MAXIMUM.

COMPACTION TEST (90%), BY AN APPROVED TESTING AGENCY, WILL BE REQUIRED FOR STRUCTURAL FILL UNLESS FOOTINGS ARE TO EXTEND THE FULL REQUIRED DEPTH INTO UNDISTURBED SOIL.

IF A GRADING PLAN IS REQUIRED, AN "AS GRADED" SITE PLAN, CERTIFIED BY THE ENGINEER OF RECORD, SHALL BE SUBMITTED TO THE LOCAL AGENCY, PRIOR TO FIRST INSPECTION.

GAS, SEWER AND WATER SYSTEMS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM PROVISION OF THE INTERNATIONAL PLUMBING CODE 2012

SECTION 3 - CONCRETE:

THE CONCRETE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF THE FOUNDATION PLAN WITH THOSE ON THE FLOOR PLAN AND ALL OTHER SITE CONDITIONS PRIOR TO ANY WORK. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR RESOLUTION PRIOR TO ANY WORK.

ALL CONCRETE PLACEMENT SHALL MEET INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS AS ADOPTED BY MUNICIPALITY.

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 POUNDS PER SQUARE INCH IN 28 DAYS.

TYPICAL RESIDENTIAL SLAB TO BE A MINIMUM OF 3-1/2 INCHES THICK (5.3.1 MIX) OVER 2 INCH GRAVEL FILL. WHEN 'FIBERMESH' IS NOTED ON DRAWINGS (OR CONTRACTOR OPTS TO ADD IT), PROVIDE PROPER MIX PER MANUFACTURER'S SPECIFICATIONS.

GARAGE SLAB TO BE A MINIMUM OF 3 1/2 INCHES THICK (5.3.1 MIX) OVER 2 INCH GRAVEL FILL.

ALL SLABS SHALL HAVE A SMOOTH STEEL TROWEL FINISH (UNLESS OTHERWISE NOTED).

FINISHED CONCRETE SLABS SHALL BE LOCATED A MINIMUM OF 6 INCHES ABOVE FINISHED GRADE AND SHALL BE LEVEL TO A TOLERANCE OF 1/4 INCH IN 10 FEET.

ALL CONCRETE FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH A MINIMUM DEPTH OF 24" BELOW FINISHED GRADE OR FROST LINE, WHICHEVER IS GREATER.

CONCRETE SHALL BE PROTECTED FROM INJURIOUS ACTION BY THE SUN, RAIN, WIND, FLOWING WATER, FROST AND MECHANICAL INJURY, AND SHALL NOT BE ALLOWED TO DRY OUT FROM THE TIME IT IS PLACED UNTIL THE EXPIRATION OF THE MINIMUM CURING PERIODS. A FINE FOG SPRAY SHALL BE USED TO REDUCE PLASTIC SHRINKAGE CRACKS DURING FINISHING OPERATIONS IMMEDIATELY AFTER THE WET CONCRETE HAS BEEN BROUGHT TO A FLAT SURFACE AND THE SHINY SURFACE HAS DISAPPEARED. ADDITIONAL MOISTURE SHALL BE APPLIED TO RESTORE SHINE, USING AN ATOMIZING TYPE FOG SPRAYER. FREQUENT LIGHT APPLICATION OF MOISTURE SHALL BE PROVIDED AS REQUIRED BY WEATHER CONDITIONS.

ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF SEVEN (7) INCHES INTO CONCRETE WITH A 90 DEGREE BEND OF 1-1/2" TAIL AND CONFORM TO ASTM A307 AND 2"x2"x3/16" PLATE WASHER.

ANCHOR BOLTS SHALL BE 1/2" DIA X 10"LONG @ SIX (6) FEET O.C., AND MAXIMUM TWELVE (12) INCHES FROM CORNERS AND SPLICES (UNLESS OTHERWISE NOTED). POWDER-DRIVEN FASTENERS SHALL BE 'HILTI' DN72 (ICBO #1290) OR EQUAL, THREE (3) FEET O.C. (FOR NON-BEARING PARTITIONS), AND MAXIMUM TWELVE (12) INCHES FROM CORNERS AND SPLICES. POWDER-DRIVEN FASTENERS MAY BE USED FOR BEARING PARTITIONS WHEN SPECIFICALLY CALCULATED WITHIN STRUCTURAL CALCULATIONS.

ALL CONCRETE WALKS SHALL BE A MINIMUM OF (1) INCH ABOVE FINISHED GRADE OF LAWN AREAS; (2) INCHES MINIMUM ABOVE FINISHED GRADE OF PLANTING AREAS. AND SHALL HAVE CROSS SLOPE TO LOW AREAS.

ALL FOUNDATION PLATES, SILLS, SLEEPERS, AND HEADERS SHALL BE PRESSURE TREATED WOOD OR FOUNDATION-GRADE REDWOOD; ALL SHALL BE MARKED BY AN APPROVED AGENCY.

ALL VERTICAL AND HORIZONTAL SPLICES OF STEEL REINFORCEMENT SHALL HAVE A MINIMUM LAP OF 40 BAR DIAMETERS.

TIE WIRE FOR REINFORCEMENT SHALL BE #16 GAUGE OR HEAVIER WHERE NOTED OR SPECIFIED, BLACK OR GALVANIZED STEEL WIRE, CONFORMING TO ASTM A82-70.

STEEL REBAR REINFORCEMENT SHALL BE OF INTERMEDIATE GRADE, CONFORMING TO THE STANDARD SPECIFICATION FOR BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT, ASTM A615-70 GRADE 60. BARS LARGER THAN #3 SHALL BE DEFORMED. BARS SHALL BE CLEAN, FREE FROM OIL, EXCESSIVE MILL SCALE, PITS, OR LOOSE RUST. BAR SIZES #3 THROUGH #6 MAY BE GRADE 40; #7 BARS AND LARGER SHALL BE GRADE 60.

MAXIMUM DIFFERENCE IN ELEVATION BETWEEN INTERIOR FINISHED FLOOR AND EXTERIOR LANDINGS SHALL NOT EXCEED ONE-HALF (1/2) INCH.

FIREPLACE FOOTINGS FOR MASONRY FIREPLACES SHALL BE MINIMUM TWELVE (12) INCHES DEEP, WITH SIX (6) - #5 VERTICAL BARS (CONTINUOUS FULL HEIGHT) AND #4 HORIZONTAL BARS @ TWELVE 12 INCHES O.C. EACH WAY (MINIMUM CLEARANCE OF THREE (3) INCHES ABOVE BOTTOM AND SIDE OF FOOTING.)

CONTRACTOR SHALL PROVIDE CUT-OUTS AT TUB UNITS, AND SHALL VERIFY LOCATIONS AND DIMENSIONS PRIOR TO SETTING

CONCRETE FORMS, SHORING AND POURING METHODS SHALL CONFORM TO CURRENT ACI STANDARDS.
BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT RETAINING WALLS UNTIL CONCRETE OR MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH.

REINFORCEMENT SHALL BE BENT COLD AND SHALL NOT BE WELDED.

ALL REINFORCING STEEL BE MANUFACTURED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318R, ACI 315R AND SP 66.

REINFORCEMENT IN CONCRETE AND MASONRY SHALL HAVE LAP LENGTH AS FOLLOWS, UNLESS OTHERWISE SPECIFIED ON DRAWINGS:

BAR SIZE	IN CONCRETE	IN MASONRY
#3	1'-6"	2'-0"
#4	2'-0"	2'-6"
#5	2'-6"	3'-0"

REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED BY CONCRETE, METAL OR OTHER APPROVED CHAIRS, SPACERS OR TIES AND SECURED AGAINST DISPLACEMENT DURING CONCRETE OR GROUT PLACEMENT.

EXCEPT WHERE OTHERWISE NOTED REINFORCEMENT SHALL HAVE CONCRETE COVER AS FOLLOWS:
1. CONCRETE DEPOSITED AGAINST EARTH 3"
2. FORMED CONCRETE AGAINST EARTH 2"
3. EXTERIOR FACES OF WALLS 2"
4. INTERIOR FACES OF WALLS 3/4"
5. TO TOP OF SLAB-ON-GRADE 3/4"

ALL EXTERIOR DOOR LANDINGS SHALL BE MINIMUM OF WIDTH OF DOOR X 36" MINIMUM AND 8" MAXIMUM STEP DOWN FOR SLIDERS AND DOORS SWINGING IN, MEASURED FROM TOP OF FLOOR.

ALL PROPERTY LINES SHALL BE CLEARLY IDENTIFIED AT TIME OF FOUNDATION INSPECTION.
ALL HOLDOWNS, SPECIAL ANCHOR BOLTING REQUIREMENTS AND STRAPS THAT ARE APPLICABLE TO THE BUILDING TO BE IN PLACE AT THE TIME OF FOUNDATION INSPECTION.

SPECIAL INSPECTION (FULL TEST) WILL BE REQUIRED IF "THREADED ROD AND EPOXY" OPTION IS USED AT HOLDDOWNS.

ALL NAILS SPECIFIED ARE "COMMON".

ALL WOOD CONNECTION HARDWARE IS BY 'SIMPSON' TYPICAL.

SECTION 4 - MASONRY:

ALL MASONRY UNITS SHALL BE SOLID OR HOLLOW LOAD BEARING UNITS, AS SPECIFIED ON THE DRAWINGS.

UNIT MASONRY AND MORTAR COLOR SHALL BE AS SPECIFIED ON THE DRAWINGS AND/OR SHALL BE APPROVED BY THE DESIGNER.

ALL MASONRY WORK SHALL CONFORM TO CURRENT ADOPTED EDITION OF THE I.R.C.

ALL UNITS SHALL BE NEW, FREE FROM CRACKS, COLOR IMPERFECTIONS OR OTHER DEFECTS AND STORED OFF OF GROUND TO PREVENT CONTAMINATION BY MUD, DUST, CHEMICALS, OR MATERIALS LIKELY TO CAUSE STAINING OR OTHER DEFECTS.

ALL MASONRY TIES AND/OR REINFORCEMENT SHALL CONFORM TO THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.

WALLS SHALL BE STRAIGHT, PLUMB AND TRUE, WITH ALL COURSES TRUE TO LINE AND LEVEL, BUILT TO DIMENSIONS SHOWN. CELLS SHALL BE FILLED SOLID WITH GROUT WHERE SHOWN OR NOTED ON DRAWINGS. BLOCKS SHALL BE LAID UP IN BOND PATTERN (OR AS INDICATED ON DRAWINGS). WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY OF THE TRADE; MORTAR JOINTS SHALL BE EVEN, STRAIGHT AND PLUMB, AND SMOOTHLY AND UNIFORMLY TOOLED.

BOTH VERTICAL AND HORIZONTAL JOINTS SHALL BE UNIFORM 3/8 INCH THICK, WITH FULL MORTAR COVERAGE AT BOTH VERTICALS AND HORIZONTALS.

MASONRY TIES SHALL BE CORRUGATED GALVANIZED METAL, SET AT A MAXIMUM SPACING OF ONE (1) PER EACH TWO (2) SQUARE FEET (OR AS NOTED ON DRAWINGS). PROVIDE #9 GAUGE RIBBON REINFORCEMENT AT ALL JOINTS CONTAINING METAL VENEER TIES. TIES AND/OR REINFORCEMENT SHALL CONFORM TO DRAWINGS AND DETAILS.

MORTAR SHALL BE TYPE 'S' IN COLORS APPROVED BY THE DESIGNER.

SECTION 5 - METAL:

MISCELLANEOUS METAL WORK SHALL BE FABRICATED IN ACCORDANCE WITH DRAWINGS. ROLLED STRUCTURAL SHAPES SHALL BE ASTM A-36 OR A-7. MILLED STEEL SHALL BE ASTM A-283.

ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO FABRICATION AND ERECTION. ALL CORRECTIONS NOTED ON THE SHOP DRAWINGS SHALL BE INSTITUTED PRIOR TO FINAL REVIEW AND WRITTEN APPROVAL. ANY DEVIATIONS FROM SHOP DRAWINGS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE DESIGNER AND THE BUILDING OFFICIAL VOIDS ALL RESPONSIBILITY OF THE DESIGNER AND/OR THE BUILDING OFFICIAL.

SHEET METAL WORK SHALL BE DETAILED AS REQUIRED TO MAKE JOB WATERTIGHT, INCLUDING FLASHINGS, GRAVEL STOPS, ETC. SHEET METAL SHALL BE MINIMUM 26 GAUGE (VERIFY WITH DRAWINGS). ALL CORNER JOINTS TO BE SOLDERED AND ALL LAP JOINTS TO BE A MIN. 4" AND HAVE 2 ROWS OF SEALANT.

INTERMEDIATE RAILS SHALL BE SPACED SO THAT A SPHERE FOUR (4) INCHES IN DIAMETER CANNOT BE PASSED BETWEEN THEM. HANDRAIL HEIGHT SHALL BE AT THIRTY-FOUR (34) INCHES ABOVE THE NOSING OF THE STAIR TREAD. GUARDRAIL HEIGHT SHALL BE A MINIMUM OF THIRTY-SIX (36) INCHES ABOVE THE FINISHED FLOORING MATERIAL (AND SHALL WITHSTAND A HORIZONTAL PRESSURE OF 20 PLF). RESIDENTIAL STAIR RISE SHALL NOT EXCEED 8"; STAIR TREAD DEPTH SHALL NOT BE LESS THAN 9"; DIFFERENCE IN RISE HEIGHTS WITHIN A SINGLE RUN SHALL NOT EXCEED 3/8". COMMERCIAL STAIR RISE SHALL NOT EXCEED 8"; STAIR TREAD DEPTH SHALL NOT BE LESS THAN 9"; DIFFERENCE IN RISE HEIGHTS WITHIN A SINGLE RUN SHALL NOT EXCEED 3/8". MINIMUM HEAD HEIGHT ABOVE STAIR TREADS IS 6'-8".

SECTION 6 - WOOD - ROUGH CARPENTRY & TRUSSES:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ANY FRAMING.

ALL WOOD FRAMING SHALL MEET ALL REQUIREMENTS, AS SHOWN ON THE DRAWINGS AND SHALL CONFORM TO CURRENT ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.

LUMBER SHALL BE SURFACED ON FOUR (4) SIDES, EXCEPT WHEN OTHER SURFACING REQUIREMENTS ARE INDICATED OR SPECIFIED. TO FACILITATE APPROXIMATE EQUILIBRIUM WITH AVERAGE LOCAL ATMOSPHERIC MOISTURE CONDITION, LUMBER SHALL HAVE BEEN AIR SEASONED FOR NOT LESS THAN 30 DAYS: HOWEVER, THE MOISTURE CONTENT SHALL NOT EXCEED 18 PERCENT WHEN INCORPORATED INTO THE WORK. MATERIAL SHALL BE KILN DRIED WHEN SPECIFICALLY NOTED OR WHEN COMMON PRACTICE OF THE INDUSTRY REQUIRES SUCH PROCEDURE.

ALL LUMBER SHALL BE GRADED ACCORDING TO THE AMERICAN LUMBER STANDARDS ASSOCIATION AND THE WEST COAST LUMBER INSPECTION BUREAU, SIZED AND GRADED AS FOLLOWS:

A) LIGHT FRAMING, STUDS, BLOCKING, BRIDGING, CEILING JOISTS
2X4 STANDARD (OR BETTER)
2X6 AND LARGER STANDARD (OR BETTER)
B) ROOF /RAFTERS
2X4 #2 (OR BETTER)
2X6 AND LARGER #2 (OR BETTER)
C) FLOOR JOISTS AND PLANKS
GENERAL USE, 2"-4" THICK #1 (OR AS NOTED ON DRAWINGS)
D) BEAMS, HEADERS, AND STRINGERS
4X MEMBERS AND UP #1 (OR AS NOTED ON DRAWINGS)
E) POSTS AND TIMBERS
4X MEMBERS AND UP #1 (OR AS NOTED ON DRAWINGS)
F) LAMINATED STRUCTURAL MEMBERS
PROVIDE GLU-LAM BEAM CERTIFICATION INSPECTED BY AN INSPECTION AGENCY TO THE DIVISION OF BUILDING AND SAFETY, AND CALL FOR INSPECTION OF MEMBERS PRIOR TO ERECTION. EACH MEMBER SHALL BE STAMPED WITH AN IDENTIFYING NUMBER AS TO SPECIFIC JOB SITE AND SPECIFIC LOCATION FOR THAT JOB SITE. SUPPLY AITC CERTIFICATE FOR CONFORMANCE. GLU-LAM BEAMS AND POSTS SHALL BE 24F, AND SHALL BE ACCOMPANIED BY A CERTIFICATE OF COMPLIANCE (PROVIDE CERTIFICATE TO GOVERNING AGENCY PRIOR TO FRAMING INSPECTION). SIZE, CHAMFER, AND APPEARANCE GRADE SHALL BE AS NOTED ON THE DRAWINGS.

ALL PLYWOOD SHEATHING SHALL BE GROUP 1 SPECIES MEETING THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1-66, OF THE SIZES AND THICKNESSES SHOWN ON THE DRAWINGS. EACH PANEL SHALL CARRY THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, ALONG WITH THE 'DFPA' QUALITY STAMP. ALL DIAPHRAGMS (ROOFS AND WALLS), AND ALL FLOOR SHEATHING SHALL BE GRADE-MARKED "C-C (PLUGGED) EXT. DFPA", OR AS SPECIFICALLY NOTED ON THE DRAWINGS OR STRUCTURAL CALCULATIONS.

A) INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS; END JOINTS, OCCURRING OVER THE JOISTS.
B) ALLOW 1/16-INCH SPACE AT END JOINTS AND 1/8-INCH AT EDGE JOINTS.
C) REFER TO DRAWINGS FOR SIZE, STRUCTURAL CHARACTERS, AND NAILING PATTERNS.
D) STAGGER PANEL END JOINTS.

FURNISH AND SET ALL COLUMNS AND STUDDING OF SIZE, CENTERS, AND LOCATIONS INDICATED ON DRAWINGS. UNLESS OTHERWISE NOTED, STUDDING FOR FURRING AND PARTITIONS SHALL BE 2 X 4 STANDARD GRADE OR BETTER AT 16 INCHES ON CENTER. PLATES ON CONCRETE FLOOR SHALL NOT BE SET UNTIL THE CONCRETE IS FINISHED; THEY SHALL BE ATTACHED TO THE SLAB BY ANCHOR BOLTS OR POWDER-DRIVEN FASTENERS WHERE APPROVED BY DESIGNER.

FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN TOP STORY AND ROOF SPACE. IN EXTERIOR OR INTERIOR STUD WALLS, CEILINGS, FLOOR LEVELS, AND IN ALL FURRED SPACES THE MAXIMUM DIMENSION SHALL NOT EXCEED 10 FEET.

OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS SHALL HAVE FIREBLOCKING.

WALLS AND PARTITIONS SHALL BE PLUMB, AND CORNERS AND ANGLES SOLID. BLOCKS SHALL BE CUT IN WHERE NECESSARY TO GIVE NAILING. HEADERS AND TRIMMERS SHALL BE FRAMED AROUND OPENINGS AS NOTED IN THE 'HEADER SCHEDULE' ON THE FRAMING AND DETAIL SHEET. WHERE INDICATED, ALL STUDS WILL BE FULL LENGTH

JOISTS AND RAFTERS:.
A) JOISTS OR RAFTERS SHALL BE SET WITH THE CROWNING UP WHERE OPENINGS OCCUR; HEADERS AND SUPPORTING JOISTS SHALL BE DOUBLED OR TRIPLED, AS THE CASE MAY BE, AND THE HEADERS AND TAIL JOISTS SHALL BE HUNG ON METAL HANGERS. JOISTS ABUTTING MASONRY SHALL BE ANCHORED AS INDICATED ON DRAWINGS. PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER ALL BEAMS AND PARTITIONS.
B) FRAMING SYSTEMS AND SIZES SHALL BE AS SHOWN. INSTALL (2) INCH SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND AT ALL POINTS WHERE SHEATHING IS DISCONTINUED. CROSS-BRIDGING OR SOLID BLOCKING IN SPANS SHALL NOT EXCEED 8 FEET, OR AS SHOWN ON DRAWINGS.
C) INCLUDE FURRING OR STRIPPING, PROPERLY SHIMMED AND LEVELED, WHERE SHOWN OR REQUIRED FOR CEILING

NAIL SPACING FOR A.P.A. RATED RATED SHEATHING APPLIES TO ALL EDGES. FIELD NAIL AT 12" O.C. SPACE STUDS AT 16" O.C. USE COMMON NAILS AND BLOCK ALL EDGES.

UNLESS NOTED SHOWN OTHERWISE ON THIS SHEET, FASTEN WOOD CONNECTION HARDWARE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. USE NUMBER AND TYPE OF FASTENERS SPECIFIED IN LATEST EDITION OF MANUFACTURER'S CATALOG.

APPROVED TRUSS DRAWINGS MUST BE ON JOB SITE FOR INSPECTION PURPOSES.

TRUSS CALCULATIONS, PLANS AND DETAILS ARE TO BE SUBMITTED AS DEFERRAL DOCUMENTS, PRIOR TO THE FABRICATION OF THE TRUSSES. COMPLETION OF PLAN CHECK WILL DEPEND ON WORK LOAD AHEAD OF SUBMITTAL.

TRUSS COMPANY SHALL MARK EACH TRUSS WITH THE TRUSS COMPANY NAME, IDENTIFICATION NUMBER OR LETTER MATCHING TRUSS DETAILS AND CALCULATIONS, THE DESIGN LOAD AND THE SPACING OF THE TRUSSES WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD.

ALL TOP PLATE SPLICES SHALL BE OFFSET A MINIMUM OF 24".

SECTION 7 - THERMAL & MOISTURE PROTECTION:

ALL EXTERIOR WALLS SHALL RECEIVE FIBERGLASS BATT INSULATION (R-21 MIN. RATED).

ALL FLAT CEILINGS AT ATTIC AREAS SHALL RECEIVE BLOWN INSULATION (R-49 MIN. RATED).

ALL PITCHED CEILINGS AT ATTIC AREAS SHALL RECEIVE BATT INSULATION (R-49 MIN. RATED).

ALL EXTERIOR STEM WALL SHALL RECEIVE RIGID FOAM INSULATIO (R-10 MIN. RATED).

ALL EXTER

SECTION 8 - DOORS & WINDOWS:

EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS AND SHALL CONFORM TO THE DRAWINGS.

EACH LIGHT SHALL BEAR THE MANUFACTURER'S IDENTIFICATION, SHOWING ANY SPECIAL CHARACTERISTIC AND THICKNESS BY ETCHING OR OTHER PERMANENT IDENTIFICATION THAT SHALL BE VISIBLE AFTER THE GLASS IS GLAZED.

ALL WINDOWS SHALL MEET AIR INFILTRATION STANDARDS OF THE 1972 A.N.S.I. AND SHALL BE CERTIFIED AND LABELED.

OWNER SHALL SELECT FINISH OF VINYL WINDOWS IF NOT SPECIFIED HEREIN.

ALL GLASS PANELS AND DOORS SHALL BE FULLY CAULKED AND WEATHER-STRIPPED AT THE PERIMETER, SO AS TO RENDER WEATHER TIGHT, TO CONFORM TO THE STATE OF WASHINGTON ENERGY CODE.

ALL GLASS DOORS, WINDOWS DIRECTLY ADJACENT TO EXTERIOR DOORS (LESS THAN 24"), AND ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR APPROVED SAFETY GLASS.

ALL SHOWER AND BATHTUB ENCLOSURES SHALL BE TEMPERED GLASS OR APPROVED SAFETY GLASS.

SILL WINDOWS, PATIO DOORS AND DOORS WITH GLASS SHALL BE DOUBLE GLAZED, INSULATING UNITS WITH VINYL FRAMES AND SASHES.

GLASS DOORS AND WINDOWS IMMEDIATELY ADJACENT TO OR IN DOORS SHALL BE TEMPERED (WITHIN A 24" RADIUS).

VERIFY ROUGH OPENING SIZES FOR ALL WINDOWS AND COORDINATE WITH SUPPLIER.

SECTION 9 - FINISHES:

WAINSCOTING AT SHOWERS, TUBS, AND ALL COUNTERS SUBJECT TO MOISTURE SHALL BE CONSTRUCTED OF DENSE NON-ABSORBENT WATERPROOF MATERIALS (MINIMUM HEIGHT OF +6'-6" AT SHOWERS, 12" ABOVE TOP OF TUB UNIT FOR TUB-ONLY, AND 4" ABOVE COUNTERS) OVER ONE OF THE FOLLOWING BASE CONSTRUCTION:

A) WATERPROOF PAPER WITH 18 GAUGE STUCCO MESH (OR METAL LATH) OVER LINE WIRE.
B) WATERPROOF GYPSUM BOARD, TAPED AND COATED WITH APPROVED SEALER, AND WITH ALL JOINTS TO BE MOISTURE TIGHT PRIOR TO INSTALLATION OF WAINSCOTING.
C) CEMENT BOARD WITH ALL JOINTS TO BE MOISTURE TIGHT PRIOR TO INSTALLATION OF WAINSCOTING.

GYPSUM WALLBOARD SHALL BE 1/2 INCH THICK, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH `AMERICAN STANDARDS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD' AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION.

LATH SHALL BE `KEYMESH' OR EQUAL, SELF-FURRING PAPERBACK LATH, OR PROPER TYPE FOR SPACING OF FRAMING MEMBERS, INSTALLED PER CODE. PLASTER SHALL BE 3-COAT WORK, 7/8 INCH MINIMUM THICKNESS FROM FACE OF FRAMING, WITH COLOR AND TEXTURE AS SELECTED BY OWNER. PROVIDE A CONTINUOUS METAL WEEP SCREED AT THE BASE OF ALL PLASTER WORK.

CERAMIC TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA `HANDBOOK FOR CERAMIC TILE INSTALLATION,' LATEST EDITION.

PROVIDE FIREWALL AT COMMON WALL BETWEEN DWELLING UNIT AND GARAGE OF 5/8 INCH TYPE `X' GYPSUM WALLBOARD FROM GARAGE SLAB TO ROOF DECK (VERIFY EXTENT WITH PLANS).

INTERIOR WALL COVERINGS SHALL BE 1/2 INCH GYPSUM WALLBOARD, FLAMESPREAD CLASS III, UNLESS OTHERWISE NOTED.

TUB AND SHOWER ENCLOSURES TO HAVE 1/2" WATER RESISTANT GYPSUM BOARD AND A HARD MOISTURE RESISTANT SURFACE UP TO A MINIMUM OF 7'-0" ABOVE FINISHED FLOOR.

TUB AND SHOWER ENCLOSURES TO BE ALUMINUM FRAMED W/ SAFETY GLASS OR CURTAIN ROD.

SECTION 10 - SPECIALTIES:

MIRRORS SHALL BE 1/4 INCH FLOAT, AT LOCATIONS AS NOTED ON DRAWINGS.

CABINET MATERIAL SHALL BE SELECTED BY OWNER (OR AS NOTED ON DRAWINGS & VERIFY WOOD SPECIES AND GRADE PRIOR TO BIDDING OR BUILDING). CABINET HARDWARE SHALL BE BY CABINET CONTRACTOR, AND SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO BUILDING OF CABINETRY

INTERMEDIATE RAILS SHALL BE SPACED SO THAT A SPHERE FOUR (4) INCHES IN DIAMETER CANNOT BE PASSED. BETWEEN THEM. HANDRAIL HEIGHT SHALL BE AT THIRTY-FOUR (34) INCHES ABOVE THE NOSING OF THE STAIR TREAD. GUARDRAIL HEIGHT SHALL BE AT A MINIMUM OF THIRTY-SIX (36) INCHES ABOVE THE FINISHED FLOORING MATERIAL (AND SHALL WITHSTAND A HORIZONTAL PRESSURE OF 20 PLF). RESIDENTIAL STAIR RISE SHALL NOT EXCEED 8"; STAIR TREAD DEPTH SHALL NOT BE LESS THAN 9"; DIFFERENCE IN RISE HEIGHTS WITHIN A SINGLE RUN SHALL NOT EXCEED 3/8".

METAL `ZERO-CLEARANCE' FIREPLACES SHALL BE `HEATILATOR' (ICBO 1141), OR APPROVED EQUAL (SEE PLAN FOR SIZE). MASONRY METAL FORM FIREPLACES SHALL BE `HEATILATOR' MODEL MARK C (ICBO 1141), OR APPROVED EQUAL.

ALL FIREPLACES, WHETHER METAL OR MASONRY, SHALL BE PROVIDED WITH TIGHT-FITTING OR CLOSEABLE METAL OR GLASS DOORS, COVERING THE ENTIRE FIREBOX OPENING. A MINIMUM OF SIX (6) SQUARE INCHES OF NON-COMBUSTIBLE AND NON-CORROSIVE OUTSIDE AIR INTAKE, EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER (NO PART OF THE INTAKE IS TO BE MORE THAN TWELVE (12) INCHES ABOVE THE BOTTOM OF THE FIREBOX).

PROVIDE STREET ADDRESS NUMERALS AT LEAST THREE (3) INCHES HIGH WITH A 1/4 INCH STROKE MINIMUM, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE BUILDINGS ARE ISOLATED OR NOT CLEARLY VISIBLE FROM THE STREET, MULTIPLE POSTINGS SHALL BE REQUIRED.

SECTION 11 - EQUIPMENT:

NOT APPLICABLE

SECTION 12 - FURNISHINGS:

NOT APPLICABLE

SECTION 13 - SPECIAL CONSTRUCTION:

NOT APPLICABLE

SECTION 14 - CONVEYING SYSTEMS:

NOT APPLICABLE

SECTION 15 - FLOOR PLAN NOTES:

PROVIDE FIRESTOPPING AT ALL STAIRWAYS, CEILING CHANGES, AND AT MAXIMUM TEN (10) FOOT INTERVALS PER THE LATEST EDITION OF THE IRC.

AT ALL WALLS REQUIRING CONTINUOUS STUDS, STUDS SHALL BE CONSTRUCTION GRADE OR BETTER.

THE MINIMUM HORIZONTAL DISTANCE FROM THE CENTER OF THE BURNER HEADS OF A TOP (OR SURFACE) COOKING UNIT TO ADJACENT VERTICAL COMBUSTIBLE SURFACES EXTENDING IMMEDIATELY ABOVE THE COUNTERTOP SHALL BE NOT LESS THAN THAT DISTANCE SPECIFIED BY THE PERMANENT MARKING ON THE UNIT. MINIMUM VERTICAL DISTANCE ABOVE BURNER HEADS SHALL BE THIRTY (30) INCHES TO NON-PROTECTED SURFACES; TWENTY-FOUR (24) INCHES TO PROTECTED SURFACES.

LIGHT FIXTURES USED FOR PRIMARY LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS/WATT. THIS REQUIREMENT SHALL BE MET BY THE INSTALLATION OF FLUORESCENT LIGHT FIXTURES. SECONDARY LIGHTING MAY BE OF ANY TYPE. THE FLUORESCENT FIXTURE SHALL BE THE FIRST SWITCH ENCOUNTERED WHEN ENTERING THE SPACE.

PROVIDE +18" RAISED WOOD PLATFORM AT ALL GAS-FIRED APPLIANCES LOCATED IN, OR OPEN INTO, THE GARAGE.

CONTRACTOR SHALL PROVIDE THE FOLLOWING SECURITY ITEMS PER CODE REQUIREMENTS:
A. PEEP HOLE IN FRONT ENTRY DOOR, OR VISION PANEL.
B. STEEL PLATE AT DEAD-BOLT STRIKER, SOLID SHIM 6" ABOVE & BELOW W/ (2) #8 x 2" SCREWS.
C. WINDOWS SHALL MEET MINIMUM STANDARDS AS ESTABLISHED BY IRC STANDARDS 41-2 (METAL FRAMES).
D. DEAD BOLTS ON ALL EXTERIOR DOORS.

ALL WINDOWS USED FOR EMERGENCY EXITING SHALL HAVE A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE ADJACENT FLOOR. THE NET CLEAR OPENABLE AREA SHALL BE 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES.

THE CONTRACTOR AND THE WINDOW SUPPLIER SHALL VERIFY THAT ALL WINDOWS MEET EMERGENCY EGRESS REQUIREMENTS OF THE CURRENT ADOPTED CODE. ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR RESOLUTION PRIOR TO BIDDING, ORDERING, OR BUILDING. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITIES IF WORK PROCEEDS WITHOUT WRITTEN RESOLUTION BY THE DESIGNER.

THE WINDOW AREA WITHIN ALL HABITABLE ROOMS SHALL BE NOT LESS THAN 1/10TH THE FLOOR AREA OF THAT ROOM, WITH A MINIMUM WINDOW AREA OF 10 SQUARE FEET.

ALL ATTIC ACCESSES SHALL BE WEATHER-STRIPPED AND INSULATED EQUIVALENT TO THAT OF THE CEILING IT PENETRATES.

AFTER INSTALLING INSULATION, INSTALLER SHALL POST IN A CONSPICUOUS LOCATION AN INSULATION CERTIFICATE (SIGNED BY THE CONTRACTOR AND THE INSTALLER) PER WASHINGTON STATE ENERGY CODE.

THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANTS OF THE STRUCTURE WITH A "HOMEOWNER'S MANUAL" DESCRIBING ALL ENERGY CONSERVATION MEASURES INCORPORATED WITHIN THE STRUCTURE, AS WELL AS INSTRUCTIONS ON HOW TO OPERATE AND MAINTAIN THE SYSTEMS. THE MANUAL SHALL BE PER TWASHINGTON STATE ENERGY CODE.

ALL WATER CLOSET COMPARTMENTS SHALL HAVE A MINIMUM OF 30" CLEAR WIDTH AND A MINIMUM OF 24" CLEAR IN FRONT OF THE WATER CLOSET.

NON-REMOVEABLE TYPE BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL HOSE BIBBS.

THE JOB CARD IS REQUIRED TO BE VISIBLE FROM THE STREET. IT IS UNDERSTOOD THAT IF NO JOB CARD IS OBSERVED, NO INSPECTION WILL TAKE PLACE.

WHERE POSSIBLE LOCATE ALL PLUMBING OR MECHANICAL VENTS TO REAR OF HOUSE.

THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH HORIZONTAL CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE VERTICAL CLEARANCES TO COMBUSTIBLE MATERIALS AS REQUIRED BY THE 2012 IMC.

ALL RANGE HOODS, EXHAUST FANS AND DRYER VENTS SHALL BE VENTED TO THE OUTSIDE THROUGH SHEET METAL DUCT WORK. ALL EXTERIOR ENVELOPE PENETRATIONS SHALL BE CAULKED.

DOMESTIC WATER HEATING SYSTEM:
A. TANK SHALL HAVE EXTERNAL INSULATION BLANKET OR R-12 OR GREATER.
B. HOT WATER INLET AND OUTLET PIPE INSULATED. EXTERNALLY WRAPPED WITH R-4B OR GREATER (FIRST FIVE FEET WITHIN UNCONDITIONAL SPACE).
C. WATER HEATER EQUIPMENT SHALL BE CERTIFIED BY 2012 IRC.
D. SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY 2012 IRC.

PROVIDE 26 GA. X 2" STRAP AT TOP AND BOTTOM 1/3 OF WATER HEATER NAILED TO SUPPORTING MEMBER, 4" MINIMUM SHALL BE MAINTAINED BETWEEN THE STRAP AND THE WATER HEATER CONTROLS.

SHOWER STALLS AND TUBS SHALL COMPLY TO THE REQUIREMENTS OF THE 2012 I.P.C. THRESHOLD 2" TO 9" DEEP.

DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL & HORIZONTAL LENGTH OF 14'-0". INCLUDING TWO 90 DEGREE ELBOWS.

IF THE DRYER VENT EXCEEDS THE MAX. ALLOWED 14' THEN A 6" DIA. EQUIVALENT DRYER VENT SHALL BE USED.

MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS MUST BE PROPERLY IDENTIFIED FOR THE LOCATION & SPECIFIC JOB TO BE PROVIDED BEFORE FRAME INSPECTION.

PROVIDE LOW FLOW WATER CLOSETS WITH A MAXIMUM CAPACITY OF 1.6 GALLONS.

PROVIDE 1" AIR SPACE BETWEEN THE TOP OF THE ATTIC INSULATION AND THE ROOF SHEATHING IN ALL VAULTED CEILINGS.

ALL SMOKE DETECTORS SHALL BE 'HARD-WIRED' TO MAIN POWER OF HOUSE. ALL SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE TO ALL SLEEPING AREAS.

ANY AND ALL DUCTWORK IN GARAGE SHALL BE 26 GA. SHEET METAL AND HAVE NO OPENINGS IN GARAGE.

SECTION 16 - ENERGY CONSERVATION NOTES:

AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION IN THE BUILDING, AN "INSULATION CERTIFICATE," SIGNED BY THE INSTALLER AND BUILDER, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF THE OREGON ENERGY CODE.

MINIMUM R-VALUES SHALL BE AS PER OREGON STATE ENERGY CODE. SEE PLANS FOR ACTUAL VALUES OF INSULATION. BLOWN OR POURED TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12; WHEN EAVE VENTS ARE INSTALLED, BAFFLES SHALL BE IN PLACE AT THE TIME OF FRAMING INSPECTION.

ALL INSULATION MATERIALS USED SHALL BE CERTIFIED BY THE OREGON STATE ENERGY CODE.

THE INSULATION SHALL CONFORM TO FLAMESPREAD RATINGS AND SMOKE DENSITY REQUIREMENTS OF THE LATEST ADOPTED I.R.C.

WHEN LOOSE FILL INSULATION IS INSTALLED, THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT MUST CONFORM TO THE INSULATION MANUFACTURER'S INSTALLED DESIGN DENSITY PER SQUARE FOOT AT THE MANUFACTURER'S LABELED R-VALUE.

WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS. INCLUDING HOUSE TO GARAGE.

ALL WEATHERSTRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS, AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY THE ENERGY STANDARDS, SHALL BE SUBJECT TO FIELD INSPECTION.

ALL EXHAUST FANS SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE.

ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED.

WHEN PROVIDED BY THE CONTRACTOR/BUILDER, THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL BE CERTIFIED BY THE OREGON STATE ENERGY COMMISSION.
A) REFRIGERATORS AND REFRIGERATOR/FREEZERS.
B) ROOM AIR CONDITIONERS.
C) CENTRAL AIR CONDITIONERS.
D) GAS SPACE HEATERS.
E) WATER HEATERS.
F) PLUMBING FITTINGS (SHOWER HEADS, LAVATORY FAUCETS, AND SINK FAUCETS).
G) FLUORESCENT LAMP BALLASTS.

PRIOR TO BUILDING FINAL INSPECTION, AN APPLIANCE CERTIFICATE (WHICH IS PROVIDED BY THE APPLIANCE MANUFACTURER) MUST BE COMPLETED BY THE INSTALLER OR THE GENERAL CONTRACTOR AND POSTED IN A CONSPICUOUS LOCATION (APPLIES TO CENTRAL AIR CONDITIONERS, HEATERS, AND WATER HEATERS).

THERMOSTATICALLY-CONTROLLED HEATING SYSTEMS SHALL HAVE AN AUTOMATIC NIGHT SET-BACK THERMOSTAT.

HEAT PUMPS SHALL BE INSTALLED WITH CONTROLS TO PREVENT ELECTRIC RESISTANCE SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMPS ALONE.

FOR THE IGNITION OF GAS APPLIANCES, A CONTINUOUSLY BURNING PILOT IS NOT PERMITTED ON THE FOLLOWING:
A) FAN TYPE CENTRAL AND WALL FURNACES.
B) RESIDENTIAL TYPE CLOTHES DRYERS AND COOKING APPLIANCES.
C) POOL HEATERS.
D) WATER HEATERS ARE EXEMPT FROM THIS REQUIREMENT.

GAS CENTRAL FURNACES SHALL BE SIZED TO MEET AT LEAST ONE OF THE FOLLOWING REQUIREMENTS:
A) THE TOTAL OUTPUT HEATING CAPACITY OF FURNACES IN THE BUILDING SHALL BE LESS THAN 45,0000 BTUH;
B) OUTPUT HEATING CAPACITY SHALL BE LESS THAN 1.3 TIMES THE SUM OF THE DESIGN HEATING LOSS RATE FOR THE HEATING ZONE BEING SERVICED BY THE FURNACE AND 10BTUH PER SQUARE FOOT OF CONDITIONED FLOOR AREA IN THE ZONE (1.3[DESIGN HEAT LOSS + 10 (CONDITIONED FLOOR AREA)];
C) SEASONAL EFFICIENCY SHALL EXCEED 71% BY 1% FOR EVERY 7,000 BTUH THE OUTPUT HEATING CAPACITY EXCEEDS EITHER THE BUILDING DESIGN HEAT LOSS RATE OR 45,000 BTUH, WHICHEVER IS GREATER.

STORAGE-TYPE WATER HEATER, AND STORAGE AND BACKUP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER.

PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE INSULATED WITH AN INSTALLED THERMAL RESISTANCE OF R-4 OR GREATER FOR THE FIVE FEET OF PIPE CLOSEST TO THE WATER HEATER, OR WHATEVER SHORTER LENGTH IS IN UNCONDITIONED SPACE.

PIPE INSULATION TO BE PROVIDED ON WATER HEATER RECIRCULATING PIPING SHALL BE MINIMUM R-4.

LIGHT FIXTURES USED FOR PRIMARY LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS/WATT. THIS REQUIREMENT SHALL BE MET BY THE INSTALLATION OF FLUORESCENT LIGHT FIXTURES. SECONDARY LIGHTING MAY BE OF ANY TYPE. THE FLUORESCENT FIXTURE SHALL BE THE FIRST SWITCH ENCOUNTERED WHEN ENTERING THE SPACE.

MASONRY AND FACTORY BUILT FIREPLACES SHALL BE PROVIDED WITH THE FOLLOWING:
A) TIGHT FITTING CLOSEABLE METAL OR GLASS DOORS.
B) OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
C) FLUE DAMPER AND CONTROL.

SECTION 17 - ROOF VENTILATION

ALL DORMER VENTS TO BE LOCATED SAME DISTANCE UP FROM THE EAVE LINE.

PROVIDE CLEAR VENTILATION FOR EACH ATTIC AREA.

ATTIC VENTILATION SHALL BE PROVIDED PER THE I.R.C.

ALL VTR'S ROOF JACKS AND ATTIC VENTS TO BE PAINTED TO MATCH ROOFING COLOR.

ALL G.I. FLASHING TO BE PAINTED TO MATCH ADJACENT SURFACE FINISH.

ALL VENTS INCLUDING CONTINUOUS VENTS TO HAVE 1/4" MESH.

PROVIDE MINIMUM 4'-0" LONG BAFFLES AT EAVE VENTS.

PROVIDE MANUFACTURER'S SPECIFICATIONS OR PROVIDE THE FOLLOWING:
A. 3-1/2" X 22" EAVE VENTS GOOD FOR 45 SQ. IN.
B. TILE VENTS GOOD FOR 36 SQ. IN.
C. DORMER VENTS GOOD FOR 50 SQ. IN.

PROVIDE EXPOSURE 1 PLYWOOD AT ALL EXPOSED EAVE LOCATIONS.

PROVIDE ICE DAM AT THE COMP. ROOF PER I.R.C., PROVIDE ONE LAYER NO. 40 COATED ROOFING OR COATED GLASS BASE SHALL BE APPLIED FROM THE EAVES TO A LINE 12 INCHES (305 MM) INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER. AS AN ALTERNATIVE TO THE LAYER OF NO. 40 FELT, A SELF-ADHERING, POLYMER MODIFIED, BITUMINOUS SHEET MAY BE USED.

TYP. ABBREVIATIONS:

A	AMP
AB	ANCHOR BOLT
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESS
ADJ	ADJUSTABLE
ADJC	ADJACENT
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AUTO	AUTOMATIC
&	AND
ABV	ABOVE
@	AT
BA	BATH
BD	BOARD
BTWN	BETWEEN
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B/M	BENCH MARK
BOT	BOTTOM
BUR	BUILT-UP-ROOF
BDRM	BEDROOM
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CHAM	CHAMFER
CI	CAST IRON
CIRC	CIRCLE/CIRCULAR
CKTOP	COOKTOP
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CO	CLEANOUT
COTG	CLEANOUT-TO-GRADE
COL	COLUMN
COMBO	COMBINATION
COMP	COMPOSITION
CONC	CONCRETE
CONN	CONNECT
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CONT	CONTINUOUS
CT	CERAMIC TILE
CTR	COUNTER
CTSK	COUNTERSINK
CW	COLDWATER
CRB	CRUSHED ROCK BASE
CJ	CEILING JOIST(S)
CB	CARRIAGE BOLT
CL	CENTERLINE
D	DRYER
DBL	DOUBLE
D.F.	DOUGLAS FIR
DF	DRINKING FOUNTAIN
DIAG	DIAGNOL
DIAM	DIAMETER
DIM	DIMENSION
DP	DEEP
DR	DOOR
DW	DISHWASHER
DWG	DRAWING(S)
DIN	DINING
DN	DOWN
EA	EACH
EJ	EXPANSION JOINT
ELECT	ELECTRICAL
ELEV	ELEVATION
EXT	EXTERIOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EWWF	ELECTRICALLY WELDED WIRE FABRIC
EXP	EXPOSED
FE	FIRE EXTINGUISHER
FAST	FASTENER
FBGL	FIBERGLASS
FBO	FURNISHED BY OTHER/OWNER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FG	FIXED GLASS
FJ	FLOOR JOIST
FIXT	FIXTURE
FIN	FINISHED(ED)
FTG	FOOTING
FLR	FLOURESCENT
FLOUR	FACE OF BRICK
FDN	FOUNDTION
FOB	FACE OF CURB
FOC	FACE OF MASONRY
FOM	FACE OF STUD
FOS	FIRE
FP	FIREPLACE
GA	GAUGE
GALV	GALVINIZED
GB	GRAB BAR
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GI	GALVANIZED IRON
GL	GLASS
GYPBD	GYPSUM BOARD
GR	GRADE
GRND	GROUND
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HVAC	HEATING-AIR CONDITIONING
HT	HEIGHT
HDWR	HARDWARE
INCAN	INCANDESCENT
INCL	INCLUDED/INCLUDING
INSUL	INSULATE/INSULATION
INT	INTERIOR
INV	INVERT
IIC	IMPACT ISOLATION CLASS
ID	INSIDE DIAMETER
JST	JOIST
JT	JOINT
JAN	JANITOR(S)
KIT	KITCHEN
L	LENGTH
LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LIN	LINEN
LTWT	LIGHTWEIGHT
L/T	LAUNDRY TUB
LT	LIGHT
LP	LAMINATED PLASTIC
LIV	LIVING
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MB	MACHINE BOLT
MEM	MEMBRANE
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURED
MISC	MISCELLANEOUS
MICRO	MICROWAVE OVEN
MTD	MOUNTED
MTL	METAL
MAST	MASTER
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NEC	NATIONAL ELECTRICAL CODE
#	NUMBER
OBS	OBSURE
OPG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
X/O	OVER
OSB	ORIENTED STRAND BOARD
O.H.	OVER HANG
PANT	PANTRY
PBD	PARTICLEBOARD
PENT	PENETRATION
PERF	PERFORATE/PERFORATION
PERIM	PERIMETER
PHDWR	PANIC HARDWARE
PH	PAPER HOLDER
PL	PLATE/PLATE LINE
P.L.	PROPERTY LINE
PLAS	PLASTER
PLST	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
PT	POINT
PNT	PAINT(ED)
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMETN
#	POUND
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RAD	RADIUS
RD	ROOF DRAIN
REF'G	REFRIGERATOR
REIN	REINFORCEMENT
REBAR	REINFORCEMENT BAR(S)
RES	RESILIENT
REV	REVISED
RVS	REVERSE
RWL	RAIN WATER LEADER
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SFTY	SAFETY
SH	SINGLE HUNG
SHLF	SHELF
SHT	SHEET
SHWR	SHOWER
SIL	SILICONE
SIM	SIMILAR
S & P	SHELF AND POLE
SPEC	SPECIFICATION(S)
SPKR	SPEAKER
SPKLR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE/STRUTURAL
SUSP	SUSPEND(ED)
SYM	SYMMETRICAL
SYS	SYSTEM
SPL	SPLASH
TB	TOWEL BAR
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TEL	TELEPHONE
T & G	TONGUE & GROOVE
TG	TOP OF GRADE
THK	THICK(NESS)
THRU	THROUGH
TP	TOP OF PAVEMENT
TR	TOWEL RING
TS	TOP OF SIDEWALK
TV	TELEVISION
TYP	TYPICAL
TSB	TOP SET BASE
UR	URINAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VB	VAPOR BARRIER
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	WIDE/WIDTH
WC	WATER CLOSET
WCO	WALL CLEANOUT
WD	WOOD
WGL	WIRE GLASS
WH	WATER HEATER
WI	WROUGHT IRON
WIND	WINDOW
WP	WATERPROOF
WR	WATER RESISTANT
WSCT	WAINSCOT(TING)
w/	WITH
w/o	WITHOUT

APPLICANT:

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ENGINEER:
LANDON S. HARMAN, P.E.
NUMBER ----------
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PORTLAND, OREGON 97212
(303) 807-7422

CONTRACTOR:
DeMARCO | BUILDERS
DEMARCO BUILDERS
12283 SW ANTON ROAD
TIGARD, OREGON 97223
(503) 574-0659
CCB#: 212158

REVISIONS:

DATE	DESCRIPTION
5.31.2017	PERMIT SET
7.4.2017	FIELD REVISIONS

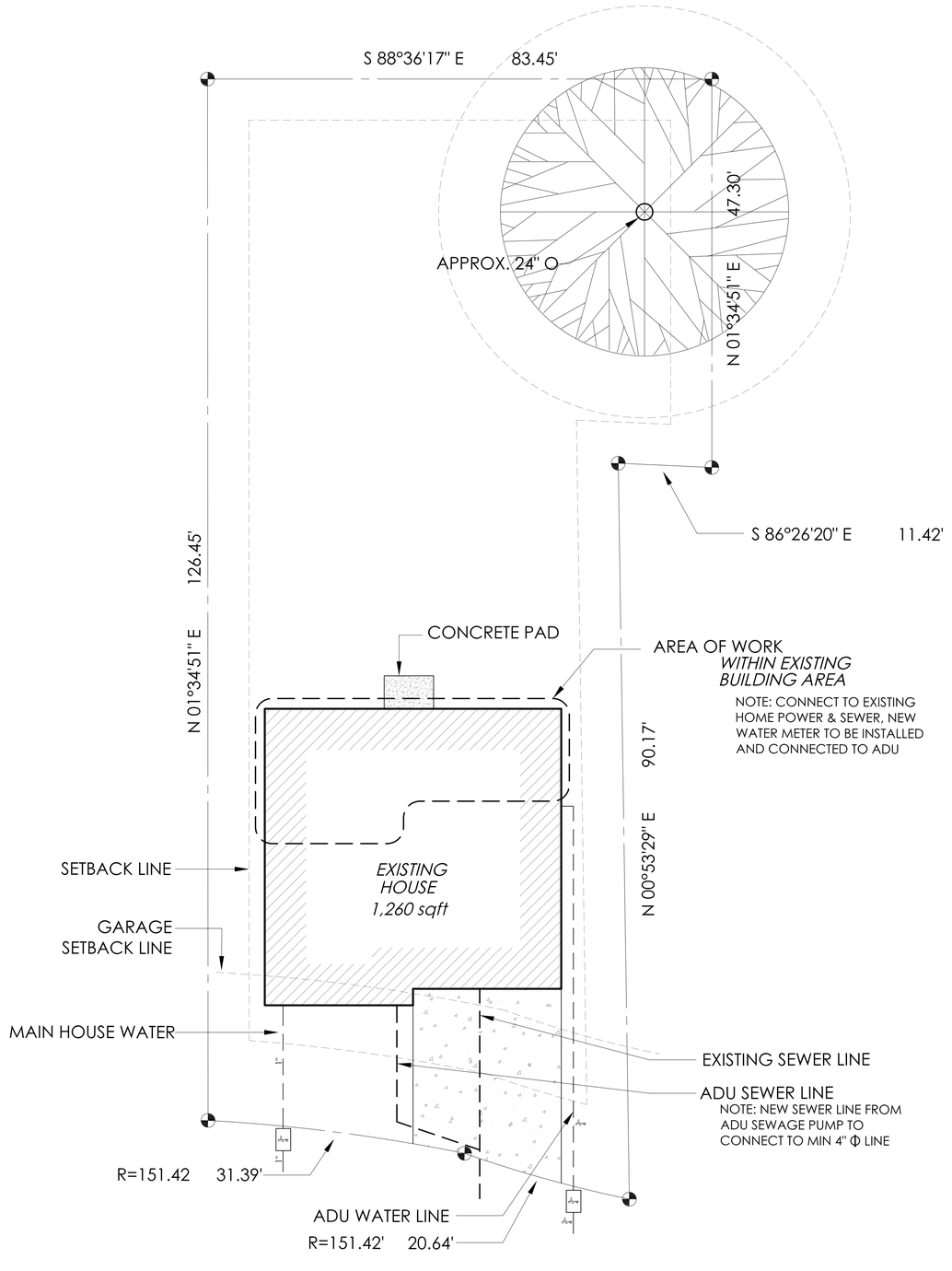
PROJECT:
RUSTRUM ADU
3925 Southwest Stephenson Street, Portland, Oregon USA 97219

CLIENT:
Dawn Rustrum
3925 SW Stephenson Street
Portland, Oregon USA 97219

OWNER:
Dawn Rustrum
3925 SW Stephenson Street
Portland, Oregon USA 97219

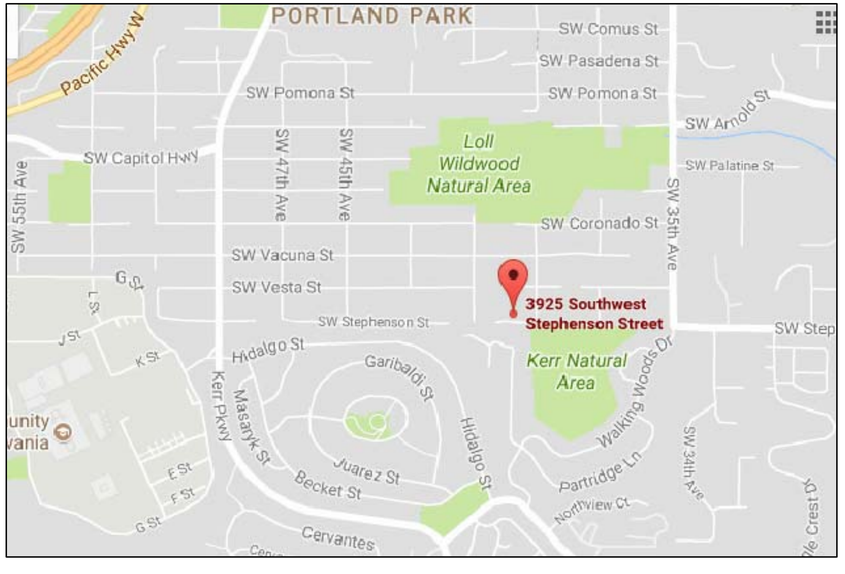
SHEET:
SPECIFICATIONS & ABBREVIATIONS

PROJECT/SHEET NO.:
G2.1



1 SITE PLAN
A1.0 scale: 1/8" = 1'-0"

TAX LOT ID/LOT:	R561835/4
STATE ID:	1S1E32BC 1904
COUNTY:	MULTNOMAH
TAX ROLL:	STERLING CREEK, LOT 4
LAND TYPE:	RESIDENTIAL LAND
ADDRESS:	3925 SW STEPHENSON STREET PORTLAND, OREGON 97219
USE:	R-7, RESIDENTIAL 7,000
LAND SQFT:	7,120 SQFT (0.16 ACRES)
BLDG FOOTPRINT:	2,196 SQFT (NO ADDITIONAL FOOTPRINT ADDED IN PROJECT SCOPE)
ELEVATION:	APPROX. 626FT
NEIGHBORHOOD:	WEST PORTLAND PARK
JURISDICTION:	CITY OF PORTLAND/MULTNOMAH



2 VICINITY MAP
A1.0 scale: UNKNOWN

APPLICANT:

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PORTLAND, OR 97229
(503) 810-5674

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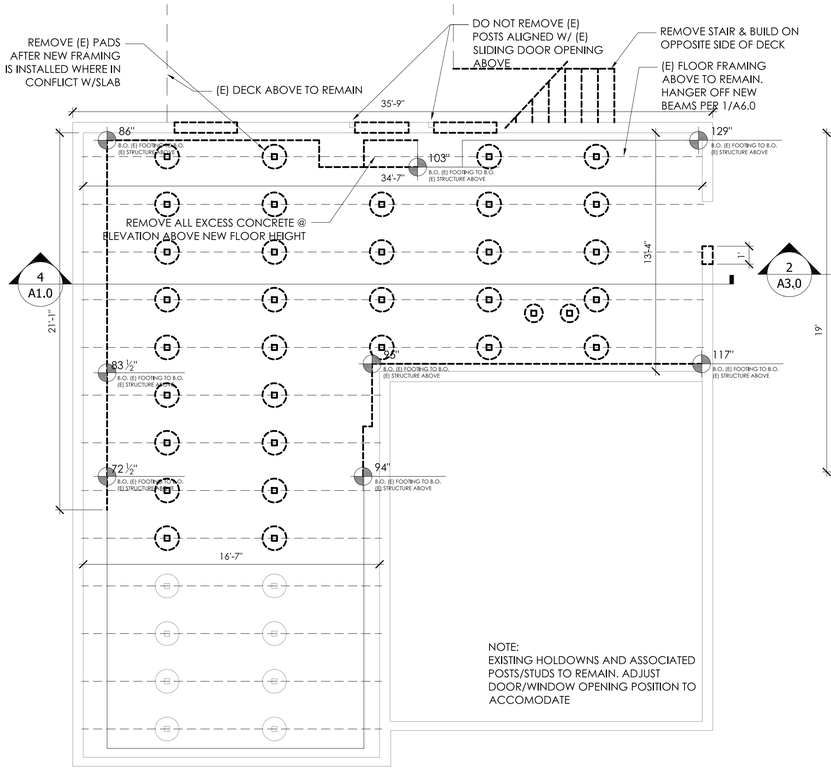
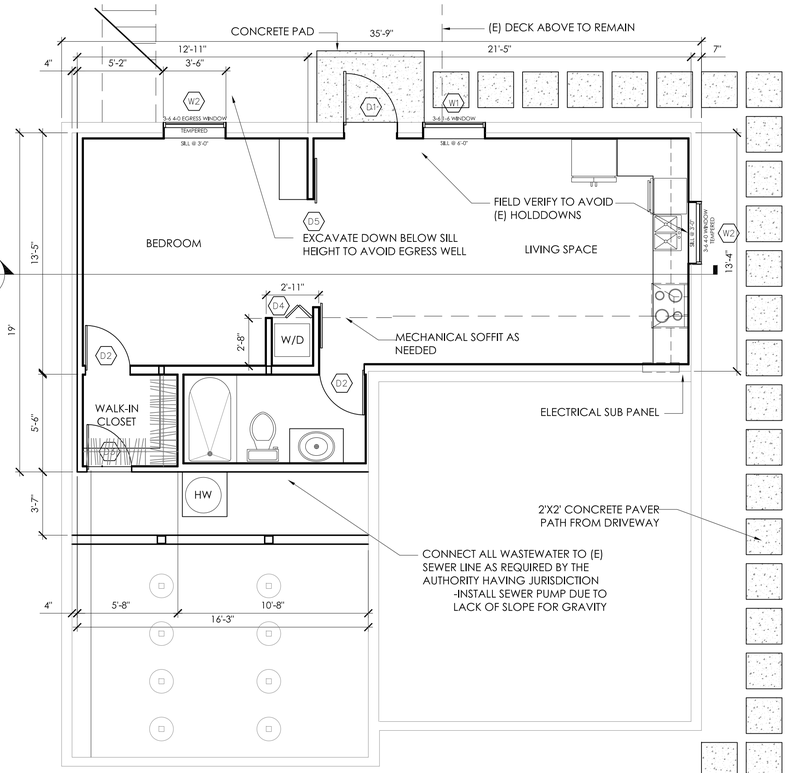
3925 SW Stephenson Street
Portland, Oregon USA 97219

SHEET:
SITE PLAN

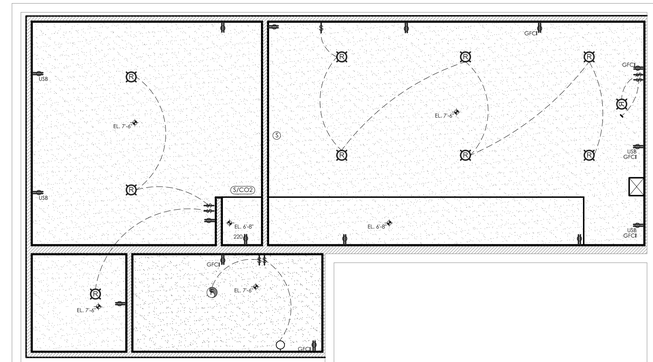
PROJECT/SHEET NO.:
A1.0



1 EXISTING/DEMO FLOORPLAN
A1.0 scale: 1/4" = 1'-0"



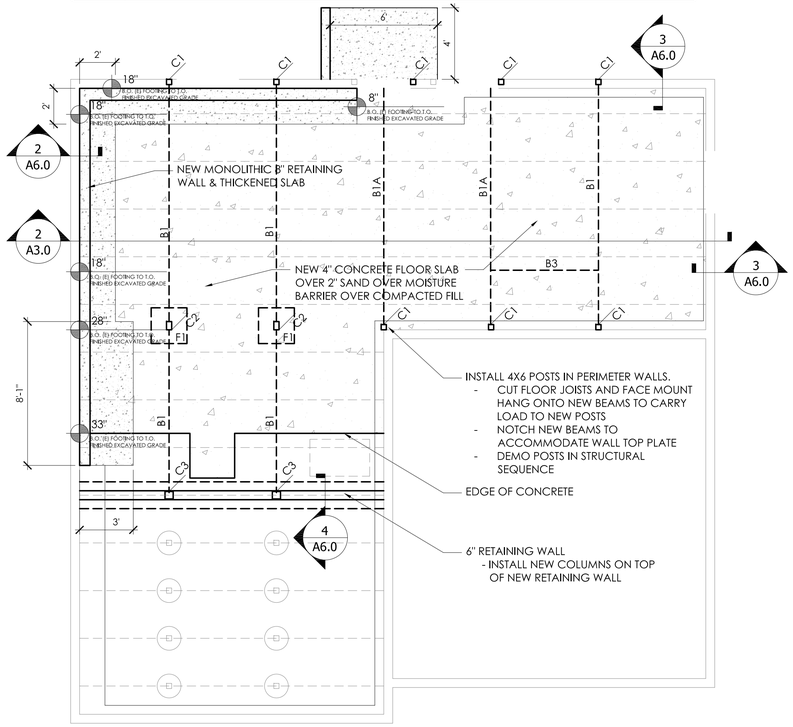
1 EXISTING/DEMO FLOORPLAN
A1.0 scale: 1/4" = 1'-0"



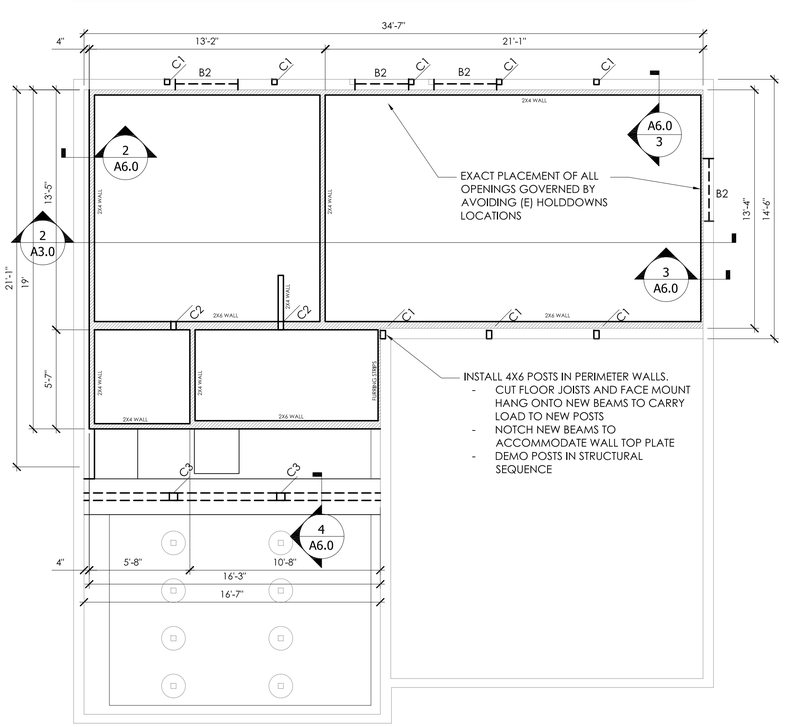
KEY

- RECESSED CAN LIGHT, BRACKET HOUSING TO DIRECT LIGHT DOWN ON SLOPING WALLS
- WALL MOUNTED LIGHT, PER CLIENT
- 110 V OUTLET
- 220V OUTLET
- 110V OUTLET W/USB
- 110V OUTLET W/GFCI
- VENT FAN
- SMOKE DETECTOR
- COMBO SMOKE/CO2 DETECTOR
- SWITCH

3 REFLECTED CEILING WITH ELECTRICAL DIAGRAM
A1.0 scale: 1/4" = 1'-0"



4 STRUCTURAL/FOUNDATION PLAN
A1.0 scale: 1/4" = 1'-0"



5 FRAMING PLAN
A1.0 scale: 1/4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
90917PE
OREGON
JANUARY 12, 2016
LANDON S. HARMAN
EXPIRES: 06/30/19

APPLICANT:

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(503) 574-0659
CCB#: 212158

REVISIONS:

DATE	DESCRIPTION
5.31.2017	PERMIT SET
7.4.2017	FIELD REVISIONS

PROJECT:
RUSTRUM ADU
3925 Southwest Stephenson Street - Portland, Oregon USA 97219

CLIENT:
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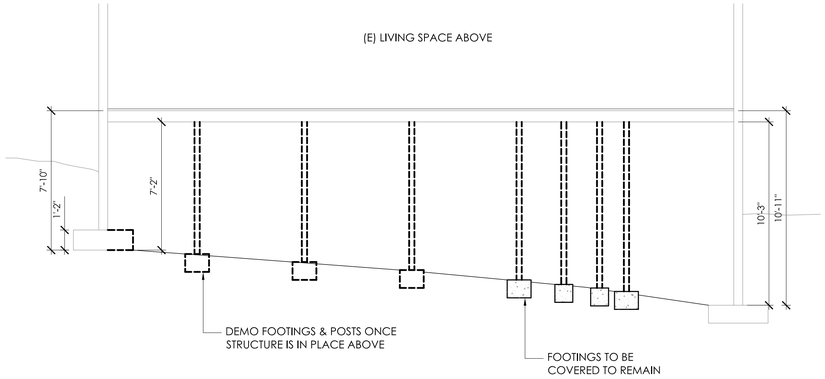
3925 SW Stephenson Street
Portland, Oregon USA 97219

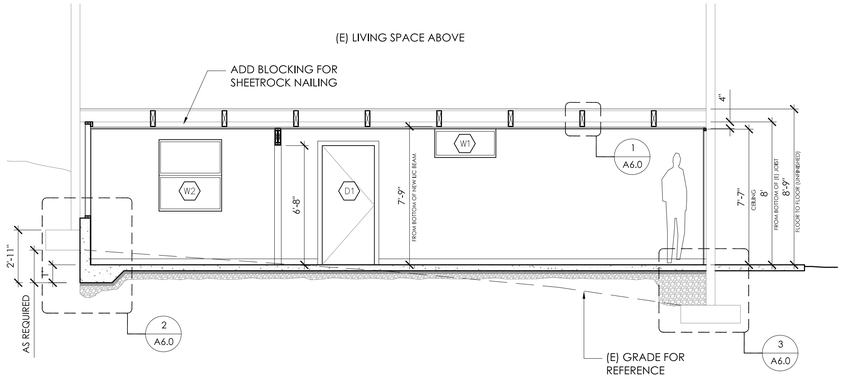
OWNER:
Dawn Rustrum
3925 SW Stephenson Street
Portland, Oregon USA 97219

SHEET:
FLOORPLANS & SECTIONS

PROJECT/SHEET NO.:
A1.0



1 EXISTING BUILDING SECTION
A3.0 scale: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
A3.0 scale: 1/4" = 1'-0"

APPLICANT:

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ENGINEER:
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CCB#: 212158

REVISIONS:

DATE	DESCRIPTION
5.31.2017	PERMIT SET
6.29.2017	FIELD REVISIONS

PROJECT:
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CLIENT:
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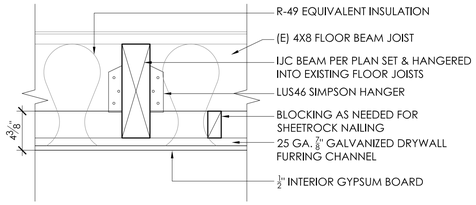
3925 SW Stephenson Street
Portland, Oregon USA 97219

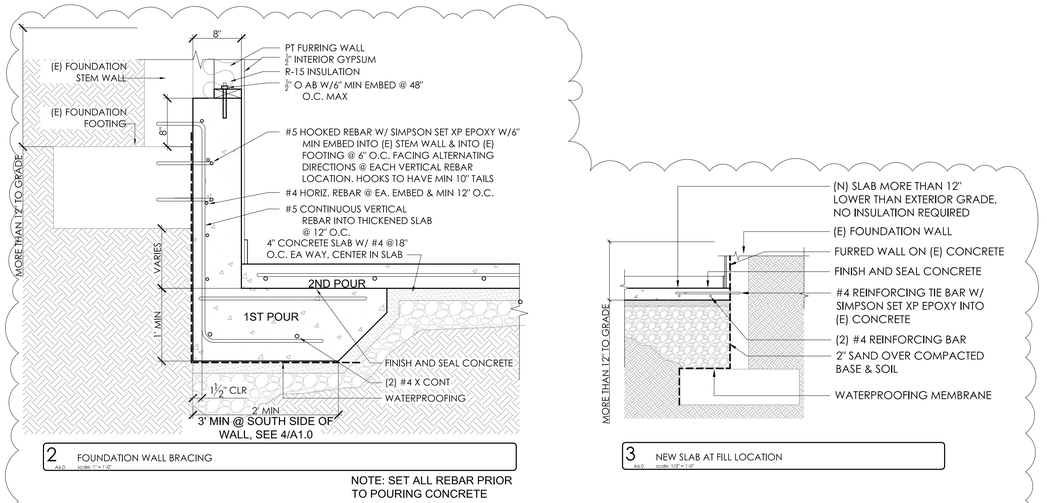
OWNER:
Dawn Rustrum
3925 SW Stephenson Street
Portland, Oregon USA 97219

SHEET:
SECTIONS

PROJECT/SHEET NO.:
A3.0



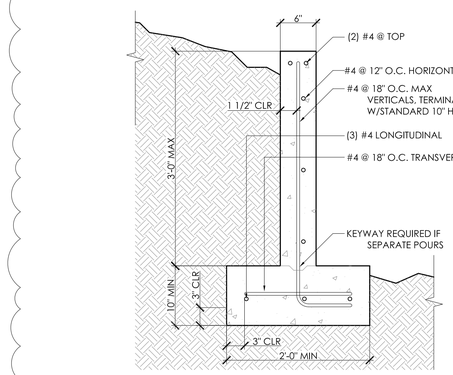
1 DETAIL - ADDED STRUCTURE INTO (E) FLOOR
A6.0 scale: 1 1/2" = 1'-0"



2 FOUNDATION WALL BRACING
A6.0 scale: 1" = 1'-0"

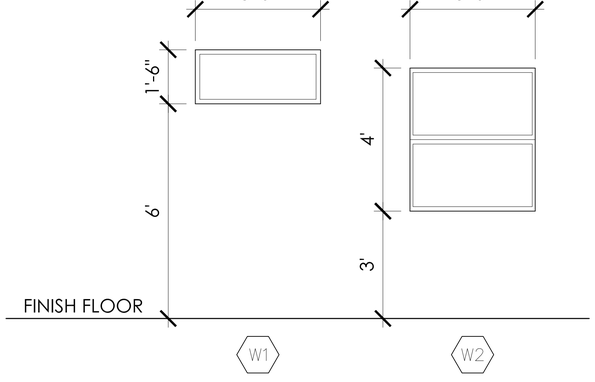
NOTE: SET ALL REBAR PRIOR TO POURING CONCRETE

3 NEW SLAB AT FILL LOCATION
A6.0 scale: 1/2" = 1'-0"

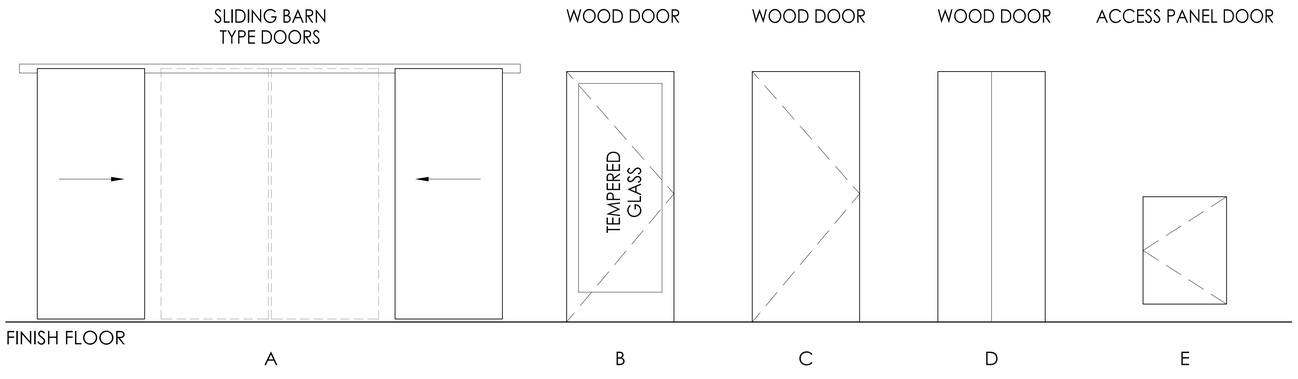


4 STAND ALONE RETAINING WALL
A6.0 scale: 1" = 1'-0"

WINDOW SCHEDULE



DOOR TYPES



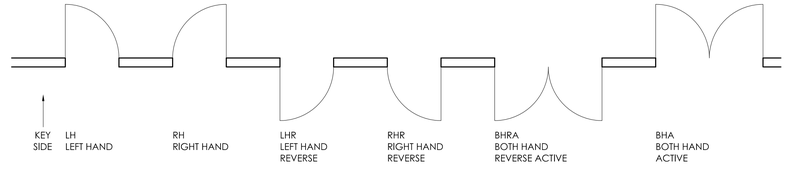
BEAM SCHEDULE				
MARK	GRADE/TYPE	DEPTH (INCHES)	WIDTH (INCHES)	HANGER (IF NEEDED)
B1	ROSBORO IJC-1.8E	10.5	3.125	--
B1A	ROSBORO IJC-1.8E	10.5	3.125	HUC 210-2
B2	DF-L #2	7.25	3.5 OR (2) 2X	MIN. (1) JACK STUD EA. END
B3	DF-L #2	9.25	3.5	LUS410 EA. END

COLUMN SCHEDULE				
MARK	GRADE	SIZE (NOM)	CAP	BASE
C1	DF-L #2	4X4	LCE4	SIMPSON BC46 TO SILL
C2	DF-L #2	4X6	LPC6Z	SIMPSON ABA46Z
C3	DF-L #2	4X4	LCE4	SIMPSON ABA44Z

FOOTING SCHEDULE				
MARK	WIDTH	LENGTH	DEPTH	REINFORCEMENT
F1	2'-0"	2'-0"	10" MIN	(3) #4 EA. WAY, 3" CLR FROM BOTTOM

DOOR SCHEDULE					
DOOR NUMBER	ROUGH OPENING SIZE WIDTH X HEIGHT	ACTUAL FRAME SIZE WIDTH X HEIGHT	SWING	DOOR TYPE	FRAME TYPE
D1	3'-0 1/2" x 7'-0 1/2"	3'-0" x 7'-0"	LH/RH	B	WOOD
D2	2'-6 1/2" x 7'-0 1/2"	2'-6" x 7'-0"	LH	C	WOOD
D3	2'-4 1/2" x 3'-0 1/2"	2'-4" x 3'-0"	LH	E	WOOD
D4	2'-1 1/2" x 6'-8"	2'-2 1/2" x 6'-8"	--	D	WOOD
D5	6'-1" x 7'-0 1/2"	6'-0" x 7'-0"	SLIDE	A	WOOD

DOOR LEGEND



APPLICANT:

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(503) 810-5674

ENGINEER:
LANDON S. HARMAN, P.E.
NUMBER ----------
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PORTLAND, OREGON 97212
(303) 807-7422

REGISTERED PROFESSIONAL ENGINEER
90917PE
OREGON
JANUARY 12, 2018
LANDON S. HARMAN
EXPIRES: 06/30/19

CONTRACTOR:
DeMARCO | BUILDERS

DEMARCO BUILDERS
12283 SW ANTON ROAD
TIGARD, OREGON 97223
(503) 574-0659
CCB#: 212158

REVISIONS:

DATE	DESCRIPTION
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7.4.2017	FIELD REVISIONS

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Portland, Oregon USA 97219

OWNER:
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3925 SW Stephenson Street
Portland, Oregon USA 97219

SHEET:
DOOR AND WINDOW SCHEDULES

PROJECT/SHEET NO.:
A6.0