

# THE SAYLES RESIDENCE - L30 (2386) NG, DUPLEX

## PROJECT DESCRIPTION

AREAS:  
 TOTAL LIVING - 2,418 SF  
 MAIN FLOOR - 612 SF / UNIT  
 UPPER FLOOR - 597 SF / UNIT  
 COVERED EXTERIORS - 72 SF / UNIT  
 STORIES: 2  
 CONSTRUCTION: WOOD, LIGHT FRAME  
 SITE ADDRESS: 39600 EVANS STREET  
 SANDY, OR 97055  
 CITY OF SANDY



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## CODE INFORMATION

2021 ORSC  
 2021 ORSC - CHAPTER 11 ENERGY CODE

## GENERAL NOTES

- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ADAIR HOMES IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
- 2) DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL AND OTHER DRAWINGS AS APPLICABLE. NOTIFY ADAIR HOMES OF ANY DISCREPANCIES BEFORE COMMENCING WORK
- 3) WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED IN THE WORK, ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN THE STANDARDS OF THE INDUSTRY.
- 4) ALL CONSTRUCTION WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE BUILDING CODE AS AMENDED BY THE STATE AND ALL OTHER STATE AND LOCAL REQUIREMENTS THAT APPLY.
- 5) MATERIALS, EQUIPMENT, ETC. , NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED BY THE CONTRACTOR FOR NO ADDITIONAL COST.
- 6) ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK INTENDED IN THE DRAWINGS OR SPECIFICATIONS.

## DESIGN CRITERIA

SEISMIC DESIGN CATEGORY: D0  
 WIND SPEEDS: < OR = TO 130mph Vult  
 EXPOSURE CATEGORY: B  
 SOILS BEARING CAPACITY: 1500#  
 ROOF SNOW LOAD: 30#  
 FROST DEPTH: 18"

## TYPICAL ABBREVIATIONS

CL	CENTER LINE	CPT	CARPET	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SYM	SYMBOL OR SYMMETRICAL
°	DEGREE(S)	CTR	CENTER	LTBD	LOCATION TO BE DETERMINED	T&B	TOP AND BOTTOM
"	INCH(ES)	CTSK	COUNTERSINK	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
'	FOOT (FEET)	DED	DEDICATED	MIN	MINIMUM	TEMP	TEMPERED OR TEMPORARY
#	NUMBER OR POUND	DIA	DIAMETER	MTL	METAL	TKC	TIGHT KNOT CEDAR
x	BY (2 x 4)	DIM	DIMENSION	NTS	NOT TO SCALE	TO	TOP OF
AB	ANCHOR BOLT	DN	DOWN	OBS	OBSURE	TOD	TOP OF DECK
A/C	AIR CONDITIONING	DW	DISHWASHER	OC	ON CENTER	TOS	TOP OF SLAB
ADJ	ADJUST(ABLE)	EA	EACH	OPP	OPPOSITE	TOW	TOP OF WALL
AFF	ABOVE FINISHED FLOOR	EXT	EXTERIOR OR EXTENSION	OPT.	OPTIONAL	TYP	TYPICAL
ALT	ALTERNATE, ALTERNATIVE	FF	FINISHED FLOOR	OSB	ORIENTED STRAND BOARD	UM.	UNDERMOUNT
BD	BOARD	FDN	FOUNDATION	PL	PLATE	UNO	UNLESS NOTED OTHERWISE
BLDG	BUILDING	FLR.	FLOOR	PT	PRESSURE TREATED	VERT	VERTICAL
BLK	BLOCK	FO	FACE OF	PWD	PLYWOOD	VIF	VERIFY IN FIELD
BLKG	BLOCKING	FOC	FACE OF CONCRETE	QTY	QUANTITY	W/	WITH
BS	BOTH SIDES	FOF	FACE OF FINISH	REQ'D	REQUIRED	WD	WOOD
CL	CENTER LINE	FOS	FACE OF STUD	RM	ROOM	WH	WATER HEATER
CLG	CEILING	GYP	GYP SUM	RO	ROUGH OPENING	W/O	WITHOUT
CLO	CLOSET	GYP BD	GYP SUM BOARD (SHEETROCK)	RS	ROUGH SAWN		
CLR	CLEAR(ANCE)	HDW	HARDWARE	STN	STONE VENEER		
CMFT.	COMFORT HEIGHT	HT	HEIGHT	SIM	SIMILAR		
CONC.	CONCRETE						

## REVISION HISTORY

#	DATE	DESCRIPTION

2021 ORSC

2386 - DUPLEX

ADAIR HOMES INC.  
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ADAIR HOMES, INC  
 1311 SE CARDINAL COURT  
 SUITE 100  
 VANCOUVER, WA 98683

IHMS MODEL CODE:  
 L30 - AO-31502


PLAN ORIENTATION:  
 STANDARD

GARAGE CONFIGURATION:  
 NONE

COVERSHEET

SCALE: 06/15/2023  
 DATE: 06/15/2023  
 DRAFTED BY: ES  
 REV:

PAGE: CS

ENGINEERED	FRAMING NOTES	FLOOR JOIST NOTES	ELECTRICAL NOTES	OREGON ELECTRICAL NOTES	2021 ORSC	2386 - DUPLEX	 <b>ADAIR HOMES INC.</b> © COPYRIGHT 2023																						
<p>1) THIS PLAN IS Laterally and Vertically Engineered.            2) Engineered Requirements and Details (See 'S' Sheets) Superseede Architectural Details for Said Elements or Plan.            3) All Manufacturer's Installation Instructions shall be Available on the Job Site at the Time of Inspection for the Inspector's Use and Reference.</p>	<p>1) ALL EXTERIOR WALL STUDS, HOUSE AND GARAGE, SHALL BE 2x6 @ 16" OC.            2) WALL STUDS SHALL BE DF/L #2, UNLESS NOTED OTHERWISE.            3) STRUCTURAL MEMBERS (POSTS, BEAMS, ETC) SHALL BE A MIN OF DF/L #2, UNLESS NOTED OTHERWISE. ALL STUDS AT WHERE HOLD-DOWNS ATTACH SHALL BE DF-L #2.            4) WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESERVATIVE-TREATED (PT) WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.            5) PROVIDE MIN. A SINGLE OR MULTIPLE STUDS UNDER GIRDER BEARING POINTS TO MATCH THE NUMBER OF MEMBERS IN THE TRUSS, UNLESS NOTED OTHERWISE.            6) DOOR ROUGH OPENINGS SHALL BE A MINIMUM OF 3" FROM THE FACE OF ADJACENT WALLS.            7) PROVIDE SOLID HEADERS IN OPENINGS IN INTERIOR BEARING WALLS.            8) BEAMS SHALL BE ATTACHED TO POSTS AND POSTS TO FOOTINGS/SUPPORT MEMBERS WITH APPROPRIATE FASTENERS. FASTENERS INSTALLED IN PRESERVATIVE-TREATED (PT) WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED WITH MIN. COATING WEIGHT COMPLYING WITH ASTM A 153. THIS INCLUDES NUTS AND WASHERS.            FASTENERS OTHER THAN NAILS AND TIMBER RIVETS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC-COATED WITH COATING WEIGHTS COMPLYING WITH ASTM B 695, CLASS 55 MIN.            PLAIN CARBON STEEL FASTENERS IN PT WOOD WITH SBX/DOT OR ZINC BORATE ARE NOT REQUIRED TO BE GALVANIZED.            9) STUD HEIGHT IS DEPENDENT ON BUILDING PLATE HEIGHT:                92 5/8" TALL STUDS = 8' PLATE                104 5/8" TALL STUDS = 9' PLATE                116 5/8" TALL STUDS = 10' PLATE            10) SEE ENGINEER'S PLANS ('S' SHEETS) FOR WINDOW/ DOOR HEADER CALLOUTS.            10) SEE 'D' SHEETS FOR FRAMING DETAILS AS WELL AS ENGINEER'S 'S' OR 'D' SHEETS.            11) FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (R302.11):            - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS (VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET)            - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.            - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.            - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.            - AT CHIMNEYS AND FIREPLACES.</p>	<p>1) SEE PLANS FOR JOIST LAYOUT.            2) FLOOR JOISTS SHALL BE BLOCKED PER THE JOIST MANUFACTURER'S INSTRUCTIONS.            3) FULL DEPTH BLOCKING SHALL BE PROVIDED AT INTERMEDIATE JOIST SUPPORTS.            4) LATERAL RESTRAINT OF FLOOR JOISTS AT JOIST ENDS TO BE PROVIDED PER DETAIL 1/D1 AND PER THE ENGINEER OF RECORD.            5) JOISTS TO BE HUNG TO BEAMS HELD UP IN FLOOR SYSTEM WITH APPROVED JOIST HANGERS.            6) PENETRATIONS THROUGH JOIST WEBS TO BE PERMITTED PER MANUFACTURER'S SPECIFICATIONS ONLY.            7) OFFSET JOISTS TO AVOID PLUMBING, ETC. PER JOIST LAYOUT AND/OR MANUFACTURER'S SPECIFICATIONS. OFFSETS SHALL NOT EXCEED 3".</p>	<p>1) ACTUAL LOCATION OF ELECTRICAL OUTLETS, ELECTRIC RESISTANCE HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.            2) ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, STAIRWAYS AND GARAGES TO HAVE A MINIMUM OF ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE OR OUTLET.            3) STAIRWAYS MUST BE ILLUMINATED IN ONE OF TWO WAYS:                a) ARTIFICIAL LIGHTING IN THE VICINITY OF EACH LANDING (TOP, BOTTOM, AND INTERMEDIATE).                b) ARTIFICIAL LIGHTING OVER EACH INDIVIDUAL STAIRWAY SECTION.            4) STAIRWAYS SHALL HAVE HAVE A CONTROL SWITCH AT EACH FLOOR.            5) AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER.            5) RANGE HOOD EXHAUST FAN RATE TO BE MIN. 150 CFM. RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR (IRC M1503.6)            6) BATHROOM EXHAUST FAN RATE TO BE MIN. 80 CFM            7) PROVIDE (1) CONTINUOUSLY OPERATING EXHAUST FAN PER HOME. SEE PLANS FOR LOCATION.            8) RECEPTACLE OUTLETS SHALL BE DISTRIBUTED IN EVERY HABITABLE ROOM (KITCHEN, BEDROOM, LIVING ROOM, DINING ROOM, ETC) SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.            9) COUNTERTOP RECEPTACLES SHALL BE INSTALLED AT EVERY WALL COUNTERTOP SPACE THAT IS 12" OR WIDER AND SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET IN THAT SPACE.            10) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.            11) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION.            12) ALL BATHROOM, GARAGE, OUTDOOR, UNFINISHED BASEMENT AND KITCHEN COUNTERTOP RECEPTACLE OUTLETS SHALL HAVE GFCI PROTECTION (OESC 210.8(A)(1)).            13) ALL RECEPTACLES THAT ARE LOCATED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK SHALL HAVE GFCI PROTECTION (IRC E3902.7).            14) THE RECEPTACLE SUPPLYING THE DISHWASHER SHALL HAVE GFCI PROTECTION (IRC E3902.10).            15) ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMP OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, GREAT ROOMS, DENS, BEDROOMS, CLOSETS, LAUNDRY ROOMS, HALLWAYS AND OTHER SIMILAR ROOMS OR AREAS SHALL HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER SECTION E3902.16.</p>	<p>1) ACTUAL LOCATION OF ELECTRICAL OUTLETS, ELECTRIC RESISTANCE HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.            2) ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, STAIRWAYS AND GARAGES TO HAVE A MINIMUM OF ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE OR OUTLET.            3) STAIRWAYS MUST BE ILLUMINATED IN ONE OF TWO WAYS:                a) ARTIFICIAL LIGHTING IN THE VICINITY OF EACH LANDING (TOP, BOTTOM, AND INTERMEDIATE).                b) ARTIFICIAL LIGHTING OVER EACH INDIVIDUAL STAIRWAY SECTION.            4) STAIRWAYS SHALL HAVE HAVE A CONTROL SWITCH AT EACH FLOOR.            5) AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER.            5) RANGE HOOD EXHAUST FAN RATE TO BE MIN. 150 CFM            6) BATHROOM EXHAUST FAN RATE TO BE MIN. 80 CFM            7) PROVIDE (1) CONTINUOUSLY OPERATING EXHAUST FAN PER HOME. 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A MINIMUM 3/4" NON FLEXIBLE METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS RESERVED FOR SOLAR. ORSC SECTION N1107.4</p>	<p>PAGE: <b>N</b></p>	<p>SCALE: <b>L30 - AO-31502</b></p> <p>PLAN ORIENTATION: <b>STANDARD</b></p> <p>GARAGE CONFIGURATION: <b>NONE</b></p>	<p>DATE: <b>06/15/2023</b></p> <p>DRAFTED BY: <b>ES</b></p> <p>REV: <b>NOTES</b></p>																						
<p><b>FOUNDATION NOTES</b></p>	<p>1) MIN. COMPRESSIVE STRENGTH OF CONCRETE (TABLE R402.2) U.N.O. PER ENGINEER:</p> <table border="1" data-bbox="177 459 640 772"> <thead> <tr> <th rowspan="2">TYPE/LOCATION</th> <th colspan="3">WEATHERING POTENTIAL</th> </tr> <tr> <th>NEGLIGIBLE</th> <th>MODERATE</th> <th>SEVERE</th> </tr> </thead> <tbody> <tr> <td>FOUNDATIONS, BASEMENT WALLS, CONCRETE NOT EXP. TO WEATHER</td> <td>2500 PSI</td> <td>2500 PSI</td> <td>2500 PSI AIR ENTRAINED</td> </tr> <tr> <td>BASEMENT SLABS</td> <td>2500 PSI</td> <td>2500 PSI</td> <td>2500 PSI AIR ENTRAINED</td> </tr> <tr> <td>FOUNDATIONS, BASEMENT WALLS, OTHER VERT CONC EXPOSED TO WEATHER</td> <td>2500 PSI</td> <td>3000 PSI AIR ENTRAINED</td> <td>3000 PSI AIR ENTRAINED</td> </tr> <tr> <td>GARAGE FLOOR SLABS, PORCHES &amp; STEPS EXP. TO WEATHER</td> <td>2500 PSI</td> <td>3000 PSI AIR ENTRAINED</td> <td>3500 PSI AIR ENTRAINED</td> </tr> </tbody> </table> <p>2) FOUNDATIONS WITH STEM WALLS SHALL HAVE REINFORCEMENT PER ENGINEER.            3) BOTTOM REINFORCEMENT SHALL BE PLACED A MIN OF 3" ABOVE THE BOTTOM OF THE FOOTING.            4) MUDSILLS AT EXTERIOR WALLS, INTERIOR BEARING WALL SOLE PLATES, AND INTERIOR BRACED WALL PLATES THAT ARE SUPPORTED ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION WITH MIN. 5/8" ANCHOR BOLTS @ 4'-0" OC. MIN. ANCHOR BOLTS AT BOARD ENDS ARE TO BE A MAX. OF 12" AND NOT LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. ANCHOR BOLTS TO HAVE MIN. 7" EMBEDMENT INTO CONCRETE FOUNDATION. OTHER INTERIOR BEARING WALLS NOT DENOTED ON THE PLANS AS REQUIRING ANCHOR BOLTS, SHALL BE CONNECTED TO FOOTINGS WITH APPROVED FASTENERS. (R403.1.6 &amp; R403.1.6.1)            5) CONCRETE PAD FOOTINGS SHALL HAVE REINFORCEMENT PER ENGINEER.            6) A PLATE WASHER CONFORMING TO SECTION R602.11.1 SHALL BE PROVIDED FOR ALL ANCHOR BOLTS. PLATE WASHER TO BE A MIN. OF 0.229 INCH x 3 INCHES x 3 INCHES.            7) ADJUST FOOTING DEPTH AS NECESSARY PER FROST DEPTH REQUIREMENTS.            8) CRAWL SPACE VENTILATION SHALL BE PROVIDED AT A RATIO OF 1/300 PER IRC R408.1. A FOUNDATION VENT SHALL BE PROVIDED WITHIN 3' OF BUILDING CORNERS. INSTALL CLASS 1 VAPOR BARRIER IN CRAWL SPACE PER MANUF. SPECIFICATIONS (JOINTS LAPPED 12" AT SEAMS AND EXTEND MIN. 12" UP FOUNDATION WALLS).</p>	TYPE/LOCATION	WEATHERING POTENTIAL			NEGLIGIBLE	MODERATE	SEVERE	FOUNDATIONS, BASEMENT WALLS, CONCRETE NOT EXP. TO WEATHER	2500 PSI	2500 PSI	2500 PSI AIR ENTRAINED	BASEMENT SLABS	2500 PSI	2500 PSI	2500 PSI AIR ENTRAINED	FOUNDATIONS, BASEMENT WALLS, OTHER VERT CONC EXPOSED TO WEATHER	2500 PSI	3000 PSI AIR ENTRAINED	3000 PSI AIR ENTRAINED	GARAGE FLOOR SLABS, PORCHES & STEPS EXP. TO WEATHER	2500 PSI	3000 PSI AIR ENTRAINED	3500 PSI AIR ENTRAINED	<p><b>FLOOR PLAN NOTES</b></p> <p>1) BEDROOMS, HABITABLE ATTICS, AND BASEMENTS SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW. WHERE BASEMENTS HAVE MULTIPLE BEDROOMS, EACH BEDROOM SHALL HAVE AN EGRESS WINDOW. EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:            - SILL HEIGHT NOT MORE THAN 44" AFF            - CLEAR NET OPENING AREA OF 5.7 SF            - CLEAR NET OPENING HEIGHT OF 24"            - CLEAR NET OPENING WIDTH OF 20"            2) WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE GRADE, THE SILL SHALL NOT BE LESS THAN 24" AFF. IF THE SILL HEIGHT IS LESS THAN 24", THE WINDOW SHALL BE EQUIPPED WITH AN OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.            3) PROVIDE A SMOKE DETECTOR IN EVERY BEDROOM. PROVIDE A COMBINATION CARBON MONOXIDE / SMOKE DETECTOR TO THE COMMON SPACE (HALLWAY, BONUS ROOM, ETC) ON EACH FLOOR. CO/SD DETECTOR TO BE WITHIN 14' OF EACH BEDROOM ENTRANCE. MULTIPLE CO/SD DETECTORS MAY BE NECESSARY ON A SINGLE FLOOR PER PLAN LAYOUT. SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WILL PREVENT THE PLACEMENT OF A REQUIRED SMOKE ALARM.            4) PROVIDE INSULATION DAMS AT ALL CEILING MOUNTED HEATER LOCATIONS (IF APPLICABLE).            5) NATURAL LIGHT TO BE PROVIDED AT A RATIO OF 8% OF FLOOR AREA OF HABITABLE ROOMS. NATURAL VENTILATION TO BE PROVIDED AT A RATIO OF 4% OF FLOOR AREA OF HABITABLE ROOMS.            6) ALL INTERIOR WALL SURFACES AND CEILINGS TO BE SHEETROCKED WITH 1/2" GYP BD, OR AS REQUIRED PER LOCAL JURISDICTIONAL REQUIREMENTS. THIS WILL INCLUDE ANY ACCESSIBLE UNDER-STAIR LOCATIONS. ALL TUB/SHOWER ENCLOSURES SHALL HAVE WATER RESISTANT GYP BD.            7) ACCESS HATCHES &amp; DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (ATTIC AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED &amp; INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES (R402.2.4)            8) APPLY 1/2" GYP BD TO GARAGE WALLS AND CEILING. IF THERE IS HABITABLE SPACE ABOVE THE GARAGE, THE LID SHALL HAVE 5/8" TYPE 'X' GYP BD, AND ALL SUPPORTING WALLS 1/2" GYP BD. (LOCAL JURISDICTIONAL REQUIREMENTS MAY SUPERSEDE THESE REQUIREMENTS - CHECK WITH LOCAL JURISDICTION)</p>			<p>2021 ORSC</p>	<p>ADAIR HOMES INC.          1311 SE CARDINAL COURT          SUITE 100          VANCOUVER, WA 98683</p>
TYPE/LOCATION	WEATHERING POTENTIAL																												
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	<p><b>HVAC NOTES</b></p> <p>1) ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE N1105.3            EXCEPTIONS:            1. VENTILATION INTAKE DUCTWORK AND EXHAUST DUCTWORK            2. UP TO 5 PERCENT OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE            3. DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE WITH ALL THE FOLLOWING:            3.1 INSULATION SHALL BE INSTALLED TO FILL GAPS AND VOIDS BETWEEN THE DUCT AND THE CEILING, AND A MINIMUM OF R-19 SHALL BE INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND UNCONDITIONED ATTIC.            3.2 INSULATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 (3048mm) OR AS <i>APPROVED</i> BY THE <i>BUILDING OFFICIAL</i>.            2) BATHROOM EXHAUST FANS AND OUTDOOR VENTILATION SUPPLY FANS SHALL BE ENERGY STAR CERTIFIED</p>				<p>SCALE: <b>L30 - AO-31502</b></p> <p>PLAN ORIENTATION: <b>STANDARD</b></p> <p>GARAGE CONFIGURATION: <b>NONE</b></p>	<p>DATE: <b>06/15/2023</b></p> <p>DRAFTED BY: <b>ES</b></p> <p>REV: <b>NOTES</b></p>																							

**ENERGY EFFICIENCY - 2021 ORSC CHAPTER 11**

PRESCRIPTIVE ENVELOPE REQUIREMENTS - TABLE N1101.1(1)										
OPTION	GLAZING AREA: % OF FLOOR	GLAZING U-FACTOR	SKYLIGHT U-FACTOR	DOOR U-FACTOR	INSULATION			BASEMENT INS.		DUCTS
					CEILING	WALL	FLOOR	WALL	SLAB	
STD. BASE CASE	UNLIMITED	0.27	0.50	0.20	R-49*	R-21 W/ INS. HEADERS	R-30	R-15 (CONT.)/ R-21 (FRAME)	R-15 2'	R-8

ALL CONDITIONED SPACES WITHIN RESIDENTIAL BUILDINGS SHALL COMPLY WITH TABLE N1101.1(1) (ABOVE) AND ONE ADDITIONAL MEASURE FROM TABLE N1101.1(2) (BELOW)

**ADDITIONAL MEASURES - TABLE N1101.1(2):**

**1 HIGH EFFICIENCY HVAC SYSTEM**

- a. Gas-fired furnace or boiler AFUE 94 percent, or
- b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or
- c. Ground source heat pump COP 3.5 or Energy Star rated

**2 HIGH EFFICIENCY WATER HEATING SYSTEM**

- a. Natural gas/propane water heater with minimum UEF 0.90, or
- b. Electric heat pump water heater with minimum 2.0 COP, or
- c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower

\*-TABLE 1101.1(1) VAULTED CEILING SURFACE AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NO GREATER THAN U-0.026 (EQUIVALENT TO R-38 RAFTER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING).

N1104.5.2 INTERMEDIATE FRAMING FOR WALLS. INTERMEDIATE FRAMING FOR WALLS IS AN OPTIONAL CONSTRUCTION METHOD. INTERMEDIATE FRAMING, WHEN USED TO ACHIEVE IMPROVED WALL PERFORMANCE UNDER THE REQUIREMENTS OF TABLE 1101.1(1) OR TABLE N1104.1(2), SHALL MEET THE FOLLOWING REQUIREMENTS:

- WALLS SHALL BE FRAMED WITH 2 X STUDS AT 16 INCHES (406 MM) ON CENTER AND SHALL INCLUDE THE FOLLOWING, AS DETAILED IN ITEMS 2 AND 3.
- CORNERS AND INTERSECTIONS. EXTERIOR WALL AND CEILING CORNERS SHALL BE FULLY INSULATED THROUGH THE USE OF THREE-STUD CORNERS CONFIGURED TO ALLOW FULL INSULATION INTO THE CORNER, OR TWO-STUD CORNERS AND DRYWALL BACKUP CLIPS OR OTHER APPROVED TECHNIQUE. INTERSECTIONS OF INTERIOR PARTITION WALLS WITH EXTERIOR WALLS SHALL BE FULLY INSULATED THROUGH THE USE OF SINGLE BACKER BOARDS, MID-HEIGHT BLOCKING WITH DRYWALL CLIPS OR OTHER APPROVED TECHNIQUE.
- HEADERS. VOIDS IN HEADERS 1 INCH (25.4 MM) TO 2 INCHES (51 MM) IN THICKNESS SHALL BE INSULATED WITH INSULATION THAT HAS A VALUE OF R-4 OR GREATER PER 1 INCH (25.4 MM) THICKNESS. VOIDS IN HEADERS GREATER THAN 2 INCHES (51 MM) IN DEPTH SHALL BE INSULATED TO A MINIMUM LEVEL OF R-10. NONSTRUCTURAL HEADERS (SUCH AS IN GABLE-END WALLS) SHALL BE ELIMINATED AND REPLACED WITH INSULATION TO ACHIEVE THERMAL PERFORMANCE LEVELS EQUIVALENT TO THE SURROUNDING AREA.

N1104.8.2 SEALING REQUIRED. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN A MANNER APPROVED BY THE BUILDING OFFICIAL. SEALING FOR THE PURPOSE OF CREATING A CONTINUOUS AIR BARRIER SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF TABLE N1104.8, OR THE DWELLING SHALL BE TESTED TO DEMONSTRATE A BLOWER DOOR RESULT NOT GREATER THAN 4.0 ACH50.

N1104.8.2.1 TOP PLATE SEALING. AT ALL WALLS IN CONTACT WITH VENTED ATTICS, THE WALL COVERING (GYPSUM BOARD OR OTHER) SHALL BE SEALED TO THE TOP PLATE WITH CAULK, SEALANT, GASKET OR OTHER APPROVED MATERIAL.

N1105.2 INSULATION OF DUCTS. ALL NEW DUCT SYSTEMS OR NEW PORTIONS OF DUCT SYSTEMS EXPOSED TO UNCONDITIONED SPACES, AND BURIED DUCTWORK WITHIN INSULATION THAT MEETS THE EXCEPTION TO SECTION N1105.3, SHALL BE INSULATED TO MINIMUM R-8.

EXCEPTIONS:  
1. THE REPLACEMENT OR ADDITION OF A FURNACE, AIR CONDITIONER OR HEAT PUMP SHALL NOT REQUIRE EXISTING DUCTS TO BE INSULATED TO CURRENT CODE.  
2. EXHAUST AND INTAKE DUCTWORK.

N1105.3 INSTALLATION OF DUCTS. ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE.

EXCEPTIONS:  
1. VENTILATION INTAKE DUCTWORK AND EXHAUST DUCTWORK.  
2. UP TO 5 PERCENT OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE.  
3. DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE ALL OF THE FOLLOWING:  
3.1. INSULATION SHALL BE INSTALLED TO FILL GAPS AND VOIDS BETWEEN THE DUCT AND THE CEILING, AND A MINIMUM OF R-19 INSULATION SHALL BE INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND UNCONDITIONED ATTIC.  
3.2. INSULATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 FEET (3048 MM) OR AS APPROVED BY THE BUILDING OFFICIAL.

N1106.2 DOMESTIC AND SERVICE HOT WATER SYSTEMS. DOMESTIC HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 AT THE FOLLOWING LOCATIONS:  
1. PIPE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE.  
2. THE FIRST 8 FEET (2438 MM) OF PIPE INTO AND OUT OF A WATER HEATER.  
3. RECIRCULATING WATER PIPING.

N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4 INCHES BY 4 INCHES (102 MM BY 102 MM) WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24 INCHES (610 MM) HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM 3/4-INCH (19 MM) NONFLEXIBLE METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36 INCHES (914 MM). WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6 INCHES (152 MM) ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF 3/4-INCH (19 MM) NONFLEXIBLE METAL RACEWAY, A MINIMUM NO. 10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6 INCHES (152 MM) ADDITIONAL WIRE IS PERMITTED.

**MECHANICAL VENTILATION - 2021 ORSC CHAPTER 15**

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

M1505.4.1 SYSTEM DESIGN. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE BALANCED VENTILATION. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS PART OF SUCH A SYSTEM. OUTDOOR AIR VENTILATION PROVIDED BY A SUPPLY FAN DUCTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION FOR THE BALANCED SYSTEM.

M1505.4.2 SYSTEM CONTROLS. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1505.4.3 MECHANICAL VENTILATION RATE. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1. VENTILATION RATE IN CUBIC FEET PER MINUTE = (0.01 × TOTAL SQUARE FOOT AREA OF HOUSE) + [7.5 × (NUMBER OF BEDROOMS + 1)]

EXCEPTION: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1505.4.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(2).

**TABLE M1505.4.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIR FLOW RATE REQUIRMENTS**

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
	Airflow in CFM				
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

**TABLE M1505.4.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS**

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

AREA TABULATION - EACH UNIT	
DESCRIPTION /	SQ FT
GLAZING & DOORS	148 SQ FT
ATTIC R-49	597 SQ FT
FLOOR R-30	554 SQ FT
WALLS R-21	1,588 SQ FT

2021 ORSC

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SCALE: **06/15/2023**  
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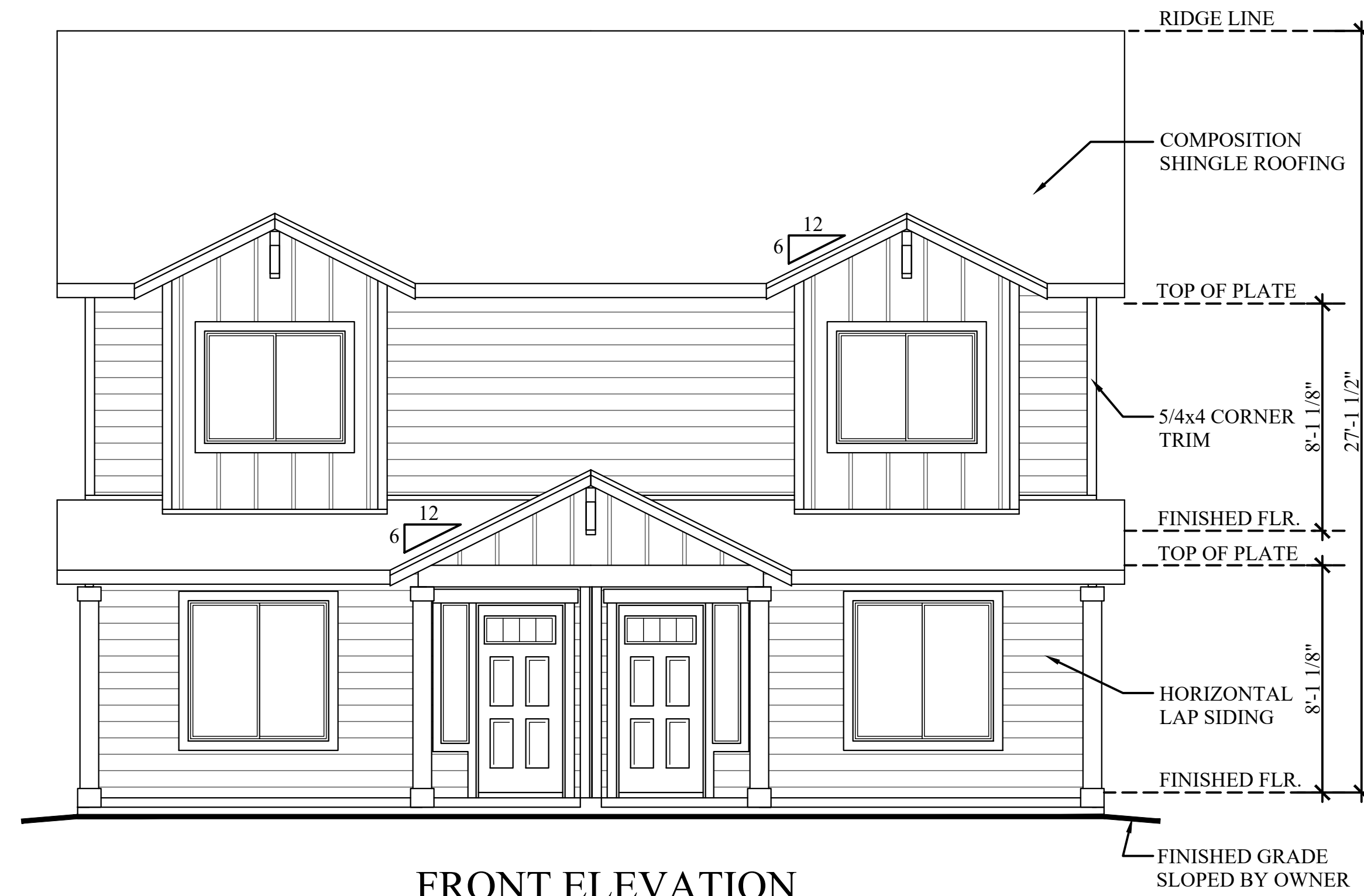
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PLAN ORIENTATION:  
**STANDARD**

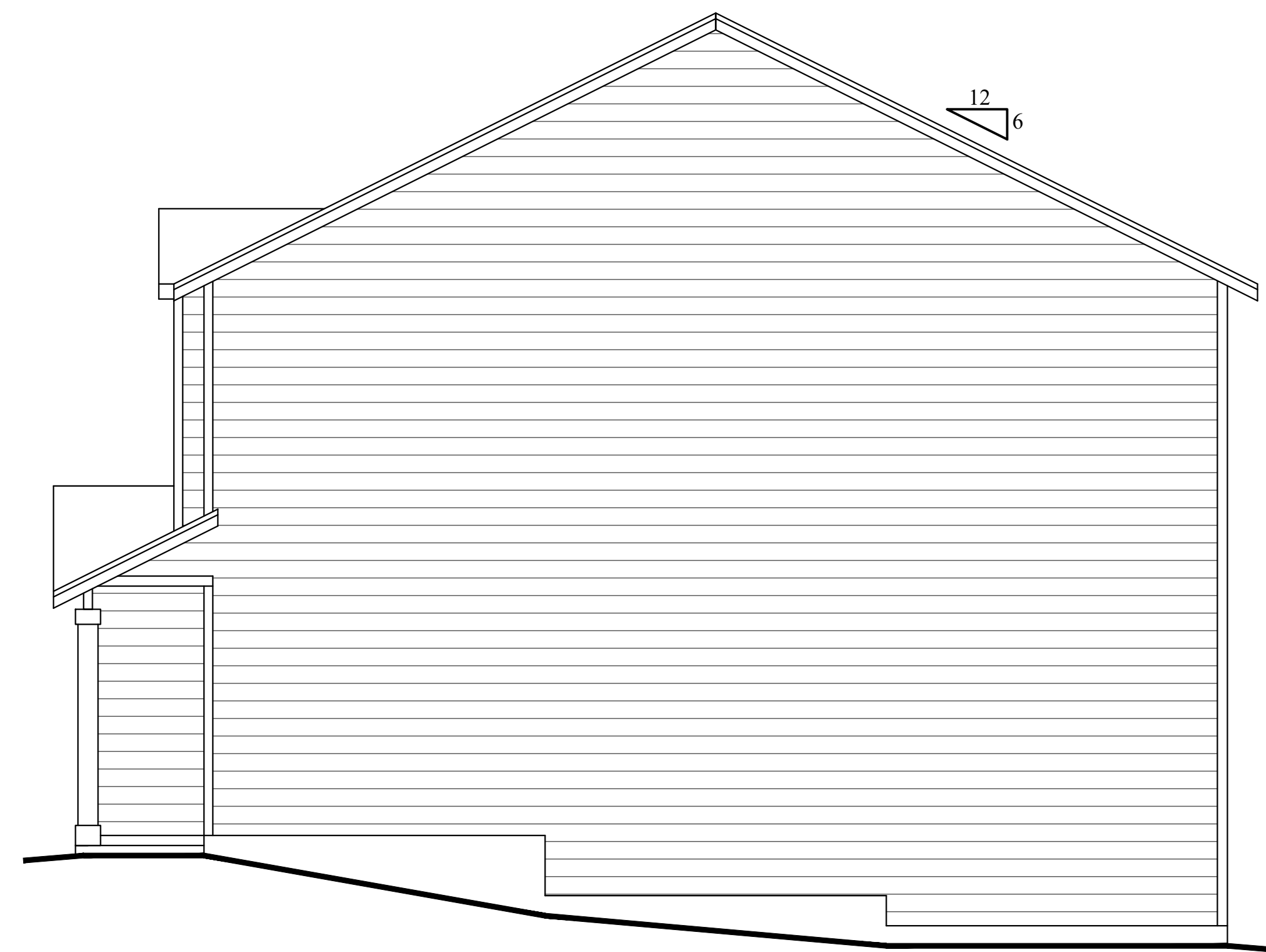
GARAGE CONFIGURATION:  
**NONE**  
**OREGON ENERGY**

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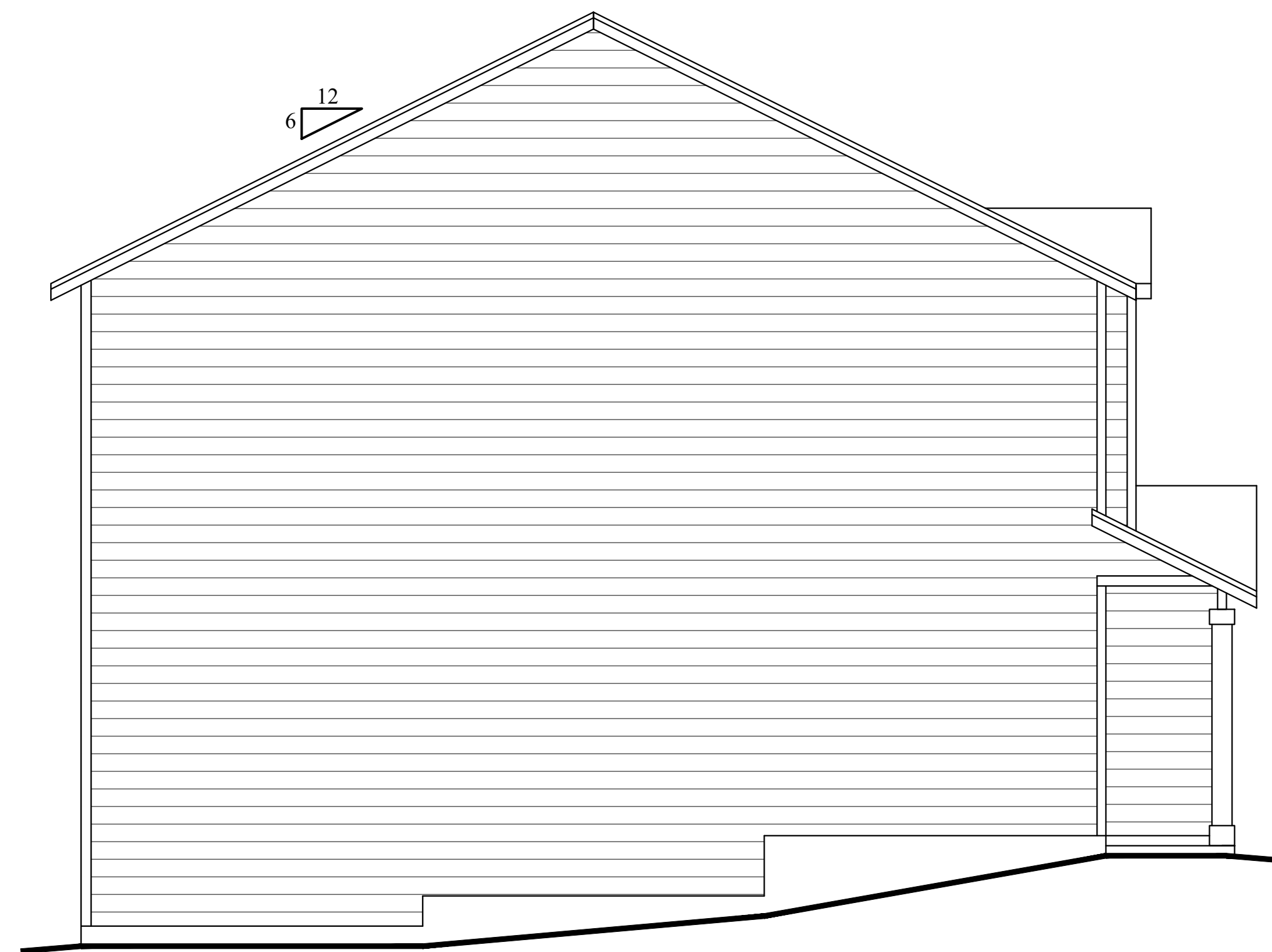
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VANCOUVER, WA 98683



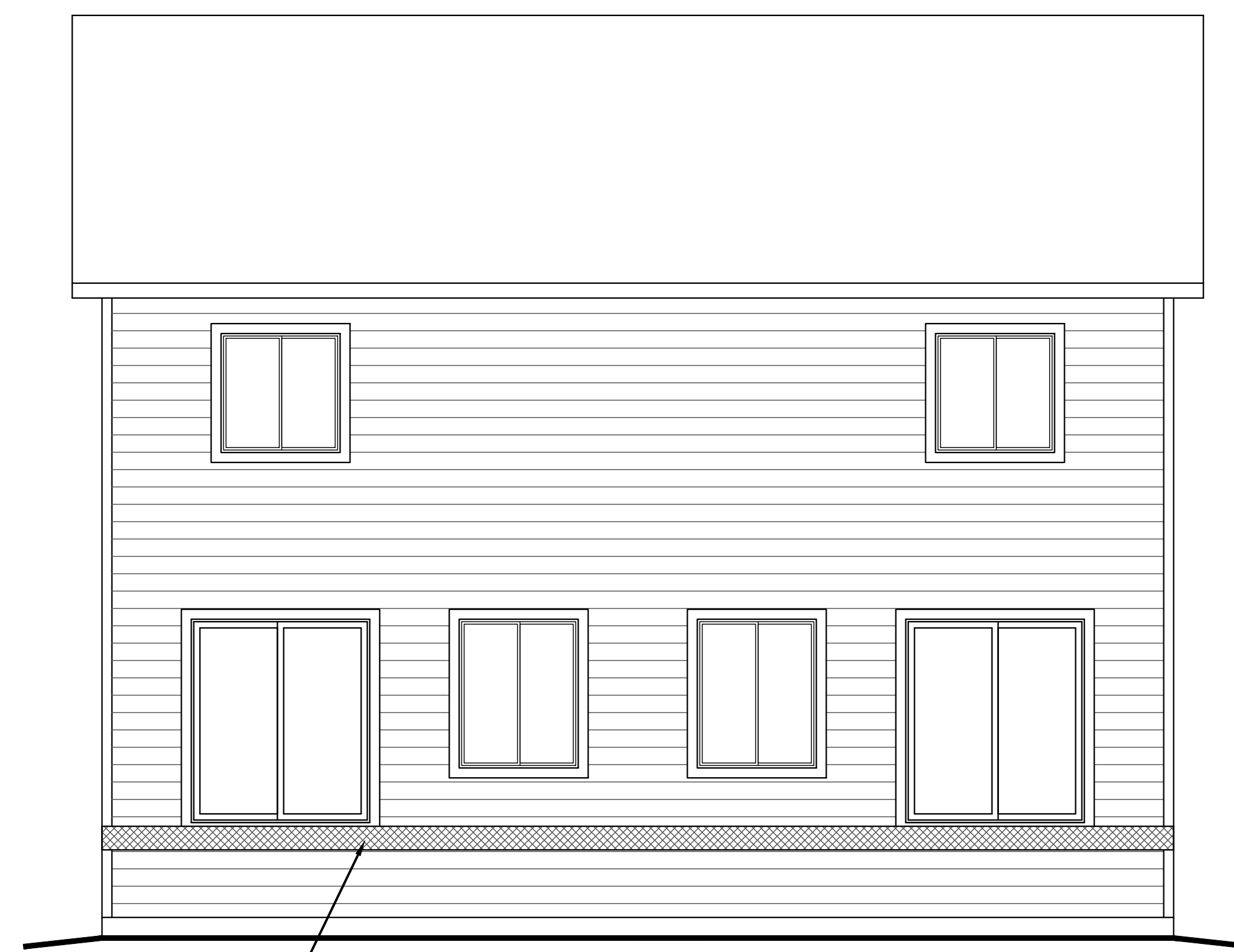
**FRONT ELEVATION**  
1/4" = 1'-0"



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



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



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

**TRADITIONS ELEV. NOTES**

**EXTERIOR SIDING & TRIM SPECIFICATIONS**

- 1) SIDING ON WALLS: HORIZONTAL LAP SIDING.
- 2) SIDING IN GABLES WHERE SHOWN ON PLANS (TYP. FRONT ONLY): PLAIN PANEL SIDING W/ VERTICAL BATTS AT 16" O.C. OR SHAKE SIDING W/ STAGGERED BOTTOM EDGE.
- 3) TRIM AT EXTERIOR CORNERS: 5/4x4 EACH WAY.
- 4) BELLY BAND AT THE BOTTOM OF DESIGNATED GABLES: 5/4x6 TRIM (METAL HEAD FLASHING TO MATCH).
- 5) LOOK-OUT BEAM AT PEAK OF DESIGNATED GABLE ENDS: 4x6 BEAM, 4x4 ANGLED BRACE, AND 2x4 BACK PLATE.
- 6) WINDOWS: 5/4x4 TRIM ALL SIDES. ON GROUPED WINDOWS THE VERTICAL CENTER MULLIONS WILL BE 5/4x8 RIPPED TO FIT THE WIDTH BETWEEN WINDOWS.
- 7) GARAGE AND FRONT ENTRY DOOR TRIM: 5/4x4 TRIM EACH SIDE AND 5/4x6 HEADER TRIM. HEADER TRIM OVERHANGS EACH SIDE 1 1/2". (DOES NOT APPLY TO OTHER EXTERIOR DOORS)
- 8) SOFFITED AREAS: PLAIN PANEL SIDING WITH 4x4 TRIM AT THE PERIMETER.
- 9) EXTERIOR BEAMS: DF#2 SIZED PER STRUCTURAL ENGINEER
- 10) POSTS TO BE 4x4 OR 6x6 PT POSTS PER STRUCTURAL ENGINEER
- 11) WRAPPED PORCH SUPPORT BEAM AND PILLARS: FRONT, BACK, BOTTOM (BETWEEN POSTS) AND EXPOSED ENDS OF THE SUPPORT BEAM TO BE COVERED WITH PLAIN (NO GROOVED) PANEL SIDING. PILLAR COVER TO TERMINATE AT THE BOTTOM 8" BELOW THE TOP OF THE ROUGH FLOOR ELEVATION OF THE HOME. THE OWNER WILL PROVIDE THE FRONT PORCH (WOOD DECK OR CONCRETE SLAB). BASE TRIM TO BE ADJUSTED AS NEEDED.

**NOTE:**  
EXTERIOR ELEVATIONS ARE DRAWN W/  
ESTIMATED GRADES. ONCE SITE  
CLEARING & EXCAVATION IS COMPLETE,  
SOME ADJUSTMENTS MAY BE NECESSARY.

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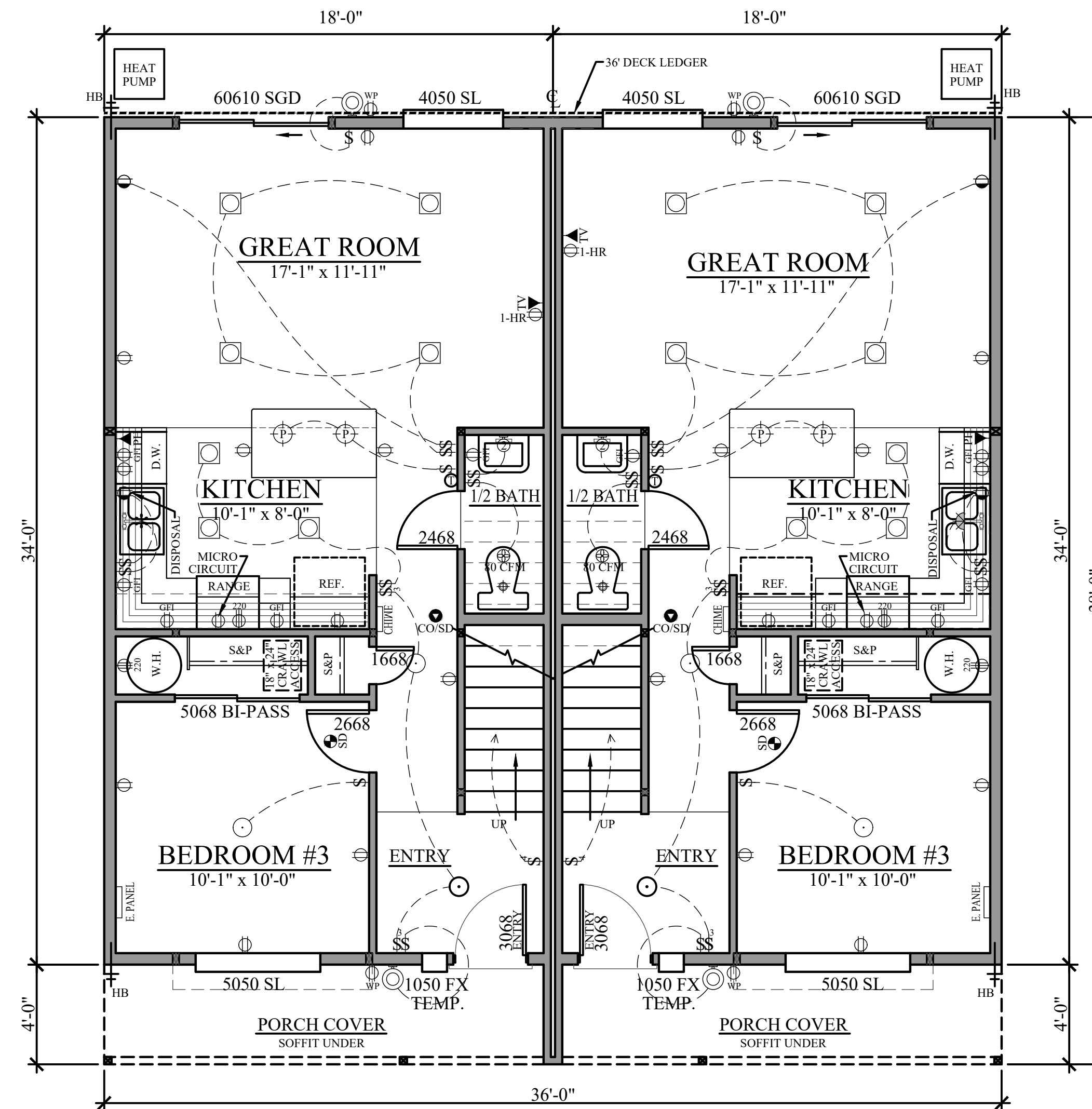
**EXTERIOR ELEVATIONS**

2021 ORSC

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DATE: 06/15/2023  
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**UNIT A                      UNIT B**  
**MAIN FLOOR PLAN**

612 SQ FT PER UNIT                      1/4" = 1'-0"

TOTAL SQUARE FOOTAGE: 1,209 SF PER UNIT (2,418 SF BUILDING)

**FLOOR PLAN NOTES**

- 1) SEE NOTES SHEET (SHEET 'N') FOR GENERAL FLOOR PLAN NOTES.
- 2) FOR STRUCTURAL & LATERAL REQUIREMENTS SEE FRAMING PLANS & ALL "S" SHEETS.

**SQUARE FOOTAGE**

SQUARE FOOTAGE TABLE - PER UNIT	
GARAGE	N/A
MAIN FLOOR	612 SF
UPPER FLOOR	597 SF
TOTAL LIVING	1,209 SF

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
THERMOSTAT	⊕
FAN - CONTINUOUS OPERATING	CONT. OP.
FAN - 80 CFM	80 CFM
FAN - CEILING ROUGH-IN	
LIGHT - WALL MOUNT - EXT.	
LIGHT - DINING ROOM	
LIGHT - KEYLESS	
LIGHT - FOYER - 1 OR 2 STORY	
LIGHT - MUSHROOM	
LIGHT - PENDANT	
LIGHT - LIGHT ROUGH-IN	
LIGHT - LOW PROFILE LED	
LIGHT - W. M. - VANITY - 2, 3, OR 4B	
OUTLET - CEILING GFI	
OUTLET - 110	
OUTLET - 110 QUADPLEX	
OUTLET - WATER PROOF	
OUTLET - 220	
OUTLET - GFI	
OUTLET - HALF HOT	
OUTLET - 3 PRONG RV EXTR. (120v)	
OUTLET - PHONE	
OUTLET - TV	
HEAT DETECTOR	
SMOKE DETECTOR	
SMOKE/CO DETECTOR	
SWITCH - 1, 3, OR 4 WAY	
SWITCH - DIMMER	

**WHOLE HOUSE VENTILATION**

PER TABLE M1505.4.3(1) OR M1505.4.3(2) PAGE EO, PROVIDE CONTINUOUS OR INTERMITTANT EXHAUST FAN INTERCONNECTED TO HVAC SYSTEM FAN AT SAME RATE PER ORSC SECTION M1505.4. MANUAL OVERRIDE TO BE PROVIDED PER SECTION M1505.4.2

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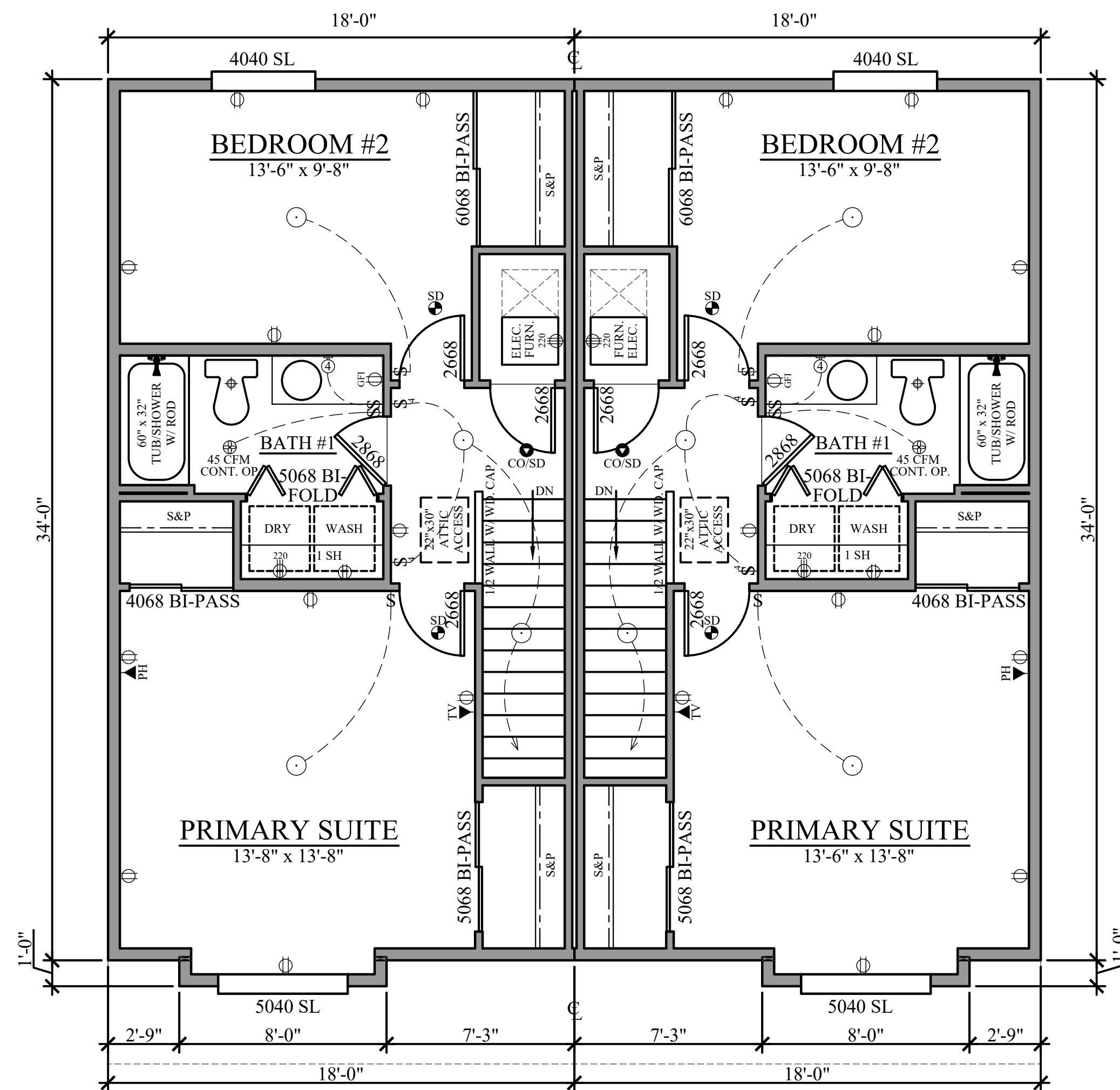
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PLAN ORIENTATION:  
STANDARD

GARAGE CONFIGURATION:  
NONE

**MAIN FLOOR PLAN**

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## UPPER FLOOR PLAN

597 SQ FT PER UNIT      1/4" = 1'-0"

### FLOOR PLAN NOTES

- 1) SEE NOTES SHEET (SHEET 'N') FOR GENERAL FLOOR PLAN NOTES.
- 2) FOR STRUCTURAL & LATERAL REQUIREMENTS SEE FRAMING PLANS & ALL "S" SHEETS.

### SQUARE FOOTAGE

SQUARE FOOTAGE TABLE - PER UNIT	
GARAGE	N/A
MAIN FLOOR	612 SF
UPPER FLOOR	597 SF
TOTAL LIVING	1,209 SF

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
THERMOSTAT	⊕
FAN - CONTINUOUS OPERATING	⊕ CONT. OP.
FAN - 80 CFM	⊕ 80 CFM
FAN - CEILING ROUGH-IN	⊕ FAN
LIGHT - WALL MOUNT - EXT.	⊕
LIGHT - DINING ROOM	⊕
LIGHT - KEYLESS	⊕
LIGHT - FOYER - 1 OR 2 STORY	⊕
LIGHT - MUSHROOM	⊕
LIGHT - PENDANT	⊕
LIGHT - LIGHT ROUGH-IN	⊕
LIGHT - LOW PROFILE LED	⊕
LIGHT - W. M. - VANITY - 2, 3, OR 4B	⊕
OUTLET - CEILING GFI	⊕ GFI
OUTLET - 110	⊕
OUTLET - 110 QUADPLEX	⊕
OUTLET - WATER PROOF	⊕
OUTLET - 220	⊕
OUTLET - GFI	⊕ GFI
OUTLET - HALF HOT	⊕
OUTLET - 3 PRONG RV EXTR. (120v)	⊕ RV
OUTLET - PHONE	⊕ PH
OUTLET - TV	⊕ TV
HEAT DETECTOR	⊕ HD
SMOKE DETECTOR	⊕ SD
SMOKE/CO DETECTOR	⊕ CO/SD
SWITCH - 1, 3, OR 4 WAY	⊕
SWITCH - DIMMER	⊕

### WHOLE HOUSE VENTILATION

PER TABLE M1505.4.3(1) OR M1505.4.3(2) PAGE EO, PROVIDE CONTINUOUS OR INTERMITTANT EXHAUST FAN INTERCONNECTED TO HVAC SYSTEM FAN AT SAME RATE PER ORSC SECTION M1505.4. MANUAL OVERRIDE TO BE PROVIDED PER SECTION M1505.4.2

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GARAGE CONFIGURATION:  
NONE

PLAN ORIENTATION:  
STANDARD

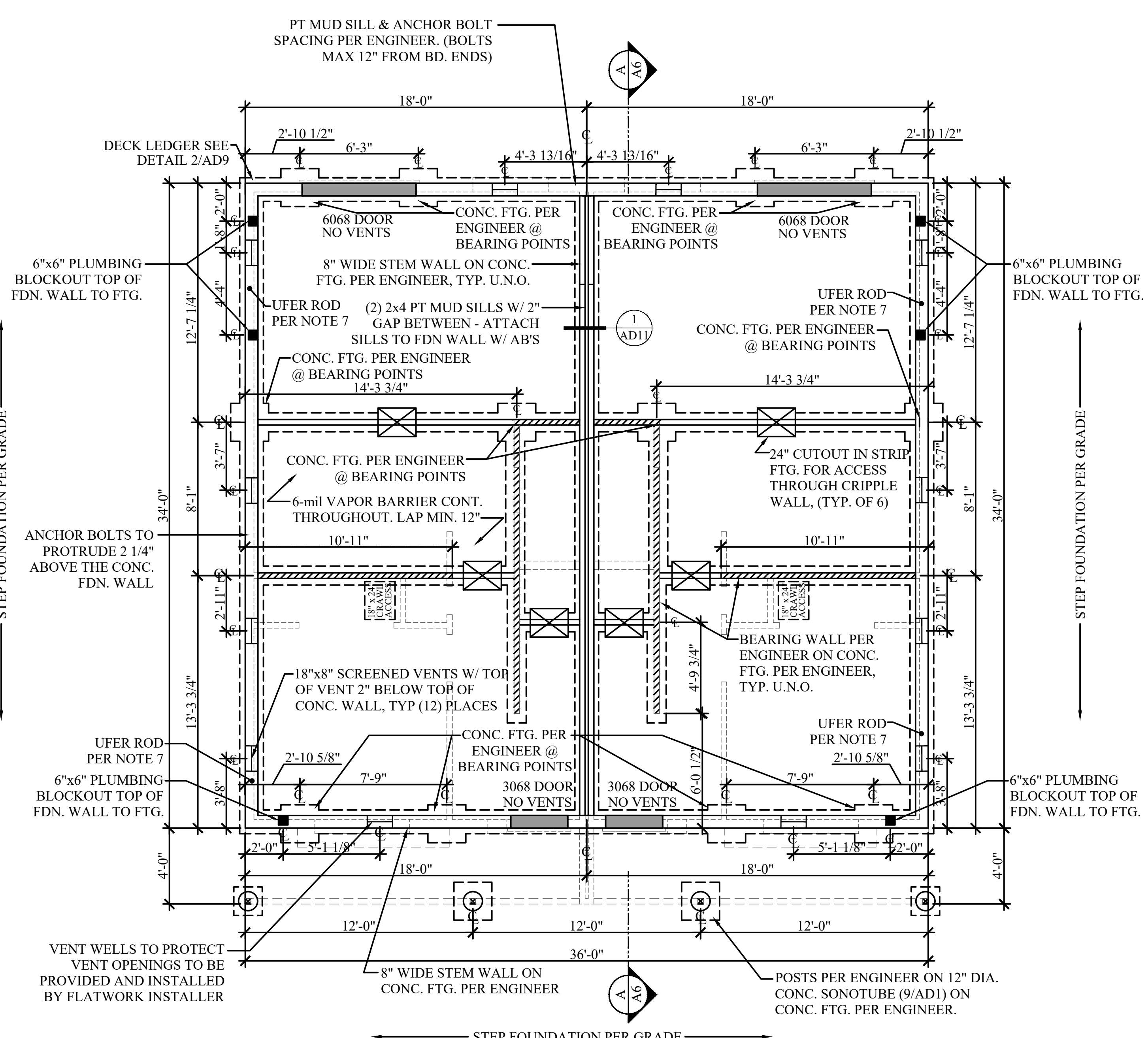
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## UPPER FLOOR PLAN

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**A2.1**



**FOUNDATION PLAN**  
1/4" = 1'-0"

**FDN PLAN NOTES**

- 1) SEE ENGINEER'S NOTES SHEET OR ENGINEER'S "S" SHEETS FOR GENERAL FOUNDATION PLAN NOTES & REQUIREMENTS.
- 2) [Hatched Box Symbol] = BEARING WALLS THAT ARE SUPPORTED ON CONTINUOUS FTGS. & REQUIRE ANCHOR BOLT CONNECTION (PLATE TO FOOTING). ALL OTHER CRIPPLE WALLS ARE TO BE ATTACHED TO FTG. W/ POWDER ACTUATED FASTENERS @ 32" O.C. WHERE ANCHOR BOLTS DO NOT OCCUR.
- 3) 2" DIAMETER WATER LINE BLOCKOUT & 5" DIAMETER SEWER LINE BLOCKOUT LOCATION(S) TO BE IDENTIFIED ON SITE IF REQUIRED.
- 4) [Grey Box Symbol] = VENTS PROHIBITED IN DOOR SITES.
- 5) CRIPPLE WALLS W/ A STUD HEIGHT LESS THAN 14" SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE W/ WOOD STRUCTURAL PANELS FASTENED TO BOTH TOP & BOTTOM PLATES.
- 6) ALL POSTS AS WELL AS ANY BEARING WALLS PARALLEL TO THE FLOOR JOISTS ARE TO EXTEND TO DECKING.
- 7) PROVIDE (2) UFER GROUNDS TIED INTO REBAR GRID. (1) AT PANEL LOCATION & (1) AT MIN. 20 FT. SEPARATION.

**VENTILATION**

1) THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE CRAWLSPACE WITH THE USE OF A CLASS 1 VAPOR RETARDER MATERIAL. THERE SHALL BE ONE VENT MIN. WITHIN 3' OF EACH BUILDING CORNER (IRC/ORSC R408.1).

FOUNDATION VENTS ARE BASED ON A SCREENED 18" x 8" VENT WITH A NET-FREE VENTILATING AREA OF 100 SQ IN PER VENT.

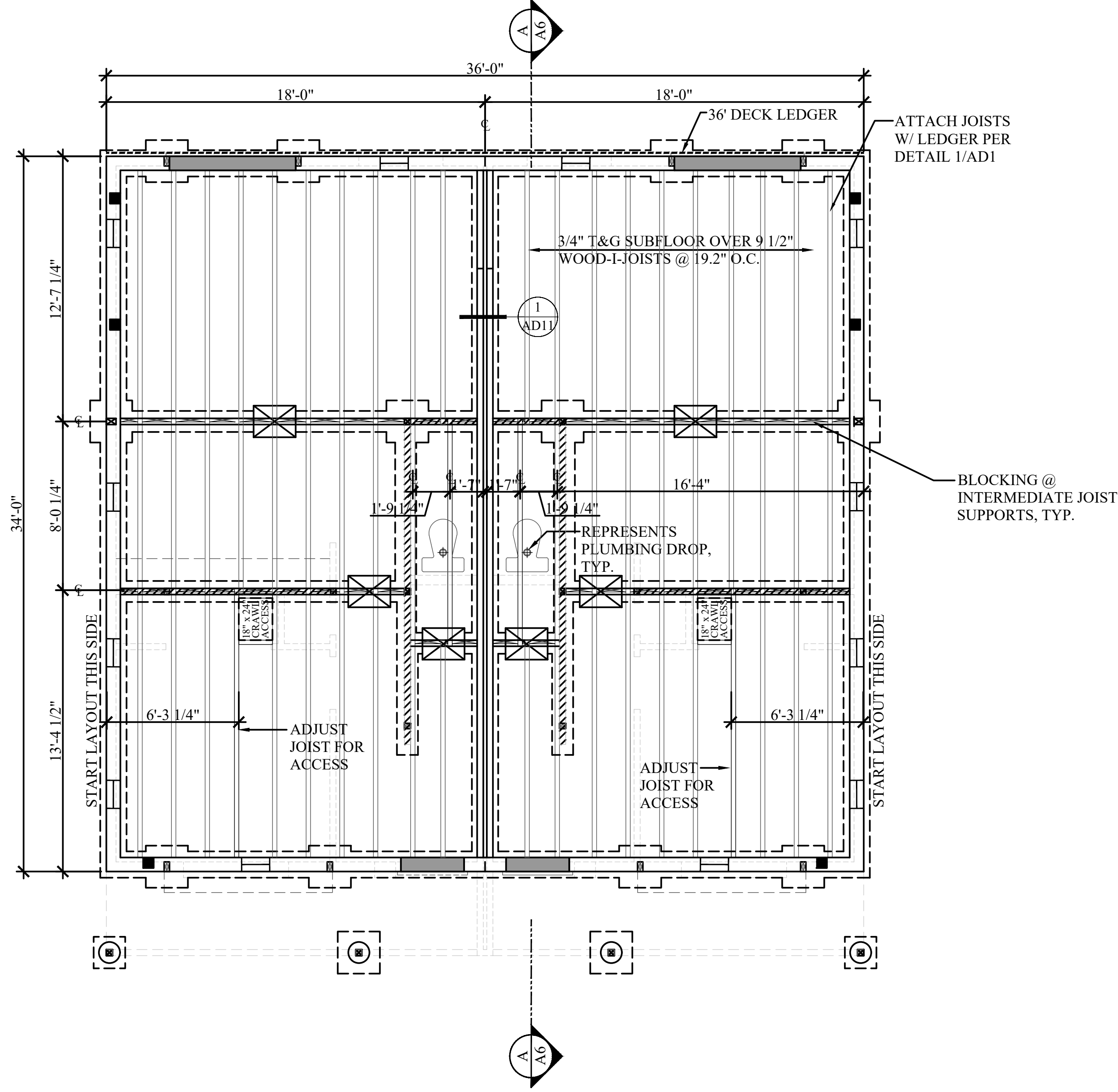
CRAWLSPACE:	
AREA	163,072 SQ IN
REQUIRED VENTING	1,088 SQ IN
VENTS REQUIRED	11 VENTS
VENTS PROVIDED	12 VENTS

**RADON CONTROL**  
RADON VENTING REQUIRED.  
SEE DETAIL 8/AD5

**STRUCTURAL NOTICE:**

1. BEARING MEMBER SIZES NOTED ON STRUCTURAL ENGINEERING "S" SHEETS ARE TO SUPERCEDE ANY DEPICTED ON THE ARCH. SHEETS.
2. PROVIDE SINGLE OR MULTIPLE STUDS UNDER BEAMS, HEADERS, & GIRDER TRUSSES TO MATCH WIDTH OF SUPPORTED MEMBER UNLESS NOTED OTHERWISE ON ENGINEER'S "S" SHEETS.
3. ALL WINDOW & DOOR OPENINGS UNDER 6'-0" WIDE ARE TO HAVE A SINGLE 2x TRIMEER U.N.O. BY THE ENGINEER.
4. PROVIDE DBL 2x TRIMMERS UNDER ALL WINDOW & DOOR OPENINGS 6'-0" OR GREATER.

<b>2386 - DUPLEX</b>	2021 ORSC	SCALE: 1/4" = 1'-0" DATE: 06/15/2023 DRAFTED BY: ES REV:	PAGE: <b>A3</b>
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ADAIR HOMES, INC 1311 SE CARDINAL COURT SUITE 100 VANCOUVER, WA 98683	GARAGE CONFIGURATION: NONE	<b>FOUNDATION PLAN</b>	



# MAIN FLOOR JOIST LAYOUT

1/4" = 1'-0"

## JOIST LAYOUT NOTES

- 2) = REPRESENTS FULL DEPTH BLOCKING AT JOIST ENDS (WHEN JOISTS END AT INTERIOR BEARING WALLS) AND INTERMEDIATE JOIST SUPPORTS.
- 3) FOR ADDITIONAL NOTES AND INFORMATION SEE FLOOR JOIST NOTES ON SHEET 'N'.
- 4) REFER TO MANUFACTURER'S SPECIFICATIONS AND DRAWINGS FOR INSTALLATION.

## JOIST LAYOUT FOR 19.2" SPACING

1 - 19 3/16" (1'-7 3/16")	9 - 172 13/16" (14'-4 13/16")
2 - 38 3/8" (3'-2 3/8")	16'-10 - 192" (16'-0")
3 - 57 5/8" (4'-9 5/8")	11 - 211 3/16" (17'-7 3/16")
4 - 76 13/16" (6'-4 13/16")	12 - 230 3/8" (19'-2 3/8")
8'-5 - 96" (8'-0")	13 - 249 5/8" (20'-9 5/8")
6 - 115 3/16" (9'-7 3/16")	14 - 268 13/16" (22'-4 13/16")
7 - 134 3/8" (11'-2 3/8")	24'-15 - 288" (24'-0")
8 - 153 5/8" (12'-9 5/8")	



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GARAGE CONFIGURATION:  
 NONE

PLAN ORIENTATION:  
 STANDARD

IHMS MODEL CODE:  
 L30 - AO-31502

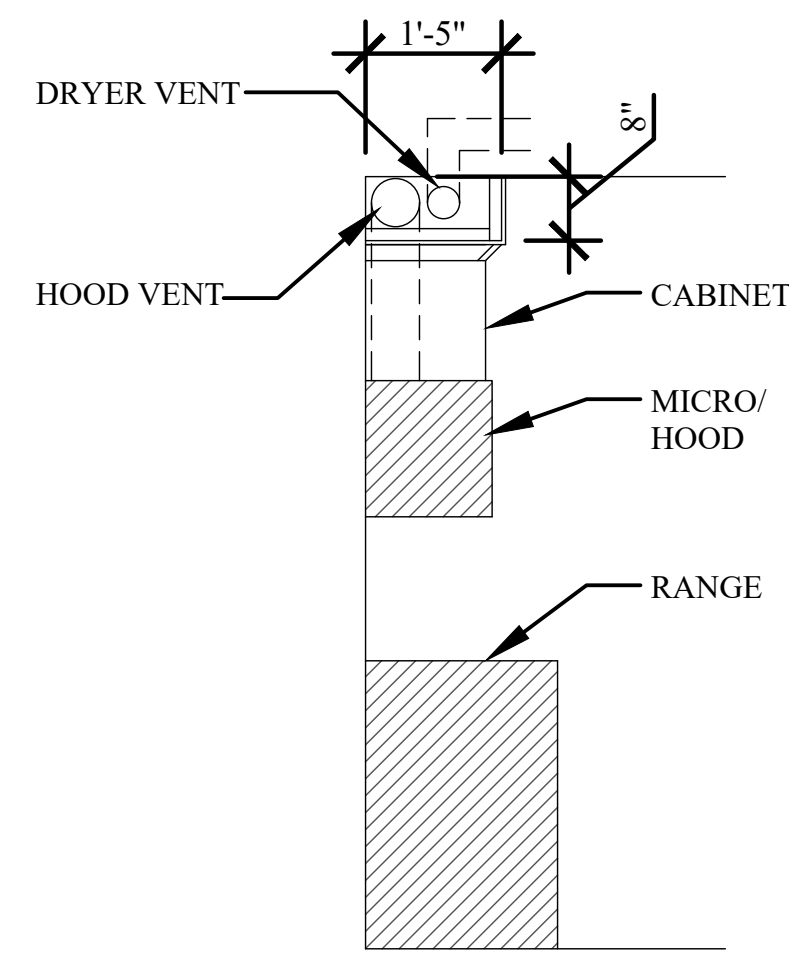
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MAIN FLOOR JOIST LAYOUT

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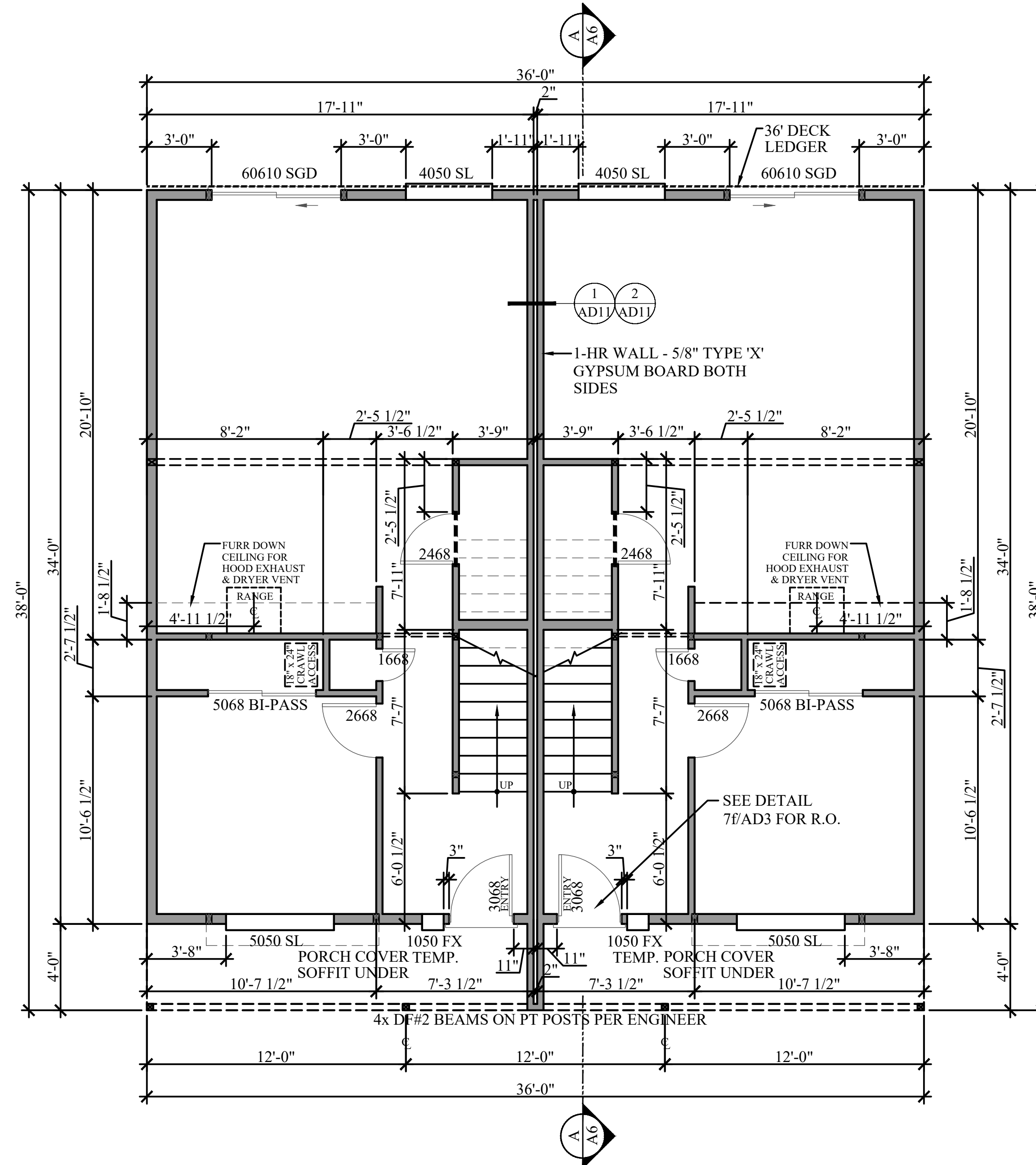
A3.1





### 8' FRAME DOWN CHASE @ KITCHEN

NTS



## MAIN FRAMING PLAN

1/4" = 1'-0"

### FRAMING PLAN NOTES

- 1) BEARING MEMBER SIZES NOTED ON STRUCTURAL ENGINEERING "S" SHEETS ARE TO SUPERCEDE ANY DEPICTED ON THE ARCHITECTURAL SHEETS.
- 2) PROVIDE SINGLE OR MULTIPLE STUDS UNDER BEAMS, HEADERS & GIRDER TRUSSES TO MATCH WIDTH OF SUPPORTED MEMBER UNLESS NOTED OTHERWISE ON ENGINEER'S "S" SHEETS..
- 3) ALL WINDOW & DOOR OPENINGS UNDER 6'-0" WIDE ARE TO HAVE A SINGLE 2x TRIMMER UNLESS NOTED OTHERWISE BY THE ENGINEER.
- 4) PROVIDE DOUBLE 2x TRIMMERS UNDER ALL WINDOW & DOOR OPENINGS 6'-0" OR GREATER.

### INT. & EXT. SWING DR. FRAMING

- 1) ROUGH OPENING **WIDTH** TO BE THE **DOOR SIZE +2"** UNLESS NOTED OTHERWISE ON PLAN OR BY MANUFACTURER'S SPECIFICATIONS.
- 2) ROUGH OPENING **HEIGHT** TO BE **82 5/8"** FOR TYP. 6'-8" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.
- 3) ROUGH OPENING **HEIGHT** TO BE **98 5/8"** FOR TYP. 8'-0" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.

### CLOSET DOOR FRAMING NOTES

**BI-PASS CLOSETS:**  
R.O. WIDTH TO MATCH CLOSET WIDTH  
R.O. HEIGHT = 83-1/8"

**BI-FOLD CLOSETS:**  
R.O. WIDTH = CLOSET WIDTH + 1-1/2"  
R.O. HEIGHT = 81-5/8"

### WINDOW FRAMING NOTES

TYPICAL HEADER HEIGHTS TO BE AS FOLLOWS U.N.O. ON PLAN:

MAIN FLOOR - 8'-1 1/8" PLATE: **6'-11 3/8"**  
MAIN FLOOR - 9'-1 1/8" PLATE: **7'-11 3/8"**

UPPER FLOOR - 8'-1 1/8" PLATE: **7'-1 3/8"**

### GARAGE DOOR FRAMING NOTES

TYPICAL DOOR FRAMING TO BE AS FOLLOWS U.N.O. ON PLAN:

WIDTH - DOOR SIZE PLUS 3"  
HEIGHT - DOOR SIZE PLUS 1-1/2" FROM SLAB

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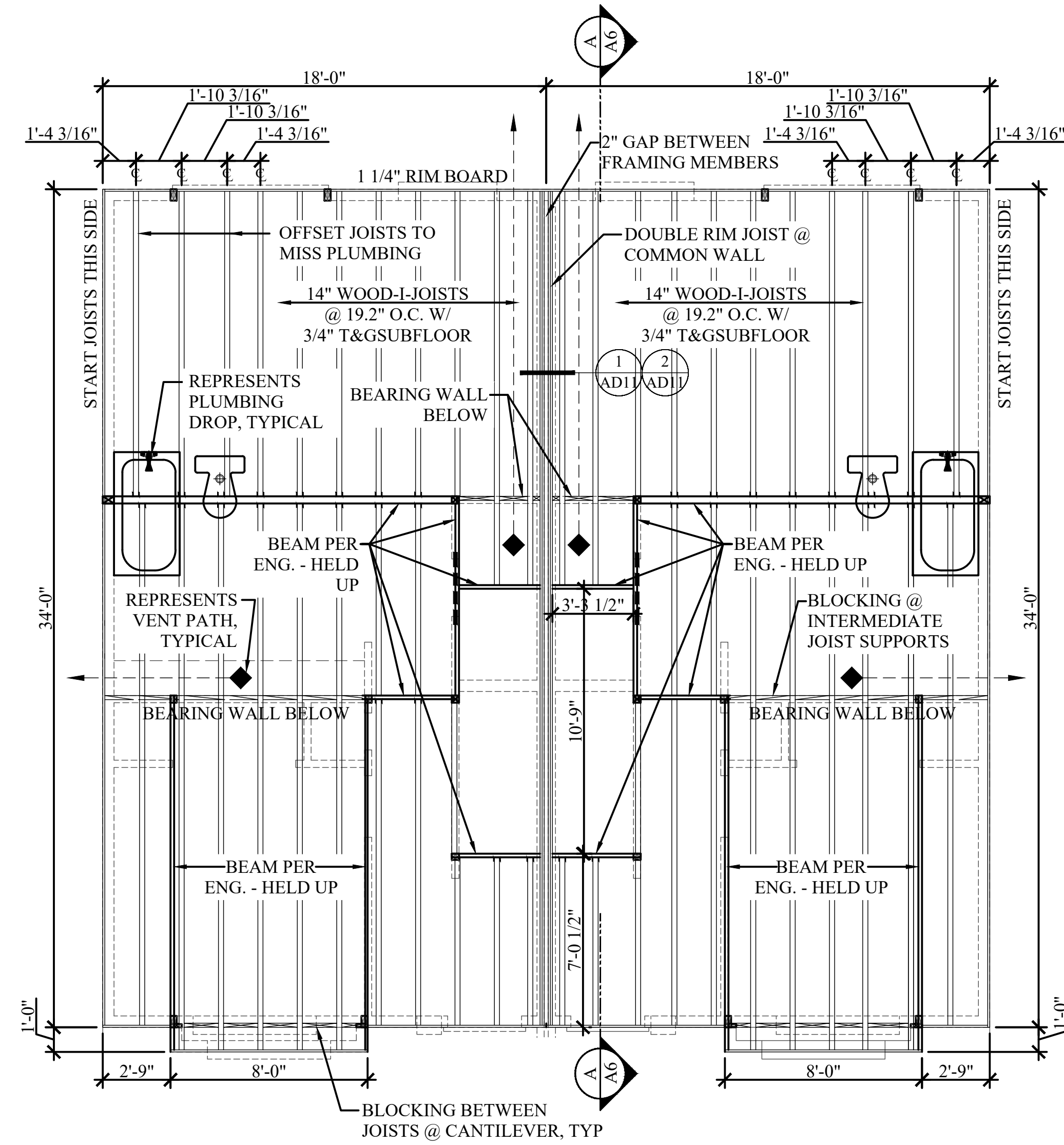
PLAN ORIENTATION:  
STANDARD

MAIN FLOOR FRAMING

SCALE: 1/4" = 1'-0"  
DATE: 06/15/2023  
DRAFTED BY: ES  
REV:

PAGE:

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# UPPER FLOOR JOIST LAYOUT

1/4" = 1'-0"

## JOIST LAYOUT NOTES

- 2) = REPRESENTS FULL DEPTH BLOCKING AT JOIST ENDS (WHEN JOISTS END AT INTERIOR BEARING WALLS) AND INTERMEDIATE JOIST SUPPORTS.
- 3) FOR ADDITIONAL NOTES AND INFORMATION SEE FLOOR JOIST NOTES ON SHEET 'N'.
- 4) REFER TO MANUFACTURER'S SPECIFICATIONS AND DRAWINGS FOR INSTALLATION.

## JOIST LAYOUT FOR 19.2" SPACING

1 - 19 3/16" (1'-7 3/16")	9 - 172 13/16" (14'-4 13/16")
2 - 38 3/8" (3'-2 3/8")	16'-10 - 192" (16'-0")
3 - 57 5/8" (4'-9 5/8")	11 - 211 3/16" (17'-7 3/16")
4 - 76 13/16" (6'-4 13/16")	12 - 230 3/8" (19'-2 3/8")
8'-5 - 96" (8'-0")	13 - 249 5/8" (20'-9 5/8")
6 - 115 3/16" (9'-7 3/16")	14 - 268 13/16" (22'-4 13/16")
7 - 134 3/8" (11'-2 3/8")	24'-15 - 288" (24'-0")
8 - 153 5/8" (12'-9 5/8")	



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GARAGE CONFIGURATION:  
NONE

PLAN ORIENTATION:  
STANDARD

IHMS MODEL CODE:  
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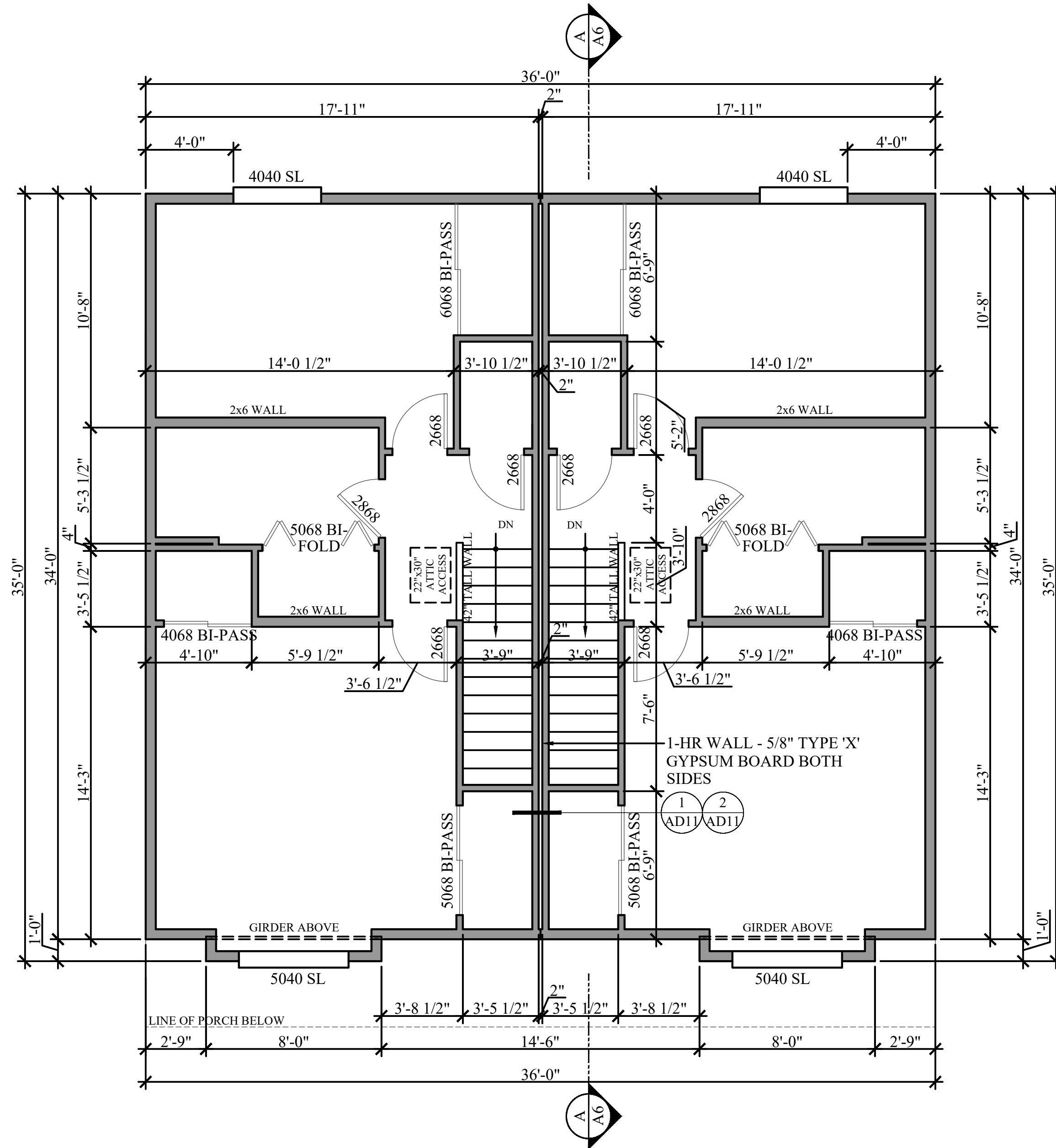
UPPER FLOOR JOIST LAYOUT

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SCALE: 1/4" = 1'-0"  
DATE: 06/15/2023  
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## UPPER FRAMING PLAN

1/4" = 1'-0"

### FRAMING PLAN NOTES

- 1) BEARING MEMBER SIZES NOTED ON STRUCTURAL ENGINEERING "S" SHEETS ARE TO SUPERCEDE ANY DEPICTED ON THE ARCHITECTURAL SHEETS.
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- 3) ALL WINDOW & DOOR OPENINGS UNDER 6'-0" WIDE ARE TO HAVE A SINGLE 2x TRIMMER UNLESS NOTED OTHERWISE BY THE ENGINEER.
- 4) PROVIDE DOUBLE 2x TRIMMERS UNDER ALL WINDOW & DOOR OPENINGS 6'-0" OR GREATER.

### INT. & EXT. SWING DR. FRAMING

- 1) ROUGH OPENING **WIDTH** TO BE THE **DOOR SIZE + 2"** UNLESS NOTED OTHERWISE ON PLAN OR BY MANUFACTURER'S SPECIFICATIONS.
- 2) ROUGH OPENING **HEIGHT** TO BE **82 5/8"** FOR TYP. 6'-8" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.
- 3) ROUGH OPENING **HEIGHT** TO BE **98 5/8"** FOR TYP. 8'-0" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.

### CLOSET DOOR FRAMING NOTES

- BI-PASS CLOSETS:**  
R.O. WIDTH TO MATCH CLOSET WIDTH  
R.O. HEIGHT = 83-1/8"
- BI-FOLD CLOSETS:**  
R.O. WIDTH = CLOSET WIDTH + 1-1/2"  
R.O. HEIGHT = 81-5/8"

### WINDOW FRAMING NOTES

- TYPICAL HEADER HEIGHTS TO BE AS FOLLOWS U.N.O. ON PLAN:
- MAIN FLOOR - 8'-1 1/8" PLATE: **6'-11 3/8"**  
MAIN FLOOR - 9'-1 1/8" PLATE: **7'-11 3/8"**  
UPPER FLOOR - 8'-1 1/8" PLATE: **7'-1 3/8"**

### GARAGE DOOR FRAMING NOTES

- TYPICAL DOOR FRAMING TO BE AS FOLLOWS U.N.O. ON PLAN:
- WIDTH - DOOR SIZE PLUS 3"  
HEIGHT - DOOR SIZE PLUS 1-1/2" FROM SLAB



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GARAGE CONFIGURATION:  
NONE

PLAN ORIENTATION:  
STANDARD

IIMS MODEL CODE:  
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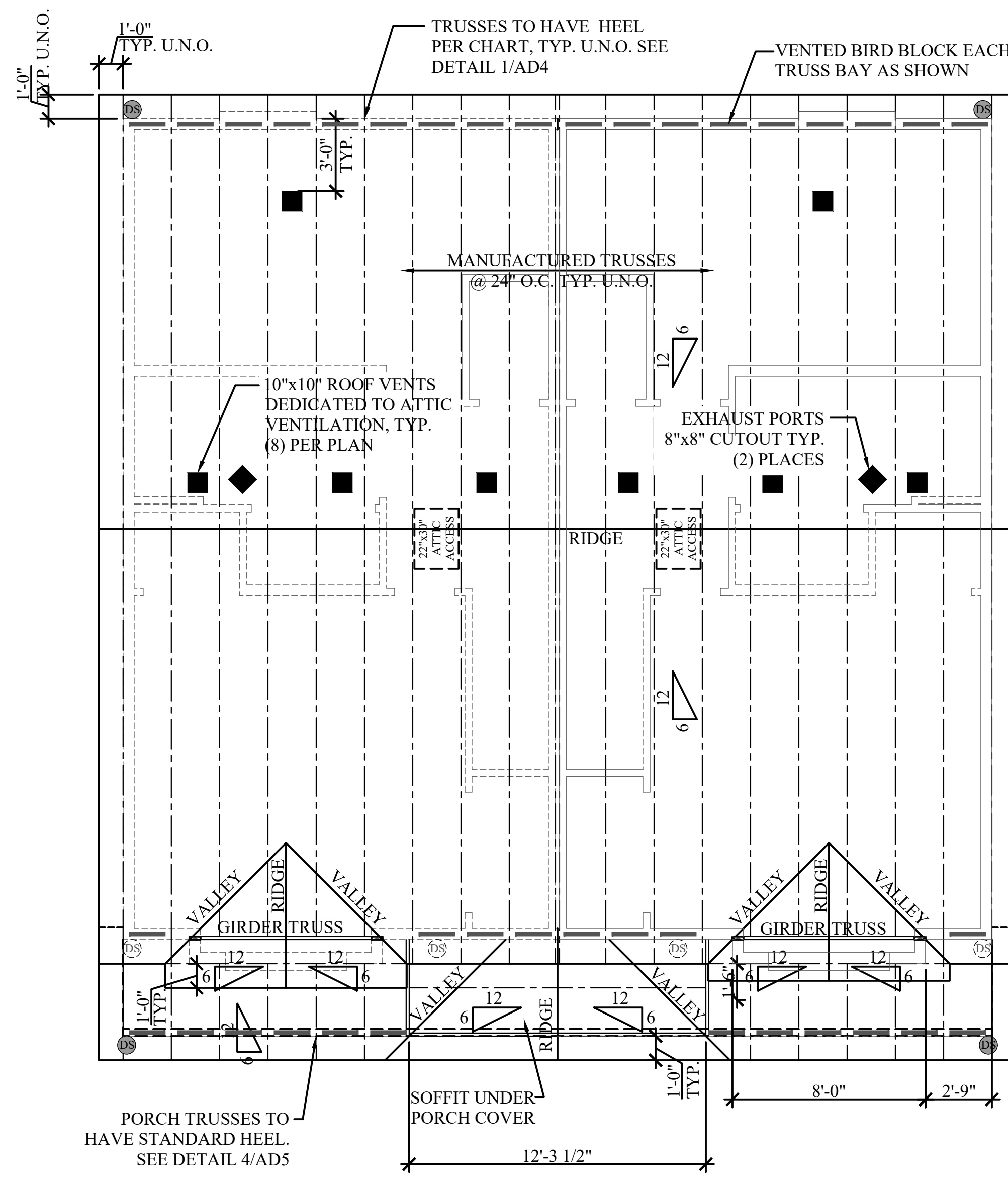
UPPER FLOOR FRAMING

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DATE: 06/15/2023  
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PAGE:

A4.2



# ROOF PLAN

1/4" = 1'-0"

## ROOF PLAN NOTES

- 1) PROVIDE PROTECTIVE FLASHING FOR ALL ROOF PENETRATIONS.
- 2) REQUIRED VENTILATION OPENINGS SHALL BE COVERED W/ BUG/INSECT SCREENS.
- 3) REQUIRED VENTILATION OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND/OR RAIN.
- 4) INSTALL INSULATION SO THAT THE FREE FLOW OF AIR WITHIN THE ATTIC IS NOT BLOCKED.
- 5) COMPOSITION SHINGLE ROOFING TO BE INSTALLED OVER 15# ROOFING FELT PER MANUFACTURER'S SPECIFICATIONS.
- 6) SEE PLAN FOR ROOF PITCH.
- 7) GABLE END OVERHANGS ARE 12", EAVES ARE 2'-0" TYPICAL UNLESS NOTED OTHERWISE.
- 8) PORCH & PATIO COVERS TO BE SOFFITED W/ PLAIN PANEL SIDING, U.N.O., VENT THE ENCLOSED SPACE PER CODE.
- 9) PROVIDE & INSTALL RAIN GUTTERS & DOWNSPOUTS AS REQUIRED PER BUILD LOCATION.

## VENTILATION

- 1) THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED A) THAT AT LEAST 40% BUT NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE BEING VENTILATED. THE REMAINING BALANCE OF THE REQUIRED VENTING WILL BE PROVIDED BY EAVE VENTS AND/OR LOW ROOF VENTS. B) A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
- 2) ALTERNATIVE METHOD: VENTILATION SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

VENTS:  
 1) 10"x10" ROOF VENTS ARE BASED ON 51 SQ IN NET FREE VENTILATION AREA PER VENT.  
 2) EAVE VENTS ARE BASED ON 9 SQ IN NET FREE VENTILATION AREA PER VENT.

**MAIN ROOF(1 UNIT):**

AREA	89,280 SQ IN
REQUIRED VENTING	298 SQ IN
ROOF VENTS (HIGH)	153 SQ IN (3)
EAVE VENTS	117 SQ IN (13)
ROOF VENTS (LOW)	51 SQ IN (1)

**PORCH ROOF:**

AREA	20,736 SQ IN
REQUIRED VENTING	70 SQ IN
EAVE VENTS	108 SQ IN (12)

## LEGEND

- ⊙ DOWNSPOUT ABOVE TO ROOF BELOW
- ⊗ DOWNSPOUT TO RAIN DRAIN
- 10"x10" STANDARD ATTIC SPACE ROOF VENT
- ◆ 8"x8" EXHAUST PORT

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PLAN ORIENTATION:  
 STANDARD

GARAGE CONFIGURATION:  
 NONE

ROOF PLAN

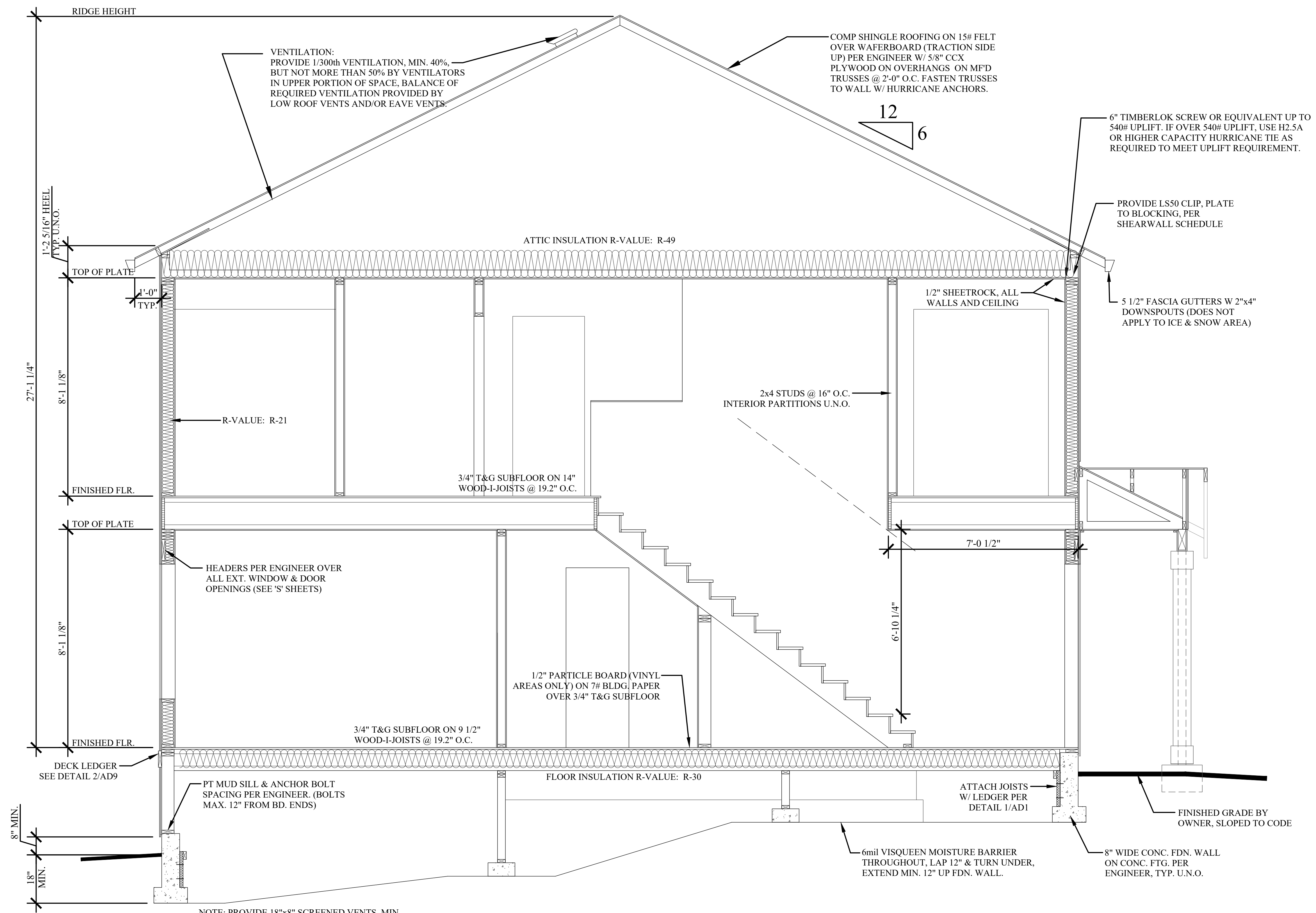
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 DATE: 06/15/2023  
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PAGE:

A5



NOTE: PROVIDE 18"x8" SCREENED VENTS, MIN. 1 SQ. FT. OF FREE VENT AREA FOR EVERY 150 SQ. FT. OF CRAWL SPACE FLOOR AREA & TO MEET LAYOUT REQUIREMENTS OF CODE

# BUILDING SECTION A

1/2" = 1'-0"

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NONE

PLAN ORIENTATION:  
STANDARD

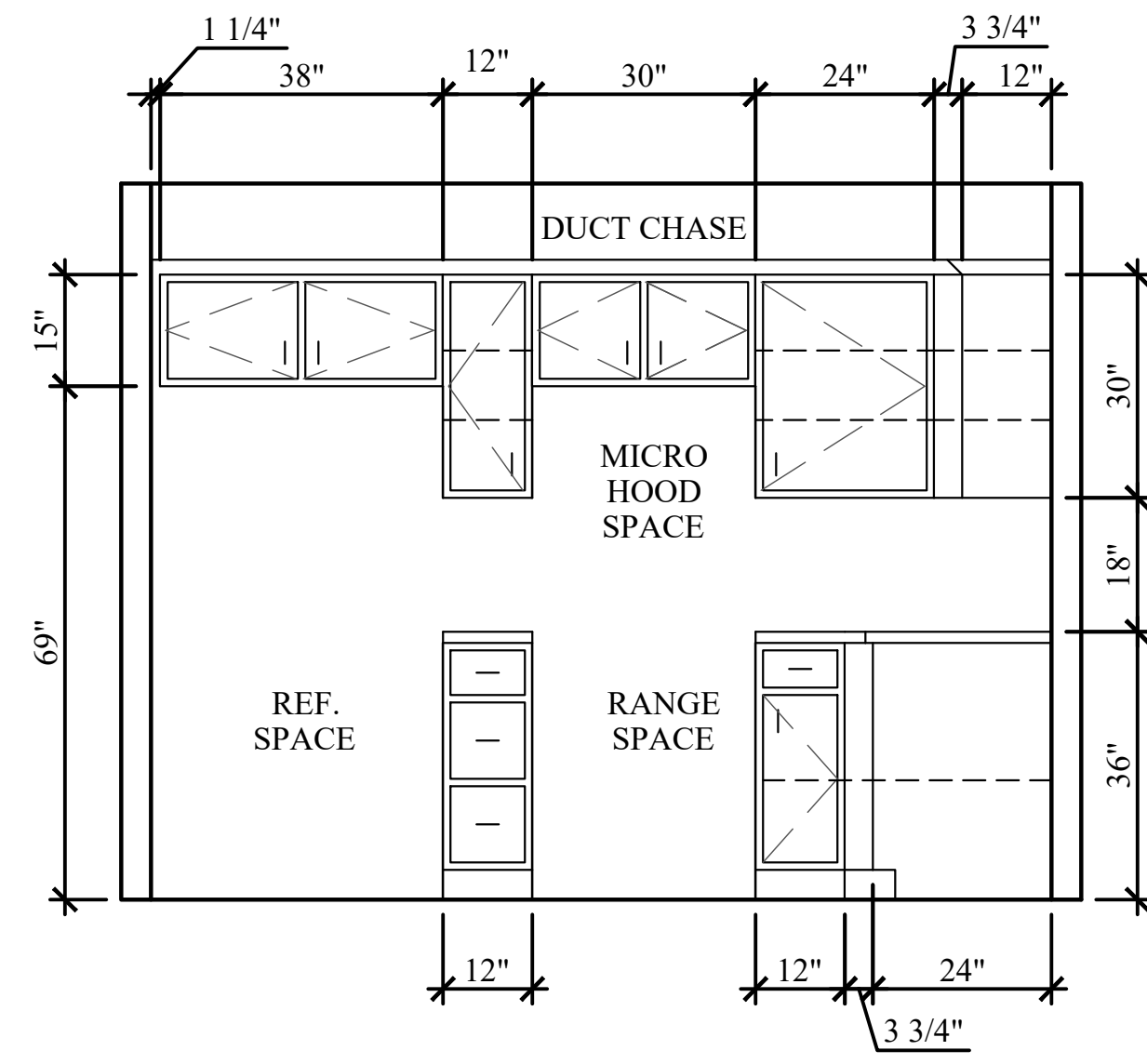
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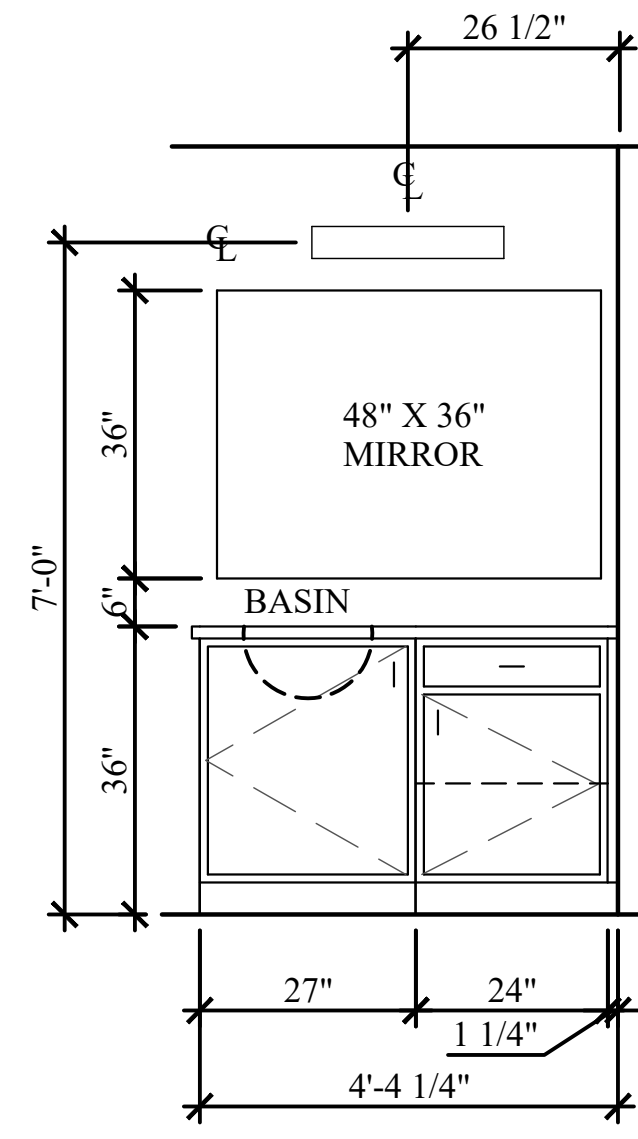
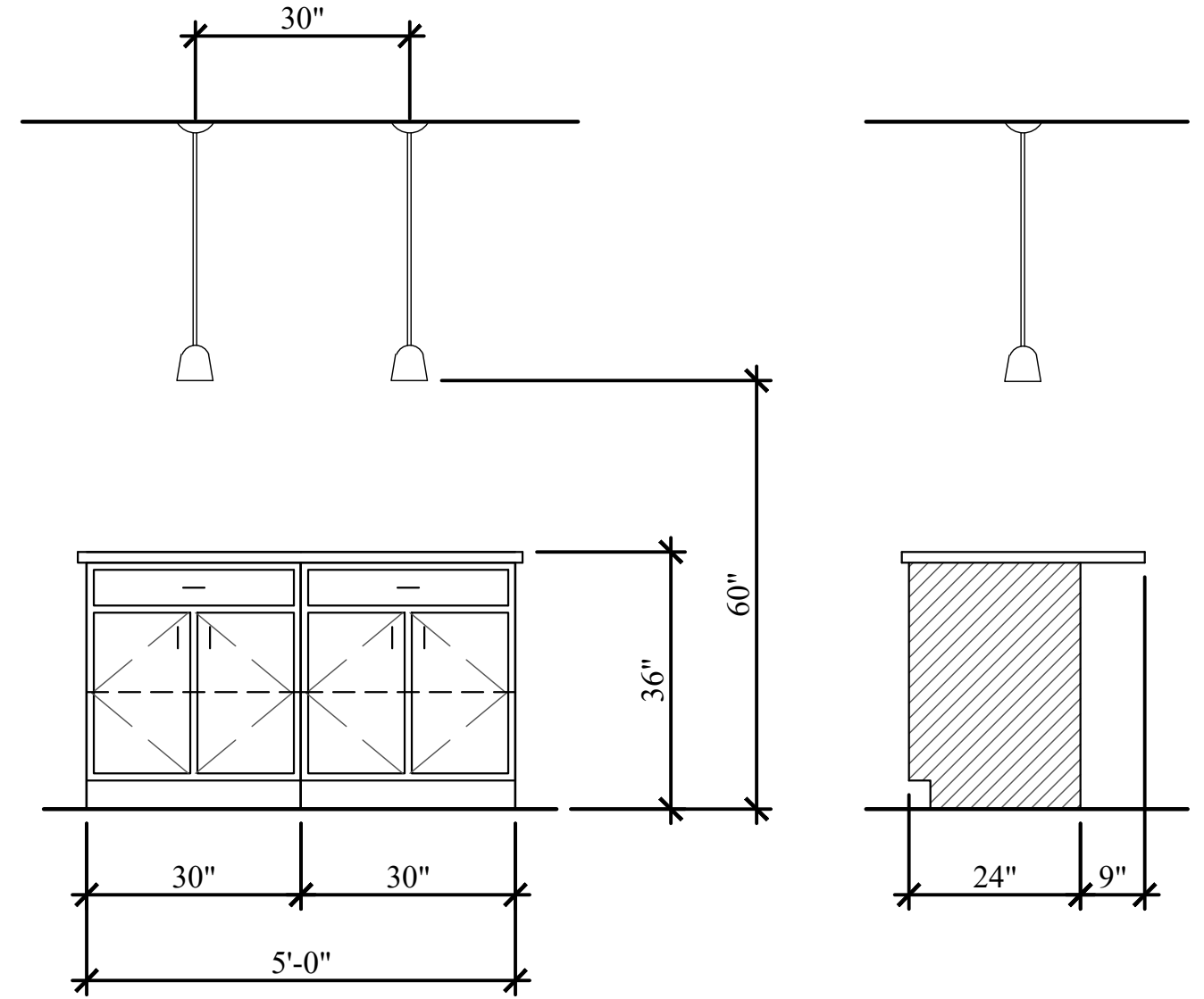
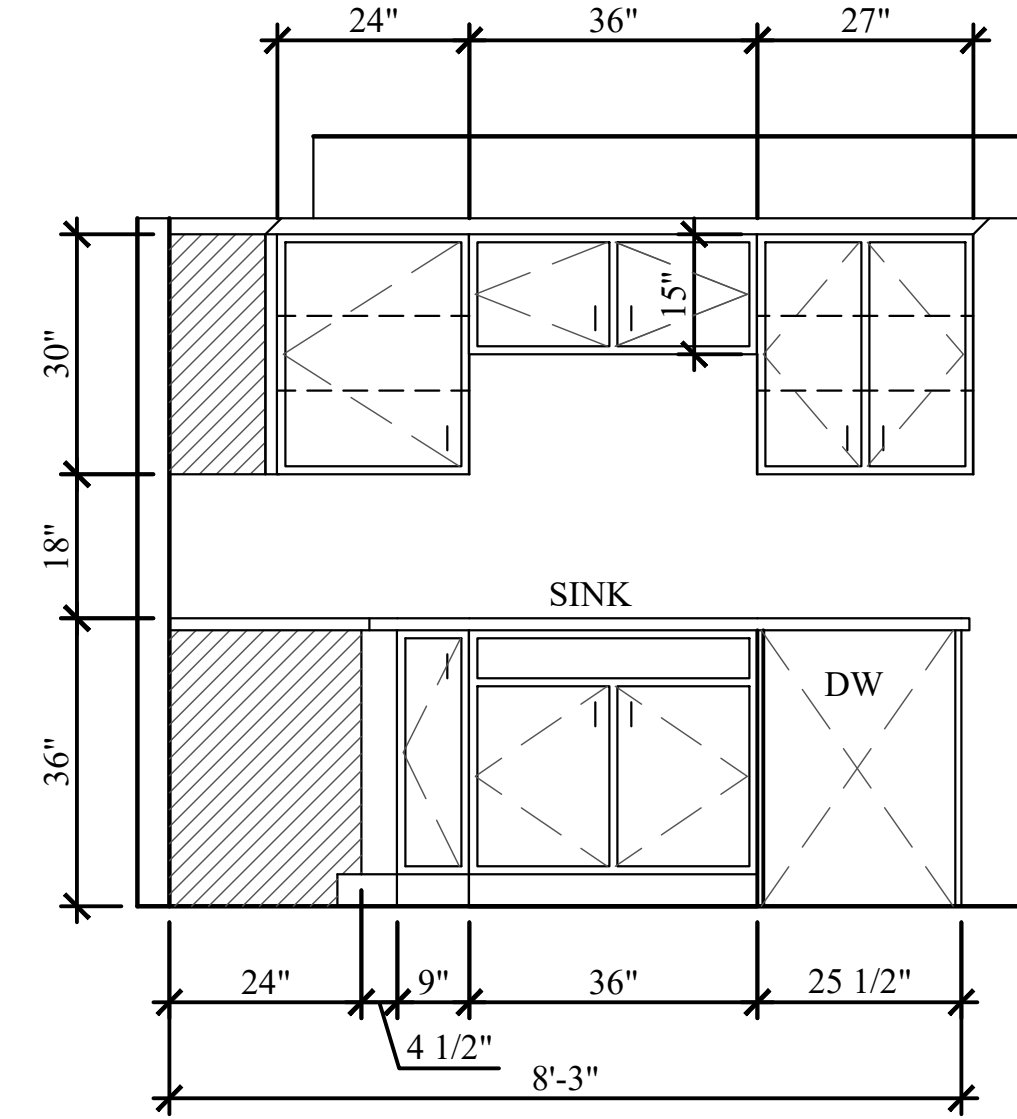
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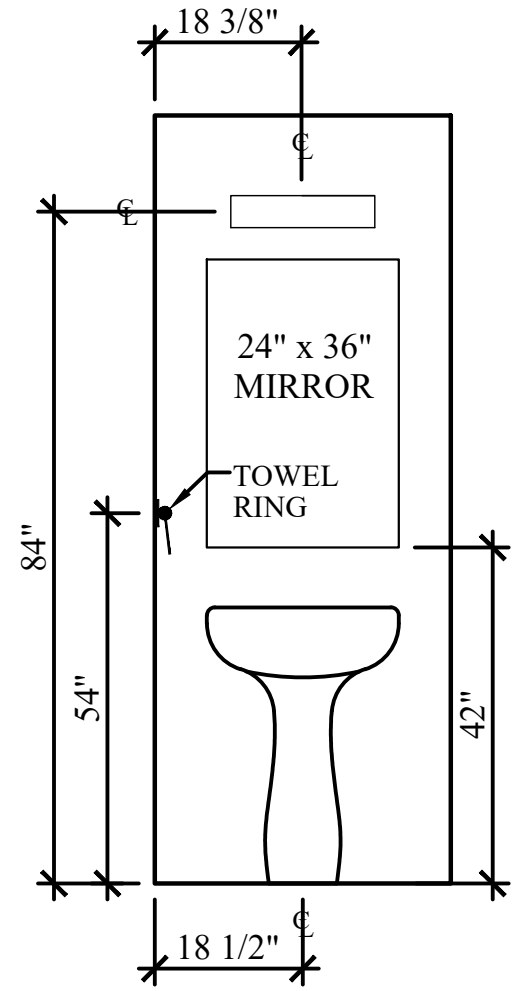
A6



**KITCHEN CABINETS - LEFT SIDE UNIT**



**BATH #1**

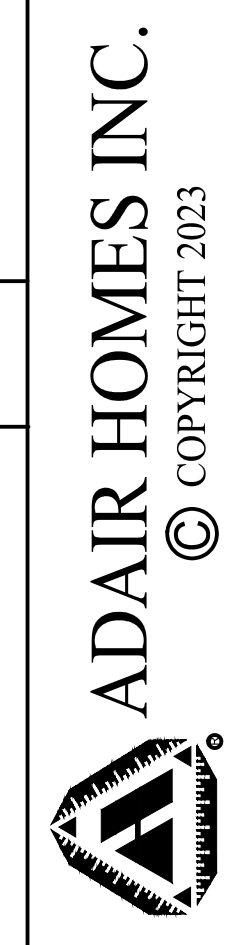


**1/2 BATH**

**UNIT A CABINETS  
(UNIT B IS REVERSE VERSION)**

**CABINET NOTES**

- NOTES
1. ALL CABINET DIMENSIONS SHALL BE CONFIRMED AFTER COMPLETION OF ROUGH FRAMING.
  2. ALL DIMENSIONS MAY VARY, AND THE CABINETS ADJUSTED AS NECESSARY.
  3. ACTUAL CABINET DESIGN TO BE DETERMINED BY THE CABINET MAKER.
  4. MOUNT UPPER CABINETS SO THAT THERE IS 18" CLEAR FROM BASE OF UPPER CABINET TO TOP OF COUNTERTOP (20" CLEAR FROM BASE OF UPPER CABINET TO TOP OF COUNTERTOP WHEN VALANCE IS USED).



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GARAGE CONFIGURATION: NONE  
PLAN ORIENTATION: STANDARD

SCALE: 1/2" = 1'-0"  
DATE: 06/15/2023  
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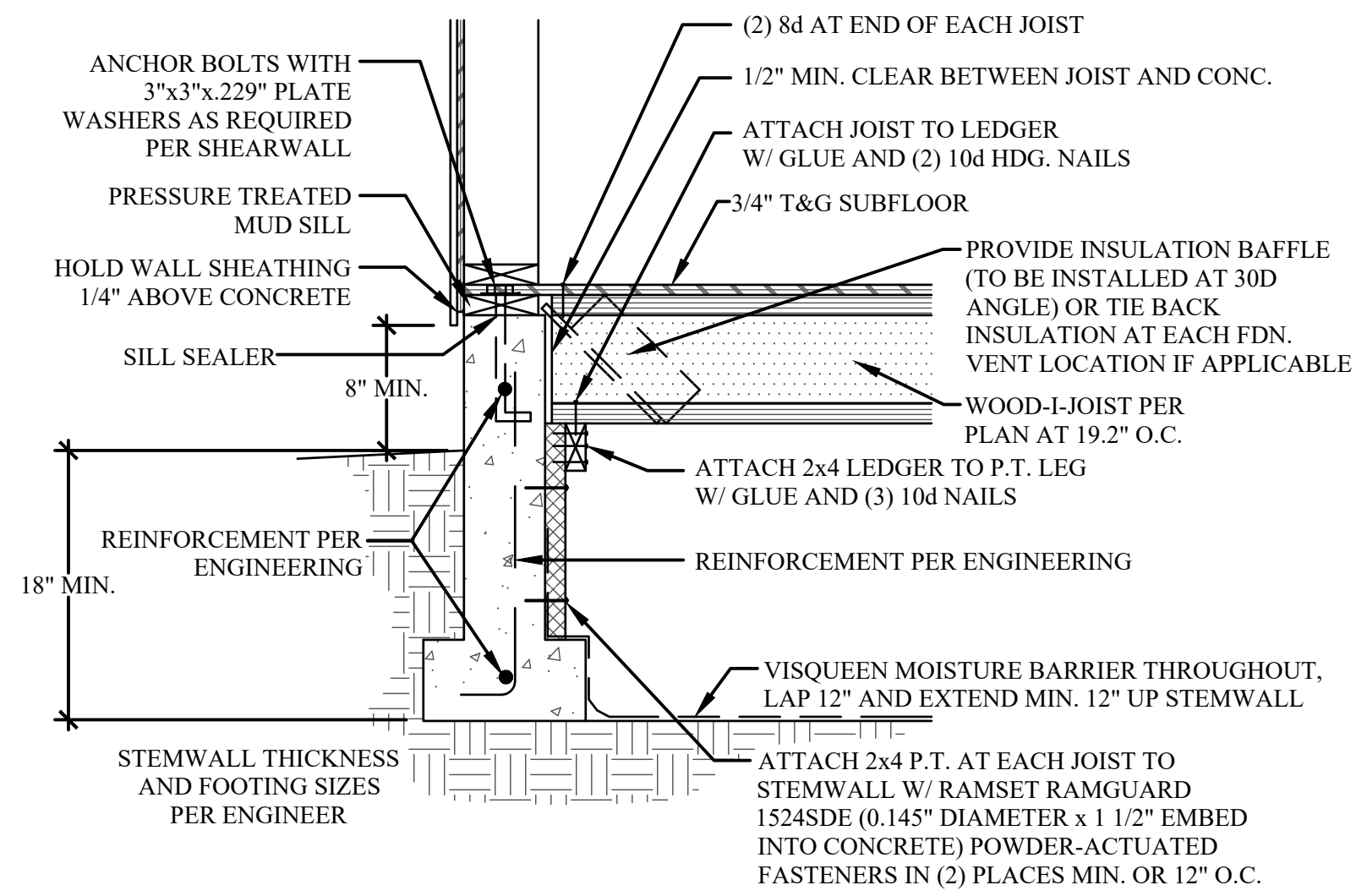
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**CABINET DETAILS**

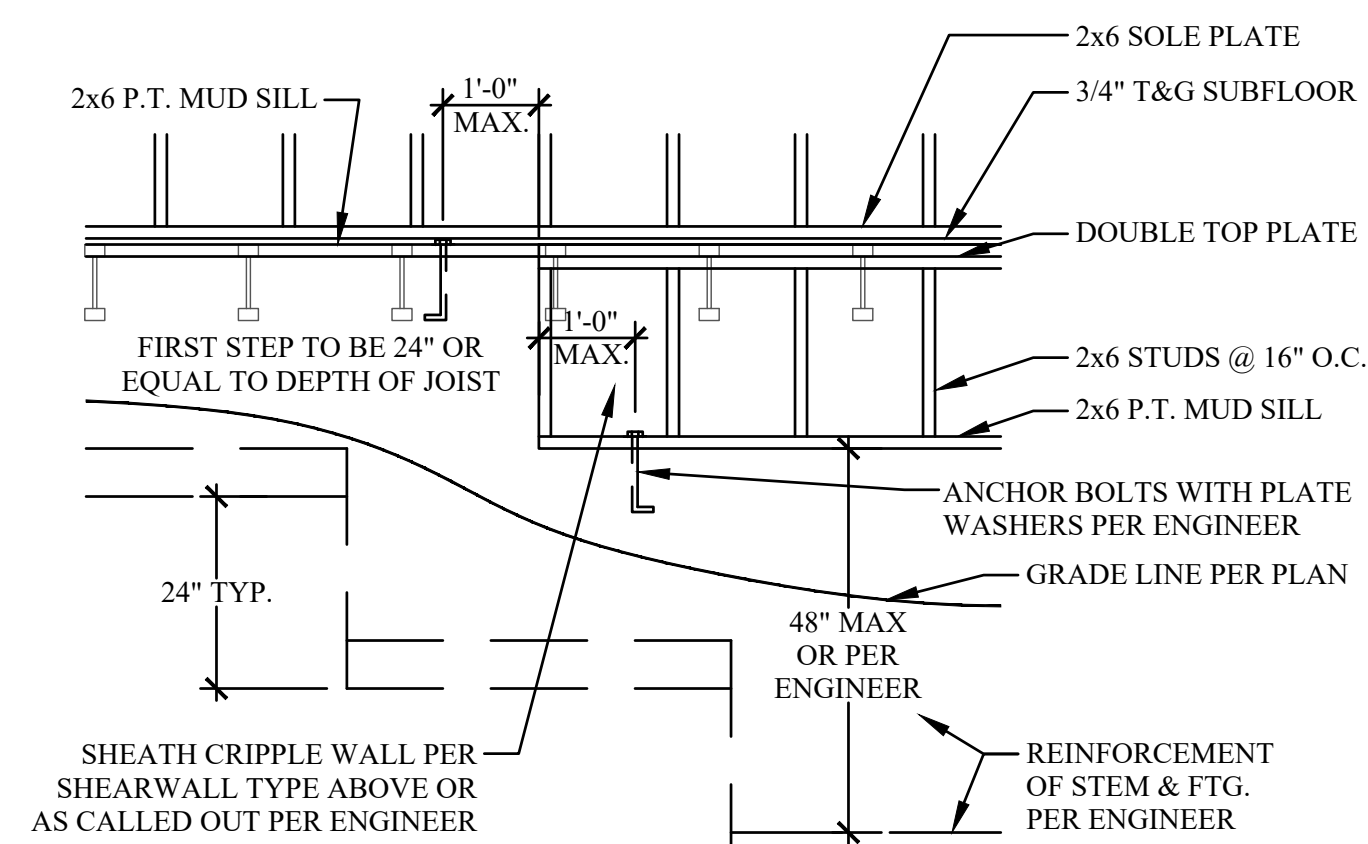
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**NOTES FOR FLOOR JOIST BEARING:**

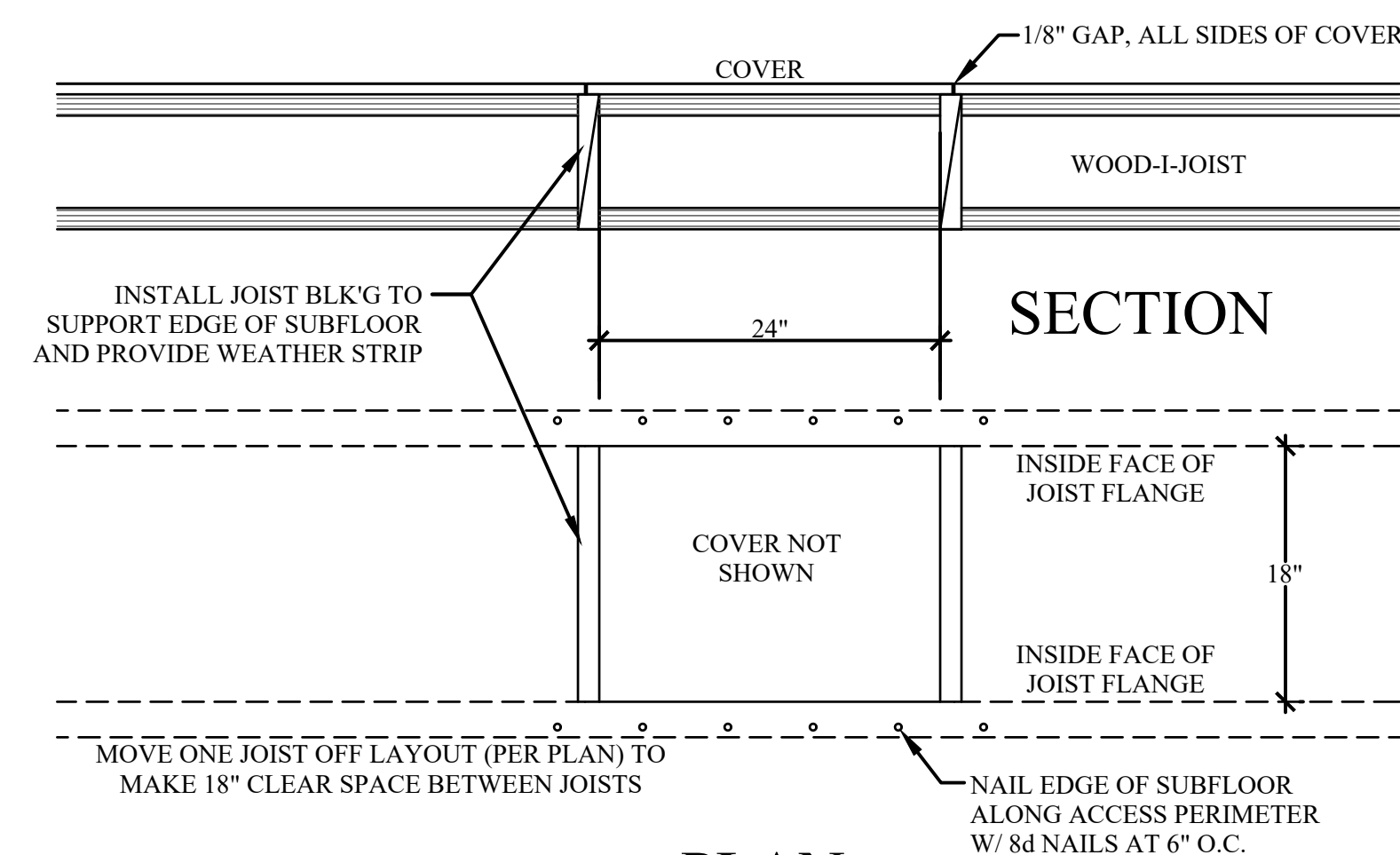
1. JOIST SHALL BEAR A MINIMUM OF 1" ON THE VERTICAL 2x4 P.T. STUD WITH AN ADDITIONAL 1 1/2" FROM A HORIZONTAL LEDGER.
2. TREAT EACH END OF THE 2x4 P.T. STUD WITH APPROVED SOLUTION TO PREVENT DECAY.



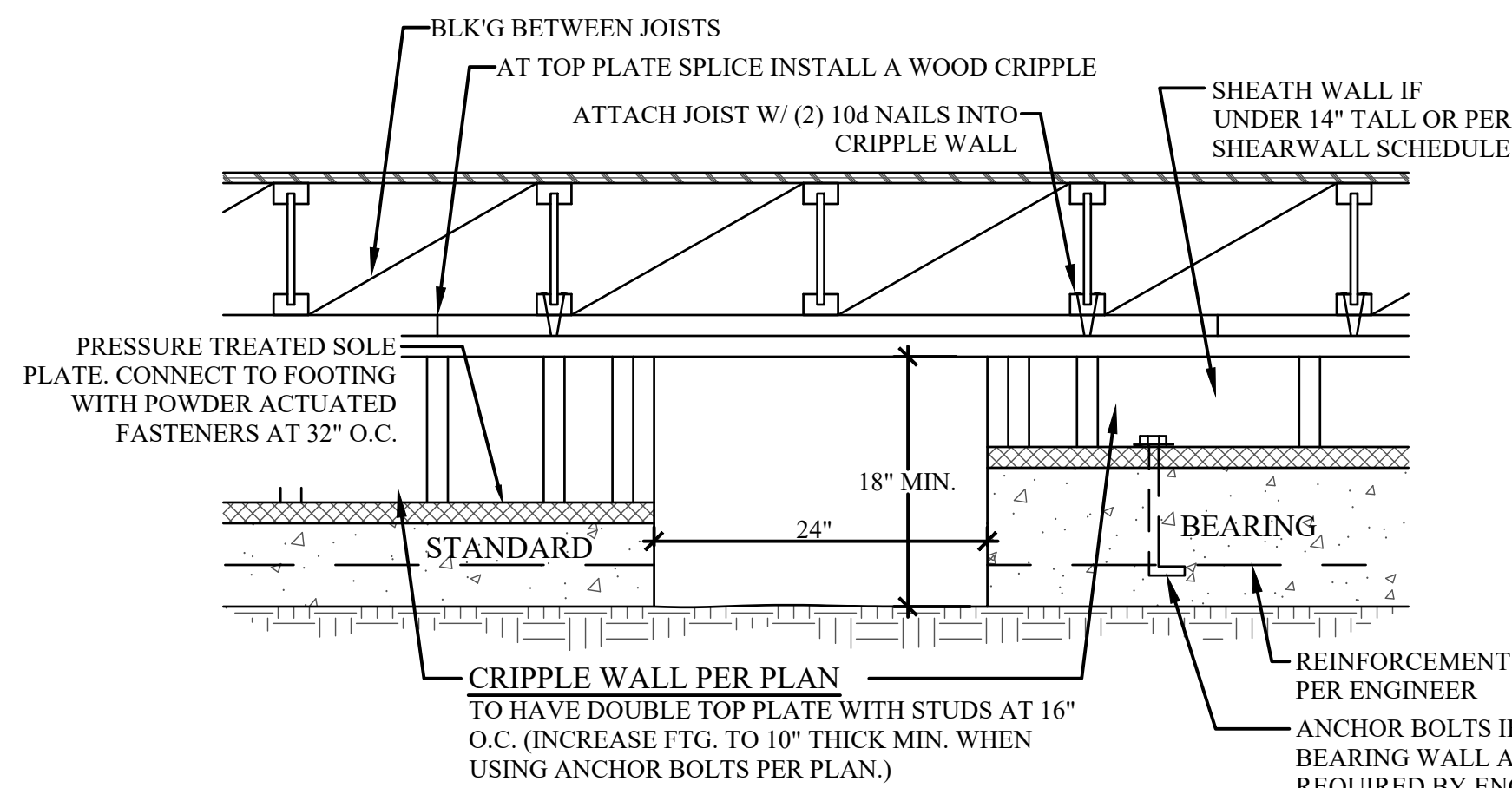
**1 FOUNDATION & FLOOR SECTION**  
SCALE: 1" = 1'-0"  
FULLY ENGINEERED PLAN



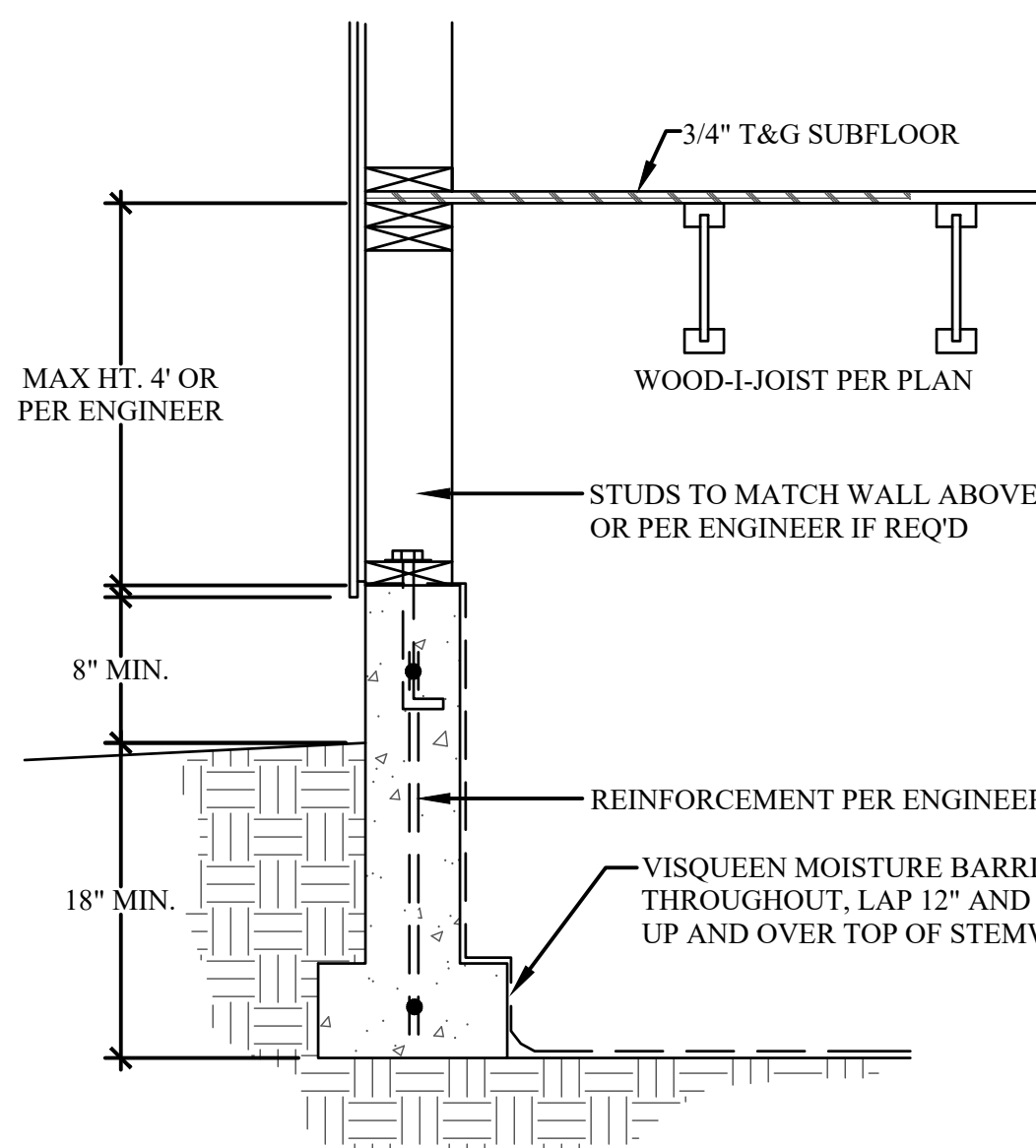
**4 STEPPED FOUNDATION**  
SCALE: 1/4" = 1'-0"  
PERPENDICULAR JOISTS



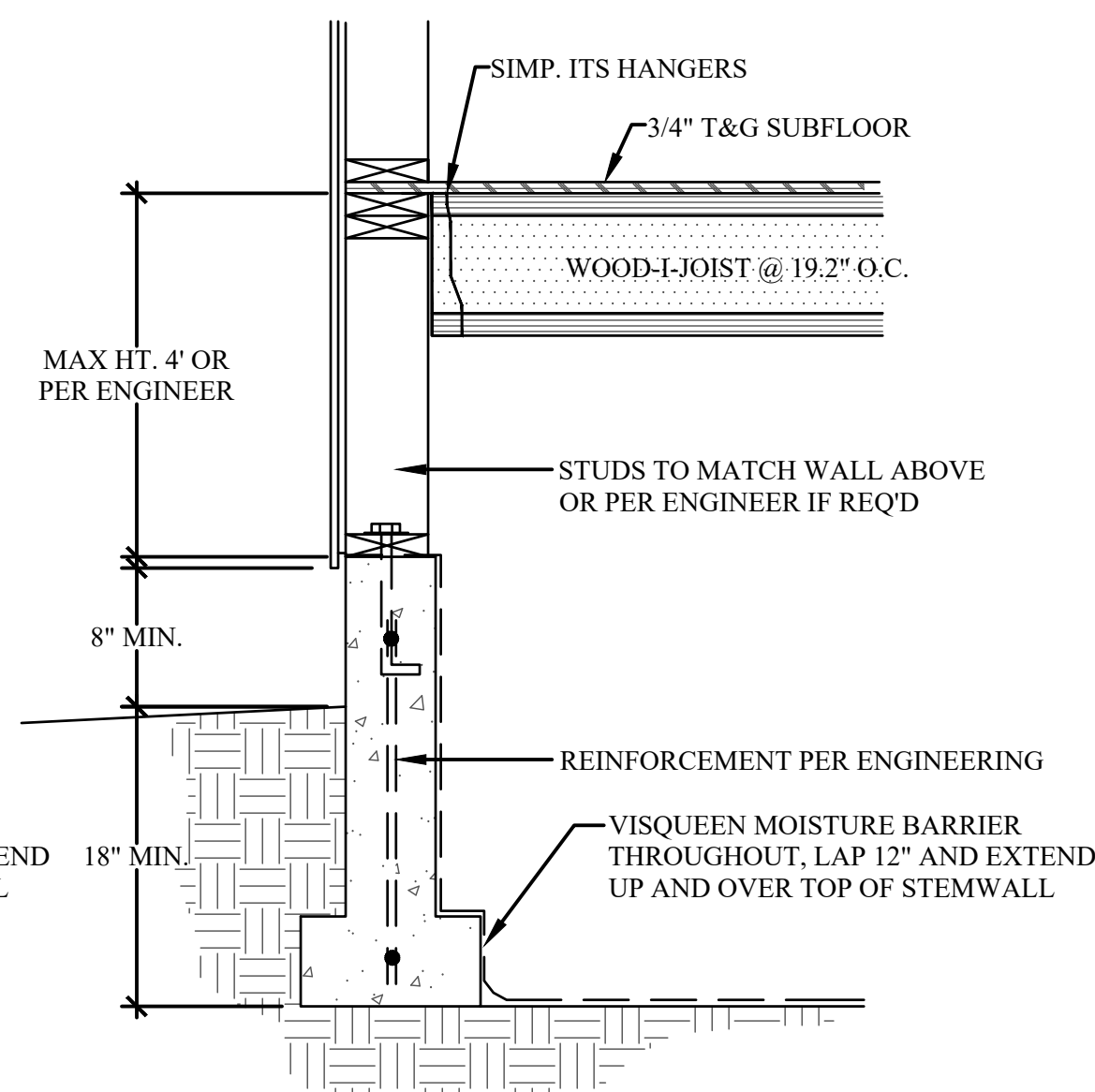
**7 CRAWL SPACE ACCESS**  
SCALE: 1" = 1'-0"



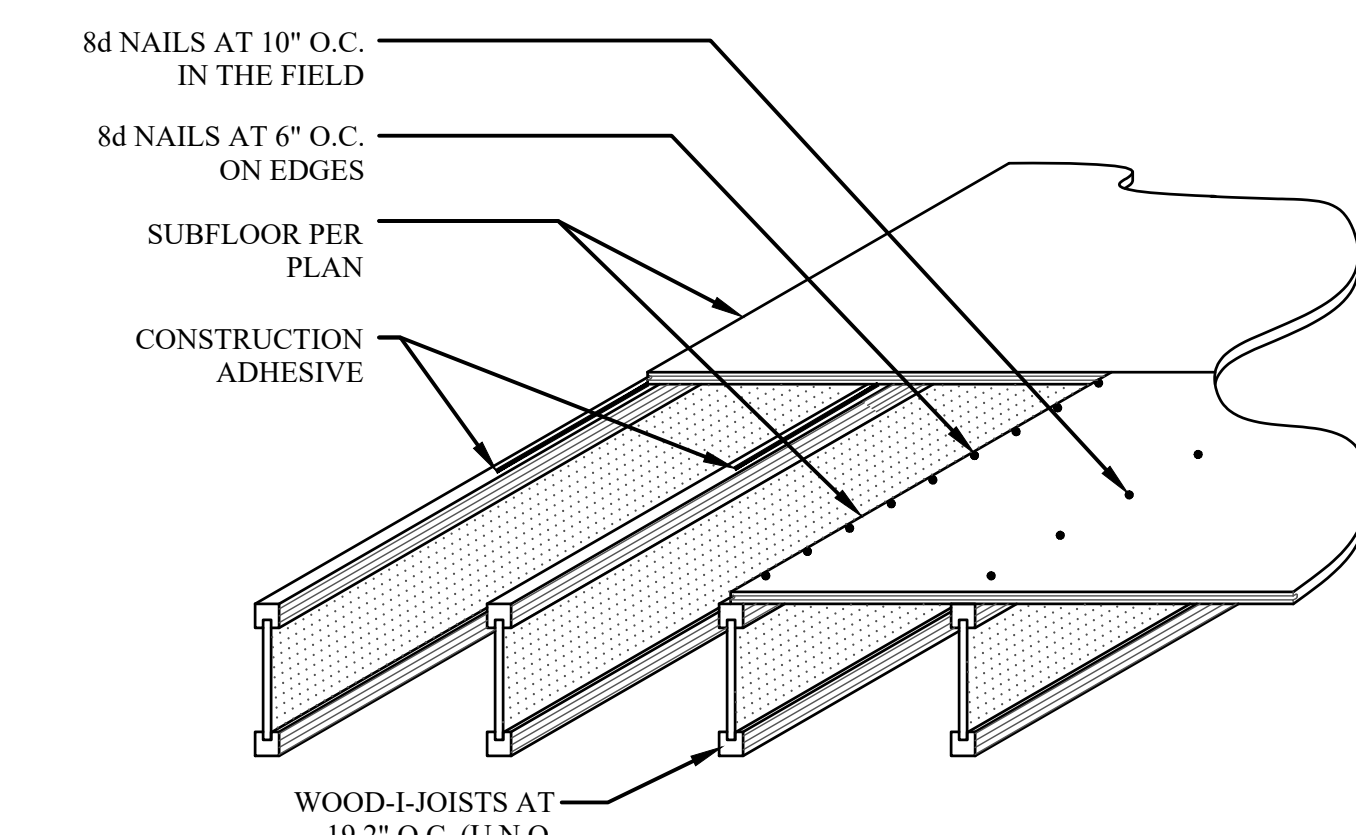
**2 JOIST BEARING, PERPENDICULAR WALL**  
SCALE: 1" = 1'-0"  
INTERIOR FOOTING AND PONY WALL



**5a STEPPED FOUNDATION**  
SCALE: 1/4" = 1'-0"  
PARALLEL JOISTS AS NEEDED



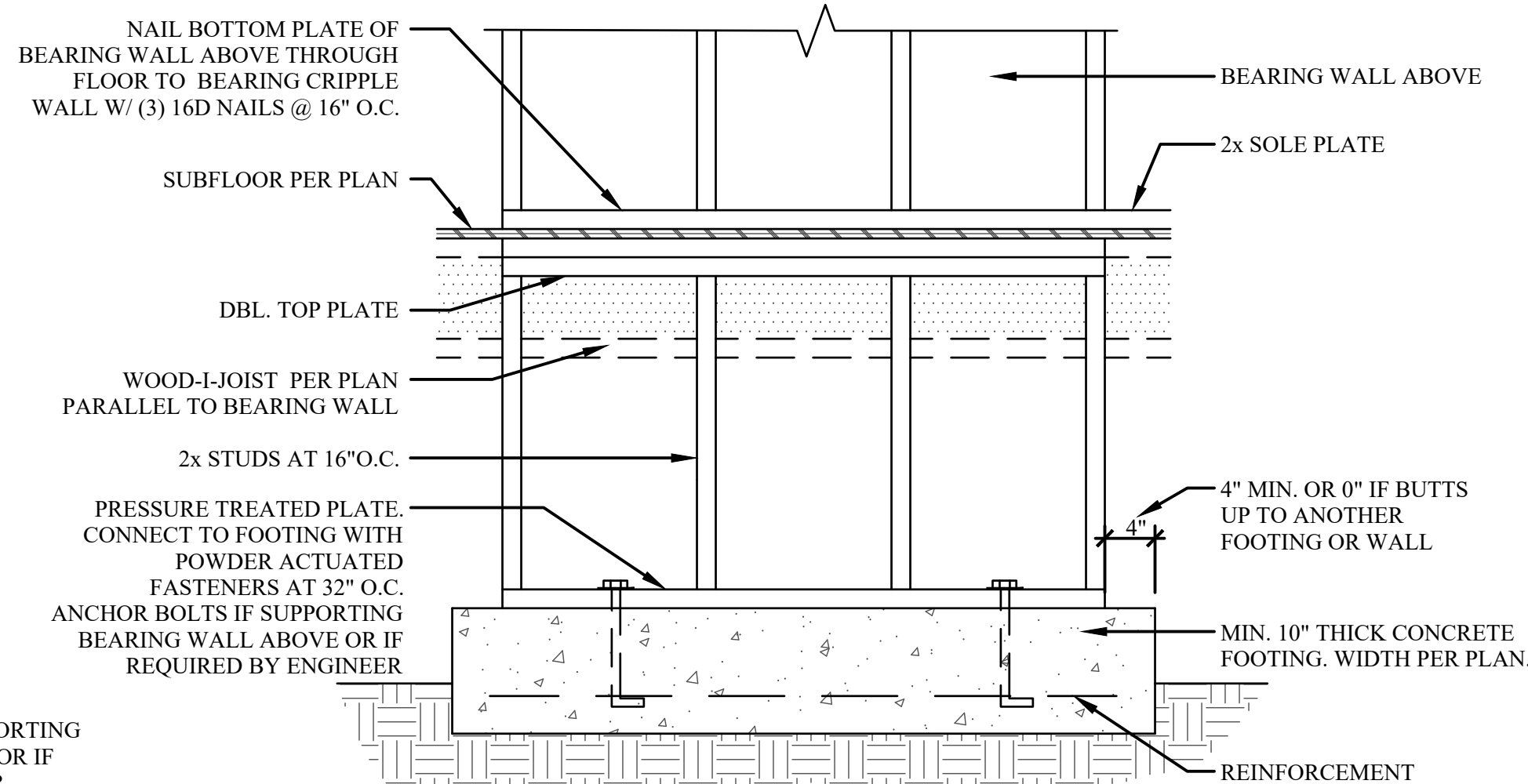
**5b STEPPED FOUNDATION**  
SCALE: 1/4" = 1'-0"  
PERPENDICULAR JOISTS AS NEEDED



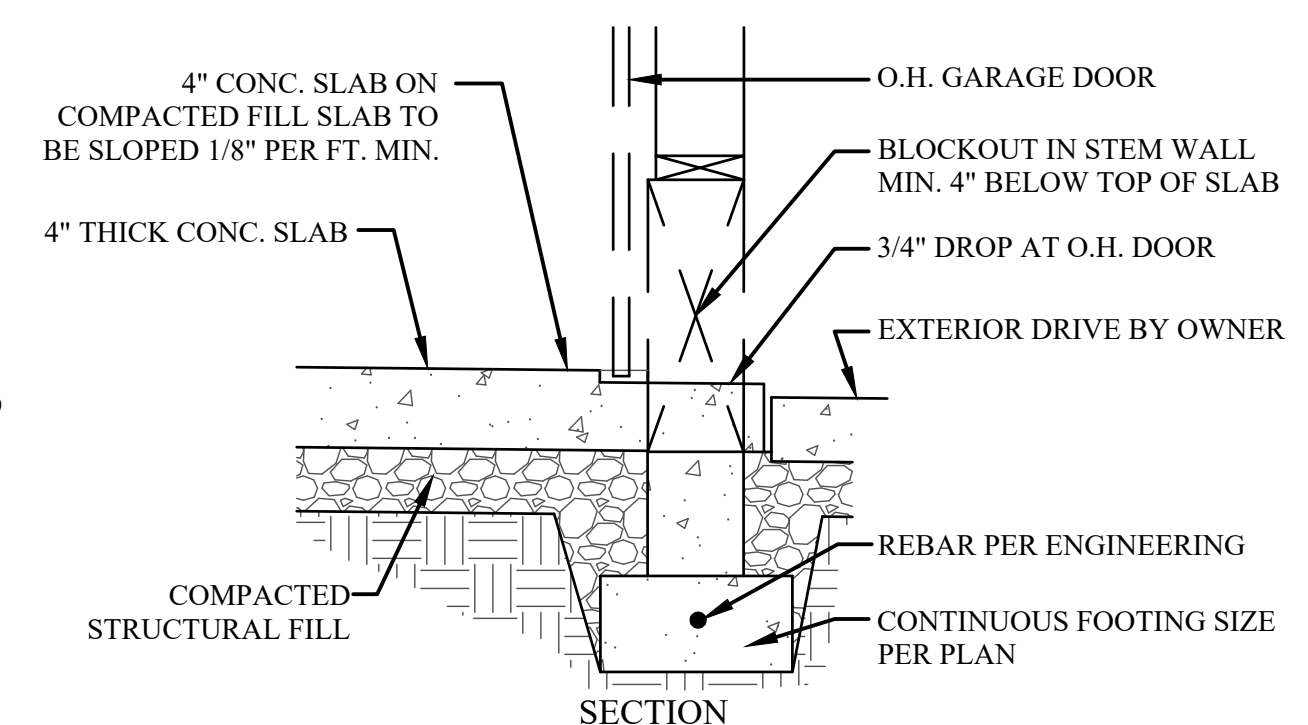
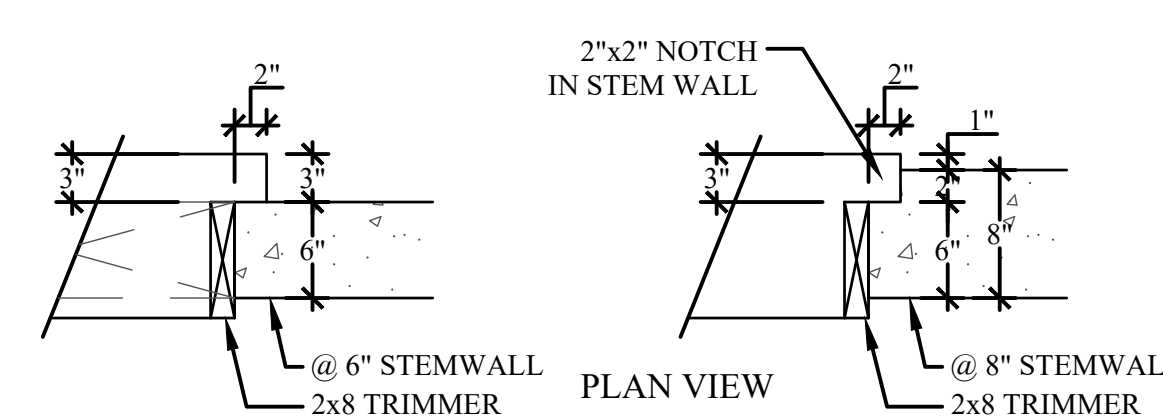
**NOTES:**

1. LAY T&G SUBFLOOR WITH THE TOUGUE TOWARD YOU AND THE GROOVE AWAY.
2. GLUE AND NAIL EACH SHEET BEFORE INSTALLING THE NEXT.
3. WHEN PUSHING THE SHEETS TOGETHER, PROTECT THE GROOVE EDGE OF THE SHEET WITH A 2x4 LAID ACROSS THE JOISTS
4. GLUE LINE MUST BE CONTINUOUS FOR THE FULL WIDTH OF THE SHEET.
5. MAINTAIN 1/8" GAP AT THE END OF SHEETS.

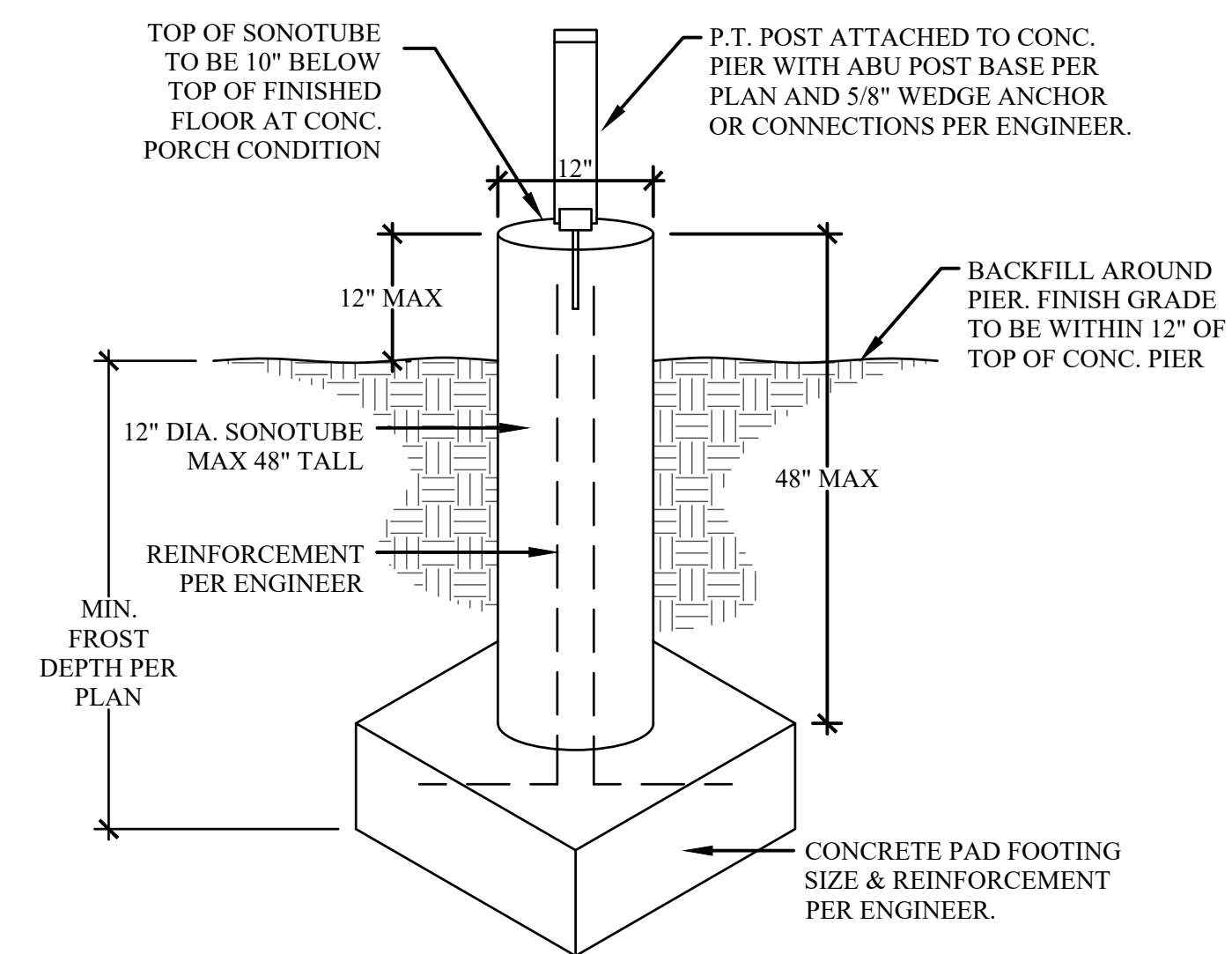
**8 SUBFLOOR INSTALLATION**  
SCALE: NTS



**3 BEARING WALL, PARALLEL TO JOISTS**  
SCALE: 1" = 1'-0"  
INTERIOR FOOTING AND PONY WALL



**6 FOUNDATION at OVERHEAD GARAGE DOOR**  
SCALE: 1" = 1'-0"



**9 SONOTUBE PIER TO PAD FOOTING CONNECTION**  
SCALE: NTS

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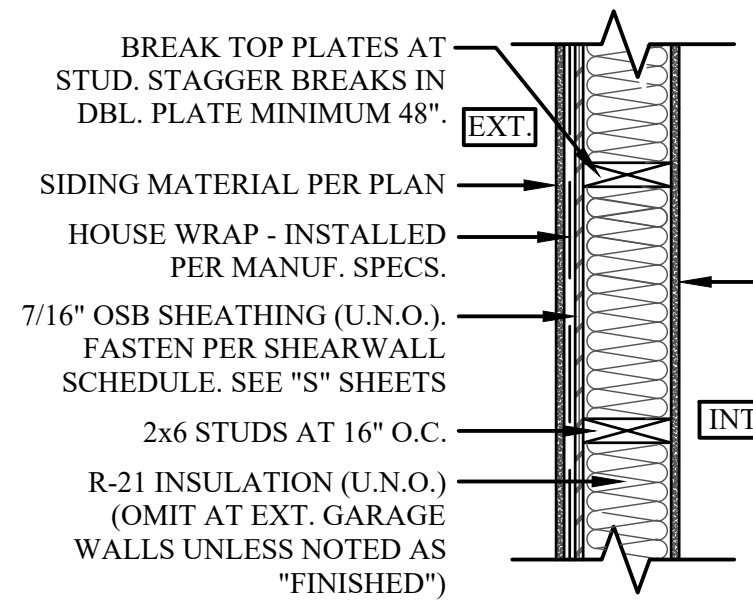
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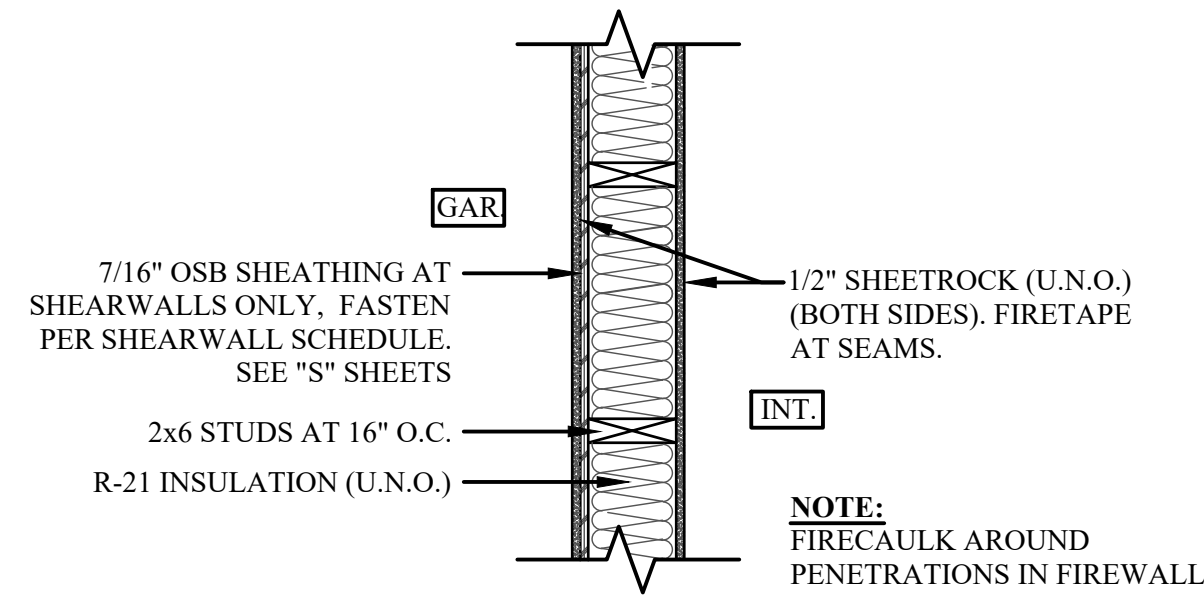
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GARAGE CONFIGURATION:  
NONE  
DETAILS

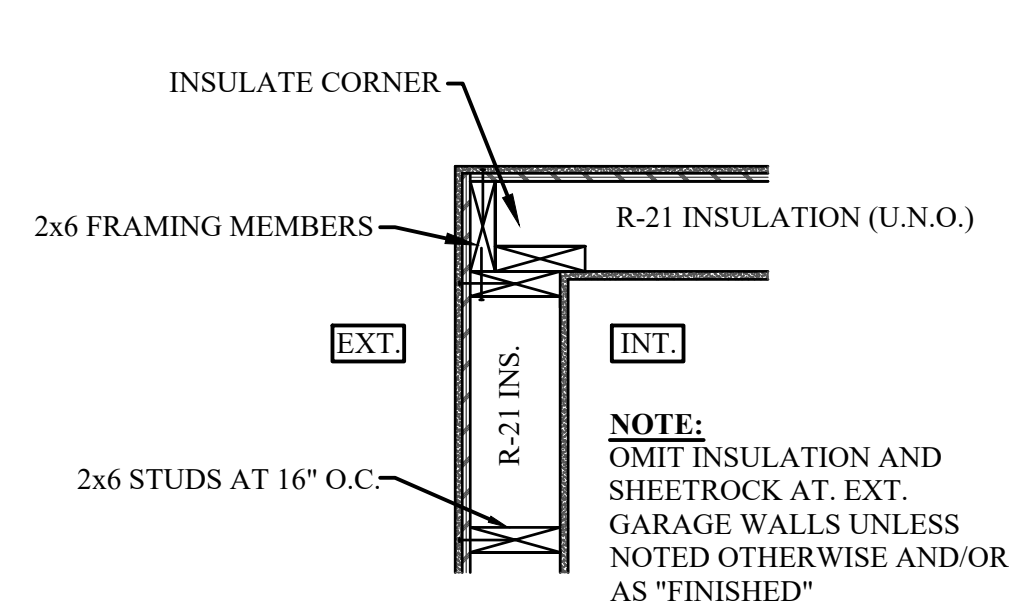
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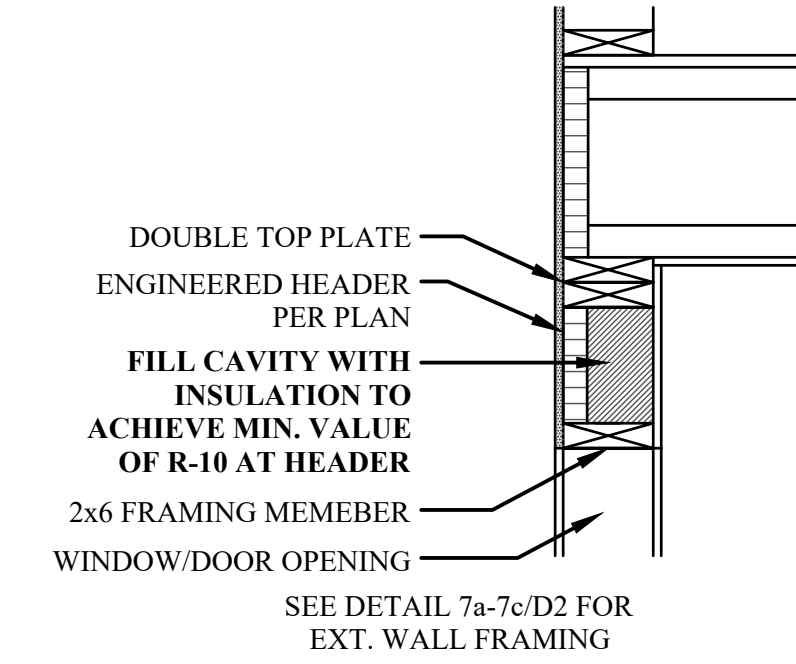
**1 EXTERIOR WALL DETAIL**  
SCALE: 1" = 1'-0"



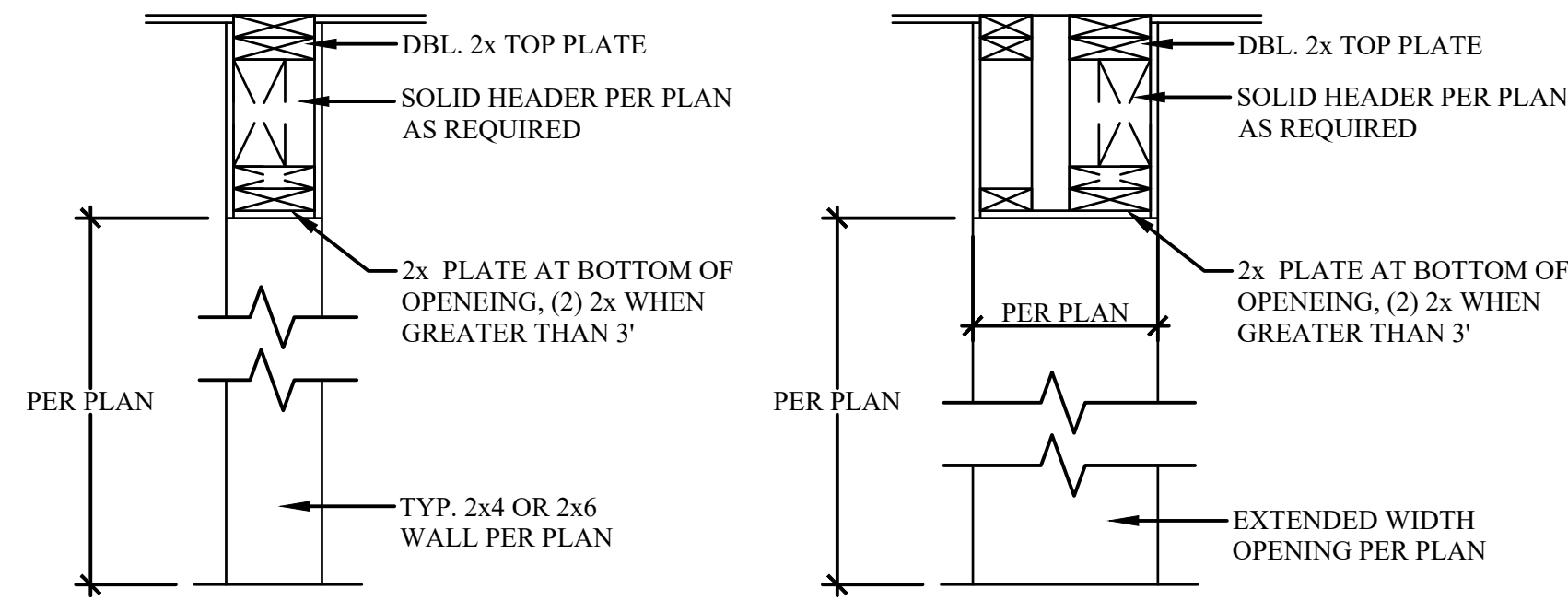
**2 INTERIOR/GARAGE TRANSITION WALL**  
SCALE: 1" = 1'-0"



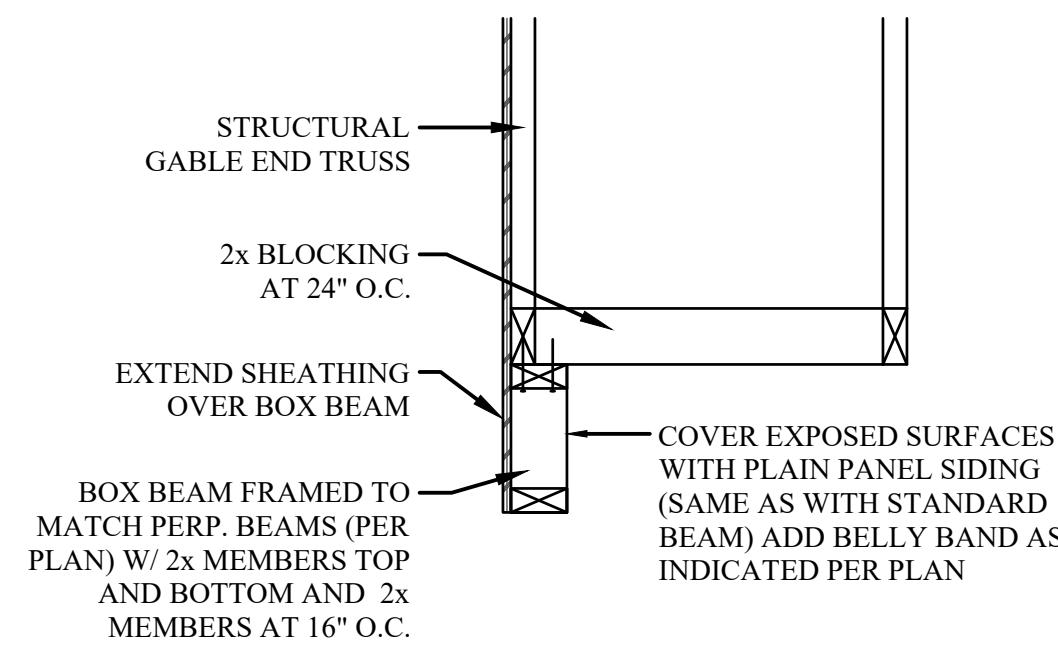
**3 THREE STUD CORNER**  
SCALE: 1" = 1'-0"



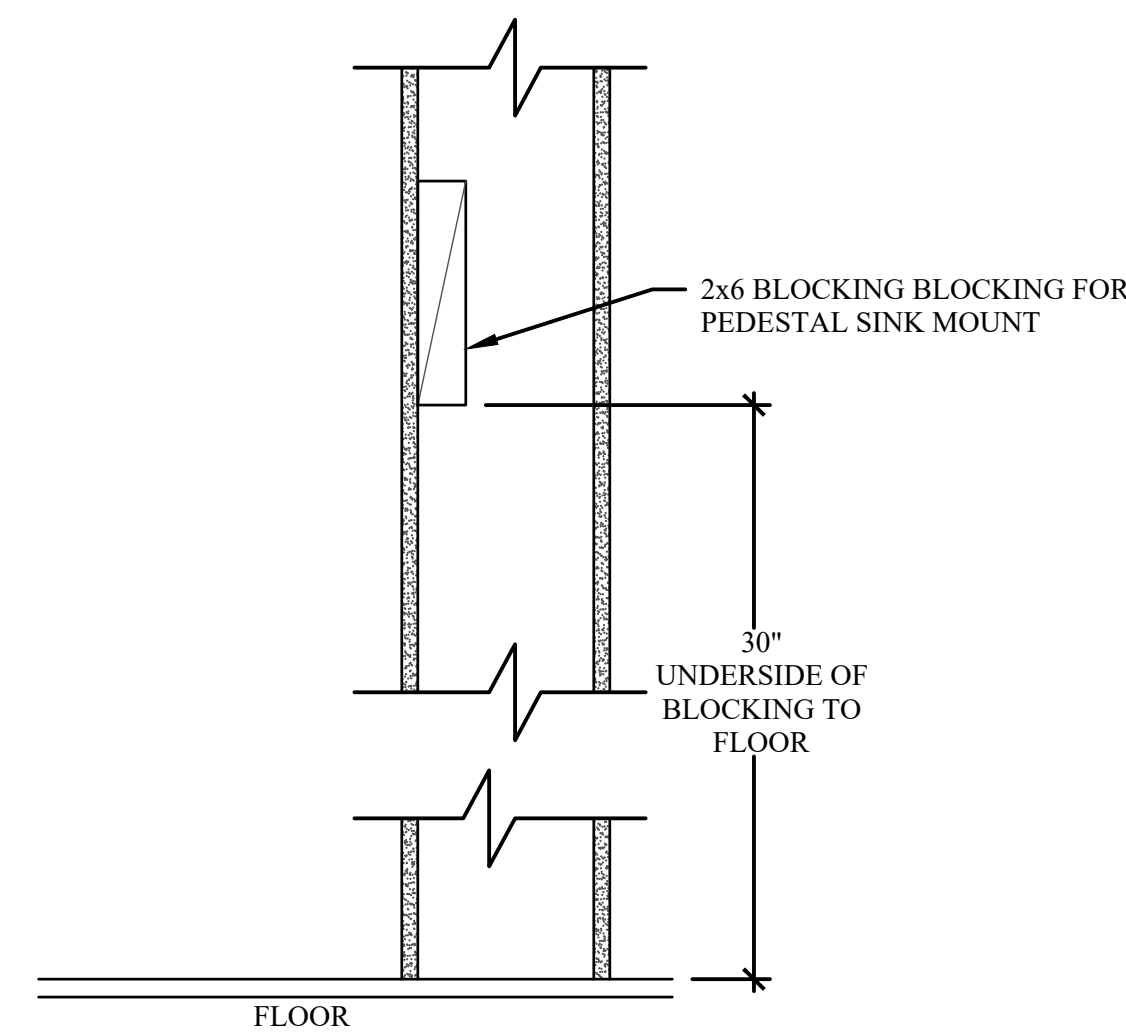
**4 INSULATED HEADER**  
SCALE: 1" = 1'-0"



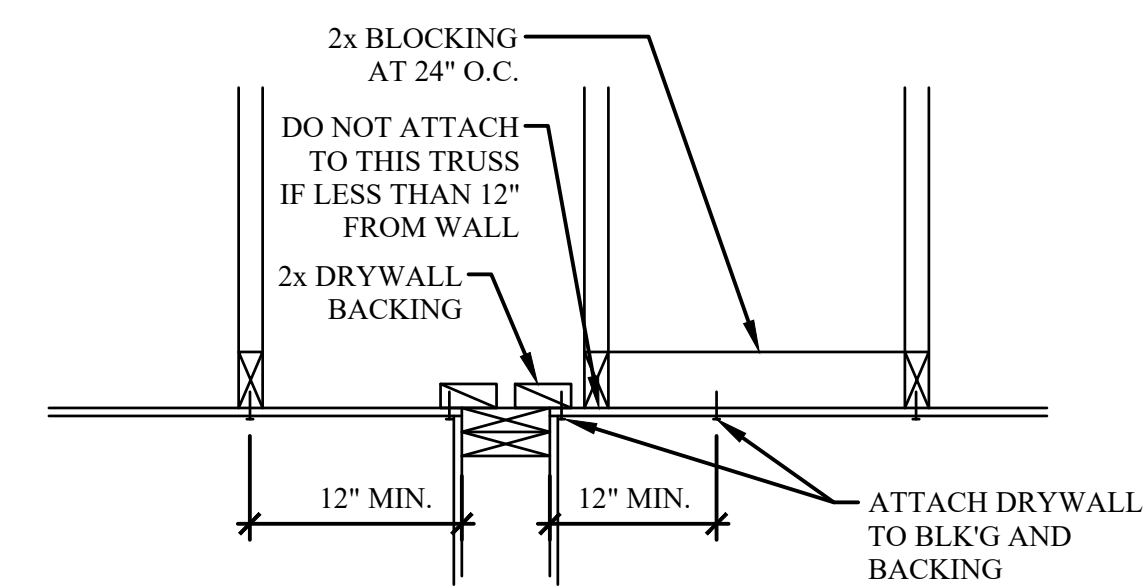
**5 FRAME DOWN INTERIOR OPENING DETAIL**  
SCALE: 1" = 1'-0"



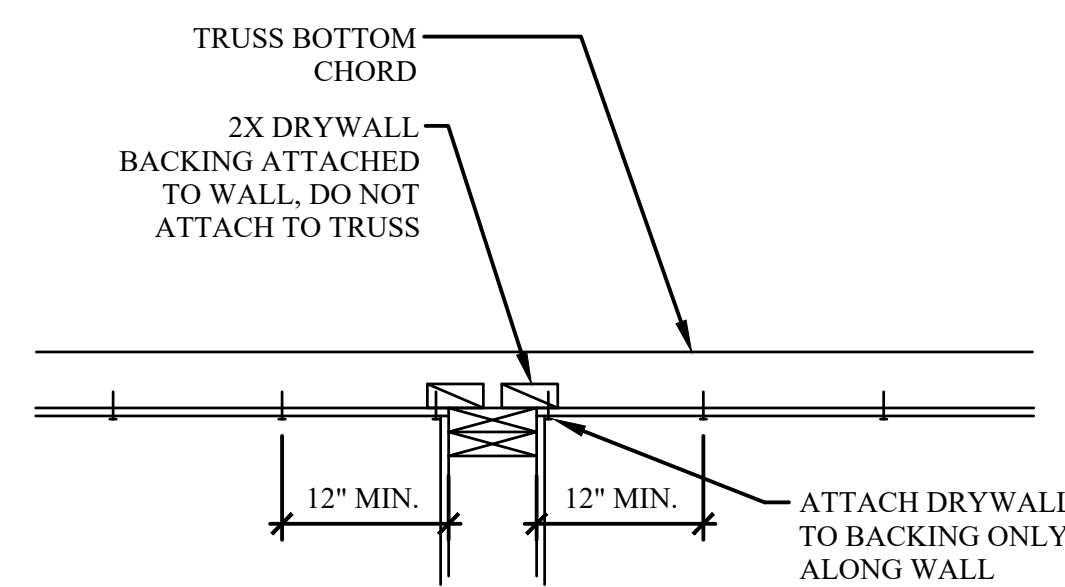
**6 BOX BEAM DETAIL**  
SCALE: 2" = 1'-0"



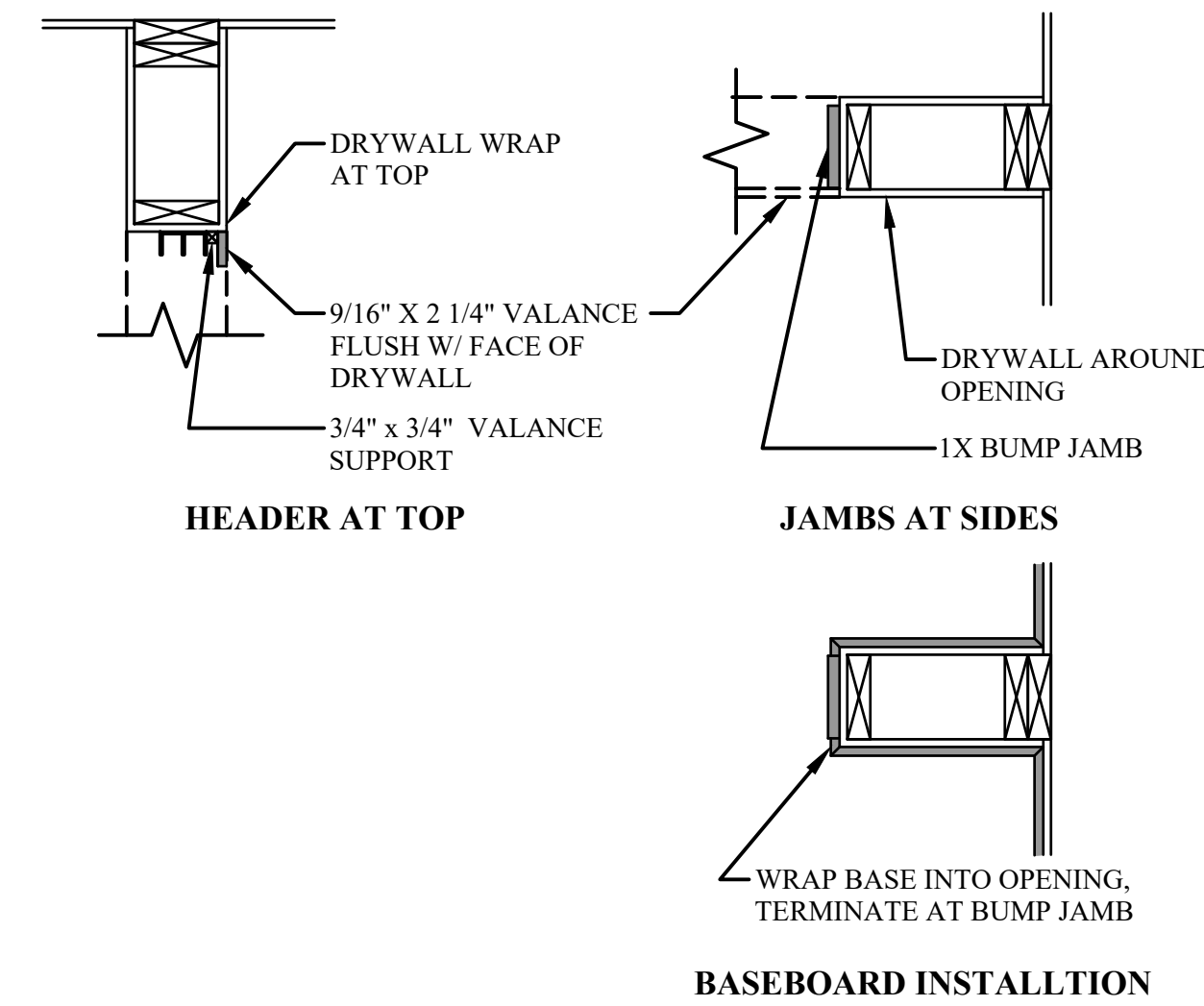
**7 PEDESTAL SINK BACKING**  
SCALE: 2" = 1'-0"



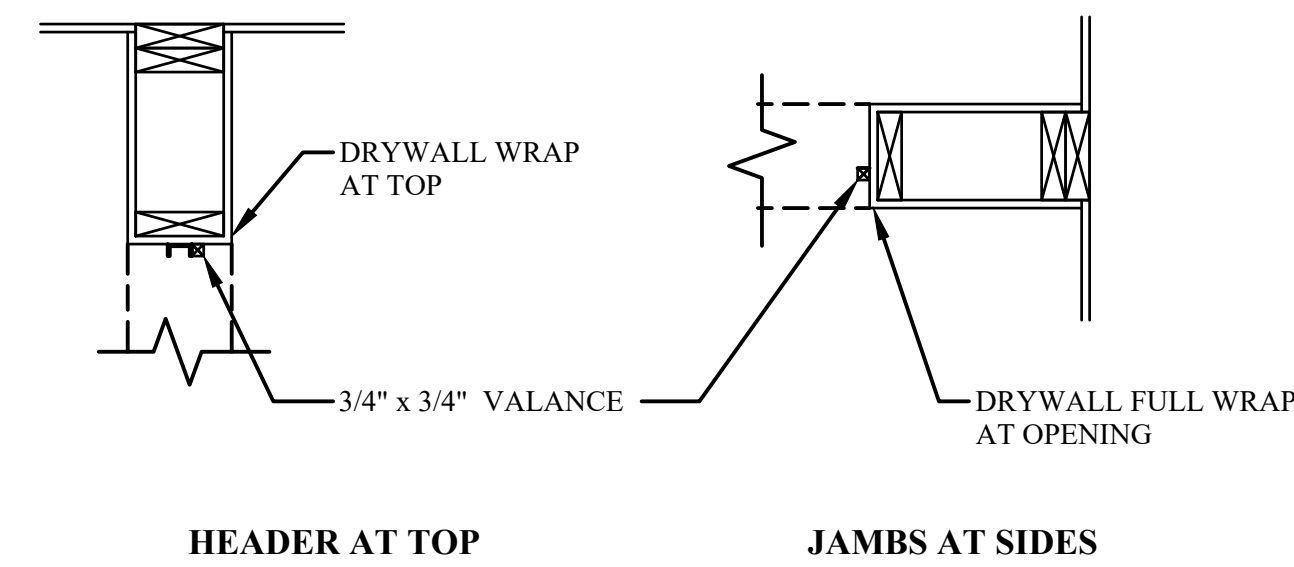
**8 DRYWALL BACKING @ INT. WALL**  
SCALE: 1" = 1'-0" PARALLEL CONDITION



**8.1 DRYWALL BACKING @ INT. WALL**  
SCALE: 1" = 1'-0" PERPENDICULAR CONDITION



**9a BI-PASS CLOSET DOOR STD DRYWALL WRAPPED**  
SCALE: 1" = 1'-0"



**9b BI-FOLD CLOSET DOOR STD DRYWALL WRAPPED**  
SCALE: 1" = 1'-0"

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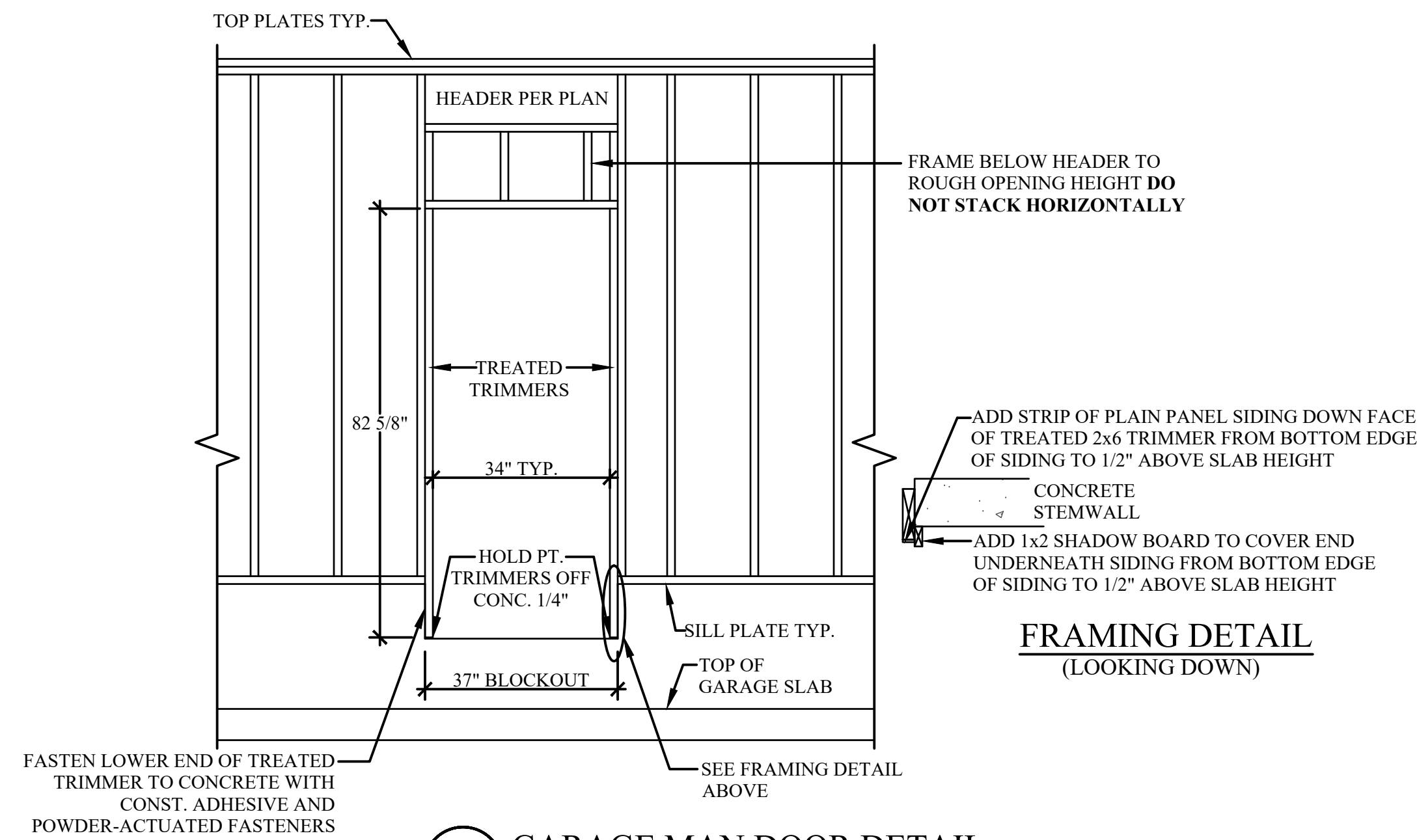
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GARAGE CONFIGURATION:  
NONE

DETAILS

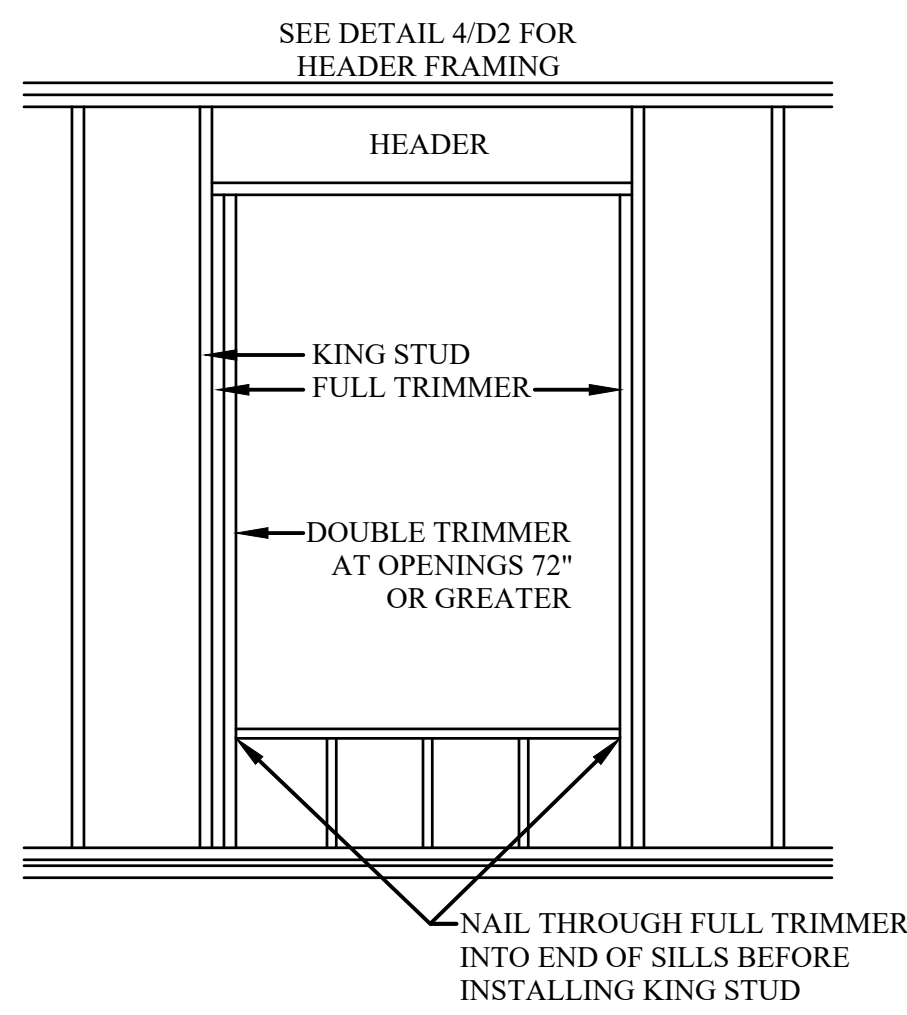
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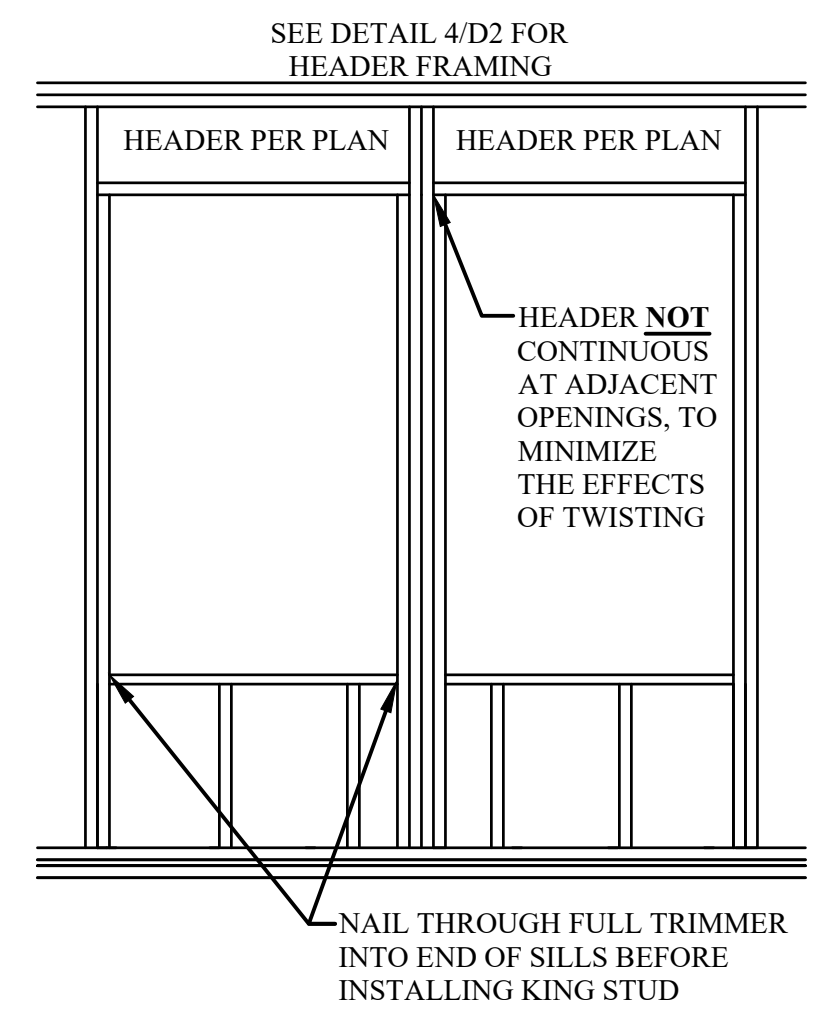
**6** GARAGE MAN DOOR DETAIL  
SCALE: 1/2" = 1'-0"

**NOTE:**  
TOP OF WINDOW ROUGH OPENINGS TO BE AS FOLLOWS, UNLESS NOTED OTHERWISE  
MAIN & LOWER FLOOR:  
8" PLATE - 6'-11 1/8" A.F.F. W/ 9 1/2" TALL HEADERS.  
9" PLATE - 7'-11 1/8" A.F.F. W/ 9 1/2" TALL HEADERS.  
UPPER FLOOR: 7'-1 3/8" A.F.F. W/ 7 1/4" TALL HEADERS.

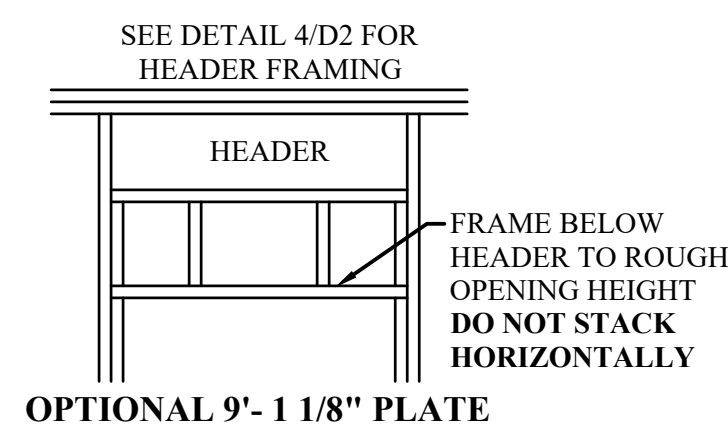


**7a** EXTERIOR WALL FRAMING  
SCALE: 1/2" = 1'-0"  
AT TYPICAL WINDOW

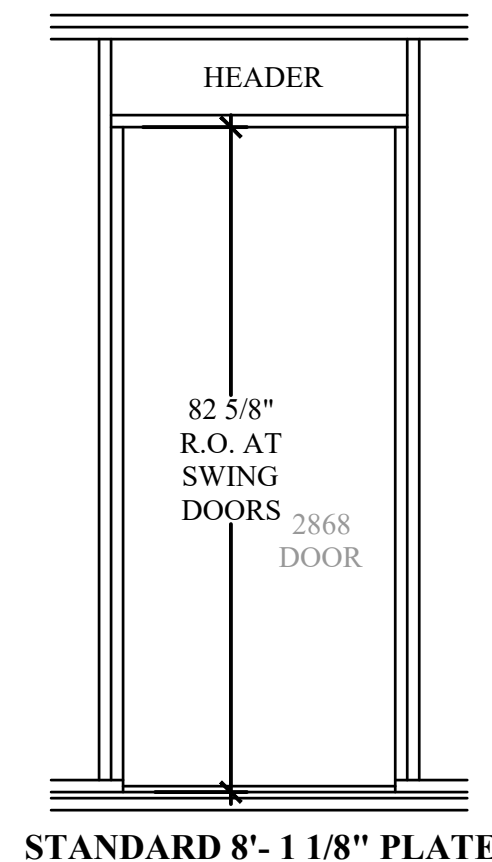
**NOTE:**  
TOP OF WINDOW ROUGH OPENINGS TO BE AS FOLLOWS, UNLESS NOTED OTHERWISE  
MAIN & LOWER FLOOR:  
8" PLATE - 6'-11 1/8" A.F.F. W/ 9 1/2" TALL HEADERS.  
9" PLATE - 7'-11 1/8" A.F.F. W/ 9 1/2" TALL HEADERS.  
UPPER FLOOR: 7'-1 3/8" A.F.F. W/ 7 1/4" TALL HEADERS.



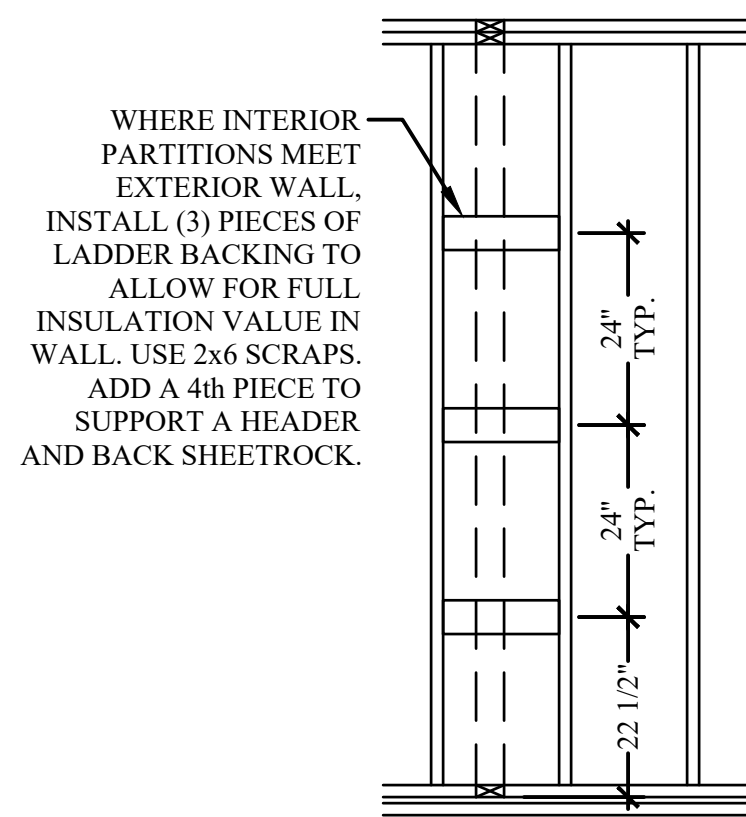
**7b** EXTERIOR WALL FRAMING  
SCALE: 1/2" = 1'-0"  
AT DOUBLE WINDOW



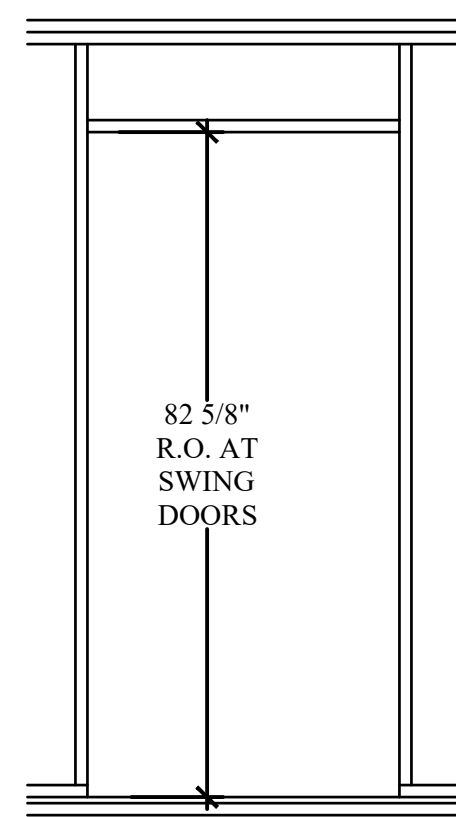
OPTIONAL 9'-1 1/8" PLATE



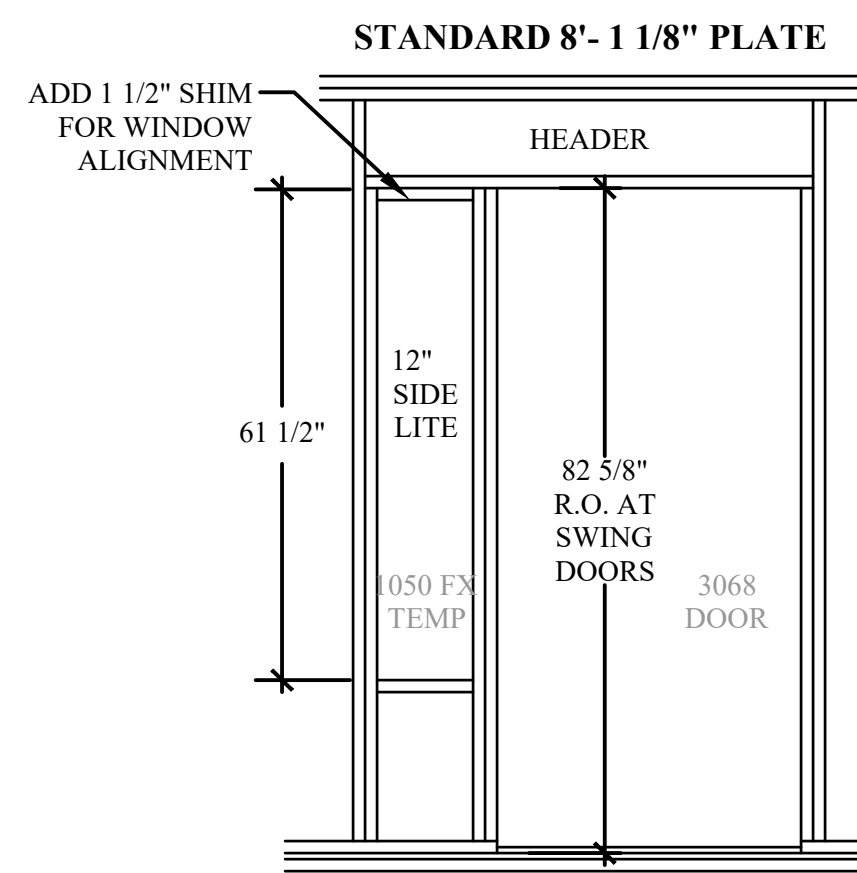
STANDARD 8'-1 1/8" PLATE



**7d** WALL INTERSECTION FRAMING  
SCALE: 1/2" = 1'-0"  
AT INTERIOR OR EXTERIOR



**7e** INTERIOR WALL FRAMING  
SCALE: 1/2" = 1'-0"  
AT INTERIOR SWING DOOR



**7f** EXTERIOR DOOR SIDE LITE WINDOW FRAMING  
SCALE: 1/2" = 1'-0"

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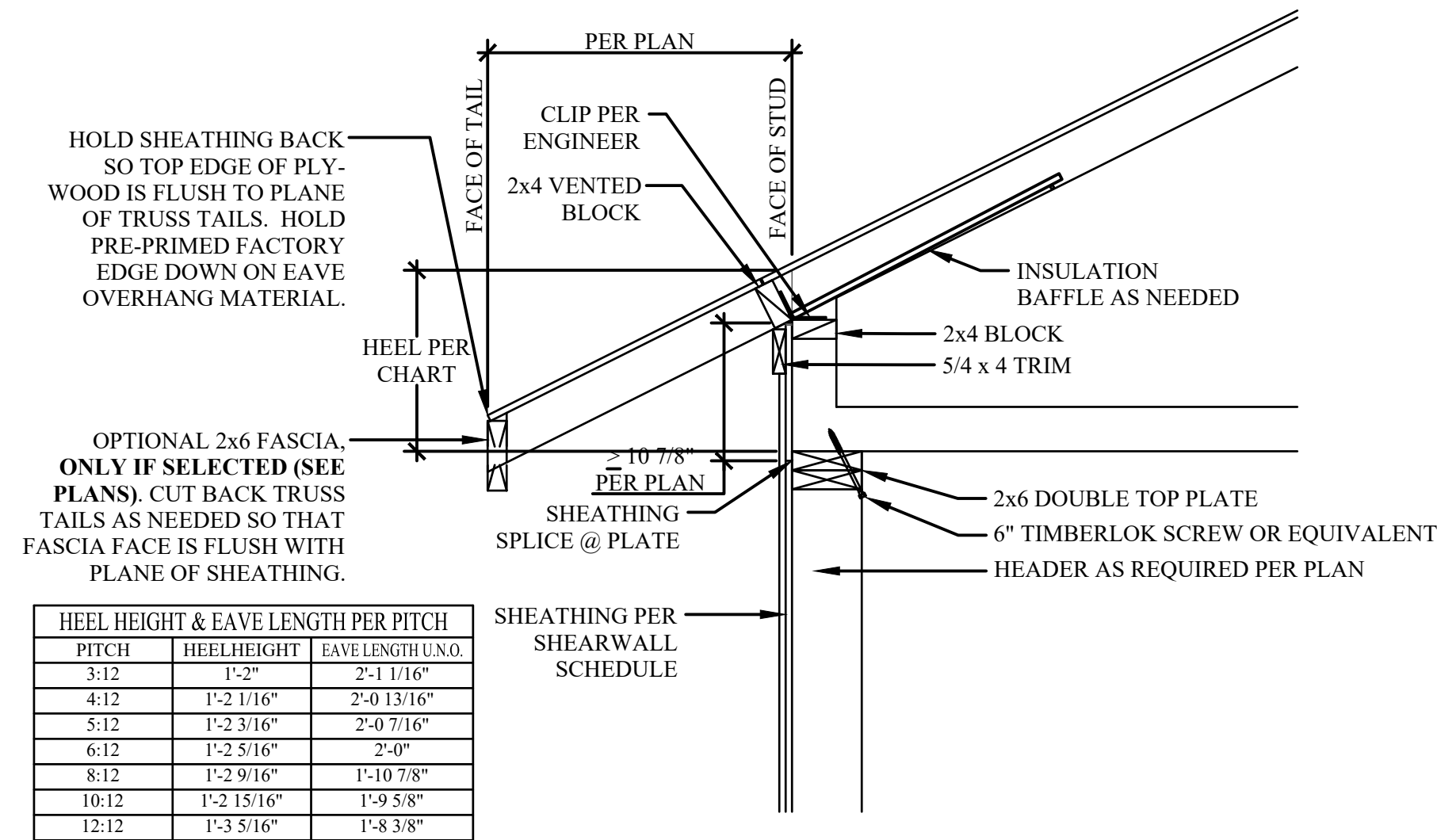
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DATE: 06/15/2023  
DRAFTED BY: ES  
REV:

IHMS MODEL CODE:  
L30 - AO-31502

PLAN ORIENTATION:  
STANDARD

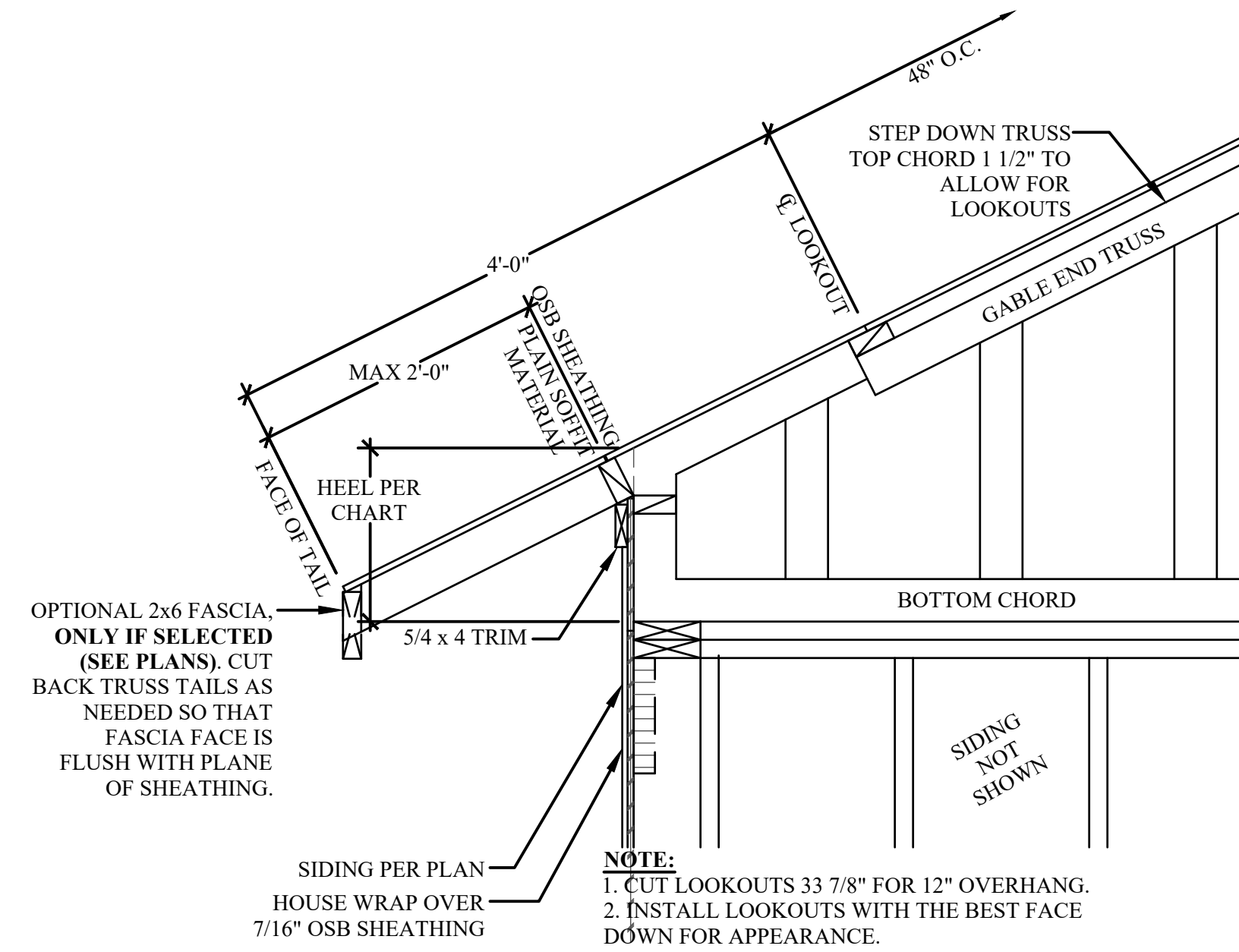
GARAGE CONFIGURATION:  
NONE  
DETAILS

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SUITE 100  
VANCOUVER, WA 98683

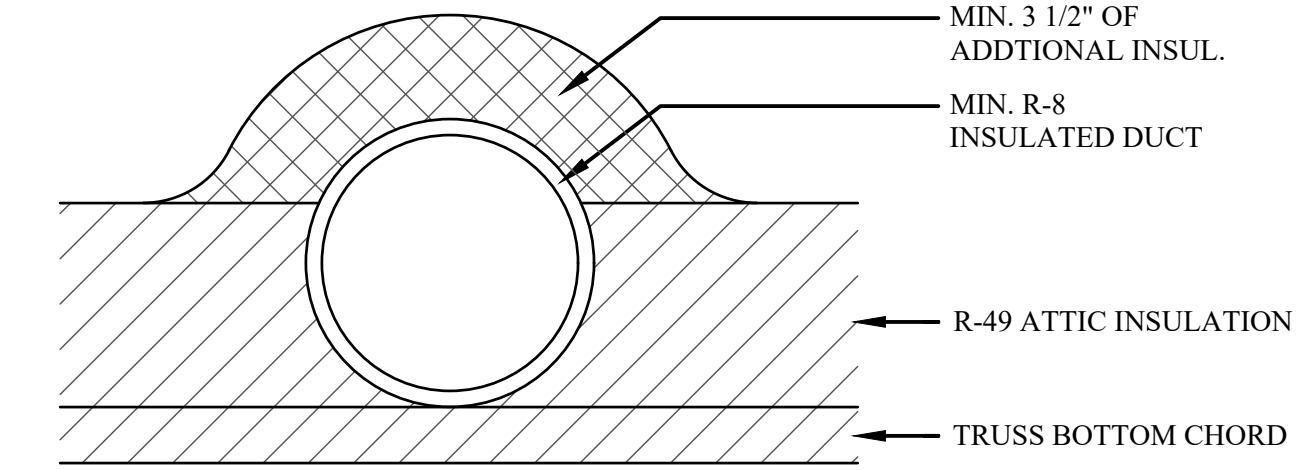


HEEL HEIGHT & EAVE LENGTH PER PITCH		
PITCH	HEEL HEIGHT	EAVE LENGTH (U.O.)
3:12	1'-2"	2'-1 1/16"
4:12	1'-2 1/16"	2'-0 13/16"
5:12	1'-2 3/16"	2'-0 7/16"
6:12	1'-2 5/16"	2'-0"
8:12	1'-2 9/16"	1'-10 7/8"
10:12	1'-2 15/16"	1'-9 5/8"
12:12	1'-3 5/16"	1'-8 3/8"

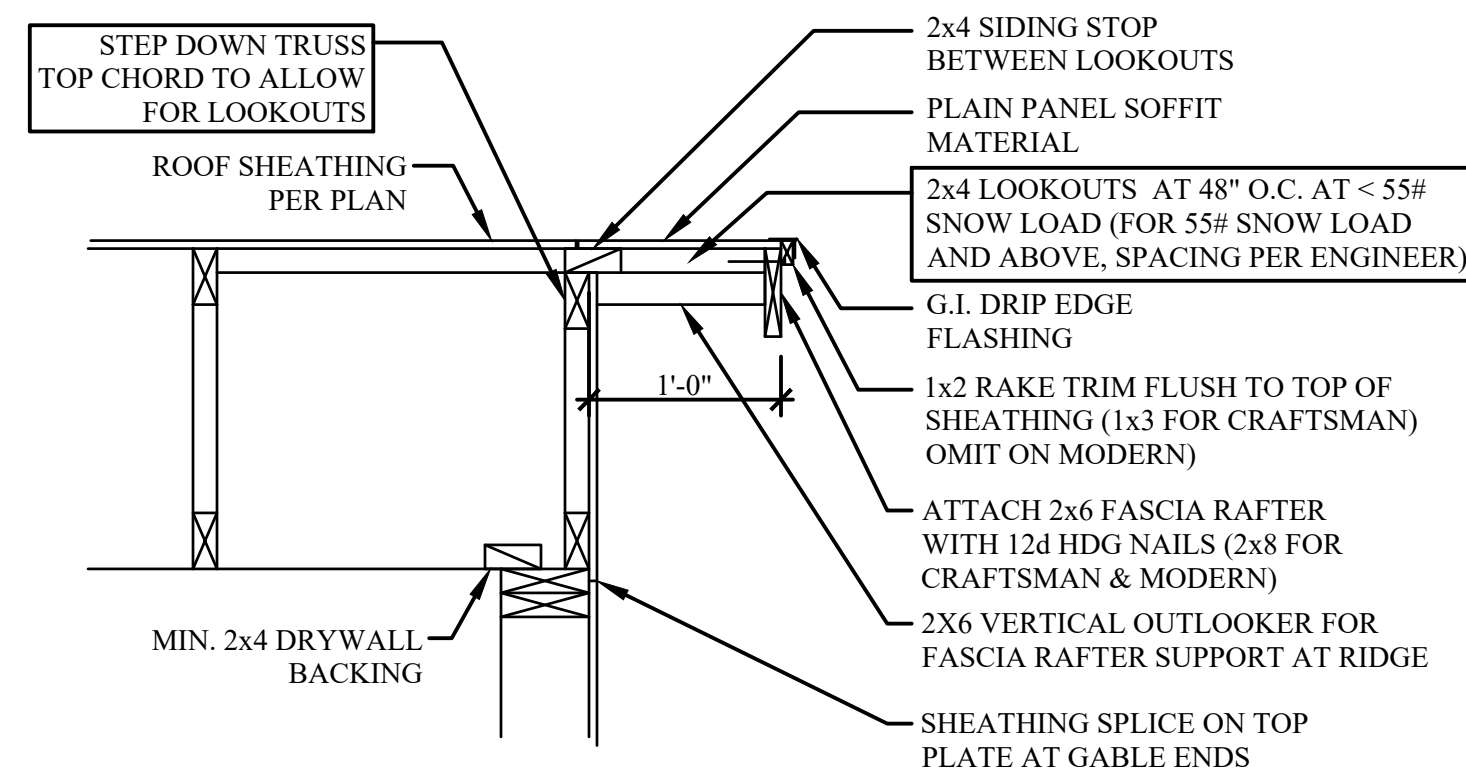
**1 TRUSS BEARING ON 2x6 EXTERIOR WALL**  
SCALE: 1" = 1'-0"



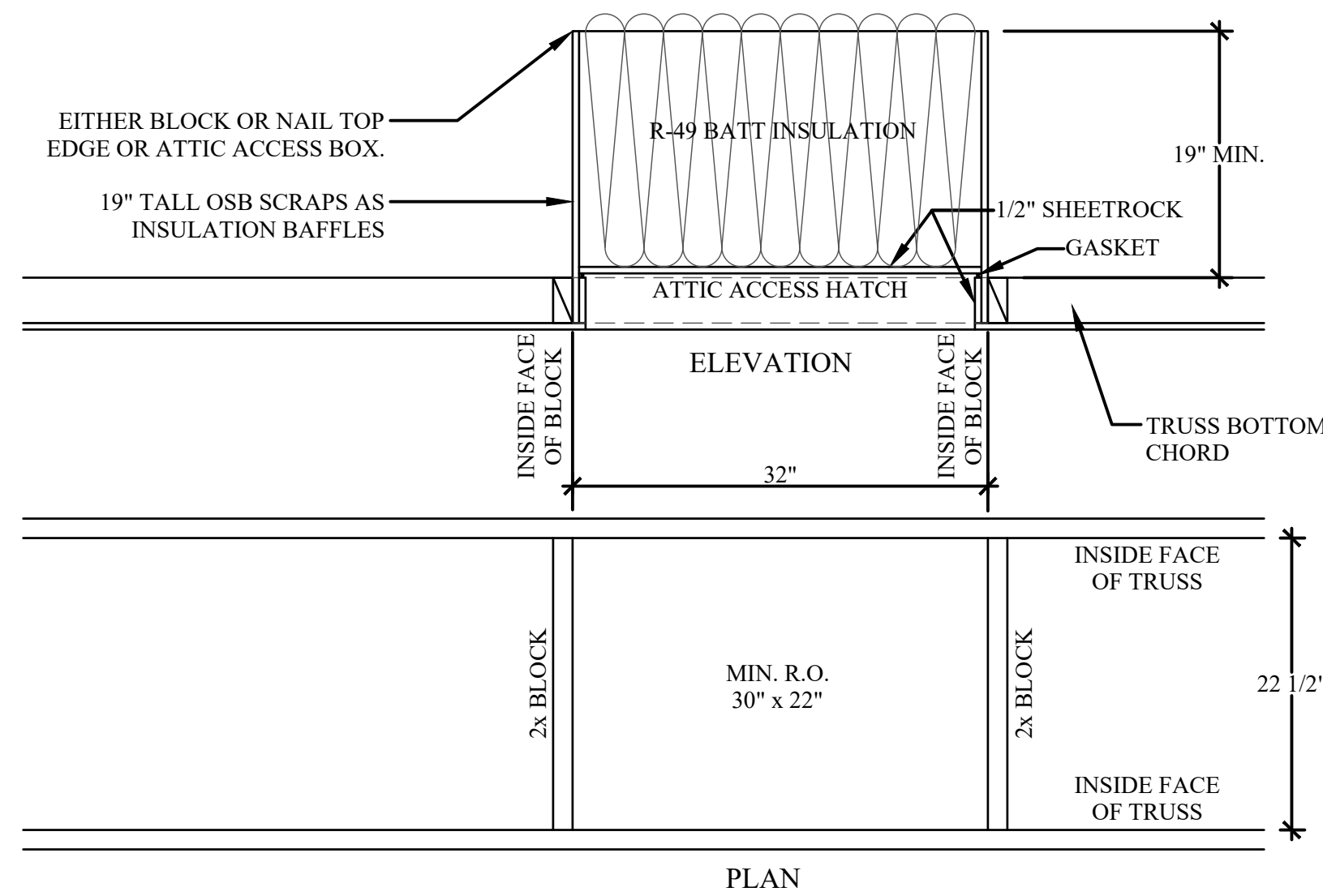
**2a FLAT TRUSS AT GABLE END**  
SCALE: 1" = 1'-0"



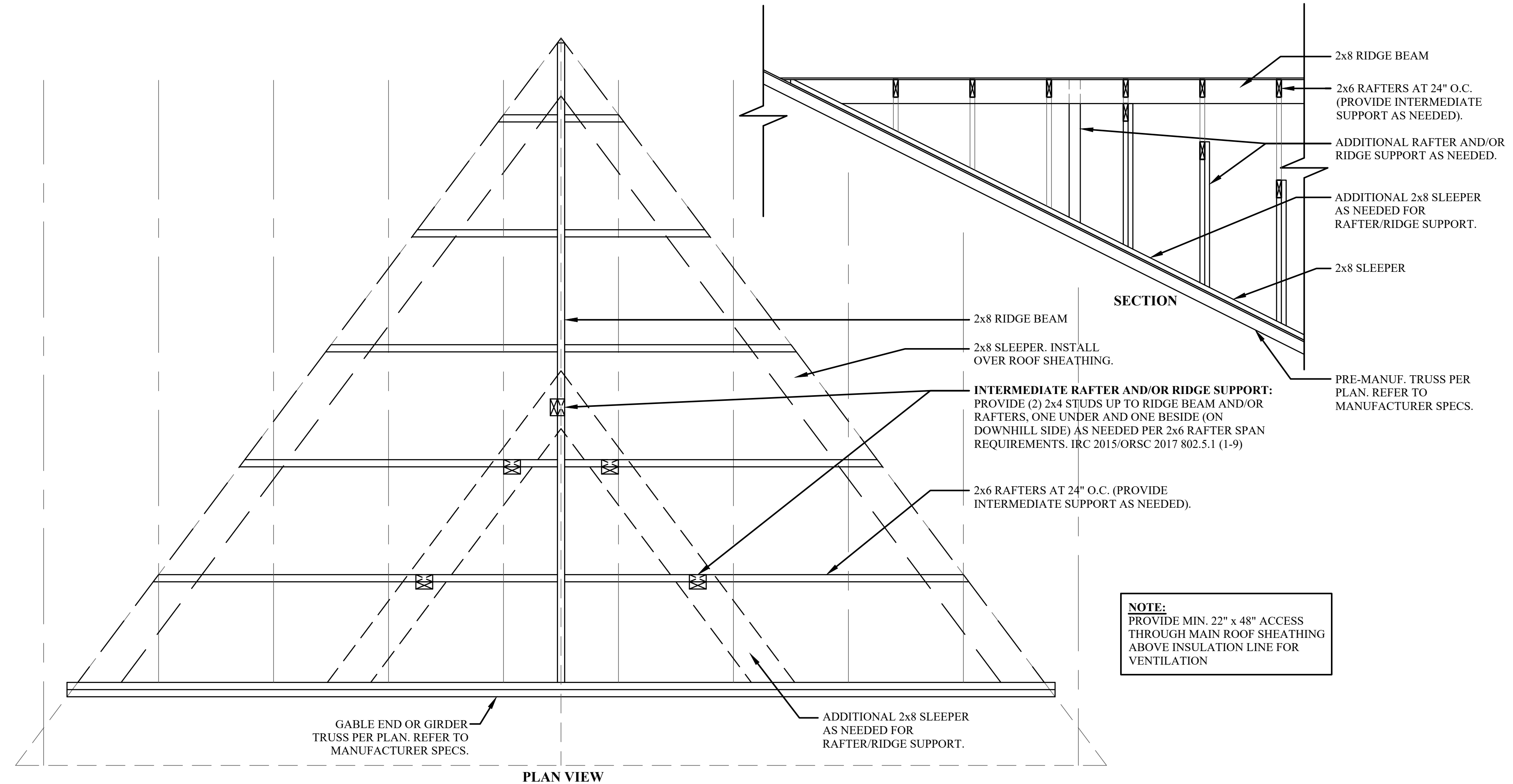
**4 DEEPLY BURIED DUCT**  
SCALE: 1" = 1'-0"



**3 GABLE END**  
SCALE: 1" = 1'-0"



**4 ATTIC ACCESS**  
SCALE: 1" = 1'-0"



**5 OVER-FRAMING DETAIL**  
SCALE: NTS

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AD4

SCALE: AS SHOWN  
DATE: 06/15/2023  
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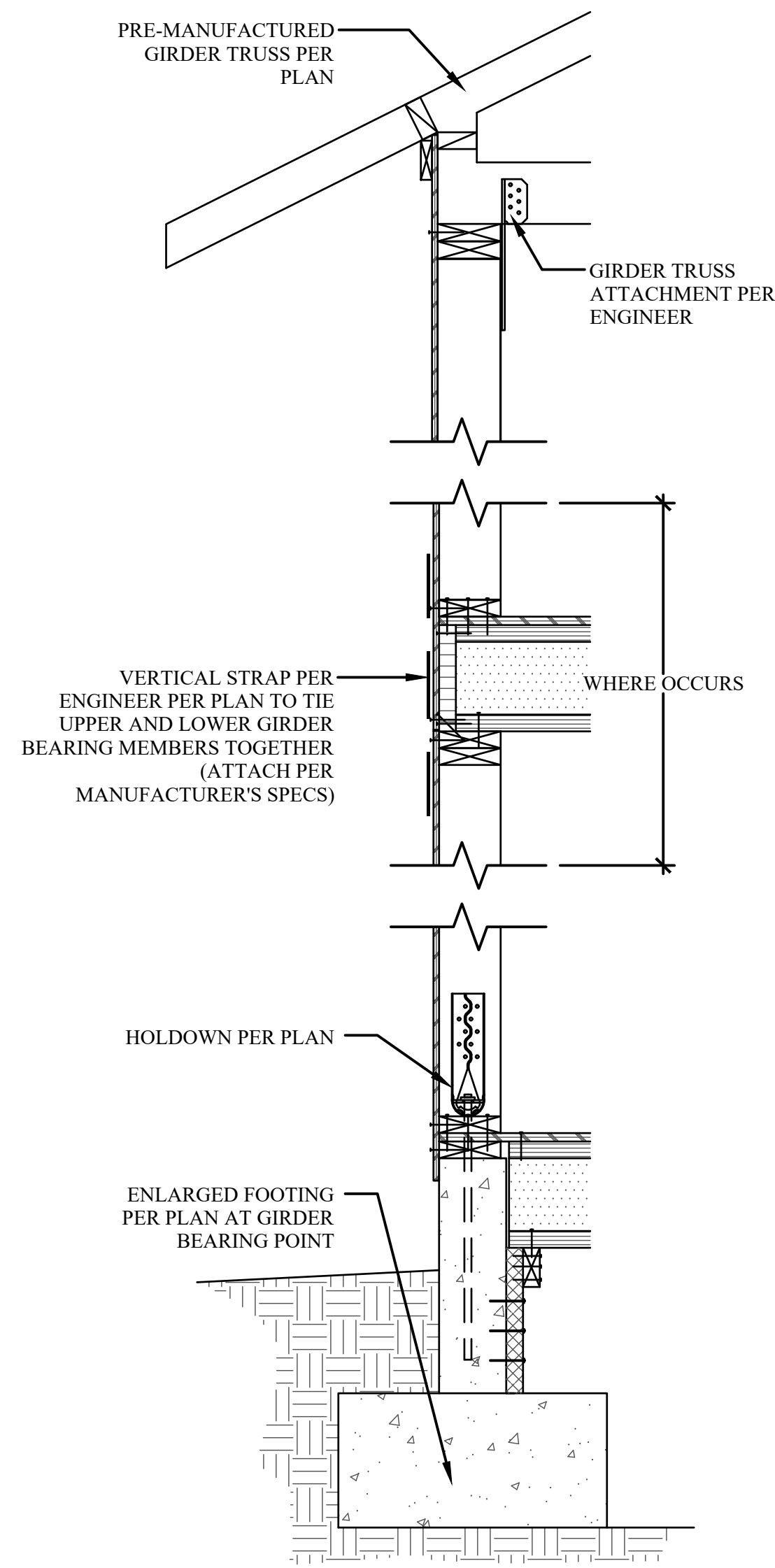
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L30 - AO-31502

PLAN ORIENTATION:  
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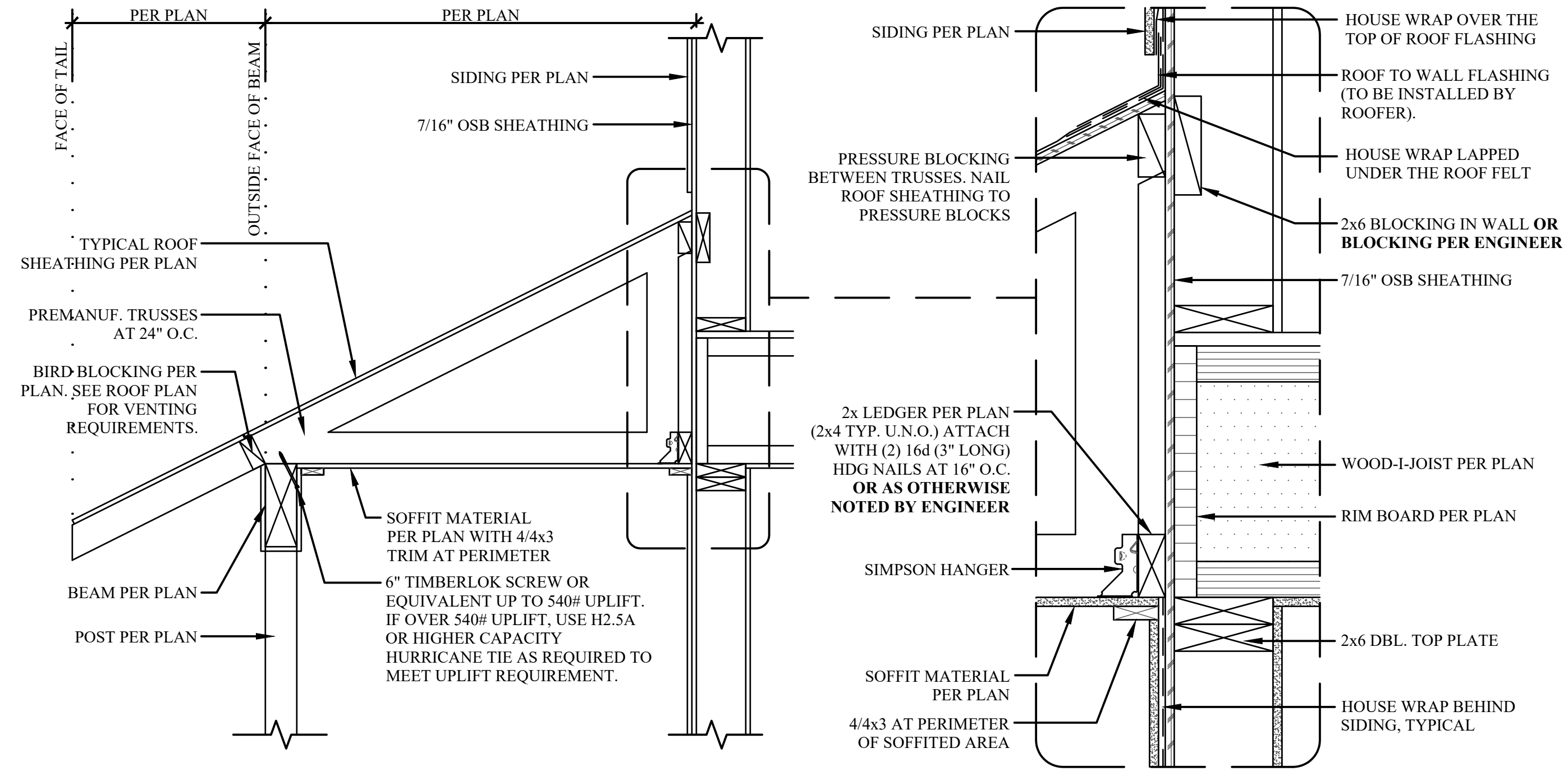
GARAGE CONFIGURATION:  
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DETAILS

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VANCOUVER, WA 98683



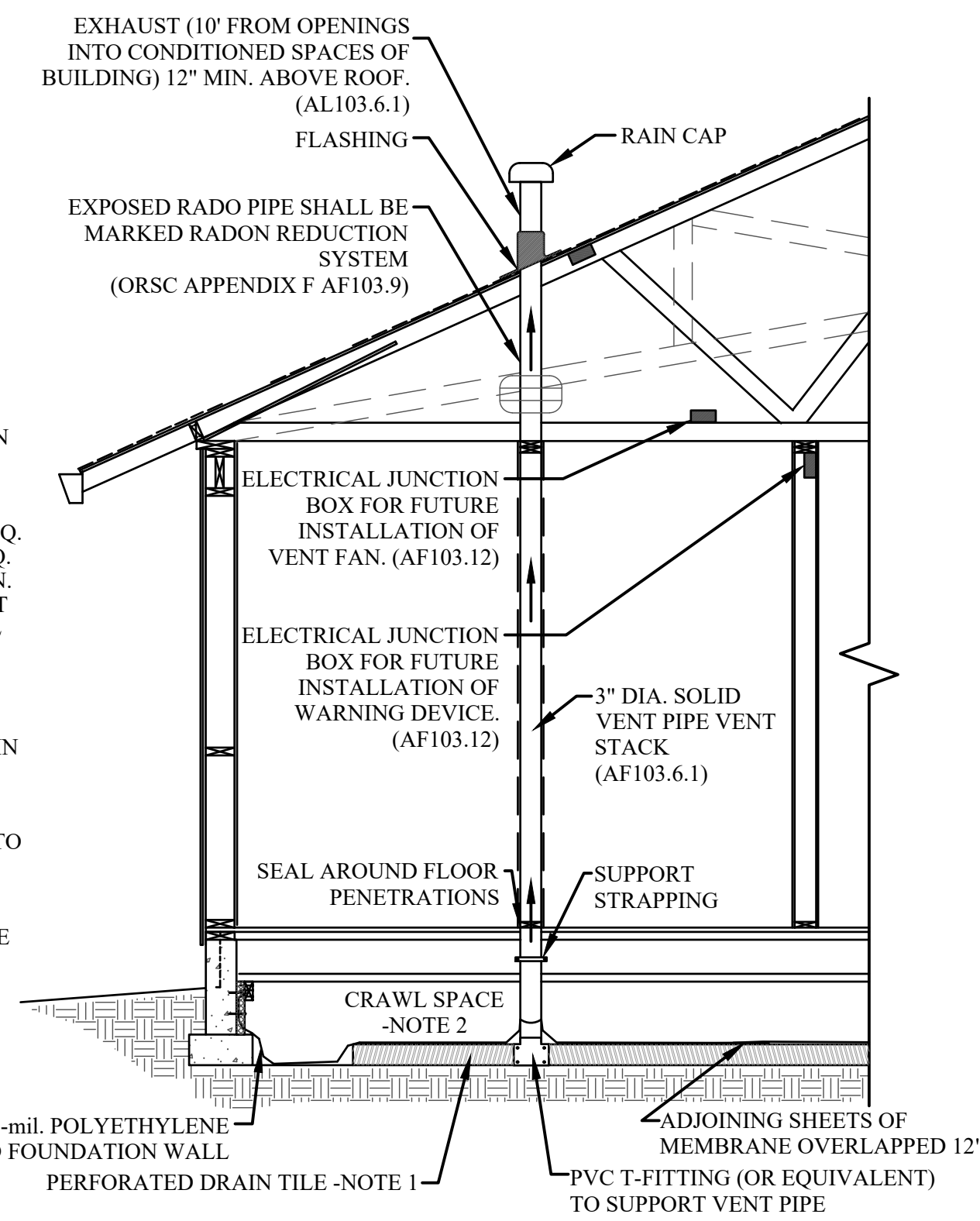
**1** GIRDER TRUSS LOAD TRANSFER  
SCALE: 1" = 1'-0"



**4a** TRUSS ATTACHED WITH LEDGER ATTACHED TO 2-STORY WALL  
SCALE: 1" = 1'-0" & 2" = 1'-0"

NOTE:  
FOR ADDITIONAL INFORMATION  
SEE "FLASHING AT ROOF TO  
WALL TRANSITION" DETAIL

- NOTES:**
1. INSTALL A LENGTH OF 3" OR 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
  2. PROVIDE 18"x8" SCREENED VENTS, MIN. 1 SQ. FOOT OF FREE VENT AREA FOR EVERY 150 SQ. FEET OF CRAWL SPACE FLOOR AREA (OR MIN. ALLOWED PER R408.1) AND TO MEET LAYOUT REQUIREMENTS OF THE CODE. VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSEABLE DESIGN.
  3. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.
  4. RADON CONTROL VENT TO BE ENCLOSED IN AN INTERIOR WALL CAVITY OR FURRED CHASE INSIDE CORNER OF A CLOSET.
  5. ILLUSTRATION IS FOR GENERAL DESCRIPTION OF REQUIREMENTS. IT IS NOT TO SCALE AND IS NOT THE LAYOUT OF THE HOUSE. IN A 2 STORY APPLICATION RADON VENT WILL PASS THROUGH FLOOR SYSTEM THROUGH INTERIOR WALL CAVITY OR SPACE AND INTO THE ATTIC TO THE EXTERIOR.



**8** CRAWL SPACE PASSIVE RADON CONTROL  
SCALE: NTS PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

DETAIL PER 2021 ORSC, SECTION AF103.5.1

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PAGE:

SCALE: AS SHOWN

DATE: 06/15/2023

PLANNING ORIENTATION:  
STANDARD

GARAGE CONFIGURATION:  
NONE

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SUITE 100  
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AD5

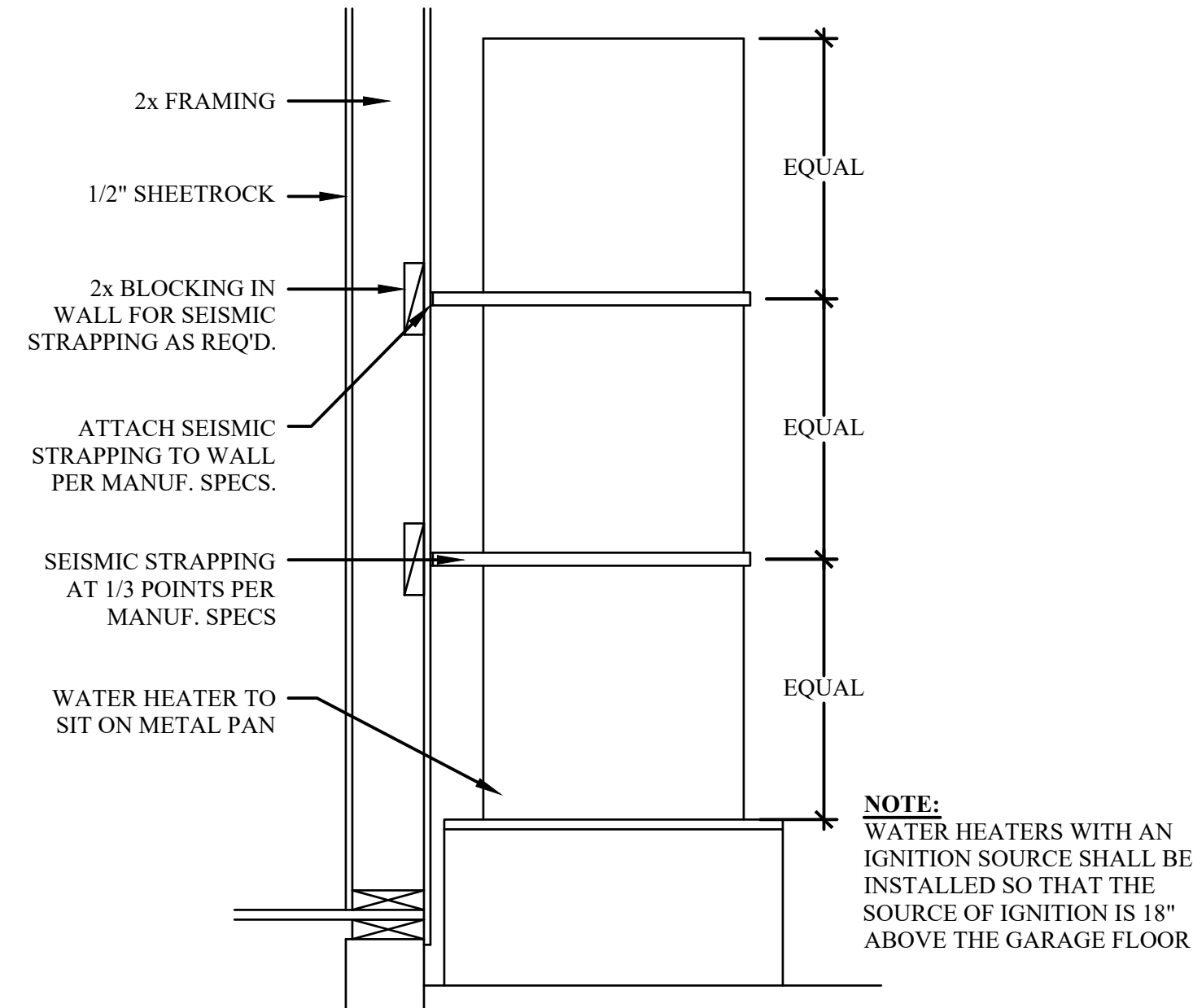
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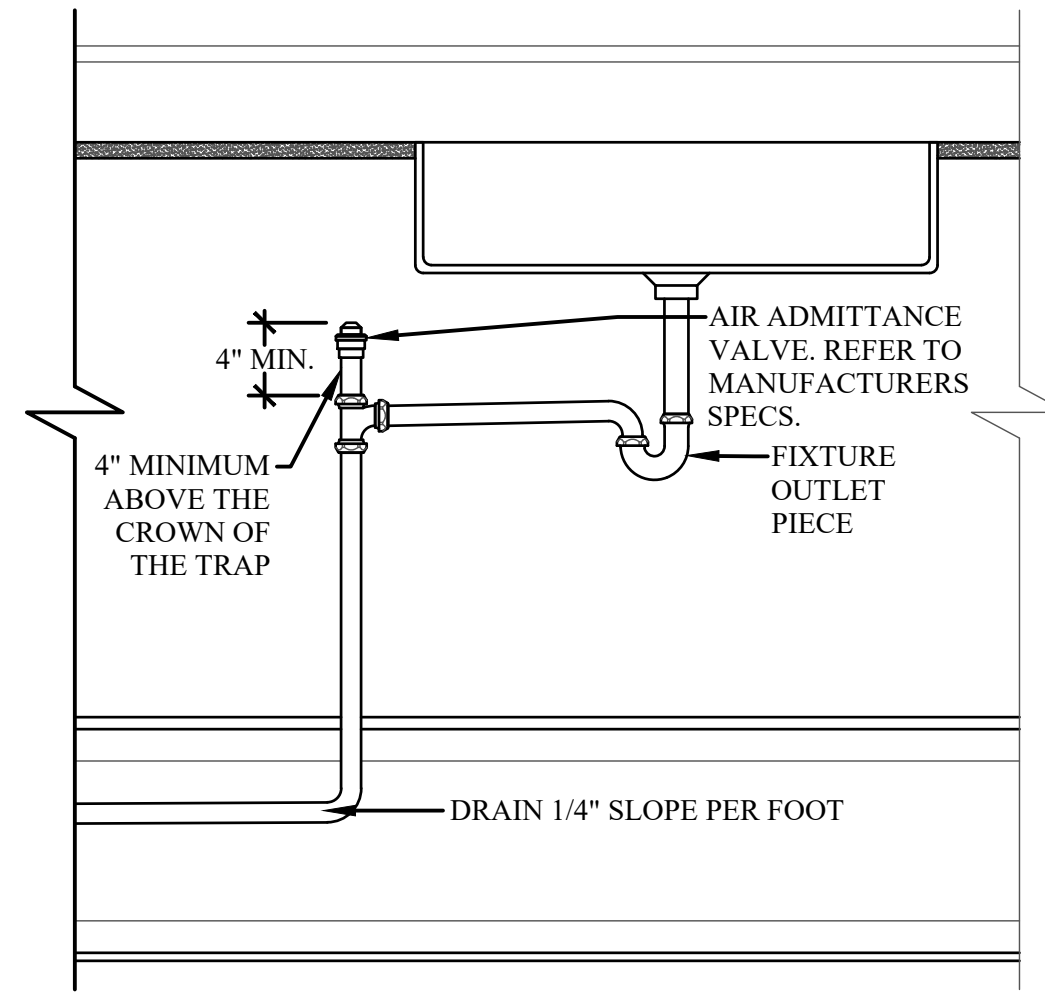
DETAILS

DETAILS

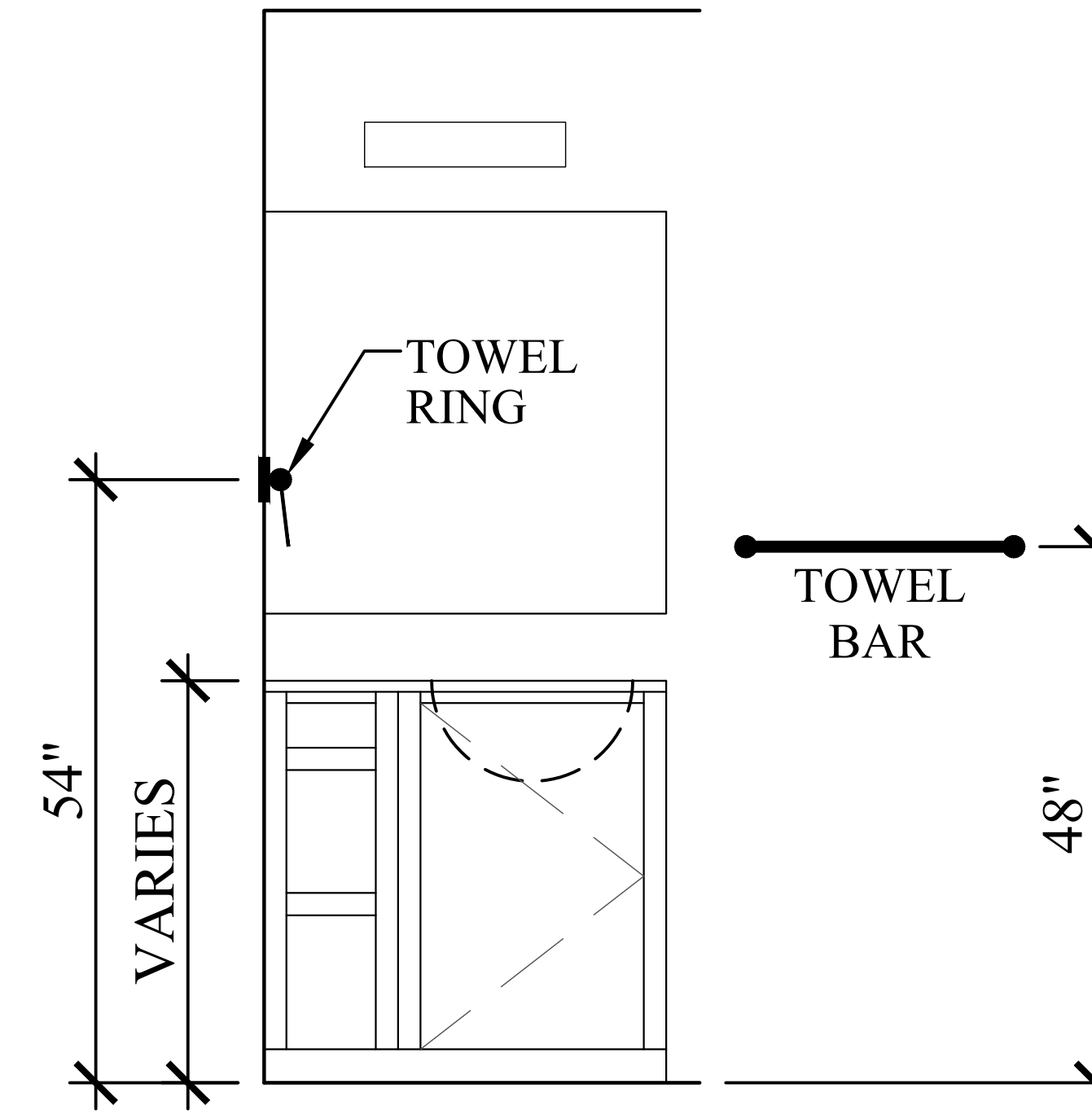
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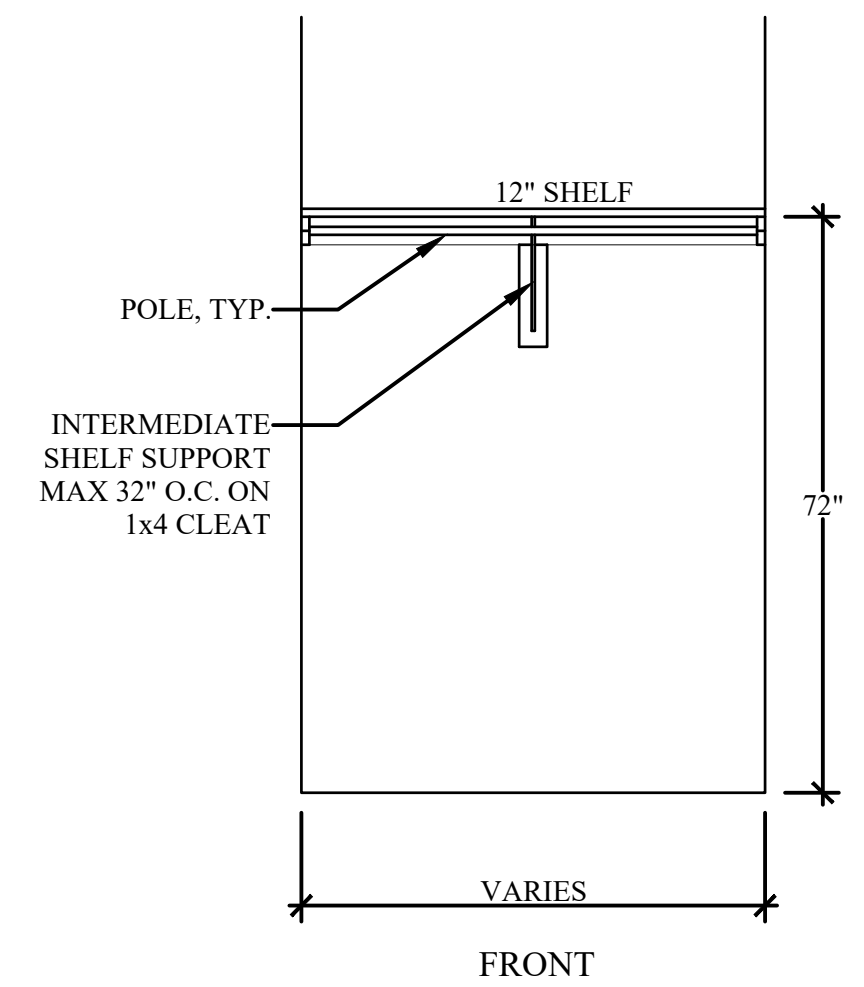
**1** WATER HEATER DETAIL (GARAGE)  
SCALE: 1" = 1'-0"



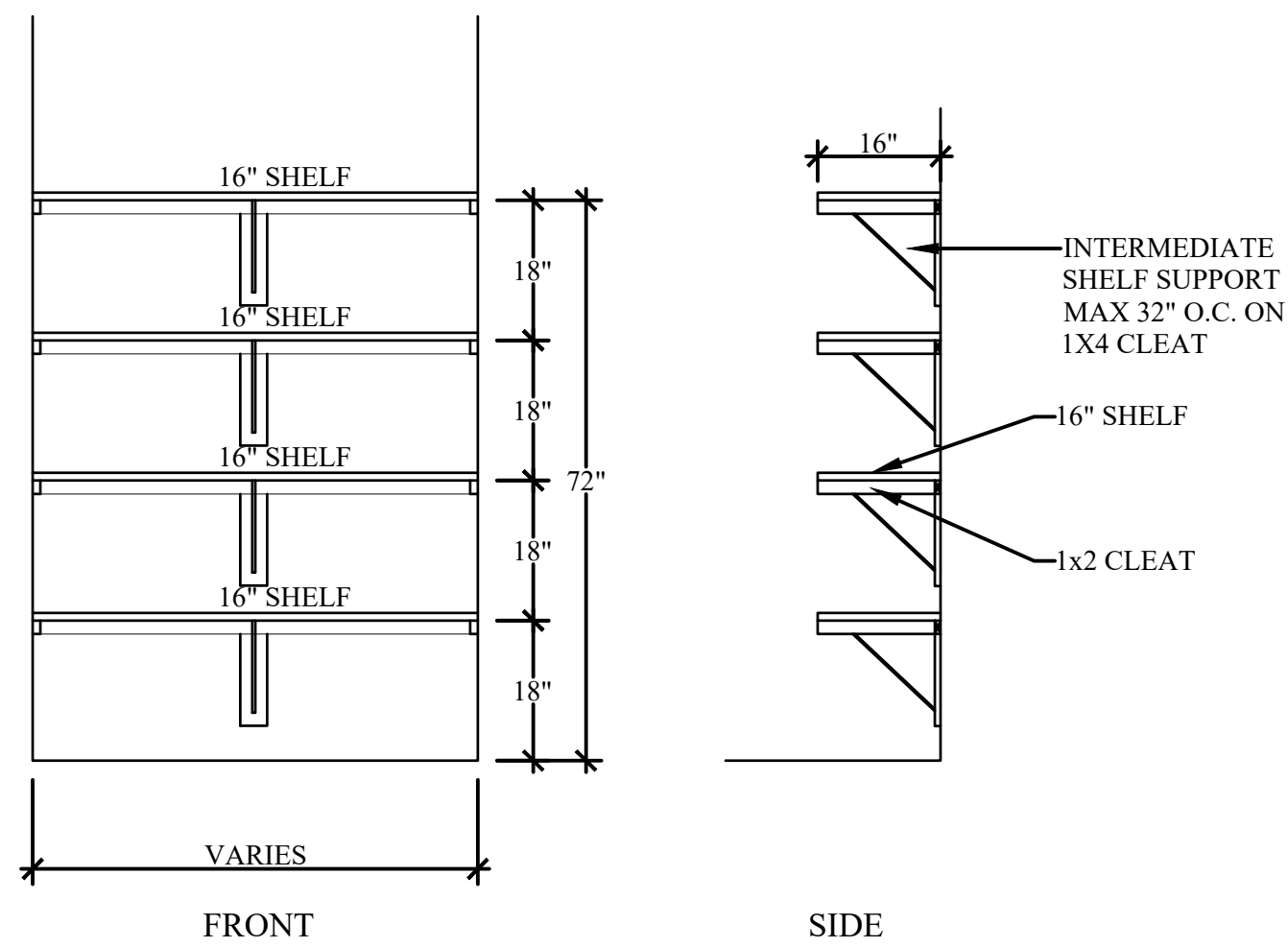
**2** AIR ADMITTANCE VALVE DETAIL  
SCALE: 2" = 1'-0"



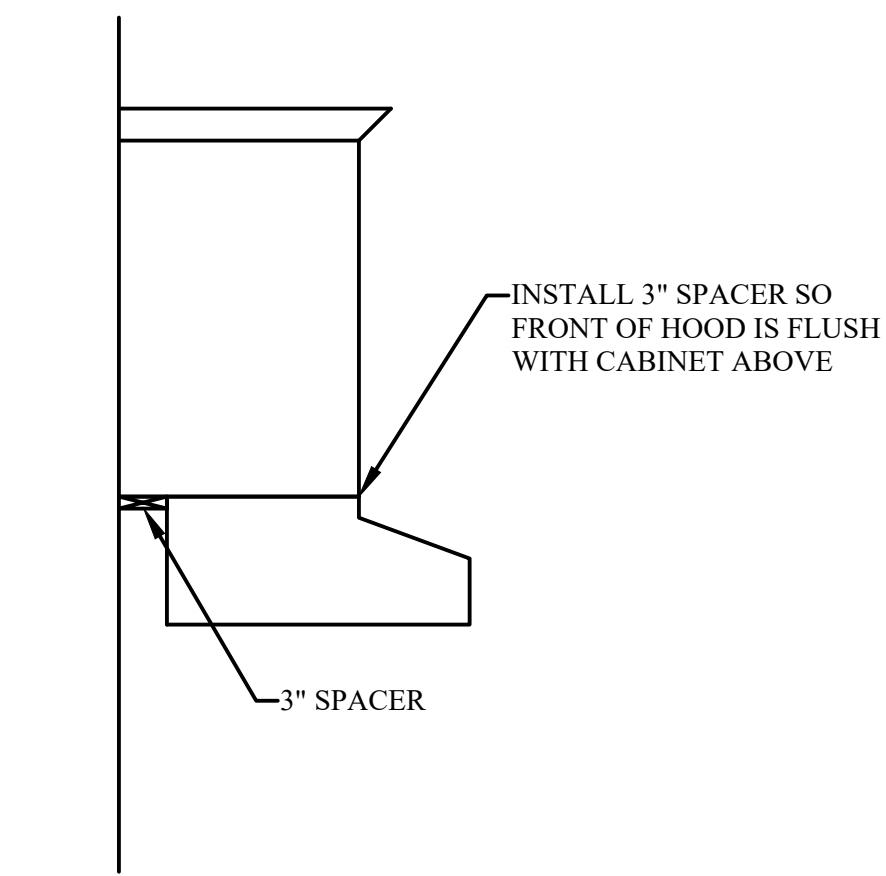
**3** TOWEL BAR LOCATION  
SCALE: NTS



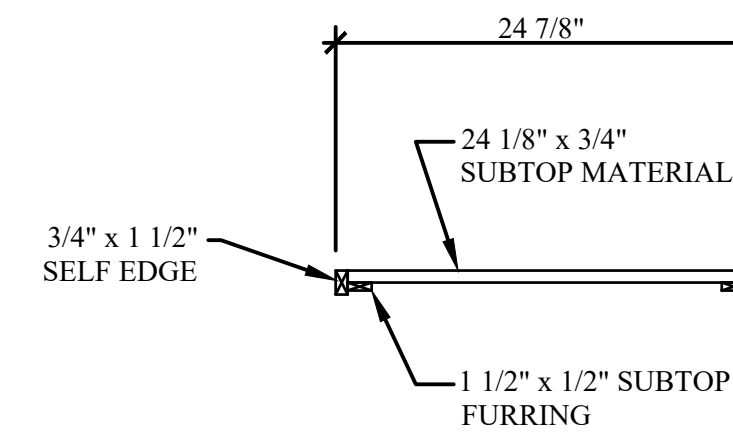
**4** TYPICAL CLOSET SHELIVING  
SCALE: NTS



**5** TYPICAL PANTRY/LINEN SHELIVING  
SCALE: NTS  
4 SHELVES



**6** RANGE HOOD SPACER  
SCALE: NTS



**7** WOOD COUNTERTOP  
SCALE: 1" = 1'-0"



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GARAGE CONFIGURATION:  
NONE

PLAN ORIENTATION:  
STANDARD

IHMS MODEL CODE:  
L30 - AO-31502

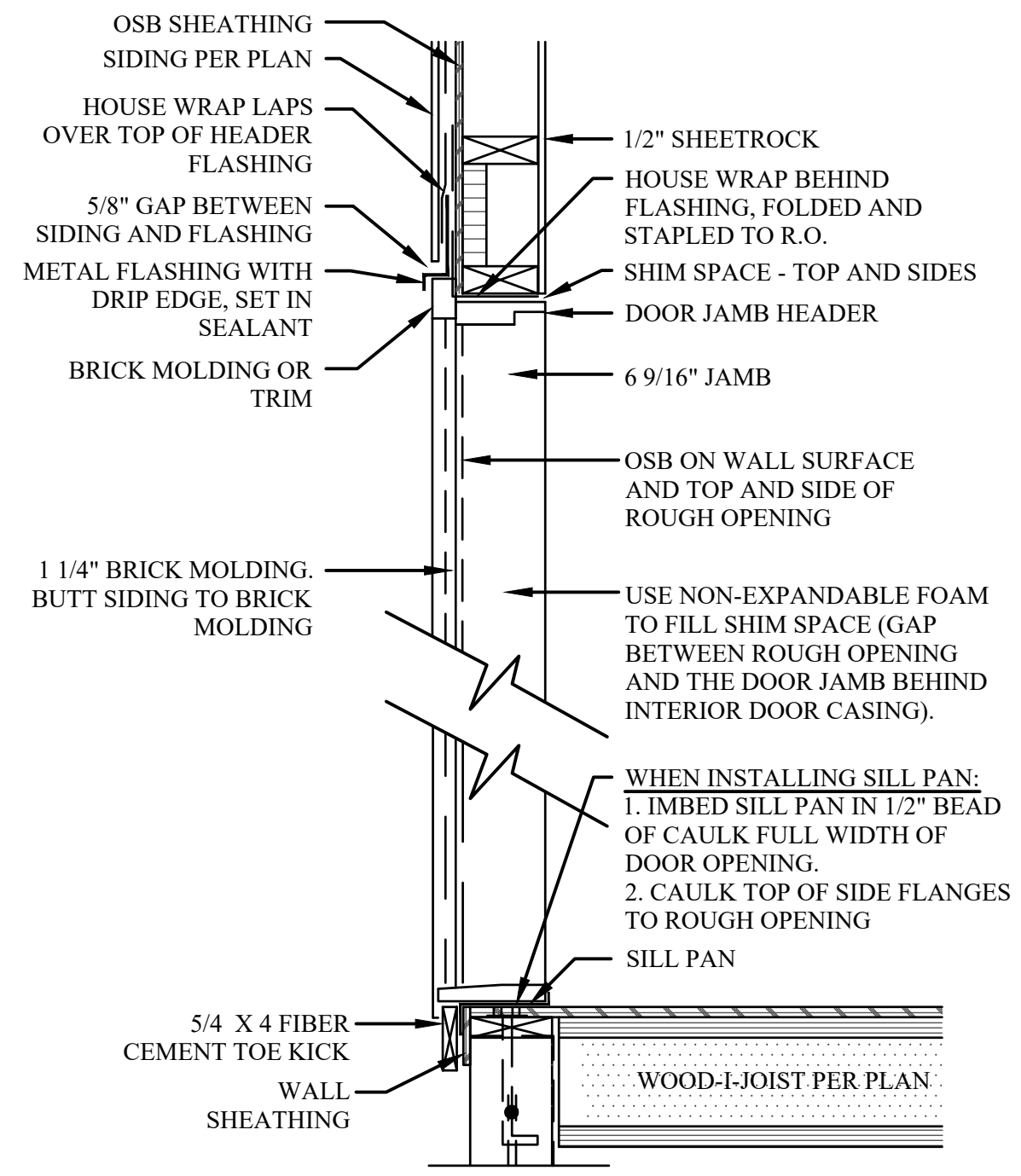
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SCALE: AS SHOWN  
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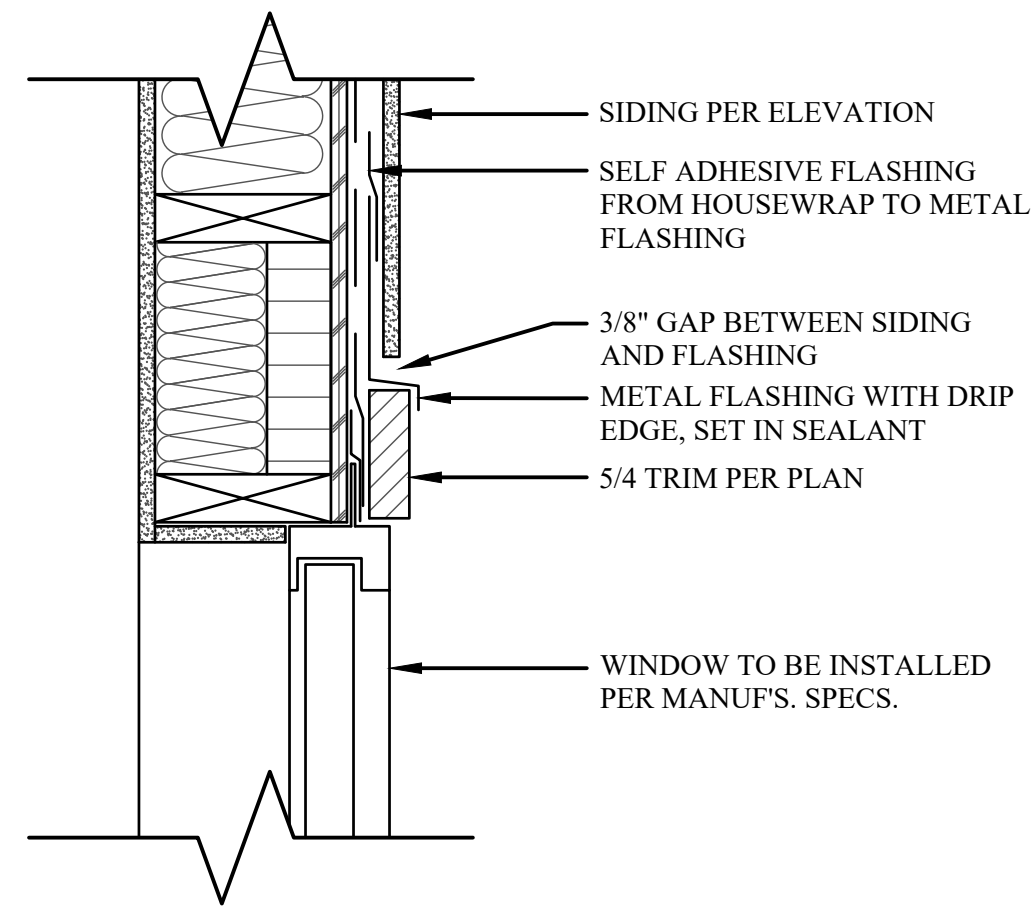
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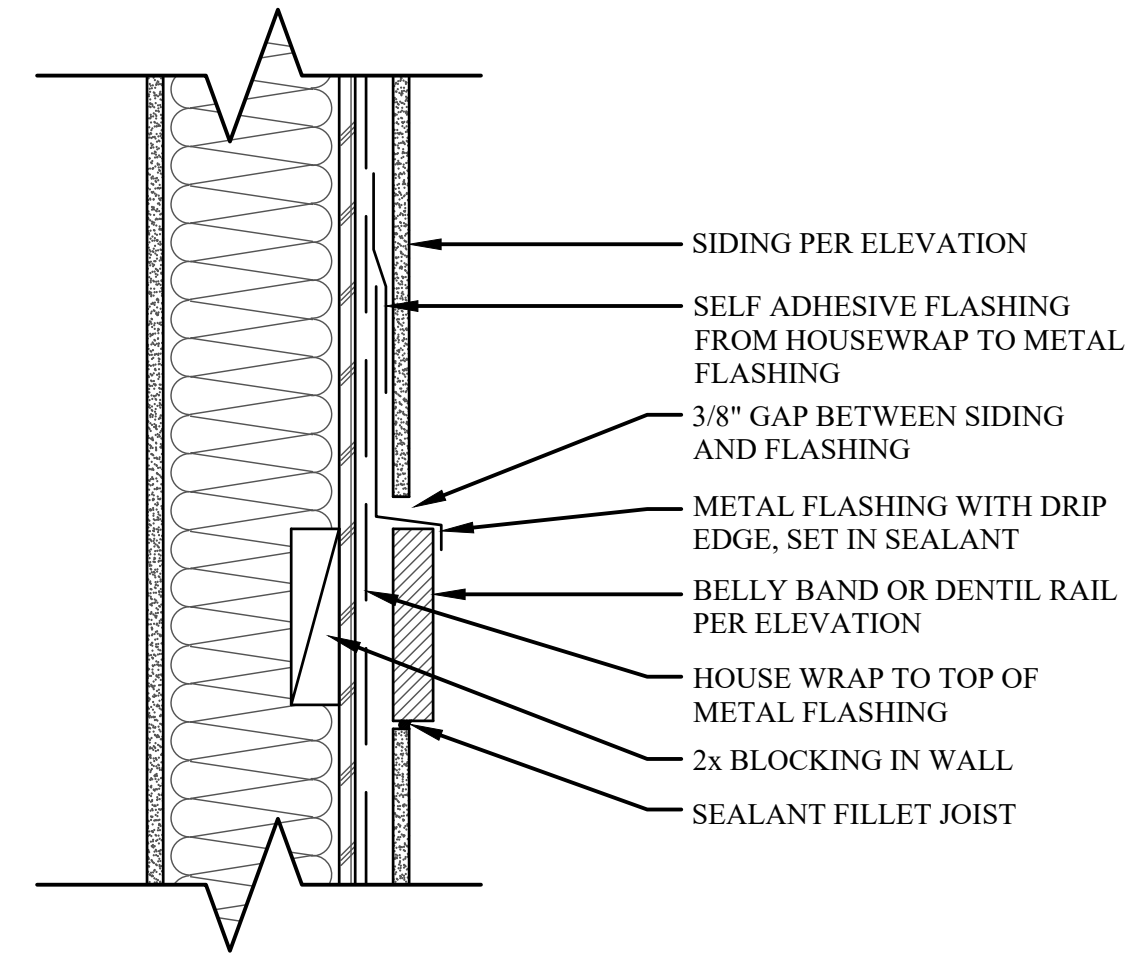
DETAILS



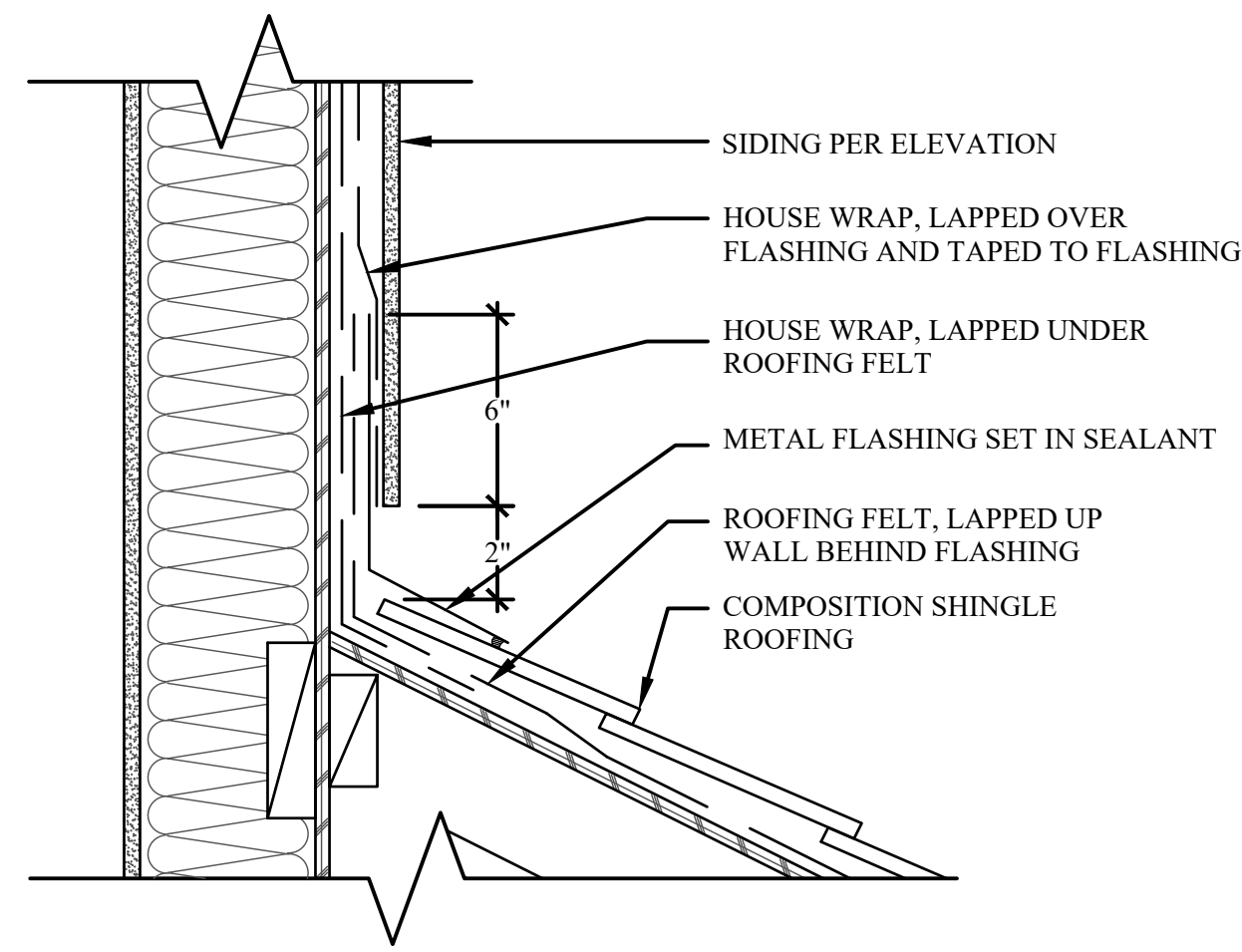
**1** EXTERIOR DOOR DETAIL  
SCALE: 1" = 1'-0"



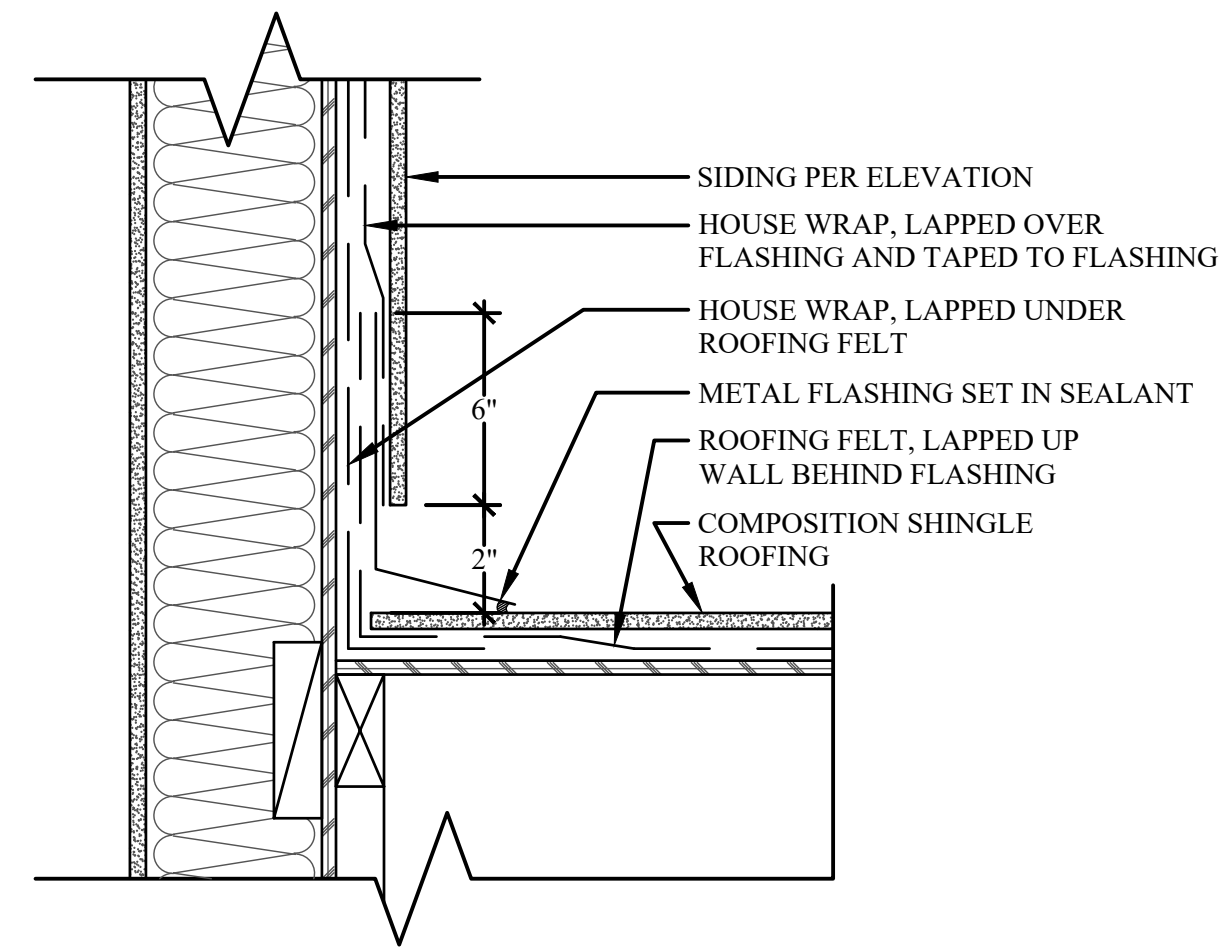
**2** WINDOW HEAD FLASHING WITH TRIM  
SCALE: 4" = 1'-0"



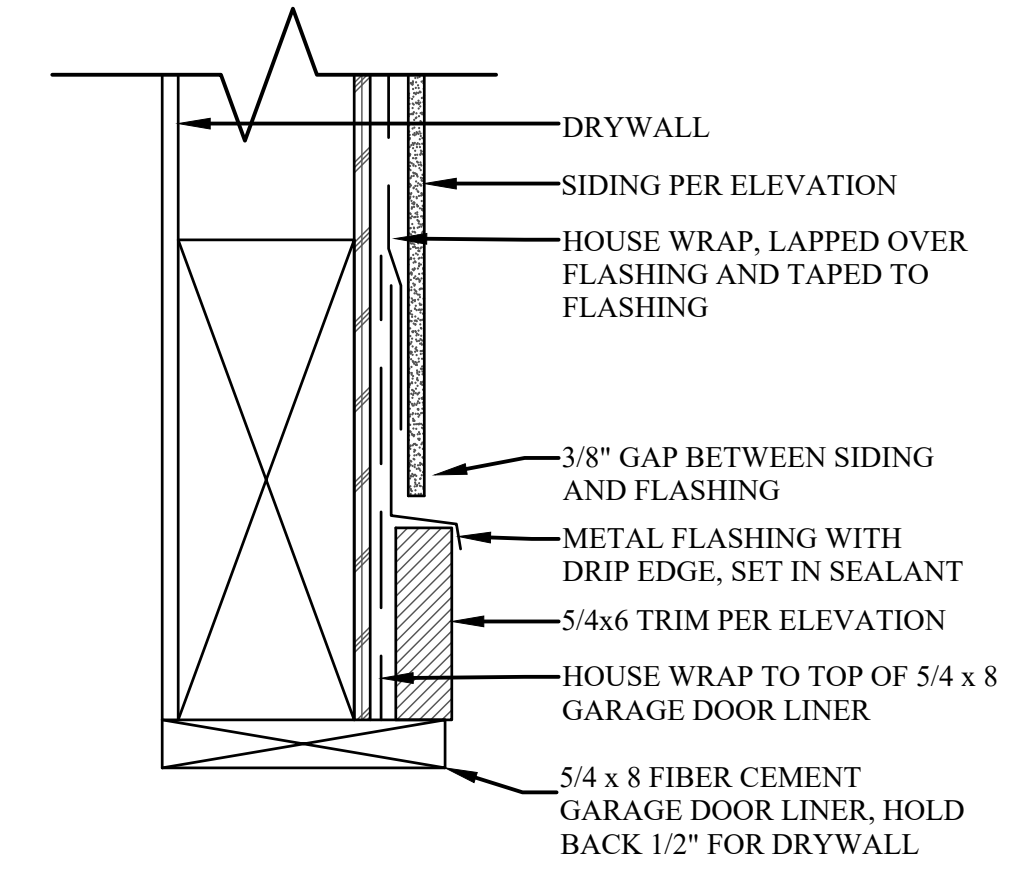
**3** FLASHING AT SIDING TRANSITION  
SCALE: 4" = 1'-0"



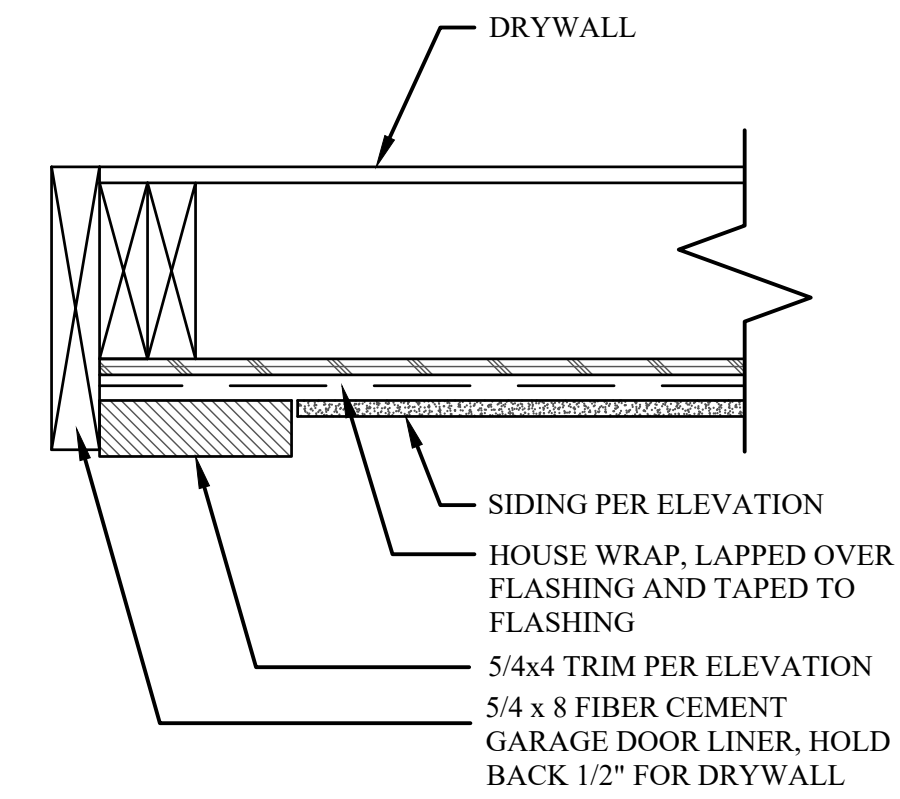
**5** FLASHING AT ROOF TO WALL TRANSITION  
SCALE: 4" = 1'-0"



**6** FLASHING AT ROOF TO WALL TRANSITION  
SCALE: 4" = 1'-0"



**4** GARAGE DOOR LINER AT HEADER WITH TRIM  
SCALE: 4" = 1'-0"



**7** GARAGE DOOR LINER AT JAMB WITH TRIM  
SCALE: 4" = 1'-0"

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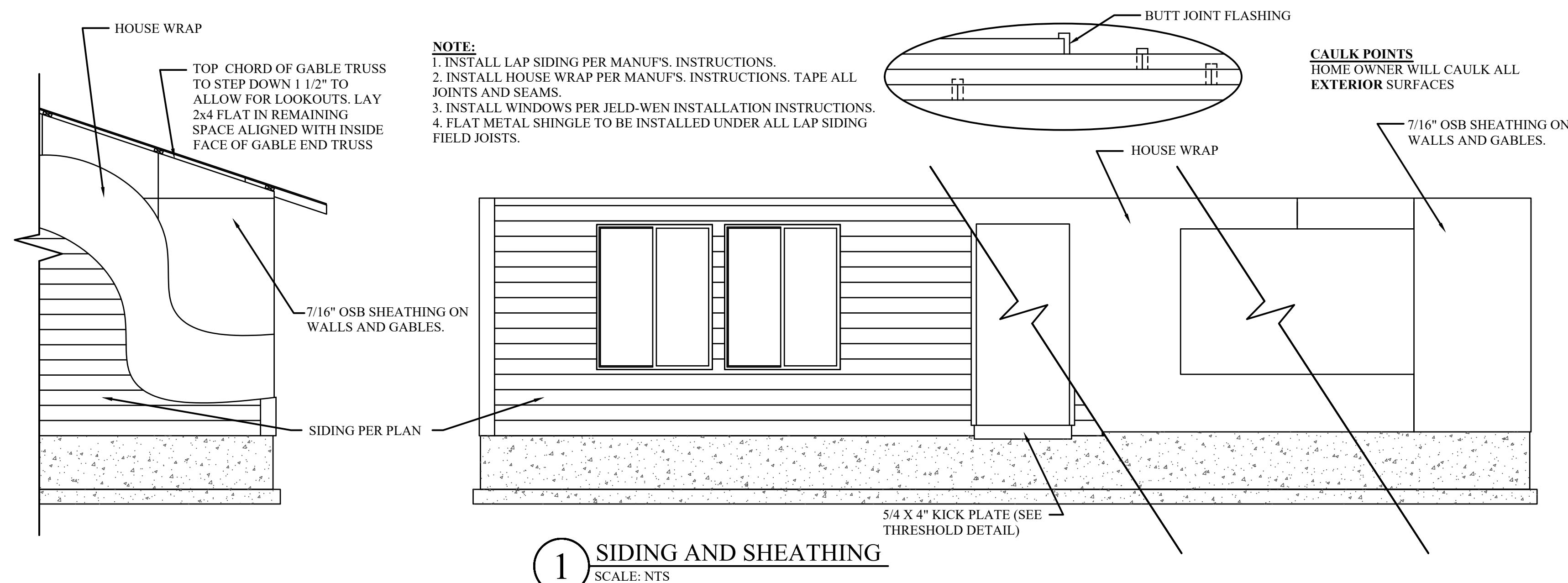
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PLAN ORIENTATION:  
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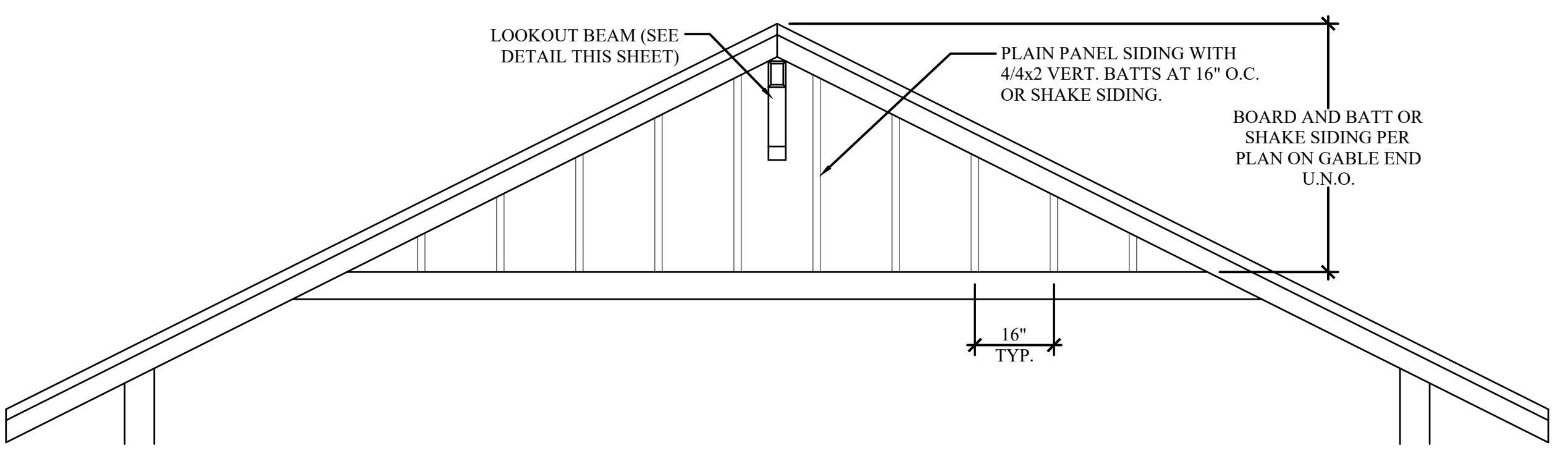
GARAGE CONFIGURATION:  
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DETAILS

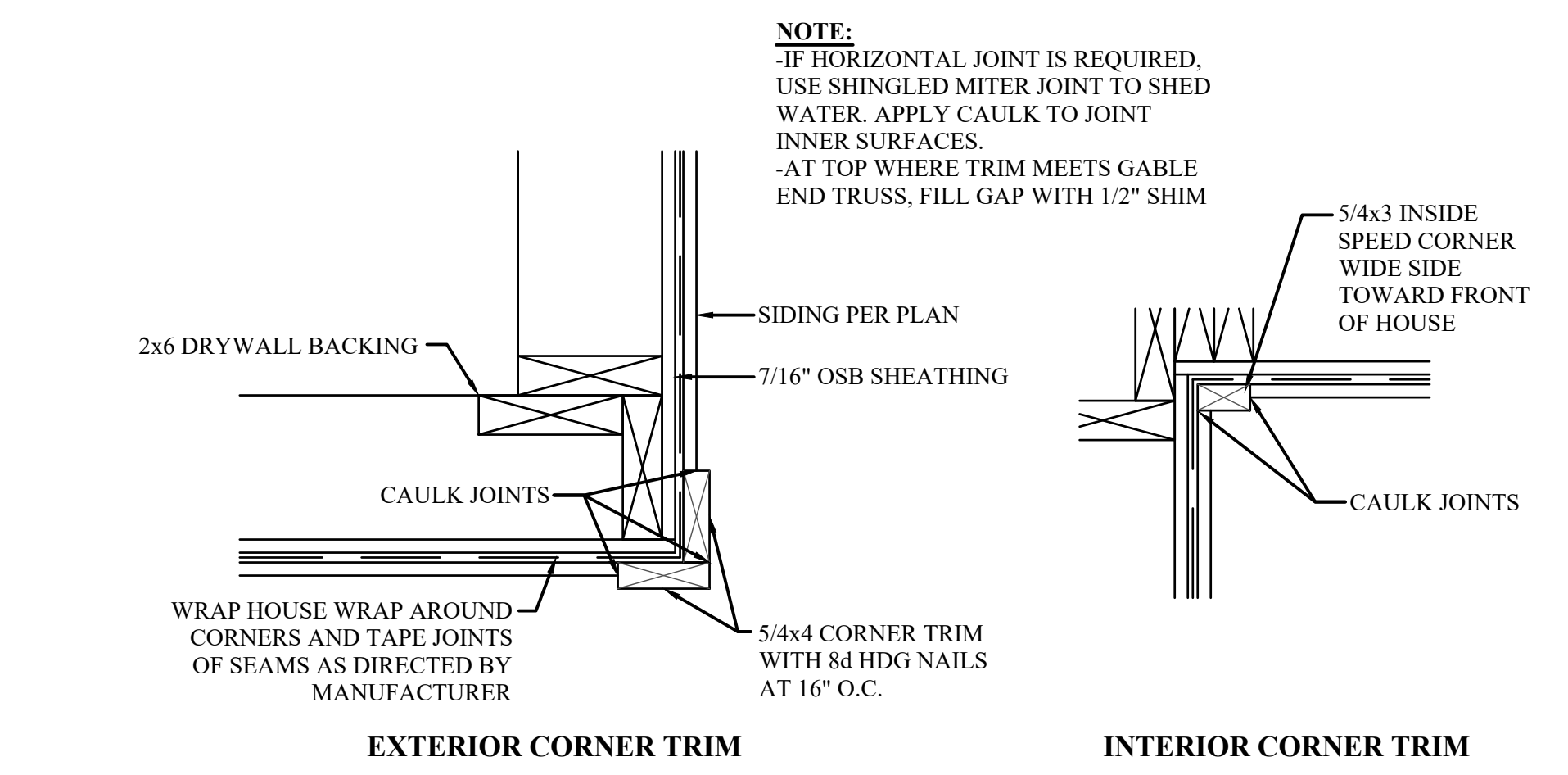
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VANCOUVER, WA 98683



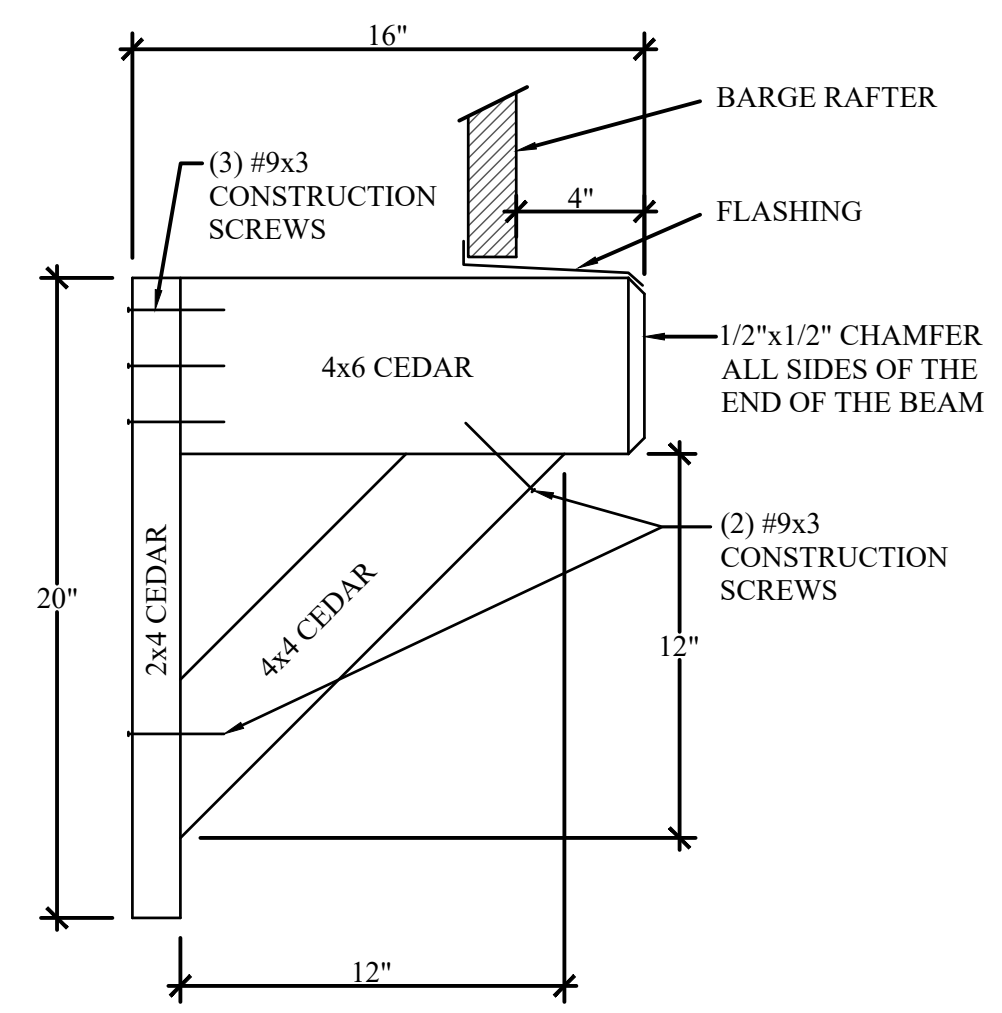
**1 SIDING AND SHEATHING**  
SCALE: NTS



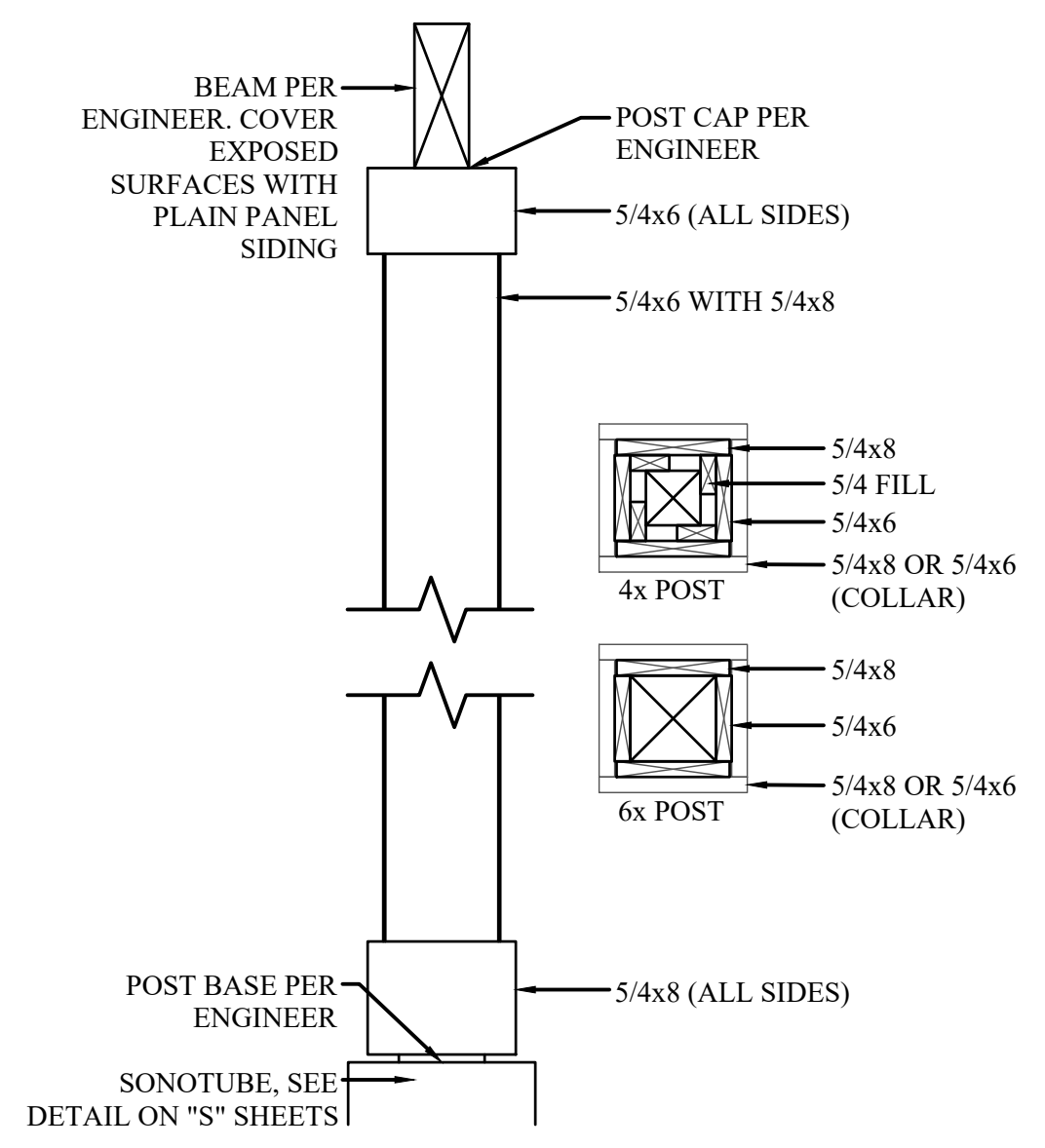
**2 GABLE END DETAILING**  
SCALE: NTS



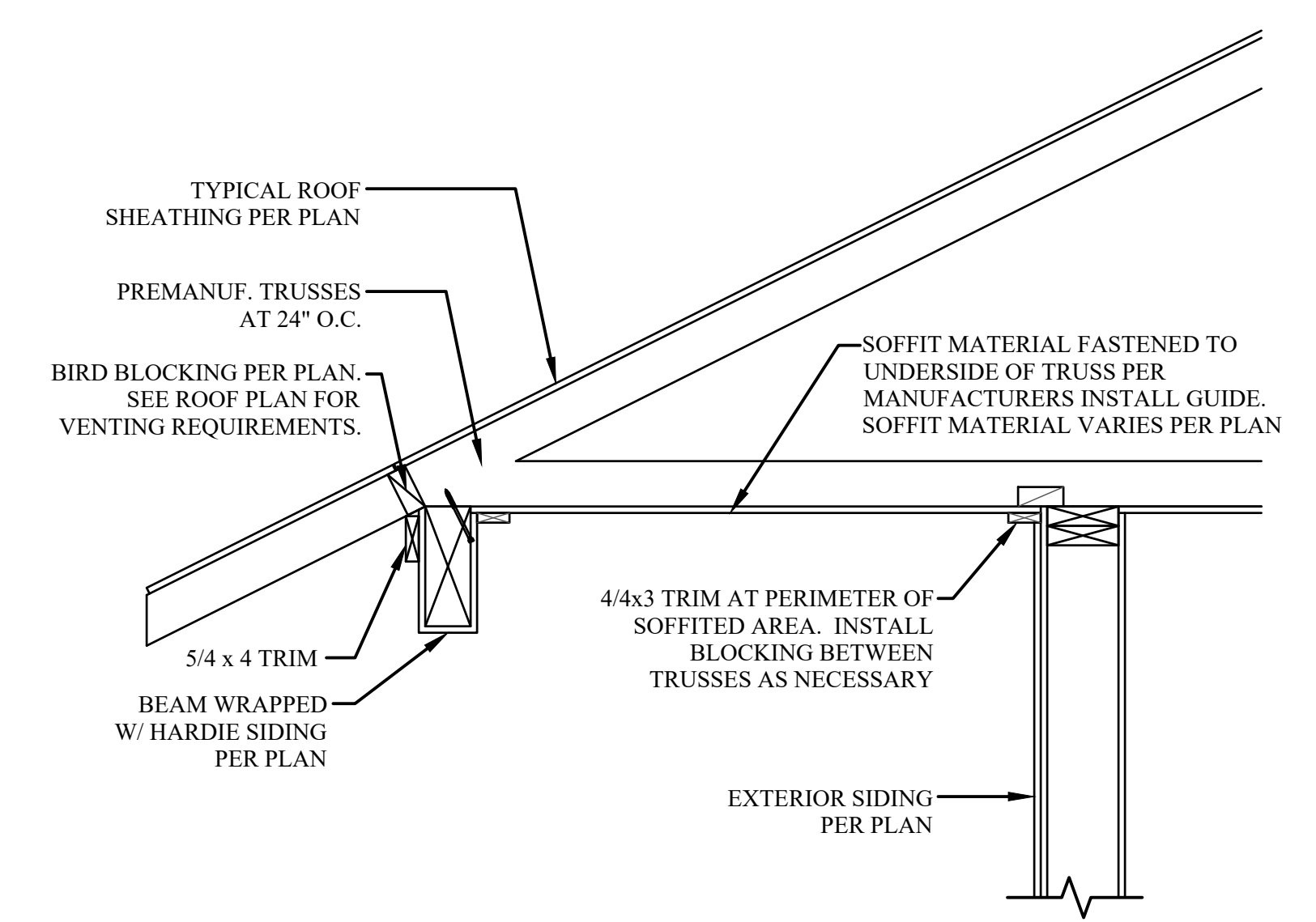
**5 CORNERBOARD TRIM**  
SCALE: 2\"/>




**6 LOOKOUT BEAM**  
SCALE: 2\"/>

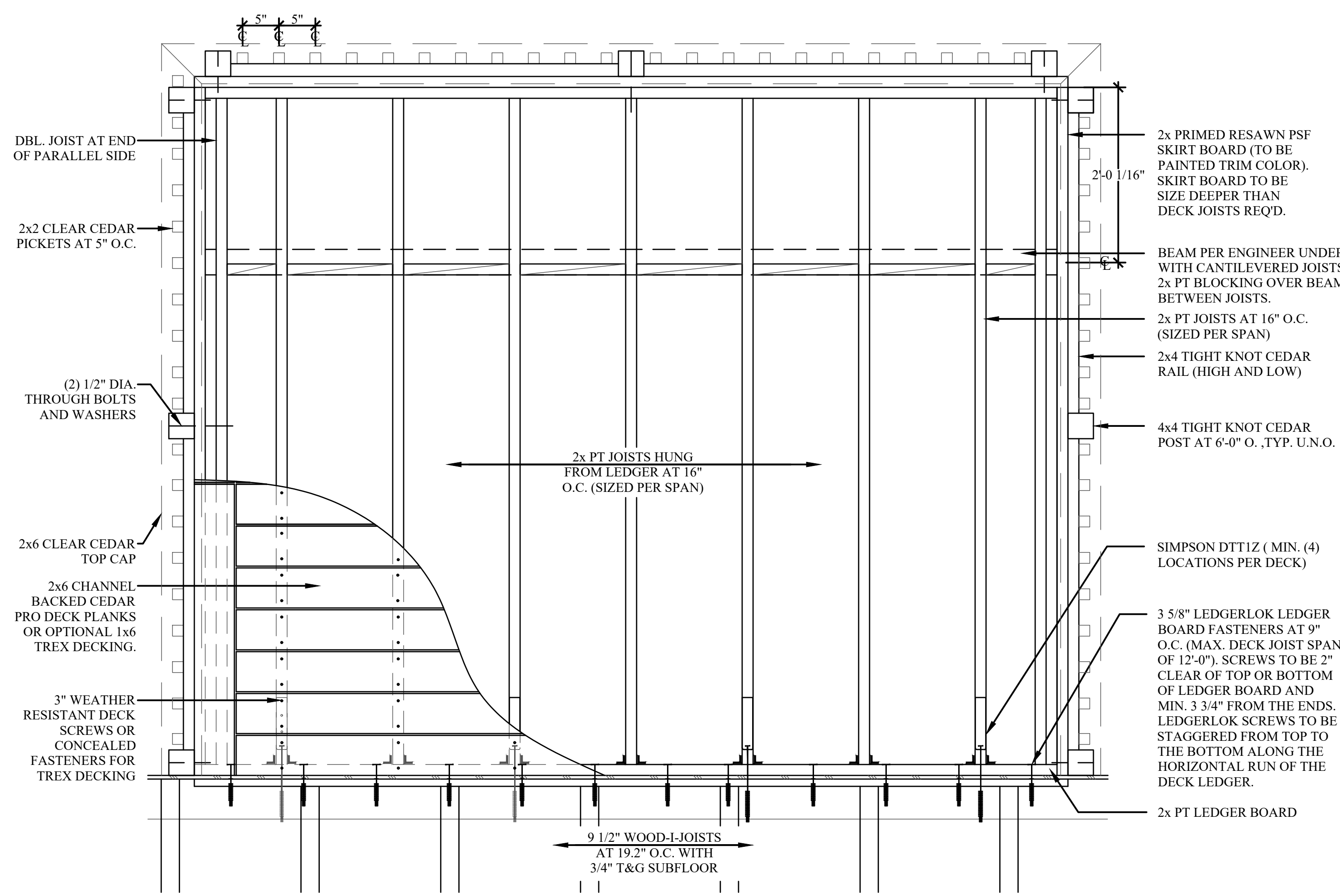


**7a EXTERIOR COLUMN**  
SCALE: 1\"/>



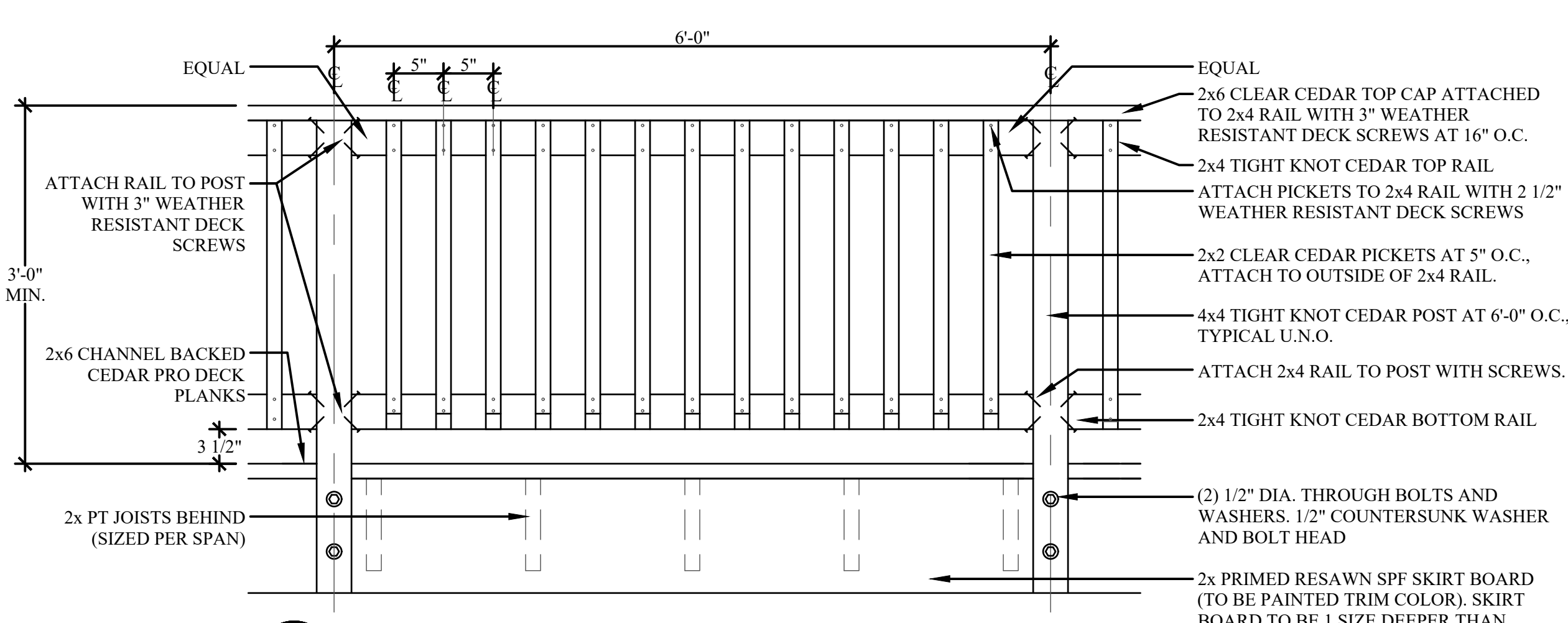
**4 EXTERIOR SOFFIT ATTACHMENT**  
SCALE: 1\"/>

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	SCALE: AS SHOWN DATE: 06/15/2023 DRAFTED BY: ES REV:	
GARAGE CONFIGURATION: <b>NONE</b>	IHMS MODEL CODE: <b>L30 - AO-31502</b>	<b>DETAILS</b>
PLAN ORIENTATION: <b>STANDARD</b>		
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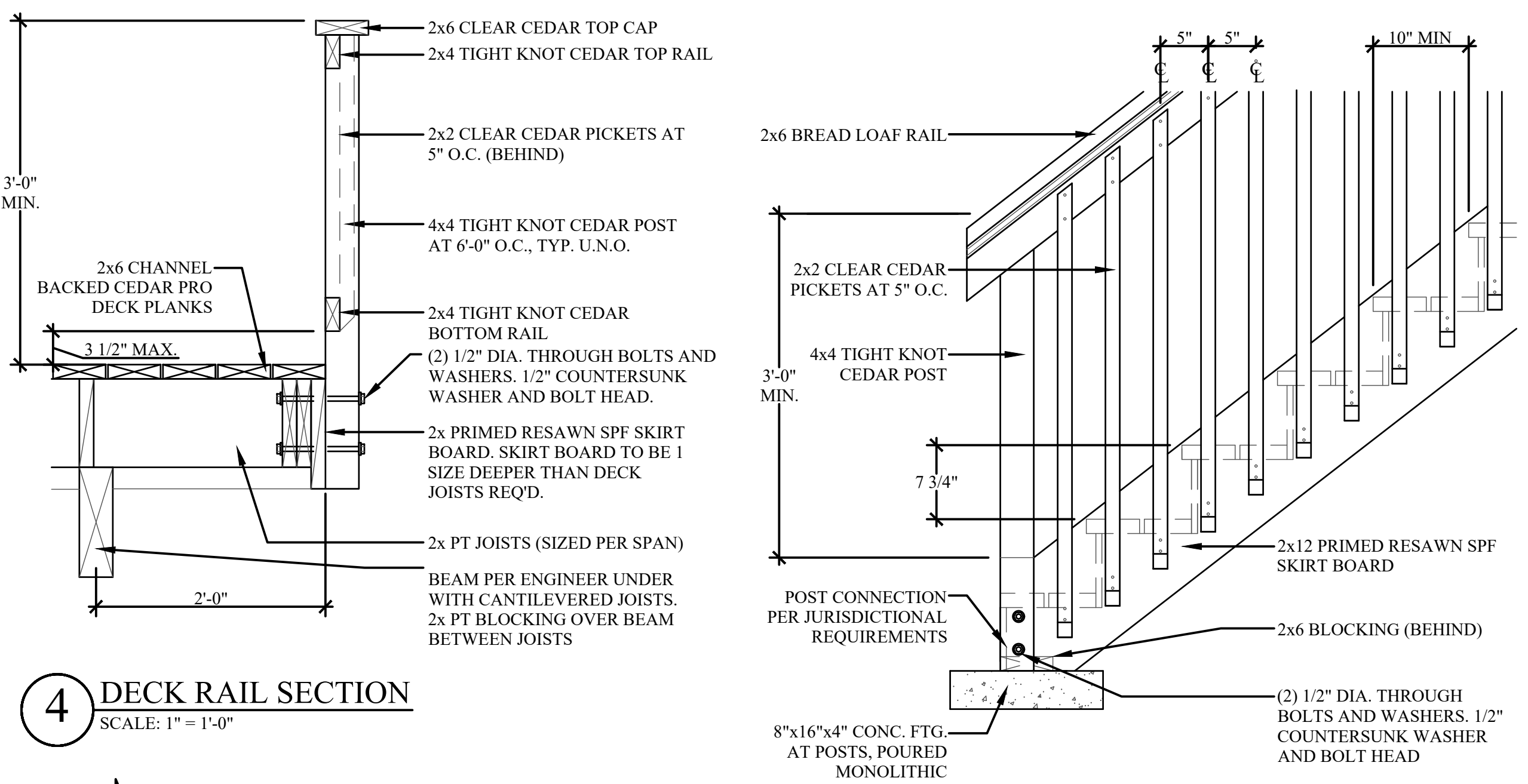


**1 DECK PLAN, TYP.**  
SCALE: 1" = 1'-0"

THE DETAILS PROVIDED ON THIS PAGE ARE SUGGESTED TYPICAL DECK FRAMING PRACTICES. ADAIR IS TO PROVIDE AND INSTALL THE DECK LEDGER ONLY. THE HOME OWNER IS TO BUILD (materials & labor) ANY DECKS RAILING OR EXTERIOR STAIRS.

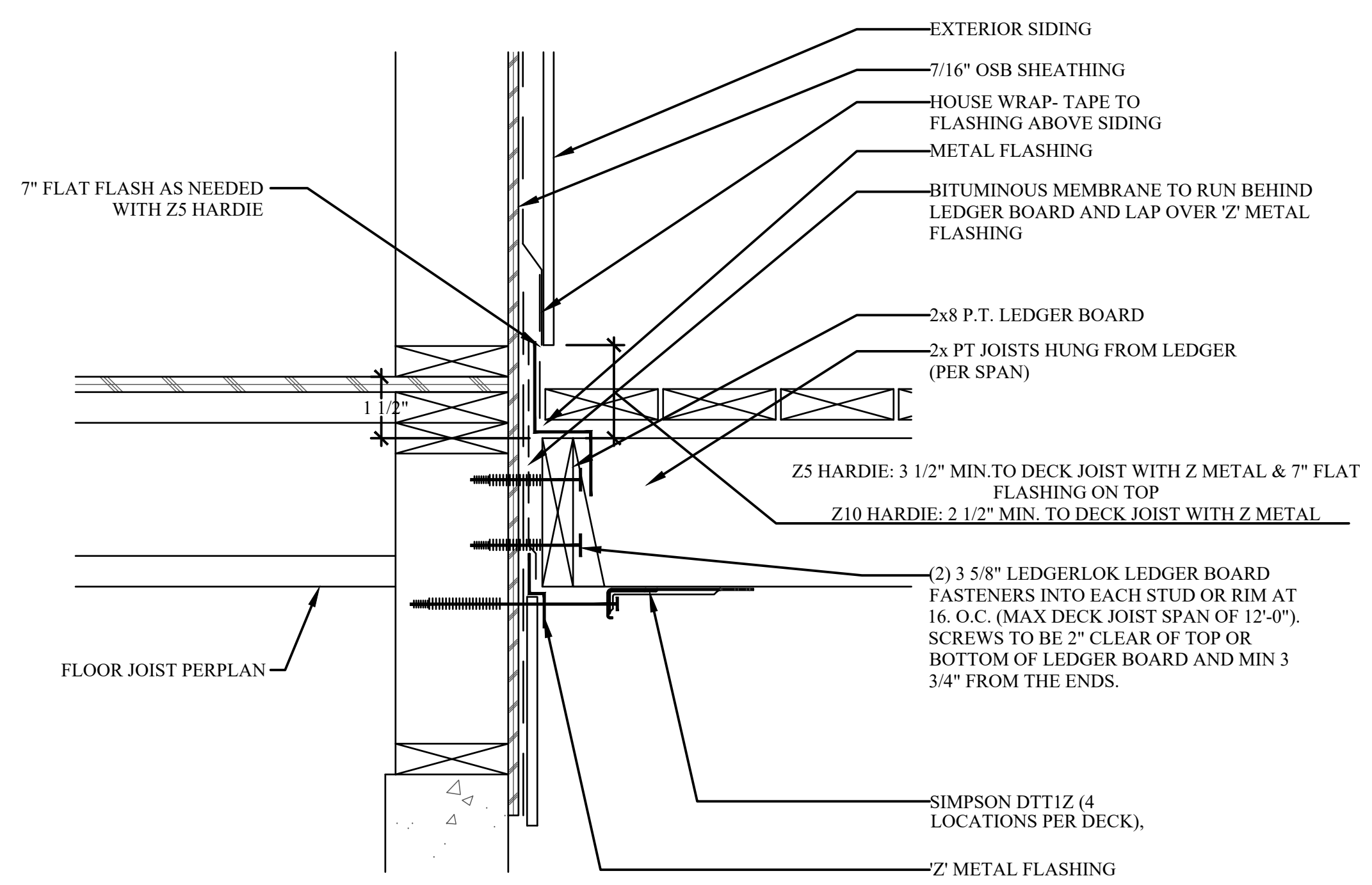


**3 DECK RAIL ELEVATION**  
SCALE: 1" = 1'-0"

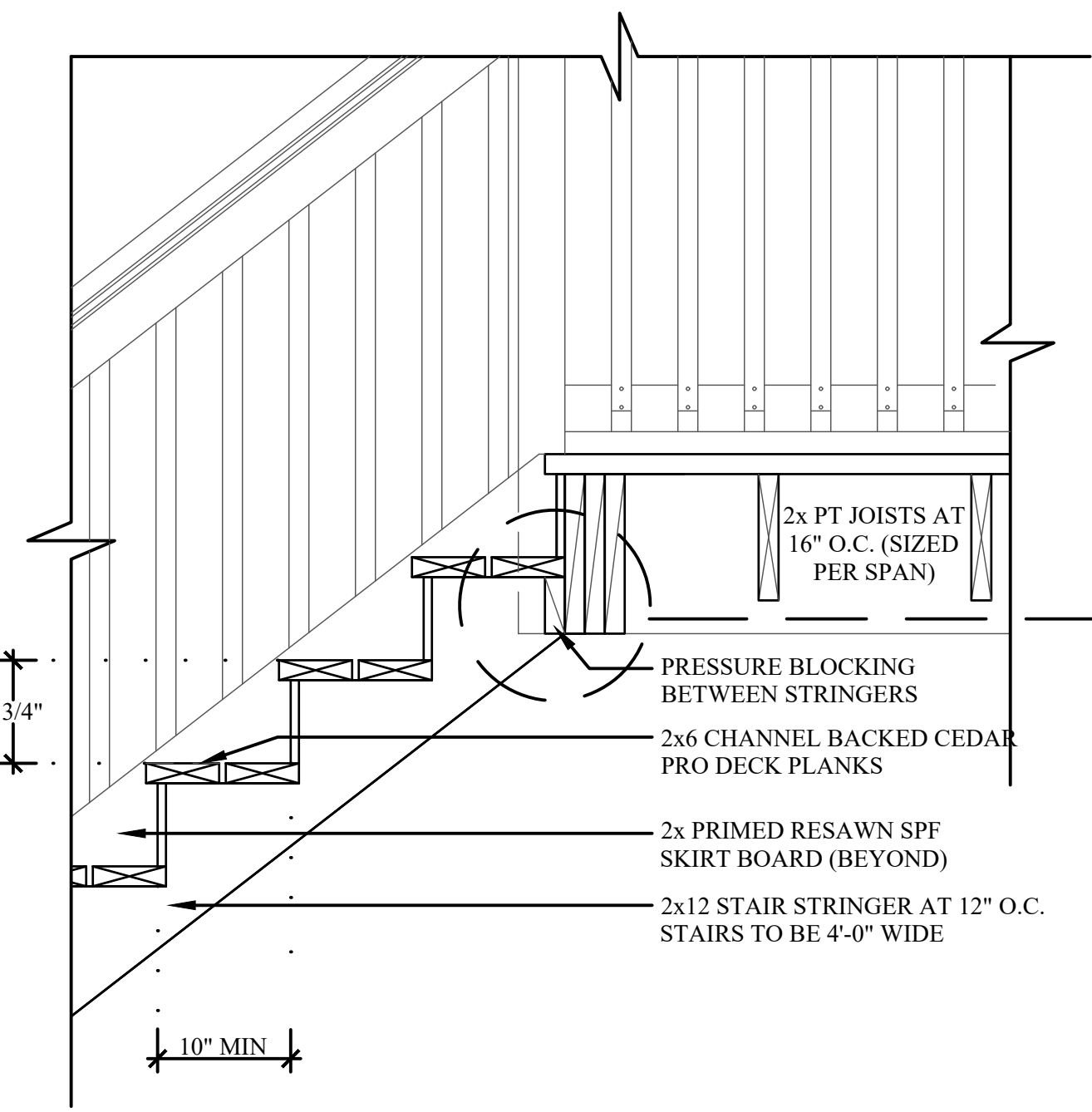


**4 DECK RAIL SECTION**  
SCALE: 1" = 1'-0"

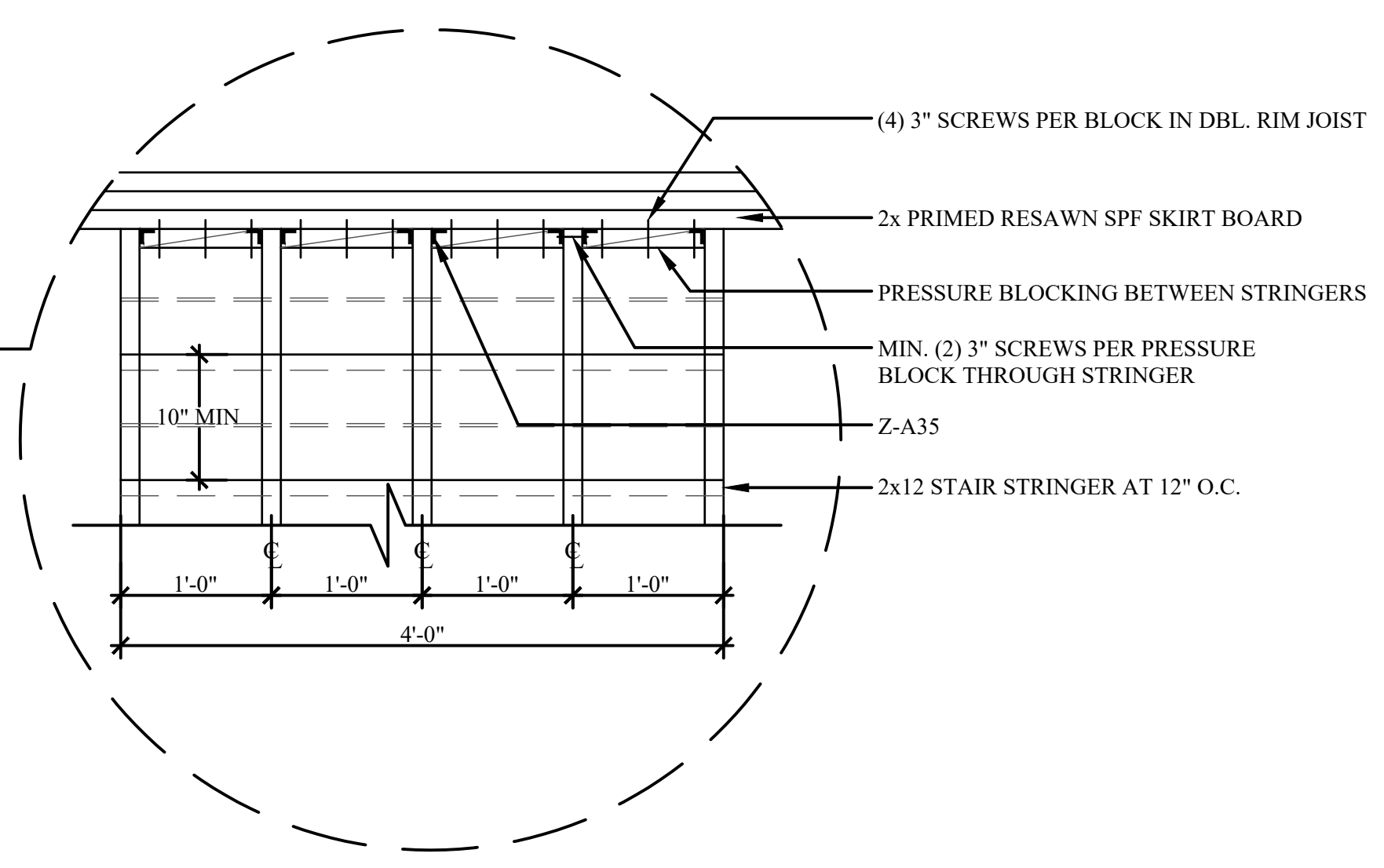
**5 DECK RAILING SECTION (BOTTOM)**  
SCALE: 1" = 1'-0"



**2 DECK LEDGER DETAIL**  
SCALE: 2" = 1'-0"



**6 DECK STAIR SECTION (TOP)**  
SCALE: 1" = 1'-0"



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SCALE: AS SHOWN  
DATE: 06/15/2023  
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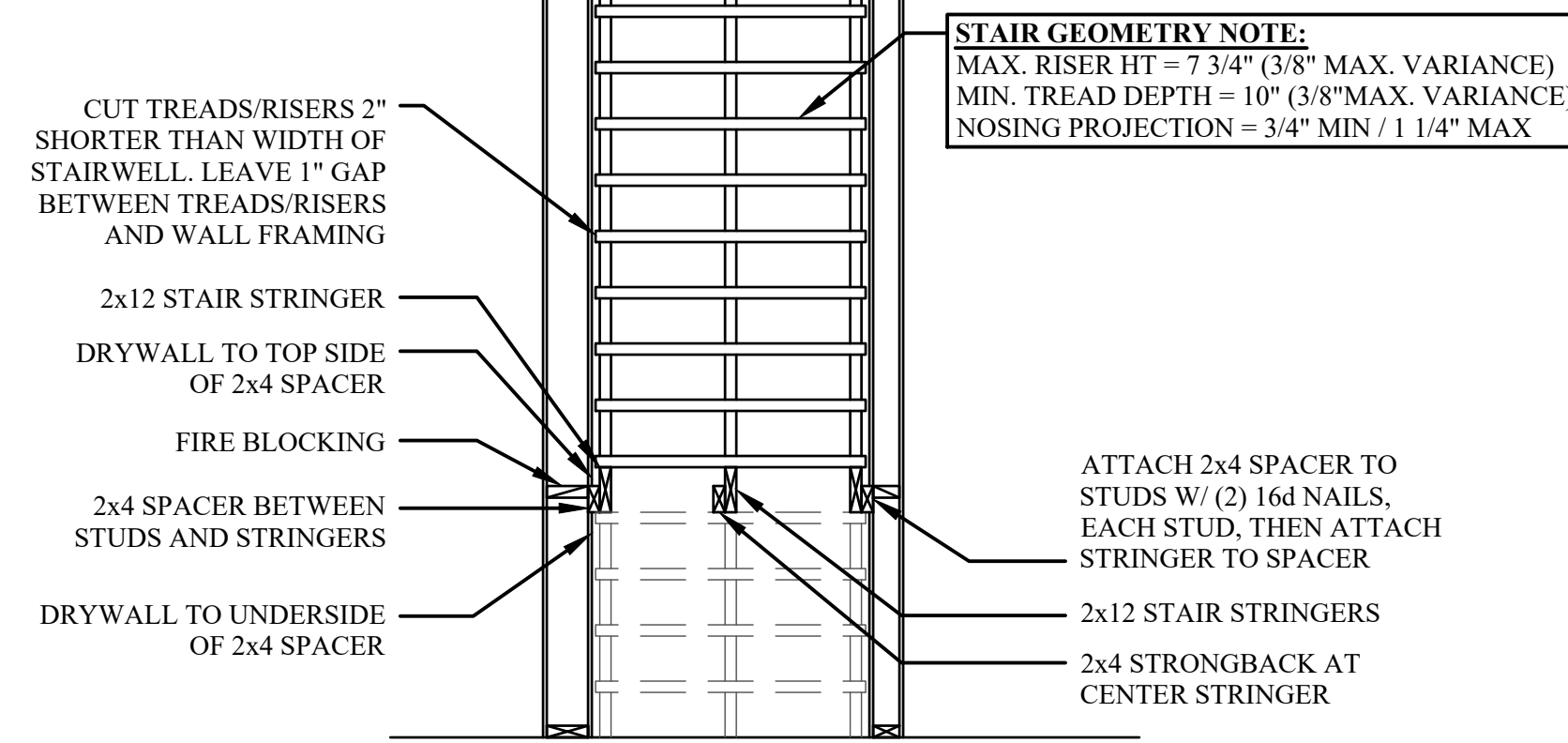
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DETAILS

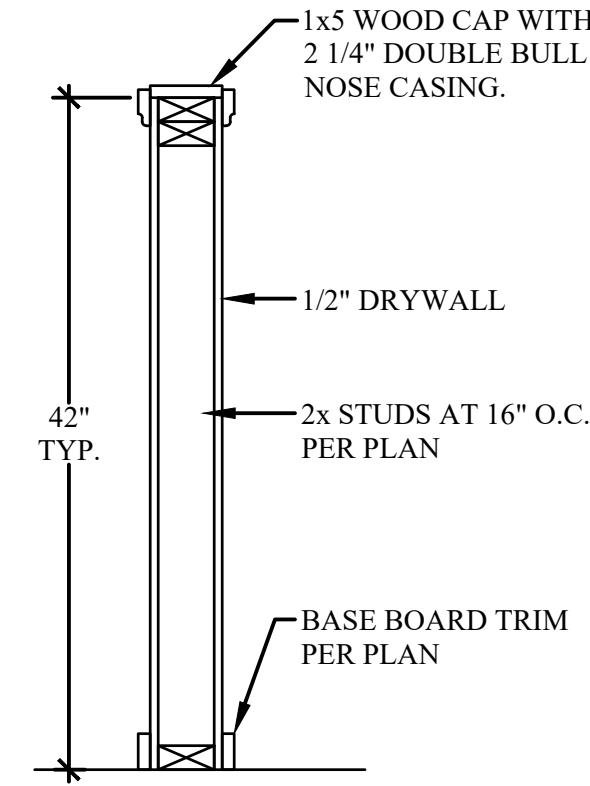
2021 ORSC

**NOTE:**  
THIS DETAIL IS TYPICAL. SEE PLANS FOR MORE INFORMATION ON SPECIFIC STAIR DIMENSIONS, LOCATION, NUMBER OF RISERS, ETC.

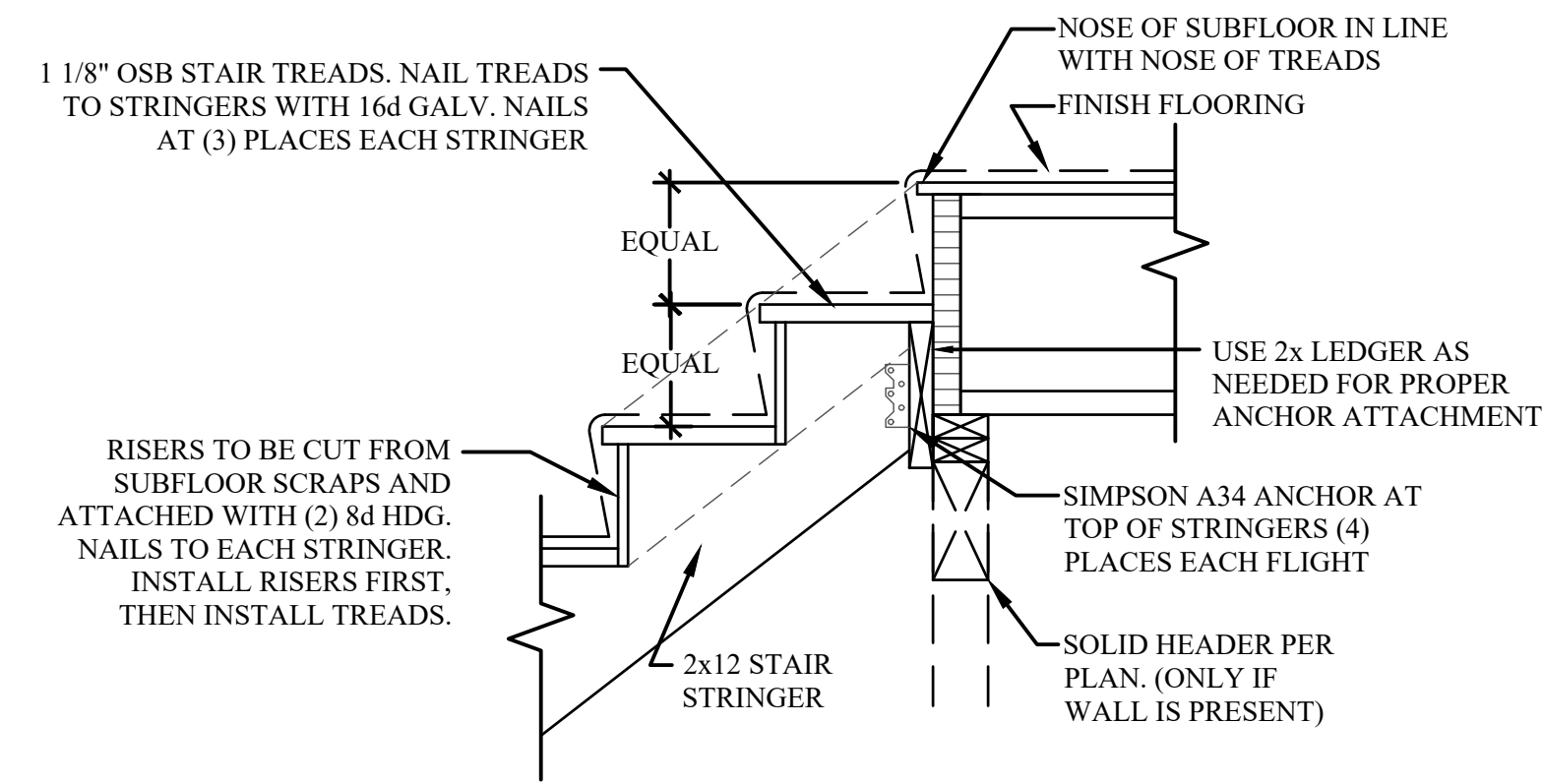


**1a STAIR FRAMING DETAIL - STRINGER TO WALL**  
SCALE: 1/2" = 1'-0"

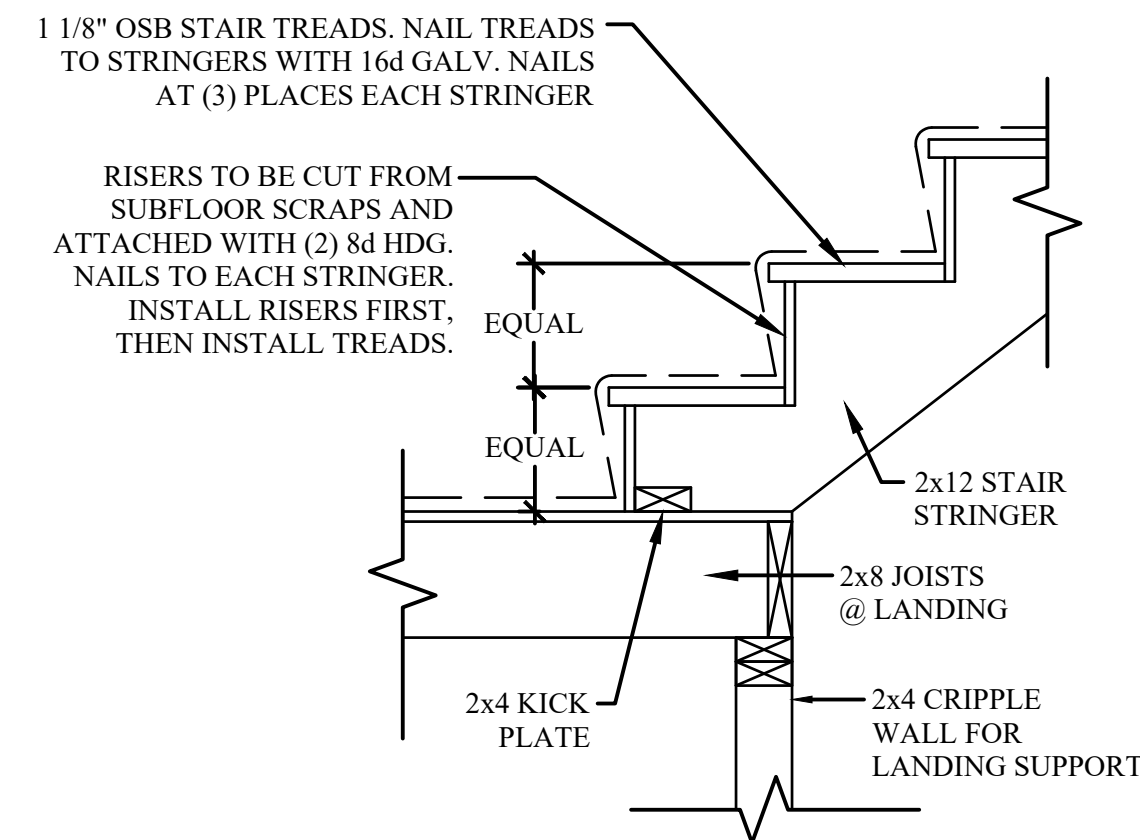
**STAIR GEOMETRY NOTE:**  
MAX. RISER HT = 7 3/4" (3/8" MAX. VARIANCE)  
MIN. TREAD DEPTH = 10" (3/8" MAX. VARIANCE)  
NOSING PROJECTION = 3/4" MIN / 1 1/4" MAX



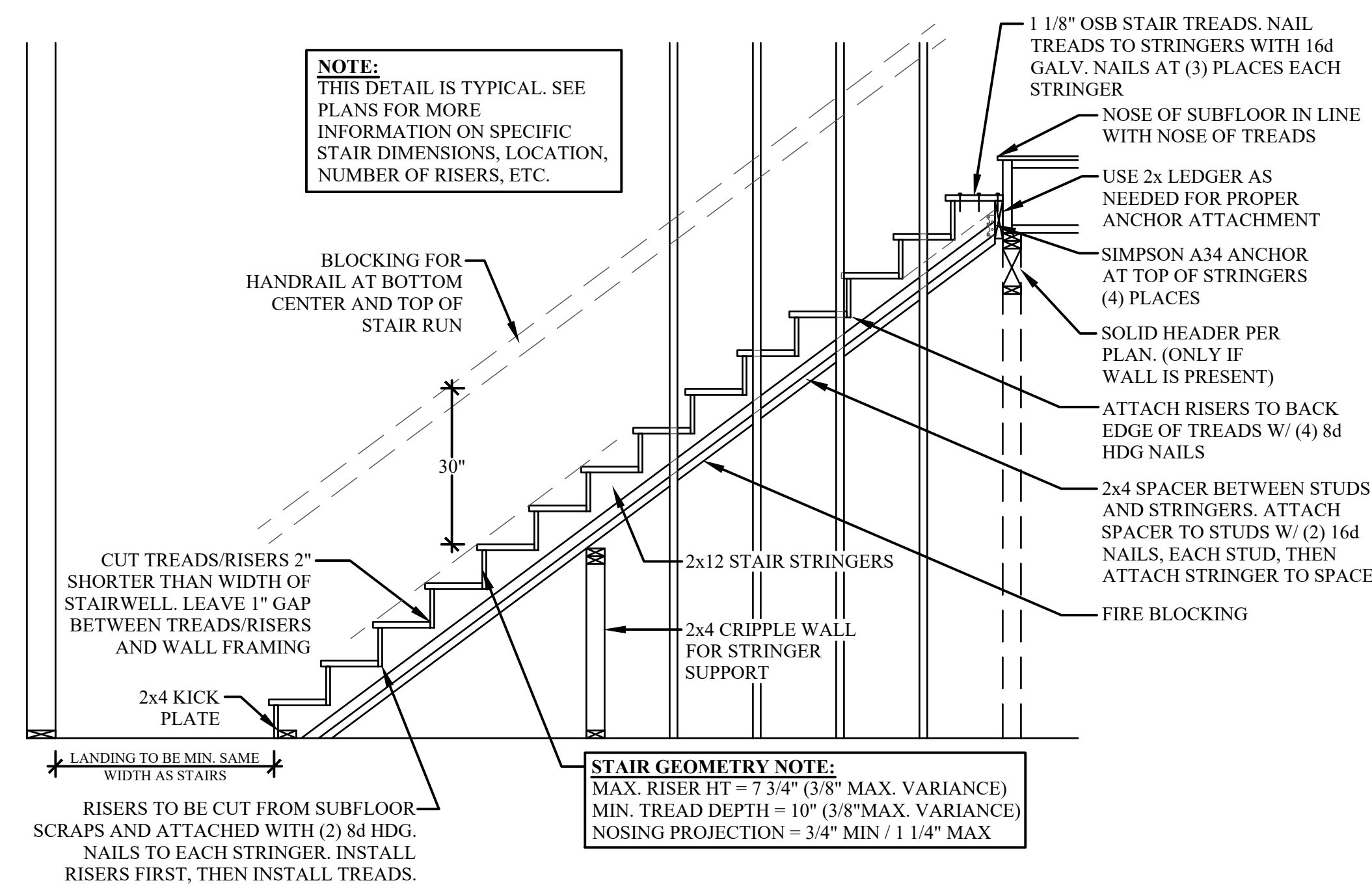
**4a 1/2 WALL WITH WOOD CAP**  
SCALE: 1" = 1'-0"



**4 STAIR DETAIL - TOP OF STAIR RUN**  
SCALE: 1" = 1'-0"



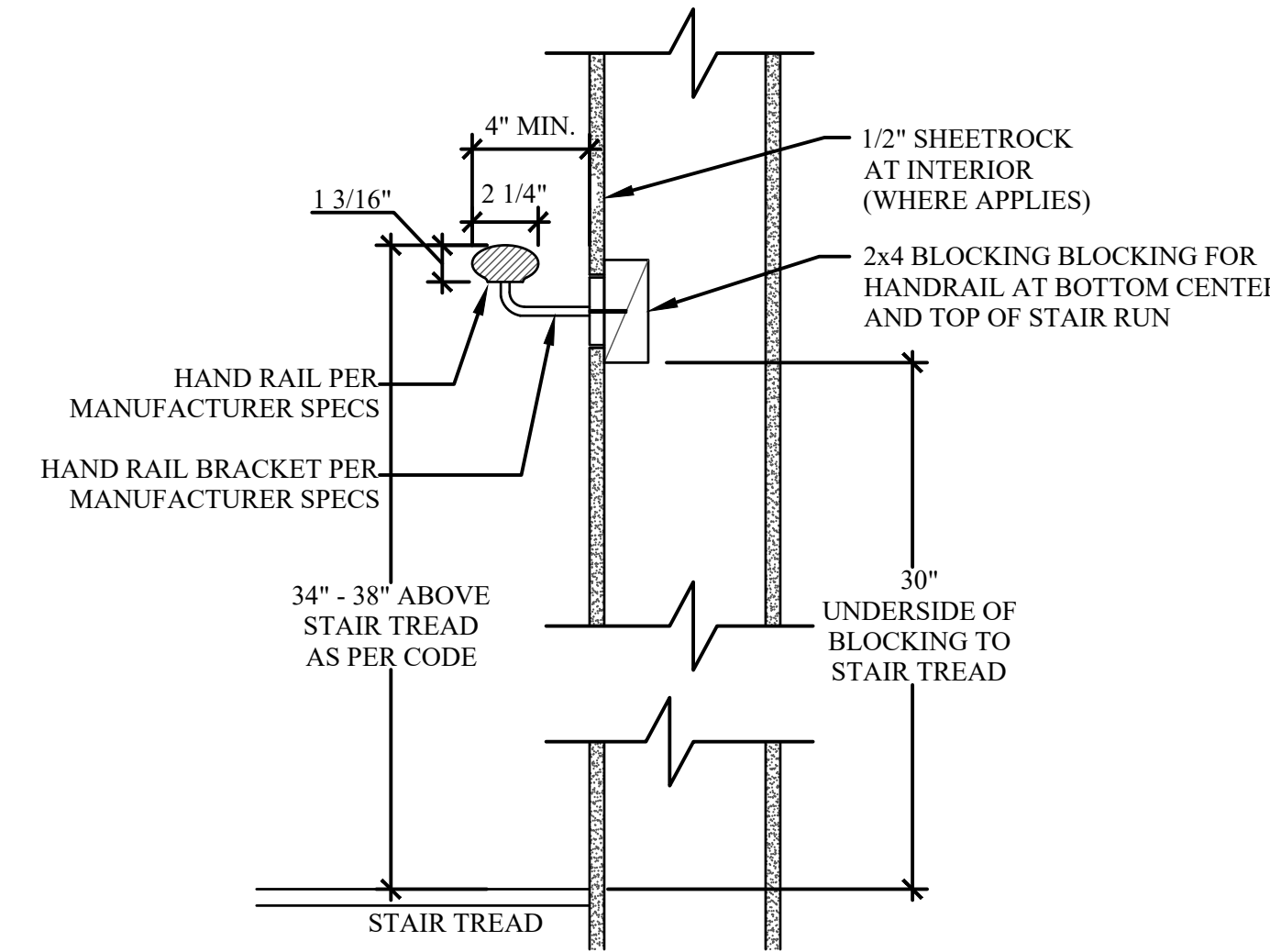
**5 STAIR DETAIL - AT LANDING**  
SCALE: 1" = 1'-0"



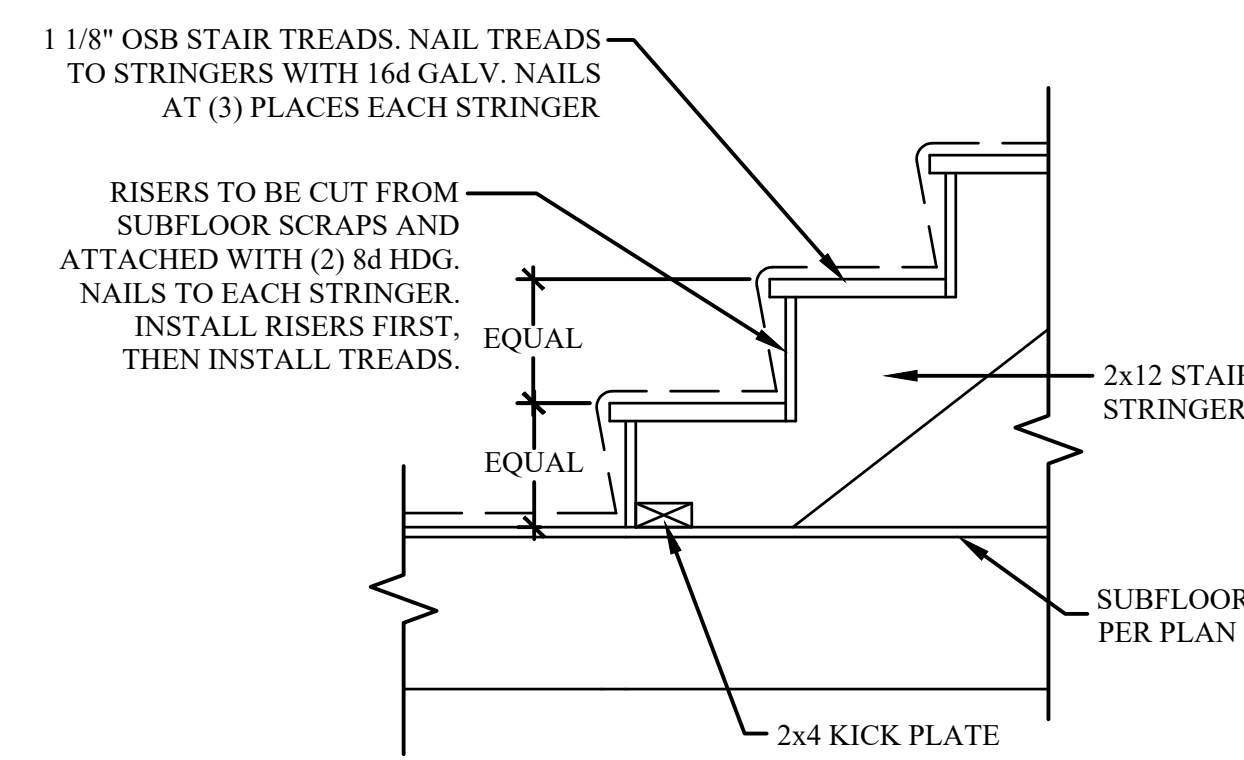
**3 STAIR FRAMING DETAIL - STRAIGHT STAIR**  
SCALE: 1/2" = 1'-0"

**NOTE:**  
THIS DETAIL IS TYPICAL. SEE PLANS FOR MORE INFORMATION ON SPECIFIC STAIR DIMENSIONS, LOCATION, NUMBER OF RISERS, ETC.

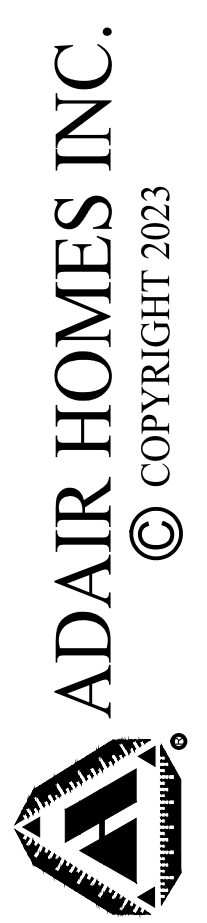
**STAIR GEOMETRY NOTE:**  
MAX. RISER HT = 7 3/4" (3/8" MAX. VARIANCE)  
MIN. TREAD DEPTH = 10" (3/8" MAX. VARIANCE)  
NOSING PROJECTION = 3/4" MIN / 1 1/4" MAX



**3 HAND RAIL DETAIL**  
SCALE: 2" = 1'-0"



**6 STAIR DETAIL - AT FLOOR**  
SCALE: 1" = 1'-0"



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GARAGE CONFIGURATION:  
NONE

PLAN ORIENTATION:  
STANDARD

IIMS MODEL CODE:  
L30 - AO-31502

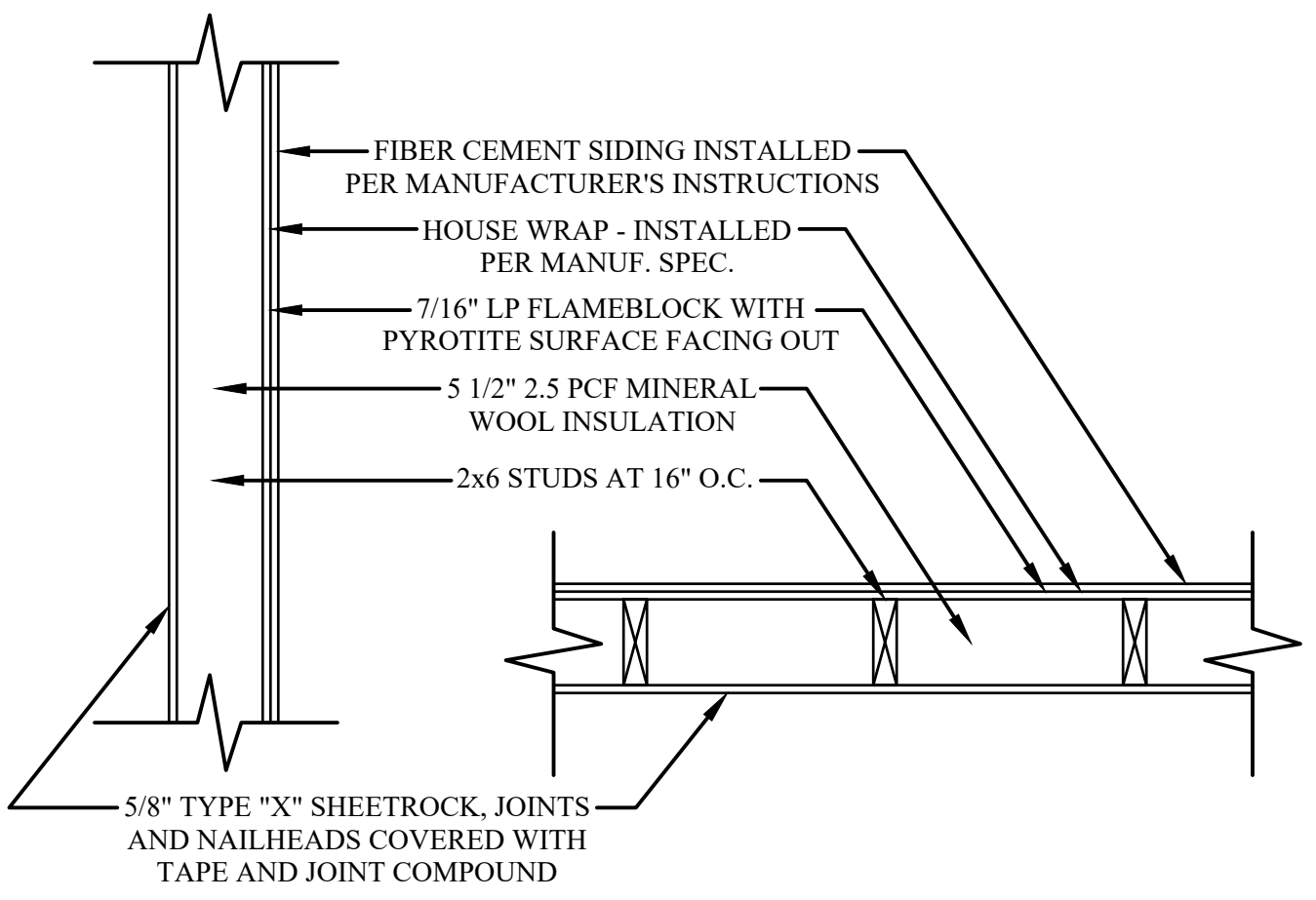
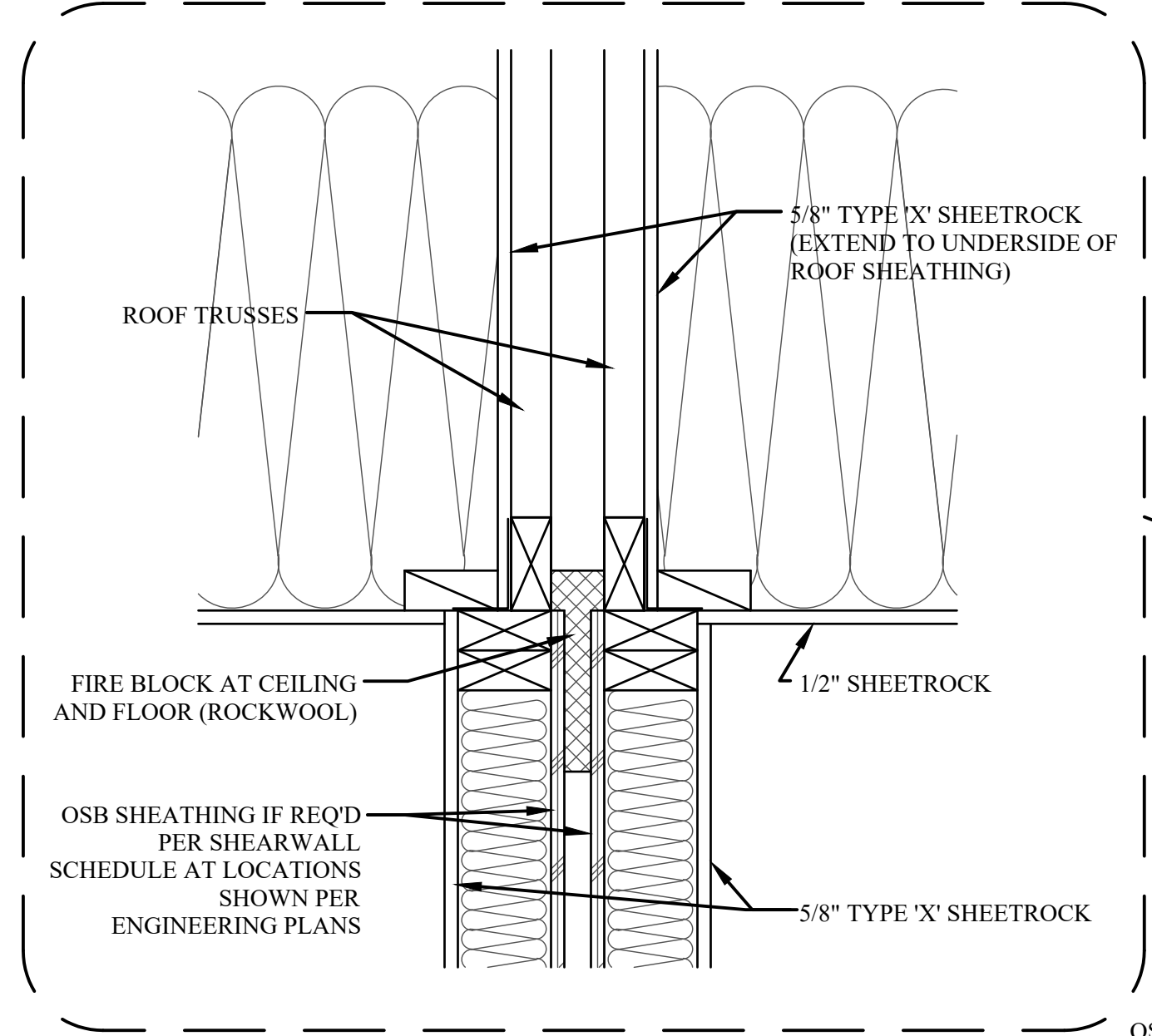
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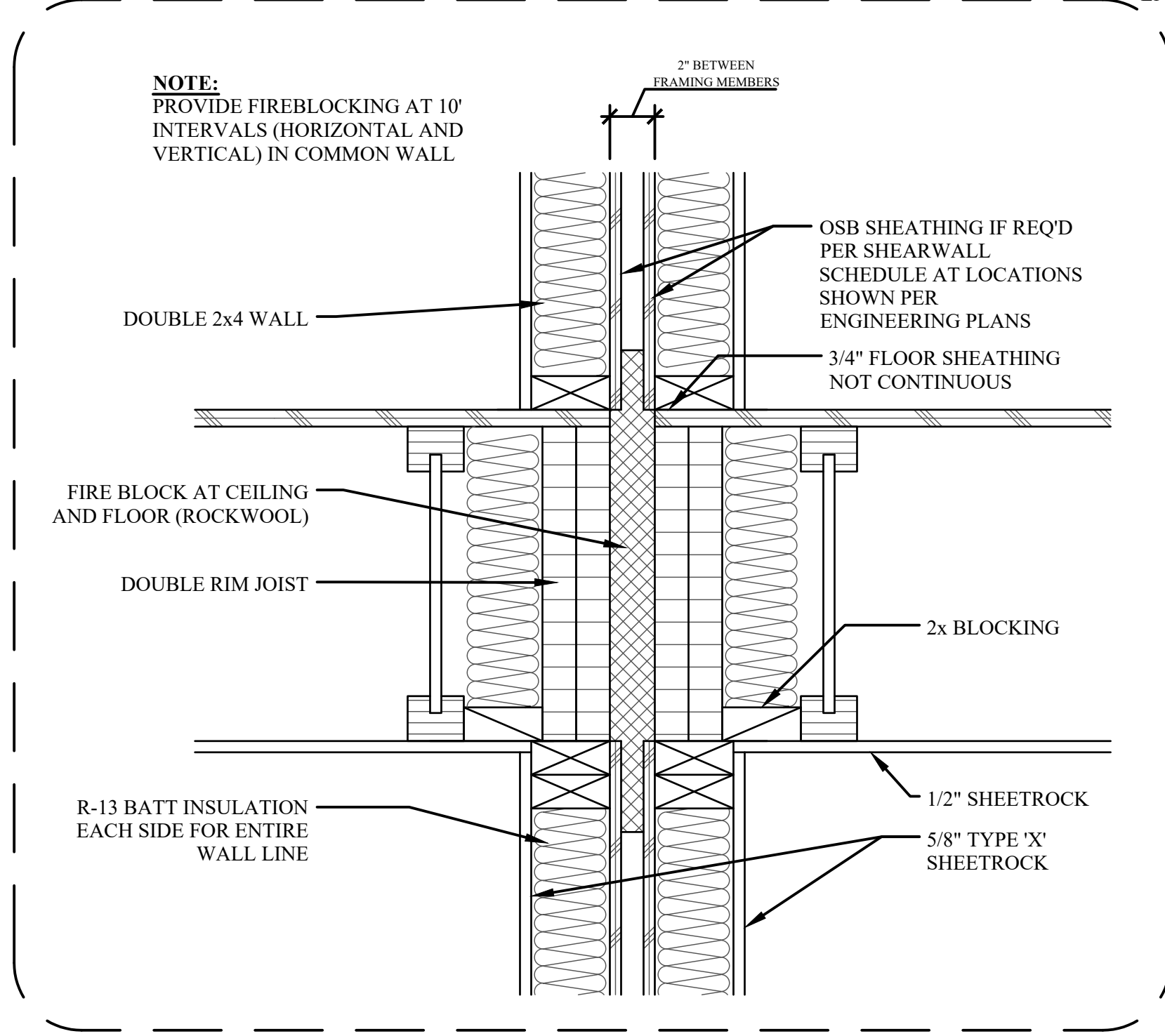
DETAILS

REV:

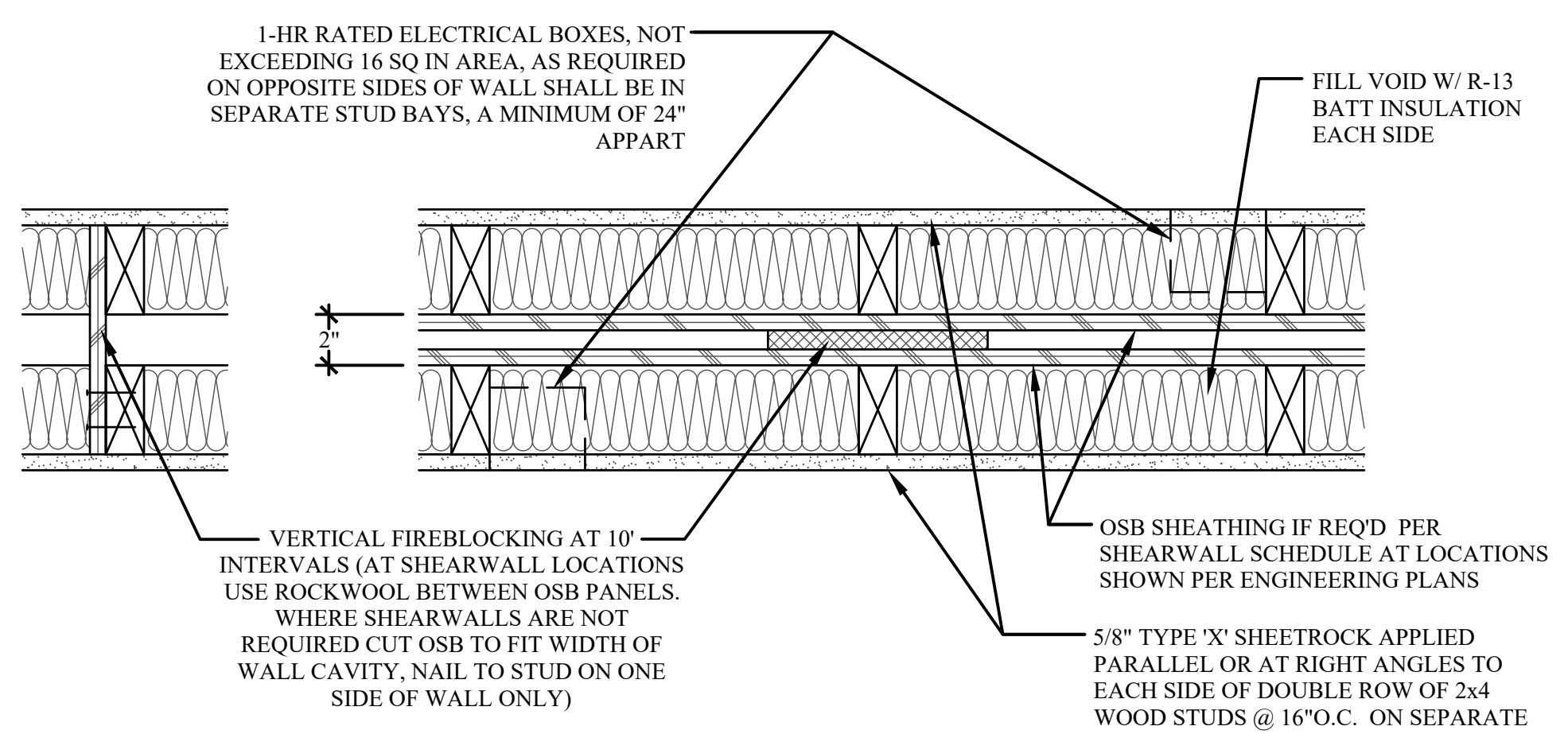
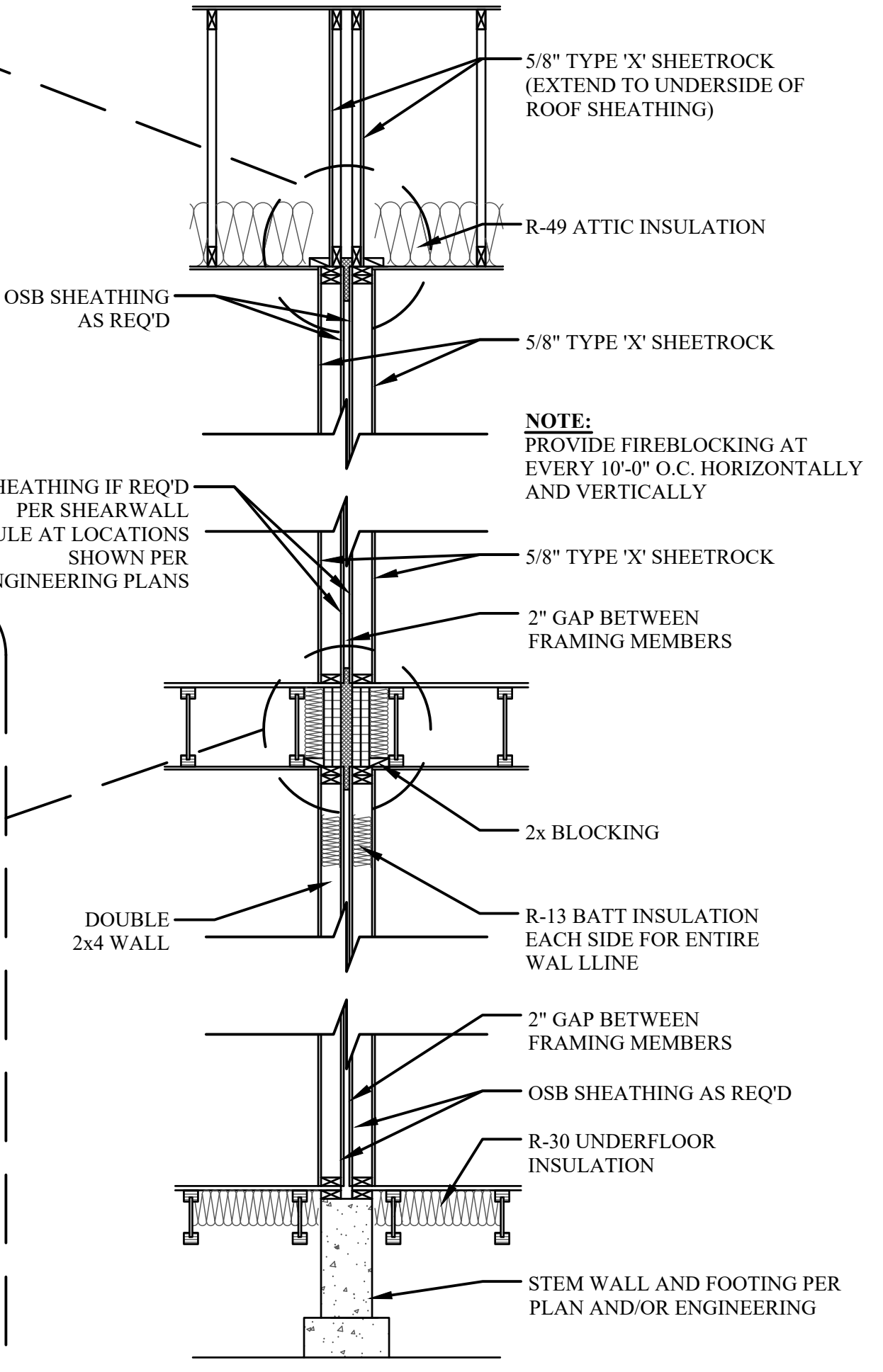




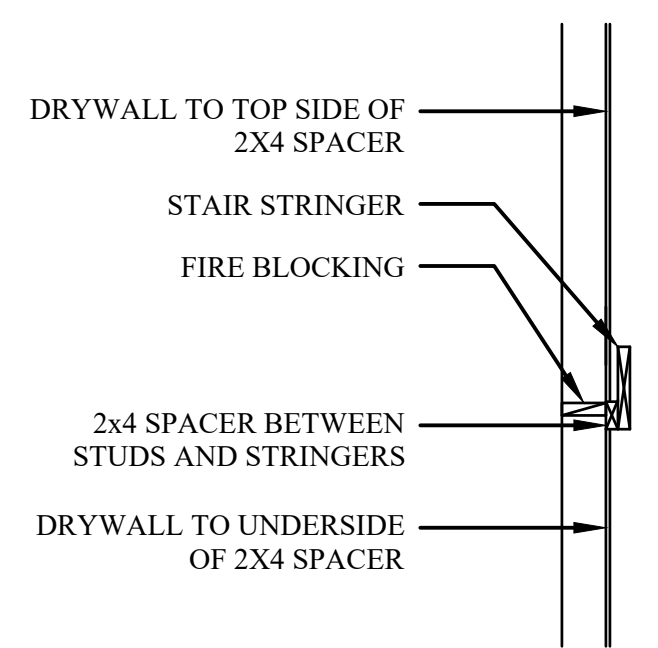
**3 EXTERIOR 1 HOUR FIRE RATED WALL DETAIL - LPB/WPPS 60-01**  
 SCALE: 1" = 1'-0"  
 DESIGN NO. - INTERTEK LABS - BTC/WA 60-01 (LPB/WA-60-01)  
 1-HOUR FIRE RATING FROM BOTH SIDES BEARING WALL  
 PENETRATIONS OF WALL ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH SECTION R302.4 MEMBRANE PENETRATIONS SHALL BE IN ACCORDANCE WITH SECTION R302.4.2



**1 COMMON WALL SECTION**  
 SCALE: 1/2" = 1'-0" & 1" = 1'-0"  
 NOTE: THIS DETAIL IS BASED ON GYPSUM ASSOCIATION FILE NO. WP 3370: 1 HOUR RATED, 45 TO 49 STC



**2 COMMON WALL ASSEMBLY**  
 SCALE: 2" = 1'-0"  
 NOTE: THIS DETAIL IS BASED ON GYPSUM ASSOCIATION FILE NO. WP 3370: 1 HOUR RATED, 45 TO 49 STC



**4 COMMON WALL STAIR STRINGER**  
 SCALE: 1/2" = 1'-0"  
 NOTE: THIS DETAIL IS BASED ON GYPSUM ASSOCIATION FILE NO. WP 3370: 1 HOUR RATED, 45 TO 49 STC

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2386 - DUPLEX

PLAN ORIENTATION:  
 STANDARD

GARAGE CONFIGURATION:  
 NONE

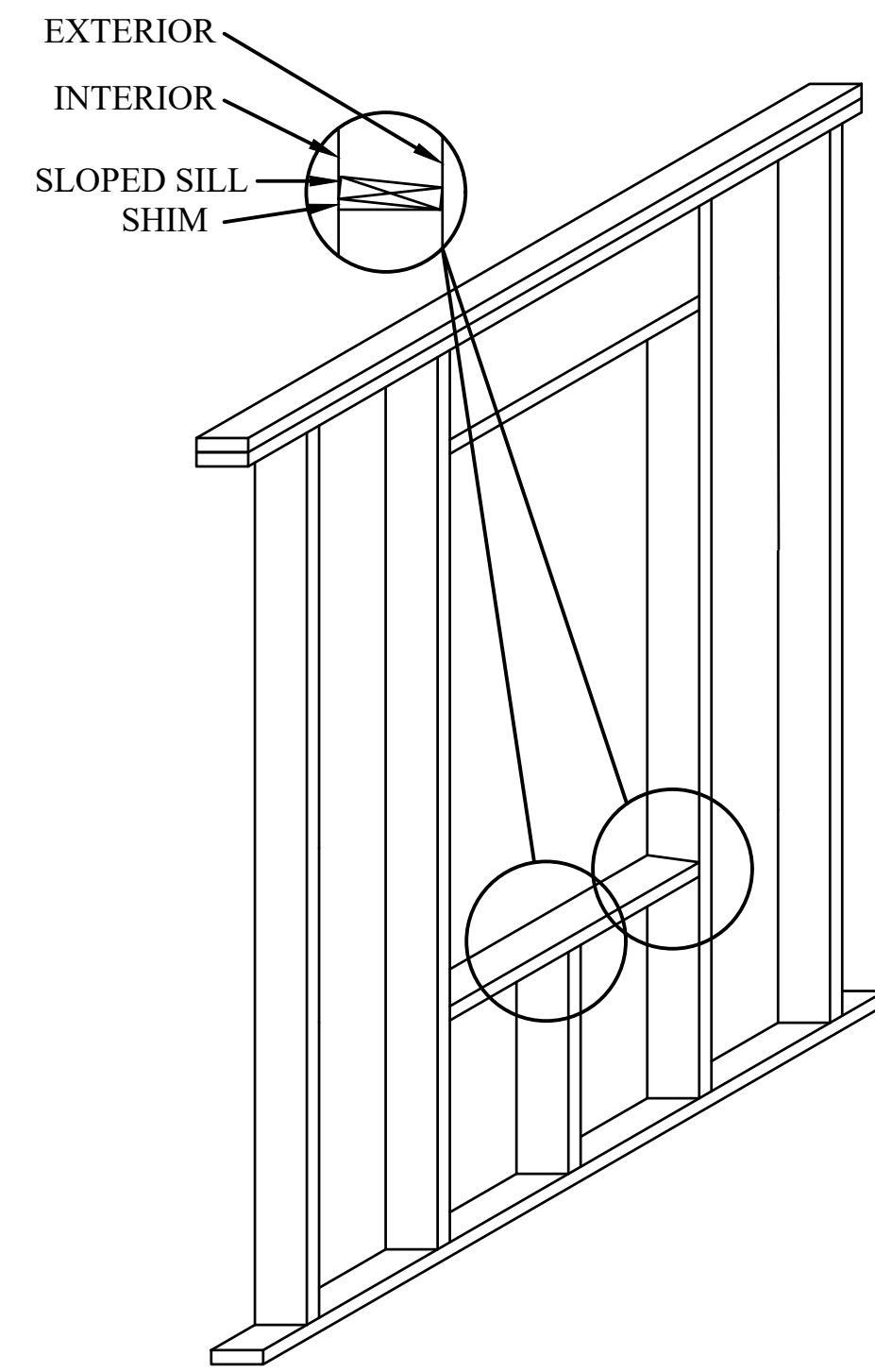
DETAILS

IIMS MODEL CODE:  
 L30 - AO-31502

2021 ORSC

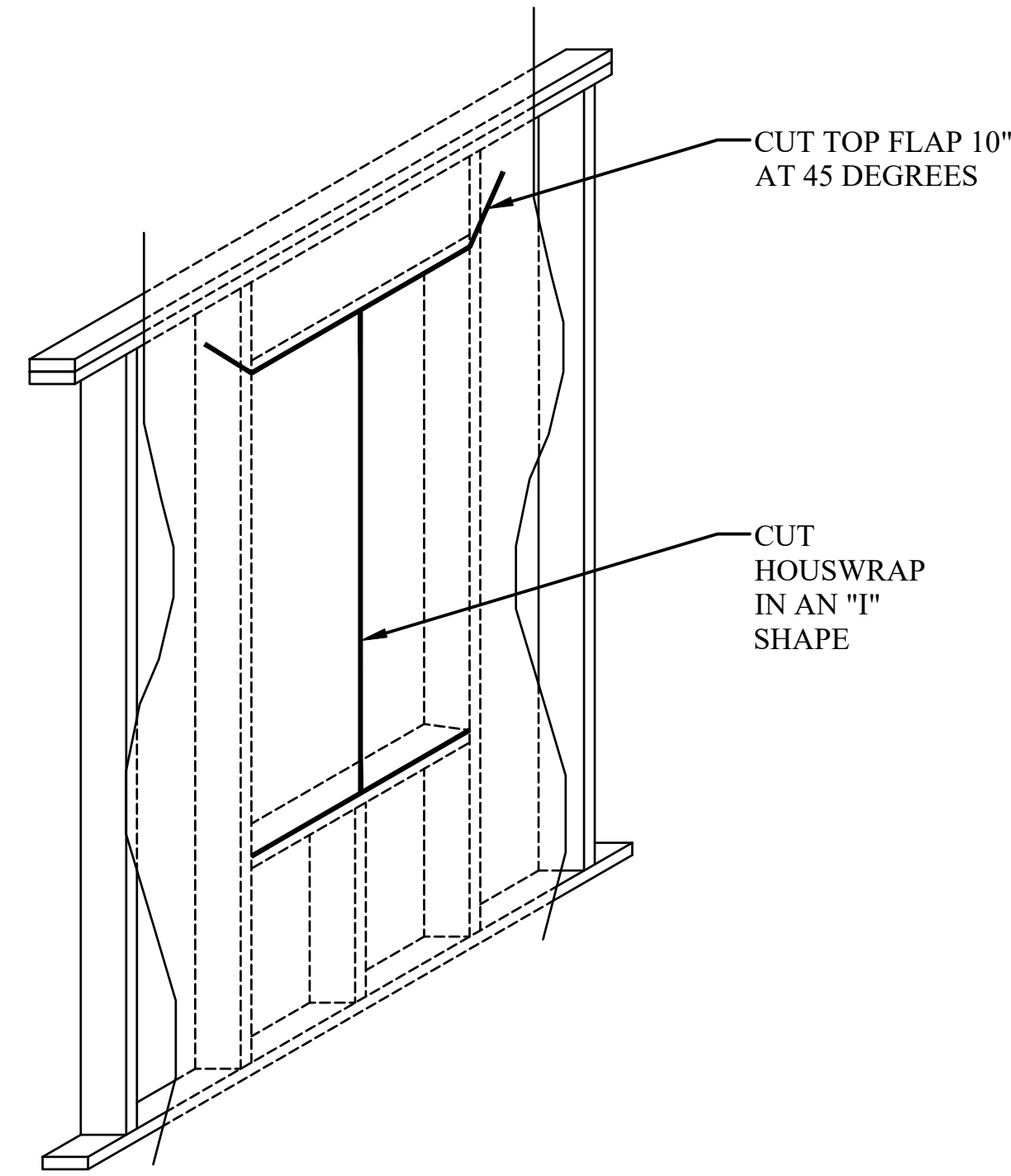
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 DATE: 06/15/2023  
 DRAFTED BY: ES  
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PAGE:  
 AD11



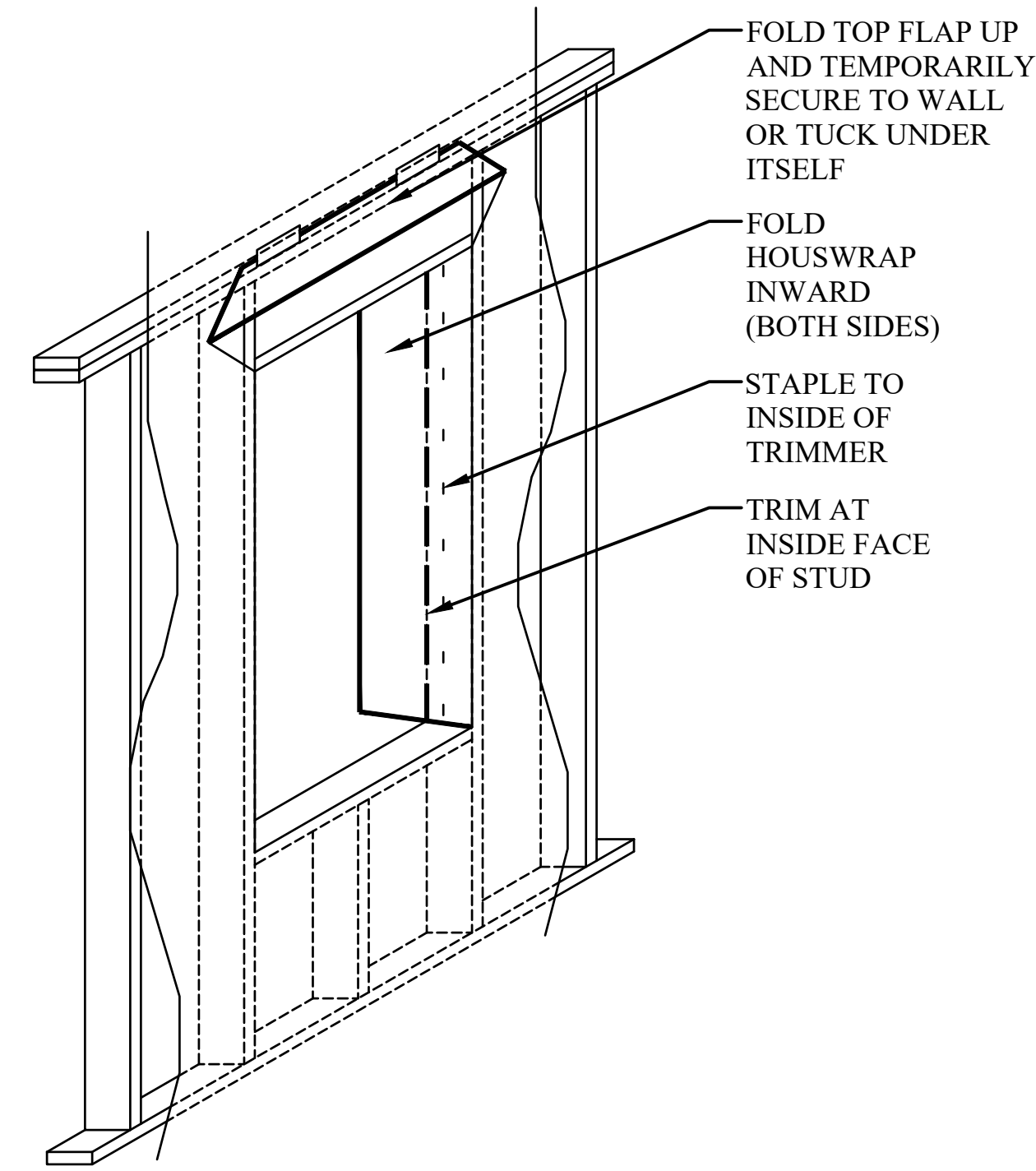
\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 1**  
ENSURE WINDOW FRAMING IS CORRECT SIZE, IS SQUARE AND PLUMB.  
ENSURE SILL IS SLOPED A MINIMUM OF 6 TO 8 DEGREES (ADD SHIMS FOR SUPPORT)



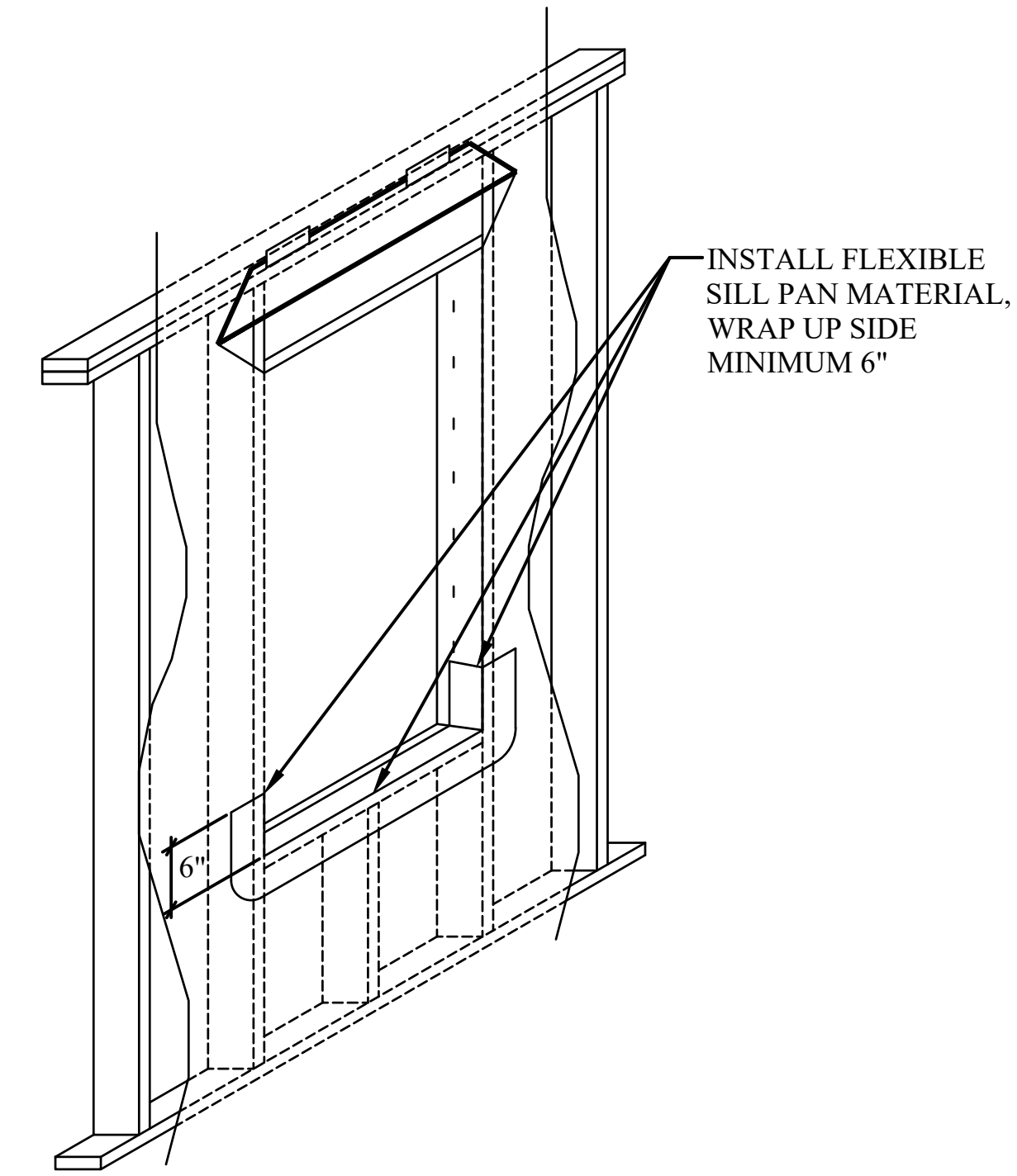
\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 2**  
INSTALL HOUSWRAP OVER WALLS AND OPENING  
CUT HOUSWRAP IN AN "I" SHAPE AT WINDOW OPENING  
CUT HOUSWRAP TOP FLAP 10" AT 45 DEGREE ANGLE



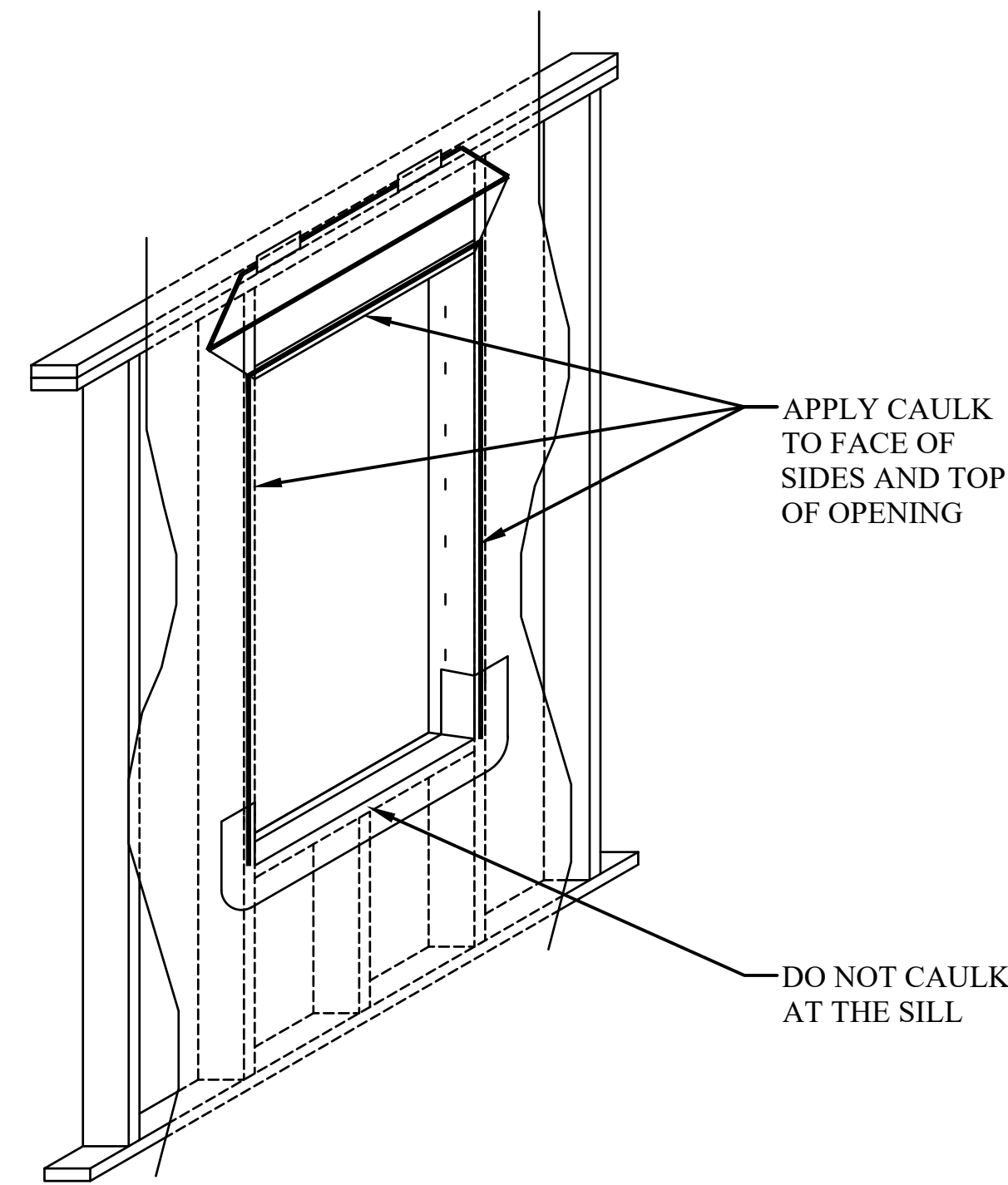
\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 3**  
WRAP HOUSWRAP INTO OPENING AT THE SIDES AND STAPLE TO WINDOW FRAMING (TRIM OFF EXTRA AT FACE OF STUDS)  
FOLD TOP FLAP UP AND TEMPORARILY SECURE IN PLACE



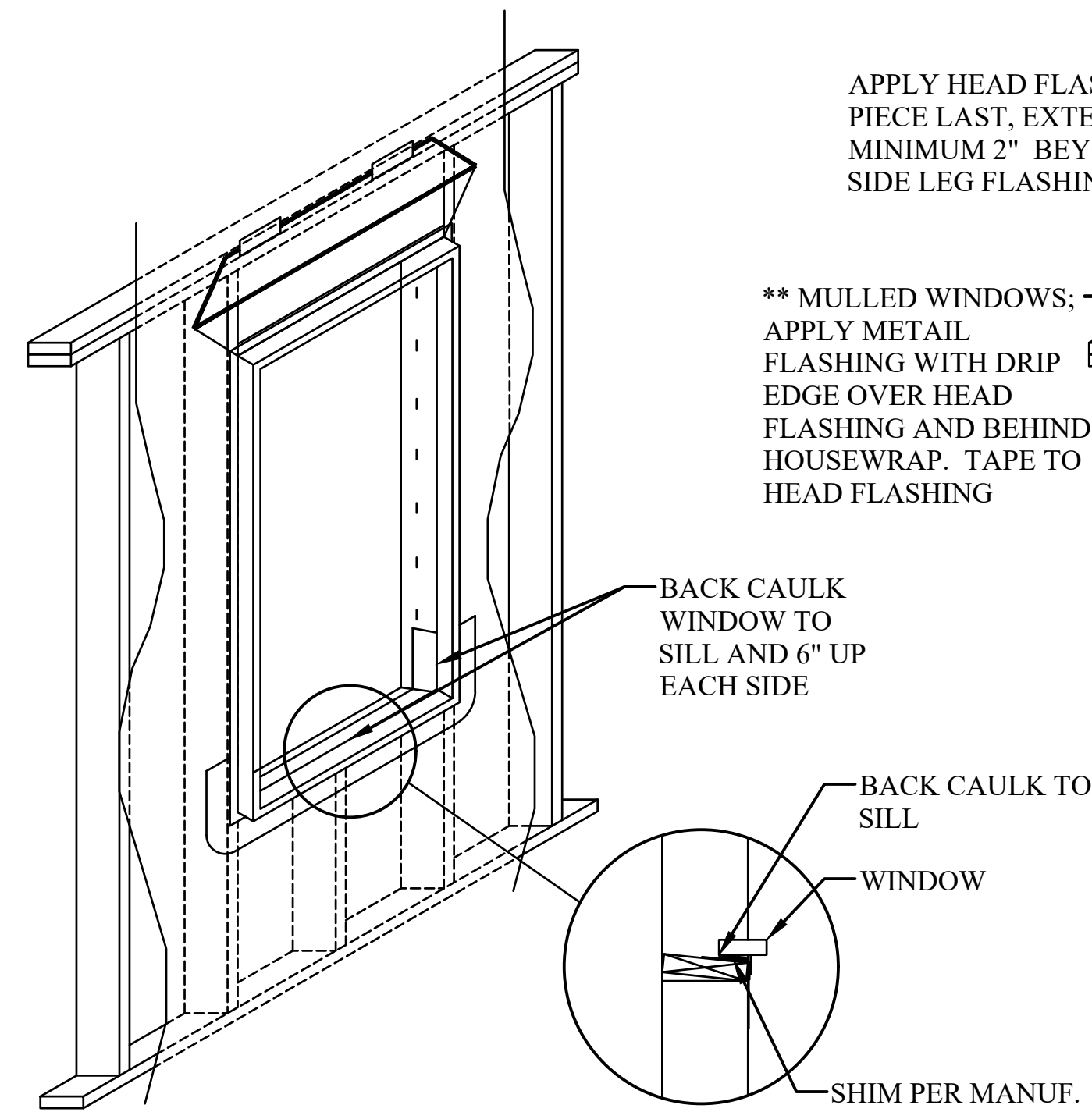
\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 4**  
INSTALL FLEXIBLE SILL PAN



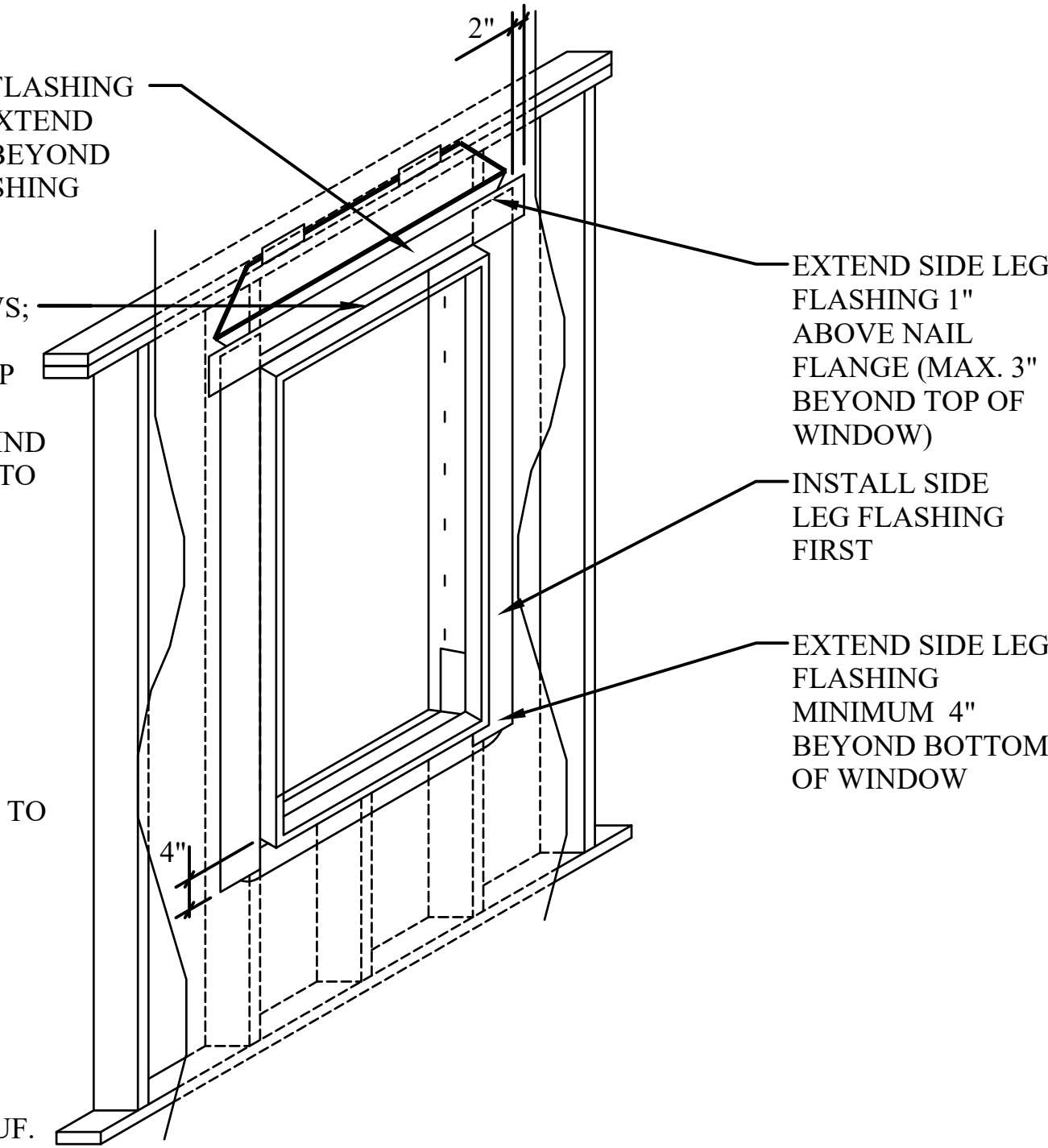
\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 5**  
CAULK SIDES AND TOP OF WINDOW OPENING (DO NOT CAULK THE SILL)



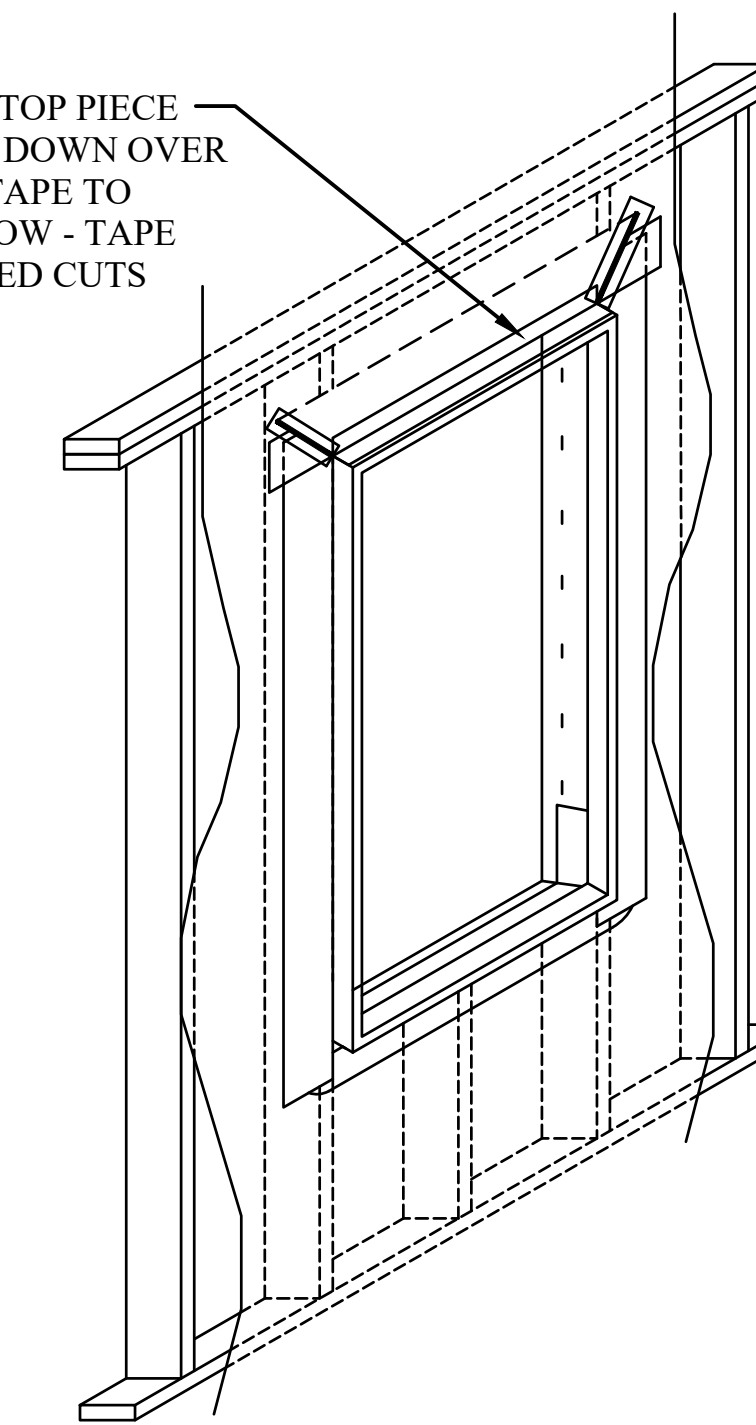
\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 6**  
SET WINDOW, ENSURE WINDOW IS COMPLETELY SUPPORTED AT THE BOTTOM, USE SHIMS AS NEEDED PER MANUFACTURER RECOMMENDATIONS



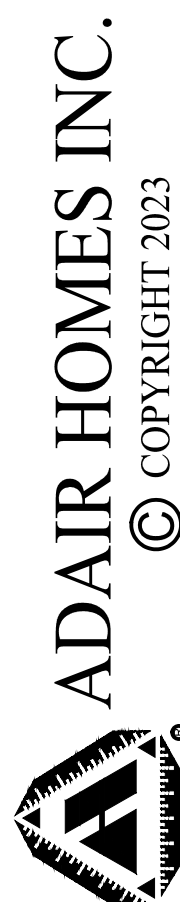
\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 7**  
INSTALL SELF ADHESIVE FLASHING TO SIDES AND TOP OF WINDOW



\*\* WALL SHEATHING NOT SHOWN FOR CLARITY \*\*

**STEP 8**  
FOLD TOP PIECE OF HOUSWRAP DOWN OVER TOP OF WINDOW  
TAPE TO TOP OF WINDOW



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GARAGE CONFIGURATION:  
NONE

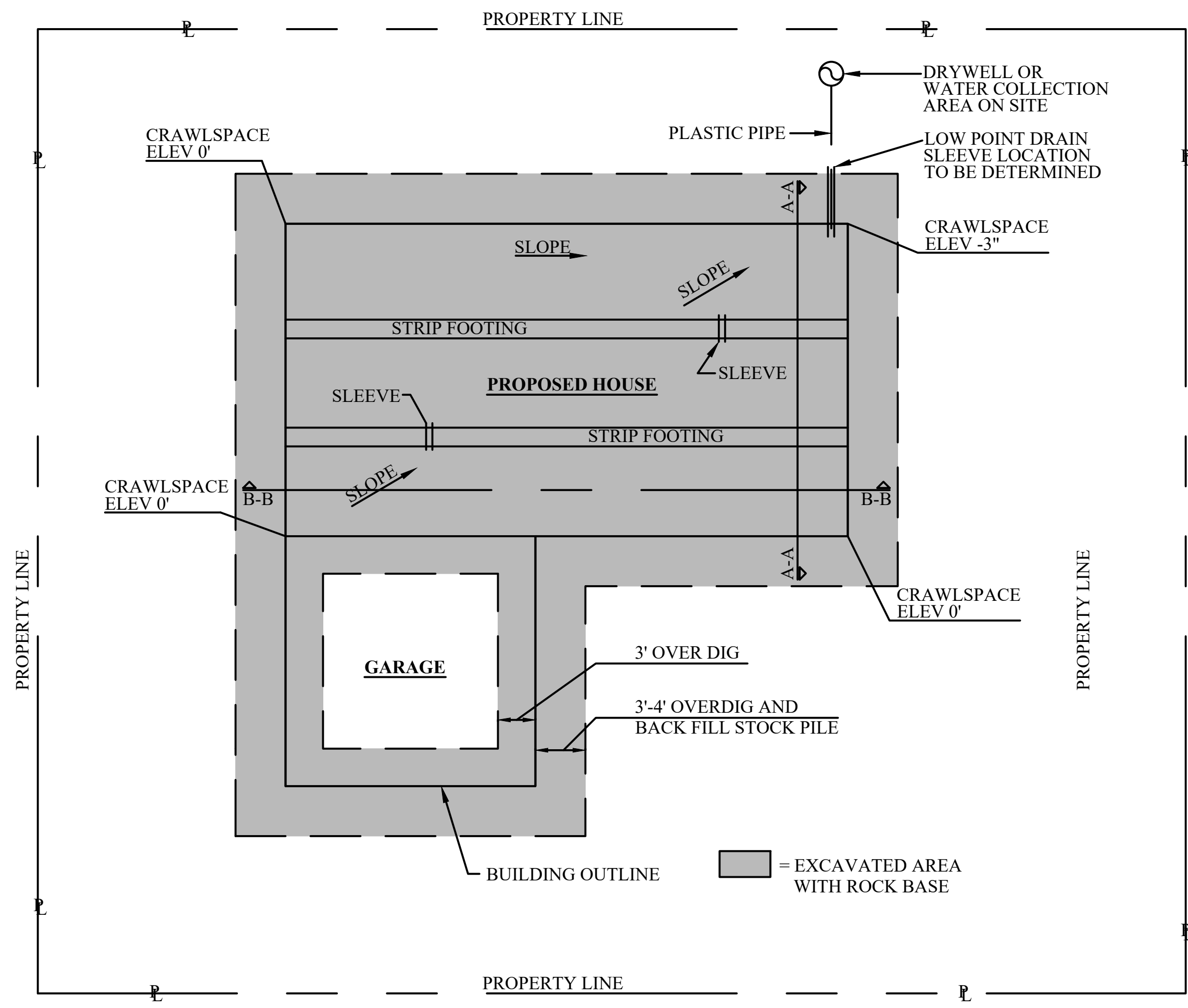
PLAN ORIENTATION:  
STANDARD

IHMS MODEL CODE:  
L30 - AO-31502

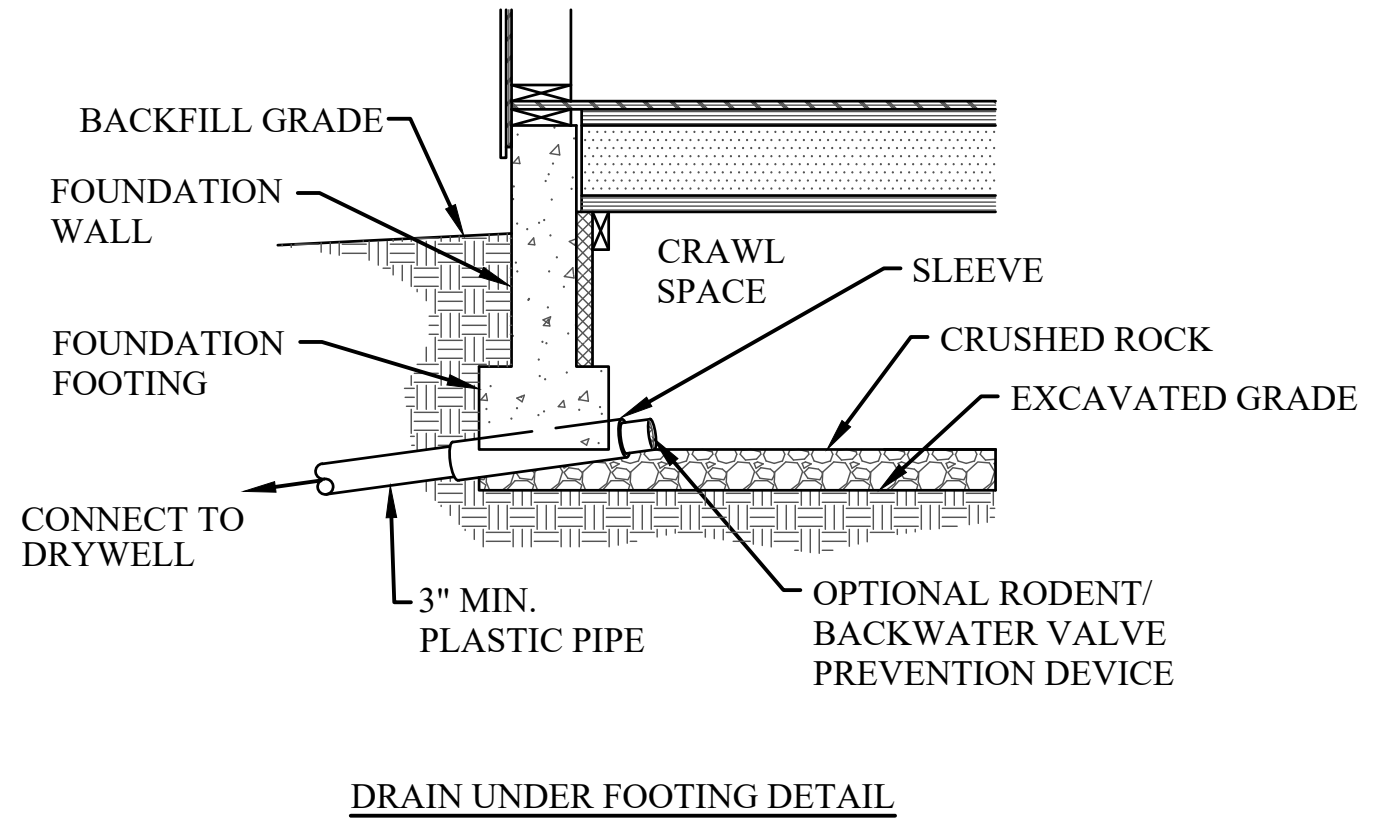
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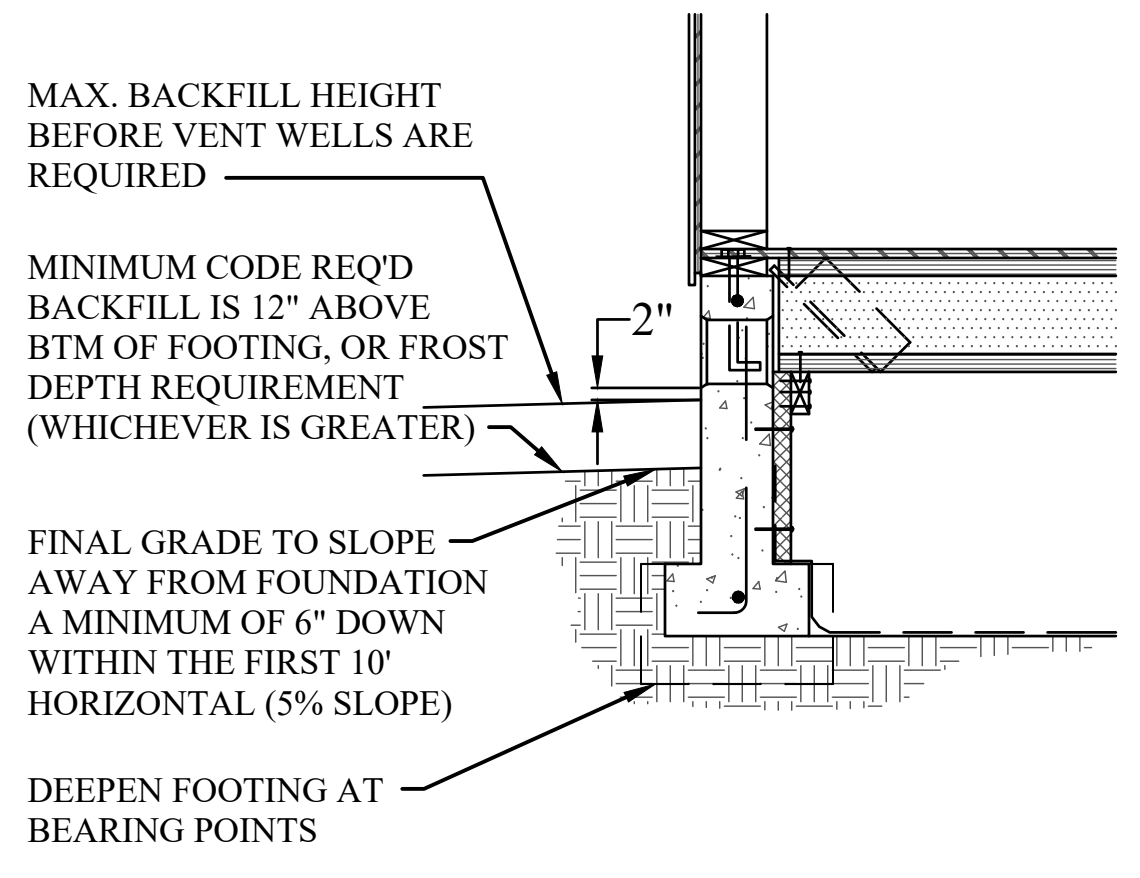
DETAILS



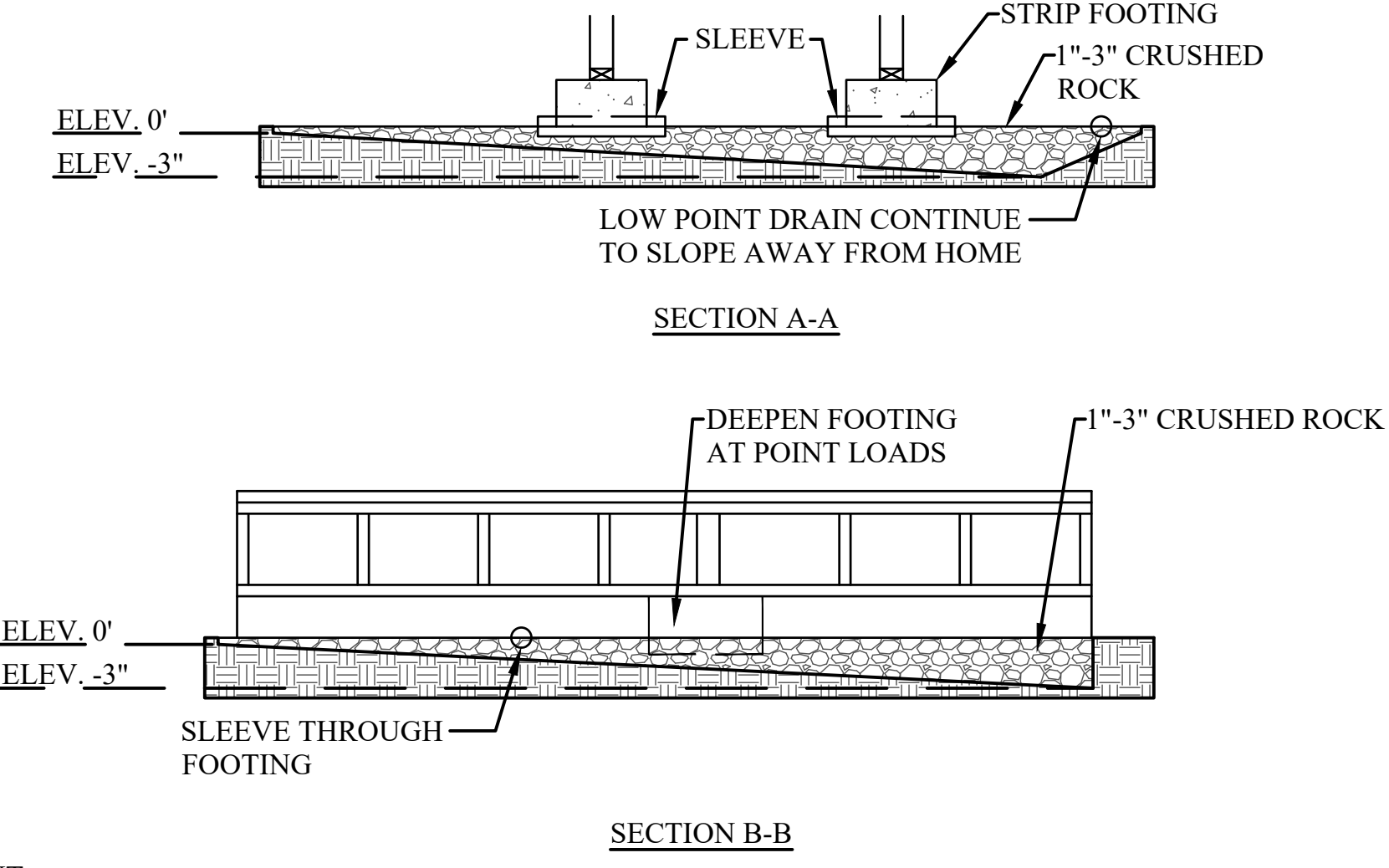
**1** LOW POINT DRAIN EXAMPLE  
NO SCALE



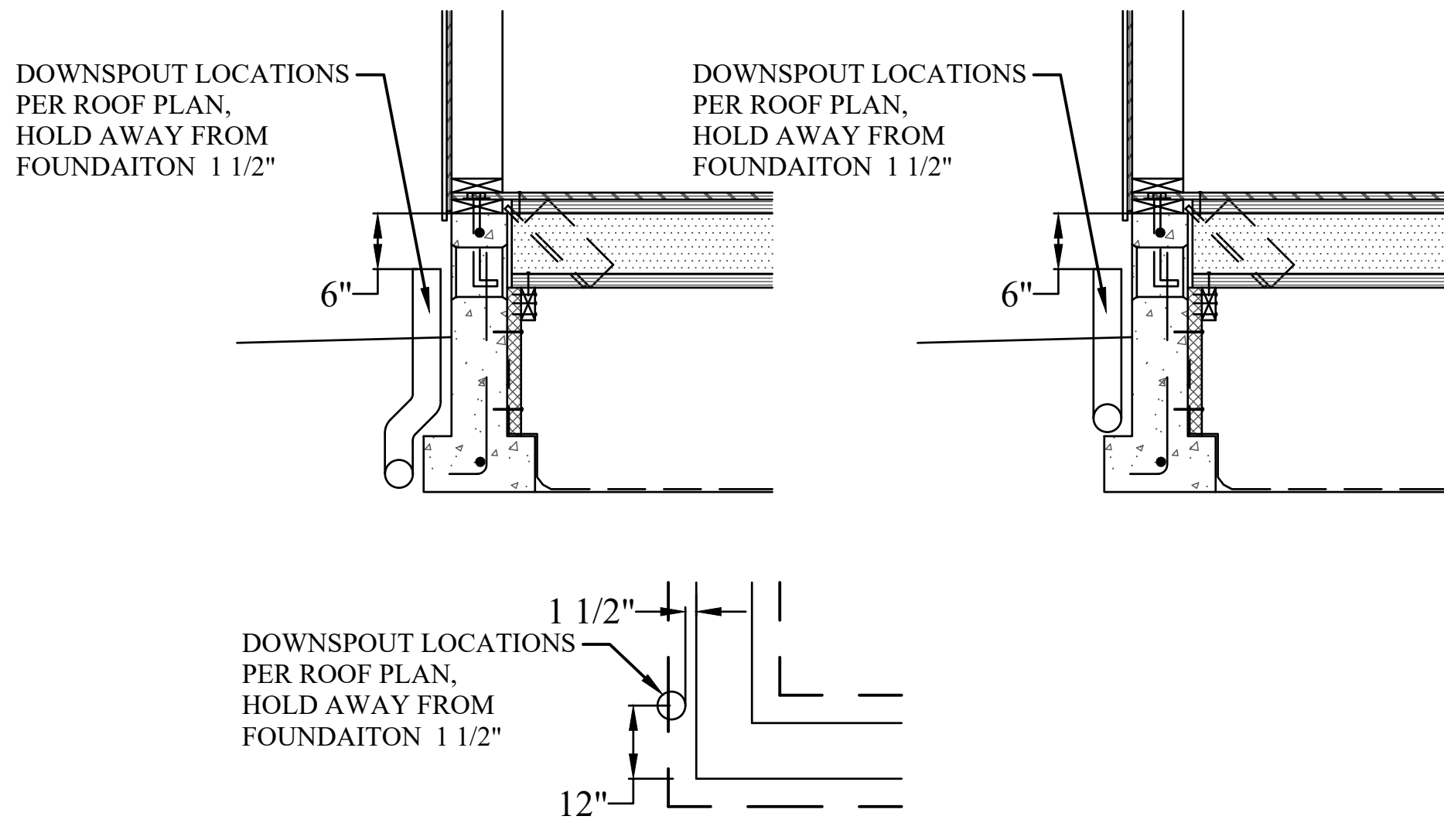
- NOTE:**
1. DIRECTION OF SLOP MAY CHANGE DEPENDING ON LOT. LOW POINT DRAIN CAN BE LOCATED ANYWHERE ON EXTERIOR FOOTING
  2. LOW POINT DRAIN TO EXTEND MIN. 4' PAST FURTHEST POINT OF EXCAVATED OVER DIG TO DRYWELL
  3. ENTIRE BUILDING FOOTPRINT SHALL BE CAPPED WITH 1-3" ROCK
  4. INCASE BUILDING IS TO HAVE INTERIOR FOOTINGS. SLEEVES SHALL BE PLACED INTERMEDIATELY TO ALLOW THE UNINTERRUPTED FLOW OF WATER ON THE WATER COLLECTION SITE



**EXT. BACKFILL/GRADING REQUIREMENTS**



**IMPORTANT:**  
OWNER SHOULD CONSULT WITH THEIR EXCAVATOR AND/OR OTHER EXPERTS TO DESIGN A DRAINAGE SYSTEM APPROPRIATE TO THEIR SITE AND PROJECT



**RAIN DRAIN LOCATIONS**

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GARAGE CONFIGURATION: NONE  
PLAN ORIENTATION: STANDARD

IHMS MODEL CODE: L30 - AO-31502

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SCALE: AS SHOWN  
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**DETAILS**