

SUBMIT WITH THE FOLLOWING ITEMS:

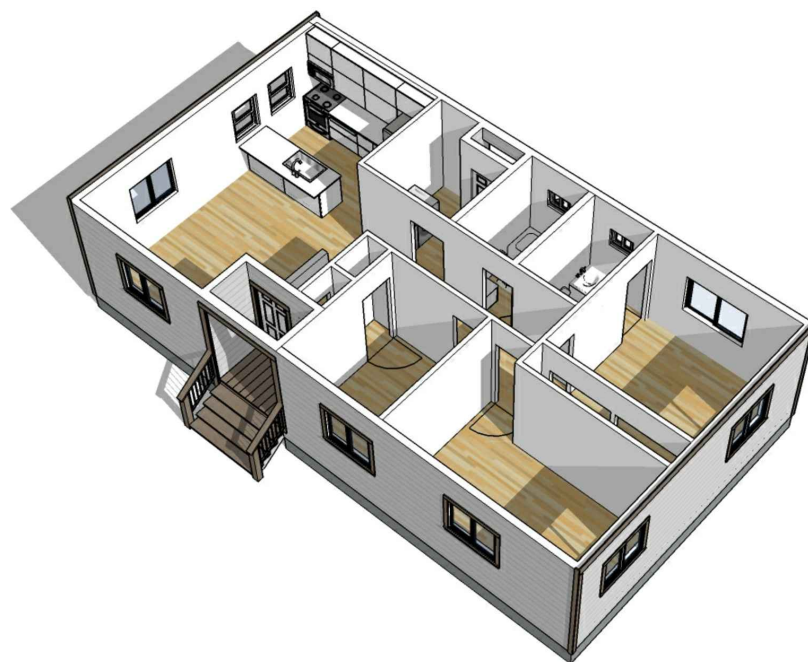
- SITE PLAN, AS REQUIRED BY PLANNING DEPARTMENT
- GEOTECHNICAL REPORT IF REQUIRED: DOGAMI HAZVU MAPPING IDENTIFIES RISK OF LIQUEFACTION, LANDSLIDE, OR IF SITE HAS 20% SLOPES PRIOR TO GRADING
- BUILDING PERMIT APPLICATION, COMPLETED AND SIGNED
- CONTRACTOR RESPONSIBILITY FORM
- ENERGY SELECTIONS FOR CURRENT OREGON RESIDENTIAL SPECIALTY CODE COMPLETE SHEET A9.0
- TRUSS LAYOUT DRAWING AND TRUSS CALCULATION PACKET AND INFORMATION TRUSS PACKET MUST BE STAMPED BY A LICENSED OREGON ENGINEER
- FLOOR JOIST SUBMITTAL
- EROSION PROTECTION FORM

OTHER REQUIREMENTS:

- ON-SITE WASTEWATER APPLICATION
- ELECTRICAL PERMIT

ELECTRICAL PERMITS ARE NON-TRANSFERABLE AND MUST BE OBTAINED BY AN OREGON LICENSED ELECTRICIAN OR AS EXEMPTED UNDER ORS 479.450(1)

NOTICE: USE OF THESE PLANS INDICATES ACKNOWLEDGEMENT THAT IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS CONSTRUCTED IN COMPLIANCE WITH ALL ADOPTED CODES. THE PROVIDER OF THESE PLANS IS NOT LIABLE FOR CONFLICTS OR OVERSIGHTS CONTAINED HEREIN. CONTACT THE AUTHORITY HAVING JURISDICTION WITH ANY QUESTIONS PRIOR TO CONSTRUCTION.



DESIGN CRITERIA FOR LANE COUNTY:

- SEISMIC C, D0, D1 AND D2 ZONES, GEOTECHNICAL REPORT REQUIRED FOR ALL SEISMIC ZONE D2 SITES
- WIND EXPOSURE D, 135 MPH BASIC DESIGN SPEED
- GROUND SNOW LOAD: 70 PSF ASSUMED ELEVATION 1000' ABOVE SEA LEVEL OR LESS
- ROOF LIVE LOAD 25 PSF
- ROOF DEAD LOAD 15 PSF
- CLIMATE 4C
- PRESCRIPTIVELY DESIGNED

ADOPTED CODES:

ORSC 2021, OSSC 2019, OEESC 2021, OPSC 2021, OMSC 2019, OFC 2019, OESC 2021, OFC 2019.  
GO TO oregon.gov OREGON BUILDING CODES DIVISION

SHEET INDEX

- A1.0 TITLE SHEET
- A2.0 FOUNDATION PLAN
- A2.1 FOUNDATION NOTES
- A2.2 FOUNDATION DETAILS
- A3.0 FLOOR PLAN
- A3.1 FLOOR PLAN NOTES
- A3.2 PORCH DETAIL
- A4.0 BRACED WALL PLAN
- A4.1 FRAMING NOTES
- A4.2 BRACING NOTES
- A5.0 ROOF FRAMING PLAN
- A5.1 ROOF NOTES & DETAILS
- A6.0 ELEVATIONS
- A6.1 ELEVATIONS CONT.
- A7.0 BUILDING SECTIONS
- A8.0 SCHEDULES
- A9.0 ENERGY EFFICIENCY
- A10.0 ELECTRICAL PLAN
- A11.0 ADDITIONAL NOTES
- A12.0 2ND FULL BATHROOM OPTION & ABBREVIATIONS

PLANNING DEPARTMENT APPROVAL REQUIRED

PARCEL # \_\_\_\_\_

ADDRESS \_\_\_\_\_

NO CHANGES TO THESE PLANS ARE PERMITTED

WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

**REVIEWED FOR CODE COMPLIANCE**



1,022 SF  
READY-BUILD SFD 2021-1

8/9/21

A1.0  
TITLE SHEET



1,010 SF SFD 2021-1

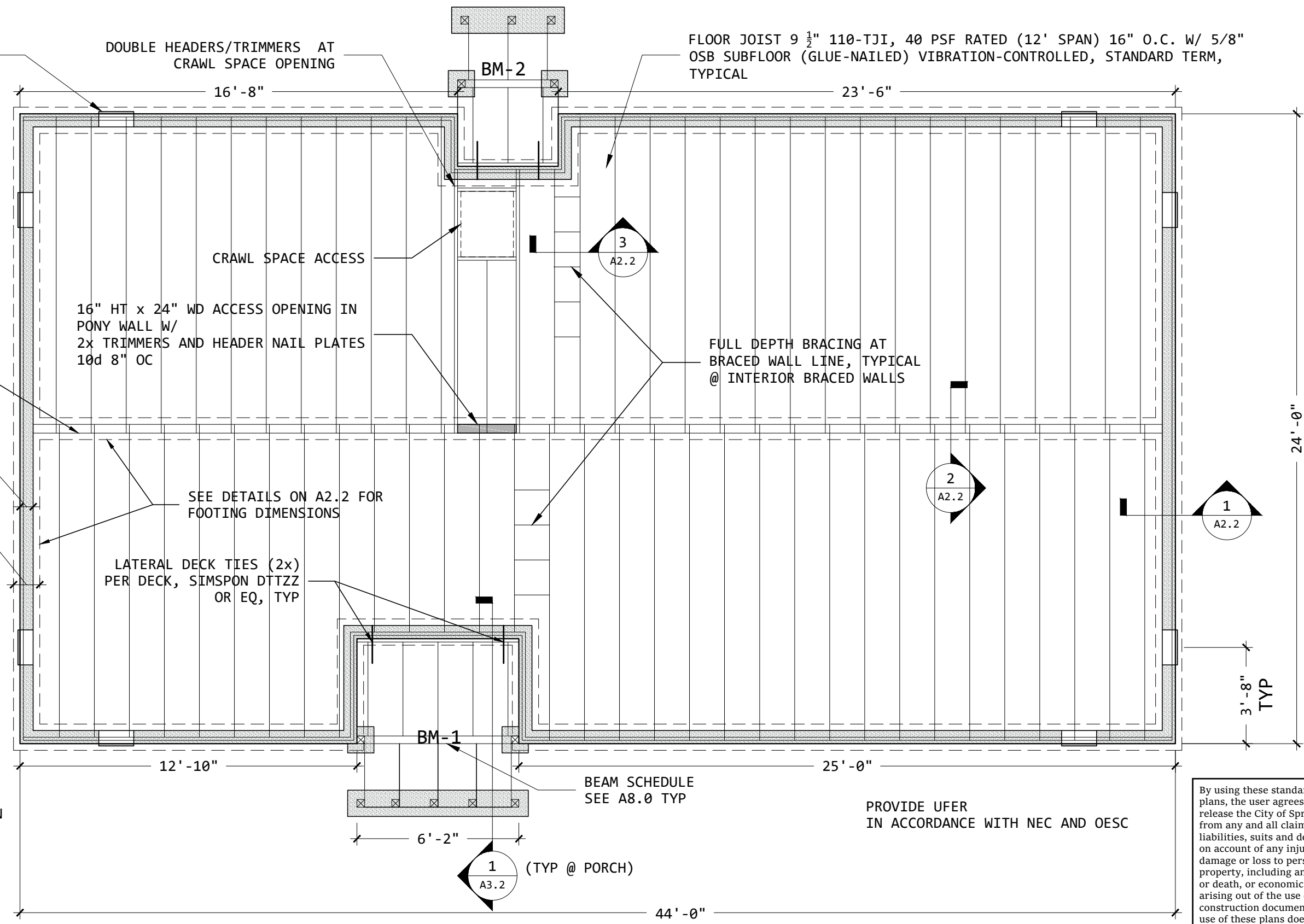
8/9/21

A2.0 FOUNDATION PLAN

16"x 8" FOUNDATION VENT, TYPICAL 0.88 S.F. EACH

DOUBLE HEADERS/TRIMMERS AT CRAWL SPACE OPENING

FLOOR JOIST 9 1/2" 110-TJI, 40 PSF RATED (12' SPAN) 16" O.C. W/ 5/8" OSB SUBFLOOR (GLUE-NAILED) VIBRATION-CONTROLLED, STANDARD TERM, TYPICAL



PONY WALL SEE DETAIL 2/A2.2 HEIGHT OF PONY WALL NOT TO EXCEED 48"

16" HT x 24" WD ACCESS OPENING IN PONY WALL W/ 2x TRIMMERS AND HEADER NAIL PLATES 10d 8" OC

FULL DEPTH BRACING AT BRACED WALL LINE, TYPICAL @ INTERIOR BRACED WALLS

SEE DETAILS ON A2.2 FOR FOOTING DIMENSIONS

LATERAL DECK TIES (2x) PER DECK, SIMSPON DTTZZ OR EQ, TYP

BEAM SCHEDULE SEE A8.0 TYP

PROVIDE UFER IN ACCORDANCE WITH NEC AND OESC

CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R404.

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

FOUNDATION & FLOOR FRAMING PLAN - SEE SHEETS A2.1 & A2.2

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

**FOUNDATION, FLOOR FRAMING AND SITE PLAN NOTES**

ASSUMED SOIL BEARING CAPACITY = 1,500 PSF

FOR GROUNDING ELECTRODE REQUIREMENTS SEE R403.1.8: 20' MINIMUM LENGTH, #4 REINFORCEMENT STEEL, 3" MINIMUM PLACEMENT ABOVE BOTTOM OF FOOTING, 2" MINIMUM CONCRETE ENCASEMENT PLATE WASHERS

ANCHOR BOLT SIZE 1/2" x 10", 7" MINIMUM CONCRETE EMBEDMENT, 4'-0" O.C. SPACING

GRAVEL OR OTHER STRUCTURAL FILL 6" TO 12" MUST BE COMPACTED WITH A SPECIAL INSPECTION. MORE THAN 12" REQUIRES A GEOTECHNICAL INVESTIGATION. (SECTION 1803.5.8 2014 OSSC)

MINIMUM CONCRETE STRENGTH REQUIREMENTS. (TABLE R402.2) MODERATE WEATHERING POTENTIAL.

REQUIRED COMPRESSIVE STRENGTH OF CONCRETE (PSI) AT 28 DAYS:

- A) BASEMENT WALLS, FOUNDATION WALLS, AND OTHER CONCRETE NOT EXPOSED TO WEATHER - 2500 PSI
- B) BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS - 2500 PSI
- C) BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, OTHER VERTICAL CONCRETE EXPOSED TO WEATHER - 3000 PSI
- D) PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS - 3000 PSI CONCRETE SHALL BE AIR TRAINED (5%-7%) FOR STRENGTHS OF 3000 PSI AND 3500 PSI AND WHEN SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION FOR 2500 PSI CONCRETE. FOR GARAGE FLOORS STEEL TROWELED FINISH, AIR ENTRAINMENT IS ALLOWED TO BE REDUCED TO 3% FOR 4000 PSI CONCRETE.

LOTS SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN OF 6" WITHIN THE FIRST 10'. (R401.3)

THE SILL OR SOLE PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" DIAMETER BOLTS OVER 3" X 3" X .229" PLATE WASHERS EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY SPACED AT 6' ON CENTER MAXIMUM WITH A BOLT LOCATED A MAXIMUM OF 12" FROM THE END OF EACH PLATE SECTION - MINIMUM TWO BOLTS PER PLATE SECTION. BOLTS SHALL BE LOCATED IN THE MIDDLE-THIRD OF THE WIDTH OF THE PLATE. (APPROVED ANCHORS OR ANCHOR STRAPS MAY BE USED INSTEAD.) (R403.1.6 AND R602.11.1)

MINIMUM WIDTH, THICKNESS AND DEPTH FOR CONCRETE AND MASONRY FOOTINGS SUPPORTING CONVENTIONAL, LIGHT-FRAMED CONSTRUCTION FOR SOIL LOAD-BEARING VALUE OF 1,500 PSF. SEC R403.1.1, TABLE R403.1 & FIGURE R403.1

MINIMUM DEPTH. ALL EXTERIOR FOOTINGS/FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE - 12" FOR LANE COUNTY.

MINIMUM THICKNESS OF CONCRETE WALLS: CONCRETE FOUNDATION WALLS SUPPORTING LIGHT FRAMED WALLS SHALL BE 7.5" OR THICKNESS OF WALL ABOVE, EXCEPT THAT 6" IS PERMITTED WHERE THE MAXIMUM HEIGHT IS 4'-6" TALL. (R404.1.4)

MINIMUM SEISMIC REINFORCING FOR CONCRETE FOOTINGS IN LANE COUNTY:

TWO-POUR CONCRETE FOOTING & STEM WALL OR GROUTED STEM WALL ON CONCRETE FOOTING: MIN. VERTICAL REINFORCEMENT OF (1) #4 BAR @48" O.C. EXTENDING TO 3" CLEAR OF THE BOTTOM OF FOOTING, HAVE A STANDARD 6" HOOK, AND EXTEND A MIN. OF 14" INTO THE STEM WALL. MIN. HORIZONTAL REINFORCEMENT OF (1) #4 WITHIN 12" OF TOP OF THE WALL AND (1) #4 BAR 3"-4" FROM THE BOTTOM OF THE FOOTING. (R403.1.3)

MONOLITHICALLY-POURED CONCRETE FOOTING AND STEM WALL: MIN (1) #4 BAR WITHIN 12" OF TOP OF STEM WALL AND (1) #4 BAR AT THE BOTTOM OF THE FOOTING (R403.1.4.1)

WHEN THE SLAB IS NOT CAST MONOLITHICALLY WITH THE FOOTING, I.E. IT IS TWO-POUR CONSTRUCTION, (1) NO. 3 OR LARGER VERTICAL DOWELS WITH STANDARD HOOKS ON EACH SHALL BE INSTALLED AT NOT MORE THAN 4 FEET ON CENTER IN ACCORDANCE WITH FIGURE R403.1.3 (2)

RETAINING WALLS THAT DO NOT SUPPORT A REGULATED BUILDING AND DO NOT RETAIN MATERIAL WHICH, IF NOT RESTRAINED, COULD IMPACT A REGULATED BUILDING, ARE EXEMPT FROM PERMIT. (R105.2, ITEM 3)

RETAINING WALLS THAT ARE NOT SUPPORTED Laterally AT THE TOP AND RETAIN MORE THAN 48" OF UNBALANCED FILL OR EXCEEDING 24" IN HEIGHT THAT RESIST LATERAL LOADS IN ADDITION TO SOIL, SHALL BE DESIGNED BY AN ENGINEER TO ENSURE STABILITY AGAINST OVERTURNING, SLIDING, EXCESSIVE FOUNDATION PRESSURE, AND WATER UPLIFT. (R404.4)

COLUMNS/POSTS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD. THEY SHALL BE RESTRAINED TO RESIST LATERAL DISPLACEMENT AT THE BOTTOM. EXCEPTION: COLUMNS LESS THAN 48" IN HEIGHT, BEARING ON A PIER OR FOOTING WITHIN A CRAWL SPACE ENCLOSED BY A CONTINUOUS FOUNDATION WALL NEED NOT BE RESTRAINED AT THE BOTTOM. (R407)

PROVIDE AN ACCESS OPENING TO ALL UNDER-FLOOR AREAS: 18" X 24" MINIMUM. OPENINGS THROUGH A PERIMETER WALL SHALL NOT BE LESS THAN 16" X 24". (R408.4)

PROVIDE UNDERFLOOR VENTILATION WITHIN 3' OF EACH CORNER VENTILATION SF TO BE 1 SQ. FOOT FOR EACH 1,500 SQ FT. OF UNDERFLOOR SPACE AREA

PROVIDE 6-MIL BLACK POLYETHYLENE GROUND COVER, LAPPED 12" AT JOINTS AND EXTENDING 12" UP FOUNDATION WALLS IN INSULATED CRAWL SPACES. (N1104.9.2) COVER FOUNDATION VENTS ACCORDING TO R408.2

FOOTINGS ON OR ADJACENT TO SLOPES. FOR PLACEMENT OF AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL, SEE SECTION R403.1.9.1 THROUGH R403.1.9.4, AND FIGURE R403.1.9.1.

FRAMING OF THE CRAWL SPACE OPENING IN THE FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS IN ACCORDANCE WITH THE JOIST MANUFACTURER SPECIFICATIONS BUT NOT LESS THAN: A SINGLE HEADER MEMBER THE SAME SIZE AS THE FLOOR JOIST WITH SINGLE TRIMMER JOISTS USED TO CARRY A SINGLE HEADER WITHIN 3 FEET OF THE JOIST TRIMMER JOIST BEARING. SEE ALSO ORSC R502.10.

**FOUNDATION AND SITE PLAN NOTES - REFERENCE SHEET A2.0 & A2.2**

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

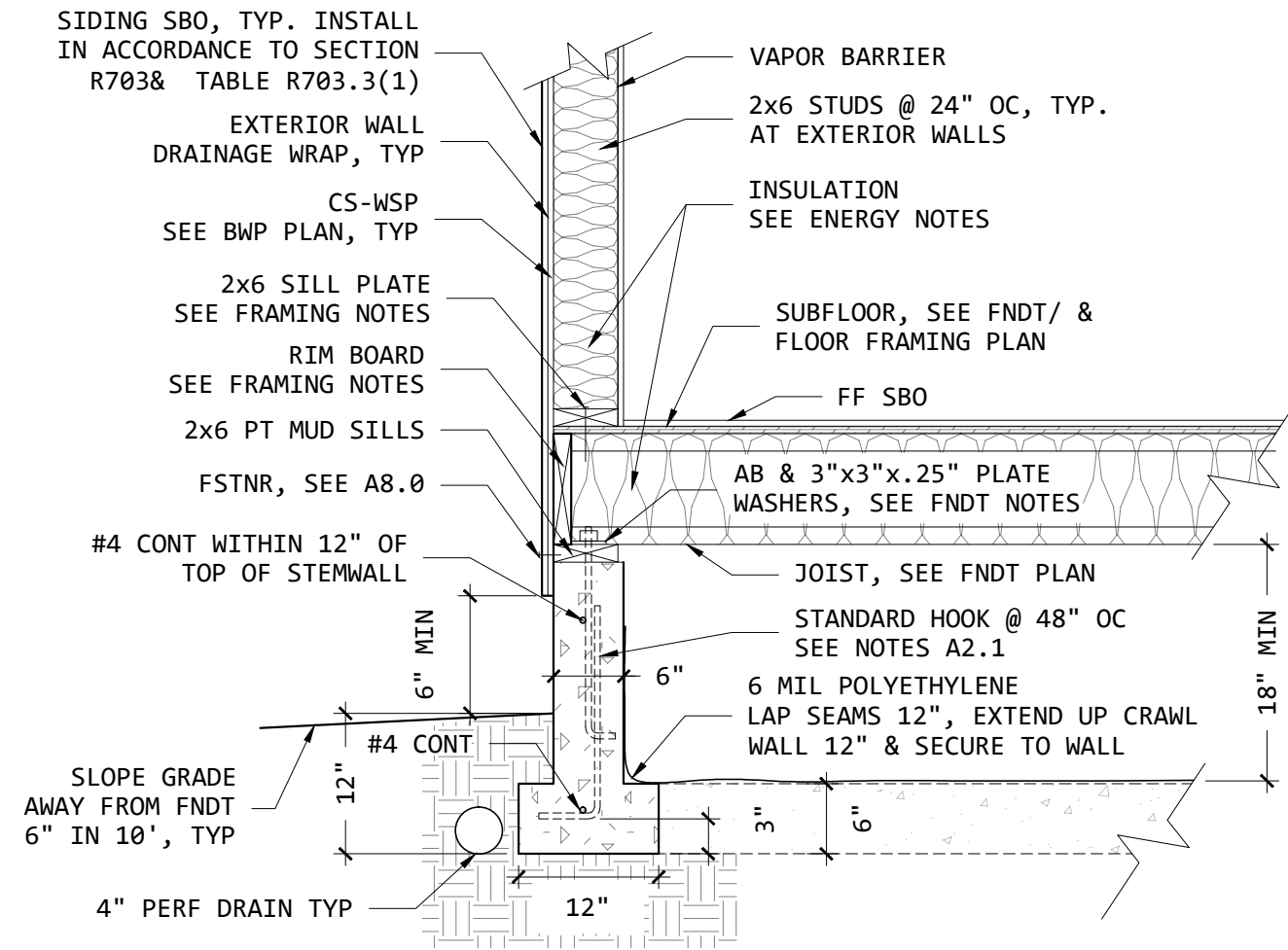
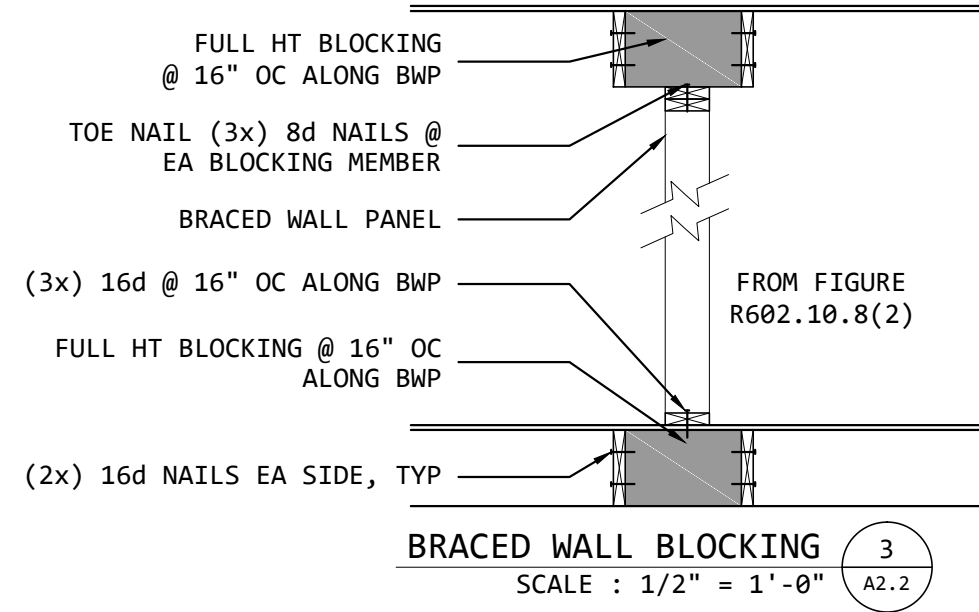


READY-BUILD SFD 2021-1

8/9/21

A2.1 FOUNDATION NOTES

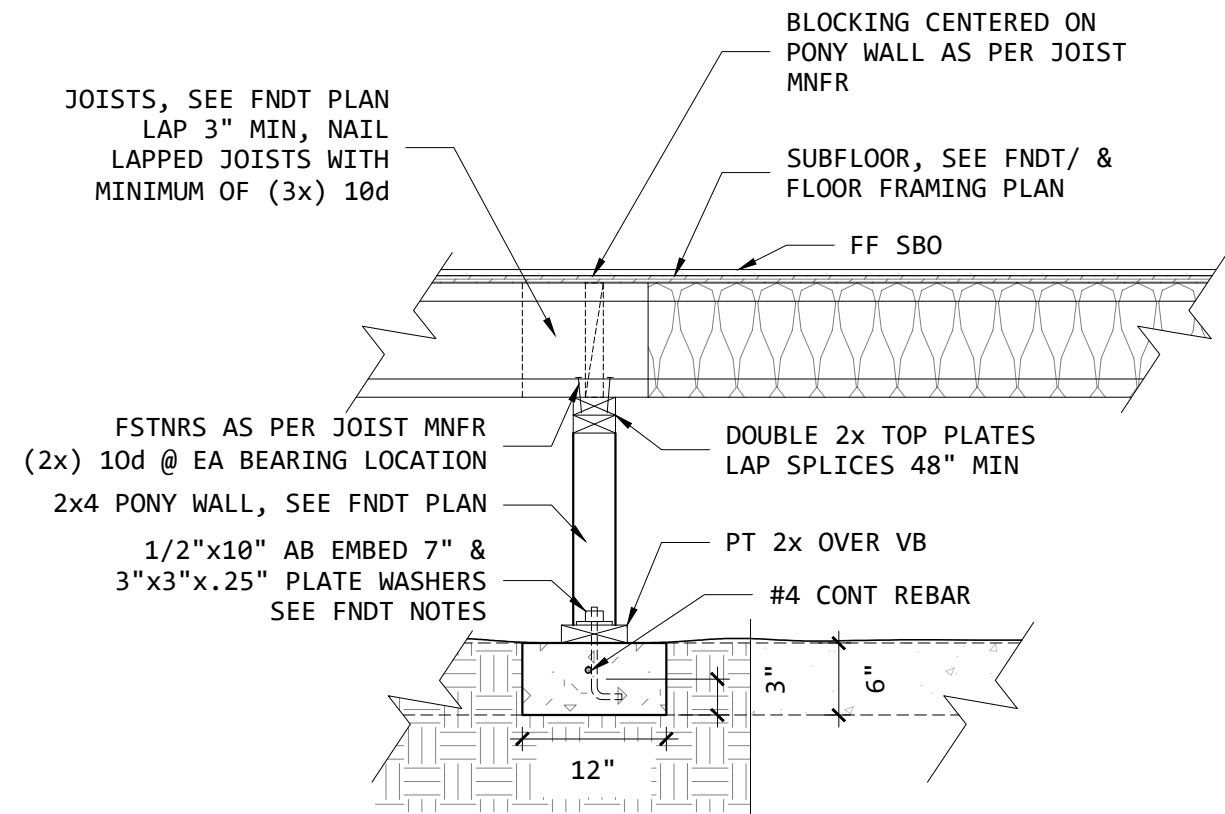
By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.



**FOUNDATION DETAIL**

SCALE : 3/4" = 1'-0"

1  
A2.2



**PONY WALL DETAIL**

SCALE : 3/4" = 1'-0"

2  
A2.2

READY-BUILD SFD 2021-1

8/9/21

A2.2  
FNDDT DETAILS



NOTE: SEE ENERGY REQUIREMENTS FOR DOORS AND WINDOWS ON SHEET A9

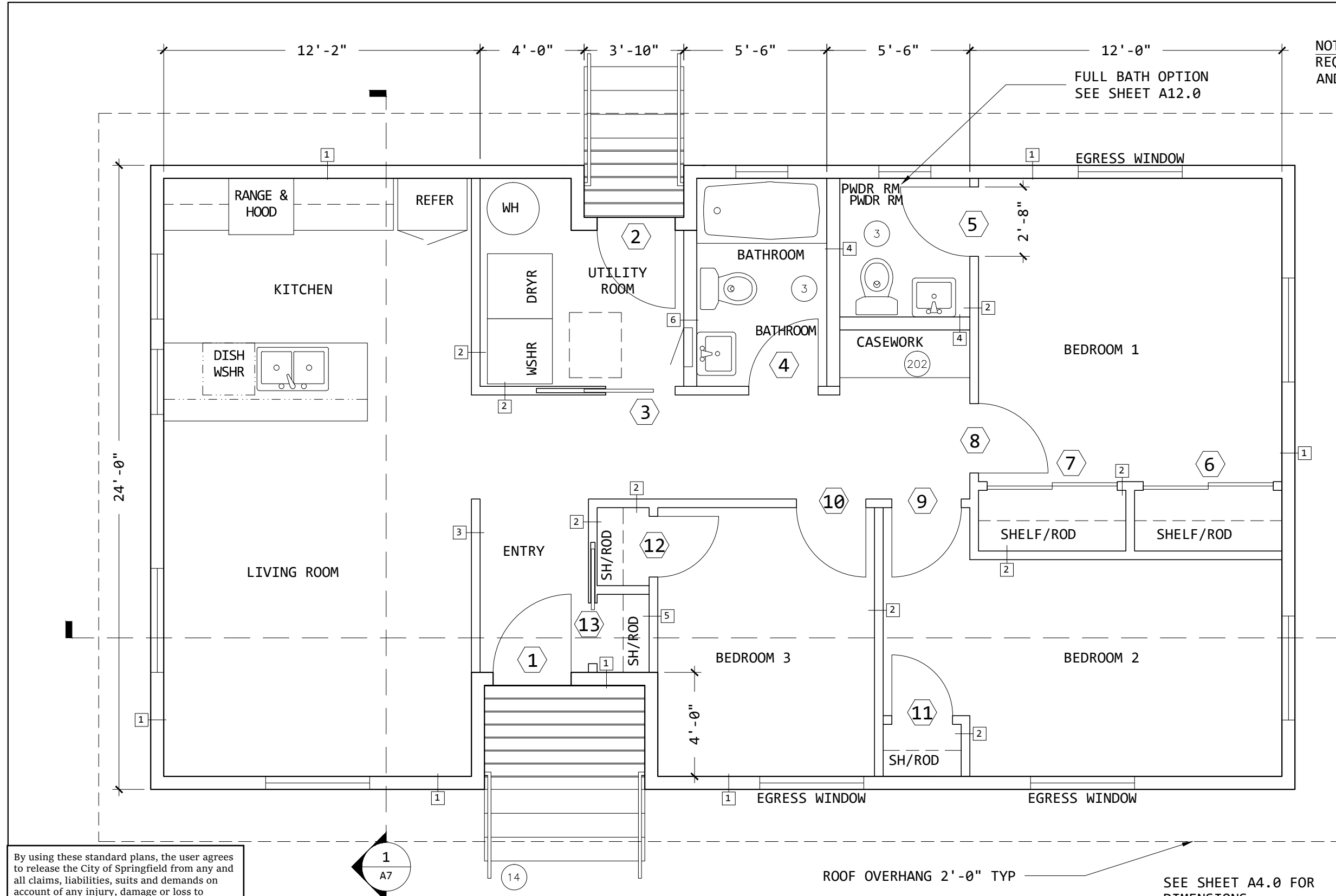
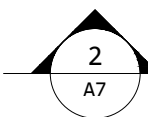
FULL BATH OPTION SEE SHEET A12.0

**DOOR SCHEDULE**

- ① EXT DR SBO 36"x80"
- ② EXT DR SBO 36"x80"
- ③ POCKET DR SBO 36"x80"
- ④ INT DR SBO 32"x80"
- ⑤ INT DR SBO 32"x80"
- ⑥ CLST DR SBO 60"x80"
- ⑦ CLST DR SBO 60"x80"
- ⑧ INT DR SBO 32"x80"
- ⑨ INT DR SBO 32"x80"
- ⑩ INT DR SBO 32"x80"
- ⑪ INT DR SBO 32"x80"
- ⑫ INT DR SBO 32"x80"
- ⑬ POCKET DR SBO 28"x80"

**WALL LEGEND**

- ① 2x6 @ 24" OC CS-BWP
- ② 2x4 @ 24" OC
- ③ 2x4 @ 24" OC LOW WALL
- ④ 2x6 @ 24" OC PLMB WALL
- ⑤ 2x4 @ 24" OC CS-BWP
- ⑥ 2x6 @ 24" OC CS-BWP / PLMB WALL



By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

**FLOOR PLAN - SEE SHEETS A3.1 & A3.2**

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

READY-BUILD SFD 2021-1

8/9/21

A3.0 FLOOR PLAN

FLOOR PLAN NOTES:

- #200: SIDING TO BE SELECTED BY OWNER
- #202: CASEWORK TO BE SPECIFIED AND PROVIDED BY OWNER, UNLESS OTHERWISE NOTED IN CONTRACT BETWEEN OWNER AND CONTRACTOR

SMOKE AND CARBON MONOXIDE ALARMS MUST BE INSTALLED IN NEW ONE-AND TWO-DWELLING UNITS, AND WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A BUILDING PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED. SEE ATTACHED HANDOUTS FOR LOCATION REQUIREMENTS. (R314 & 315)

TOILET AND BATHING FACILITIES: ROOMS WITH BATHING OR SPA FACILITIES. ANY ROOM WITH A BATHTUB, SHOWER OR SPA FACILITY SHALL BE PROVIDED WITH MECHANICAL VENTILATION DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION M1505.5 (R303.3.1) ROOMS WITHOUT BATHING OR SPA FACILITIES. WATER CLOSET COMPARTMENTS OR TOILET ROOMS WITHOUT BATHTUB, SHOWER OR SPA FACILITIES SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH SHALL BE OPENABLE. (R303.3.2)

EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE IN ACCORDANCE WITH TABLE M1505.5.

SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS: (R308.4.1)

ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS. INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE, AND WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN A CLOSED POSITION, OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN A 24" ARC OF THE HINGED SIDE IN THE DIRECTION OF SWING. (SEE FIGURE R308.4.2)

INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS THE FOLLOWING CONDITIONS: THE AREA OF THE PANE IS LARGER THAN 9 SQ. FT. THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR; THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING. (R308.4.3)

IN RAILINGS OR GUARDS (R308.4.4)

IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE. AND IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS.

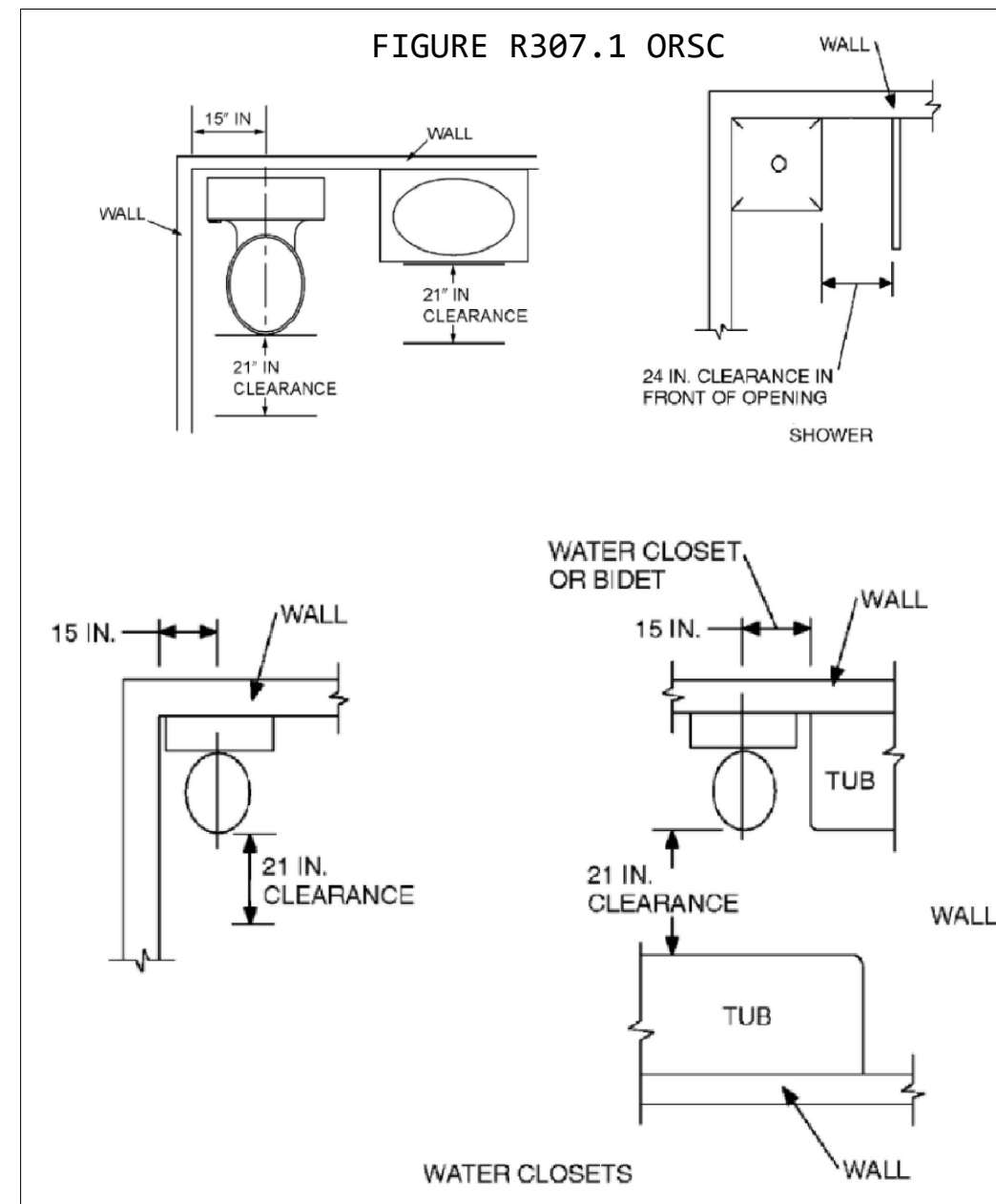
ADJACENT TO STAIRS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

ADJACENT TO THE LANDING AT THE BOTTOM TREAD OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.

TOILET, BATH AND SHOWER SPACES. FIXTURES SHALL BE SPACED AS SHOWN IN FIGURE R307.1.

BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOOR AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (SECTION R307.2)

EMERGENCY EGRESS. PROVIDE AN OPERABLE EGRESS WINDOW, IN EACH BEDROOM AND IN BASEMENTS WITH HABITABLE SPACE, WHICH HAS A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE NET CLEAR OPENING HEIGHT SHALL BE NO LESS THAN 24" THE NET CLEAR OPENING WIDTH SHALL BE NO LESS THAN 20" THE SU



By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

FLOOR PLAN NOTES - REFERENCE SHEET A3.0 & A3.2



By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

WHERE DECKS ARE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, THE ATTACHMENT BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL IS PROHIBITED. DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF-SUPPORTING. (R507.1 & R507.8)

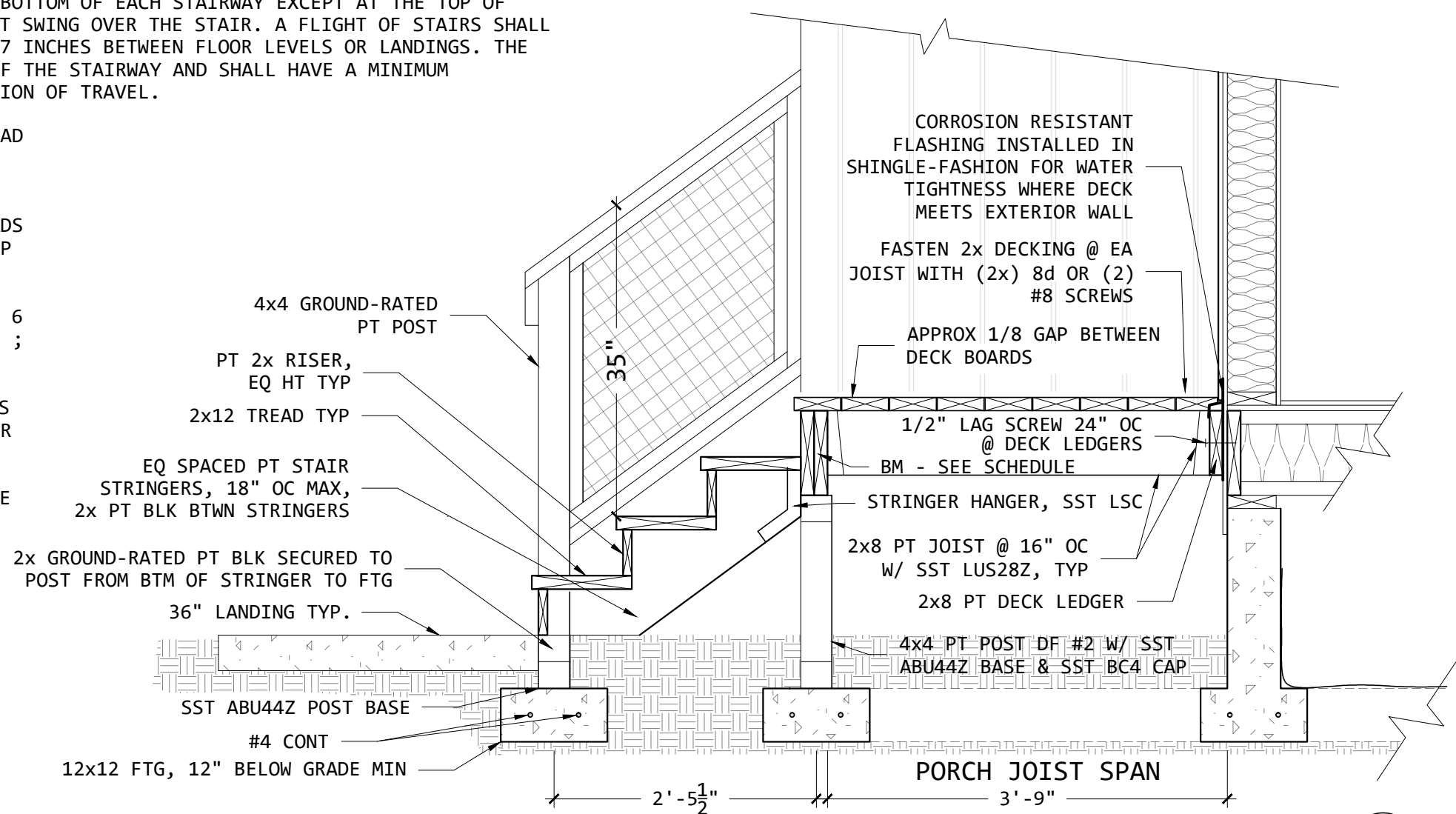
DECK LEDGERS SHALL BE A MINIMUM 2-INCH BY 8-INCH (51 MM BY 203 MM) NOMINAL, PRESSUREPRESERVATIVE-TREATED SOUTHERN PINE, INCISED PRESSUREPRESERVATIVE-TREATED HEM-FIR, OR APPROVED, NATURALLY DURABLE, NO. 2 GRADE OR BETTER LUMBER. (R507.9.1.1 )

R507.9.1.3 LEDGER TO BAND JOIST DETAILS. FASTENERS USED IN DECK LEDGER CONNECTIONS IN ACCORDANCE WITH TABLE R507.9.1.3(1) SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R507.9.1.3(2) AND FIGURES R507.9.1.3(1) AND R507.9.1.3(2) R507.2 AND R507.2.1. DECK ATTACHMENTS FOR LATERAL LOADS SHALL BE INSTALLED IN ACCORDANCE TO FIGURES R507.2.3(1) AND R507.2.3(2) DECK BEAMS SHALL BE ATTACHED TO POSTS BY NOTCHING OR BY POST CAP, IN ACCORDANCE WITH FIGURE R507.7.1 BEARING ON POSTS SHALL NOT BE LESS THAN 1 1/2". (R507.7)

STAIR & LANDING NOTES:  
THERE MUST BE A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY EXCEPT AT THE TOP OF INTERIOR STAIRS PROVIDED A DOOR DOES NOT SWING OVER THE STAIR. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES BETWEEN FLOOR LEVELS OR LANDINGS. THE WIDTH MUST NOT BE LESS THAN THE WIDTH OF THE STAIRWAY AND SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.

MAXIMUM RISER HEIGHT IS 8"; MINIMUM TREAD DEPTH IS 9". MINIMUM CLEAR WIDTH FROM WALL TO WALL ABOVE THE HANDRAIL IS 36". HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. GRIP SIZE WILL 1 1/2" -2" CIRCULAR CROSS-SECTIONAL DIMENSION. IF NOT CIRCULAR, A PERIMETER DIMENSION OF 4" - 6 1/4" WITH A MAXIMUM CROSS SECTION OF 2 1/2" ; 30" TO 38" ABOVE THE TREAD NOSING; WITH MINIMUM 1 1/2" CLEARANCE TO THE WALL.  
-GUARDRAILS ALONG STAIRS WITH OPEN SIDES WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR GRADE BELOW SHALL BE INSTALLED A MINIMUM OF 34" IN HEIGHT, WITH INTERMEDIATE RAILS THAT DO NOT ALLOW THE PASSAGE OF A SPHERE 5" OR MORE IN DIAMETER.

WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER, PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION R317, OR APPROVED, NATURALLY DURABLE LUMBER. (R507.2.1)



SEE AMERICAN WOOD COUNCIL HANDOUT FOR DECK AND PORCH CONSTRUCTION  
<https://awc.org/pdf/codes-standards/publications/dca/AWC-DCA62015-DeckGuide-1804.pdf>

FRONT PORCH DETAIL- BACK PORCH SIMILAR

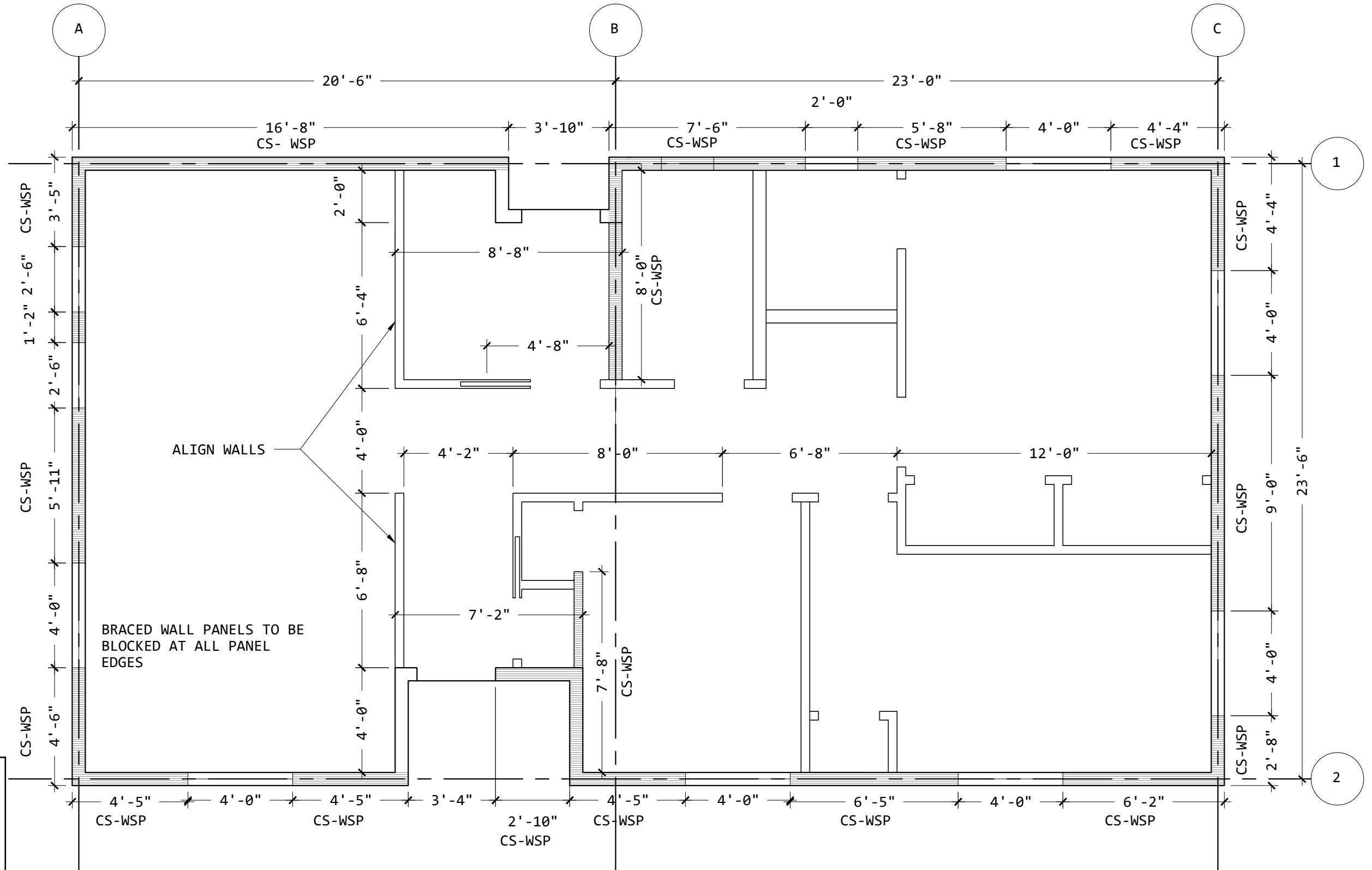
SCALE : 3/4" = 1'-0"

1  
A3.2

A3.2 GENERAL DETAILS

READY-BUILD SFD 2021-1

8/9/21



CS-WSP: BLOCK AND NAIL ALL PANEL EDGES

**BRACED WALL PLAN - SEE NOTES ON SHEET A4.1, A4.2, & A8**

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

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

**A4.0**  
**BRACED WALL PLAN**  
 READY-BUILD SFD 2021-1  
 8/9/21



## FRAMING NOTES

- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP A U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP A U1.
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
- ALL WOOD FRAMING MEMBERS AND SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS.
- SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FOR SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER, SUCH AS 6 MIL (0.006 INCH) POLYETHYLENE SHEETING OR EQUIVALENT.
- THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2" ON TOPS, SIDES, AND ENDS.
- WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2 " MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
- WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALL OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS. (R317.1) FIELD TREATMENT. FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP A M4. (R317.1.1)
- GROUND CONTACT. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE TO GROUND CONTACT USE, EXCEPT UNTREATED WOOD MAY BE USED WHERE ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER.(R317.1.2)
- FASTENERS AND CONNECTORS IN CONNECTION WITH PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHALL BE IN ACCORDANCE WITH THIS SECTION. (R317.3) THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.
- FRAMING AT BRACED WALL LINES. A LOAD PATH FOR LATERAL FORCES SHALL BE PROVIDED BETWEEN FLOOR FRAMING AND BRACED WALL PANELS LOCATED ABOVE OR BELOW A FLOOR, AS SPECIFIED IN SECT. R602.10.8. EXTERIOR BRACED WALL PANELS SHALL BE CONNECTED TO ROOF FRAMING IN ACCORDANCE WITH TABLE R602.3(1) AND FIGURES R602.10.8.2 (1), (2), & (3).

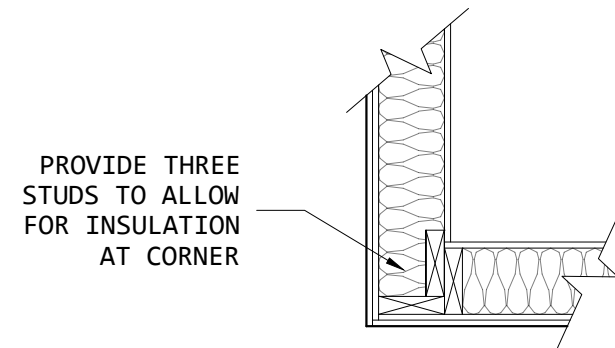
By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

- GRADING AND FASTENERS. LOADING-BEARING DIMENSION LUMBER FOR JOISTS, BEAMS AND GIRDERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTIONS AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITED BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE ACCEPTED. (R502.1)
- FIRE PROTECTION OF FLOORS. FLOOR ASSEMBLIES, NOT REQUIRED ELSEWHERE IN THE CODE TO BE FIRE RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2" GYPSUM WALLBOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT, ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. (R302.13) EXCEPTION 2: FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A CRAWL SPACE NOT USED FOR STORAGE OR FUEL-FIRED APPLIANCES. SEE CODE FOR OTHER EXCEPTIONS.
- JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL IN THICKNESS; OR BY THE ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. (R502.7) BRIDGING IS REQUIRED AT JOISTS EXCEEDING NOMINAL 2 BY 12 AT INTERVALS NOT EXCEEDING 8' (R502.7.1)
- STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION (R502.8, FIGURE R502.8)
- STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER (SEE EXCEPTIONS, R602.2). STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING, OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. (R602.3) THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH TABLE R602.3(5). SEE EXCEPTIONS R602.3.1.
- MAXIMUM DIAMETER FOR HOLES BORED IN BEARING WALL STUDS IS 40% (60% IN NON-BEARING WALL STUDS) OF STUD THICKNESS. MAXIMUM NOTCHING IN BEARING WALL STUDS IS 25% OF STUD THICKNESS (40% IN NON-BEARING PARTITIONS.) (R602.6)
- FOUNDATION CRIPPLE WALLS SHALL BE FRAMED WITH STUDS NOT LESS IN SIZE THAN STUDS ABOVE. WHEN EXCEEDING 4' IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH STUD HEIGHT LESS THAN 14" AT EXTERIOR WALLS OR INTERIOR BRACED WALL LINES SHALL BE SHEATHED ON ONE SIDE FROM TOP PLATE TO BOTTOM PLATE, OR SHALL BE CONSTRUCTED OF SOLID BLOCKING. (R602.9)
- WALL BRACING. BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION. OPENINGS ARE SUBJECT TO THE LIMITATIONS OF SECTION R301.2.2.2.5.
- SHEAR NAILING MUST REMAIN EXPOSED FOR INSPECTION AND APPROVAL. FASTENERS MUST NOT BE OVER-DRIVEN.

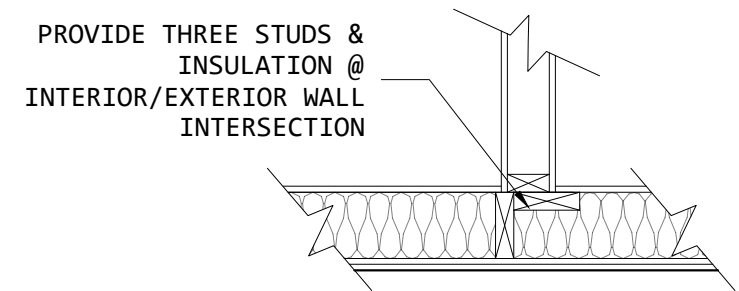


**FRAMING NOTES CONTINUED**

- FIRE-BLOCKING REQUIRED. FIRE-BLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH SECT. R302.11 & R602.8
- WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OR THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090. (R312.2.1)
- GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R702.3.5 AND SECTION R702.3.
- FLAME SPREAD. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. (R302.9 & R302.10.)
- INSTALLATION. EXTERIOR SHEATHING SHALL BE DRY BEFORE APPLYING EXTERIOR COVER. (R701.2)
- EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER THAT WATER THAT ENTERS THE ASSEMBLY CAN DRAIN TO THE EXTERIOR. THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER-RESISTIVE BARRIER, AND THE EXTERIOR VENEER, AND INTEGRATED FLASHINGS. (R703.1 & R703.1.1) SEE EXTERIOR WALL ENHANCED DRAINAGE SELF-CERTIFICATION FORM FOR EXCEPTIONS TO THE SPACE REQUIREMENTS.
- SIDING. WEATHER RESISTANT SIDING SHALL BE INSTALLED PER TABLE R703.3(1)
- THE MAXIMUM WEATHER EXPOSURE FOR SHAKES AND SHINGLES SHALL NOT EXCEED THE VALUES PROVIDED IN TABLE R703.6.1 PROVIDE A WEATHER-RESISTANT MEMBRANE UNDER ALL SHAKE AND SHINGLE SIDING. R703.7.3
- STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8. THESE VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL BE LIMITED TO THE FIRST STORY ABOVE GRADE AND SHALL NOT EXCEED 5" IN THICKNESS. MASONRY VENEER TIES SHALL NOT BE SPACED MORE THAN 32" O.C. HORIZONTALLY, MAY SUPPORT A MAXIMUM OF 2.67 SQ FT. OF WALL AREA, AND SHALL ATTACH TO HORIZONTAL JOINT REINFORCEMENT MIN NO. 9 GAGE WIRE. (R703.8.4.1)
- FLASHING. ALL EXTERIOR DOORS, WINDOWS, AND HORIZONTAL TRIM WITH APPROVED CORROSION-RESISTANT FLASHING. (SEE SECTION R703.4 FOR A COMPLETE LIST OF ALL REQUIRED LOCATIONS.)



**WALL CORNER DETAIL** 1  
SCALE : 3/4" = 1'-0" A4.2



**WALL INTERSECTION DETAIL** 2  
SCALE : 3/4" = 1'-0" A4.2

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

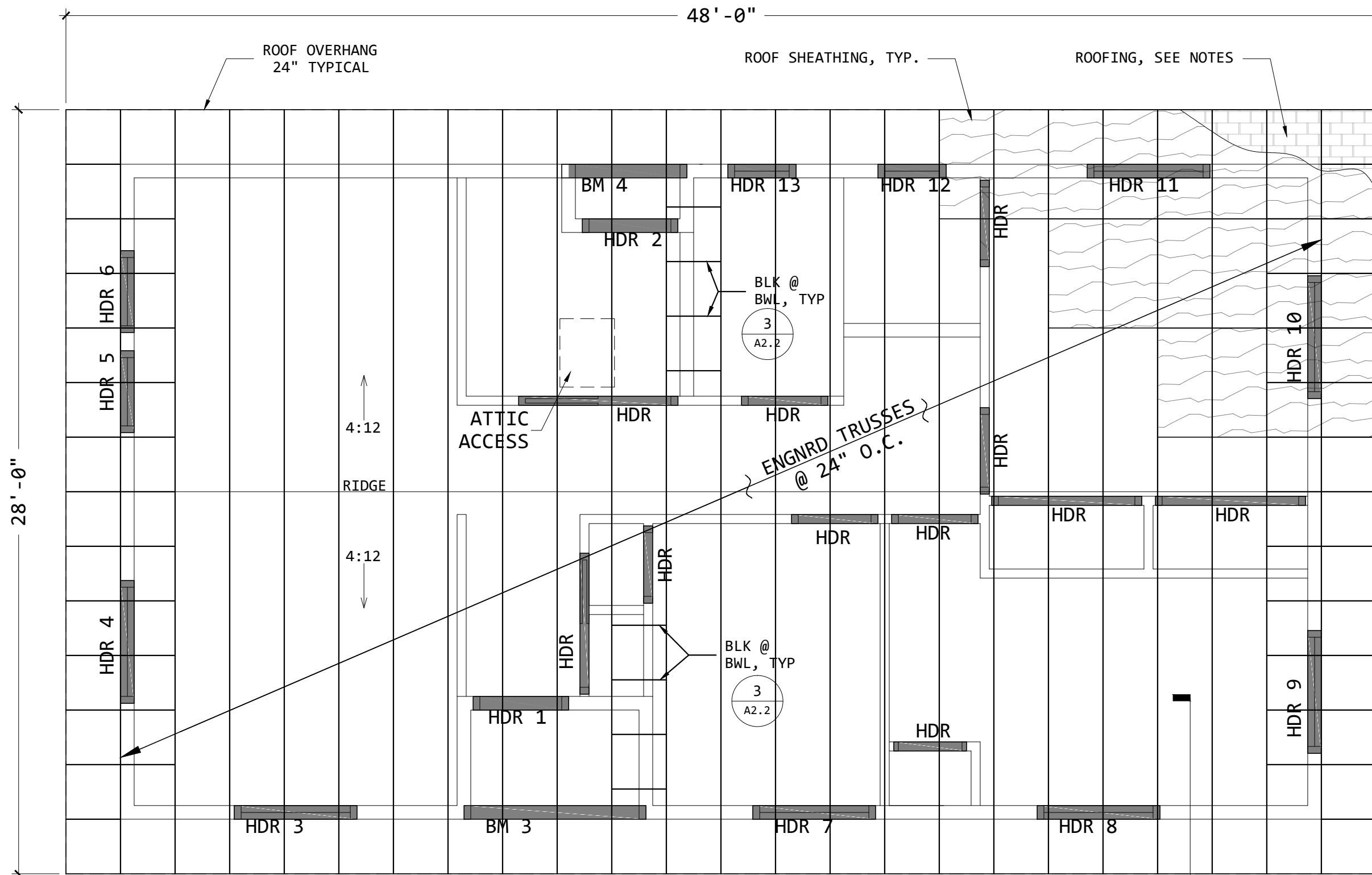




READY-BUILD SFD 2021-1

8/9/21

A5.0 ROOF FRAMING



ROOF FRAMING PLAN - SEE NOTES ON SHEET A5.1 AND SCHEDULES A8.0

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

1  
A5.1

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

## ROOF NOTES

SEE TRUSS REQUIRED ENGINEERING PACKET AND LAYOUT DRAWING, ATTACHED TO THIS PACKET, PROVIDED BY OWNER  
 BLOCK ALL TRUSSES  
 PROVIDE REQUIRED RATED UPLIFT RESISTANCE FOR MECHANICAL CONNECTIONS

ALL TRUSSES TO BE ATTACHED TO TOP PLATES WITH H2.5 SIMPSON STRONG TIE OR EQUIVALENT, UNLESS SPECIFIED OTHERWISE BY THE OREGON LICENSED TRUSS ENGINEER. REFER TO TRUSS ENGINEERING.

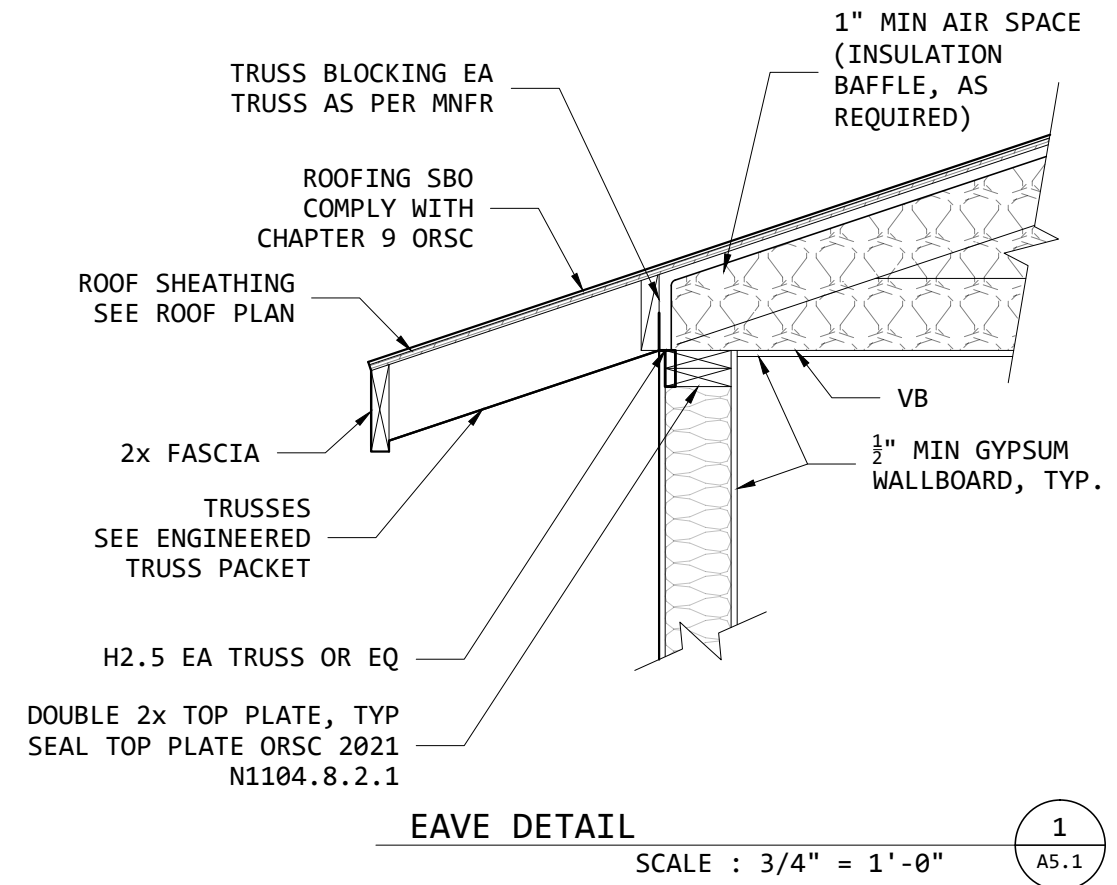
ROOFING MATERIAL TO BE EITHER COMPOSITION SHINGLE OR STANDING SEAM METAL ROOFING, SELECTED BY OWNER AND INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH CHAPTER 8 AND CHAPTER 9 OF THE 2021 ORSC

WOOD TRUSSES: 2021 ORSC SECTION R802.10

PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING TRUSS ENGINEERING

ATTIC ACCESS MINIMUM SIZE: 22" X 30"

- WOOD TRUSSES. SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE (R802.10.2)
- TRUSS ENGINEERING SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION, AND MUST BE ON JOB SITE AT FRAMING INSPECTION FOR ALL TYPES OF TRUSSES USED (R502.11.4, R802.10.1)
- SEE CODE FOR MINIMUM SUBMITTAL REQUIREMENTS. TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD THAT EXCEED THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
- **ENCLOSED ATTICS AND RAFTER SPACES SHALL BE PROVIDED WITH CROSS VENTILATION.** NET VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. PROVIDE A 1" MINIMUM AIR SPACE ABOVE INSULATION AND BAFFLE AT EAVE OR SOFFIT VENTS. (R806.2)
- PROVIDE AN ACCESSIBLE ATTIC ACCESS OPENING NOT LESS THAN 22" X 30" TO AREAS THAT EXCEED 30 SQ. FT. AND HAVE A CLEAR HEIGHT OVER 30" (R807)
- ROOF COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF SECTION R905.1 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FLASHINGS SHALL BE INSTALLED AS REQUIRED IN R903.2.
- ROOF DRAINAGE. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FT. FROM FOUNDATION WALL OR TO AN APPROVED DRAINAGE SYSTEM. (R801.3)
- ASPHALT SHINGLES SHALL BE DESIGNED FOR WIND SPEEDS IN ACCORDANCE WITH SECTION R905.2.4

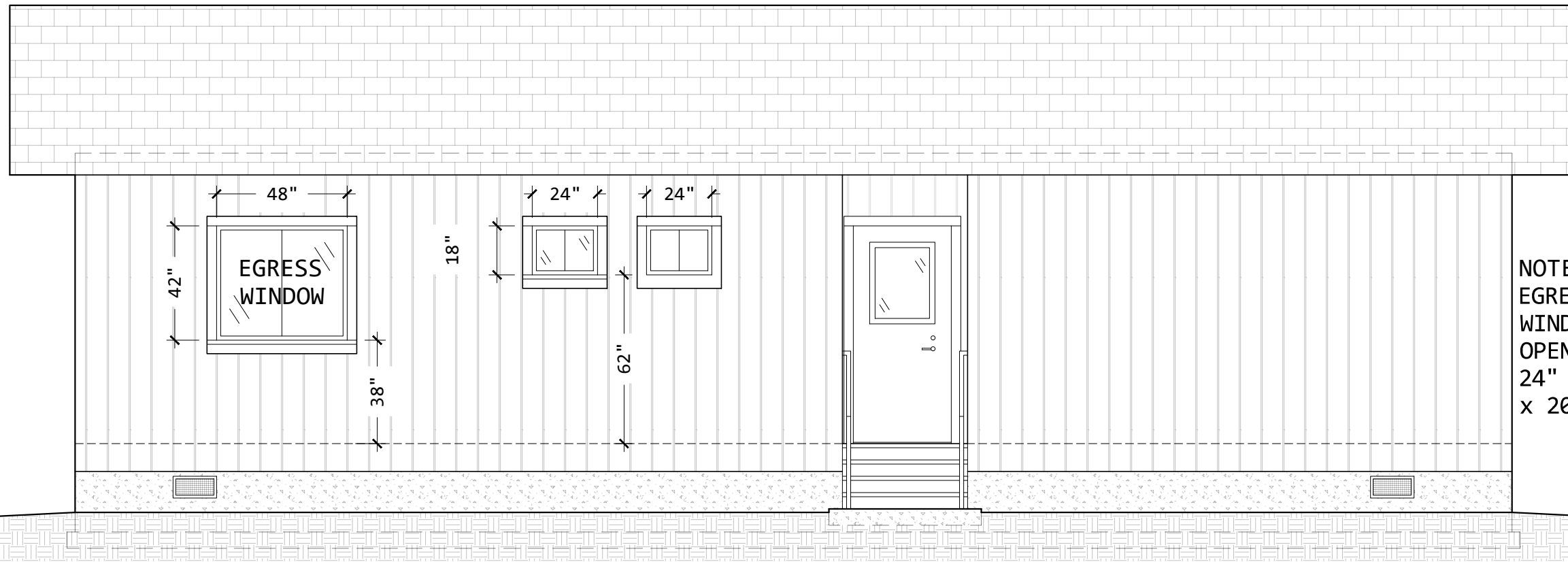


By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.





By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.



NOTE:  
EGRESS  
WINDOW CLR  
OPENING  
24" MIN HT  
x 20" MIN WD



ELEVATIONS

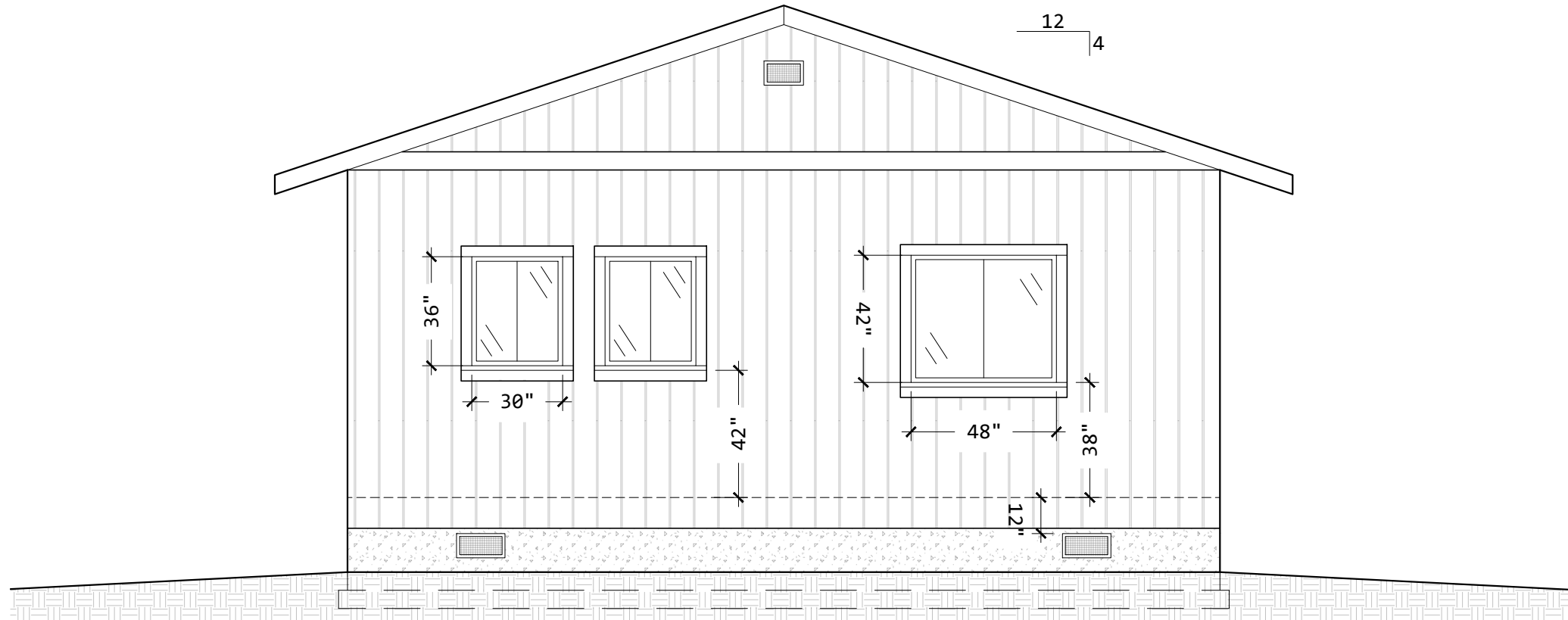
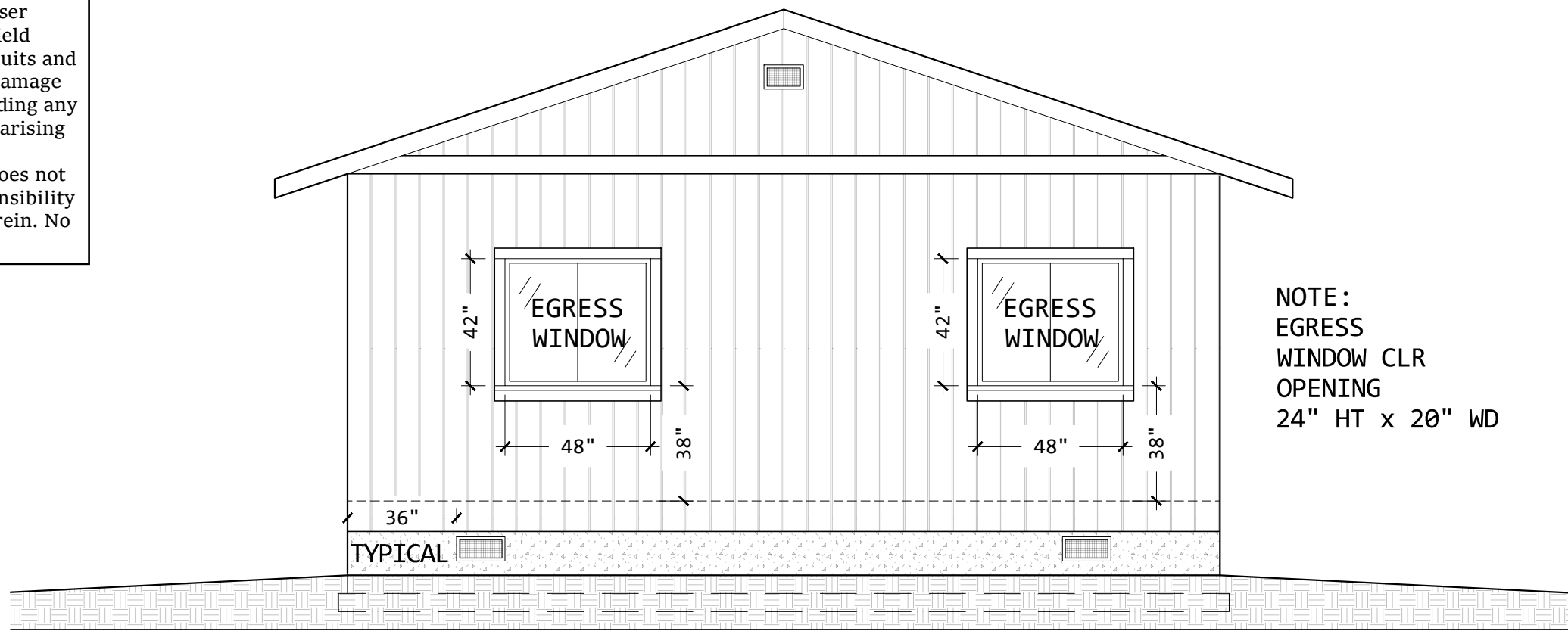
SCALE : 1/4" = 1'-0"

READY-BUILD SFD 2021-1

8/9/21

A6.0  
LONGITUDINAL  
ELEVATIONS

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.



**TRANSVERSE ELEVATIONS**

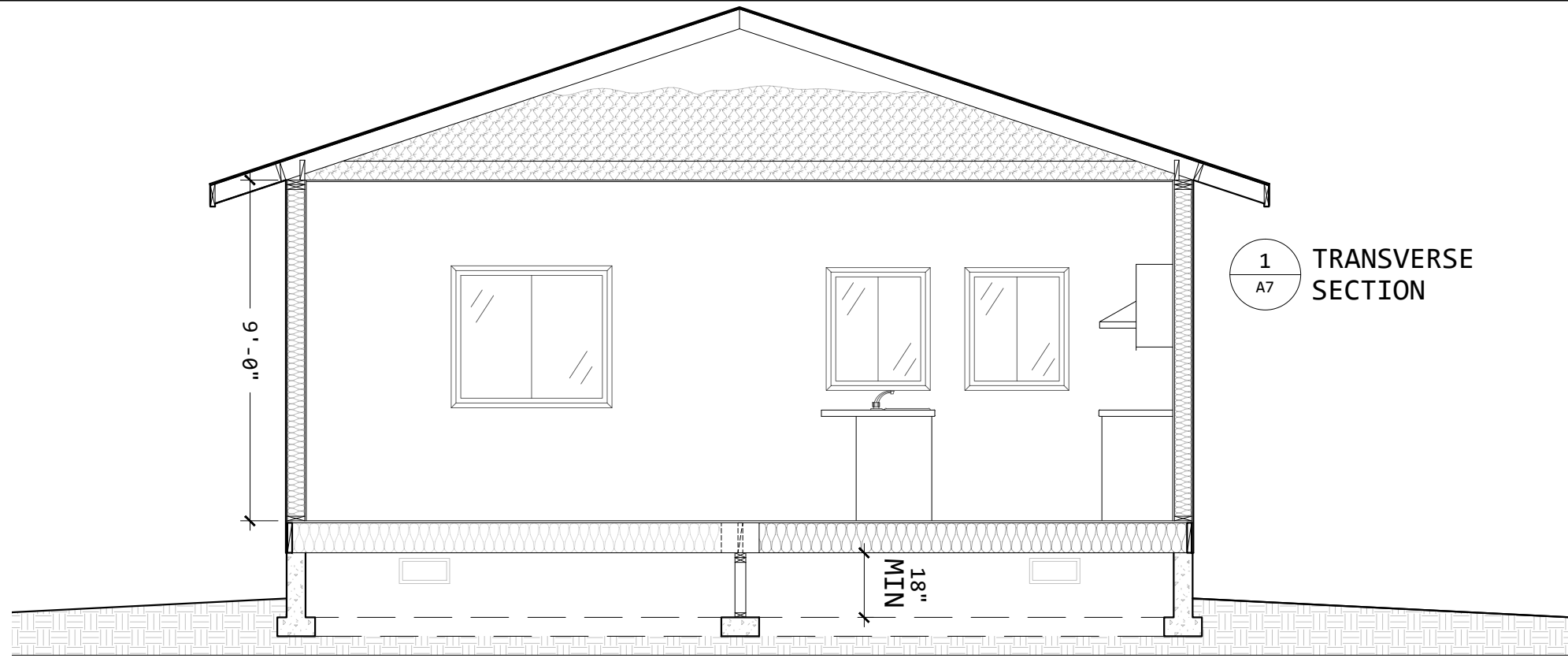
SCALE : 1/4" = 1'-0"

READY-BUILD SFD 2021-1

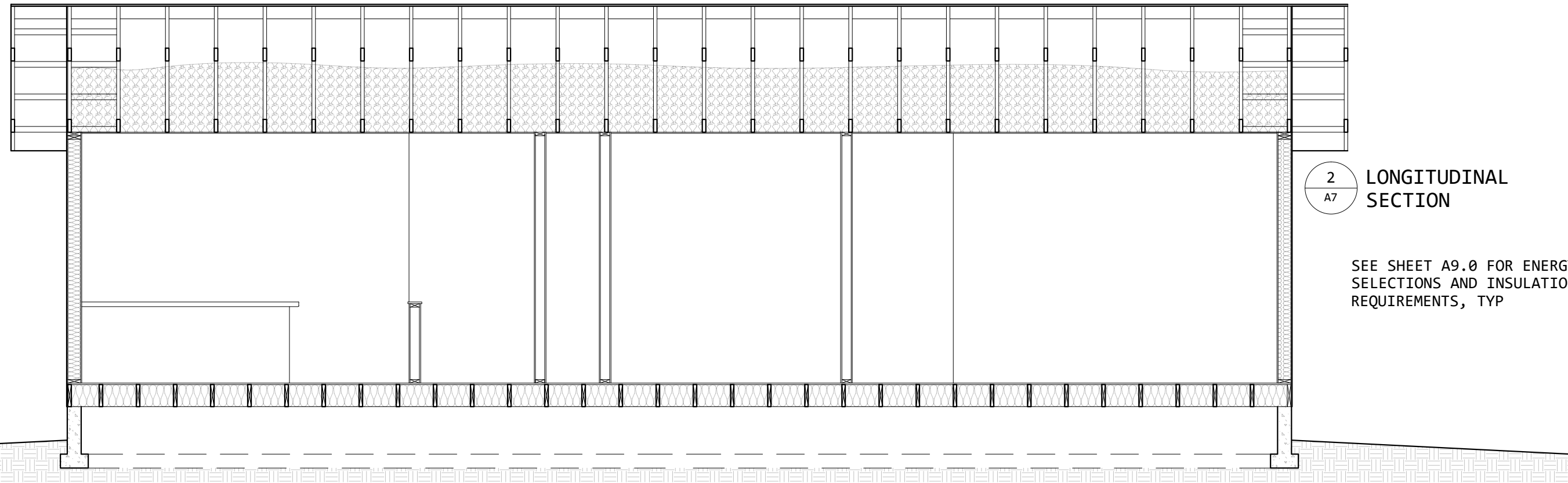
8/9/21

A6.1  
TRANSVERSE  
ELEVATIONS

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.



**1**  
A7  
**TRANSVERSE SECTION**



**2**  
A7  
**LONGITUDINAL SECTION**

SEE SHEET A9.0 FOR ENERGY SELECTIONS AND INSULATION REQUIREMENTS, TYP

**SECTIONS**

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

READY-BUILD SFD 2021-1

8/9/21

A7.0  
SECTIONS



**BUILT-UP HEADER SCHEDULE**

10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162")	16" o.c. each edge face nail
		16d box (3 1/2" x 0.135")	12" o.c. each edge face nail

**BUILT-UP BEAM SCHEDULE**

27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" x 0.128"); or 3" x 0.131" nails	
		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail at ends and at each splice

**BRACED WALL PANEL SCHEDULE**

CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
			Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m<sup>2</sup>, 1 mile per hour = 0.447 m/s.  
 a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D<sub>1</sub> and D<sub>2</sub>.

**SEE FASTENER SCHEDULES IN CHAPTER R602 ORSC**

**CS-WSP: BLOCK AND NAIL ALL PANEL EDGES**

**TABLE R602.3(3)**  
**REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES<sup>a, b, c</sup>**

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (Inches)	MAXIMUM WALL STUD SPACING (Inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V <sub>ult</sub> (mph)		
Size	Penetration (Inches)				Edges (Inches o.c.)	Field (Inches o.c.)	Wind exposure category		
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.  
 a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.  
 b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.  
 c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS OF PANEL SHEATHING IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A THICKNESS OF 1 1/2 INCHES (38 MM) OR GREATER (R602.10.4.4)

**HEADER & BEAM SCHEDULE NB = NONBEARING**

BM 1 DECK	SPAN 6' -2"	(2x) 2x10 DF #2 PT
BM 2 DECK	SPAN 3' -10"	(2x) 2x8 DF #2 PT
BM 3 PORCH	SPAN 6' -2"	(2x) 2x12 DF #2
BM 4 PORCH	SPAN 3' -10"	(2x) 2x8 DF #2
HDR 1 EXT WIN, NB	SPAN 3' -0"	(1x) 2x6 DF #2
HDR 2 EXT WIN, NB	SPAN 3' -0"	(1x) 2x6 DF #2
HDR 3 EXT WIN	SPAN 4' -0"	(2x) 2x8 DF #2
HDR 4 EXT WIN, NB	SPAN 4' -0"	(1x) 2x6 DF #2
HDR 5 EXT WIN, NB	SPAN 2' -6"	(1x) 2x6 DF #2
HDR 6 EXT WIN, NB	SPAN 2' -6"	(1x) 2x6 DF #2
HDR 7 EXT WIN	SPAN 4' -0"	(2x) 2x8 DF #2
HDR 8 EXT WIN	SPAN 4' -0"	(2x) 2x8 DF #2
HDR 9 EXT WIN, NB	SPAN 4' -0"	(1x) 2x6 DF #2
HDR 10 EXT WIN, NB	SPAN 4' -0"	(1x) 2x6 DF #2
HDR 11 EXT WIN	SPAN 4' -0"	(2x) 2x8 DF #2
HDR 12 EXT WIN	SPAN 2' -0"	(2x) 2x4 DF #2
HDR 13 EXT WIN	SPAN 2' -0"	(2x) 2x4 DF #2

ALL OTHER HEADERS TO BE (1x) DF #2 2x4 UNO, SEE R602.7.4  
 INSULATE ALL EXTERIOR HEADERS, SEE ORSC CHAPTER 11

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.



**ENERGY EFFICIENCY:**

• INFORMATION ON THE PLANS. PLANS AND SPECIFICATIONS SHALL SHOW IN SUFFICIENT DETAIL ALL PERTINENT DATA AND FEATURES OF THE BUILDING AND THE EQUIPMENT AND SYSTEMS HEREIN GOVERNED, INCLUDING, BUT NOT LIMITED TO EXTERIOR ENVELOPE COMPONENT MATERIALS; R-VALUES OF INSULATION MATERIALS, HVAC EQUIPMENT PERFORMANCE AND SYSTEM CONTROLS, LIGHTING AND OTHER PERTINENT DATA TO INDICATE CONFORMANCE WITH THE REQUIREMENT OF CHAPTER 11. (N1101.4)

• 2021 OREGON ENERGY CODE HAS TWO PARTS: SEE TABLES N1101.1(1) & N1101.1(2)

(1) THE BASE REQUIREMENTS FOR THE PRESCRIPTIVE ENVELOPE :  
 EXTERIOR WALLS: R-21; BELOW GRADE WALLS: R-15; UNDERFLOOR: R-30, SLAB FLOOR EDGES: R-15; FLAT CEILINGS: R-49; VAULTED CEILINGS R-30 (MAX 50% OF FLOOR AREA); EXTERIOR DOORS: U-0.20 (MAX 28 SQ FT. U=0.54); WINDOWS: U-0.30, SKYLIGHTS MAX 2% OF FLOOR AREA): U-0.50; FORCED AIR DUCTS: R-8

(2) AND ONE ADDITIONAL MEASURE SELECTED FROM A LIST OF OPTIONS.

• INSULATION MATERIALS SHALL BE INSTALLED WITH MANUFACTURER’S LISTING AND INSTALLATION INSTRUCTIONS AND THIS CODE.(R1104.2) ALL CONDITIONED SPACES WITHIN NEW RESIDENTIAL BUILDINGS SHALL COMPLY WITH TABLE N1101.1(1) AND ONE ADDITIONAL MEASURE FROM TABLE N1101.1(2).

• BAFFLES. BAFFLES OF A DURABLE RIGID MATERIAL SHALL BE PROVIDED TO PREVENT OBSTRUCTION OF VENT OPENINGS AND TO DEFLECT INCOMING AIR ABOVE THE SURFACE OF POROUS INSULATION SO AS TO PREVENT WIND-WASHING AND BLOWING OF LOOSE MATERIAL. THERMAL INSULATION SHALL NOT BE INSTALLED IN A MANNER THAT WOULD OBSTRUCT OPENINGS REQUIRED FOR ATTIC VENTILATION.(N1104.2.5)

• AIR BARRIERS. AN AIR BARRIER SHALL BE PROVIDED ON EVERY VERTICAL PORTION OF AIR PERMEABLE INSULATION AND ON THE WARM SIDE OF HORIZONTAL AIR PERMEABLE INSULATION. (N1104.2.6)

• EXTERIOR ENVELOPE REQUIREMENTS. EXTERIOR BUILDING ENVELOPE SHALL COMPLY WITH TABLE N1101.1(1) or may be demonstrated using Table N1104.1(1).

• VAPOR BARRIER. PROVIDE VAPOR BARRIER INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION AT ALL UNVENTILATED EXTERIOR WALLS, FLOORS, AND CEILINGS ENCLOSING CONDITIONED SPACE (N1104.9.1)

• N1105.3.1 TEMPERATURE. EACH HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEM SHALL BE PROVIDED WITH AT LEAST ONE THERMOSTAT FOR THE REGULATION OF TEMPERATURE. EACH THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES F TO 75 DEGREES F WHERE USED TO CONTROL HEATING ONLY AND FROM 70 DEGREES F TO 85 DEGREES F WHERE USED TO CONTROL COOLING ONLY. WHEN USED TO CONTROL BOTH HEATING AND COOLING, IT SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES F TO 85 DEGREES F AND SHALL BE CAPABLE OF OPERATING THE SYSTEM HEATING AND COOLING IN SEQUENCE.(N1105.3.1)

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

**OWNER MUST SELECT ONE MEASURE FROM TABLE N1101.1(2): \_\_\_\_\_**

**TABLE N1101.1(1)  
PRESCRIPTIVE ENVELOPE REQUIREMENTS<sup>a</sup>**

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value <sup>b</sup>	Required Performance	Equiv. Value <sup>b</sup>
Wall insulation—above grade	U-0.059 <sup>c</sup>	R-21 Intermediate <sup>c</sup>	Note d	Note d
Wall insulation—below grade <sup>e</sup>	C-0.063	R-15 c.i./R-21	C-0.063	R-15/R-21
Flat ceilings <sup>f</sup>	U-0.021	R-49	U-0.020	R-49 A <sup>b</sup>
Vaulted ceilings <sup>g</sup>	U-0.033	R-30 Rafter or R-30A <sup>b,h</sup> Scissor Truss	U-0.027	R-38A <sup>b</sup>
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab-edge perimeter <sup>m</sup>	F-0.520	R-15	F-0.520	R-15
Heated slab interior <sup>i</sup>	n/a	R-10	n/a	R-10
Windows <sup>j</sup>	<u>U-0.27</u>	<u>U-0.27</u>	<u>U-0.27</u>	<u>U-0.27</u>
Skylights	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors <sup>k</sup>	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors with > 2.5 ft <sup>2</sup> glazing <sup>l</sup>	U-0.40	U-0.40	U-0.40	U-0.40

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 degree = 0.0175 rad, n/a = not applicable.

- a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-factor standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-factors contained in Table N1104.1(1).
- b. R-values used in this table are nominal for the insulation only in standard wood-framed construction and not for the entire assembly.
- c. Wall insulation requirements apply to all exterior wood-framed, concrete or masonry walls that are above grade. This includes cripple walls and rim joist areas. Nominal compliance with R-21 insulation and Intermediate Framing (N1104.5.2) with insulated headers.
- d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.
- e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.
- f. Insulation levels for ceilings that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to minimum 6-inches depth at top plate at exterior of structure to achieve U-factor.
- g. 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).
- h. A = Advanced frame construction. See Section N1104.6.
- i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
- j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2, Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building thermal envelope requirements.
- k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
- l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.
- m. Minimum 24-inch horizontal or vertical below-grade.

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

1	<b>HIGH EFFICIENCY HVAC SYSTEM<sup>a</sup></b> 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	<b>HIGH EFFICIENCY WATER HEATING SYSTEM</b> 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 and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
3	<b>WALL INSULATION UPGRADE</b> Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
4	<b>ADVANCED ENVELOPE</b> Windows—U-0.21 (Area weighted average), and Flat ceiling <sup>b</sup> —U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48”; R-15 for 36” or R-5 fully insulated slab)
5	<b>DUCTLESS HEAT PUMP</b> For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
6	<b>HIGH EFFICIENCY THERMAL ENVELOPE UA<sup>c</sup></b> Proposed UA is 8 percent lower than the code UA
7	<b>GLAZING AREA</b> Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
8	<b>3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION</b> Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

For SI: 1 square foot = 0.093 m<sup>2</sup>, 1 watt per square foot = 10.8 W/m<sup>2</sup>.

- a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.
- c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.





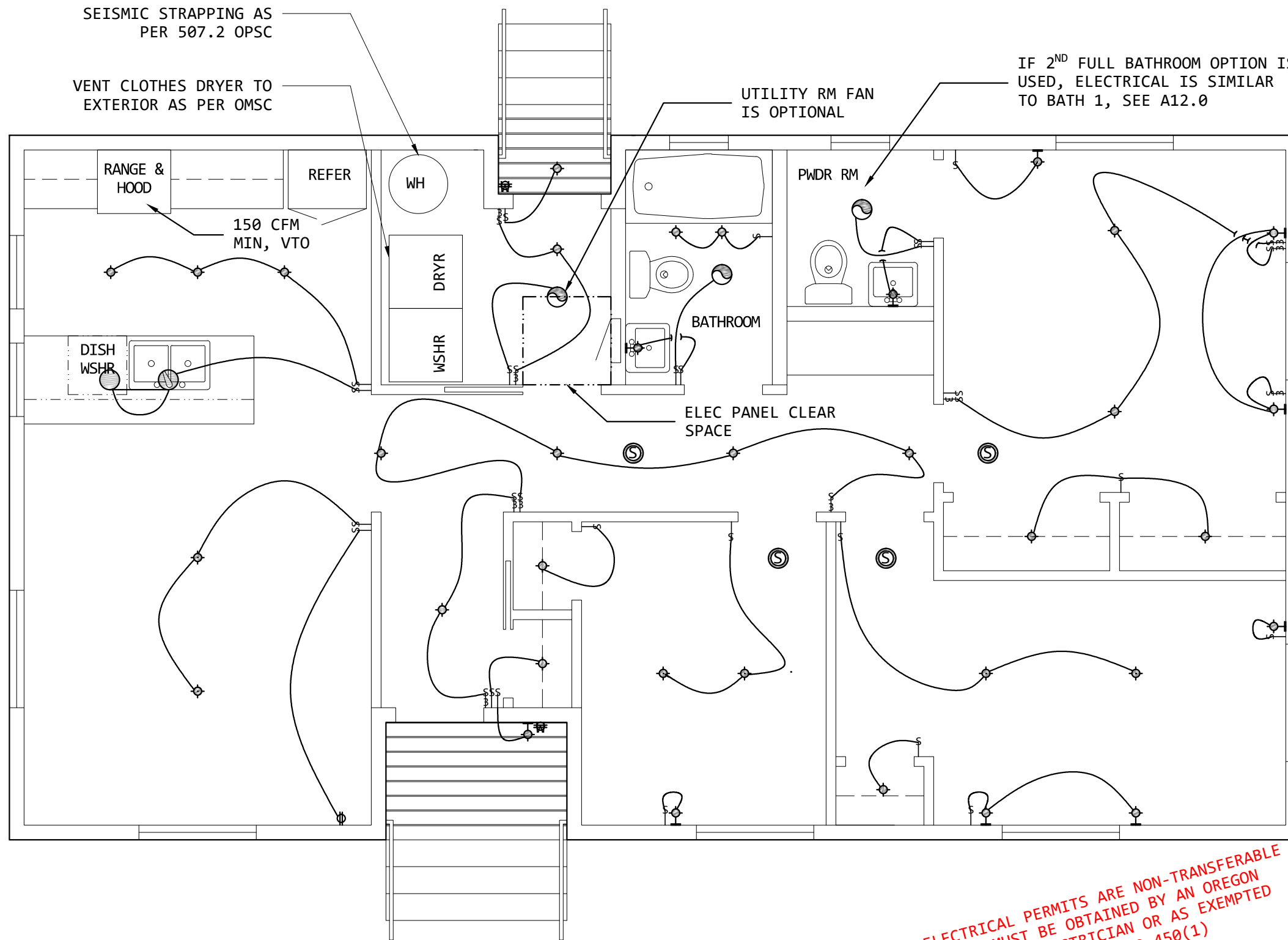
**ELECTRICAL LEGEND**

- ⊙ VENT FAN 80 CFM, W/ FAN TIMER OR AUTO-CONTROL, VTO
- ⊙ SMOKE & CO ALARM
- ⊕ WEATHER-RESISTANT OUTLET
- ⊕ SWITCHED OUTLET LIGHT
- ⊙ PENDANT LIGHT, SBO
- ⊕ WALL SCONCE, SBO
- ⊕ OVHD LIGHT, SBO
- ▮ 240 AMP ELECTRICAL PANEL

PROVIDE OUTLETS IN ACCORDANCE WITH THE CURRENT NEC AND OREGON ELECTRICAL SPECIALTY CODE

PROVIDE HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F DEGREES (20 DEGREES C) AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH SECTION R303.9 OF THE ORSC.

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.



**ELECTRICAL PERMITS ARE NON-TRANSFERABLE AND MUST BE OBTAINED BY AN OREGON LICENSED ELECTRICIAN OR AS EXEMPTED UNDER ORS 479.450(1)**

**ELECTRICAL PLAN - SEPARATE ELECTRICAL PERMIT NECESSARY**

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



MECHANICAL AND PLUMBING:

- RESIDENTIAL PLUMBING PLANS ARE NOT REVIEWED PRIOR TO PERMIT ISSUANCE. ALL PLUMBING WORK SHALL COMPLY WITH CURRENT CODES AND WILL BE FIELD INSPECTED FOR COMPLIANCE.
- FLOOD-RESISTANT INSTALLATION. IN AREAS PRONE TO FLOODING, MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS SHALL BE LOCATED OR INSTALLED IN ACCORDANCE WITH SECTION R322.1.6 AND SECTION M1301.1.1.
- FUEL FIRED APPLIANCES SHALL NOT BE LOCATED IN OR OBTAIN COMBUSTION AIR FROM THESE LOCATIONS: SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, OR STORAGE CLOSETS. (SEE EXCEPTIONS G2408)
- APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCE, OR ANY PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICES, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. (M1305.1)
- SHOWERS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC MIXING, OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE WITH MAXIMUM MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT OPSC408.3
- WATER HEATERS. SHALL BE ANCHORED TO RESIST HORIZONTAL MOVEMENT (I.E., EARTHQUAKE STRAPPING OPSC 507.2)
- CENTRAL FURNACES. CENTRAL FURNACES WITHIN COMPARTMENTS, ALCOVES OR SIMILAR SPACES SHALL CONFORM TO SECTIONS M1305.1.1 AND M1305.1.2.
- ATTICS CONTAINING APPLIANCES. PROVIDE AN OPENING AND A CLEAR UNOBSTRUCTED PASSAGEWAY TO ATTIC AND UNDERFLOOR SPACES LARGE ENOUGH FOR REMOVAL OF THE LARGEST PIECE OF EQUIPMENT, BUT NO SMALLER THAN 22"WX30"H AND NOT MORE THAN 20 FT. AWAY FROM THE EQUIPMENT M1305.1.3 & M1305.1.4 INSTALL LIGHTING, SWITCHED AT ENTRY POINT. (M1305)
- APPLIANCE CLEARANCE. APPLIANCES SHALL BE INSTALLED WITH THE CLEARANCES FROM UNPROTECTED COMBUSTIBLE MATERIALS AS INDICATED ON THE APPLIANCE LABEL AND IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (M1306.1)
- MECHANICAL SYSTEMS PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH THIS SECTION. (M1309.1 AND TABLE 1309.4)
- INSTALLATION. HEATING AND COOLING EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS OF THIS CODE. THE EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. (M1401.1 & M1401.3)  
OUTDOOR DISCHARGE. THE AIR REMOVED FROM BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWLSPACE. (M1501.1)

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.

- EXHAUST SYSTEMS. DRYER EXHAUSTS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, SHALL CONVEY THE MOISTURE TO THE OUTDOORS AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCTS TERMINATIONS SHALL BE MADE WILL A FULL OPENING EXHAUST OUTLET OR IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE ENTIRE EXHAUST SYSTEM, EXCLUDING TRANSITION DUCTS, SHALL BE SUPPORTED AND SECURED IN PLACE. EXHAUST DUCTS SHALL BE CONSTRUCTED OF MINIMUM .0157 INCH THICK RIGID METAL DUCTS, HAVING SMOOTH INTERIOR SURFACES WITH JOINTS RUNNING IN THE DIRECTION OF AIRFLOW. FLEXIBLE TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO 8 FEET IN LENGTH. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION. (M1502.1, M1502.2, M1502.4 & M1502.5) SEE 2019 OREGON MECHANICAL SPECIALTY CODE FOR ADDITIONAL REQUIREMENTS.

A) DRYER EXHAUST DUCT SIZE. THE DIAMETER OF THE EXHAUST DUCT SHALL BE A MINIMUM OF 4 INCHES OR AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (M1502.4.1)

B) DRYER LENGTH LIMITATION. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE LENGTH REDUCTION OF THE DUCT FOR FITTINGS SHALL COMPLY WITH TABLE M1502.4.6.

C) RANGE HOODS GENERAL. RANGE HOODS AND DOWN DRAFT EXHAUST SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION M1503.

- MECHANICAL VENTILATION GENERAL. WHERE SECTION R303.3 REQUIRES TOILET ROOMS, BATHROOMS, AND ROOMS WITH BATHING OR SPA FACILITIES TO BE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M1507.1.

- RECIRCULATION OF AIR. EXHAUST AIR FROM RANGE HOODS, BATHROOMS, TOILET ROOMS, AND ROOMS WITH BATHING OR SPA FACILITIES SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM RANGE HOODS, BATHROOMS, TOILET ROOMS AND ROOMS WITH BATHING OR SPA FACILITIES SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. (M1507.2)

- DUCT SYSTEMS. EXCEPT AS ALLOWED BY SECTION M16001.1.1, THE USE OF BUILDING CAVITIES FOR AIR DUCTS, OR PLENUMS IS NOT ALLOWED IN NEW CONSTRUCTION OR IN ADDITIONS TO AN EXISTING STRUCTURE. (M1601.1.1.1) FOR THE USE OF BUILDING CAVITIES IN EXISTING BUILDINGS, INSTALLATION SHALL BE MADE ACCORDING TO SECTION M1601.1.1.2.

- N1107.1 GENERAL. THE PROVISIONS OF THIS SECTION APPLY TO LIGHTING EQUIPMENT, RELATED CONTROLS AND ELECTRIC CIRCUITS SERVING ALL CONDITIONED AND UNCONDITIONED INTERIOR FLOOR SPACE AND EXTERIOR BUILDING FACADES OF ALL DWELLING UNITS AND GUEST ROOM WITHIN RESIDENTIAL BUILDING AND STRUCTURES, OR PORTIONS THEREOF.

- N1107.2. HIGH-EFFICIENCY LAMPS. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS. SCREW-IN COMPACT FLUORESCENT LAMPS, AND LED LAMPS COMPLY WITH THIS REQUIREMENT. EXCEPTION: TWO PERMANENTLY INSTALLED LIGHTING FIXTURES THAT ARE NOT HIGH EFFICIENCY SHALL BE PERMITTED.

- THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING AT THE FINAL INSPECTION THAT A MINIMUM OF FIFTY PERCENT OF THE PERMANENTLY INSTALLED LIGHT FIXTURES HAVE MET THIS REQUIREMENT. A SELF-CERTIFICATION FORM IS INCLUDED WITH THE PERMIT PACKET.

READY-BUILD SFD 2021-1

8/9/21

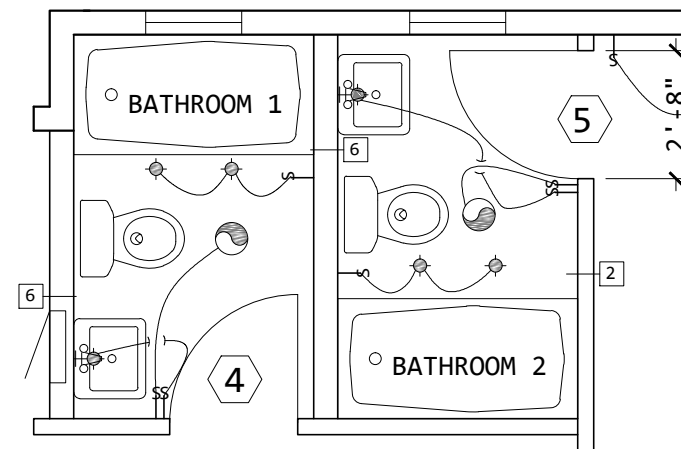
A11.0  
ADDITIONAL NOTES



**ABBREVIATIONS**

AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATELY
AB	ANCHOR BOLT
BLK	BLOCKING
BM	BEAM
BOF	BOTTOM OF FOOTING
BTM	BOTTOM
BTWN	BETWEEN
BWP	BRACED WALL PANEL
BWL	BRACED WALL LINE
CFM	CUBIC FEET PER MINUTE
CONT	CONTINUOUS
CLR	CLEAR
CLST	CLOSET
CS-WSP	CONT SHEATHED-WOOD STRUCTURAL PANEL
DF	DOUGLAS FIR
DR	DOOR
EA	EACH
EQ	EQUAL
ELEC	ELECTRICAL
EXT	EXTERIOR
F	FAHRENHEIT
FF	FINISHED FLOOR
FT	FEET
FSTNR	FASTENER
FTG	FOOTING
HT	HEIGHT
INT	INTERIOR
MNFR	MANUFACTURER
NB	NONBEARING
NEC	NATIONAL ELECTRICAL CODE
OC	ON CENTER
ORSC	OREGON RESIDENTIAL SPECIALTY CODE
OVHD	OVERHEAD
PERF	PERFORATED
PLMB	PLUMBING
PT	PRESSURE TREATED
PWDR	POWDER
RM	ROOM
SBO	SELECTED BY OWNER
SF	SQUARE FEET
SST	SIMPSON STRONG TIE (OR EQ)
TYP	TYPICAL
UFER	CONCRETE-ENCASED GROUNDING ELECTRODE
UNO	UNLESS NOTES OTHERWISE
VB	VAPOR BARRIER
VTO	VENT TO OUTSIDE
WD	WIDTH
WIN	WINDOW

By using these standard plans, the user agrees to release the City of Springfield from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information herein. No warranty is implied or provided.



**SECOND BATHROOM OPTION**

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

READY-BUILD SFD 2021-1

8/9/21

A12.0  
2ND BATH OPTION