

Plan Name	Aspen B ADU
Date	8/24/2020
Location	Byrd's Nest Estates Lot 7 Estacada, OR

Scale: 1/4" = 1'
 Main: 1,850 SqFt ADU: 830 SqFt Total: 2,680 SqFt

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 www.cedarridgehomes.us

Designed by:
TYSON GREY
 tyson@cedarridgehomes.us



Left Elevation



Front Elevation



Back Elevation



Right Elevation

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Floor Plan

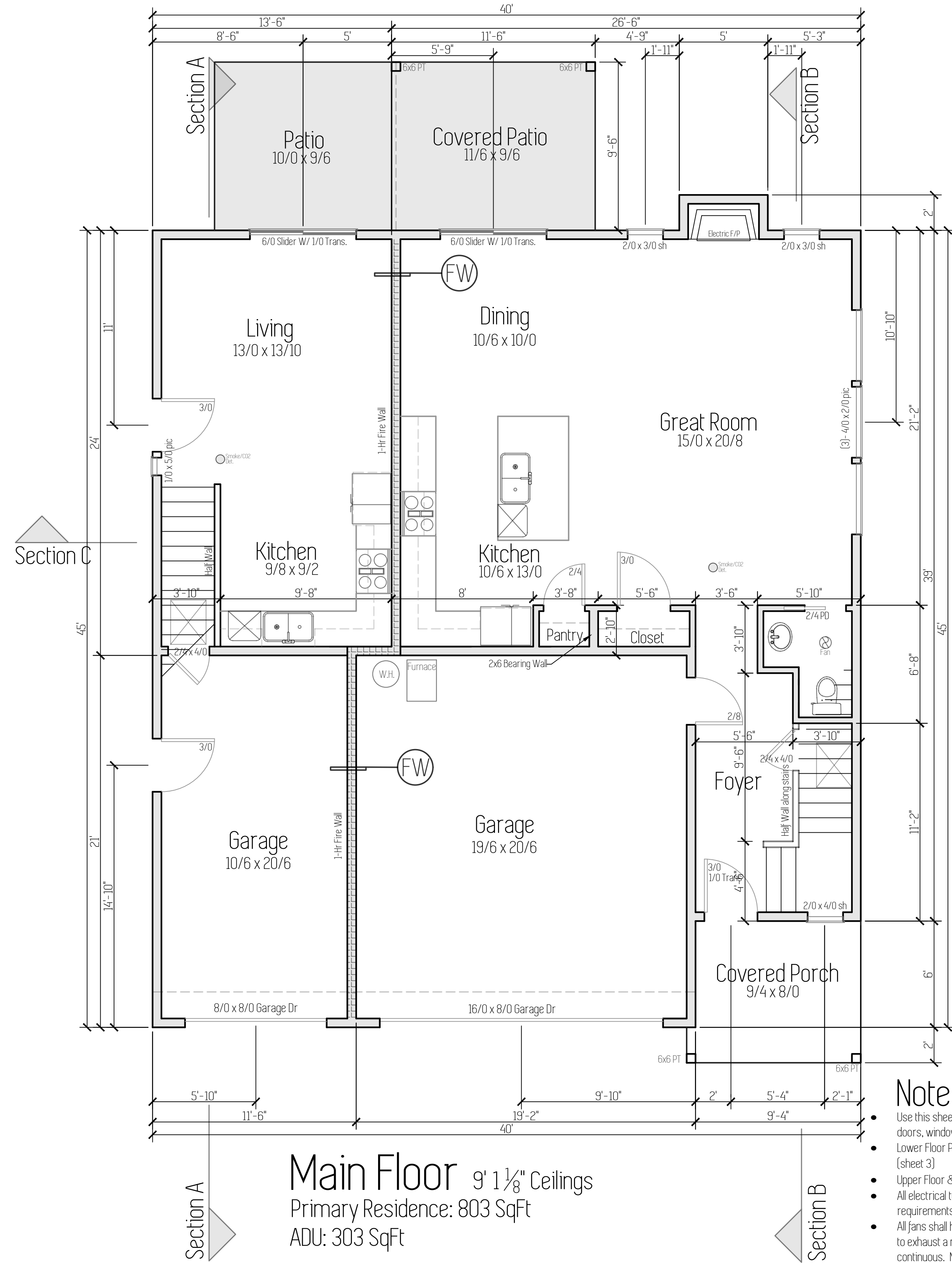
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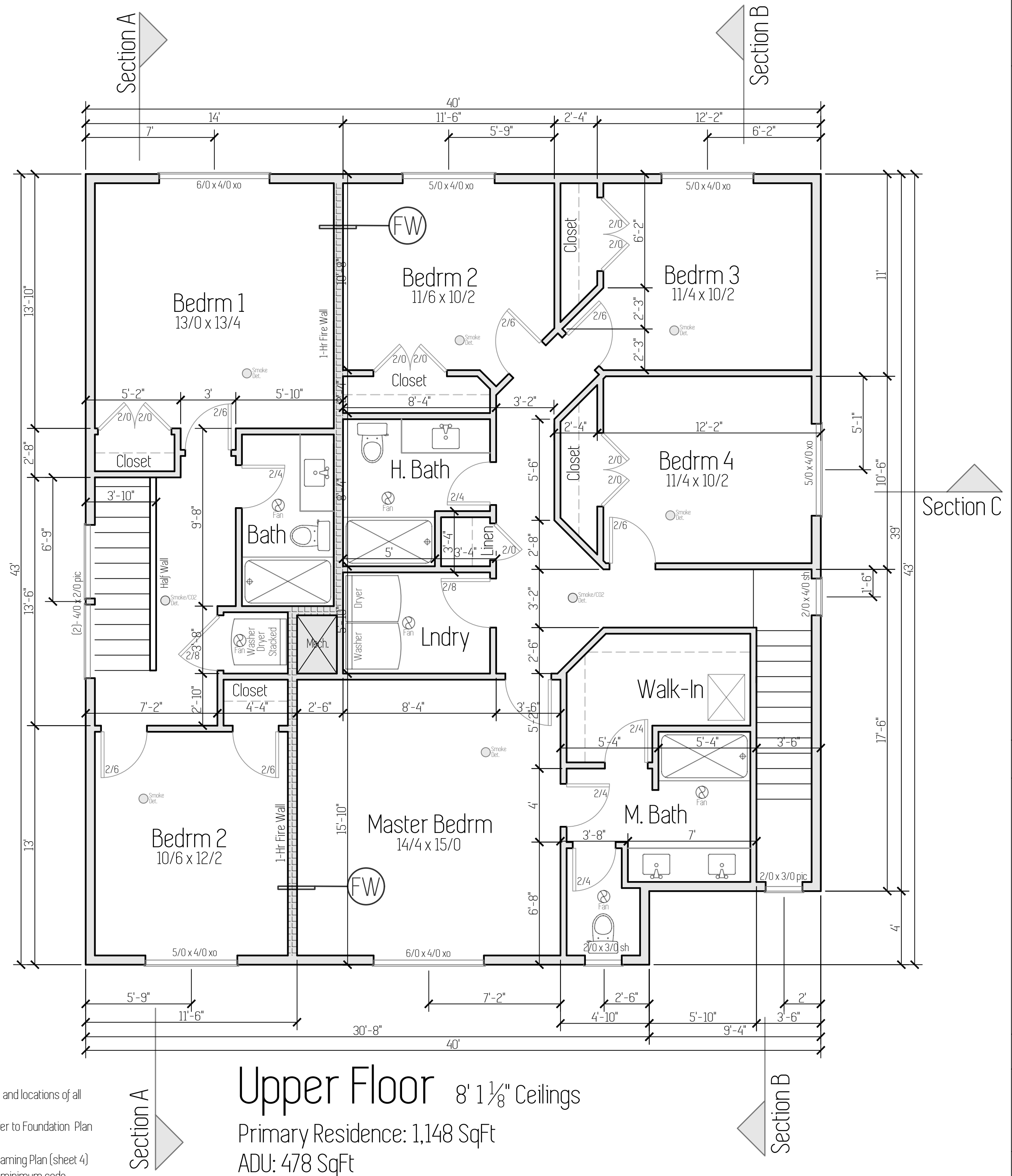
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Main Floor 9' 1 1/8" Ceilings
 Primary Residence: 803 SqFt
 ADU: 303 SqFt

- Notes**
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
 - Lower Floor Post & Beam Framing: Refer to Foundation Plan (sheet 3)
 - Upper Floor & Roof Framing: Refer to Framing Plan (sheet 4)
 - All electrical to meet or exceed current minimum code requirements and is to be determined by owner.
 - All fans shall have a mechanical ventilation system designed to exhaust a minimum of 80 cfm intermittent or 20 cfm continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control



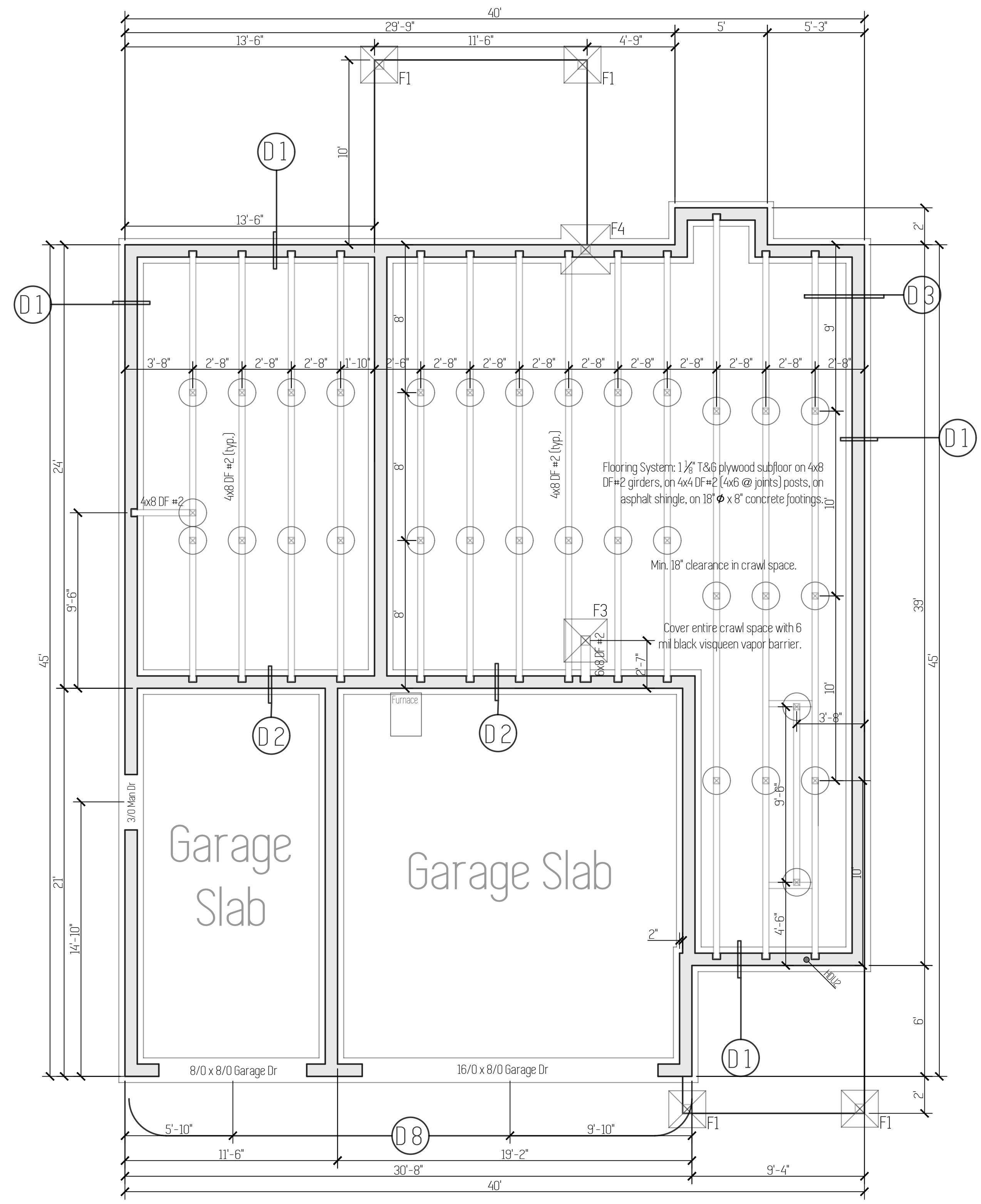
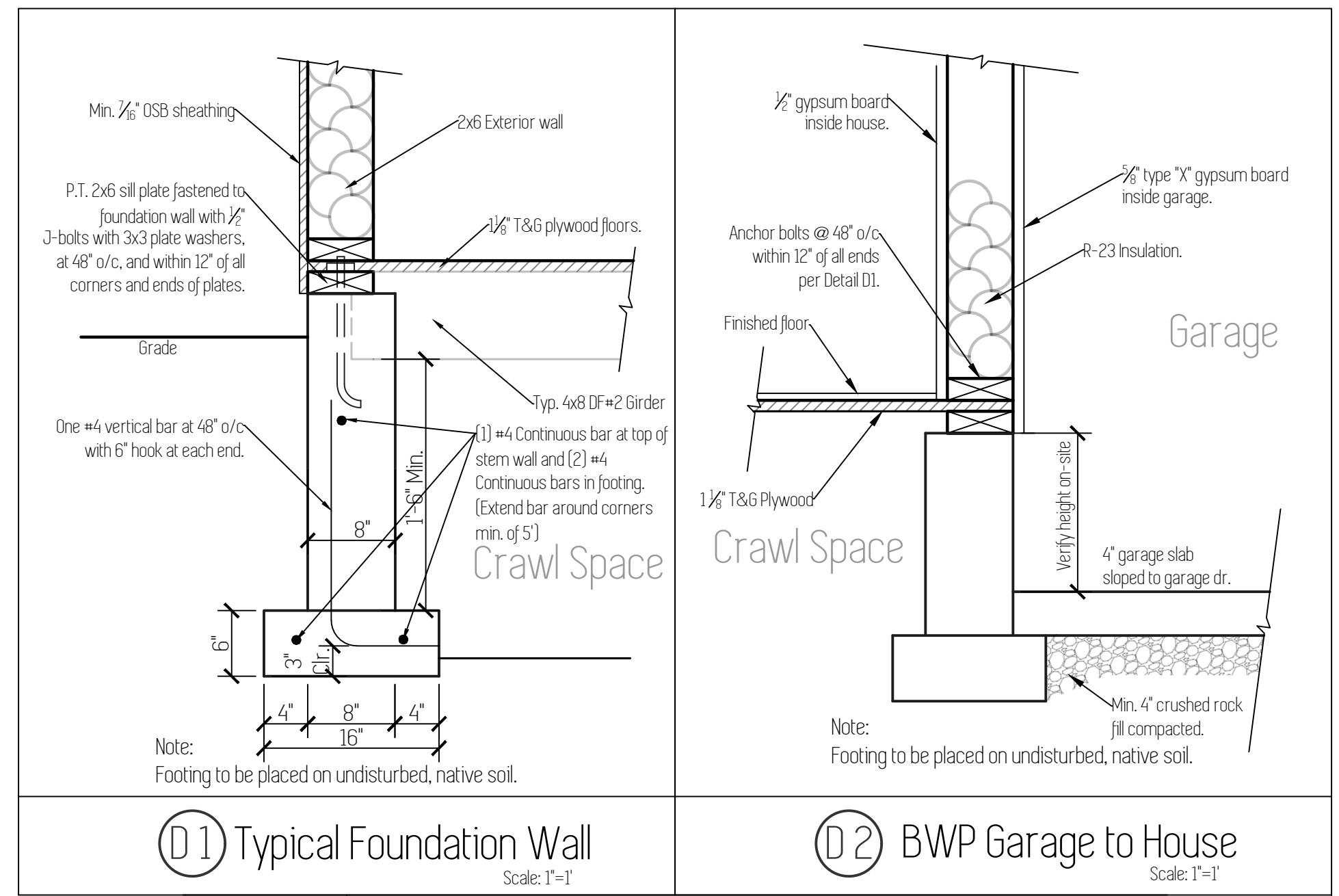
Upper Floor 8' 1 1/8" Ceilings
 Primary Residence: 1,148 SqFt
 ADU: 478 SqFt

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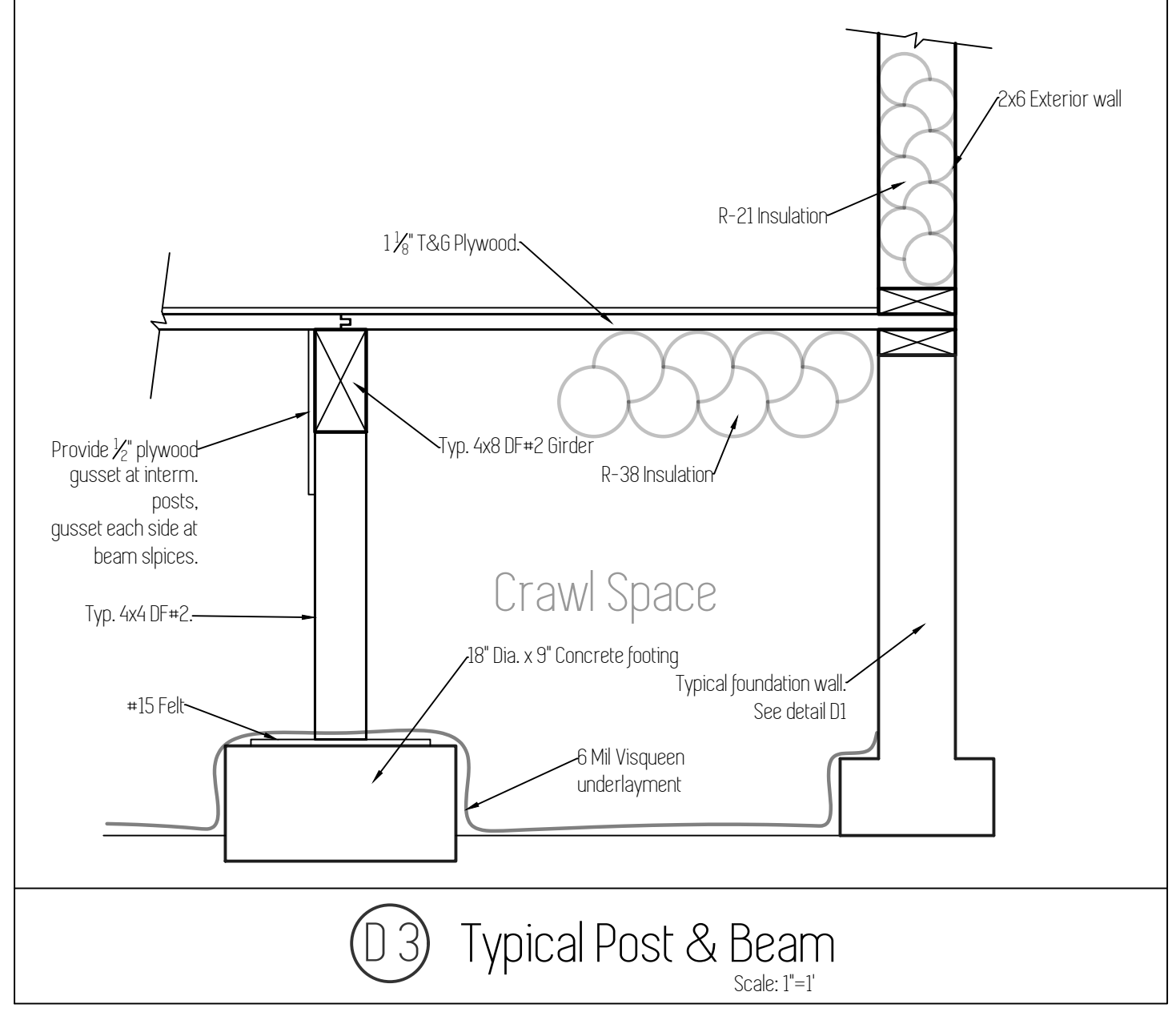


Foundation Notes

- Concrete : Minimum 28 day concrete strength = 2500 psi.
- Grade beams, piers and spread footings shall be poured onto undisturbed, native soil which is free from any material that will adversely affect the soil bearing pressure.
- Footings are to be on undisturbed soil with an assumed 1500 PSF
- All slabs to be supported with a min. of 4" of compacted crushed rock fill.
- Foundation Cripple Walls shall be framed of studs not smaller than the studding above.
- Beam pockets in concrete walls to have a min. 1/2" air space on sides, and min. 3" of bearing for all beams and girders.
- Typical pier pad to be 18" dia. x 8" concrete footing with 4x4 DF#2 post.
- Typical crawl space beam to be 4x8 DF#2. Single gusset plate to be used on both sides of attachment to post.
- Cover entire crawl space with 6 mil black visqueen vapor barrier.
- Excavate a min. of 18" below bottom of all beams.
- Install 15" x 7" closable FND vents in FND walls. Min 1 sq ft vented area for every 150 sq ft of crawl space.
- 1/2" Anchor bolts install at 48" o/c, and within 12" of all corners and ends of plates.

Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.
F2	27" x 27" x 8" Concrete footing with (2) #4 bars each way.
F3	30" x 30" x 8" Concrete footing with (3) #4 bars each way.
F4	33" x 33" x 10" Concrete footing with (3) #4 bars each way.

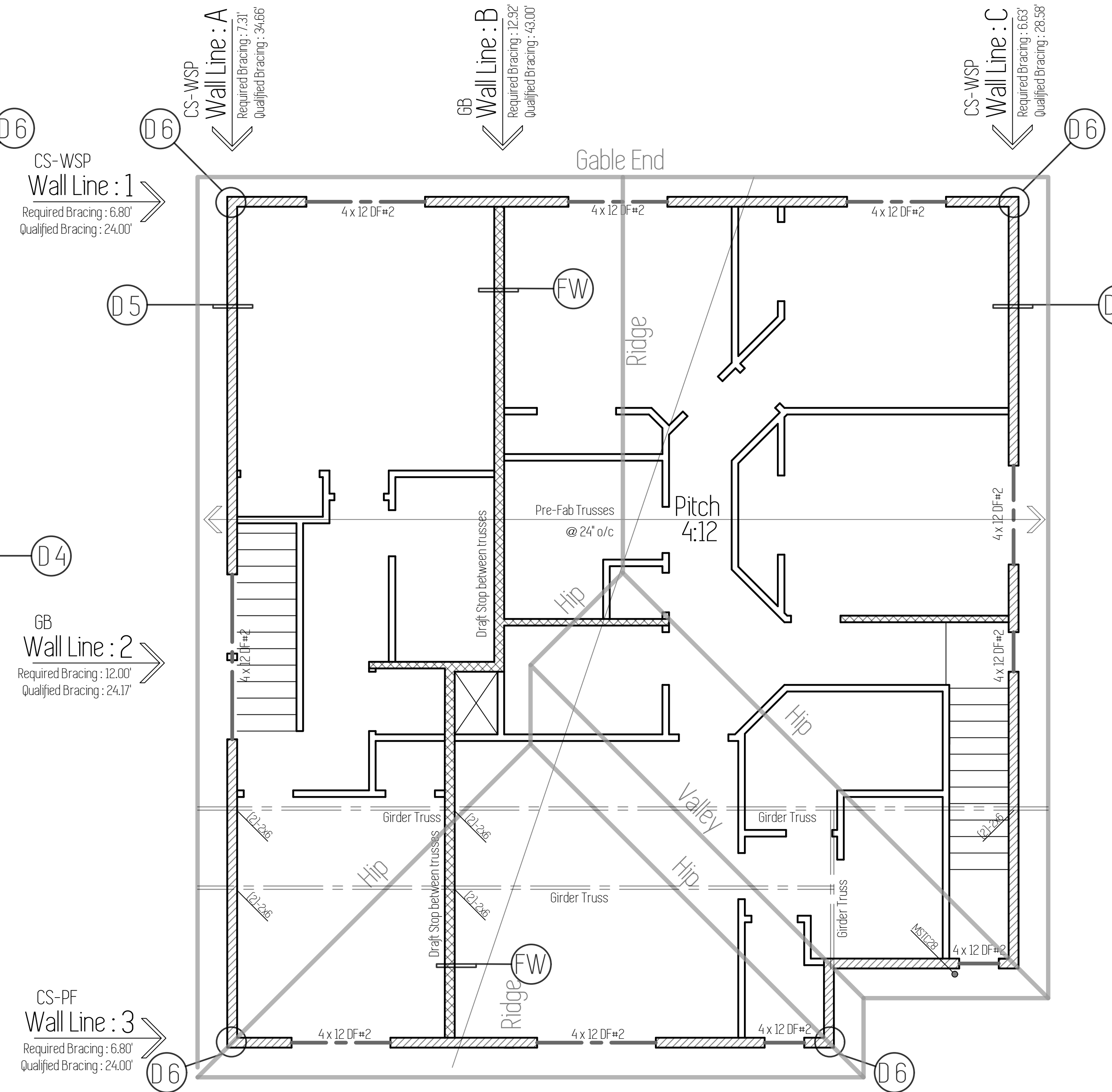
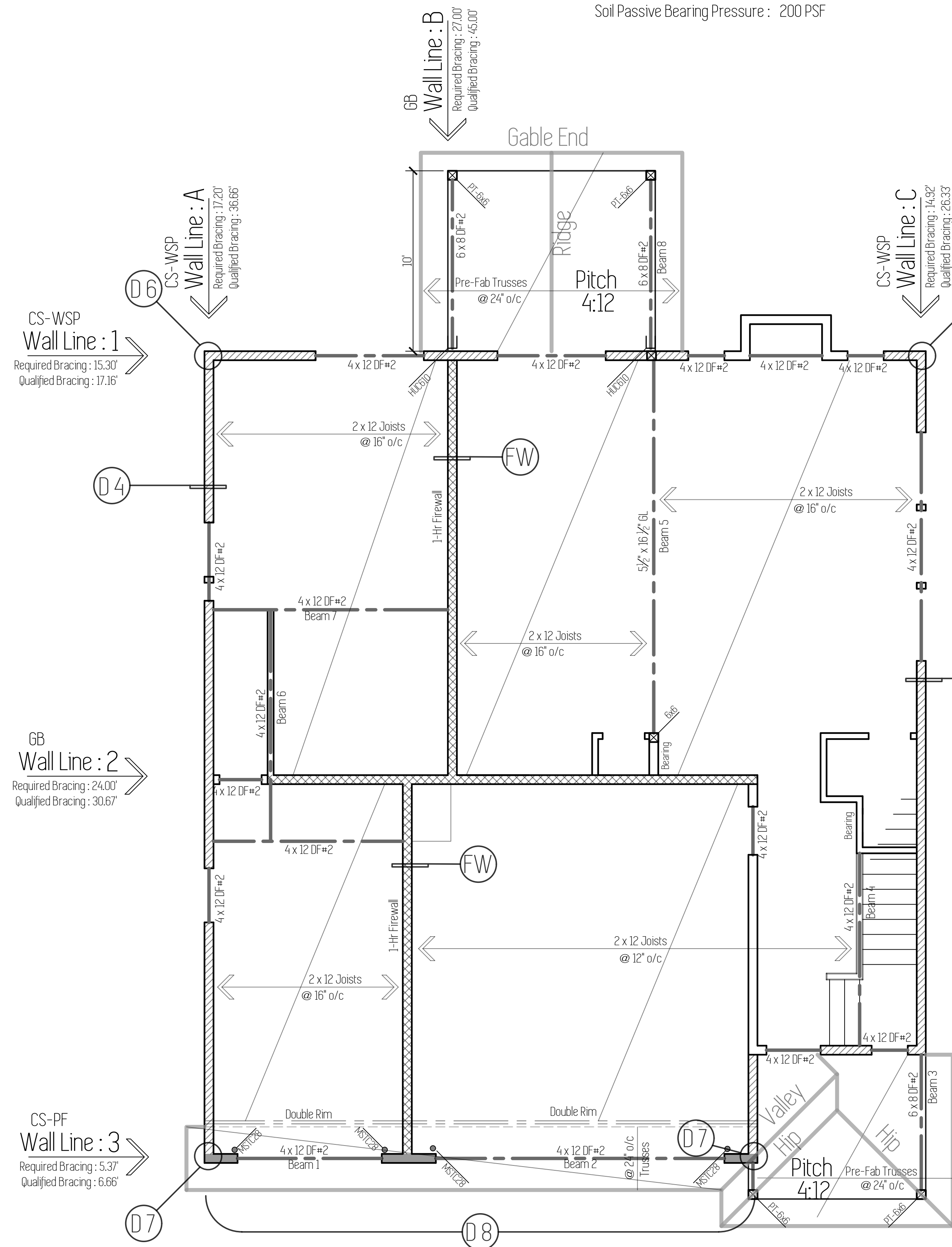
Interior Bearing Wall



Design Standards

Code : 2015 IRC
 Wind Speed : 135 mph
 Wind Exposure : B
 Snow Load : 25 PSF
 Seismic Design Category : D-1
 Soil Bearing Pressure : 1500 PSF
 Soil Passive Bearing Pressure : 200 PSF

Braced Wall Lines			
Bracing Method	Sheathing Min. Thickness	Connection Criteria	
		Fasteners	Spacing
CS-WSP Continuously Sheathed Wood Structural Panel	7/16"	8d common nail	6" Edges, 12" Field
CS-PF Continuously Sheathed Portal Frame	7/16"	8d common nail	3" On all framing members
GB Gypsum Board Double-Sided	1/2"	Nails of screws per Table R702.3.5 for interior locations.	7" edges, 7" field.



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Framing Plan

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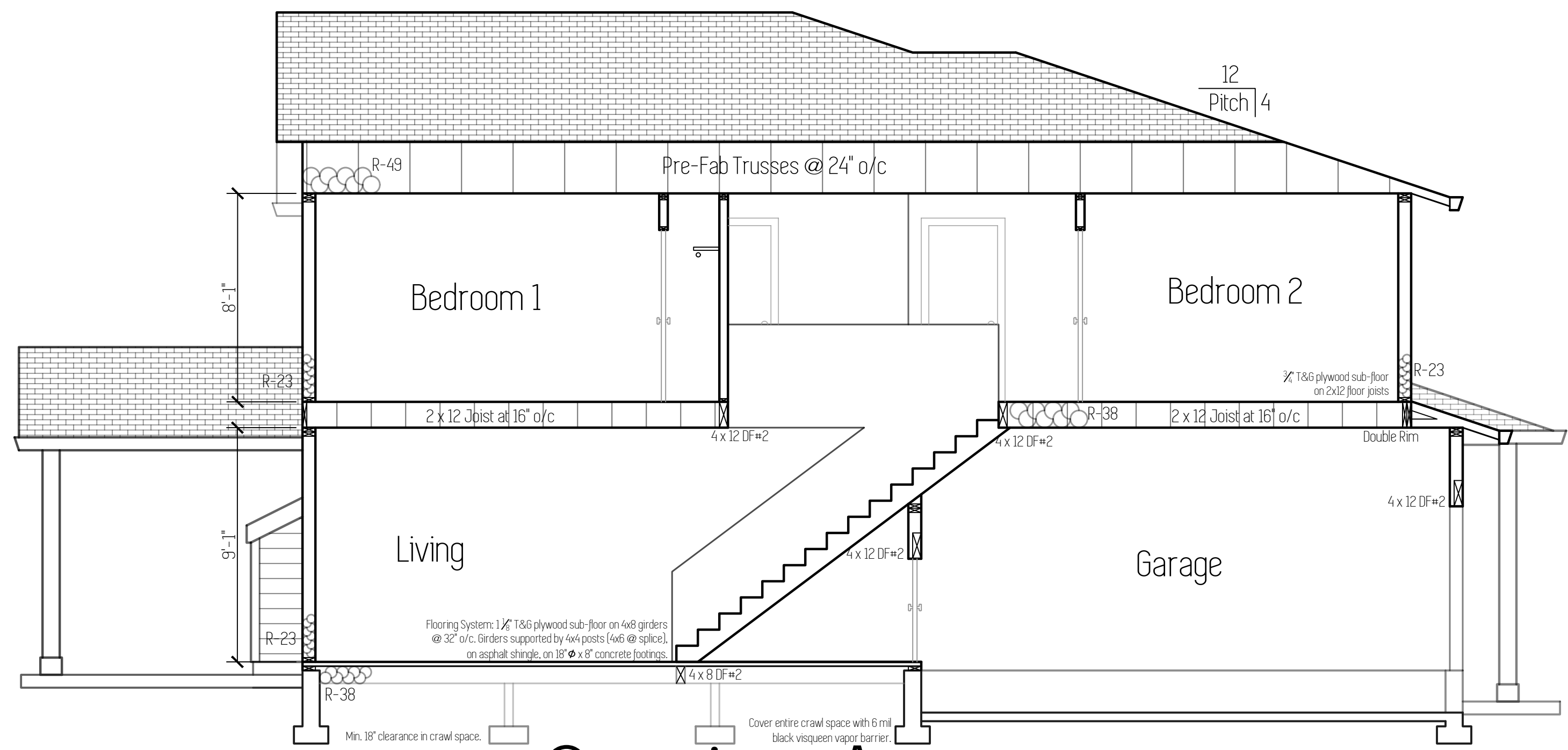
Sections

This plan is property of:

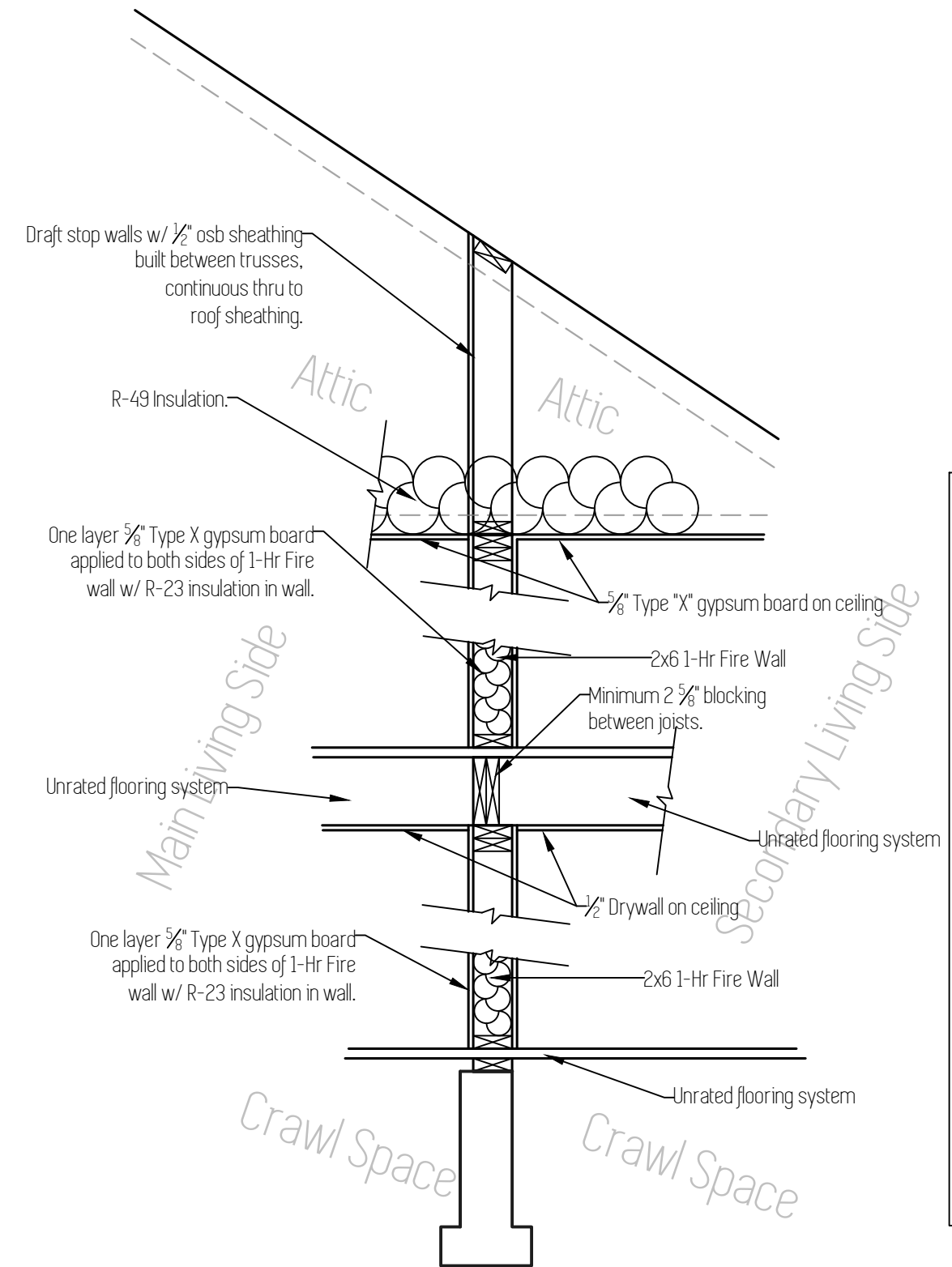


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Section A



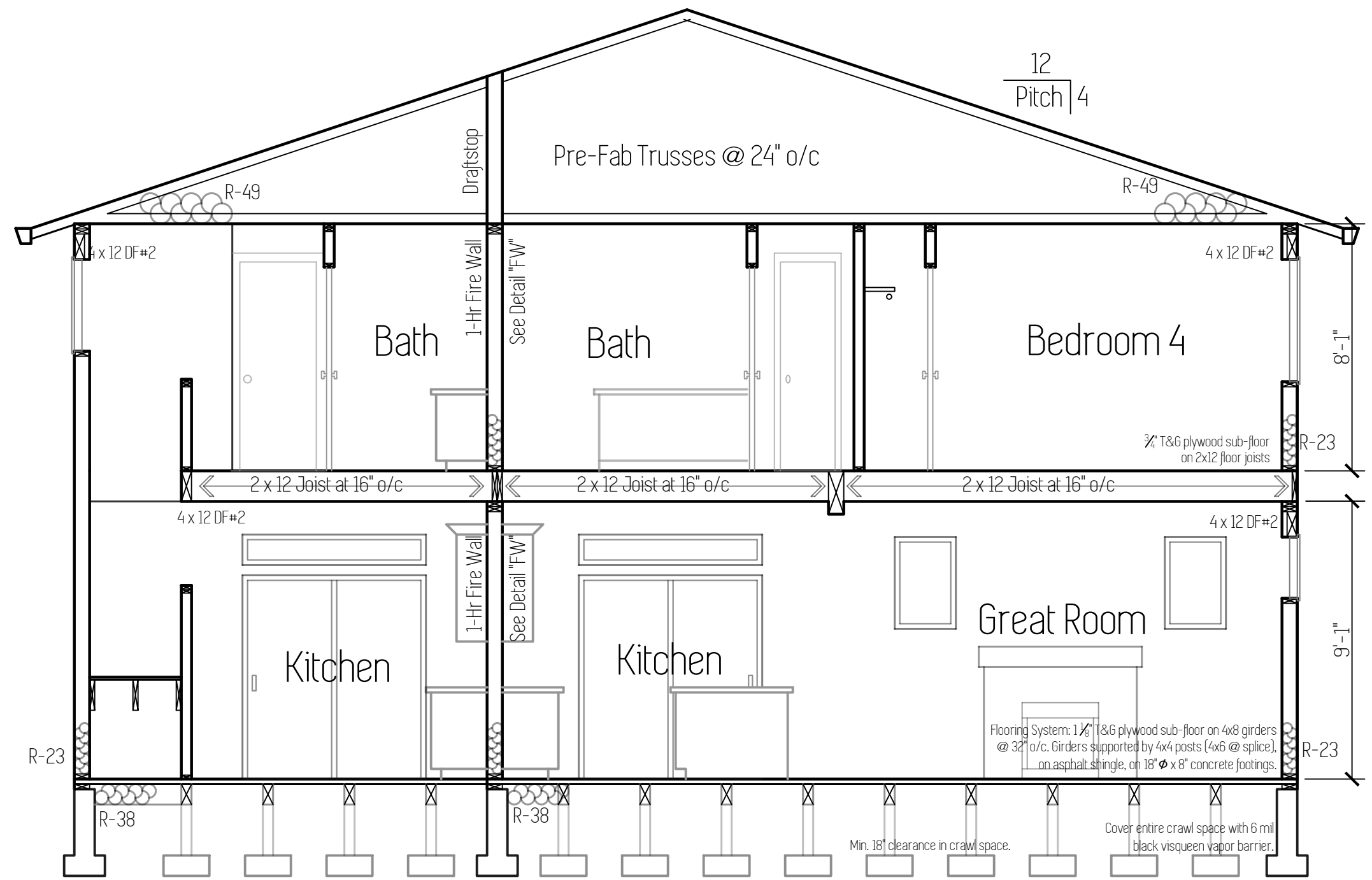
FW 1-Hr Fire Wall Detail: Interior partition, load bearing.
 Scale: 1/2" = 1'

R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

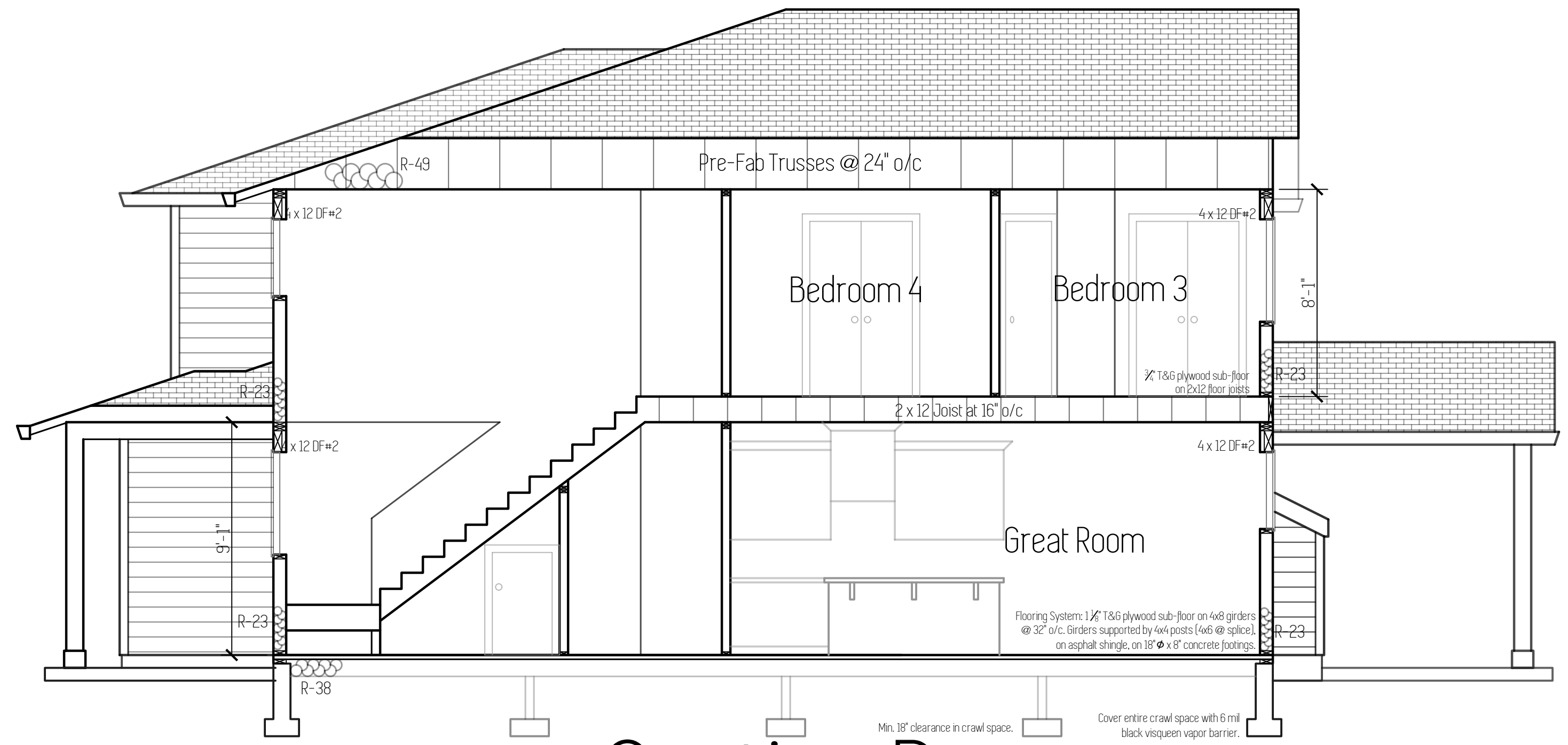
Exception:

1. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Detail 1-HR/FW is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.



Section C



Section B

Plan Name
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Lot 7
Estacada, OR

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Details/Notes

General Notes

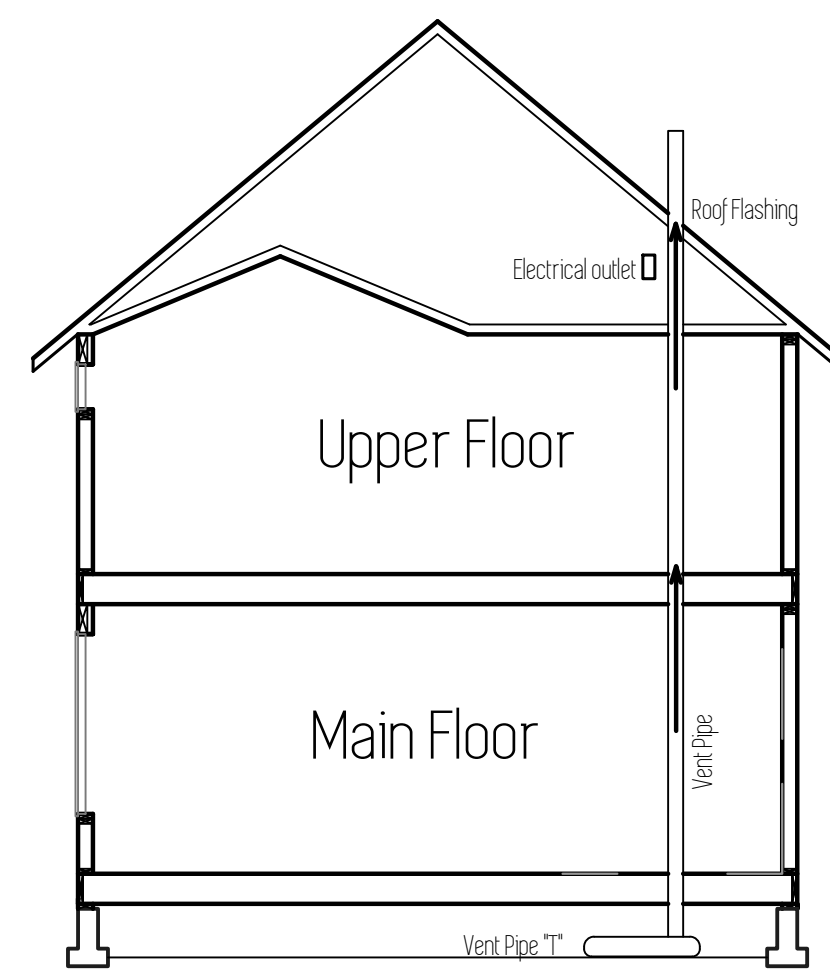
- All work is to comply with the 2015 International Residential Code (IRC).
- The contractor is responsible to check the plans omissions prior to the start of construction.
- Structural specifications and drawings for this work have been prepared in accordance with generally accepted engineering practices to meet minimum requirements of the 2015 IRC.
- Any written dimensions have precedence over scaled dimensions.

Foundation Notes

- Footings are to be placed on undisturbed, native soil with an assumed 1500 PSF.
- All slabs to be supported with a minimum of 4" compacted, crushed rock fill.
- Beam pockets in concrete walls to a minimum 1/2" air space on sides, and minimum 3" of bearing for all beams and girders.
- Cover entire crawl space with 6 mil black visqueen vapor barrier.
- Excavate minimum of 18" below bottom of all beams.
- Install 15" x 7" closable foundation vents in foundation walls. Minimum of 1 SqFt vented area for every 150 SqFt of crawl space.
- Foundation stem walls shall be provided with a minimum of one #4 bar within 12" of the top of the wall, and one #4 bar a minimum of 3" clearance from the bottom of the footing.
- A grounding electrode system shall be installed in foundations: One #4 horizontal bar not less than 3" from bottom of footing and not less than 20' long, one #4 vertical bar stubbed up at least 12" above the floor plate with a minimum 12" splice to the horizontal bar.
- Foundation anchor bolts shall be not less than 1/2" diameter bolts embedded at least 7" into concrete, or masonry, spaced 48" o/c, with at least two bolts per plate and within 12" of ends and corners.
- Foundations wall shall extend at least 6" above grade.
- Drains shall be provided around all foundations enclosing habitable or usable space below grade.
- Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.
- An 18" x 24" (minimum) access opening is required to all under-floor spaces.

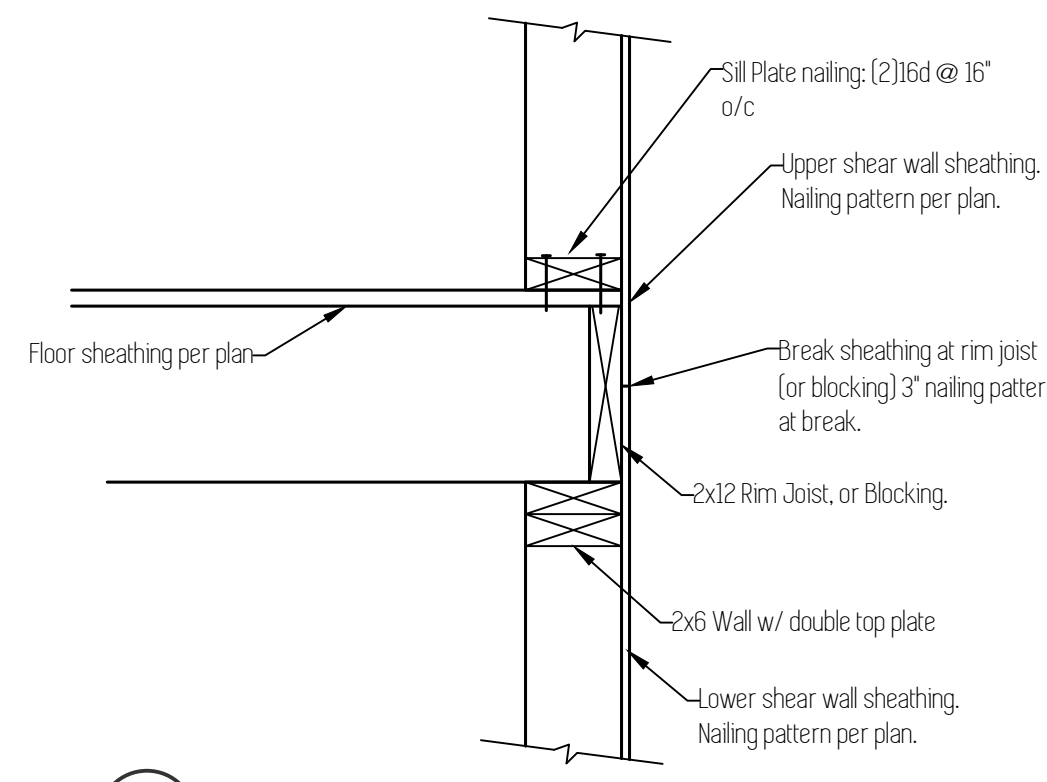
Radon Passive System

AF103.5.3 Vent Pipe
 A plumbing tee or other approved connection shall be inserted horizontally beneath the sheathing and connected to a 3- or 4-inch-dia. fitting with a vertical vent pipe installed through the sheathing. The vent pipe shall be extended up through the building floors, terminate at least 12" above roof in a location at least 10' away from any window or other opening into the conditioned spaces of the building that is less than 2' below the exhaust point, and 10' from any window or other opening adjoining or adjacent buildings.
 *Install electrical outlet in attic at vent pipe for future fan.

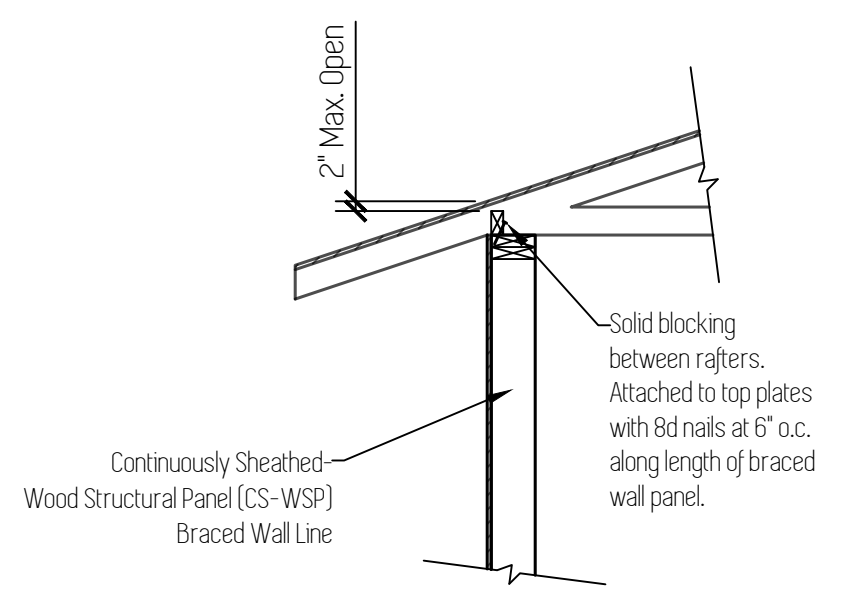


Framing Notes

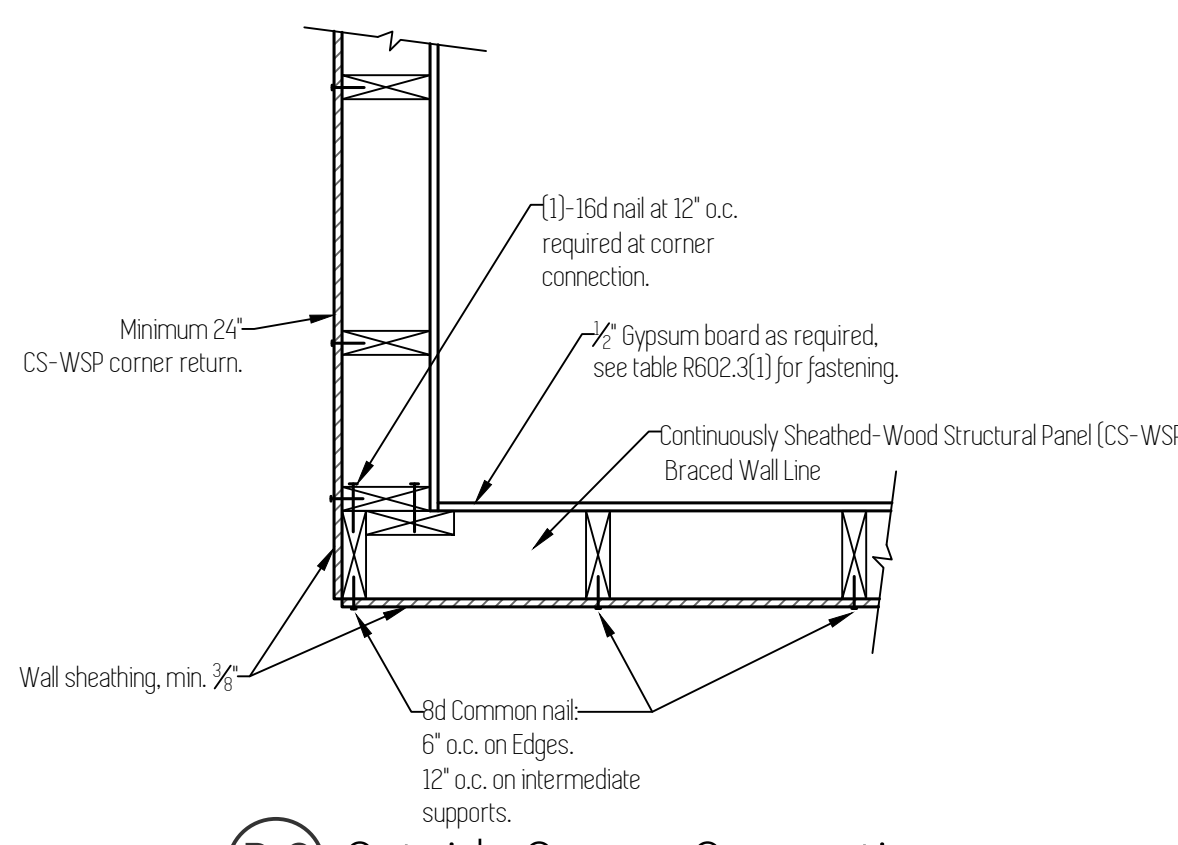
- All stud spacing to be 16" o/c.
- Exterior wall : 2x6 DF#2.
- Interior wall : 2x4 DF#2.
- Walls shall be capped with a double top plate to provide overlapping at corners and intersections with bearing partitions.
- Anchor bolts embedded in foundation wall and fastened to sill plate 48" o/c.
- Sheathing: Wall sheathing to be 1/2" APA rated CDX or OSB. All panel edges shall be backed by wall stud. Nail panels with 8d nails at 6" o/c along edges and 12" o/c in field. (Same applies for roof sheathing.)
- Fireblocking shall be installed in concealed spaces of wood construction; in walls at ceiling and floor levels, and not more than 10' horizontally; and intersections between vertical and horizontal spaces such as dropped ceilings and soffits; between stair stringers at top and bottom of stair runs.
- Fireblocking shall consist of 2" nominal lumber, 1/2" gypsum board, mineral wool or glass fiber insulation securely retained, or other approved material.
- Draftstopping shall be in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 SqFt.
- Fasteners and connectors in contact with P.T. wood shall be hot dipped galvanized steel or equivalent.
- Notches in sawn lumber joists, rafters, and beams shall not exceed 1/3 of the member's depth, not longer than 1/2 of the member's depth, and not located in the middle 1/2 of the member's span.
- Notches at ends shall not exceed 1/4 of the member's depth.
- Tension side of members greater than 4" nominal thickness shall not be notched except at the ends.
- Hole diameters shall not exceed 1/3 of the member's depth, and not be closer than 2" to the top or bottom, or to any other hole or notch.
- Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product manufacturer or where designed by a registered design professional.
- Top plates of bearing walls notched or drilled more than 50% of their width shall have a minimum 16 gauge, 1 1/2" wide galvanized strap installed at the opening. Straps shall extend 6" minimum past the opening with (8)-10d nails on each side.
- Engineered truss drawings shall be submitted for review and approval prior to erection.
- Trusses shall be braced per manufacturer.
- Tie-downs shall be installed to provide a continuous load path from trusses to foundation.



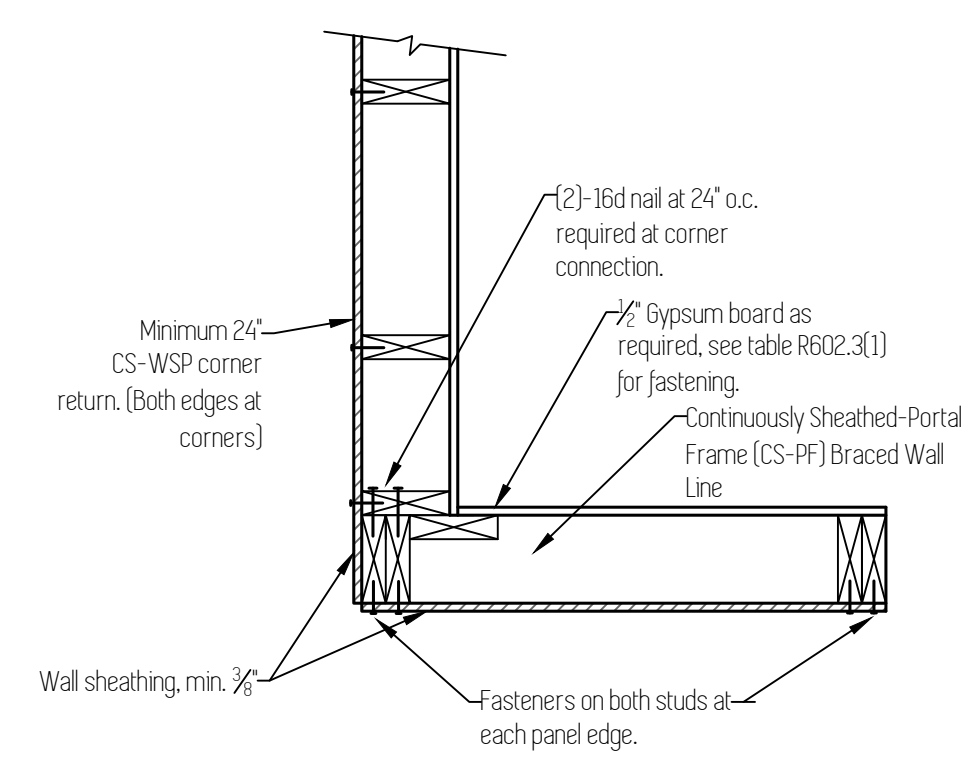
D4 Floor to Floor connection
 Scale: 1" = 1'



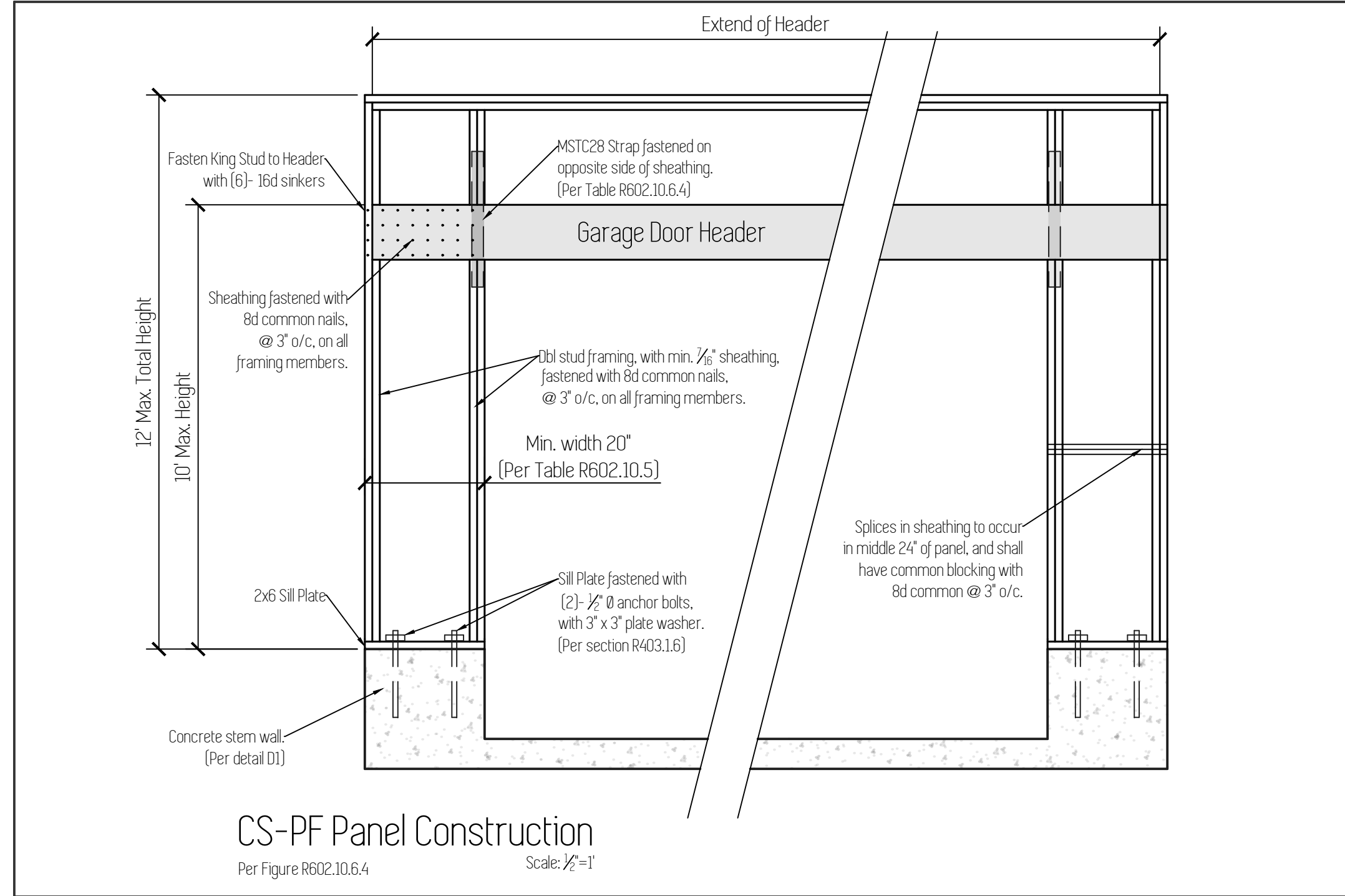
D5 Figure R602.10.8.2(1)
 Braced Wall Panel connection to perpendicular rafters. Scale: 1/2" = 1'



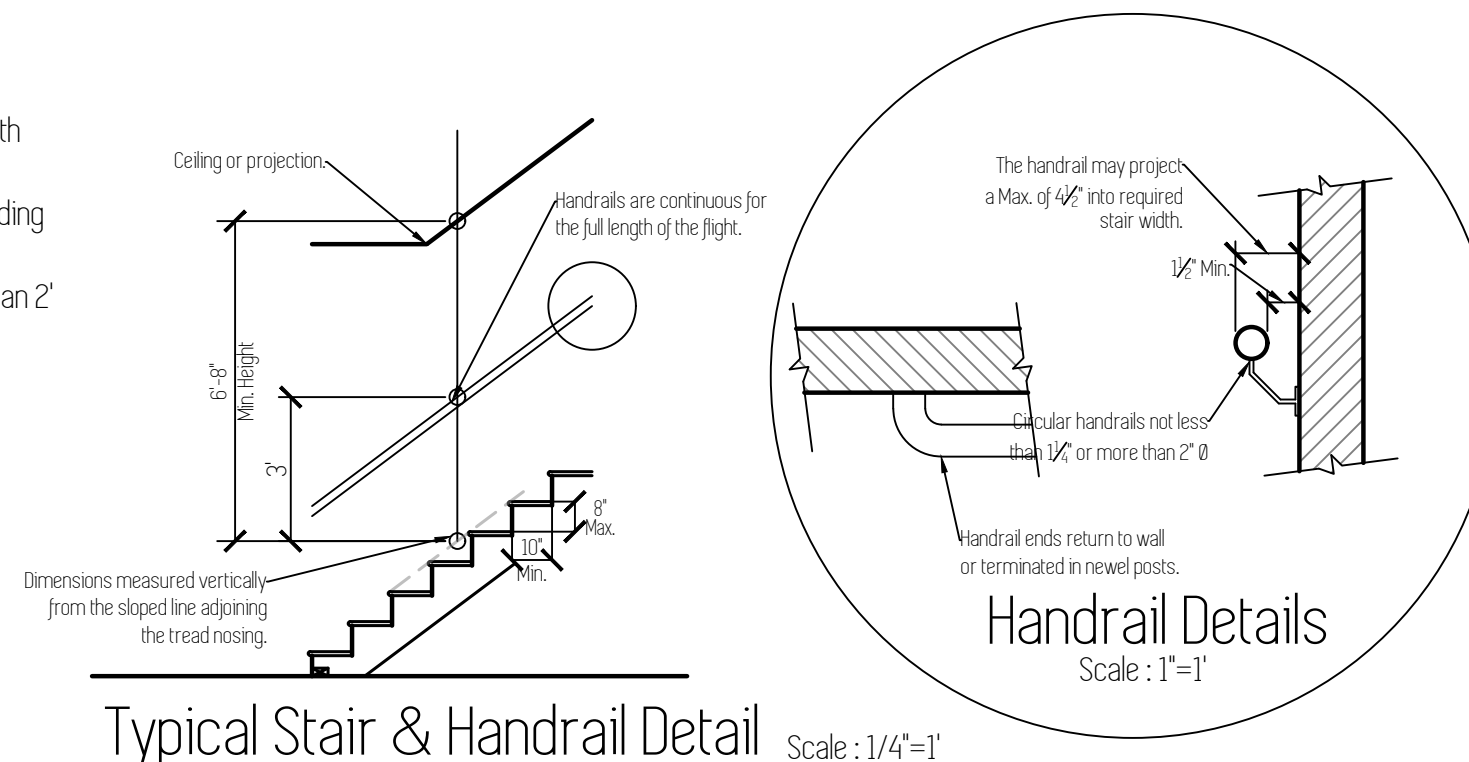
D6 Outside Corner Connection
 Scale: 1" = 1'



D7 Garage Corner Connection
 Scale: 1" = 1'



D8
 Scale: 1/2" = 1'

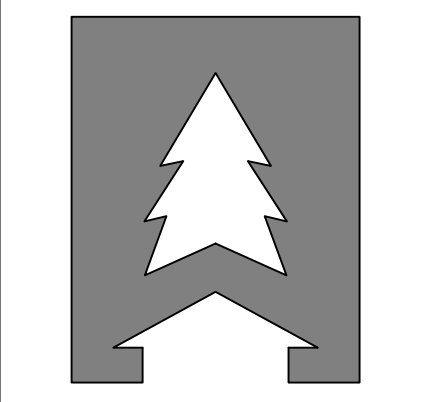


Typical Stair & Handrail Detail
 Scale: 1/4" = 1'

Energy Efficiency

From Table N1101.1(2) "Additional Measures"
 Envelope Enhancement Measure:
 2: Upgraded features
 Exterior walls: U-0.057/R-23 intermediate or R-21 advanced
 Framed floors: U-0.026/R-38
 Windows: U-0.25 (ave. UA)
 Conservation Measure:
 A: High efficiency HVAC system
 Gas-fired furnace or boiler AFUE 94%, or
 Air source heat pump HSPF 9.5/15.0 SEER cooling, or
 Ground source heat pump COP 3.5 or Energy Star rated

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