

Plan Name
Leisure
Date
6/5/2017
Location

Regan Hills Lot 35 Estacada, OR 97023

Total Sq Ft = 1,842



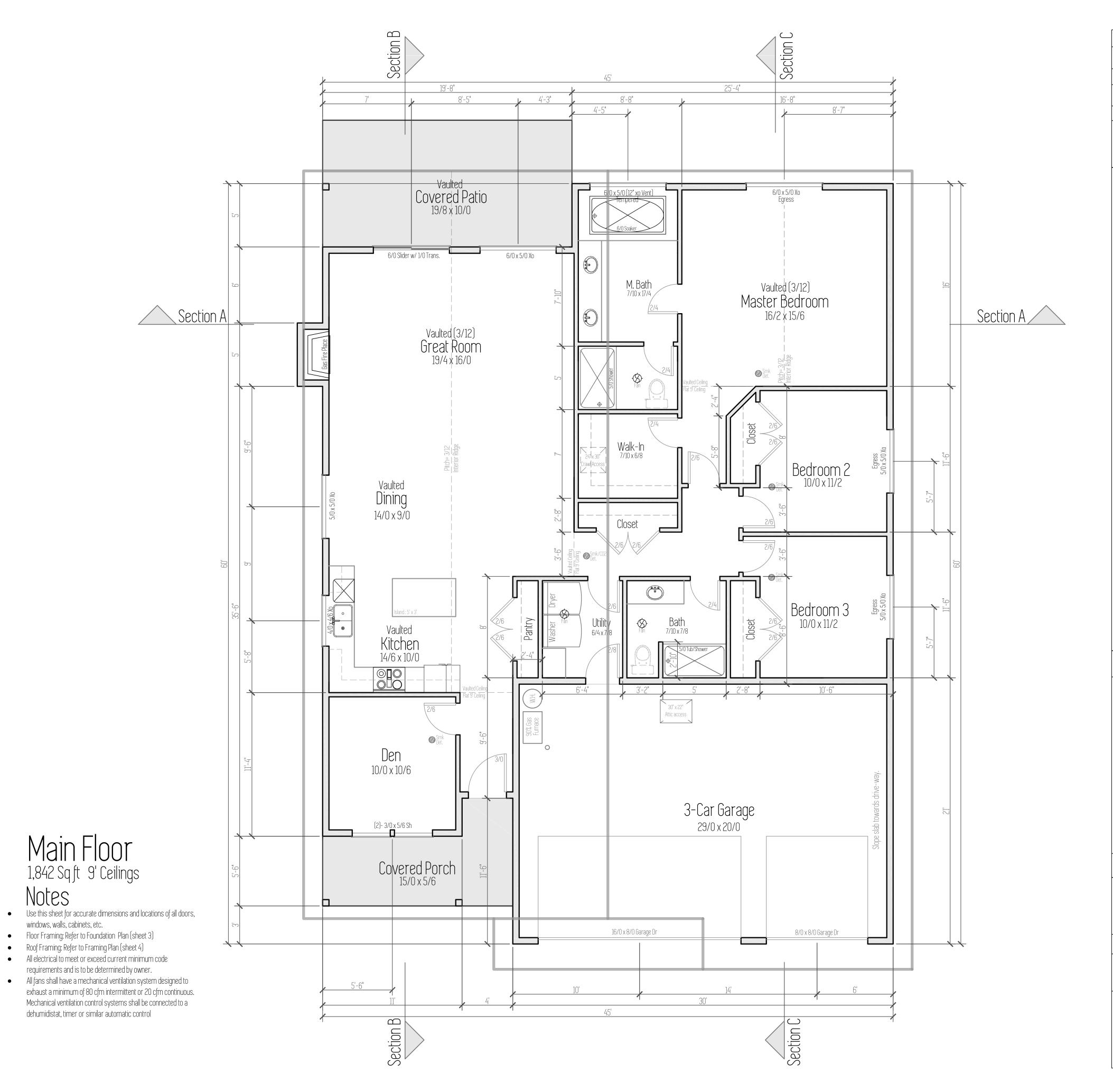
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Designed by :

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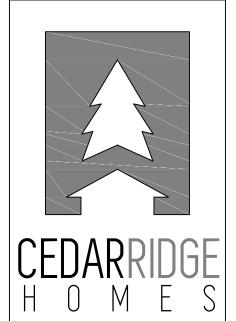
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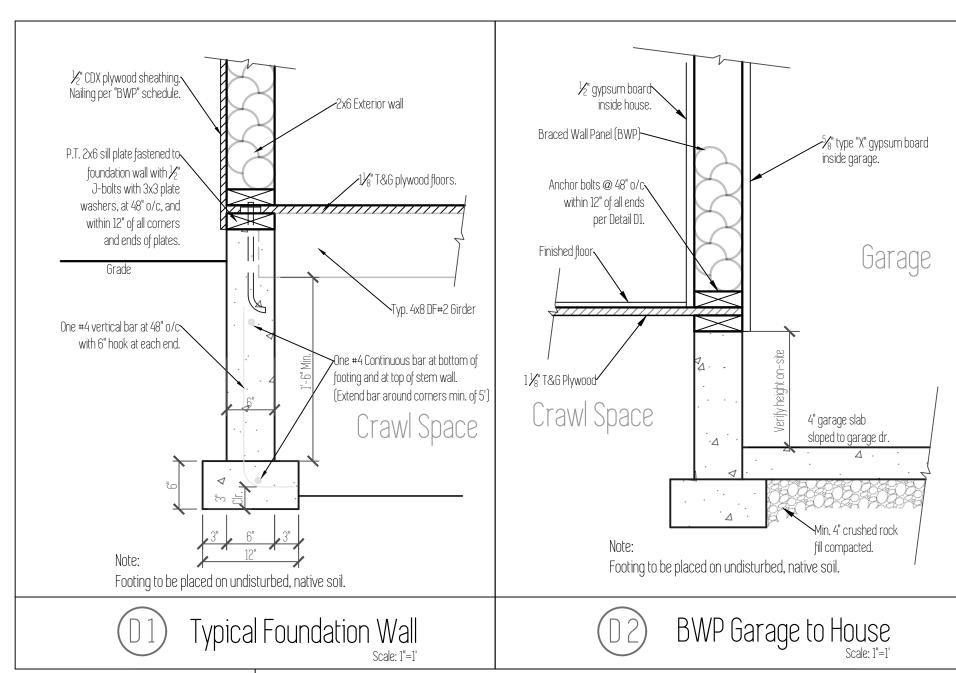
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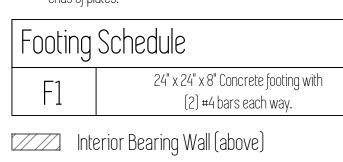
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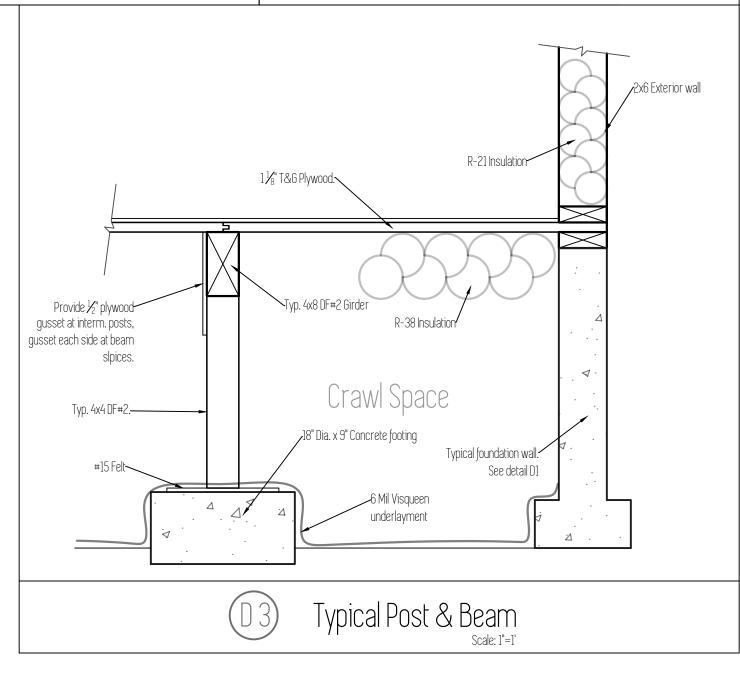
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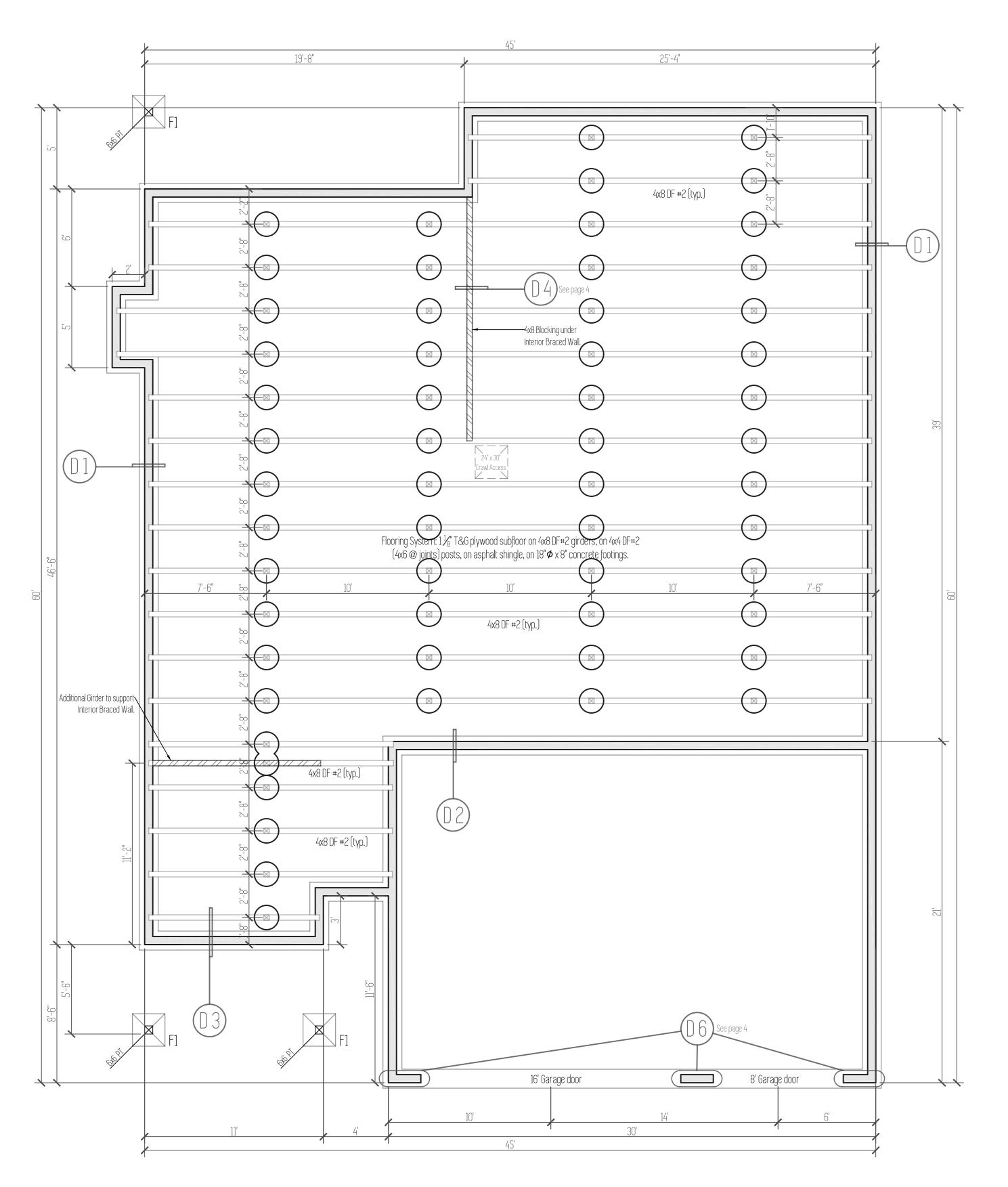


### Foundation Notes

- 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.
- Beam pockets in concrete walls to have a min. ½" 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
- Typical pier pad to be 18" dia. x 8" concrete footing with 4x4 DF 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.
- ½" Anchor bolts install at 48" o/c, and within 12" of all corners and ends of plates.







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Foundation F

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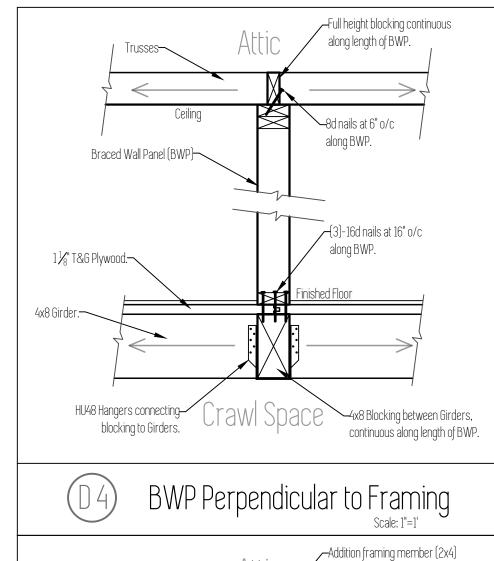
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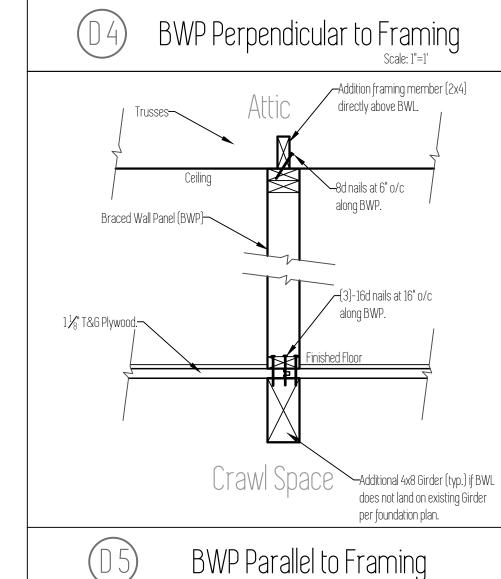
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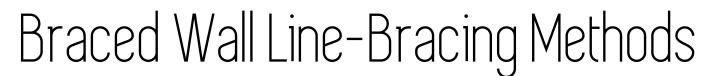
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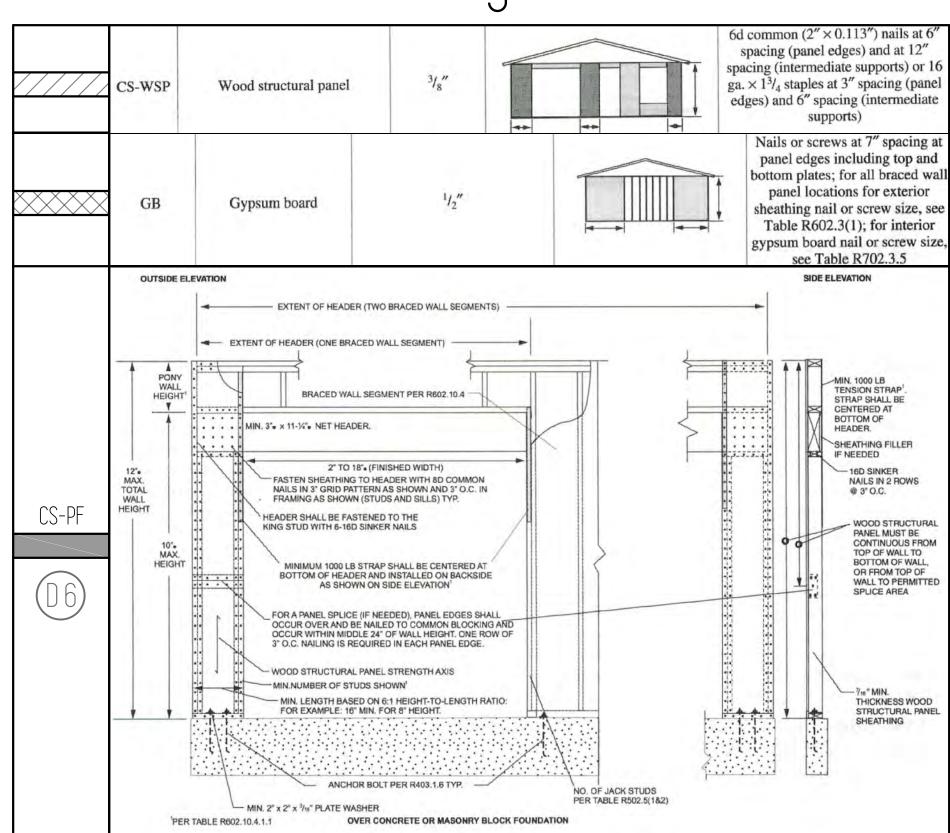
# Design Standards

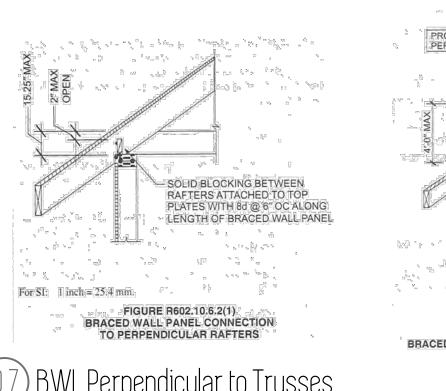
Code: 2014 ORSC Wind Speed: 95 mph Wind Exposure: B Snow Load: 25 PSF Roof Dead Load: 15 PSF Seismic Design Category: D1 Soil Bearing Pressure: 1500 PSF Soil Passive Bearing Pressure: 200 PSF



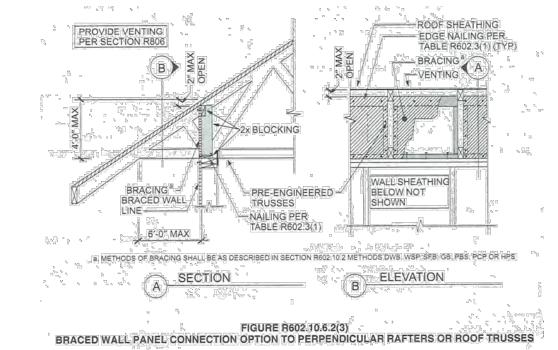




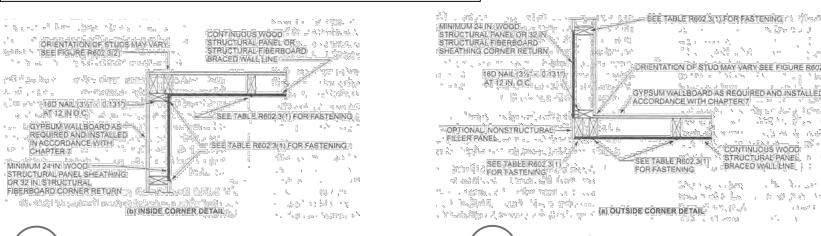


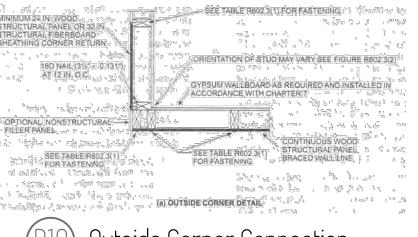


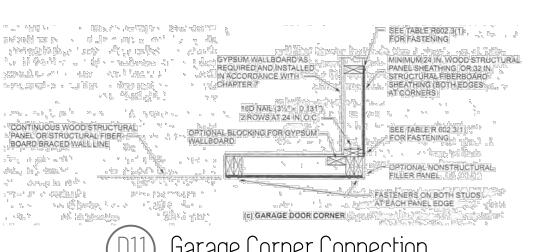


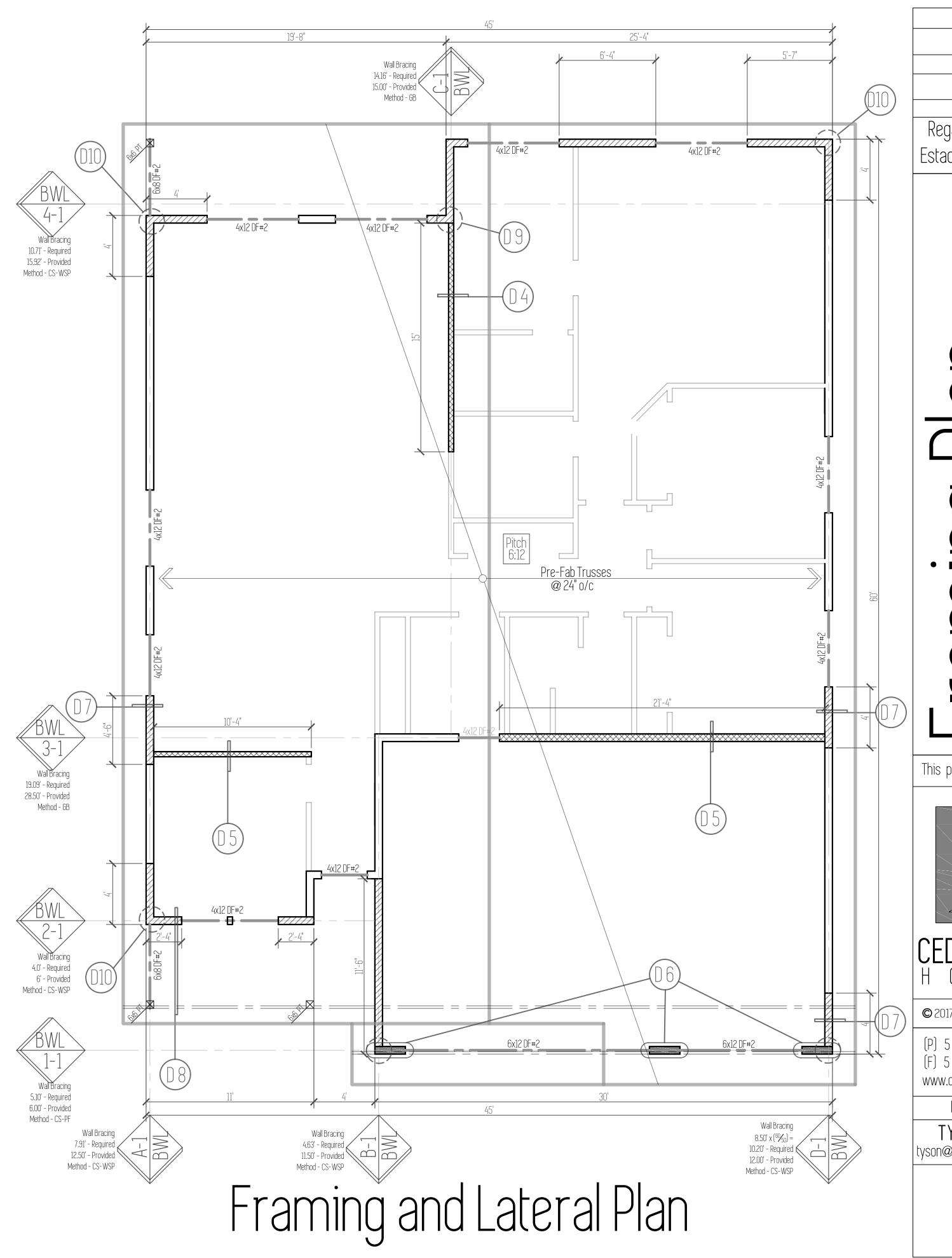


(D8) BWL Perpendicular to Trusses









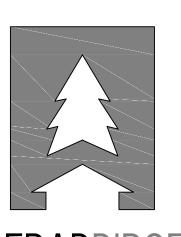
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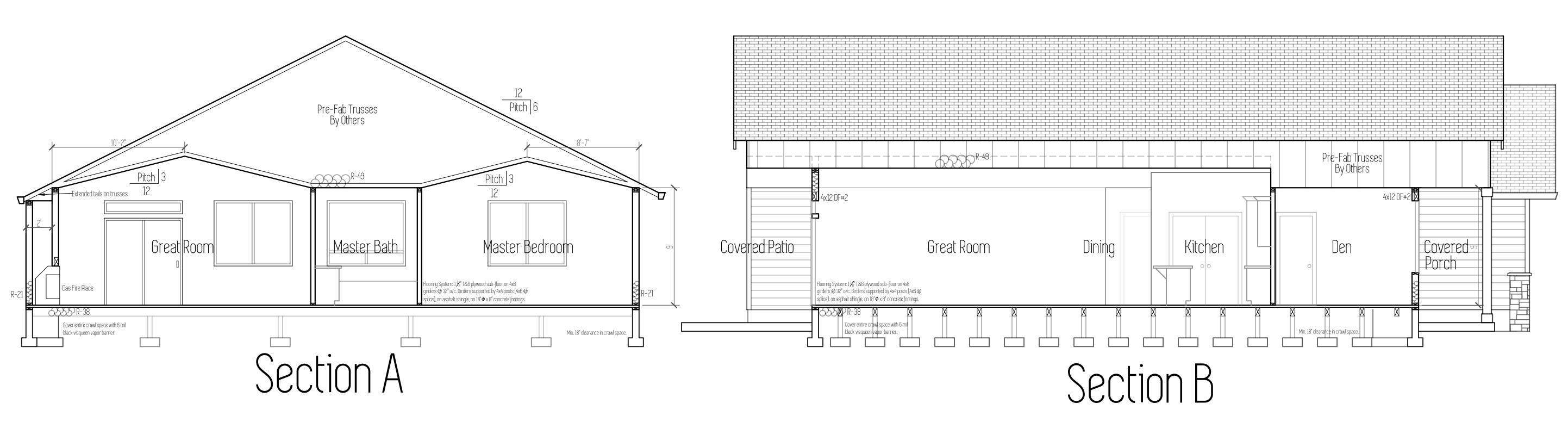
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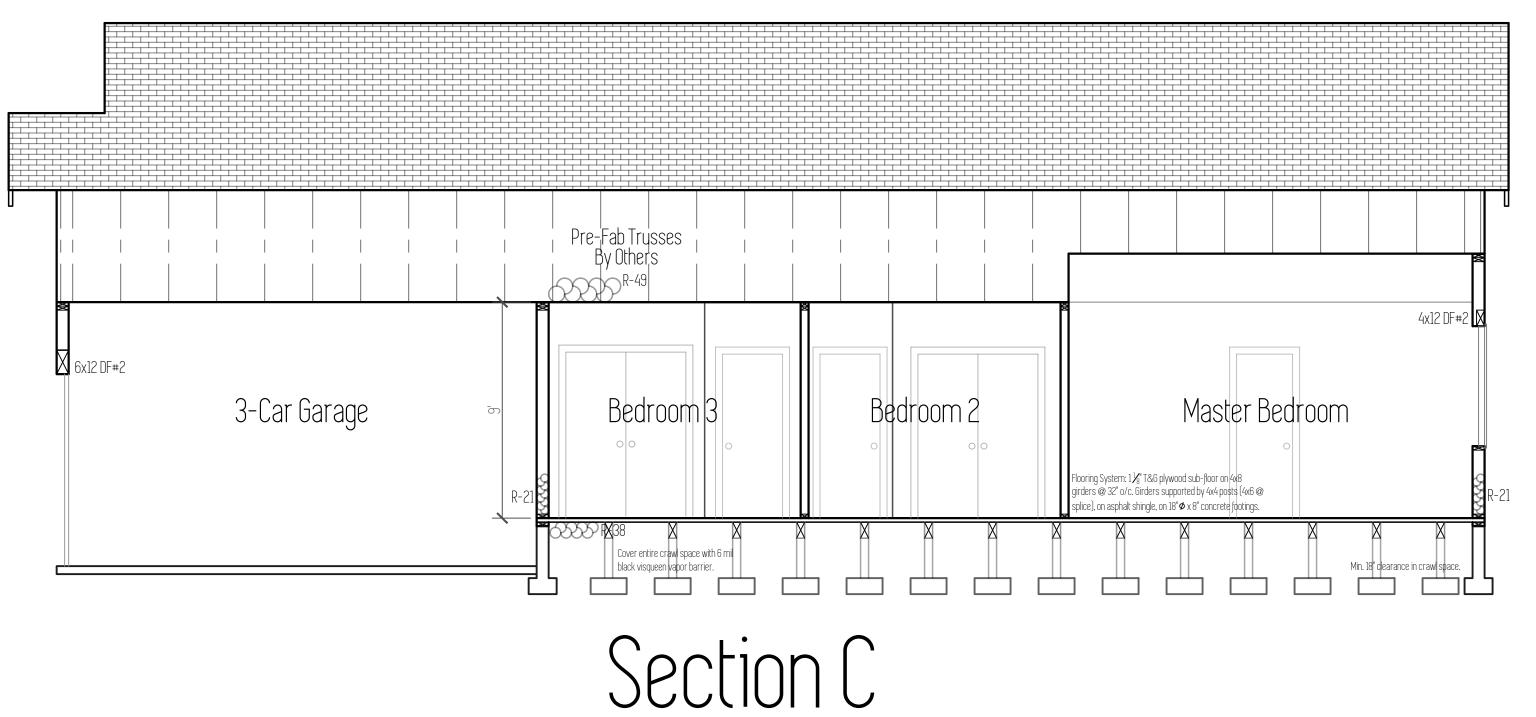
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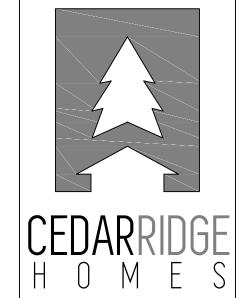


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#### General Notes

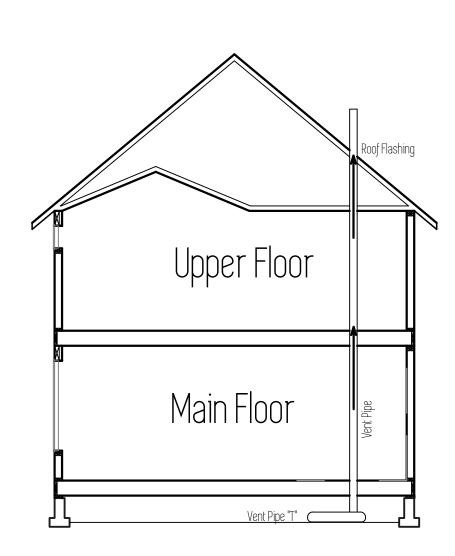
- All work is to comply with the latest adopted version of the Oregon Residential Specialty Code and any applicable state, county or local regulations.
- The contractor is responsible to check the plans omissions prior to the start of construction.
- Structural specifications and drawings for this work have been prepared in accordance with generally accepted engineering practices to meet minimum requirements of the latest version of the ORSC.
- 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 ½" 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  $\frac{1}{2}$ " 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
- Waterproofing is required on the outside surface of below-grade foundation walls
- An 18"x 24" (minimum) access opening is required to all under-floor spaces.

## Radon Passive System

A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-dia. fitting with a vertical vent pipe installed through the sheeting. 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.



# 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  $^{15}$ /<sub>32</sub>" 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
- Fireblocking shall consist of 2" nominal lumber,  $\frac{1}{2}$ " 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
- Notches in sawn lumber joists, rafters, and beams shall not exceed  $\frac{1}{6}$  of the member's depth, not longer than  $\frac{1}{3}$  of the member's depth, and not located in the middle  $\frac{1}{3}$  of the
- Notches at ends shall not exceed  $\frac{1}{4}$  of the member's depth.
- Tension side of members greater than 4" nominal thickness shall not be notched except at
- Hole diameters shall not exceed  $\frac{1}{3}$  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
- Top plates of bearing walls notched or drilled more than 50% of their width shall have a minimum 16 gauge,  $1\frac{1}{2}$ " 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.

#### Insulation Specs

- All exposed insulation is to have a flame spread rating of less than 25 and a smoke density rating of less than 450.
- Perimeter concrete walls to be protected with rigid fiberboard insulation from top of concrete wall to not less than 24" below grade.
- Slab edge insulation is to be R-15.
- Heating ducts be insulated with R-8.
- Windows shall meet required U-factors for the contractors chosen path of compliance.
- One exterior door may be insulated to a U-factor of 0.20, all other exterior doors cannot

# Table N1101.1(1)

1001011101.1(1)	
Wall insulation above grade	R-21
Wall insulation below grade	R-15
Flat ceiling	R-49
Vaulted ceiling	R-30
Underfloor insulation	R-38
Slab floor edge insulation	R-15
Heated slab floor interiors	R-10
Windows	U-0.35
skylight	U-0.60
exterior doors	U-0.20
Exterior doors with <2.5 sq. ft. glazing	U-0.40
Forced air duct insulation	R-8

	FASTENER SCHEDULE FOR STRÜCTU	JRAL MEMBERS		
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER®, b, c	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 <sup>1</sup> / <sub>2</sub> "×0.113")	·	
2	Ceiling joists to plate, toe nail	3-8d (2 <sup>1</sup> / <sub>2</sub> "×0.113")	_	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	- 3-10d	_	
4	Collar tie rafter, face nail or 11/4" × 20 gage ridge strap	3-10d (3"×0.128")	_	
5	Rafter to plate, toe nail	2-16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")	_	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 <sup>1</sup> / <sub>2</sub> "×0.135") 3-16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")	_	
	Wall			
7	Built-up corner studs	10d (3"×0.128")	24" o.c.	
8	Built-up header, two pieces with 1/2" spacer	16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")	16" o.c. along each edge	
9	Continued header, two pieces	16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")	16" o.c. along each edge	
10	Continuous header to stud, toe nail	4-8d (21/2"×0.113")	_	
11	Double studs, face nail	10d (3"×0.128")	24" o.c.	
12	Double top plates, face nail	10d (3"×0.128")	24" o.c.	
13	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d <sup>3</sup> (3 <sup>1</sup> / <sub>2</sub> "×0.135")	_	
14	Sole plate to joist, solid deck or blocking, face nail	16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")	16" o.c.	
15	Sole plate to joist, solid deck or blocking at braced wall panels	3-16d per 16" (3 <sup>1</sup> / <sub>2</sub> " × 0.135")		
16	Stud to sole plate, toe nail	3-8d (2 <sup>1</sup> / <sub>2</sub> "×0.113") or 2-16d 3 <sup>1</sup> / <sub>2</sub> "×0.135")		
17	Top or sole plate to stud, end naîl	2-16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")	_	
18	Top plates, laps at corners and intersections, face nail	2-10d (3"×0.128")		
10	Top plates, taps at corners and intersections, face nair	2-8d (2 <sup>1</sup> / <sub>2</sub> "·× 0.113")		
19	1" brace to each stud and plate, face nail	2-8d (27 <sub>2</sub> × 0.113 ) 2 staples 1 <sup>3</sup> / <sub>4</sub> "	<u> </u>	
20	1"×6" sheathing to each bearing, face nail	2-8d (2 <sup>1</sup> / <sub>2</sub> "×0.113") 2 staples 1 <sup>3</sup> / <sub>4</sub> "	1 4 4	
21	$1'' \times 8''$ sheathing to each bearing, face nail	2-8d (2 <sup>1</sup> / <sub>2</sub> "×0.113") 3 staples 1 <sup>3</sup> / <sub>4</sub> "	· =	
22	Wider than 1"×8" sheathing to each bearing, face nail	3-8d (2 <sup>1</sup> / <sub>2</sub> "×0.113") 4 staples 1 <sup>3</sup> / <sub>4</sub> "		
	Floor	2.5		
23	Joist to sill or girder, toe nail	3-8d (21/2" × 0.113")		
. 24	1"×6" subfloor or less to each joist, face nail	2-8d (2 <sup>1</sup> / <sub>2</sub> "×0.113") 2 staples 1 <sup>3</sup> / <sub>4</sub> "	=	
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")		
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 <sup>1</sup> / <sub>2</sub> "×0.113")	6" o.c.	
27	2" planks (plank & beam – floor & roof)	2-16d (3 <sup>1</sup> / <sub>2</sub> "×0.135")	at each bearing	
28	Built-up girders and beams, 2-inch lumber layers	10d (3"×0.128")	Nail each layer as follows:	

			· SPACING O	F FASTENERS
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER <sup>b, c, e</sup>	Edges (inches) <sup>i</sup>	Intermediate supports <sup>e, e</sup> (inches)
.v	ood structural panels, subfloor, re	pof and interior wall sheathing to framing and particleb	pard wall sheathing to	framing
30	3/8" = 1/2"	6d common (2" $\times$ 0.113") nail (subfloor wall) 8d common (2 $^{1}$ / $^{2}$ " $\times$ 0.131") nail (roof) <sup>f</sup>	6	12 <sup>g</sup>
31	<sup>19</sup> / <sub>32</sub> " - 1"	8d common nail (2½"×0.131")	6 .	12 <sup>g</sup>
32	11/8" - 11/4"	10d common (3" × 0.148") nail or 8d (2½" × 0.131") deformed nail	6	12
		Other wall sheathing <sup>h</sup>		
33	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 11/4" long	3	6
34	<sup>25</sup> / <sub>32</sub> " structural cellulosic fiberboard sheathing	13/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 11/2" long	3	6
35	1/2" gypsum sheathingd	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼ screws, Type W or S	7	7
36	5/8" gypsum sheathingd	13/4" glavanized roofing nail; staple galvanized, 15/8" long; 15/8" screws, Type W or S	7	7
		Wood structural panels, combination subfloor underlay	ment to framing	
37	3/4" and less	6d deformed (2"×0.120") nail or 8d common ( $2^1/_2$ "×0.131") nail	6	12
38	7/8" - 1"	8d common (2 <sup>1</sup> / <sub>2</sub> "×0.131") nail or 8d deformed (2 <sup>1</sup> / <sub>2</sub> "×0.120") nail	6	12
39	11/8" - 11/4"	10d common (3"×0.148") nail or 8d deformed (2½"×0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum  $r_{16}$ -inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

 Spacing of fasteners not included in this table shall be based on Table R602.3(2). 6. Spacing on fascines for interested in the control state of state of a fact in the control of the control g. For regions having basic wind speed of less than 110 mph, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

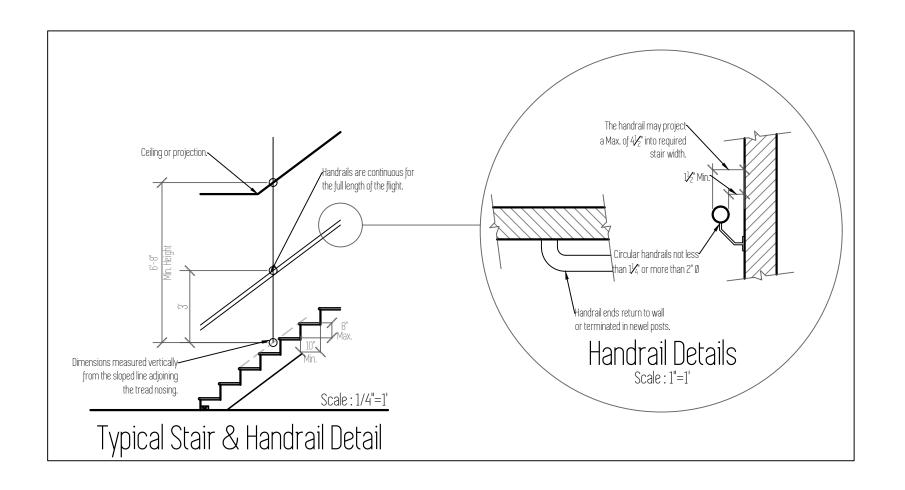
Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
 Interior non-braced wall lines may be nailed with a minimum 4-10d nails.

# Table R602.3(3)

TABLE R602.3(3)  REQUIREMENTS FOR WOOD STRUCTURAL PANEL  WALL SHEATHING USED TO RESIST WIND PRESSURES									
MINIMUM NAIL		MINIMUM	PANEL NAIL SPACING		MAXIMUM WIND SPEED				
	restelje:	STRUCTURAL STANEL WALL STUD WOLLD SEE SEE		WALL STUD PROTOFICES DE SECRETA SESANTE		PANEL WALL STUD POT OF COS DE LEGICE DE SON TON		a . a/ . d//	9 1
Size*	Penetration (inches)	PANEL SPAN RATING	THICKNESS (Inches)	SPACING (inches)	Edges (inches o.c.)	Field (inches o.c.)	В	C	D
6d Common. (2.0" × 0.113")		24/0 °	3/8, °	io Io	6	"E2]"	,TLQ	90	85
8d Common	9.75	24/16	7/16	16.	1.46		130_	170	105
$(2.5" \times 0.131")$		iii	150-160	/24 -	6	12	. 110	* 90 m 4 f	85
a. Panel strength axis strength axis perpe	parallel or perper indicular in suppo ind pressures acti mels with span rat	ng toward and awa	c. Three-ply plyw ry from building s Wall-24 shall be	ord sheitling w urfaces per Secti permitted as an a	on R301-2-Enfer	al bracing requi	rements shall	be in accordant	ce with Sec-

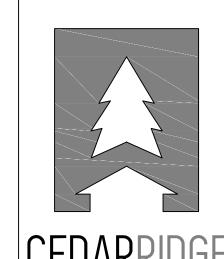
## Energy Efficiency

	P	TABLE N1101+1(2)  ADDITIONAL MEASURES	
		High efficiency walls & windows:  Exterior walls U.0.047R: 19:53 initiation sheathing (SIPS) and one of the following options:	
L	1	- Windows - May 15 percent of conditioned are not re-	8
. Г	64	High efficiency envelope:	
(Que)		Exteriorwalk U 0.058R 2 Unremediate faming and St. 12. West 13.2 valled ceiling 10.003R 10.003R 10.003 and St.	
select	E C	Functions U0025R49 and the	March Company
nre (S	Sian	Windows U020 and The Control of the	A Principle
8	81.29	Additional (5 percent of permanently installed tighting fixtures as high efficacy lamps or Conservation Measure D and E	
Enveloper Cabancement Measure (Select One)	3	High efficiency ceiling, windows & duct sealing: (Cannot be used with Conservation Measure E)  Valued ceiling: (C001/Re OX and Elaboration C001/Re OX and El	4 8
		Windows U 0 30; and Performance tested duct systems	
	4	High efficiency thermal envelope UA:	
	PA S	Proposed UA IV IS I dower than the Code I A when calculated in Table N I OK I (1)	
	hars.	Building tightness testing, ventilation & duct sealing:	
	\$1 \$1	A mechanical exhaust supply, or combination system providing whole building ventilation rates specified in Table N101-133; or ASHRAE 622, and  The dwelling shall be reach with a blower door and found to exhibit providing more than	Company of
	il	1 16 Maintenances per hour filters and a green of the filter of the hour beautiful and	
3º 12	244	Performance tested duct systems.  Ducted HVAC systems within conditioned space: (Cannot be used with Conservation Measure Box C)	
wile.	6	All ducts and an handler are contained within building envelope	
- 5			M
		High efficiency HVAC system	
	A.,	Gas fired furnace or Botler with mulimum AFUE of 90% a or Air source beat pump with minimum HSPF of 85 of Closed-loop ground source heat pump with minimum COP-0F340	
2	B	Ducted HVAC systems within conditioned space:	
NL	10-	All ducts and air handlereare contained within building envelope	
CR	arun L., e	Dueffess heat pumps of the State of State of the State of	
	<b>G</b>	Replace electric resistance hearing root less the primary, rone of dwelling with at least one ductless man split hear pump lawing a minimum.  (ISPF of 8.5, Unit shall not have integrated backup resistance heart in the unit (or mine; it more than one is installed in the dwelling) shall be street or hearing the capacity to meet the entire dwelling design hear loss rulead routs of design hearing root condition. Conventional electric resistance bearing may be provided for my countary rones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings a may be used when no supplemental zonal heaters are installed in the building and integrated backup resistant heat is allowed in a PTHP.	0.0000
	uk.	High efficiency water heating & lighting: 001802883725	1.1
		Natural gas/Propare; on demand water heating with min El-5/19.80 and  A minimum/75 percent of permanently installed lighting fixture, as CFL or linear fluorescent of a and efficacy of 40 lumens per wall as  specifical in Section N1 107.2	Section 2
		Energy management device & duct scaling:	
	E	Whole building energy management device that it capable of monitoring or controlling energy consumption; and  Performance rested that systems hand	Ų,
4		A minimum 75 percent of permanently installed lighting fixtures as high-efficacy lamps-1.	
	F	Solar photovoltaics	
- [-		Minimum Uwat/Ist in conditioned floor space	H
6 6	$\overline{\mathbf{G}}$	Minimum of 40 ft- of gross collectorarea ABLOST G	H
Fig. 1		informed I was enterior 10 swith	- 1
umace became econ (1107) = adv he man antding ie Hant	niani nent o N I II reap ninces timus timus tinus	and within the balloing envelope shall have said continuous an installant Combation at shall be described by a continuous enriced by the Oregon of Percentage Cross Discovers which has been been presented by a continuous enriced by the Oregon of Percentage Continuous enrichments enrichments of Percentage Continuous enrichments enrichments enrichments enrichments enrichments enr	
olar wa raction Total v	werh is no il 5 p	rypacity for that include documentation indicating that four Solar Resource Fraction is not less than 75 percent.  The property of the Solar Rating and Centration Carporation (SRC) Solar Rating of the Solar Rating and Solar Rating and Centration of the Solar Resource of the Solar Rating and Centration of the Solar Resource of the Solar Rating and Centration of the Solar Resource of the Solar Rating and Centration of the Solar Rating and Solar R	ALC: ALC: ALC: ALC: ALC: ALC: ALC: ALC:



le: Noted

This plan is property of:



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Designed by:

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