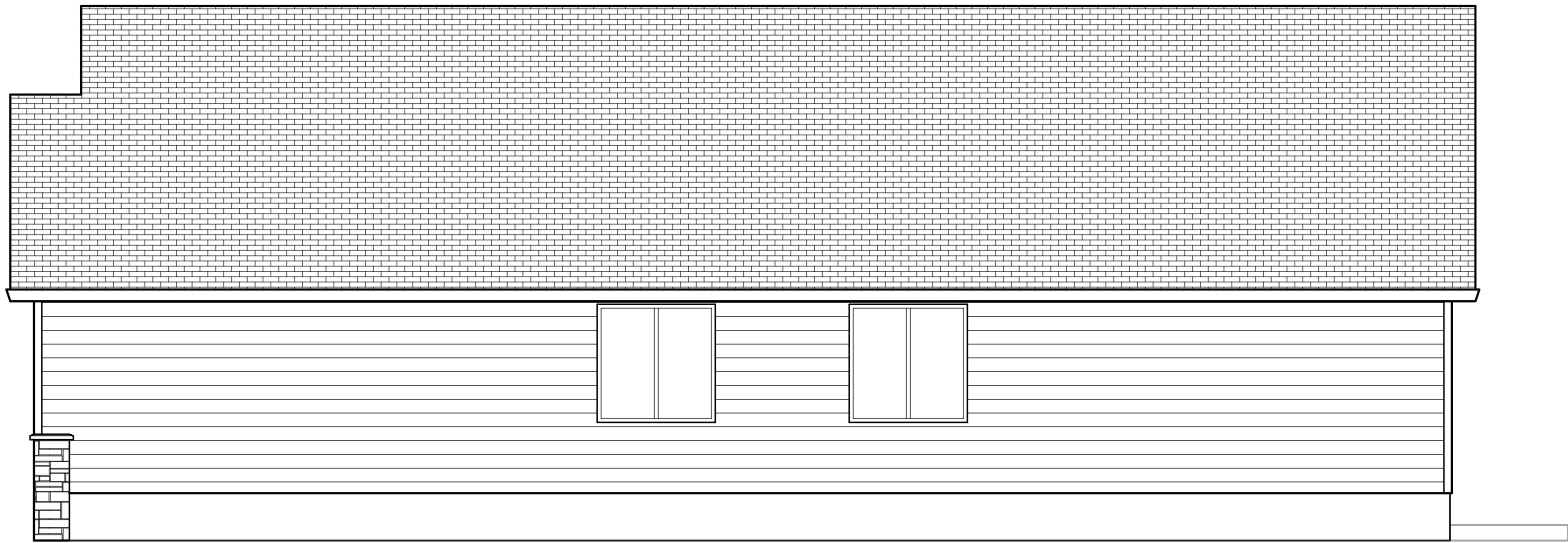


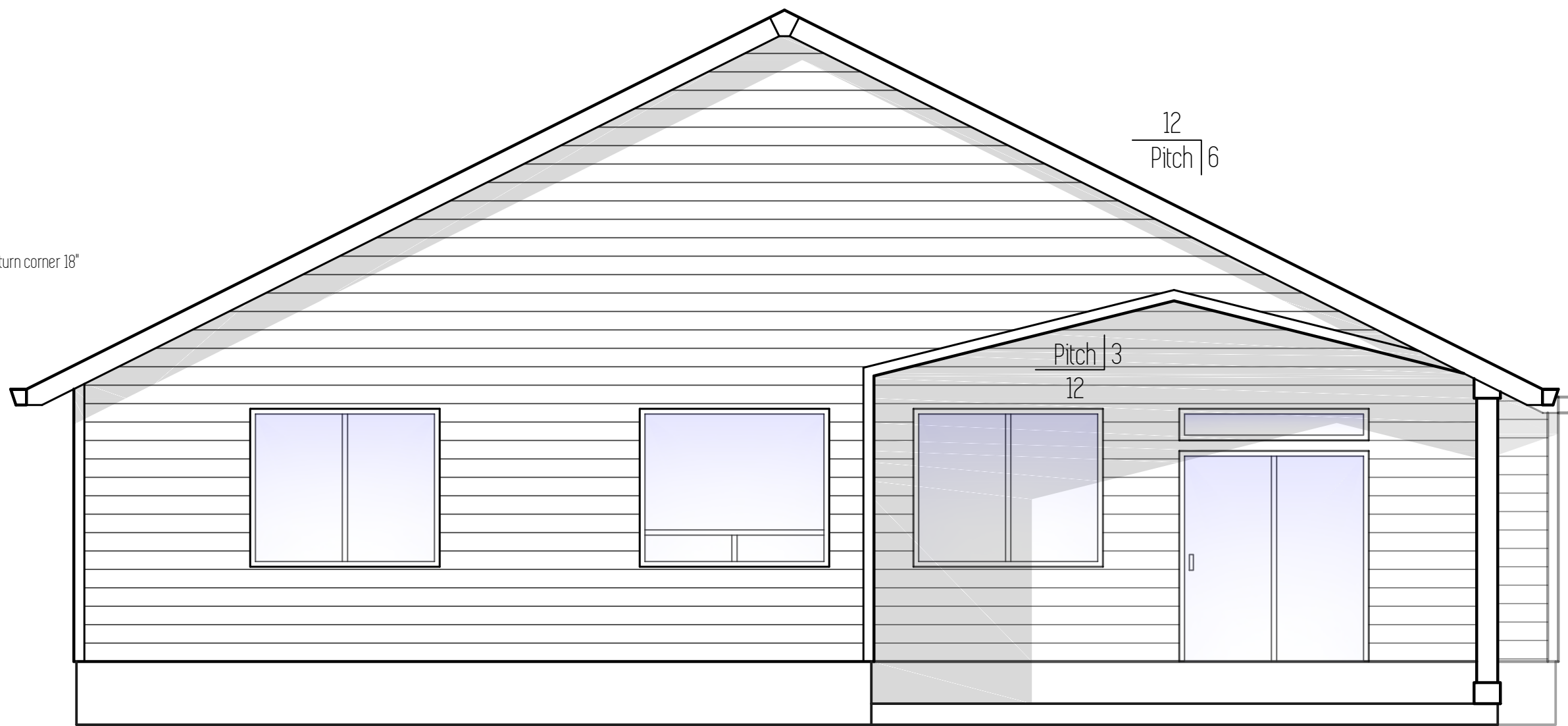
Left Elevation



Right Elevation



Front Elevation



Back Elevation

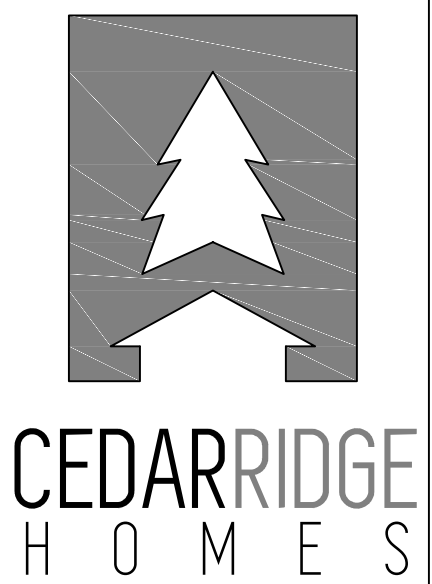
Plan Name
Leisure
Date
6/5/2017
Location
Regan Hills Lot 35
Estacada, OR 97023

Total Sq Ft = 1,842

# Elevations

Scale : 1/4" = 1'

This plan is property of :



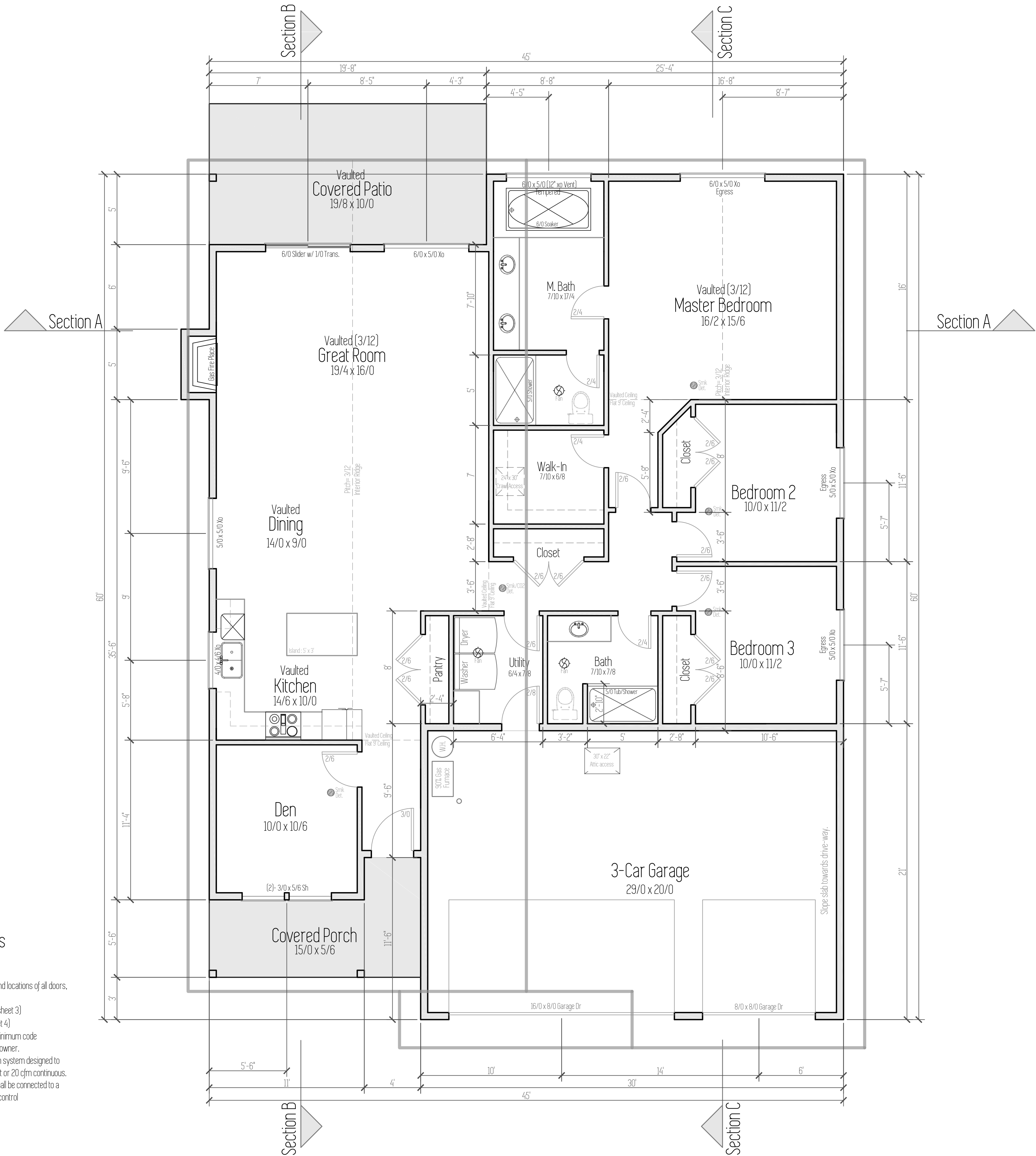
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Main Floor  
1,842 Sqft 9' Ceilings  
Notes

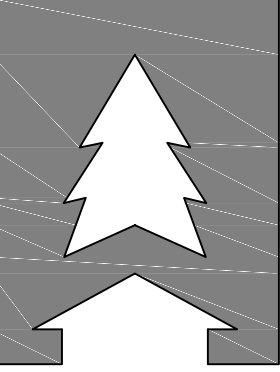
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
- Floor Framing: Refer to Foundation Plan (sheet 3)
- Roof Framing: Refer to Framing Plan (sheet 4)
- All electrical to meet or exceed current minimum code requirements and is to be determined by owner.
- 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



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Floor Plan	Total Sq Ft = 1,842
	Scale : 1/4" = 1'

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Plan Name
Leisure
Date
6/5/2017
Location
Regan Hills Lot 35
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Foundation Plan

Total Sq Ft = 1,842

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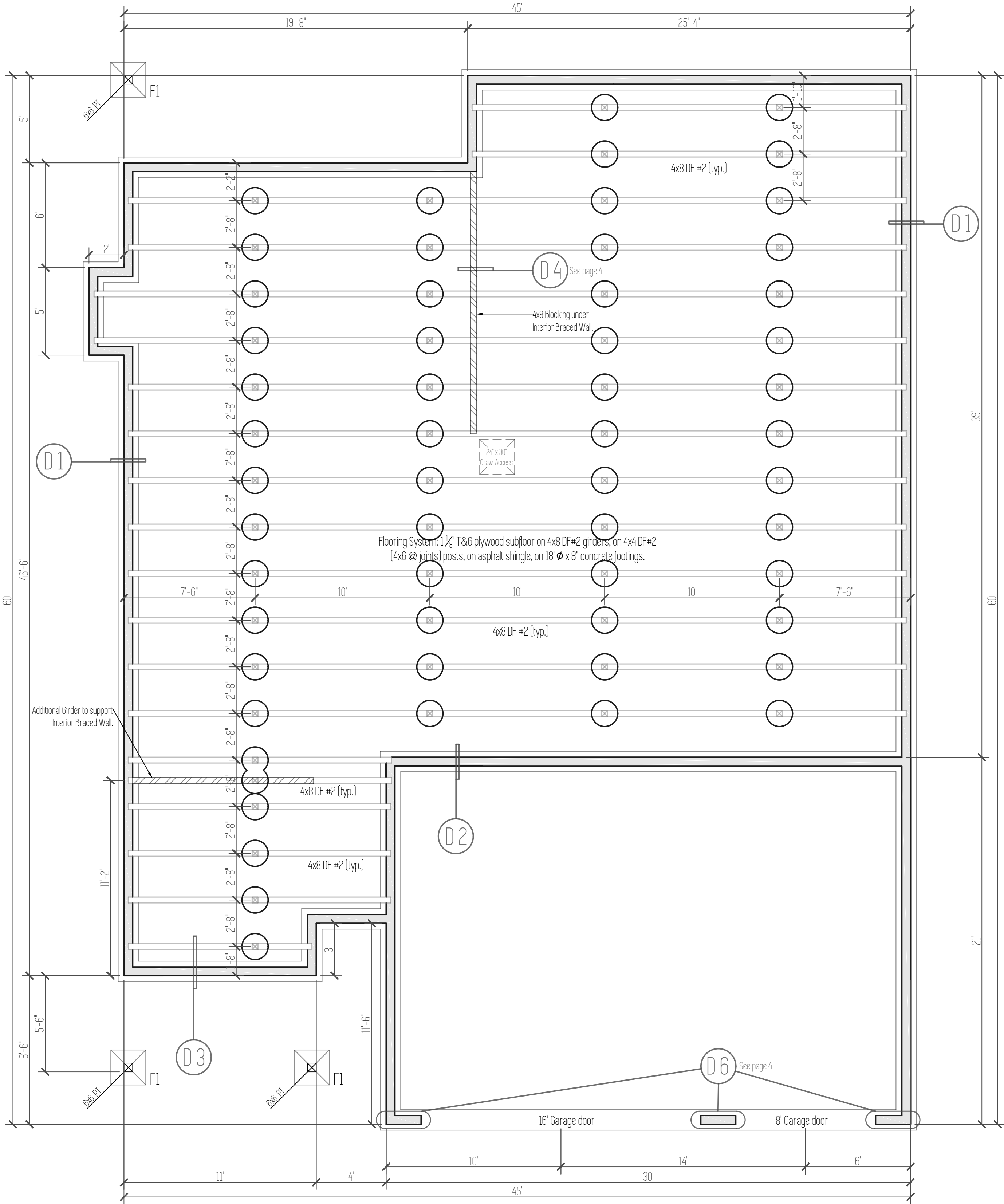
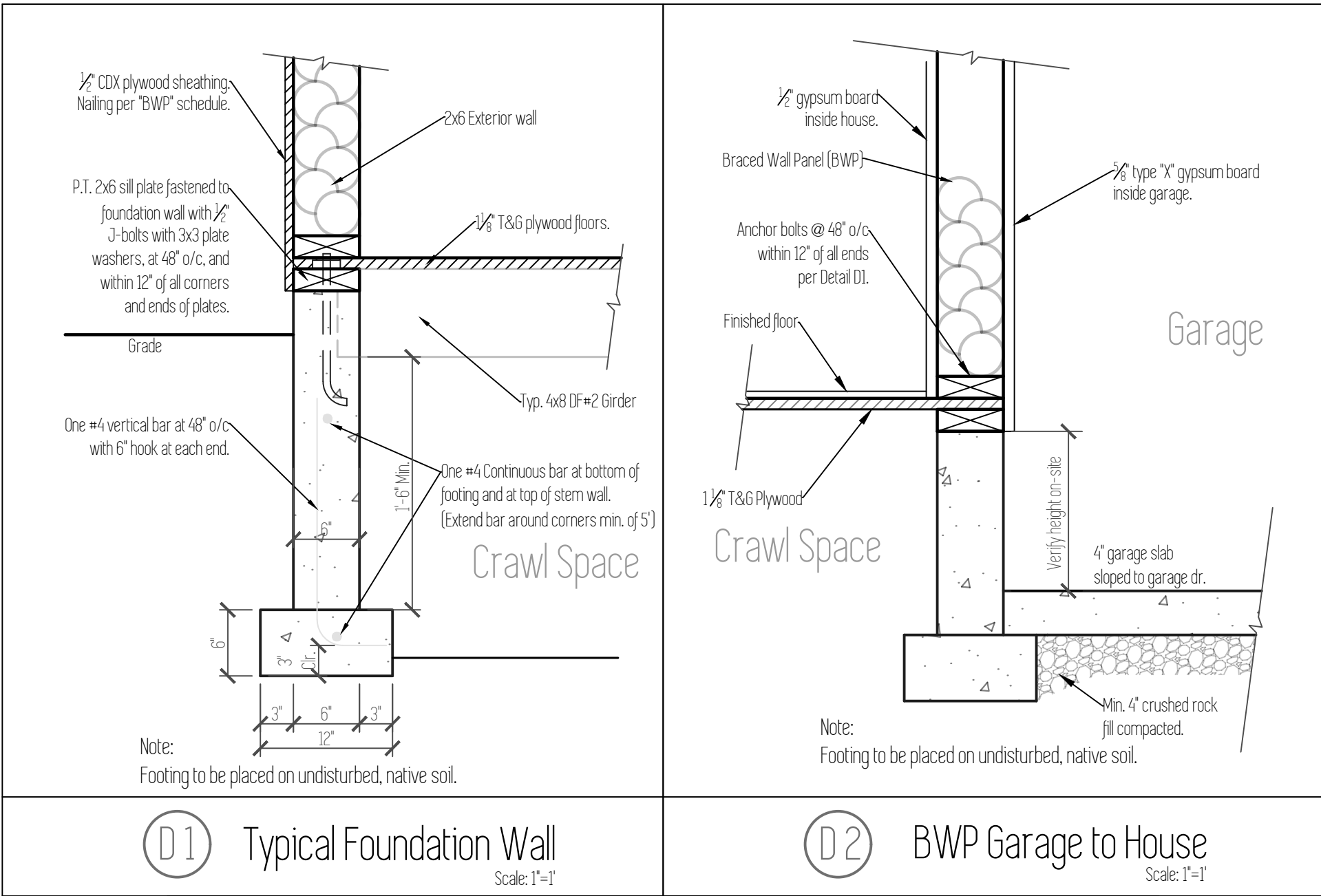
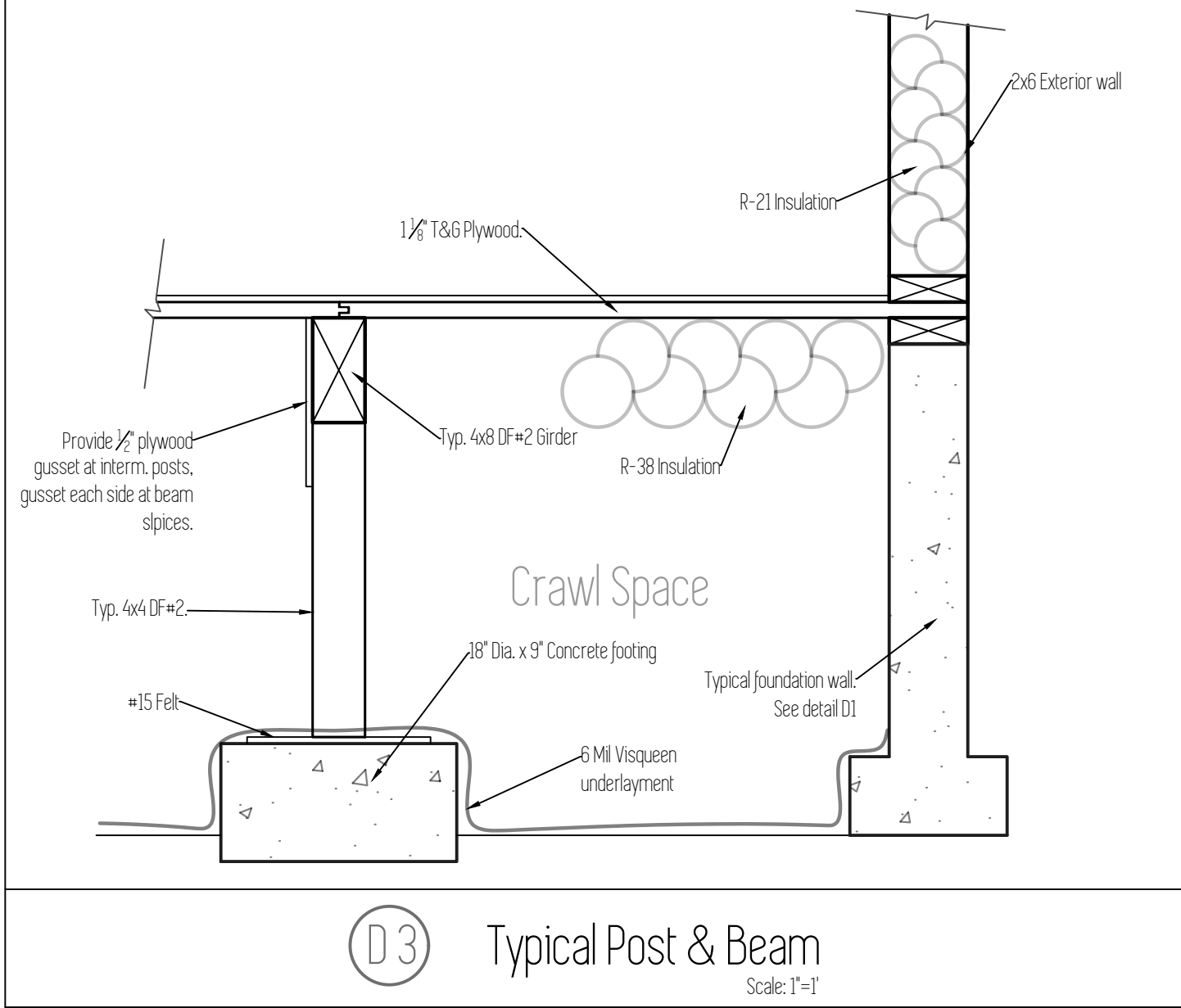
3

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. 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.

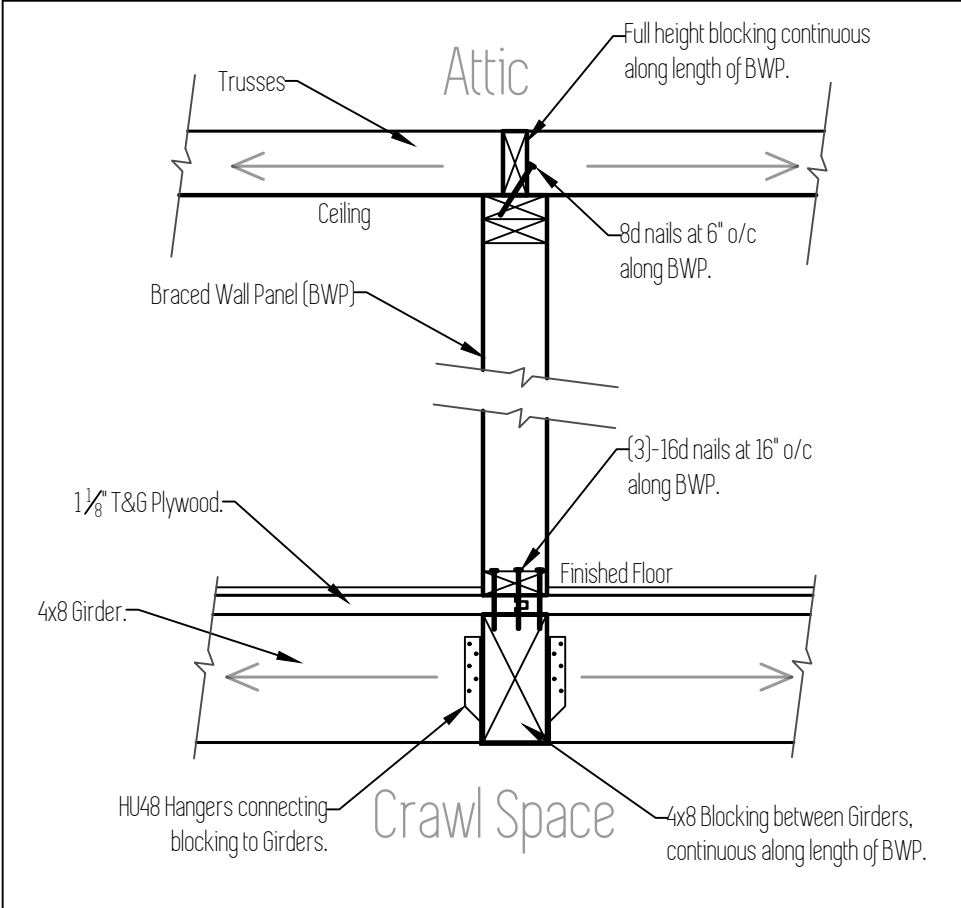
 Interior Bearing Wall (above.)



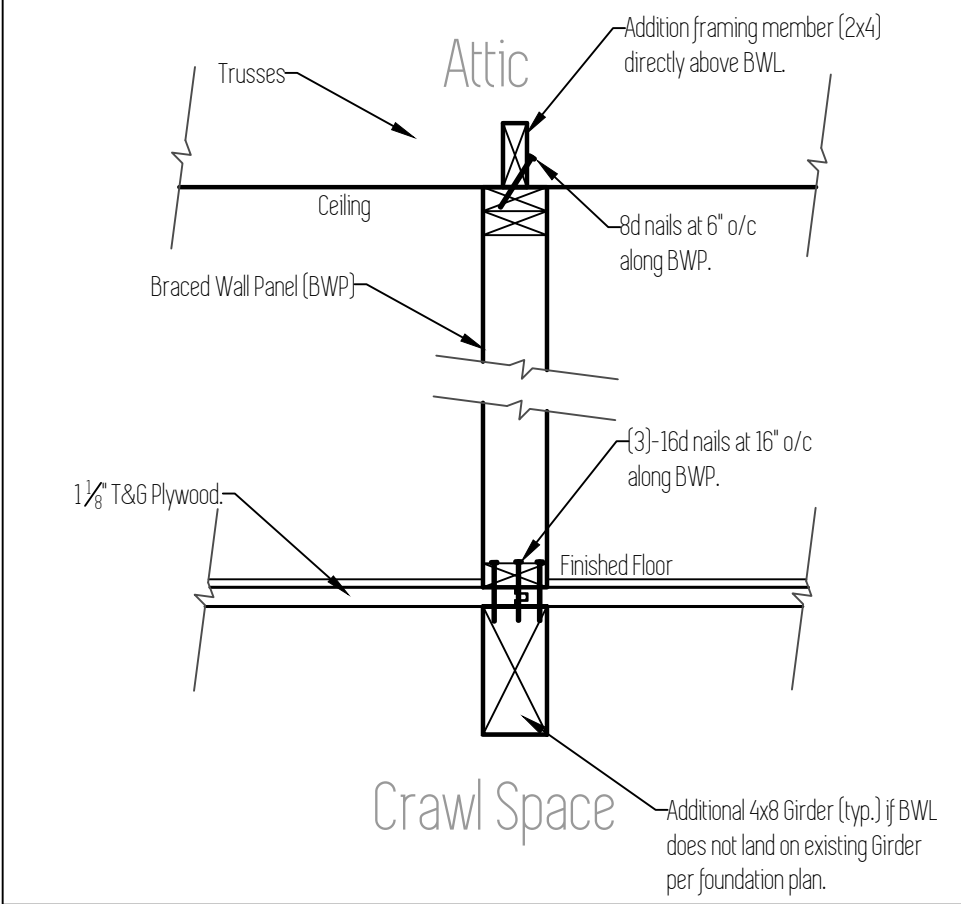


Design Standards

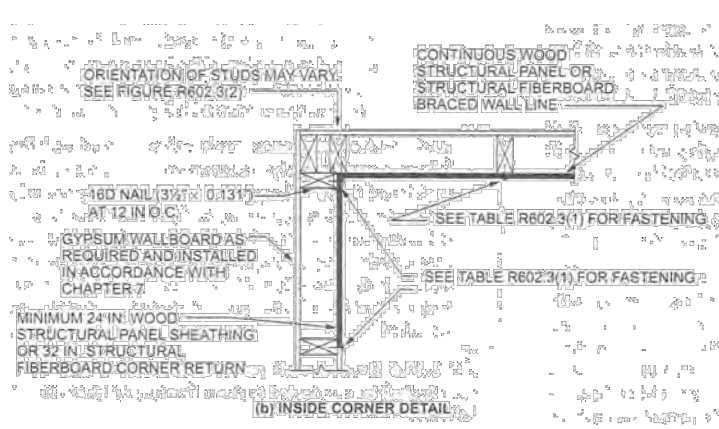
Code : 2014 ORSC  
Wind Speed : 95 mph  
Wind Exposure : B  
Snow Load : 25 PSF  
Roof Dead Load : 15 PSF  
Seismic Design Category : D1  
Soil Bearing Pressure : 1500 PSF  
Soil Passive Bearing Pressure : 200 PSF



D4 BWP Perpendicular to Framing  
Scale: 1"=1'

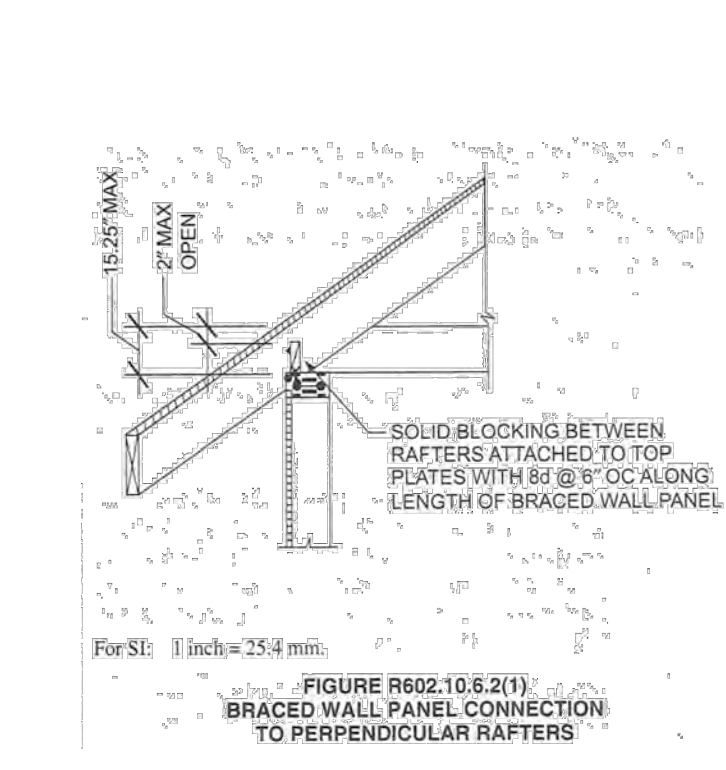
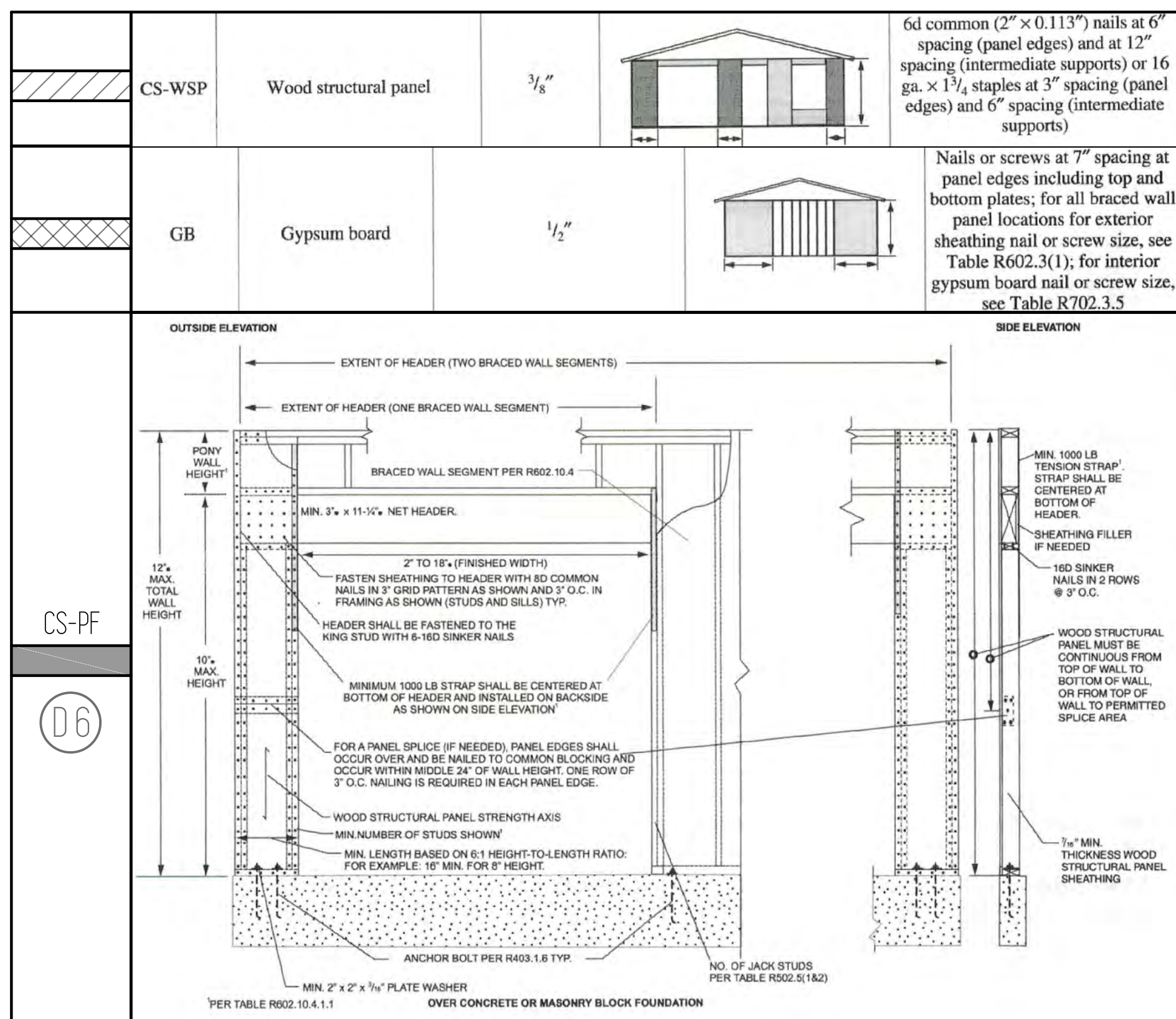


D5 BWP Parallel to Framing  
Scale: 1"=1'

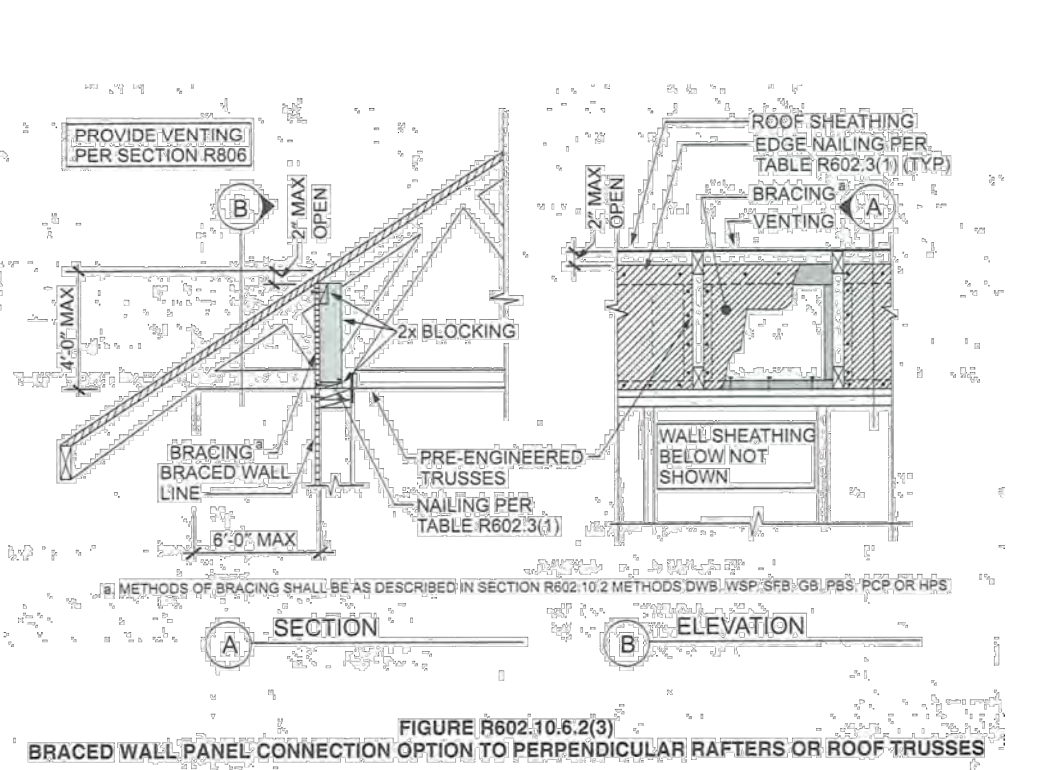


D9 Inside Corner Connection  
Scale: NTS

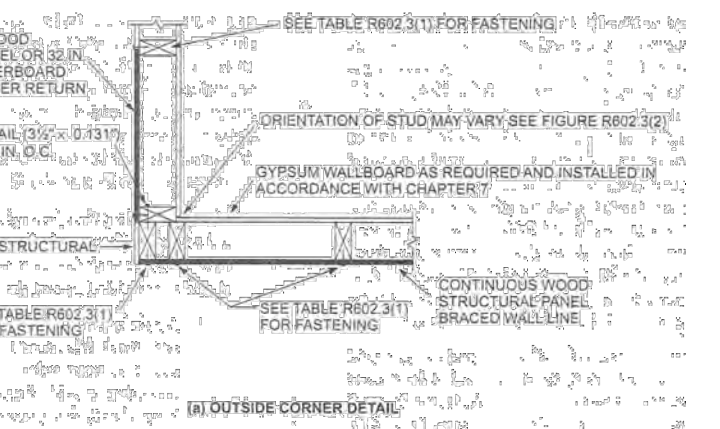
Braced Wall Line-Bracing Methods



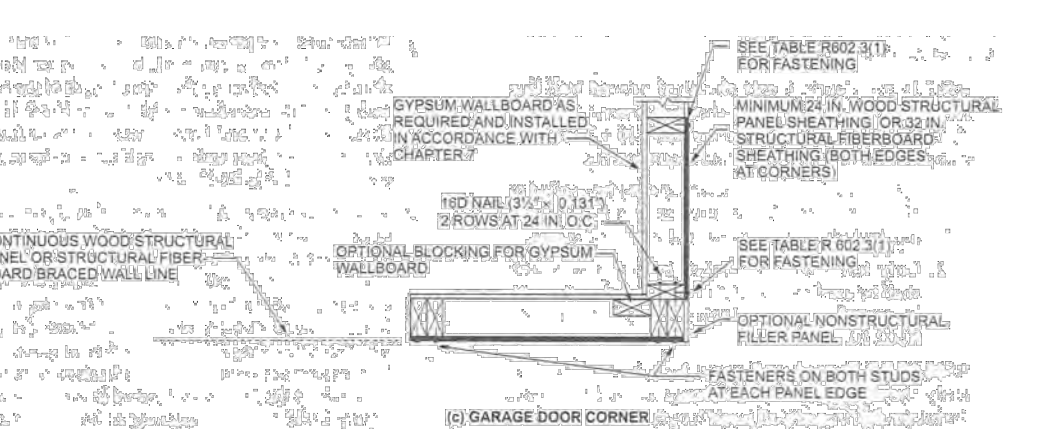
D7 BWL Perpendicular to Trusses  
Scale: NTS



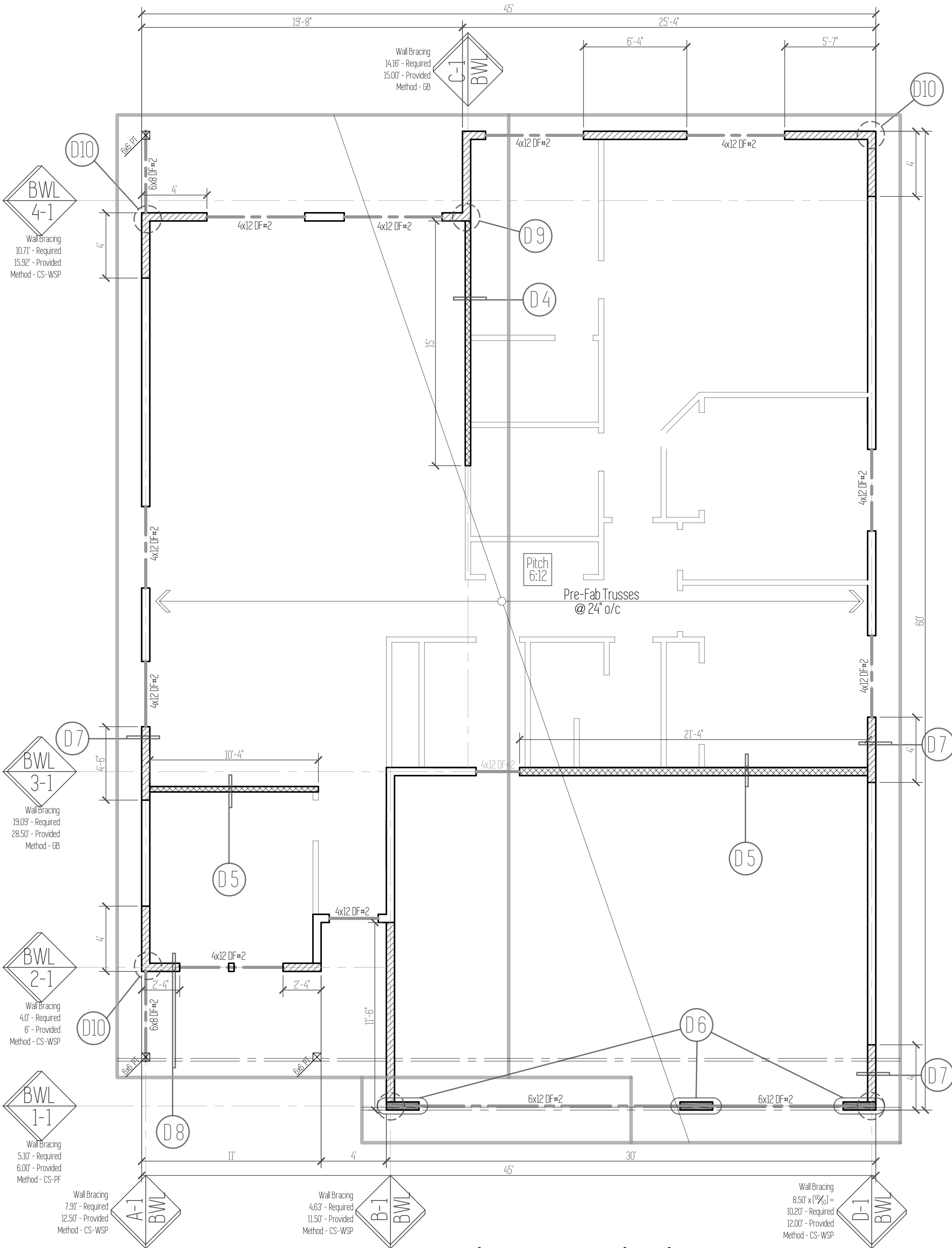
D8 BWL Perpendicular to Trusses  
Scale: NTS



D10 Outside Corner Connection  
Scale: NTS



D11 Garage Corner Connection  
Scale: NTS



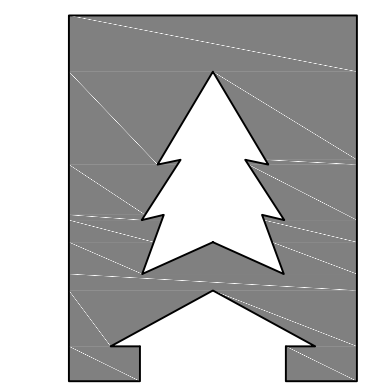
Framing and Lateral Plan

Plan Name
Leisure
Date
6/5/2017
Location
Regan Hills Lot 35
Estacada, OR 97023

Total Sq Ft = 1,842

Framing Plan

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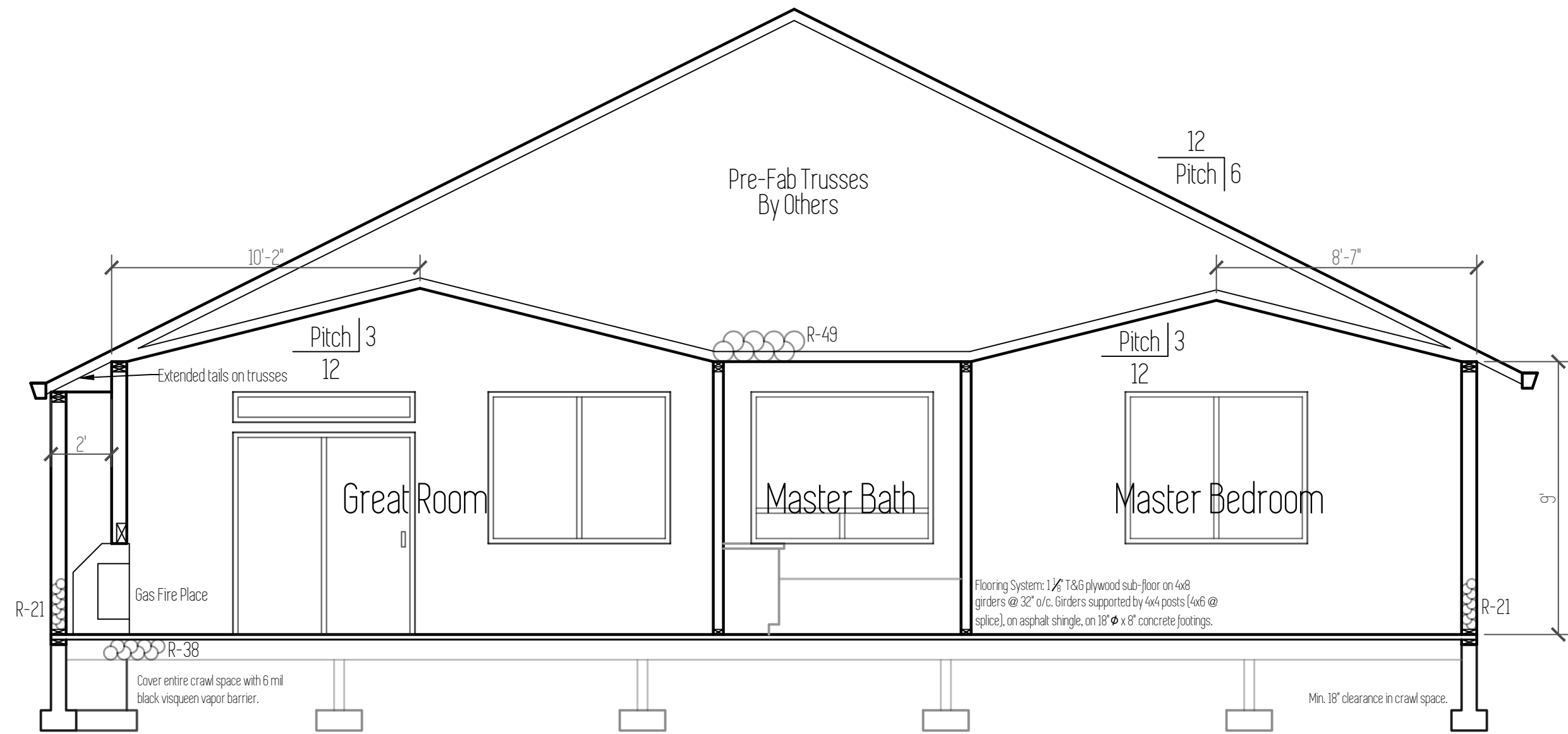
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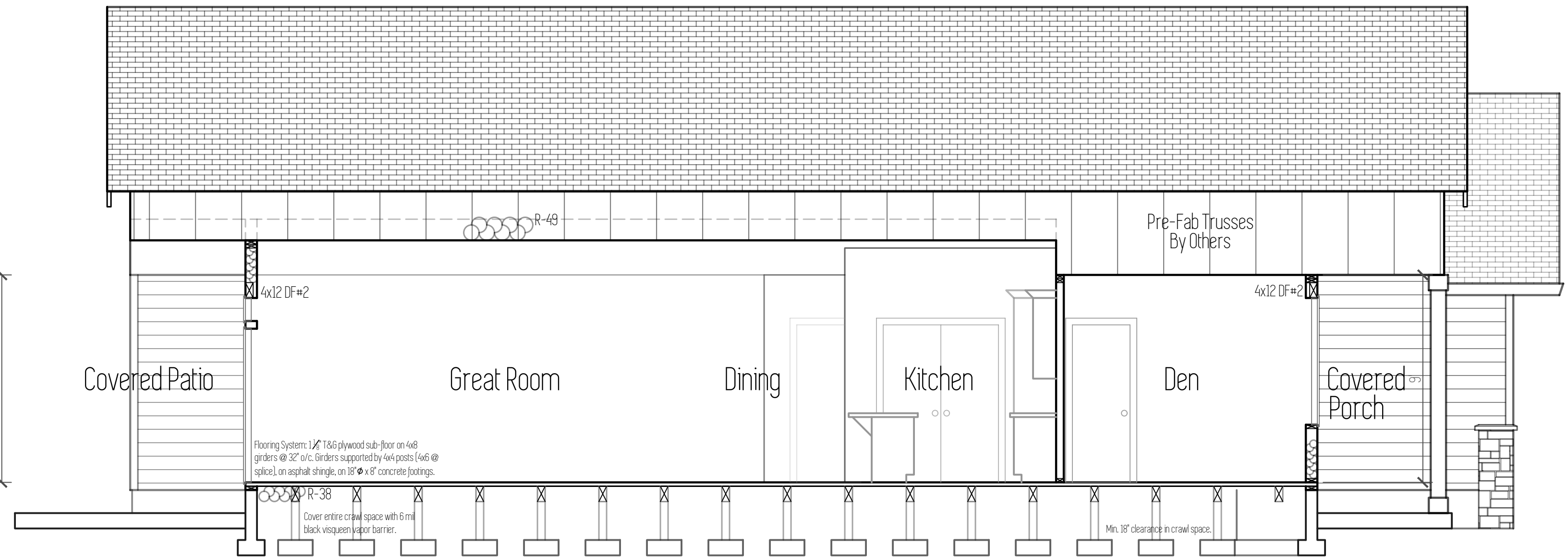
Designed by :

TYSON GREY  
tyson@cedarridgehomes.us

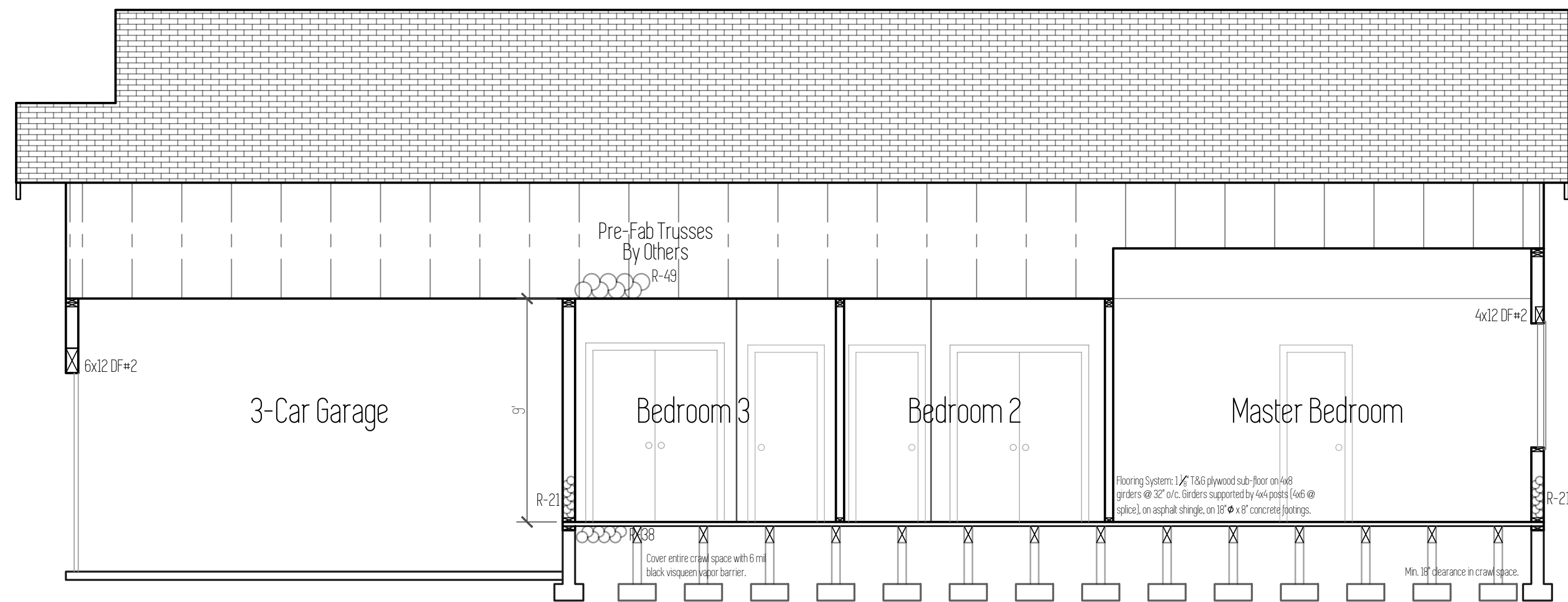




Section A



Section B



Section C

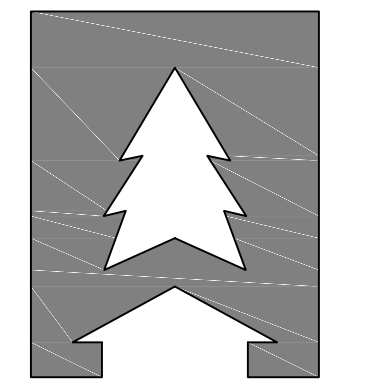
Plan Name
Leisure
Date
6/5/2017
Location
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# Sections

Total Sq Ft = 1,842

Scale : 1/4" = 1'

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- 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.

- 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  $\frac{1}{2}$ " 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"x7" 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 grade.
- Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.
- An 18"x24" (minimum) access opening is required to all under-floor spaces.

**AF103.5.1.3 Vent Pipe**  
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.

- 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  $\frac{3}{8}$ " 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,  $\frac{1}{2}$ " 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 equivalent.
- Notches in sawn lumber joists, rafters, and beams shall not exceed  $\frac{1}{4}$  of the member's depth, not longer than  $\frac{1}{4}$  of the member's depth, and not located in the middle  $\frac{1}{4}$  of the member's span.
- 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 the ends.
- Hole diameters shall not exceed  $\frac{1}{4}$  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,  $\frac{1}{2}$ " wide galvanized steel strip installed at the opening.
- Straps shall extend 6" minimum past the strap 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.

- 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 2'4" 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. See Table N101.1(f)
- One exterior door may be insulated to a U-factor of 0.20, all other exterior doors cannot exceed 0.54.


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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS <sup>a, b</sup>	SPACING OF FASTENERS
	<b>Roof</b>		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—
3	Ceiling joists not attached to parallel rafters, laps over partitions, end	3-10d	—
4	Rafter to rafter, face nail or 1 1/2" x 20 gage ridge stud	3-10d (3" x 0.128")	—
5	Collar to plate, toe nail	2-16d (3/4" x 0.133")	—
6	Roof rafters to ridge, valley or hip rafters: face nail	4-16d (3/4" x 0.133") 2-16d (3/4" x 0.133")	—
	<b>Wall</b>		
7	Build-up corner studs	10d (3" x 0.128")	24" o.c.
8	Build-up header, two pieces with 1/4" spacer	16d (3/4" x 0.133")	16" o.c. along each edge
9	Continuous header, two pieces	16d (3/4" x 0.133")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, minimum 24-inch offset of end joints, face nail to tapered ends	8-16d (3/4" x 0.133")	—
14	Sole plate to joint, solid deck or blocking, face nail	16d (3/4" x 0.133")	16" o.c.
15	Sole plate to joint, solid deck or blocking at braced wall panels	3-16d per 16" 2 1/2" x 0.133"	—
16	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113")	—
17	Top or sole plate to stud, end nail	2-16d (3/4" x 0.133")	—
18	Top plates, joint at corners and intersections, face nail	2-10d (3" x 0.128")	—
19	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 15"	—
20	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 15"	—
21	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 15"	—
22	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples 15"	—
	<b>Floor</b>		
23	Joint to nail or girder, toe nail	3-8d (2 1/2" x 0.113")	—
24	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 15"	—
25	2" subfloor to joint or girder, blind and face nail	2-16d (3/4" x 0.133")	—
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	8" o.c.
27	Planks (s plank & beam – floor & roof)	16d (3/4" x 0.133")	on each bearing
28	Build-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 20" top nail at ends and 16" on end.

[illegible]

TABLE 1002.3-1 REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING TO RESIST WIND PRESSURES <sup>a</sup>									
MINIMUM NAIL SIZE <sup>b</sup>	MINIMUM PENETRATION DEPTH <sup>c</sup>	MINIMUM WOOD STRUCTURAL PANEL THICKNESS <sup>d</sup>		MAXIMUM SPACING <sup>e</sup>		PANEL NAIL SPACING <sup>f</sup>		MAXIMUM WIND SPEED <sup>g</sup>	
		MINIMUM	NORMAL	MINIMUM	MAXIMUM	Edges	Field	With exposure factor	Without exposure factor
Use <sup>h</sup>		1/4" (6.35 mm)	3/8" (9.53 mm)	16"	16"	12"	12"	C	D
40 Conforming, 150 Conforming, & 175 Conforming	1-5/8"	5/16"	3/8"	16"	16"	12"	12"	110	90
40 Conforming, 150 Conforming, & 175 Conforming	1-5/8"	5/16"	3/8"	16"	16"	12"	12"	130	105
40 Conforming, 150 Conforming, & 175 Conforming	1-5/8"	5/16"	3/8"	16"	16"	12"	12"	150	125

		TABLE 11.110.1(1) ADDITIONAL MEASURES	
A	High efficiency walls & windows PART 05-20-00-WALLS (Exterior Walls) AND/OR PART 05-20-00-WINDOWS (Exterior Windows) - Max 25 percent of conditioned surface area		
	High efficiency envelope PART 05-20-00-WALLS (Exterior Walls) AND/OR PART 05-20-00-WINDOWS (Exterior Windows) - Max 25 percent of conditioned surface area		
B	High efficiency ceiling, windows & door sealing (cannot be used with Conservatory Measure 2)		
C	High efficiency thermal envelope (E+)		
D	High efficiency thermal envelope (E+)		
E	High efficiency thermal envelope (E+)		
F	High efficiency thermal envelope (E+)		
G	High efficiency thermal envelope (E+)		
H	High efficiency thermal envelope (E+)		
I	High efficiency thermal envelope (E+)		
J	High efficiency thermal envelope (E+)		
K	High efficiency thermal envelope (E+)		
L	High efficiency thermal envelope (E+)		
M	High efficiency thermal envelope (E+)		
N	High efficiency thermal envelope (E+)		
O	High efficiency thermal envelope (E+)		
P	High efficiency thermal envelope (E+)		
Q	High efficiency thermal envelope (E+)		
R	High efficiency thermal envelope (E+)		
S	High efficiency thermal envelope (E+)		
T	High efficiency thermal envelope (E+)		
U	High efficiency thermal envelope (E+)		
V	High efficiency thermal envelope (E+)		
W	High efficiency thermal envelope (E+)		
X	High efficiency thermal envelope (E+)		
Y	High efficiency thermal envelope (E+)		
Z	High efficiency thermal envelope (E+)		

[illegible]

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