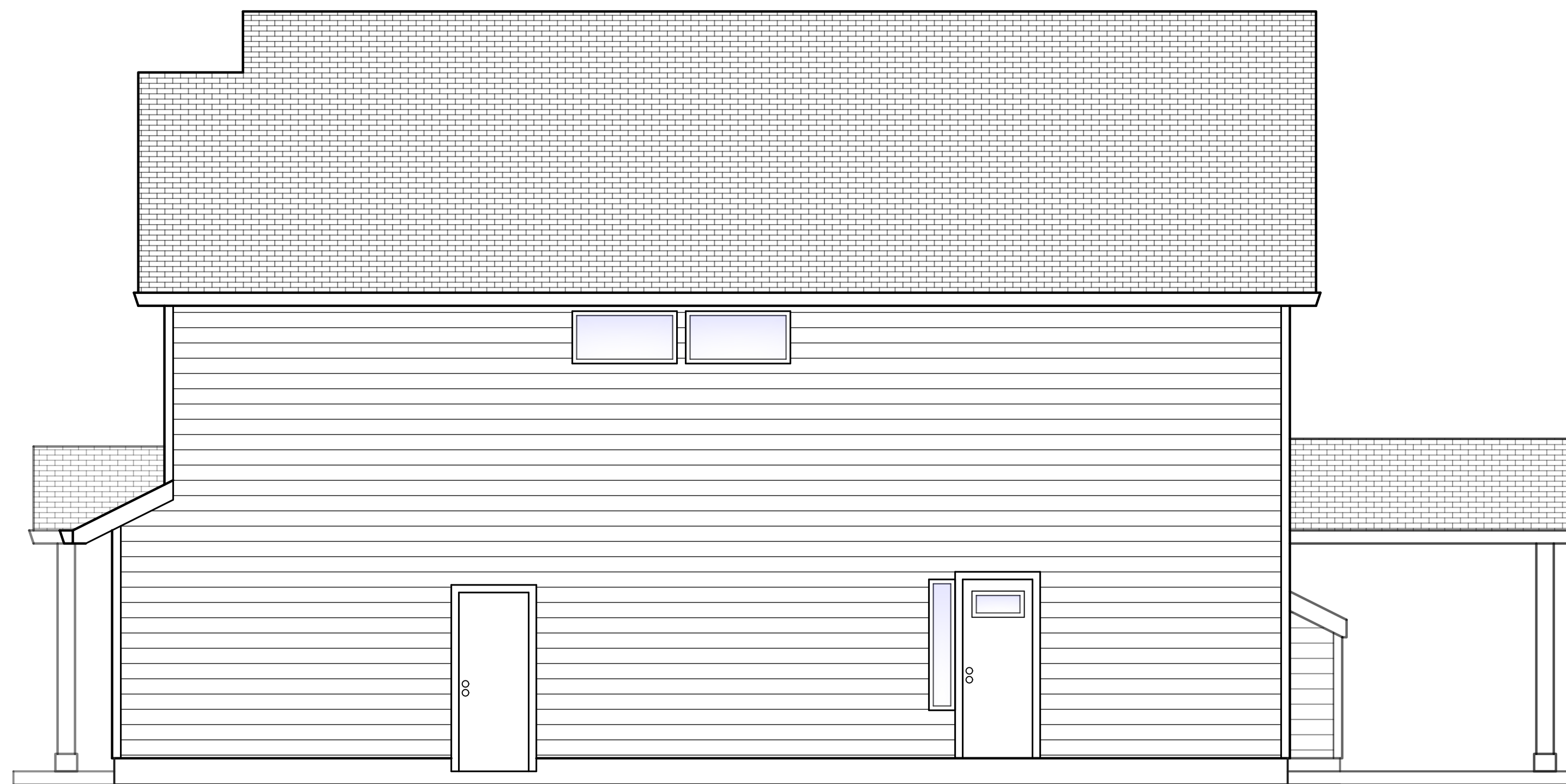


Left Elevation



Front Elevation



Right Elevation

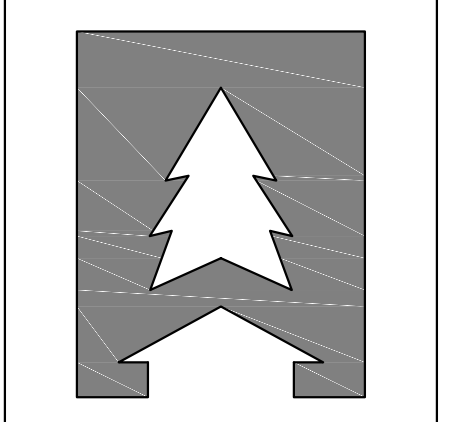


Back Elevation

Plan Name	Aspen ADU
Date	11/22/2019
Location	Lone Oak Estates Lot 21 Battle Ground, WA

Main Living: 1,951 SqFt // ADU: 781 SqFt (40%)
 Scale: 1/4" = 1'

This plan is property of:



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Designed by:
TYSON GREY
 tyson@cedarridgehomes.us

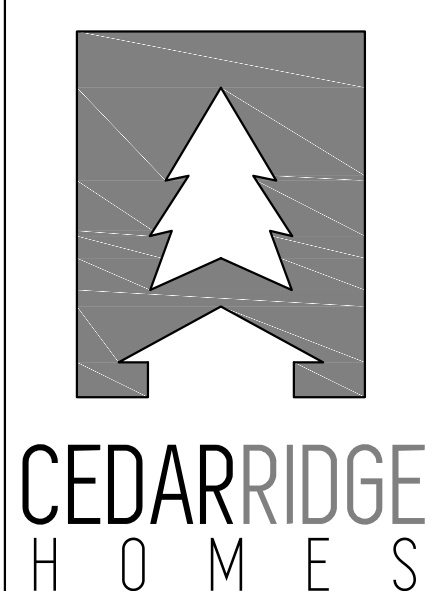
Plan Name	Aspen ADU
Date	11/22/2019
Location	Lone Oak Estates Lot 21 Battle Ground, WA

Floor Plan

Main Living: 1,951 SqFt // ADU: 781 SqFt (40%)

Scale: 1/4" = 1'

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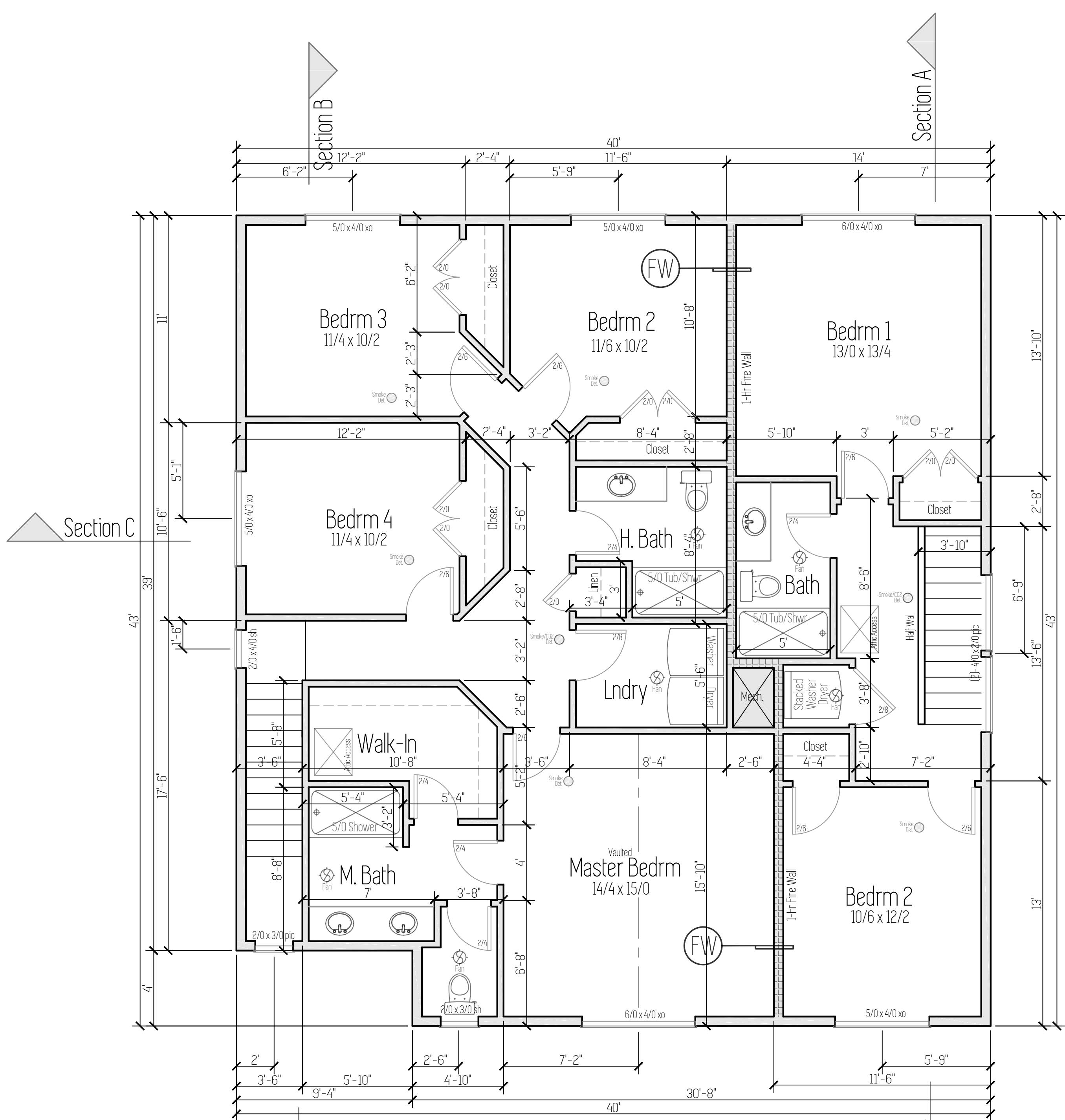


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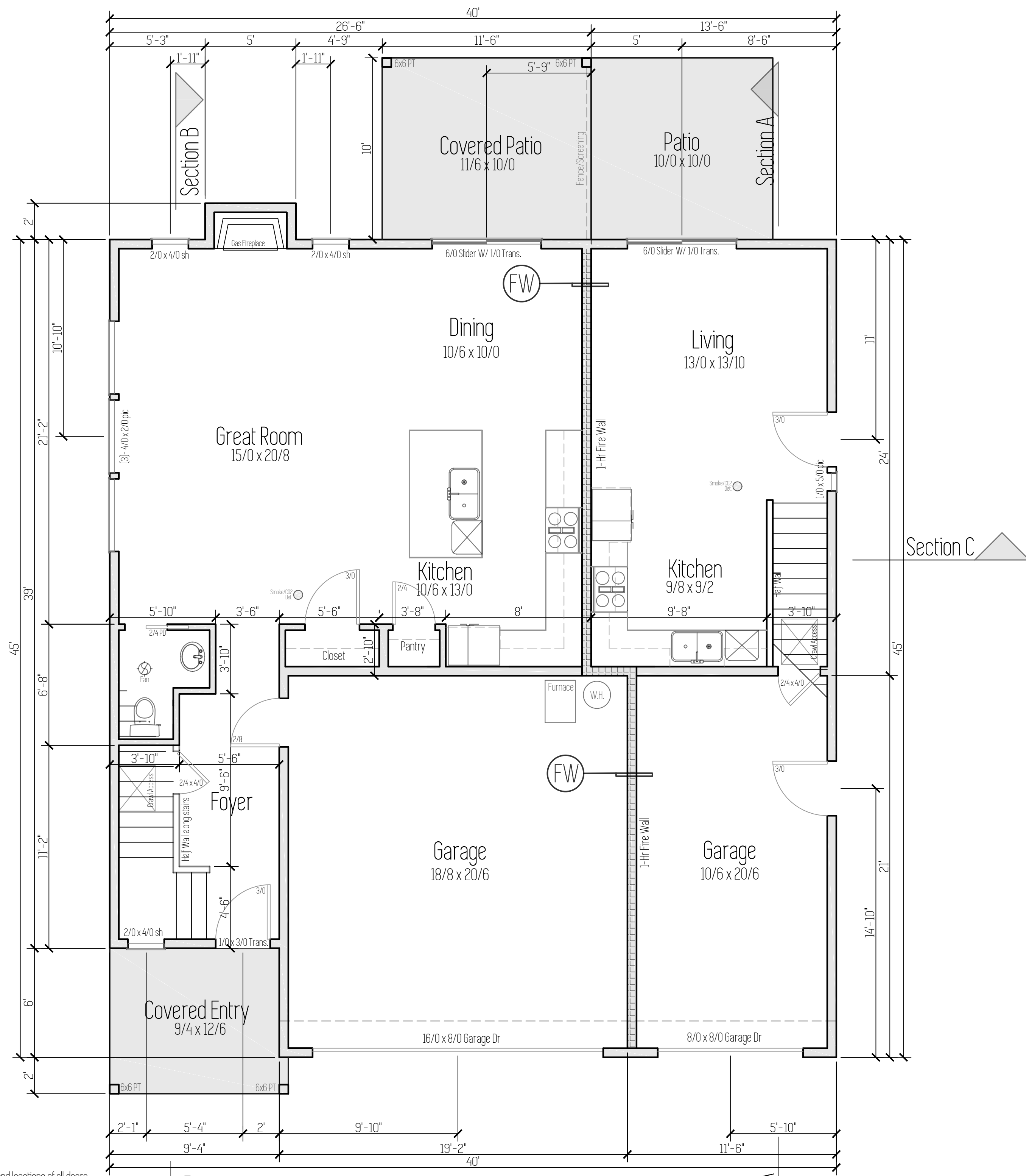
TYSON GREY
tyson@cedarridgehomes.us



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



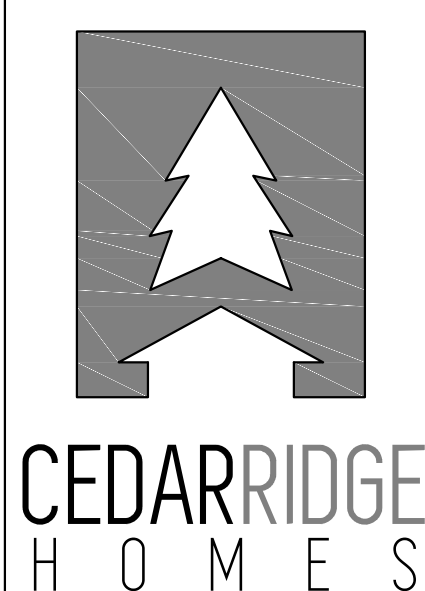
Main Floor 9' 1/8" Ceilings
Primary Residence: 803 Sqft
ADU: 303 Sqft

Plan Name	Aspen ADU
Date	11/22/2019
Location	Lone Oak Estates Lot 21 Battle Ground, WA

Foundation Plan

Main Living: 1,951 SqFt // ADU: 781 SqFt (40%)
Scale: 1/4" = 1'

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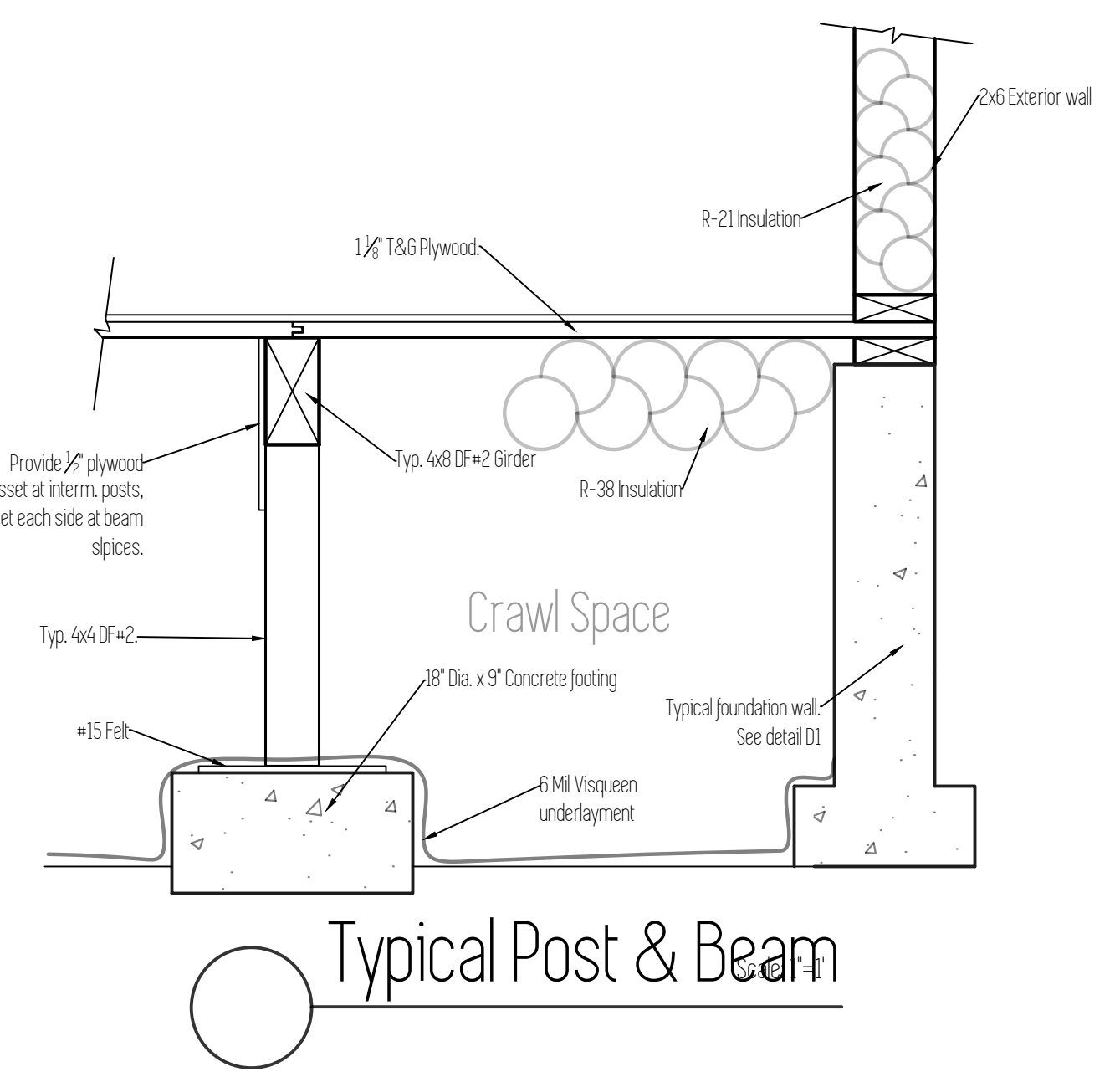
Designed by:
TYSON GREY
tyson@cedarridgehomes.us

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.

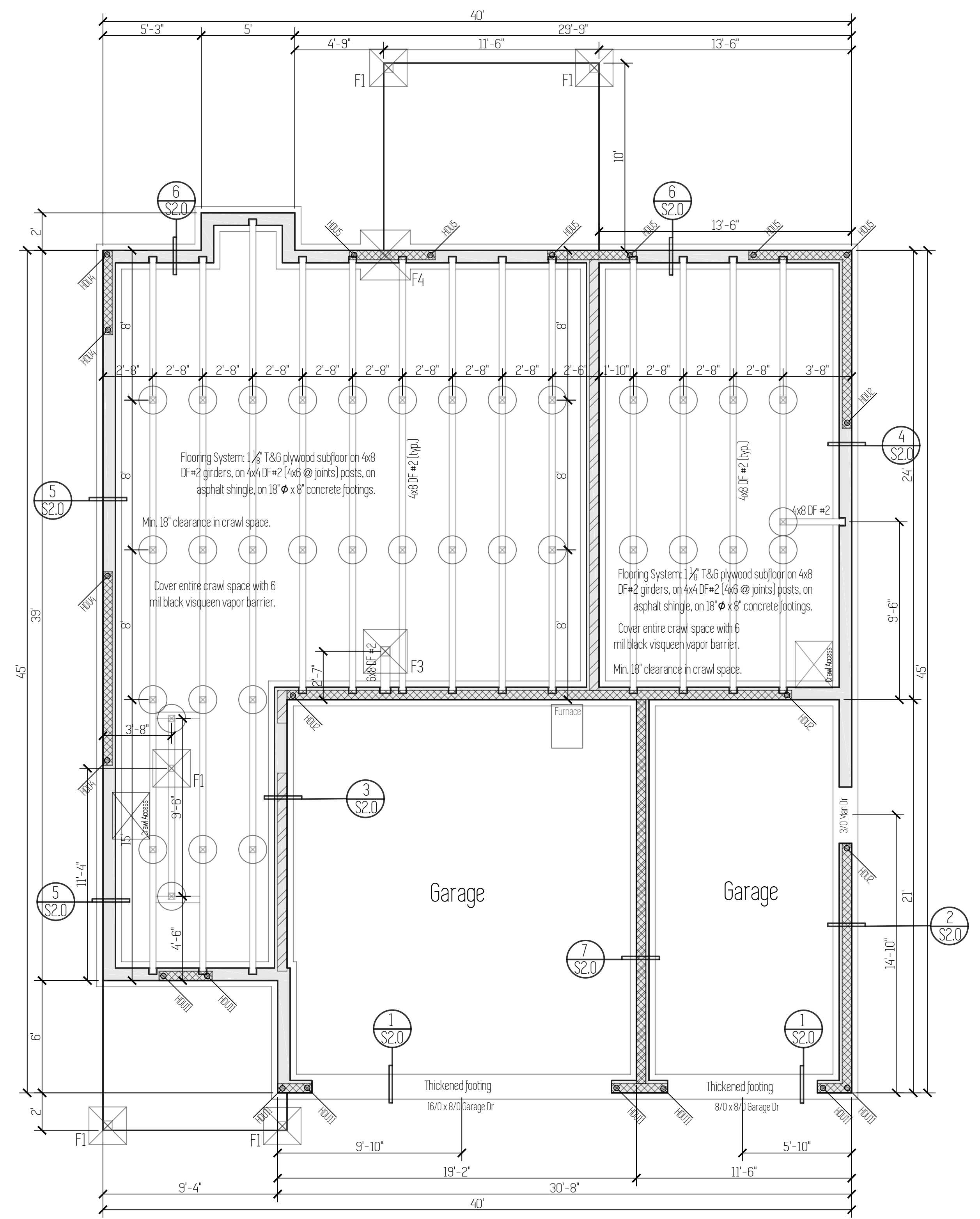
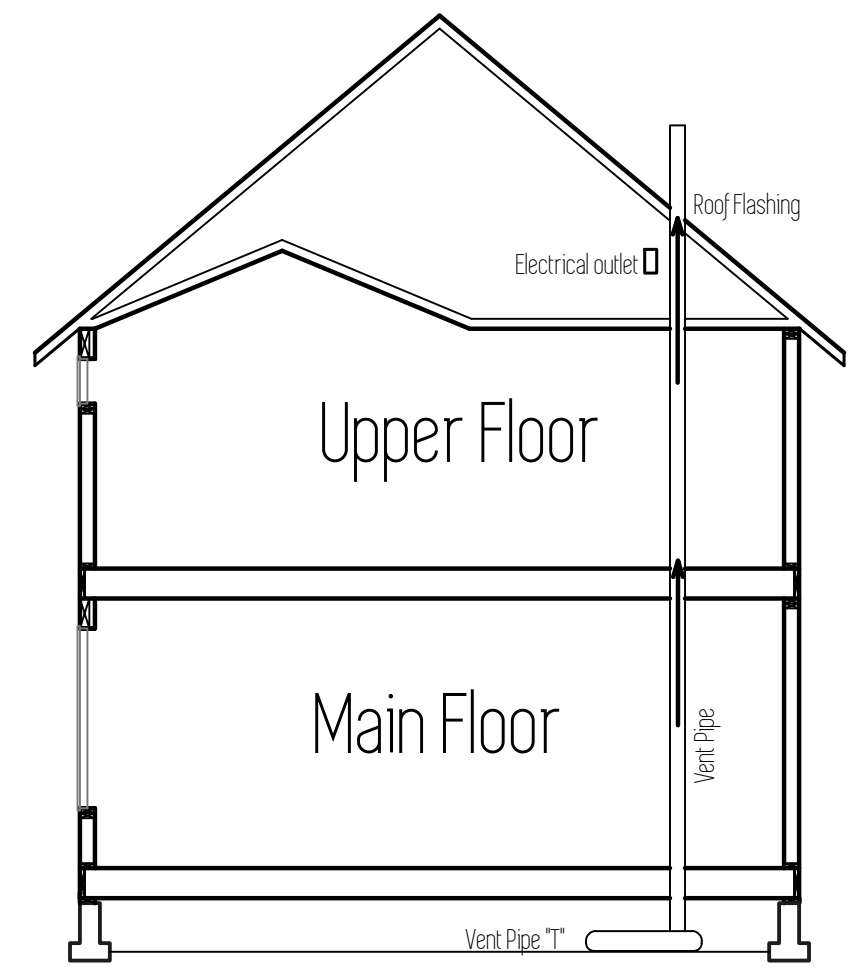
Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.
F2	27" x 27" x 8" Concrete footing with (2) #4 bars each way.
F3	30" x 30" x 8" Concrete footing with (3) #4 bars each way.
F4	33" x 33" x 10" Concrete footing with (3) #4 bars each way.

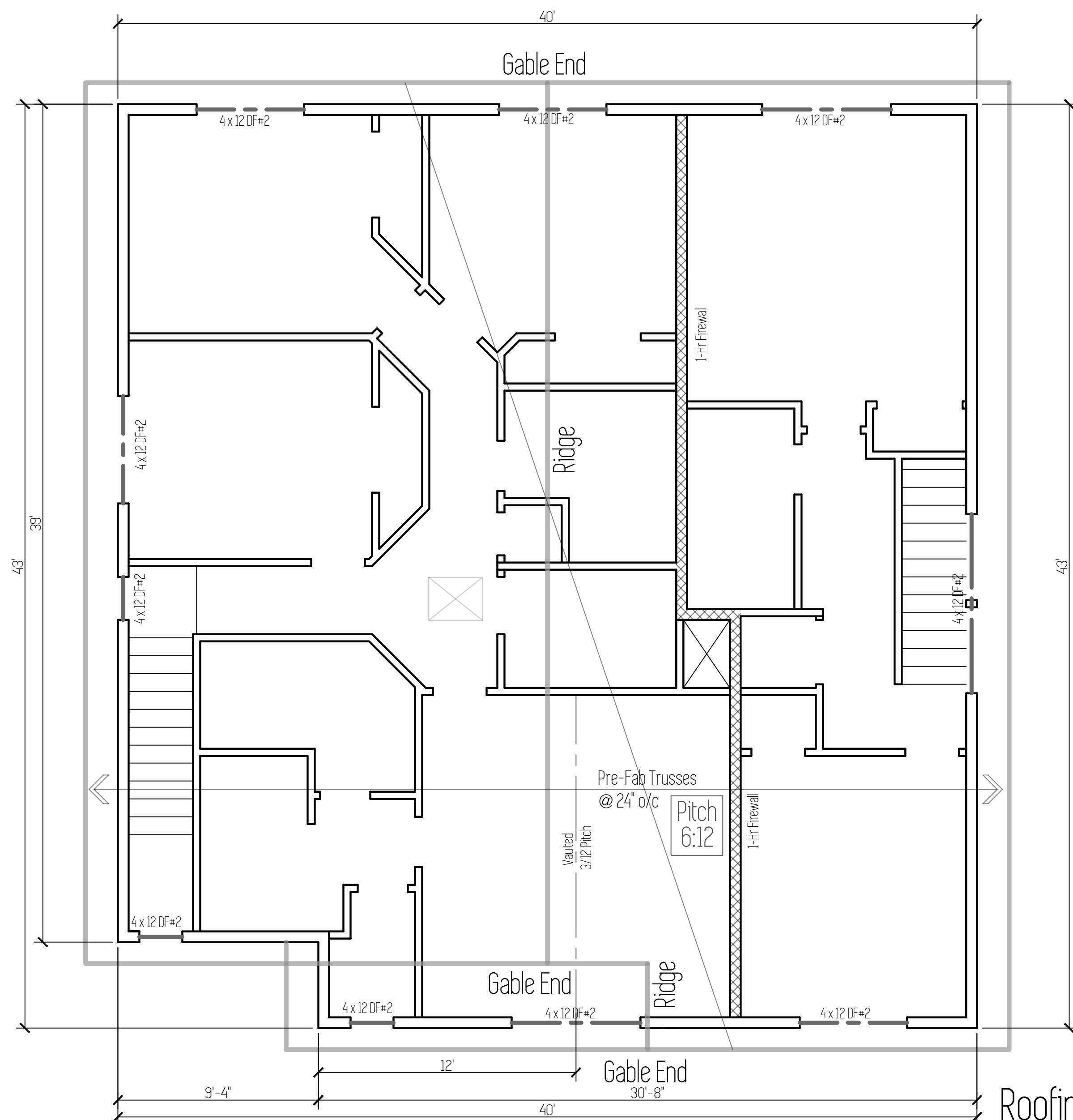
- Shear Wall Panel
- Interior Bearing Wall (above)
- HoldDown



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.



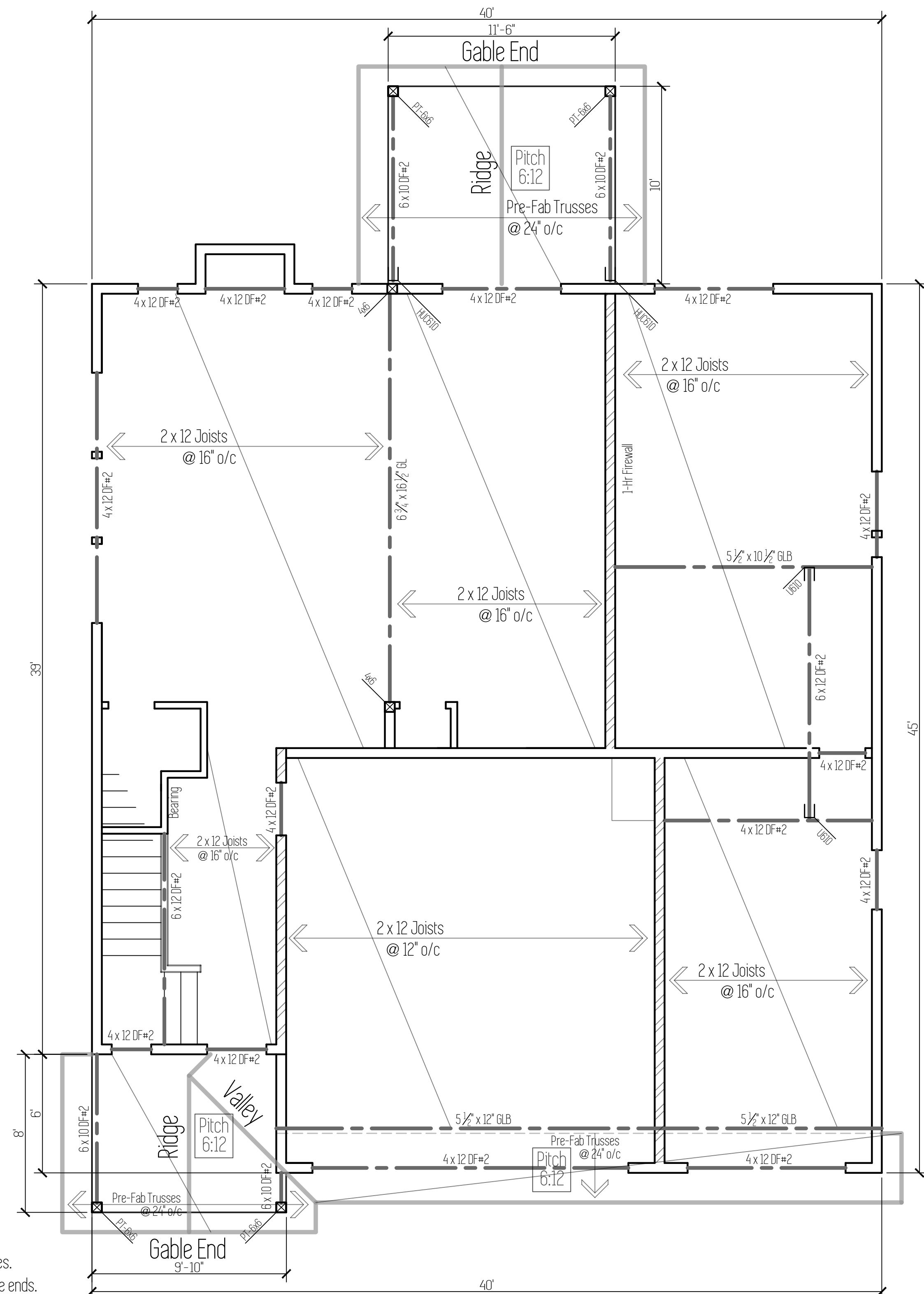


Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x12 DF#2 (max. span 6') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. Typical exterior wall post to be (2)-2x6 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o. Typical interior wall post to be (2)-2x4 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.T. material.

Roofing Notes

- 6/12 Pitch on entire roof.
- 18" overhang on all eaves.
- 12" overhang on all gable ends.
- Install roof vents along ridge @ 4' o.c.



Upper Floor & Lower Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x12 DF#2 (max. span 4') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. Typical exterior wall post to be (2)-2x6 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o. Typical interior wall post to be (2)-2x4 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.T. material.

Interior Bearing Wall

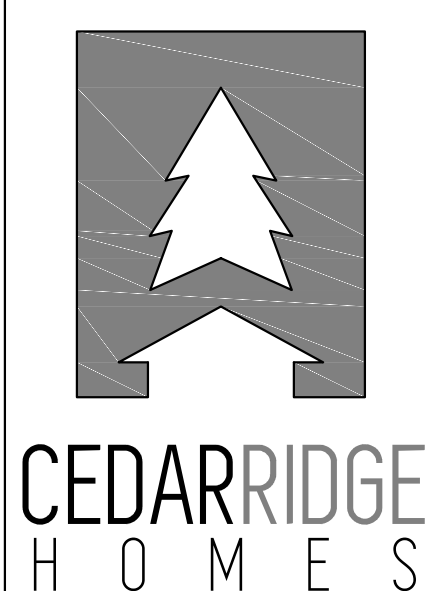
Plan Name	Aspen ADU
Date	11/22/2019
Location	Lone Oak Estates Lot 21 Battle Ground, WA

Framing Plan

Main Living: 1,951 SqFt // ADU: 781 SqFt (40%)

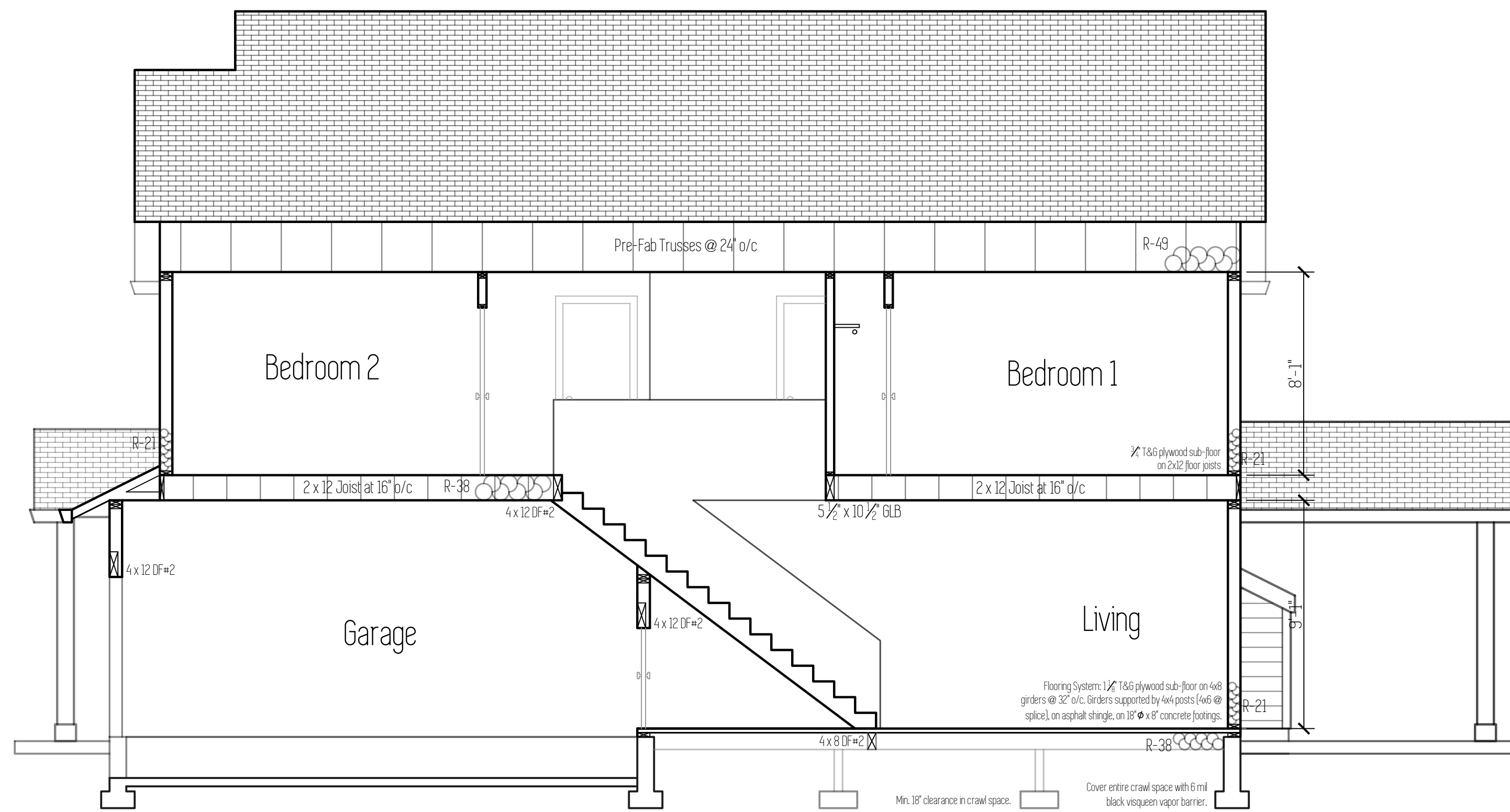
Scale: 1/4" = 1'

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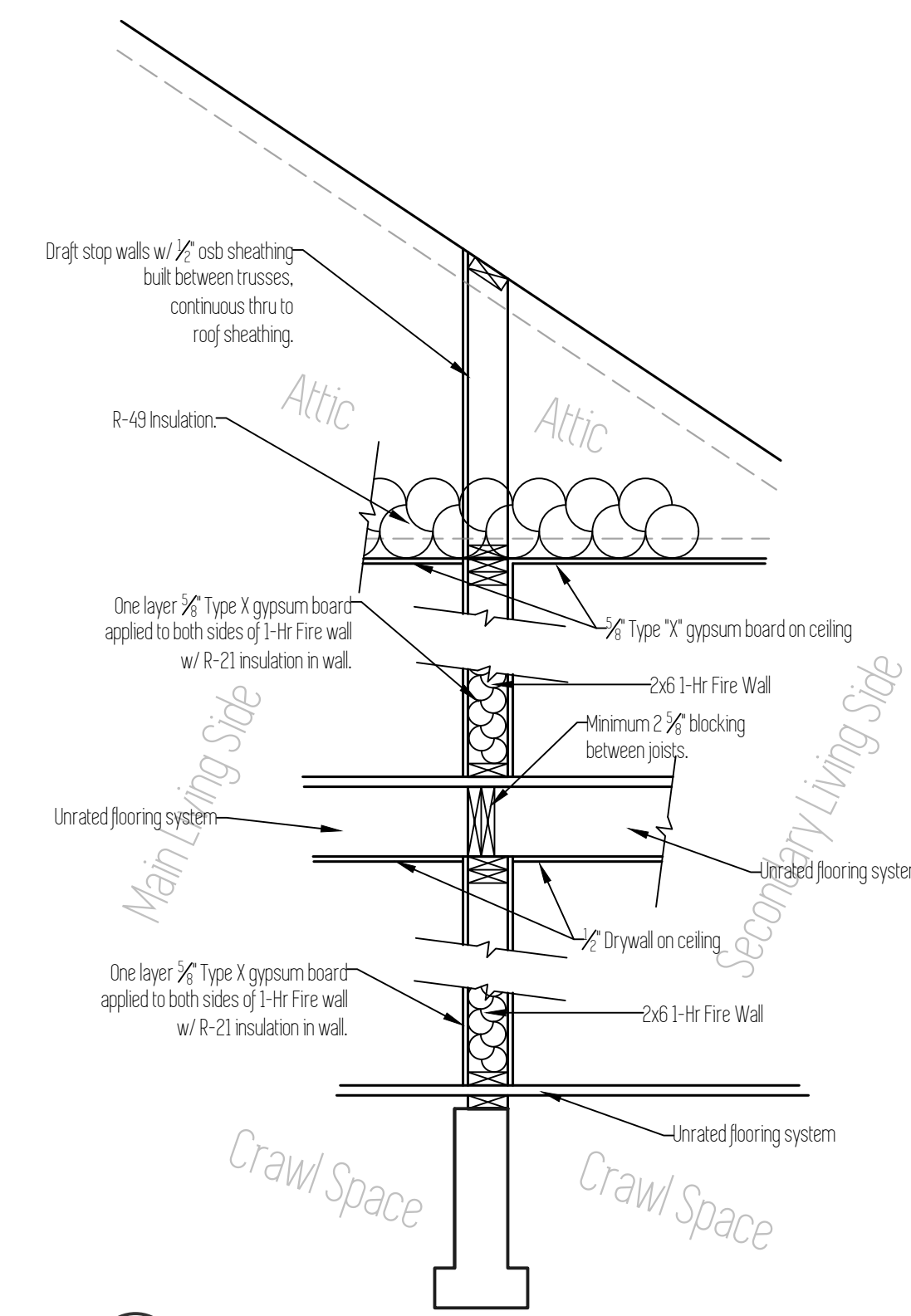


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Section A



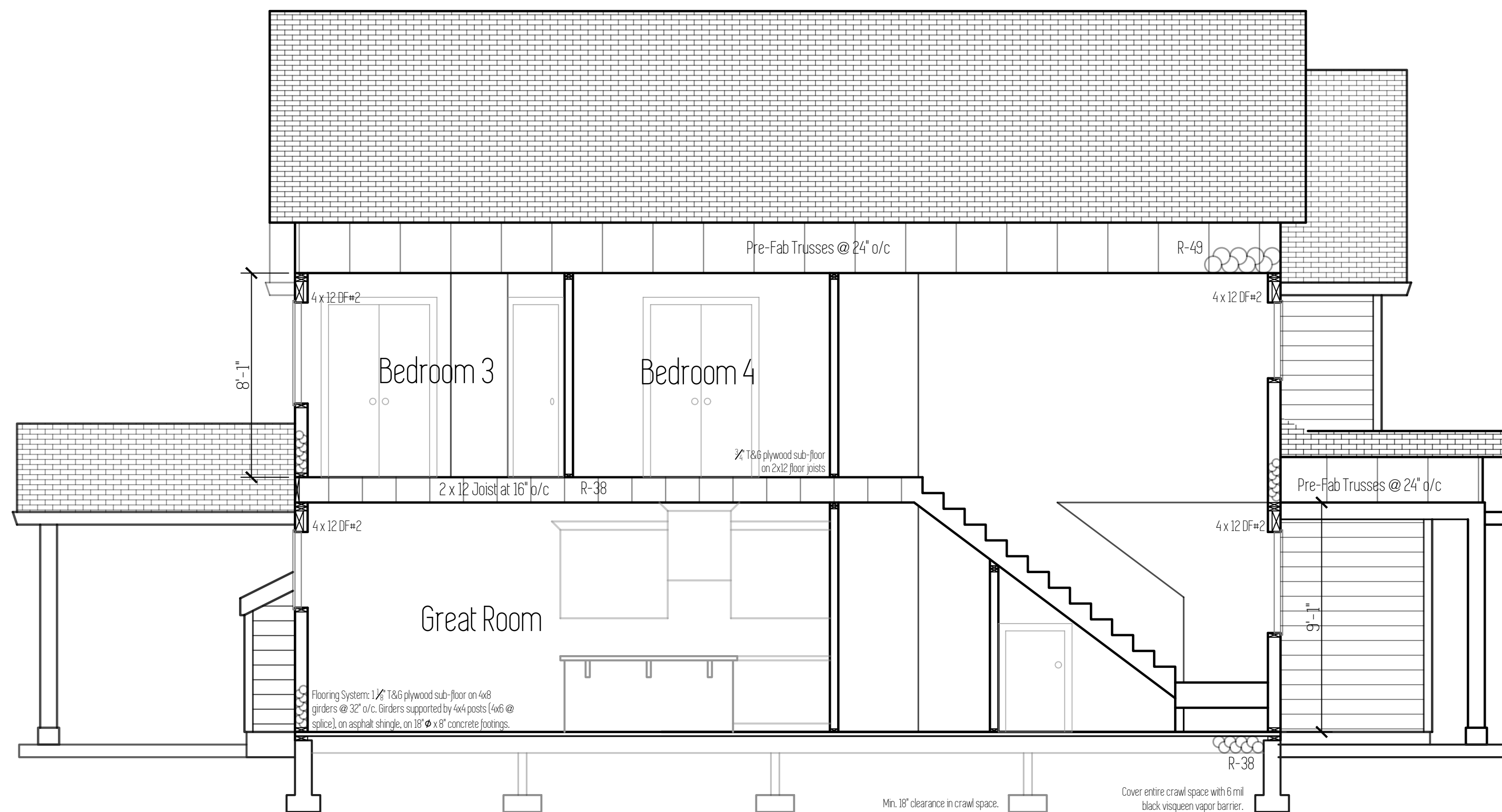
FW 1-Hr Fire Wall Detail: Interior partition, load bearing.
Scale: 1/2"=1'

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.

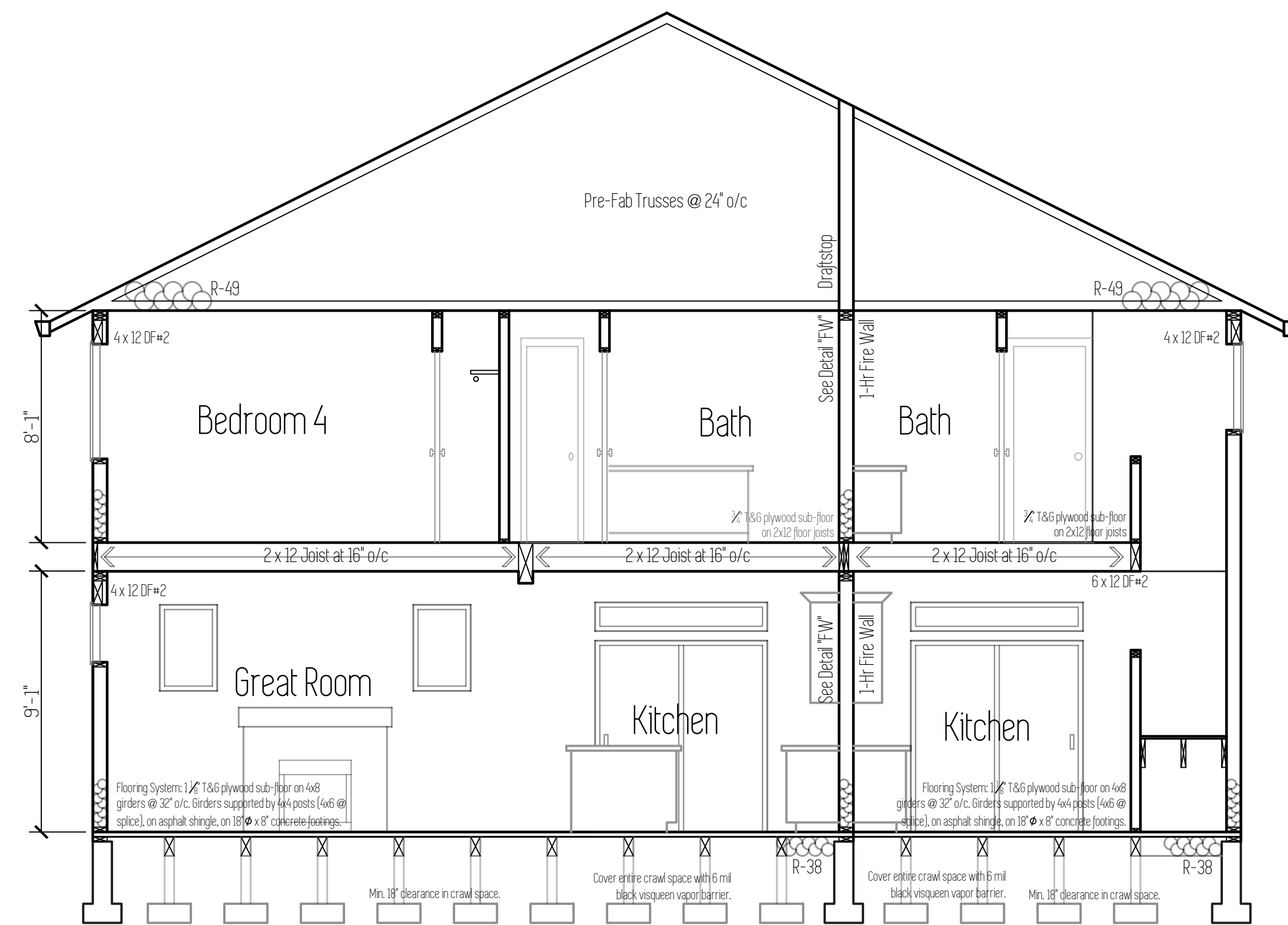
Exception:

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 B



Section C

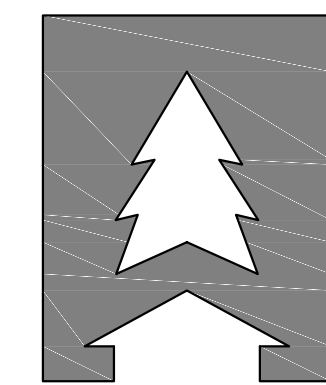
Plan Name	Aspen ADU
Date	11/22/2019
Location	Lone Oak Estates Lot 21 Battle Ground, WA

Main Living: 1,951 SqFt // ADU: 781 SqFt (40%)

Sections

Scale: 1/4" = 1'

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Designed by:
TYSON GREY
tyson@cedarridgehomes.us

SUMMARY OF WORK:

LOCATION: LOT 29 ASPEN GR BATTLE GROUND, WASHINGTON
LATERAL ANALYSIS AND DESIGN FOR SINGLE FAMILY RESIDENCE

DESIGN LOADS:

CODE: 2015 IBC
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II
WIND SPEED Vult: 135 MPH EXPOSURE B, Vwind = 105 MPH (IBC EQUATION 16-33)
SEISMIC DESIGN CATEGORY: 'D'
ROOF SNOW LOAD: 25 PSF
ROOF DEAD LOAD: 17 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
SOIL BEARING PRESSURE: 1500 PSF
SOIL PASSIVE SOIL PRESSURE: 200 PSF

FRAMING REQUIREMENTS:

- WALL STUDS TO BE 2X6 DFL-#2 @ 16" O.C., TYPICAL U.N.O.
- ROOF SHEATHING TO BE 1/2" APA RATED CDX SHEATHING OR OSB. INSTALL PANELS HORIZONTALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- TYPICAL WALL SHEATHING (TSN) TO BE 1/2" APA RATED CDX SHEATHING OR OSB. ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. INSTALL PANELS HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING TO BE 3/4" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- SILL PLATE TO BE 2X F.T. U.N.O. (REFER TO SILL BOLT SPACING IN SCHEDULE BELOW).
- FOR NAIL SIZES REFER TO BELOW.

SHEAR WALL SCHEDULE:

PANEL NOTATION	SHEATHING THICKNESS (IN.)	NAILS/SPACING	DBL. STUD CONN. (FACE NAIL)	SILL BOLT ⁽¹⁾ (FACE NAIL)	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	1/2" ⁽²⁾	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4	1/2" ⁽²⁾	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3	1/2" ⁽²⁾	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2	1/2" ⁽²⁾	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2	1/2" ⁽²⁾	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C ⁽⁶⁾	770 PLF	1077 PLF
D3X2 ⁽⁶⁾⁽⁷⁾	1/2" EACH FACE	(2) ROWS	N/A	1/2" Ø @ 12" O/C	980 PLF	1370 PLF
D2X2 ⁽⁶⁾⁽⁷⁾	1/2" EACH FACE	(2) ROWS	N/A	1/2" Ø @ 9" O/C	1280 PLF	1790 PLF

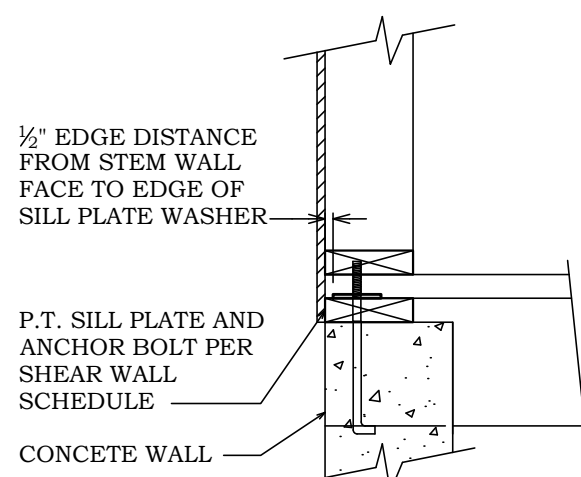
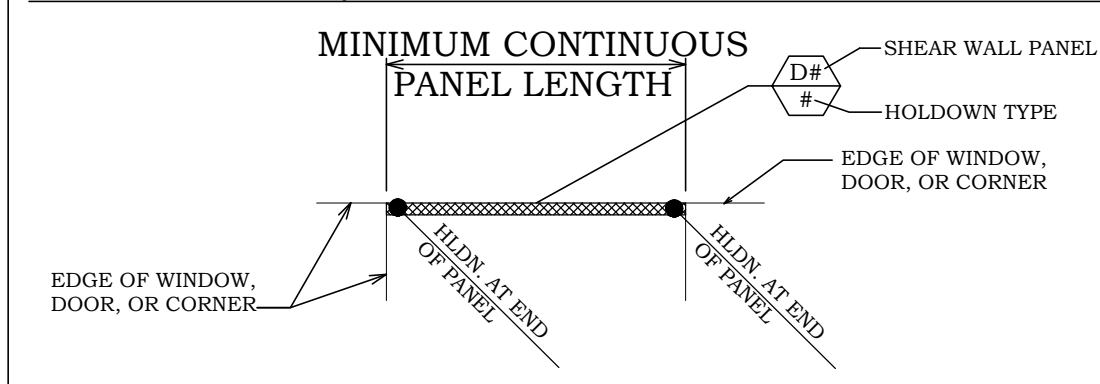
NOTES:
(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DFL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
(3) FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 3" NOMINAL MEMBER OR 2" LATCH NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS (SPACING ABOVE) TYPICAL ENTIRE HEIGHT OF DBL. STUD. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
(4) AT SHEAR WALL LOCATIONS, REFER RW/S1 AND FF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.
(5) INSTALL 3" SQUARE X 6" STEEL PLATE WASHER.
(6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 3X NOMINAL FRAMING MEMBERS AT EACH END OF THE PANEL. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C. INSTALL MIN. 3X F.T. SILL PLATE, U.N.O.
(7) PLYWOOD TO BE INSTALLED ON BOTH SIDES OF PANEL.
(8) IF 1/2" NOMINAL THICK PLYWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O/C, TYPICAL.
(9) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLER.

HOLD-DOWN SCHEDULE:

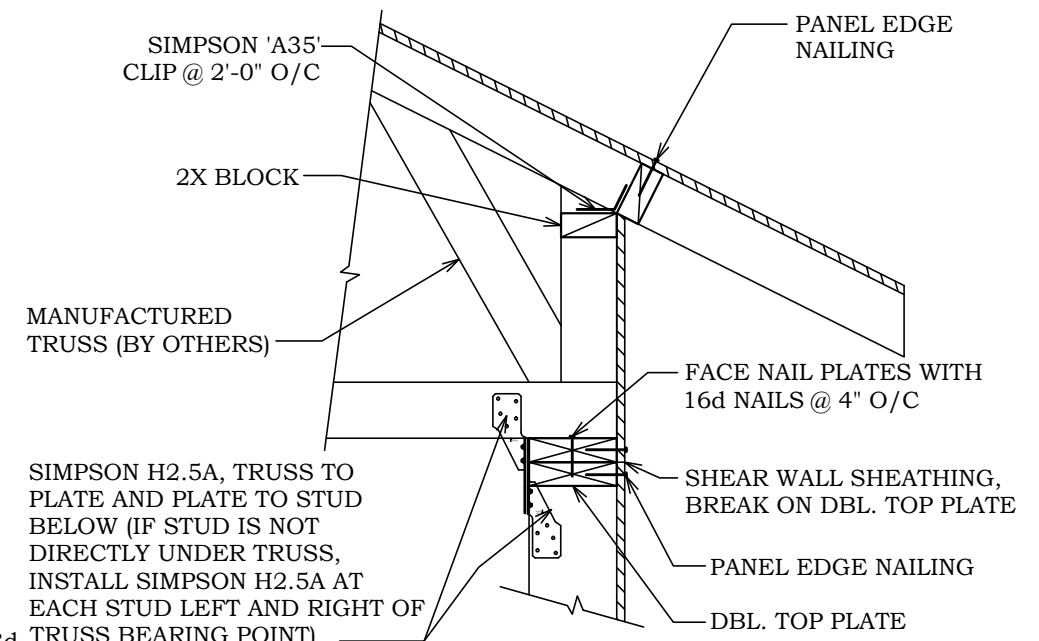
HOLD-DOWN NOTATION	'SIMPSON' HOLD-DOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. 3/8" X 24 MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X) EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. 3/8" X 24 MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X) EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
5	HDU5 (5645#)	STD. 3/8" X 24 MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X) EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (5980#, 6970#, 7870#)	STD. 3/8" X 24 MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X) EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
11	HDU11 (9535#)	STD. 1" Ø ANCHOR BOLT OR ALTERNATIVE TO BE EMBEDDED INTO CONCRETE FOOTING (MIN. 12"). ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF 6X6 DFL-#2 (MIN. 2X) EDGE DISTANCE). INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
14	HDU14 (14445#)	STD. 1" Ø ANCHOR BOLT OR ALTERNATIVE TO BE EMBEDDED INTO CONCRETE FOOTING (PER 2/S2). ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF 6X6 DFL-#2 (MIN. 2X) EDGE DISTANCE). INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
28	MSTC28	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (8) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
40	MSTC40	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (16) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
52	MSTC52	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (24) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
66	MSTC66	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (34) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.

NOTES:
(1) IN LIEU OF SIMPSON 'SSTE' BOLTS ANCHOR BOLTS TO BE A307 OR A36 THREADED ROD WITH STD. NUT AND 2" X 2" X 1/2" STEEL PLATE WASHER ON BOTTOM OF BOLT.
(2) HOLD-DOWNS TO BE FASTENED TO DOUBLE STUDS CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE AT PANEL ENDS. WALL STUDS SHOULD HAVE PANEL EDGE NAILING FROM SHEAR WALL SHEATHING.
(3) IF HOLD-DOWNS 2, 5, 6, AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL FF/S1.
(4) U.N.O. INSTALL (1)-#4 CONTINUOUS HORIZONTAL TOP BAR 3" DOWN FROM TOP OF WALL AT ALL HOLD-DOWN ANCHORS. EXTEND BAR MIN. 5'-0" PAST HOLD-DOWN IN BOTH DIRECTIONS (BEND BAR AROUND AT CORNER CONDITION). FOR THIS 10'-0" SECTION INSTALL (1)-#4 VERTICAL BAR @ 24" O.C. TIE HOLD-DOWN ANCHOR TO HORIZONTAL TOP BAR.

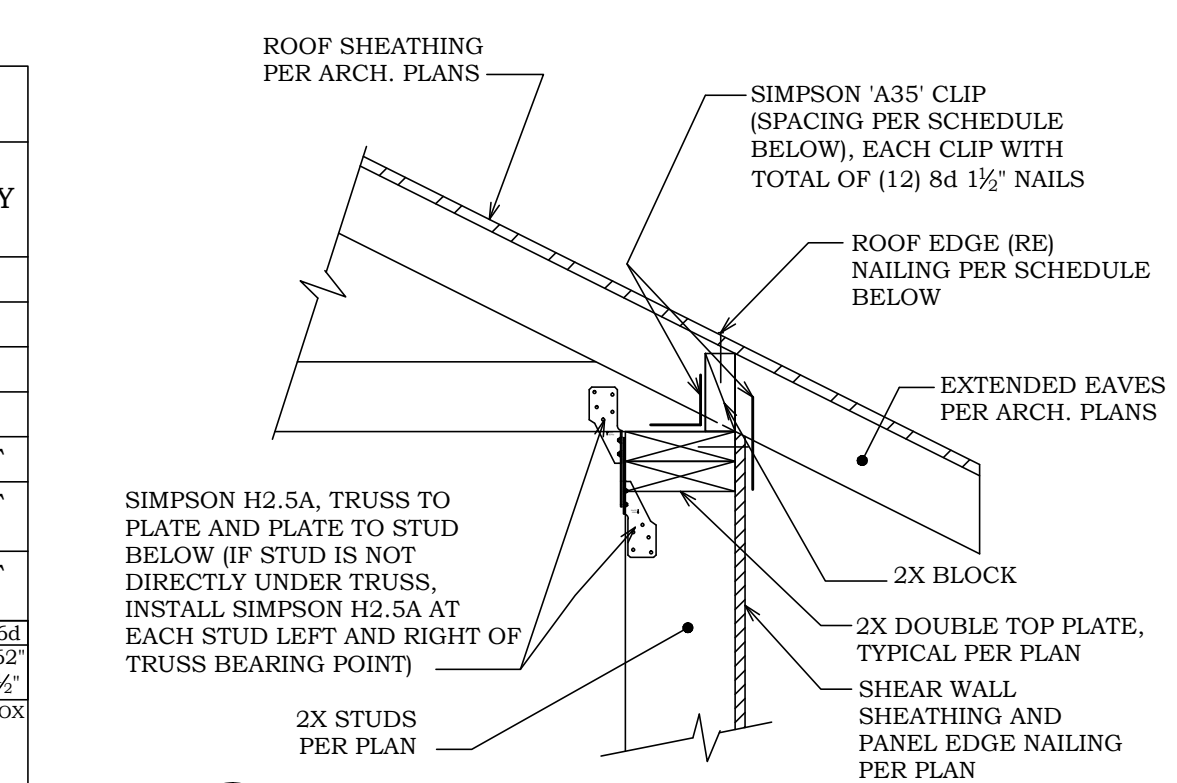
SHEAR WALL / HOLD-DOWN NOTATION DIAGRAM



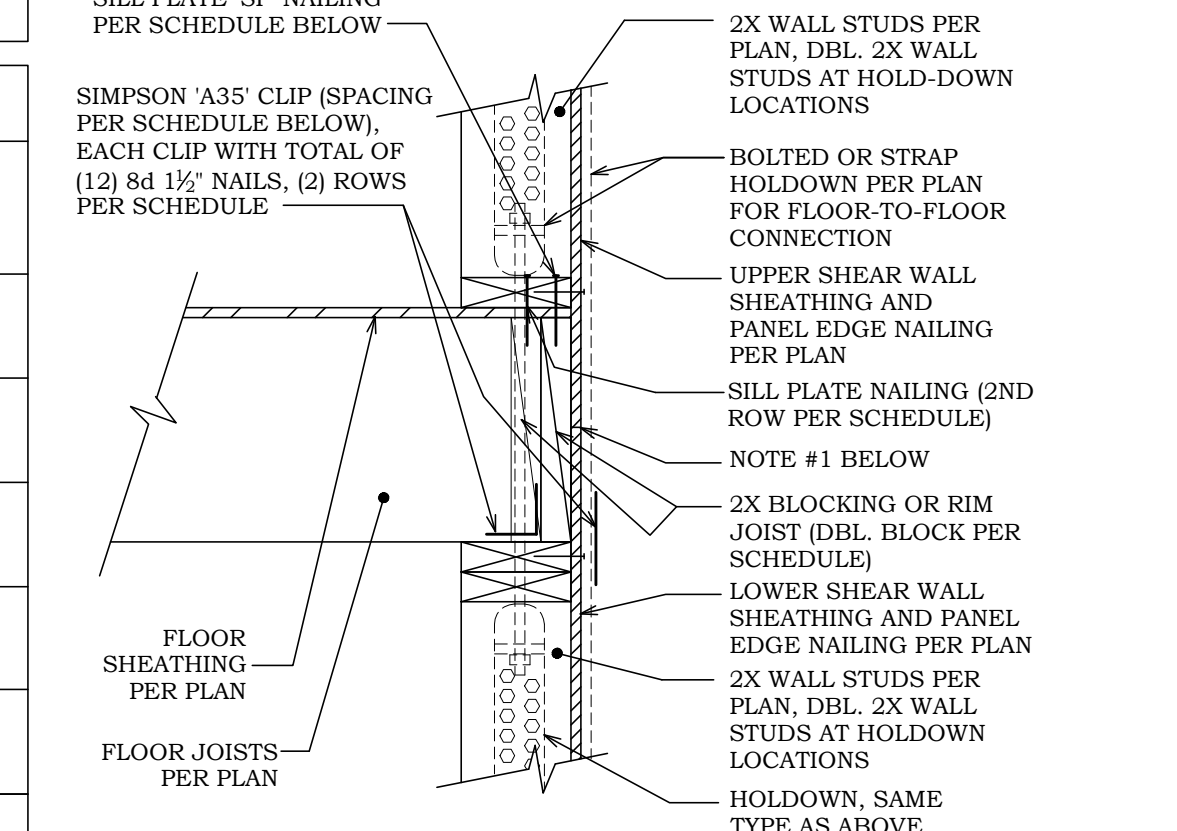
FSP S1



RW S1 ROOF TO SHEAR WALL SECTION RAISED HEEL OPTION

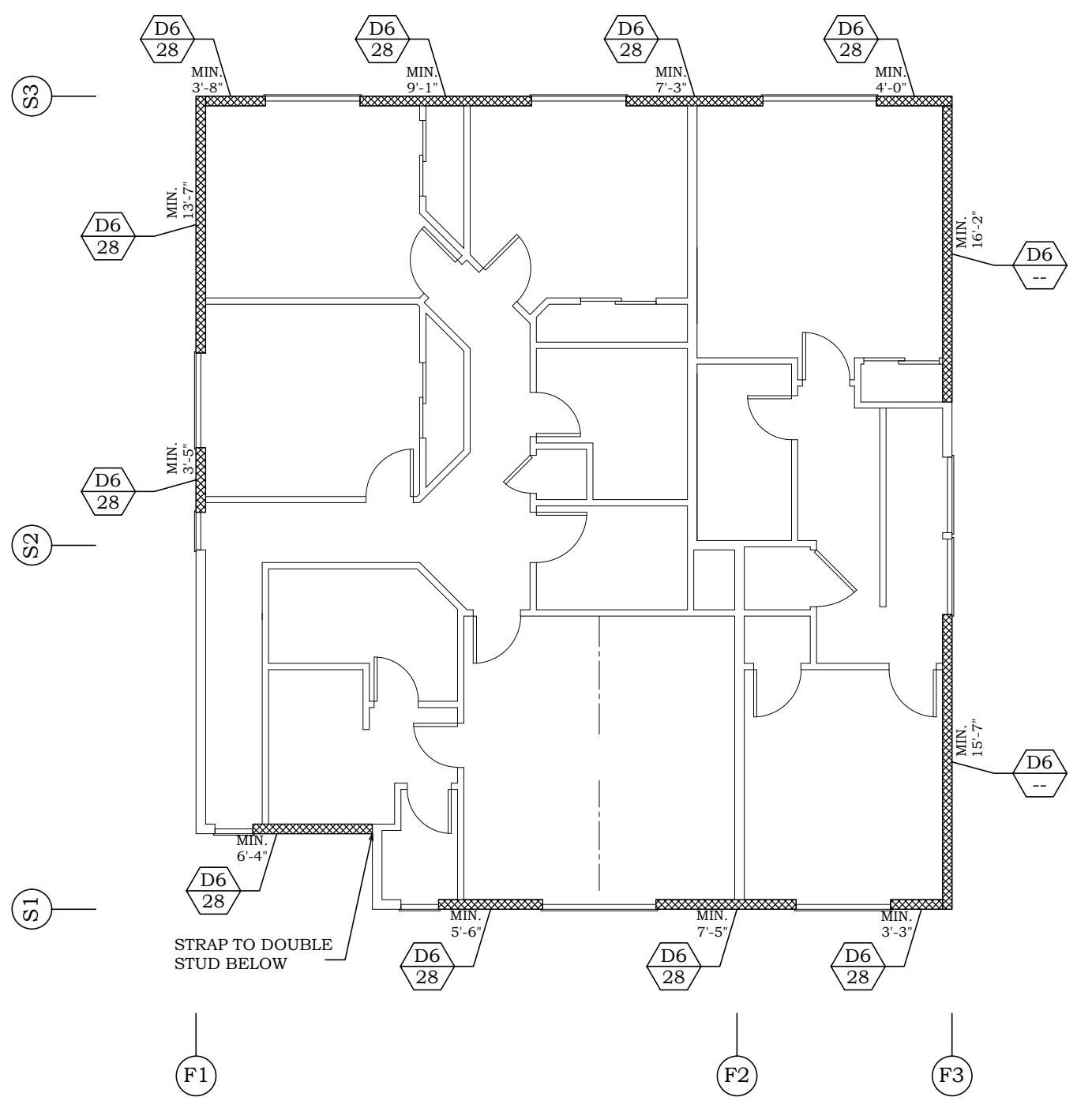


RW S1 ROOF TO SHEAR WALL SECTION



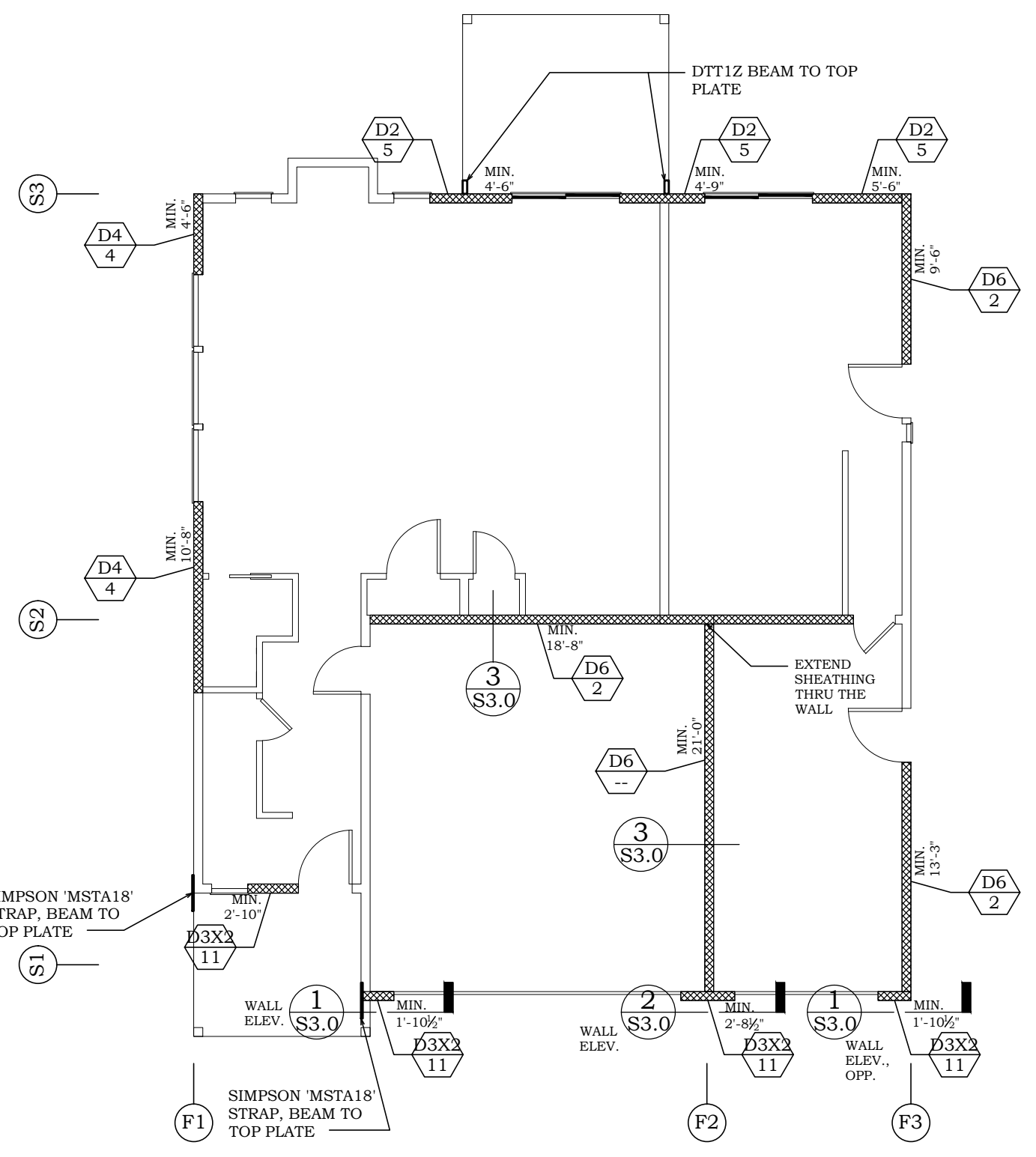
FF S1 FLOOR TO FLOOR SECTION AT SHEAR WALL

PANEL TYPE	'SP' NAIL SPACING	SIMPSON CLIP SPACING	'RE' NAIL SPACING
D6	16d @ 8" O.C.	1'-8" O.C.	8d @ 8" O.C.
D4	16d @ 4" O.C.	1'-2" O.C.	8d @ 4" O.C.
D3	16d @ 3" O.C.	0'-11" O.C.	8d @ 3" O.C.
D2	16d @ 3" O.C.	8" O.C.	8d @ 2 1/2" O.C.
E2	16d @ 2" O.C.	7" O.C.	8d @ 2" O.C.
D3X2	16d @ 3" O.C. (2) ROWS	1'-0" O.C. (2) ROWS	8d @ 3" O.C. (2) ROWS
D2X2	16d @ 2" O.C. (2) ROWS	10" O.C. (2) ROWS	8d @ 2" O.C. (2) ROWS



UPPER FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.



MAIN FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.

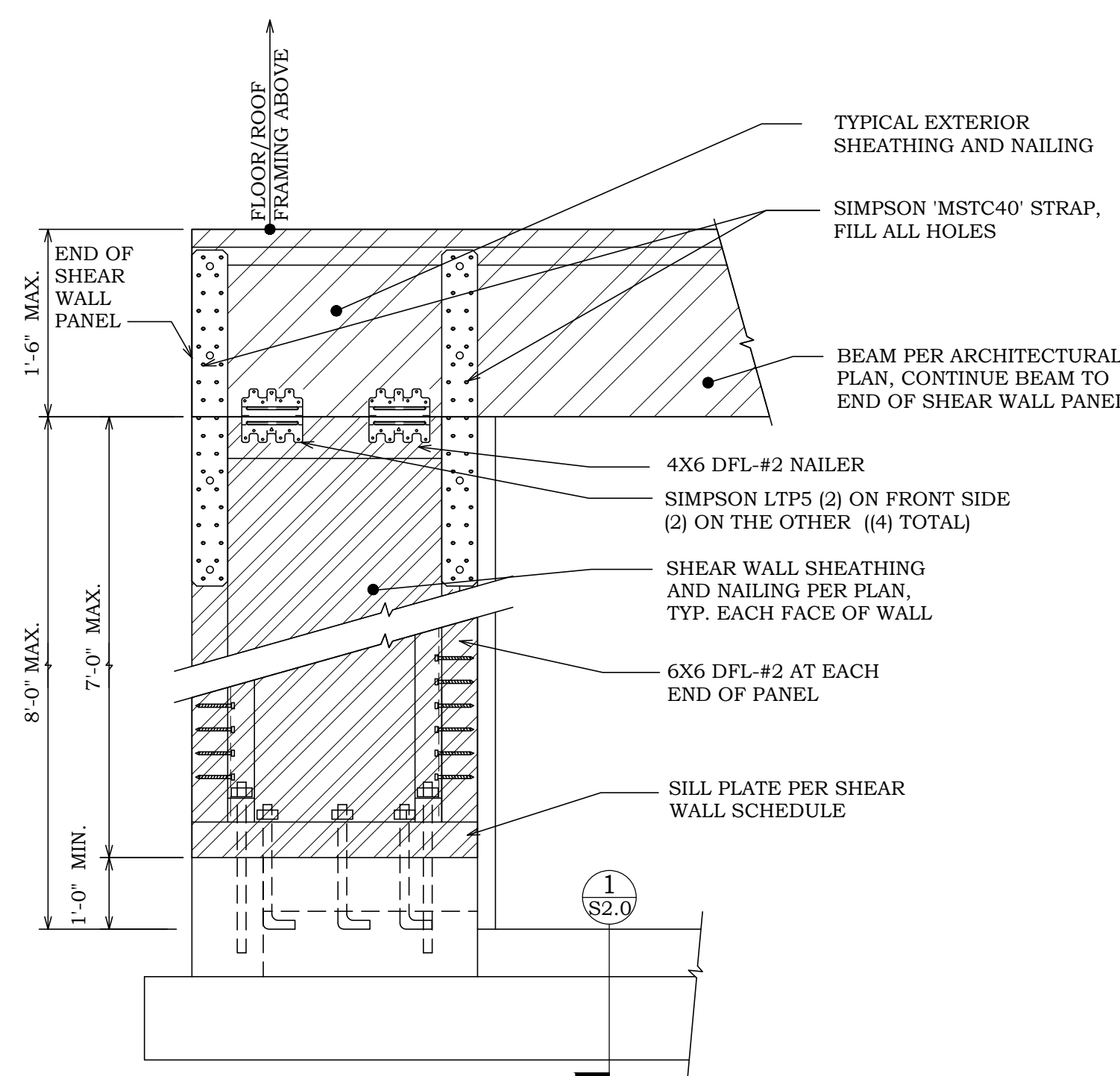
PROJECT NAME	LOC LOT 27 SHEAR WALL AND HOLD-DOWN SCHEDULE SHEAR WALL PLANS
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No.	DATE	DESCRIPTION

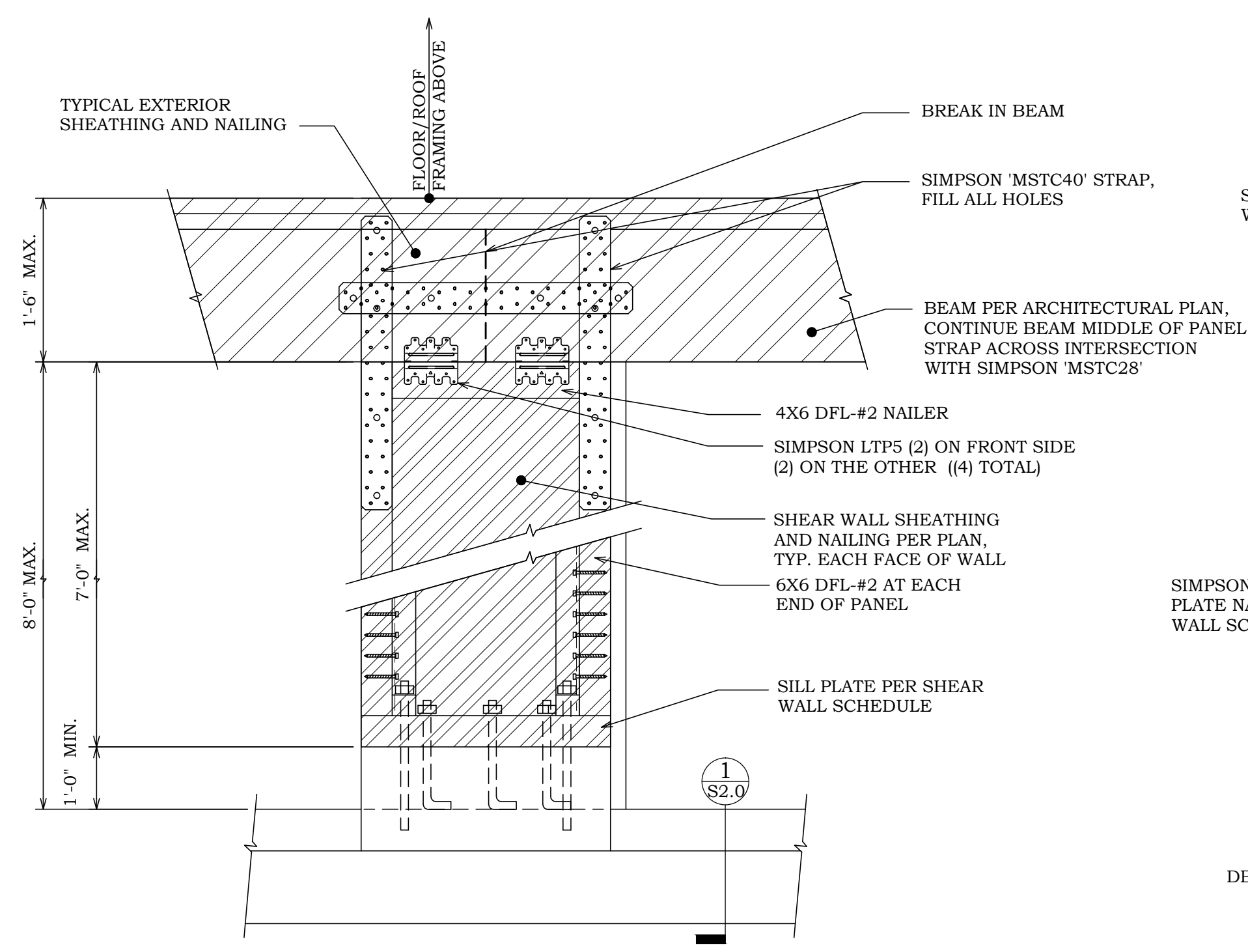
TURNER ENGINEERING & DESIGN
Office/Cell: (503) 970-8907
Email: turner_tendesign@gmail.com
10000 E. GLACIER CREEK, OREGON 97022

ENGINEERS STAMP
W. WASHINGTON STATE
Professional Engineer
No. 41,220
Exp. 12/31/2021

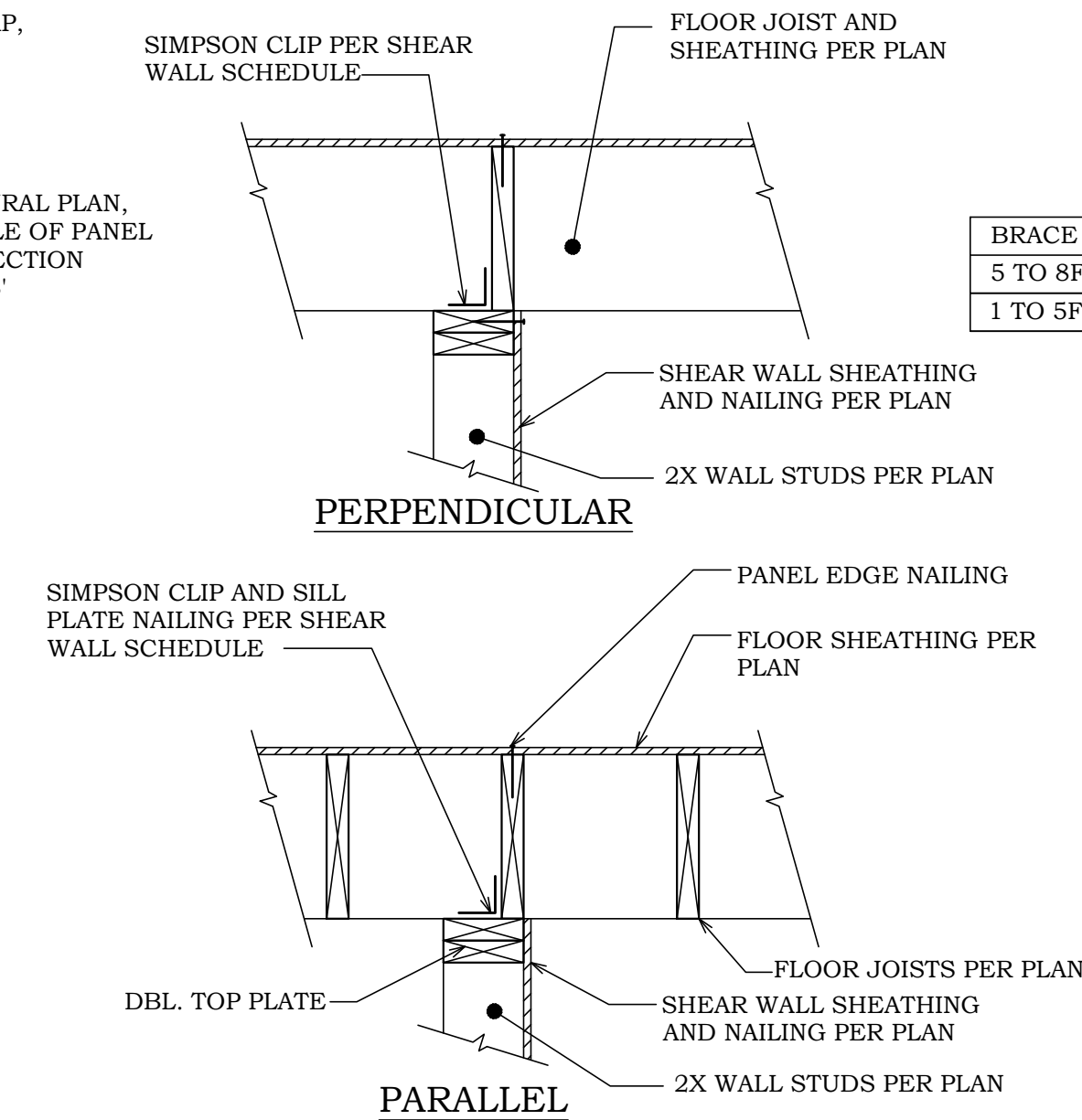
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	10/07/19
PROJECT NO.	R19426
SHEET NO.	S1.0



1 PORTAL FRAME ELEVATION
S3.0 SCALE: NONE

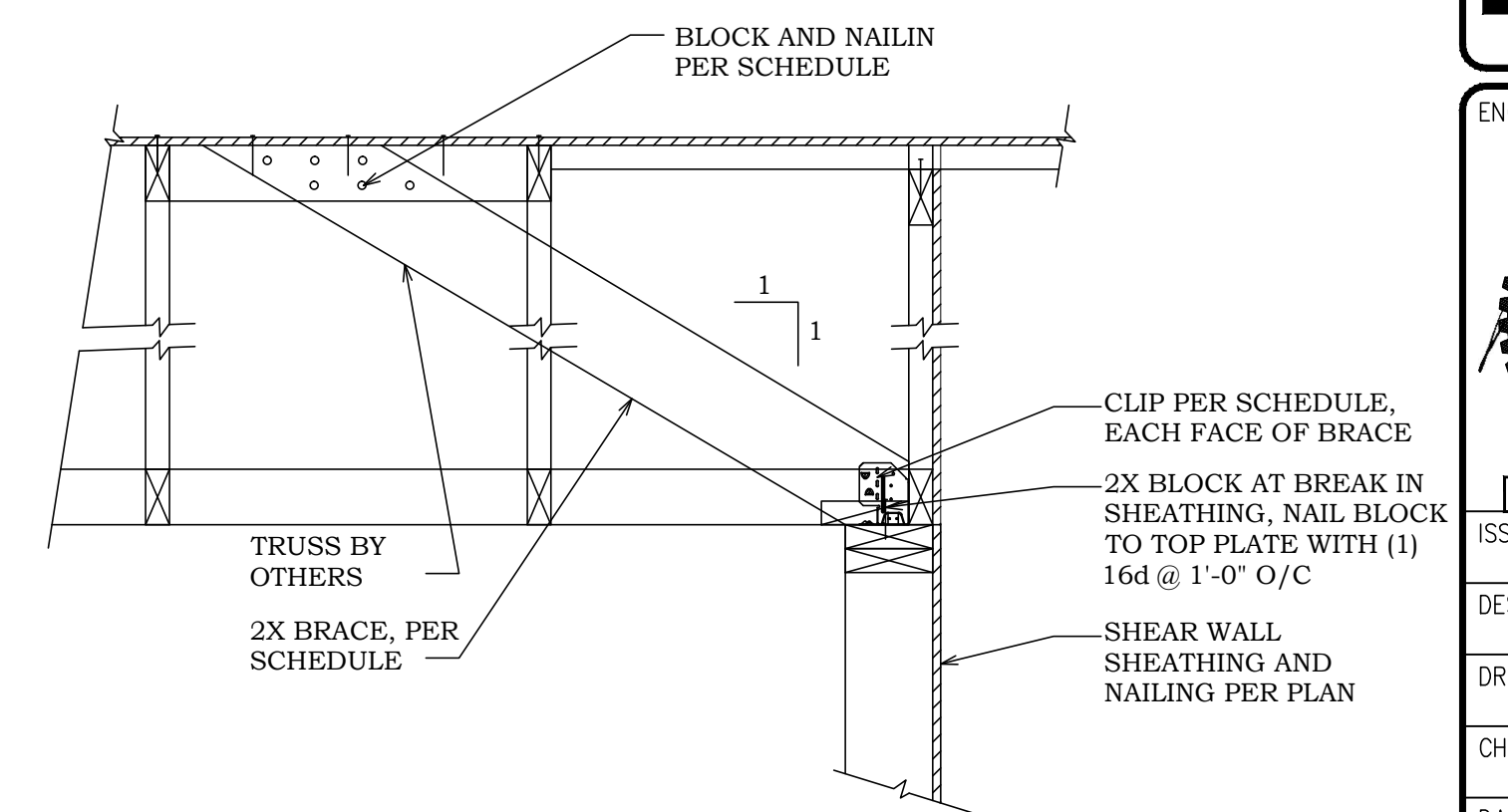


2 PORTAL FRAME ELEVATION
S3.0 SCALE: NONE



3 FLOOR SECTION
S3.0 SCALE: NONE

BRACE LENGTH	BRACE SIZE	SPACING	CLIP AT TOP PLATE	# OF BLOCKS	# OF NAILS	PANEL EDGE NAILS
5 TO 8FT	(2)2X6	3'-0" O/C	SIMPSON 'GBC'	(2)	(6) EACH BLOCK	3" O/C, (2) ROWS
1 TO 5FT	2X6	4'-0" O/C	SIMPSON 'GBC'	(2)	(6) EACH BLOCK	3" O/C, (2) ROWS



4 TYPICAL TRUSS BRACE SECTION
S3.0 SCALE: NONE

No.	DATE	DESCRIPTION

PROJECT NAME	LOE LOT 29
STRUCTURAL DETAILS	

TURNER ENGINEERING & DESIGN
 REGISTERED PROFESSIONAL ENGINEER
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ENGINEERS STAMP

 EXPIRES OCT 20, 2021

ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	10/08/19
PROJECT NO.	R19426
SHEET NO.	S2.0