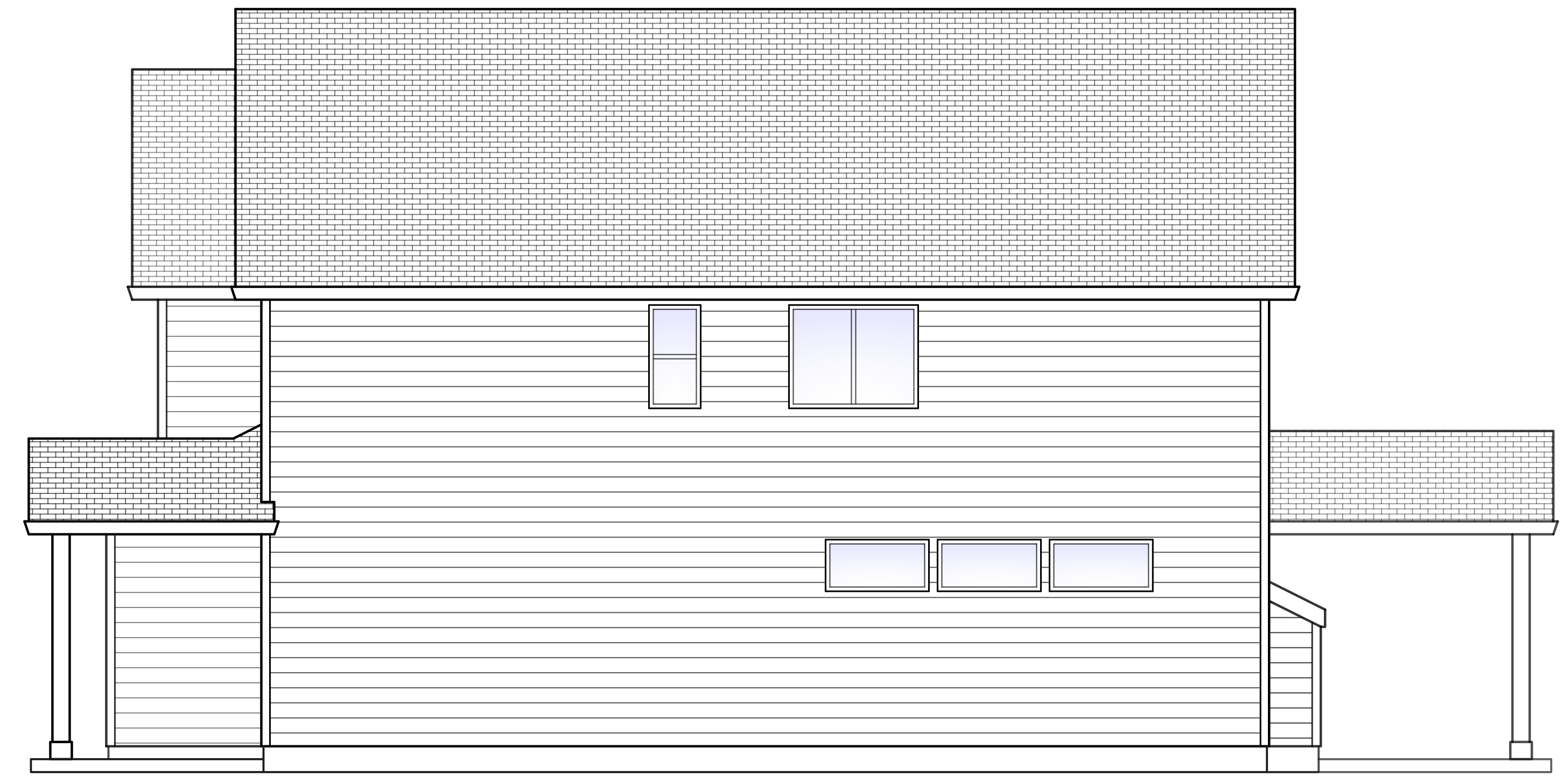




Front Elevation



Right Elevation



Back Elevation

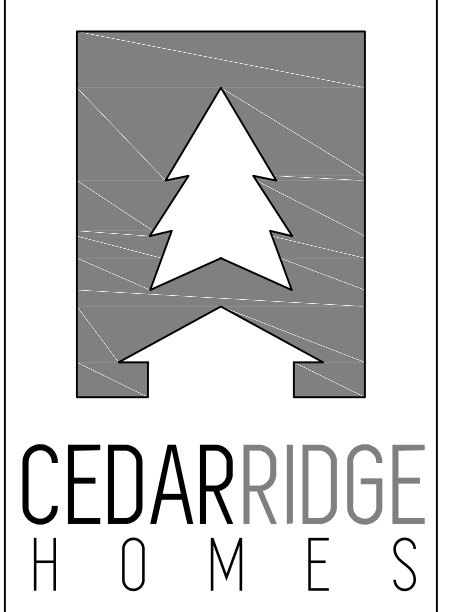


Left Elevation

Plan Name	Aspen ADU
Date	3/24/2020
Location	Lone Oak Estates Lot 26 Battle Ground, WA

Elevations
 Scale: 1/4" = 1'
 Total: 2,732 Sqft
 Main Living: 1,951 Sqft // ADU: 781 Sqft (40%)

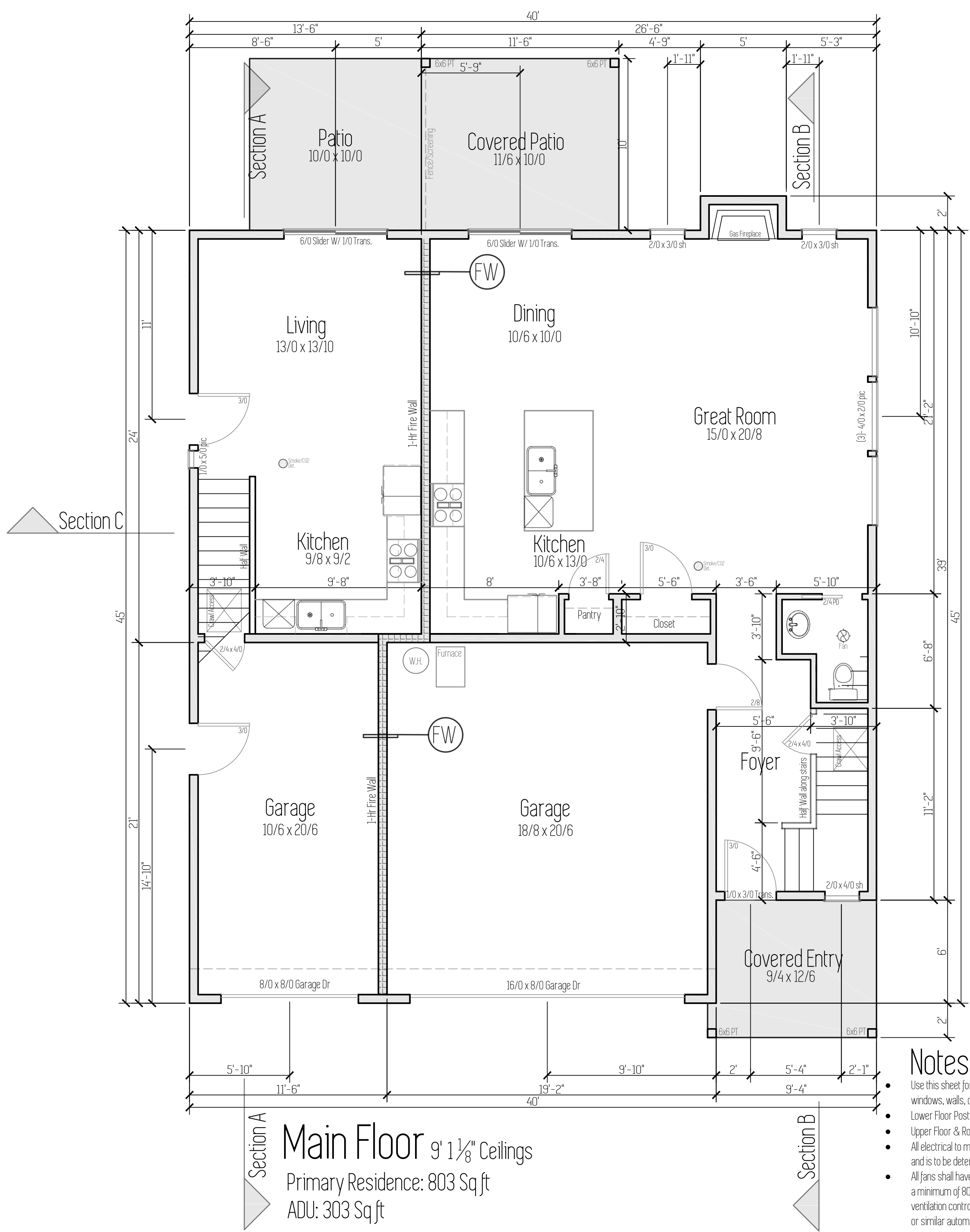
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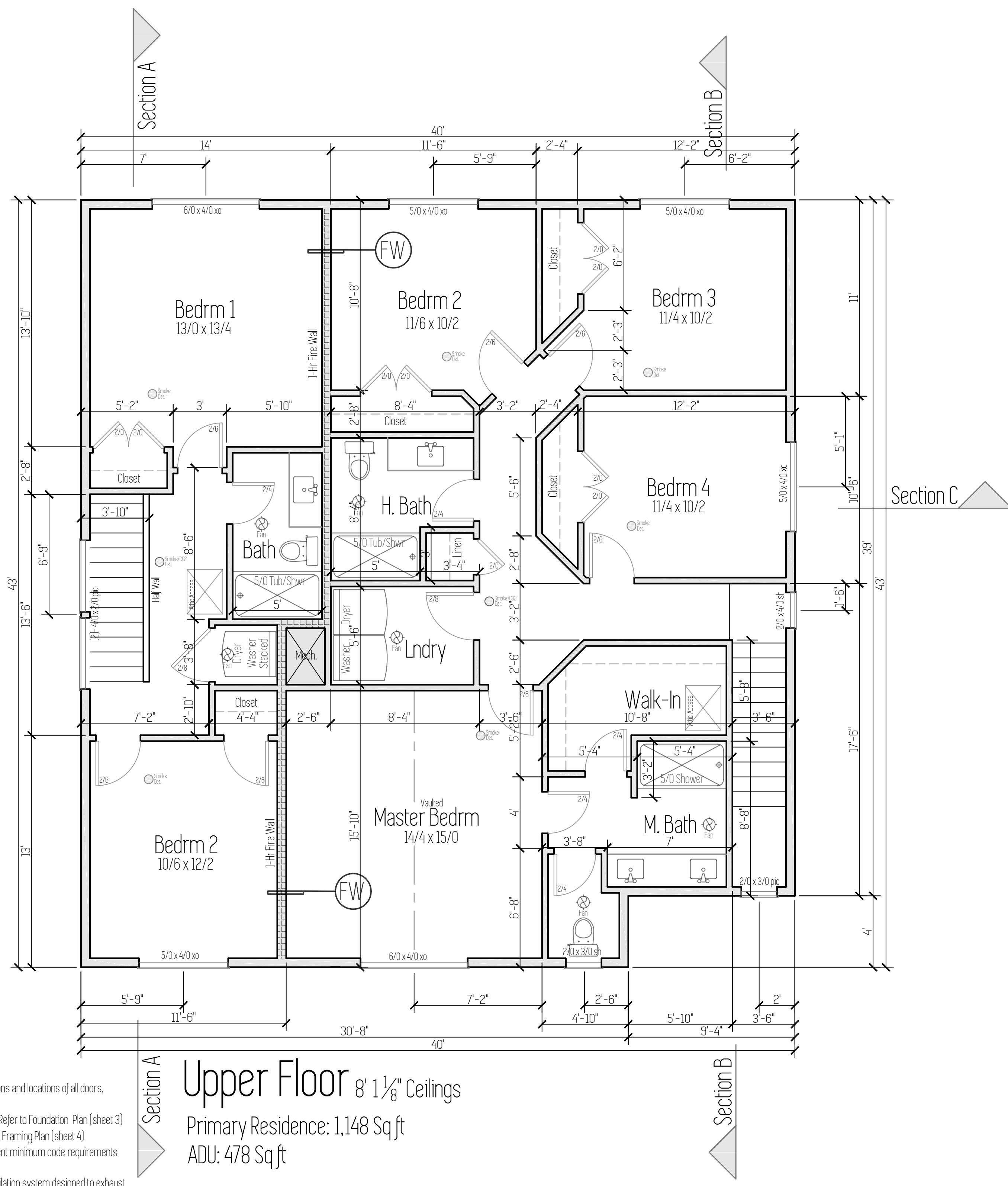
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Designed by:
TYSON GREY
 tyson@cedarridgehomes.us

Plan Name	Aspen ADU
Date	3/24/2020
Location	Lone Oak Estates Lot 26 Battle Ground, WA



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



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

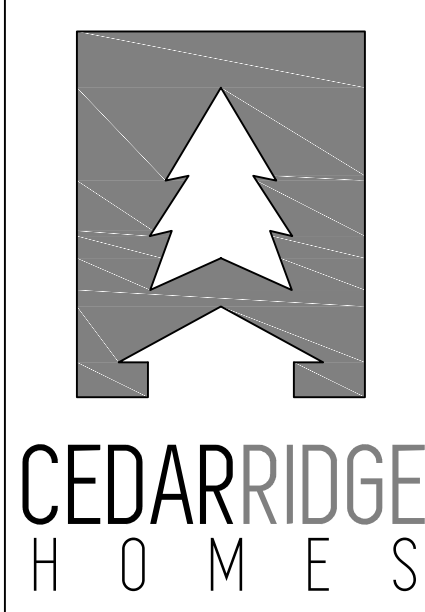
- Notes**
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
 - Lower Floor Post & Beam Framing: Refer to Foundation Plan (sheet 3)
 - Upper Floor & Roof Framing: Refer to Framing Plan (sheet 4)
 - All electrical to meet or exceed current minimum code 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

Floor Plan

Scale: 1/4" = 1'

Total: 2,732 Sqft
 Main Living: 1,951 Sqft // ADU: 781 Sqft (40%)

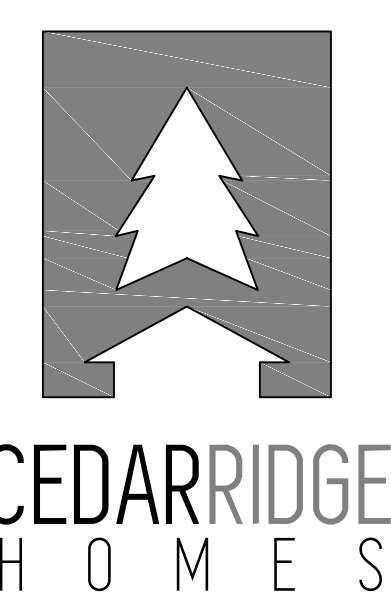
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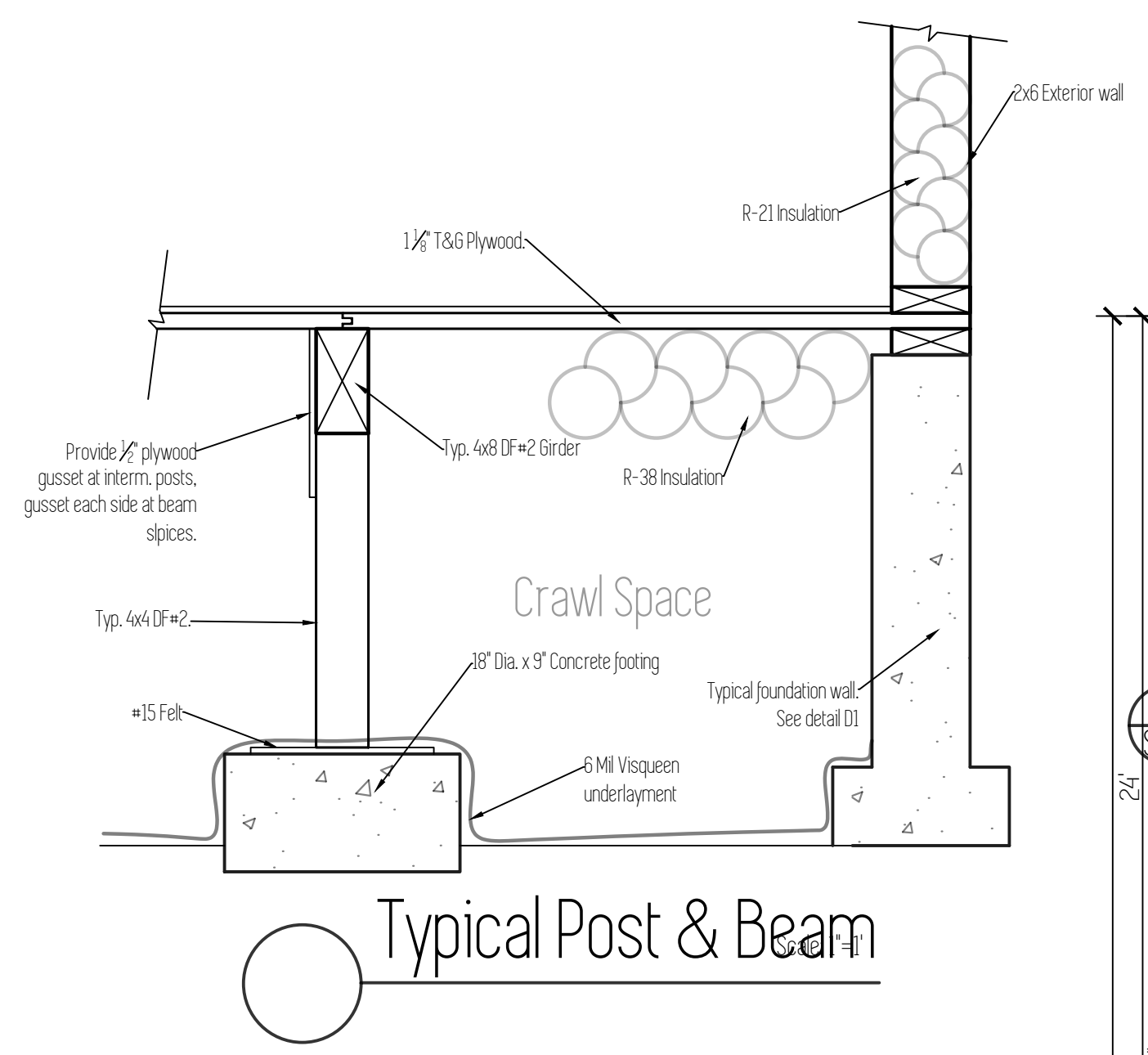
Designed by:
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tyson@cedarridgehomes.us

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.

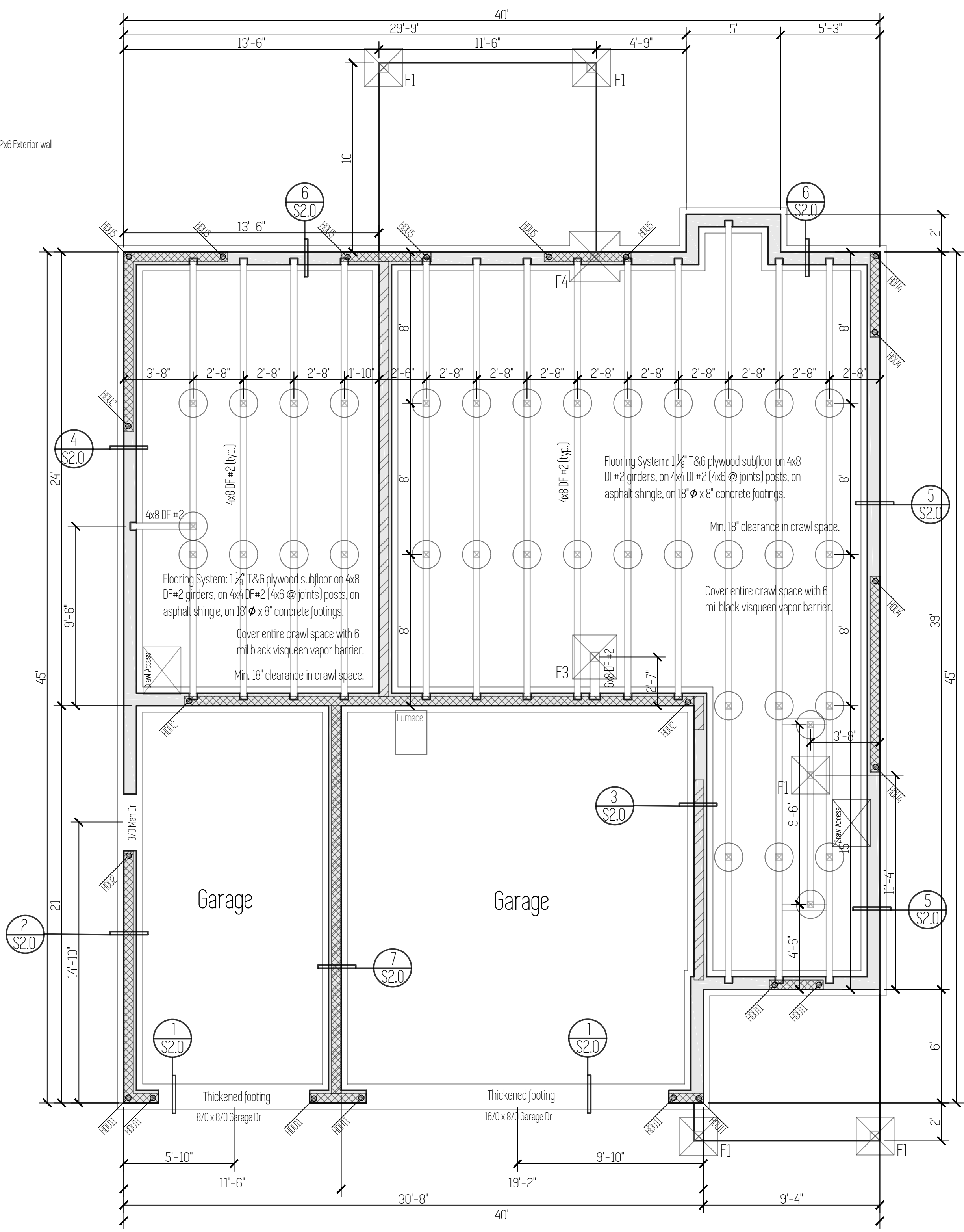
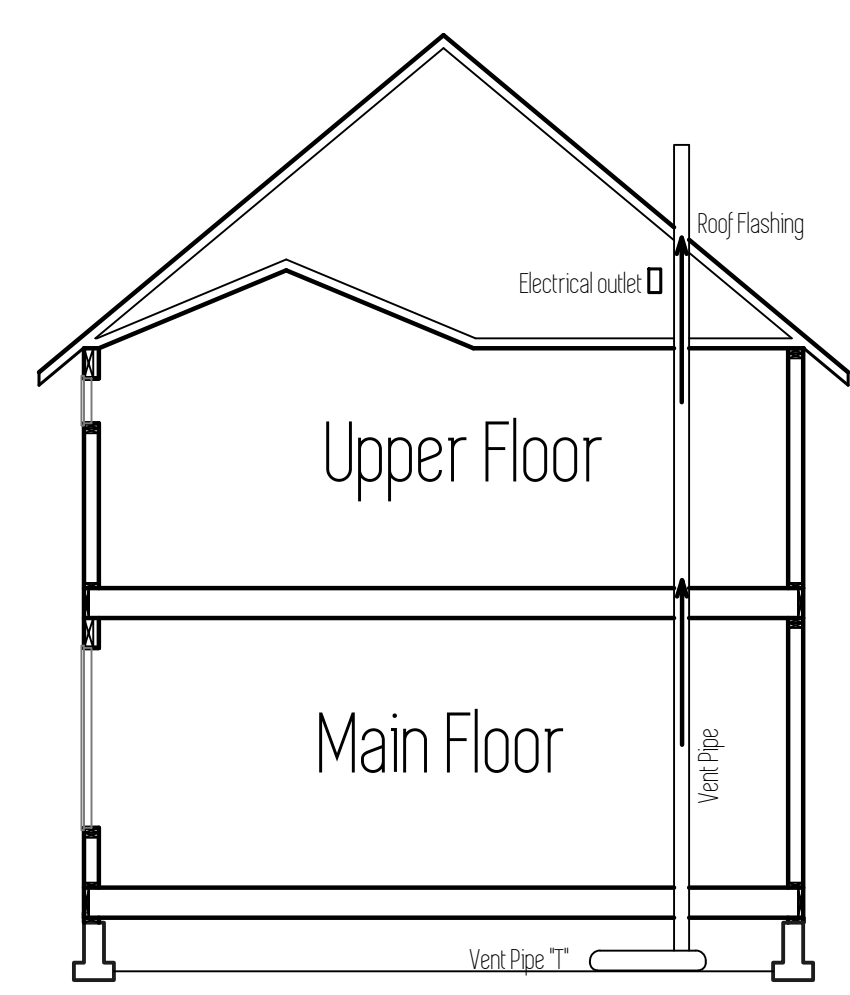
Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.
F2	27" x 27" x 8" Concrete footing with (2) #4 bars each way.
F3	30" x 30" x 8" Concrete footing with (3) #4 bars each way.
F4	33" x 33" x 10" Concrete footing with (3) #4 bars each way.

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

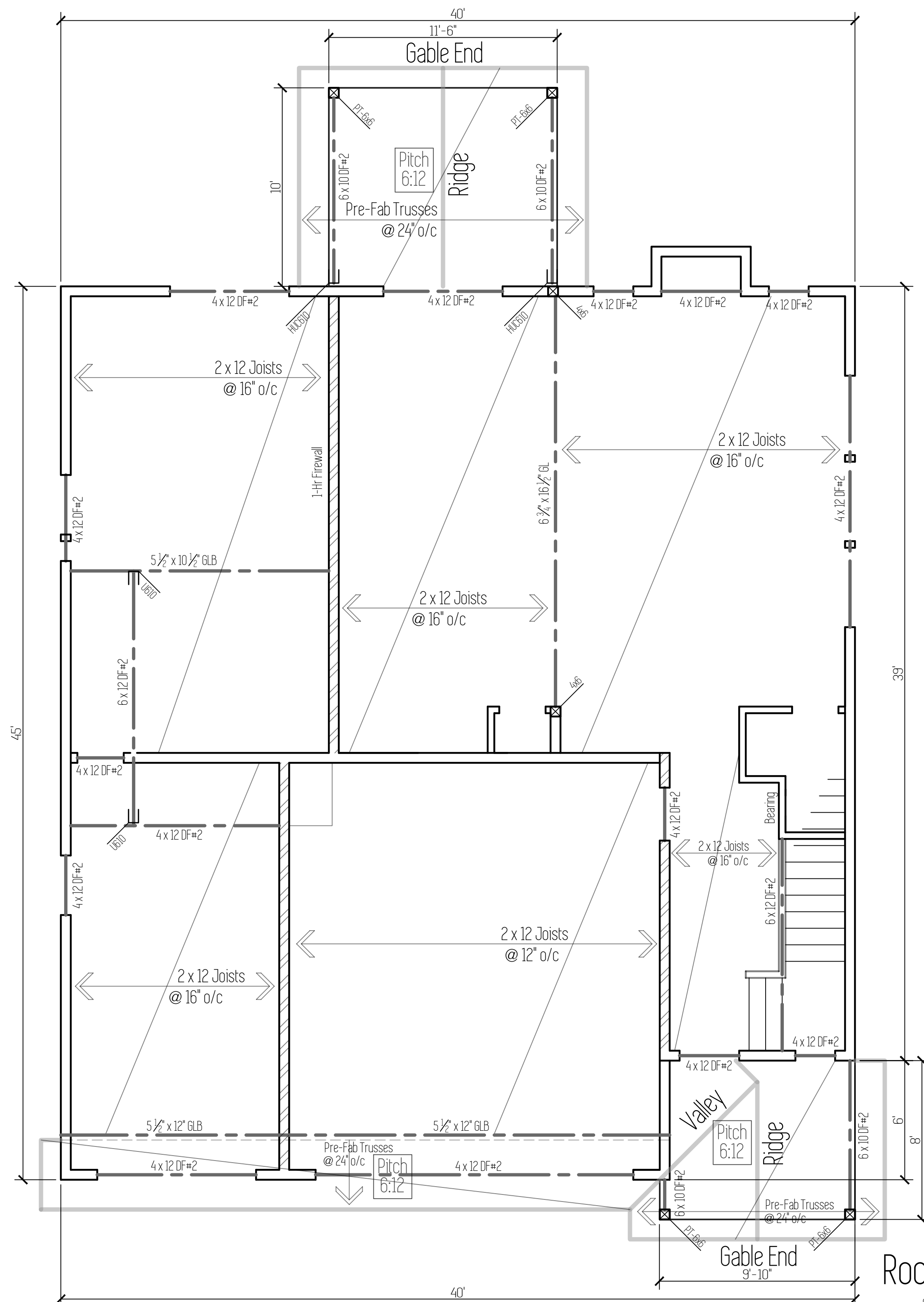


Radon Passive System

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.



Plan Name	Aspen ADU
Date	3/24/2020
Location	Lone Oak Estates Lot 26 Battle Ground, WA



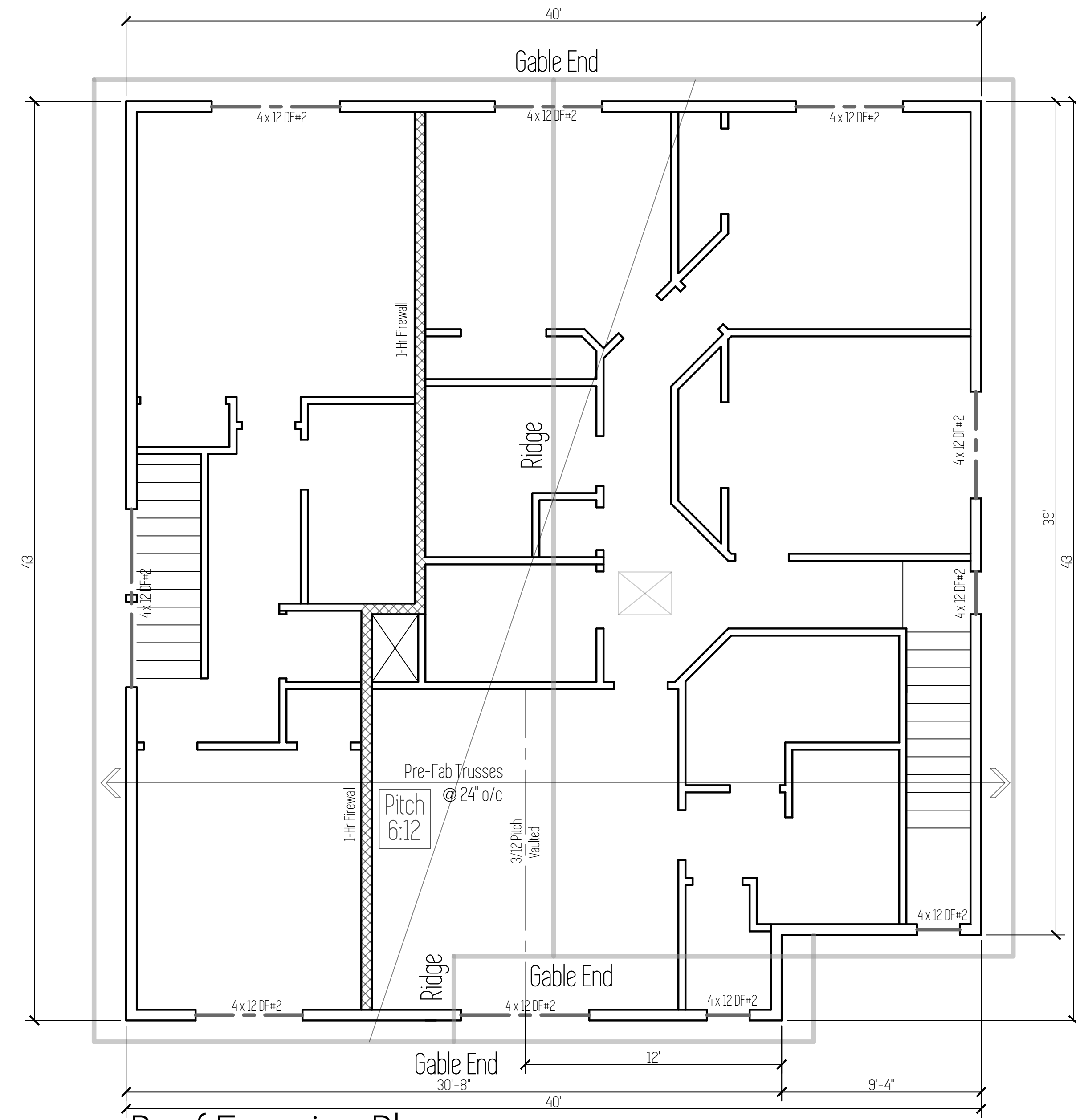
Upper Floor & Lower Roof Framing Plan

- Refer to sheet S1.0 for details on Shear Panels and Strapping.
- Exterior Headers to be 4x12 DF#2 (max. span 4') U.N.O.
- Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
- 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.
- 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

Roofing Notes

- 5/12 Pitch on entire roof.
- 18" overhang on all eaves.
- 12" overhang on all gable ends.
- Install roof vents along ridge @ 4' o.c.

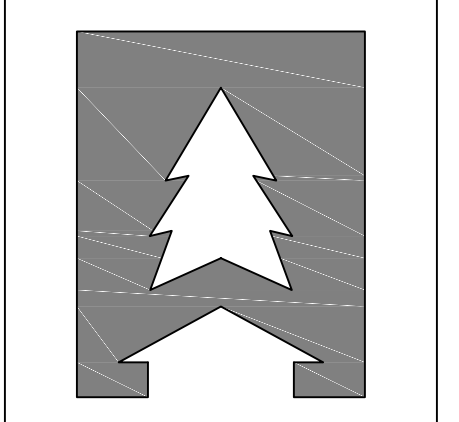


Roof Framing Plan

- Refer to sheet S1.0 for details on Shear Panels and Strapping.
- Exterior Headers to be 4x12 DF#2 (max. span 6') U.N.O.
- Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
- 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.
- Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.T. material.

Framing Plan

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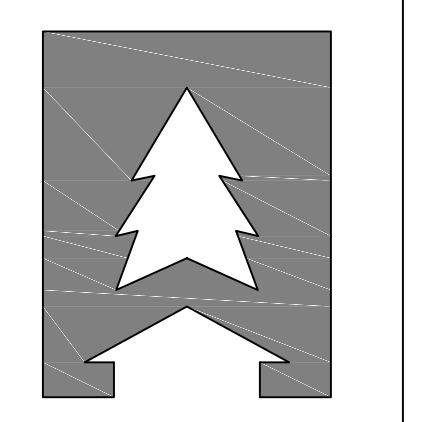
Designed by:

TYSON GREY
tyson@cedarridgehomes.us

Scale: 1/4" = 1'
Total: 2,732 SqFt // ADU: 781 SqFt (40%)
Main Living: 1,951 SqFt

4

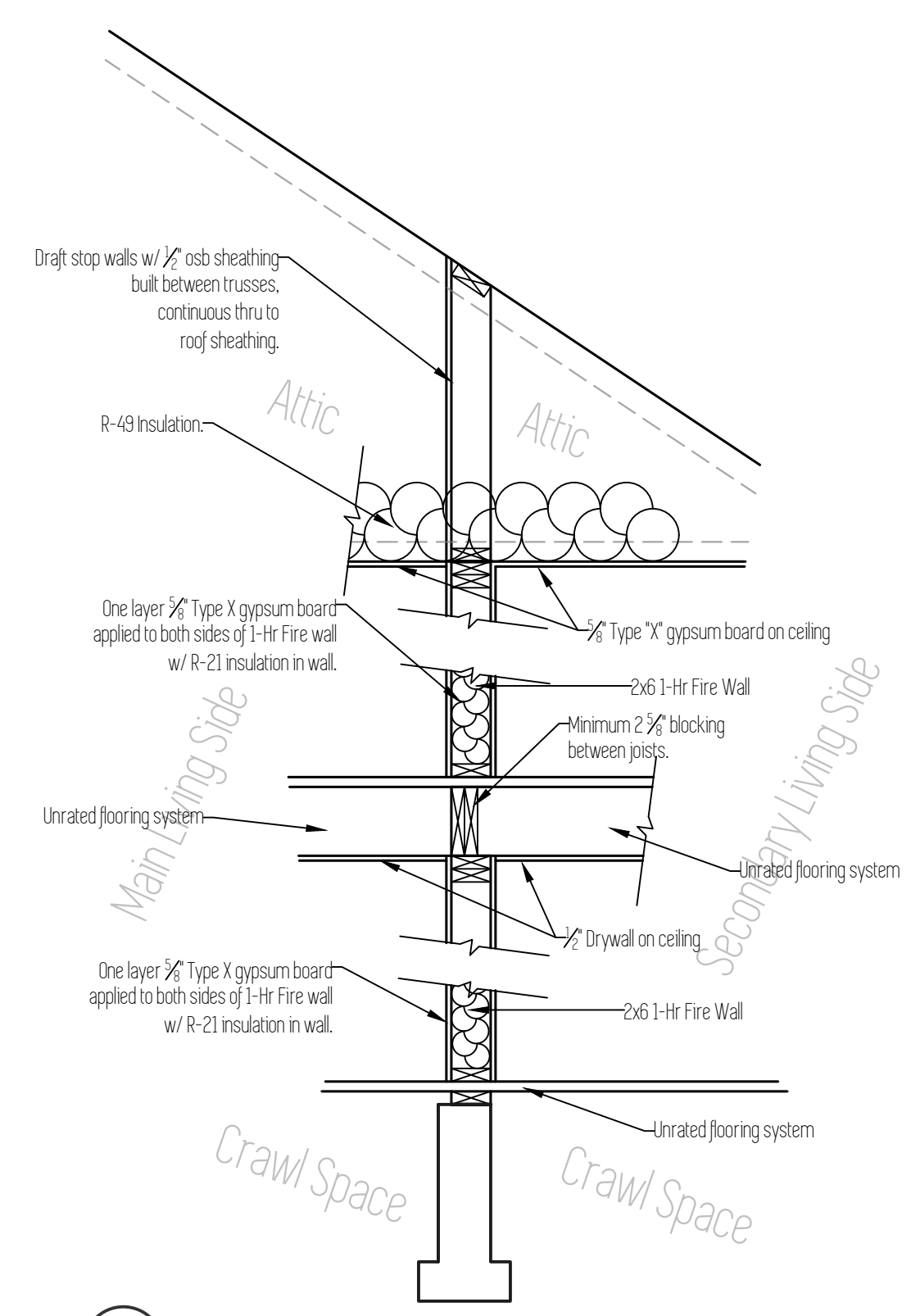
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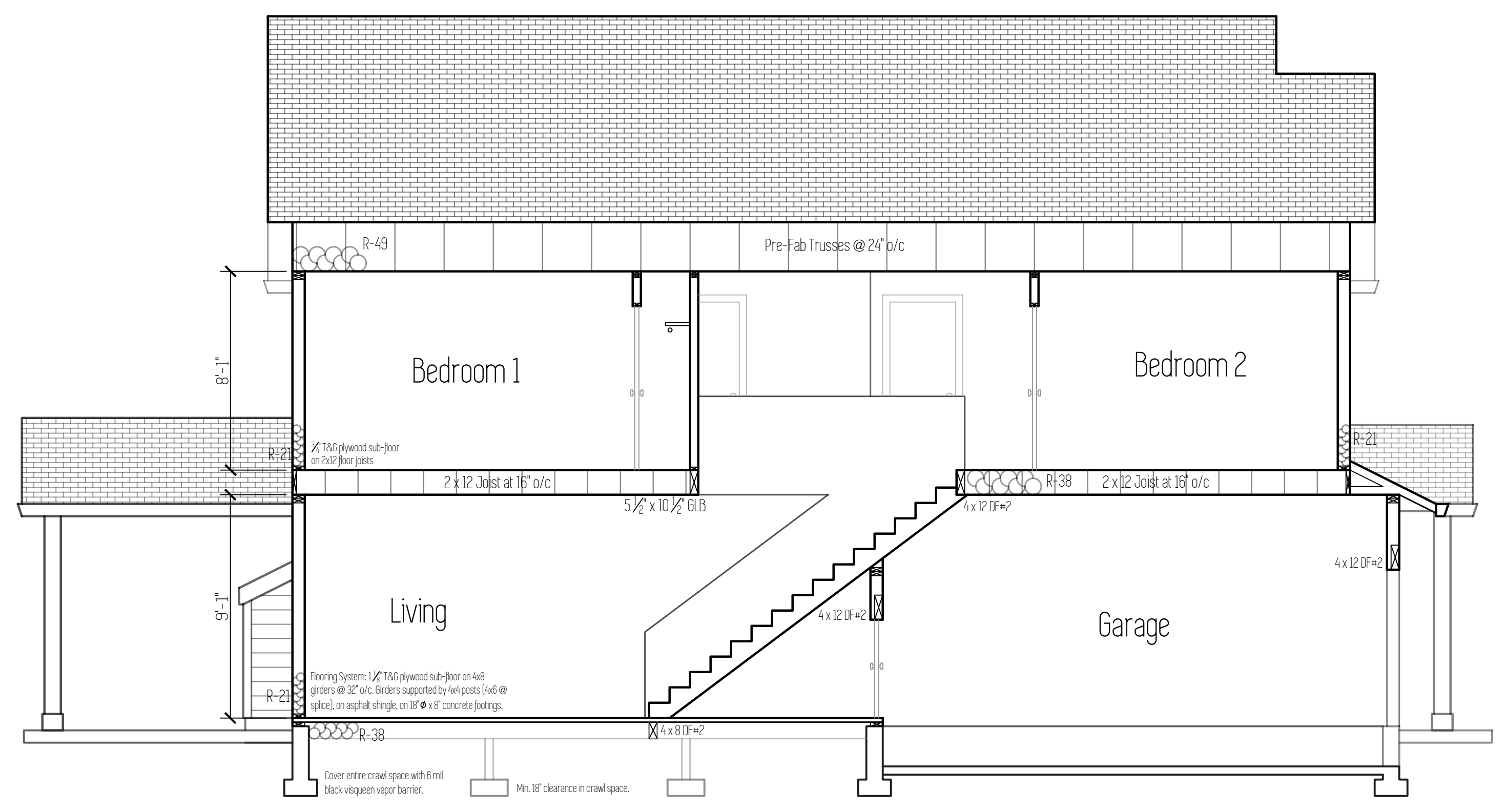
FW 1-Hr Fire Wall Detail: Interior partition, load bearing.
Scale: 1/2"=1'

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.

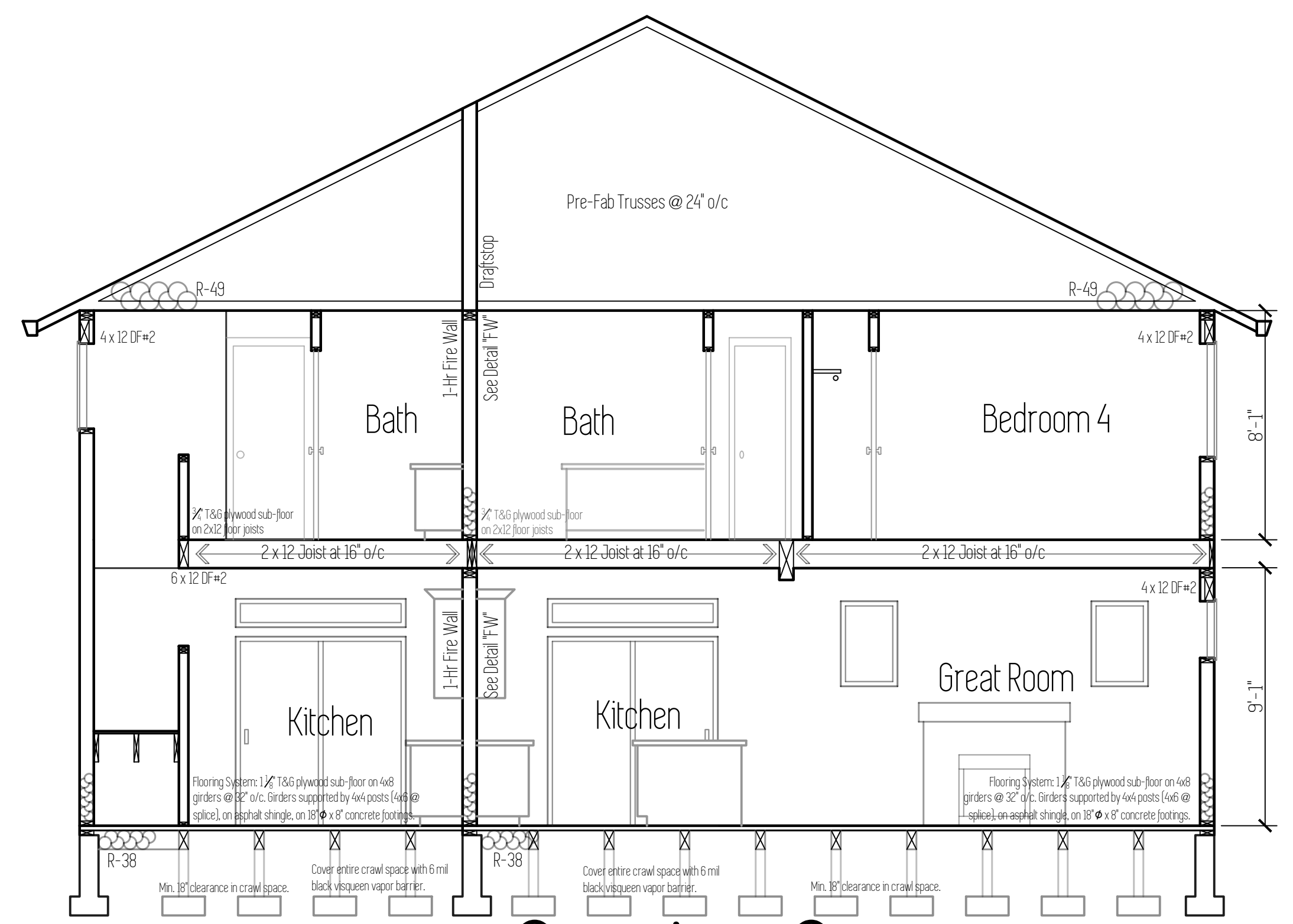
Exception:

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.

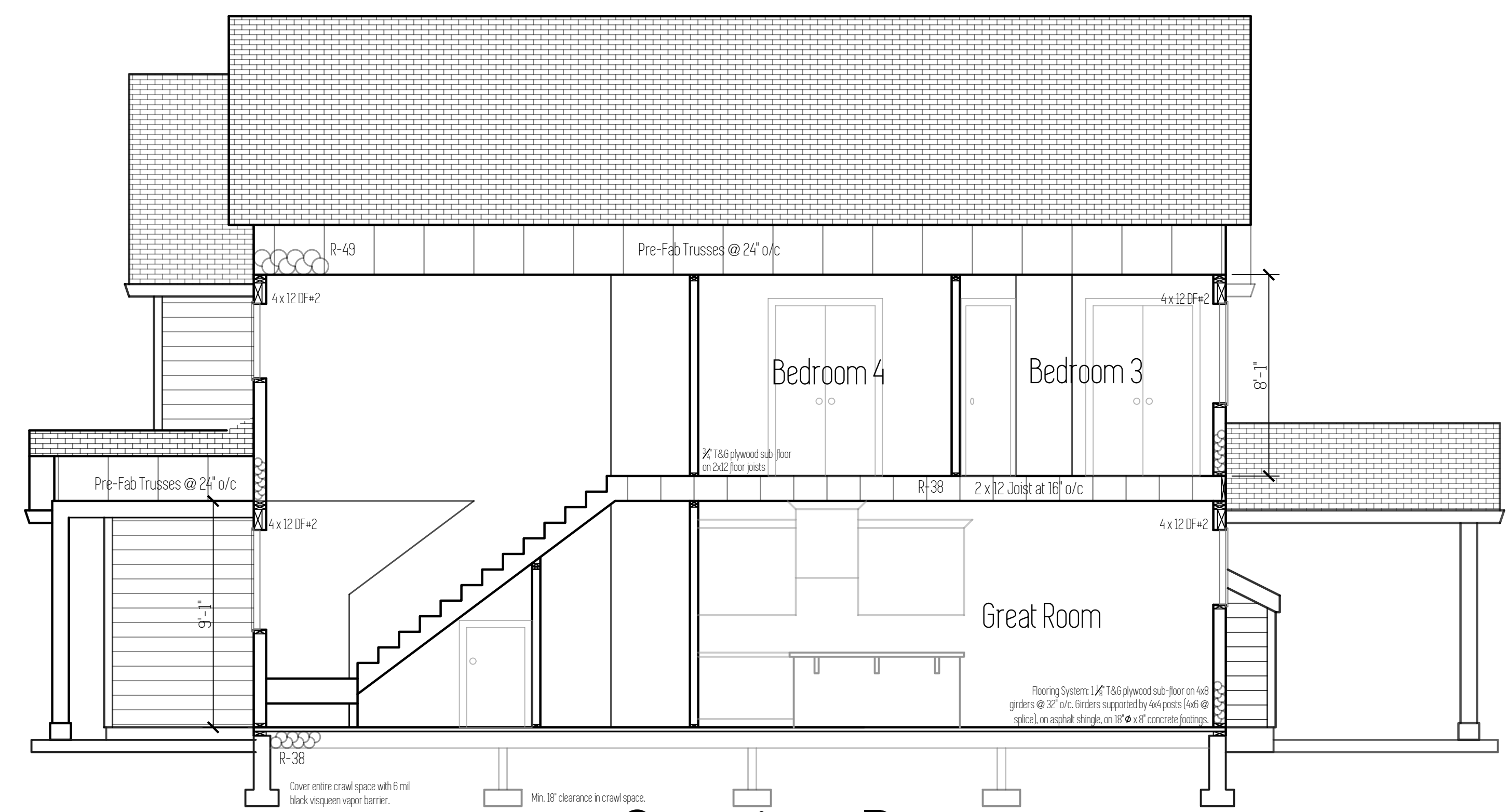
R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.



Section A



Section C



Section B