

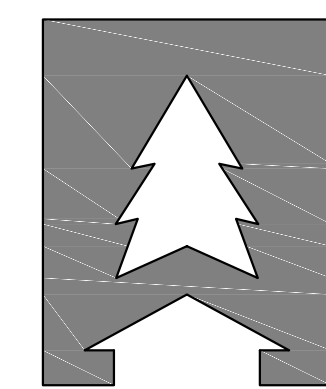
Plan Name	Tygun
Date	6/11/2019
Location	Regan Hill Acres 3 Lot 27 Estacada, OR 97023

Total SqFt = 1,615

Elevations

Scale : 1/4" = 1'

This plan is property of:



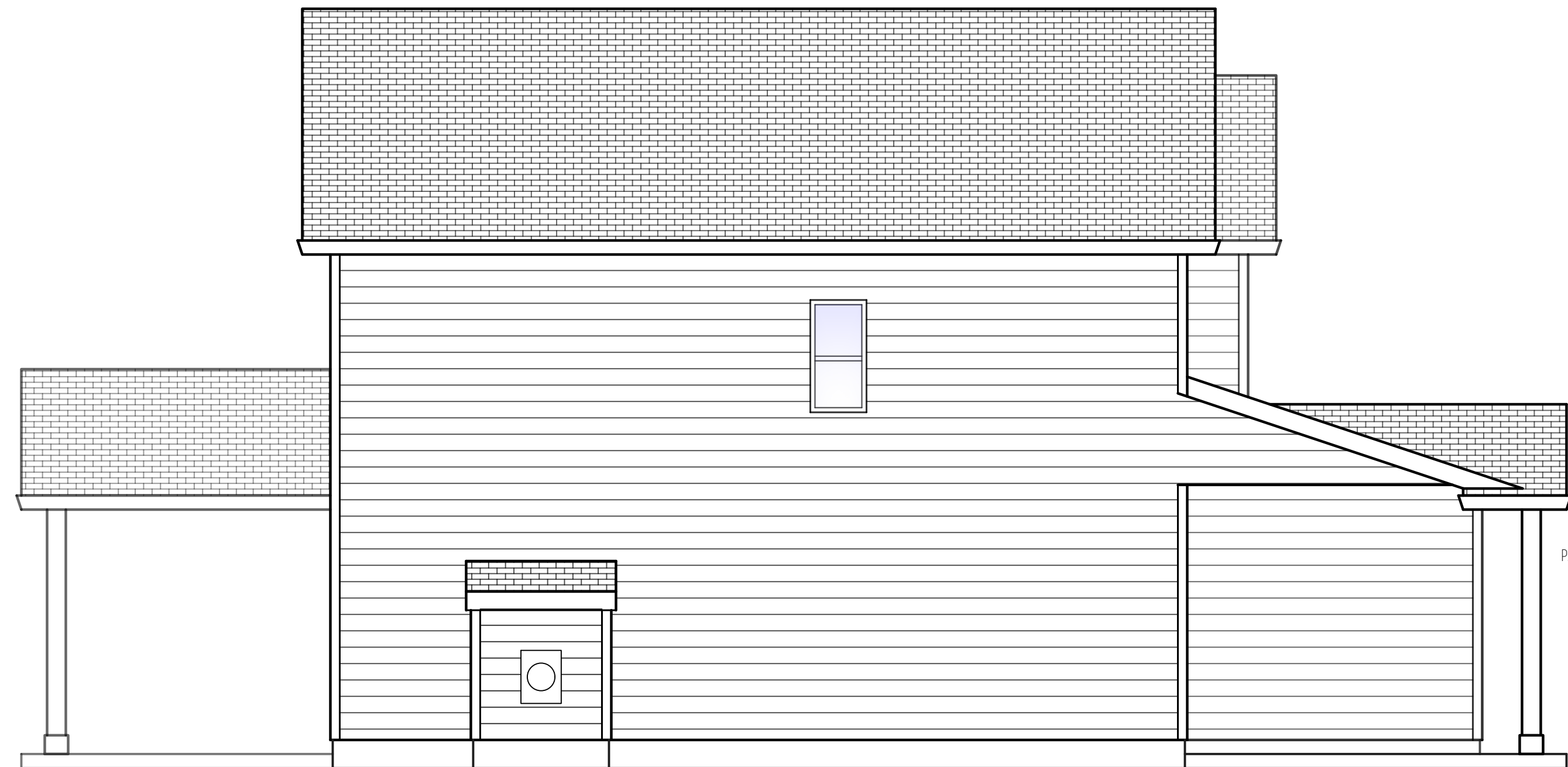
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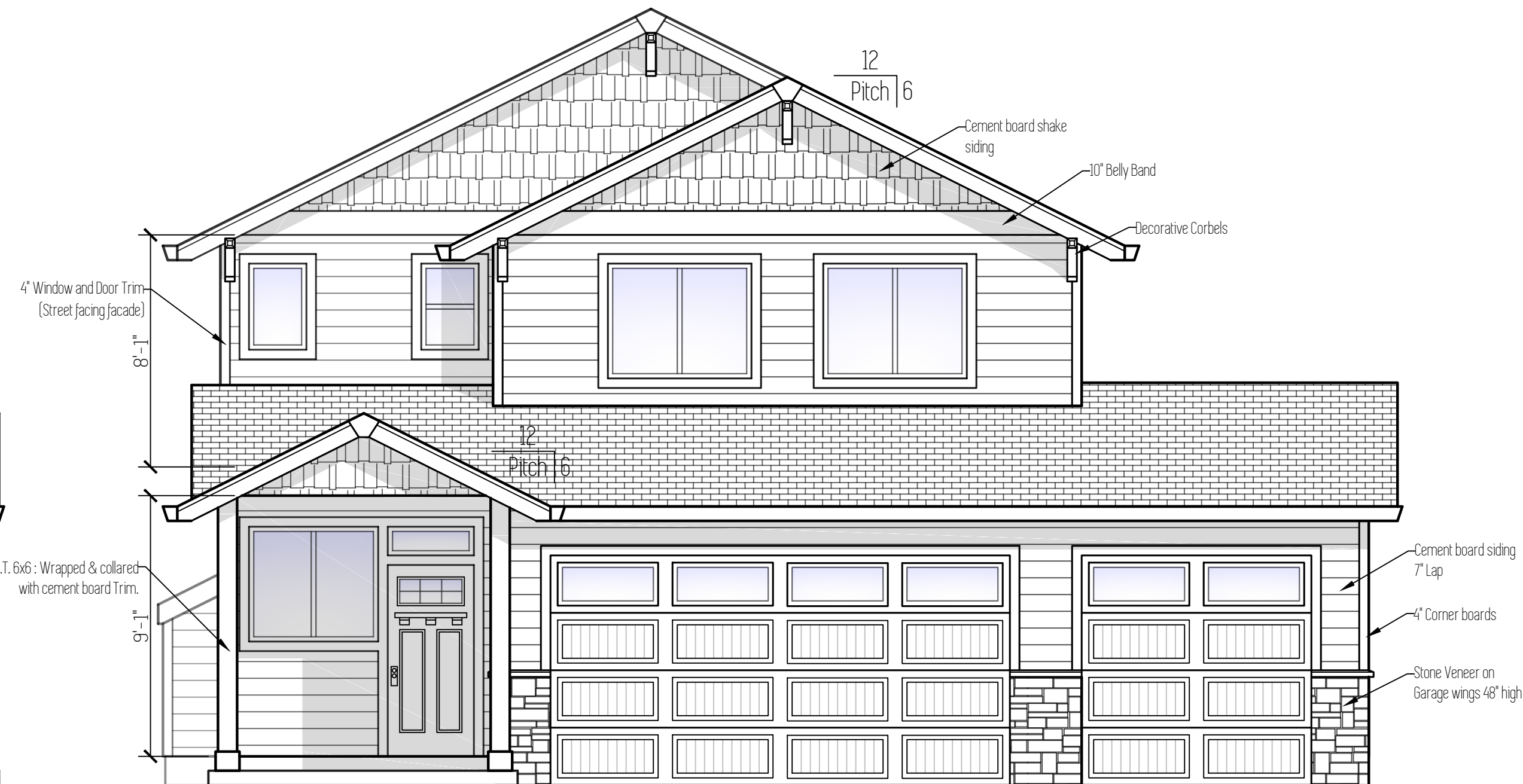
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TYSON GREY
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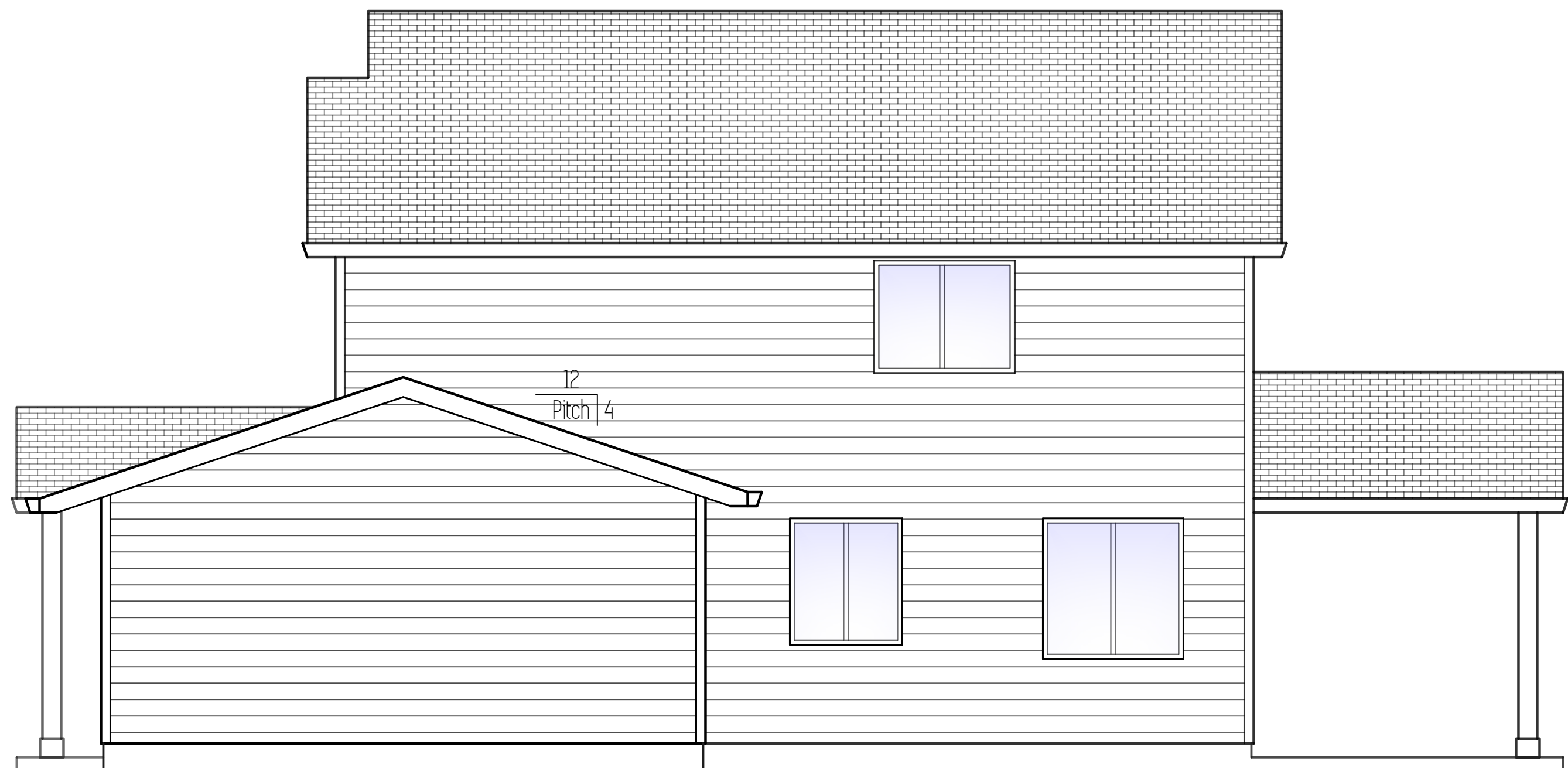
1



Left Elevation



Front Elevation



Right Elevation



Back Elevation

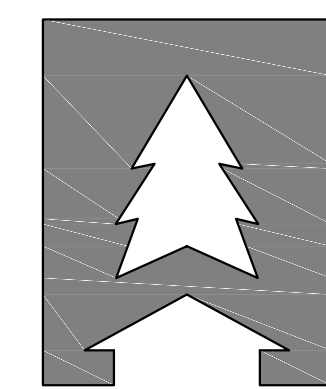
Plan Name	Tygun
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Location	Regan Hill Acres 3 Lot 27 Estacada, OR 97023

Total SqFt = 1,615

Floor Plan

Scale: 1/4" = 1'

This plan is property of:



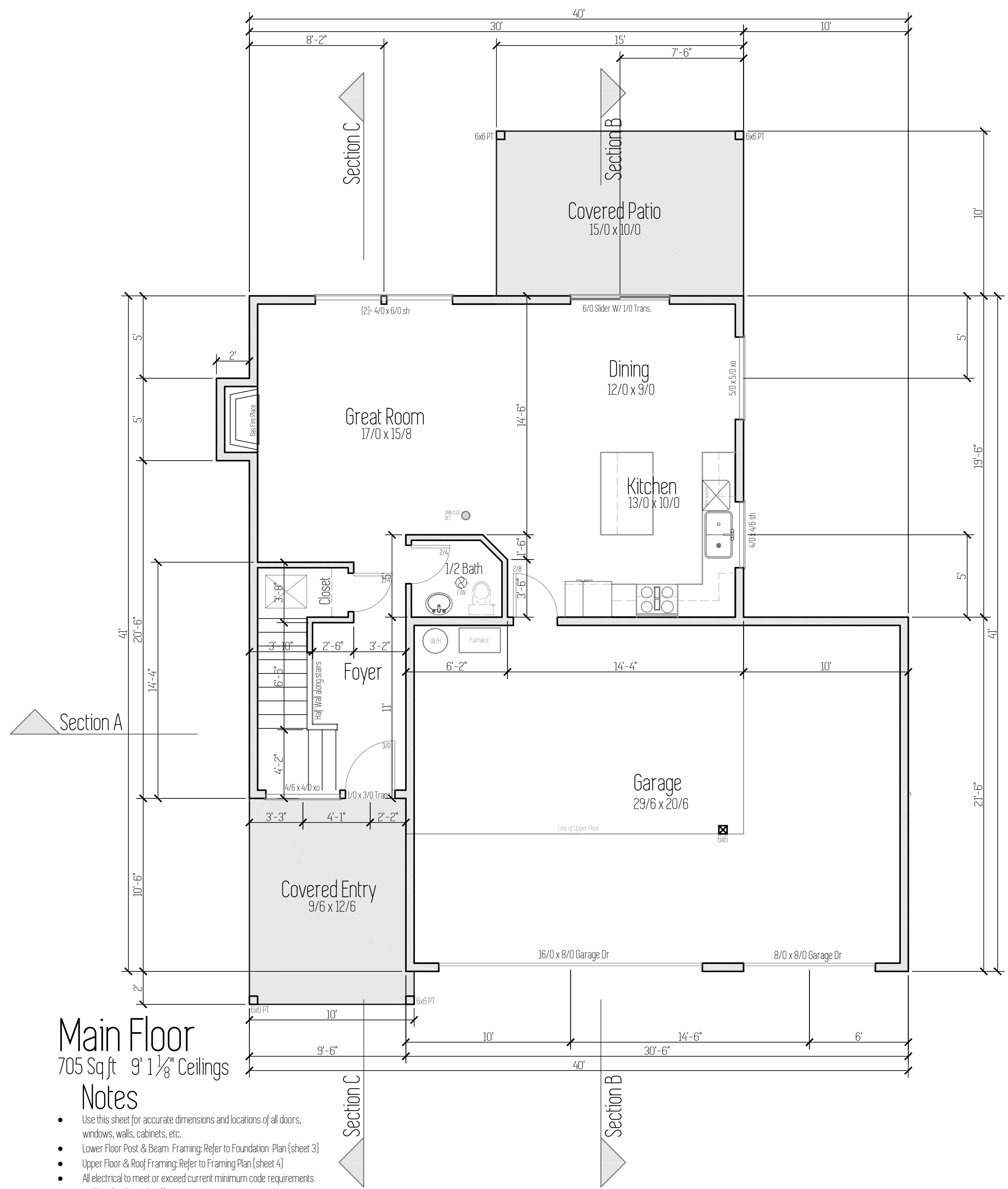
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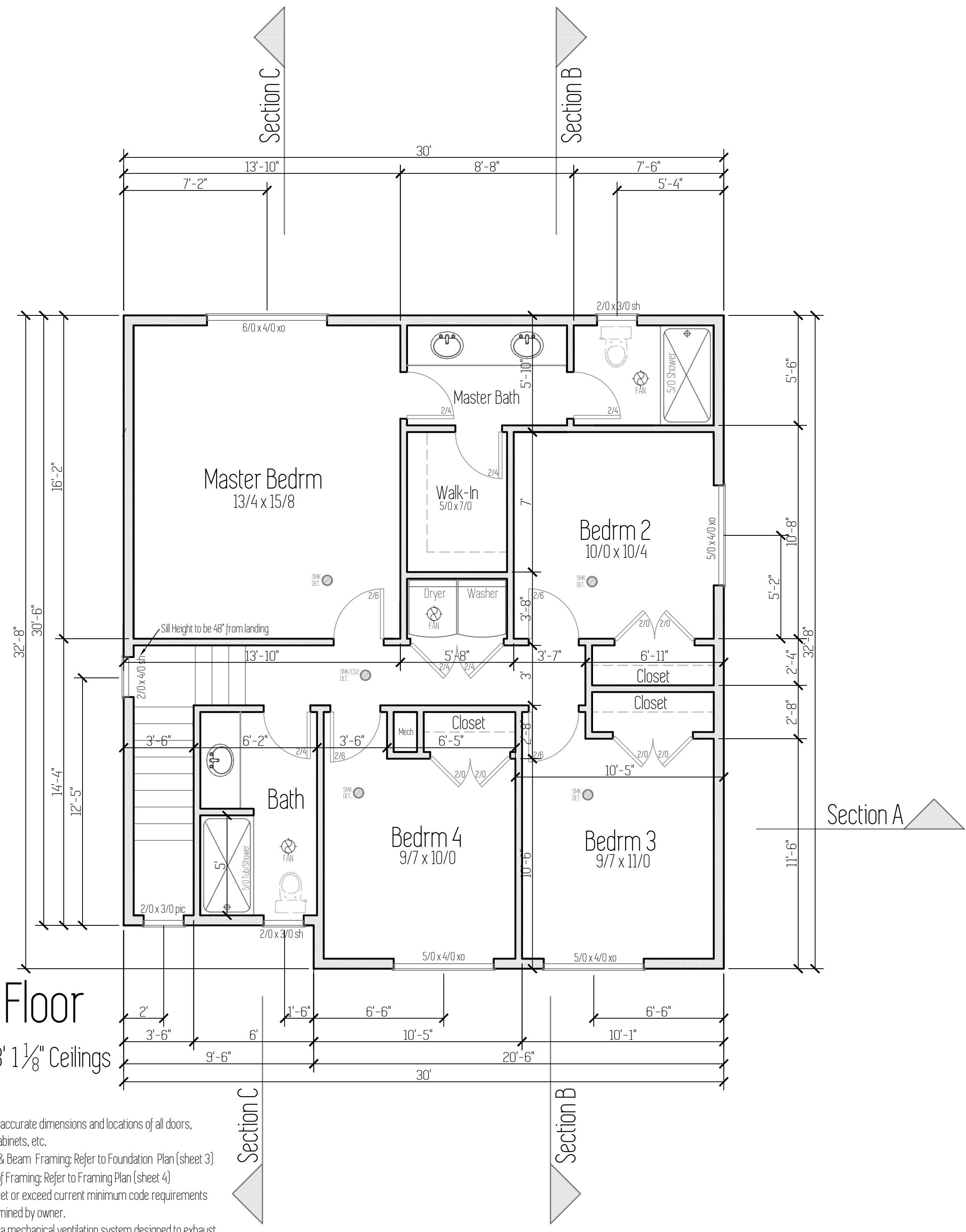
2



Upper Floor
910 Sqft 8' 1 1/8" Ceilings

Notes

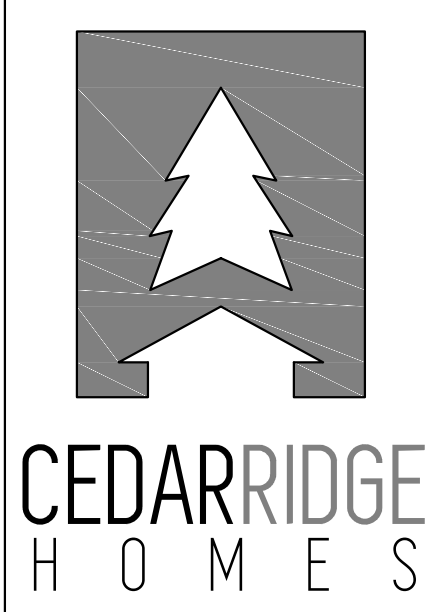
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
- Lower Floor Post & Beam Framing: Refer to Foundation Plan (sheet 3)
- Upper Floor & Roof Framing: Refer to Framing Plan (sheet 4)
- All electrical to meet or exceed current minimum code requirements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



Foundation Plan

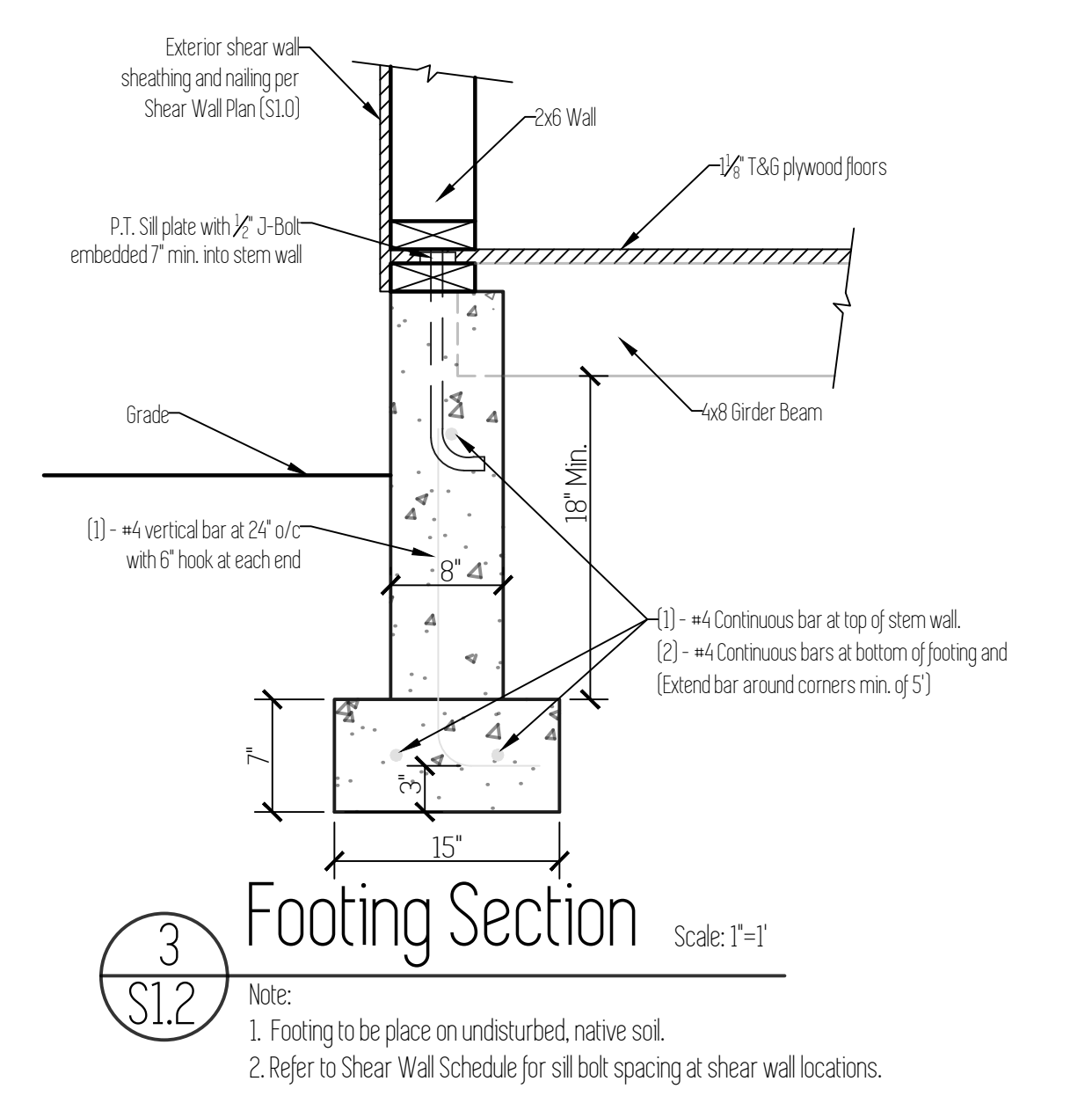
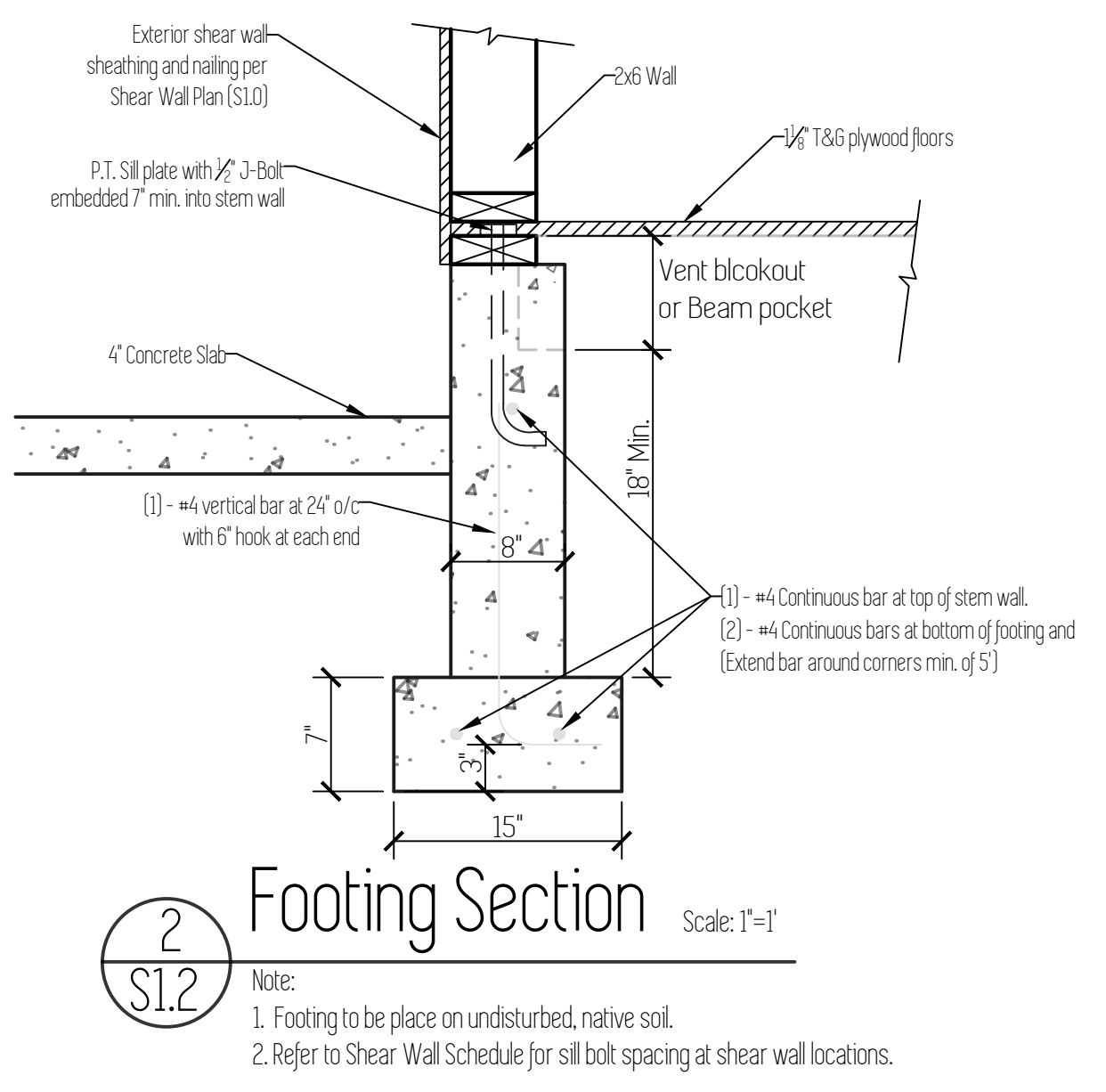
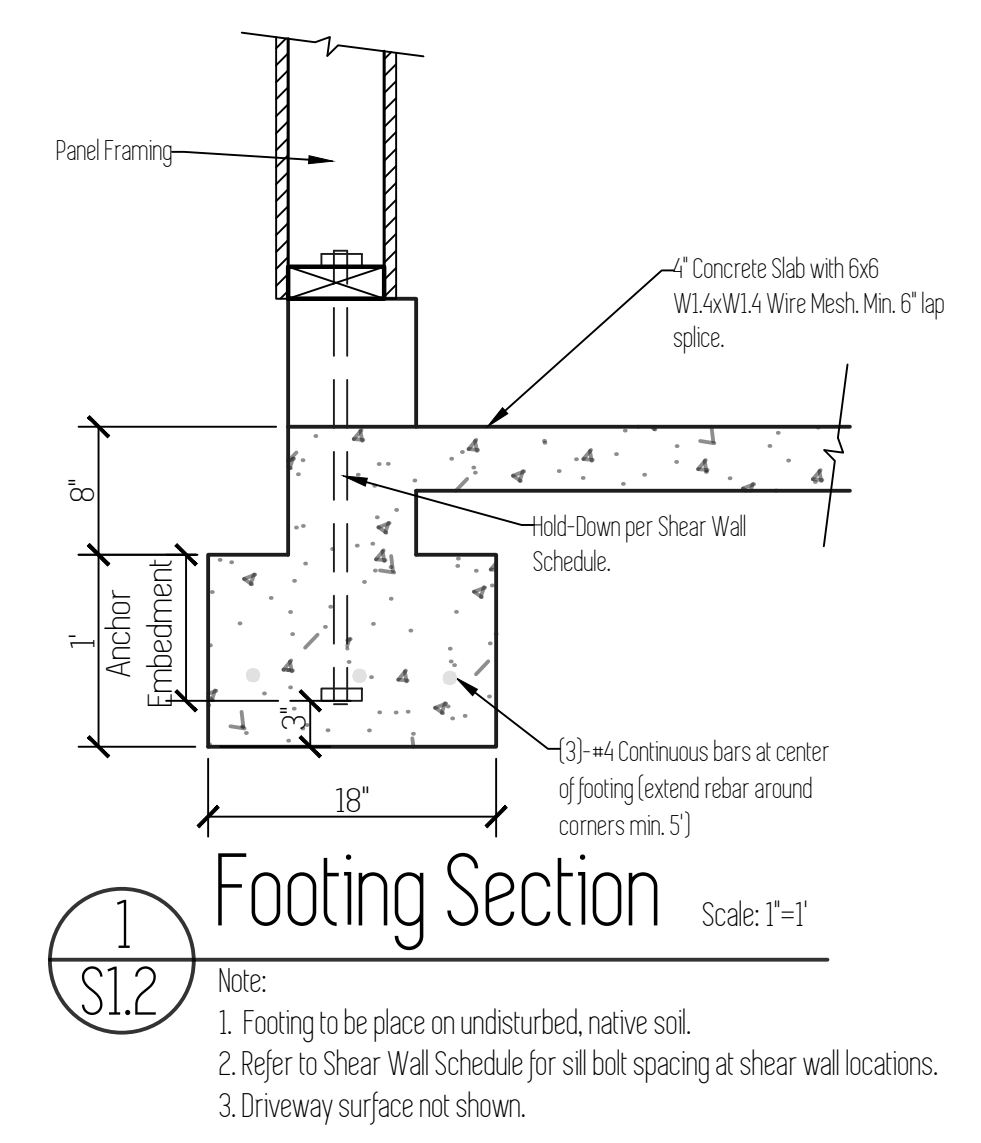
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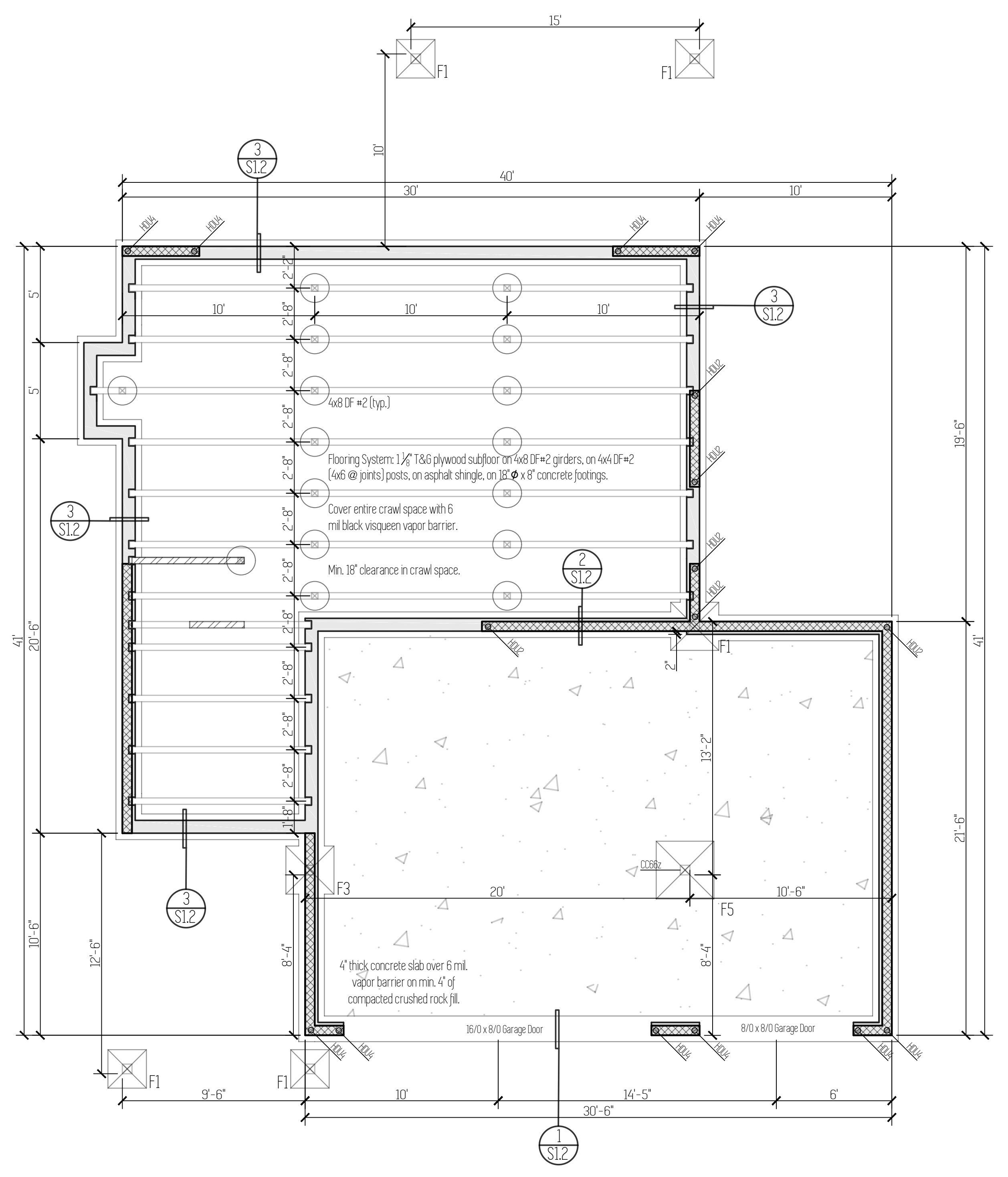


Foundation Notes

- 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. 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.
- Refer to Shear Wall Schedule and Hold-Down Schedule for sill bolt spacing and hold-down size. (PAGE S1.0)

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

Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.
F3	30" x 30" x 8" Concrete footing with (3) #4 bars each way.
F5	36" x 36" x 8" Concrete footing with (3) #4 bars each way.



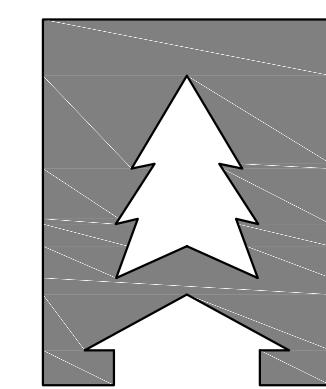
Plan Name	Tygun
Date	6/11/2019
Location	Regan Hill Acres 3 Lot 27 Estacada, OR 97023

Total SqFt = 1,615

Framing Plan

Scale: 1/4" = 1'

This plan is property of:



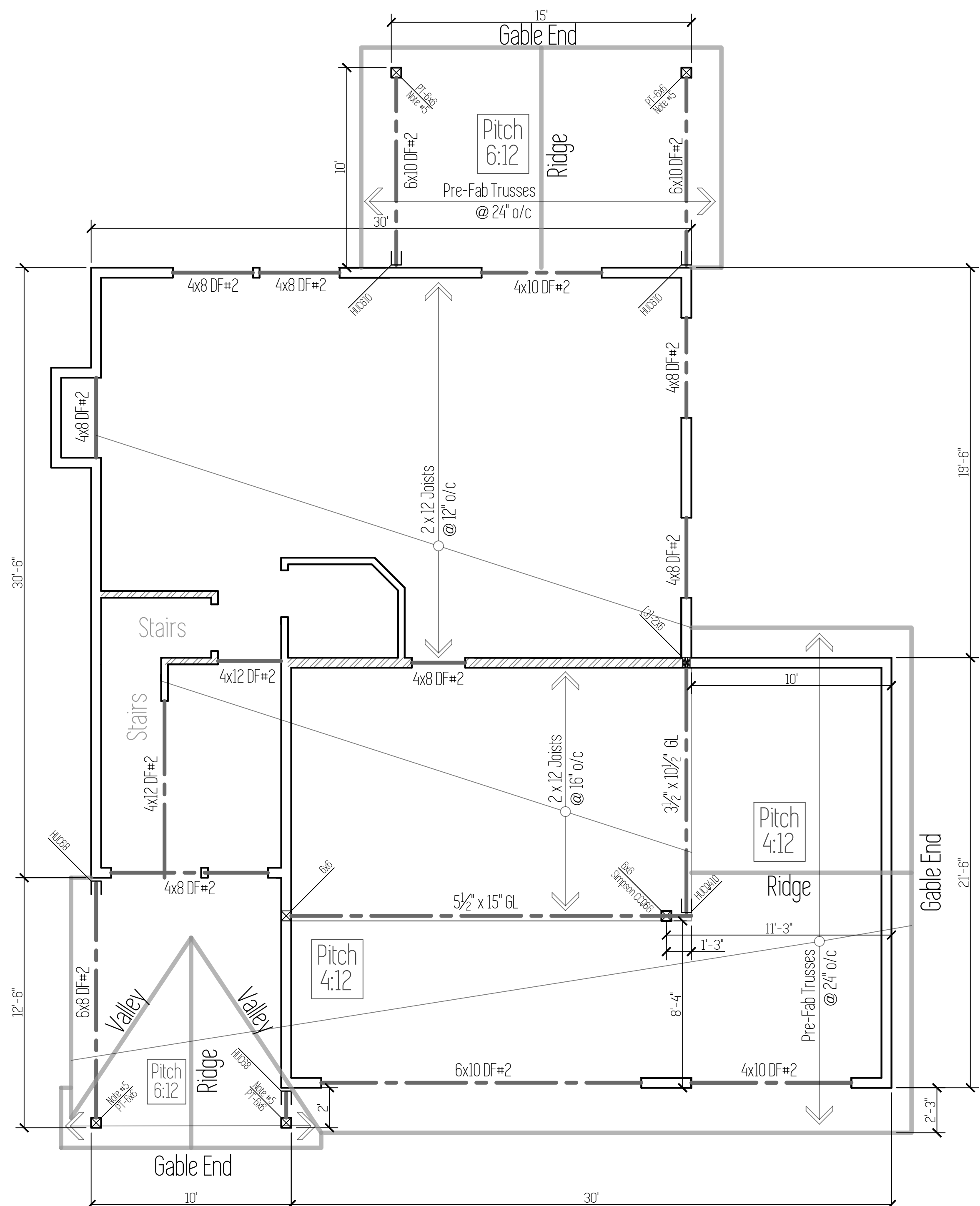
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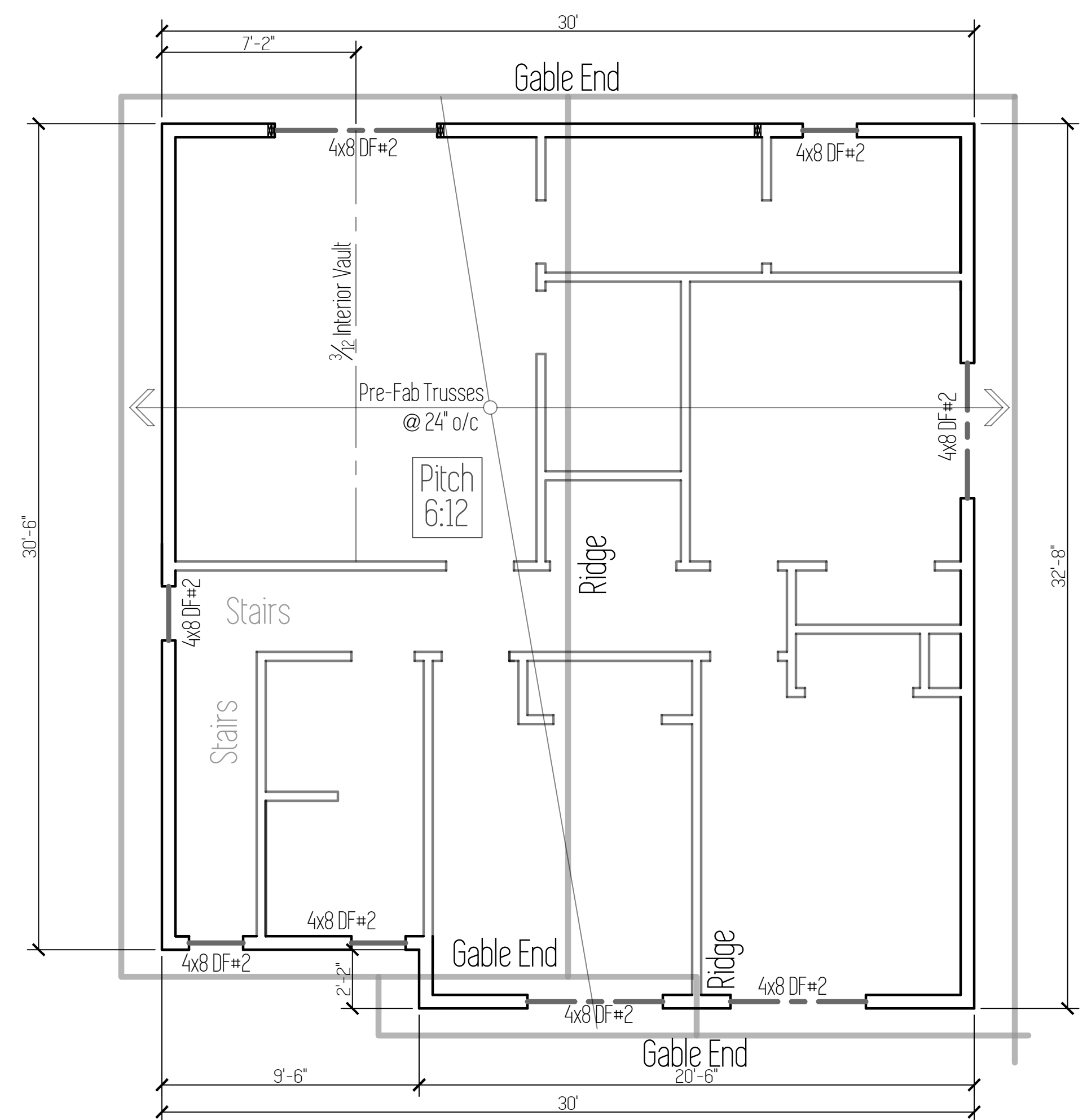
4



Upper Floor & Lower Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 DF#2 (max. span 5') 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



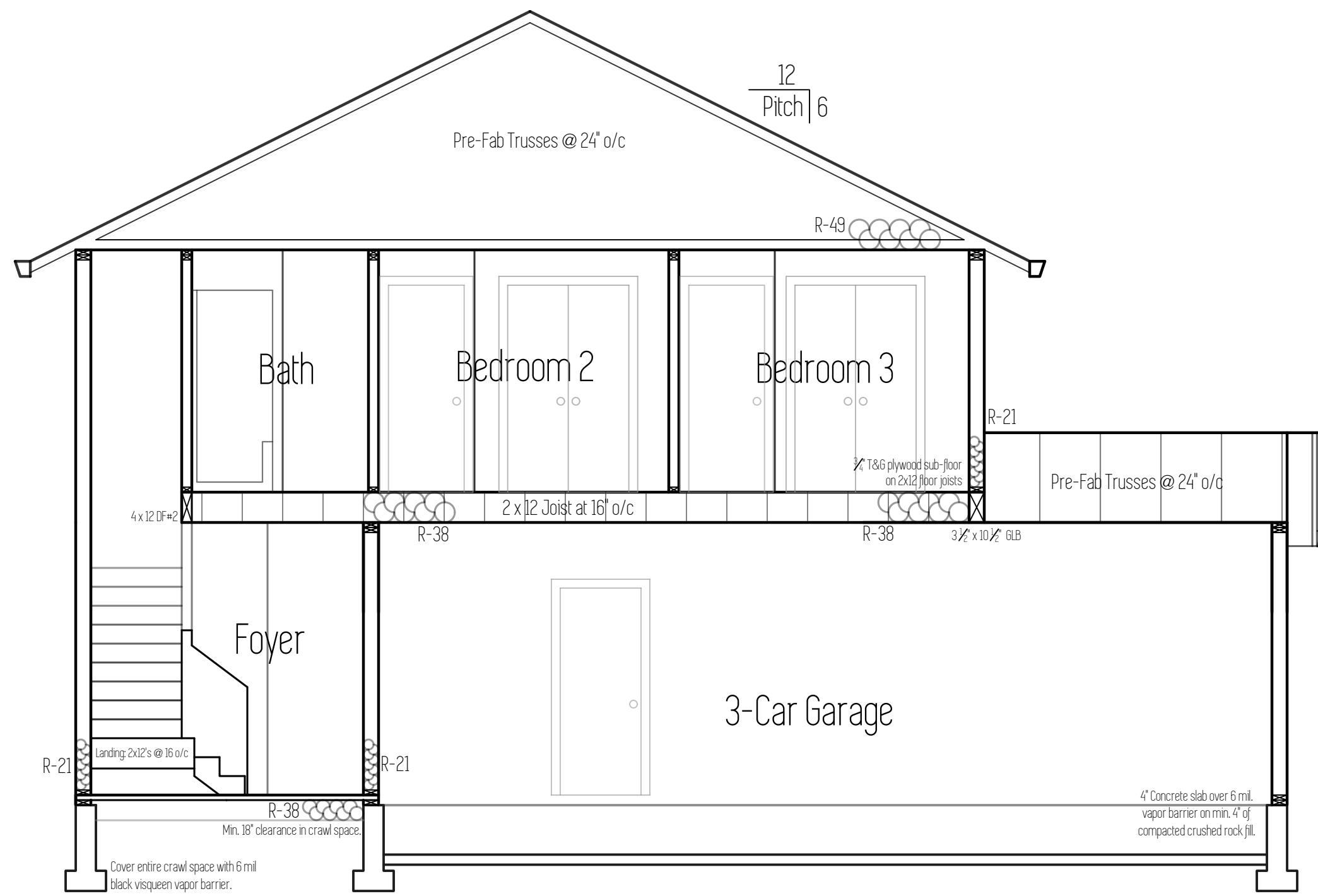
Roof Framing Plan

Roofing Notes

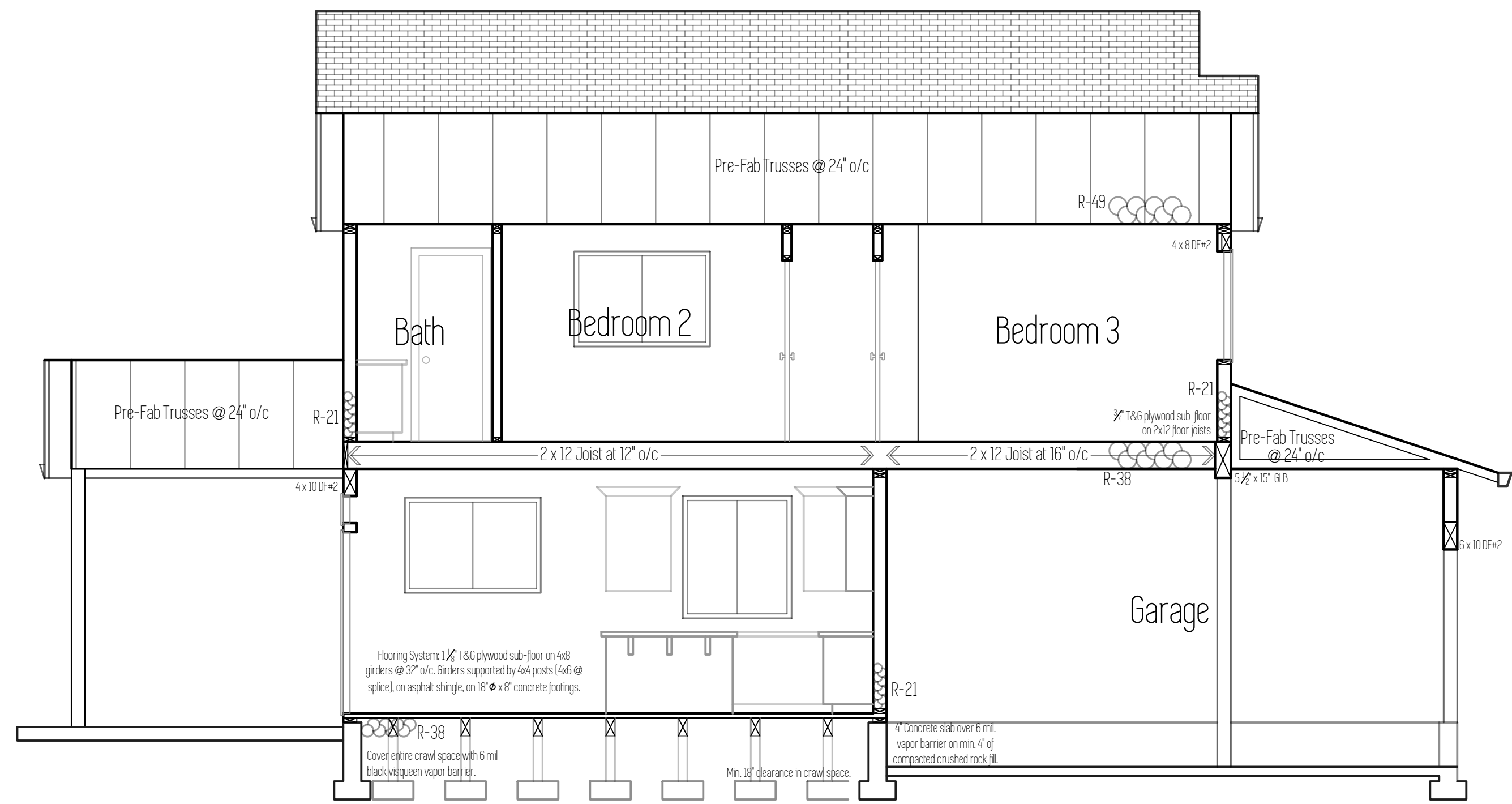
- 18" overhang on all eaves.
- 12" overhang on all gable ends.
- Extend eaves on 1/2 Roof over garage.
(To match eaves at 1/2 Gable over Entry)
- Install roof vents along ridge @ 4' o.c.

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 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.

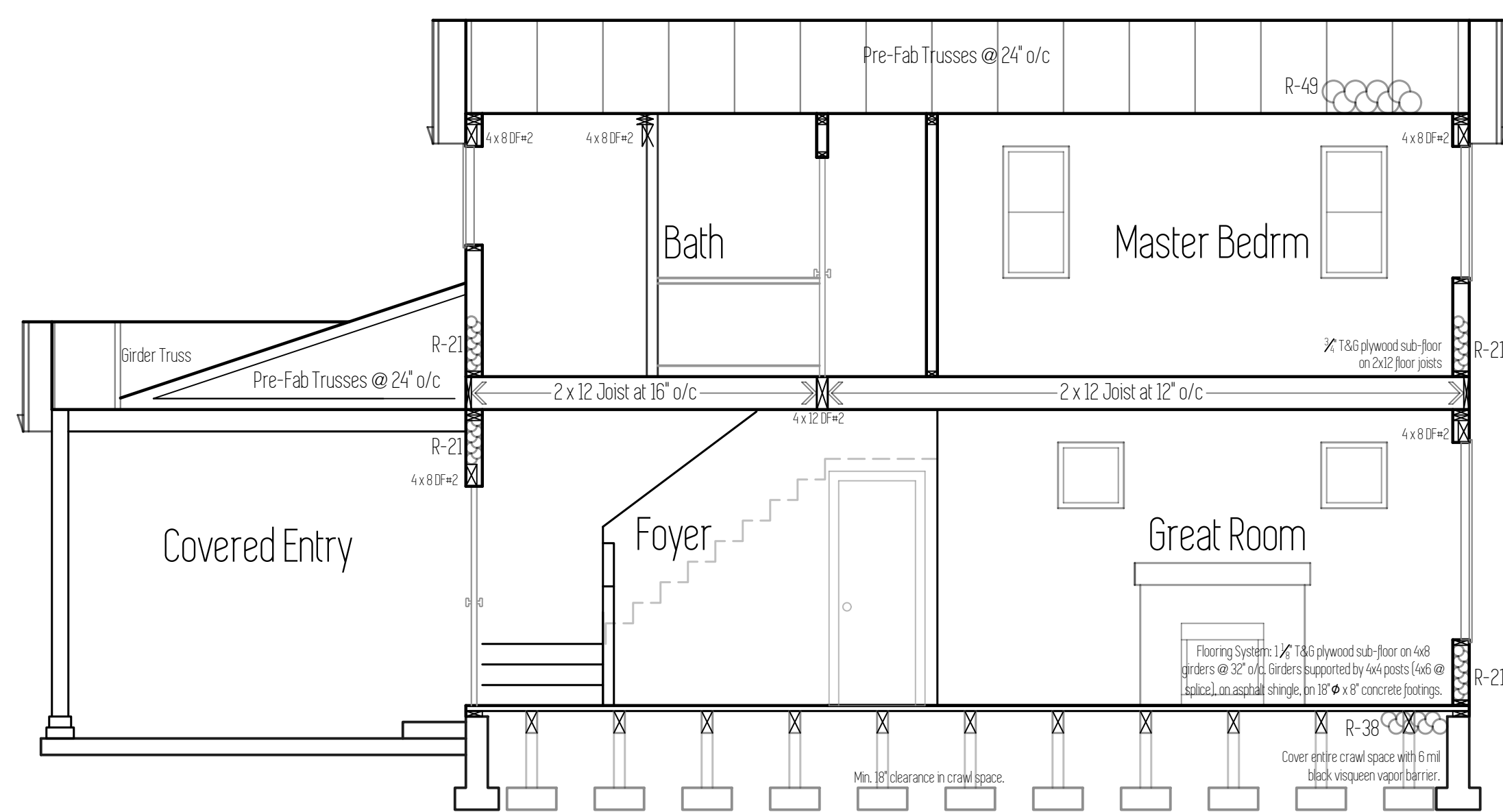
Plan Name	Tygun
Date	6/11/2019
Location	Regan Hill Acres 3 Lot 27 Estacada, OR 97023



Section A



Section B



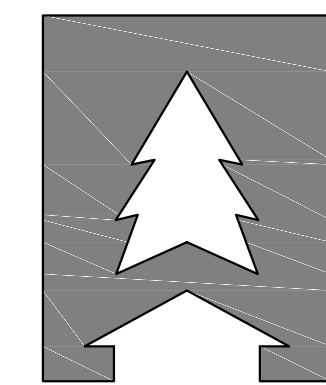
Section C

Total Sq Ft = 1,615

Scale: 1/4" = 1'

Sections

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Designed by:
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SUMMARY OF WORK:

LOCATION: BEGAN HILL LOT 27 ESTACADA, OREGON
STRUCTURAL ANALYSIS AND DESIGN FOR SINGLE FAMILY RESIDENCE

DESIGN LOADS:

CODE: 2014 OSSC
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II
WIND SPEED Valt: 120 MPH EXPOSURE 'B', V_{asd} = 93 MPH (IBC EQUATION 16-3)
SEISMIC DESIGN CATEGORY: 'D'
GROUND SNOW LOAD: 25 PSF (ROOF SNOW LOAD: 25 PSF)
ROOF DEAD LOAD: 15 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 84" NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 84" NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- TYPICAL WALL SHEATHING (FSN) 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 84" NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 84" NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING TO BE 1/2" APA RATED CDX SHEATHING OR OSB. SPACE 84" NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 84" NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- SILL PLATE TO BE 2X P.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⁾ SPACING	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	1/2"	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4	1/2"	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3	1/2"	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2	1/2"	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2	1/2"	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C	770 PLF	1077 PLF

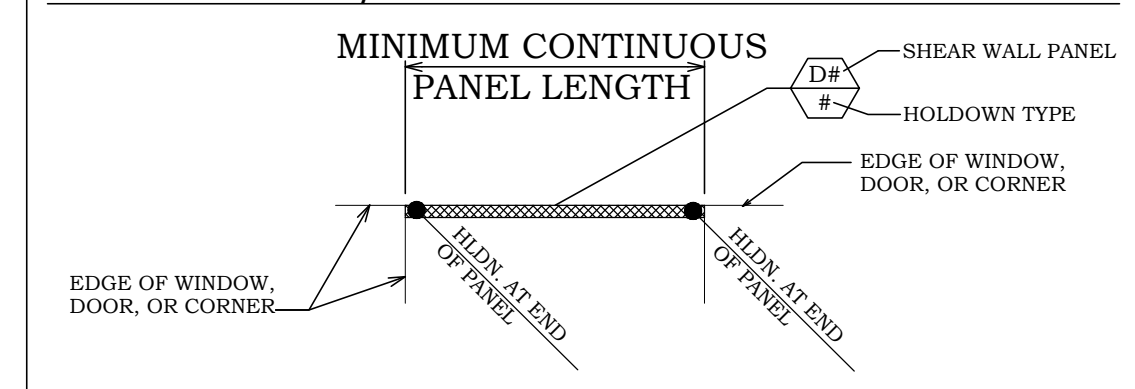
- NOTES:**
- SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).
 - ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DFL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
 - FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 3" NOMINAL MEMBER OR (2) 2-INCH 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.
 - AT SHEAR WALL LOCATIONS, REFER RW/S1 AND FF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.
 - INSTALL 3" SQUARE X 1/2" STEEL PLATE WASHER.
 - 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 P.T. SILL PLATE, U.N.O.
 - PLYWOOD TO BE INSTALLED ON BOTH SIDES OF PANEL.
 - IF 1/2" NOMINAL THICK PLYWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O.C. TYPICAL.
 - GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.

HOLD-DOWN SCHEDULE:

HOLDOWN NOTATION	'SIMPSON' HOLDOWN 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 HOLDOWN 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 HOLDOWN 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 HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (59804, 69704, 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 HOLDOWN 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.

- NOTES:**
- IN LIEU OF SIMPSON SSTB BOLTS ANCHOR BOLTS TO BE A307 OR A306 THREADED ROD WITH STD. NUT AND 2" X 2" X 1/2" STEEL PLATE WASHER ON BOTTOM OF ROD.
 - HOLDOWNS TO BE FASTENED TO DOUBLE STUDS (CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE) AT PANEL ENDS. WALL STUDS SHOULD HAVE PANEL NAILING FROM SHEAR WALL SHEATHING.
 - IF HOLDOWNS 2, 4, 6, 8 AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL FF/S1.
 - U.N.O. INSTALL (1) #4 CONTINUOUS HORIZONTAL TOP BAR 3" DOWN FROM TOP OF WALL AT ALL HOLDOWN ANCHORS. EXTEND BAR MIN. 5'-0" FAST HOLDOWN IN BOTH DIRECTIONS (BEND BAR AROUND AT CORNER CONDITION). FOR THIS 10'-0" SECTION INSTALL (1) #4 VERTICAL BAR @ 24" O.C. THE HOLDOWN ANCHOR TO HORIZONTAL TOP BAR.

SHEAR WALL / HOLDOWN NOTATION DIAGRAM

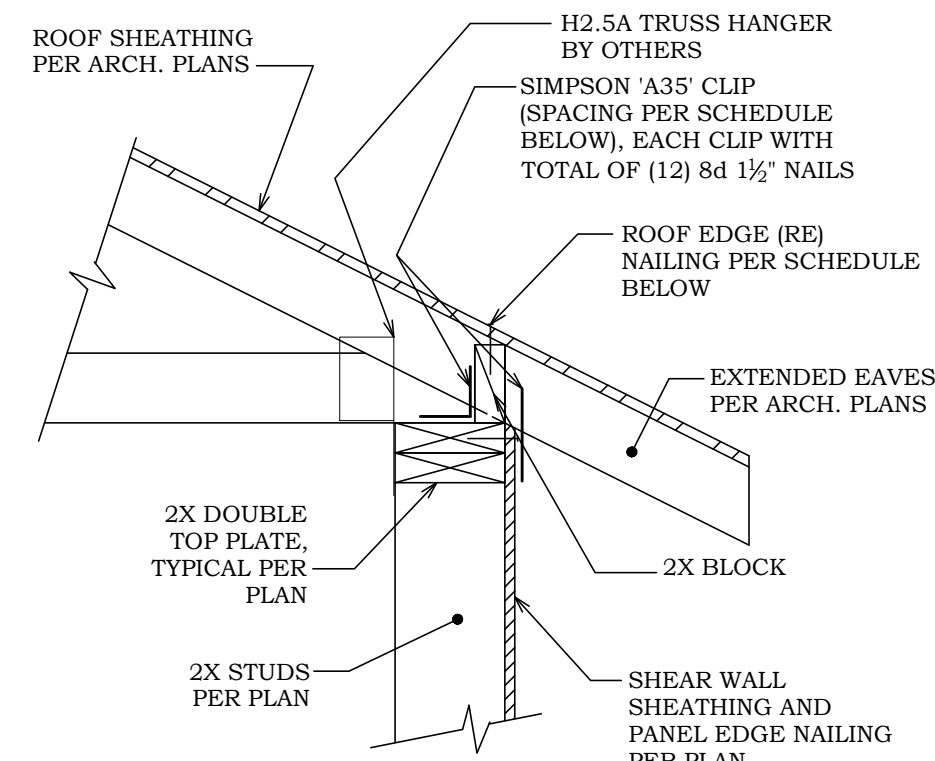


1/2" EDGE DISTANCE FROM STEM WALL FACE TO EDGE OF SILL PLATE WASHER

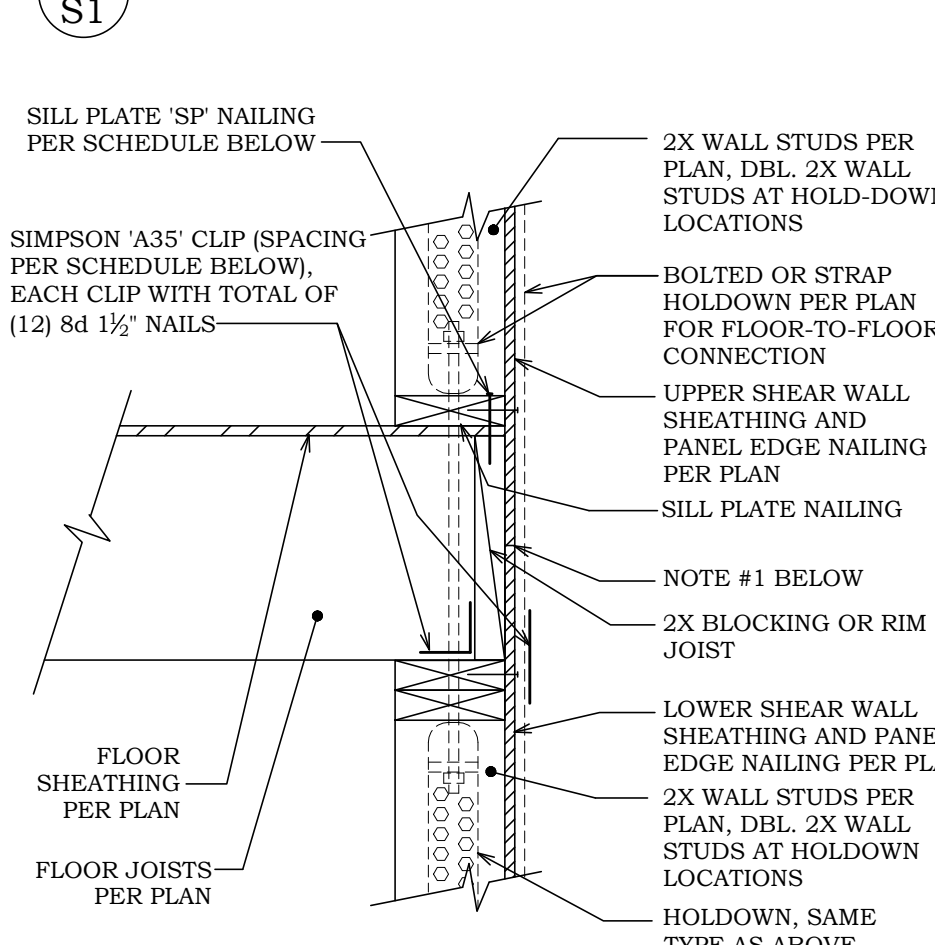
P.T. SILL PLATE AND ANCHOR BOLT PER SHEAR WALL SCHEDULE CONCRETE WALL

FSP FDN. SILL PLATE SECTION

S1



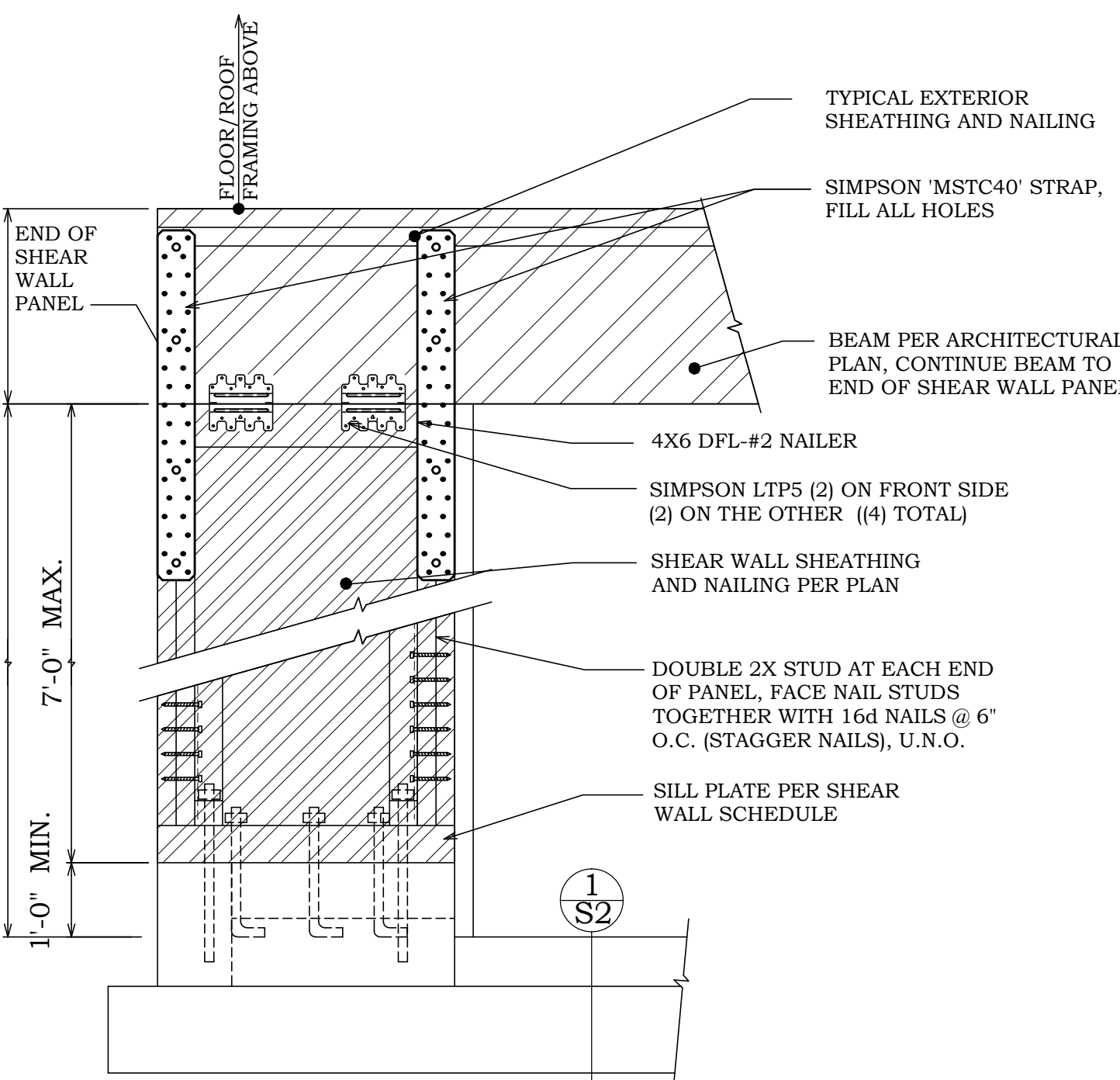
RW/S1 ROOF TO SHEAR WALL SECTION



FF/S1 FLOOR TO FLOOR SECTION AT SHEAR WALL

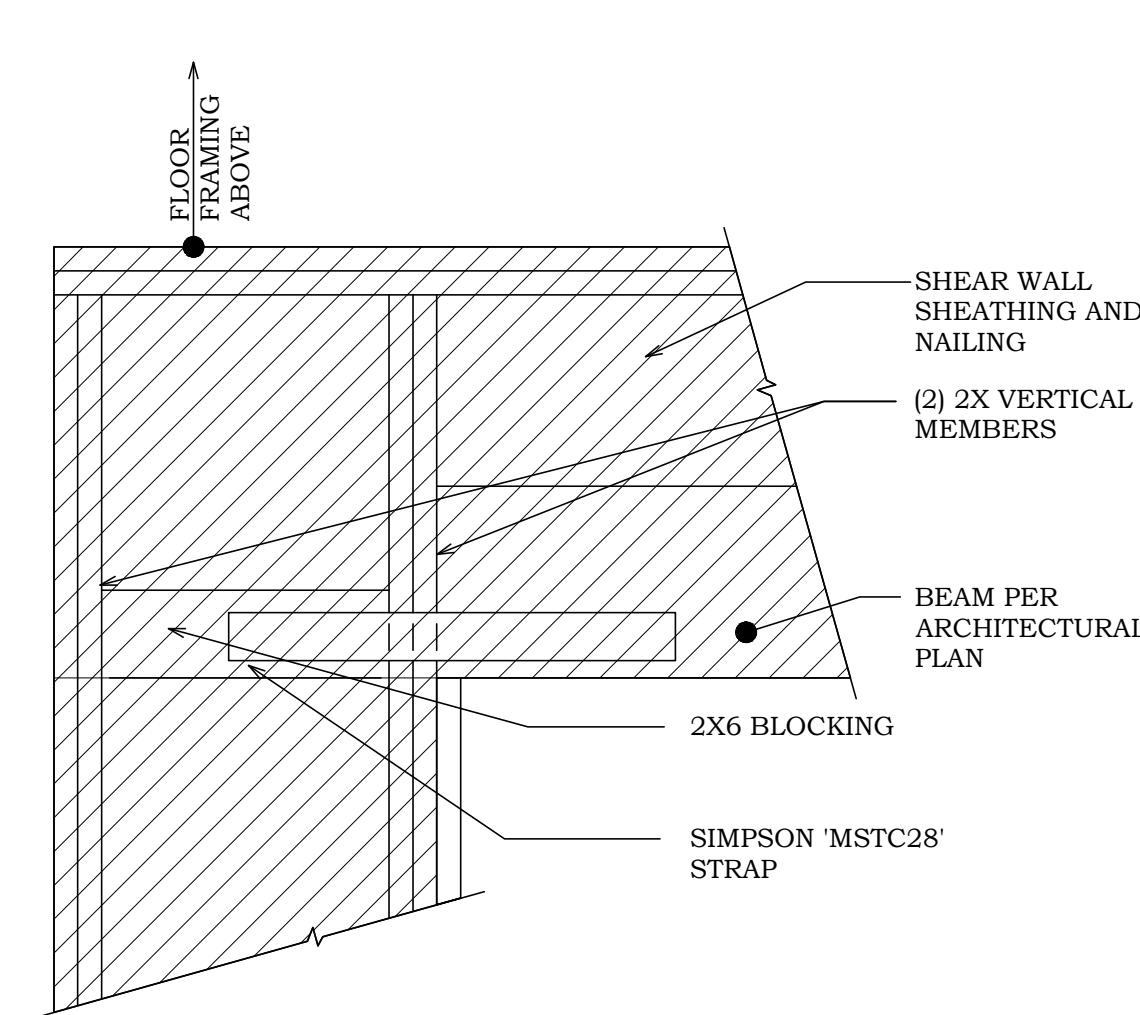
- NOTE:**
- IN LIEU OF CLIPS, BREAK SHEAR WALL PANELS AT BLOCKING OR RIM JOIST (INSTALL PANEL EDGE NAILING AT BREAK).

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.



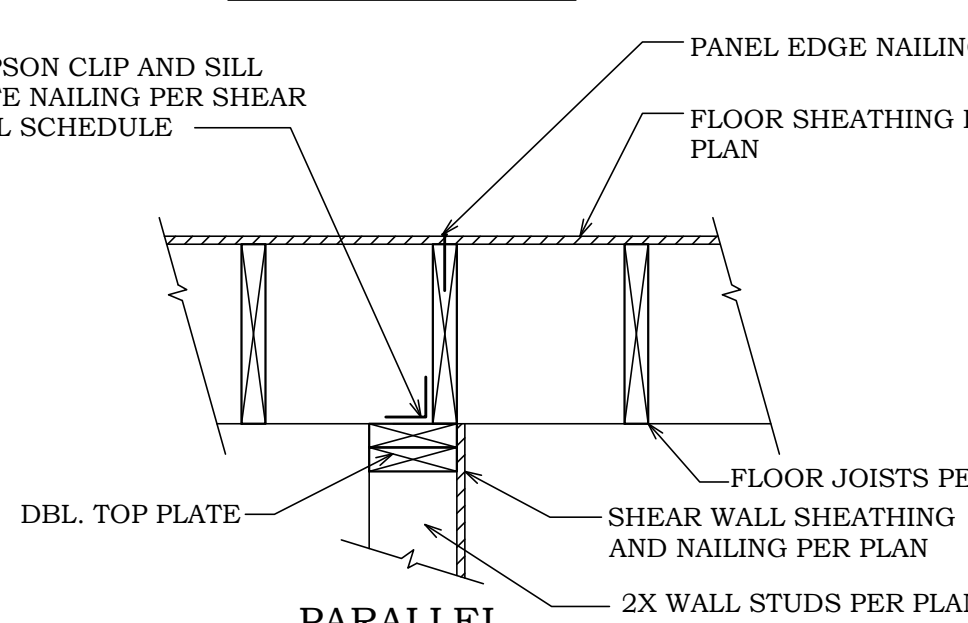
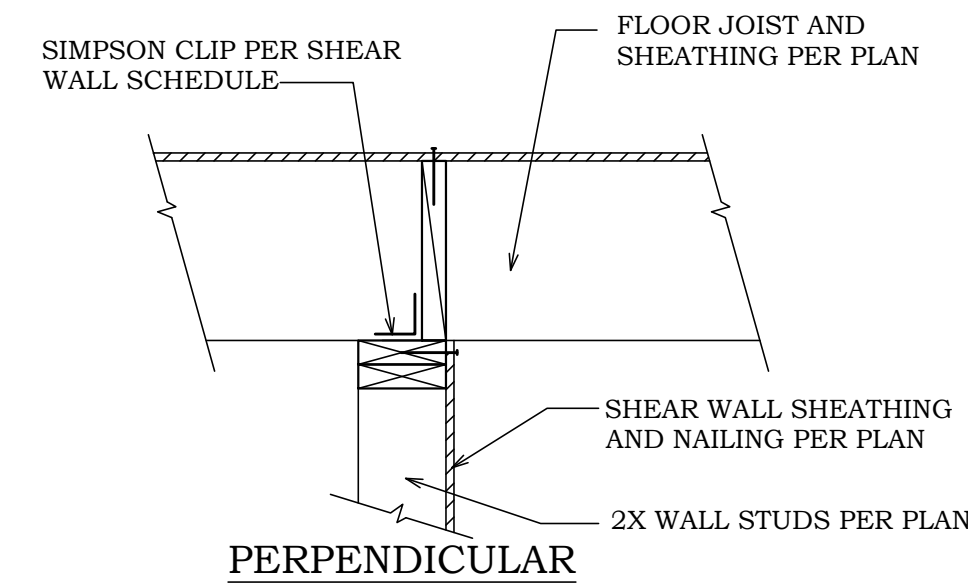
1 SHEAR WALL ELEVATION

S1.0 SCALE: NONE



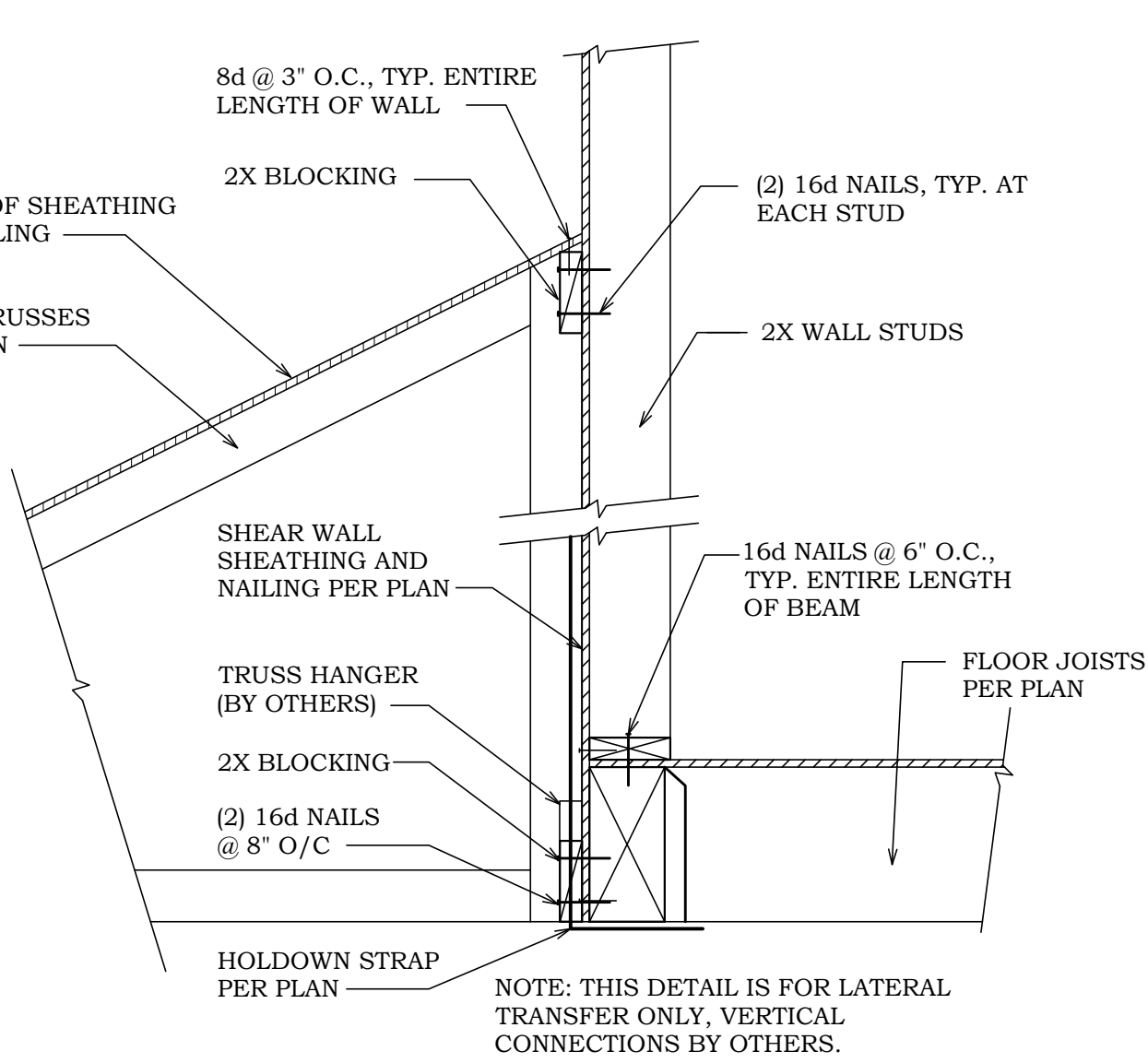
4 SHEAR WALL ELEVATION

S1.0 SCALE: NONE



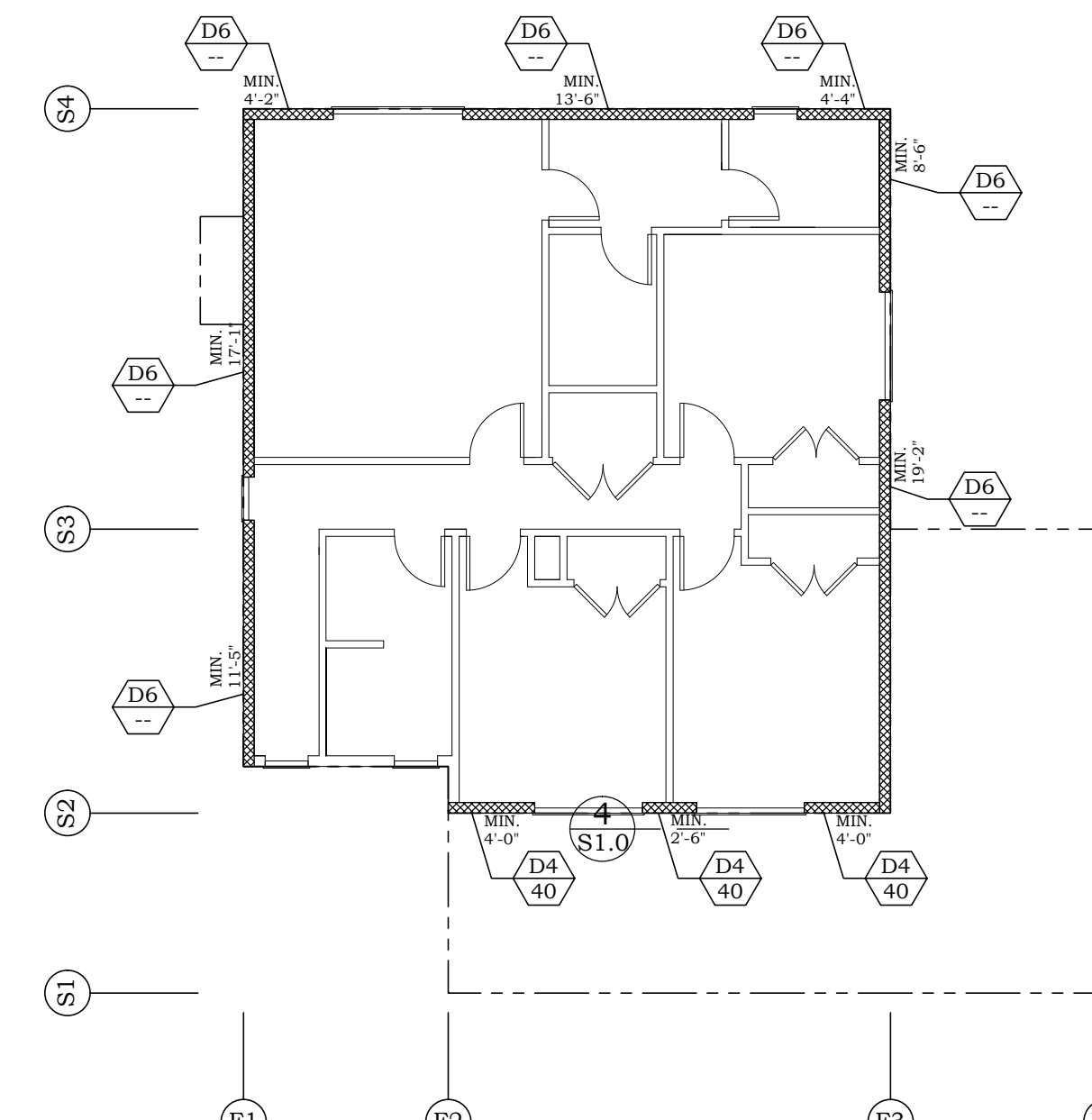
3 FLOOR SECTION

S1.0 SCALE: NONE



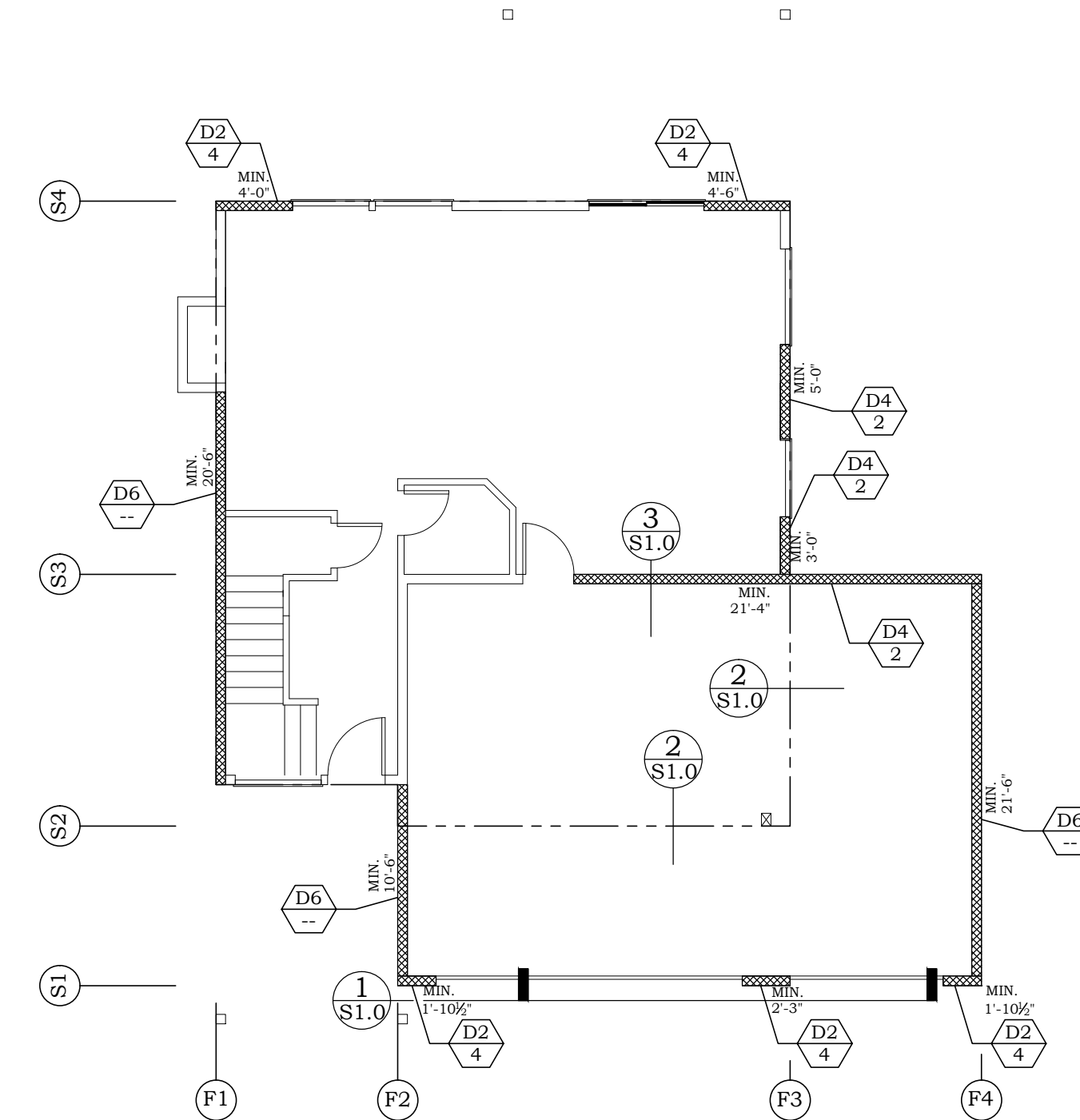
2 LOWER ROOF SECTION

S1.0 SCALE: 1" = 1'-0"



UPPER FLOOR SHEARWALL PLAN

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

PROJECT NAME	PROJECT NO.	DESCRIPTION
TURNER ENGINEERING & DESIGN	RH 27	SHEAR WALL AND HOLDOWN SCHEDULE SHEAR WALL PLANS
REGISTERED PROFESSIONAL ENGINEER 58849PE	DATE	DATE
RICHARD J. TURNER	03/27/18	
EXP. DATE: 06-30-20	ISSUE	CD
DESIGNED BY		RJT
DRAWN BY		RJT
CHECKED BY		RJT
DATE		03/27/18
PROJECT NO.		R18083
SHEET NO.		S1.0