

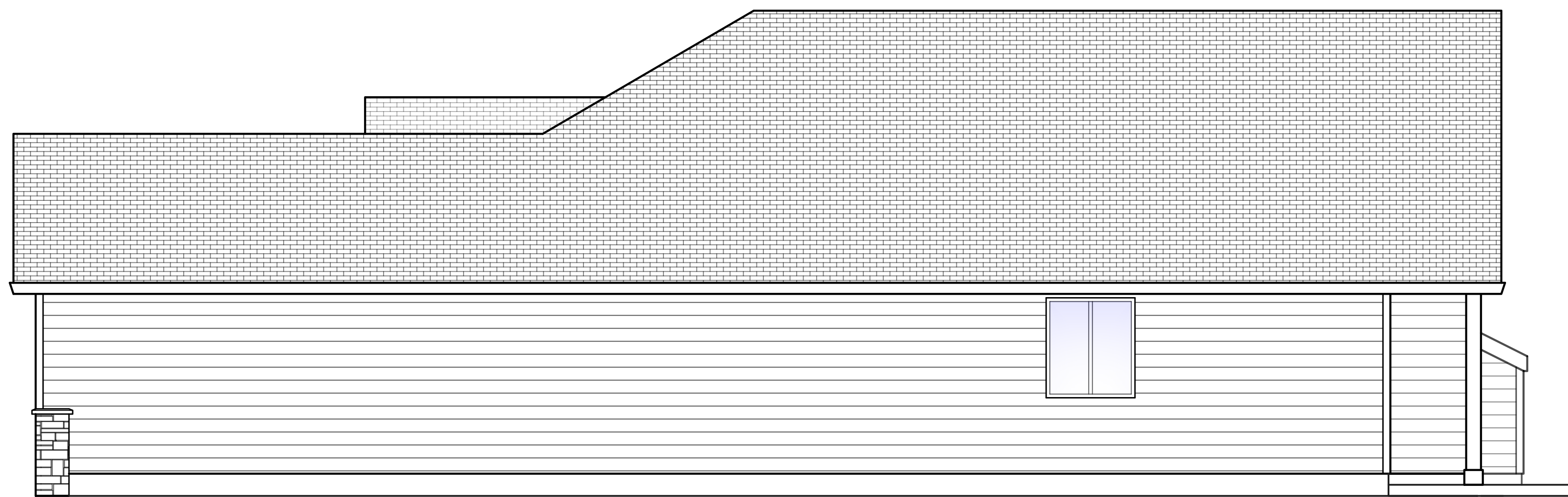
Left Elevation



Front Elevation



Back Elevation



Right Elevation

Plan Name	Rock Creek S
Date	6/25/2020
Location	Regan Hills #3 Lot 4 Estacada, OR

Total Sq Ft = 1,650

Elevations

Scale: 1/4" = 1'

This plan is property of:



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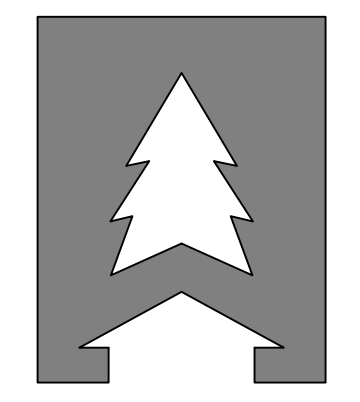
Plan Name	Rock Creek S
Date	6/25/2020
Location	Regan Hills #3 Lot 4 Estacada, OR

Total Sq Ft = 1,650

Floor Plan

Scale: 1/4" = 1'

This plan is property of:

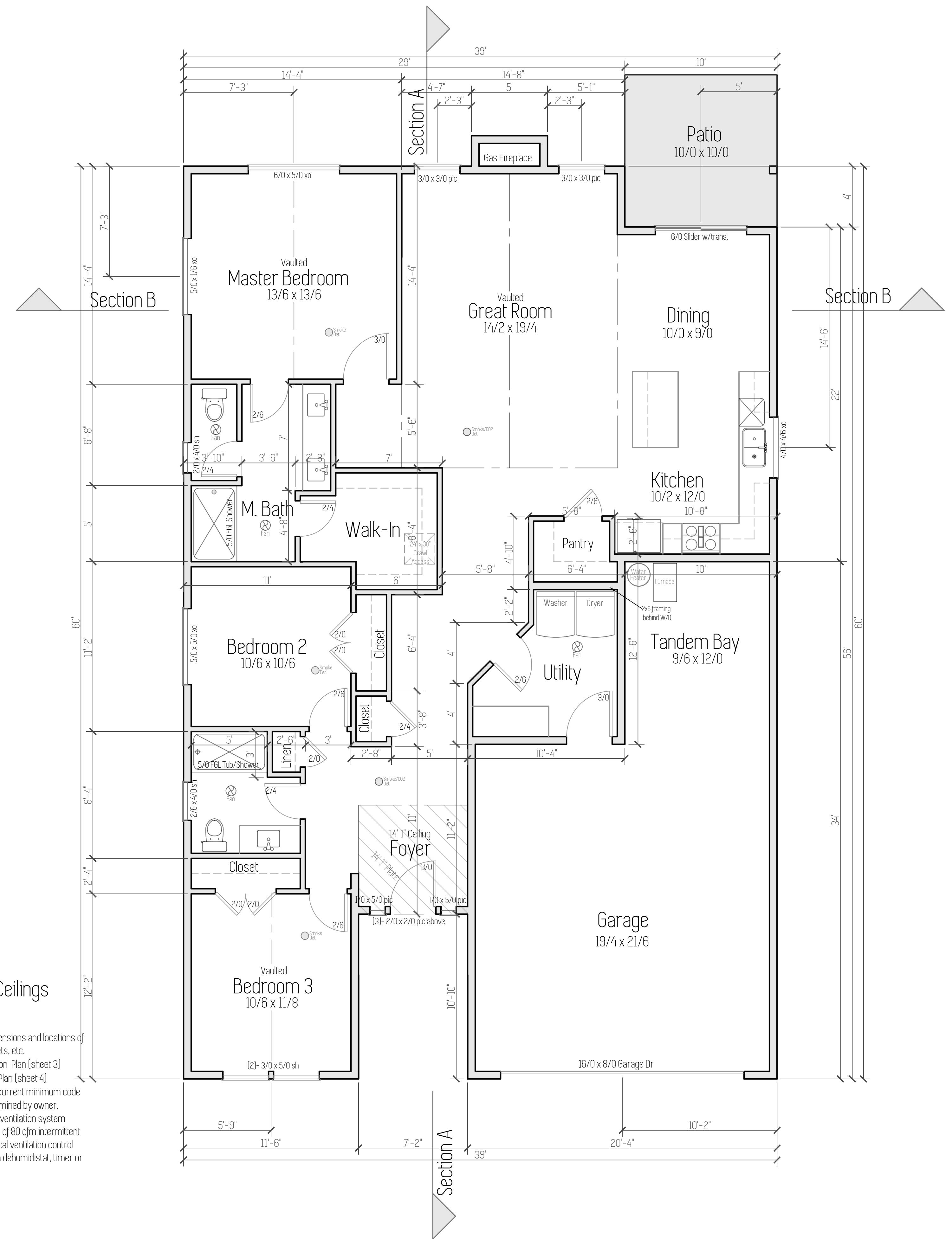


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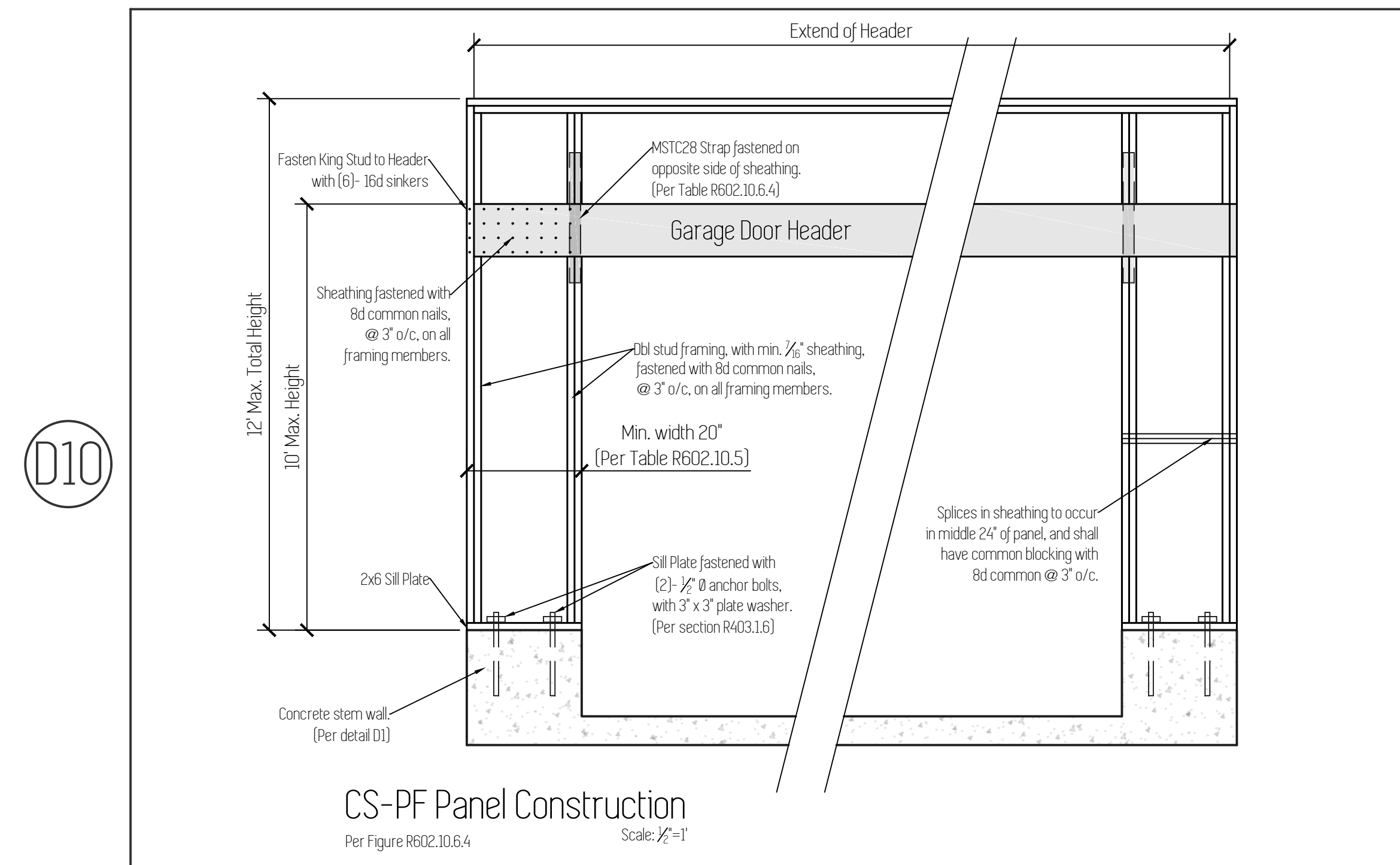
Floor Plan 1,650 Sq ft 9' 1 1/8" Ceilings Notes

- 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

Design Standards

Code: 2015 IRC
 Wind Speed: 135 mph
 Wind Exposure: B
 Snow Load: 25 PSF
 Seismic Design Category: D-1
 Soil Bearing Pressure: 1500 PSF
 Soil Passive Bearing Pressure: 200 PSF

Bracing Method	Minimum Thickness	Connection Criteria	
		Fasteners	Spacing
CS-WSP Continuously Sheathed Wood Structural Panel	3/8"	Exterior sheathing per Table R602.3(3)	6" Edges, 12" Field
GB Gypsum Board Double-Sided	1/2"	Nails per Table R702.3.5 for interior locations.	For all braced wall panel locations: 7" edges, 7" field.
CS-PF Continuously Sheathed Portal Frame	7/16"	See Detail 10	See Detail 10



Roofing Notes

- 7/12 Pitch on entire roof. (Except hand cut section over front porch)
- 18" overhang on all eaves. 12" overhang on all gables.
- Install roof vents along ridge @ 4' o.c.

CS-WSP Wall Line : 1
 Required Bracing : 8.18'
 Qualified Bracing : 12.50'

GB Wall Line : 2
 Required Bracing : 20.72'
 Qualified Bracing : 20.83'

CS-PF/CS-WSP Wall Line : 3
 Required Bracing : 9.58'
 Qualified Bracing : 9.68'

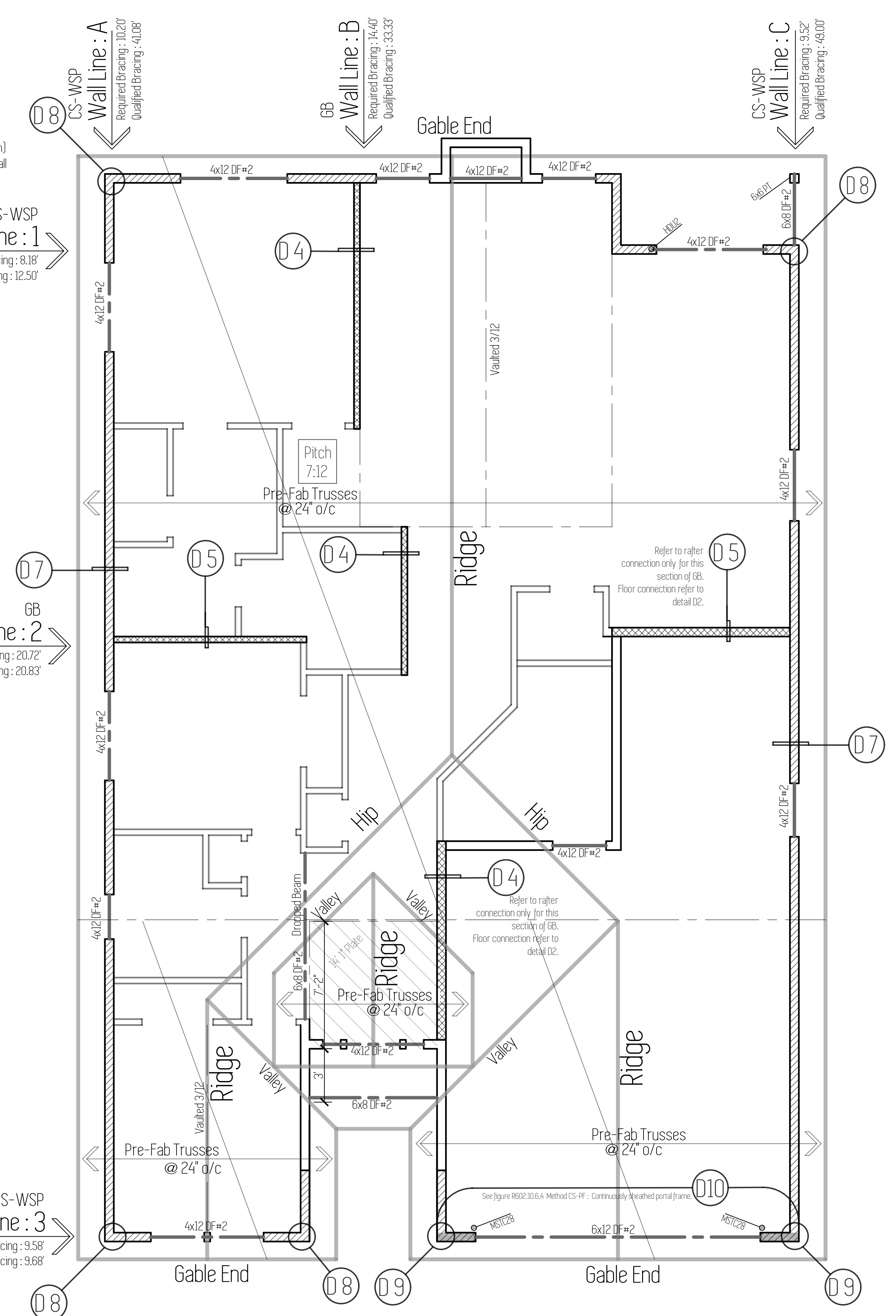


TABLE R702.3.5
 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
			Nails ^a	Screws ^b	
1/2"	Ceiling	Perpendicular	16	7	12
	Wall	Either direction	16	0	16
	Ceiling	Either direction	16	7	12
	Wall	Either direction	24	7	12
5/8"	Ceiling	Perpendicular	16	8	12
	Wall	Either direction	16	8	16
	Ceiling	Either direction	16	7	12
	Wall	Either direction	24	7	12
5/8" at garage ceiling, deniable, fire-rated rooms	Ceiling	Perpendicular	24	6	16
	Wall	Either direction	24	0	16
	Ceiling	Either direction	16	8	16
	Wall	Either direction	16	8	16

TABLE R602.3(3)
 REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}

MINIMUM NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V _{ult} (mph)		
				Edges (inches o.c.)	Field (inches o.c.)	B	C	D
6d Common (2.0" x 0.113")	1.5	24/0	16	6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	16	6	12	170	140	135
			24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

Plan Name
 Rock Creek S
 Date
 4/30/2020
 Location
 Regan Hills #3
 Lot 4
 Estacada, OR

Total Sq Ft = 1,650

Framing Plan

Scale: 1/4" = 1'

This plan is property of:

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Plan Name
Rock Creek S
Date
6/25/2020
Location
Regan Hills #3
Lot 4
Estacada, OR

Total Sq Ft = 1,650

Sections

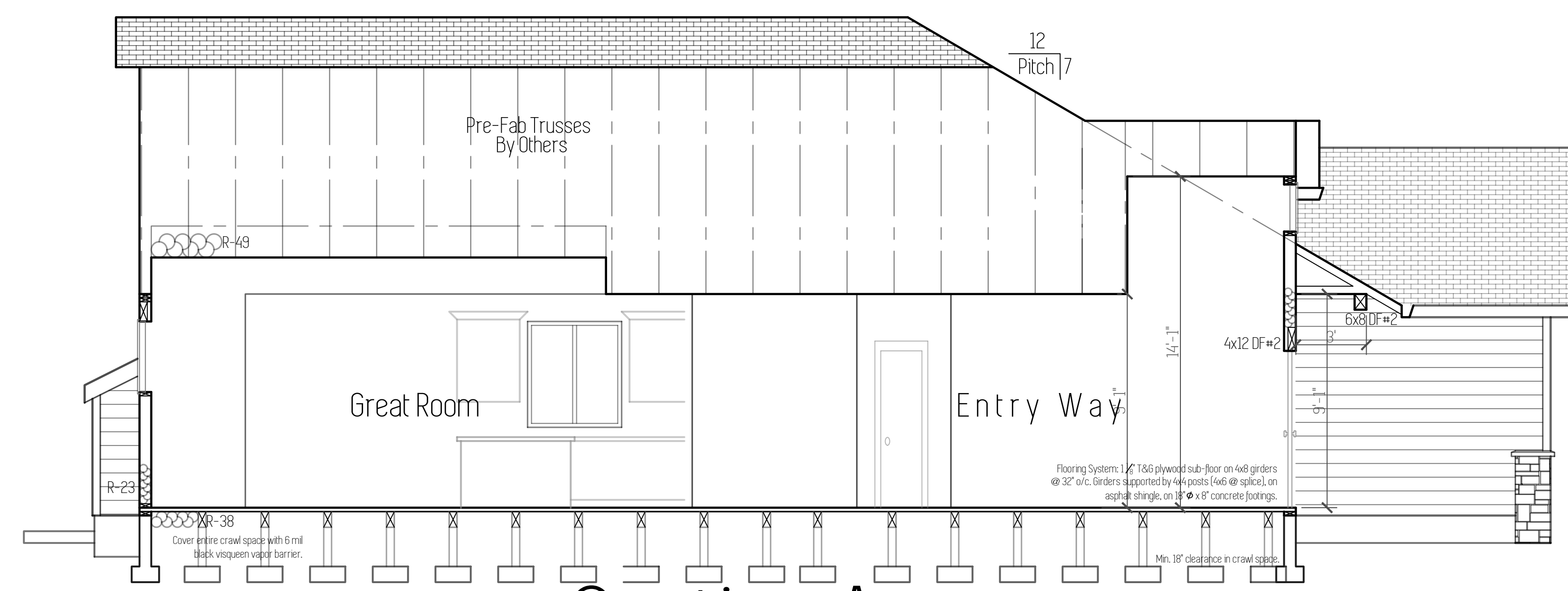
Scale: 1/4" = 1'

This plan is property of :

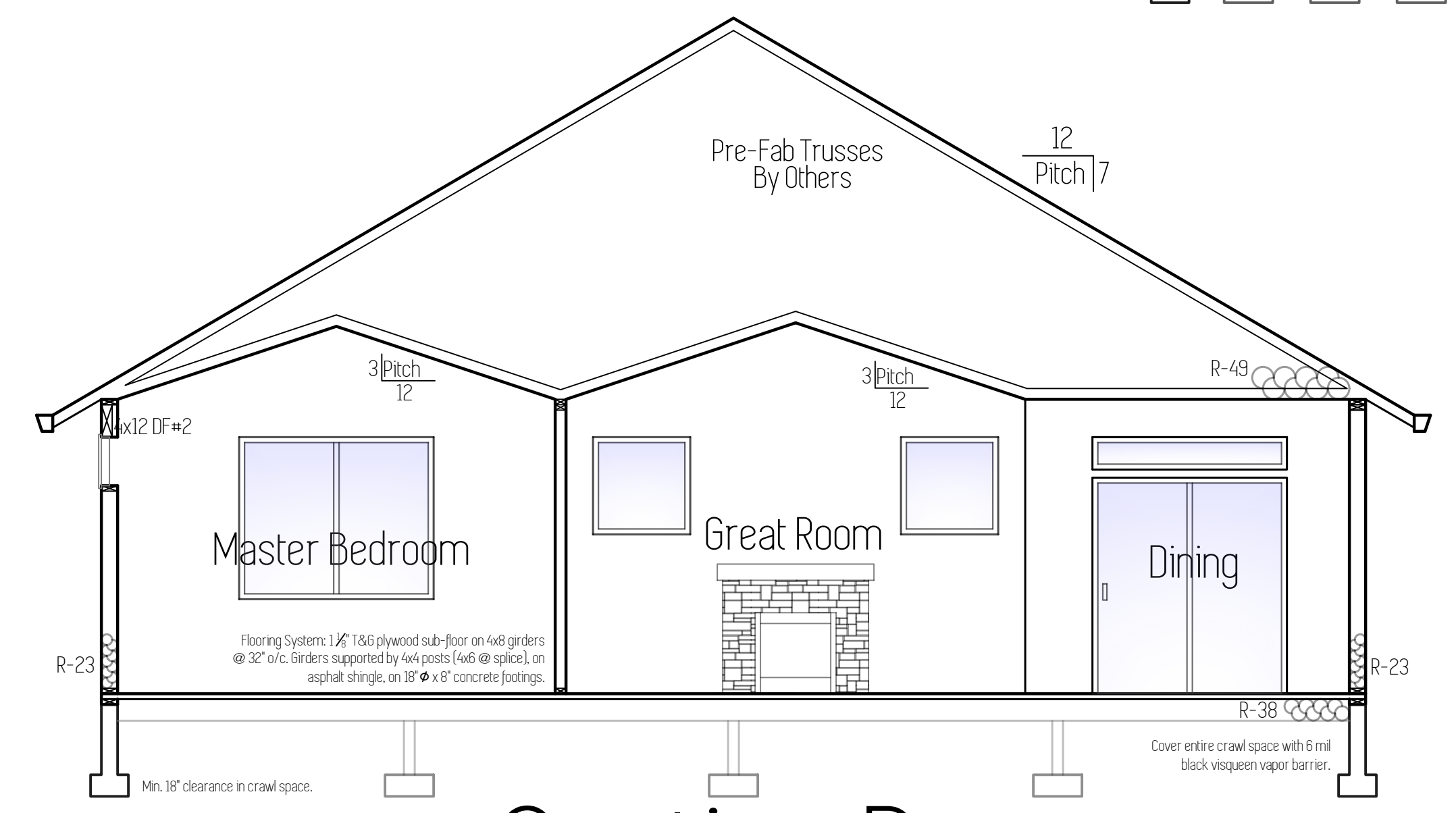


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Section A



Section B

General Notes

- All work is to comply with the 2014 Oregon Residential Specialty Code (ORSC).
- 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 2014 ORSC.
- Any written dimensions have precedence over scaled dimensions.

Foundation Notes

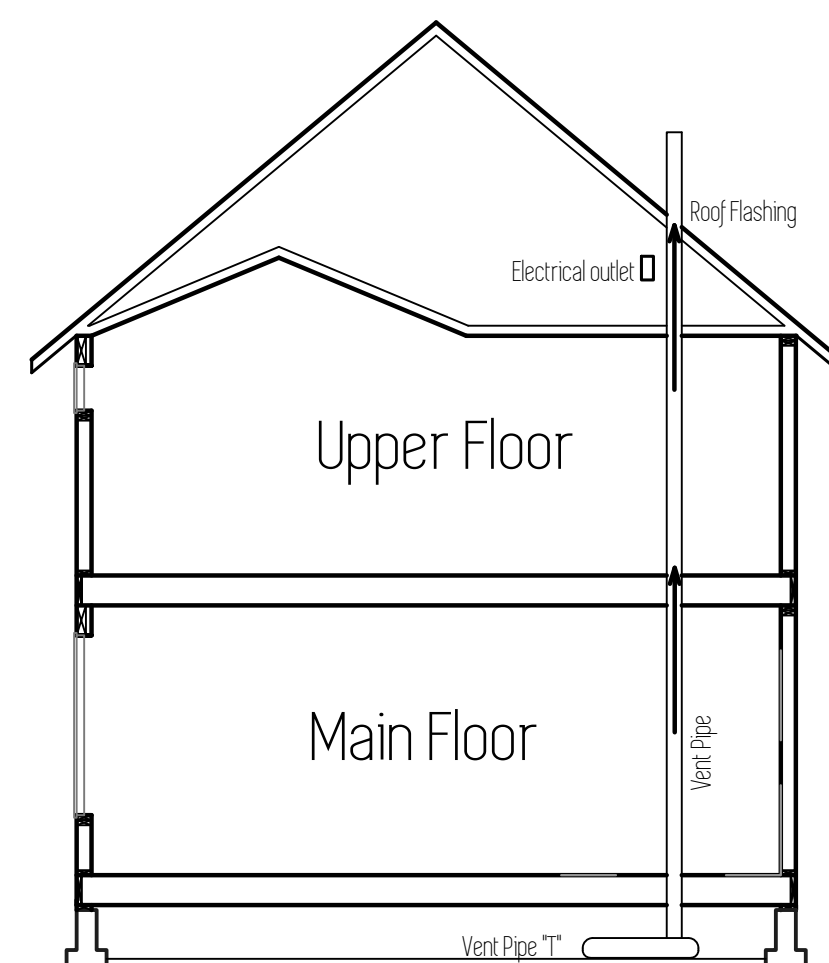
- Footings are to be placed on undisturbed, native soil with an assumed 1500 PSF.
- All slabs to be supported with a minimum of 4" compacted, crushed rock fill.
- Beam pockets in concrete walls to a minimum 1/2" air space on sides, and minimum 3" of bearing for all beams and girders.
- Cover entire crawl 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 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.

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.



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 1/2" 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, 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 1/8 of the member's depth, not longer than 1/2 of the member's depth, and not located in the middle 1/2 of the member's span.
- Notches at ends shall not exceed 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 1/2 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, 1 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.

Energy Efficiency

From Table N1101.1(2) "Additional Measures"

Envelope Enhancement Measure:

2: Upgraded features

Exterior walls: U-0.057/R-23 intermediate or R-21 advanced

Framed floors: U-0.026/R-38

Windows: U-0.25 (ave. UA)

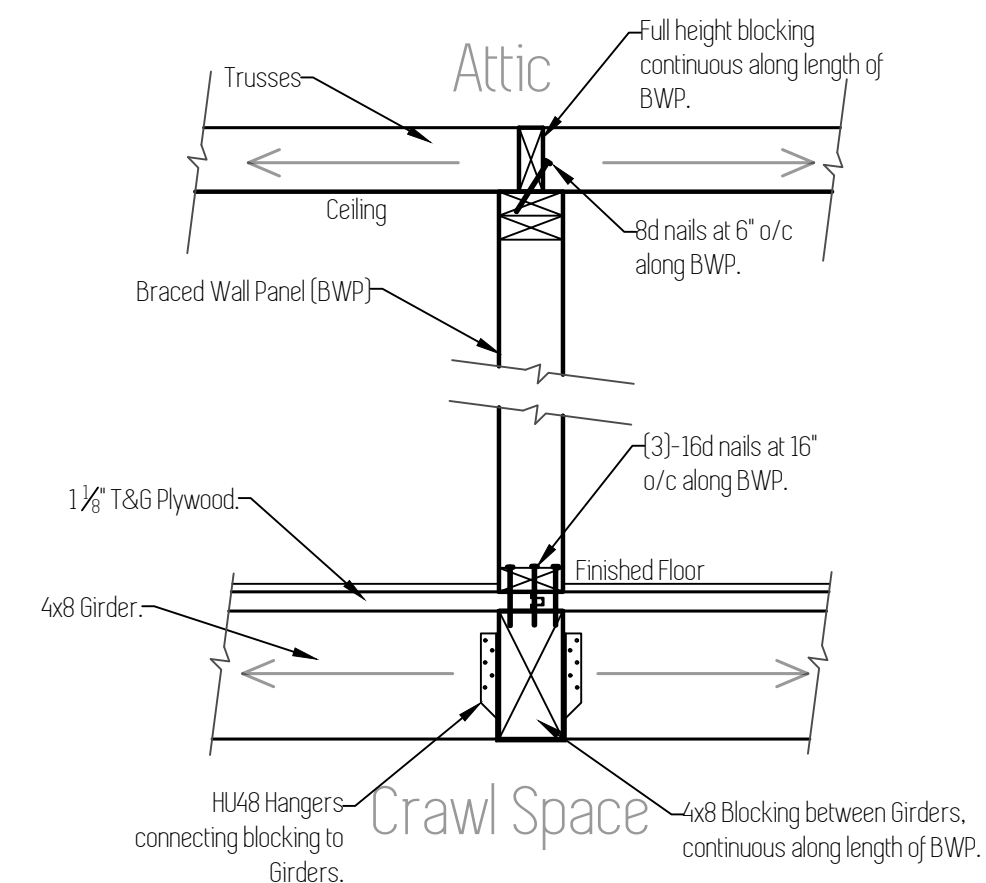
Conservation Measure:

A: High efficiency HVAC system

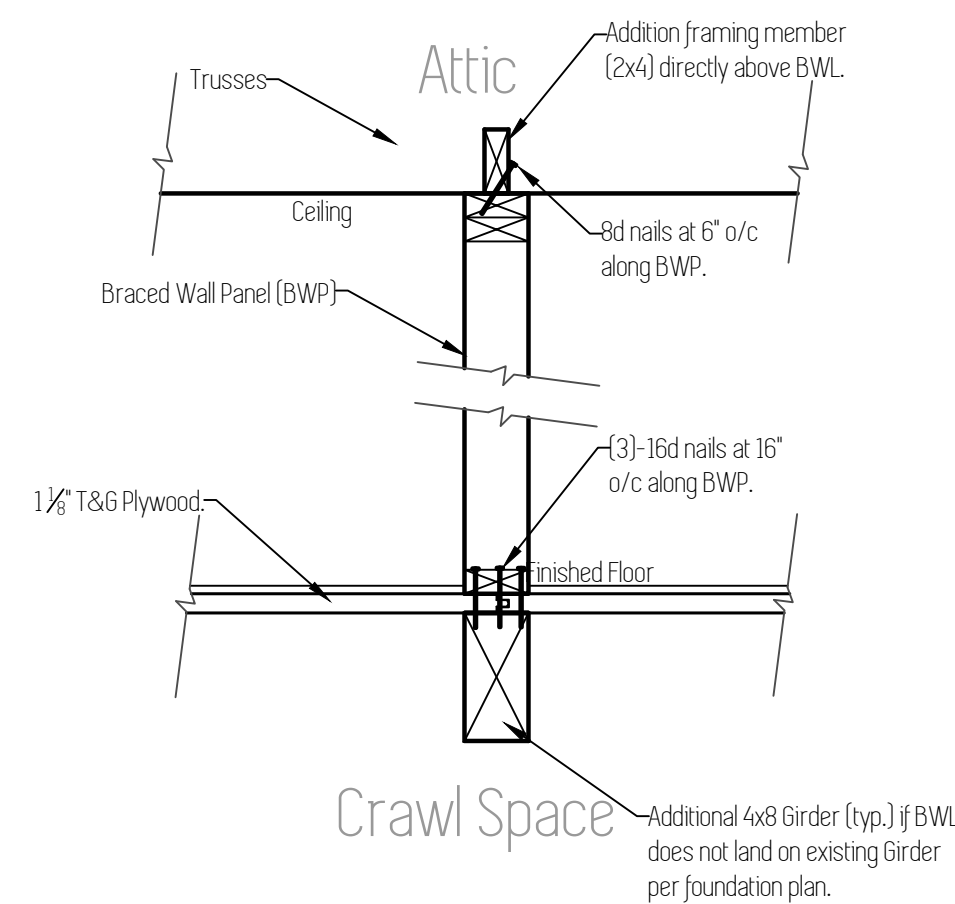
Gas-fired furnace or boiler AFUE 94%, or

Air source heat pump HSPF 9.5/15.0 SEER cooling, or

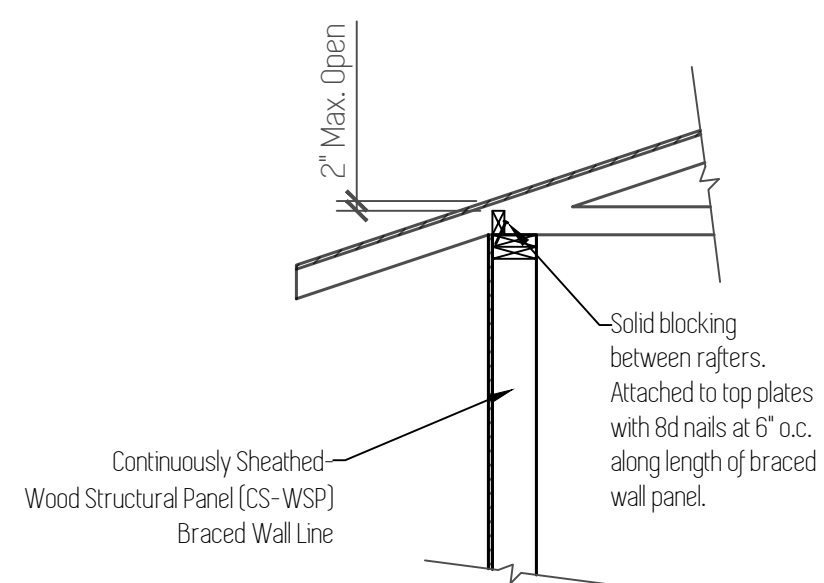
Ground source heat pump COP 3.5 or Energy Star rated



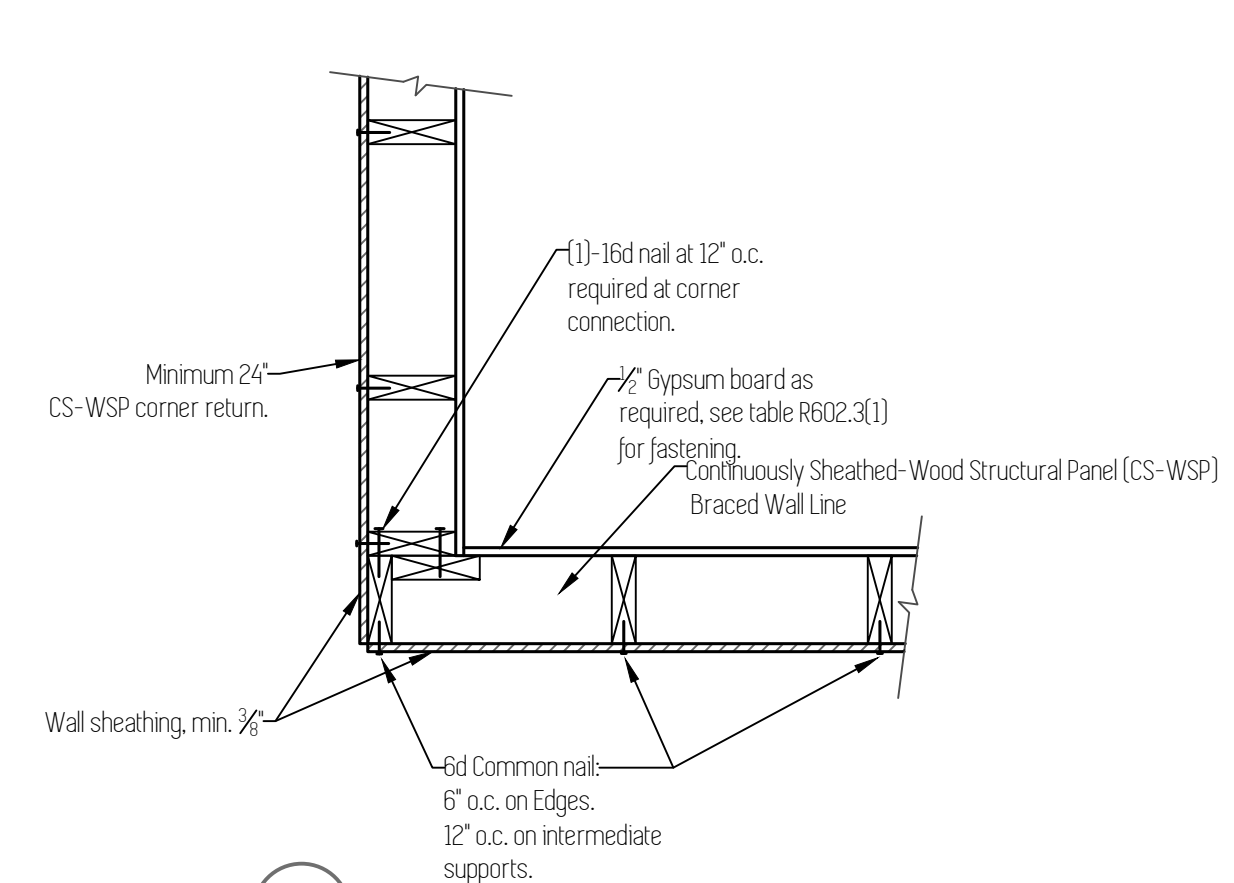
D5 Figure R602.10.8(1)
Braced Wall Panel connection when perpendicular to floor/ceiling framing. Scale: 1"=1'



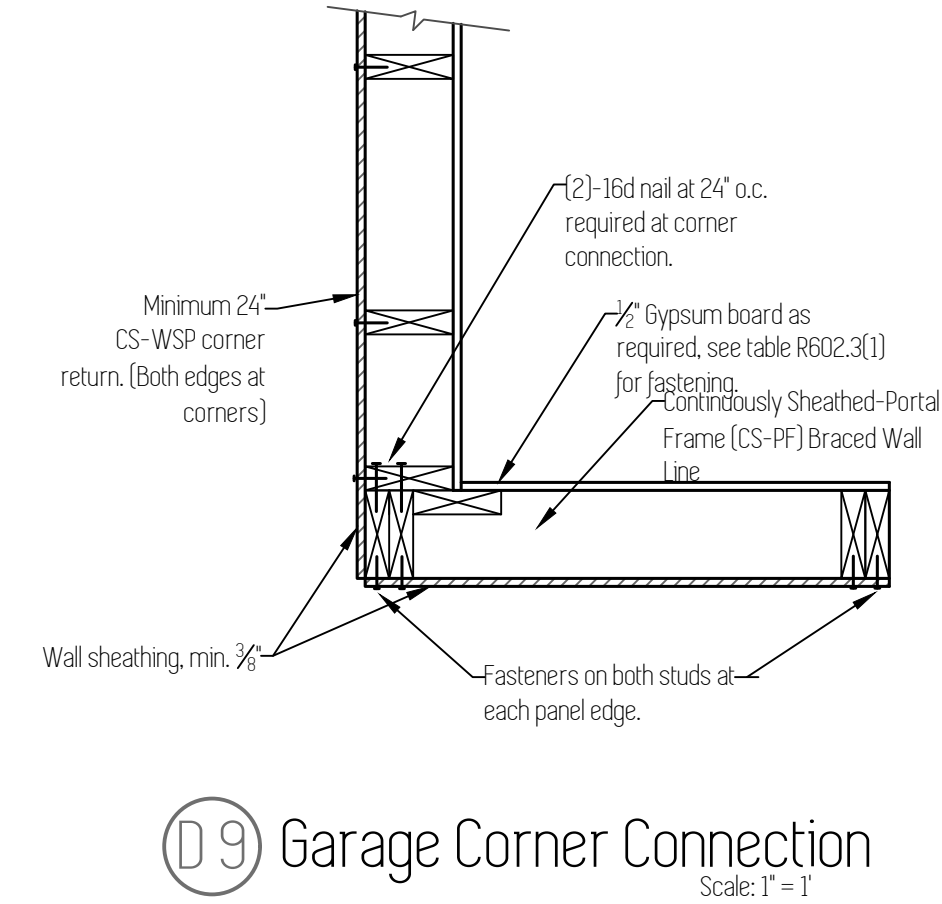
D6 Figure R602.10.8(2)
Braced Wall Panel connection when parallel to floor/ceiling framing. Scale: 1"=1'



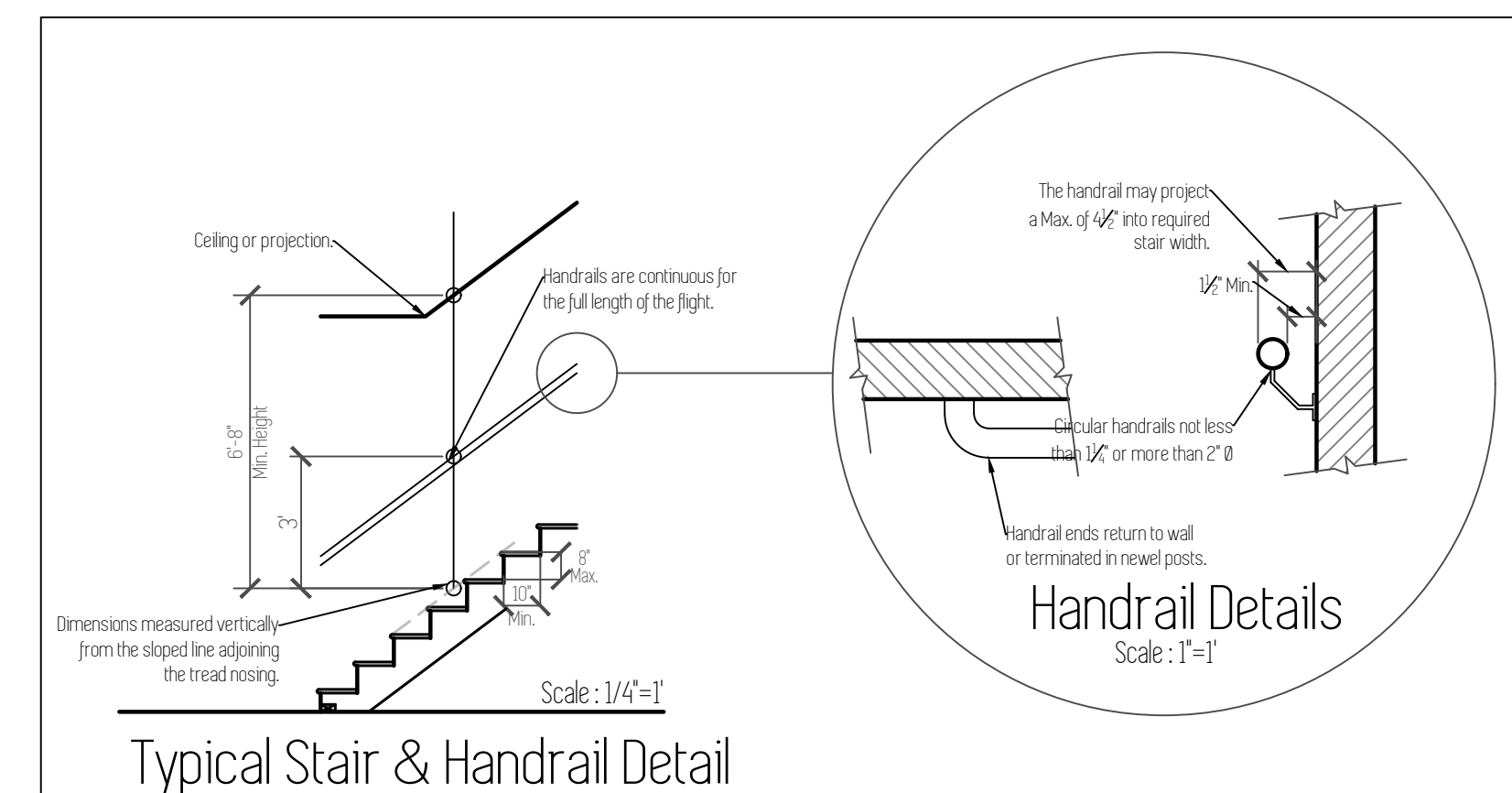
D7 Figure R602.10.8.2(1)
Braced Wall Panel connection to perpendicular rafters. Scale: 1/2"=1'



D8 Outside Corner Connection
Scale: 1"=1'



D9 Garage Corner Connection
Scale: 1"=1'



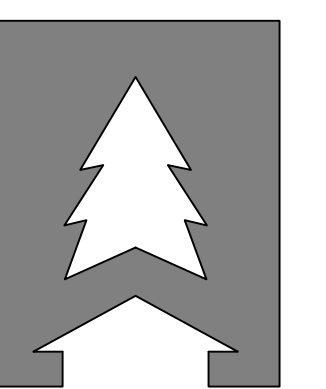
Typical Stair & Handrail Detail

Plan Name	Rock Creek S
Date	6/25/2020
Location	Regan Hills #3 Lot 26 Estacada, OR

Total Sq Ft = 1,650

Details/Notes

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