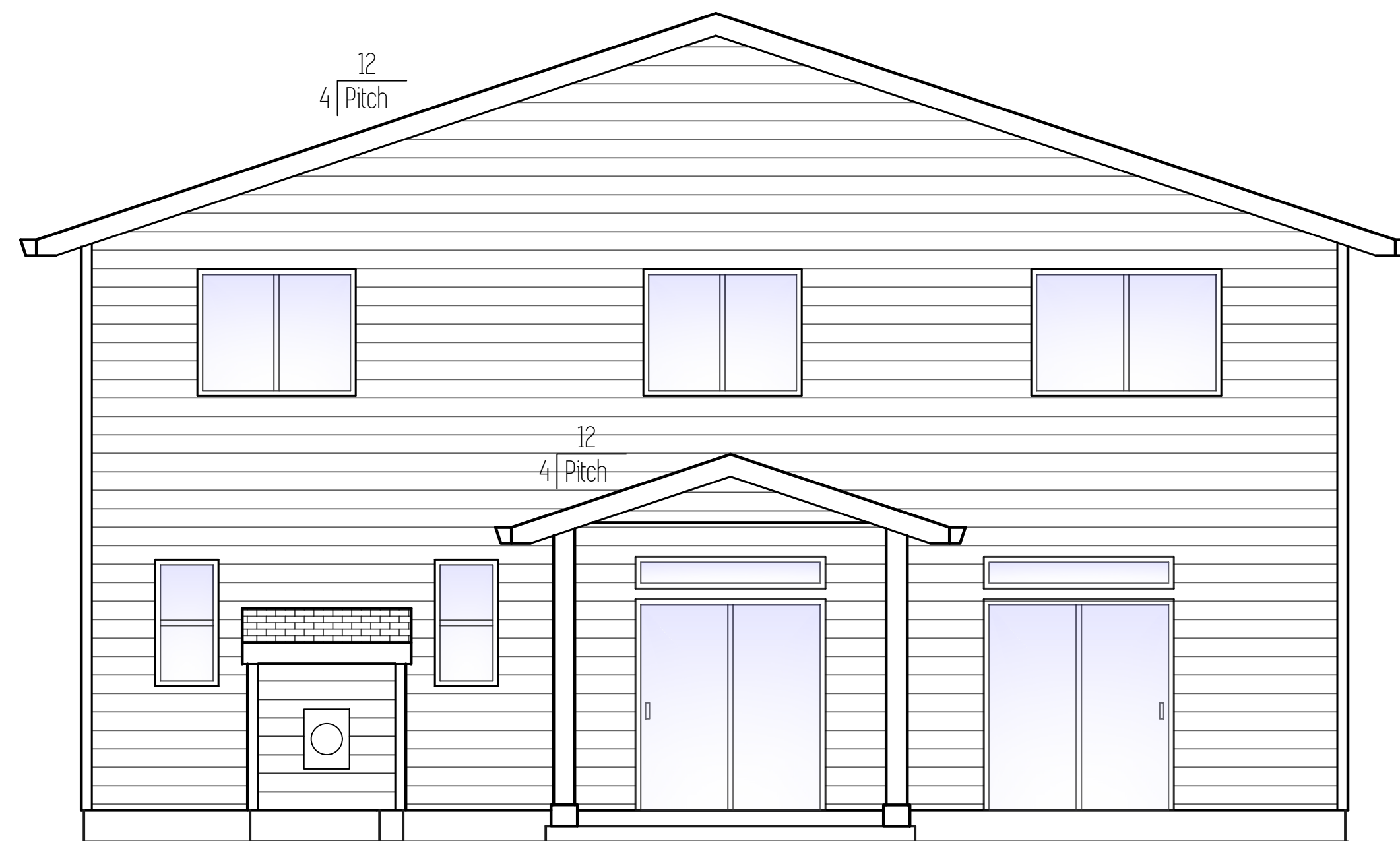




Right Elevation



Front Elevation



Back Elevation



Left Elevation

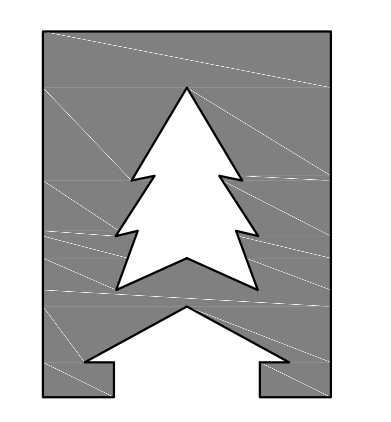
Plan Name	Aspen ADU B
Date	12/5/2019
Location	Regan Hill Acres 3 Lot 66 Estacada, OR 97023

Main Living: 1,850 Sqft // ADU: 830 Sqft

# Elevations

Scale: 1/4" = 1'

This plan is property of:



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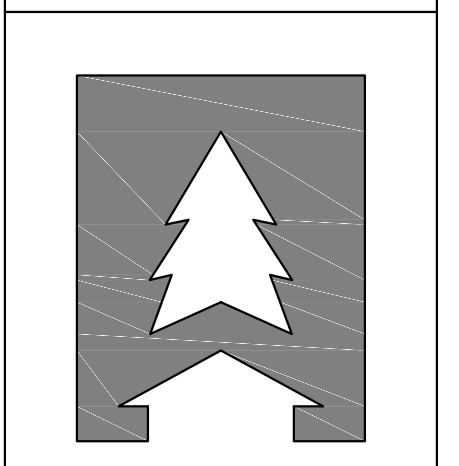
Plan Name	Aspen ADU B
Date	12/5/2019
Location	Regan Hill Acres 3 Lot 66 Estacada, OR 97023

Main Living: 1,850 SqFt // ADU: 830 SqFt

# Floor Plan

Scale: 1/4" = 1'

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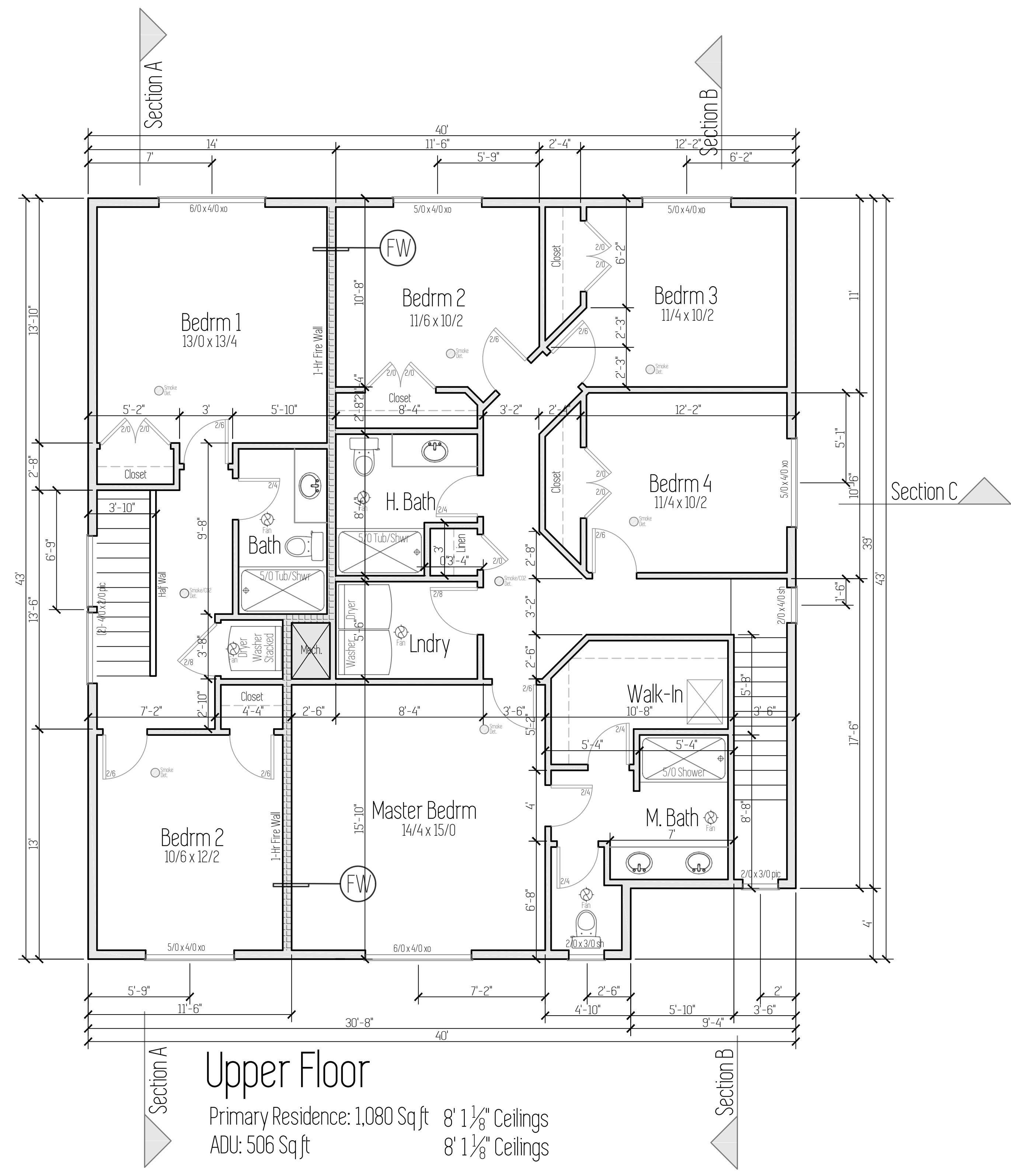
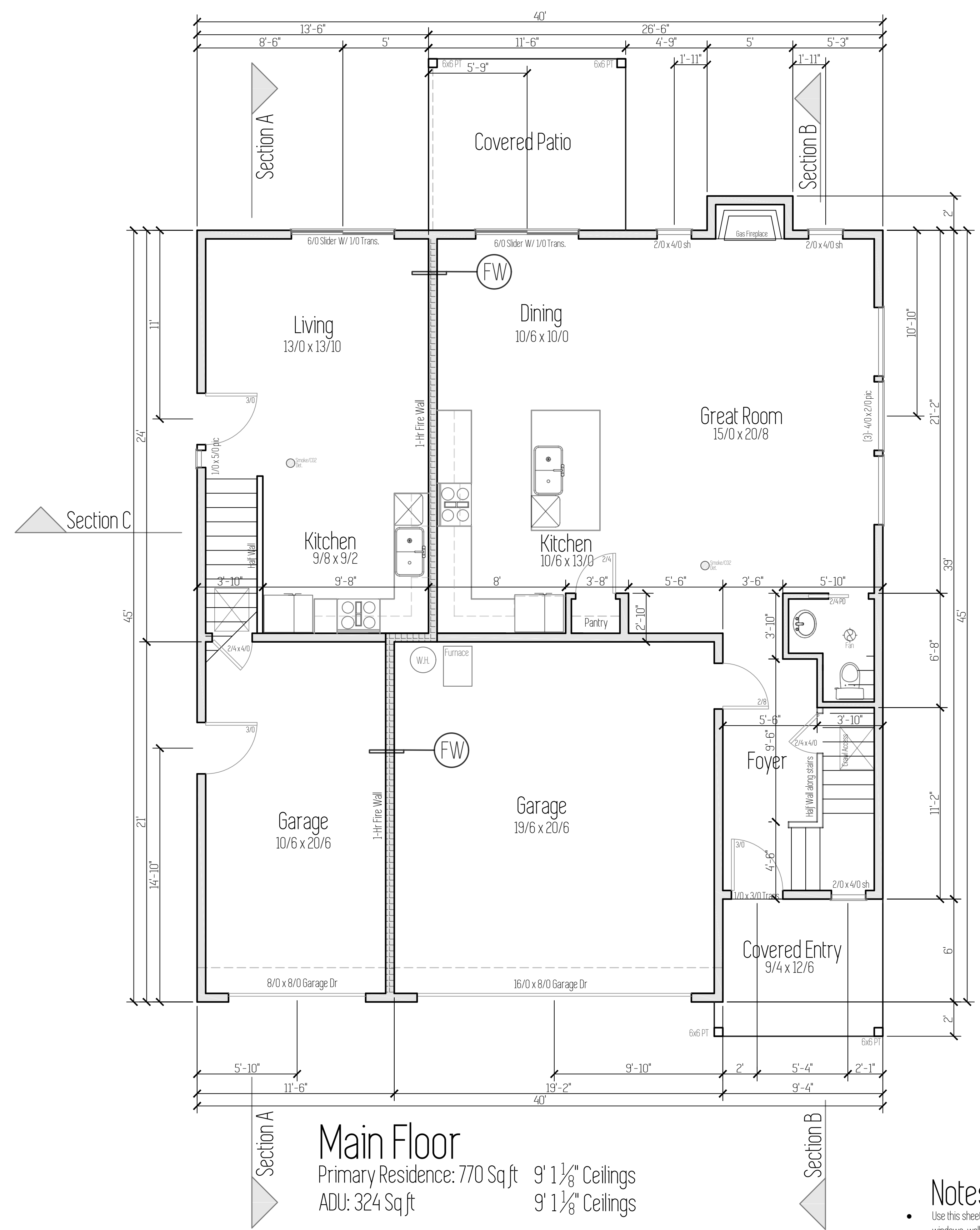
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# 2



- 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 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 walls.
- 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.

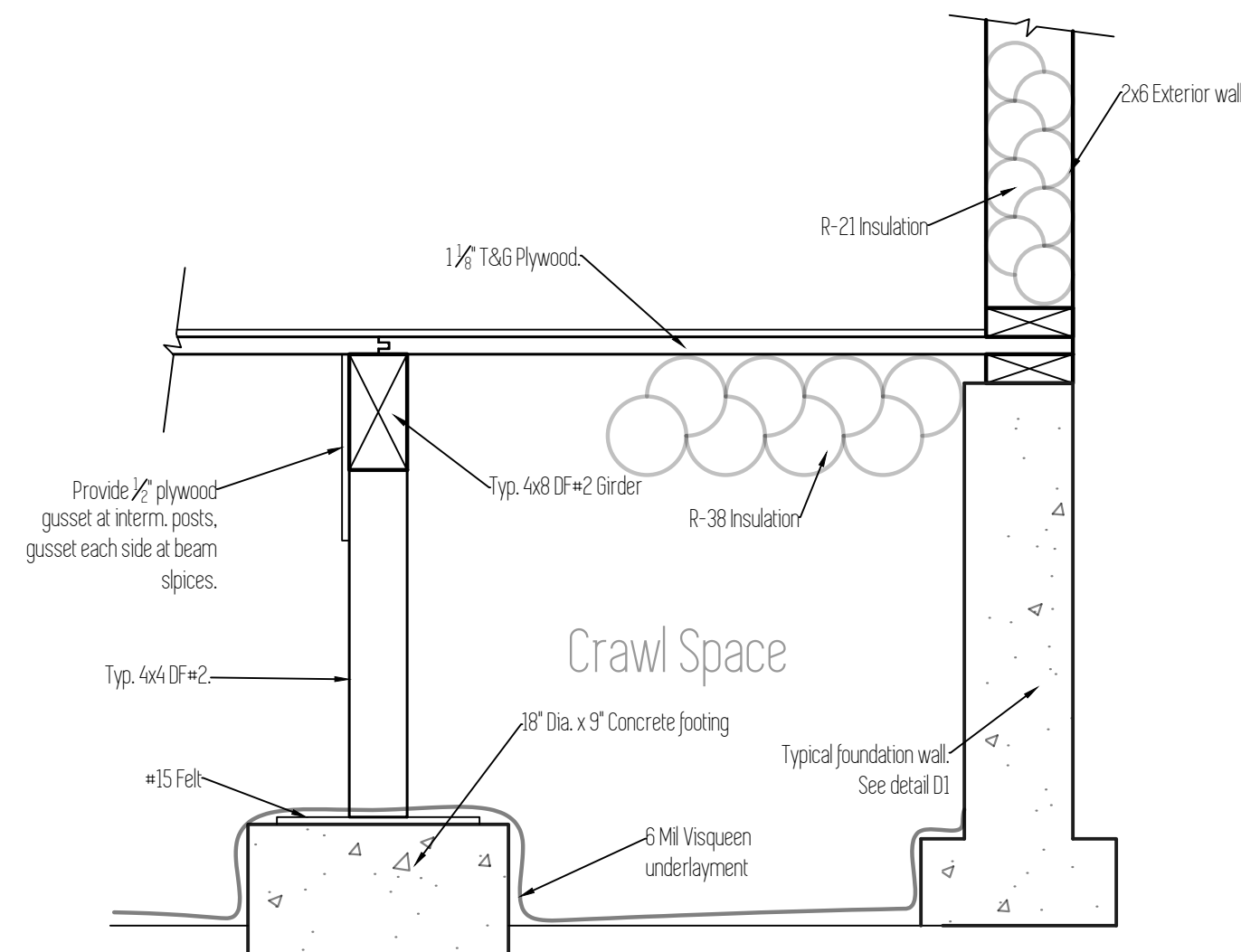
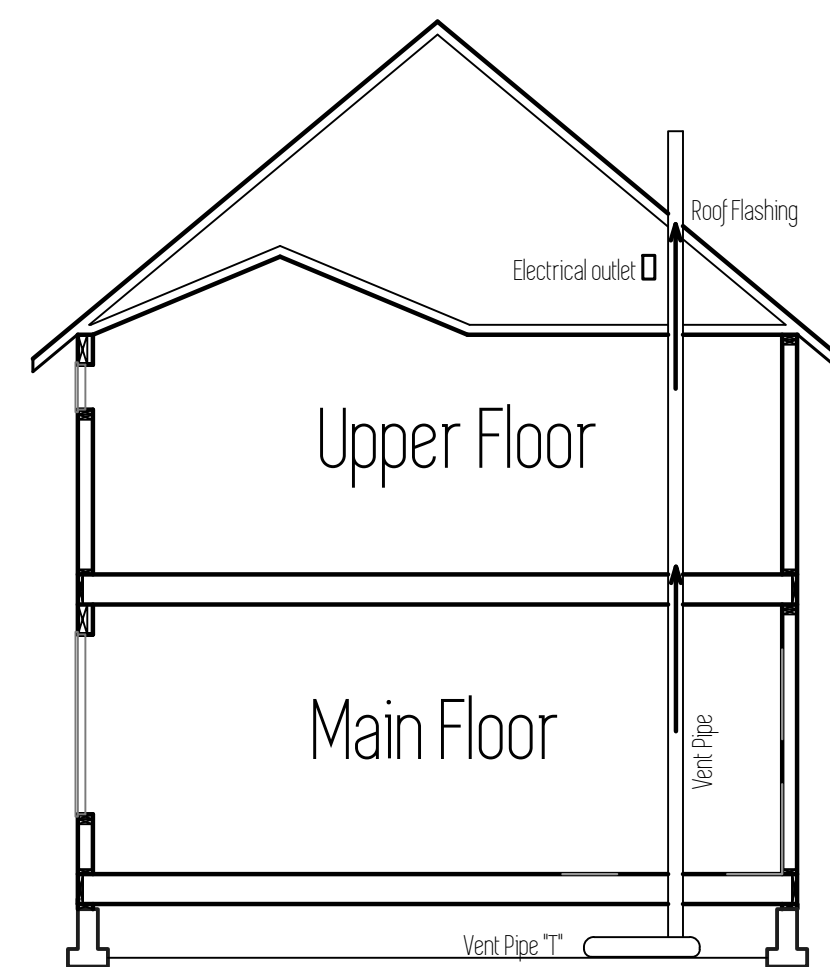
Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.
F2	27" x 27" x 8" Concrete footing with (2) #4 bars each way.
F3	30" x 30" x 8" Concrete footing with (3) #4 bars each way.
F4	33" x 33" x 10" Concrete footing with (3) #4 bars each way.

## Radon Passive System

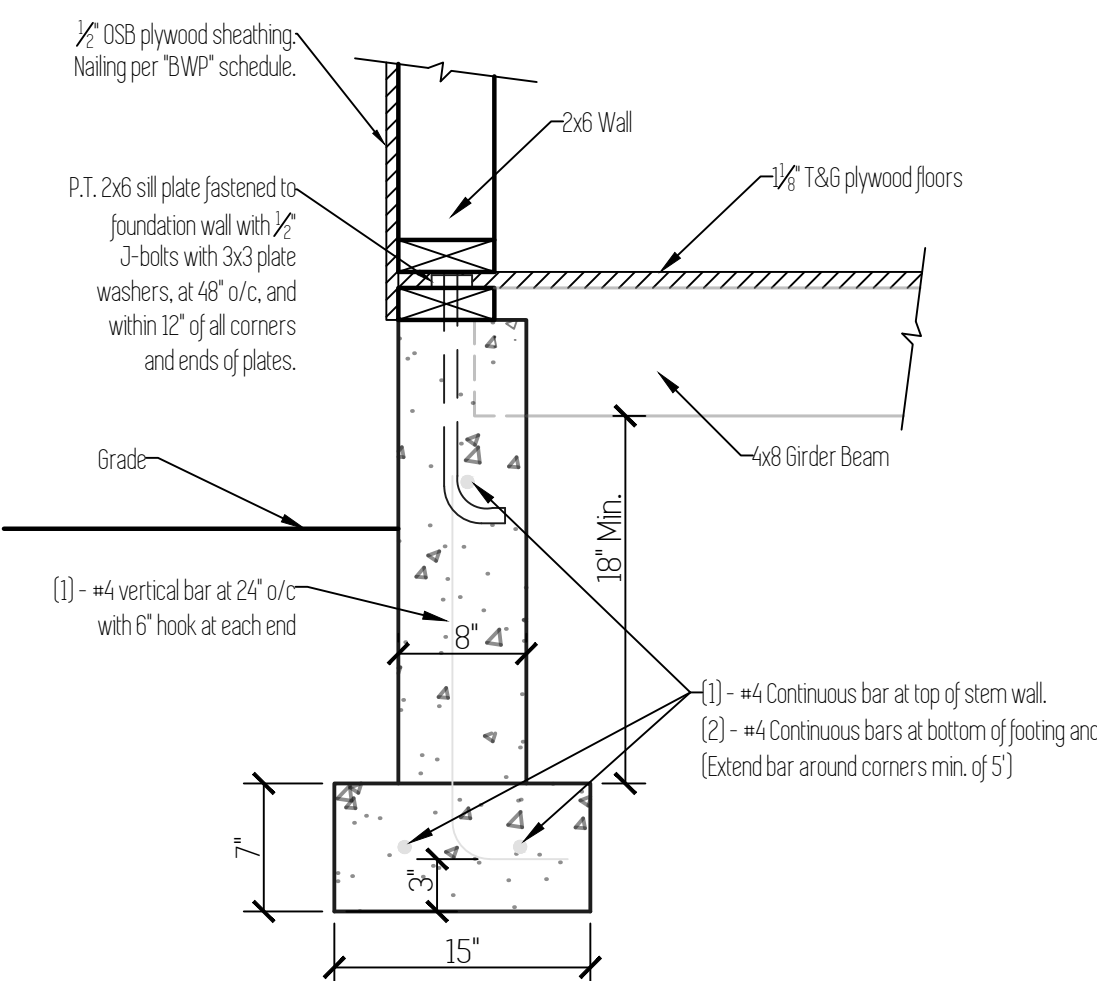
AF103.5.3 Vent Pipe

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.

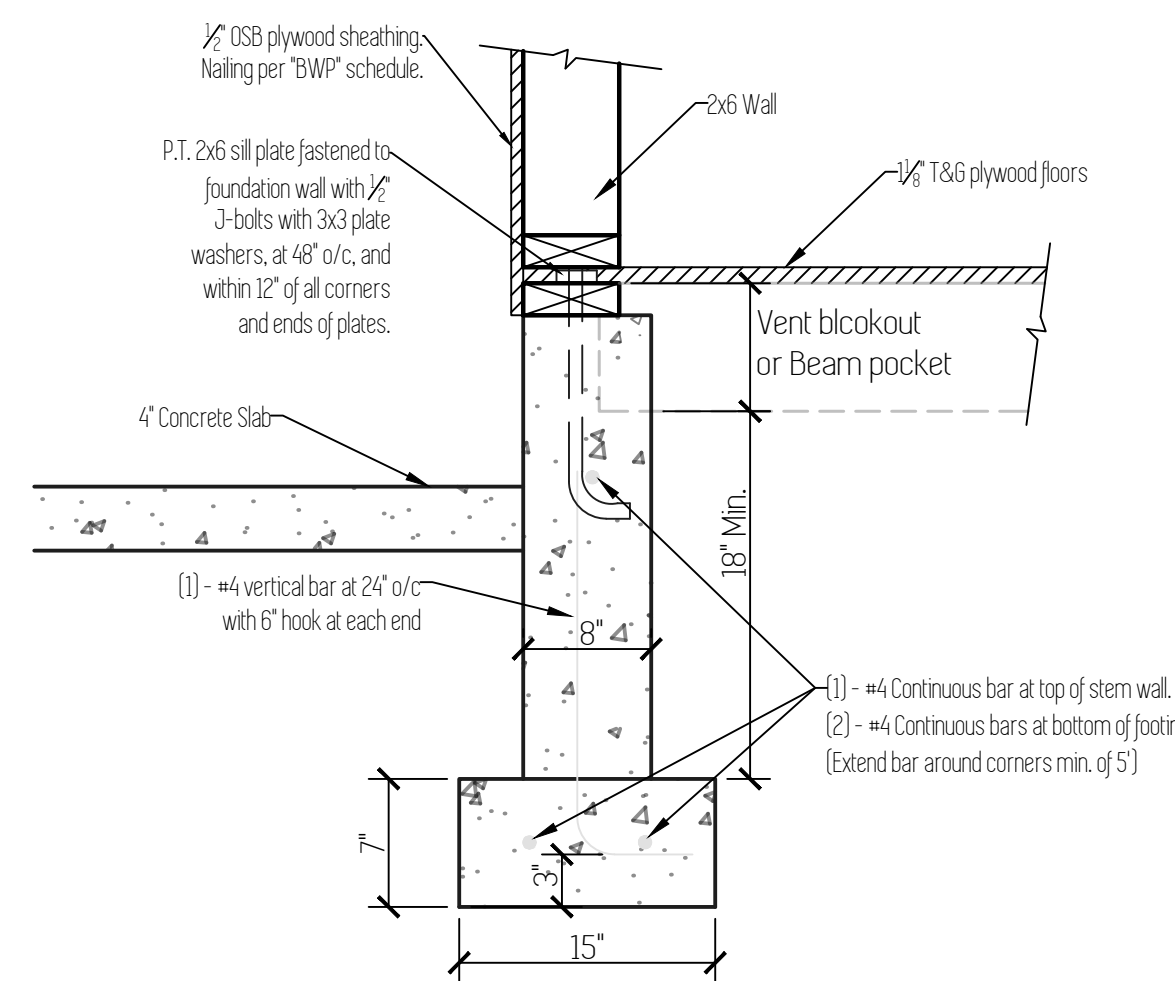


**D3** Post & Beam Scale: 1"=1'



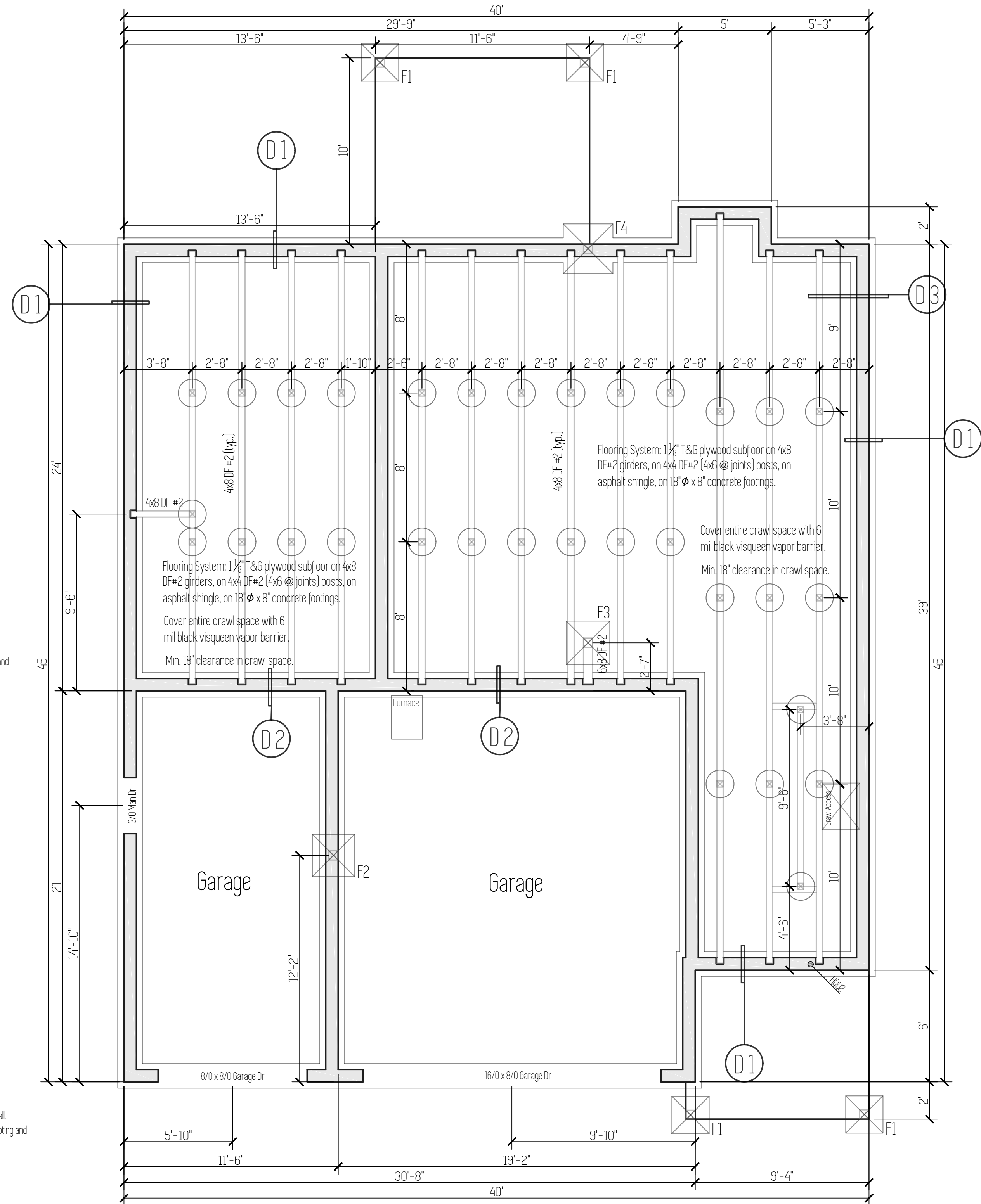
**D1** Footing Section Scale: 1"=1'

Note:  
1. Footing to be place on undisturbed, native soil.



**D2** Footing Section Scale: 1"=1'

Note:  
1. Footing to be place on undisturbed, native soil.



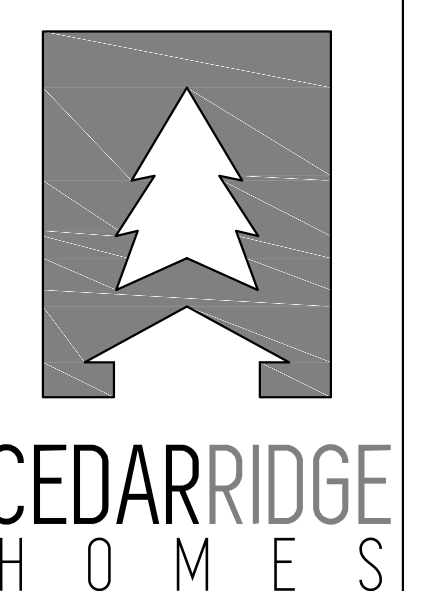
Plan Name	Aspen ADU B
Date	12/5/2019
Location	Regan Hill Acres 3 Lot 66 Estacada, OR 97023

# Foundation Plan

Main Living: 1,850 Sqft // ADU: 830 Sqft

Scale: 1/4" = 1'

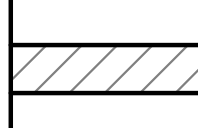
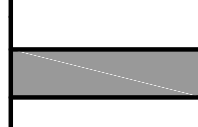
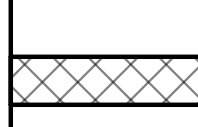
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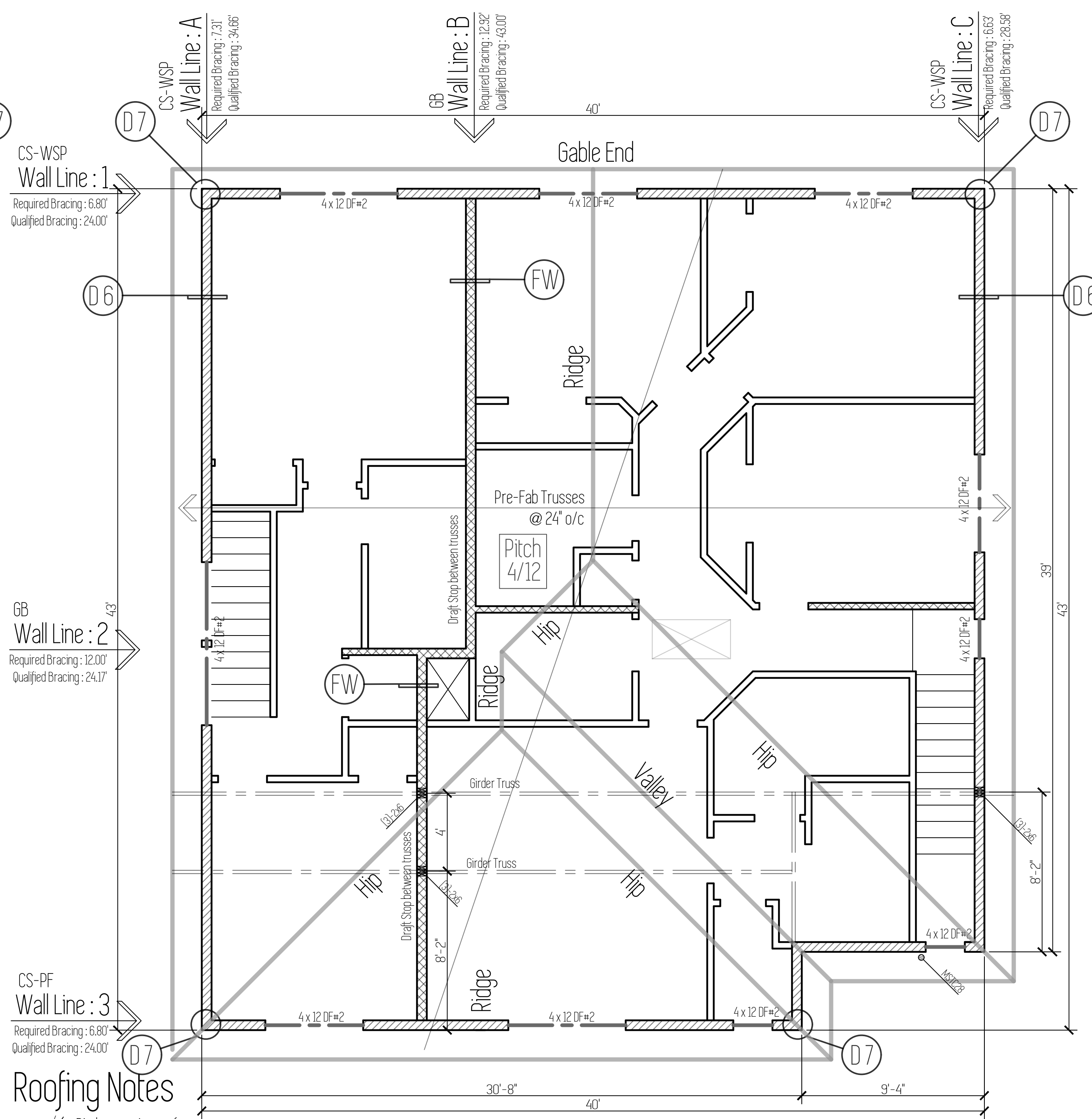
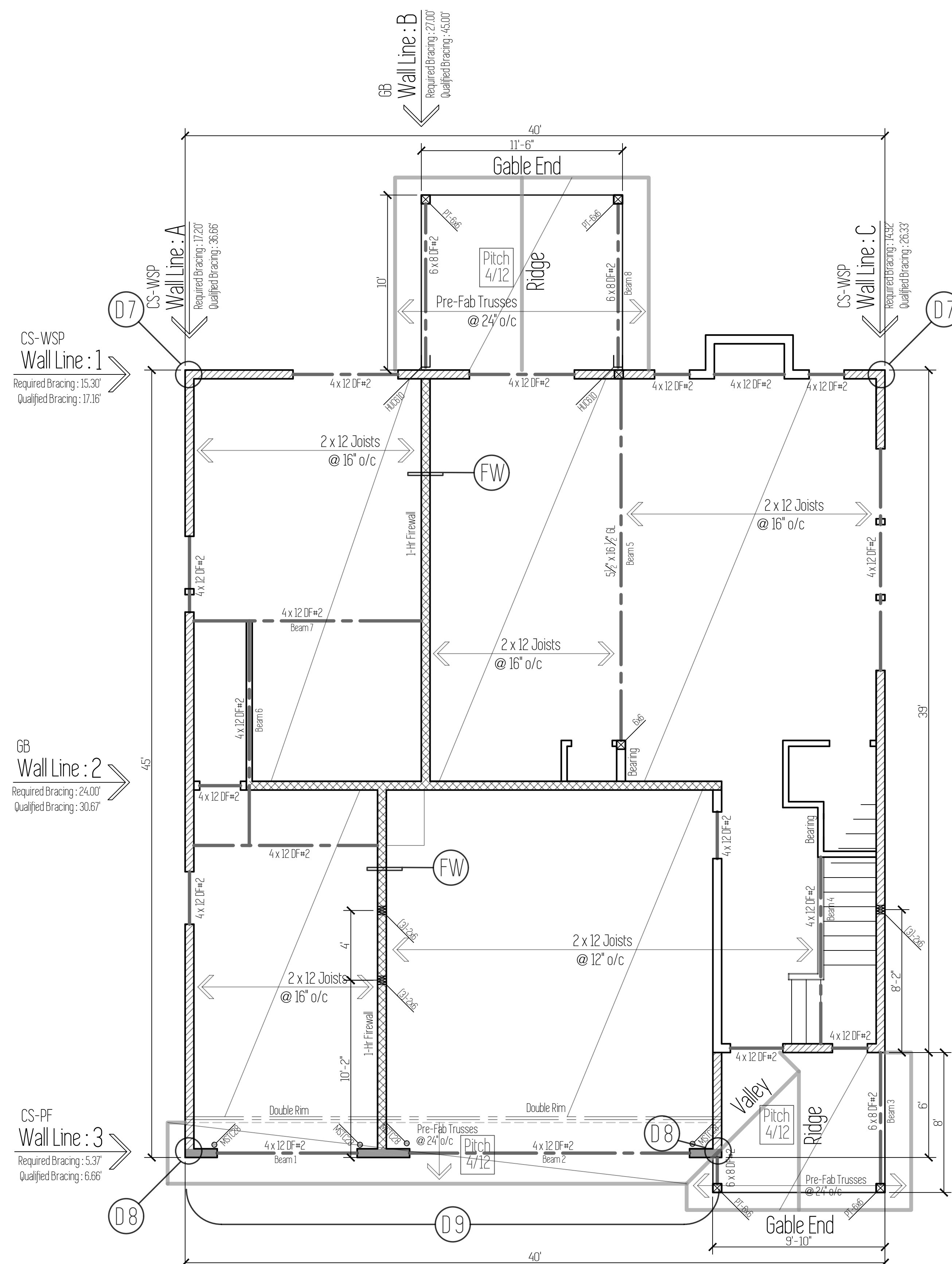


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# 3

Bracing Method	Minimum Thickness	Details	Connection Criteria	
			Fasteners	Spacing
 CS-WSP Continuously Sheathed Wood Structural Panel	3/8"	See APA Wall Bracing Calculations for individual wall details.	Exterior sheathing per Table R602.3(3)	6" Edges, 12" Field
 CS-PF Continuously Sheathed Portal Frame	7/16"	See APA Wall Bracing Calculations, as well as details below.	See Section R602.10.6.4	See Section R602.10.6.4
 GB Gypsum Board Double-Sided	1/2"	See APA Wall Bracing Calculations for individual wall details.	Nails of screws per Table R702.3.5 for interior locations.	For all braced wall panel locations: 7" edges, 7" field.



- Roofing Notes**
- 1/2 Pitch on entire roof.
  - 18" overhang on all eaves.
  - 12" overhang on all gable ends.
  - Install roof vents along ridge @ 4' o.c.

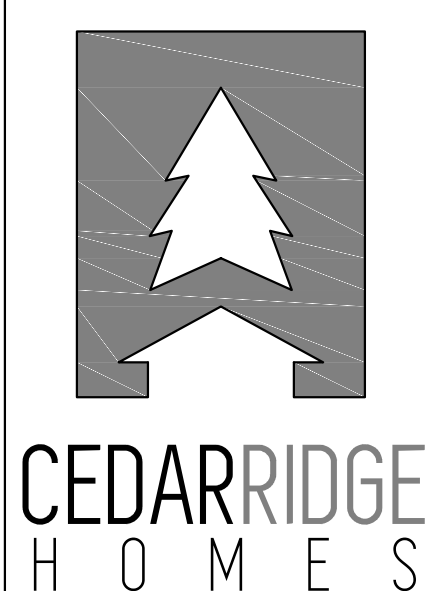
Plan Name  
Aspen ADU B  
Date  
12/5/2019  
Location  
Regan Hill Acres 3  
Lot 66  
Estacada, OR 97023

Main Living: 1,850 Sqft // ADU: 830 Sqft

# Framing Plan

Scale: 1/4" = 1'

This plan is property of:



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4

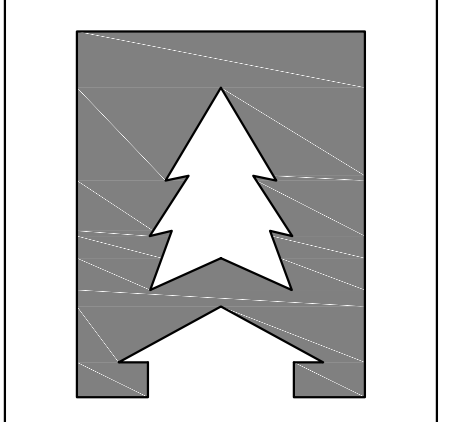
Plan Name	Aspen ADU B
Date	12/5/2019
Location	Regan Hill Acres 3 Lot 66 Estacada, OR 97023

Main Living: 1,850 Sqft // ADU: 830 Sqft

# Sections

Scale: 1/4" = 1'

This plan is property of:



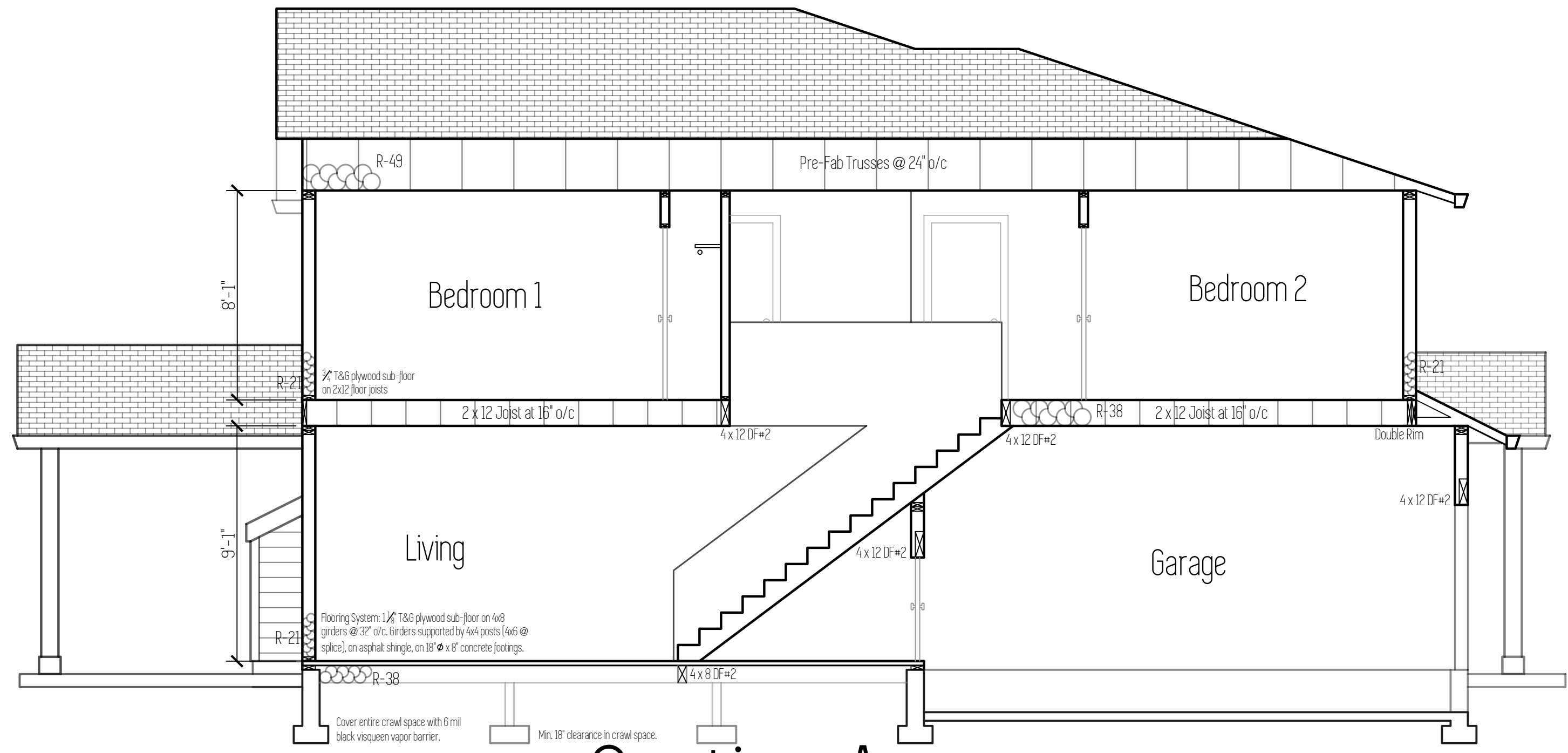
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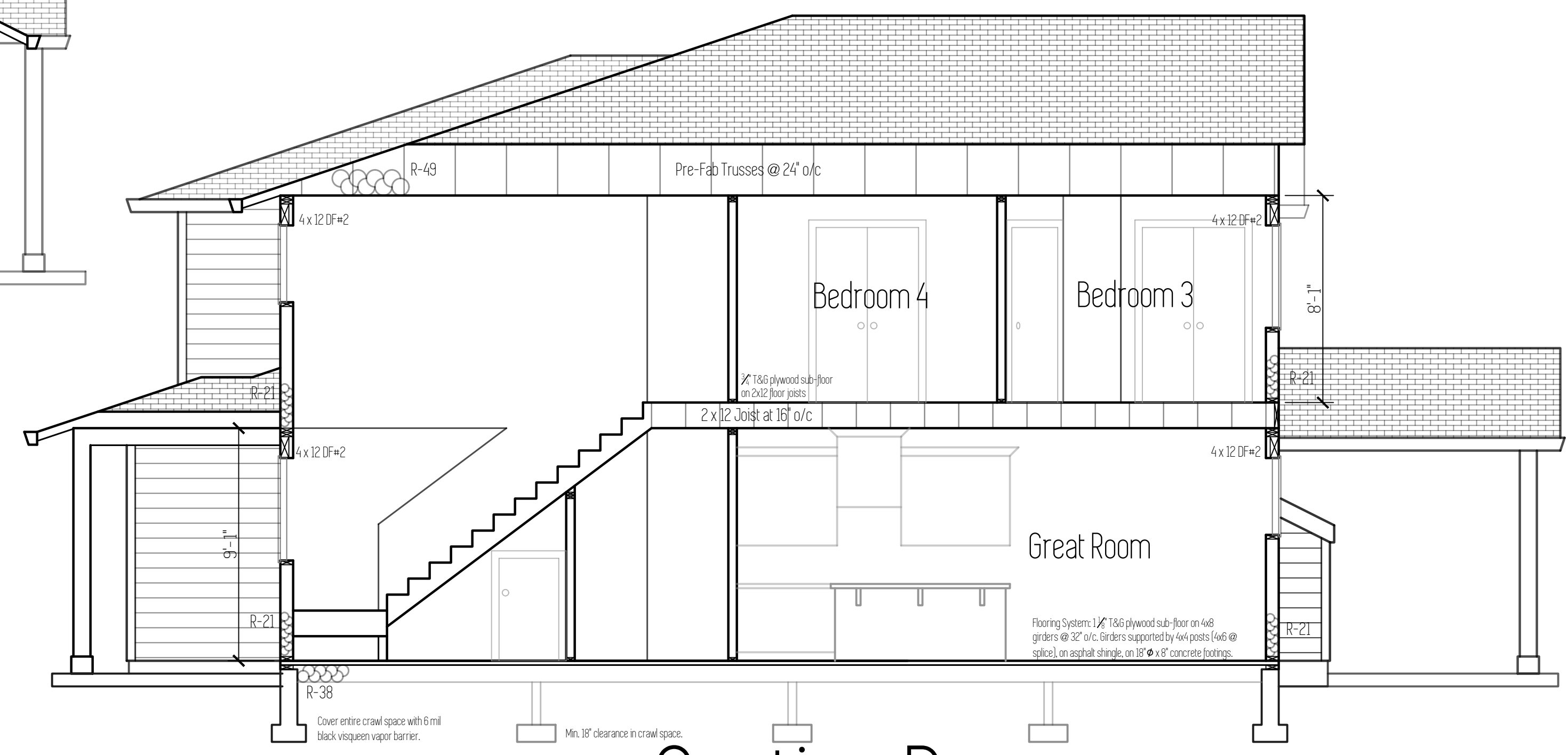
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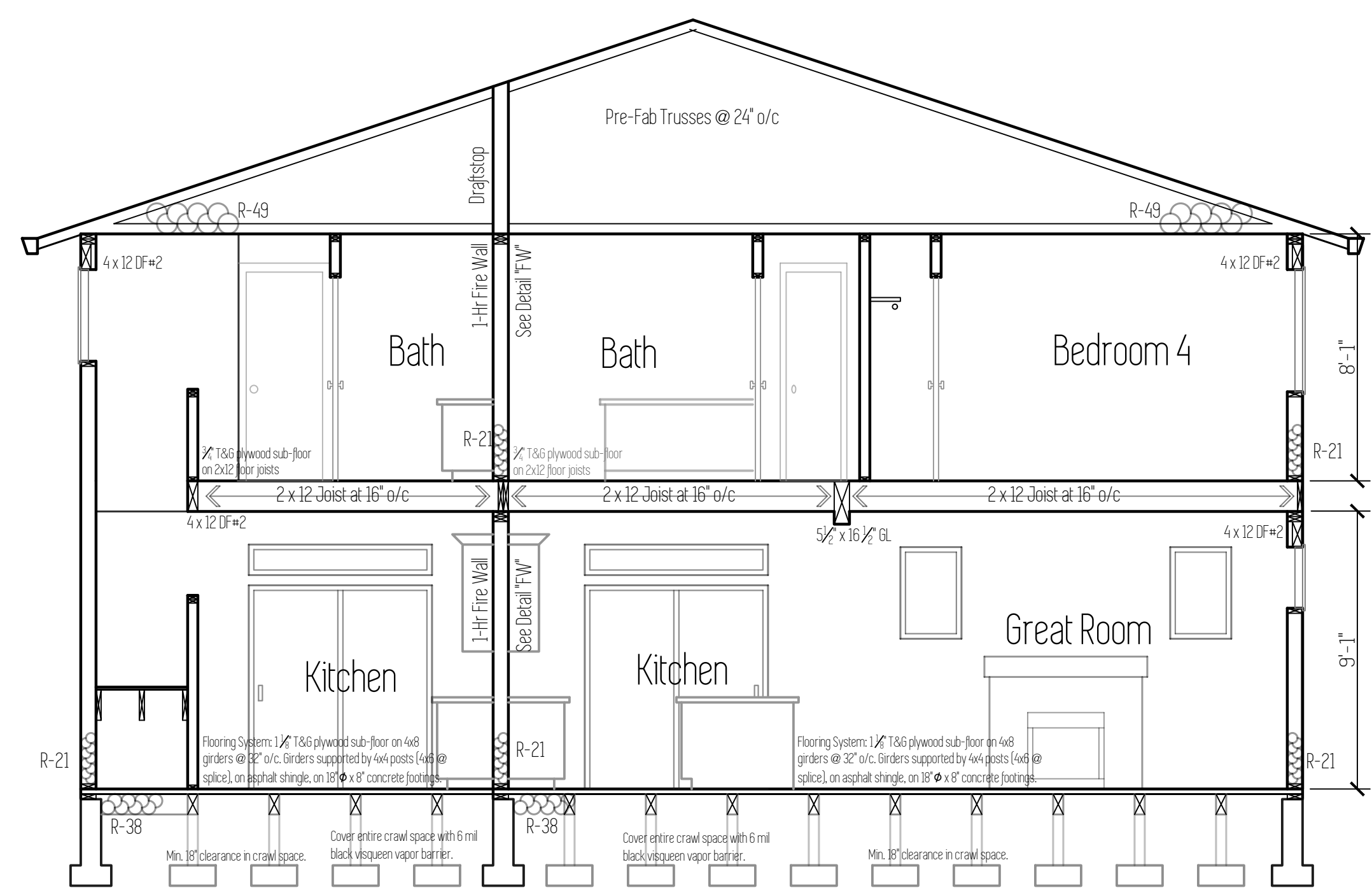
# 5



Section A



Section B



Section C



# 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 15x7 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"x 24" (minimum) access opening is required to all under-floor spaces.

# 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 5/8" 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, 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 1/6 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

**TABLE N1101.1(2) ADDITIONAL MEASURES**

Measure	Description
1	<b>High efficiency walls</b> Exterior walls—U-0.045/R-21 cavity insulation + R-5 continuous
2	<b>Upgraded features</b> Exterior walls—U-0.057/R-23 intermediate or R-21 advanced, Framed floors—U-0.026/R-36, and Windows—U-0.28 (average UA)
3	<b>Upgraded features</b> Exterior walls—U-0.055/R-23 intermediate or R-21 advanced, Flat ceiling—U-0.017/R-60, and Framed floors—U-0.026/R-38
4	<b>Super Insulated Windows and Attic OR Framed Floors</b> Windows—U-0.22 (Triple Pane Low-e), and Flat ceiling—U-0.017/R-60 or Framed floors—U-0.026/R-38
5	<b>Air sealing home and ducts</b> Mandatory air sealing of all wall coverings at top plate and air sealing checklist, and Mechanical whole-building ventilation system with rates meeting M1503 or ASHRAE 62.2, and All ducts and air handlers contained within building envelope <sup>a</sup> or All ducts sealed with mastic <sup>c</sup>
6	<b>High efficiency thermal envelope UA<sup>b</sup></b> Proposed UA is 8% lower than the code UA
A	<b>High efficiency HVAC system<sup>b</sup></b> Gas-fired furnace or boiler AFUE 94%, or Air source heat pump HSPF 9.5/13.0 SEER cooling, or Ground source heat pump COP 3.5 or Energy Star rated
B	<b>Ducted HVAC systems within conditioned space</b> All ducts and air handlers contained within building envelope <sup>a</sup> <i>Comment for combined with Measure 5</i>
C	<b>Ductless heat pump</b> Ductless heat pump HSPF 10.0 in primary zone of dwelling
D	<b>High efficiency water heater<sup>c</sup></b> Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product

For SE: 1 square foot = 0.093 m<sup>2</sup>. 1 watt per square foot = 10.8 W/m<sup>2</sup>.

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. All duct joints and seams sealed with listed mastic; tape is only allowed at appliance or equipment connections (for service and replacement). Meet sealing criteria of Performance Tested Comfort Systems program administered by the Bonneville Power Administration (BPA).

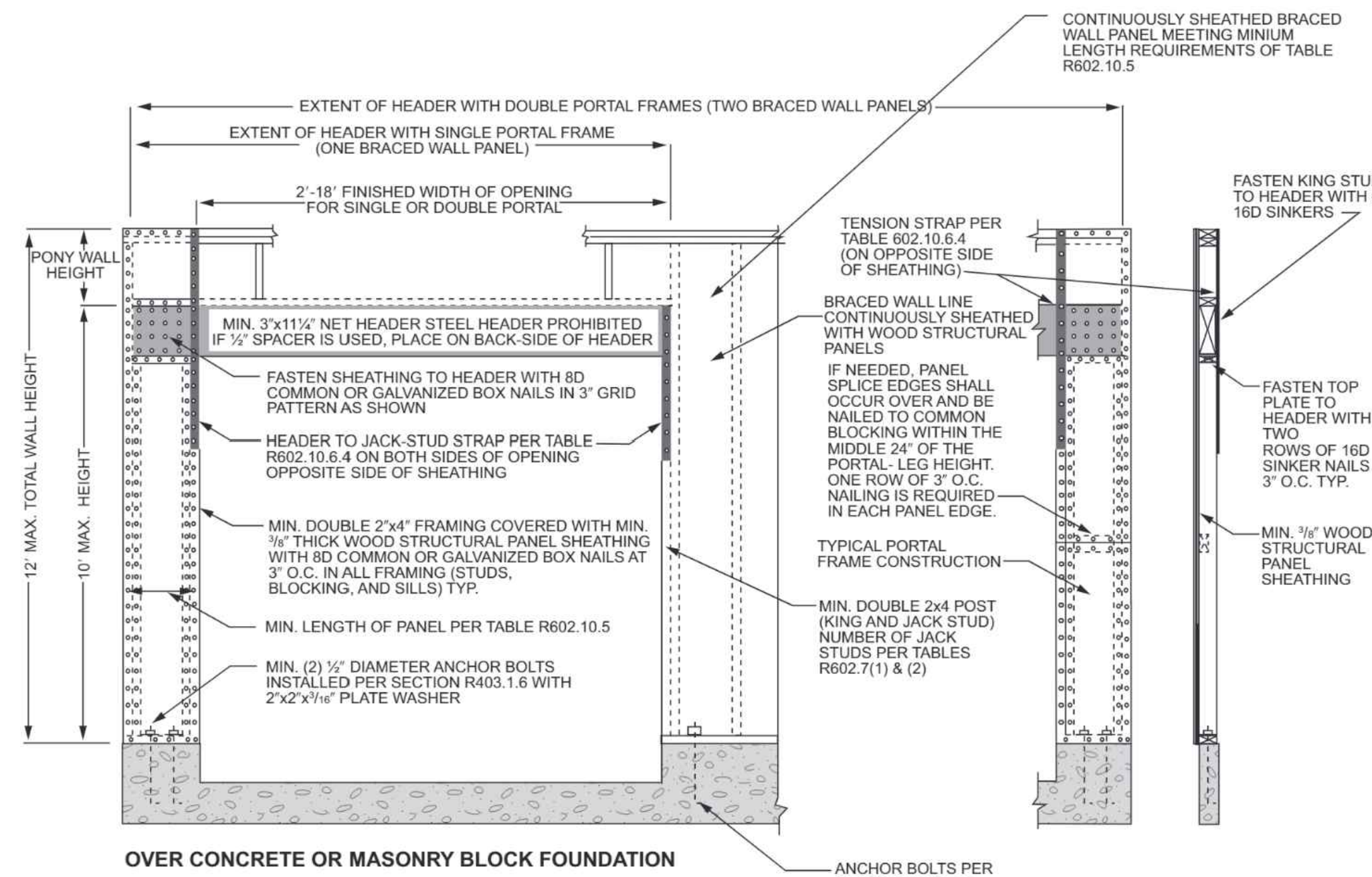
c. Residential water heaters less than 55 gallon storage volume.

d. A total of 5 percent of an HVAC system's ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.

e. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

f. Continuous air barrier. Additional requirement for sealing of all interior vertical wall covering to top plate framing. Sealing with foam gasket, caulk or other approved sealant listed for sealing wall covering material to structural material (example: gypsum board to wood stud framing).

g. Table N1104.1(1) Standard base case design. Code UA shall be at least 8 percent less than the Proposed UA. Buildings with fenestration less than 15 percent of the total vertical wall area may adjust the Code UA to have 15 percent of the wall area as fenestration.



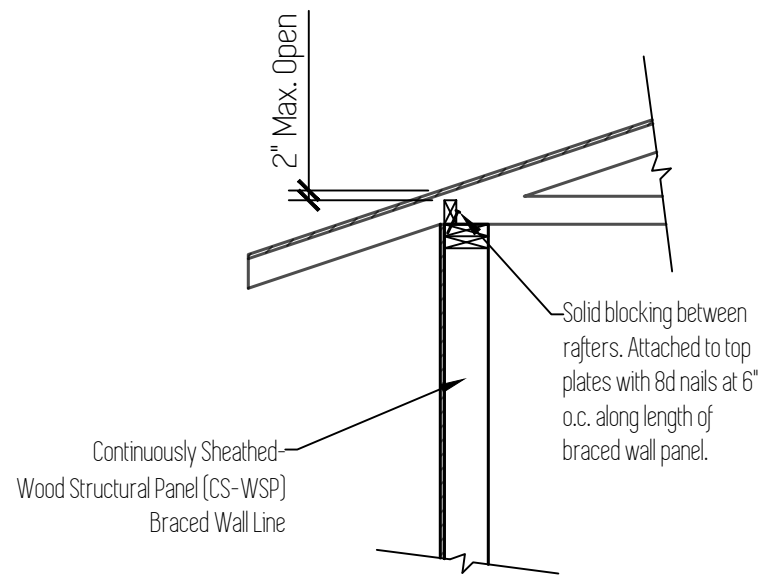
**D9** R602.10.6.4 Continuously Sheathed Portal Frame

# Table R602.3(3)

**REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES<sup>a, b, c</sup>**

MINIMUM NAIL SIZE (inches)	MINIMUM WOOD STRUCTURAL PANEL SPACING (inches)	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)		PANEL NAIL SPACING (inches o.c.)			ULTIMATE DESIGN WIND SPEED V <sub>w</sub> (mph)	
			Edges	Field	Edges	Field	Field		
6d Common (2.0" x 0.113")	16	5/8	16	12	6	12	140	115	110
6d Common (2.0" x 0.137")	16	7/8	16	12	6	12	170	140	135
6d Common (2.0" x 0.137")	24	1	24	12	6	12	140	115	110

a. Field strength only tabular at perpendicular to supports. Three-by-placed sheathing with studs spaced more than 16 inches on center shall be applied with panel strength and perpendicular to supports.  
b. Table is based on wind pressures being applied over any form building certified in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.3.  
c. Wood structural panels with vapor ratings of 0.06, 0.10 or 0.025 shall be permitted as an alternative to panels with a 2401 vapor rating. Permitted vapor rating 0.10 o.c. or 24 o.c. shall be permitted for an alternate to panels with a 2410 vapor rating. 0.06, 0.10 and Permitted rating 0.10 o.c. shall be used with studs spaced not more than 16 inches on center.

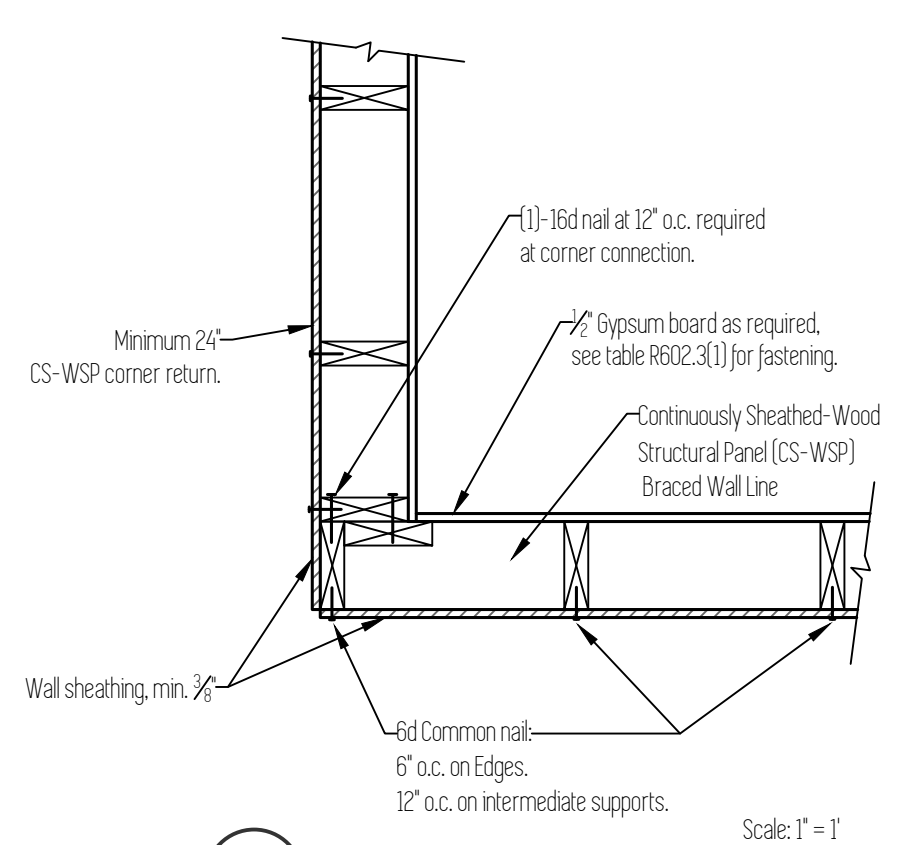


**D6** Figure R602.10.8.2(1) Braced Wall Panel connection to perpendicular rafters. Scale: 1/2"=1'

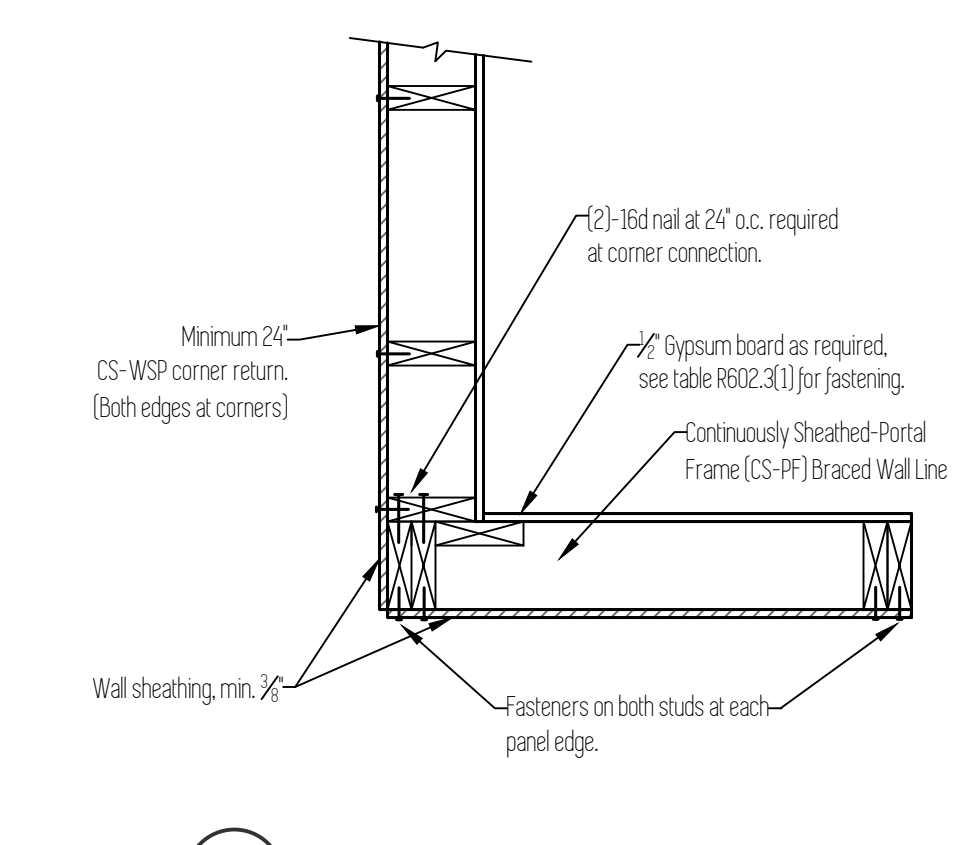
# Table R702.3.5

**MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS**

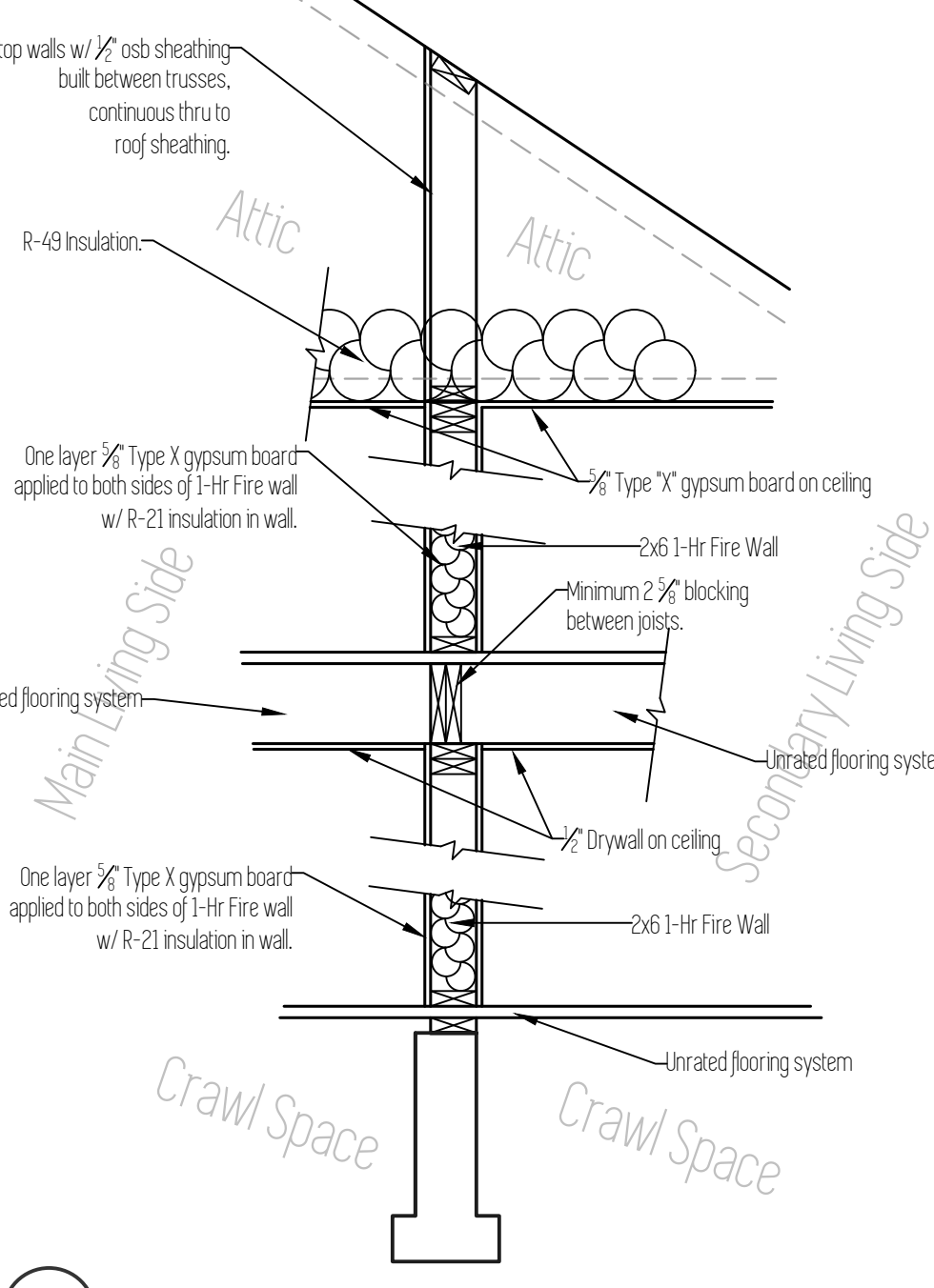
THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING <sup>a</sup>
5/8"	Ceiling	Perpendicular	16, 7, 12	13 gage, 1 1/2" long, 1/4" head, 0.089" diameter; 1 1/4" long, annular-riped, 6d cooler nail; 0.089" diameter, 1 1/2" long, 1/4" head.
	Wall	Either direction	16, 8, 16	13 gage, 1 1/2" long, 1/4" head, 0.089" diameter; 1 1/4" long, annular-riped, 6d cooler nail; 0.089" diameter, 1 1/2" long, 1/4" head or gypsum board nail, 0.0915" diameter, 1 1/2" long, 1/4" head.
1/2"	Ceiling	Perpendicular	24, 7, 12	13 gage, 1 1/2" long, 1/4" head, 0.089" diameter; 1 1/4" long, annular-riped, 6d cooler nail; 0.089" diameter, 1 1/2" long, 1/4" head or gypsum board nail, 0.0915" diameter, 1 1/2" long, 1/4" head.
	Wall	Either direction	16, 8, 12	Gypsum board nail, 0.089" diameter, 1 1/2" long, 1/4" head.
5/8"	Ceiling	Either direction	16, 7, 12	13 gage, 1 1/2" long, 1/4" head, 0.089" diameter; 1 1/4" long, annular-riped, 6d cooler nail; 0.089" diameter, 1 1/2" long, 1/4" head or gypsum board nail, 0.0915" diameter, 1 1/2" long, 1/4" head.
	Wall	Perpendicular	24, 7, 12	1 1/4" long 6d cooler nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1 <sup>b</sup>



**D7** Outside Corner Connection Scale: 1"=1'



**D8** Garage Corner Connection Scale: 1"=1'



**(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:

- 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.

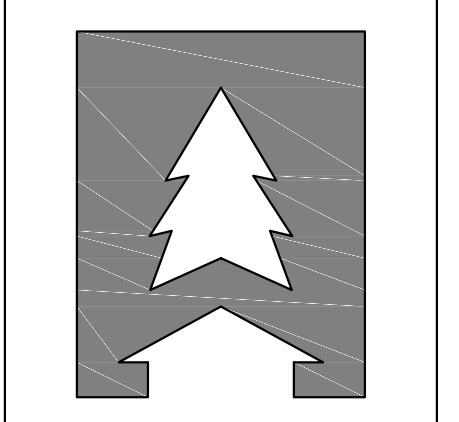
Plan Name	Aspen ADU B
Date	12/5/2019
Location	Regan Hill Acres 3
	Lot 66
	Estacada, OR 97023

Main Living: 1,850 SqFt // ADU: 830 Sqft

# Notes/Details

Scale: Noted

This plan is property of:



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