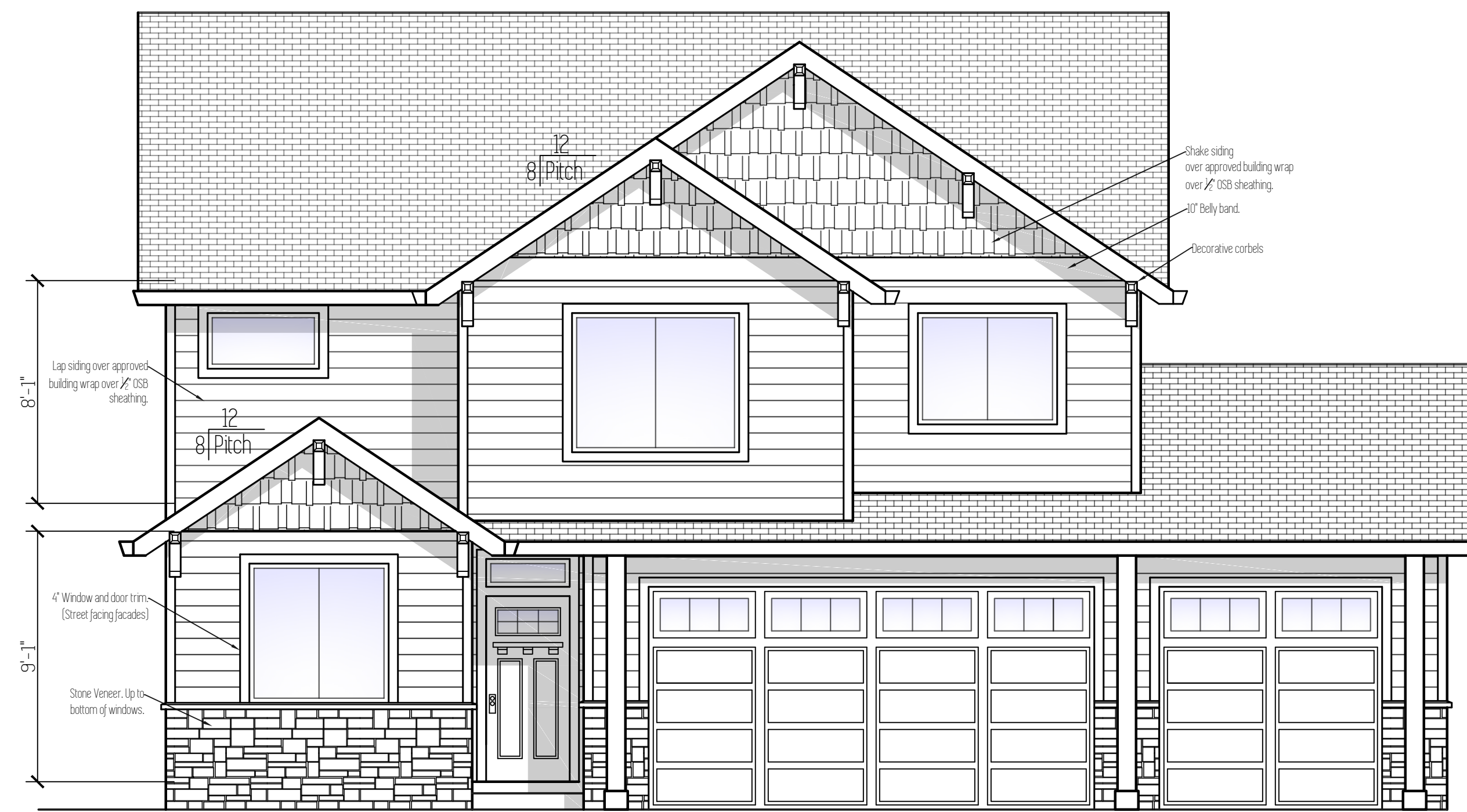


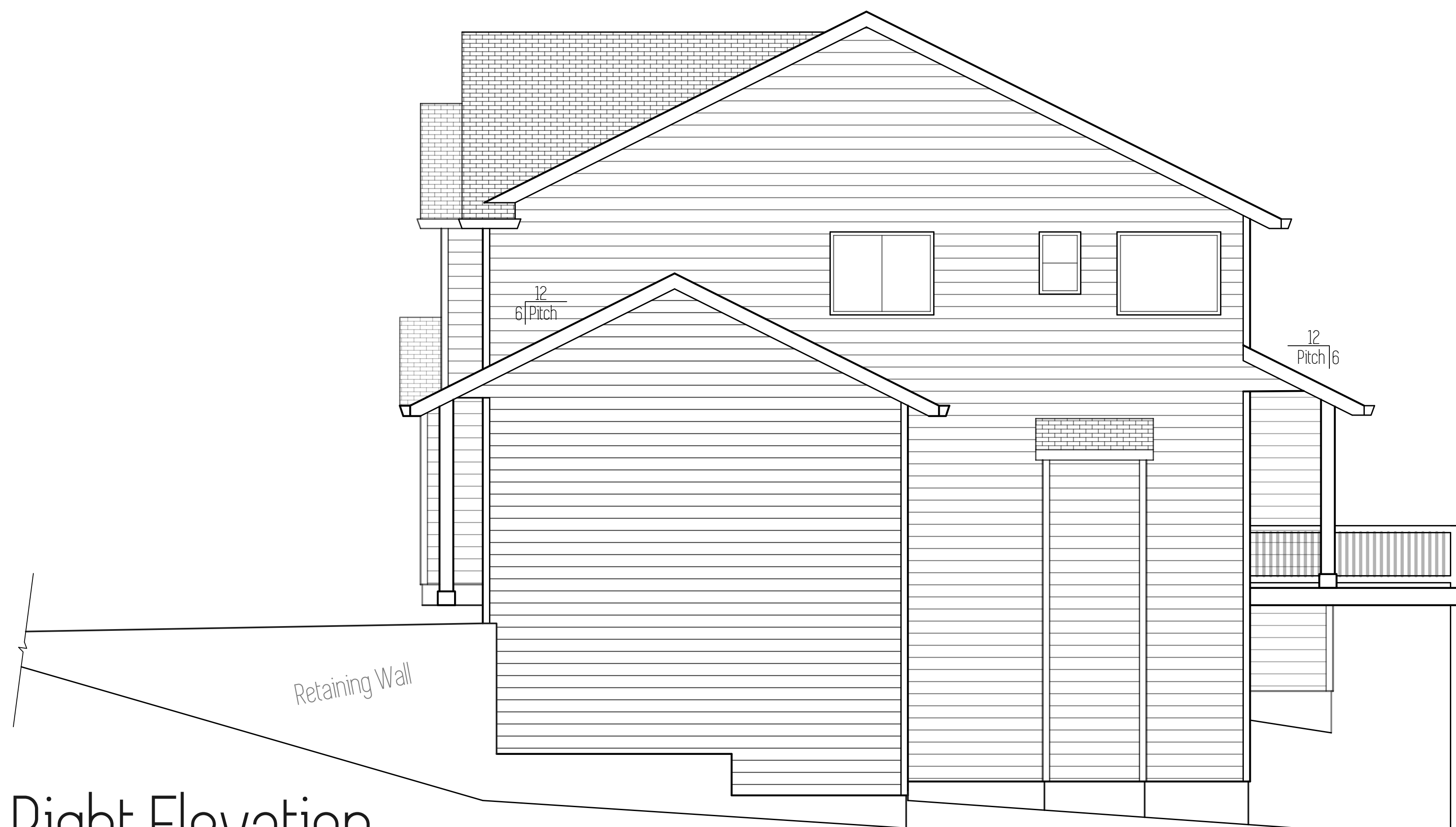
Left Elevation



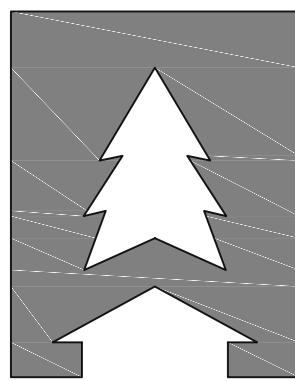
Front Elevation

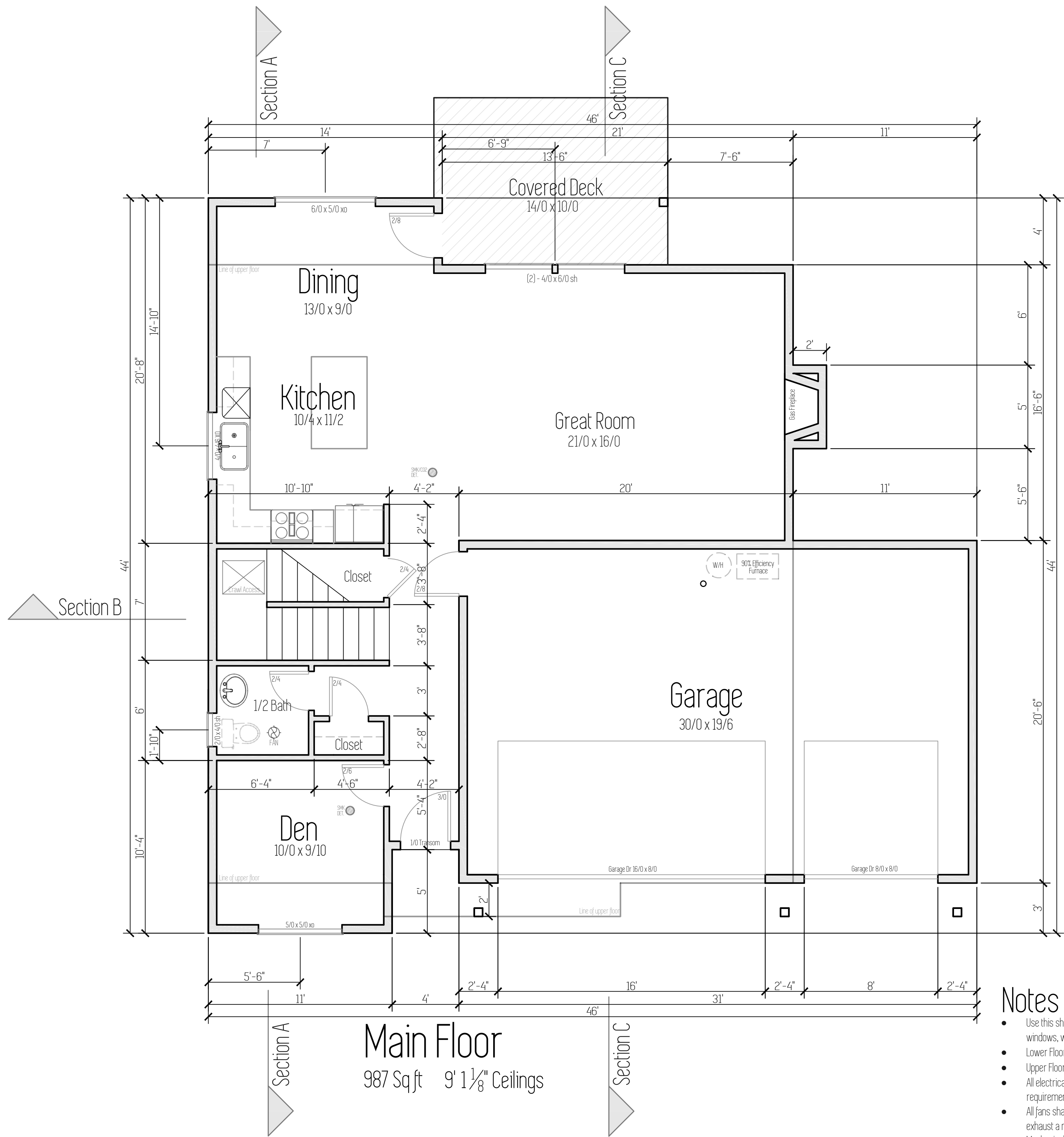


Back Elevation



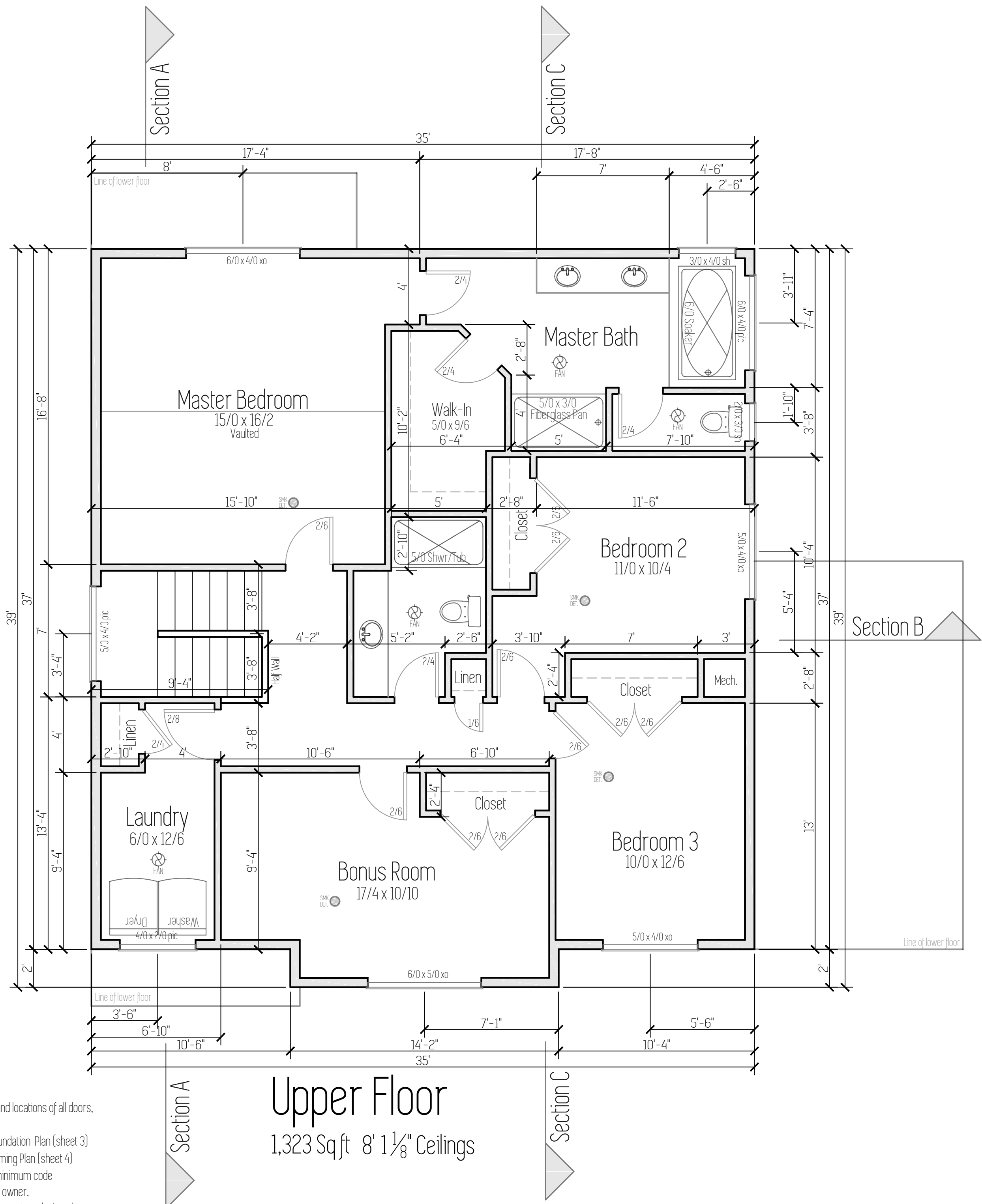
Right Elevation

Plan Name	Dunmore
Date	2/13/2018
Location	Zion Meadows Lot 16
	Sandy, OR 97055
Total Sq Ft = 2,310	
Scale : 1/4" = 1'	
This plan is property of :	
	
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Designed by : TYSON GREY tyson@cedarridgehomes.us	
1	



Main Floor  
987 Sq ft 9' 1 1/8" Ceilings

- Notes
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
  - Lower Floor & Deck 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



Upper Floor  
1,323 Sq ft 8' 1 1/8" Ceilings

Plan Name
Dunmore
Date
2/13/2018
Location
Zion Meadows Lot 16
Sandy, OR 97055

Floor Plans

Total Sq Ft = 2,310

Scale : 1/4" = 1'

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2

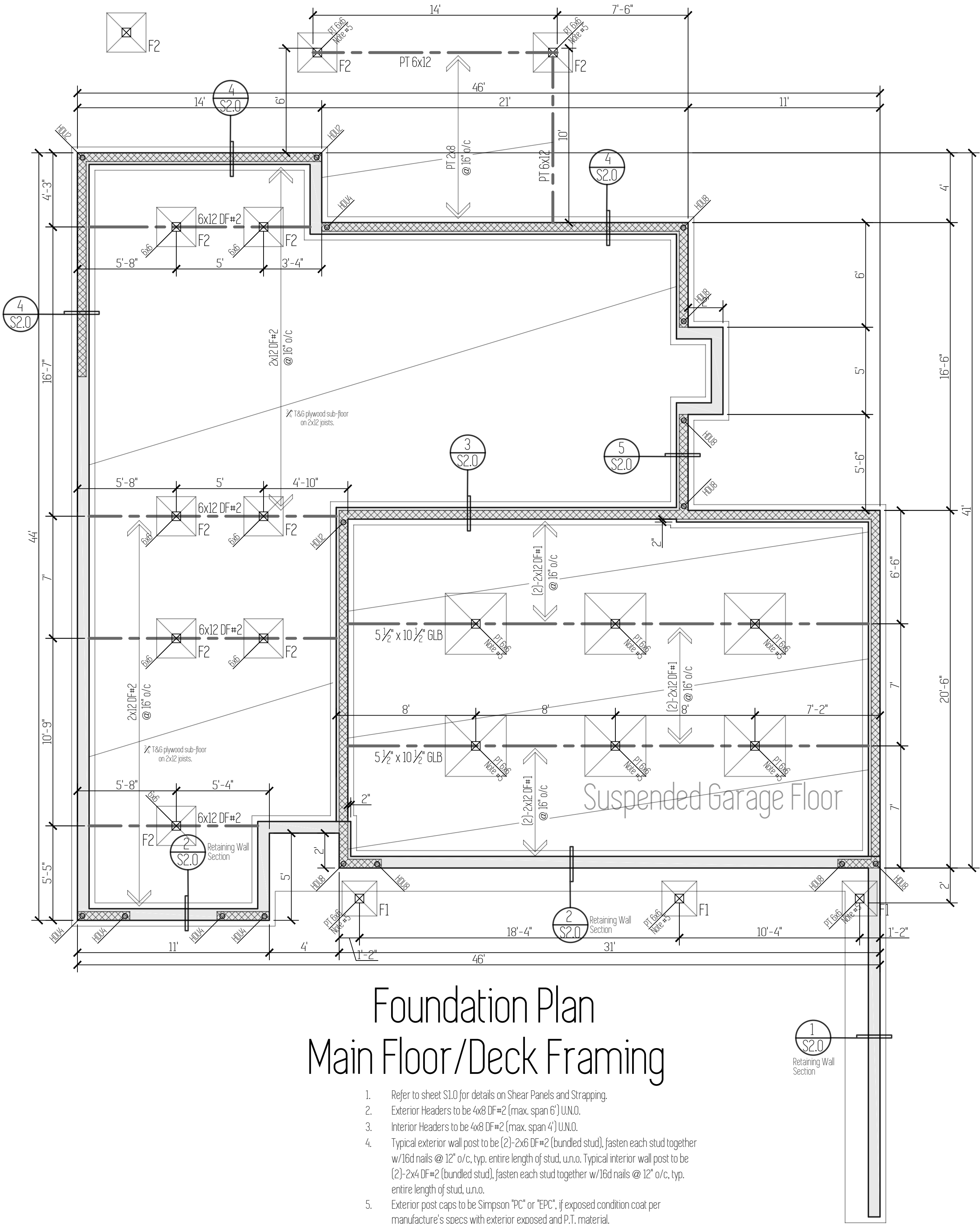
Foundation Notes

- 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.
- 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.

- Shear Wall Panel
- HoldDown

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.
F6	42" x 42" x 10" Concrete footing with (4) #4 bars each way.



Foundation Plan  
Main Floor/Deck Framing

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
Dunmore
Date
2/13/2018
Location
Zion Meadows Lot 16
Sandy, OR 97055

Foundation Plan	Total Sq Ft = 2,310
	Scale : 1/4" = 1'

This plan is property of :



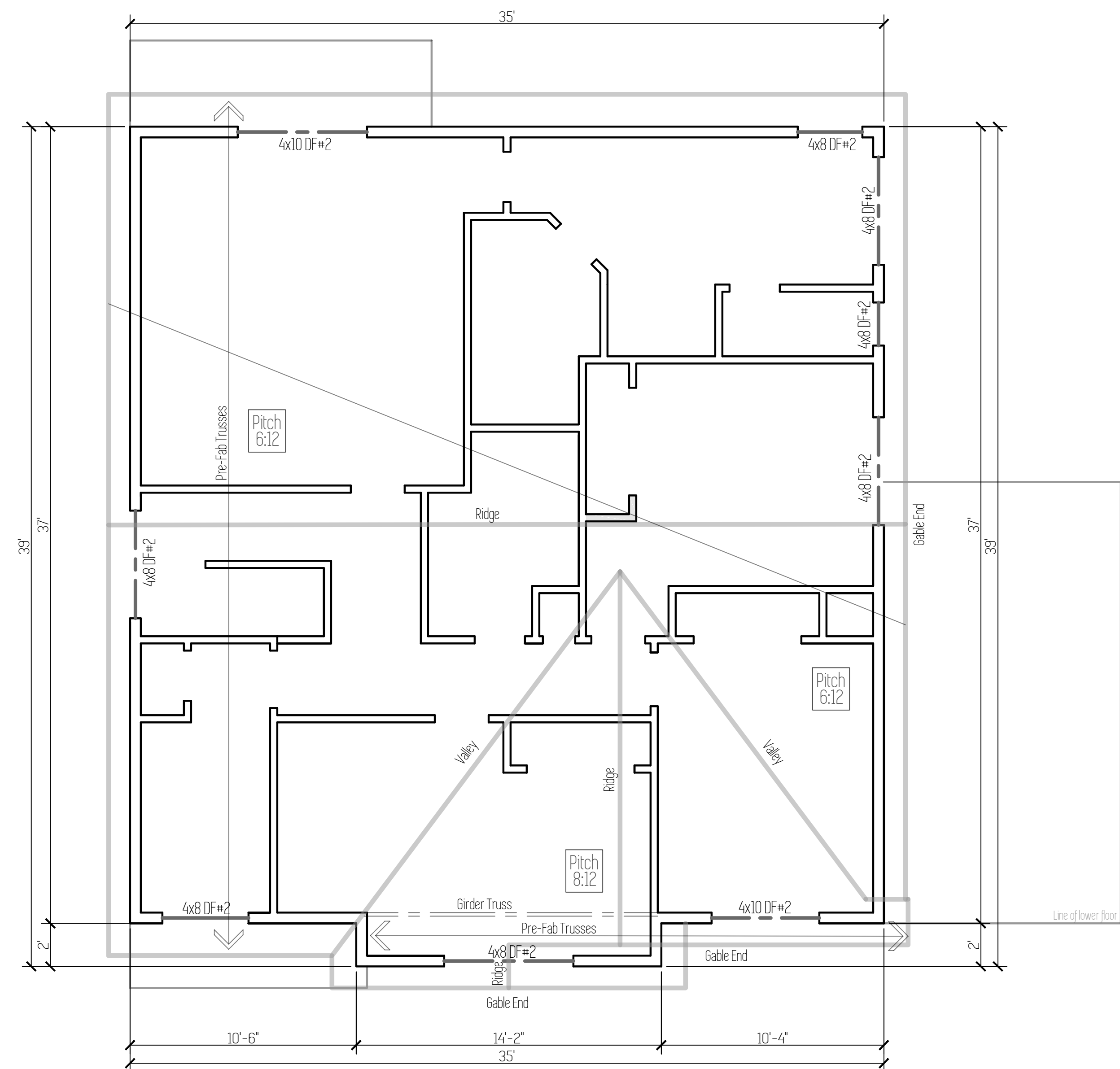
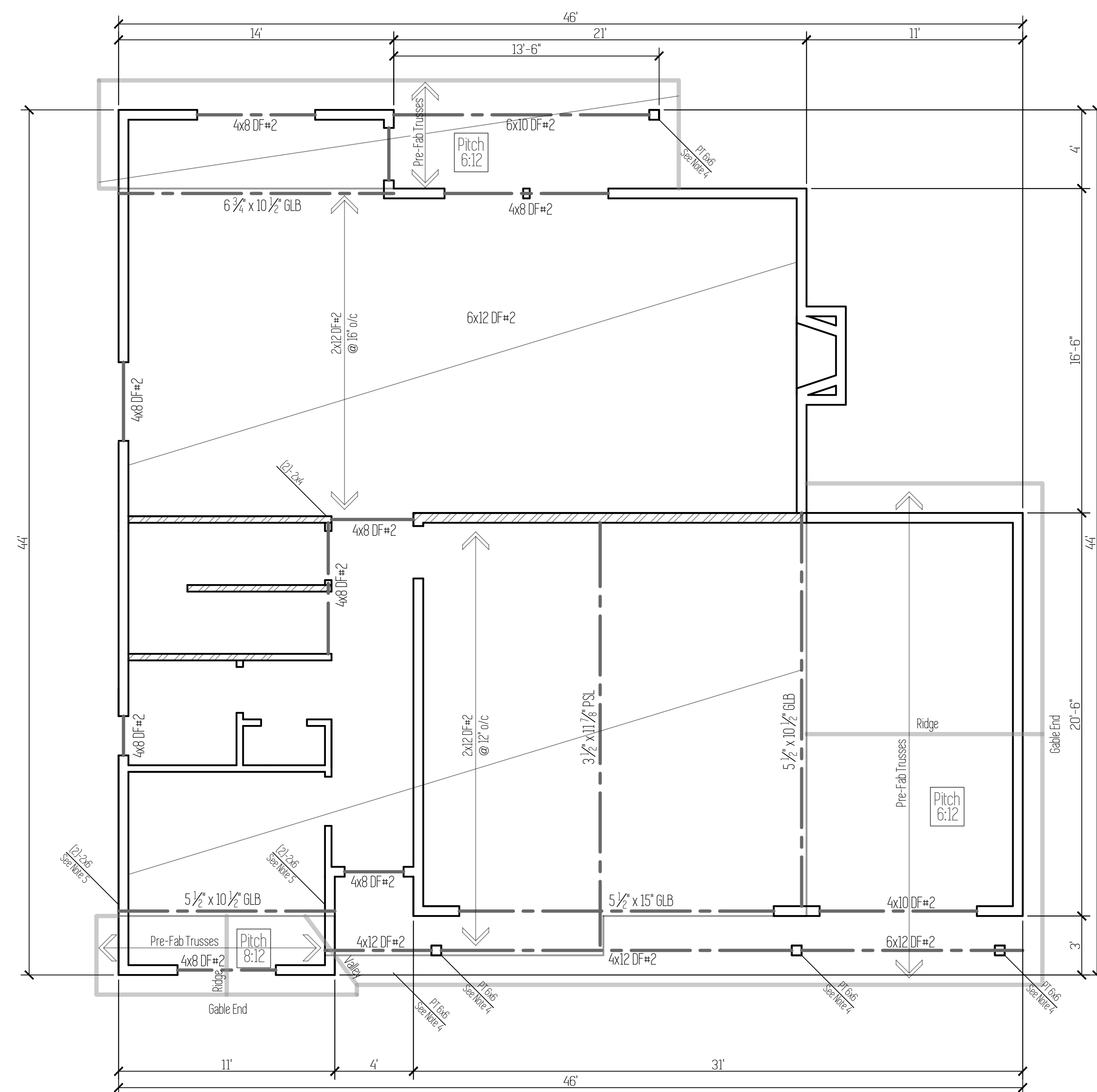
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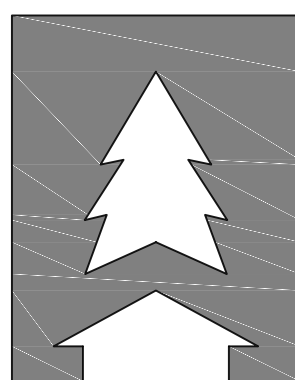
Plan Name
Dunmore
Date
2/13/2018
Location
Zion Meadows Lot 16
Sandy, OR 97055

# Framing Plan

Total Sq Ft = 2,310

Scale: 1/4" = 1'

This plan is property of:



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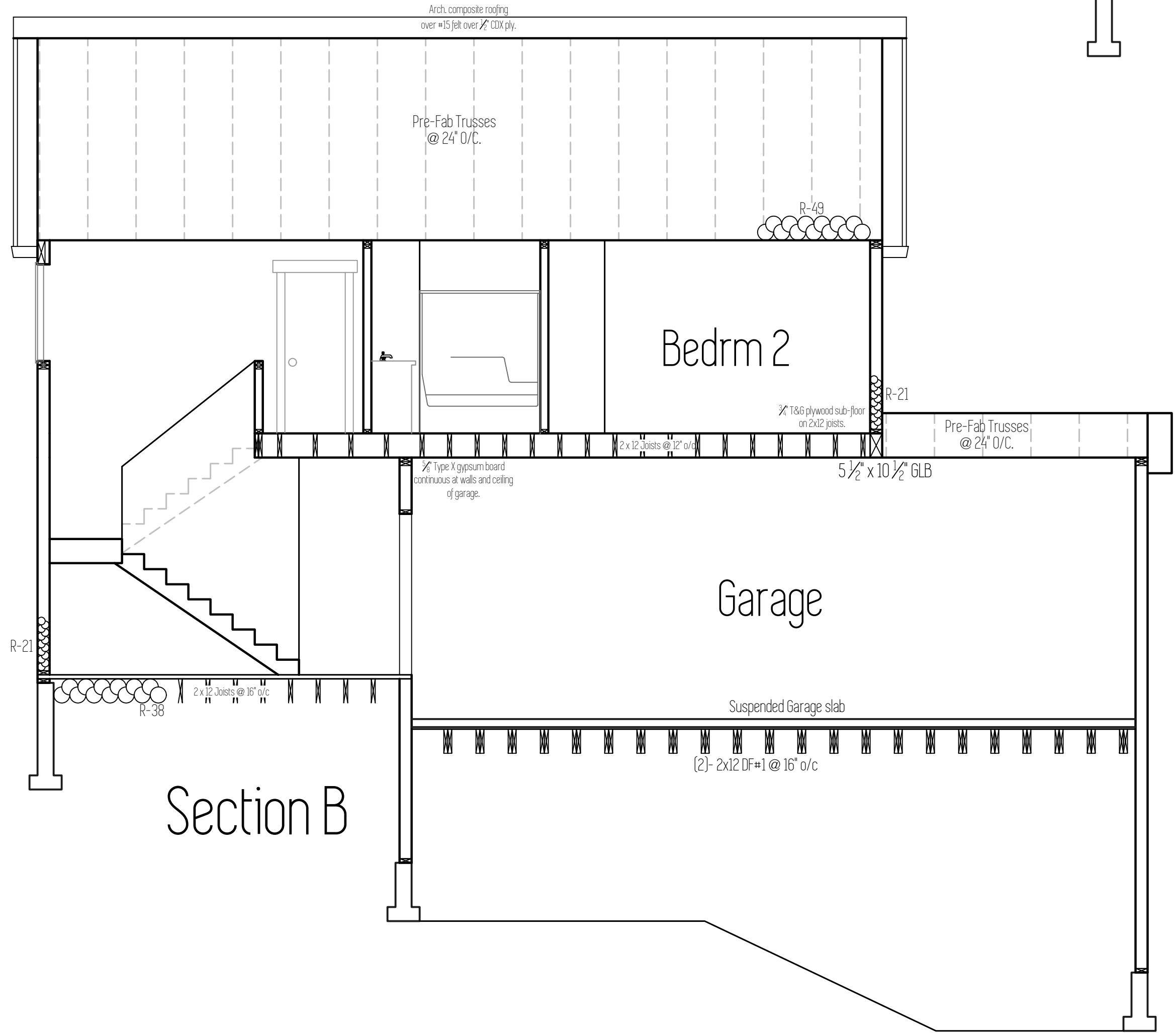
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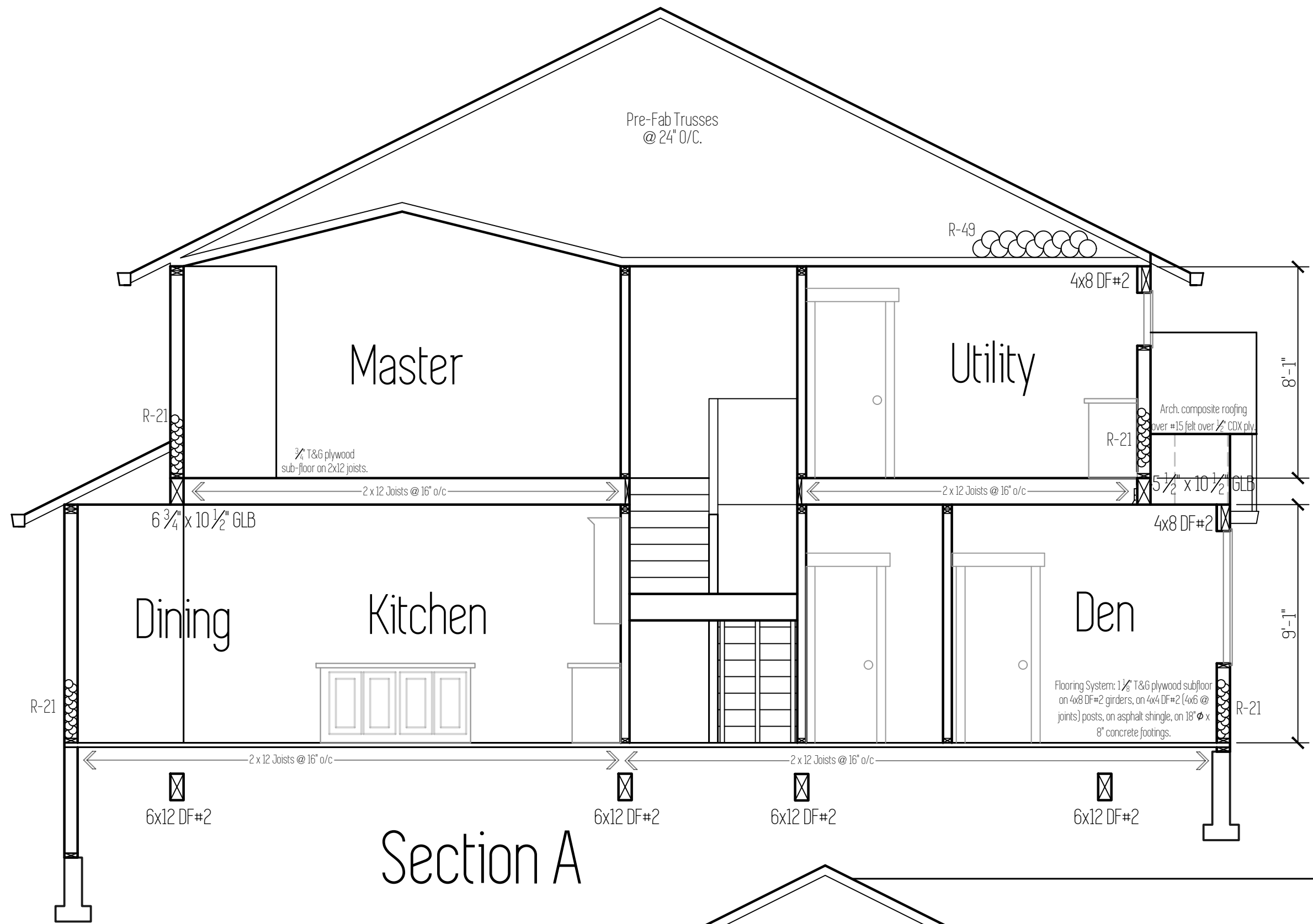
Designed by :

TYSON GREY  
tyson@cedarridgehomes.us

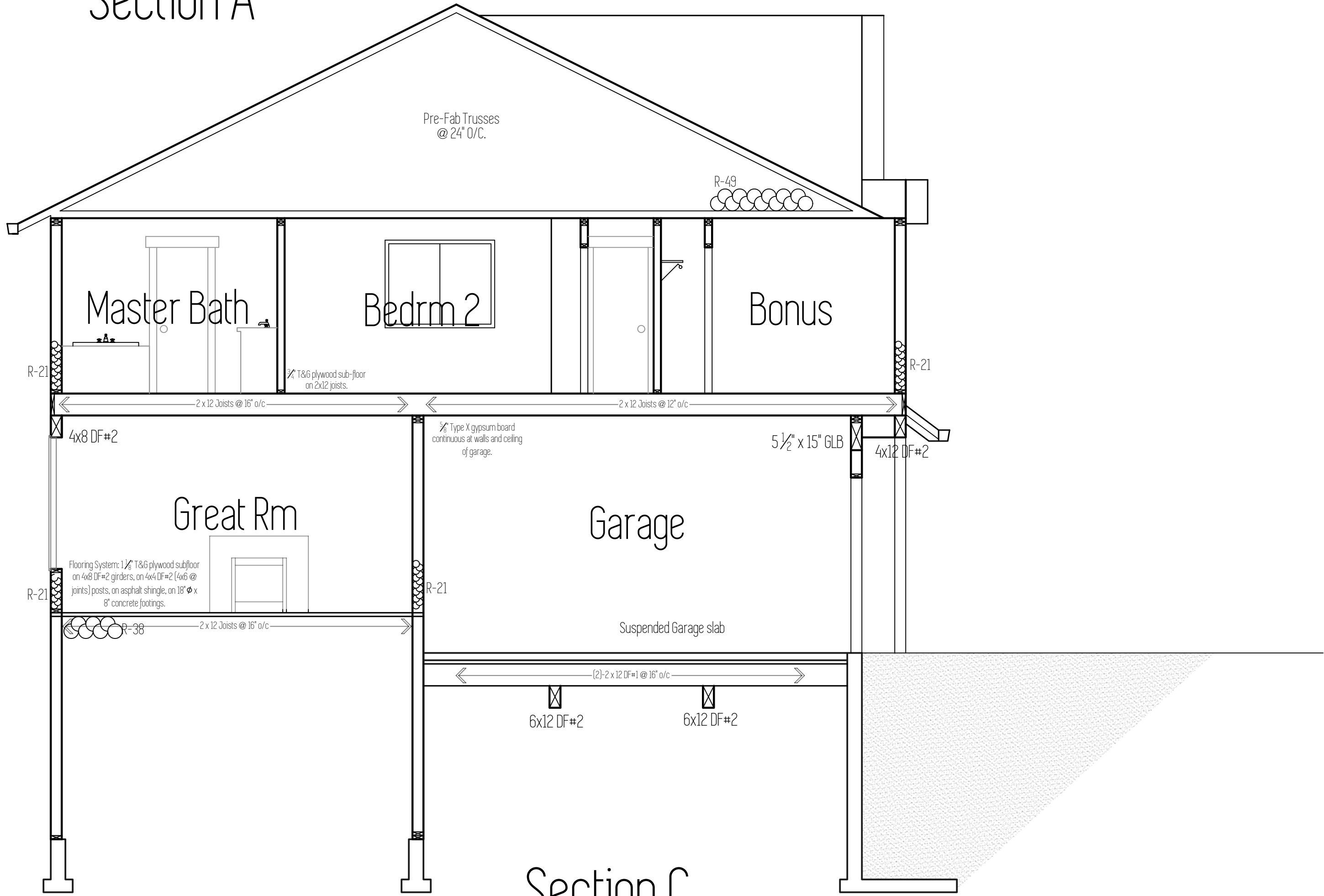
4



Section B



Section A



Section C

Plan Name
Dunmore
Date
2/13/2018
Location
Zion Meadows Lot 16
Sandy, OR 97055

Cross Sections

Total Sq Ft = 2,310

Scale : 1/4" = 1'

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tyson@cedarridgehomes.us



# SUMMARY OF WORK:

LOCATION: ZM LOT 16 DUNMORE ESTACADA, OREGON  
LATERAL 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 Vult: 120 MPH EXPOSURE 'B', Vasd = 93 MPH (OSSC EQUATION 16-33)  
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 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 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 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 <sup>(5)</sup> CAPACITY (SEISMIC)	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	15/32 <sup>(8)</sup>	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4 <sup>(3)</sup>	15/32 <sup>(8)</sup>	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3 <sup>(3)</sup>	15/32 <sup>(8)</sup>	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2 <sup>(3)</sup>	15/32 <sup>(8)</sup>	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2 <sup>(6)</sup>	15/32 <sup>(8)</sup>	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C <sup>(6)</sup>	770 PLF	1077 PLF

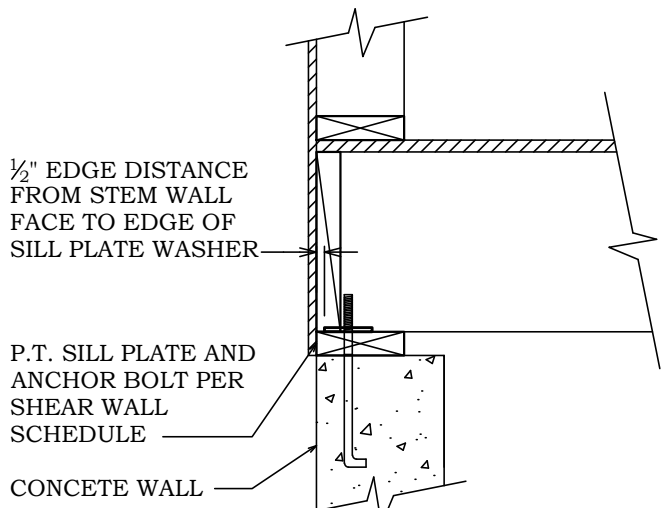
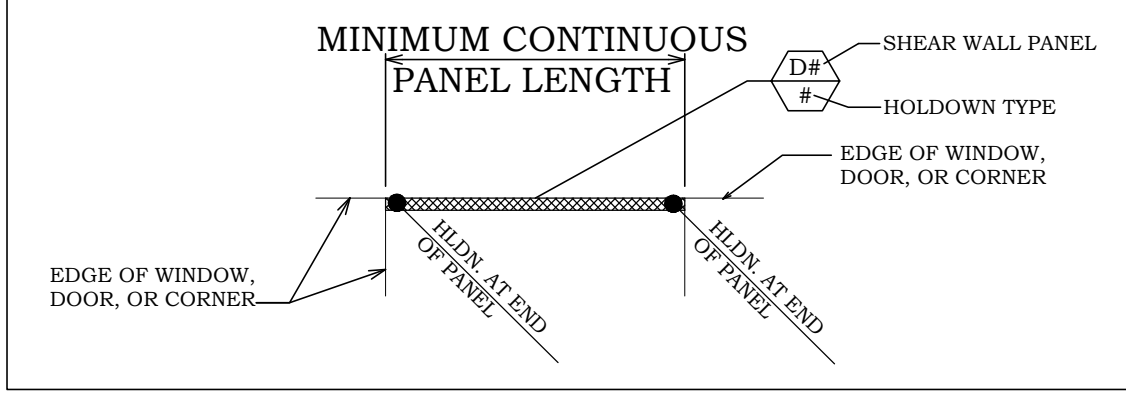
NOTES:  
(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).  
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DPL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. 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) 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.  
(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 1/2" 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 P.T. SILL PLATE, U.N.O.  
(7) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLEZ.  
(8) IF 3/4" NOMINAL THICK PLYWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O/C, TYPICAL.

### HOLD-DOWN SCHEDULE:

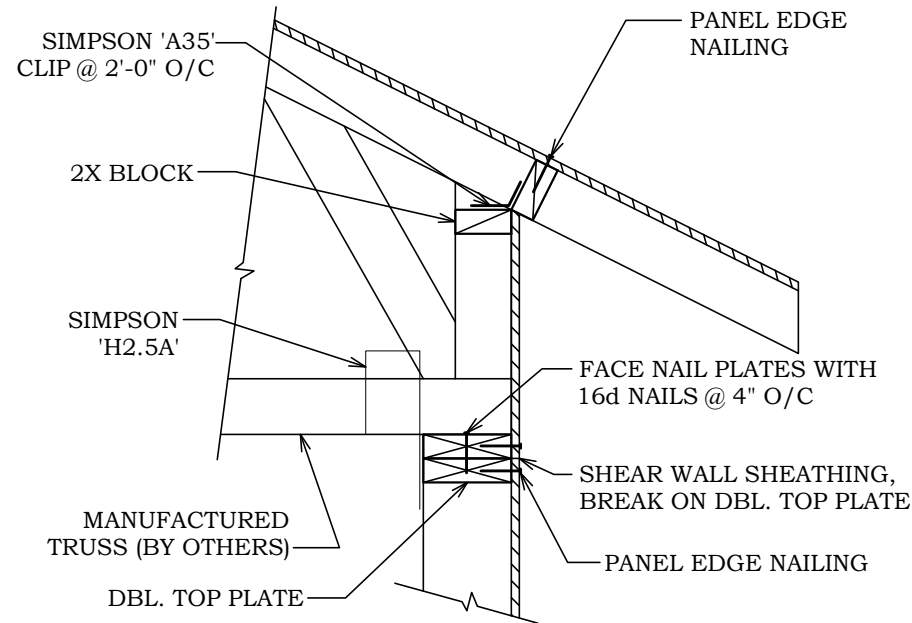
HOLDOWN NOTATION	'SIMPSON' HOLDOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. 'SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DPL-#2 WALL STUDS (MIN. 2X6" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. 'SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DPL-#2 WALL STUDS (MIN. 2X6" 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. 'SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DPL-#2 WALL STUDS (MIN. 2X6" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (5980#;6970#; 7870#)	STD. 'SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DPL-#2 WALL STUDS (MIN. 2X6" 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. (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.
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:  
(1) IN LIEU OF SIMPSON 'SBTB' BOLTS ANCHOR BOLTS TO BE A307 OR A36 THREADED ROD WITH STD. NUT AND 2" X 2" X 3/4" STEEL PLATE WASHER ON BOTTOM OF BOLT.  
(2) HOLDOWNS 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 HOLDOWNS 2, 5, 8, AND 4 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 HOLDOWN ANCHORS. EXTEND BAR MIN. 5'-0" PAST 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.  
(5) 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" PAST 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.

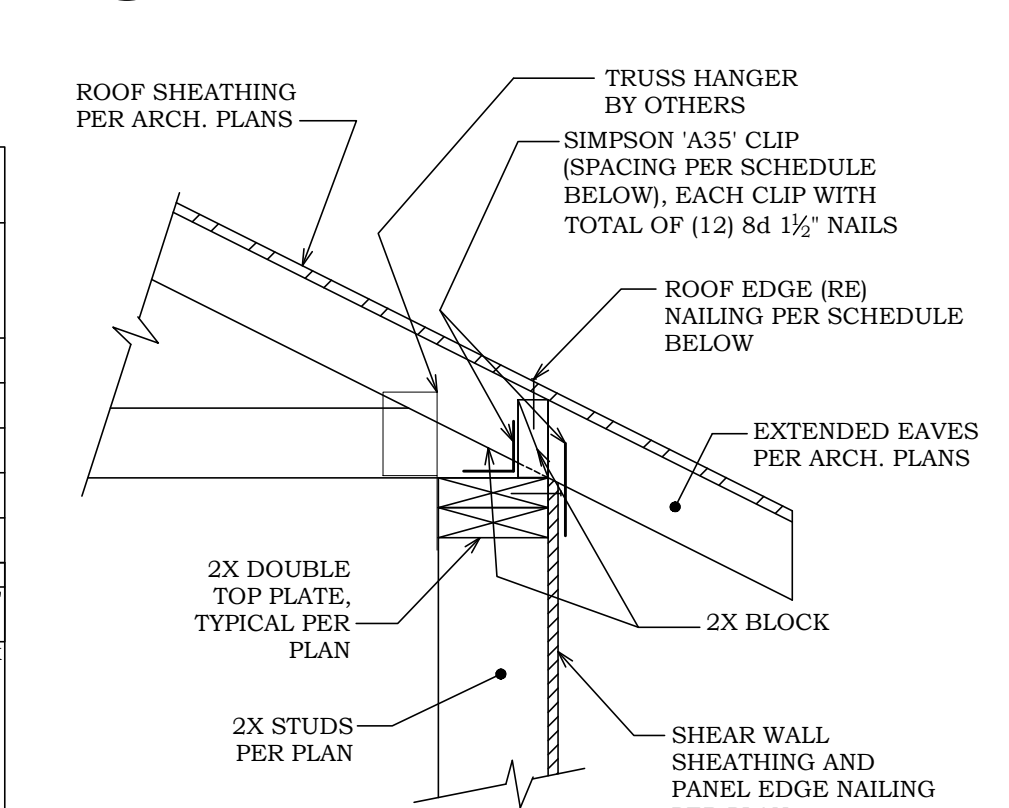
### SHEAR WALL / HOLDOWN NOTATION DIAGRAM



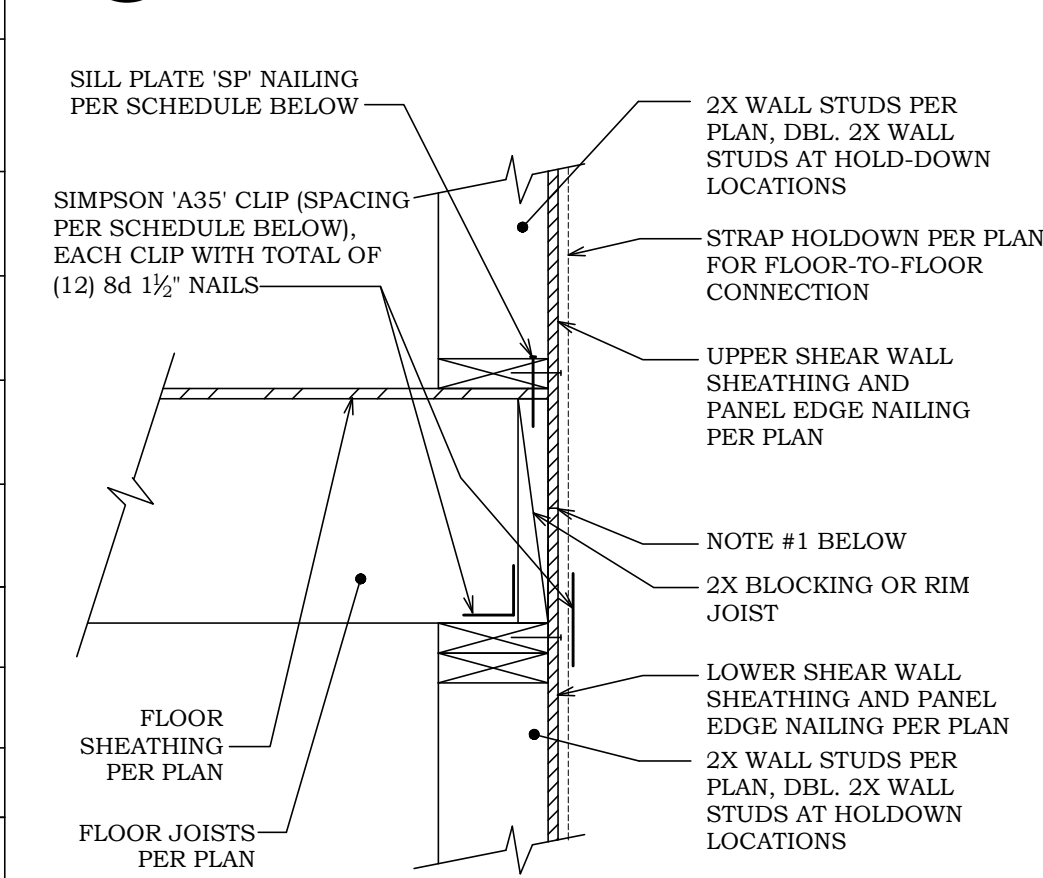
### FSP EDN. SILL PLATE SECTION



### RW S1 ROOF TO SHEAR WALL SECTION RAISED HEEL OPTION

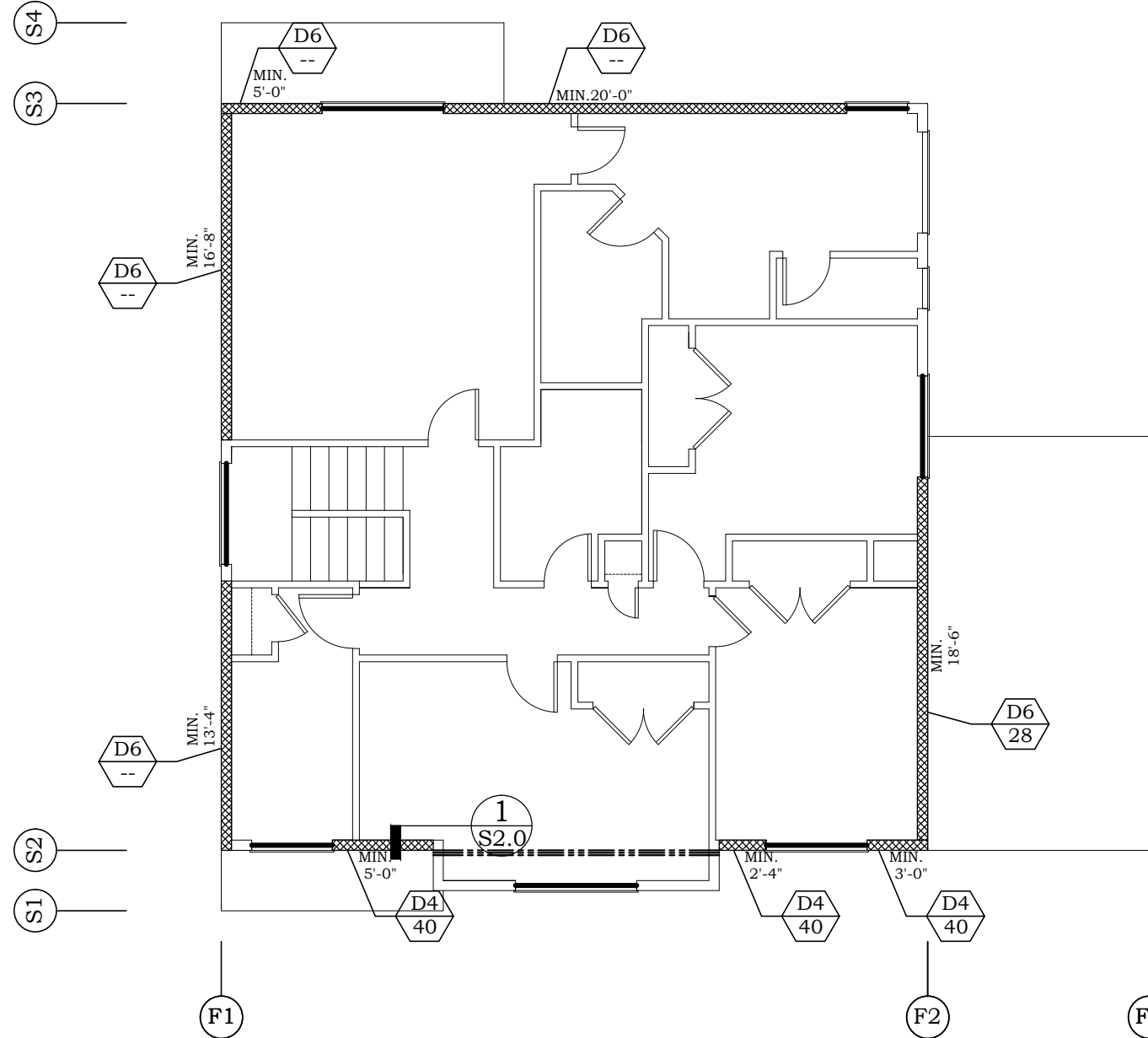


### RW S1 ROOF TO SHEAR WALL SECTION



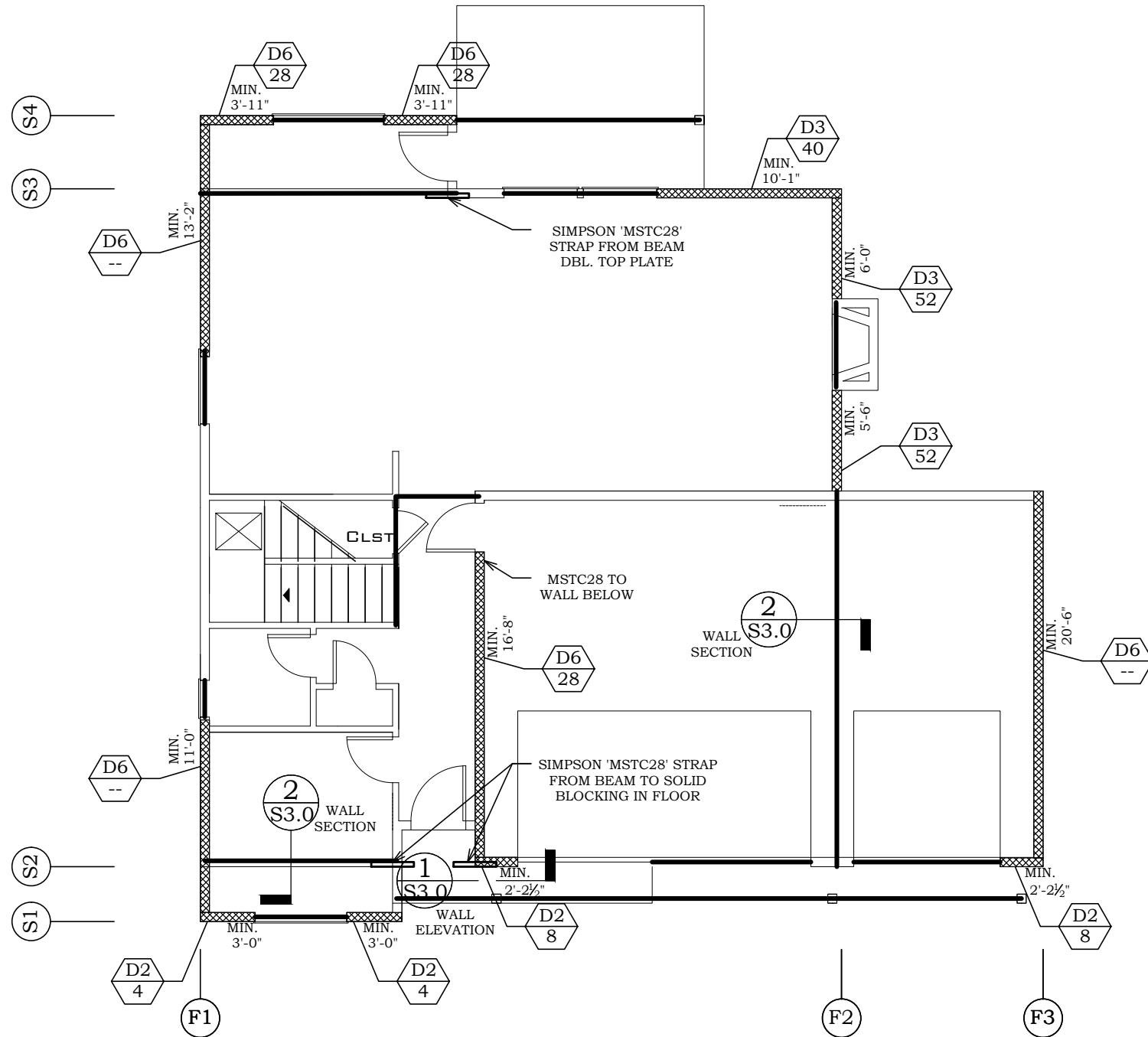
### FF S1 FLOOR TO FLOOR SECTION AT SHEAR WALL

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.



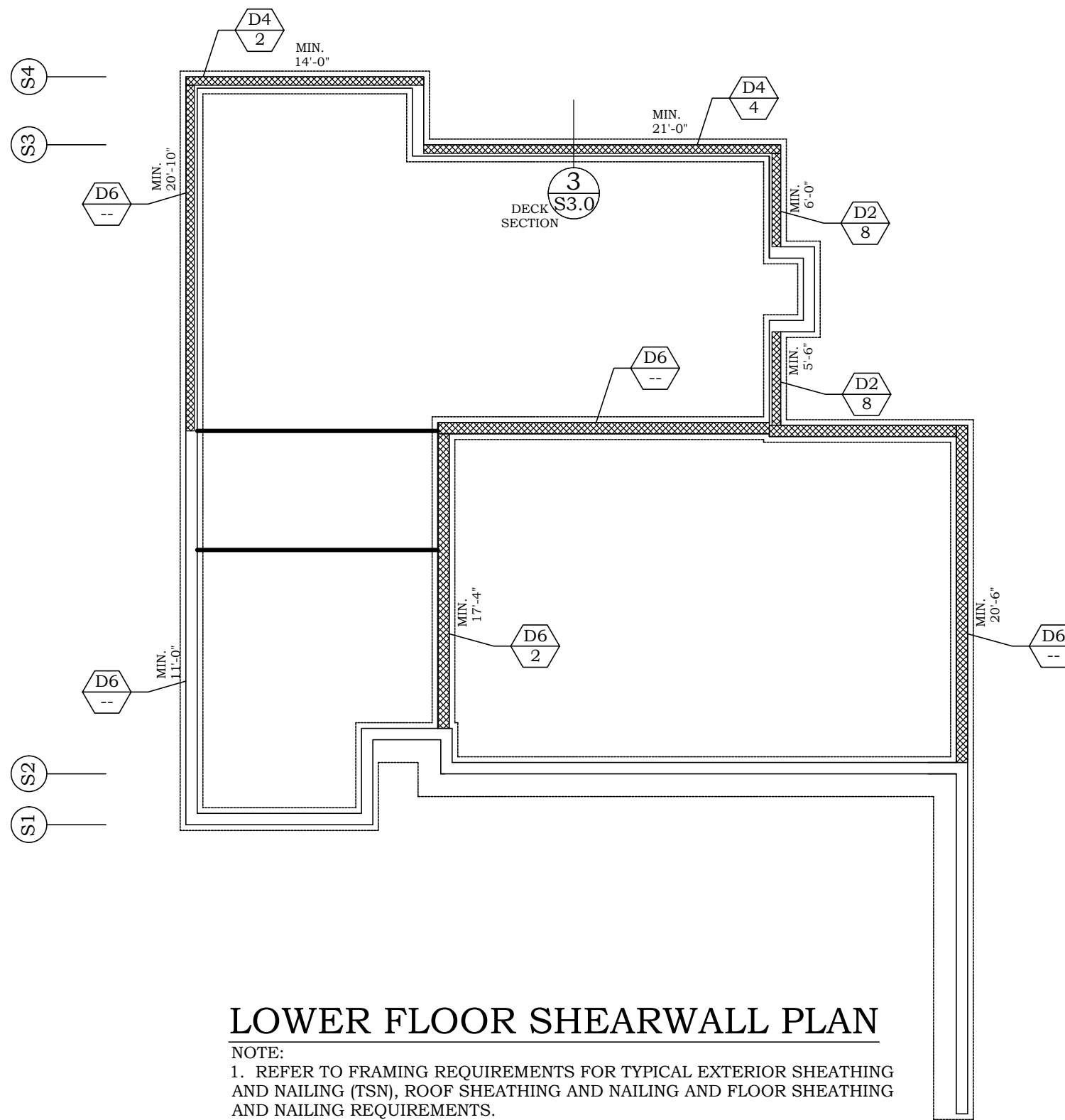
### UPPER FLOOR SHEARWALL PLAN

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



### LOWER FLOOR SHEARWALL PLAN

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

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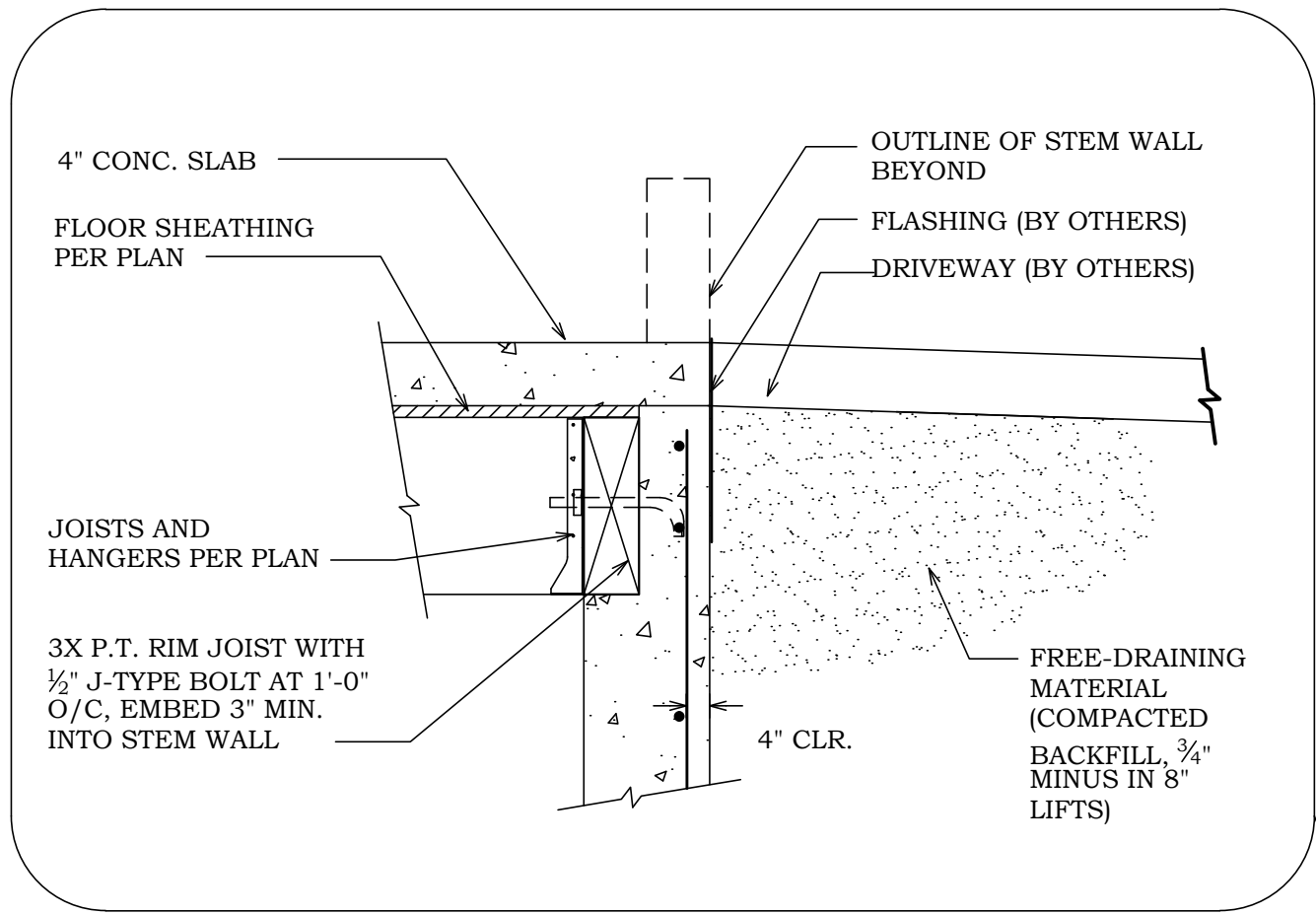
No.	DATE	DESCRIPTION

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ENGINEER NAME	TURNER ENGINEERING & DESIGN
ENGINEER NO.	58949PE
DATE	JULY 15, 2009
BY	RICHARD J. TURNER

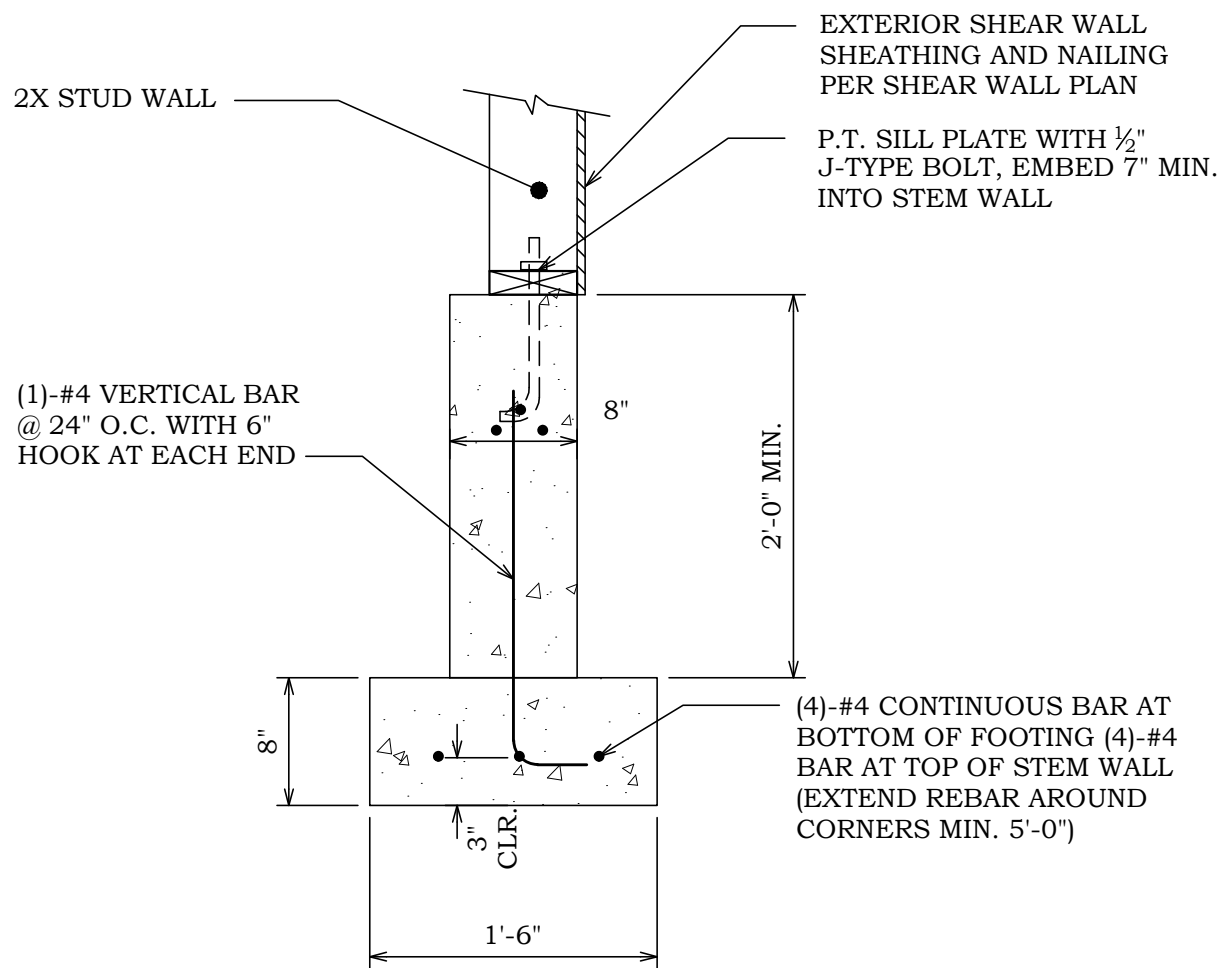
REGISTERED PROFESSIONAL ENGINEER	58949PE
OREGON	JULY 15, 2009
RICHARD J. TURNER	

ENGINEERS STAMP	EXP DATE: 06-30-18
ISSUE	CD
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
DATE	01/23/18
PROJECT NO.	R18025
SHEET NO.	S1.0





TOP OR WALL SECTION AT  
FRONT OF GARAGE

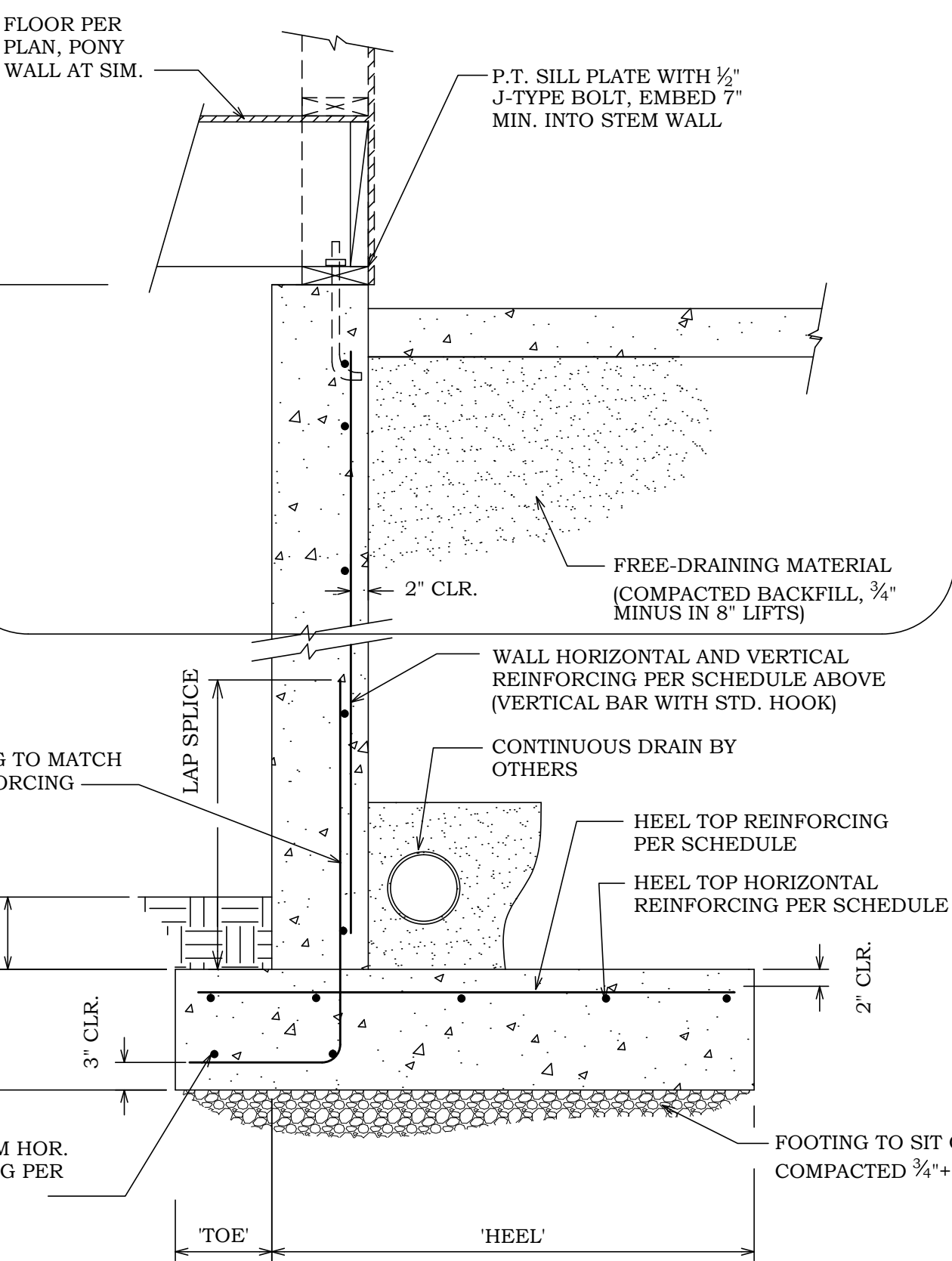


NOTE:  
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

5  
S2.0  
FOOTING SECTION  
SCALE: 1" = 1'-0"

NOTE:  
1. ASSUMPTIONS:  
MAX DESIGN PRESSURE = 40 PSF  
MAX SURCHARGE = 50 PSF  
ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF  
COEFFICIENT OF FRICTION = .35  
PASSIVE SOIL PRESSURE = 150 PSF  
SEISMIC Kh = Sds/2.5 (MONONOBE-OKABE)  
F'C = 2500 PSI AT 28 DAY STRENGTH, 5" SLUMP.  
Fy (STEEL) 60 KSI  
SOIL WEIGHT = 110 PCF

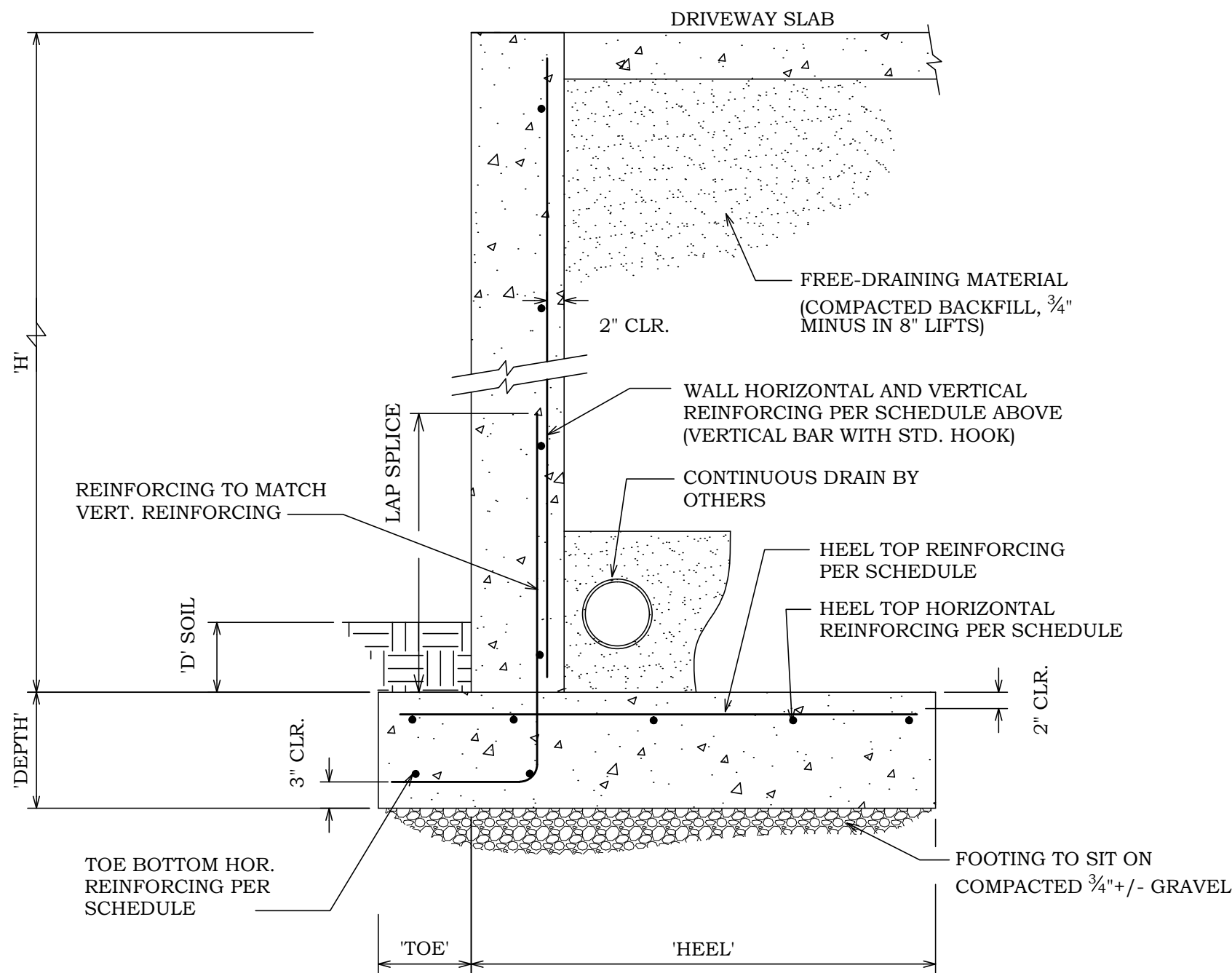
2. CONCRETE FOUNDATION WALL DESIGNED TO CARRY SOIL LOAD ONLY.  
3. COMPACTED BACKFILL TO BE INSTALLED BEFORE INSTALLING WOOD FLOOR.  
4. SHORE WALL BEFORE COMPACTING WITH BACKFILL.  
5. REINFORCING BARS TO BE ASTM A615, GRADE 60, DEFORMED BARS (MIN. LAP SPLICE 40 BAR DIAM.).



RETAINING WALL/FOOTING SCHEDULE							WALL REINFORCEMENT				FOOTING REINFORCEMENT												
HEIGHT	'	TOE	HEEL	DEPTH	'	D' SOIL	WALL VERT. REINF.	WALL HOR. REINF.	HEEL TOP HORIZ.	HEEL TOP	TOE BTM. HORIZ.	HEIGHT	'	TOE	HEEL	DEPTH	'	D' SOIL	WALL VERT. REINF.	WALL HOR. REINF.	HEEL TOP HORIZ.	HEEL TOP	TOE BTM. HORIZ.
4'-0"	8"	1'-3"	3'-3"	0'-10"	0'-6"		#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	6'-0"	8"	1'-6"	5'-0"	0'-10"	0'-6"		#4 @ 0'-8" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-8" O.C.	#4 @ 1'-0" O.C.
8'-0"	8"	2'-0"	6'-6"	1'-0"	0'-6"		#4 @ 0'-6" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	10'-0"	8"	2'-0"	8'-6"	1'-0"	0'-6"		#5 @ 0'-4" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-4" O.C.	#4 @ 1'-0" O.C.

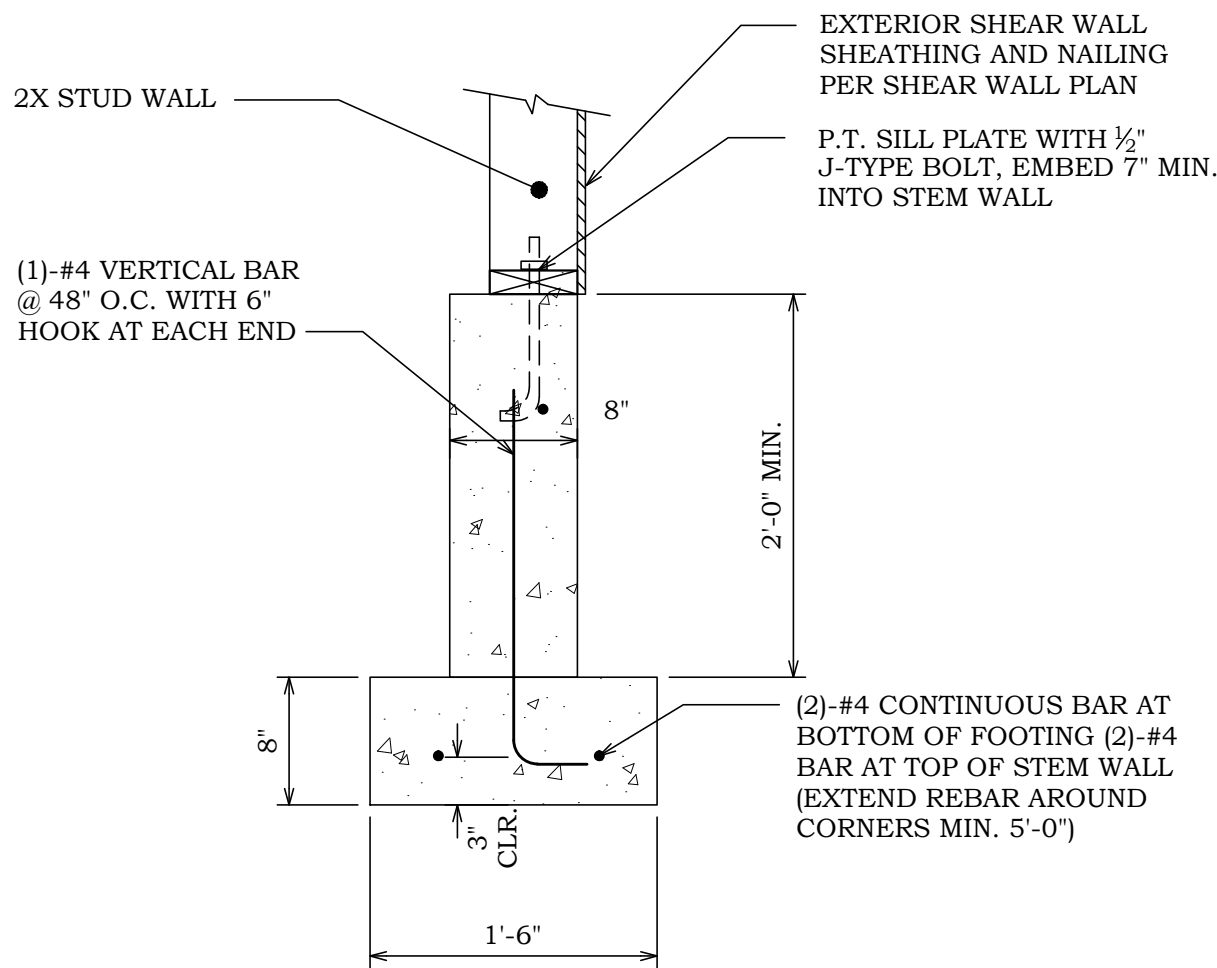
NOTE:  
1. ASSUMPTIONS:  
MAX DESIGN PRESSURE = 40 PSF  
MAX SURCHARGE = 250 PSF  
ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF  
COEFFICIENT OF FRICTION = .35 (RESISTED BY SLAB)  
PASSIVE SOIL PRESSURE = 150 PSF  
F'C = 2500 PSI AT 28 DAY STRENGTH, 5" SLUMP.  
Fy (STEEL) 60 KSI  
SOIL WEIGHT = 110 PCF  
SEISMIC Kh = Sds/2.5 (MONONOBE-OKABE)

2. SHORE WALL BEFORE COMPACTING WITH BACKFILL.  
3. REINFORCING BARS TO BE ASTM A615, GRADE 60, DEFORMED BARS (MIN. LAP SPLICE 40 BAR DIAM.).



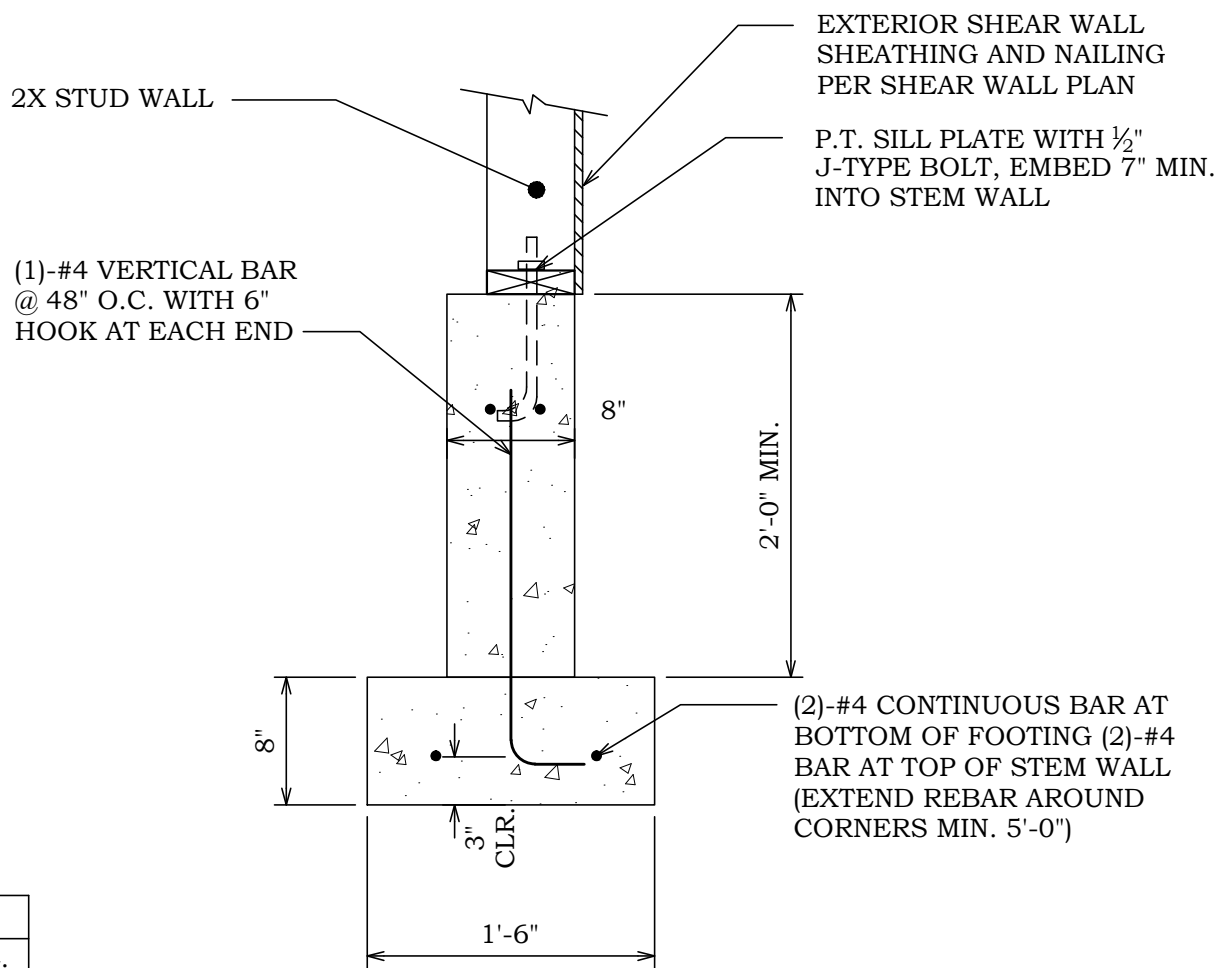
RETAINING WALL/FOOTING SCHEDULE						WALL REINFORCEMENT				FOOTING REINFORCEMENT													
HEIGHT	'	TOE	HEEL	DEPTH	'	D' SOIL	WALL VERT. REINF.	WALL HOR. REINF.	HEEL TOP HORIZ.	HEEL TOP	TOE BTM. HORIZ.	HEIGHT	'	TOE	HEEL	DEPTH	'	D' SOIL	WALL VERT. REINF.	WALL HOR. REINF.	HEEL TOP HORIZ.	HEEL TOP	TOE BTM. HORIZ.
4'-0"	8"	1'-3"	3'-3"	0'-10"	0'-6"		#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	6'-0"	8"	1'-6"	5'-0"	0'-10"	0'-6"		#4 @ 0'-8" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-8" O.C.	#4 @ 1'-0" O.C.
8'-0"	8"	2'-0"	6'-6"	1'-0"	0'-6"		#4 @ 0'-6" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-6" O.C.	#4 @ 1'-0" O.C.	10'-0"	8"	2'-0"	8'-6"	1'-0"	0'-6"		#5 @ 0'-4" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-4" O.C.	#4 @ 1'-0" O.C.

1  
S2.0  
RETAINING WALL SECTION  
SCALE: 1" = 1'-0"



NOTE:  
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

4  
S2.0  
FOOTING SECTION  
SCALE: 1" = 1'-0"



NOTE:  
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.  
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

3  
S2.0  
FOOTING SECTION  
SCALE: 1" = 1'-0"

PROJECT NAME

ZM LOT 16

STRUCTURAL DETAILS

EXP. DATE: 06-30-18

ISSUE

CD

DESIGNED BY

RJT

DRAWN BY

RJT

CHECKED BY

RJT

DATE

02/06/18

PROJECT NO.

R18025

SHEET NO.

S2.0

TURNER

ENGINEERING & DESIGN

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REGISTERED PROFESSIONAL

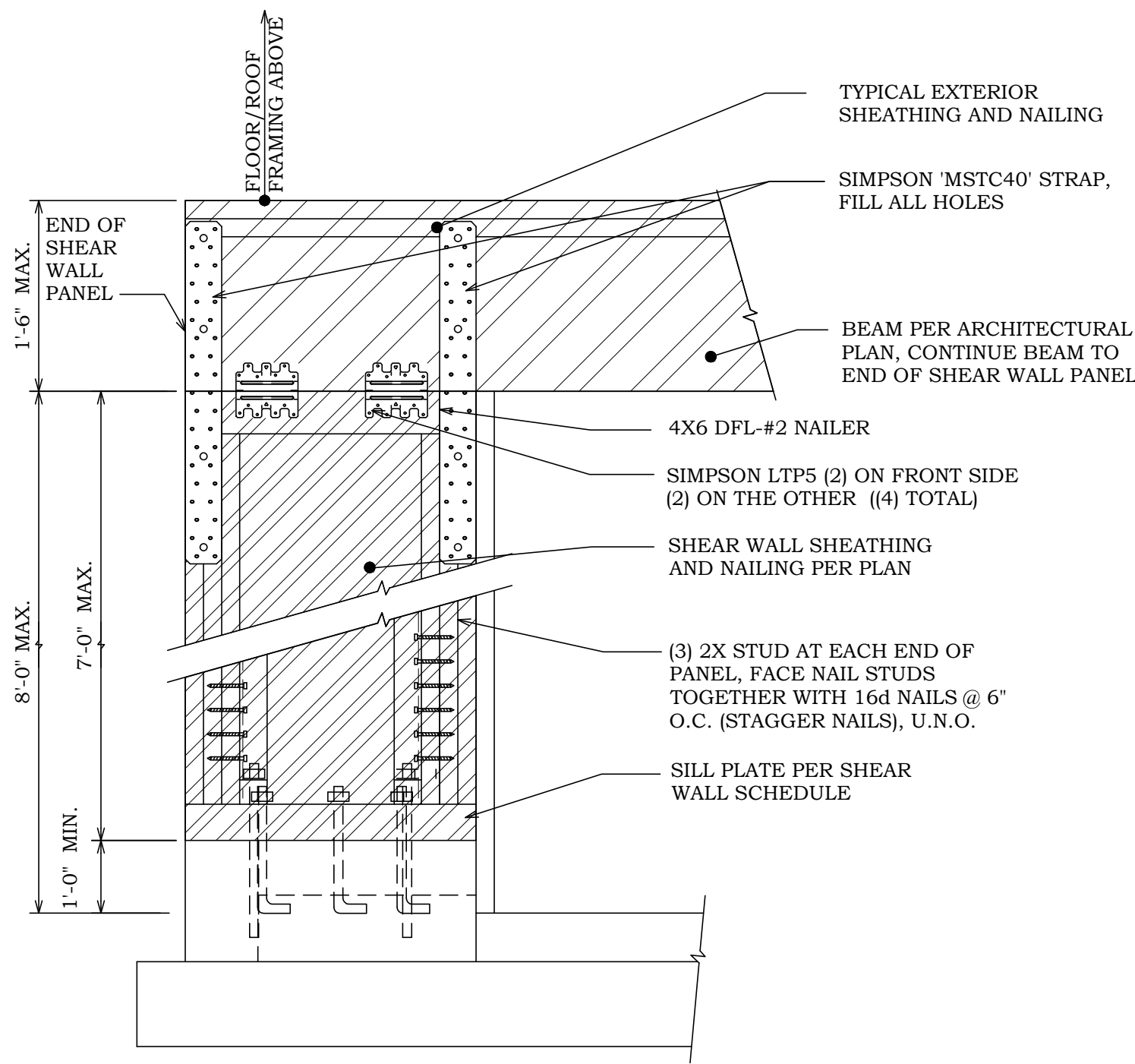
ENGINEER

58949PE

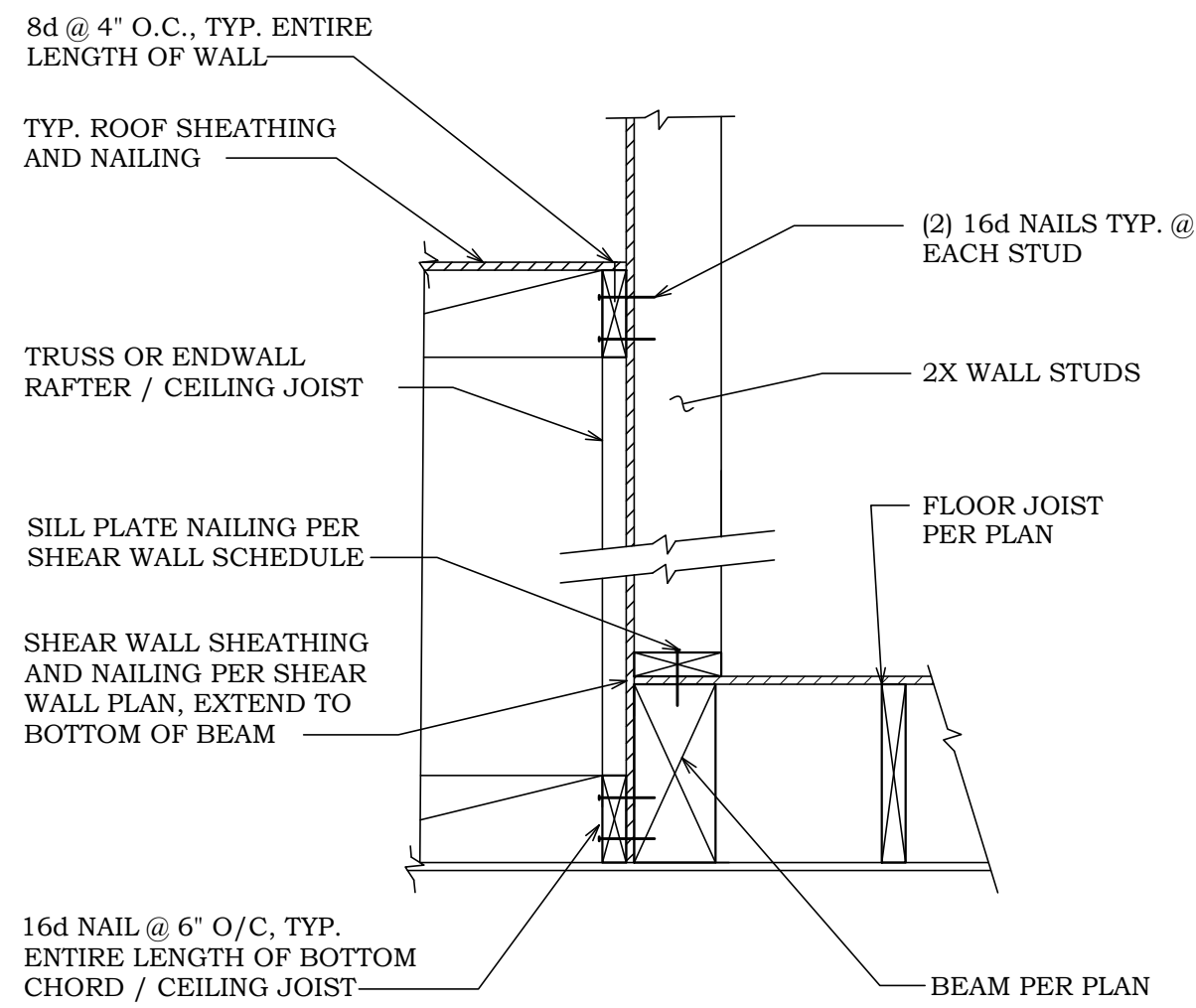
OREGON

JULY 15, 2008

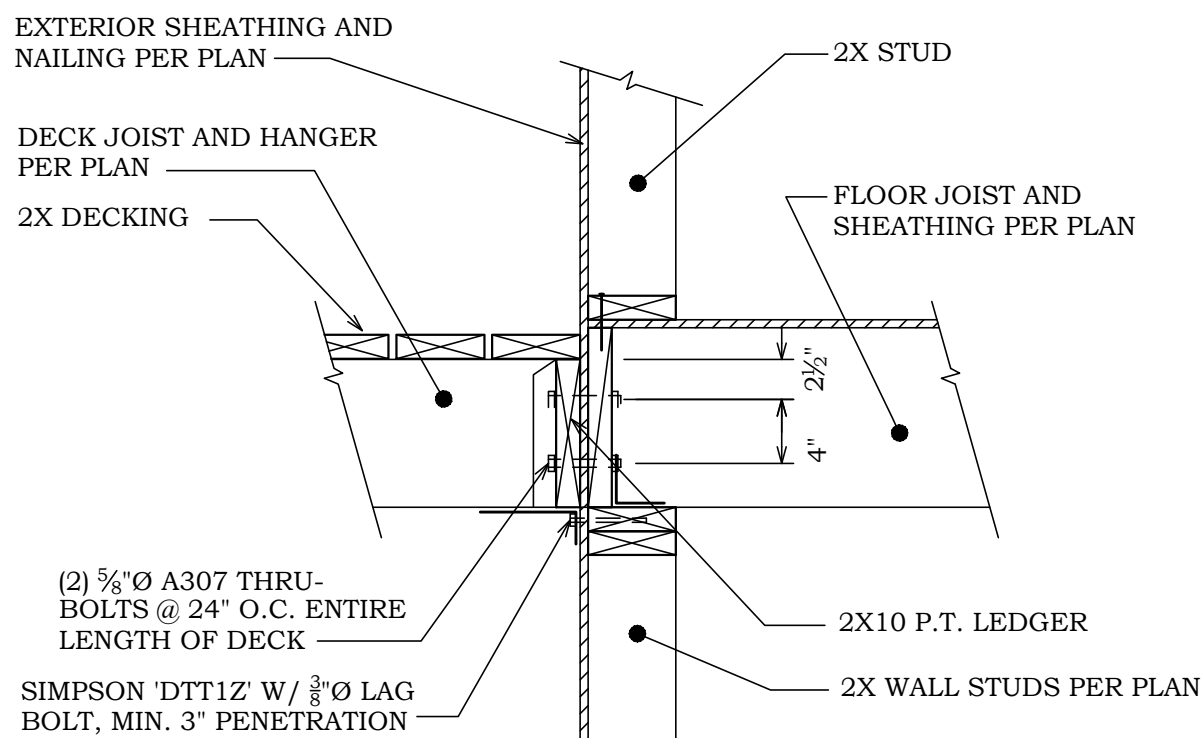
RICHARD J. TURNER



1 PORTAL FRAME ELEVATION VIEW  
S3.0 SCALE: 1" = 1'-0"

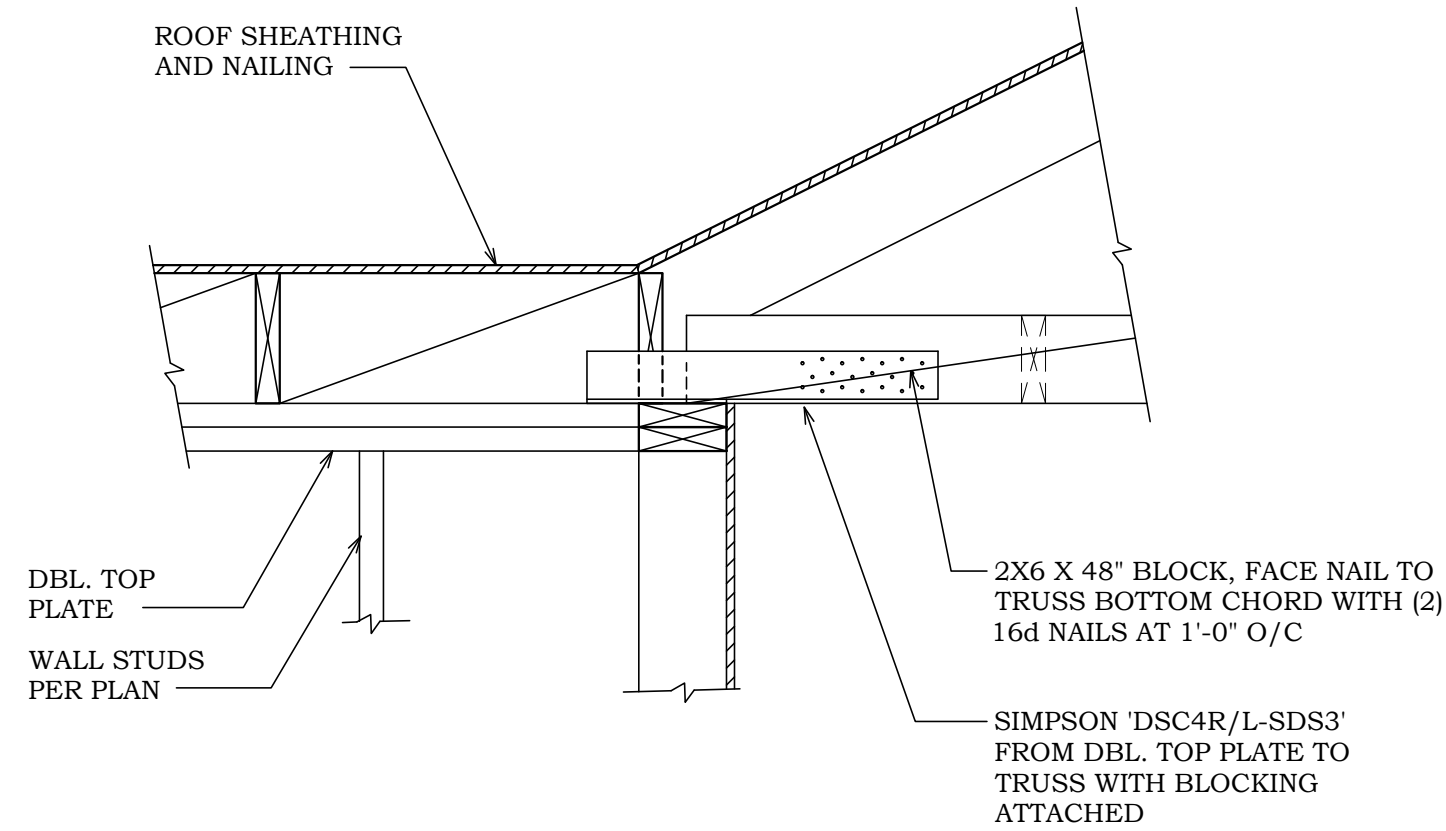


2 PORTAL FRAME ELEVATION VIEW  
S3.0 SCALE: 1" = 1'-0"



NOTE:  
1. THIS DETAIL DESIGNED FOR LATERAL FORCES ONLY, REFER TO ARCHITECTURAL PLANS FOR VERTICAL CONNECTION.  
2. FLASHING BY OTHERS.

3 DECK SECTION  
S3.0 SCALE: 1" = 1'-0"



4 ROOF SECTION  
S3.0 SCALE: NONE

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ENGINEERS STAMP

REGISTERED PROFESSIONAL ENGINEER  
58949PE  
JULY 15, 2008  
RICHARD J. TURNER

EXP. DATE: 06-30-18

ISSUE CD  
DESIGNED BY RJT  
DRAWN BY RJT  
CHECKED BY RJT  
DATE 02/06/18  
PROJECT NO. R18025  
SHEET NO.

S3.0



# Insulation Specs

- All exposed insulation is to have a flame spread rating of less than 25 and a smoke density rating of less than 450.
- Perimeter concrete walls to be protected with rigid fiberboard insulation from top of concrete wall to not less than 24" below grade.
- Slab edge insulation is to be R-15.
- Heating ducts be insulated with R-8.
- Windows shall meet required U-factors for the contractors chosen path of compliance. See Table N1101.1(1)
- One exterior door may be insulated to a U-factor of 0.20, all other exterior doors cannot exceed 0.54.

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS <sup>a</sup>				
BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value <sup>b</sup>	Required Performance	Equiv. Value <sup>b</sup>
Wall insulation—above grade	U-0.059 <sup>c</sup>	R-21 Intermediate <sup>c</sup>	Note d	Note d
Wall insulation—below grade <sup>c</sup>	C-0.063	R-15/R-21	C-0.063	R-15/R-21
Flat ceilings <sup>d</sup>	U-0.021	R-49	U-0.020	R-49 A <sup>b</sup>
Vaulted ceilings <sup>e</sup>	U-0.033	R-30 Rafter or R-30A <sup>b</sup> Scissor Truss	U-0.027	R-38A <sup>b</sup>
Underfloors	U-0.033	R-30	U-0.033	R-30
Slab edge perimeter	F-0.520	R-15	F-0.520	R-15
Heated slab interior <sup>f</sup>	n/a	n/a	n/a	R-10
Windows <sup>g</sup>	U-0.30	U-0.30	U-0.30	U-0.30
Window area limitation <sup>h,k</sup>	n/a	n/a	n/a	n/a
Skylights <sup>l</sup>	U-0.50	U-0.50	U-0.50	U-0.50
Exterior doors <sup>m</sup>	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors with > 2.5 ft <sup>2</sup> glazing <sup>n</sup>	U-0.40	U-0.40	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8	n/a	R-8

TABLE N1101.1(2) ADDITIONAL MEASURES	
Envelope Enhancement Measures (Select One)	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-38, 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 <sup>e</sup> —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 <sup>e</sup> —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 <sup>f</sup> , 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>g</sup> or All ducts sealed with mastic <sup>h</sup>
	6 <b>High efficiency thermal envelope UA<sup>9</sup></b> Proposed UA is 8% lower than the code UA
Conservation Measure (Select One)	A <b>High efficiency HVAC system<sup>a</sup></b> 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
	B <b>Ducted HVAC systems within conditioned space</b> All ducts and air handlers contained within building envelope <sup>d</sup> <i>Cannot be 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>e</sup></b> Natural gas/propane water heater with UEF 0.85 OR Electric heat pump water heater Tier 1 Northern Climate Specification Product

For SI: 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).

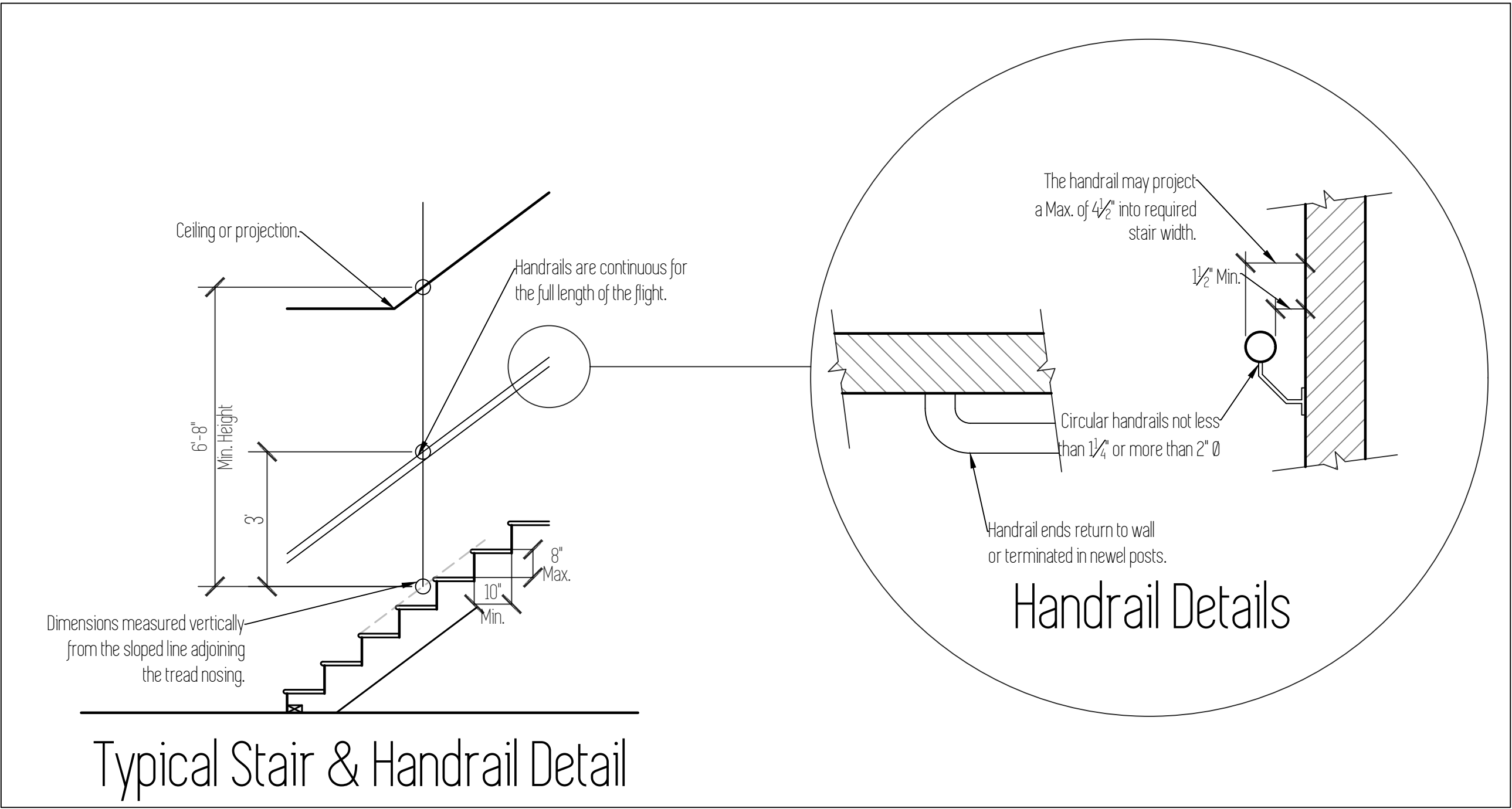
c. Residential water heaters less than 55 gallon storage volume.

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.

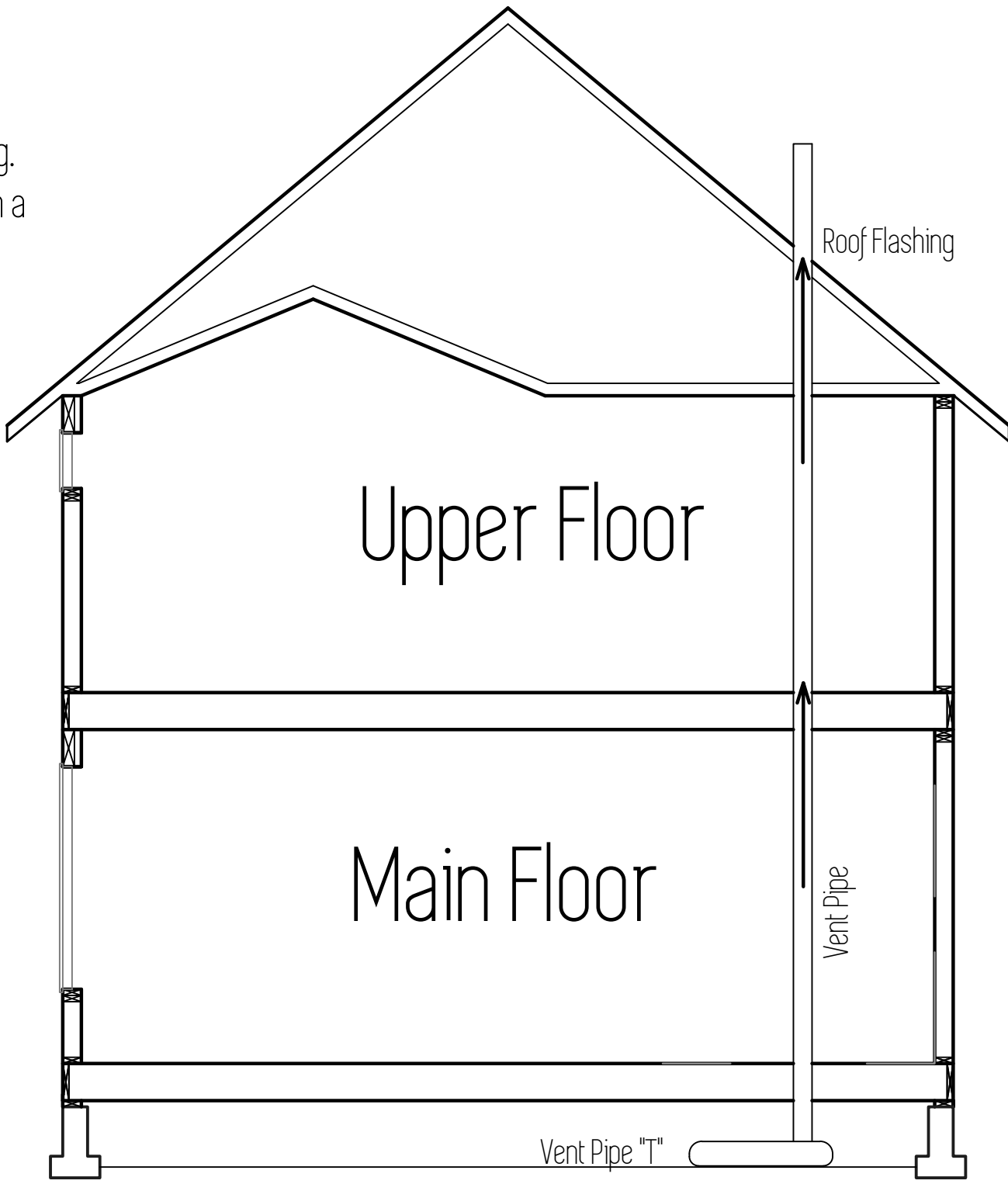


Typical Stair & Handrail Detail

# Radon Passive System

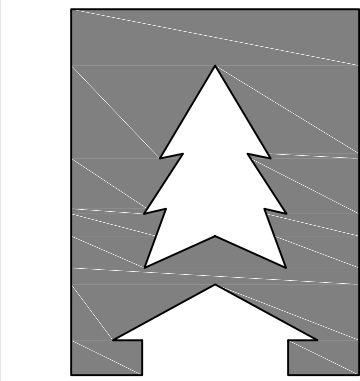
## AF103.5.1.3 Vent Pipe

A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-dia. fitting with a vertical vent pipe installed through the sheeting. 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.



# NOTES

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Designed by :  
TYSON GREY

N