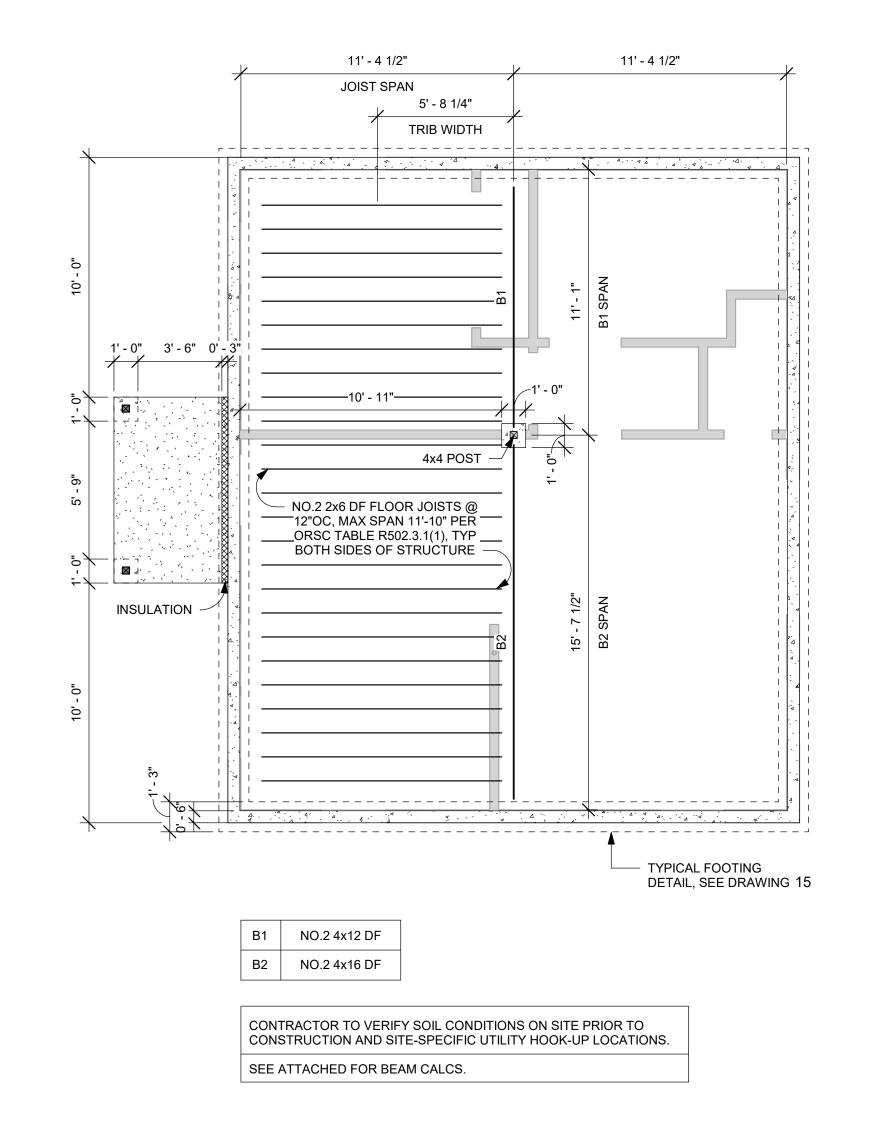
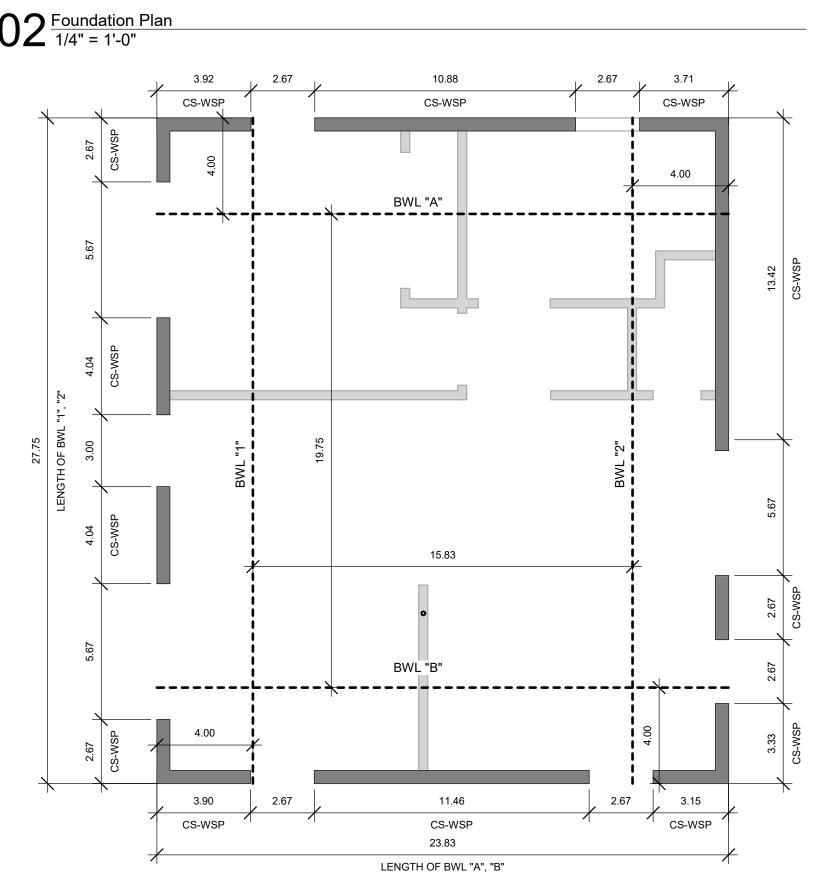
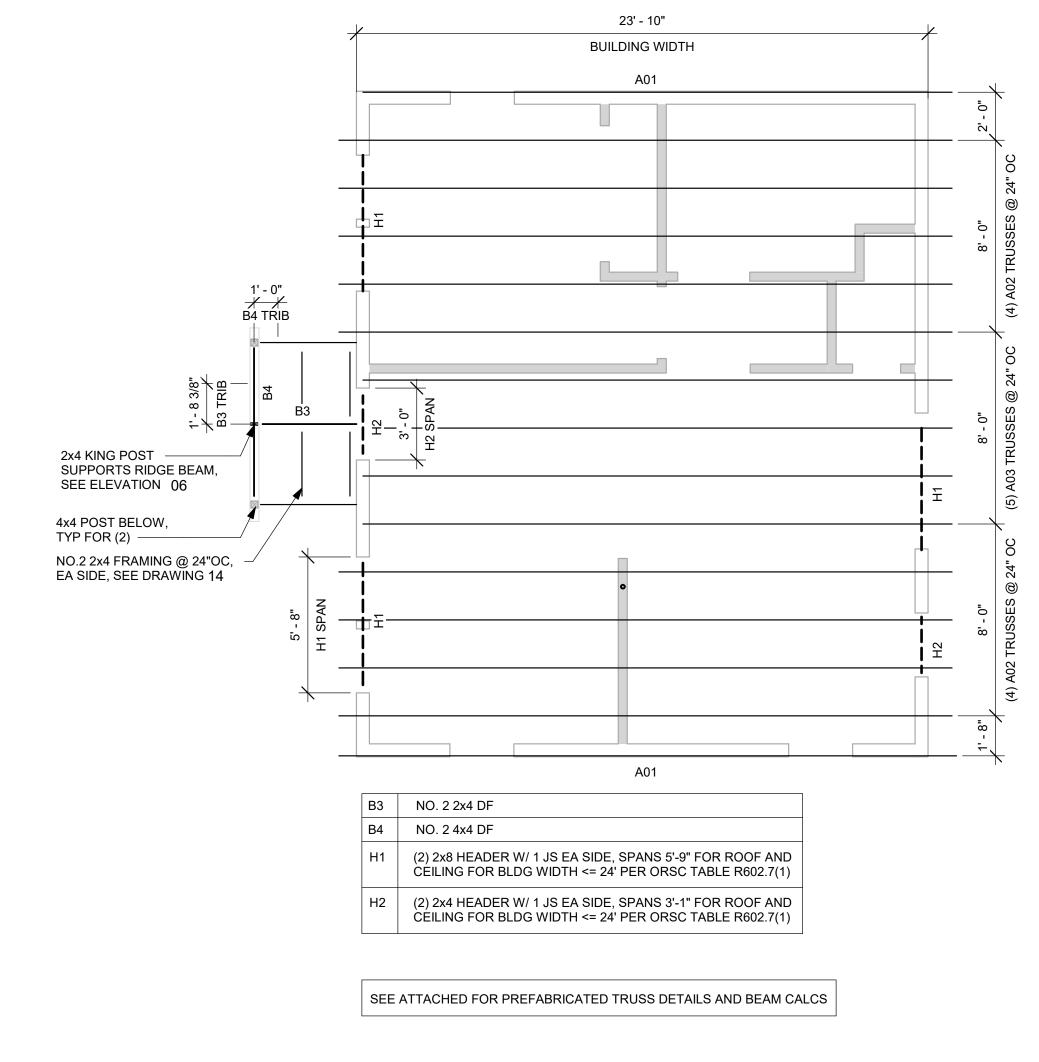




SHEET NUMBER







<u>DESIGN VALUES</u>
THE PROJECT IS DESIGNED FOR 110 MPH WINDS, EXPOSURE CATEGORY B. THE SEISMIC DESIGN CATEGORY IS D1.

LATERAL DESIGN
THE PROJECT IS RECTANGULAR IN PLAN WITH NO OFFSETS AND USES THE PRESCRIPTIVE PATH TO CALCULATE BRACED WALL LENGTHS. THE DESIGN MEETS THE REQUIREMENTS OF R602.10.4 FOR CONTINUOUS SHEATHING, WOOD STRUCTURAL PANEL (CS-WSP) USING THE FOLLOWING

- 1. ALL BRACED WALL LINES ARE TREATED AS IF 10' HIGH FOR SIMPLICITY (WALL HEIGHTS VARY, SEE ELEVATIONS AND DETAIL SECTIONS) 2. EXTERIOR WALLS ARE ENGINEERED AS 2x6 STUDS AT 24" OC. PER TABLE R602.3.1 THE MAXIMUM HEIGHT OF THE WALL FOR WIND LOADING IS 16 FEET. PER TABLE 602.3(5) THE MAXIMUM HEIGHT IS 10 FT FOR LOAD-BEARING WALLS AND 20 FT FOR NON LOAD-BEARING WALLS.
- 3. ALL SHEATHING NAILING PER TABLE R602.3(1). TYPICAL SHEATHING NAILING WITH 8d NAILS AT 6" O.C. AT EDGES AND AT 12" OC ON INTERIOR 4. PER TABLE R602.10.5, 10 FOOT CS-WSP WALL PANELS ADJACENT TO OPENINGS 80" HIGH AND UNDER SHALL BE MINIMUM 2.50 FEET IN LENGTH.
- STRUCTURAL NOTES | GENERAL CONDITIONS 1. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED ISSUE OF THE OREGON RESIDENTIAL SPECIALTY CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS
- 2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION
- 3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS 4. DO NOT SCALE DRAWINGS
- STRUCTURAL NOTES | FOUNDATIONS 1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28DAYS WITH A MAXIMUM SLUMP OF 4"
- 2. ALL REINFORCING STEEL TO BE ASTM A-615 GRADE 60. WELDED WIRE MESH TO BE A-185 3. LAP ALL CONTINUOUS BARS 30XDIA (MIN) PLACE ALL REINFORCING PER ACI CODES AND STANDARDS
- 4. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED 5. MUD SILLS TO BE 2X6 PRESSURE TREATED WOOD WITH 1/2" DIA X 10" ANCHOR BOLTS SPACED AT 4'0" O.C AND WITHIN 12" OF CORNERS. MINIMUM
- 7" EMBED WITH 3"X3"X1/4" PLATE WASHERS UNO 6. SOIL BEARING PRESSURE IS BASED UPON 1500 PSF
- STRUCTURAL NOTES | CARPENTRY

  1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS
- A. POSTS, BEAMS, HEADERS (4X AND LESS) NO 2 DOUGLAS FIR LARCH B. POSTS, BEAMS, HEADERS (6X AND LARGER) - NO 1 DOUGLAS FIR LARCH
- C. JOISTS AND RAFTERS NO 2 DOUGLAS FIR LARCH D. PLATES, BLOCKING AND BRIDGING - NO 2. DOUGLAS FIR LARCH
- E. STUDS STUD GRADE DOUGLAS FIR LARCH 2. UNLESS OTHERWISE NOTED ON PLANS, ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE 4X10, NO 2 DOUGLAS FIR
- 3. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL BEARING PARTITIONS OR EXTERIOR WALLS 4. DESIGN LOADS (IN ADDITION TO DEAD LOADING):
- A. ROOF 20 PSF (LL)
- B. SNOW 30 PSF
- C. FLOOR 40 PSF (LL)
- 5. PROVIDE METAL TRUSS AND RAFTER TIE DOWNS AT EACH TO BE SIMPSON H2.5A AT TOP PLATE UNO ON PLAN 6. ALL EXTERIOR FASTENERS, EXPOSED TO ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED, INCLUDING NAILS, STAPLES, CLIPS. ETC. 7. ALL JOISTS AND RAFTERS NOT BEARING ON BEAMS OR SUPPORTS SHALL HAVE HANGERS MATCHING MEMBER CAPACITY.

8. EXISTING MEMBERS HAVING SIGNS OF DAMAGE OR ROT SHALL BE REMOVED/REPLACED OR BROUGHT TO THE ATTENTION OF THE OWNER.

23' - 10"

13' - 6 1/2"

5' - 0 1/2"

**STORAGE** 

4' - 5 3/4"

- STACKED

RADON PIPE,

07

SEE DRAWING 13

NEW 2x4 WALL @24" OC, 1/2" GYP

NEW 2x6 WALL @16" OC, R23 FACED INSULATION

R.O. / FRAMING DIMENSION

5:12

ROOF AREA (FT<sup>2</sup>)

370

384

(TO F.O. SHEATHING)

2' - 0" INTERIOR / CLEAR DIMENSION (TO F.O. SHEETROCK)

WASHER / DRYER

32x32 SINGLE HUNG

WINDOW, SILL @ 48" AFF, U=0.27 MAX

DECK DESIGN PER

→ 32x36 SINGLE HUNG

WINDOW, SILL @ 42"

AFF, U=0.27 MAX, TYP <sup>™</sup> FOR (2) IN KITCHEN 5

COMBINATION CO/SMOKE DETECTOR

COMBINATION FAN/LIGHT (80 CFM MIN, W/HUMISTAT, WET-USE RATED)

92 SQ IN NFVA CONT

VENTILATION AT SHINGLE

VENT (PROVIDE 29'-9" LONG

MIN. 3.1 SQ IN NFVA / LINEAL

FOOT), SEE DRAWING 12

181 SQ IN NFVA CONT

VENT (PROVIDE 29'-9" LONG MIN. 6 SQ IN NFVA /

LINEAL FOOT)

VENT AREA (IN2)

177.6

184

22.6

**VENTILATION AT SHINGLE** 

EH (3) ELECTRIC WALL HEATERS

CONTRACTOR

68x80 (R5)

5' - 3"

- 32x60 SINGLE HUNG

5' - 2 3/4"

WINDOW, SILL @ 20" AFF, U=0.27 MAX, TYP FOR (6)

CRICKET WITH 1/4"

PER FT MIN SLOPE

ROOF VENTILATION REQUIREMENTS

ASSUME 1/300 VENTILATION RATIO PER

R806.2, 50% AT EAVE AND 50% AT RIDGE

STORM WATER MANAGEMENT REQ PER

COUNTY ZONE, NOT IN SCOPE

5:12

ROOF FRONT SLOPE

ROOF BACK SLOPE

PORCH ROOF

4' - 9"

4x4 POST,

TYP FOR (2)

THE PROJECT WILL COMPLY WITH THE PRESCRIPTIVE

ADDITIONAL MEASURES FROM TABLE N1101.1(2):

NATURAL GAS WH W/ MIN UEF 0.90, OR

UNDER SEPARATE PERMITS

89 SQ IN NFVA CONTINUOUS

VENTILATION AT SHINGLE

VENT (PROVIDE 29'-9" LONG

MIN. 3 SQ IN NFVA / LINEAL

FOOT), SEE DRAWING 12

4:12

4:12

ELECTRIC HEAT PUMP WH W/ MIN 2.0 COP

ENVELOPE REQUIREMENTS OF TABLE N1101.1(1) AND THE

MEASURE 02: HIGH EFFICIENCY WATER HEATING SYSTEM

ELECTRICAL AND PLUMBING WORK TO BE COMPLETED

AARP Detached ADU
City of Moro
104 1st St, Moro, OR 97

**AARP**®

SHEET NUMBER

1714 NE Bryant Street, Portland, OR 97211 619-565-4613 blockdesignbuildllc@gmail.com **Block Design Build LLC** 

FOR TYP ROOF ASSEMBLY, SEE DRAWING 12

— NO.2 2x4 RIDGE BEAM

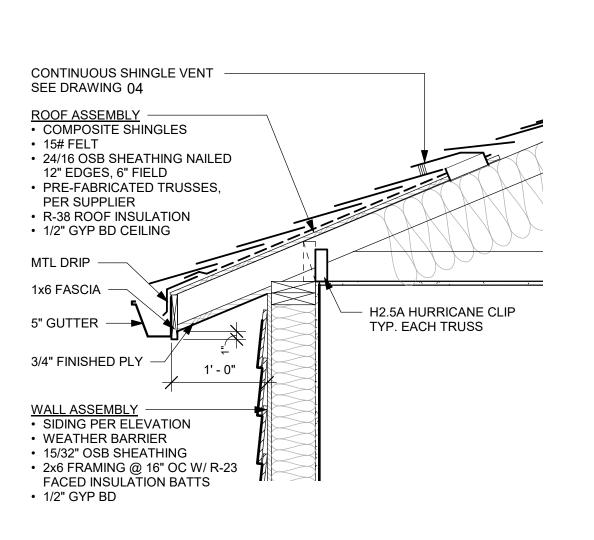
2x4 KING POST

B4, PER FRAMING PLAN

2x4 RIM BOARD CONT

→ 1x6 FASCIA

≠ 4x4 POST BELOW



3" DIA RADON VENT EXHAUST, SCH 40 PVC (MIN 10' FROM OPERABLE OPENINGS INTO CONDITIONED SPACES OF BUILDING, 12" ABOVE ROOF) - VENT FLASHING SUPPORT STRAPPING TO TRUSS -JUNCTION BOX (MIN 15 AMP, 115 VOLT) - VENT PIPE RUNS IN WALL CAVITY BYND TRUSS BEYOND -SEAL PIPE BEYOND AT FLOORING -FLOOR FRAMING PER PLAN -6 mil VAPOR BARRIER W/ MIN 12" LAP AT JOINTS -PVC T-FITTING TO -SUPPORT VENT PIPE

14 Porch Canopy
1" = 1'-0"

PREFABRICATED TRUSS, PER SUPPLIER

1x4 CEDAR T&G W/ 1/8" GAPS —

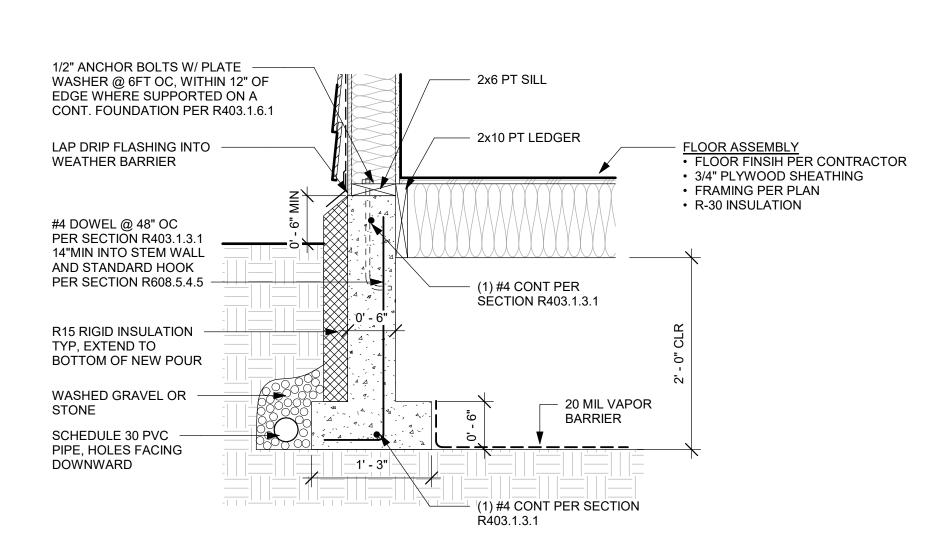
2x4 RIM BOARD —

- DBL 2x6 TOP PLATE

H2.5A HURRICANE
 CLIP TYP. EACH TRUSS

5' - 0"

13 Passive Slab Depressurization System
1" = 1'-0"



COLD JOINT ----FINISH PER CONTRACTOR 5" CONCRETE SLABON- — GRADE W/ 6x6-W1.4xW1.4 4x4 POST WWF REINFORCEMENT @ MID-DEPTH 4x4 SIMPSON EPB44PHDG POST BASE 4" GRAVEL FILL FOR TYPICAL FOOTING NOTES, SEE DETAIL 15 -1' - 0"

15 Crawlspace Typical
1" = 1'-0"

12 Typical Overhang
1" = 1'-0"

16 Porch Footing 1" = 1'-0"