GENERAL NOTES (WHERE APPLICABLE)

ALL CONSTRUCTION TO COMPLY WITH REVISED 2021 OREGON RESIDENTIAL SPECIALTY CODES AND RESTRICTIONS PER LOCAL JURISDICTION.

SOUTH GILLIAM COUNTY / SEISMIC DESIGN CATEGORY 'C' / < 95 MPH WIND, EXPOSURE 'C'. ALL EXTERIOR WALLS TO BE CONTINUOUS WOOD STRUCTURAL PANEL (WSP) SHEATHING METHOD PER 2021 REVISED OR RESIDENTIAL SPECIALTY CODE, CHAPTER SIX, SEC R602.10.1.

EXCAVATE BUILDING SITE AS REQUIRED TO PLACE FOUNDATION FOOTINGS UPON FIRM, UNDISTURBED BEARING SOIL: ASSUMED STRENGTH 1500 PSF.

FOUNDATION CONCRETE MIX TO BE 2500 PSI @ 28 DAYS MINIMUM, UNLESS NOTED OTHERWISE ON PLANS.

FASTENING HARDWARE NOTED ON PLANS BY 'SIMPSON STRONG-TIE'.

FRAMING LUMBER SPEC'S (UNLESS OTHERWISE NOTED ON PLANS)

JOISTS AND RAFTERS	DF-L #2
STUDS (2x6 @ EXTERIOR ENVELOPE)	'STUD' GRADE / STD & BTR
BEAMS, GIRDERS AND HEADERS	DF-L #1
MISC. BLOCKING / WALL PLATES	DF-L #3
GLU-LAM BEAMS	DF 24f V4 COMBINATION

STRUCTURAL DESIGN LOADS:

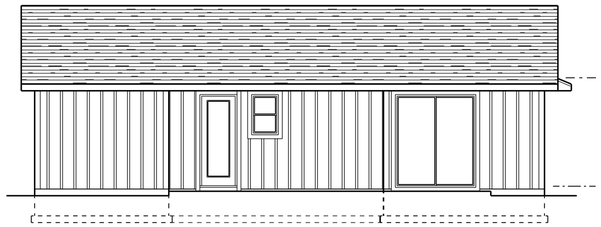
ROOF - COMP SHINGLES	25 PSF LIVE	7 PSF DEAD	32 PSF TOTAL
CEILING - STD	20 "	10 "	30 "
" LOW ATTIC	5 "	10 "	15 "
EXTERIOR WALLS	10 PSF SURFACE AREA		
FLOOR	40 PSF LIVE	10 PSF DEAD	50 PSF TOTAL
PORCH / DECKS	65 "	10 "	75 "

PROVIDE 6x8 HDR OVER ALL EXTERIOR DOOR & WINDOWS UNLESS OTHERWISE NOTED ON PLANS

MINIMUM THERMAL INSULATION (PATH 1 - VERIFY W/ CONTRACTOR)

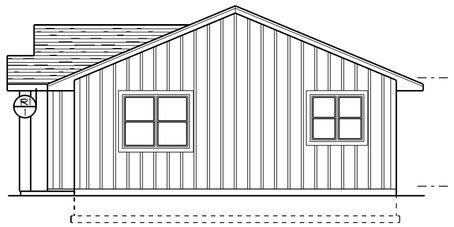
CEILING - FLAT	R49 LOOSE FILL
" SLOPED	R30 BATTS
EXTERIOR WALLS	R21 BATTS
BASEMENT WALLS	R15 BATTS
UNDERFLOOR / CRAWLSPACE	R30 BATTS
FLOOR SLAB PERIMETER	R15 RIGID
FORCED-AIR HEAT DUCTS	R8 BLANKETS
EXT. DOORS: MAIN ENTRY	U=0.54
" ALL OTHERS	U=0.20
WINDOW CLASS	U=0.35 (CLASS 35)
SKYLIGHTS (2% ROOF AREA MAX)	U=0.60 "

CONTRACTOR TO PROVIDE SITE-SPECIFIC SEWER, WATER AND ELECTRICAL / UTILITIES HOOK-UP LOCATION / INFORMATION ALSO VERIFY ALL CONDITIONS OF THESE PLANS IN THE FIELD PRIOR TO ACTUAL CONSTRUCTION.



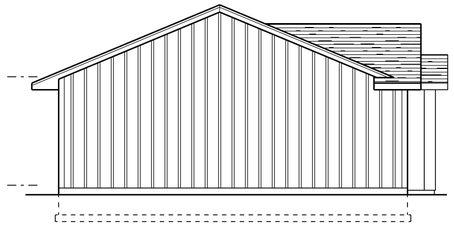
BACK ELEVATION

SCALE: 1/8"=1'-0"



RIGHT SIDE

SCALE: 1/8"=1'-0"



LEFT SIDE

SCALE: 1/8"=1'-0"

OREGON ENERGY EFFICIENCY ADDITIONAL MEASURES

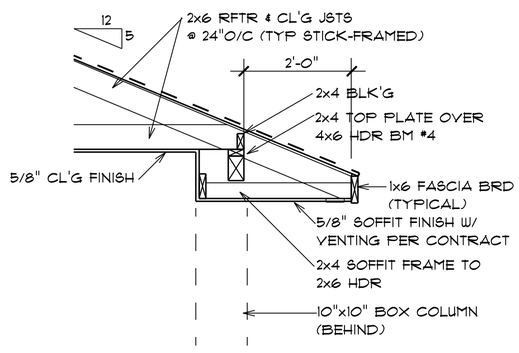
ENVELOPE ENHANCEMENT MEASURE:
OPTION #3; HIGH EFFICIENCY CEILING, WINDOWS AND DUCT SEALING
FLAT CEILINGS- R49, VAULTED CEILINGS (OPTIONAL)- R30 ADVANCED FRAMING (NOT TO EXCEED 50% OF HEARED FLOOR AREA), WINDOWS- U= .30 AND PERFORMANCE-TESTED DUCT SYSTEMS.
(ODOE DOCUMENTATION TO BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION)

CONSERVATION MEASURE:
MEASURE A: HIGH-EFFICIENCY HVAC SYSTEM
GAS-FIRED FURNACE OR BOILER WITH 90% MINIMUM AFUE.
(SEALED COMBUSTION AIR DUCTED DIRECTLY FROM OUTDOORS IF FURNACE IS WITHIN CONDITIONED SPACE).

(CONTRACTOR TO VERIFY)

PLANS CONTENT

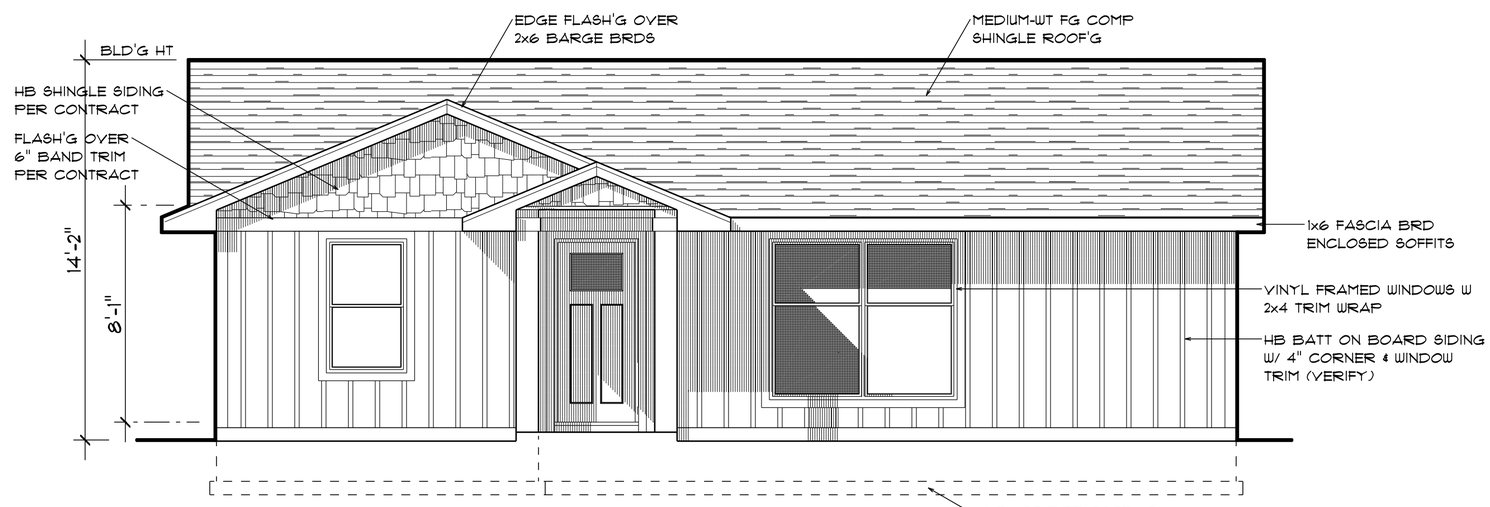
1	EXTERIOR ELEVATIONS, GENERAL NOTES
2	FLOOR PLAN FLR PLAN SYMBOLS, CABINET ELEVATIONS
3	FOUNDATION PLAN, FND DETAILS, FLR FRAME & SUBFLR LAYOUT
4	ROOF FRAME PLAN, CROSS SECTIONS, ROOF FRAME DETAILS, TRUSS SCHEMATICS
5	LATERAL BRACING PLAN, LATERAL ANALYSIS, WALL PANEL DETAIL



EAVE

R1
1

SCALE: 1/2"=1'-0"



ENTRY ELEVATION

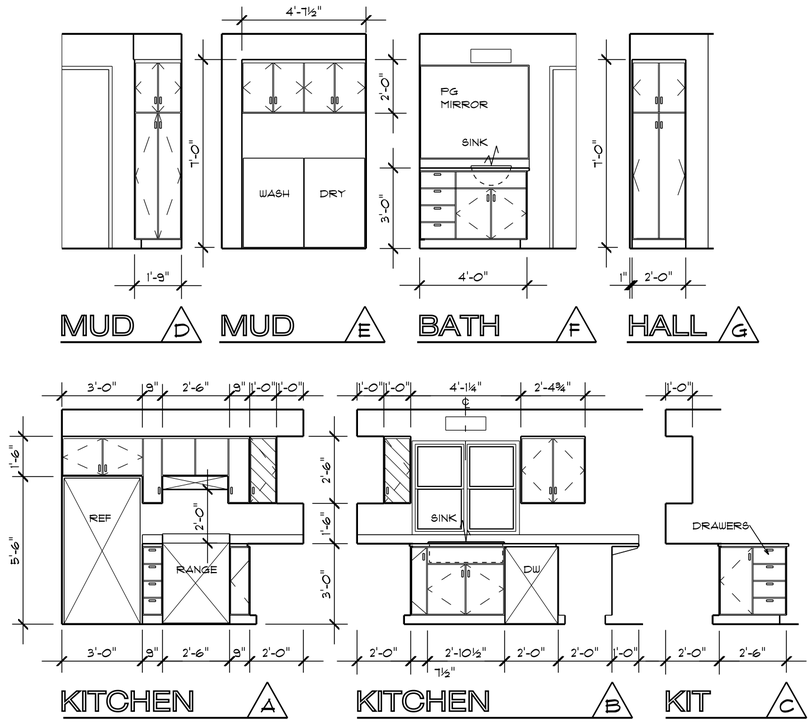
SCALE: 1/4"=1'-0"

COMPL 11/28/22

Vernon Grey Design
PO BOX 712 / CONDON / OR / 97823
541-384-3031 503-706-1371
vgdesign@onteco.net

ACCESSORY DWELLING UNIT PROJECT
SPONSORED BY
CITY OF MORO
AND
AARP
Nonprofit organization

CONSTRUCTION PLANS
PLAN ADU-2 CONDON
(SITE TO BE DETERMINED)



CABINET ELEVATIONS

SCALE: 1/4"=1'-0"

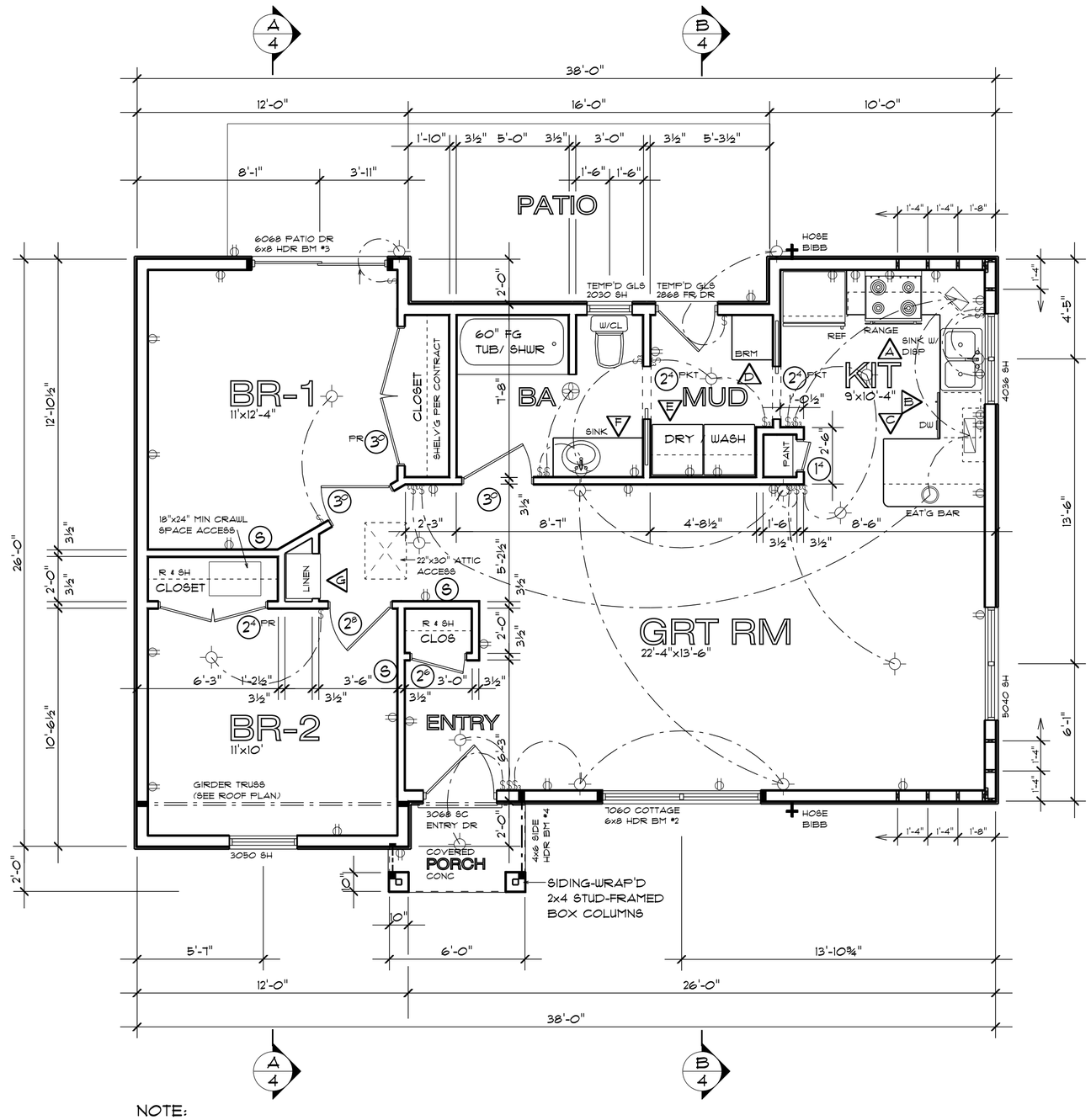
THESE DETAILS ARE FOR ILLUSTRATIVE PURPOSES ONLY SUBJECT TO REVISIONS AND FINE-TUNING ADJUSTMENTS PER CONTRACT. VERIFY ALL ACTUAL SPACES IN THE FIELD PRIOR TO CABINET CONSTRUCTION

PLAN SYMBOLS

— - —	BEAM OR HEADER
$3	STD LIGHT SWITCH (3-WAY SHOWN)
	STD WALL OUTLET
	WALL SCOUNCE LIGHT FIXTURE
	STD CL'G MOUNTED LIGHT FIXTURE
	RECESSED 'CAN' LIGHT FIXTURE
	UNDER UPPER-CABINET FLOR LIGHT FIXTURE
	EXHAUST FAN
S	SMOKE DETECTOR
2⁶	INTERIOR DOOR SIZE (SHOWN 2'-6"x 6'-8")
A	CABINET ELEVATIONS (THIS SHEET)

ELECTRICAL NOTE:

THIS PLAN REPRESENTS A PROPOSED ELECTRICAL LAYOUT ONLY. CODE COMPLIANCE AND FIXTURE STYLE / SPECIFICATIONS TO BE ADJUSTED AND VERIFIED PER CONSTRUCTION CONTRACT.



NOTE:

THIS DESIGN ASSUMES SLIP-COOL HVAC SYSTEM & ON-DEMAND WATER HEATING SYTEM TO BE VERIFIED WITH CONTRACTOR

PLAN

900 SQ FT

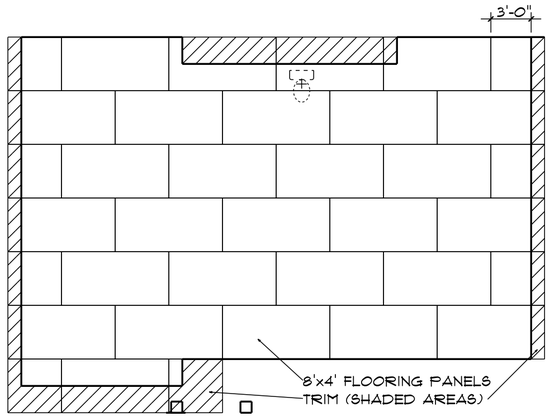
SCALE: 1/4"=1'-0"

COMPL 11/28/22

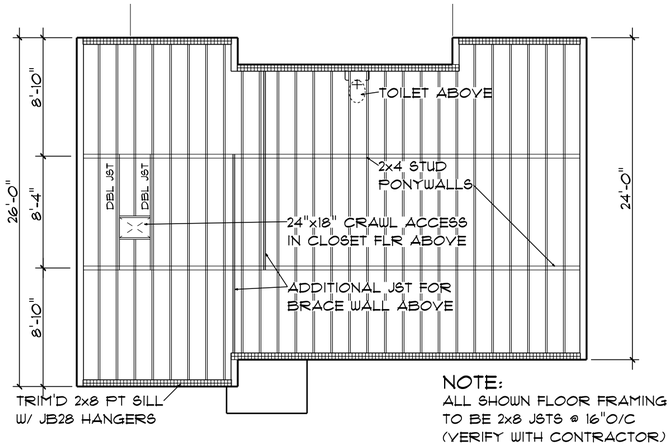
Vernon Grey Design
PO BOX 712 / CONDON / OR / 97823
541-384-3031 503-706-1371
vgdesign@onteco.net

ACCESSORY DWELLING UNIT PROJECT
SPONSORED BY
CITY OF MORO
AND
AARP
Nonprofit organization

CONSTRUCTION PLANS
PLAN ADU-2 CONDON
(SITE TO BE DETERMINED)



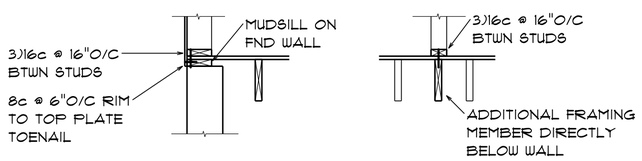
NOTE:
FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE CDX PLYWOOD, SPAN 40/20 APA RATED, PER PS 1-83 (VERIFY). SHEATHING SHALL BE ATTACHED TO SUPPORTING MEMBERS WITH 10d NAILS AT 6" C/C AT PANEL EDGES, BLOCKING LINES, DRAG STRUTS, DIAPHRAGM BOUNDARIES AND OVER EXTERIOR WALLS AND SHEAR WALLS AND AT 12" O/C IN PANEL FIELD. NO DIAPHRAGM BLOCKING IS REQUIRED. SHEATHING PANELS SHALL BE LAID IN STAGGERED PATTERN WITH LONG DIRECTION PLACED PERPENDICULAR TO SUPPORTS. PROVIDE 1/8 INCH GAP BETWEEN ALL ABUTTING PANEL EDGES.



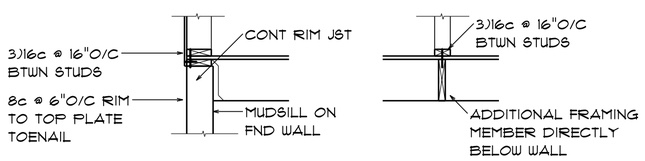
NOTE:
ALL SHOWN FLOOR FRAMING TO BE 2x8 JSTS @ 16"O/C (VERIFY WITH CONTRACTOR)

FLR FRAME

SCALE: 1/8"=1'-0"



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR FRAMING

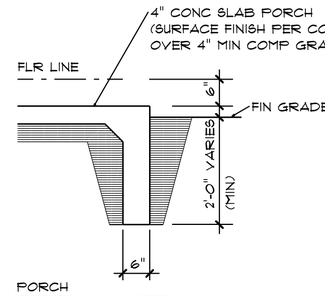


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR FRAMING

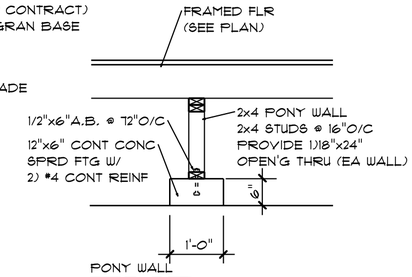
(WHERE APPLICABLE)

MISC FRAMING DETAILS

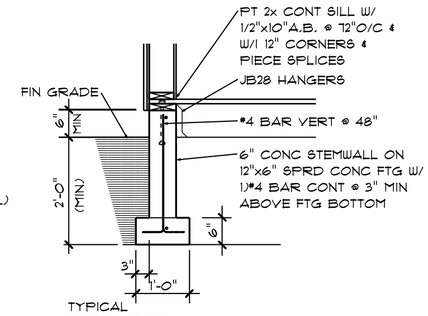
SCALE: 1/2"=1'-0"



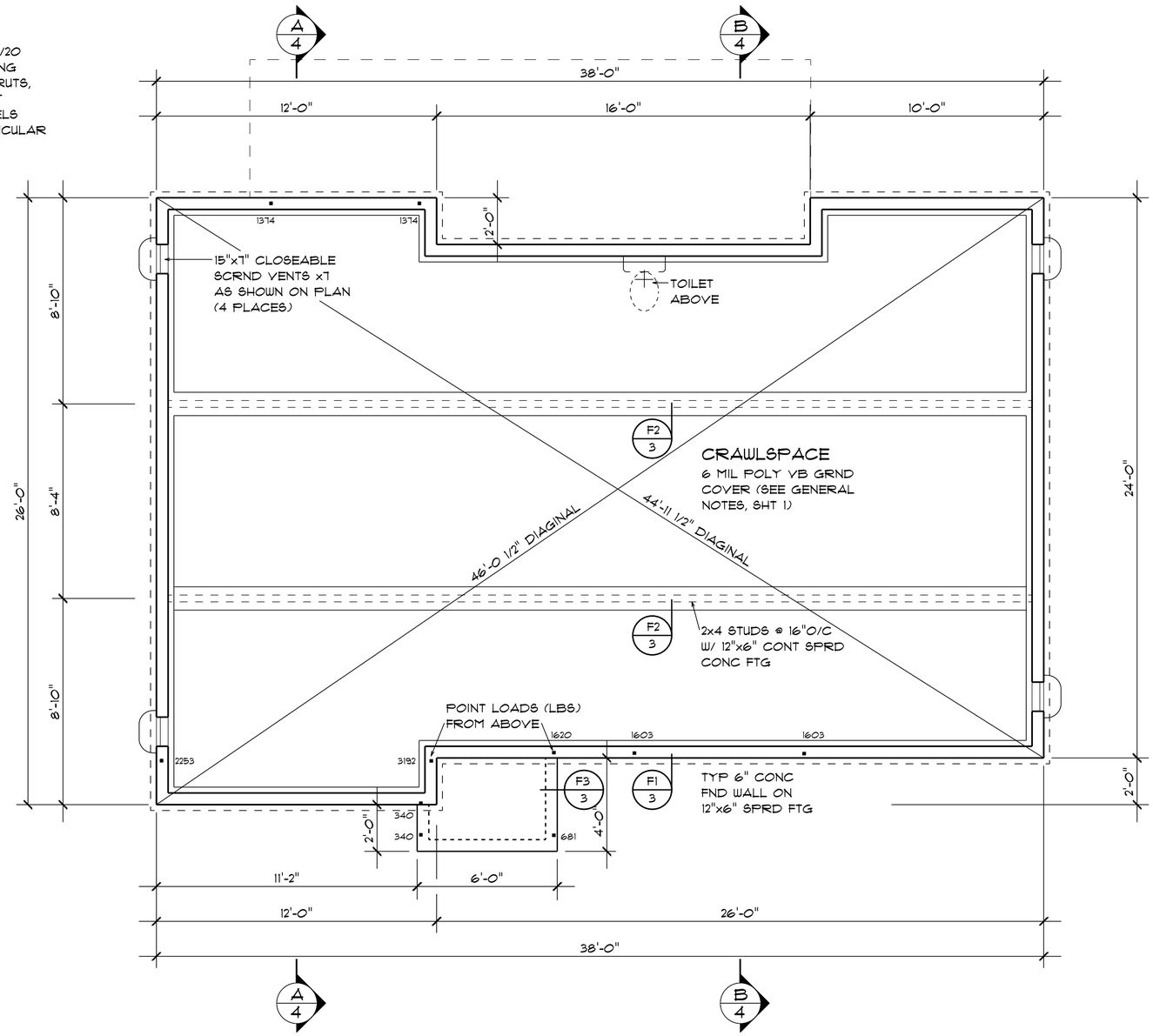
PORCH
EDGE
F3 / 3
SCALE: 1/2"=1'-0"



PONY WALL
FND
F2 / 3
SCALE: 1/2"=1'-0"



TYPICAL
FND
F1 / 3
SCALE: 1/2"=1'-0"



FOUNDATION

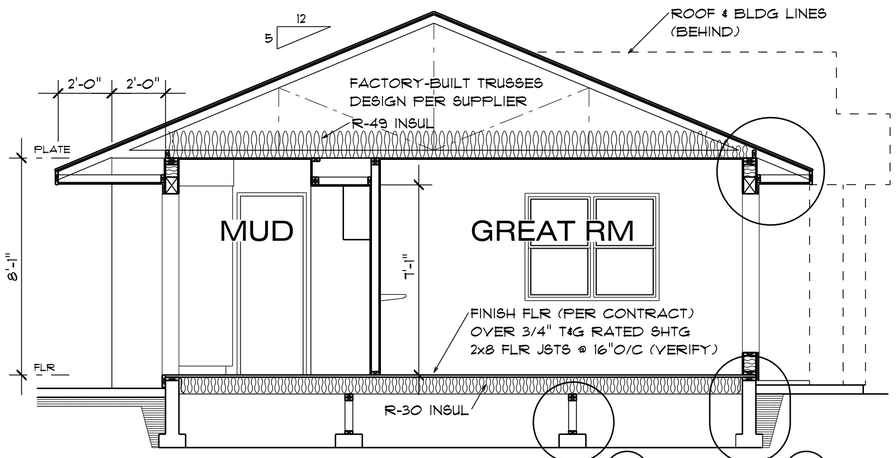
SCALE: 1/4"=1'-0"

COMPL 11/28/22

Vernon Grey Design
PO BOX 712 / CONDON / OR / 97823
541-384-3031 503-706-1371
vgdesign@onteco.net

ACCESSORY DWELLING UNIT PROJECT SPONSORED BY
CITY OF MORO AND AARP Nonprofit organization

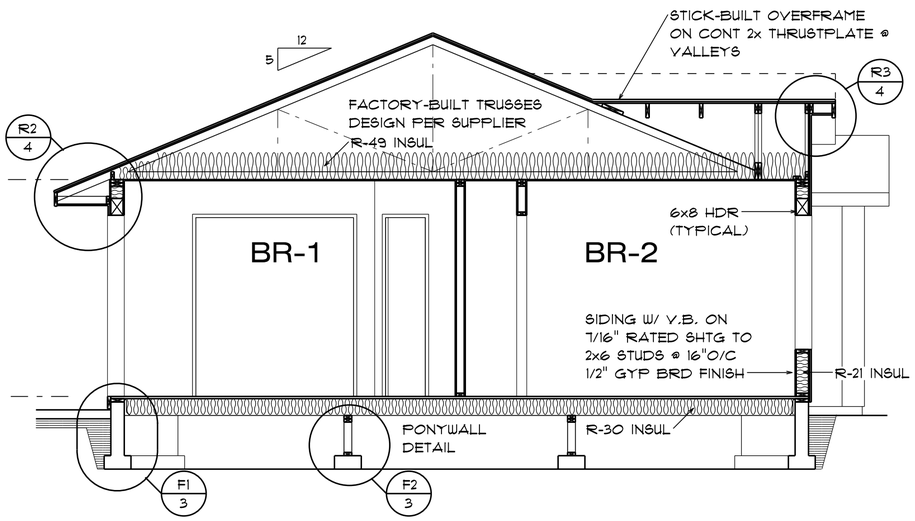
CONSTRUCTION PLANS
PLAN ADU-2 CONDON
(SITE TO BE DETERMINED)



SECTION

SCALE: 1/4"=1'-0"

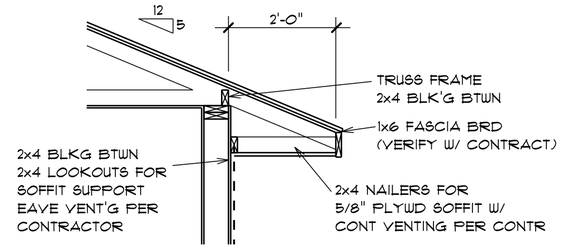
B
4



SECTION

SCALE: 1/4"=1'-0"

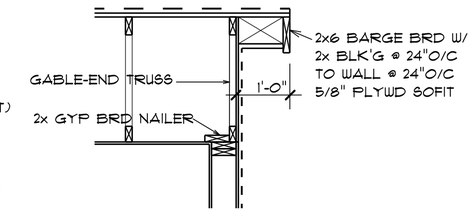
A
4



EAVE

SCALE: 1/2"=1'-0"

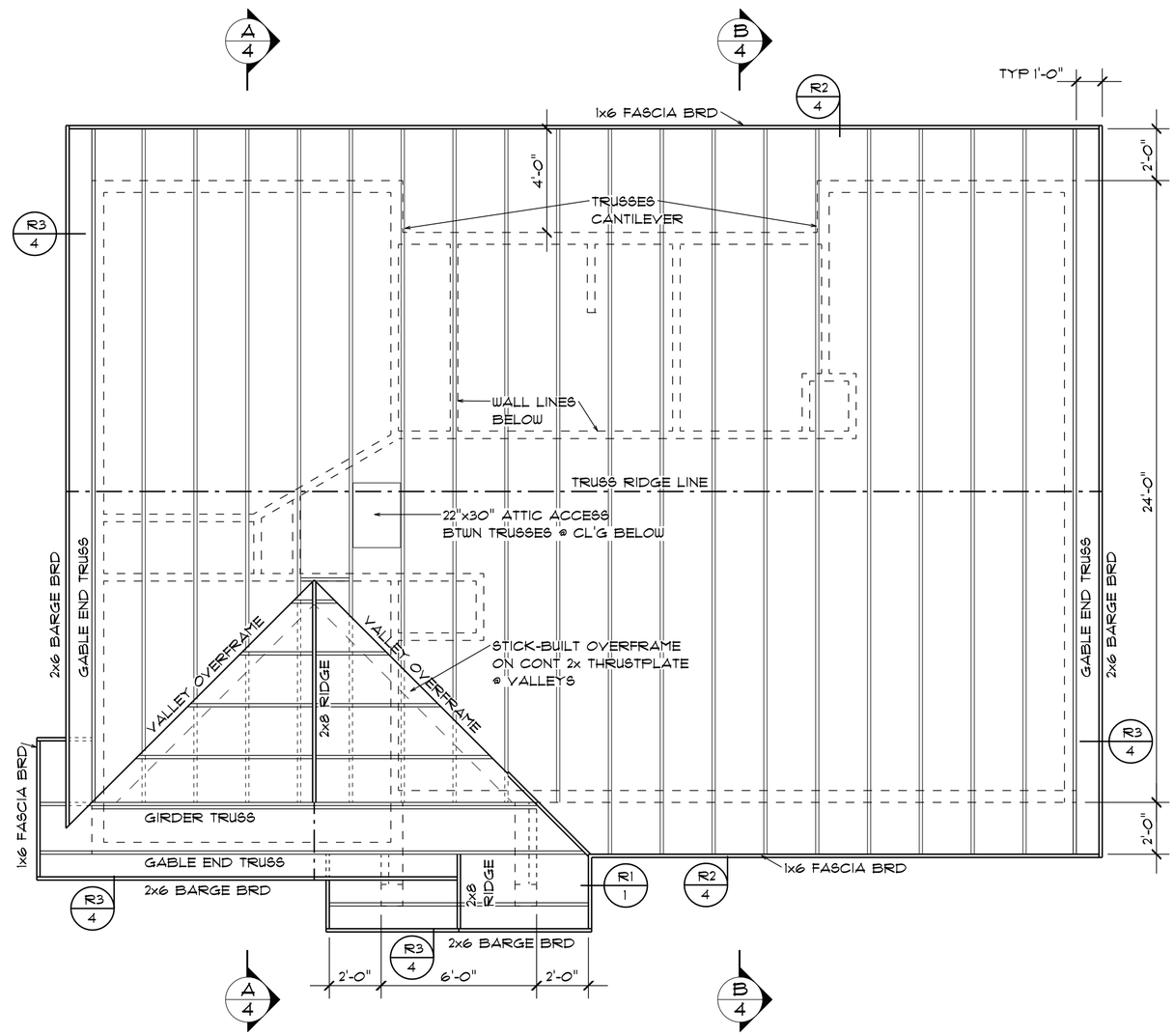
R2
4



RAKE

SCALE: 1/2"=1'-0"

R3
4



ROOF FRAME

SCALE: 1/4"=1'-0"

ROOF FRAME NOTES:

ROOF TRUSS FRAME DESIGN BY SUPPLIER. VERIFY ALL ANCHORS AND HOLDOWNS PER MFG'S SPEC'S. CONTRACTOR TO VERIFY ALL CONDITIONS.

2x6 RFTRS @ 24"O/C FOR ALL VALLEY TIE-IN OVERFRAMES.

ALL BARGE BOARDS 2x6, 2x6 FACIA (VERIFY W/ CONTRACTOR)
PAINTED METAL GUTTER & DOWNSPOUTS OPTIONAL PER CONTRACT.

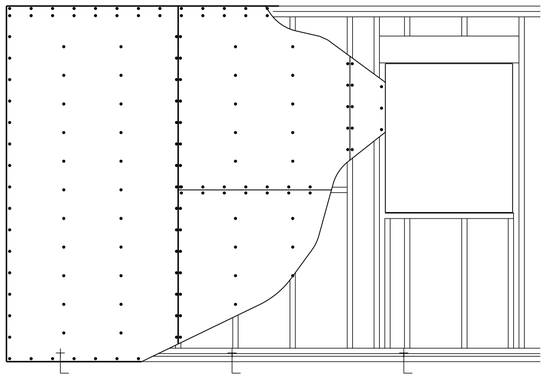
PROVIDE ATTIC / ROOF VENT'G EQUAL TO 480 SQ INCHES TOTAL VENTING DIVIDED BETWEEN EAVE & RIDGE AREAS. METHOD & STYLE PER CONTRACT

COMPL 11/28/22

Vernon Grey Design
PO BOX 712 / CONDON / OR / 97823
541-384-3031 503-706-1371
vgdesign@onteco.net

ACCESSORY DWELLING UNIT PROJECT
SPONSORED BY
CITY OF MORO
AND
AARP
Nonprofit organization

CONSTRUCTION PLANS
PLAN ADU-2 CONDON
(SITE TO BE DETERMINED)



WALL SHEATHING

STANDARD CAPACITY SHEAR WALL
7/16" RATED SHTG TO
2x STUDS @ 16" O/C W/
8d NAILING U.N.O. @
6" O/C EDGE, 12" O/C FIELD

1. SHEAR WALL SHEATHING SHALL BE APA RATED AND PLACED EITHER VERTICALLY OR HORIZONTALLY. NAILING OF PANELS TO WALL STUDS SHALL BE STAGGERED AT ADJACENT PANEL EDGES.
2. BOTTOM PLATE ANCHORS SHALL BE 1/2" DIAMETER ANCHOR BOLTS @ 48"O/C WITH STANDARD EMBEDMENT WITH 3"x3"x0.229" PLATE
3. SHEAR WALLS SHALL HAVE DOUBLE TOP AND BOTTOM PLATE WITH DOUBLE OR TRIPLE STUDS AT ALL HOLD-DOWN LOCATIONS, U.N.O.
4. BLOCKING SHALL BE PLACED AT ALL PANEL EDGES.

LATERAL ANALYSIS

SOUTH GILLIAM COUNTY / SEISMIC DESIGN CATEGORY 'C' / < 95 MPH WIND, EXPOSURE 'C'

ALL EXTERIOR WALLS TO BE CONTINUOUS WOOD STRUCTURAL PANEL (CS-WSP) SHEATHING METHOD PER 2021 REVISED OREGON RESIDENTIAL SPECIALTY CODE CHAPTER SIX, SECTION R602.10, ADJUSTED PER TABLE R602.10.3(1) 110 MPH WIND SPEED

BRACED WALL LINE "1" / FRONT
TOTAL BRACE LINE LENGTH: 38 FT
BRACE LINE SPACING: 26 FT TABLE R602.10.3(1) INDICATES 3 FT (36") MIN BRACING

EXPOSURE ADJUSTMENT ('C' ONE STORY):	x 1.2	= + 7"
ROOF HEIGHT ADJUSTMENT (10' ROOF):	x 1	
WALL HEIGHT ADJUSTMENT (8'):	x .9	= - 3"
BRACED WALL LINE * ADJUSTMENT (2):	x 1	
INTERIOR GYP BRD FINISH ADJUSTMENT (YES):	x 1	
TOTAL ADJUSTMENT		4" + 36" = 40"
		< 132" (PER PLANS) = OK

BRACED WALL LINE "2" / BACK
TOTAL BRACE LINE LENGTH: 38 FT
BRACE LINE SPACING: 26 FT TABLE R602.10.3(1) INDICATES 3 FT (36") MIN BRACING

EXPOSURE ADJUSTMENT ('C' ONE STORY):	x 1.2	= + 7"
ROOF HEIGHT ADJUSTMENT (10' ROOF):	x 1	
WALL HEIGHT ADJUSTMENT (8'):	x .9	= - 3"
BRACED WALL LINE * ADJUSTMENT (2):	x 1	
INTERIOR GYP BRD FINISH ADJUSTMENT (YES):	x 1	
TOTAL ADJUSTMENT		4" + 36" = 40"
		< 114" (PER PLANS) = OK

BRACED WALL LINE "A" / LEFT SIDE
TOTAL BRACE LINE LENGTH: 26 FT
BRACE LINE SPACING: 14 FT TABLE R602.10.3(1) INDICATES 1.75 FT (21") MIN BRACING

EXPOSURE ADJUSTMENT ('C' ONE STORY):	x 1.2	= + 4"
ROOF HEIGHT ADJUSTMENT (10' ROOF):	x 1	
WALL HEIGHT ADJUSTMENT (8'):	x .9	= - 2"
BRACED WALL LINE * ADJUSTMENT (3):	x 1.3	= + 6"
INTERIOR GYP BRD FINISH ADJUSTMENT (YES):	x 1	
TOTAL ADJUSTMENT		8" + 21" = 29"
		< 88" (PER PLANS) = OK

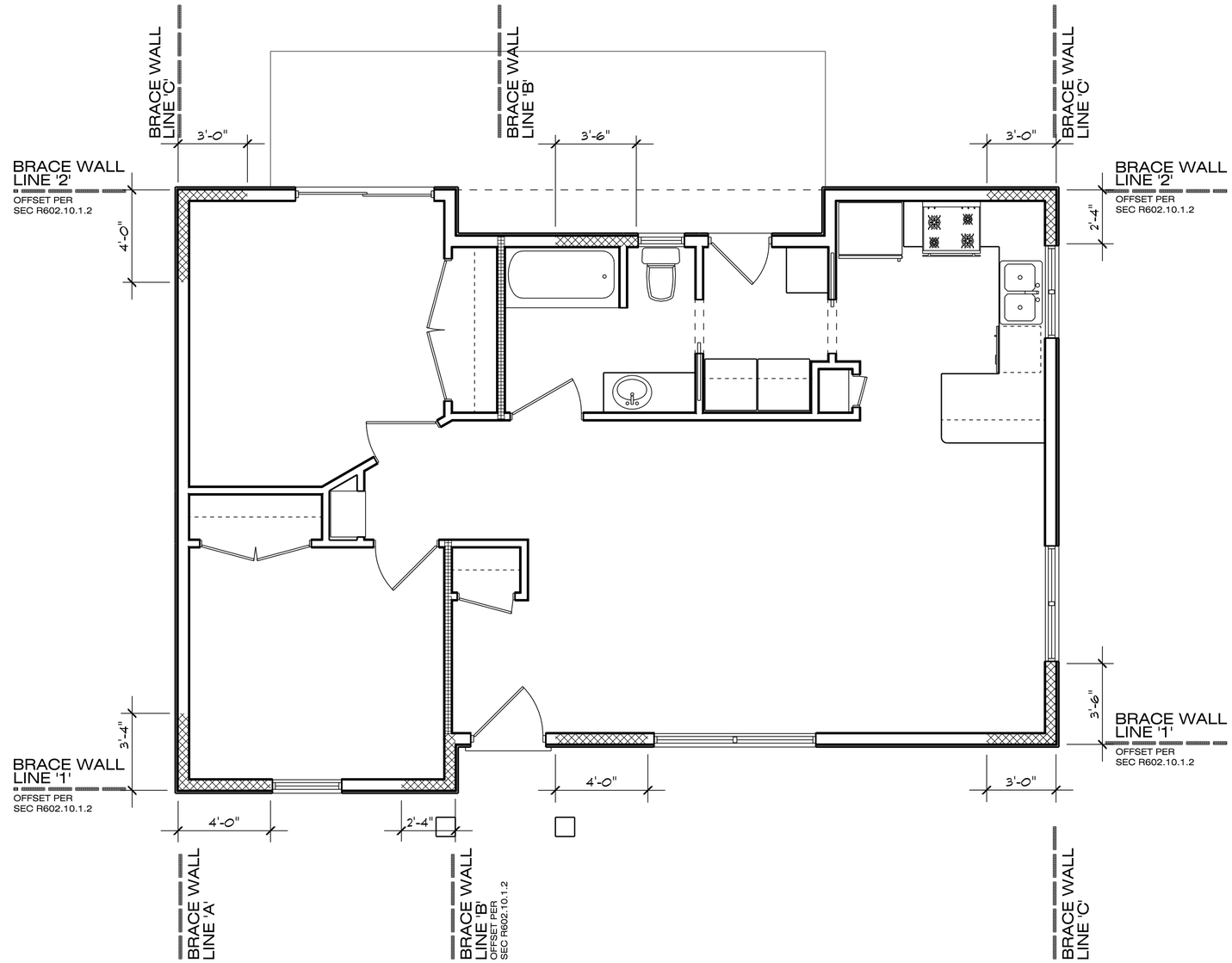
BRACED WALL LINE "B" / FRT TO BACK INTERMEDIATE
TOTAL BRACE LINE LENGTH: 24 FT
BRACE LINE SPACING: 26 FT TABLE R602.10.3(1) (GB) INDICATES 5.5 FT (66") MIN BRACING

EXPOSURE ADJUSTMENT ('C' ONE STORY):	x 1.2	= + 13"
ROOF HEIGHT ADJUSTMENT (10' ROOF):	x 1	
WALL HEIGHT ADJUSTMENT (8'):	x .9	= - 6"
BRACED WALL LINE * ADJUSTMENT (3):	x 1.3	= + 20"
INTERIOR GYP BRD FINISH ADJUSTMENT (YES):	x 1	
TOTAL ADJUSTMENT		27" + 66" = 93"
		< 198" (PER PLANS) = OK

BRACED WALL LINE "C" RIGHT SIDE
TOTAL BRACE LINE LENGTH: 26 FT
BRACE LINE SPACING: 14 FT TABLE R602.10.3(1) INDICATES 1.75 FT (21") MIN BRACING

EXPOSURE ADJUSTMENT ('C' ONE STORY):	x 1.2	= + 4"
ROOF HEIGHT ADJUSTMENT (10' ROOF):	x 1	
WALL HEIGHT ADJUSTMENT (8'):	x .9	= - 2"
BRACED WALL LINE * ADJUSTMENT (3):	x 1.3	= + 6"
INTERIOR GYP BRD FINISH ADJUSTMENT (YES):	x 1	
TOTAL ADJUSTMENT		8" + 21" = 29"
		< 70" (PER PLANS) = OK

CRITICAL PANEL NOTE:
CONSIDER ALSO BRACE WALL LINE ALIGNS WITH 24" EXTERIOR WALL (WSP) BRACE PANEL (NOT INCLUDED IN THIS CALCULATION), OFFERING EVEN GREATER STRUCTURAL VALUE.



LATERAL PLAN

SCALE: 1/4"=1'-0"

NOTE:
ALL EXTERIOR WALLS TO BE CONTINUOUS WOOD STRUCTURAL PANEL (CS-WSP) SHEATHING METHOD PER 2021 REVISED OREGON RESIDENTIAL SPECIALTY CODE CHAPTER SIX, SECTION R602.10 ADJUSTED PER TABLE R602.10.3(1) 110 MPH WIND SPEED

INTERIOR BRACED WALLS SUPPORTED AT BOTTOM TO PARALELL FLOOR JOIST W/ 3)16c @ 16"O/C FACENAILS OR TO PERP FULL-HEIGHT BLK'G W/ 3)16c TOENAILS FASTENED AT TOP TO PARALELL JOIST OR TRUSS W/ 8c @ 6"O/C FACENAILS OR TO PERP BLK'G 3)16c TOENAILS

CS-WSP (CONTINUOUS SHEATHING, DESIGNATED WOOD STRUCTURAL PANEL)

GB INTERIOR BEARING WALL

COMPL 11/28/22

Vernon Grey Design
PO BOX 712 / CONDON / OR / 97823
541-384-3031 503-706-1371
vgdesign@onteco.net

ACCESSORY DWELLING UNIT PROJECT
SPONSORED BY
CITY OF MORO
AND
AARP
Nonprofit organization

CONSTRUCTION PLANS
PLAN ADU-2 CONDON
(SITE TO BE DETERMINED)