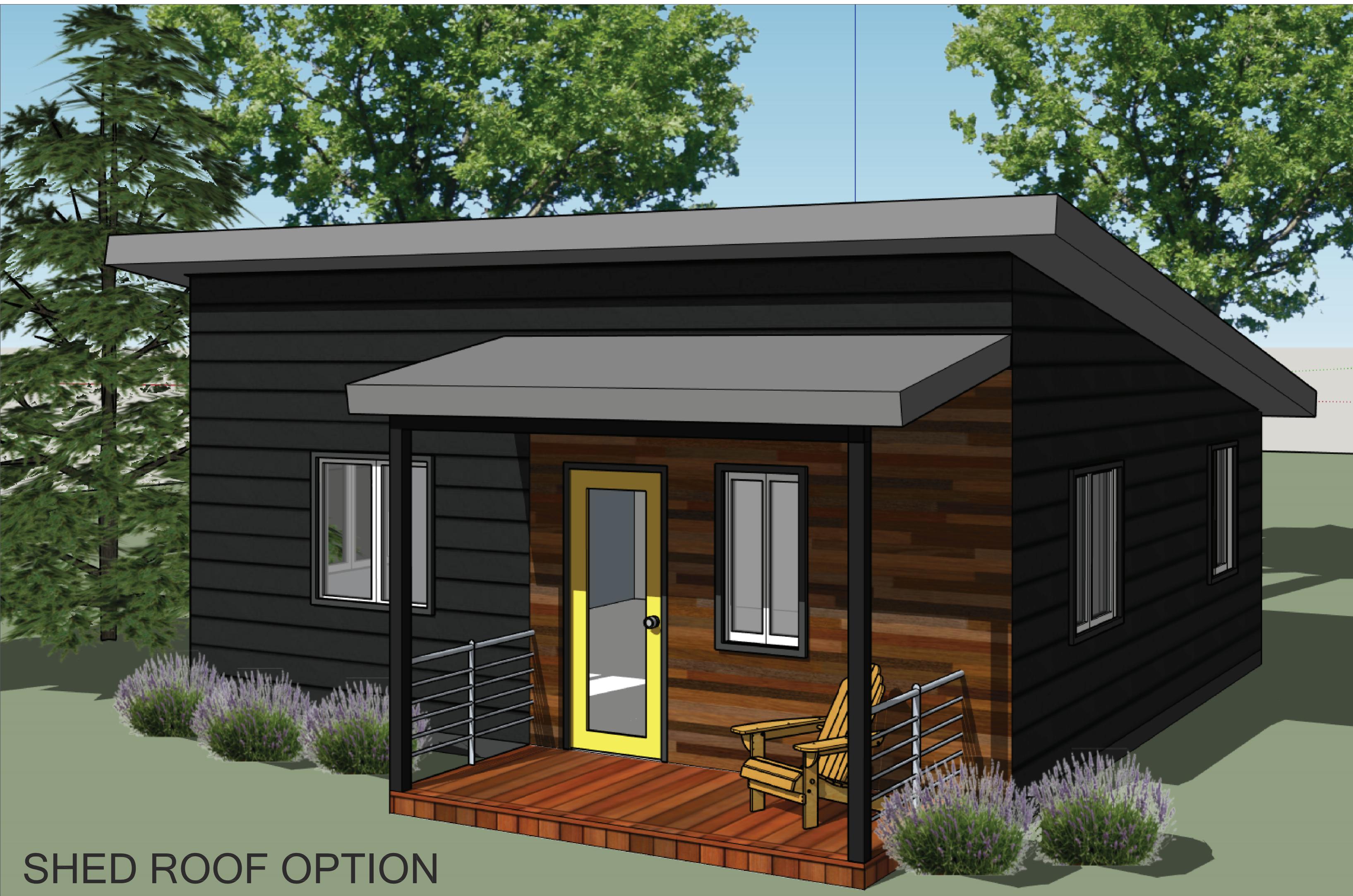


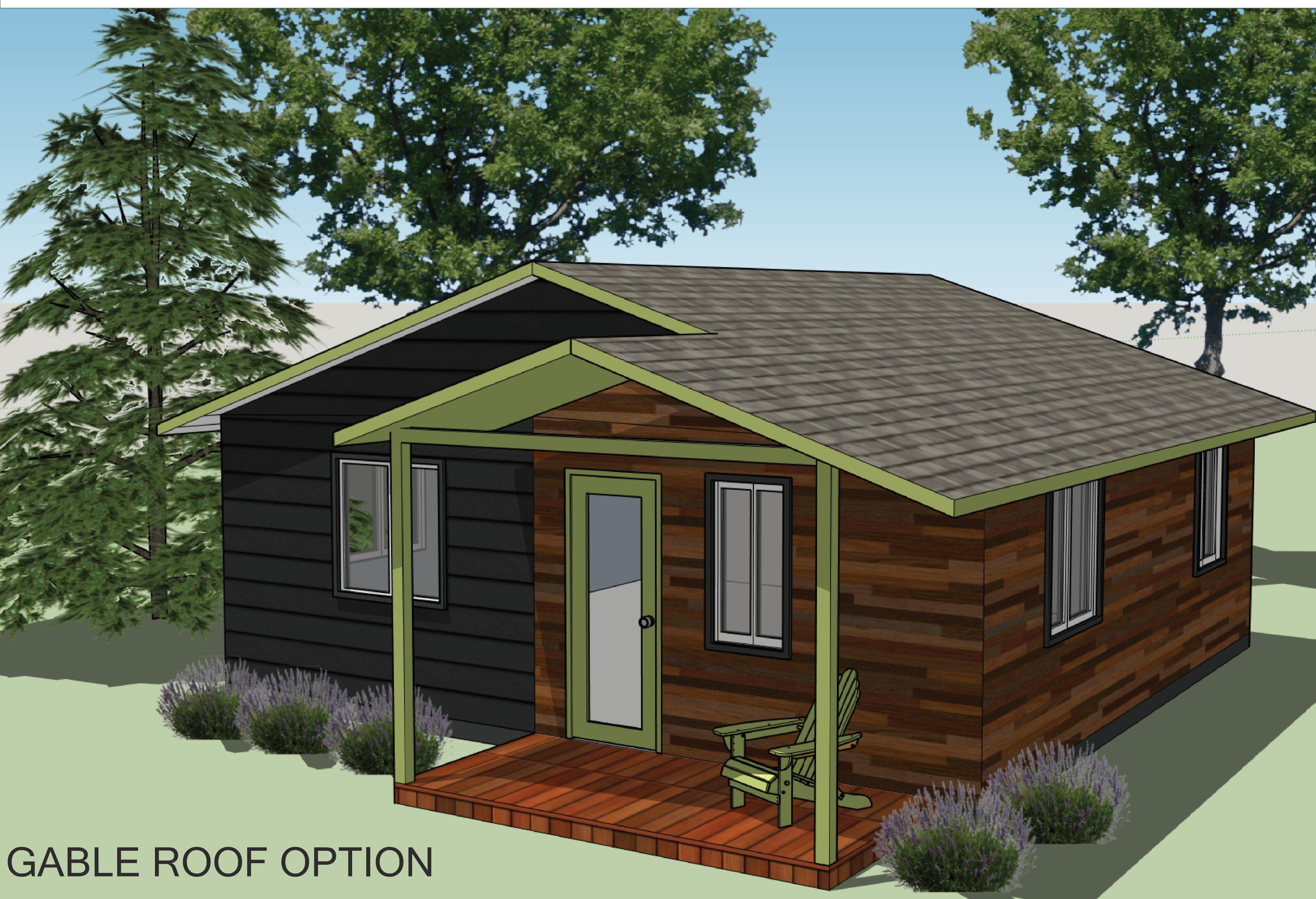
Cover Sheet

576SF ACCESSORY DWELLING UNIT

CS



SHED ROOF OPTION



GABLE ROOF OPTION



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Sheet Number

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SHEET INDEX

#	NAME
GS	General-Gable Roof
01	Site Plan and Index
02	Floor Plan
03A	Foundation-Slab on Grade
03B	Foundation-Post and Beam
04	Roof Framing Plan
05	Wall Bracing Plan
06-A	Elevations-Gable Roof
06-B	Elevation-Shed Roof
07	Sections-Gable
08A	Small Porch Cover-Option #1
08B	Medium Porch Cover-Option #2
08C	Large Porch Cover-Option #3
8.000	Shed Roof-Option #4

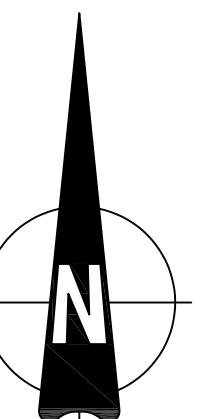
GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES
 -2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
 -2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)
 -2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
 EUGENE CODE, 1971

DESIGN BASIS

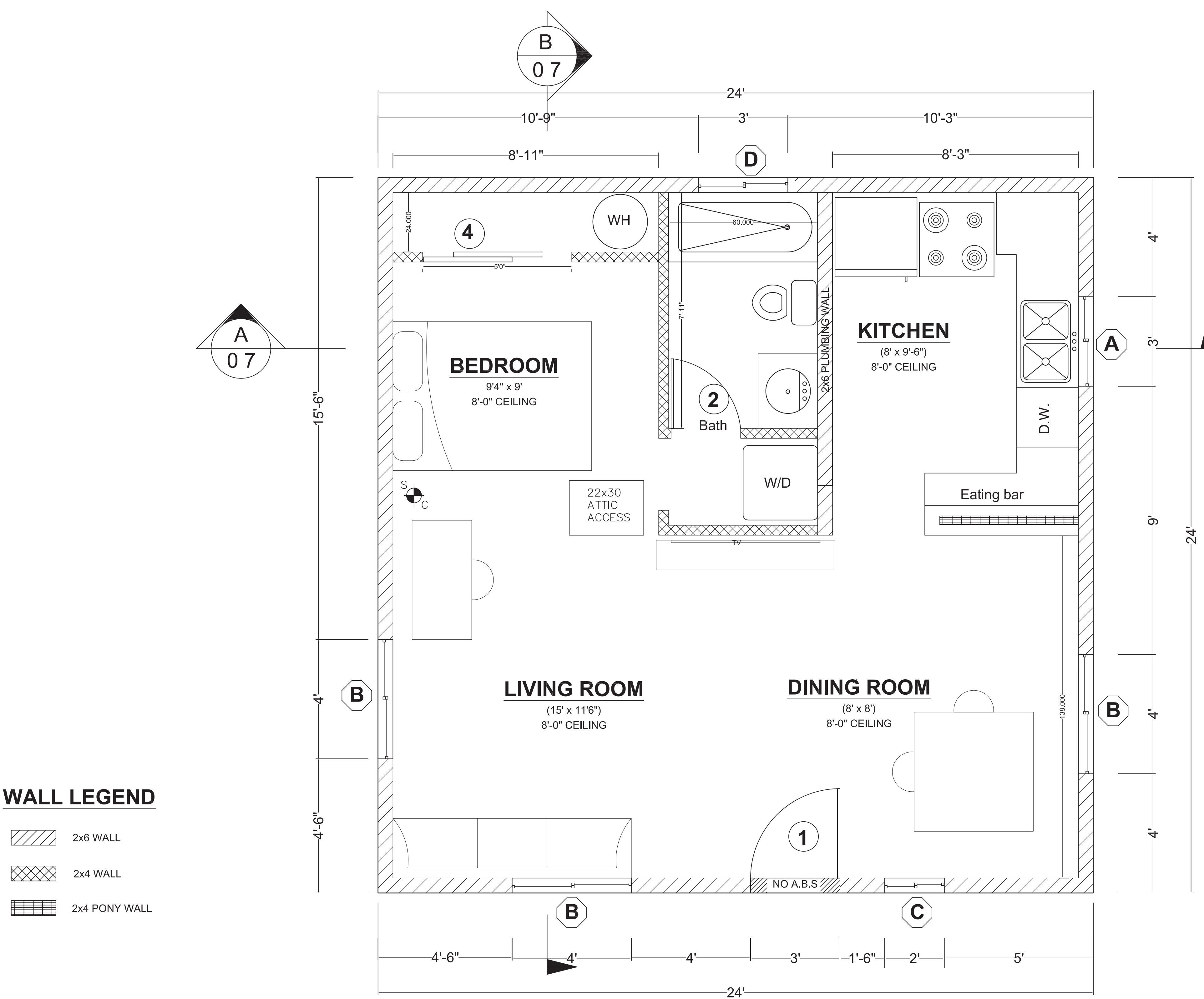
CONVENTIONAL LIGHT FRAME CONSTRUCTION

ROOF SNOW LOAD: 25 PSF
 BASIC DESIGN WIND SPEED: 98 MPH
 EXPOSURE CATEGORY: C
 SITE CLASS: D
 RISK CATEGORY: II
 SEISMIC DESIGN CATEGORY: D,
 ASSUMED SOIL VERTICAL BEARING PRESSURE: 1500 PSF
 ASSUMED SOIL LATERAL BEARING PRESSURE: 100 PSF/FT



SCALE: 1" =

VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PROJECT SCOPE	INFORMATION REQUIREMENTS	IMPERVIOUS AREA INFORMATION	SHEET TITLE																														
	NAME: ADDRESS: PHONE: EMAIL:	NAME: ADDRESS: PHONE: EMAIL:	PROPOSED 576 SF DETACHED ACCESSORY DWELLING UNIT	<ul style="list-style-type: none"> ● PROPERTY LINES WITH DIMENSIONS ● NORTH ARROW ● DRAWN TO STANDARD SCALE (MINIMUM 1:20) ● STRUCTURES DIMENSIONED AND SETBACKS SHOWN BOTH EXISTING AND PROPOSED ● STORM WATER DESTINATION 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">IMPERVIOUS SURFACE AREA TABLE</th> </tr> <tr> <th>SITE ID</th> <th>IMPERVIOUS ITEM</th> <th>DIMENSIONS</th> <th>NEW OR REPLACED AREA (sf)</th> <th>EXISTING AREA (sf)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADU + OVERHANGS</td> <td>32'-7" x 24'-0"</td> <td>782 SF</td> <td></td> </tr> <tr> <td>2</td> <td>SFD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>DRIVeway</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>LAND DISTURBANCE: _____ SF</p>	IMPERVIOUS SURFACE AREA TABLE					SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)	1	ADU + OVERHANGS	32'-7" x 24'-0"	782 SF		2	SFD				3	DRIVeway				4					SITE PLAN SHEET NUMBER 01
IMPERVIOUS SURFACE AREA TABLE																																				
SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)																																
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2	SFD																																			
3	DRIVeway																																			
4																																				



FLOOR PLAN NOTES

- Exterior walls located less than 3 feet from a property line must be 1-hour fire-resistance rated, with no openings allowed. [R302.1]
- Permanent heating facilities capable of maintaining a room temperature of not less than 68°F shall be provided. Portable space heaters shall not be used to meet this requirement. [R303.10]
- Habitable rooms shall have a floor area of not less than 70 square feet and not less than 7 feet in any horizontal dimension. [R304]
- Habitable rooms and hallways shall have a minimum 7-foot ceiling height. Bathrooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches. Refer to R305 for sloped ceiling allowances.
- Tempered or other safety glazing complying with the impact test requirements of R 308.3 must be installed in hazardous locations identified in R308.4, including:
 - glazing in doors;
 - glazing in the plane of a door where the glazing is within 24" of the door
 - glazing in a wall perpendicular to a door where the glazing is within 24" of the hinge side of an in-swinging door.
 - glazing that is greater than 9 square feet in area and within 36" horizontally from a walking surface, if the bottom edge is less than 18" above the floor and the top edge is more than 36" above the floor.
 - glazing in guards and railings.
 - glazing in tub/shower walls or enclosures where the glazing is less than 60" above the standing surface and within 60" horizontally of the edge of the tub or shower.
- Every sleeping room shall have not less than one operable emergency egress opening [R310.1]. Emergency egress openings shall have a net clear opening of not less than 5.7 sq ft. The net clear opening height shall be not less than 24" and the net clear opening width shall be not less than 20" [R310.2.1 See Exceptions]. Minimum sill height for egress openings shall not exceed 44" [R310.2.2].
- A landing is required on the exterior side of the exterior egress door [R311.3]. The width of the landing shall not be less than the door served and the dimension in the direction of travel not be less than 36". The landing shall be not more than 1 1/2" below the top of the threshold if the door swings out over the landing. The landing shall be not more than 8" below the top of the threshold if the door does not swing over the landing [R311.3.1].
- Smoke and Carbon Monoxide Alarms. [R314 and R315]
 - Smoke alarms listed in accordance with UL 217 shall be installed in each bedroom and out side of each separate sleeping area in the immediate vicinity of the bedrooms.
 - Smoke alarms shall be hard-wired with battery backup. Multiple smoke detectors shall be interconnected so that activation of one alarm will activate all alarms.
 - Smoke alarms must be installed in accordance with the manufacturer's instructions and shall be located to comply with the following:
 - At least 3 feet horizontally from a door to a bathroom containing a tub or shower.
 - Ionization smoke alarm with alarm-silencing switch: at least 10 feet horizontally from permanent Cooking appliance.
 - Ionization smoke alarm w/o alarm-silencing switch: at least 20 feet horizontally from permanent cooking appliance.
 - Photoelectric smoke alarm: at least 6 feet horizontally from permanent cooking appliance..
- All rooms containing a tub and/or shower shall be provided with an 80 cfm minimum exhaust fan controlled by a dehumidistat timer or similar means of automatic control. The exhaust air must be discharged outside of the building. [R303.3] [M1505.5]
- Minimum shower compartment area: 1,024 sq. in.; shall also be capable of encompassing a 30" circle. [OPSC 408.6].
- Showers shall be equipped with control valves of the pressure balance, thermostatic mixing or the combination pressure balance/thermostatic mixing valve type with maximum mixed water setting of 120 degrees Fahrenheit. [OPSC 408.3].
- Water heaters shall be anchored to resist horizontal movement. (i.e. earthquake strapping) [M1307.2, OPSC 507.2] 59)
- Combustion air is required for solid fuel burning appliances, per manufacturer's instructions. [M1701.1]
- Range exhaust installation per manufacturer's installation instruction.
- A whole-house mechanical ventilation system must be provided. The whole-house ventilation system must be balanced (exhaust air equal to make-up air). [R303.4 and M1505.4]

Whole House ventilation system proposed:

___ HRV or ERV

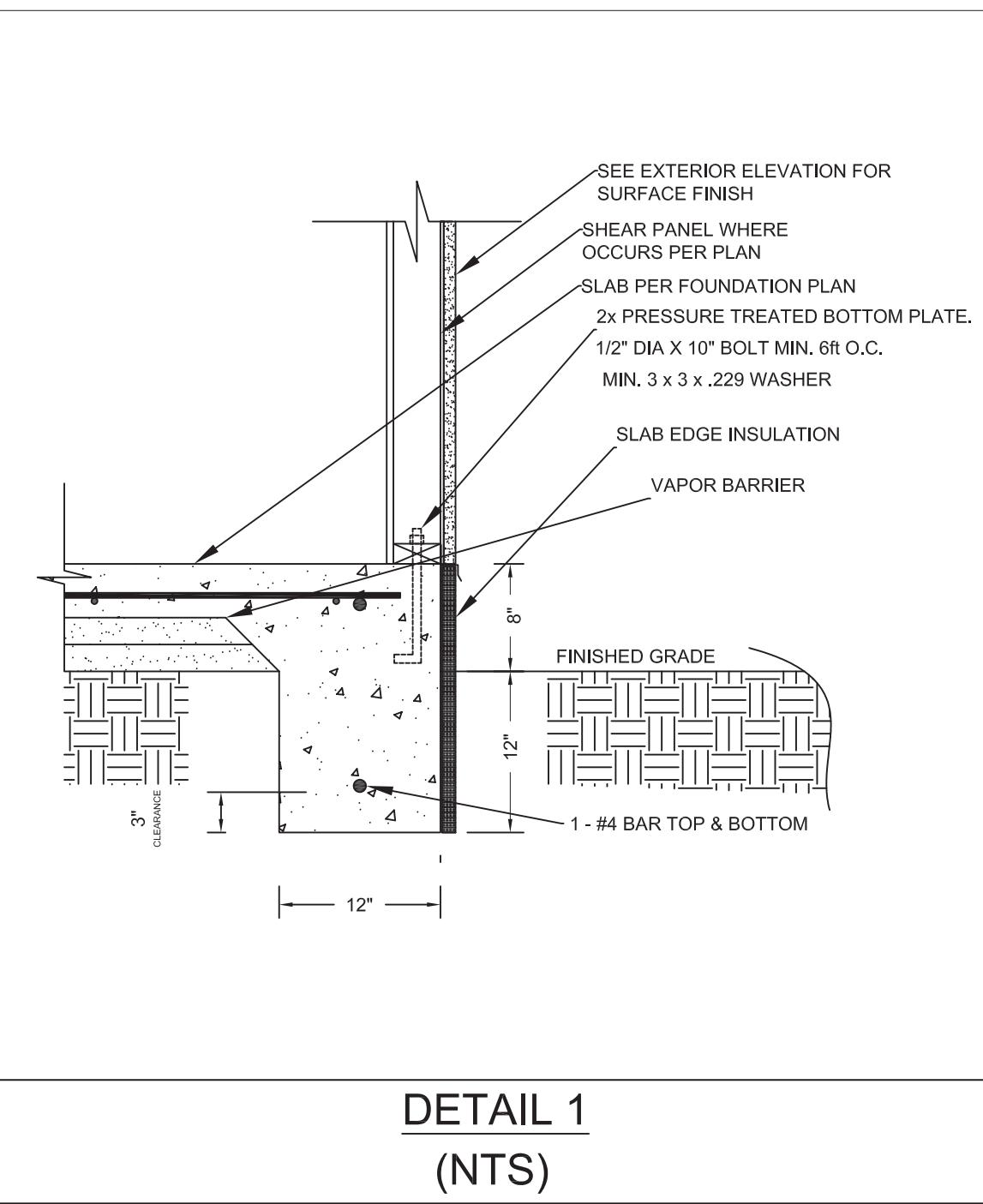
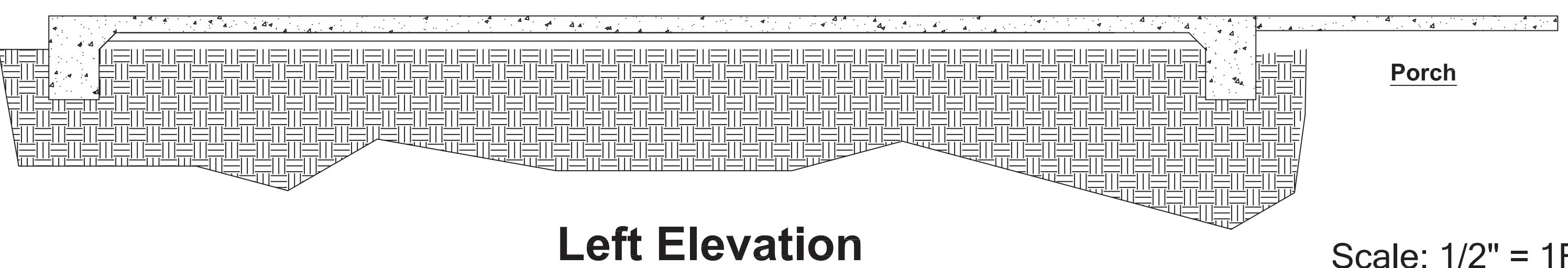
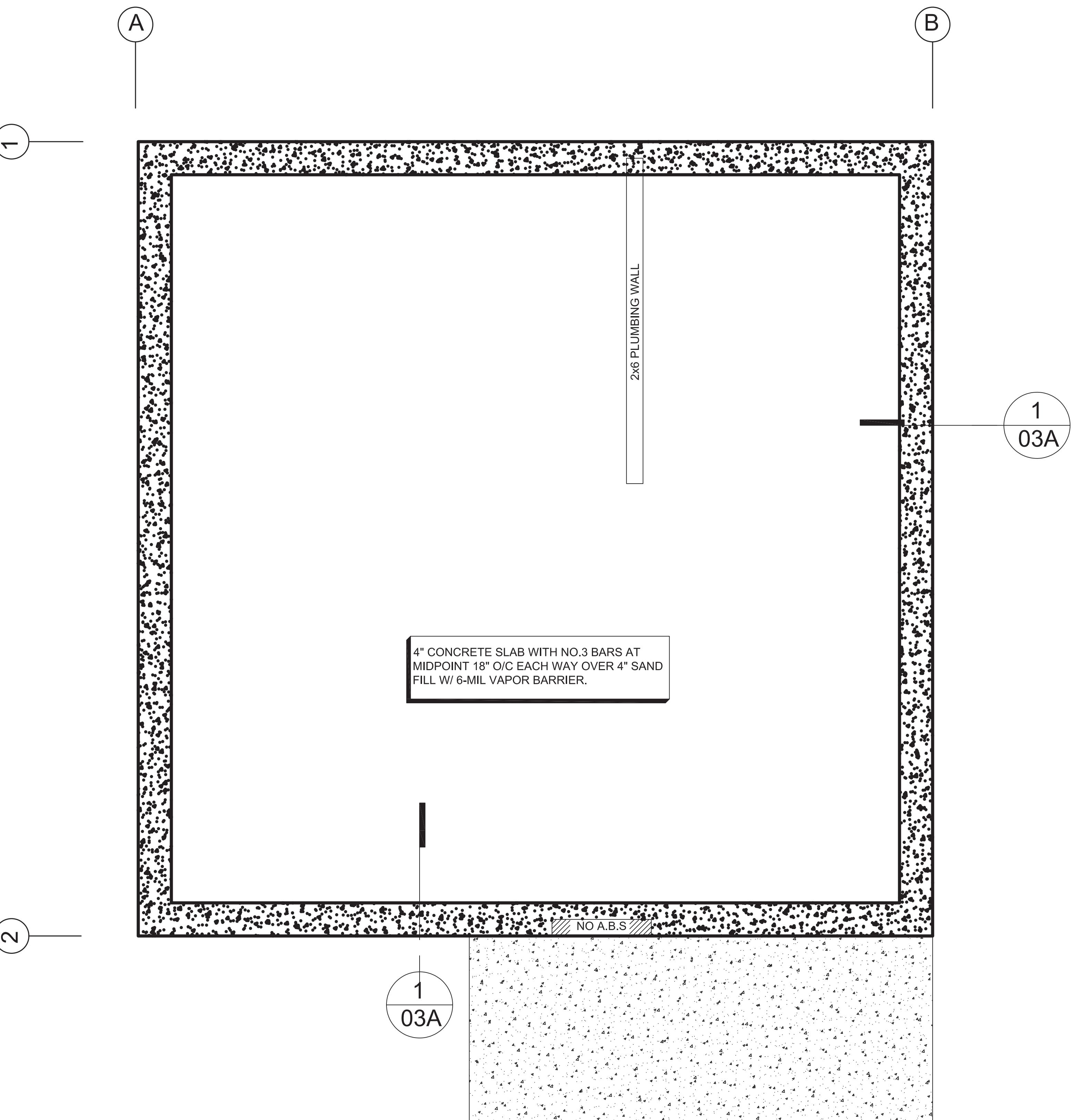
___ Other (describe) _____

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Foundation- Slab on Grade

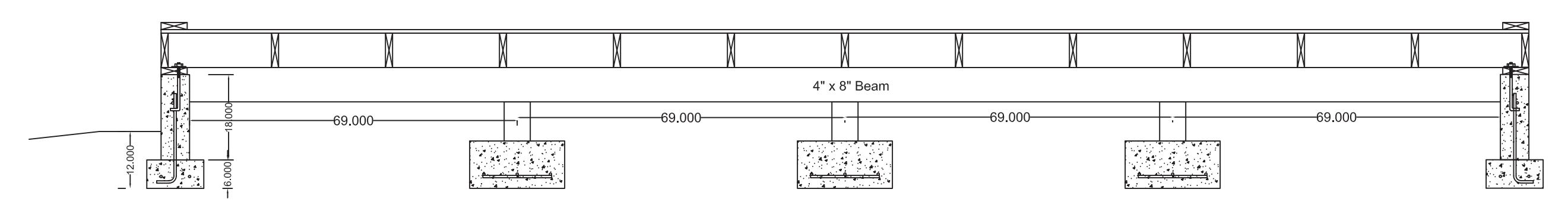
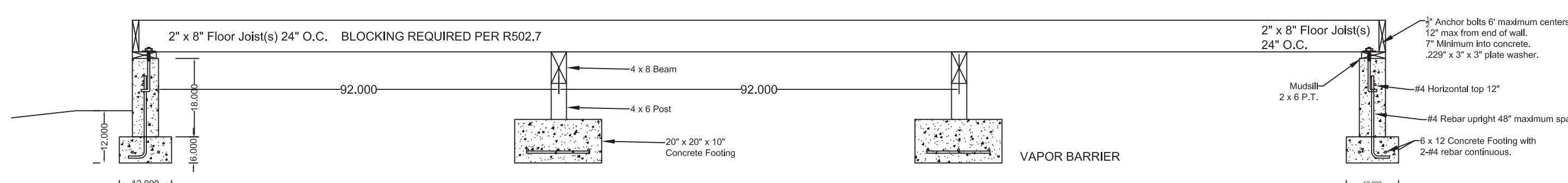
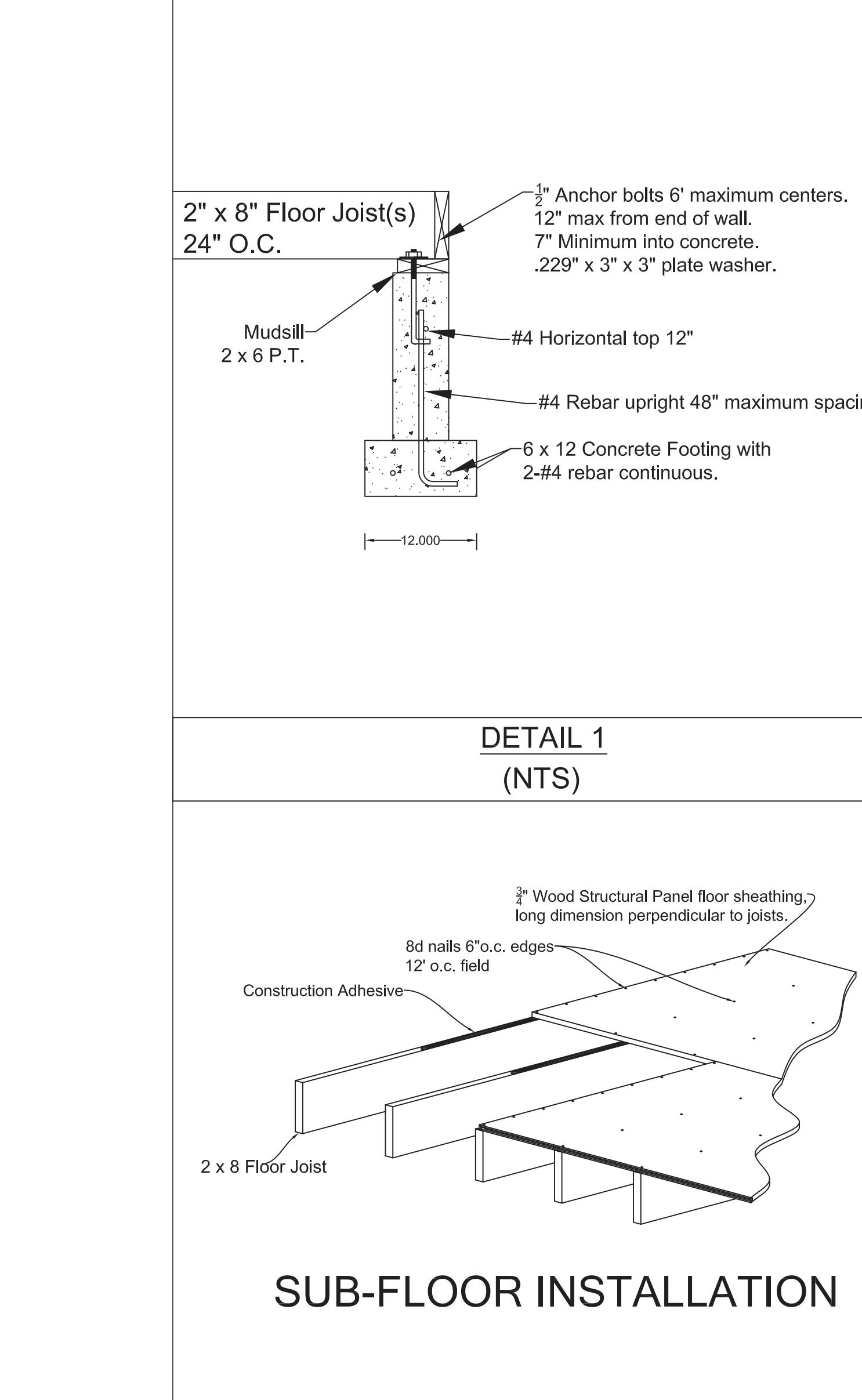
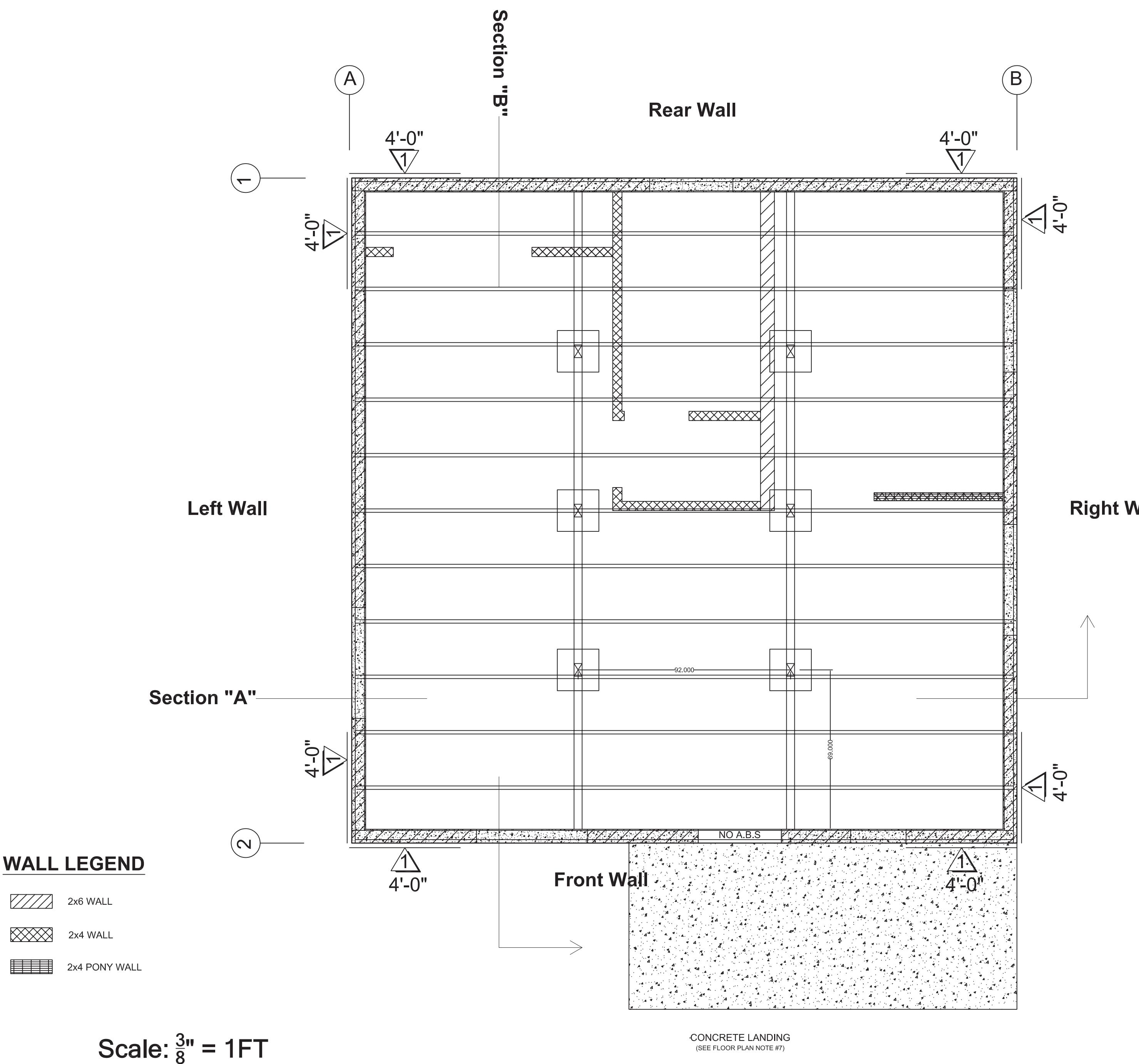
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03 A



Foundation- Post and Beam

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Scale: 1/2" = 1FT

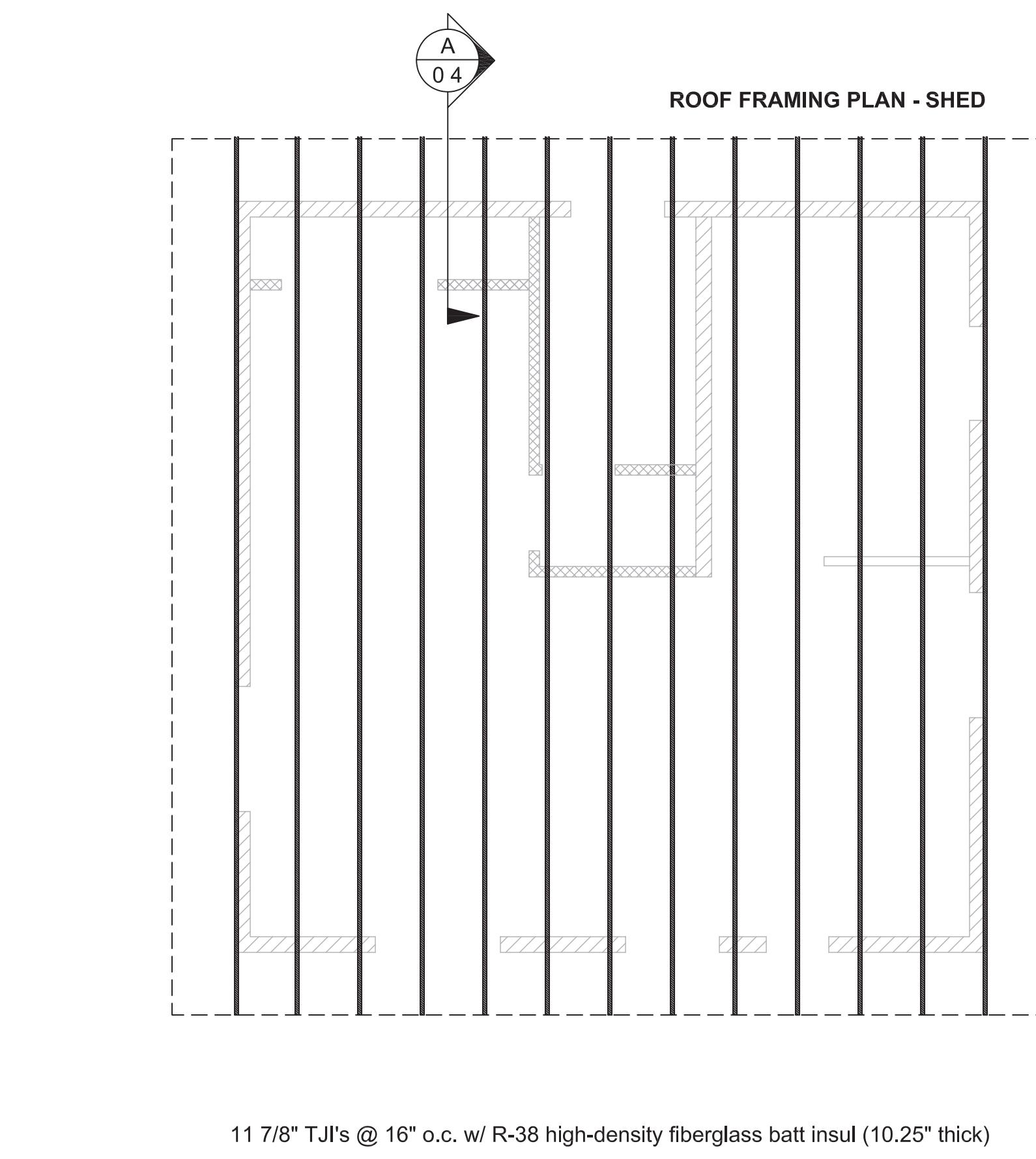
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Roof Framing Plan

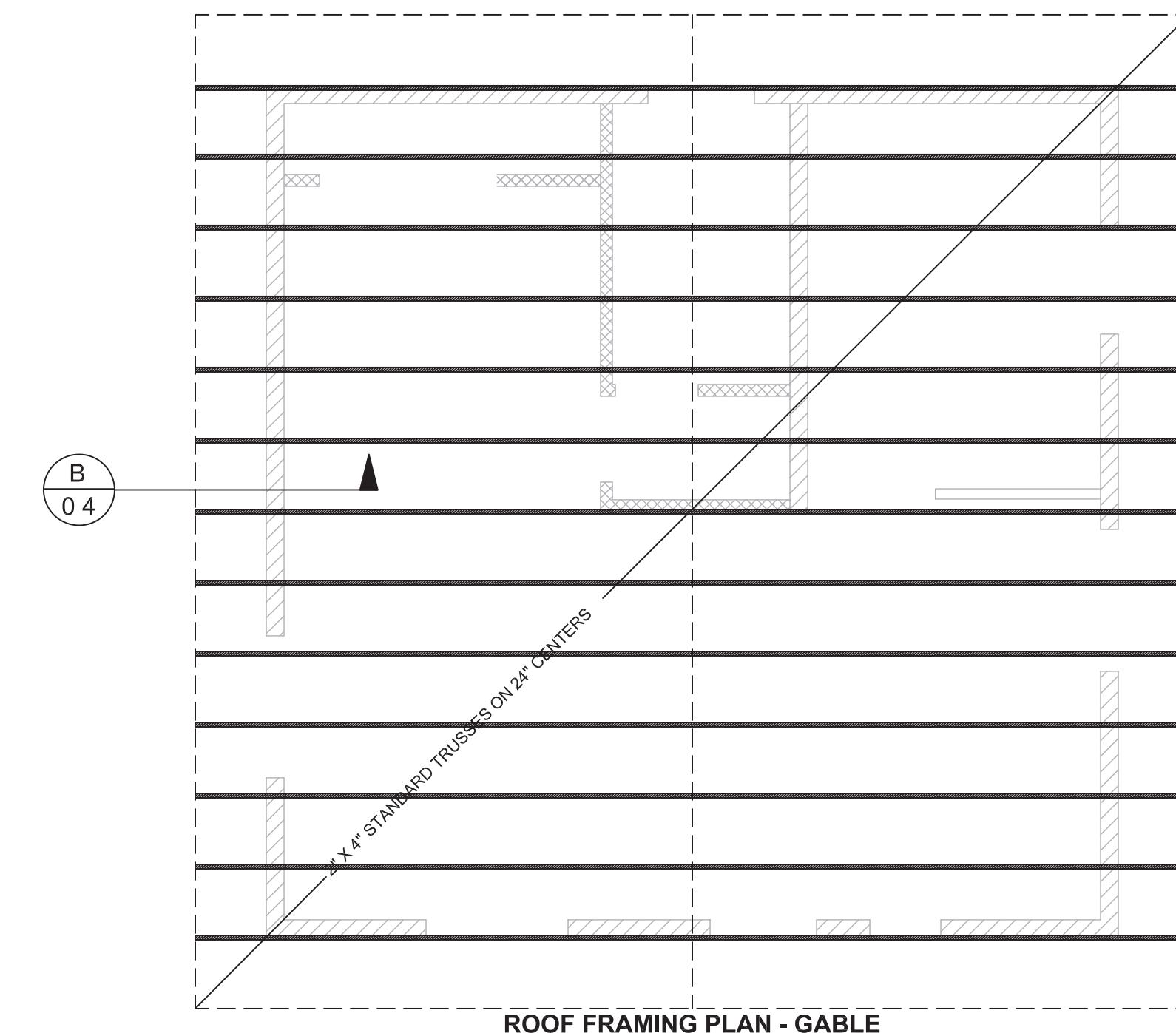
576SF ACCESSORY DWELLING UNIT

Sheet Number

04



ROOF PLAN / TRUSS LAYOUT $\frac{1}{4}'' = 1'0''$



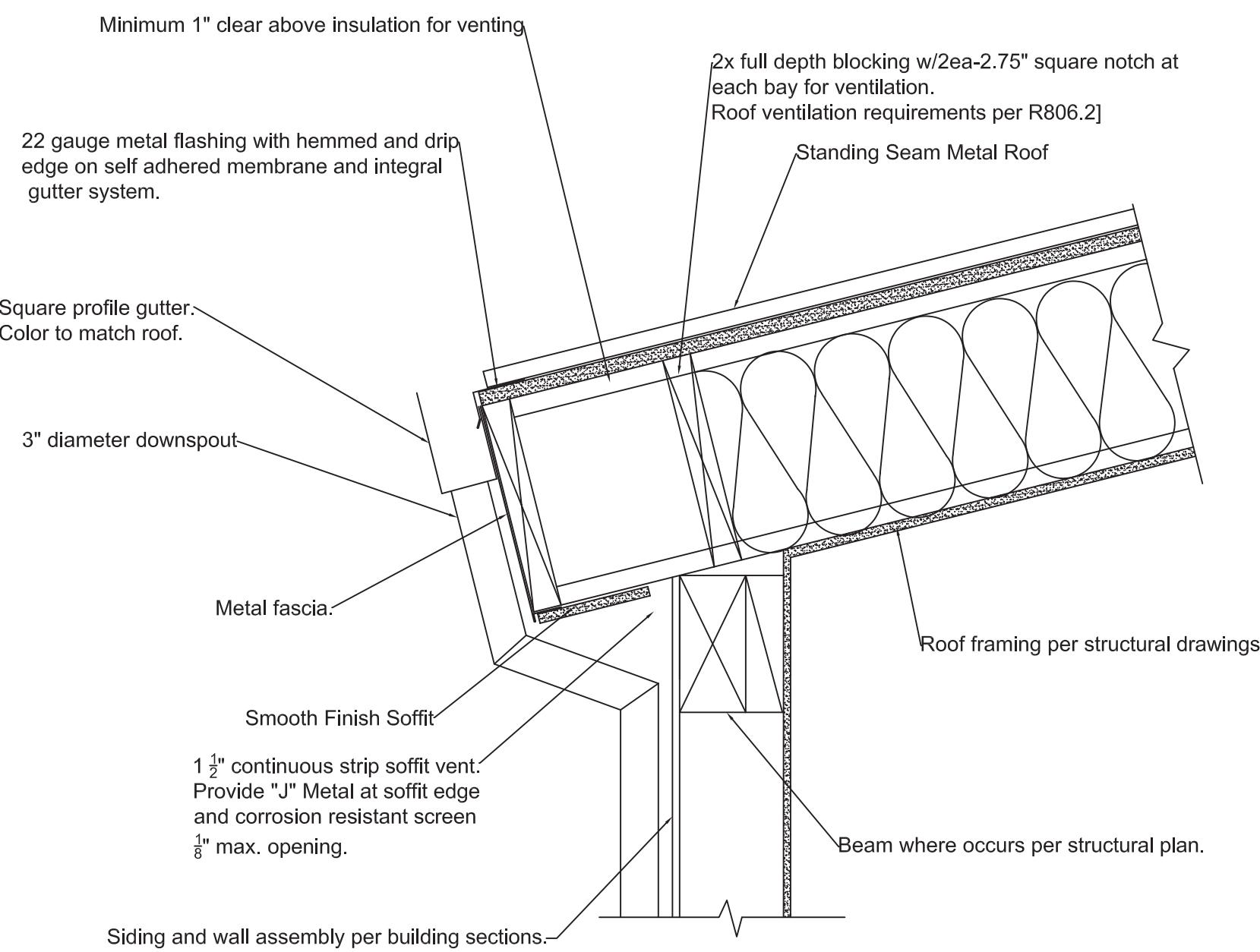
ATTIC VENTILATION REQUIRED

NET FREE CROSS VENTILATION AREA = $\frac{1}{300}$
VENT AREA REQ'D = $600 \text{ ft}^2 / 300 = 2 \text{ ft}^2 \times 144 = 288 \text{ in}^2$

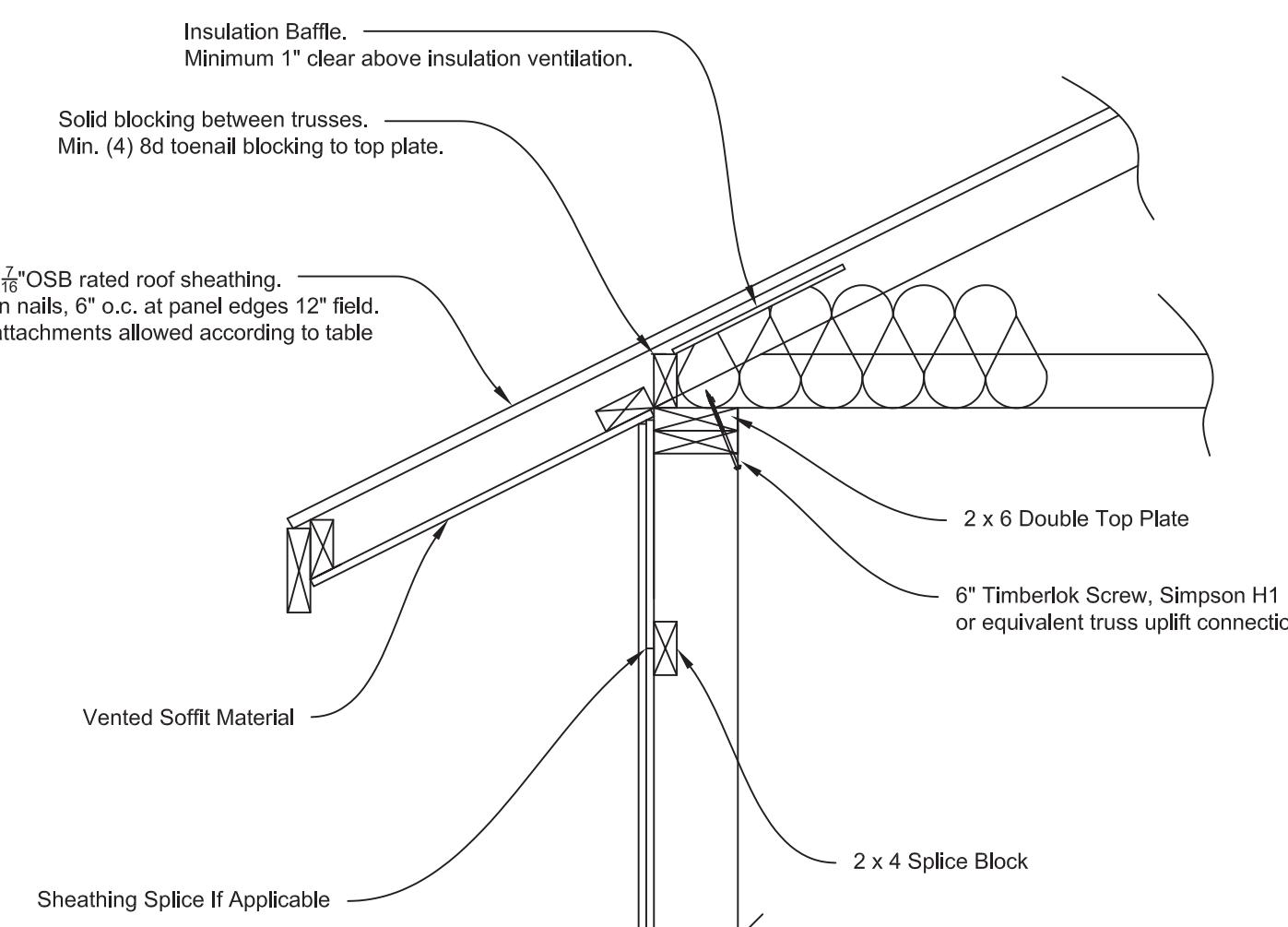
GABLE END VENTS
NFVA = 71 in^2
QTY = 2 VENTS
VENT AREA PROVIDED = $2 \times 71 \text{ in}^2 = 142 \text{ in}^2$

EAVE VENTS
NFVA: 23 in^2
QTY = 8 VENTS
VENT AREA PROVIDED = $8 \times 23 \text{ in}^2 = 184 \text{ in}^2$

TOTAL VENT AREA PROVIDED
 $(142 \text{ in}^2) + (184 \text{ in}^2) = 326 \text{ in}^2 > 288 \text{ in}^2$



Detail A/04

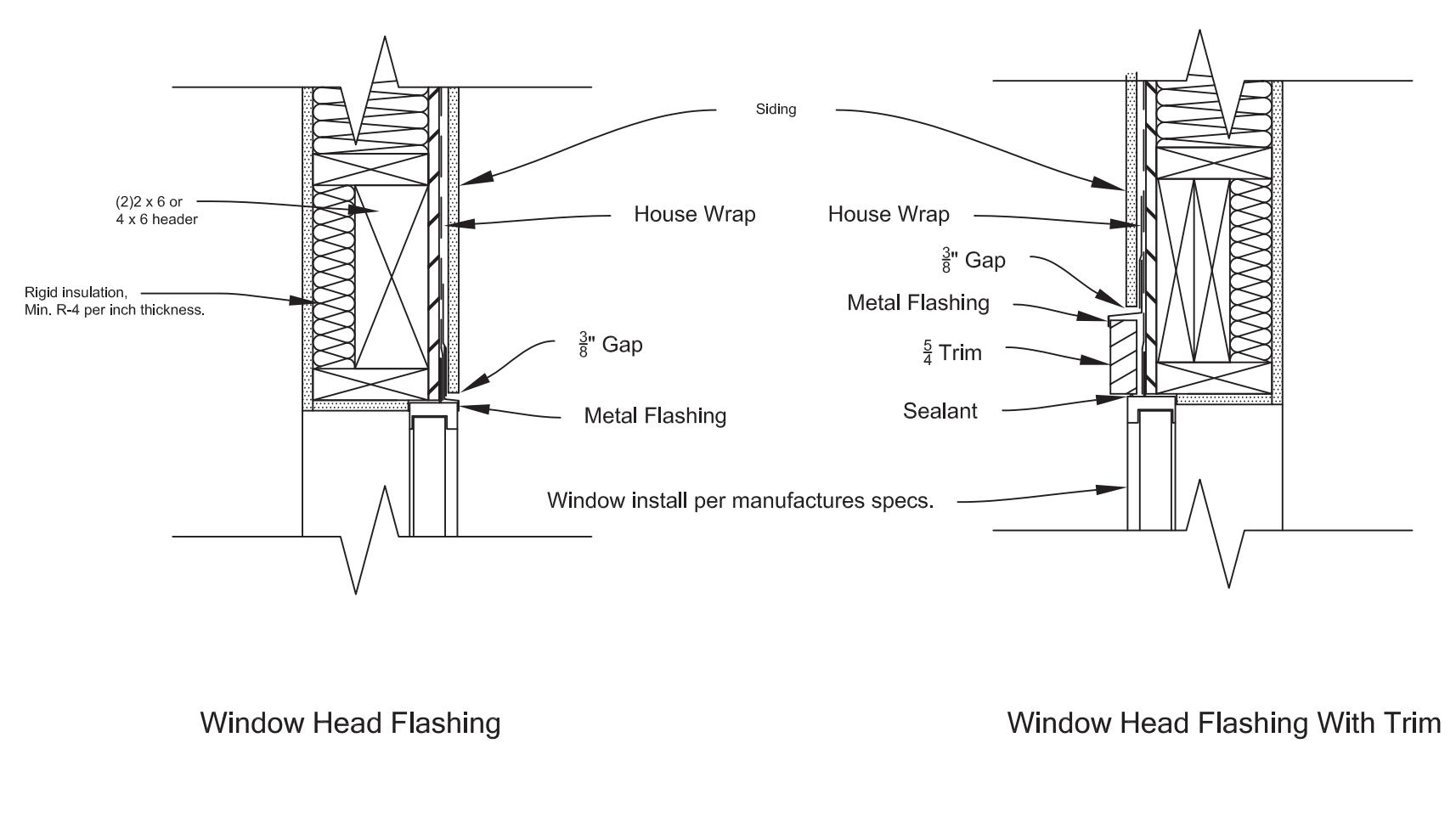
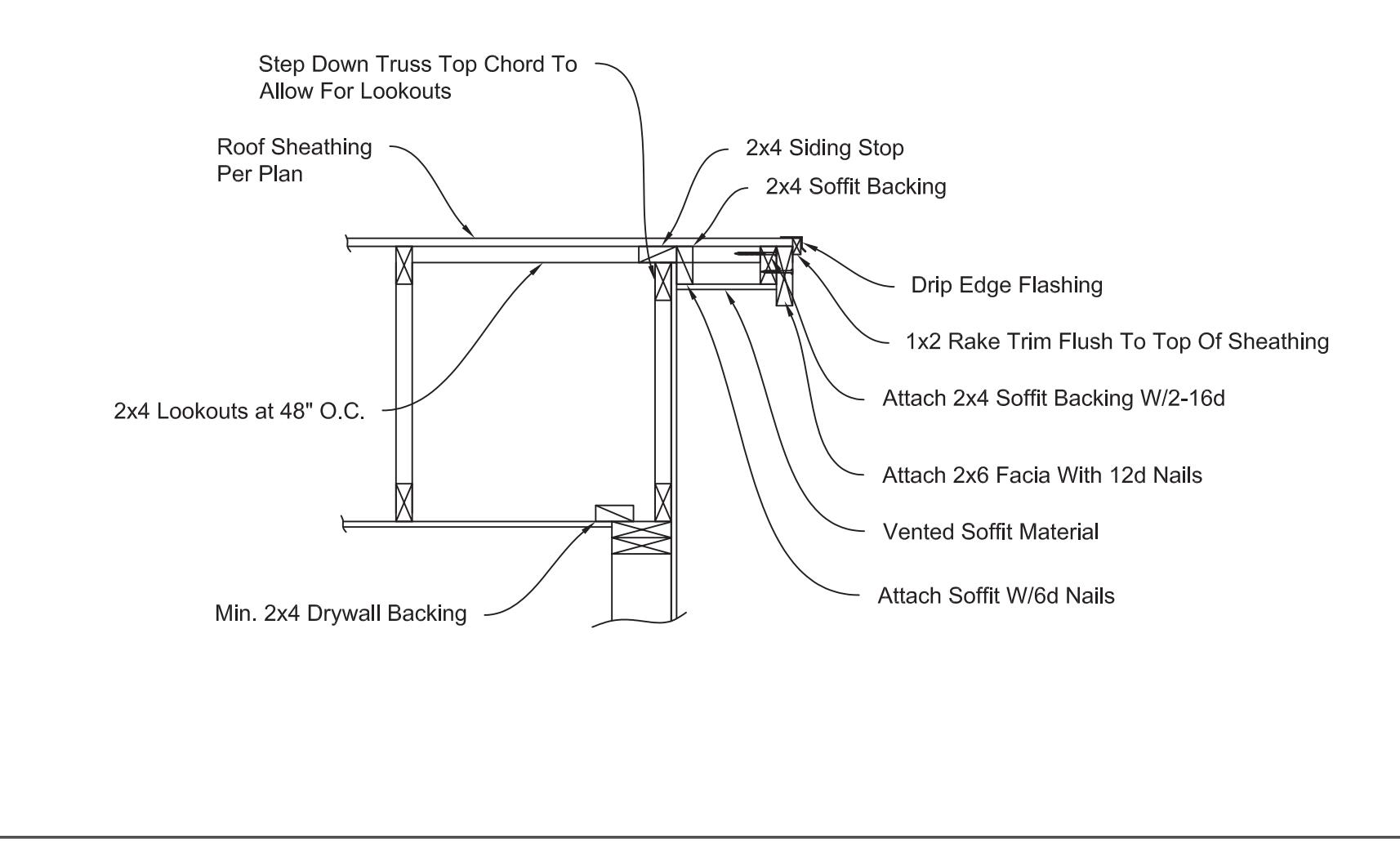


Truss Bearing on 2x6 Exterior Wall
With Vented Soffits

Detail B/04

TRUSS FRAMING NOTES

1. TRUSS DESIGN DRAWING SHALL BE ON THE JOB SITE AND AVAILABLE TO THE BUILDING INSPECTOR AT THE FRAMING INSPECTION [R802.10.1]
2. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS [R802.10.3]
3. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALLS BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS [R802.11.1]
4. A 22" X 30" MINIMUM ATTIC ACCESS OPENING IS REQUIRED. [R807]



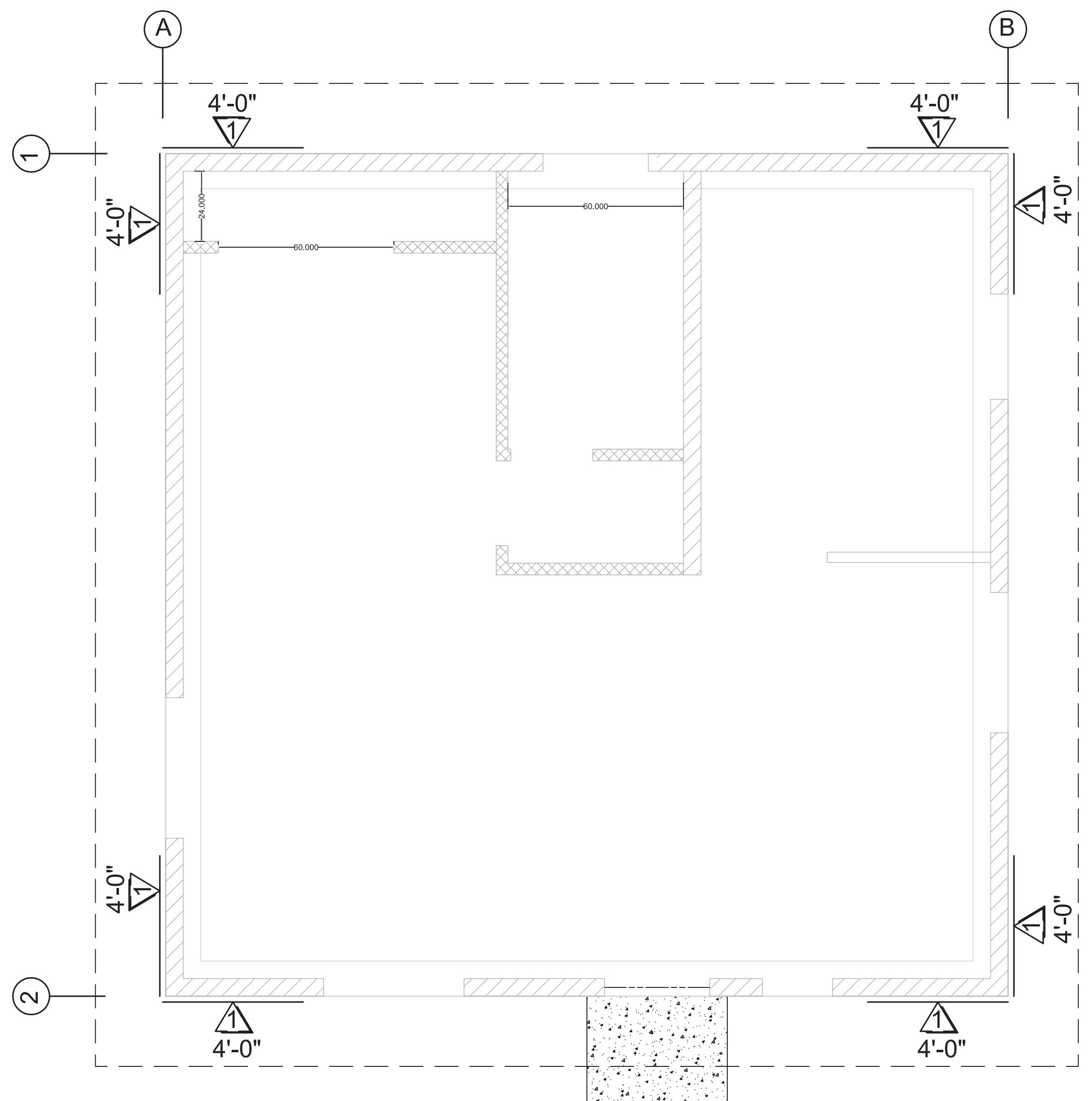
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Wall Bracing Plan

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Sheet Number

05



NOTE: ROOF SHEATHING TO BE 1" APA RATED SHEATHING 24:0 AT 6" O/C EDGE NAILING AND 12" O/C FIELD NAILING

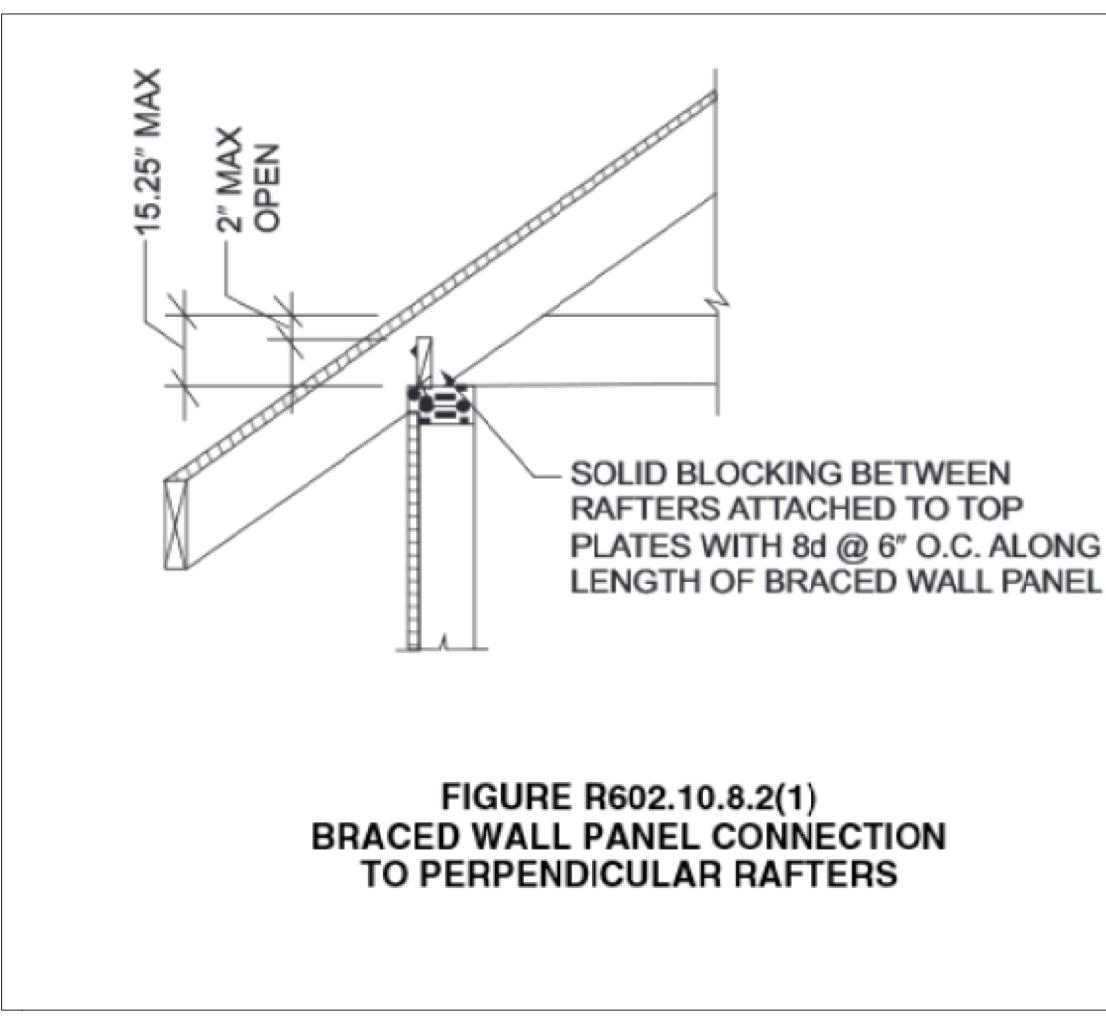


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION
TO PERPENDICULAR RAFTERS

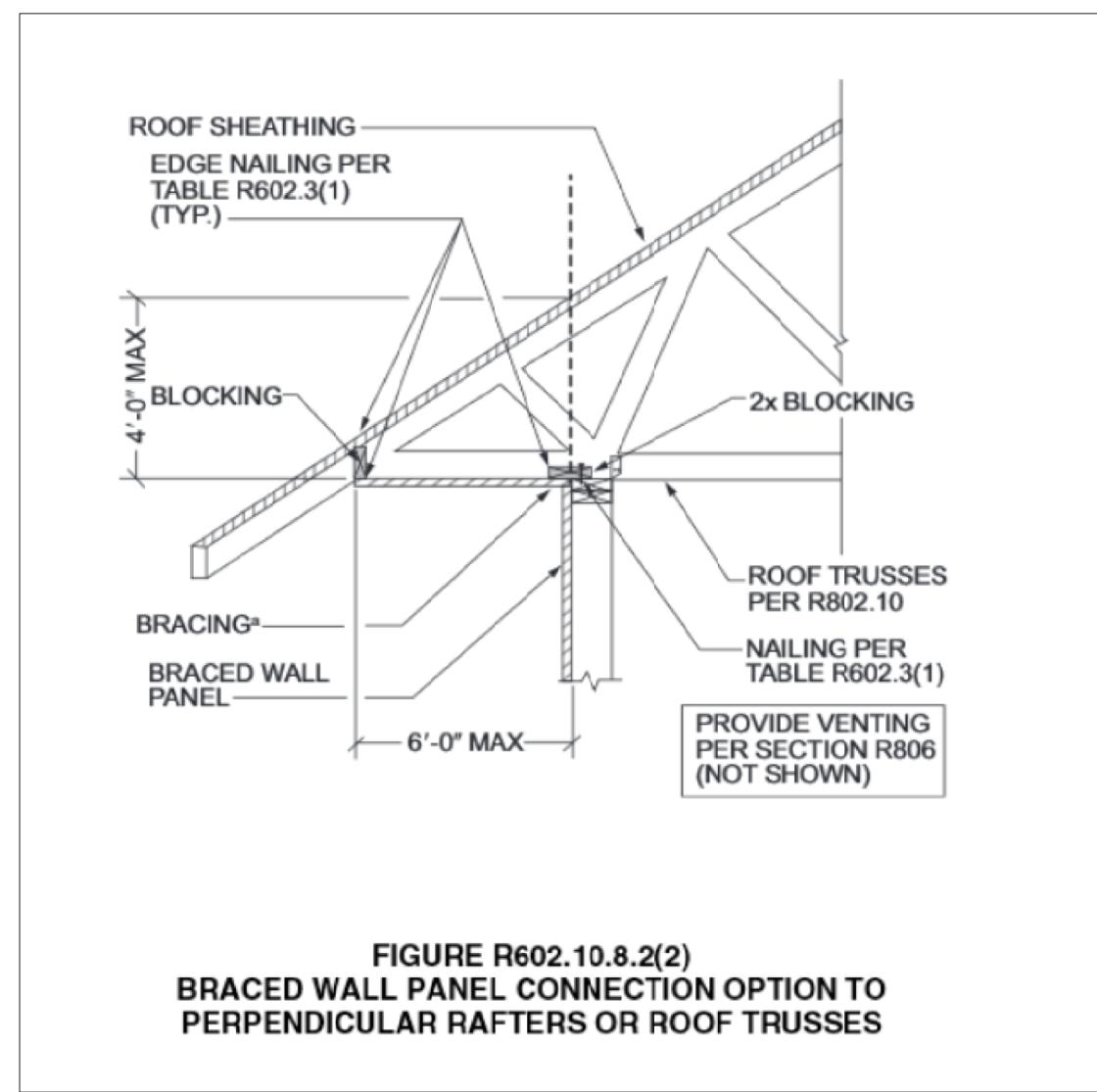
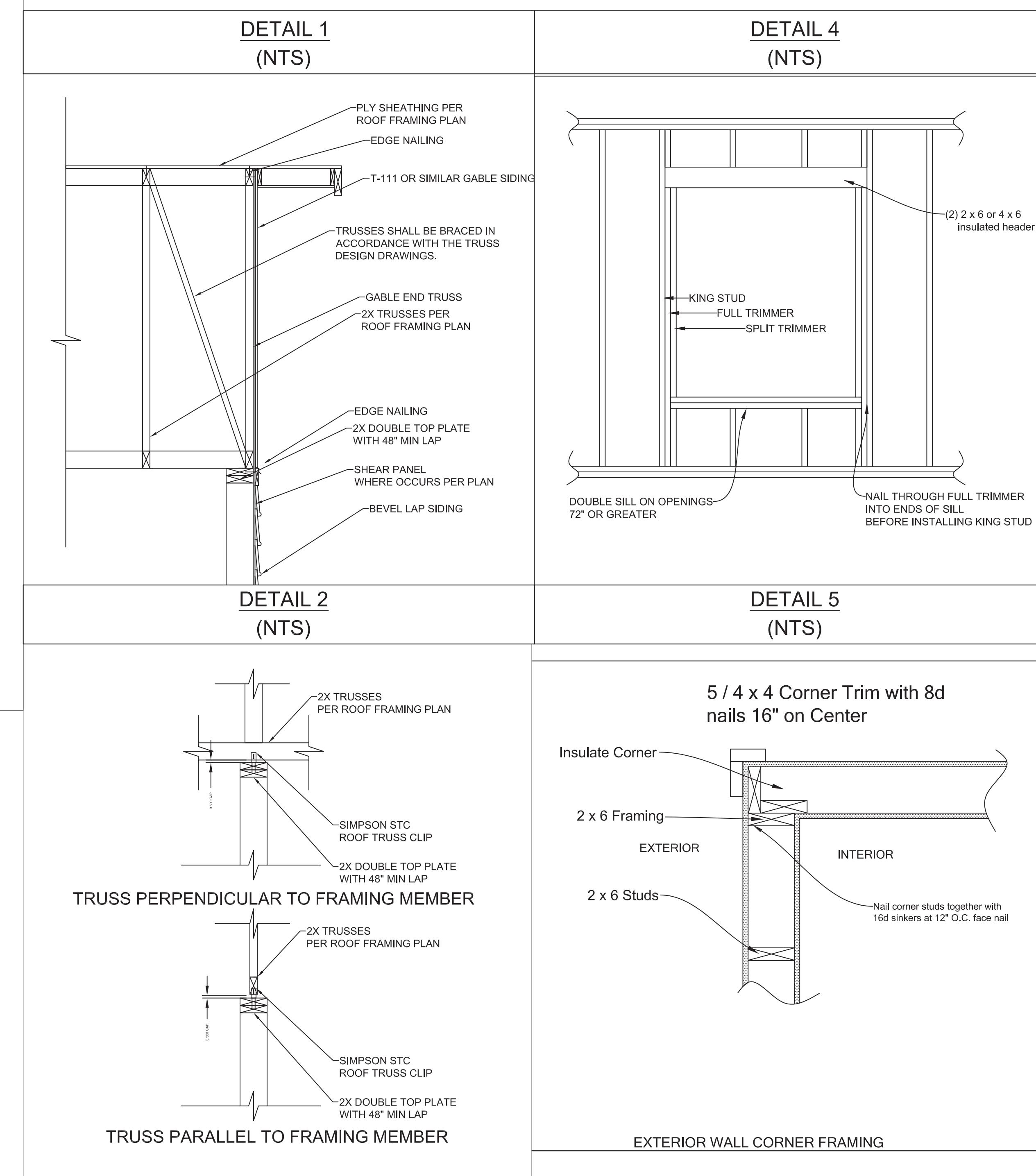


FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO
PERPENDICULAR RAFTERS OR ROOF TRUSSES



WOOD STRUCTURAL PANEL SHEATHING						
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING
	SIZE	PENETRATION (in)				
1	6D COMMON	1.5	24:0	3/8"	16	6
	8D COMMON	1.75	24:16	7/16"	16	6
						12
						12

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.

LEGEND

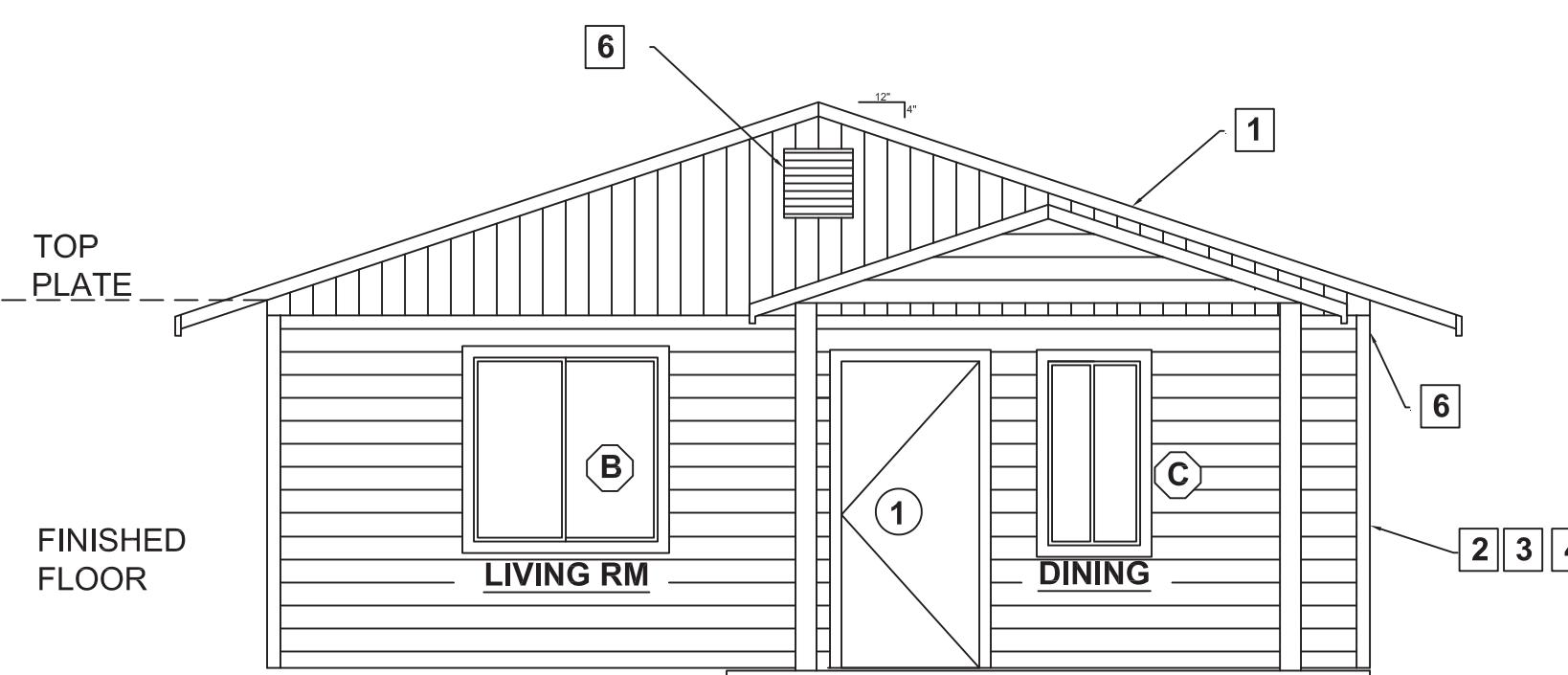


DETAIL 3 (NTS)

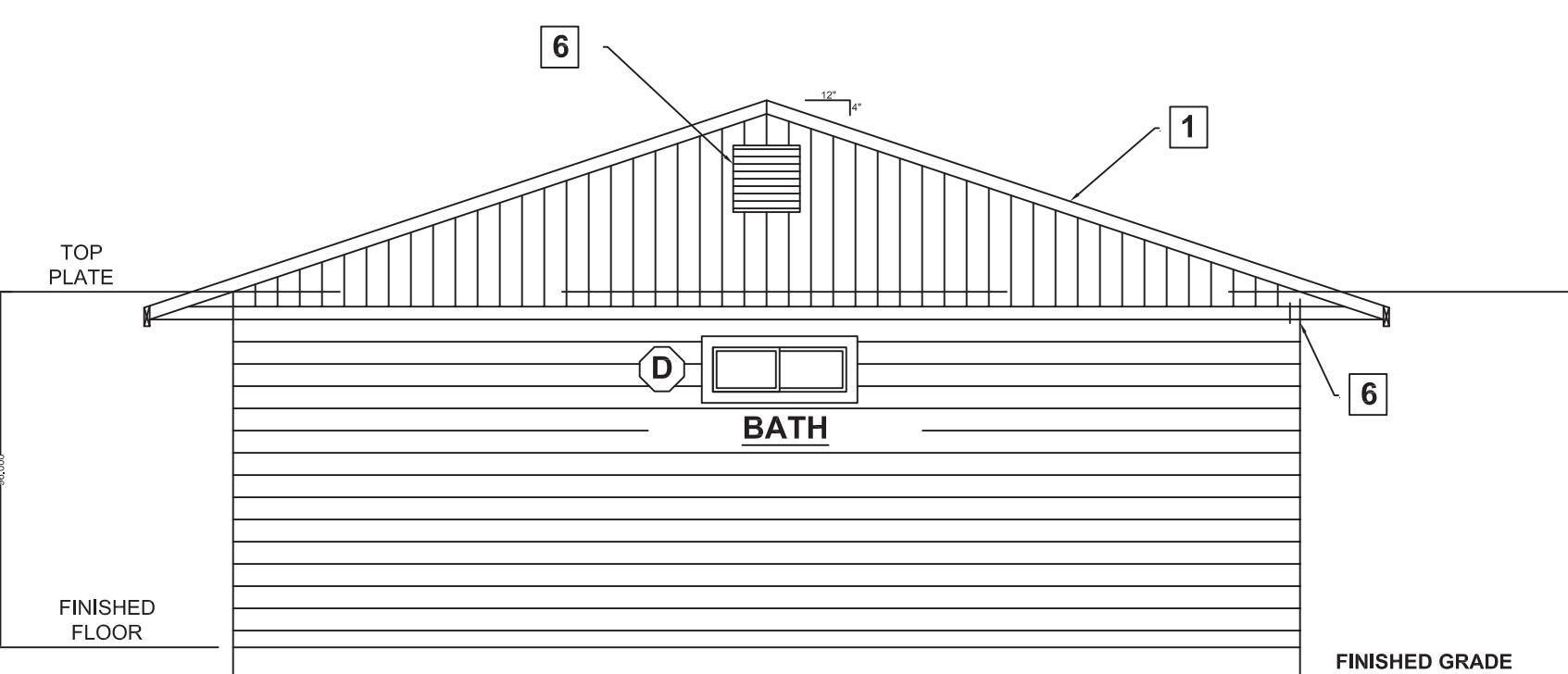
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Elevation - Gable Roof

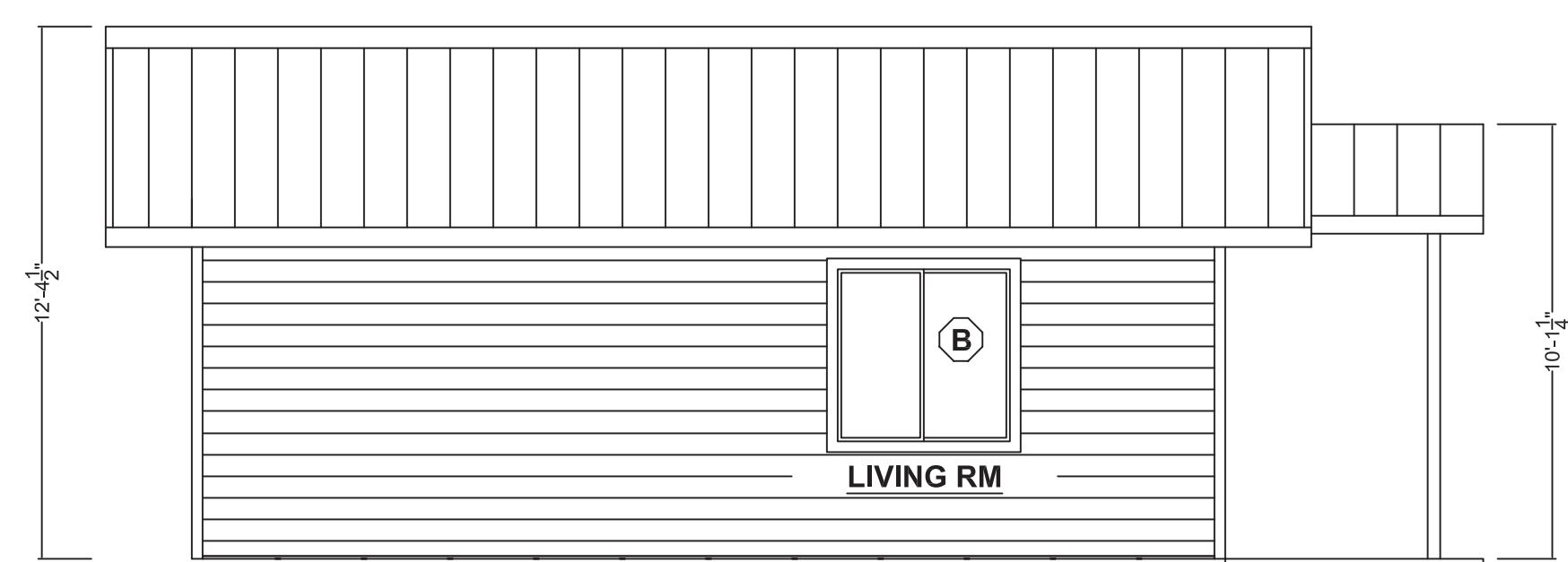
576SF ACCESSORY DWELLING UNIT



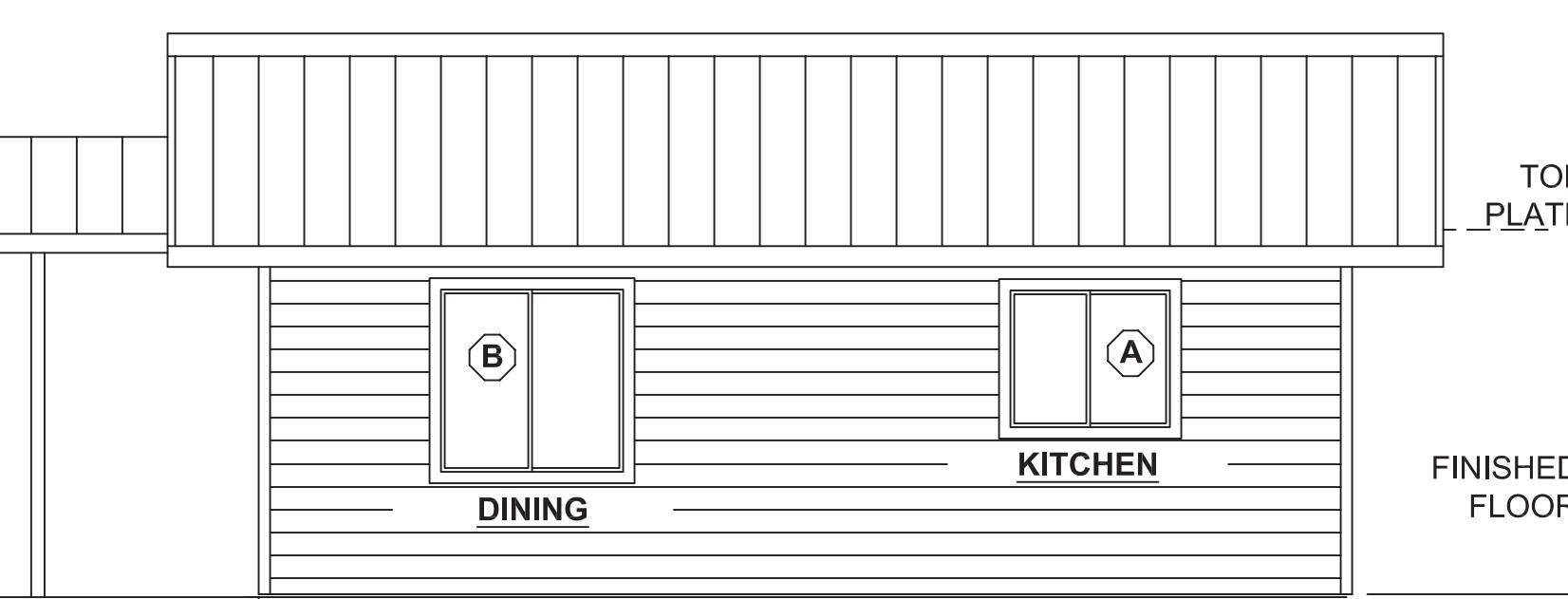
Front



Back



Left



Right

SCALE: $\frac{1}{4}$ " = 1'

ELEVATION KEY NOTES

1. ROOF MATERIAL: _____
2. EXTERIOR WALL COVERING _____
3. A WATER RESISTIVE BARRIER THAT MEETS THE 75% DRAINAGE EFFICIENCY REQUIREMENTS OF ASTM E2273 OR OTHER MEANS OF DRAINAGE COMPLYING WITH R703.1.1 SHALL BE PROVIDED BEHIND THE EXTERIOR SIDING, CLADDING OR VENEER.
4. EXTERIOR WALL COVERINGS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST PREVENTATIVE COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. [R703.3.2]
5. CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT WINDOW AND DOOR OPENINGS AND ABOVE ALL PROJECTING WOOD TRIM. FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. [R703.4]
6. ENCLOSED ATTICS AND RAFTER SPACES SHALL BE PROVIDED WITH CROSS VENTILATION. NET VENTILATING AREA SHALL BE NOT LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. PROVIDE A 1" MINIMUM AIR SPACE ABOVE INSULATION AND BAFFLE AT EAVE OR SOFFITT VENTS. [R806]

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Sheet Number

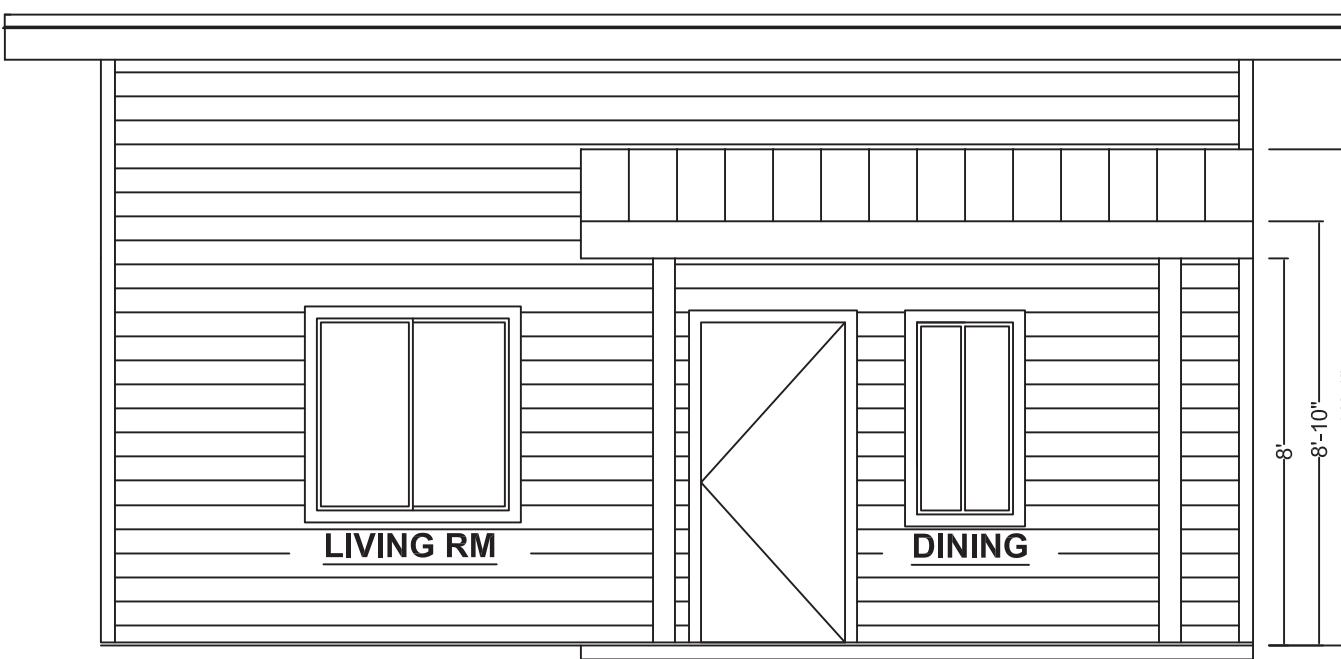
06A

Elevation - Shed Roof

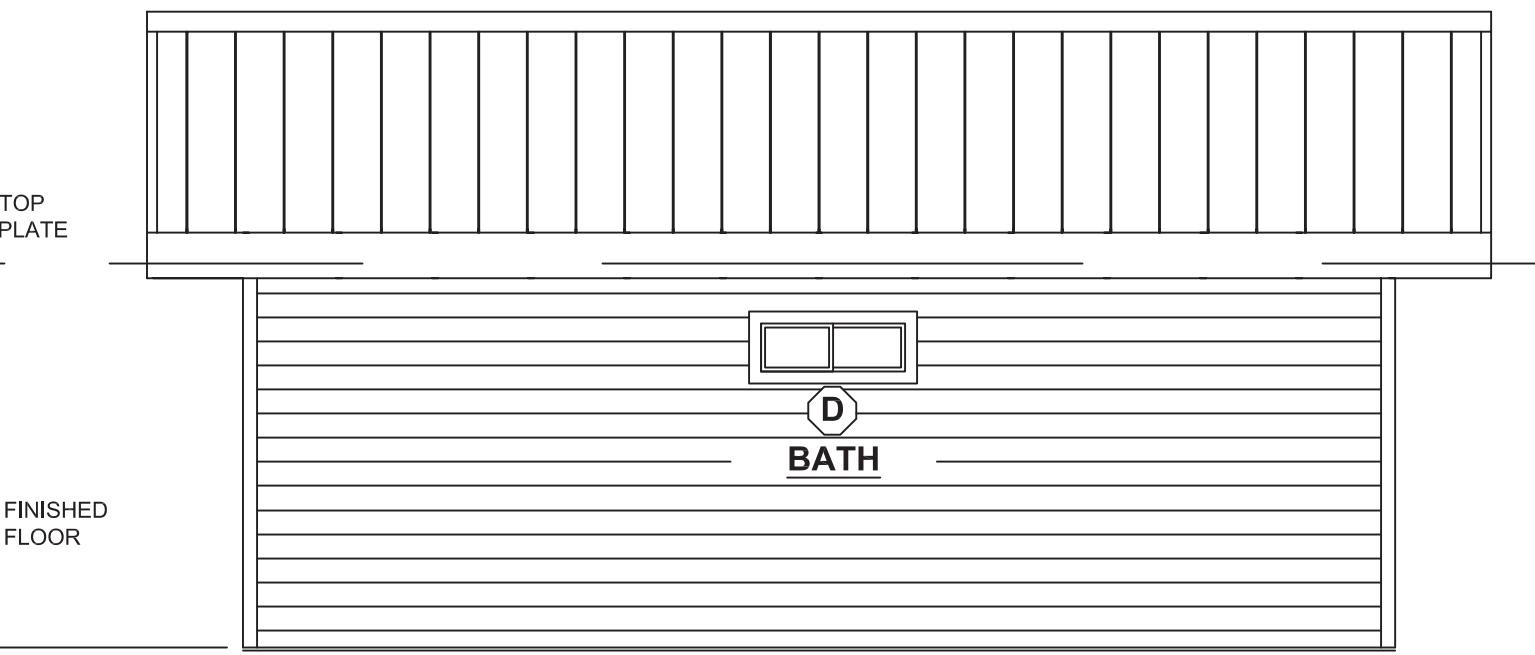
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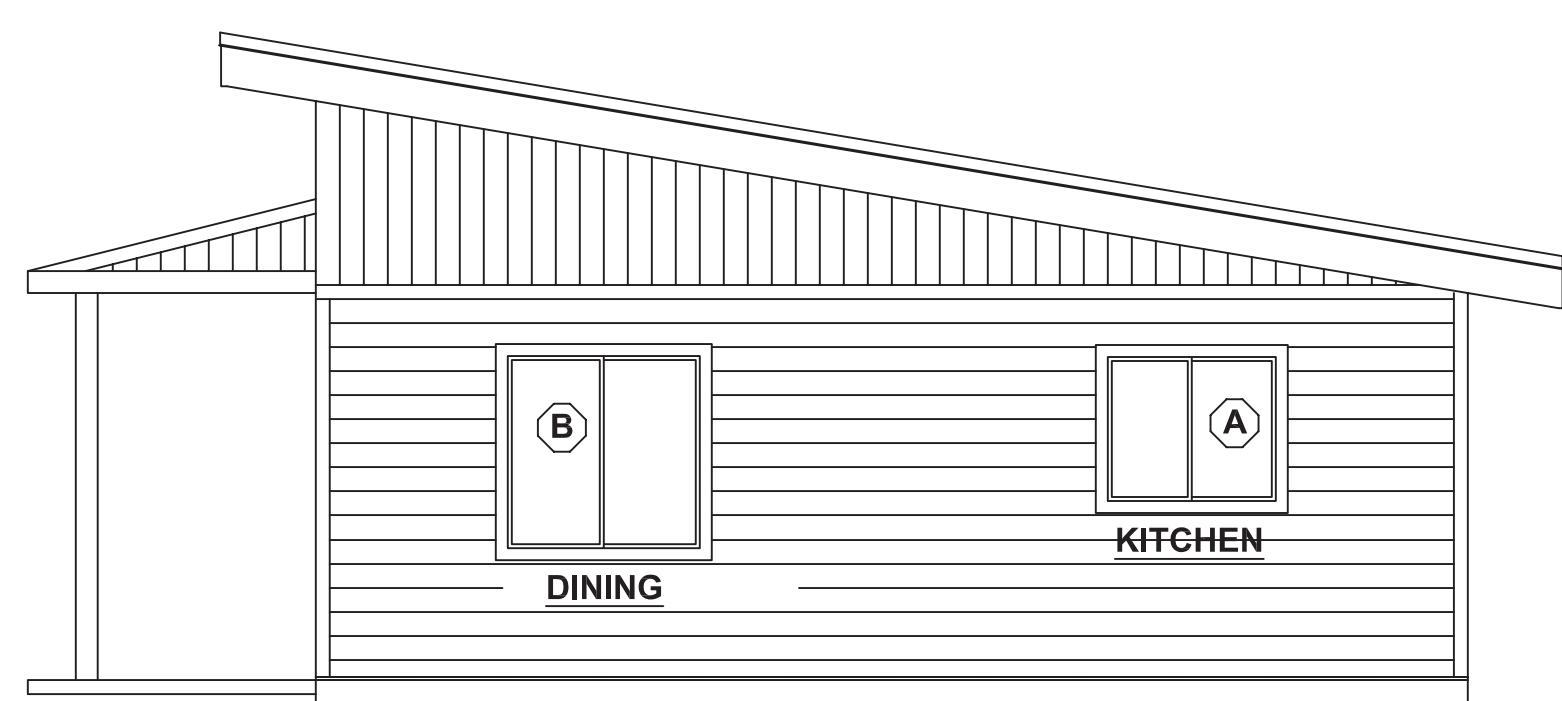
06 B



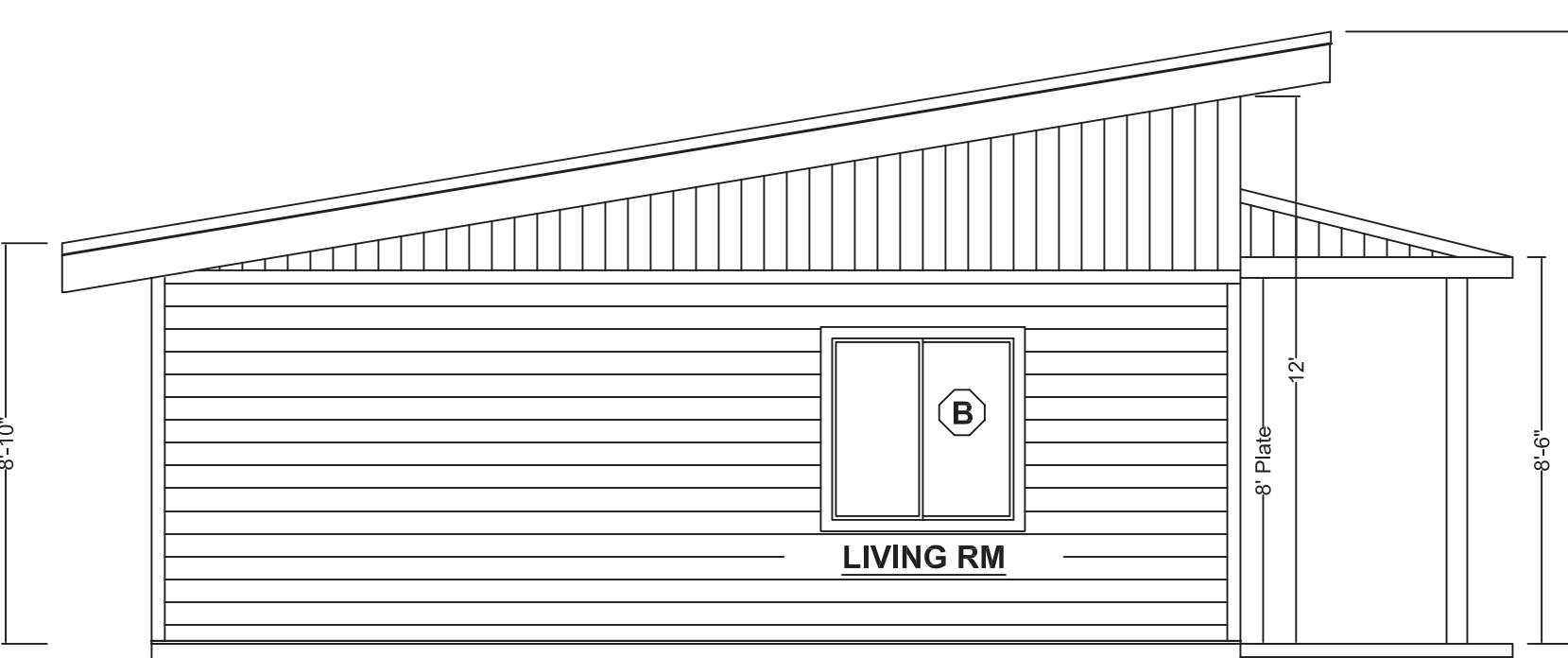
Front



Back



Right



Left

ELEVATION KEY NOTES

1. ROOF MATERIAL: _____
2. EXTERIOR WALL COVERING _____
3. A WATER RESISTIVE BARRIER THAT MEETS THE 75% DRAINAGE EFFICIENCY REQUIREMENTS OF ASTM E2273 OR OTHER MEANS OF DRAINAGE COMPLYING WITH R703.1.1 SHALL BE PROVIDED BEHIND THE EXTERIOR SIDING, CLADDING OR VENEER.
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6. ENCLOSED ATTICS AND RAFTER SPACES SHALL BE PROVIDED WITH CROSS VENTILATION. NET VENTILATING AREA SHALL BE NOT LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. PROVIDE A 1" MINIMUM AIR SPACE ABOVE INSULATION AND BAFFLE AT EAVE OR SOFFITT VENTS. [R806]

SCALE: $\frac{1}{4}$ " = 1'

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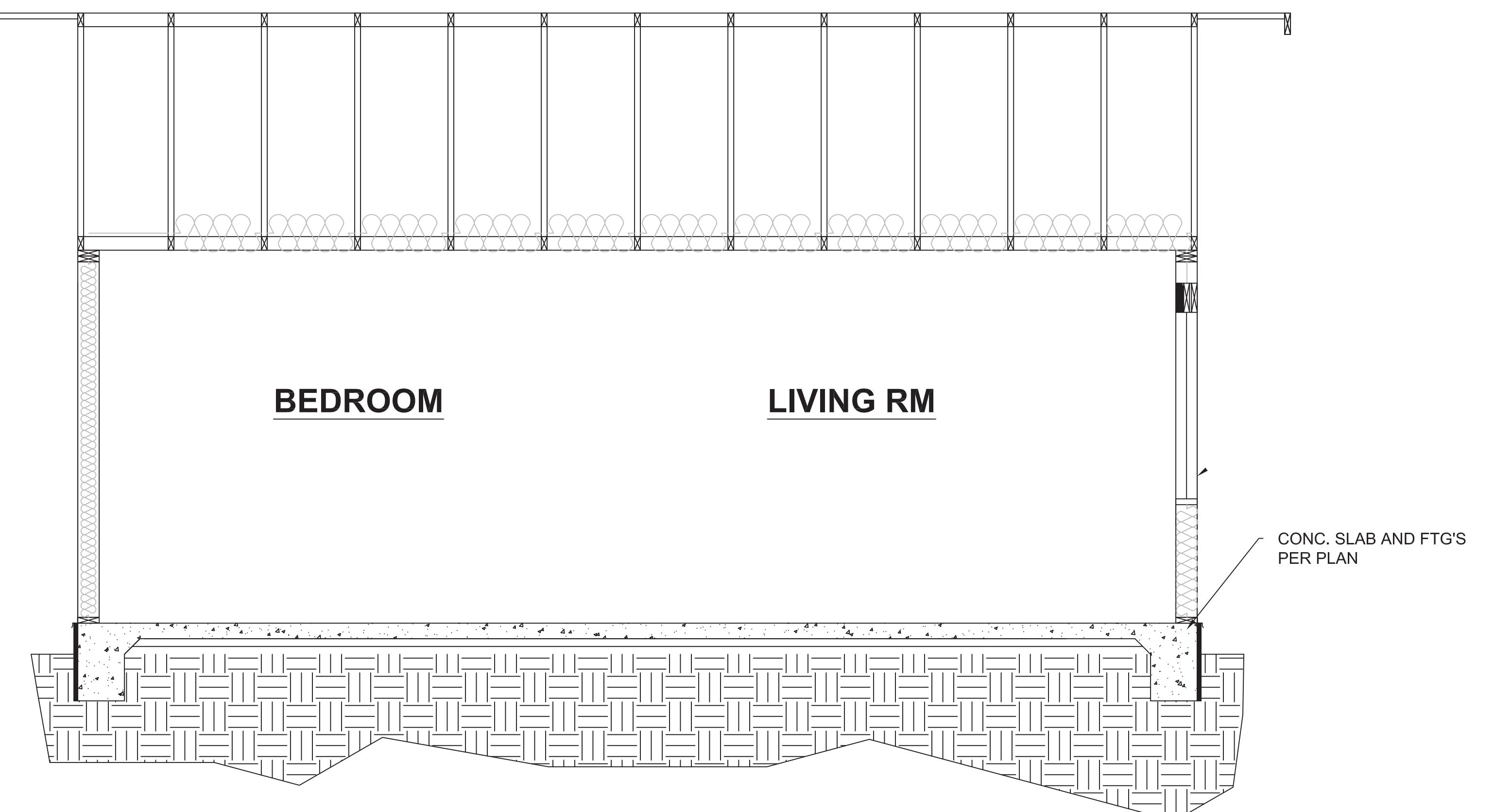
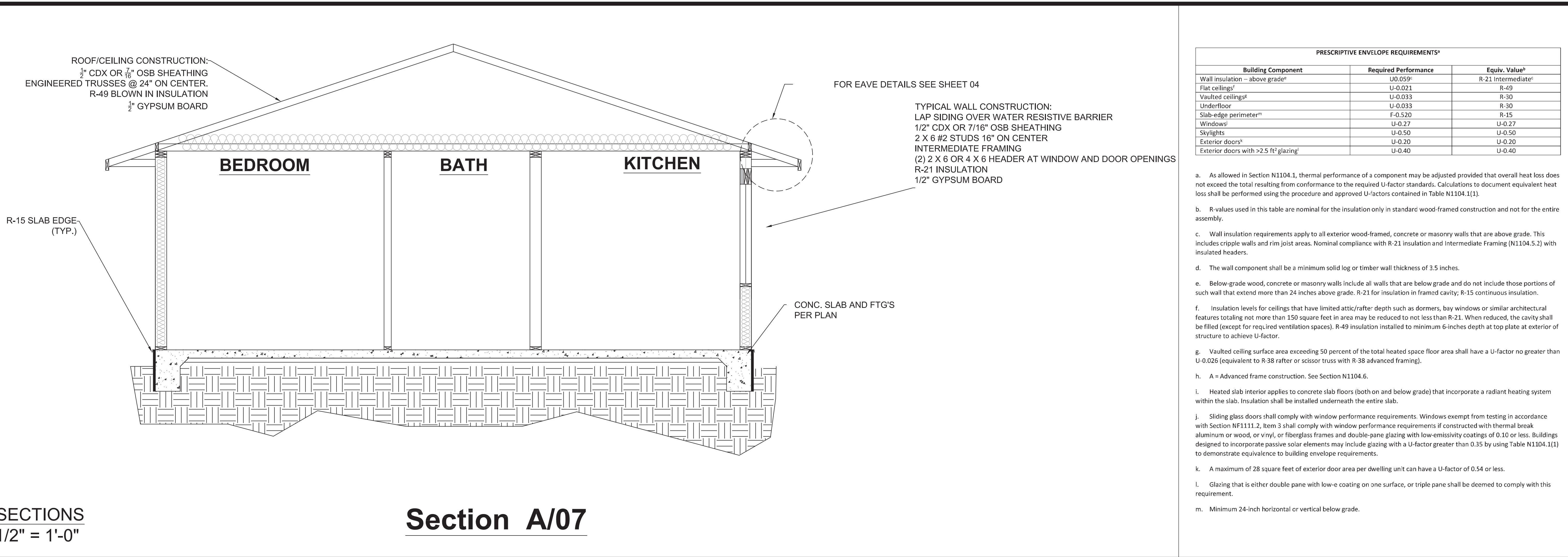


TABLE N1101.1(2) – ADDITIONAL MEASURES		
<input type="checkbox"/>	1	HIGH-EFFICIENCY HVAC SYSTEM^a
		a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air-source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground-source heat pump COP 3.5 or Energy Star rated
<input type="checkbox"/>	2	HIGH-EFFICIENCY WATER HEATING SYSTEM
		a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
<input type="checkbox"/>	3	WALL INSULATION UPGRADE
		Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
<input type="checkbox"/>	4	ADVANCED ENVELOPE
		Windows—U-0.21 (Area weighted average), and Flat ceiling ^b —U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
<input type="checkbox"/>	5	DUCTLESS HEAT PUMP
		For dwelling units with all-electric heat, provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and programmable thermostat for all heaters in bedrooms
<input type="checkbox"/>	6	HIGH EFFICIENCY THERMAL ENVELOPE UA^c
		Proposed UA is 8 percent lower than the code UA
<input checked="" type="checkbox"/>	7	GLAZING AREA
		Glazing area measured as the total of framed openings is less than 12 percent of conditioned floor area
<input type="checkbox"/>	8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
		Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

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

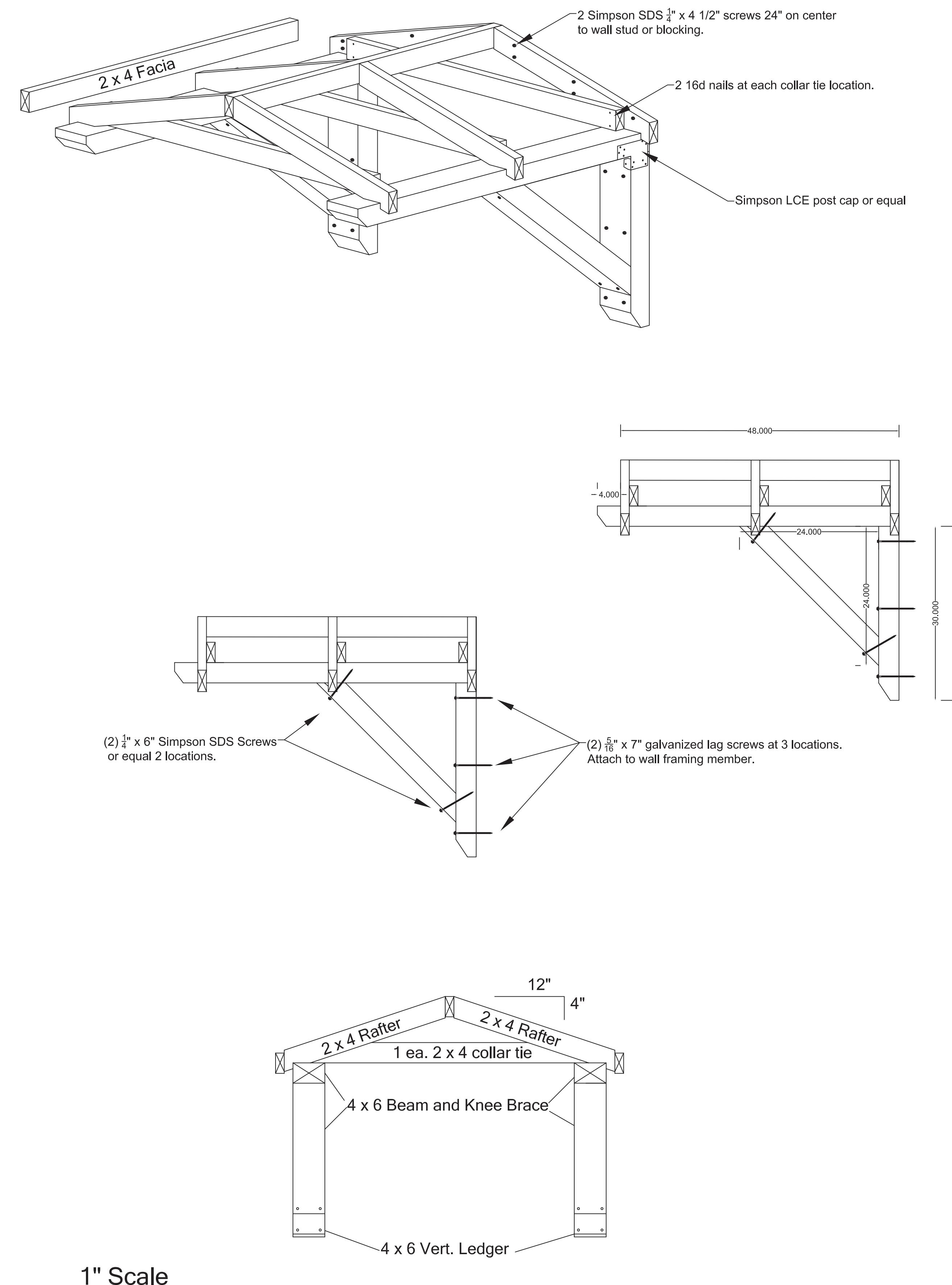
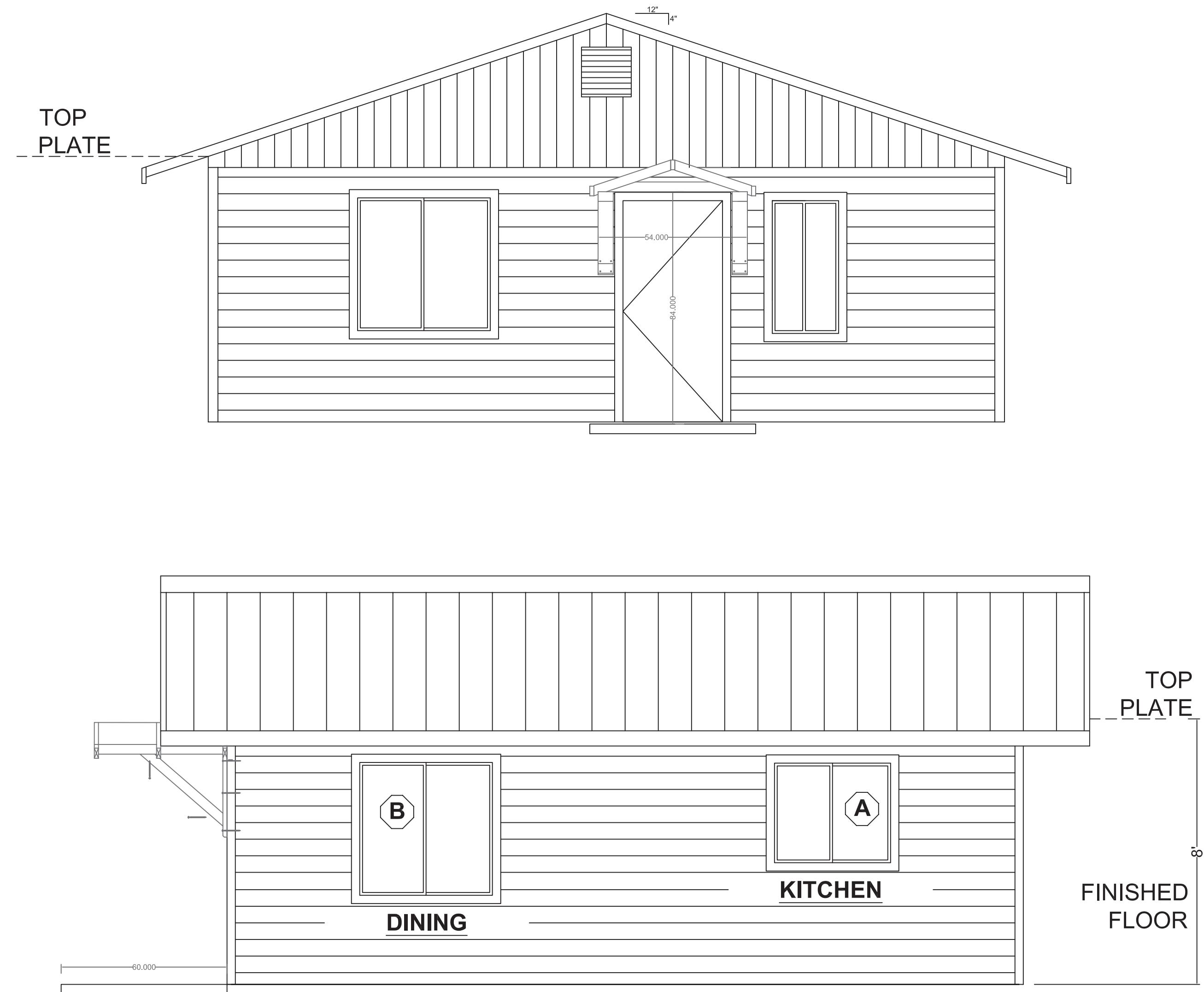
b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

By using these standard plans, the user agrees to release the City of Veneta from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

Small Porch Cover Option #1

576SF ACCESSORY DWELLING UNIT



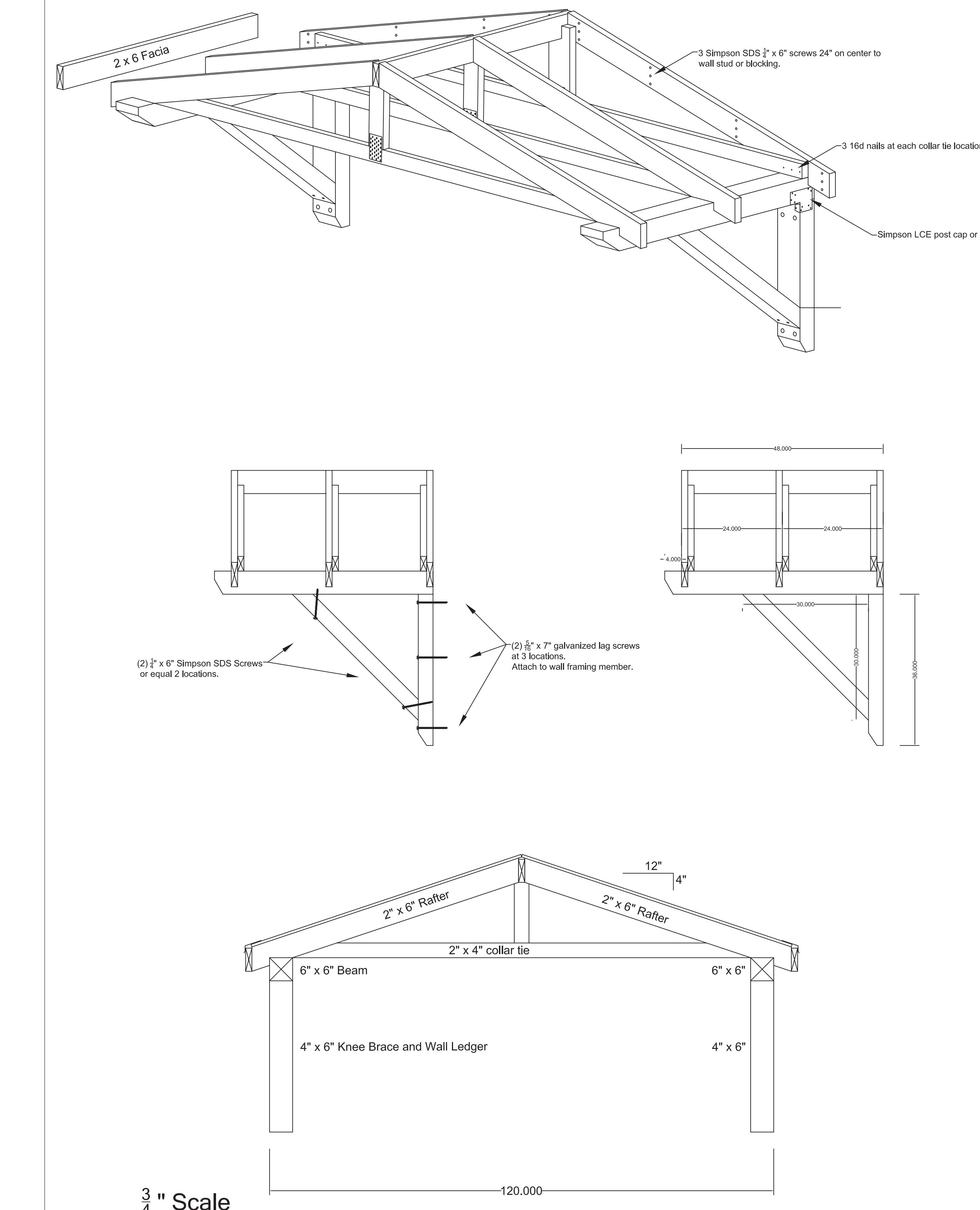
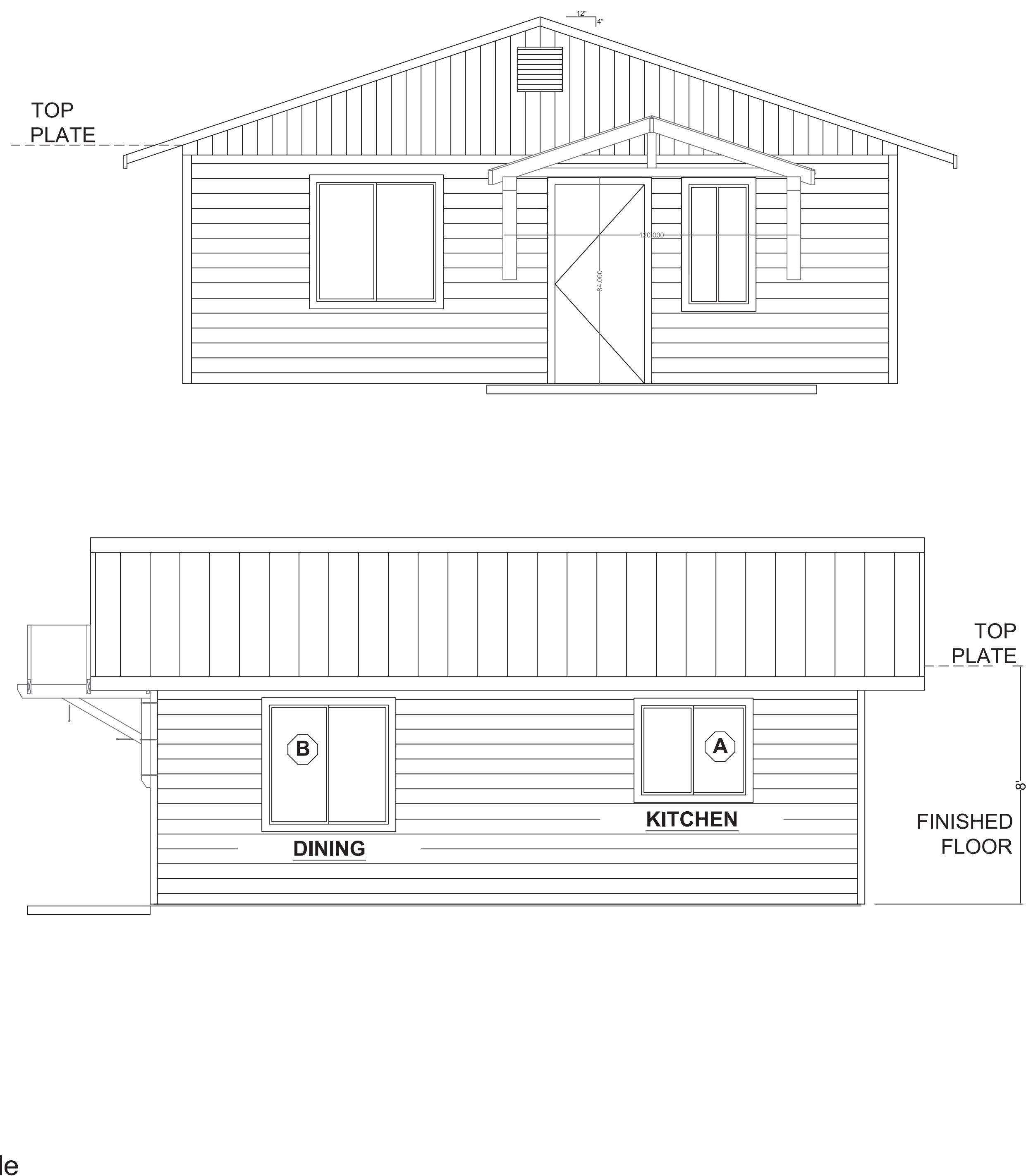
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Sheet Number

08A

Medium Porch Cover Option #2

576SF ACCESSORY DWELLING UNIT



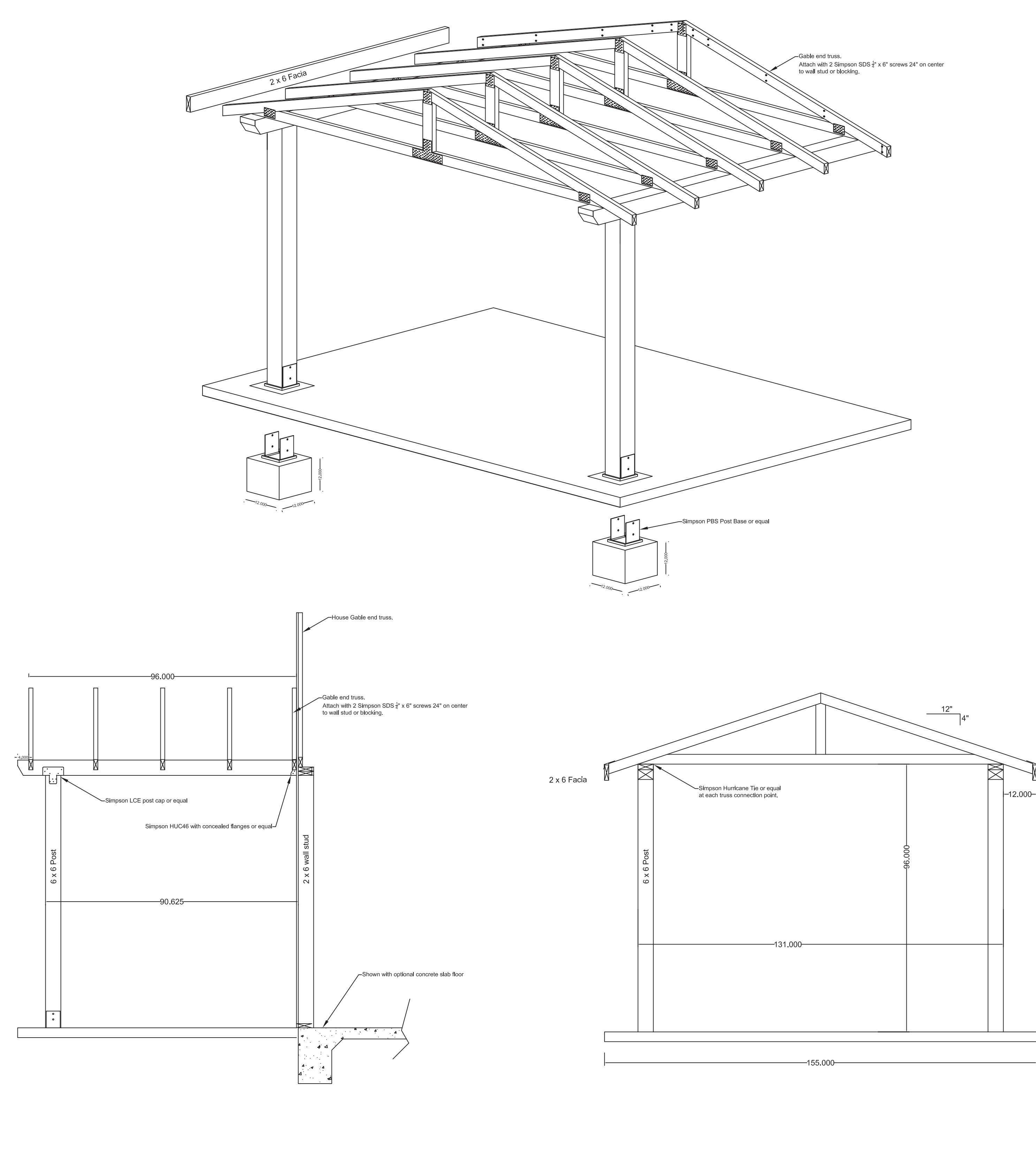
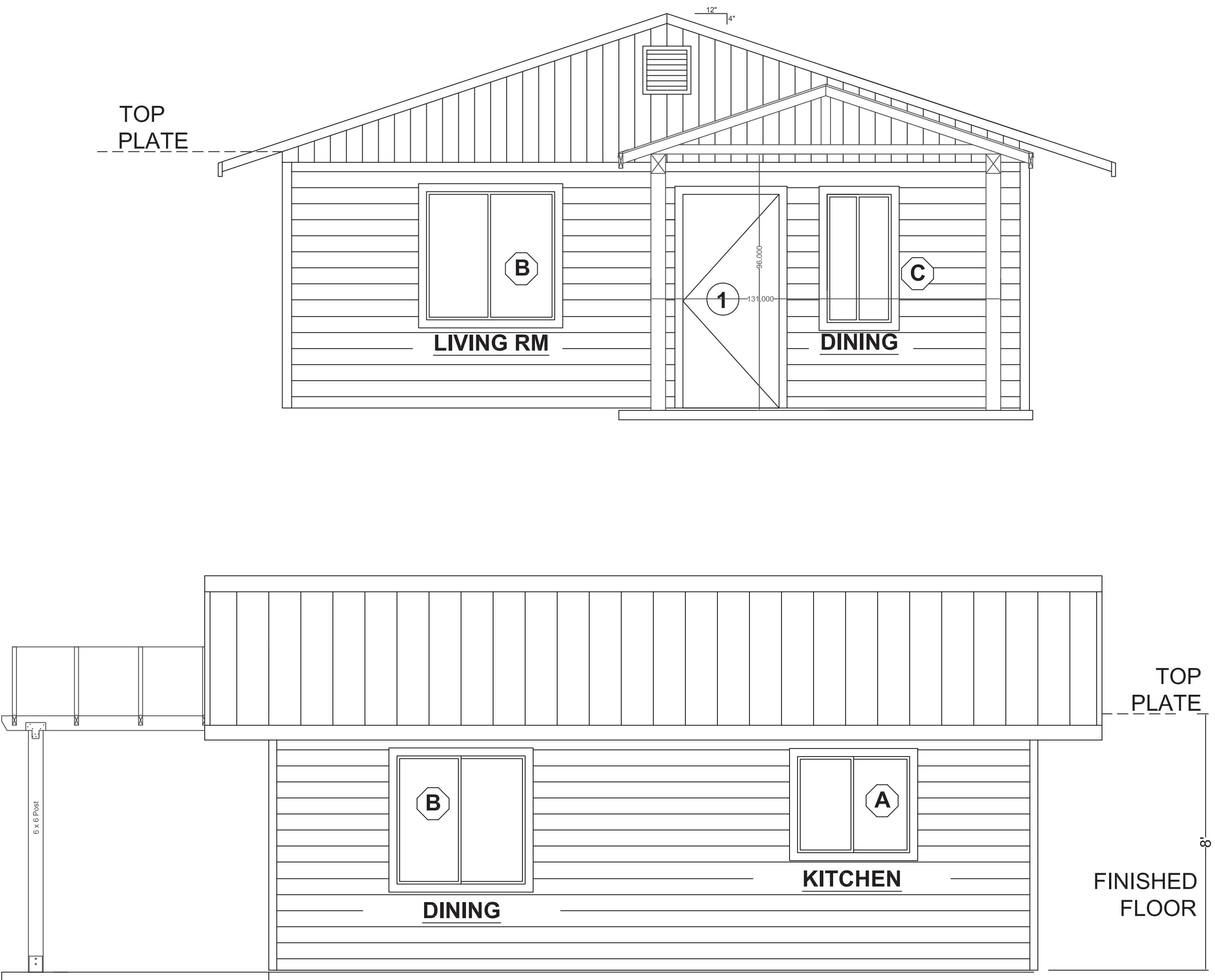
By using these standard plans, the user agrees to release the City of Veneta from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

Sheet Number

08B

Large Porch Cover Option #3

576SF ACCESSORY DWELLING UNIT



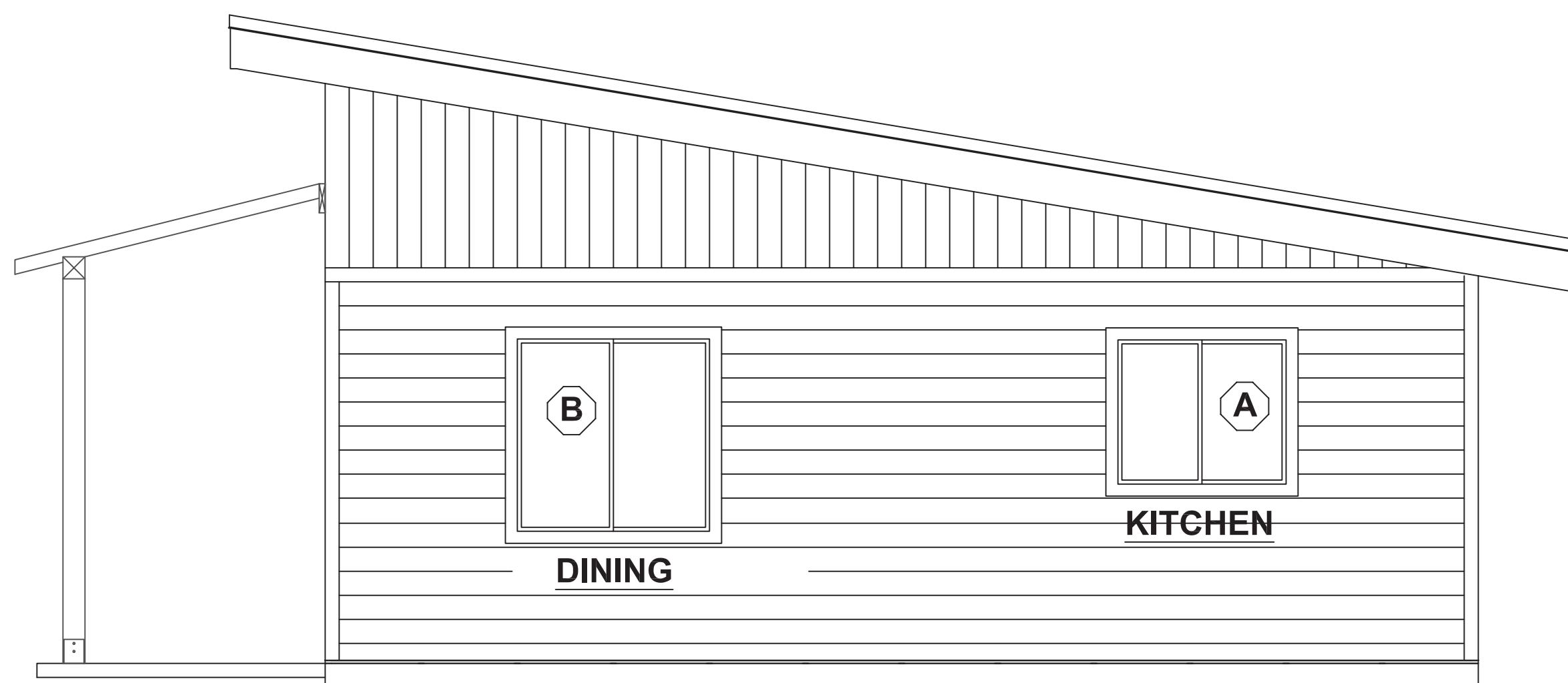
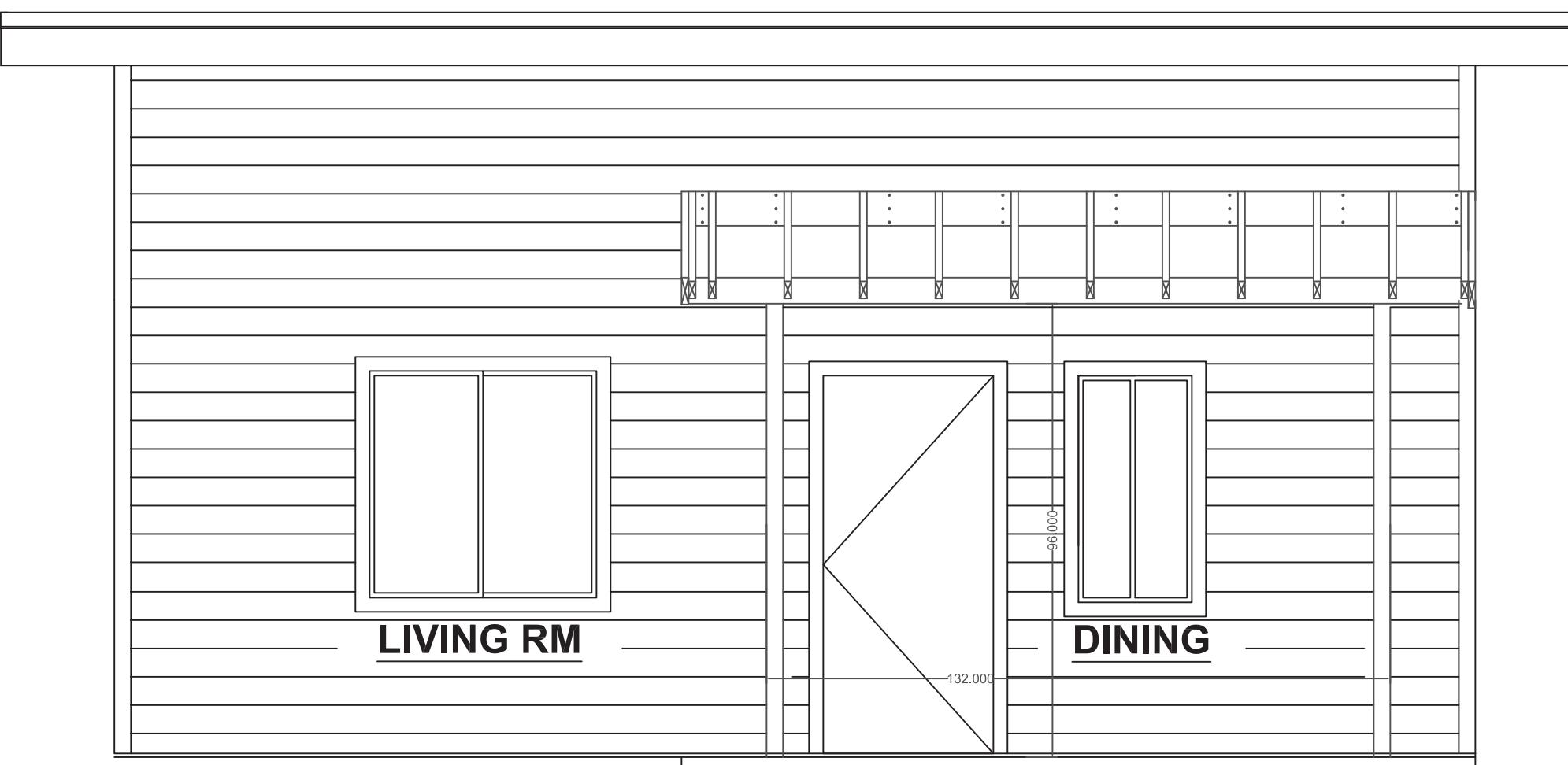
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Sheet Number

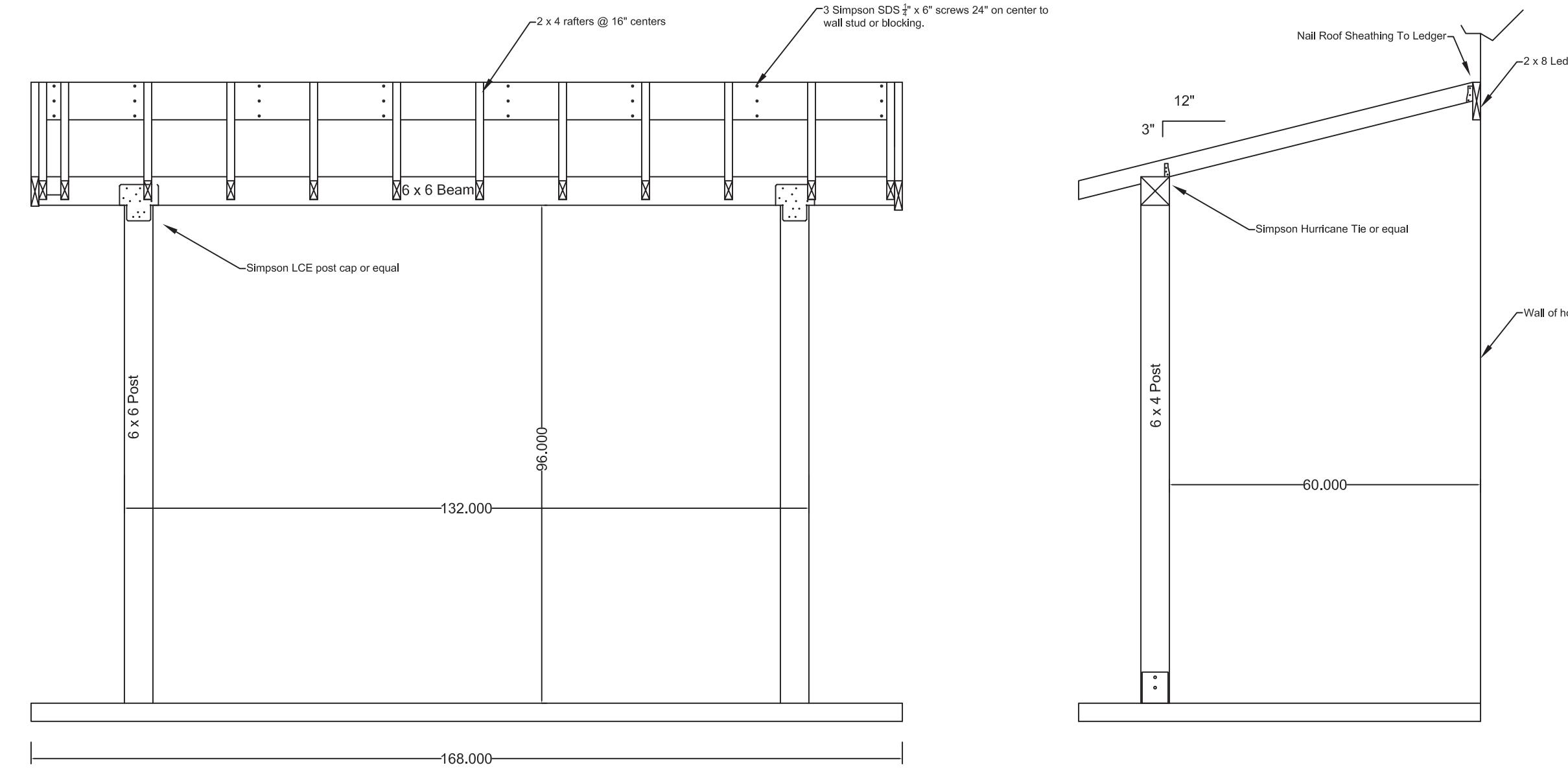
08C

Shed Roof Option #4

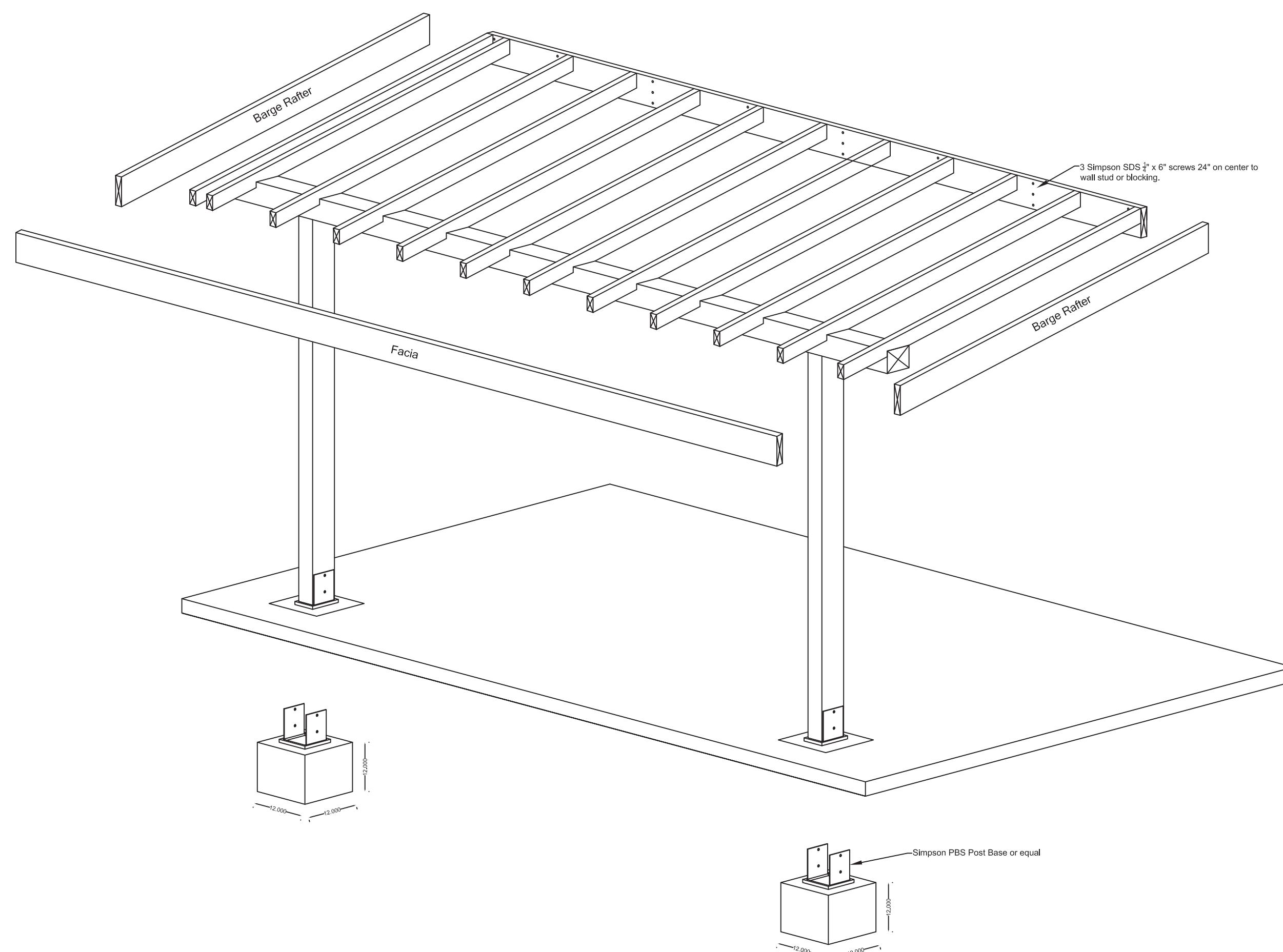
576SF ACCESSORY DWELLING UNIT



$\frac{3}{8}$ " Scale



$\frac{3}{8}$ " Scale



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Sheet Number

08D