



Site Plan
ADU

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

DATE:

6/13/2022

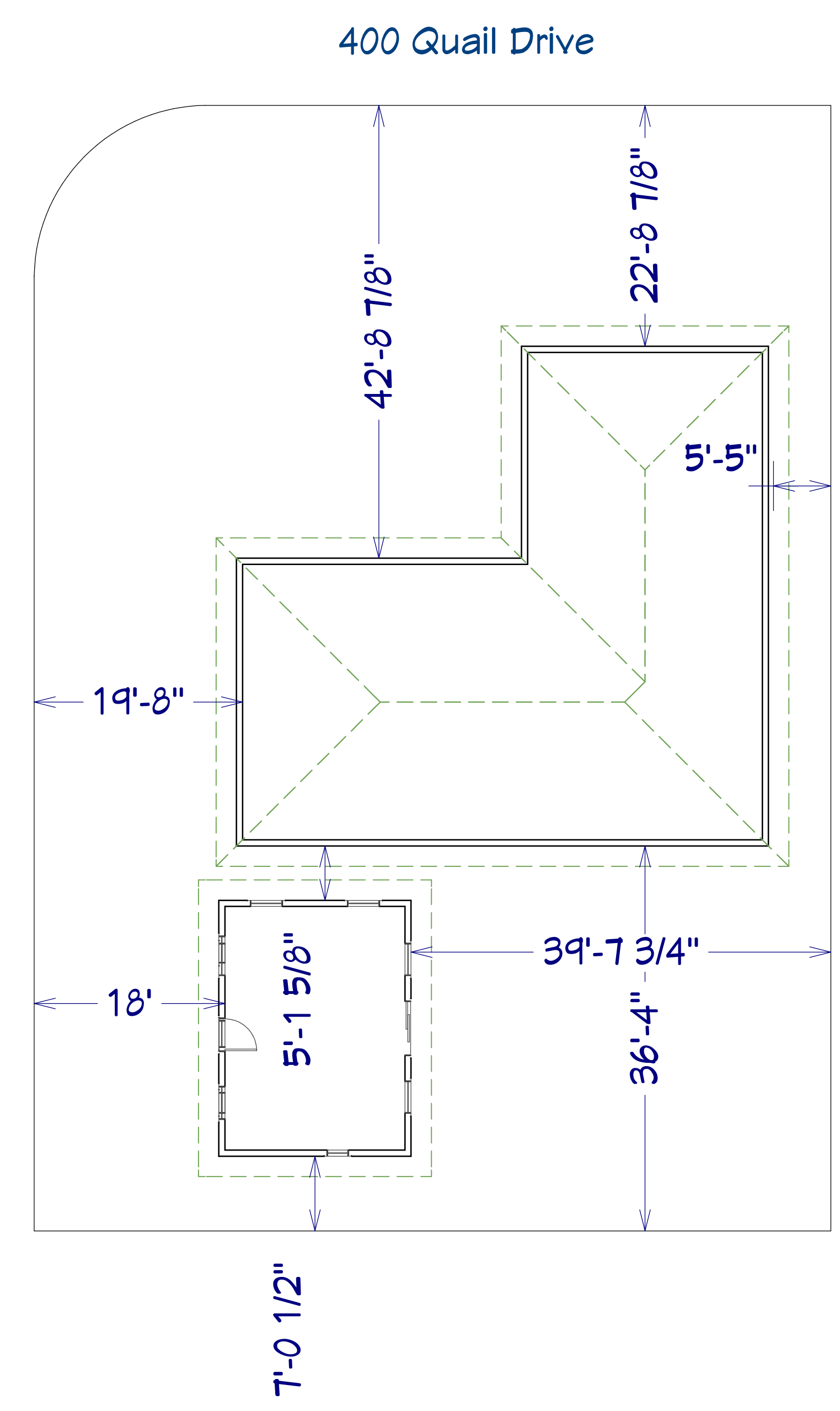
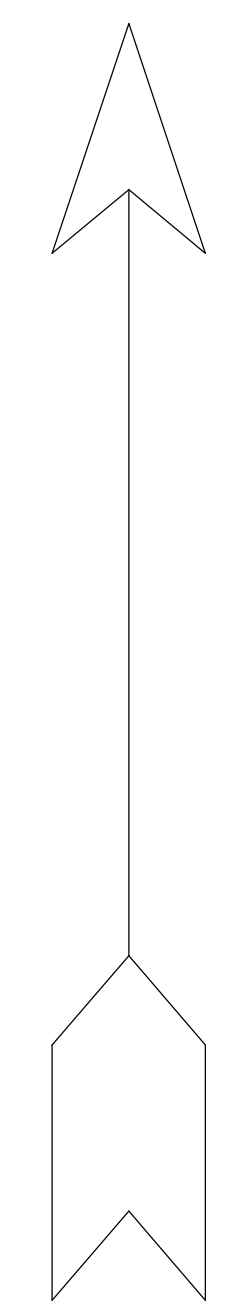
SCALE:

1"=10'

SHEET:

A-1

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Plot Plan View



Front



Rear

Front and Rear Elevations

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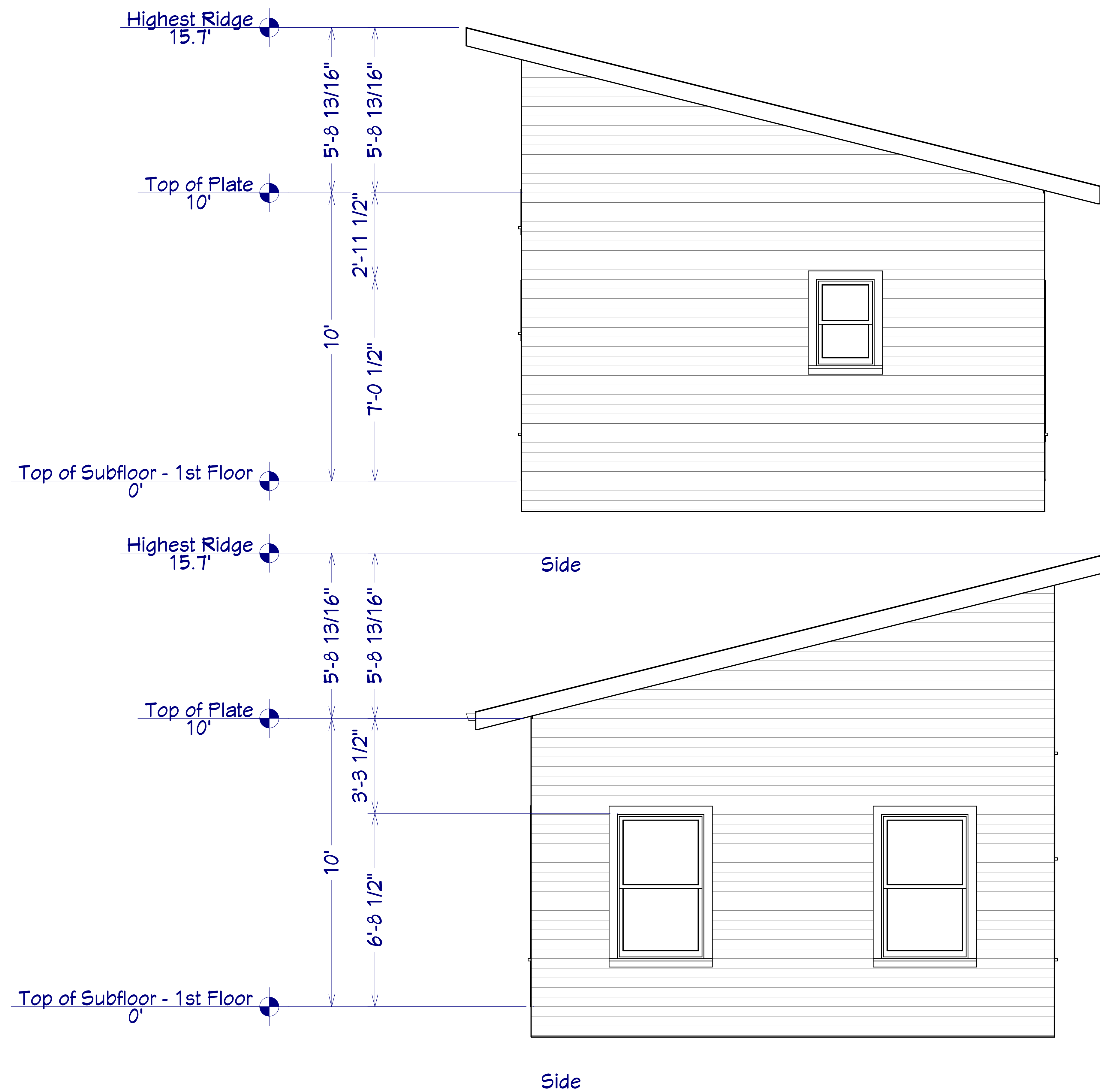
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A-2



Left and Right Side Elevations

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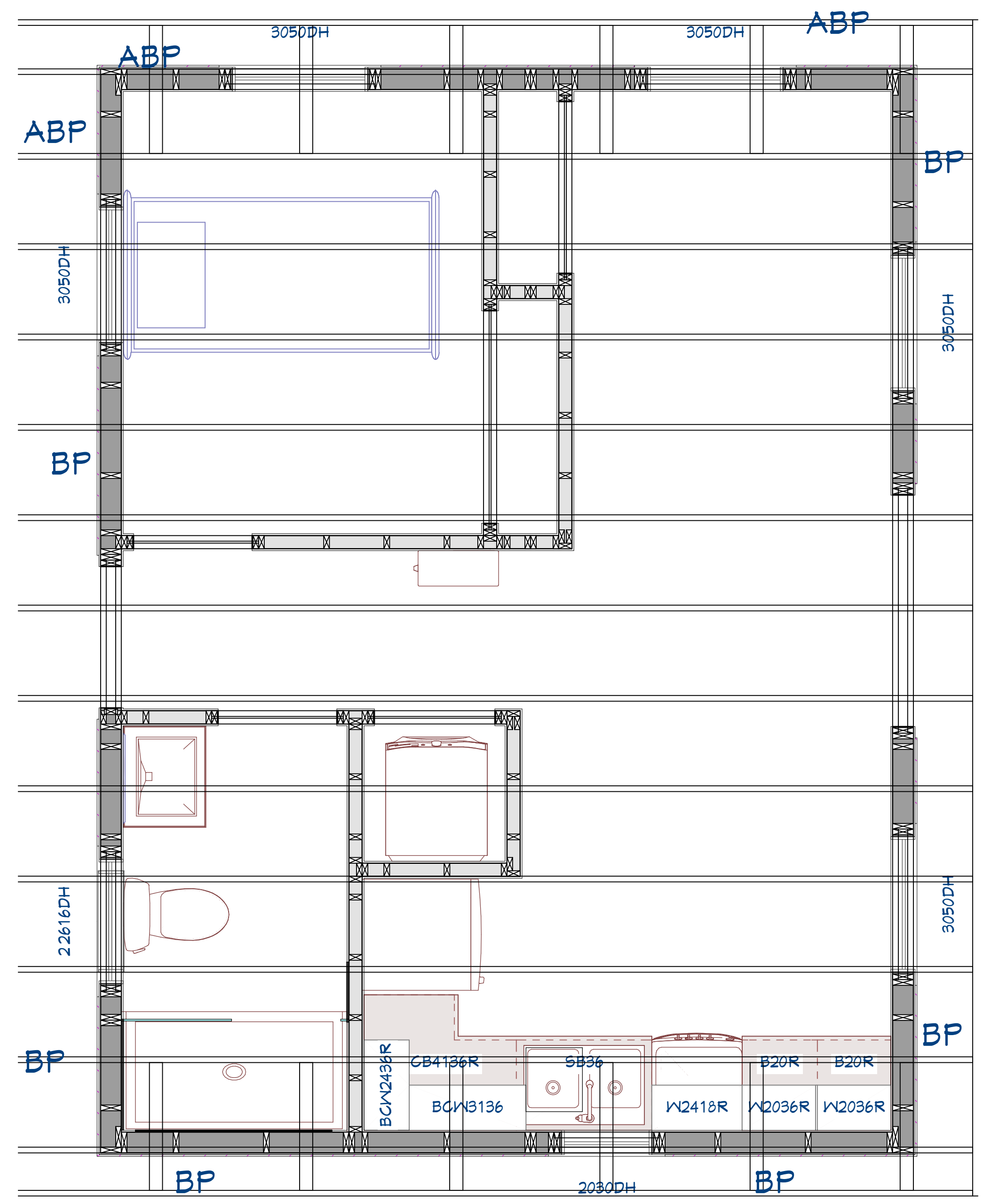
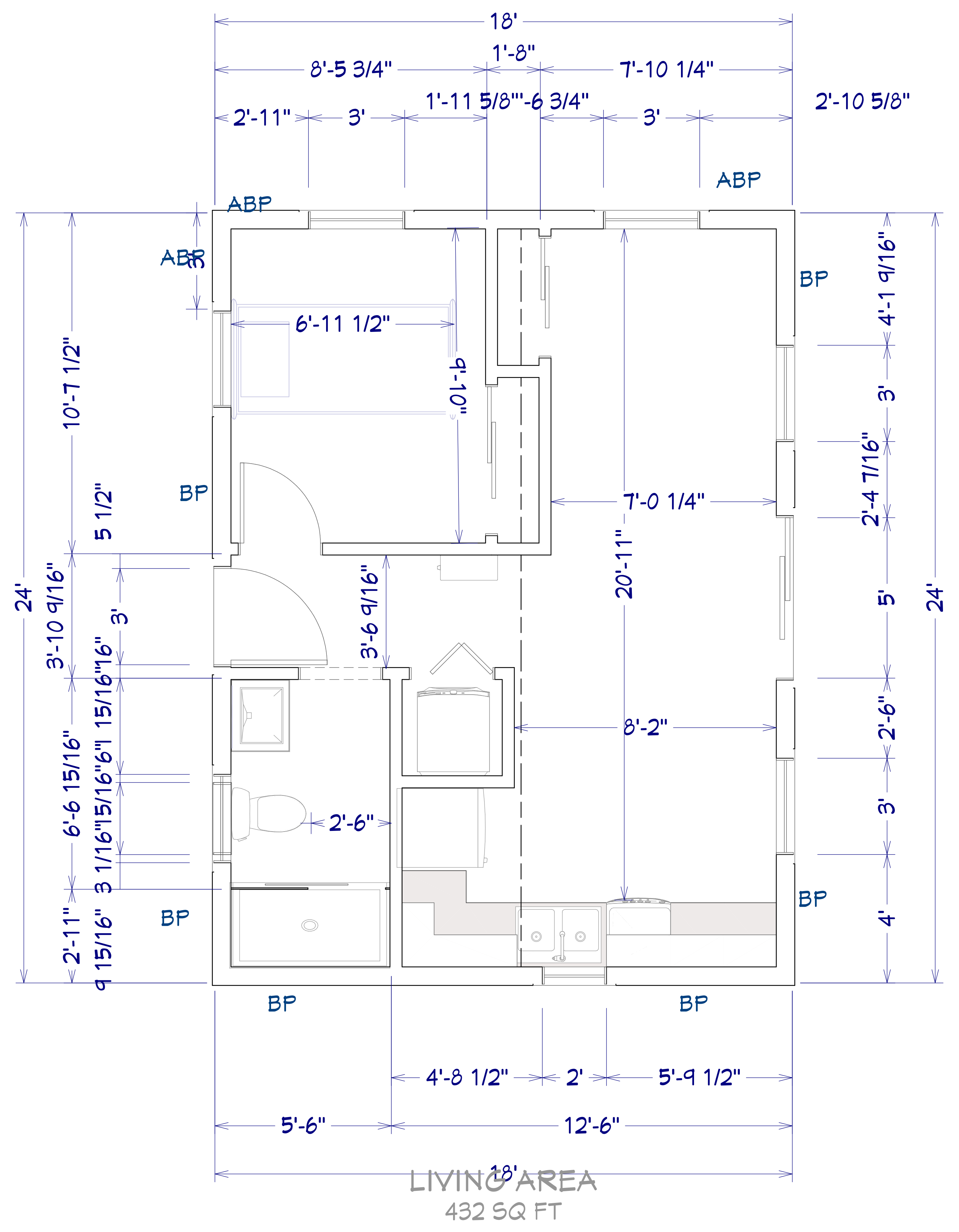
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A-3



Floor Plan

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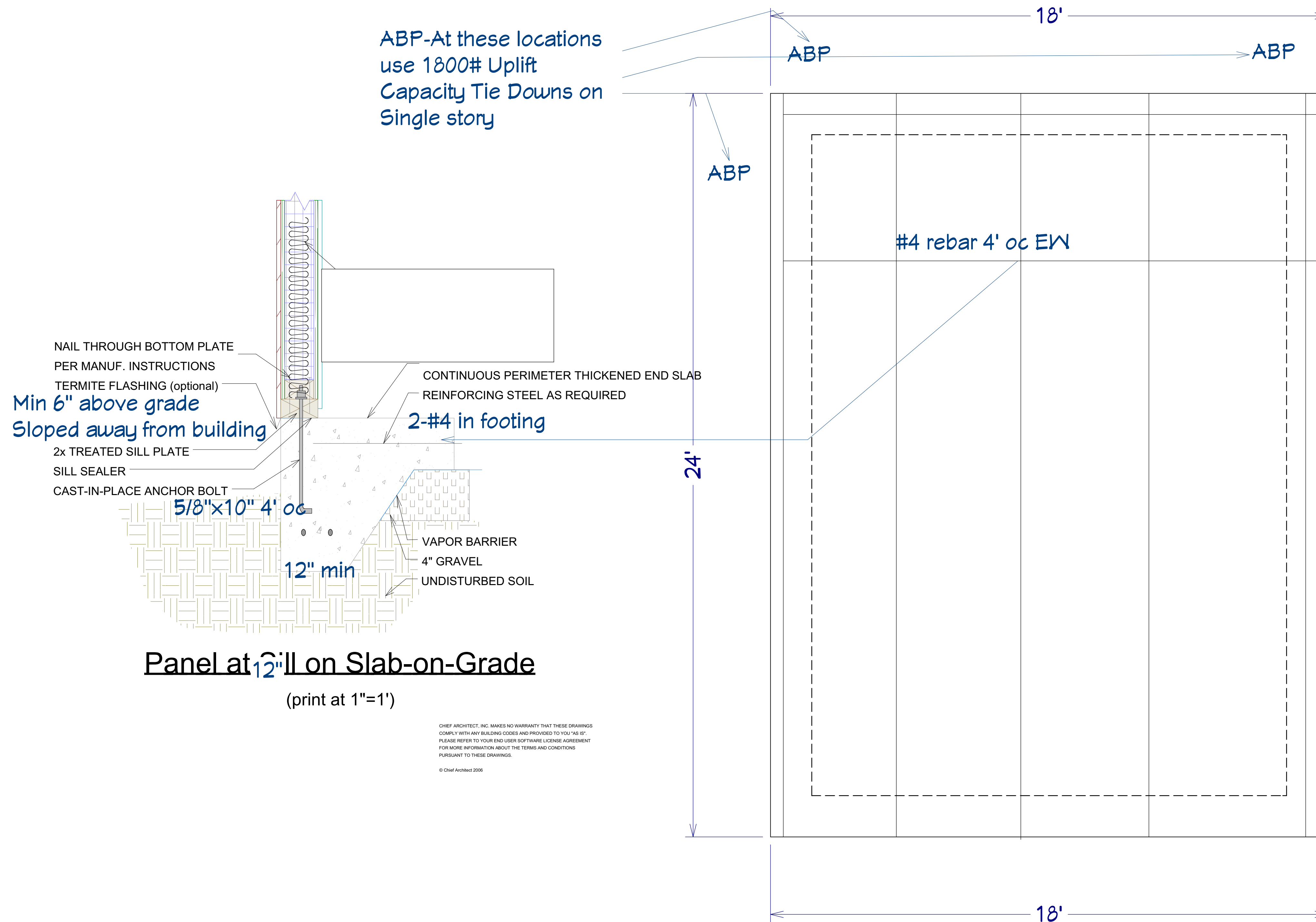
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A-4

Dimensioned Floor Plan



FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

Panel at Sill on Slab-on-Grade

(print at 1"=1')

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Detail 2

Foundation Plan

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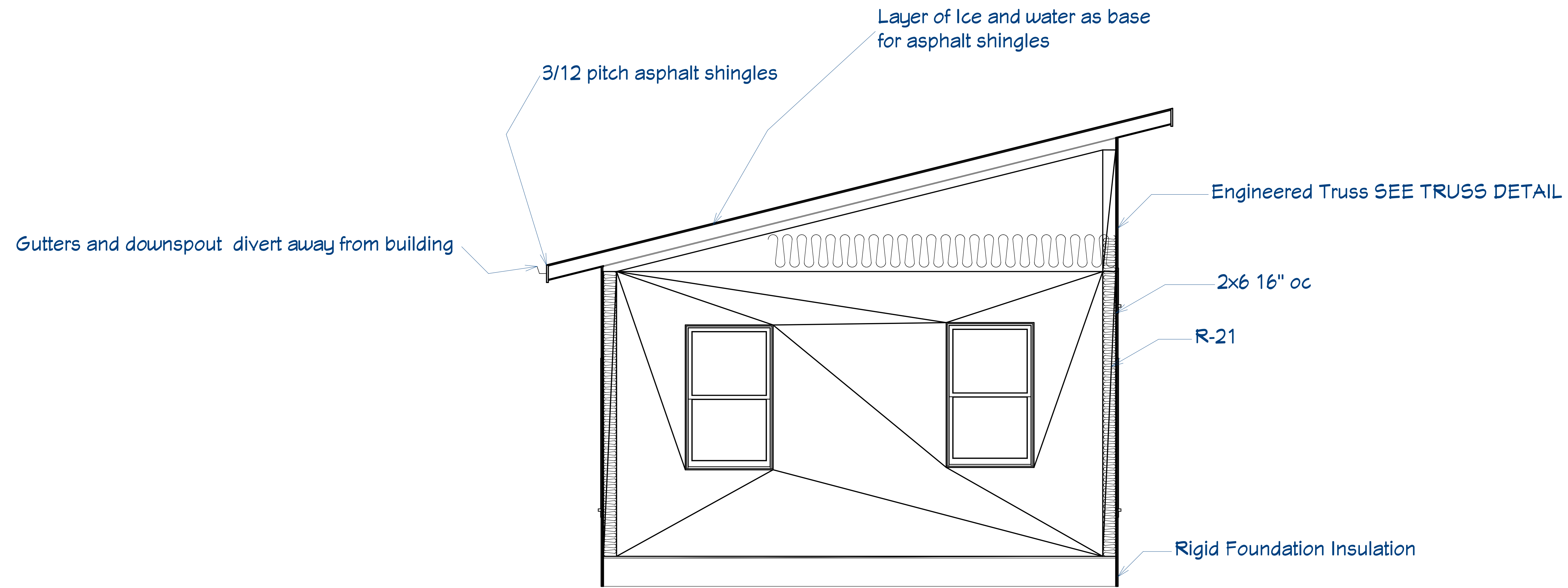
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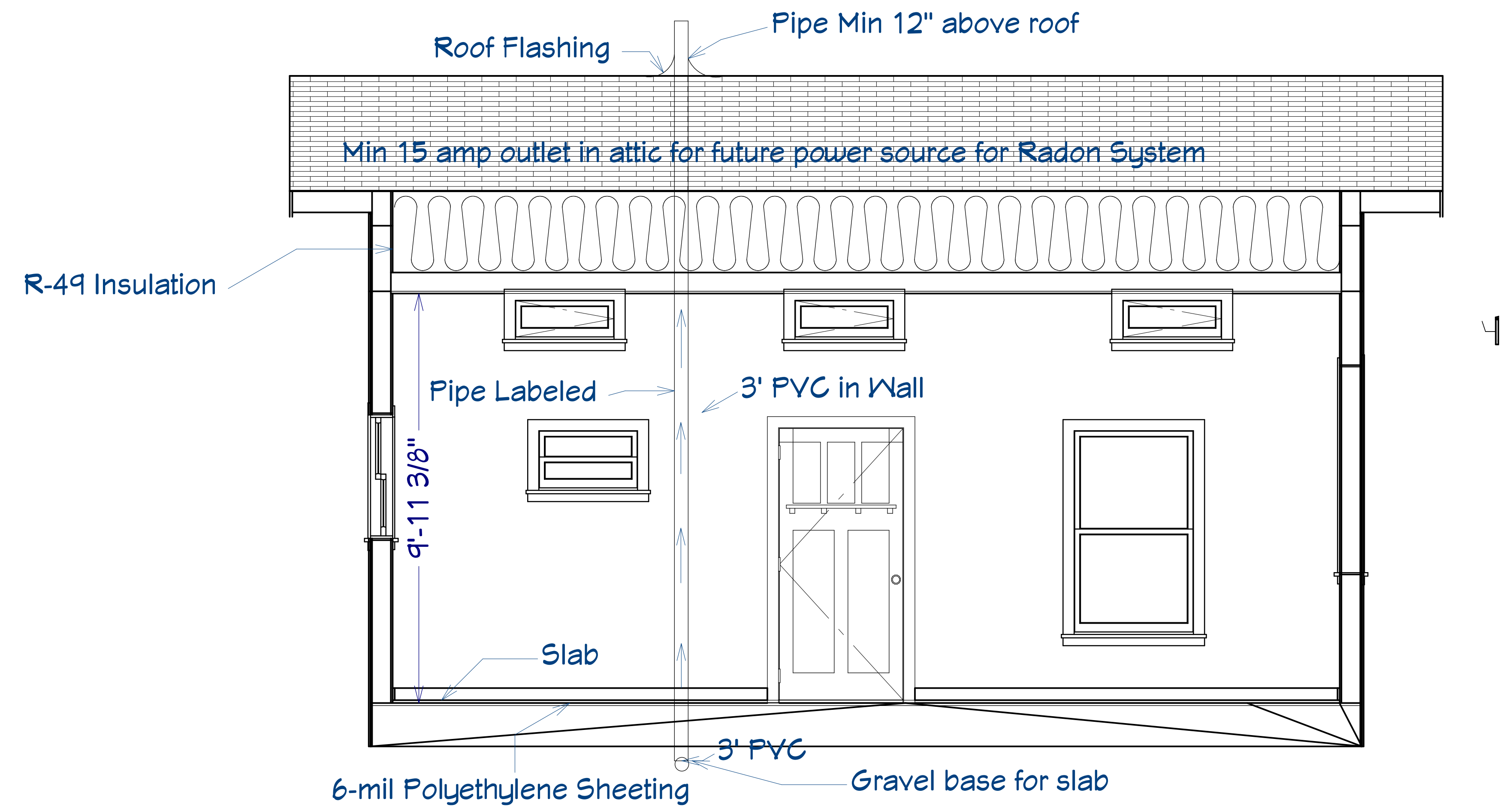
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Passive Radon system Cross Section

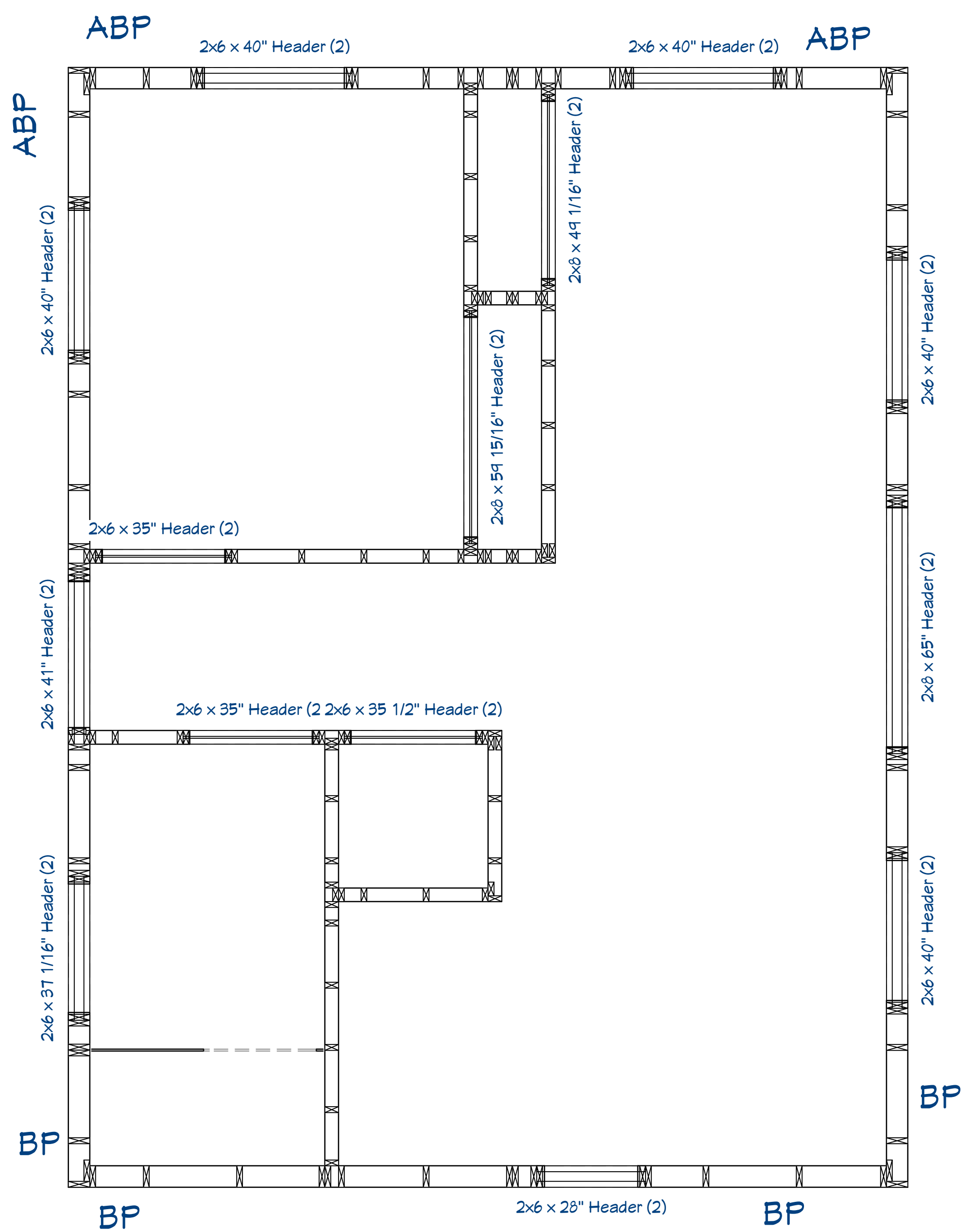


Passive Radon System

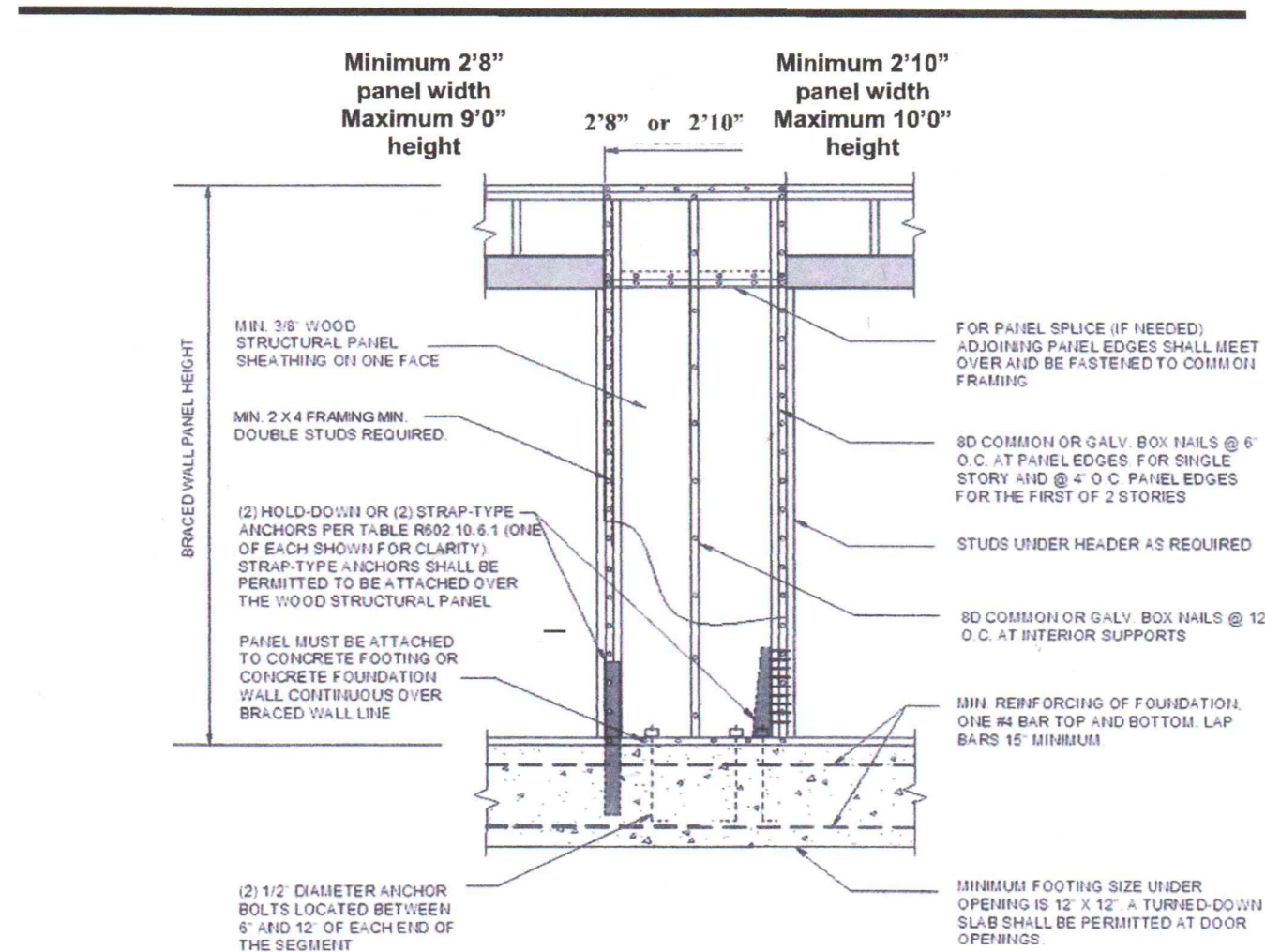
Passive Radon System Elevation

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SHEET:	A-6



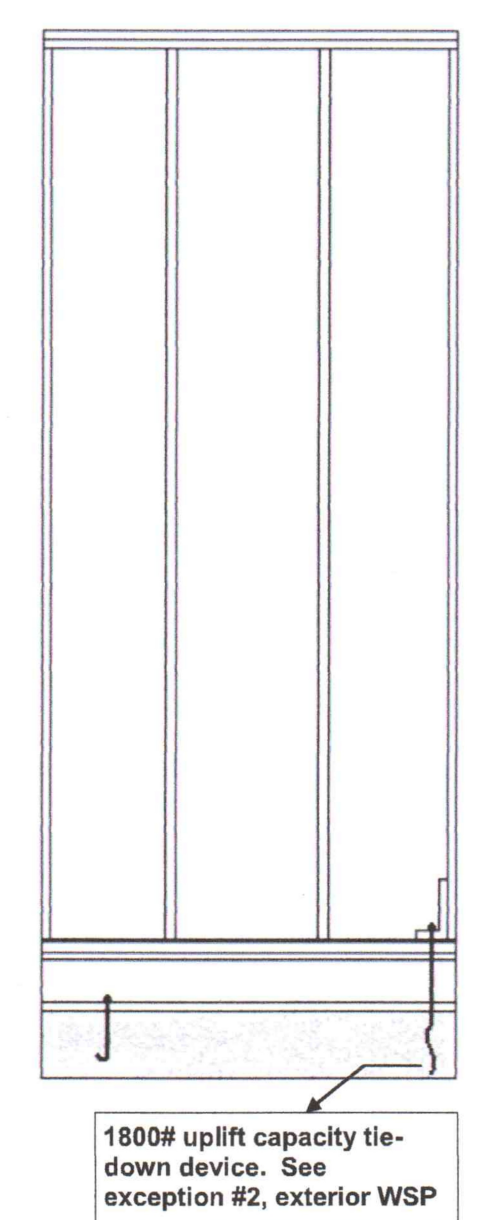
Framing Detail



**ALTERNATE BRACE WALL PANEL-METHOD ABW
 FIGURE R602.10.6.1**

All alternate braced panels shall be supported directly on a foundation, continuous across the entire length of the braced wall line.
 Minimum footing is 12"x12". A turned down slab shall be permitted at door openings. The foundation shall be reinforced with not less than one #4 bar top and bottom. Lap bars 15" min.
USE 1800# UPLIFT CAPACITY TIE DOWNS ON SINGLE STORY.
USE 3000# UPLIFT CAPACITY TIE DOWNS ON THE FIRST STORY OF A TWO-STORY STRUCTURE.

Exterior (WSP)
 Minimum 4'0" panel width
 Maximum 12' height.
 3/8" APA rated sheathing
 Secure with 6d common nails
 6" o.c. at edges, 12" o.c. in the field, & 6" o.c. at gable end walls.
 Align vertical joints over studs.
 1-1/2" blocking at horizontal joints.
 Extend sheathing to foundation sill plate.
 Exterior braced wall lines shall have a braced wall panel located at each end of the wall line.
Exception: When a BWP begins no more than 10" from the end one of the following is allowed:
 (1) Exterior braced wall lines shall have a braced wall panel for Methods WSP, CS-WSP, CS-G and CS-PF is applied at each side of the building corner and the (2) 24" wide panels at the corner shall be attached in accordance with figure R602.10.7
 (2) The end of each braced wall panel closest to the corner shall have an 1800# capacity tie down device fastened to the stud at the edge of the braced wall panel closest to the corner and to the foundation or framing below. The tie down device shall be installed in accordance with manufacturer specifications.



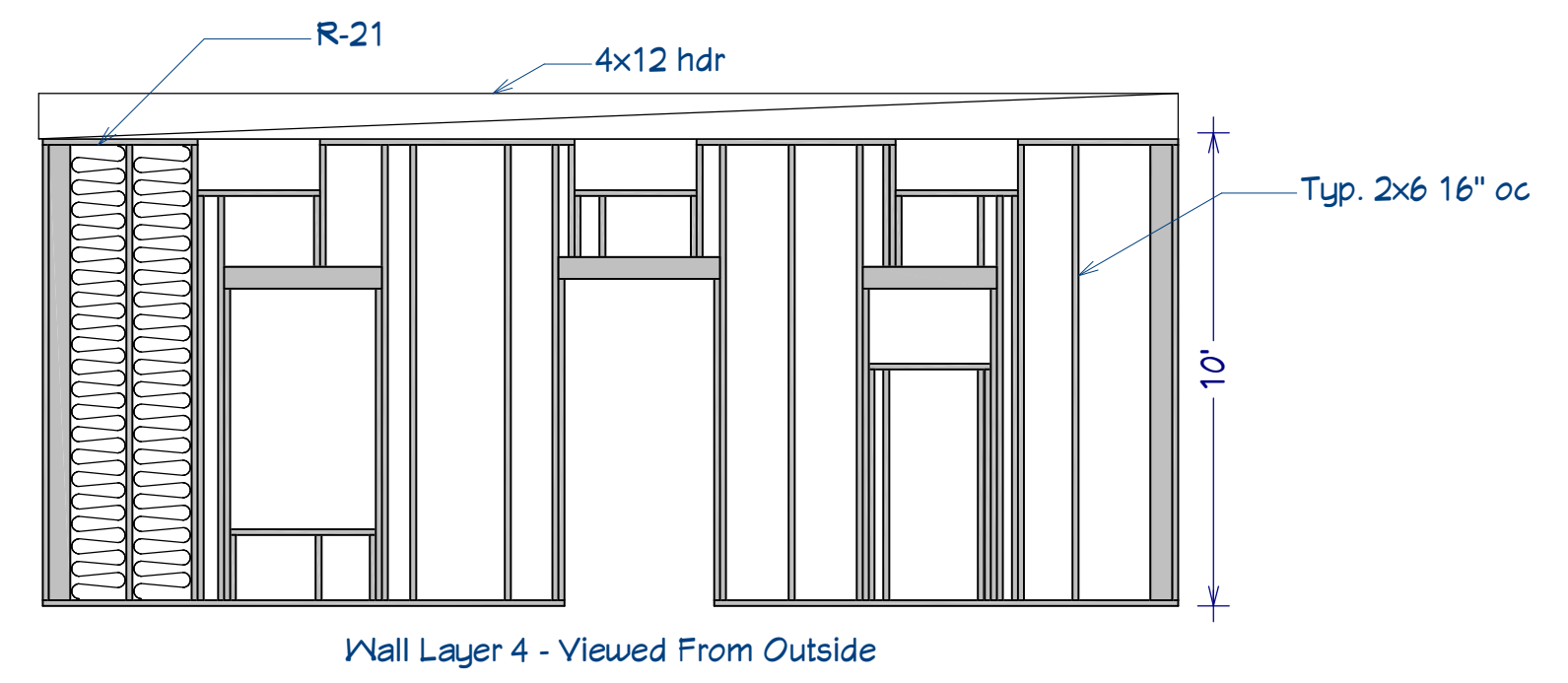
**STANDARD 4'0" EXTERIOR OR INTERIOR
 BRACED WALL PANEL (WSP or IWSP)
 IRC R602.10.4**

Interior (IWSP)
 Minimum 4'0" panel width when 1/2" gypsum board installed on 2 sides of the braced wall panel.
 Minimum 8'0" panel width when 1/2" gypsum board is placed on one face of the braced wall panel.
 Maximum 10' height for addition heights see IRC table 602.10.5
 Secure with 6d drywall nails 7" edges (including top and bottom plates) 7" field.
 Align vertical joints over studs
 1 1/2" blocking at horizontal joints.
 Support IWSP as specified in IRC Section R602.10.8 and R602.10.9
 Interior braced wall lines shall be fastened to floor and roof framing in accordance to Table R602.3.1(1) and to required foundations in accordance with Section R602.11.1 (see foundation details).
 In addition, floor joists parallel to the top plate shall be toenailed to the top plate with at least 8d nails spaced a maximum of 6" o.c. Top plate laps shall be face-nailed with at least (8) 16d nails on each side

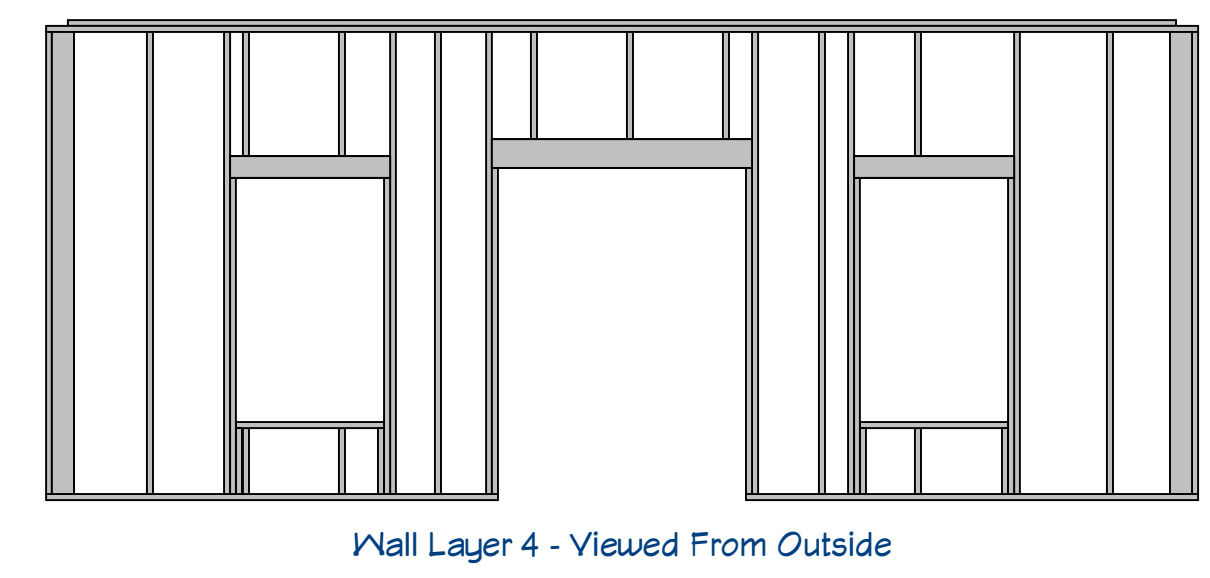
Framing Plan

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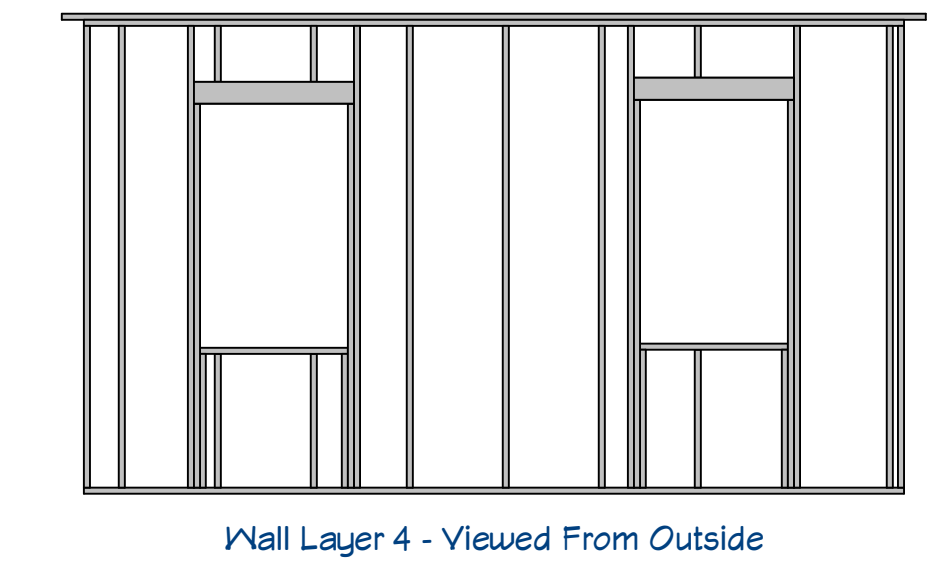
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Front Wall



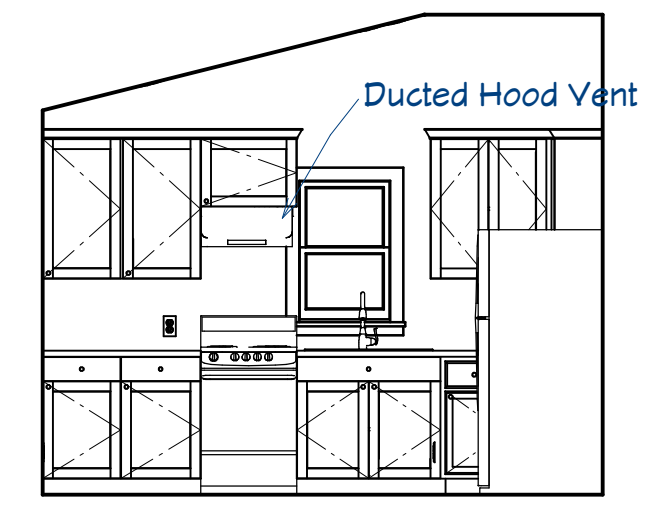
Rear Wall



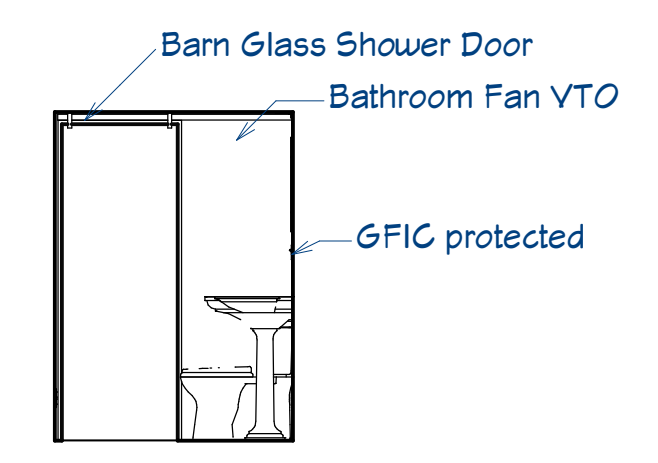
Side Wall



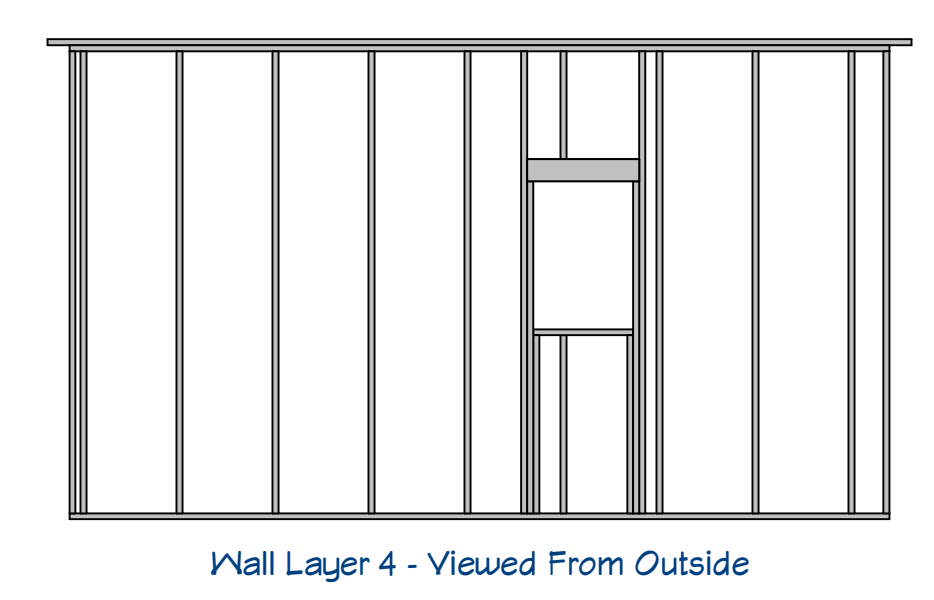
Typical Interior Wall



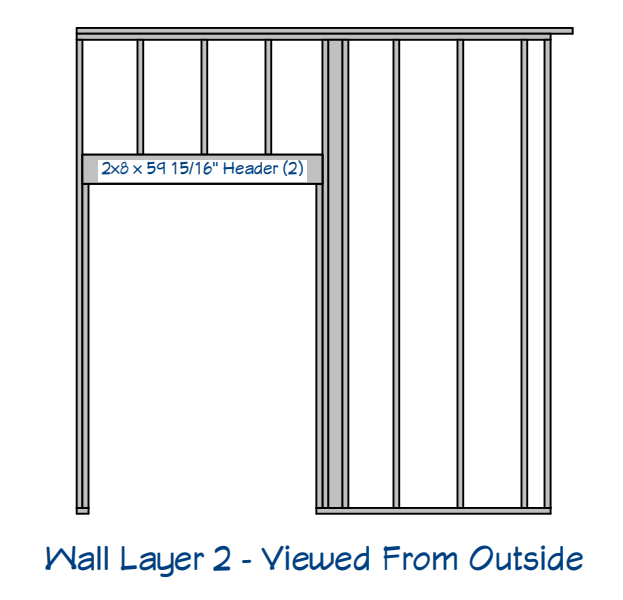
Kitchen Wall View



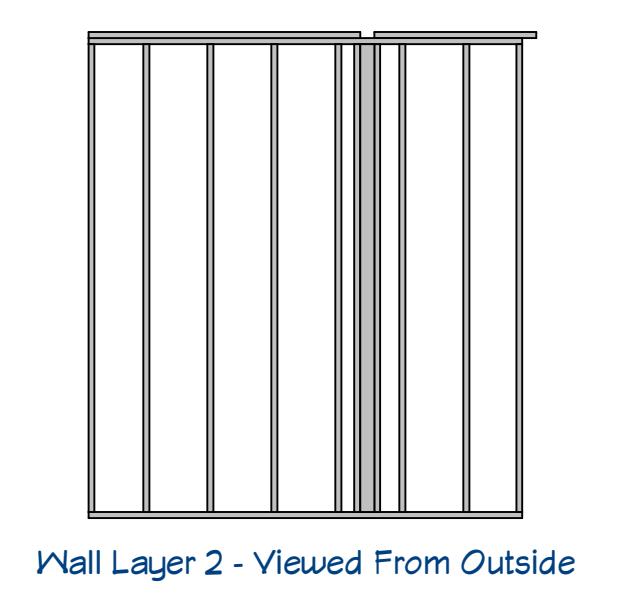
Bathroom View



Side Wall



Typical Interior

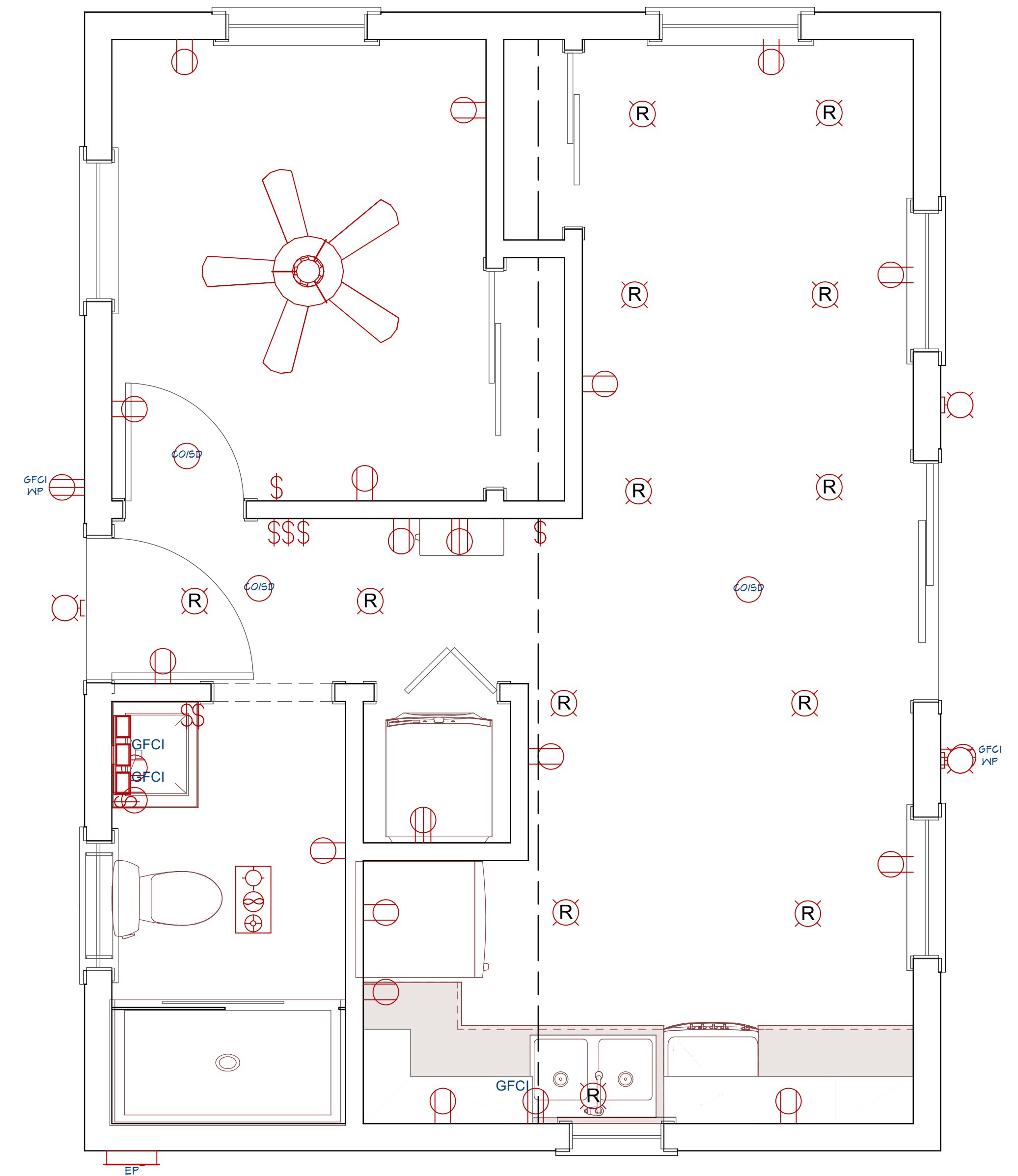


Typical Interior

Framing Sections

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LIVING AREA
 432 SQ FT

Electrical Plan View

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Electrical Layout

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Roof Framing

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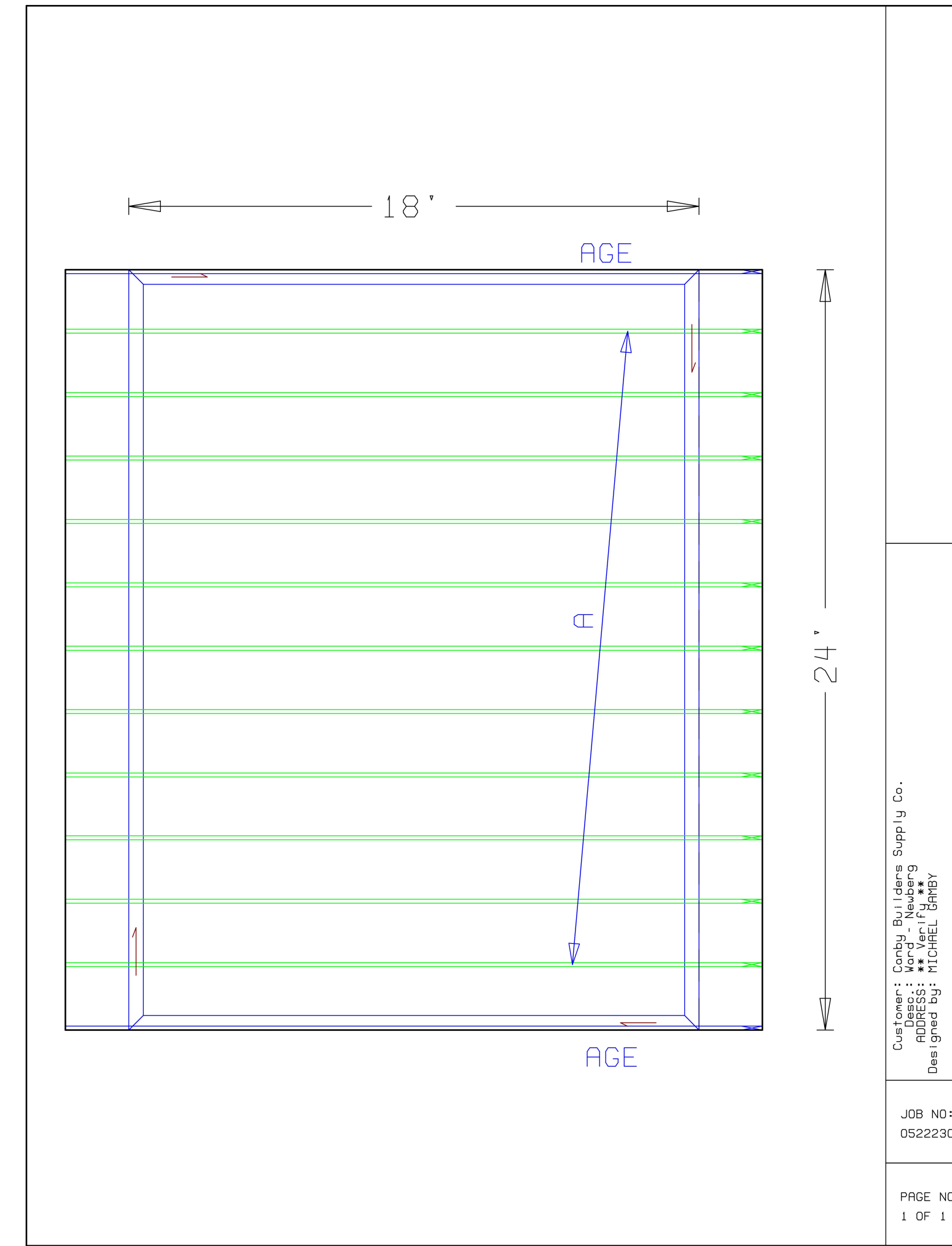
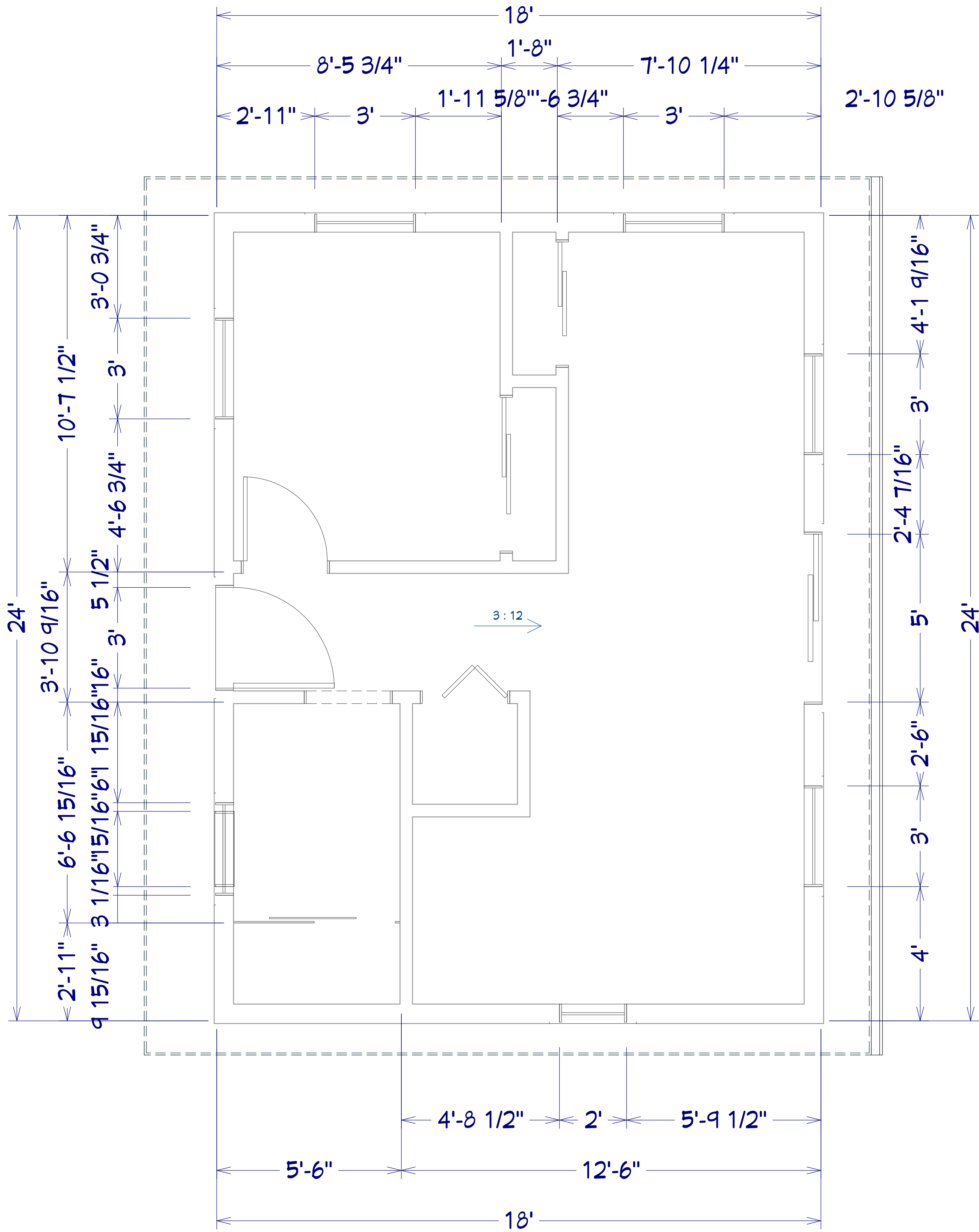
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1/2"=1'

SHEET:

A-10



Customer: Corby Builders Supply Co.
 ADDRESS: 11000 NE 17th St
 Desigined by: MICHEL BARBY

JOB NO:
0522230

PAGE NO:
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