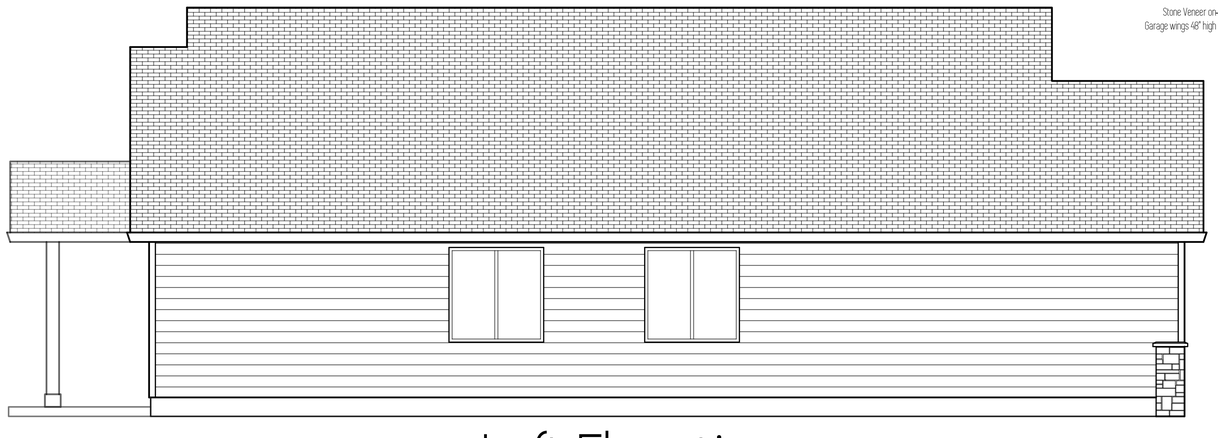
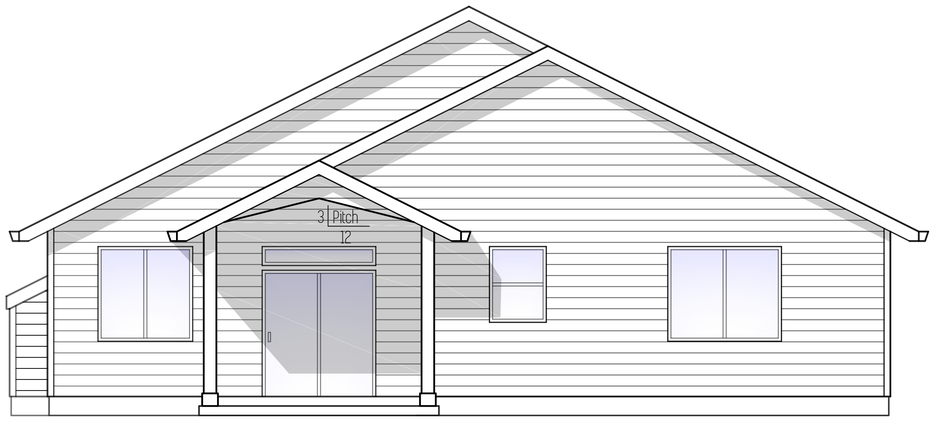
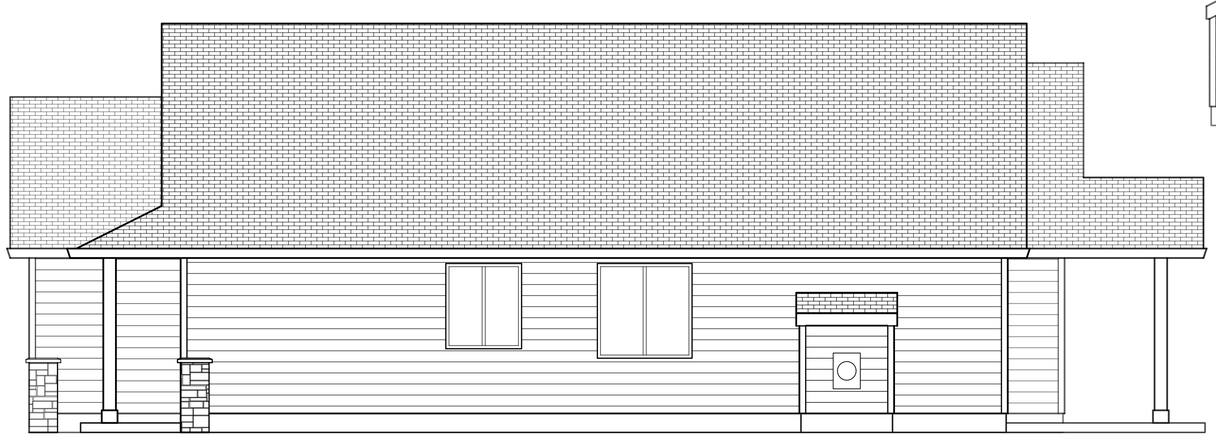
Front Elevation



Left Elevation



Back Elevation



Right Elevation

Plan Name
Klamath
Date
2/5/2018
Location
Lone Oak Estates Lot 40 Battle Ground, WA

Elevations

Total Sq Ft = 1,647

Scale : 1/4" = 1'

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HOMES

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Designed by :

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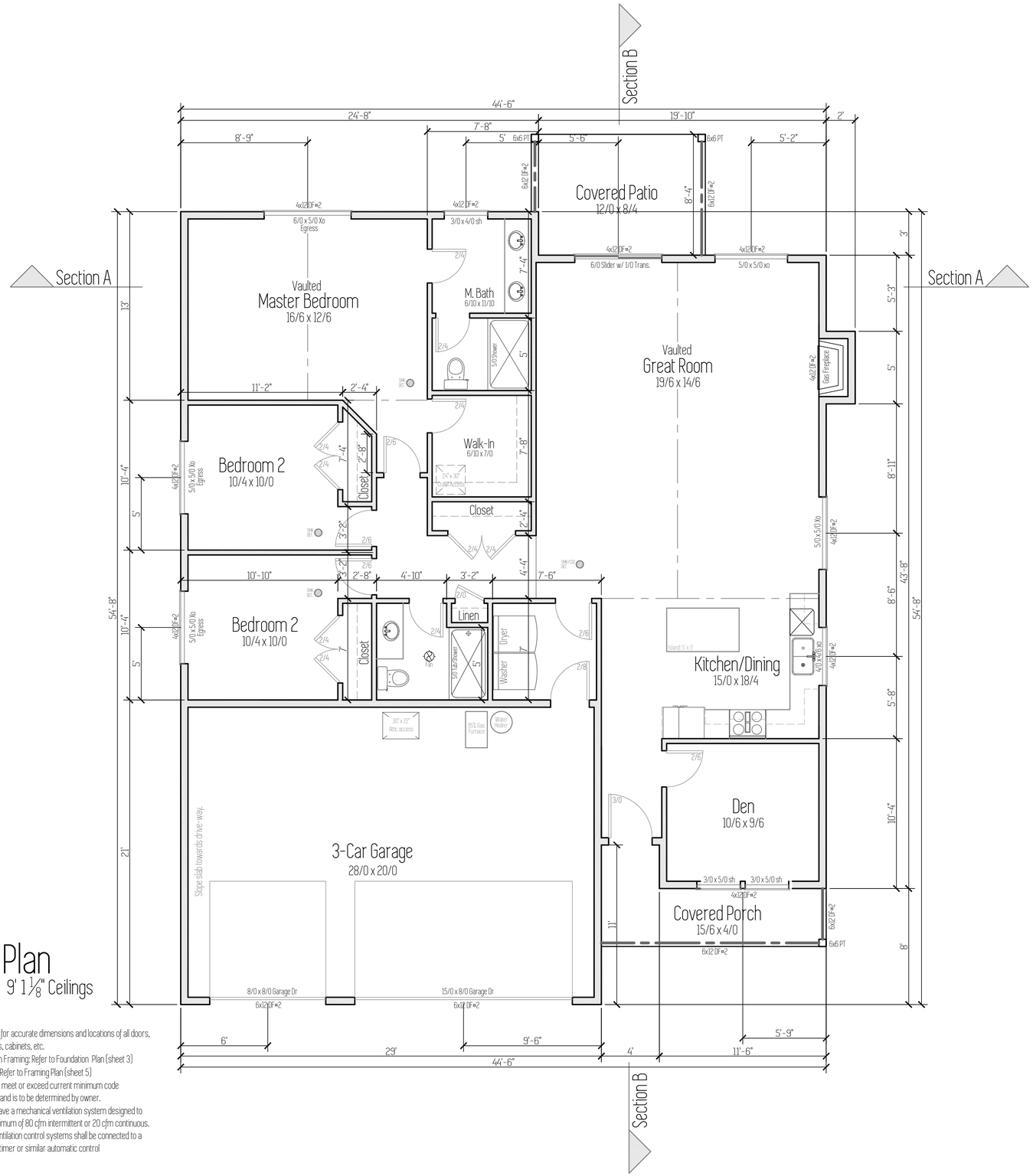

Floor Plan

1,647 Sq ft 9' 1⅛" Ceilings

Notes

- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
- Post and Beam Framing: Refer to Foundation Plan (sheet 3)
- Roof Framing: Refer to Framing Plan (sheet 5)
- 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

Plan Name
Klamath
Date
2/5/2018
Location
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Scale : 1/4" = 1'

This plan is property of :

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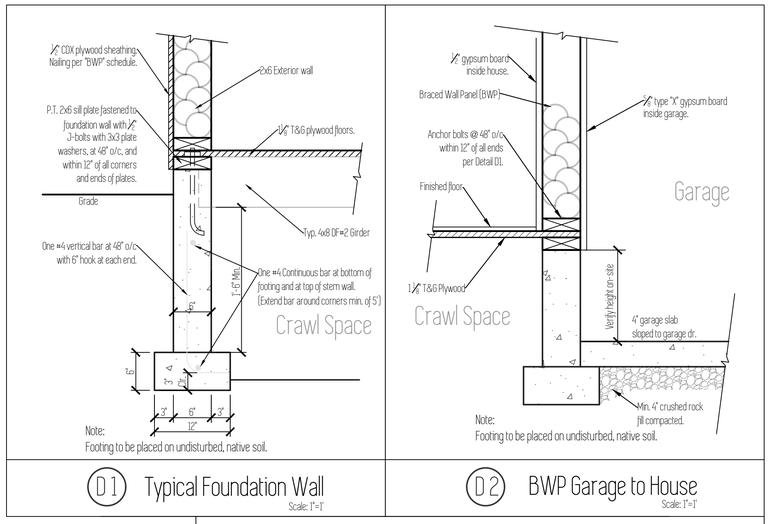


D1 Typical Foundation Wall
Scale: 1"=1'

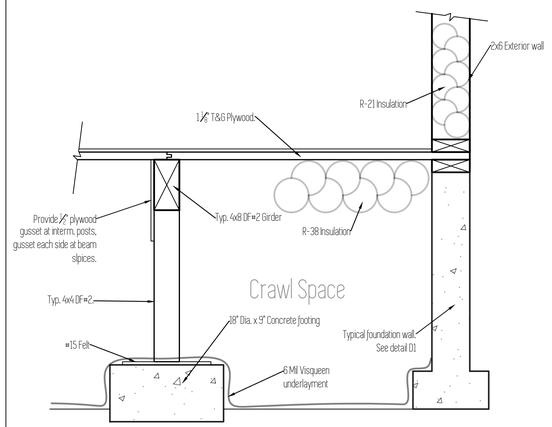
D2 BWP Garage to House
Scale: 1"=1'

Foundation Notes

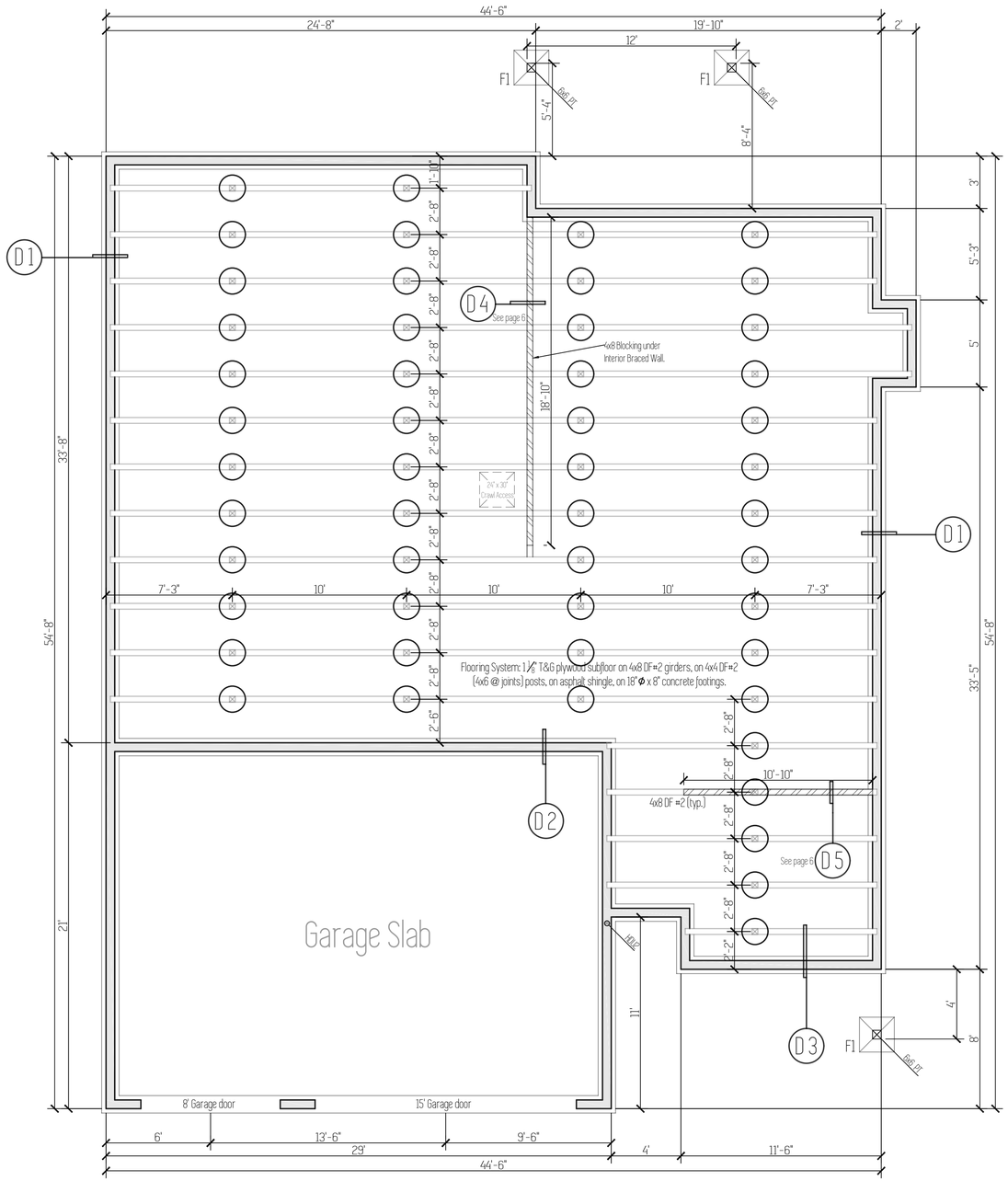
- Concrete : Minimum 28 day concrete strength = 2500 psi.
- Grade beams, piers and spread footings shall be poured onto undisturbed, native soil which is free from any material that will adversely affect the soil bearing pressure.
- Footings are to be on undisturbed soil with an assumed 1500 PSF
- All 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.
- Typical pier pad to be 18" dia. x 8" concrete footing with 4x4 DF#2 post.
- Typical crawl space beam to be 4x8 DF#2. Single gusset plate to be used on both sides of attachment to post.
- 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.
- 1/2" Anchor bolts install at 48" o/c, and within 12" of all corners and ends of plates.

Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.

Interior Braced Wall (above)



D3 Typical Post & Beam
Scale: 1"=1'



Foundation Plan

Total Sq Ft = 1,647

Scale : 1/4" = 1'

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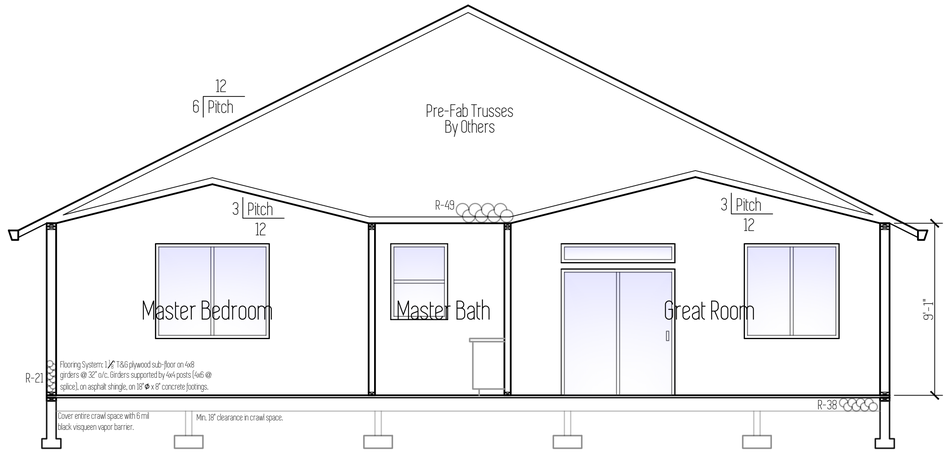
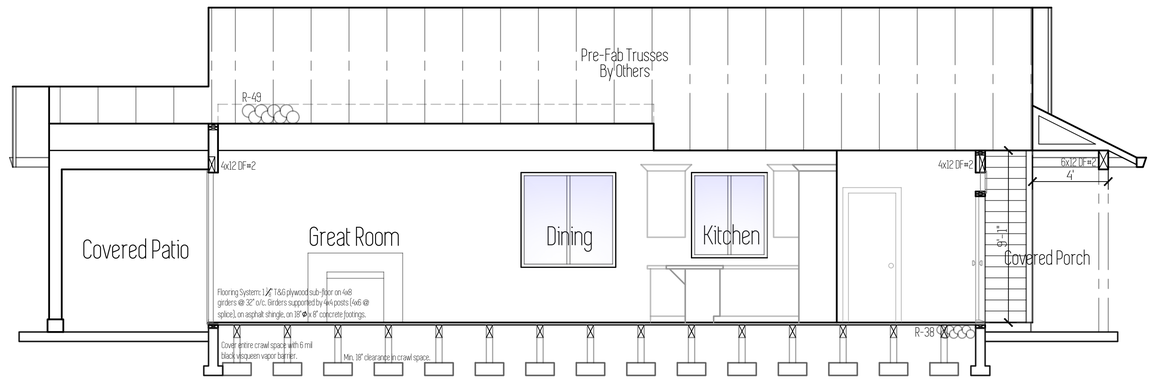
Plan Name
Klamath
Date
2/5/2018
Location
Lone Oak Estates Lot 40 Battle Ground, WA



Section A



Section B

Plan Name
Klamath
Date
2/5/2018
Location
Lone Oak Estates Lot 40 Battle Ground, WA

Sections

Total Sq Ft = 1,647

Scale : 1/4" = 1'

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Design Standards

Code : 2015 IRC

Wind Speed : 135 mph

Wind Exposure : B

Snow Load : 25 PSF

Seismic Design Category : D-1

Soil Bearing Pressure : 1500 PSF

Soil Passive Bearing Pressure : 200 PSF

Bracing Method		Minimum Thickness	Details	Connection Criteria	
				Fasteners	Spacing
	CS-WSP Continuously Sheathed Wood Structural Panel	3/8"	See APA Wall Bracing Calculations for individual wall details.	Exterior sheathing per Table R602.3(3)	6" Edges, 12" Field
	GB Gypsum Board Double-Sided	1/2"	See APA Wall Bracing Calculations for individual wall details.	Nails of screws per Table R702.3.5 for interior locations.	For all braced wall panel locations: 7" edges, 7" field.
	CS-PF Continuously Sheathed Portal Frame	7/16"	See APA Wall Bracing Calculations, as well as details below.	See Section R602.10.6.4	See Section R602.10.6.4

R602.10.6.4 Method CS-PF: Continuously sheathed portal frame.

Continuously sheathed portal frame *braced wall panels* shall be constructed in accordance with Figure R602.10.6.4 and Table R602.10.6.4. The number of continuously sheathed portal frame panels in a single *braced wall line* shall not exceed four.

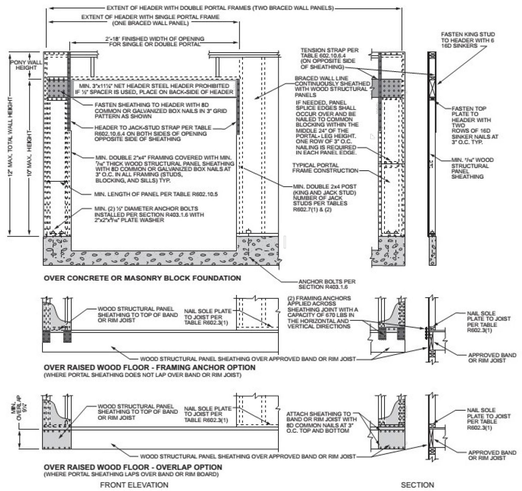


TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a, b] Ultimate Design Wind Speed V_{ult} (mph)					
				Exposure B			Exposure C		
				110	115	130	110	115	130
2 × 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 × 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. DR = Design Required.
b. Straps shall be installed in accordance with manufacturer's recommendations.

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 19/64" head, 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.092" diameter, 1 3/8" long, 7/32" head
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 19/64" head, 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.0985" diameter, 1 5/8" long, 19/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 19/64" head, 0.098" diameter, 1 5/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 5/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 19/64" head, 0.098" diameter, 1 7/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head
	Wall	Either direction	16	8	16	

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2½ inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.6. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a rolling groove formed to receive the nails, the nails shall have barbed shanks or be 54-13/2 gage, 1¼ inches long, 19/64-inch head for 3/8-inch gypsum board or gypsum panel product; and 64, 13 gage, 1¾ inches long, 19/64-inch head for 5/8-inch gypsum board or gypsum panel product.

d. Three-eighths-inch-thick single-ply gypsum board or gypsum panel product shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 1/2 inch to 5/8 inch for 16-inch on center framing, and from 5/8 inch to 3/4 inch for 24-inch on-center framing or 5/8-inch sag-resistant gypsum ceiling board shall be used.

R702.3.5.1 Screw fastening.

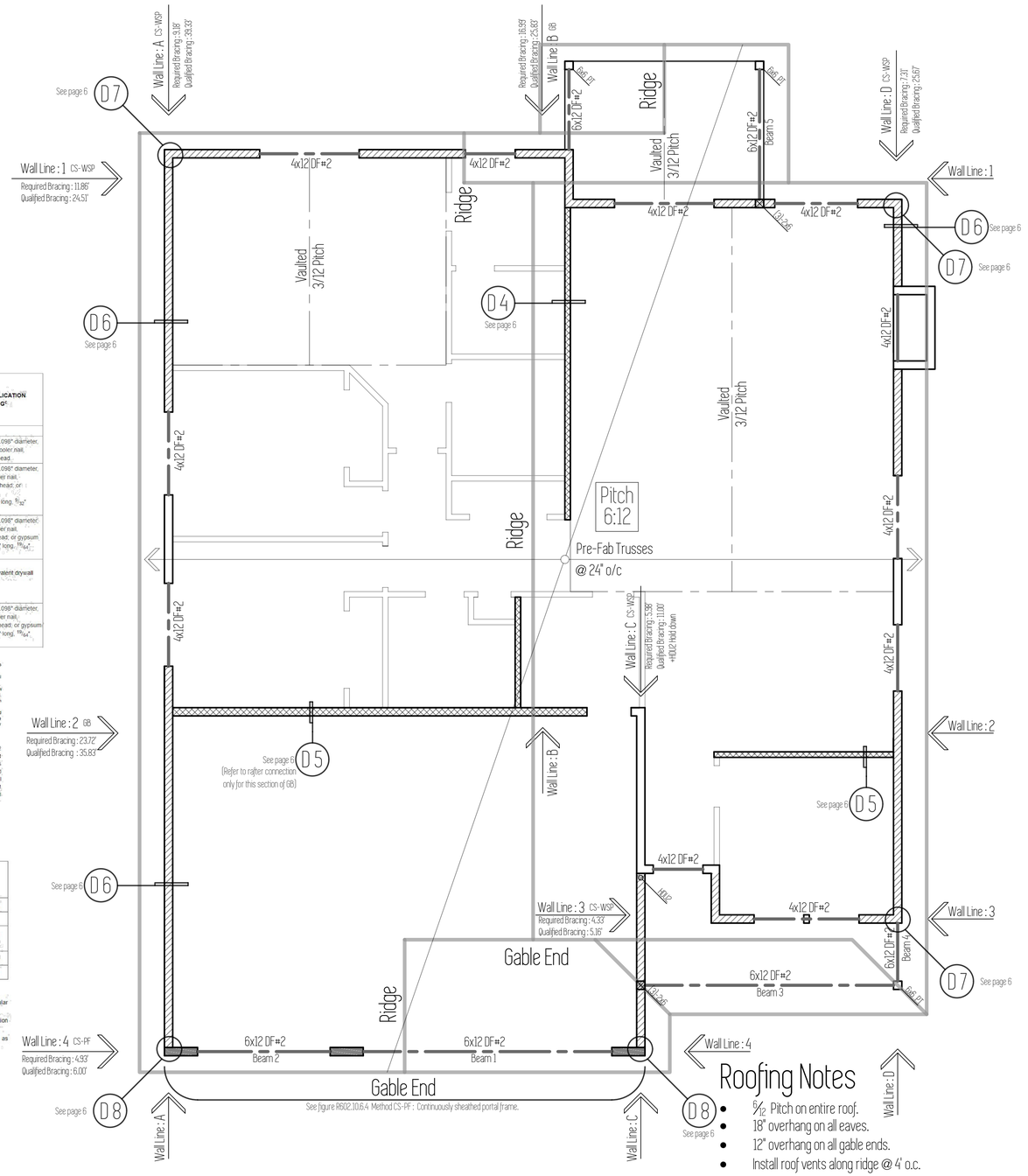
Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C 1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C 1002 or bugle head style in accordance with ASTM C 1513 and shall penetrate the steel not less than 5/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C 954 or bugle head style in accordance with ASTM C 1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph) Wind exposure category		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.



Roofing Notes

- 5/12 Pitch on entire roof.
- 18" overhang on all eaves.
- 12" overhang on all gable ends.
- Install roof vents along ridge @ 4' o.c.

Plan Name
Klamath
Date
2/5/2018
Location
Lone Oak Estates
Lot 40
Battle Ground, WA

Framing Plan

Total Sq Ft = 1,647

Scale: 1/4" = 1'

This plan is property of :

CEDARRIDGE HOMES

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www.cedarridgehomes.us

Designed by :
TYSON GREY
tyson@cedarridgehomes.us

General Notes

- All work is to comply with the 2015 International Residential Code (IRC).
- The contractor is responsible to check the plans omissions prior to the start of construction.
- Structural specifications and drawings for this work have been prepared in accordance with generally accepted engineering practices to meet minimum requirements of the 2015 IRC.
- Any written dimensions have precedence over scaled dimensions.

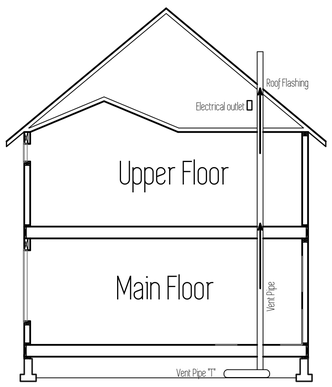
Foundation Notes

- Footings are to be placed on undisturbed, native soil with an assumed 1500 PSF.
- All slabs to be supported with a minimum of 4" compacted, crushed rock fill.
- Beam pockets in concrete walls to a minimum ½" air space on sides, and minimum 3" of bearing for all beams and girders.
- Cover entire crawl space with 6 mil black visqueen vapor barrier.
- Excavate minimum of 18" below bottom of all beams.
- Install 15"x 7" closable foundation vents in foundation walls. Minimum of 1 SqFt vented area for every 150 SqFt of crawl space.
- Foundation stem walls shall be provided with a minimum of one #4 bar within 12" of the top of the wall, and one #4 bar a minimum of 3" clearance from the bottom of the footing.
- A grounding electrode system shall be installed in foundations: One #4 horizontal bar not less than 3" from bottom of footing and not less than 20' long, one #4 vertical bar stubbed up at least 12" above the floor plate with a minimum 12" splice to the horizontal bar.
- Foundation anchor bolts shall be not less than ½" diameter bolts embedded at least 7" into concrete, or masonry, spaced 48" o/c, with at least two bolts per plate and within 12" of ends and corners.
- Foundations wall shall extend at least 6" above grade.
- Drains shall be provided around all foundations enclosing habitable or usable space below grade.
- Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.
- An 18"x 24" (minimum) access opening is required to all under-floor spaces.

Radon Passive System

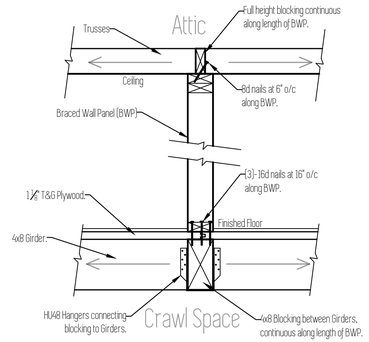
AF103.5.3 Vent Pipe

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.
*install electrical outlet in attic at vent pipe for future fan.



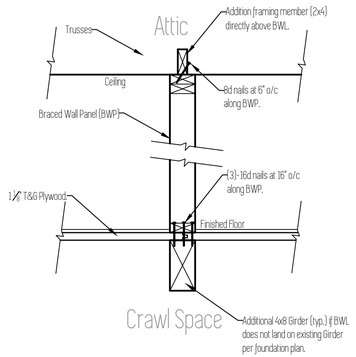
Framing Notes

- All stud spacing to be 16" o/c.
- Exterior wall : 2x6 DF#2.
- Interior wall : 2x4 DF#2.
- Walls shall be capped with a double top plate to provide overlapping at corners and intersections with bearing partitions.
- Anchor bolts embedded in foundation wall and fastened to sill plate 48" o/c.
- Sheathing: Wall sheathing to be 15/32" APA rated CDX or OSB. All panel edges shall be backed by wall stud. Nail panels with 8d nails at 6" o/c along edges and 12" o/c in field. (Same applies for roof sheathing.)
- Fireblocking shall be installed in concealed spaces of wood construction; in walls at ceiling and floor levels, and not more than 10' horizontally; and intersections between vertical and horizontal spaces such as dropped ceilings and soffits; between stair stringers at top and bottom of stair runs.
- Fireblocking shall consist of 2" nominal lumber, ½" gypsum board, mineral wool or glass fiber insulation securely retained, or other approved material.
- Draftstopping shall be in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 SqFt.
- Fasteners and connectors in contact with P.T. wood shall be hot dipped galvanized steel or equivalent.
- Notches in sawn lumber joists, rafters, and beams shall not exceed ⅙ of the member's depth, not longer than ⅓ of the member's depth, and not located in the middle ⅓ of the member's span.
- Notches at ends shall not exceed ¼ of the member's depth.
- Tension side of members greater than 4" nominal thickness shall not be notched except at the ends.
- Hole diameters shall not exceed ⅓ of the member's depth, and not be closer than 2" to the top or bottom, or to any other hole or notch.
- Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product manufacturer or where designed by a registered design professional.
- Top plates of bearing walls notched or drilled more than 50% of their width shall have a minimum 16 gauge, 1 ½" wide galvanized strap installed at the opening.
- Straps shall extend 6" minimum past the opening with (8)-10d nails on each side.
- Engineered truss drawings shall be submitted for review and approval prior to erection.
- Trusses shall be braced per manufacturer.
- Tie-downs shall be installed to provide a continuous load path from trusses to foundation.



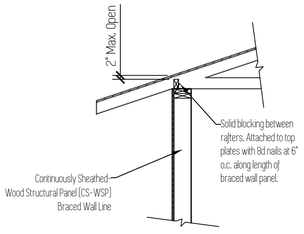
D4 Figure R602.10.8(1)

Braced Wall Panel connection when perpendicular to floor/ceiling framing. Scale: 1"=1'



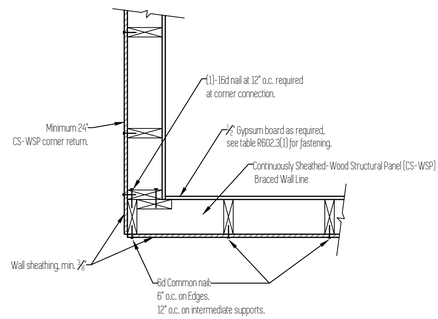
D5 Figure R602.10.8(2)

Braced Wall Panel connection when parallel to floor/ceiling framing. Scale: 1"=1'



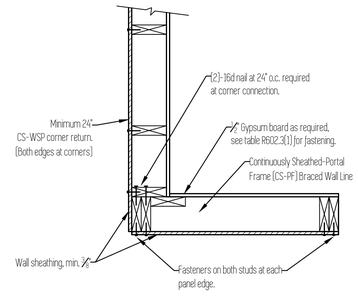
D6 Figure R602.10.8.2(1)

Braced Wall Panel connection to perpendicular rafters. Scale: ½"=1'



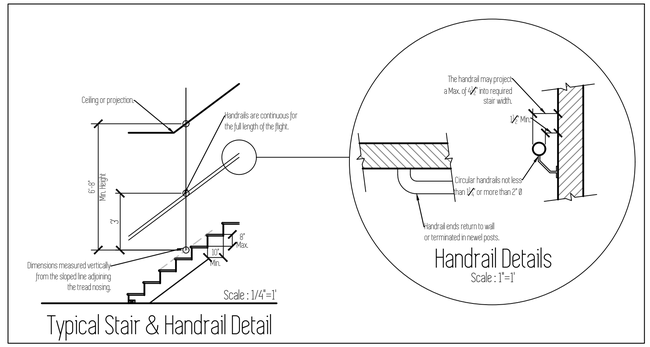
D7 Outside Corner Connection

Scale: 1" = 1'



D8 Garage Corner Connection

Scale: 1" = 1'



Plan Name
Klamath
Date
2/5/2018
Location
Lone Oak Estates Lot 40 Battle Ground, WA

Notes/Details

Total Sq Ft = 1,647

Scale : Noted

This plan is property of :

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Designed by :

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