

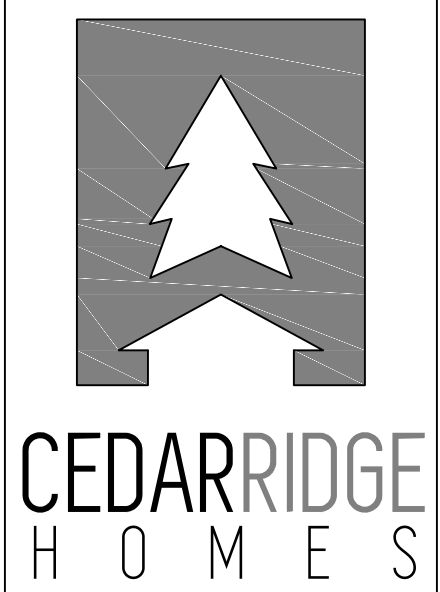
Plan Name	Horsetail
Date	3/16/2018
Location	Lone Oak Estates Lot 46 Battle Ground, WA

Total SqFt = 1,507

Elevations

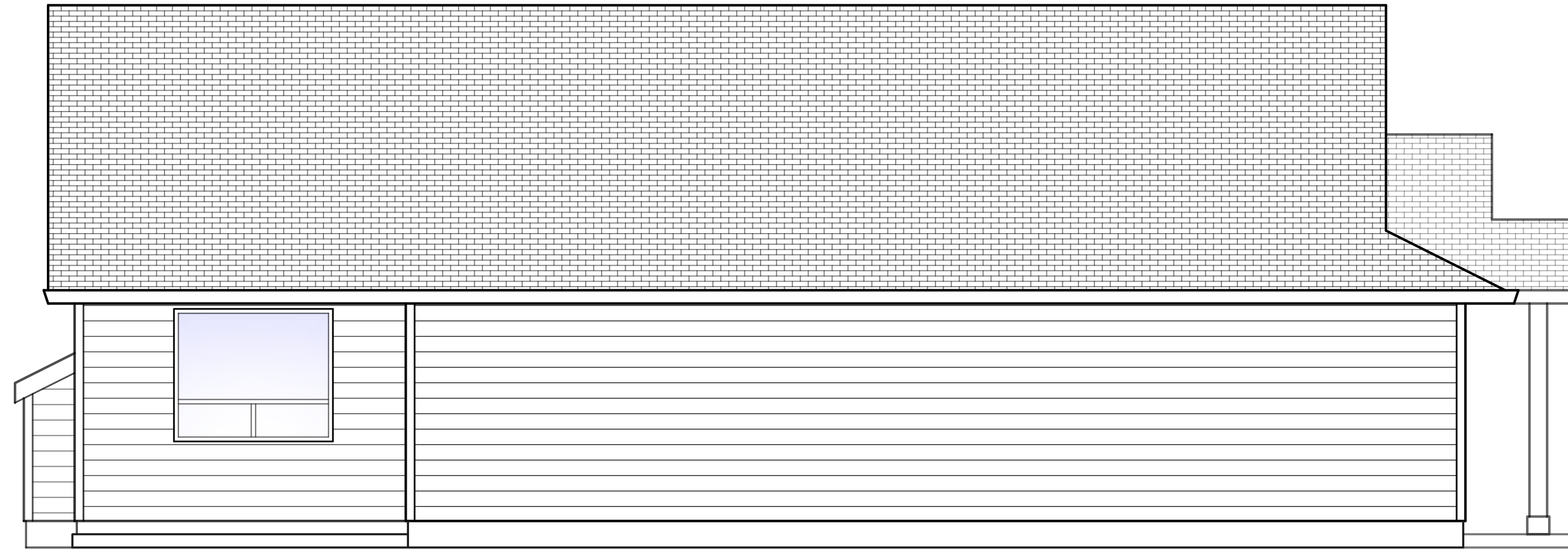
Scale: 1/4" = 1'

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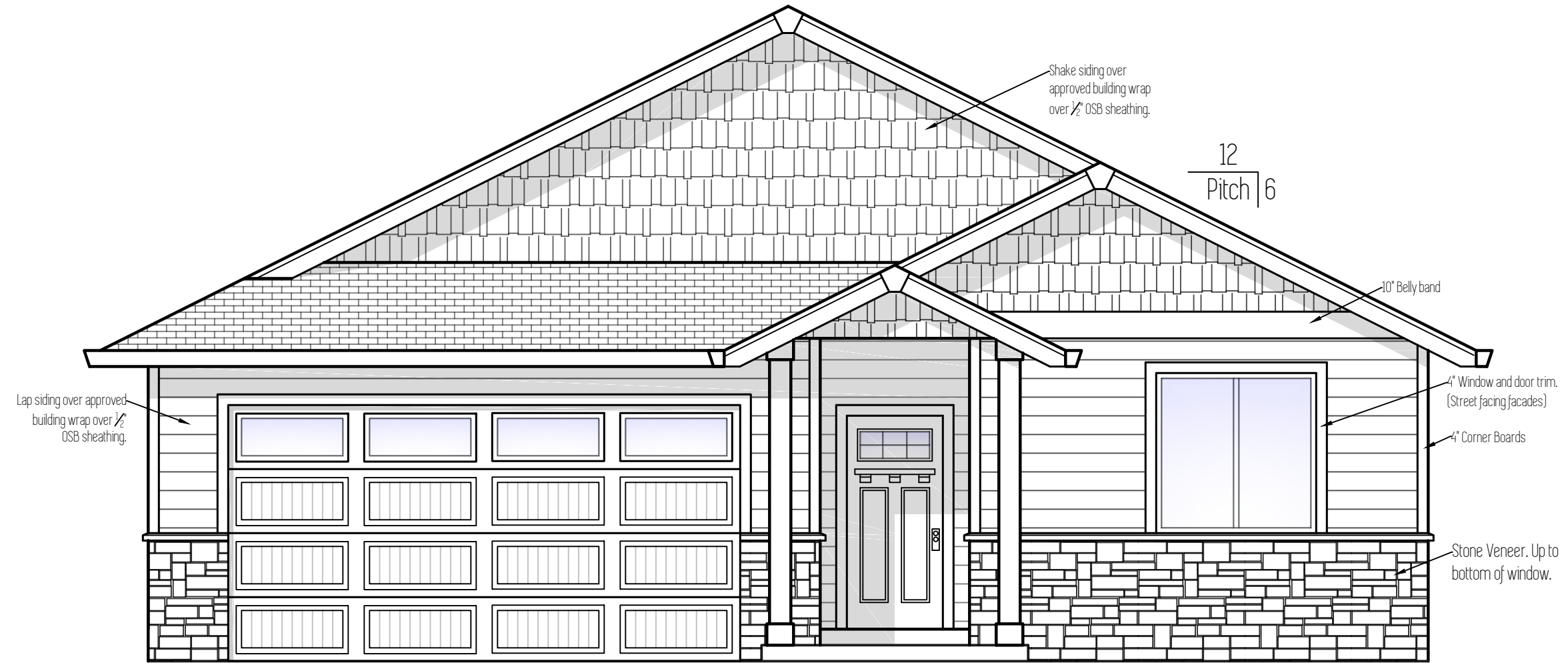


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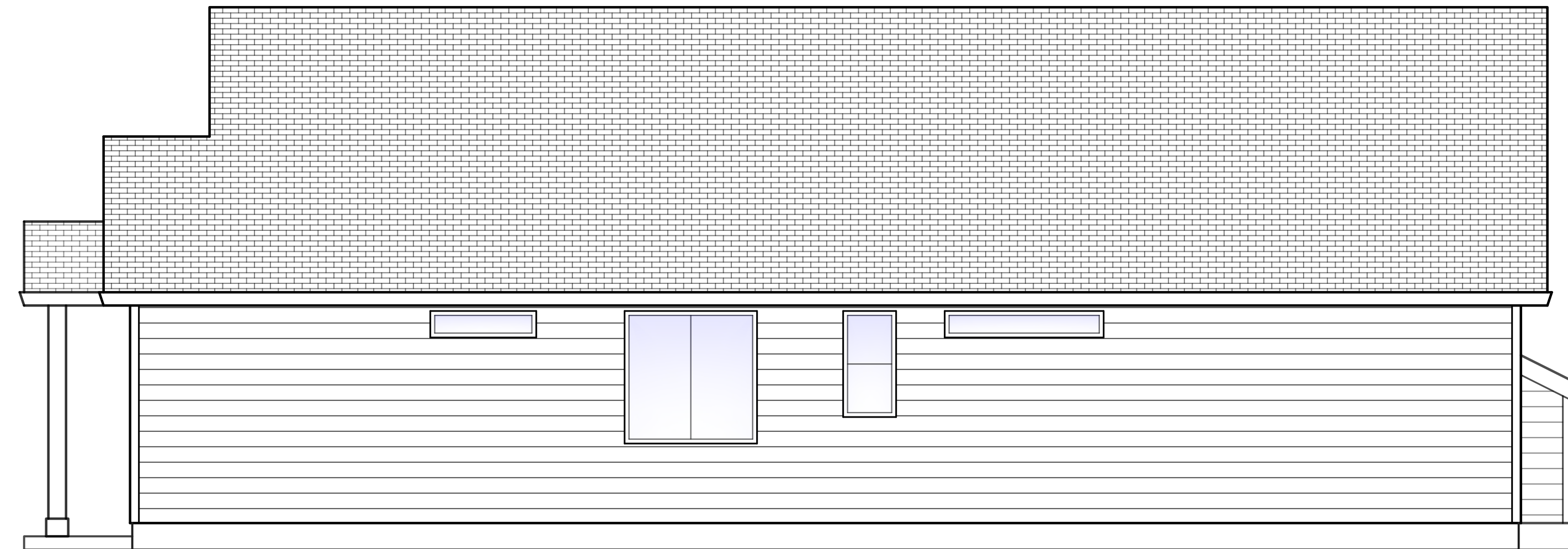
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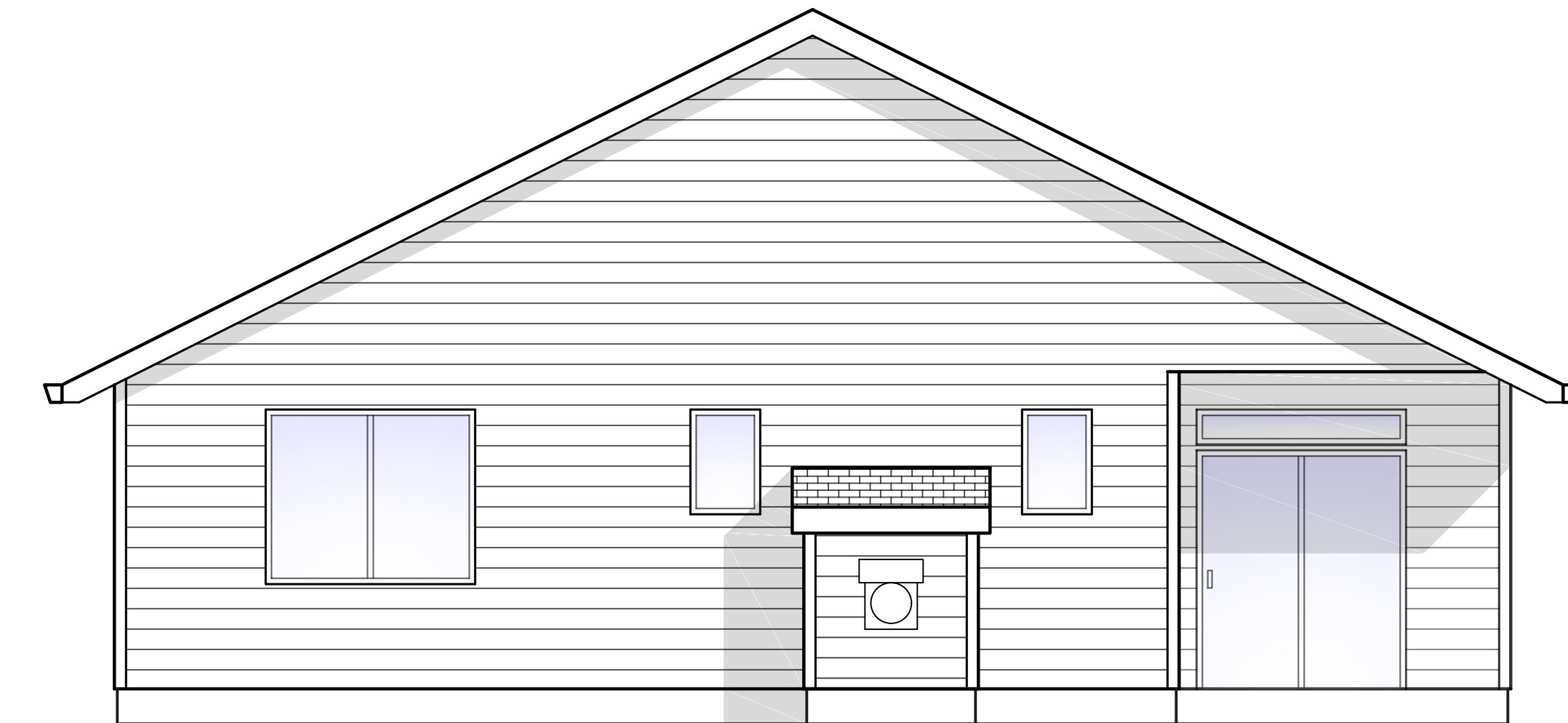
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

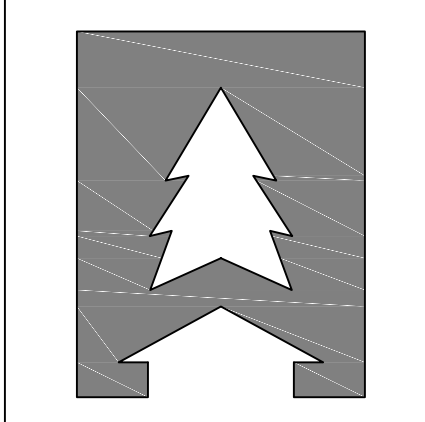
Plan Name	Horsetail
Date	3/16/2018
Location	Lone Oak Estates Lot 46 Battle Ground, WA

Total SqFt = 1,507

Floor Plan

Scale: 1/4" = 1'

This plan is property of:



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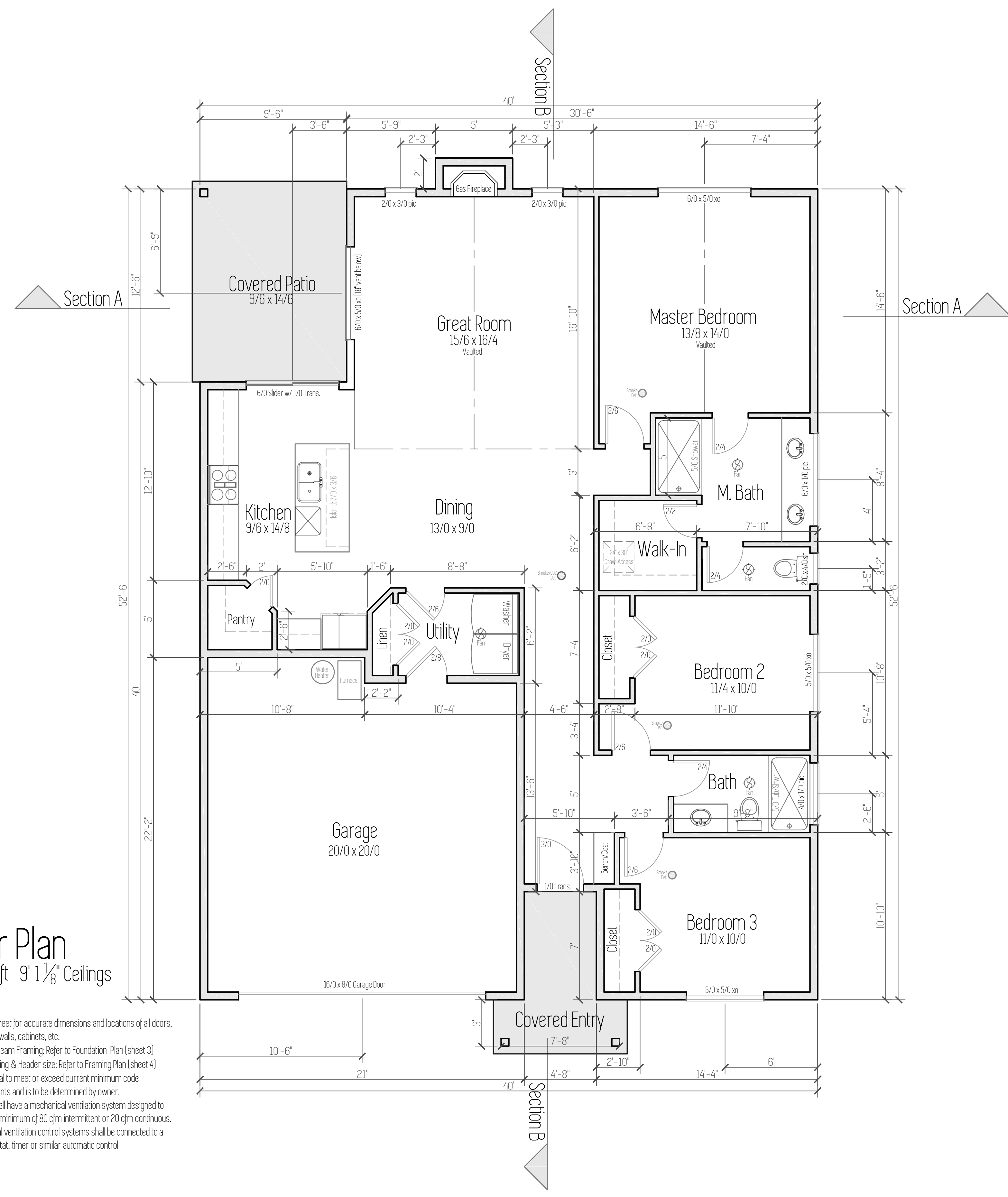
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Floor Plan

1,507 Sqft 9' 1 1/8" 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 & Header size: Refer to Framing Plan (sheet 4)
 - 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



Design Standards

Code : 2015 IRC

Wind Speed : 140+ mph




Wind Exposure : B

Snow Load : 25 PSF

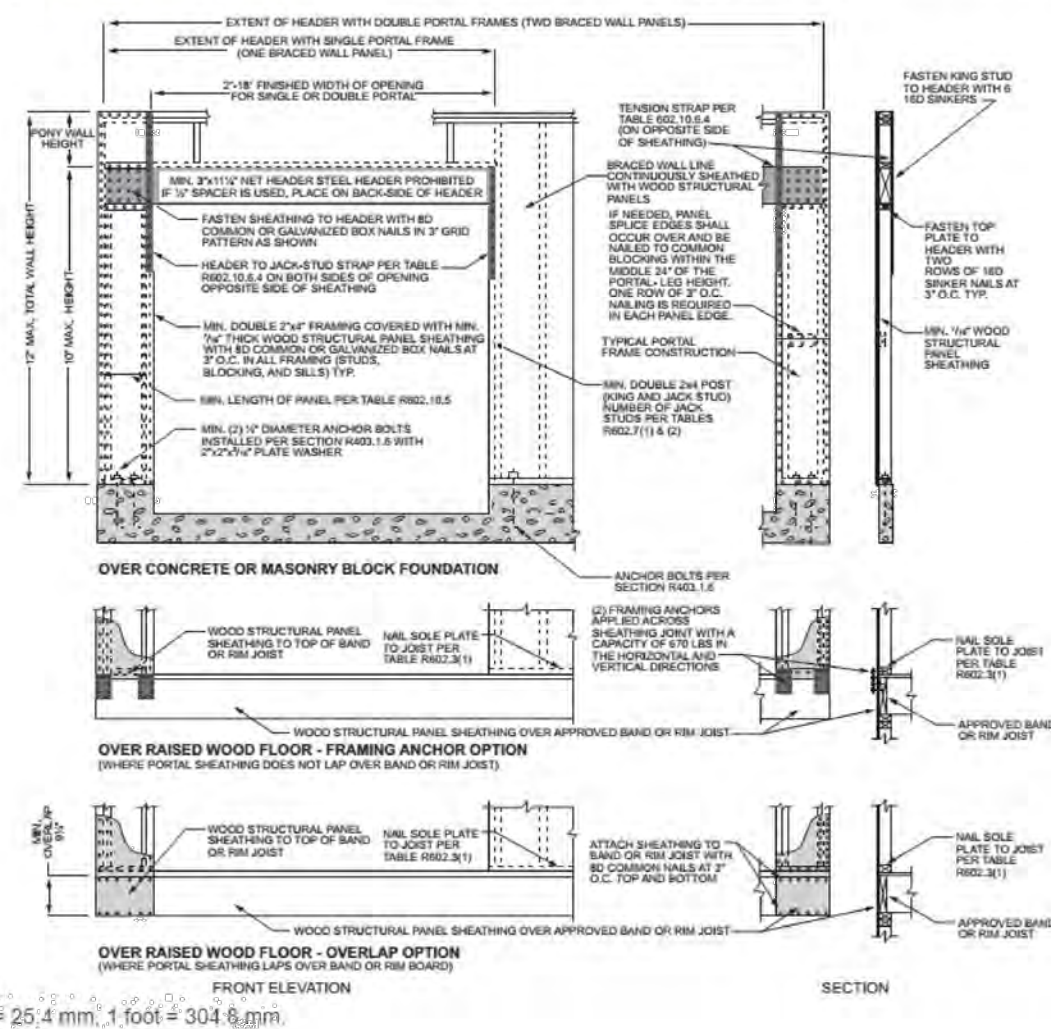
Seismic Design Category : D-1

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 or 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.



For SI, 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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)						
				110	115	130	110	115	130	
2 x 4 No. 2 Grade	0	10'	9'	1,000	1,000	1,000	1,000	1,000	1,000	1,050
				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
				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
	2	10'	9'	1,000	1,000	1,000	1,000	1,000	1,050	
				9'	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
				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
2	12'	9'	1,000	1,000	1,000	1,000	1,000	1,050		
			9'	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	
			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	
2 x 6 Stud Grade	2	12'	9'	1,000	1,000	1,700	1,700	2,025	3,050	
				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
				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 PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING ^a		
					Nails ^b	Screws ^c	
1/2"	Ceiling	Perpendicular	16"	7"	12"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.	
		Either direction	16"	8"	16"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.	
	Wall	Perpendicular	24"	7"	12"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.	
		Either direction	24"	8"	12"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.	
	5/8"	Type X 1/2" (garage ceiling beneath habitable rooms)	Perpendicular	24"	6"	8"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.
			Either direction	24"	8"	12"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.
5/8"	Wall	Perpendicular	24"	6"	8"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.	
		Either direction	24"	8"	12"	10 gage, 1 1/2" long, 1/16" head, 0.098" diameter, 1 1/2" long, annular-ridged, or 4s cooler nail, 0.092" diameter, 1 1/2" long, 7/32" head.	

^a For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be used with the pair of nails spaced 12 inches on center.
^b Screws shall be in accordance with Section R702.3.5. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 1/4 inch.
^c When cold-formed steel framing is used with a pinching design to secure nails to the edges of metal, the nails shall be not less than 1/4 inch longer than the gypsum board or gypsum panel product thickness and shall have tapered shanks. Unless the cold-formed steel framing has a male groove formed to receive the nails, the nails shall have beveled shanks or be set at 15 degree angle to the wall. Screws shall be 1/4 inch longer than gypsum board or gypsum panel product, and 6/16 inch longer than gypsum board or gypsum panel product.
^d These gypsum board and gypsum panel products shall not be used on a ceiling where a water-based finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to increase a water-based finish material, either brand or type applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based finish material, the minimum gypsum board thickness shall be increased from 1/2 inch to 5/8 inch for ceiling framing, and from 1/2 inch to 5/8 inch for 24-inch on center framing or 1/2 inch spacing gypsum ceiling framing shall be used.

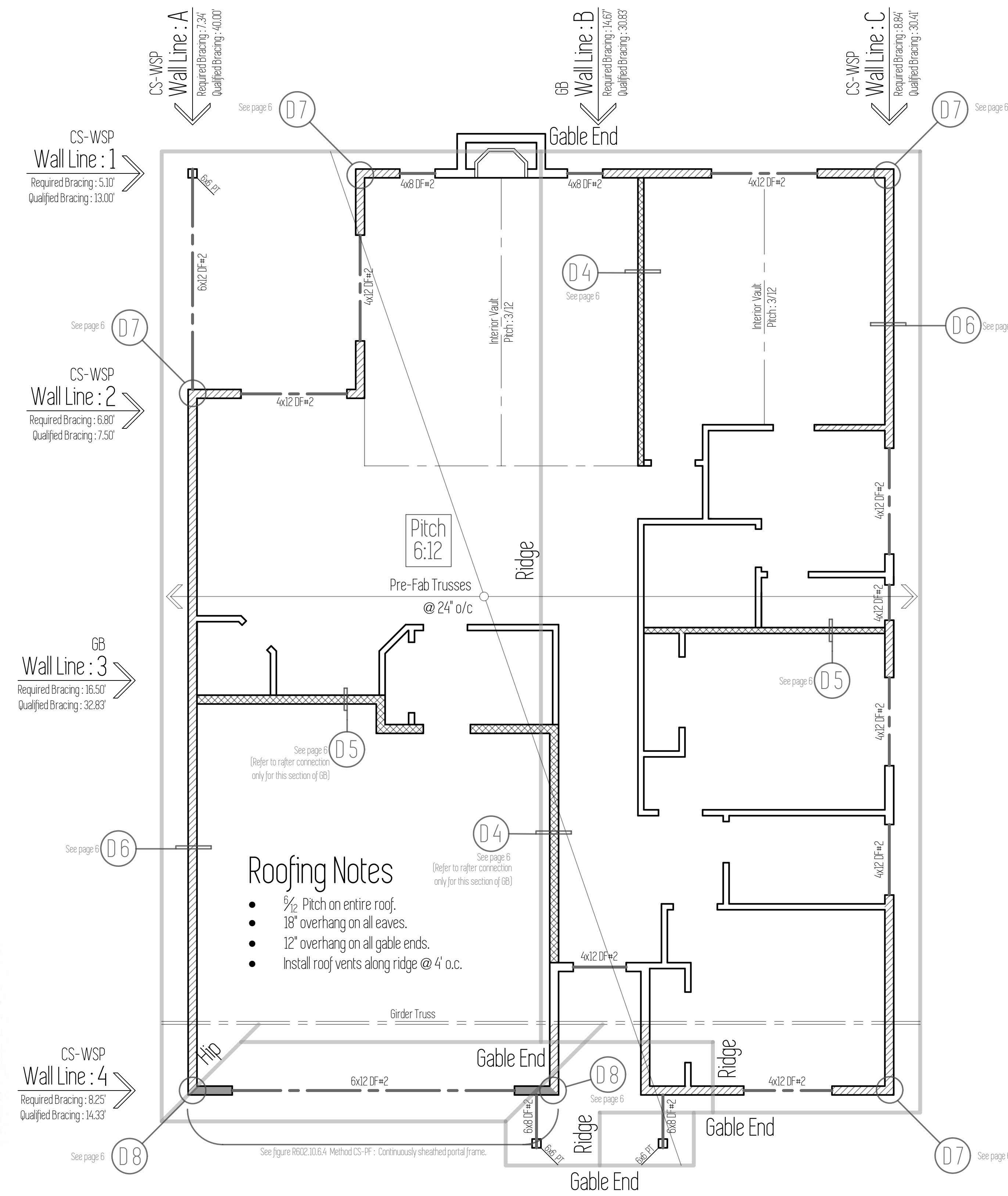
R702.3.5.1 Screw fastening.
Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C-1002 and shall penetrate the wood not less than 1/4 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with maximum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 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 1/4 inch (6.3 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-924 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 1/4 inch (15.9 mm).

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

MINIMUM NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN	MINIMUM WOOD STRUCTURAL PANEL RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING (inches o.c.)		ULTIMATE DESIGN WIND SPEED V _{ult} (mph)		
					Edges	Field	B	C	D
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16"	6	12	140	115	110
					6	12	140	115	110
8d Common (2.5" x 0.131")	1.75	24/16	7/16	24"	6	12	170	140	135
					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 R602.16.
^c Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 240 span rating. Plywood siding rated 16 p.c. or 24 p.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 p.c. shall be used with studs spaced not more than 16 inches on center.



Roofing Notes

- 1/2 Pitch on entire roof.
- 18" overhang on all eaves.
- 12" overhang on all gable ends.
- Install roof vents along ridge @ 4' o.c.

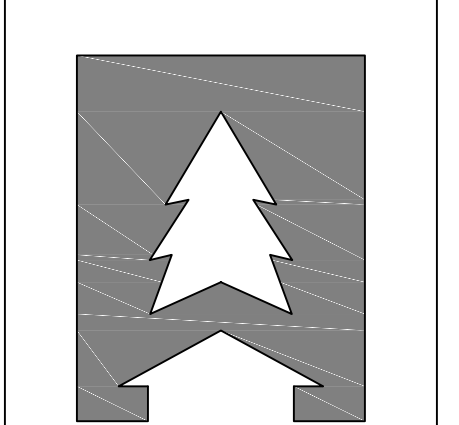
Plan Name	Horsetail
Date	3/16/2018
Location	Lone Oak Estates Lot 46 Battle Ground, WA

Total Sq Ft = 1,507

Framing Plan

Scale : 1/4" = 1'

This plan is property of:



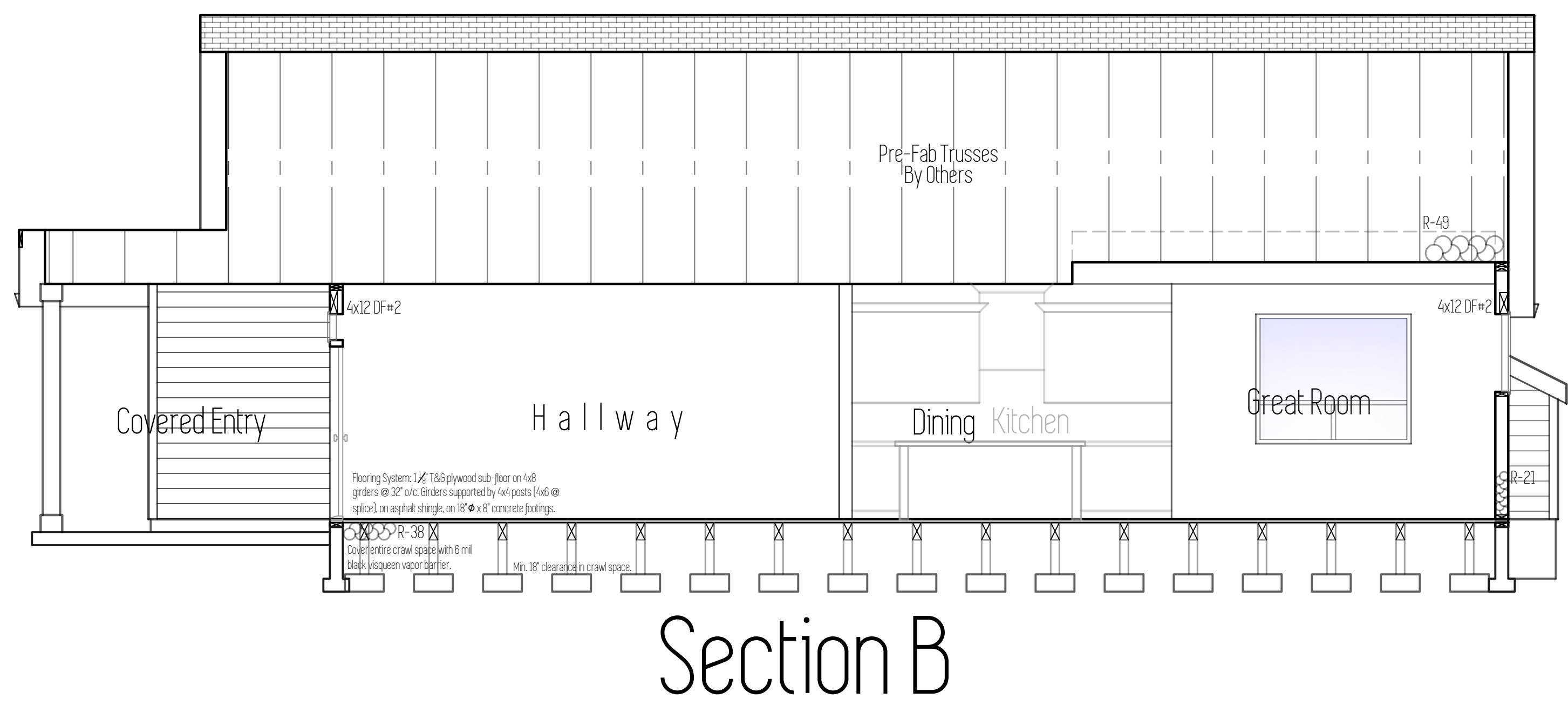
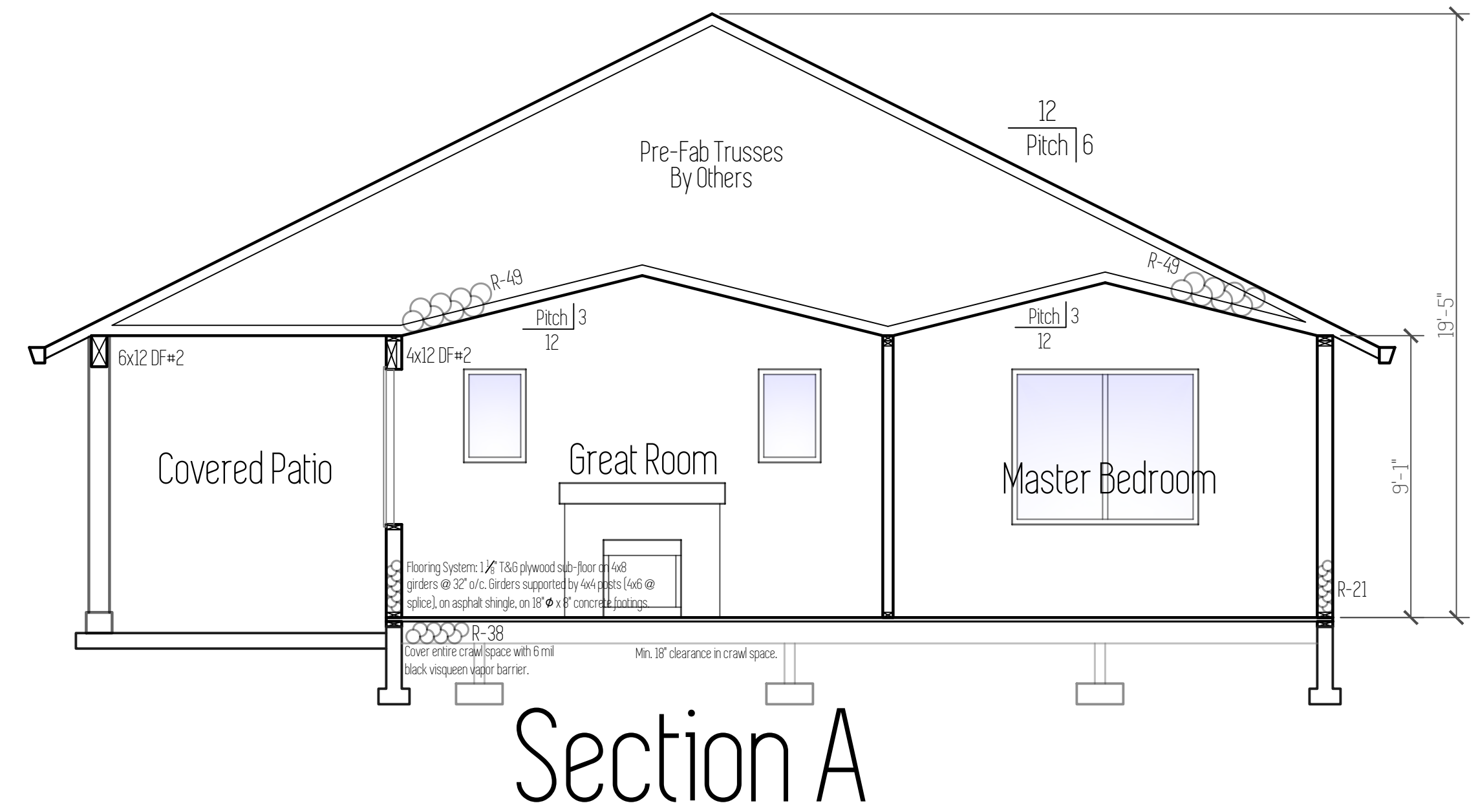
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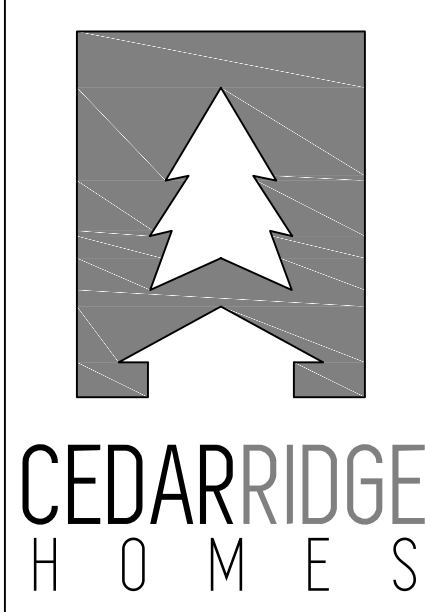
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Plan Name	Horsetail
Date	3/16/2018
Location	Lone Oak Estates Lot 46 Battle Ground, WA



Cross Sections
 Total SqFt = 1,507
 Scale: 1/4" = 1'

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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

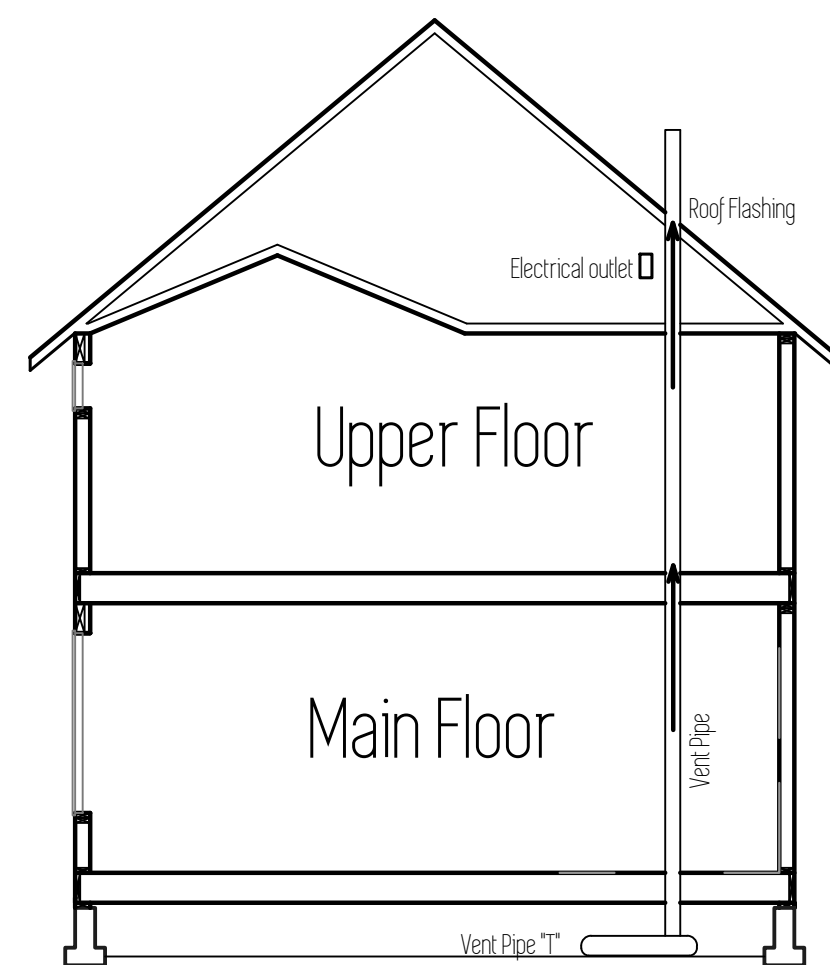
- Footings are to be placed on undisturbed, native soil with an assumed 1500 PSF.
- All slabs to be supported with a minimum of 4" compacted, crushed rock fill.
- Beam pockets in concrete walls to a minimum 1/2" air space on sides, and minimum 3" of bearing for all beams and girders.
- Cover entire crawl space with 6 mil black visqueen vapor barrier.
- Excavate minimum of 18" below bottom of all beams.
- Install 15"x7" 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 1/2" 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"x24" (minimum) access opening is required to all under-floor spaces.

Radon Passive System

AF103.5.3 Vent Pipe

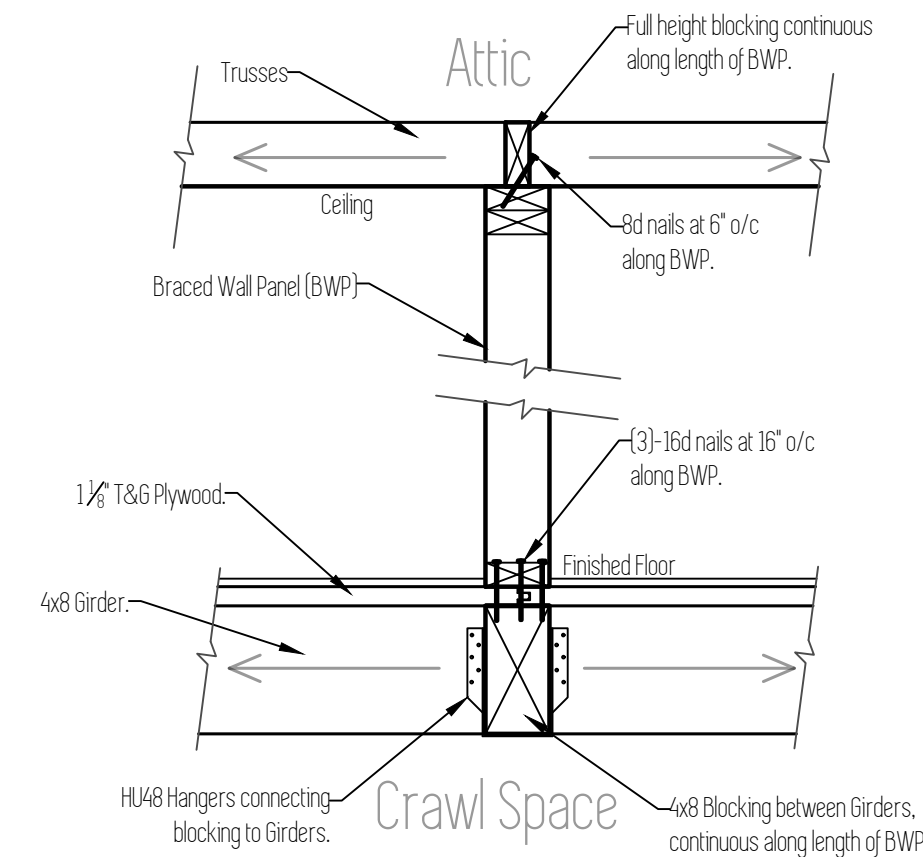
A plumbing tee or other approved connection shall be inserted horizontally beneath the sheathing and connected to a 3- or 4-inch-dia. fitting with a vertical vent pipe installed through the sheathing. The vent pipe shall be extended up through the building floors, terminate at least 12" above roof in 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.

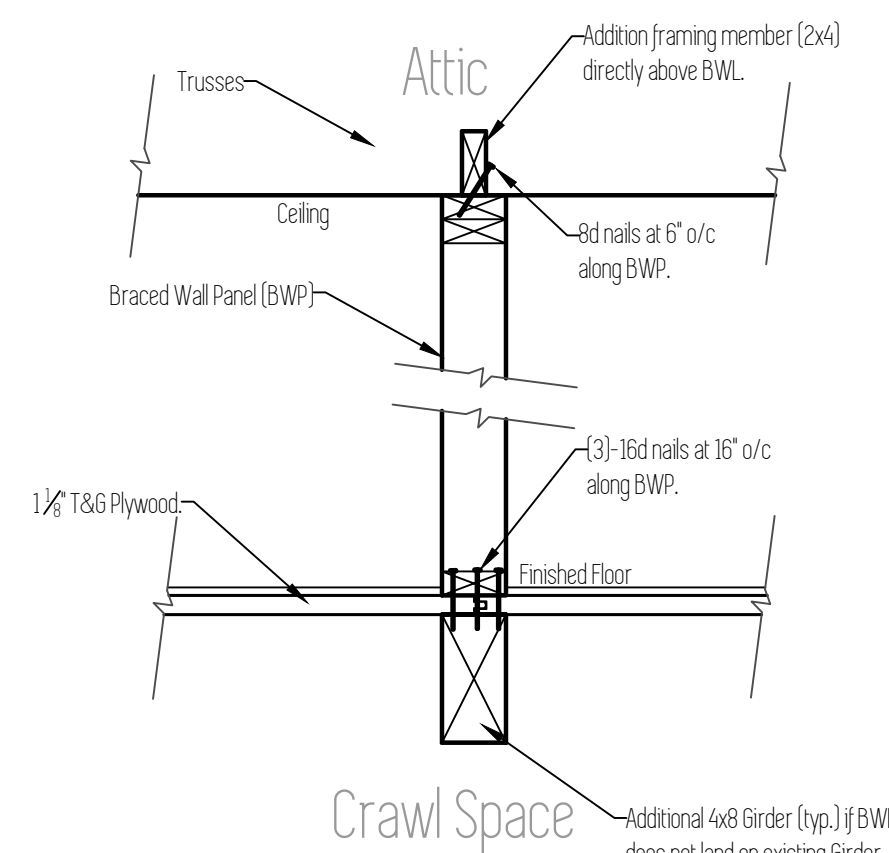


Framing Notes

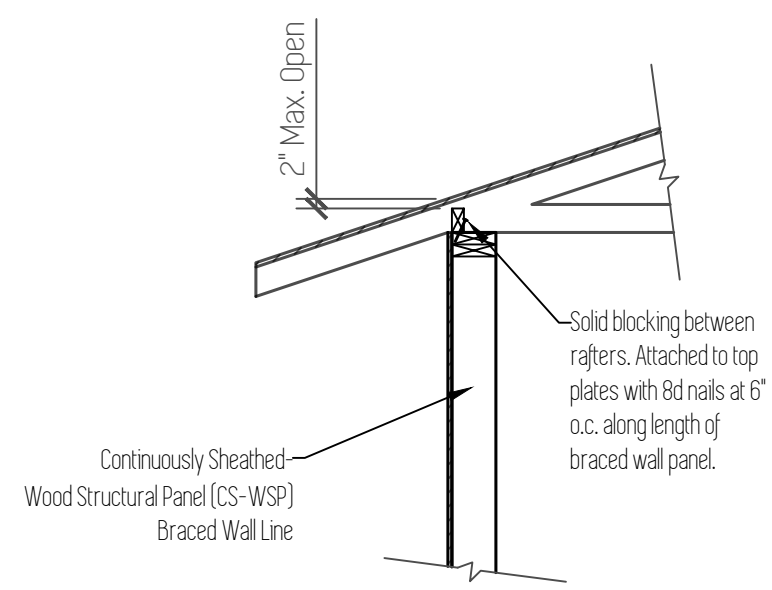
- All stud spacing to be 16" o/c.
- Exterior wall : 2x6 DF#2.
- Interior wall : 2x4 DF#2.
- Walls shall be capped with a double top plate to provide overlapping at corners and intersections with bearing partitions.
- Anchor bolts embedded in foundation wall and fastened to sill plate 48" o/c.
- Sheathing: Wall sheathing to be 1/2" 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, 1/2" 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 1/4 of the member's depth, not longer than 1/2 of the member's depth, and not located in the middle 1/2 of the member's span.
- Notches at ends shall not exceed 1/4 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 1/3 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 1/2" 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.



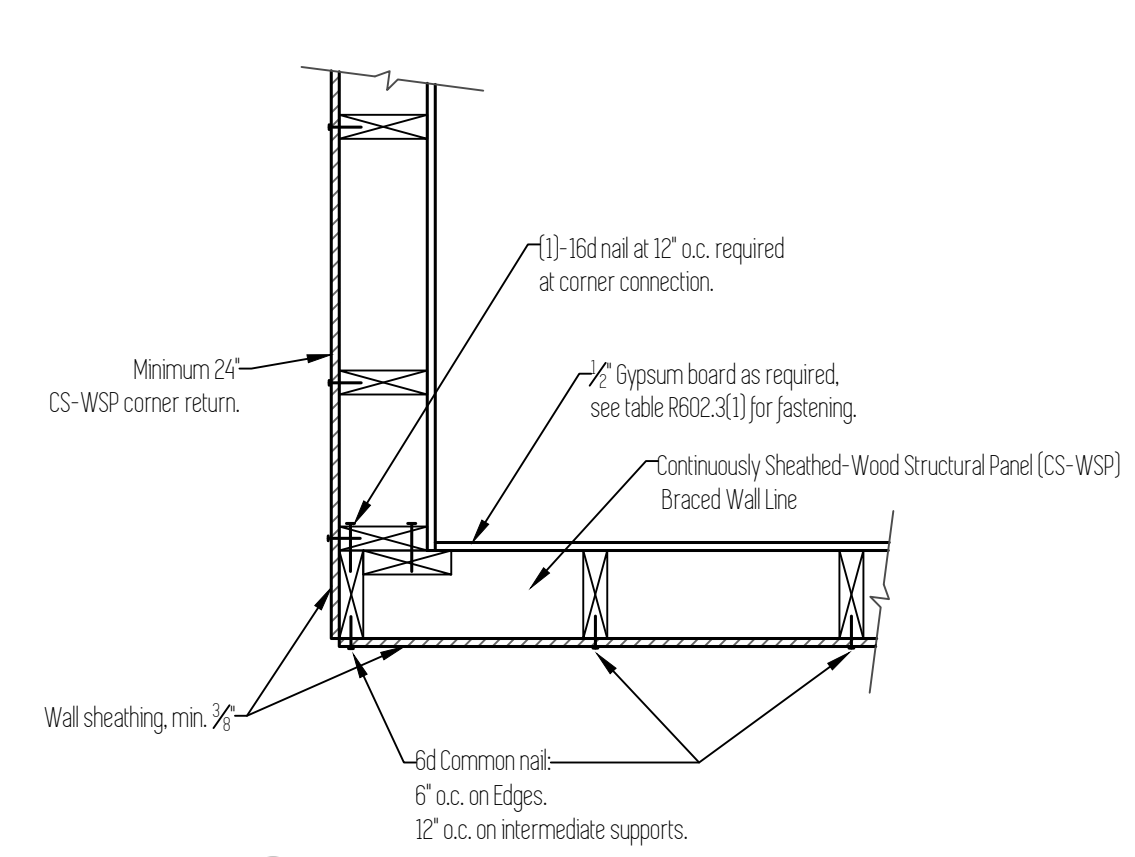
D4 Figure R602.10.8(1)
Braced Wall Panel connection when perpendicular to floor/ceiling framing. Scale: 1"=1'



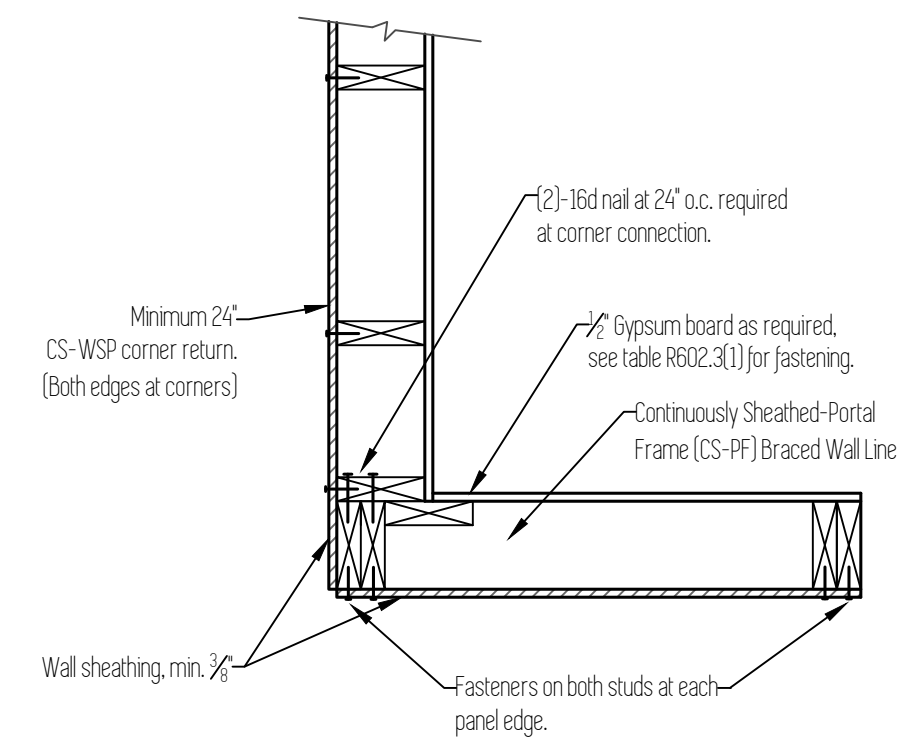
D5 Figure R602.10.8(2)
Braced Wall Panel connection when parallel to floor/ceiling framing. Scale: 1"=1'



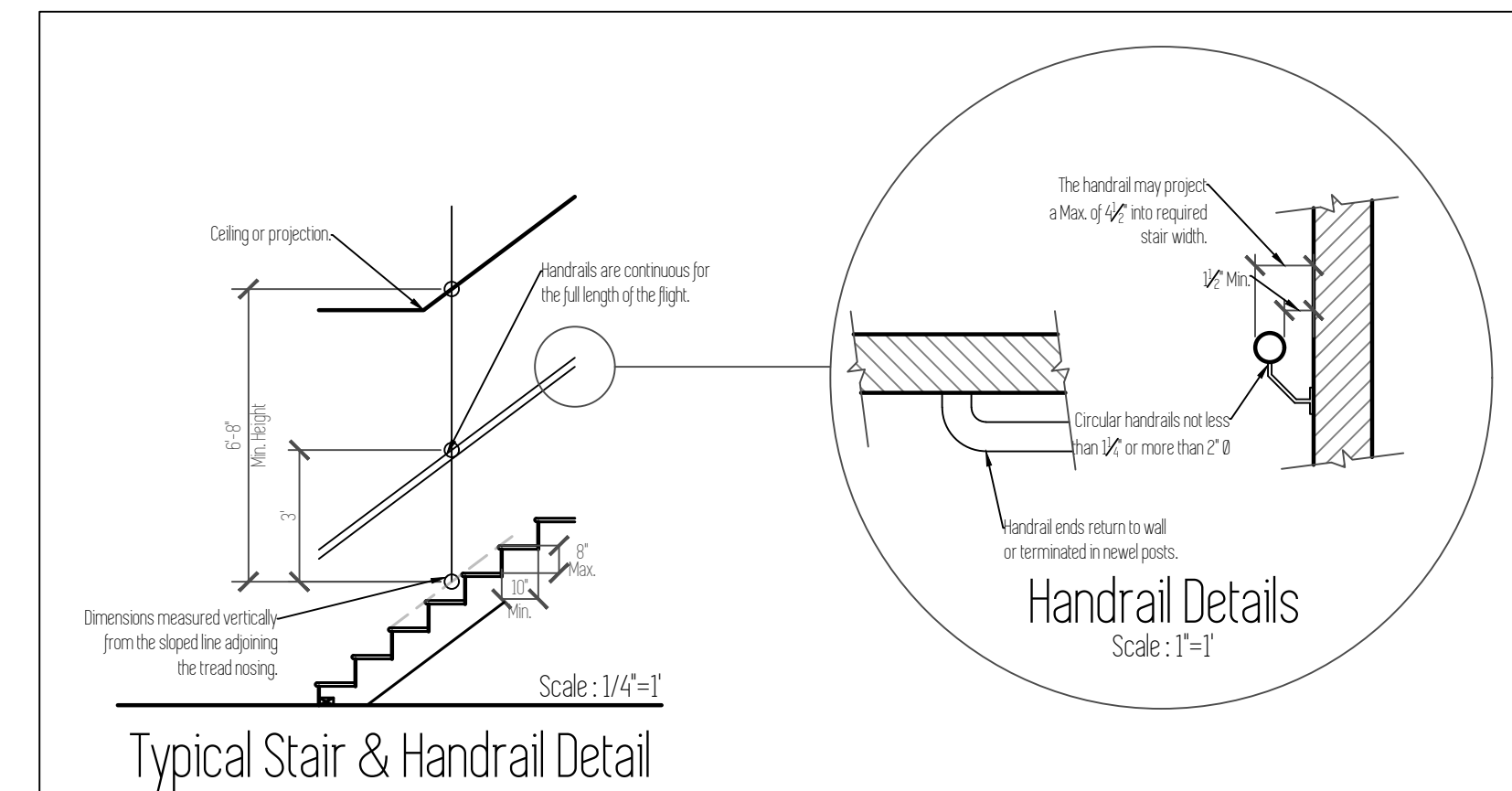
D6 Figure R602.10.8.2(1)
Braced Wall Panel connection to perpendicular rafters. Scale: 1/2"=1'



D7 Outside Corner Connection
Scale: 1"=1'



D8 Garage Corner Connection
Scale: 1"=1'



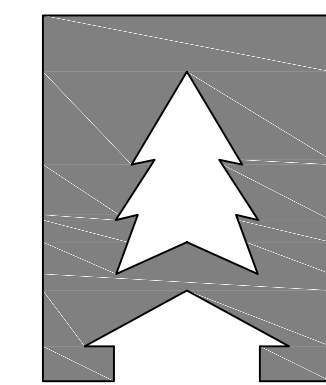
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Details

Scale : Varies

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