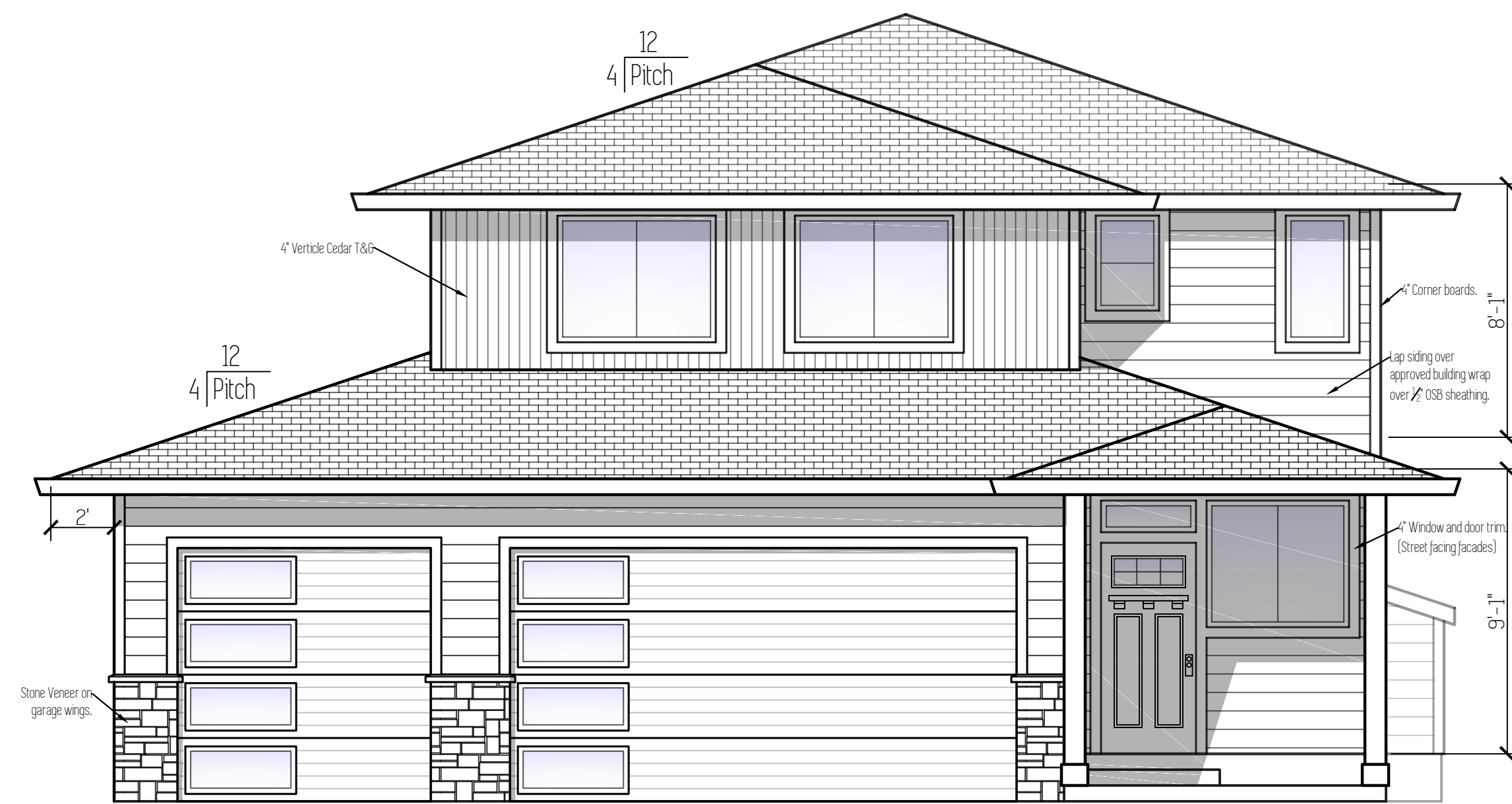




Left Elevation



Front Elevation



Right Elevation



Rear Elevation

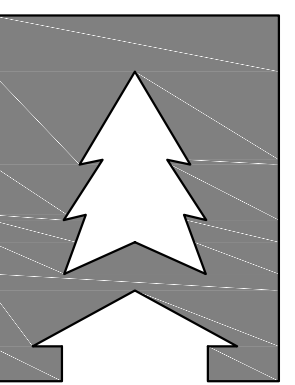
Plan Name	Tygun B
Date	2/27/2018
Location	Lone Oak Estates Lot 44 Battle Ground, WA

Total Sq Ft = 1,615

# Elevations

Scale: 1/4" = 1'

This plan is property of:



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Designed by:

**TYSON GREY**  
tyson@cedarridgehomes.us

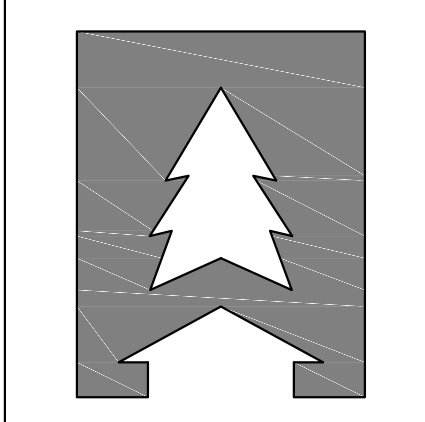
Plan Name	Tygun B
Date	2/27/2018
Location	Lone Oak Estates Lot 44 Battle Ground, WA

Total SqFt = 1,615

# Floor Plan

Scale: 1/4" = 1'

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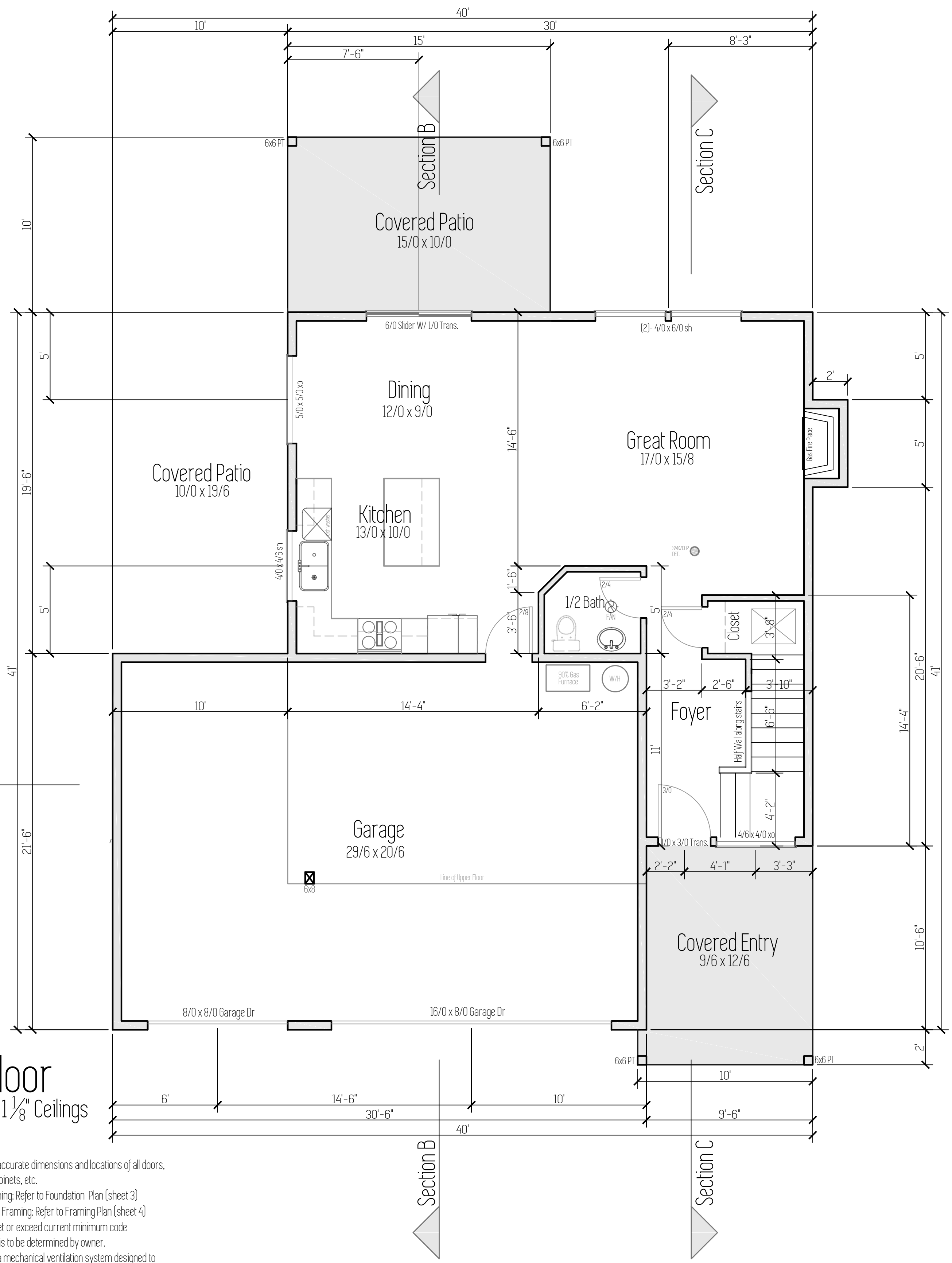
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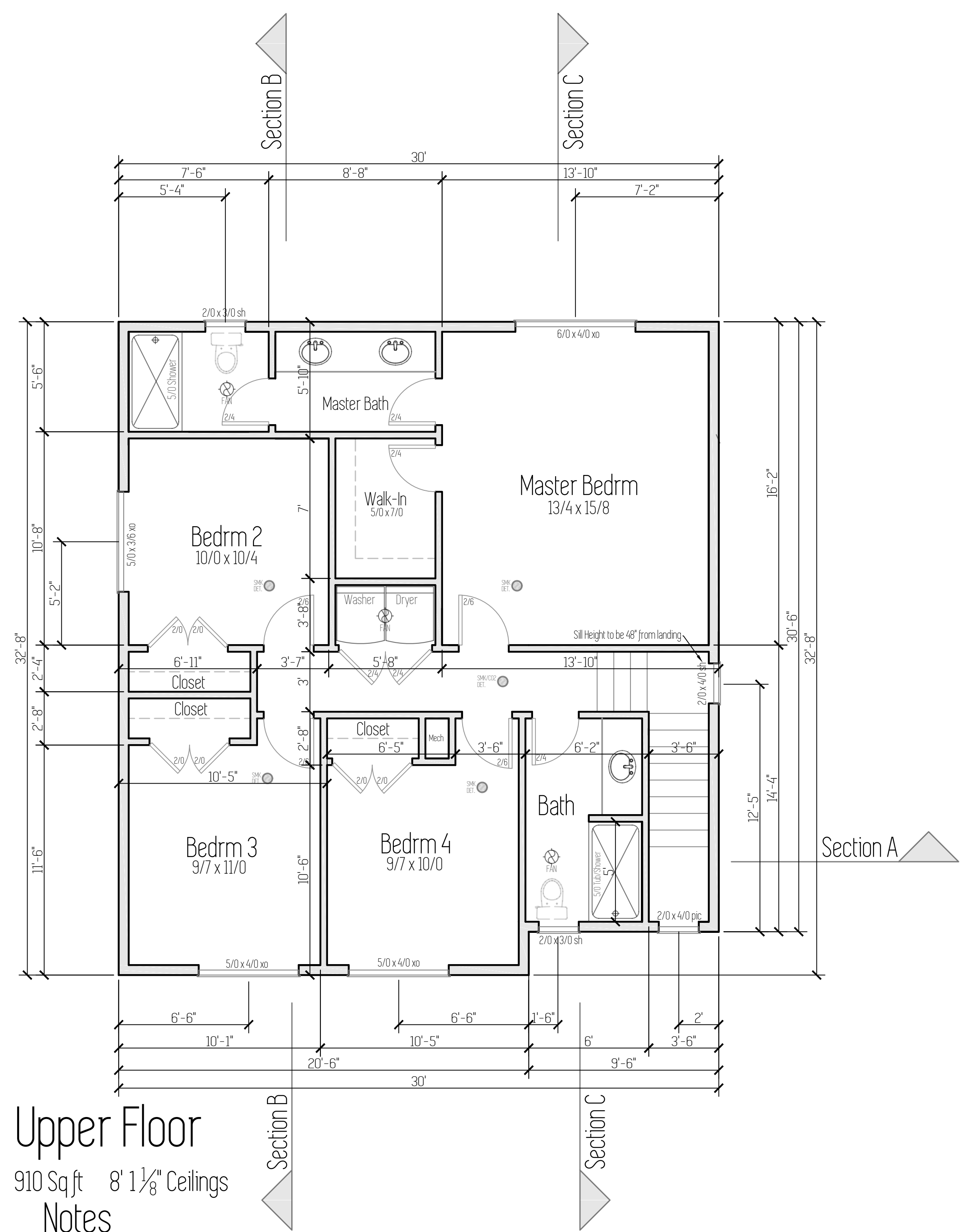
**TYSON GREY**  
tyson@cedarridgehomes.us

2



**Main Floor**  
705 Sqft 9' 1/8" Ceilings

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



**Upper Floor**  
910 Sqft 8' 1/8" Ceilings

- Notes**
- Use this sheet for accurate dimensions and locations of all doors, windows, walls, cabinets, etc.
  - Upper Floor & Roof Framing: 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

Plan Name	Tygun B
Date	2/27/2018
Location	Lone Oak Estates Lot 44 Battle Ground, WA

# Foundation Plan

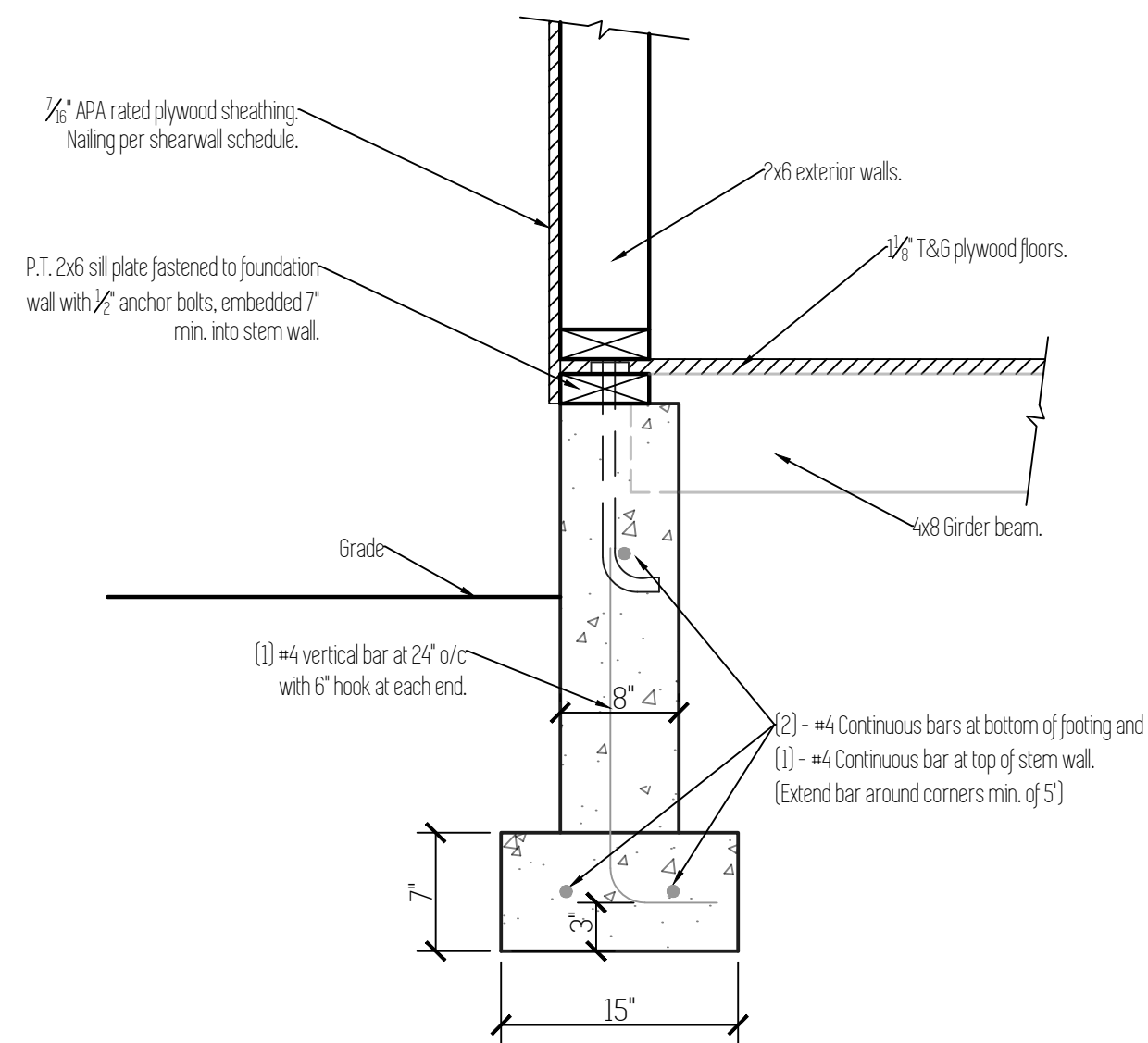
Total SqFt = 1,615  
Scale: 1/4" = 1'

## 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. 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.
- Refer to Shear Wall Schedule and Hold-Down Schedule for sill bolt spacing and hold-down size. (PAGE S1.0)

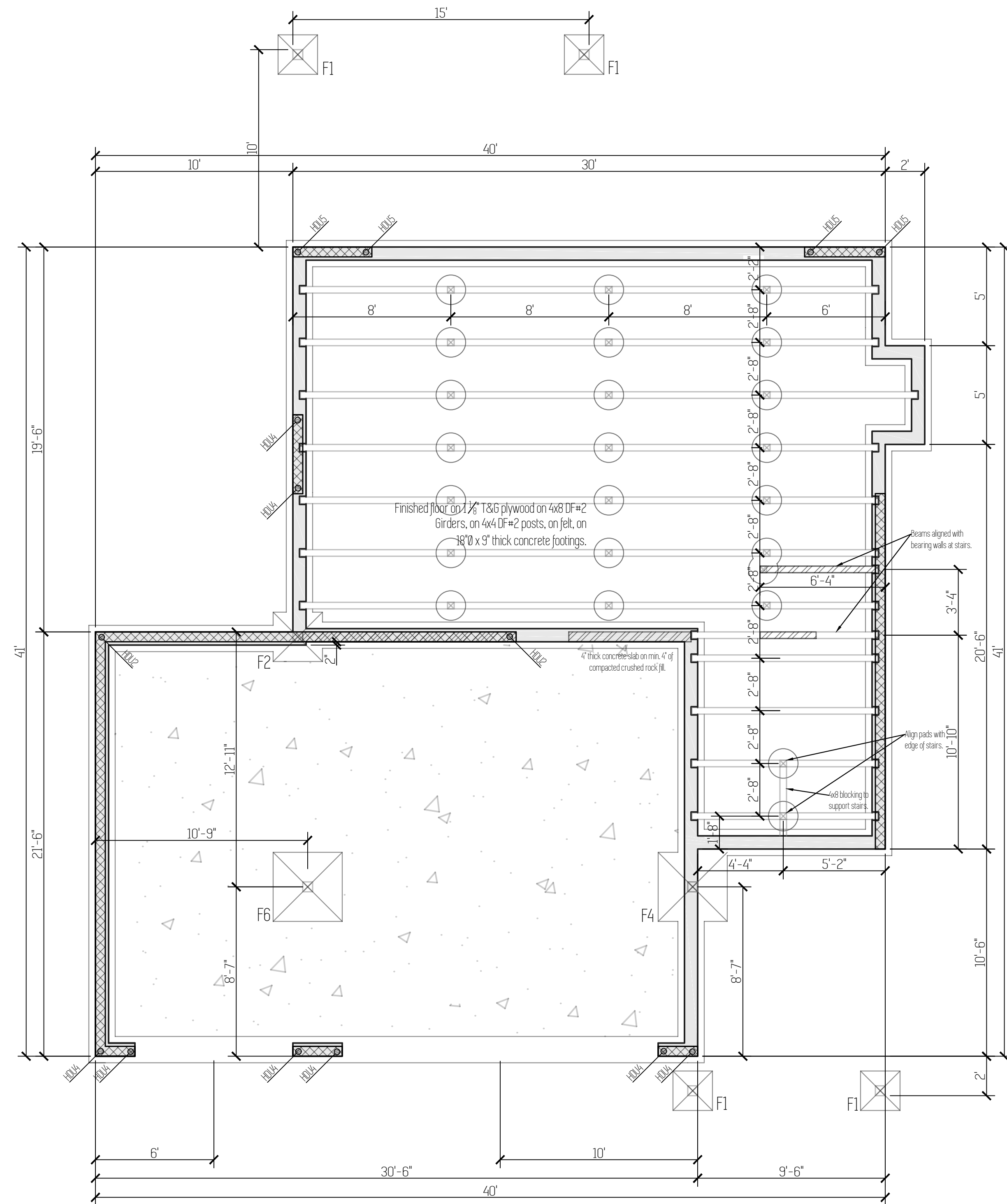
- ▨ Shear Wall Panel
- ▨ Interior Bearing Wall (above)
- HoldDown
- ⊗ = 18" dia. x 8" Conc. Footing

Footing Schedule	
F1	24" x 24" x 8" Concrete footing with (2) #4 bars each way.
F2	27" x 27" x 8" Concrete footing with (2) #4 bars each way.
F4	33" x 33" x 8" Concrete footing with (3) #4 bars each way.
F6	42" x 42" x 10" Concrete footing with (4) #4 bars each way.

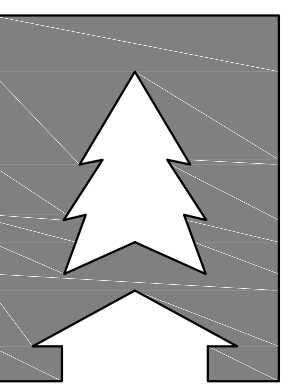


## Typ. Foundation Wall

Note: 1. Footing to be place on undisturbed, native soil.  
Scale: 1"=1'



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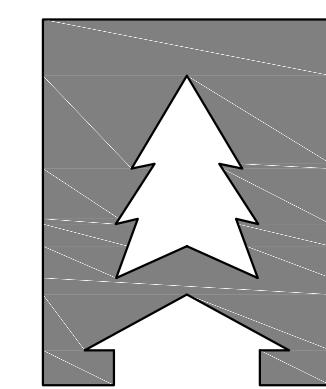
Plan Name	Tygun B
Date	2/27/2018
Location	Lone Oak Estates Lot 44 Battle Ground, WA

Total SqFt = 1,615

# Framing Plan

Scale: 1/4" = 1'

This plan is property of:



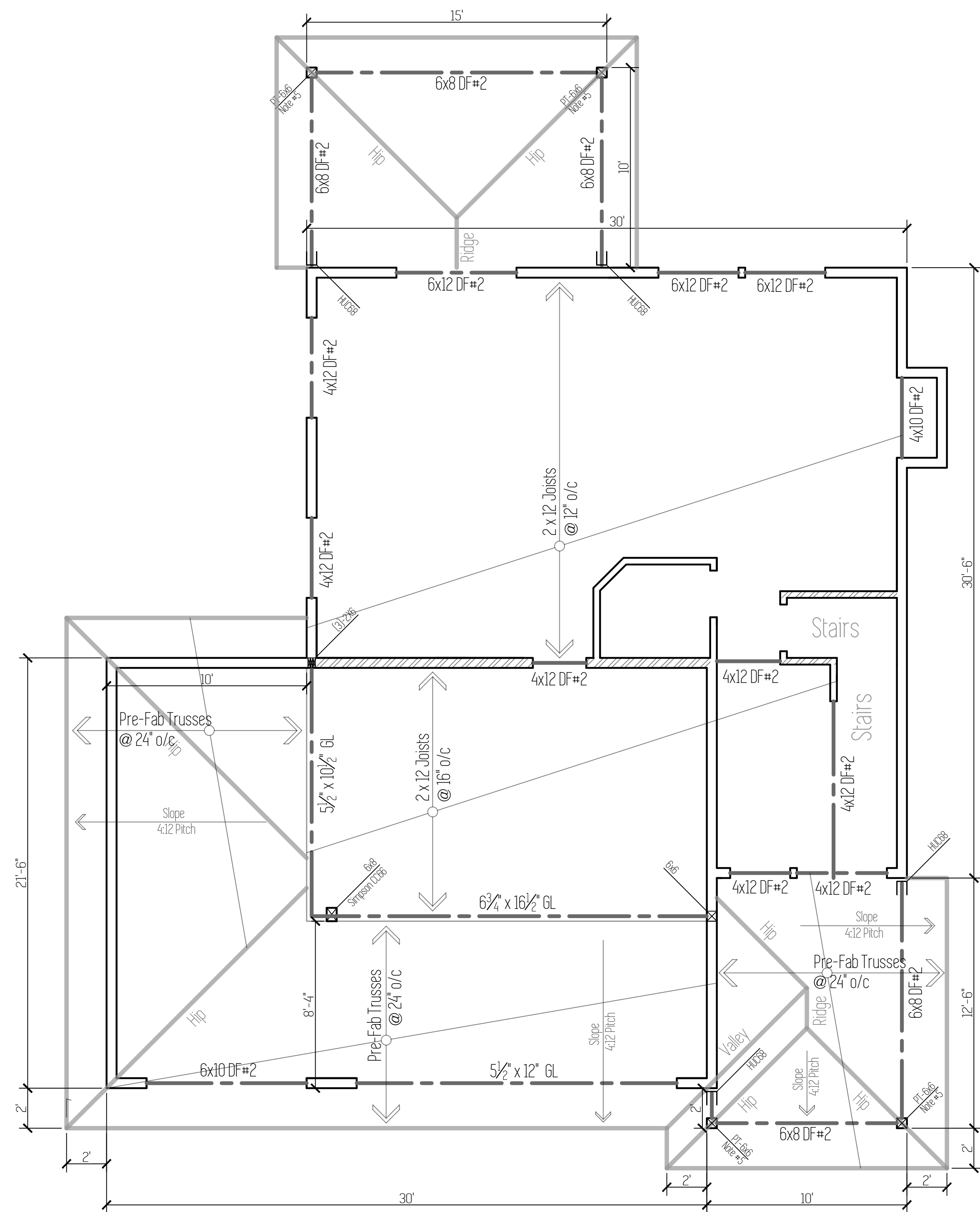
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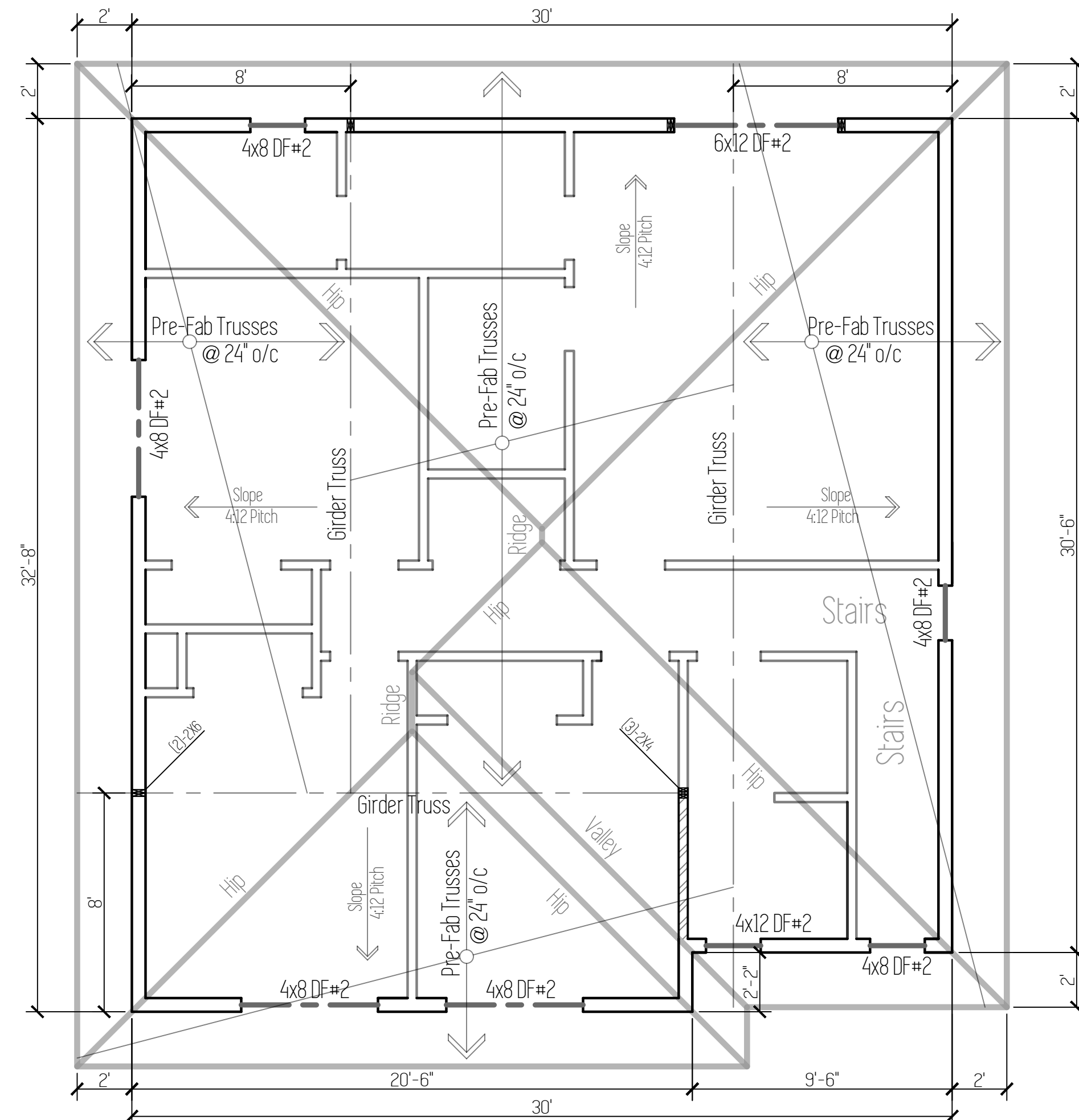
4



## Upper Floor & Lower Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 DF#2 (max. span 5') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. Typical exterior wall post to be (2)-2x6 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o. Typical interior wall post to be (2)-2x4 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.T. material.
6. Roof Overhangs: Eaves= 24"

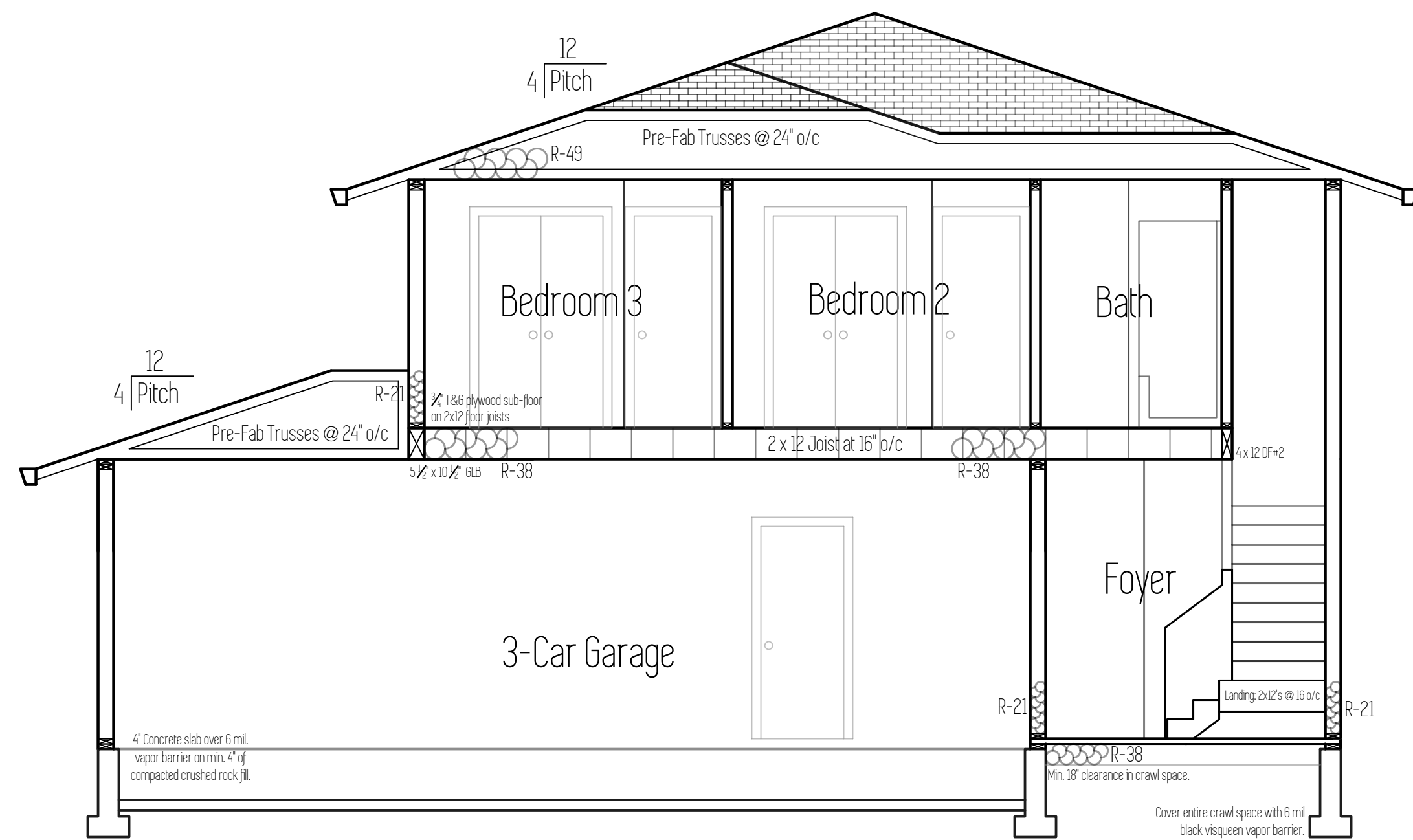
Interior Bearing Wall



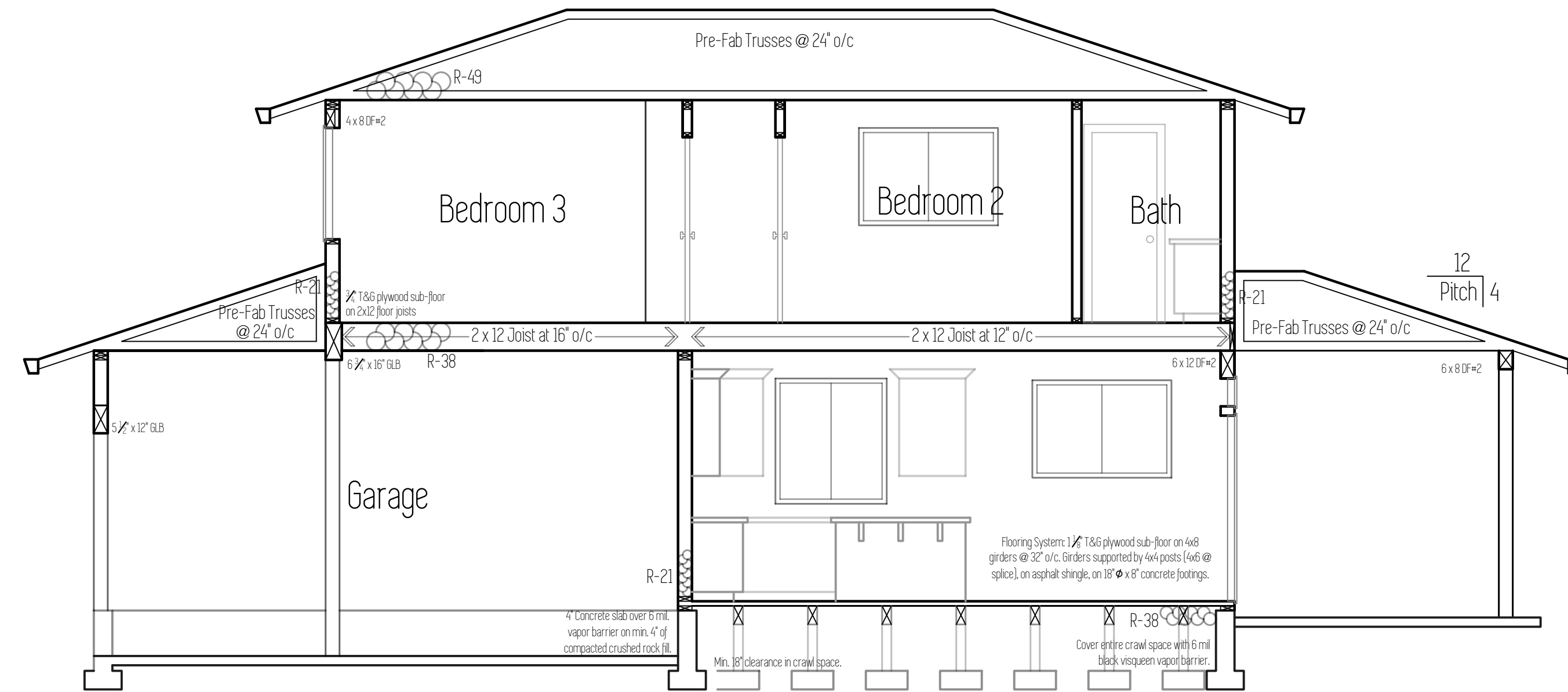
## Roof Framing Plan

1. Refer to sheet S1.0 for details on Shear Panels and Strapping.
2. Exterior Headers to be 4x8 DF#2 (max. span 6') U.N.O.
3. Interior Headers to be 4x8 DF#2 (max. span 4') U.N.O.
4. Typical exterior wall post to be (2)-2x6 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o. Typical interior wall post to be (2)-2x4 DF#2 (bundled stud), fasten each stud together w/16d nails @ 12" o/c, typ. entire length of stud, u.n.o.
5. Exterior post caps to be Simpson "PC" or "EPC", if exposed condition coat per manufacture's specs with exterior exposed and P.T. material.
6. Roof Overhangs: Eaves= 24"

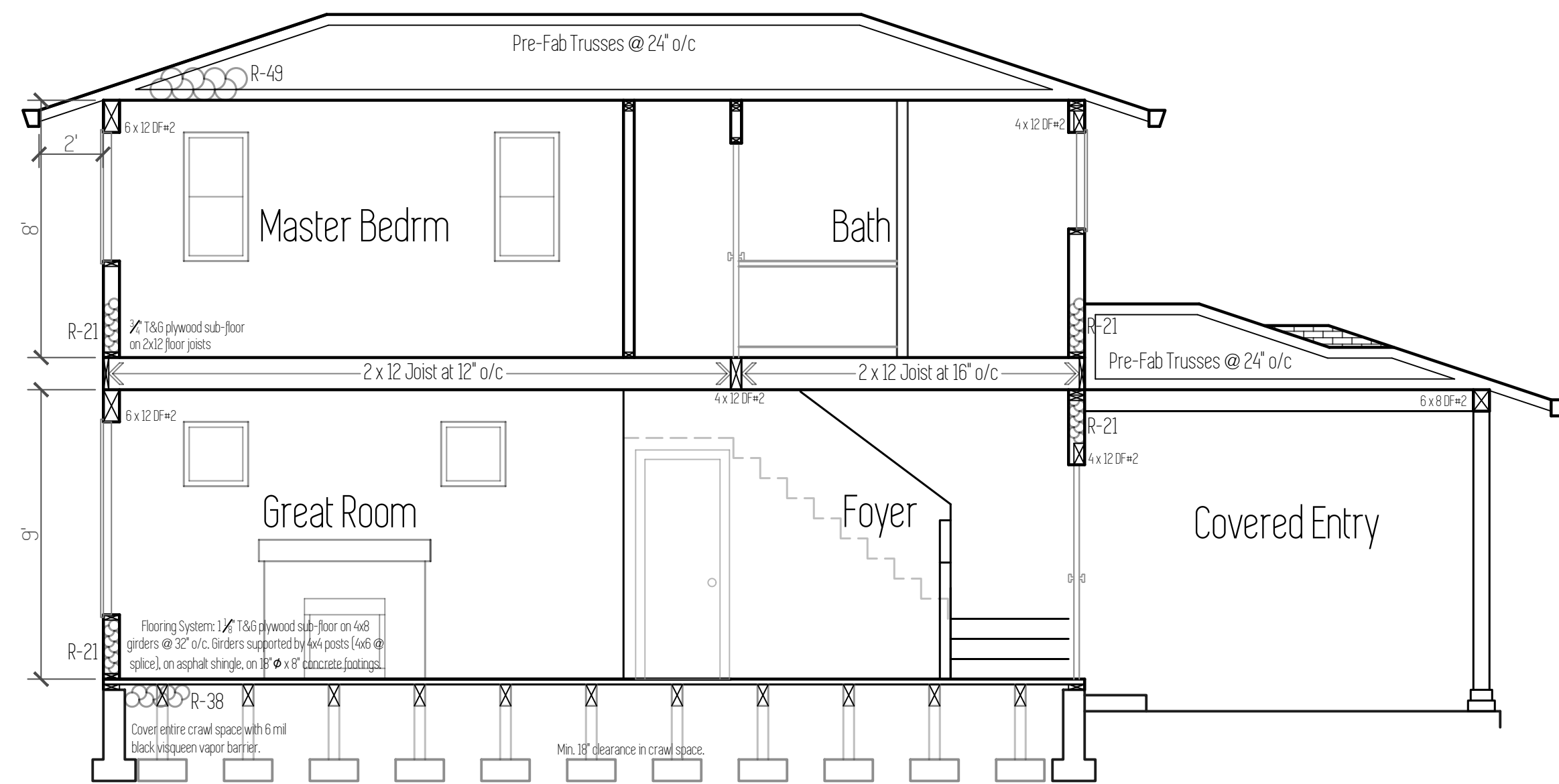
Interior Bearing Wall



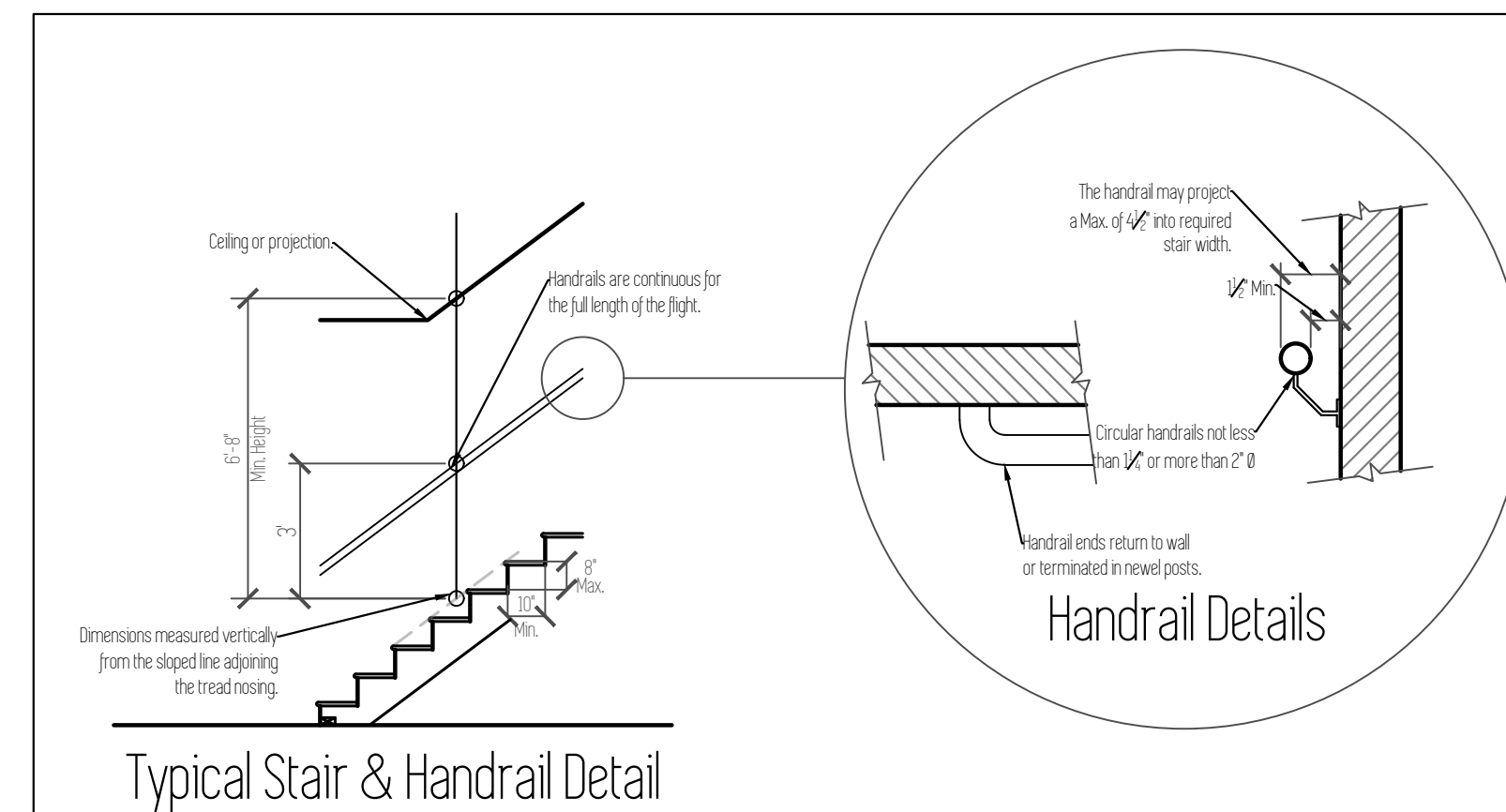
Section A



Section B

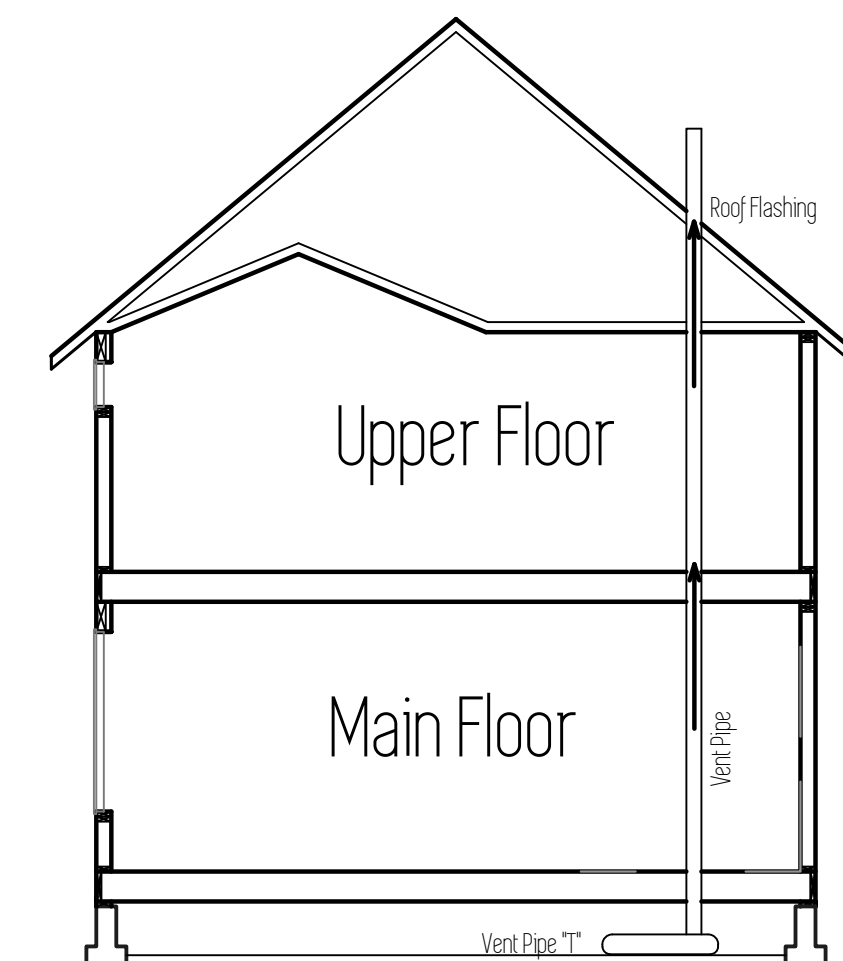


Section C



Radon Passive System

AF103.5.1.3 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.



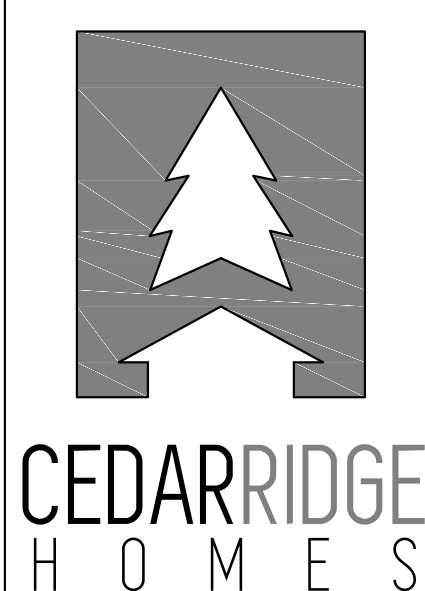
Plan Name	Tygun B
Date	2/27/2018
Location	Lone Oak Estates Lot 44 Battle Ground, WA

Total Sq Ft = 1,615

# Sections

Scale: 1/4" = 1'

This plan is property of:



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Designed by:  
**TYSON GREY**  
 tyson@cedarridgehomes.us



# SUMMARY OF WORK:

LOCATION: TYGUN B 3 CAR LOE LOT 44 BATTLE GROUND, WASHINGTON  
STRUCTURAL ANALYSIS AND DESIGN FOR SINGLE FAMILY RESIDENCE

## DESIGN LOADS:

CODE: 2015 IBC  
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II  
WIND SPEED Valt: 135 MPH EXPOSURE 'B', Vmsd = 105 MPH (OSCC EQUATION 16-33)  
SEISMIC DESIGN CATEGORY: 'D'  
GROUND SNOW LOAD: 25 PSF (ROOF SNOW LOAD: 25 PSF)  
ROOF DEAD LOAD: 15 PSF  
FLOOR LIVE LOAD: 40 PSF  
FLOOR DEAD LOAD: 10 PSF  
SOIL BEARING PRESSURE: 1500 PSF  
SOIL PASSIVE SOIL PRESSURE: 200 PSF

## FRAMING REQUIREMENTS:

- WALL STUDS TO BE 2X6 DFL-#2 @ 16" O.C., TYPICAL U.N.O.
- ROOF SHEATHING TO BE 1/2" APA RATED CDX SHEATHING OR OSB. INSTALL PANELS HORIZONTALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- TYPICAL WALL SHEATHING (TSN) TO BE 1/2" APA RATED CDX SHEATHING OR OSB. ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. INSTALL PANELS HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING TO BE 3/4" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- SILL PLATE TO BE 2X P.T. U.N.O. (REFER TO SILL BOLT SPACING IN SCHEDULE BELOW).
- FOR NAIL SIZES REFER TO BELOW.

### SHEAR WALL SCHEDULE:

PANEL NOTATION	SHEATHING THICKNESS (IN.)	NAILS/SPACING	DBL. STUD CONN. (FACE NAIL)	SILL BOLT (R) (FACE NAIL)	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	1 3/32 (R)	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4	1 5/32 (R)	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3	1 5/32 (R)	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2	1 5/32 (R)	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2	1 5/32 (R)	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C (R)	770 PLF	1077 PLF

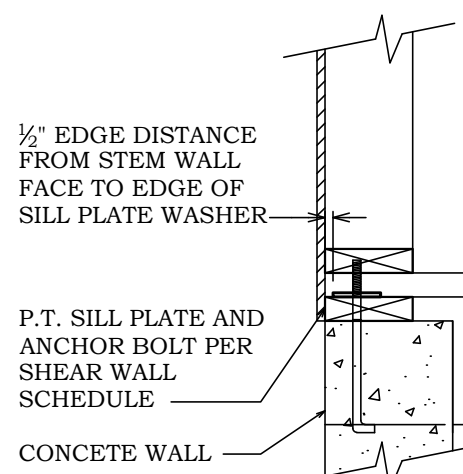
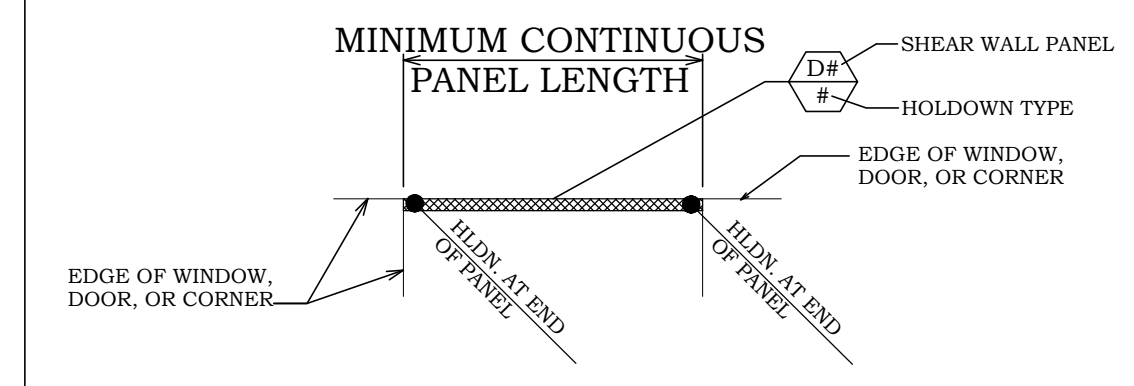
**NOTES:**  
 (1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).  
 (2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DFL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.  
 (3) FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 3" NOMINAL MEMBER OR (2) 2-INCH NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS SPACING AROUND TYPICAL ENTIRE HEIGHT OF DBL. STUD. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.  
 (4) AT SHEAR WALL LOCATIONS, REFER RW/S1 AND FF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.  
 (5) INSTALL 3" SQUARE 1/4" THICK WOOD BLOCKS AT CORNER AND END JOIST LOCATIONS.  
 (6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 3X NOMINAL FRAMING MEMBERS AT EACH END OF THE PANEL. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C. INSTALL MIN. 3X P.T. SILL PLATE, U.N.O.  
 (7) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLE.  
 (8) IF 1/2" NOMINAL THICK PLYWOOD OR OSB IS USED, STUDS TO BE SPACED AT 1'-4" O/C, TYPICAL.

### HOLD-DOWN SCHEDULE:

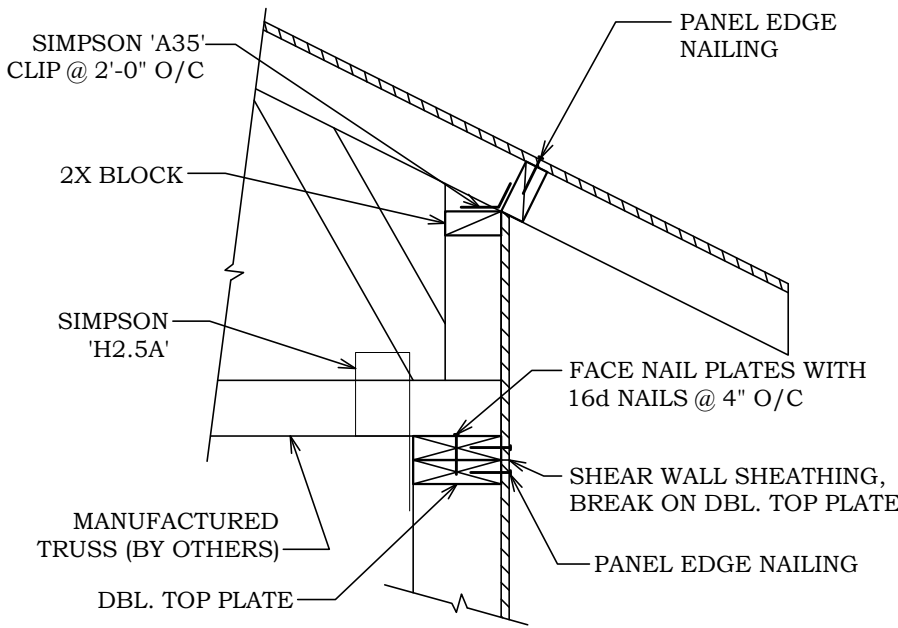
HOLD-DOWN NOTATION	'SIMPSON' HOLD-DOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (R) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (R) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
5	HDU5 (5645#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (R) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (5980#; 6970#; 7870#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (R) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLD-DOWN PER MANUFACTURER'S SPECIFICATIONS.
28	MSTC28	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (8) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
40	MSTC40	INSTALL STRAP ACROSS FLOOR LINE. INSTALL MIN. (16) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.

**NOTES:**  
 (1) IN LIEU OF SIMPSON SSTB BOLTS ANCHOR BOLTS TO BE A307 OR A36 THREADED ROD WITH STD. NUT AND 2" X 2" X 3/4" STEEL PLATE WASHER ON BOTTOM OF BEEL.  
 (2) HOLD-DOWNS TO BE FASTENED TO DOUBLE STUDS (CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE) AT PANEL EDGES. WALL STUDS SHOULD HAVE PANEL EDGE NAILING FROM SHEAR WALL SHEATHING.  
 (3) IF HOLD-DOWNS 2, 5, 6, AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL FF/S1.  
 (4) U.N.O. INSTALL (1) CONTINUOUS HORIZONTAL TOP BAR 3" DOWN FROM TOP OF WALL AT ALL HOLD-DOWN ANCHORS. EXTEND BAR MIN. 3'-0" PAST HOLD-DOWN IN BOTH DIRECTIONS (RING BAR AROUND AT CORNER CONDITION). FOR THIS 10'-0" SECTION INSTALL (1) #4 VERTICAL BAR @ 24" O.C. THE HOLD-DOWN ANCHOR TO HORIZONTAL TOP BAR.

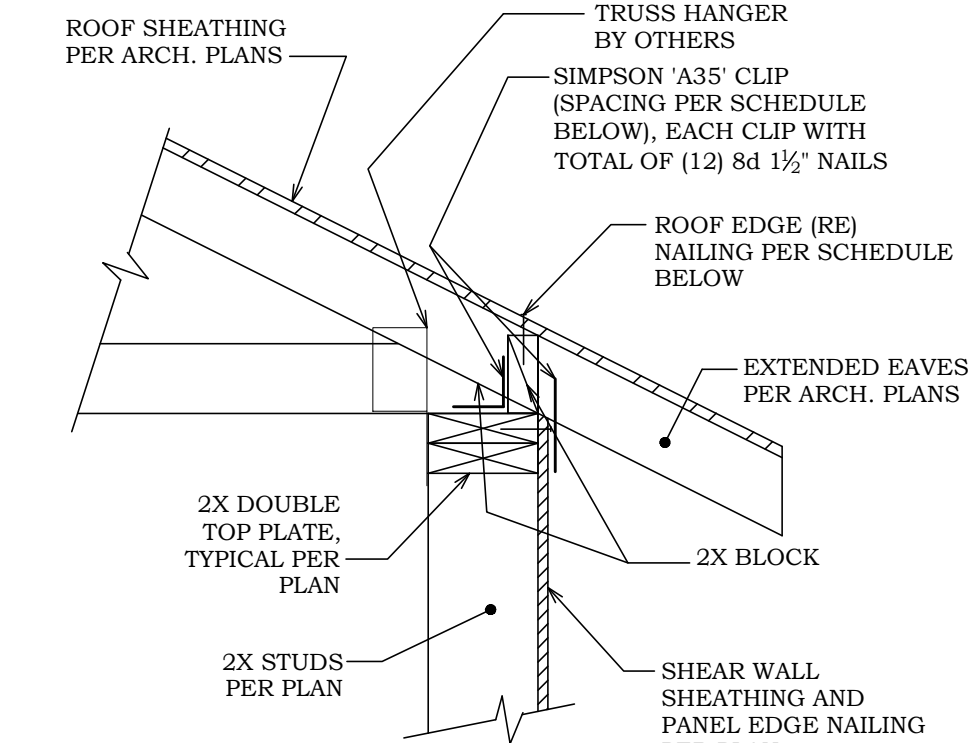
### SHEAR WALL / HOLD-DOWN NOTATION DIAGRAM



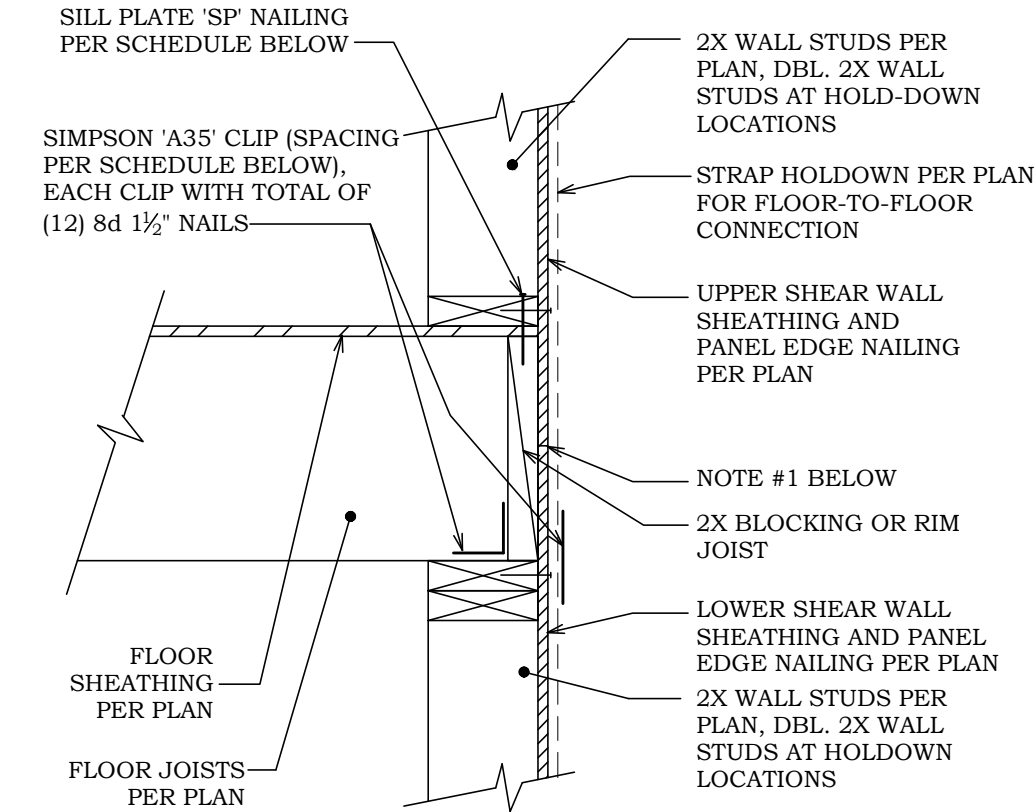
### EDN. SILL PLATE SECTION



### RW ROOF TO SHEAR WALL SECTION RAISED HEEL OPTION



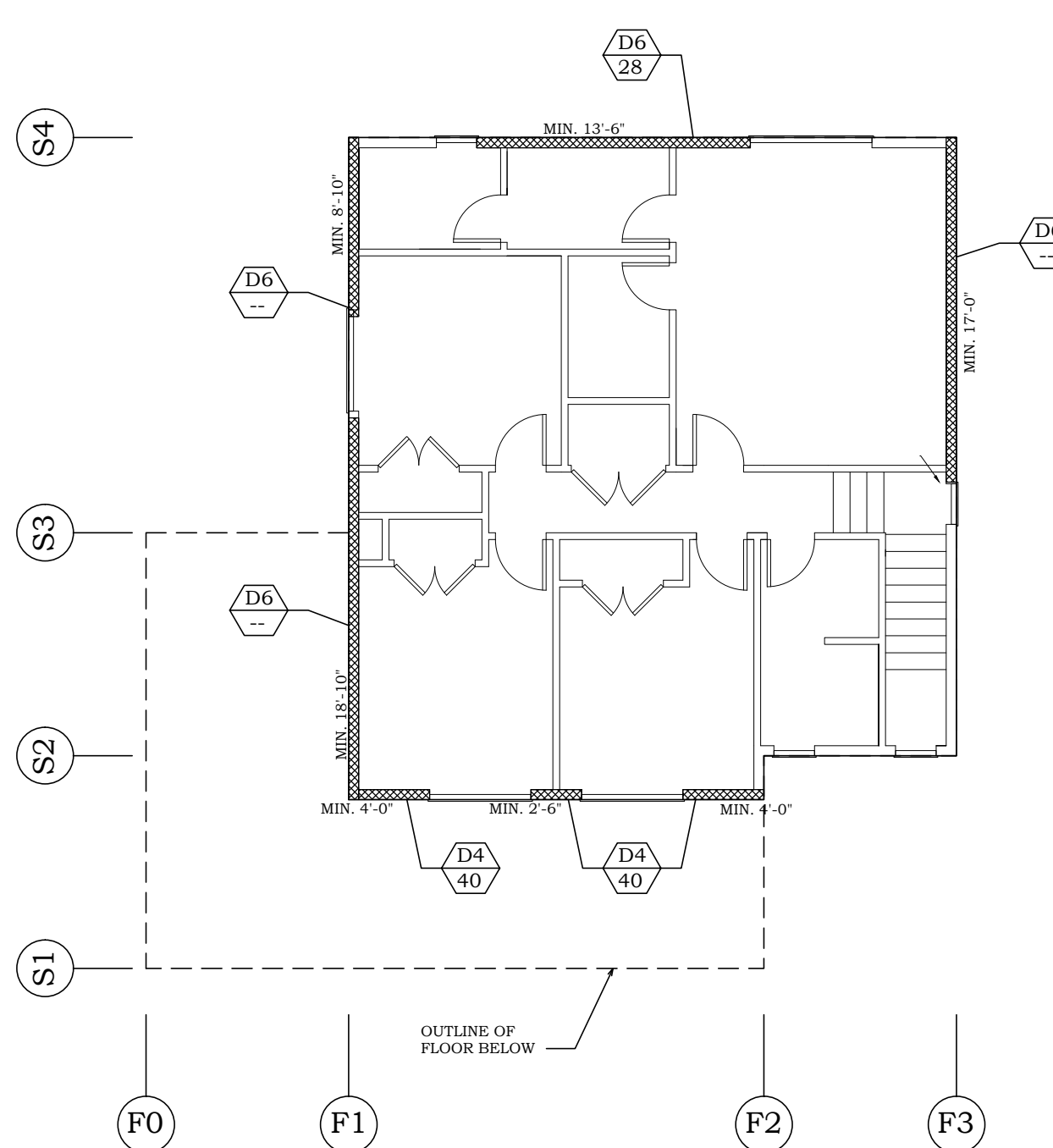
### RW ROOF TO SHEAR WALL SECTION



### FF FLOOR TO FLOOR SECTION AT SHEAR WALL

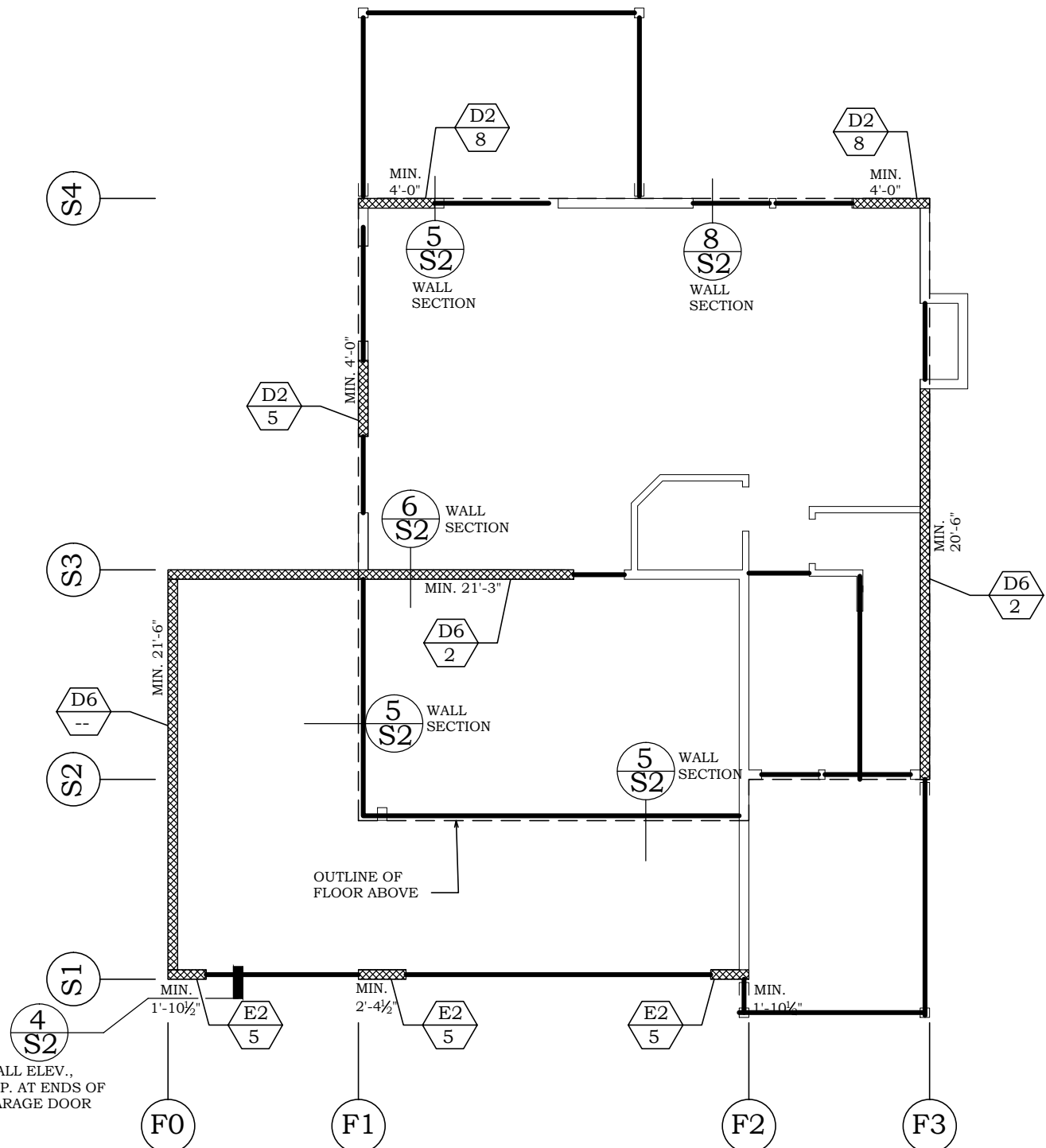
**NOTES:**  
 1. IN LIEU OF CLIPS, BREAK SHEAR WALL PANELS AT BLOCKING OR RIM JOIST (INSTALL PANEL EDGE NAILING AT BREAK).

PANEL TYPE	'SP' NAIL SPACING	'SIMPSON' CLIP SPACING	'RE' NAIL SPACING
D6	16d @ 8" O.C.	1'-8" O.C.	8d @ 8" O.C.
D4	16d @ 4" O.C.	1'-2" O.C.	8d @ 4" O.C.
D3	16d @ 3" O.C.	0'-11" O.C.	8d @ 3" O.C.
D2	16d @ 3" O.C.	8" O.C.	8d @ 2 1/2" O.C.
E2	16d @ 2" O.C.	7" O.C.	8d @ 2" O.C.



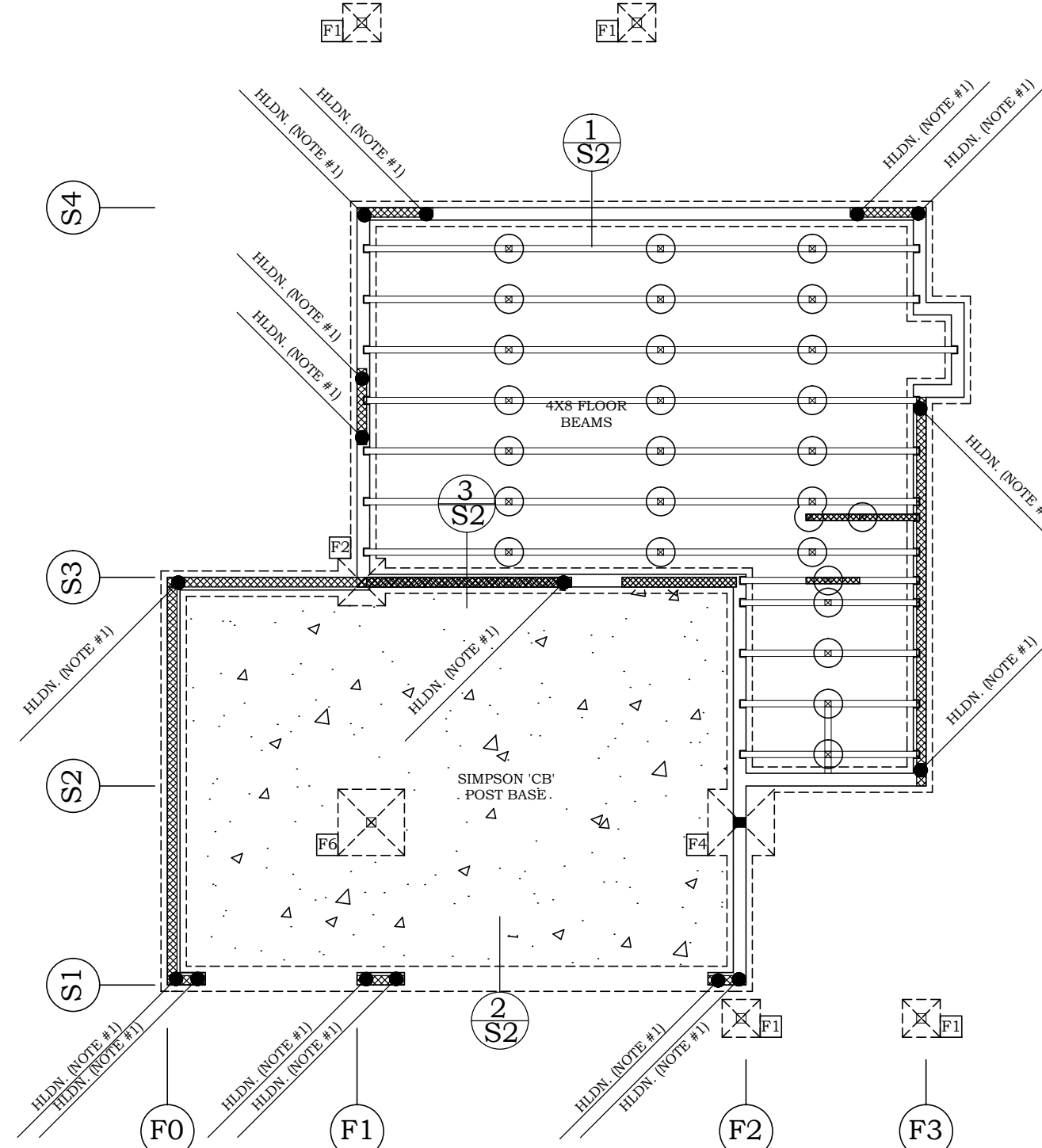
### UPPER FLOOR SHEARWALL PLAN

- NOTE:**  
 1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING (TSN), ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.  
 2. TYPICAL EXTERIOR ROOF HEADER TO BE 6X8 DFL-#2.



### MAIN FLOOR SHEARWALL PLAN

- NOTE:**  
 1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING (TSN), ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.  
 2. TYPICAL EXTERIOR FLOOR HEADER TO BE 6X8 DFL-#2.



### FOUNDATION PLAN

**(1) FOOTING SCHEDULE**

FOOTING	SCHEDULE	REINFORCING BARS	CAPACITY
F1	2'-0"x2'-0"x8"	(2) #4 BARS EACH WAY	5500#
F2	2'-3"x2'-3"x8"	(2) #4 BARS EACH WAY	7000#
F3	2'-6"x2'-6"x8"	(3) #4 BARS EACH WAY	8600#
F4	2'-9"x2'-9"x8"	(3) #4 BARS EACH WAY	10500#
F5	3'-0"x3'-0"x8"	(3) #4 BARS EACH WAY	12500#
F6	3'-6"x3'-6"x10"	(4) #4 BARS EACH WAY	16000#

(1) 3" CLEAR FROM BOTTOM OF FOOTING

### FOUNDATION NOTES

- REFER TO MAIN FLOOR SHEAR WALL PLAN FOR HOLD-DOWN SIZE.
- THIS DRAWING IS FOR LATERAL INFORMATION ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL OTHER INFORMATION.

**MATERIALS:**  
 CONCRETE: MIN. 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 DESIGN BEARING PRESSURE REFERENCED ABOVE. ALL NON-STRUCTURAL WEATHER PROOFING AND FINISH MATERIAL TO BE DETERMINED 'BY OTHERS'.

SLAB CONTROL JOINTS: PER OWNERS REQUIREMENTS OR DIRECTION.

### MISC. SITE PREPARATIONS:

OBTAIN AND OBEY ALL APPLICABLE REGULATIONS REGARDING GRADING AND EXCAVATION. IDENTIFY, MARK, AND PROTECT FROM DAMAGE ALL EXISTING UNDERGROUND PIPES, CONDUITS, AND CABLE (WATER SUPPLY, SANITARY SEWER, STORM SEWER, GAS, STEAM, ELECTRICAL AND COMMUNICATION CABLE). REMOVE SOIL WITH ORGANIC MATTER. PERFORM BACKFILL AND COMPACTION IN A SYSTEMATIC PATTERN, TO ASSURE COMPLETE AND CONSISTENT WORK. IF ANY OVER-EXCAVATION ACCIDENTALLY OCCURS, CORRECT IT WITH WELL-COMPACTED BACKFILL. PROVIDE TESTING AND INSPECTION OF BACKFILL AND COMPACTION. LAYER BACKFILL IN 6 IN. TO 12 IN INCREMENTS. COMPACT ALL FILL. USE STABILIZED FILL MATERIAL OF AN APPROVED TYPE AND FROM AN APPROVED SOURCE. TEST AND APPROVE MATERIAL DELIVERED FROM OTHER SITES. DO NOT ALLOW ANY DEBRIS TO BE MIXED WITH FILL. CURE CONCRETE TO FULL REQUIRED STRENGTH BEFORE BACKFILLING. PROVIDE DRAINAGE CATCHERS PER ARCHITECTURAL DRAWINGS.

SPECIAL INSPECTION: NONE

DESCRIPTION

No. DATE

PROJECT NAME

LOC LOT 44  
SHEAR WALL AND HOLD-DOWN SCHEDULE  
SHEAR WALL PLANS

**TURNER**  
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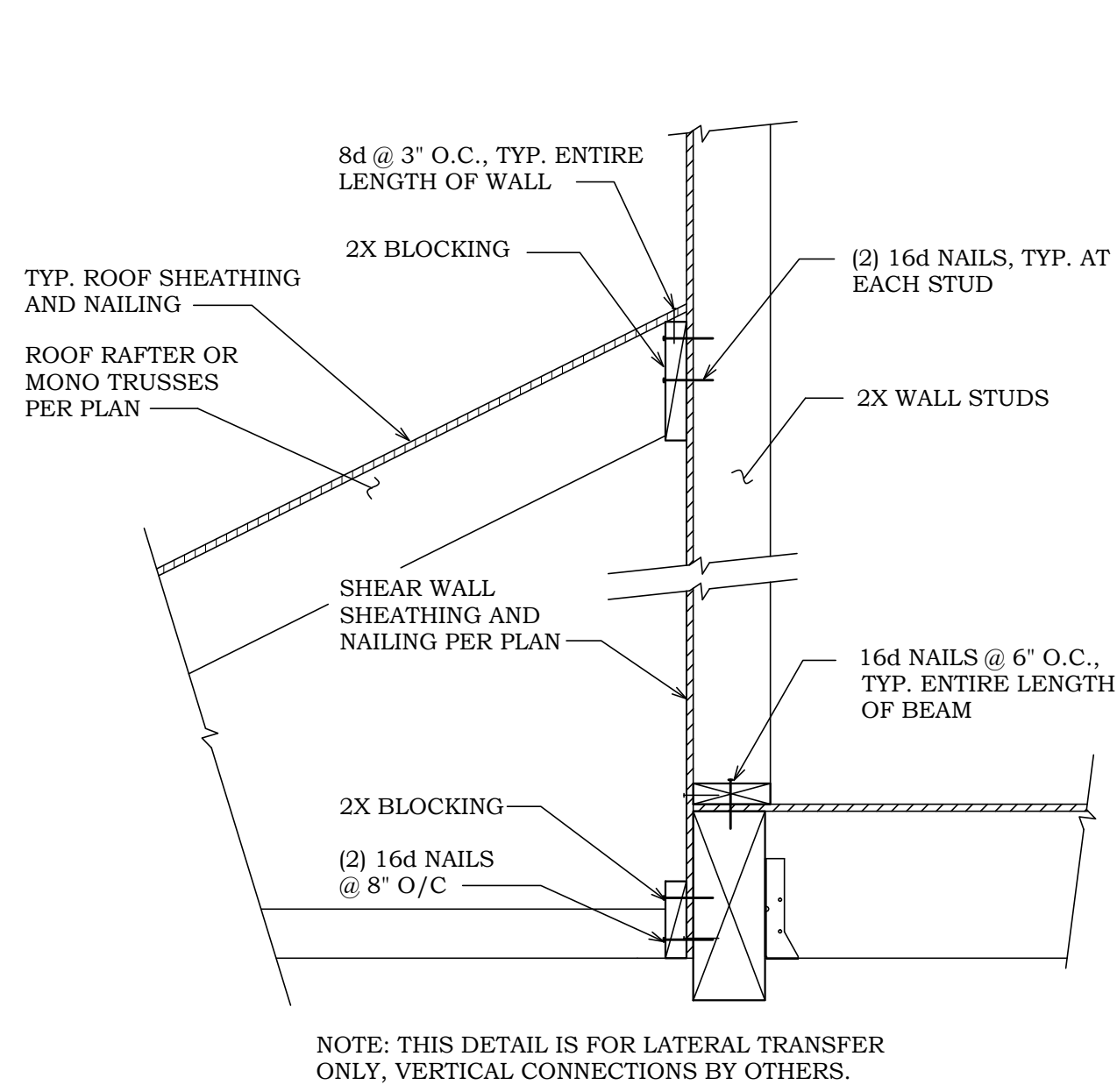
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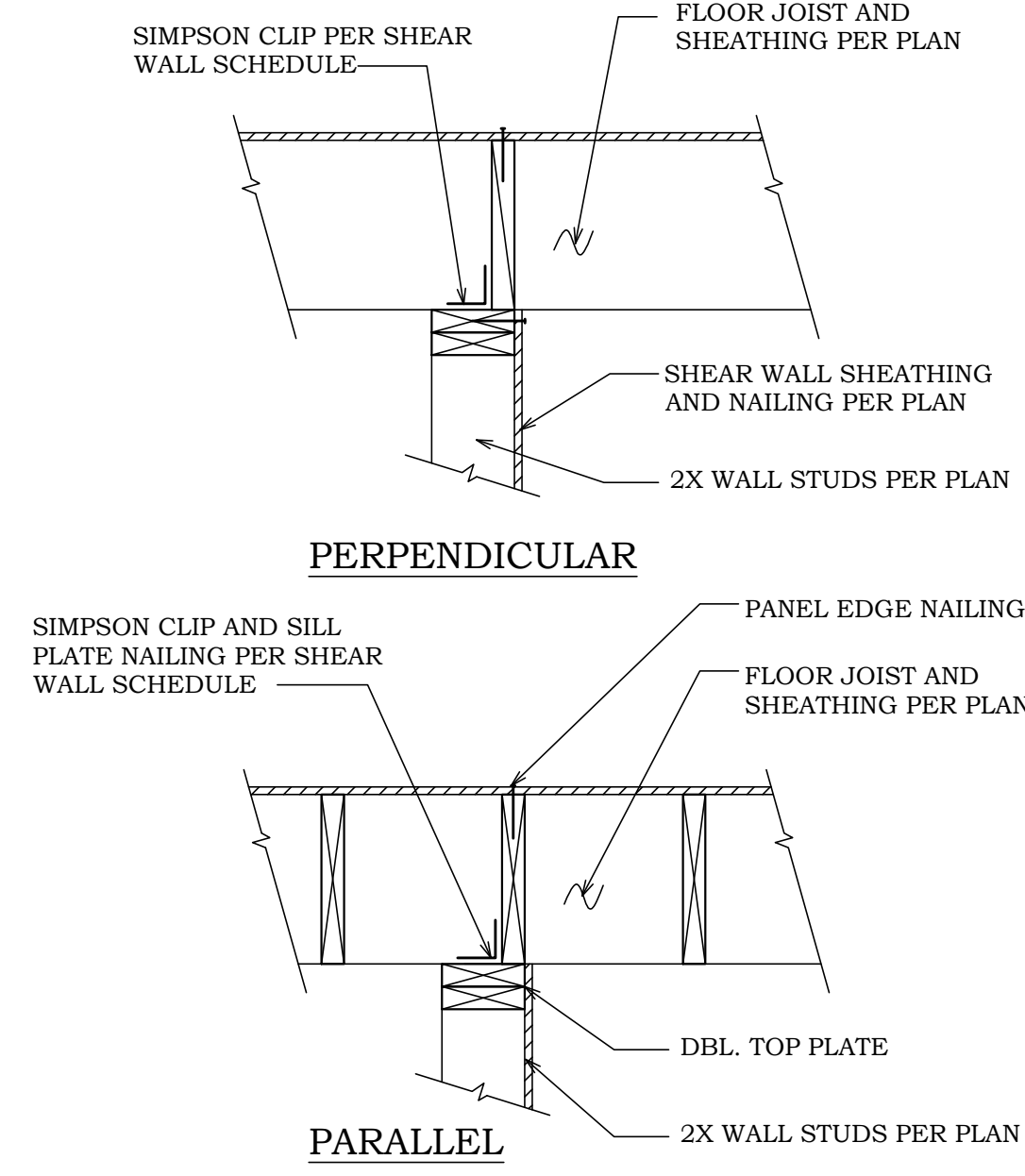
EXPIRES OCT 20, 2019

ISSUE  
 CD  
 DESIGNED BY  
 RJT  
 DRAWN BY  
 RJT  
 CHECKED BY  
 RJT  
 DATE  
 02/27/18  
 PROJECT NO.  
 R18071  
 SHEET NO.

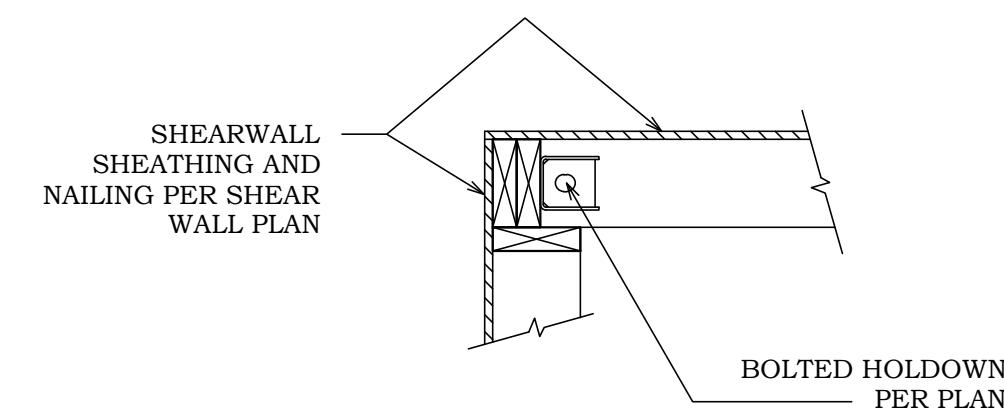
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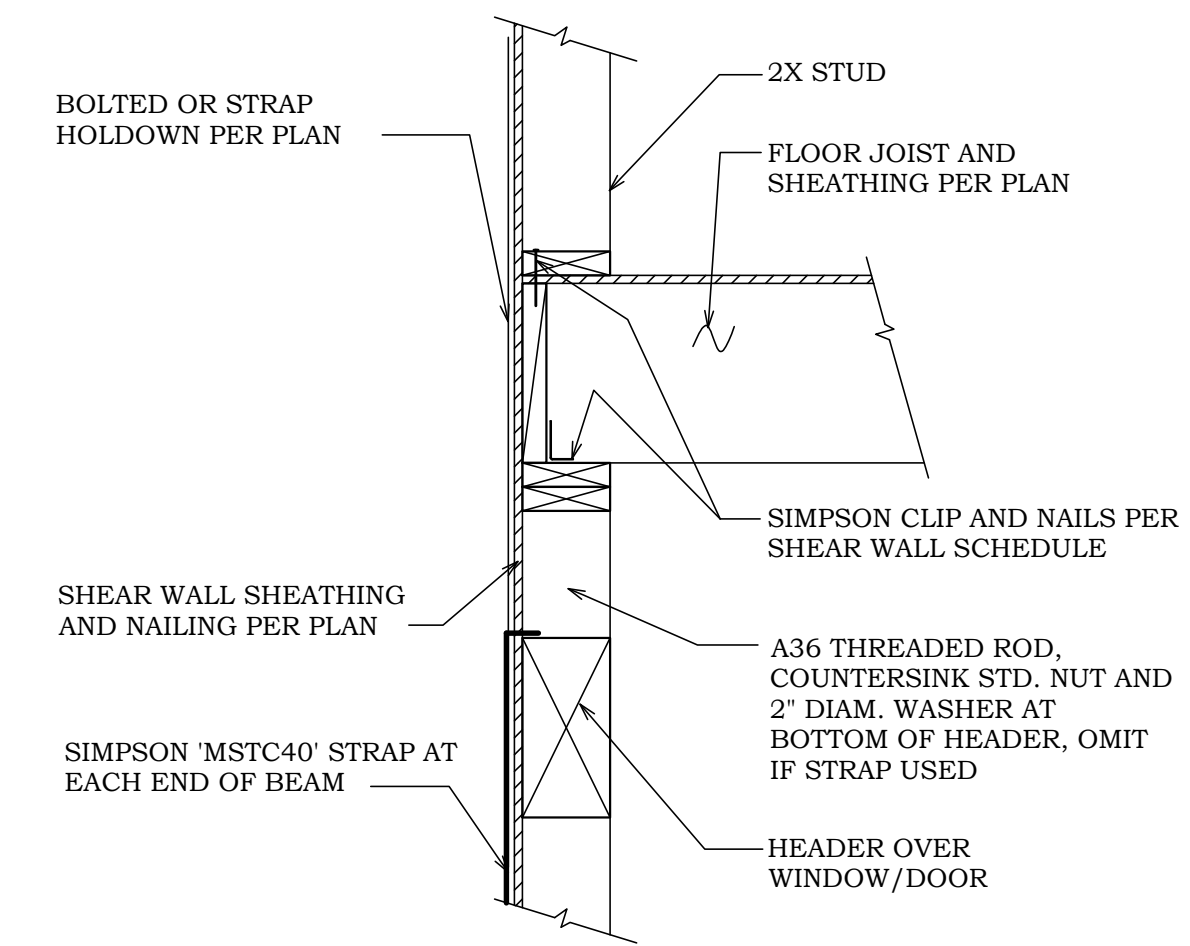
**5 WALL SECTION**  
S2 SCALE: 1" = 1'-0"



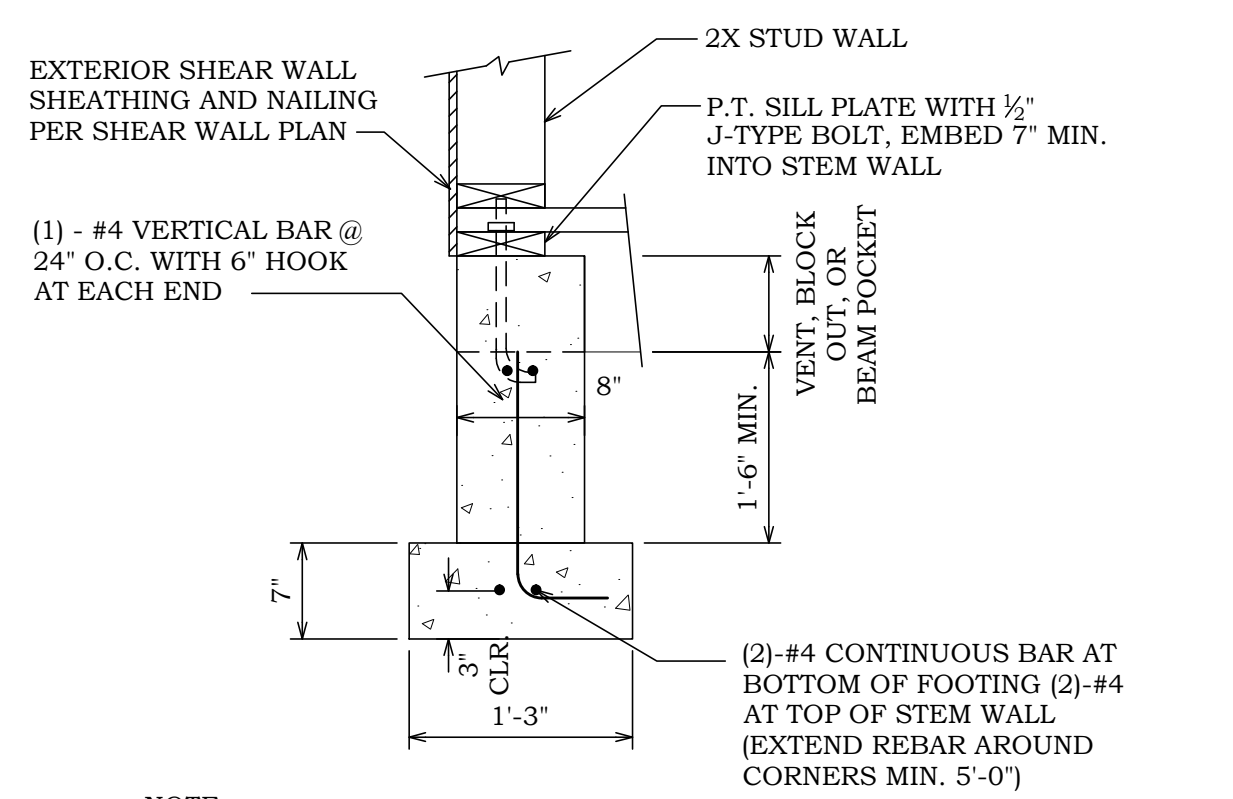
**6 WALL SECTION**  
S2 SCALE: 1" = 1'-0"



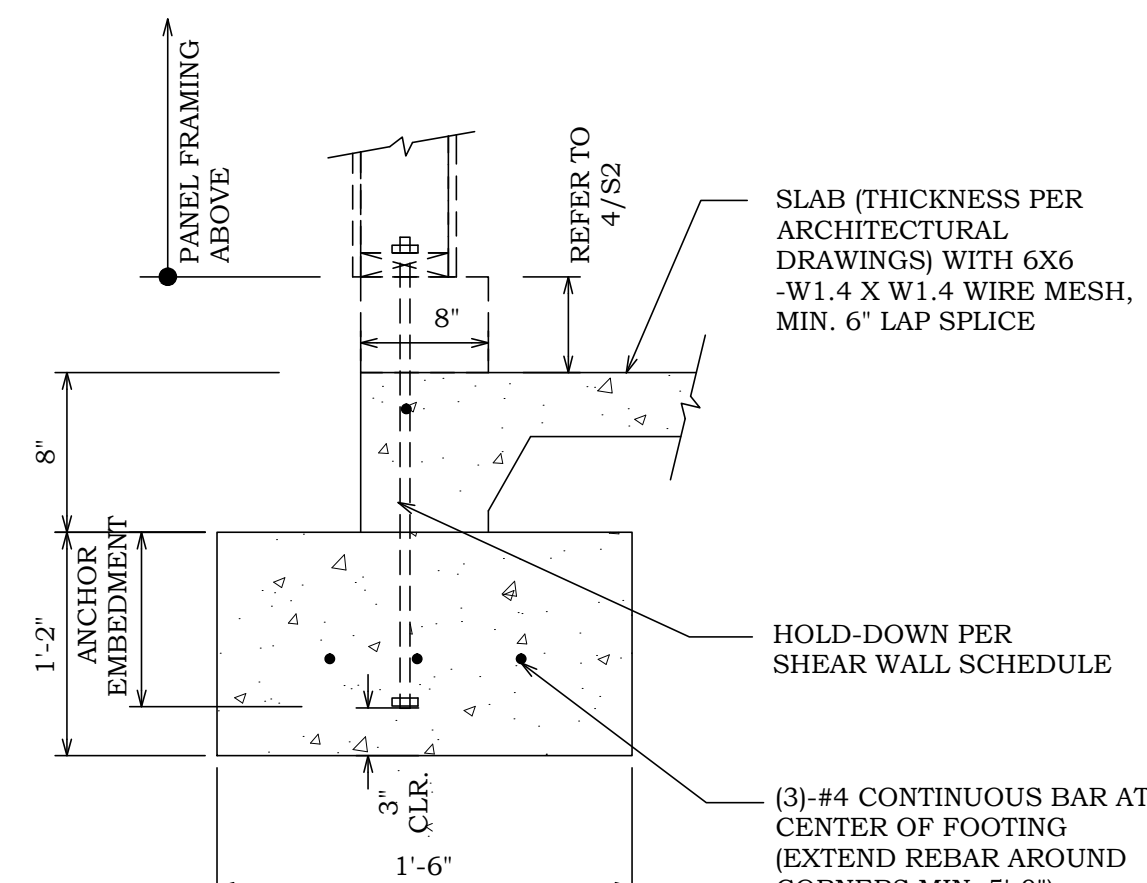
**7 CORNER PLAN VIEW**  
S2 SCALE: 1" = 1'-0"



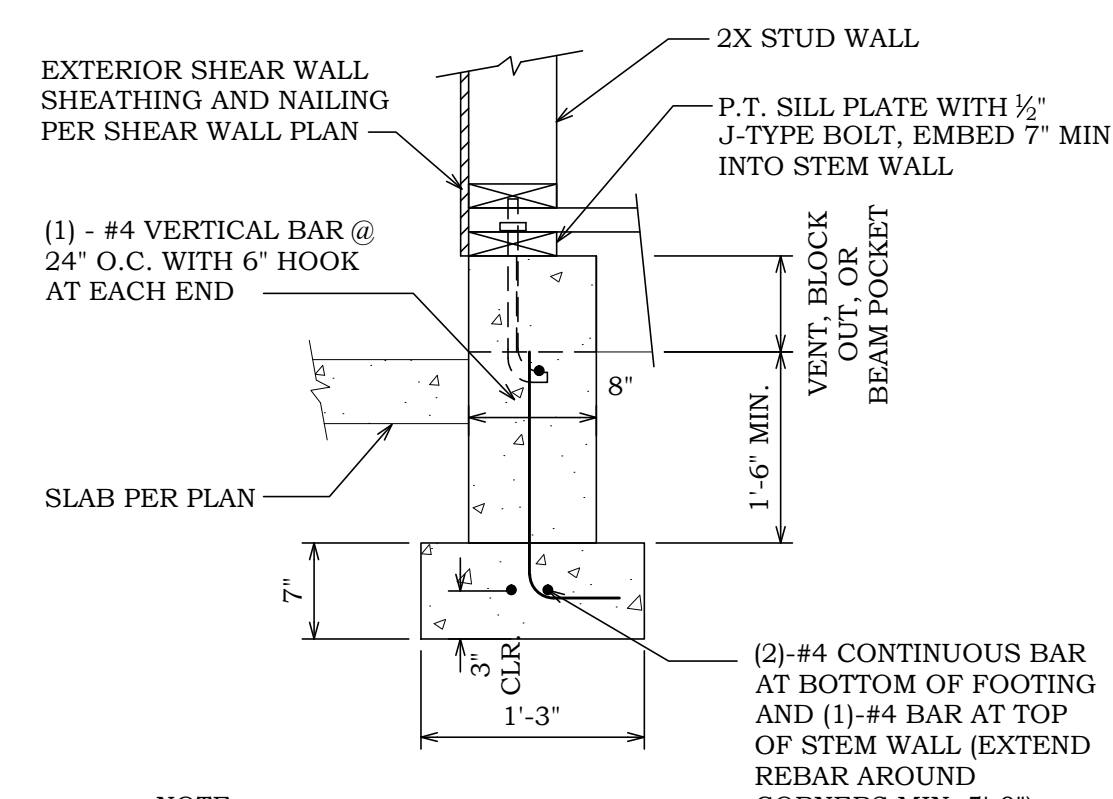
**8 WALL SECTION**  
S2



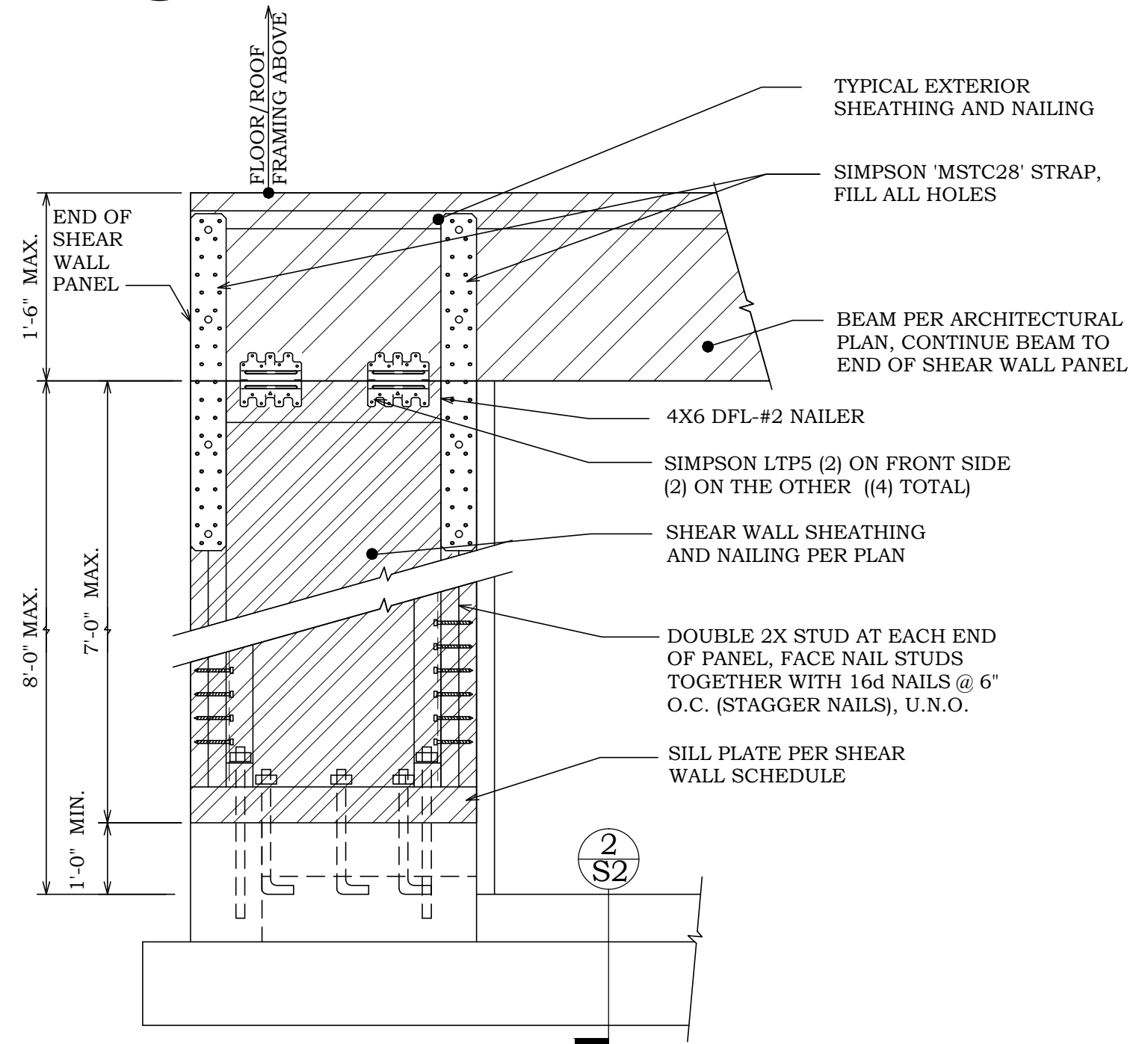
**1 FOOTING SECTION**  
S2 SCALE: 1" = 1'-0"



**2 FOOTING SECTION**  
S2 SCALE: 1" = 1'-0"



**3 FOOTING SECTION**  
S2 SCALE: 1" = 1'-0"



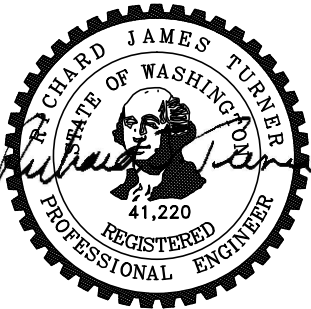
**4 SHEAR WALL ELEVATION VIEW**  
S2 SCALE: NONE

No. DATE DESCRIPTION

PROJECT NAME  
TYGUN B 3 CAR  
STRUCTURAL DETAILS

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CHECKED BY RJT  
DATE 04/13/17  
PROJECT NO. R17161  
SHEET NO.

**S2.0**