Land Use Application

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JUN - 4 2019
Columbia River Gorge Commission

Applicant(s):
Debra J. Ross

Property Owner(s):
Crow-Donnell Family Trust, Melinda G. Walsh, Debra J. Ross

Mailing Address:
4606 SE Brooklyn St.,
Portland OR 97206

Mailing Address: (see full addresses below)

Phone: 503-724-2922

Phone:

Email:
dross771@gmail.com

Email:

Location of property:
SE ¼ of NW ¼ of NW ¼ of Section 28

Range: R11 E

Parcel address: 70 Ramsay Lane, White Salmon, WA (Registered in Klickitat County as 85 Ramsay Lane)

Township: T3N

Section & Qtr. Section:
28-3-11

County: Klickitat

Tax Lot No(s).:
03112800000600

Parcel Size (acres):9.49 acres

Existing use of parcel:
Residential

Use of adjacent parcels:
Residential

Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

Project Description:

This application relates to a project (C19-0002) that was approved by the Columbia River Gorge Commission on May, 22, 2019. The approved project was to replace a 30' by 40' shed that collapsed due to heavy snow pack by 24' by 30' workshop/garage in same location as the original shed on property located at 70 Ramsey Lane, White Salmon, WA.

This project was approved without electricity, water and waste lines. This application is for the connection of electricity, water and septic. The garage is 70 feet from our home. We will run electricity to the garage from the house and bury the line underground. It will also have water and a toilet which will be connected to the existing septic tank which is 150 ft away. The septic system was replaced approximately 10 years ago, and also needs review.

Complete co-owner information:

Crow-Donnell Family Trust (Gaby Donnell)

3414 NE 24th Ave.

Portland, OR 97212

gabydon@gmail.com

503-504-7278

Lindy Walsh

1693 SE 32nd Pl.

Portland, OR 97214

Walsh.lindy@gmail.com

503-314-4390

Debra Ross

4606 SE Brooklyn St.

Portland, OR 97206

Dross771@gmail.com

503-724-2922

Application checklist: The following is required to complete your application:

- ☐ Application form completed and signed
- ☐ Site plan
- ☐ Key viewing areas checklist, elevation drawings, and landscape details, if required
- ☐ Names and addresses of adjacent property owners, if required
- ☐ Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature: date 5/29/19

date

Property owner(s) signature: date 5/28/19

Gary Darnell (CSW) date 5/29/19

5/29/19

Site Plan

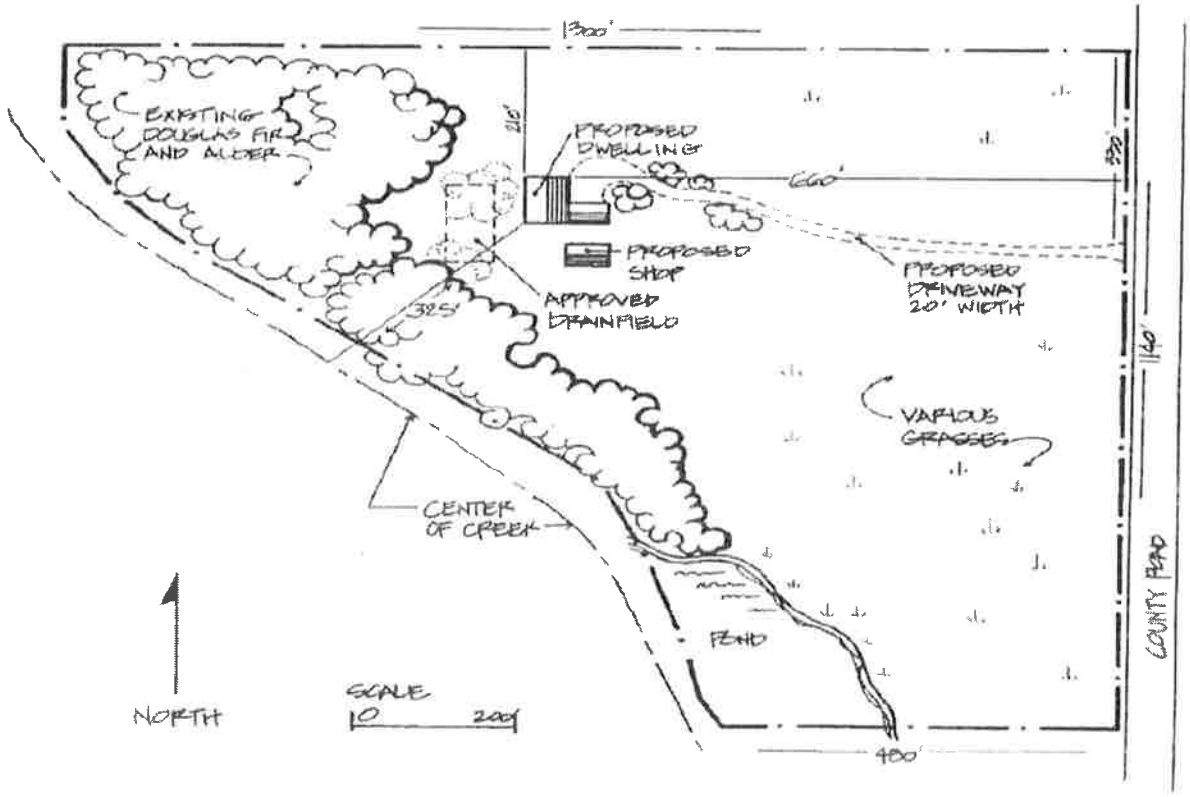
A plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail must be included with the application.

If the parcel is very large, you may show on the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so that the planners can orient themselves on your map. A small vicinity map showing the subject parcel and surrounding parcels may help.

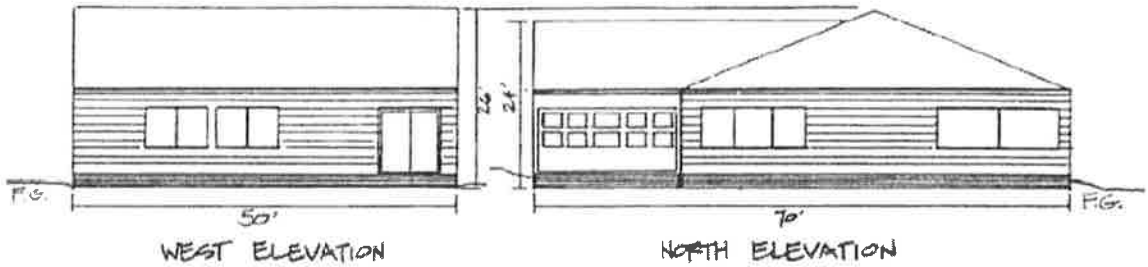
At a minimum, you must show the following features; other site plan information may be required depending on the type or location of development being proposed.

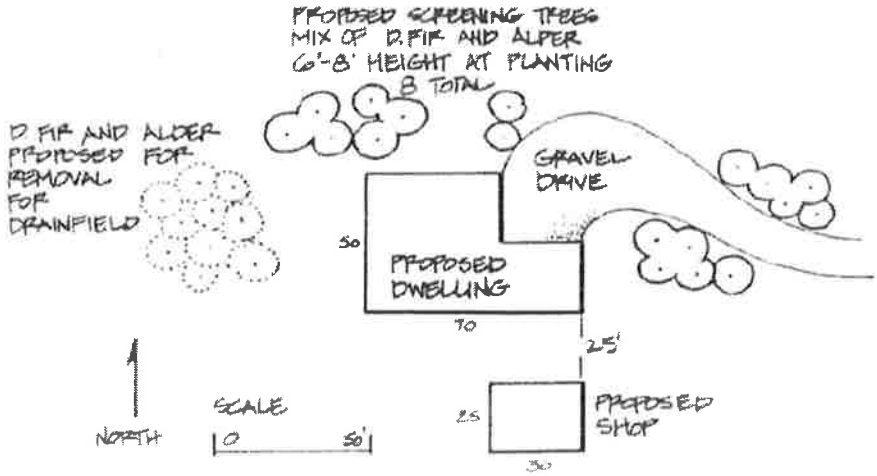
- ☐ applicant(s) name
- ☐ location and width of existing and proposed roads, driveways, and trails
- ☐ scale and north arrow
- ☐ location and size of all existing and proposed structures
- ☐ boundaries of parcel with dimensions and size
- ☐ location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines and outdoor lighting
- ☐ significant terrain features or landforms
- ☐ location and depth of all proposed grading and ditching
- ☐ groupings and species of trees or other vegetation on the parcel
- ☐ location and species of vegetation that would be removed or planted
- ☐ bodies of water and water courses

Sample Site Plan



Sample Elevation Drawing and Landscape Plan





***Please use this template or attach a separate site plan**

Site plan (continued):

See Attachment #1

Each grid equals 50'x 50' at scale of 1" = 200'.

Key Viewing Areas:

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are listed below.

Please check those sites which can be seen from your property:

- ☐ Historic Columbia River Highway
- ☐ Old Highway 8 (County Road 1230)
- ☐ Highway I-84
- ☐ Washington State Route 142
- ☐ Washington State Route 14
- ☐ Washington State Route 141
- ☐ Panorama Point Park
- ☐ Columbia River
- ☐ Rowena Plateau and Nature Conservancy Viewpoint
- ☐ Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings which would be visible from key viewing areas, including:

- ☐ *the appearance of proposed* buildings *over 400 square feet* in *size*
- ☐ *surrounding final grades*

Landscape details must show how your project will be screened from key viewing areas, including:

- ☐ *location of plants used*
- ☐ *number of plants*
- ☐ *size of plants*
- ☐ *type of plants*
- ☐ *irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- ☐ *location of existing and proposed topographical features which would screen your project.*

***Please use this template or attach a separate Elevation and Landscape plan**

Elevations and Landscape Details:

SEE Attachment #2

Each grid equals 50'x 50' at scale of 1" = 200'.

Adjacent Property Owners:

If your project is included in one of the categories below, then you must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Your county Assessor's Office can assist you in obtaining this property owner information. You may use the back of this form to record the names and addresses or you may submit forms which the county may provide you.

Notification of landowners within 200 feet:

- ☐ Uses within Residential designation (except single-family dwellings located adjacent to Agriculture or Forest designations - see notification of landowners within 500 feet)
- ☐ Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)
- ☐ Uses within Forest designation (except utility facilities, railroads, home occupations, cottage industries, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps-retreats-conference centers, bed and breakfasts, and non-profit learning/research facilities - see notification of landowners within 500 feet)
- ☐ Uses within Commercial designations
- ☐ Uses within Recreation designations
- ☐ Uses within Open Space designations
- ☐ Uses within Agriculture-Special designations
- ☐ Uses within Special Management Areas

Notification of landowners within 500 feet:

- ☐ Single-family dwellings within Residential designation located adjacent to Agriculture or Forest designations
- ☐ Non-farm single-family dwellings within Large-Scale Agriculture designation
- ☐ Utility facilities, railroad, home occupations, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of nonprofit camps/retreats/conference centers, and bed and breakfasts, non-profit learning/research facilities within Forest designations

Adjacent property owners (continued):

Township, Range, Section, Tax Lot Number	Name, Address, and E-mail (if possible)
	Tom + Wendy Novick Pete West + Louise Tippens 80 Ramsay Lane White Salmon WA 98672 Portland Address: Pete West + Louise Tippens 4203 NE 28th Ave Portland, OR 97211 ltippens@teleport.com

Projects Requiring Grading Plans:

If your project meets one of the following, then you must submit a grading plan:

In the General Management Area:

- applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10%;
- applications for structural development involving more than 200 total cubic yards of grading (material excavated and/or used as fill) where the building site is visible from one or more Key Viewing Areas

In the Special Management Area:

- applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10% (except trails)

The grading plan must include the following:

- ☐ A map of the site prepared at a scale of 1 inch equals 200, feet (1:2;400) or at a scale providing greater detail, with contour intervals of at least every five feet including:
  - Existing and proposed final grades
  - Location of all areas to be graded, with cut banks and fill slopes delineated; and,
  - Estimated dimensions of graded areas.

- ☐ A narrative description of the proposed grading activity, including:
  - Its purpose
  - An estimate of the total volume of material to be moved
  - The height of all cut banks and fill slopes
  - Provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer of geologist is recommended)
  - A description of all plant materials used to revegetate exposed slopes and banks, including types of species, number of, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and
  - A description of any interim or permanent erosion control measures to be utilized.

Please note: Structural development on slopes greater than 30% is prohibited.

Grading Plan Narrative – Email from Debra Ross, 7/15/2019

"The electric trench will be approximately 3 feet deep and 2 feet wide. The septic trench will be approximately 2 feet wide and 2 feet deep. We will have a small trenching machine dig the trenches and we will save the top soil and dirt to refill them after the pipe and electric line are laid in. We will replant the dug up areas in the fall with grass seed compatible with the current the lawn. It is a very flat area so no other treatment will be necessary. If there is any left over dirt we will use it to fill in any low spots around the building from the construction and will reseed that area also."

If your project is listed below, you will also need to submit additional information. Contact a Gorge Commission planner for help in identifying the information required.

Projects in the General Management Area:

- ☐ Agricultural Buildings and Agricultural Labor Housing
- ☐ Projects within 1000 feet of sensitive wildlife and plant sites or water resources
- ☐ Single-family dwellings on lands designated Large or Small Woodland
- ☐ Single-family dwellings in conjunction with agricultural use
- ☐ Single-family dwellings not in conjunction with agricultural use (on Large-Scale Agriculture)
- ☐ Single-family dwelling for an Agricultural Operator's Relative
- ☐ Wineries or tasting rooms
- ☐ Temporary Hardship Dwelling
- ☐ Communications and Utility Facilities on lands visible from key viewing areas
- ☐ New livestock grazing; new fences, livestock watering facilities, and corrals; or soil, water, and vegetation conservation activities on lands designated Agriculture-Special
- ☐ Production and/or development of mineral resources and expansion of existing quarries
- ☐ Uses located in or providing recreational access to the Columbia River or its tributaries

Projects in the Special Management Area:

- ☐ Single-family dwellings on lands designated Forest, Agriculture or Public Recreation
- ☐ Agricultural Buildings and Agricultural Labor Housing
- ☐ Clearing trees for new agricultural use
- ☐ Any new use or development on lands designated Open Space

Projects Requiring Cultural Resources Reconnaissance Surveys and Historic Surveys for Large-Scale Uses:

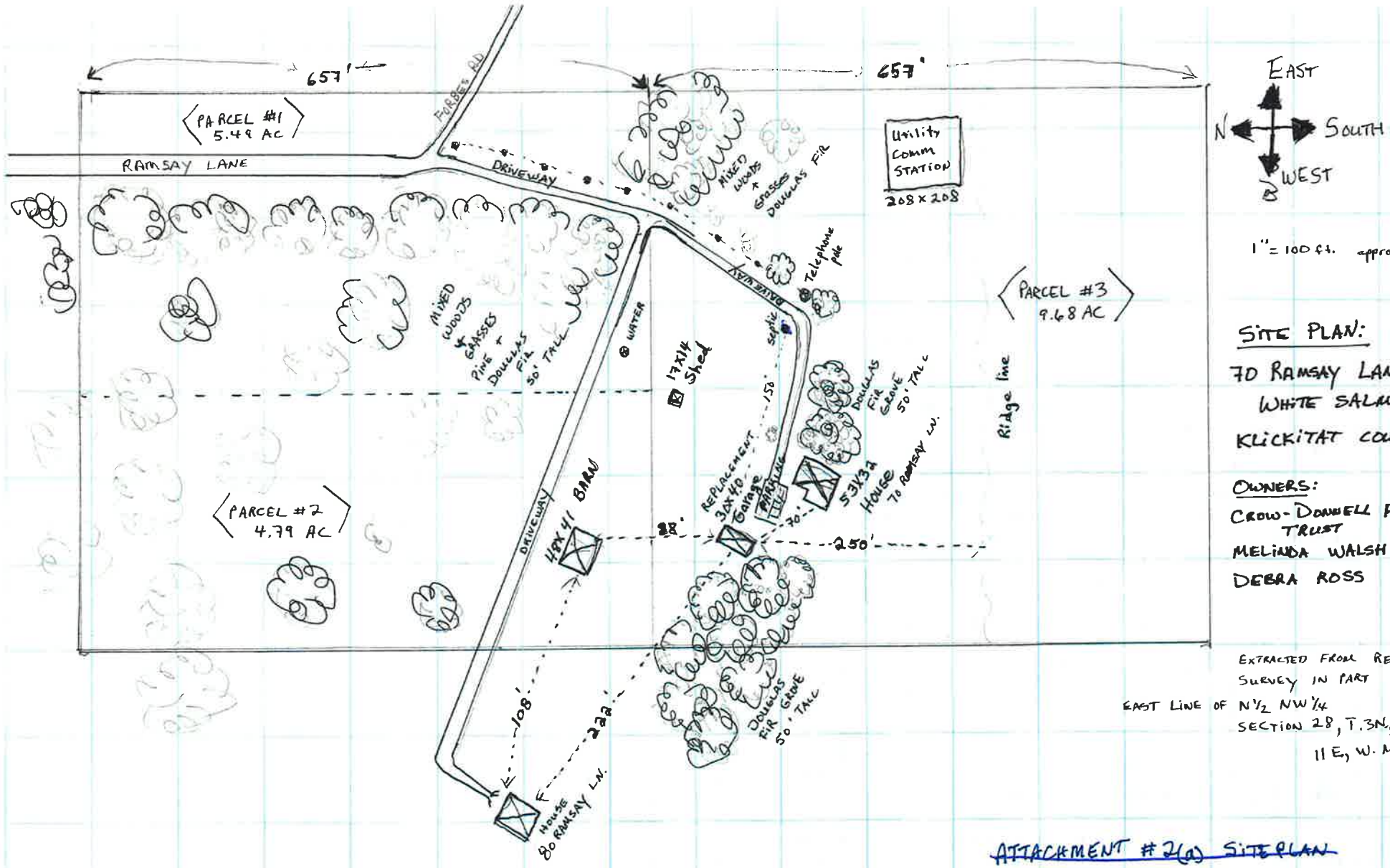
- ☐ Residential development of two or more dwellings
- ☐ Recreation facilities
- ☐ Commercial or industrial development
- ☐ Public transportation facilities
- ☐ Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- ☐ Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances

Projects Requiring Sensitive Plant and Wildlife Surveys:

- ☐ Land divisions that create four or more parcels
- ☐ Recreation facilities that contain parking areas for 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities
- ☐ Public transportation facilities that are outside improved rights-of-way
- ☐ Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- ☐ Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances (except minor projects as specified in Commission Rule 350-81)

Please contact the Columbia River Gorge Commission's office if you need assistance or have any questions. The Commission recommends scheduling a pre-application meeting to discuss your project with a planner before submitting your application for review. Please call 509-493-3323 or contact us via our website at www.gorgecommission.org.

Attachment #1



SITE PLAN:

70 RAMSAY LANE,
WHITE SALMON, WA.
KLICKITAT COUNTY

OWNERS:

CROW-DONNELL FAMILY TRUST
MELINDA WALSH
DEBRA ROSS

EXTRACTED FROM REFERENCE SURVEY IN PART
EAST LINE OF N½ NW¼
SECTION 28, T.3N., R. 11 E., W.M

ATTACHMENT #2(a) SITE PLAN

Ross, Walsh and Donnell Garage

70 Ramsay Lane, White Salmon, WA 98672

INDEX OF DRAWINGS	
1.0	Cover Page
2.0	Floor Plans
2.2	Wall Bracing Plan
3.0	Exterior Elevations
4.0	Cross Section & Details
5.0	Misc. Details, Nailing Schedule

ALL WORK IS TO COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS

DESIGN LOADS:

ATTICS WITHOUT STORAGE	10psf
ASSUMED SOIL BEARING CAPACITY	1500psf
GROUND SNOW LOAD	104psf
BASIC WIND SPEED (V-asd)	85mph*
ULTIMATE WIND SPEED (V-ult)	110mph
SEISMIC DESIGN CATEGORY	D0

*Verify snow load

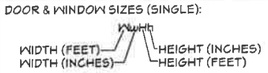
AREA (SQUARE FEET):

GARAGE	324
WORKSHOP	396
TOTAL	720

DRAWING KEY:

SECTION INDICATOR:

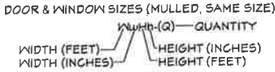
DOOR & WINDOW SIZES (SINGLE):



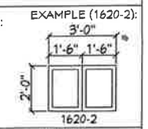
EXAMPLE 1: 6068 = 6'-0" WIDE X 6'-8" HIGH

EXAMPLE 2: 3050 = 3'-0" WIDE X 5'-0" HIGH

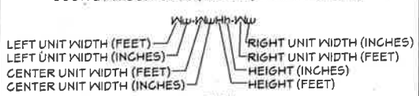
DOOR & WINDOW SIZES (MULLED, SAME SIZE):



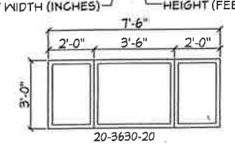
EXAMPLE (1620-2):



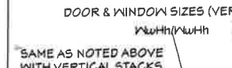
DOOR & WINDOW SIZES (MULLED, VARIABLE WIDTH):



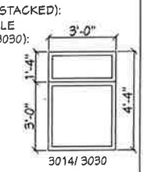
EXAMPLE (20-3630-20):



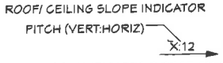
DOOR & WINDOW SIZES (VERTICALLY STACKED):



EXAMPLE (3014/ 3030):



ROOF/ CEILING SLOPE INDICATOR



ARROW INDICATES DIRECTION OF DOWN SLOPE

GENERAL NOTES

GENERAL
Work performed shall comply with these general notes unless otherwise noted on plans. The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction.

All conditions and dimensions shown on the plans shall be verified by the contractor, any discrepancies that require clarification or revisions shall be brought to the attention of the designer before commencing with the work. Ryan Moe Home Design (RMHD), it's owners and affiliates are not responsible for any loss resulting from an error or omission on these plans

Contractor shall provide the requirements of all detail callouts denoted as "TYPICAL" or "TYP." at specifically noted conditions and at all like conditions throughout the project, unless otherwise noted. All details on detail sheets titled as "TYPICAL", and not directly referenced on plans, shall be incorporated at occurring locations throughout the project. Requirements of details not denoted or titled as "TYPICAL" or "TYP" shall be provided at the specific location shown on the plan and adjacent areas as applicable. requirements of details denoted as "SIMILAR" or "SIM" shall be provided with differences as indicated or implied on referenced details and plans.

Details may be depicted diagrammatically. For example, roof pitches, floor/ roof/ wall thickness, framing members, etc., may differ in scale from actual proposed conditions. Details shall be understood in context with other drawings conveying structural and architectural design intent. Dimensions and notes shall take preference over the scaling of the drawing. It is recommended that contractors/ sub-contractors do not scale dimensions from the drawings but use the written dimensions instead.

Where conflicting information exists between these plans and other referenced requirements, the more stringent requirement shall apply unless otherwise approved.

Contractor shall be responsible for providing adequate structural support of construction loads during all phases of construction including, but not limited to, foundation backfill, bracing of wall framing to resist construction floor loads and lateral building loading, bracing of trusses during installation and subsequent construction loading, and other conditions as dictated by the contractor's construction practice.

On-site verification of all dimensions and conditions shall be the responsibility of the contractor and subcontractors. The contractor shall compare and coordinate all drawings prior to construction and when in the opinion of the contractor a discrepancy or error exists, he shall promptly report it to the designer for proper adjustment before proceeding with the work.

All work shall comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material. Manufacturer's installation instructions/ specifications shall be available on the job site at the time of inspection

SITE WORK
These drawings do not cover site work, excavation, grading and landscaping.

EXCAVATION
Shall be sufficient to provide full design dimensions or to allow for forming as required.

BACKFILL AND COMPACTION
Use clean material containing no organic material, trash, muck, roots, logs, stumps, concrete, asphalt or other deleterious substances. Do not backfill against masonry walls until super structure is in place, or adequate bracing is provided. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Equivalent fluid pressure of soil backfill not to exceed 30 P.C.F. uniform class SM or better.

FOUNDATIONS
Soil bearing value assumed to be 1,500 PSF minimum unless otherwise noted on drawings. Builder to be notified immediately should bearing capacity of less than1,500 psf or high water table be encountered. Foundation walls of masonry and concrete are to be constructed as per plan and in accordance with the applicable building codes.

CONCRETE
Shall reach minimum compressive strength of 3000 (28 days psi) unless noted otherwise. Concrete for porches, carport slabs, steps exposed to the weather and garage floor slabs shall have a minimum compressive strength of 3500 (28 days psi) and be air-entrained.

All concrete to be poured in accordance with ACI 318 specification.

Concrete exposed to weather to be air entrained.

REINFORCING RODS
Shall conform to ASTM A-615 grade 60. WWF shall conform to ASTM A-185

STEEL
All metal anchors, fasteners, joist hangers, etc. to be galvanized. All structural steel to conform to ASTM-36. Pipe to be A53. Tube to be A500 of A501. Detailing to be in accordance with AISC structural steel detailing manual. Connections shall be capable of supporting an allowable uniform load stress of 24 ksi. Steel columns and bases to be given a shop coat of rust inhibitive paint or equivalent. Bottom of steel columns shall be anchored in concrete.

LUMBER EXPOSED TO WEATHER
All exposed exterior lumber or lumber in contact with masonry or concrete shall be pressure preservative treated in and bear quality mark of approved inspection agency. And complies w/ the requirements of the American Lumber Standard Committee Treated Wood Program. Provide fire retardant sheathing and lumber where indicated on drawings. All wood shall be a minimum of 8" above finish grade or pressure preservative treated less than 8" above finish grade.

MAXIMUM MOISTURE CONTENT
Lumber shall be 19%, kiln dried in accordance with AWPA standards.

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

PLYWOOD & O.S.B.
Plywood & O.S.B. used structurally shall meet the performance standards and all other requirements of applicable commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

FLASHING
Flash and counter flash at roof and wall intersections, valleys, crickets and saddles, and sidewalls per code. Flashing at vent pipes, soil stacks, vertical front walls to be applied in accordance with manufacturer's printed instructions. Flashing material to be min. .019 corrosion resistant metal, mineral surfaced roll roofing, or approved equal.

Flash all exterior openings and all building corners as required. Flash and caulk wood beams and other projections through exterior walls and roof surfaces.

CAULKING
Fill all joints of different materials and all penetrations as required.

ALL OPERABLE WINDOWS
All operable windows shall have noncorrosive screens and sash locks. Screens are provided to prevent the entry of insects and are not intended to prevent children from falling out of open windows. Windows having the lowest part of their clear opening less than 24" above finished floor and more than 72" above finished grade shall: (1) be allowed to open to such a distance such that a sphere of 4" cannot passs through, or, (2) shall be provided with guards complying with ASTM F 2090, or (3) provided with window opening control devices that comply with ASTM F 2090

WEATHERPROOFING
All sliding, swinging doors, and window openings to the exterior shall be fully weatherstripped, caulked, gasketed or otherwise treated to limit air infiltration. Doors and windows shall meet air infiltration and other performance factors as required by code.

HEADERS
All 2x4 exterior and interior bearing walls to have a minimum 4x6 header unless specified otherwise on the plan.

All 2x6 exterior and interior bearing walls to have a minimum (2) 2x6 header unless specified otherwise on the plan.

All headers over 48" in length to have a minimum (2) jack studs at each end.

STRENGTH OF FRAMING MATERIALS
All framing lumber shall be AF&PA/NDS (or other approved agency) rated lumber of the following (or as noted on plans):

Joists and rafters shall be southern pine, grade 2 or better.

Wood studs and posts shall be SPF stud grade or better

Headers shall be #2 Douglas fir or #1 Southern Pine, #1 Hem fir or #1 SPF

LVL beams shall have the following minimum properties:
-Bending stress "Fb" = 2600 PSI
-Horizontal shear "Fv" = 285 PSI
-Compression perpendicular to grain "Fc" = 750 PSI
-Compression parallel to grain "Fc" = 2510 PSI
-Modulus of elasticity "E" - 2,000,000 PSI

ENGINEERED TRUSSES
Trusses shown on this plan are for design and illustrative purposes. The truss manufacturer is to provide truss design drawings which may differ from what is shown on this plan. Notify RMHD if the truss design drawings affect any aspect of the design.

Truss design drawings shall be provided to the building official and approved prior to installation. Truss design drawings shall include, at a minimum, the information specified below. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite.
1. Slope or depth, span and spacing.
2. Location of all joints.
3. Required bearing widths.
4. Design loads as applicable.
4.1. Top chord live load (as determined from Section R301.6).
4.2. Top chord dead load.
4.3. Bottom chord live load.
4.4. Bottom chord dead load.
4.5. Concentrated loads and their points of application.
4.6. Controlling wind and earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use.
6. Each reaction force and direction.
7. Joint connector type and description (e.g., size, thickness or gage) and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member.
9. Connection requirements for:
9.1. Truss to girder-truss.
9.2. Truss ply to ply.
9.3. Field splices.
10. Calculated deflection ratio and/or maximum description for live and total load.
11. Maximum axial compression forces in the truss members to enable the building designer to design the size, connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss design drawing or on supplemental documents.
12. Required permanent truss member bracing location.

Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements of the individual truss design drawings. In the absence of specific bracing requirements, trusses shall be braced in accordance with accepted industry practice such as the SBCA Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Truss Members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Alterations resulting in the addition of load (e.g., HVAC equipment, water heater) that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading.

ROOF TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI-B3)

Ryan Moe Home Design
www.RyanMoe.com
Email: info@RyanMoe.com
Phone/ Fax: 800-782-1985

Project Info:
Ross, Walsh and Donnell Garage
70 Ramsay Lane, White Salmon, WA 98672

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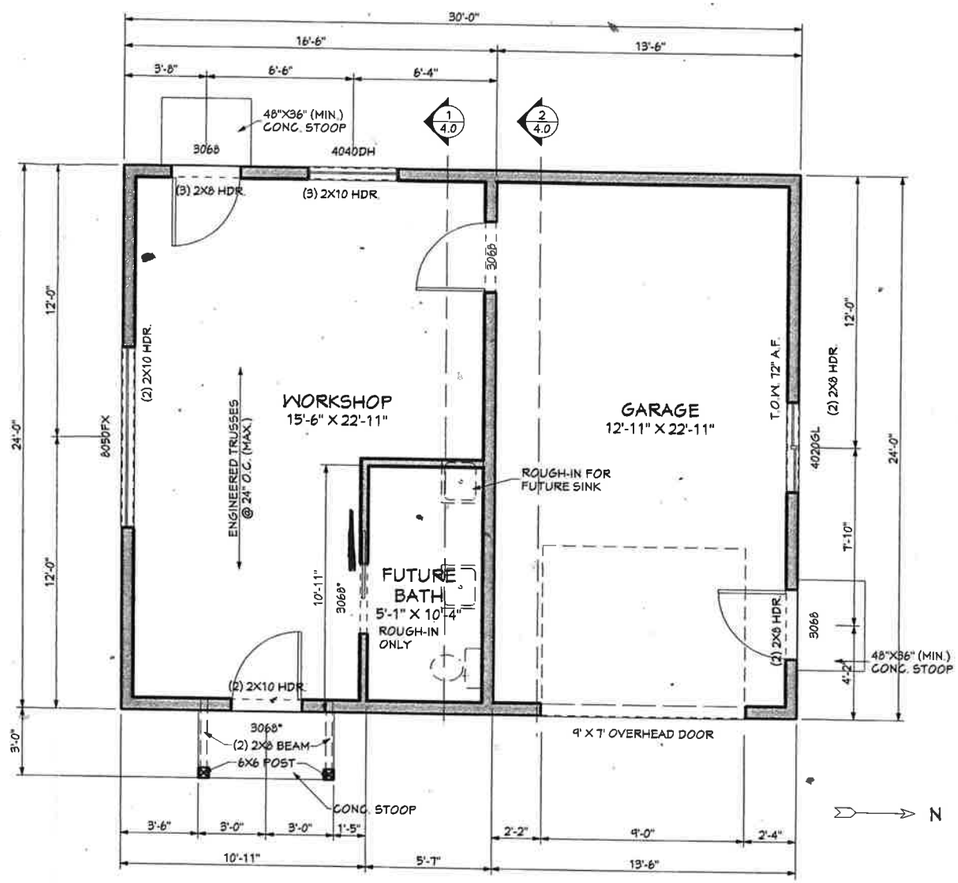
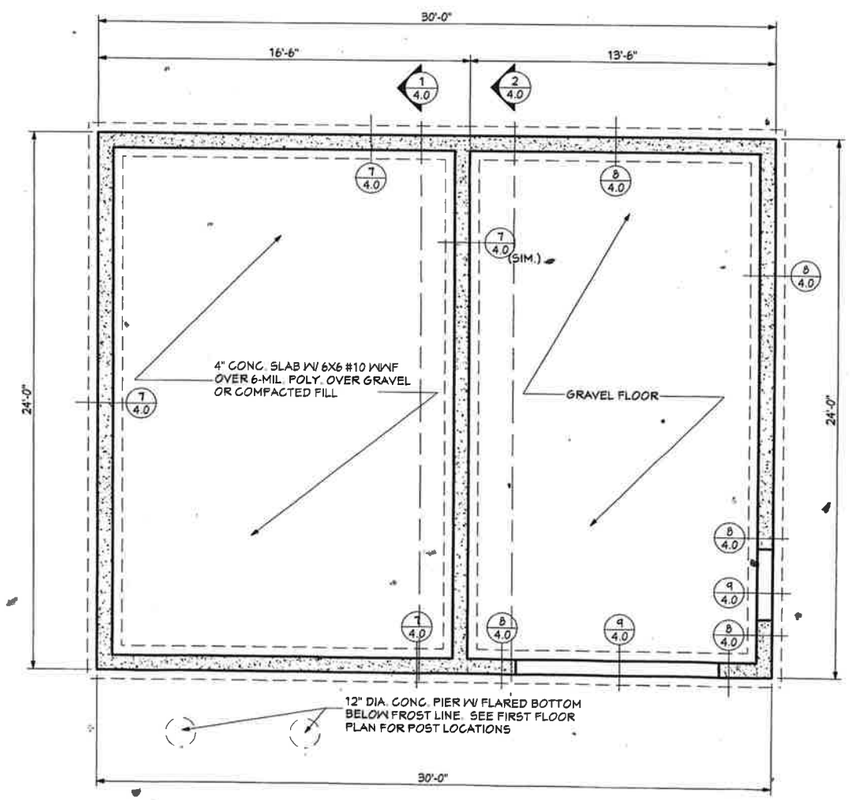
Attachment #2



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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BRACED WALL LINE SCHEDULE

	WALL LINE 1	WALL LINE 2	WALL LINE A	WALL LINE B
BRACED-WALL-LINE LOCATION	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY	1ST OF 1-STORY
EAVE TO RIDGE HEIGHT	7 FT	7 FT	7 FT	7 FT
BRACED-WALL-LINE SPACING	24.00 FT	24.00 FT	30.00 FT	30.00 FT
BRACED-WALL-LINE LENGTH	30 FT	30 FT	24 FT	24 FT
WALL HEIGHT	9 FT	9 FT	9 FT	9 FT
BRACING METHOD	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB CONSTRUCTION TYPE	N/A	N/A	N/A	N/A
GYPSUM WALL BOARD ON INSIDE	NO	NO	NO	NO
HORIZONTAL JOINTS BLOCKED	YES	YES	YES	YES
HOLDOWN DEVICE USED	NO	NO	NO	NO
WALL DEAD LOAD	≤ 8 PSF	≤ 8 PSF	≤ 8 PSF	≤ 8 PSF
ROOF/CEILING DEAD LOAD	≤ 15 PSF	≤ 15 PSF	≤ 15 PSF	≤ 15 PSF
WIND				
TABULATED WIND BRACING AMOUNT	3.6 FT	3.6 FT	4.5 FT	4.5 FT
EXPOSURE HEIGHT FACTOR	1	1	1	1
EAVE-TO-RIDGE HEIGHT FACTOR	0.82	0.82	0.82	0.82
WIND WALL HEIGHT FACTOR	0.95	0.95	0.95	0.95
NUMBER OF BWL FACTOR	1	1	1	1
HOLDOWN FACTOR	1	1	1	1
BLOCKED JOINT FACTOR	1	1	1	1
GYPSUM ON INSIDE FACTOR	1.4	1.4	1.4	1.4
WIND GB CONSTRUCTION FACTOR	1	1	1	1
REQUIRED WIND BRACING AMOUNT	3.93 FT	3.93 FT	4.91 FT	4.91 FT
SEISMIC				
TABULATED SEISMIC BRACING AMOUNT	4.6 FT	4.6 FT	3.7 FT	3.7 FT
SEISMIC WALL HEIGHT FACTOR	1	1	1	1
BWL SPACING FACTOR	1	1	1.2	1.2
BLOCKED JOINT FACTOR	1	1	1	1
GYPSUM ON INSIDE FACTOR	1.5	1.5	1.5	1.5
SEISMIC GB CONSTRUCTION FACTOR	1	1	1	1
WALL DEAD LOAD FACTOR	0.85	0.85	0.85	0.85
ROOF DEAD LOAD FACTOR	1	1	1	1
VENEER FACTOR	1	1	1	1
REQUIRED SEISMIC BRACING AMOUNT	5.86 FT	5.86 FT	5.66 FT	5.66 FT
RESULTS				
LENGTH OF WALL BRACING REQUIRED	5.86 FT	5.86 FT	5.66 FT	5.66 FT
LENGTH OF WALL BRACING PROVIDED	8.67 FT	10.33 FT	12.0 FT	8.5 FT

WALL BRACING NOTES

THIS PLAN IS INTENDED TO SHOW THE APPROXIMATE LOCATION OF BRACED WALL PANELS. SEE MAIN FLOOR PLANS FOR EXACT DIMENSIONS.

FOR CONTINUOUSLY SHEATHED WALLS, THE PANELS SHOWN ON THIS PLAN ARE ONLY INTENDED TO SHOW THAT THE PLAN Meets THE MINIMUM PANEL REQUIREMENTS. ALL SURFACES OF CONTINUOUSLY SHEATHED WALL LINES ARE TO BE COMPLETELY SHEATHED INCLUDING infill AREAS ABOVE AND BELOW WINDOWS AND DOORS.

THE MAXIMUM SPACING OF BRACED WALL LINES PER TABLE R602.10.1.3 HAS BEEN INCREASED BEYOND 25' AND THE ADJUSTMENT FACTORS OF TABLE R602.10.3(4) HAVE BEEN APPLIED.

THE REQUIRED LENGTH OF BRACING IN TABLES R602.10.3(1) AND R602.10.3(3) HAS BEEN MULTIPLIED BY THE APPROPRIATE ADJUSTMENT FACTOR IN TABLES R602.10.3(2) AND R602.10.3(4), RESPECTIVELY FOR WALLS WHERE A REQUIRED INTERIOR FINISH HAS BEEN OMITTED.

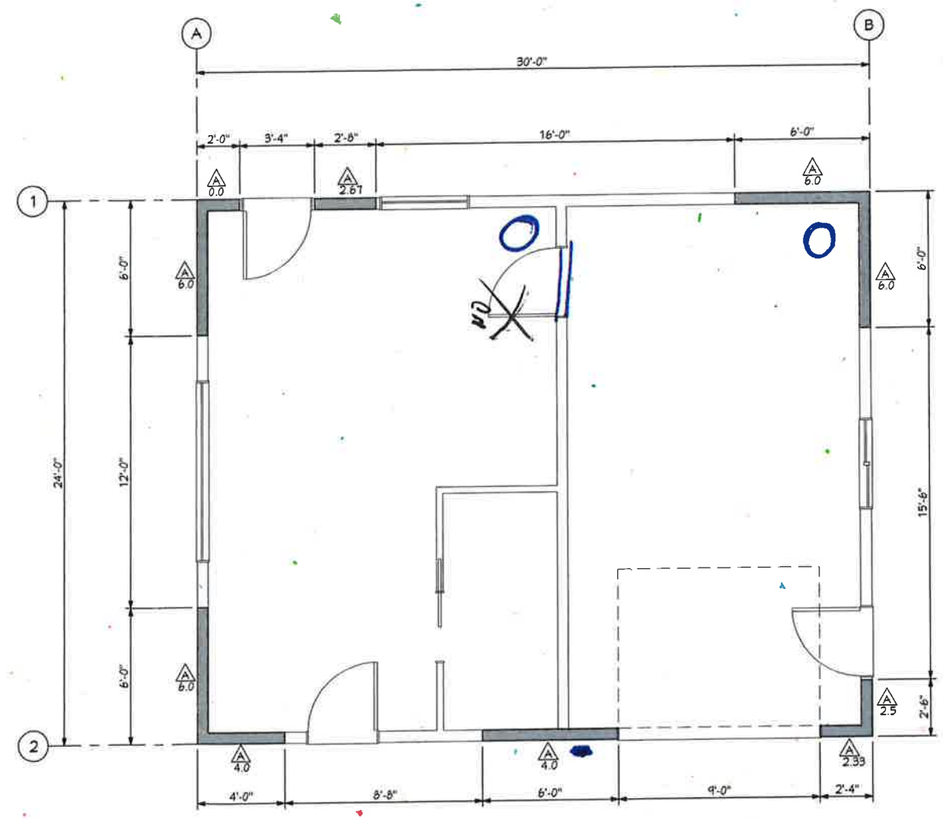
KEY

BRACING METHOD (SEE 3/5.0)
LENGTH OF QUALIFIED BRACING

HOLD-DOWN SCHEDULE

MARK	MODEL	ANCHOR BOLT	POST/ STUD FASTENERS	MIN. WD MEMBER THICKNESS	ALLOWABLE TENSION LOADS (160)
H-1	DTT2Z	1/2" DIA.	8-SDS 1/4" x 1 1/2"	1 1/2"	1800

HOLD-DOWNS ARE SPECIFIED AS "SIMPSON STRONGTIE" OR EQ., INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



WALL BRACING PLAN

SCALE: 1/4" = 1'-0"

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Email: info@RyanMoe.com
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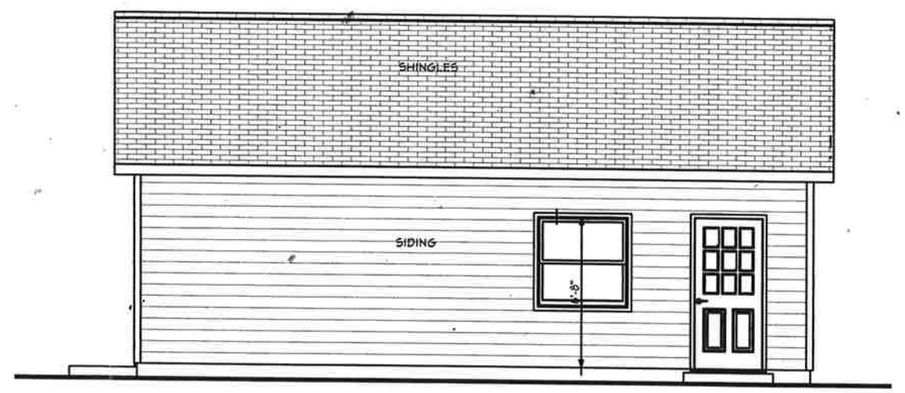
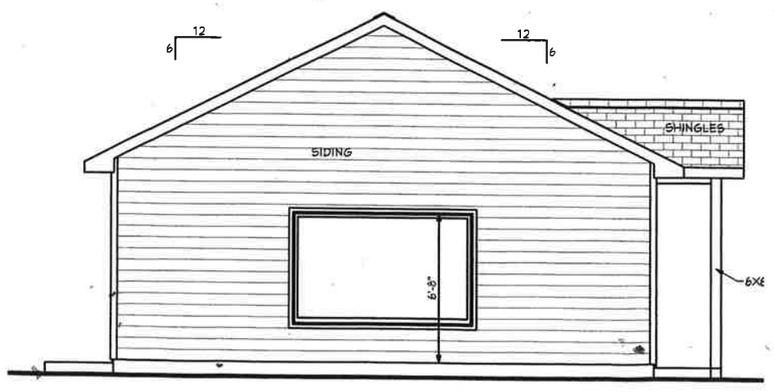
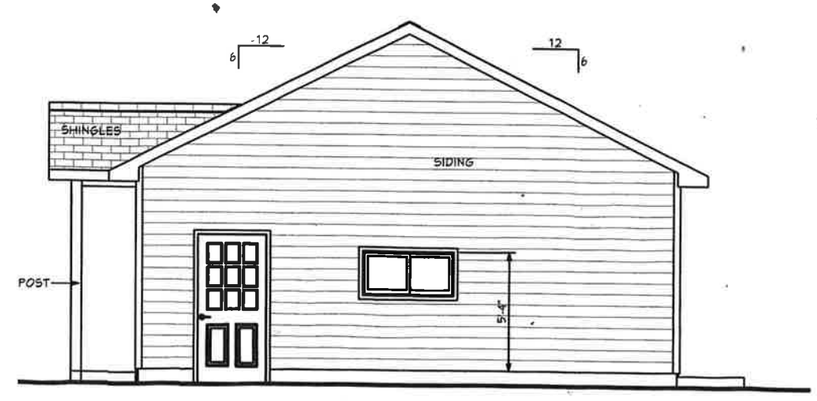
EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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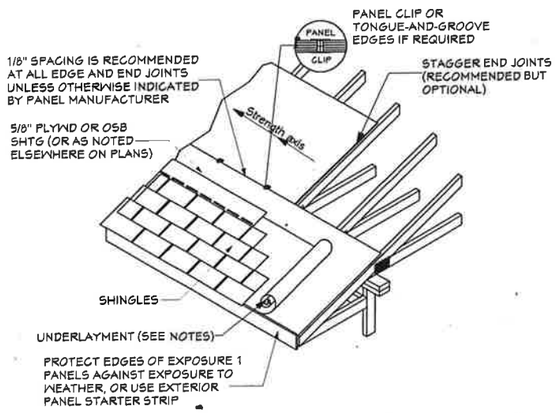


ROOFING NOTES:

COVER SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT FOR EXTRA PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION.

IF OSB PANELS ARE USED, PLACE SCREENED SURFACE OR SIDE WITH SKID-RESISTANT COATING UP.

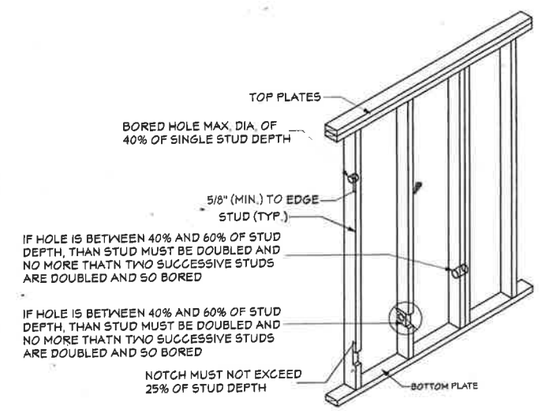
KEEP ROOF SURFACE FREE OF DIRT, SAWDUST AND DEBRIS, AND WEAR SKID-RESISTANT SHOES WHEN INSTALLING ROOF SHEATHING.

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE OFFSET BY 6 FEET

1/5.0 TYPICAL ROOFING DETAIL

SCALE: 1/2" = 1'-0"



2/5.0 NOTCHING & BORED HOLE LIMITATIONS

SCALE: 1/2" = 1'-0"

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

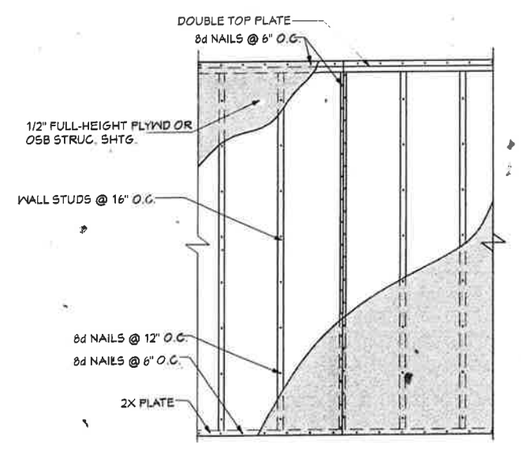
DESCRIPTION OF BUILDING ELEMENTS	NUMBER, TYPE & SPACING
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOENAIL	(3-8d), OR (2-16d)
DOUBLE STUDS, FACE NAIL	10d AT 24" O.C.
DOUBLE TOP PLATES, TYP. FACE NAIL	10d AT 24" O.C.
DOUBLE TOP PLATES, LAP SPLICE MIN 48"OFFSET OF END JOINTS	8-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
TOP PLATES, LAPS @ CORNERS AND INTERSECTION, FACE NAIL	2-10d
BUILT-UP OR CONT. HEADER, (2) PIECE w/ 1/2" SPACER	16d AT 16" O.C. ALONG EDGE
CEILING JOIST TO PLATE, TOE-NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE-NAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-10d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-10d
TRUSS OR RAFTER TO PLATE, TOE-NAIL	3-16d
BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	10d AT 32" O.C. AT T & B AND STAGGERED. 2-10d AT EACH SPLICE & @ ENDS
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	2-16d AT EACH BEARING 4-16d TOENAIL or 3-16d FACENAIL
RAFTER TIES TO RAFTERS, FACE	3-8d

WOOD STRUCTURAL PANELS AND PARTICLE BOARD :

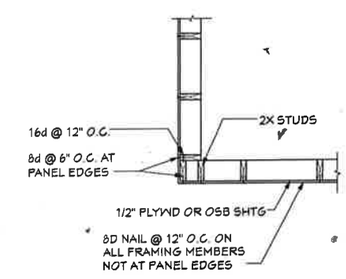
ROOF AND WALL SHEATHING (TO FRAMING)	
5/16"- 1/2" (SUBFLOOR, WALL)	6d COMMON, 6"O.C. EDGES(i), 12"O.C. INTERMEDIATE(a)
19/32"- 1"	8d COMMON, 6"O.C. EDGES(i), 12"O.C. INTERMEDIATE(a)

GYPSUM SHEATHING	
1/2" (b)	1 1/2" GA. ROOFING NAIL; 6d COMMON or STAPLE GA. 1 1/2";1 1/4 SCREWS, TYPE W OR S.(b,c,d,e) 4"O.C. EDGES(i), 8"O.C. INTERMEDIATE(c,e)
5/8" (b)	1 3/4" GA. ROOFING NAIL; 8d COMMON or STAPLE GA. 1 5/8"; 1 1/4 SCREWS, TYPE W OR S.(b,c,d,e) 4"O.C. EDGES(i), 8"O.C. INTERMEDIATE(c,e)

a. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
b. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
General Notes:
All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.142 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
Spacing of fasteners not included in this table shall be based on Table R602.3(2).
THIS TABLE PROVIDES THE MINIMUM NAILING REQUIREMENTS FOR MOST APPLICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS TABLE AND WHAT IS SHOWN ELSEWHERE ON THESE PLANS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED.



A TYP. BRACED WALL PANEL



OUTSIDE CORNER (PLAN VIEW)

3/5.0 TYPICAL BRACED WALL PANELS

SCALE: 1/2" = 1'-0"

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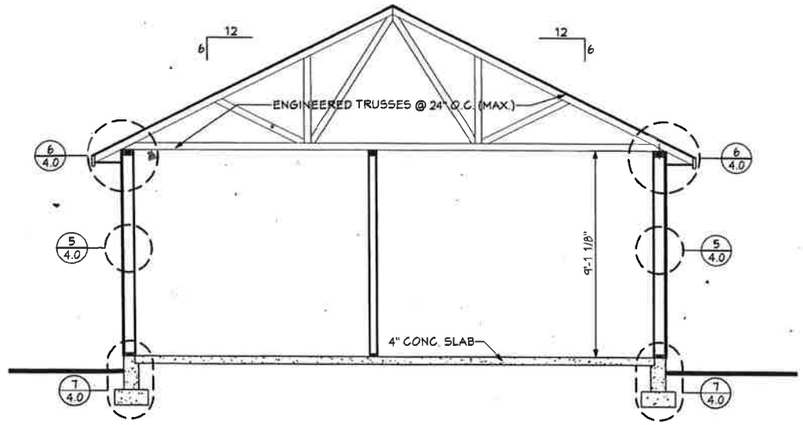
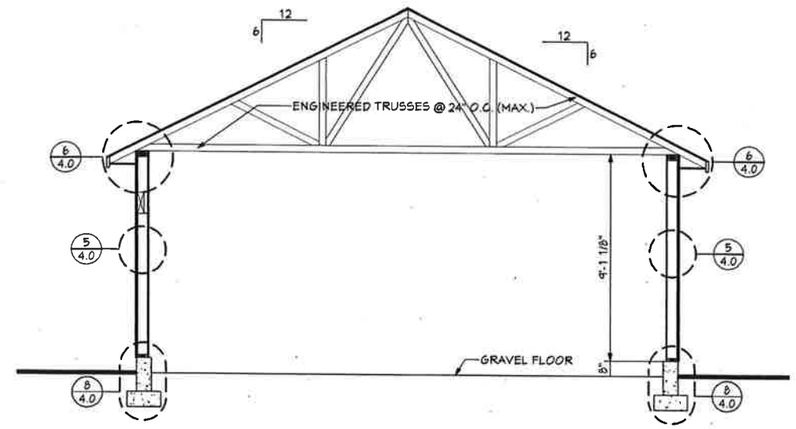


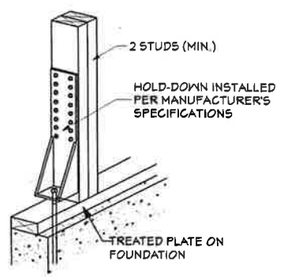
1/4.0 CROSS SECTION @ WORKSHOP

SCALE: 1/4" = 1'-0"



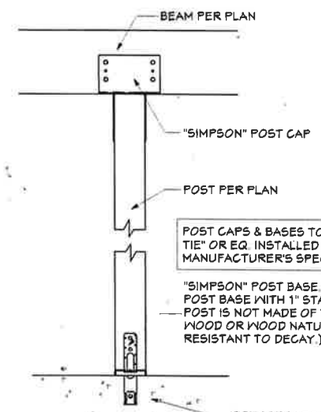
2/4.0 CROSS SECTION @ GARAGE

SCALE: 1/4" = 1'-0"



3/4.0 HOLD DOWNS

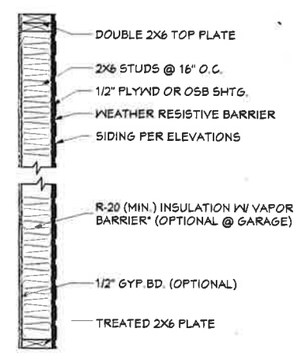
SCALE: 3/4" = 1'-0"



4/4.0 POST CONNECTION DETAIL

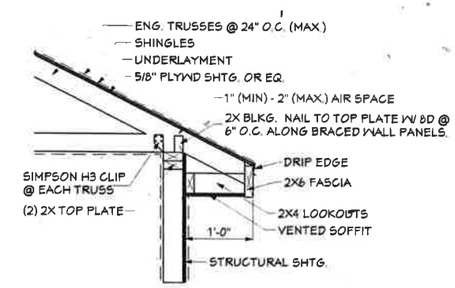
SCALE: 3/4" = 1'-0"

*VAPOR BARRIER MAY BE ACHIEVED USING KRAFT-FACED FIBERGLASS INSULATION, UNPERFORATED ALUMINUM FOIL OR 4-MIL. POLY.



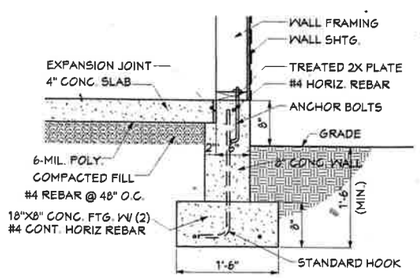
5/4.0 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



6/4.0 TYPICAL EAVE DETAIL

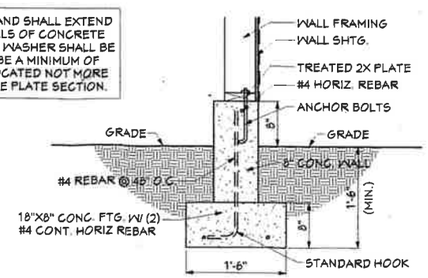
SCALE: 3/4" = 1'-0"



7/4.0 FOUNDATION @ WORKSHOP

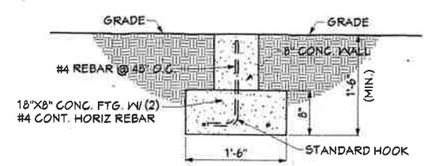
SCALE: 3/4" = 1'-0"

ANCHOR BOLTS TO BE 1/2"Ø, SPACED 6' O.C. (MAX.) AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. A NUT AND 3"X3"X1/4" GALV. PLATE WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 3.5" FROM EACH END OF THE PLATE SECTION.



8/4.0 FOUNDATION @ GARAGE

SCALE: 3/4" = 1'-0"



9/4.0 FOUNDATION @ GARAGE OPENING

SCALE: 3/4" = 1'-0"

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