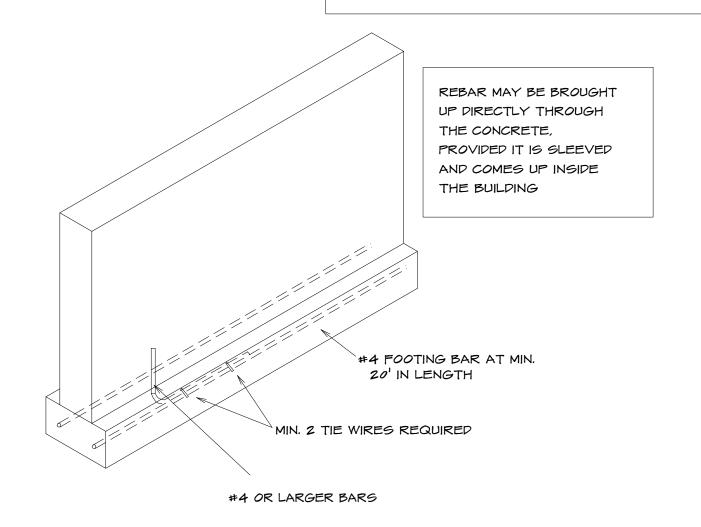


TYPICAL DEAD-MAN SECTION



I. Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system... This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 6.0 m (20 ft) of one or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 13 mm (1/2 in.) in diameter, or consisting of at least 6.0 m (20 ft) of bare copper conductor not smaller than 4 AWG.

2. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system. Proper lap splices are required

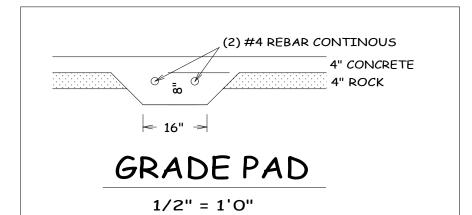
UFER GOUNDING SECTION

Note...Bridging. Joists exceeding a nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet. (R502.7.1)

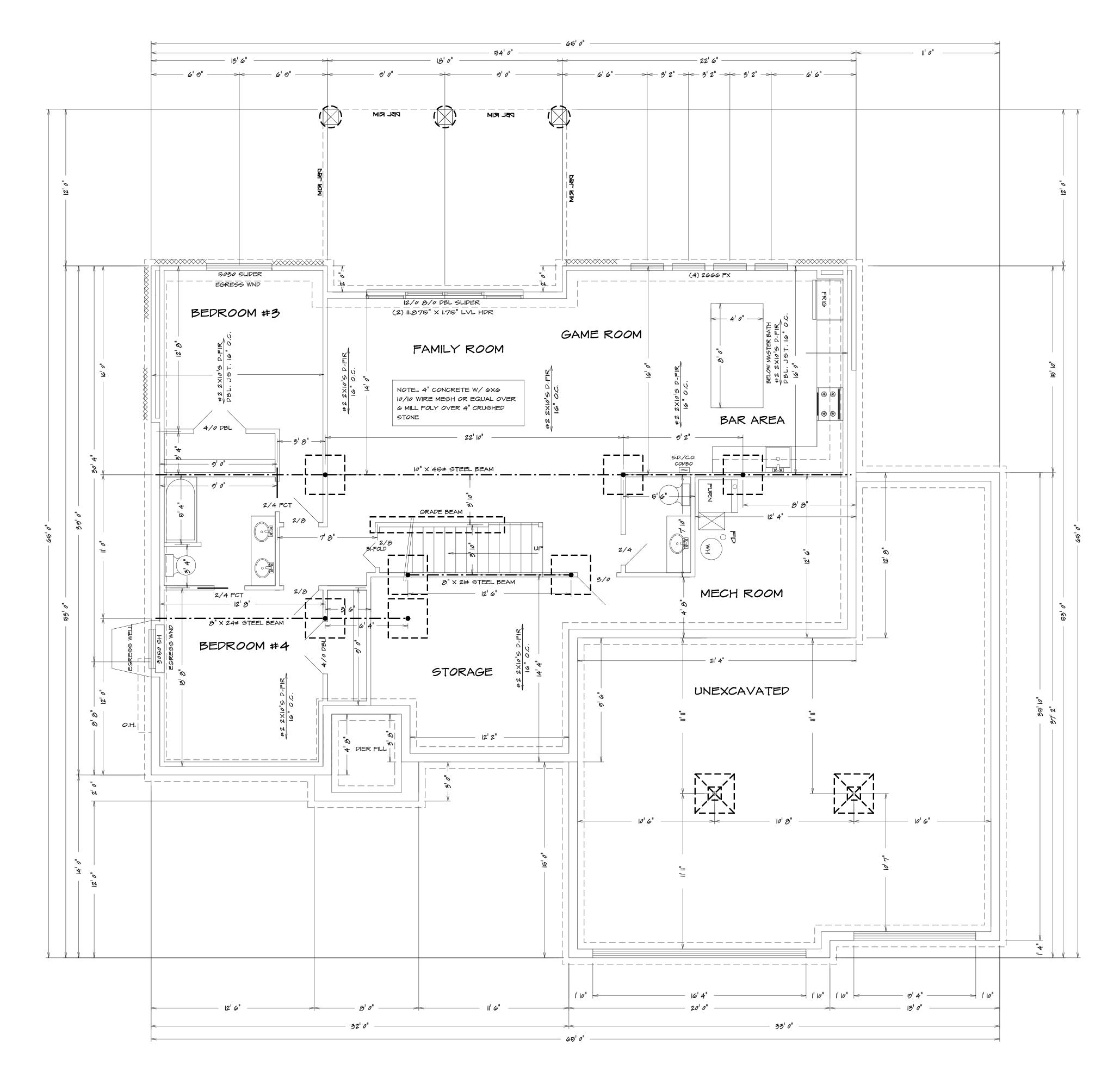
STEEL COLUMNS TO BE

3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED
IN ACCORDANCE WITH ASTM AB3 GRADE B OR
APPROVED EQUIVALENT UNLESS NOTED

NOTE... 42" × 42" × 12" CONCRETE PADS WITH (6) #4 REBARS EACH WAY (UNLESS NOTED)



REQUIRED FOOTING:				
BUILDING HEIGHT	MINIMUM FOOTING	HORIZONTAL REBAR	LOCATION OF REBAR	
I OR 2 STY.	8"T × 16"W	2-#4	3" FROM BTM.	
3 STORY	8"T × 24"W	2-#4	3" FROM BTM.	
ACC. STR.	8"T × 12"W	2-#4	3" FROM BTM.	



SEE ELEVATION FOR WALL HEIGHTS

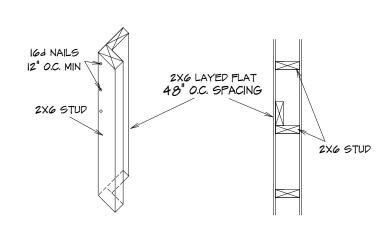
NOTE... ELECTRICAL SERVICE TO BE 200 AMP.

NOTE... DOUBLE JOIST UNDER

ALL PARALLEL WALLS

ABOVE UNLESS NOTED

S.D. = SMOKE DETECTOR



EXTERIOR TALL WALL SECTION

10' TRU 18' UNINTERUPTED TALL WALLS
TO BE CONSTRUCTED WITH
2X6 STUPS 16" O.C. WITH
STIFF BACK EVERY 48" O.C.

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:	
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2XIO'S	
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 P-FIR 2XIO'S W/I/2" GLUE PLY	
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.	
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.	
9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.	
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.	
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 7/8" L.V.L.	
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 7/8" L.V.L.	
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.	

R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1820 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions

- I. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
- 2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
- 3. Windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.

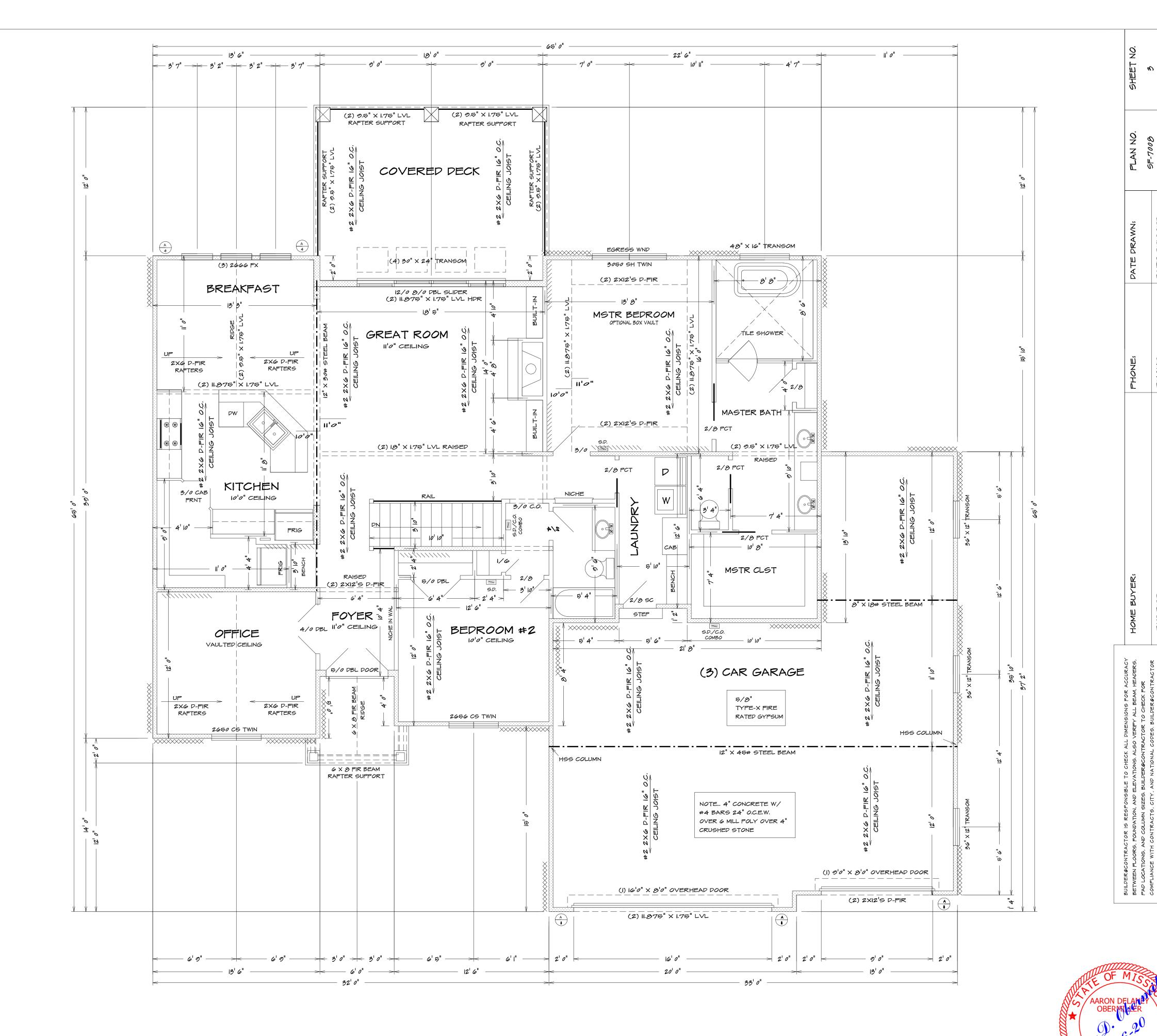
Exception:

The glazed areas shall not be required where artificial light and a local exhaust system are provided.

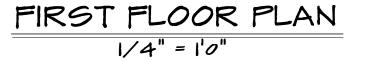
The minimum local exhaust rates shall be determined in accordance with Section MIBO7.

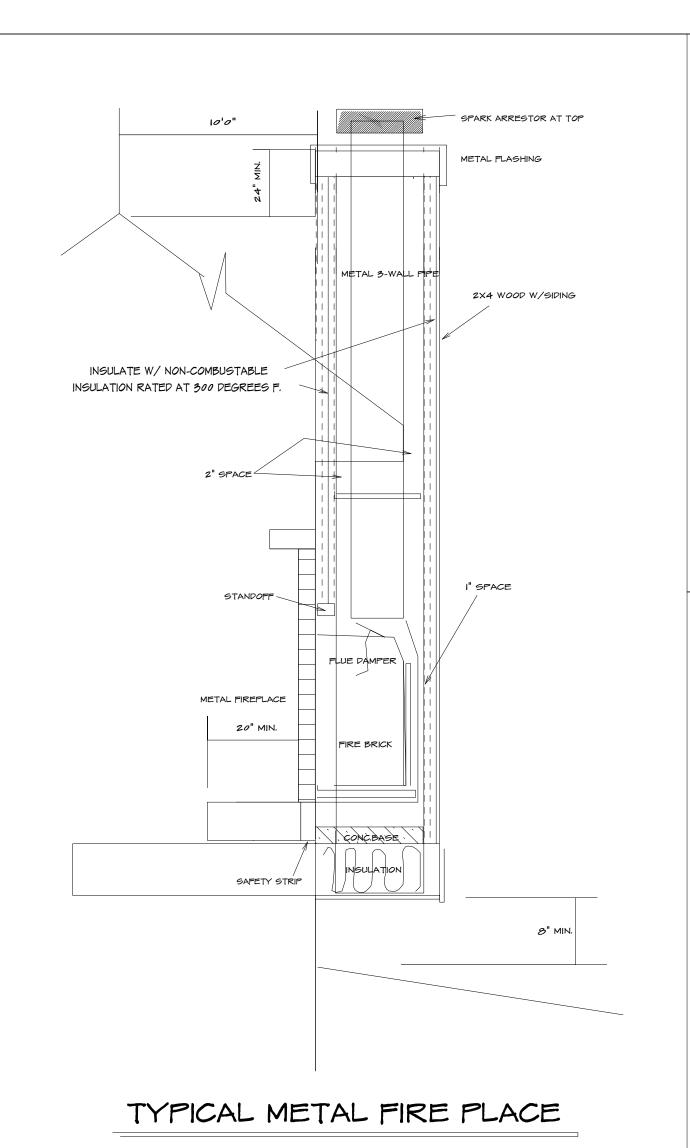
Exhaust air from the space shall be exhausted directly

to the outdoors.

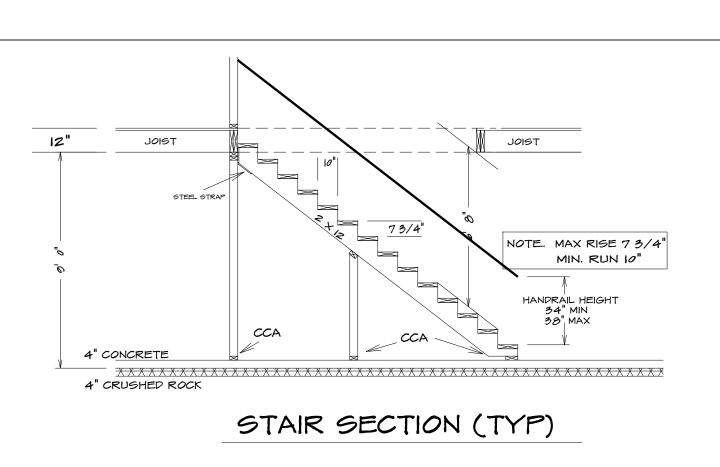


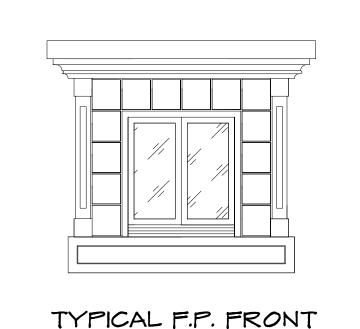






NOTE .. SEE SPECS FOR SPECIFIC APPLICATIONS.





EMERGENCY EGRESS

I. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN. OPENABLE AREA OF 5.7 SR. FT. WITH A MIN. OPENABLE HEIGHT OF 24" AND WIDTH OD 21"

ELECTRICAL OUTLETS

ALL OUTLETS TO BE BRANCH CIRCUIT-INTERRUPTER
OR GROUND FAULT CIRCUIT-INTERRUPTER PROTECTED

EXCEPT.. REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP AND SINGLE OUTLET IN GARAGE FOR A FREEZER

2. ALL RECEP. TO BE TAMPER RESISTANT

GARAGE

I. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS

2. DOORS BETWEEN GARAGE AND DWELLING - MIN I 3/3" SOILD

CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED

3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHTOUT

4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

GLAZING

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL
BE APPROVED SAFTY GLAZING MATERIALS: GLASS IN STORM DOORS, INDIVIDUAL
FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL
EDGE IS WITHIN A 24" ARCH OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTEM
EDGE IS WITHIN 60" OF THE FLOOR: WALLS ENCLOSED STAIRWAYS AND LANDINGS
WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTEM OF THE STAIR: ENCLOSURES
FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS: GLAZING IN FIXED OR OPENABLE PANELS
EXCEEDING 9 SQ. FT. AND WHOSE BOTTEM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR

ROOFING MATERIAL 240 LB ASPHALT SHINGLES

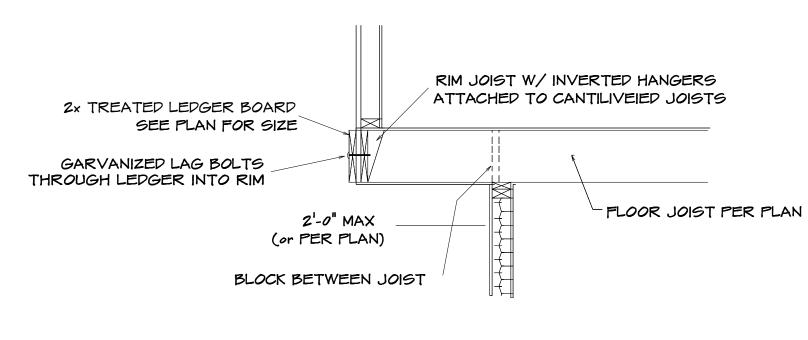
7/16" OSB SHEATHING -

FAFTER ATTIC SPACE

R-40 INSULATION (MIN)

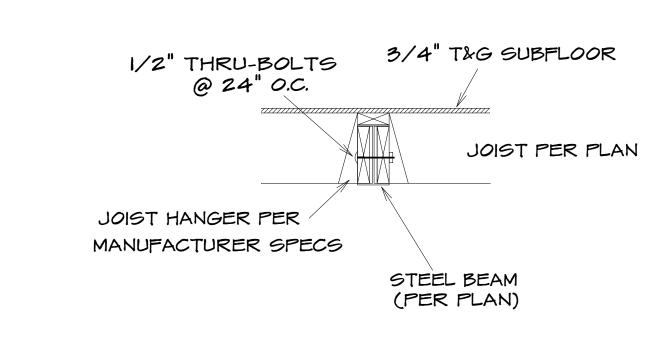
- BAFFLE FOR POSITIVE VENTILATION

TYPICAL FRAMING DETAILS (Not to Scale)

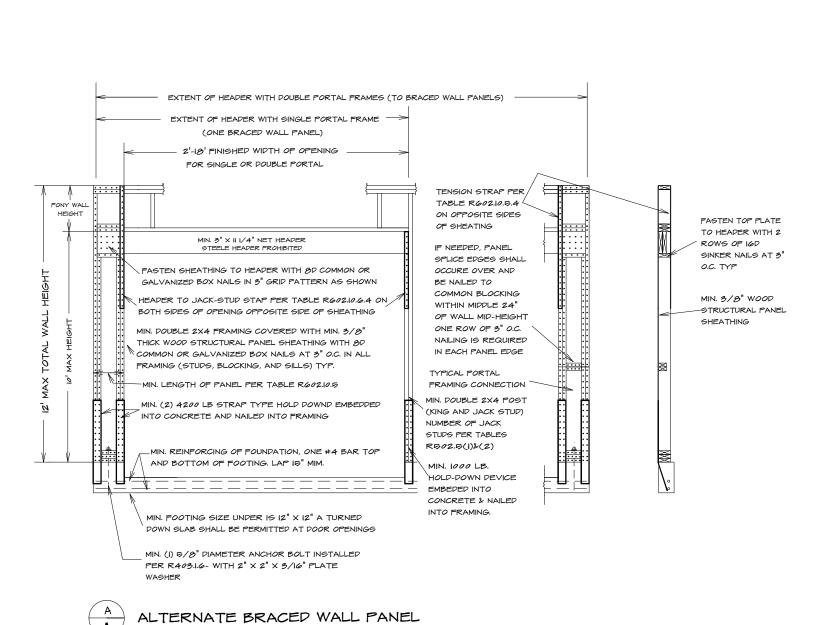


DECK JOIST SPAN	1/2" O LAG SPACING	EQUIVALENT SPACING FOR IG" O.C. JOIST BAYS
UP TO 101-0"	16" O.C.	N/A
10'-0" -14'-0"	12" O.C.	16" O.C. DBL. EVERY OTHER
14'-0" -18'-0"	8" o.c.	16" O.C. DBL. EVERY JOIST BAY

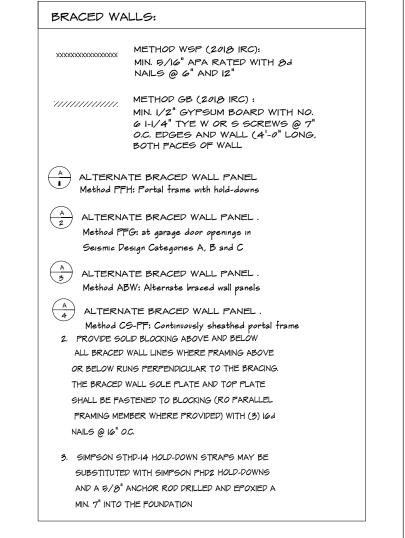
TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT

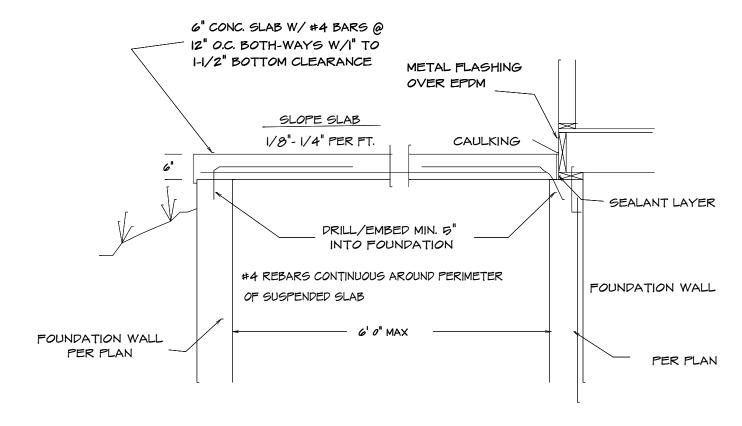


UPSET STEEL BEAM/JOIST CONNECTION



Method PFH: Portal frame with hold-downs





FORMWORK OPTIONS:

- I. PROVIDE VULCRAFT 2VLI (OR EQUAL CORRUGATED DECKING (SHORE AT MID-SPAN DURING CONSTRUCTION) or
- 2. PLYWOOD FORMS WITH EXPANDABLE BAR JOIST OR TEMPORARY FRAMED WALLS BY CONTRACTOR

SUSPENDED PORCH STOOP DETAIL OPTIONAL

PORCH SLAB (6'SPAN OR LESS)

- I. MAXIMUM SPAN = 6'

 2. MINIMUM 6" THICKNESS

 3. #4 REBARS AT IZ" O.C. EACH WAY
- 4. MIN. I-I/2" OF CONTINUIUS BEARING
 AT THE EPGES OF SLAB
 5. PORCH SLAB GREATER THEN 6' SHALL BE
- 5. PORCH SLAB GREATER THEN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB

INSULATION NOTES: 2018 IRC. MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS FOLLOWS: EXTERIOR FRAMED WALLS (RIO OR RI3+5) FLOOR OVER HEATED SPACE RIO FLOOR OVER OUTSIDE AIR RIO ATTIC - BLOWN IN R40 CATHEDRAL CEILING R30

SECTION R315 CARBON MONOXIDE ALARMS

Carbon monoxide alarms.

For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, I netalled and maintained in accordance with this section for carbon monoxide alarms and NFPA 720, shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner and shall be monitored by an approved supervising station.

SMOKE ALARMS:

Carbon monoxide detection systems.

2019 IRC.

PROVIDE SMOKE ALARMS IN EACH

SLEEPING ROOM, OUTSIDE OF EACH

SLEEPING ROOM AND ON EACH

FLOOR, INCLUDING BASEMENT.

ALARMS SHALL BE INTERCONNECTED

IN SUCH A MANNER THAT THE

ACTIVATION OF ONE ALARM WILL

ACTIVATE ALL OF THE ALARMS IN THE

DWELLING. (SECTION R314.5)

METAL EDGE CEILING JOIST IX8 FASCIA 2X6 SUB-FASCIA 1/2" GYP. BOARD SOFFIT BOARD -- DOUBLE TOP PLATE SOFFIR VENTS 8' O.C. -1/2" GYP. BOARD 2X4 NAILER-R-10 OR R13+5 IX4 TRIM BOARD -- EXTERIOR SHEATHING 7/16" OSB SHEATHING -2X6 STUP @ 16" O.C. W/ TYVEX HOUSE WRAP UNDERNEATH 3/4" T&G SUBFLOOR FLOOR JOIST-PER PLAN —— 1/2" GYP. BOARD 7/16" OSB SHEATHING R-19 OR R13+5 INSULATION W/ TYVEX HOUSE WRAP -EXTERIOR SHEATHING — 2X6 STUD @ 16" O.C. 3/4" T&G SUBFLOOR RIM JOIST TREATED SILL PLATE FLOOR JOIST-PER PLAN SILL SEALER -WATERPROOF BELOW GRADE SEE FOUNDATION NOTES FOR REBAR LOCATION AND SPACING PER PLAN 8" CONC. WALL 4" DRAIN TILE 4" CONC. SLAB MIN CONC. FOOTING SEE FOUNDATION NOTES TYPICAL WALL SECTION

FRAMING NOTE 1. ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH

- 2. ALL HEADERS TO BE MIN. (2) #2-2XI0
 3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS
 4. ALL HEADRS TO BEAR ON MIN. OF (2) 2X4 STUDS
- AND COMPLY WITH 2018 IRC

 6. WATER-RESISTIVE BARRIER SHALL BE PROVIDED

5. JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED

- OVER ALL EXTERIOR WALL PER 2018 IRC
- 7. WHERE CEILING JOIST ARE NOT INSTALLED CONNECTED
 TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE
 CEILING JOIST ARE NOT INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE
 RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE

8. COLLAR TIES SHALL BE PROVIDED IN THE ATTIC SPACE IN

- THE UPPER 1/3 OF ATTIC

 9. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN.)
- IO. MIN 20 YR. ASPHALT SHINGLES
 II. RAFTER TIES SHALL NOT BE REQUIED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED
- RAPTER TIES SHALL NOT BE REQUIED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED

 (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS

 "STRUCTURAL" ON THE PLAN. PER 2018 IRC

Guard opening limitations.

Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" or more in diameter.

Opening protection.

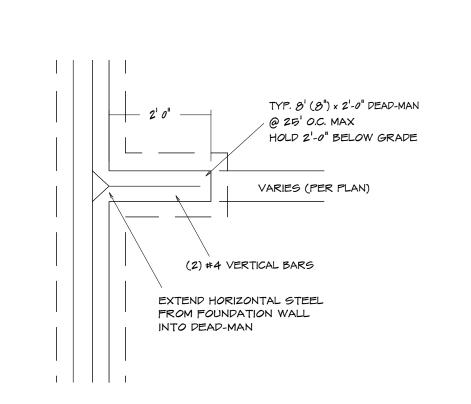
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb-core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

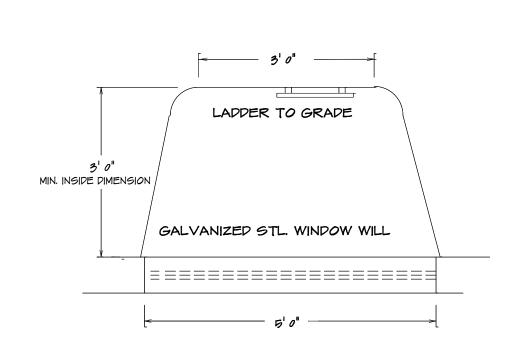
AARON DELANAY
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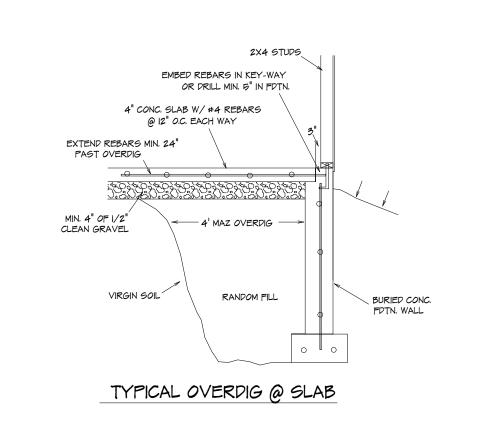
TYPICAL DETAILS

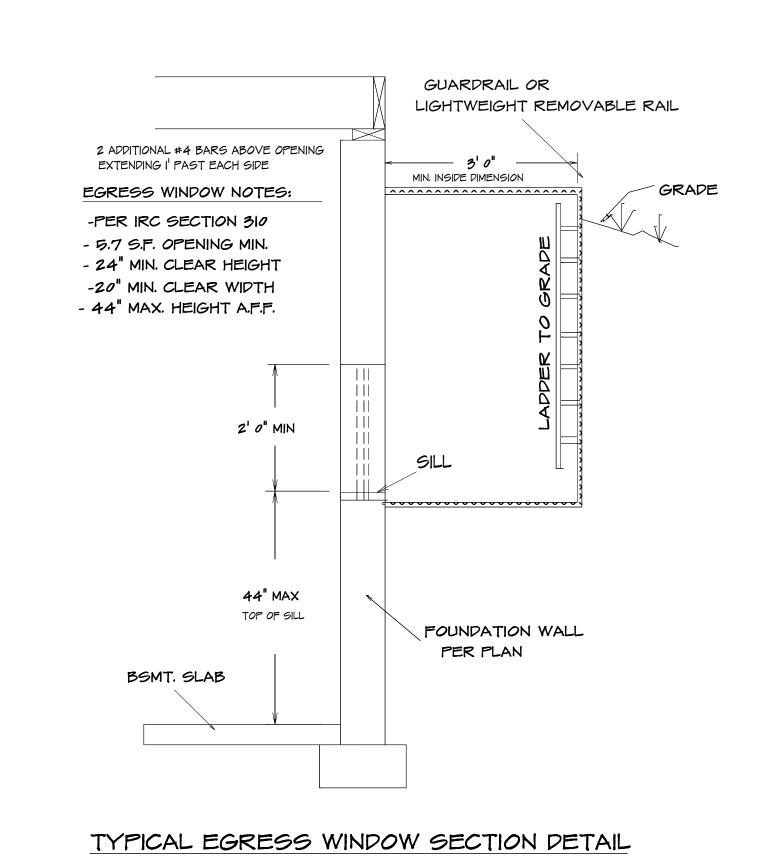


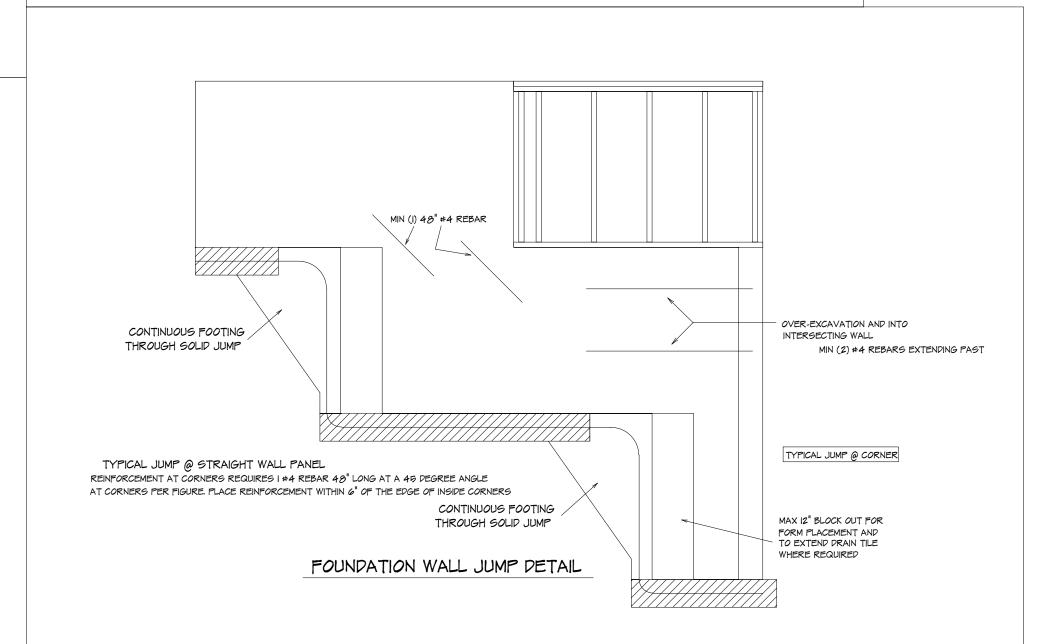
TYPICAL DEAD-MAN SECTION

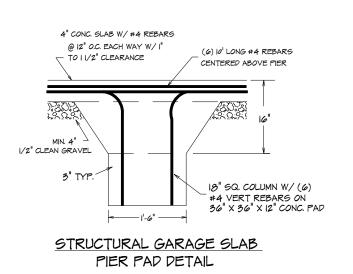


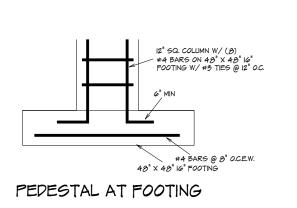
TYPICAL EGRESS WINDOW PLAN SECTION

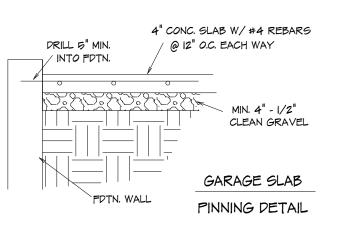


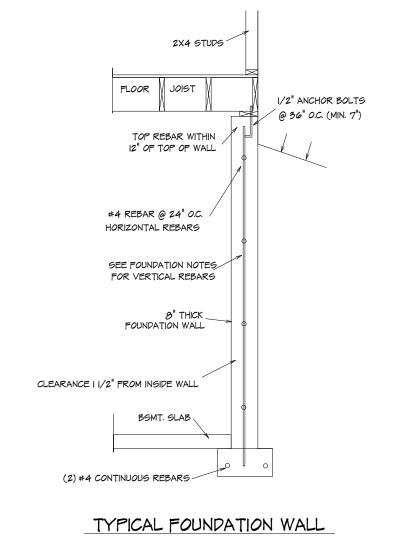












FOUNDATION NOTES:

FND WALL REINFORCEMENT (CLASS 60 SOIL, EXCEPT FOR RARE CIRCUMSTANCES)
(ALL REBARS TO BE GRADE 40)

9' WALL W/ 8' BACKFILL VERT. #4 REBARS @ 12" O.C.
9' WALL W/ 7' BACKFILL VERT. #4 REBARS @ 18" O.C.
SET ON A 16" X 8" CONCRETE FOOTER WITH (2) #4
REBARS CONTINOUS.

10' WALL W/ 9' BACKFILL VERT. #4 REBARS @ 8" O.C.
10' WALL W/ 8' BACKFILL VERT. #4 REBARS @ 12" O.C.

SET ON A 20" X 12" CONCRETE FOOTER WITH (2) #4
REBARS CONTINOUS.

HORIZ #4 REBARS @ 24" O.C.

8" X 4'0" CONCRETE WALL WITH (3) #4 REBARS
HORZ AND WITH #4 REBARS @ 24" O.C. VERTICALLY

CONCRETE FLOOR - 4" CONCRETE ON 4"

CRUSHED ROCK.

CONCRETE GARAGE FLOOR - 4"

CONCRETE ON 4" CRUSHED ROCK WITH
GXG 10/10 WIRE MESH.

(SUPENDED GARAGE FLOORS TO BE
DESIGNED BY LICENCED ENGINEER)

LOAD OF 1500 PSF

42" X 42" X 12" CONCRETE PADS WITH (6)
#4 REBARS EACH WAY (UNLESS NOTED)

CONCRETE GRADE PADS - 16" X 8" WITH (2)
#4 REBARS CONTINOUS.

ALL FOOTINGS SHALL EXCEED A MINIMUM FROST
DEPTH OF 36 INCHES BELOW GRADE.

MAXIMUM DEPTH OF UNBALANCED FILL IS (7 FEET)
FOR 8-INCH WALL AND (8 FEET) FOR TEN-INCH

COLUMN FOOTING FOR MIN. SOIL

WATERPROOF CONCRETE WALL FROM FOOTING TO GRADE LINE. OPTIONAL WALK-OUT WALL 16" X 36" CONCRETE FROST FOOTER W/ (3) #4

REBARS PARALLEL IZ" O.C. CONTINOUS.

#4 REBAR VERT. BENT INTO FLOOR 7'0" @ 24" O.C.

BELOW GRAPE USE 4" OF CONCRETE ON 4"

CRUSHED ROCK WITH 6 MIL-POLY OVER CRUSHED

ROCK BELOW GRADE.

DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN PPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED SONE DRAINS SHALL EXTEND AT LEAST I FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND DRANAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COMVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

