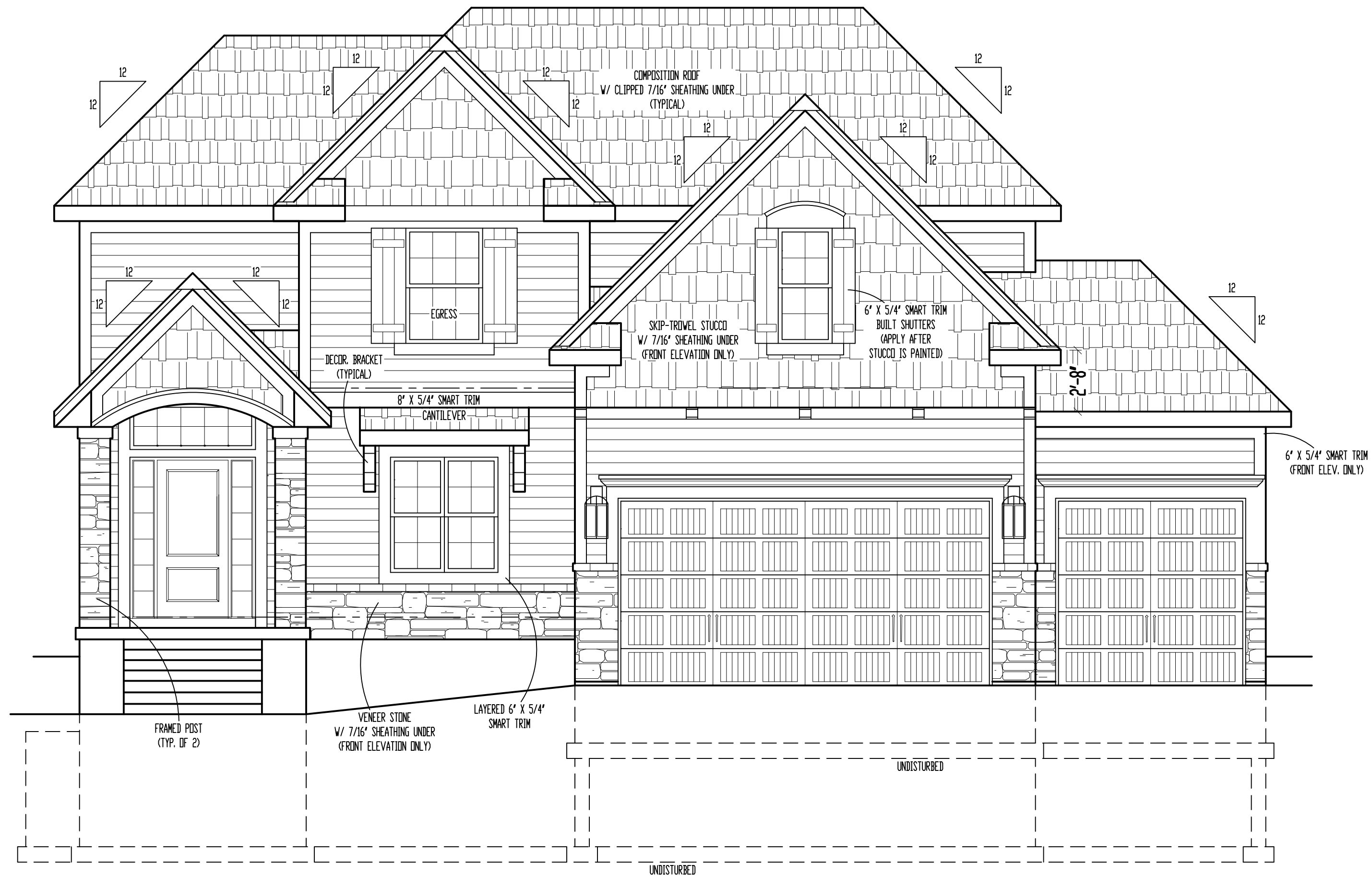


NOTE: GOVERNING CODES &
GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS
TAKE PRECEDENCE OVER THESE PLANS.



FRONT ELEVATION

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

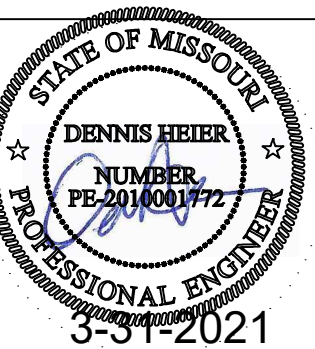
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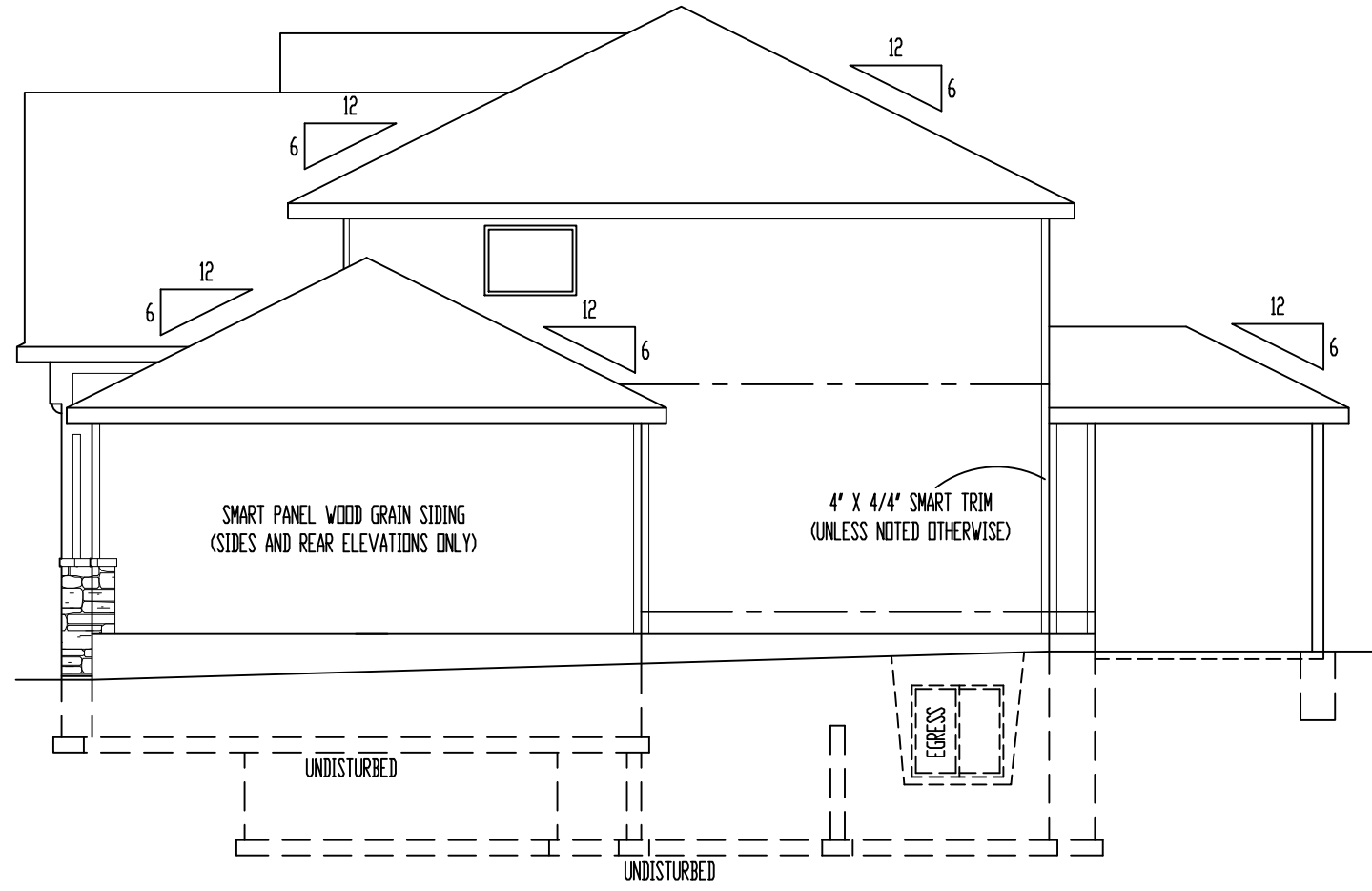
Drawing title:
The OAKMONT
Elevation: F
Site Description:
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Street Address:
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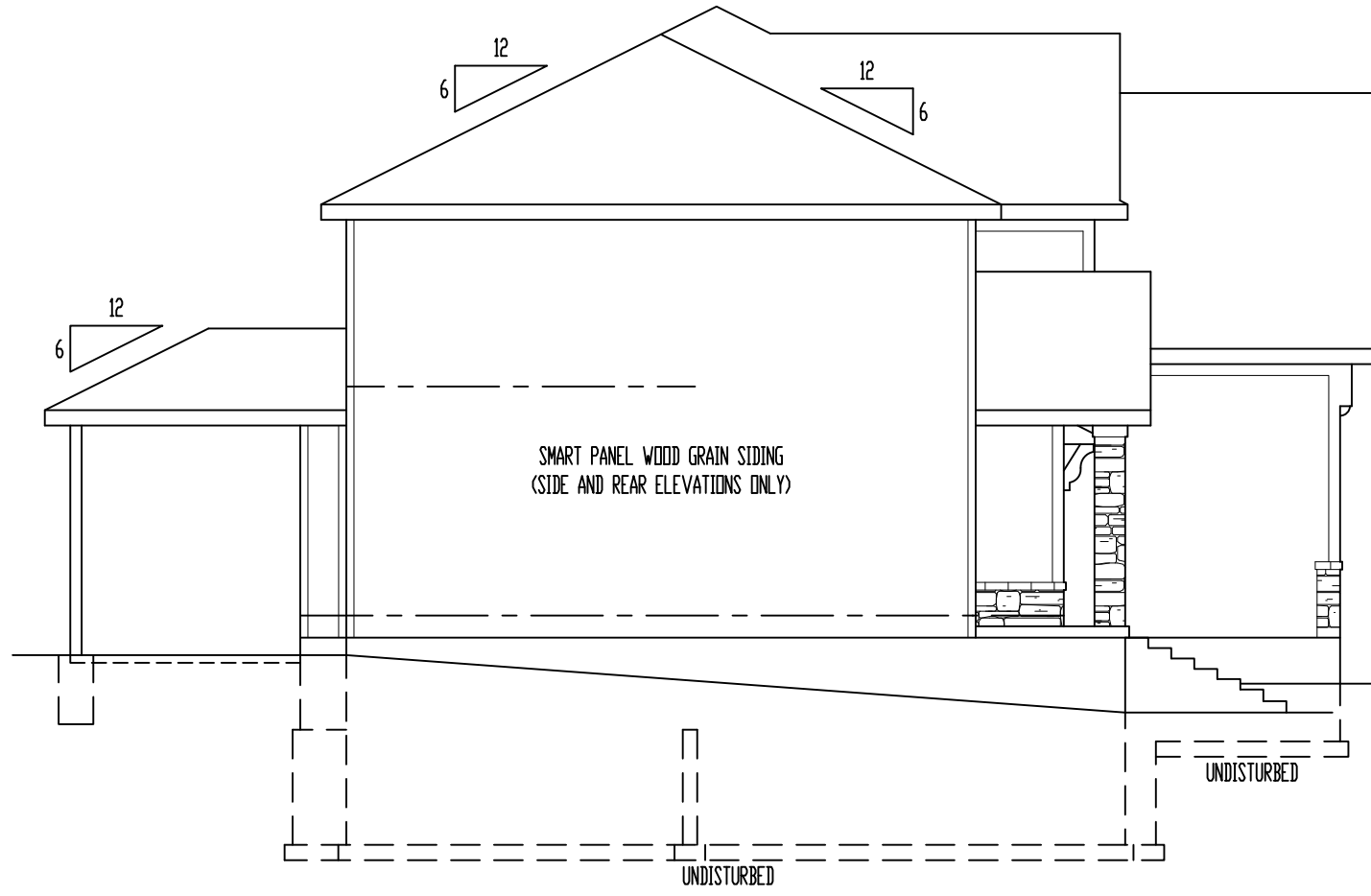
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FRONT ELEVATION

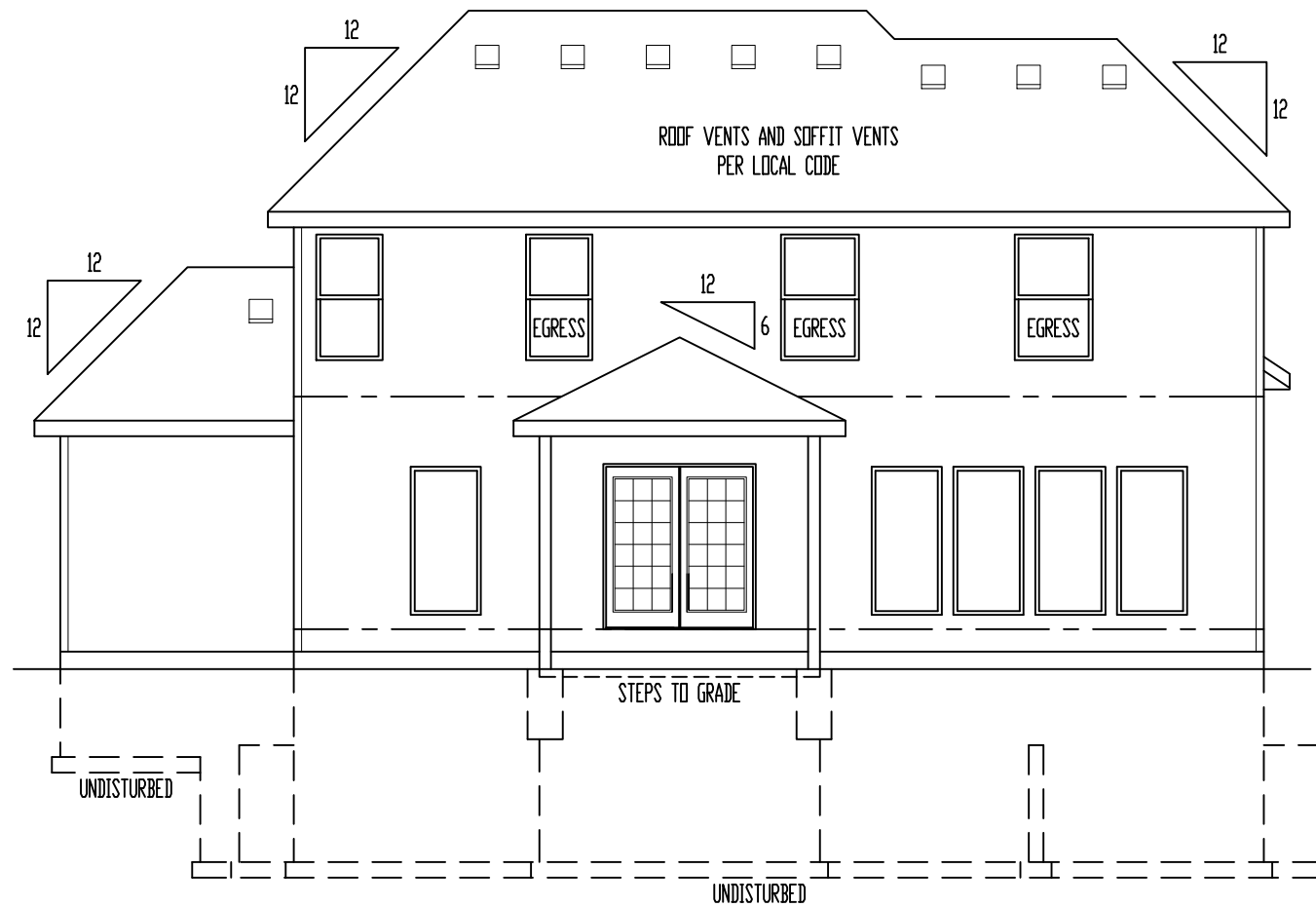
Sheet No.:
A-1 of 6



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS:
SMART PANEL WOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS
COMPOSITION ROOF SHINGLES
LOCATE ROOF AND SOFFIT VENTS PER CODE
ADJUST FOUNDATION TO GRADE

OPTIONAL DECK:
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S
RESIDENTIAL DECK STANDARDS
2" X 10" #2 TTD. @ 16" O.C. FLOOR JOISTS (MAX. SPAN 14'-0")
2" X 6" TTD. DECKING
6" X 6" TTD. POSTS
2" X 2" TTD. SPINDLES
2" X 6" TTD. TOP RAIL
DETERMINE OPTIONAL STAIRS ON SITE

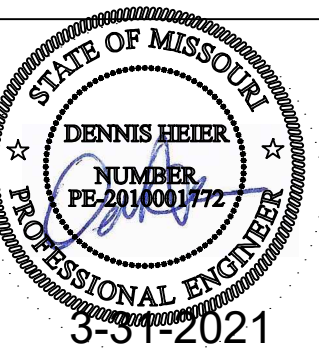
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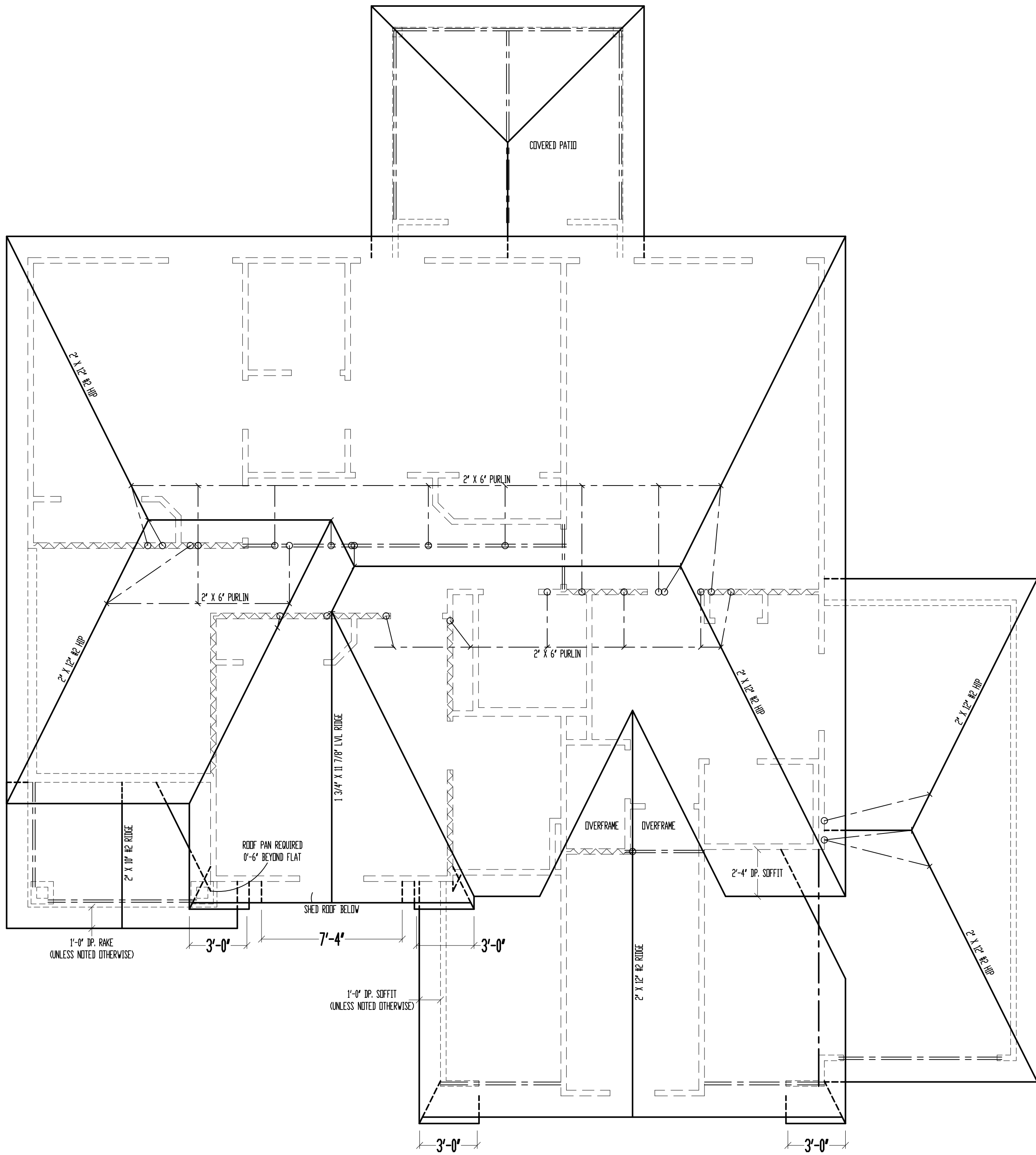
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SIDES & REAR ELEVATIONS

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ROOF

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

*ALL RAFTERS SHALL BE 2" X 6" #2 @ 16" O.C., UNLESS NOTED OTHERWISE.

FLASHING NOTE:
DRIP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.

ROOF NOTES:
ROOF DESIGNED FOR LIGHT ROOF COVERING
30psf TOTAL LOAD (10psf DL, 20psf LL (SL))

* RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL)
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	11'-7"
#2-2x6	@16" O.C.	14'-2"
#2-2x8	@24" O.C.	14'-8"
#2-2x8	@16" O.C.	17'-11"
#2-2x10	@24" O.C.	17'-10"
#2-2x10	@16" O.C.	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE (RECOMMENDED)

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	8'-6"
#2-2x6	@16" O.C.	9'-9"
#2-2x8	@24" O.C.	11'-3"
#2-2x8	@16" O.C.	12'-9"
#2-2x10	@24" O.C.	14'-3"
#2-2x10	@16" O.C.	16'-3"

DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

- * VAULTS TO BE 2x10 DEPTH
- * RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED)
 - #2- 2x8 UP TO 10/12 PITCH
 - #2- 2x10 OVER 10/12 PITCH
- * ALL HIPS & VALLEYS ARE (UNLESS OTHERWISE NOTED)
 - #2- 2x8 UP TO 10/12 PITCH
 - #2- 2x10 OVER 10/12 PITCH
- * PURLINS ARE 2X6 MIN.
 - PURLIN STRUTS ARE AT 4'-0" O.C.
 - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
 - ALL PURLIN STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
 - PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGR. >	30'-0"

- * RIDGE BRACES ARE SAME AS PURLIN BRACES- SPACING, SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)
- * HIP & VALLEY BRACES ARE SAME AS PURLIN SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)
- * VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY
- * SLASH IS TOP END OF BRACE (/), DOT IS BOTTOM OF BRACE (o)
- * DENOTES BEARING WALL
- * DENOTES ROOF BRACE
- * DENOTES PURLIN
- * DENOTES BEARING STRUCTURE

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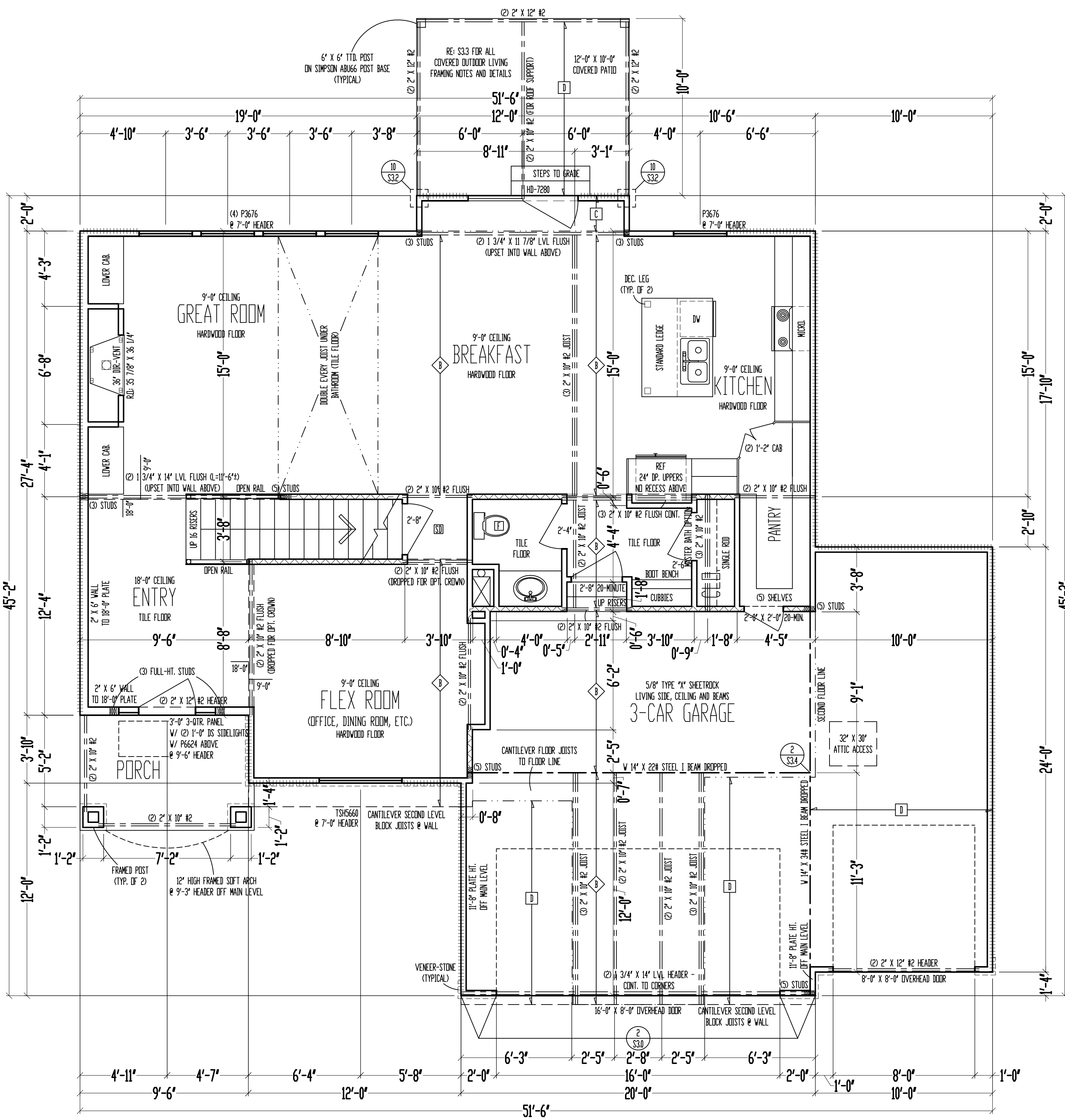
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Sheet Title:
ROOF PLAN

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9'-0" CEILING
2" X 10" FLOOR SYSTEM
MAIN LEVEL
SCALE: 1/4" = 1'-0"

MAIN LEVEL: 1094 SQ. FT.
SECOND LEVEL: 1225 SQ. FT.
TOTAL: 2319 SQ. FT.

GARAGE: 667 SQ. FT.
UNFIN. BASEMENT: 1055 SQ. FT.
COV. OUT/LIV: 120 SQ. FT.

***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S11.

FRAMING NOTES

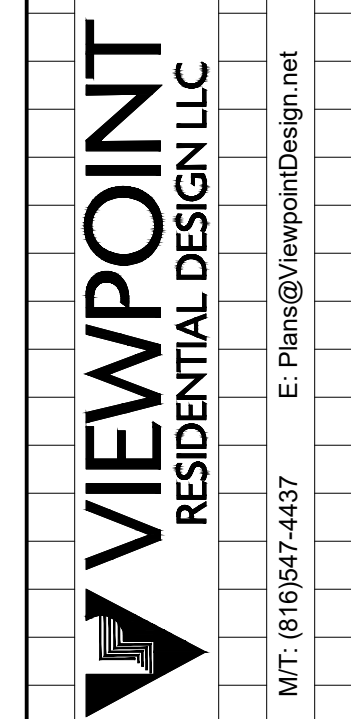
1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" D.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. ===== = G.B. 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ #6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8"-0" SECTIONS ONE SIDE OF WALL (OR MIN. 4"-0" SECTION FOR BOTH SIDES)
3. ^^^^^^^^^ = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LOW TIES @ 4'-0" O.C. (TYPICAL)
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4"S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE.)

JOIST SCHEDULE	
	2" X 10" #3 FLOOR JOIST @ 16" O.C.
	2" X 10" #2 FLOOR JOIST @ 16" O.C.
	2" X 6" #3 CEILING JOIST @ 16" O.C.
	2" X 6" #2 CEILING JOIST @ 16" O.C.

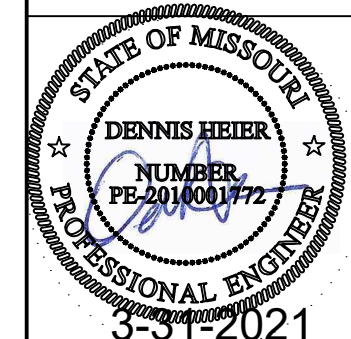
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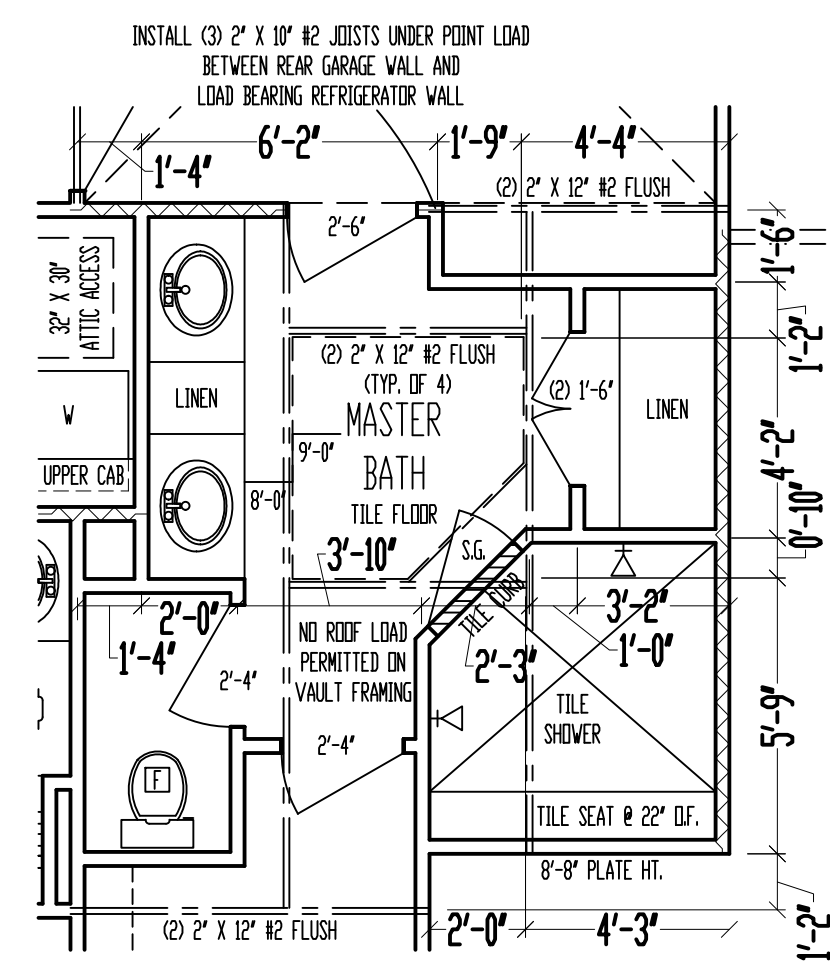
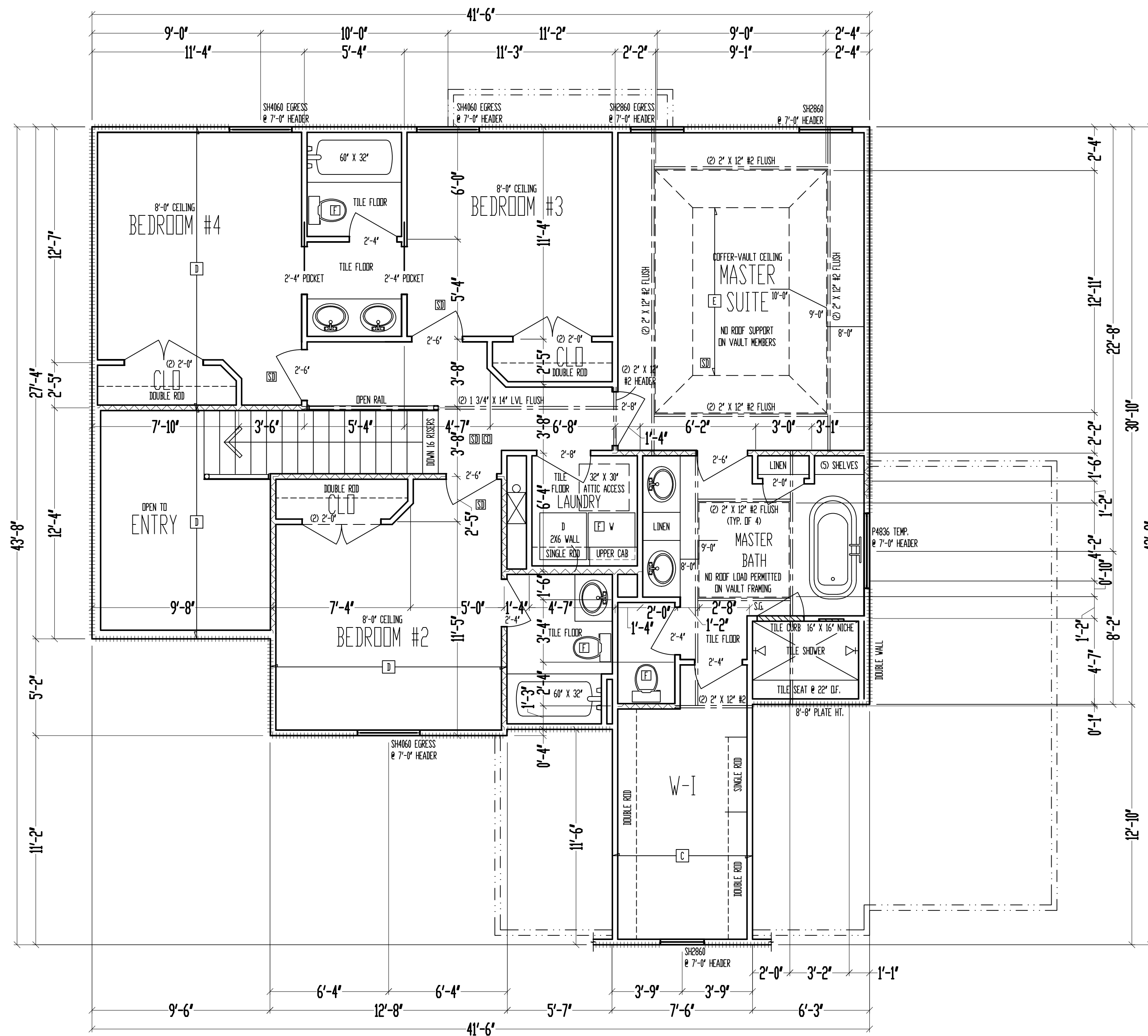
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IQ Construction



Date: 3 - 29 - AD 2021
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Sheet Title:
MAIN LEVEL PLAN

Sheet No.:
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OPTION: NO WHIRLPOOL TUB OR WINDOW
 SCALE: 1/4" = 1'-0"

8'-0" CEILING SECOND LEVEL SCALE: 1/4" = 1'-0"

***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S11.

- FRAMING NOTES:**
- SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - ===== = G.B. 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NDL 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)
 - ////////// = LOAD BEARING INTERIOR WALL.
 - (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 - LOW TIES @ 4'-0" O.C. (TYPICAL)
 - RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
 - PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
 - ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
 - ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4" S @ 16" O.C., UNLESS NOTED OTHERWISE.
 - EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 16" O.C. MAX. (WHERE APPLICABLE).

JOIST SCHEDULE	
C	2" X 6" #3 CEILING JOIST @ 16" O.C.
D	2" X 6" #2 CEILING JOIST @ 16" O.C.

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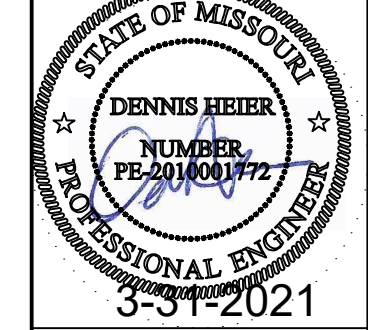
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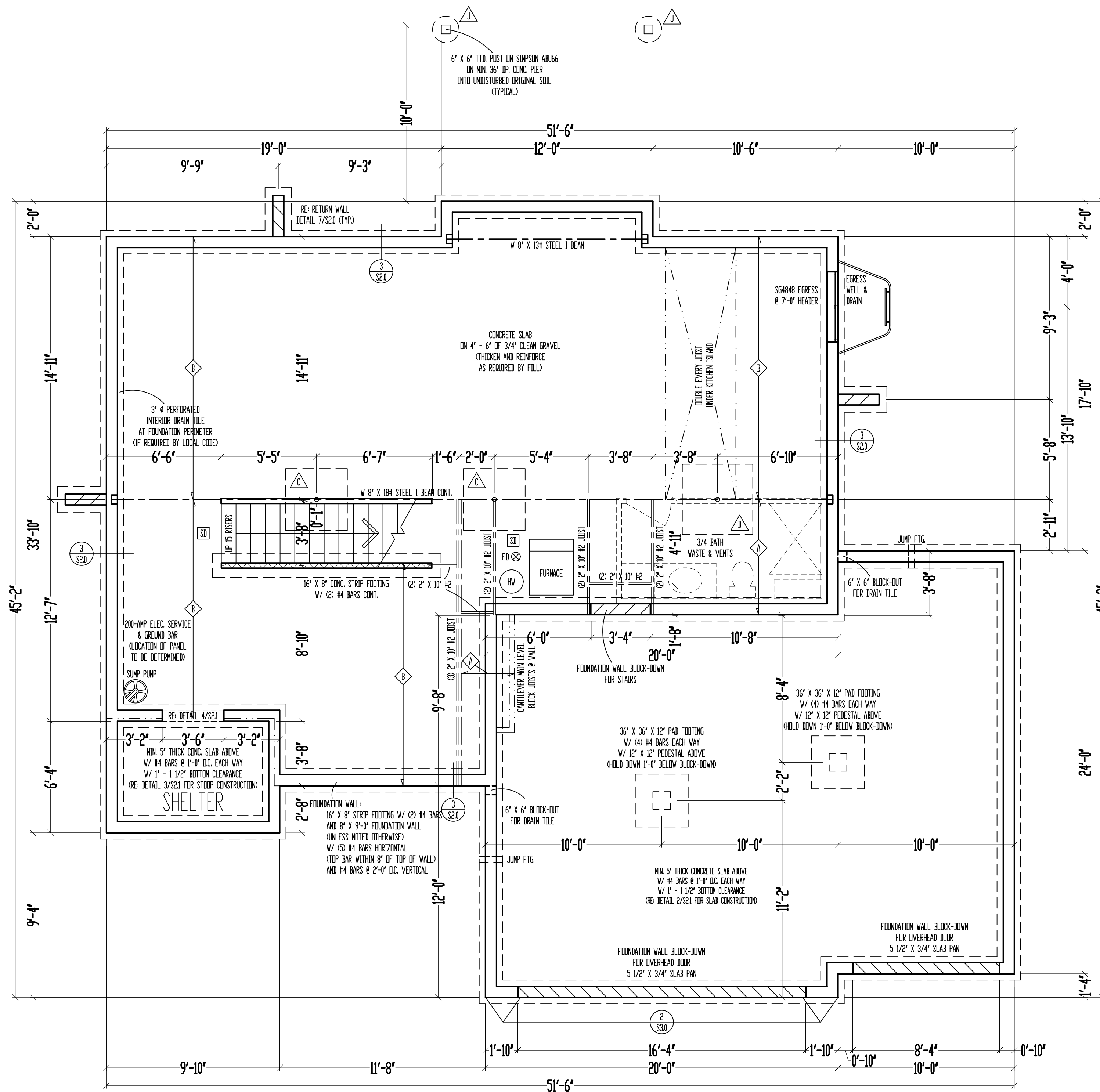
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Sheet Title:
SECOND LEVEL PLAN

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9'-0" FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)
ON 16" X 8" STRIP FOOTINGS
(STEP WHERE GRADE REQUIRES)

2" X 10" FLOOR SYSTEM
FOUNDATION
SCALE: 1/4" = 1'-0"

***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S11.

- FRAMING NOTES**
- BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" D.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - XXXXXXXXXXXX = G.B. 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W DR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)
 - XXXXXXXXXXXX = LOAD BEARING INTERIOR WALL.
 - (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 - LOW TIES @ 4'-0" O.C. (TYPICAL)
 - RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH 1-JOISTS).
 - PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
 - ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
 - ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4"S @ 16" O.C., UNLESS NOTED OTHERWISE.
 - 1/2" # ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6" - 12" OF END OF EACH PLATE LENGTH.
 - NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED IN ANYTHING SHORT OF THE AFOREMENTIONED REQUIREMENTS.

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (12.5K)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (18.0K)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (24.5K)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (32.0K)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (40.5K)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (50.0K)

PIER FOOTING SCHEDULE	
G	12" # PIER FTG.
H	16" # PIER FTG.
J	18" # PIER FTG.
K	24" # PIER FTG.

JOIST SCHEDULE	
A	2" X 10" #3 FLOOR JOIST @ 16" O.C.
B	2" X 10" #2 FLOOR JOIST @ 16" O.C.

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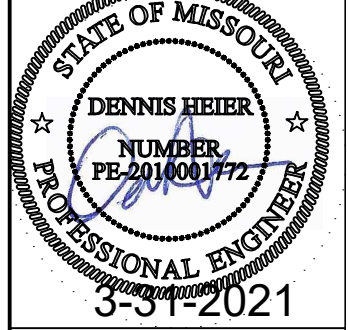
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FOUNDATION PLAN

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RESIDENTIAL SEISMIC & WIND ANALYSIS

DETERMINE WEIGHT OF HOUSE:		INPUT		CALCULATED VALUE	
LOCATION	DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs.)		
ROOF	10	3039	30390		
CEILING	10	3039	30390		
SECOND FLOOR	10	1221	12210		
FIRST FLOOR	10	3039	30390		
SECOND FLOOR EXT. WALL DL	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)	
FIRST FLOOR EXT. WALL DL	189.34	9	9	13716.54	
SECOND FLOOR INT. PARTITION WALL DL	6	1221	7326		
FIRST FLOOR INT. PARTITION WALL DL	6	3039	18234		

PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED)					
FRONT-TO-BACK			SIDE-TO-SIDE		
SLOPED ROOF	AREA	LOAD	SLOPED ROOF	AREA	LOAD
	274	2305		204	1736
VERT. ROOF	26	320	VERT. ROOF	8	99
2ND	415	5202	2ND	431.7	5390
1ST	566.5	6963	1ST	496.87	6177
					13402
					2a (FIG. 28.6-1, ASCE7)
					9.034

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.
 $q_{10} = 0.00256 K_z K_{zt} V^2$ (ASCE7-10 Velocity Pressure) $q_{10, ASD} = 0.6 q_{10}$ (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

2ND FLOOR TRIBUTARY WEIGHT	67638.27
1ST FLOOR TRIBUTARY WEIGHT	103699.54
S _s (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)	12.0%
F _s (from ASCE7 Table 11.4-1)	1.6
S _{ps} (= 2/3 * S _s * F _s)	0.128
R (from ASCE7 Table 12.2-1)	6.5

SEISMIC SHEAR		
LOCATION	From ASCE7 (Eq. 12.8-1)	V (= 1.2 * S _{ps} * W / R) (lbs.)
2ND FLOOR		1598
1ST FLOOR		2450

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 6" O.C. Edges, 6" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	155	per IBC, Table 2306.3(1)
Exterior (Option #2)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 4" O.C. Edges, 6" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	230	per IBC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 3" O.C. Edges, 6" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	310	per IBC, Table 2306.3(1)
Exterior (Option #4)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 6" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	220	AF&PA SDPWS Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AF&PA SDPWS Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AF&PA SDPWS Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR SECOND FLOOR	4
EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	4

WIDTH OF 1ST STORY (FT.)	51.5	WIDTH OF 2ND STORY (FT.)	41.5
DEPTH OF 1ST STORY (FT.)	45.17	DEPTH OF 2ND STORY (FT.)	43.17
BACK WALL OF GARAGE (FT.)	20		
GAR. WALL: 1=F-B, 2=S-S	2		

	SEISMIC				WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
2ND FLOOR	50	14000	44	12320	50	19600	44	17248
1ST FLOOR	71	19680	35	9800	71	27832	35	13720

	ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
	SEISMIC	WIND	diameter (in.)	Shear value (per NDS)	2nd Floor F-B	2nd Floor S-S
2ND FLOOR FRONT-TO-BACK	0	0	0.5	844	31	39
2ND FLOOR SIDE-TO-SIDE	0	0	0	110.7	17	17
1ST FLOOR FRONT-TO-BACK	0	0	138.3		21	21
1ST FLOOR SIDE-TO-SIDE	0	0				

RESISTANCE REQUIRED IN ADDITION TO RESISTANCE PROVIDED BY EXTERIOR WALLS**							
	ADDITIONAL RESISTANCE REQUIRED (POUNDS)	PORTAL FRAMES OR PERF. SHEAR WALL RESISTANCE	INTERIOR X-BRACES (325#/BRACE)	INTERIOR WALL LENGTH W/ 1/2" GYPSUM BOARD PER TABLE (FT.)	INT. WALL LENGTH SHEATHED W/ OSB (TOTAL LENGTH, ONE SIDE, FT.)	RESISTANCE PROVIDED BY ADDITIONAL METHODS (POUNDS)	OK?
2ND FLOOR FRONT-TO-BACK	0					0	YES
2ND FLOOR SIDE-TO-SIDE	0					0	YES
1ST FLOOR FRONT-TO-BACK	0					0	YES
1ST FLOOR SIDE-TO-SIDE	0					0	YES

**NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE)
 2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION, 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER

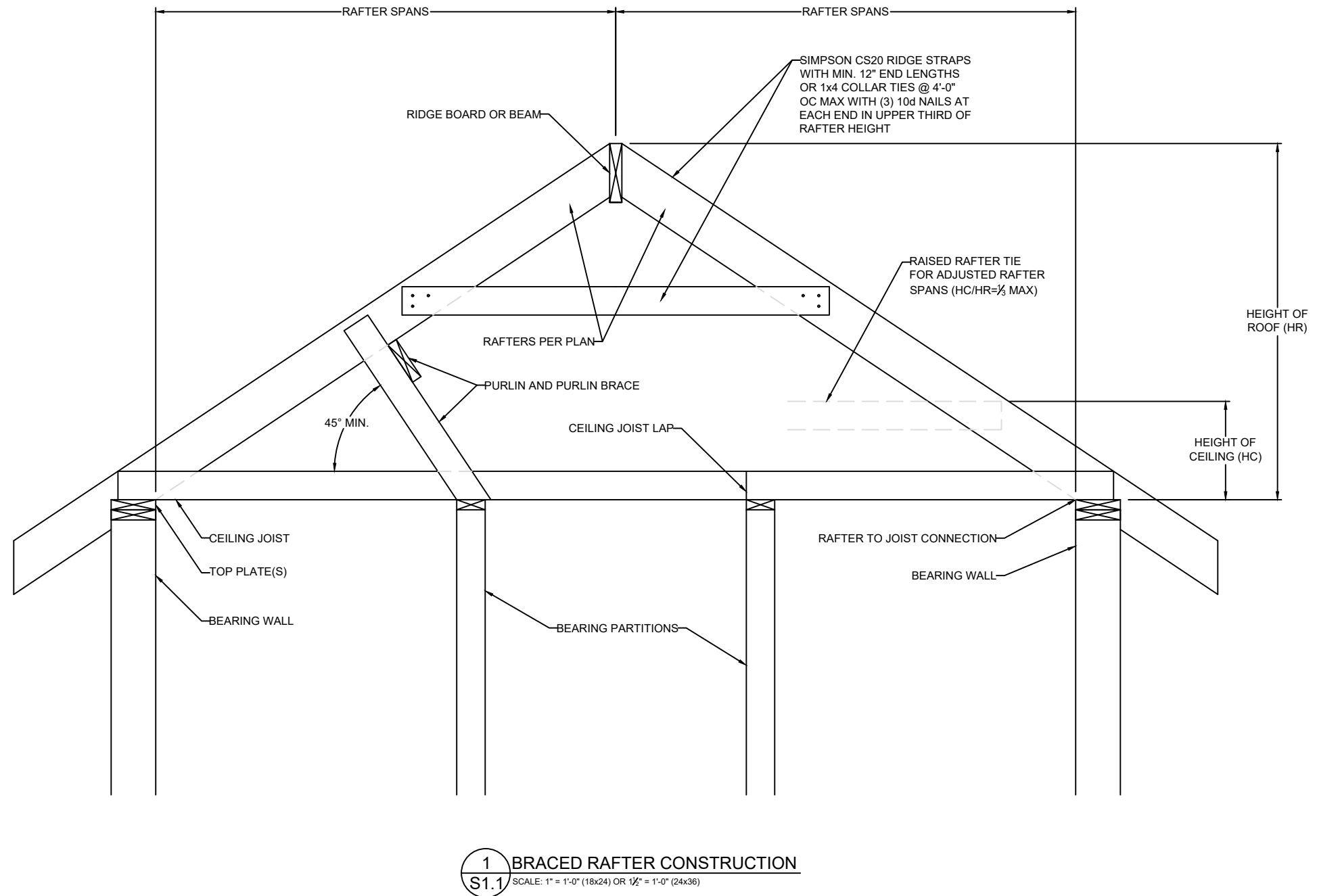
ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRE

WIND UPLIFT ANALYSIS							
ROOF PITCH (MAX)	X/12	DEGREES	PITCH OF 6 OR LESS: EOH -13.3, E -7.2, G -5.2				
	8	33.7	ASCE 7				
OVERHANG	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)			
	1	-1.08	195.34	-1.08			
MAIN ROOF**	TOTAL AREA (FT ²)	ZONE E AREA (FT ²)	ZONE G AREA (FT ²)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)
	2326.255	1203.364936	1122.890064	-1.08	-0.36	-1704	-8.8
*ALONG PERIMETER	TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)				-9.9	UPLIFT OK	
**INSIDE EXTERIOR WALLS	RESISTANCE DUE TO DEAD WEIGHT & (3) 16d TOENAILS				251.6		

NOTE FOR CONSTRUCTION:
 THE CONTINUOUS STRUCTURAL PANEL SHEATHING BRACING METHOD REQUIRES USE OF THE ABOVE TABLE FOR SHEATHING OF THE ENTIRE STRUCTURE. IN ADDITION, FRAMING MEMBERS SHALL BE @ 16" O.C. MAX, UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS

NOTE FOR DESIGN:
 ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #/FT AND INCREASED BY 40% FOR WIND LOADS, PER VALUES IN 2012 IBC SECTION 2306 AND AF&PA SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 24 A WIND SHEAR VALUE OF 335#/FT - 40% GREATER THAN THAT OF SEISMIC

NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION



1 BRACED RAFTER CONSTRUCTION
 SCALE: 1" = 1'-0" (18/24) OR 1/2" = 1'-0" (24/36)



CLIENT: IQ CONSTRUCTION
 JOB TITLE: EGC722 SPEC
 LOCATION: LEE'S SUMMIT, MISSOURI

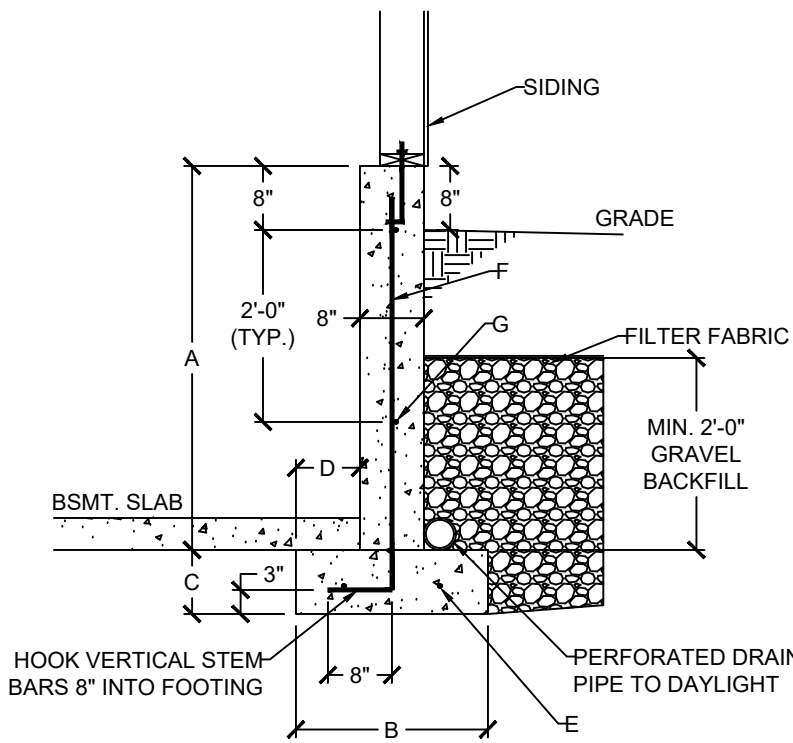


NO.	DATE	REVISION	BY

DRAWING TITLE
STRUCTURAL CALCULATIONS

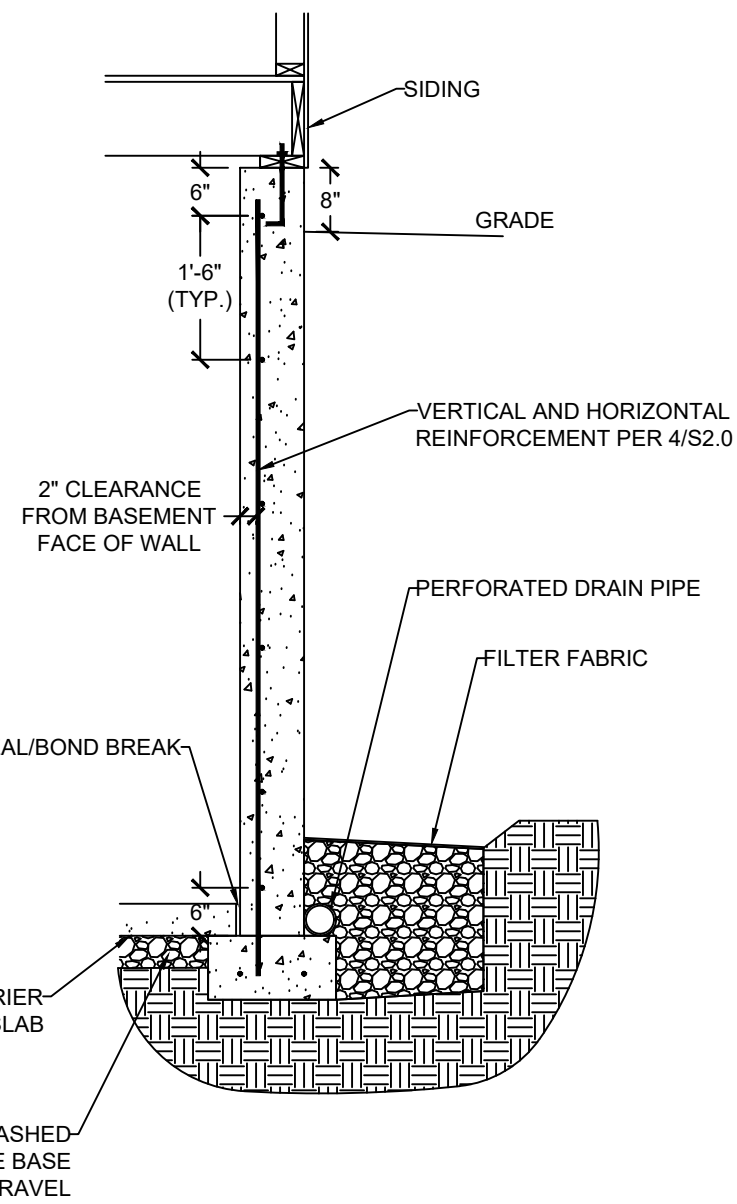
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JOB NO. 3323	DRAWN BY: DMH
DATE: 03-31-21	

SHEET NUMBER
S1.1

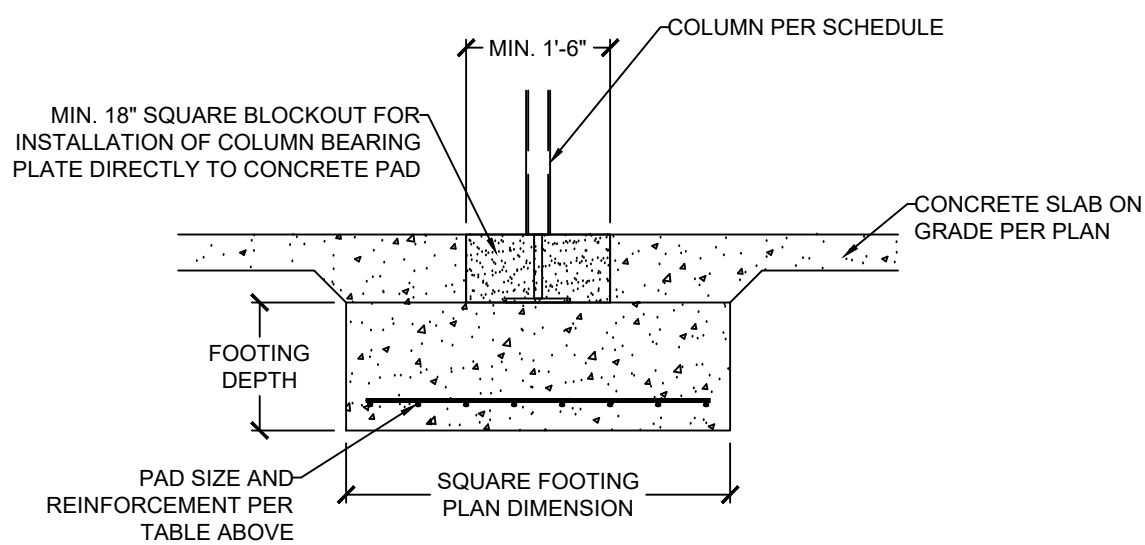


1 DAYLIGHT WALL CONSTRUCTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

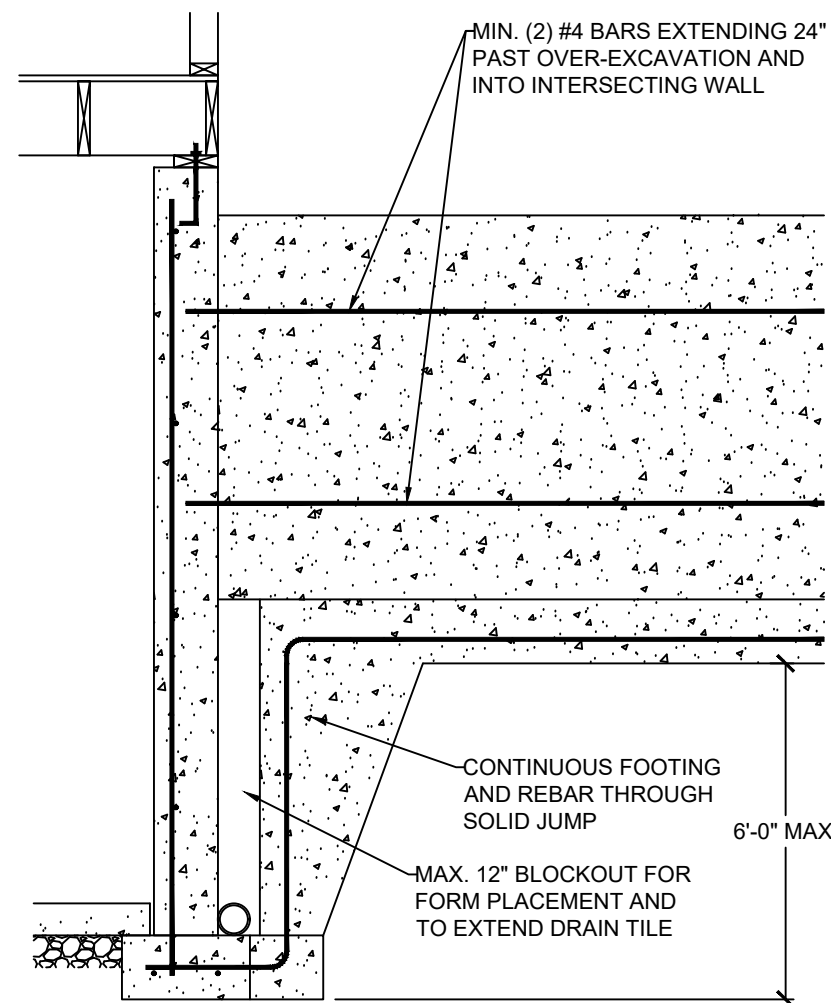
DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.



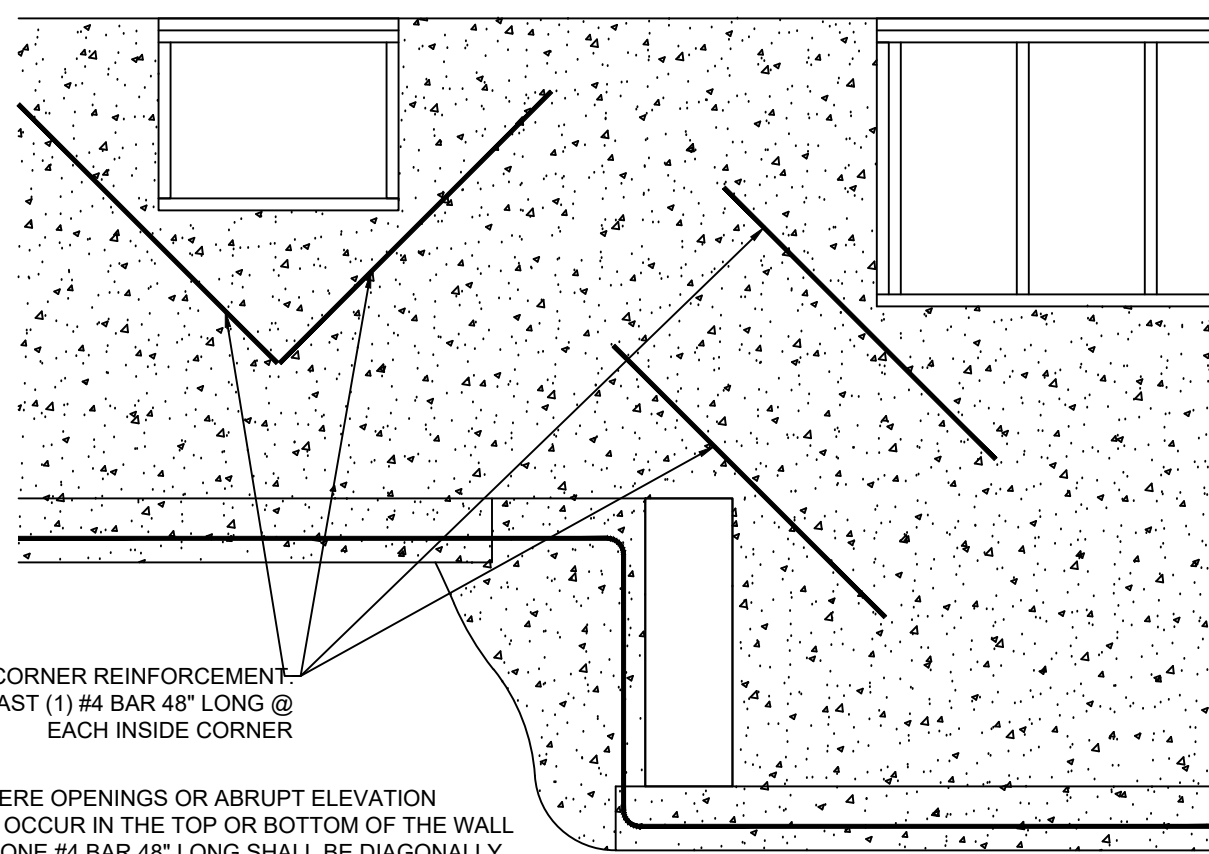
3 CONCRETE WALL SECTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



2 COLUMN AND BEARING PAD SCHEDULE
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



5 SOLID JUMP
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



6 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

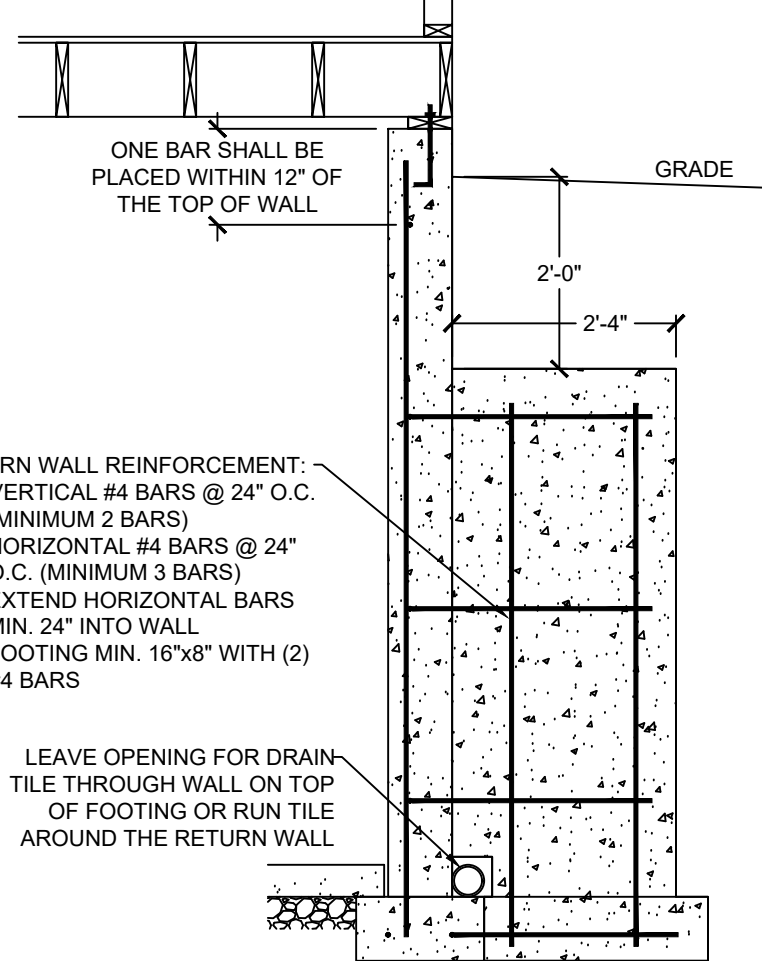
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18

HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

- FOOTNOTES:**
- WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
 - VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:
 - 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
 - 10" WALL - MINIMUM 6 3/4" FROM THE OUTSIDE FACE
 - EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL
 - REINFORCEMENT CLEARANCES:
 - CONCRETE EXPOSED TO EARTH - MINIMUM 1 1/2"
 - NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - 3/4"
 - CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1 1/2"
 - HORIZONTAL REINFORCEMENT:
 - ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
 - OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
 - HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE)
 - SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.
 - REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
 - AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3 1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL. FOR WALL THICKNESSES LESS THAN 4" PROVIDE #4 BARS AT MAX. 24" OC TO WITHIN 8" OF THE TOP OF THE WALL.
 - STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS
 - WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

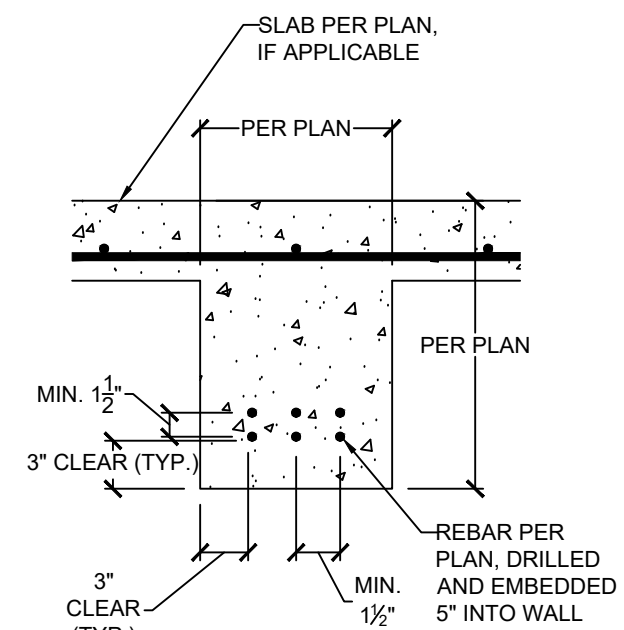
4 FOUNDATION WALL REINFORCEMENT TABLE
S2.0 NO SCALE

NOTE: WHERE FLOOR JOIST RUNS PARALLEL TO FDN WALL, SOLID BLOCK OUTSIDE 3 JOIST SPACES @ 36" OC ALIGNING BLOCKING WITH THE ANCHOR BOLT



- RETURN WALL REINFORCEMENT:**
- VERTICAL #4 BARS @ 24" O.C. (MINIMUM 2 BARS)
 - HORIZONTAL #4 BARS @ 24" O.C. (MINIMUM 3 BARS)
 - EXTEND HORIZONTAL BARS MIN. 24" INTO WALL
 - FOOTING MIN. 16"x8" WITH (2) #4 BARS

7 RETURN WALL DETAIL
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



8 CONCRETE GRADE BEAM
S2.0 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

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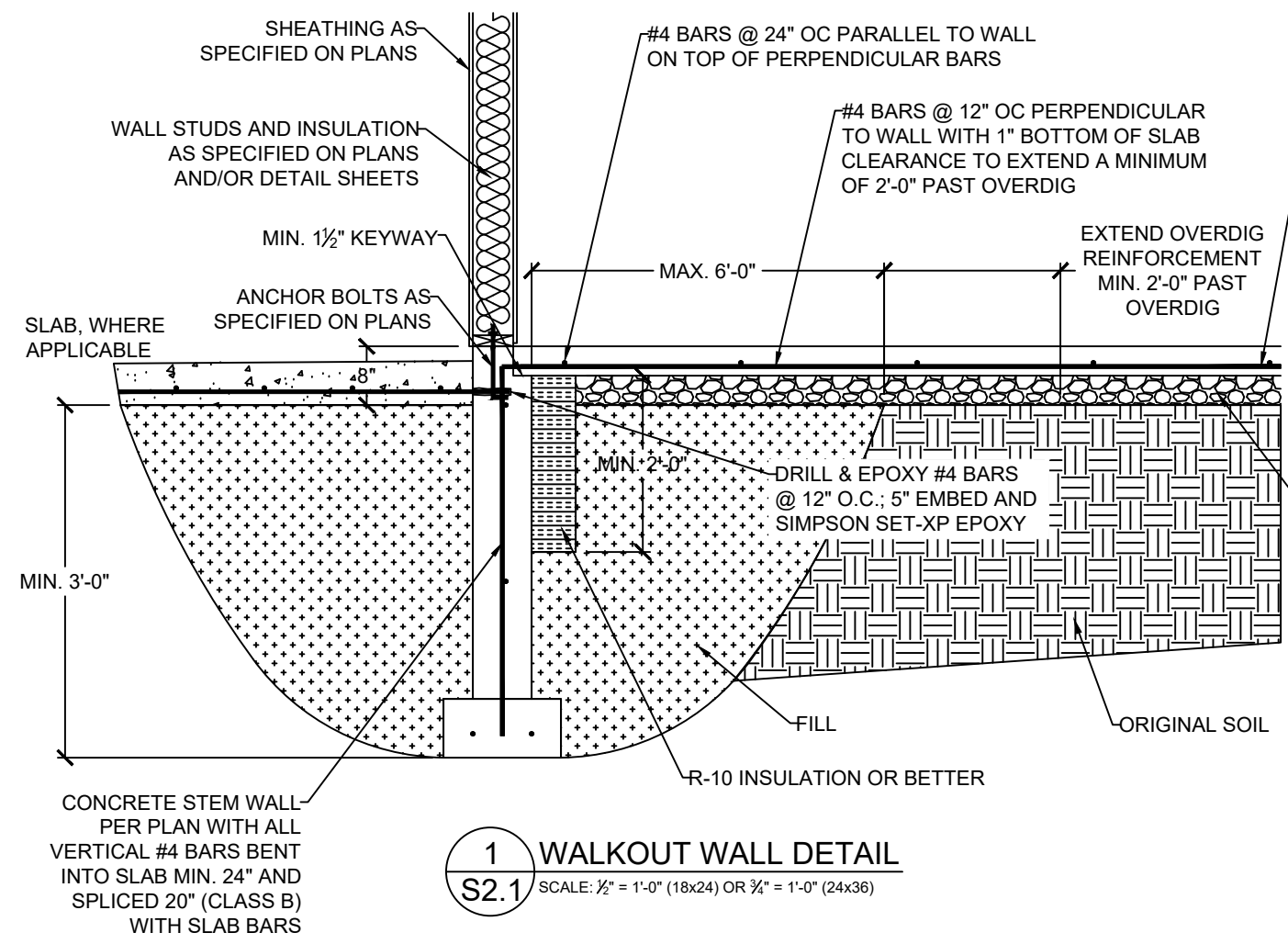
CLIENT: IQ CONSTRUCTION
JOB TITLE: EGC722 SPEC
LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2014001772
PROFESSIONAL ENGINEER
3-31-2021

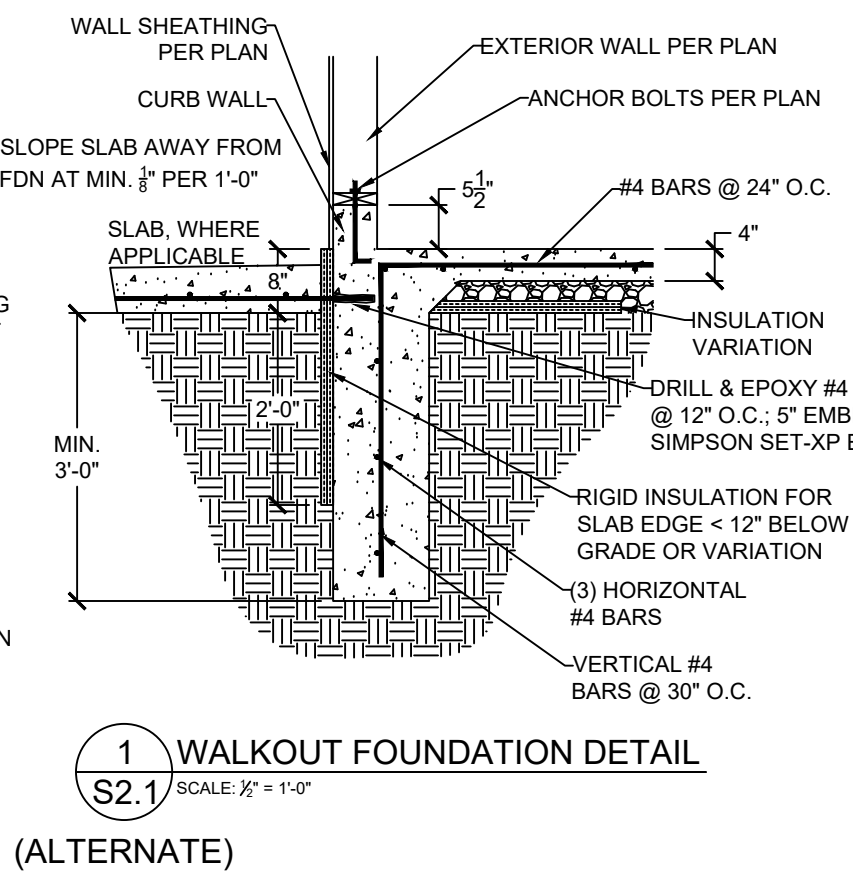
NO.	DATE	REVISION	BY

DRAWING TITLE
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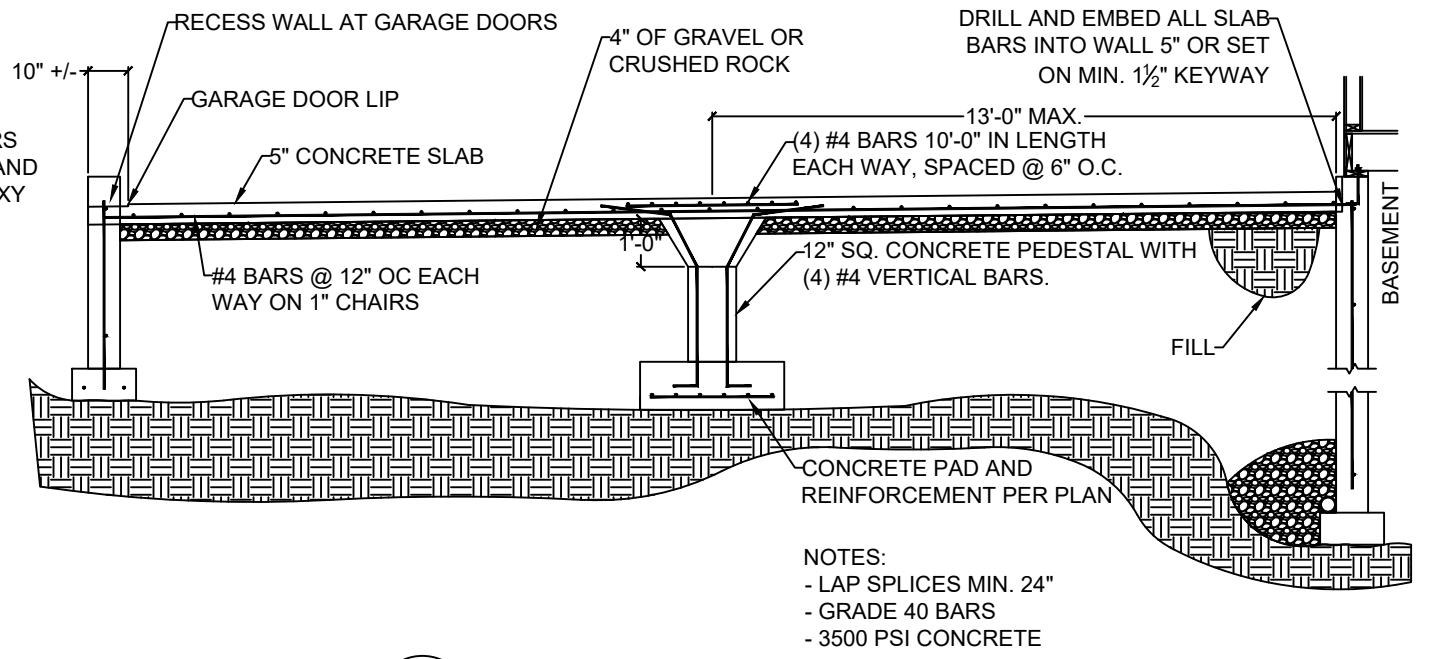
ENGINEER: DMH CHECKED BY: DMH
JOB NO: 3323 DRAWN BY: DMH
DATE: 03-31-21
SHEET NUMBER
S2.0



1 WALKOUT WALL DETAIL
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

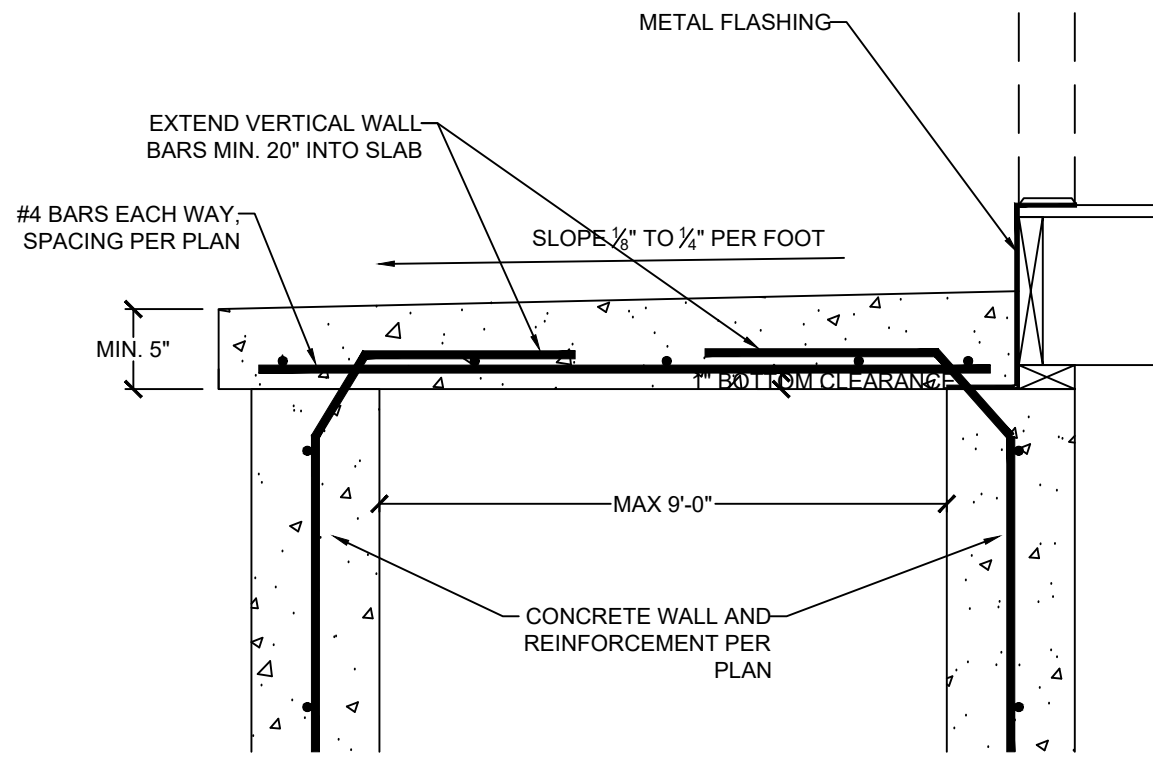


1 WALKOUT FOUNDATION DETAIL
S2.1 SCALE: 1/2" = 1'-0"
(ALTERNATE)

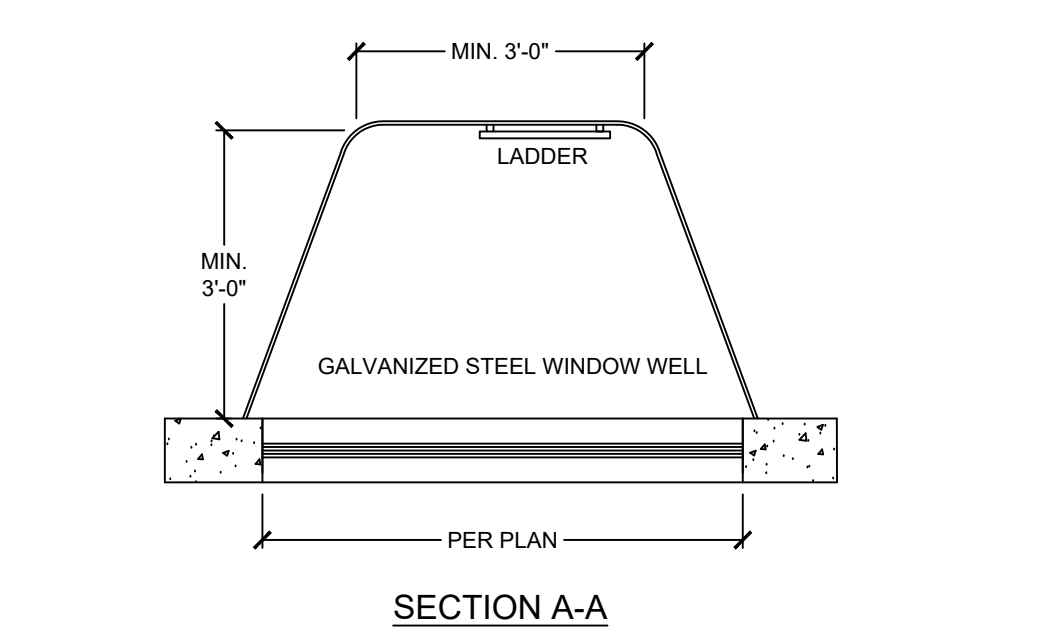
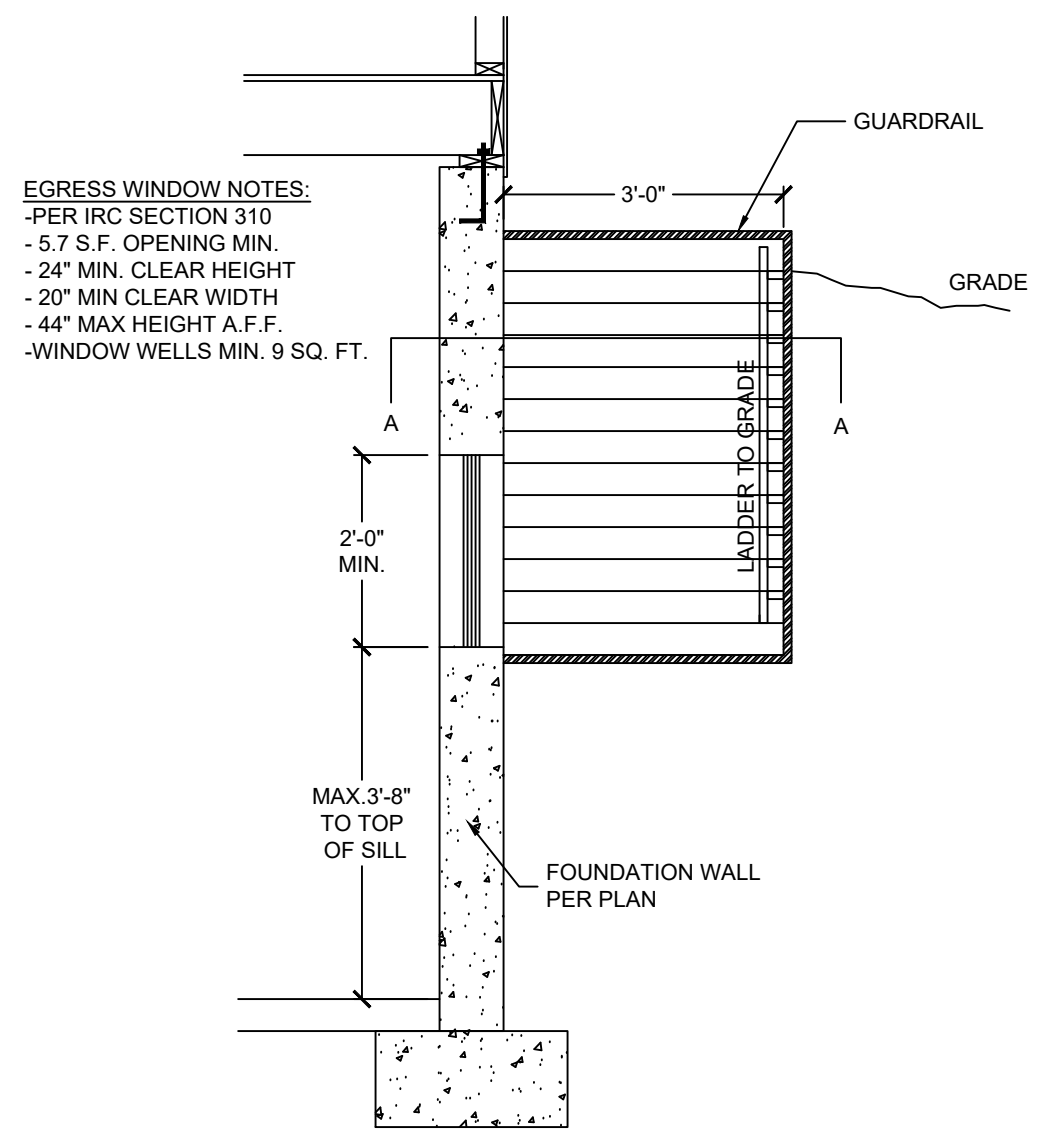


2 GARAGE SLAB ON FILL
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

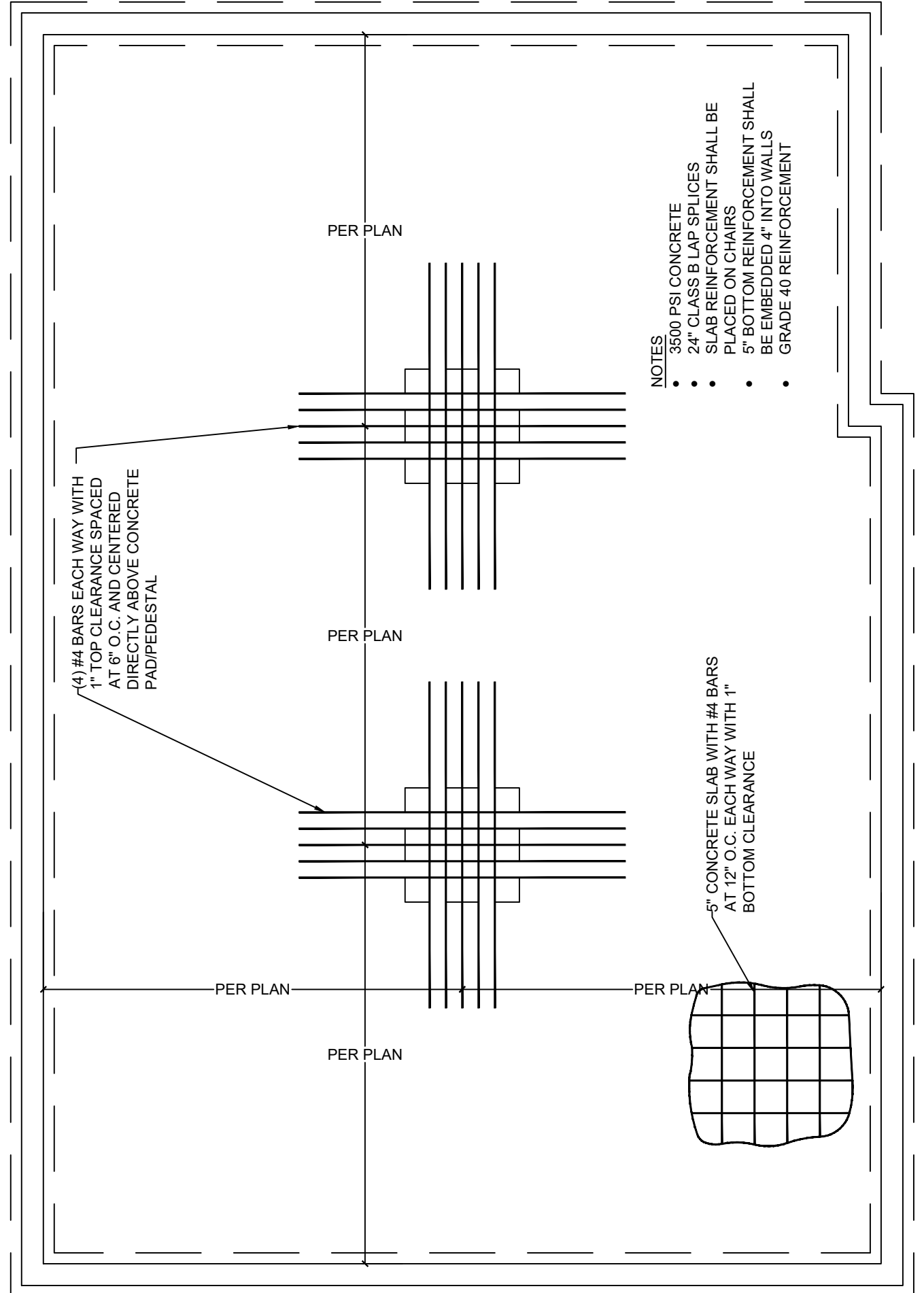
NOTES:
- LAP SPLICES MIN. 24"
- GRADE 40 BARS
- 3500 PSI CONCRETE



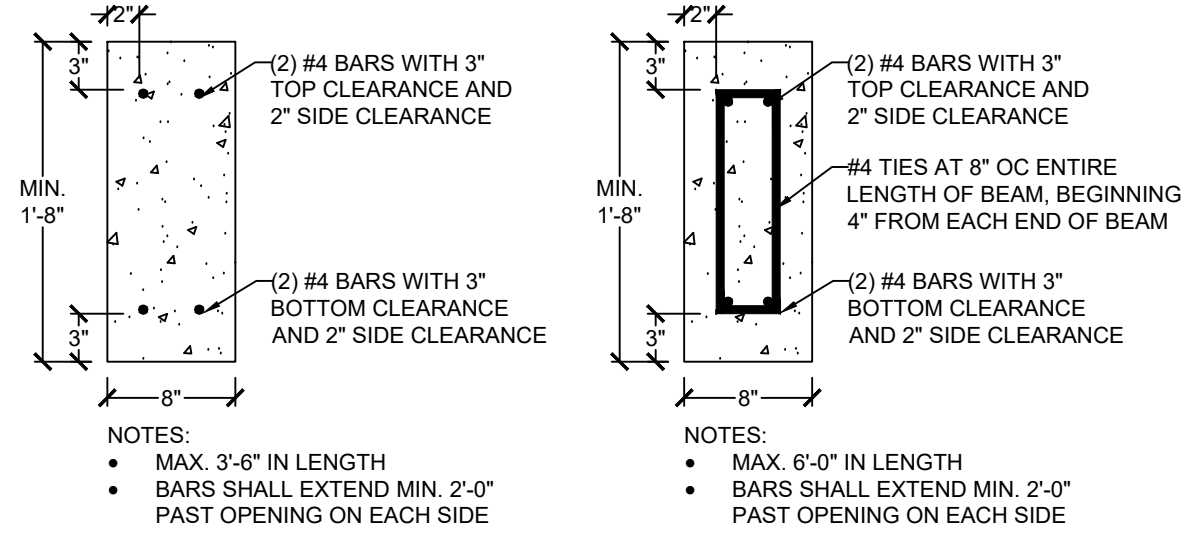
3 PORCH SLAB DETAIL
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



5 EGRESS WINDOW WELL ELEVATION AND PLAN DETAILS
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



NOTES:
• 3500 PSI CONCRETE
• 24" CLASS B LAP SPLICES
• SLAB REINFORCEMENT SHALL BE PLACED ON CHAIRS
• 5" BOTTOM REINFORCEMENT SHALL BE EMBEDDED 4" INTO WALLS
• GRADE 40 REINFORCEMENT



4 CONCRETE HEADER DETAILS
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

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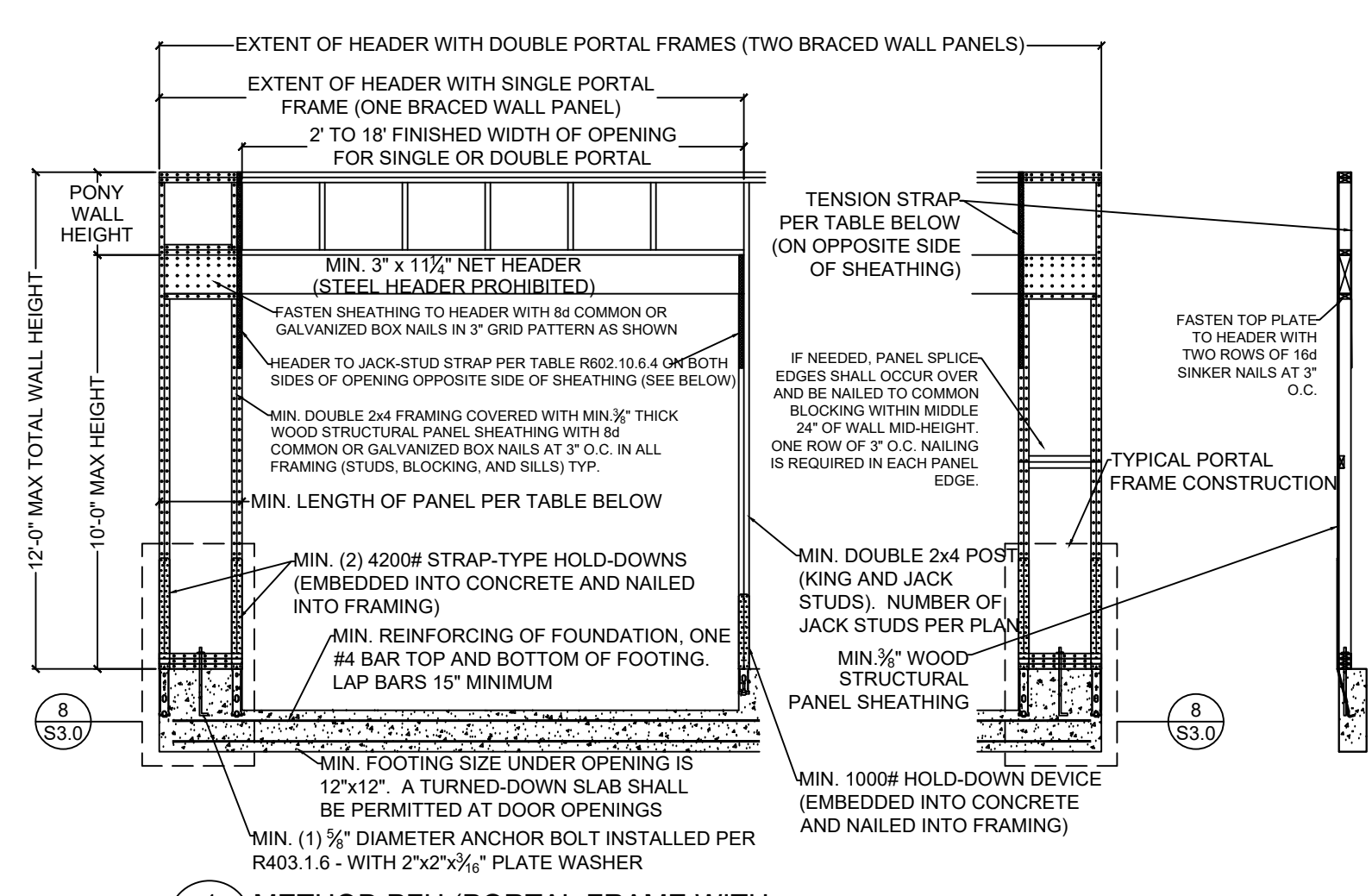
CLIENT: IQ CONSTRUCTION
JOB TITLE: EGC722 SPEC
LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER PE-2010001772
PROFESSIONAL ENGINEER
3-31-2021

NO.	DATE	REVISION	BY

DRAWING TITLE
FOUNDATION DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO. 3323 DRAWN BY: DMH
DATE: 03-31-21
SHEET NUMBER
S2.1



1 METHOD PFH (PORTAL FRAME WITH HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2
SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)

	WALL HEIGHT				
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

TENSION STRAP REQUIRED FOR HEADER TO JACK STUD FOR DETAILS 1/S3.0 AND 2/S3.0 (FROM TABLE R602.10.6.4)

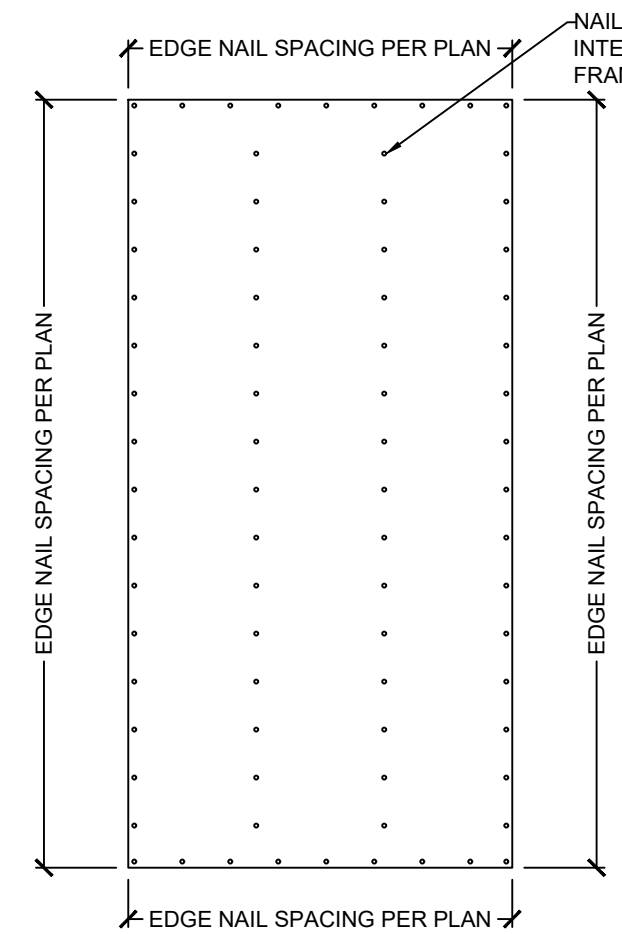
MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH
18'-0"	0'-0"	CS20	0'-9"	(7) 8d
9'-0"	1'-0"	CS20	0'-9"	(7) 8d
18'-0"	1'-0"	CS14	1'-4"	(15) 8d
9'-0"	2'-0"	CS18	0'-11"	(9) 8d
18'-0"	2'-0"	CMSTC16	1'-8"	(25) 16d SINKER
9'-0"	4'-0"	CMSTC16	1'-8"	(25) 16d SINKER
16'-0"	4'-0"	CMST14	2'-6"	(33) 10d

2 METHOD PFG (PORTAL FRAME AT GARAGE DOOR) - PER FIGURE IRC R602.10.6.3
SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

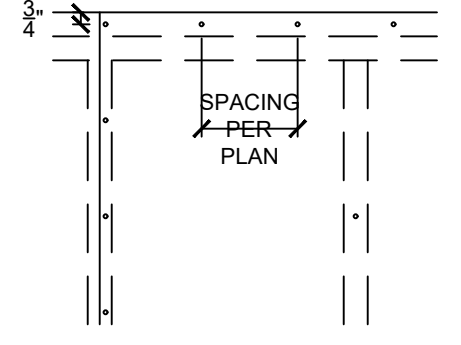
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)

WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 ^a	36 ^a

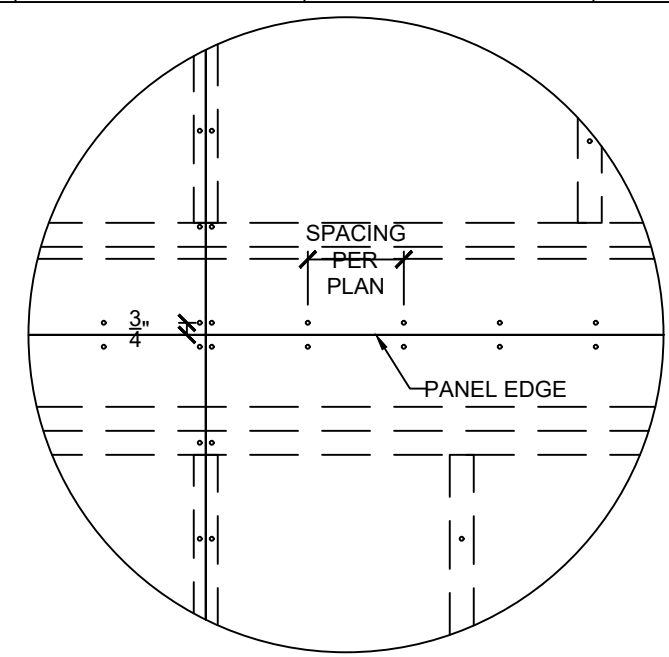
a. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall



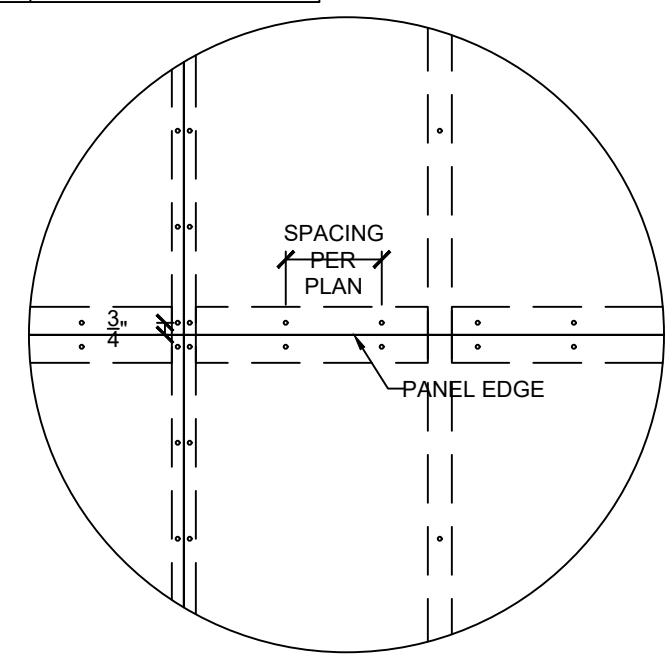
3 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



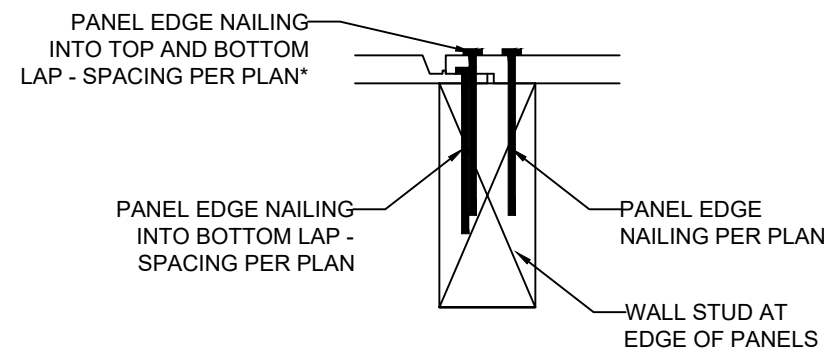
4 SHEATHING EDGE AT TOP AND BOTTOM PLATES
SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



5 SHEATHING EDGE AT HORIZONTAL S3.0 FRAMING MEMBER
SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

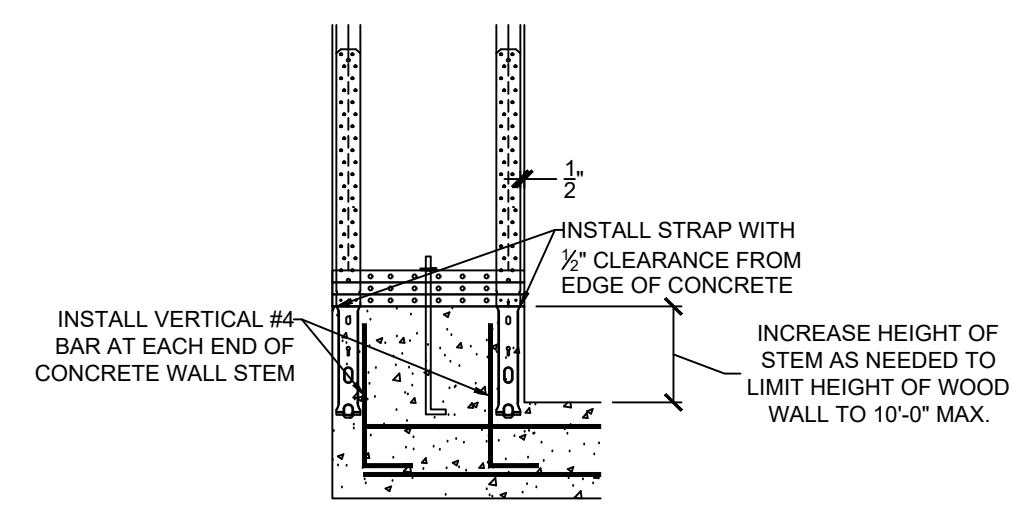


6 SHEATHING EDGE AT PANEL S3.0 SPLICE ACROSS STUDS
SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C. AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP NAILING

7 FASTENING INSTRUCTIONS FOR S3.0 SHIPLAP PANEL SHEATHING
SCALE: 4" = 1'-0" (18x24) OR 6" = 1'-0" (24x36)



8 GARAGE HOLD-DOWN S3.0 STRAP INSTALLATION
SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

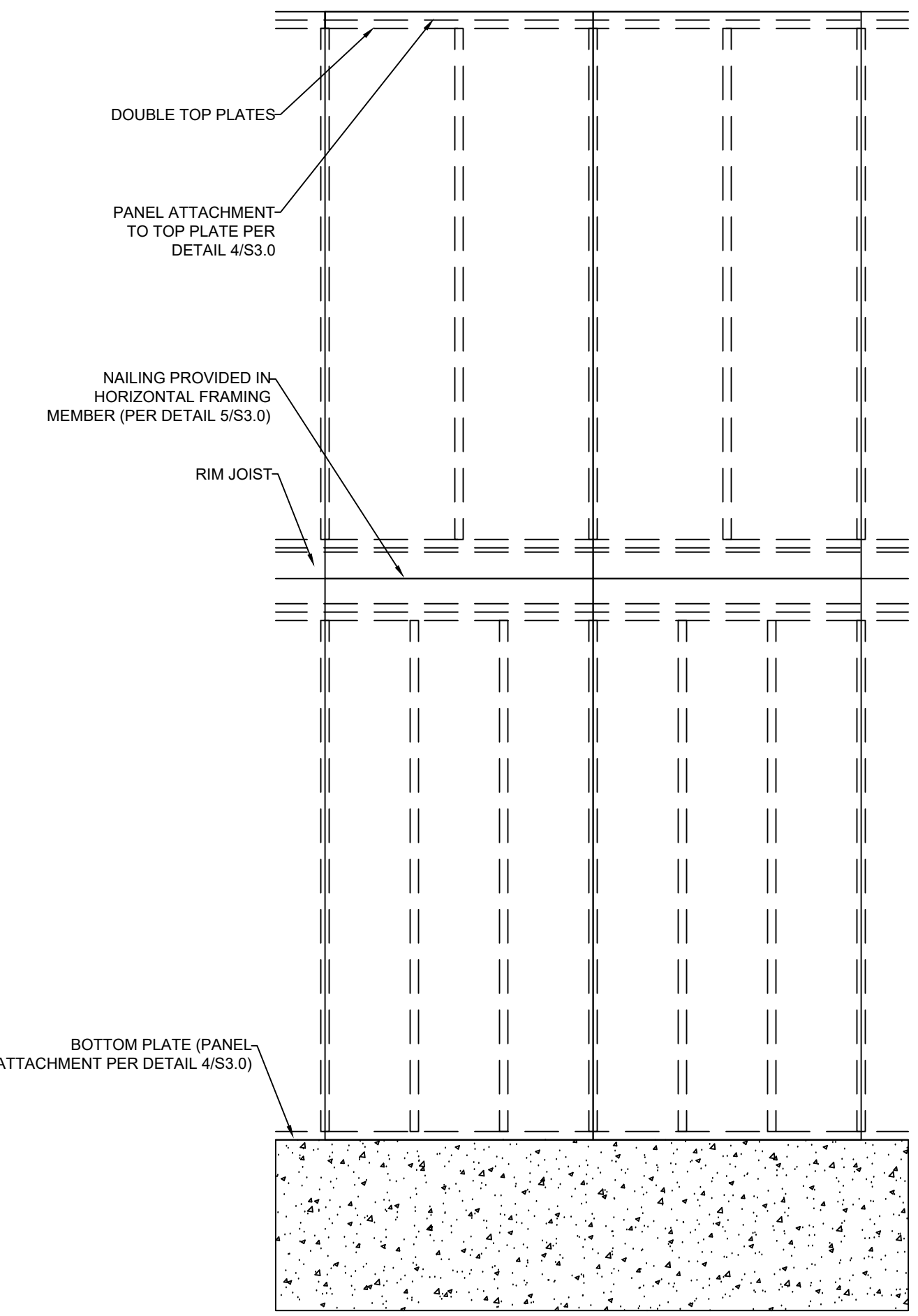
CLIENT: IQ CONSTRUCTION
JOB TITLE: EGCT22 SPEC
LOCATION: LEE'S SUMMIT, MISSOURI



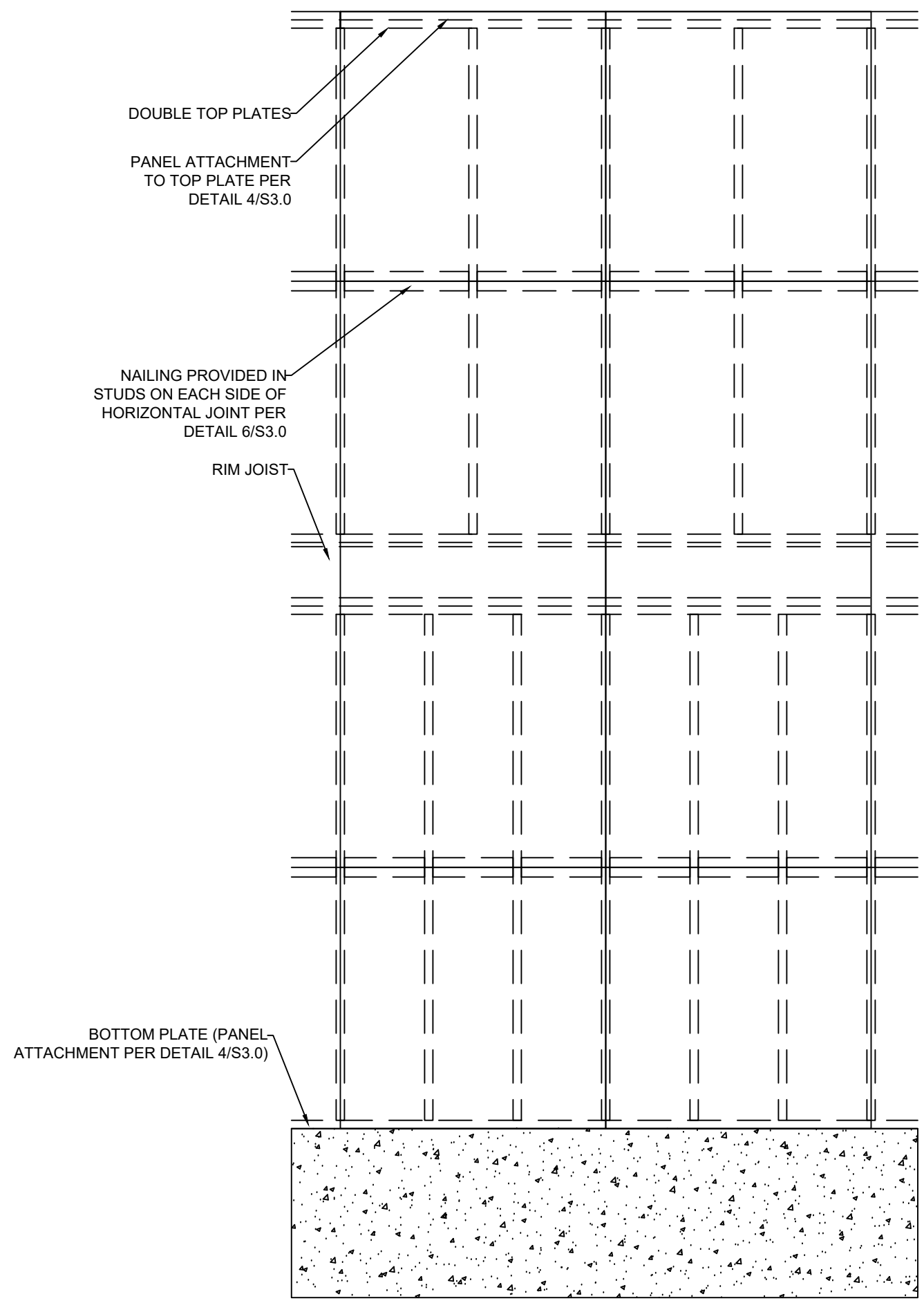
NO.	DATE	REVISION	BY

DRAWING TITLE
**FRAMING
DETAILS**

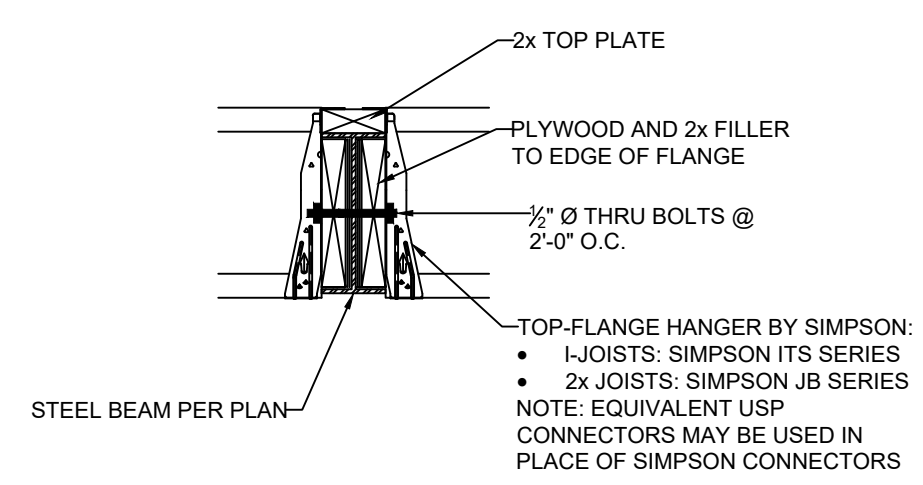
ENGINEER: DMH CHECKED BY: DMH
JOB NO. 3323 DRAWN BY: DMH
DATE: 03-31-21
SHEET NUMBER
S3.1



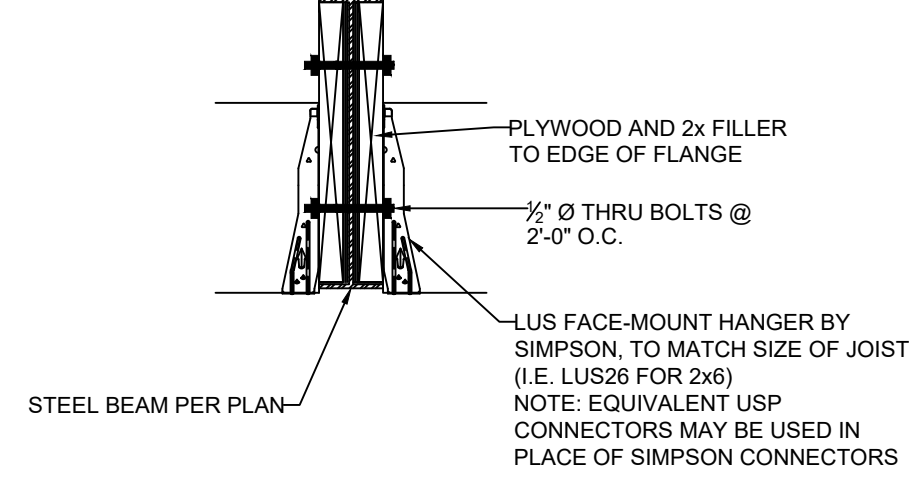
1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

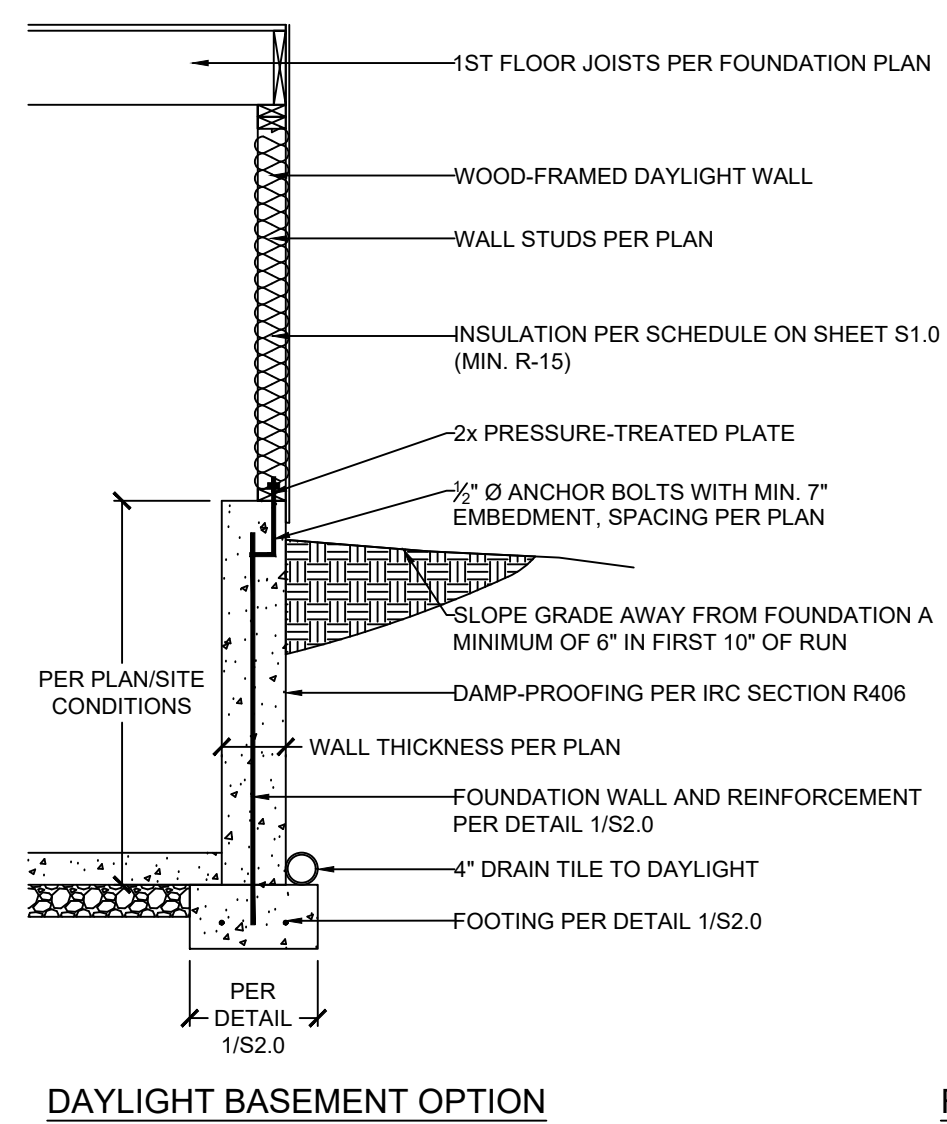


4 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

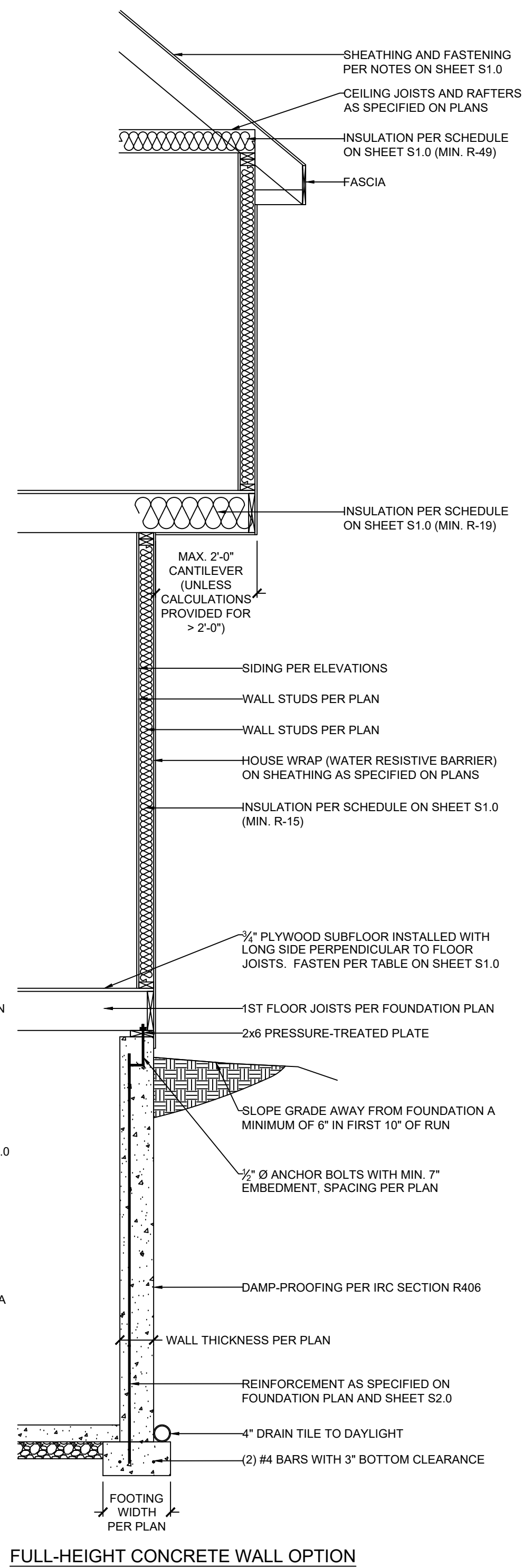


5 CEILING JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

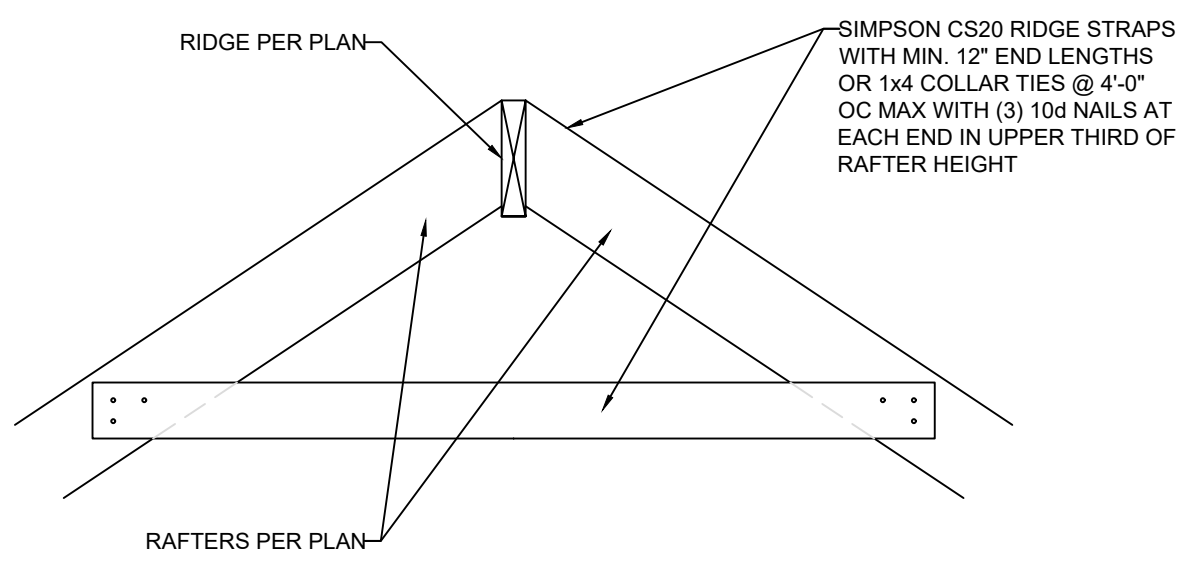
3 EXTERIOR WALL SECTION
S3.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



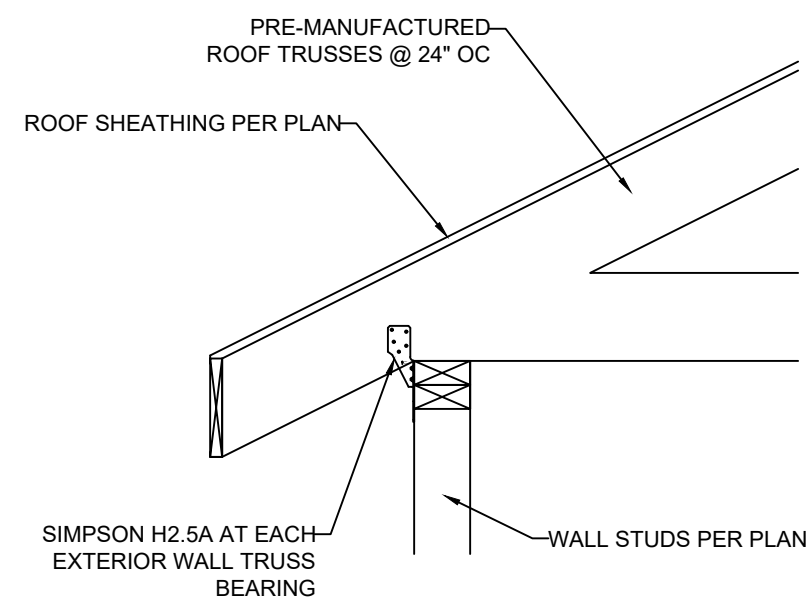
DAYLIGHT BASEMENT OPTION



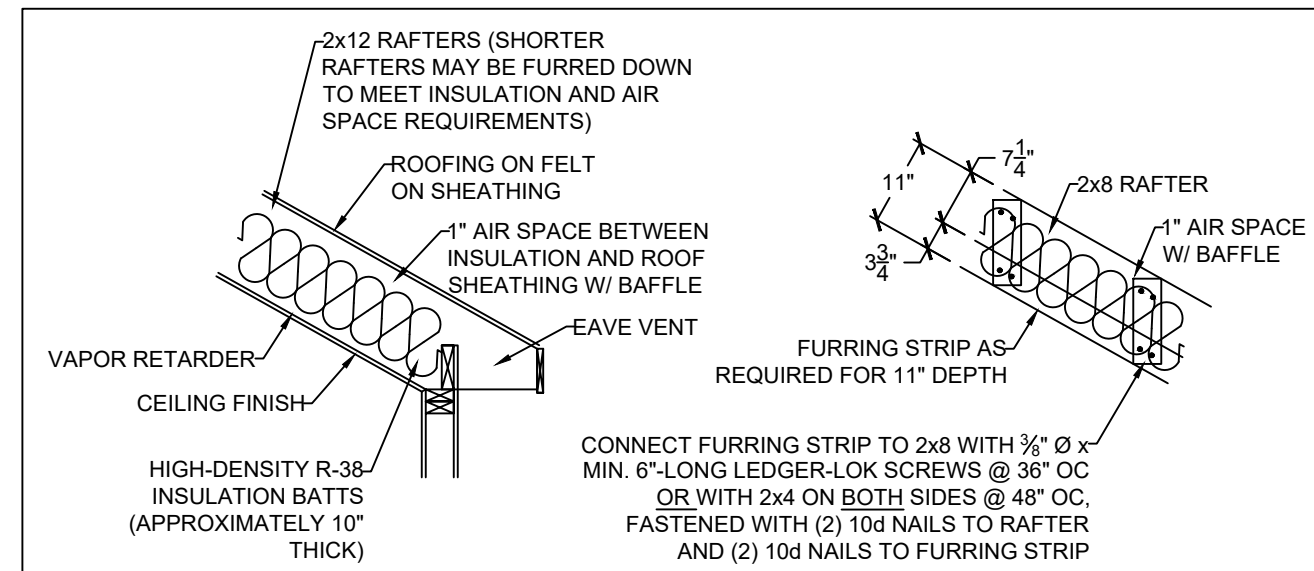
FULL-HEIGHT CONCRETE WALL OPTION



1 RIDGE FRAMING DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

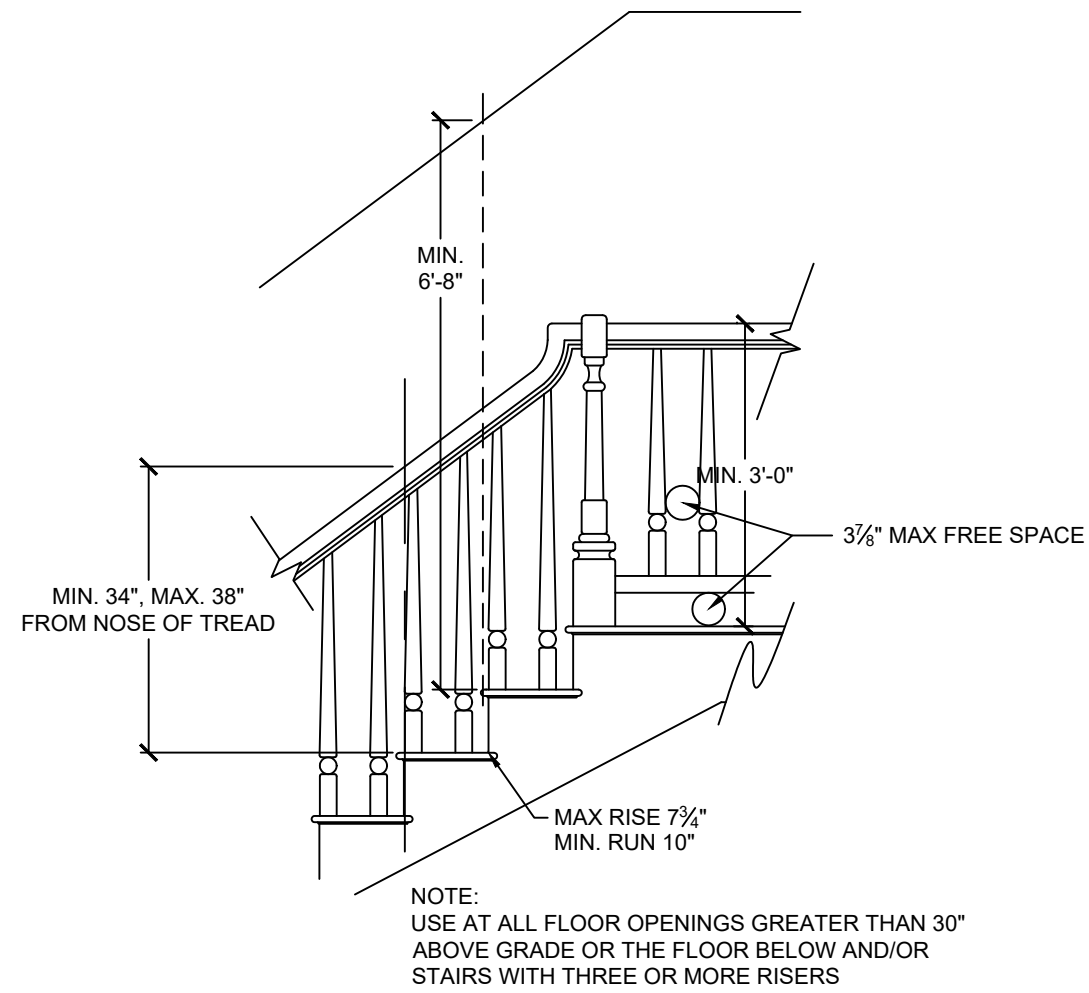


2 TRUSS CONNECTION TO EXT. WALL BEARING
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

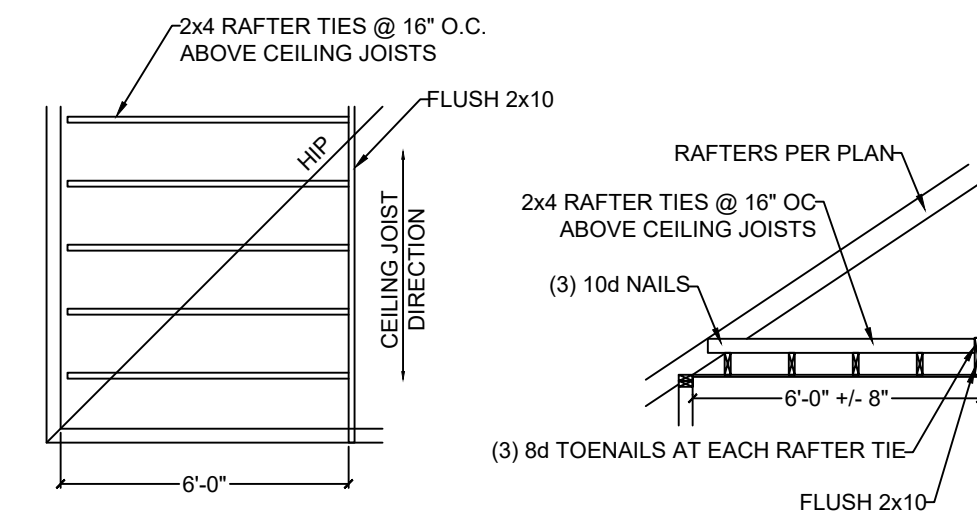


VAULTED RAFTER INSULATION INSTALLATION AND OPTIONAL CONNECTION DETAILS

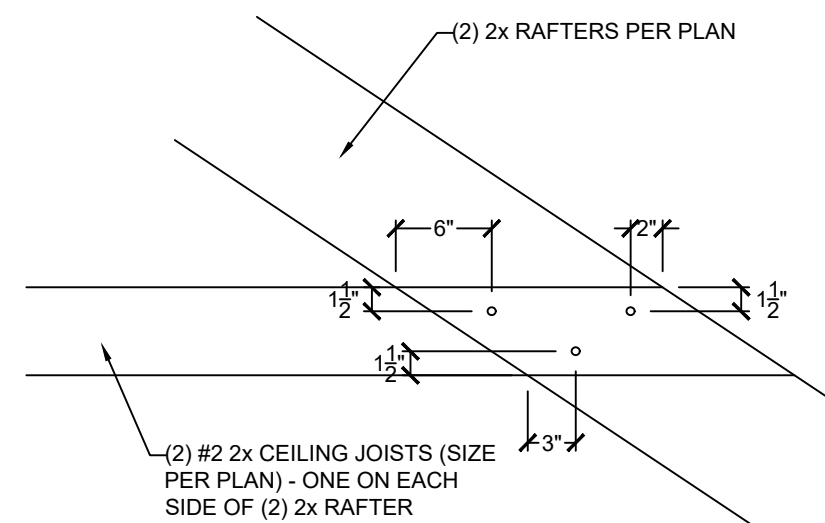
3 VAULTED RAFTER INSULATION DETAILS
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



4 STAIR AND HANDRAIL/GUARDRAIL DETAIL
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



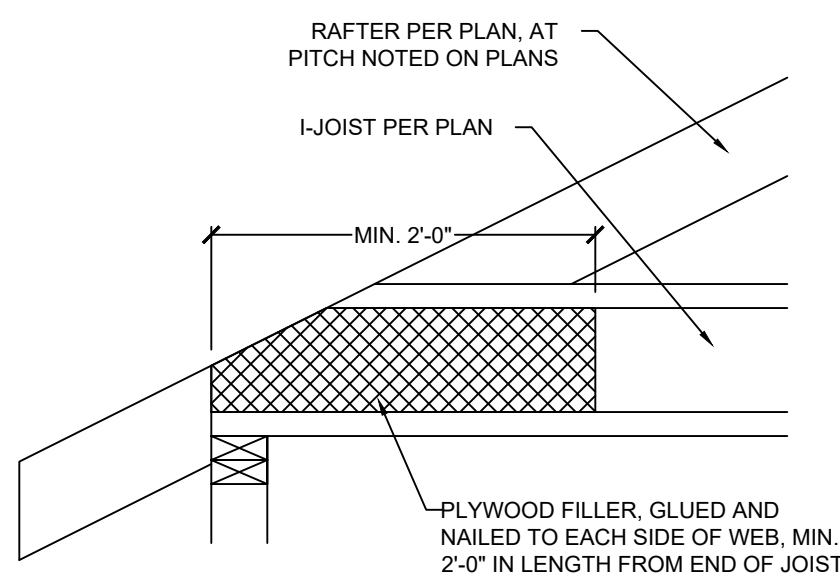
5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



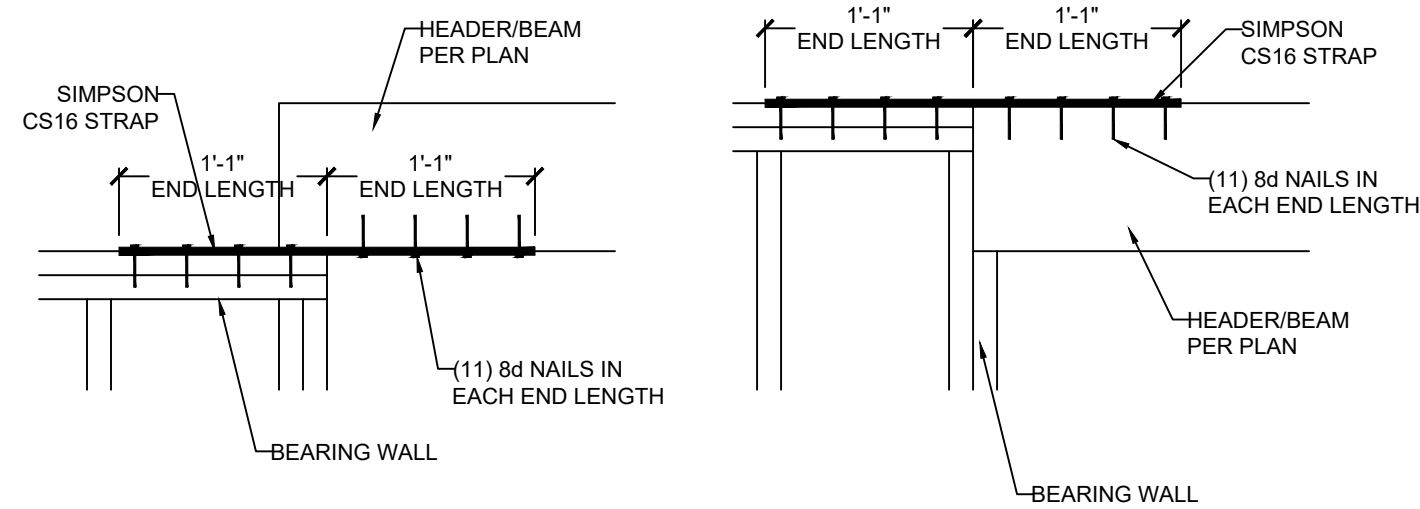
6 FIELD-CONSTRUCTED A-FRAME DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

7 DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

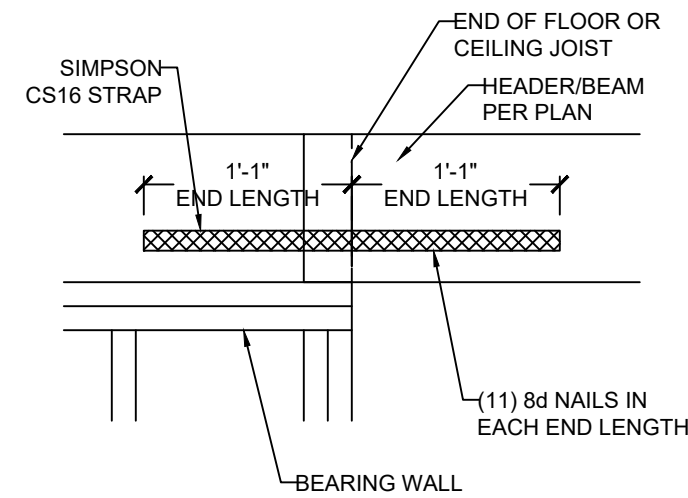
NOT USED



9 COPED I-JOIST REINFORCEMENT
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



10 HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



8 MAXIMUM ALLOWABLE LENGTH OF WOOD WALL STUDS (IRC TABLE 602.3.1)
S3.2

HEIGHT (FT.)	SPACING (INCHES O.C.)			
	24	16	12	8
SUPPORTING A ROOF ONLY				
10 OR LESS	2x4	2x4	2x4	2x4
12	2x6	2x4	2x4	2x4
14	2x6	2x6	2x6	2x4
16	2x6	2x6	2x6	2x4
18	DR	2x6	2x6	2x6
20	DR	DR	2x6	2x6
SUPPORTING ONE FLOOR AND A ROOF				
10 OR LESS	2x6	2x4	2x4	2x4
12	2x6	2x6	2x6	2x4
14	2x6	2x6	2x6	2x6
16	DR	2x6	2x6	2x6
18	DR	2x6	2x6	2x6
20	DR	DR	2x6	2x6
SUPPORTING TWO FLOORS AND A ROOF				
10 OR LESS	2x6	2x6	2x4	2x4
12	2x6	2x6	2x6	2x6
14	2x6	2x6	2x6	2x6
16	DR	2x6	2x6	2x6
18	DR	DR	2x6	2x6
20	DR	DR	DR	2x6

NOTES:
1) DR = DESIGN REQUIRED
2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED
3) THIS TABLE DOES NOT APPLY FOR STUDS SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"

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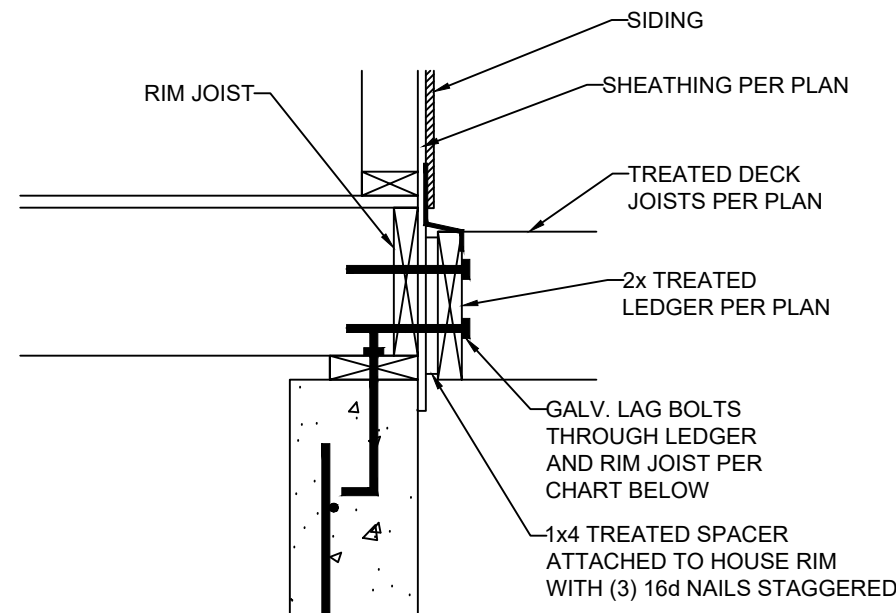
CLIENT: IQ CONSTRUCTION
JOB TITLE: EGC722 SPEC
LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-201001772
PROFESSIONAL ENGINEER
3-31-2021

NO.	DATE	REVISION	BY

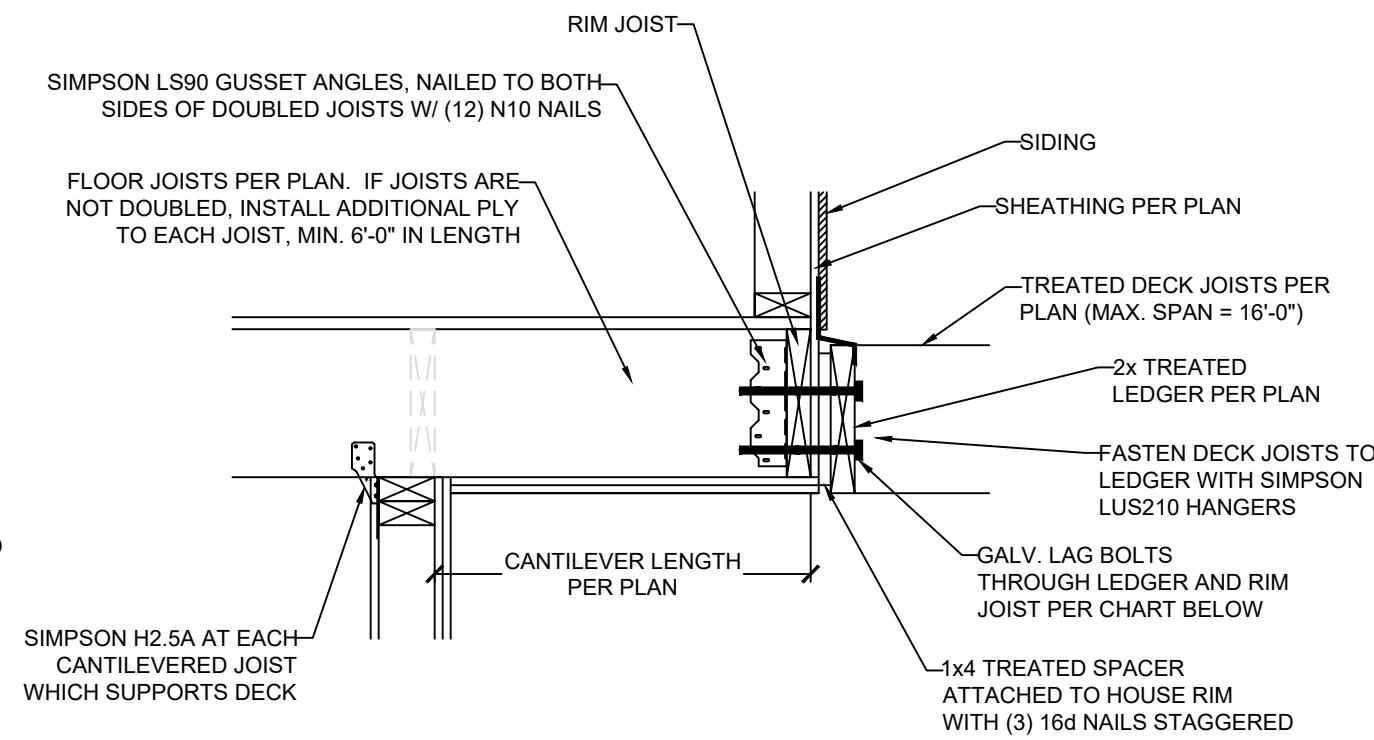
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SHEET NUMBER
S3.2



DECK LEDGER ATTACHMENT GUIDE

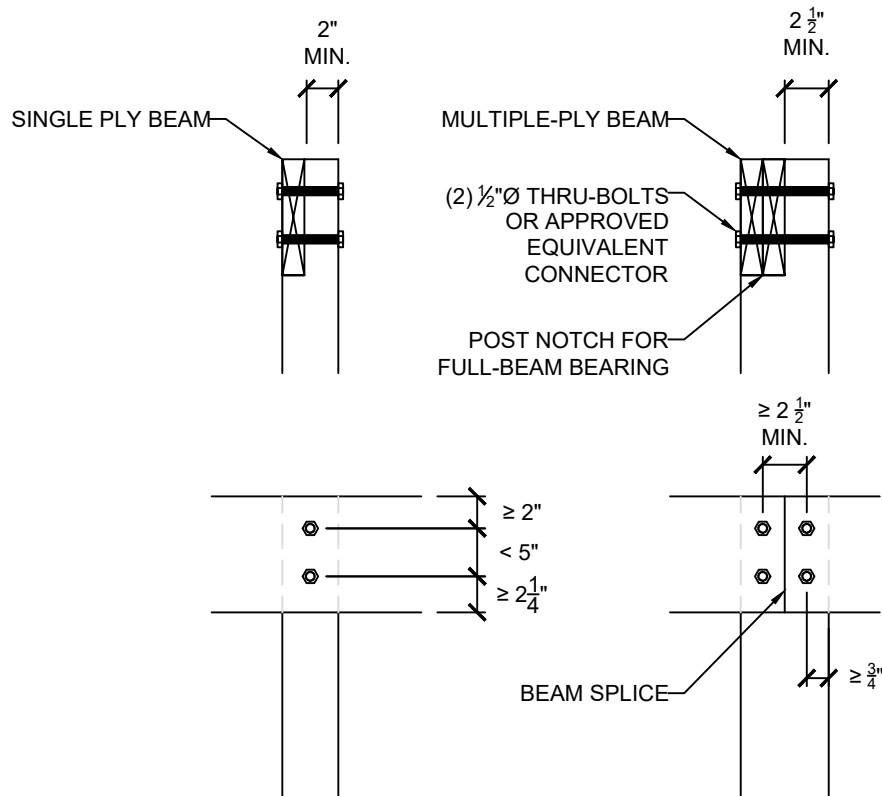
DECK JOIST SPAN	1/2" Ø GALV. LAG OR 3/8" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED



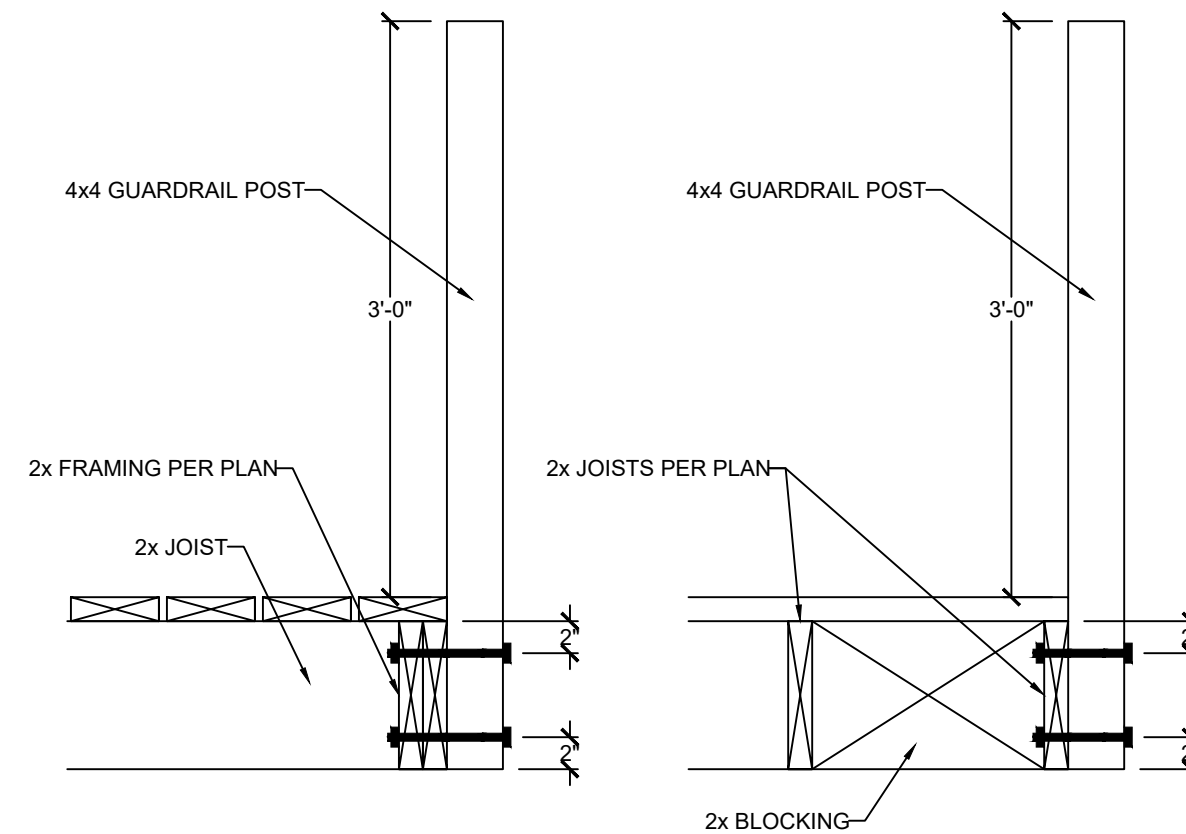
SIMPSON H2.5A AT EACH CANTILEVERED JOIST WHICH SUPPORTS DECK

1 LEDGER ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

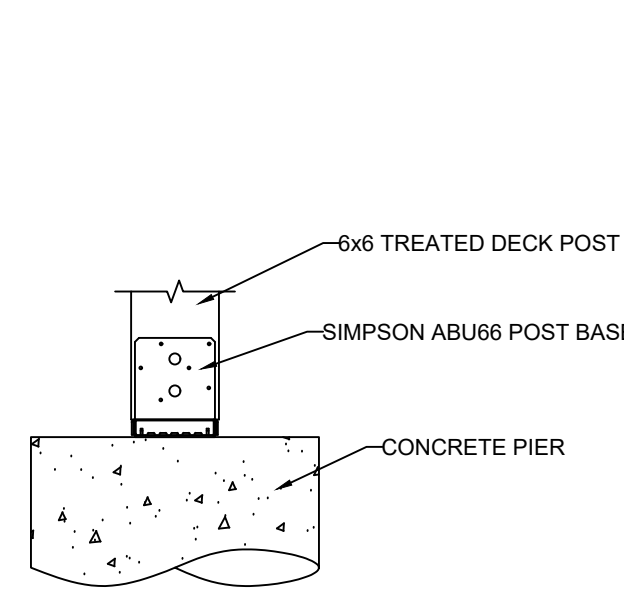
2 CANTILEVER WITH DECK ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



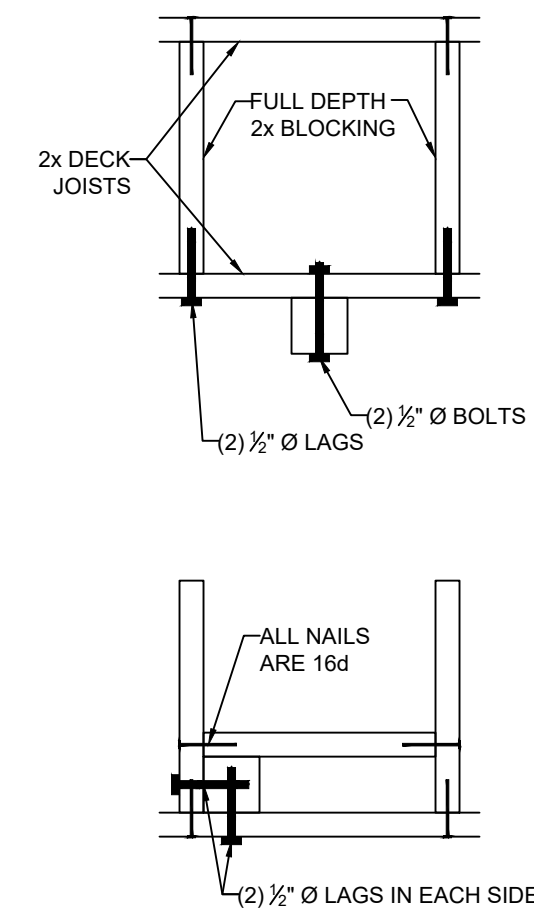
5 LET-IN (COVERED) DECK BEAM CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



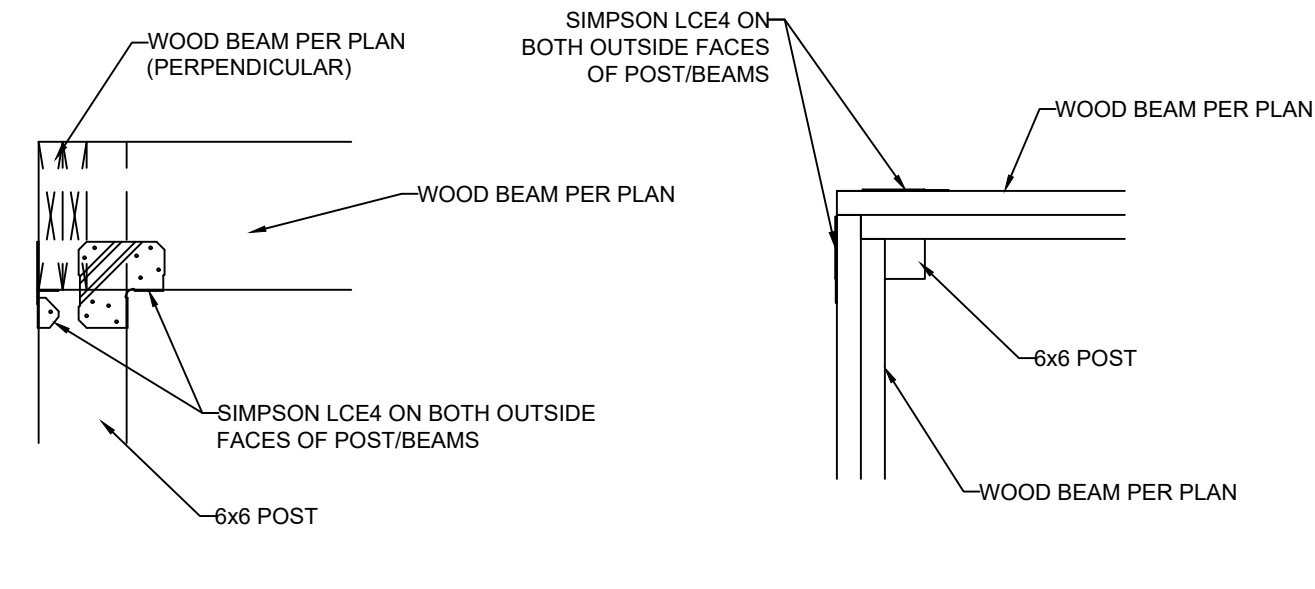
6 GUARDRAIL CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



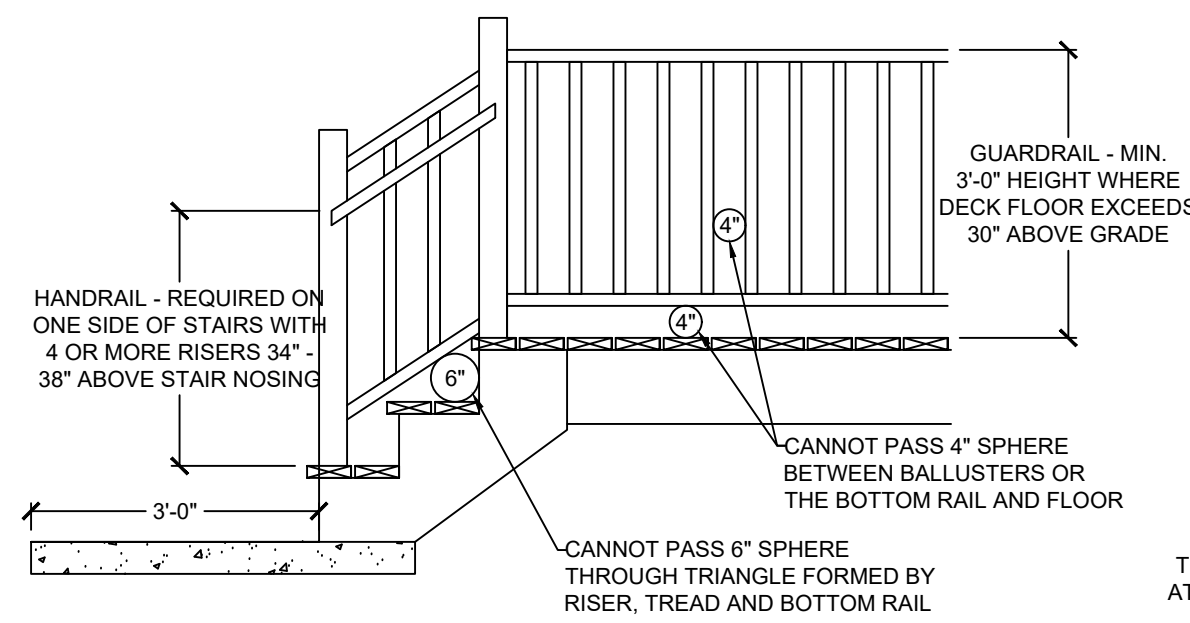
3 DECK POST BASE
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



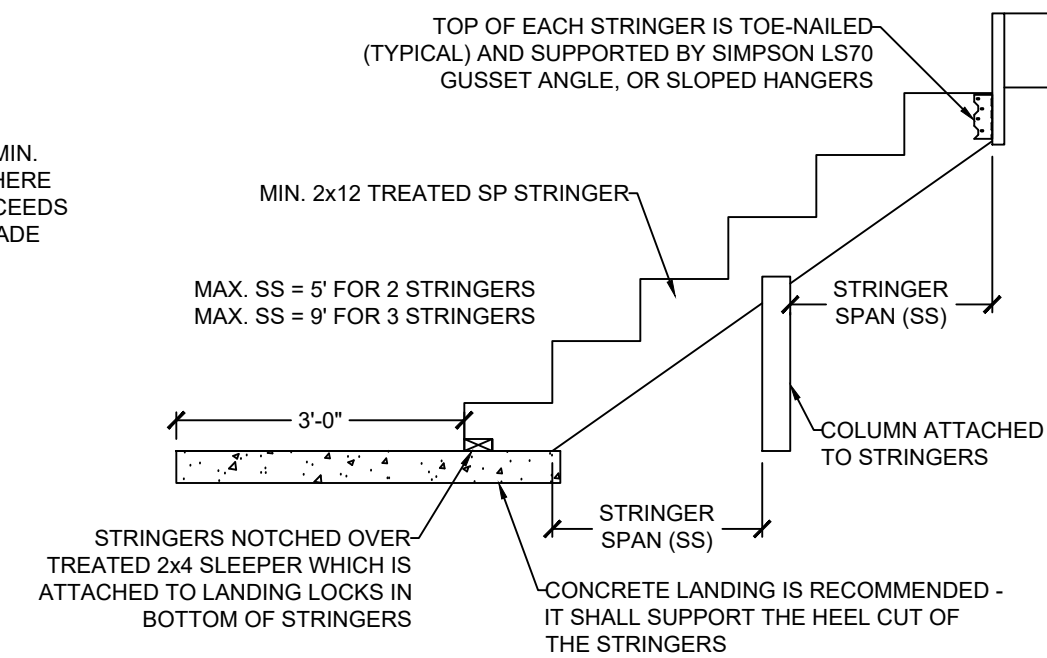
4 REINF. POST CONNECTIONS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



7 ALTERNATE COVERED DECK/PORCH INTERSECTION CORNER BEAM CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



8 GUARDRAIL DETAIL
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



9 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

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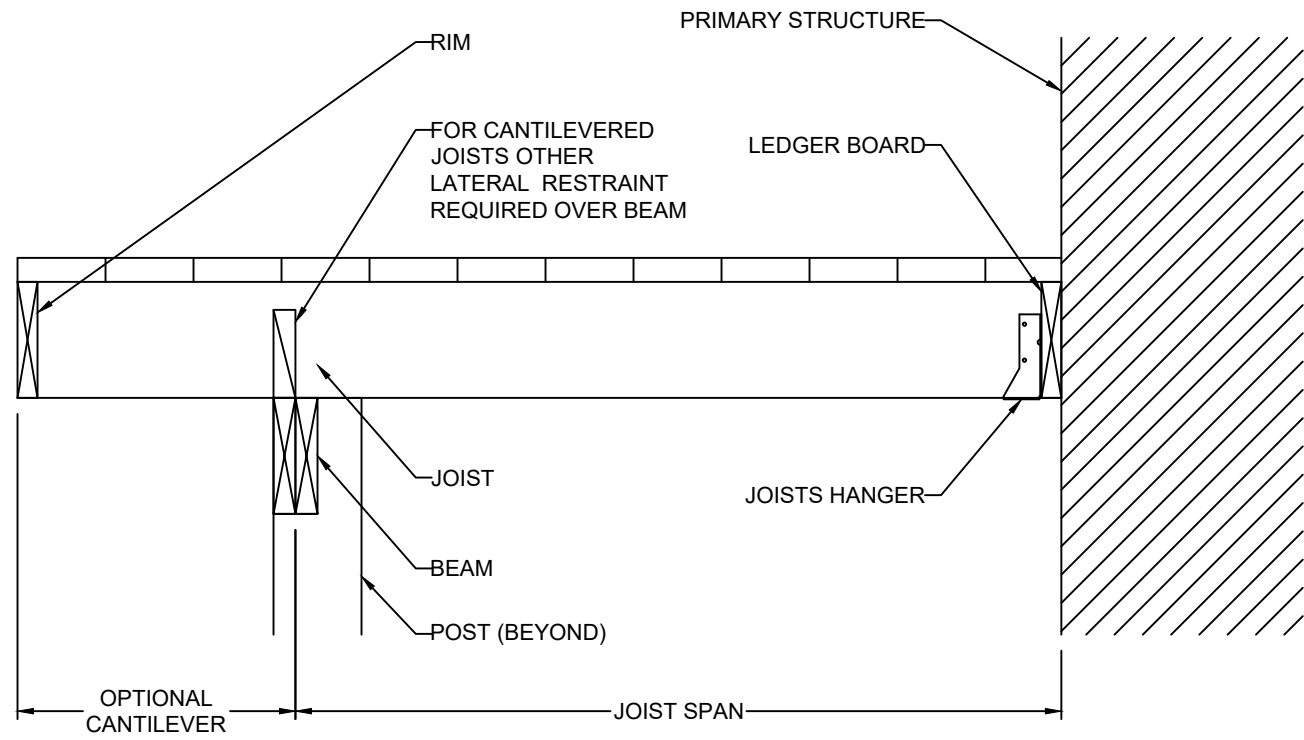
CLIENT: IQ CONSTRUCTION
JOB TITLE: EGC722 SPEC
LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER PE-201001772
PROFESSIONAL ENGINEER
3-31-2021

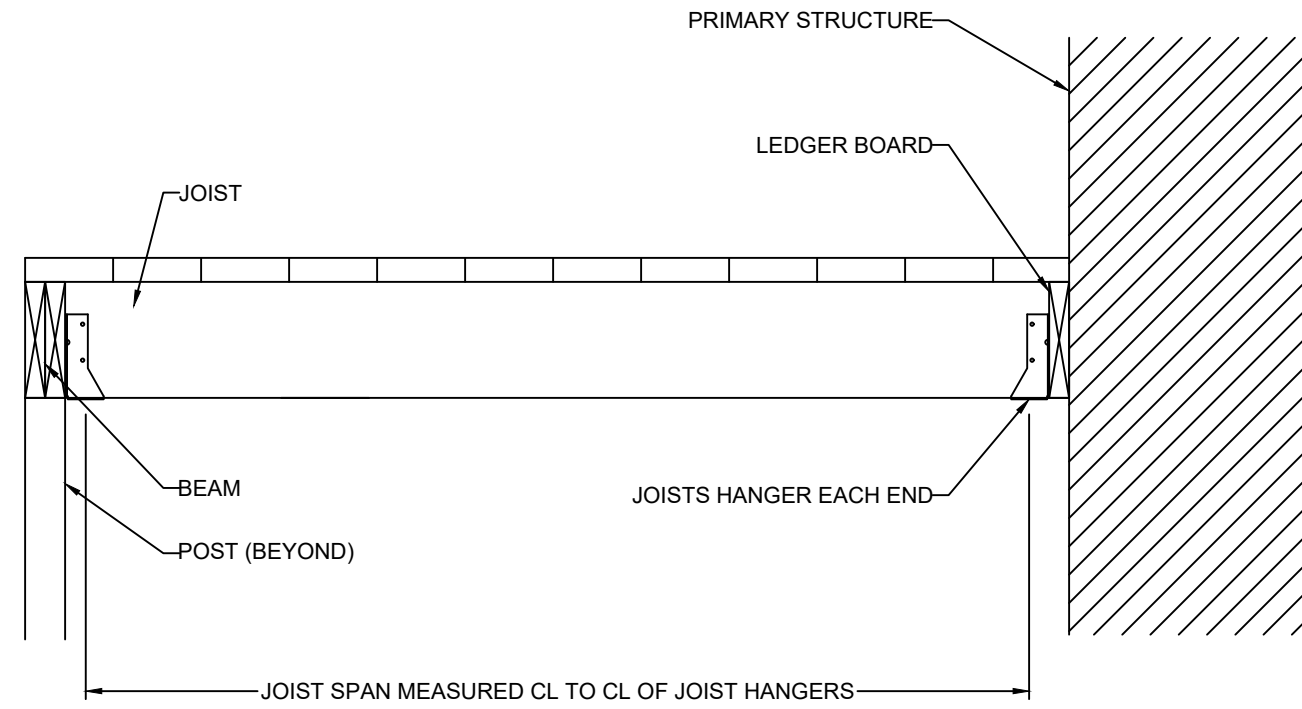
NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS

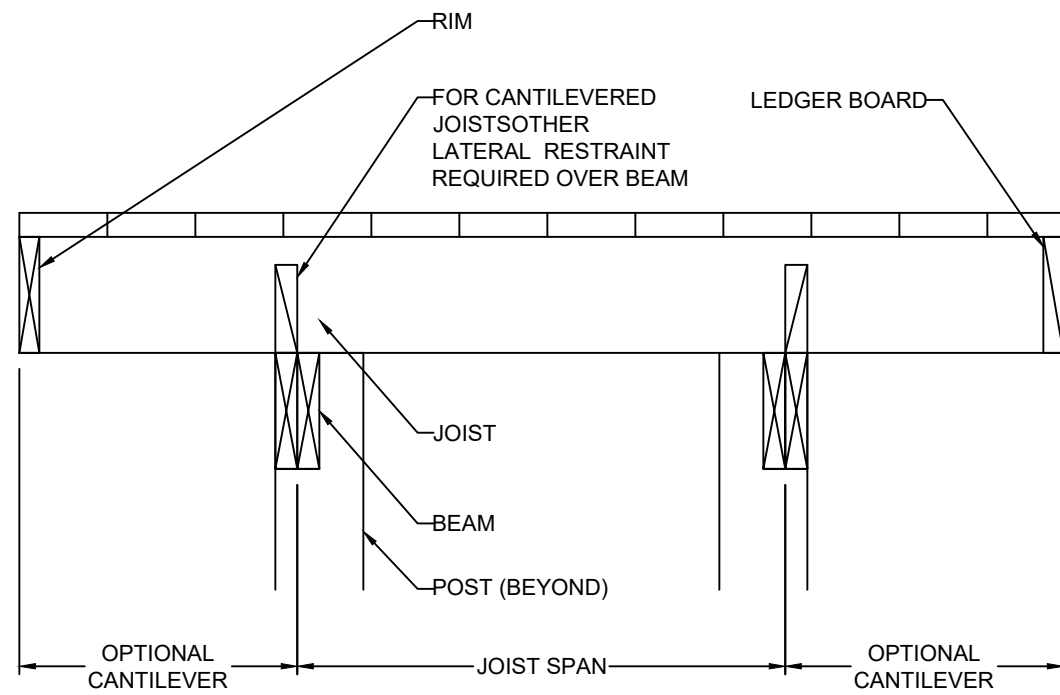
ENGINEER: DMH CHECKED BY: DMH
JOB NO. 3323 DRAWN BY: DMH
DATE: 03-31-21
SHEET NUMBER
S3.3a



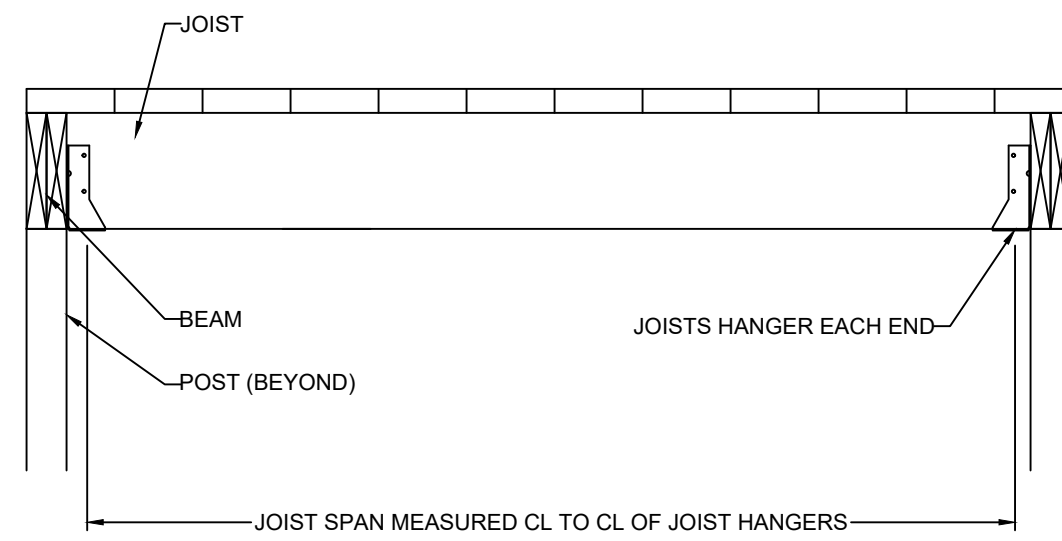
CANTILEVERED JOISTS WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

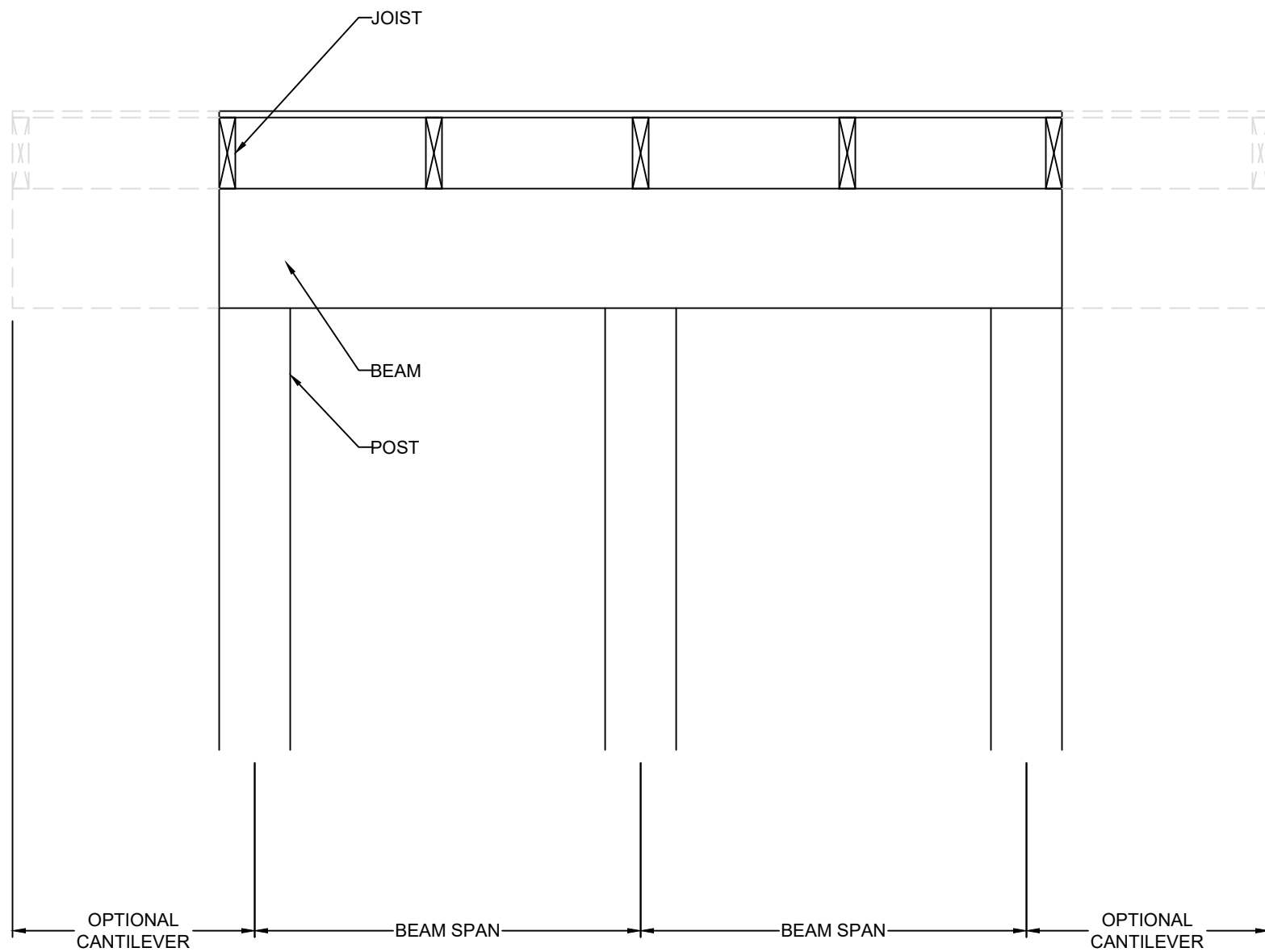


JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

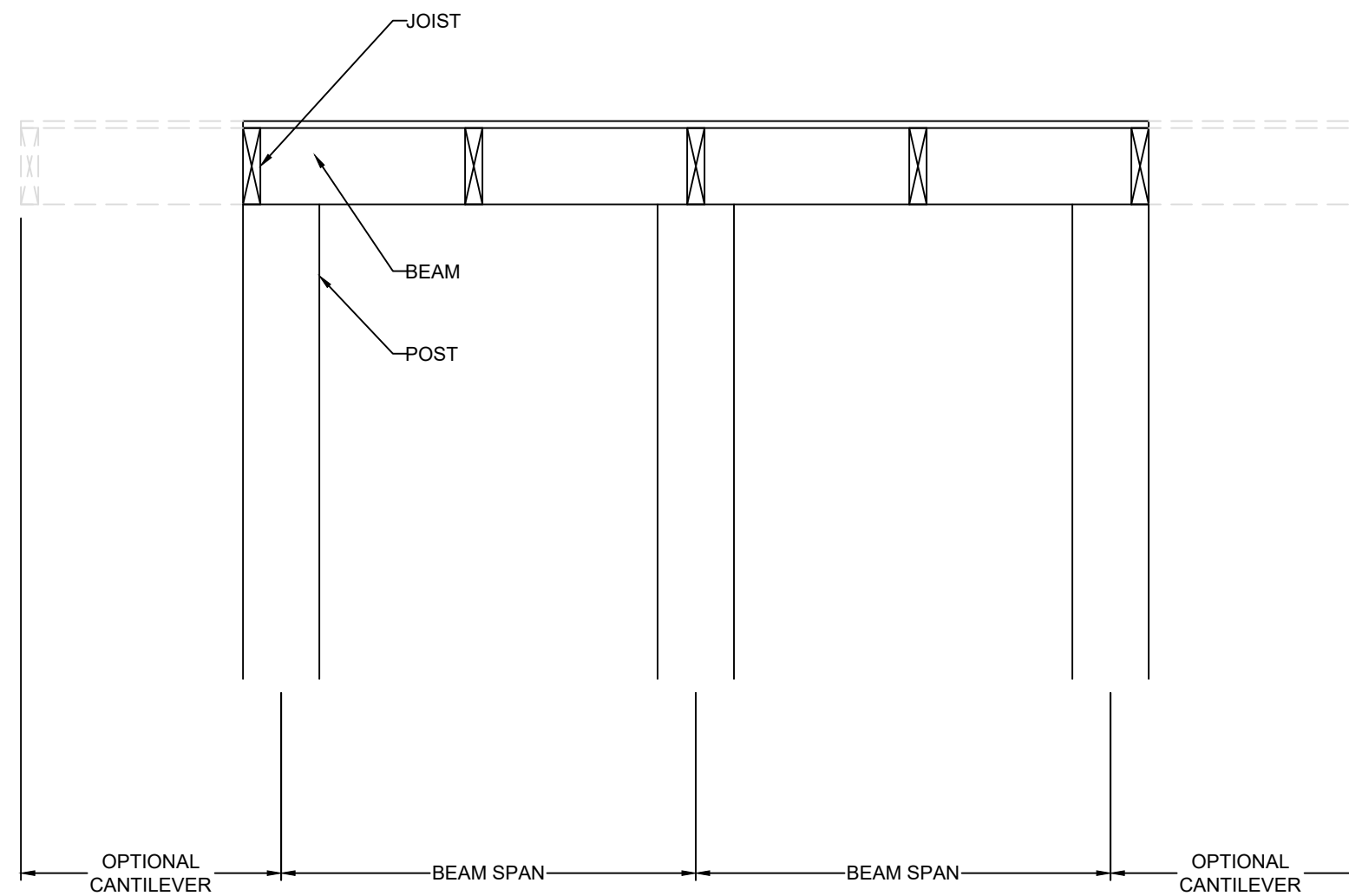


JOISTS WITH FLUSH BEAM

10 TYP. DECK JOIST SPANS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



DROPPED BEAM



FLUSH BEAM

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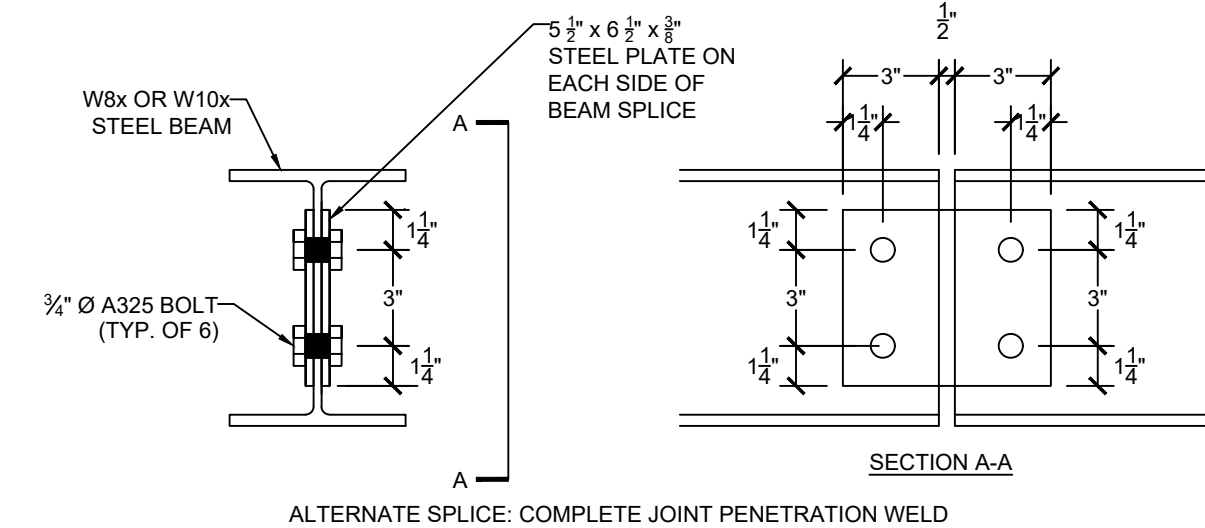
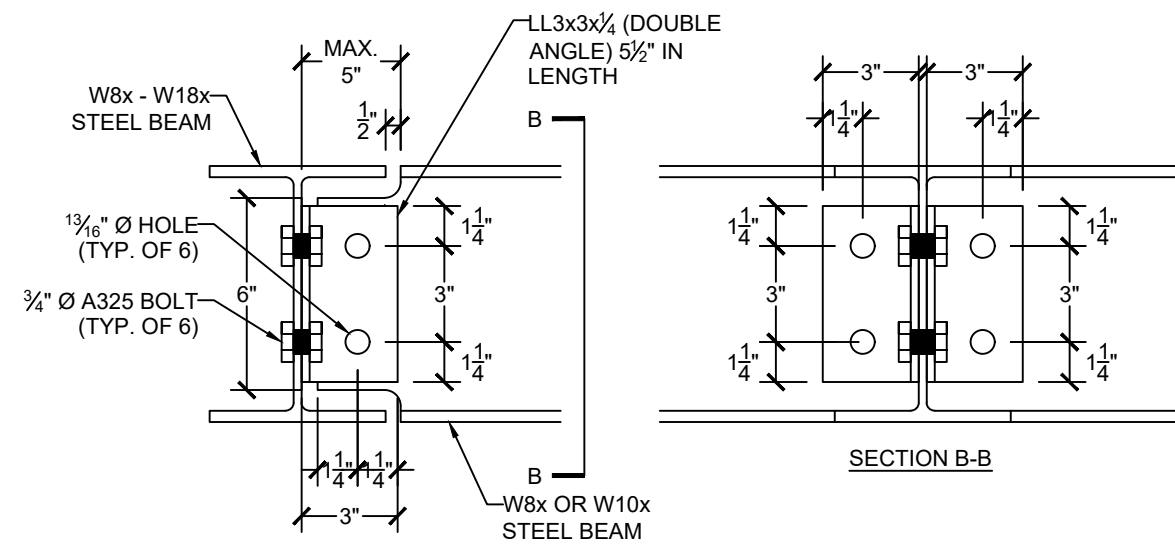
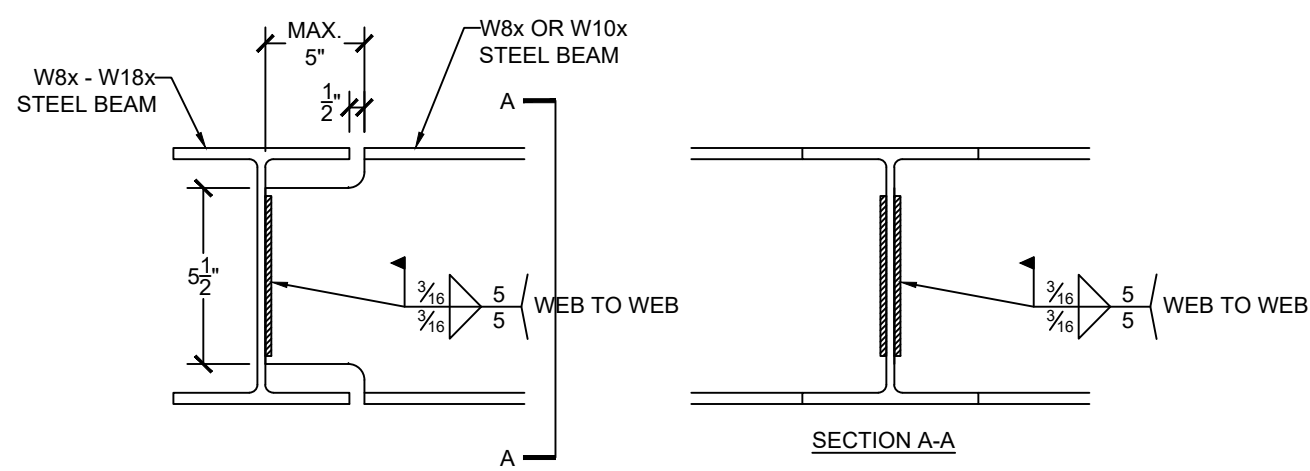
CLIENT: IQ CONSTRUCTION
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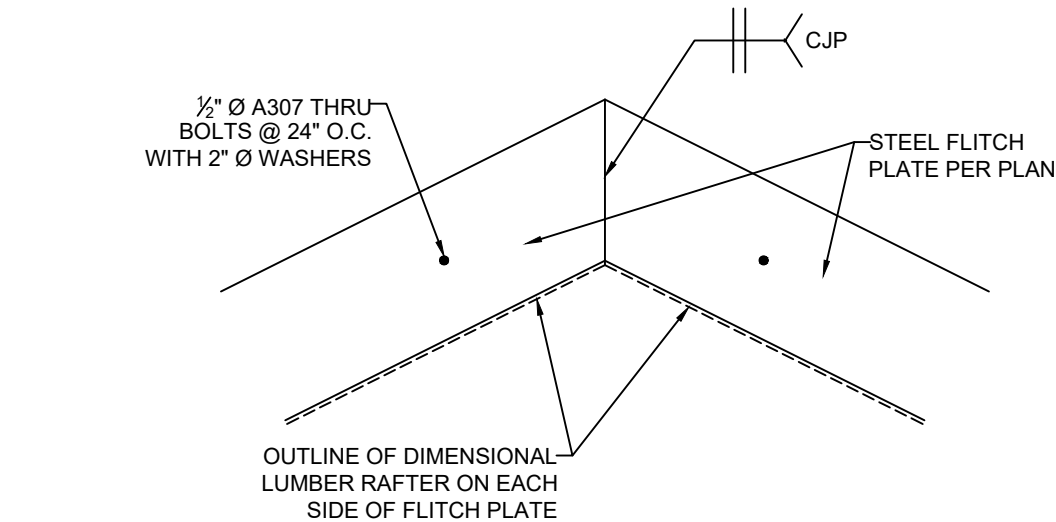
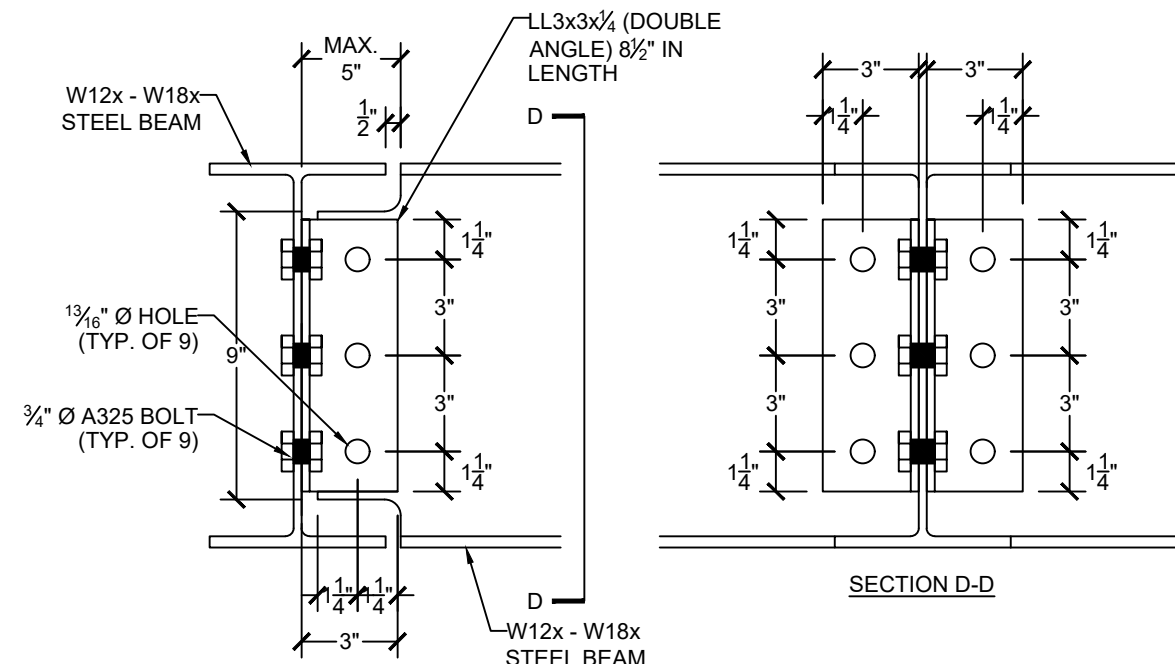
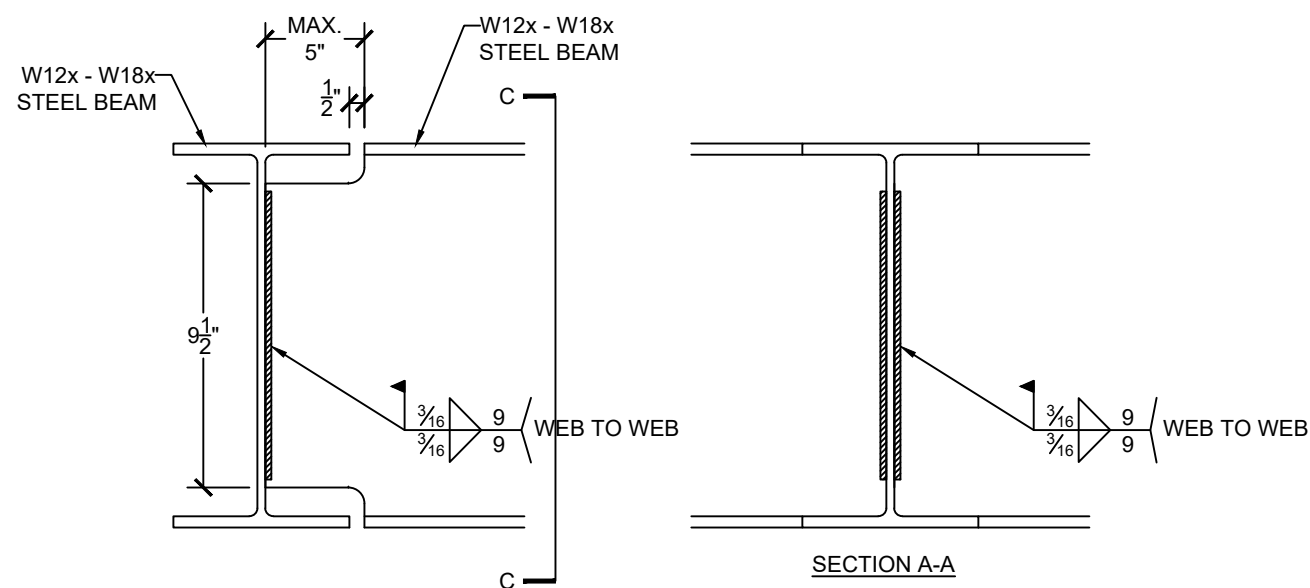


1 WELDED T-BEAM CONNECTION FOR W8x AND W10x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

1 BOLTED T-BEAM CONNECTION FOR W8x AND W10x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

3 BEAM SPLICE CONNECTION FOR W8x AND W10x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)



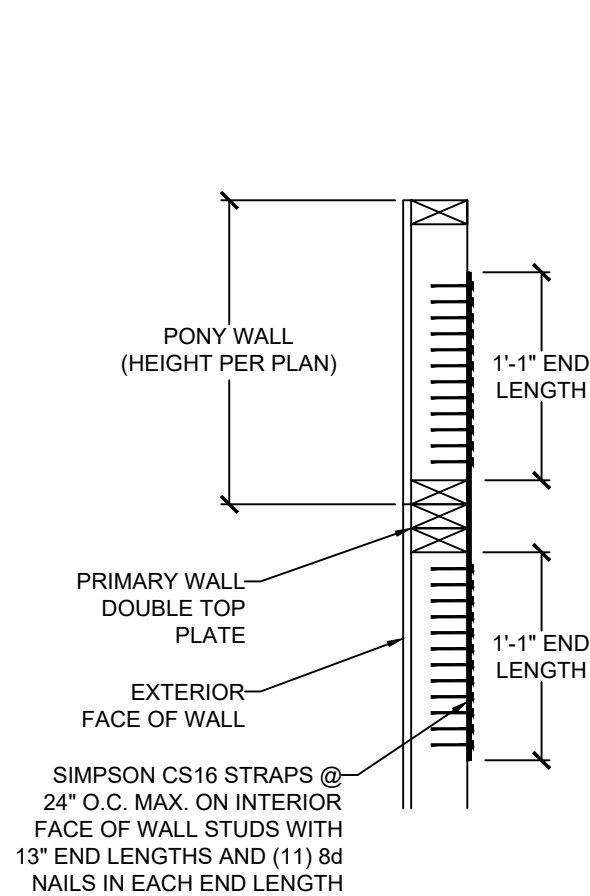
4 RAFTER FLITCH PLATE DETAIL
S3.4 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

2 WELDED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

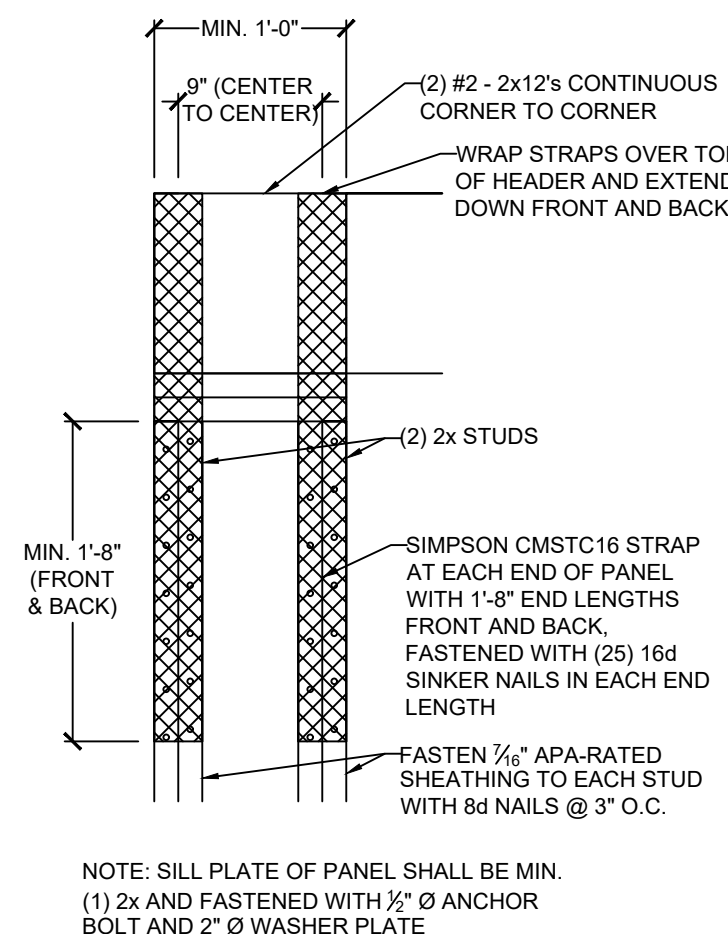
2 BOLTED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)

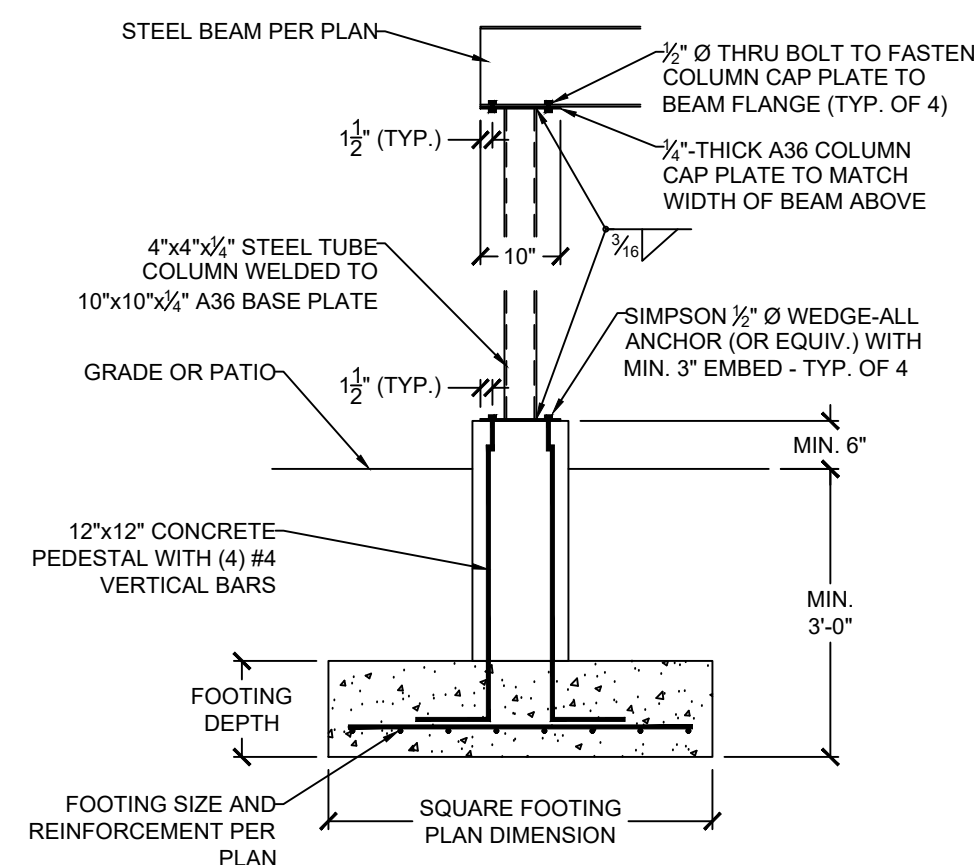
(OPTION #2)



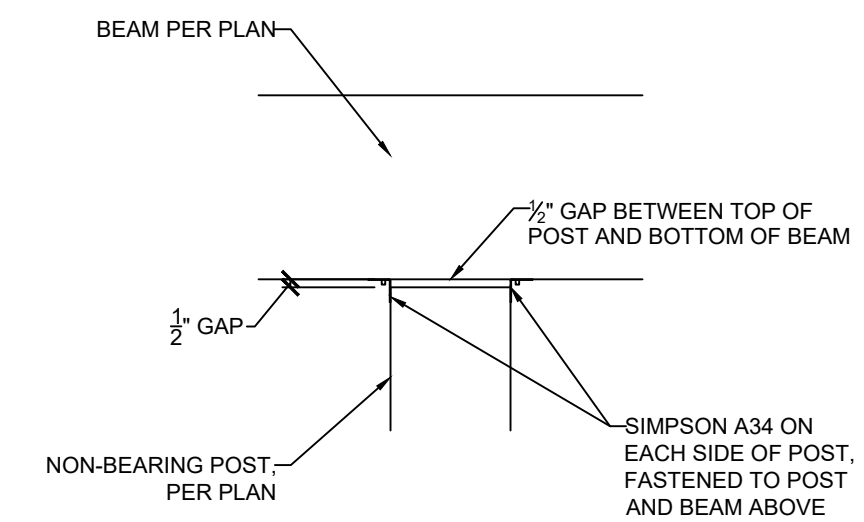
5 SPLICED WALL CONNECTION
S3.4 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



6 3RD CAR STALL BRACING
S3.4 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



7 EXTERIOR STEEL COLUMN CONNECTIONS
S3.4 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



8 NON-BEARING POST CONNECTION
S3.4 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

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STEEL BEAM CONNECTIONS

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S3.4