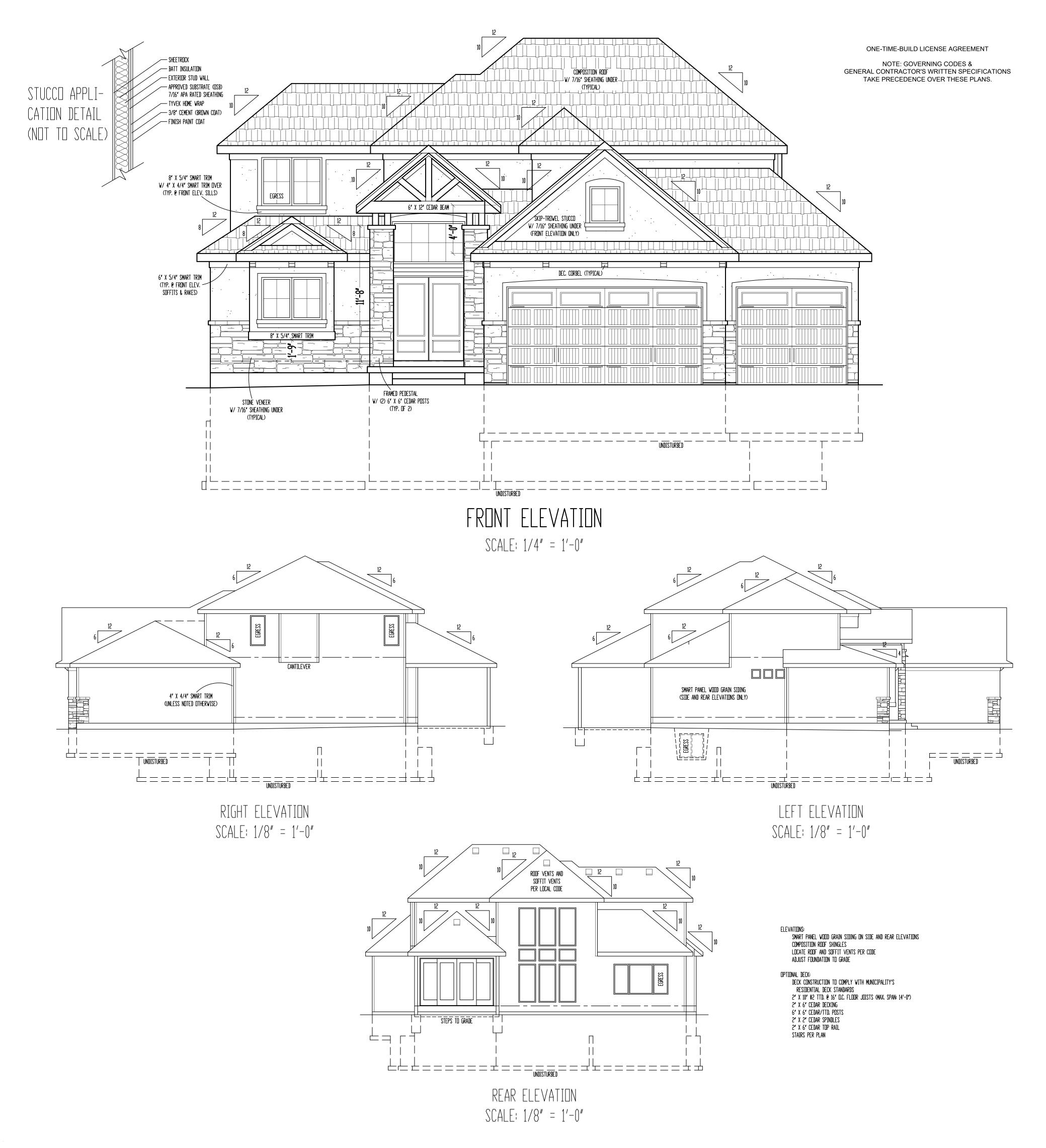
RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 10/21/2021 11:03:01

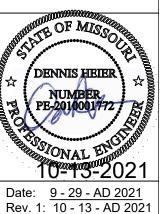


Prawing Title:

RHF086 Spec

General Contractor:

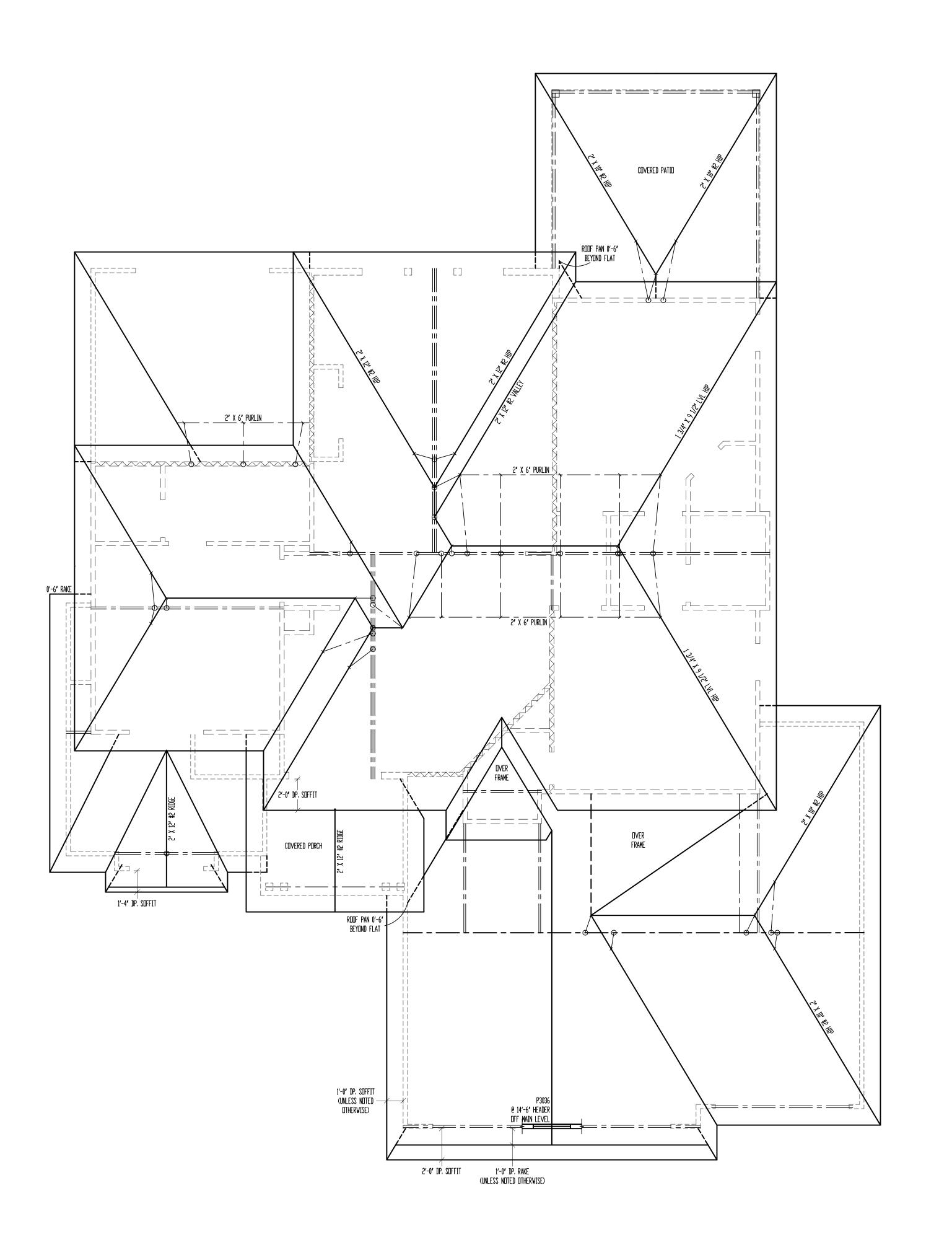
Iker Custom Homes, L



Date: 9 - 29 - AD 2021 Rev. 1: 10 - 13 - AD 2021 Rev. 2: Rev. 3:

Sheet Title: **ELEVATIONS**





RNN

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

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

SEE DETAIL 7/S3.2 FOR ALTERNATE RAFTER BEARING DETAIL WHEN RAFTERS ARE REQUIRED TO BEAR HIGHER THAN THE WALL DOUBLE TOP PLATE.

FLASHING NOTE: Drip edge, valleys and flashings to be metal clad.

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

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

	CODE MININ	MUM		_
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN	
	#2-2x6	@24 ′ □.C.	11'-7 '	
$\rangle\rangle$	#2-2x6	016 ′ □.C.	14'-2 '	\ ((
	#2-2x8	@24″ □.C.	14'-8 "	
	#2-2x8	0 16 ′ □.C.	17'-11 '	
	#2-2x10	@24 ′ □.C.	17'-10 "	
	#2-2x10	0 16 ′ □.C.	21′-11 ′	
	NDTE: CDDE	E MINIMUM ALL	DWS FOR A RAFTER DEFLECTION	OF L/180 TOTAL LOAD

HIGHER PERFORMANCE (RECOMMENDED)					
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN			
#2-2x6	@24″ □.C.	8'-6 "			
#2-2x6	016 ′ □.C.	9'-9 '			
#2-2x8	@24″ □.C.	11'-3 '			
#2-2x8	016 ′ □.C.	12'-9 '			
#2-2x10	@24″ □.C.	14′-3 ″			
#2-2x10	016 ′ □.C.	16'-3 '			
DEFLECTIO	N = L/360 LI'	VE 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)

* 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' D.C.

PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A
 45 DEGREE ANGLE WITH THE HORIZONTAL
 ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0'
 PURLINS 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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are and effort have gone into the creation and design of this plan. However, the esigner is not an architect or engineer and construction from these plans shoul nedraken without the assistance of a construction professional, architect or enecause of the impossibility of any on site consultation and supervision, Viewpo residential Design, LLC, and Designer assume no responsibility for any damag reluding structural failures, due to any deficiencies, omissions or error in the perpurative Also, site conditions may vary from those illustrated on this plan. Design the proposition of the propositions and perpuration and those illustrated on this plan.

For God so loved the orld, that he gave his hy begotten Son, that hosoever believeth in him should not perish, t have everlasting life" (John 3:16)

LLC whosoew whosoew him shou but have eesign.net (Joh

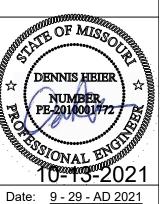
RESIDENTIAL DESIGN LLC
Office: (816) 554-0400 Email: admin@viewpointdesign.net

Site Description:

Lot 86, The Retreat at
Hook Farms - 1st Plat
Street Address:
104 SW Harvest Moon Ln.,

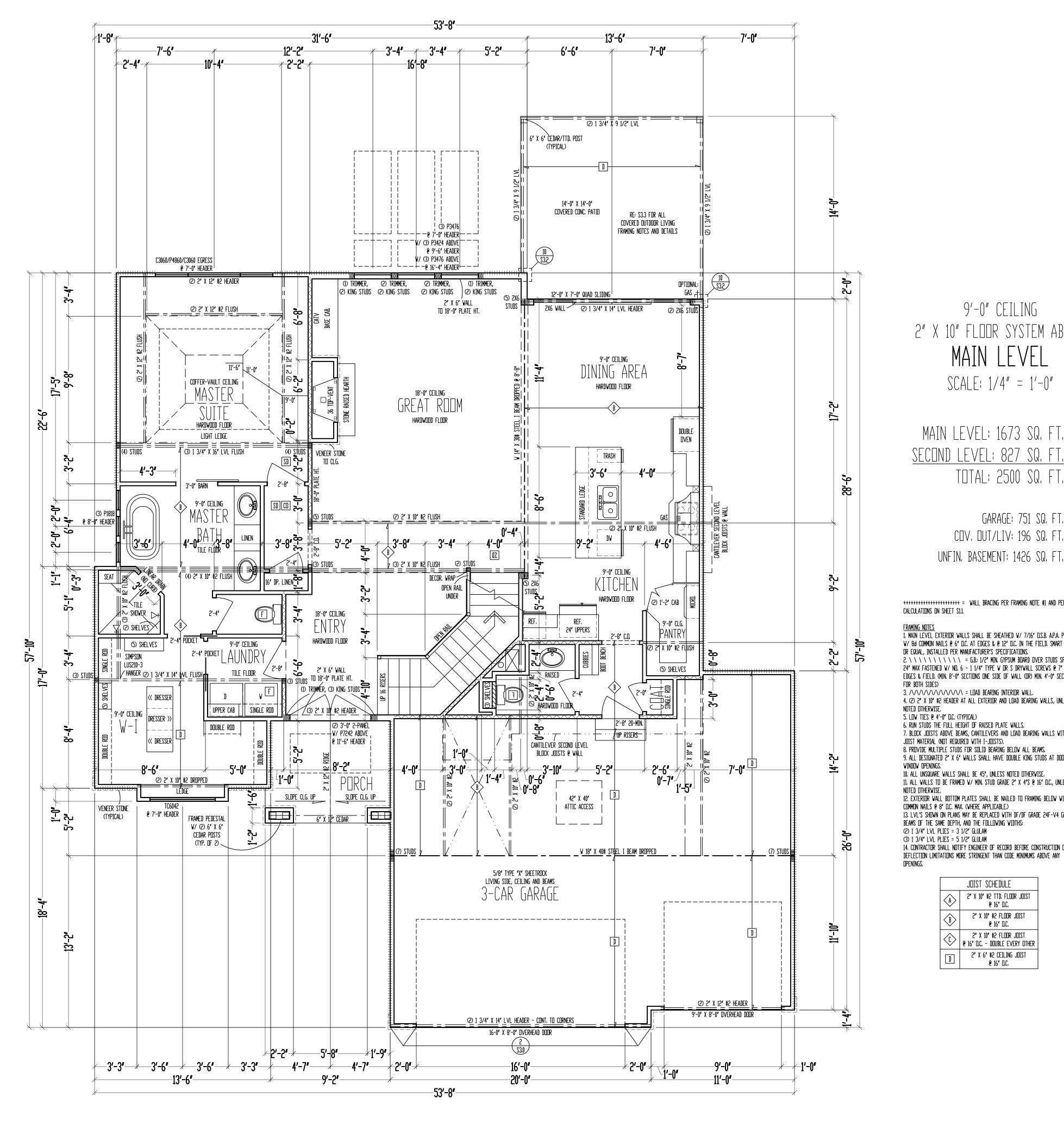
RHF086 Spec
General Contractor:

Alker Custom Homes, LLC



Date: 9 - 29 - AD 2021 Rev. 1: 10 - 13 - AD 2021 Rev. 2: Rev. 3:

Sheet Title: ROOF PLAN



9'-0" CEILING 2" X 10" FLOOR SYSTEM ABOVE MAIN LEVEL

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

MAIN LEVEL: 1673 SQ. FT. SECOND LEVEL: 827 SQ. FT. TOTAL: 2500 SQ. FT.

> GARAGE: 751 SQ. FT. COV. DUT/LIV: 196 SQ. FT.

UNFIN. BASEMENT: 1426 SQ. FT.

1. MAIN 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. 2. \ \ \ \ \ \ \ \ = G.B.: 1/2" MIN. GYPSUM BDARD DVER STUDS SPACED 24' MAX FASTENED W/ ND. 6 − 1 1/4' TYPE W DR S DRYWALL SCREWS @ 7' D.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" D.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' D.C., UNLESS NOTED OTHERWISE. 12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d

COMMON NAILS @ 8" D.C. MAX. (WHERE APPLICABLE.) 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS: (2) 1 3/4" LVL PLIES = 3 1/2" GLULAM (3) 1 3/4" LVL PLIES = 5 1/2" GLULAM 14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY

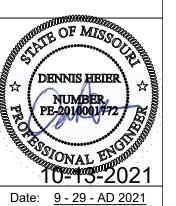
•		
		JDIST SCHEDULE
	\Diamond	2" X 10" #2 TTD. FLOOR JOIST @ 16" O.C.
	(B)	2" X 10" #2 FLOOR JOIST @ 16" D.C.
	(C)	2' X 10' #2 FLOOR JOIST @ 16' O.C DOUBLE EVERY OTHER

D 2' X 6' #2 CEILING JOIST

€ 16″ □.C.

at at Plat

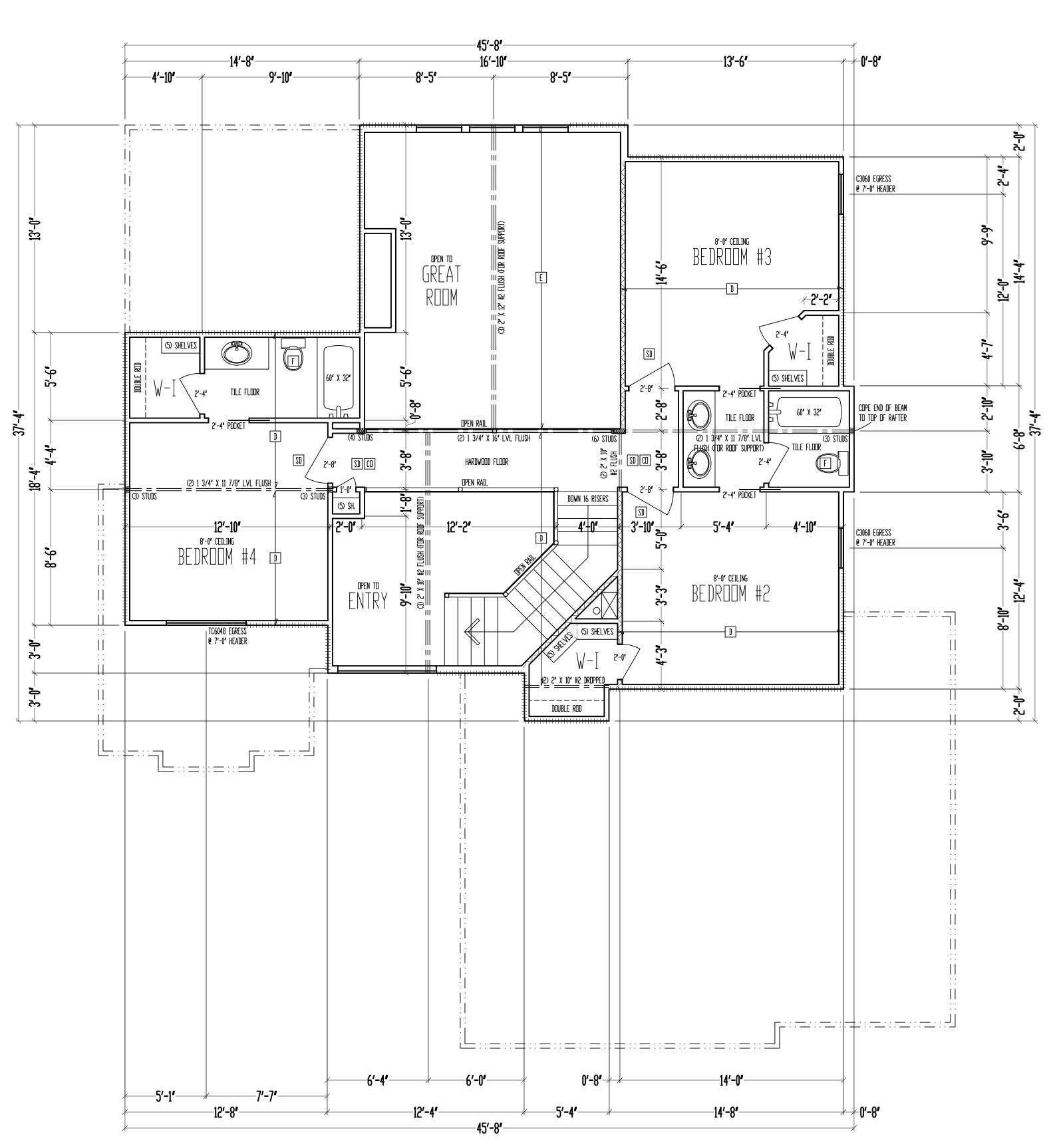
Spec RHF086



Rev. 1: 10 - 13 - AD 2021 Rev. 2: Rev. 3:

Sheet Title: **MAIN LEVEL** PLAN





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

ON SHEET S1.1.

OTHERWISE.

5. LOW TIES @ 4'-0' D.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

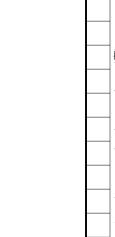
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE. 11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2° X 4′S @ 16° D.C., UNLESS NOTED 12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 16' D.C. MAX. (WHERE APPLICABLE.)

13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:

(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM (3) 1 3/4" LVL PLIES = 5 1/2" GLULAM

14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY
DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

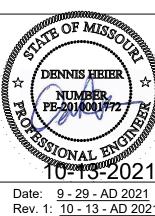
JOIST SCHEDULE						
D	2" X 6" #2 CEILING JOIST @ 16" D.C.					
E	2' X 8' #2 CEILING JOIST @ 16' D.C.					



at at Plat

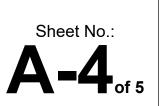
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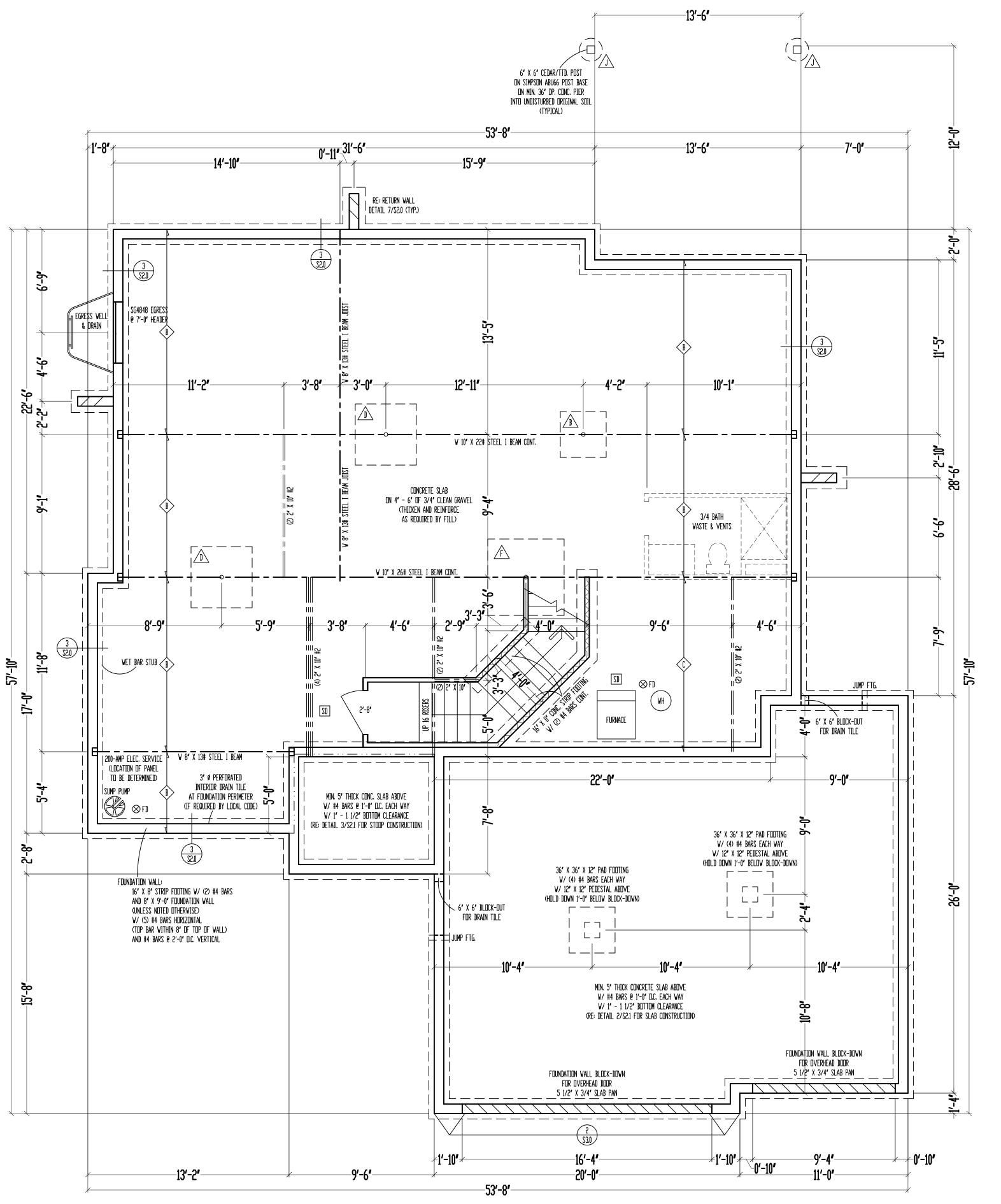
RHF086 Spec



Date: 9 - 29 - AD 2021 Rev. 1: 10 - 13 - AD 2021 Rev. 2: Rev. 3:

Sheet Title: **SECOND LEVEL** PLAN





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

2" X 10" FLOOR SYSTEM ABOVE FOUNDATION

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

SHEET S1.1.

1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16' D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6' D.C. AT EDGES & @ 12' D.C. IN THE FIELD. SMART PANEL, DR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 2. \ \ \ \ \ \ \ \ \ = G.B.: 1/2' MIN. GYPSUM BOARD OVER STUDS SPACED 24' MAX FASTENED W/ ND. 6 - 1 1/4" TYPE W DR S DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS DNE SIDE DF WALL (DR) 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

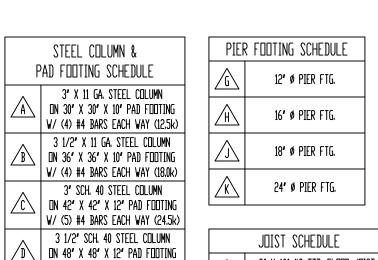
5. LOW TIES @ 4'-0" D.C. (TYPICAL) 6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS. 7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS). 8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS. 9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW

10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE. 11. ALL VALLS TO BE FRAMED V/ MIN. STUD GRADE 2' X 4'S @ 16' D.C., UNLESS NOTED

12. 1/2' Ø ANCHOR BOLTS W/ MIN. 7' EMBEDMENT @ 48' O.C. MAX. & WITHIN 6' - 12' OF END OF EACH PLATE LENGTH. 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:

(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM (3) 1 3/4" LVL PLIES = 5 1/2" GLULAM 14. 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 ON ANYTHING SHORT OF THE AFOREMENTIONED

15. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.



| W/ (6) #4 BARS EACH WAY (32.0k) |

3 1/2" SCH. 40 STEEL COLUMN

ON 54' X 54' X 14' PAD FOOTING

| W/ (7) #4 BARS EACH WAY (40.5k) | 3 1/2" SCH. 40 STEEL COLUMN

W/ (8) #4 BARS EACH WAY (50,0k)

F\ | ON 60' X 60' X 14' PAD FOOTING |

2' X 10' #2 TTD, FLOOR JOIST

€ 16″ □.C.

2" X 10" #2 FLOOR JOIST **e** 16″ □.C.

2" X 10" #2 FLOOR JOIST

🗸 | @ 16" O.C. - DOUBLE EVERY OTHER |

Spec Drawing Tith RHF086

Date: 9 - 29 - AD 2021 Rev. 1: 10 - 13 - AD 2021

Rev. 2: Rev. 3:

Sheet Title: **FOUNDATION** PLAN

Sheet No.:

at at Plat

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SE LEE'S SUMMIT,

REVIEW VICES SOURI		FASTENER SCHEDULE FOR STRUCTURAL MEMBERS	
03:03 DES	SCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
		ROOF ¹	
BLOCKING	G BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	4-8d (2½" x 0.113")	TOENAIL
CE	EILING JOISTS TO PLATE, TOE NAIL	4-8d (2½" x 0.113")	PER JOIST, TOENAIL
	G JOISTS NOT ATTACHED TO PARALLEL R, LAPS OVER PARTITIONS, FACE NAIL	4-10d (3" x 0.128")	FACE NAIL
EILING J	OIST TO PARALLEL RAFTER (HEEL JOINT)	TBLE R802.5.2	FACE NAIL
OLLAR T	TIE TO RAFTER, FACE NAIL OR $1\frac{1}{4}$ " x 20 GA. RIDGE STRAP TO RAFTER	4-10d (3" x 0.128")	FACE NAIL, EACH RAFTER
RA	AFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
	RAFTERS TO RIDGE, VALLEY, OR HIP OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 $\frac{1}{2}$ " x 0.135") - TOENAIL; 3-16d BOX (3 $\frac{1}{2}$ " x 0.135") - END NAIL	TOENAIL, END NAIL
	I	WALL	
STUD TO	O STUD (NOT AT BRACED WALL PANELS)	10d (3" x 0.128")	16" O.C. FACE NAIL
	O TO STUD AND ABUTTING STUDS AT CTING WALL CORNERS (AT BRACED WALL PANELS)	16d (3½" x 0.135")	12" O.C. FACE NAIL
BUILT-UP	P HEADER, TWO PIECES WITH ½" SPACER	16d (3½" x 0.135")	12" O.C. EACH EDGE FACE NAIL
(CONTINUOUS HEADER TO STUD	4-8d (2½" x 0.131")	TOENAIL
	TOP PLATE TO TOP PLATE	10d (3" x 0.128")	12" O.C. FACE NAIL
	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 ½" x 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24 LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	PLATE TO JOIST, RIM JOIST, BAND JOIST, CKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
	PLATE TO JOIST, RIM JOIST, BAND JOIST, BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 ½" x 0.135")	3 EACH 16" O.C. FACE NAIL
TOP	OR SOLE PLATE TO STUD, END NAIL	4-8d BOX (2 $\frac{1}{2}$ " x 0.113") - TOENAIL; 3-16d BOX (3 $\frac{1}{2}$ " x 0.135") - END NAIL	TOENAIL, END NAIL (SEE LEFT)
ТО	P PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128")	FACE NAIL
1"	BRACE TO EACH STUD AND PLATE	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1">	x6" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1">	(8" SHEATHING TO EACH BEARING	3-8d BOX (2 $\frac{1}{2}$ " x 0.113") - FACE NAIL; WIDER THAN 1"x8" - 4-8d BOX (2 $\frac{1}{2}$ " x 0.113")	FACE NAIL
		FLOOR	
JOIS	ST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 ½" x 0.113")	TOE NAIL
	T, BAND JOIST, OR BLOCKING TO SILL OR PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 ½" x 0.113")	4" O.C. TOE NAIL
1" x 6"	' SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½" x 0.113")	FACE NAIL
2"	SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½" x 0.135")	BLIND AND FACE NAIL
2" PLAN	NKS (PLAN & BEAM - FLOOR AND ROOF)	3-16d BOX (3 ½" x 0.135")	AT EACH BEARING, FACE NAIL
	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½" x 0.162")	END NAIL
BUILT-UF	P GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d BOX (3" x 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
EDGER S	STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL
		2-10d BOX (3" x 0 128")	FACH END TOENAII

BRIDGING OR BLOCKING TO	JOIST	2-10d BOX	(3" x 0.128")	EACH END, TOENAIL	
DESCRIPTION OF BUILDING MATERIAL	S DESCR	FASTNER SCHEDULE FOR IPTION OF FASTENER	R STRUCTURAL MEMBERS EDGE SPACING (INC	CHES)	INTERMEDIATE SUPPORTS (INCHES)
					RD WALL SHEATHING TO FRAMING
3/8" - 1/2"		IMON (2" x 0.113") NAIL R, WALL) 8d COMMON NAIL (ROOF)	6		12
¹⁹ / ₃₂ " - 1"	8d COMI	MON NAIL (2½" x 0.131")	6		12
1½" - 1½"		ON (3" x 0.148") NAIL OR 8d 131") DEFORMED NAIL	6		12
		OTHER WALI	L SHEATHING ¹	l	
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	HEAD DIAMI	NIZED ROOFING NAIL, $\frac{7}{16}$ " ETER, OR 1 $\frac{1}{4}$ " LONG 16 GA. WITH $\frac{7}{16}$ " OR 1" CROWN	3		6
25" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	HEAD DIAMI	NIZED ROOFING NAIL, $\frac{7}{16}$ " ETER, OR 1 $\frac{1}{2}$ " LONG 16 GA. WITH $\frac{7}{16}$ " OR 1" CROWN	3		6
½" GYPSUM SHEATHING	STAPLE GA	/ANIZED ROOFING NAIL; ALVANIZED, 1½" LONG; 1¼" EWS, TYPE W OR S	7		7
%" GYPSUM SHEATHING	STAPLE GA	/ANIZED ROOFING NAIL; LVANIZED, 15/8" LONG; 15/8" EWS, TYPE W OR S	7		7
V	OOD STRUCTU	IRAL PANELS, COMBINATIO	N SUBFLOOR UNDERLAYME	ENT TO FRAMI	NG
¾" AND LESS	I	ED (2" x 0.120") NAIL OR 8d ON (2½" x 0.131") NAIL	6		12
7∕ ₈ " - 1"		N (2½" x 0.131") NAIL OR 8d MED (2½" x 0.120") NAIL	6		12

1. IF INFORMATION LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION

10d COMMON (3" x 0.148") NAIL OR 8d

DEFORMED ($2\frac{1}{2}$ " x 0.120") NAIL

11/8" - 11/4"

2-10d BOX (3" x 0.128")

FOUNDATION NOTES

MINIMUM 20 GALLON SUMP PIT.

- CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLABS
- THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION STANDARDS
- PROVIDE A MINIMUM 4"-DIAMETER PERFORATED DRAIN PIPE ALONG PERIMETER OF USABLE SPACE AT FOOTING LEVEL OR OTHER EQUIVALENT MATERIALS PER IRC SECTION R405.1. THE PIPE SHALL BE COVERED WITH A MINIMUM OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A
- FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY
- SOIL WITH THE AFOREMENTIONED MINIMUM PROPERTIES. FOOTINGS SHALL BE A MINIMUM OF 16" WIDE x 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLERANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE
- FOR FROST PROTECTION. 6. CONCRETE PADS SUP0PORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 1'-0" DEEP WITH A
- MINIMUM OF (4) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE
- FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HOIZONTAL GRADE 40 #4 BARS AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0 REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)
- INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
- BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND, GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES
- 11. IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER
- 12. SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH $\frac{1}{2}$ " Ø ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" INTO CENTER OF WALL STEM AND SHALL BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. (OR AS NOTED ON PLANS) AND SHALL BE INSTALLED WITHIN 6" TO 12" OF EACH END OF EACH SILL PLATE LENGTH, PER IRC SECTION R403.1.6
- 13. FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET
- 14. THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR, ABOVE GRADE

FRAMING NOTES

- ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS
- ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 2x10's, UNLESS NOTED OTHERWISE
- BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS
- INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A
- ALL HEADERS/BEAMS SHALL BEAR ON A MINIMUM OF (2) 2x4 POSTS (KING AND JACK STUDS), UNLESS NOTED
- 20. WHERE JOISTS SPAN PARALLEL TO FOUNDATION, BLOCKING SHALL BE PROVIDED IN THE TWO SPACES MOST ADJACENT TO THE FOUNDATION WALL AT 4'-0" O.C. FOR THE PURPOSE OF TRANSFERRING LATERAL FOUNDATION WALL LOAD TO THE FLOOR DIAPHRAGM. FASTEN JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10d NAILS. IF MECHANICAL DUCTWORK IS INSTALLED IN ONE OF THESE FIRST TWO BAYS, FASTEN 2x4's FLAT AT 4'-0" O.C. BETWEEN JOIST(S) AND/OR SILL AND PROVIDE BLOCKING AS PRESCRIBED ABOVE IN THE NEXT TWO JOIST BAYS. SECURE 2x4's TO JOIST(S)/SILL PLATE WITH (4) 10d NAILS.
- ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT
- JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD.
- 23. JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE COLD-FORMED STEEL JOIST HANGERS
- JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID
- BLOCKING MIN. 11/8" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
- ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3.
- ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER $\frac{1}{3}$ OF VERTICAL DISTANCE BETWEEN CEILING AND
- BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
- PER IRC SECTION 501.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A ½" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR
- GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)
- 30. ENGINEERED LVL's SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM
- FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. 1/2" x 2" BOLTS SHALL THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR.
- 33. WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.
- 34. ALL ROOF SHEATHING SHALL BE $\frac{7}{16}$ " OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

GLAZING NOTES

EACH END, TOENAIL

- 35. GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 5'-0" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0"
- 36. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

ATTIC VENTILATION

ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH $\frac{1}{2}$ " TO $\frac{1}{2}$ " OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN $\%_{50}$ OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

EMERGENCY EGRESS

- PROVIDE A MINIMUM OF ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 2'-0" AND A MINIMUM WIDTH OF 1'-9". IN ADDITION, THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 3'-8" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.
- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENT (IF APPLICABLE). ALARMS SHALL BE HARDWIRED TOGETHER SO THAT THE ACTIVATION OF ONE SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA.

- 40. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS
- THAN %" MORTAR OR GROUT COVER TO OUTSIDE FACE. 41. VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY \(\frac{7}{8} \)"

OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING.

42. EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY. 43. VENEER TIES AROUND WALL OPENINGS: ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL

- DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1%" SOLID CORE OR HONEY-COMBED STEEL DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE
- 45. VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST LOADING PER DASMA 108 AND ASTM E 330-96 PER IRC 2018

GARAGE NOTES (CONTINUED)

THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM %" GYP. BOARD APPLIED TO THE GARAGE SIDE OF FRAMING. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE GARAGE CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM 5/4" TYPE X GYP. BOARD. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 5/8" GYP. BOARD. GARAGE DOOR H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER

BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING AND SHALL BE FASTENED WITH $2\frac{1}{2}$ "" x 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 31/4" x 0.120" NAILS THROUGH THE JAMB INTO THE HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

DESIGN LOADING (PER TABLE R301.5)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)						
USE	LIVE LOAD	DEAD LOAD				
UNINHABITABLE ATTICS WITHOUT STORAGE	10	10				
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10				
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10				
BALCONIES (EXTERIOR) AND DECKS	40	10 ^d				
FIRE ESCAPES	40	10				
GUARDRAILS AND HANDRAILS a	200 ^c	-				
GUARDRAIL IN-FILL COMPONENTS ^b	50 ^c	-				
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION				
ROOMS OTHER THAN SLEEPING ROOM	40	10 ^d				
SLEEPING ROOM	30	10 ^d				
STAIRS	40	10 ^d				

a. A single concentrated load applied in any direction at any point along the top.

withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement. c. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independently of one another, and loads are assumed

b. Guard in-fill components (all those except the handrail), ballusters and panel fillers shall be designed to

d. An additional dead loading of 10 psf shall be applied where thinset tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed.

INSULATION/EFFICIENCY

not to occur with any other live load.

- BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102.1.1 OR THE 2012 IECC (SEE SHEET S3.1 FOR FRAMING DETAILS AND TABLES ON THIS SHEET FOR MORE INFORMATION)
- CATHEDRAL -VAULTED CEILING FRAMING SHALL BE FRAMED WITH A MINIMUM INSULATION VALUE OF R-38. IF VAULTED RAFTERS DO NOT PROVIDE REQUIRED DEPTH TO ACHIEVE R-38 INSULATION BUILDER SHALL FUR DOWN RAFTERS PER DETAILS PROVIDED ON SHEET S3.1.

INSULATION AND FENESTRATION REQUIRE	MENTS BY COMPONENT (TABLE N1102.1.1)
CLIMATE ZONE	4-A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENSTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	15
MASS WALL R-VALUE	8 / 13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
SLAB R-VALUE AND DEPTH	10 AT 2'-0"
CRAWL SPACE WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
DUCTWORK EXPOSED TO OUTSIDE AIR R-VALUE	8
DUCTWORK NOT EXPOSED TO OUTSIDE AIR R-VALUE	6
CATHEDRAL VAULTED CEILING R-VALUE	38

DUCT SEALING

N1103.2.2 (R403.2.2) SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2018 IRC.

- 1. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED
- WITHOUT ADDITIONAL JOINT SEALS. WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
- CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.
- DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
- POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

MECHANICAL VENTILATION SYSTEM FAN EFFICACY							
AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)					
ANY	2.8	ANY					
ANY	2.8	ANY					
10	1.4	90					
90	2.8	ANY					
	AIR FLOW RATE MINIMUM (CFM) ANY ANY	AIR FLOW RATE MINIMUM EFFICACY (CFM/WATT) ANY 2.8 ANY 2.8 10 1.4					



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JOB NO. 3958 DRAWN BY: DMH DATE: 10-13-21 SHEET NUMBER

RESIDENTIAL SEISMIC & WIND ANALYSIS

-				INPUT
DETERMINE WEIGHT OF HOUSE:				CALCULATED VALUE
LOCATION		DEAD LOAD (psf)	AREA (ft²)	WEIGHT (lbs.)
ROOF		10	2692	26920
CEILING		10	2692	26920
SECOND FLOOR		10	827	8270
FIRST FLOOR		10	2692	26920
	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
SECOND FLOOR EXT. WALL DL	166	8	8	10624
FIRST FLOOR EXT. WALL DL	223	10	10	22300
		DEAD LOAD (psf)	AREA (ft2)	WEIGHT (lbs)
SECOND FLOOR INT. PARTITION WALL DL		6	827	4962
FIRST FLOOR INT. PARTITION WALL DL	-	6	2692	16152

PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED)								
	FRONT	-TO-BACK			SIDE-TO-S	IDE		
	AREA	LOAD			AREA	LOAD		
SLOPED ROOF	213	938		SLOPED ROOF	291	1261		
VERT. ROOF	0	0	CUMULATIVE	VERT. ROOF	0	0	CUMULATIVE	
2ND	411.03	5897	6835	2ND	335.97	5024	6285	
1ST	590.37	8232	15067	1ST	636.13	8765	15049	
BSMT ^a	0	0	0	BSMT ^a	157	2732	10256	
	PRESSUR							
	SLOPED ROOF	ZONE B	5.9		ZONE C	11.6	2a (FIG. 28.6-1, ASCE7)	
	WALL/VERT. ROOF		17.4		ZONE D	3.4	10.734	
	MEAN ROOF HT., h		26					
a) If there is a walkou	a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area							

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_{z10}=0.00256K_zK_{zt}K_dV² (ASCE7-10 Velocity Pressure) q_{z10_ASD}=0.6q_{z10} (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

2ND FLOOR TRIBUTARY WEIGHT 1ST FLOOR TRIBUTARY WEIGHT

BASEMENT TRIBUTARY WEIGHT S_S (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)

 F_a (from ASCE7 Table 11.4-1) S_{DS} (= 2/3 * S_S * F_a)

R (from ASCE7 Table 12.2-1)

59152 88846 88846 12.0% 1.6 0.128 6.5

	SEISMIC SHEAR	
LOCATION	From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S _{DS} * W / R) (lbs.)
2ND FLOOR		1398
1ST FLOOR		2099
BASEMENT		2099
		*

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" OC Edges, 6" OC Field For 24" stud spacing, 12" OC 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" OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	230	per IBC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywcod/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 3" OC Edges, 6" OC Field For 24" stud spacing, 12" OC 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 SDPW 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 SDPW 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 SDPW 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 FIRST FLOOR 5 EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS 5	EXTERIOR SHEATHING OPTION FOR SECOND FLOOR	4
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS 5	EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	5
	EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	5

WIDTH OF 1ST STORY (FT.)	53.67	WIDTH OF 2ND STORY (FT.)	45.
DEPTH OF 1ST STORY (FT.)	57.83	DEPTH OF 2ND STORY (FT.)	37.
BACK WALL OF GARAGE (FT.)	0		
GAR. WALL: 1=F-B, 2=S-S	2		

			EXTER	IOR STRUCTURAL WALL L	LENGTHS (ft.) & RESISTANCES			
		SE	ISMIC		WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
2ND FLOOR	30	8400	42	11760	30	11760	42	16464
1ST FLOOR	70	26600	30	11400	70	37240	30	15960
BASEMENT	0	0	24.5	9310	0	0	24.5	13034
	·			_				
		ADDITIONAL RESIS	TANCE REQUIRED]	Anchor Bolt Spacin	ng (in.)	16d Nail Spacing req'd a	t bottom plate (in.)
		SEISMIC	WIND]	diameter (in.)	0.5	2nd Floor F-B	46
2ND FLOOR FRONT-	TO-BACK	0	0		Shear value (per NDS)	944	2nd Floor S-S	46
2ND FLOOR SIDE-TO-SIDE		0	0		Spacing F-B (inches)	139.1	1st Floor F-B	21
1ST FLOOR FRONT-TO-BACK		0	0	1	spacing S-S (inches)	129.3	1st Floor S-S	19
1ST FLOOR SIDE-TO-SIDE		0	0			· · · · · · · · · · · · · · · · · · ·		
1ST FLOOR SIDE-TO	-3100	U	U					
BASEMENT FRONT-1		0	0	1				

	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
BASEMENT FRONT-TO-BACK	0				1	0	YES
BASEMENT 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 REQUIRED

	WIND UPLIFT ANALYSIS						
X/12 DEGREES						· · · · · · · · · · · · · · · · · · ·	
ROOF PITCH (MAX)	5	22.6	PITCH OF 6 OR LESS:	EOH -13.3, E -7.2, G -5.2			
_		ASCE 7					
	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)			
OVERHANG	1	16.56	225	16.56			
	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
MAIN ROOF**	3103.7361	1320.968976	1782.767124	15.12	10.5	38692	173.5
*ALONG PERIMETER TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)			190.1	UPLIFT OK			
*INSIDE EXTERIOR WALLS RESISTANCE DUE TO DEAD WEIGHT & (3) 10d TOENAILS					251.6		

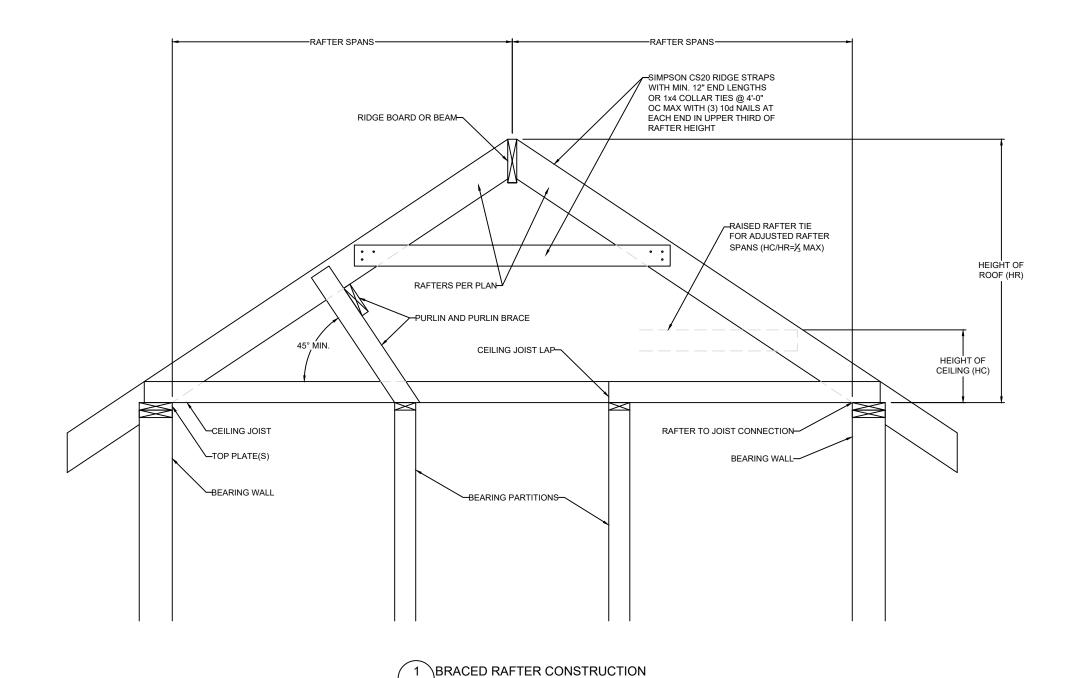
NOTE FOR CONSTRUCTION

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 240 A WIND SHEAR VALUE OF 335#/FT - 40% GREATER THAN THAT OF SEISMIC)

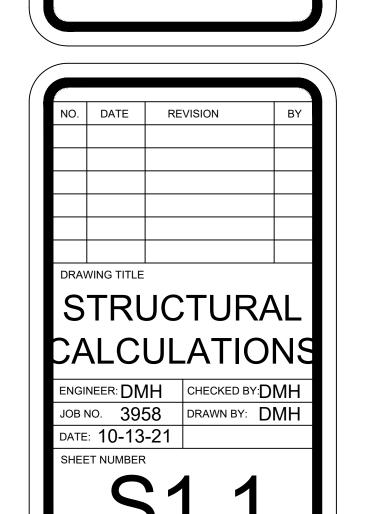
NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION

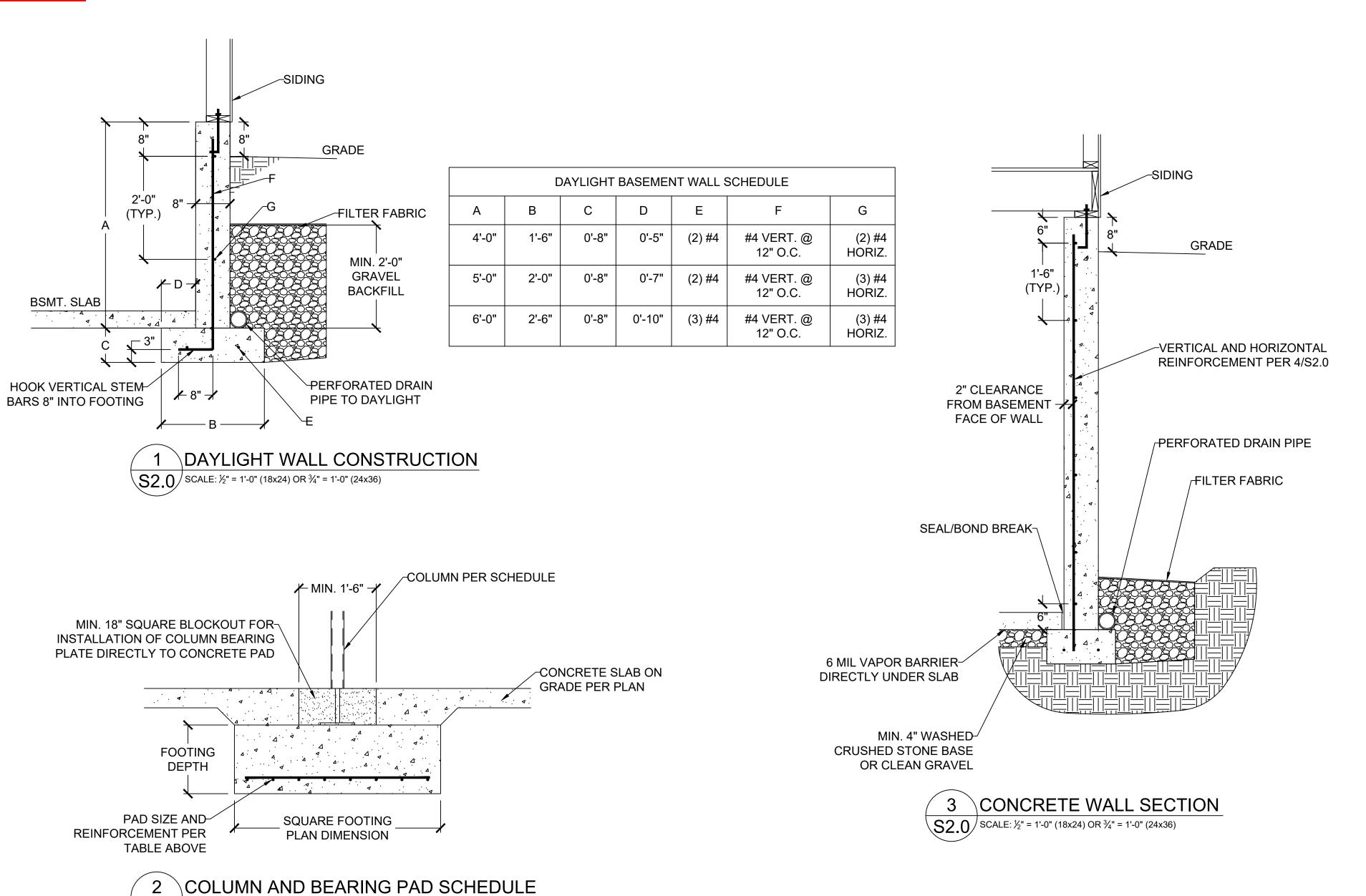




CLIENT: WALKER CUSTOM HOMES, LLC JOB TITLE: RHF086 SPEC LOT 86, THE RETREAT AT HOOK F 1ST PLAT

CLIENT: WALL THE TOTAL OF WISSONAL EXCENTION: 1000 1772





TYPICAL CORNER REINFORCEMENT!

AT LEAST (1) #4 BAR 48" LONG @

AS CLOSE AS PRACTICAL TO THE CORNER

EACH INSIDE CORNER

NOTE: WHERE OPENINGS OR ABRUPT ELEVATION

CHANGES OCCUR IN THE TOP OR BOTTOM OF THE WALL

AT LEAST ONE #4 BAR 48" LONG SHALL BE DIAGONALLY

VERTICAL REINFORCEMENT SPACING CONCRETE STRENGTH/GRADE 8" THICK WALL 10" THICK WALL REINFORCEMENT (#4 BARS) 9' 10' 3.000 PSI/ GRADE 40 24 24 24 24 18 24 24 3,500 PSI/ GRADE 40 16 24 24 3,000 PSI/ GRADE 60 24 24 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; 6-#4 7-#4 6-#4 7-#4 7-#4 7-#4 MAX. SPACING 24" OC

FOOTNOTES:

1) WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB 2) 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:

- A) 8" WALL MINIMUM 5" FROM THE OUTSIDE FACE
- B) 10" WALL MINIMUM 63/4" FROM THE OUTSIDE FACE
- C) EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL

3) REINFORCEMENT CLEARANCES:

- A) CONCRETE EXPOSED TO EARTH MINIMUM 11/2"
- B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) -3/4" C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY
- SLABS) 1½"
- 4) HORIZONTAL REINFORCEMENT:
 - A) ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL B) OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
 - C) HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE
- D) 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.
- 5) REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
- 6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3½". 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
- 7) 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

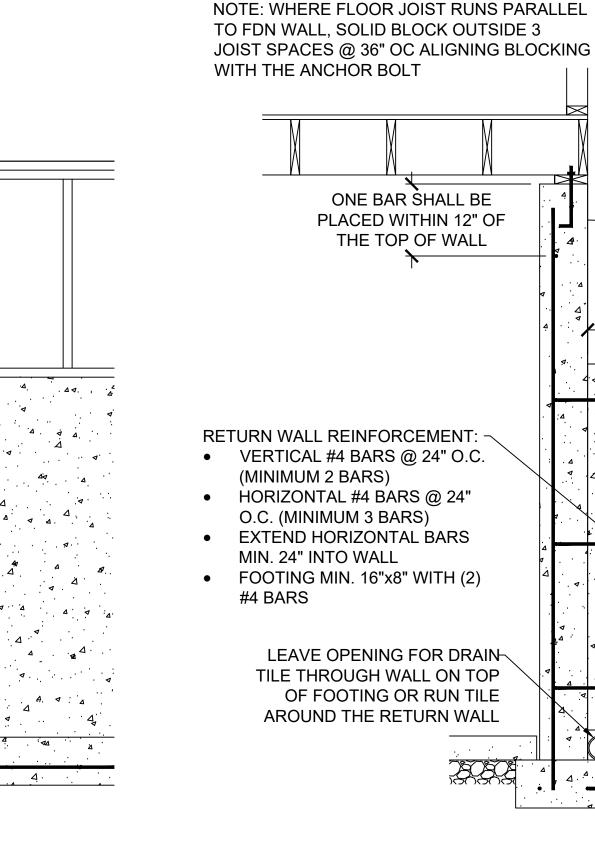
4 \FOUNDATION WALL REINFORCEMENT TABLE S2.0 NO SCALE

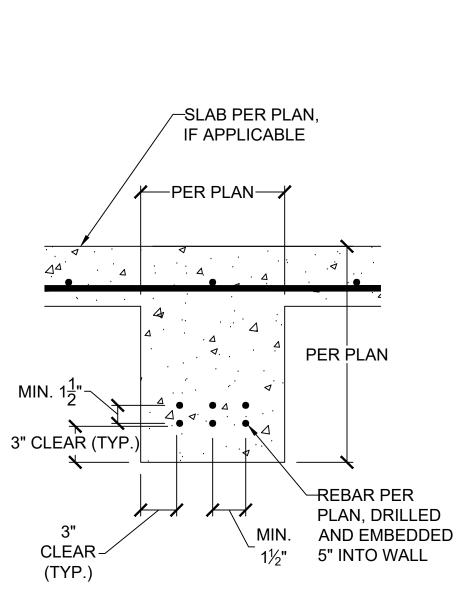
GRADE

2'-0"

RETURN WALL DETAIL

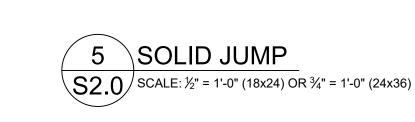
S2.0 SCALE: $\frac{1}{2}$ " = 1'-0" (18x24) OR $\frac{3}{4}$ " = 1'-0" (24x36)





CONCRETE GRADE BEAM S2.0 SCALE: 1" = 1'-0" (18x24) OR $1\frac{1}{2}$ " = 1'-0" (24x36)

AND EMBEDDED



SCALE: $\frac{1}{2}$ " = 1'-0" (18x24) OR $\frac{3}{4}$ " = 1'-0" (24x36)

/MIN. (2) #4 BARS EXTENDING 24"

PAST OVER-EXCAVATION AND INTO INTERSECTING WALL

-CONTINUOUS FOOTING

AND REBAR THROUGH

6'-0" MAX.

SOLID JUMP

MAX. 12" BLOCKOUT FOR

FORM PLACEMENT AND

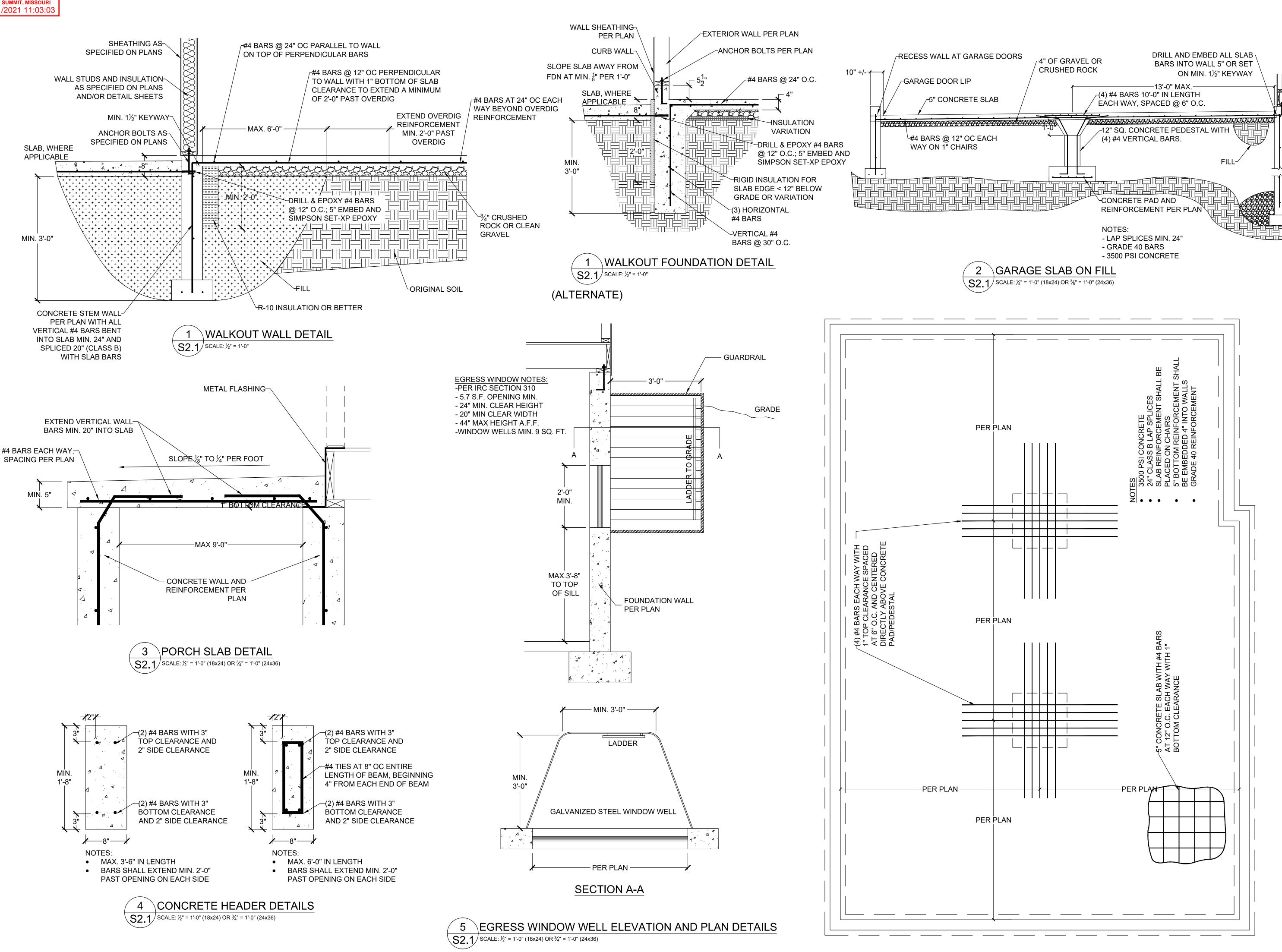
TO EXTEND DRAIN TILE

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

DRAWING TITLE FOUNDATION **DETAILS** ENGINEER: DMH | CHECKED BY:DMH JOB NO. 3958 DRAWN BY: DMH DATE: 10-13-21 SHEET NUMBER

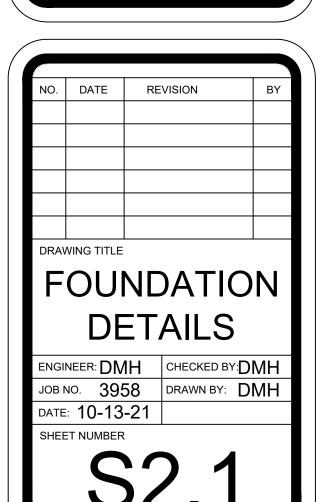
REVISION

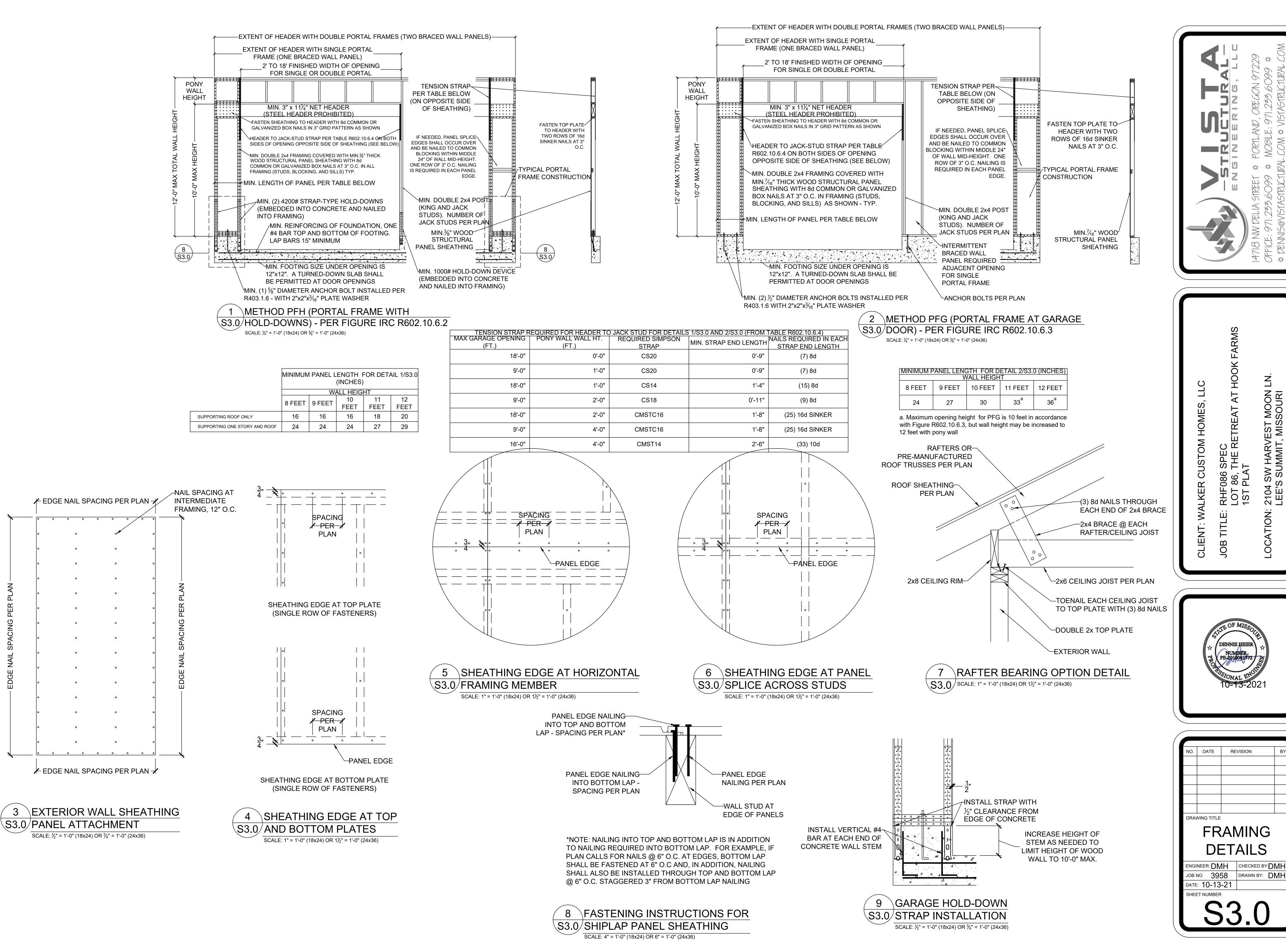
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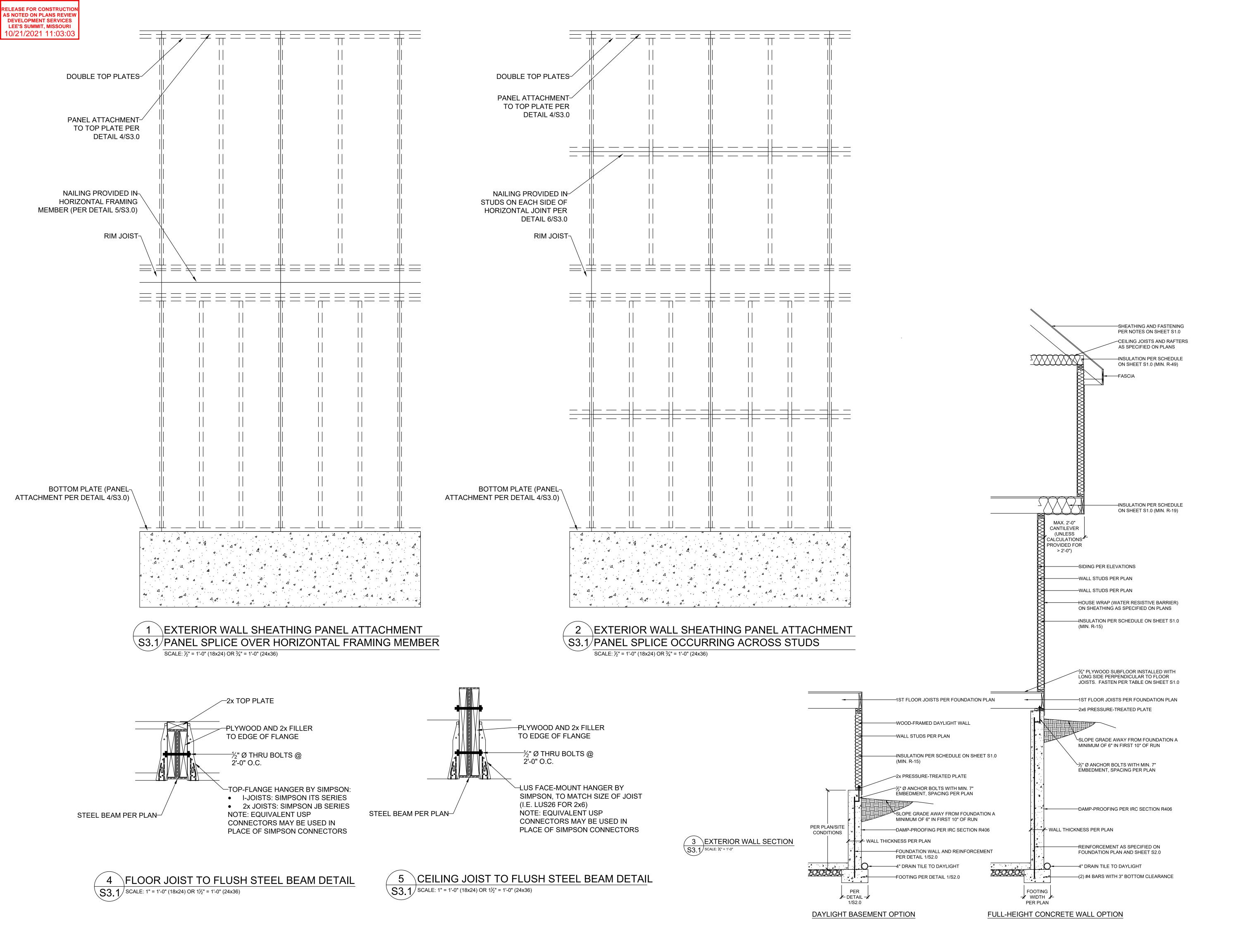




CLIENT: WALKER CUSTOM HOMES, LLC JOB TITLE: RHF086 SPEC LOT 86, THE RETREAT AT HOOK FARI



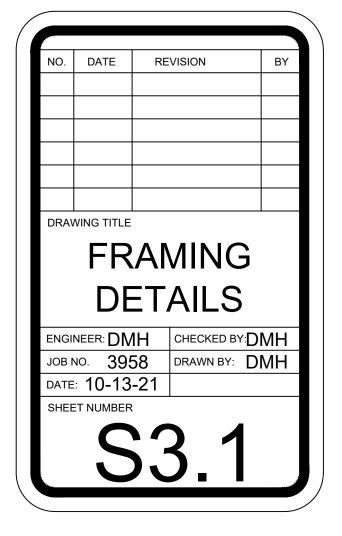


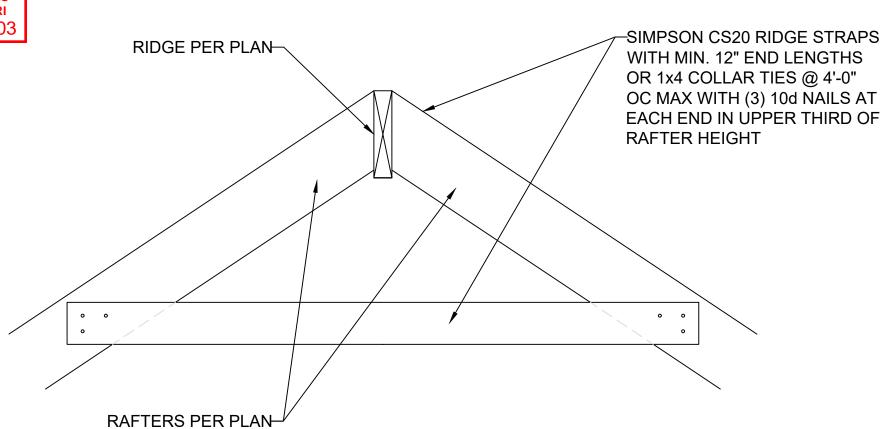




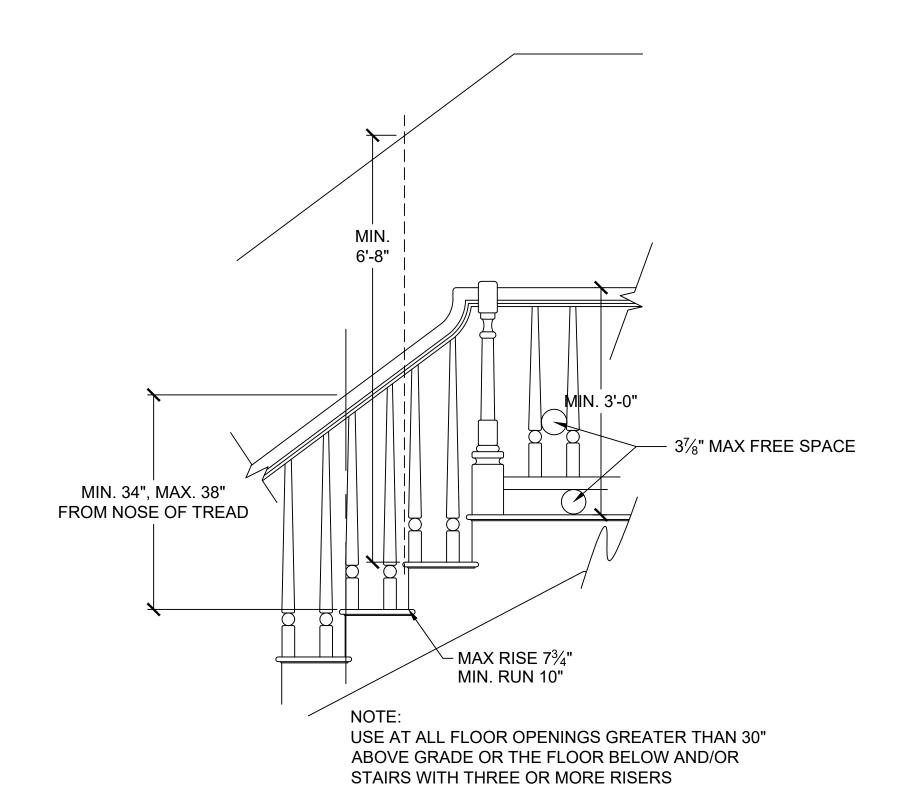
CLIENT: WALKER CUSTOM HOMES, LLC



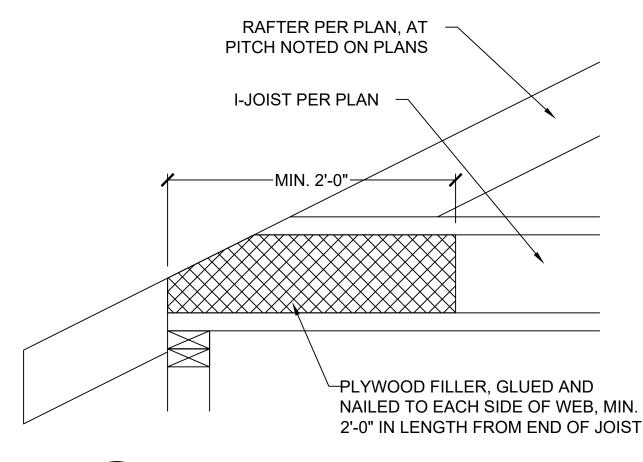




RIDGE FRAMING DETAIL S3.2 SCALE: 1" = 1'-0" (18x24) OR $1\frac{1}{2}$ " = 1'-0" (24x36)



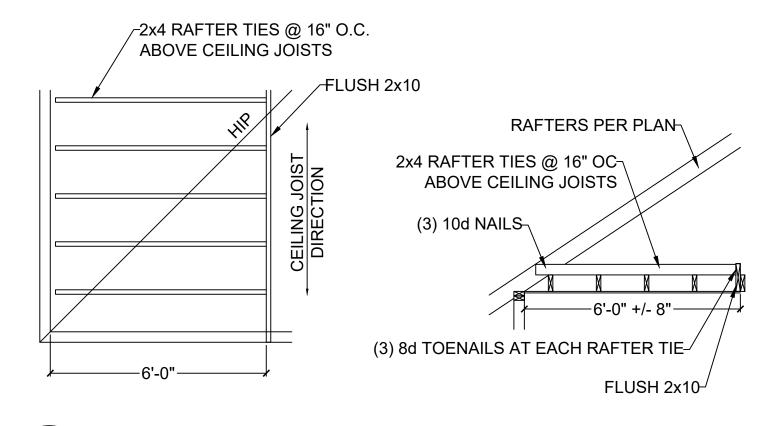
4 \STAIR AND HANDRAIL/GUARDRAIL DETAIL SCALE: $\frac{1}{2}$ " = 1'-0" (18x24) OR $\frac{3}{4}$ " = 1'-0" (24x36)



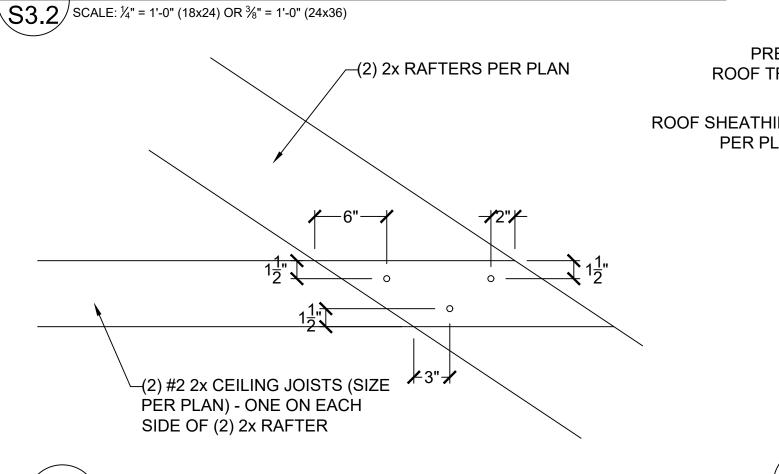
9 \COPED I-JOIST REINFORCEMENT $\sqrt{S3.2}$ SCALE: 1" = 1'-0" (18x24) OR $1\frac{1}{2}$ " = 1'-0" (24x36)

PRE-MANUFACTURED-ROOF TRUSSES @ 24" OC ROOF SHEATHING PER PLAN-SIMPSON H2.5A AT EACH--WALL STUDS PER PLAN **EXTERIOR WALL TRUSS BEARING**

TRUSS CONNECTION TO EXT. WALL BEARING SCALE: 1" = 1'-0" (18x24) OR $1\frac{1}{2}$ " = 1'-0" (24x36)



5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS



6 \FIELD-CONSTRUCTED A-FRAME DETAIL

HEADER/BEAM

-(11) 8d NAILS IN

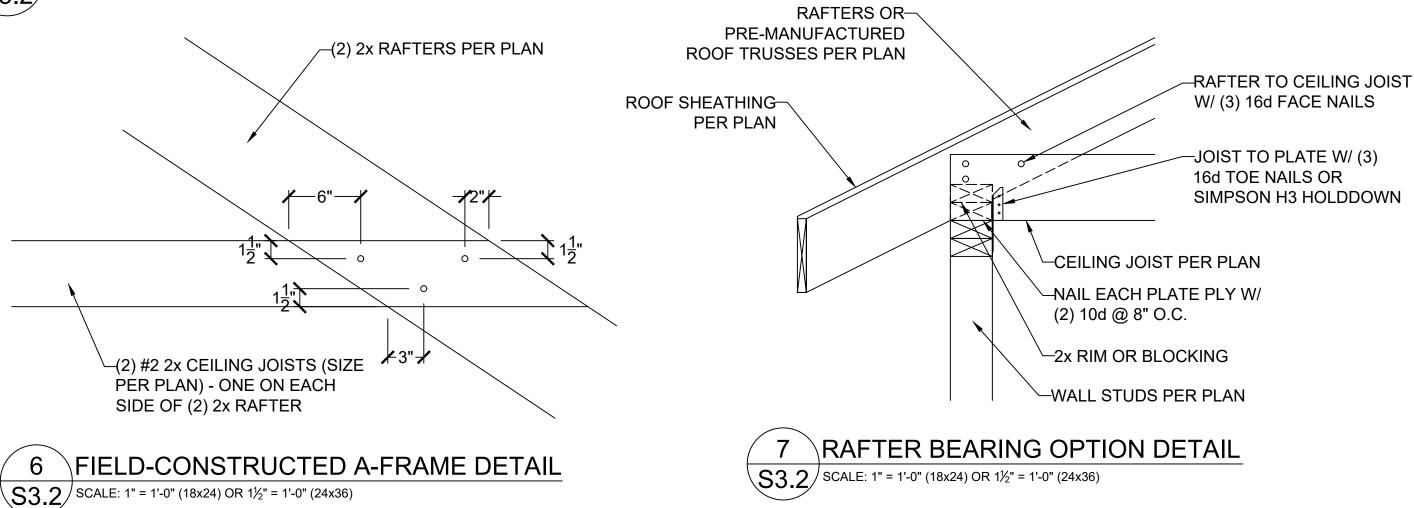
EACH END LENGTH

PER PLAN

END LENGTH TEND LENGTH

BEARING WALL

SIMPSON-CS16 STRAP



∕SIMPSON CS16 STRAP END LENGTH END LENGTH SIMPSON-CS16 STRAP END LENGTH END LENGTH -(11) 8d NAILS IN EACH END LENGTH HEADER/BEAM PER PLAN

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

BEARING WALL

TO MEET INSULATION AND AIR SPACE REQUIREMENTS) ROOFING ON FELT -2x8 RAFTER ON SHEATHING -1" AIR SPACE -1" AIR SPACE BETWEEN **INSULATION AND ROOF** SHEATHING EAVE VENT FURRING STRIP AS-/ VAPOR RETARDER-REQUIRED FOR 11" DEPTH CEILING FINISH CONNECT FURRING STRIP TO 2x8 WITH 3/8" Ø x-/ MIN. 6"-LONG LEDGER-LOK SCREWS @ 36" OC HIGH-DENSITY R-38-/ OR WITH 2x4 ON BOTH SIDES @ 48" OC, **INSULATION BATTS** FASTENED WITH (2) 10d NAILS TO RAFTER (APPROXIMATELY 10" THICK) AND (2) 10d NAILS TO FURRING STRIP **VAULTED RAFTER INSULATION INSTALLATION AND OPTIONAL CONNECTION DETAILS** -2x10 RAFTER -2x6 RAFTER -1" AIR SPACE I" AIR SPACE FURRING STRIP AS-**REQUIRED FOR 11" DEPTH** FURRING STRIP AS-**REQUIRED FOR 11" DEPTH** 16d COMMON NAILS (0.162" x 3½") @ 8" OC-CONNECT FURRING STRIP TO 2x6 WITH-2x4 ON BOTH SIDES @ 48" OC, FASTENED WITH (2) 10d NAILS TO RAFTER AND (2) 10d NAILS TO FURRING STRIP 3 VAULTED RAFTER INSULATION DETAILS S3.2 | SCALE: 3/4" = 1'-0"

_2x12 RAFTERS (SHORTER

END OF FLOOR OR **CEILING JOIST**

HEADER/BEAM

└(11) 8d NAILS IN

 ackslash BEARING WALL

EACH END LENGTH

PER PLAN

RAFTERS MAY BE FURRED DOWN

	SPACING (INCHES O.C.)					
HEIGHT (FT.)	24	16	12			
	SUPPORT	ING A ROO	F ONLY			
10 OR LESS	2x4	2x4	2x4	2		
12	2x6	2x4	2x4	2		
14	2x6	2x6	2x6	2		
16	2x6	2x6	2x6	2		
18	DR	2x6	2x6	2		
20	DR	DR	2x6	2		
SUPP	ORTING C	NE FLOOR	AND A ROO	F		
10 OR LESS	2x6	2x4	2x4	2		
12	2x6	2x6	2x6	2		
14	2x6	2x6	2x6	2		
16	DR	2x6	2x6	2		
18	DR	2x6	2x6	2		
20	DR	DR	2x6	2		
SUPPORTING TWO FLOORS AND A ROOF						
10 OR LESS	2x6	2x6	2x4	2		
12	2x6	2x6	2x6	2		
14	2x6	2x6	2x6	2		
16	DR	2x6	2x6	2		
18	DR	DR	2x6	2		
20	DR	DR	DR	2		

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"

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



SPE(THE

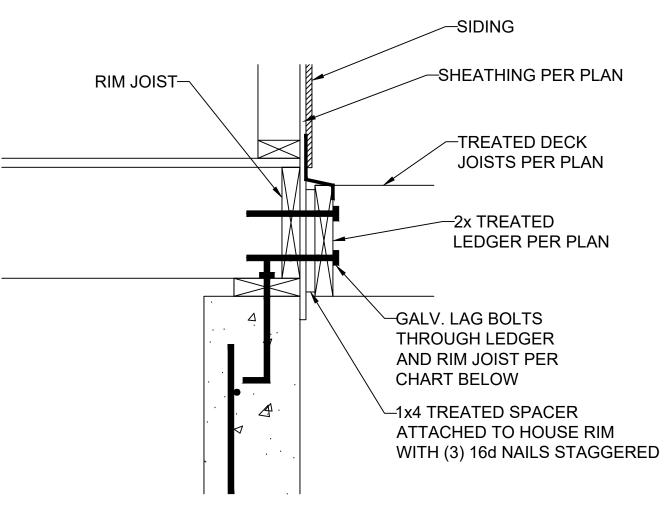


NO.	DATE	RI	EVISION		BY
DRAV	VING TITLE				
FRAMING					
	DE	ΞΤ	AIL	.S	
ENGI	NEER: DIV	1H	CHECKE	ED BY:D	MH

JOB NO. 3958 DRAWN BY: DMH

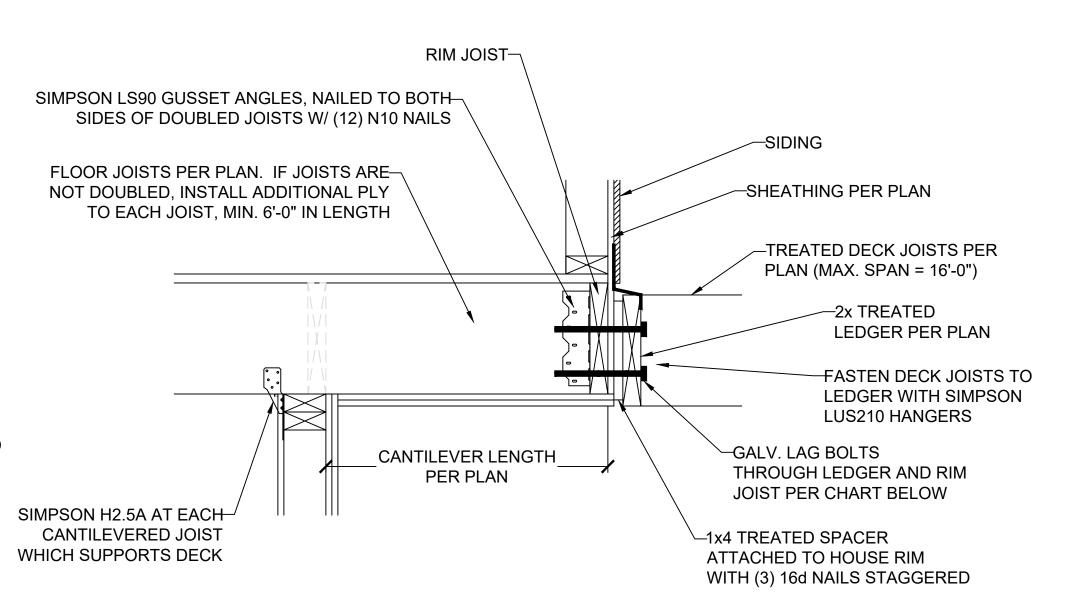
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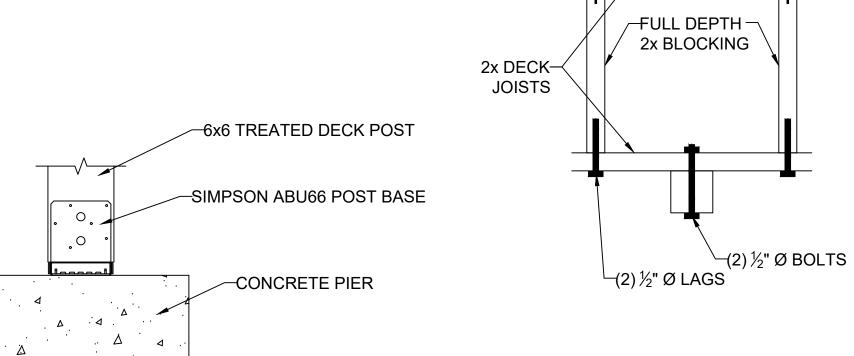
SHEET NUMBER

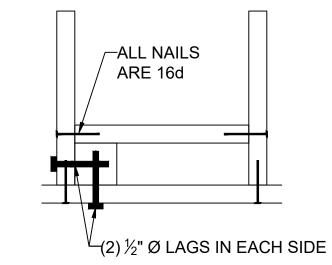


DECK LEDGER ATTACHMENT GUIDE

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



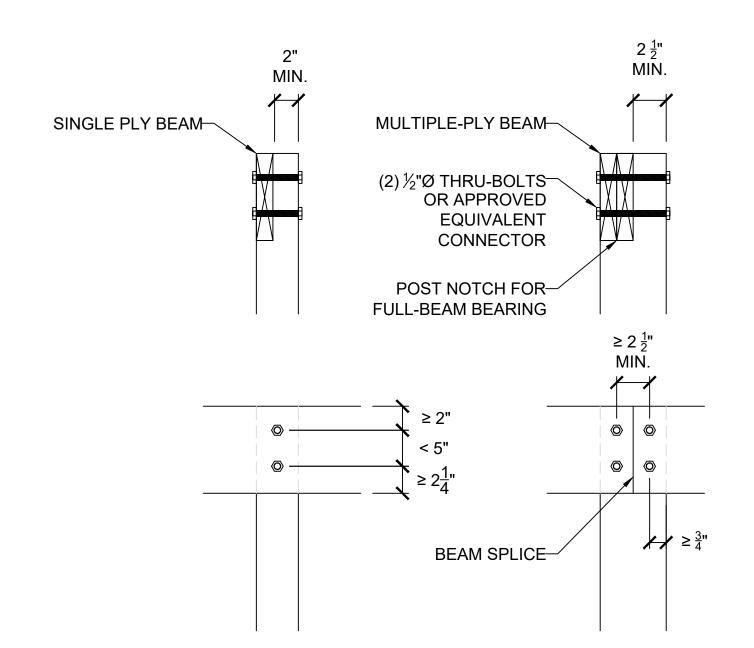






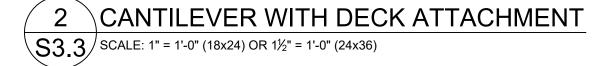
-WOOD BEAM PER PLAN

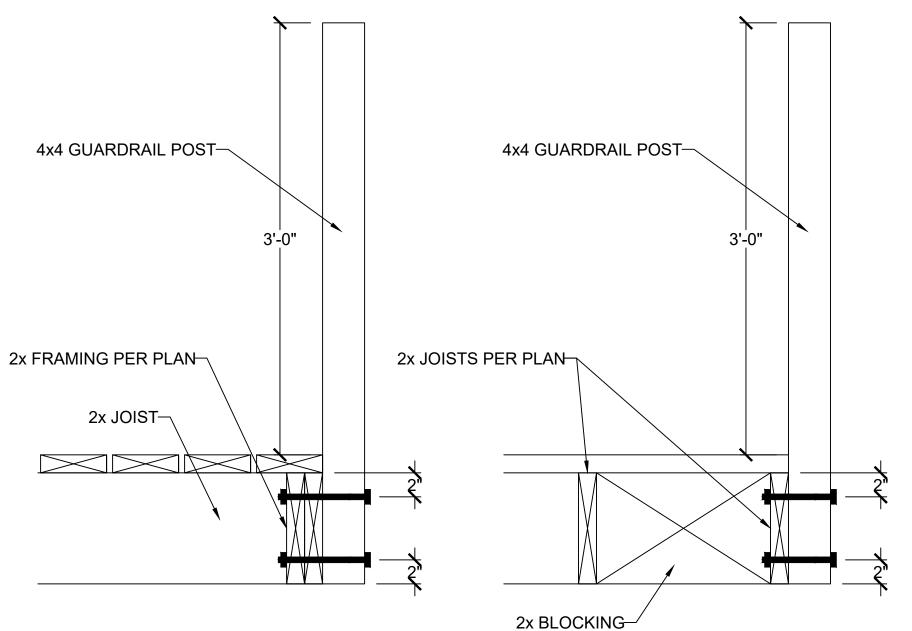




S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

5 \LET-IN (COVERED) DECK BEAM CONNECTION





WOOD BEAM PER PLAN

6x6 POST

WOOD BEAM PER PLAN

6x6 POST

WOOD BEAM PER PLAN

SIMPSON LCE4 ON-

OF POST/BEAMS

BOTH OUTSIDE FACES

6 GUARDRAIL CONNECTION S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

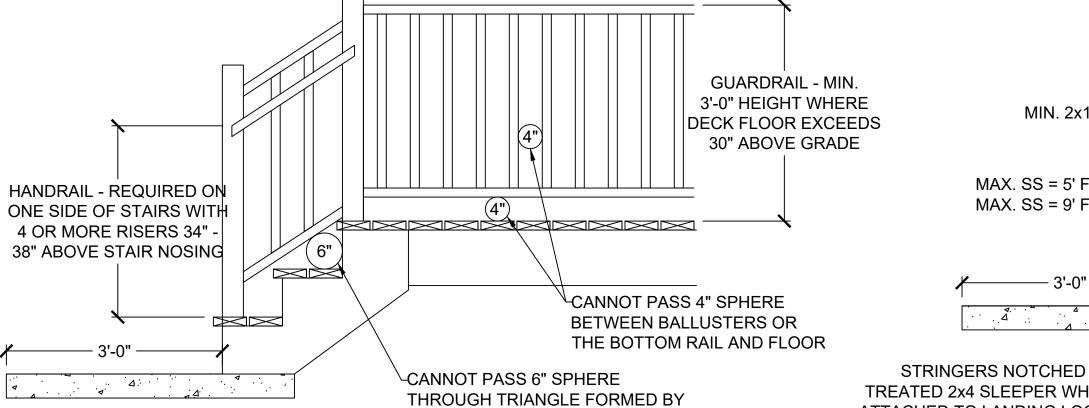
7 ALTERNATE COVERED DECK/PORCH INTERSECTION S3.3 CORNER BEAM CONNECTION SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

DECK POST BASE

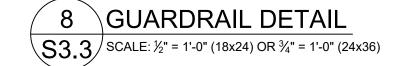
_WOOD BEAM PER PLAN

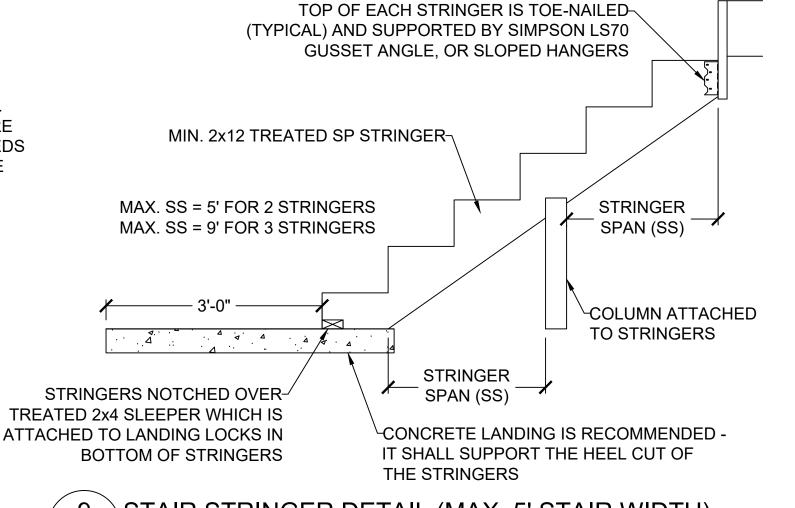
(PERPENDICULAR)

\$3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



RISER, TREAD AND BOTTOM RAIL





9 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)
S3.3 SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



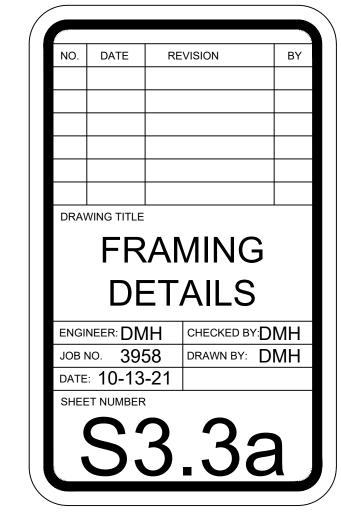
JOB TITLE: RHF086 SPEC

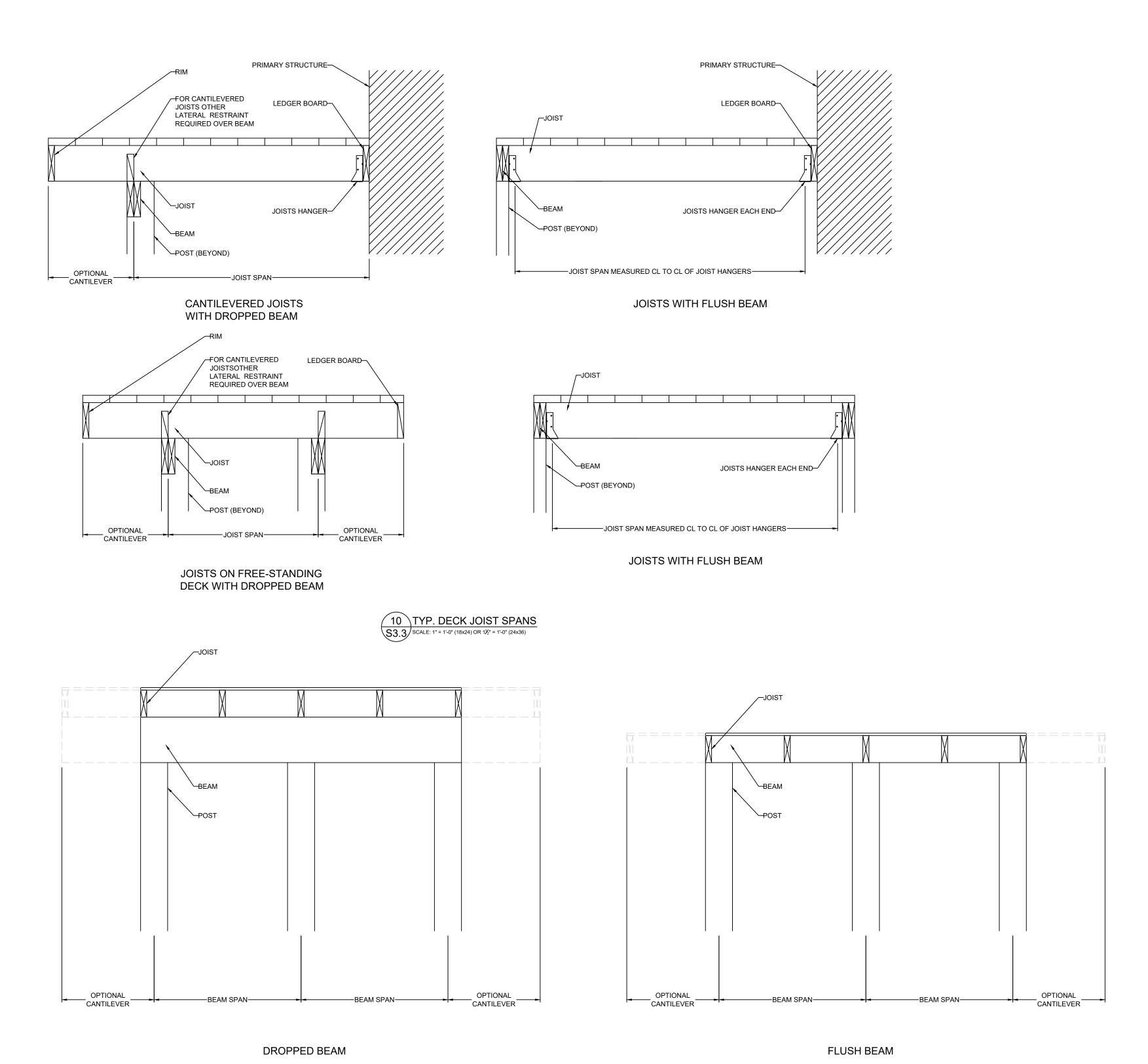
LOT 86, THE RETREAT AT HOOK F/

1ST PLAT

LOCATION: 2104 SW HARVEST MOON LN.











ENT: WALKER CUSTOM HOMES, LLC TITLE: RHF086 SPEC

DENNIS HEIER

NUMBER

PE-2010001772

PE-2010001772

TO-10-2021

