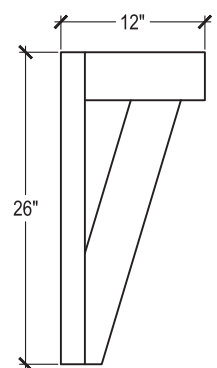
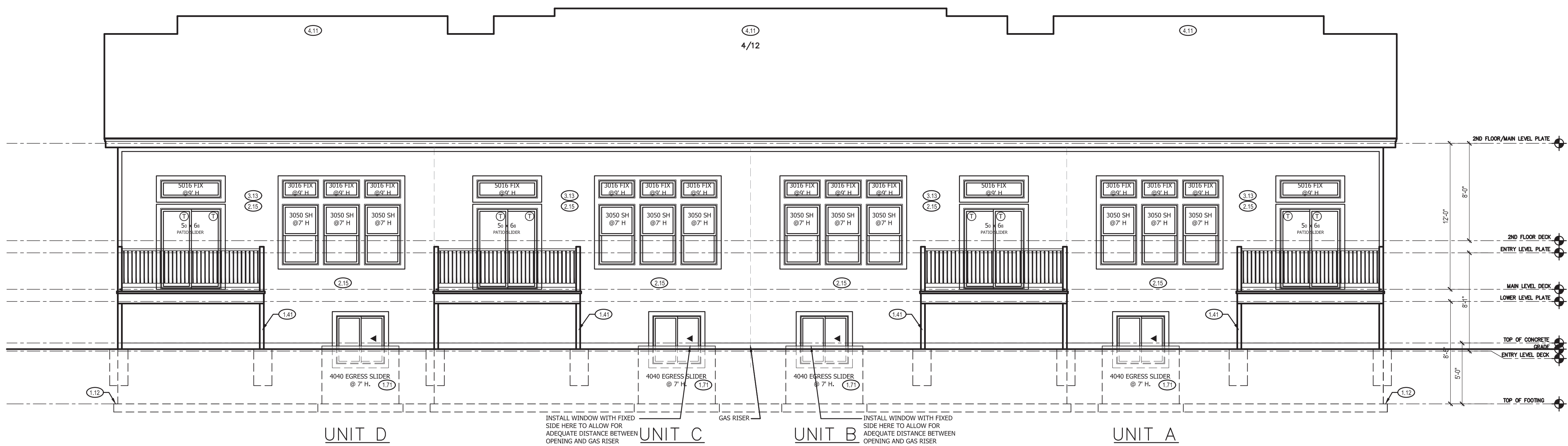




FRONT ELEVATION ①
SCALE: 3/16" = 1'-0"



CEDAR BRACKET ③
SCALE: 1/4" = 1'-0"



REAR ELEVATION ②
SCALE: 3/16" = 1'-0"

- FRONT & REAR ELEVATION NOTES
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE
 - 1.41 4X4 CEDAR POST
 - 2.15 ENTIRE REAR WALL TO BE DOUBLE WALL CONSTRUCTION. 8" ZIP PANELS AS 1ST LAYER OF STRUCTURAL SHEATHING.
 - 2.61 5/4"x8" TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
 - 3.11 LAP SIDING WITH 5/4X6 TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
 - 3.13 PANEL SIDING WITH 3/4X4 TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
 - 3.15 BOARD AND BATTEN
 - 3.17 MANUFACTURED STONE VENEER
 - 3.18 CAST STONE CAP
 - 3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
 - 3.57 26"x6" CEDAR BRACKET, RE: 3/A1
 - 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
 - 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.
 - 6.13 FURNACE VENT.

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- SHEET INDEX
- A1. FRONT AND REAR ELEVATION
 - A2. LEFT AND RIGHT ELEVATION
 - A3. FOUNDATION FLOOR PLAN
 - A4. MAIN LEVEL PLAN
 - A5. UPPER LEVEL PLAN
 - A6. ROOF PLAN

SQUARE FOOTAGE TABLE		
FINISHED SQUARE FOOTAGE		
	PER UNIT	TOTAL
MAIN LEVEL	692	2768
UPPER LEVEL	646	2584
LOWER LEVEL	463	1852
TOTAL	1801	7204
UNFINISHED SQUARE FOOTAGE		
	PER UNIT	TOTAL
GARAGE	434	1736
LOWER LEVEL	63	252
DECK	72	288

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

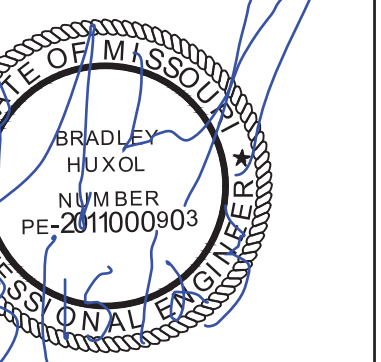
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EMERALD
OSAGE #3
1ST PLAT

PROFESSIONAL SEAL



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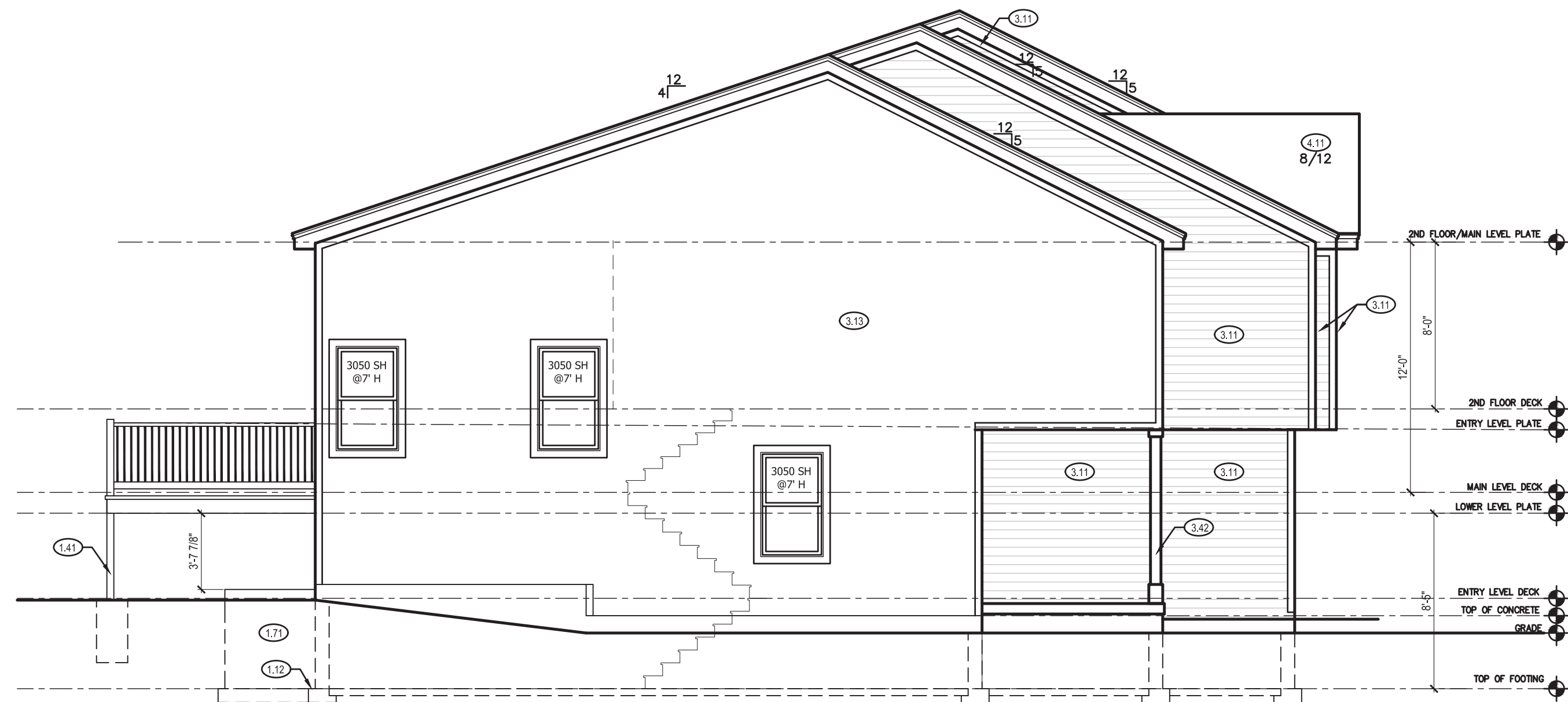
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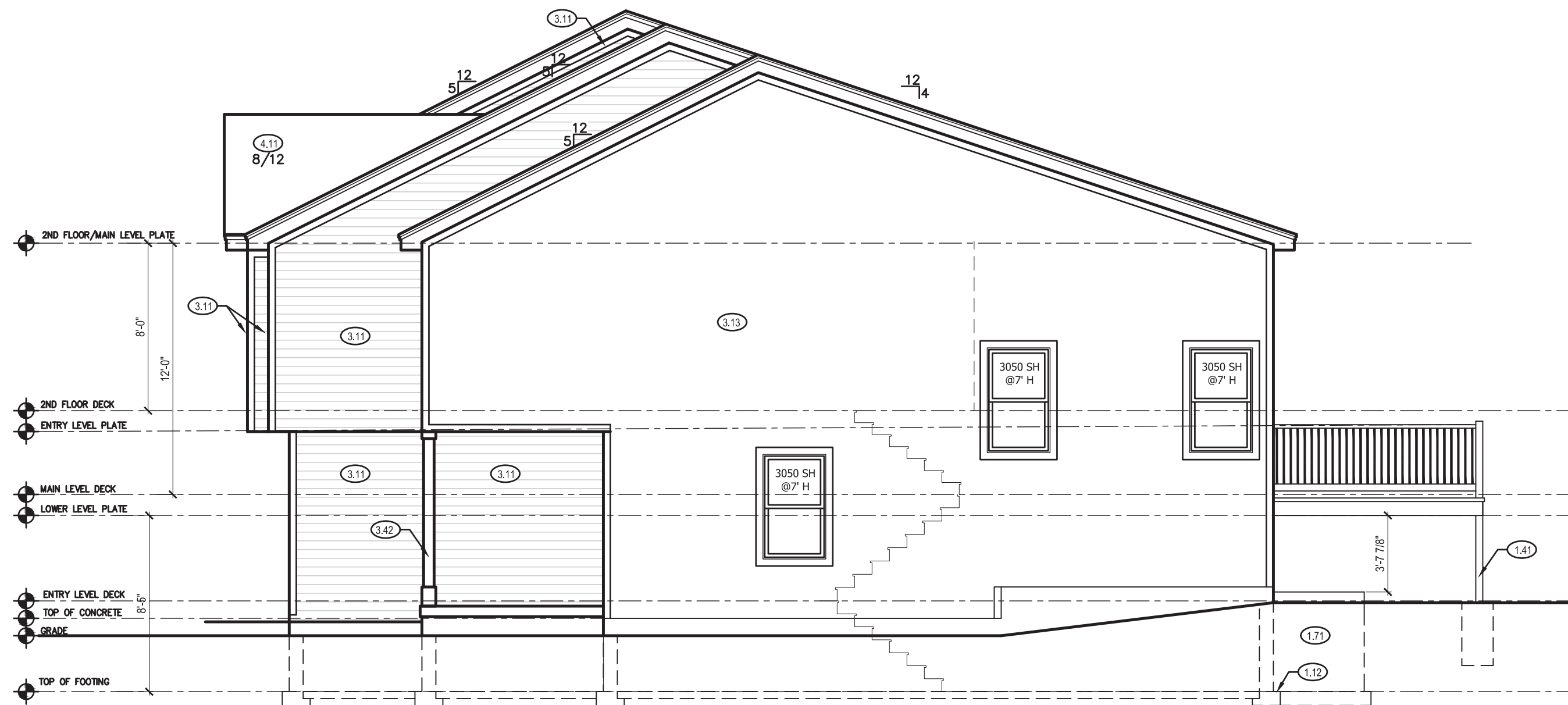
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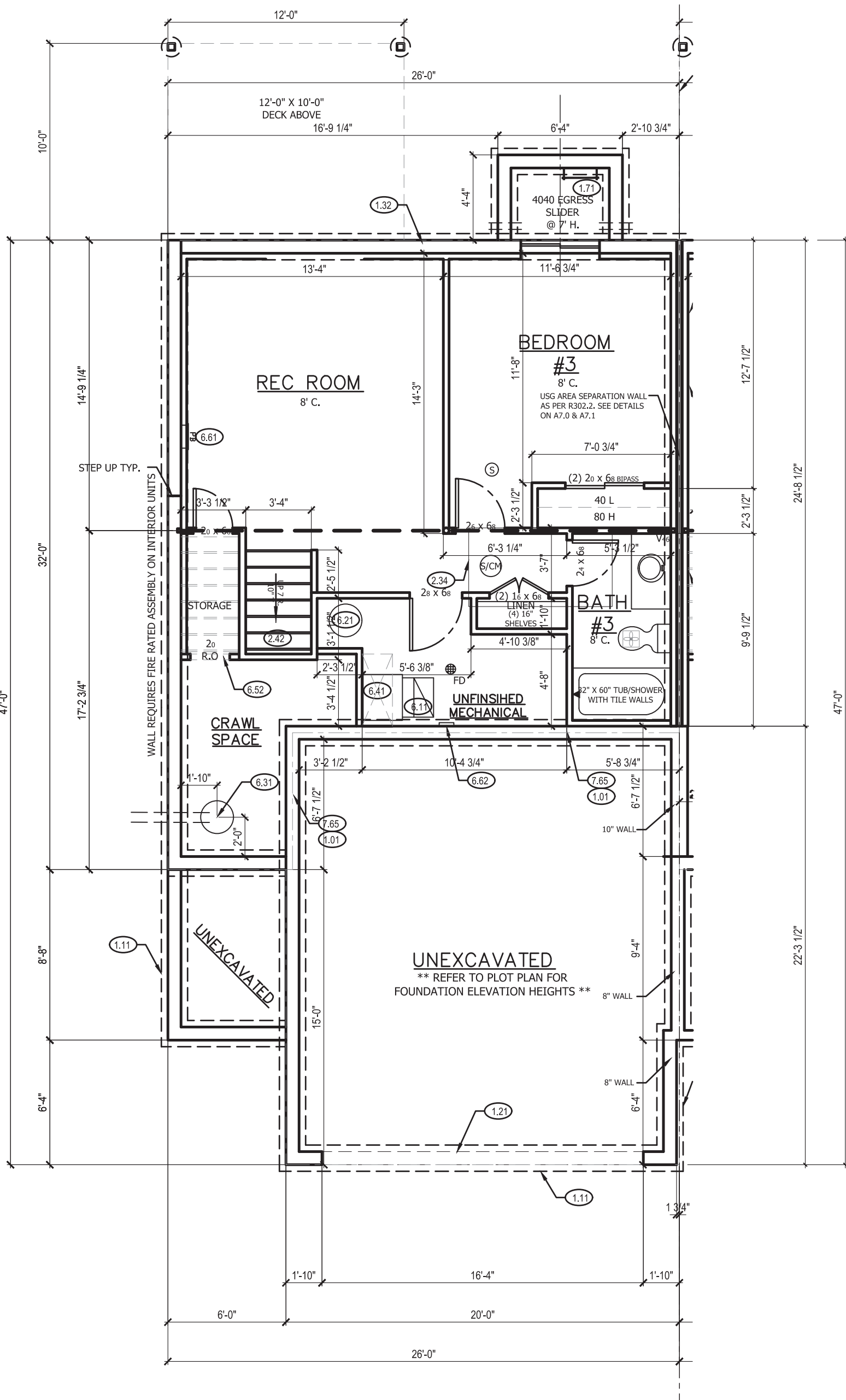
UNIT A



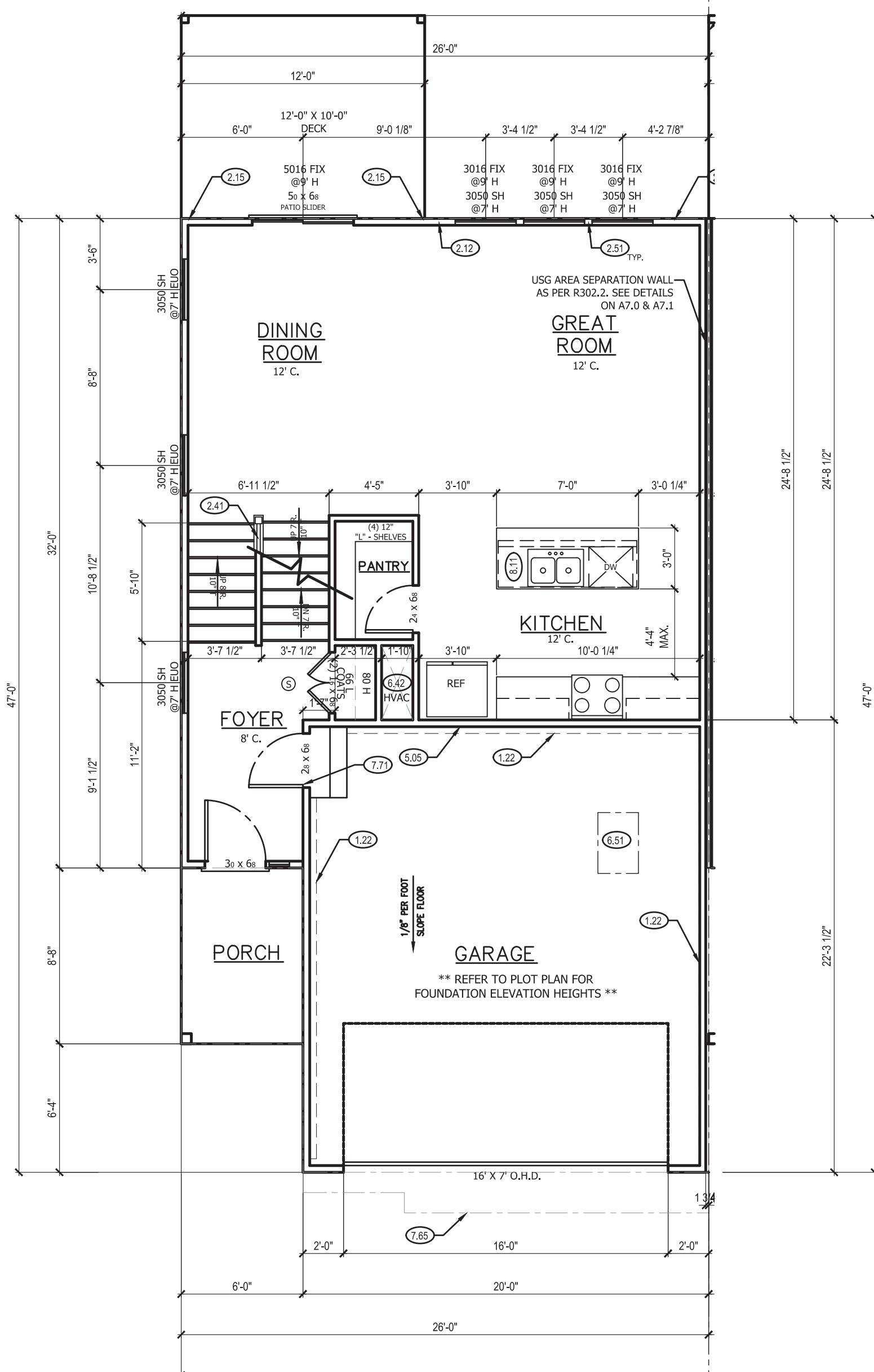
UNIT D

LEFT ELEVATION ①
SCALE: 3/16" = 1'-0"

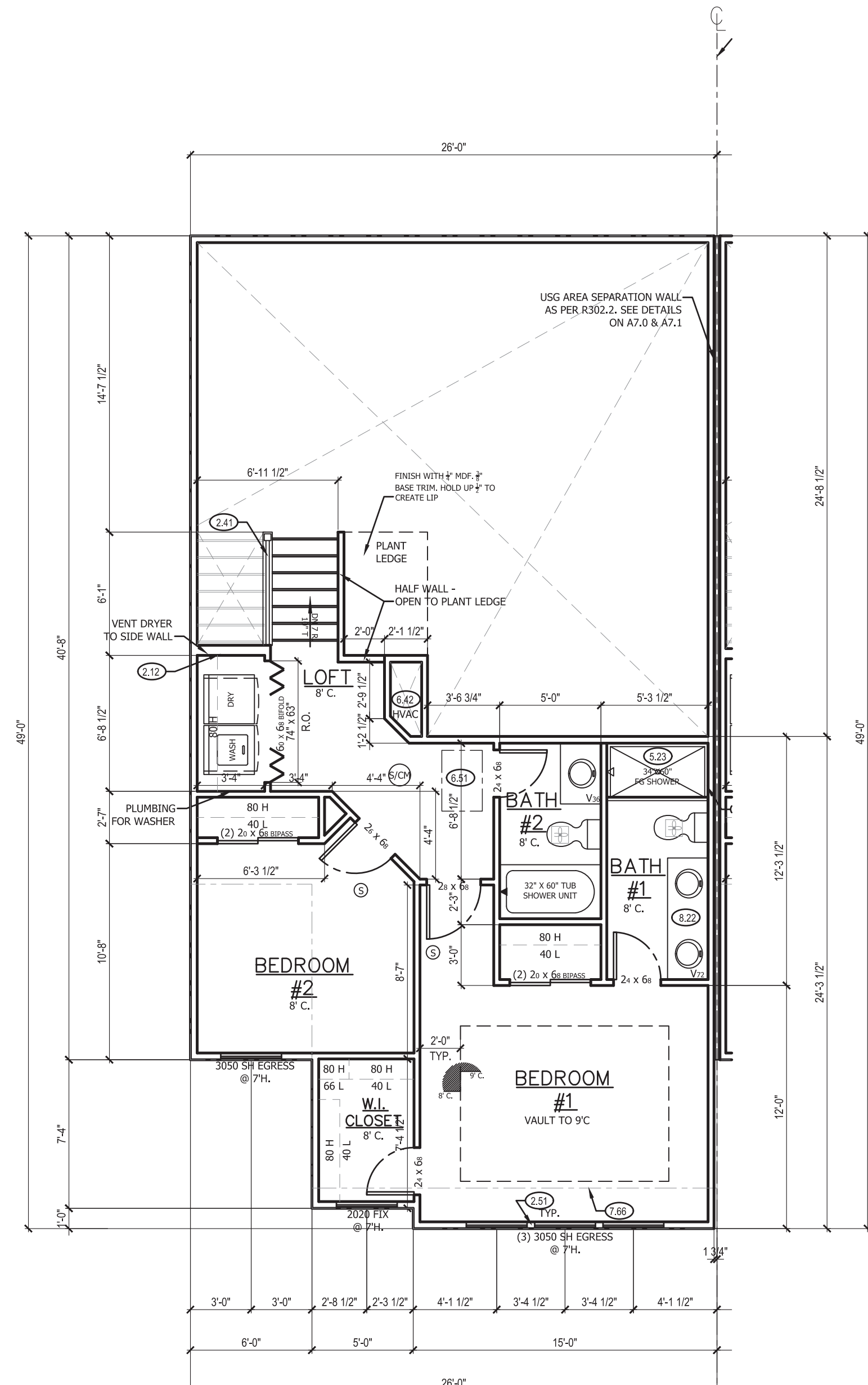
RIGHT ELEVATION ②
SCALE: 3/16" = 1'-0"



EXTERIOR UNIT A - LOWER LEVEL ③
SCALE: 3/16" = 1'-0"



EXTERIOR UNIT A - MAIN LEVEL ④
SCALE: 3/16" = 1'-0"



EXTERIOR UNIT A - UPPER LEVEL ⑤
SCALE: 3/16" = 1'-0"

- LEFT & RIGHT SIDE ELEVATION NOTES
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
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 - 5.23 34"x60" FIBERGLASS SHOWER. SEE PRICE SUMMARY.

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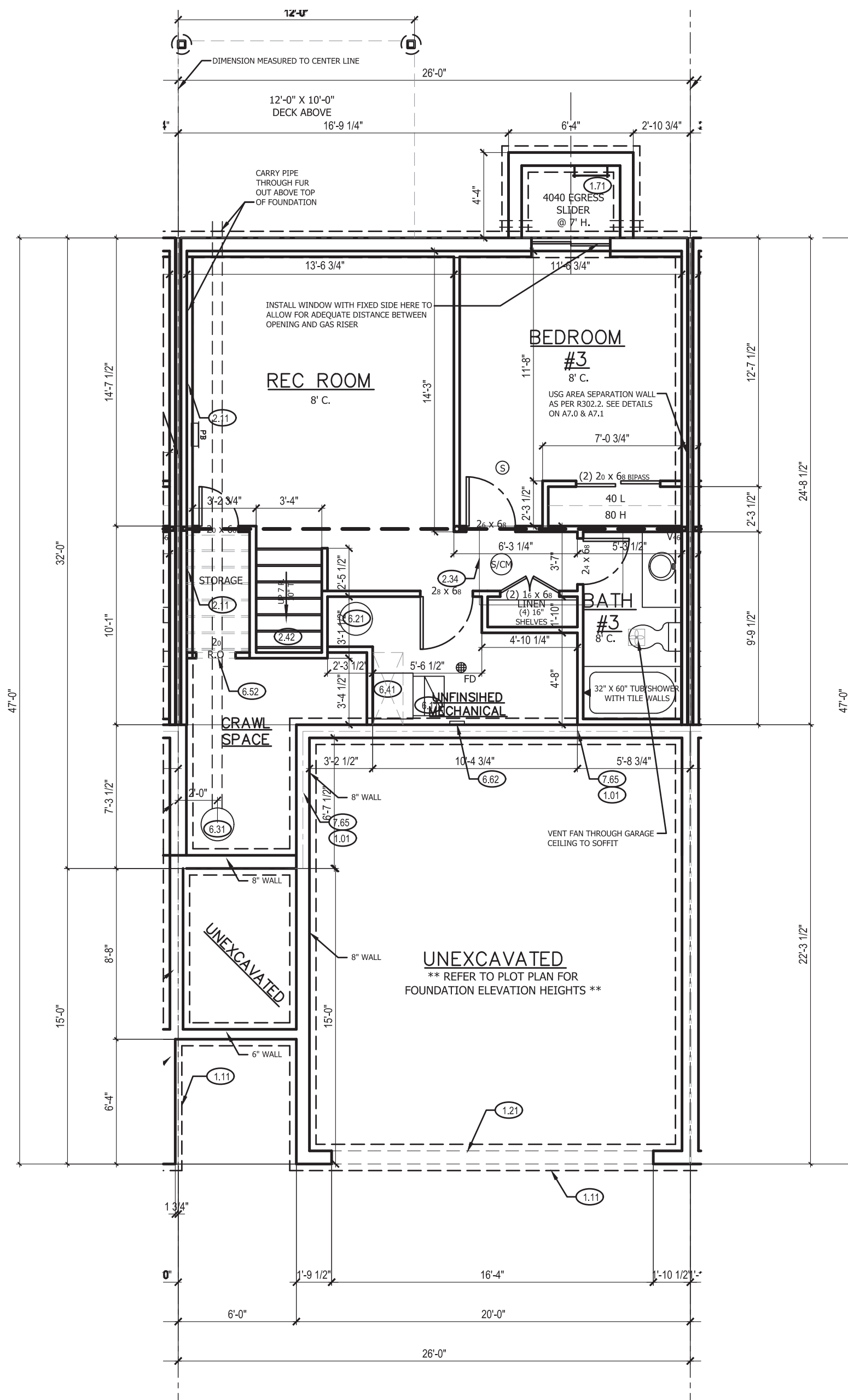
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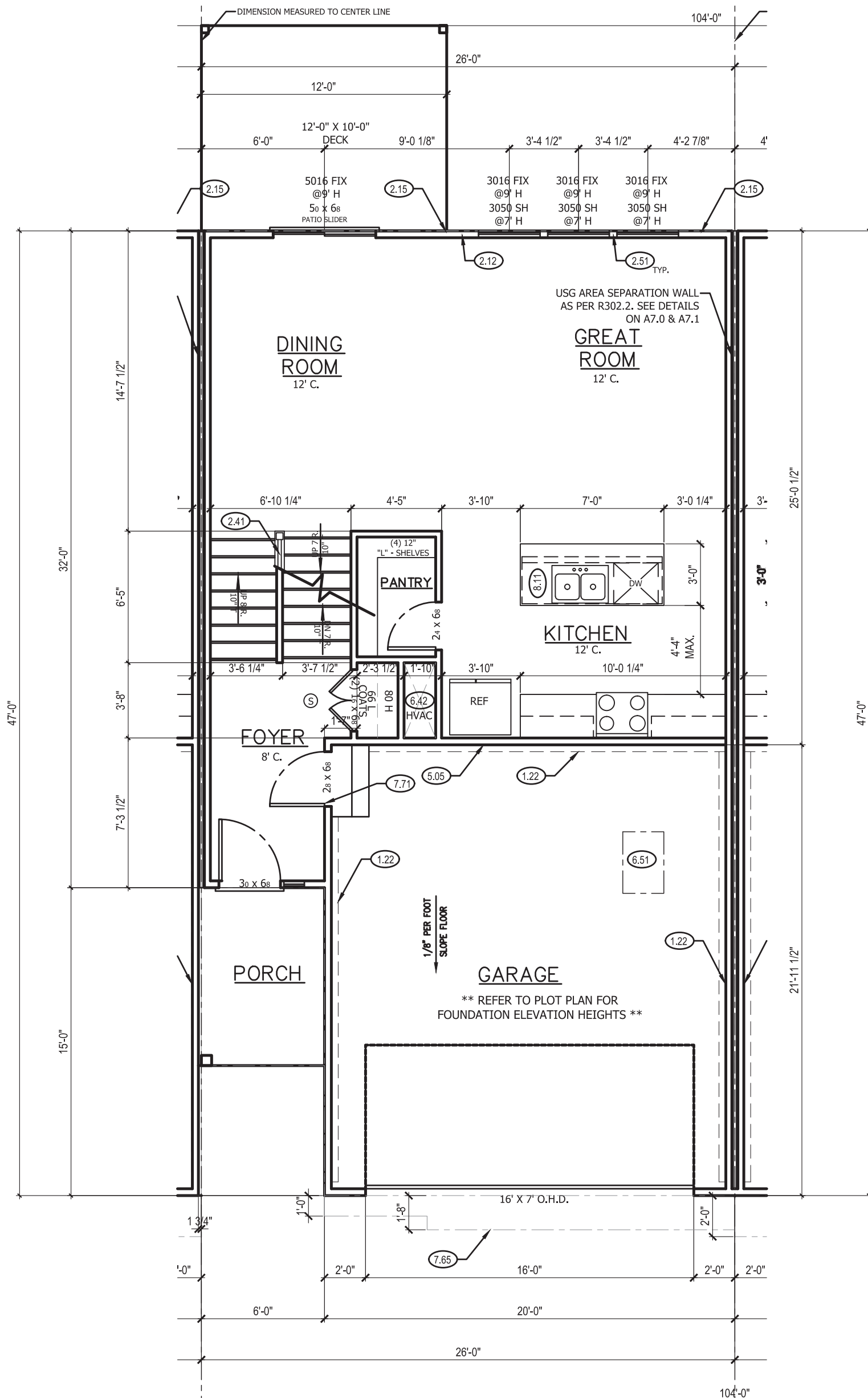
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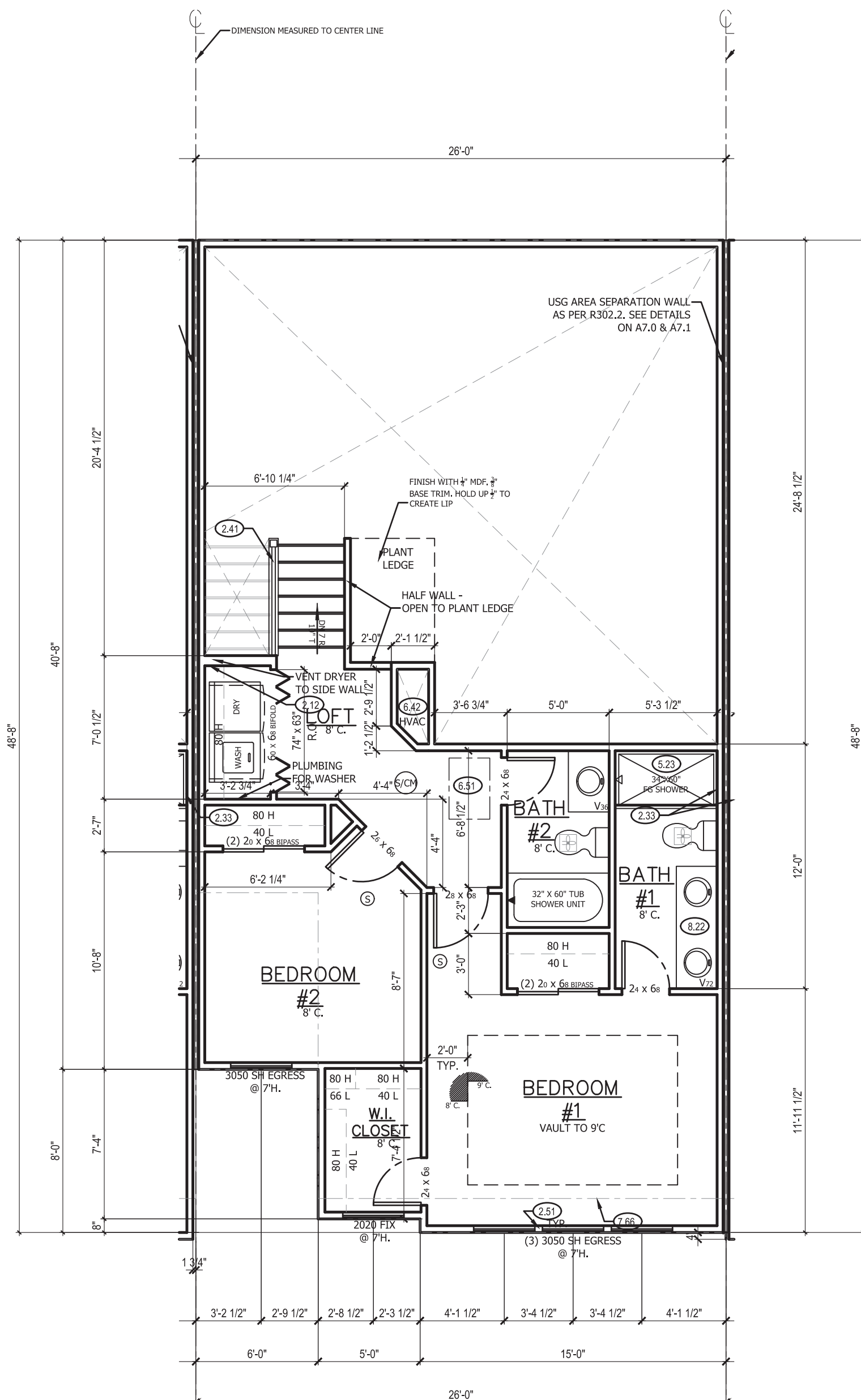
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INTERIOR UNIT B - LOWER LEVEL ①
SCALE: 3/16" = 1'-0"



INTERIOR UNIT B - MAIN LEVEL ②
SCALE: 3/16" = 1'-0"



INTERIOR UNIT B - UPPER LEVEL ③
SCALE: 3/16" = 1'-0"

- LEFT & RIGHT SIDE ELEVATION NOTES
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
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PROFESSIONAL SEAL

BRADLEY HUXOL
NUMBER
PE-201000903

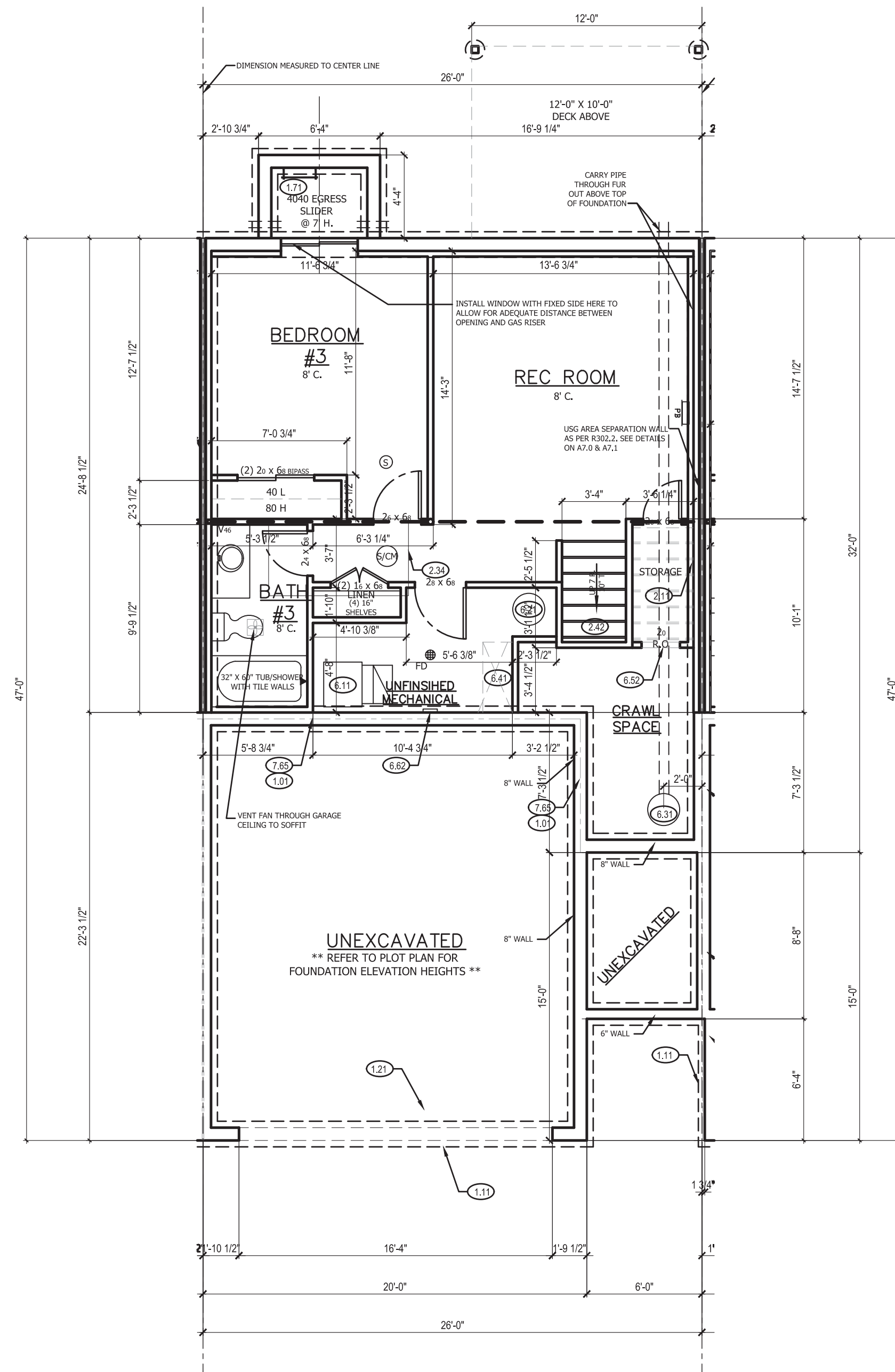
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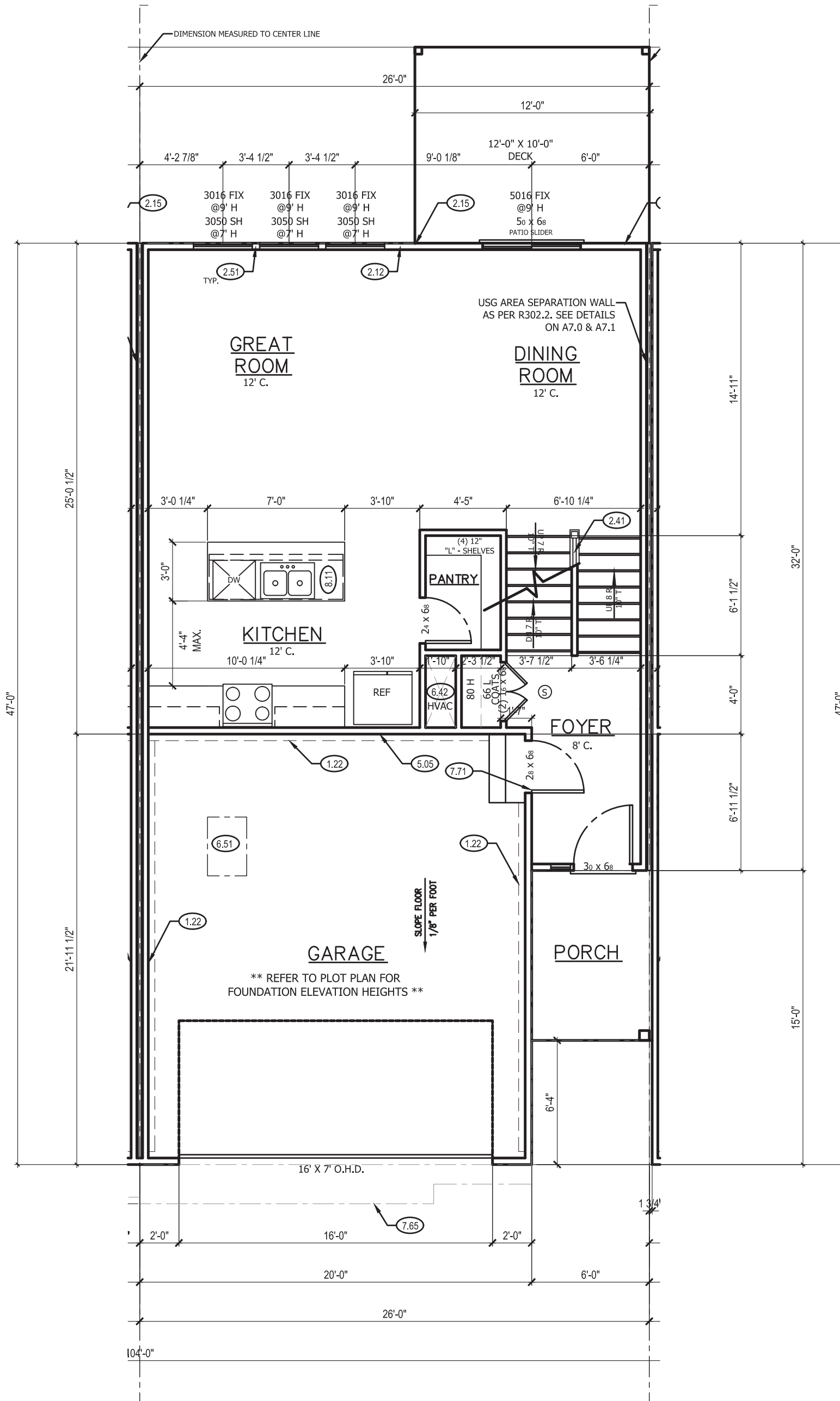
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INTERIOR UNIT C - LOWER LEVEL

SCALE: 3/16" = 1'-0"

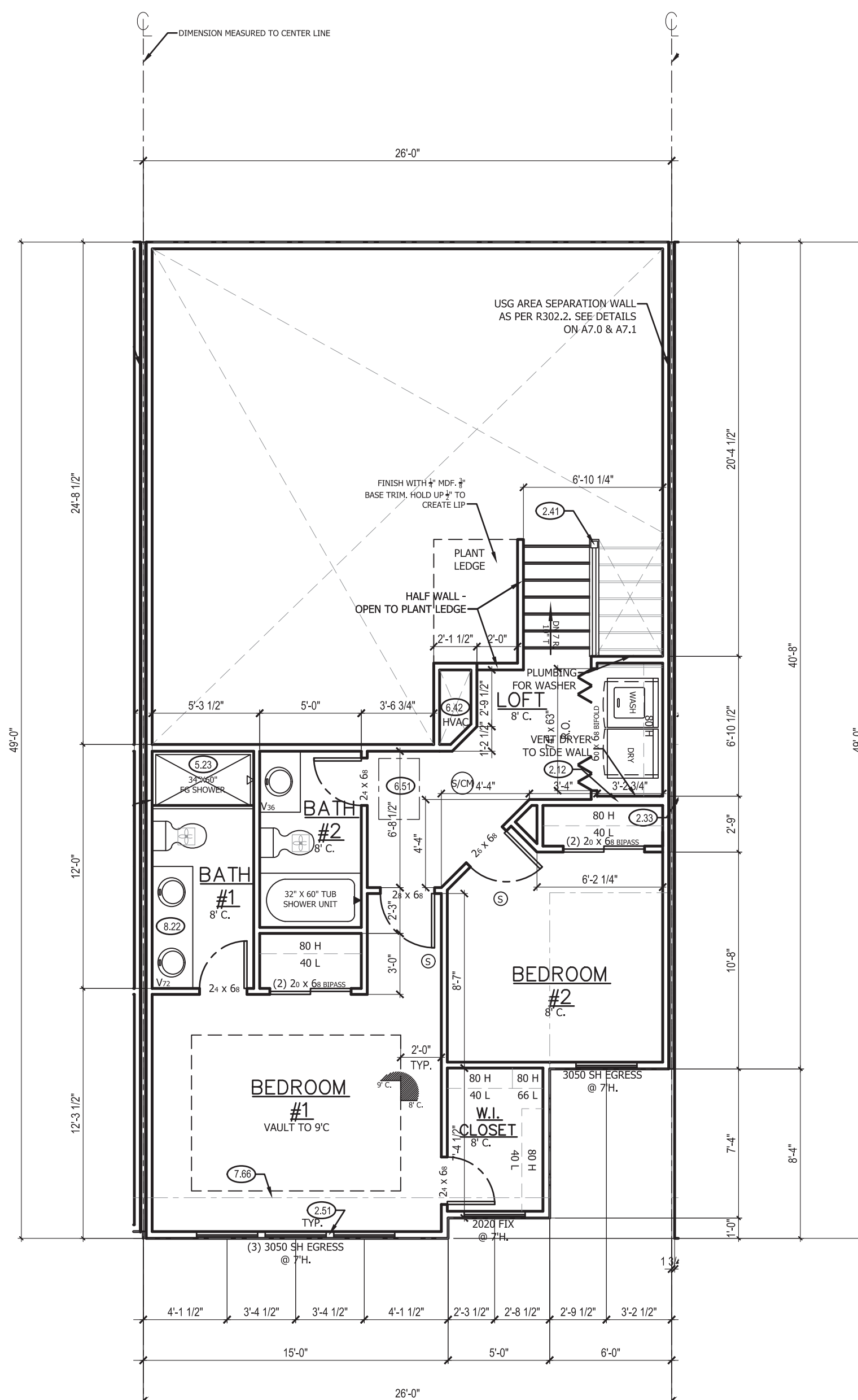
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INTERIOR UNIT C - MAIN LEVEL

SCALE: 3/16" = 1'-0"

②



INTERIOR UNIT C - UPPER LEVEL

SCALE: 3/16" = 1'-0"

③

- LEFT & RIGHT SIDE ELEVATION NOTES
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EMERALD
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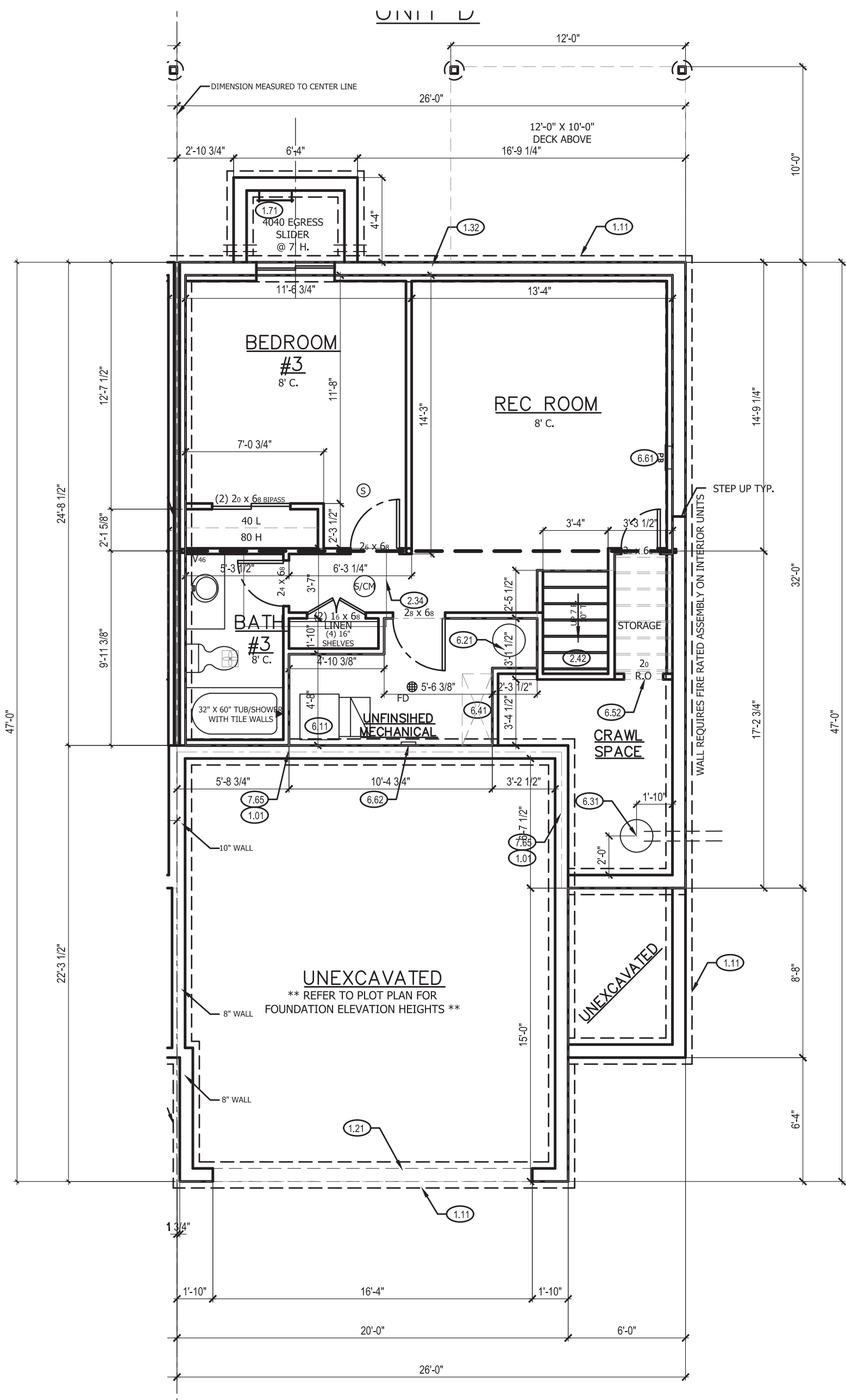
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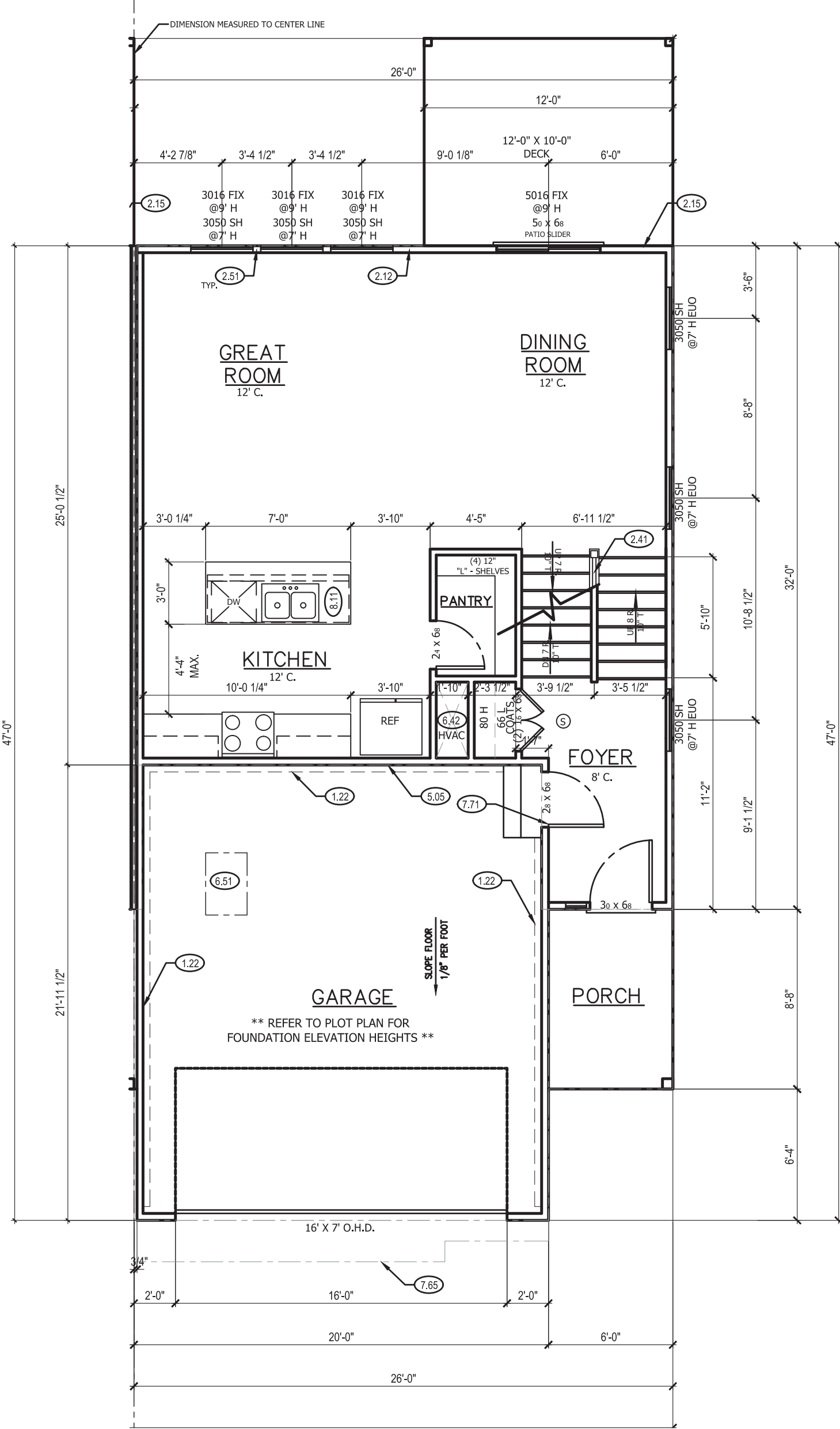
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EXTERIOR UNIT D - LOWER LEVEL

SCALE: 3/16" = 1'-0"

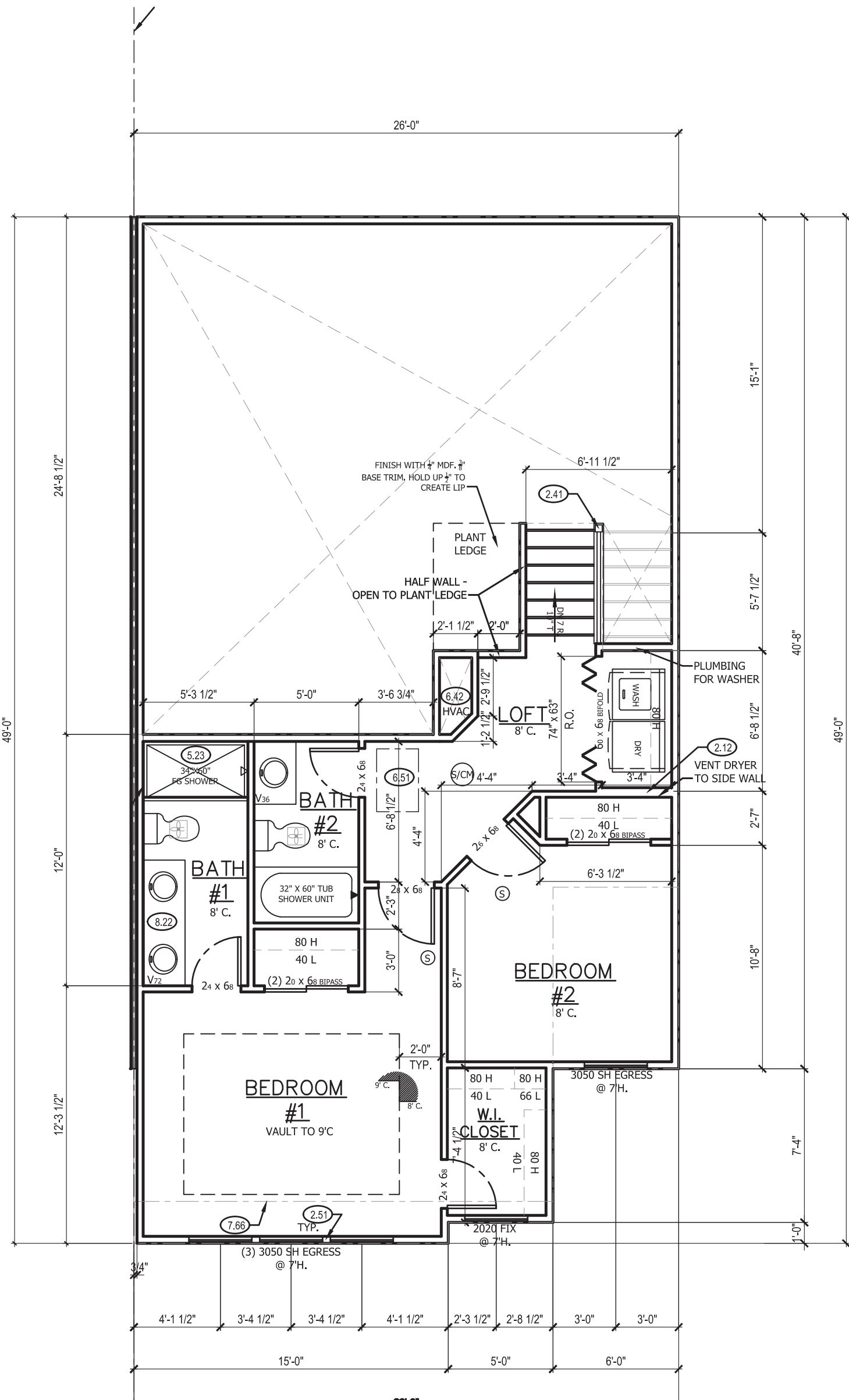
①



EXTERIOR UNIT D - MAIN LEVEL

SCALE: 3/16" = 1'-0"

②



EXTERIOR UNIT D - UPPER LEVEL

SCALE: 3/16" = 1'-0"

③

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
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ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.



FOUNDATION NOTES:
ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
SOIL BEARING CAPACITY SHALL BE 1500 PSF.
COMPRESSIVE STRENGTH OF CONCRETE F_C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.
ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPROOFED. DAMPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".
FOUNDATION WALLS SHALL BE DAMPROOFED PER IRC SECTION R406.
FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC SECTION R405.
BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.

CRAWL SPACE NOTES:

- UNDERFLOOR SPACE SHALL CONFORM TO 2018 IRC SECTION R408.
- PER 2018 IRC R408.3 UNDER-FLOOR VENTILATION IS NOT REQUIRED WHERE:
 - EXPOSED EARTH IS COVERED W/ CONTINUOUS CLASS 1 VAPOR RETARDER.
 - JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED.
 - EDGES OF VAPOR RETARDER SHALL EXTEND 6" UP STEM WALL AND PERIMETER WALL INSULATED IN ACCORDANCE WITH SECTION N1103.3.1.
 - CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (47 L/H) FOR EACH 90 SQUARE FEET OF CRAWL SPACE FLOOR AREA.
 - UNDER-FLOOR ACCESS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF 18"X24" OPENING.

FOUNDATION PLAN NOTES

- HOLD SILL PLATE BACK 4"
- CONTINUOUS CONCRETE FOOTING
- RECESS TOP OF FOUNDATION WALL
- 2X6 STUD WALL WITH TREATED SILL PLATE
- DOUBLE 2X4 STUD WALL
- PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE
- FIRE RATED SHEETROCK UNDER STAIRS
- DIRECT FURNACE, FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- SUMP PIT AND PUMP, PROVIDE ELECTRICAL GFI PROTECTION, PROVIDE SLEEVE THROUGH FOOTING.
- HVAC CHASE ABOVE
- CRAWL SPACE ACCESS
- 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- USER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- LINE OF FLOOR ABOVE

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EMERALD
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ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER
ANY SIZE FOOTING WITH AN (*)				NO COLUMN NEEDED
ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	
A	12"	3'-0"	(4) VERTICAL #4	
B	16"	3'-0"	(4) VERTICAL #4	
C	18"	3'-0"	(4) VERTICAL #4	
D	24"	3'-0"	(4) VERTICAL #4	
E	28"	3'-0"	(4) VERTICAL #4	

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6' O.C. WITH 3" CLEAR COVER.

LOWER LEVEL 1
SCALE: 3/16" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.1.1). SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R328(K)CBRC. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UPPER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R310.
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N102.4.1 AND TABLE N102.4.1.1).
DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N103.2.2).

FLOOR PLANS:
LEDGERS/FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12" SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12" AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2X6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:
1/2" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH
1/4" THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.

LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 1/2" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 1/2" THICK OSB.

INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 X 4 OR (4) 2 X 6 DOUGLAS FIR LARCH #2 (DEPENDENT ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

LVL'S SHALL BE BOISE CASCADE VERSALAM 3100 FB GLU-LAM'S SHALL BE: DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR OPTION SELECTED

BRACING METHODS:
FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RAIL JOIST WITH MINIMUM LAP OF 8-1/2". ATTACH SHEATHING WITH MINIMUM 60 COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

INTERIOR BRACING GB PER IRC R602.10
MINIMUM GB LENGTH PER 2018 IRC TABLE R602.10.5:
58" - 12' TALL WALL HEIGHT

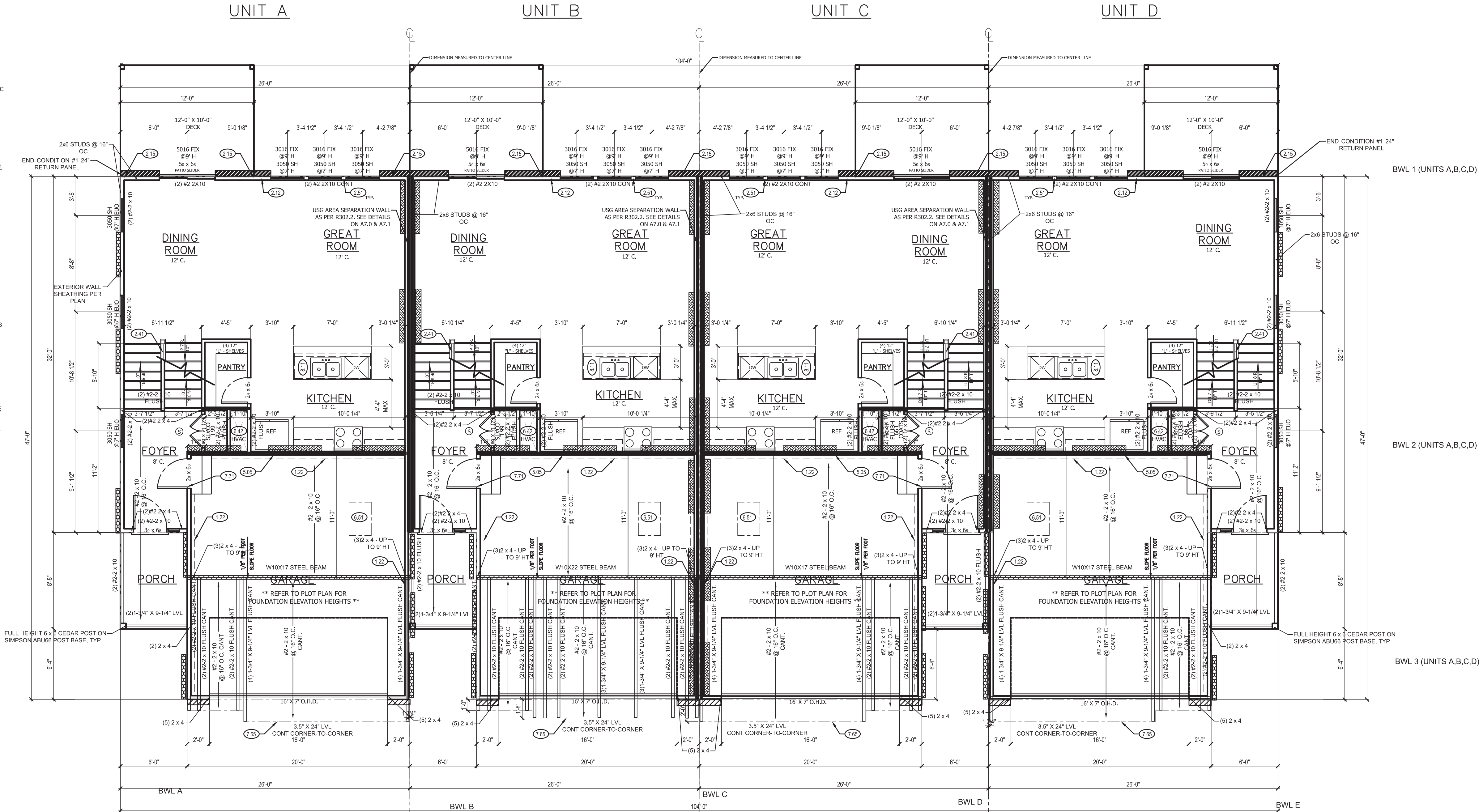
EXTERIOR BRACING CS-WSP PER IRC R602.10
EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)

INTERIOR BRACING LUB PER IRC R602.10
MINIMUM LUB LENGTH PER 2018 IRC TABLE R602.10.5:
62" - 8' TALL WALL HEIGHT
62" - 9' TALL WALL HEIGHT
69" - 10' TALL WALL HEIGHT

EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.



MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.12 2X6 STUD WALL
- 2.15 ENTIRE REAR WALL TO BE DOUBLE WALL CONSTRUCTION. 2 ZIP PANELS AS 1ST LAYER OF STRUCTURAL SHEATHING.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
- 5.05 HOSE BIBB
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1"-10"x35"-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.65 LINE OF FLOOR ABOVE
- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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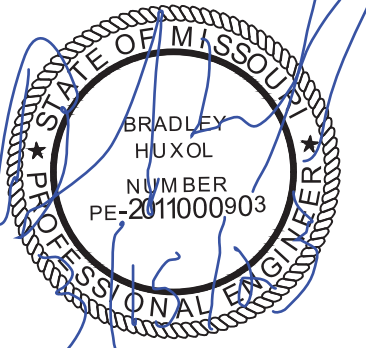
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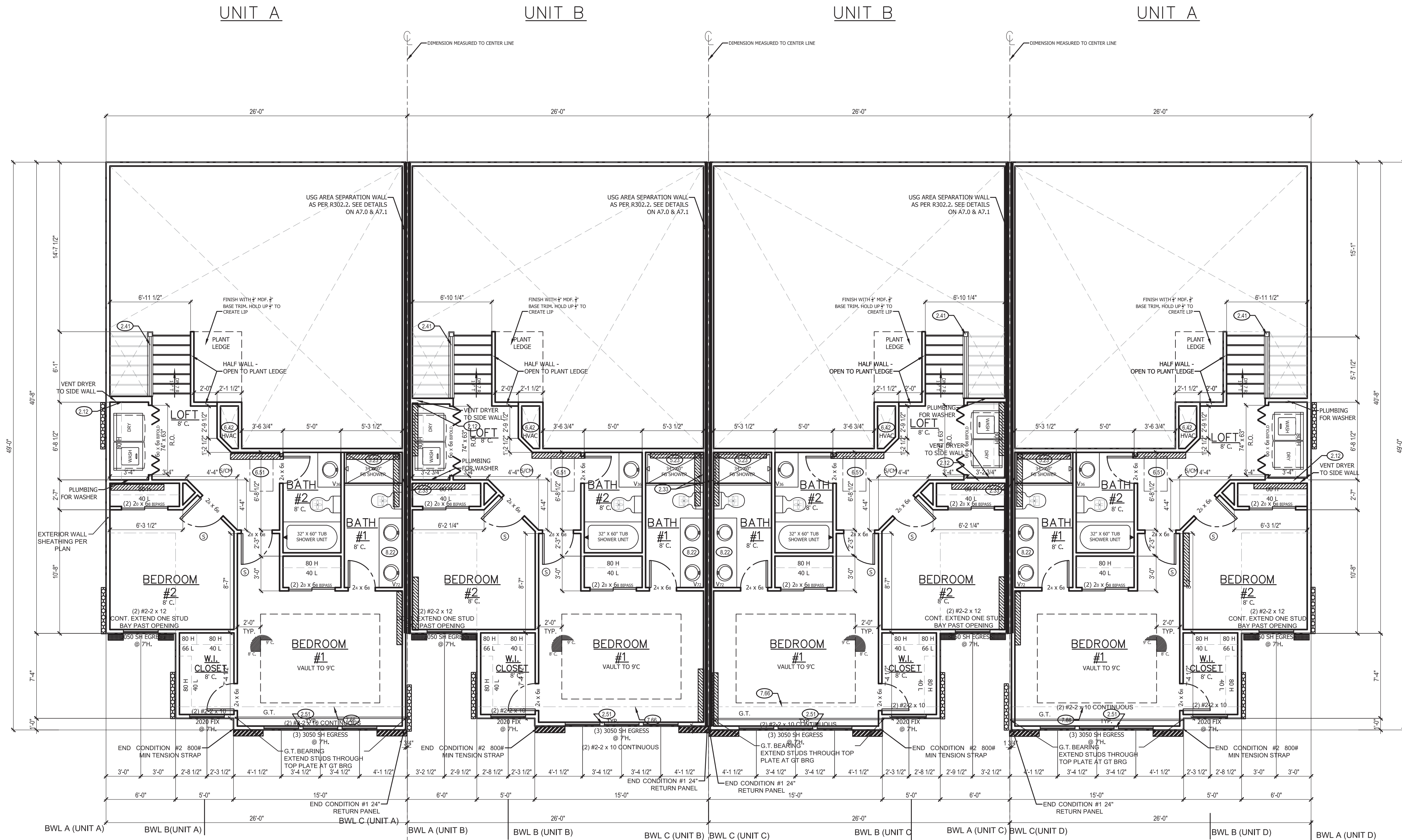
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MAIN LEVEL 1

SCALE: 3/16" = 1'-0"

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY



NOTE:
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.
DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISE HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).
SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.
ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326(K)CBRC.
AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (POOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1). DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2).
FLOOR PLANS:
LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN. A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.
ALL WALLS UNDER 12" SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS UNLESS OTHERWISE NOTED.
ALL WALLS 12" AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2X6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).
EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:
1/2" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH
5/8" THICK OSB FOR METHOD CS-PF.
SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.
LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 1/2" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 1/2" THICK OSB.
INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.
GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 X 4 OR (4) 2 X 6 DOUGLAS FIR LARCH #2 (DEPENDENT ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.
PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
LVLS SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB GLU-LAMs SHALL BE: DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR OPTION SELECTED

BWL 1 (UNITS A,B,C,D)

BWL 2 (UNITS A,B,C,D)

BWL 3 (UNITS A,B,C,D)

UPPER FLOOR PLAN NOTES

- 2.11 DOUBLE 2X4 STUD WALL
- 2.12 2X6 STUD WALL
- 2.13 PONY WALL
- 2.15 ENTIRE REAR WALL TO BE DOUBLE WALL CONSTRUCTION. 1/2" ZIP PANELS AS 1ST LAYER OF STRUCTURAL SHEATHING.
- 2.33 INSTALL FULL WALL HEIGHT THERMOPLY INSULATION BEFORE FRAMING SECONDARY 2X4 WALL FOR PLUMBING
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 2.23 34"x60" FIBERGLASS SHOWER. SEE PRICE SUMMARY.
- 6.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS
- 6.51 1"-10"x3"-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATOES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.66 LINE OF FLOOR BELOW
- 8.22 CONTINUOUS FLAT VANITY

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EMERALD
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BRACING METHODS
EXTERIOR BRACING CS-WSP PER IRC R602.10
END CONDITION #2 SHALL BE ONE OF THE FOLLOWING DEVICES ATTACHED TO THE END STUD OF THE BRACED WALL PANEL CLOSEST TO CORNER IF NOT NOTED OTHERWISE
2ND FLOOR AND/OR MAIN FLOOR ALONG WALKOUT/DAYLIGHT WALL - 800 # MINIMUM TENSION STRAP INSTALLED PER MANUFACTURER'S SPECS
MAIN FLOOR TO FOUNDATION WALL - STD14 EMBEDDED HOLDOWN INSTALLED PER MANUFACTURER'S SPECS
EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
INTERIOR BRACING LIB PER IRC R602.10
MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
55" - 9" TALL WALL HEIGHT
62" - 9" TALL WALL HEIGHT
69" - 10" TALL WALL HEIGHT
EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5
INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)




IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT

UPPER LEVEL
SCALE: 3/16" = 1'-0"

GENERAL NOTES
DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.
WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

TRUSS ROOF NOTES: (BY OTHERS)

- 1) DESIGNED FOR LIGHT ROOF COVERING
TOP CHORD:
LIVE LOAD/SNOW LOAD (PSF): 25
DEAD LOAD (PSF): 10
BOTTOM CHORD:
DEAD LOAD (PSF): 10
- 2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN (2) #2 x 10 UNLESS OTHERWISE NOTED.
- 3) CONSULT ENGINEER IF TRUSSES BEAR ON OR INTERIOR WALLS SHOWN AS ROW-LABEL OR UNAPPROVED PRINTS.
- 4) ROOF IS ENGINEERED TO COMPLY WITH IRC R802

 = ROOF TRUSS FRAMING LOCATION
 "G" = GIRDER TRUSS LOCATION
 = INTERIOR LOAD BEARING WALL

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ROOF:

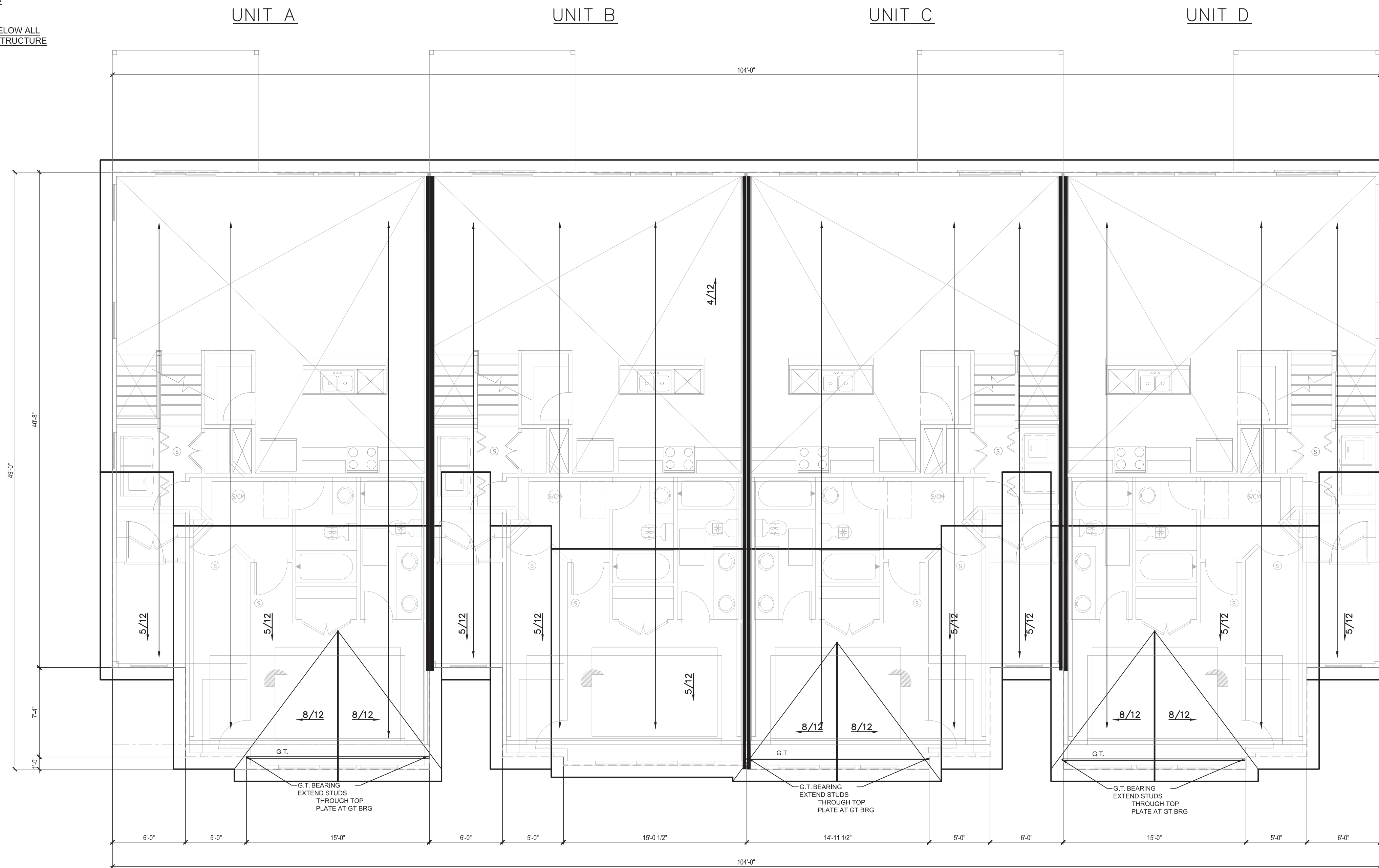
ROOF IS DESIGNED FOR 20 PSF SNOW LOAD.

WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10.

CEILING JOIST OR RAFTER THE CONNECTIONS BETWEEN RAFTERS, BEAM BEAM REQUIRED COLAR TIE OR DOUBLE END STUDS SHALL COMPLY WITH DETAILS AND IRC SECTION R802.3, R802.3.1, R802.3.1, R802.11.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR
LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW
EACH BEARING POINT OF EACH GIRDER TRUSS.
UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE
CARRIED DOWN TO FOUNDATION OR LOAD
SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL
POINT LOADS CONTINUOUS TO BEARING STRUCTURE
AND/OR FOUNDATION BELOW.



ROOF PLAN NOTES

4.11 MINIMUM ROOFING COMPOSITION— 30 YR
COMPOSITE SHINGLES ON 15# FELT ON
1/2" OSB SHEATHING OR AS REQUIRED
BY CODE.

4.31 BUILD CRICKET VALLEY AWAY FROM
INTERSECTION FOR POSITIVE DRAINAGE.

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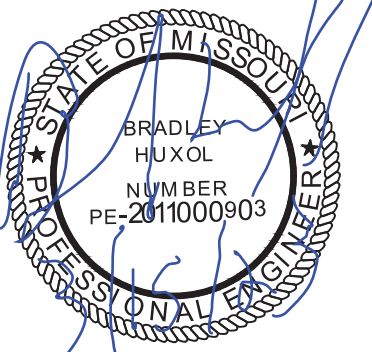
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GENERAL NOTES

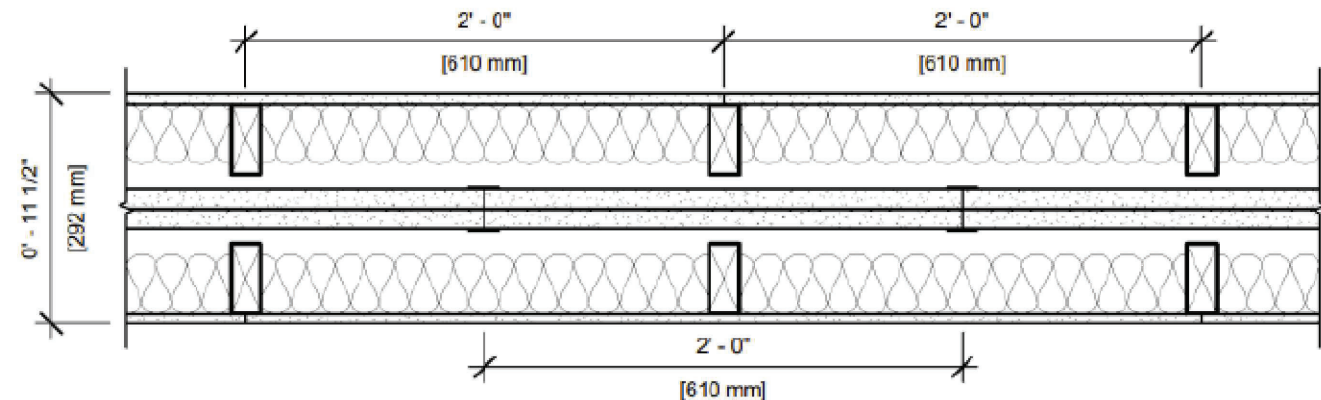
DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

SCALE: $\frac{3}{16}" = 1'-0"$

UL DESIGN NO. U336 B

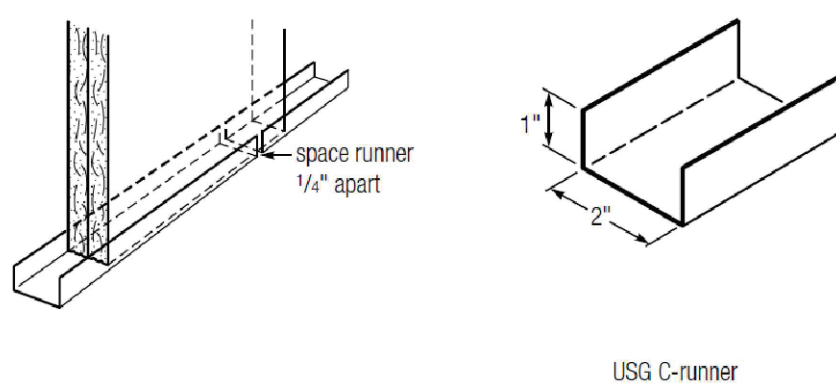
FIRE RATING: 2 HOUR
STC: 60
SOUND TEST: FNL-TL89-350
SYSTEM THICKNESS: 11 1/2"



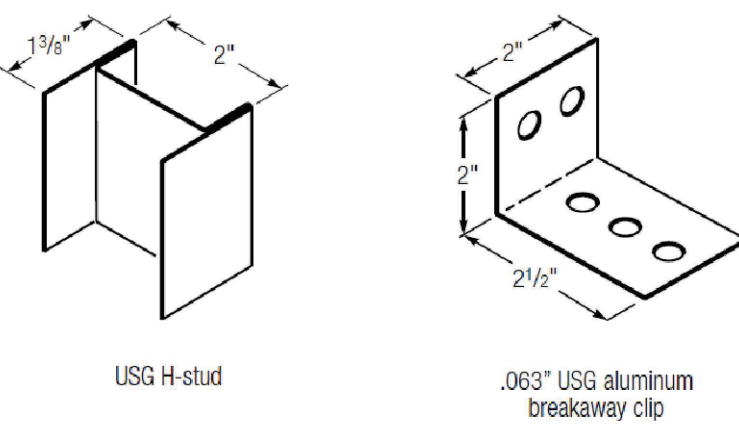
ASSEMBLY OPTIONS:

- GYPSON BOARD:** ONE LAYER 1/2" THICK GYPSON BOARD (USG SHEETROCK BRAND GYPSON PANELS)
- WOOD STUDS:** 2x4 WOOD STUDS, 24" O.C.
- INSULATION:** MIN. 3" GLASS FIBER BATT INSULATION IN CAVITY
- AIR SPACE:** 3/4" AIR SPACE
- STEEL STUDS:** 2" H-STUD, 24" O.C.
- GYPSON BOARD:** TWO LAYER 1" THICK BY NOM. 2" WIDE GYPSON LINER PANELS FRICTION FIT (UL TYPE SX)
- AIR SPACE:** 3/4" AIR SPACE
- WOOD STUDS:** 2x4 WOOD STUDS, 24" O.C.
- INSULATION:** MIN. 3" GLASS FIBER BATT INSULATION IN CAVITY
- GYPSON BOARD:** ONE LAYER 1/2" THICK GYPSON BOARD (USG SHEETROCK BRAND GYPSON PANELS)

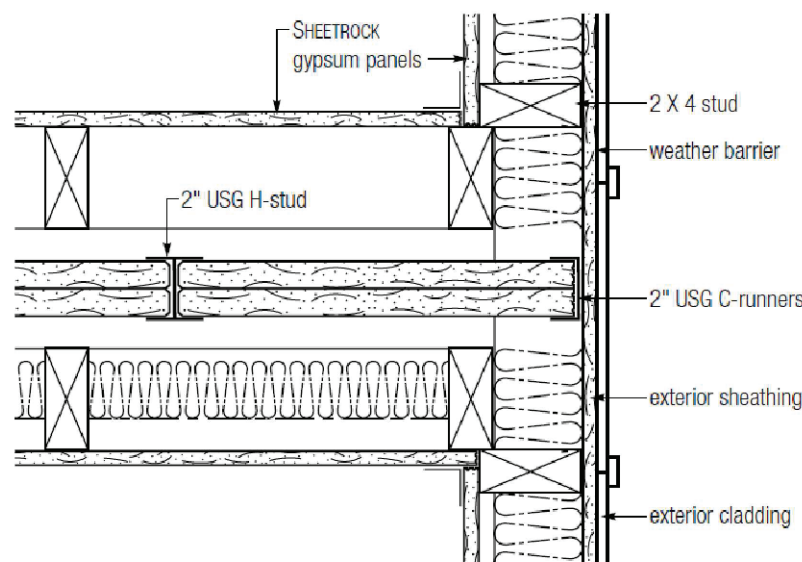
Runner Installation



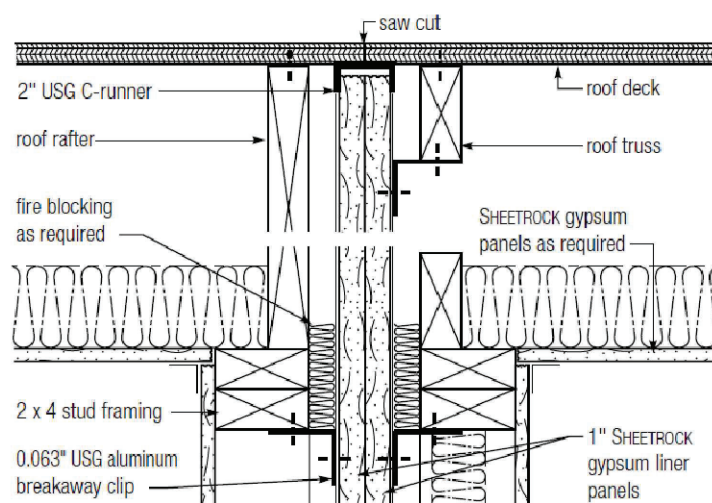
Components



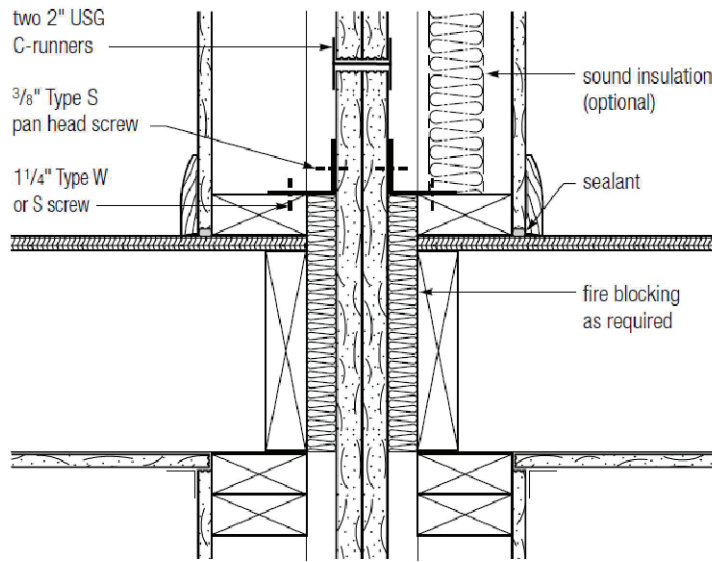
Exterior Wall Intersection (as required)



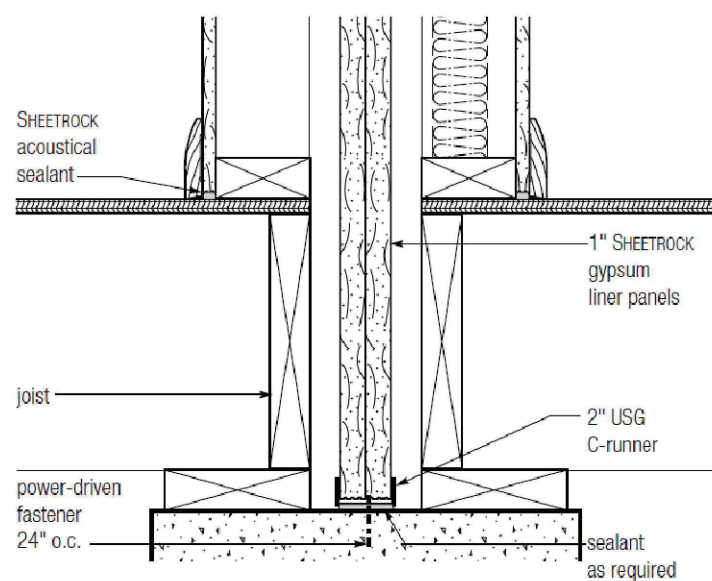
Intersection at Roof



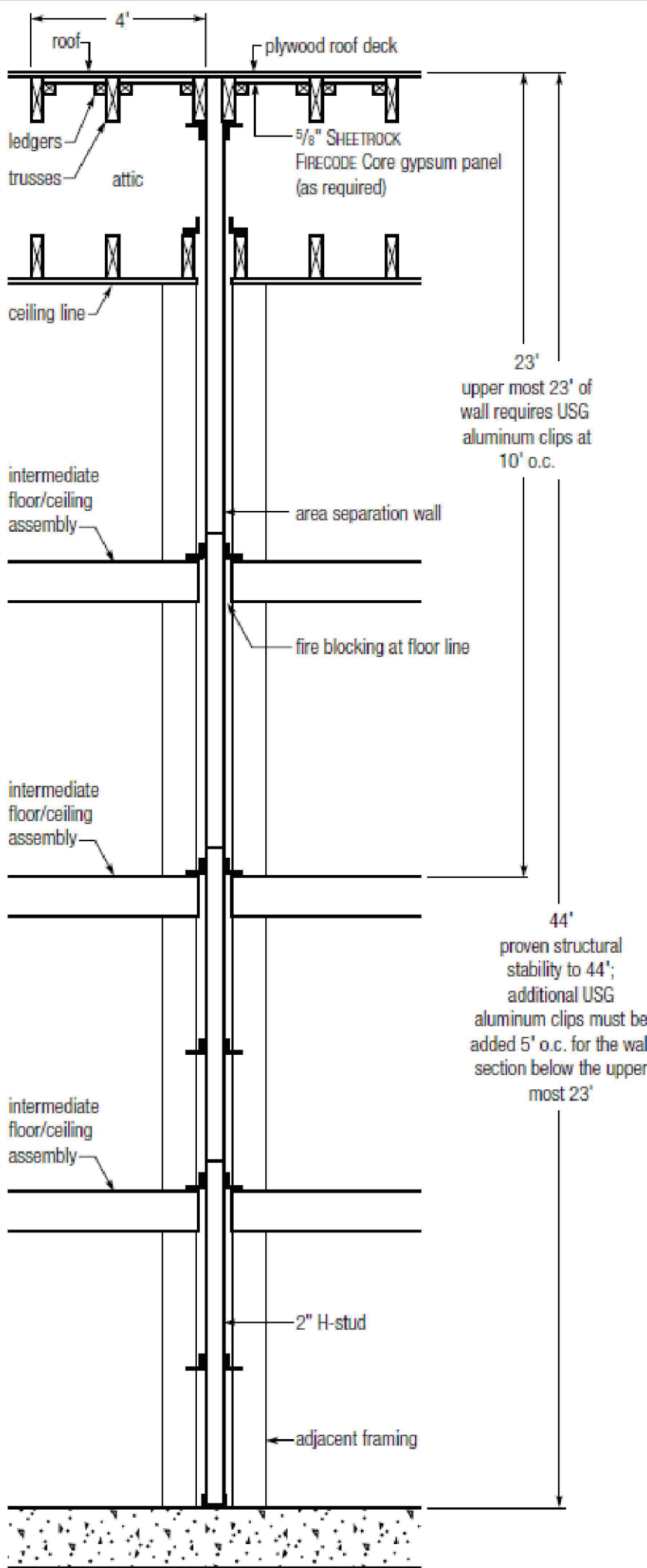
Intermediate Floor



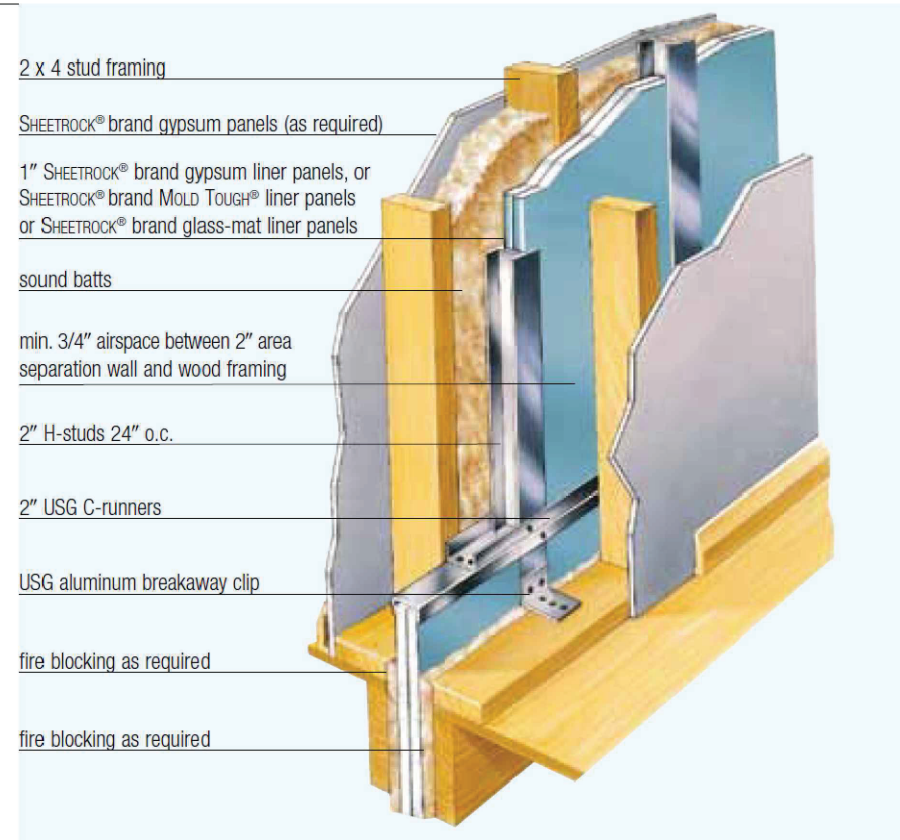
Foundation



Clip Spacing Requirements



Typical Area Separation Wall Assembly



PARTY WALL DETAIL ①
SCALE: N.T.S.

PARTY WALL DETAIL ②
SCALE: N.T.S.

USG AREA SEPARATION WALL AS PER R302.2

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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3741 NE TROON DRIVE
SUITE 200
LEE'S SUMMIT, MO 64064
816-399-4901

VERSION #:
V1.3

ISSUE DATE:
3.1.2023

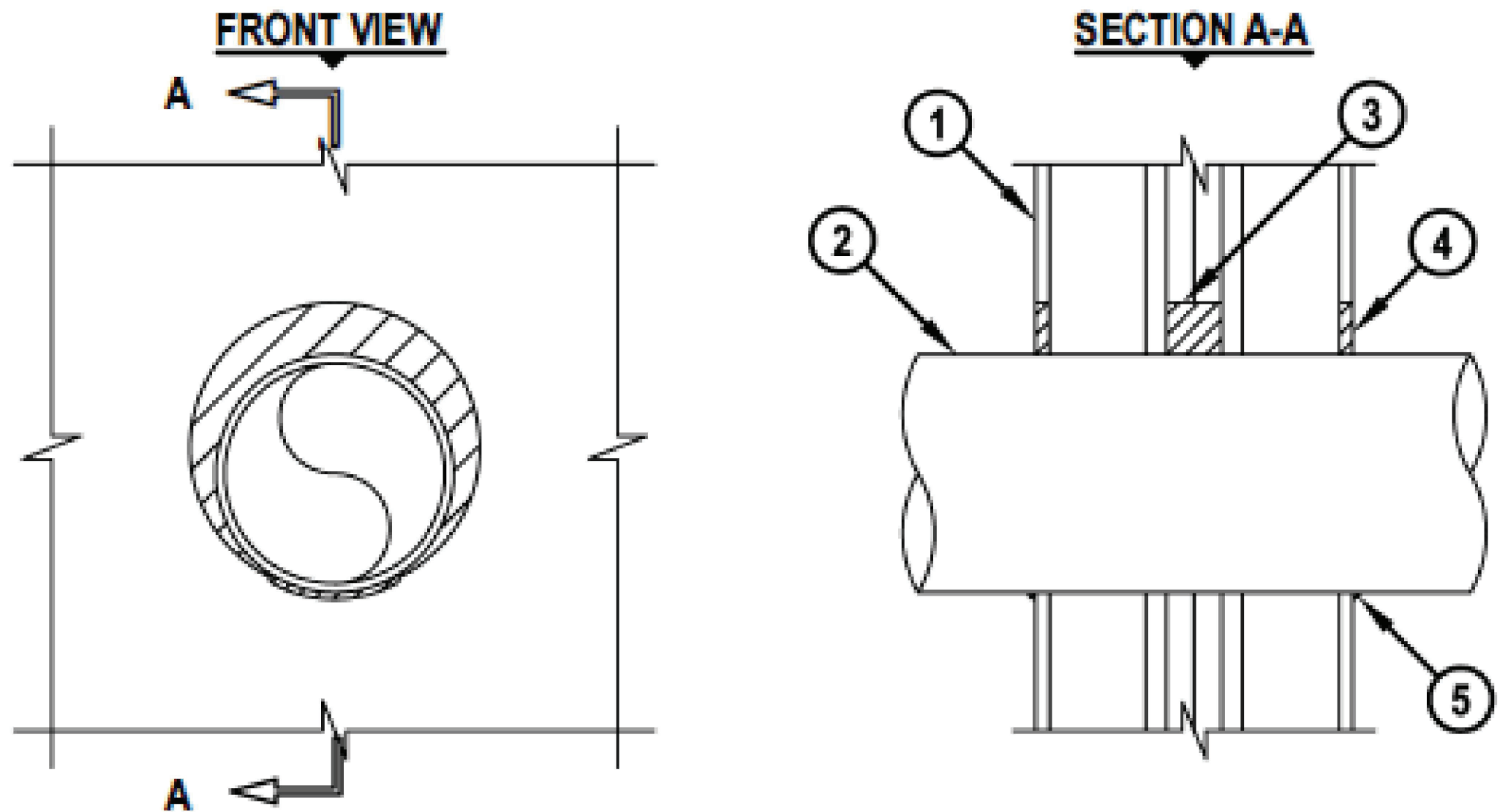
SHEET NUMBER:

A7.0

UL/cUL SYSTEM NO. W-L-1406
METAL PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 2-HR.
T-RATING = 0-HR.

L-RATING AT AMBIENT = LESS THAN 1 CFM / SQ FT
L-RATING AT 400°F = LESS THAN 4 CFM / SQ FT

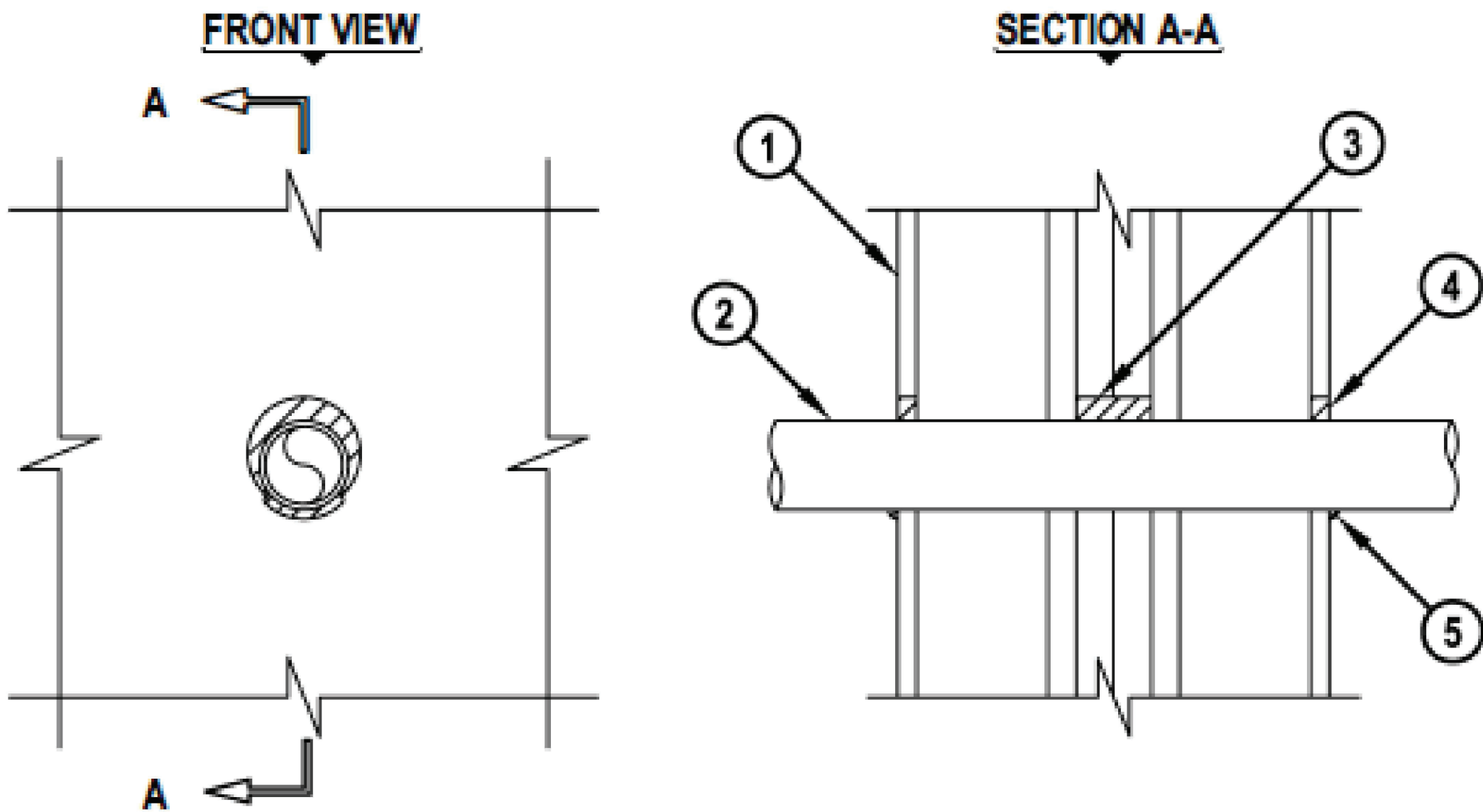


1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300 SERIES) (2-HR. FIRE-RATING) CONSISTING OF THE FOLLOWING :
 - A. NOMINAL 2 x 4 STUDS SPACED MAXIMUM 24" OC.
 - B. STEEL "H" SHAPED STUDS SPACED MAXIMUM 24" OC.
 - C. TWO LAYERS 1" GYPSUM SHAFT LINER PANELS.
 - D. MINIMUM 1/2" THICK GYPSUM WALLBOARD.
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
 - A. MAXIMUM 8" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 5 OR HEAVIER).
 - B. MAXIMUM 8" NOMINAL DIAMETER CAST OR DUCTILE IRON PIPE.
 - C. MAXIMUM 4" NOMINAL DIAMETER COPPER PIPE OR TUBING.
 - D. MAXIMUM 6" NOMINAL DIAMETER STEEL CONDUIT.
 - E. MAXIMUM 4" NOMINAL DIAMETER EMT.
3. MINIMUM 2" DEPTH FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED WITHIN GYPSUM SHAFT LINER PANELS.
4. MINIMUM 1/2" DEPTH FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED FLUSH WITH OUTER SURFACES OF GYPSUM WALLBOARD.
5. MINIMUM 1/4" BEAD FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT AT OUTER SURFACE OF GYPSUM WALLBOARD.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 10-1/2".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1-7/8".

UL SYSTEM NO. W-L-2472
PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 2-HR.
T-RATING = 2-HR.



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 SERIES) (2-HR. FIRE-RATING) CONSISTING OF THE FOLLOWING :
 - A. NOMINAL 2 x 4 STUDS SPACED MAXIMUM 24" OC.
 - B. STEEL "H" SHAPED STUDS SPACED MAXIMUM 24" OC.
 - C. TWO LAYERS 1" GYPSUM SHAFT LINER PANELS.
 - D. MINIMUM 1/2" THICK GYPSUM WALLBOARD.
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
 - A. MAXIMUM 2" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
 - B. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM ONLY).
 - C. MAXIMUM 2" NOMINAL DIAMETER RNC-PVC CONDUIT.
3. MINIMUM 2" DEPTH FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED WITHIN GYPSUM SHAFT LINER PANELS.
4. MINIMUM 1/2" DEPTH FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED FLUSH WITH OUTER SURFACES OF GYPSUM WALLBOARD.
5. MINIMUM 1/4" BEAD FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT AT OUTER SURFACE OF GYPSUM WALLBOARD.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 5/8".
3. CLOSED OR VENTED PIPING SYSTEM (PVC, RNC = SCHEDULE 40; CPVC = SDR 13.5).

USG AREA SEPARATION WALL
AS PER R302.2

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

CPG DBA

clover
&
hive

120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
816-246-6700

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EMERALD
OSAGE #3
1ST PLAT

PROFESSIONAL SEAL:



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2018 IRC TABLE R602.3(1) (SEE IRC FOR FOOTNOTES)			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2-1/2"x0.113") OR 3-8D COMMON (2-1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (2-1/2"x0.113") OR 3-8D COMMON (2-1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS	4-10D BOX (3" x 0.128"); OR 3-16D COMMON (3-1/2" x 0.162"); OR 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP TO RAFTER	4-10D BOX (3" X 0.128"); OR 3-10D COMMON (3" X 0.148"); OR 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3-1/2"x0.135") OR 3-10d COMMON NAILS (3"x0.148"); OR 4-10D BOX (3" X .128"); OR 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (3-1/2"x0.135") ; OR 3-10D COMMON (3" x 0.148"); OR 4-10D BOX (3" x 0.128"); OR 4-3" X0.131" NAILS	TOE NAIL
		3-16d BOX NAILS (3-1/2"x0.135") OR 2-16D COMMON NAILS (3-1/2"x0.162"); OR 3-10D BOX (3" x .128"); OR 3-3" X 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3"x0.128"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3-1/2"x0.135"); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL
		16D COMMON (3-1/2" X 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16D COMMON (3-1/2"x0.162") 16D BOX (3-1/2" X 0.135)	16" O.C. ALONG EACH EDGE FACE NAIL 12" ALONG EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2-1/2" X 0.113"); OR 4-8D COMMON (2-1/2" X 0.131"); OR 4-10D BOX (3" X 0.128")	TOENAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3-1/2" X 0.162") 10d BOX (3"x0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16D COMMON(3-1/2" X 0.162"); OR 12-16D BOX (3-1/2" X 0.135"); OR 12-10D BOX (3" X 0.128"); OR 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2" X 0.162") 16D BOX (3-1/2"x0.135"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST BLOCKING (AT BRACED WALL PANELS)	3-16d BOX NAILS (3-1/2"x0.135") OR 2-16D COMMON (3-1/2"x0.162"); OR 4-3" X 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (2-1/2"x0.113") OR 3-16D BOX (3-1/2" x 0.135"); OR 4-8D COMMON (2-1/2" X 0.131"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
		3-16D BOX (3-1/2" x 0.135"); OR 2-16D COMMON (3-1/2" X 0.162"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" X 0.128"); OR 2-16D COMMON (3-1/2" X 0.162"); OR 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 2-10D BOX (3" X 0.128"); OR 2 STAPLES 1-3/4"	FACE NAIL
19	1"x6" SHEATHING TO EACH BEARING	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 2-10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
20	1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	

TABLE R507/2 FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER 2" NOMINAL SOLID SAWN SPRUCE-PINE-FIR BAND JOIST (DECK LIVE LOAD = 40PSF, DECK DEAD LOAD = 10 PSF)							
JOIST SPAN	6' AND LESS	6'1 TO 8'	8'1 TO 10'	10'1 TO 12'	12'1 TO 14'	14'1 TO 16'	16'1 TO 18'
CONNECTION DETAILS	ON CENTER SPACING OF FASTENERS						
1/2" DIAMETER LAG SCREW WITH 15/32" MAX SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING AND 1/2" STACKED WASHERS	36	36	29	24	21	18	16

2018 IRC TABLE R602.3(1) (SEE IRC FOR FOOTNOTES)				
FLOOR				
21	JOST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL	
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2-1/2"x0.113") 8D COMMON (2-1/2" X 0.131"); OR 10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	4" O.C. TOE NAIL	
23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	
FLOOR				
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3-1/2" X 0.135"); OR 2-16D COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL	
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16D BOX (3-1/2" X 0.135"); OR 2-16D COMMON (3-1/2"x0.162")	AT EACH BEARING, FACE NAIL	
26	BAND OR RIM JOIST TO JOIST	3-16D COMMON (3-1/2" X 0.162"); OR 4-10 BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS ; OR 4-3" X 14 GA. STAPLES, 1 1/8" CROWN	END NAIL	
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4" X 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP END AND BOTTOM AND STAGGERED.	
		10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS AND: 2-20D COMMON (4" X 0.192"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE	
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (3-1/2" X 0.135"); OR 3-16D COMMON (3-1/2" X 0.162"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL	
29	BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" X 0.128"); OR COMMON (2-1/2" X 0.131"; OR 2-3" X 0.131") NAILS	EACH END, TOE NAIL	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
30	3/8" - 1/2"	6d COMMON (2"x0.113") NAILS (SUBFLOOR, WALL) 8d COMMON (2-1/2"x0.131") NAIL (ROOF); OR RSRS-01 (2-3/8" X 0.113") NAIL (ROOF)	6	12
31	19/32"-1"	8d COMMON NAIL (2-1/2"x0.131"); OR RSRS-01 (2-3/8" X 0.113") NAIL (ROOF)	6	12
32	1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8D (2-1/2"x0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/4" LONG 16 GA. STAPLE WITH 1/8" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSTIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/2" LONG 16 GA STAPLE WITH 1/8" OR 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING	1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7	7
36	5/8" GYPSUM SHEATHING	1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	6D DEFORMED (2"x0.120") NAIL OR 8D COMMON (2-1/2"x0.131") NAIL	6	12
38	7/8" - 1"	8D COMMON (2-1/2"x0.131") NAIL OR 8D DEFORMED (2-1/2"x0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10D COMMON (3"x0.148") NAIL OR 8D DEFORMED (2-1/2"x0.120") NAIL	6	12

TABLE R507.2.1 PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS				
MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS (INCHES)				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER	2	1/4	2	1-5/8
BAND JOIST	3/4	2	2	1-5/8

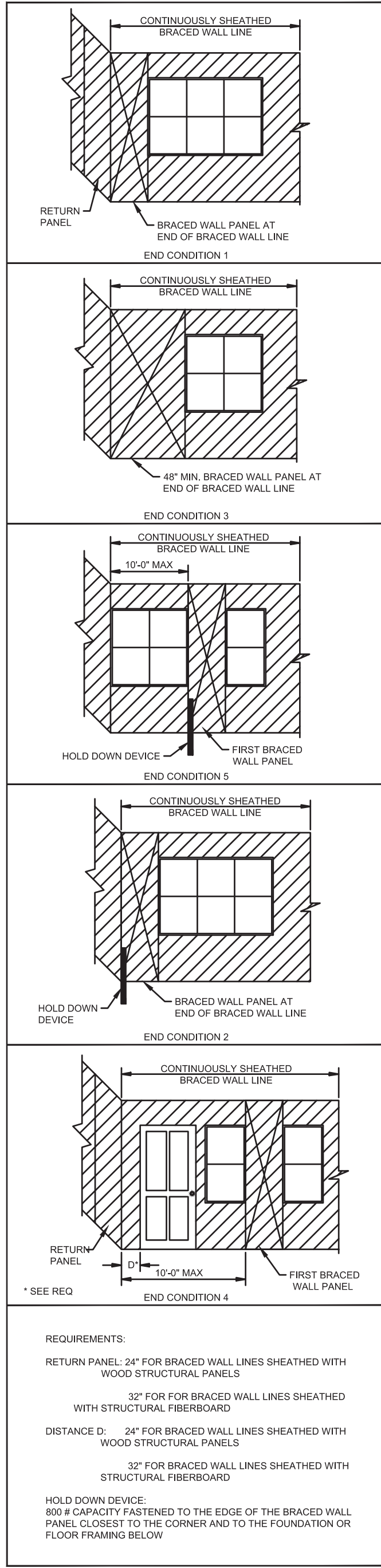
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)						
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (IN)	MAX WALL STUD SPACING	PANEL NAIL SPACING	
SIZE	PENETRATION (IN)				EDGES (IN O.C.)	FIELD (IN O.C.)
6d COMMON	1.5	24/0	3/8	16	6	12
8d COMMON	1.75	24/16	7/16	16	6	12
				24	6	12

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) FOR 90 MPH EXPOSURE B
2x4 NO 2 GRADE	0	10	18	1,000
	1	10	9	1,000
			16	1,000
			18	1,000
			9	1,200
	2	10	16	1,000
			18	2,025
			9	2,400
			16	1,200
			18	3,200
2x6 STUD GRADE	4	12	9	3,200
			16	2,350
			18	DR
			9	1,000
	2	12	16	2,050
			18	2,450
			9	1,500
			16	3,150
			18	3,675
			18	3,675

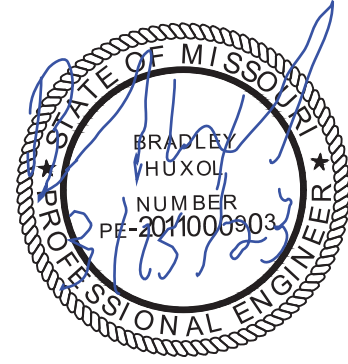
MINIMUM LENGTH OF BRACED WALL PANELS TABLE R602.10.5 (PARTIAL)				
METHOD		MINIMUM LENGTH (INCHES)		
		WALL HEIGHT		
		8 FEET	9 FEET	10 FEET
PFH	SUPPORTING ROOF ONLY	16	16	16
	SUPPORTING ONE STORY AND ROOF	24	24	24
PFG		24	27	30
CS-PF		16	18	20
CS-WSP	ADJACENT CLEAR OPENING HEIGHT (INCHES)			
	LESS THAN OR EQUAL TO 64	24	27	30

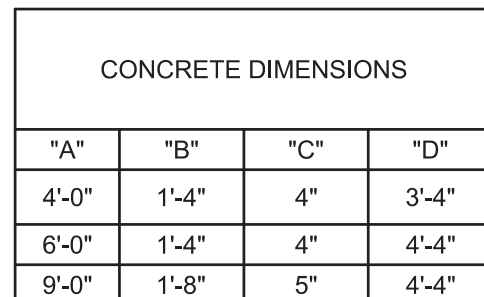
BRACED METHODS TABLE R602.10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION CRITEIA	
		FASTENERS	SPACING
WSP - WOOD STRUCTURAL PANEL	3/8	EXTERIOR SHEATHING PER TABLE R602.3(3)	6" EDGES, 12" FIELD
		INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	VARIES BY FASTENER
CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8	EXERIOR SHEATHING PER TABLE R602.3(3)	6" EDGES, 12" FIELD
		INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	VARIES BY FASTENER
PFH - PORTAL FRAME WITH HOLD DOWNS	3/8	SEE IRC SECTION R602.10.6.2	SEE IRC SECTION R602.10.6.2
PFG - PORTAL FRAME AT GARAGE	3/8	SEE IRC SECTION R602.10.6.3	SEE IRC SECTION R602.10.6.3
LIB LET-IN-BRACING	1x4 WOOD OR APPROVED METAL STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	WOOD: 2-8d COMMON NAILS OR 3-8d NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES
		METAL STRAP: PER MANUFACTURER	METAL: PER MANUFACTURER
GB-GYPSUM BOARD	1/2	NAILS OR SCREWS PER TABLE R602.3(1) FOR EXTERIOR LOCATIONS	FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD
		NAILS OR SCREWS PER TABLE R702.3.5 FOR INTERIOR LOCATIONS	

ENGINEERED LUMBER MINIMUM DESIGN REQUIREMENTS			
	fb (PSI)	E (PSI)	Fv (PSI)
VERSA-LAM LVL	3100	2.0x106	285
DOUGLAS FIR-LARCH #2	900	1.6x106	180



END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING (IRC FIGURE R602.10.7) N.T.S.





DIMENSIONS SHOWN ARE FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN INSTALLATION. A MINIMUM 2' RETURN OR OFFSET IS TO BE FOUNDATION WALL SLAB. SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.

THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

ANCHOR BOLTS SPACING MUST MEET 403.15 OF THE IRC (6" MAX), OR LOCAL CODE REQUIREMENT IF MORE STRINGENT. SEE FOUNDATION PLAN SHEET.

12
S2.0

TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL

N.T.S.



5 FOUNDATION WALL JUMP DETAIL
S20 N.T.S.



14
S2.0

PORTAL FRAME WITH HOLD DOWNS
(METHOD PFH) IRC FIGURE R602.10.6.2
N.T.S.



11
S2.0



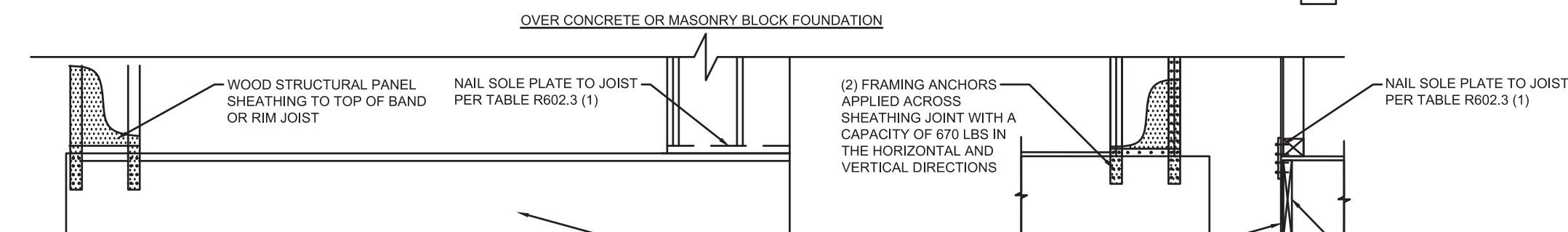
10
S2.0

TYPICAL CANTILEVER FRAMING WITH
DECK ATTACHMENT
N.T.S.



9
S20

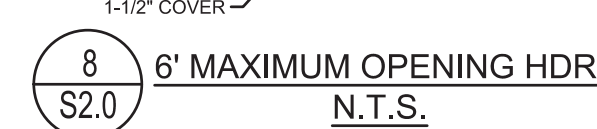
SLAB OVER BEAM
N.T.S.



FRONT SECTION

OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL
FRAME PANEL CONSTRUCTION (IRC FIGURE R602.10.6.4)
N.T.S.



6' MAXIMUM OPENING HDR
N.T.S.



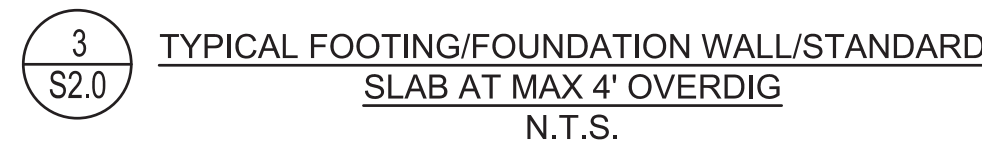
7
S2.0

TYPICAL DEAD MAN SECTION
N.T.S.



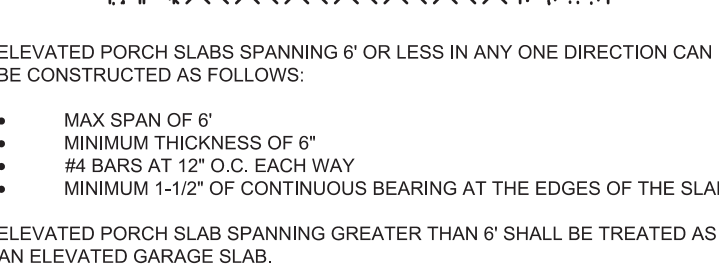
4
S2.0

TYPICAL WALL SECTION DETAIL
N.T.S.



3
S2.0

TYPICAL FOOTING/FOUNDATION WALL/STANDARD
SLAB AT MAX 4' OVERDIG
N.T.S.



2 STANDARD PORCH SLAB
S2.0 N.T.S.

1
S2.0

FOUNDATION DRAIN DETAIL & RAISED SLAB
N.T.S.



STRUCTURAL DETAILS

SHEET #

S2.0

1 GARAGE SLAB ON FILL
S3.0 N.T.S.

HELIX REQUIREMENTS:

- FOUNDATION WALL SHALL NOT EXCEED 9' HEIGHT.
- DEAD MAN SHALL BE A MAXIMUM 3'8" FROM TOP OF FOUNDATION WALL ELSE HELIX NOT PERMITTED.

ALL CONCRETE SHALL BE REINFORCED WITH HELIX MICRO REBAR ALONG WITH ANY ADDITIONAL REBAR AS NOTED:

- 9.0 LB/CUBIC YARD DOSAGE OF HELIX 5-25.
- VERIFY DOSAGE AT FORM INSPECTION.
- SEE MIXING REQUIREMENTS ON THIS PAGE.
- MINIMUM 3000 PSI FOOTING COMPRESSIVE STRENGTH.
- MINIMUM 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
- AIR ENTRAINED BETWEEN 5-7% OF CONCRETE VOLUME.
- GRADE 60 REINFORCING STEEL UNLESS OTHERWISE NOTED.
- LAP SPLICES 24" MINIMUM.
- ASSUMED 1500 PSF SOIL BEARING.
- WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY, OR BETTER, LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

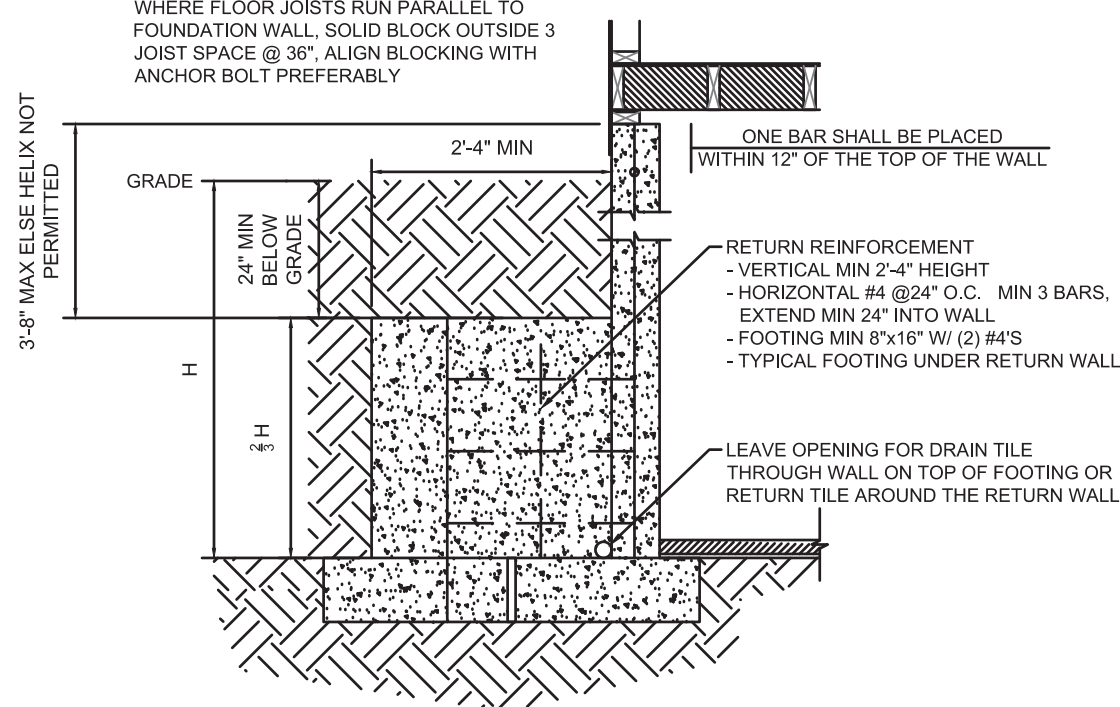
HELIX ALTERNATE DESIGN NOT VALID IF ANY ONE OF THE FOLLOWING CONDITIONS ARE MET:

- NON-UNIFORM FOOTING SUPPORT (IE. CAST IN PLACE PIERS, PUSH PILES).
- DAYLIGHT WALLS EXCEEDING 6' TALL FOR A LENGTH GREATER THAN 6'.

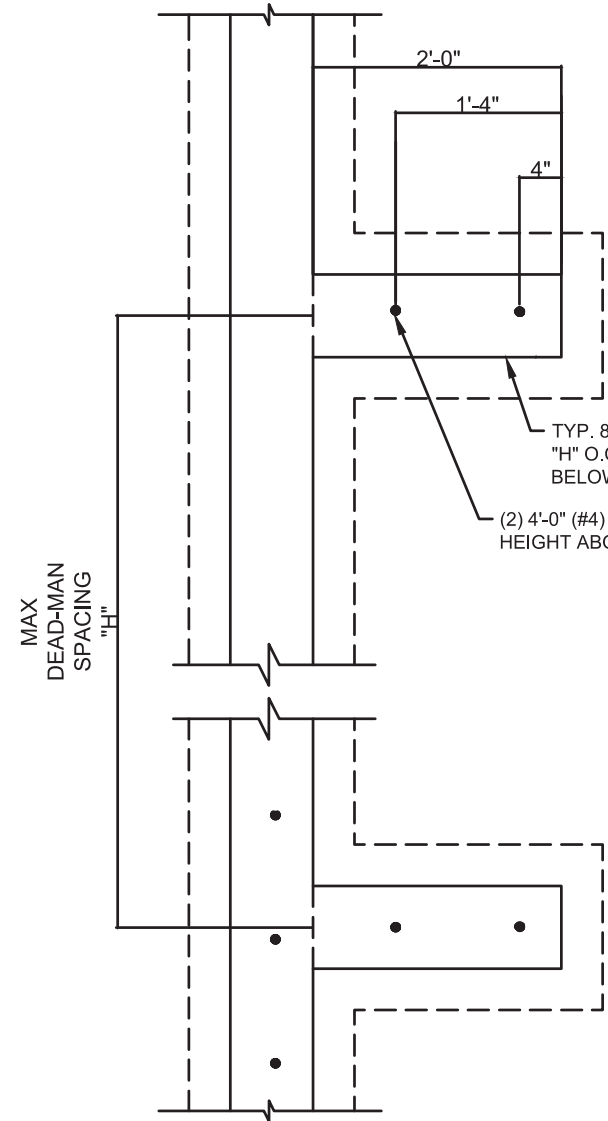
HELIX DOSING INSTRUCTIONS:

MIXING SHOULD BE DONE ACCORDANCE WITH ASTM C94 AND THE MIXING INSTRUCTIONS BELOW. THE DOSAGES OF HELIX ADDED TO THE MIX SHOULD BE NOTED ON THE BATCH DOCUMENTATION IN ACCORDANCE WITH UNIFORM EVALUATION SERVICE ER 279 SECTION 5.15. VERIFIED USING PROCEDURE IN ER 279 APPENDIX A.

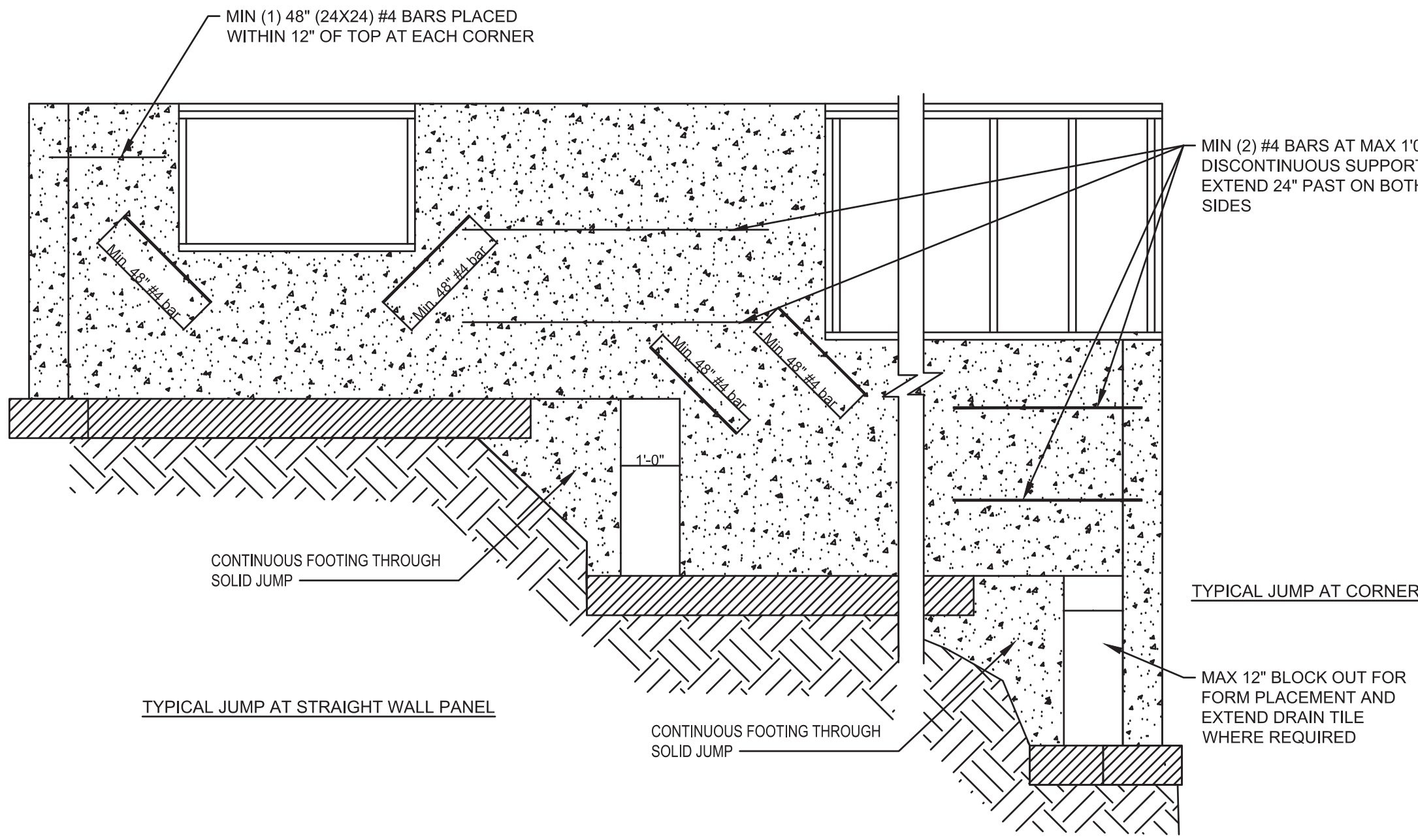
A SLUMP OF 125 MM OR 5" OR HIGHER WILL FACILITATE STRIKE OFF. A SLUMP OF LESS THAN 4" IS NOT RECOMMENDED AS THIS WILL PREVENT SURFACE SEGREGATION OF THE CEMENT AND FINES FROM THE AGGREGATE AND HELIX. SLUMP SHOULD BE MEASURED ON THE INITIAL LOAD AND ADJUSTMENTS MADE WITH A WATER REDUCER OR PLASTICIZER (NOT WATER).



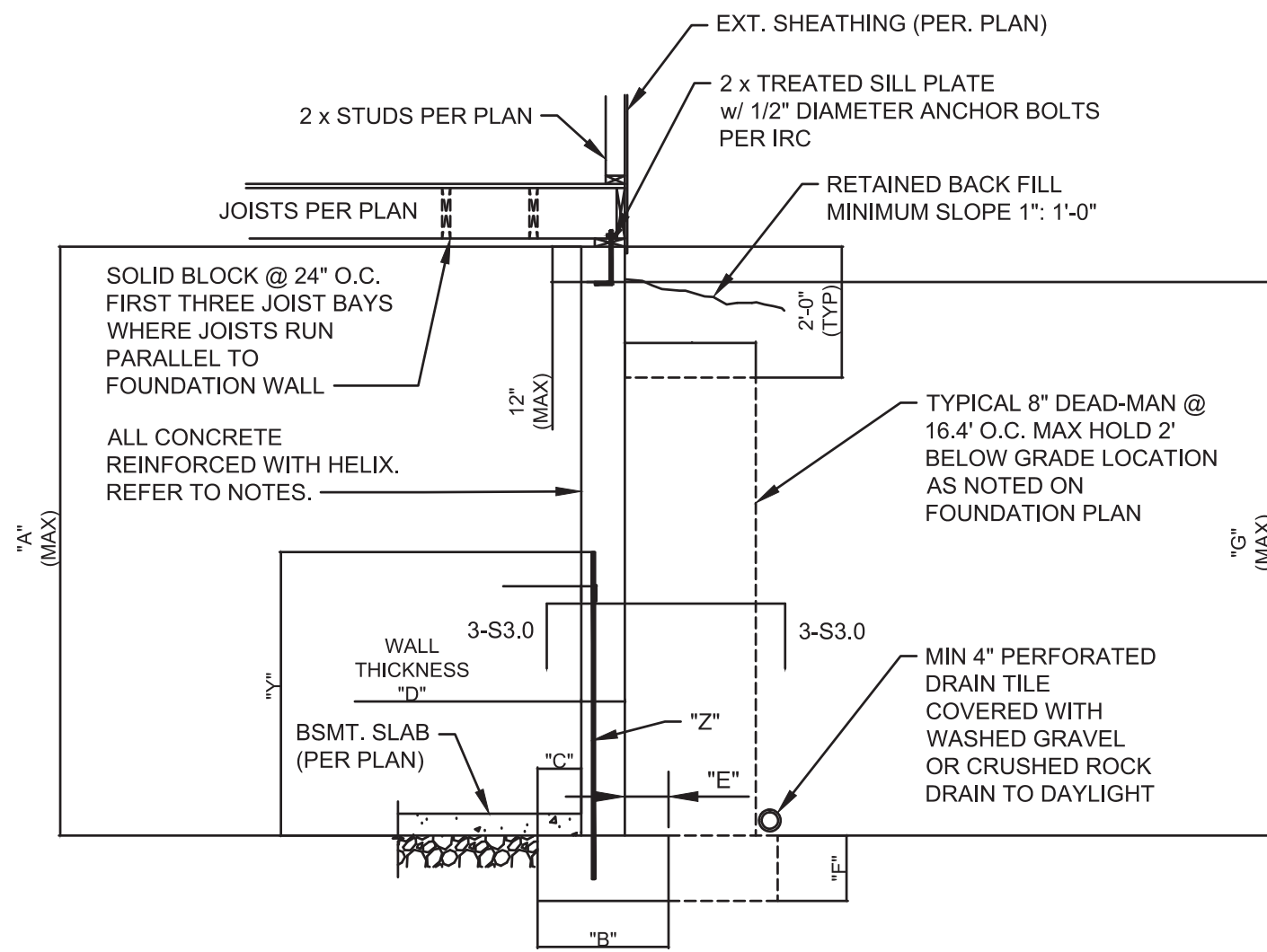
1
S3.1
TYPICAL DEAD MAN SECTION
N.T.S.



3
S3.1
TYPICAL DEAD MAN SECTION
N.T.S.



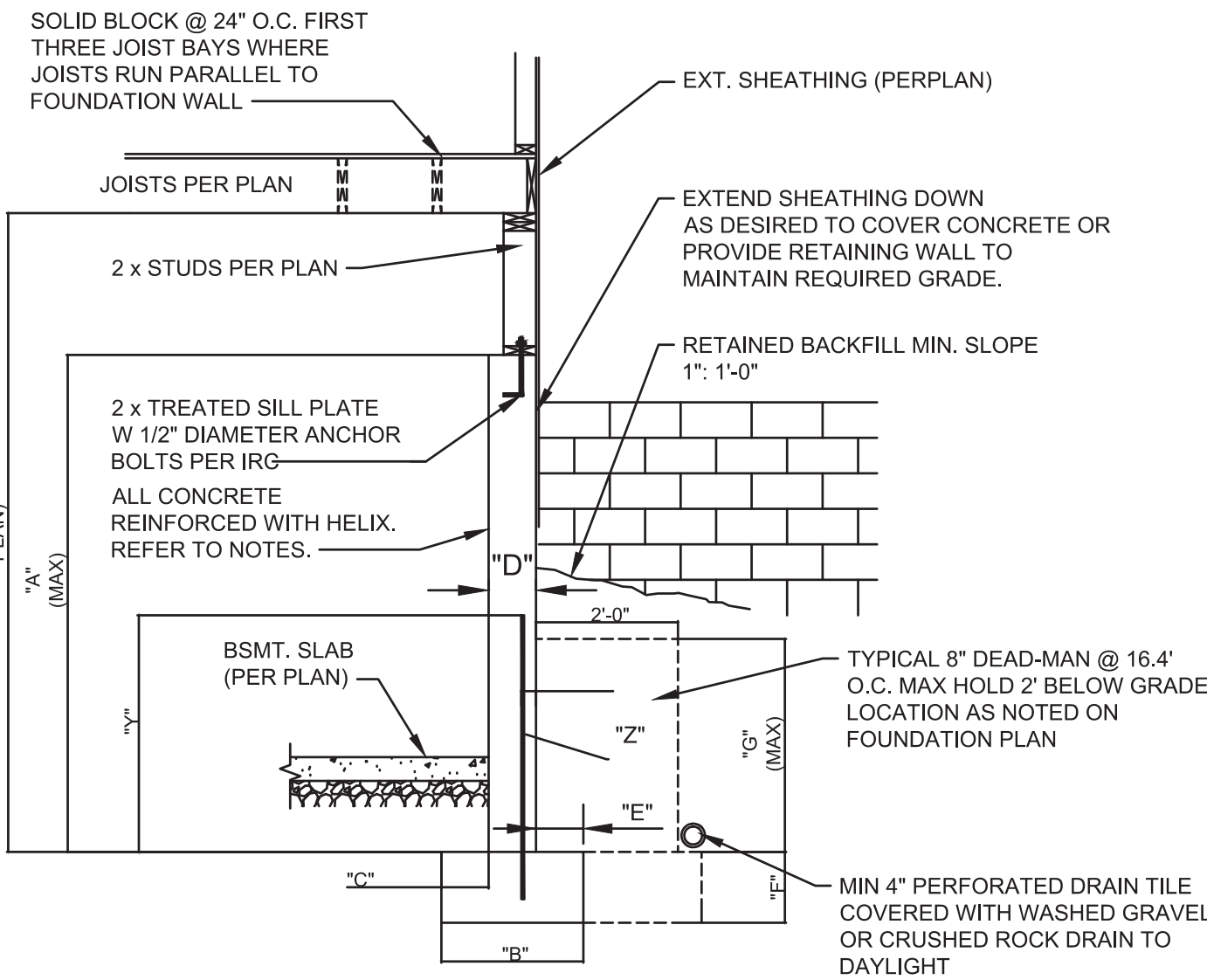
2
S3.1
FOUNDATION WALL JUMP DETAIL
N.T.S.



CONCRETE DIMENSIONS						HEIGHT ABOVE FOOTING	REINFORCING BARS (GRADE 60)	HELIX DOSAGE.
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"Y"	"Z"
8'-0"	1'-4"	4"	8"	4"	8"	7'-8"	2'-6"	4 BARS AT 24" O.C.
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	2'-6"	4 BARS AT 24" O.C.

DIMENSIONS SHOWN IS FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN SHALL BE INSTALLED. A MINIMUM 2' RETURN OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

4
S3.1
TYPICAL FOUNDATION WALL DETAIL
N.T.S.



CONCRETE DIMENSIONS						HEIGHT ABOVE FOOTING	REINFORCING BARS (GRADE 60)	HELIX DOSAGE.
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"Y"	"Z"
4'-0"	1'-4"	4"	8"	4"	8"	3'-4"	2'-6"	4 BARS AT 24" O.C.
5'-0"	1'-4"	4"	8"	4"	8"	4'-4"	2'-6"	4 BARS AT 24" O.C.

DIMENSIONS SHOWN IS FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN SHALL BE INSTALLED. A MINIMUM 2' RETURN OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

5
S3.1
TYPICAL "UNRESTRAINED" FOUNDATION
WALL DETAIL
N.T.S.

HELIX FOOTING TABLE					HELIX DOSAGE
ALL STRIP FOOTINGS AND GRADE BEAMS					9 LB/CU FT
ISOLATED FOOTINGS AND COLUMN PADS					
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI	HELIX DOSAGE
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT
D	48"x48"	1'-4"	(8) #4 BAR E.W.	N/A	12.5 LB/CU FT
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER	12.5 LB/CU FT
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER	12.5 LB/CU FT
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL		HELIX DOSAGE
G	12"	3'-0"	(4) VERTICAL #4		12.5 LB/CU FT
H	16"	3'-0"	(4) VERTICAL #4		12.5 LB/CU FT
J	18"	3'-0"	(4) VERTICAL #4		12.5 LB/CU FT
K	24"	3'-0"	(4) VERTICAL #4		12.5 LB/CU FT
L	28"	3'-0"	(4) VERTICAL #4		12.5 LB/CU FT

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

