FRONT ELEVATION
SCALE 1/4"=1'0"

FRONT ELEVATION
SCALE 1/4"=1'0"

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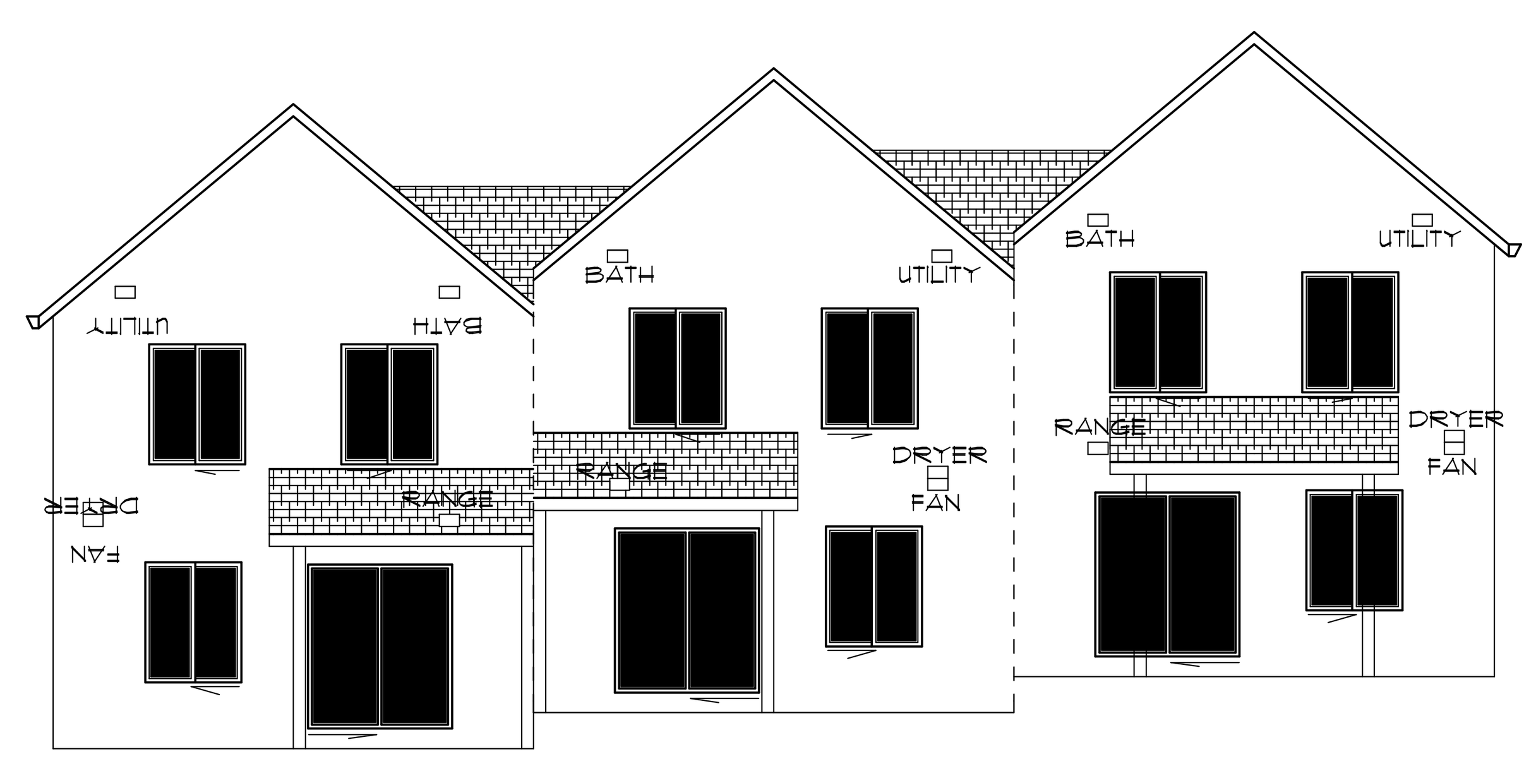

REAR ELEVATION
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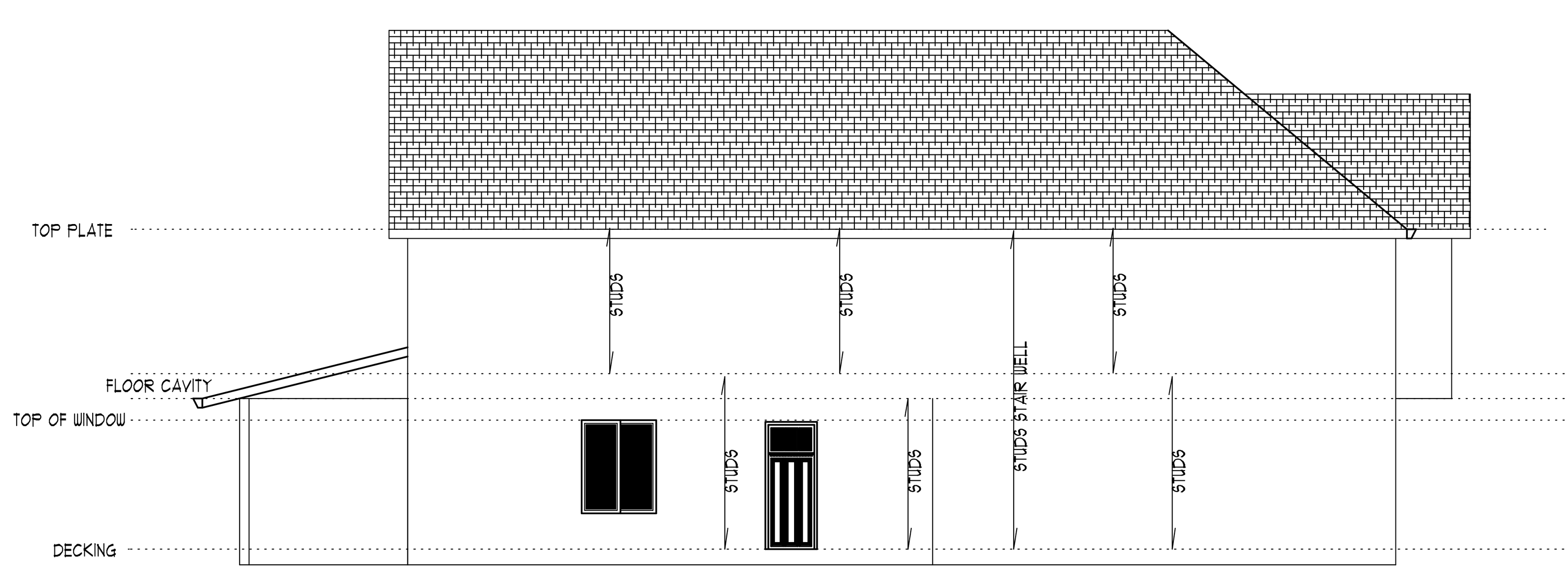
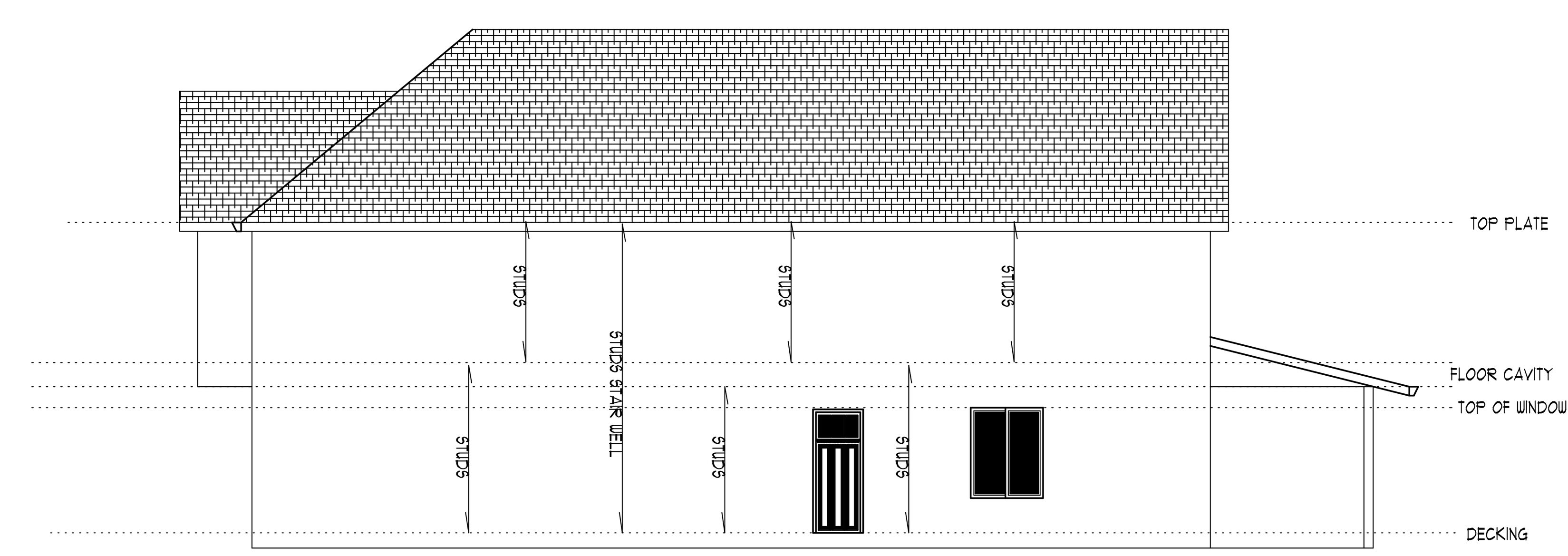


LEFT SIDE ELEVATION
SCALE 1/8"=1'0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'0"

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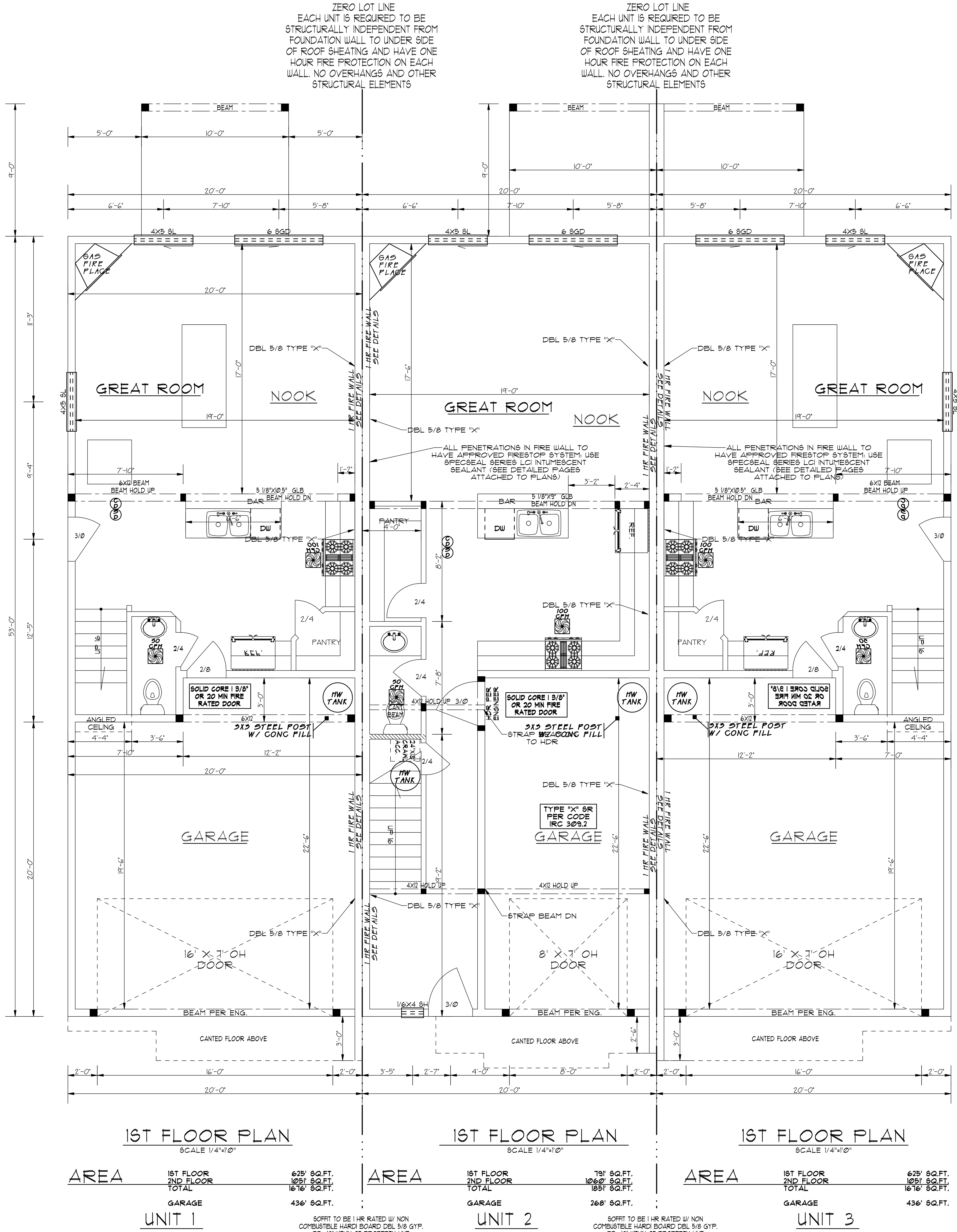

Note: Blackened Area = Posts or Studs
■ = 6x6 Posts or (3)2x6
■ = 4x6 Posts or (3)2x4
■ = 4x4 Posts or (2)2x4
To be determined by framer unless specified on the plan.

MIN. LOADS FLOOR: in PSF	ROOF: in PSF	DECKS: in PSF
LIVE 40lbs.	LIVE 25lbs.	LIVE 40lbs.
DEAD 10lbs.	DEAD 17lbs.	DEAD 20lbs.

6x8 hdr min. 7'-9" ceilings unless noted on plan
4x10 hdr min. 8'-0" ceilings unless noted on plan
4x10 hdr min. 9'-0" ceilings unless noted on plan

Design Loads
Ground snow load to be determined by 2012 IRC figure R301.2(5) cs=site specific case study needed by local county codes. for more info please contact me at FORGACS R.D. 360-433-1794

All Beam, Rafters, Joist, Hdrs, Post, and Studs are D.F. #2 unless noted on plan. any wood in contact with concrete must be pressure treated (per 2012 IRC R317)

GENERAL CODE

R311.6 Hallways. The minimum width of a hallway shall be not less than 3 feet finished.

R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. There are 2 exceptions, read IRC

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.
R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches.
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.

R311.2 Egress door. At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop.

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2% percent).

R314.1 Smoke detection and notifications. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire waring equipment provisions of the NFPA 72.
R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72
R314.3 Location. Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics.
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Governing Design Code:
2012 International Building Code
2012 International Residential Code
General
Specifications and codes referenced in these notes are the versions most recently adopted by the permitting authority. field verify dimensions and elevations relative to the existing structure prior to fabrication of materials. for feature construction field verify dimensions on lot with setbacks and elevations relative to heights limits. per ccr's or per local jurisdictions. apply, place, erect or install all products and materials in accordance with the manufacturer s instructions. adequately bracing structure and all structural components against wind, lateral earth and seismic forces until the permanent lateral force resisting systems have been installed. provide blocking between studs (or other means of bracing) at wood bearing walls to prevent stud buckling prior to installation of gypsum wallboard.

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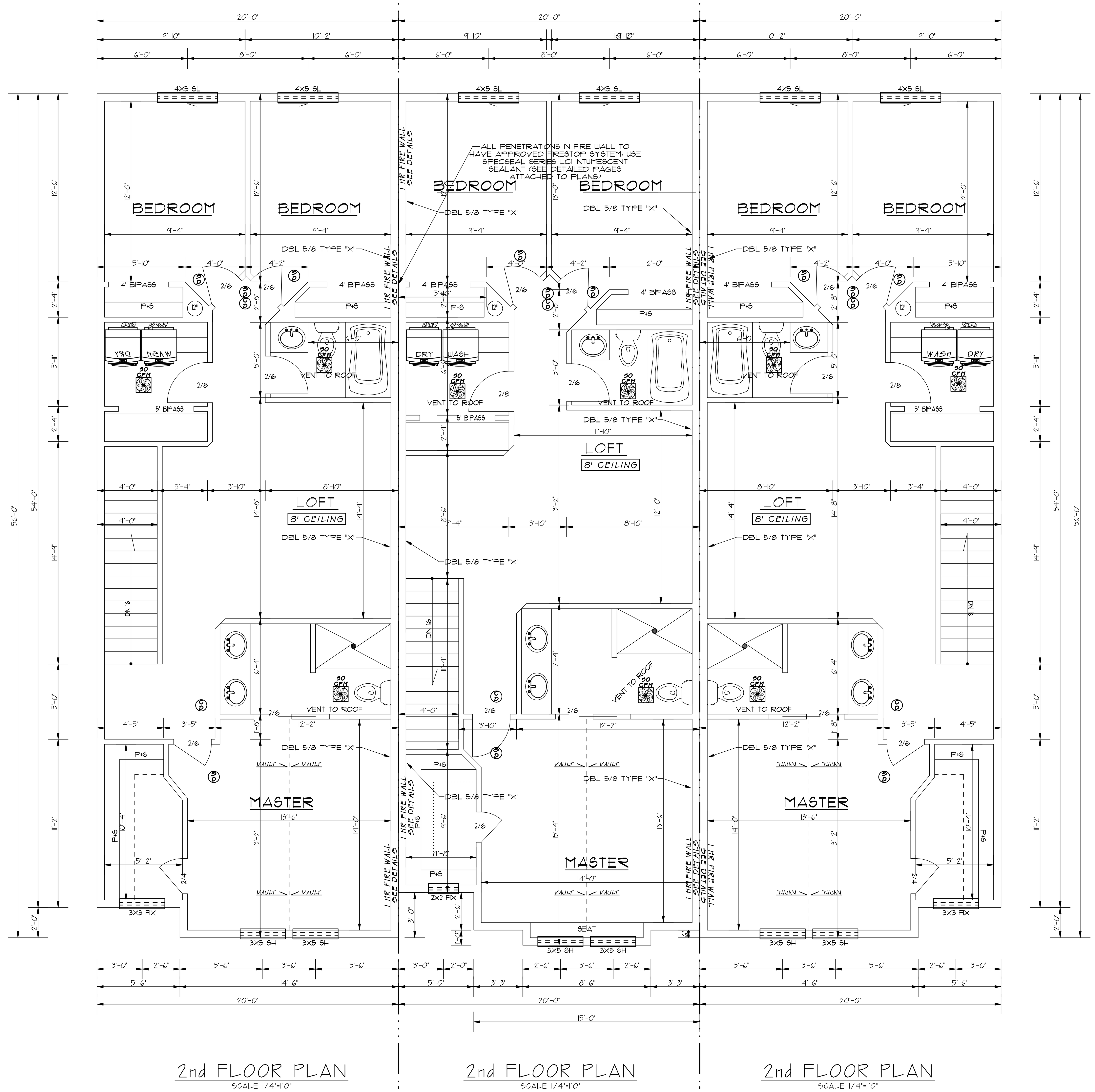
ZERO LOT LINE
EACH UNIT IS REQUIRED TO BE STRUCTURALLY INDEPENDENT FROM FOUNDATION WALL TO UNDER SIDE OF ROOF SHEATING AND HAVE ONE HOUR FIRE PROTECTION ON EACH WALL. NO OVERHANGS AND OTHER STRUCTURAL ELEMENTS

ZERO LOT LINE
EACH UNIT IS REQUIRED TO BE STRUCTURALLY INDEPENDENT FROM FOUNDATION WALL TO UNDER SIDE OF ROOF SHEATING AND HAVE ONE HOUR FIRE PROTECTION ON EACH WALL. NO OVERHANGS AND OTHER STRUCTURAL ELEMENTS



2nd FLOOR PLAN
SCALE 1/4"=1'0"

2nd FLOOR PLAN
SCALE 1/4"=1'0"

2nd FLOOR PLAN
SCALE 1/4"=1'0"

SOFFIT TO BE 1 HR RATED W/ NON COMBUSTIBLE HARDI BOARD DBL 5/8 GYP. BD. 48" WITHIN OF PROPERTY LINE

SOFFIT TO BE 1 HR RATED W/ NON COMBUSTIBLE HARDI BOARD DBL 5/8 GYP. BD. 48" WITHIN OF PROPERTY LINE

FRAMING LUMBER
LUMBER SPECIES: douglas fir-larch grade lumber
LUMBER GRADES:
exterior wall studs no.2 or better
interior non-bearing wall studs ....standard or better
interior bearing wall studs ....no.2 or better
joists ....no.2 or better
beams ....no.1 or better unless noted on plan
posts ....no.1 or better unless noted on plan
blocking ....standard or better
solid blocking use same depth as members

ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2012 IRC R317)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: use western
MEMBER GRADE:
(simple, multiple span or cantilevered spans) use 24f-v4
MATERIAL STANDARDS:
architectural grade appearance
do not use 24f-1.8e unless noted & approved by a qualified supplier or structural engineer.
GLULAM COLUMNS: use combination #3 df
PLYWOOD SHEATING
ROOF SHEATHING: 1/2" min. index 32/16.
FLOOR SHEATHING: 3/4" min. index 48/24 t&g
WALLS SHEATHING: 7/16" min. index 32/0
WOOD PRODUCT MANUFACTURER:
engineered wood products must conform with all applicable provisions of the IBC 2012 code
Trus joist =TJI series joist or
Boise engineering =BCI series joists
assemblies and hangers, as required to provide a complete floor or roof structural system per i-joist manuf.
RIM BOARD:
1-1/4" wide, 1.3e grade unless noted on plans or approved by joist supplier or structural engineer
BEARING REQUIREMENTS FOR MECHANICAL UNITS:
1-1/4" wide, 1.3e grade unless noted on plans or approved by joist supplier or structural engineer
SIDING:
siding to be determined by owner/builder
GARAGE / DWELLING SEPARATION:
on the garage side of walls and ceiling with a min. 1/2" gwb and 5/8" type "x" gwb at ceiling with habitable rooms above.
INSULATION R-VALUES:
2x4 walls: R-15 min.
2x6 walls: R-21 min.
roof cavities: R-49 min.
vaulted roof cavities: R-30 min.
under slab: R-10 rigid min., 24" horizontal length min.
insulation baffles at vents (per IBC 1203.2)
floor cavities: R-30 min. with 1" min. air space for venting (per IBC 1203.2)
hdr cavity: R-10 ins.
CRAWLSPACE:
18" min. clearance from grade to bottom of floor joist and min. 12" clearance to bottom of girders or beams in the crawlspace
ROOF:
composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" plywood on manuf. truss or rafters 24" o/c per 2012 IRC r905.
use Simpson "H2.5" clip on each truss or rafter
ATTIC VENTILATION:
Attic Vents R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents
OVERHANGS:
overhangs are to be determined by owner/builder
GUTTERS:
gutters are to be determined by owner/builder

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NOTE: ALL NEW CONSTRUCTION TO BE EXECUTED ACCORDING TO BUILDING CODES AND/OR LOCAL ZONING REGULATIONS. OWNER/GENERAL CONTRACTOR TAKES FULL RESPONSIBILITY OF THE HOME/LOT/LAND/AND HOUSE PLANS, TO ENSURE COMPLIANCE. FORGACS RESIDENTIAL DESIGNS IS NOT, CANNOT BE HELD LIABLE FOR ANY DAMAGE OR LOSS OF ANY KIND DUE TO DIRECT OR INDIRECT ERROR OF THESE PLANS. THESE PLANS DO NOT REFLECT METHODS USED BY THE GENERAL CONTRACTOR, THEREFOR NO COMPENSATION WILL BE GIVEN. WRITTEN DIMENSIONS CARRY PRIORITY OVER ANY AND ALL SCALED DIMENSIONS. 4GACS R.D. RETAINS ALL COPYRIGHTS TO THE PLANS, COPYING/PRINTING/SCANNING OF THE PLANS IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM 4GACS R.D. UNDER NO CIRCUMSTANCE MAY ANY ENTITY OR PERSON SELL/TRADE/LOAN/MODIFY THESE PLANS!

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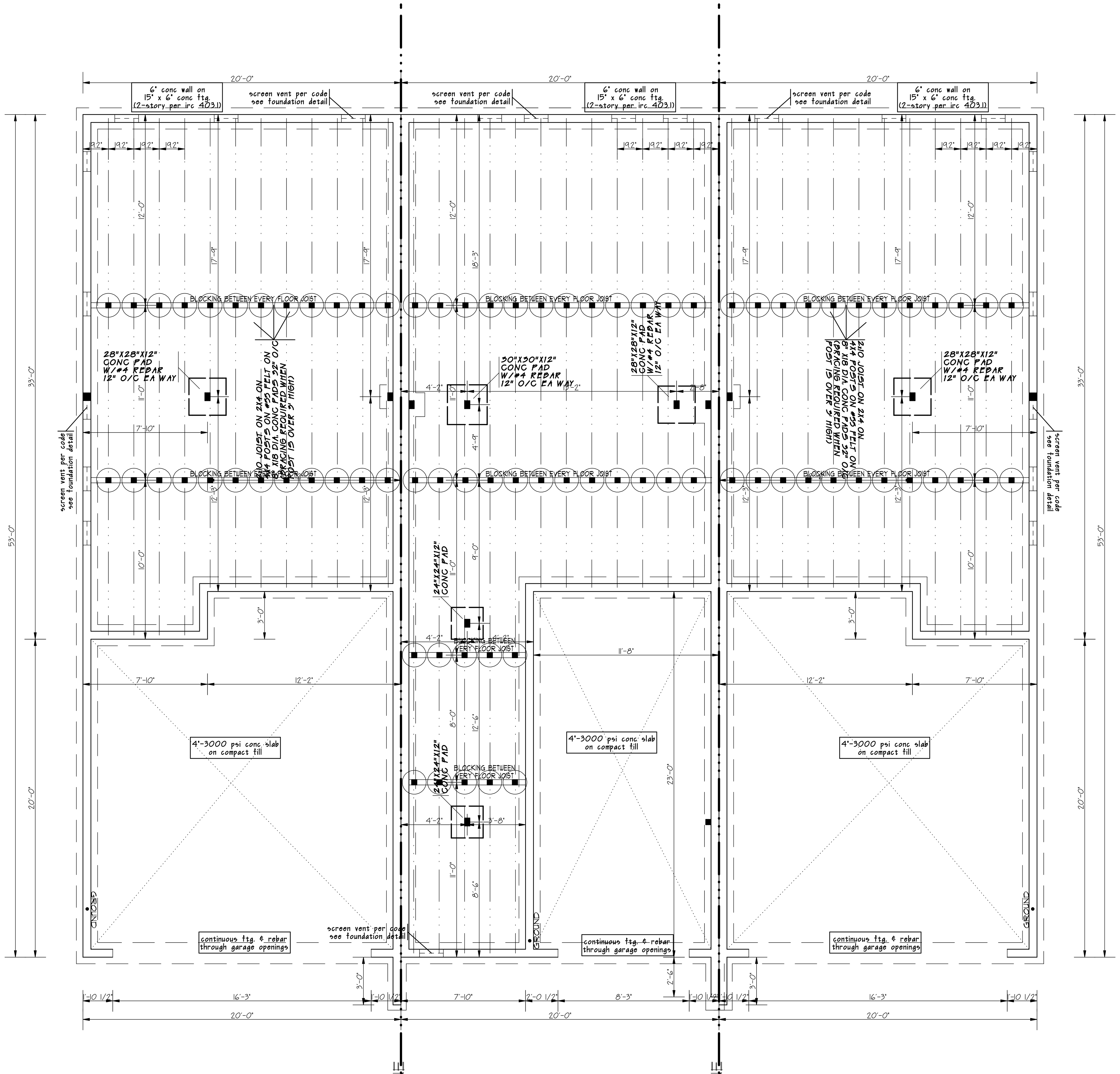
3

PARKER VILLAGE



FOUNDATION PLAN
SCALE 1/4"=1'0"

FOUNDATION PLAN
SCALE 1/4"=1'0"

FOUNDATION PLAN
SCALE 1/4"=1'0"

GOVERNING DESIGN CODE:
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE

FOUNDATIONS:
Foundation sizes based on an allowable soil bearing pressure of 1500 psf dead and live loads combined. place footings on firm, undisturbed original (virgin) soil, or on structural fill and shall be under frost line. per county code. unless noted by engineer.

CONCRETE MIX DESIGNS:
3000 psi conc. for slab, 2500 PSI conc. walls, and footings all on compact fill or virgin soil.
(slabs may require 6x6x10ga. in some jurisdictions)

ANCHORS IN CONCRETE:
install according to manufacturer s recommendations.
anchor bolts: use bolts with rolled threads.
unless noted otherwise embed anchor bolts seven inches (7) minimum into concrete.

DISREGARD IF PLAN HAS ENGINEERING
pt mud sill with 1/2"x10" (5/8"x10" for oregon) @ 6'-0" o.c. & max 12" from ends with 3"x3"x1/4" steel plate washers at each bolt, typ.
anchor bolt space for 3-story buildings shall be 48" o.c.

DISREGARD IF PLAN HAS ENGINEERING
anchor bolt must be located no greater than 12" to foundation plates splices and no less than 7 times the anchor bolt dia.
example: 1/2"x7=3-1/2"from splices
example: 5/8"x7=4-3/8"from splices
provide 2 anchor bolts per pice of foundation plate minimum

(1-STORY PER IRC 403.1)
6" conc wall (4' tall max) on 12"x6" conc. ftg.
see basement wall details for higher stemwalls or per engineer.

DISREGARD IF PLAN HAS ENGINEERING
(2-STORY PER IRC 403.1)
6" conc wall (4' tall max) on 15"x6" conc. ftg.
see basement wall details for higher stemwalls or per engineer.

DISREGARD IF PLAN HAS ENGINEERING
(3-STORY PER IRC 403.1)
8" conc wall (4' tall max) on 23"x8 1/2" conc. ftg.
see basement wall details for higher stem walls or per engineer.

DISREGARD IF PLAN HAS ENGINEERING
REBAR: DISREGARD IF PLAN HAS ENGINEERING
min. #4 rebar top of wall and footing cont. 40 dia. lap at splices, stem walls higher than 4' will require design as retaining wall or constrained basement wall per local jurisdiction or engineer.

#4 vert. @max. 4'o.c. with min. 14" extensions into stem wall at splice. min. 6" hook
continuous ftg. & rebar through garage openings

EXPANSION ANCHORS INTO CONCRETE:
embed expansion anchors (4) minimum into concrete.

GRADE:
grade shall fall a min. 6" w/in 1st 10' or ftg. drain req. 3"dia. min. perforated pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane see R405.1

footings must be 12" min. below undisturbed ground or footing shall be placed below the frost line established by the local jurisdiction. use whichever provides a deeper foundation - vertical and horizontal wall reinforcement's shall be placed no closer to the outside face of the wall than 1/2 the wall thickness.

POST CONNECTIONS:
Typical 6x6 posts "if in contact w/ weather or conc. use pt - post to conc.- post to hdr or beam connection simpson "BC6" post cap or equ. post to decking connection simpson "BC60 half base" cap or equ. for 6x6 post connections see manuf. for installation details

Typical 4x4 posts "if in contact w/ weather or conc. use pt - post to conc. - post to hdr or beam connection simpson "BC4" post cap or equ. post to decking connection simpson "BC40 half base" cap or equ. for 4x4 post connections see manuf. for installation details

SCN VENT PER CODE:
The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space. Vent shall be within 3 feet of each corner of the building.

BEAM POCKET: w/ 1/2" air space on 3-sides

SIMPSON HOLDOWN: SEE DETAIL or per eng.

LEDGERS:
WOOD CONNECTION: 2x10 ledger w/ 5/8" x 5" lag screws staggered 16" o/c
CONC. CONNECTION: 2x10 ledger w/ 5/8" x 5" lag screws staggered 16" o/c

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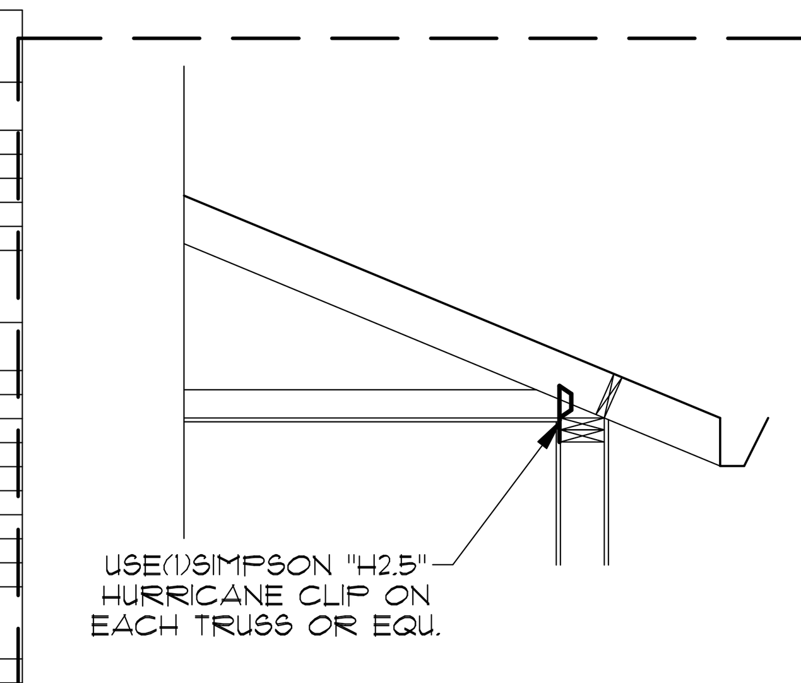
TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

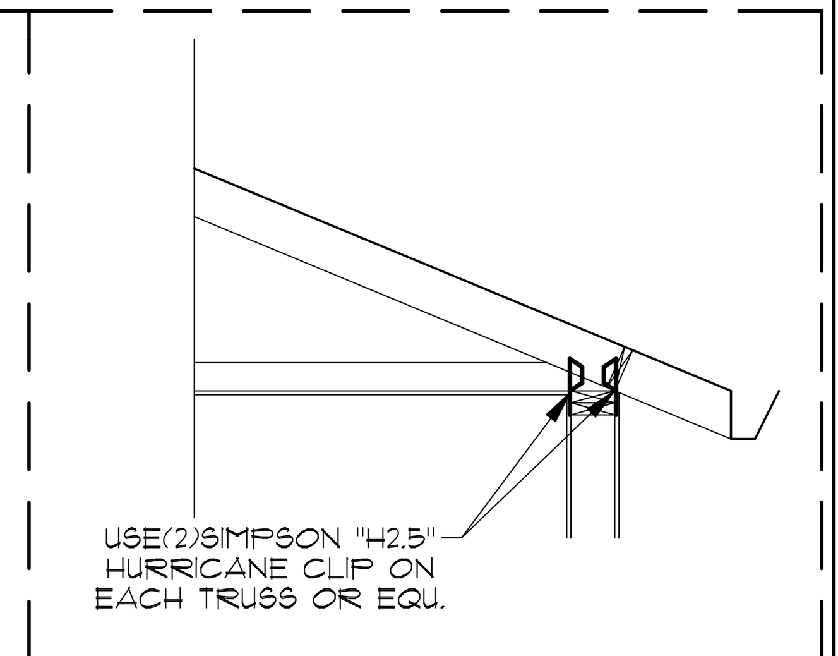
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a, b, c	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2"X0.113")	N/A
2	Ceiling joists to plate, toe nail	3-8d (2 1/2"X0.113")	N/A
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	N/A
4	Collar tie rafter, face nail or 1 1/4"X20 gage ridge strap	3-10d (3"X0.128")	N/A
5	Rafter to plate, toe nail	2-16d (3 1/2" X 0.135")	N/A
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	 4-16d (3 1/2"X0.135") 3-16d (3 1/2"X0.135")	 N/A N/A
	Wall		
8	Built-up corner studs 10d (3"X0.128")	10d (3"X0.128")	24" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2"X0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" X0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2"X0.113")	N/A
12	Double studs, face nail	10d (3"X0.128")	24" o.c.
13	Double top plates, face nail	10d (3"X0.128")	24" o.c.
14	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 1/2"X0.135")	N/A
15	Sole plate to joist or blocking, face nail	16d (3 1/2"X0.135")	16" o.c.
	Sole plate to joist or blocking at braced wall panels	3-16d (3X1/2X0.135")	16" o.c.
16 17	Stud to sole plate, toe nail	3-8d (2X1/2"X0.113") or 2-16d 3 1/2"X0.135")	N/A N/A
18	Top or sole plate to stud, end nail	2-16d (3X1/2"X0.135")	N/A
19	Top plates, laps at corners and intersections, face nail	2-10d (3"X0.128)	N/A
20 21	1" brace to each stud and plate, face nail	2-8d (21/2"X0.113") 2 staples 1 3/4"	N/A N/A
22	1"X6" sheathing to each bearing, face nail	2-8d (21/2"X0.113") 2 staples 1X3/4"	N/A N/A
	1"X8" sheathing to each bearing, face nail	2-8d (21/2"X0.113") 3 staples 1 3/4"	N/A N/A
	Wider than 1"X8" sheathing to each bearing, face nail	3-8d (21/2"X0.113") 4 staples 1 3/4"	N/A N/A
	Floor		
23	Joist to sill or girder, toe nail	3-8d (2 1/2"x0.113")	N/A
24 25	1"x6" subfloor or less to each joist, face nail	2-8d (2 1/2"x0.113) 2 staples 1 3/4"	N/A N/A
26	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2"x0.135")	N/A
27	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2"x0.113)	6" o.c.
	2" planks (plank & beam floor & roof)	2-16d (3 1/2"x0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3"x0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3 1/2"x0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b, c, e	SPACING OF FASTENERS Edges (inches) i	SPACING OF FASTENERS Intermediate supports c, e (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
30	3/8" - 1/2"	6d common (2"x0.113") nail (subfloor wall)j 8d common (2 1/2"x0.131") nail (roof)	6	12g
31	3/8" - 1/2"	6d common (2"x0.113") nail (subfloor, wall) 8d common (2 1/2"x0.131") nail (roof) f	6	12g
32	19/32" - 1"	8d common nail (2 1/2"x0.131")	6	12g
33	11/8" - 11/4"	10d common (3"x0.148") nail or 8d (2 1/2"x0.131") deformed nail	6	12
	Other wall sheathing h			
34	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
35	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
36	1/2" gypsum sheathing d	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4 screws, Type W or S	7	7
37	5/8" gypsum sheathing d	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			
38	3/4" and less	6d deformed (2"x0.120") nail or 8d common (2x1/2"x0.131") nail	6	12
39	7/8" - 1"	8d common (2 1/2"x0.131") nail or 8d deformed (2 1/2"x0.120") nail	6	12
40	1 1/8" - 1 1/4"	10d common (3"x 0.148") nail or 8d deformed (2 1/2"x0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1ksi = 6.895 MPa.
a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2"x0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to the ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.



SIMPSON SINGLE H2.5 DETAIL
SCALE = NTS



SIMPSON DBL H2.5 DETAIL
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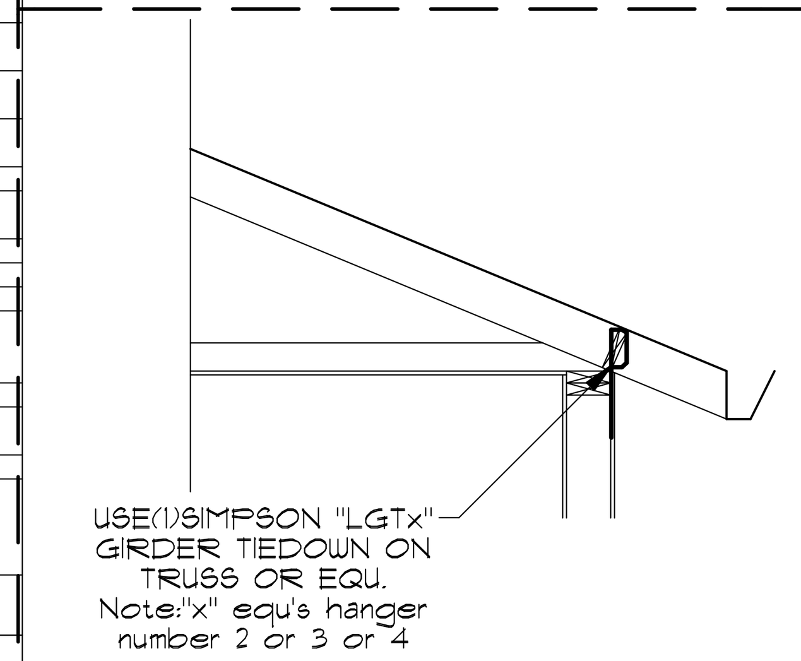
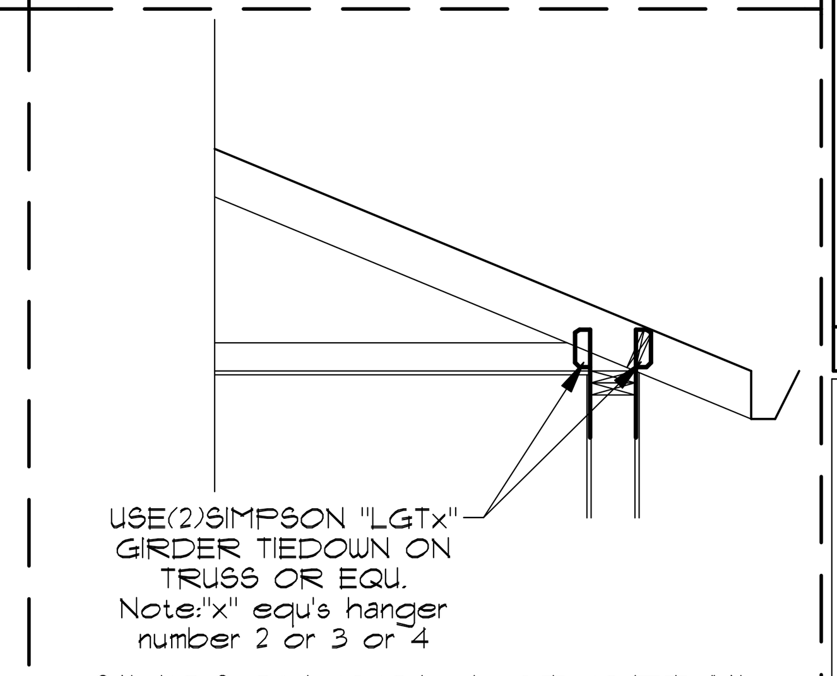
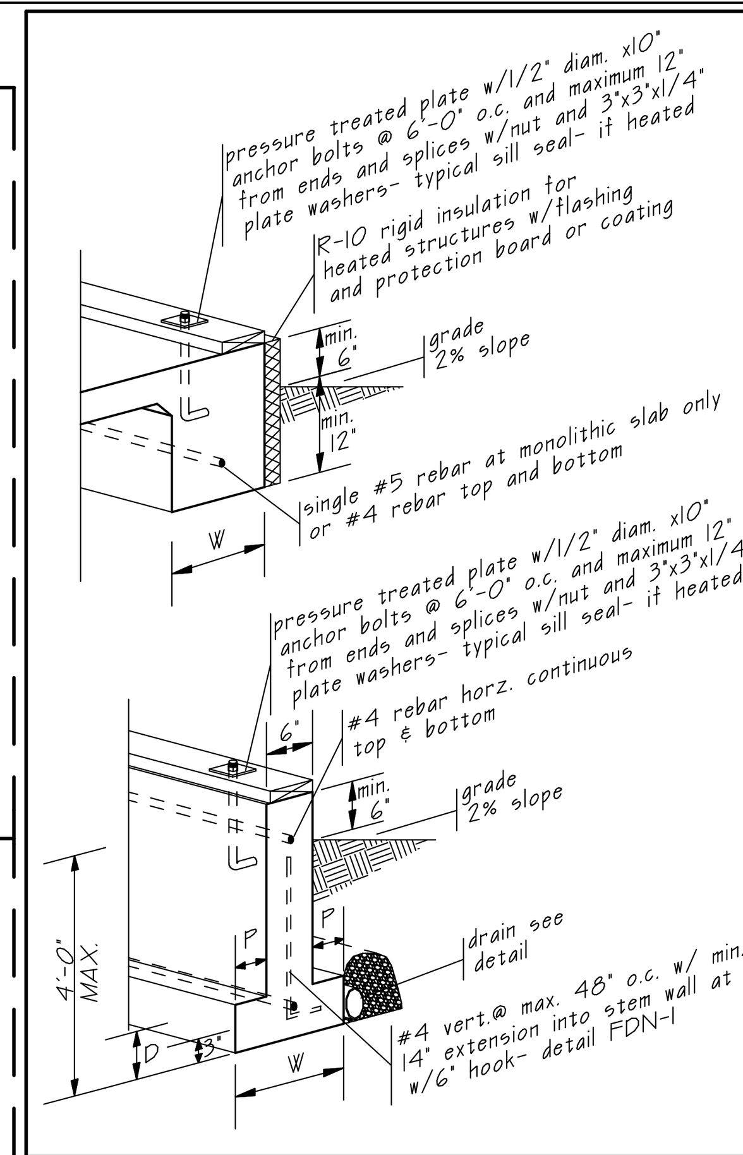


SIMPSON SINGLE LGT DETAIL
SCALE = NTS



SIMPSON DBL LGT DETAIL
SCALE = NTS

TRUSSES, RAFTERS AND GIRDER
TRUSS HOLD DOWNS
0-600LBS UP-LIFT USE (1)H2.5A
600-1200LBS UP-LIFT USE (2)H2.5A
1200-2150LBS UP-LIFT USE (1)LGT2
2150-3285LBS UP-LIFT USE (1)LGT3
2150-3285LBS UP-LIFT USE (1)LGT4
3286-4300LBS UP-LIFT USE (2)LGT2
4301-6570LBS UP-LIFT USE (2)LGT3
NOTE: YOU MAY USE UP SIZE LGT'S IF GIRDER HAS MORE PLY'S. THEN HOLD DOWN IS ALLOWED (EX. 3PLY. GIRDER BUT REQUIRES ONLY LGT2 TIEDOWN, UPSIZE TO LGT3 TIEDOWN)



pressure treated plate w/1/2" diam. x10" anchor bolts @ 6'-0" o.c. and maximum 12" from ends and splices w/nut and 3"x3"x1/4" plate washers- typical sill seal- if heated
R-10 rigid insulation for heated structures w/flashing and protection board or coating
min. 6"
grade 2% slope
min. 12"
single #5 rebar at monolithic slab only or #4 rebar top and bottom
W
#4 rebar horz. continuous top & bottom
6"
drain see detail
4'-0" MAX.
P
D
3"
#4 vert.@ max. 48" o.c. w/ min. 14" extension into stem wall at w/6" hook- detail FDN-1

NOTE:
1. GRADE SHALL FALL A MIN. OF 6" IN THE FIRST 10' OR A FOOTING DRAIN WILL BE REQUIRED. (SEE IRC 401.3)

2. DRAINAGE TO BE 3" DIA. PERFORATED PIPE W/ 3.4" MIN. CRUSHED ROCK OR GRAVEL AND APPROVED FILTER MEMBRANE. (SEE R405.1)

3. ANCHOR BOLT SPACED FOR 3 STORY BUILDING SHALL BE 48" O.C.

4. FOOTING PROJECTION P MIN. 2" AND SHALL NOT EXCEED FOOTING DEPTH.

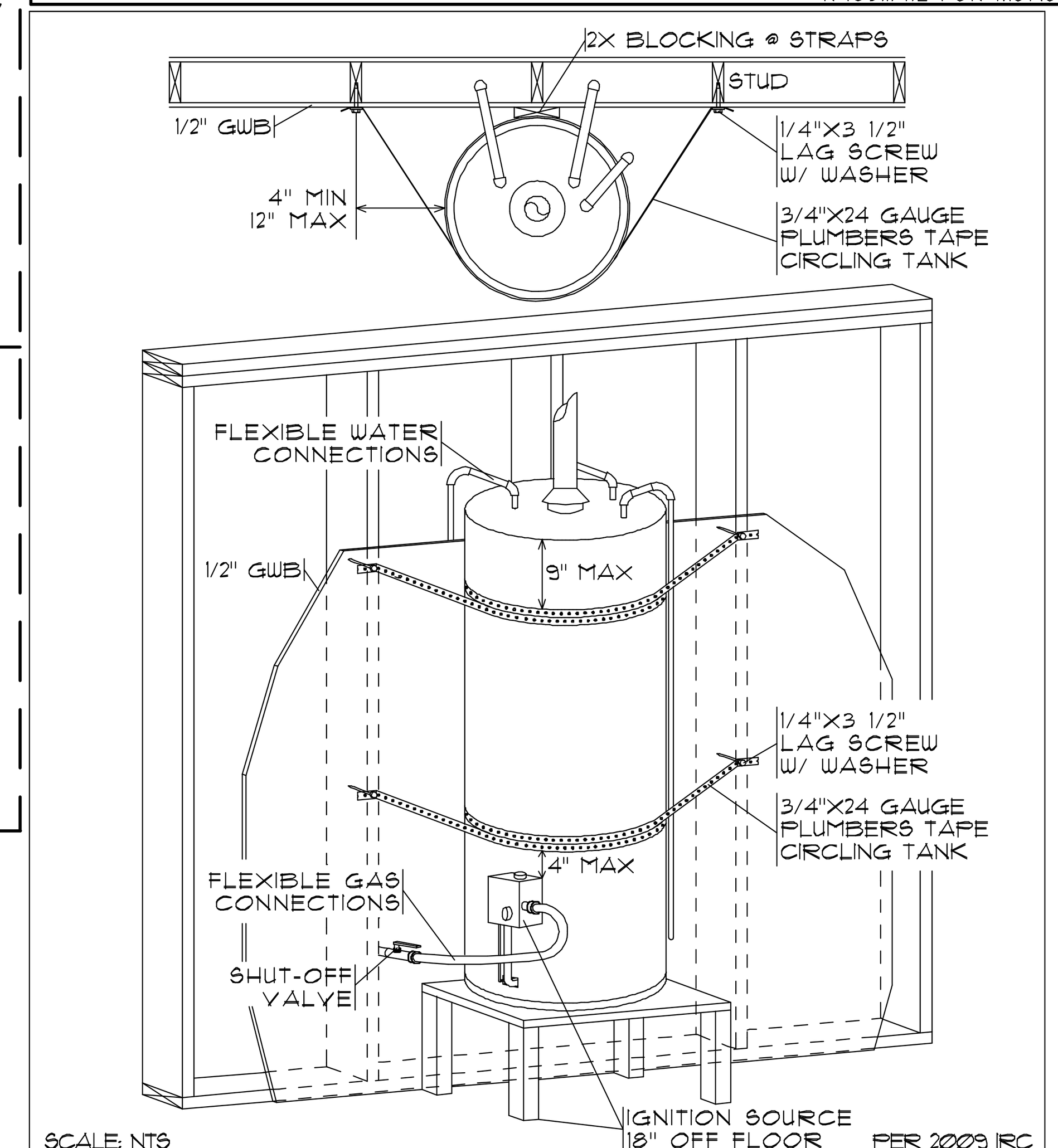
5. VERTICAL AND HORIZONTAL WALL REINFORCEMENTS SHALL BE PLACED NO CLOSER TO THE OUTSIDE FACE OF THE WALL THAN ONE-HALF THE WALL THICKNESS.

6. MAXIMUM 4'-0" HIGH STEM WALL WITH NO SURCHARGE PERMITTED (IRC 404.1.3) SEE BASEMENT WALL DETAIL FOR HIGHER STEM WALLS.

FOOTING & WALL CHART

	W	P	D
1-story	12"	3"	6"
2-story	15"	4.5"	6"
*3-story	23"	8.5"	8.5"
* SEE FOOTNOTE 3			

TYPICAL FOUNDATION DETAILS REF. FROM IRC 2009 R403.1 FOR CONC. R403.1.4.2 FOR MONO.



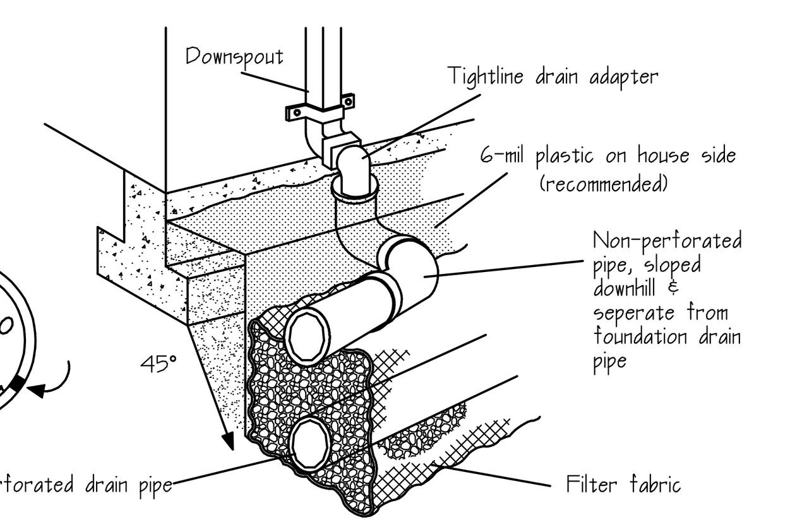
SEISMIC RESTRAINT DETAILS FOR WATER HEATER

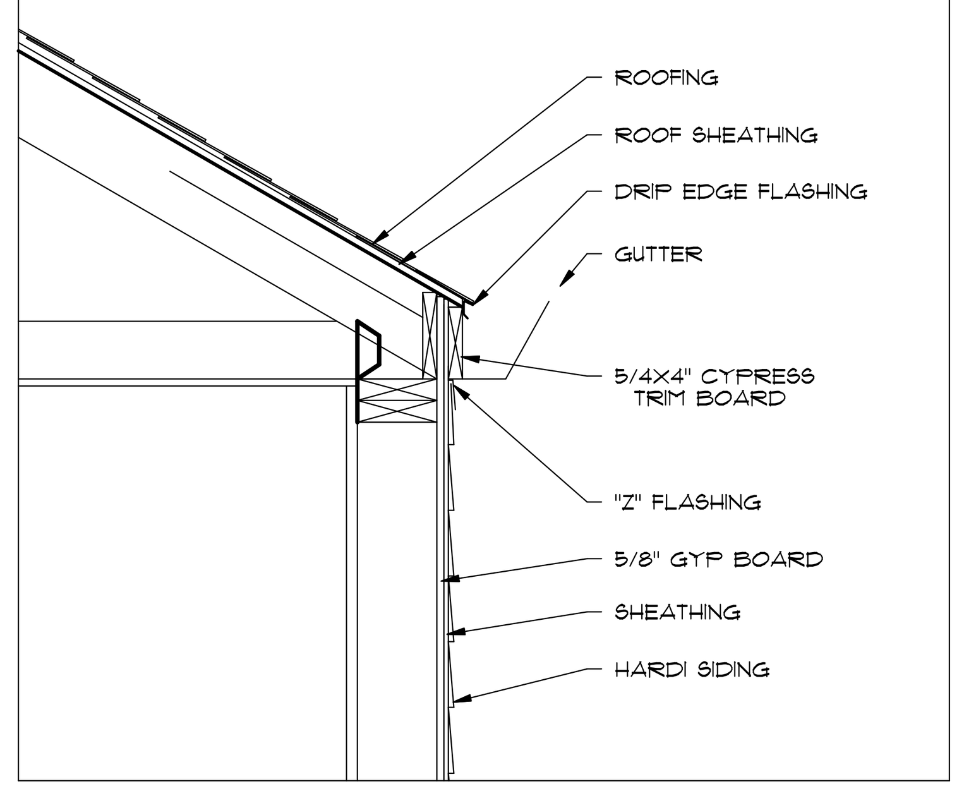
SECTION R405 FOUNDATION DRAINAGE

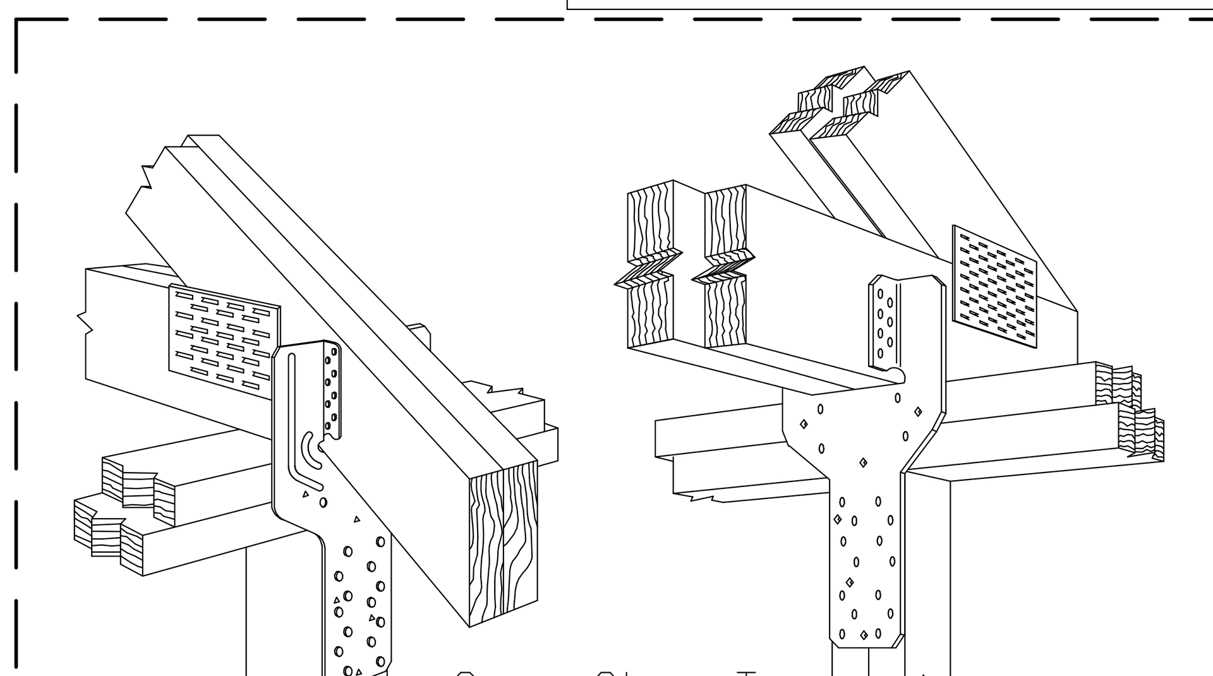
R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

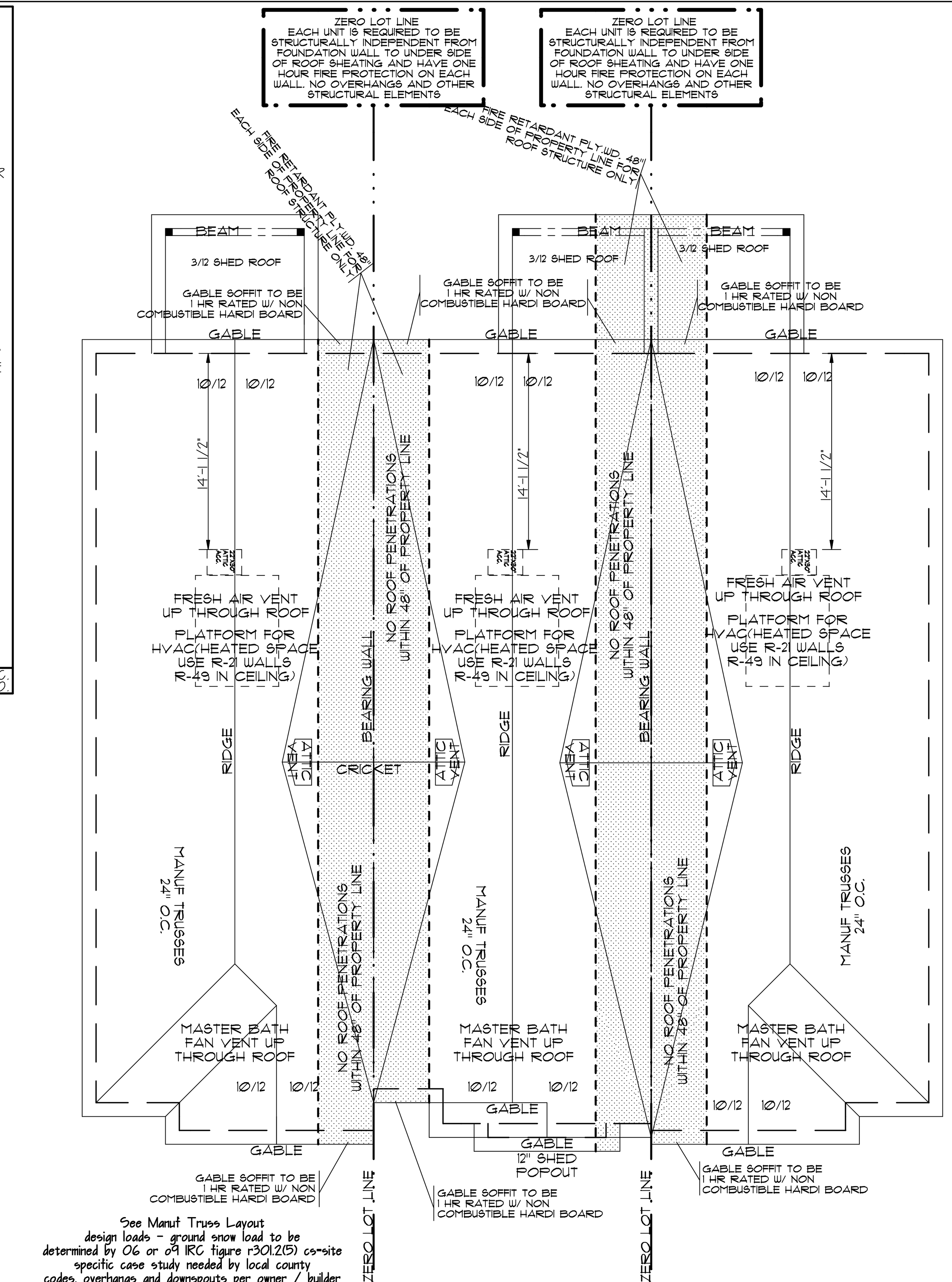
Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

Fig. 8
Foundation & Downspout Drainage






Simpson Strong-Tie LGT DETAILS
FOR INSTALLATION SEE MANUF. DETAILS



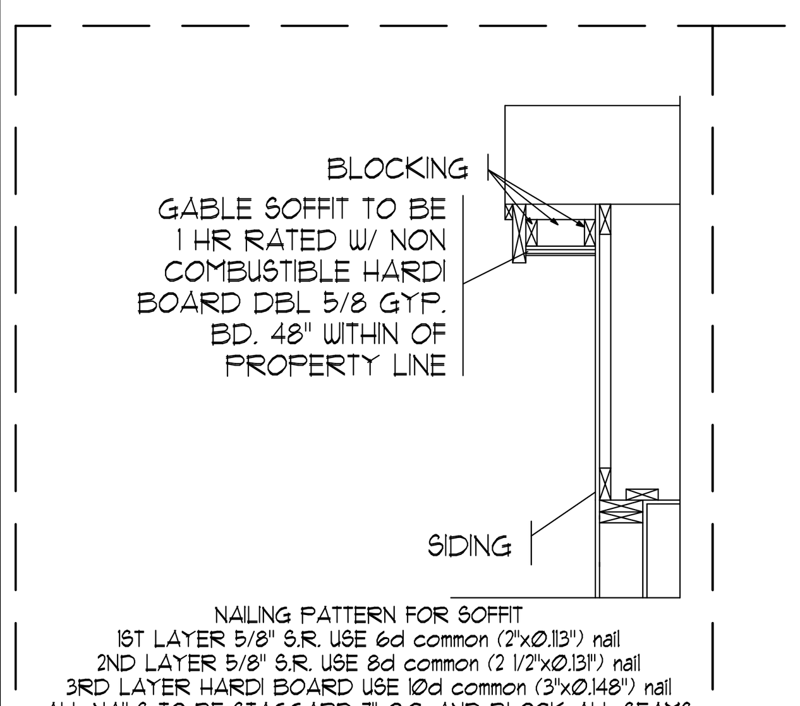
ZERO LOT LINE
EACH UNIT IS REQUIRED TO BE STRUCTURALLY INDEPENDENT FROM FOUNDATION WALL TO UNDER SIDE OF ROOF SHEATING AND HAVE ONE HOUR FIRE PROTECTION ON EACH WALL. NO OVERHANGS AND OTHER STRUCTURAL ELEMENTS
FIRE RETARDANT PLY.WD. 48" EACH SIDE OF PROPERTY LINE FOR ROOF STRUCTURE ONLY
BEAM
3/12 SHED ROOF
GABLE SOFFIT TO BE 1 HR RATED W/ NON COMBUSTIBLE HARDI BOARD
GABLE
10/12
FRESH AIR VENT UP THROUGH ROOF
PLATFORM FOR HVAC(HEATED SPACE USE R-21 WALLS R-49 IN CEILING)
NO ROOF PENETRATIONS WITHIN 48" OF PROPERTY LINE
BEARING WALL
RIDGE
CRICKET
MANUF TRUSSES 24" O.C.
MASTER BATH FAN VENT UP THROUGH ROOF
12" SHED POPOUT
ZERO LOT LINE

See Manuf Truss Layout
design loads - ground snow load to be determined by 06 or 09 IRC figure r301.2(5) cs=site specific case study needed by local county codes. overhangs and downspouts per owner / builder for more info please contact me at Forgacs Residential Designs 360-433-1794

TRUSSES, RAFTERS AND GIRDER
TRUSS HOLD DOWNS
0-600LBS UP-LIFT USE (1)H2.5A
600-1200LBS UP-LIFT USE (2)H2.5A
1200-2150LBS UP-LIFT USE (1)LGT2
2150-3285LBS UP-LIFT USE (1)LGT3
2150-3285LBS UP-LIFT USE (1)LGT4
3285- AND UP SEE ROOF PLAN

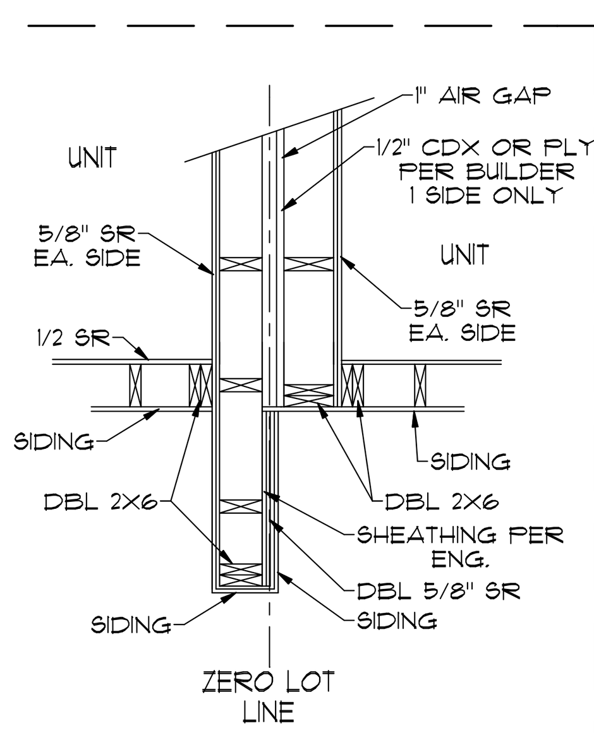
ROOF PLAN
SCALE 1/8"=1'0"

2ND FLOOR FRAMING
SCALE 1/8"=1'0"

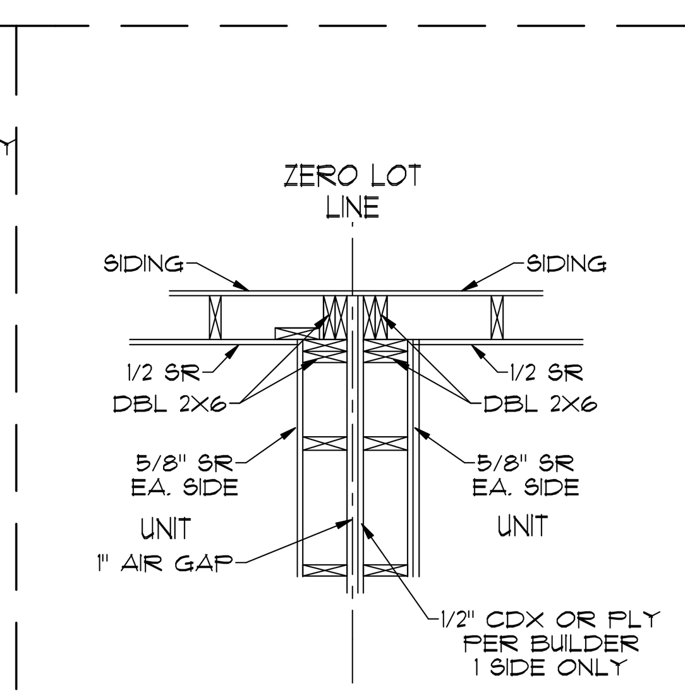


BLOCKING
GABLE SOFFIT TO BE 1 HR RATED W/ NON COMBUSTIBLE HARDI BOARD DBL 5/8 GYP. BD. 48" WITHIN OF PROPERTY LINE
SIDING
NAILING PATTERN FOR SOFFIT
1ST LAYER 5/8" S.R. USE 6d common (2"x0.113") nail
2ND LAYER 5/8" S.R. USE 8d common (2 1/2"x0.131") nail
3RD LAYER HARDI BOARD USE 10d common (3"x0.148") nail
ALL NAILS TO BE STAGGARD 7" O.C. AND BLOCK ALL SEAMS

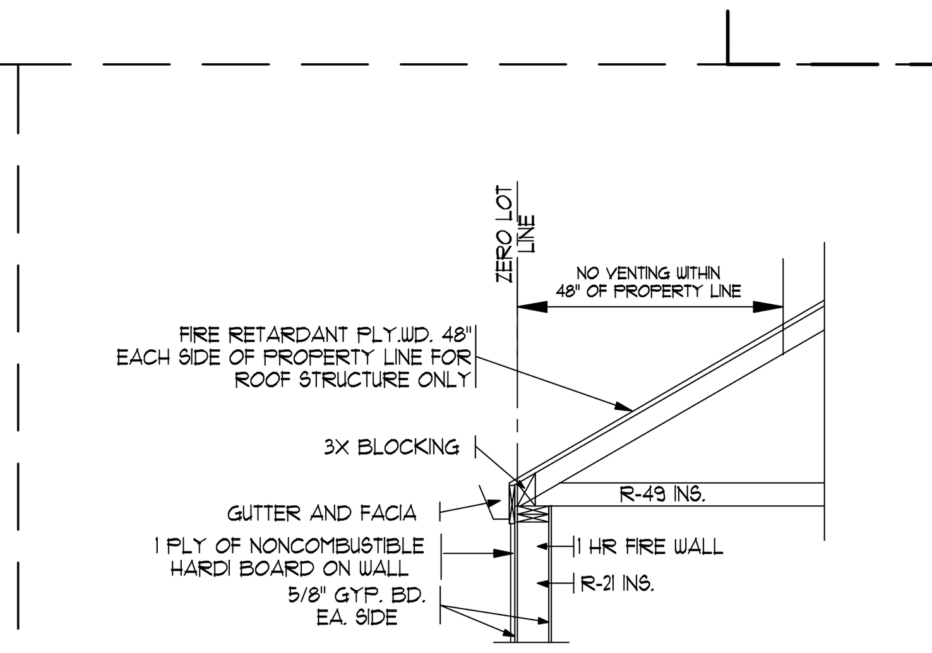
GABLE SOFFIT DETAIL
NOT TO SCALE



TYP. 1 HR FIRE WALL CORNER DETAIL
NOT TO SCALE

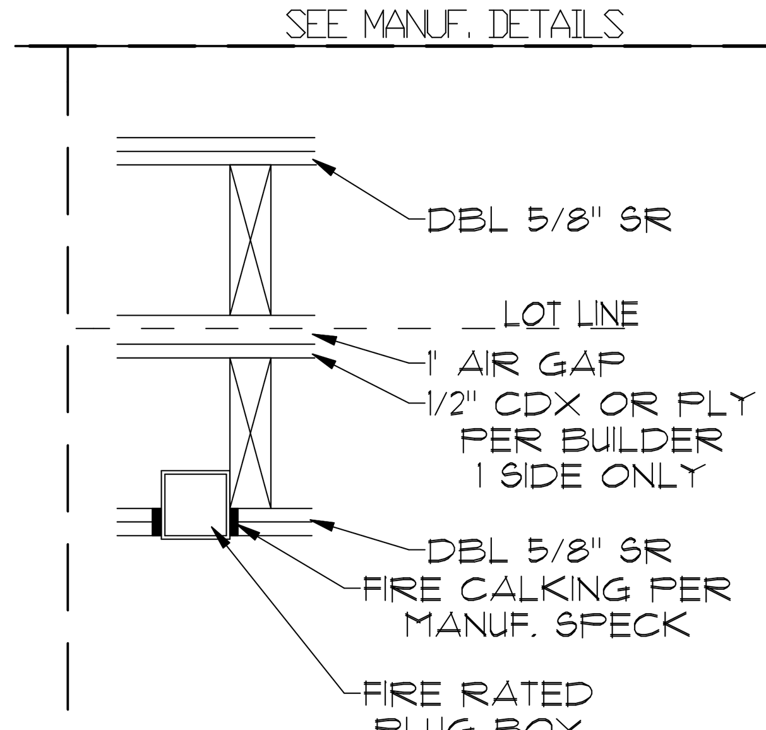


TYP. 1 HR FIRE WALL CORNER DETAIL
NOT TO SCALE

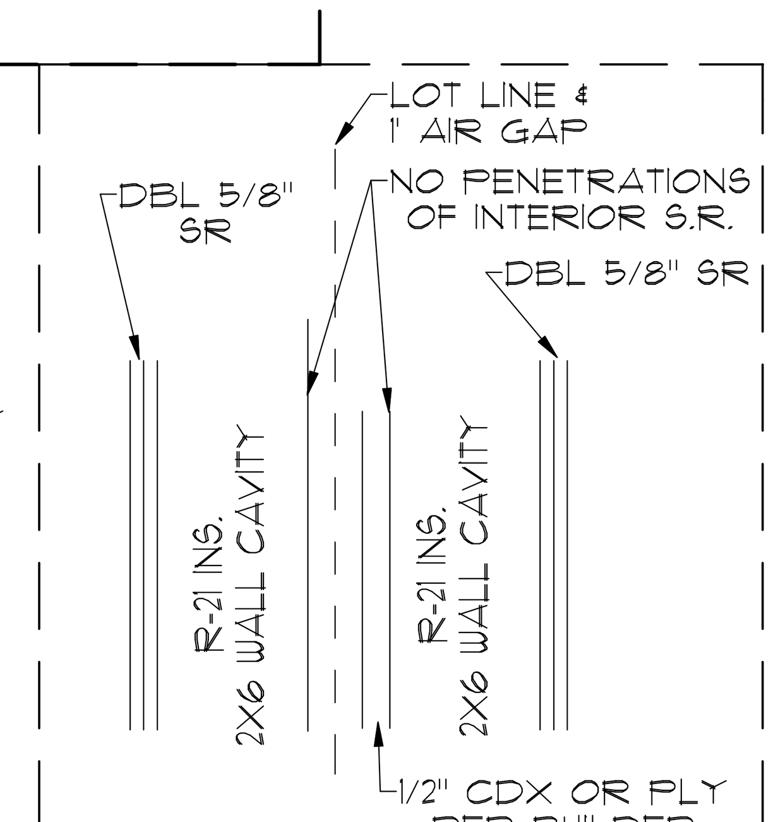


ZERO LOT LINE
NO VENTING WITHIN 48" OF PROPERTY LINE
FIRE RETARDANT PLY.WD. 48" EACH SIDE OF PROPERTY LINE FOR ROOF STRUCTURE ONLY
3X BLOCKING
GUTTER AND FACIA
1 PLY OF NONCOMBUSTIBLE HARDI BOARD ON WALL
5/8" GYP. BD. EA. SIDE
R-49 INS.
1 HR FIRE WALL
R-21 INS.

BALD FACE DETAIL AT ZERO LOT LINE
NOT TO SCALE



ELECTRICAL BOX DETAIL
NOT TO SCALE



PARTY WALL DETAIL
NOT TO SCALE

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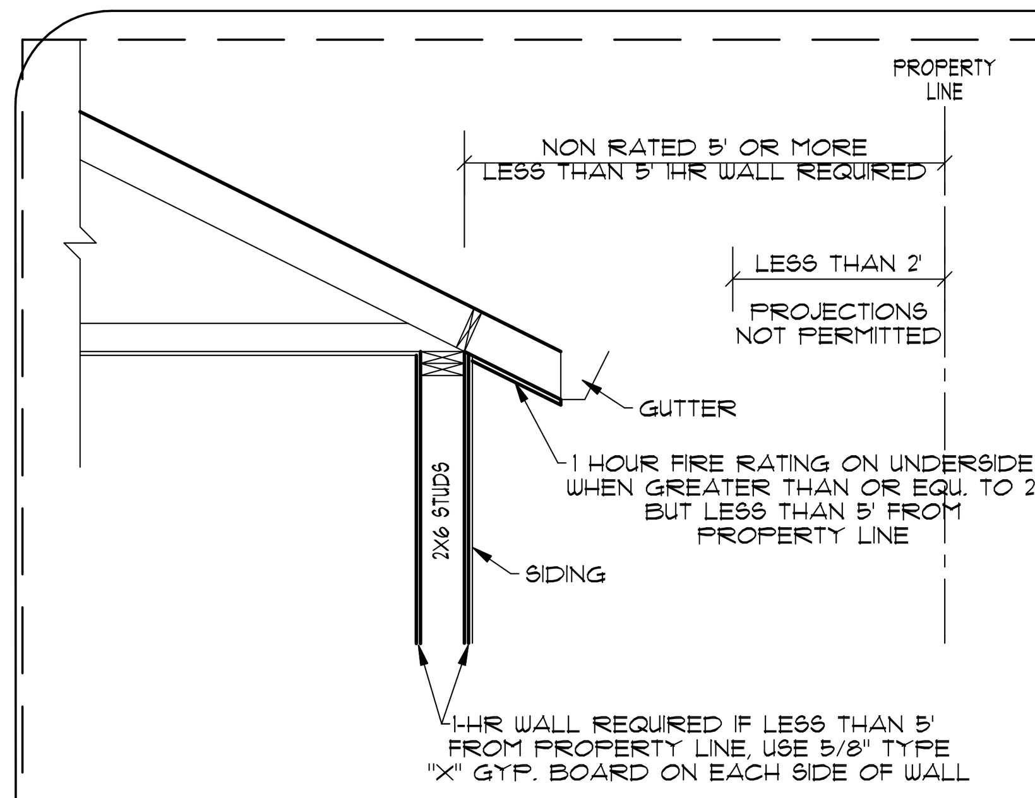
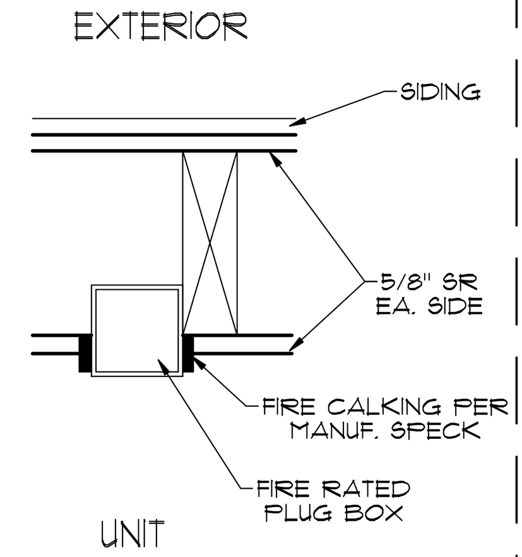
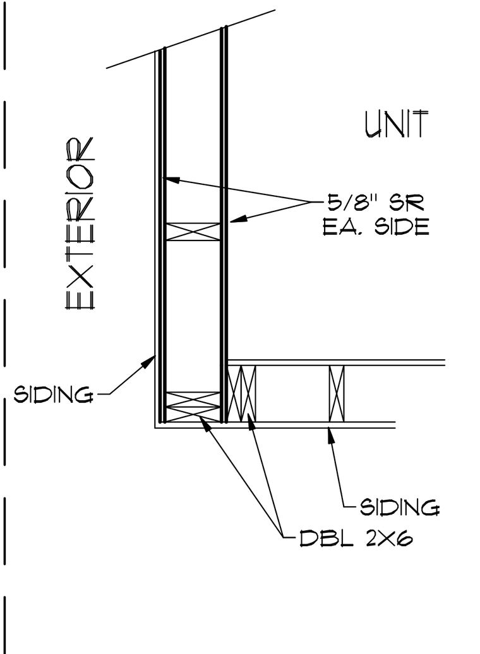


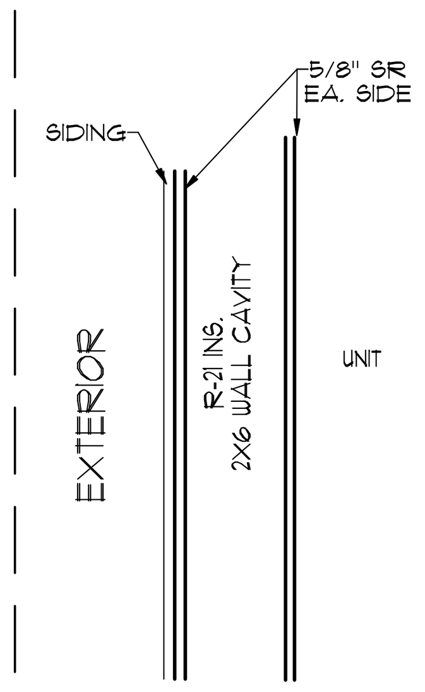
TYP. 1 HR FIRE WALL
EVE/ GUTTER PROTECTION DETAIL
NOT TO SCALE



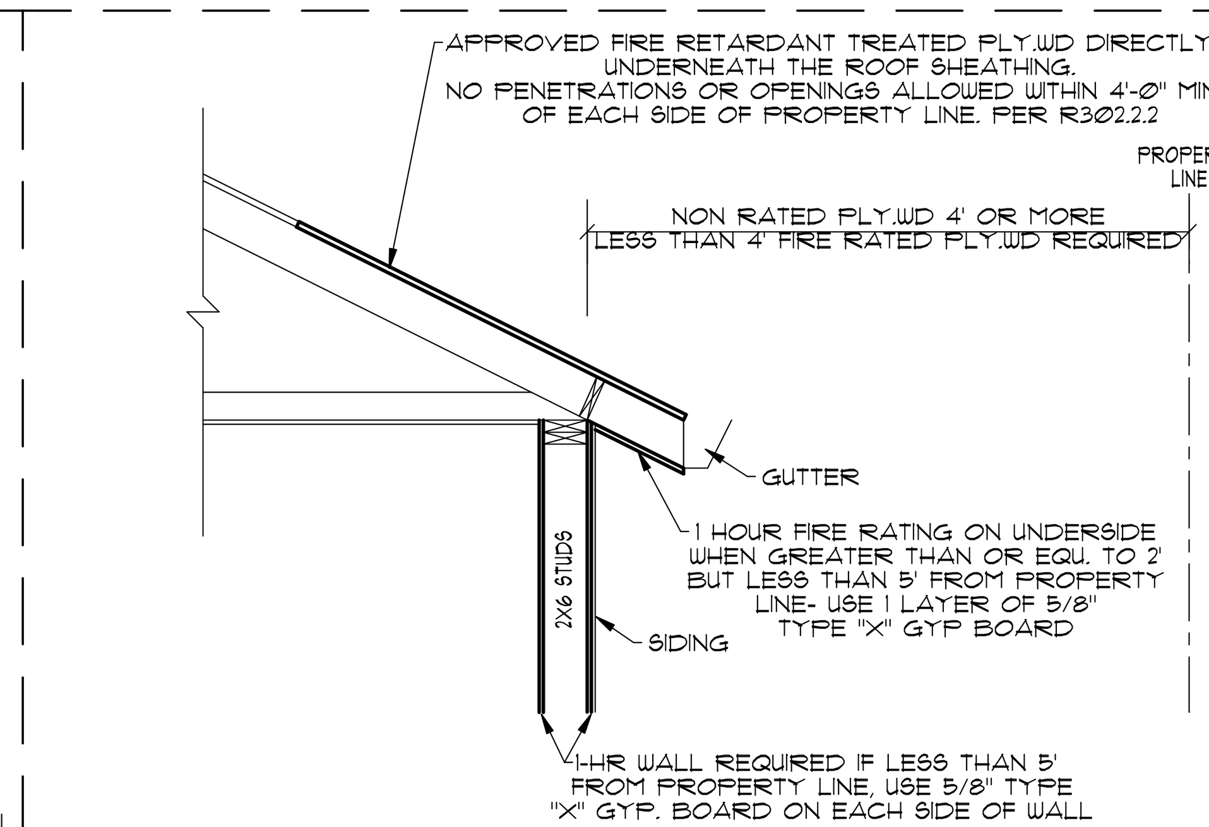
ELECTRICAL BOX
DETAIL
NOT TO SCALE



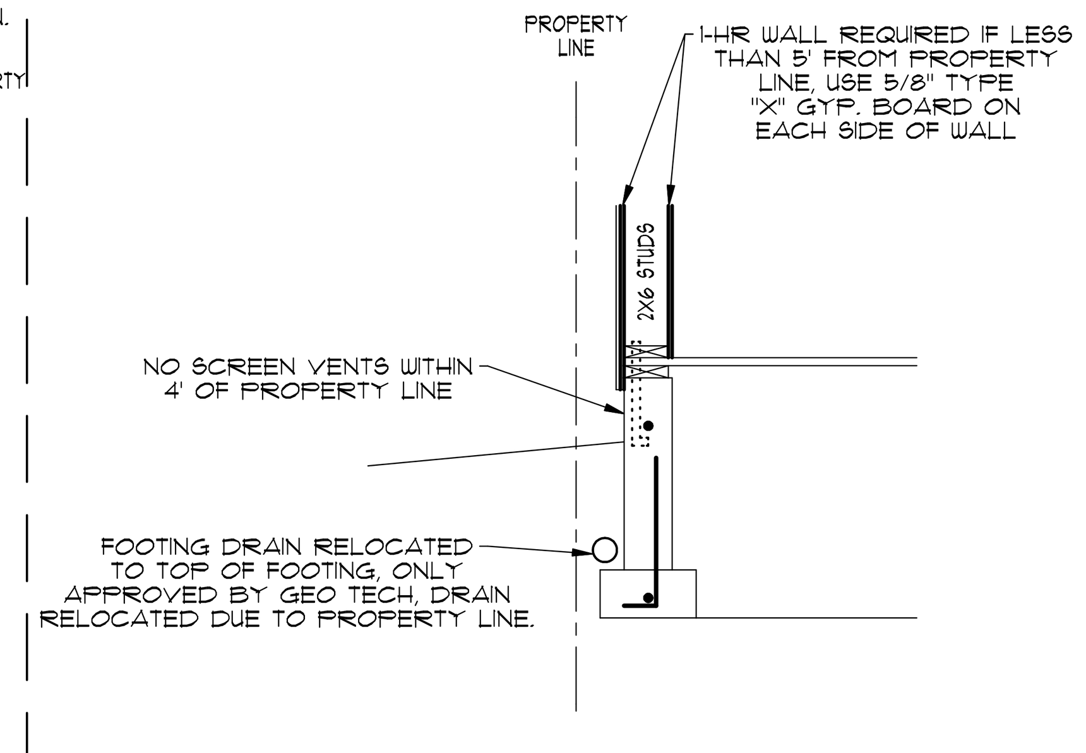
TYP. 1 HR FIRE WALL
CORNER DETAIL
NOT TO SCALE



TYP. 1 HR FIRE WALL DETAIL
NOT TO SCALE



TYP. 1 HR FIRE WALL
ROOF SHEATHING PROTECTION DETAIL
NOT TO SCALE



TYP. 1 HR FIRE WALL
FOOTING DRAIN PIPE RELOCATED DETAIL
NOT TO SCALE

WALLS
WALLS AT 5' OR MORE FROM PROPERTY LINE - NO FIRE WALL NEEDED
ALL WALLS LESS THAN 5' FROM PROPERTY LINE - REQUIRED TO BE 1-HR RATED

PROJECTIONS
EAVE OVERHANGS PERMITTED 2'FROM PROPERTY LINE W/ 1-HR PROTECTIONS.
EXCEPTION: NO PROTECTION REQUIRED PROVIDED NO EAVE VENT OPENINGS ARE INSTALLED

OPENINGS
LESS THAN 3' FROM PROPERTY LINE - NO OPENINGS PERMITTED
(WINDOWS, DOORS, COVERED PORCHES, ETC.) SEE TABLE 302.1.

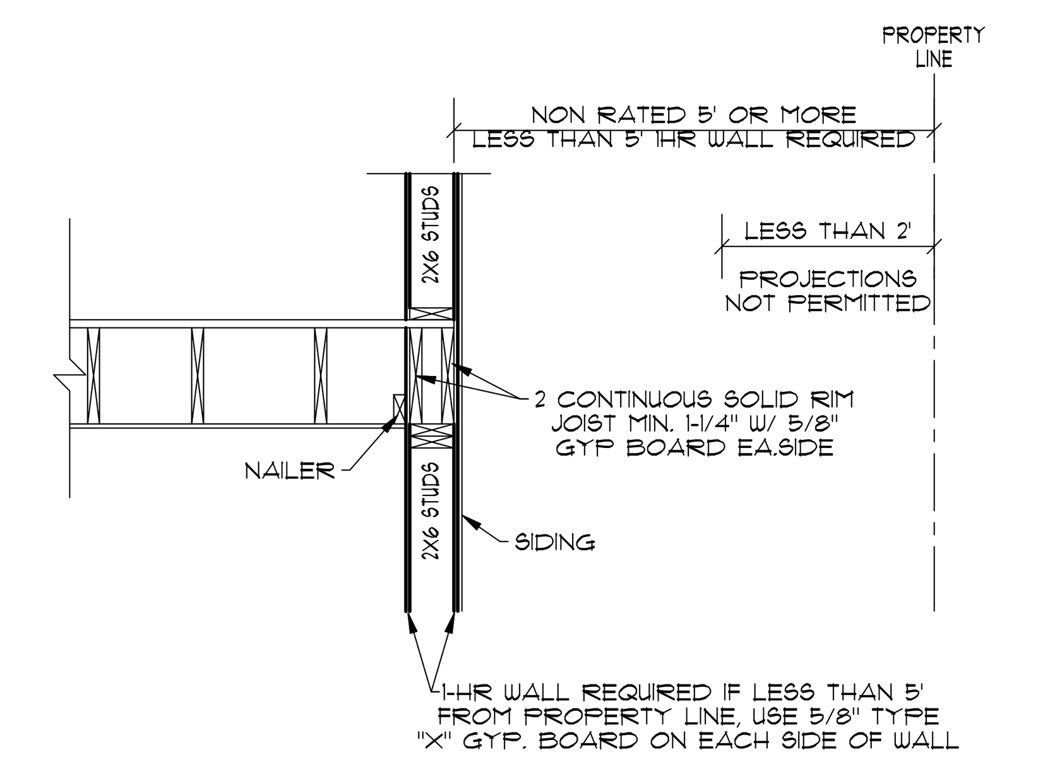
3' TO 5' FROM PROPERTY LINE MAX OPENINGS
PERMITTED IS 25% OF THE WALL AREA WITHIN
THE PROTECTED ZONE. TABLE 302.1

5' OR MORE FROM PROPERTY LINE - UNLIMITED OPENING ALLOWED

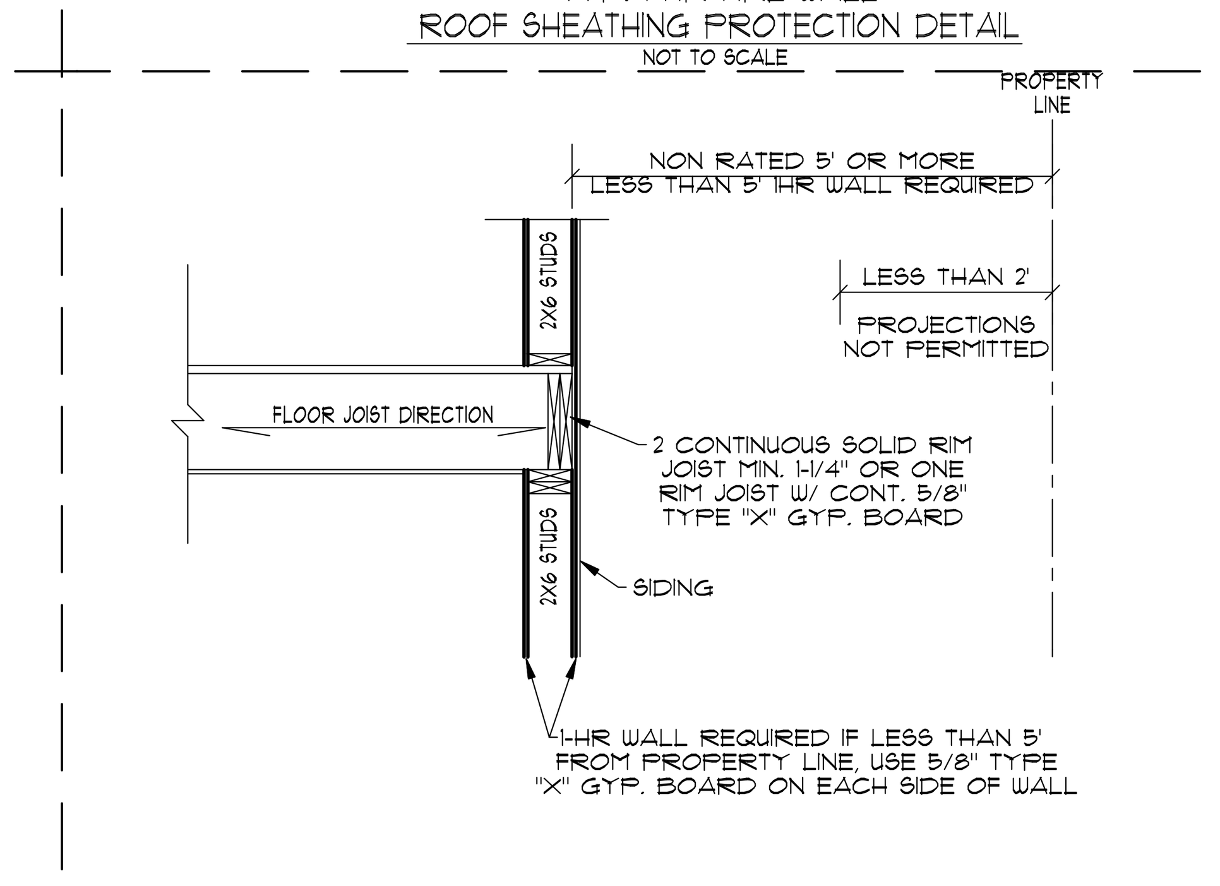
PENETRATIONS
NO PENETRATIONS (KITCHEN FAN, BATH FAN,
DRYER VENT, ETC.) LESS THAN 5' FROM PROPERTY LINES.
PENETRATIONS IN WALLS LESS THAN 5' FEET FROM PROPERTY
LINE SHALL COMPLY W/ R302.4.
EXCEPTION: FOUNDATION VENTS INSTALLED PER CODE ARE PERMITTED

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATED	MINIMUM FIRE SEPARATION DISTANCE
WALLS	FIRE-RESISTANCE RATED	1 HR-TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES	LESS THAN 5'
	NON FIRE-RESISTANCE RATED	0 HOUR	GREATER THAN OR EQU. TO 5'
PROJECTIONS	FIRE-RESISTANCE RATED	1 HOUR ON UNDERSIDE	GREATER THAN OR EQU. TO 2' BUT LESS THAN 5'
	NON FIRE-RESISTANCE RATED	0 HOUR	GREATER THAN OR EQU. TO 5'
OPENINGS IN WALLS	NOT ALLOWED	N/A	LESS THAN 3'
	25% MAX OF WALL AREA	0 HOUR	3'
	UNLIMITED	0 HOUR	5'
PENETRATIONS	ALL	COMPLY W/ SECTION R302.4	LESS THAN 5'
		NONE REQUIRED	5'

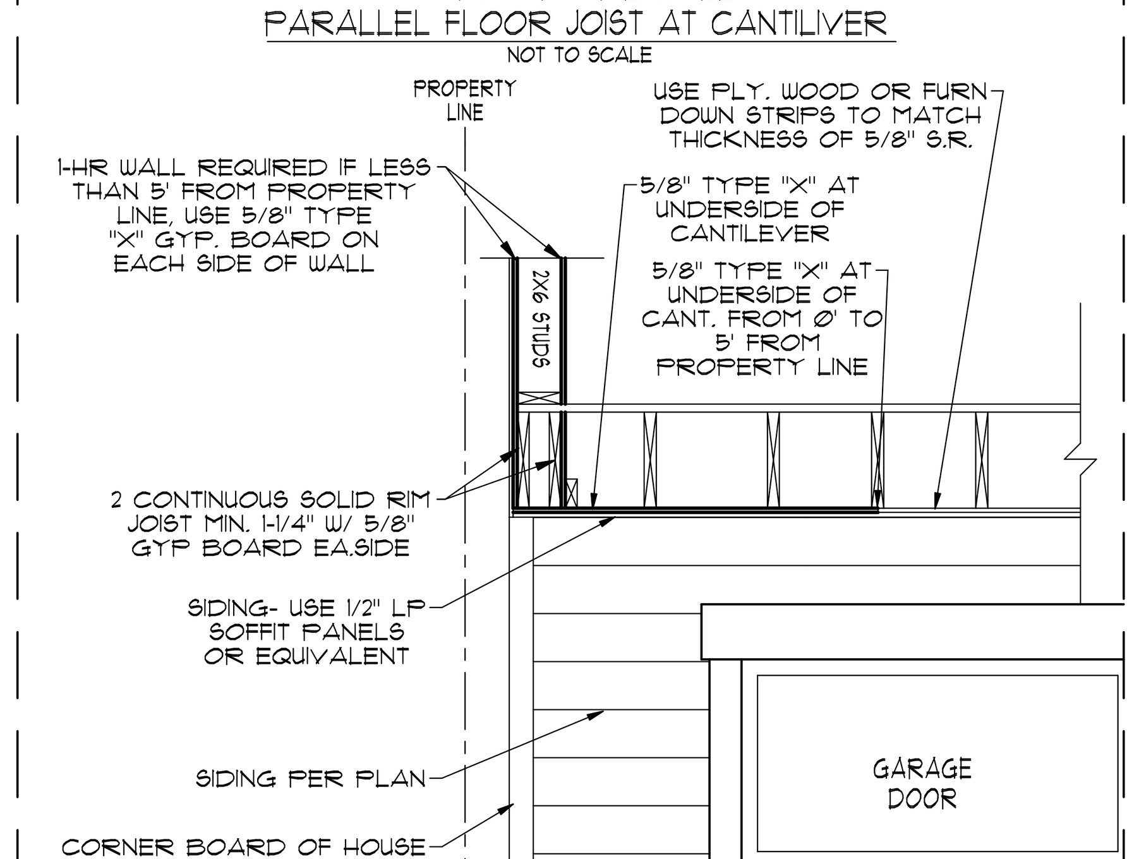


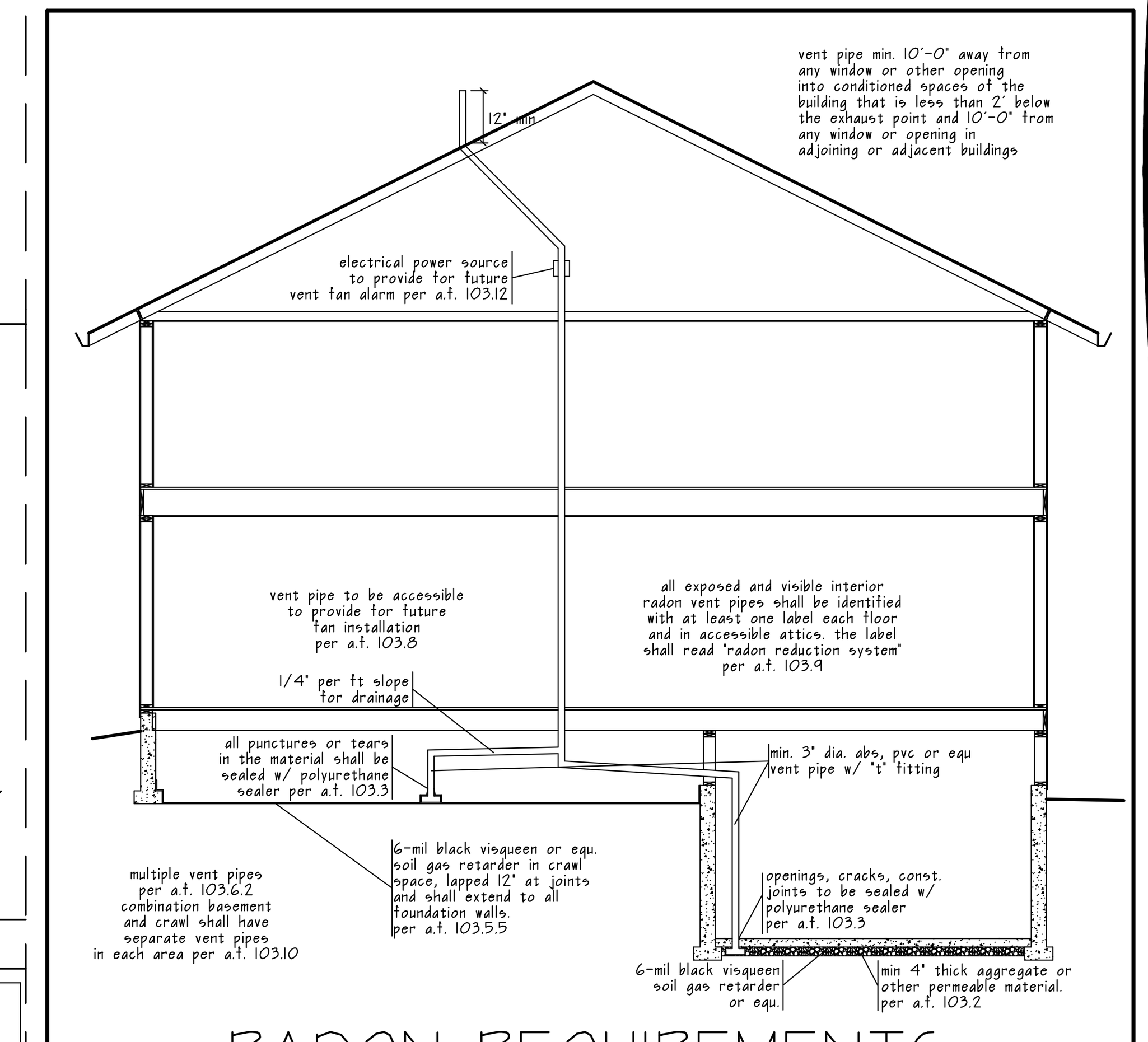
TYP. 1 HR FIRE WALL
PARALLEL FLOOR JOIST DETAIL
NOT TO SCALE



TYP. 1 HR FIRE WALL
PERPENDICULAR FLOOR JOIST DETAIL
NOT TO SCALE

TYP. 1 HR FIRE WALL
PARALLEL FLOOR JOIST AT CANTILIVER
NOT TO SCALE





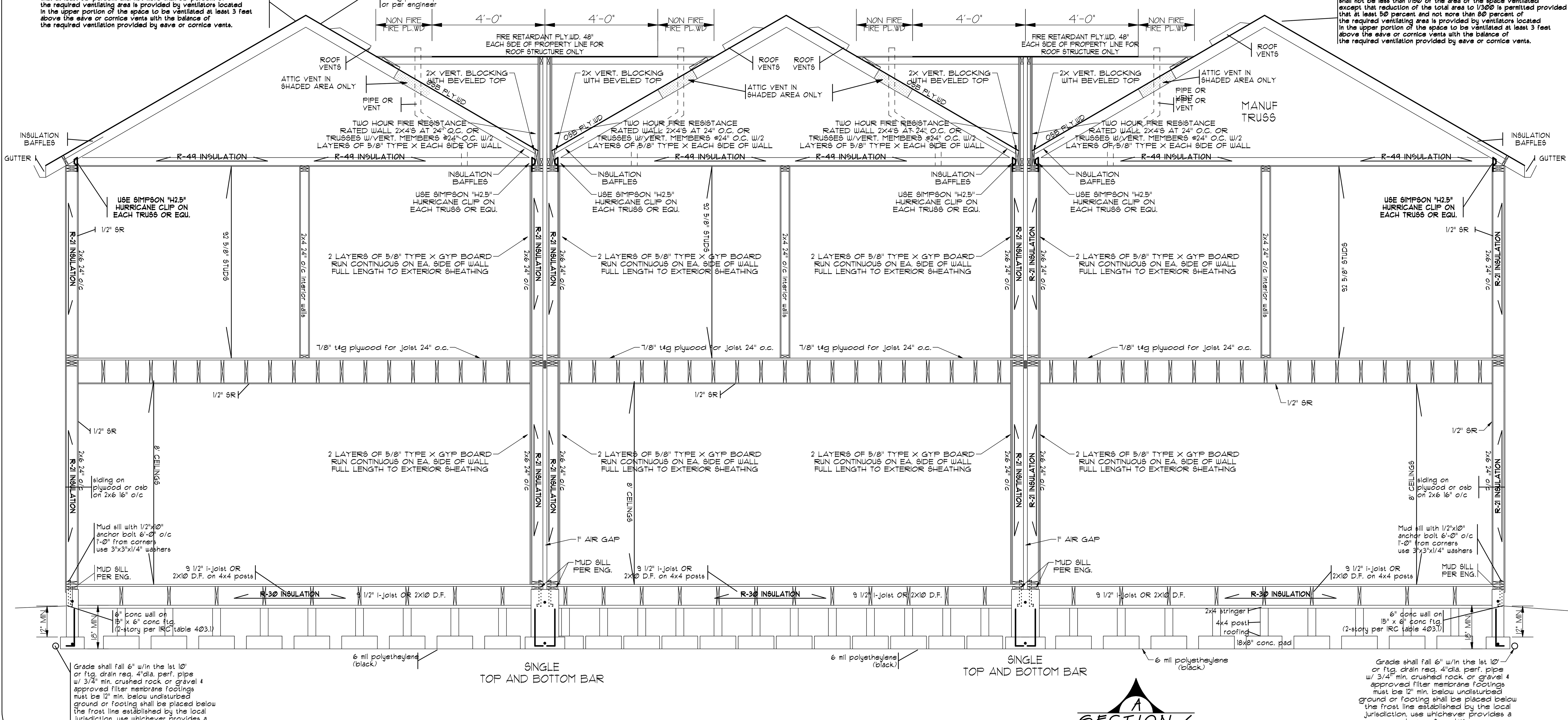
RADON REQUIREMENTS

these radon techniques are required in areas where designated by the jurisdiction and conform to af103.1 and af103.2 of the radon control methods.

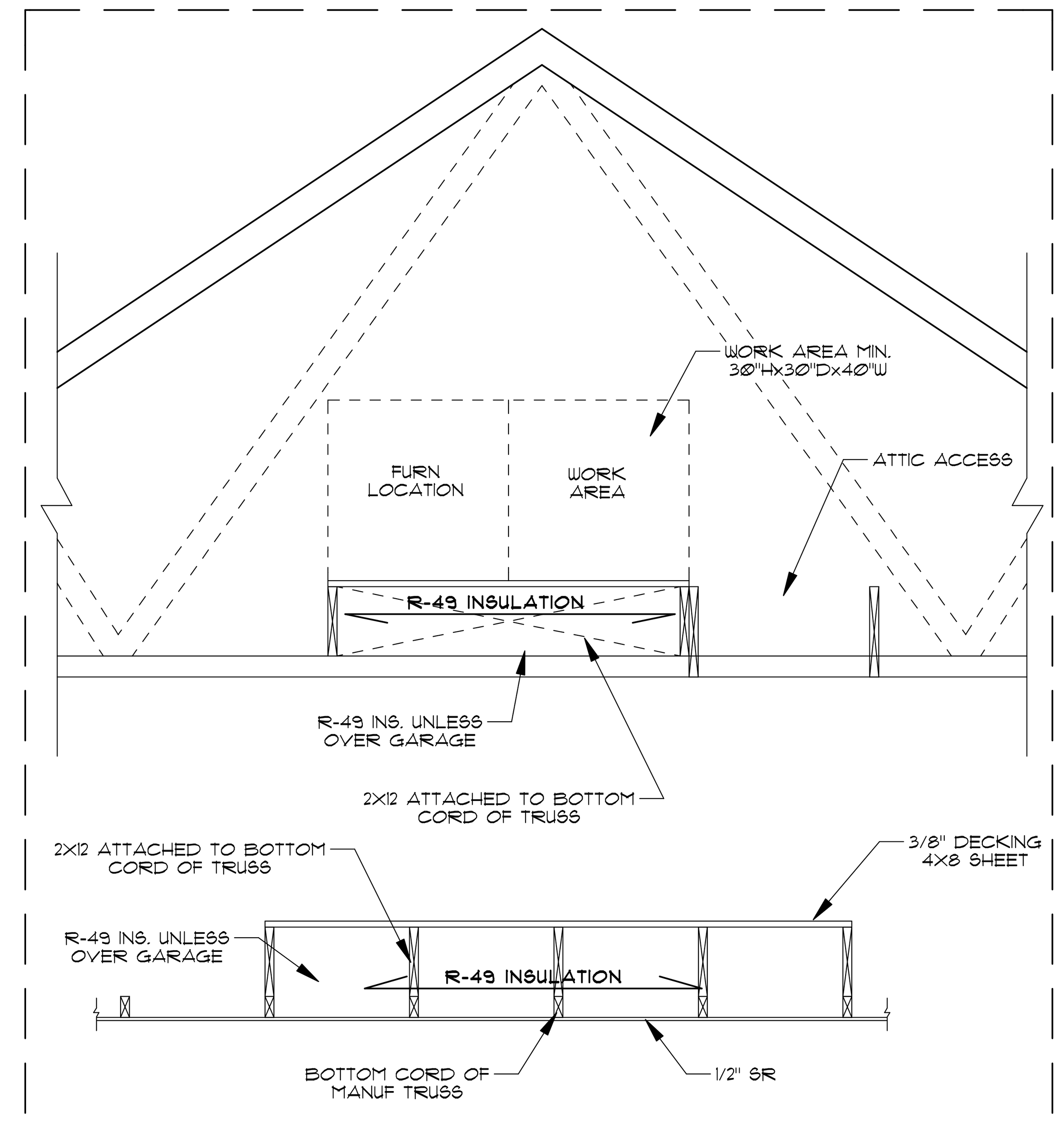
Attic Vents R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" osb plywood min. on manuf. truss 24" o/c per 2009 IRC R904 & R905, nailing pattern per 2009 IRC R602.3(1) or per engineer

Attic Vents R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.



SECTION 6
SCALE 3/8"=1'0"



FURNACE PLATFORM DETAIL
NOT TO SCALE

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NOTE: ALL NEW CONSTRUCTION TO BE EXECUTED ACCORDING TO BUILDING CODES AND/ OR LOCAL ZONING REGULATIONS. OWNER/GENERAL CONTRACTOR TAKES FULL RESPONSIBILITY OF THE HOME/ LOT/LAND/AND HOUSE PLANS, TO ENSURE COMPLIANCE. FORGACS RESIDENTIAL DESIGNS IS NOT, CANNOT BE HELD LIABLE FOR ANY DAMAGE OR LOSS OF ANY KIND DUE TO DIRECT OR INDIRECT ERROR OF THESE PLANS. THESE PLANS DO NOT REFLECT METHODS USED BY THE GENERAL CONTRACTOR, THEREFOR NO COMPENSATION WILL BE GIVEN. WRITTEN DIMENSIONS CARRY PRIORITY OVER ANY AND ALL SCALED DIMENSIONS. 4GACS R.D. RETAINS ALL COPYRIGHTS TO THE PLANS, COPYING/PRINTING/SCANNING OF THE PLANS IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM 4GACS R.D. UNDER NO CIRCUMSTANCE MAY ANY ENTITY OR PERSON SELL/TRADE/LOAN/MODIFY THESE PLANS!

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PARKER VILLAGE

PRODUCT DATA SHEET

SpecSeal SERIES LCI INTUMESCENT SEALANT

APPLICATIONS

SpecSeal® LCI Sealant has a broad application base designed to seal a wide variety of common penetrations in light commercial and grouped residential construction. Penetrant types include insulated and non-insulated metallic pipes and tubes, non-metallic pipes and tubes, and common electrical service and power distribution, telephone, data, and TV cabling. This product is also used in conjunction with other SpecSeal® Products such as SpecSeal® Firestop Collars and Wrap Strips to protect larger plastic pipes.

See Table A for a summary application list.

PRODUCT DESCRIPTION

SpecSeal® LCI Sealant is a versatile and economical intumescent product intended for firestopping a wide array of applications in small commercial or grouped residential construction and other structures with similar applications. SpecSeal® LCI Sealant is available in a single grade that has excellent caulking properties as well as high build properties on vertical or overhead surfaces. This single grade may be caulked (standard cartridge or bulk loaded), knifed or troweled. In addition, SpecSeal® LCI Sealant does not contain PCB's or asbestos.

SpecSeal® LCI Sealant is storage stable (when stored according to the manufacturer's recommendations), and will not separate or shrink when dried. SpecSeal® Series LCI Sealant will adhere to all common construction and penetrant materials and contains no solvents that might adversely effect plastic pipes or cable jackets.

FEATURES
- **Economical**: High performance without the high price!
- **Highly Intumescent**: Expands up to 8 times.
- **Excellent Smoke Seal**
- **Water Resistant** : Will not re-emulsify when dry.
- **Water-Based** for easy installation, cleanup, and disposal.
- **Acoustically Tested**: Reduces noise transmission
- **Safe**...Low VOC's, No Solvents, Non-Halogenated
- **Paintable**

PERFORMANCE

SpecSeal® LCI Sealant is the basis for systems that meet the exacting criteria of ASTM E814 (UL1479) and ASTM E1966 (UL2079) as well as to the time-temperature requirements of ASTM E119 (UL263). LCI provides up to a 4-hour fire rating for typical service penetrations through concrete or wood floors, concrete or masonry walls, as well as gypsum board walls. SpecSeal® LCI Sealant meets Class A finish requirements for Flame Spread and Smoke Development when tested in accordance with ASTM E84 (UL723). SpecSeal® LCI Sealant is also acoustically tested, demonstrating excellent sound attenuation properties.

FBC SYSTEM COMPATIBLE — FBC™ System Compatible indicates that this product has been tested, and is monitored on an ongoing basis, to assure its chemical compatibility with FlowGuard Gold®, BlazeMaster® and Corzan® pipe and fittings. FBC, FlowGuard Gold, BlazeMaster and Corzan are licensed trademarks of The Lubrizol Corporation.

CLASSIFIED c UL US — FILL, VOID OR CAVITY MATERIALS FOR USE IN JOINT SYSTEMS AND THROUGH-PENETRATION FIRESTOP SYSTEMS. SEE UL DIRECTORY OF PRODUCTS CERTIFIED FOR CANADA AND UL FIRE RESISTANCE DIRECTORY. 3L73 — FM APPROVED

PHYSICAL PROPERTIES

Properties	Series LCI
Color	Red
Odor	Mild Latex
Density	9.0 lb/gal (1.08 kg/L)
pH	9.0
In Service Temperature	≤ 185°F (85°C)
Flame Spread	0*
Smoke Developed	5*
STC Rating (ASTM E90/ASTM C919)	62
VOC Content (EPA Method 24/ASTM D3960)	3.20 lbs/gal (95.0 g/L)
Shelf Life	2 yrs
Volume Expansion	10X Free Expansion
Storage Temp.	40°F (4°C) - 95°F (35°C)

* Tested to ASTM E84 (UL723) at 14% surface coverage (modified test for sealants and caulks)

SPECIFICATIONS

The firestopping sealant shall be a water-resistant, intumescent latex sealant. The sealant when exposed to high heat or flame shall exhibit a free expansion of up to 8 times its original volume. The firestopping sealant shall contain no water soluble nor hygroscopic ingredients and shall be acoustically tested. The sealant shall be UL Classified and/or FM approved and tested to the requirements of ASTM E814 (UL1479) and shall meet Class A finish requirements when tested in accordance with ASTM E84 (UL723).

SPECIFIED DIVISIONS

DIV.	7	07840	Through-Penetration Firestopping
DIV.	13	13900	Special Construction Fire Suppression & Supervisory Systems
DIV.	15	15250	Mechanical Insulation – Fire Protection
DIV.	16	16050	Basic Electrical Materials & Methods

SEALANT REQUIREMENTS IN CUBIC INCHES PER 1/4 INCH OF INSTALLED DEPTH*

Trade Size	Pipe O.D.	1.5	2.0	3.0	4.0	5.0	6.0	7.0	8.0	10	12	14	26
0.5"	0.840	0.3	0.6	1.6	3.0	4.8	6.9	9.5	12.4	19.5	28.1	38.3	132.6
1"	1.315	0.1	0.4	1.4	2.8	4.6	6.7	9.3	12.2	19.3	27.9	38.1	132.4
1.5"	1.900			1.1	2.4	4.2	6.4	8.9	11.9	18.9	27.6	37.8	132.0
2"	2.375			0.7	2.0	3.8	6.0	8.5	11.5	18.5	27.2	37.4	131.6
2.5"	2.875			0.1	1.5	3.3	5.4	8.0	10.9	18.0	26.7	36.9	131.1
3"	3.500				0.7	2.5	4.7	7.2	10.2	17.2	25.9	36.1	130.3
3.5"	4.000					1.8	3.9	6.5	9.4	16.5	25.1	35.3	129.6
4"	4.500					0.8	3.0	5.6	8.5	15.6	24.2	34.4	128.7
6"	6.625							1.1	4.0	11.1	19.7	29.9	124.2
8"	8.625									4.9	13.6	23.8	118.0
10"	10.750										5.6	15.8	110.0
12"	12.750											6.6	100.8
24"	24.000												19.6

(Diameter of Opening (in.) across columns 1.5–26.)

*Different Sealant Depth? 1/2" Multiply by 2; 5/8" Multiply by 2.5; 1" Multiply by 4; 1-1/4" Multiply by 5

IMPORTANT NOTE: This table is for estimation purposes only. Consult UL Fire Resistance Directory or STI Product & Application Guide for specific installation requirements and limitations. Metric Estimation Table available upon request.

TABLE A: APPLICATIONS

TESTED AND CLASSIFIED FOR FIRE RESISTANCE

- **Metallic Pipes** including steel, iron, or copper pipe and tubing.
- **Nonmetallic Pipes, Conduits & Tubing** including PVC, CPVC, ABS, and PEX.
- **Electrical & Electronic Cabling** including service entrance, power distribution, computer, telephone, and television.
- **Metal Ductwork** including HVAC, bath and dryer vents.
- **Insulated Pipes** including heating, cooling, and condensation applications.
- **Complete Wood Floor firestopping package** for electrical, plumbing, HVAC, telephone, and television.

INSTALLATION INSTRUCTIONS

GENERAL: Areas to be protected must be clean and free of oil, loose dirt, rust or scale. Installation temperatures must be between 35°F (2°C) and 100°F (38°C). Allow product to dry a minimum of 24 hours before exposure to moisture.

SYSTEM SELECTION: Selection of an appropriate firestop system design is critical to the fire protection process. Space limitations preclude highly detailed information pertaining to individual application systems. Please consult the Product & Application Guide as well as the UL® Fire Resistance Directory for additional information.

FORMING: Some installations may require forming as either an integral part of the system or as an option to facilitate installation. In systems where forming is required, mineral wool batts with a minimum nominal density of 4 PCF (64 kg/m³) are generally required. Cut forming material oversize to allow for tight packing. Position forming material to allow for the proper depth of fill material.

FILL MATERIAL: SpecSeal® LCI Sealant may be installed by caulking using a standard caulking gun or from bulk containers using a bulk loading caulk gun, or by manually troweling using a mason's trowel or putty knife. If the sealant tends to pull back from a surface, clean the surface with a damp rag or sponge and reapply. Work sealant into all areas exercising care to eliminate voids or seams. The surface of the sealant can be smoothed using a putty knife dipped in water. Adding water to the sealant itself is not recommended. Sealant (when dry) may be painted using most non-solvent based paints.

In gypsum wallboard penetrations, apply a minimum cove bead of 1/4" (6 mm) at the interface of the penetrant with both exterior wall surfaces.

SMOKE SEALING: In some applications including firestop collars, SpecSeal® LCI Sealant is recommended as a smoke seal. It is suggested in these applications that the sealant be applied to both sides of walls. In floor applications, a sealing bead is suggested top and bottom.

LIMITATIONS: SpecSeal® LCI Sealant is water-based and cures through the evaporation of water. Low temperatures as well as high humidity may retard drying. Non-porous or impermeable backing materials, plates, or coatings may retard the drying process. Do not paint or seal in any way that prevents contact with air until sealant has dried through completely. This product has been designed to be safe with plastics and has been used extensively and successfully with a variety of different types of plastic pipes, tubes, and plastic cable insulations. Variations in these materials however, make it impossible to guarantee compatibility. STI strongly recommends that the user consult with the manufacturer of the pipe, tubing, or cable in question regarding any known sensitivities or potential restrictions before applying this product.

MAINTENANCE

No maintenance is normally required, however a periodic inspection of rated barriers is recommended to make sure that any new openings, modifications of previously installed firestops, or areas exhibiting physical damage, have been properly sealed or repaired. Subsequent sealing or repairs should be accomplished using SpecSeal® products per the original approved design.

RETROFIT: When adding or removing penetrants, care should be taken to minimize damage to the seal. Reseal using SpecSeal® products per the approved design. NOTE: New penetrants of a different nature than the original design may require a totally new firestop design or extensive modifications to the existing design. Reseal all openings as per the requirements of the modified design.

TECHNICAL SERVICE

Specified Technologies Inc. provides toll free technical support to assist in product selection and appropriate installation design. UL Systems, Material Safety Data Sheets and other technical information is available through the Technical Library at www.stifirestop.com.

PRECAUTIONARY INFORMATION

Consult Material Safety Data Sheet for additional information on the safe handling and disposal of this material.

AVAILABILITY

SpecSeal® Series LCI Sealant is available from authorized STI distributors. Consult factory or website for the names and locations of the nearest sales representatives or distributors.

ORDERING INFORMATION

CAT. NO.	DESCRIPTION	
LCI300	Sealant 10.1 oz Tube	18.2 Cu In (300 ml)
LCI305	Sealant 5 Gal Pail	1,155 Cu In (19.0 Liters)
LCI320	Sealant 20 oz Sausage	36 Cu in. (592 ml)
LCI329	Sealant 29 oz Quart Tube	52 Cu in. (858 ml)

Additional SpecSeal Products...

Series SSS Sealant — The industry's most versatile sealant provides the firestopping solutions for a wide range of combustible and noncombustible applications. Water-based intumescent sealant expands up to 8X!

Intumescent Wrap Strips — Three grades of intumescent wrap strips provide an unmatched combination of flexibility, economy, and expansion (up to 30X). Systems for plastic pipes including FR Polypropylene up to 8" trade size!

SSC & LCC Firestop Collars — Easy to install, economical protection for ABS and PVC pipes (both solid and foam core) as well as CPVC, PVDF, and FRPP. LCC Collars are available up to 4" and SSC Collars are available up to 6" trade size.

Firestop Mortar — Lightweight, versatile and economical! The best choice for large or complex installations.

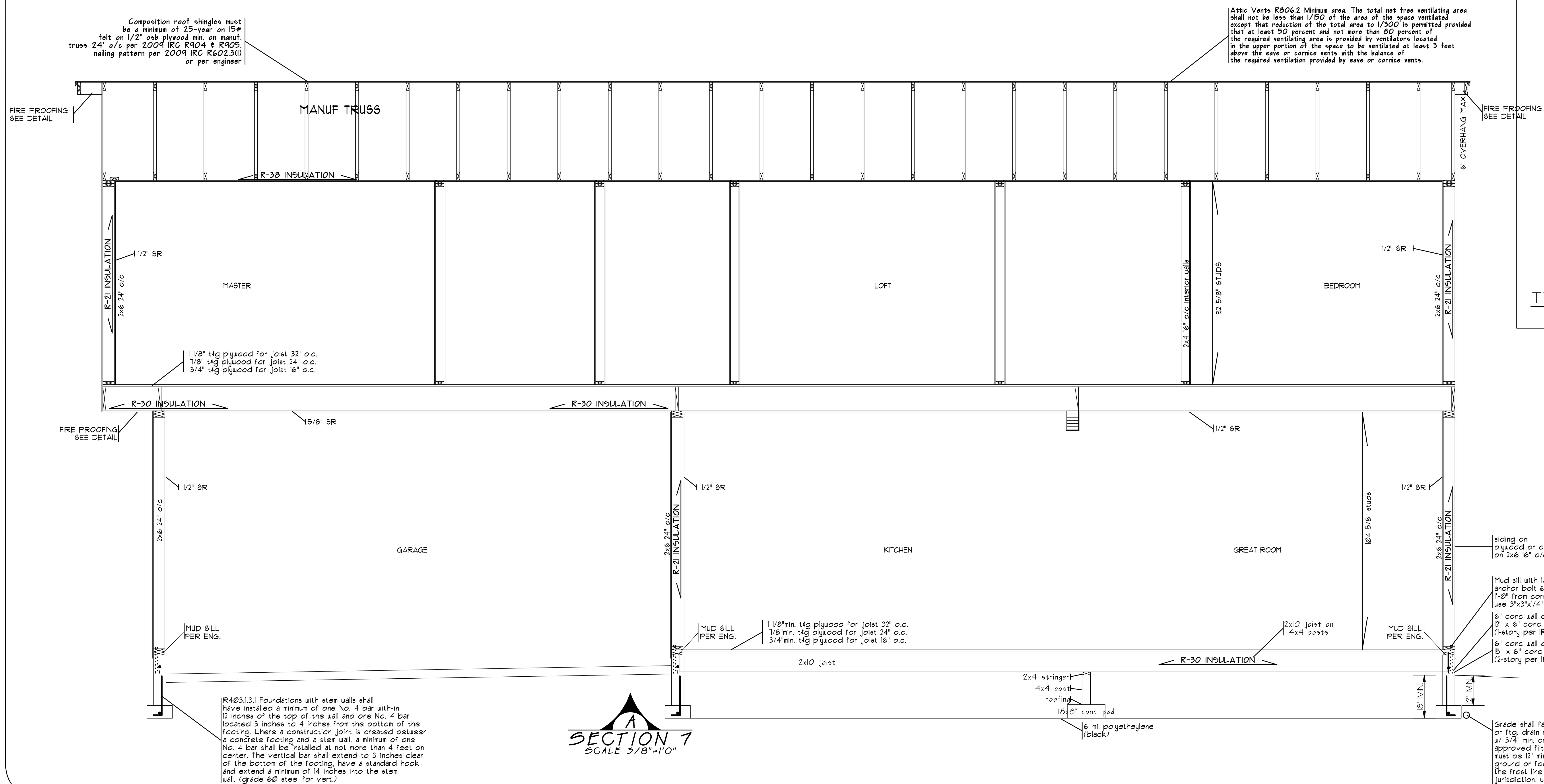
SSP Firestop Putty — Available both in bar form and in pads, putty provides easy retrofit for through-penetrations and economical protection for electrical boxes.

Pensil® Silicones — Sealants and foam for through-penetrations and construction joints. Unexcelled aging characteristics and flexibility.

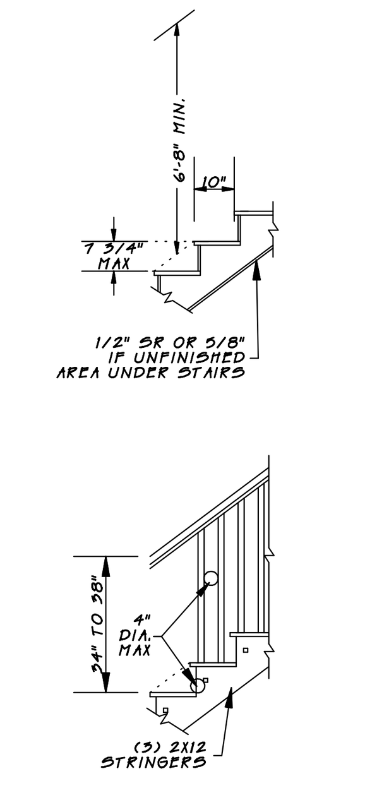
Elastomeric Joint Seals — New economical products for sealing construction joints. Choose caulk or spray applied products tested to UL2079.

STI. Specified Technologies Inc.
Specified Technologies Inc. • 210 Evans Way, Somerville, NJ 08876 USA • Phone: 800.992.1180 • Fax: 908.526.9623

MANUFACTURE INSTALL INSTRUCTIONS AND APPLICATION REQUIREMENTS TO BE ON SITE WHEN INSPECTION IS CALLED. PROVIDE I.C.B.O EVALUATION INTO. BEFORE ANY FIRE STOPPING / FIRE SAFING IS INSTALLED!!!


Composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" osb plywood min. on manuf. truss 24" o/c per 2009 IRC R904 & R905. nailing pattern per 2009 IRC R602.3(1) or per engineer
Attic Vents R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.
MANUF TRUSS
FIRE PROOFING SEE DETAIL
6" OVERHANG MAX
R-38 INSULATION
1/2" SR
R-21 INSULATION
2x6 24" o/c
MASTER
LOFT
BEDROOM
2x4 16" o/c interior walls
92 5/8" STUDS
1 1/8" plywood for joist 32" o.c.
7/8" t&g plywood for joist 24" o.c.
3/4" t&g plywood for joist 16" o.c.
R-30 INSULATION
5/8" SR
GARAGE
KITCHEN
GREAT ROOM
104 5/8" studs
siding on plywood or osb on 2x6 16" o/c
Mud sill with 1/2"x10" anchor bolt 6'-0" o/c 1'-0" from corners use 3"x3"x1/4" washers
6" conc wall on 12" x 6" conc ftg. (1-story per IRC table 403.1)
6" conc wall on 15" x 6" conc ftg. (2-story per IRC table 403.1)
MUD SILL PER ENG.
1 1/8"min. t&g plywood for joist 32" o.c.
7/8"min. t&g plywood for joist 24" o.c.
3/4"min. t&g plywood for joist 16" o.c.
2x10 joist on 4x4 posts
2x10 joist
2x4 stringer
4x4 posts
roofing
18"x8" conc. pad
6 mil polyethylene (black)
18" MIN.
12" MIN.
R403.1.3.1 Foundations with stem walls shall have installed a minimum of one No. 4 bar with-in 12 inches of the top of the wall and one No. 4 bar located 3 inches to 4 inches from the bottom of the footing. Where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall. (grade 60 steel for vert.)
Grade shall fall 6" w/in the 1st 10' or ftg. drain req. 4"dia. perf. pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane footings must be 12" min. below undisturbed ground or footing shall be placed below the frost line established by the local jurisdiction. use whichever provides a deeper foundation

A
SECTION 7
SCALE 3/8"=1'0"



R311.7.5 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. Every landing shall have a minimum dim. of 36" measured in the direction of travel.

R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points. Handrails shall not project more than 4.5" on either side of the stairway. shall not be less than 31-1/2" where a handrail is installed on one side, and 27" where handrails are located on both sides.

R311.7.2 Headroom. The min. headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped line adjoining the tread nosing.

R311.7.4.1 Riser height. The maximum riser height shall be 7-3/4". The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

R311.7.4.2 Tread depth. The min. tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". Consistently shaped winders at the walk line shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8" of the rectangular tread depth.

R311.7.3 Walk line. The walk line across winder treads shall be concentric to the curved direction of travel through the turn and located 12" from the side where the winders are narrower.

Winder treads shall have a minimum tread depth of 10" measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walk line. Winder treads shall have a min. tread depth of 6" at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walk line shall not exceed the smallest winder tread by more than 3/8".

R311.7.4.3 Profile. The radius of curvature at the nosing shall be no greater than 9/16". A nosing not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8". Beveling of nosings shall not exceed 1/2". Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" dia. sphere.

R311.7.6 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48" horizontal (2-percent slope).

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.7.1 Handrail Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34" and not more than 38".

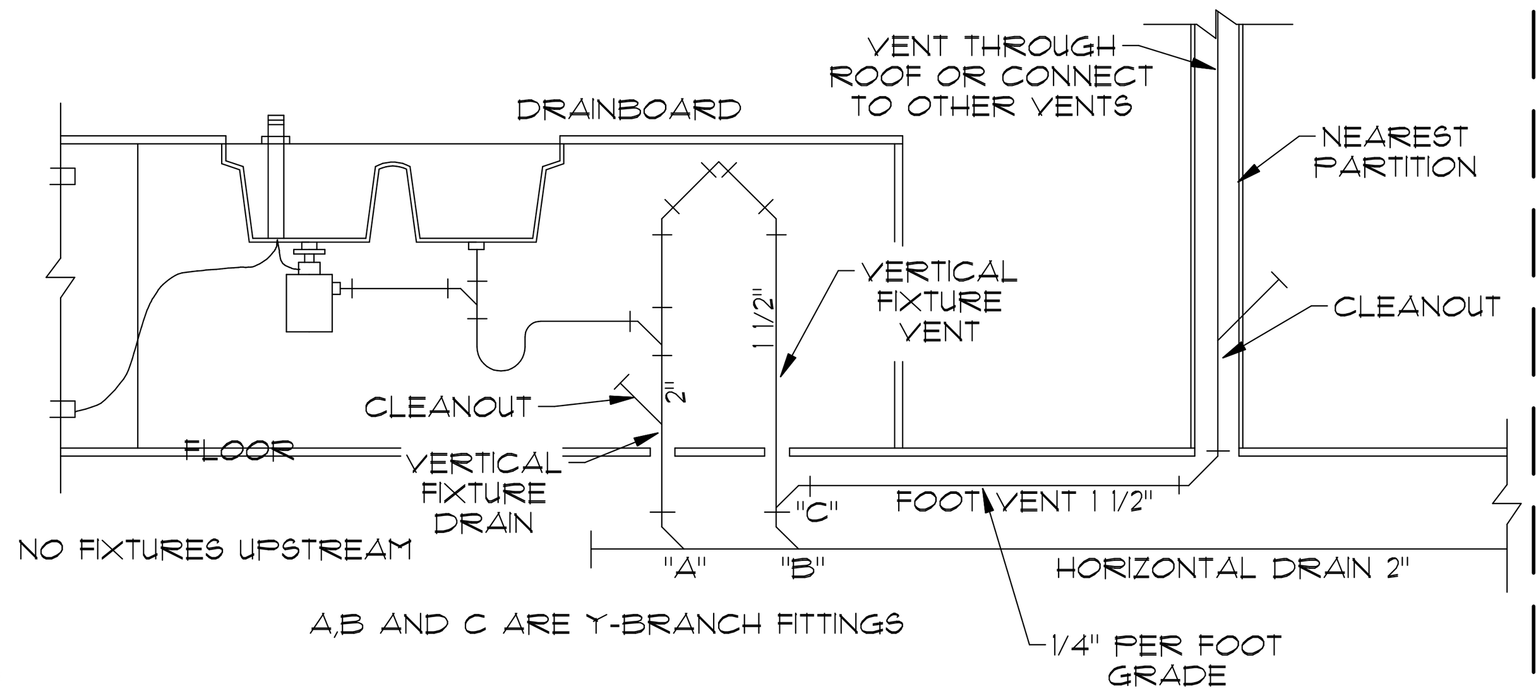
R311.7.9.1 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26" with each tread having a 7-1/2" min. tread depth at 12" from the narrower edge. All treads shall be identical, and the rise shall be no more than 9-1/2". A min. headroom of 6'-6" shall be provided.

TYP. STAIR DETAIL
SCALE: NTS

SPECIAL VENTING FOR ISLAND FIXTURES

Traps for island sinks and similar equipment shall be roughed in above of the floor and may be vented by extending the vent as high as possible, but not less than drain board Height. The vent is then returned downward and connected to the horizontal sink drain immediately downstream from the vertical fixture drain. Figure 6-16 illustrates the construction of the completed island venting system.

The return vent shall be connected to the horizontal drain through a Y-branch fitting, (see "B" in Figure 6-16) and shall in addition be provided with a foot vent taken off the vertical fixture vent by means of a Y-branch fitting immediately below the floor. This foot vent extends to the nearest partition and then through the roof to open air or may be connected to other vents at a point not less than 6 inches above the flood level rim of the fixture served.


VENT THROUGH ROOF OR CONNECT TO OTHER VENTS
DRAINBOARD
NEAREST PARTITION
VERTICAL FIXTURE VENT
CLEANOUT
CLEANOUT
FLOOR
VERTICAL FIXTURE DRAIN
NO FIXTURES UPSTREAM
"A"
"B"
"C"
FOOT VENT 1 1/2"
HORIZONTAL DRAIN 2"
1/4" PER FOOT GRADE
A,B AND C ARE Y-BRANCH FITTINGS

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Bella Villa Homes

PARKER VILLAGE

ORIG | REV | PLAN # | 7