

REVISIONS	BY
XXXXX	XX

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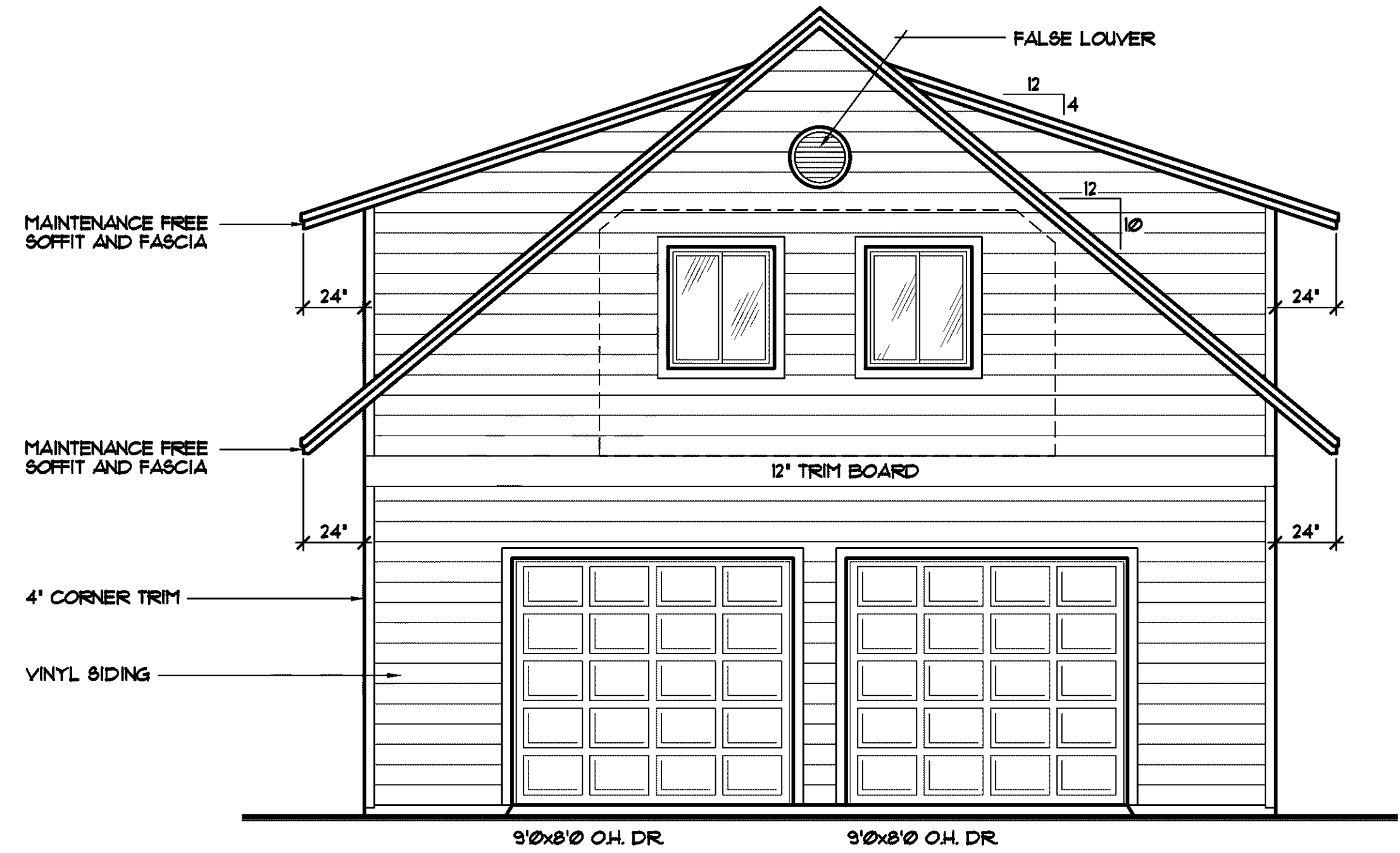
DRAWN	R.V.S.
CHECKED	XX
DATE	06/27/2022
SCALE	AS NOTED
CADD FILE #	22161
SHEET	1 OF 9



**LEFT ELEVATION** 1/4"=1'-0"

LEVEL	R.C.H.	TOP OF WINDOW R.O.
MAIN LEVEL	9'-1 1/8"	7'-10 1/2"
UPPER LEVEL	8'-1 1/8"	6'-10 1/2"

- GENERIC WINDOWS SPEC'D.
- VINYL SIDING SHOWN
- MAINTENANCE FREE SOFFITS & FASCIA
- DOOR & WINDOW TRIM WHERE SHOWN



**FRONT ELEVATION** 1/4"=1'-0"

615 SQFT. MAIN LEVEL  
1263 SQFT. UPPER LEVEL  
1878 SQFT. ABOVE GRADE

NOTE III  
PROVIDE STANDARD ENERGY HEEL • 4/12 ROOF TRUSSES (TYP.)

NOTE III  
PROVIDE 51' HEEL • 10/12 ROOF TRUSSES & BONUS ROOM TRUSSES

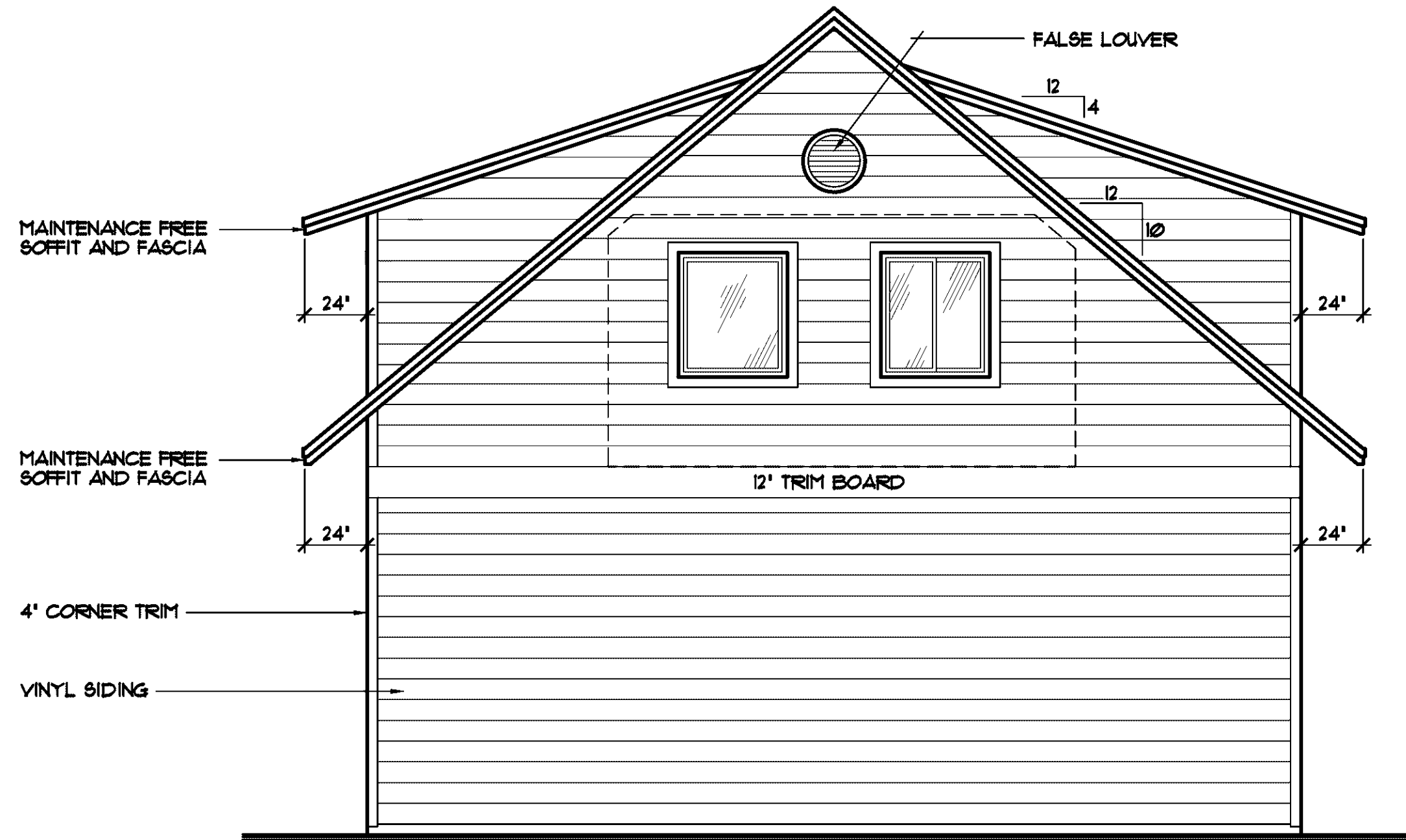
NOTE II  
PROVIDE 26 1/4' HEEL • 10/12 PARALLEL CHORD ROOF TRUSSES • STAIRWELL

NEW GARAGE FOR:  
**MACLENNAN**

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**RIGHT ELEVATION** 1/4"=1'-0"



**REAR ELEVATION** 1/4"=1'-0"

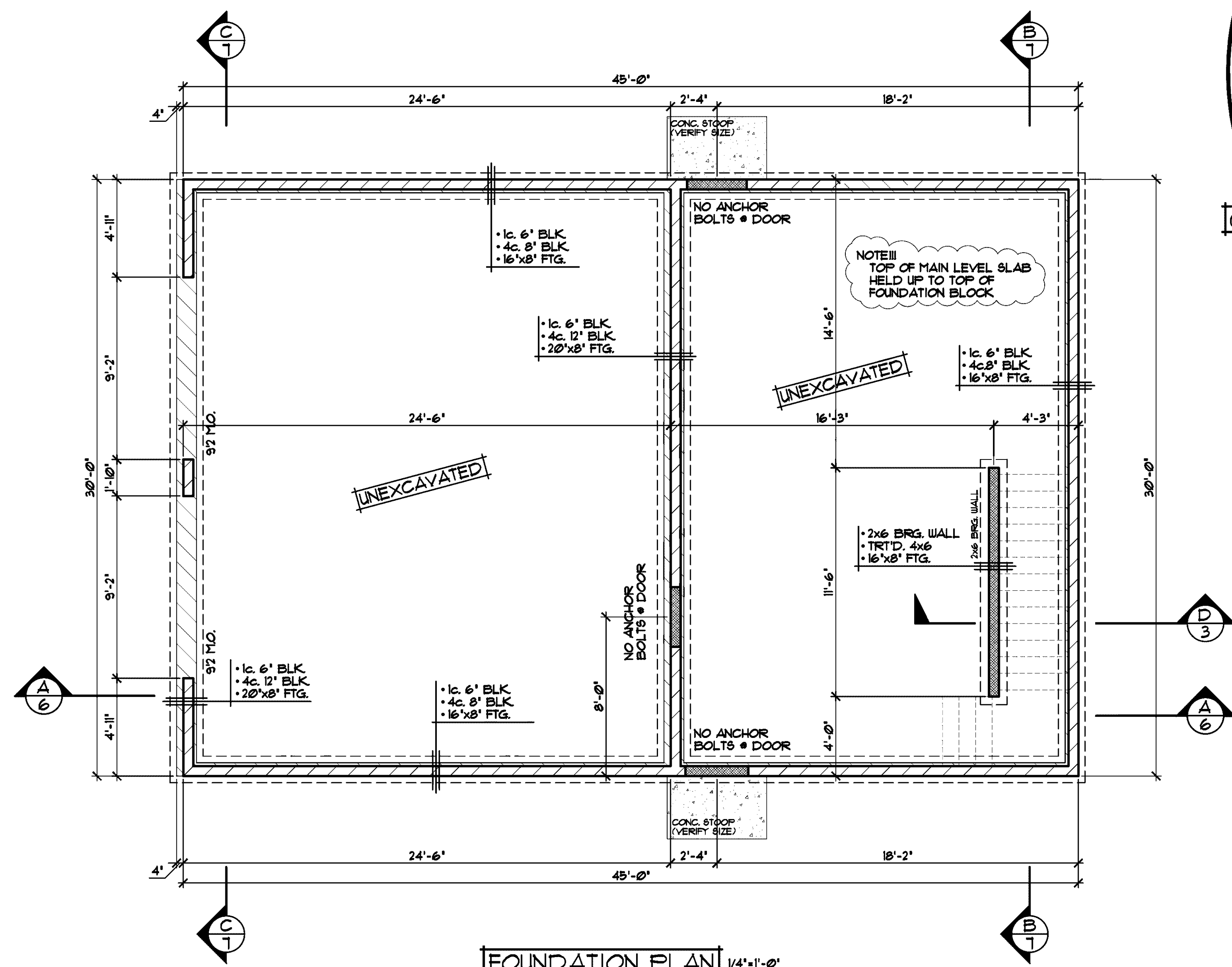
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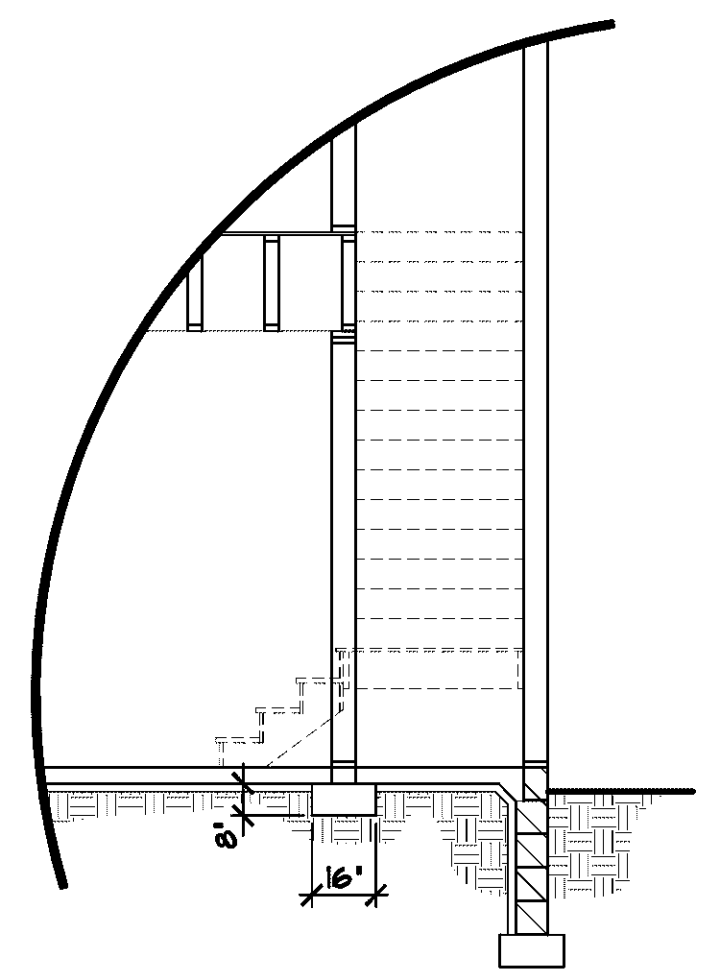


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**FRONT**



**FOUNDATION PLAN** 1/4"=1'-0"  
SLAB-ON-GRADE FOUNDATION



**CROSS SECTION "D"** 1/4"=1'-0"

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK WITH 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

**FOUNDATION CONST. NOTES**

- SOLID CAP BLOCK at TOP COURSE & GROUT SOLID WHERE ANCHOR BOLTS ARE USED & BRICK LEDGES
- PROVIDE 2" R10 FOAM BOARD INSULATION • INTERIOR FOUNDATION WALLS
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)
- PROVIDE (2) #4 BAR AT ALL CONC. FOOTINGS (TYP.)

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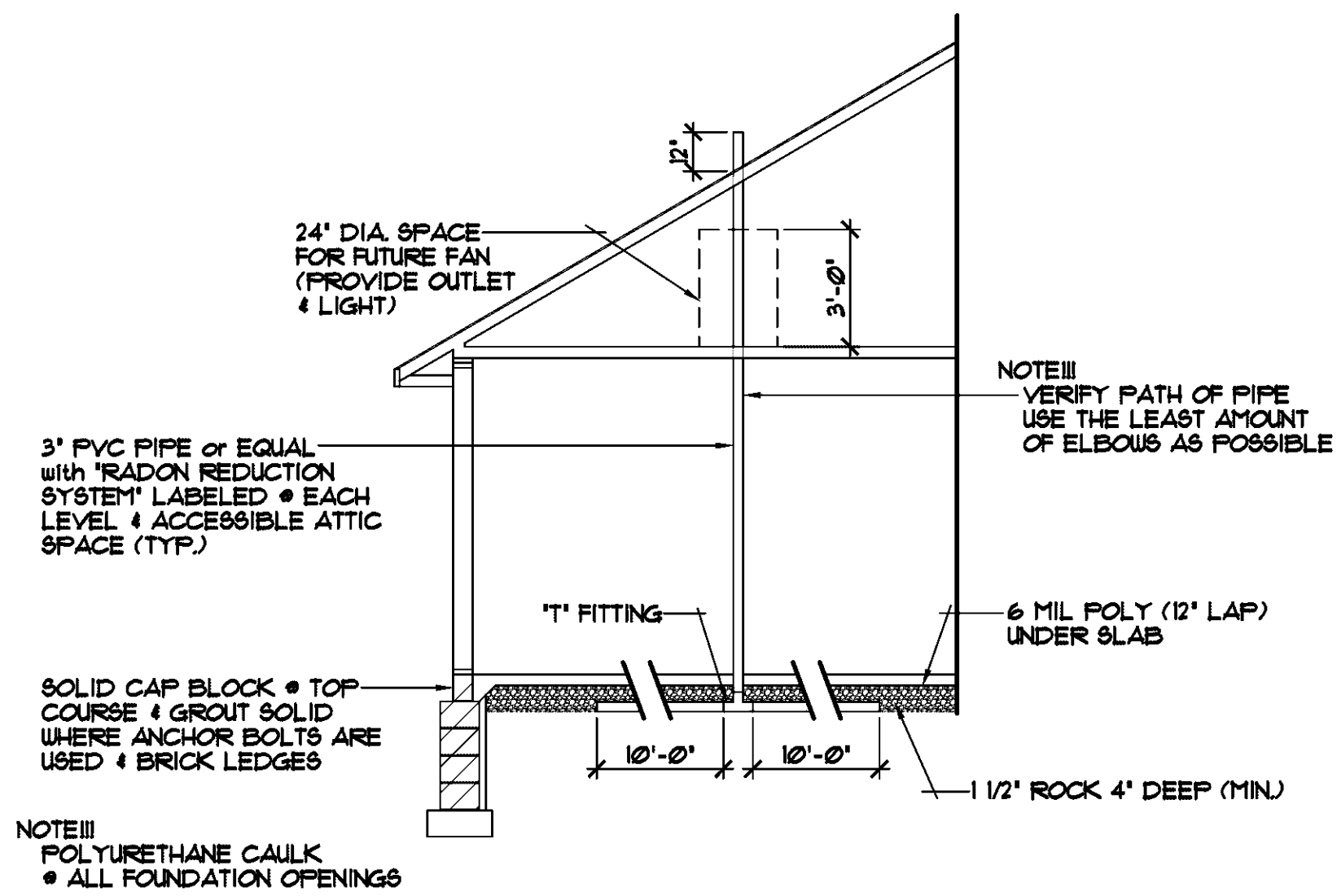
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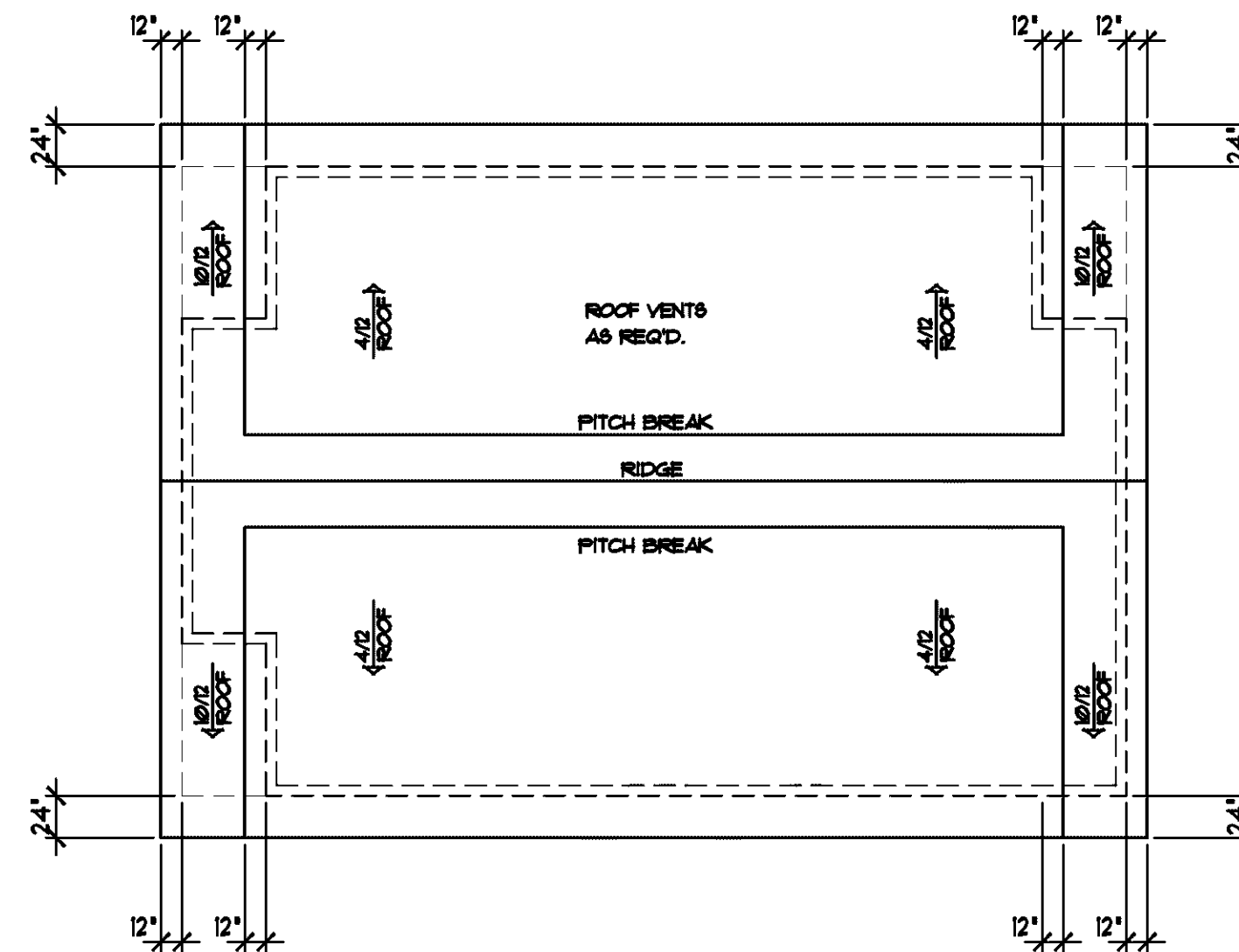
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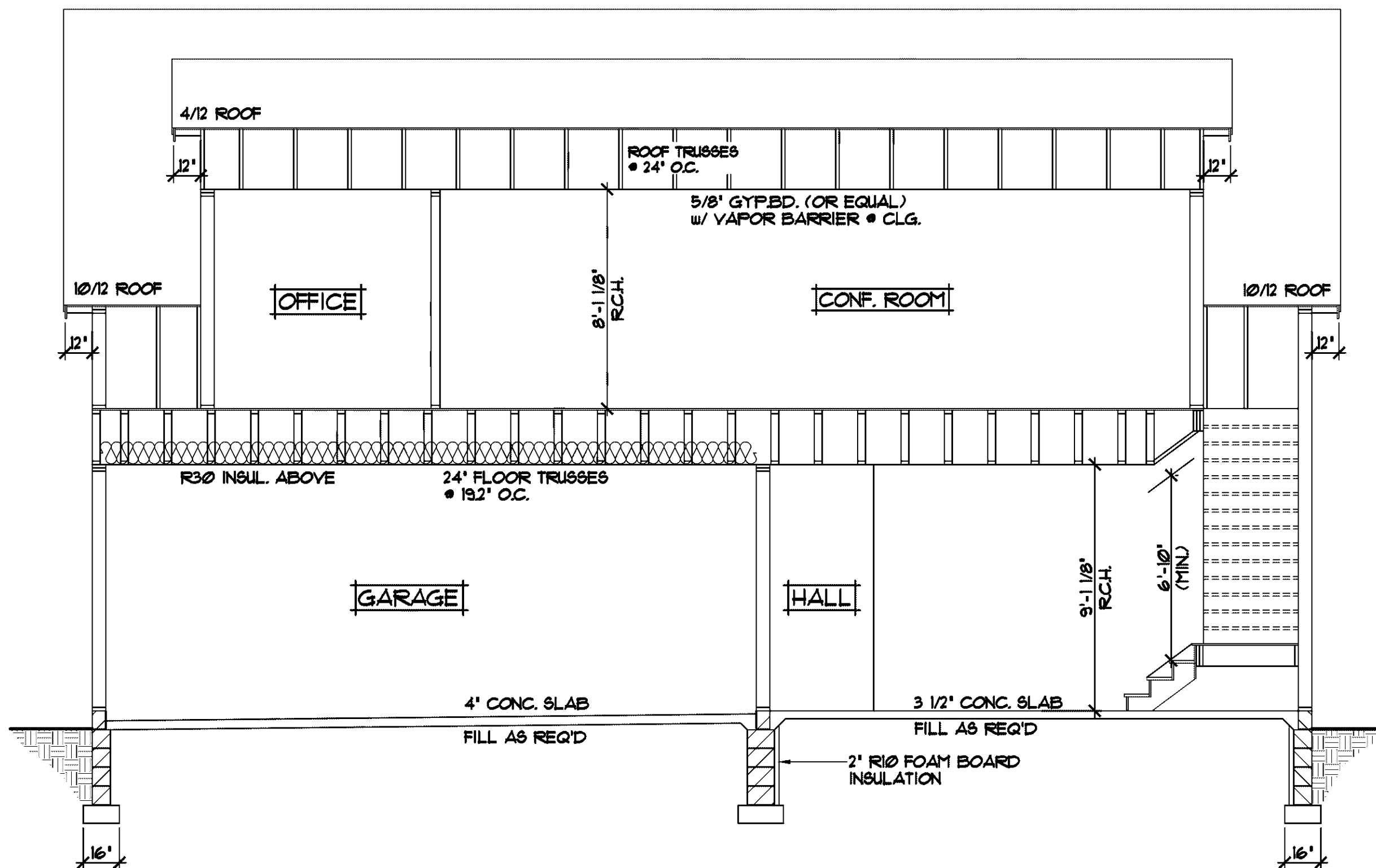




**ALTERNATE METHOD FOR PASSIVE RADON MITIGATION SYSTEM**



**BIRDS EYE ROOF PLAN** 1/8"=1'-0"



**CROSS SECTION "A"** 1/4"=1'-0"

**ROOF CONSTRUCTION:**

- MANUFACTURED ROOF TRUSSES ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
- R49 BLOWN FIBERGLASS INSULATION
- 1/16" ROOF VENT AT SOFFITS, 1/16" VENT AT RIDGE
- AIR CHUTE AT EACH TRUSS SPACE
- 15/32" ROOF SHEATHING
- 15" ROOFING FELT
- ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
- METAL SEAM ROOF

**SOFFIT / FASCIA:**

- 2x6 SUB-FASCIA
- MAINTENANCE FREE FASCIA COVER
- MAINTENANCE FREE VENTED SOFFIT

**WALL CONSTRUCTION:**

- HOUSE WRAP
- 1/16" OSB SHEATHING
- 2x6 STUDS • 16" O.C.
- WINDOWS PER SPEC'S.
- R-20 F.G. BATT INSULATION
- 4 MIL POLY VAPOR RETARDER
- 1/2" GYPSUM BOARD

**RIM AREA CONSTRUCTION:**

- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) • RIM AREA AND R30 (MINIMUM) • CANTS.

**WALL CONSTRUCTION:**

- HOUSE WRAP
- 1/16" OSB SHEATHING
- 2x6 STUDS • 16" O.C.
- WINDOWS PER SPEC'S.
- R-20 F.G. BATT INSULATION
- 4 MIL POLY VAPOR RETARDER
- 1/2" GYPSUM BOARD

**SILL CONSTRUCTION:**

- 2x6 SILL PLATE & SEALER w/ 1/2" ANCHOR BOLTS • T2" O.C.

**SLAB CONSTRUCTION:**

- 4" POURED CONCRETE FLOOR
- 6 MIL POLY VAPOR RETARDER UNDER SLAB
- UNIFORM LAYER OF 3/4" CLEAN AGGRIGATE 4" THICK (MINIMUM)
- SAND FILL AS REQUIRED

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK WITH 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY

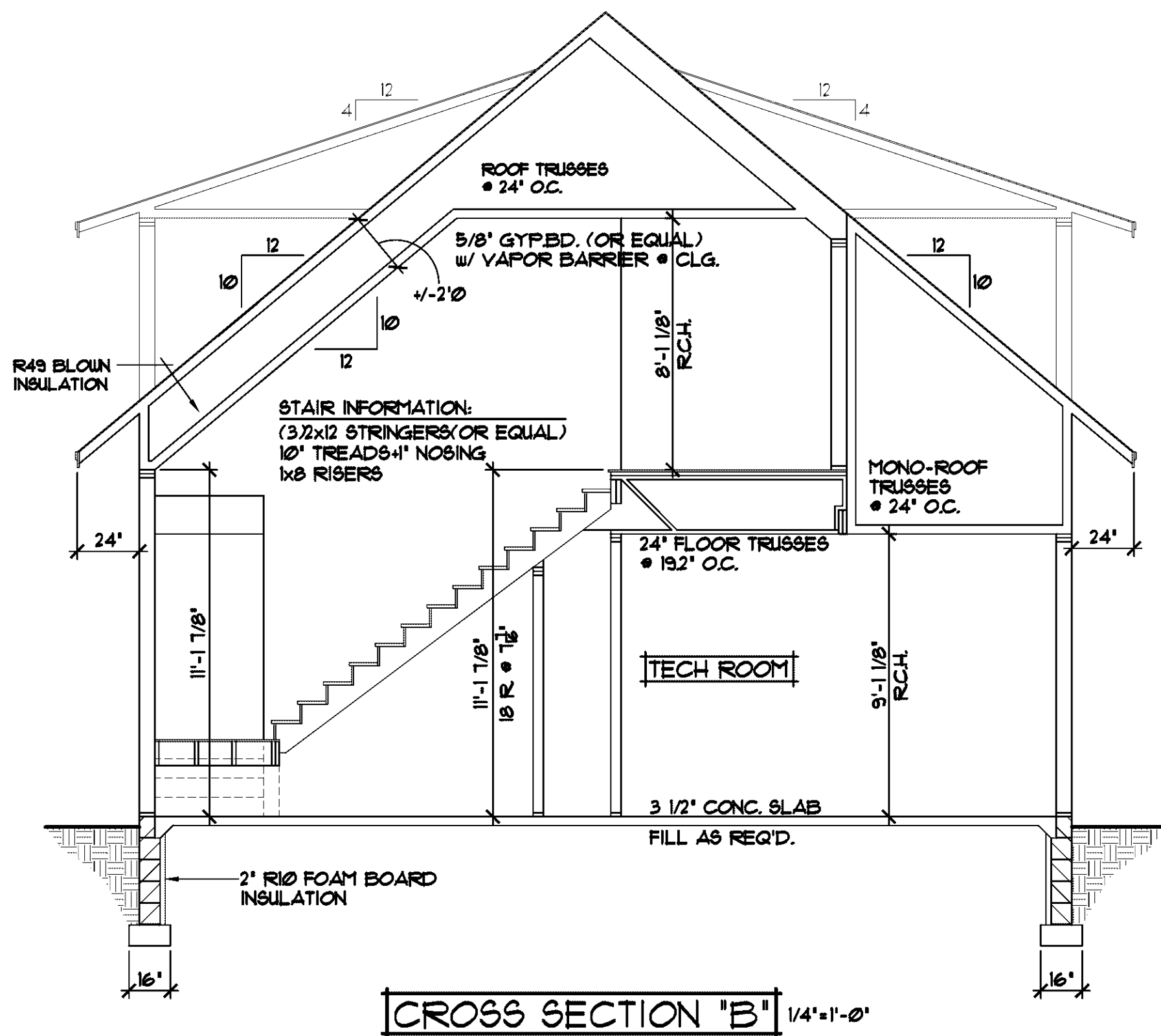
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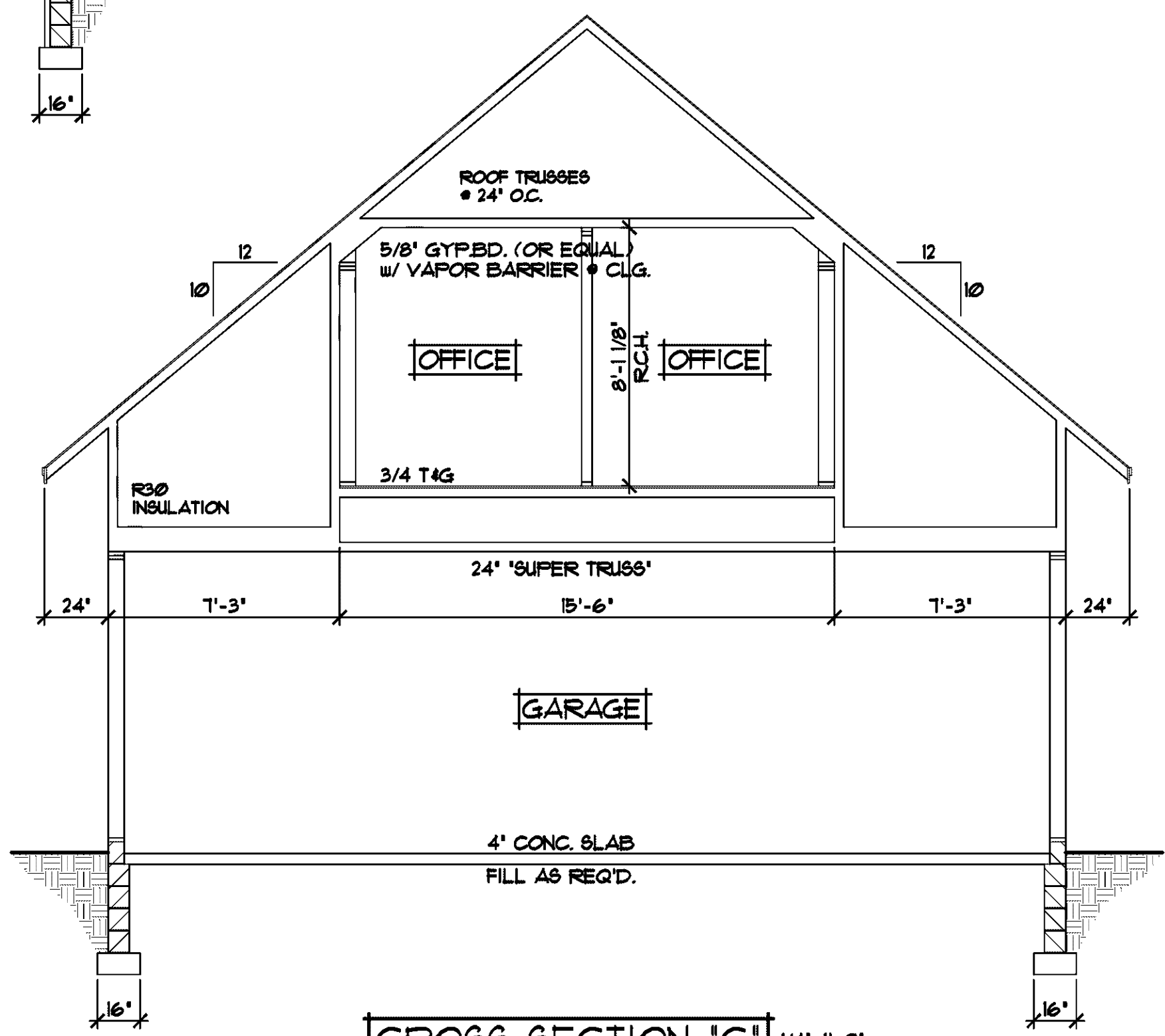
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CROSS SECTION "B" 1/4"=1'-0"

- NOTE III  
PROVIDE STANDARD ENERGY HEEL @ 4/12 ROOF TRUSSES (TYP.)
- NOTE III  
PROVIDE 51" HEEL @ 10/12 ROOF TRUSSES & BONUS ROOM TRUSSES
- NOTE III  
PROVIDE 26 1/4" HEEL @ 10/12 PARALLEL CHORD ROOF TRUSSES @ STAIRWELL

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK WITH 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY



CROSS SECTION "C" 1/4"=1'-0"

- ROOF CONSTRUCTION:**
- MANUFACTURED ROOF TRUSSES ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
  - R49 BLOWN FIBERGLASS INSULATION
  - 1/16" ROOF VENT AT SOFFITS, 1/16" VENT AT RIDGE
  - AIR CHUTE AT EACH TRUSS SPACE
  - 15/32" ROOF SHEATHING
  - 15" ROOFING FELT
  - ICE & WATER MEMBRANE APPLIED
  - 24" FAST EXTERIOR WALL
  - METAL SEAM ROOF
- SOFFIT / FASCIA:**
- 2x6 SUB-FASCIA
  - MAINTENANCE FREE FASCIA COVER
  - MAINTENANCE FREE VENTED SOFFIT
- WALL CONSTRUCTION:**
- HOUSE WRAP
  - 1/16" OSB SHEATHING
  - 2x6 STUDS @ 16" O.C.
  - WINDOWS PER SPEC'S.
  - R-20 F.G. BATT INSULATION
  - 4 MIL POLY VAPOR RETARDER
  - 1/2" GYPSUM BOARD
- RIM AREA CONSTRUCTION:**
- CLOSED CELL SPRAYED FOAM INSUL. R20 (MINIMUM) @ RIM AREA AND R30 (MINIMUM) @ CANTS.
- WALL CONSTRUCTION:**
- HOUSE WRAP
  - 1/16" OSB SHEATHING
  - 2x6 STUDS @ 16" O.C.
  - WINDOWS PER SPEC'S.
  - R-20 F.G. BATT INSULATION
  - 4 MIL POLY VAPOR RETARDER
  - 1/2" GYPSUM BOARD
- SILL CONSTRUCTION:**
- 2x6 SILL PLATE & SEALER w/ 1/2" ANCHOR BOLTS @ 12" O.C.
- SLAB CONSTRUCTION:**
- 4" POURED CONCRETE FLOOR
  - 6 MIL POLY VAPOR RETARDER UNDER SLAB
  - UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
  - SAND FILL AS REQUIRED

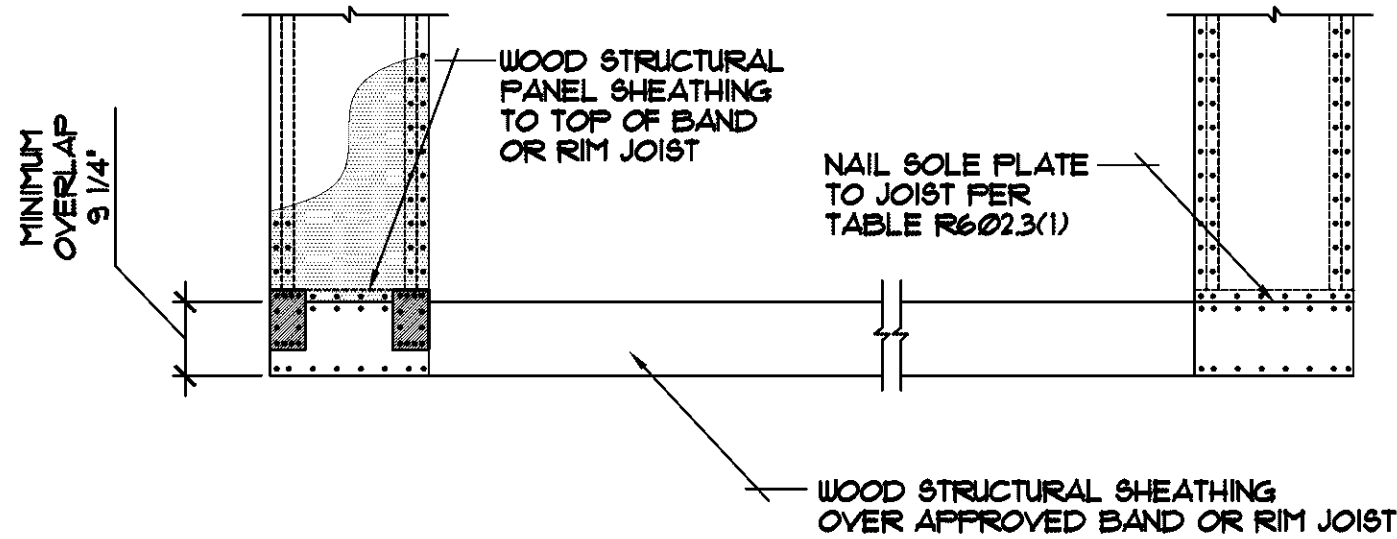
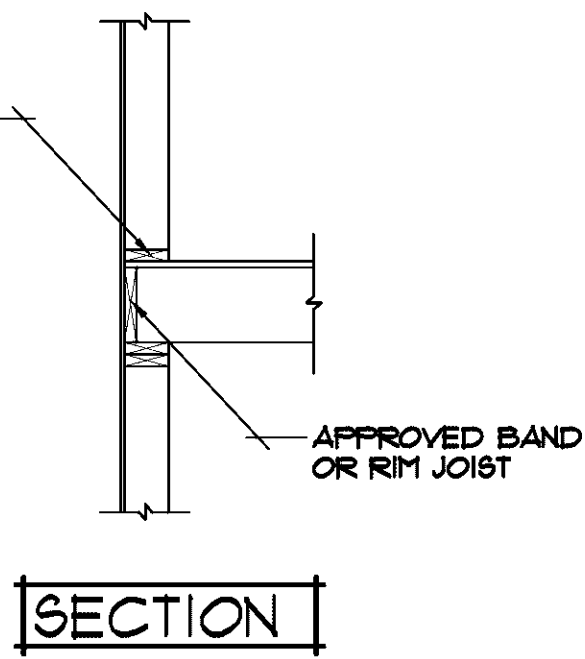
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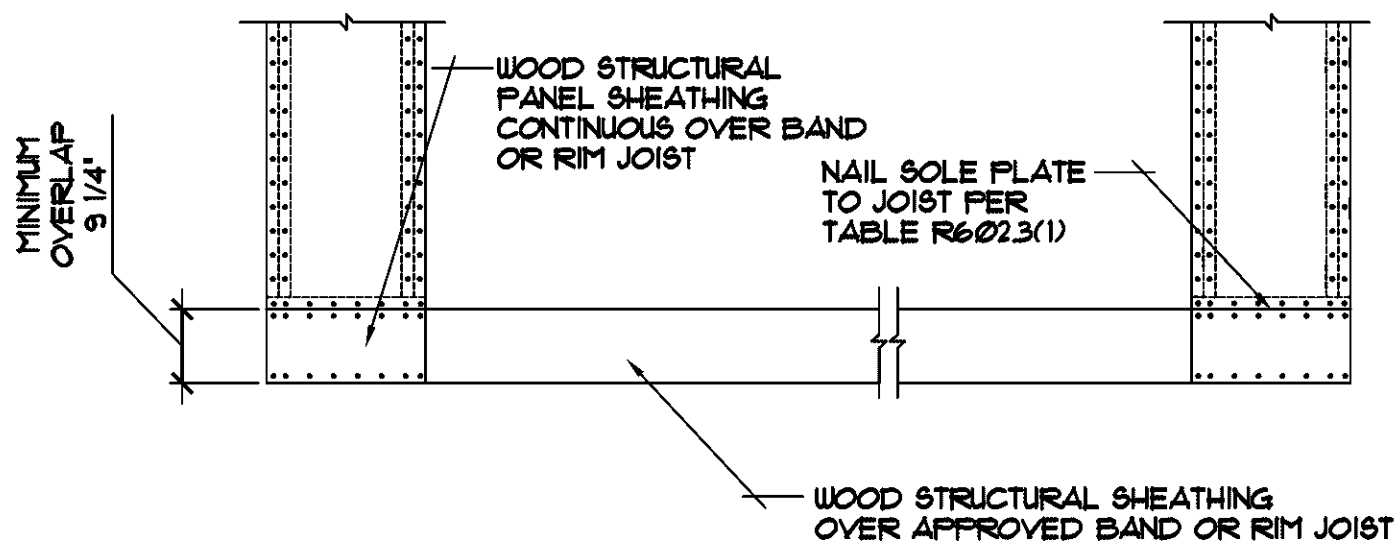
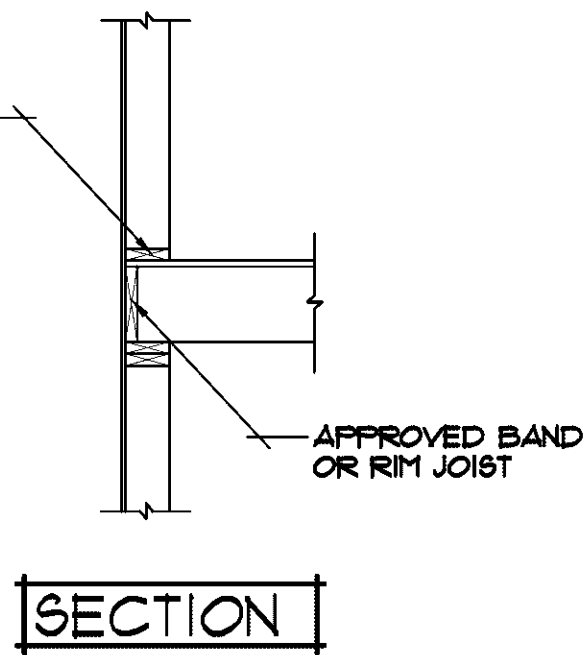
NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1)



FRONT ELEVATION

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1)



FRONT ELEVATION

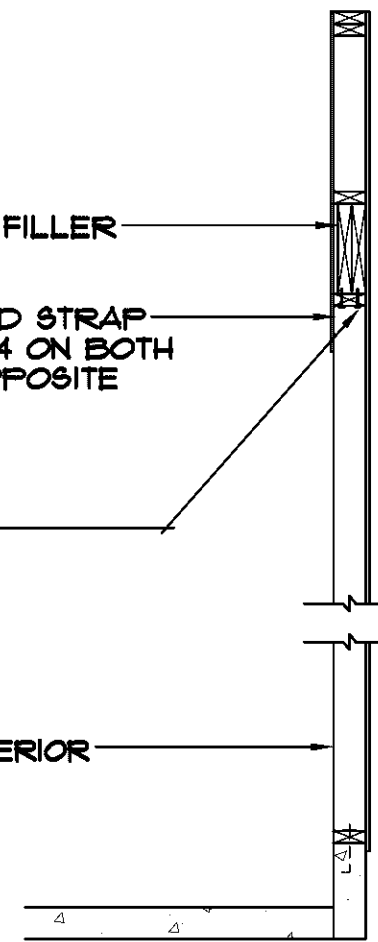
OVER RAISED WOOD FLOOR - OVERLAP OPTION

BLOCKING/SHEATHING FILLER IF NEEDED (TYP.)

HEADER TO JACK-STUD STRAP PER TABLE R602.10.3.4 ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING

16d SINKER NAILS IN 2 ROWS @ 3' O.C.

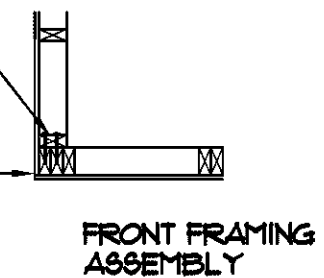
(2)2x6 STUDS w/OSB EXTERIOR SHEATHING



SIDE ELEVATION

16d NAILS @ 24" O/C

8d NAILS @ 6" O/C IN ALL PANEL EDGES, NOT PART OF FRONT FRAMING ASSEMBLY

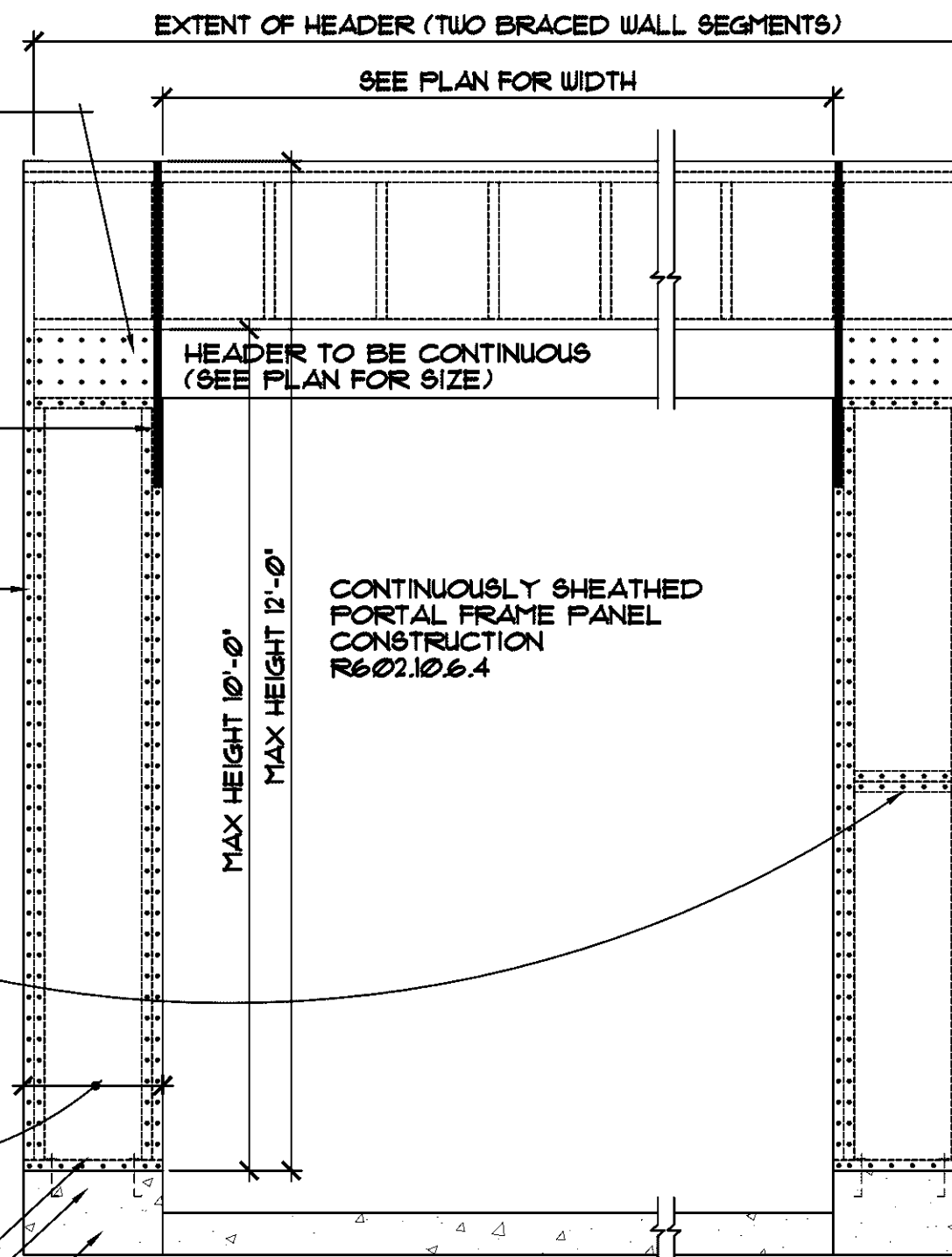


CORNER FRAMING DETAIL

EXTENT OF HEADER (TWO BRACED WALL SEGMENTS)

SEE PLAN FOR WIDTH

FASTEN SHEATHING TO HEADER WITH 8d COMMON NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS AND SILLS)



MAX HEIGHT 10'-0"  
MAX HEIGHT 12'-0"

CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION R602.10.6.4

HEADER TO JACK-STUD STRAP PER TABLE R602.10.3.4 ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING

(2)2x6 STUDS

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITH-IN 24" OF MID-HGHT. ONE ROW OF TYP. SHEATHING TO FRAMING. NAILING IS REQUIRED. IF 2x6 BLK'G. IS USED, THE 2x6'S MUST BE NAILED TOGETHER w/3 16d

SEE PLAN FOR WIDTH

MIN. 2"x2"x3/16" PLATE WASHER

ANCHOR BOLTS PER R403.1.6

FOUNDATION VARIES SEE PLAN FOR SIZES

FRONT ELEVATION

CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION 1/2"=1'-0"

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SHEET  
8  
of 9

CADD FILE #  
22167

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TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURE *a b c*

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
6d COMMON (2.0"x0.13")	1.5	24/0	3/8	16	6	12	B	C	D
8d COMMON (2.5"x0.13")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

FOR SI: 1" = 25.4mm, 1 mile per hour = 0.447 m/s

- a. Panel strength axis parallel or perpendicular to supports. three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports
- b. Table is based on wind pressures acting toward and away from building surfaces per Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10
- c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16"o.c. or 24"o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16"o.c. shall be used with studs spaced a maximum of 16 inches on center.

NOTE!!! BRACED WALL PANELS TO BE FRAMED FROM FLOOR TRUSS ATTACHMENT POINTS TO ROOF TRUSS ATTACHMENT POINTS BEHIND ROOF TRUSSES PER R602.10.2 • ENTIRE UPPER LEVEL (TYP.)

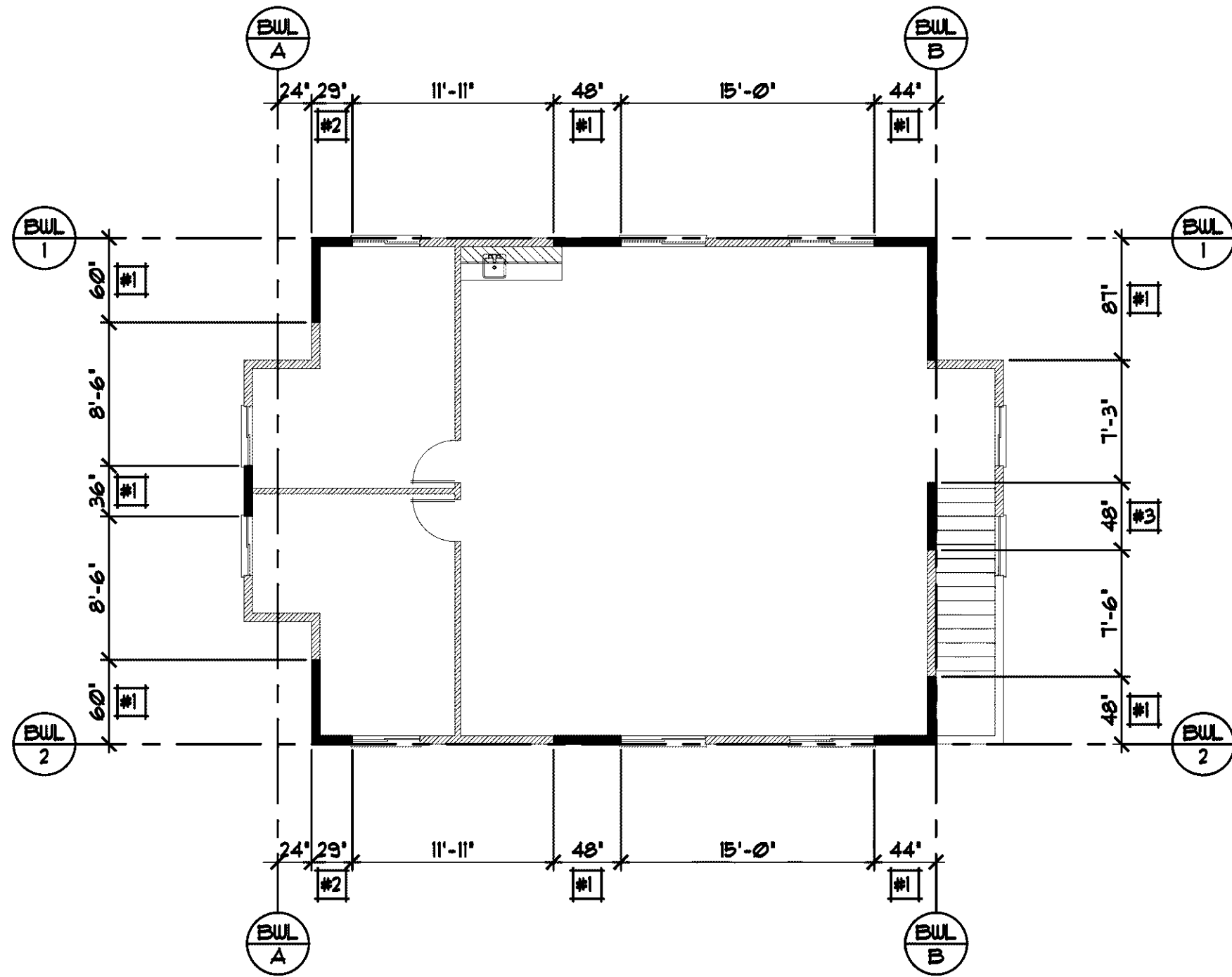
NOTE!!! APPROVED UPLIFT FRAMING CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER/ SUPPLIER TO PROVIDE A CONTINUOUS LOAD PATH TO A POINT WHERE UPLIFT FORCES ARE 100plf OR LESS (PER R602.3.5 AND PER SECTION R302.11)

	WALL BRACING METHOD	DESCRIPTION
#1	C5-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) PER TABLE R602.3 (3)
#2	C5-FF	(CONTINUOUSLY SHEATHED PORTAL FRAMING) SEE THE C5-FF DETAIL (SHEET #9)
#3	GB	(GYPSUM BOARD) NAILS OR SCREWS PER TABLE R602.3(1) • EXTERIOR LOCATIONS # PER TABLE R102.3.5 • INTERIOR LOCATIONS

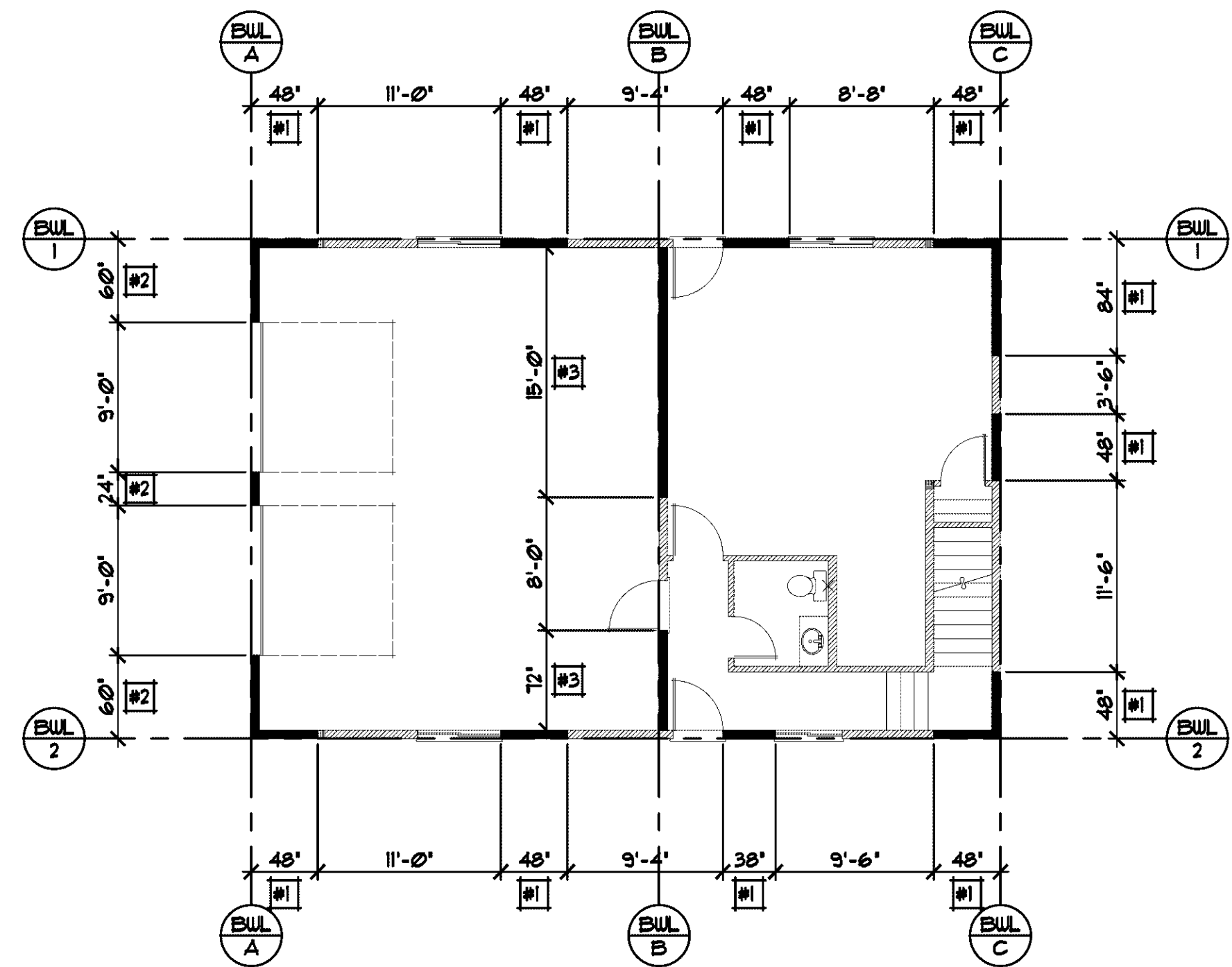
ALL BRACED PANEL LENGTHS GIVEN ARE TO BE TREATED AS MINIMUMS.

WIND EXPOSURE CATEGORY IS TO BE CATEGORY 'B' PER SECTION R301.2.1.4

WIND SPEED RESISTANCE TO BE MEASURED LESS THAN OR EQUAL TO 90 MPH.



UPPER LEVEL WALL BRACING PLAN 1/8"=1'-0"



MAIN LEVEL WALL BRACING PLAN 1/8"=1'-0"

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