

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) ☐ Compatibility Review ☐ Lot Line Adjustment ☐ Non-Conforming Use Review ☐ Natural Resource (NROD) Verification	Type II (OCMC 17.50.030.B) ☐ Extension ☐ Detailed Development Review ☐ Geotechnical Hazards ☐ Minor Partition (<4 lots) ☐ Minor Site Plan & Design Review ☐ Non-Conforming Use Review ☐ Site Plan and Design Review ☐ Subdivision (4+ lots) ☐ Minor Variance ☐ Natural Resource (NROD) Review	☐ Concept Development Plan ☐ Conditional Use ew ☐ Comprehensive Plan Amendment (Text/Map) ☐ Detailed Development Plan ☐ Historic Review ☐ Municipal Code Amendment ☐ Variance
File Number(s):	16-0003	
Proposed Land Use or Activity:	Build a garage	
Project Name:		mber of Lots Proposed (If Applicable):
Physical Address of Site: 13 03	3 JQ Adams S	5+
Clackamas County Map and Tax Lo	ot Number(s): <u>146 -3</u> 2	200 62-02
Applicant(s): Applicant(s) Signature:	ion Clipsied	
Applicant(s) Name Printed:	aron Clippard	Date: 8/11/16
Mailing Address: <u>\303</u>	TO Adams St	Oregon City OR 97045
Phone: <u>503723-3636</u>	Fax:	Email: <u>Caronalipparda mac.com</u>
Property Owner(s): Property Owner(s) Signature:	James + Caron C	listard
Property Owner(s) Name Printed:		Date: 8/11/16
Mailing Address: 1303		
Phone: <u>503723-363</u> L		Email: Chrowd Cippar &@ Mac co
Representative(s): Representative(s) Signature:		
Representative (s) Name Printed:		Date:
Mailing Address:		
Phone:	Fax:	Email:

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

Historic Review Checklist New Construction

3. Narrative

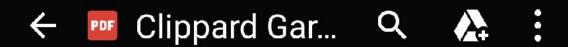
James and Caron Clippard, property owners and residents at 1303 JQ Adams Street, propose to build an additional new structure upon their existing property.

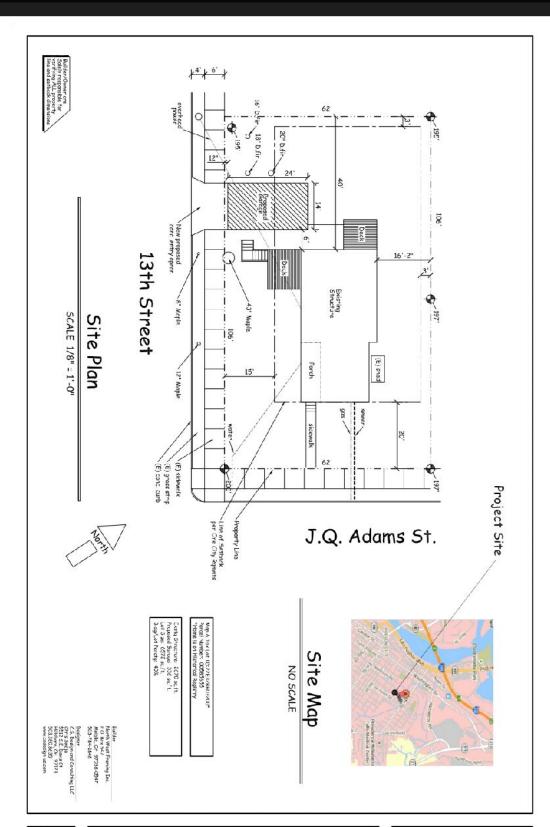
The proposed structure is to be a free standing, single car garage. The garage will be in the same vernacular style as their existing home. The materials used for the construction of the garage are to be of the same grade and appearance to those used in the 2007 historic review board approved renovation of the exterior of the house. The exterior of the garage will be painted in a color scheme that matches the existing home.

Per the attached Plan Number 2031, the proposed building will be single story, 14 foot wide by 24 foot long, with a 6/12 pitched roof. It will include a single front facing roll up carriage garage door, a side access door, and a window.

Construction will begin shortly after approval, with an anticipated completion 60 days after site preparation. The proposed site, at the north-west end of the house, is currently a portion of our back yard. There are no existing structures on the proposed building side.







P sheet

C.S. Design and Consulting LLC 5512 S.E. Davis Ct. Hillsboro, Or. 97123 csdesign-us@hotmail.com 503-380-8635 Clippard Garage 1303 J.Q. Adams 51 Oregon City, Or. 97045



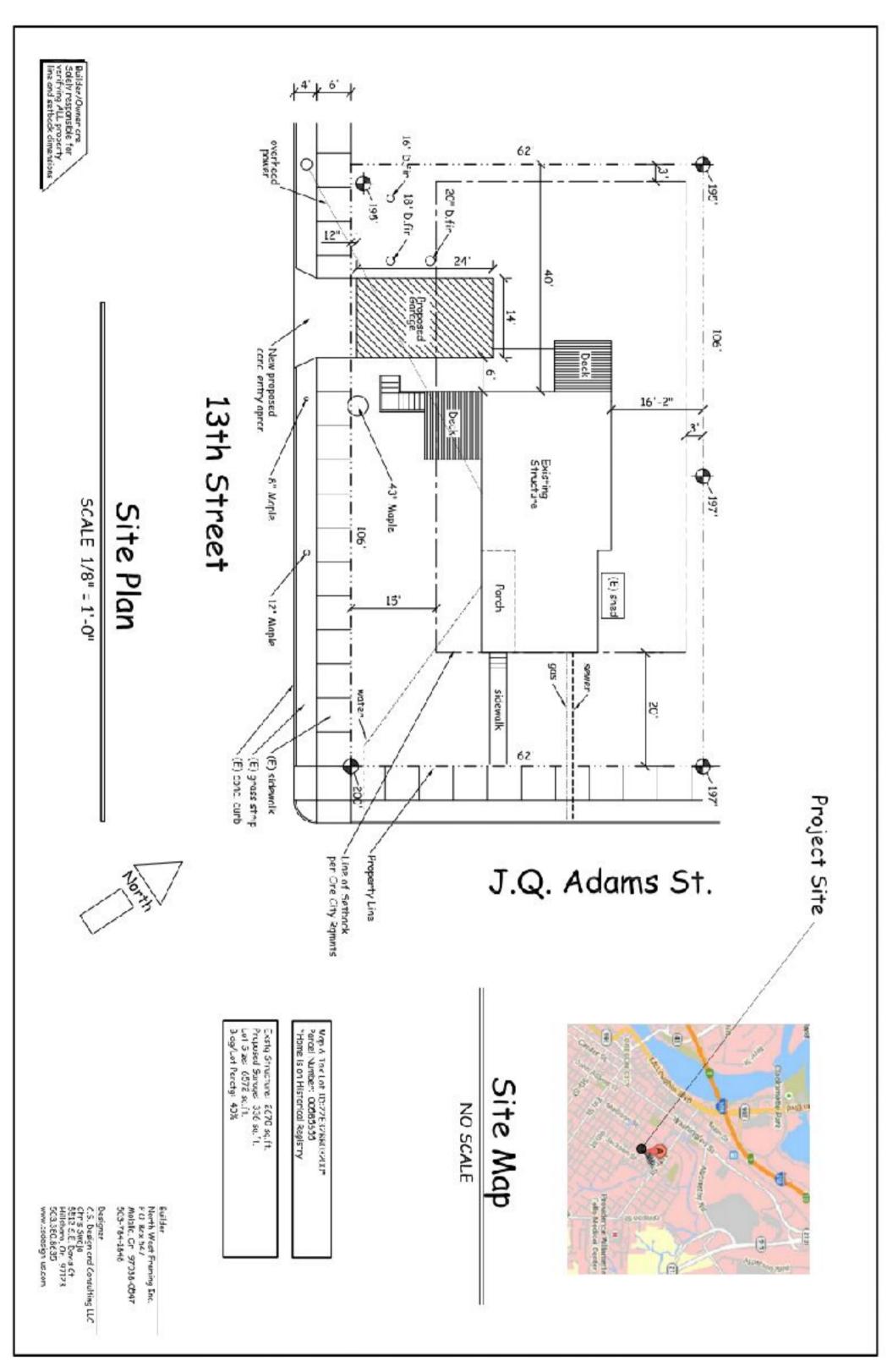


Clippard Gar...

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Clippard Garage 1303 J.Q. Adams 51 Oregon City, Or. 97045

date: 8/11/16

ten:

BUILDING SPECIFICATIONS

DIMENSIONS:

I. DRAWING DIMENSIONS GOVERN OVER SCALE. VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED DOORS, WINDOWS AND MECHANICAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

DESIGN CRITERIA:

YARD LUMBER		SO, PINE NO. 2		STRUCT. LAM. WOOD BEAM		
Fv = 90 E = 1,500,000 PS		2x10 Fb = 1050 PSI 2x12 Fb = 975 PSI SO. PINE NO. 1 2x10 Fb = 1300 PSI 2x12 Fb = 1250 PSI	Fb Fv E	= 2,600 PSI = 285 PSI = 2,000,000 PSI		
	ROOFS	FLOG	ORS	BALCONIES		
	(WOOD OR ASPHALT SHINGLES)	WOOD. CARPET OR VINYL	CERLTILE SLATE, OR STONE	SPACED DECK		
DEAD LOAD (PSF) LIVE LOAD (PSF) TOTAL LOAD (PSF)	10 30 40	10 40 50	20 40 60	7 60 67		

MINIMUM SOIL BEARING PRESSURE - 1,500 PSF (2,000 PSF IF CERTIFIED BY A MISSOURI REGISTERED SOILS ENGINEER.

CONCRETE:

1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE: 2500 PSI - BASEMENT SLABS AND FOOTINGS. 3000 PSI - BASEMENT WALLS AND FOUNDATION WALLS 3500 PSI - PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS

2. PLACE CONCRETE SLABS ON 4" OF COMPACTED GRAVEL FILL WITH 6"x6" – W 1.4 x W 1.4 WIRE MESH REINFORCEMENT. ALL SLABS UNDER INTERIOR FINISHED AND HEATED LIVING SPACES SHALL BE PLACED ON 6 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" LAPPED JOINTS. 3. PROVIDE $1\!\!/\,2''$ EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED SPACES OR AREAS. 4. CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.

1. IF TRUSSES ARE SPECIFIED ON THE PLANS, THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND/OR STRESS AND LOAD CALCULATIONS (DIAGRAMS) FOR CONTRACTORS APPROVAL PRIOR TO CONSTRUCTION. DIAGRAMS SHALL BEAR SEAL OF REGISTERED ENGINEER IN THE STATE IN WHICH THE STRUCTURE IS BUILT.

2. INSTALL RAFTER OR TRUSS TIE-DOWNS (SIMPSON #H7Z OR EQUAL) AT EACH TRUSS OR RAFTER BEARING POINT. TRUSSES SHALL BE NAILED TO THE TOP PLATE OF THE WALL WITH 3-16d NAILS TOE-NAILED WITHOUT SPLITTING THE END OF THE TRUSS. 3. SOLID WOOD BEAMS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1,500 PSI AND A MODULUS OF ELASTICITY OF 1,760,000 PSI. COMPOSITE WOOD BEAMS (CONSTRUCTED OF 3 OR MORE MEMBERS) AND REPETITIVE MEMBERS (e.g., JOISTS & RAFTERS) SHALL HAVE AN ALLOWABLE BENDING STRESS OF 5. XI.15 PSI AND A MODULUS OF ELASTICITY OF 1,500,000 PSI. CHANGES IN MEMBER SIZE OR STRUCTURAL CHARACTERISTICS WILL ALTER THE INTEGRITY OF THE FLOOR AND ROOF SYSTEM.

4. ALL STRUCTURAL PANELS (PLYWOOD, WAFER-BOARD, COMPOSITE, PARTICLE BOARD, ORIENTED STRAND BOARD) SHALL BEAR THE BASIC GRADE TRADEMARKS OF THE AMERICAN PLYWOOD ASSOCIATION. 5. ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS A36. 6. MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES. TIES SHALL BE SPACED NOT MORE THAN 16" ON CENTER HORIZONTALLY AND NOT MORE THAN 16" ON

7. ALL MASONRY OVER WALL OPENINGS SHALL BE SUPPORTED WITH ONE STEEL ANGLE FOR EACH 4" THICKNESS OF MASONRY SUPPORTED AS FOLLOWS WITH LONGER LEG OF ANGLE POSITIONED VERTICALLY:



FOUNDATIONS

1. CHECK THE DEPTH OF THE FROST LINE FOR FOOTING DEPTHS AND VERIFY FOOTING REQUIREMENTS WITH LOCAL CODE OFFICIALS. CONSULT AN ENGINEER WHEN ENCOUNTERING UNUSUAL, SUSPECT OR UNSTABLE SOIL CONDITIONS. 2. UNLESS OTHERWISE NOTED, CAST IN PLACE CONCRETE FOUNDATION WALLS SHALL NOT EXCEED 8'-0" IN HEIGHT AND HAVE A MINIMUM WALL THICKNESS OF 8". REINFORCE WITH TWO #4 HORIZONTAL BARS IN THE UPPER AND LOWER 12" SECTIONS OF WALL. FOOTINGS SHALL HAVE 2"x4" KEY OR HAVE #3 VERTICAL REBARS AT 18" ON CENTER.

3. PLACE 1/2" DIAMETER x 12" LONG ANCHOR BOLTS AT 6'-0" ON CENTER, SET A MINIMUM OF 8" INTO CONCRETE. A MINIMUM OF TWO BOLTS REQUIRED PER SECTION OF SILL PLATE. THERE SHALL BE AN ANCHOR BOLT LOCATED 4 TO 12 INCHES FROM THE END OF EACH SILL PLATE. NUTS AND 1 1/2" WASHERS ARE TO BE PROVIDED TO FASTEN THE SILL PLATE TO THE ANCHOR BOLTS. SECTION R403.1.6

4. APPLY TWO COATS (MINIMUM) OF TROWELED OR SPRAYED ON WATERPROOFING COMPOUND TO EXTERIOR WALL SURFACE OF EXCAVATED AREAS. 5. FOR FOUNDATION WALL DRAINAGE, INSTALL 4" MINIMUM DIAMETER DRAINAGE TILE OR PERFORATED PIPE AT THE PERIMETER OF EXCAVATED AREAS AND BELOW FINISHED BASEMENT FLOOR SLAB ELEVATION (WHEN APPLICABLE) COVER TOP OF PIPE WITH #15 FELT AND A MINIMUM 18" COURSE OF ROCK OR GRAVEL. SLOPE PIPE TO DRAIN OR SUMP PUMP AS REQUIRED.

6. ALL GRADES TO SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6° DROP WITHIN THE FIRST 10 FEET OR TO A SWALE. USE CONCRETE SPLASH BLOCK OR DRAIN PIPE AT EACH DOWNSPOUT TO DIRECT RUN-OFF AWAY FROM FOUNDATION. 7. PROVIDE TERMITE PROTECTION AS REQUIRED AND REMOVE ALL WOOD CONSTRUCTION MATERIALS FROM THE EXCAVATION NEAR THE STRUCTURE. 8. MINIMUM OF 2-#5 REINFORCING BARS AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24° BEYOND THE CORNERS OF THE OPENINGS.

CARPENTRY:

1. UNLESS OTHERWISE NOTED ON DRAWINGS PROVIDE:

- DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE JOISTS TERMINATE

- AN EXTRA JOIST UNDER ALL PARALLEL PARTITIONS

- DOUBLE 2210 HEADERS WITH 1/2" RATED PLYWOOD BETWEEN, AT ALL DOOR AND WINDOW OPENINGS

- MINIMUM OF ONE ROW OF JOIST BRIDGING PER JOIST SPAN

2. FLOORS TO BE CONSTRUCTED OF 3/4" TONGUE AND GROOVE PLYWOOD GLUED AND NAILED TO FLOOR JOISTS. 3. ROOF TO BE CONSTRUCTED OF 210* MINIMUM ASPHALT SHINGLES (ADHESIVE TYPE) OR EQUIVALENT ON 15* FELT ON 1/2" C-D EXTERIOR PLYWOOD SHEATHING ON ROOF FRAMING. SHEET METAL FLASHING WHERE ROOF ABUTS ANY VERTICAL SURFACE. ALL UNDERLAYMENTS TO BE A MIN OF TYPE 1 PER ASTM-D226-95 (NO. 15 ASPHALT FELT) 4. CORNER BRACING TO BE $1/2^\circ$ OR $3/4^\circ$ x 48° WIDE C-D EXTERIOR PLYWOOD BOTH DIRECTIONS AT ALL CORNERS OR APPROVED DIAGONAL CORNER BRACES IN BOTH DIRECTIONS AT ALL CORNERS. 5. ALL INTERIOR WALLS AND CEILINGS ARE TO BE COVERED WITH A MINIMUM 1/2" GYPSUM BOARD WITH EXTERIOR CORNERS METAL REINFORCED. SURFACES TO BE TAPED, FLOATED (3 COATS) AND SANDED. WATER RESISTANT GYPSUM BACKER BOARD REQUIRED AROUND BATHTUBS AND SHOWERS.

6. INTERIOR WALLS AND CEILING OF GARAGE TO BE COVERED WITH A MINIMUM 5/8" FIRECODE GYPSUM BOARD. DOORS LEADING FROM GARAGE TO LIVING SPACE SHALL BE 3/4 HOUR FIRE RATED. FIRESTOP ALL DUCT CHASES, BULKHEADS, LAUNDRY CHUTES, METAL FLUES AND ALL SHAFTS AT EACH FLOOR. 7. CUTTING, NOTCHING AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R502.8 AND R602.6, R602.6.1 OF 2009 IRC. REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH SECTION R602.6. 8. NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEATHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH TABLES R602.3(1) AND R602.3(2) OF 2009 IRC. 9. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200.

10. TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED. FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

DRYER VENTING

THE TOTAL DEVELOPED LENGTH OF DRYER EXHAUST DUCTS MAY BE UP TO A MAXIMUM OF 25 FEET WHEN CLEANOUTS AND SIGNAGE ARE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: THE TOTAL DEVELOPED LENGTH OF DRYER EXHAUST DUCTS SHALL BE DETERMINED BY ADDING EQUIVALENT LENGTHS OF 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND TO THE LENGTHIS OF THE STRAIGHT DUCT RUNIS). IF THE TOTAL LENGTH OF DRYER EXHAUST DUCT EXCEEDS 25 FEET CLEANOUTS AND SIGNAGE MUST BE PROVIDED. THE MAXIMUM TOTAL DEVELOPED LENGTH DOES NOT INCLUDE THE TRANSITION DUCT USED TO CONNECT THE DRYER TO THE EXHAUST THE FIRST CLEANOUT SHALL BE DOWNSTREAM AND WITHIN 12 INCHES OF THE 2ND ELBOW FROM THE DRYER. ADDITIONAL CLEANOUTS ARE REQUIRED AT A 15 FOOT MAXIMUM SPACING WHEN THE REMAINING (STRAIGHT) EXHAUST DUCT LENGTH EXCEEDS 15 FEET FROM THE FIRST CLEANOUT. CLEANOUTS THAT ARE NONMETALLIC MUST BE LISTSED/LABELED FOR USE IN A DRYER EXHAUST SYSTEM BY AN INDEPENDENT AGENCY SUCH AS UNDERWRITER'S LABORATORIES.

PERMANENT SIGNAGE SHALL BE PROVIDED IN THE LAUNDRY ROOM BEHIND THE DRYER AREA NEAR THE EXHAUST CONNECTION TO INFORM THE OWNER AT THE TIME OF DRYER INSTALLATION THAT THE DRYER EXHAUST SYSTEM HAS CLEANOUTS THAT REQUIRE PERIODIC INSPECTION AND CLEANING. SUCH SIGNAGE SHALL INCLUDE INSTRUCTIONS ON CLEANING THE SYSTEM.

ALL JOINTS OF THE EXHAUST DUCT SYSTEM ARE TO BE SECURED WITH TAPE (NO SCREWS TO CATCH LINT)

CLEANOUTS MUST BE IDENTIFIED AS SUCH BY PERMANENT SIGNAGE/LABELS WITH THE WORDS "DRYER EXHAUST CLEANOUT". ACCESS PANELS, ALSO HAVING EQUIVALENT AFFIXED SIGNAGE/LABELS, SHALL BE PROVIDED FOR ANY CONCEALED CLEANOUTS.

WATERPROOFING AND DAMPPROOFING

NO GROUND WATER PRESENT -

PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEMS AROUND PERIMETER OF THE OUTSIDE OF THE FOUNDATION OR INSIDE THE FOUNDATION. DRAIN DISCHARGE SHALL BE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO A BASEMENT FLOOR SUMP.

AN APPROVED FILTER MEMBRANE SHALL BE PLACED OVER THE TOP OF THE JOINTS/PIPE PERFORATIONS. THE TILE/PIPE SHALL BE PLACED ON 2" MINIMUM GRAVEL OR CRUSHED STONE AND HAVE 6" MINIMUM COVER. PROVIDE SUMP 15" IN DIAMETER X 18" DEEP WITH A FITTED COVER CONNECTED TO THE FOUNDATION DRAIN PIPE UNLESS GRAVITY DISCHARGE. A SUMP PUMP SHALL BE PROVIDED IF BASEMENT IS FINISHED OR PARTIALLY FINISHED WITH PUMP DISCHARGE BY AN APPROVED METHOD.

PROVIDE DAMPPROOFING OF FLOOR SLAB OF 6 MIL POLYETHYLENE FILM BELOW SLAB, WITH JOINTS IN MEMBRANE LAPPED AND SEALED. WALLS SHALL BE DAMPPROFFED WITH A BITUMINOUS MATERIAL, 3 LB. PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT 1/8" COAT OF SURFACE BONDING MORTAR, OR BY ANY OF THE MATERIALS PERMITTED FOR WALL WATERPROOFING.

GROUND WATER PRESENT -

DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (15" IN DIAMETER X 18" DEEP WITH FITTED COVER) HAVING A SUMP PUMP THAT DISCHARGES INTO AN APPROVED DISPOSAL SYSTEM. PROVIDE WATERPROOFING MEMBRANE UNDER FLOOR SLAB OF RUBBERIZED ASPHALT, BUTYLRUBBER, NEOPRENE, OR MINIMUM 6 MIL POLYVINYL CHLORIDE OR POLYETHYLENE WITH JOINTS LAPPED A MINIMUM OF 6 INCHES AND SEALED. FOUNDATION TO BE WATERPROOFED WITH TWO PLY HOT-MOPPED FELTS, 6 MIL P.V.C., 40 MIL POLYMER MODIFIED ASPHALT, OR 6 MIL POLYETHYLENE. JOINTS TO BE LAPPED AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTION.

PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEM BOTH INSIDE AND OUTSIDE OF FOUNDATION.

WATERPROOFING TO BE APPLIED FROM THE BOTTOM OF THE WALL TO AT LEAST 12" ABOVE THE WATER TABLE ELEVATION. THE REMAINDER OF THE WALL TO BE DAMPPROFFED. ALL JOINTS IN WALLS AND FLOORS TO BE WATER TIGHT.

SUMP PUMP DISCHARGE AND ROOF DRAINAGE SHALL BE PIPED TO A STORM DRAIN OR TO APPROVED WATER COURSE. DISCHARGING TO OR WITHIN 10 FEET OF A SIDEWALK, DRIVEWAY, STREET OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.

INSULATION:

1. UNLESS OTHERWISE NOTED ON DRAWINGS PROVIDE: - MINIMUM R-13 BATT INSULATION IN ALL EXTERIOR WALLS - MINIMUM R-30 INSULATION IN ALL ATTICS AND CATHEDRAL CEILINGS

DOWNSPOUT DISCHARGE SHALL BE DIRECTED AWAY FROM FOUNDATION.

- MINIMUM R-19 BATT INSULATION IN ALL FLOORS ADJACENT TO THE EXTERIOR OR UNHEATED SPACES

2. WHEN USING FACED INSULATION, INSTALL MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIERS AGAINST WARM SIDE OF ALL INSULATION. 3. ALL EXTERIOR WINDOWS ARE TO BE INSULATING DOUBLE GLAZED.

4. CAULK AND SEAL AT ALL WINDOWS, EXTERIOR DOORS, VENTS, PIPE PENETRATIONS, BOTTOM PLATES AND AROUND ALL ELECTRICAL BOXES MOUNTED IN EXTERIOR WALLS. 5. INSTALL SILL SEALER BETWEEN FOUNDATION WALL AND WOOD SILL PLATES. 6. ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A THERMAL BARRIER OF $1\!\!/2^{\prime\prime}$ GYPSUM WALLBOARD.

7. IF BATT OR BLANKET INSULATION, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR OTHER VAPOR PERMEABLE MEMBRANES ARE LEFT EXPOSED (IN AREAS LIKE UNFINISHED BASEMENTS), THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS THAT ARE INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH

LIGHT AND VENTILATION:

1. ROOF VENTS AND/OR GABLE VENTS SHALL BE USED IN CONJUNCTION WITH SOFFIT VENTS TO PROVIDE REMOVAL OF SUMMER HEAT AS WELL AS WINTER MOISTURE. 2. ATTICS AND SPACE BETWEEN ROOF AND TOP FLOOR CEILINGS SHALL HAVE A MINIMUM OF ONE SQUARE INCH OF FREE VENT AREA FOR EACH SQUARE FOOT OF VENTILATED SPACE. THIS REQUIRED VENT AREA MAY BE REDUCED BY ONE-HALF WHEN AT LEAST 50 PERCENT OF THE REQUIRED VENT AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, WITH THE REMAINDER OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

3. THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH (EXCEPT SUCH SPACE AS IS OCCUPIED BY A BASEMENT) SHALL HAVE A MINIMUM CLEAR HEIGHT OF 18" AND A MINIMUM NET AREA OF VENTILATION OPENINGS THROUGH THE FOUNDATION OF NOT LESS THAN ONE SQUARE FOOT FOR EVERY 150 SQUARE FEET OF CRAWL SPACE AREA. IF AN APPROVED BARRIER IS INSTALLED OVER THE GROUND SURFACE, ONLY 10 PERCENT OF THE ABOVE VENT AREA IS REQUIRED.

4. ATTIC AND ENCLOSED RAFTER SPACE VENTILATION (NET FREE) AREA IS TO BE AT LEAST 1/150 OF THE AREA SERVED. TWO REMOTE VENTS REQUIRED FOR EACH (MINIMUM). WHERE RIDGE OR GABLE VENTS ARE USED, 1/2 OF THE AREA TO BE PROVIDED BY RIDGE OR GABLE VENTS AND 1/2 BY EAVE OR CORNICE VENTS. 5. A ONE INCH CLEARANCE BETWEEN THE TOP OF THE INSULATION AND THE BOTTOM OF THE ROOF SHEATHING IS REQUIRED WHEN VENTILATION IS PROVIDED BY EAVE OR CORNICE VENTS. 6.~BATHS WITH NO OPERATING WINDOWS SHALL EXHAUST 50 CFM MINIMUM TO THE EXTERIOR. IT IS NOT PERMISSIBLE TO DISCHARGE EXHAUST TO THE ATTIC. 7. KITCHEN RANGE HOODS: A 100 CFM FAN (INTERMITTENT USE) OR A FAN CONTINUOUSLY EXHAUSTING 25 CFM SHALL BE INSTALLED. KITCHEN RANGES WITHOUT HOODS: NATURAL VENTILATION SHALL BE SUPPLIED THROUGH OPENABLE WINDOWS WITH A MINIMUM VENT AREA OF 4 PERCENT OF THE FLOOR AREA BEING SERVED.

8. ALL BEDROOMS MUST HAVE ONE WINDOW FOR EMERGENCY ESCAPE MEETING THE FOLLOWING MINIMUMS:

- MAXIMUM HEIGHT TO BOTTOM OF CLEAR OPENING - 44"

- MINIMUM CLEAR OPENING WIDTH - 20"

- MINIMUM NET CLEAR OPENING HEIGHT - 24"

- MINIMUM NET CLEAR OPENING AREA - 5.7 SQ. FT.

EXCEPTION: GRADE FLOOR WINDOWS ARE PERMITTED TO HAVE A MINIMUM

NET CLEAR OPENING OF 5.0 SQ. FT.

THE NET CLEAR OPENING DIMENSION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW FROM THE INSIDE.

HEATING AND AIR CONDITIONING: 1. THE HEATING CONTRACTOR SHALL FURNISH AN ENGINEERED HEATING LAYOUT IN CONFORMANCE WITH LOCAL CODES, AND SHALL INSTALL A COMPLETE HEATING AND COOLING SYSTEM OF THE TYPE SELECTED BY THE OWNER. 2. THE HEATING SYSTEM AND AIR CONDITIONING SYSTEM SHALL SATISFY LOCAL WEATHER CONDITIONS IN ACCORDANCE WITH THE DESIGN PRACTICES RECOMMENDED BY "ASHRAE" AND SHALL CONFORM TO THE RULES AND REGULATIONS OF "THE BOARD OF UNDERWRITERS" AND ANY AND ALL GOVERNING LOCAL AND STATE CODES.

<u>PLUMBING:</u>

I, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL, VENT AND WASTE PIPING, THE HOT AND COLD WATER SUPPLY SYSTEM, THE PLUMBING FIXTURES AND FITTINGS, AND THE CONNECTIONS TO THE POTABLE WATER SUPPLY AND TO THE SEWERS DIRECTED. 2. EACH GAS APPLIANCE SHALL HAVE A GAS SHUT-OFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES.

3. GAS PIPING SHALL BE IDENTIFIED AT INTERVALS OF NO MORE THAN 5 FEET. BLACK STEEL PIPE DOES NOT NEED TO BE LABELLED. 4. THE WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE A MINIMUM OF 10'-0" APART HORIZONTALLY

5. THE MINIMUM SIZE OF THE WATER SERVICE LINE IS 1" UP TO THE FIRST BRANCH. PLASTIC WATER SERVICE PIPING SHALL TERMINATE A MINIMUM OF 10"-0" OUTSIDE THE FOUNDATION WALL AND METALLIC PIPING BROUGHT INTO THE BUILDING UP TO THE OUTLET OF THE HOUSE VALVE OR THE PRV OUTLET; WHICHEVER IS FURTHER FROM THE POINT OF ENTRANCE TO THE BUILDING, MINIMUM WATER MAIN PRESSURE MUST BE CONSIDERED WHEN SIZING THE WATER SERVICE PIPING. 6. SHOWERS AND BATHTUB/SHOWER ENCLOSURES SHALL HAVE WALLS CONSTRUCTED OF SMOOTH, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE ROOM FLOOR LEVEL

7. SHOWER FLOOR SURFACES TO BE SMOOTH, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS 8. DOWNSPOUTS ARE NOT TO BE CONNECTED TO A SANITARY SEWER 9. BASEMENT AREA WAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER 10. LEAD-FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING

FIRE RELATED MISCELLANEOUS:

1. GARAGES LOCATED BENEATH HABITABLE ROOMS IN OCCUPANCIES OF USE GROUP R-3 SHALL BE SEPARATED FROM ADJACENT INTERIOR SPACES BY FIRE PARTITIONS AND FLOOR/CEILING ASSEMBLIES WHICH ARE CONSTRUCTED WITH NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING.

- FLOOR/CEILING ASSEMBLIES SHALL BE UL DESIGN *L502,OR GA FILE NO. RC 2601

- WALL ASSEMBLIES SHALL BE UL DESIGN *ULU305, OR GA FILE NO. WP 8106 AND WP 3605

- ALL STRUCTURAL MEMBERS SUPPORTING A FLOOR ABOVE THE GARAGE SHALL BE PROTECTED BY NOT LESS THAN I HOUR FIRE RESISTANCE RATED CONSTRUCTION. UL DESIGN *ULU305, OR GA FILE NO. BM 1137 2. THE SPACE BETWEEN STUDS OR JOISTS UTILIZED AS A PLENUM FOR RETURN AIR SHALL NOT BE PART OF A REQUIRED FIRE RESISTANCE ASSEMBLY. THE GARAGE SEPARATION WALLS ARE ONE HOUR RATED CONSTRUCTION WHEN LIVING SPACE IS ABOVE THE GARAGE. THE RETURN AIR DUCTS ARE NOT TO BE IN RATED WALLS OR SHALL BE HARD DUCTED LIKE SUPPLY DUCTS.

3. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES, IN RATED GARAGE SEPARATION ASSEMBLIES, THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA ARE PERMITTED PROVIDED THE AREA OF SUCH OPENING DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF ENCLOSED WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF THE ASSEMBLY SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES. 4. RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILING AND/OR ATTICS SHALL BE TYPE "I.C.." NON- "I.C" TYPE RECESSED FIXTURES ARE NOT ACCEPTABLE IN INSULATED CEILINGS.

ELECTRICAL:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL CODES IN EFFECT IN THE LOCAL COMMUNITY, WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND THE ELECTRIC UTILITY COMPANY SERVICING THE AREA.

2. BATH VENT MIN. 50 CFM 3. SMOKE DETECTORS – U.L. LISTED SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM ENTRANCE DOORS (BEDROOM HALLWAY) AND WITHIN EACH BEDROOM. LOCATE BEDROOM HALLWAY DETECTOR UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS THAT DO NOT CONTAIN BEDROOMS SHALL HAVE THE DETECTOR AT THE CELING NEAR THE STAIRWAY. IN SPRINKLED DWELLINGS, THE DETECTORS MAY BE OMITTED IN BEDROOMS. WHEN MORE THAN ONE DETECTOR IS REQUIRED WITHIN THE DWELLING UNIT. THE DETECTORS SHALL BE INTERCONNECTED SO THAT AN ALARM WILL SOUND THROUGHT THE DWELLING UNIT. THE SMOKE DETECTORS SHALL BE AC POWERED AND HAVE A BATTERY BACKUP SHOULD THE AC POWER BE INTERRUPTED. THE INSTALLATION SHALL ALSO MEET NFPA 72-99.

4. THE FINAL ELECTRICAL LAYOUT TO BE DETERMINED BY OWNER/CONTRACTOR. COMPLIANCE WITH ALL APPLICABLE ELECTRICAL CODES IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR.

5. GROUND FAULT CIRCUIT-INTERRUPTION PROTECTION SHALL BE PROVIDED FOR ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOACTIONS:

- BATHROOMS
- GARAGES EXCEPT CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER AND GRADE LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS.

- UNFINISHED BASEMENTS AND CRAWL SPACES EXCEPT FOR LAUNDRY CIRCUIT AND SINGLE RECEPTACLE DEDICATED TO SUMP PUMPS
- RECEPTACLES INTENDED TO SERVE COUNTERTOP SURFACES
- RECEPTACLES INTENDED TO SERVE THE COUNTERTOP SURFACES OF A WET BAR THAT ARE LOCATED WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE WET BAR SINK

6. ILLUMINATED LIGHT SWITCH REQUIRED AT TOP & BOTTOM OF ALL STAIRS.

7. ALL BEDROOM OUTLETS SHALL BE ARC FAULT PROTECTED 8. NON-GFCI CIRCUIT REQUIRED AT SUMP, SINGLE OUTLET 9. WEATHERPROOF COVERS TO BE ON ALL EXTERIOR GFCI

10. LIGHTING IN CLOTHES CLOSETS:

A. THE USE IF INCANDESCENT FIXTURES WITH OPEN OR ONLY PARTIALLY ENCLOSED LAMPS
AND THE USE OF PENDENT FIXTURES ARE PROHIBITED.

B. FIXTURES MAY BE LOCATED ONLY WHERE THERE ARE THE FOLLOWING MINIMUM
CLEARANCES TO THE NEAREST POINT OF STORAGE SPACE:

- SURFACE MOUNTED INCANDESCENT FIXTURES - 12" MINIMUM
- SURFACE MOUNTED FLUORESCENT FIXTURES AND RECESSED FIXTURES - 6" MINIMUM.

11. LIGHTING FIXTURES ABOVE BATHTUBS: NO PARTS OF HANGING FIXTURES, TRACK LIGHTING AND CEILING PADDLE FANS SHALL BE INSTALLED WITHIN 3'-0" HORIZONTALLY OF A BATHTUB, MEASURED FROM THE OUTSIDE EDGE OF THE TUB AND 8'-0" VERTICALLY FROM THE TOP OF THE TUB RIM.

12. ELECTRICAL PANELS:
A. ELECTRICAL PANELS SHALL NOT BE INSTALLED IN BATHROOMS OR CLOTHES CLOSETS.
B. LIGHTING IS REQUIRED IN THE VICINITY OF THE ELECTRICAL PANEL.
C. ELECTRICAL PANELS IN NEW CONSTRUCTION SHALL NOT BE INSTALLED IN AREAS WITH LESS THAN 6'-6' HEADROOM.
D. A MINIMUM CLEARANCE OF 3'-0' DEEP AND 30' WIDE IS REQUIRED IN FRONT OF ELECTRICAL PANELS. COUNTERS AND CABINETS CANNOT BE INSTALLED UNDER THE ELECTRICAL PANELS.

ELECTRICAL LEGEND

ф	DUPLEX OUTLET	RECESSED CAN	\bigvee
\bigoplus	220 VOLT OUTLET	F EXHAUST FAN	CEILING FAN
\$	LIGHT SWITCH	S.D. SMOKE DETECTOR	
3\$	3-WAY SWITCH	OVER HEAD LIGHT	PULL CHAIN LIGHT FIXTURE
\Diamond	FLOOD LIGHTS	UNDER CABINET LIGHT	P.C.

SAFETY GLAZING

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING TYPE II PER CPSC 16 CFR PART 1201 STANDARD: 1. GLAZING IN DOORS AND ANY PORTION OF A BUILDING WALL OR FENCE ENCLOSING BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, SPAS, INDOOR OR OUTDOOR POOLS WHICH IS LOCATED 60 INCHES OR LESS, MEASURED HORIZONTALLY, FROM THE WATERS EDGE AND LESS THAN 60" VERTICALLY ABOVE A STANDING SURFACE. 2. ANY GLAZING MATERIAL ADJACENT TO A DOOR IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND IF THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR.

A. WHERE THERE IS AN INTERVENING WALL OR BARRIER TO PREVENT A PERSON FROM STRIKING THE GLAZING WHILE APPROACHING THE DOOR. B. GLAZING ADJACENT TO A DOOR SERVING A CLOSET OR STORAGE AREA THREE FEET OR LESS IN DEPTH. C. DECORATIVE GLASS 3. SAFETY GLAZING IS REQUIRED FOR FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING: A. INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET AND, 8. BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR AND, C. TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR AND, D. WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY.

EXCEPTIONS: i DECORATIVE GLASS II 11/2" PROTECTIVE BAR IS PLACED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE BAR SHALL BE CAPABLE OF WITHSTANDING A 50 POUNDS PER LINEAR FOOT LOAD WITHOUT CONTACTING THE GLASS.

4. ALL DOORS - EXCEPTION: DECORATIVE GLASS

5. GLAZING IN HAND OR GUARD RAILS. 6. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF THE WALKING SURFACE AND LESS THAN 60 INCHES VERTICALLY ABOVE THE PLANE OF THE WALKING SURFACE. AND
GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD IN ANY DIRECTION WHEN
THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE TREAD NOSING.

EXCEPTION: THE GLAZING IS PROTECTED BY A GUARDRAIL OR A HANDRAIL, INCLUDING BALUSTERS OR IN-FILL
PANELS COMPLYING WITH THE PROVISIONS OF SECTIONS 1012 AND 1607.7 OT THE 2003 INTERNATIONAL
BUILDING CODE AND THE GLAZING IS LOCATED MORE THAN 18 INCHES HORIZONTALLY FROM THIS
GUARD OR HANDRAIL.

<u>SKYLIGHTS</u>

1. EACH LIGHT OR LAYER SHALL CONSIST OF ANY ONE OF THE FOLLOWING MATERIALS:

A. LAMINATED GLASS WITH 0.015" POLYVINYL BUTYRAL INTERLAYER FOR GLASS PLANES 16 SQUARE FEET OR LESS IN AREA AND LOCATED SUCH THAT THE HIGHEST POINT OF GLASS IS NOT MORE THAT 12 FEET ABOVE A WALKING SURFACE, OR B. LAMINATED GLASS WITH 0.030 POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES GREATER THAN 16 SQUARE FEET IN AREA OR FOR SMALLER PANES WHEN LOCATED MORE THAT 12 FEET ABOVE THE WALKING SURFACE, OR

D. APPROVED RIGID PLASTIC, OR; E. HEAT STRENGTHENED GLASS, OR; F. FULL-TEMPERED GLASS

2. SCREENS SHALL BE INSTALLED BELOW SLOPED GLAZING WHICH CONTAINS HEAT-STRENGTHENED GLASS, FULLY TEMPERED GLASS OR WIRED GLASS AS THE BOTTOM LAYER. SCREENS SHALL BE CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE GLAZING AND HAVE A MESH OPENING IF NO MORE THAT I'xI'.

EXCEPTION: SCREENS NOT REQUIRED IF GLAZING:
A. HAS NO WALKING SURFACE BELOW IT, OR;
B. IS FULLY TEMPERED GLASS, A MAXIMUM OF 3/16" THICK, A MAXIMUM OF 16 SQFT, AND A MAXIMUM OF 12' ABOVE THE WALKING SURFACE, OR;

C. IS FULLY TEMPERED GLASS, A MAXIMUM OF 10' ABOVE THE WALKING SURFACE, AND IS 30 DEGREES OR LESS FORM VERTICAL.

STAIRWAYS AND EXITS

1. LOCKS WITH THUMB TURNS ON THE INSIDE ARE PERMITTED, INSIDE KEY OPERATION IS PERMITTED PROVIDED THE KEY CANNOT BE REMOVED FROM THE LOCK WHEN LOCKED FROM THE INSIDE. 2. HANDRAILS (AND OTHER PROJECTIONS BELOW THE HANDRAIL) SHALL NOT PROJECT MORE THAN 4 1/2" INTO THE REQUIRED STAIRWAY WIDTH.

3. HANDRAILS SHALL MEET EITHER:

— CIRCULAR CROSS SECTION WITH MINIMUM DIAMETER OF 1 1/4" BUT NOT MORE THAN 2", OR,

— OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2 1/4", MAXIMUM GRASPABLE
PERIMETER DIMENSION OF 6 1/4", AND A MINIMUM OF 4" GRASPABLE PERIMETER DIMENSION. 4. GUARDS ALONG OPEN SIDED STAIRS SHALL BE A MINIMUM OF 36" IN HEIGHT ABOVE THE LEADING EDGE OF THE TREAD AND MINIMUM OF 36" IN HEIGHT AT THE STAIR LANDINGS. MINIMUM 36" HIGH GUARDS SHALL BE PROVIDED ALONG BALCONIES, AREAWAYS, MEZZANINES AND OPEN SIDED WALKING SURFACES WHERE THE DIFFERENCE IN FLOOR LEVELS IS MORE THAN 15 1/2".

MISCELLANEOUS:

1. IT IS THE RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR TO VERIFY WITH LOCAL BUILDING OFFICIALS THAT DETAILS ON THESE BLUEPRINTS AND SPECIFICATIONS DO COMPLY WITH ALL APPLICABLE CODES PRIOR TO BEGINNING CONSTRUCTION.

2. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY STATE AND LOCAL CODES, AND ALL WORK SHALL BE IN ACCORDANCE THEREWITH. 3. VERIFY DESIGN LOADS WITH LOCAL CODES AND SITE CONDITIONS. CHECK WITH LOCAL BUILDING DEPARTMENT OFFICIALS FOR WIND, SEISMIC, SNOW OR OTHER LOADING CONDITIONS. IF UNUSUAL SITE CONDITIONS EXIST, OR LOCAL BUILDING REQUIREMENTS EXCÉED THE ABOVE DESIGN CRITERIA, CONSULT WITH A LOCAL ARCHITECT OR ENGINEER TO ADJUST THE FOUNDATION DESIGN AND OTHER STRUCTURAL ELEMENTS IF NECESSARY.

4. CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES: 2009 INTERNATIONAL RESIDENTIAL CODE 2009 INTERNATIONAL ELECTRICAL CODE 2009 INTERNATIONAL MECHANICAL CODE, I.M.C. 2009 UNIFORM PLUMBING CODE

FASTENER TABLE FOR STRUCTURAL MEMBERS (2009 IRC TABLE R602.3(1)

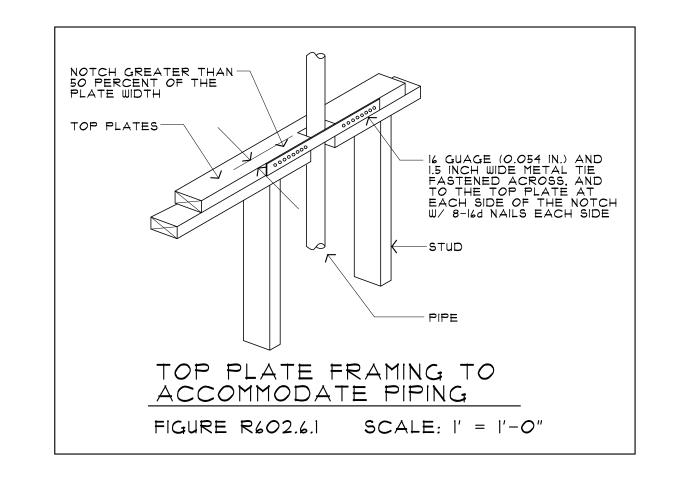
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2″x0.113″)	
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2 1/2"x0.113")	
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTIOIONS, FACE NAIL	3-10d (3"x0.128")	
4	COLLAR TIE RAFTER, FACE NAIL OR 1 1/4"x20 GAUGE RIDGE STRAP	3-10d (3"x0.128")	
5	RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2"x0.135")	
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")	
	WALL		
7	BUILT-UP CORNER STUDS	10d (3″x0.128″)	24" O.C.
8	BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d (3 1/2"x0.135")	16" O.C. ALONG EACH EDGE
9	CONTINUED HEADER, TWO PIECES	16d (3 1/2"x0.135")	16" O.C. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2"x0.113")	
11	DOUBLE STUDS, FACE NAIL	10d (3"x0.128")	24" O.C.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3"x0.128")	24″ O.C.
13	DOUBLE TOP PLATES, MIN. 48" OFFSET OF END JOINTS FACE NAIL IN LAPPED AREA	8-16d (3 1/2″x0.135″)	
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x0.135")	16" O.C.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2"x0.135")	
16	STUD TO SOLE PLATE, TOE NAIL	3-8d (2 1/2″x0.113″) OR 2-16d (3 1/2″x0.135″)	
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2"x0.135")	
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3"x0.128")	
19	1" BRACE TO EA. STUD AND PLATE, FACE NAIL	2-8d (2 1/2"x0.113") OR 2 STAPLES 1 3/4"	
20	1"x6" SHEATHING TO EA. BEARING, FACE NAIL	2-8d (2 1/2"x0.113") OR 2 STAPLES 1 3/4"	
21	1"x8" SHEATHING TO EA. BEARING, FACE NAIL	2-8d (2 1/2″x0.113″) OR 3 STAPLES 1 3/4″	
22	WIDER THAN I"x8" SHEATHING TO EA. BEARING, FACE NAIL	3-8d (2 1/2"x0.113") OR 4 STAPLES 1 3/4"	
	<u>FLOOR</u>		
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2 1/2"x0.113")	
24	1"x6" SUBFLOOR OR LESS TO EA. JOIST, fACE NAIL	3-8d (2 1/2"x0.113") 2 STAPLES 1 3/4"	
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2"x0.135")	
26	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2"x0.113")	6″ O.C.
27	2" PLANKS (PLANK & BEAM - FLOOR AND ROOF)	2-16d (3 1/2"x0.135")	AT EA. BEARING
28	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3″x0.128″)	NAIL EACH LAYER AS FOLLO 32" O.C. TOP & BOTTOM, ST TWO NAILS AT ENDS AND E
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3 1/2"x0.135")	AT EA. JOIST OR RAFTER
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS EDGES INT. SUPPORTS
	WOOD STRUCTURAL PANELS, SUBFLOOR TO FRAMING AND PARTICLEBOARD WALL		
30	3/8" - 1/2"	6d COMMON (2"x0.113") NAIL	6″ 12″
		(SUBFLOOR, WALL)	
31	5/16" - 1/2"	8d COMMON (2 1/2"x0.131") NAIL (ROOF)	6″ 12″
32	19/32" - 1"	8d COMMON (2 1/2"x0.131") NAIL	6″ 12″
33	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		
34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" GALV. 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" GALV. ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG	3″ 6″
36	1/2" GYPSUM SHEATHING	1 1/2" GALV. ROOFING NAIL, STAPLE GALV., 1 1/2" LONG, 1 1/4" SCREWS TYPE W OR S	7″ 7″
37	5/8" GYPSUM SHEATHING	13/4" GALV. ROOFING NAIL, STAPLE GALV., 15/8" LONG, 15/8" SCREWS TYPE W OR S	7" 7" S
_	WOOD STRUCTURAL PANELS, COMBINAT	ION SUBFLOOR UNDERLAYMENT TO FRAMING	
		6d DEFORMED (2"x0,120") NAIL OR	6″ 12″
38	3/4" AND LESS	8d COMMON (2 1/2"x0.131") NAIL	
38	3/4" AND LESS 7/8" - 1"		6″ 12″

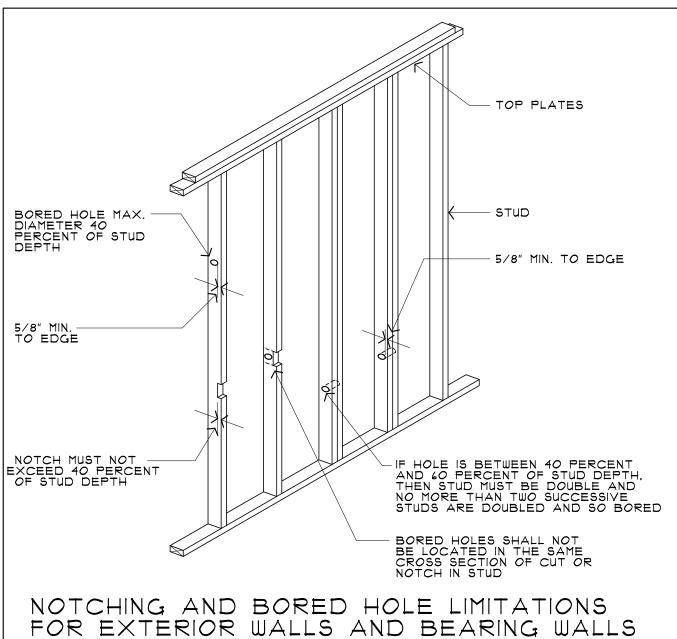
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DATE: 2/2/02 JOB # SHEET: 1 of 3

Great effort has gone into the design and engineering of these plans. However, due to the impossibility of providing any on-site supervision over the actual construction, the variance in local code requirements and other local building and weather conditions, Residential Design Services, Inc. assumes no responsibility for any damages, including structural failures, due to any deficiencies, omissions or errors in these plans.

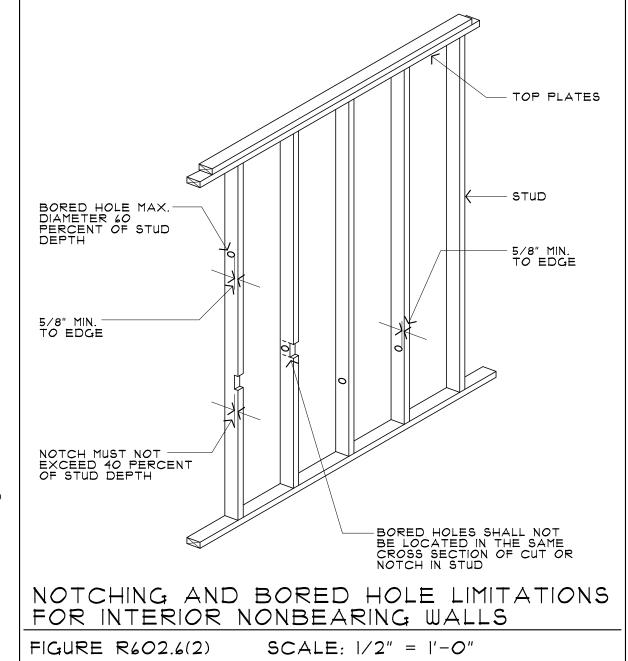
Furthermore, should soil and/or weather conditions (i.e. hurricane, earthquake, snow, etc...) cause loads other than those indicated in the Building Specifications, or for any other unusual conditions, it is recommended that you consult with local building officials and a local architect or engineer prior to beginning construction.

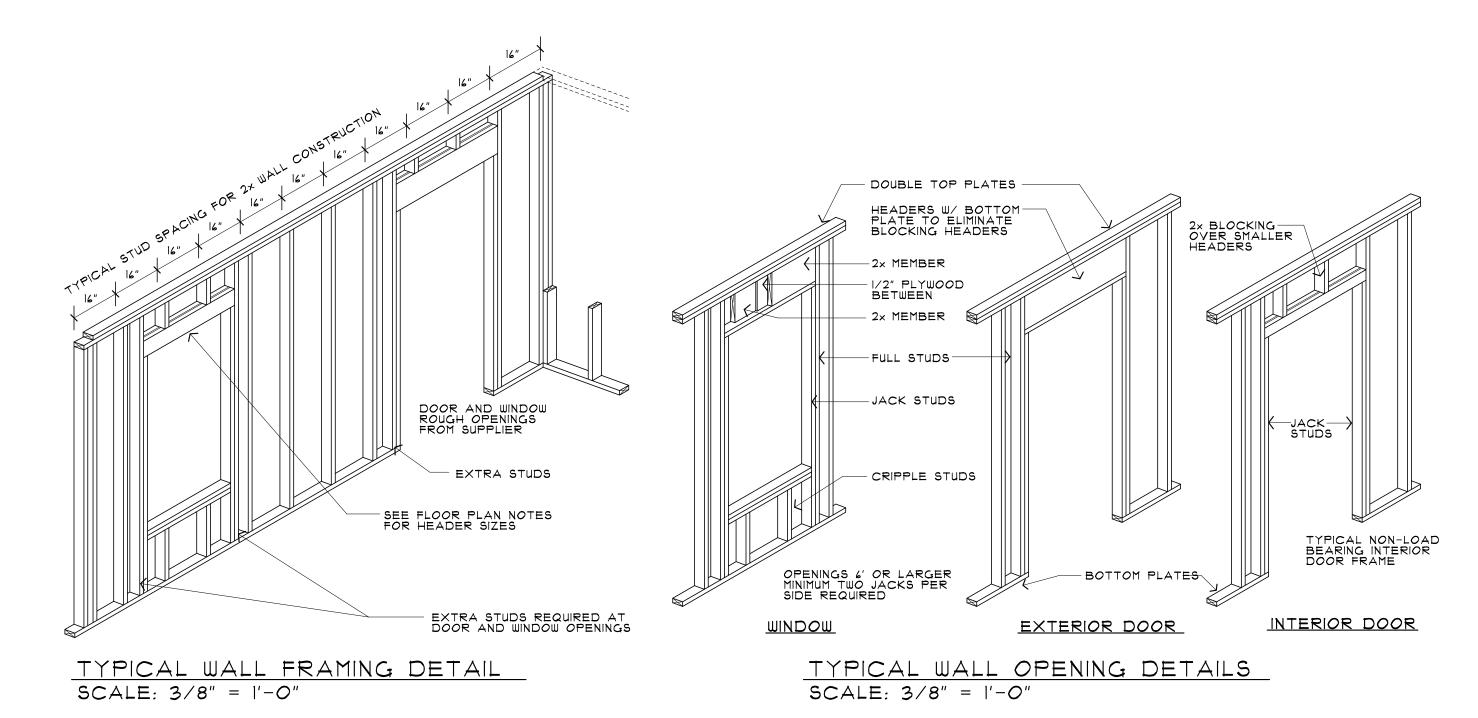


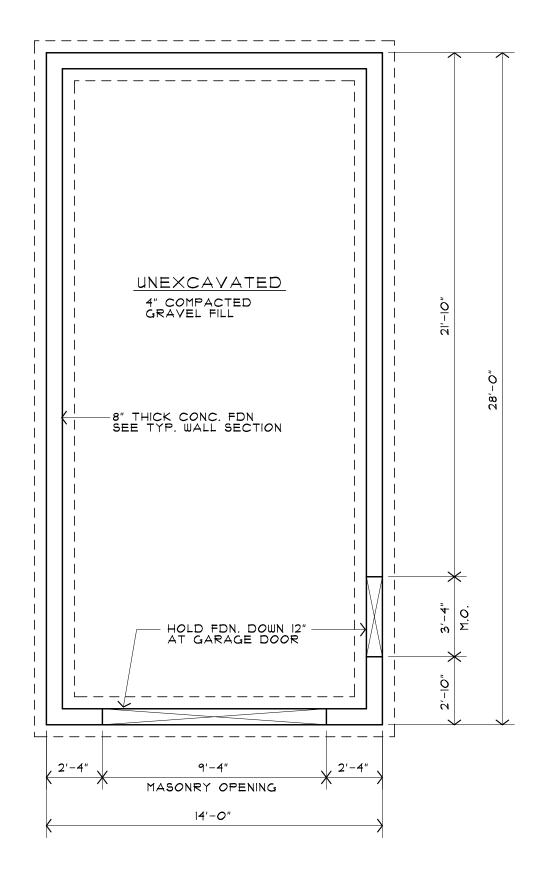


SCALE: 1/2" = 1'-0"

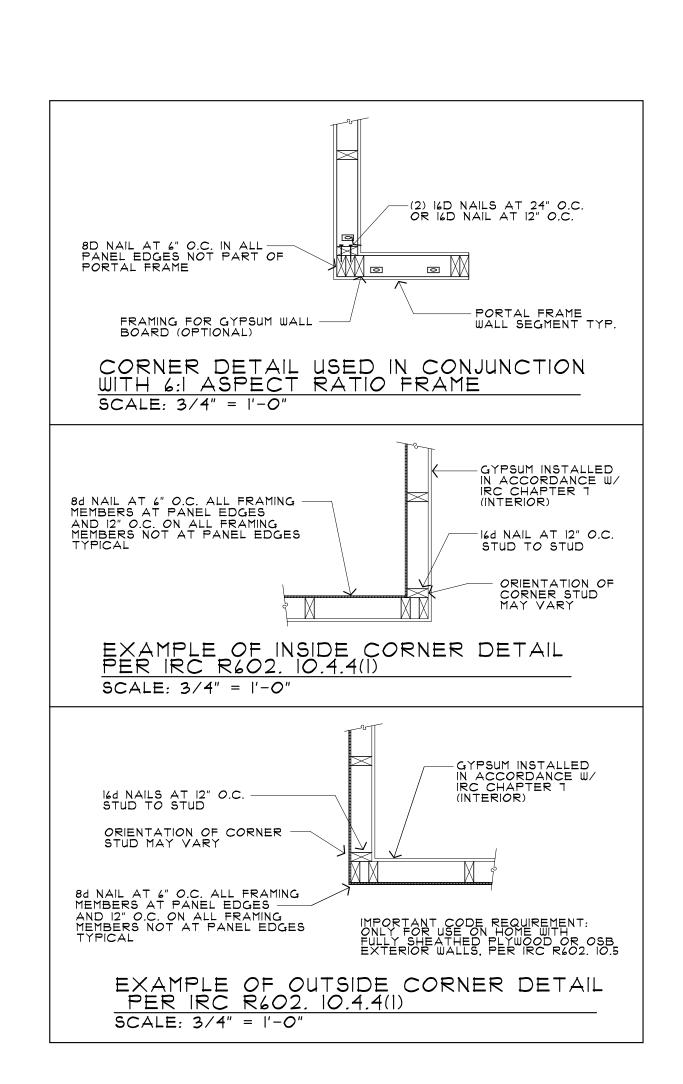
FIGURE R602.6(1)

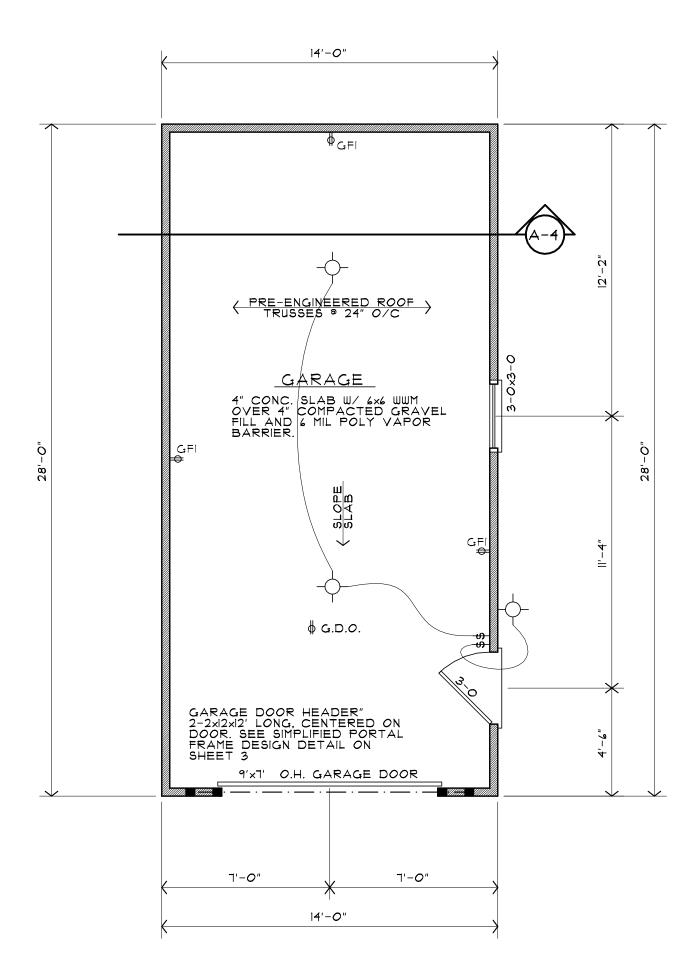






FOUNDATION PLAN SCALE: 1/4" = 1'-0"





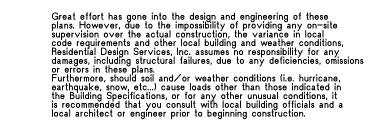
FLOOR PLAN SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES: I. ALL EXTERIOR WALLS ARE 4" THICK (INCLUDING EXT. WALL SHEATHING) AND ALL INTERIOR WALLS ARE 3 1/2" THICK UNLESS OTHERWISE NOTED ON FLOOR PLANS. 2. ALL DOOR AND WINDOW HEADERS ARE 2-2×10'S W/1/2" PLYWOOD (SOLID) BETWEEN UNLESS OTHERWISE NOTED ON FLOOR PLANS 3. FOR MULTIPLE LAMINATED WOOD BEAM MEMBERS, REFER TO MANUFACTUTER'S NAILING/BOLTING SPECIFICATIONS FOR TOP AND SIDE LOADING CONDITIONS. 4. DRIVEWAY AND SIDEWALK DESIGN AND MATERIAL SELECTION BY OWNER/CONTRACTOR. 5. DENOTES 3-2x4 POST UNLESS OTHER-WISE NOTED ON FLOOR PLANS, PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION,

6. WINDOW SIZES SHOWN ARE THOSE OF ANDERSEN WINDOWS.

1. NAILING SCHEDULE FOR BUILT-UP COLUMNS THREE 2x4 LAMINATIONS WITH ONE ROW OF STAGGERED 30d COMMON WIRE NAILS (D= 0.201", L= 4 1/2") THREE 2×6 LAMINATIONS WITH TWO ROWS OF 3Od COMMON WIRE NAILS (D= 0.201", L= 4 1/2") ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION. 8. SIMPLIFIED BRACING METHOD TO BE USED.
THE INTERIOR AND EXTERIOR WALL CONFIGURATION
BRACES THE STRUCTURE IN ACCORDANCE WITH OR
EQUIVALENT TO THE LATERAL BRACING PROVISIONS
OF SECTION R602.10 OF THE 2009 EDITION OF THE
IRC OR SECTION 2305 OF THE 2009 EDITION OF THE

THE WOOD STRUCTURAL PANELS SHALL BE APPLIED TO ALL EXTERIOR WALLS, GABLE ENDS AND BAND BOARDS. (FULLY SHEATHED)



RESIDENTIAL DESIGN SERVICES PLAN **NUMBER**

DATE: 2/2/02 JOB # REVISED: 2/16/16 SHEET: 2 of 3

