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#### ISSUE DATES:

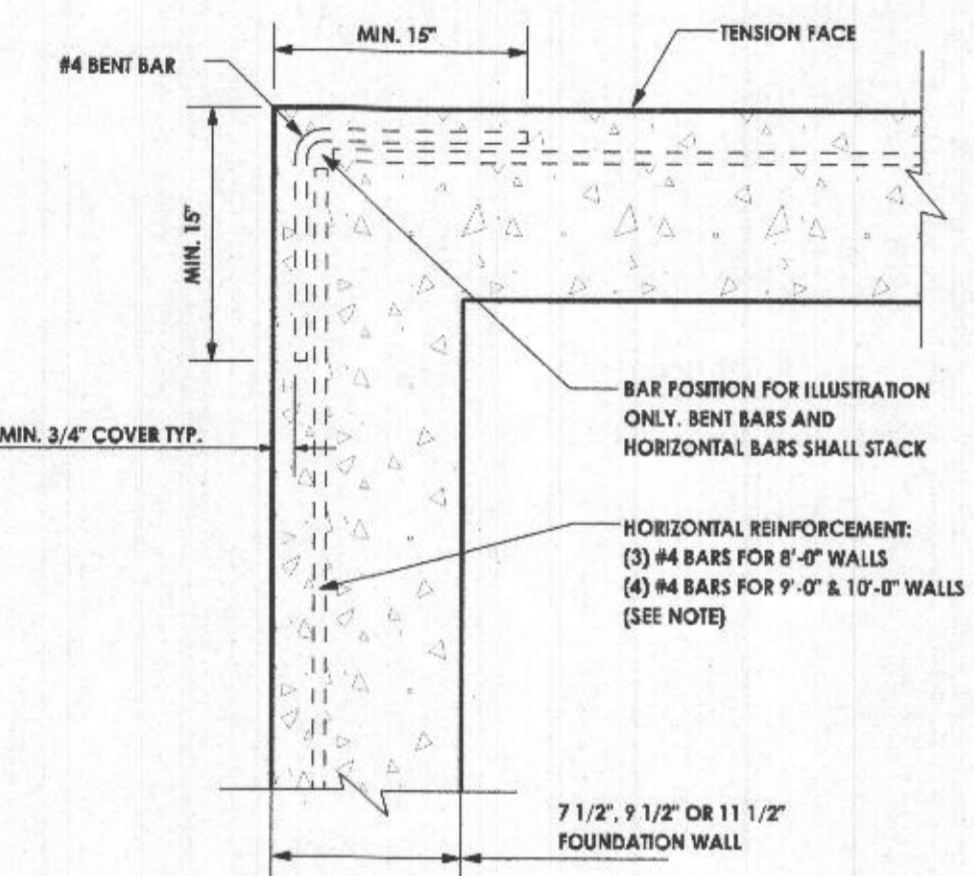
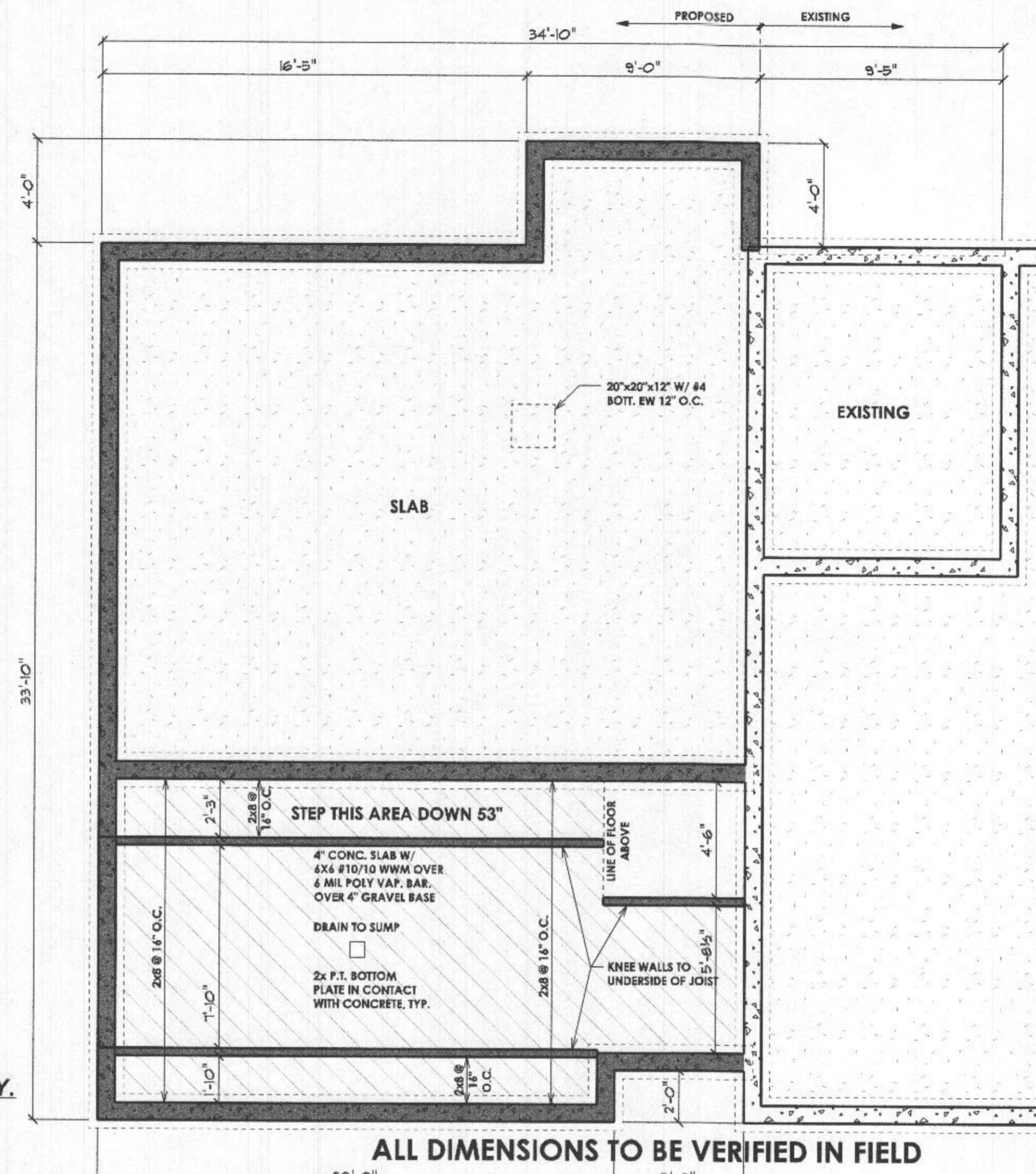
6-28-19 REVIEW SET

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

## FOUNDATION

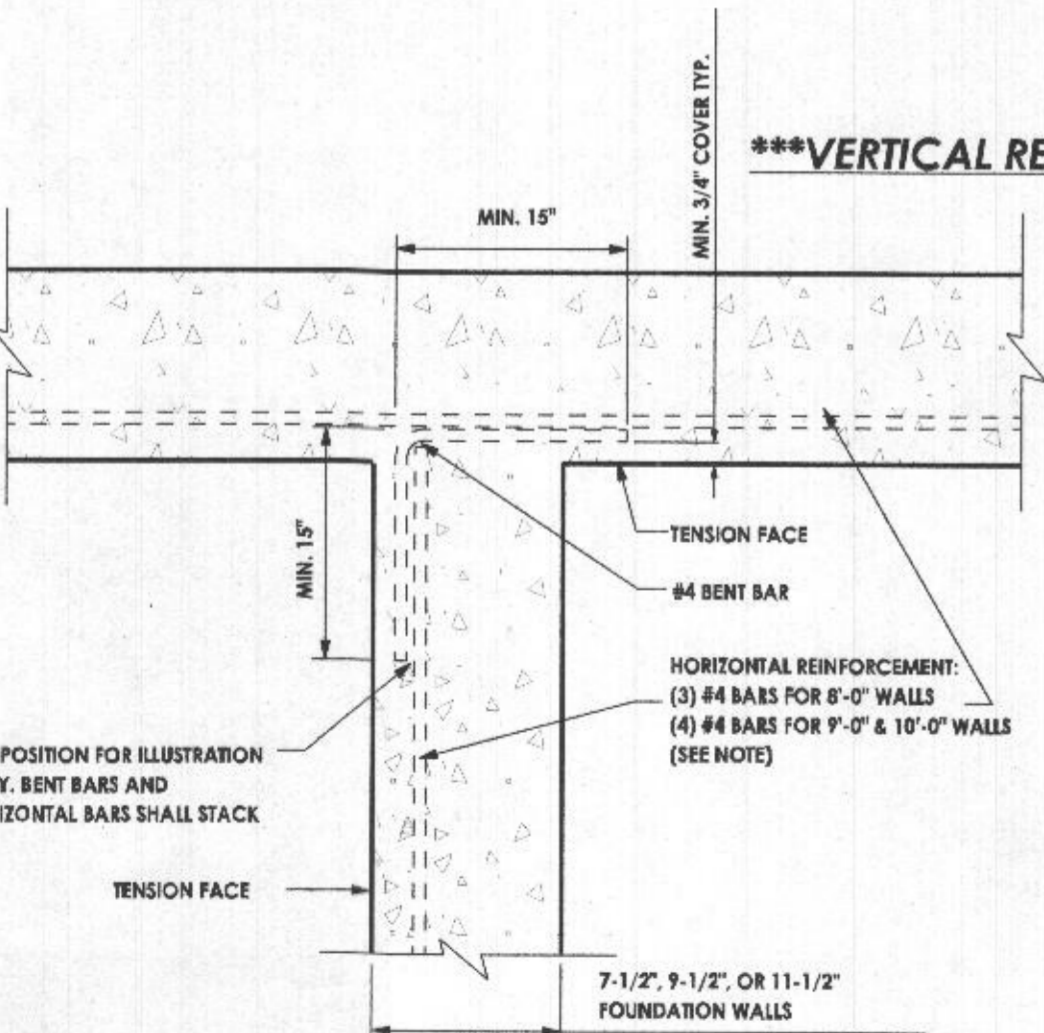
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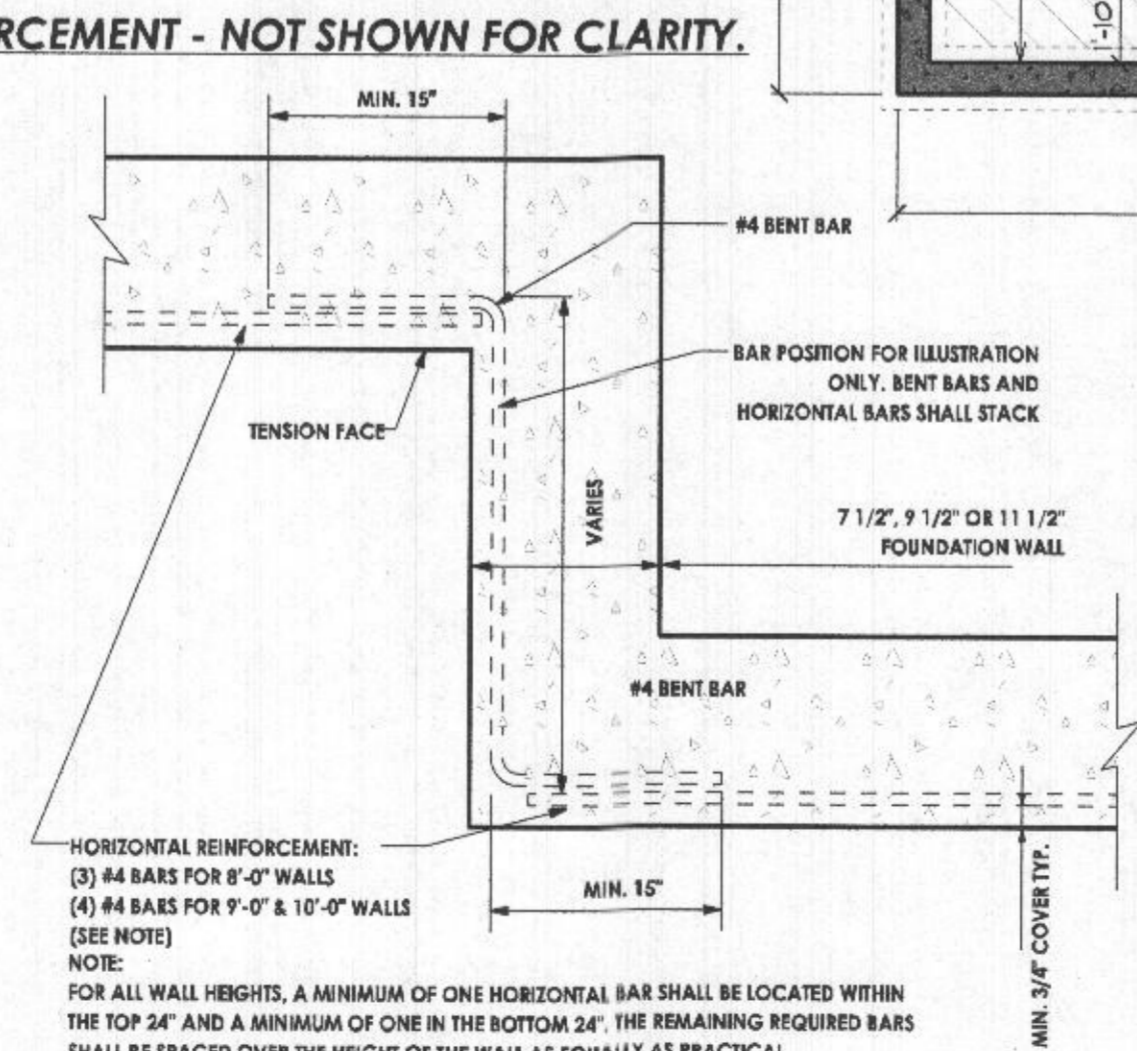
NOTE:  
FOR ALL WALL HEIGHTS, A MINIMUM OF ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24" AND A MINIMUM OF ONE IN THE BOTTOM 24". THE REMAINING REQUIRED BARS SHALL BE SPACED OVER THE HEIGHT OF THE WALL AS EQUALLY AS PRACTICAL.

### TYPICAL CORNER REINFORCING UNO



NOTE:  
FOR ALL WALL HEIGHTS, A MINIMUM OF ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24" AND A MINIMUM OF ONE IN THE BOTTOM 24". THE REMAINING REQUIRED BARS SHALL BE SPACED OVER THE HEIGHT OF THE WALL AS EQUALLY AS PRACTICAL.

### TYPICAL REINFORCING AT "T" INTERSECTIONS - UNO



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### TYPICAL REINFORCING AT "Z" INTERSECTIONS - UNO

#### TYPICAL ADDITION FOUNDATION WALL

MIN. 8" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)  
MIN. 8"x16" CONTINUOUS FOOTING

▬ = EXISTING FOUNDATION WALL  
▬ = PROPOSED FOUNDATION WALL

#### FOUNDATION NOTES

- 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP. THROUGHOUT U.N.O.
- ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- FOUNDATION WALL MIN. THICKNESS 8" OR 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH
- MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

ALL DIMENSIONS TO BE VERIFIED IN FIELD



*Matthew W. Anderson*  
6/21/2022  
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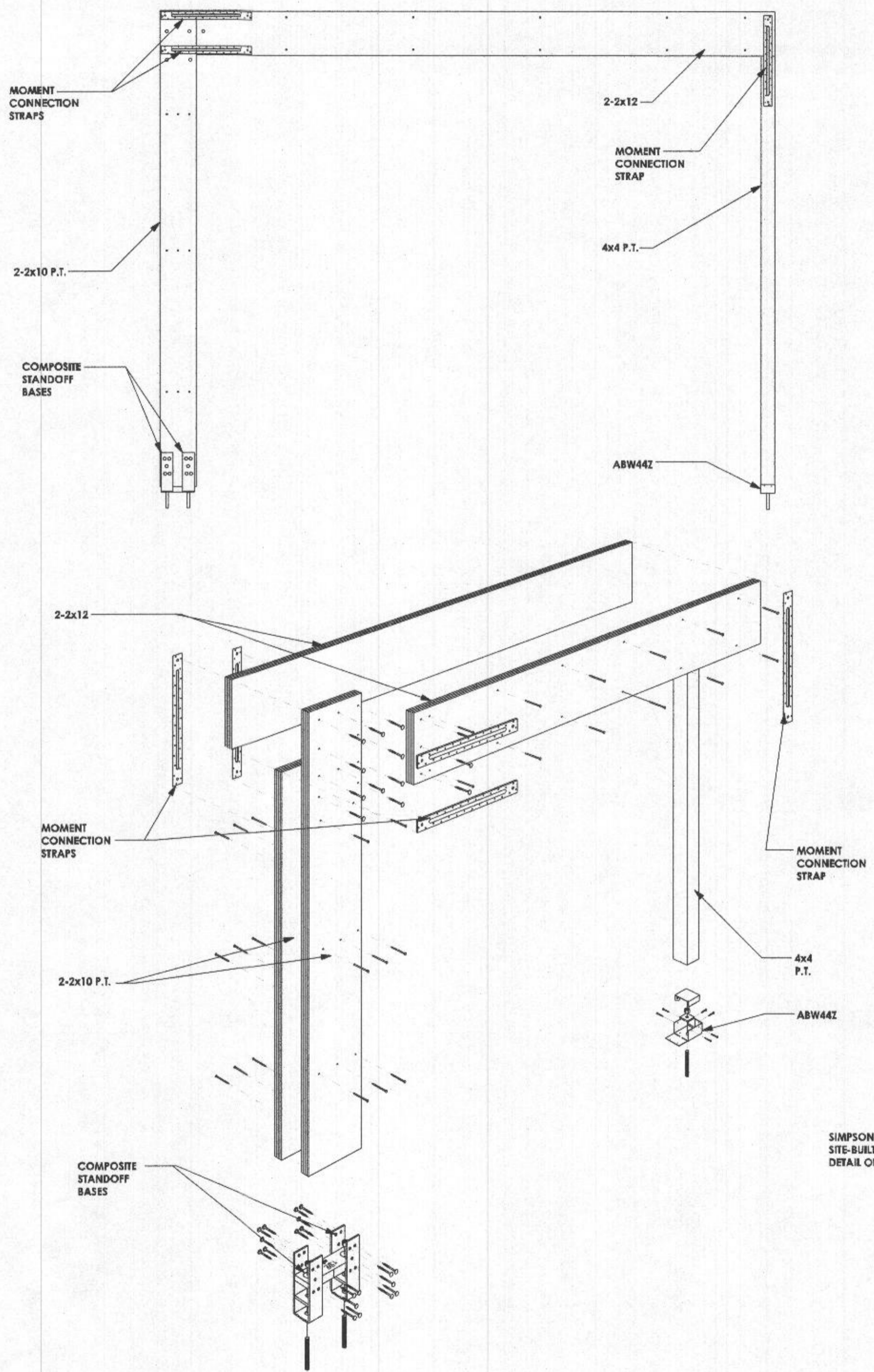
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**1ST FLOOR**  
**3.01**  
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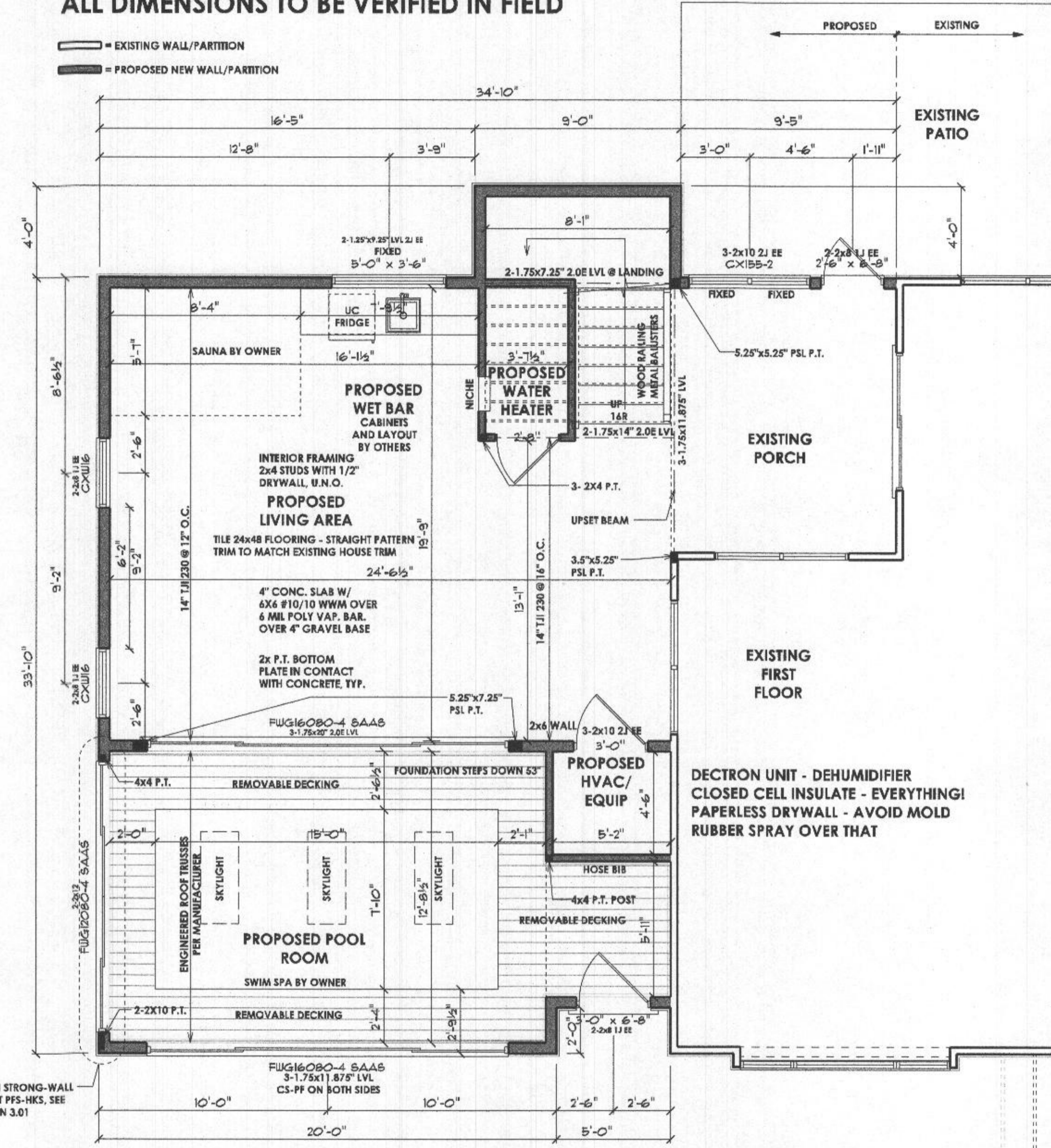
**TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL**  
TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5  
CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

**ALL DIMENSIONS TO BE VERIFIED IN FIELD**

— = EXISTING WALL/PARTITION  
— = PROPOSED NEW WALL/PARTITION



**SIMPSON STRONG-WALL SITE-BUILT PFS-HKS**



**FIRST FLOOR PLAN**



*Matthew W. Anderson*  
6/21/2022

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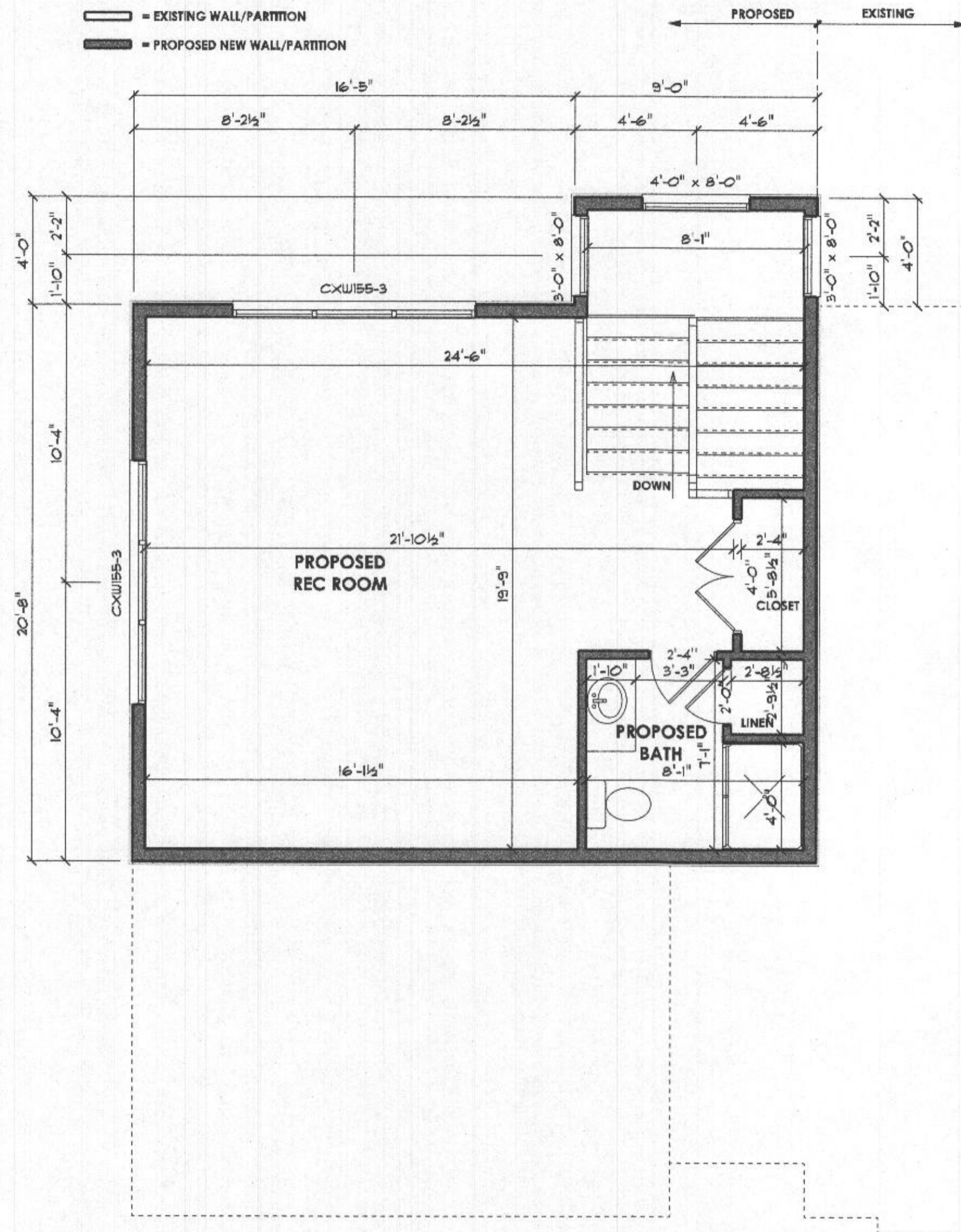
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**2ND FLOOR**

**3.02**

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## SECOND FLOOR PLAN



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# NOTE: ALL LOAD BEARING STUD WALLS TO BE DOUBLE TOP PLATE PER WALL SECTIONS

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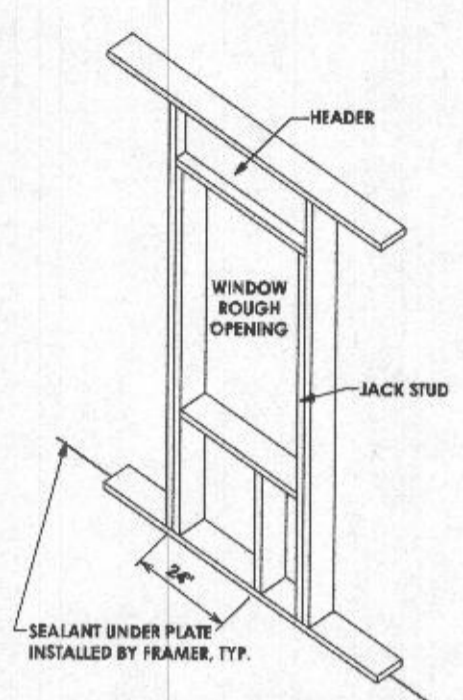
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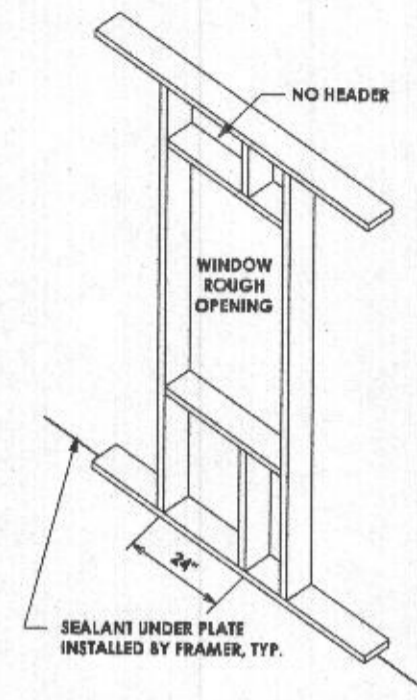
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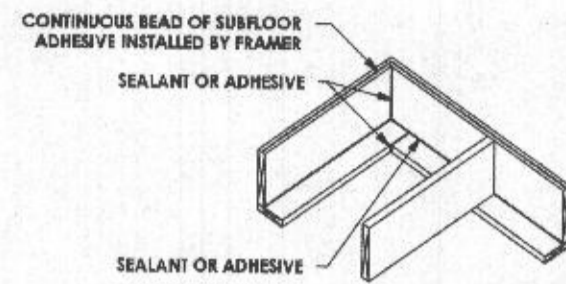
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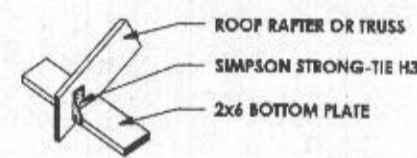
LOAD BEARING WALL OPENING



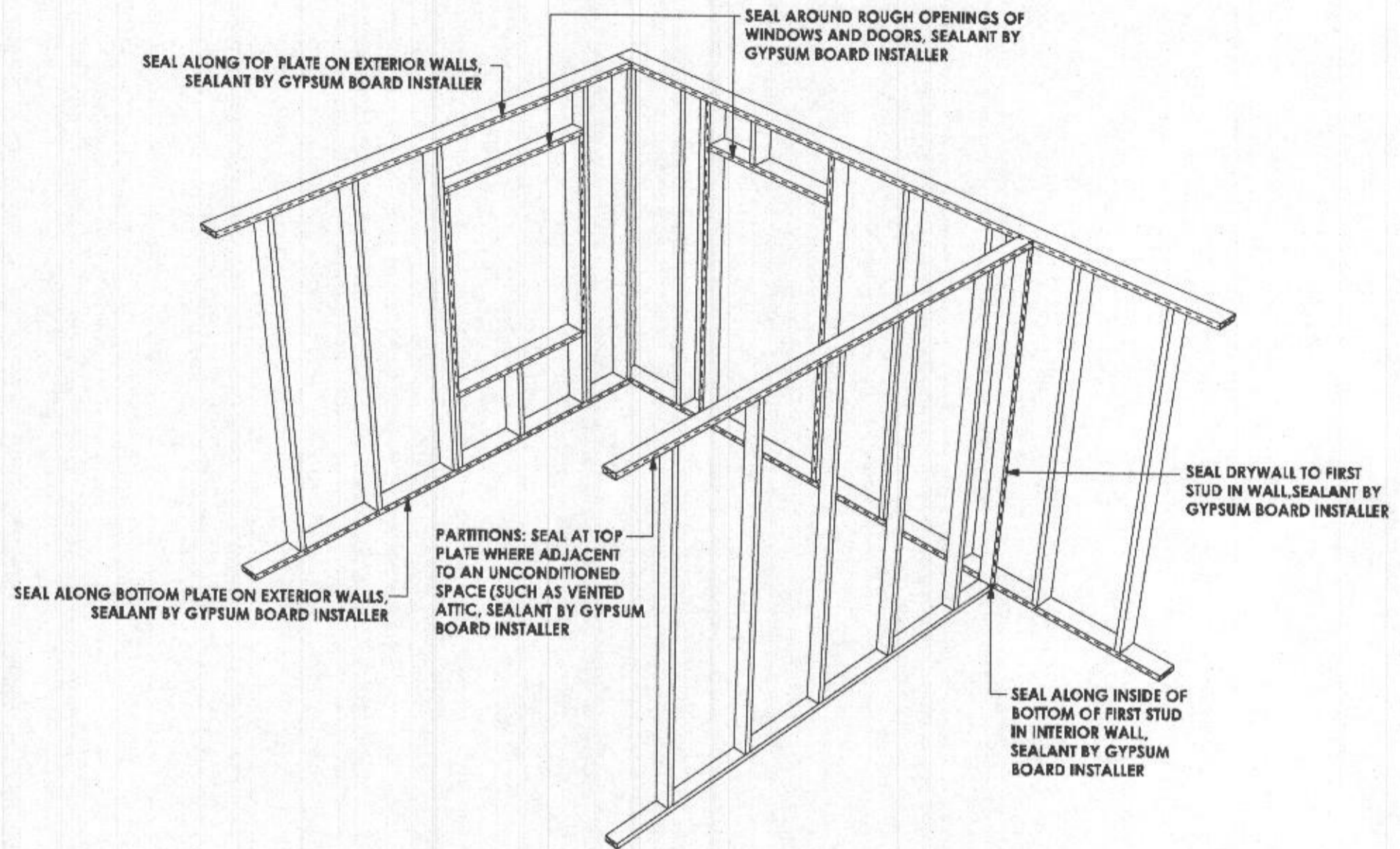
NON-LOAD BEARING WALL OPENING



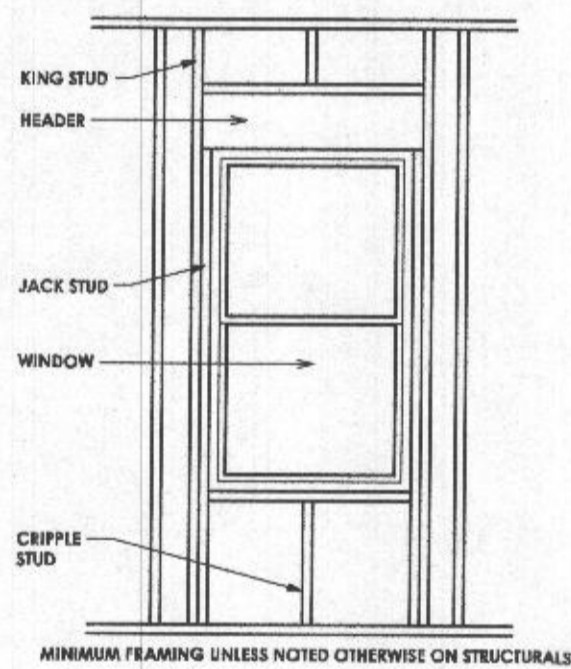
14 | RIM JOIST AIR SEALING  
NOT TO SCALE



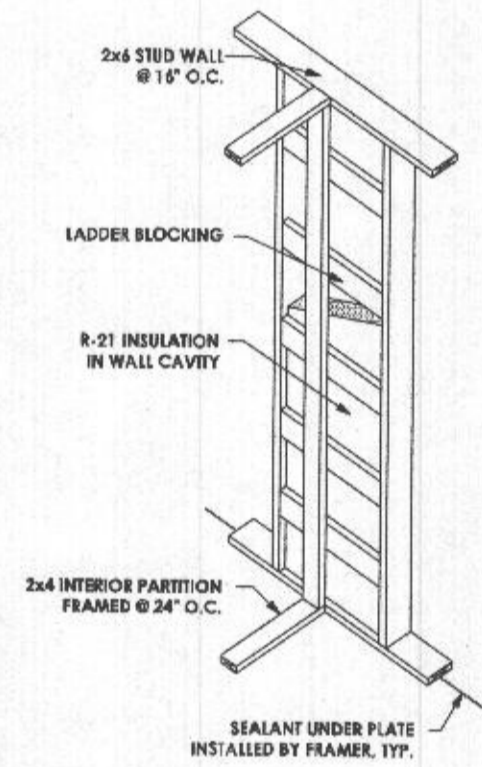
15 | ROOF WALL FRAMING CONNECTION



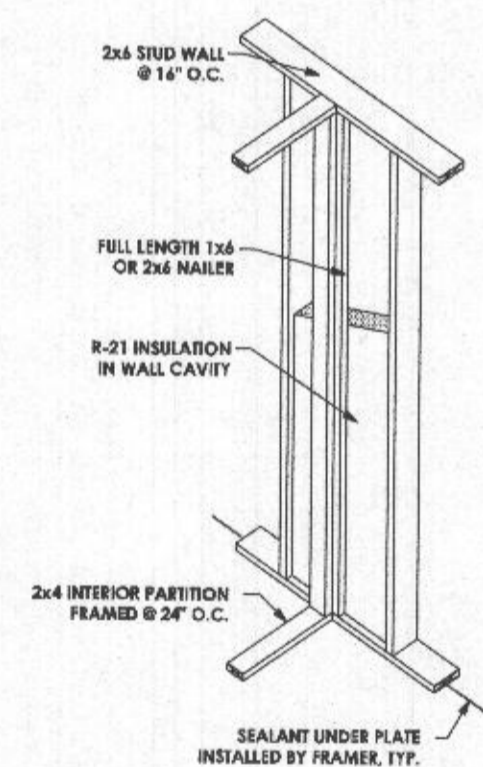
AIR BARRIER AT WALLS AND CEILING PERSPECTIVE



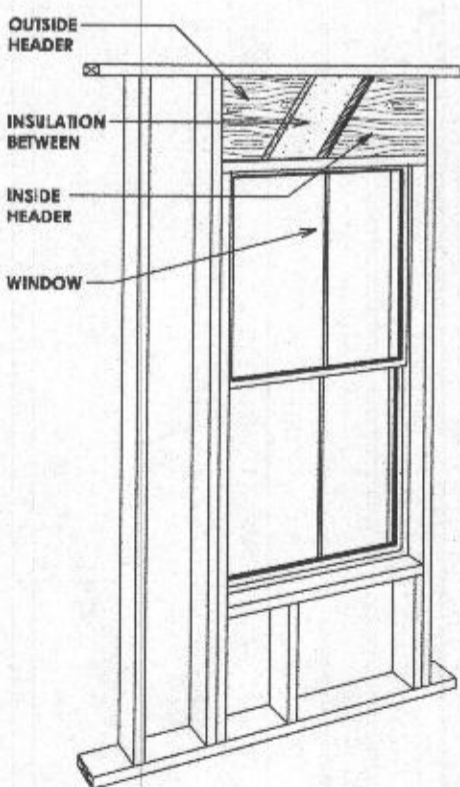
WINDOW FRAMING ELEVATION



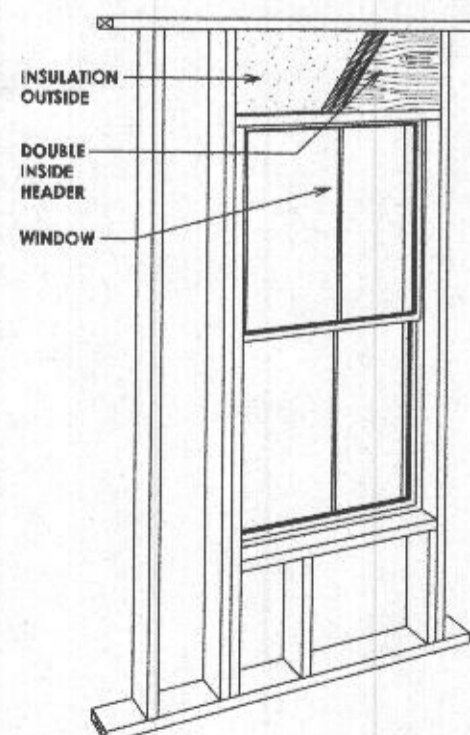
LADDER FRAMING @ PARTITION



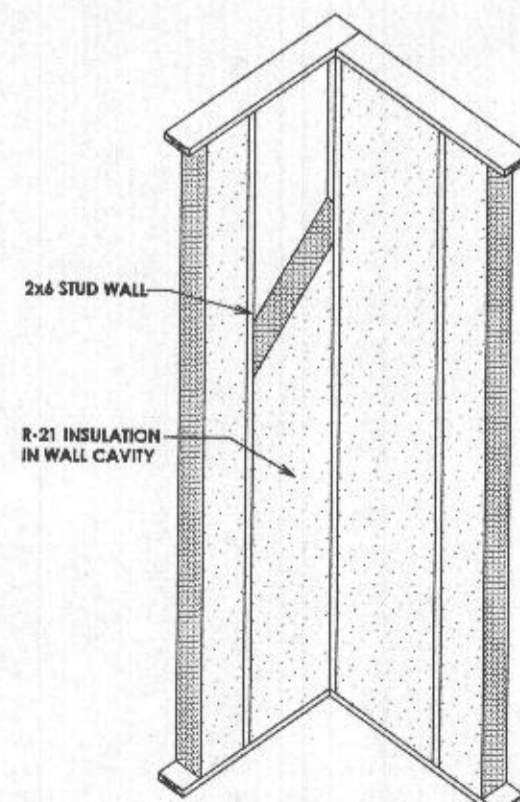
NAILER @ PARTITION



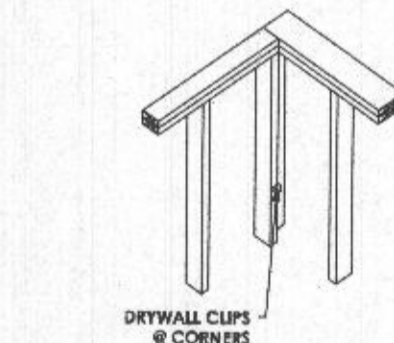
HEADER INSULATION BETWEEN



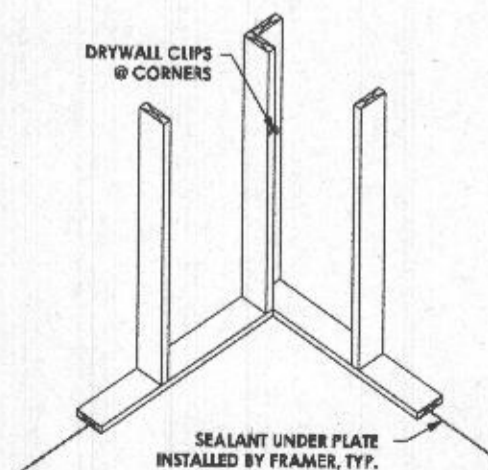
HEADER INSULATION OUTSIDE



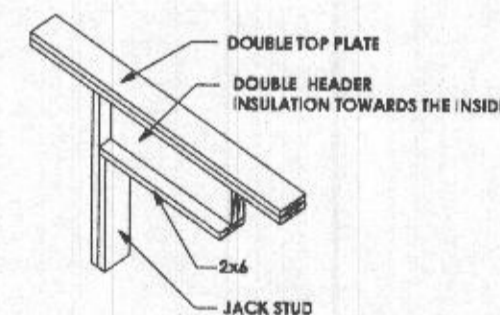
TWO-STUD CORNER-INSULATION



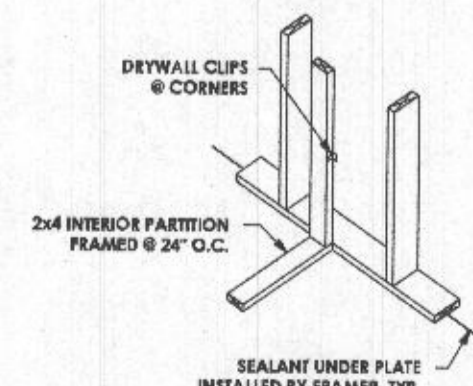
TWO-STUD CORNER-TOP



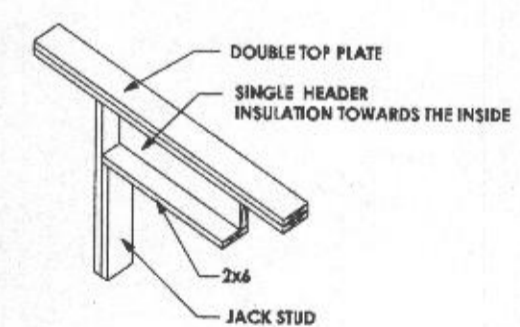
TWO-STUD CORNER-BOTTOM



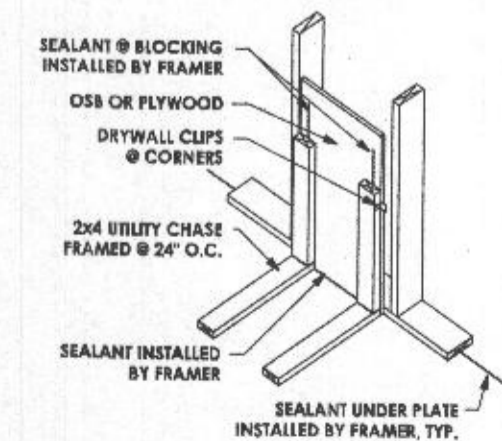
DOUBLE HEADER



BOTTOM PLATE @ PARTITION



SINGLE HEADER



AIR SEALING @ MECH CHASE

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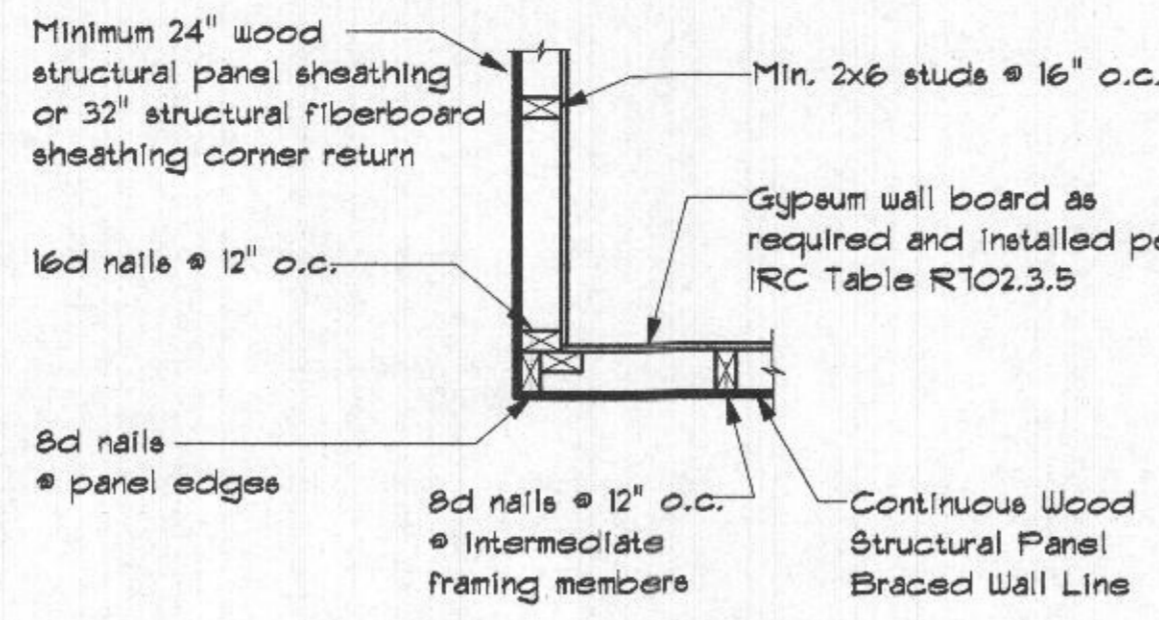
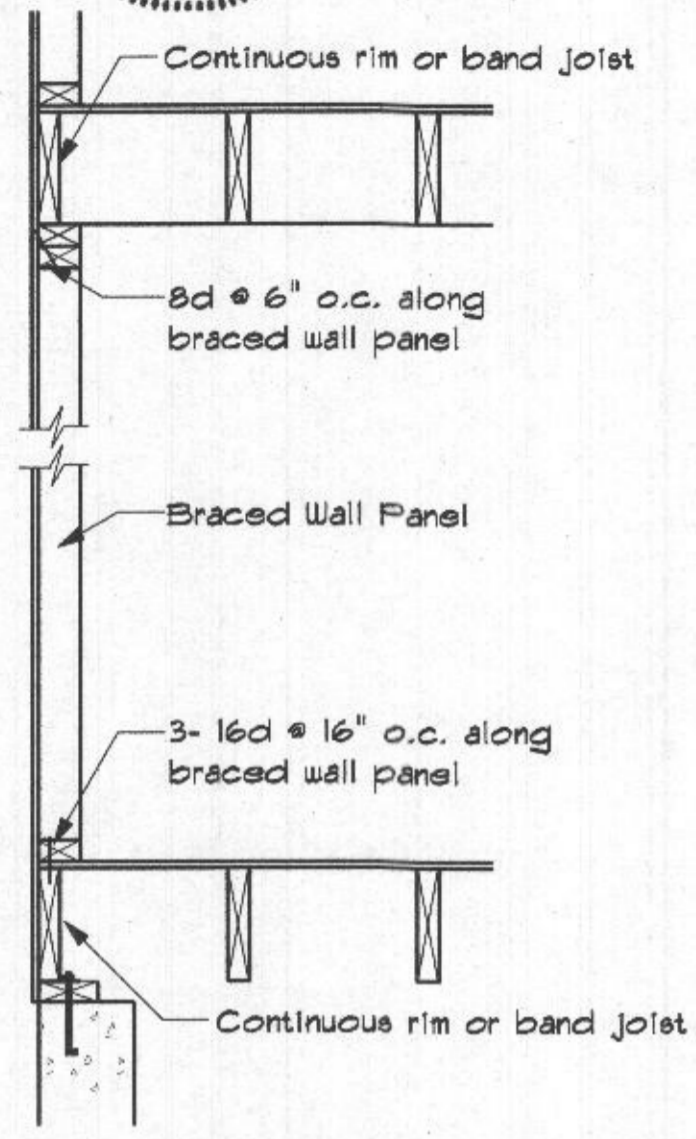
DETAILS  
**3.03**  
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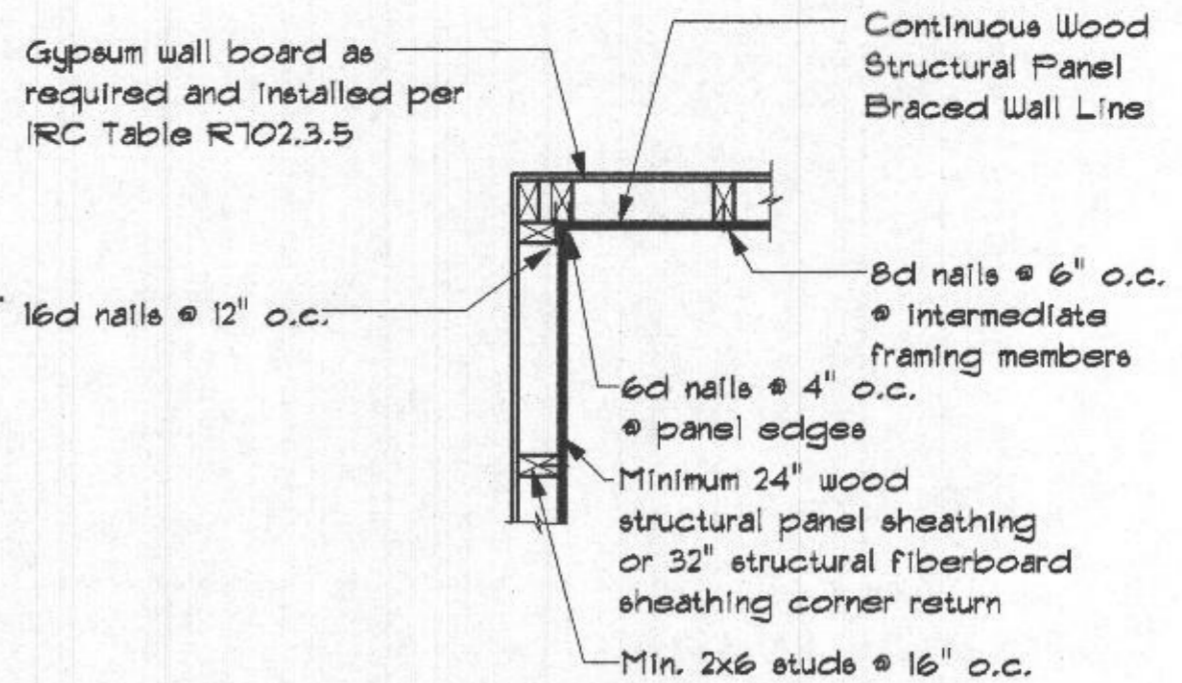
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# EXTERIOR CORNER WALL DETAILS



**OUTSIDE CORNER**



**INSIDE CORNER**

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.

Note: At Braced Wall Lines Incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws @ 7" o.c. at panel edges and 24" o.c. at intermediate framing members or nails per IRC Table R702.3.5 @ 7" o.c. at panel edges and 16" o.c. at intermediate framing members.

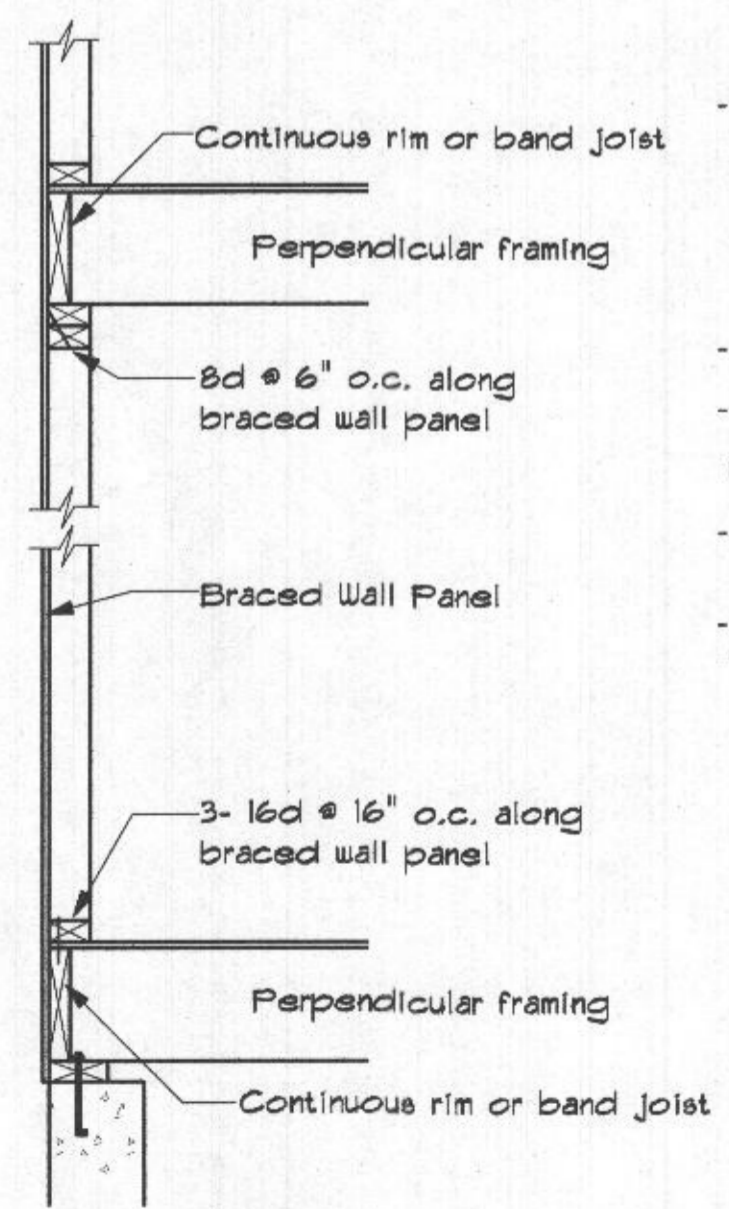
## Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure B	Wind Exposure C
				Tension strap capacity required (lb)	
2x6 Stud Grade	2	12	9	1000	1750
			16	2050	3550
			18	2450	4100
	4	12	9	1500	2775
			16	3150	DR
			18	3675	DR

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC Table R602.10.4.1.1  
2. DR = Design Required

## BRACED EXTERIOR WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

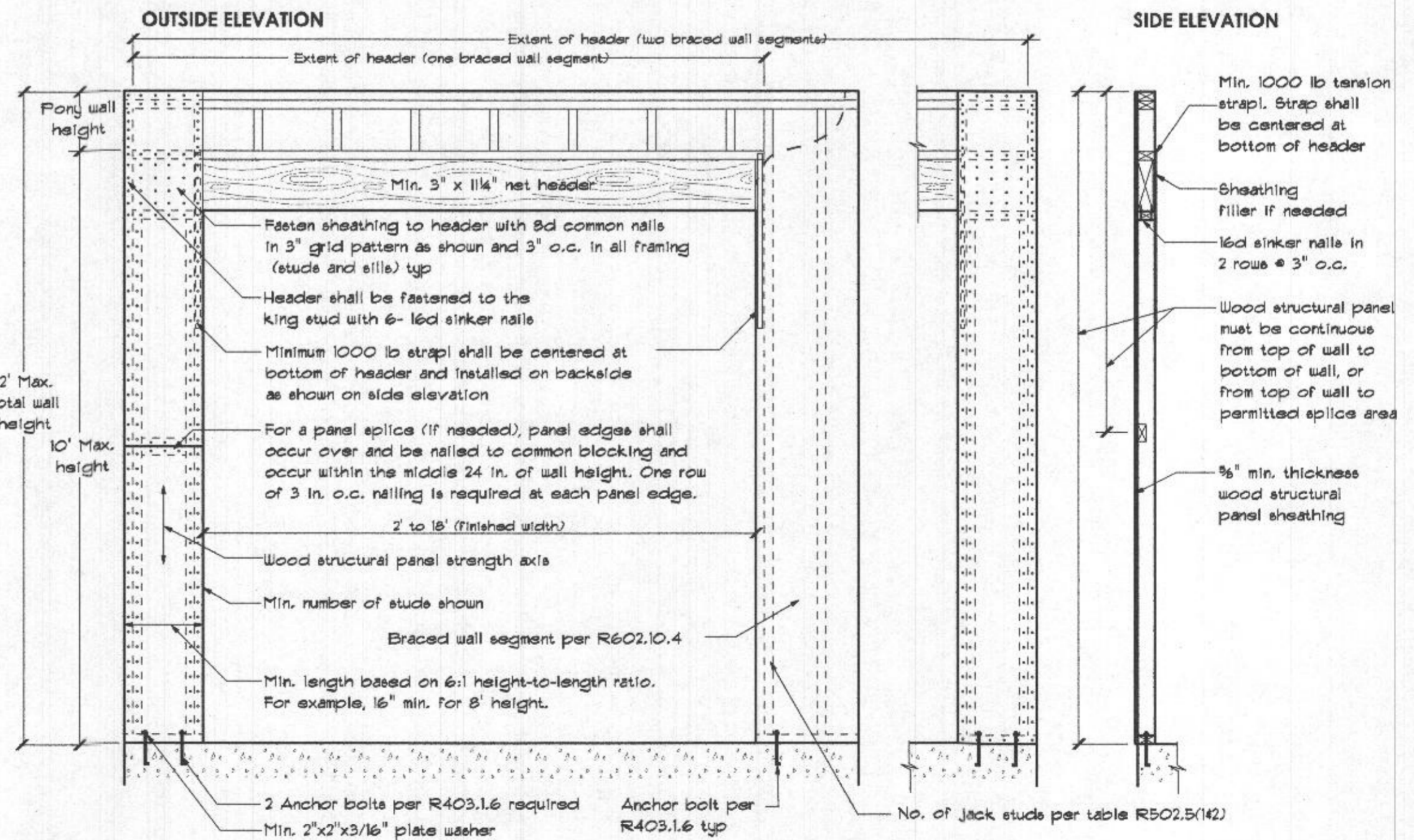
TYPICAL AT ALL EXTERIOR, PLYWOOD SHEATHED WALLS



- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL.
- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.
- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS AT 24" O.C.
- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.
- TENSION HOLD DOWN STRAP OF 800# - ex. (SIMPSON CMST14 STRAP W/ 15-16d NAILS EACH END)

## BRACED EXTERIOR WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

TYPICAL AT ALL EXTERIOR, PLYWOOD SHEATHED WALLS

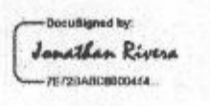


**OVER CONCRETE OR MASONRY BLOCK FOUNDATION**



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## BRACING DETAILS

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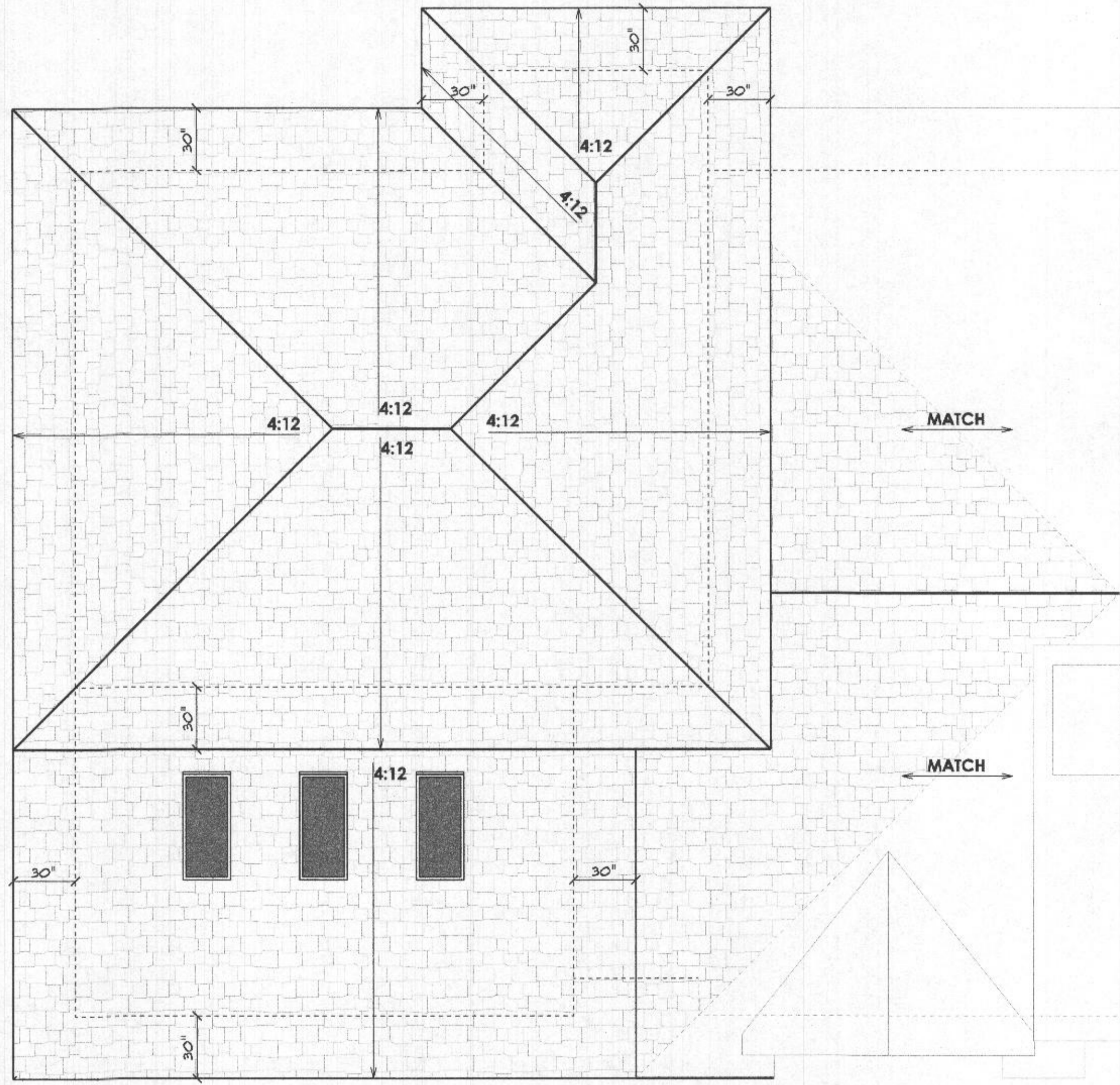
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**ROOF PLAN**

**4.01**

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**ROOF PLAN**



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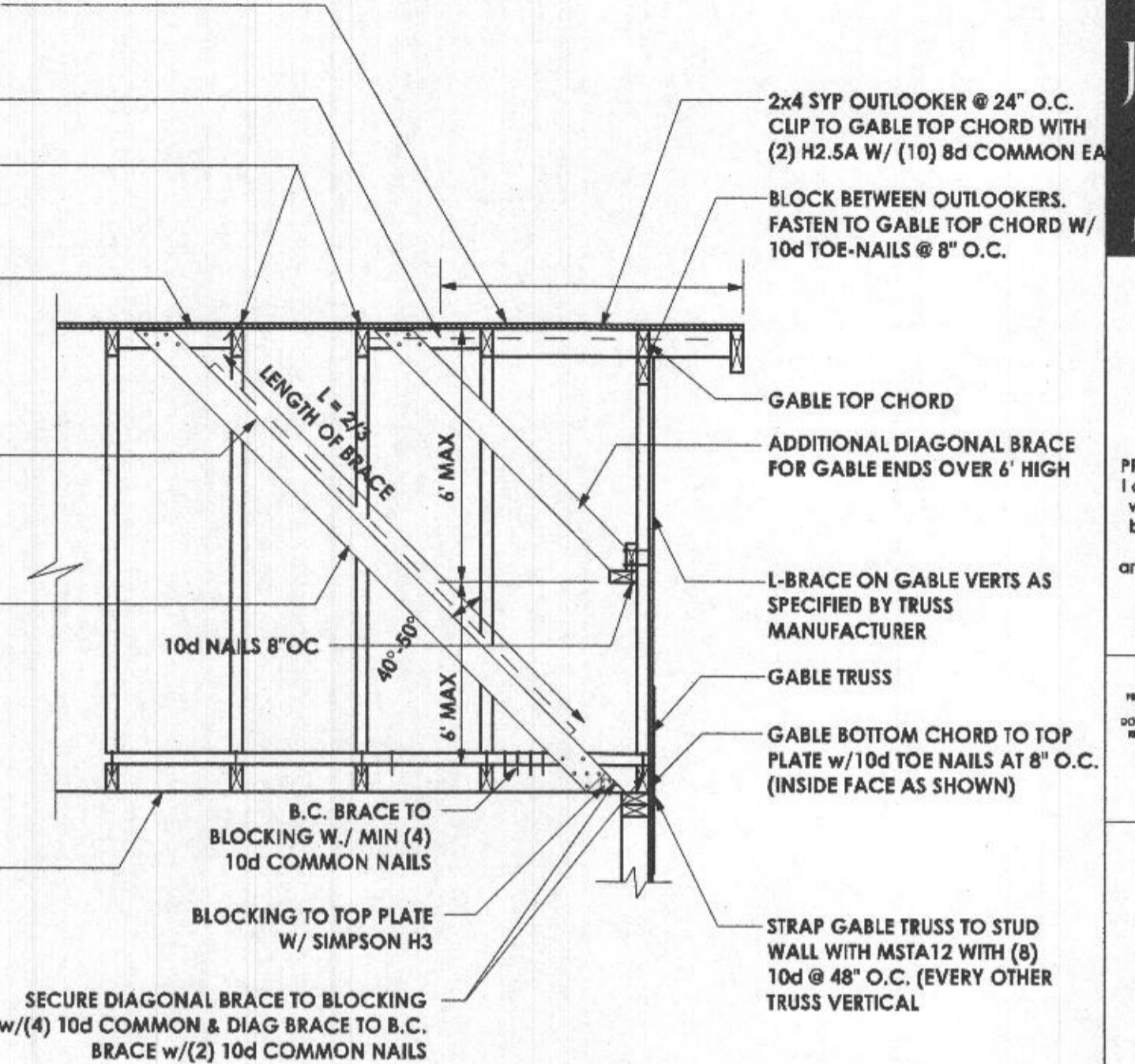
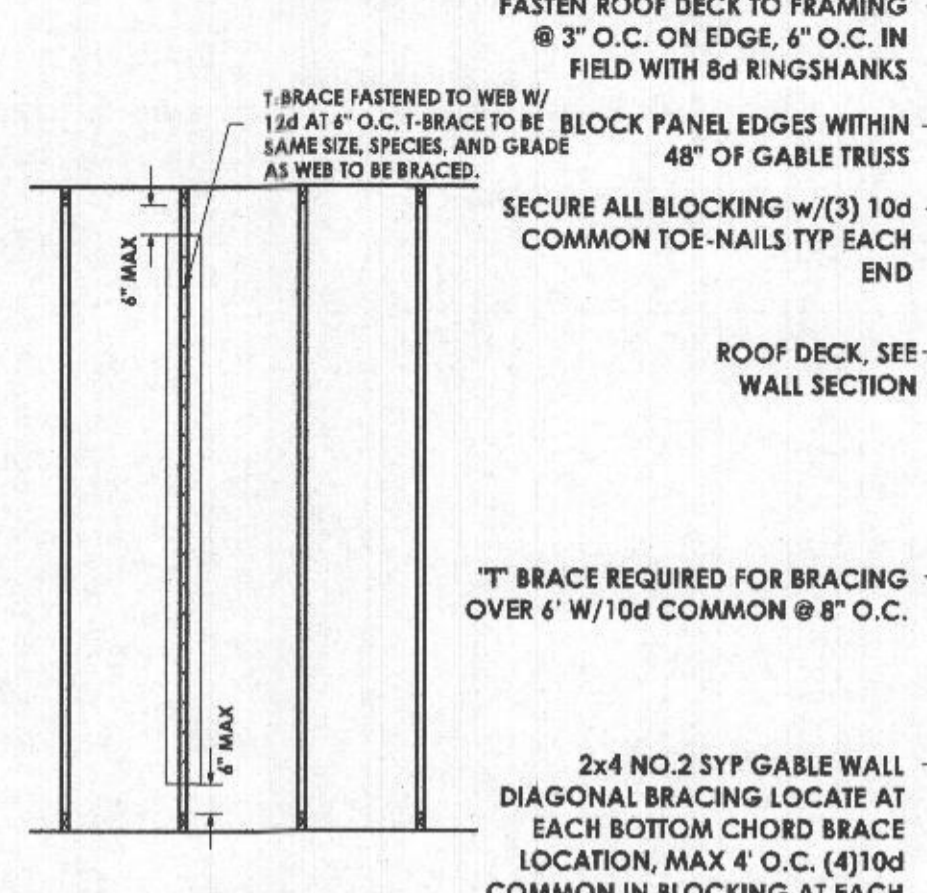
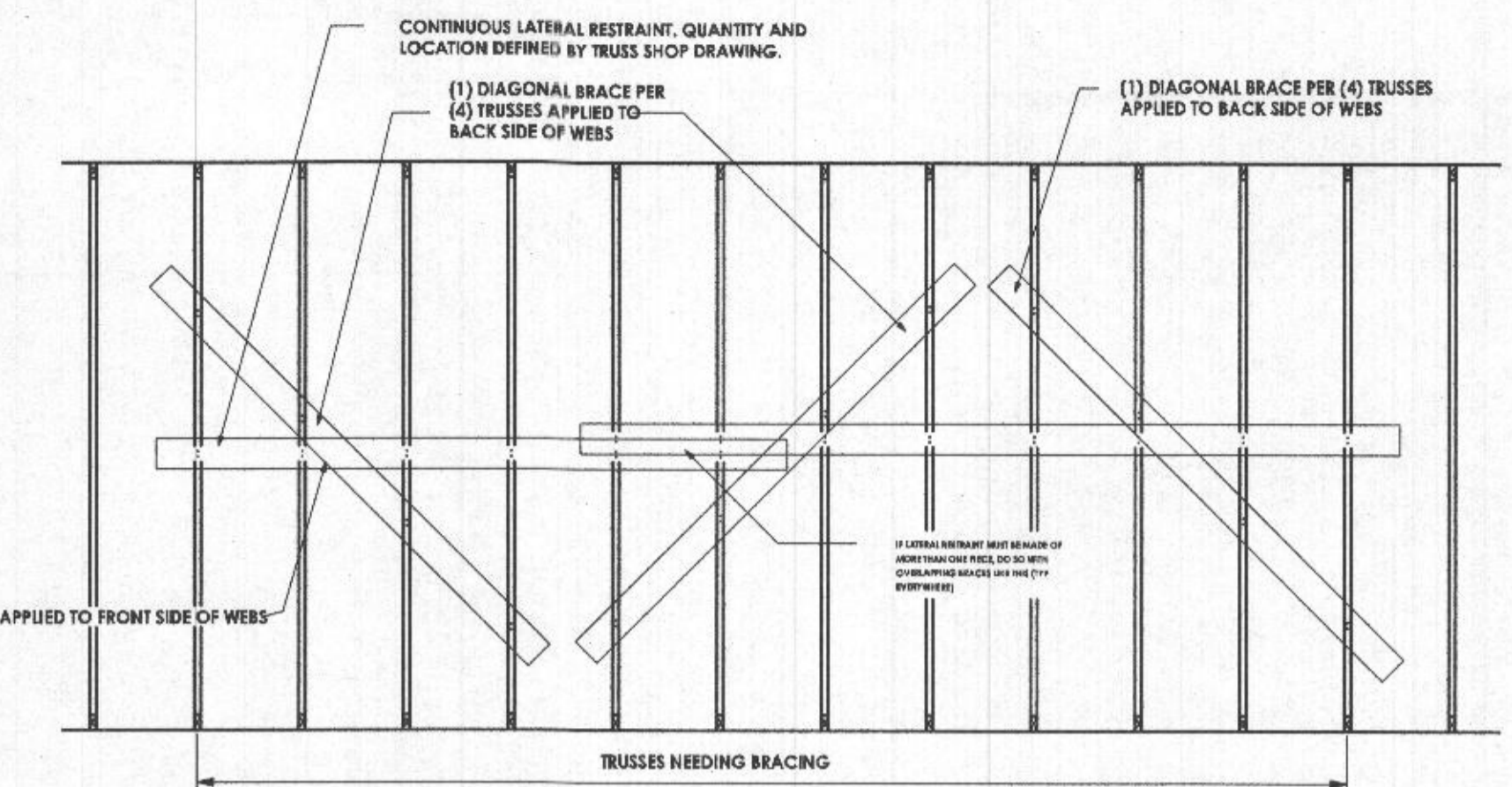
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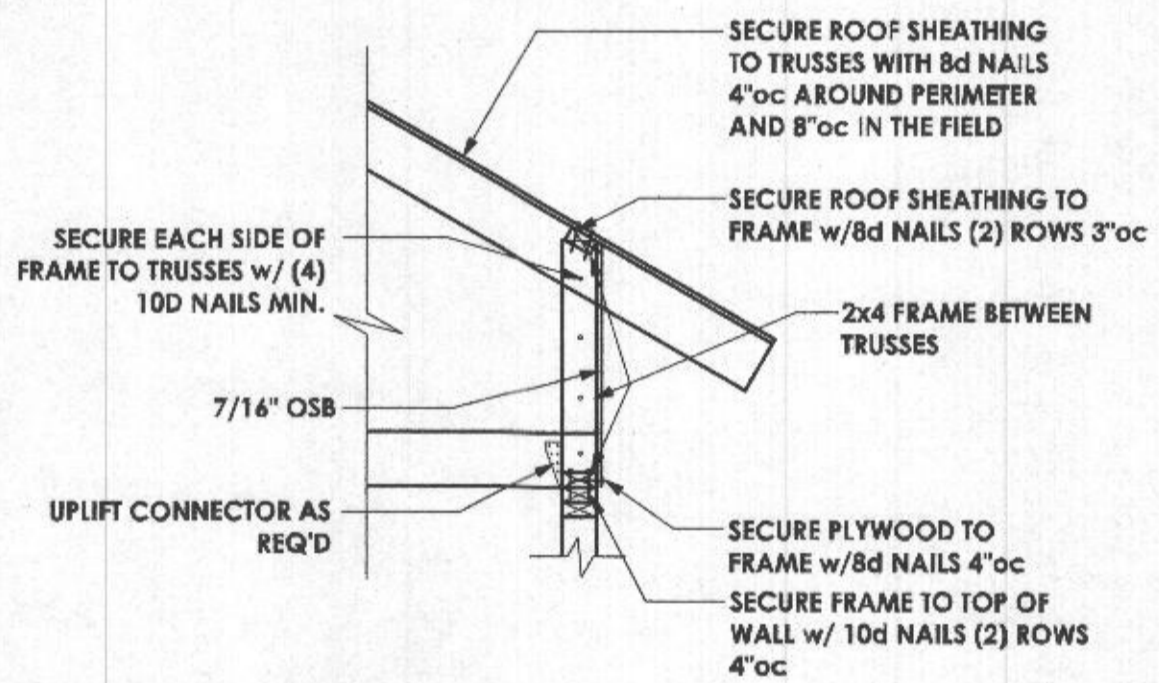
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**ROOF DETAILS**  
**4.02**  
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- LEGEND AND NOTES:**
1. T-BRACE TO BE SAME SIZE, SPECIES, AND GRADE AS WEB TO BE BRACED.
  2. ALL RESTRAINT LUMBER SHOWN SHALL BE 1x4 NO.3 SYP OR BETTER OR 2x4 NO.3 SPF OR BETTER (UNO).
  3. SHOULD A SCENARIO ARISE THAT DOES NOT RESEMBLE THOSE INDICATED ABOVE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR APPROPRIATE BRACING DETAILS.
  4. BRACING LUMBER SHALL INTERSECT THE WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DETAILS PRODUCED BY THE TRUSS ENGINEER.
  5. ALL FASTENERS SHOWN ARE 0.131" DIA x 3" LONG (UNO).

### 5 PERMANENT TRUSS BRACING DETAIL



### 3 ROOF END CONNECTION

- NOTES:**
1. TRUSS MAY EITHER HAVE A TOP CHORD OVERHANG OR CANTILEVER CONDITION.
  2. BLOCKING PANELS REQUIRED ABOVE SHEAR WALLS.
  3. SEEK APPROVAL IN WRITING FROM THE ENGINEER IF VENTILATION HOLES ARE REQUIRED.
  4. CAPACITY OF BLOCKING IS APPROX. 700#/FT.
  5. NAIL BLOCKING PANEL INTO EACH TRUSS FROM BOTH SIDE WITH (4) 10d NAILS.

### 4 GABLE END BRACE

- NOTES:**
1. SEE ARCH DRAWINGS FOR GABLE END OVERHANG INFORMATION.
  2. EVERY NAIL LOCATION NOT SHOWN FOR CLARITY.

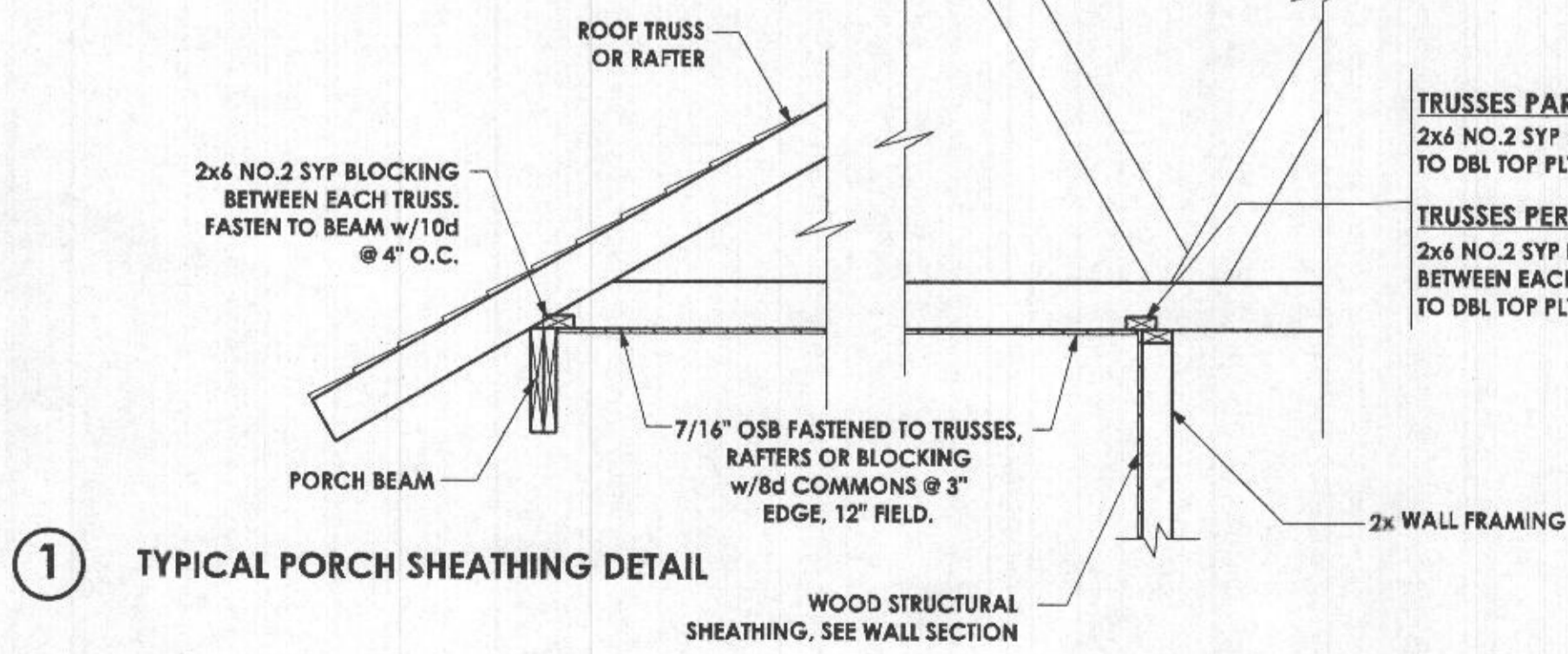


*Matthew W. Anderson*  
6/21/2022  
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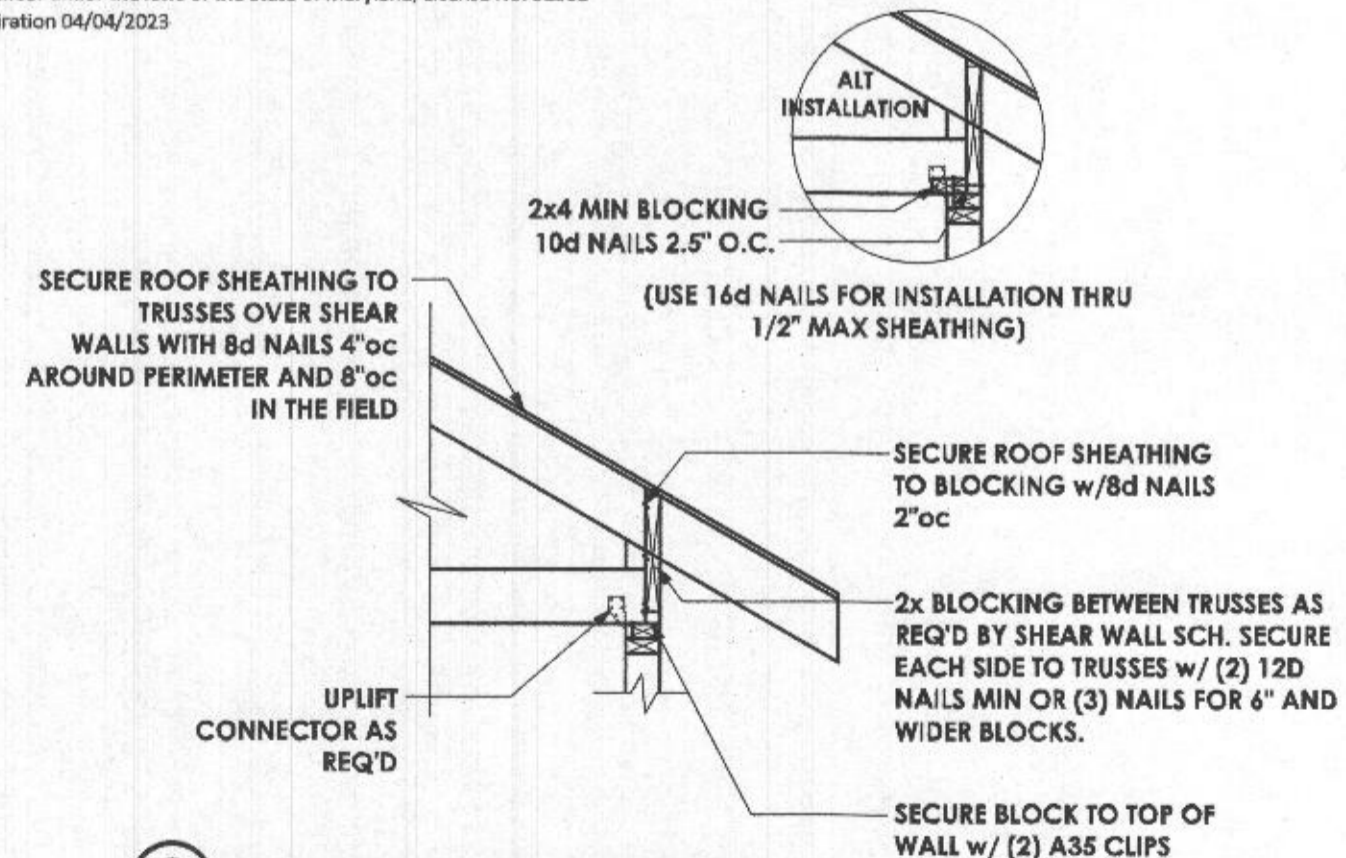
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### 3 ROOF END CONNECTION

- NOTES:**
1. TRUSS MAY EITHER HAVE A TOP CHORD OVERHANG OR CANTILEVER CONDITION.
  2. BLOCKING PANELS REQUIRED ABOVE SHEAR WALLS.
  3. SEEK APPROVAL IN WRITING FROM THE ENGINEER IF VENTILATION HOLES ARE REQUIRED.
  4. CAPACITY OF BLOCKING IS APPROX. 700#/FT.
  5. NAIL BLOCKING PANEL INTO EACH TRUSS FROM BOTH SIDE WITH (4) 10d NAILS.



### 1 TYPICAL PORCH SHEATHING DETAIL



### 2 ROOF END CONNECTION

- NOTES:**
1. TRUSS MAY EITHER HAVE A TOP CHORD OVERHANG OR CANTILEVER CONDITION.
  2. BLOCKING MUST BE MITERED TO ALLOW FULL CONTACT WITH SHEATHING.
  3. BLOCKING PANELS REQUIRED ABOVE SHEAR WALLS.
  4. SEEK APPROVAL IN WRITING FROM THE ENGINEER IF VENTILATION HOLES ARE REQUIRED.
  5. CAPACITY OF BLOCKING IS APPROX. 450#/FT.

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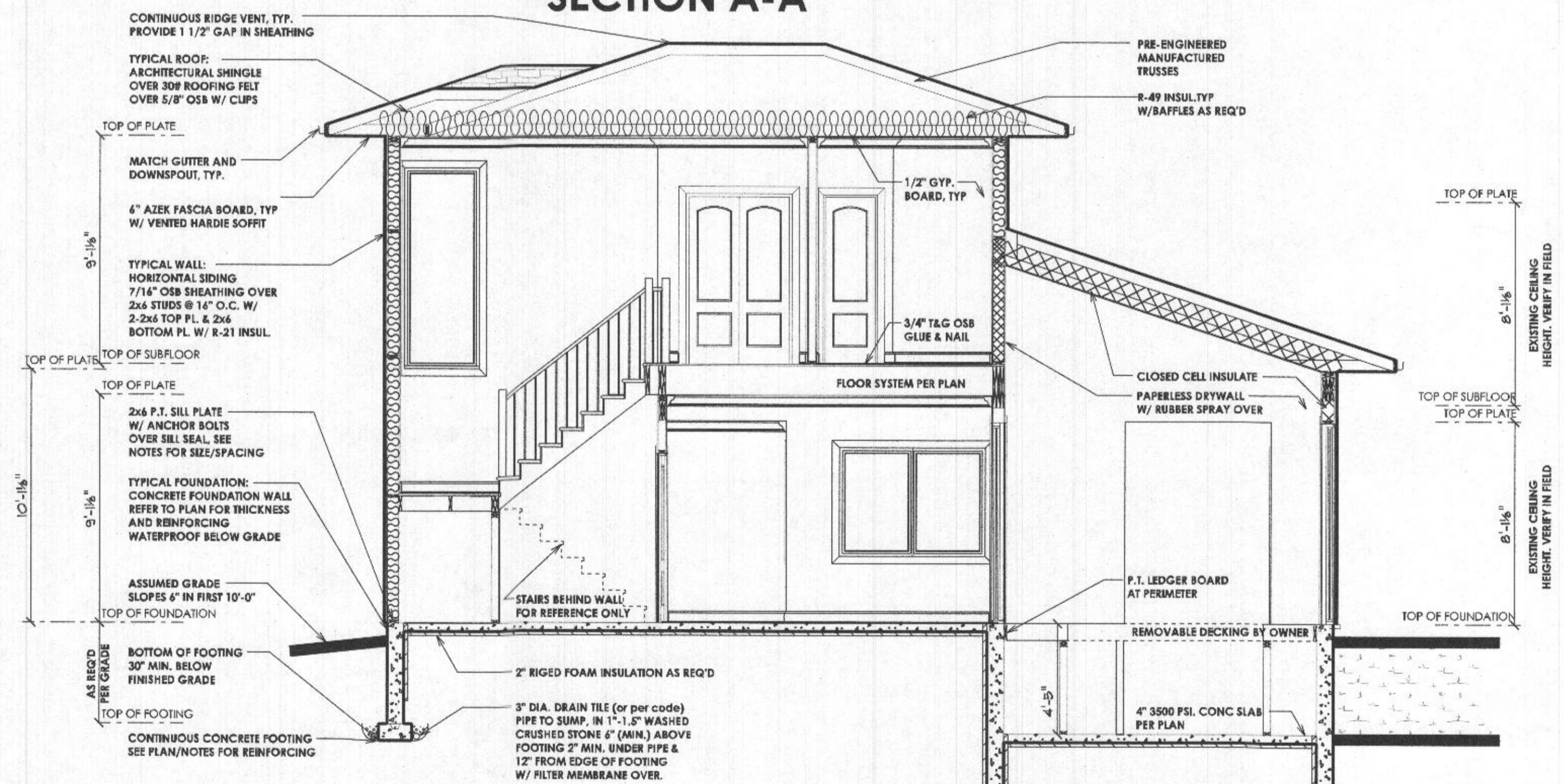
**ISSUE DATES:**  
 6-28-19 REVIEW SET

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

**SECTIONS**  
**5.01**  
 PRINT DATE:  
 Tuesday, June 21, 2022



**SECTION A-A**



**SECTION B-B**

**SECTION NOTES**

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

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#### ISSUE DATES:

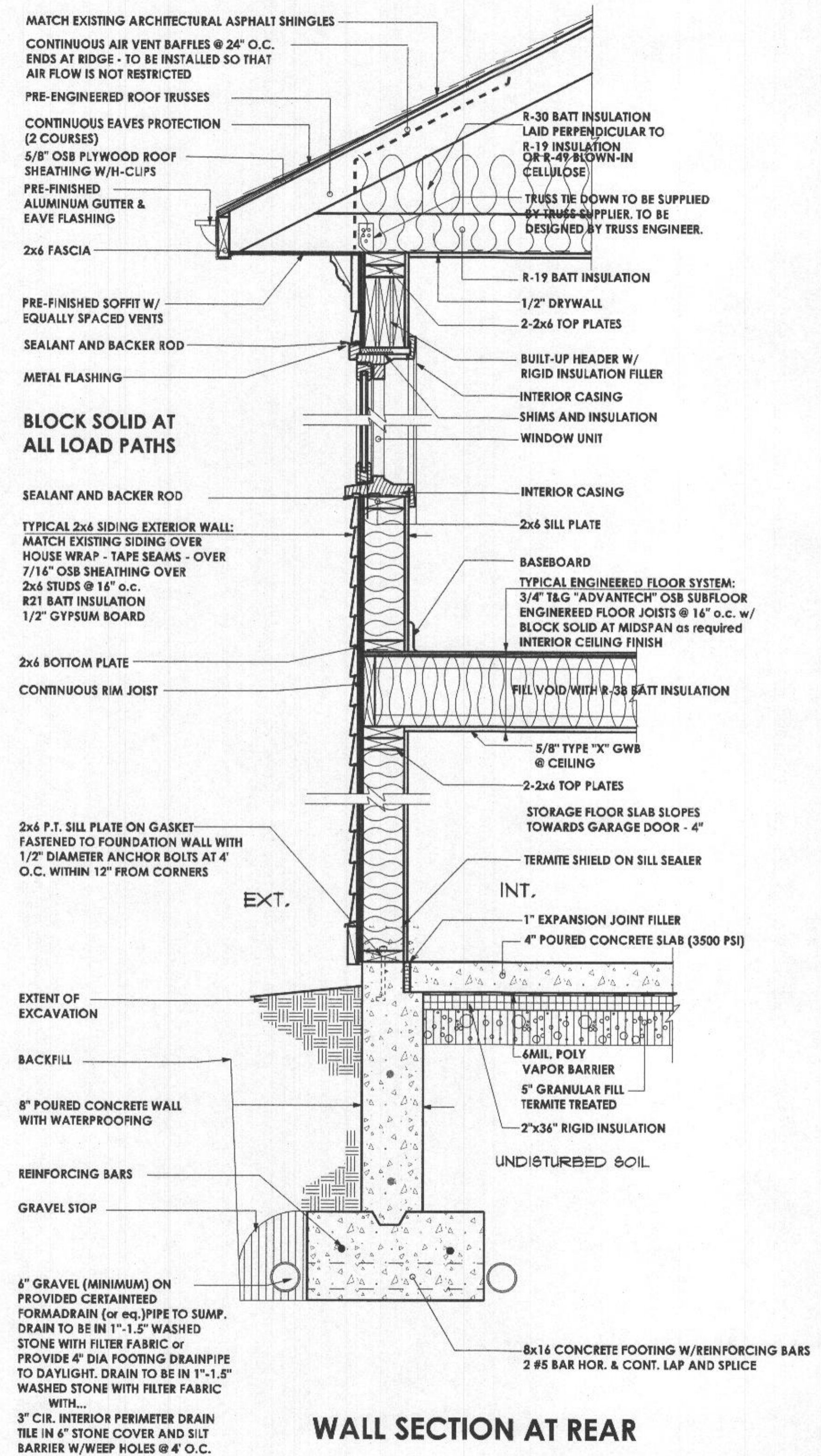
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#### SECTIONS

# 5.02

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**WALL SECTION AT REAR**



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SCALE: 1/4" = 1'-0"  
**FIRST FLOOR**

**E3.01**

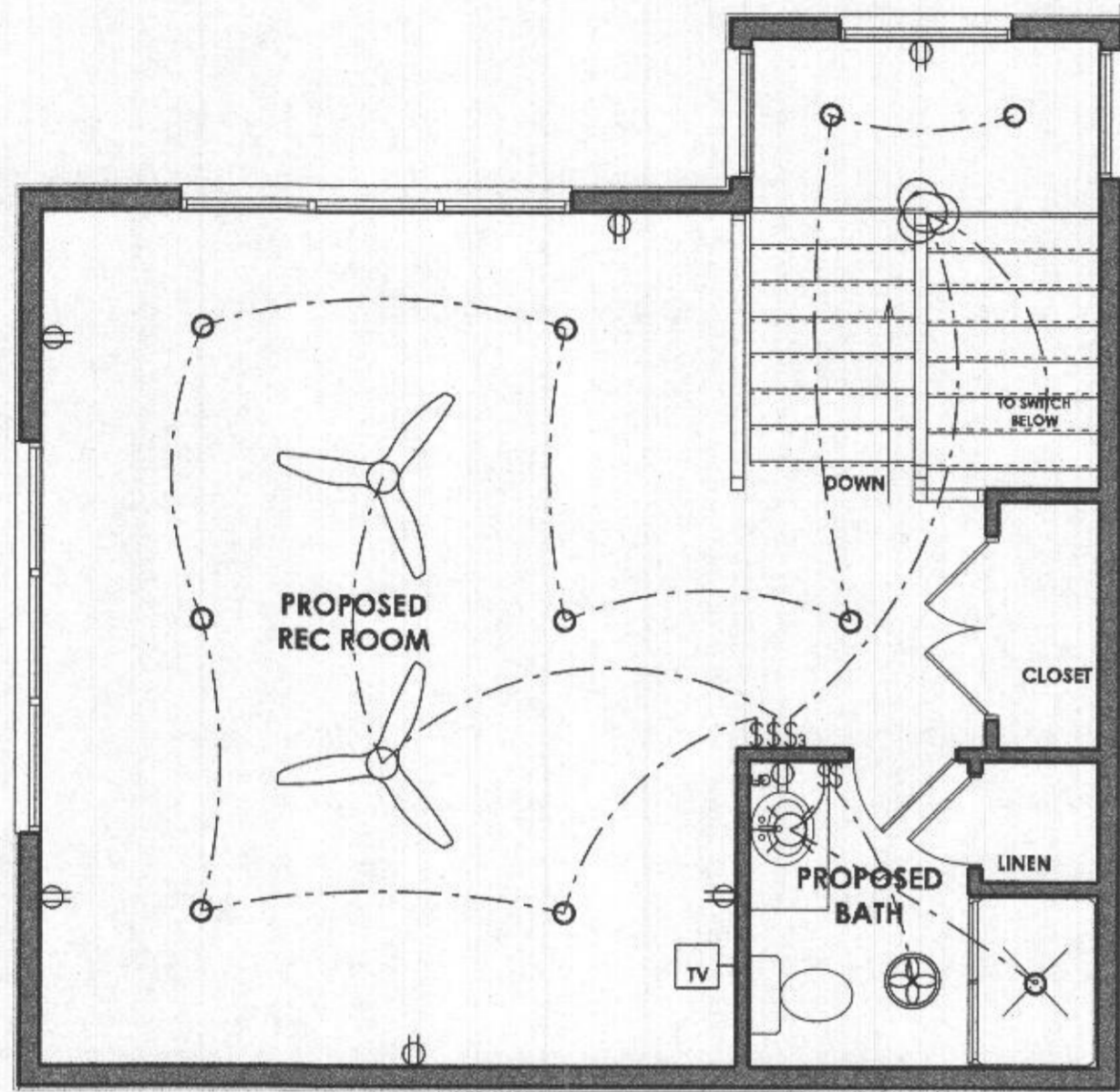
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 Tuesday, June 21, 2022

— = EXISTING WALL/PARTITION  
 — = PROPOSED NEW WALL/PARTITION

← PROPOSED → EXISTING →

— = EXISTING WALL/PARTITION  
 — = PROPOSED NEW WALL/PARTITION

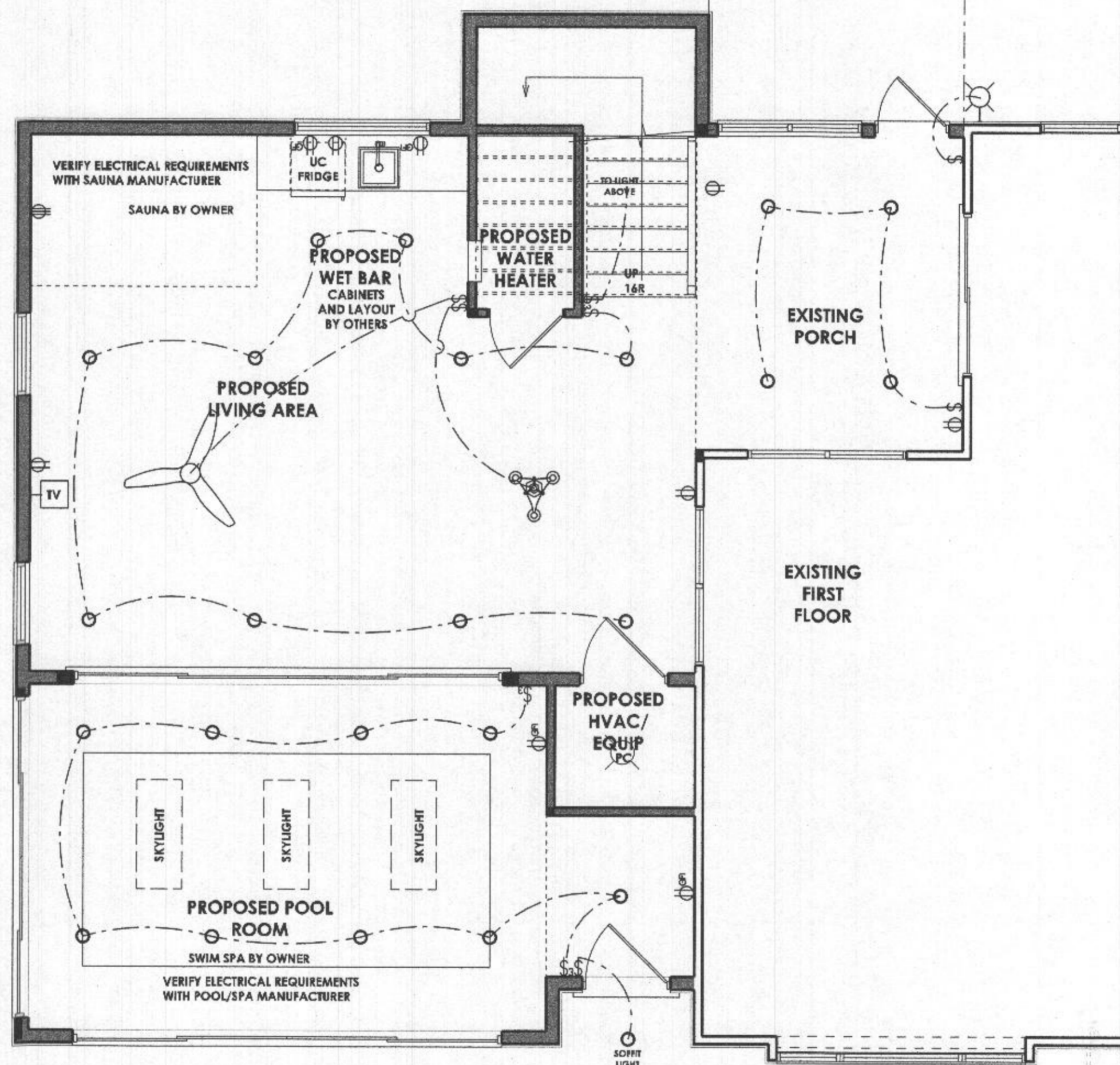
← PROPOSED → EXISTING →



**SECOND FLOOR**

**ELECTRICAL NOTES**

- 1) SEE FLOOR PLANS FOR TYP. NOTES AND DIMENSIONS
- 2) BASEMENT WINDOW AND DOOR LOCATIONS AND SIZES TO BE DETERMINED AT PRECON.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 4) PROVIDE SMOKE DETECTORS AS REQ'D BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACK-UP) AND INTERCONNECTED FOR SIMULTANEOUS ACTIVATION.
- 5) THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.



**FIRST FLOOR**

ELECTRICAL LEGEND			
Ⓛ	DUPLEX RECEPT.	☉	CEILING MOUNT LIGHT FIXTURE
Ⓛ	GFCI GROUND FAULT CIRCUIT INTERRUPTER	☉	CEILING LIGHT FULL CHAIN
Ⓛ	DUPLEX OUTLET HALF SWITCHED	○	RECESSED LIGHT FIXTURE
Ⓛ	220 VOLT DUPLEX OUTLET	☉	WALL MOUNTED LIGHT FIXTURE
Ⓛ	DUPLEX OUTLET # 42" A.F.P.	☉	FLUORESCENT LIGHT FIXTURE
Ⓛ	SINGLE POLE SWITCH	☉	CEILING FAN
Ⓛ	3-WAY SWITCH	☉	TELEPHONE
Ⓛ	4-WAY SWITCH	☉	TELEVISION
Ⓛ	DIMMER SWITCH	☉	THERMOSTAT
☉	SMOKE DETECTOR	☉	DOOR CHIME
☉	BATH FAN 30 CFM		