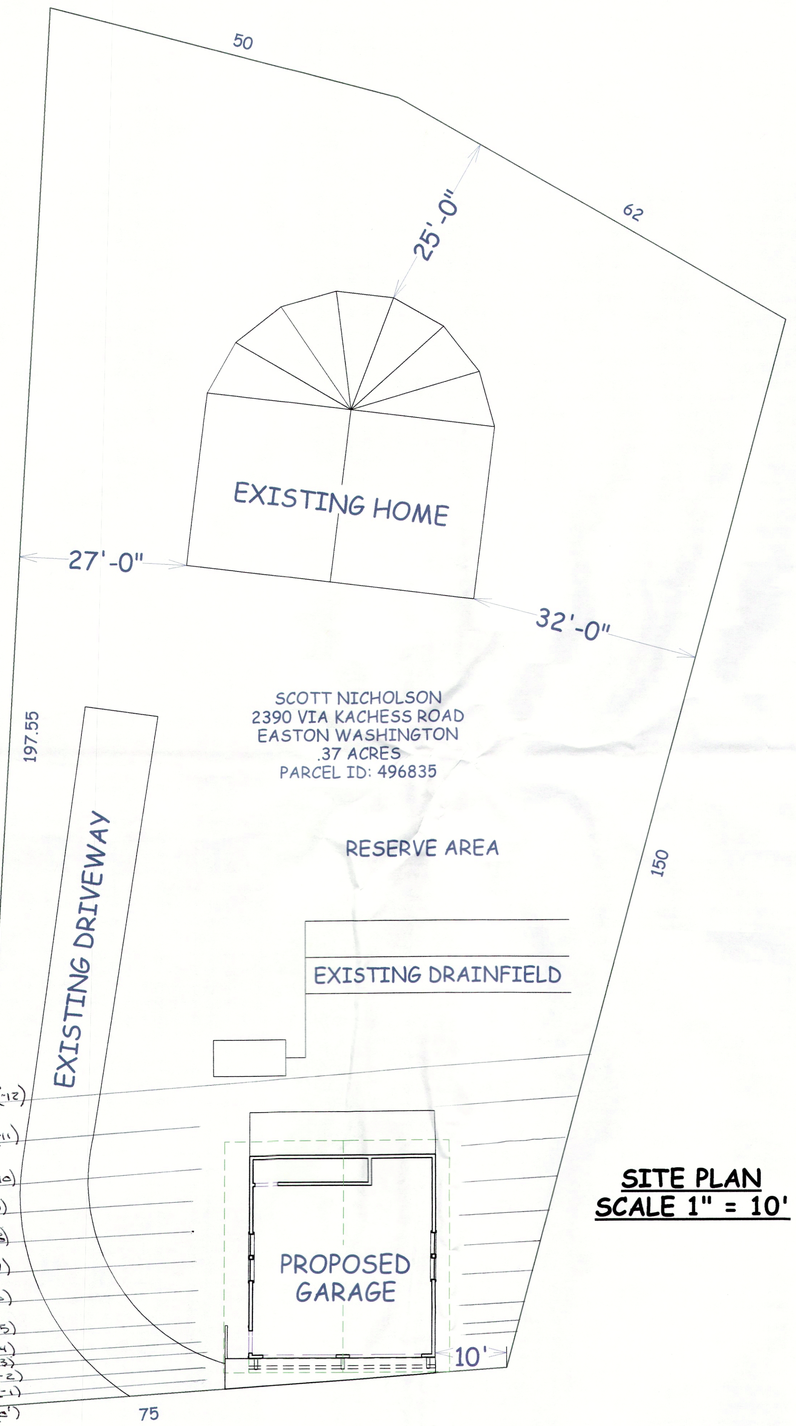
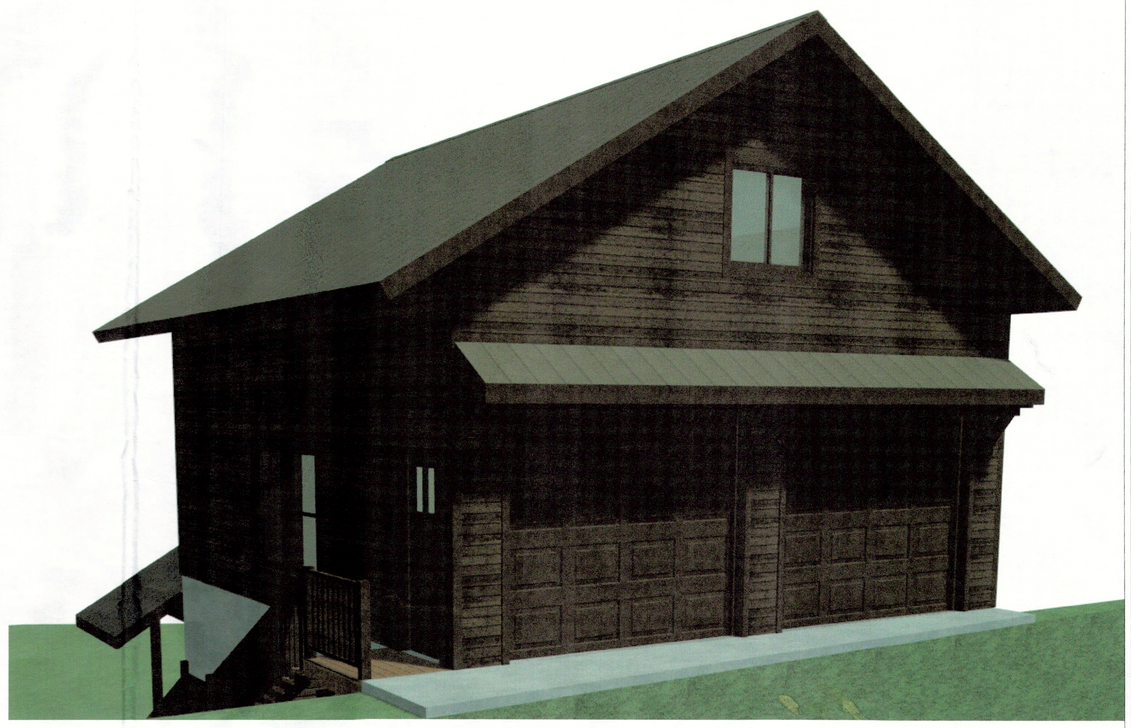


SITE PLAN
SCALE 1" = 10'



FRONT PERSPECTIVE
NO SCALE

MONTGOMERY BUILDING DESIGN
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WASHINGTON 98943
al.montgomery@yahoo.com
509-674-5194
509-304-4265

ENGINEER OF RECORD

TAX ID #
21-13-17051-0023

SCOTT NICHOLSON
NEW GARAGE AT LAKE KACHESS
EASTON WASHINGTON

www.montgomerybuildingdesign.com

ISSUED	PURPOSE
12-1-2015	REVIEW

SITE PLAN

VIEW

2015-057

A1

GENERAL NOTES

GOVERNING CODE: The 2012 International Building Code shall govern design and construction.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction, job related safety standards, and the strength and stability of the structure during construction. He shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. The contractor shall be familiar with the work required in these documents and the requirements for executing it properly.

DISCREPANCIES: Discrepancies in these drawings shall be brought to the attention of Montgomery Building Design, or Engineer of record prior to beginning the work in question.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site.

ADJACENT UTILITIES. The contractor shall determine the location of all adjacent underground utilities prior to excavation and drilling.

SOILS and FOUNDATIONS

REFERENCE STANDARDS: Design and construction shall conform to IBC Chapter 18 "Soils and Foundations"

SOILS INSPECTION: The Building Official or a licenced Geotechnical Engineer shall inspect all prepared soil bearing surfaces prior to placement of concrete and reinforcing steel and shall verify the following DESIGN SOIL VALUES.

Allowable bearing pressure (assumes silty soil w/ gravel & rock, contractor to notify engineer if otherwise)	2000psf
Passive lateral pressure	350PCF e.f.p.
Active lateral pressure - unrestraind	40PCF e.f.p.
Active lateral pressure - restrained	60PCF e.f.p.
Coefficient of sliding friction	0.35

FOOTING DEPTH: Exterior footings shall bear at least (24") below finish grade.

FOOTING CONSTRUCTION: Except where noted otherwise in these plans, concrete footings shall be constructed as follows: Footing shall be reinforced with #4 bars spaced at 8" oc located between the bottom third and mid-depth of footings. Strip (continuous) footings require reinforcement in the long direction only. Spread footing shall be reinforced in both directions. Vertical reinforcement for stem walls shall be cast in place extending to within 3" of footing bottom.

CONCRETE STEM WALLS: Except where noted otherwise in the plans, concrete stem walls shall be 6" wide and shall be reinforced with #4 bars spaced at 12" oc in the vertical and horizontal direction. One bar shall be located 4" from the top of wall with the hook end of anchor bolts held below this bar. Vertical reinforcement shall be cast in place in the footing concrete extending to 3" from bottom of footing (except for 24" tall monolithic footing / stem walls which require only 1- #4 horizontal at 4" from top, footing same as above.)

CONCRETE SLABS-ON-GRADE: Except where noted otherwise in these plans, concrete floor slabs shall be no less than 4" thick and shall be reinforced with W1.4 x W1.4 6x6 welded wire fabric (or #3 bars spaced at 18" e.w.) supported to remain in place between mid-depth of the slab and the upper third. Slabs shall be cast over a prepared compacted sub-base of 4" thick clean graded sand, gravel, or crushed stone passing a 2" seive. A base course is not required over soils having a percolation rate greater than 4" per hour - Ref R506.2.2 exception and Table R405.1 Group I and footnote "a".)

WOOD

GRADING: All sawn lumber and engineered wood products shall be identified by a grade mark or a certificate of inspection by an approved agency complying with DOC PS20 or equivalent.

LUMBER and TIMBER: Except where noted otherwise the species and grade of lumber and timber shall be as follows:
Hem Fir No. 2 - Preservative-treated lumber and timber
Douglas Fir No. 2 - All other lumber and timber

STRUCTURAL GLUE-LAMINATED TIMBER:
Conform to AITC 190.1 & ASTM D3737

Glulam - simple span	DF/DF 24F-V4
Glulam - cantilever or continuous	DF/DF 24F-V4

Camber simple span beams to 2000' radius unless noted otherwise.

RECTANGULAR ENGINEERED WOOD: Conform to ASTM 5456

PSL - parallel strand lumber	2.0 E
LSL - laminated strand lumber	1.5 E
LVL - laminated veneer lumber	1.8 E

WOOD STRUCTURAL PANELS (Sheathing): Conforming to DOC PS1 or PS2 according to type and shall be identified by the trademarks of an approved testing & inspection agency. Unless noted otherwise horizontal panels shall be installed with the long dimension perpendicular to supporting framing with panels continuous over two or more spans with adjacent rows of sheathing having stagered joints.

Use	Roof	Floor	Walls
Thickness	5/8"	3/4	7/16"
Span rating	40 / 20	24 / 16	24 / 16
Panel grade	C-D	C-D	C-D
Exposure	1	1	1

CONNECTORS: Prefabricated connectors shall be by the Simpson Strong-Tie Company as specified in their catalog No. C-2013. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place one-half of the nails or bolts in each member. Provide washers under the heads and nuts of all bolts and lag screws bearing on wood. Unless noted otherwise all nails shall be common. All exterior Simpson connectors to have HDG or ZMAX coating.

GALVANIZED FASTENERS: Conform to ASTM A653 designation G185.

NAILS: Conform to IBC 2304.9 "Connections and Fasteners". Unless noted otherwise all nails shall be common. Nails shall be driven flush and shall not fracture the surface of sheathing. Nail sizes specified on the drawings are based on the following specifications:

Size	Length	Diameter
6d	2"	.113"
8d	2 ½"	.131"
10d	3"	.148"
12d	3 ¼"	.148"
16d	3 ½"	.162"

LAG and MACHINE BOLTS: Conform to ASTM A307.

STUD WALL CONSTRUCTION: Conform to IBC 2304. Unless noted otherwise, studs shall be spaced at 16" oc, exterior studs shall be 2x6, and interior studs shall be 2x4, interior headers shall be 4x8, exterior headers shall be 6x8. Provide two studs minimum at the end of all walls and at each side of all openings. Attach the lower plates of all stud walls to concrete with 5/8" diameter A307 anchor bolts x 7" embedment spaced per plan and shearwall schedule. All anchor bolts to have 1/4"x 3" square galvanized washers. Spacing shall not exceed 48" O.C. Nail together individual members of built up posts with two rows of 16d @ 12" O.C. staggered. Refer to the plans and shearwall schedule for required sheathing and nailing. When not otherwise noted, provide 1/2" gypsum wallboard on interior surfaces.

PRESERVATIVE TREATMENT. Wood materials specified as "pressure treated" shall be "treated wood". "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Use hot dipped galvanized or stainless steel fasteners and connectors for preservative treated wood products.

ROOF COVERINGS

MINIMUM REQUIREMENTS: Install per manufacturer's written instructions. See also section R905 for additional requirements and flashing requirements.

SHINGLES: Asphalt shingles shall be fiberglass-reinforced class A shingles with self-sealing strips or interlocking design conforming with ASTM D 225 or D 3462 and installed on slopes between 2:12 and 20:12 fastened over underlayment or ice-protection as indicated below.

FASTENERS: Shingles shall be fastened over underlayment to solid wood deck with 12 gage galvanized steel roofing nails with 3/8" diameter heads meeting ASTM F 1667 and penetrating the roof sheathing surface at least 3/4". Quantity of fasteners shall be per shingle manufacturer but no less than four per strip or 2 per shingle.

UNDERLAYMENT: 15lb felt paper or equivalent underlayment shall comply with ASTM D 226 type I or ASTM 4869 type I. Install 36" wide strips perpendicular to roof slope overlapping 2" except provide double layer with 19" overlaps at slopes of 4:12 or less.

ICE PROTECTION: Install of self-adhering polymer modified bitumen sheet, in lieu of underlayment, beginning at roof eaves and extending at least 24" inside the exterior wall line of the building per manufacturer's written instructions.

FLASHING: Install a base, cap, valley, and sidewall flashing per manufacturer's written installation instructions.

METAL ROOF COVERINGS

MINIMUM REQUIREMENTS: Install per manufacturer's written instructions. See also section R905 for additional requirements and flashing requirements.

DECKING: Metal roofing material shall be applied over solid roof sheathing per plan

MINIMUM SLOPE:
25% for lapped, non-soldered seam without sealant
4% for lapped, non-soldered seams with sealant
2% for standing seam roof systems

MATERIALS: Materials shall be naturally corrosion-resistant or treated to be so per Table R905.10.3 (1)

ATTACHMENT: Attach to to supports per manufacturer's instruction with galvanized fasteners for steel roofing and 300-series stainless steel for copper and other metal roofing

FLASHING: Install base, cap, valley, and sidewall flashing per manufacturer's written instructions instructions.

CRICKETS AND SADDLES: Install on uphill side of chimneys and other similar protrusions.

METAL-PLATE-CONNECTED WOOD TRUSSES

Reference IBC Section 2303.4. Trusses shall be designed by a qualified specialty engineer licensed to practice in the governing municipality. The designs shall account for the loads indicated under DESIGN PARAMETERS and any other specialty loads such a drifts, mechanical equipment, and axial drag loads that may be shown on the plans and details. Designs shall account for unbalanced loading, drifting, and wind loads as applicable in combination per the 2012 IBC. At a minimum, the designs shall consider 15 psf uniform dead load. Attic trusses shall be designed with an additional 10 psf uniform dead load on bottom chord. Roof designs shall consider at 10 psf uniform net uplift. The designs shall include all permanent and temporary bracing, and truss-to-truss and truss-to-bearing connections.

Calculations and shop drawings stamped by the specialty engineer shall be submitted to the contractor for review. The contractor and specialty engineer are responsible for details and accuracy including specific conformance to these documents.

Contractor is responsible to request additional details not shown on these plans if desired. Specialty engineer is not responsible for connections not specifically detailed on this set of plans.

CONCRETE

REFERENCE STANDARDS:
· ACI 318-11 "Building Code Requirements for Concrete"
· IBC Chapter 19

MIX DESIGN:
2500 psi - footings protected from weather
3000 psi - vertical concrete exposed to weather
3500 psi - flat concrete exposed to weather including garage floors

· Strength: 28-day strength - Fc' design stregth (psi)
· Maximum Aggregate Size shall be 1"
· W/C: Water/Cement Ratio shall not exceed .48 based on the total weight of cementitious materials
· Air content of concrete exposed to weataher shall be 5% measured at point of placement.
· Pozzolans: may be used in accordance with ACI 318-11.
· Chloride content shall conform to ACI 318-11.

CONSTRUCTION JOINTS: See the plan for location and details.

SHRINKAGE: Concrete will shrink after initial placement. The contractor shall coordinate jointing and finishes to provide adequate tolerance for shrinkage.

TESTING FOR CONCRETE STRENGTH:
When required by the building official obtain samples and conduct tests in accordance with ACI 318-11. For each test mold and cure 3 cylinders. Test (1) at 7 days and (2) at 28 days. The strength is satisfactory if the averages of all sets of 3 consecutive tests equal or exceed the specified strength and no individual test falls below the specified strength by more than 500 psi.

REINFORCING STEEL:

Reinforcing Bars - deformed	ASTM A615, Grade 60
Smooth Welded Wire Fabric	ASTM A185
Deformed Welded Wire Fabric	ASTM A497
Bar Supports	CRSI MSP-1, Chapter 3
Tie Wire - black annealed	16.5 gage or heavier

CONCRETE COVER: Conform to 318-11

Concrete cast against earth	3"
Concrete exposed to earth or weather	1 1/2"
Bars in slabs and walls	3/4"

BAR SPLICES: Conform to ACI 318-11 for class "B" splices or 40 bar diameters, whichever is greater.

DESIGN PARAMETERS

LIVE LOADS:

Snow - Pg	185 psf
Snow - Pf	175 psf - heated
Snow - Pf	186 psf - non heated
Exposure factor	1.0
Floor Live	40 psf

DEAD LOADS:

Floor Dead	12 psf
Roof Dead	15 psf

WIND DESIGN:

Basic wind speed	85 mph
Exposure	C

SEISMIC DESIGN:

Site classification	C
Ss	0.63
S1	0.25
Importance factor	1.0
Response modification	6.5

DEFLECTION LIMITS:

Total load	L/240
Live Roof	L/360
Live Floor	L/480

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ENGINEER OF RECORD

TAX ID #
21-13-17051-0023

SCOTT NICHOLSON
NEW GARAGE AT LAKE KACHESS
EASTON WASHINGTON

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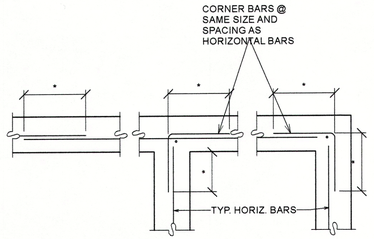
ISSUED	PURPOSE
12-1-2015	REVIEW

GENERAL NOTES
VIEW

2015-057

S2



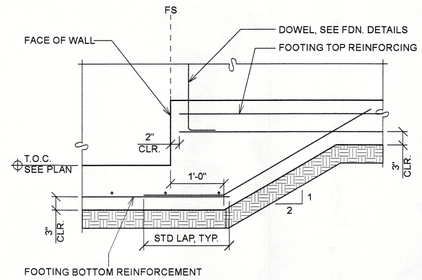
NOTE:
* INDICATES LAP, SEE REBAR LAP SCHEDULE

1 TYP. REINFORCING @ CORNER
SCALE: N.T.S

REBAR LAP SCHEDULE

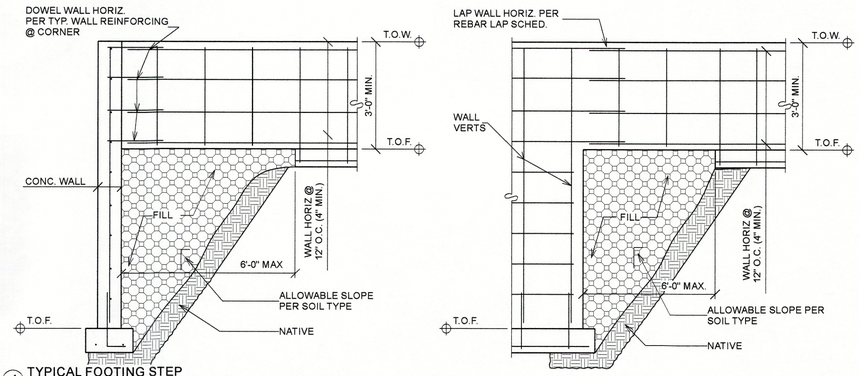
BAR #	CONCRETE			MASONRY
	3000 PSI	4000 PSI	5000 PSI	
#3	25"	21"	19"	15"
#4	33"	28"	25"	24"
#5	41"	36"	32"	30"
#6	49"	43"	38"	36"
#7	58"	50"	45"	42"
#8	66"	57"	51"	48"
#9	74"	64"	57"	54"
#10	82"	71"	64"	60"
#11	90"	78"	70"	66"

2 SCALE: N.T.S

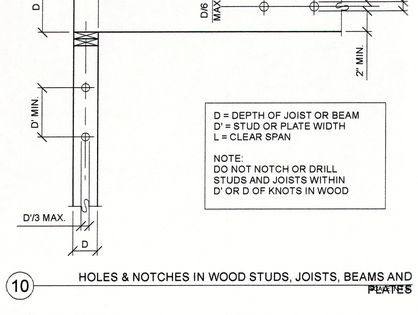


NOTE:
SEE DETAILS FOR WALL REINFORCEMENT

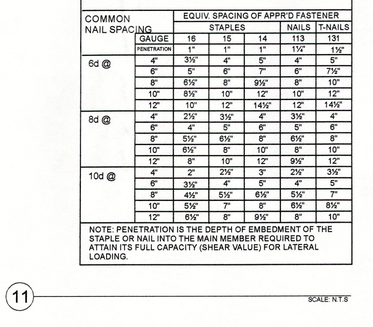
3 TYPICAL FOOTING STEP
SCALE: N.T.S



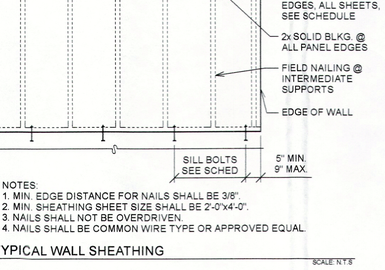
4 TYPICAL FOOTING STEP
SCALE: N.T.S



5 TYPICAL SLAB JOINTS
SCALE: N.T.S



6 TYPICAL WALL STEP
SCALE: N.T.S



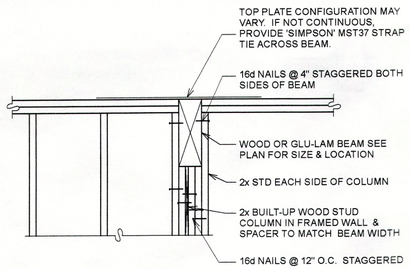
7 TYPICAL OPENING IN CONC. WALL
SCALE: N.T.S

TABLE 2304.9.1 - FASTENING SCHEDULE

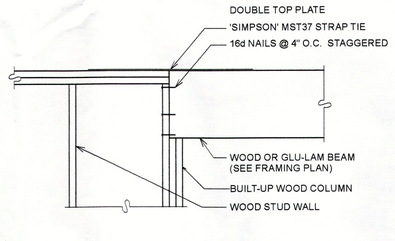
CONNECTION	FASTENING [A,P]	LOCATION
JOIST TO SILL OR GIRDER	3-8d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
BRIDGING TO JOIST	2-8d COMMON 3-3"x0.131" NAIL 2-3" 14 GAGE STAPLE	TOENAIL EACH END
1x6 SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
WIDER THAN 1x6 SUBFLOOR TO EACH JOIST	3-8d COMMON	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	BLIND & FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C. 3"x0.131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3-16d @ 16" O.C. 3"x0.131" NAIL @ 16" O.C. 3" 14 GAGE STAPLE @ 16" O.C.	BRACED WALL PANELS
TOP PLATE TO STUD	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	END NAIL
STUD TO SOLE PLATE	4-8d COMMON 4-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOE NAIL
	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	END NAIL
DOUBLE STUDS	16d @ 24" O.C. 3"x0.131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 8" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d @ 16" O.C. 3"x0.131" NAIL @ 12" O.C. 3"-14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16d COMMON 12-3"x0.131" NAIL 12-3" 14 GAGE STAPLE TYP. FACE NAIL	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
RIM JOIST TO TOP PLATE	8d @ 6" (152mm) O.C. 3"x0.131" NAIL @ 6" O.C. 3" 14 GAGE STAPLE @ 6" O.C.	TOENAIL
TOP PLATES, LAPS, AND INTERSECTIONS	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. ALONG EDGE
CEILING JOISTS TO PLATE	3-8d COMMON 5-3"x0.131" NAIL 5-3" 14 GAGE STAPLE	TOENAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN., TABLE 2308.10.4.1 4-3"x0.131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MIN., TABLE 2308.10.4.1 4-3"x0.131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2-3"x0.131" NAIL 2-3" 14 GAGE STAPLE	FACE NAIL
1x8 SHEATHING TO EACH BEARING WALL	2-8d COMMON	FACE NAIL
WIDER THAN 1x8 SHEATHING TO EACH BEARING	3-8d COMMON	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON 3"x0.131" NAIL 3" 14 GAGE STAPLE	24" O.C. 16" O.C. 16" O.C.
BUILT-UP GIRDER AND BEAMS	20d COMMON @ 32" O.C. 3"x0.131" NAIL @ 24" O.C. 3" 14 GAGE STAPLE @ 24" O.C.	FACE NAIL AT TOP AND BOTTOM, STAGGERED ON OPP. SIDES
	2-20d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL AT ENDS AND AT EACH SPLICE
2" PLANKS	16d COMMON	@ EACH BEARING
COLLAR TIE TO RAFTER	3-10d COMMON 4-3"x0.131" NAIL 4-3" 14 GAGE STAPLE FACE NAIL	FACE NAIL
JACK RAFTER TO HIP	3-10d COMMON 4-3"x0.131" NAIL 4-3" 14 GAGE STAPLE	TOENAIL
	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL
ROOF RAFTER TO 2x RIDGE BEAM	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL
JOIST TO BAND JOIST	3-16d COMMON 5-3"x0.131" NAIL 5-3" 14 GAGE STAPLE	FACE NAIL
LEDGER STRIP	3-16d COMMON 4-3"x0.131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING); SINGLE FLOOR (COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING):	1/2" AND LESS	6d [D, L]
	19/32" TO 3/4"	8d OR 6d [E]; 238"x0.113" NAIL [N] 134" 16 GAGE [O]; 2-3/8"x0.113" NAIL [P] 2" 16 GAGE
	7/8" TO 1"	8d [C]
	1-1/8" TO 1-1/4"	10d [D] OR 8d [E]
	3/4" AND LESS	6d [E]
	7/8" TO 1"	8d [E]
	1-1/8" TO 1-1/4"	10d [D] OR 8d [E]
PANEL SIDING (TO FRAMING)	1/2" AND LESS	6d [F]
	5/8"	8d [F]
FIBERBOARD SHEATHING	1/2"	NO. 11 GAGE [H] ROOFING NAIL 6d COMMON NAIL NO. 16 GAGE STAPLE [I]
	25/32"	NO. 11 GAGE [H] ROOFING NAIL 8d COMMON NAIL NO. 16 GAGE STAPLE [I]
INTERIOR PANELING	1/4"	4d [J]
	3/8"	6d [K]

NOTES:
A. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
B. NAILS SPACED @ 6" O.C. @ EDGES, 12" @ INTERMEDIATE SUPPORTS EXCEPT 6" @ ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL & PARTICLEBOARD DIAPHRAGMS & SHEARWALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING
C. COMMON OR DEFORMED SHANK
D. COMMON
E. DEFORMED SHANK
F. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQ. OF SECTION 2304.3
G. FASTENERS SPACED 3" O.C. @ EXTERIOR EDGES & 6" O.C. @ INTERMEDIATE SUPPORTS
H. CORROSION-RESISTANT ROOFING NAILS W/ 7/16" HEAD AND 1-1/2" LENGTH FOR 1/2" SHEATHING & 1-3/4" LENGTH FOR 25/32" SHEATHING.
I. CORROSION-RESISTANT STAPLES W/NOMINAL 7/16" CROWN & 1-1/8" LENGTH FOR 1/2" SHEATHING AND 1-1/2" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS @ 16" (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
J. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" @ INTERMEDIATE SUPPORTS
K. PANEL SUPPORTS @ 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" @ INTERMEDIATE SUPPORTS.
L. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
M. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
N. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" O.C. EDGES, 8" @ INTERMEDIATE SUPPORTS.
O. FASTENERS SPACED 4" O.C. AT EDGES, 8" @ INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" @ INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
P. FASTENERS SPACED 4" O.C. AT EDGES, 8" @ INTERMEDIATE.

13 TABLE 2304.9.1 - IBC TYPICAL FASTENING SCHEDULE
SCALE: N.T.S

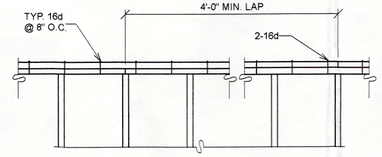


BEAM PERPENDICULAR TO WALL



BEAM PARALLEL TO WALL

8 BEAM TO COLUMN CONN. IN WOOD STUD WALL
SCALE: N.T.S



9 TYPICAL MIN. DBL PLATE & MIN. NAILING
SCALE: N.T.S

10 HOLES & NOTCHES IN WOOD STUDS, JOISTS, BEAMS AND PLATES

TABLES OF EQUIVALENT FASTENERS STAPLES, NAILS, AND T-NAILS (VALID FOR LATERAL LOAD ONLY)

COMMON NAIL SPACING		EQUIV. SPACING OF APPR'D FASTENER				
		STAPLES			NAILS	T-NAILS
	GAUGE	16	15	14	113	131
	PENETRATION	1"	1"	1"	1½"	1½"
6d @	4"	3½"	4"	5"	4"	5"
	6"	5"	6"	7"	6"	7½"
	8"	6½"	8"	9½"	8"	10"
	10"	8½"	10"	12"	10"	12"
	12"	10"	12"	14½"	12"	14½"
8d @	4"	2½"	3½"	4"	3½"	4"
	6"	4"	5"	6"	5"	6"
	8"	5½"	6½"	8"	6½"	8"
	10"	6½"	8"	10"	8"	10"
	12"	8"	10"	12"	9½"	12"
10d @	4"	2"	2½"	3"	2½"	3½"
	6"	3½"	4"	5"	4"	5"
	8"	4½"	5½"	6½"	5½"	7"
	10"	5½"	7"	8"	6½"	8½"
	12"	6½"	8"	9½"	8"	10"

NOTE: PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.

11 SCALE: N.T.S

NOTES:
1. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8".
2. MIN. SHEATHING SHEET SIZE SHALL BE 2'-0"x4'-0".
3. NAILS SHALL NOT BE OVERDRIVEN.
4. NAILS SHALL BE COMMON WIRE TYPE OR APPROVED EQUAL.

12 TYPICAL WALL SHEATHING
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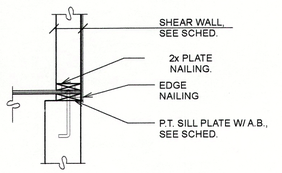
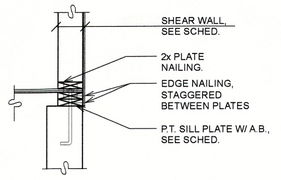
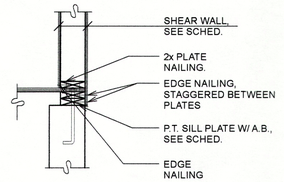


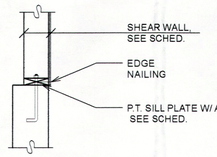
A SECTION A-A (SGL. 2x SILL) SCALE: N.T.S.



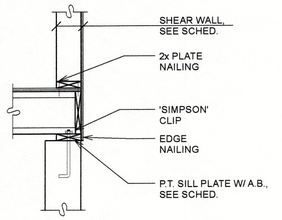
B SECTION A-A (DBL. 2x SILL) SCALE: N.T.S.



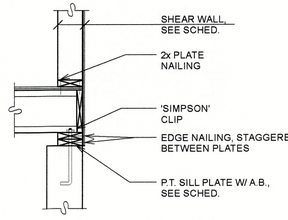
C SECTION A-A (BOTH SIDES) SCALE: N.T.S.



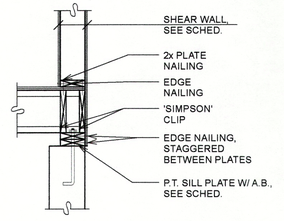
D SECTION A-A (GARAGE) SCALE: N.T.S.



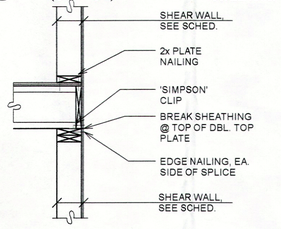
E SECTION B-B (SGL. 2x SILL) SCALE: N.T.S.



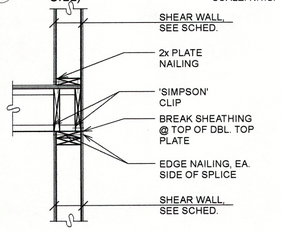
F SECTION B-B (DBL. 2x SILL) SCALE: N.T.S.



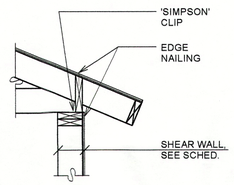
G SECTION B-B (BOTH SIDES) SCALE: N.T.S.



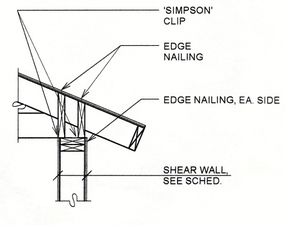
H SECTION C-C (ONE SIDE) SCALE: N.T.S.



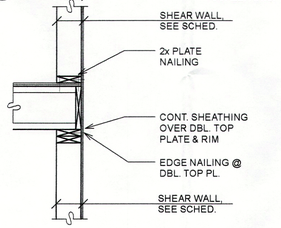
J SECTION C-C (BOTH SIDES) SCALE: N.T.S.



K SECTION D-D (ONE SIDE) SCALE: N.T.S.

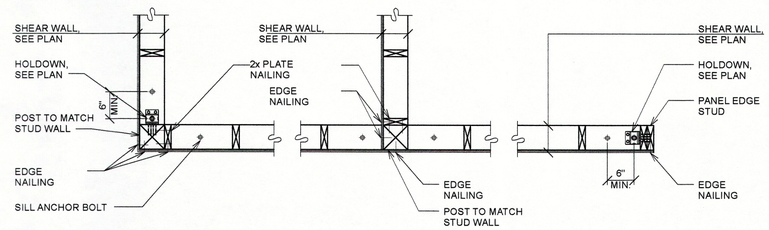


L SECTION D-D (BOTH SIDES) SCALE: N.T.S.

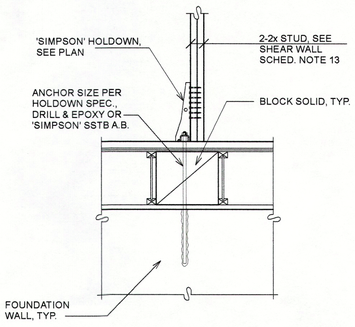


H2 SECTION C-C (ONE SIDE) OPTION 2 SCALE: N.T.S.

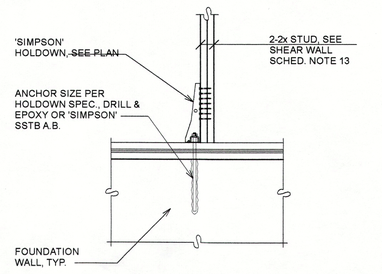
1 SCALE: N.T.S.



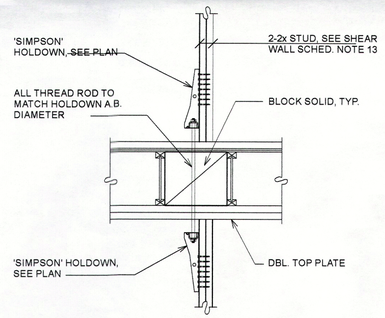
2 TYPICAL SHEARWALL INTERSECTIONS SCALE: N.T.S.



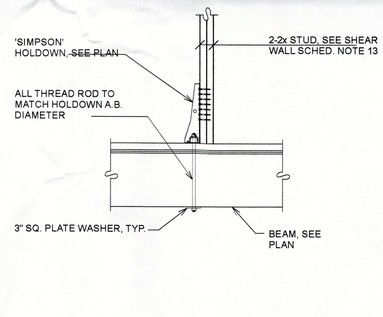
3 TYP. HDU, HDQ, & HHDQ HOLDOWN @ FRAMING SCALE: N.T.S.



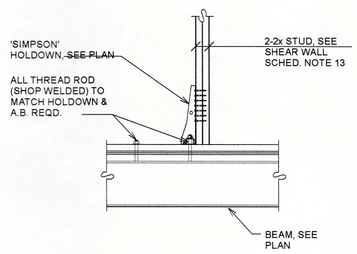
4 TYP. HDU, HDQ, & HHDQ HOLDOWN @ FRAMING SCALE: N.T.S.



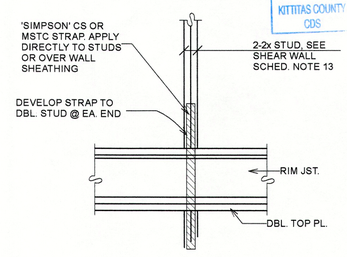
5 TYP. HDU, HDQ, & HHDQ HOLDOWN @ FLOOR SCALE: N.T.S.



6 TYP. HDU, HDQ, & HHDQ HOLDOWN @ WOOD BEAM SCALE: N.T.S.



7 TYP. HDU, HDQ, & HHDQ HOLDOWN @ STEEL BEAM SCALE: N.T.S.



8 TYP. MSTC OR CS STRAP HOLDOWN @ EXTERIOR SCALE: N.T.S.

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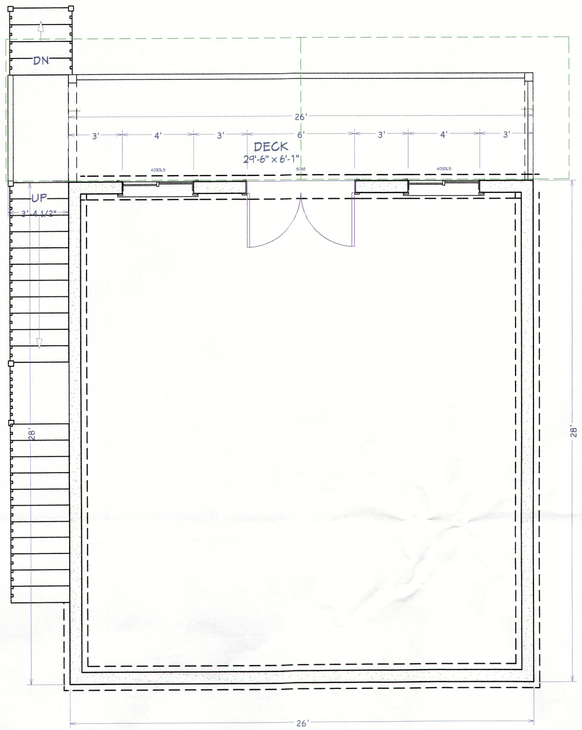
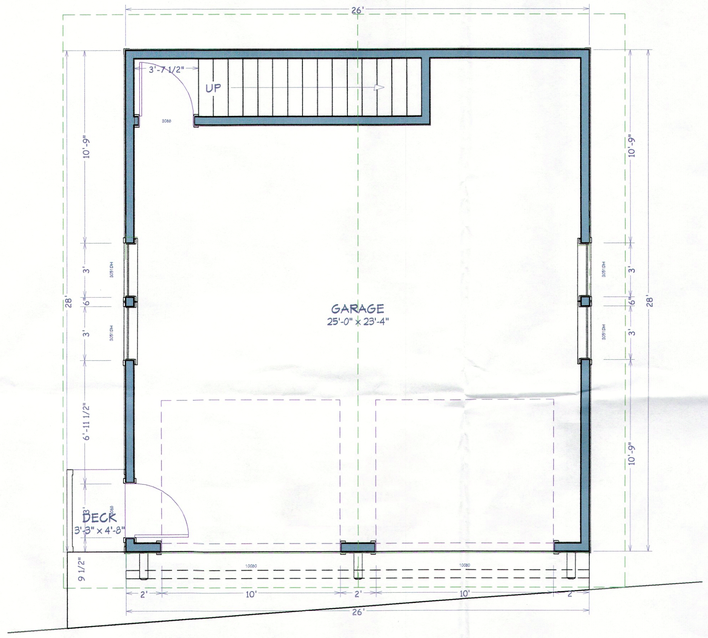
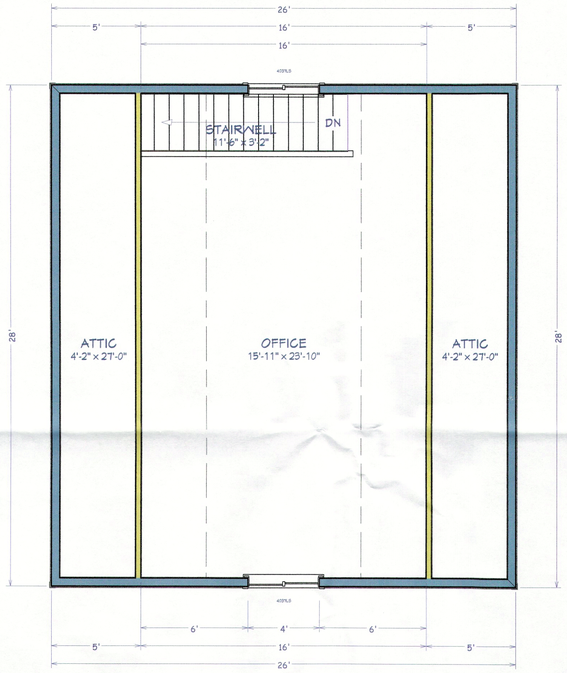


LOWER FLOOR PLAN
SCALE 1/4" = 1'



MAIN FLOOR PLAN
SCALE 1/4" = 1'



UPPER FLOOR PLAN
SCALE 1/4" = 1'

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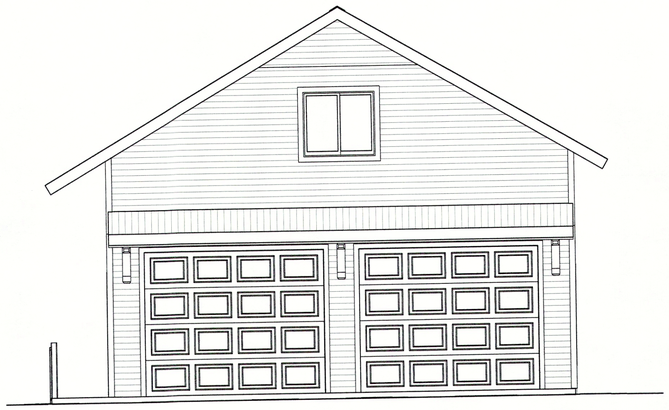

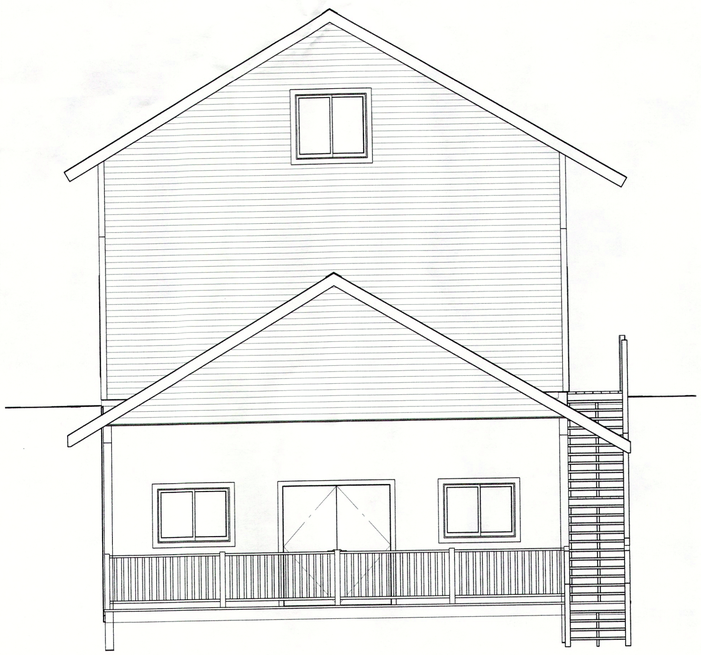

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