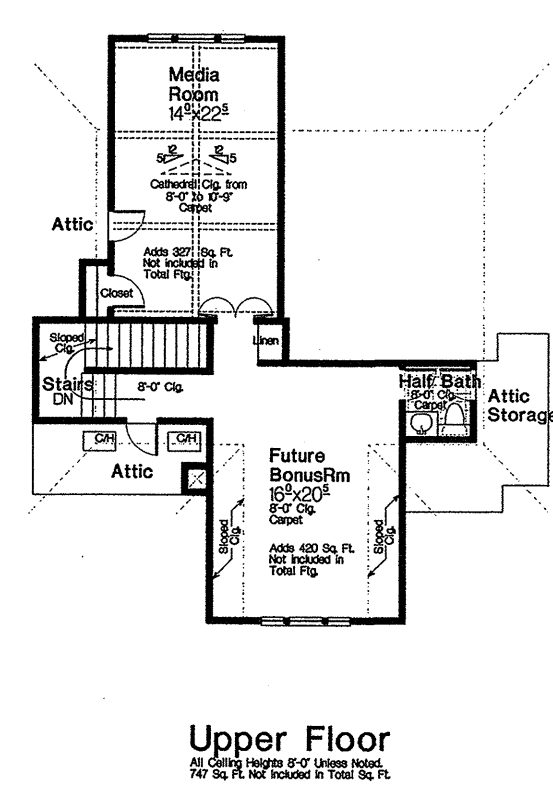
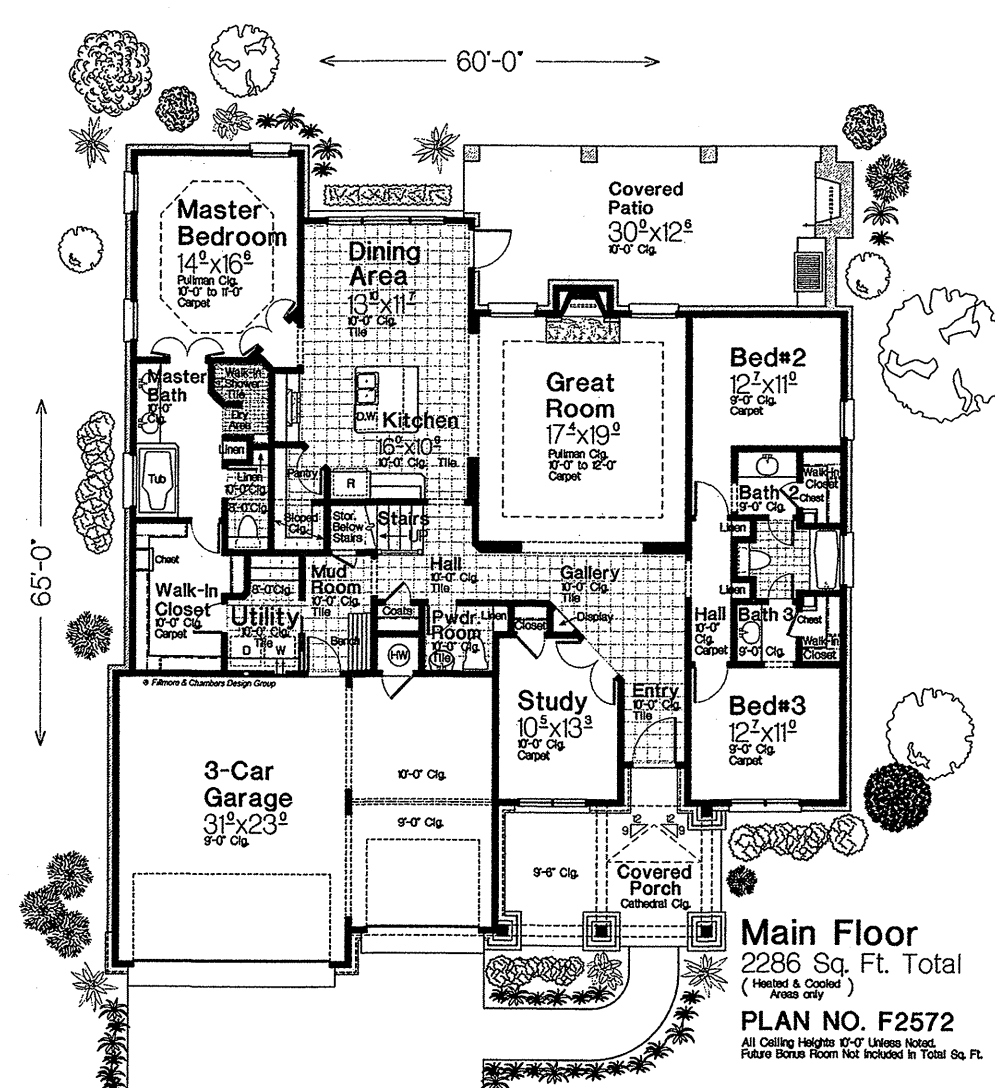




F2572



DESIGN LOADS:

Floor: 40 p.s.f. live load Roof: 30 p.s.f. live load
 10 p.s.f. dead load 10 p.s.f. dead load
 Soil Pressure 2000 p.s.f.

Note : Check with local building officials for design load and site preparation. Check with local building departments for wind, seismic, snow or other loading conditions.
Drainage : Lot shall be provided with adequate drainage and shall be graded so as to drain all surface away from foundation walls.

CONCRETE:

All concrete slabs on grade shall be of compressive strength at 28 days of not less than 3000 pounds per square inch. Slab shall be on 4" sand or gravel fill with 6x6-10/10WM. Thicken slab beams shall be below all loads bearing walls with 5/8" steel rebars. Provide a 1/2" expansion joint at all exterior walls.

FOUNDATIONS:

All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings. They shall be of sufficient design to support safely the loads imposed as determined from the character of the soil and shall always extend below the frost line. Minimum sizes shall be as per the local code. Foundation walls shall be constructed of poured concrete or grade "N", type 1, hollow load bearing concrete masonry units. Horizontal reinforcing shall be # 0 wall continuous every other block course. Vertical reinforcing shall be with #7 vertical rebars at 4' oc and at each corner and both sides of opening.

Drains shall be provided around foundations located below grade. The top of open joints of drain tiles shall be provided by stripes of building paper and the tiles shall be placed on 2" of washed gravel.

Provide termite protection as required by HUD minimum property standards.

FRAMING:

All framing lumber shall be Douglas fir construction grade. Beams, headers, and floor joists shall have a bending stress of 1200 p.s.i. Load bearing dimension lumber for studs, plates, and headers shall conform to applicable standards or grading rules. All studs shall be stud grade or better. Double joists under all parallel partitions. Double 2x12 headers with 1/2" plywood between at all door and window openings. 1 x 3 cross bridging at all floor joists. Floor construction: 1/2" plywood with exterior glue under 5/8" plywood underlayment with building paper between.

FRAMING DETAILS:

Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with gusset plate as a tie. Ridge board shall be at least 1-inch nominal thickness and not less in depth than the cut of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch thickness and not less in depth than the cut end of the rafter. Hip valley rafters shall be supported at the ridge by a brace to a bearing partition. Rafters and ceiling joists shall be provided with lateral support at points of bearing to prevent rotation.

All interior walls and ceilings to be covered with gypsum wallboard in accordance with manufacturers reconditions.

"Micro Lam" beams as shown are by Truss Joist Corp.

MANSONRY FIREPLACES:

Fireplaces to be lined with firebrick, a metal damper control are to be installed. A minimum of 12" x 16" clay flue tile to be used in the chimney.

MISCELLANEOUS

R-13 minimum batt insulation stapled to all exterior walls of house only.
 R-38 minimum batt insulation in all floors or ceilings exposed to the outside.
 Rigid insulation at all masonry foundation walls.
 Use insulating double-glazing at all exterior glass areas.