

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

DESIGN LOADS
Soil pressure 1800 psf
Roof 35psf (10 psf snow/15psf dead)
Wind 80 mph, floor 40 psf

FOUNDATION
Continuous footing minimum 8" X 10" poured concrete with 2#4 bars rebar. Bottom of footing to be a minimum of 30" below grade.
Foundation walls 8" concrete.
Concrete for footers to be minimum 3000psi.
All other concrete to be minimum 3500psi.
Pressure treated bottom plates on all walls.
Foam sill sealer to be placed between plates and foundations do.
Foundation anchor bolts 400.

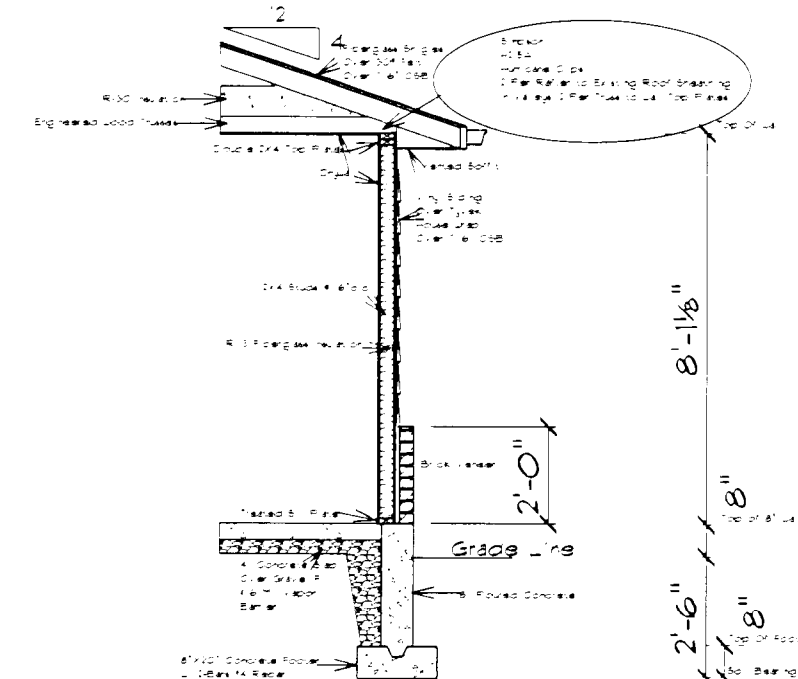
VENTILATION
There will be 1" of attic intake and exhaust for every 150sf of attic space.
Continuous ridge vent on all ridges.

WOOD TRUSSES
All wood trusses to be manufactured as designed by an engineer to meet or exceed building code requirements.
Trusses to be installed and braced according to engineering specification.
All trusses shall be fastened to resist the uplift forces shown on truss drawings, but never for less than 13lbs.

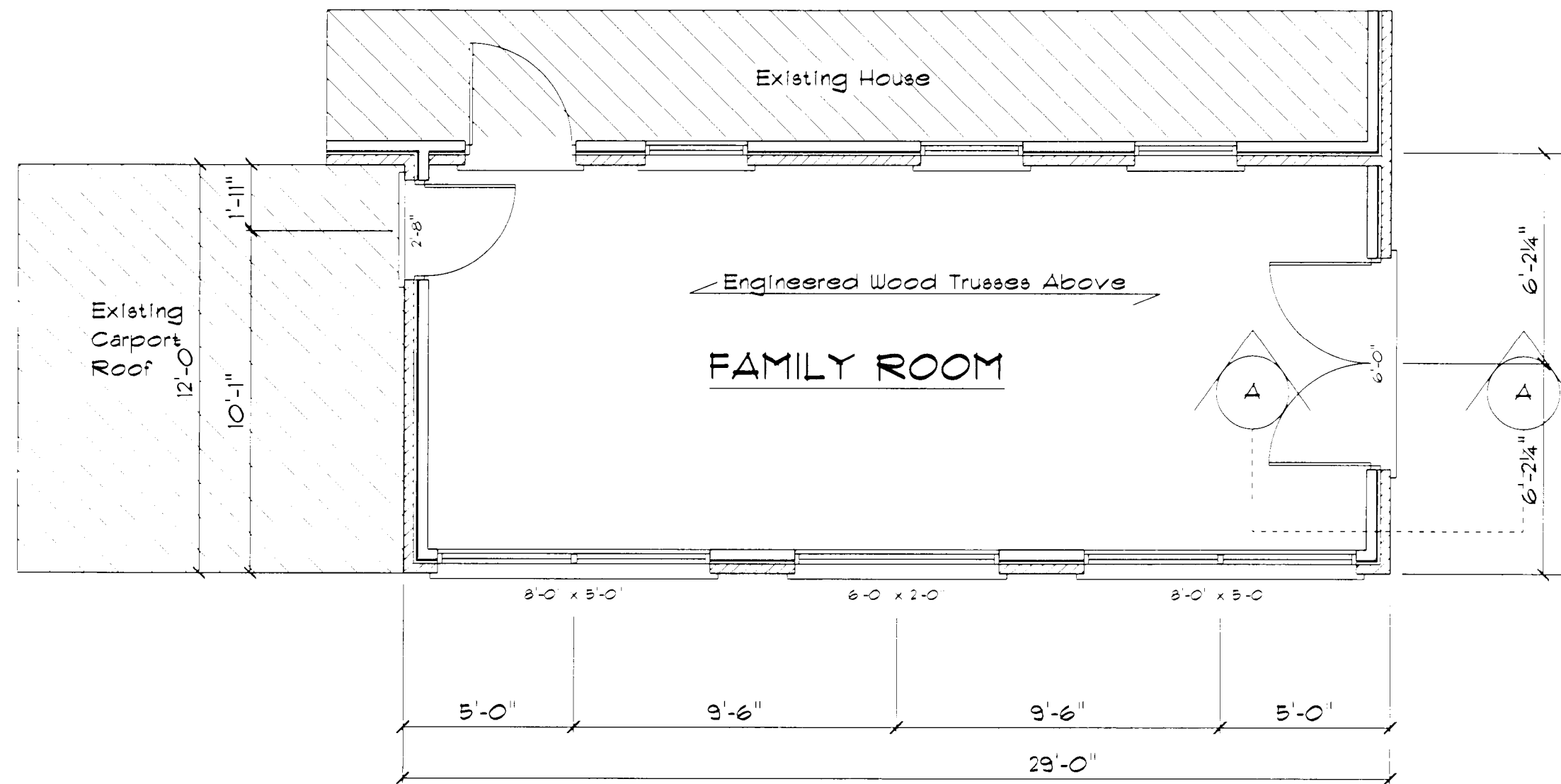
WOOD FRAMING
Wall studs to be construction grade SPF or better.
Bearing headers to be 2" x 6" or better.
Roof sheathing to be APA span rated 7/8" OSB. Valley rafters to be 2" x 6" SPF.
Flywood clips to be used in span between trusses and valley rafters in all areas.
Rafters to be fastened to existing roof framing members with 2x6d nails and Simpson H 15A hurricane clips.
Trusses to be fastened to top wall plates with 2x6d nails and Simpson H 15A hurricane clips.
Bearing headers with spans of 6' or less to be 2" x 10" or 8' or less to be 2" x 12".
Bearing for headers to be 1/2".
All sill plates to be pressure treated.

EGRESS
Provide 3" landing the width of each exterior door.

FASHING
24" wide 26GA. galvanized valley flashing to be placed in newly created valleys where addition ties into existing roof.



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"



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

Date: 9/22/12

Scale: 1/4" = 1'

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