

# HIGGINS RESIDENCE



## GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH CURRENT ANSI, I.R.C. 2018 AND AMMENDMENTS.
- ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- FOUNDATIONS TO COMPLY WITH CHAPTER 4 OF I.R.C. 2018
- FLOORS TO COMPLY WITH CHAPTER 5 OF I.R.C. 2018
- WALL CONSTRUCTION TO COMPLY WITH CHAPTER 6 OF I.R.C. 2018
- WALL COVERINGS TO COMPLY WITH CHAPTER 7 OF I.R.C. 2018
- ROOF-CEILING CONSTRUCTION TO COMPLY WITH CHAPTER 8 OF I.R.C. 2018
- ROOF ASSEMBLIES TO COMPLY WITH CHAPTER 9 OF I.R.C. 2018
- CHIMNEYS AND FIREPLACES TO COMPLY WITH CHAPTER 10 OF I.R.C. 2018
- SLOPE OF LANDINGS AT DOORWAYS TO BE 1/4" : 12" MAX
- NO EXPOSED CONDUIT ALLOWED
- GAS PIPING NOT ALLOWED UNDER SLABS OR STRUCTURES
- OFFSET ALL PLUMBING OUT OF BEARING WALL FOOTINGS

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BRADSHAW HOME DESIGN IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THERE AFTER.

## PROJECT INFORMATION

1. TYPE OF PROJECT	SINGLE FAMILY RESIDENCE
2. OCCUPANCY	R-3
3. TYPE OF CONSTRUCTION	V-B
4. SIZE IN SQUARE FEET	
*LIVABLE TOTAL	2643 SQ.FT.
*GARAGE	1385 SQ.FT.
*COVERED ENTRY	64 SQ.FT.
*COVERED PATIO	834 SQ.FT.
*COVERED TOTAL	4926 SQ.FT.
5. SUBDIVISION & LOT #	
6. PARCEL #	306-57-013
7. JOB ADDRESS	15455 N TALKING ROCK RANCH RD
8. LOT SIZE	0. ACRES
9. SETBACKS	PER BUILDING ENVELOPE
10. CODES	YAVAPIA COUNTY (IRC 2018)

## PROJECT TEAM

DESIGNER BRADSHAW HOME DESIGN LLC. www.bradshawhomedesign.com SCOTTVD51@GMAIL.COM (928)-710-2380	ENGINEERING CROWTHER ENGINEERING 473 S. RIVER RD. 1-144 ST. GEORGE UT 84790 PH 435-703-4047
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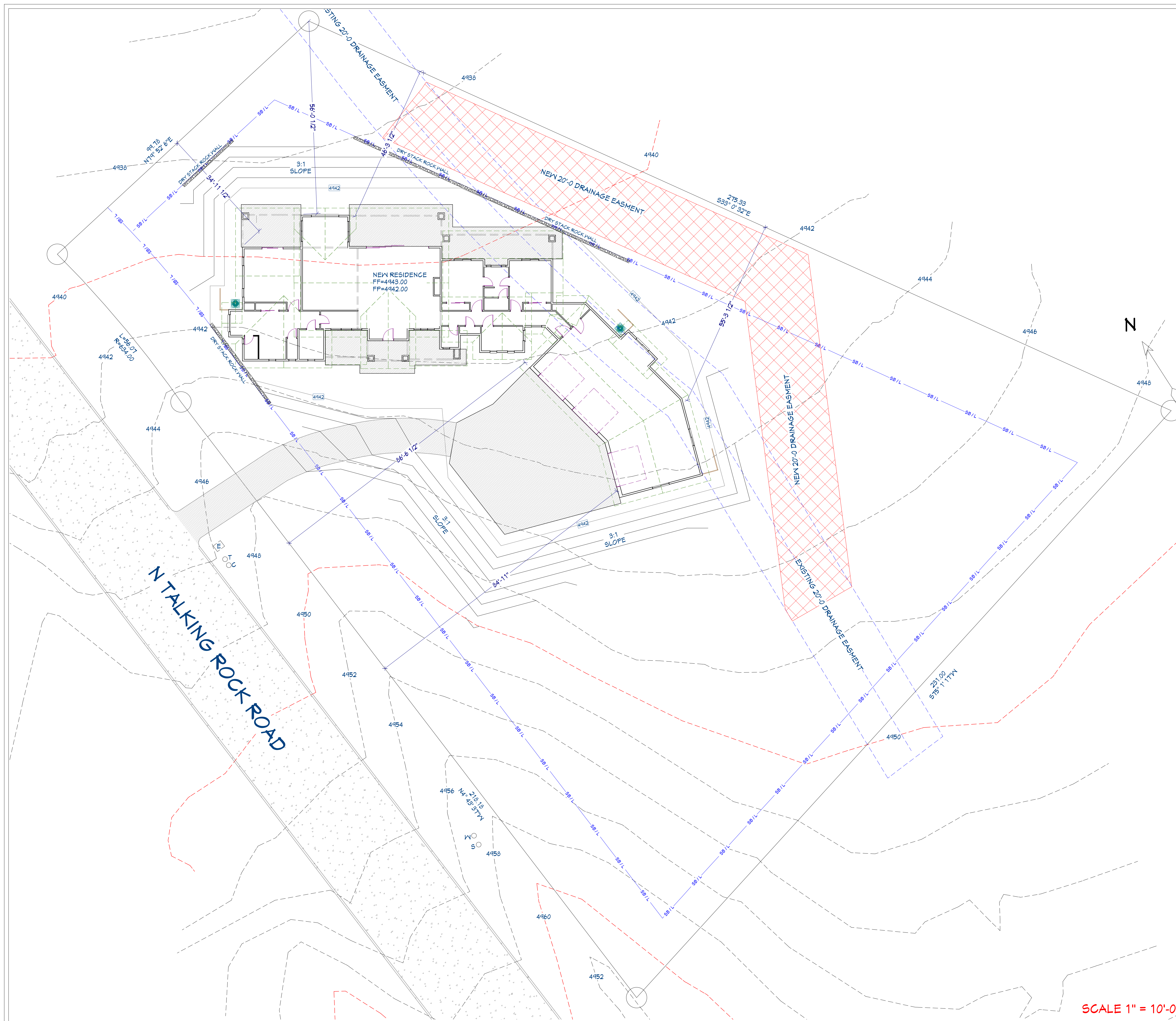
## SHEET SCHEDULE

C	TITLE SHEET, PROJECT INFORMATION	EL2	ELEVATIONS 3 & 4		
N	NOTES	SI	SECTIONS		
S1	SITE PLAN	D1	STRUCTURAL DETAILS		
A1	FOUNDATION PLAN				
A2	SUBFLOOR-DECK PLAN	T1	TRUSS LAYOUT SHEET		
A3	FLOOR PLAN	H1	HEATING AND COOLING LAYOUT		
A4	DOOR & WINDOW SCHEDULE	R1	RES CHECK		
A5	DIMENSIONED FLOOR PLAN				
A6	REFLECTIVE CEILING PLAN				
A7	ROOF PLAN				
A8	ROOF FRAMING PLAN				
MPI	MECHANICAL & PLUMBING PLAN				
E1	ELECTRICAL PLAN	S01	ENGINEERING LATERAL		
EL1	ELEVATIONS 1 & 2	S02	STRUCTURAL NOTES		

## BRADSHAW HOME DESIGN

928-710-2380 Architectural Drafting & Design bradshawhomedesign@gmail.com





OWNER: PROJECT INFO

DESIGNER: BRADSHAW HOME DESIGN LLC  
SCOTT@VDS1@GMAIL.COM  
(928)-710-2380

CONTRACTOR:

**TYPICAL NOTES FOR SITE PLAN**

1. PROVIDE VISIBLE & LEGIBLE ADDRESS # ON BUILDING.
2. YAVAPAI COUNTY SPECS SHALL BE A PART OF THESE PLANS IF IN COUNTY JURISDICTION. CONTRACTOR SHALL ATTACH THEM.
3. CONTRACTOR TO PROPERTY PIN & FLAG ALL PROPERTY CORNERS BEFORE PROPERTY INSPECTION.
4. CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
5. FINAL INSPECTION REQUIRED PRIOR TO OCCUPANCY.
6. VERIFY ALL UTILITY LOCATIONS.

**MATERIAL SPECIFICATIONS**

CONCRETE ————— 4" x 3500 p.s.i.  
 MASONRY ————— 8" CMU 1500 p.s.i.  
 MORTAR ————— Type "S" 3000 p.s.i.  
 GROUT ————— 4" x 3000 p.s.i.  
 REINFORCING STEEL ————— ASTM A615, Fy = 40 k.s.i.  
 STRUCTURAL STEEL ————— ASTM A36, Fy = 36 k.s.i.  
 LUMBER ————— See Table

GLUE LAM BEAMS ————— 4" x 2400 p.s.i.; E = 1,800,000 p.s.i.  
 PLYWOOD ROOF ————— 5/8" CDX T&G  
 PLYWOOD FLOOR ————— 3/4" CDX T&G standard sheathing panel index 4824  
 May use blocking of 1" diameter by 2' x 2' wood strip finish floor in lieu of T&G.  
 BOLTS ————— A-307, Fy = 33 k.s.i.

LUMBER USAGE	SPECIES	GRADE	COMMENTS
2x4 STUDS	DF-LAR	#2	
2x6 STUDS	DF-LAR	#2	
2x8 FLOOR JOISTS	DF-LAR	#2	
2x10 BEAMS	DF-LAR	#2	
2x12 BEAMS	DF-LAR	#2	
2x10 POSTS	DF-LAR	#2	
2x12 POSTS	DF-LAR	#2	
2x10 TRIMMER (TYPICAL)	DF-LAR	#2	
2x12 TRIMMER (TYPICAL)	DF-LAR	#2	
2x12 LAM BEAMS	DF-LAR	24F-V6	DF-LAR
2x12 LAM BEAMS	DF-LAR	24F-V6	DF-LAR

**TYP. NOTES FOR GRADING & DRAINAGE**

1. CONTOUR INTERVALS ARE 2 FEET UNLESS OTHERWISE NOTED.
2. LANDSCAPE TO BE MAINTAINED TO REMAIN NATURAL. SEED AND ALL DETRIED AREAS OF FERTILE GRASS AND NATURAL BLEND. PROVIDE SEED OF FINEST QUALITY AND SOIL TESTED BY OWNER UNDER ALL FERTILIZER BLENDS.
3. ALL EXPOSED CUT & FILL SHALL HAVE ROCK SELECTED BY OWNER UNDER ALL FERTILIZER BLENDS.
4. EXISTING CUT & FILL ARE SHOWN AND ALL PROPOSED CUTS AND FILLS SHALL BE BY THE CONTRACTOR.
5. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PROVIDE NEW DRAINAGE PATTERNS BY COMPLETION OF PROJECT.
6. CONTRACTOR SHALL MAINTAIN SLOPE SPACING FROM ALL STRUCTURES AND EXISTING DRAINAGE PATTERNS.
7. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AND NEW DRAINAGE PATTERNS SHALL BE PROVIDED BY CONTRACTOR.
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24. CONTRACTOR SHALL MAINTAIN SLOPE SPACING FROM ALL STRUCTURES AND EXISTING DRAINAGE PATTERNS.
25. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AND NEW DRAINAGE PATTERNS SHALL BE PROVIDED BY CONTRACTOR.

**CUT & FILL TOTALS**  
 CUT=944.00 CU YD  
 FILL= 226.00 CU YD

FILL EXCEEDING 2' MUST HAVE A CERTIFIED COMPACTION TEST AND REPORT

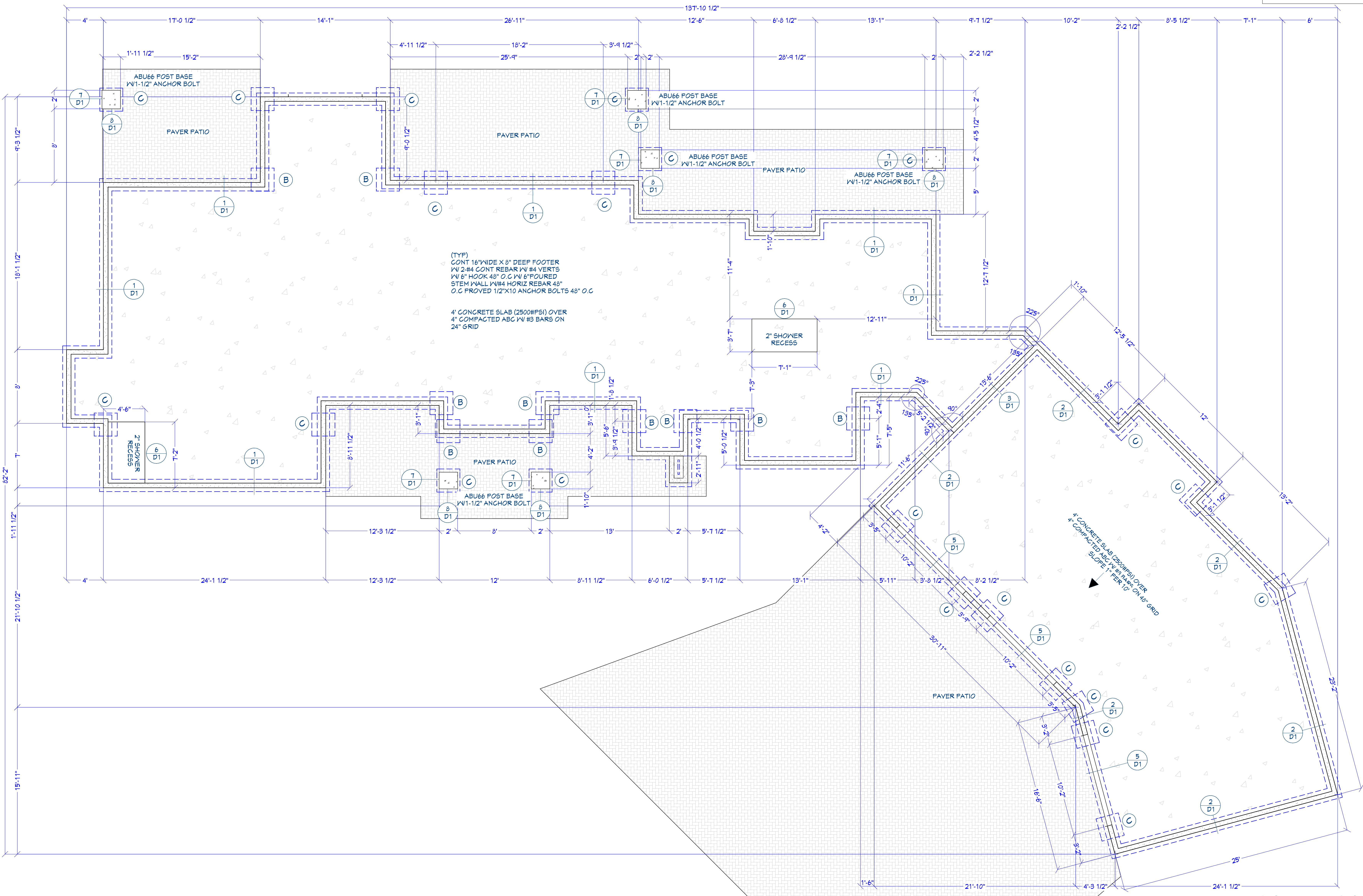
SCALE 1" = 10'-0" SITE PLAN

**BRADSHAW HOME DESIGN**  
 928-710-2380 Architectural Drafting & Design bradshawhomedesign@gmail.com  
 www.bradshawhomedesign.com SCOTT@VDS1@GMAIL.COM (928)-710-2380

PROJECT: HIGGINS RESIDENCE  
 15455 N TALKING ROCK RANCH RD  
 APN 306-37-013 LOT 13 TALKING ROCK RANCH PHASE 1-A

DATE: 08/12/2021  
 SCALE: 1"=10'-0"  
 SHEET: S1

FOOTING CALL OUTS				
FOOTING PAD SIZES BASED ON 1,500 LBS. PER FT. SOIL BEARING	SIZE	DEPTH	#4 REBAR EW	POINT LOAD
(A)	1'-4" X 12" DEEP CONC. FTG. W/ 2 #4	2.5K		
(B)	2'-0"	12"	2"	6.0K
(C)	2'-6"	15"	3"	9.4K
(D)	3'-0"	18"	3"	13.5K
(E)	3'-6"	21"	4"	18.4K
(F)	4'-0"	24"	5"	24.0K
(G)	4'-6"	27"	5"	30.4K
(H)	5'-0"	30"	6"	37.5K
(L)	6'-0"	33"	7"	54.0K

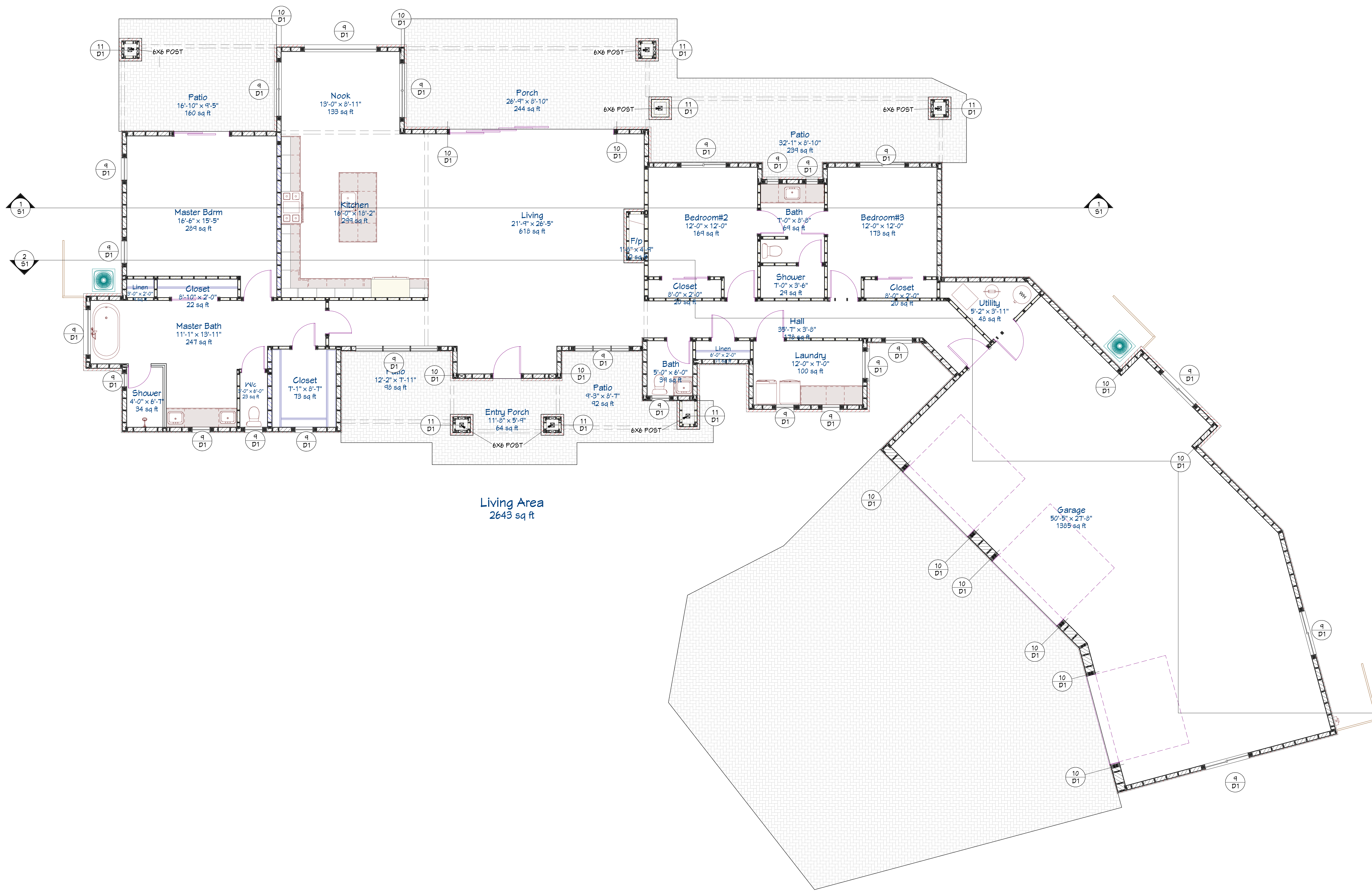


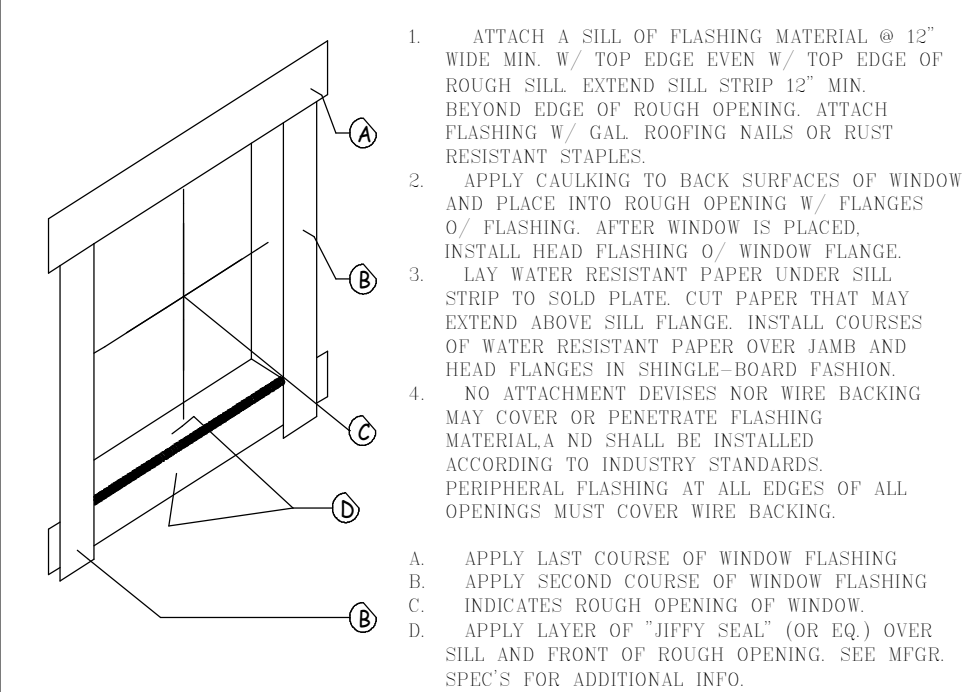
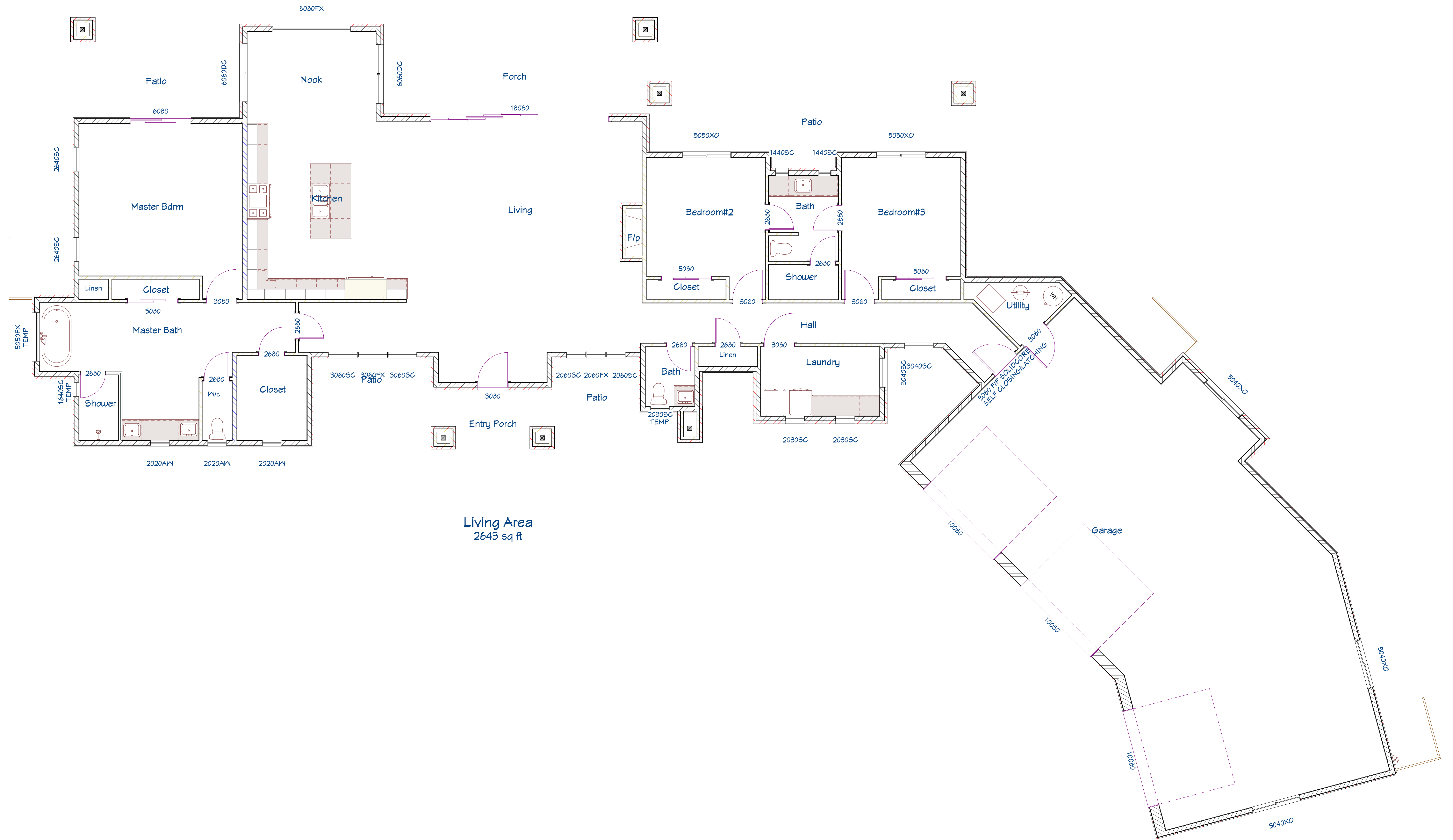
(TYP)  
 CONT 16" WIDE X 8" DEEP FOOTER  
 W/ 2 #4 CONT REBAR W/ #4 VERTS  
 W/ 6" HOOK 48" O.C W/ 6" FOUDED  
 STEM WALL W/ #4 HORIZ REBAR 48"  
 O.C PROVED 1/2" X 10" ANCHOR BOLTS 48" O.C

4" CONCRETE SLAB (2500#PSI) OVER  
 4" COMPACTED ABC W/ #3 BARS ON  
 24" GRID

4" CONCRETE SLAB (2500#PSI) OVER  
 4" COMPACTED ABC W/ #3 BARS ON 24" GRID  
 SLOPE 1" PER 10'

# FOUNDATION PLAN



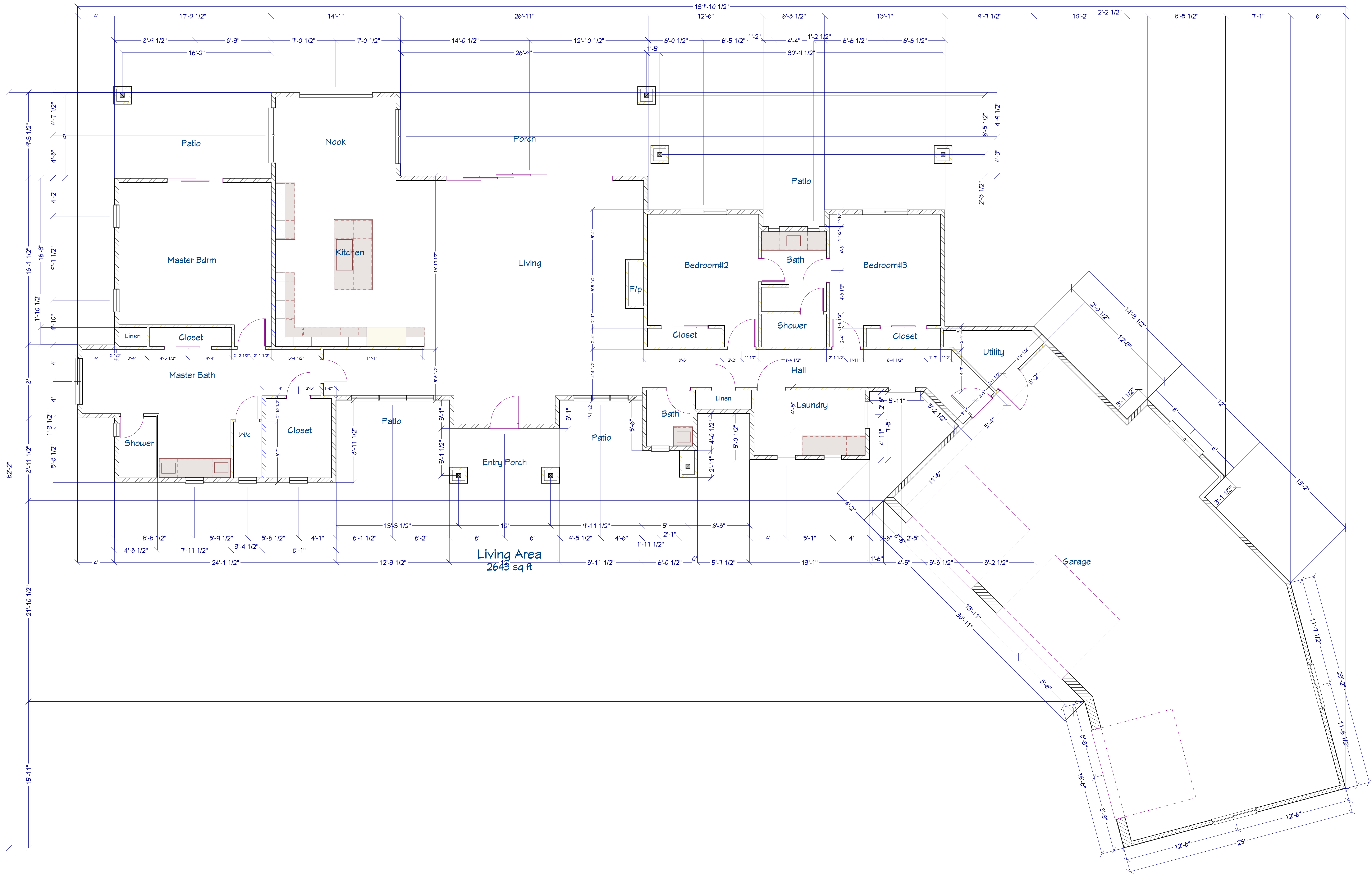


**DOOR/WINDOW FLASHING NOTES**

1. ATTACH A SILL OF FLASHING MATERIAL w/ 1/2" WIDE MIN. W/ TOP EDGE EVEN W/ TOP EDGE OF ROUGH SILL. EXTEND SILL STRIP 1/2" MIN. BEYOND EDGE OF ROUGH OPENING. ATTACH FLASHING W/ GAL. ROOFING NAILS OR RUST RESISTANT STAPLES.
2. APPLY CALKING TO BACK SURFACES OF WINDOW AND PLACE INTO ROUGH OPENING W/ FLANGES.
3. O/ FLASHING AFTER WINDOW IS PLACED.
4. INSTALL HEAD FLASHING O/ WINDOW FLANGE.
5. LAY WATER RESISTANT PAPER UNDER SILL STRIP TO SOLID PLATE. CLR PAPER THAT MAY EXTEND ABOVE SILL FLANGE. INSTALL COURSES OF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.
6. NO ATTACHMENT DEVICES NOR WIRE BACKING MAY COVER OR PENETRATE FLASHING MATERIAL. A ND SHALL BE INSTALLED ACCORDING TO INDUSTRY STANDARDS.
7. PERIPHERAL FLASHING AT ALL EDGES OF ALL OPENINGS MUST COVER WIRE BACKING.
8. APPLY LAST COURSE OF WINDOW FLASHING.
9. INDICATES ROUGH OPENING OF WINDOW.
10. APPLY LAYER OF "JIFTY SEAL" (OR EQ.) OVER SILL AND FRONT OF ROUGH OPENING. SEE MFGR. SPEC'S FOR ADDITIONAL INFO.

DOOR / WINDOW NOTES:  
MANUFACTURER / INSTALLER TO VERIFY ALL WINDOW/ DOOR SIZES PRIOR TO MANUFACTURE / INSTALLATION  
ALL DOORS & WINDOWS TO MEET CODE

**DOOR AND WINDOW SCHEDULE**

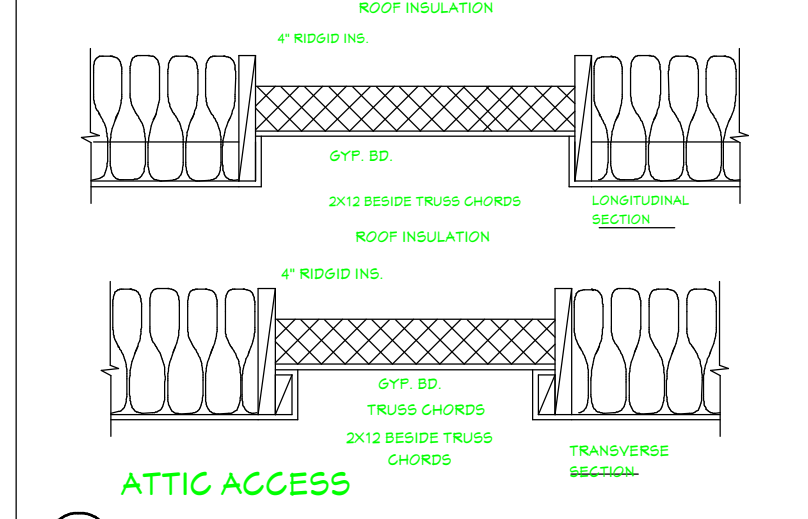


DIMENSIONAL FLOOR PLAN

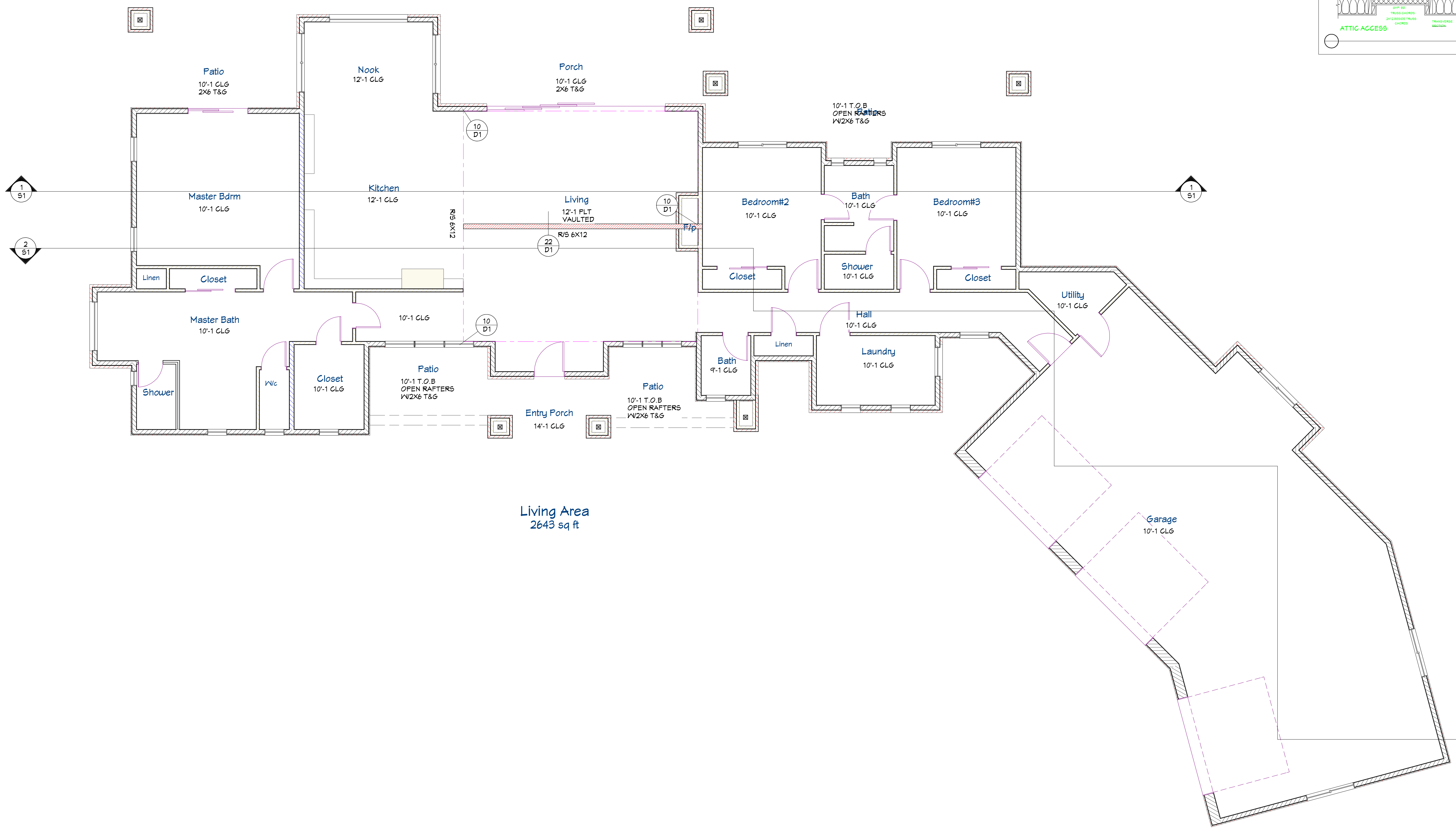
TYP NOTES FOR REF. CEILING PLAN

1. ALL CEILING SHALL BE 10' O.P. R/S. 5/8" RESISTANT OR 5/8"
2. CEILING IN GARAGE SHALL BE:
3. 1" RIGID INSULATION
4. 2" RIGID INSULATION
5. 1" RIGID INSULATION
6. 1" RIGID INSULATION
7. 1" RIGID INSULATION
8. 1" RIGID INSULATION
9. 1" RIGID INSULATION
10. 1" RIGID INSULATION

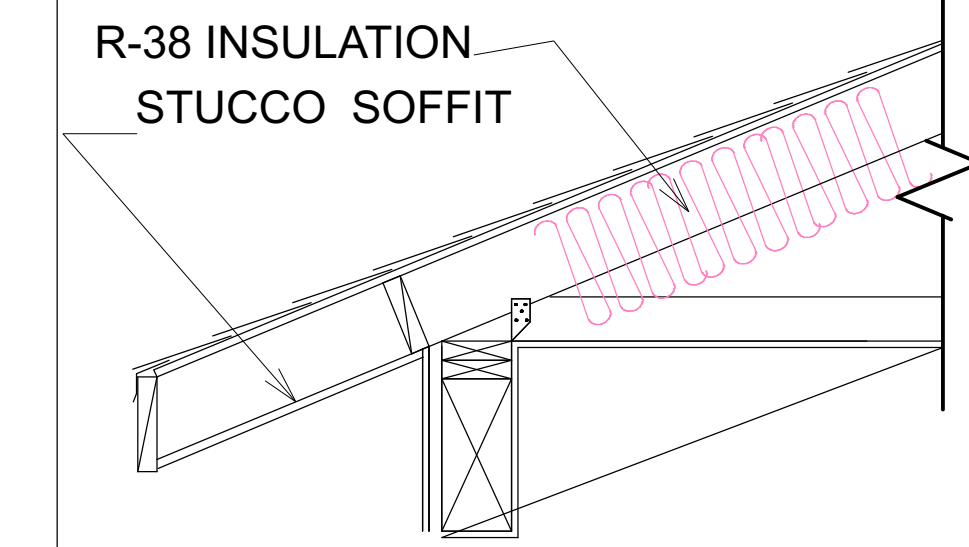
DETAILS



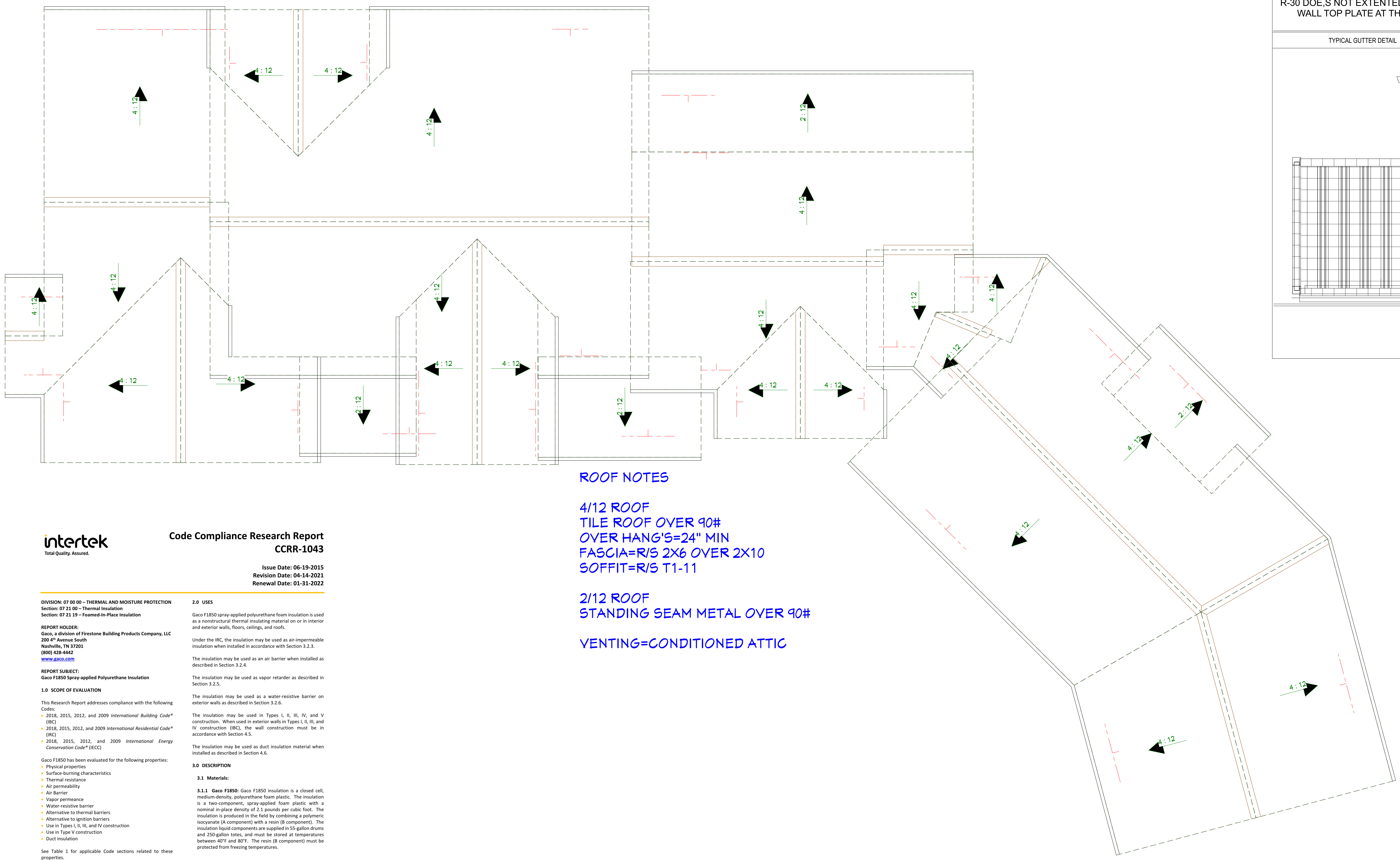
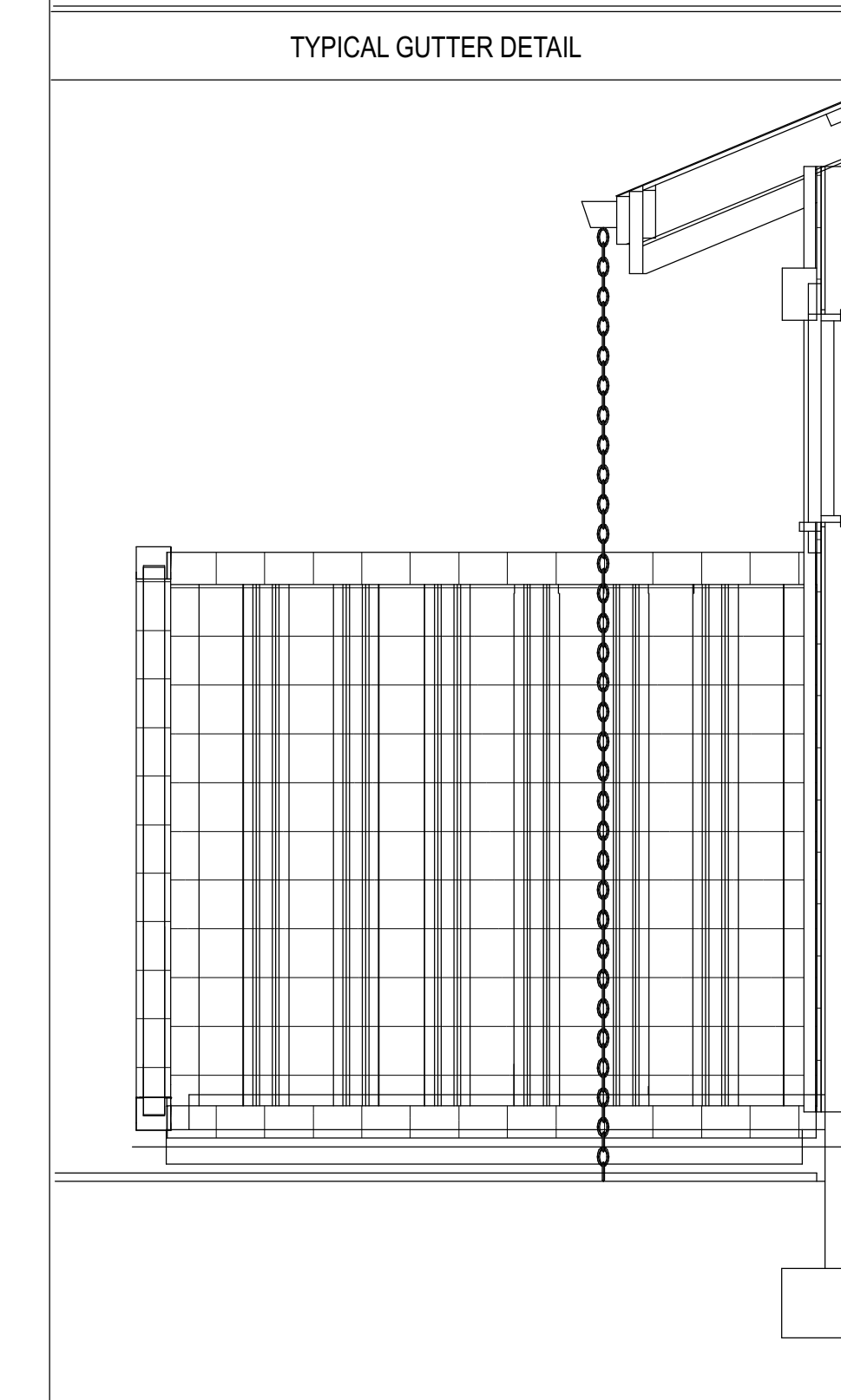
ATTIC ACCESS







R-38 INSULATION REQUIRED WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 DOES NOT EXTENDED OVER THE WALL TOP PLATE AT THE EAVES



**ROOF NOTES**

4/12 ROOF  
TILE ROOF OVER 90#  
OVER HANG'S=24" MIN  
FASCIA=R/S 2X6 OVER 2X10  
SOFFIT=R/S T1-11

2/12 ROOF  
STANDING SEAM METAL OVER 90#

VENTING=CONDITIONED ATTIC

**intertek**  
Total Quality Assured.

**Code Compliance Research Report**  
CCRR-1043

Issue Date: 06-19-2015  
Revision Date: 04-14-2021  
Renewal Date: 01-31-2022

DIVISION: 07 00 00 - THERMAL AND MOISTURE PROTECTION  
Section: 07 21 00 - Thermal Insulation  
Section: 07 21 19 - Foamed-in-Place Insulation

REPORT HOLDER:  
Gaco, a division of Firestone Building Products Company, LLC  
200 4<sup>th</sup> Avenue South  
Nashville, TN 37201  
(800) 428-4442  
www.gaco.com

REPORT SUBJECT:  
Gaco F1850 Spray-applied Polyurethane Insulation

1.0 SCOPE OF EVALUATION

This Research Report addresses compliance with the following Codes:  

- 2018, 2015, 2012, and 2009 International Building Code® (IBC)
- 2018, 2015, 2012, and 2009 International Residential Code® (IRC)
- 2018, 2015, 2012, and 2009 International Energy Conservation Code® (IECC)

Gaco F1850 has been evaluated for the following properties:  

- Physical properties
- Surface-burning characteristics
- Thermal resistance
- Air permeability
- Air Barrier
- Vapor permeance
- Water-resistive barrier
- Alternative to thermal barriers
- Alternative to ignition barriers
- Use in Types I, II, III, and IV construction
- Use in Type V construction
- Duct insulation

See Table 1 for applicable Code sections related to these properties.

NOTE: This report references the 2018 Code sections. Earlier version of the codes may have different section numbers.

2.0 USES

Gaco F1850 spray-applied polyurethane foam insulation is used as a nonstructural thermal insulating material on or in interior and exterior walls, floors, ceilings, and roofs.

Under the IRC, the insulation may be used as air-impermeable insulation when installed in accordance with Section 3.2.3.

The insulation may be used as an air barrier when installed as described in Section 3.2.4.

The insulation may be used as vapor retarder as described in Section 3.2.5.

The insulation may be used as a water-resistive barrier on exterior walls as described in Section 3.2.6.

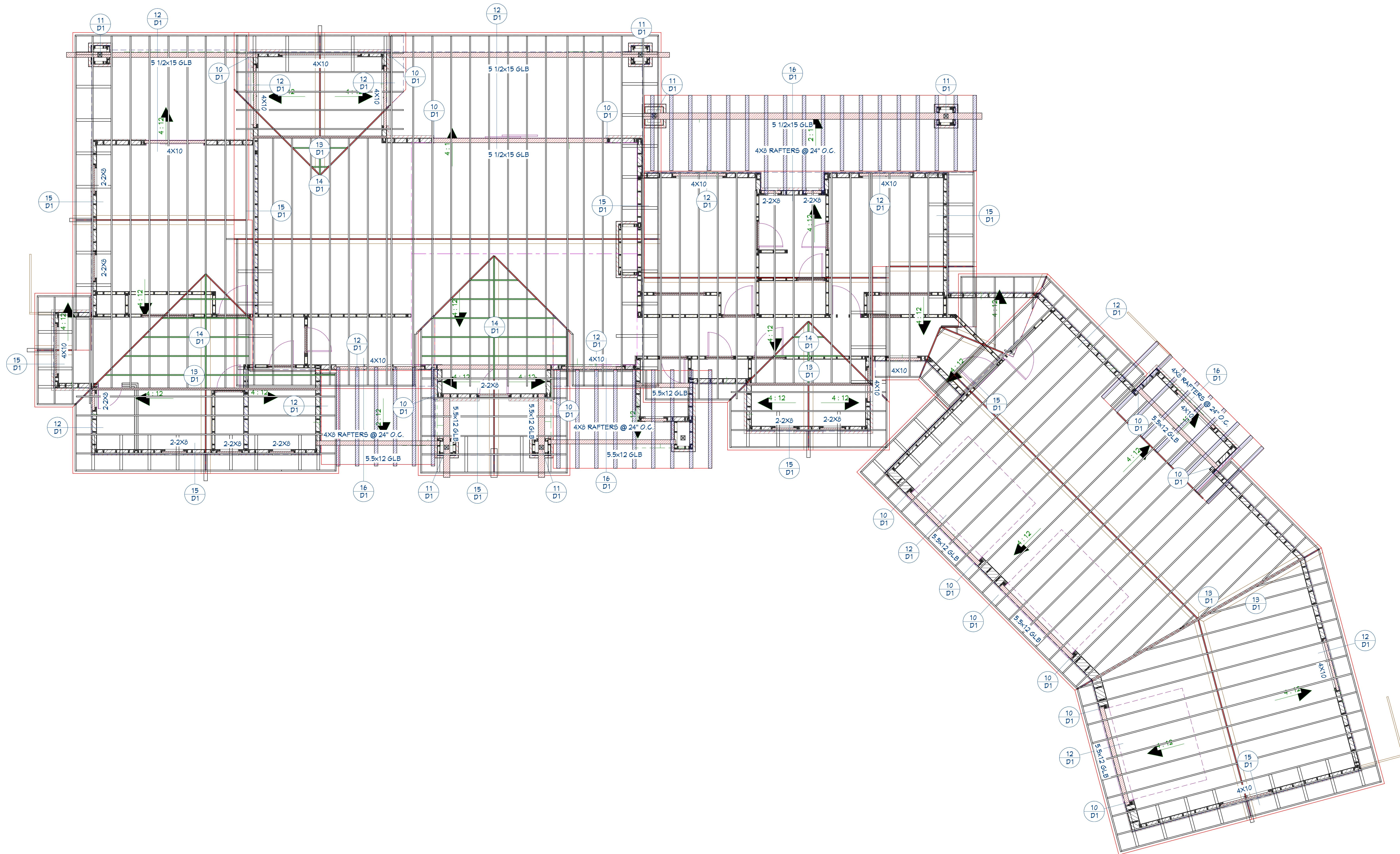
The insulation may be used in Types I, II, III, IV, and V construction. When used in exterior walls in Types I, II, III, and IV construction (IBC), the wall construction must be in accordance with Section 4.5.

The insulation may be used as duct insulation material when installed as described in Section 4.6.

3.0 DESCRIPTION

3.1 Materials:

3.1.1 Gaco F1850: Gaco F1850 insulation is a closed cell, medium-density, polyurethane foam plastic. The insulation is a two-component, spray-applied foam plastic with a nominal in-place density of 2.1 pounds per cubic foot. The insulation is produced in the field by combining a polymeric isocyanate (A component) with a resin (B component). The insulation liquid components are supplied in 55-gallon drums and 250-gallon totes, and must be stored at temperatures between 40°F and 80°F. The resin (B component) must be protected from freezing temperatures.

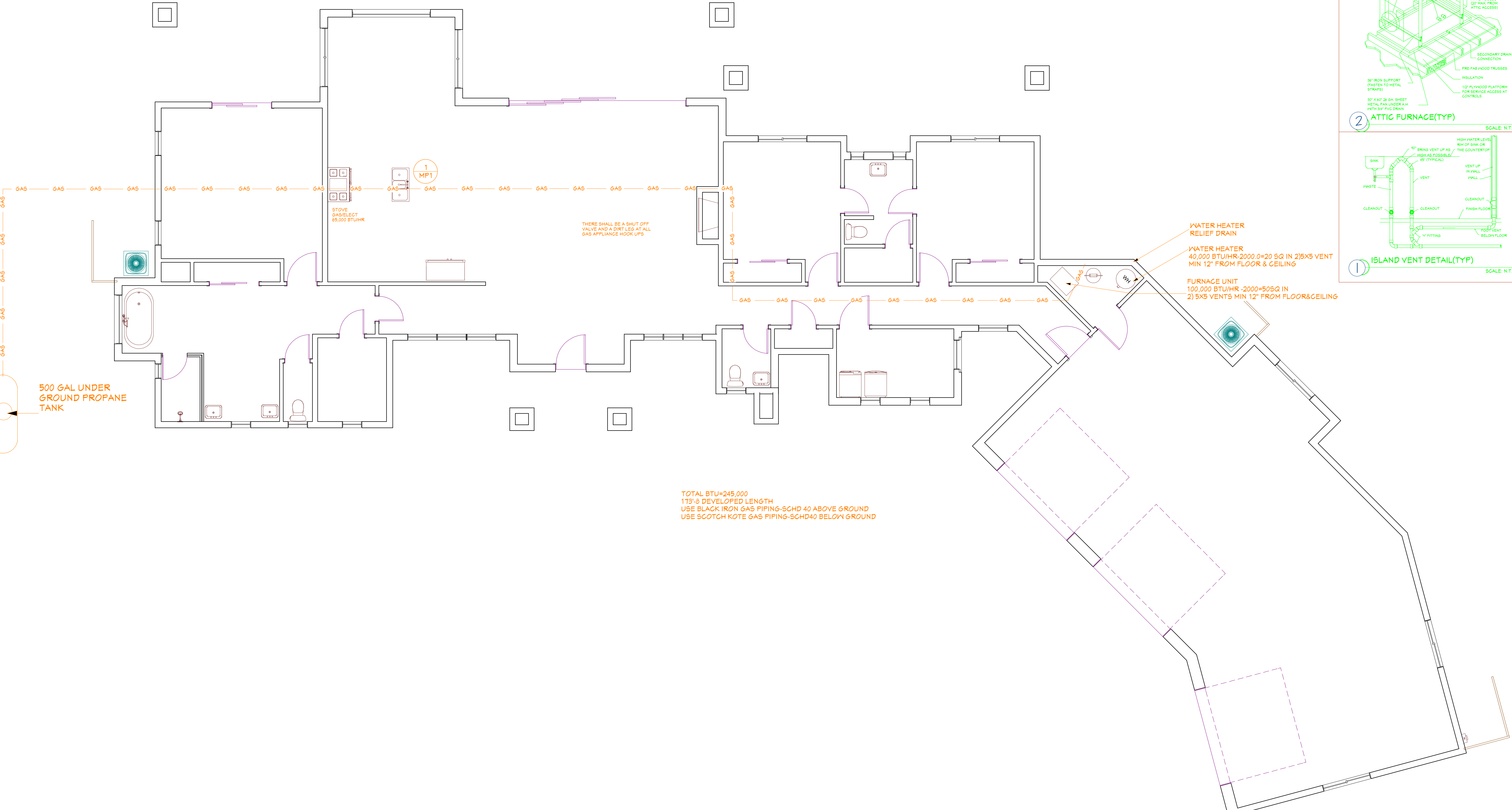
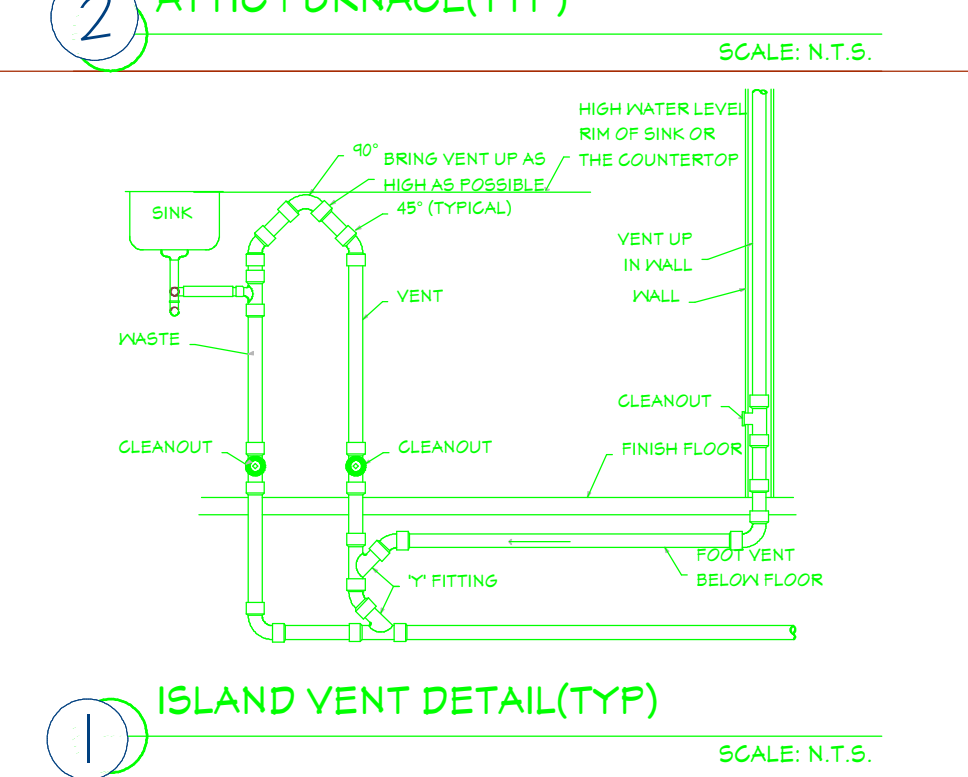
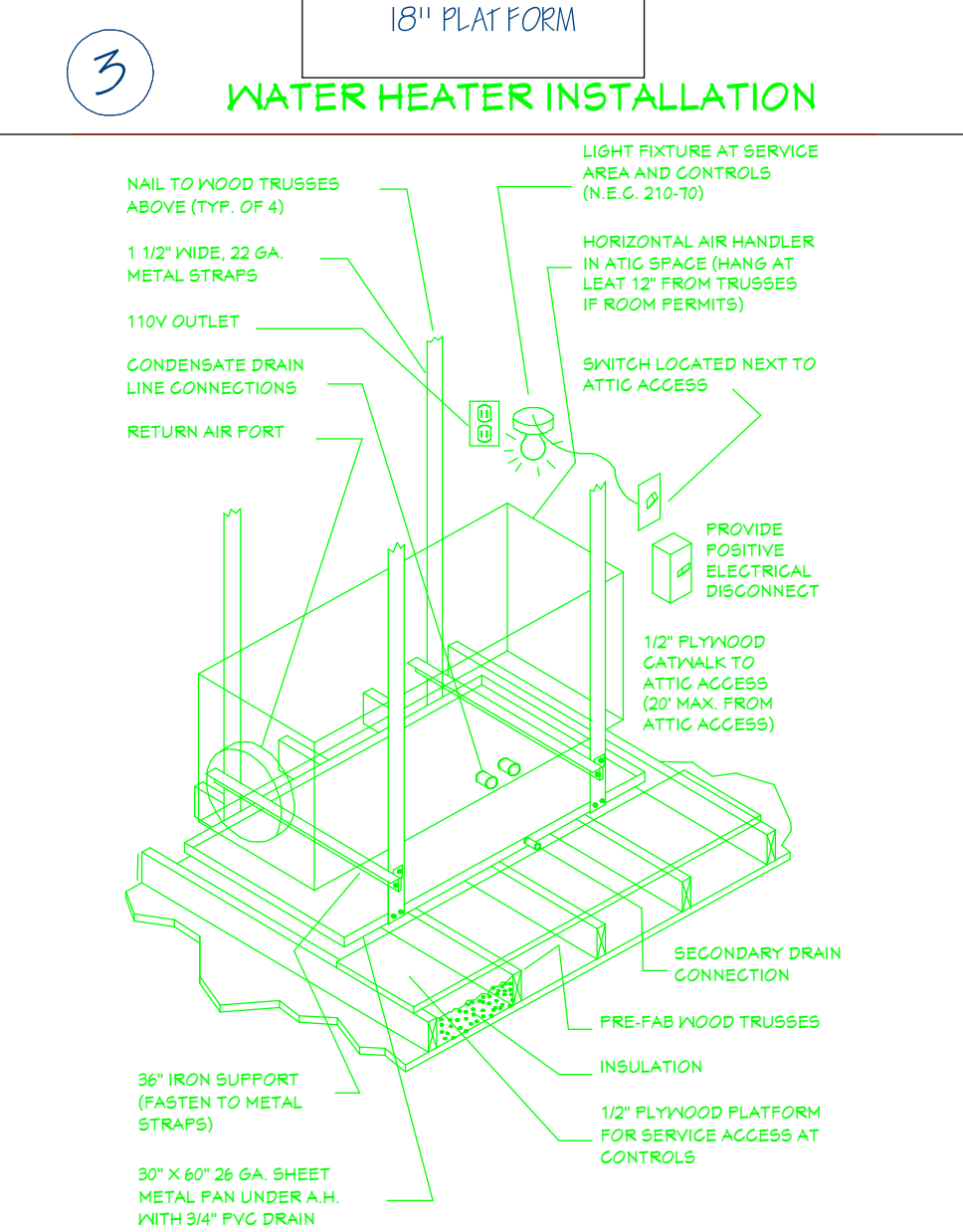
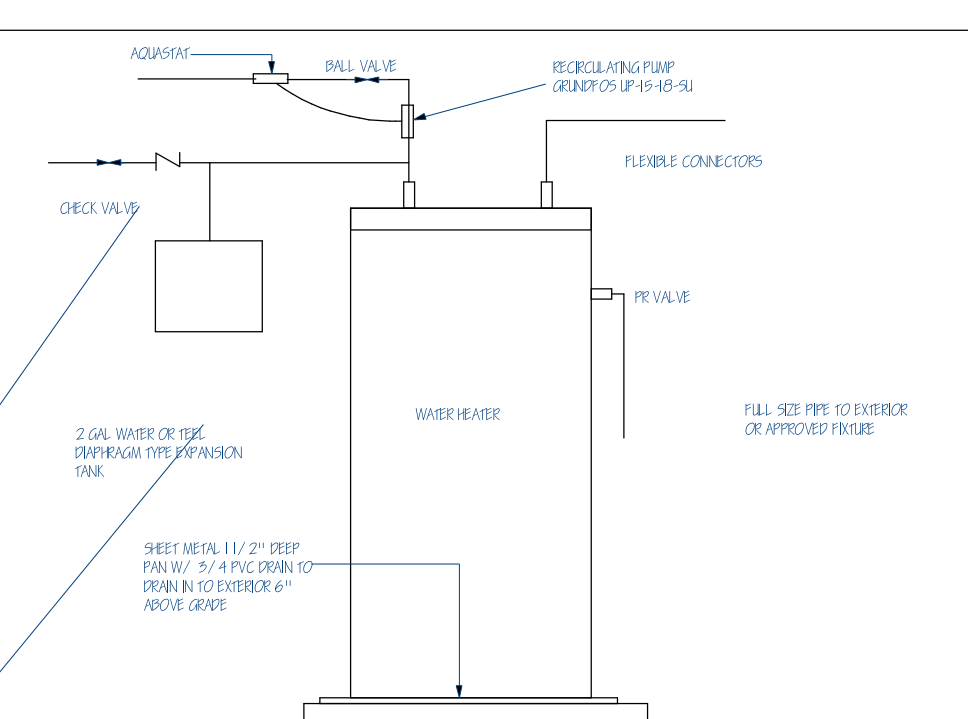


ROOF NOTES:  
 VENTILATION OPENINGS FOR ATTICS AND CRAWL SPACES SHALL BE COVERED WITH NON-COMBUSTIBLE CONSTRUCTION OR CORROSION RESISTANT MESH NOT TO EXCEEDING 1/8" AT OPENING.

ROOF NOTES:  
 ALL ROOFS TO HAVE CLASS A ROOF COVERING.  
 SOFFITS TO BE 5/8" RE-SAW PLYWOOD OR EQUIVALENT.

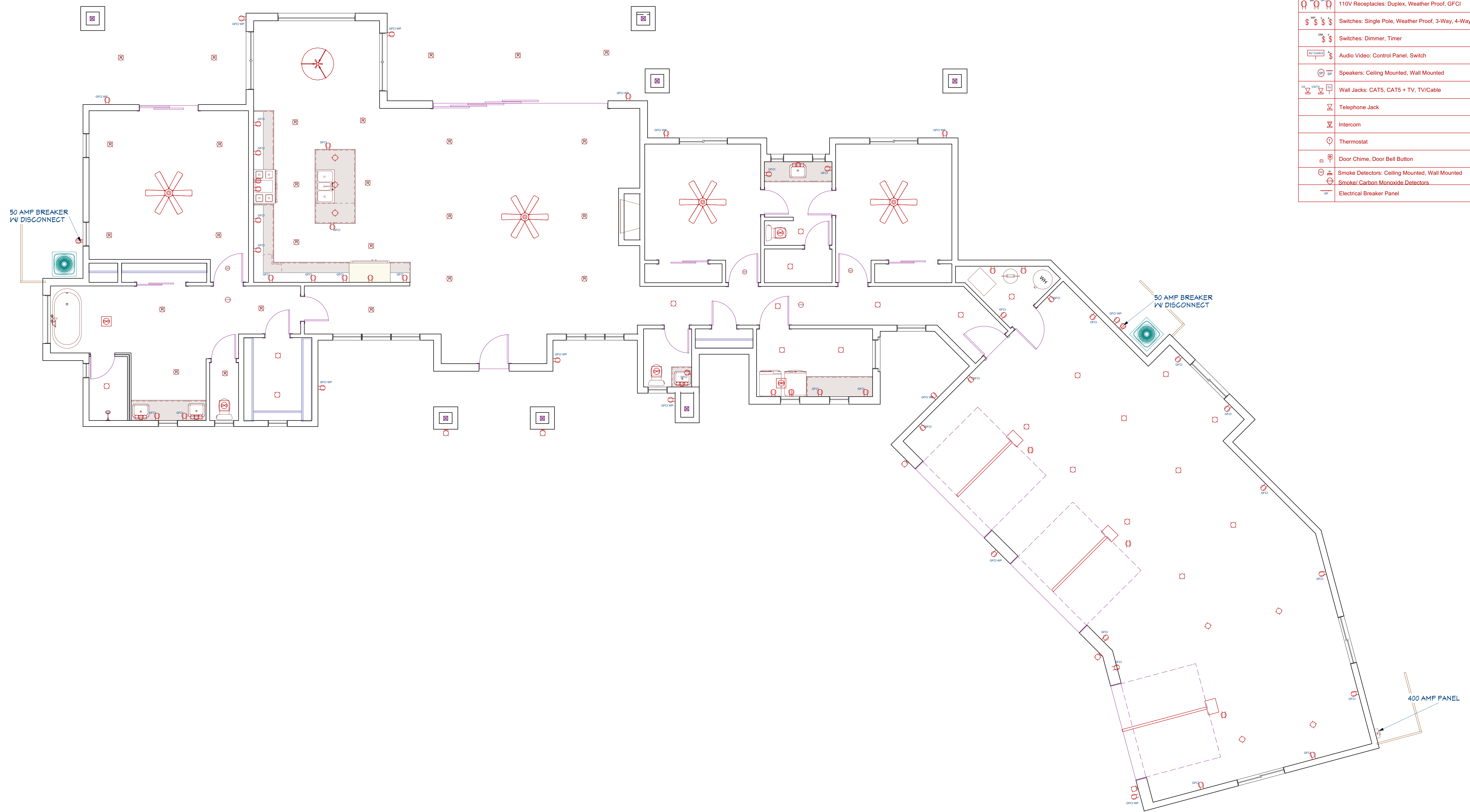
# ROOF FRAMING PLAN

**DETAILS**



**MECHANICAL PLAN**

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Smoke/Carbon Monoxide Detectors
	Electrical Breaker Panel

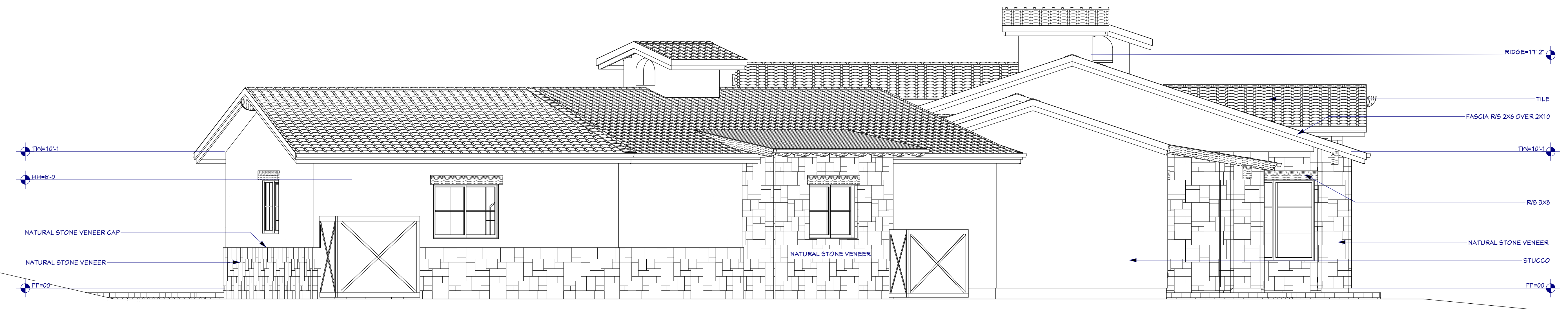
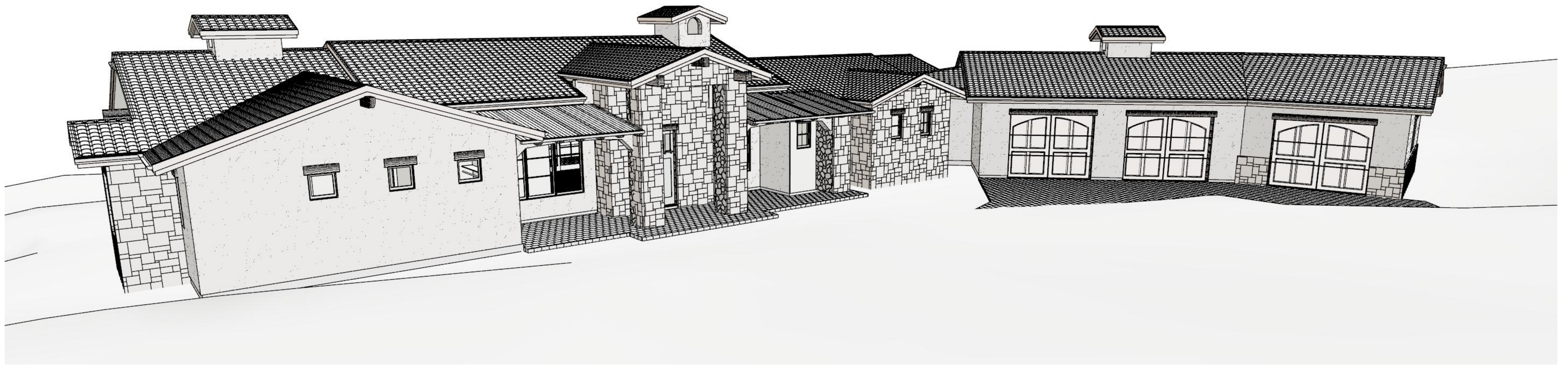


- NOTES
1. PRE WIRE FOR SECURITY SYSTEM
  2. CAT5 WIRING
  3. PRE WIRE FOR SURROUNDS SOUNDS SYSTEM IN LIVING ROOM
  4. WIRE FOR SPEAKERS IN SHOP/PATIO/MASTER BEDROOM/COWBOY KITCHEN

# ELECTRICAL PLAN



FRONT ELEVATION

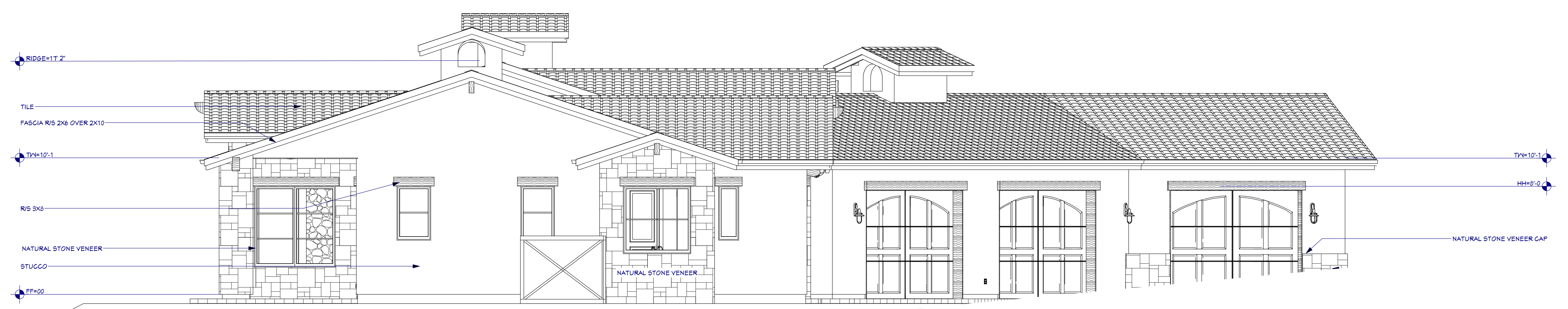
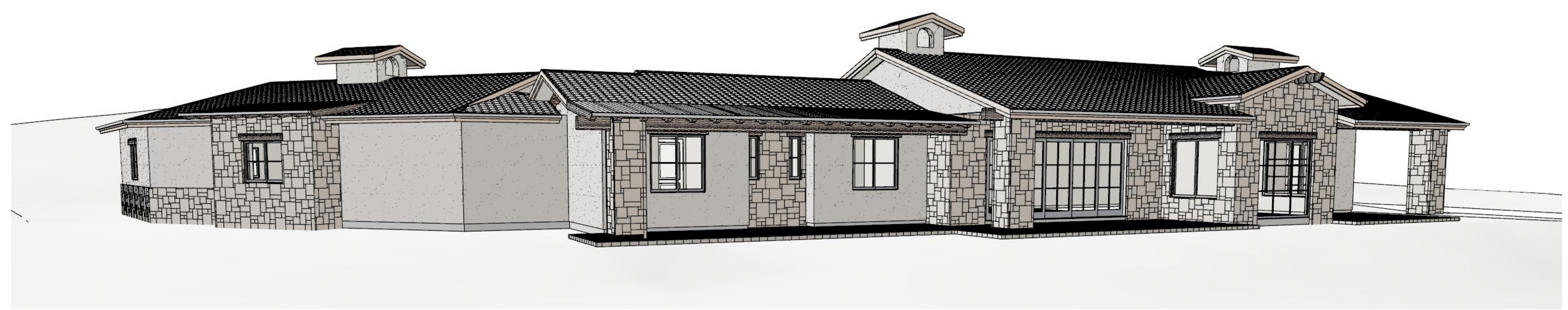


RIGHT ELEVATION  
ELEVATIONS 1 & 2

NOTE:  
DOWNSPOUTS NOT SHOWN

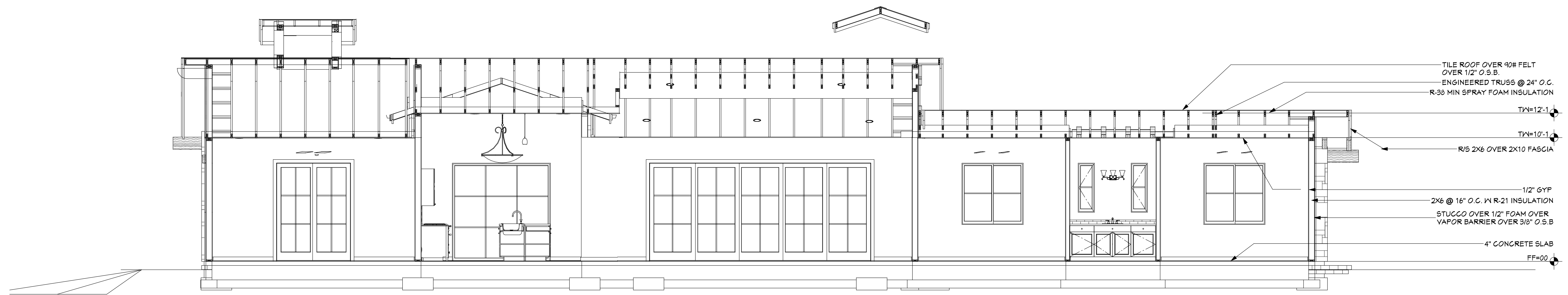


BACK ELEVATION



LEFT ELEVATION

NOTE:  
 DOWNSPOUTS NOT SHOWN



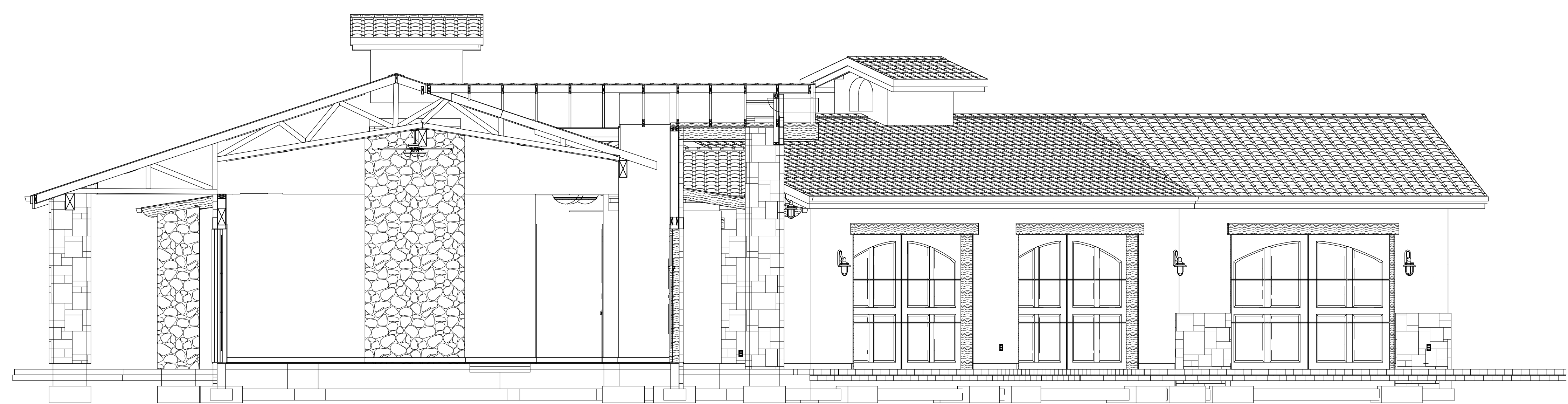
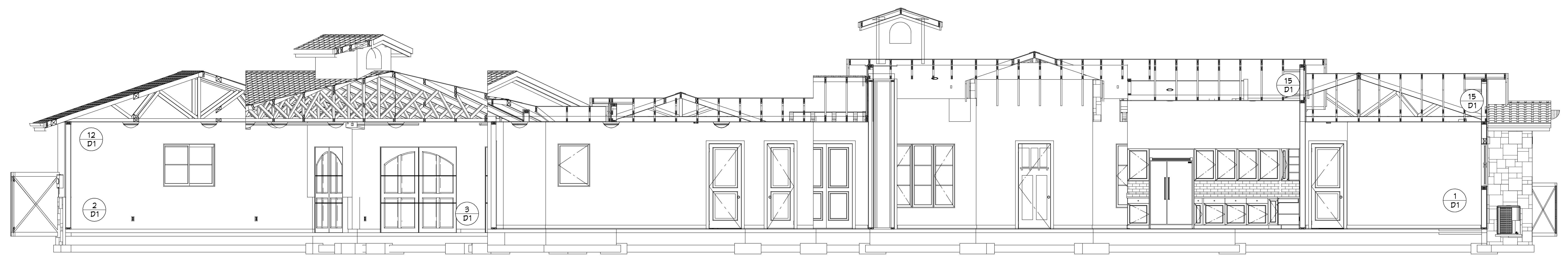
TILE ROOF OVER 90# FELT  
OVER 1/2" O.S.B.  
ENGINEERED TRUSS @ 24" O.C.  
R-38 MIN SPRAY FOAM INSULATION  
TK=12'-1"

TK=10'-1"

R/S 2X6 OVER 2X10 FASCIA

1/2" GYP  
2X6 @ 16" O.C. W/ R-21 INSULATION  
STUCCO OVER 1/2" FOAM OVER  
VAPOR BARRIER OVER 3/8" O.S.B.

4" CONCRETE SLAB  
FF=00



1

2

3

<p>(1) 4" CONC. SLAB                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) 3" T. SLL PLATE WITH 1/2" DIA. X 1/2" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONC. AT 4" O.C. AND 12" FROM ENDS AND CORNERS                  (4) 4" POURED STEM W/ 1/4" HORIZ REBAR AT TOP OF STEM AND @ 24" O.C.                  (5) 4" VERTS @ 48" O.C.                  (6) 4" COMPACTED ABC OR WASTE SAND                  (7) FOOTER/PIER CALL OUT/W/2#4 REBARS CONT.                  (8) 1" RIGID INSULATION 24" REQUIRED</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p>(1) 4" CONC. SLAB SLOPED TO DRAIN 1/8"                  (2) 2" STOP AND SLAB FOR SHOWER                  (3) REBAR AND GRID PER PLAN                  (4) PLUMBING DRAIN                  (5) 4" COMPACTED ABC OR WASTE SAND</p>	<p>(1) FOOTING AND STEM PER PLAN                  (2) ABOVE W/ 1/4" ANCHOR BOLTS                  (3) 3" SLL PLATE                  (4) BACK FILL PER PLAN                  (5) DECK BEAM PER PLAN</p>	<p>(1) POST PER PLAN                  (2) ROOF BEAM PER PLAN                  (3) 1/2" O.S.B.                  (4) 1/2" O.S.B.                  (5) 1/2" O.S.B.                  (6) 1/2" O.S.B.                  (7) 1/2" O.S.B.                  (8) 1/2" O.S.B.                  (9) 1/2" O.S.B.                  (10) 1/2" O.S.B.                  (11) 1/2" O.S.B.                  (12) 1/2" O.S.B.                  (13) 1/2" O.S.B.                  (14) 1/2" O.S.B.                  (15) 1/2" O.S.B.                  (16) 1/2" O.S.B.                  (17) 1/2" O.S.B.                  (18) 1/2" O.S.B.                  (19) 1/2" O.S.B.                  (20) 1/2" O.S.B.                  (21) 1/2" O.S.B.                  (22) 1/2" O.S.B.                  (23) 1/2" O.S.B.                  (24) 1/2" O.S.B.                  (25) 1/2" O.S.B.</p>	
<p><b>1</b> <b>POURED STEM WALL W/SLAB</b></p> <p>(1) 4" CONC. SLAB SLOPED TO DRAIN 1/8"                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) 3" T. SLL PLATE WITH 1/2" DIA. X 1/2" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONC. AT 4" O.C. AND 12" FROM ENDS AND CORNERS                  (4) 4" POURED STEM W/ 1/4" HORIZ REBAR AT TOP OF STEM AND @ 24" O.C.                  (5) 4" VERTS @ 48" O.C.                  (6) 4" COMPACTED ABC OR WASTE SAND                  (7) FOOTER/PIER CALL OUT/W/2#4 REBARS CONT.                  (8) 1" RIGID INSULATION 24" REQUIRED</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>6</b> <b>RECESS SHOWER DETAIL</b></p> <p>(1) FOOTER/PIER PER PLAN CALL OUT                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) CONCRETE PER PLAN                  (4) 1/4" SLL PLATE                  (5) 1/4" SLL PLATE                  (6) 1/4" SLL PLATE                  (7) 1/4" SLL PLATE                  (8) 1/4" SLL PLATE                  (9) 1/4" SLL PLATE                  (10) 1/4" SLL PLATE                  (11) 1/4" SLL PLATE                  (12) 1/4" SLL PLATE                  (13) 1/4" SLL PLATE                  (14) 1/4" SLL PLATE                  (15) 1/4" SLL PLATE                  (16) 1/4" SLL PLATE                  (17) 1/4" SLL PLATE                  (18) 1/4" SLL PLATE                  (19) 1/4" SLL PLATE                  (20) 1/4" SLL PLATE                  (21) 1/4" SLL PLATE                  (22) 1/4" SLL PLATE                  (23) 1/4" SLL PLATE                  (24) 1/4" SLL PLATE                  (25) 1/4" SLL PLATE</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>11</b> <b>R/S DECK POST DETAIL</b></p> <p>(1) TILE ROOF OVER 90° OVER                  (2) 1/2" O.S.B.                  (3) 1/2" O.S.B.                  (4) 1/2" O.S.B.                  (5) 1/2" O.S.B.                  (6) 1/2" O.S.B.                  (7) 1/2" O.S.B.                  (8) 1/2" O.S.B.                  (9) 1/2" O.S.B.                  (10) 1/2" O.S.B.                  (11) 1/2" O.S.B.                  (12) 1/2" O.S.B.                  (13) 1/2" O.S.B.                  (14) 1/2" O.S.B.                  (15) 1/2" O.S.B.                  (16) 1/2" O.S.B.                  (17) 1/2" O.S.B.                  (18) 1/2" O.S.B.                  (19) 1/2" O.S.B.                  (20) 1/2" O.S.B.                  (21) 1/2" O.S.B.                  (22) 1/2" O.S.B.                  (23) 1/2" O.S.B.                  (24) 1/2" O.S.B.                  (25) 1/2" O.S.B.</p>	<p><b>16</b> <b>RAFTER TO BEAM TO WALL</b></p> <p>(1) POST PER PLAN                  (2) ROOF BEAM PER PLAN                  (3) 1/2" O.S.B.                  (4) 1/2" O.S.B.                  (5) 1/2" O.S.B.                  (6) 1/2" O.S.B.                  (7) 1/2" O.S.B.                  (8) 1/2" O.S.B.                  (9) 1/2" O.S.B.                  (10) 1/2" O.S.B.                  (11) 1/2" O.S.B.                  (12) 1/2" O.S.B.                  (13) 1/2" O.S.B.                  (14) 1/2" O.S.B.                  (15) 1/2" O.S.B.                  (16) 1/2" O.S.B.                  (17) 1/2" O.S.B.                  (18) 1/2" O.S.B.                  (19) 1/2" O.S.B.                  (20) 1/2" O.S.B.                  (21) 1/2" O.S.B.                  (22) 1/2" O.S.B.                  (23) 1/2" O.S.B.                  (24) 1/2" O.S.B.                  (25) 1/2" O.S.B.</p>	
<p><b>2</b> <b>POURED STEM WALL @ GARAGE</b></p> <p>(1) 4" CONC. SLAB SLOPED TO DRAIN 1/8"                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) 3" T. SLL PLATE WITH 1/2" DIA. X 1/2" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONC. AT 4" O.C. AND 12" FROM ENDS AND CORNERS                  (4) 4" POURED STEM W/ 1/4" HORIZ REBAR AT TOP OF STEM AND @ 24" O.C.                  (5) 4" VERTS @ 48" O.C.                  (6) 4" COMPACTED ABC OR WASTE SAND                  (7) FOOTER/PIER CALL OUT/W/2#4 REBARS CONT.                  (8) 1" RIGID INSULATION 24" REQUIRED</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>7</b> <b>FOOTING W/PIER@POST</b></p> <p>(1) FOOTER/PIER PER PLAN CALL OUT                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) CONCRETE PER PLAN                  (4) 1/4" SLL PLATE                  (5) 1/4" SLL PLATE                  (6) 1/4" SLL PLATE                  (7) 1/4" SLL PLATE                  (8) 1/4" SLL PLATE                  (9) 1/4" SLL PLATE                  (10) 1/4" SLL PLATE                  (11) 1/4" SLL PLATE                  (12) 1/4" SLL PLATE                  (13) 1/4" SLL PLATE                  (14) 1/4" SLL PLATE                  (15) 1/4" SLL PLATE                  (16) 1/4" SLL PLATE                  (17) 1/4" SLL PLATE                  (18) 1/4" SLL PLATE                  (19) 1/4" SLL PLATE                  (20) 1/4" SLL PLATE                  (21) 1/4" SLL PLATE                  (22) 1/4" SLL PLATE                  (23) 1/4" SLL PLATE                  (24) 1/4" SLL PLATE                  (25) 1/4" SLL PLATE</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>12</b> <b>TYPICAL ROOF SECTION</b></p> <p>(1) TILE ROOF OVER 90° OVER                  (2) 1/2" O.S.B.                  (3) 1/2" O.S.B.                  (4) 1/2" O.S.B.                  (5) 1/2" O.S.B.                  (6) 1/2" O.S.B.                  (7) 1/2" O.S.B.                  (8) 1/2" O.S.B.                  (9) 1/2" O.S.B.                  (10) 1/2" O.S.B.                  (11) 1/2" O.S.B.                  (12) 1/2" O.S.B.                  (13) 1/2" O.S.B.                  (14) 1/2" O.S.B.                  (15) 1/2" O.S.B.                  (16) 1/2" O.S.B.                  (17) 1/2" O.S.B.                  (18) 1/2" O.S.B.                  (19) 1/2" O.S.B.                  (20) 1/2" O.S.B.                  (21) 1/2" O.S.B.                  (22) 1/2" O.S.B.                  (23) 1/2" O.S.B.                  (24) 1/2" O.S.B.                  (25) 1/2" O.S.B.</p>	<p><b>17</b> <b>TYPICAL ROOF SECTION</b></p> <p>(1) TILE ROOF OVER 90° OVER                  (2) 1/2" O.S.B.                  (3) 1/2" O.S.B.                  (4) 1/2" O.S.B.                  (5) 1/2" O.S.B.                  (6) 1/2" O.S.B.                  (7) 1/2" O.S.B.                  (8) 1/2" O.S.B.                  (9) 1/2" O.S.B.                  (10) 1/2" O.S.B.                  (11) 1/2" O.S.B.                  (12) 1/2" O.S.B.                  (13) 1/2" O.S.B.                  (14) 1/2" O.S.B.                  (15) 1/2" O.S.B.                  (16) 1/2" O.S.B.                  (17) 1/2" O.S.B.                  (18) 1/2" O.S.B.                  (19) 1/2" O.S.B.                  (20) 1/2" O.S.B.                  (21) 1/2" O.S.B.                  (22) 1/2" O.S.B.                  (23) 1/2" O.S.B.                  (24) 1/2" O.S.B.                  (25) 1/2" O.S.B.</p>	
<p><b>3</b> <b>STEP DOWN @ GARAGE</b></p> <p>(1) 4" CONC. SLAB SLOPED TO DRAIN 1/8"                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) 3" T. SLL PLATE WITH 1/2" DIA. X 1/2" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONC. AT 4" O.C. AND 12" FROM ENDS AND CORNERS                  (4) 4" POURED STEM W/ 1/4" HORIZ REBAR AT TOP OF STEM AND @ 24" O.C.                  (5) 4" VERTS @ 48" O.C.                  (6) 4" COMPACTED ABC OR WASTE SAND                  (7) FOOTER/PIER CALL OUT/W/2#4 REBARS CONT.                  (8) 1" RIGID INSULATION 24" REQUIRED</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>8</b> <b>FOOTING W/PIER@POST</b></p> <p>(1) FOOTER/PIER PER PLAN CALL OUT                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) CONCRETE PER PLAN                  (4) 1/4" SLL PLATE                  (5) 1/4" SLL PLATE                  (6) 1/4" SLL PLATE                  (7) 1/4" SLL PLATE                  (8) 1/4" SLL PLATE                  (9) 1/4" SLL PLATE                  (10) 1/4" SLL PLATE                  (11) 1/4" SLL PLATE                  (12) 1/4" SLL PLATE                  (13) 1/4" SLL PLATE                  (14) 1/4" SLL PLATE                  (15) 1/4" SLL PLATE                  (16) 1/4" SLL PLATE                  (17) 1/4" SLL PLATE                  (18) 1/4" SLL PLATE                  (19) 1/4" SLL PLATE                  (20) 1/4" SLL PLATE                  (21) 1/4" SLL PLATE                  (22) 1/4" SLL PLATE                  (23) 1/4" SLL PLATE                  (24) 1/4" SLL PLATE                  (25) 1/4" SLL PLATE</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>13</b> <b>GIRDER TRUSS AND OVER FRAMING</b></p> <p>(1) TILE ROOF OVER 90° OVER                  (2) 1/2" O.S.B.                  (3) 1/2" O.S.B.                  (4) 1/2" O.S.B.                  (5) 1/2" O.S.B.                  (6) 1/2" O.S.B.                  (7) 1/2" O.S.B.                  (8) 1/2" O.S.B.                  (9) 1/2" O.S.B.                  (10) 1/2" O.S.B.                  (11) 1/2" O.S.B.                  (12) 1/2" O.S.B.                  (13) 1/2" O.S.B.                  (14) 1/2" O.S.B.                  (15) 1/2" O.S.B.                  (16) 1/2" O.S.B.                  (17) 1/2" O.S.B.                  (18) 1/2" O.S.B.                  (19) 1/2" O.S.B.                  (20) 1/2" O.S.B.                  (21) 1/2" O.S.B.                  (22) 1/2" O.S.B.                  (23) 1/2" O.S.B.                  (24) 1/2" O.S.B.                  (25) 1/2" O.S.B.</p>	<p><b>18</b> <b>GIRDER TRUSS AND OVER FRAMING</b></p> <p>(1) TILE ROOF OVER 90° OVER                  (2) 1/2" O.S.B.                  (3) 1/2" O.S.B.                  (4) 1/2" O.S.B.                  (5) 1/2" O.S.B.                  (6) 1/2" O.S.B.                  (7) 1/2" O.S.B.                  (8) 1/2" O.S.B.                  (9) 1/2" O.S.B.                  (10) 1/2" O.S.B.                  (11) 1/2" O.S.B.                  (12) 1/2" O.S.B.                  (13) 1/2" O.S.B.                  (14) 1/2" O.S.B.                  (15) 1/2" O.S.B.                  (16) 1/2" O.S.B.                  (17) 1/2" O.S.B.                  (18) 1/2" O.S.B.                  (19) 1/2" O.S.B.                  (20) 1/2" O.S.B.                  (21) 1/2" O.S.B.                  (22) 1/2" O.S.B.                  (23) 1/2" O.S.B.                  (24) 1/2" O.S.B.                  (25) 1/2" O.S.B.</p>	
<p><b>4</b> <b>INTERIOR FOOTING</b></p> <p>(1) 4" CONC. SLAB SLOPED TO DRAIN 1/8"                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) 3" T. SLL PLATE WITH 1/2" DIA. X 1/2" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONC. AT 4" O.C. AND 12" FROM ENDS AND CORNERS                  (4) 4" POURED STEM W/ 1/4" HORIZ REBAR AT TOP OF STEM AND @ 24" O.C.                  (5) 4" VERTS @ 48" O.C.                  (6) 4" COMPACTED ABC OR WASTE SAND                  (7) FOOTER/PIER CALL OUT/W/2#4 REBARS CONT.                  (8) 1" RIGID INSULATION 24" REQUIRED</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>9</b> <b>WINDOW FRAMING DETAIL</b></p> <p>(1) HEADER PER PLAN                  (2) 2#4 FLATING HEADER                  (3) 2#4 FLATING FRAMER                  (4) 2#4 TRIMMER                  (5) 2#4 KING STUD                  (6) 2#4 FLATING SEAL                  (7) 2#4 JAMB                  (8) WINDOW PER PLAN                  (9) 2#4 STUDS 18" O.C.</p>	<p><b>14</b> <b>WINDOW FRAMING DETAIL</b></p> <p>(1) DOUBLE TOP PLATE                  (2) KING POST                  (3) 2#4 SLL AT POST UNDER BEAM                  (4) 1/4" SLL PLATE                  (5) MET 24</p>	<p><b>19</b> <b>TYPICAL OVER FRAMING SECTION</b></p> <p>(1) ENGINEERED TRUSSES                  (2) 1/2" O.S.B.                  (3) 2#4 FLAT LOOK OUTNOTCH TOP CHORD OF TRUSS                  (4) 2#4 BLOCK @ 8" O.C.                  (5) 2#4 SLL PER PLAN                  (6) 4# 2X4 OR TOP OF BOTTOM CHORD OF TRUSS (NAILED)                  (7) 2#4 ANGLD BRACE (NAILED IN TO EACH TRUSS W/2-16DS)</p>	<p><b>24</b> <b>APPLIANCE IMPACT PROTECT</b></p> <p>4" DIAMETER STILL POLE                  CONC. SLAB                  CONIP ABC                  POST PER PLAN                  12" MIN                  3" MIN</p>
<p><b>5</b> <b>GARAGE TURN DOWN EDGE</b></p> <p>(1) 4" CONC. SLAB SLOPED TO DRAIN 1/8"                  (2) SEE FDN. PLAN FOR REBAR SIZE AND PLACEMENT                  (3) 3" T. SLL PLATE WITH 1/2" DIA. X 1/2" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONC. AT 4" O.C. AND 12" FROM ENDS AND CORNERS                  (4) 4" POURED STEM W/ 1/4" HORIZ REBAR AT TOP OF STEM AND @ 24" O.C.                  (5) 4" VERTS @ 48" O.C.                  (6) 4" COMPACTED ABC OR WASTE SAND                  (7) FOOTER/PIER CALL OUT/W/2#4 REBARS CONT.                  (8) 1" RIGID INSULATION 24" REQUIRED</p> <p>BOTTOM OF FOOTING MIN 18" INTO UNDISTURBED SOIL OR ENGINEERED PAD OR PER SOIL'S REPORT</p>	<p><b>10</b> <b>BEAM POCKET DETAIL</b></p> <p>(1) DOUBLE TOP PLATE                  (2) KING POST                  (3) 2#4 SLL AT POST UNDER BEAM                  (4) 1/4" SLL PLATE                  (5) MET 24</p>	<p><b>15</b> <b>BEAM POCKET DETAIL</b></p> <p>(1) DOUBLE TOP PLATE                  (2) KING POST                  (3) 2#4 SLL AT POST UNDER BEAM                  (4) 1/4" SLL PLATE                  (5) MET 24</p>	<p><b>20</b> <b>(TYP)FLAT OUTLOOKER AND GABLE BRACE</b></p> <p>(1) ENGINEERED TRUSSES                  (2) 1/2" O.S.B.                  (3) 2#4 FLAT LOOK OUTNOTCH TOP CHORD OF TRUSS                  (4) 2#4 BLOCK @ 8" O.C.                  (5) 2#4 SLL PER PLAN                  (6) 4# 2X4 OR TOP OF BOTTOM CHORD OF TRUSS (NAILED)                  (7) 2#4 ANGLD BRACE (NAILED IN TO EACH TRUSS W/2-16DS)</p>	<p><b>25</b> <b>APPLIANCE IMPACT PROTECT</b></p> <p>4" DIAMETER STILL POLE                  CONC. SLAB                  CONIP ABC                  POST PER PLAN                  12" MIN                  3" MIN</p>