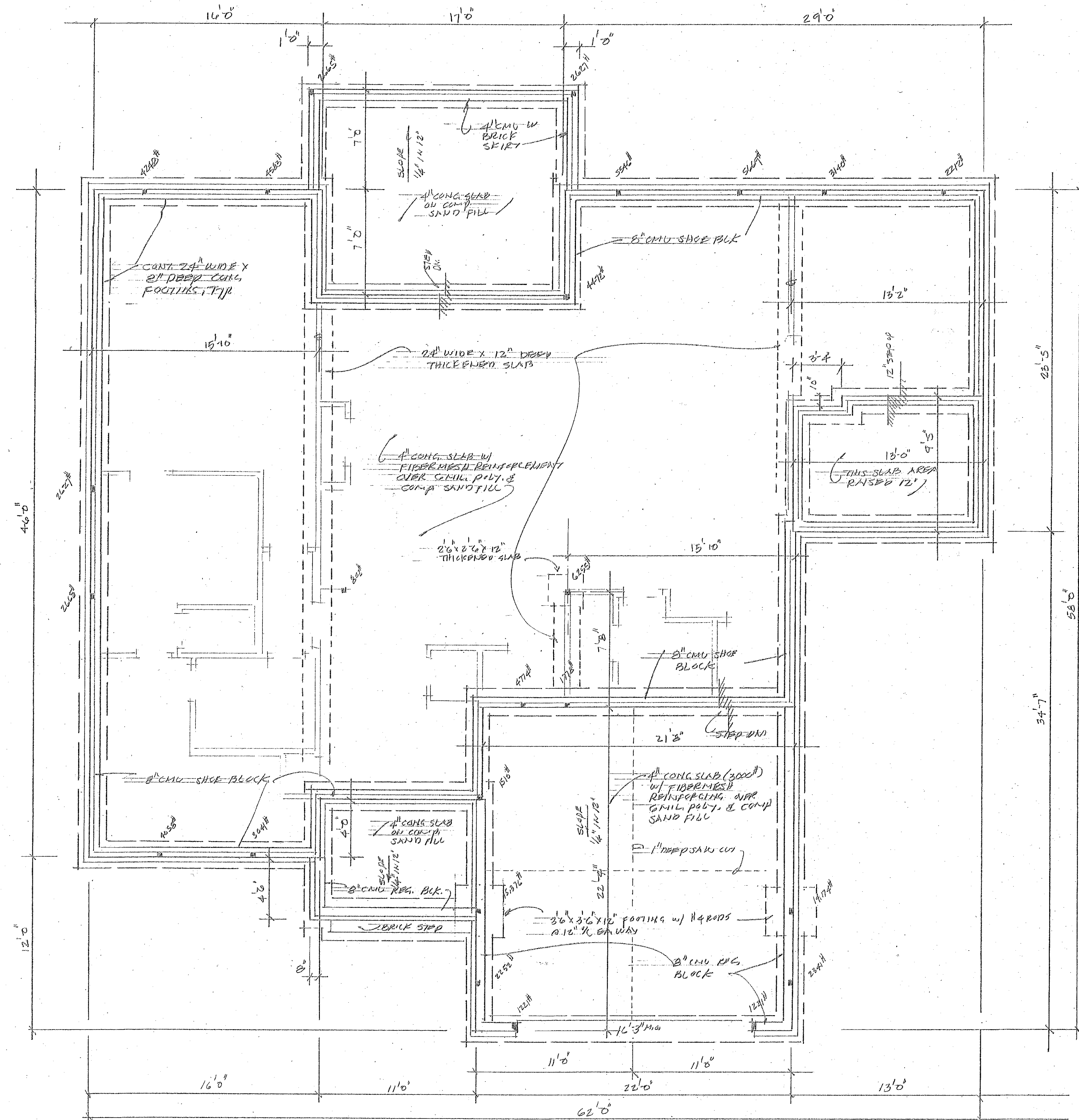
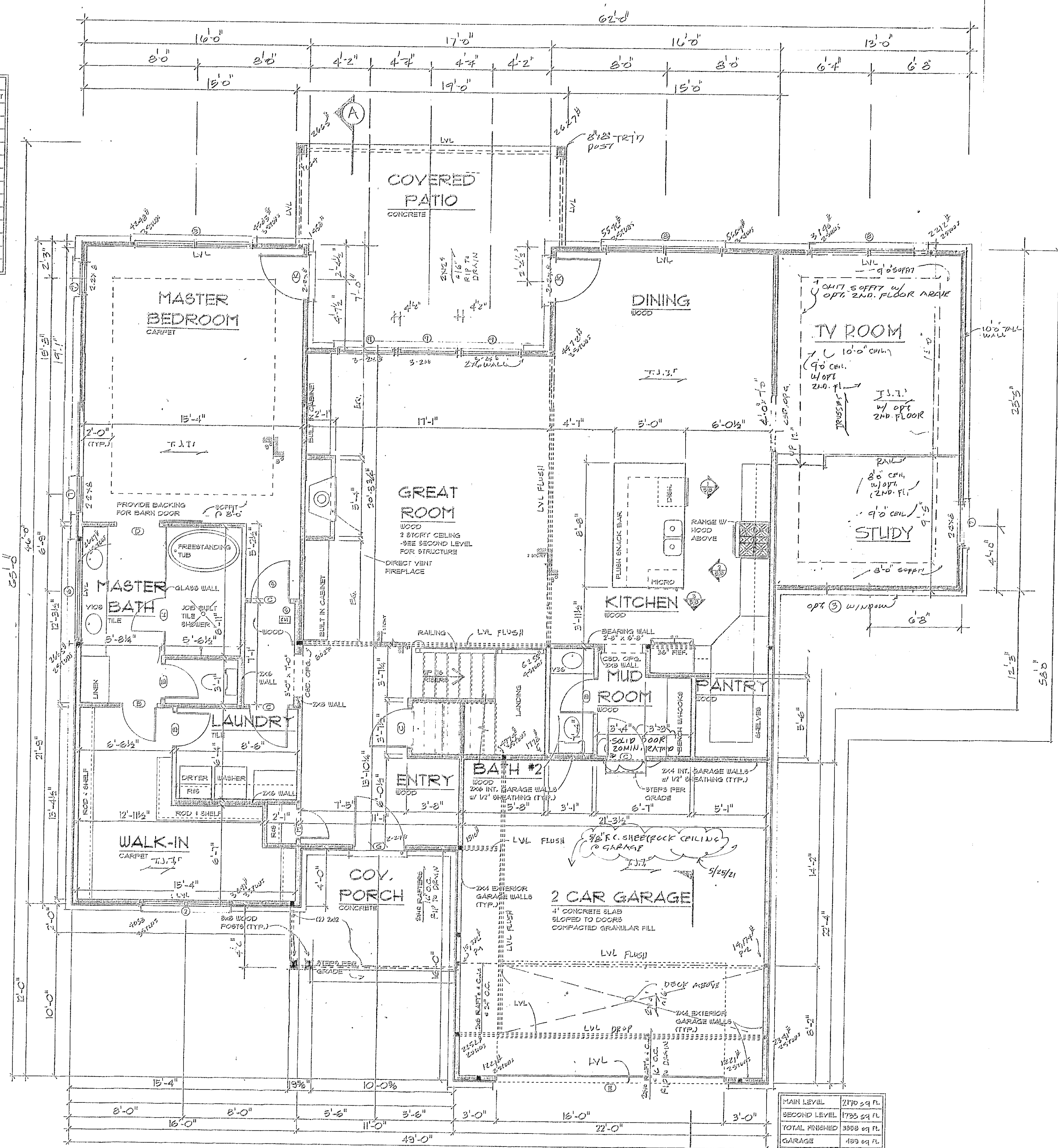




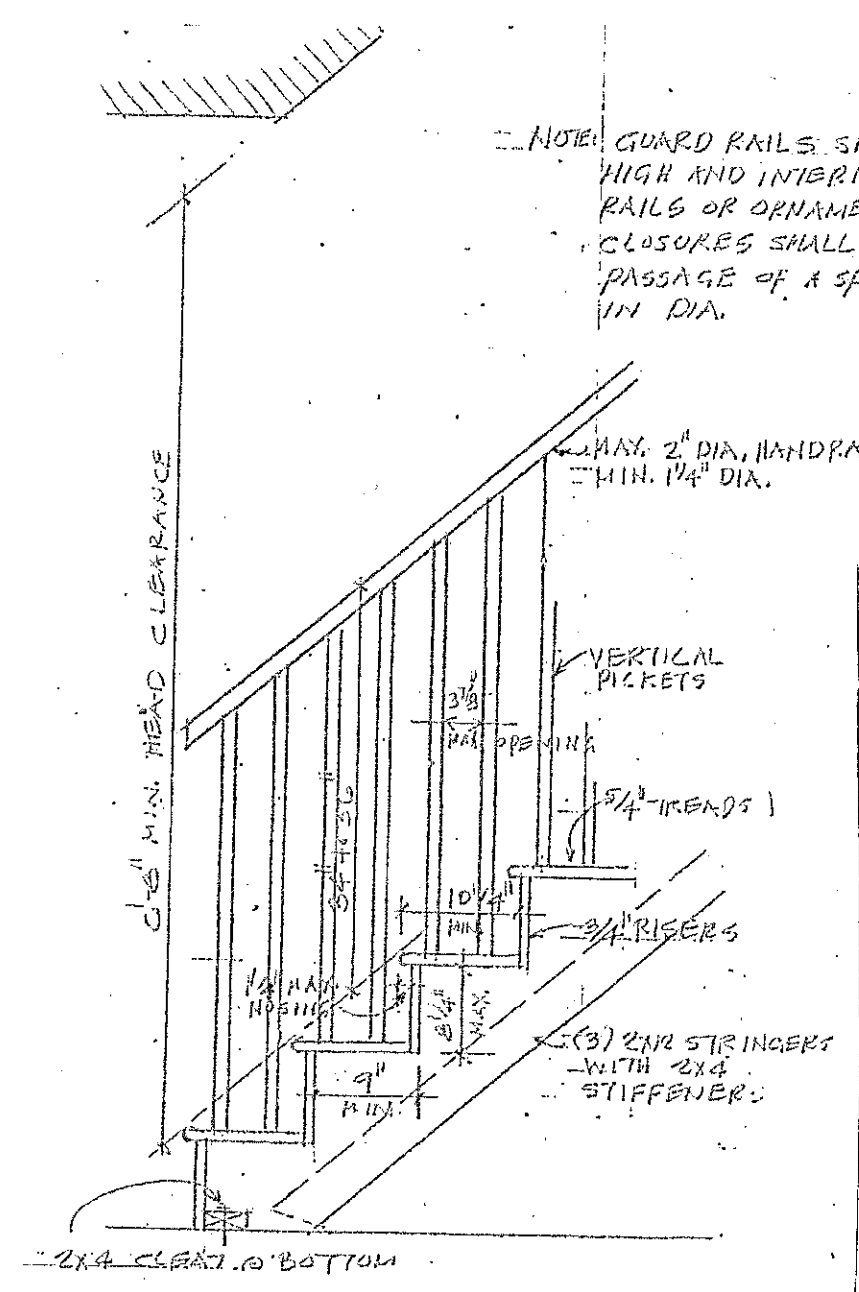
FOUNDATION PLAN $\frac{1}{4}'' = 1'-0''$

OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	12X30 CASEMENT 2	6'-0" x 1'-6"	1
6	WINDOW	8X12 TRANSOM 1	7'-0" x 1'-0"	1
7	WINDOW - 20'x12'-5"	30X12 CASEMENT 1	2'-6" x 6'-0"	2
8	WINDOW	18X12 CASEMENT 2	6'-0" x 6'-0"	3
9	WINDOW	18X12 CASEMENT 1	4'-0" x 6'-0"	3
B	DOOR	32X80 1	2'-4" x 6'-8"	4
C	DOOR	32X80 1	2'-8" x 6'-8"	4
D	SLIDING BARN DOOR	36X80 DOUBLE X WOOD DOOR	3'-0" x 6'-8"	1
E	GARAGE	18X18 - 4 PANEL - GLASS	16'-0" x 8'-0"	1
G	DOOR	36X36 MODERN GLASS 4-MODIFIED	3'-6" x 3'-0"	1
H	DOOR	18X20 GLASS	2'-4" x 6'-8"	1
K	DOOR	36X30 GLASS 1	3'-0" x 6'-8"	2
M	DOOR	18X80 1	2'-0" x 6'-8"	1



MAIN LEVEL	2170 sq ft
SECOND LEVEL	1755 sq ft
TOTAL FINISHED	3925 sq ft
GARAGE	190 sq ft
COV. PORCH	87 sq ft
COV. PATIO	282 sq ft
COV. DECK	252 sq ft

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



R311.7.8.3 Grip-size. Required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 1/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 3/16 inch (5 mm) within 1/4 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 1/4 inch (19 mm) to a level that is not less than 1 1/4 inches (32 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

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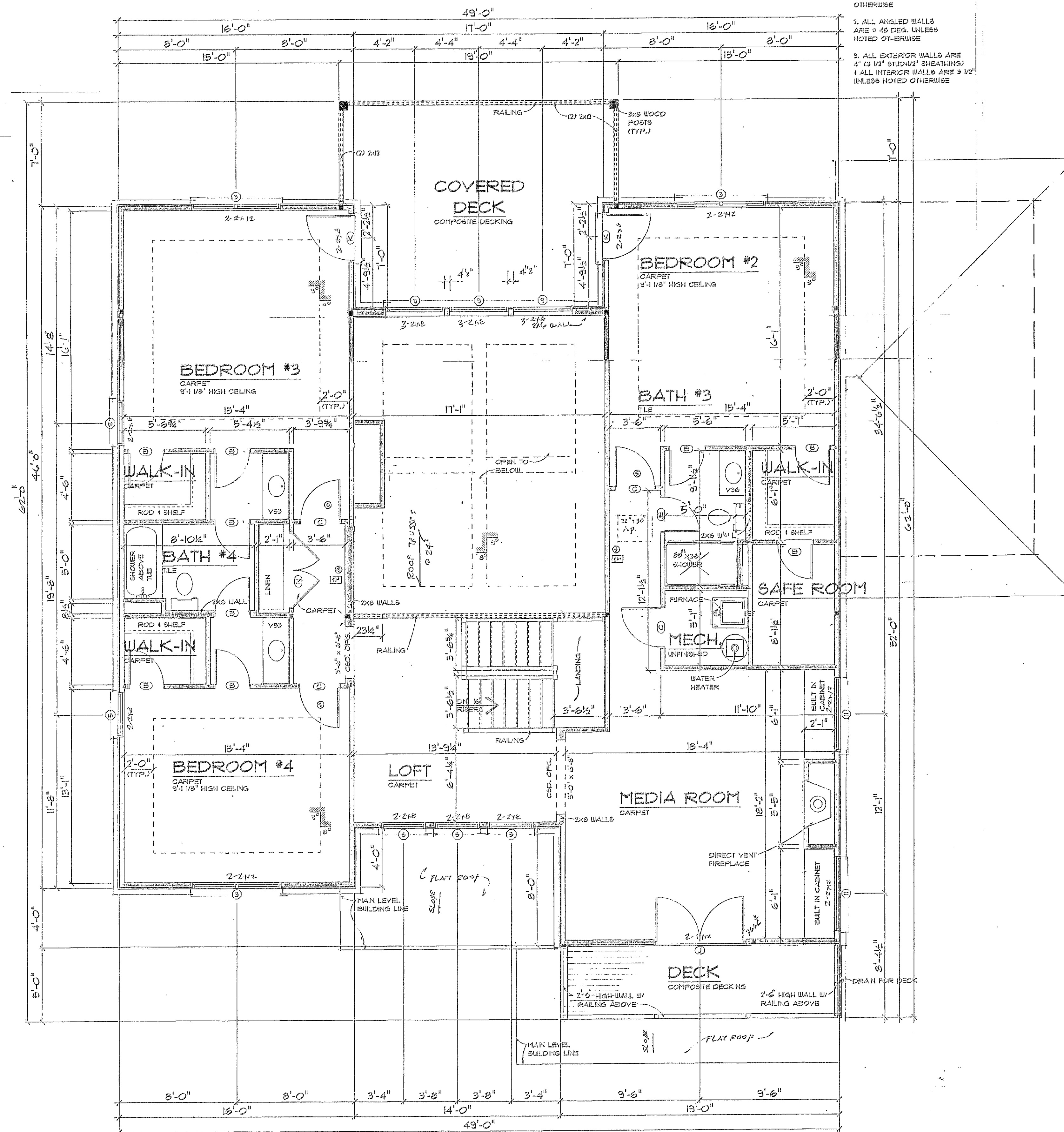
GENERATED: 8/16/2020

1/25" SCALE = 24'x36"

OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	12X12 CASHERMENT 2	6'-0" x 6'-0"	3
5	WINDOW	36X60 CASHERMENT 1	3'-0" x 6'-0"	5
9	WINDOW	48X12 CASHERMENT 1	4'-0" x 6'-0"	3
11	WINDOW	60X36 CASHERMENT 1	6'-0" x 3'-0"	2
B	DOOR	32X80 1	2'-4" x 8'-8"	10
C	DOOR	32X80 1	2'-8" x 8'-8"	4
J	DOOR	12X80 GLASS 2	6'-0" x 8'-8"	1
K	DOOR	36X80 GLASS 1	3'-0" x 8'-8"	2
N	DOOR	30X80 2	6'-0" x 8'-8"	1

12 WINDOW 28X36 CASHERMENT 1 2'-4" x 3'-0" 1

- 16RBS



SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" 2'-0" OVERALL

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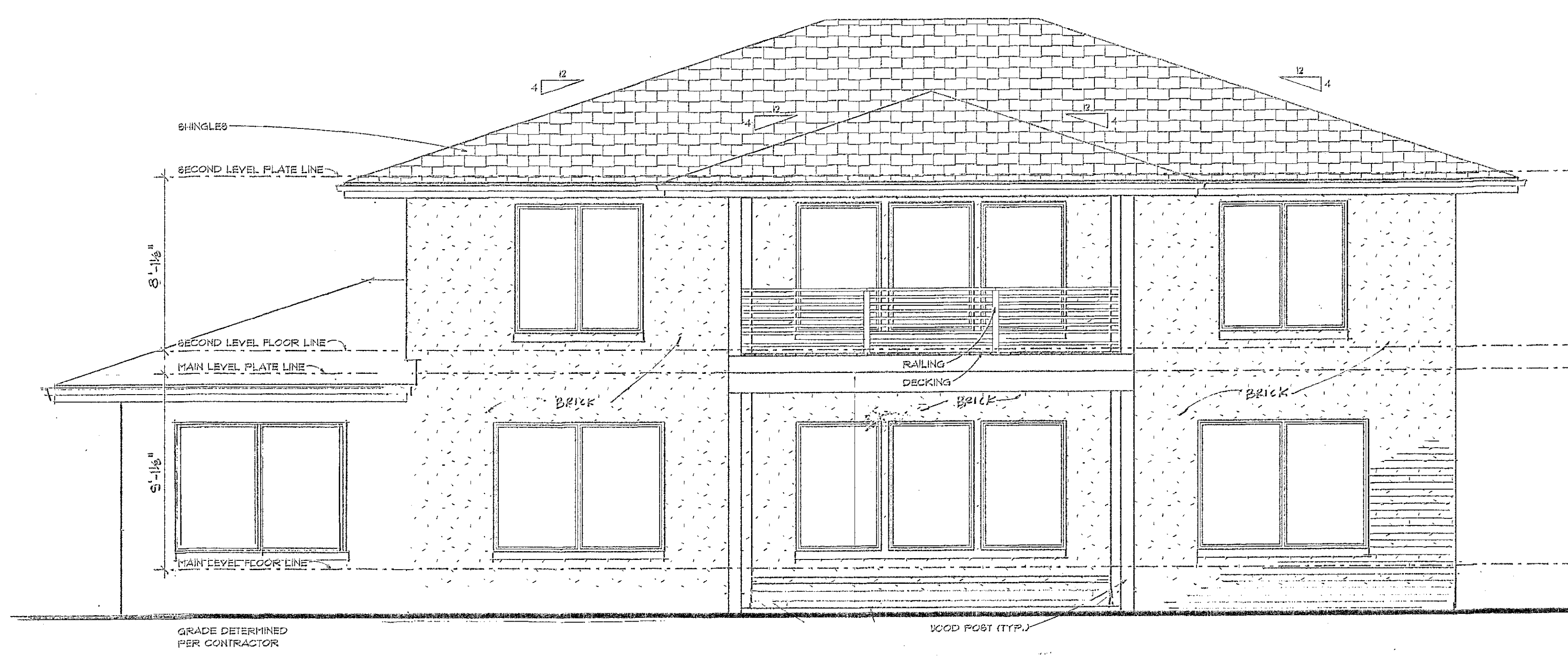
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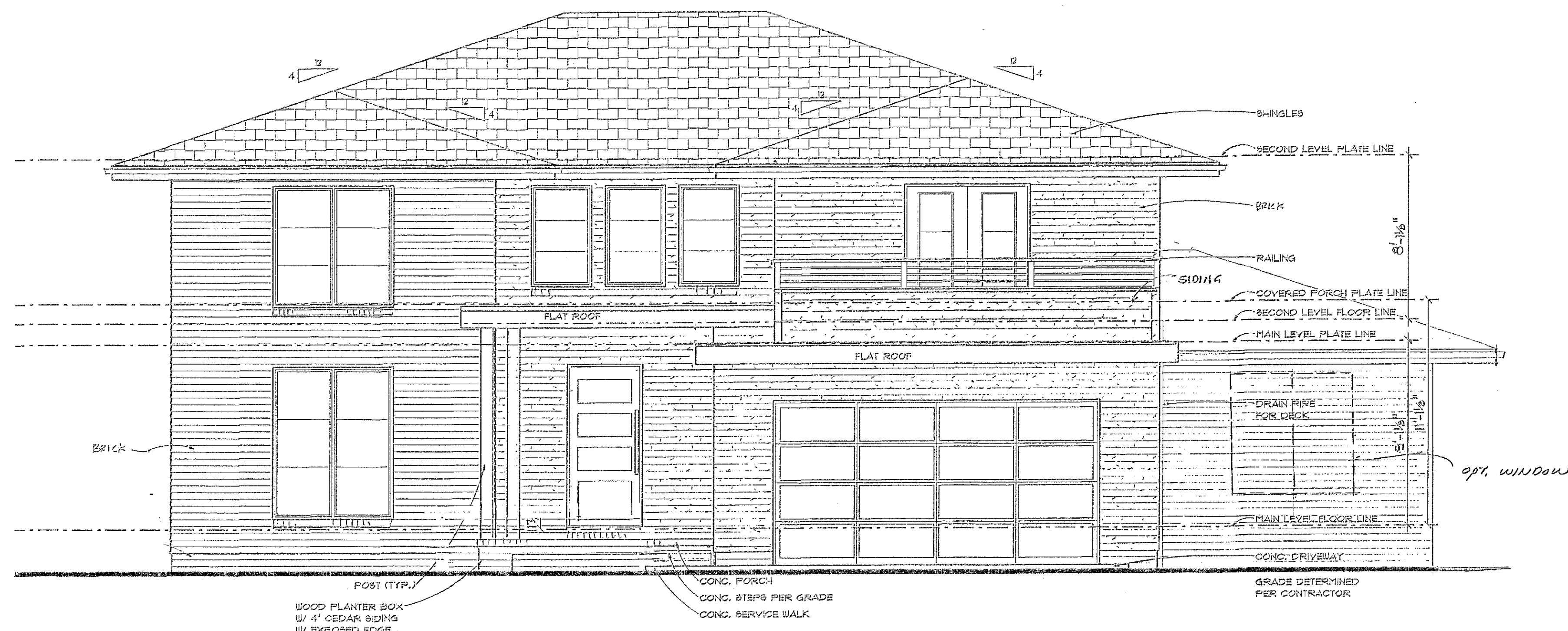
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2020 SCALE: 1/4" = 1'-0"

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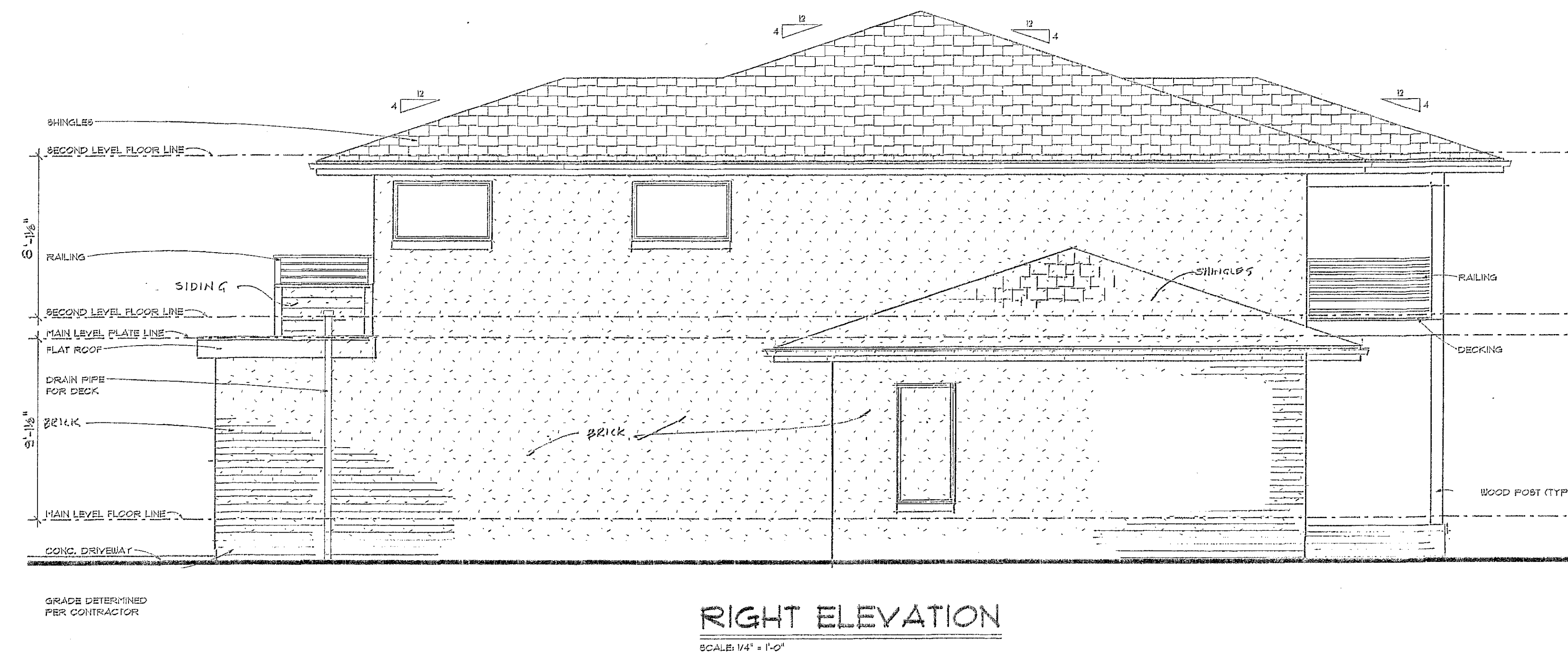
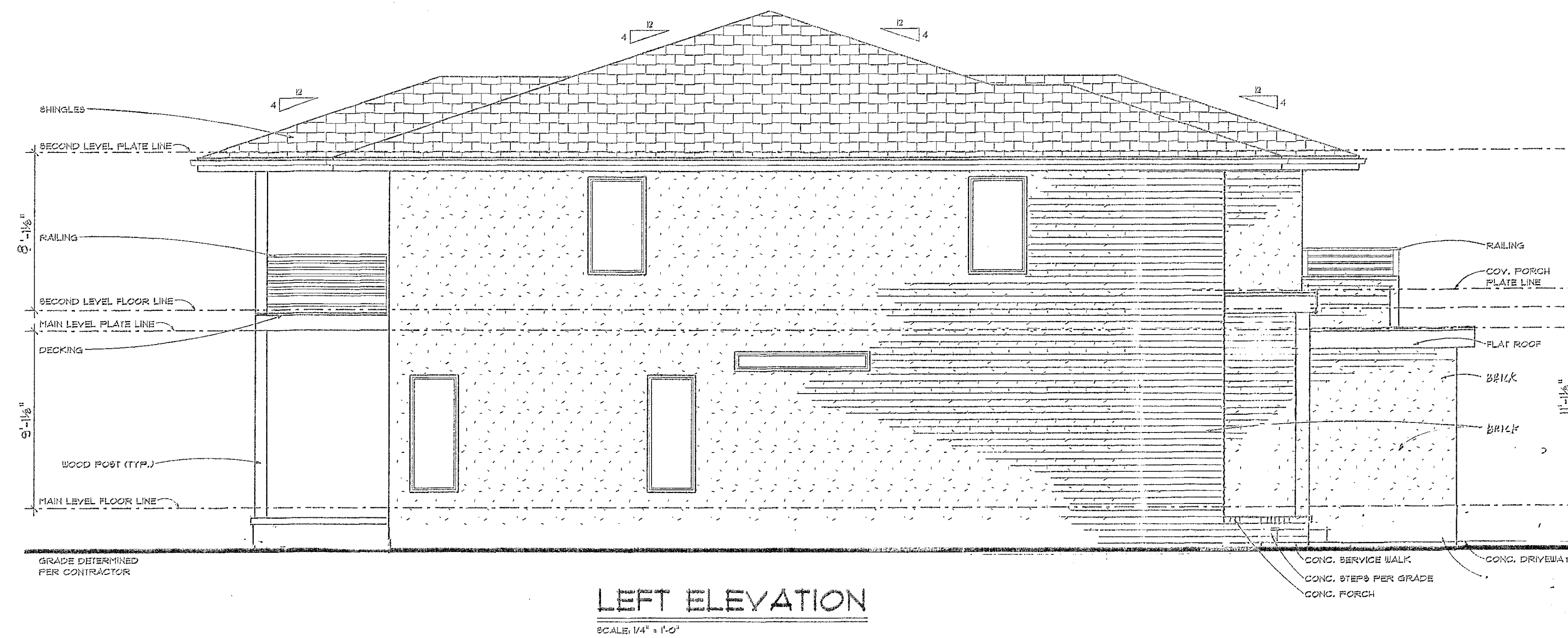


REAR ELEVATION
SCALE: 1/4" = 1'-0"



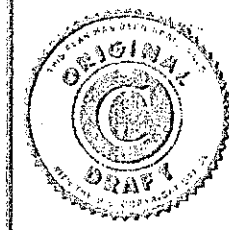
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

TABLE 1: WINDOW SIZES				
NO. OF STORIES	NO. OF WINDOWS	NO. OF STORIES	NO. OF WINDOWS	NO. OF STORIES
1	1	2	2	3
2	2	3	3	4
3	3	4	4	5
4	4	5	5	6
5	5	6	6	7
6	6	7	7	8
7	7	8	8	9
8	8	9	9	10
9	9	10	10	11
10	10	11	11	12
11	11	12	12	13
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14	14	15	15	16
15	15	16	16	17
16	16	17	17	18
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19	19	20	20	21
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92	92	93	93	94
93	93	94	94	95
94	94	95	95	96
95	95	96	96	97
96	96	97	97	98
97	97	98	98	99
98	98	99	99	100



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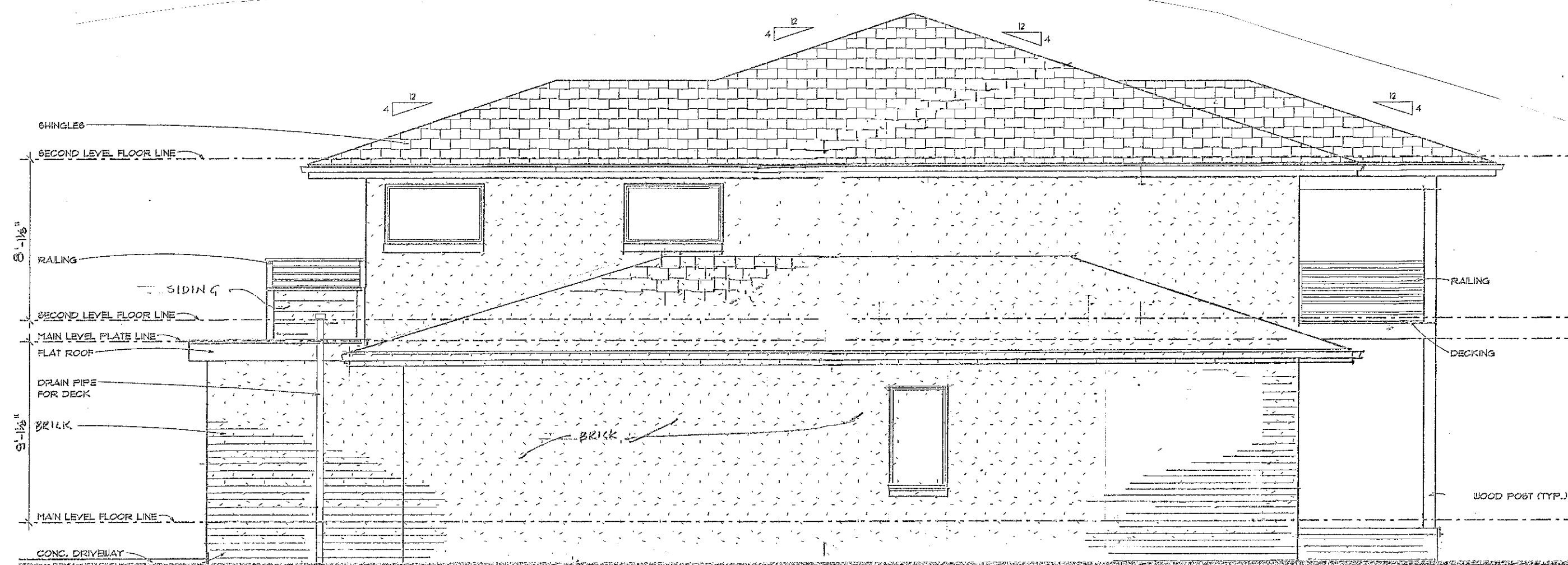
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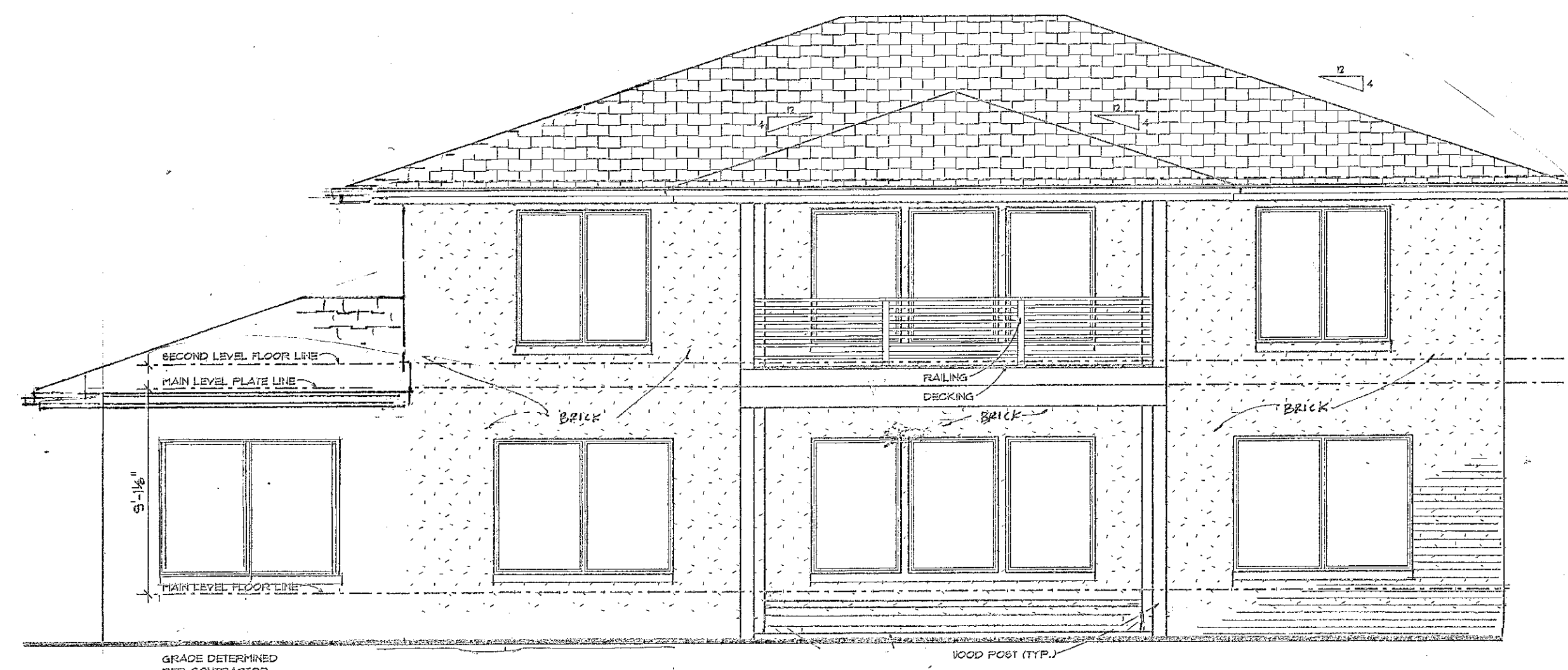
100% SCALE @ 24"x36"



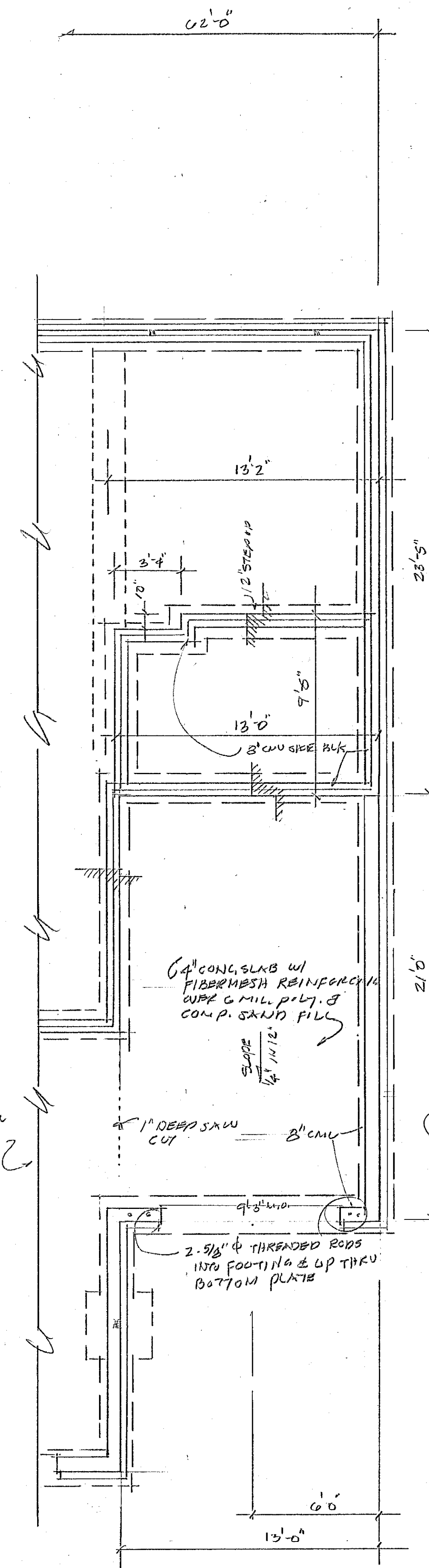
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



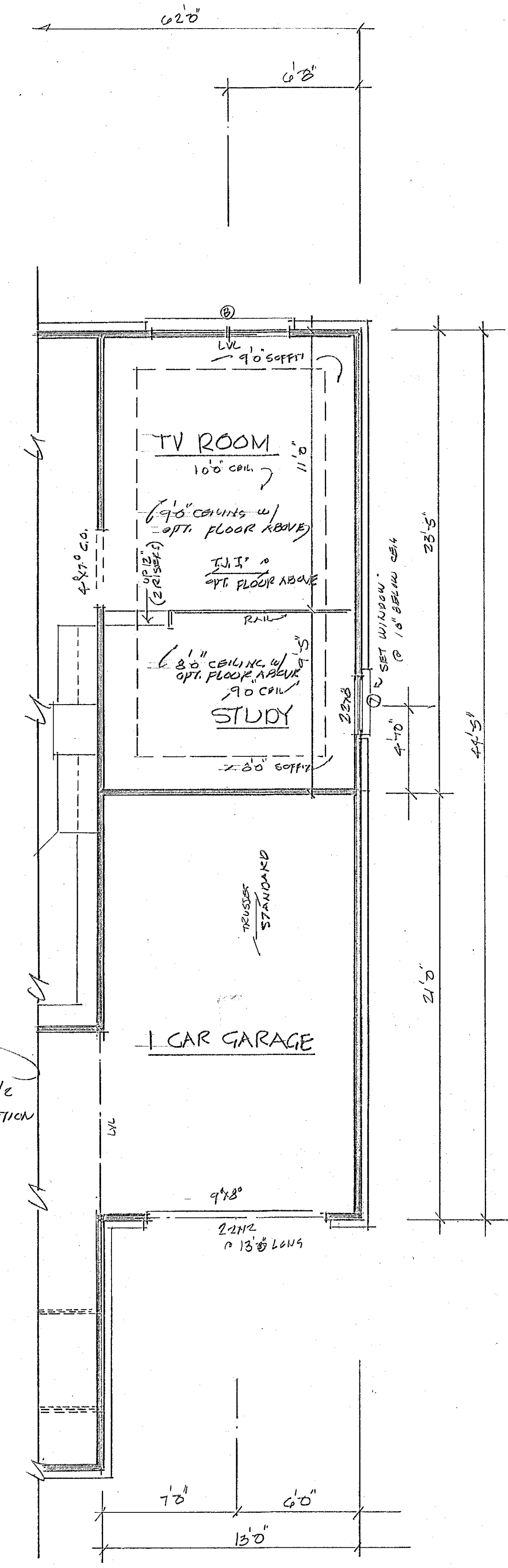
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



PARTIAL FOUNDATION - 1-CAR GARAGE
1/4\"/>



PARTIAL PLAN - OPT. 1-CAR GARAGE
1/4\"/>

Optional Additional 1 Car Garage

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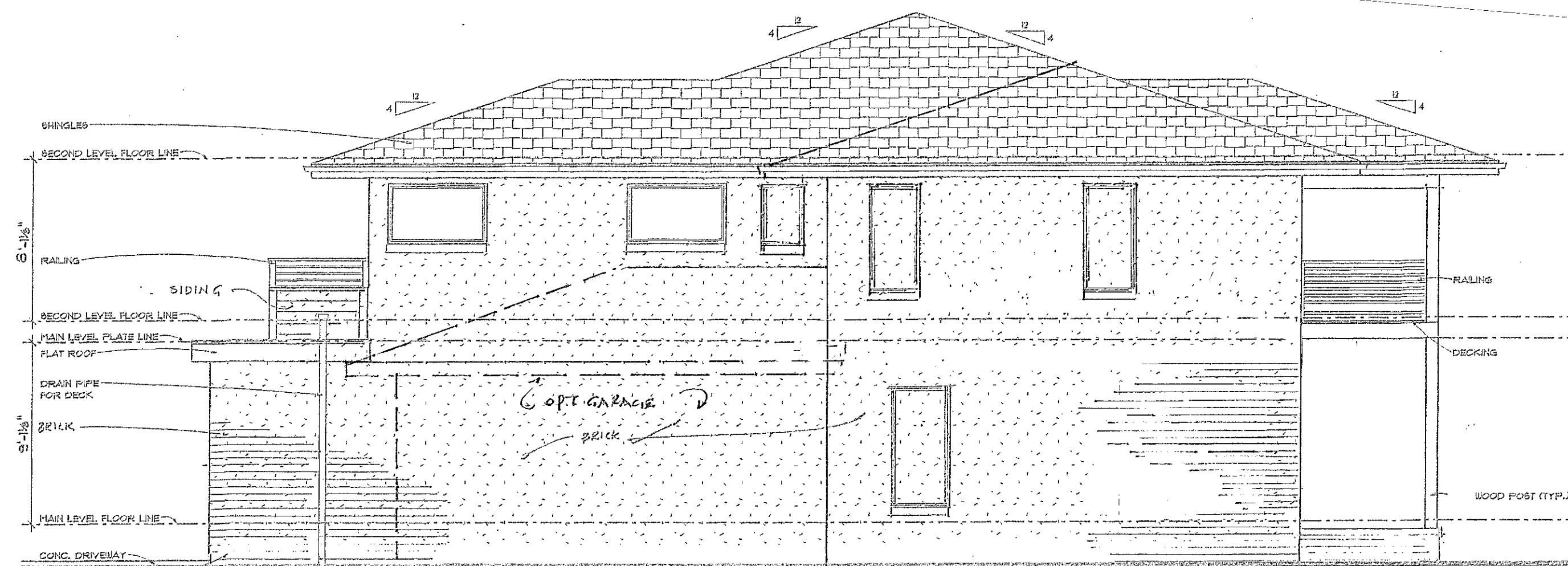
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100% SCALE = 3/4\"/>



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



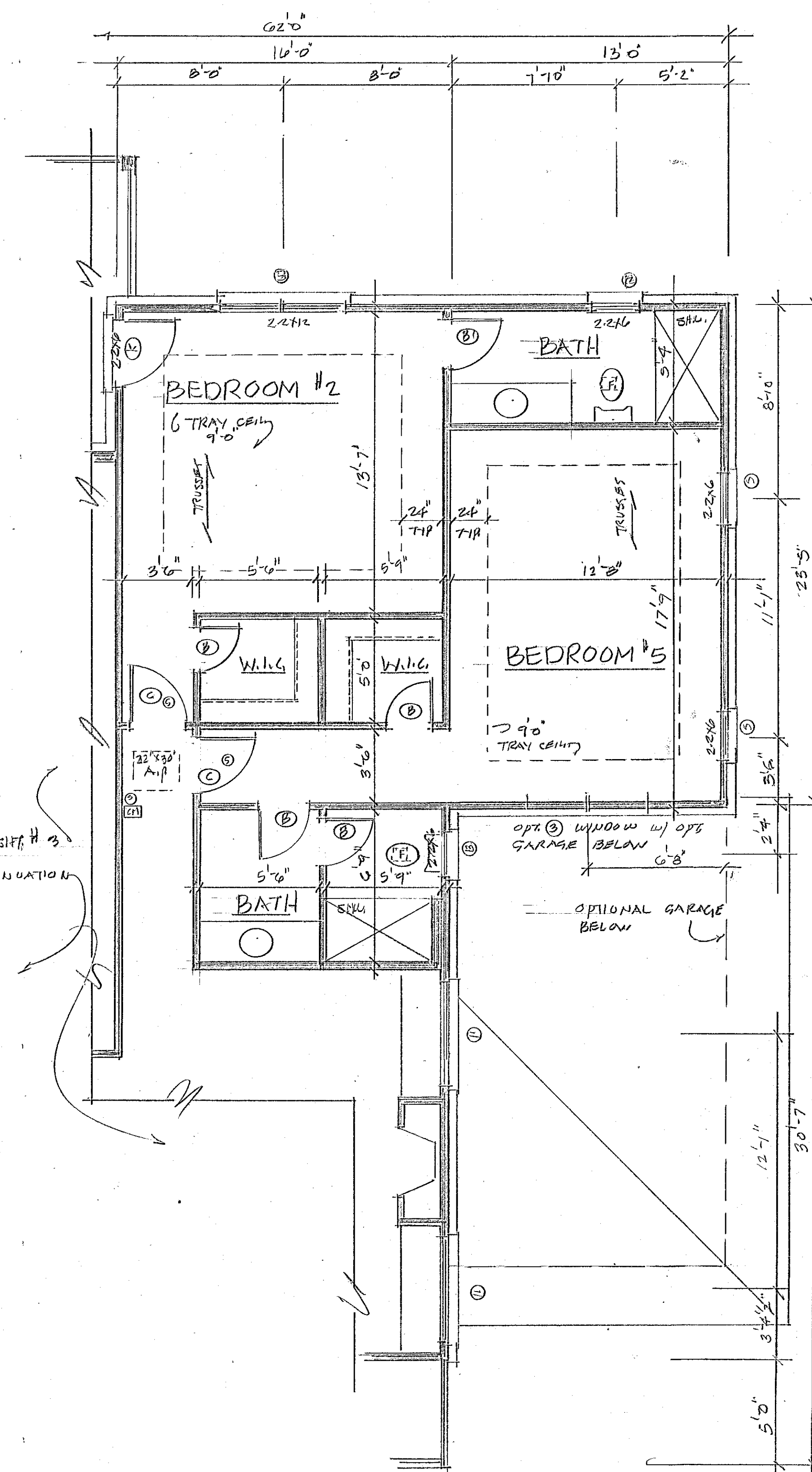
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



PARTIAL PLAN OF OPTIONAL BEDROOM #5

SCALE: 1/4\"/>

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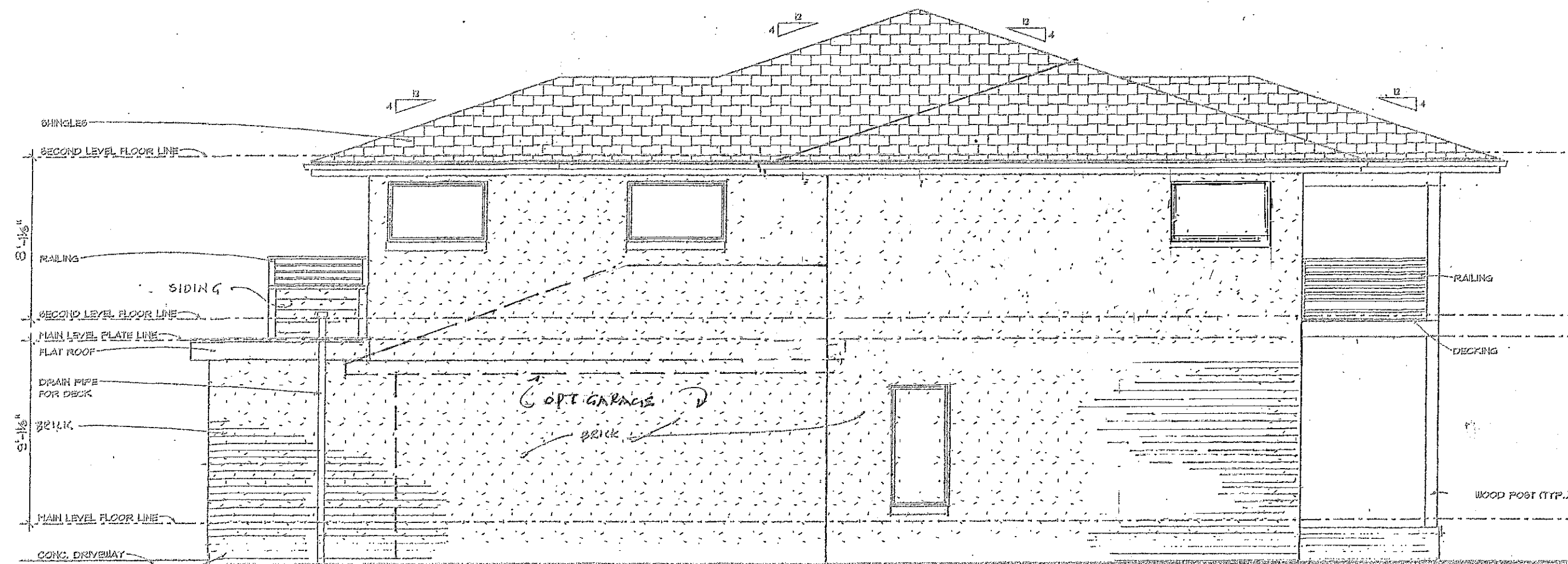
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100% SCALE: 1/4\"/>

Optional Bedroom #5



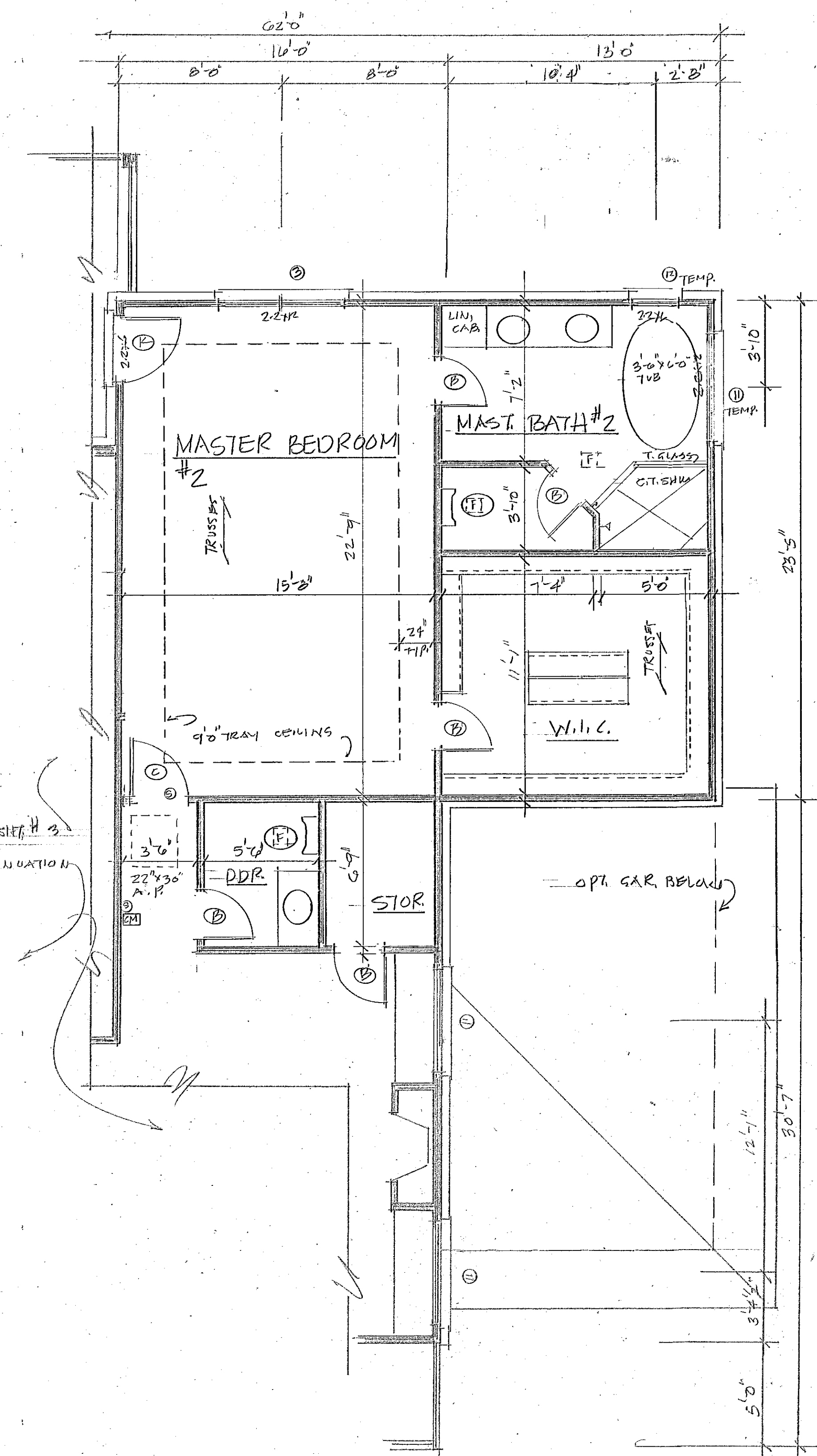
RIGHT ELEVATION
SCALE 3/16" = 1'-0"



FRONT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"



PARTIAL PLAN OF OPTIONAL MASTER BEDROOM #2
SCALE 1/4" = 1'-0"

Optional Master Bedroom #2

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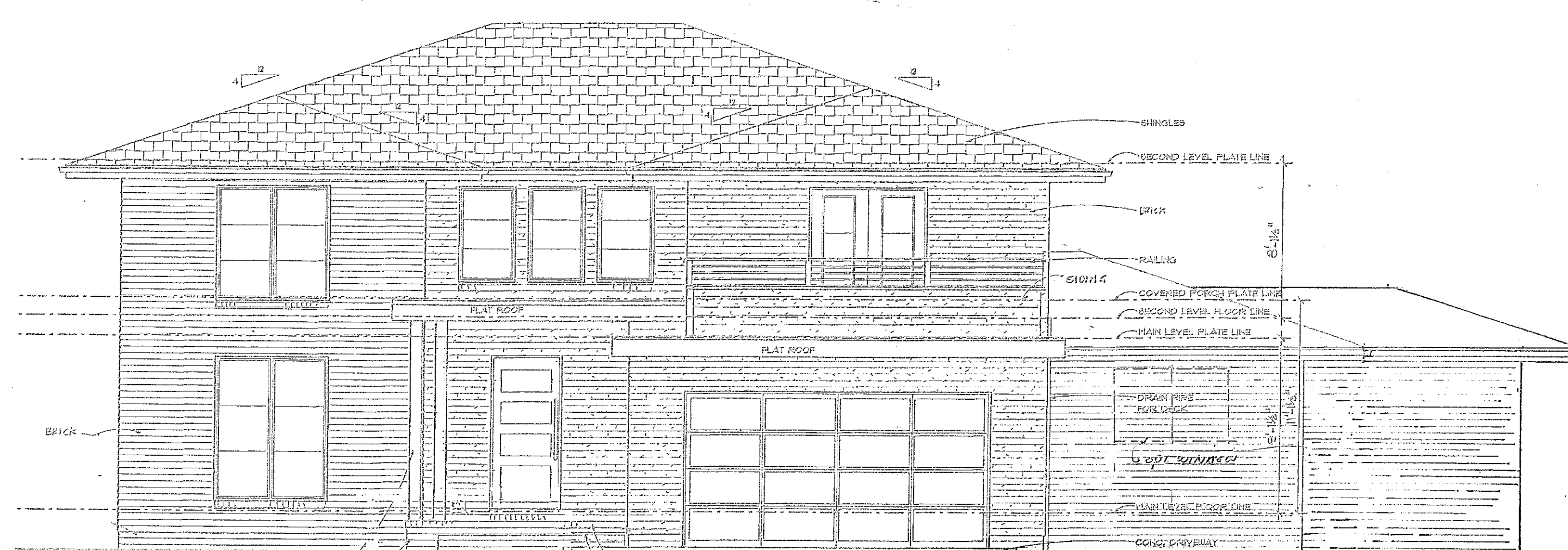
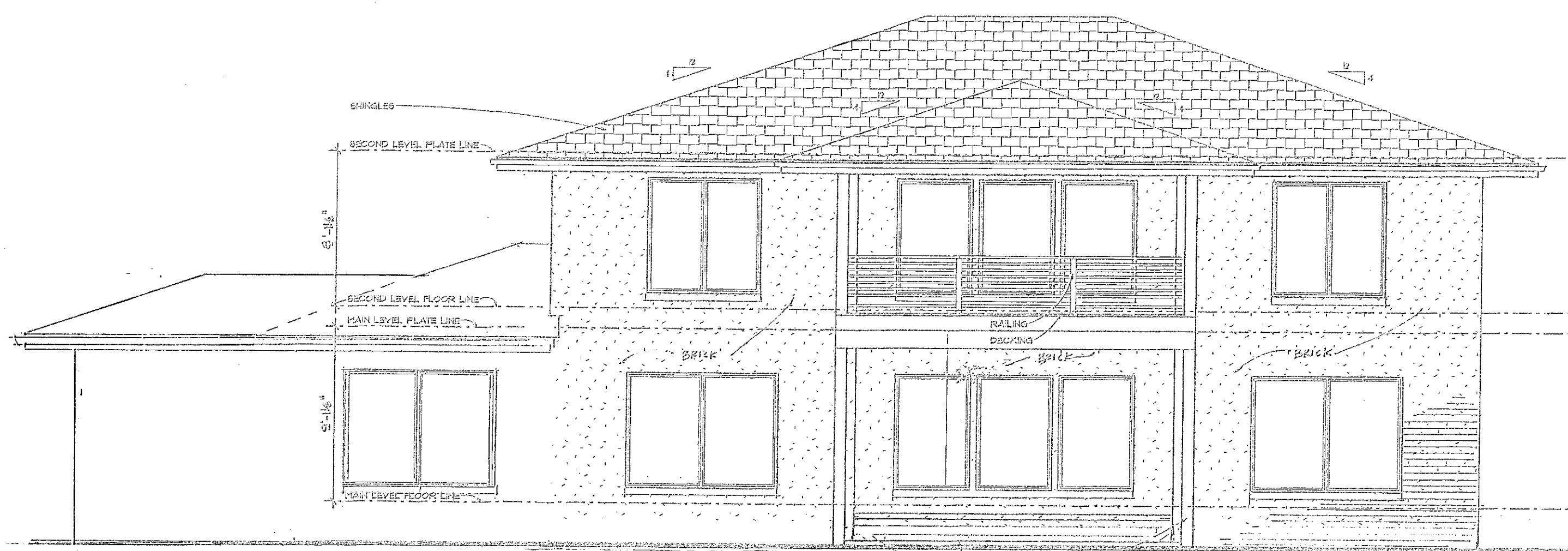
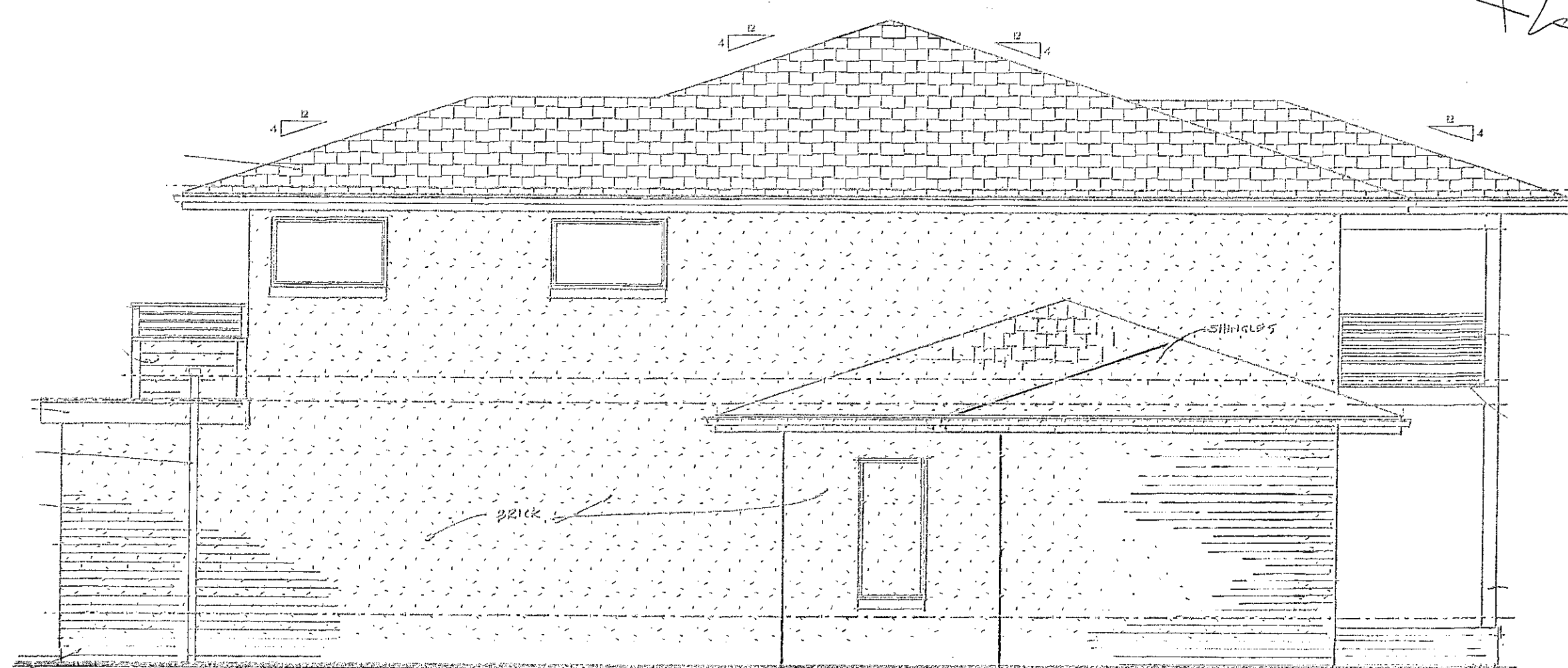
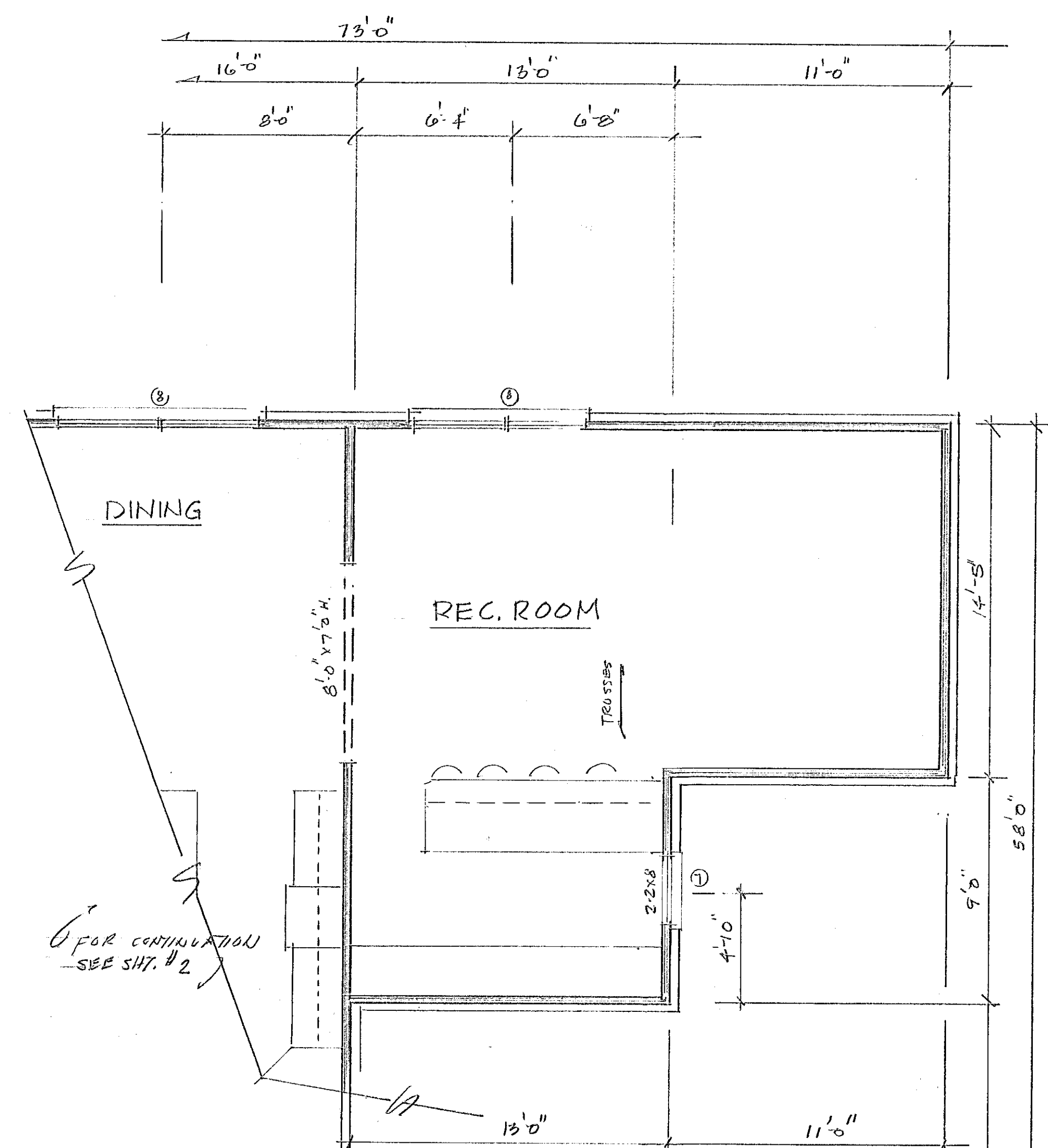
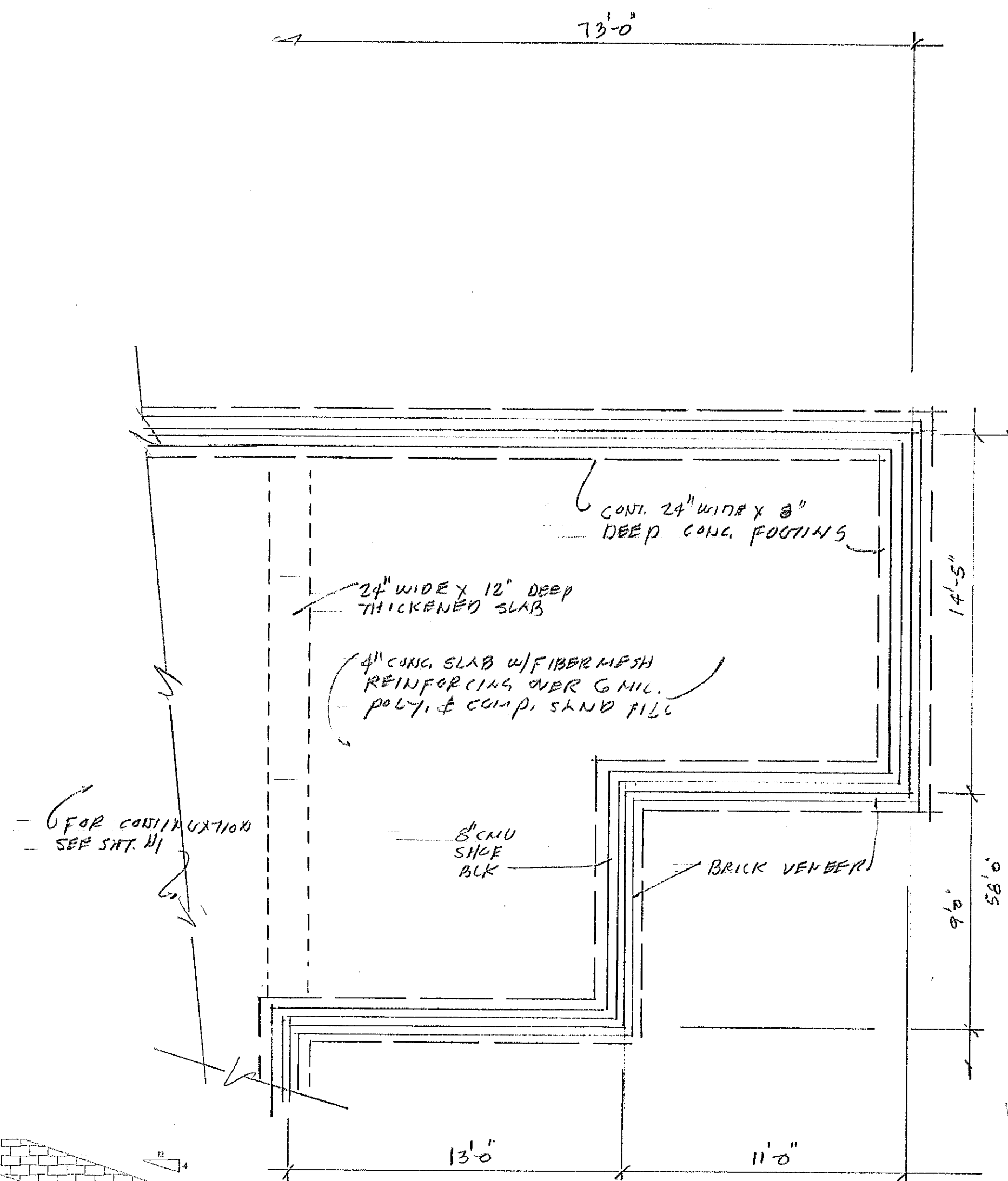
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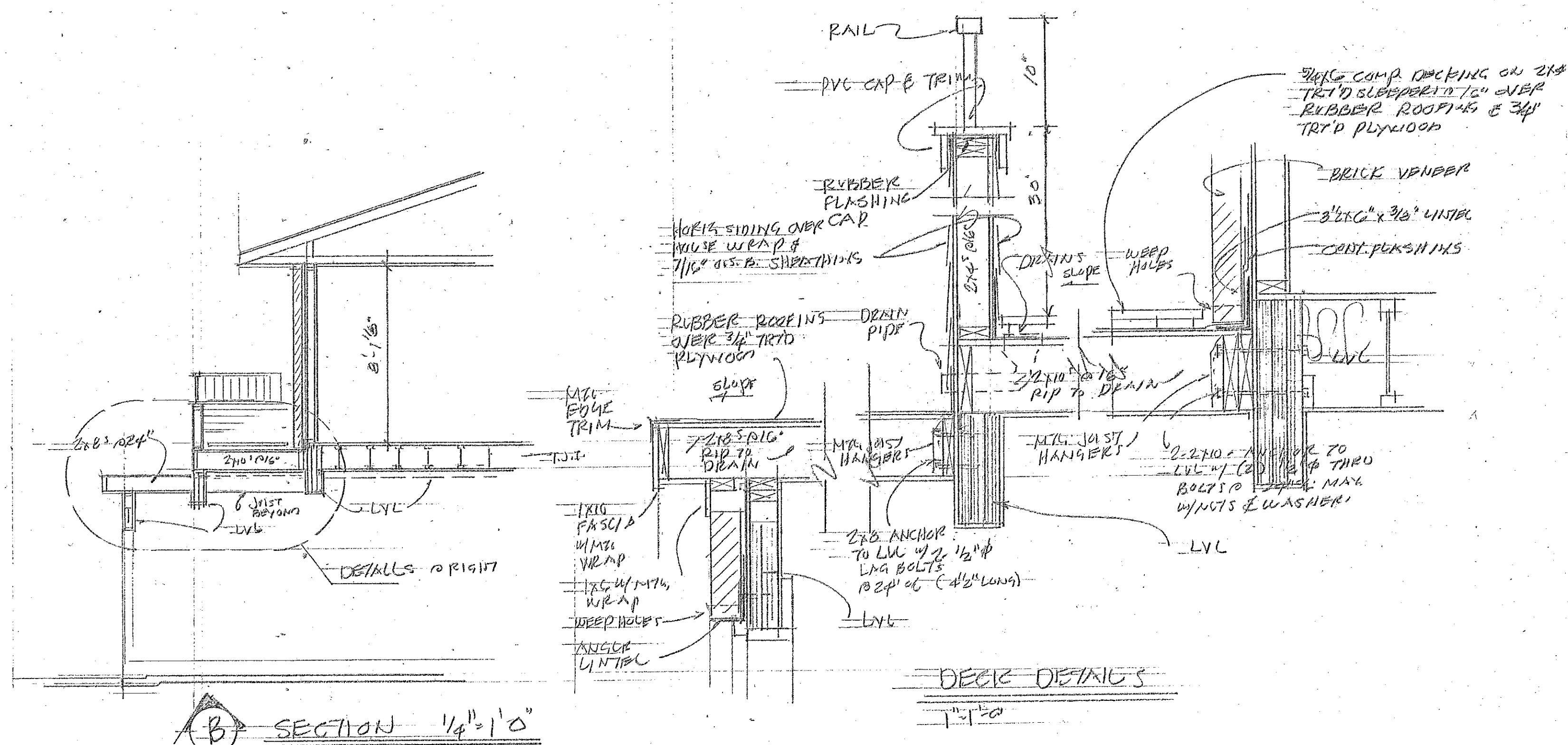
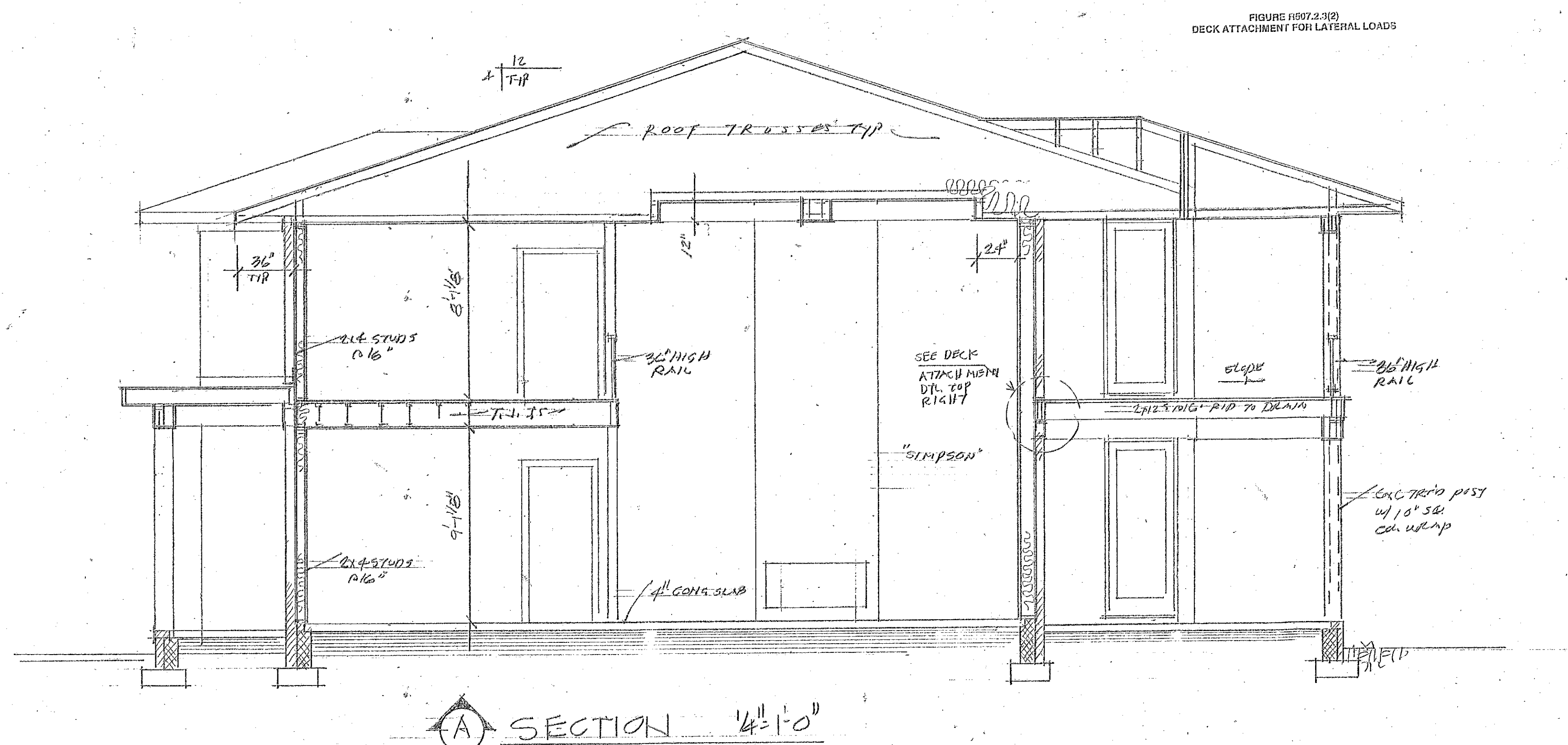
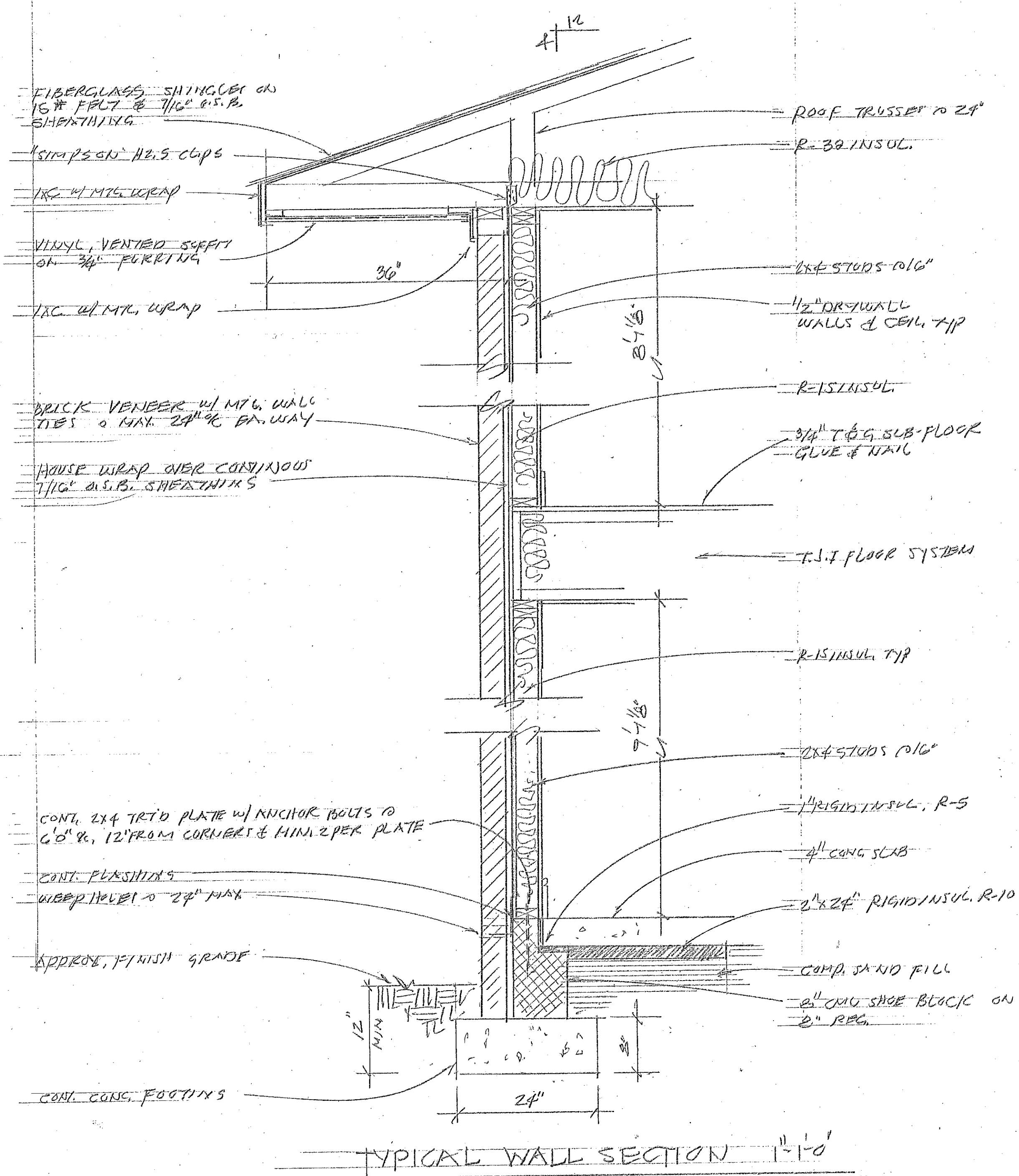
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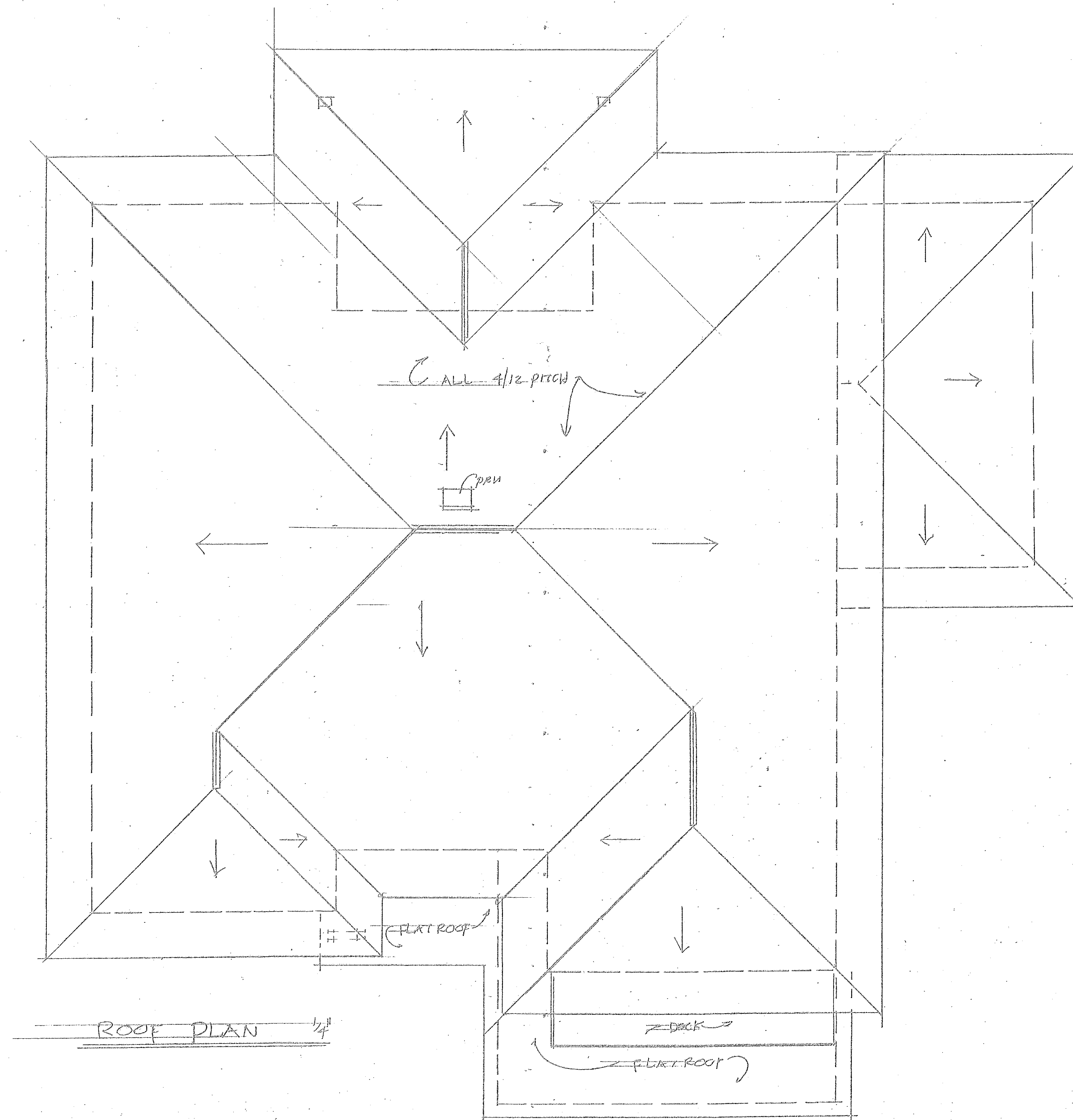
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100% SCALE = 1/4" = 1'-0"



Optional First Floor Rec. Room





ATTIC VENTING DATA:	
7.23 SQ. FEET VENTING REQ'D (2170 ¹ / ₂ 300)	
PROVIDED 21 LIN. FEET OF RIDGE VENTING	
o 18.55 SQ. IN. PER FOOT (269.58 FT)	
PLUS 1. 1000 CFM POWER ROOF VENT (6.9458)	
PROVIDED 29.5 LIN. FEET OF VENTED SUPPLY	
o 5.58 SQ. IN. PER FOOT (1024.38 FT)	
TOTAL VENTING PROVIDED = 19.27 SQ. FT.	

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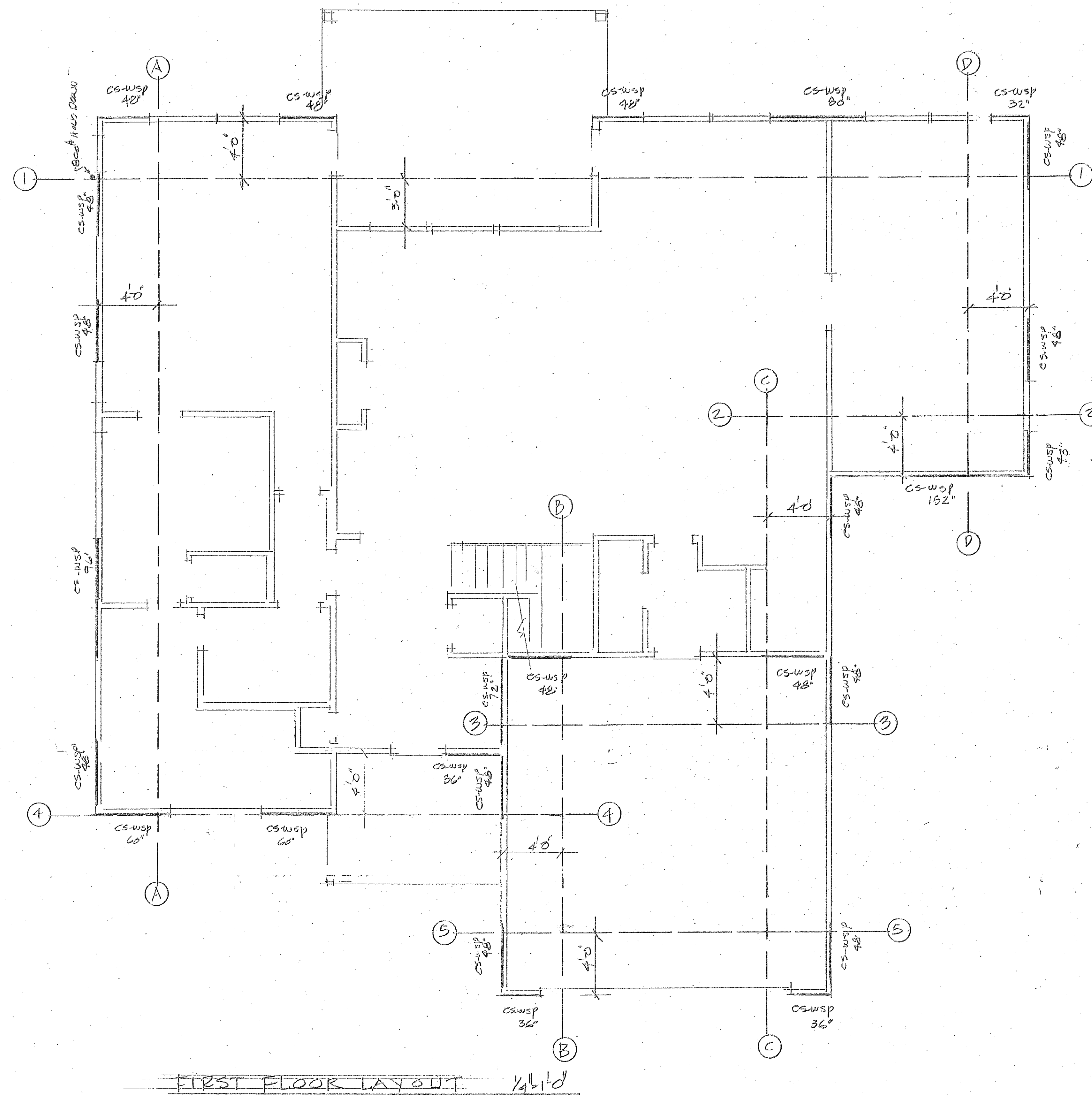
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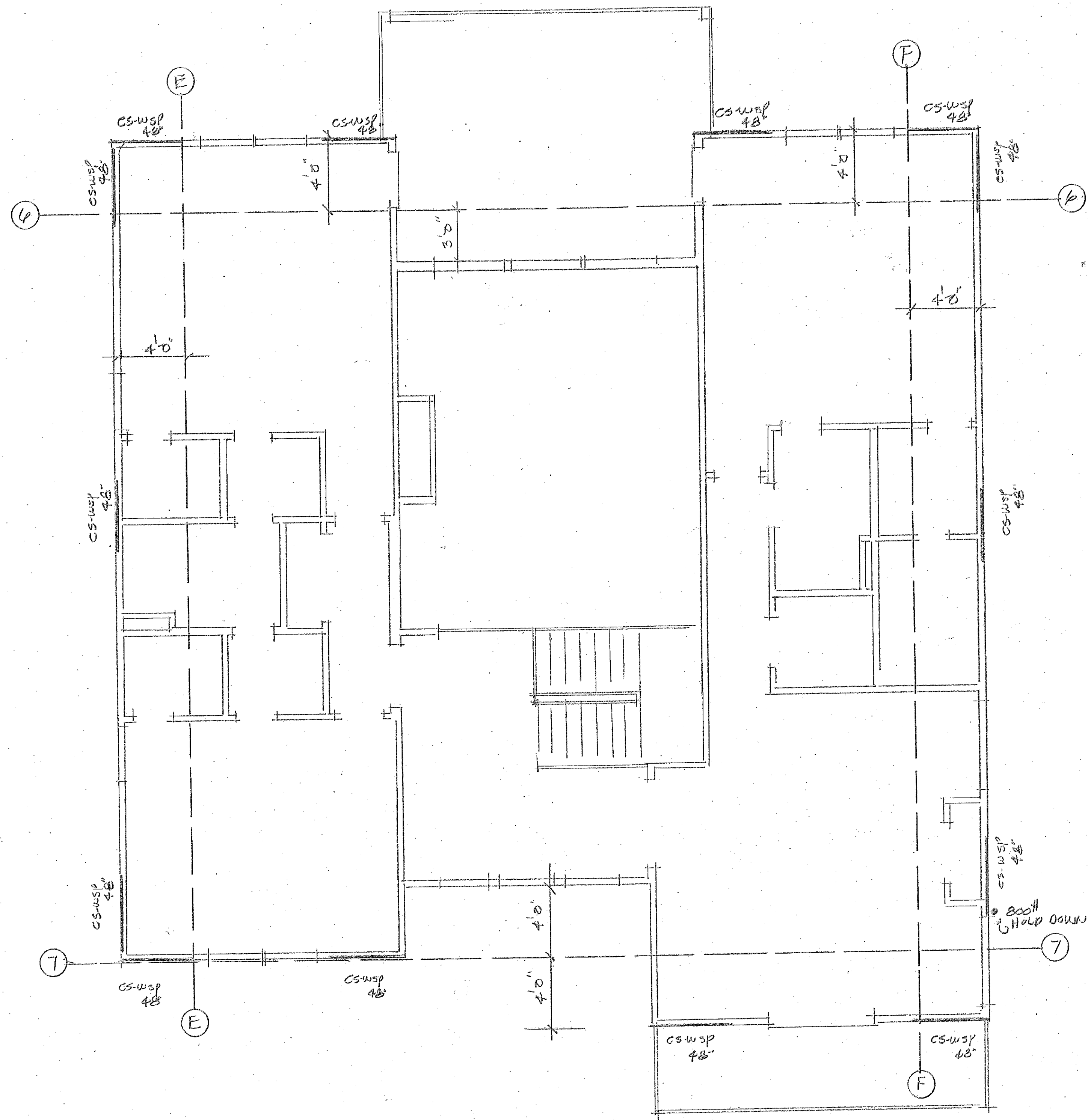
100% SCALE = 24" = 1'

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING												
WIND	AVERAGE BRACING		EXPOSURE			ROOF PITCH	WALL HEIGHT	NUMBER OF WALLS PER DIRECTION	ADDITIONAL ROOF HOLD DOWN DEVICE	GYPSUM B.D. FASTENING	MINIMUM BRACING REQUIRED	TOTAL WALL BRACING REQUIRED
			B	C	D							
A	42.5	△△△	7.0	X	1.0	X	.75	X	1.45	X	X	13.25 = 18.25
B	19.4	△△△	1.0	X	1.0	X	.95	X	1.45	X	X	6.88 = 9.41
C	13.4	△△△	1.0	X	1.0	X	.95	X	1.45	X	X	4.78 = 6.58
D	33.5	△△△	1.0	X	1.0	X	.95	X	1.45	X	X	5.52 = 7.60
		△△△	X	X	X	X	X	X	X	X	X	=
1	28.5	△△△	1.0	X	1.0	X	X	1.60	X	X	X	10.1 = 16.16
2	17.5	△△△	1.0	X	1.0	X	X	1.60	X	X	X	6.12 = 9.79
3	13.11	△△△	1.0	X	1.0	X	X	1.60	X	X	X	4.58 = 7.32
4	24.0	△△△	1.0	X	1.0	X	X	1.60	X	X	X	8.0 = 12.8
5	12.15	△△△	1.0	X	1.0	X	X	1.60	X	X	X	3.55 = 5.68
		△△△	X	X	X	X	X	X	X	X	X	=



FIRST FLOOR LAYOUT 44'-10"

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING												
B.W.	AVERAGE SPACING	EXPOSURE a	ROOF EAVE TO RIDGE HEIGHT c	WALL HEIGHT D	NUMBER OF BAYS PER DIRECTION	ADDITIONAL DOWN HOLD DOWN DEVICE	GYPSUM B.D. FASTENING	MINIMUM BRACING REQUIRED	TOTAL WALL BRACING REQUIRED	TOTAL REQUIRED WALL BRACING PROVIDED		
E	4'	1.0	X	1.0	X	.90	X	1.0	X	6.65	=	5.98
F	4'	1.0	X	1.0	X	.90	X	1.0	X	6.65	=	5.98
			X	X	X	X	X	X				
6	4'	1.0	X	1.0	X	.90	X	1.0	X	6.65	=	5.98
7	4'	1.0	X	1.0	X	.90	X	1.0	X	6.65	=	5.98
			X	X	X	X	X	X				

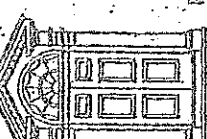


SECOND FLOOR LAYOUT 1/4"=1'-0"

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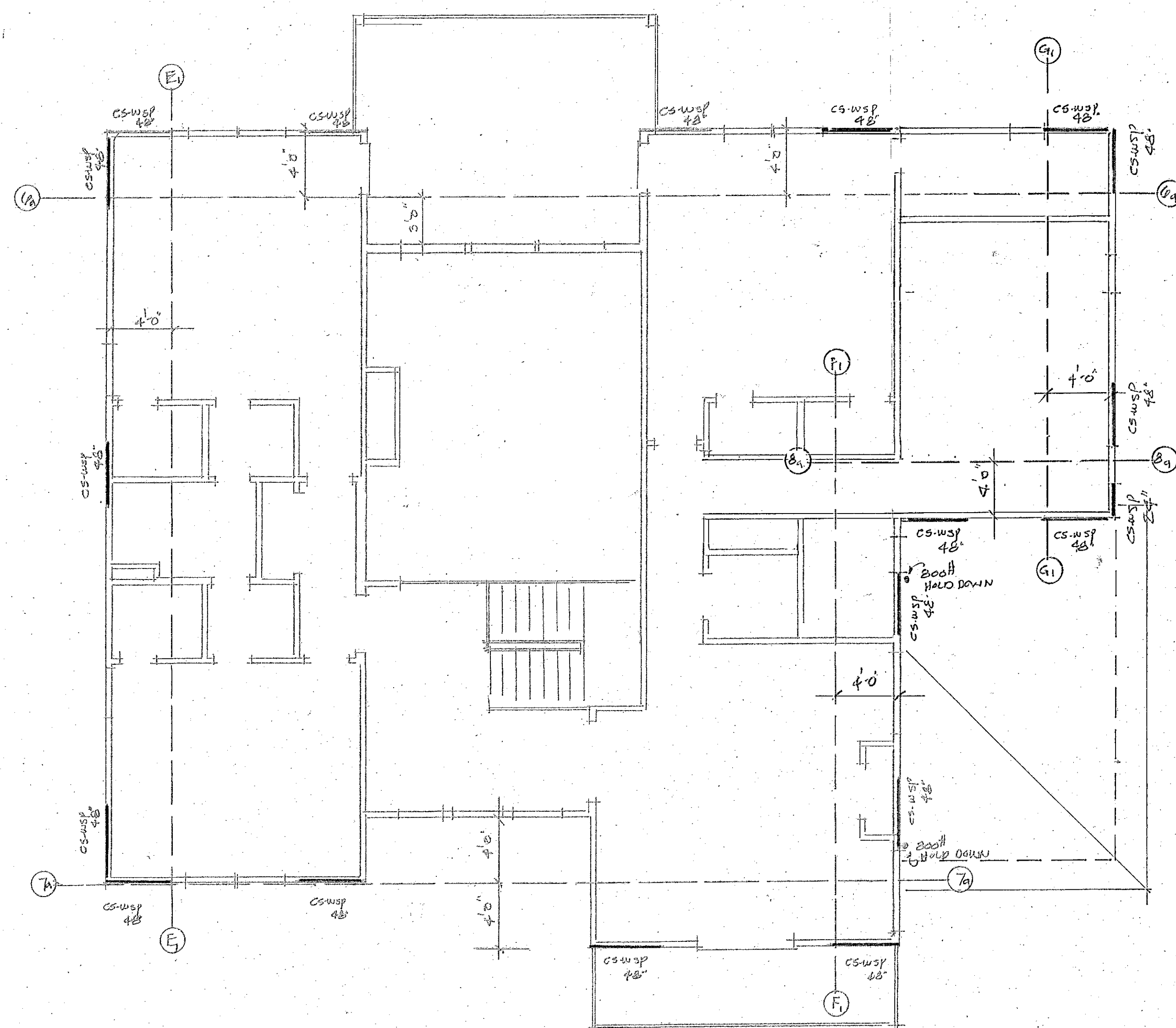
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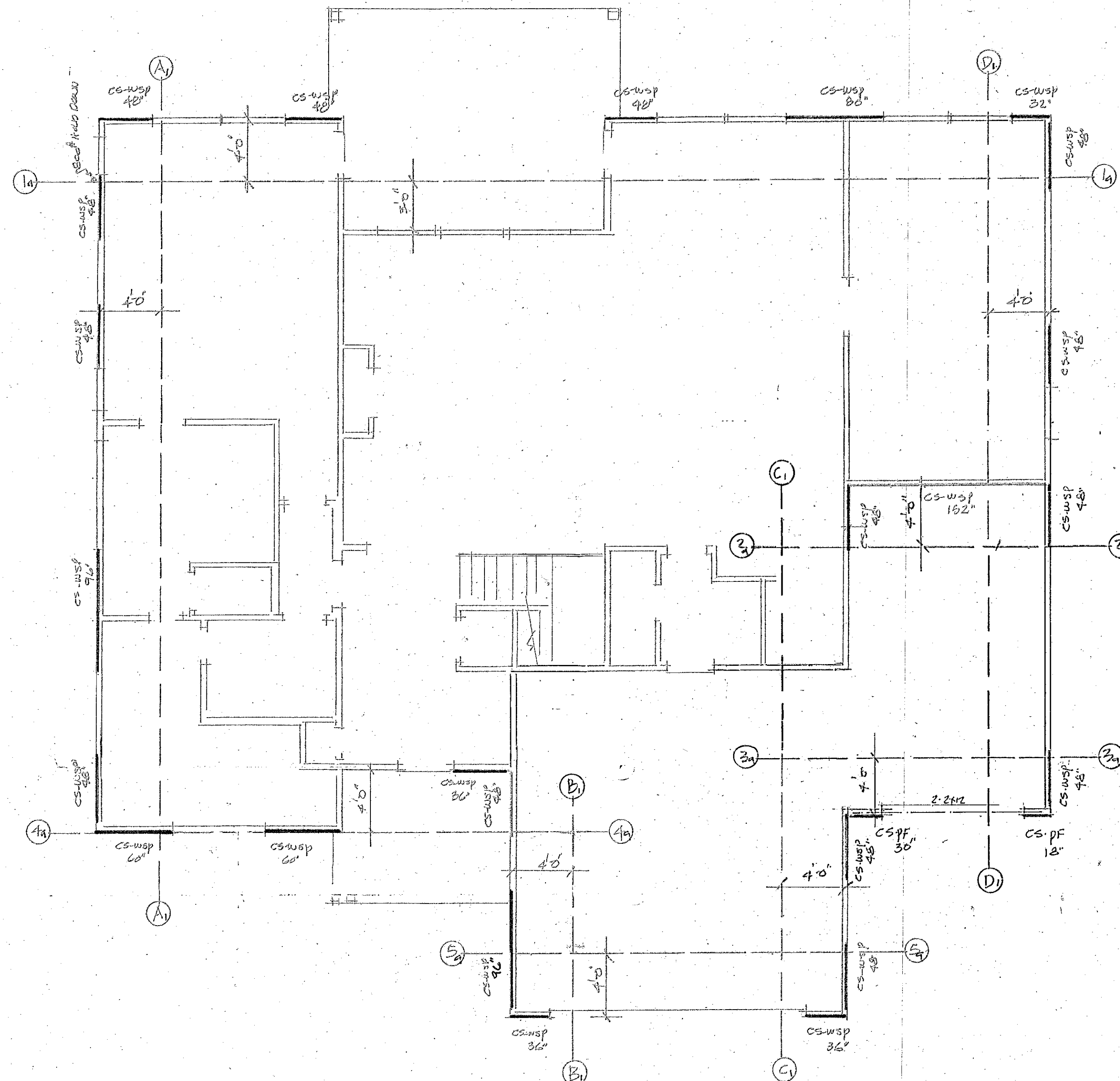
100% SCALE = 3/4"=1'-0"

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING										
BWH	AVERAGE SPACING		EXPOSURE	ROOF EAVE TO RIDGE HEIGHT	WALL HEIGHT	NUMBER OF BWH'S PER DIRECTION	ADDITIONAL ROOF HOLD DOWN DEVICE	GYP-SUM B.D. FASTENING	MINIMUM BRACING REQUIRED	TOTAL WALL BRACING REQUIRED
E ₁	47.0'	△ △ △	1.0	X 1.0	X .90	X 1.30	X	X	X 7.55	= 8.85
F ₁	27.0'	△ △ △	1.0	X 1.0	X .90	X 1.30	X	X	X 4.55	= 5.32
G ₁	33.5'	△ △ △	1.0	X 1.0	X .90	X 1.30	X	X	X 5.52	= 6.45
		△ △ △	X	X	X	X	X	X		=
G _a	29.0'	△ △ △	1.0	X 1.0	X .90	X 1.30	X	X	X 4.85	= 5.67
T ₁	33.15'	△ △ △	1.0	X 1.0	X .90	X 1.30	X	X	X 5.50	= 6.50
B _a	21.0'	△ △ △	1.0	X 1.0	X .90	X 1.30	X	X	X 3.65	= 4.27
		△ △ △	X	X	X	X	X	X		=

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING										
BWH	AVERAGE SPACING		EXPOSURE	ROOF EAVE TO RIDGE HEIGHT	WALL HEIGHT	NUMBER OF BWH'S PER DIRECTION	ADDITIONAL ROOF HOLD DOWN DEVICE	GYP-SUM B.D. FASTENING	MINIMUM BRACING REQUIRED	TOTAL WALL BRACING REQUIRED
A ₁	40.0'	△ △ △	1.0	X 1.0	X .95	X 1.45	X	X	X 12.5	= 17.21
B ₁	20.0'	△ △ △	1.0	X 1.0	X .95	X 1.45	X	X	X 7.0	= 9.64
C ₁	13.5'	△ △ △	1.0	X 1.0	X .95	X 1.45	X	X	X 4.72	= 6.50
D ₁	34.0'	△ △ △	1.0	X 1.0	X .95	X 1.45	X	X	X 10.7	= 14.73
		△ △ △	X	X	X	X	X	X		=
1 _a	33.0'	△ △ △	1.0	X 1.0	X .95	X 1.60	X	X	X 10.4	= 15.20
2 _a	18.5'	△ △ △	1.0	X 1.0	X .95	X 1.60	X	X	X 6.05	= 9.19
3 _a	13.0'	△ △ △	1.0	X 1.0	X .95	X 1.60	X	X	X 2.45	= 3.72
4 _a	25.0'	△ △ △	1.0	X 1.0	X .95	X 1.60	X	X	X 8.25	= 12.54
5 _a	10.0'	△ △ △	1.0	X 1.0	X .95	X 1.60	X	X	X 3.5	= 5.32
		△ △ △	X	X	X	X	X	X		=



SECOND FLOOR LAYOUT 3/16/10
w/ OPTIONAL BR. #5 OR 2ND MASTER



FIRST FLOOR LAYOUT 3/16/10
w/ OPTIONAL SECOND FLOOR (BR. #5 & 2ND MASTER)

Braced Wall Line Layouts for
Optional Bedroom # 5 & 2nd Master

7-2-20
10-10-20

PRELIM

Modelito Flats

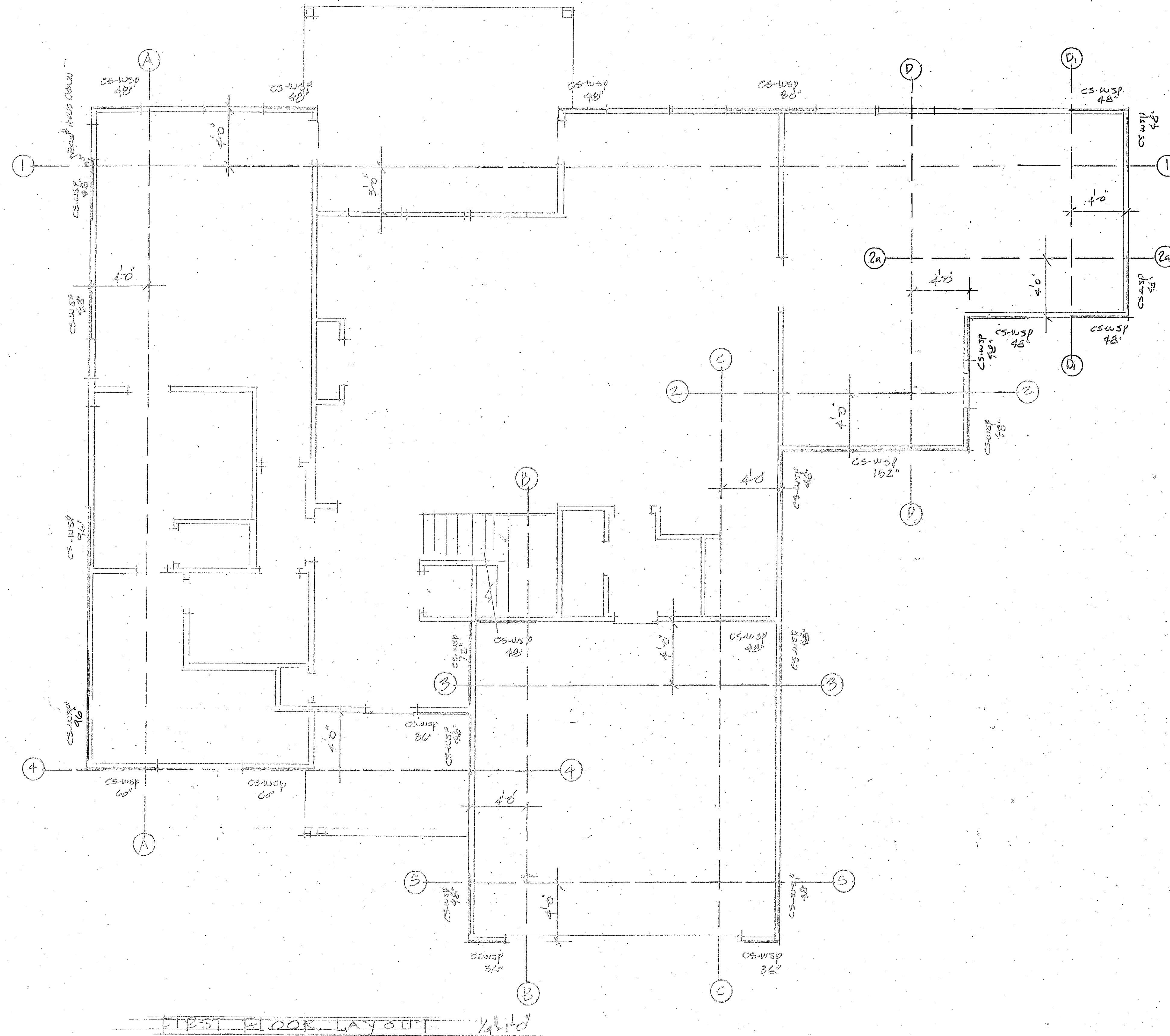
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WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING											
WIND SPEED	AVERAGE SPACING	EXPOSURE	ROOF SLOPE	WALL HEIGHT	NUMBER OF WALLS PER DIRECTION	ADDITIONAL JOINTS PER DIRECTION	CYCLES BY FASTENING	MINIMUM BRACING REQUIRED	TOTAL WALL BRACING REQUIRED	TOTAL REQUIRED WALL BRACING PROVIDED	
A	40.5	10	10	9.5	1.0	X	X	13.25	20.14	24.0	
B	19.4	10	10	9.5	1.0	X	X	6.33	10.45	14.0	
C	15.4	10	10	9.5	1.0	X	X	4.78	7.40	12.0	
D	12.0	10	10	9.5	1.0	X	X	4.2	6.33	7.50	
D1	11.0	10	10	9.5	1.0	X	X	2.2	3.34	8.0	
1	21.3	10	10	9.5	1.0	X	X	10.45	15.98	22.66	
2	17.5	10	10	9.5	1.0	X	X	6.112	9.79	12.66	
3	15.11	10	10	9.5	1.0	X	X	4.58	7.32	11.0	
4	14.0	10	10	9.5	1.0	X	X	8.0	12.0	13.0	
5	12.75	10	10	9.5	1.0	X	X	3.55	5.63	6.0	
2a	7.0	10	10	9.5	1.0	X	X	2.0	3.04	8.0	



FIRST FLOOR LAYOUT 14'-10"

Optional First Floor Rec. Room
Braced Wall Line Layout

7.2.20

PRELIM

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Post Office Box 5549 - Chesapeake, Virginia 23328
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1/8" = 1'-0"

For Sfr: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

- a. Linear Interpolations shall be permitted.
- b. Modified L₅₀ shall have *gross* cross section to not less than one (1) inch with nails or screws in accordance with Table R024.3(1) for exterior cladding or Table R024.3.5 for interior gypsum board. Spacing of fasteners to metal girders shall not exceed 8 inches.
- c. Where a bracket wall has parallel braced wall lines on one or both sides of differing dimensions, the average dimension shall be permitted to be used for braced wall line spacing.

For 3fr: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

- Linear interpolation shall be permitted.
- The total adjustment factor is the product of all applicable adjustment factors.
- The adjustment factor is permitted to be 1.0 when determining bearing capacity for intermediate bearing wall lines provided the bearing capacity is adjusted.

For Pelt: 1 inch = 25.4 mm, 1 foot = 30.48 cm, 1 mile per hour = 0.447 m/s.
 18 = 181 Females

- a. Lateral displacement shall be permitted.
- b. Also the wheel length where it is greater than or equal to the minimum length.
- c. Maximum wheel height for Pelt is 10 feet in accordance with Figure R202.10.6.2, but wheel height shall be permitted to be increased to 12 feet with pony wall.
- d. Maximum opening height for Pelt is 10 feet in accordance with Figure 10.6.10.3.1, but wall height shall be permitted to be increased to 12 feet with pony wall.
- e. Maximum opening height for Pelt is 10 feet in accordance with Figure 10.6.10.3.1, but wall height shall be permitted to be increased to 12 feet with pony wall.

Per Side 1: Inch = 25.4 mm, 1 Foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.88 N/m², 1 mile per hour = 0.447 m/s.

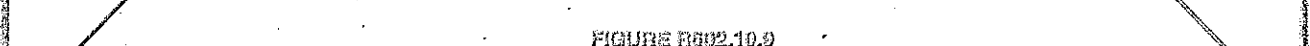
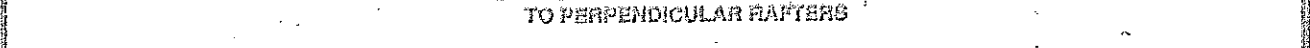
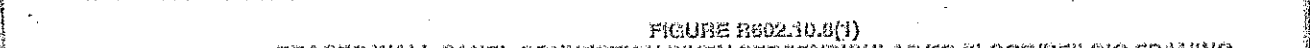
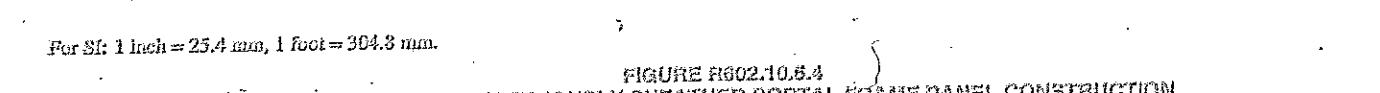
a. Adhesive installation of wall cladding, including Midland CR, shall not be permitted in Seismic Design Categories C through D₁ and D₂.

b. Staples to puncture steel to grout during opening when supporting glaze wall and/or panel shall not be used. Such only be used on one wall of the garage. In Seismic Design Categories D₃, D₄, and D₅, and for a vertical head joint that does not exceed 3 m (10 ft), the use of staples shall not be required.

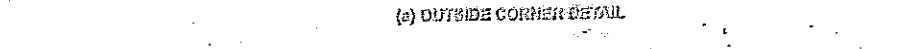
c. Garage opening adjacent to a Midland CS panel shall be provided with a header in accordance with Table R902.5(1). A full-height clear opening shall not be permitted adjacent to a Midland CS panel.

d. Midland CS-SFB does not apply in Seismic Design Categories D₃, D₄, and D₅.

e. Midland applies to detached one- and two-family dwellings in Seismic Design Categories D₃ through D₅ only.



.....



GENERAL NOTES

- Construction materials and installation shall comply with the 2015 edition of The International Residential Code and any applicable regulations of the City.
- This structure is designed for wind exposure B, 120 MPH.
- Buildings shall be built using R5 and type of construction shall be 5B.
- Buildings shall be founded on undisturbed soil having a minimum bearing capacity of 1,500 psf.
- Soil conditions are the responsibility of the contractor.
- Roof live load 20 psf per sq. ft. / dead load 10 psf per sq. ft.
- Floor live load 40 psf per sq. ft. / dead load 10 psf per sq. ft.
- 300 psf per sq. ft. / dead load 100 psf per sq. ft. (At sloping areas)
- Attic live load 200 psf per sq. ft. / dead load 10 psf per sq. ft.
- See also plan for finish floor elevation. Min. 12" above flood plain.
- All bedroom windows shall meet the egress code requirements as set forth in the 2015 IRC. With the window open, there shall be a net free area of 5.7 sq. ft.
- For both first and second floor windows. Clear opening height shall be 24" and clear opening width shall be 20". All egress window shall not be more than 44" above the floor. Window sills in dwelling units, where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening shall be a minimum of 24" above the finished floor of the room in which the window is located. The clearing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass.
- All windows shall be founded, having a U value of minimum .35
- Dimensions shown on floor plans are taken from outside face of sheathing to inside face of studs.
- Contractor shall verify and check all notes and dimensions shown on plans before starting construction.
- All concrete footings shall be 3,000 psi placed in virgin soil.
- See tables R602.7(1) and R602.7(2) for allowable interior and exterior header and girder spans. Interior bearing walls for first and second floors are shown. See plans for locations. These walls shall be constructed, framed and fire blocked as specified for exterior walls.
- Interior bearing walls for first and second floors are shown. See plans for locations. These walls shall be constructed, framed and fire blocked as specified for exterior walls.
- Maximum height of all 2nd and 3rd studs not to exceed 10'-0".
- All stud walls to have a min. 1/4" dbl. top plate and a single 1/2" bottom plate.
- Stud walls bearing on concrete slabs to have treated bottom plates.
- All floor, ceiling, studs and other material to be #2 Southern Pine or better.
- Provide full joint below all parallel walls.
- All exterior plywood sheathing to be laid vertically with no horizontal joints within 12" of floor or ceiling except at rafter bearing and at that floor of slab construction. Sheathing at gable ends to overlap top plate at ceiling line a min. of 12".
- This structure shall be fully sheathed with 5/8" plywood and will be fastened to studs as per table R602.3(1).
- Framing at braced wall lines. A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Section R602.10. Where joint are perpendicular to the braced wall lines above, blocking shall be provided under and in line with the braced wall panels. Where joint are perpendicular to braced wall lines below, blocking shall be provided over and in line with the braced wall panels. Where joint are parallel to braced wall lines above or below, a rim joist or other parallel framing member shall be provided at the wall to permit fastening per Table R602.3(1).
- The end of wood joist, beams or girders shall have not less than 1/2" of bearing and not less than 3" of bearing on masonry, except where supported by a 1 x 4 ribbon strip and nailed to an adjacent stud or by an approved metal hanger.
- Fasteners for pressure treated wood or fire treated wood shall be galvanized or stainless steel.
- Anchor bolts at slab construction shall be 1/2" dia. At 6'-0" o/c with a min. of two bolts per plate section with one bolt not more than 12" from corner or less than 7 bolt diameter from end of plate section. Anchor bolts shall extend into masonry a minimum of 7".
- CMU piers at foundations used to support girders shall not be greater in height than four times their least dimension. Unless they are filled solid with type M, S or H mortar. Hollow piers shall be capped with a 4" solid CMU or filled solid with concrete or mortar.
- Fire blocking shall be provided to cut off concealed draft openings both vertical and horizontal and form an effective fire barrier between stories, between top story and the roof space. Fire blocking shall be provided in wood frame construction in the following locations:
 - Concealed spaces of a wall and wall, including forced spaces.
 - Vertically at ceiling and floor levels and horizontally at intervals not exceeding 10'-0".
 - Dropped ceilings and soffits.
 - Stair stringers at top and bottom of the run.
 - Around vents, pipes and ducts at ceiling and floor levels with approved materials.
 - Corncers of two finally dwelling at a line of dwelling unit separation.
- When there is a movable space both above and below the concealed space of a floor/ceiling assembly, draft stops shall be installed so that the area concealed does not exceed 1,000 sq. ft.
- All openings in exterior walls shall have a minimum 2500 psf. Positive and minimum 250 psf. negative design rating. Vehicular access doors shall be tested in accordance with either ASTM E 330 or ANSI SDA 108, and shall meet the acceptance criteria of ANSI/SDA 108.
- Roof areas where photos are from 4/12 to 2/12 shall have two layers of 1/2" asphalt shingles shall be installed in accordance with Section R903.2.6.
- Floor and roof truss plans and details to be provided by truss supplier.
- Any wall protrusions to mechanical equipment to groups shall be fire stopped as per code.
- If garage finish floor is below flood plain, flood vents shall be installed as per manufacturer's instructions.
- Garage ceilings to be finished with one layer of 5/8" type X sheetrock. Garage walls to be finished with minimum 1/2" reg. sheetrock.
- Heating, cooling, electrical and plumbing shall be designed and installed to comply with all applicable codes.
- All showers and tubs with showers to have non-absorbent wall surfaces. This non-absorbent surface shall extend to a height of not less than 6'-0" above the floor.
- Provide lighting at all interior and exterior stairs and exterior doors. Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the dwelling unit.
- All exterior doors from heated spaces to be insulated.
- Smoke detectors shall be installed in and adjacent to all sleeping areas as per code and all wired together. Provide battery backup.
- Provide a minimum of 3' x 3' landing outside of all exterior doors where there are more than three risers required. Landing not required in garage area.
- Perimeter insulation at concrete slabs to be a minimum R-10 and 24" wide.
- Weep-holes shall be provided in outside walls of masonry walls at a maximum spacing of 33" on center. Weep-holes shall not be less than 3/16" in diameter. Weep-holes shall be located immediately above the flashing.
- All metal, pre-fabricated gas fireplaces shall be installed as per manufacturer's instructions.
- All wood used in open decks shall be suit treated.
- An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- A fire extinguisher having a rating of 2-A:10-B: C or an approved equivalent type of fire extinguisher shall be installed in the kitchen area.
- Access panels to the attic through the ceiling shall be insulated same as the ceiling and have weather stripping at all edges.
- Access panels to the attic through the walls shall be insulated same as the wall and have weather stripping at all edges.
- All roof shingles used in a wind zone of 110 mph or greater are required to be classified using ASTM D3161 CLASS F or ASTM D 7158 CLASS G or H. R905.2.4.1.
- All rafter uplift connectors must be installed per manufacturer installation instructions.
- All ducts, air handlers, filter boxes and ventilation cavities used as ducts shall be sealed. Joints and seams shall comply with Section M101.1.1 of the IRC. Verification of compliance with this section shall be in accordance with either Section N1103.2.2.1 or Section N1103.2.2.2. Required thermo envelopes must be maintained including all walls, floors, knee walls, ceilings, access / hatches and required foundation U-factors. N1102.1. Minimum U-factor of 0.35.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	MINIMUM TYPE OF FASTENER**	SPACING AND LOCATION
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.131") or 3-8d common (2 1/2" x 0.131") or 3-10d box (2 1/2" x 0.128") or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.131") or 3-8d common (2 1/2" x 0.131") or 3-10d box (2 1/2" x 0.128") or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, hip over	4-10d box (2 1/2" x 0.128") or 3-10d common (2 1/2" x 0.131") or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint)	See Section R902.3.1 and R902.3.2 and Table R902.3.1(9)	Face nail
5	Ceiling tie to rafter, face nail or 1 1/2" x 20 ga. edge strap to rafter	4-10d box (2 1/2" x 0.128") or 3-10d common (2 1/2" x 0.131") or 4-3" x 0.131" nails	Face nail ends rafter
6	Rafter or roof truss to plate	3-16d box nails (2 1/2" x 0.137") or 3-10d common nails (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Rafter to ridge, valley or hip rafter or roof rafter to minimum 2" ridge beam	4-10d box (2 1/2" x 0.128") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Toe nail
8	Stud to stud (not as braced wall panels)	1-6d common (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 3" x 0.131" nails	24" o.c. face nail
9	Stud to stud and blocking studs at intersecting wall corners (at braced wall panels)	1-6d box (2 1/2" x 0.137") or 1-10d box (2 1/2" x 0.128") or 3" x 0.131" nails	12" o.c. face nail
10	Build-up header (2" x 2" header with 1/4" space)	1-6d common (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 1-6d box (2 1/2" x 0.137") or 1-10d box (2 1/2" x 0.128")	16" o.c. each edge face nail
11	Continuous header to stud	1-6d common (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 1-6d box (2 1/2" x 0.137") or 1-10d box (2 1/2" x 0.128")	16" o.c. face nail
12	Top plate to top plate	1-6d common (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 3" x 0.131" nails	12" o.c. face nail
13	Double top plate option for SDCs A-D with seismic lateral wall line spacing < 25'	2-16d common (2 1/2" x 0.137") or 2-10d common (2 1/2" x 0.137") or 2-10d box (2 1/2" x 0.128") or 2-12d box (2 1/2" x 0.137") or 2-12d box (2 1/2" x 0.137")	Face nail on each side of end joint (minimum 24" top plate length each side of end joint)
14	Bottom plate to joint, rim joint, head joint or blocking (at braced wall panels)	1-6d common (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 3" x 0.131" nails	16" o.c. face nail
15	Bottom plate to joint, rim joint, head joint or blocking (at braced wall panels)	1-6d common (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 3" x 0.131" nails	12" o.c. face nail
16	Top or bottom plate to stud	3-16d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Toe nail
17	Top plates, hips at corners and intersections	3-16d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
18	1" knee to each stud and plate	3-8d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
19	1" x 6" sheathing to stud bearing	3-8d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
20	1" x 6" wider sheathing to stud bearing	3-8d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
21	Joint to sill, top plate or girder	4-8d box (2 1/2" x 0.137") or 3-8d common (2 1/2" x 0.137") or 3-10d box (2 1/2" x 0.128") or 3-3" x 0.131" nails	Toe nail
22	Sill joint, head joint or blocking to sill or top plate (note applications also)	4-8d box (2 1/2" x 0.137") or 3-8d common (2 1/2" x 0.137") or 3-10d box (2 1/2" x 0.128") or 3-3" x 0.131" nails	4" o.c. toe nail
23	1" x 6" endframe or less to each joint	3-8d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
24	2" x 6" endframe or less to each joint	3-8d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
25	2" x 6" endframe or less to each joint	3-8d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
26	2" x 6" endframe or less to each joint	3-8d box (2 1/2" x 0.137") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	Face nail
27	Build-up girders and beams, 2-inch header built-up	1-10d box (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128") or 1-10d box (2 1/2" x 0.128")	Face nail at ends and at each splice
28	Ladder step supporting joists or rafters	4-10d box (2 1/2" x 0.128") or 3-10d common (2 1/2" x 0.137") or 4-10d box (2 1/2" x 0.128") or 4-10d box (2 1/2" x 0.128") or 4-3" x 0.131" nails	At each joint or rafter, face nail
29	Bracing to joist	2-10d box (2 1/2" x 0.128") or 2-10d box (2 1/2" x 0.128") or 2-10d box (2 1/2" x 0.128") or 2-10d box (2 1/2" x 0.128") or 2-10d box (2 1/2" x 0.128")	End nail, toe nail
30	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
31	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
32	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
33	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
34	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
35	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
36	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
37	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
38	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
39	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
40	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
41	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
42	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
43	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
44	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
45	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
46	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
47	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
48	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
49	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
50	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
51	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
52	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
53	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
54	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
55	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
56	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
57	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
58	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
59	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
60	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
61	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
62	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
63	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
64	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
65	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
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68	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
69	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
70	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
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73	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
74	Wood structural panels, exterior, end and header wall sheathing to framing and perpendicular wall sheathing to framing (see Table R903.2.1 for most detailed panel sheathing to wall framing)	6d common (2 1/2" x 0.137") nails	6
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