

SPENCE DEVELOPMENTS 1700 HOME



PLAN INFORMATION:

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
- WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
- ALL HEADERS SHALL BE PER PLAN
- ALL EXTERIOR HEADERS SHALL HAVE (1)2X6 BEARING STUD & (1) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O. (REVIEW PLANS)
- ALL INTERNAL HEADERS & BEAMS SHALL HAVE (1)2X6 OR (1)2X4 BEARING STUD ON EACH SIDE U.N.O.
- EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB)-ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. FLOOR PLANS TO BE ON SITE.
- HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNERS.
- PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.Y.P.#2 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS (OR WALLS W/ LATERAL LOADING:
 - 0'-0" - 4'-0" = 1 JACK STUD
 - 4'-0" - 8'-0" = 2 JACK STUDS
 - 8'-0" - 12'-0" = 3 JACK STUDS
 - GREATER THAN 12' = CONSULT ENG.
- POSTS CALLED OUT ARE NUMBER OF KING STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.SF. SOIL.
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'4".
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6" O.C. MAX. 12" MIN, FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE (REFER TO STRUCTURAL PAGES).
- PAD FOOTING REINFORCEMENT IS TO BE LOCATED (3") FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
- REFER TO STRUCTURAL PAGES FOR ADDITIONAL INFORMATION REGARDING RE-BAR/ETC.
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS

INSULATION:

- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20.
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49.
- ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED TO MIN. R30.

SHEETROCK/GYPSUM BOARD:

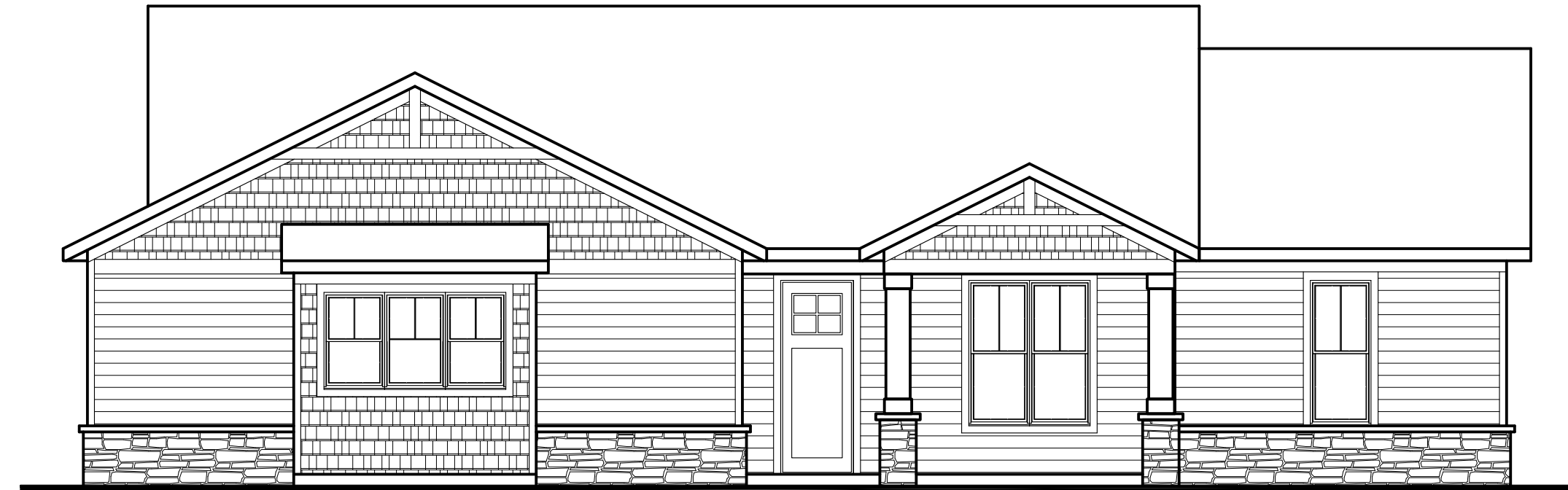
- ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" GYPSUM BOARD PER CODE.

DOORS & WINDOWS:

- ALL WINDOWS AND DOORS TO BE DOUBLE PANE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
- ANY WINDOW ABOVE A TUB/WET AREA MUST BE TEMPERED PER CODE.
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.
- WINDOW GLAZING MUST BE AT LEAST 18" A.F.F. WHEN WINDOW IS ABOVE 6' FROM GRADE. IF WITHIN 18", WINDOW MUST BE TEMPERED.
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT TO BE GREATER THAN 44" A.F.F.
- WINDOWS WITH SILLS WITHIN 3' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.
- HVAC CONTRACTOR TO VERIFY LAYOUT FOR DUCT-RUNS BEFORE INSTALLATION, IF MODIFICATION IS REQUIRED, REPORT INFORMATION/CHANGES TO CONTRACTOR & LITTFIN DESIGN.



CODE INFORMATION:

SINGLE FAMILY CONSTRUCTION TYPE IRC-1
 -2015 MINNESOTA STATE RESIDENTIAL CODE
 -2017 NATIONAL ELECTRICAL CODE
 -2015 MINNESOTA STATE MECHANICAL&FUEL GAS CODE
 -2015 MINNESOTA STATE FIRE CODE
 -2015 MINNESOTA PLUMBING CODE

SOIL TYPE:

DESIGNED WITH 2000 PSF SOILS, ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT A MINIMUM.

WIND EXPOSURE:

DESIGNED WITH "EXPOSURE C" CLASSIFICATIONS AND WIND GUSTS OF 90 MPH PER 2015 MN RESIDENTIAL CODE REGULATIONS.

GENERAL NOTES:

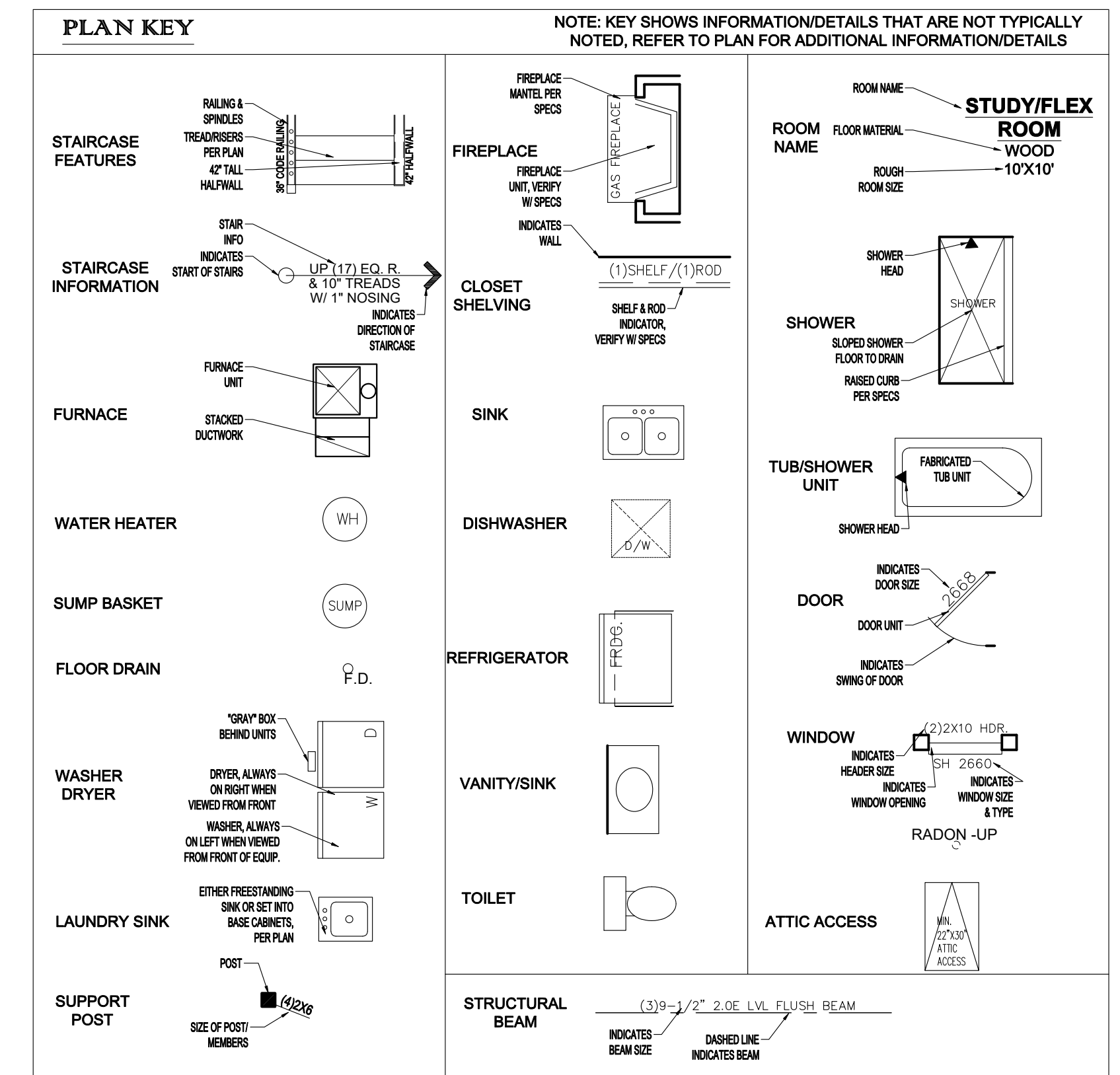
- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
- ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER I-LEVEL SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.

-WINDOW SIZE NOTES (EXAMPLES):

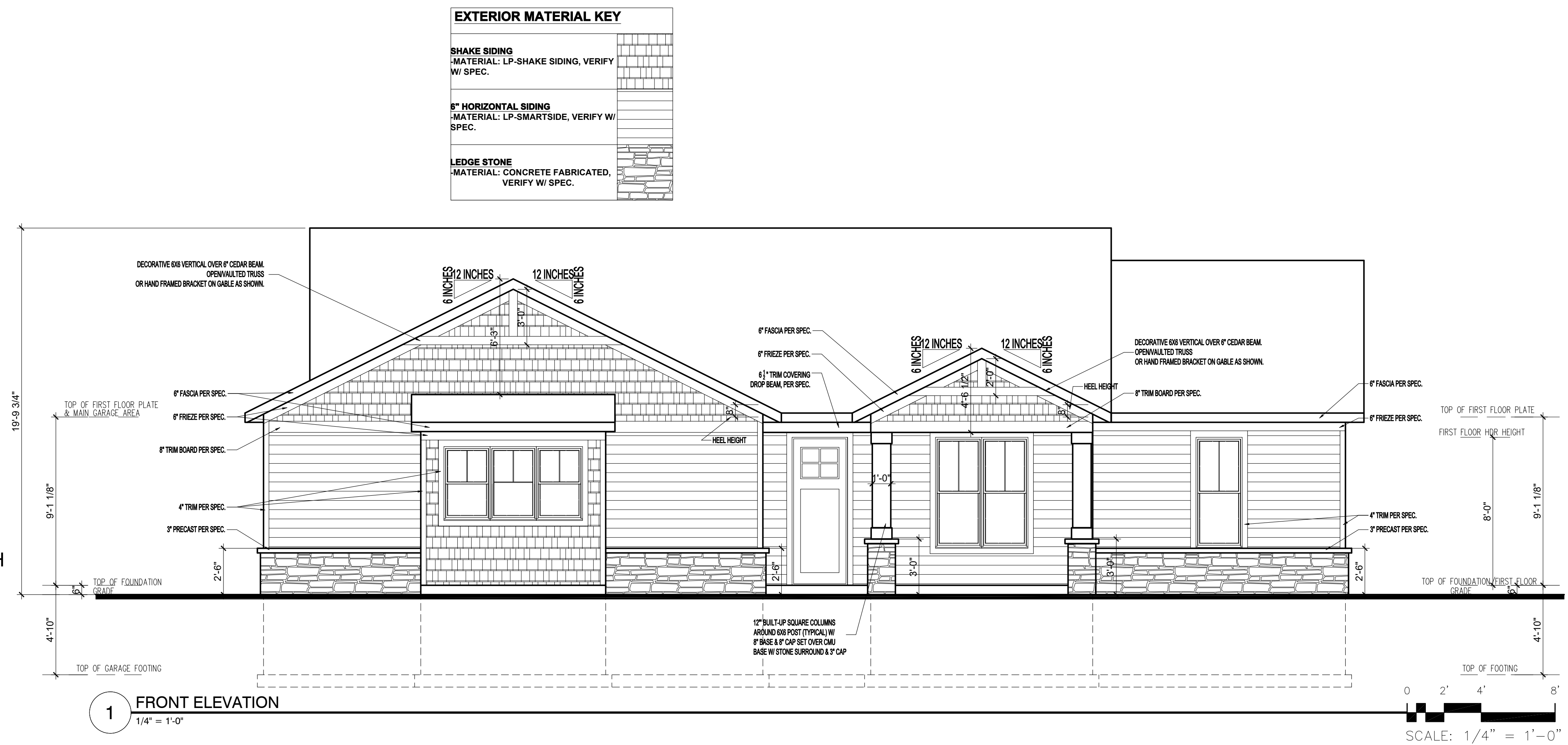
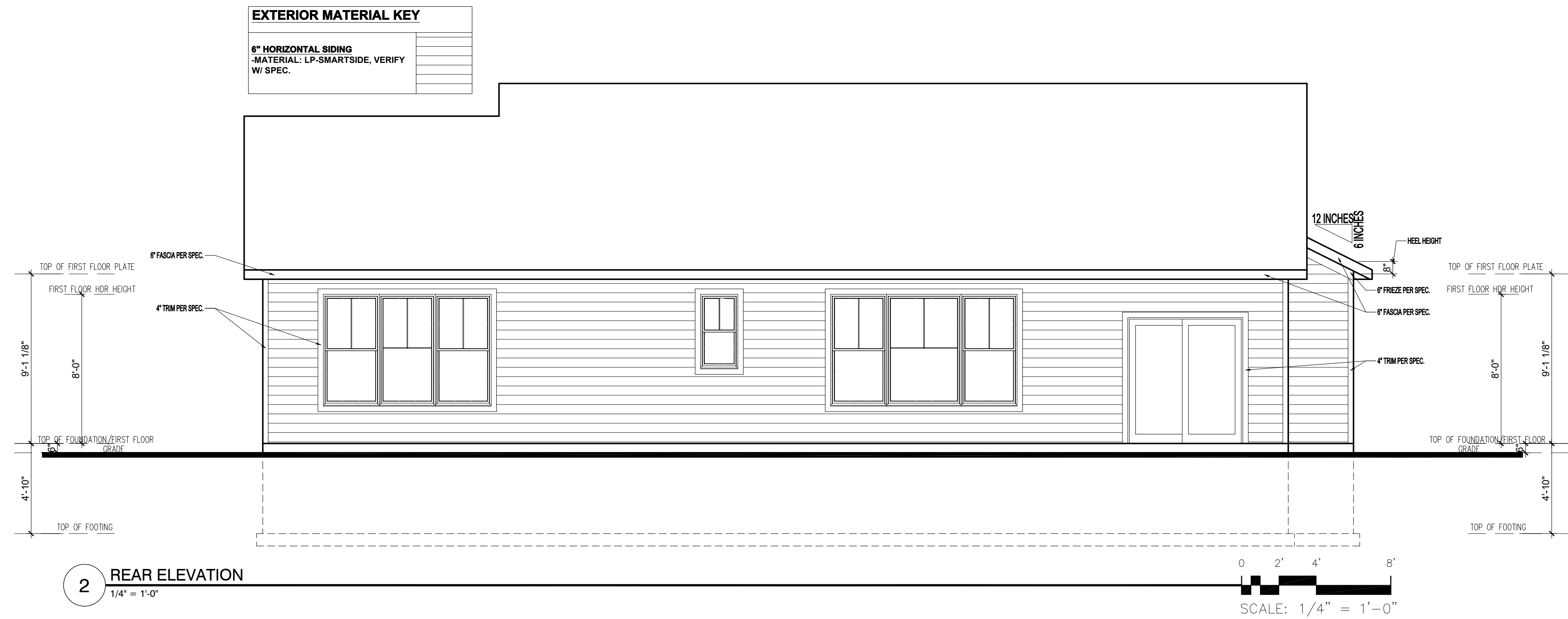
- SH3050 EQUALS SINGLE HUNG 3'0" BY 5'0"
- FX2646 EQUALS FIXED 2'6" BY 4'6"

SHEET INDEX:

C	COVER
A1	FRONT & REAR ELEVATION
A2	SIDE ELEVATIONS
A3	ROOF PLAN
A4	FOUNDATION PLAN
A5	FIRST FLOOR PLANS
D1	SECTION THROUGH HOUSE
D2	SECTION @ GARAGE
D3	DETAILS
R1	RADON DETAILS
S1	FIRST FLOOR BRACED WALLS
S2	BRACED WALL DETAILS



REVISION: OVERALL HEIGHT + FINISHED SQ. FT. ADDED	REV. DATE: 10-17-19	DRAWING TITLE: SPENCE DEVELOPMENTS 1700 HOME	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. © COPYRIGHT 2019		CURRENT DATE: 10-15-19	PAGE: C	PAGE DESCRIPTION: COVER SHEET
LOCATION: 19 COLLIN STREET, MORA, MN	LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	SCALED PRINT @ 24X36					



GENERAL EXTERIOR NOTES:

1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCUPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.

9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
10. HOLD STONE OFF GRADE MINIMUM OF 3".
11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.

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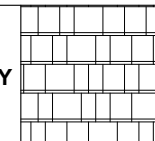
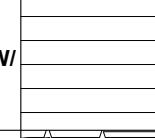
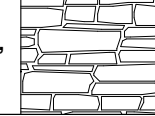
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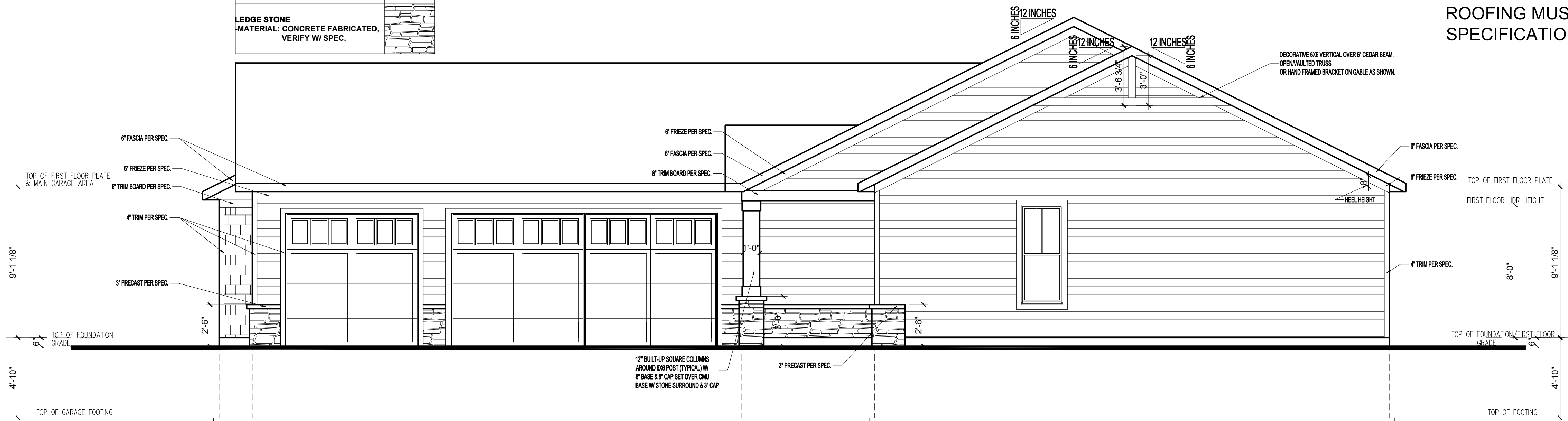
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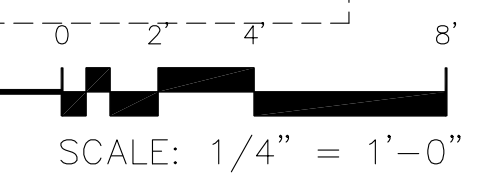
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5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
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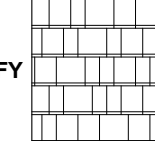
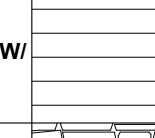

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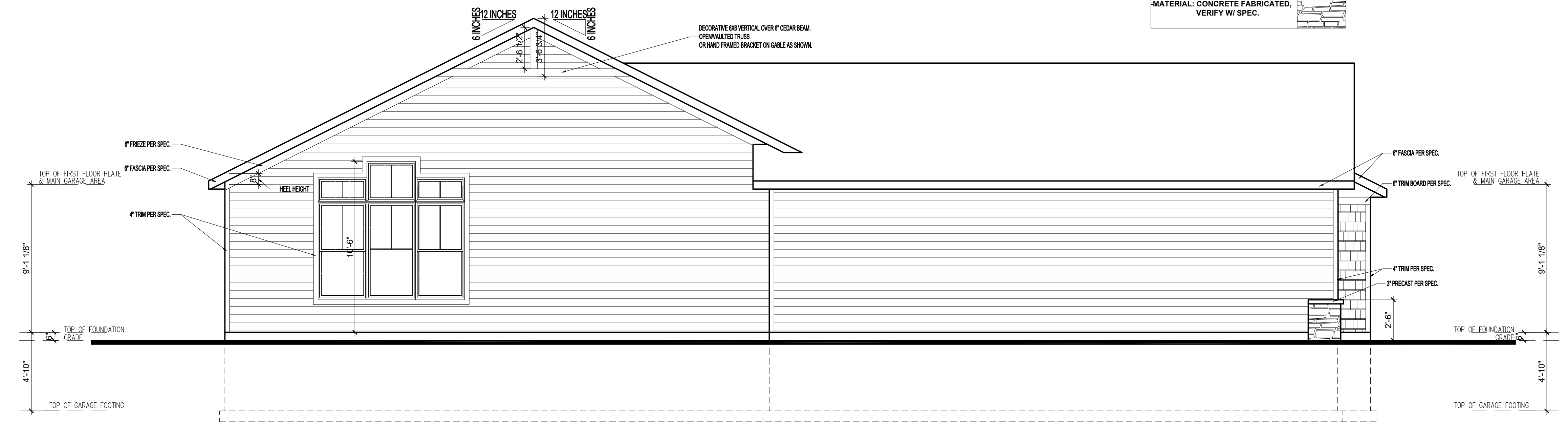
EXTERIOR MATERIAL KEY	
SHAKE SIDING MATERIAL: LP-SHAKE SIDING, VERIFY W/ SPEC.	
6" HORIZONTAL SIDING MATERIAL: LP-SMARTSIDE, VERIFY W/ SPEC.	
LEDGE STONE MATERIAL: CONCRETE FABRICATED, VERIFY W/ SPEC.	



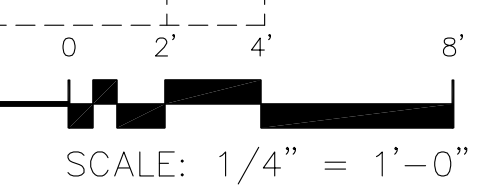
1 RIGHT ELEVATION
1/4" = 1'-0"



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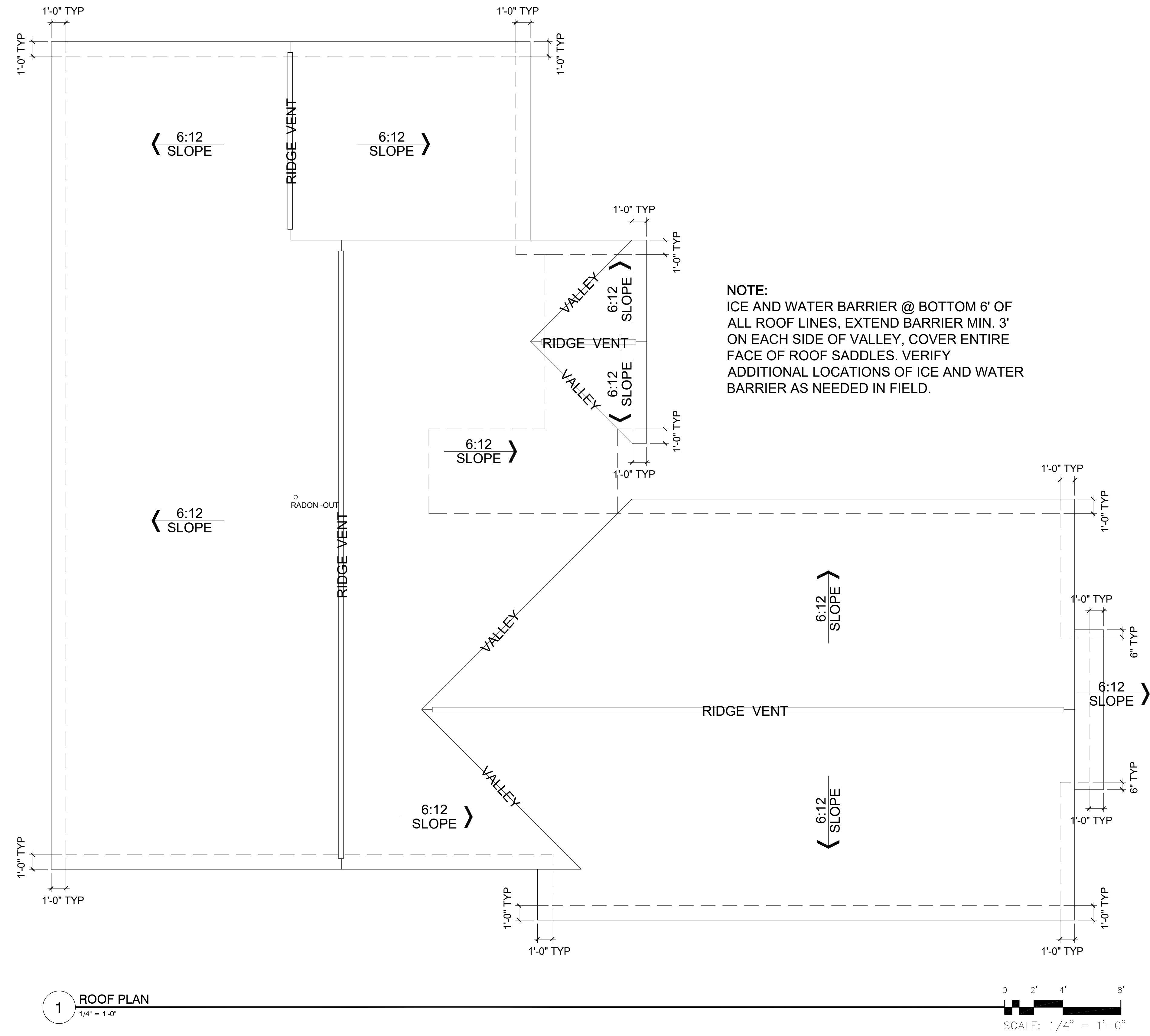
2 LEFT ELEVATION
1/4" = 1'-0"



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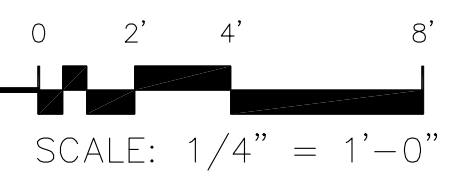
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NOTE:
 ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.

1 ROOF PLAN
 1/4" = 1'-0"



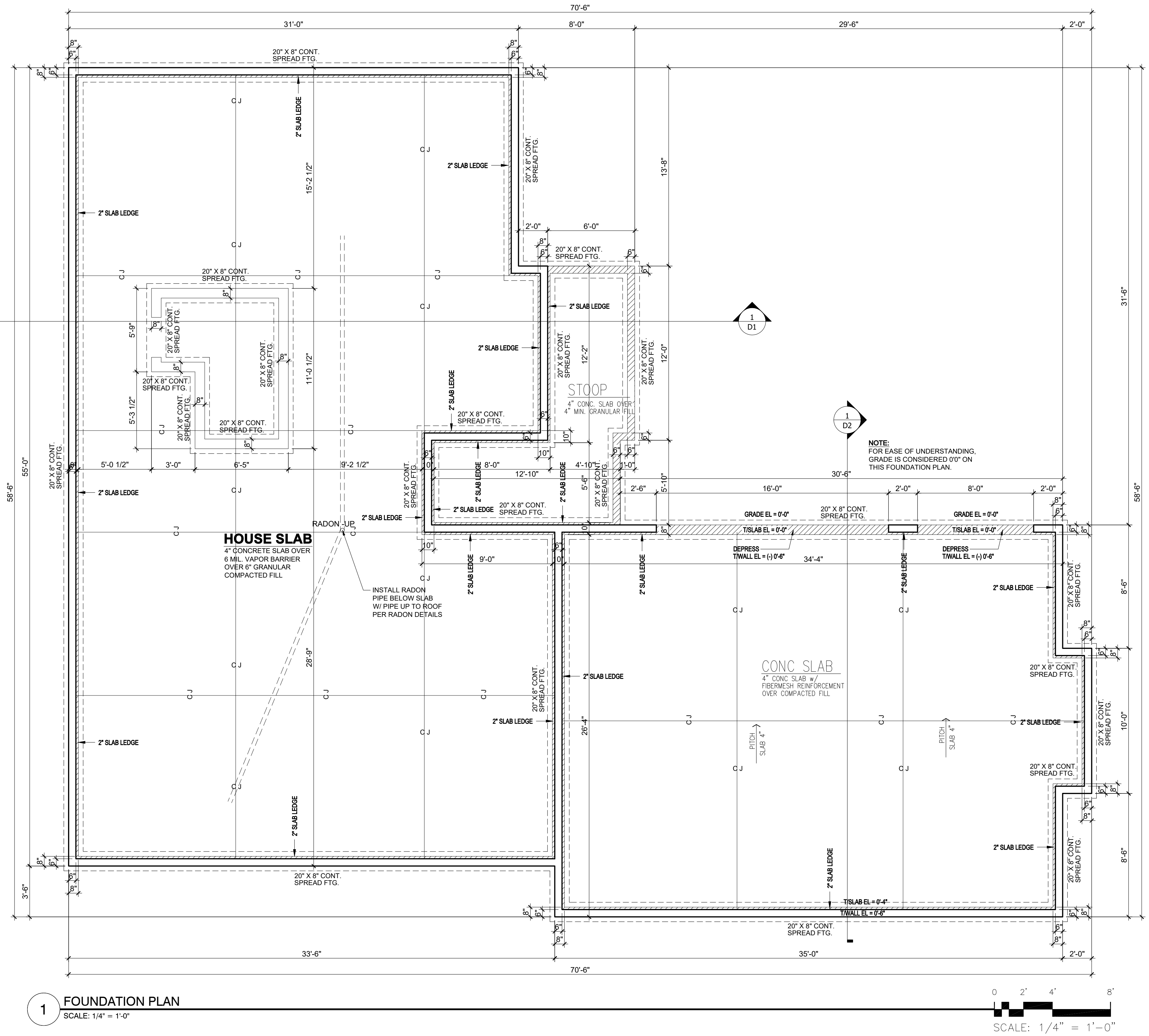
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GENERAL FOUNDATION NOTES:

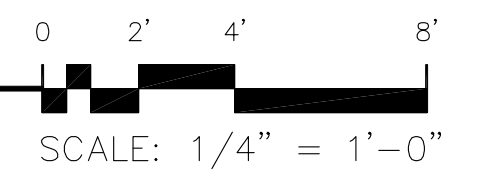
- FOUNDATIONS TO BE POURED PER SITE SOIL CONDITION.
- ALL REINFORCING IS TO BE INSTALLED PER IRC REGULATED STRUCTURAL DESIGN BY CONCRETE TRADES.
- PROVIDE 1/2" ANCHOR BOLTS EMBEDDED 8" MIN., SPACED PER CODE AND 12" MAX FROM EACH END OF SILLPLATE, MIN 2 PER SILL.
- PROVIDE CONTROL JOINTS PER PLAN, JOIST TO CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE SLABS.
- ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
- SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF DRAINS.
- ALL WOOD MATERIAL CONTACTING DIRECTLY TO CONCRETE MUST BE TREATED OR DESIGNED TO CONTACT CONCRETE.
- STEP FOOTINGS PER PLAN SPECIFICATIONS.
- PROVIDE DRAINTILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.

-WINDOW & DOOR SIZE NOTES

- (EXAMPLES):
- SH3050 = SINGLE HUNG 3'0" BY 5'0"
 - FX2646 = FIXED 2'6" BY 4'6"
 - CASE3050 = CASEMENT 3'0" BY 5'0"
 - 2868 @ DOOR = 2'8" WIDE BY 6'8" TALL
 - 2880 @ DOOR = 2'8" WIDE BY 8'0" TALL



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



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FOUNDATION PLAN
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GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

-WINDOW & DOOR SIZE NOTES (EXAMPLES):

- SH3050 = SINGLE HUNG 3'0" BY 5'0"
- FX2646 = FIXED 2'6" BY 4'6"
- CASE3050 = CASEMENT 3'0" BY 5'0"
- 2868 @ DOOR = 2'8" WIDE BY 6'8" TALL
- 2880 @ DOOR = 2'8" WIDE BY 8'0" TALL

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 1/2" NOMINAL (OR 15/32") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

NOTE:
INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12, MIN. 1/2" GYPSUM BOARD (OR) 1/2" STRUCTURAL BOARD ADEQUATELY SUPPORTED BY 2X4 MIN. MATERIAL, PARALLEL WITH FLOOR FRAMING. SEPARATING AREAS WITH MAXIMUM SPACE OF 1000 SQ.FT. -SEPARATE INTO EQUAL SPACES.

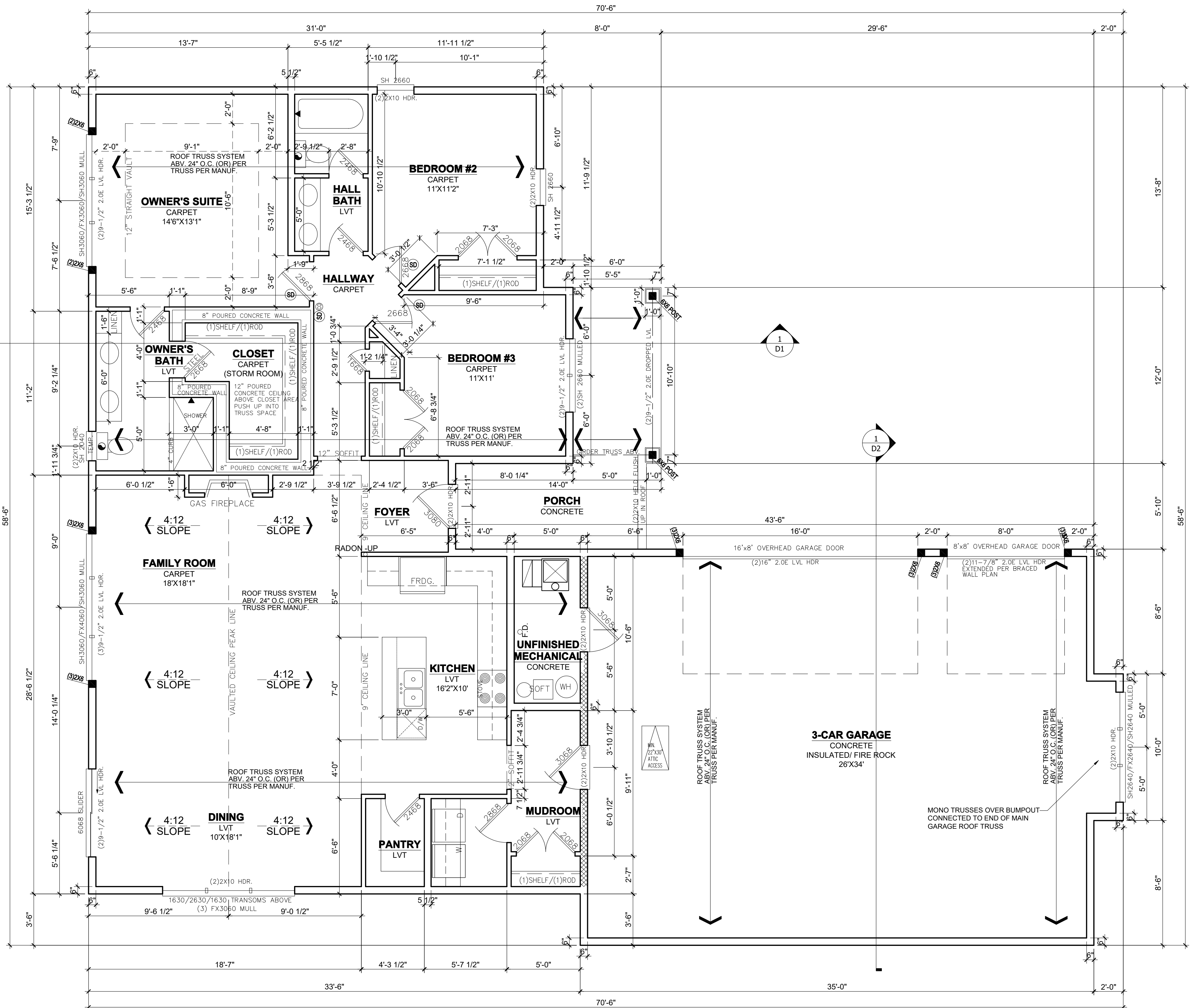
NOTE:
SUPPLY CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS. CODE HANDRAIL IS TO CONTINUE TO LANDINGS/ TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRIPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.

NOTE:
ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE.

- Ⓢ 110V, INTERCONNECTED SMOKE DETECTOR
- Ⓢ 110V, INTERCONNECTED SMOKE DETECTOR CARBON MONOXIDE DETECTOR COMBO
- Ⓢ EXHAUST FAN

NOTE:
INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS

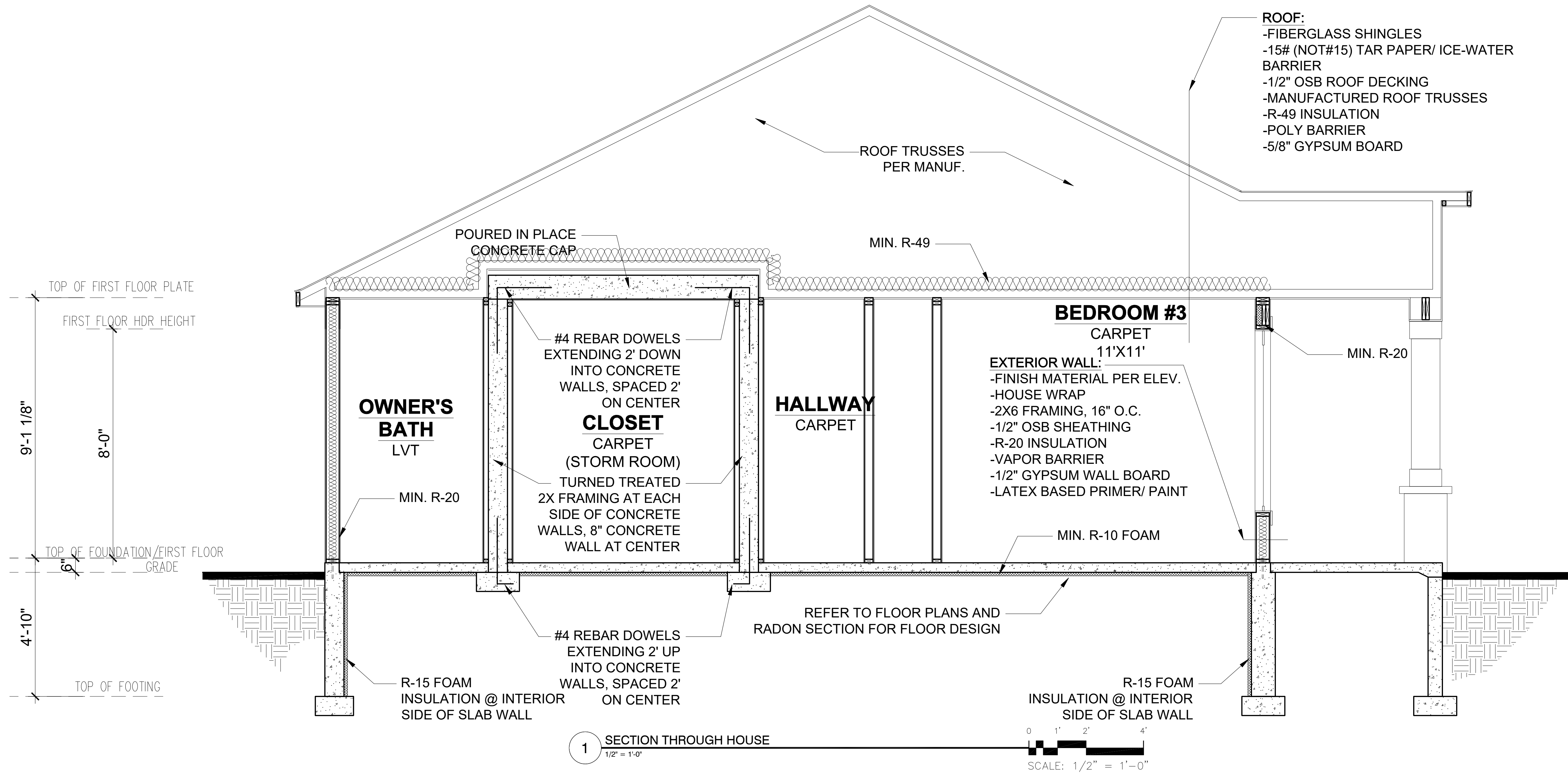
NOTE:
VERIFY DIMENSIONS ON EXISTING BASEMENT/FLOOR SYSTEM BELOW BEFORE INSTALLING TRUSS SYSTEMS. REVIEW ALL EXISTING WALLS/STRUCTURE/FLOORS TO MAKE SURE THEY MATCH UP WITH NEW STRUCTURE. CONTRACTOR TO VERIFY IF EXISTING STRUCTURE THAT IS SHOWN TO REMAIN, CAN REMAIN OR NEEDS REPAIR/REPLACEMENT.



1 FIRST FLOOR PLAN
1/4" = 1'-0" 1712 FINISHED SQUARE FEET

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

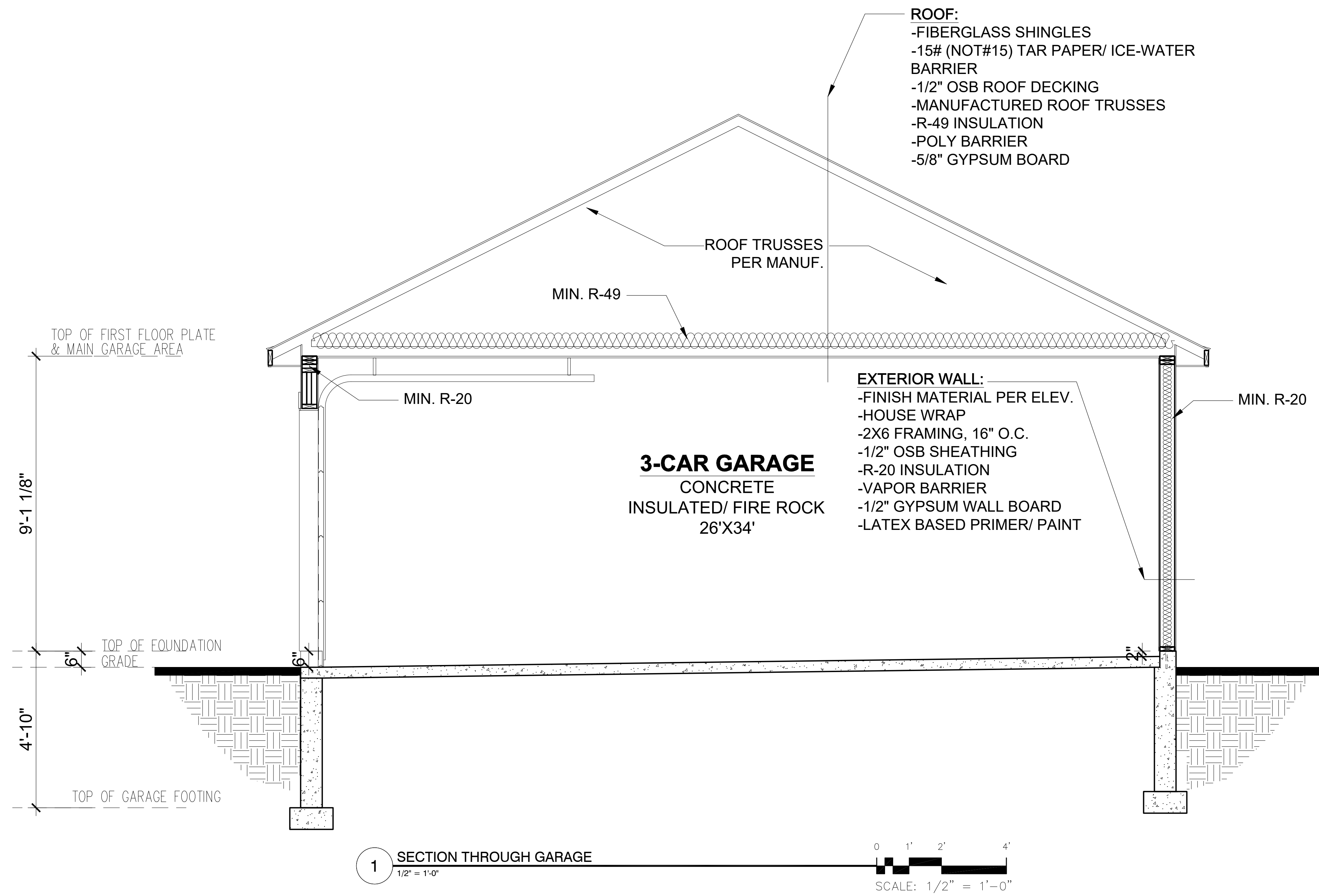
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1 SECTION THROUGH HOUSE
1/2" = 1'-0"

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

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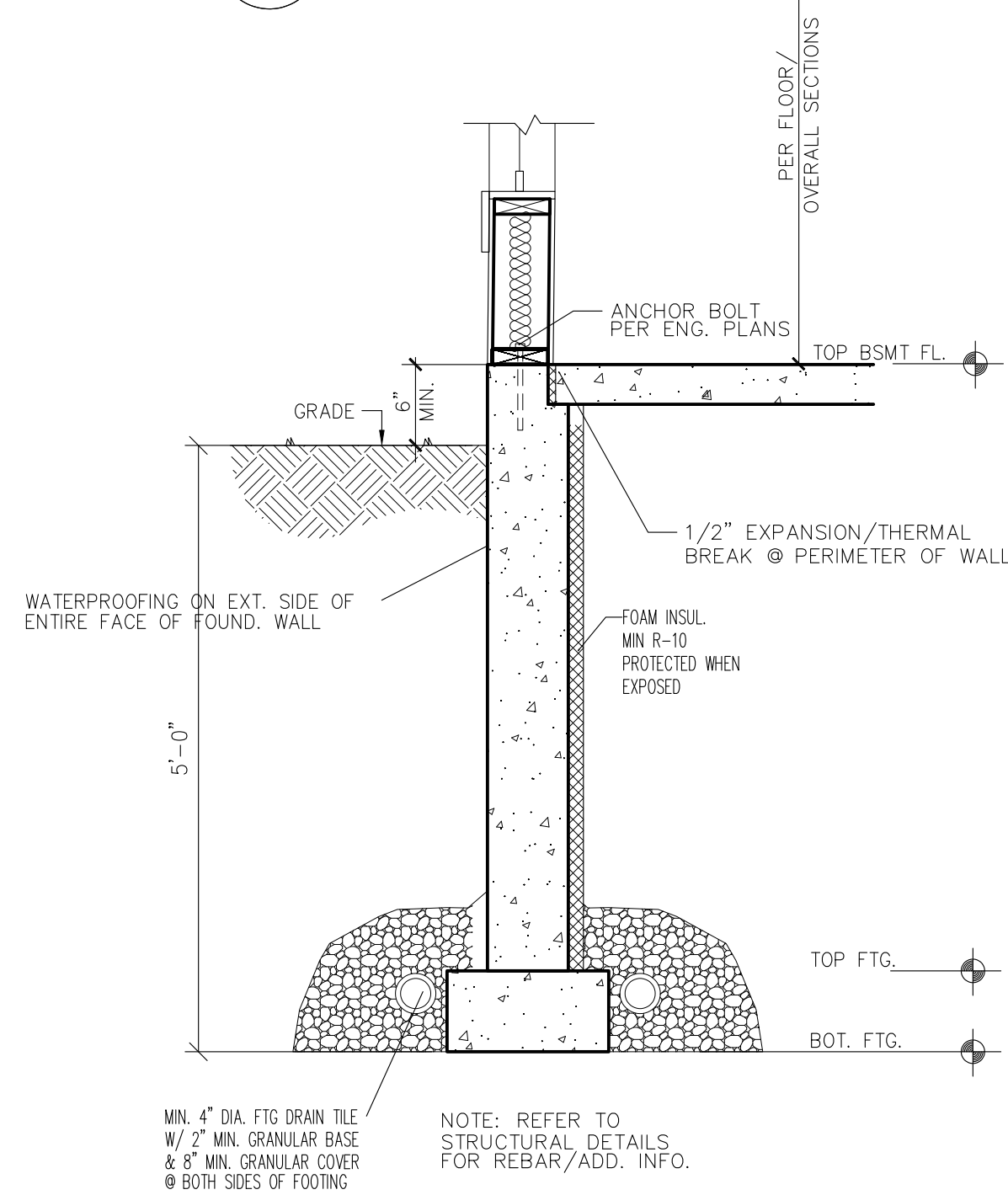
PAGE DESCRIPTION:
BUILDING SECTIONS
SCALED PRINT @ 24X36

TYP. ROOF CONST.
 FIBERGLASS SHINGLES
 15# BUILDING PAPER
 2 COURES ICE & WATER SHIELD
 15/32" OSB SHEATHING
 ENGINEERED ROOF TRUSSES PER PLANS
 R-49 MIN. INSULATION
 6 MIL POLY VAPOR BARRIER
 5/8" GYPSUM BOARD

FASCIA AND SOFFIT
 ALUMINUM FASCIA
 ALUMINUM MATERIAL SOFFIT (VENTED)
 2 x SUB-FASCIA PER PLAN

EXTERIOR WALL CONST.
 SIDING (SEE EXTERIOR ELEV.)
 HOUSE WRAP
 1/2" OSB SHEATHING
 2X6 STUDS @ 16" O.C.
 R-21 BATT INSULATION
 6 MIL POLY VAPOR BARRIER
 1/2" GYPSUM BOARD

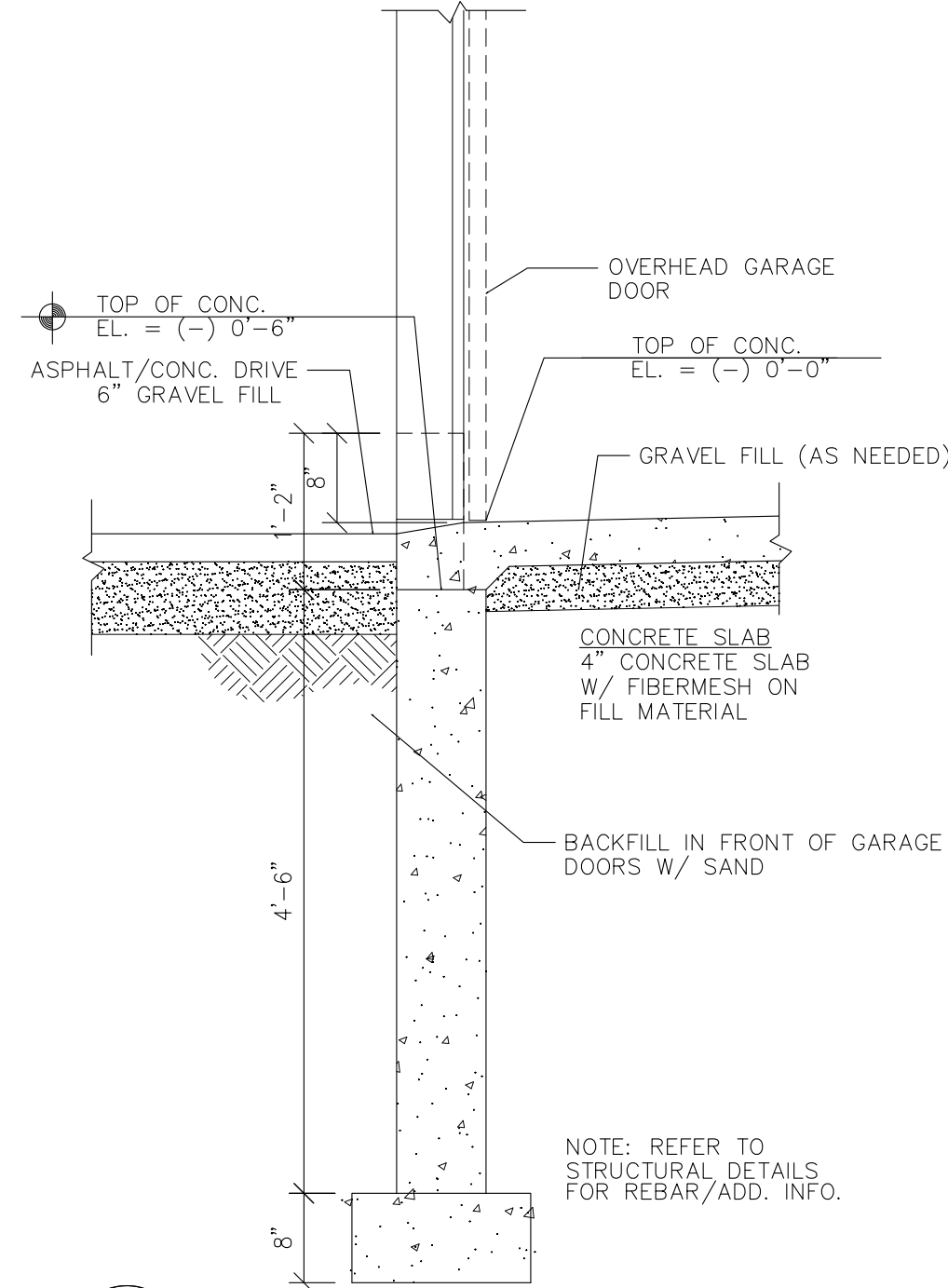
1 TYP. WALL SECTION @ EAVE
 3/4" = 1'-0"



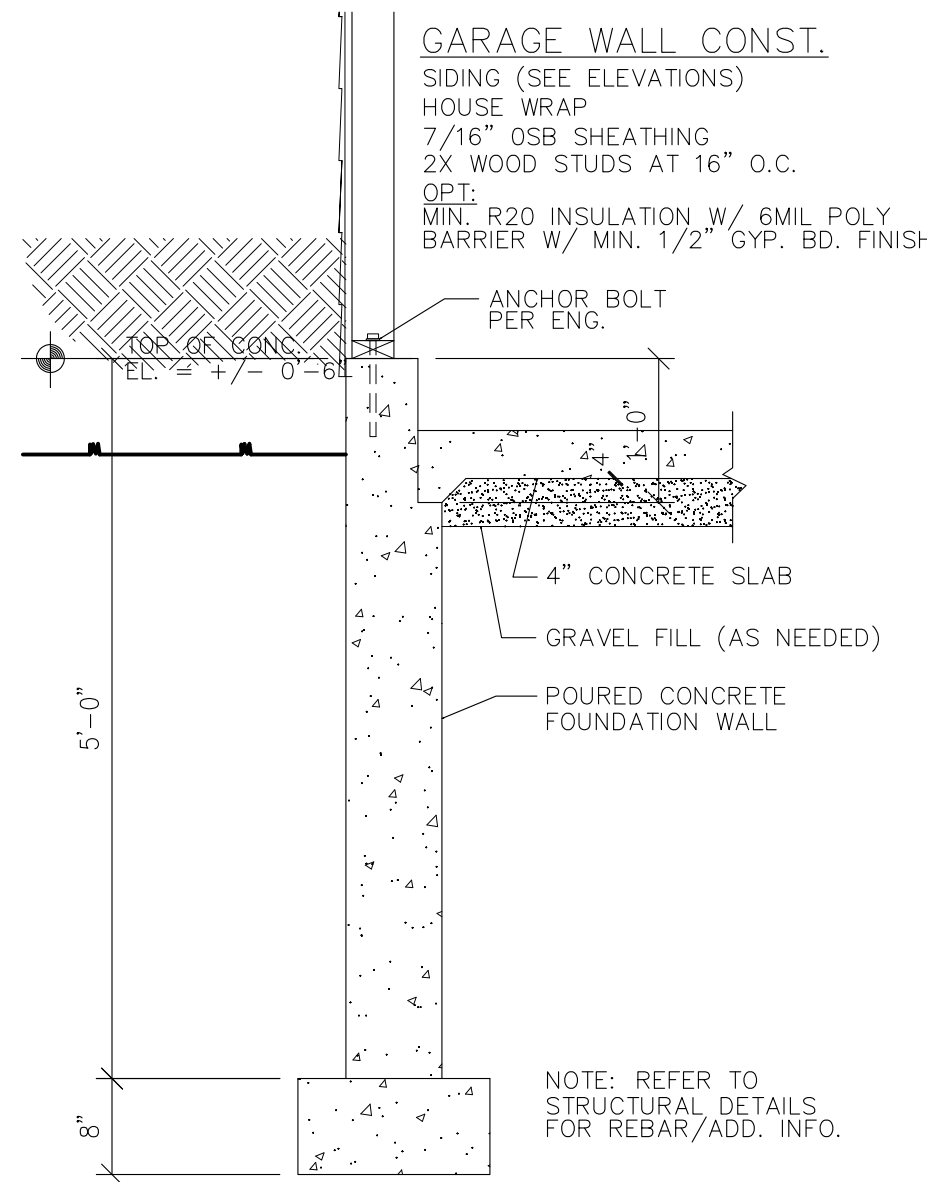
2 LIVING SPACE FOUNDATION
 3/4" = 1'-0"

MIN. 4" DIA. FTG DRAIN TILE
 W/ 2" MIN. GRANULAR BASE
 & 8" MIN. GRANULAR COVER
 @ BOTH SIDES OF FOOTING

NOTE: REFER TO
 STRUCTURAL DETAILS
 FOR REBAR/ADD. INFO.



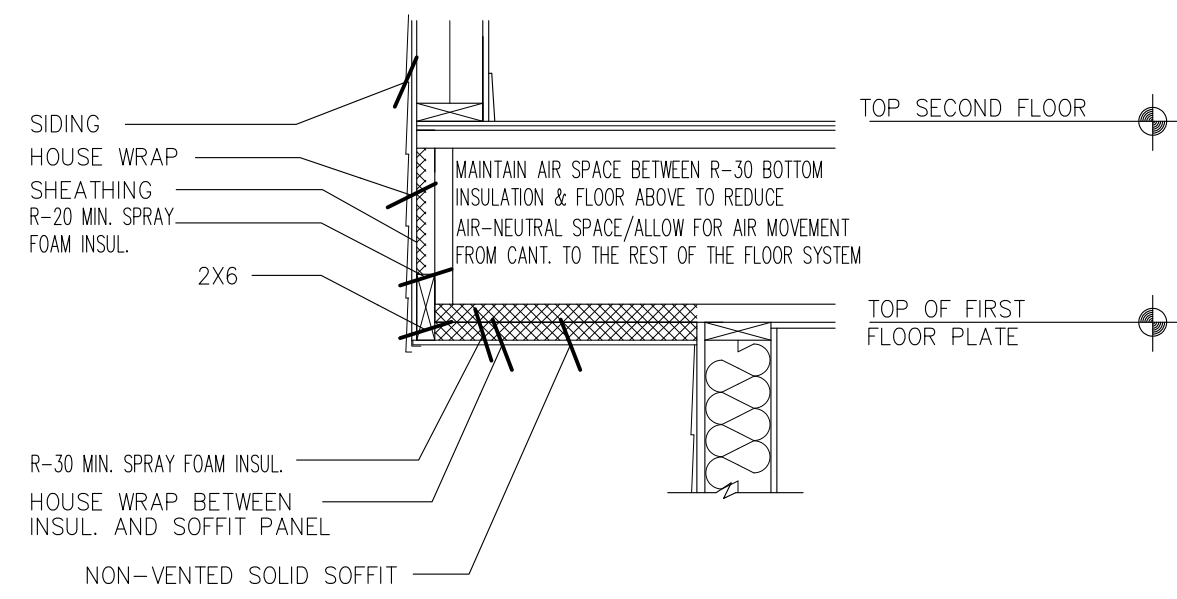
3 SILL @ GARAGE DR.
 3/4" = 1'-0"



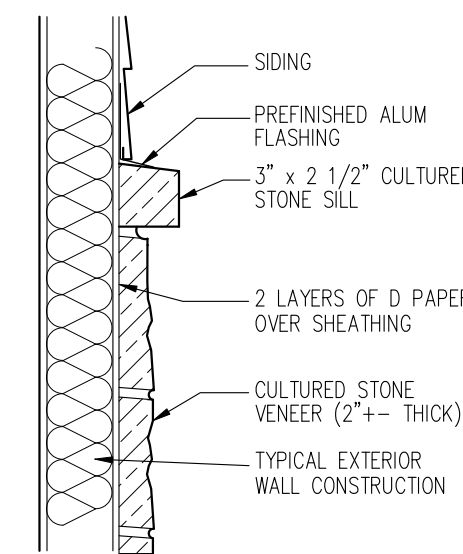
4 SIDE GARAGE WALL DETAIL
 3/4" = 1'-0"

GARAGE WALL CONST.
 SIDING (SEE ELEVATIONS)
 HOUSE WRAP
 7/16" OSB SHEATHING
 2X WOOD STUDS AT 16" O.C.
 OPT:
 MIN. R-20 INSULATION W/ 6MIL POLY
 BARRIER W/ MIN. 1/2" GYP. BD. FINISH

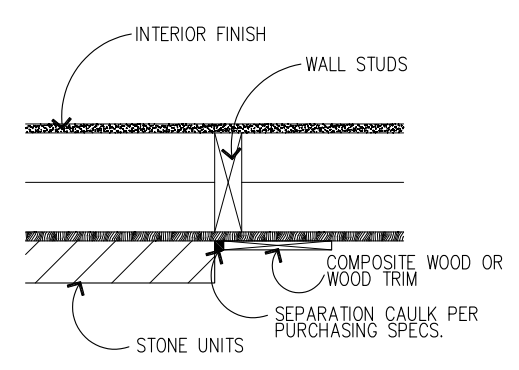
NOTE: REFER TO
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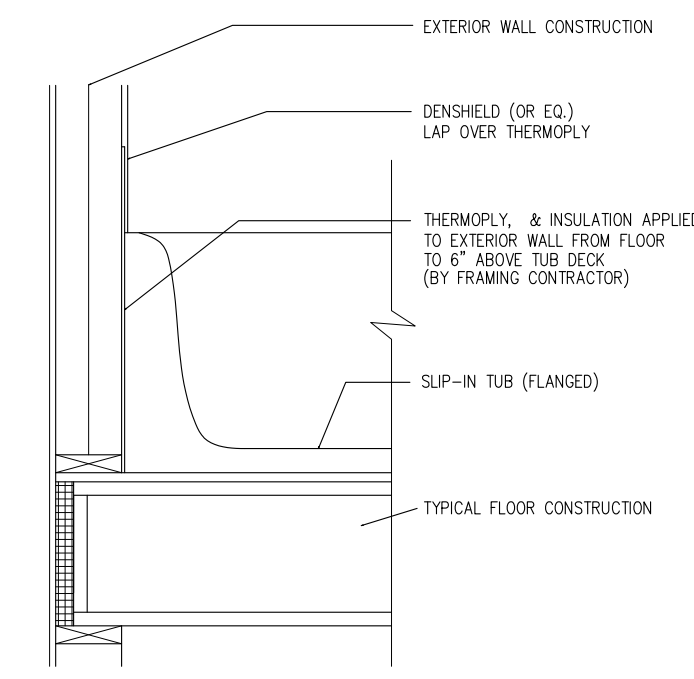
5 FLOOR CANTILEVER DETAIL
 3/4" = 1'-0"



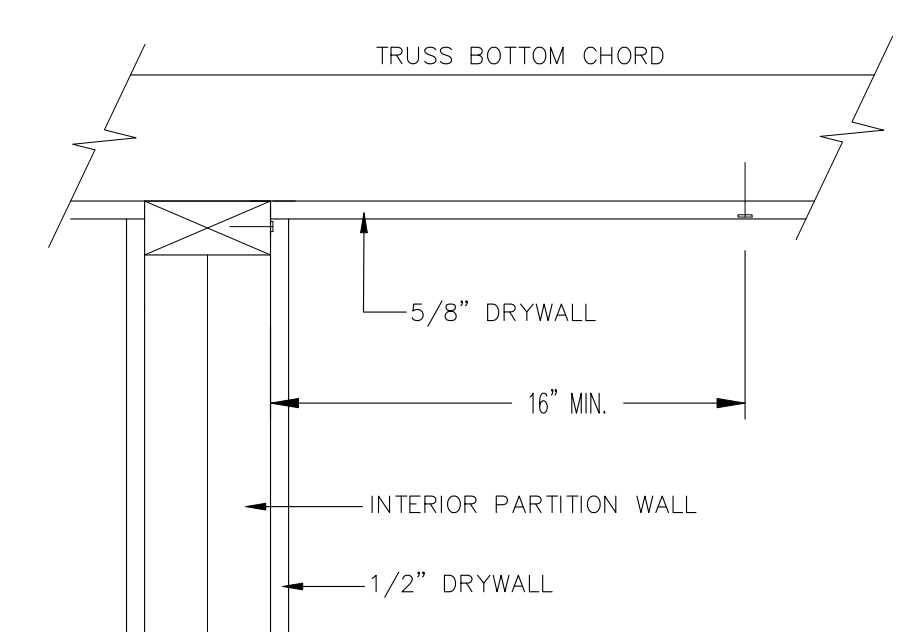
6 STONE VENEER
 3/4" = 1'-0"



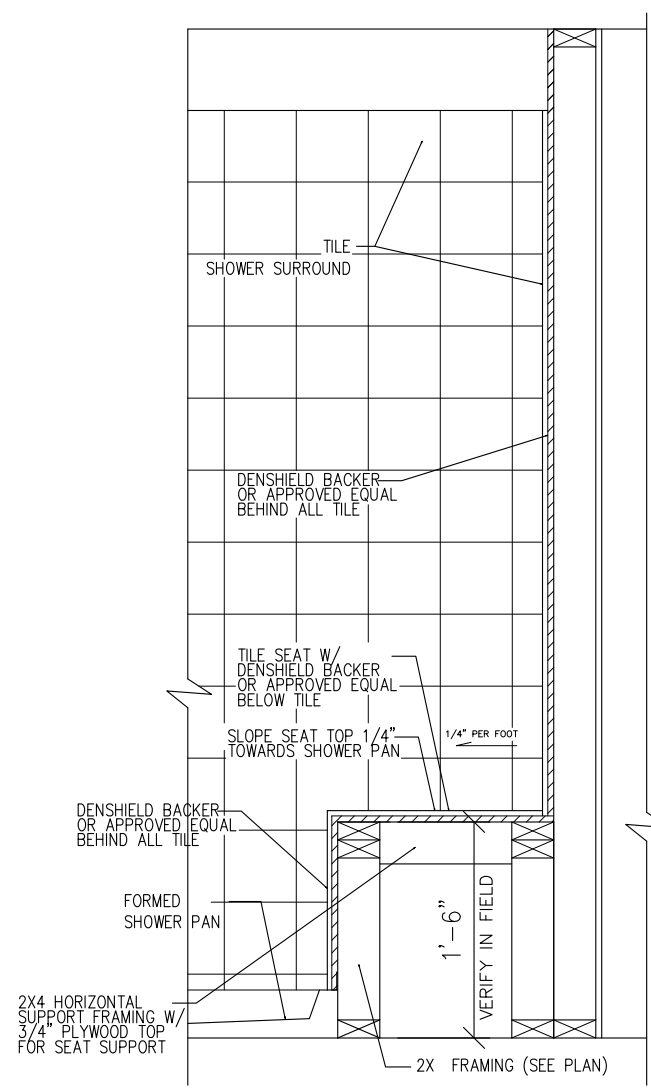
7 STONE TO MASONRY CAULK DETAIL
 3/4" = 1'-0"



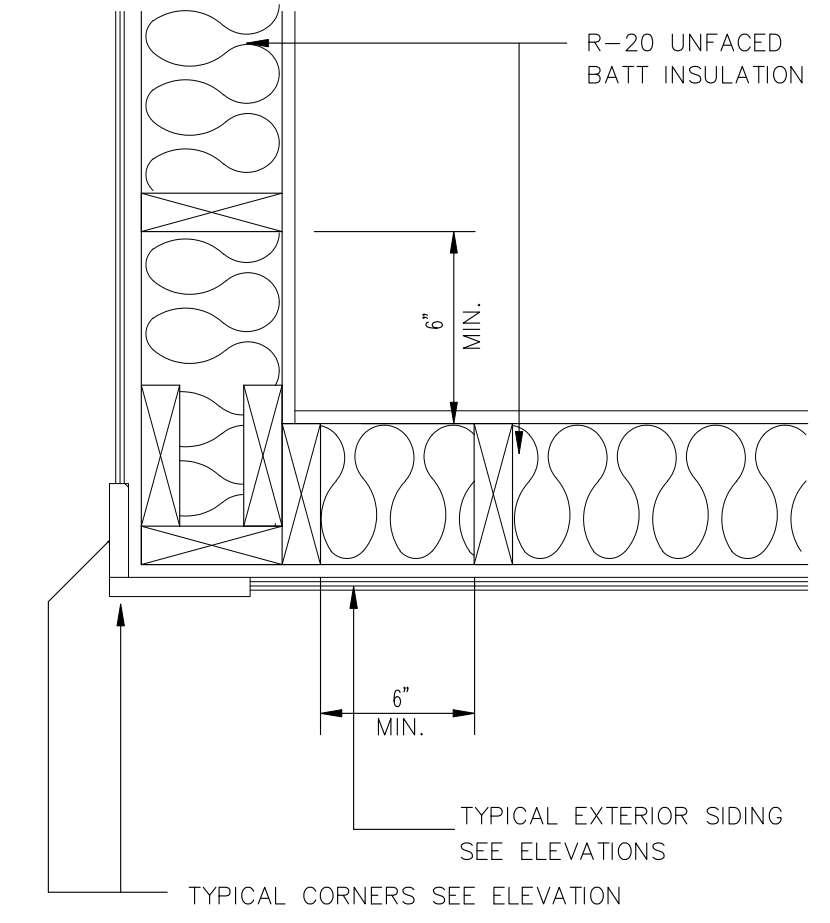
8 DRAFTSTOP @ TUB
 3/4" = 1'-0"



9 ROOF TRUSS CONNECTION DETAIL
 NONE

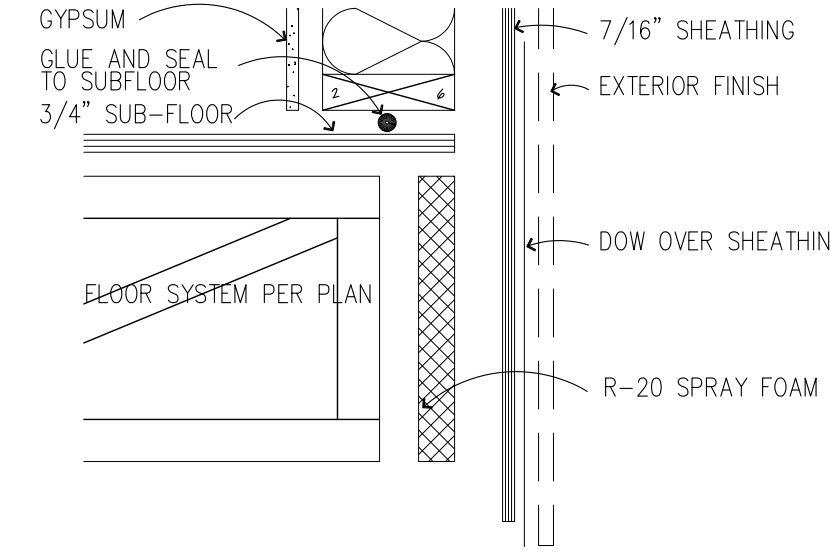


10 TUB/SHOWER 1/2 WALL
 3/4" = 1'-0"



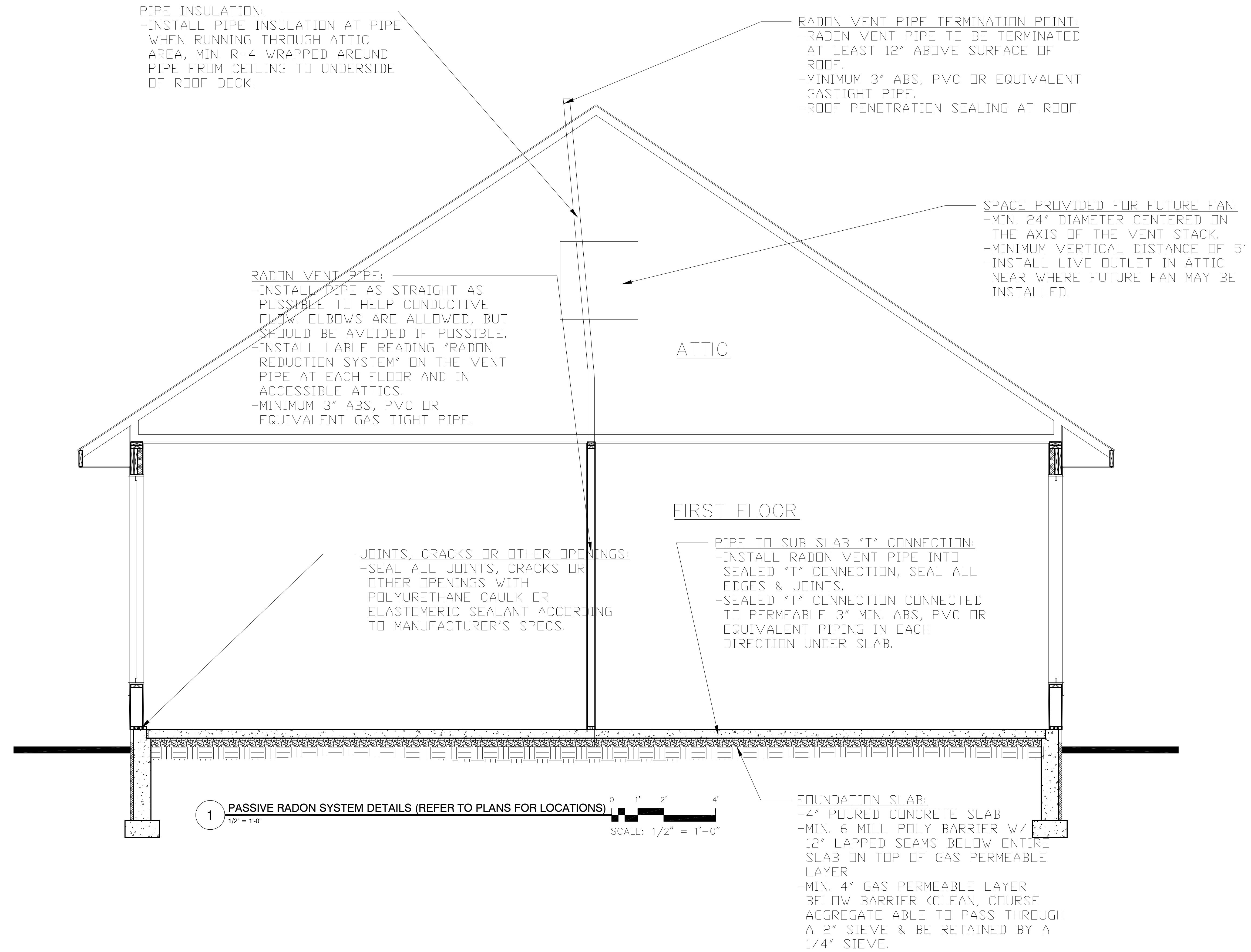
11 OUTSIDE CORNER DETAIL
 NONE

-GLUE AND SEAL THE SUBFLOOR AND PLATES @ EXTERIOR JOINTS
 -POLY AND SEAL BEHIND ALL WALL, SOFFIT, TIES, AND FIREPLACES WHEN
 THEY MEET AN EXTERIOR WALL
 -TAPE AND SEAL THE INTERIOR VAPOR BARRIER
 -HOUSEWRAP @ RIMS, CORNERS, AND CANTILEVERS SEAMS AND EXTERIOR OPENINGS
 -LESCO ELECTRICAL BOXES TO BE TAPED AND FOAMED
 -WINDOW AND DOOR ROUGH OPENINGS TO BE SEALED WITH FOAM
 -DUCT WORK TO BE TAPED (SUPPLIES AND RETURNS)
 -MECHANICAL VENTILATION SYSTEM
 -DIRECT VENT FURNACE AND POWER VENTED WATER HEATER
 -BACK CAULK ALL WINDOW FLANGES AND THEN TAPE A
 STRIP OF TRVCS OVER THE TOP
 -ALL VENDORS MUST SEAL THEIR EXTERIOR PENETRATIONS
 (INCLUDING PLUMBING, HEATING, AND ELECTRICAL)
 -CAULK SEAL ALL INTERIOR AND EXTERIOR VERTICAL JOINTS WHERE WALL PANELS
 MEET OR WALL PANELS MEET THE FND. WALL



12 ENERGY CODE RIM DETAIL
 1-1/2" = 1'-0"

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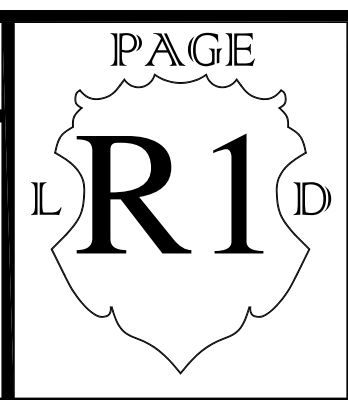
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BRACED WALL NOTES:

1. ALL WALLS DESIGNED PER METHOD CS-WSP OF THE 2015 MN CODE.
2. ALL EXTERIOR WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM 3/8" THICK WOOD PANEL.
3. CONNECTION OF WOOD PANEL TO STUDS SHALL BE MIN. 8d COMMON NAILS, 6" O.C. AT EDGES & 12" O.C. AT FIELD OF WOOD PANEL.
4. STRUCTURAL PANELS (BRACED WALLS) SHALL BE LOCATED AT EACH END & AT LEAST EVERY 20' BETWEEN PANELS.
5. EXTERIOR BRACED WALL LINES SHALL HAVE A BRACED WALL PANEL AT EACH END OF THE BRACED WALL LINE, EXCEPT FOR:

-BRACED WALL PANELS ARE PERMITTED TO BEGIN NO MORE THAN 10' FROM EACH END OF THE BRACED WALL LINE PROVIDED THAT A 24" PANEL MATCHING TABLE R602.10.7 IS APPLIED.

-THE END OF EACH BRACED WALL PANEL CLOSEST TO THE CORNER SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE STUD AT THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW. THE TIE-DOWN DEVICE SHALL BE CAPABLE OF PROVIDING AN UPLIFT ALLOWABLE DESIGN VALUE OF AT LEAST 1800 LBS. THE TIE-DOWN DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. INTERIOR BRACED WALL LINES SHALL BE DESIGNED/BUILT PER INTERMITTENT METHOD "GB".

-MINIMUM 1/2" GYPSUM BOARD APPLIED TO EACH SIDE OF 2X4 (OR) 2X6 STUD WALL @ 16" O.C. SPACING OF STUDS W/ DOUBLE TOP PLATE AND SINGLE BTM.
 -ATTACH GYPSUM TO STUDS W/ 1-1/4" SCREWS (TYPE W OR S), 7" O.C. AT EDGE & 7" O.C. AT FIELD.
 -ALL GYPSUM BOARD JOINTS TO BE SOLID BLOCKED W/ 2X MATERIAL

7. (PERPENDICULAR WALL/FLOOR)

ALL FLOOR SYSTEMS BETWEEN BRACED WALL PANELS TO HAVE A MIN. 2X4 TOP & BOTTOM BLOCKING BOARD PARALLEL TO BRACED WALL PANELS W/ MIN. (3)16d NAILS ATTACHING BOTTOM/TOP OF BRACED PANEL PLATE TO FLOOR SYSTEM AT BRACED PANEL WIDTH ONLY. 2X4 BLOCKING TO BE SET BETWEEN FLOOR SYSTEM MEMBERS. SOLID RIM MAY BE USED (FIG. 5 & 6).

8. (PERPENDICULAR WALL/ROOF)

APPLY 2X SOLID BLOCKING BETWEEN ROOF SYSTEM MEMBERS OVER BRACED WALL PANELS W/ 8d NAILS AT 6" O.C. ALONG LENGTH OF BRACED WALL PANELS WHEN HEEL IS 15.25" OR LESS (FIGURE 3, REFER TO FIG. #4 WHEN OVER 15.25").

9. NOTE: NOTES 7 & 8 ABOVE APPLY TO PERPENDICULAR FRAMING. WHEN PARALLEL FLOORS/ROOF SYSTEMS ARE PRESENT, THE FLOOR/ROOF SYSTEM IS TO HAVE BLOCKING MATERIAL ALLOWING FOR NAILING OF BRACED WALL PANEL INTO SYSTEM ABOVE/BELOW SAID WALL (FIGURE 6).

BRACED WALL PANEL UPLIFT LOAD PATH:

1. BRACED WALL PANELS LOCATED AT EXTERIOR WALLS THAT SUPPORT ROOF RAFTERS OR TRUSSES (INCLUDING STORIES BELOW TOP STORY) SHALL HAVE THE FRAMING MEMBERS CONNECTED IN ACCORDANCE WITH:

-WHERE THE NET UPLIFT VALUE AT THE TOP OF A WALL EXCEEDS 100 PLF, INSTALLING APPROVED UPLIFT FRAMING CONNECTORS TO PROVIDE A CONTINUOUS LOAD PATH FROM THE TOP OF THE WALL TO THE FOUNDATION OR TO A POINT WHERE THE UPLIFT FORCE IS 100 PLF OR LESS. THE NET UPLIFT VALUE SHALL BE AS DETERMINED BY ONE OF THE FOLLOWING:

- 1.1 THE BASIC WIND SPEED DOES NOT EXCEED 90 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32' OR LESS

(OR)

- 1.2 THE NET UPLIFT VALUE AT THE TOP OF A WALL DOES NOT EXCEED 100 PLF. THE NET UPLIFT VALUE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION R602.11 AND SHALL BE PERMITTED TO BE REDUCED BY 60 PLF FOR EACH FULL WALL ABOVE.

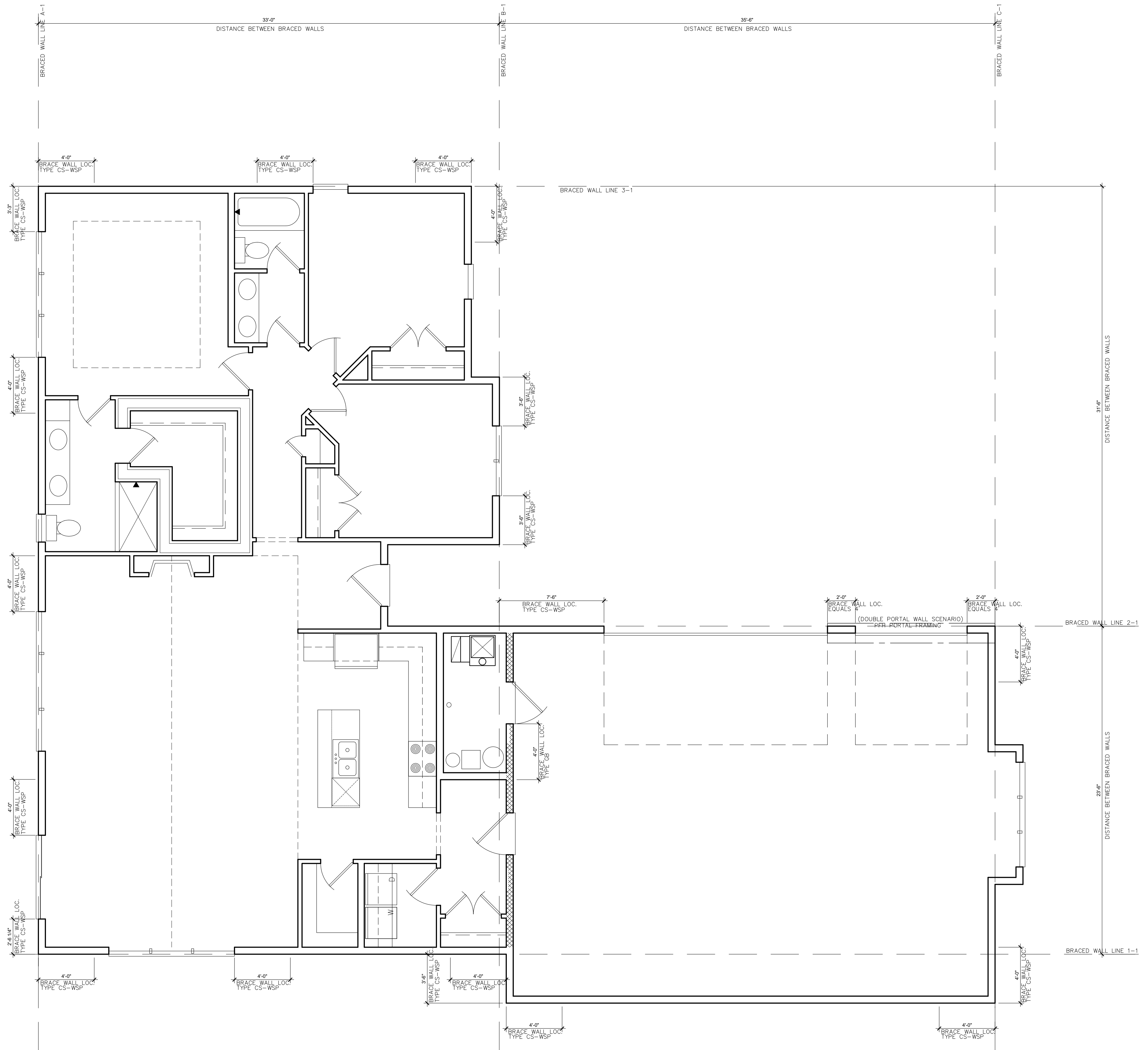
2. WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1)

-RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL:

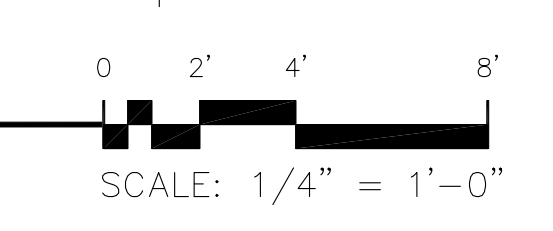
-MINIMUM (3) 16d BOX NAILS OR (3) 10d COMMON NAILS. (2) TOE NAILS ON ON EISDE AND (1) TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS. (MANUF. METAL CONNECTOR MAY BE SUBSTITUTED, VERIFY W/ MANUF. DETAILS).

-WALL PANEL TO STUDS:

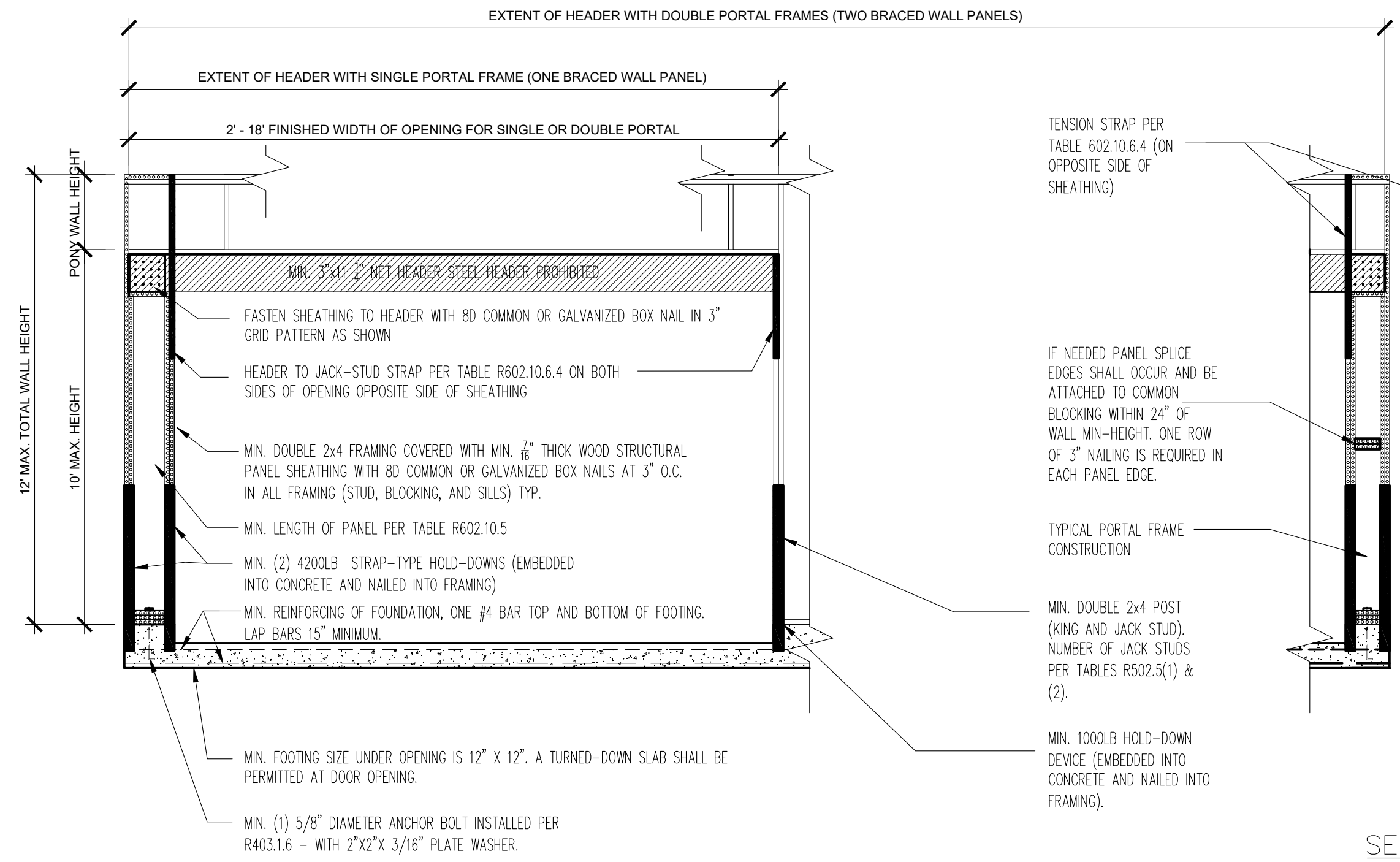
-CONNECTION OF WOOD PANEL TO STUDS SHALL BE MIN. 6d COMMON NAILS, 6" O.C. AT EDGES & 12" O.C. AT FIELD OF WOOD PANEL.



1 FIRST FLOOR BRACED WALL PLAN
1/4" = 1'-0"



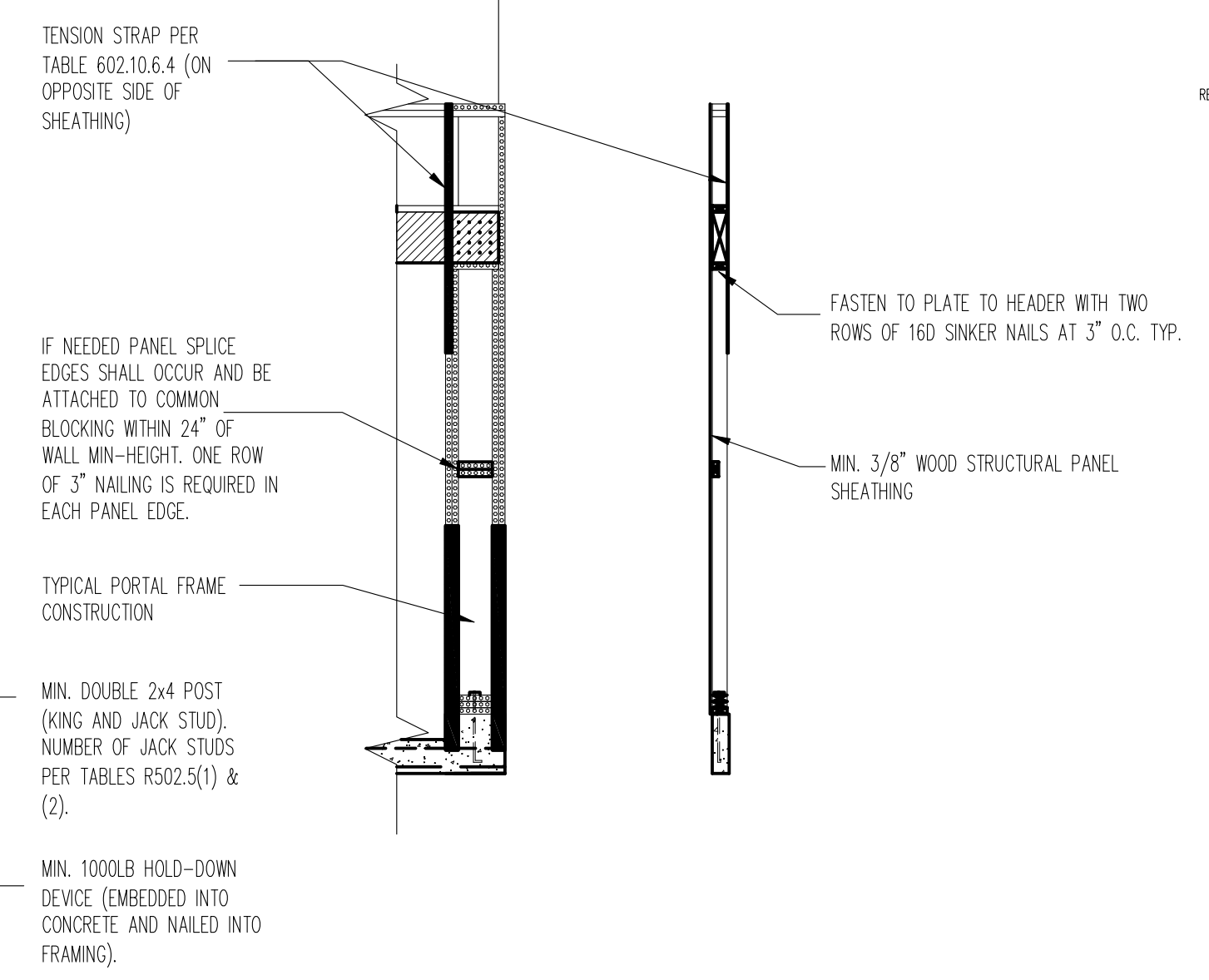
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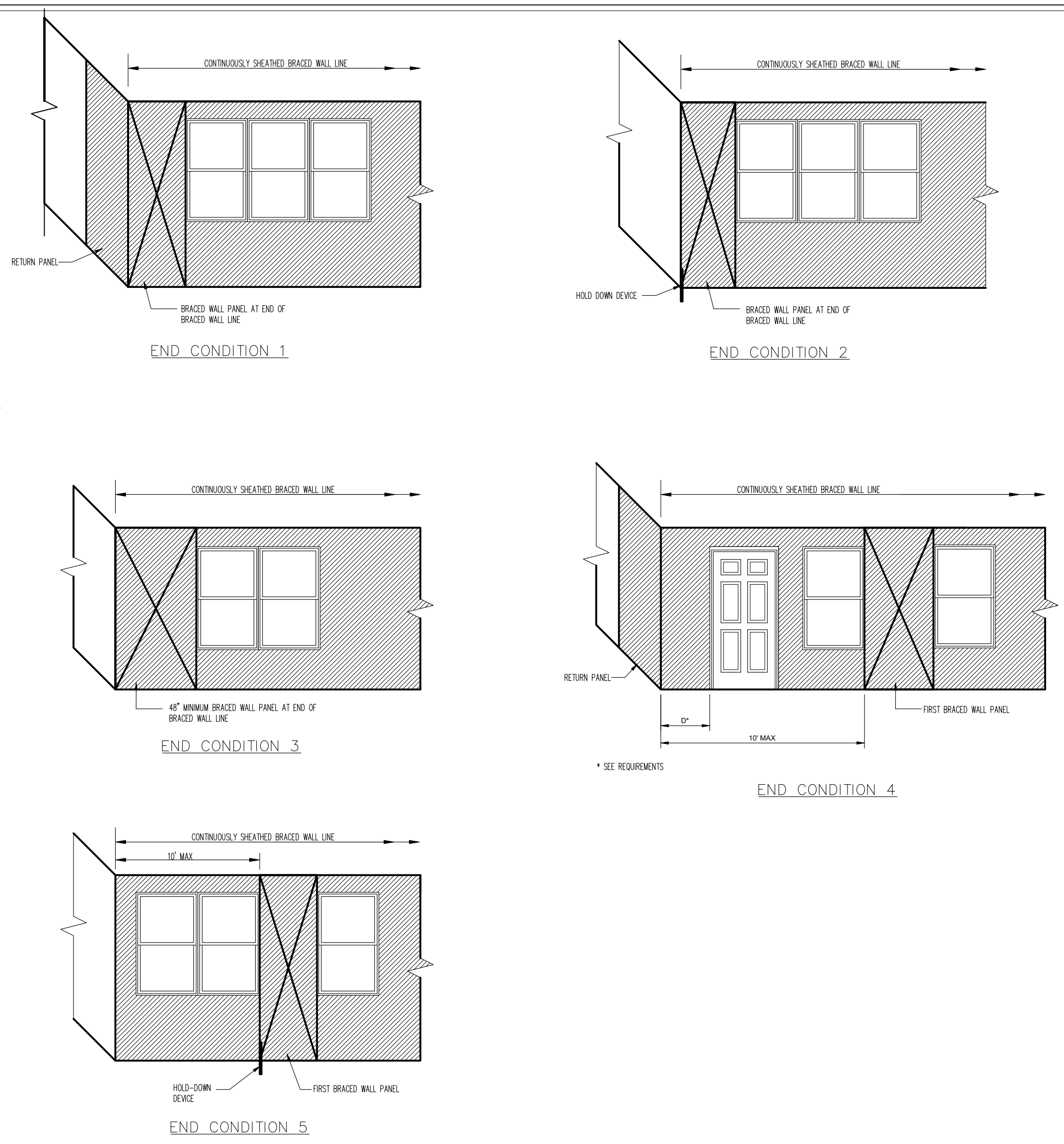
FRONT ELEVATION

FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE BRACED WALL PANEL 2
METHOD PFH-PORTAL FRAME PANEL WITH HOLD-DOWNS



SECTION



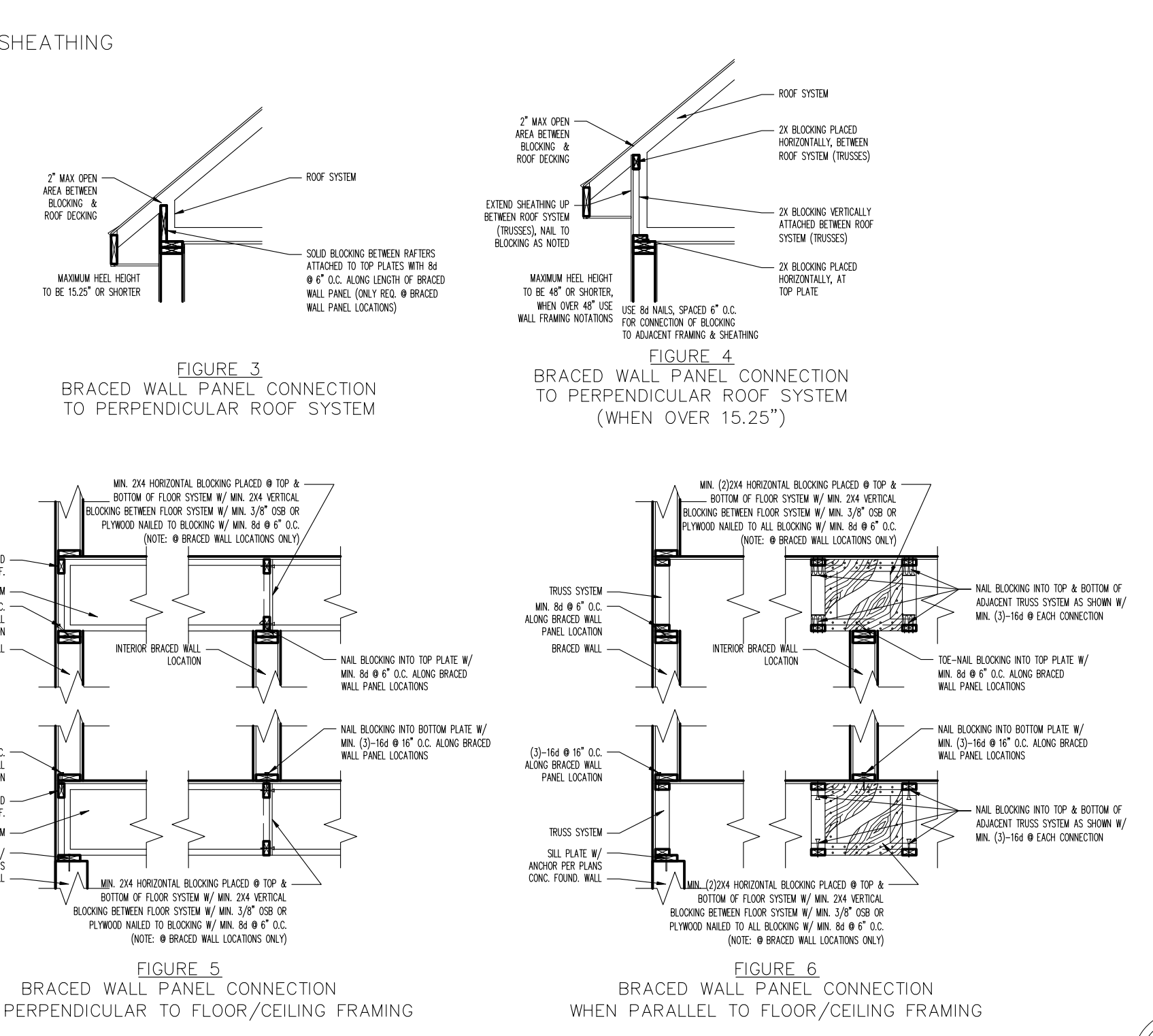
FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE 7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS							
METHOD (SEE TABLE R602.10.4)	ADJACENT CLEAR OPENING HEIGHT (inches)	MINIMUM LENGTH 'a' (inches)					CONTRIBUTING LENGTH (inches)
		WALL HEIGHT					
		8 Feet	9 Feet	10 Feet	11 Feet	12 Feet	
CS-WSP, CS-SFB	≤ 64	24	27	30	33	36	ACTUAL 'b'
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	32	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100		44	40	38	38	
	104		49	43	40	39	
	108		54	46	43	41	
	112			50	45	43	
	116			55	48	45	
	120				52	48	
	124				56	51	
128				61	54		
132				66	58		
136					62		
140					66		
144					72		

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

NP- Not Permitted.
 a. Linear interpolation shall be permitted.
 b. Use the actual length when it is greater than or equal to the minimum length.
 c. Maximum header height for PHF is 10 feet in accordance with Figure R602.10.6.2, but wall height may be increased to 12 feet with pony wall.
 d. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall.
 e. Maximum opening height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height may be increased to 12 feet with pony wall.



REQUIREMENTS
 RETURN PANEL: 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
 DISTANCE D: 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
 HOLD DOWN DEVICE: 800 LBS CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW

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