BLDR-2023-22671

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625

PERMIT # OSWP-2022-12440

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 4775-91-6544

APPLICANT / OWNER: SOIL AND FORESTRY SERVICES | APPLICANT ADDRESS: 126 3rd Creek Rd, Statesville, NC 28677

SITE ADDRESS: 121 WOODSTONE LN, STATESVILLE, NC 28625 | PHONE: (980) 223-8352 | ALT. PHONE:

SITE DIRECTIONS: | SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: WOODSTONE | SECTION: | LOT #: 7 | LOT AREA: | DESIGN FLOW: 360 | L.T.A.R.: .25

Septic Tank: (gal) 1000	STB: 760	Date: 6.2.23	☑ New System ☐ Repair ☐ Expansion	System Type: III	☑ Residence	No. Bedrooms: 3	Water Supply: Other Public Water
Pump Tank: (gal) 1000	PT: 383	Date: 6/10/23	System Description: PPBPS - PM		☐ Business	No. Persons: 6	
Pump Make:	Model:	Serial #:	Repair System Description: PPBPS - CP.		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 4	Linear Ft.: 240	Maintenance Agreement Required: ☐ YES ☑ NO		☑ Slab	☐ Crawl Space	
Trench Width: 24in	Trench Bottom Depth (Low side): 30in		Gravel Depth: -	☐ GRAVITY ☑ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Design to be Determined Prior to A/C

INITIAL SITE SKETCH

This permit is issued pursuant to G.S. 130A-335 (a2) (a3) + (e4) using the Signed and Sealed LSS/LG Evaluation attached here From:

Soil + Forestry Services of the Carolinas PA

LSS # 1231

4-14-2023

See attached ICHD design with Highlights

use (4) 1/2 Sch 40 Taps @ 7.11 gpm = Flow Rate (28.44 gpm).

use 56 panels = 200 gallon Dose = 9.5 inch Drawdown

7.03 min pump Run time

AS BUILT SKETCH

4-15-23 - LWD

8-16-23 PM

8-30-23 - Pressure Set Floats / Alarms

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

☐ IMPROVEMENT PERMIT with plat valid without expiration. ☑ IMPROVEMENT PERMIT with site plan valid for 60 mos. ☑ AUTHORIZATION TO CONSTRUCT valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.

Owner / Applicant Signature: Date:

IMPROVEMENT PERMIT by: Benjamin A Bell Date: 1-19-2023

AUTHORIZATION TO CONSTRUCT by: Benjamin A Bell Date: 6-14-2023

Installed By:

OPERATION PERMIT by: Date:

Existing System Inspected By: Date:

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 BETWEEN 8am-9am the day the inspection is needed.

4-23-2023 BS.

50.0'
47.0'
6
Lot 6 Turnup
Sta:4+26.44
L53
50.0'
7
Lot 7 Turnup
Sta:4+87.15
L52
50.0'
3
L21
L20
L19
8.4'
8.6'
8.3'
8.7'
#4 REB
JOHNN
NC GRID
SCALE
1" = 30'

4-14-2023 BB
Install Highlighted Section
Remainder to be Repair

County: Iredell

This Section for Local Health Department Use Only

Initial submittal received: 1-19-2023 (Date) by BB (Initials)

Permit Number: OSWP-2022-1240

G.S. 130A-335(a4) states the following: *'If a local health department fails to act on an application for an improvement permit submitted pursuant to subsection (a3) of the section within 10 business days of receipt of a complete application, the local health department shall issue the improvement permit.'*

In accordance with G.S. 130A-335(a3) the improvement permit application is:

☐ Incomplete (If box is checked, information in this section is required.)

The following items are missing:

_____

_____

Copies of this were sent to the LSS and the Owner on _____ (Date)

State Authorized Agent: _____ Date: _____

☐ Denied (See attached report.)

Copies of this were sent to the LSS and the Owner on _____ (Date)

State Authorized Agent: _____ Date: _____

☑ Complete

State Authorized Agent: Benjamin A Batton Date of Issuance: 1/19/2023

This Improvement Permit is issued pursuant to G.S. 130A-335 (a2), (a3), and (a4) using the signed and sealed LSS/LG evaluation(s) attached here. The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This site is subject to revocation if the site plan, plat, or the intended use changes, or if information submitted in the application was falsified, inaccurate or misleading. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to conditions of this permit. The location and identification of all property lines, easements, water lines, and other appropriate utilities shall be the responsibility of the owner.

The Department, the Department's authorized agents, and the local health departments shall be discharged and released from any liabilities, duties, and responsibilities imposed by statute or in common law from any claim arising out of or attributed to evaluations, submittals, or actions from a licensed soil scientist or licensed geologist pursuant to GS 130A-335(a2).

Improvement Permit Expiration Date: 1/19/2028

See attached site sketch

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project#: 21-0018
November 29th, 2022

K + T Properties V, LLC
Attn: *Pete Denicola*
Email: pete@peconicbayhomes.com

RE: Soil & Site Evaluation for a 3 Bedroom Residence on Lot 7 Proposed (Septic Field Easement) Barry Oak Subdivision, 0.23 ac Parcel, PIN# 4775904821, Barry Oak Road, Statesville, NC 28625.

Mr. Denicola:

At your request Soil & Forestry Services of the Carolinas (S&FS) has performed soil/site evaluations on parcel noted above. The Lot size is noted in a table on the attached survey map & soil evaluation form. The purpose of our work was to identify soil areas with potential to support subsurface wastewater disposal systems and provide design details for Session Law submittal to Iredell County Health Department.

Site Conditions

At the time of our evaluation land cover on the property was mostly cleared. Topography within the evaluated area was gently slope proposed drainfield area. Property lines and corners were marked at the time of the evaluation by Don Allen & Associates. The client provided an Autocad File of a survey as a basemap. The proposed septic layout was located by the surveyor and used to produce the attached *Site Plan*. **The engineer (Piedmont Design & Associates) will be providing all information for the offsite innovative approval for design purposes to Iredell County Health Department.**

Methodology

We evaluated soil areas through the use of backhoe pits. Soil morphological conditions including color, texture, structure, etc. were reviewed in the field with three backhoe pits on the property flagged and located via GPS. All of the three backhoe pits are located in or adjacent to the proposed septic layout. Soil suitability was determined by referencing 15A NCAC 18A.1900 "Laws and Rules for Sewage Treatment and Disposal Systems". *Soil & Site Evaluation Forms* were utilized to record the soil morphological data for each pit. An on-ground layout of system and repair was performed using a laser level. Pin flag locations of the layout were located via survey. Detailed system & repair information is summarized in the following paragraph for this Easement.

Barry Oak Subdivision Lot 7 Septic Field Easement Proposed (*See Attached Site Plan*)
The septic layout for this lot (9' centers) yielded a total of 503 linear feet of line. LTAR is 0.25.The primary system is proposed as 240 linear feet of Modified Conventional (PPBPS) drainfield with low pressure distribution. Trench depth (LOW SIDE) is specified at 30 inches. The repair system is proposed as 240 linear feet of Modified Conventional (PPBPS) drainfield with low pressure distribution. Trench depth (LOW SIDE) is specified at 30 inches. There is 263 linear feet available for repair.

Session Law Requirements

All information needed to issue the IP must be submitted with the application. The application shall include all information described in 15A NCAC 18A .1937(d) and be accompanied by a signed and dated statement from the applicant (owner or owner's legal representative) that reads as follows:

"The LSS/LG evaluation(s) attached to this application is to be used to issue an Improvement Permit in accordance with G.S. 130A-335(a2) and (a3)."

Owner Date

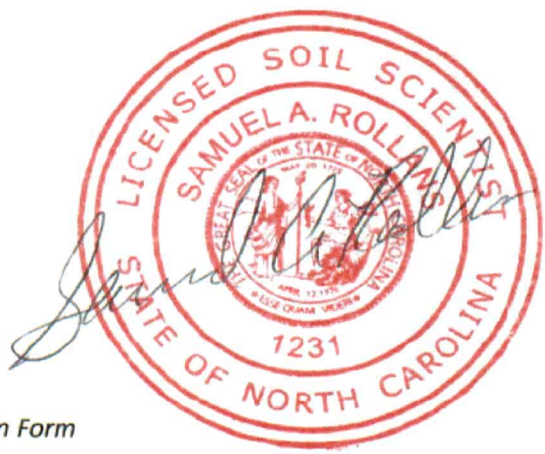
Print Name PETER DENICOLA
Signature _____ 12/22/22

The LSS evaluation shall include a statement bearing the LSS seal and signature that reads as follows:

"The LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2)."

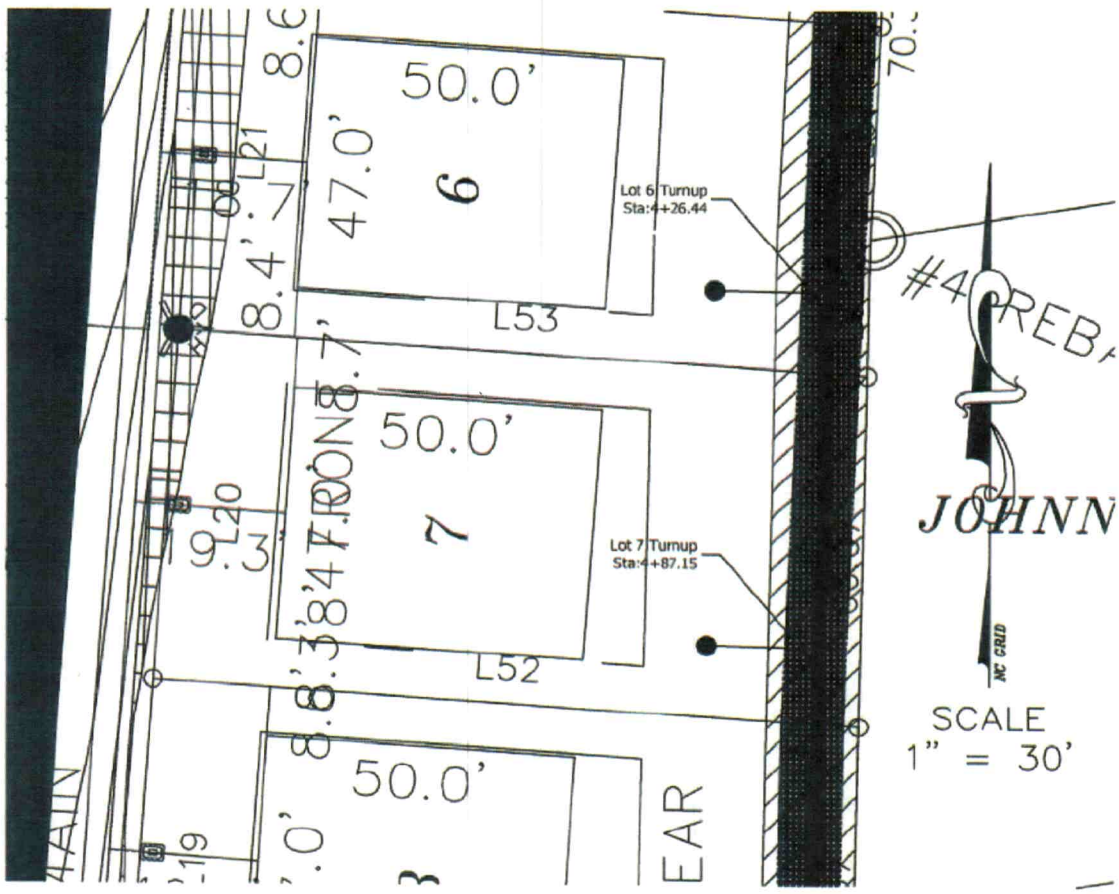
Disclaimer
This report reflects the findings of S&FS, PA. *This LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2)."* Any site modifications that impact the proposed septic areas on Lot 7 of Septic Field Easement of Barry Oak Subdivision may nullify the permit. Authorization to Construct by local Health Department shall be adhered to for installation and Operations Permits to be issued by the local Health Department. If you have questions regarding these requirements a Pre-Construction meeting should be scheduled to discuss. Please contact S&FS if you have any questions regarding this report or the attached information. S&FS also offers septic system inspection, wetland delineation and forestry services.

Sincerely,



S. Ashley Rollans, LSS
Attachments: *Site Plans, Improvements Permit Form & Soil Evaluation Form*

4 Vertical 30 ft


50.0'
47.0'
6
Lot 6 Turnup
Sta:4+26.44
L53
L21
8.4'
8.7'
50.0'
7
Lot 7 Turnup
Sta:4+87.15
L52
L20
3'
8'
8.3'
8.8'
50.0'
3
L19
#4 REBA
JOHNN
NC GRID
SCALE
1" = 30'
EAR

Sheet 1 of 1

PROPERTY ID #: 4775904821

COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM
(complete all fields in full)

OWNER: K&T Properties

ADDRESS: 127 Bluff Meadow Ln Mooresville NC 28115

PROPOSED FACILITY: 3 BR Residence-360 gpd

LOCATION OF SITE: Barry Oak Subdivision off site septic easements Lot 7

APPLICATION DATE:

DATE EVALUATED: 2022

PROPERTY SIZE: 0.23

PROPERTY RECORDED: No

WATER SUPPLY: ☐ Private ☐ Well ☐ Spring ☑ Other County Water

EVALUATION METHOD: ☐ Auger Boring ☑ Pit ☐ Cut

TYPE OF WASTEWATER: ☑ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPR CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
37	L/8%	0-9	RBCLWFSBK		COMPACTED FEW FE DEPL FEW SAP	55			0.25
		9-42	BRCWMSBK/ABK	FRSP					
		42-55	RBCWMSBK	FRSSSP					
38	L/8%	0-6	BCLWFSBK	FRSSSP	F-C FE DEPL FEW SAP	57			0.25
		6-36	BRCWMSBK/ABK	FRSSP					
		36-57	RBCWMSBK	FSSSP					
41	L/5%	0-7	RBCLWMSBK	FRSSSP		56			0.3
		7-33	BRCWMABK/SBK	FRSSSP					
		33-48	RBCWMSBK	FSSSP					
		48-56	RBCLWFSBK	FRSSSP					
4									
5									
6									
7								N/A	
8								N/A	
9								N/A	
10								N/A	

LICENSED SOIL SCIENTIST SAMUEL A. ROLLANS 1231 STATE OF NORTH CAROLINA

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Types(s)	PPBPS	PPBPS
Site LTAR	0.25	0.25

OTHER FACTORS (.1946):

SITE CLASSIFICATION (.1948): PS

EVALUATED BY: Ashley Rollans

OTHER(S) PRESENT: Chad Wagner & Mason Freeman

COMMENTS:

County: Iredell

IMPROVEMENT PERMIT FOR G.S. 130A-335(a2)/SL2022-11

PIN/Lot Identifier: 4775904821

Issued To: K + T Properties V LLC

Property Location: Barry Oak Rd

Subdivision: Glenda J Benfield Property Lot #: 7 Block: _____ Section: _____

LSS Report Provided: Yes ☑ No ☐

If yes, name and license number of LSS: Samuel Ashley Rollans #1731

New ☑ Repair ☐ Expansion ☐ System Relocation ☐

Proposed Structure: 3BR Residence

Proposed Wastewater System Type: PPBPS (Initial) PPBPS (Repair)

Fill System: ☐ Yes ☐ No If yes, specify: ☐ New ☐ Existing (when adding more than 6 inches of fill to system area please provide a fill plan)

Proposed Design Daily Flow: 360 GPD Proposed LTAR (Initial): 0.25 Proposed LTAR (Repair): 0.25

Design Wastewater Strength: ☑ domestic ☐ high strength ☐ industrial process

Number of bedrooms: 3 Number of Occupants: 6 Other: _____

Pump Required: ☑ Yes ☐ No ☐ May be required based upon final location and elevations of facilities

Artificial Drainage Required: ☐ Yes ☑ No If yes, please specify details: _____

Type of Water Supply: ☐ Private well ☐ Public well ☐ Municipal Supply ☐ Spring ☑ Other: County Water

Drainfield location meets requirements of Rule .1945: Yes ☑ No ☐

Drainfield location meets requirements of Rule .1950: Yes ☑ No ☐

Permit valid for: ☑ Five years [site plan submitted pursuant to GS 130A-334(13a)] ☐ No expiration [plat submitted pursuant to GS 130A-334(7a)]

Permit conditions:

Licensed Soil Scientist Print Name: Samuel Ashley Rollans

Licensed Soil Scientist Signature: Samuel A Rollans Date: 12/19/21

The LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2).

See attached site sketch

VERSION 1.6

GOVERNING DESIGN CODE:
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE

FOUNDATIONS:
FOUNDATION SIZES BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF DEAD AND LIVE LOADS COMBINED. PLACE FOOTINGS ON FIRM, UNDISTURBED ORIGINAL NATURAL SOIL OR ON STRUCTURAL FILL AND SHALL BE UNDER FROST LINE FOR COUNTY CODE UNLESS NOTED BY ENGINEER.

CONCRETE MIX DESIGNS:
3000 PSI CONC FOR SLAB, GONC. WALLS, AND FOOTINGS ALL ON COMPACT FILL OR VIRGIN SOIL. VALUES MAY REQUIRE 4000psi IN SOME JURISDICTIONS

ANCHORS IN CONCRETE:
INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS ANCHOR BOLTS USE BOLTS WITH ROLLED THREADS, UNLESS NOTED OTHERWISE EMBED ANCHOR BOLTS SEVEN INCHES (7) MINIMUM INTO CONCRETE.

PT MUD SILL WITH UPLIFT SIMPSON FOR OREGON # SC-7 OC. 9 MAX 12" FROM ENDS WITH 3"X3"X0.14" STEEL PLATE WASHERS AT EACH BOLT, TYP. ANCHOR BOLT SPACE FOR 3-STORY BUILDINGS SHALL BE 48" OC.

ANCHOR BOLT MUST BE LOCATED NO GREATER THAN 12" TO FOUNDATION PLATES SPLICES AND NO LESS THAN 7 TIMES THE ANCHOR BOLT DIA.
EXAMPLE 1/2"X7"=3"FROM SPLICES
EXAMPLE 5/8"X10"=4-3/8"FROM SPLICES
PROVIDE 2 ANCHOR BOLTS PER PLATE OF FOUNDATION PLATE MINIMUM

EXPANSION ANCHORS INTO CONCRETE:
EMBED EXPANSION ANCHORS (4) MINIMUM INTO CONCRETE.

1-STORY PER IRC 4050
6" GONC WALL (9" TALL MAXD ON 10'6" GONC. FTG. SEE BASEMENT WALL DETAILS FOR HIGHER STEMWALLS OR PER ENGINEER.

12-STORY PER IRC 4050
12" GONC WALL (9" TALL MAXD ON 15'6" GONC. FTG. SEE BASEMENT WALL DETAILS FOR HIGHER STEMWALLS OR PER ENGINEER.

13-STORY PER IRC 4050
12" GONC WALL (9" TALL MAXD ON 13'6" GONC. FTG. SEE BASEMENT WALL DETAILS FOR HIGHER STEMWALLS OR PER ENGINEER.

REBAR:
MIN. #4 REBAR TOP OF WALL AND FOOTING GONT. 90 DIA. LAP AT SPLICES. STEMWALLS HIGHER THAN 4' WILL REQUIRE DESIGN AS RETAINING WALL OR CONSTRAINED BASEMENT WALL PER LOCAL JURISDICTION OR ENGINEER.

#4 VERT. @MAX. 48" O.C. WITH MIN. (9" EXTENSIONS INTO FTEM WALL AT SPLICE, MIN. 6" HOOK GONTINUOUS FTG. & REBAR THROUGH GARAGE OPENINGS

GRADE:
GRADE SHALL FALL A MIN. 6" W/IN FIT (0' OF FTG. DRAIN RED. 3"DIA. MIN. PERFORATED PIPE W/ 3/4" MIN. CRUSHED ROCK OR GRAVEL & APPROVED FILTER MEMBRANE SEE RAWLS

FOOTINGS MUST BE (2" MIN. BELOW UNDISTURBED GROUND OR FOOTING SHALL BE PLACED BELOW THE FROST LINE ESTABLISHED BY THE LOCAL JURISDICTION. USE WHICHEVER PROVIDES A DEEPER FOUNDATION - VERTICAL AND HORIZONTAL WALL REINFORCEMENTS SHALL BE PLACED NO GLOSER TO THE OUTSIDE FACE OF THE WALL THAN 1/2 THE WALL THICKNESS.

POST CONNECTIONS:
TYPICAL 6X6 POSTS. IF IN GONTACT W/ WEATHER OR GONC. USE PT - POST TO GONC. GONNECTION USE SIMPSON "EBSA44" POST BASE OR EQU. - POST TO HDR OR BEAM GONNECTION SIMPSON "BC6" POST GAP OR EQU. POST TO BEARING GONNECTION SIMPSON "BC6Z0 HALF. BASE, GAP OR EQU. FOR 6X6 POST GONNECTIONS SEE MANUF. FOR INSTALLATION DETAILS

TYPICAL 4X4 POSTS. IF IN GONTACT W/ WEATHER OR GONC. USE PT - POST TO GONC. GONNECTION USE SIMPSON "EPB44T" POST BASE OR EQU. - POST TO HDR OR BEAM GONNECTION SIMPSON "BC4" POST GAP OR EQU POST TO BEARING GONNECTION SIMPSON "BC40 HALF. BASE, GAP OR EQU. FOR 4X4 POST GONNECTIONS SEE MANUF. FOR INSTALLATION DETAILS

BEAM POCKETS: W/ 1/2" AIR SPACE ON 3-SIDES.

SIMPSON HOLDOWN: "STHD 14" OR THDS OR EQU. OR PER ENG.

NON VENT PER CODE: AREA 150+ SF MIN.

LEDGERS:
WOOD GONNECTION: 2X10 LEDGER W/ 5/8" X 9" LAG SCREWS STAGGERED @ 0'6.

GONC. GONNECTION: PTZ30 LEDGER W/ EXPANDING ANCHOR BOLTS STAGGERED @ 0'6.

VERSION 1.6

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b]	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2-1/2" X 0.131")	-
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2-1/2" X 0.131")	-
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2" staples, 7/16"	-
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3-1/2" X 0.135")	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	3-8d (2-1/2" X 0.131") OR	-
STUD TO SOLE PLATE, TOE NAIL	3-8d (2-1/2" X 0.131") OR	-
DOUBLE STUDS, FACE NAIL	10d (3" X 0.148")	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d (3" X 0.148")	24" O.C.
DOUBLE PLATE TO JOINT OR BLOCKING AT PERIMETER WALL PANELS	3-16d (3-1/2" X 0.162")	16" O.C.
DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3-1/2" X 0.135")	-
TOP PLATE TO STUD, END NAIL	2-16d (3-1/2" X 0.135")	-
CONTINUED HEADER, TWO PIECES	16d (3-1/2" X 0.135")	16" O.C.
END JOINT OF TOP PLATE, FACE NAIL	8-16d (3-1/2" X 0.135")	-
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS, FACE NAIL	2-16d (3-1/2" X 0.135")	-
BOTTOM PLATE TO JOIST, RIM JOIST OR BLOCKING, FACE NAIL	16d (3-1/2" X 0.135")	16" O.C. IN PAIRS EACH SIDE
CONTINUOUS HEADER, TWO PIECES	12d (3-1/4" X 0.148")	16" O.C. ALONG EACH SIDE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2-1/2" X 0.131")	-
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2-1/2" X 0.131")	-
CEILING JOISTS, LAPPED OVER PARTITIONS, FACE NAIL	3-16d (3" X 0.135")	-
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d (3" X 0.135")	-
CEILING JOIST TO RAFTER, TOE NAIL	3-8d (2-1/2" X 0.131")	-
COLLAR TIE TO RAFTER, FACE NAIL	3-10d (3" X 0.128")	-
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2-1/2" X 0.131")	-
1" X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2" X 0.131")	-
1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2" X 0.131")	-
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2-1/2" X 0.131")	-
BUILT-UP CORNER STUDS	10d (3" X 0.128")	24" O.C.
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d (3" X 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.
2" X 6" JOIST TO BAND JOIST OR RIM JOIST	4-16d (3-1/2" X 0.135")	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS TOE NAIL	4-8d (2-1/2" X 0.131")	-
RAFTER TIES TO RAFTERS, FACE NAIL	3-8d (2-1/2" X 0.131")	-
CEILING JOIST TO RAFTER, FACE NAIL	3-10d (3" X 0.128")	-
COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4" X 20 GAGE RIDGE STRAP	3-10d (3" X 0.128")	-

TABLE R602.3(1) – GONTINUED –
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER [a,b]	SPACING OF FASTENERS	
		EDGES (INCHES)[c]	INTERMEDIATE SUPPORTS (INCHES)[e,i,j]
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
5/16" - 1/2"	6d COMMON (2" X 0.113" NAIL (SUBFLOOR, WALL) 8d COMMON (2-1/2" X 0.131" NAIL (ROOF))	6	12[g]
19/32" - 1"	8d COMMON NAIL (2-1/2" X 0.131")	6	12
1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL OR 8d (2-1/2" X 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING[h]			
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL; 6d COMMON (2" X 0.113") NAIL; STAPLE 16 GA. 1-1/2" LONG	3	6
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL; 8d COMMON (2-1/2" X 0.099") NAIL; STAPLE 16 GA. 1-3/4" LONG	3	6
1/2" GYPSUM SHEATHING[d]	1-1/2" GALVANIZED ROOFING NAIL; 6d COMMON (2" X 0.113") NAIL; STAPLE GALVANIZED 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING[d]	1-3/4" GALVANIZED ROOFING NAIL; 6d COMMON (2" X 0.113") NAIL; STAPLE GALVANIZED 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S	4	8
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	8d DEFORMED (2" X 0.120") NAIL OR 8d COMMON (2-1/2" X 0.131") NAIL OR	6	12
7/8" - 1"	8d COMMON (2-1/2" X 0.131") NAIL OR 8d DEFORMED (2" X 0.120") NAIL	6	12
1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL OR 8d DEFORMED (2-1/2" X 0.120") NAIL	6	12

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 0.447M/S, KPA = 6.895 MPA

a. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KPA FOR SHANK DIAMETER OF 0.192 INCH (5.00 COMMON NAIL), 90 KPA FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KPA FOR SHANK DIAMETERS OF 0.142 INCH OR LESS).

b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.

c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

d. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-4-FOOT PANELS SHALL BE APPLIED VERTICALLY.

e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(3).

f. FOR REGIONS HAVING BASIC WIND SPEED OF 90 MPH OR GREATER, 8D DEFORMED (2-1/2" X 0.120") NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 33 FEET MAXIMUM.

g. FOR REGIONS HAVE BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM EDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.

h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253 FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.

i. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

VERSION 1.6

FRAMING LUMBER
LUMBER SPECIES: DOUGLAS FIR-LARCH GRADE LUMBER
LUMBER GRADES:
EXTERIOR WALL STUDS NO.2 OR BETTER
INTERIOR NON-BEARING WALL STUDS "STANDARD OR BETTER
INTERIOR BEARING WALL STUDS _____NO.1 OR BETTER
JOISTS _____NO.1 OR BETTER
BEAMS _____NO1 OR BETTER UNLESS NOTED ON PLAN
POSTS _____NO1 OR BETTER UNLESS NOTED ON PLAN
BLOCKING _____STANDARD OR BETTER
SOLID BLOCKING USE SAME DEPTH AS MEMBERS

ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2006 IRC 2304)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: USE WESTERN
MEMBER GRADE: SIMPLE, MULTIPLE SPAN OR CANTILEVERED SPANS USE 24F-V4
MATERIAL STANDARDS: ARCHITECTURAL GRADE APPEARANCE DO NOT USE 24F-1.8E UNLESS NOTED & APPROVED BY A QUALIFIED SUPPLIER OR STRUCTURAL ENGINEER.

GLULAM GOLUMNS: USE GOMBINATION #3 DF

PLYWOOD SHEATING
ROOF SHEATHING: 1/2" MIN. INDEX 32/16.
FLOOR SHEATHING: 3/4" MIN. INDEX 48/24 T&G
WALLS SHEATHING 7/16" MIN. INDEX 32/0

ENGINEERED WOOD PRODUCTS MUST GONFORM WITH ALL APPLICABLE PROVISIONS OF THE IBC 2006 GODE

WOOD PRODUCT MANUFACTURER:
TRUS JOIST "TJI SERIES JOIST OR
BOISE ENGINEERING "BGI "SERIES JOISTS

ASSEMBLIES AND HANGERS, AS REQUIRED TO PROVIDE A GOMPLETE FLOOR OR ROOF STRUCTURAL SYSTEM PER I-JOIST MANUF

RIM BOARD:
1-1/4" WIDE, USE GRADE LABELED NOTED ON PLANS OR APPROVED BY JOIST SUPPLIER OR STRUCTURAL ENGINEER

BEARING REQUIREMENTS FOR MECHANICAL UNITS:
JOIST SUPPLIER AND CONTRACTOR TO DOUBLE ALL JOISTS MEMBERS UNDER MECH. UNITS, UNLESS NOTED OTHERWISE DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER

SIDING:
SIDING TO BE DETERMINED BY OWNER/BUILDER

GARAGE / DWELLING SEPARATION:
ON THE GARAGE SIDE OF WALLS AND GEILING WITH A MIN. 1/2" GWB AND 5/8" TYPE "X" GWB AT GEILING WITH HABITABLE ROOMS ABOVE.

INSULATION R-VALUES:
2X4 WALLS: R-15 MIN.
2X6 WALLS: R-21 MIN.
ROOF GAVITIES: R-38 MIN.
VAULTED ROOF GAVITIES: R-30 MIN.
UNDER SLAB: R-10 R560 MIN., 24" HORIZONTAL LENGTH MIN
INSULATION BAFFLES AT VENTS (PER IBC 1203.2)
FLOOR GAVITIES
R-30 MIN. WITH 1" MIN. AIR SPACE FOR VENTING (PER IBC 1203.2)

GLEARANGES:
15" MIN. GLEARANGE FROM GRADE TO BOTTOM OF FLOOR JOIST AND MIN. 12" GLEARANGE TO BOTTOM OF GIRDERS OR BEAMS IN THE GRAWLSPACE

ROOF:
GOMPOSITION ROOF SHINGLES MUST BE A MINIMUM OF 15-YEAR ON 15#
FELT ON 1/2" PLYWOOD ON MANUF. TRUSS OR RAFTERS 24" O/G PER 2006 IRC R905.
USE SIMPSON 2.5 "H" GLIP ON EACH TRUSS OR RAFTER

ATTIC VENTILATION:
ATTIC VENTILATION MUST BE U150th OF THE ATTIC AREA OR U300th OF ATTIC AREA IF AT LEAST 50 PERGENT BUT NOT MORE THAN 80 PERGENT OF THE REQUIRED VENTILATION IS 3 FEET ABOVE THE EAVE OR GORNICE VENTS OR PROVIDE A MOISTURE BARRIER ON THE WARM SIDE OF THE GEILING (PER 2006 IRC R806)

OVERHANGS:
OVERHANGS ARE TO BE DETERMINED BY OWNER/BUILDER

GUTTERS:
GUTTERS ARE TO BE DETERMINED BY OWNER/BUILDER





FIRST FLOOR	1400 SF
SECOND FLOOR	805 SF
TOTAL AREA	2205 SF

2205 SF
CASTLEFORD

DesignNW Custom Home Plans

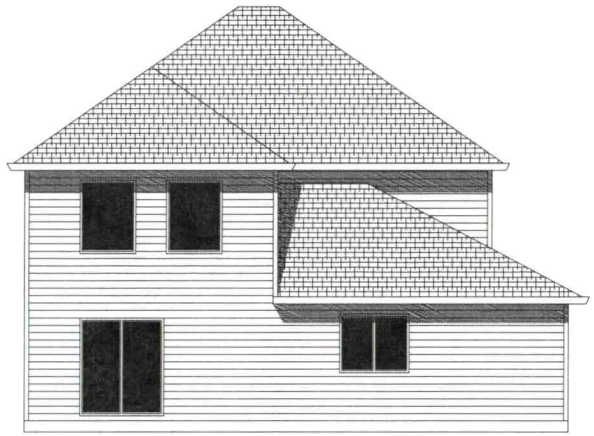
SCALE: 1/8"=1'-0" DATE: 08-12-07 DR
REVISIONS
PLAN: 2205-24
COVER SHEET

COPYRIGHT © 2002 DESIGN NW



FRONT ELEVATION

SCALE 1/4"=1'



REAR ELEVATION

SCALE 1/4"=1'

COPYRIGHT © 2002 DESIGN NW

DesignNW
Custom Home Plans

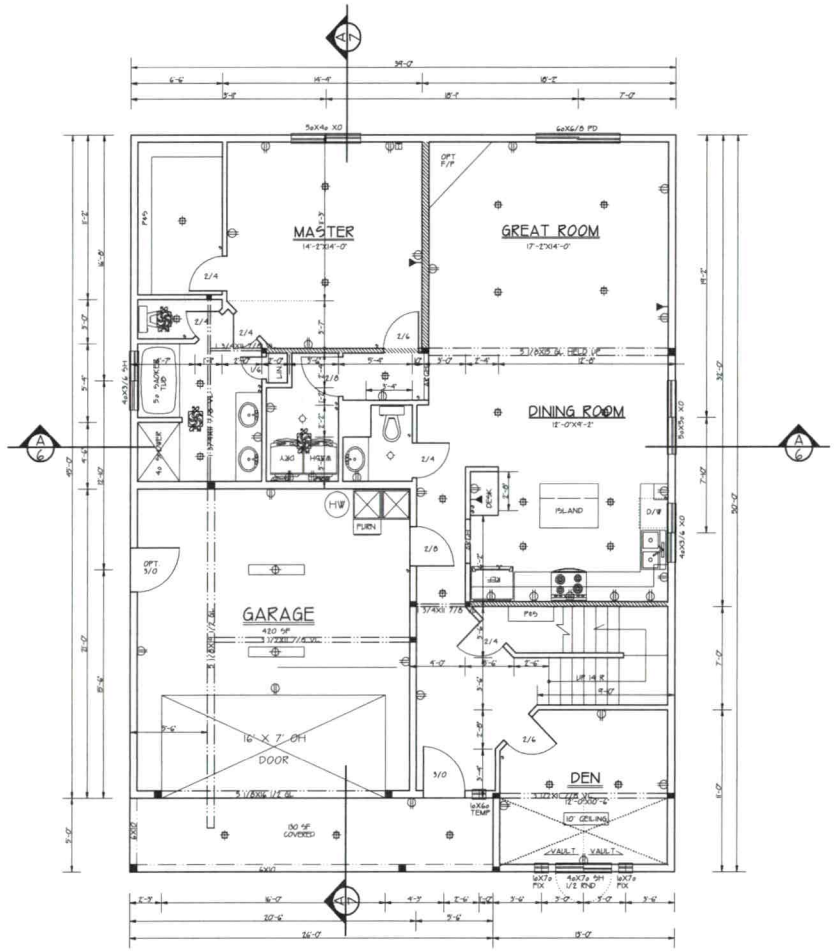
2205 SF
CASTLEFORD

ORIG 06-26-07 GW
REV
REV
REV

PLAN 2205-24

—

COPYRIGHT © 2008 DESIGN NW



FLOOR PLAN

SCALE 1/4"=1'-0"

REFER TO ENGINEERING SHEETS FOR SPECS IF LATERERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

SYMBOL LEGEND

- 110V 60HZ OUTLET
- 220 V OUTLET
- CEILING FAN W/LIGHTS
- RECESSED LIGHT FIXTURE
- SWITCH
- SURFACE OR WALL MOUNT LIGHT FIXTURE
- 1 LAMP SURFACE MOUNT FLUORESCENT W/ACRYLIC WRAP AROUND LENS
- DATA LINE (COMPUTER & PHONE)
- TELEVISION
- SMOKE DETECTOR
- POLE & SHELF
- CFM RATED FAN VENTED TO EXTERIOR

STRUCTURE

- BEAM/HDR/GIRDER
- POST/FRONT LOAD
- LOAD BEARING WALL

NOTE: BLACKENED AREA = POSTS OR STUDS
- 6X6 POSTS OR (3)2X6
- 4X6 POSTS OR (3)2X4
- 4X4 POSTS OR (2)2X4

TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.

6X8 HDR MIN. 7'-8" CEILINGS
4X10 HDR MIN. 8'-0" CEILINGS
4X12 HDR MIN. 9'-0" CEILINGS

MIN. LOADS

FLOOR:
LIVE 40lbs PSF
DEAD 10lbs PSF

ROOF:
LIVE 25lbs PSF
DEAD 17lbs PSF

DECKS:
LIVE 40lbs PSF
DEAD 20lbs PSF

DESIGN LOADS: GROUND SNOW LOAD TO BE DETERMINED BY 2006 IRC FIGURE R301(5) OR SITE SPECIFIC SNOW STUDY NEEDED BY LOCAL COUNTY CODES. FOR MORE INFO PLEASE CONTACT US AT DESIGN NW 360-260-1766

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE DF #2 UNLESS NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2006 IRC R319)

GENERAL CODE
HALLWAYS (R311.3) MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR (311.4.1) NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT. SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER (R311.4.2) FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER (R311.4.3) AND OPT SLOPE OF LANDING OF 2% MAX. (.025 UNITS VERT IN 12 UNITS HORIZ.)

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE EQUIPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD WIRED.

EMERGENCY ESCAPE AND RESCUE OPENINGS R310 BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERG. OPENING. SILL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR
R310.1 MIN. OPENING AREA OF 5.7 SQFT. NET.
R310.1.2 MIN. OPENING HEIGHT OF 24" NET.
R310.1.3 MIN. OPENING WIDTH OF 22" NET.
R310.3 WINDOW WELL - HORIZ. AREA

GOVERNING DESIGN CODE VERSION 14
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
GENERAL
SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS FOR FEATURE CONSTRUCTION. FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS PER CODES OR PER LOCAL JURISDICTIONS. APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND REMAIN BRACED UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

AREA

1ST FLOOR	1400 SQFT.	
2ND FLOOR	805 SQFT.	
TOTAL	2205 SQFT.	
GARAGE	420 SQFT.	
COVERED PORCH	90 SQFT.	
SQFT. UNDER ROOF	980 SQFT.	

COPYRIGHT © 2002 DESIGN NW

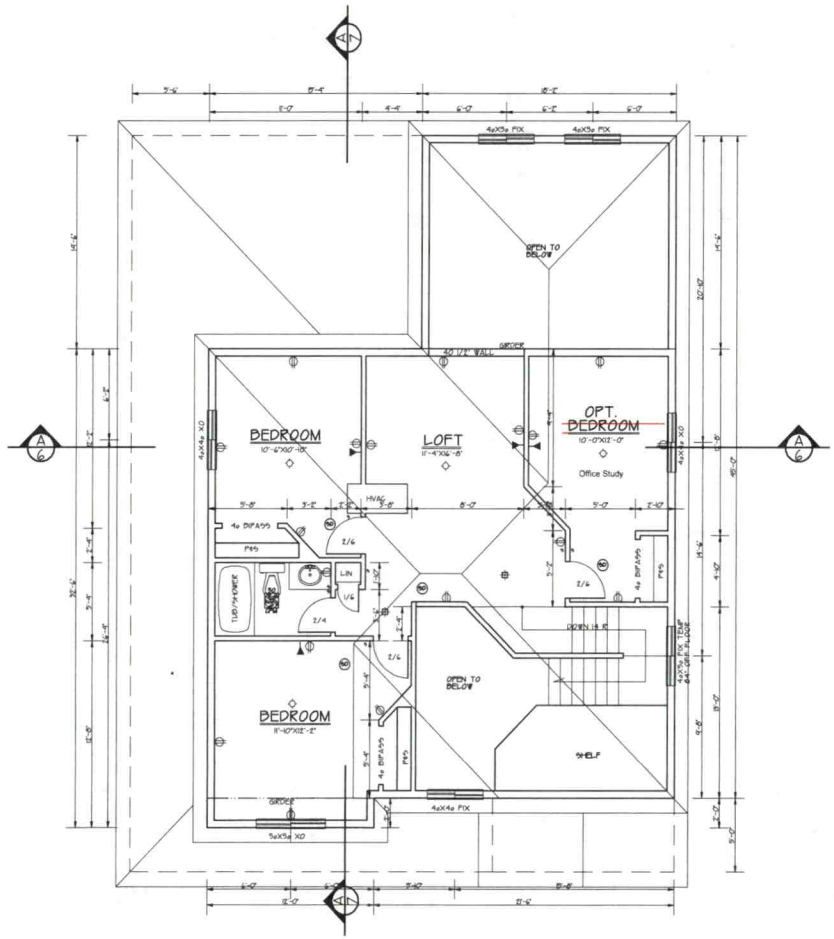
DesignNW Custom Home Plans

2205 SF
CASTLEFORD

ORIG 08-16-07 MR
REV
REV
REV

PLAN 2205-24

2



2ND FLOOR PLAN

SCALE 1/4"=1'-0"

REFER TO ENGINEERING SHEETS FOR SPECS IF LATERERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

SYMBOL LEGEND

- 110V 60HZ OUTLET
- 220 V OUTLET
- CEILING FAN W/LIGHTS
- RECESSED LIGHT FIXTURE
- SWITCH
- SURFACE OR WALL MOUNT LIGHT FIXTURE
- 2 LAMP SURFACE MOUNT FLUORESCENT W/ACRYLIC WRAP AROUND LENSE
- DATA LINE (COMPUTER & PH)
- TELEVISION
- SMOKE DETEGOR
- POLE & SHELF
- CFM RATED FAN VENTED TO EXTERIOR

STRUCTURE

- BEAM/HDR/GIRDER
- POST/POINT LOAD
- LOAD BEARING WALL

NOTE: BLACKENED AREA - POSTS OR STUDS
- 6X6 POSTS OR (3)2X6
- 4X6 POSTS OR (3)2X4
- 4X4 POSTS OR (2)2X4

TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.

6X8 HDR MIN. 7'-8" CEILINGS
4X10 HDR MIN. 8'-0" CEILINGS

MIN. LOADS
FLOOR:
LIVE 40psf PSF
DEAD 10psf PSF
ROOF
LIVE 25psf PSF
DEAD 17psf PSF
DECKS:
LIVE 40psf PSF
DEAD 20psf PSF

DESIGN LOADS GROUND SNOW LOAD TO BE DETERMINED BY 2006 IRC FIGURE R301.2(5) OR NOTE SPECIFIC CASE STUDY NEEDED BY LOCAL COUNTY CODES. FOR MORE INFO PLEASE CONTACT US AT DESIGN NW 360-260-1766

ALL BEAM, RAFTERS, JOIST, HDRS POST, AND STUDS ARE OF #1 GRADES NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2006 IRC R319)

GENERAL CODE
HALLWAYS (R311.3) MIN. WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR (311.4.1) NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, SIDE HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER (R311.4.2) FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER (R311.4.3) AND OPT. SLOPE OF LANDING OF IN MAX 1/225 UNITS VERT. IN 12 UNITS HORIZ.

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE EQUIPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD WIRED.

EMERGENCY ESCAPE AND RESCUE OPENINGS R310) BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEST ONE EGRESS OPENING. SILL HEIGHT NOT MORE THAN 44" FROM ABOVE THE FLOOR. R310.1 MIN. OPENING AREA OF 5.7 SQ.FT. NET. R310.2 MIN. OPENING HEIGHT OF 24" NET. R310.3 MIN. OPENING WIDTH OF 22" NET. R310.2 WINDOW WELL - HORZ. AREA

GOVERNING DESIGN CODE VERSION 06
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
GENERAL
SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS FOR FEATURE CONSTRUCTION. FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LIMITS PER CCR'S OR PER LOCAL JURISDICTIONS. APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BLOCKING BETWEEN STUDS OR OTHER MEANS OF BRACING AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD

DesignNW Custom Home Plans

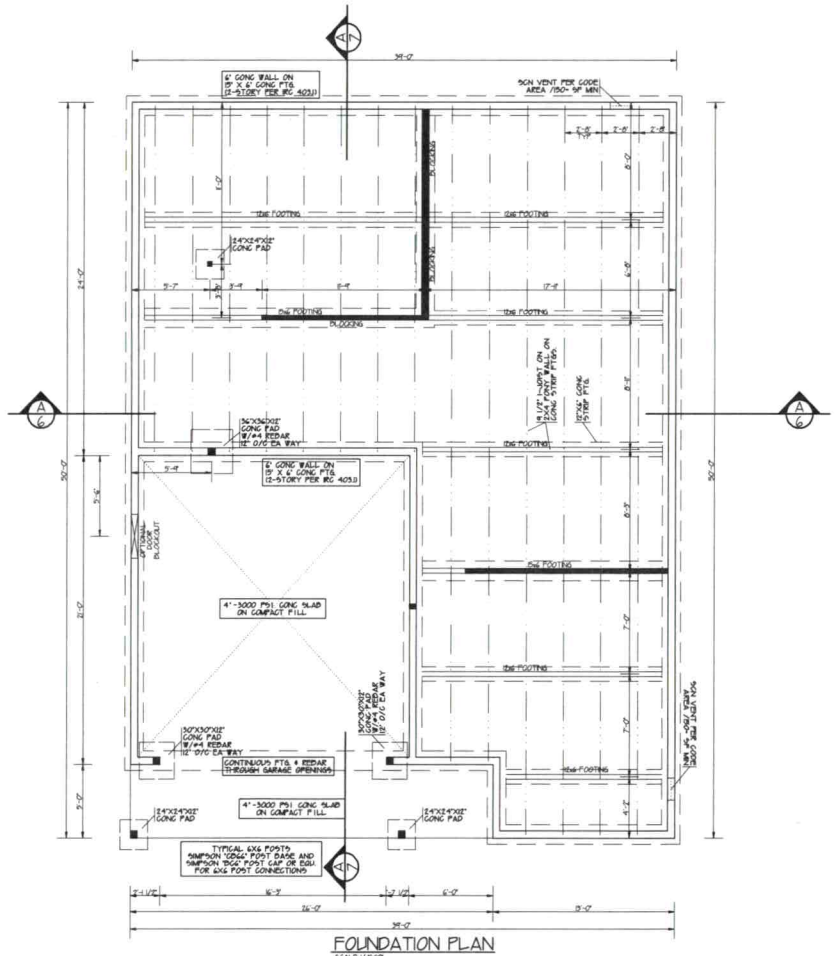
2205 SF
CASTLEFORD

ORIG: 08-16-07 SW
REV:
REV:
REV:

PLAN: 2205-24

3

COPYRIGHT © 2002 DESIGN NW



FOUNDATION PLAN

SCALE 1/4"=1'-0"

REFER TO ENGINEERING SHEETS FOR SPECS IF LATERERAL ENGINEERING IS REQUIRED ACCORDING TO LOCAL BUILDING CODES AND/OR ZONING REGULATIONS.

VERSION 1.6

GOVERNING DESIGN CODE:
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE

FOUNDATIONS:
FOUNDATION SIZING BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF DEAD AND LIVE LOADS COMBINED PLACE FOOTINGS ON FIRM, UNDISTURBED ORIGINAL NATIVE SOIL OR ON STRUCTURAL FILL AND SHALL BE UNDER FROST LINE PER COUNTY CODE UNLESS NOTED BY ENGINEER.

CONCRETE MIX DESIGN#3:
3000 PSI CONC FOR SLAB, CONC WALLS, AND FOOTINGS ALL ON COMPACT FILL OR VIRGIN SOIL.
SLABS MAY REQUIRE 6X6X10/10 IN SOME JURISDICTIONS!

ANCHORS IN CONCRETE:
INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
ANCHOR BOLTS USE BOLTS WITH ROLLED THREADS.
UNLESS NOTED OTHERWISE EMBED ANCHOR BOLTS SEVEN INCHES (7") MINIMUM INTO CONCRETE.

PT MUD SILL WITH 1/2"X10" OR 5/8"X10" FOR OREGON
@ 6'-0" OC. & MAX 12" FROM ENDS WITH 3"X3"X0.14" STEEL PLATE WASHERS AT EACH BOLT. TYP.
ANCHOR BOLT SPACE FOR 3-STORY BUILDINGS SHALL BE 48" OC.

ANCHOR BOLT MUST BE LOCATED NO GREATER THAN 12" TO FOUNDATION PLATES SPLICES AND NO LESS THAN 7 TIMES THE ANCHOR BOLT DIA.
EXAMPLE 1/2"X0-1-1/2"FROM SPLICES
EXAMPLE 5/8"X7-1-1/2"FROM SPLICES
PROVIDE 2 ANCHOR BOLTS PER PCE OF FOUNDATION PLATE MINIMUM

EXPANSION ANCHORS INTO CONCRETE:
EMBED EXPANSION ANCHORS 1#1 MINIMUM INTO CONCRETE

1-STORY PER IRC 403.1:
6" CONC WALL 1# TALL MAX0 ON 12"X6" CONC FTG.
SEE BASEMENT WALL DETAILS FOR HIGHER STEMWALLS OR PER ENGINEER.

2-STORY PER IRC 403.1:
6" CONC WALL 1# TALL MAX0 ON 19"X6" CONC FTG.
SEE BASEMENT WALL DETAILS FOR HIGHER STEMWALLS OR PER ENGINEER.

3-STORY PER IRC 403.1:
10" CONC WALL 1# TALL MAX0 ON 23"X8 1/2" CONC FTG.
SEE BASEMENT WALL DETAILS FOR HIGHER STEMWALLS OR PER ENGINEER.

REBAR:
MIN #4 REBAR TOP OF WALL AND FOOTING CONT. 40 DIA. LAP AT SPLICES. STEMWALLS HIGHER THAN 4' WILL REQUIRE DESIGN AS RETAINING WALL OR CONSTRAINED BASEMENT WALL PER LOCAL JURISDICTION OR ENGINEER.

#4 VERT. @MAX. 48" O.C. WITH MIN 1# EXTENSIONS INTO STEM WALL AT SPLICE MIN. 6" HOOK
CONTINUOUS FTG. & REBAR THROUGH GARAGE OPENINGS

GRADE:
GRADE SHALL FALL A MIN. 6" WITH FIRST 10' OF FTG. DRAIN EDG 3/4" MIN PERFORATED PIPE W/ 3/4" MIN CRUSHED ROCK OR GRAVEL & APPROVED FILTER MEMBRANE SEE R405

FOOTINGS MUST BE 12" MIN BELOW UNDISTURBED GROUND OR FOOTING SHALL BE PLACED BELOW THE FROST LINE ESTABLISHED BY THE LOCAL JURISDICTION, USE WHICHEVER PROVIDES A DEEPER FOUNDATION - VERTICAL AND HORIZONTAL WALL REINFORCEMENT'S SHALL BE PLACED NO CLOSER TO THE OUTSIDE FACE OF THE WALL THAN 1/2 THE WALL THICKNESS.

POST CONNECTIONS:
TYPICAL 6X6 POSTS "P" IN CONTACT W/ WEATHER OR CONC USE PT - POST TO CONC CONNECTION USE SIMPSON "CBSQ" POST BASE OR EQU. - POST TO HDR OR BEAM CONNECTION SIMPSON "BCQ" POST CAP OR EQU POST TO DECKING CONNECTION SIMPSON "BC4Q" HALF BASE CAP OR EQU FOR 6X6 POST CONNECTIONS SEE MANUF. FOR INSTALLATION DETAILS

TYPICAL 4X4 POSTS "P" IN CONTACT W/ WEATHER OR CONC USE PT - POST TO CONC CONNECTION USE SIMPSON "EPB44T" POST BASE OR EQU. - POST TO HDR OR BEAM CONNECTION SIMPSON "BCQ" POST CAP OR EQU POST TO DECKING CONNECTION SIMPSON "BC4Q" HALF BASE CAP OR EQU FOR 4X4 POST CONNECTIONS SEE MANUF. FOR INSTALLATION DETAILS

BEAM POCKET: W/ 1/2" AIR SPACE ON 3-SIDES
SIMPSON HOLDOWN: "STHD 14" OR PHD5 OR EQU OR PER ENG.
SCH VENT PER CODE: AREA /150= SF MIN

LEDGERS:
WOOD CONNECTION: 2X10 LEDGER W/ 5/8" X 9" LAG SCREWS STAGGERED 16" O/C
CONC. CONNECTION: PT 2X10 LEDGER W/ EXPANDING ANCHOR BOLTS STAGGERED 16" O/C

DesignNW Custom Home Plans

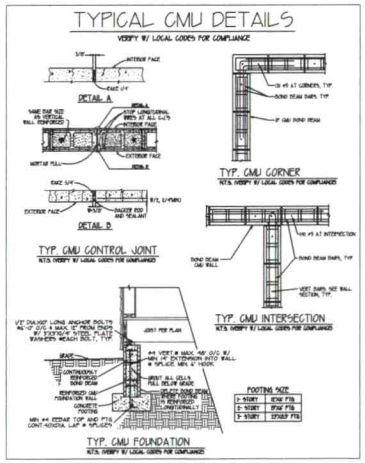
2205 SF
CASTLEFORD

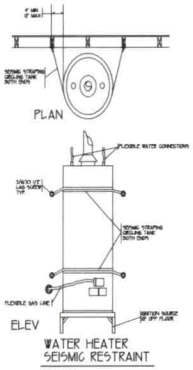
ORIG 08-18-07 GW
REV
REV
REV

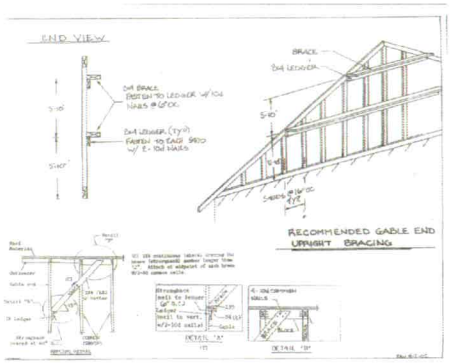
PLAN 2205-24

4

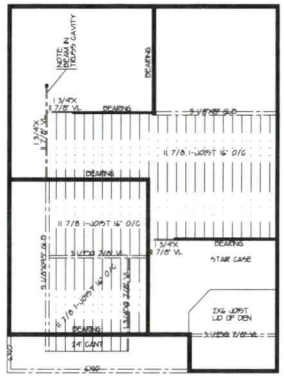
COPYRIGHT © 2002 DESIGN NW

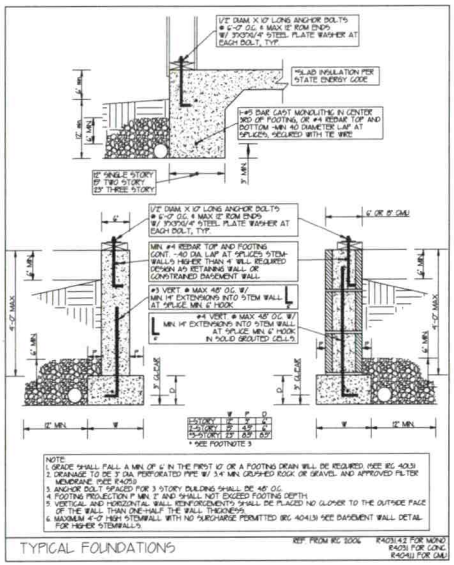


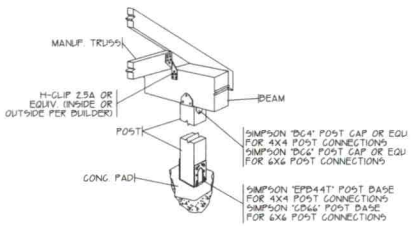




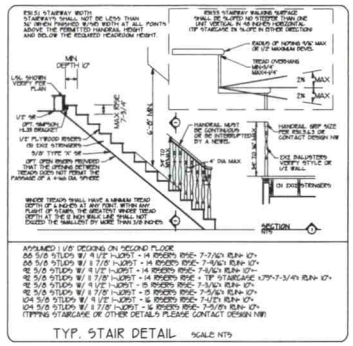
TRUSS BLOCKING DETAIL FROM MANUF

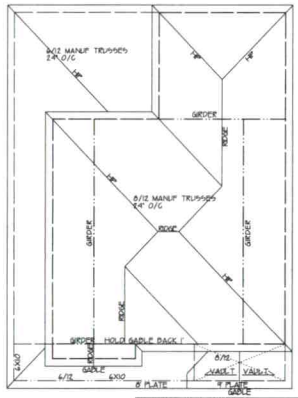






TYP. POST W/ CONECTIONS DETAIL
NOT TO SCALE





SEE MANUF TRUSS LAYOUT
DESIGN LOADS - GROUND SNOW LOAD TO BE DETERMINED BY 2006 IRC FIGURE R301(5) OR SITE SPECIFIC CASE STUDY NEEDED BY LOCAL COUNTY CODES. FOR MORE INFO PLEASE CONTACT US AT DESIGN NW 360-260-1766

DesignNW
Custom Home Plans

2205 SF
CASTLEFORD

ORIG 08-28-07 MR
REV
REV
REV

PLAN 2205-24

5

COPYRIGHT © 2002 DESIGN NW

2205 SF
CASTLEFORD

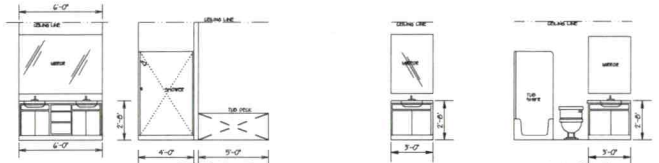
COPYRIGHT © 2002 DESIGN NW



KITCHEN CABS
SCALE 1/4"=1'-0"

KITCHEN REF'R CABS
SCALE 1/4"=1'-0"

KITCHEN CABS
SCALE 1/4"=1'-0"

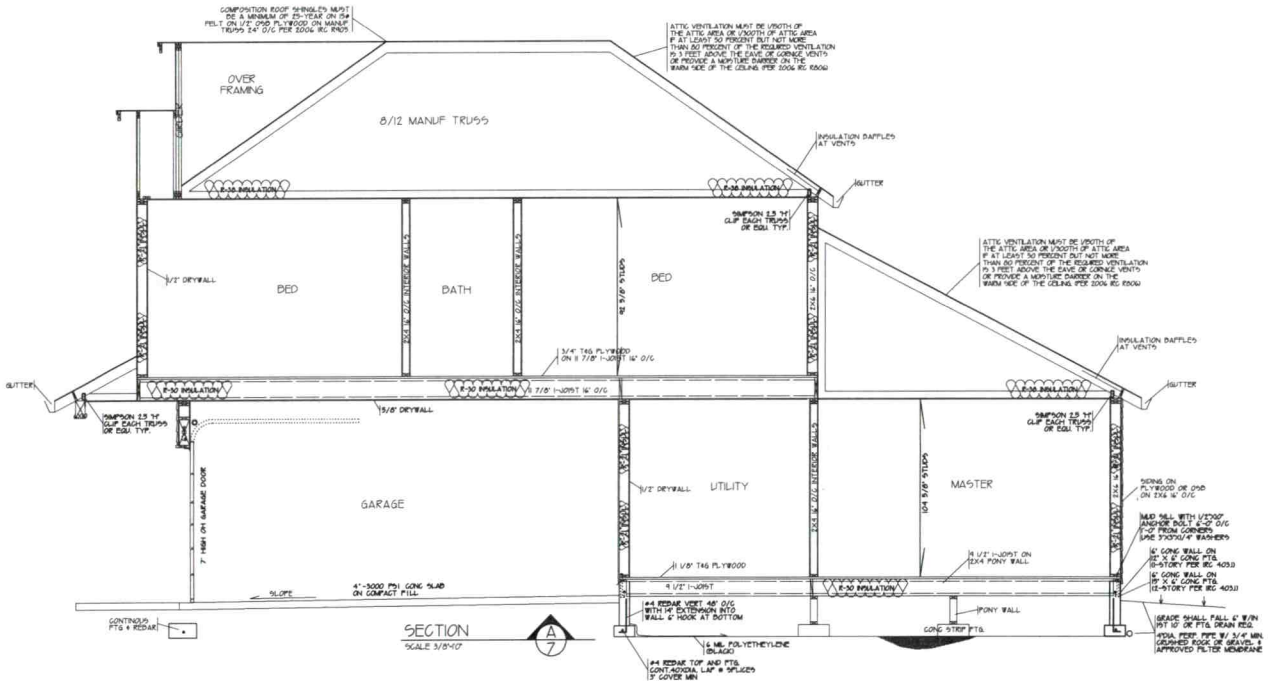


MASTER BATH
SCALE 1/4"=1'-0"

MASTER BATH
SCALE 1/4"=1'-0"

MAIN BATH
SCALE 1/4"=1'-0"

MAIN BATH
SCALE 1/4"=1'-0"



DesignNW
Custom Home Plans

2205 SF
CASTLEFORD

ORIG. 06-26-07 GB
REV.
REV.
REV.

PLAN 2205-24

7

COPYRIGHT © 2002 DESIGN NW