RESIDENTIAL SECTIONS AND DETAILS PLAN

Drawings must be neat, organized and legible (min 1/8" lettering)
Specify each scale used;

➤ Detail  3/4" = 1'

Construction drawings shall be drawn upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed; R106.1.1

A cross section is a view of a structure that has been sliced vertically and separated, thus providing details of how the building is constructed. This drawing is required for any type of structure.

➤ Cross-reference all cross-sections to the floor plan and framing plans

➤ Detail footing width, height and depth; minimum 12" into undisturbed soil; R403.1.4, Table R403.1
  ➤ Footings under braced walls; R602.10.6
  ➤ Stem walls; Table R404.1.1 (I-4)

➤ Sill plates that rest on concrete are required to be decay-resistant; R319.1 (2)

➤ 6" separation of untreated posts or columns above finished grade and 1" above concrete; R319.1.4

➤ 6" clearance above grade to untreated exterior wood siding, sheathing and exposed wall framing; R319.1 (5)

➤ Anchor-bolt spacing; R403.1.6
  ➤ Minimum ½" diameter / minimum 7" embedment
  ➤ Maximum 6' o/c and within 12" of each end
  ➤ Quarter-points of alternate braced wall panels; R602.10.6.1

➤ 6" minimum foundation height above finished grade, 4" with veneer; R404.1.6

➤ Specify water-resistant barrier over wall framing; R703.6.3

➤ Siding – Specify material, type of fasteners and spacing and type of vapor barrier; R301.1, R703.6.3

➤ Stucco – Show weep screeds with a minimum clearance of 4" above grade or 2" above paved areas; R703.6.2.1
➢ Veneer – Specify anchoring method, backing, vapor barrier and support with ties spaced at a maximum of 24" o/c horizontally & vertically and supporting not more than 2.67 SF; R703.2, R703.7

➢ Show 1" air space between sheathing and veneer; R703.7.4.2

➢ Completely detail all connections
  ➢ Double joists parallel to bearing partitions
  ➢ Double joists and trimmer joists at framed openings (roof and floor)
  ➢ Blocking at floor joist ends and bearing walls
  ➢ Trusses to top plate (slotted ties for scissor trusses)
  ➢ Beam to post, post to slab
  ➢ Ledgers to masonry or framing
  ➢ Joists to ledger
  ➢ Continuous load path for shear transfer (roof sheathing to foundation)
  ➢ Stair stringers to wall

➢ Welded connections require special inspections. If used, a special inspection request must be included with the permit application;

➢ Specify all hardware used by type, size and required attachment to framing members; strap, clips, anchors, hangers, post caps and bases

➢ Provide draft-stopping at concealed spaces: walls, partitions, furred spaces, ceiling and floor levels, around vents, chimneys/fireplaces, stairs, etc.; R602.8

➢ Show the required joist/rafter bearing contact to supporting members; R502.6 & R802.6

➢ Detail non-bearing interior wall conditions; floor and rafter/ joist connections & gaps

➢ Detail all over framing connections for intersecting pitched roof assemblies. Provide a minimum opening of 22" by 30" for access and ventilation between over framed assemblies >30 SF; R807

➢ Specify wall and ceiling covering. Ceiling gypsum board must be either 5/8" or ½" sag resistant when applied to ceilings framed at 24" o/c; Table R702.3.5 footnote D

➢ Eave vents require a minimum 1" clearance between ceiling insulation and roof sheathing; R806.3

➢ Masonry Construction
  ➢ Show wood beams with ½" end clearances from masonry on top, end and sides; R319.1 (4)
  ➢ Specify all beam seats
  ➢ Note and specify the size, spacing and length of anchor bolts for top plates and ledgers; R806.11
  ➢ Specify lateral support of masonry walls; R606.9
  ➢ Moisture barriers required between supporting foundations and earthen walls (adobe). 30# felt or equivalent moisture resistant barrier, IRC Amendment R614.3.1
  ➢ Basement walls require engineered design
Figure 28
Wall section view

A 3/4"=10'

2x8 ASPHALT SHINGLES OVER 15# FEL
5/8" APA RATED PLYWOOD SHEATHING
PREFINISHED ALUM. GUTTER W/ SCREEN
COLOR: WHITE
ALUM. CLAD WOOD FASCIA
COLOR: WHITE
CONT. FULLY VENTED
ALUM. SOFFIT
COLOR: WHITE
DOUBLE GLAZED CLAD
WOOD SIDL. HUNG WINDOW
CLAD WOOD SILL

4 3/4" T. PLYWOOD SUBFLOOR
2X10 JOISTS @ 16" O.C.
1/2" GYP. BO.
3/4" T. PLYWOOD SUBFLOOR
2X4 WOOD STUDS @ 16" O.C.
R-11 FIBERGLASS INSUL.
W/ 4 MIL VAPOR BARRIER
0'-0"
7/32 IN. FLR.
9'-9"-11 1/2"
7/32 THIN.
VARIETY
7/32 IN. GRACE
(2) - #4 BARS CONT.

FOUNDATION WATERPROOFING MEMBRANE
2" RIGID INSULATION & PROTECTION BOARD

-3'-10"
7/32 BSTM. FLR.
-9'-10"
8/32 F/F.
4" PERFORATED PVC FOUNDATION DRAIN

COMPRRESSIBLE FILLER & SEALANT
4" CONG. SLAB ON 6 MIL VAPOR BARRIER

4 COMPACTED STONE BASE

WEB STIFFENER
9'-25" WOOD "Y"-JOISTS @ 16" O.C.
2X8 WOOD SILL PLATE
1/2" OMA X 12" L ANCHOR BOLTS @ 0'-0" O.C.

WALL SECTION
NAIL NEW JSTS TO EX TRUSS
REMOVE EX DECKING/O.H. REQUIRED

MODIFY EX WALL FINISH AS REQ'D

R-13 FULL BATT INSUL
1/2" GWB

TREATED SILL W 1/2"X10"
A.B.@48"O.C.

#4X18" DOWELLS @ 32" O.C.

NEW 4" CONC SLAB
4" COMPACTED FILL

DRILL 3/4"
HOLE, SET NEW RBAR W/EMBICO

2 #4s T&B CONT

EXIST FDN AND SLAB

2X10s @ 24" O.C.
R30 FULL BATT INSUL
1/2" SAG RESIST GWB

2X6 @ 16" O.C.

H2.5

2X10 BLOCKING

26 GA GSM FLASH

CONT 2X10- FASCIA

EXISTING WALL VARIES V.I.F.

EXISTING WALL

WESTERN ONE COAT SYS. ON 1" RIG FOAM ON 1/2" OSB

8'-0"T.O.PLT

F.F.

F.G.6'

1'-0"

1'-0"

4 OF 10