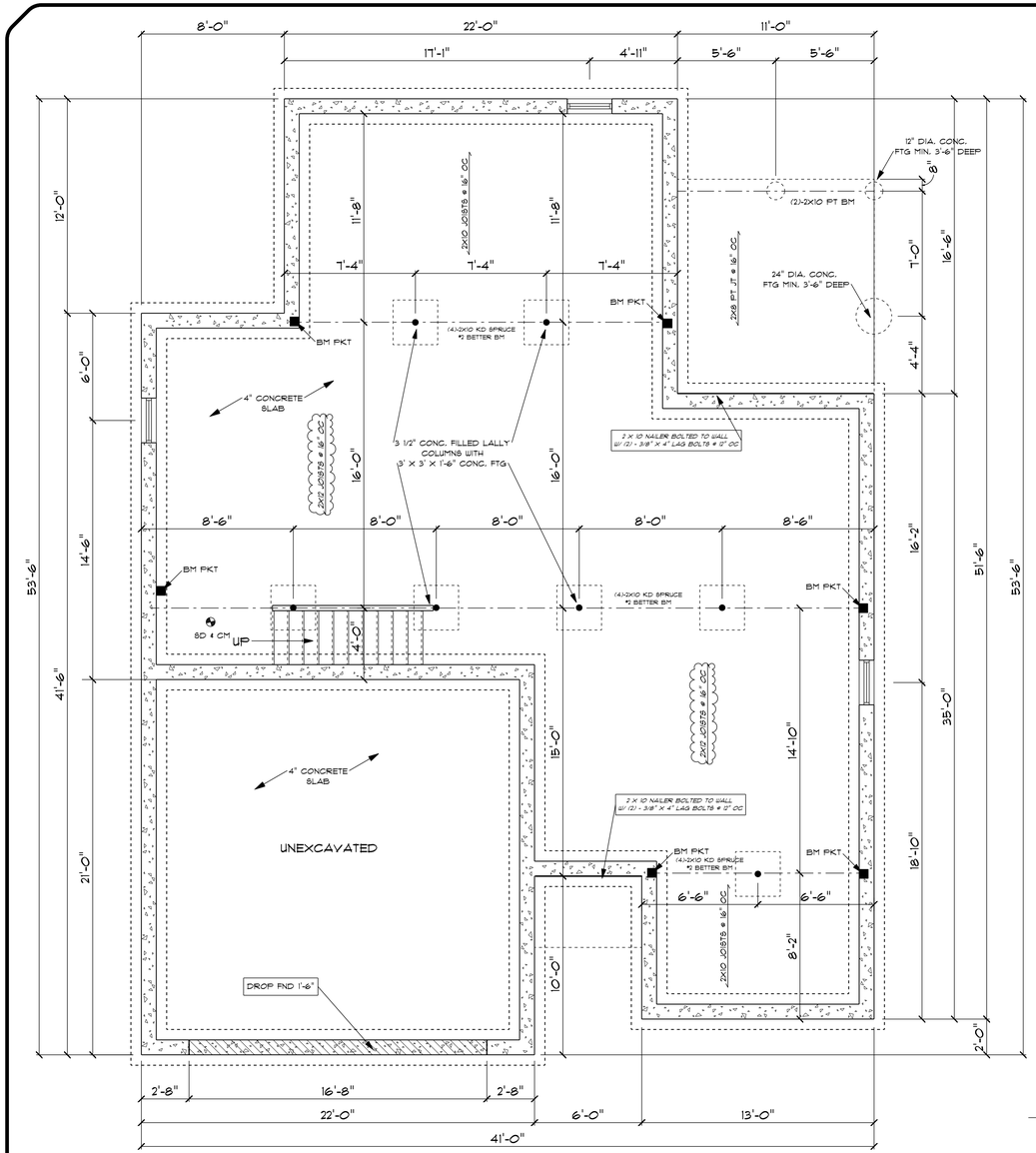
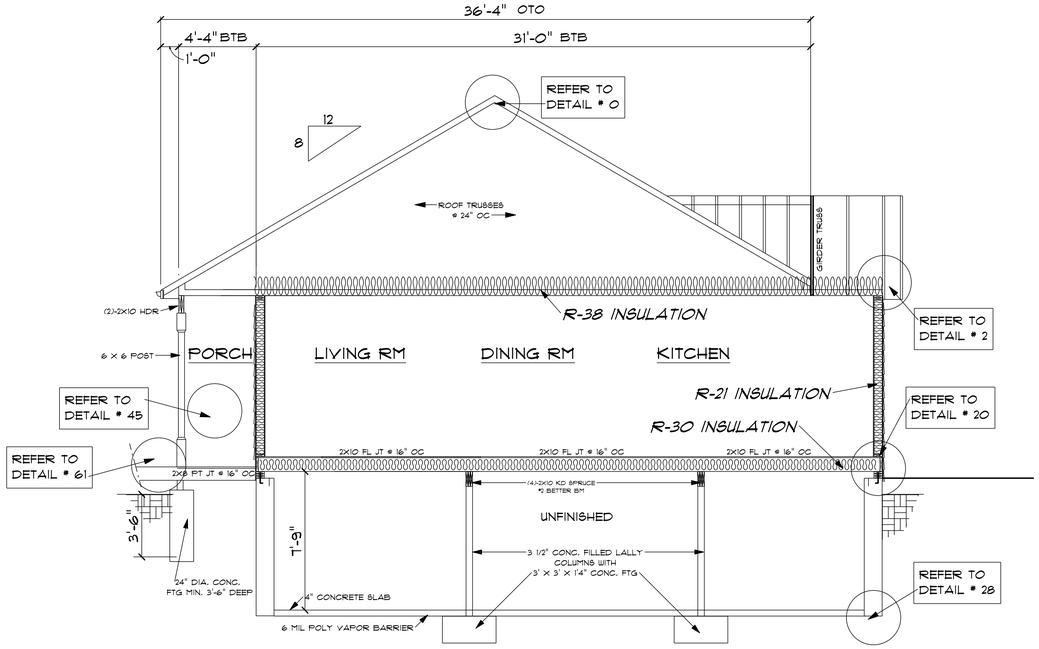


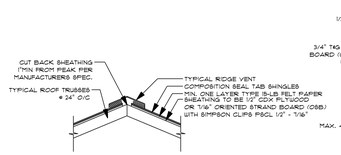
FOUNDATION PLAN 1/4"=1'-0"



CROSS SECTION 'A' 1/4"=1'-0"

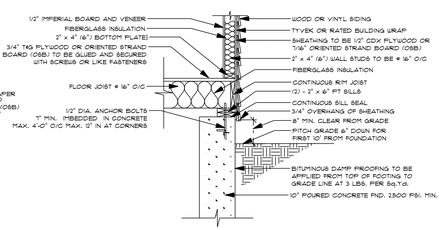
2X6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

NOTE : FOR ALL EXPOSED FRAMING AND STRUCTURAL MATERIAL IT SHALL BE PRESSURE TREATED. ALL NAILS, BOLTS & HARDWARE TO BE GALVANIZED. (NOTE): IF DECK EXCEEDS 30" OR MORE ABOVE GRADE GUARDRAILS ARE REQUIRED.

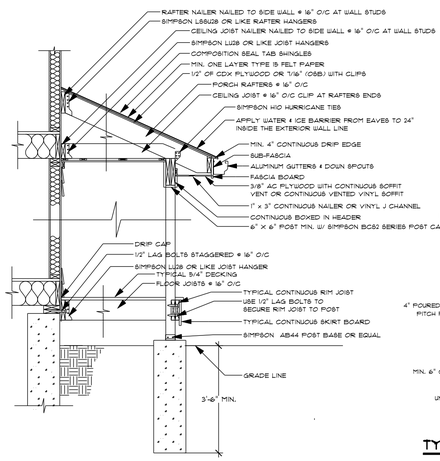


TYPICAL RIDGE W/ TRUSSES DETAIL #0

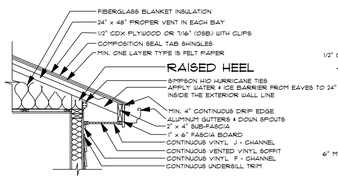
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL FLOOR TO FOUNDATION DETAIL #20

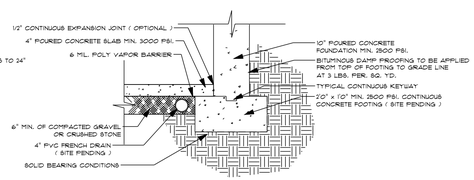


TYPICAL PORCH ROOF WITH DECK DETAIL #45



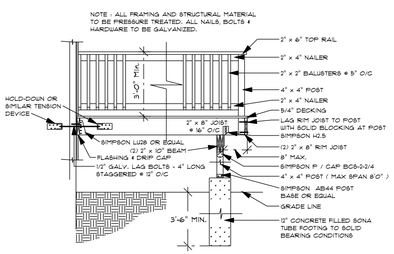
TYPICAL TRUSS W/ VINYL SOFFIT DETAIL #2

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL FOOTING W/ FLOOR DETAIL #28

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL DECK DETAIL #61

TYPICAL NAILING SCHEDULE
TYPICAL FLOORS
JOIST TO SILL OR GIRDER, TOE NAIL (3) 8D
RIM JOIST TO JOIST (3) 16D
3/4" DECK SHEATHING TO FRAMING 8D COMMON NAIL OR 16GA. 1 3/4" STAPLE OR 1/2" RING OR SCREW SHANK NAILS @ 6" FROM EDGE 12" O.C.

TYPICAL BUILT-UP GIRDERS AND BEAMS
NAIL EACH LAYER WITH 10D NAILS @ 32" O.C. AT TOP AND BOTTOM STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.

TYPICAL WALLS
BOTTOM PLATE TO JOIST 16D @ 16" O.C.
STUD TO BOTTOM PLATE (2) 16D OR (3) 8D
STUD TO TOP PLATE (2) 16D OR (3) 8D
DOUBLE TOP PLATE (2) 10D @ 24" O.C.
DOUBLE STUDS (2) 16D OR (3) 8D @ 16" O.C.
PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D
1/2" WALL SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2" STAPLES OR 1 1/2 RING OR SCREW SHANK NAILS @ 6" FROM EDGES 12" O.C.

TYPICAL BUILT-UP HEADERS
TWO PIECES WITH 1/2" SPACER 16D @ 16" O.C. ALONG EACH EDGE

TYPICAL ROOFS
CEILING JOIST TO PLATE, TOE NAIL (3) 8D
CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL (3) 10D
RAFTER TO PLATE, TOE NAIL (2) 16D
1/2" ROOF SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2" STAPLES OR 1 1/2 RING OR SCREW SHANK NAILS @ 6" FROM EDGES 12" O.C.

GENERAL NOTES
EGRESS WINDOWS IN ALL BEDROOMS AS PER CODE

SMOKE DETECTORS & CARBON MONOXIDE AS PER FIRE PROTECTION CODE.

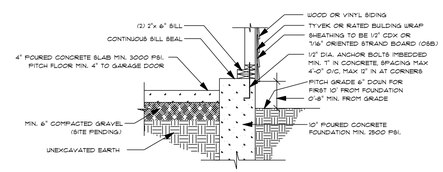
PROVIDE A 22" X 30" ATTIC ACCESS OPENING.

ALL DIMENSIONS, NOTES, AND OTHER INFORMATION CONVEYED IN THESE DRAWINGS FOR CONSTRUCTION PURPOSES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED IN FIELD BY BUILDER / CONTRACTOR ACCORDING TO LOCAL AND STATE BUILDING CODES/

THIS DRAFTSPERSON SHALL NOT BE RESPONSIBLE FOR ANY CHANGES THAT WOULD MAKE THE STRUCTURE PHYSICALLY UNSAFE.

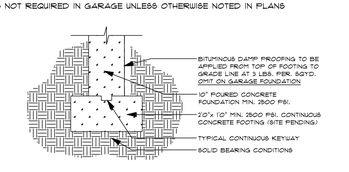
UNFORESEEN SITE CONDITIONS MAY CAUSE A DEVIATION FROM THE CONSTRUCTION DOCUMENTS AND IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR TO INSURE STRUCTURAL STABILITY AND CONFORMANCE TO APPLICABLE CODES.

WOOD ROOF TRUSS SYSTEM
TO BE DESIGNED, HANDLED, INSTALLED AND BRACED IN ACCORDANCE WITH (TPI) RECOMMENDATIONS. PROVIDE APPROVED TRUSS ENGINEERING AND LAYOUT TO OWNER AND BUILDING OFFICIAL PRIOR TO START OF CONSTRUCTION.



TYPICAL GARAGE WALL TO FOUNDATION DETAIL #18

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL FOOTING DETAIL #32

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS

CUSTOM RANCH

PREPARED FOR:
KENTCO DEVELOPMENT

CEDAR RIDGE
WEST GREENWICH, RI

DLR DIMENSIONS, INC.
RESIDENTIAL DESIGNERS
612 GREENWICH AVENUE
WARWICK, RHODE ISLAND 02886
PHONE (401)-738-3156
EMAIL: DLRDIMENSIONS@gmail.com

DLR DIMENSIONS, INC. IS NOT RESPONSIBLE FOR FURTHER CHANGES TO NOTES, DIMENSIONS AND DRAWINGS. BUILDER/CONTRACTOR MUST VERIFY ALL FIELD CONDITIONS AND INSURE COMPLIANCE WITH LOCAL CODES PRIOR TO AND DURING CONSTRUCTION.

SCALE
NOTED

DATE
Friday, July 10, 2015

APPROVED
DRR

DRAWN BY
DRR

DRAWING NUMBER
4153