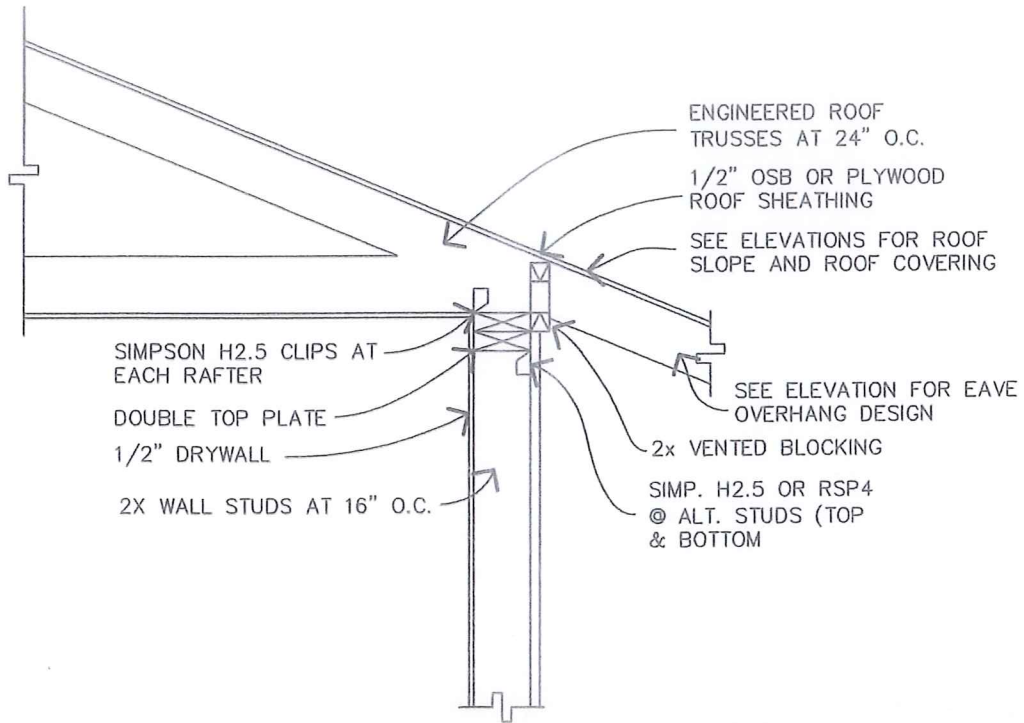




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CONSTRUCTION DETAIL



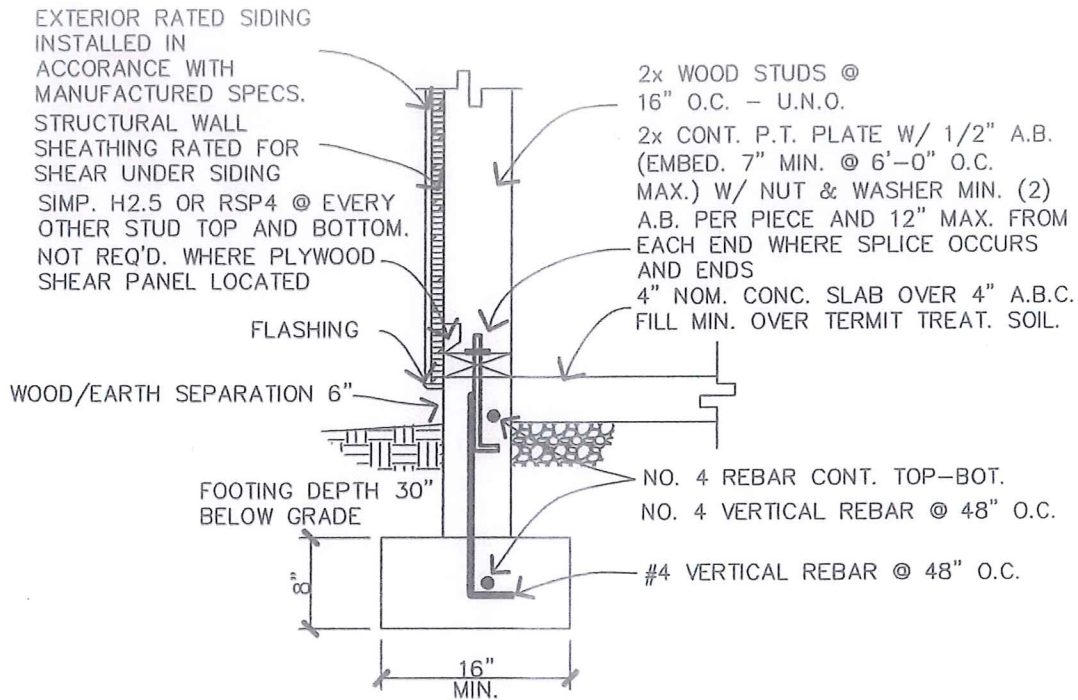
TRUSS/WALL

N.T.S.



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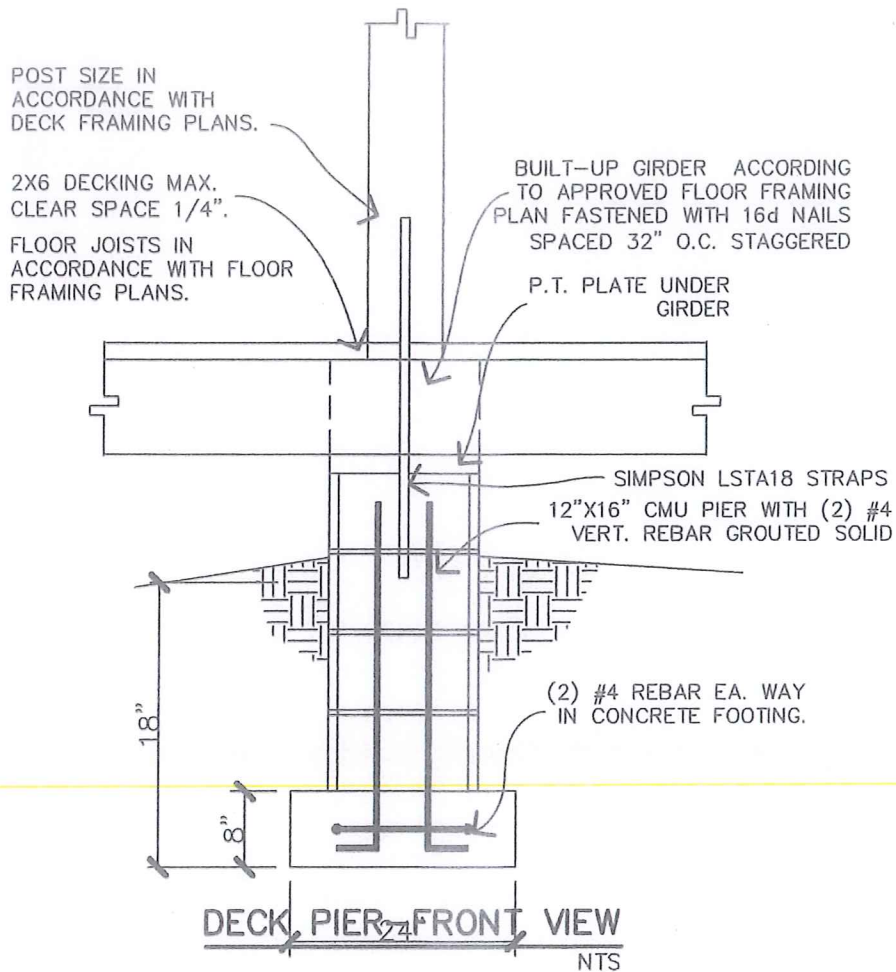
EXTERIOR WALL STEM/FOOTING N.T.S.

NOTE: 6" POURED CONCRETE STEM



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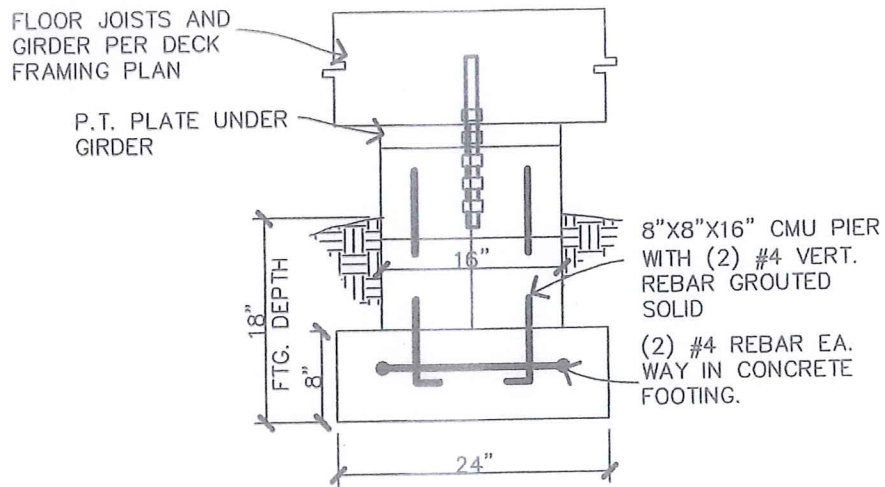
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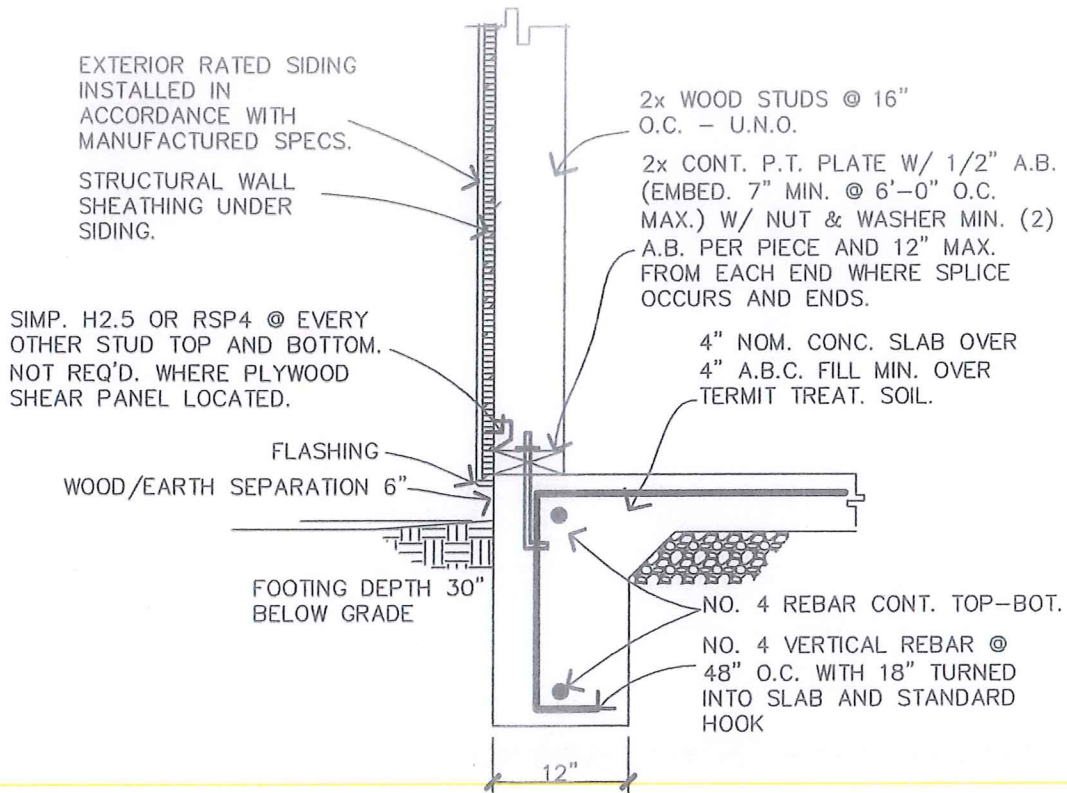
DECK PIER DETAIL

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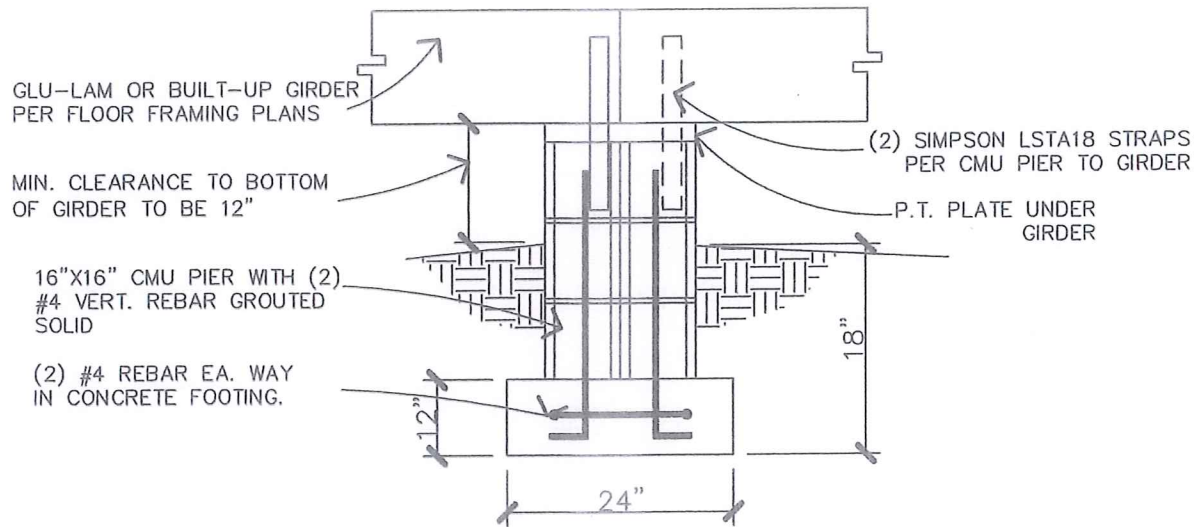
MONOLITHIC FOOTING DETAIL

N.T.S.



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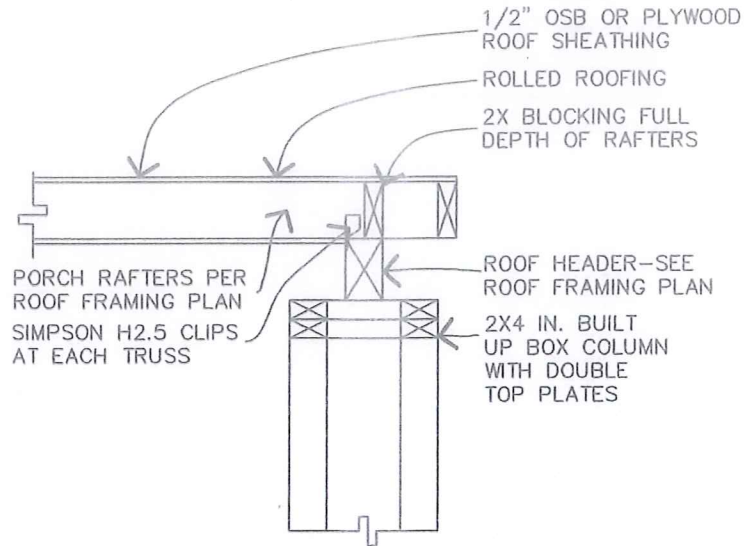
INTERIOR PIER AT FLOOR GIRDER

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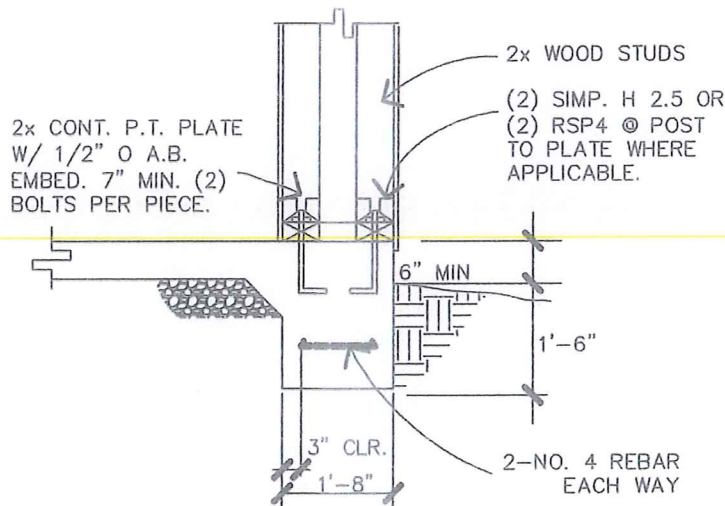
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CONSTRUCTION DETAIL



FRAMED COLUMN/BEAM

N.T.S.



FRAMED COLUMN/FOOTING

N.T.S.

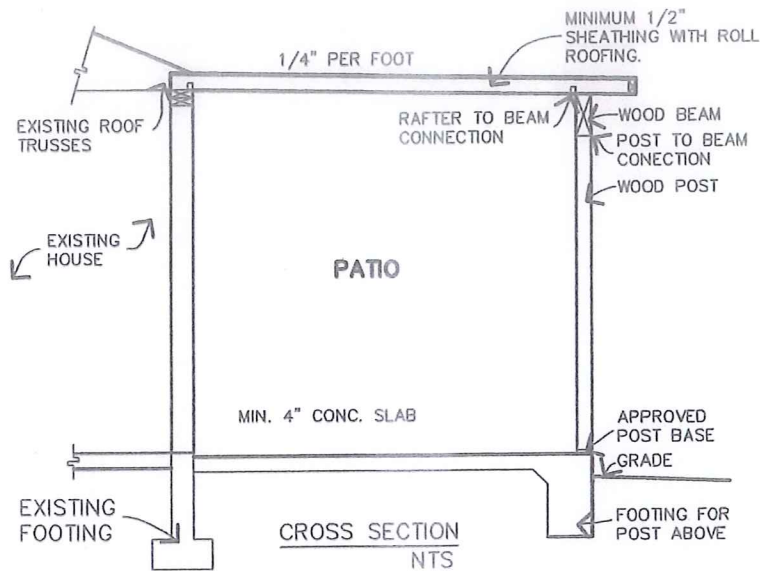


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REQUIREMENTS FOR A PATIO

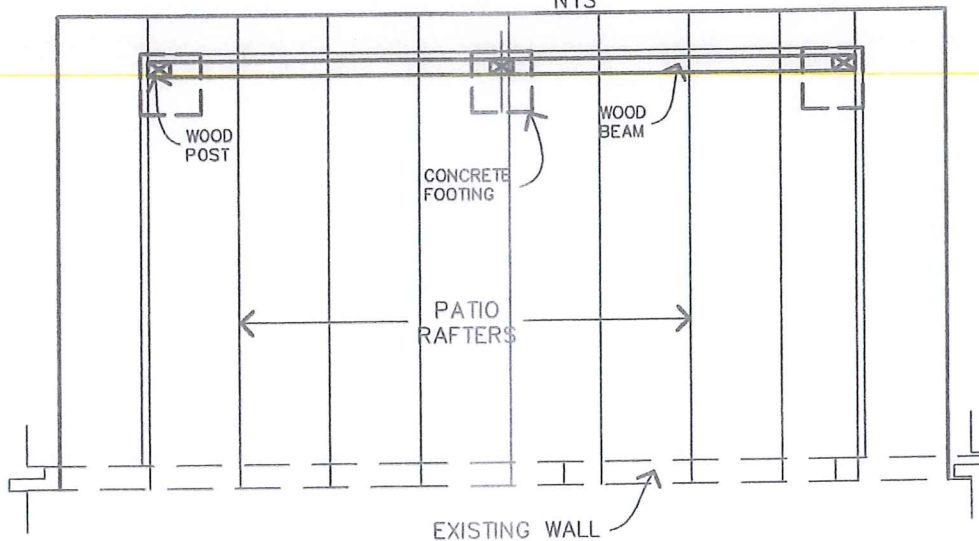
PATIO DESIGN CRITERIA

1. ALL WOOD USED MUST BE DOUGLAS FIR #2 OR BETTER.
2. CONCRETE STRENGTH MUST BE MINIMUM 2500 PSI.
3. MINIMUM SIZE OF REBAR MUST BE #4.
4. ROOF NAILING TO BE 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" FIELD.
5. PERIMETER TURN-DOWN AT SLAB REQUIRED.
6. ASSUMED SOIL BEARING IS 1500 PSF.
7. PORCH FRAMING BASED ON 40 # DEAD AND LIVE LOAD.
8. METAL CONNECTORS TO BE ICBO APPROVED.



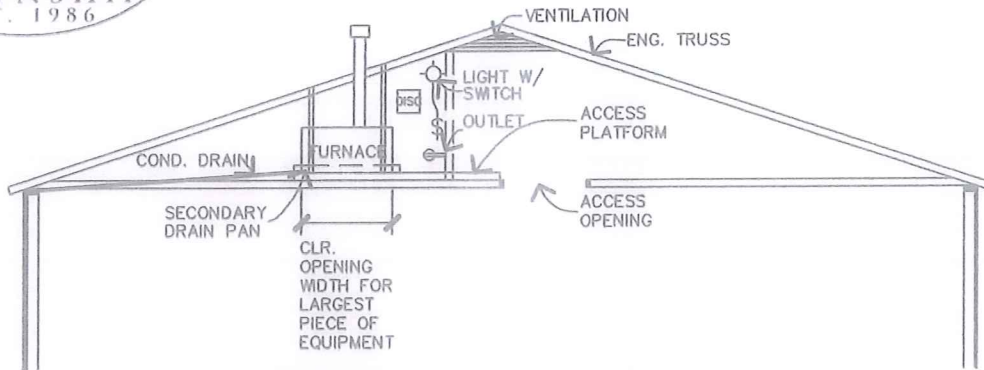
***INDICATE SPACING OF PATIO POSTS

ROOF FRAMING PLAN
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ATTIC MECHANICAL LOCATION (OPTIONAL)

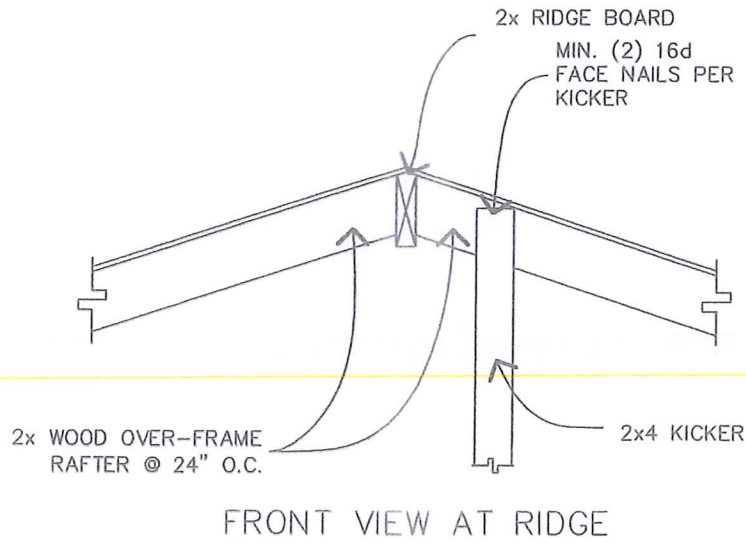
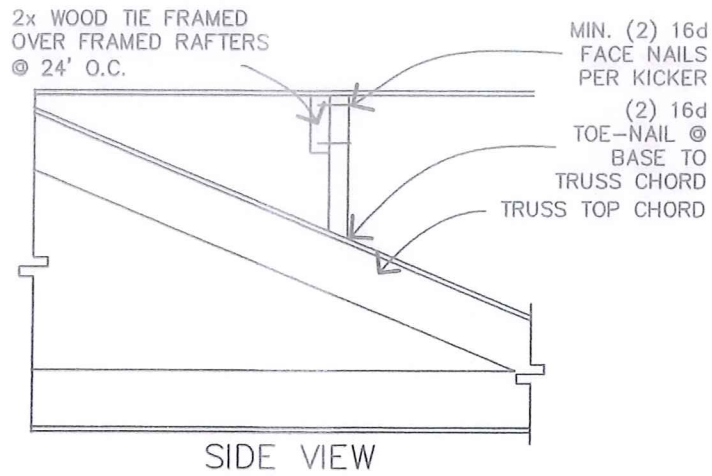
1. CLEARANCE FROM COMBUSTIBLES FOR GAS FIRED FURNACE TO BE AS SPECIFIED IN THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND 2003 I.M.C.
2. VENTILATION- THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
 EXCEPTIONS: THE AREA MAY BE 1/300 OF THE AREA OF THE SPACE VENTILATED PROVIDED 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE VENTILATED AT LEAST 3 FT. ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. REQUIRED ATTIC VENTILATION EXCEEDS REQUIREMENTS FOR FURNACE COMBUSTION AIR.
3. WORKING SPACE: A WORKING PLATFORM MUST NOT BE LESS THAN 30 INCHES IN DEPTH FOR THE ENTIRE SERVICE SIDE OF THE FURNACE WITH A MINIMUM HEIGHT OF 30 INCHES HEAD CLEARANCE.
4. ACCESS PLATFORM: THE ACCESS PLATFORM MUST BE A MINIMUM OF 24 INCHES WIDE CONTINUOUS FLOOR. NOT MORE THAN 20 FEET IN LENGTH UNLESS THE ENTIRE FURNACE CAN BE SERVICED FROM THE ATTIC ACCESS OPENING. MAKE PROVISIONS FOR PROPER INSULATION TO BE INSTALLED UNDER WHEN REQUIRED.
5. ACCESS OPENING: ATTIC OPENINGS AND PASSAGE WAYS TO THE FURNACE MUST BE 30 INCHES X 30 INCHES EXCEPT THAT THE ACCESS OPENING INTO THE SPACE MAY BE 22 INCHES X 30 INCHES PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THIS OPENING.
6. ATTIC LIGHT: A PERMANENT 120 VOLT OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGE WAY OPENING SHALL BE PROVIDED AT OR NEAR THE FURNACE.
7. CONDENSATE DRAINS: A SECONDARY DRAIN PAN MUST BE INSTALLED UNDER THE COIL SECTION TO PREVENT DAMAGE TOT HE CEILING BELOW. THE SECONDARY DRAIN MUST BE INSTALLED WITH A MNIMUM GRADE OF 1/8 INCHES OF HORIZONTAL RUN AND MUST EXIT TO THE OUTSIDE WHERE IT CAN BE READILY VISIBLE.
8. DISCONNECT: A POSITIVE MEANS OF ELECTRICAL DISCONNECT MUST BE LOCATED AT OR NEAR THE FURNACE.
8. DISCONNECT: A POSITIVE MEANS OF ELECTRICAL DISCONNECT MUST BE LOCATED AT OR NEAR THE FURNACE.
9. VENTS: VENTS MUST TERMINATE IN ACCORDANCE TO THE I.M.C. REQUIREMENTS PROVIDED THEY ARE AT LEAST 8 FT. FROM ANY VERTICAL WALL OF 45 DEGREES OR MORE AND TERMINATE NOT LESS THAN 2 FT. ABOVE THE HIGHEST POINT OF THE ROOF.
10. IF FURNACE IS LOCATED BELOW SCISSOR TRUSS, THE RECOMMENDED INSULATING PROCEDURE IS ALONG CEILING LINE BELOW THE FURNACE NOT ALONG SCISSOR ABOVE TO PROVIDE PROPER COMBUSTION AIR WITH OUT COMPROMISING THE INTEGRITY OF THE THERMAL ENVELOPE BY PENETRATING IT WITH COMBUSTION DUCTS.



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CONSTRUCTION DETAIL

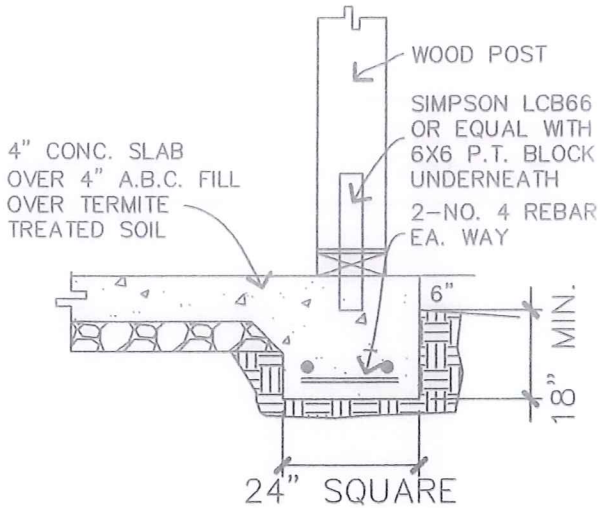


OVER-FRAME ROOF SECTION
N.T.S.



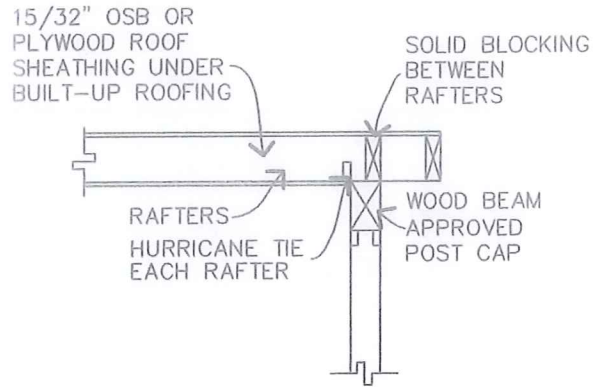
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PATIO CONSTRUCTION DETAILS



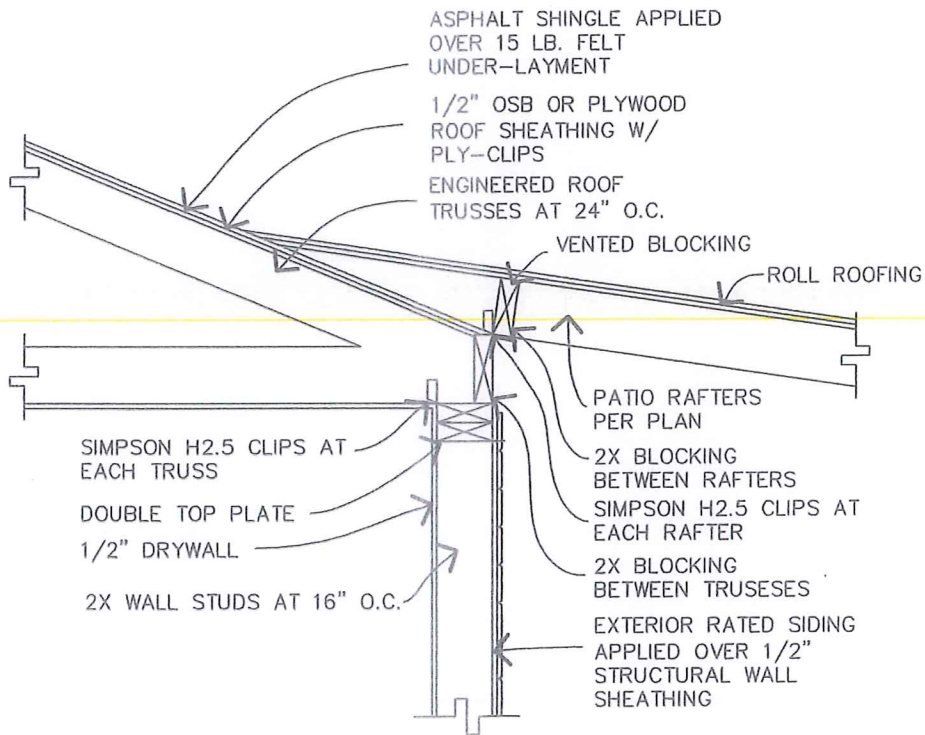
PATIO FOOTING

N.T.S.



POST TO BEAM DETAIL

N.T.S.



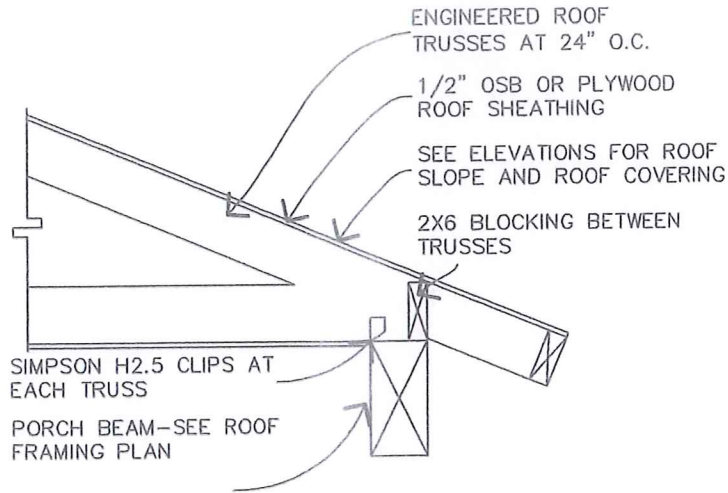
PORCH RAFTERS AT EXT. WALL

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CONSTRUCTION DETAIL



SEE ELEVATION FOR EAVE OVERHANG DESIGN

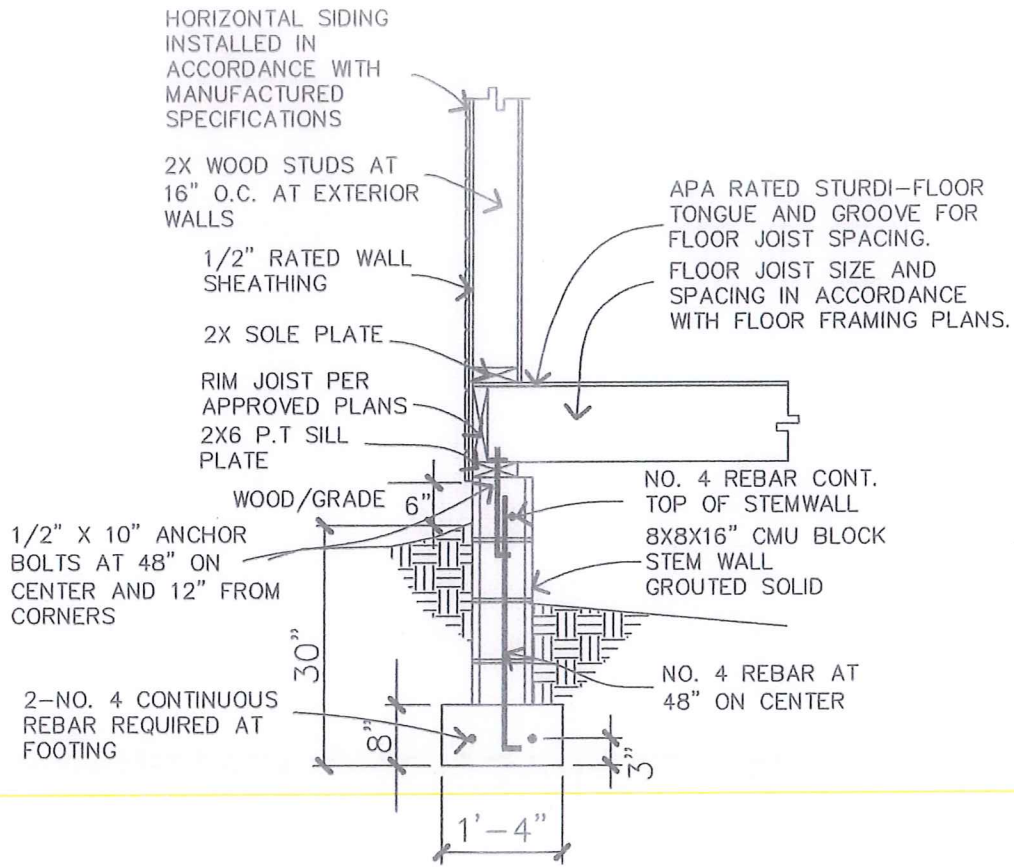
TRUSS/BEAM

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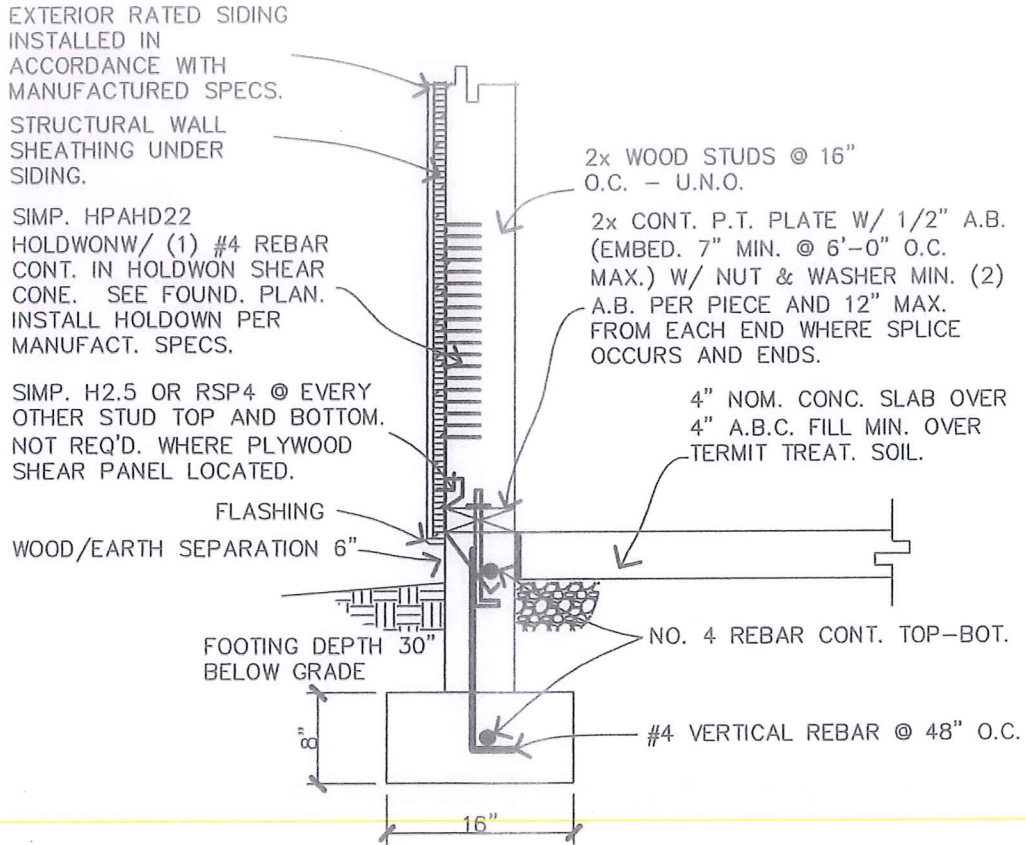


EXTERIOR FOOTING AND STEMWALL
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CONSTRUCTION DETAIL



HOLD-DOWN AT ALTERNATE BRACED PANEL

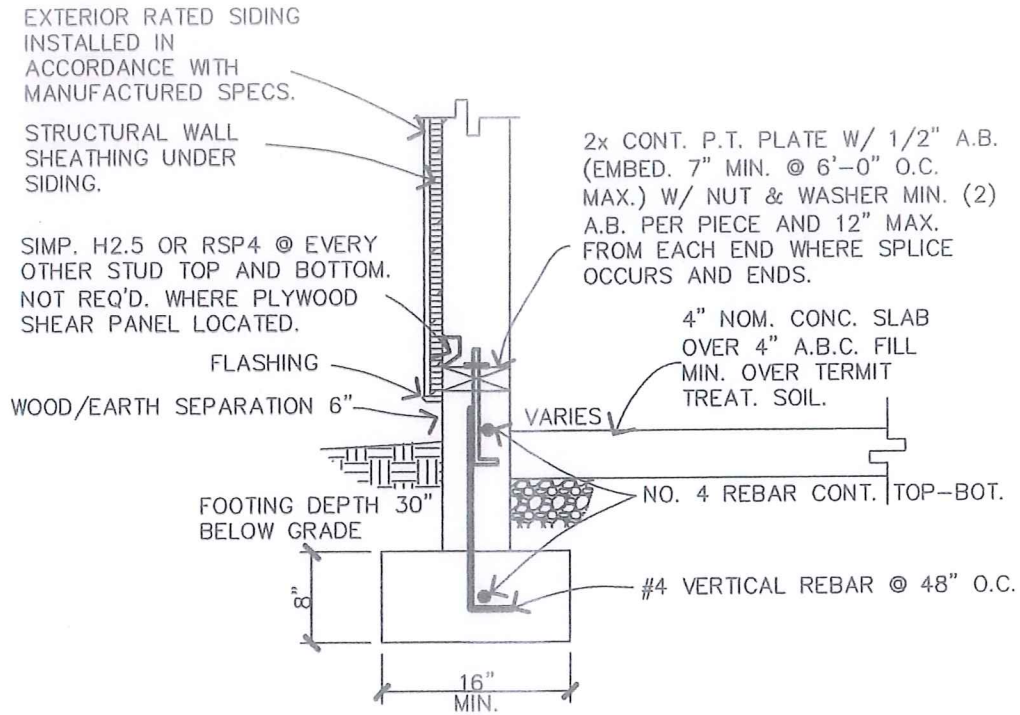
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CONSTRUCTION DETAIL



EXTERIOR WALL STEM/SUNKEN SLAB

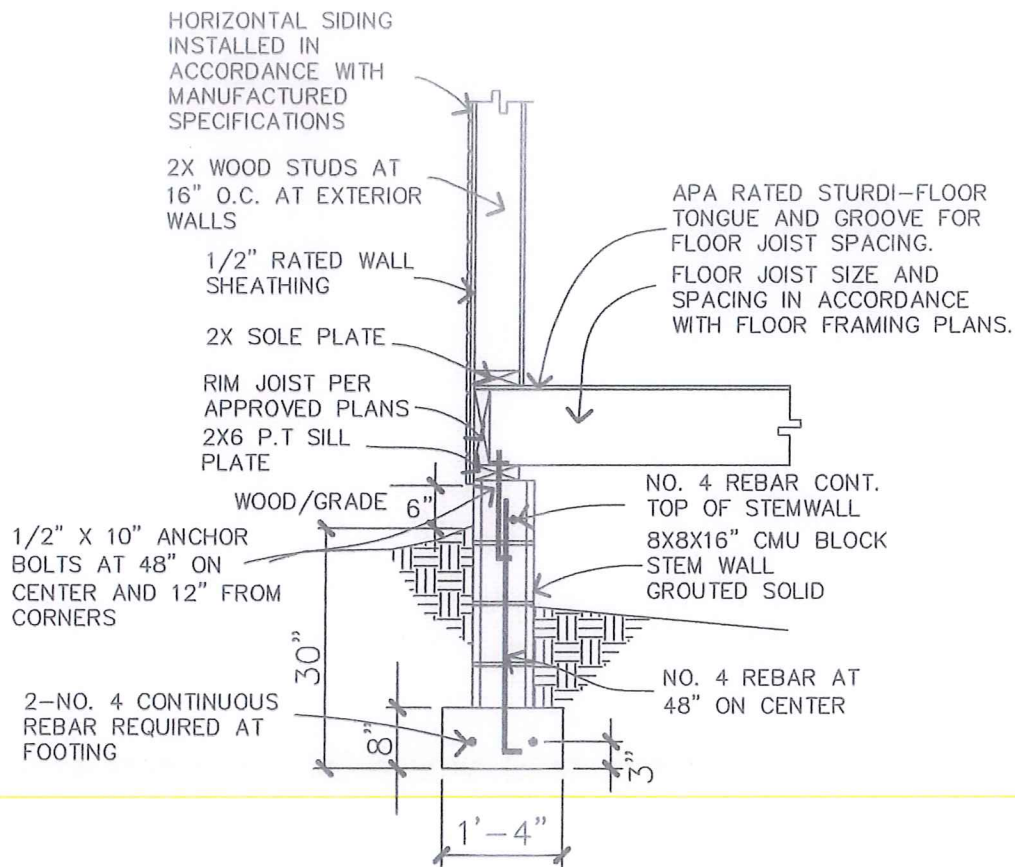
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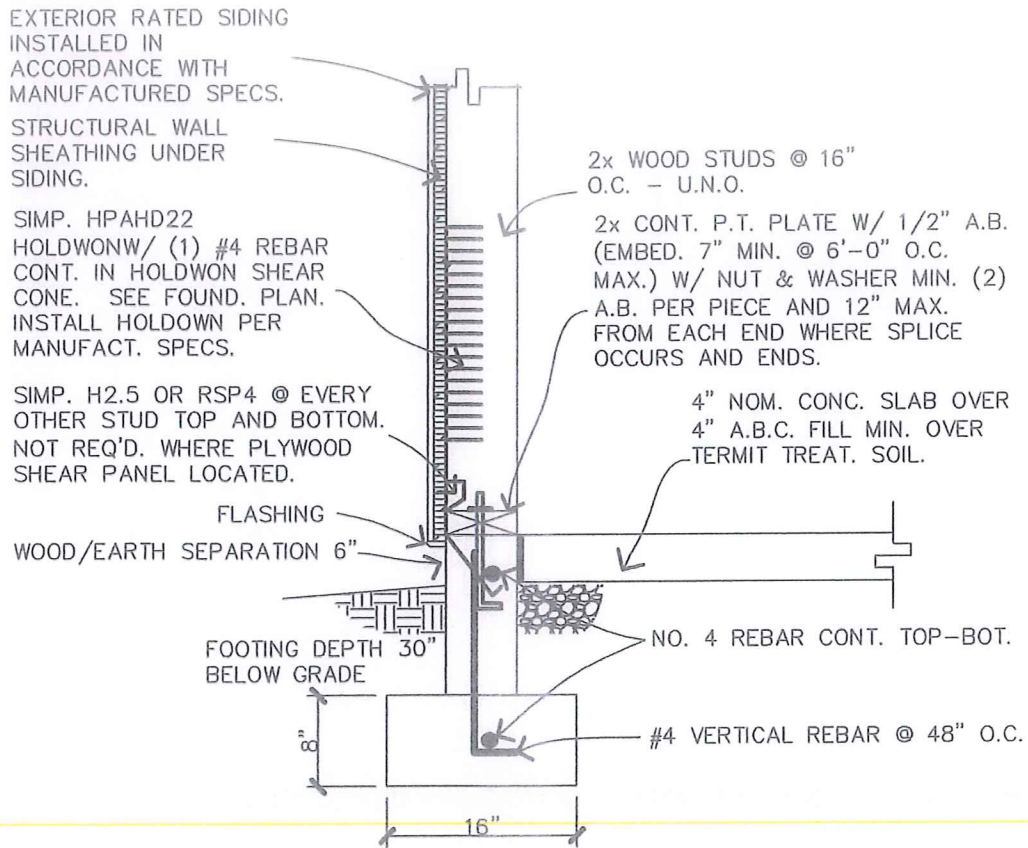


EXTERIOR FOOTING AND STEMWALL
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CONSTRUCTION DETAIL



HOLD-DOWN AT ALTERNATE BRACED PANEL

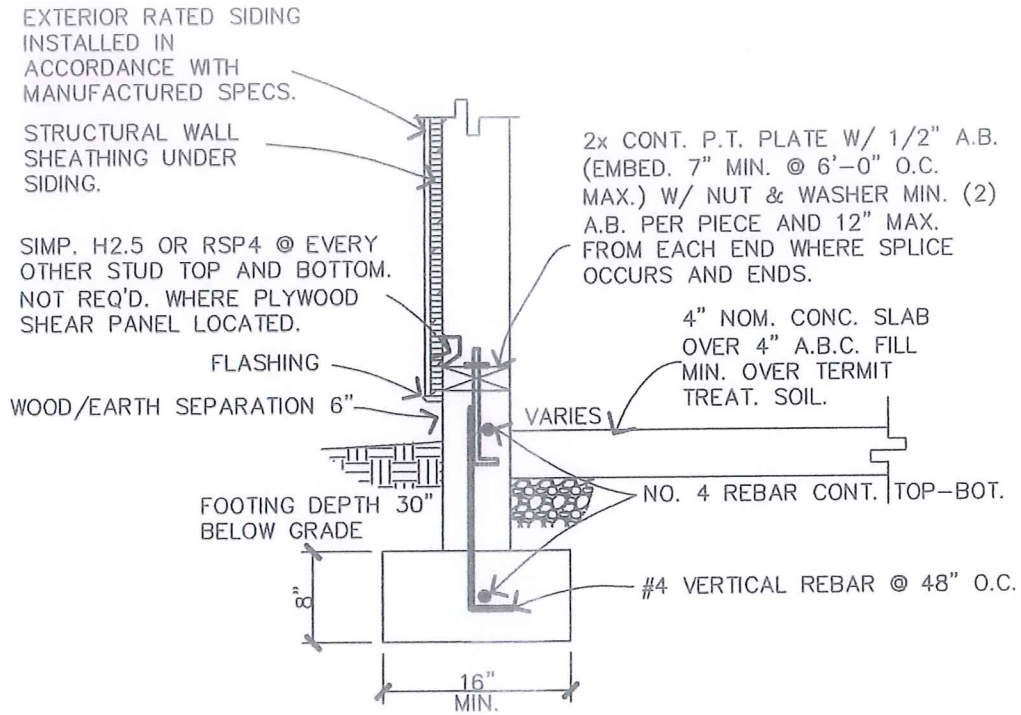
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EXTERIOR WALL STEM/SUNKEN SLAB

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