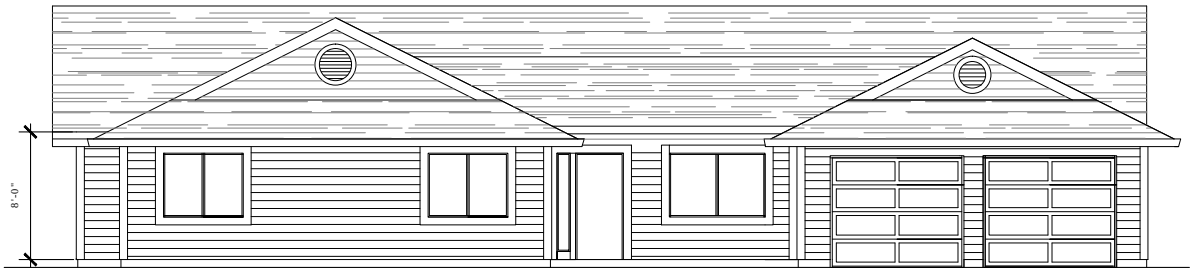
1. ELEVATIONS:

_____ PROVIDE AN ELEVATION VIEW OF ALL SIDES OF THE STRUCTURE WHERE THERE IS PROPOSED WORK

_____ ACCURATELY INDICATE THE ADJACENT GRADE AND SLOPE WITHIN 20' IN ALL DIRECTIONS FROM THE STRUCTURE



3x3 level landing required at the interior and exterior door

FRONT ELEVATION

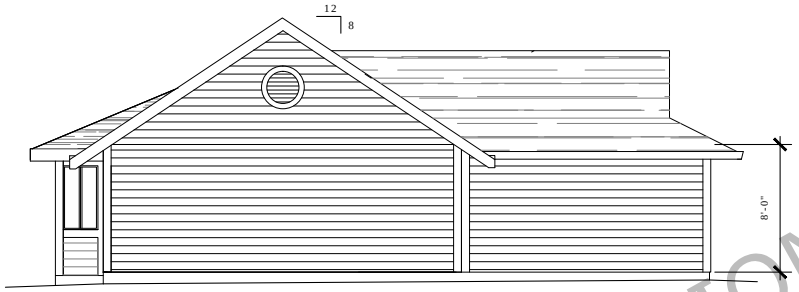
General Elevation Notes:

1. Exterior Headers shall be insulated with a minimum of R-10 Insulation.
   Insulation R-Values shall comply with 2018 IECC
   Provide wall height.

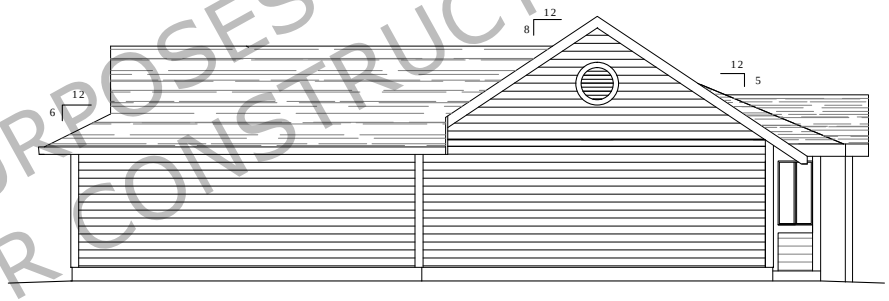
2. Flashing Requirements:
   a. Galvanized flashing required above belly bands, window and door trim, decks and all other similar projections.
   b. Windows are required to be installed, properly flashed, and inspected prior to cover.

3. Window Fall Protection - Window Height R312.2.1
   a. 6' above grade or the surface below
   b. Between the finished floor and 24" above [it].
   c. Shall be fixed or have openings that do not allow the passage of a 4" sphere.

   Exception:
   a. Less than 4" opening
   b. Window fall prevention devices
   c. Window opening controls per R312.2.2



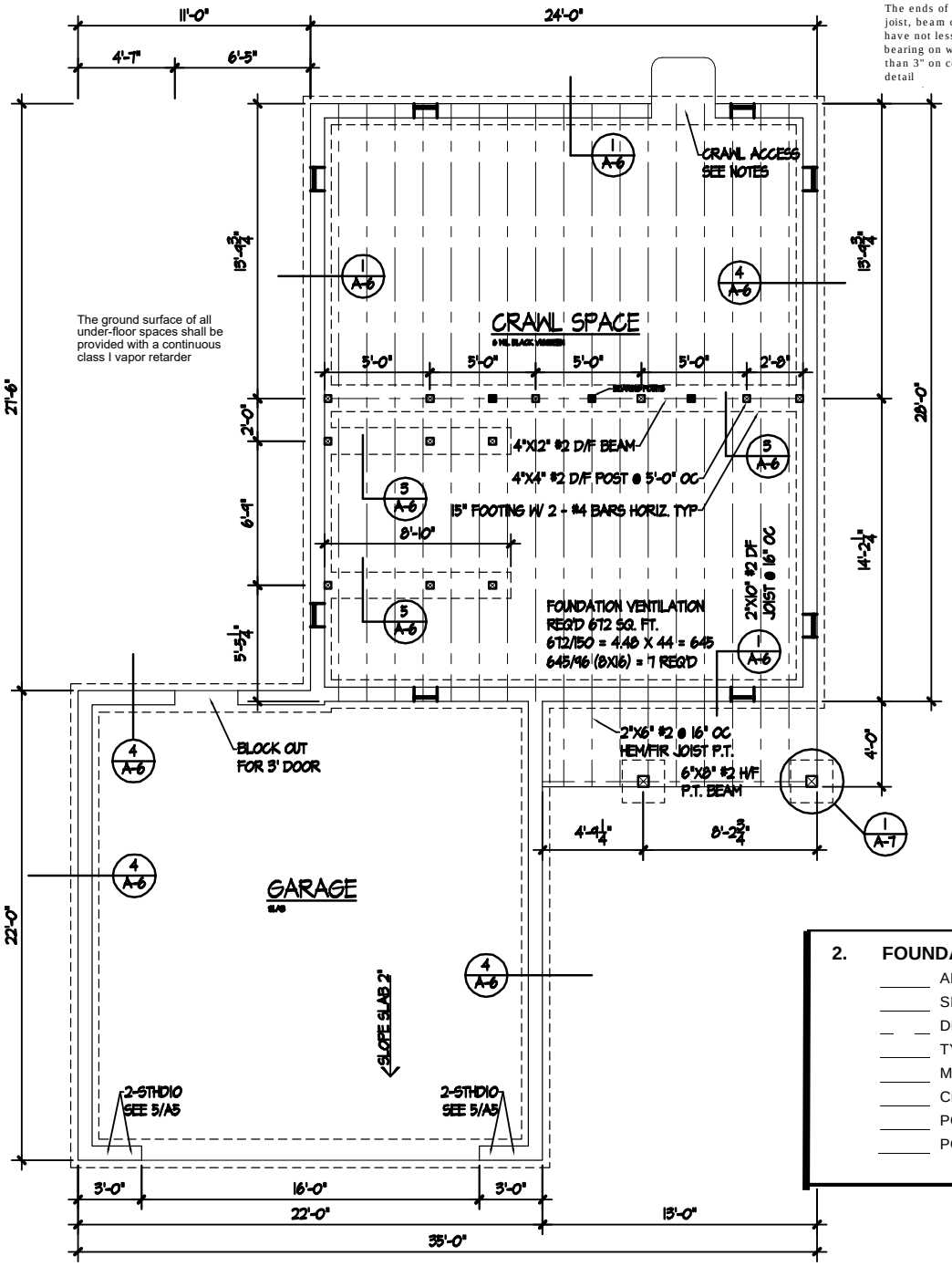
LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATIONS

*APPLICANT TO PROVIDE ELEVATIONS AT $\frac{1}{4}$" = 1'-0"



The ground surface of all under-floor spaces shall be provided with a continuous class I vapor retarder

The ends of each joist, beam or girder shall have not less than 1-1/2" of bearing on wood and not less than 3" on concrete. see detail

FOUNDATION PLAN

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

Table R403.1
Minimum Width of Concrete, Precast, or Masonry Footings (Inches)[a]

Stories	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
Conventional light-frame construction				
1-Story	12	12	12	12
2-Story	15	12	12	12
3-Story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-Story	12	12	12	12
2-Story	21	16	12	12
3-Story	32	24	16	12
8-inch solid or fully grouted masonry				
1-Story	16	12	12	12
2-Story	29	21	14	12
3-Story	42	32	21	16

Beam calculations are required for all members over 6' in length

Foundation access required 18"x24" through floor & openings through perimeter shall be 16"x24"-IRC 408.3

Concrete to be 2500 psi for foundation walls, exterior walls and other vertical concrete work exposed to the weather and for concrete slabs of garage floors. Concrete to be 2,500 psi for foundations not exposed to concrete. see the 2018 IRC table R402.2.

Frost depth is 24"

Foundation ventilation shall be one sq ft for every 300 sq ft - one vent opening shall be within 3' of every corner per 2018 IRC

Final grade shall be sloped 6 inches in 10 feet away from structure.

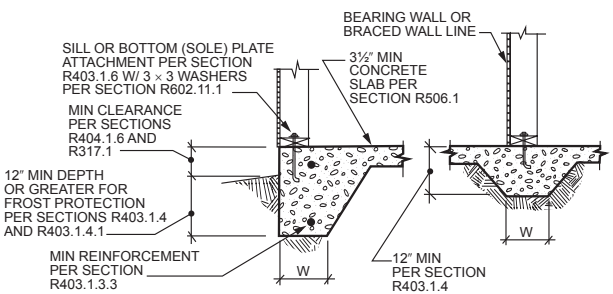
R502.6 bearing.
the ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch by 4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers. the bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum nominal thickness shall be provided under the joist, beam or girder.

R502.7 Lateral Restraint (Blocking) at supports
Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2" nominal in thickness; or by attachment to a full depth header, band or rim joist, or to an adjoin stud or shall be otherwise provided with lateral support to prevent rotation.

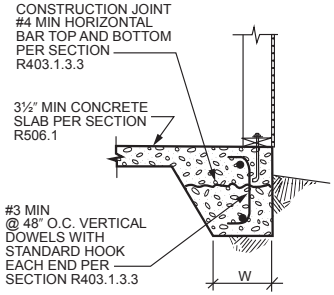
Floor joist spans shall conform to 2018 IRC TABLE R502.3

2. FOUNDATION PLAN AND DETAILS (INCLUDE COMPLETE DIMENSIONS):

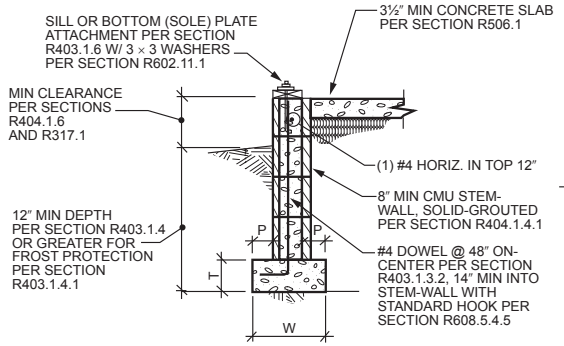
_____ ALL FOOTING, STEM WALL, PIER SIZES AND RETAINING WALLS
_____ SIZE AND PLACEMENT OF ALL REINFORCEMENT
__ __ DEPTH OF FOOTINGS BELOW GRADE FOR FROST BURIAL
_____ TYPE AND LOCATION OF ALL ANCHORAGE HARDWARE. INCLUDE THE **SPECIFIC** TYPE OF HOLD DOWNS
_____ METHOD AND AMOUNT OF CRAWL SPACE VENTILATION OR CONDITIONING
_____ CRAWL SPACE ACCESS LOCATION AND OPENING SIZE
_____ POST LAYOUT (DECKS, POLE STRUCTURES, ETC.)
_____ POST HOLE SIZE (INCLUDING PUNCH PAD IF APPLICABLE)



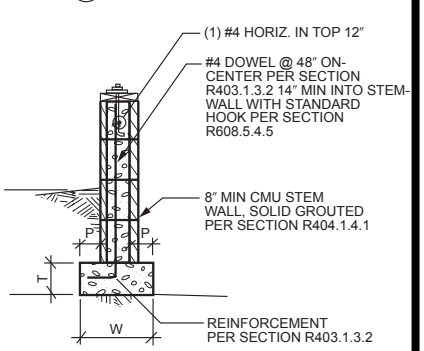
1 SLAB-ON-GROUND WITH MONOLITHIC TURNED-DOWN FOOTING
SCALE: NOT TO SCALE



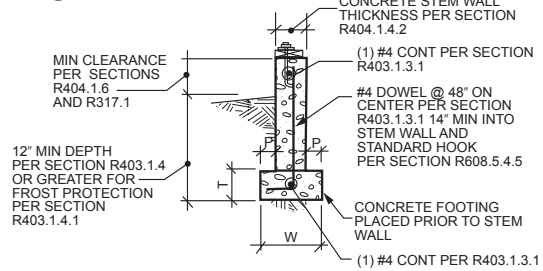
2 DOWELS FOR SLAB-ON-GROUND WITH TURNED-DOWN FOOTINGS
SCALE: NOT TO SCALE



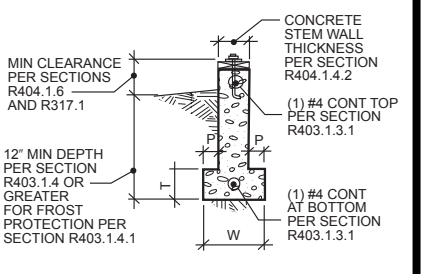
3 SLAB-ON-GROUND WITH MASONRY STEM WALL AND SPREAD FOOTING
SCALE: NOT TO SCALE



4 BASEMENT OR CRAWL SPACE WITH MASONRY STEM WALL AND SPREAD FOOTING
SCALE: NOT TO SCALE



5 BASEMENT OR CRAWL SPACE CONCRETE STEM WALL AND SPREAD FOOTING
SCALE: NOT TO SCALE



6 BASEMENT OR CRAWL SPACE WITH MONOLITHIC CONCRETE STEM WALL AND SPREAD FOOTING
SCALE: NOT TO SCALE

W = Width of footing, T = Thickness of footing and P = Projection per Section R403.1.1

NOTES:

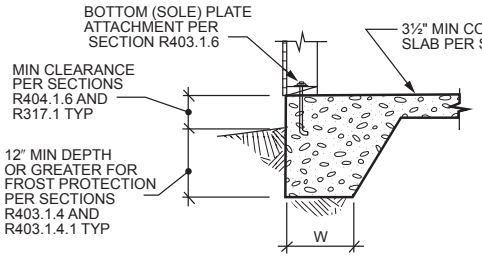
a. See Section R404.3 for sill requirements.
b. See Section R403.1.6 for sill attachment.
c. See Section R506.2.3 for vapor barrier requirements.
d. See Section R403.1 for base.
e. See Section R408 for under-floor ventilation and access requirements.
f. See Section R403.1.3.5 for reinforcement requirements.

For SI: 1 inch = 25.4 mm.

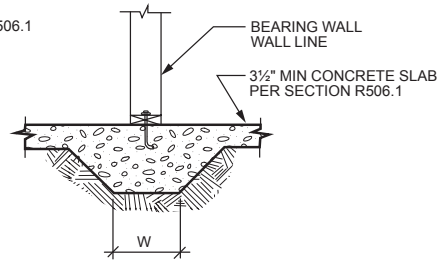
W = Width of footing, T = Thickness of footing and P = Projection per Section R403.1.1

NOTES:

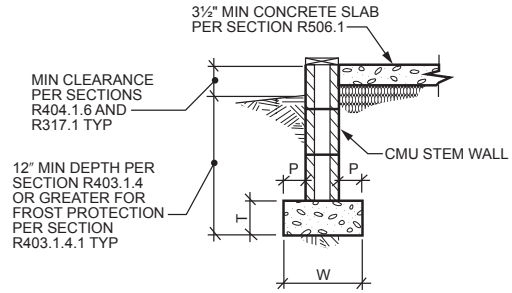
a. See Section R404.3 for sill requirements.
b. See Section R403.1.6 for sill attachment.
c. See Section R506.2.3 for vapor barrier requirements.
d. See Section R403.1 for base.
e. See Figure R403.1.3 for additional footing requirements for structures in SDC D_0, D_1 and D_2 and townhouses in SDC C.
f. See Section R408 for under-floor ventilation and access requirements.



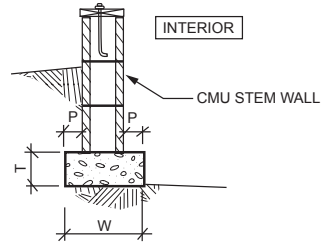
1 MONOLITHIC SLAB-ON-GROUND WITH TURNED-DOWN FOOTING
SCALE: NOT TO SCALE



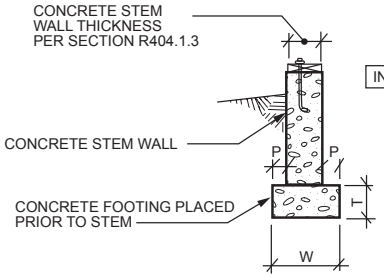
2 THICKENED SLAB-ON-GROUND FOOTING AT BEARING WALLS OR BRACED WALL LINES
SCALE: NOT TO SCALE



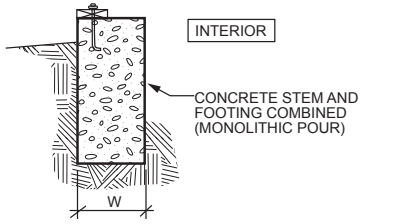
3 SLAB-ON-GROUND WITH MASONRY STEM WALL AND SPREAD FOOTING
SCALE: NOT TO SCALE



4 BASEMENT OR CRAWL SPACE WITH MASONRY WALL AND SPREAD FOOTING
SCALE: NOT TO SCALE



5 BASEMENT OR CRAWL SPACE WITH CONCRETE WALL AND SPREAD FOOTING
SCALE: NOT TO SCALE



6 BASEMENT OR CRAWL SPACE WITH FOUNDATION WALL BEARING DIRECTLY ON SOIL
SCALE: NOT TO SCALE

3. FLOOR PLANS FOR EACH LEVEL WHICH INDICATE (INCLUDE COMPLETE DIMENSIONS):

_____ THE INTENDED USE OF EACH ROOM INCLUDING BONUS ROOMS

_____ ALL WINDOWS AND DOOR SIZES AND TYPE. INDICATE ALL REQUIRED EMERGENCY EGRESS OPENINGS

_____ THE LOCATIONS OF ALL FIRE PROTECTION ELEMENTS, SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

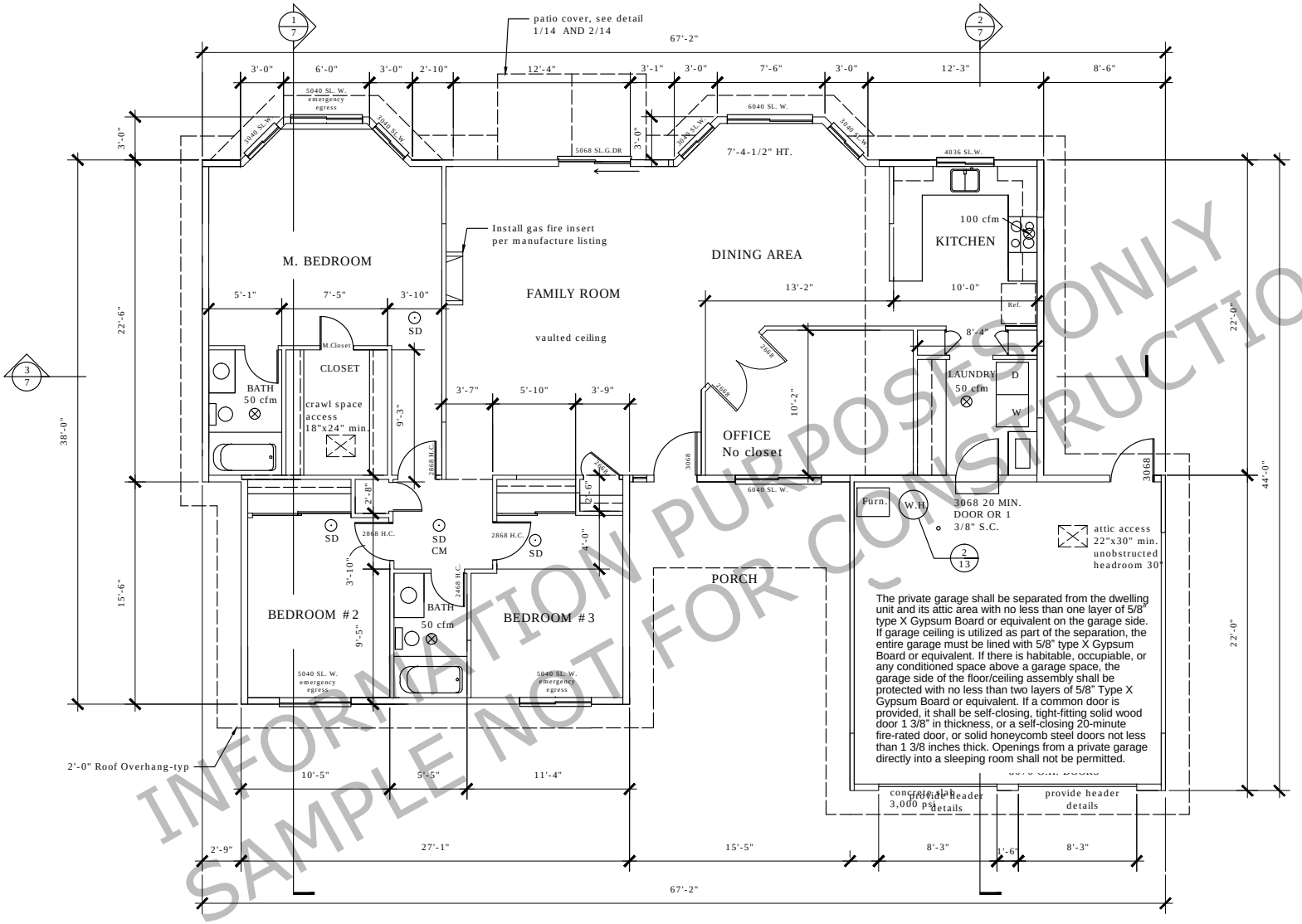
_____ REQUIRED SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH R308.4

_____ LOCATION, TYPE AND FUEL SOURCE OF ALL FUEL BURNING APPLIANCES

_____ THE LOCATION AND TYPE OF VEHICLE IMPACT PROTECTION DEVICES (SUCH AS BOLLARDS)

_____ THE LOCATION AND CFM OF ALL REQUIRED MECHANICAL VENTILATION

_____ ALL REQUIRED FIRE SEPARATION DETAILED ON THE PLAN



LEGEND

SMOKE DETECTOR	⊙ SD
SMOKE DETECTOR/CARBONMONOXIDE	⊙ SD/CM

BUILDING AREA

Residence	1,796 square feet
Garage	484 square feet
Patio cover	154 square feet
Total area	2,434 square feet

GENERAL NOTES:

1. R315.1 Carbon Monoxide Alarms
   An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s)

2. R314.3 Smoke Alarm Locations
   Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.
   - Less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
   - Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance.
   - Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.

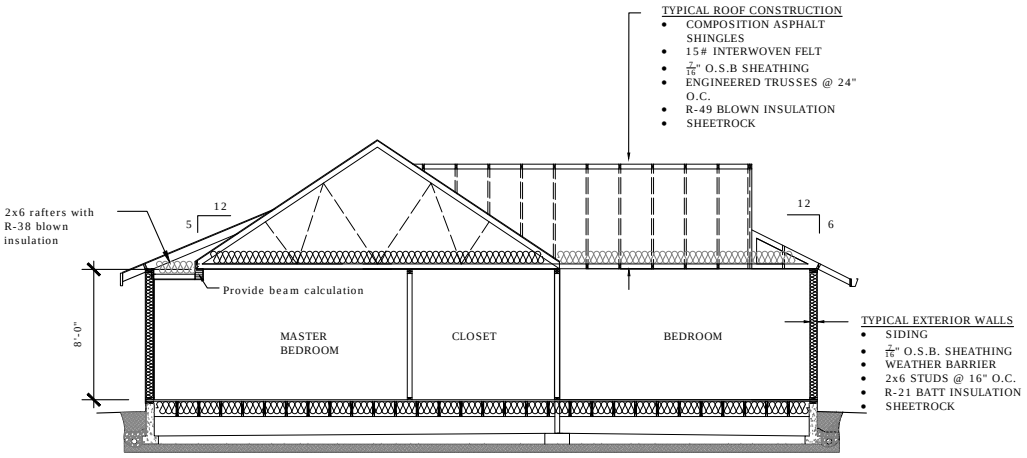
4. BUILDING CROSS SECTIONS AS NECESSARY WHICH CLEARLY SHOW ALL LEVELS OF THE STRUCTURE (INCLUDE COMPLETE DIMENSIONS):

_____ IDENTIFY ALL CONSTRUCTION MATERIALS INCLUDING INSULATION

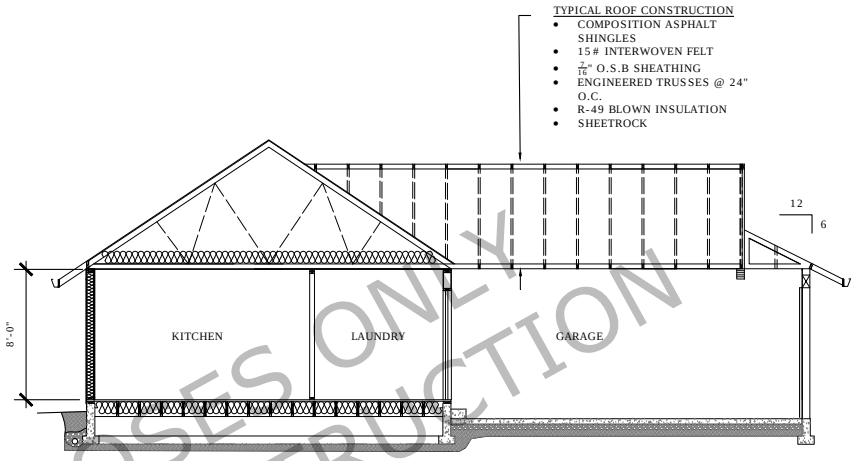
_____ WALL FRAMING COMPONENTS

_ _ COMPLETE STAIR, HANDRAIL AND GUARD DETAILS

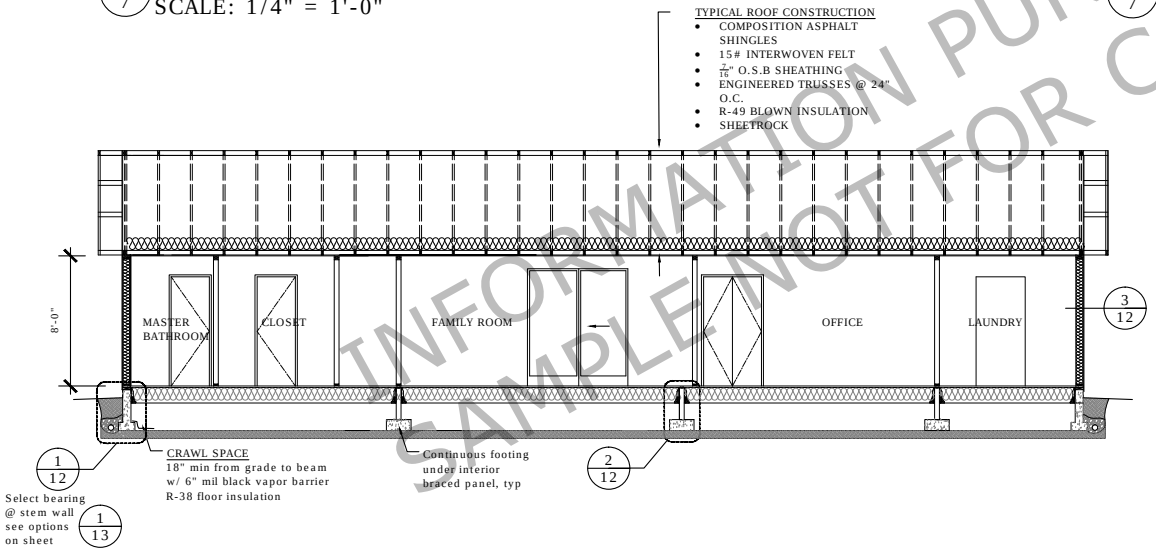
_____ CLEARANCE FROM GRADE OR SLAB TO FRAMING AND SIDING



1/7 CROSS SECTION
SCALE: 1/4" = 1'-0"



2/7 CROSS SECTION
SCALE: 1/4" = 1'-0"

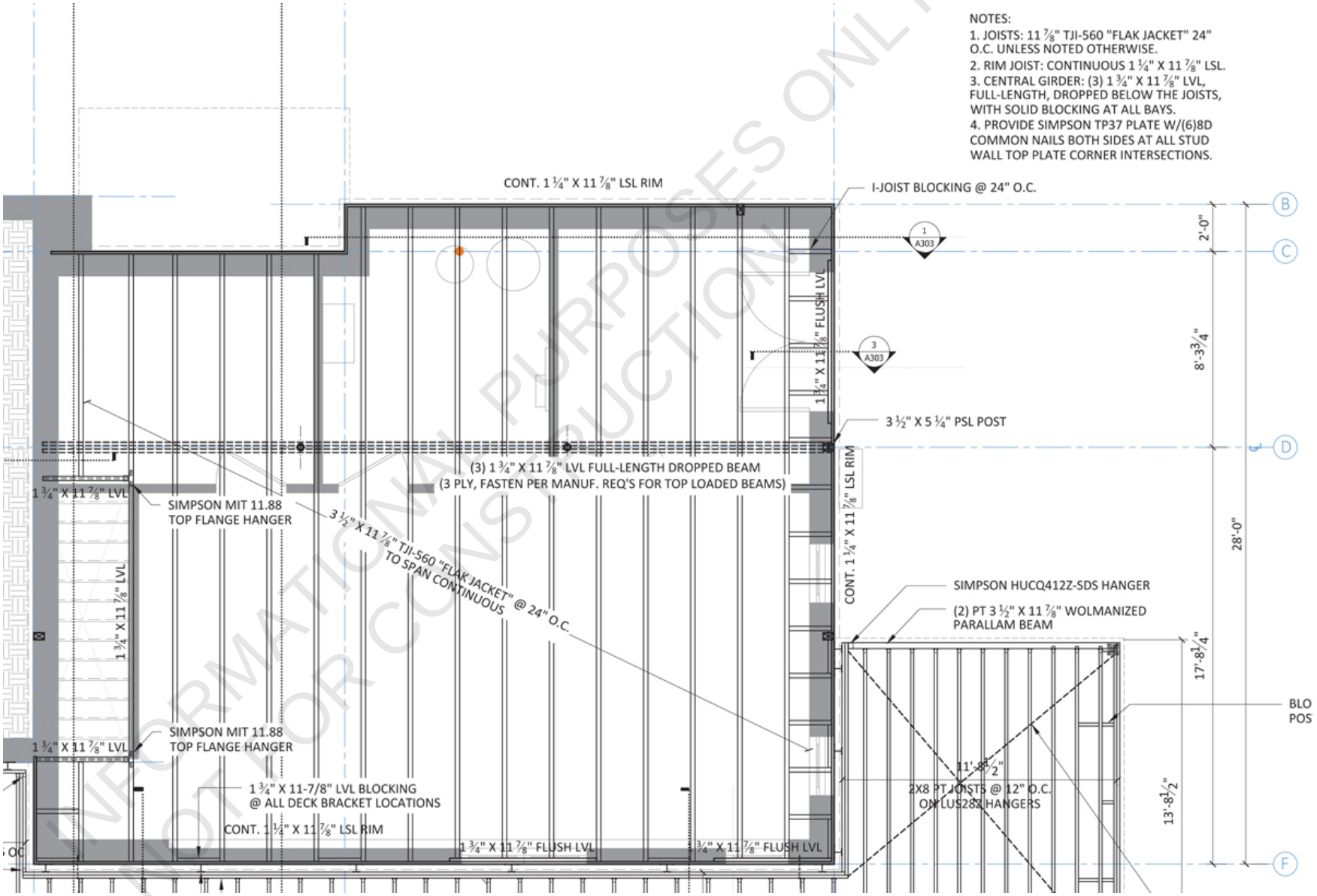


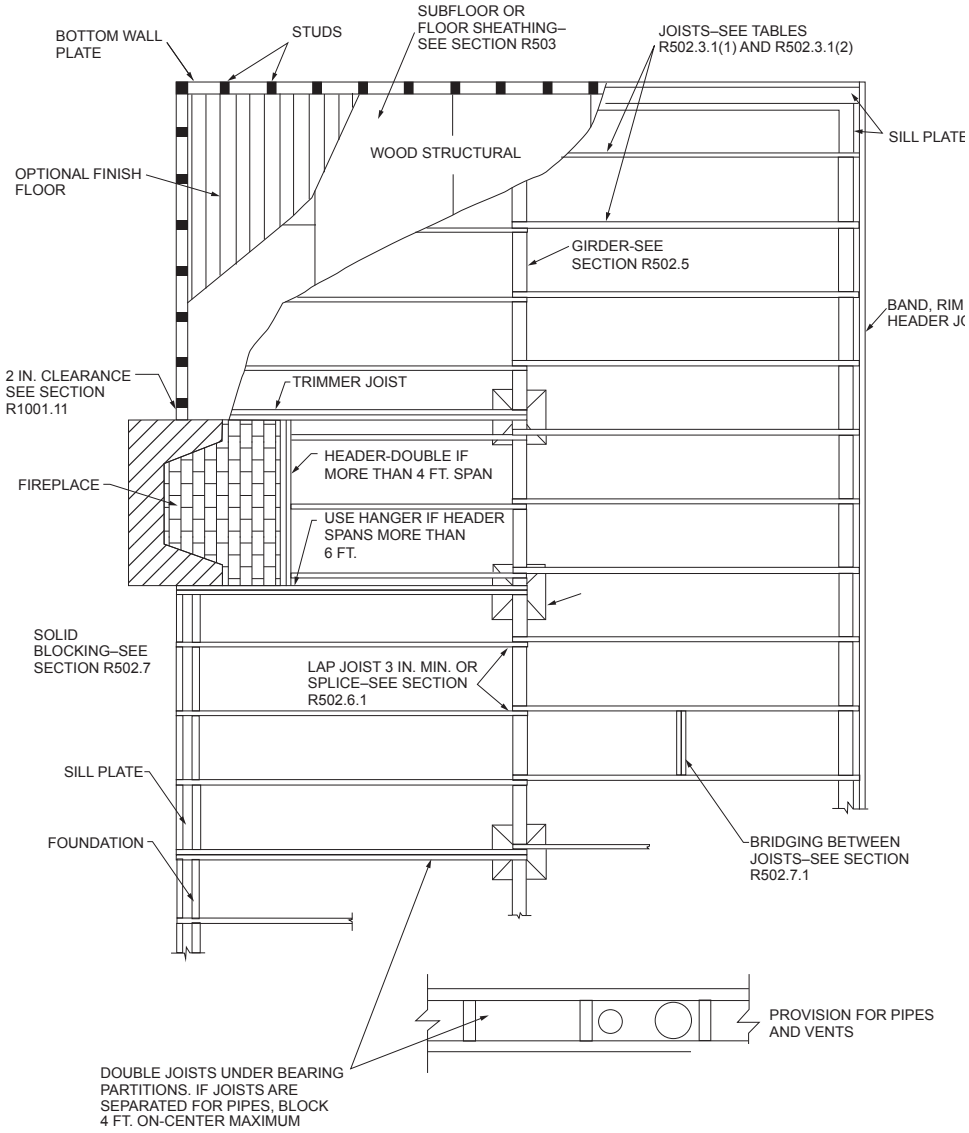
3/7 CROSS SECTION
SCALE: 1/4" = 1'-0"

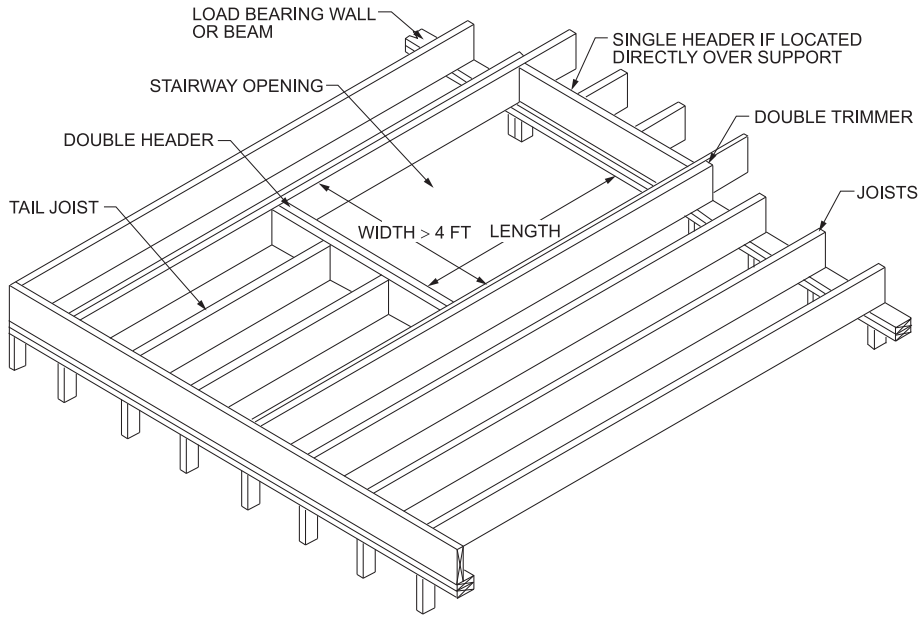
*APPLICANT TO PROVIDE SECTIONS AT 1/4" = 1'-0"

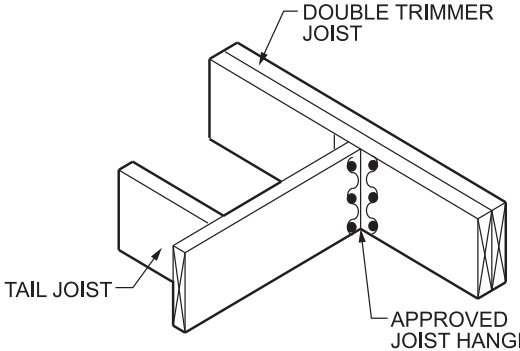
5. FLOOR FRAMING PLAN FOR EACH FLOOR AND DECK (INCLUDE COMPLETE DIMENSIONS):

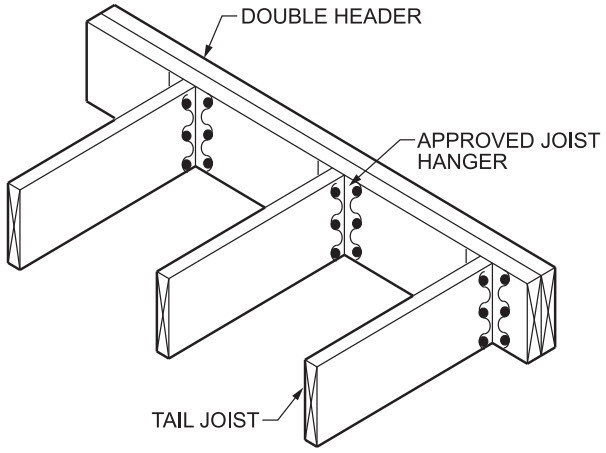
_____ FLOOR JOIST SIZE, SPACING, SPECIES, GRADE, OR MANUFACTURER AND SERIES IF ENGINEERED WOOD
_____ ALL BEAM SIZES ON THE PLAN (INCLUDE DESIGN CALCULATIONS IF MORE THAN 6')
_____ LAYOUT OF SUBMITTED FLOOR TRUSSES MUST MATCH PLAN LAYOUT
_____ DECK FRAMING, STAIR, GUARD, HANDRAIL DETAILS AND SPECIFIC HARDWARE REQUIREMENTS
_____ METHODS OF SUPPORT AND ALL CONNECTING HARDWARE
_____ DECK LEDGER ATTACHMENT AND FLASHING DETAIL
_____ DECK LATERAL RESTRAINT DETAIL
_____ SLAB REQUIREMENTS




BOTTOM WALL PLATE
STUDS
SUBFLOOR OR FLOOR SHEATHING–SEE SECTION R503
JOISTS–SEE TABLES R502.3.1(1) AND R502.3.1(2)
SILL PLATE
WOOD STRUCTURAL
OPTIONAL FINISH FLOOR
GIRDER-SEE SECTION R502.5
BAND, RIM HEADER J(
2 IN. CLEARANCE SEE SECTION R1001.11
TRIMMER JOIST
HEADER-DOUBLE IF MORE THAN 4 FT. SPAN
FIREPLACE
USE HANGER IF HEADER SPANS MORE THAN 6 FT.
SOLID BLOCKING–SEE SECTION R502.7
LAP JOIST 3 IN. MIN. OR SPLICE–SEE SECTION R502.6.1
SILL PLATE
FOUNDATION
BRIDGING BETWEEN JOISTS–SEE SECTION R502.7.1
PROVISION FOR PIPES AND VENTS
DOUBLE JOISTS UNDER BEARING PARTITIONS. IF JOISTS ARE SEPARATED FOR PIPES, BLOCK 4 FT. ON-CENTER MAXIMUM


LOAD BEARING WALL OR BEAM
SINGLE HEADER IF LOCATED DIRECTLY OVER SUPPORT
STAIRWAY OPENING
DOUBLE TRIMMER
DOUBLE HEADER
JOISTS
TAIL JOIST
WIDTH > 4 FT
LENGTH


DOUBLE TRIMMER JOIST
TAIL JOIST
APPROVED JOIST HANGER


DOUBLE HEADER
APPROVED JOIST HANGER
TAIL JOIST

6. ROOF FRAMING PLAN (INCLUDE COMPLETE DIMENSIONS):

_____ RAFTER SIZE, SPACING, SPECIES, GRADE, OR MANUFACTURER AND SERIES IF ENGINEERED WOOD

_____ TRUSS LAYOUT DIAGRAM AND SPECIFICATION DETAILS FOR EACH TRUSS (MUST BE CONSISTENT WITH SNOW LOAD CATEGORY)

_____ ALL BEAM SIZES ON THE PLAN. PROVIDE DESIGN CALCULATIONS FOR ANY BEAM EXCEEDING 6' IN LENGTH

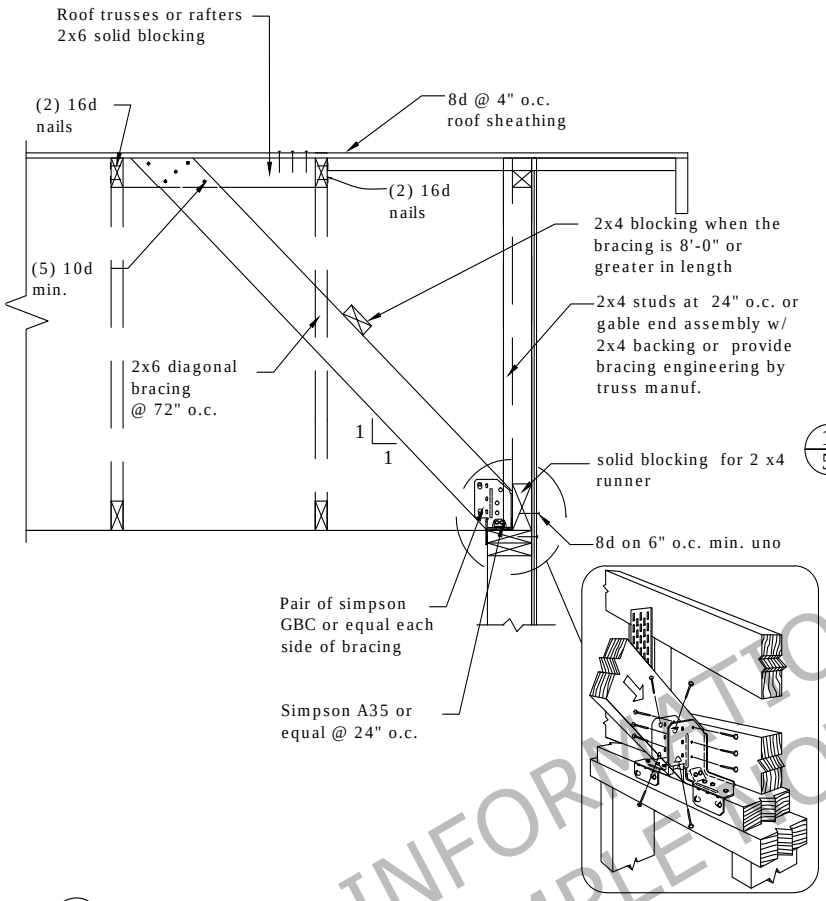
_____ ALL OPENING HEADER SIZES AND MATERIAL. PROVIDE DESIGN CALCULATIONS FOR ANY HEADER EXCEEDING 6' IN LENGTH

_____ LAYOUT OF SUBMITTED ROOF TRUSSES MUST MATCH PLAN LAYOUT

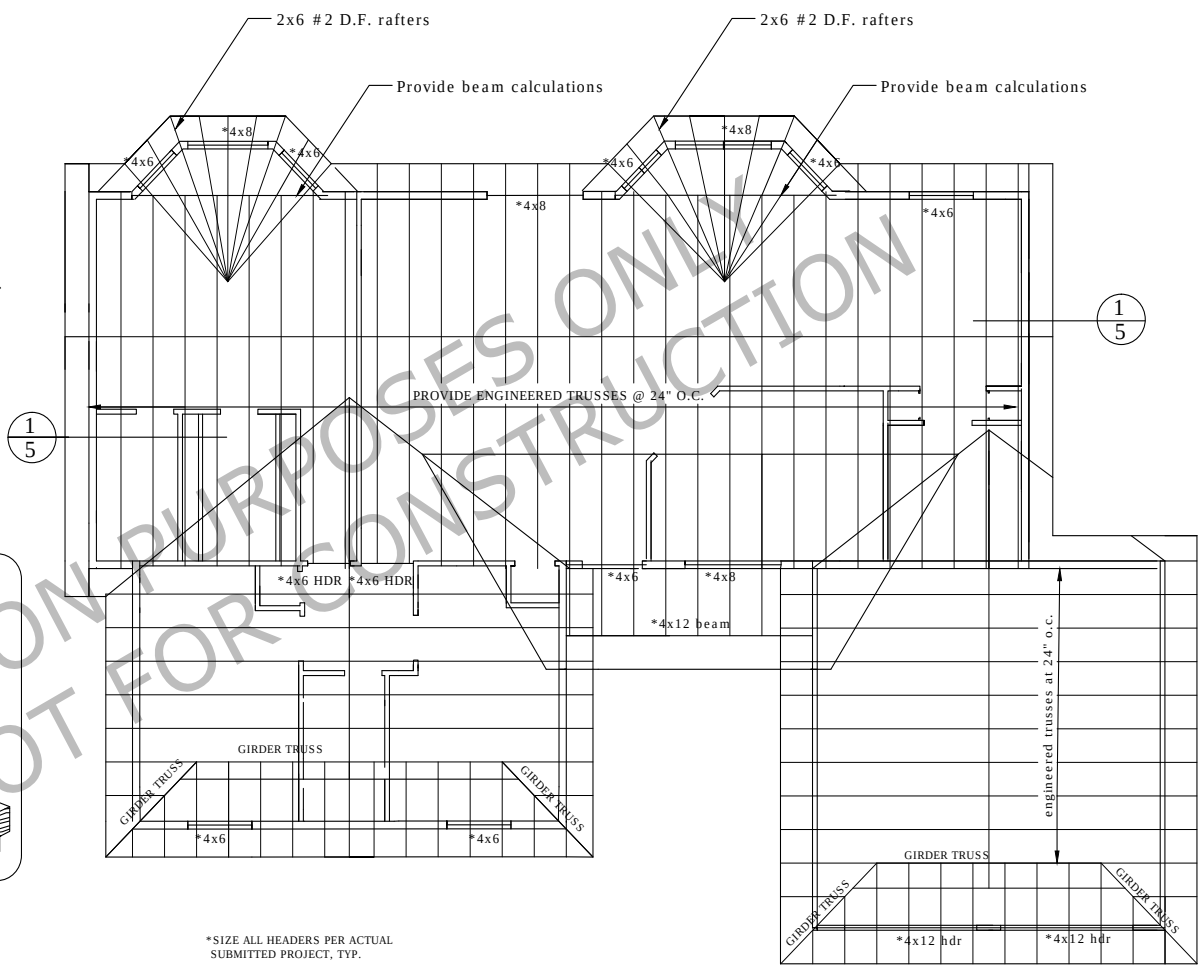
_____ COMPLETE DETAILS OF OVER-FRAMING SUPPORT AND CONNECTIONS

_____ METHODS OF SUPPORT AND ALL CONNECTING HARDWARE

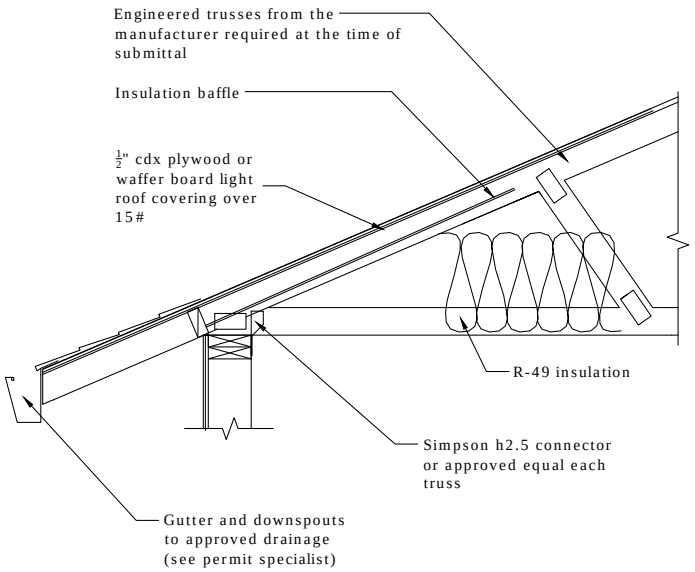
_____ ALL METHODS OF UPLIFT RESTRAINT INDICATE **SPECIFIC** HARDWARE TO BE USED



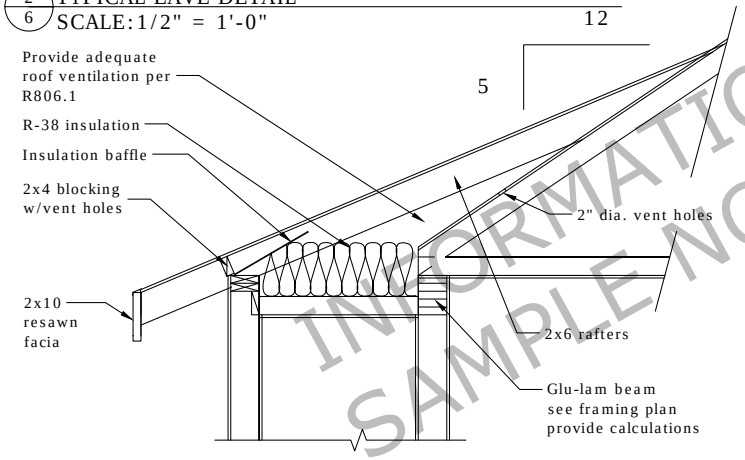
1/5 GABLE END BRACING
SCALE: NTS



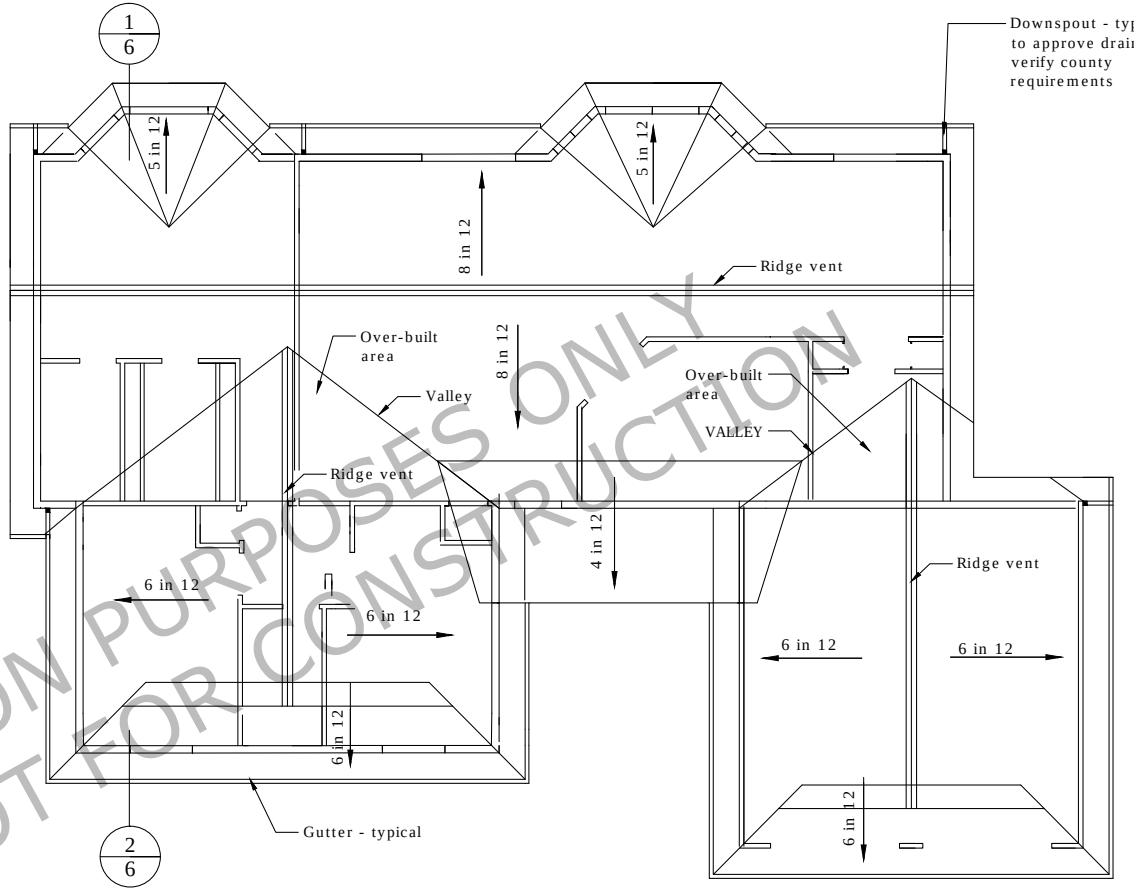
*SIZE ALL HEADERS PER ACTUAL SUBMITTED PROJECT, TYP.



2/6 TYPICAL EAVE DETAIL
SCALE: 1/2" = 1'-0"



1/6 EAVE DETAIL @ BAY WINDOW
SCALE: 1/2" = 1'-0"



1/6 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTILATION

Net free ventilation required 1/150of roof area -using exeception- 1/300 of roof area provide using 1/2 of required (1796/300) 6.0 s.f. at eave and 1/2 over 3'above eave

7. BUILDING BRACING PLAN, PRESCRIPTIVE (INCLUDE COMPLETE DIMENSIONS):

METHODS AND LOCATIONS OF ALL WALL BRACING, INCLUDING REQUIRED INTERIOR WALLS:

_____ CONTINUOUSLY SHEATHED METHOD, LOCATIONS, PERCENTAGES OF COUNTABLE PANELS, DETAIL

_____ INTERMITTENT BRACED WALL PANELS, LOCATION, LENGTHS, TYPE, DETAIL

_____ ALTERNATE PANEL, LOCATIONS, LENGTHS, DETAIL

_____ WORKSHEET FOR WIND ADJUSTMENT FACTORS

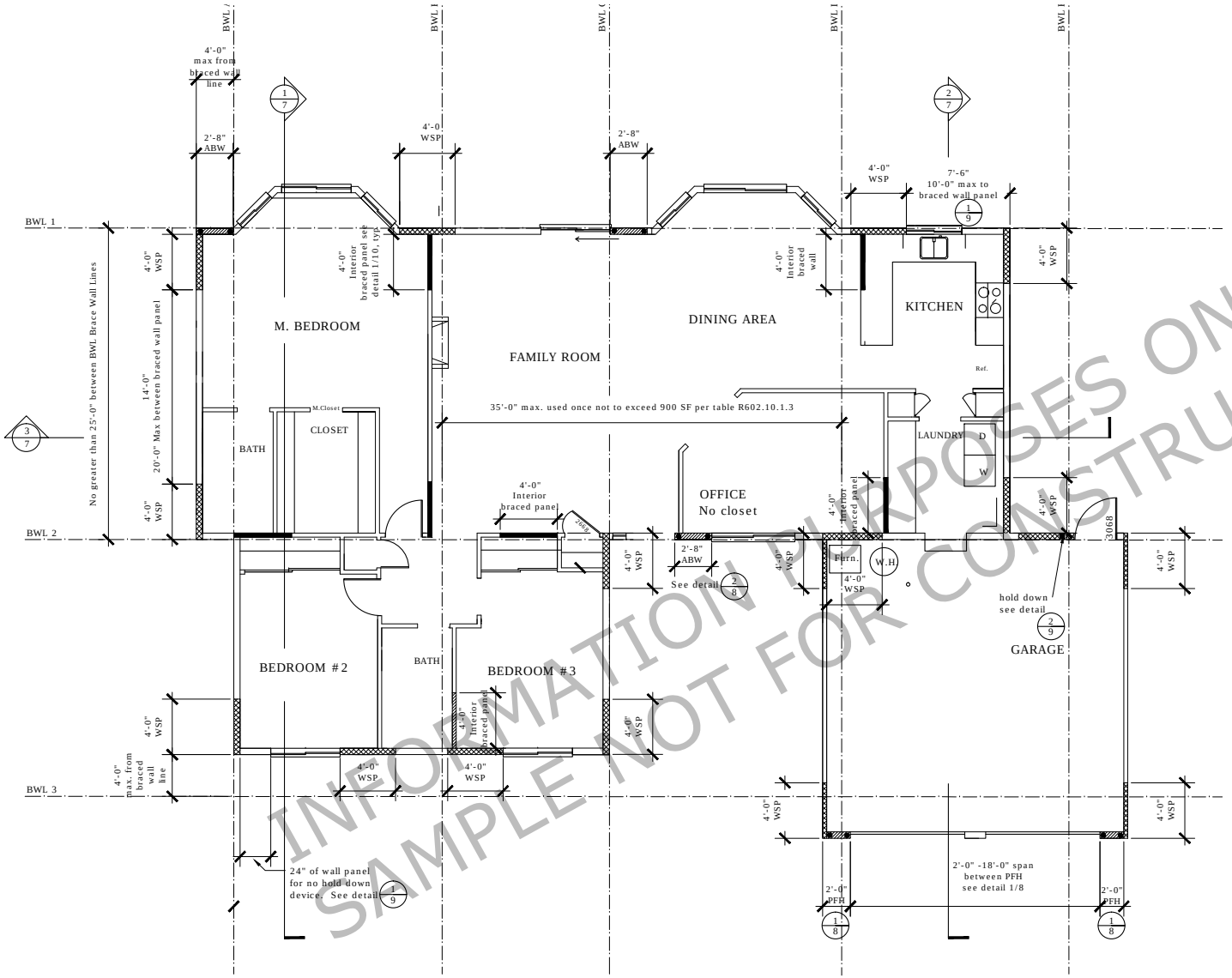
ALL HOLD DOWN AND OTHER HARDWARE LOCATIONS. INDICATE THE SPECIFIC HARDWARE TO BE USED.

_____ TO FOUNDATION

_____ TO FLOOR BELOW

_____ TO HEADER

_____ BRACING OF TRUSSES TO WALL



LEGEND

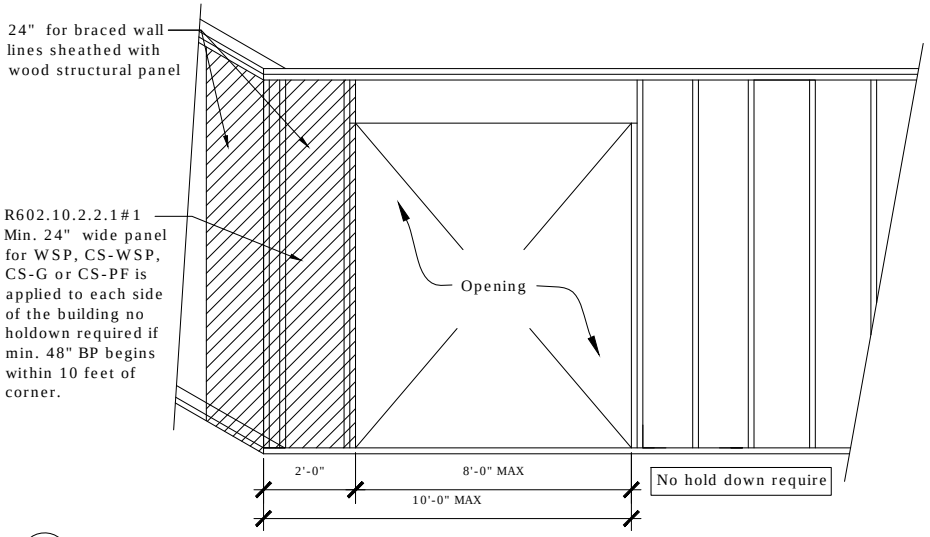
4'-0" WSP WOOD STRUCTURAL PANEL

4'-0" INTERIOR BRACE PANEL

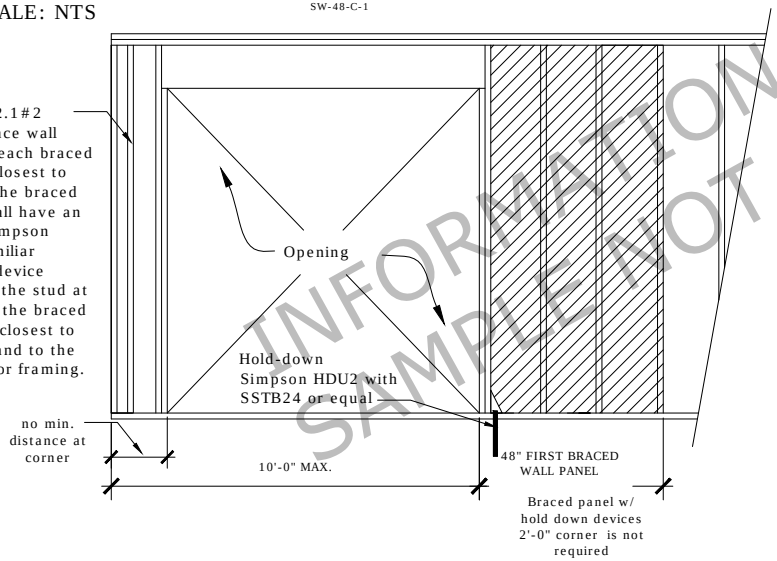
2'-8" ABW ALTERNATE BRACED WALL

HOLD DOWN

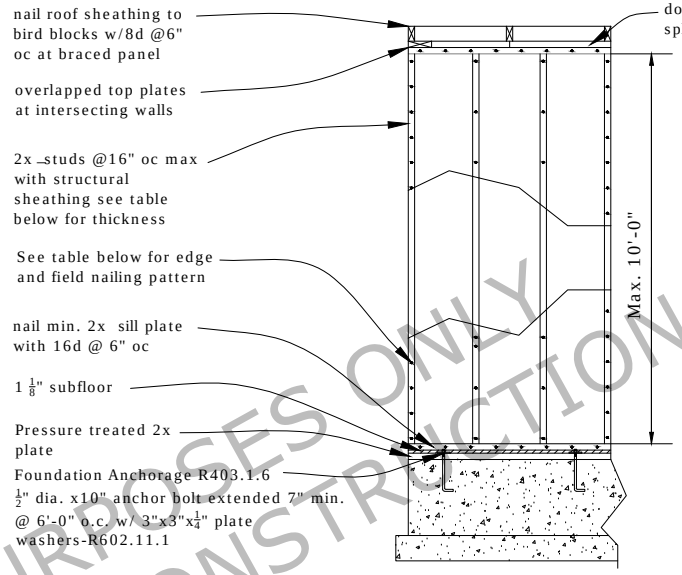
Intermittent Bracing Methods	Bracing Wall Methods references table R602.3 (1), R602.3(3), R602.10.4, R602.10.6.1				
	Methods, Material	Min. thickness sheathing	Fastners	Spacing	Hold downs force
	WSP wood structural panel	0'-0 3/8"	Ext. 6d common Int. 6d common	6" edges, 12" field 6" edges, 12 field	
	GB Gypsum board Interior & exterior can not be used with cont. sheathing method	0'-0 1/2"	1 ½" galvanized roofing nail; staple galvanized	7" edges, 7" field	
	ABW Alternate braced wall panel min. 2'-8"	0'-0 3/8"	One story 8d First of two stories 8d common	6" edges, 12" field 4" edges, 12" field	(2) 1,800 pounds (2) 3,000 pounds
	PFH portal frame with hold-downs	0'-0 3/8"	8d common or galvanized	3" in all framing (studs, blocking and sills) typ.	(2) 3,500 pounds



1 9 BRACED WALL LINES AT THE CORNERS IRC FIGURE R602.10.7
SCALE: NTS
SW-48-C-1



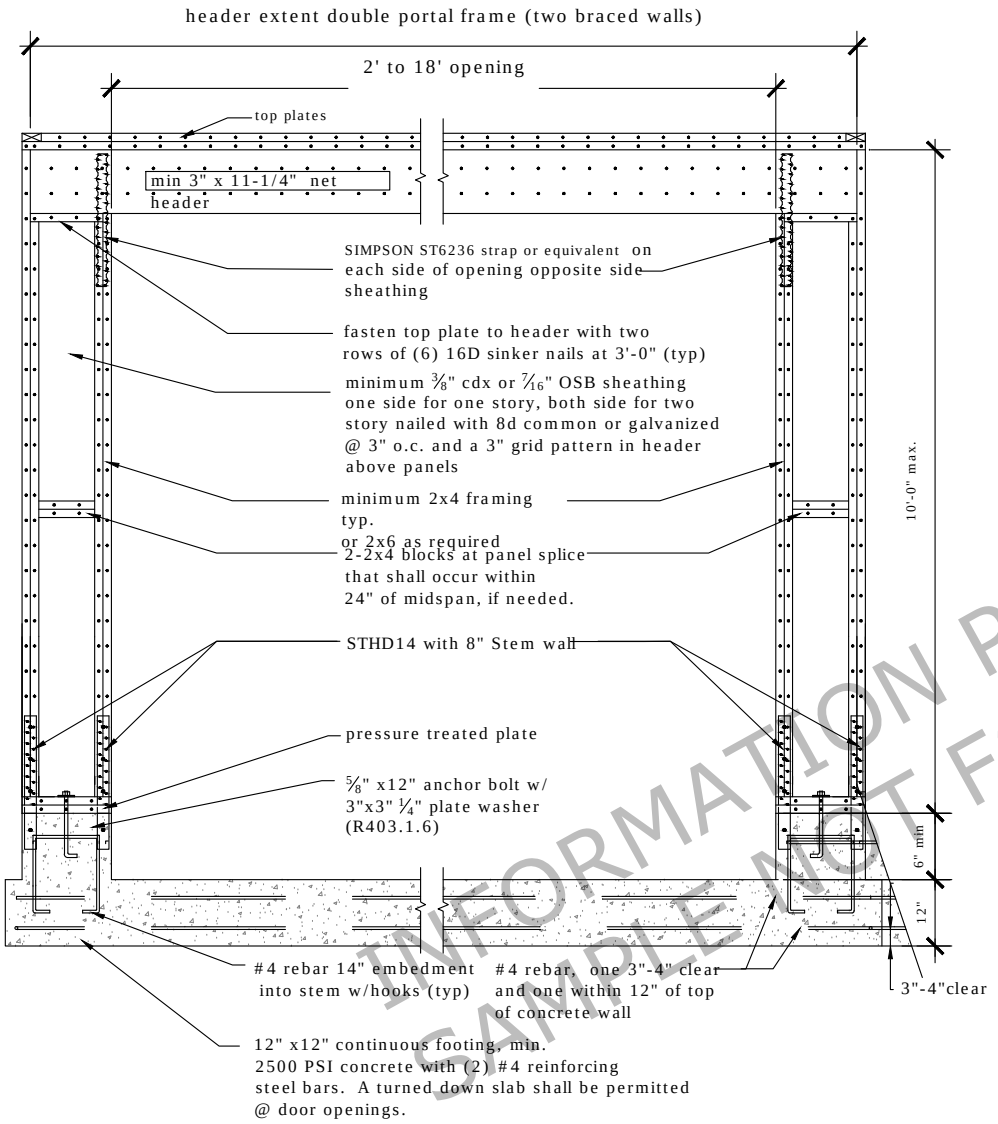
2 9 BRACED WALL LINES AT THE CORNERS IRC R602.10.7
SCALE: NTS
SW-48-C-2



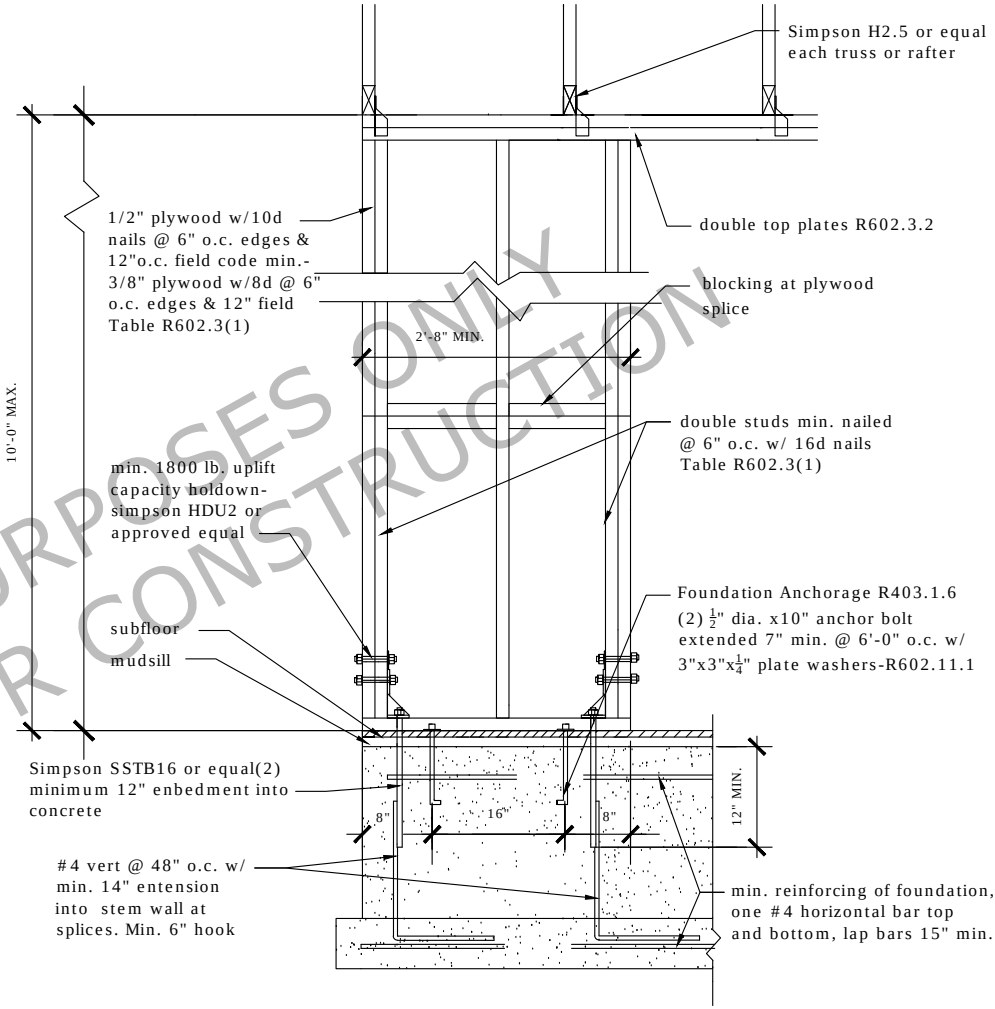
NOTES

1. All vertical panel joints shall occur over, and be fastened to common studs R602.10.10
2. All horizontal joints shall occur over, and be fastened to common blocking of minimum 1 ½" nominal thickness.
3. See R602.10.2.2.1 for braced wall panels locations
4. Panel method see table belo
5. For masonry stem wall see R602.10.9 #3.
6. Clark County is in Seismic

3 9 MIN 48" CONTINOUSLY SHEATHED WOOD STRUCTURAL PANEL (WSP) IRC R602.10.2
SCALE: NTS
BWP-48



1/8 PORTAL FRAME with HOLD-DOWNS (DOUBLE) R602.10.6.2
SCALE: NTS
SW-16D



2/8 ALTERNATE BRACED WALL PANEL (ABW) R602.10.6.1
SCALE: NTS
SW-32-1B