

ICC / ANSI A117.1-2003

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
410 W. CHESTNUT AVE. YAKIMA WA.
(509) 452-7604

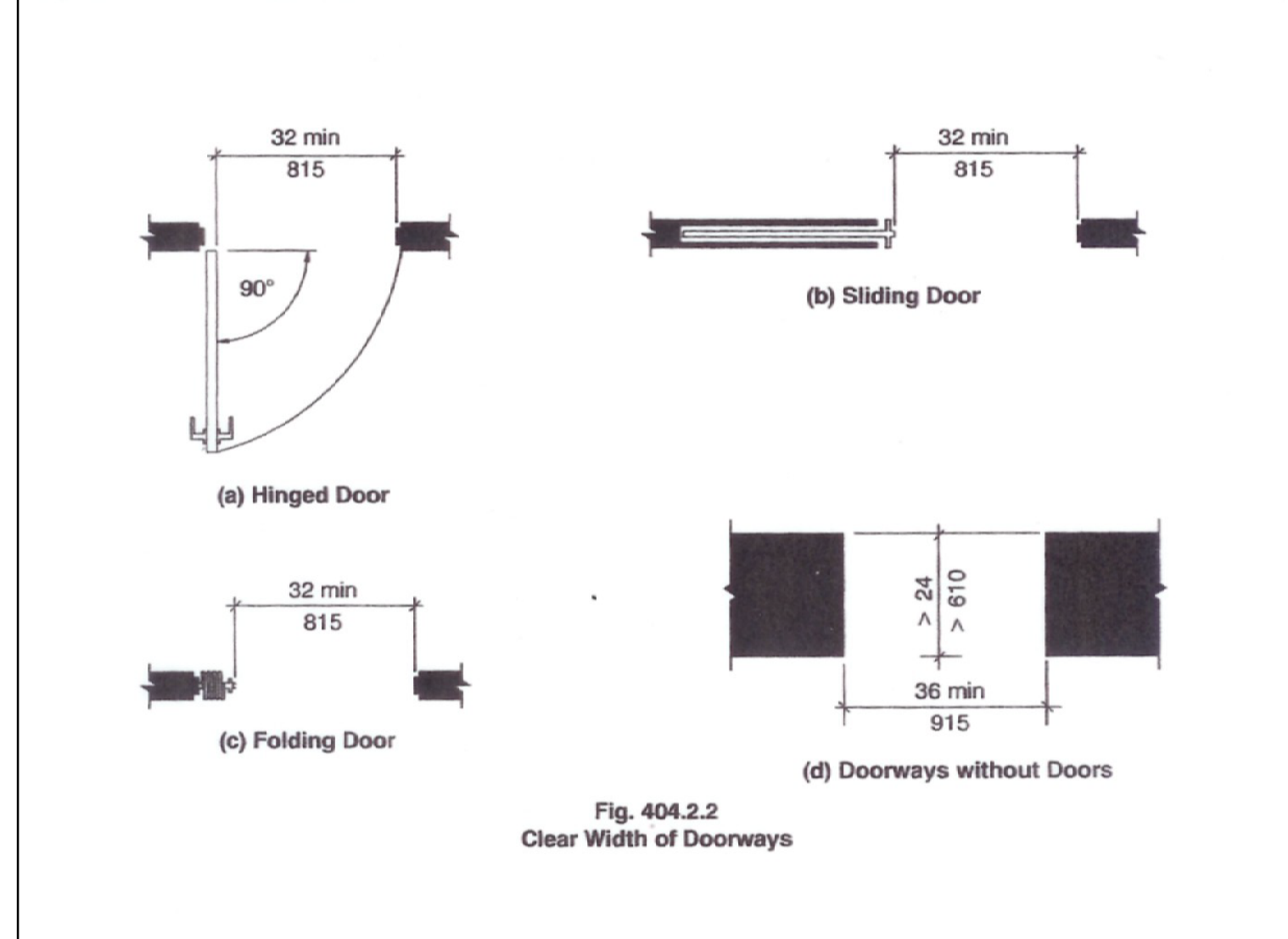
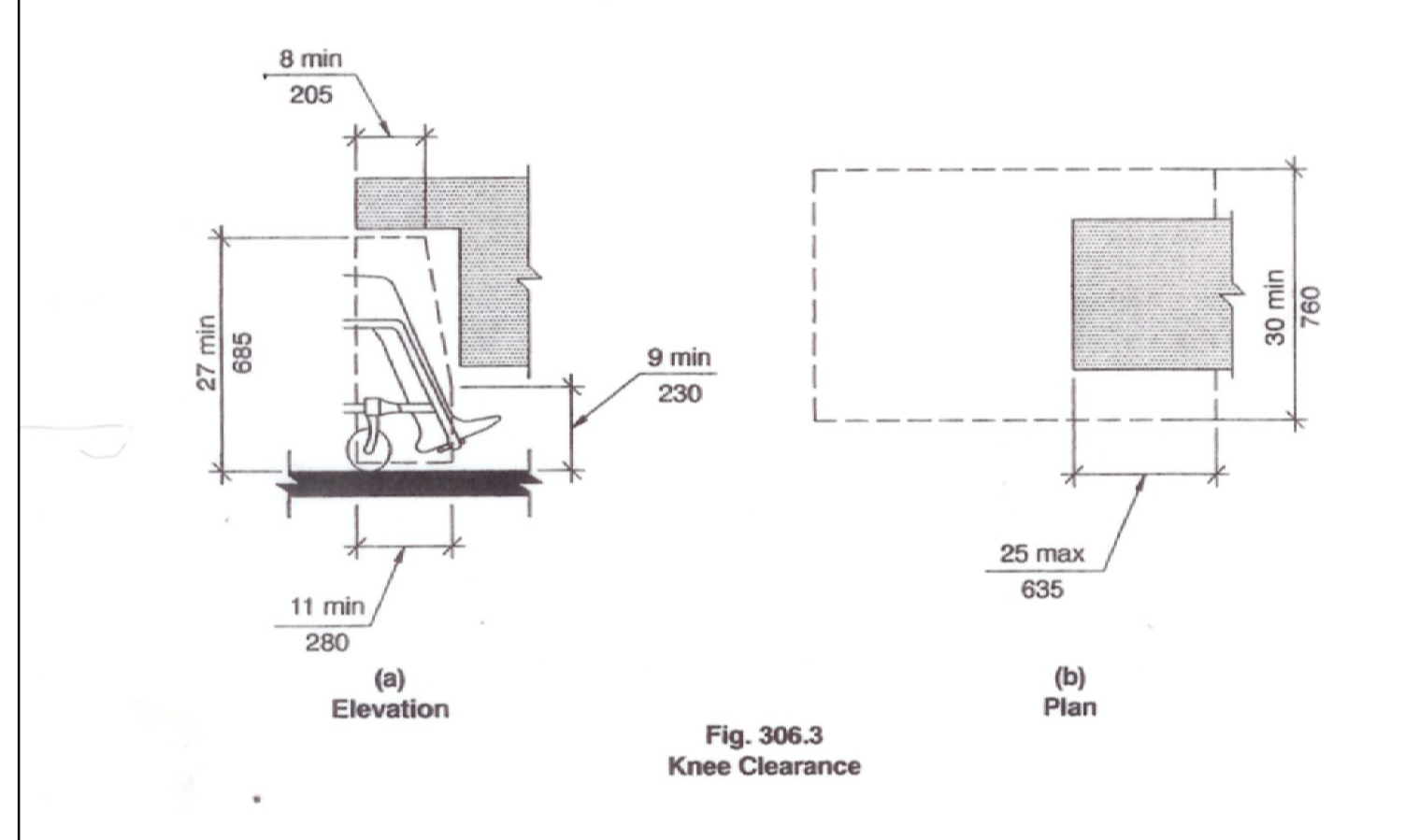
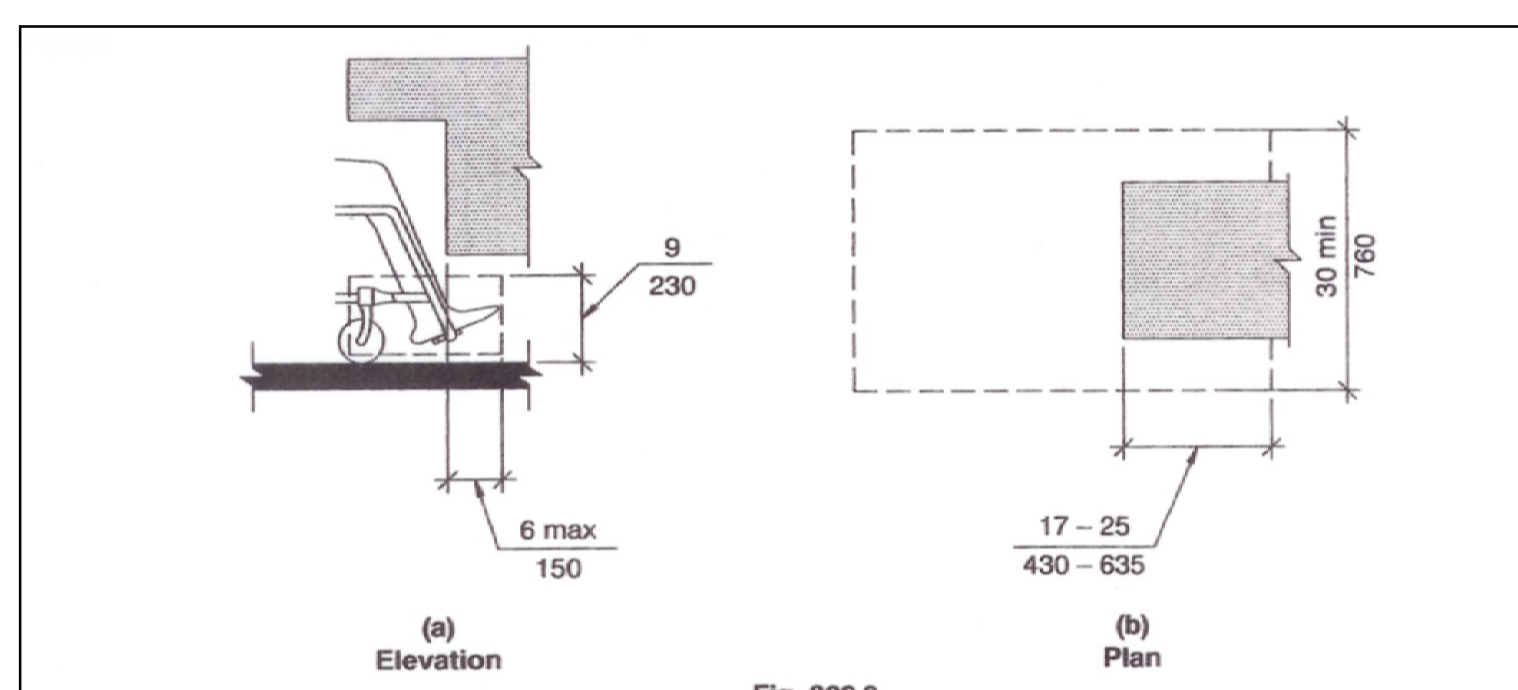
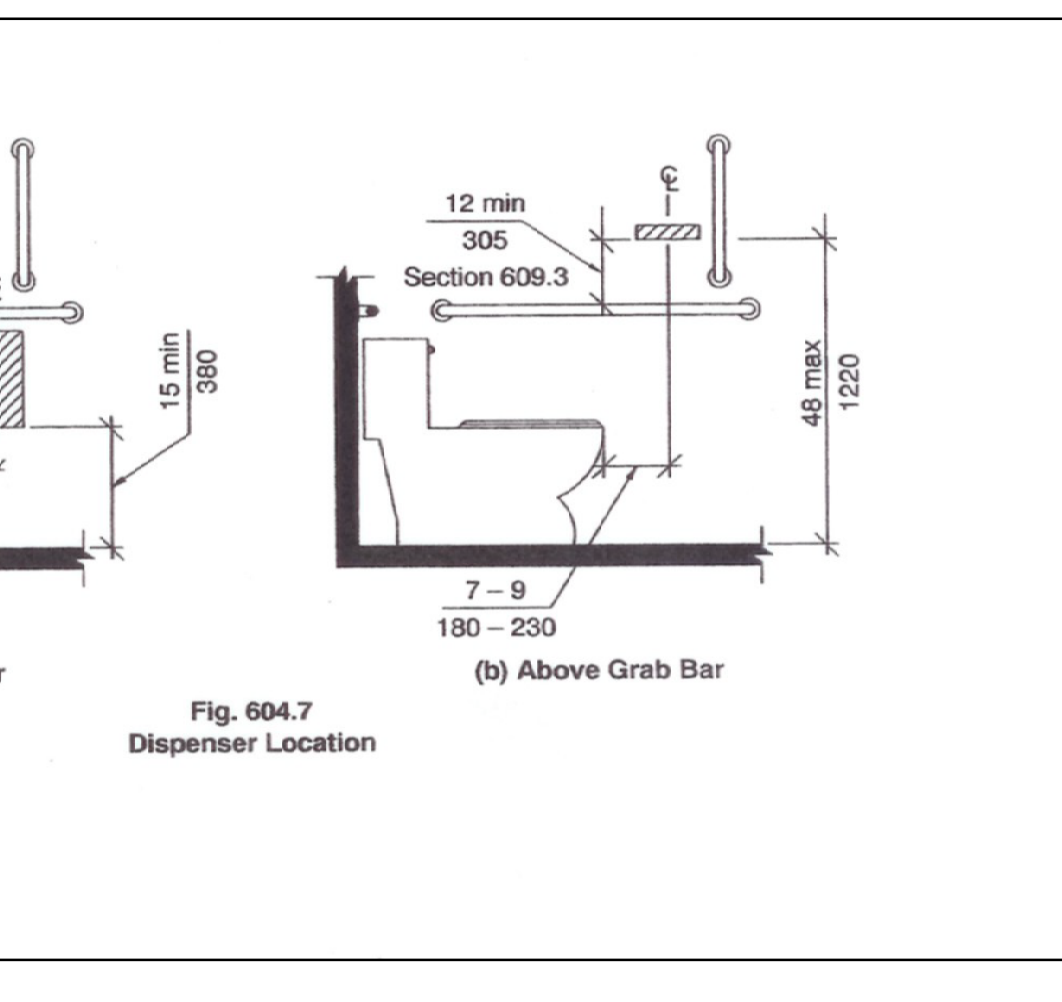
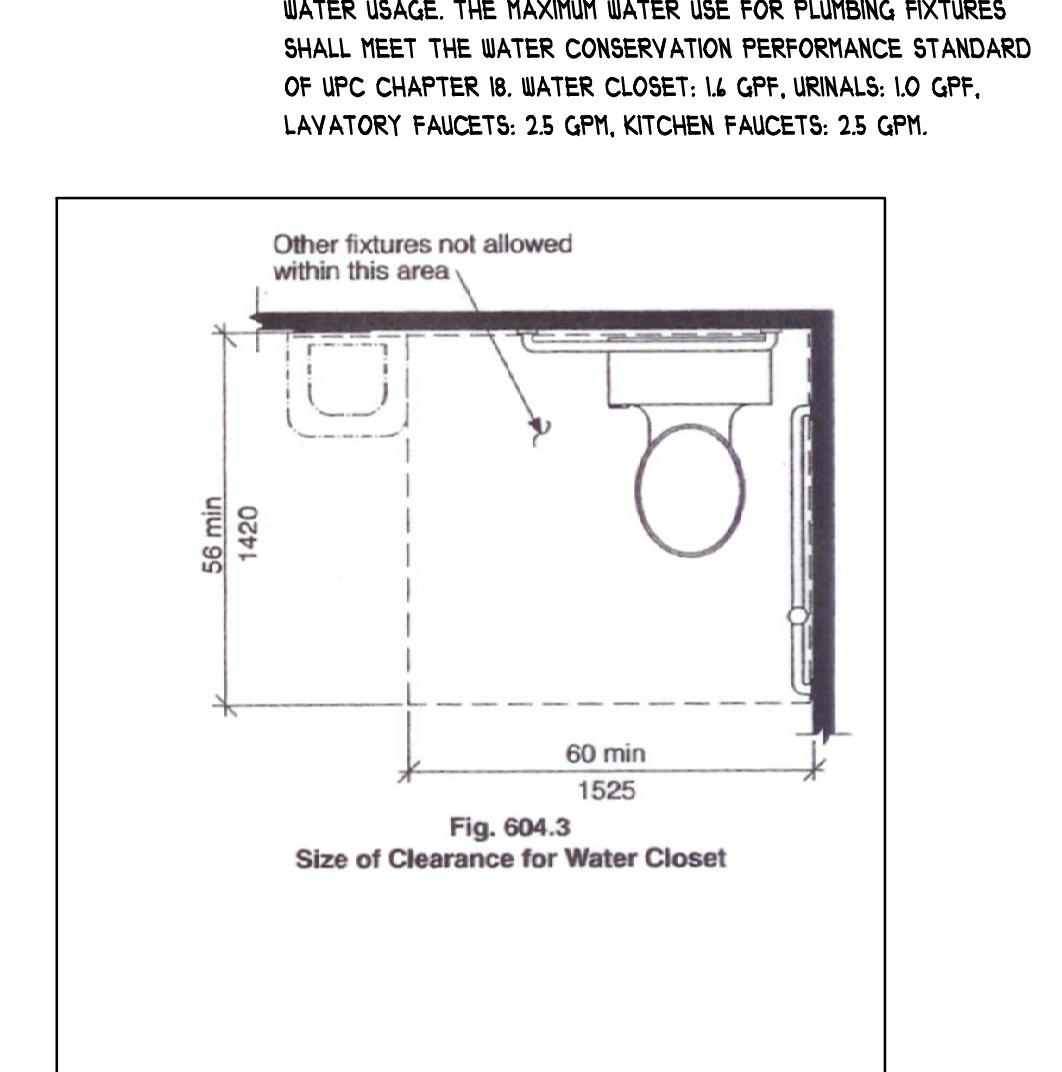
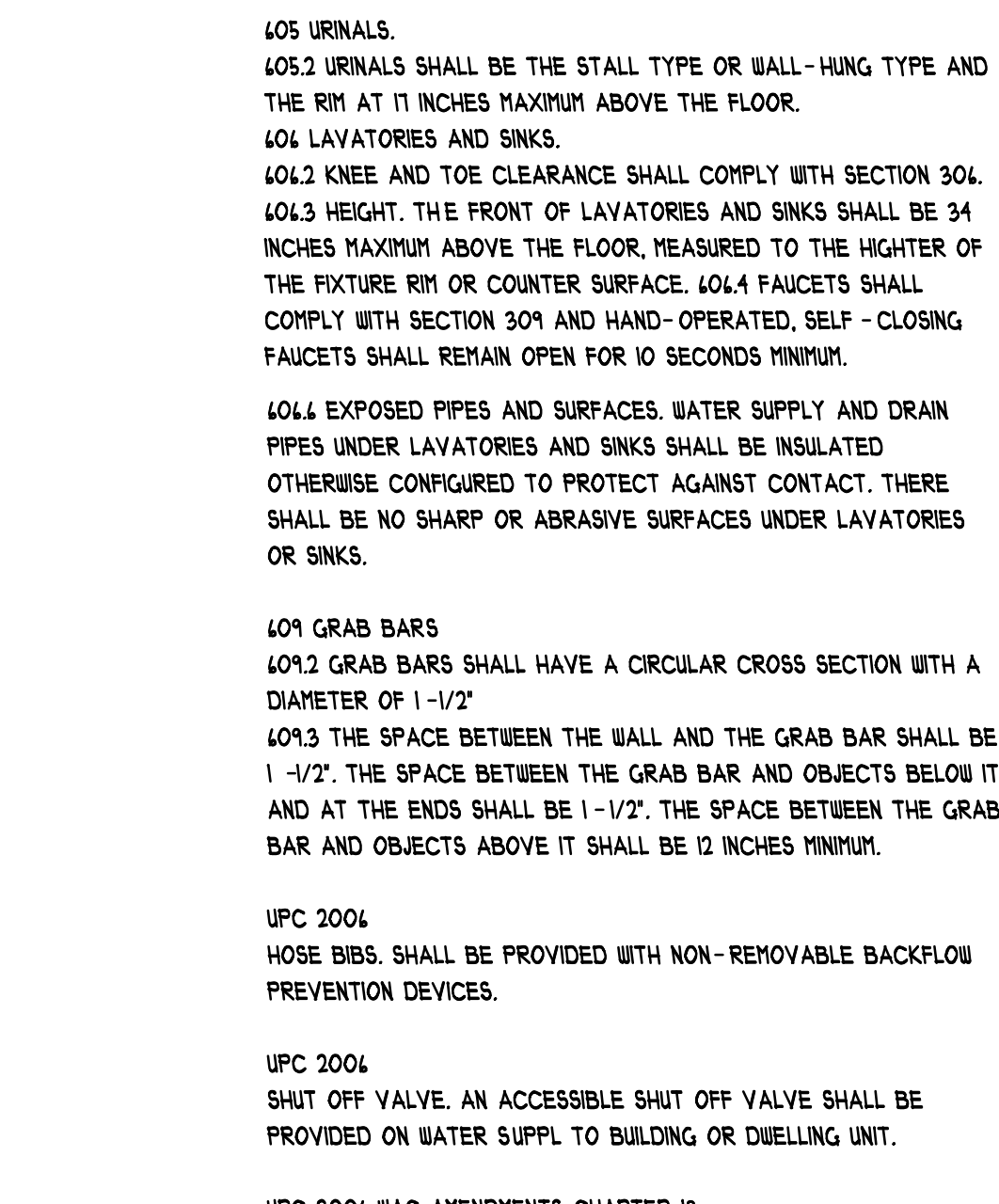
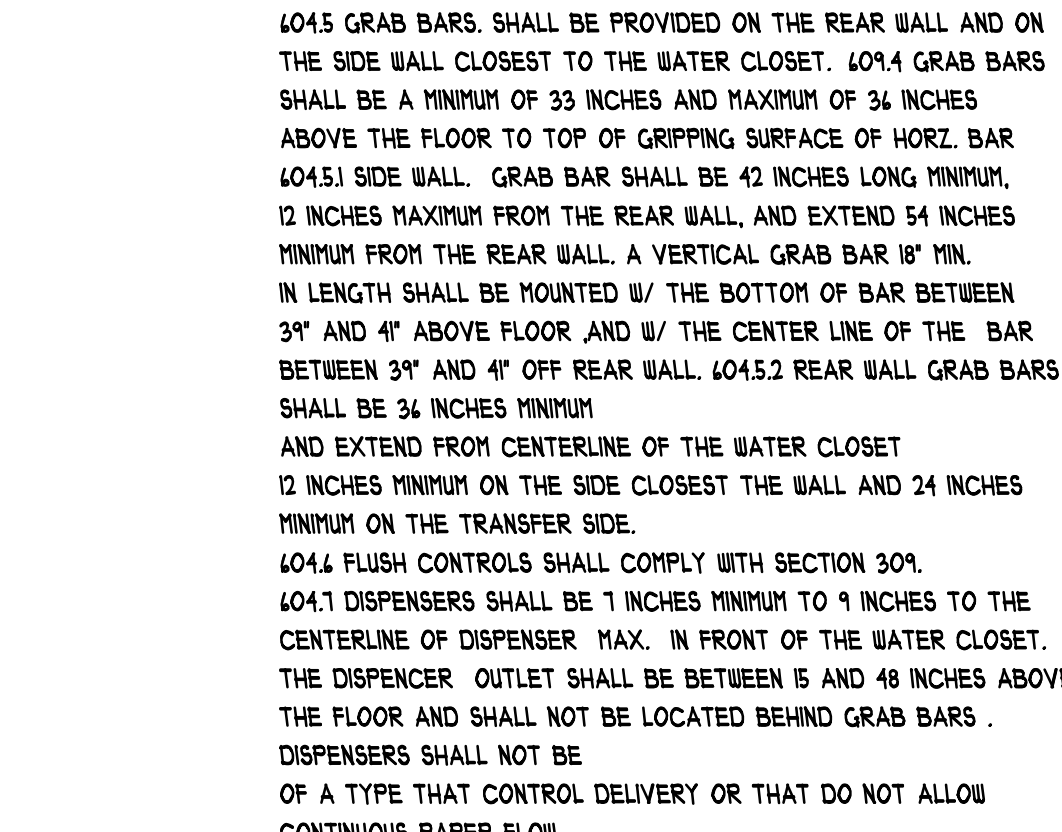
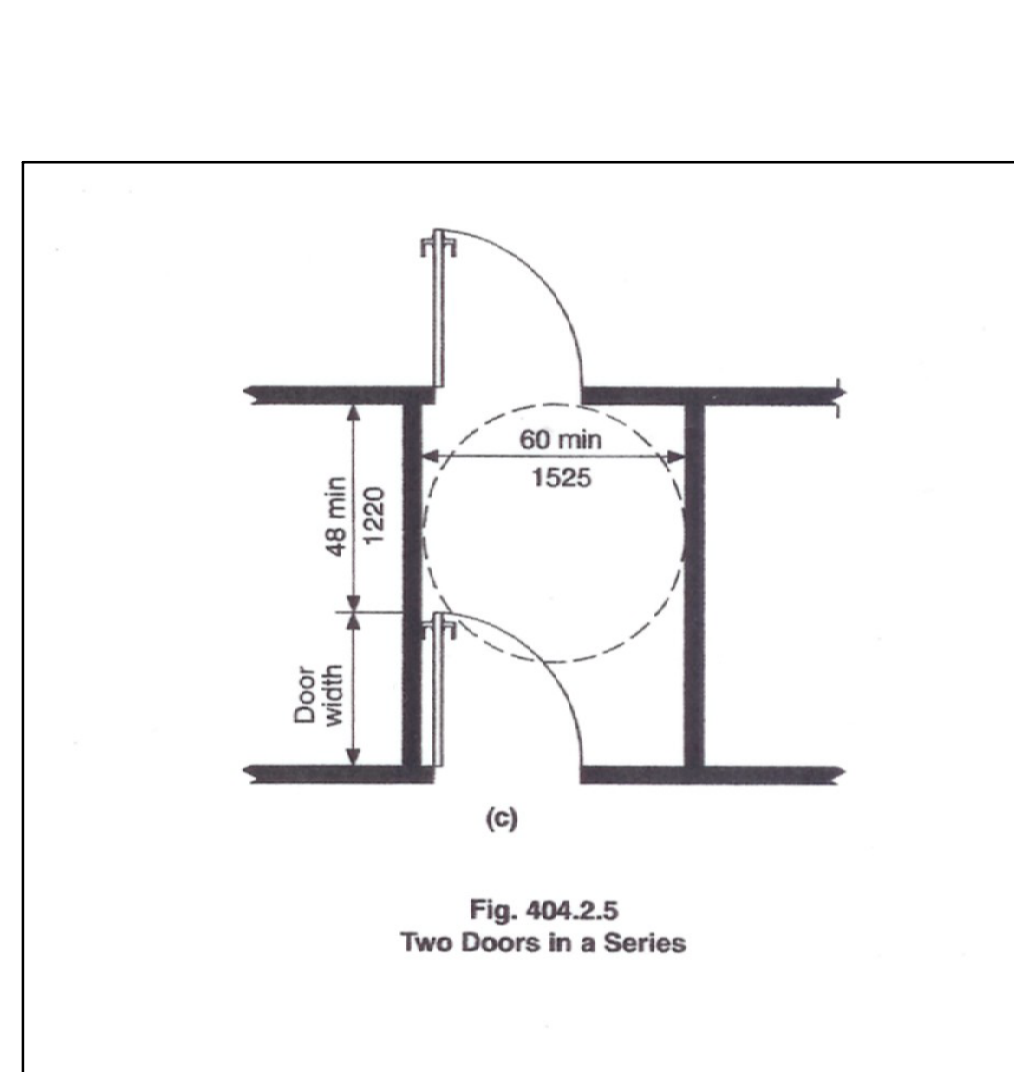
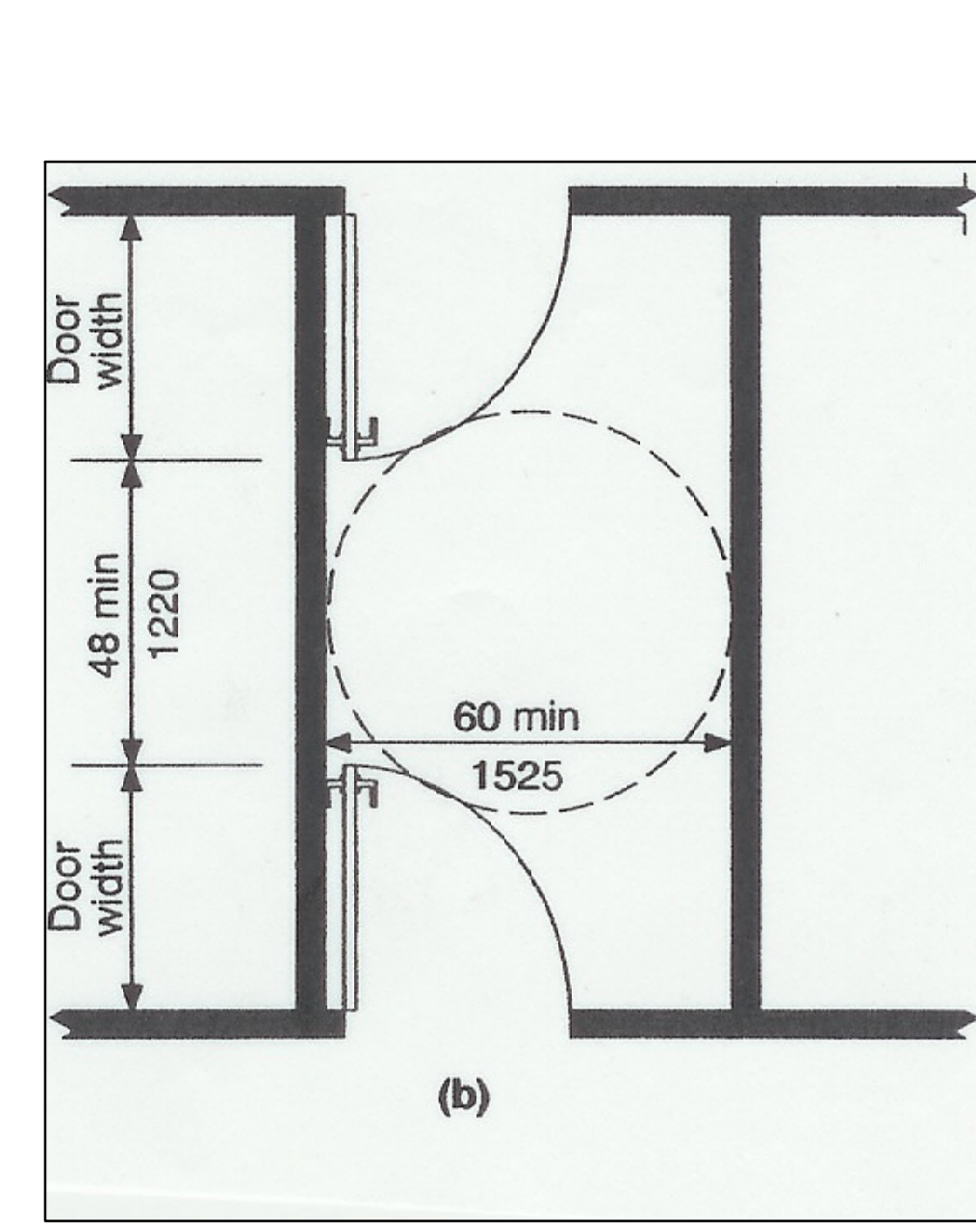
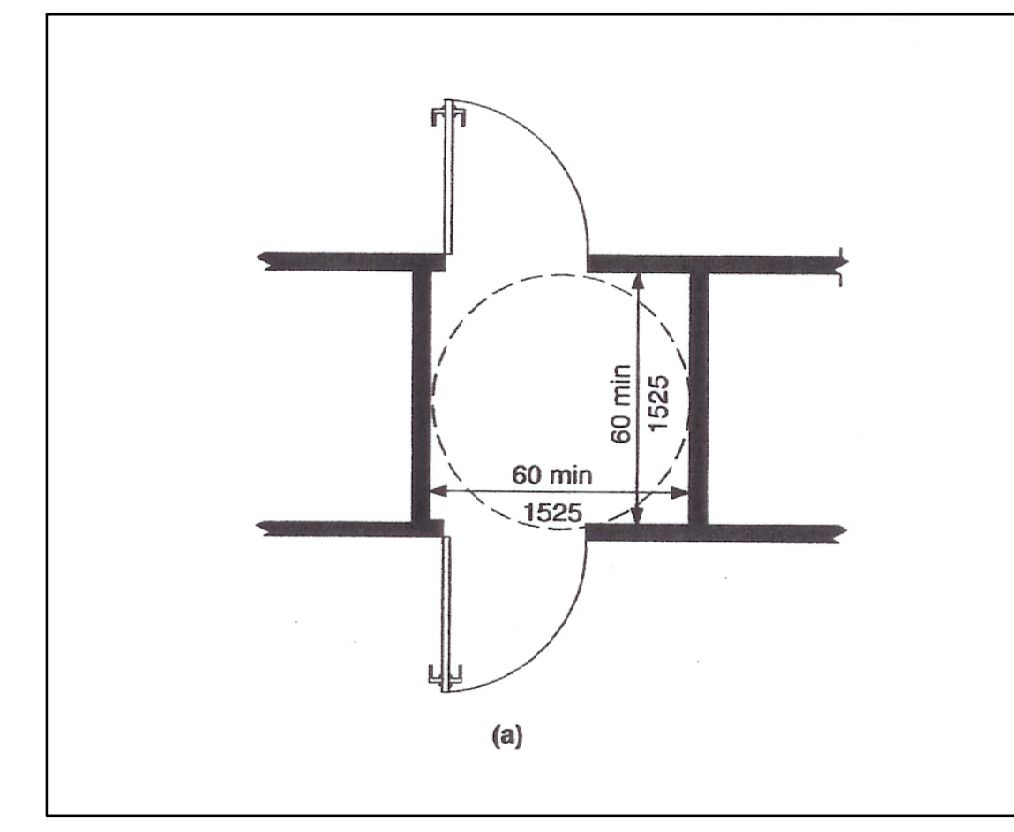
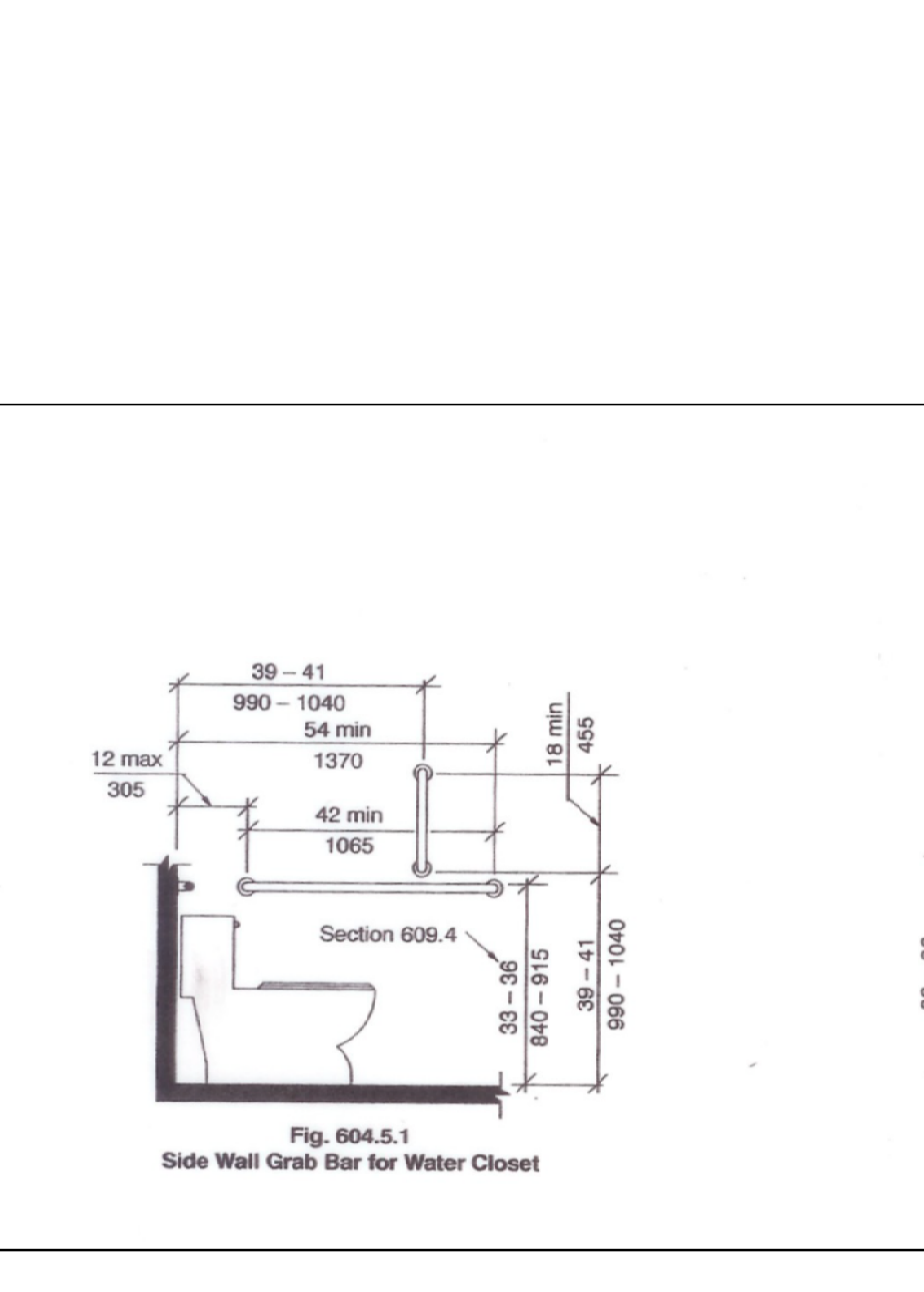
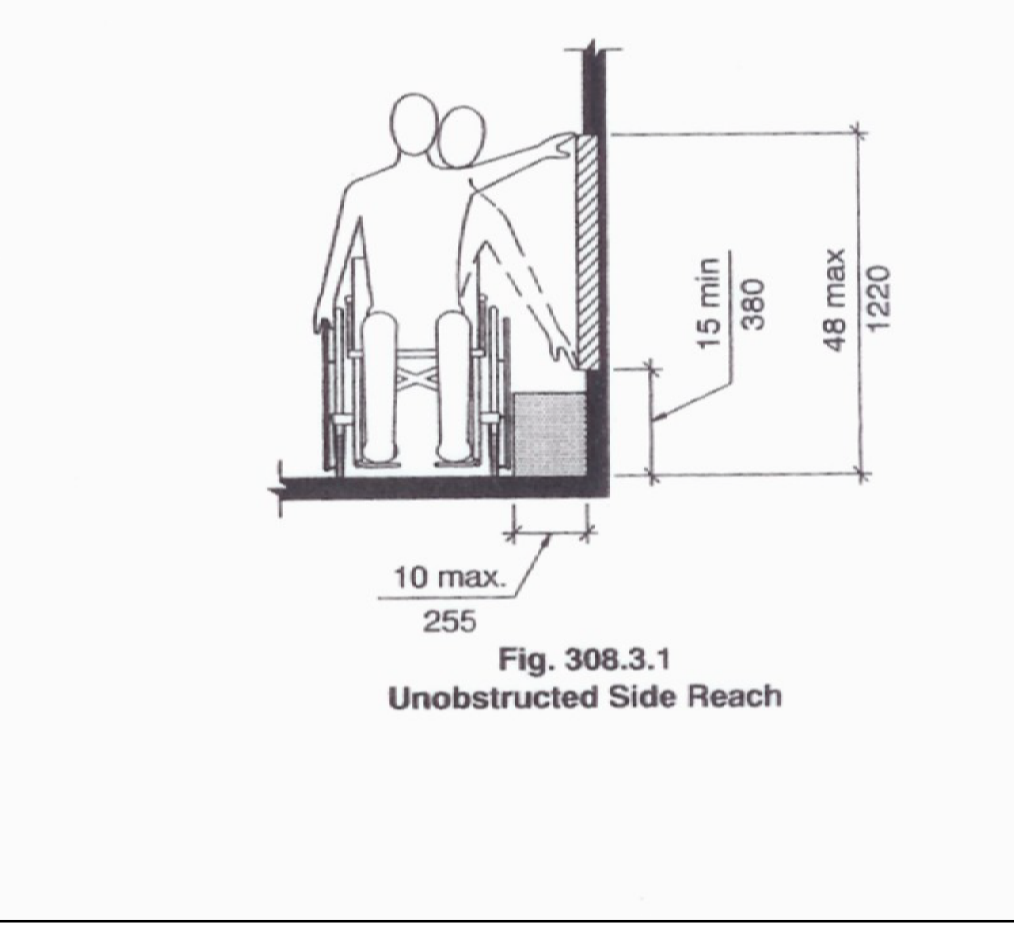
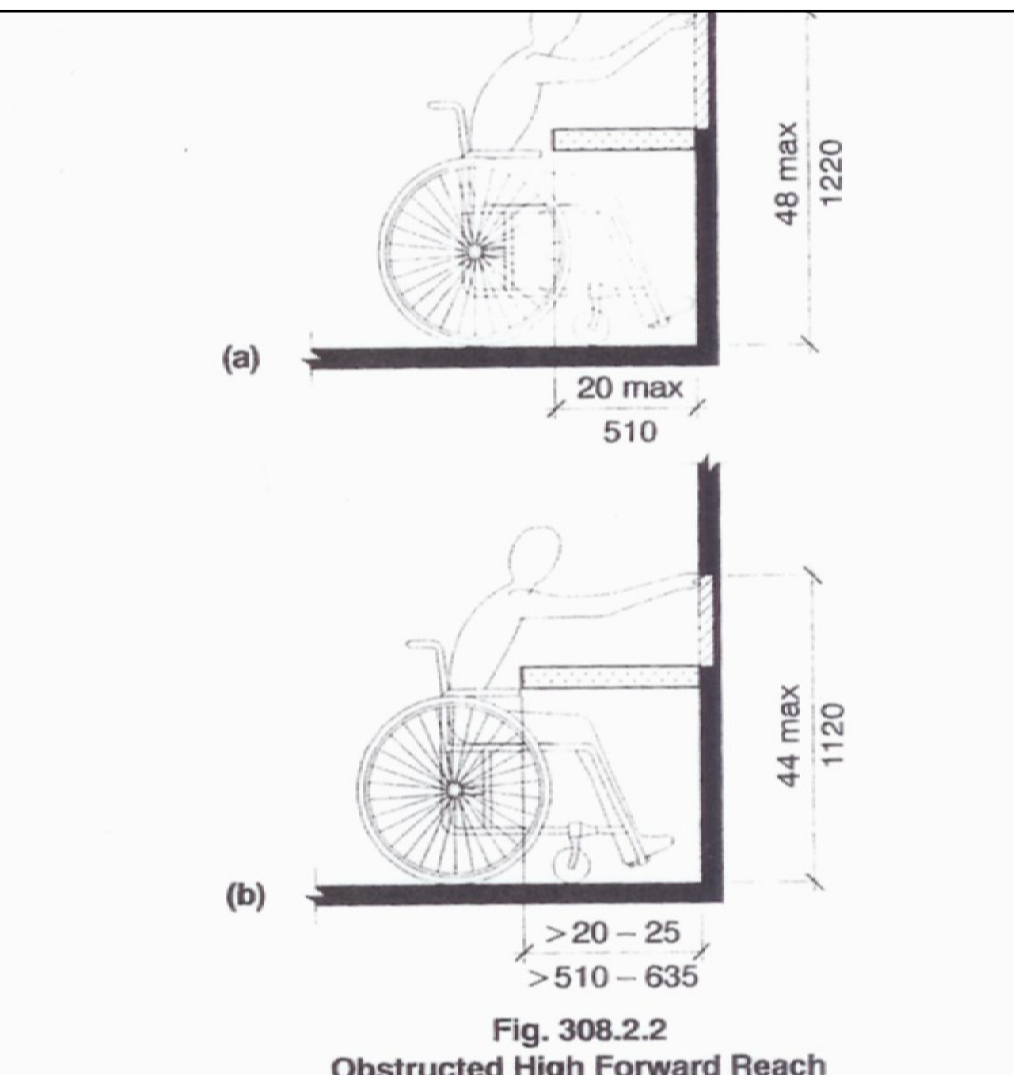
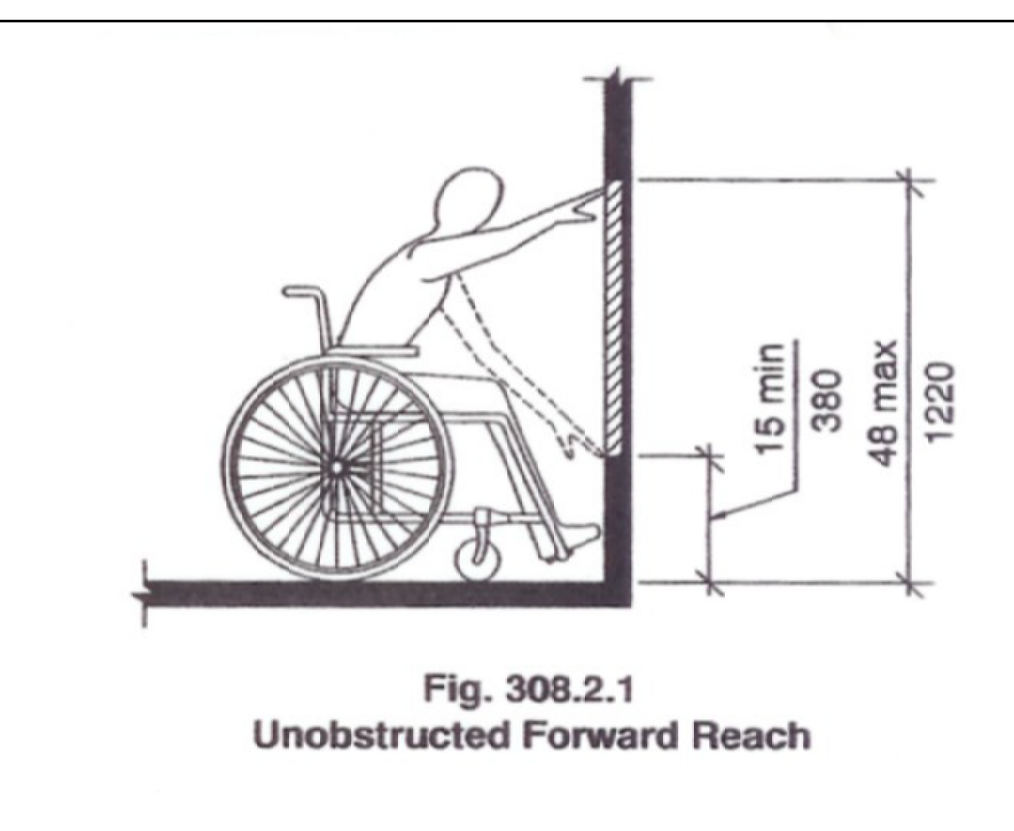
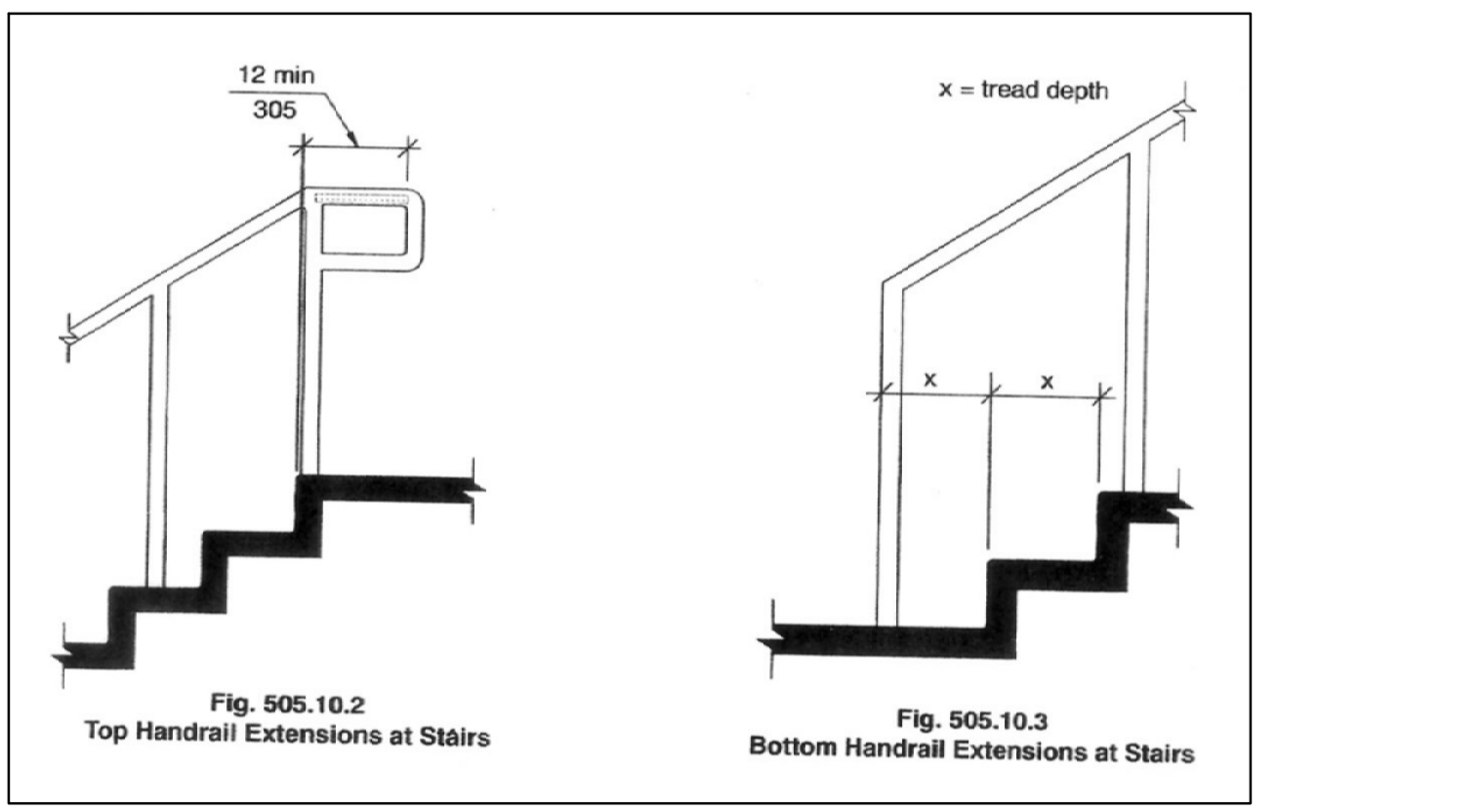


Table 404.2.2.1—Maneuvering Clearances at Manual Swinging Doors

TYPE OF USE	MINIMUM MANEUVERING CLEARANCES	
	Perpendicular to Doorway	Parallel to Doorway (beyond latch unless noted)
From front	60 inches (1525 mm)	18 inches (455 mm)
From front	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	54 inches (1370 mm)	42 inches (1065 mm)
From latch side	42 inches (1065 mm) ¹	22 inches (560 mm) ² x 4
From latch side	48 inches (1220 mm) ²	24 inches (610 mm)
From latch side	42 inches (1065 mm) ²	24 inches (610 mm)

¹Add 6 inches (150 mm) if closer and latch provided.
²Add 6 inches (150 mm) if closer provided.
³Add 12 inches (305 mm) beyond latch if closer and latch provided.
Beyond hinge side.



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404.5 GRAB BARS SHALL BE PROVIDED ON THE REAR WALL AND ON THE SIDE WALL CLOSEST TO THE WATER CLOSET. 404.6 GRAB BARS SHALL BE A MINIMUM OF 33 INCHES AND MAXIMUM OF 34 INCHES ABOVE THE FLOOR TO TOP OF GRIPPING SURFACE OF HORIZ. BAR. 404.5.1 SIDE WALL GRAB BAR SHALL BE 42 INCHES LONG MINIMUM, 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTEND 34 INCHES MINIMUM FROM THE REAR WALL. A VERTICAL GRAB BAR IF MIN. IN LENGTH SHALL BE MOUNTED AT THE BOTTOM OF BAR BETWEEN 39" AND 41" ABOVE FLOOR AND 1/2" FROM THE CENTER LINE OF THE BAR. 404.5.2 REAR WALL GRAB BARS SHALL BE 34 INCHES MINIMUM AND EXTEND FROM CENTERLINE OF THE WATER CLOSET TO CENTERLINE OF DISPENSER. MAX. IN FRONT OF THE WATER CLOSET. THE DISPENSER OUTLET SHALL BE BETWEEN 5" AND 48" INCHES ABOVE THE FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DO NOT ALLOW CONTINUOUS PAPER FEED.

405 URINALS. 405.2 URINALS SHALL BE THE STALL TYPE OR BALL-HANG TYPE AND THE RIM AT 11 INCHES MAXIMUM ABOVE THE FLOOR. 404.1 LAVATOIRES AND SINKS. 404.2 KNEE AND TOE CLEARANCE SHALL COMPLY WITH SECTION 300. 404.3 HEIGHT. THE FRONT OF LAVATOIRES AND SINKS SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE. 404.4 FAUCETS SHALL COMPLY WITH SECTION 301 AND HAND-OPERATED, SELF-CLOSING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. 404.5 EXPOSED PIPES AND SURFACES, WATER SUPPLY AND DRAIN PIPES UNDER LAVATOIRES AND SINKS SHALL BE INSULATED OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATOIRES OR SINKS.

409 GRAB BARS. 409.2 GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1-1/2". 409.3 THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2". THE SPACE BETWEEN THE GRAB BAR AND OBJECTS BELOW IT AND AT THE ENDS SHALL BE 1-1/2". THE SPACE BETWEEN THE GRAB BAR AND OBJECTS ABOVE IT SHALL BE 2 INCHES MINIMUM.

IPC 2004. HOSE BIBS SHALL BE PROVIDED WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

IPC 2004. SHUT OFF VALVE. AN ACCESSIBLE SHUT OFF VALVE SHALL BE PROVIDED ON WATER SUPPLY TO BUILDING OR DWELLING UNIT.

IPC 2004. BAC. AMENDMENTS CHAPTER 18 WATER USAGE. THE MAXIMUM WATER USE FOR PLUMBING FIXTURES SHALL MEET THE WATER CONSERVATION PERFORMANCE STANDARD OF UPC CHAPTER 18. WATER CLOSET, 1.6 GPM, URINALS, 1.0 GPM, LAVATORY FAUCETS, 2.5 GPM, KITCHEN FAUCETS, 2.5 GPM.

406 REACH RANGES. 406.2 UNOBSTRUCTED FORWARD REACH SHALL BE 48 INCHES MAXIMUM, 6 INCHES MINIMUM ABOVE THE GROUND. 406.2.2 OBSTRUCTED REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES MAXIMUM. WHERE REACH DEPTH EXCEEDS 20 INCHES, HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM. CLEAR FLOOR SPACE UNDER THE ELEMENT SHALL EXTEND NOT LESS THAN THE REACH DEPTH. 406.2.3 UNOBSTRUCTED SIDE REACH SHALL BE 48 INCHES MAXIMUM AND 5 INCHES MINIMUM ABOVE THE FLOOR. EXCEPTION EXISTING ELEMENT SHALL BE PERMITTED AT 54 INCHES MAXIMUM ABOVE THE GROUND. 406.3 THE OBSTRUCTION SHALL BE 34 INCHES HIGH MAXIMUM AND 24 INCHES DEEP MAXIMUM. REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES THE REACH SHALL BE 44 INCHES MAXIMUM FOR A DEPTH OF 24 INCHES MAXIMUM.

404 DOORS. 404.1 OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. 404.2 OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 300. 404.3 DOORS. ALL DOOR LOCKING HARDWARE TO BE LEVER OPERATED. 404.3.1 CLEAR WIDTH. DOORS SHALL BE CAPABLE OF BEING OPENED SO THAT THE CLEAR WIDTH OF THE OPENING IS NOT LESS THAN 32 INCHES.

405 HANDRAILS. 405.0.3 EXTENSIONS. AT THE TOP OF A FLIGHT OF STAIRS, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. 405.0.3.1 AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND 12" HORIZONTAL DISTANCE FROM BOTTOM TREAD NOSING.

403 TOILET AND BATHING ROOMS. 403.2.1 A WHEELCHAIR TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN THE ROOM. 403.2.2 CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, AND WHEELCHAIR TURNING SPACES SHALL BE PERMITTED TO OVERLAP. 403.2.3 DOORS SHALL NOT SWING TO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPTION WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

403.3 MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTIVE SURFACE 40 INCHES MAXIMUM ABOVE THE FLOOR. 403.4 COAT HOOKS SHALL BE STUNN. REACH RANGES PER 304.5.1.5, WHERE PROVIDED, SHALL BE BETWEEN 40" AND 48" ABOVE THE FLOOR.

404 WATER CLOSETS AND TOILET COMPARTMENTS. 404.3 THE WATER CLOSET SHALL BE POSITIONED WITH A BALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 14 TO 18 INCHES FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE CENTERED IN AN ISOLATED ACCESSIBLE COMPARTMENT.

404.3 CLEARANCE. 404.3.1 CLEARANCES AROUND THE WATER CLOSET SHALL BE 40 INCHES MINIMUM FROM THE SIDE WALL AND 14 INCHES MINIMUM FROM THE REAR WALL, MEASURED PERPENDICULARLY. 403.3.2 THIS CLEARANCE SHALL BE PERMITTED TO OVERLAP THE FIXTURE, GRAB BARS, DISPENSERS, ACCESSIBLE ROUTES, CLEAR FLOOR SPACES, OR CLEARANCES AT OTHER FIXTURES AND THE WHEELCHAIR TURNING SPACE. 404.4 HEIGHT. THE TOP OF THE WATER CLOSET SHALL BE A MINIMUM OF 11 INCHES AND A MAXIMUM OF 11 INCHES ABOVE THE FLOOR. SEATS SHALL NOT RETURN AUTOMATICALLY TO A LIFTED POSITION.

NOTE. ALL RESTROOMS SHALL HAVE ROOM IDENTIFICATION SIGNAGE WITH TACTILE SURFACE FOR THE VISUALLY IMPAIRED. ALL DOORS TO HAVE LEVER HARDWARE. LAV. TO HAVE FFP, UP, ALL BALL, 4" OR EQUAL WITH ALL PENETRATIONS SEALED FROM WATER INFILTRATION.

DATE: 3/21/07

REVISED

1

2

3

4

5

6

TYPICAL SHEET

SHEET NUMBER

HC

NAILING SCHEDULE

TABLE R602.3 (1)
IRC & IBC 2006

CONNECTION	
1. JOIST TO SILL OR GIRDER, TOENAIL	(3)-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	(2)-8d
3. 1"x 6" SUBFLOOR OR LESS TO EACH JOIST FACE NAIL	(2)-8d
4. WIDER THAN 1"x 6" SUBFLOOR TO EACH JOIST FACE NAIL	(3)-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2)-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3)-16d PER 16"
7. TOP PLATE TO STUD, END NAIL	(2)-16d
8. STUD TO SOLE PLATE	(3)-8d TOENAIL OR (2)-16d END NAIL
9. DOUBLE STUDS, FACE NAIL	10d AT 24" O.C.
10. DOUBLE TOP PLATE, TYPICAL FACE NAIL	10d AT 24" O.C.
DOUBLE TOP PLATE, LAP SPICE LENGTH = MIN. 24"	(8)-16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	(3)-8d
12. RM JOIST TO TOP PLATE, TOENAIL	8d AT 8" O.C.
13. TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL	(2)-10d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOENAIL	(3)-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4)-8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3)-10d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3)-10d
19. RAFTERS TO PLATE, TOENAIL	(2)-16d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2)-8d
21. 1"x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2)-8d
22. WIDER THAN 1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	(3)-8d
23. BUILT-UP CORNER STUDS	10d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	10d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED (2)-10d AT ENDS AND AT EACH SPICE

NOTE: END JOINTS IN DOUBLE TOP PLATE SHALL BE OFFSET AT LEAST 48"
* COMMON OR BOX NAILS MAY BE USED UNLESS NOTED OTHERWISE

**TABLE OF EQUIV. FASTENERS
STAPLES, NAILS AND T-NAILS
(VALID FOR LATERAL LOAD ONLY)**

COMMON NAIL SPACING	EQUIV. SPACING OF APPROX. FASTENER	STAPLES					T-NAILS						
		GAUGE	16	15	14	.113	.131	1"	1"	1"	1 1/4"	1 1/2"	
6d AT	PENETRATION	1"	1"	1"	1"	1 1/4"	1 1/2"	4"	5"	4"	5"	6"	7 1/2"
	4"	3 1/2"	4"	5"	4"	5"	6"	7"	8"	10"	12"	14 1/2"	
	6"	5"	6"	7"	6"	7"	8"	9"	10"	12"	14 1/2"	18"	
	8"	6 1/2"	8"	9 1/2"	8"	10"	12"	14 1/2"	18"	22"	28"	36"	
8d AT	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"	5"	6"	7"	8"	10"	12"	
	6"	4"	5"	6"	5"	6"	7"	8"	10"	12"	14 1/2"	18"	
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"	9"	10"	12"	14 1/2"	18"	22"	
	10"	6 1/2"	8"	10"	8"	10"	12"	14 1/2"	18"	22"	28"	36"	
10d AT	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"	4"	5"	6"	8"	10"	12"	
	6"	3 1/2"	4"	5"	4"	5"	6"	7"	8"	10"	12"	14 1/2"	
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	6 1/2"	7"	8"	10"	12"	14 1/2"	18"	
	10"	5 1/2"	7"	8"	6 1/2"	8"	10"	12"	14 1/2"	18"	22"	28"	

NOTE: PENETRATION IS THE DEPTH OF THE EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE FOR LATERAL LOADING).

TYPICAL NOTES AND REQUIREMENTS

THESE CRITERIA MUST BE FOLLOWED UNLESS NOTED OTHERWISE (ENGINEERED SPECIFICATION REQUIREMENTS SUPERCEDE)

GENERAL NOTES:

- GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CHECK ALL SUBS DRAWING FOR ANY DISCREPANCY IN PLANS TO BE BROUGHT TO TRADITIONAL DESIGNS INC. ATTENTION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND UNTIL BUILDING IS COMPLETELY ENCLOSED AND ROOF AND WALL ARE PERMANENTLY ATTACHED.
- WATER USAGE: MAXIMUM WATER USE FOR PLUMBING FIXTURES SHALL BE, WATER CLOSET: 1.6 GPF, URINAL: .99 GPF, LAVATORY FAUCETS: 2.5 GPM, AND KITCHEN FAUCET: 2.5 GPM.
- HOSE BIBBS: WILL BE PROVIDED WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
- TUB AND SHOWERS: WALLS TO HAVE MOISTURE RESISTANT SURFACE UP TO CEILING. (1/2" WATERPROOF GYPSUM BOARD MIN.)
- ALL WINDOWS AND PATIO DOOR: TO BE SAFETY GLASS IN HAZARDOUS LOCATIONS (WITH IN 24" OF DOOR OR IN STAIR WELLS.) INSULATED GLASS TYPICAL ALL LOCATIONS
- PROVIDE COMBUSTION AIR INLET FOR GAS FURNACE, FIREPLACES, AND STOVES AS PER I.R.C.
- EXHAUST FANS, HOLE HOUSE FAN, RANGE HOOD, AND CLOTHES DRYER TO VENT TO OUTSIDE
- HEAT DUCTS IN GARAGE (SUPPLY AND RETURN) TO BE METAL AND INSULATED
- SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE A/C POWER WITH BATTERY BACKUP
- GROUP 1 SOL TYPE UNLESS FIELD NOTED OTHERWISE
- 7 3/4" MAX STAIR RISER HEIGHT (REFER TO PLAN)
- AT EXTERIOR DOORS STAIR TREAD HEIGHT MEASURED FOR THRESHOLD TO TREAD = 7 3/4" MAX
- THRESHOLD HEIGHT 1 1/2" MAX
- DECK, BALCONY, OR RASED FLOORS EXCEEDING 30" A.F.G. GUARD RAIL IS REQUIRED
- SEISMIC STRAP HWT 1/3 TO 1/2 BOTTOM IFC 2003 SECTION 510.5
- PROVIDE 1/2" GYPSUM BOARD ON CEILINGS AND WALLS UNDER STAIRS, IF ACCESSIBLE SPACE
- ALL 2nd FLOOR WINDOW SILLS MIN 24" A.F.G. UNLESS ALTERNATE PROTECTION PROVIDED (TYPICAL)
- PROVIDE ICE BARRIER ROOF UNDERLAYMENT FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. (TYPICAL)
- CARON MONOXIDE DETECTOR. REQUIRED OUT SIDE OF BEDROOMS

INSULATION MINIMUM REQUIREMENTS

FOUNDATION WALL BELOW GRADE: R=10
FLOOR JOISTS: R=30
MECHANICAL DUCTS: R=8
EXTERIOR WALL: R=2" WITH VAPOR BARRIER ON ROOM SIDE
ROOF FLAT CEILING: R=38 VAPOR BARRIER ON ROOM SIDE
ROOF VAULTED CEILING: R=30 VAPOR BARRIER ON ROOM SIDE
ACCESS DOORS TO ATTIC & CRAWL SPACE: REQUIRED TO BE WEATHER-STRIPPED & INSULATED.
A FLEM. SPREAD RATING OF 25 FOR: CRAWL SPACES AND T-FOIL SYSTEMS

STANDARD DESIGN LOADS

ROOF: LIVE LOAD 30# PER SQ. FT. DEAD 15# PER SQ. FT.
FLOOR RESIDENTIAL: LIVE 40# PER SQ. FT. DEAD 10# PER SQ. FT.
FLOOR COMMERCIAL: LIVE 50# PER SQ. FT. DEAD 15# PER SQ. FT. PART 20# PER SQ. FT.
STAIRS: 100# PER SQ. FT.
DECKS: 60# PER SQ. FT.
GARAGE FLOOR: 50# PER SQ. FT.
RESIDENTIAL STORAGE: 50# PER SQ. FT.
COMMERCIAL LIGHT STORAGE: 125# PER SQ. FT.
COMMERCIAL HEAVY STORAGE: 250# PER SQ. FT.
ABOVE LOAD OR AS NOTED ON STRUCTURAL CALC'S BY ENGINEER
SEISMIC CATEGORY C
POINT LOAD > 2500# REQ MIN 3 STUD BEARING TO FOUNDATION

FOOTING AND FOUNDATION DESIGN MINIMUMS

FOOTING MIN. 24" BELOW FINISHED GRADE ON UNDISTURBED SOIL (NO EXCAVATION CLOSER THAN 1 1/2-2 SLOPE BELOW BOTTOM OF FOOTING)
FOOTING SIZE BASED ON ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1500# PSF TO BE VERIFIED BY OWNER/CONTRACTOR. (1500 PSF CITY OF YAKIMA)
CONCRETE SHALL BE AT MIN. STRENGTH OF 2000 PSI AT 28 DAYS (ALL CONCRETE WORK TO BE AT MIN. STANDERS OF A.C.I. 318 LATEST EDITION)
REINFORCING (WELDED WIRE FABRIC: ASTM A62 AND A185) (DEFORMED BARS: ASTM A615, GRADE 40 FOR #3; GRADE 60 FOR #4 AND LARGER)
SEISMIC CATEGORY (D-1 & D-2- MIN (1) #4 BAR @ TOP OF WALL & (1) #4 BAR @ FOOTING
CONCRETE SLABS 2000#

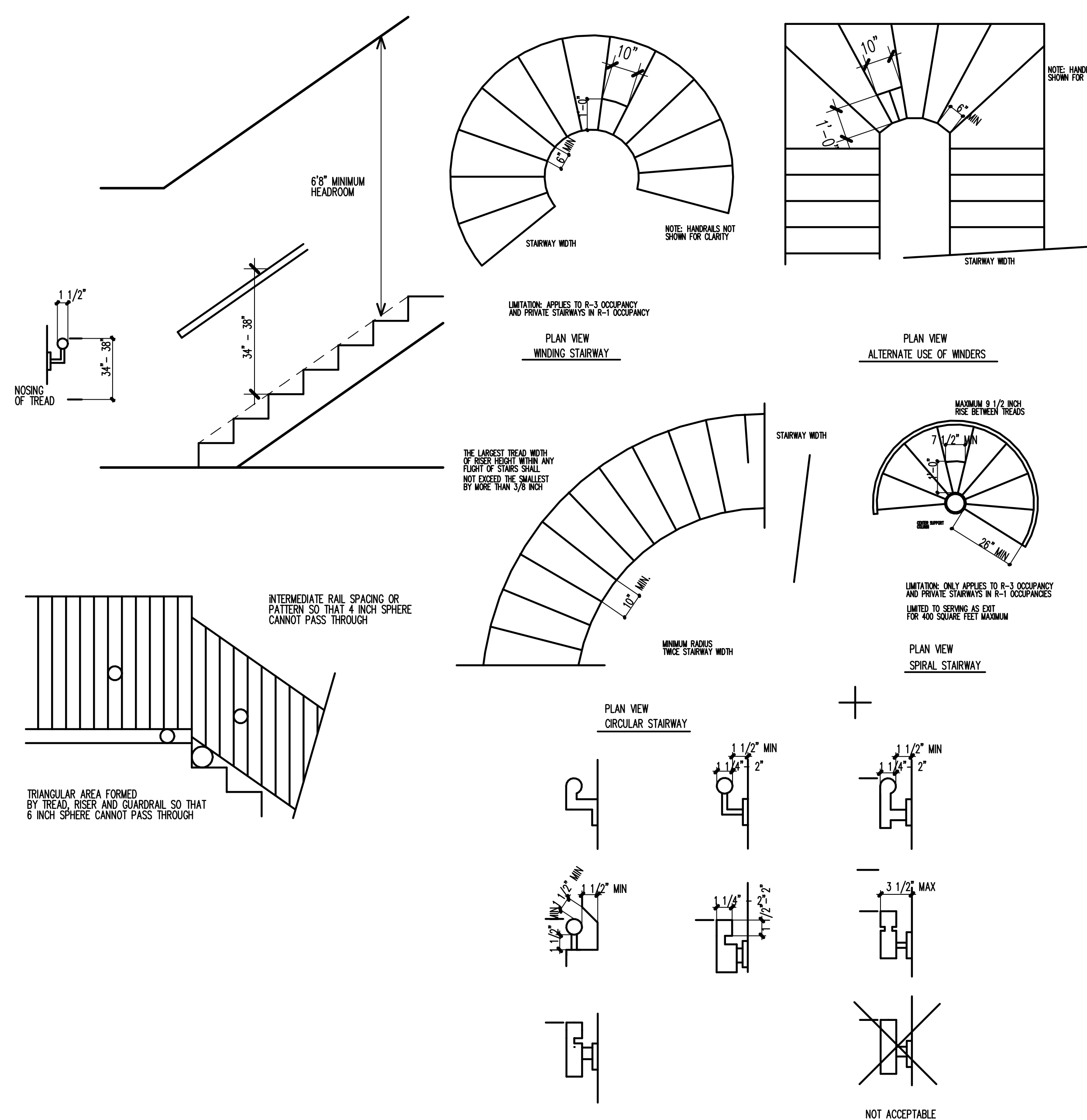
WOOD GRADES

ALL SAWN LUMBER SHALL BE DOUGLAS FIR OR LARCH INSTALL IN ACCORDANCE WITH IRC AND/OR IBC, NAILING SCHEDULE, SPECIFICATIONS, PLANS, AND DETAILS
LUMBER GRADING SHALL CONFORM TO W.L.P.A. STANDARD GRADING RULES.
POST AND BEAMS: GRADE #1 OR BETTER (OR AS NOTED ON PLANS OR IN ENGINEERING SPEC.)
FLOOR JOISTS: GRADE #2 OR BETTER (MFG. JOIST AS SPECIFIED BY SUPPLIER'S DESIGN STANDARDS)
CEILING JOISTS: GRADE #2 OR BETTER
RAFTERS: #2 OR BETTER (MFG. JOIST AS SPECIFIED BY SUPPLIER'S DESIGN STANDARDS)
STUDS: STUD GRADE DOUGLAS FIR OR LARCH
SUB-FLOOR OVER POST & BEAM: 2"x 6" TAG #3 DOUGLAS FIR
SUB-FLOOR OVER JOIST SYSTEM: 3/4" TAG PLYWOOD 2-4-1 DECK ALT. (RECOMMENDED: 1/2" AB PLYWOOD OR HARD BACKER UNDERLAYMENT FOR TILE, VINYL, AND HARDWOOD AREAS)
NOTE: USE 1 1/8" A.D. SOLID CORE PLYWOOD UNDER GLUE DOWN CARPETING.
ROOF SHEATHING: 1/2" CDX OR 7/16" O.S.B. 24/0 INDEX GRAIN PERPENDICULAR TO SUPPORTS (OR AS NOTED BY ENGINEERING SPEC.) RECOMMEND 5/8" CDX ON LESS THAN 1/12 PITCH
GLU-LAM BEAMS: (Fb 2400 PER A.L.T.C. INDUSTRIAL GRADE) (Fv 165 PSI, Fv= 1800,000 PSI)
ALL JOIST WITHIN 18" OF EARTH OR GIRDER CLOSER THAN 12" SHALL BE CEDAR, REDWOOD, OR PRESURE TREATED DOUGLAS FIR.
ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE CEDAR, REDWOOD, OR PRESURE TREATED DOUGLAS FIR.
ALL BEARING WALL OPENINGS (INTERIOR OR EXTERIOR) SHALL HAVE A MINIMUM OF (2) 2"x 10" HEADERS, (1) KING STUD AND (1) OPENING TRIMMER (UNLESS OTHERWISE NOTED)

BRACED WALL PANEL CONSTRUCTION AND LOCATION SYMBOL

BRACED WALL INDICATED ON PLAN BY "===="

BRACED WALL LINE: CONSIST OF A SERIES OF BRACED WALL PANELS 48" LONG (OR SPECIAL PANEL EQUAL TO 48" PANEL DETAILS PROVIDED IF USED). DISTANCE BETWEEN PANELS TO BE MAXIMUM OF 25'-0" FROM CENTER TO CENTER OF PANELS AND OFFSET NO MORE THAN 48" IN EITHER DIRECTION FROM CENTER OF THEORETICAL BRACED WALL LINE
EXTERIOR OF BUILDING OR WHEN INTERSECTING ANOTHER BRACED WALL LINE, FIRST PANEL MUST START WITHIN FIRST 12"-0" OF CORNER OF THEORETICAL WALL LINE
EXTERIOR BRACED WALL PANEL CONSTRUCTION:
MINIMUM SHEATHING OF 5/16" ON STUDS 16" O.C. FOR 48" PER PANEL WITH 6d NAILS IN ACCORDANCE WITH TABLES 23-1-M-1 AND 23-1-N-1.
MINIMUM SHEATHING OF 3/8" ON STUDS 24" O.C. FOR 48" PER PANEL WITH 6d NAILS IN ACCORDANCE WITH TABLES 23-1-M-1 AND 23-1-N-1.
INTERIOR BRACED WALL PANEL CONSTRUCTION:
MINIMUM 1/2" GYPSUM WALL BOARD OR VENEER BASE BOTH SIDES OF WALL ON STUDS 24" O.C. (OR LESS) WITH 6d NAILS (OR BETTER, OR SHEET ROCK SCREWS) 7" O.C. .



TRADITIONAL DESIGNS
 (COMMERCIAL AND RESIDENTIAL DESIGN)
 410 W. CHESTNUT AVE. - YAKIMA WA.
 PHONE: (509) 452-7604

DATE: 8/31/10	TYPICAL NOTES
REVISED	SHEET NUMBER
1	TN
2	
3	
4	
5	
6	