

**DESIGN CRITERIA**

<b>BUILDING CODE</b>	2018 IRC
RISK CATEGORY	II
<b>WIND (PER MOA AMENDMENT)</b>	
BASIC SPEED	155 MPH
EXPOSURE	B
<b>SEISMIC DESIGN ( PER ASCE 7)</b>	
S <sub>ds</sub> =	1.2g
DESIGN CATEGORY	D
R=	6.5
<b>SNOW LOADS ( PER MOA AMENDMENT)</b>	
GROUND SNOW LOAD	50 PSF
ROOF SNOW LOAD	40 PSF
<b>TITLE 21 REQUIREMENTS</b>	
FRONT WINDOWS	13%
ADDRESS SHOWN ON HOUSE PER MOA REQ.	

**ROOF KEY**

- 
- OVERFRAME W/ 2 X 8 @ 24" O.C. OVER ROOF SHEATHING
- 
- AREA OF 104 PSF SNOW LOAD DESIGN

**UPPER ROOF VENTILATION**

VENTING REQUIRED:  
 ROOF AREA = 1209 SQ FT  
 1209/300 = 4.03 SF OR 580 SQ. IN.  
 VENTING PROVIDED:  
 EAVES: PARTIAL-HEIGHT BLKG.  
 33.75 SQ. IN. PER TRUSS BAY  
 33.75 X 39 = 1316 SQ. IN.  
 RIDGE VENTS:  
 16 SQ. IN. PER LINEAR FOOT  
 16 SQ. IN. X 53 FT = 848 SQ IN  
 TOTAL VENTING PROVIDED= 2164 SQ. IN.

**GARAGE ROOF VENTILATION**

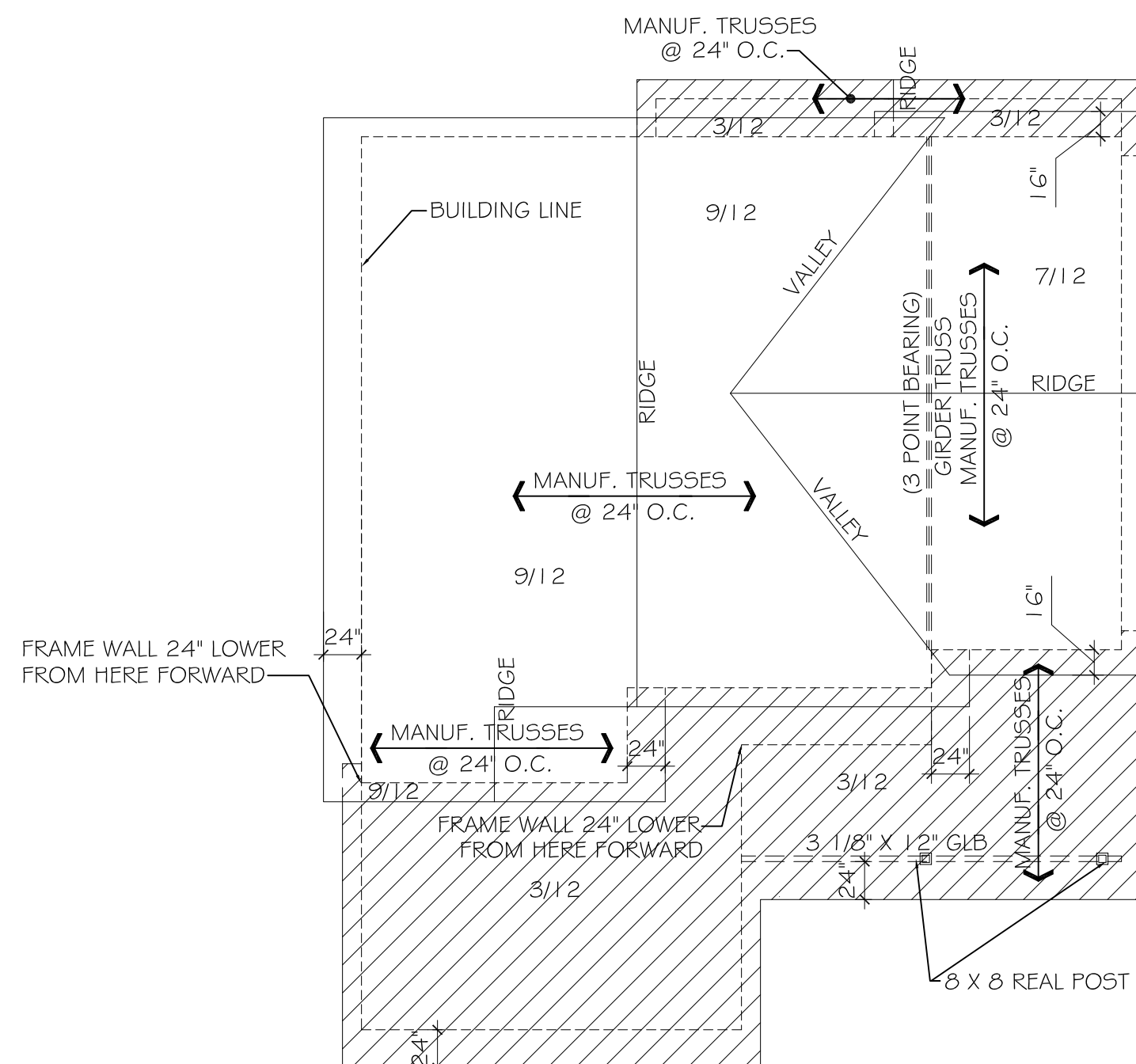
VENTING REQUIRED:  
 ROOF AREA = 320 SQ FT  
 320/300 = 1.06 SF OR 154 SQ. IN.  
 VENTING PROVIDED:  
 EAVES: PARTIAL-HEIGHT BLKG.  
 33.75 SQ. IN. PER TRUSS BAY  
 33.75 X 15 = 506 SQ. IN.  
 GABLE VENTS:  
 120 SQ. IN.  
 120 SQ. IN. X 2 = 240 SQ. IN.  
 TOTAL VENTING PROVIDED= 2150 SQ. IN.

**LOWER ROOF VENTILATION**

VENTING REQUIRED:  
 ROOF AREA = 50 SQ FT  
 50/300 = .16 SF OR 24 SQ. IN.  
 VENTING PROVIDED:  
 EAVES: PARTIAL-HEIGHT BLKG.  
 33.75 SQ. IN. PER TRUSS BAY  
 33.75 X 2 = 67.5 SQ. IN.  
 RIDGE VENTS:  
 16 SQ. IN. PER LINEAR FOOT  
 16 SQ. IN. X 2 FT = 32 SQ IN  
 TOTAL VENTING PROVIDED= 123 SQ. IN.

**ROOF NOTES**

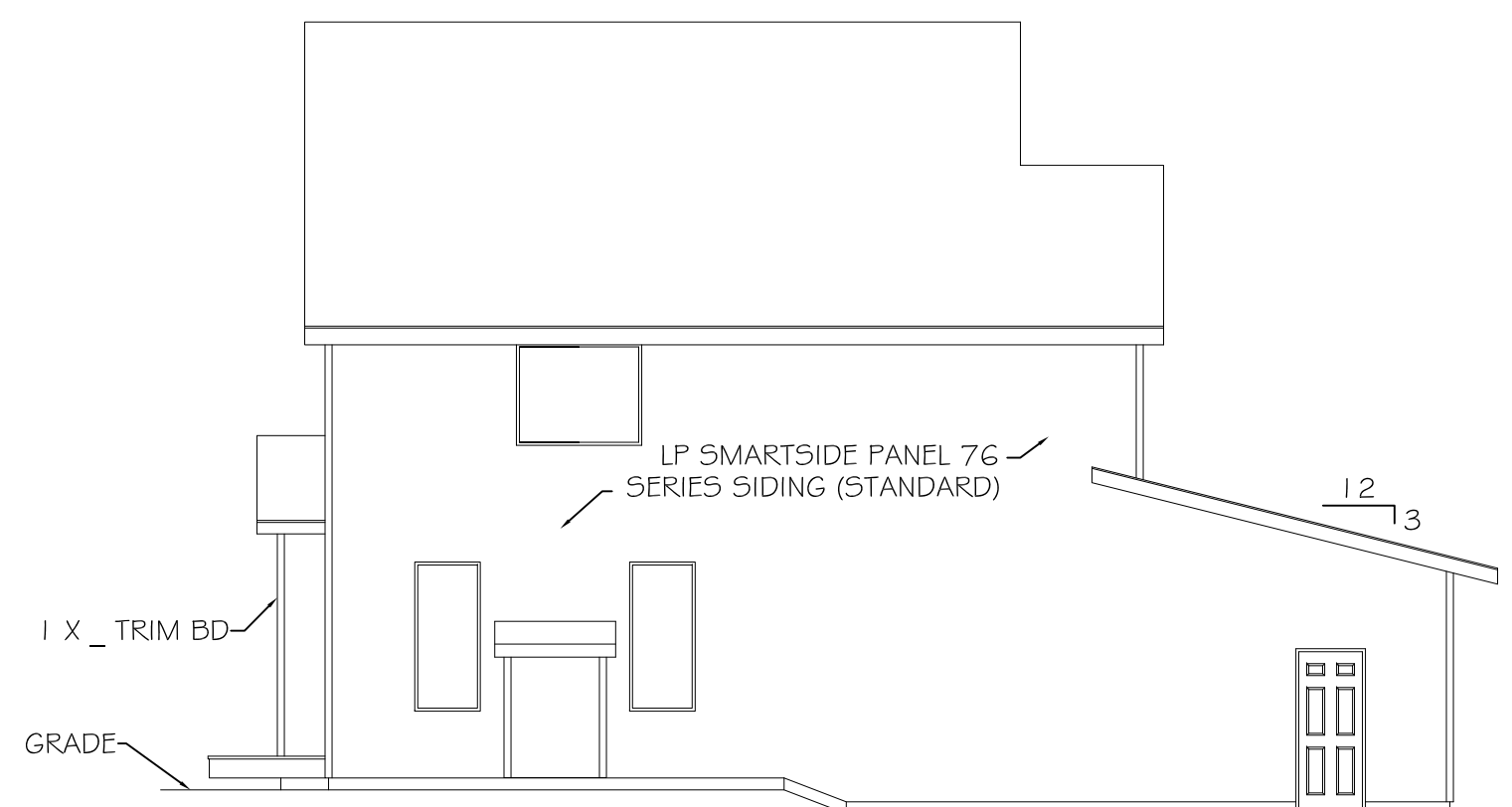
1. TYPE 'F' SHINGLES, CLASSIFIED USING ASTM 3161 AND TO BE INSTALLED ACCORDING TO THE MANUF. REQUIREMENTS FOR WIND SPEED NOTED.
2. PROVIDE ARCTIC ICE SHIELD AT ALL OVERHANGS OF 1 LAYER, SELF ADHERING MODIFIED BITUMEN TO 3/16" INSIDE BLDG.LINE, WITH A SLOPE OF 4/12 OR LESS OR ON A LOWER ROOF WITH SNOW DRIFT INSTALL ICE AND WATER SHIELD ON THE ENTIRE ROOF.
3. USE 1/2" OSB IN ALL AREAS WITH SNOW DRIFT SNOW LOAD 40 PSF USE 7/16" OSB SNOW LOAD 41 TO 70 PSF USE 1/2" OSB SNOW LOAD 71 TO 130 PSF USE 1/2" OSB
4. DESIGN TRUSS FOR 1 1/4" MIN. HEAL HGT. FROM UNDERSIDE OF ROOF SHEATHING TO WALL PLATE
5. DESIGN TRUSSES FOR 104 PSF UNIFORM LIVE & DEAD LOAD IN LOW ROOF AREAS.
6. PROVIDE TRUSS SHOP DRAWING FOR REVIEW IN FIELD
7. NO PENETRATIONS SHALL BE LOCATED IN REQ. ICE AND WATER SHIELD LOCATIONS.
8. ALL VALLEYS SHALL HAVE A MODIFIED BITUMEN ICE & WATER SHIELD LAPPED 18" EA. SIDE OF THE VALLEY.
9. VENT AND EXHAUST FANS SHALL BE LOCATED A MIN. OF 6'-0" FROM VALLEYS AND EAVES
10. DEPTH GAGED OR TRUSS MARKINGS SHALL BE PROVIDED FOR BLOWN-IN INSUL. TO ALLOW VERIFICATION OF DEPTH THROUGHOUT ATTIC SPACE.
11. PROVIDE CONTINUOUS RIDGE VENTING
12. BOUNDARY NAILING @ TRUSS BLOCKS REQ.NAILS PER MOA HAND OUT RD.13
13. RESTRAINT OF THE TRUSS MANUF. PERMANENT BRACING IS REQ'D IN ACCORDANCE W/ IRC R802.10.3 OR IBC 2303.4.3 AS APPLICABLE. TRUSS BRACING RESTRAINT SHALL BE INSTALLED IN ACCORDANCE APPROVED ENGINEERED DTLS OR BCSI 1-03 (BUILDING COMPONENT SAFETY INFORMATION-GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES).



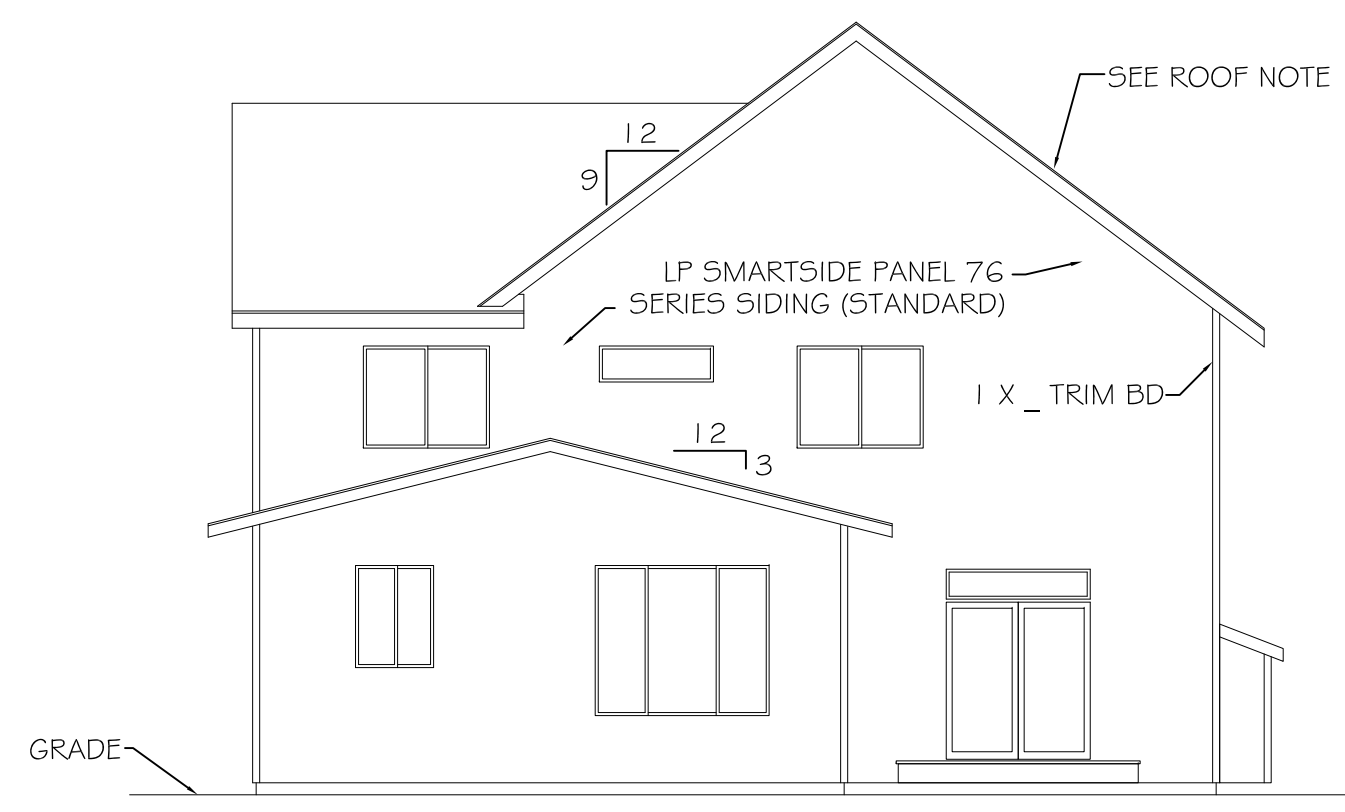
**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



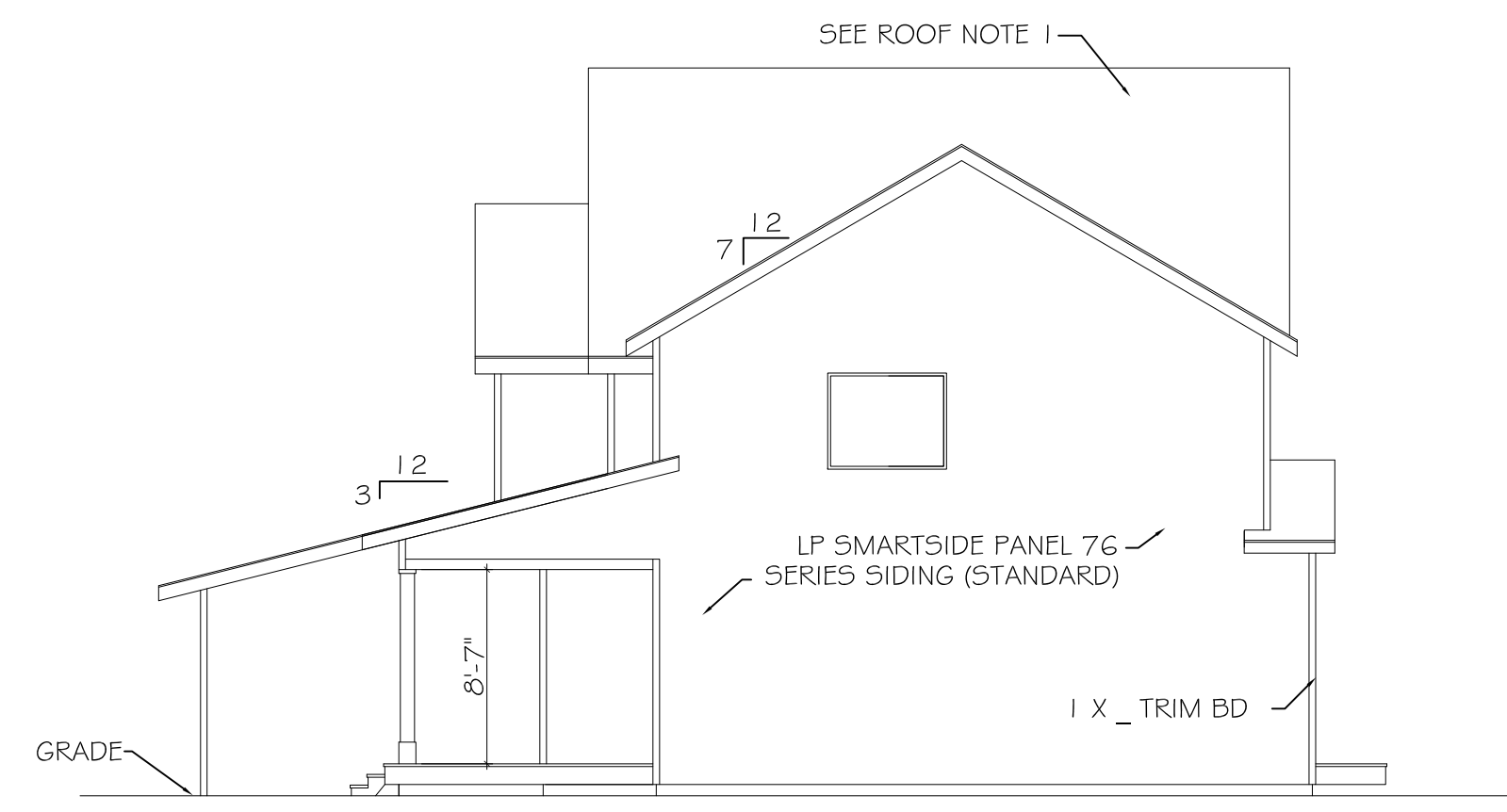
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"

I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS.

REVIEWED FOR STRUCTURAL, FIRE & SAFETY CODE COMPLIANCE

Daniel Folmar, S.E.  
 MOA Reviewer 3PR-005  
 AK. AELT-14177, Exp. 12/31/27  
 ICC 943875 EXP. 11/8/28  
 907-441-2148

1900 W. NORTHERN LIGHTS BLVD.  
 ANCHORAGE, ALASKA 99517  
 907-344-5678 FAX 907-344-1976  
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ELEVATIONS
DAISY
2260
6-3-26
SHEET 1

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1ST FLOOR PLAN
DAISY
2260
6-3-26
SHEET 3

WALL	NAILING SPECIFIED
▽	7/16 O5B OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 6" O.C.
▽	7/16 O5B OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 4" O.C.
▽	7/16 O5B OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 3" O.C.
▽	7/16 O5B OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 2" O.C. IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 O5B OR LP SMARTSIDE PANEL SER.76 W/ 8d @ 3" O.C. IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 O5B OR LP SMARTSIDE PANEL SER.76 W/ 8d @ 2" O.C. IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 O5B OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 2" O.C. BOTH SIDES IN 3X FRAMING @ ABUTTING PANEL EDGES
▽	7/16 O5B WITH 8d @ 3" O.C. BOTH SIDES IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 O5B WITH 8d @ 2" O.C. BOTH SIDES IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	1 9/32 O5B WITH 8d @ 2" O.C. BOTH SIDES DOUG FIR IN 3 X _ DF FRAMING @ ABUTTING PANEL EDGES W/ ALL STUDS & PLATES DF
▽	1 9/32 O5B WITH 10d @ 2" O.C. BOTH SIDES DOUG FIR IN 3 X _ DF FRAMING @ ABUTTING PANEL EDGES W/ ALL STUDS & PLATES DF

WALL	SILL & PLATE NAILING
①	10d @ 12" O.C.
②	10d @ 6" O.C.
③	10d @ 4" O.C.
④	10d @ 3" O.C.
⑤	10d @ 2" O.C.
⑥	(2) 10d @ 3" O.C. *
⑦	(2) 10d @ 2" O.C. *
⑧	A35-6" O.C.

\* USE DBL RIM OR BLOCKING PER 2 ROWS OF NAILING  
\* 10d NAILS TO BE 3" X 0.148"

**SHEAR WALL NOTES:**

1. STAPLING SPECIFIED IS EDGE STAPLING, FIELD TO BE NAILED @ 12" OC MIN PER IBC
2. STAPLE / NAIL FULL THICKNESS OF LP SMARTPANEL SER. 76 (IF USED)
3. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16" & SHALL BE INSTALLED WITH THEIR CROWNS PARALLEL TO THE LONG DIM. OF THE FRAMING MEMBERS
4. WHEN FASTENING IS 3" O.C. OR LESS & DOUBLE SIDED SHEAR WALLS 3 X \_ FRAMING IS REQ. WHERE ABUTTING PANELS MEET FASTENERS @ PANEL JOINTS & SILL PLATES MUST BE STAGGERED
5. 8d NAILS MAY BE SUBSTITUTED FOR 16 GA. STAPLES.
6. 1/2" CD PLYWOOD and/or 5/8" T1-11 MAY BE SUBSTITUTED FOR 7/16" O5B SHTG.
7. BLOCK ALL SHEAR WALL PANEL EDGES.
8. PROVIDE FRAMING UNDER ALL SHEAR WALLS.
9. OFFSET DOUBLE TOP PLATE LAP SPLICE FROM EXTERIOR WALLS A MIN. OF 48" W/ 8 - 16d NAILS AT CONNECTION.
10. 8d NAILS SHANK O. 131" DIA. 2 1/2" IN LENGTH  
10d NAILS SHANK O. 148" DIA. X 3" IN LENGTH  
16 GA. STAPLES 0.064 DIA. X 2" IN LENGTH
11. ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" O5B OR LP SMARTSIDE PANEL and NAILED @ 6" O.C.
12. SEE FOUNDATION PLAN FOR WALLS REQUIRED TO HAVE 3 X SILL PLATE

**ROOF DIAPHRAGM NOTES:**

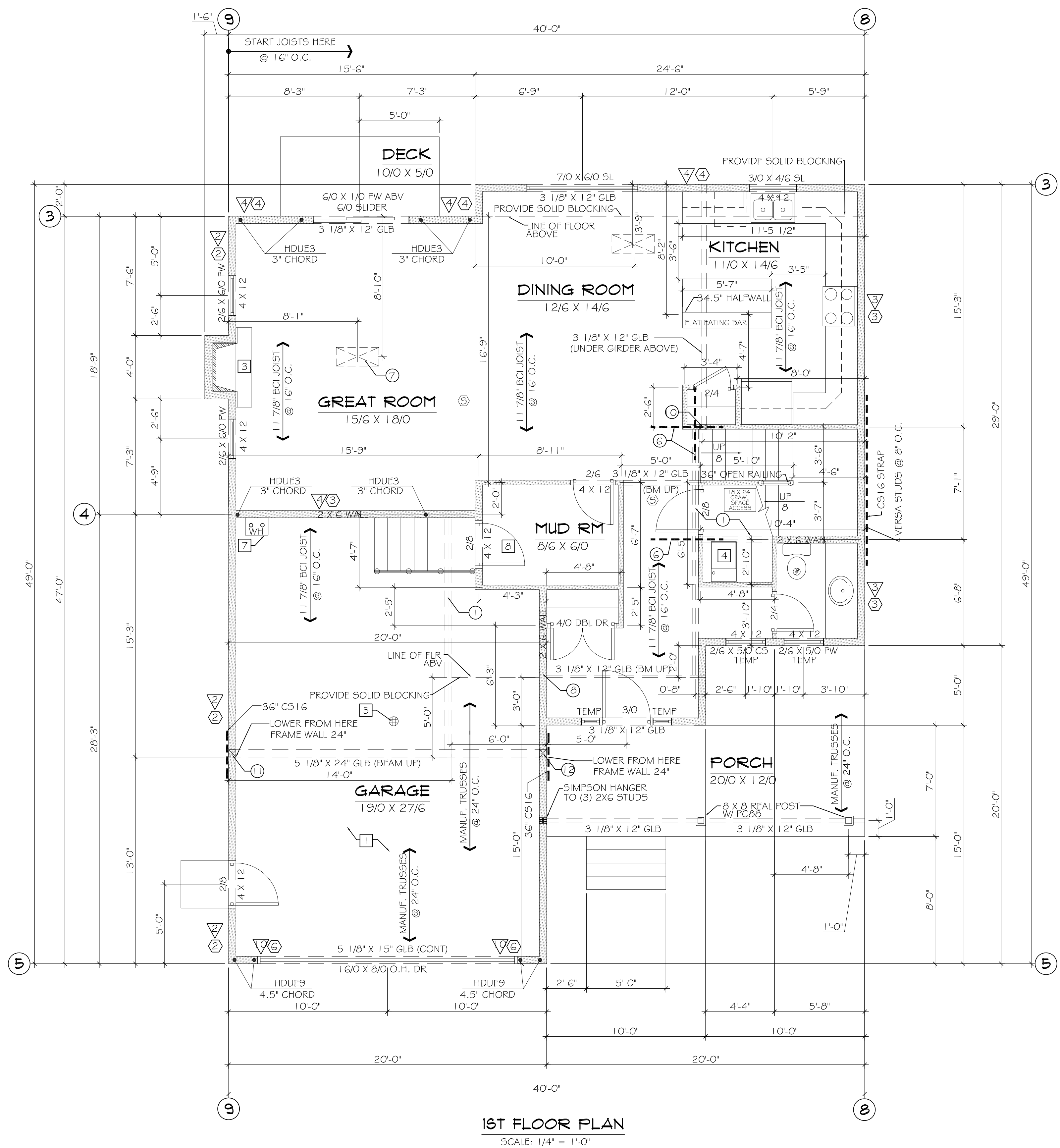
1. USE 7/16" O5B OR CDX PLYWOOD WITH 8d NAILS @ 6" O.C. AT BOUNDARIES & 6" OC AT OTHER PANEL EDGES. STAPLE PANEL FIELDS @ 12" O.C. USE NAILS @ EAVE BLOCKS PER RD. 13

**FLOOR DIAPHRAGM NOTES:**

1. USE 3/4" T&G O5B WITH 16 GA. STAPLES OR 8d NAILS @ 4" O.C. AT SUPPORTED EDGES, 4" O.C. ON BOUNDARIES & 4" O.C. AT OTHER PANEL EDGES. PROVIDE MIN. OF 1-1/4" STAPLE PENETRATION TO FRAMING WITH STAPLES OR USE 8d NAILS FASTEN PANEL FIELDS @ 8" O.C.

SHEET NOTES:	
①	3 1/2" CONC. SLAB ON T & G PLYWOOD ON .006 VAPOR BARRIER SLOPE TO DRAIN
②	3 1/2" CONC. SLAB ON GRADE SLOPE TO DRAIN
③	INSTALL U.L. APPROVED PRE-MANUFACTURED FIREPLACE & FLUE PER MANUFACTURERS SPECIFICATIONS. DO NOT REMOVE SAFTY STRIP
④	ENCLOSE FURNACES IN MECHANICAL ROOMS OR CLOSETS IN GARAGES. INSIDE CLEARANCE OF 40" X 38" MIN. 2'-0" DOOR W/ THRESHOLD & GASKET. COMBUSTION AIR MUST BE DUCTED TO THE ROOM IF NATURAL VENT FURNACES OR WATER HEATERS ARE INSIDE. 18" PLATFORMS FOR APPLIANCES LOCATED IN GARAGES & SECURE TO SOLID BLOCKING IN WALL.
⑤	VENTED FLOOR DRAIN TO SANITARY SEWER FIELD VERIFY ALL DRAIN LOCATIONS
⑦	5/8" 1 HR. APP. GYPSUM BD OVER .006 POLY VB ON GARAGE WALLS & CEILING COMMON TO HOUSE
⑧	SOLID CORE, SELF CLOSING, WITH SMOKE GASKETS TOP & BOTTOM OF DOOR
⑨	42" PONY WALL SHEATH ONE SIDE PONY WALL W/ 7/16" O5B PLY. ON STAIR SIDE
⑩	INSTALL V4-2400F ARCH. GRADE GLUE-LAM BEAM. TO BE STAINED
⑤	CARBON / SMOKE DETECTOR

FRAMING SYMBOLS:	
①	INSTALL DOUBLE 11 7/8" BCI JOIST
②	INSTALL 11 7/8" BCI JOIST BLOCKING
③	INSTALL SOLID BLOCKING
④	INSTALL 1 3/4" X 11 7/8" VERSA-LAM
⑥	INSTALL CS16 STRAP TO BLOCKING FOR 2 JOISTS BAYS
⑦	PLUMBING HEADOUT VERIFY LOCATION WITH FLOOR ABOVE
⑧	INSTALL DBL 2 X 6 OR 2 X 4 STUD
⑨	INSTALL 4 X 4 POST
⑩	INSTALL 4 X 6 POST
⑪	INSTALL 6 X 6 POST
⑫	INSTALL 8 X 8 POST
⑬	INSTALL 8 X 8 POST
⑭	LINE OF 2 X _ BLOCKING WITH CONTINUOUS CS16 STRAP AT ROOF SHEATHING
⑮	CONTINUOUS CS16 STRAP TO UNDERSIDE OF TRUSS ATTACH TO 2 X _ BLOCKING
⑯	LINE OF 2 X _ BLOCKING WITH CONTINUOUS CS16 STRAP
⑰	USE (2) 2 X 6 STUDS & PRE-INSULATE WITH R21 INSULATION & VAPOR BARRIER
⑱	MST60 ON 2 X BLOCKING TO DRAG STRUT TRUSS SEE CROSS SECTIONS



**1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**SQUARE FOOTAGE**  
THIS FLOOR 1050 S.F.  
TOTAL 2260 S.F.  
GARAGE 536 S.F.

**GENERAL NOTES:**

- ALL NOTES & DETAILS ON THIS PAGE SHALL SUPERSEDE ALL OTHER STANDARD NOTES & DETAILS FOUND ELSEWHERE ON THIS SET OF PLANS.
- ALL WORK INCLUDING PLUMBING, WIRING AND STRUCTURAL SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE UNIFORM PLUMBING CODE, THE NATIONAL ELECTRICAL CODE, & INTERNATIONAL MECHANICAL, BUILDING & RESIDENTIAL CODES, & ALL LOCAL ORDINANCES
- THE CONTRACTOR SHALL EXAMINE THE WORK SITE, PLANS, VERIFY ALL NOTES, DIMENSIONS AND CONSTRAINTS IN PERFORMING THE WORK.
- WRITTEN DIMENSIONS SHALL SUPERSEDE ALL NOTED DIMENSIONS. DO NOT SCALE DRAWINGS.

**SOILS AND CONCRETE**

- SOIL BEARING PRESSURE IS ASSUMED AT 1500 PSF MINIMUM.
- CONCRETE FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATURAL INORGANIC SOIL, OR SUITABLE COMPACTED W/ A MIN. OF 95% OF MODIFIED PROCTOR DENSITY.
- CONCRETE SHALL DEVELOP 3000 PSI AT 28 DAYS OF CURE.

**WOOD TYPES**

- USE THE FOLLOWING LUMBER SPECIES & GRADES (UNLESS NOTED OTHERWISE):  
 JOISTS 6000 1.8 BCI JOISTS/ OR HEM FIR DIM LUMBER  
 BEAMS DOUG FIR #2 AND BETTER  
 STUDS 2 X 6 & 2 X 4 HEM FIR #2 OR BETTER & 2 X 3 DF #2  
 POSTS/TIMBERS DOUG FIR #2 AND BETTER  
 WOOD IN CONTACT W/ CONCRETE (SILL) DOUG FIR OUTDOOR #2 OR BETTER OR PRESSURE TREATED ALL WEATHER WOOD  
 DECK JOISTS  
 JOISTS WITHIN 18" OF CRAWL SPACE GRADE  
 BEAMS WITHIN 12" OF GRADE  
 GLULAM BEAMS USE 24F-V4  
 GLB'S FOR DECKS & EXTERIOR BEAMS NOT PROTECTED BY ROOF SHALL BE MANUF. FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD (TYP)  
 USE BCI 6000 1.8 SERIES JOIST, UNLESS SPECIFIED OTHERWISE. INSTALL BCI JOIST PER MANUF. SPECIFICATIONS.  
 UNTREATED WOOD POST CAN BE USED IF THE POST BASES ON CONCRETE HAVE A MINIMUM 1" STANDOFF SPACE

**CONNECTOR SPECIFICATIONS**

- 1 4 GAGE STAPLES (2" LENGTH)
- 1 6 GAGE STAPLES (2" LENGTH)
- 3d NAILS (2 1/2" LENGTH X 0.131" DIA.)
- 1 0d NAILS (3" LENGTH X 0.148" DIA.)
- 1 6d NAILS (3 1/2" LENGTH X 0.162" DIA.)
- USE IRC TABLE R602.3(1) FASTENING SCHEDULE FOR ALL NAILING NOT SPECIFIED.

**ANCHOR BOLTS and HOLD DOWNS**

- ANCHOR BOLTS EMBEDMENT TO BE MINIMUM 7"
- ANCHOR BOLTS TO BE FINISHED AS PER M.O.A. (GALVANIZED)
- PROVIDE AND INSTALL NUT AT END OF HOLD DOWN ROD

**ELECTRICAL**

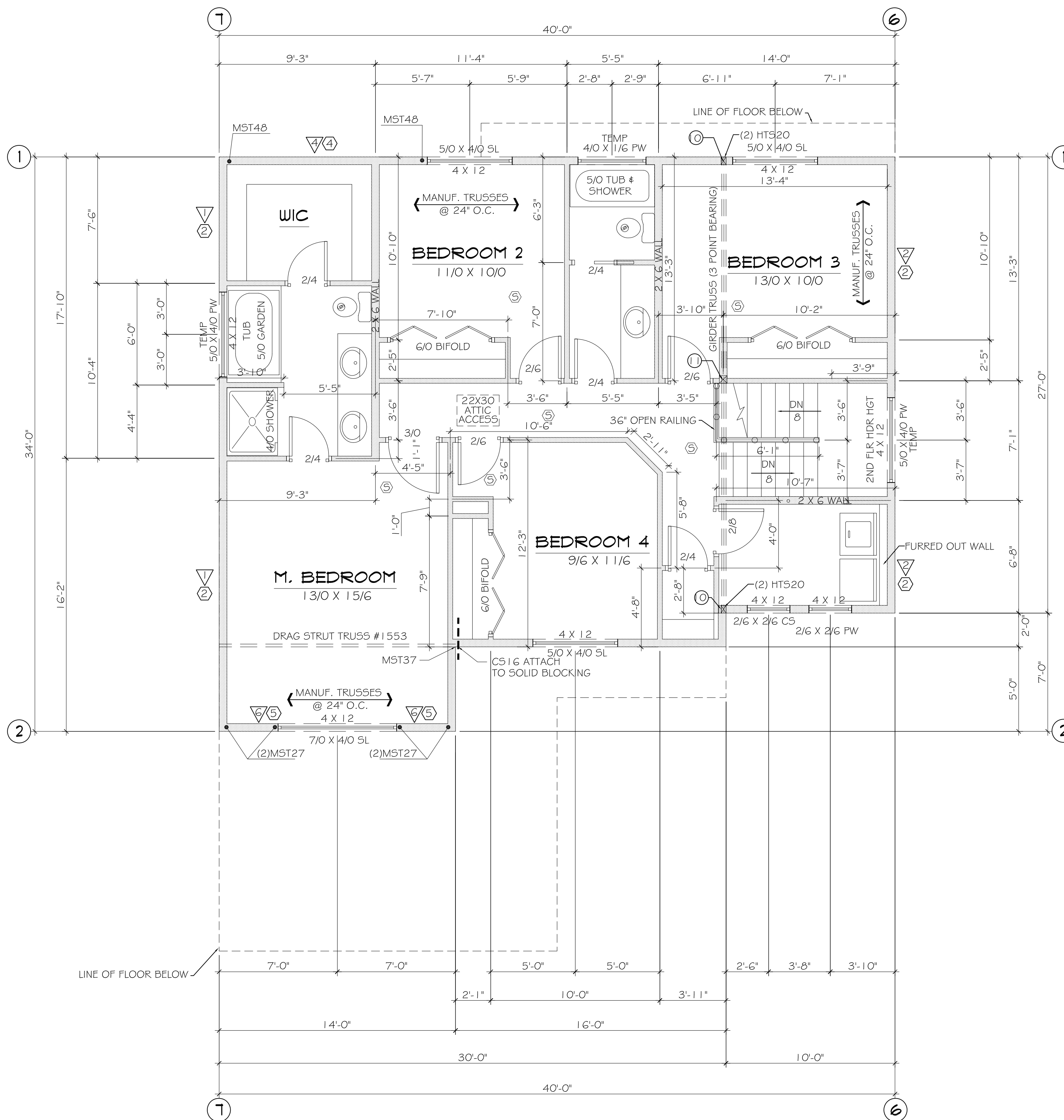
- PROVIDE GFI GRADE OUTLETS FOR BATHROOMS, GARAGES, KITCHENS WITH OUTLETS WITHIN 6'-0" OF SINK AND EXTERIOR OUTLETS.
- PROVIDE AND INSTALL SMOKE DETECTORS IN ALL BEDROOMS AND HALLWAYS.
- PROVIDE AND INSTALL CARBON MONOXIDE DETECTORS ON EACH LEVEL & AT LEAST ONE SHALL BE LOCATED IN THE IMMEDIATE VICINITY BUT OUTSIDE BEDROOMS.
- SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP.
- CARBON DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP.
- LIGHTS, SWITCHES & OUTLETS PER CURRENT ELECTRICAL NEC CODE REQ.

**MECHANICAL**

- VENT DRYER and ALL EXHAUST FANS TO OUTSIDE THROUGH DUCT.
- DRYER VENT NOT TO EXCEED 14'-0" OR HAVE INLINE MORE THAN TWO "90 DEGREE" ANGLES.
- VENT & ALL EXHAUST FANS SHALL BE LOCATED A MIN. OF 6'-0" FROM THE VALLEYS & EAVES.
- PROVIDE & INSTALL CONT. GYP BOARD. TO MASONRY WITH OUT BREAK BEHIND FURNACE.

**MISCELLANEOUS**

- MAXIMUM SILL HEIGHT OF WINDOWS IN BEDROOMS TO BE 44" ABOVE FINISHED FLOOR.
- MAXIMUM SILL HEIGHT OF WINDOWS IN BASEMENT BEDROOMS TO BE 48" ABOVE FINISHED FLOOR.
- MIN. EGRESS WINDOW NET CLEAR OPENING TO BE 5.7 SQ. FT.
- 4 X 12 HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE SPECIFIED.
- USE DOUBLE JACK STUDS UNDER ALL HEADERS OVER 6'-0" LONG.
- INSULATE FLU CHASE WITH R-19 MIN.
- PROVIDE DOUBLE JOIST UNDER PARALLEL BEARING PARTITION WALLS WHEN FRAMING (WALL, BEAM, ALTERNATIVE) IS ABSENT
- PROVIDE 2 X 4 FIREBLOCKING @ STUDS OVER 10 FEET IN HEIGHT.
- PORCH and DECK TO BE SEALED WITH WEATHER PROTECTIVE BARRIER.
- PROVIDE FLASHING BETWEEN HOUSE & PORCH/DECK.
- PROVIDE CEMENT BACKER BOARD UNDER CERAMIC TILE ON EXTERIOR WALLS.
- STAIRS and HALLWAYS TO BE 36" MIN. FINISHED CLEAR.
- STAIRS TO BE: 7 3/4" MAX. RISE and 10" MIN. RUN. MAINTAIN 6'-8" FIN. MIN. HEAD CLEARANCE
- PROVIDE POSITIVE BEAM CONNECTIONS. SIMP. BC CAP & AB BASE TYP.
- PROVIDE POSITIVE ROOF BEAM CONNECTIONS USE, TWIST STRAP, COIL STAP
- ALL CONSTRUCTION CONNECTORS & HANGERS TO BE INSTALLED PER MANUF. REQUIRED FASTENERS TYPE & QTY REQUIRED FOR THE CONNECTORS BEING USED
- PROVIDE ACCESS & VENTILATION TO ALL CRAWL SPACES AREAS & ATTIC SPACES.
- PROTECT ALL EXTERIOR STRUCTURAL MEMBERS W/ WEATHER RESISTANT SEALER
- PROVIDE 1 6"X1 6" MIN. ACCESS DOOR NOT MORE THEN 24" FROM JETTED TUB PUMP.
- ALL EXTERIOR CANT. FLOORS TO HAVE R-38 INSULATION.
- ALL EXTERIOR WALLS, CEILINGS, ROOFS, & FLOOR ASSEMBLIES ENCLOSING HEATED SPACE, WILL HAVE .006 POLY VAPOR BARRIER ON HEATED SIDE.
- PROVIDE 1/2" GYP UNDER STAIRWAYS WHEN SPACE IS AVAILABLE.
- GUARDRAILS ARE REQUIRED AT FLOOR ELEVATION CHANGES GREATER THAN 30"
- ALL GUARDRAILS & HANDRAILS TO BE MIN. OF 36" IN HEIGHT FROM STAIR NOSING  
 or FIN. FLOOR SURFACE. HAND GRIP AREA SHALL NOT EXCEED 2" IN SECTION & SHALL HAVE 1-1/2" MIN. SPACE BETWEEN WALL AND HANDGRIP.
- GUARDRAIL STAIR BALUSTERS & DECK GUARDRAIL BALUSTERS SHALL HAVE 4" MAX SPACING BETWEEN VERTICAL SPINDLES.
- ALL BASEMENTS TO DRAIN TO DAYLIGHT OR SUMP PUMP.



**2ND FLOOR PLAN**

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

**SQUARE FOOTAGE**  
 THIS FLOOR 1210 S.F.  
 TOTAL 2260 S.F.

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DRAWING TITLE	2ND FLOOR PLAN
PROJECT NAME	DAISY
FLOOR #	2260
DWG. NO.	6-3-26
SHEET	4