



**GENERAL NOTES**

1. Anchor bolts: 5/8"x10" embedded 7" in footing and spaced 6'0" max o.c. with 2-1/2"x2-1/2"x 1/4" plate washers, with minimum 2 per piece or shear wall, located not more than 12" or less than 7 bolt diameters from each end of the piece.
2. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills that rest on concrete or masonry foundations, shall be pressure treated wood.
3. Concrete shall be minimum of compression strength 2500 psi. Concrete shall be a 5 sack ready-mix or machine mixed with one part cement, 1 part sand and not more than 4 parts 3/4" gravel. Water content shall not exceed 7.5 gallons per sack of cement.
4. Minimum underfloor access 18" high and 24" wide (raised floor). Attic Access 22"x30".
5. Rafter ties 4' on center (o.c.) immediately above ceiling joist when rafters are not parallel to ceiling joist.
6. All walls and partitions shall be effectively fire stopped with 2" material the full width of the studs of the floor, ceiling, and between floor and ceiling at intervals not to exceed 10' vertically.
7. Screened under floor vent 1 square foot (sf) for each 150 sf of under floor crawl area or portion thereof.
8. Screened attic ventilation 1 square foot (sf) for each 150 sf of attic area or portion thereof.
9. Footing sill shall have full bearing on the footing wall or mortar bed.
10. Eaves extending closer than 3'-0" to the property line shall be of 1 hour construction or heavy timber. Eaves shall not extend closer than 30" to a property line at openings, 24" elsewhere.
11. Stucco shall be provided with a corrosion-resistant weep screed, min. 4" above soil and 2" above concrete.
12. Braced wall lines shall be 25' max o.c., with panels within 8' of ends, extend from the foundation below to the diaphragm supported, with a minimum ratio of 2:1.
13. Footing shall be poured into undisturbed soil. Remove all fill and organic material below concrete. Concrete slabs shall be 3 1/2" with 6x6x10/10 W/M over 6 mil. vapor barrier over 4" of 1/2" clean aggregate.

**TYPICAL WOOD FRAMING SECTION**



**HELP FOR THE HOMEOWNER  
DEVELOPMENT SERVICES**

Steve Newman 1/19/18  
 Building Official: \_\_\_\_\_ Date  
 Date: 1/19/18 Sheet 1 of 2 B815

ALLOWABLE SPANS FOR JOIST AND RAFTERS (Douglas Fir/Larch No. 2)

| Nominal Size | On Center Spacing | Floor Joist |              | Ceiling Joist | Rafter/Ceiling <sup>1,2</sup> |        | Roof Rafter <sup>2</sup> |        |
|--------------|-------------------|-------------|--------------|---------------|-------------------------------|--------|--------------------------|--------|
|              |                   | No Ceiling  | With Ceiling |               | Joist Combined < 4:12         | > 4:12 | < 4:12                   | > 4:12 |
| 2x4          | 12                | -           | -            | 12'-3"        | 9'-9"                         | 10'-6" | 10'-9"                   | 11'-6" |
|              | 16                | -           | -            | 11'-3"        | 8'-9"                         | 9'-6"  | 9'-9"                    | 10'-6" |
|              | 24                | -           | -            | 9'-9"         | 7'-3"                         | 7'-9"  | 8'-0"                    | 8'-6"  |
| 2x6          | 12                | 10'-6"      | 10'-6"       | 19'-3"        | 15'-3"                        | 16'-3" | 16'-6"                   | 17'-9" |
|              | 16                | 9'-6"       | 9'-3"        | 17'-6"        | 13'-3"                        | 14'-0" | 14'-3"                   | 15'-3" |
|              | 24                | 8'-0"       | 7'-6"        | 14'-9"        | 10'-9"                        | 11'-6" | 11'-6"                   | 12'-6" |
| 2x8          | 12                | 14'-0"      | 13'-9"       | 25'-6"        | 19'-3"                        | 20'-6" | 20'-9"                   | 22'-6" |
|              | 16                | 12'-6"      | 12'-0"       | 22'-9"        | 16'-9"                        | 17'-9" | 18'-0"                   | 19'-6" |
|              | 24                | 10'-3"      | 9'-9"        | 18'-9"        | 13'-6"                        | 14'-6" | 14'-9"                   | 15'-9" |
| 2x10         | 12                | 17'-9"      | 16'-9"       | 32'-3"        | 23'-6"                        | 25'-0" | 25'-6"                   | 27'-6" |
|              | 16                | 15'-0"      | 14'-6"       | 28'-0"        | 20'-6"                        | 21'-9" | 22'-0"                   | 23'-9" |
|              | 24                | 12'-6"      | 11'-9"       | 22'-9"        | 16'-9"                        | 17'-9" | 18'-0"                   | 19'-3" |
| 2x12         | 12                | 20'-6"      | 19'-6"       | -             | -                             | -      | -                        | -      |
|              | 16                | 17'-9"      | 17'-0"       | -             | -                             | -      | -                        | -      |
|              | 24                | 14'-6"      | 13'-9"       | -             | -                             | -      | -                        | -      |
| 2x14         | 12                | 23'-0"      | 21'-9"       | -             | -                             | -      | -                        | -      |
|              | 16                | 19'-9"      | 19'-0"       | -             | -                             | -      | -                        | -      |
|              | 24                | 16'-3"      | 15'-6"       | -             | -                             | -      | -                        | -      |

1. Drywall Ceiling Only
2. No roofing assembles exceeding 5 psf. use of lightweight tile not permitted.

**NAILING SCHEDULE**

Joist to sill or girders . . . . . 3-8d toenails  
 Sole plate to joist or blocking . . . . . 16d @ 16" o.c.  
 Studs to plates . . . . . 2- 16d  
 Double top plates. . . . . 8-16d @ laps then 16d @ 16" o.c.  
 Double Studs, Face Nail . . . . . 16d @ 24" o.c.  
 Ceiling joist to plates . . . . . 3-8d toenails  
 Ceiling joist lap splice . . . . . 3-16d  
 Ceiling joist to parallel rafters . . . . . 3-16d  
 Rafter to plate . . . . . 2-8d  
 Continuous header to stud. . . . . 4-8d toenails  
 1/2" or < plywood . . . . . 6d @ 6" o.c. edges & 12" o.c. field  
 3/4" or < plywood . . . . . 8d @ 6" o.c. edges & 12" o.c. field  
 2" subfloor to joist or girders . . . . . 2-16d

**HEADER SPAN TABLE**

| SPAN       | SINGLE STORY | TWO STORY |
|------------|--------------|-----------|
| 0' to 4'   | 4 x 4        | 4 x 6     |
| 4' to 6'   | 4 x 6        | 4 x 8     |
| 6' to 8'   | 4 x 8        | 4 x 10    |
| 8' to 10'  | 4 x 10       | 4 x 12    |
| 10' to 12' | 4 x 12       | 4 x 14    |

**MAXIMUM STUD HEIGHT TABLE**

| STUD HEIGHT | BEARING WALL | NON-BEARING WALL |
|-------------|--------------|------------------|
| 0' to 10'   | 2 x 4        | 2 x 4            |
| 10' to 14'  | 2 x 6        | 2 x 4            |

**FOOTING SCHEDULE**

| Number of Stories | "A" Width of Footing | "B" Depth Below Natural Grade | "C" Stem Thickness | "D" Thickness of Footing | Reinforcing * (See note below for raised footing) |
|-------------------|----------------------|-------------------------------|--------------------|--------------------------|---|
| 1                 | 12"                  | 12"                           | 6"                 | 6"                       | #4 Top and Bottom                                 |
| 2                 | 15"                  | 18"                           | 8"                 | 7"                       | #4 Top and Bottom                                 |

\* If raised footing is more than 24" high, provide #4 Bars at 24" o.c. both horizontal and vertical

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