

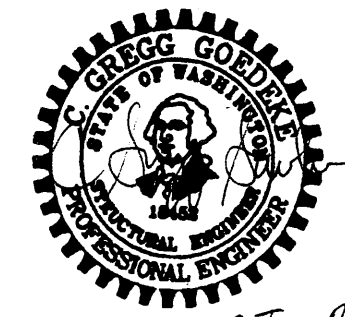
Foundation Plan - 1/4" = 1'-0"

FOUNDATIONS
 All foundations to bear on undisturbed native earth with minimum allowable bearing pressure of 5000 psi. Exterior footings to bear a minimum of 1'-6" below finish grade below organic surface soils. Backfill to be compacted to 95% of maximum density per ASTM D-1557. Provide a minimum of (2) #4 continuous at bottom of all footings.

CONCRETE
 Concrete strength to be f'c = 2500 psi with a maximum water/cement ratio equal to 0.67 for non air entrained concrete and 0.54 for air-entrained concrete. Minimum sacks per cubic yard to be 53.

CONCRETE REINFORCEMENT
 All reinforcing steel to be ASTM A65 grade 40 (fy=60,000 psi). Welded wire fabric to conform to ASTM A885. Minimum concrete cover for reinforcement: 3" for concrete poured against soil, 2" for formed concrete in contact with soil. Extend horizontal wall steel to 2" from outside face and lap with elbow bars (30 diameters) of same size and spacing.

Bolt heads and nuts bearing against wood sill plates to have cut washers. Wood bearing on or installed within 1" of concrete to be treated with an approved preservative. Joists shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, band or rim joist or to an adjoining stud or by other approved means. Solid blocking shall not be less than 2 inches in thickness and the full depth of the joist. Solid-sawn rectangular lumber beams, rafters and joists shall be supported laterally to prevent rotation or lateral displacement. Typical sill bolts to be 5/8" diameter at 4' o.c. with 5" embedment. Light gage metal framing connectors and their required fasteners shall be "Strong Tie" by Simpson Company, or approved equal. All nail holes to be filled per manufacturer recommendation. All other nailing shall be per IBC Table No. 2304.3.1. Nails shall be galvanized common.



9 Jan 2013

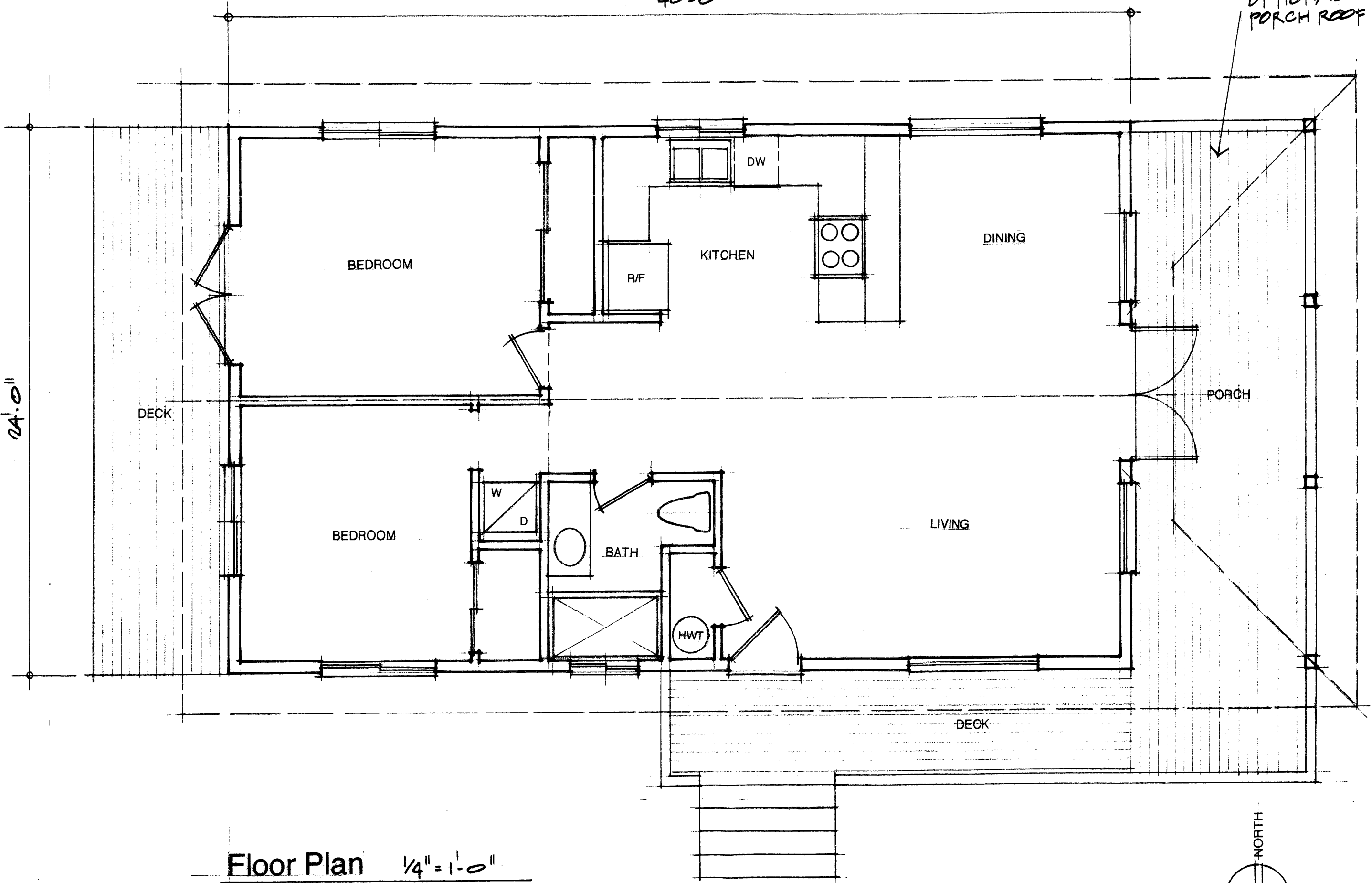
Mountain View Street House

OPAL CLT
 TPN: 271152013

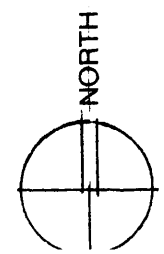
40'-0"

OPTIONAL PORCH ROOF

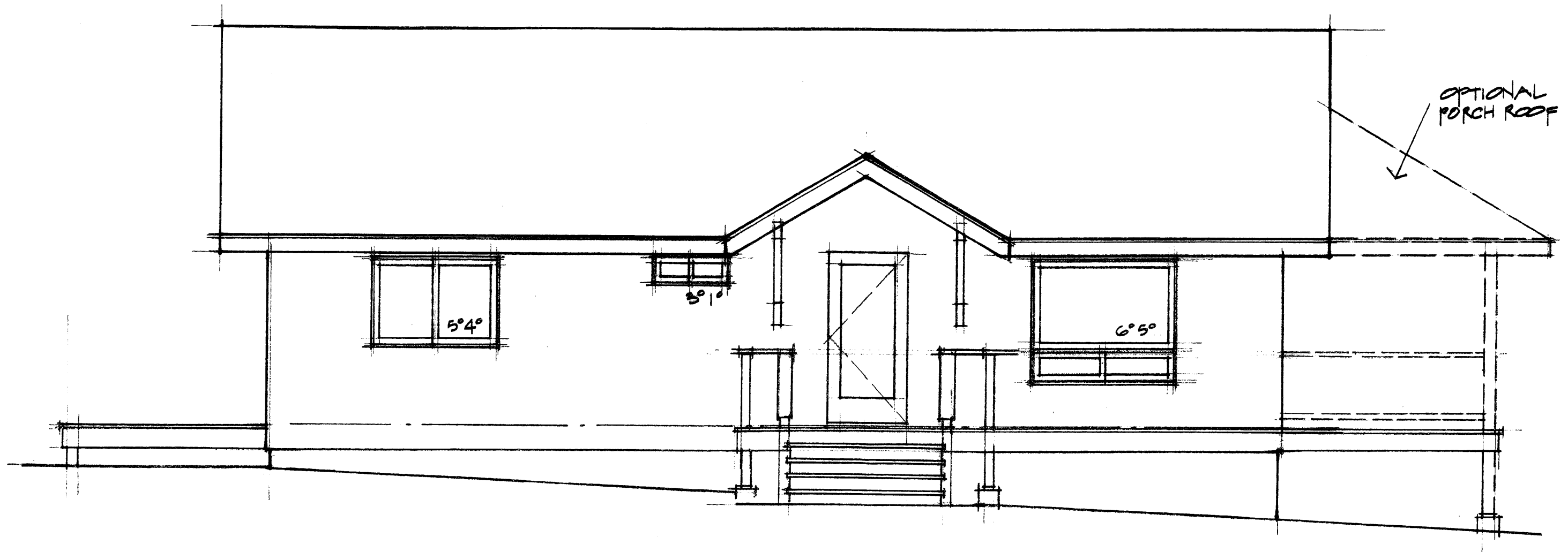
24'-0"



Floor Plan 1/4" = 1'-0"

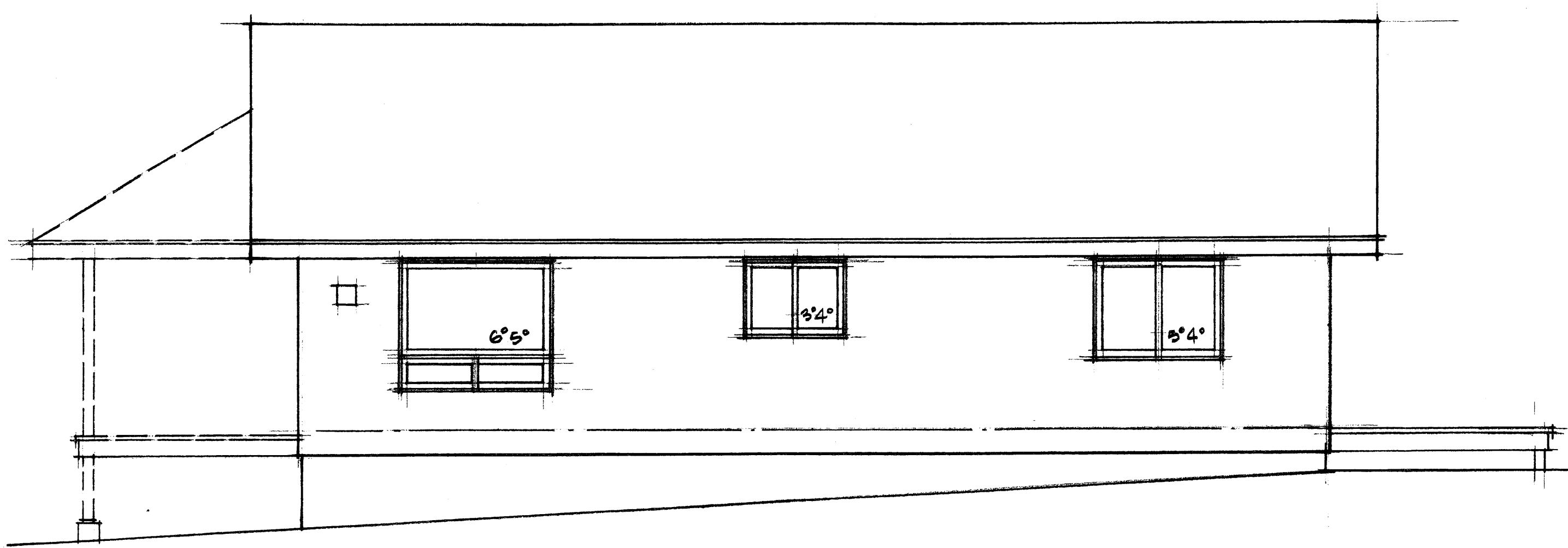


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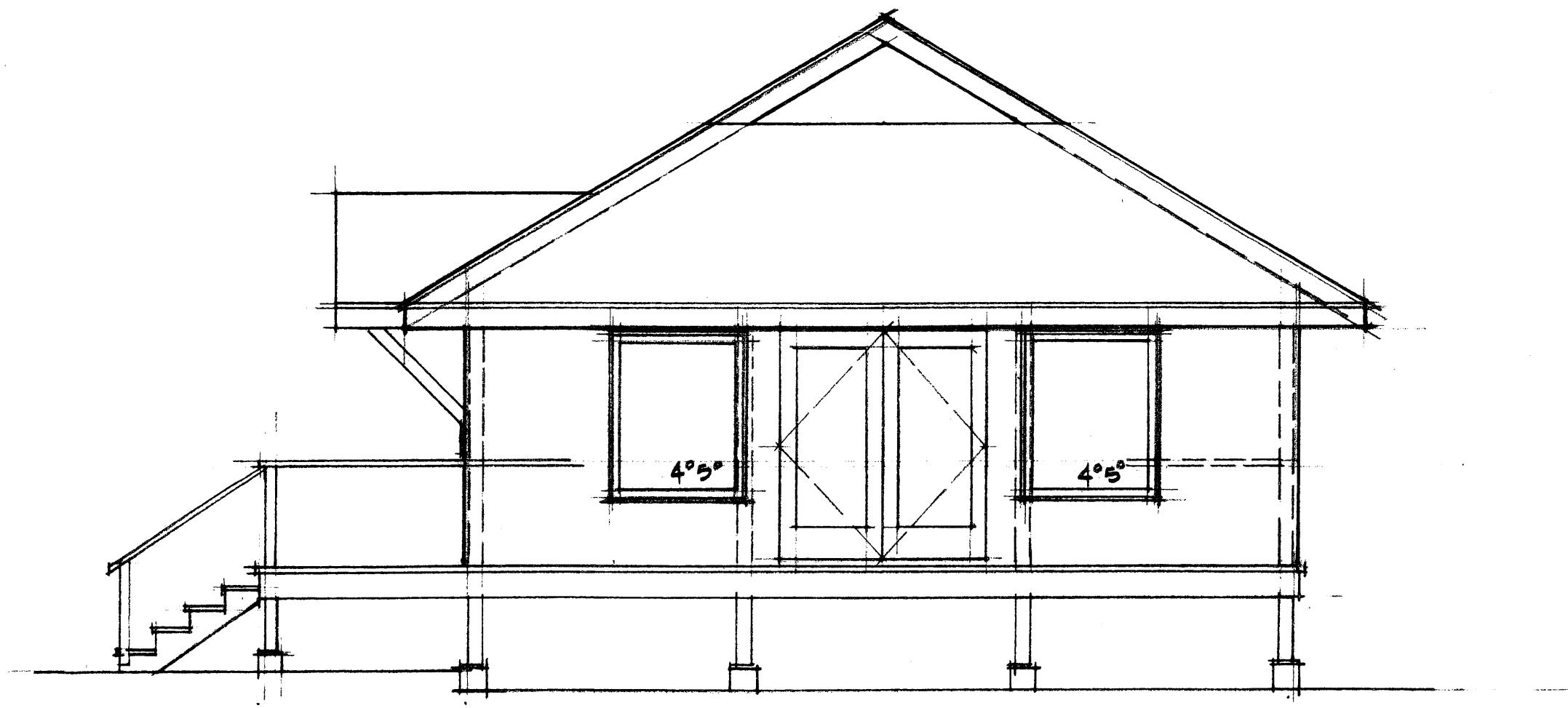
South Elevation $\frac{1}{4}'' = 1'-0''$

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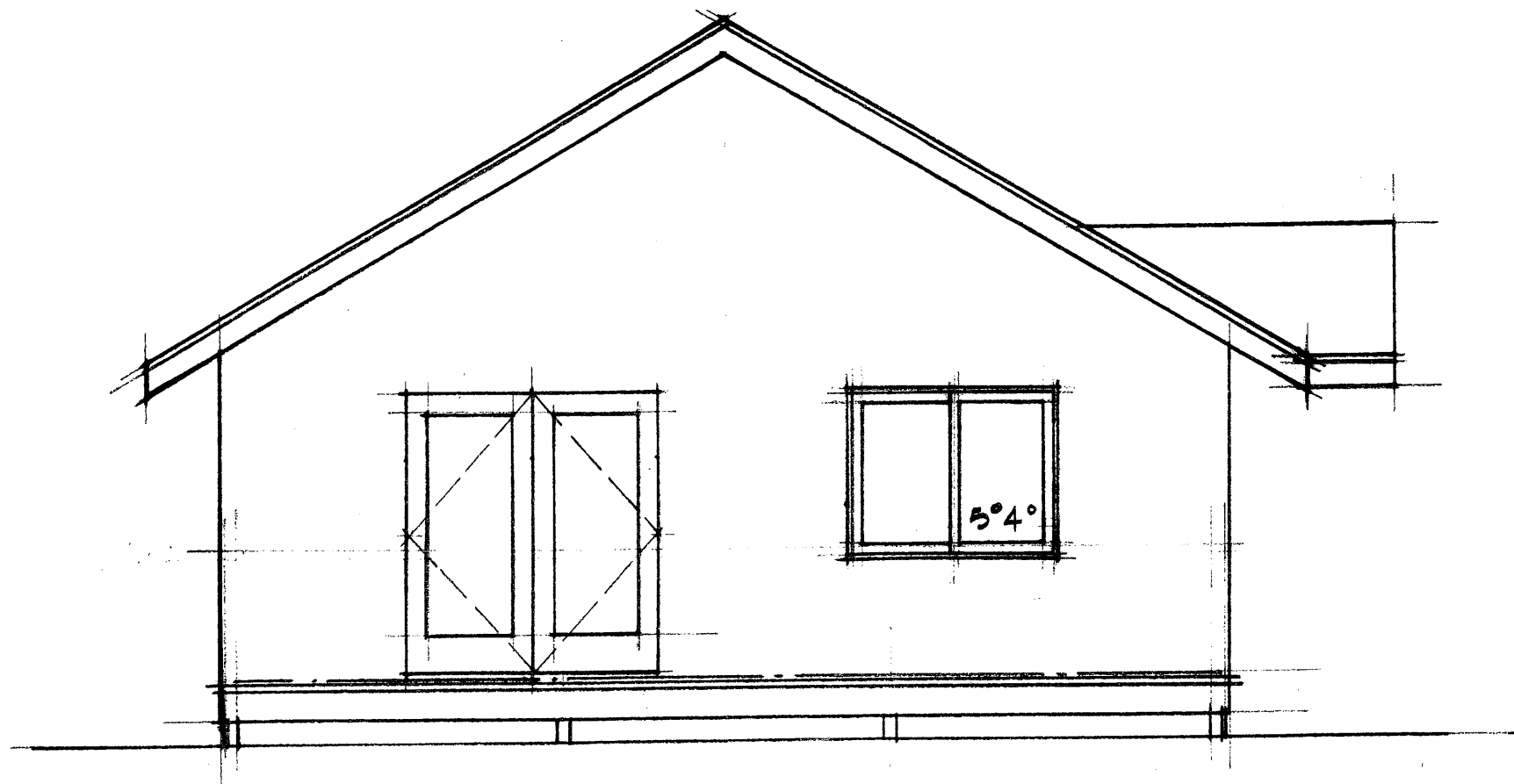
North Elevation $\frac{1}{4}'' = 1'-0''$

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East Elevation $\frac{1}{4}'' = 1'-0''$

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West Elevation $\frac{1}{4}'' = 1'-0''$

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