ALL FRAMING LUMBER TO BE HEM-FIR #2 & BETTER.

FOUNDATION
FLOATING MONOLITHIC SLAB - BROOM FINISH
4000# / 6 BAG MIX / 4% AIR-ENTRAINED
4" MIN THICK SLAB, 8" WIDE X 8" THICK PERIMETER
6X6 10 GA. WELDED WIRE MESH REINFORCED
2 @ 1/2" REBAR PERIMETER, SHARP BEND @ CORNERS
2" MIN COVERAGE ON ALL REINFORCEMENT
4" MIN COMPACTED GRANULAR FILL BASE
TOP OF SLAB 6" MIN ABOVE GRADE
1 COURSE 6" CONCRETE BLOCK
1/2" X 12" VERT REBAR @ 48" O/C GROUT SOLID

ANCHOR BOLTS:
1/2" X 16" RIGHT ANGLE - 7" EMBEDDED, 2" MIN EXPOSED
7" FROM OUTSIDE CORNERS - EACH WAY
11" 6" & 12" 6" FROM REAR CORNER - EACH SIDE
6" 0" MAX SPACING
GROUT CORES SOLID AT ANCHOR BOLT LOCATIONS
24" CONCRETE APRON - 1/2" EXPANSION JOINT - SLOPE AWAY @ 1/4"/FT

WALL FRAMING
8' 0" CEILING HEIGHT (SLAB TO TOP PLATE)
2" X 4" STUDS @ 16" O/C WITH 2" X 6" TREATED SOLE PLATES & SEAL
DOUBLE 2" X 4" TOP PLATES. STAGGER TOP PLATE SEAMS 48" MIN - INTERLOCK AT CORNERS
12' 0" TREATED SOLE PLATES FROM BACK EDGE - BOTH SIDES

OVERHEAD DOOR ROUGH OPENING
16' 0" X 6' 11-1/4" (ADD 3" TO ROUGH OPENING WIDTH FOR MASONARY OPENING)
2 @ 2" X 12" BUILT-UP HEADER WITH DOUBLE TRIMMERS @ EACH SIDE OF ROUGH OPENING. DOOR TRIMMERS EXTEND TO SLAB AT MASONARY OPENINGS.

SERVICE DOOR ROUGH OPENINGS
3'0" X 8'2" (3'0" SERVICE DOOR, FLUSH, STEEL, W/BRICKMOLD) (DOORCRAFT #EL-1) (ADD 3" TO ROUGH OPENING WIDTH FOR MASONARY OPENING)
2 @ 2" X 6" BUILT UP HEADER WITH SINGLE TRIMMERS @ EACH SIDE OF ROUGH OPENING. DOOR TRIMMERS EXTEND TO SLAB AT MASONARY OPENINGS.

WINDOW ROUGH OPENING
46-1/2" X 20-1/2" (ALUMINUM SLIDER, NO BRICKMOLD) (HAYFIELD #M260)
2 @ 2" X 6" BUILT-UP HEADER WITH SINGLE TRIMMERS AT EACH SIDE OF ROUGH OPENING.

ROOF FRAMING - ATTIC TRUSS
10:12 ATTIC TRUSS 24" O/C (12' 0" STORAGE WIDTH)
2" X 8" BOTTOM CHORD, 40 LBS/SF BT LOADING - 3/4" T&G OSB FLOOR
2" X 4" CONTINUOUS HORIZ. STRONGBACKS AT EACH SIDE OF STORAGE AREA.
45\degree - 2" X 4" BRACES FROM GABLE TRUSS TO STRONGBACKS, (2 PER GABLE)

OVERHANG - 12"
1" X 2" LEDGER
2" X 4" LOOKOUTS (USE TRUSS TAIL CUT-OFFS)
3/8" CEDAR PLYWOOD SOFFIT
1" X 6" FASCIA WITH 1" X 2" Drip Edge

RAKE - FLUSH
1/2" SPACER
1" X 6" FASCIA WITH 1" X 2" Drip Edge

SHEATHING
OSB EXTENDS TO ROUGH OPENINGS
7/16" OSB WALL SHEATHING TO UNDERSIDE OF RAFTER TAILS AND TO UNDERSIDE OF ROOF SHEATHING AT GABLES.
7/16" OSB ROOF SHEATHING W/ "H" CLIPS. EDGE OSB ROOF SHEATHING FLUSH WITH RAFTER TAIL FACE

ROOFING
ICE & WATER SHIELD FROM ROOF EDGE TO 24" BEYOND PLATE LINE
15# FELT UNDERLAYERMENT, SELF SEALING SHINGLES.
EXTEND SHINGLES 3/4" BEYOND FACE OF 1" X 2" Drip EDGE

SIDING
FINISH SIDING PER OWNER SELECTION
FLASH ALL EXTERIOR WALL OPENINGS

TRIM
1" X 4" JAMB AT OVERHEAD DOOR
3/4" QUARTER ROUND COVE - OR - 1" X 2" COVE BOARD
BRICKMOLD APPLIED ON TOP OF WALL SHEATHING.
ELEVATIONS

Scale: 1/8" = 1' 0"

HAYFIELD #M260 ALUMINUM SLIDER

DOORCRAFT #EL-1 FLUSH, STEEL, BRICKMOLD APPLIED

SELF SEALING ASPHALT SHINGLES

FINISH SIDING PER OWNER SELECTION (4" EXPOSURE VINYL LAP SHOWN)

OPTIONAL DOUBLE HUNG WINDOWS
3' 0" X 5' 0" T. GLASS

16' 0" X 7' 0" OVERHEAD DOOR
FLUSH, 4 PANEL, STEEL

SELF SEALING ASPHALT SHINGLES

FINISH SIDING PER OWNER SELECTION (4" EXPOSURE VINYL LAP SHOWN)

OPTIONAL DOUBLE HUNG WINDOWS
3' 0" X 5' 0" T. GLASS
FOUNDATION PLAN

Scale: 1/4" = 1' 0"

1/2" EXPANSION JOINT

CONCRETE APRON - SLOPE AWAY @ 1/4/FT

1 COURSE 6" X 8" X 16" CONCRETE BLOCK

OMIT BLOCK AT SERVICE DOOR

OMIT BLOCK AT OVERHEAD DOOR

1/2" ANCHOR BOLTS 6" O" MAX SPACING (SEE NOTES)

CONCRETE SLAB (SEE NOTES)

NOTE:
2" MIN COVERAGE ON ALL REINFORCEMENT

LOCATE ANCHOR BOLTS @ 11' 6" & 12' 6"
FROM REAR CORNERS - TYPICAL 3 SIDES

1/2" X 12" VERTICAL REBAR
48" O/C AT PERIMETER,
GROUT CORES SOLID

LOCATE 1/2" ANCHOR BOLTS 7" FROM OUTSIDE CORNER EACH WAY
TYPICAL 4 CORNERS

2' 24'

1' 11-1/4" 3' 5" 18' 7-3/4"

3' 10-1/2" 16'

3' 10-1/2" 1/4/FT

3' 10-1/2" 24"
DOORCRAFT #EL-1
FLUSH, STEEL, BRICKMOLD APPLIED

16' 0" X 7' 0" OVERHEAD DOOR
FLUSH, 4 PANEL, STEEL

2" X 4" @ 16" O/C
2 @ 2" X 12" HEADER
(FULL WIDTH)

1/2" ANCHOR BOLTS
6' 0" MAX SPACING

2" X 4" @ 16" O/C
1/2" ANCHOR BOLTS
6' 0" MAX SPACING

HANDFRAME FLOOR JOISTS @ 16" O/C.
SIZE TO MATCH TRUSS BOTTOM CHORD.

2" X 6" TREATED SOLE PLATE

2" X 6" TREATED SOLE PLATE

2" X 4" @ 16" O/C

GIRDER TRUSS

ATTIC TRUSSES
24" O/C

HAYFIELD #M260
ALUMINUM SLIDER, NO BRICKMOLD

16' 0" X 7' 0" OVERHEAD DOOR
FLUSH, BRICKMOLD APPLIED
STORAGE LOFT PLAN

Scale: 1/4" = 1' 0"

HANDFRAME FLY RAFTERS @ 24" O/C
BETWEEN GABLE & GIRDER TRUSSES
SIZE TO MATCH TRUSS TOP CHORDS

± 53" HIGH

10'-12" PITCH

36" HIGH

2" X 4" @ 16" O/C

OPTIONAL DOUBLE HUNG
36W60H TEMP GLASS

DN 12 R
A  SECTION THRU OHD JAMB  
SCALE: 1/2" = 1' 0"

1/2" X 16" ANCHOR BOLTS 
2" MIN EXPOSED, 6" 0" MAX SPACING

NOTE: 2" MIN COVERAGE ON ALL REINFORCEMENT

6X6 10 GA W.W.M.

B  SECTION THRU OHD HEADER  
SCALE: 1/2" = 1' 0"

2" X 4" WALL STUD

2 ROWS 16d SINKER 24" O/C

8d COMMON 6" O/C

8d COMMON 3" O/C

2" X 4" WALL STUD

TREATED 2" X 6" SOLE PLATE

OSB SHEATHING

C  SLAB EDGE DETAIL  
SCALE: 1/2" = 1' 0"

CONT. 1/2" REBAR (2) SHARP BEND @ CORNERS

COMPACTED GRANULAR FILL

D  CORNER FRAMING DETAIL  
SCALE: 1" = 1' 0"

8d COMMON 6" O/C

2" X 4" WALL STUD

LOFT FLOOR

FINISH SIDING

SINGLE TOP PLATE

1/2" O.S.B.

OVERHEAD JAMB

OVERHEAD DOOR

HANOI TRUSS

OVERHEAD JAMB

OVERHEAD DOOR

1" X 4" JAMB

1" X 4" JAMB

OVERHEAD DOOR

OVERHEAD DOOR

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**GABLE TRUSS**

- **ATTIC TRUSSES @ 24" O/C**
- **GABLE TRUSS**
- **2" X 4" GABLE Brace**
- **2" X 4" STRONGBACK**
- **45°**
- **TOP PLATE**
- **LOFT FLOOR**

**LOFT FLOOR**

- **1/2" SPACER**
- **1" X 2" DRIP EDGE**
- **1" X 6" FASCIA**
- **FINISH SIDING**
- **7/16" O.S.B.**

**GABLE TRUSS DETAIL**

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

**GABLE RAKE DETAIL**

- **1" X 2" LEDGER**
- **2" X 4" LOOKOUTS**
- **1" X 2" DRIP EDGE**
- **1" X 6" FASCIA**
- **3/8" PLYWOOD SOFFIT**
- **3/4" QUARTER ROUND COVE**

**OVERHANG DETAIL**

- **SCALE: 1/2" = 1' 0"**
BRACED WALL DETAIL

Scale: 1/2" = 1' 0"

NAIL KING STUD TO HEADER USING 6 - 16d SINKER NAILS

NAIL TOP PLATE TO HEADER USING 2 ROWS 16d SINKER NAILS SPACED AT 3" O/C.

FASTEN SHEATHING TO HEADER USING 8d COMMON NAILS ON A 3" GRID

FASTEN SHEATHING TO ALL FRAMING STUDS AND SILLS USING 8d COMMON NAILS SPACED AT 3" O/C.

WOOD STRUCTURAL PANEL STRENGTH AXIS

WOOD STRUCTURAL PANEL 7/16" MIN THICKNESS

MIN 2" X 2" X 3/16" PLATE WASHERS

1/2" X 16" ANCHOR BOLTS MIN 2 FOR EACH BRACED WALL SEGMENT

HEADER

1000 LB MIN STRAP CENTERED ON BOTTOM OF HEADER INSTALLED AT INTERIOR SIDE PER MFR'S SPECIFICATIONS

PANEL SPLICES MUST BE PLACED WITHIN THE MIDDLE 24" OF THE WALL HEIGHT. SPICED EDGES TO BE BLOCKED WITH 2X MATERIAL.

HEADER

MIN 2" X 2" X 3/16" PLATE WASHERS

1/2" X 16" ANCHOR BOLTS MIN 2 FOR EACH BRACED WALL SEGMENT

WOOD STRUCTURAL PANEL STRENGTH AXIS

WOOD STRUCTURAL PANEL 7/16" MIN THICKNESS

MIN 2" X 2" X 3/16" PLATE WASHERS

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BRACED WALL SEGMENT

NAIL TOP PLATE TO HEADER USING 2 ROWS 16d SINKER NAILS SPACED AT 3" O/C.

NAIL KING STUD TO HEADER USING 6 - 16d SINKER NAILS

FASTEN SHEATHING TO HEADER USING 8d COMMON NAILS ON A 3" GRID

FASTEN SHEATHING TO ALL FRAMING STUDS AND SILLS USING 8d COMMON NAILS SPACED AT 3" O/C.

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WOOD STRUCTURAL PANEL STRENGTH AXIS

WOOD STRUCTURAL PANEL 7/16" MIN THICKNESS

MIN 2" X 2" X 3/16" PLATE WASHERS

1/2" X 16" ANCHOR BOLTS MIN 2 FOR EACH BRACED WALL SEGMENT

BRACED WALL SEGMENT

NAIL TOP PLATE TO HEADER USING 2 ROWS 16d SINKER NAILS SPACED AT 3" O/C.
SELF SEALING SHINGLES
15# FELT
7/16" O.S.B. WITH "H" CLIPS
SPREAD WEB TRUSSES @ 24" O/C

ICE & WATER SHIELD
FROM ROOF EDGE TO 24" BEYOND PLATE LINE.

1" X 6" FASCIA
1" X 2" DRIP EDGE
1" X 2" LEDGER
2" X 4" LOOKOUTS
3/8" CEDAR LOOKOUTS
3/4" QUARTER ROUND COVE

CONTINUOUS 1/2" REBAR (2)
SHARP BEND @ CORNERS

NOTE: 2" MIN COVERAGE ON ALL REINFORCEMENT
HANDFRAME FLY RAFTERS @ 24" O/C. BETWEEN GABLE & GIRDER TRUSSES SIZE TO MATCH TRUSS TOP CHORDS.

HANDFRAME FLOOR JOISTS @ 16" O/C BETWEEN GABLE & GIRDER TRUSSES SIZE TO MATCH TRUSS BOTTOM CHORD.

3/4" T&G O.S.B.

2 PLY STAIR HEADER

2 @ 3/4" PLYWOOD STAIR HANGER

2 PLY STAIR HEADER

3/4" O.S.B.

5/4 TREADS

1X RISERS

R = 7.43" T = 9"

12 RISERS

(3) 2" X 12" STAIR STRINGERS

TOTAL RISE

6' 8" MIN

2 @ 3/4" PLYWOOD STAIR HANGER

2 X FILLER BLOCK

2" X 8" LANDING

2" X 6" KICK PLATE

3' 8"

8' 5"

11' 11"
EAST WALL FRAMING

- BUILT-UP SUPPORT COLUMN (3) 2" X 4"
- DOUBLE TOP PLATE
- 2 @ 2" X 6" HEADER
- TREATED 2" X 6" SOLE PLATE
- 16" O/C
- 3-1/2"
- 3' 8"
- 2' 0-3/4"
- 3' 2"
- 3' 5"
- 1' 11-1/4"
- 18' 7-3/4"
- 6' 10"
- 5' 10-1/2"
- 8' 3/4"
- 24"
NORTH WALL FRAMING

Scale: 1/4" = 1' 0"

TREATED 2" X 6" SOLE PLATE

2 @ 2" X 12" HEADER
SOUTH WALL FRAMING

Scale: 1/4" = 1' 0"

- **TREATED 2" X 6" SOLE PLATE**
- **BUILT-UP SUPPORT COLUMN (3) 2" X 4"**
- **DOUBLE TOP PLATE**
- **16" O/C**
- **3-1/2"**
- **3' 8"**
- **23' 5"**
- **24'**
- **7' 4"**

Dimensions:
- **3-1/2"**
- **8"**
- **24'**

Western Construction, Inc.
4301 Highway Seven, Suite 115
Minneapolis, MN 55416-5807
Phone (952) 920-8888
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