



CORPORATE OFFICE
2002 CATON WAY SW
OLYMPIA, WA 98502
360.915.9142 EXT: 123

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
PQuiriar@co.kitsap.wa.us
09/23/2020

DETAIL PACKET

THIS DETAIL PACKET IS TO BE USED IN CONJUNCTION WITH THE PLAN SET FOR DUANE AUPPERLE. THESE DETAILS, TABLES, GENERAL NOTES, AND FIGURES ARE IN ACCORDANCE WITH THE CODES LISTED ON SHEET G-000 OF THE PLAN SET.

ANY NOTES ON THE PLAN SET OR ENGINEERING PACKET SUPERCEDE THESE DETAILS AND CALLOUTS.



COPYRIGHT© 2020, LEXAR HOMES LLC. ALL RIGHTS RESERVED.

SALES OFFICE

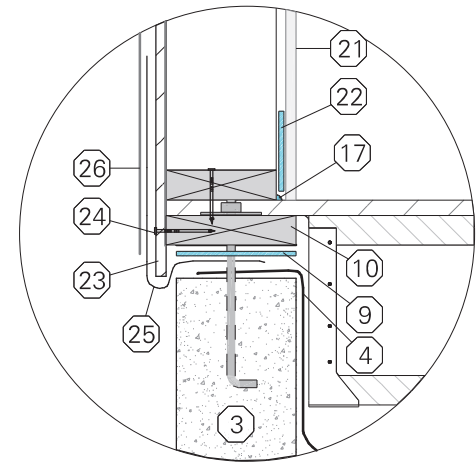
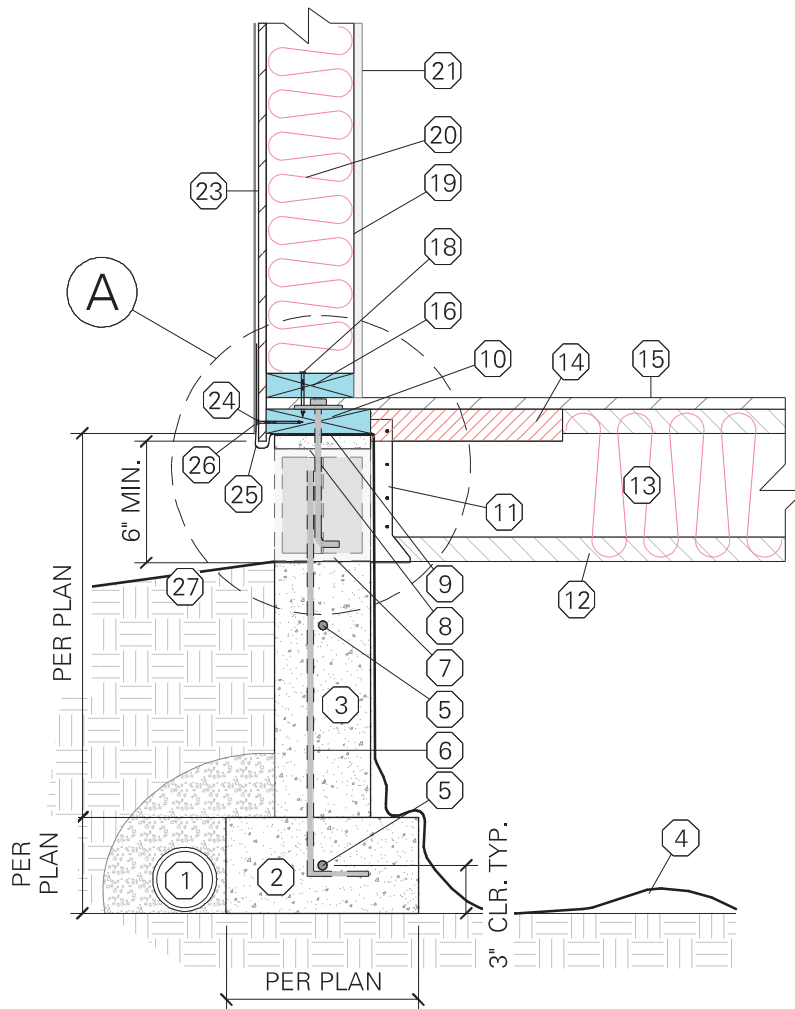
LEXAR HOMES - PENINSULA OFFICE
92 KALA SQUARE PLACE
PORT TOWNSEND, WA 98368
PHONE: 360.379.1799

CUSTOMER

DUANE AUPPERLE
359 NW RUTH LANE
BREMERTON, WA 98311
360.692.5258
PARCEL # - 032401-1-126-2001

Permit Number: 20-03705

NOT TO SCALE



DETAIL - A

If stemwall height exceeds 48", additional backfill must be added on the inside of the stemwall to gain a max. of 48" of unbalanced backfill or the stemwall must be engineered.

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Foundation drain as required - home owner responsibility U.N.O. 2. Footing per plan 3. Stem wall per plan 4. .6 mil. black poly with 12" lap at joints - Wrap over top of stem wall under P.T. Sill - Cut around FDN vents 5. Horizontal rebar per plan 6. #4 Vertical rebar w/ 90 degree hook at 48" O.C. alternating hooks - no bar required if mono pour 7. Foundation vent shown beyond 8. Anchor bolts per shear wall schedule 9. 6" Sill Seal 10. 2x7 P.T. Sill plate with 1/2" exterior overhang 11. Top flange joist hangers 12. Floor joists per plan 13. R-30 Batt insulation - Hold in place W/ twine 14. R-10 (min.) rigid foam insulation baffle at FDN vent - Extend 12" into joist bay & Foam seal all edges to secure and seal - (Optional Dbl. R-10 or 4" thick rigid - Bevel end@ vent opening to allow for air flow) | <ol style="list-style-type: none"> 15. 3/4" T&G Subfloor, glued & nailed 16. 2x6 sole plate 17. Caulking at all exterior wall bottom plates 18. Nailing per shear wall schedule 19. 2x6 Studs at 16" O.C. U.N.O. 20. R-23.5 BIBS Insulation 21. 1/2" GWB sealed to plates per ADA methods 22. 3" sill seal, caulking, or other approved method per ADA methods 23. 7/16" OSB Sheathing - Hang down 1/2" below P.T. sill 24. Edge nailing per shear wall schedule 25. TYVEK Drain Wrap under sill wrapped min. 6" up sheathing - Slice bottom at 48" O.C. for drainage 26. TYVEK Drain Wrap up entire face of sheathing - Overlap bottom piece - Tape/seal all lap splices 27. Finish grade - Must meet frost depth requirements |
|---|--|

R302.6 Dwelling-garage fire separation

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

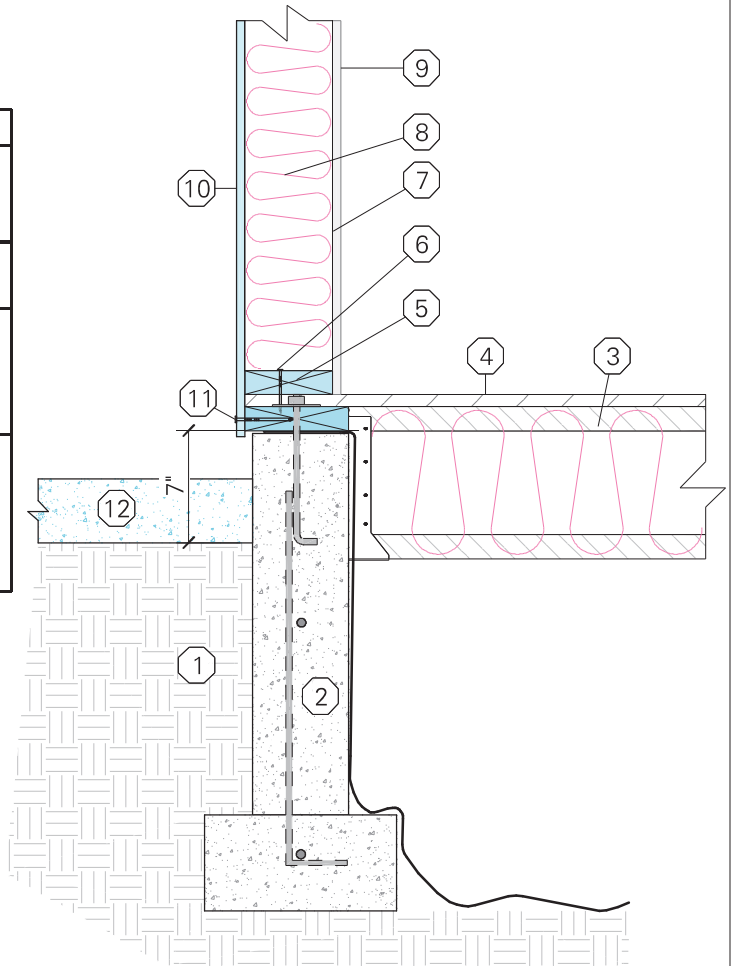
NOT TO SCALE

TABLE R302.6

DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.



1. Compact fill
2. Foundation per plan (See detail S-1)
3. Floor system per plan
4. 3/4" T&G subfloor, glued & nailed
5. 2x6 Sole plate
6. Nailing per shear wall schedule
7. 2x6 Studs @ 16" O.C. U.N.O.
8. R-23.5 BIBS Insulation
9. 1/2" GWB sealed to plates per ADA methods
10. 1/2" GWB or 5/8" Type-X GWB as required - See table R302.6 above - Hang down 1/2" below P.T. sill plate
11. Edge nailing per shear wall schedule
12. 4" Concrete slab on compact fill - Slope 2" to front of home

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

FOUNDATION

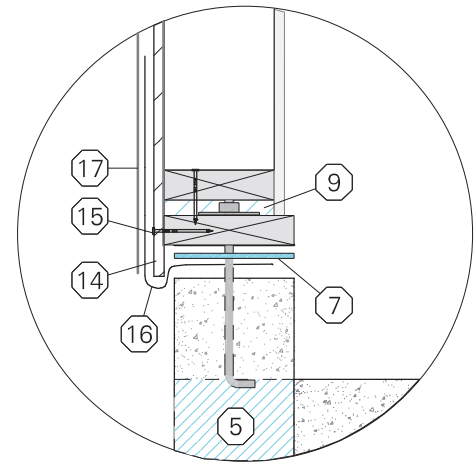
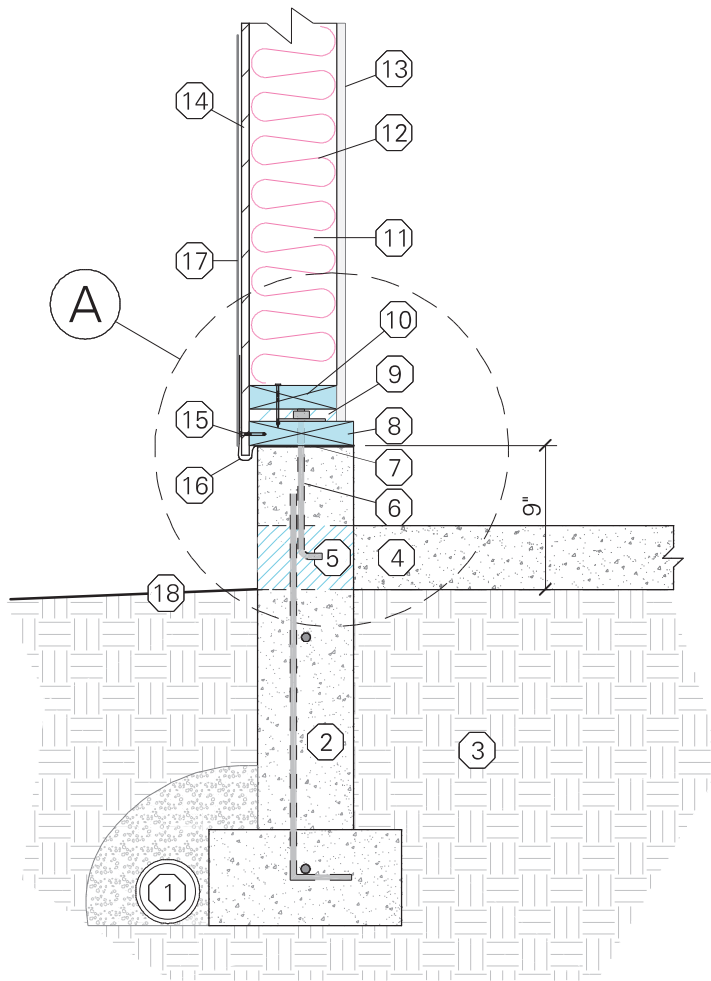
GARAGE AT HOUSE - HUNG

Permit Number: 20-03705

DETAIL

S-03.1

NOT TO SCALE



DETAIL - A

1. Foundation drain as required - home owner responsibility U.N.O.
2. Foundation per plan
3. Compact fill
4. 4" concrete slab on compact fill - Slope 2" toward from of home
5. Garage door buck out shown beyond - See garage slab & door buck out detail S-4
6. Anchor bolts per shear wall schedule
7. 6" Sill Seal
8. 2x7 P.T. Sill plate with 1/2" exterior overhang
9. 5-1/2" x 3/4" Shim - Scrap piece of sub floor - Leave gap at anchor bolts
10. 2x6 Sole Plate
11. 2x6 Studs at 16" O.C. U.N.O.
12. R-23.5 BIBS Insulation - If garage to be insulated

13. 1/2" or 5/8" Type-X GWB as required - Rest bottom on P.T. sill
14. 7/16" OSB Sheathing - Hang down 1/2" below P.T. sill
15. Edge nailing per shear wall schedule
16. TYVEK Drain wrap under sill wrapped min. 6" up sheathing - Slice bottom at 48" O.C. for drainage
17. TYVEK Drain wrap up entire face of sheathing - Overlap bottom piece - Tape/Seal all lap splices
18. Finish Grade - Must meet frost depth requirements

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

FOUNDATION
GARAGE - EXTERIOR

Permit Number: 20-03705

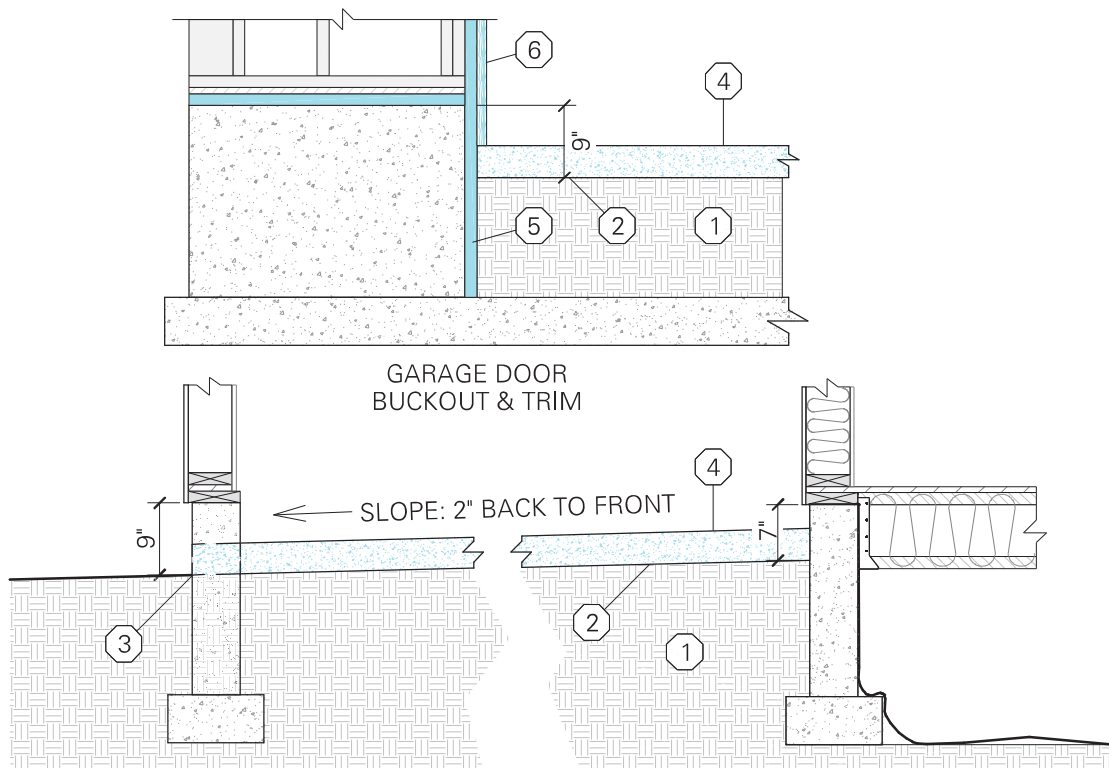
DETAIL
S-04

GENERAL NOTES:

NOT TO SCALE

- A. The garage floor must be sloped per code (Approx 2" back to front) to ensure proper run off & drainage. The backfill grade should be sloped in the same manner.
- B. Incorrect grade & poor fill materials may cause settling & cracking. Be sure to use the proper materials when doing the backfill (pit run, pea gravel, crushed rock or dirt with binder rock). DO NOT use clay or soils that could contain wood or roots. After framing is complete, the grade may need to be adjusted due to the fill settling.
- C. The finished grade should be 4" below the bottom of the 2x6 garage door trim. If a man door is installed, the finished concrete grade will be flush to the garage door sill & the man door threshold. Install a gasket or sill seal between the bottom of the door trim, and the top of the slab.

NOTE: The dimensions shown in the detail change to 21" in front and 19" at the rear of the garage when an 8' tall garage door is used & a taller foundation is provided.



1. Backfill grade
2. Backfill/Grade line
3. Pour slab to the outside of foundation wall
4. Top of 3" concrete slab
5. 2x6 P.T. garage door trimmer stud - Extend to top of footing
6. 5/4" x 6" garage door trim - see general note C

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

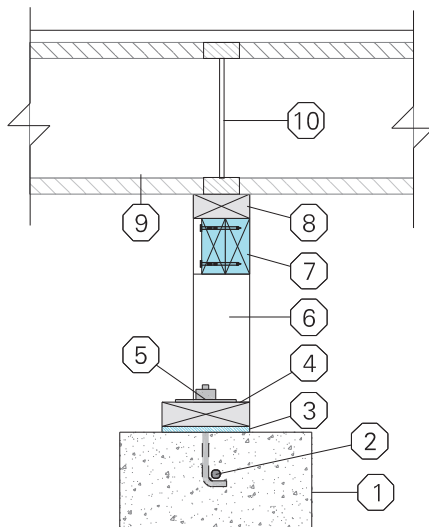
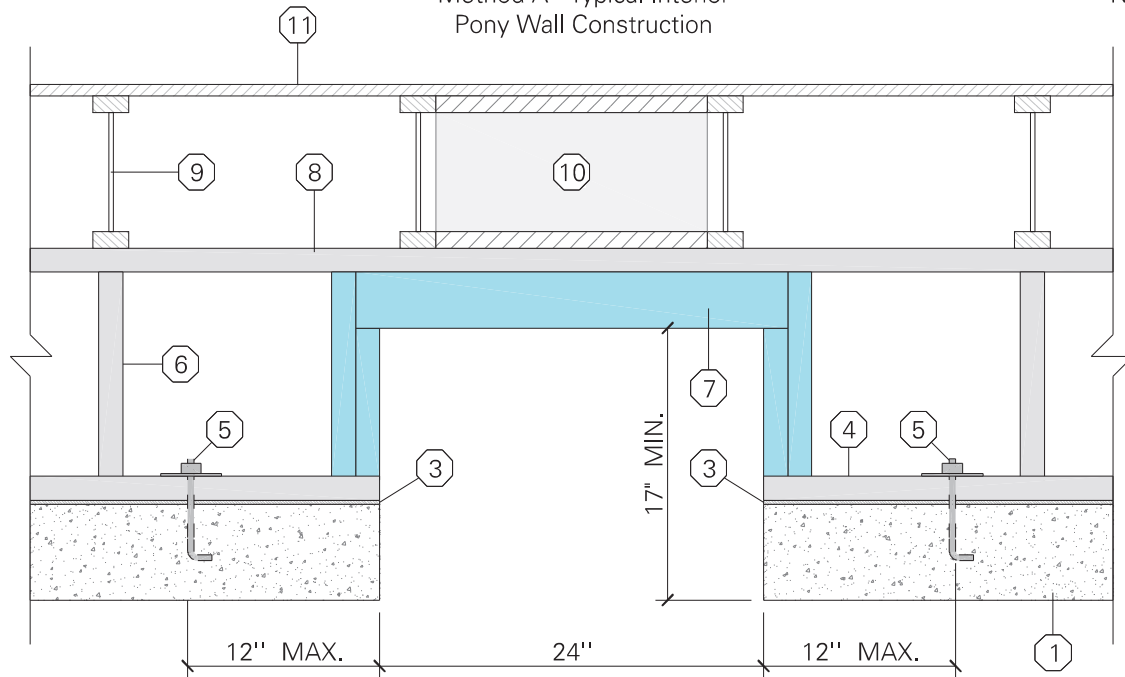
FOUNDATION - GARAGE SLAB & DOOR
BUCKOUT

Permit Number: 20-03705

DETAIL
S-05

Method A - Typical Interior
Pony Wall Construction

NOT TO SCALE



1. Footing per plan
2. Horizontal rebar per plan
3. Sill seal
4. 2x6 P.T. Sill Plate
5. 1/2" x 8" Anchor bolt with 3" x 1/4" galvanized washer at 72" O.C. U.N.O.
6. 2x4 Studs at 19.2" O.C.
7. (2) 2x4 Headers on edge under top plate U.N.O.
8. 2x4 Top plate
9. Floor joists per plan
10. Joists blocking (Where required)
11. 3/4" T&G Subfloor - Glued & Nailed



****Typical Construction****

Method A shown above - Studs must align w/ joists if using single top plate method

****Alternate Methods****

Method B - Use double top plates w/ studs at 16" O.C. - Stud alignment not required w/ this method

Method C - Use Double top plates w/ studs aligned w/ joists

Clearance from bottom of footing to bottom of headers to be 15-1/2" for methods B & C

LEXAR
HOMES

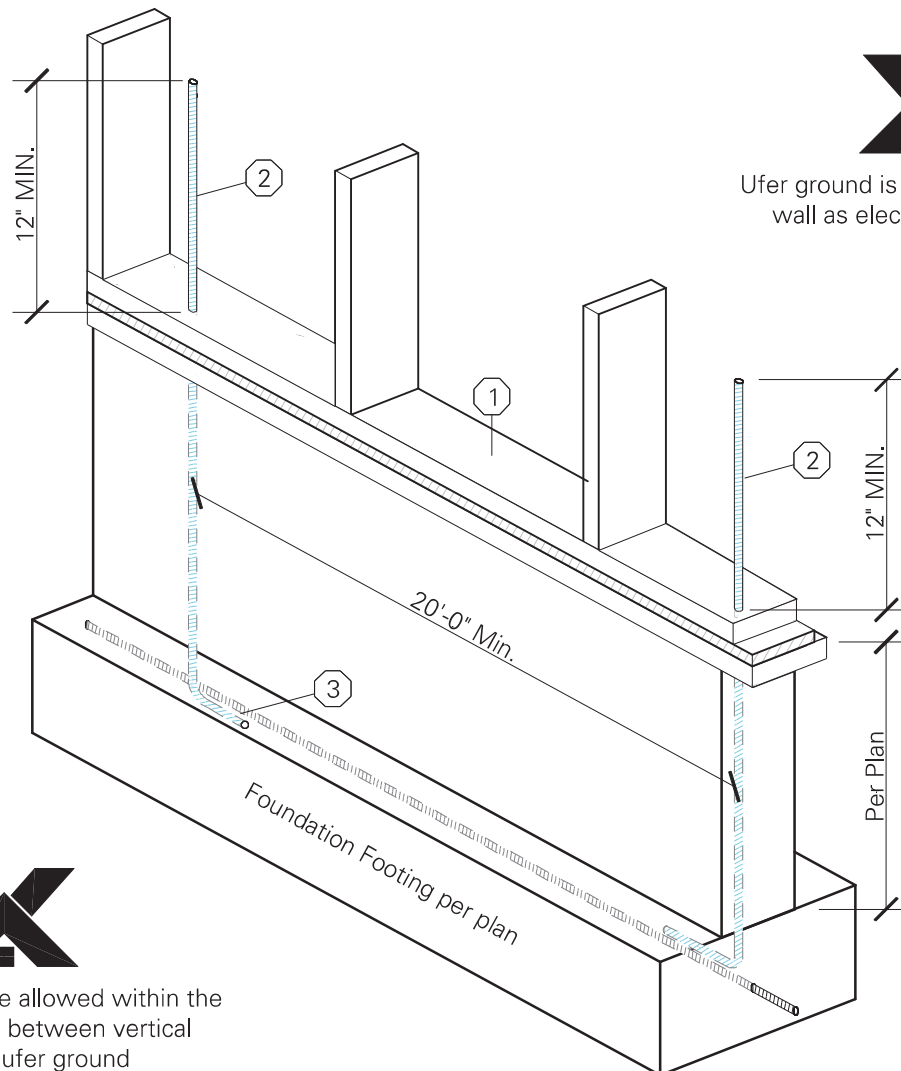
Copyright © 2019, LEXAR Homes LLC.

FOUNDATION
INTERIOR PONY WALL

Permit Number: 20-03705

DETAIL
S-06

NOT TO SCALE



Door openings are allowed within the 20'-0" distance between vertical rebar for ufer ground

1. 2x7 Sill plate with 1/2" exterior offset
2. (2) #4 Rebar to extend 12" above sole place & placed a min/ of 20'-0" apart
3. Tie #4 rebar to rebar on inside of footing

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

FOUNDATION
UFER GROUND

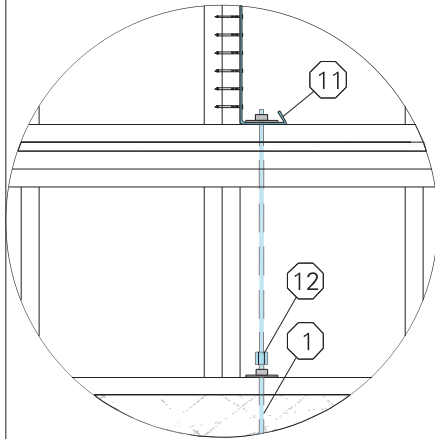
Permit Number: 20-03705

DETAIL
S-08

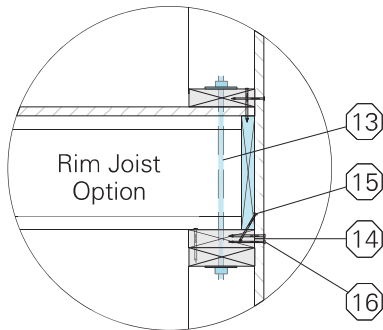
NOT TO SCALE

GENERAL NOTES:

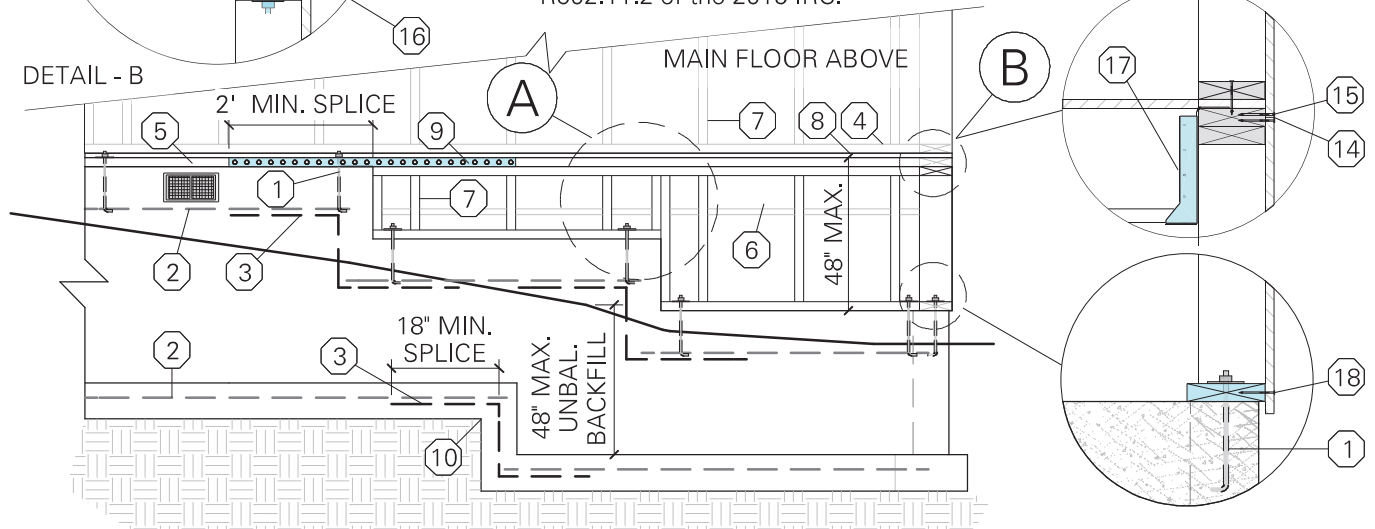
- A. Where there is less than 4'-0" of unbalanced backfill & the foundation wall does not exceed 4'-6", The stemwall is permitted to be 6" thick with (1) #4 cont. rebar within 12" of the top of the foundation wall for seismic design areas D1 & D2 (2015 IRC R404.1.4)
- B. Where there is more than 4'-0" of unbalanced backfill, walls must be laterally restrained at top & bottom, or designed by an engineer. (2015 IRC R404.1.4.2)
- C. Foundation sub-contractor is required to verify step locations with contractor & building department.
- D. All framed FDN walls are to be sheathed & nailed per shear wall details on each plan. When plans call out a holdown at framed FDN wall, there must be a connection from the FDN to the bottom plate of the main level wall using a 1/2" coupling attached to a threaded rod or ASTM A 307 bolt. Connect to main level wall bottom plate with holdown per plan (see detail - A) (See detail - B for rim joist application)
- E. The foundation in this plan is designed prescriptively per 2015 IRC chapter 4. This detail is intended to show the shear transfer from the main level walls to the prescriptive FDN using framed walls that do not exceed 48" in height. If over 48" in height on a braced wall line, entire framed wall area will be counted as an additional story per R602.10.11.3. The footing must be increased in size as a multi-story unit per table R403.1(1) on page S-T2 of this packet.
- F. Framed FDN walls designed per R602.9, section R602.10.11 through section R602.11.2 of the 2015 IRC.



DETAIL - A



DETAIL - B



- | | |
|--|---|
| 1. Anchor bolts per plan | 12. 1/2" Coupling to threaded rod attachment |
| 2. Cont. #4 rebar per plan | 13. Attach top plate of FDN wall to bottom plate of main floor with 1/2" threaded rod, nut, & Std. 3" Washer - Attach sheathing edges at top plates with 8d nails at 4" O.C. |
| 3. #4 Rebar with 18" splice Typ. | 14. Sheathing laps top plate - Break at mid point of plate |
| 4. 2x6 bottom plate | 15. Toe-nail rim joist with 10d nails at 12" O.C. U.N.O. |
| 5. 2x7 P.T. Sill plate with 1/2" exterior overhang | 16. Attach sheathing to top plate with 8d nails per shear wall schedule - Nail top plates together with 10d at 12" O.C. - Splices are min. 48" attached with 10d Nails at 6" O.C. |
| 6. Floor joists per plan (shown beyond) | 17. Top flange joist hanger to hang off of dbl Top plate of the framed foundation wall - Attach hanger and joist per MFR's specs |
| 7. 2x Studs at 16" O.C. U.N.O. | 18. Attach to sole plate with 8d nails per shear wall schedule |
| 8. 3/4" T&G subfloor glued & nailed | |
| 9. CS16 Each side of splice - 48" Long | |
| 10. Footing step to allow for frost depth - Stagger alignment between footing step & stem wall step - Measurement TBD in field | |
| 11. Holdown per plan | |

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

FOUNDATION
STEPPED STEM WALL

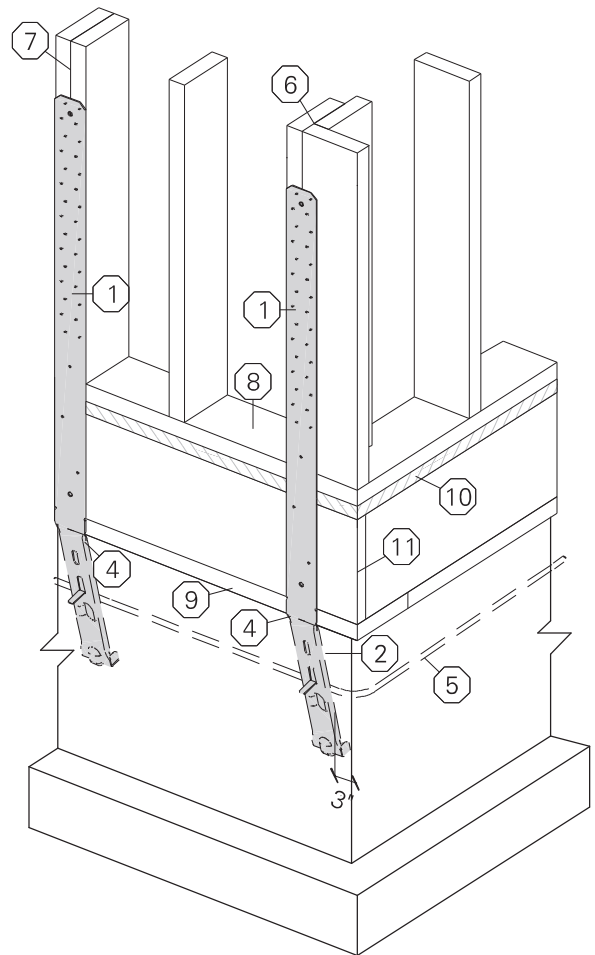
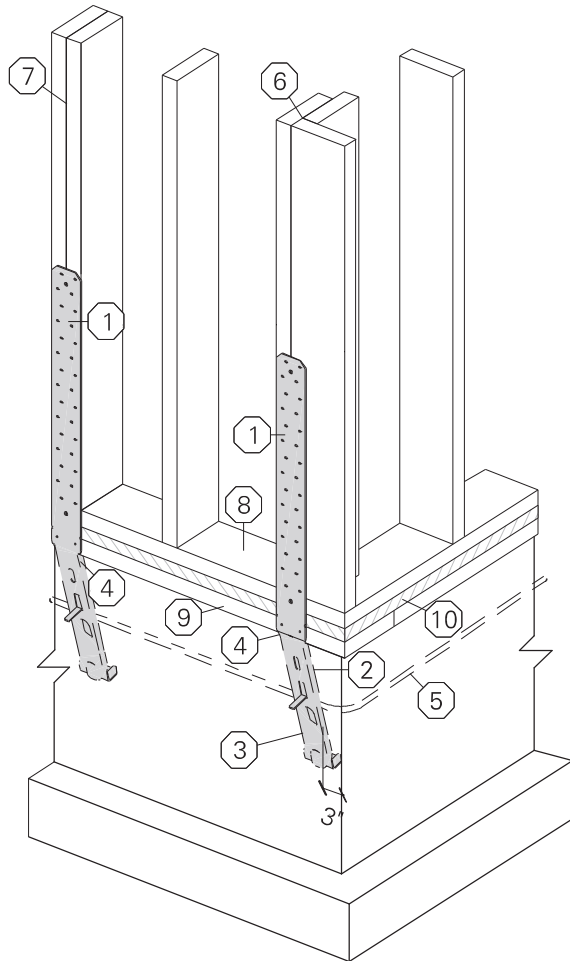
Permit Number: 20-03705

DETAIL
S-09

General Notes:

NOT TO SCALE

- A. Refer to table below for installation requirements
- B. Strap may be bent one full cycle (Horizontal 90° then bent vertical) to aid wall placement, but may cause spalling behind the strap - Spalling may affect load capacity of the strap - Refer to Manufacturer's spec's for table loads
- C. Any portion of the strap left exposed should be protected against corrosion
- D. Do not install where a horizontal cold joint exists within the embedment depth between the slab & foundation wall or footing beneath unless provisions are made to transfer the load, the slab is designed to resist the load imposed by the anchor or slabs are poured over concrete block foundation walls
- E. HDU2 may be used in place of LSTHD8/STHD10.



HOLDOWN	EMBEDMENT	MIN. STUDS	NAILING	LOADS W/ SPALL
LSTHD8 OR LSTHD8RJ	8"	2	(20) 16d SINKER	<1" = FULL LOAD 1-4" = .9 TIMES FULL LOAD
STHD10 OR STHD10RJ	10"	2	(24) 16d SINKER	≤4" = FULL LOAD
STHD14 OR STHD14RJ	14"	2	(30) 16d SINKER	≤4" = FULL LOAD

- 1. Strap per plan - See table above for requirements
- 2. Install 3" from edge of foundation for full 3-1/2" offset from edge of framing.
- 3. Embedment into concrete as required
- 4. Strap may be bent to aid wall placement (see general note B)
- 5. Continuous horiz. rebar

- 6. Corner stud strap installation
- 7. Double 2x stud strap installation
- 8. 2x Sole plate
- 9. 2x P.T. Sill plate
- 10. Subfloor
- 11. Rim joist per plan

LEXAR
HOMES

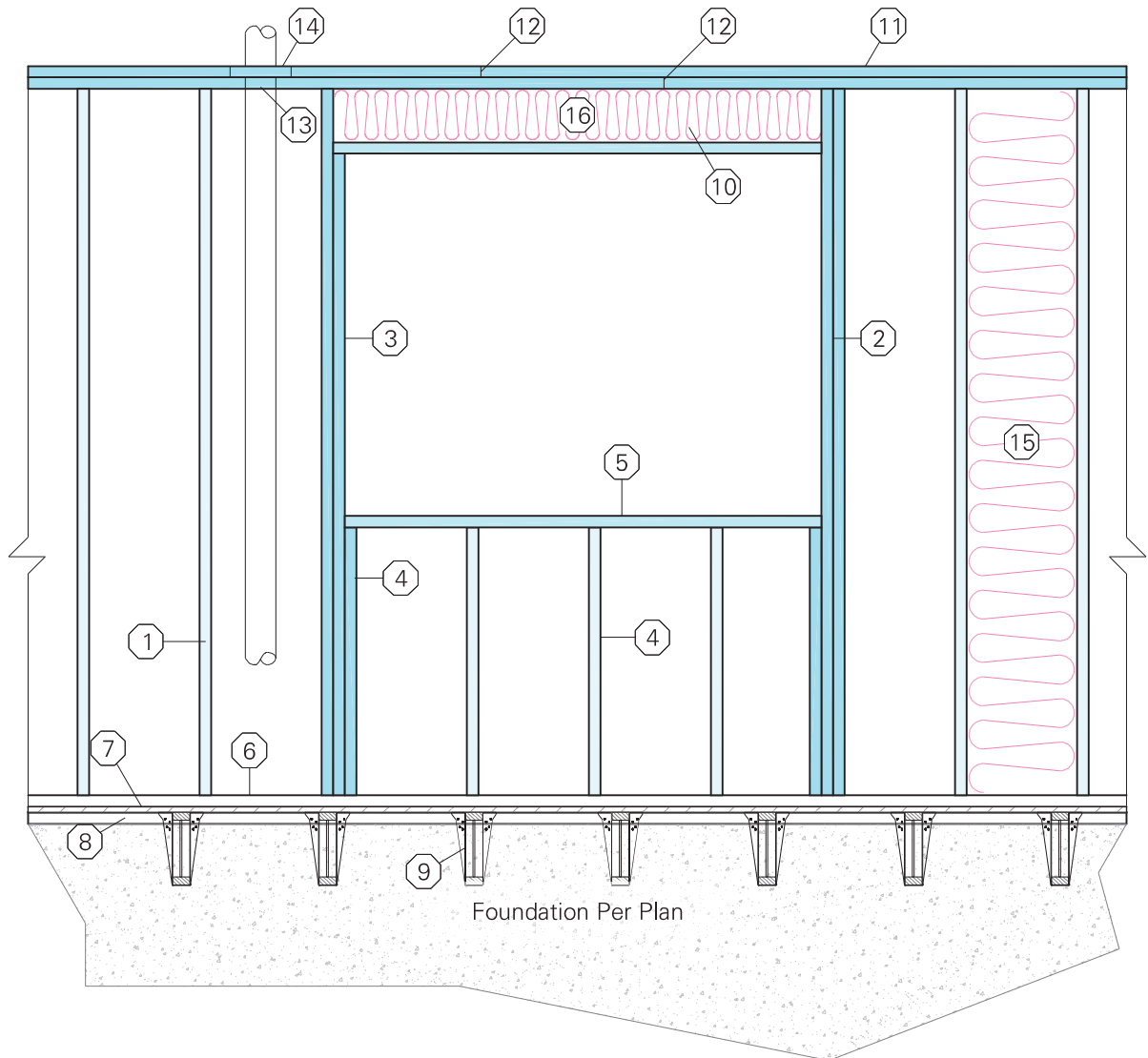
Copyright © 2019, LEXAR Homes LLC.

HOLDOWN
STHD INSTALLATION

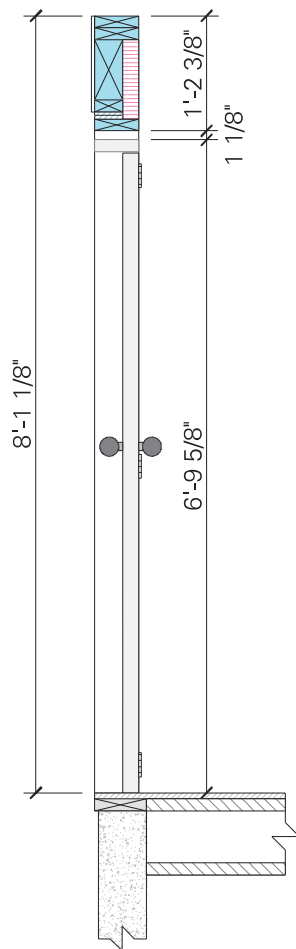
Permit Number: 20-03705

DETAIL
S-10

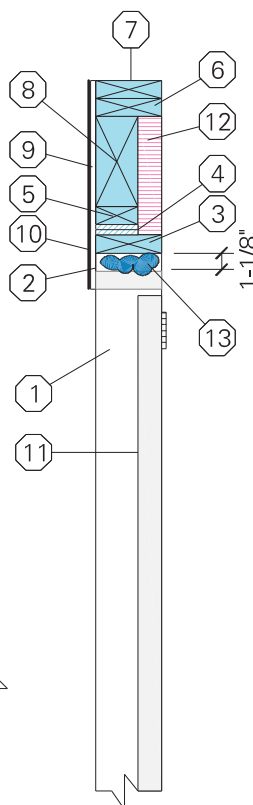
DO NOT SCALE



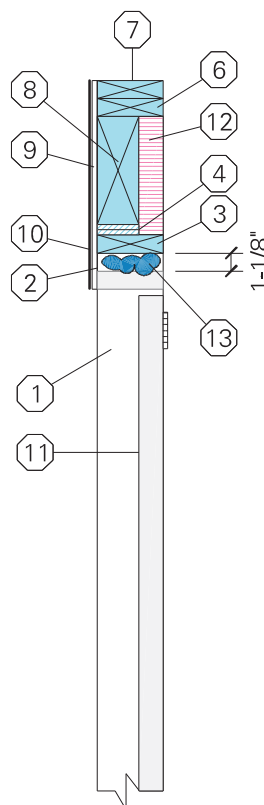
- | | |
|---|---|
| 1. 2x wall studs | 11. Double top plate (top plate & tie plate) |
| 2. Full height king studs adjacent to header typ. | 12. Stagger joints 24" or use splice plates (2015 IRC R602.3.2) |
| 3. Jack/ trimmer studs typ. | 13. Cut plate tied W/ 16 gage steel strap (2015 R602.6.1) |
| 4. Cripple studs | 14. Fireblock around pipe |
| 5. 2x6 window sill. Tilt 1/4" toward exterior. | 15. R-23.5 BIBS insulation each stud bay. Leave no gaps |
| 6. 2x bottom plate | 16. R-10 insulation @ header. Seal all edges |
| 7. 3/4" T&G subfloor | |
| 8. 2xP.T. Sill | |
| 9. Floor system per plan | |
| 10. Header per plan. Header to be butted against top plates | |



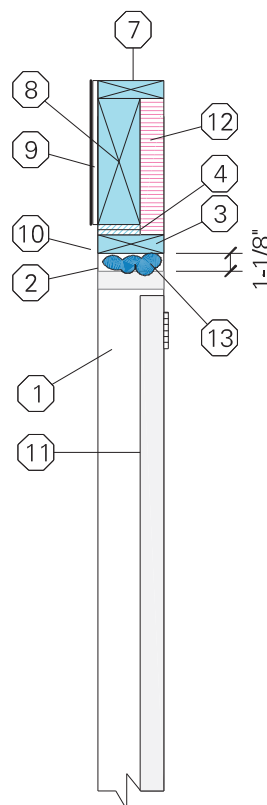
Standard Header Height



TYP. 3-1/2" x 7-1/2" Header



Upsized 3-1/2" x 9" Header



Upsized 3-1/2" x 10-1/2" Header

DO NOT SCALE



When required to upsize the header, it is preferred to move up to a taller beam where possible maintaining the 3-1/2" thickness for insulation purposes.

1. 2x6 Wall studs per plan
2. Approx. 1-1/8" gap above door frame.
3. 2x6 Nailer.
4. Dbl. 7/16" OSB shim.
5. 2x4 spacer.
6. Top plate (when upsizing beam, it may be necessary to remove top plate).
7. Tie plate
8. Header per plan (see label below for specific condition)
9. 7/16" OSB sheathing
10. TYVEK building wrap
11. Exterior door per plan
12. R-10 Rigid foam insulation.
13. Foam seal gap @ top of door frame.

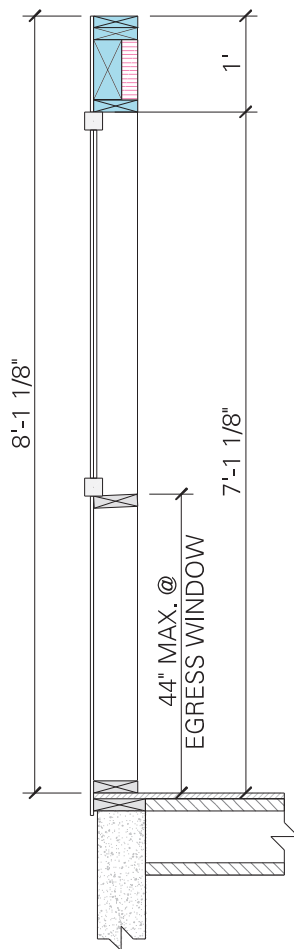
LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

TYPICAL EXTERIOR DOOR HEADER

Permit Number: 20-03705

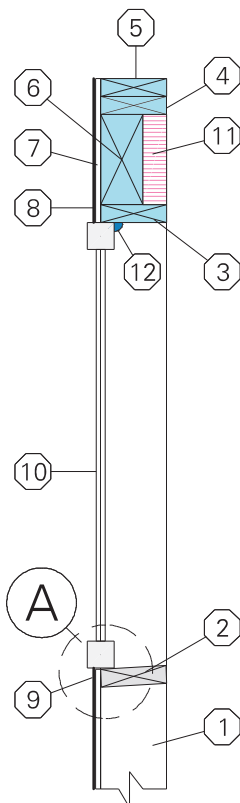
DETAIL
A-02.1



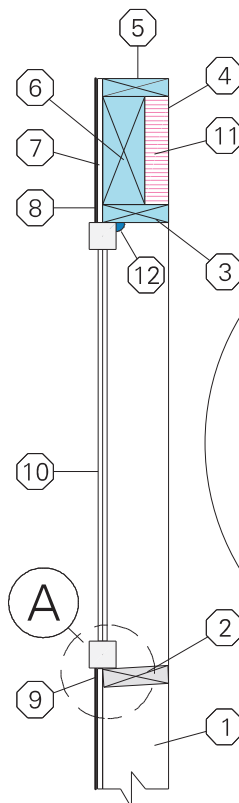
Standard Header Height

** When changing to 9' or 10' ceilings and windows ARE upsized 1' or 2', the header height will adjust to accommodate the window size. The sill will remain at the same height as it is with 8' ceilings. If windows are NOT upsized, header height remains as shown in the detail below**

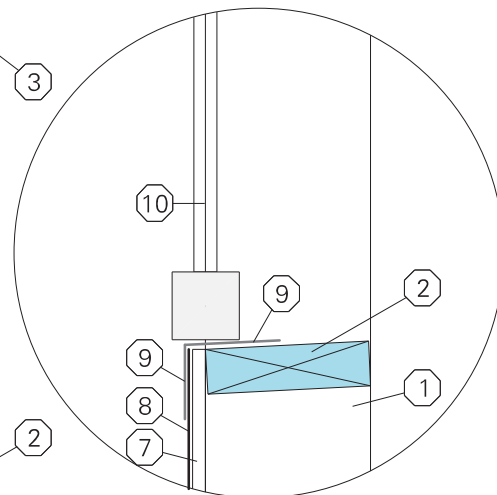
DO NOT SCALE



TYP. 3-1/2" x 7-1/2" Header



Upsized 3-1/2" x 9" Header



Detail - A



When required to upsize the header, the 3-1/2" x 9" GLB is preferred over the 5-1/2" x 7-1/2" as it still allows for insulation at the header.

1. 2x6 wall studs @ 16" O.C. Typ.
2. 2x6 window sill. Tilt 1/4" toward exterior
3. 2x6 nailer.
4. Top plate (when upsizing beam, it may be necessary to remove top plate)
5. Tie plate
6. Header per plan (see label below for specific condition)
7. 7/16" OSB sheathing
8. TYVEK building wrap. Make standard "I" cut and wrap sides into window opening, tack on all sides.

9. Butyl pan flashing @ window sill. Extend min. 6" up each side of window framing.
10. Low-E glazing
11. R-10 rigid foam insulation
12. Continuous caulking around top and sides of window. DO NOT caulk the bottom of window to allow for drainage in the event of a window seal failure
** ALTERNATE** use skip caulk method if sealing the bottom of the window**

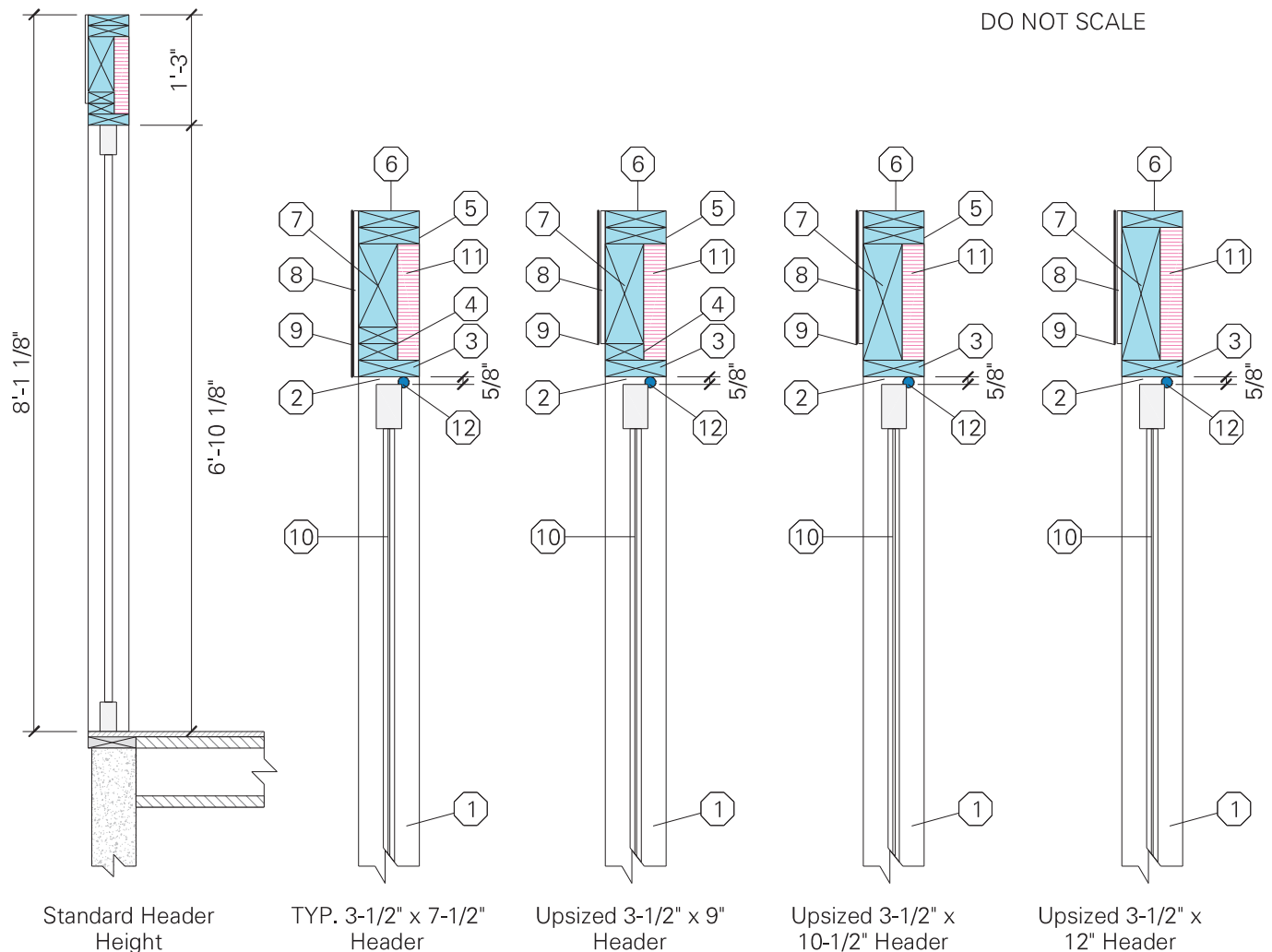
LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

TYPICAL WINDOW HEADER FRAMING

Permit Number: 20-03705

DETAIL
A-02.2



When required to upsize the header, it is preferred to move up to a taller beam where possible maintaining the 3-1/2" thickness for insulation purposes.

1. 2x6 Wall studs per plan
2. Approx. 1/2" - 5/8" gap.
3. 2x6 Nailer.
4. 2x4 Spacer(s)
5. Top plate (when upsizing beam, it may be necessary to remove top plate)
6. Tie plate
7. Header per plan (see label below for specific condition)
8. 7/16" OSB sheathing
9. TYVEK building wrap
10. Sliding glass door.
11. R-10 Rigid foam insulation.
12. Foam seal top and sides of door.

LEXAR
HOMES

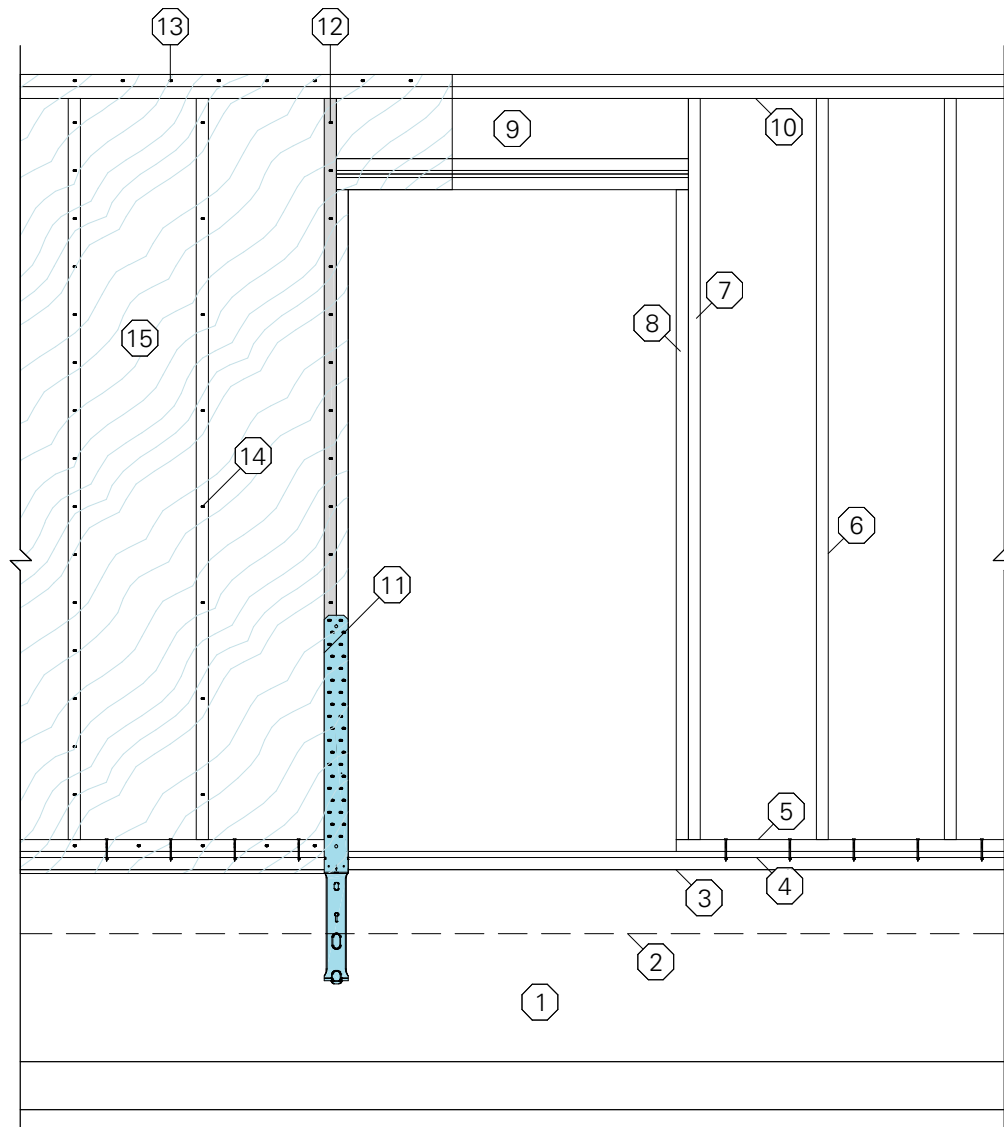
Copyright © 2019, LEXAR Homes LLC.

TYPICAL SLIDING GLASS DOOR HEADER

Permit Number: 20-03705

DETAIL
A-02.3

NOT TO SCALE



1. Foundation per plan
2. Approximate finished grade
3. 2x P.T. Sill plate
4. 3/4" T&G Subfloor, glued & nailed
5. 2x Sole plate - Nailing per shear wall schedule
6. 2x6 Studs @ 16" O.C. U.N.O.
7. 2x6 King stud as required
8. 2x6 Trimmer stud as required

9. Header per plan - See A-6 for typ. exterior header framing
10. Dbl 2x Top plate
11. Holdown per plan - Install per MFR spec's - Requires (2) 2x studs min.
12. Edge nailing above holdowns typ. per shear wall schedule
13. Edge nailing to top plate & boundary members per shear wall schedule
14. Field nailing per shear wall schedule
15. 7/16" OSB sheathing typ.

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

FRAMING

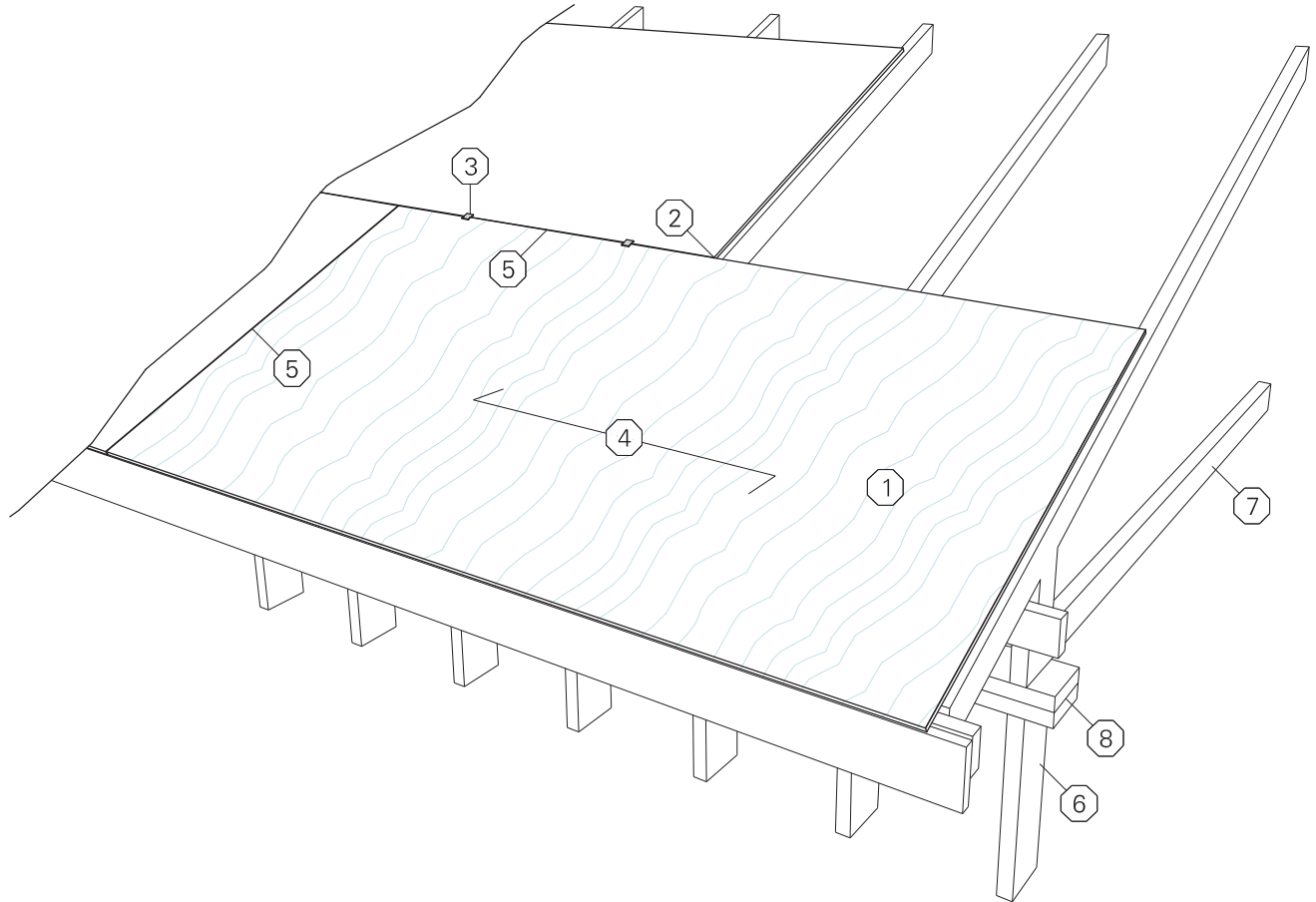
TYPICAL SHEAR WALL ELEVATION

Permit Number: 20-03705

DETAIL

A-03

NOT TO SCALE



1. APA rated sheathing with 8d at 6" O.C. at edges & 12" O.C. in field, Typ. U.N.O.
2. Stagger end joints
3. Panel clips as required
4. Strength axis
5. 1/8" Gap recommended at all end & edge joints
6. Trusses per MFR
7. 2x Wall framing
8. 2x Dbl. top plates

LEXAR
— HOMES —

Copyright © 2019, LEXAR Homes LLC.

FRAMING

TYPICAL ROOF SHEATHING

Permit Number: 20-03705

DETAIL

A-04

NOT TO SCALE

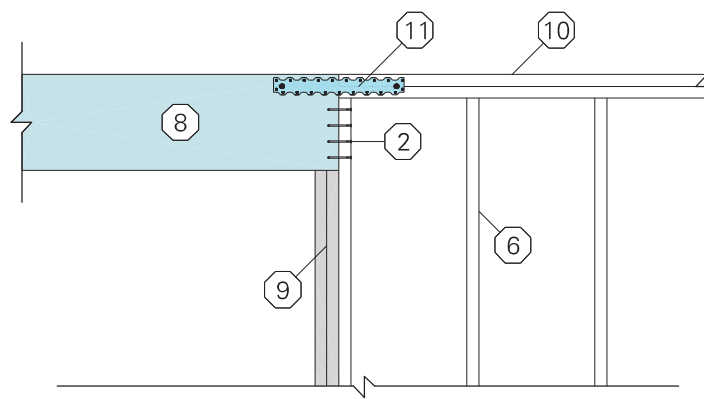
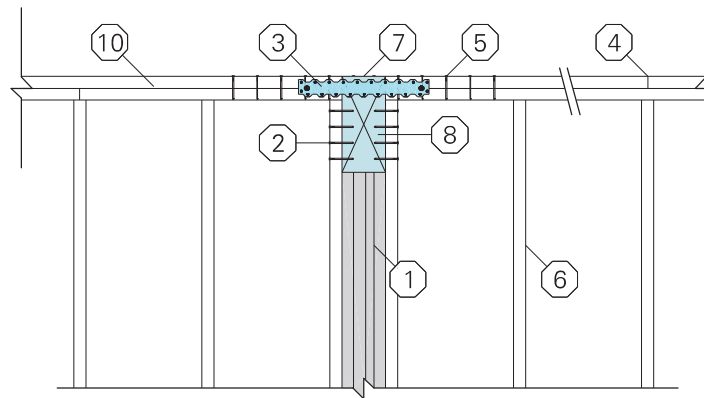


Plate Splice at Beam



Typ. Beam to Plate Splice

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Use B.U. studs for full bridge with shim as required - Attach with .131" x 3" at 12" O.C. staggered, typ. 2. (4) .131" x 3" EA side, typ. 3. As required, a Simpson ST6215 may be used in lieu of the required lap & nailing shown 4. Splice over stud 5. Use (12) .131" x 3" or (8) .162" x 3-1/2" EA side of splice 6. Studs per plan | <ol style="list-style-type: none"> 7. Where beam breaks the top plate use Simpson ST6215 as shown for plate splice 8. Beam per plan 9. Min. (2) 2x cripple studs 10. Continuous double top plate 11. Simpson ST6215 required U.N.O. - Center at beam/plate splice, Strap from top of interference with intersecting wall |
|---|---|

DO NOT SCALE

DISTANCE (D)	SHEATHING	NAILING	POST SIZE	EMBEDMENT (E)
<10'-0"	PER PLAN	EDGE 8d @ 4" O.C. FIELD 8d @ 8" O.C. RIDGE N/A	6X6	NOT REQ
10'-1" - 16'-0"	PER PLAN	EDGE 8d @ 4" O.C. FIELD 8d @ 8" O.C. RIDGE N/A	8x8 6x6 IF EMBED.	48" IF REQ.
16'-1" - 22'-0"	MIN. 5/8"	EDGE 8d @ 4" O.C. FIELD 8d @ 8" O.C. RIDGE 8d @ 4" O.C. ADD SOFFIT OVER ENTIRE CEILING	8X8 (MIN.)	48"

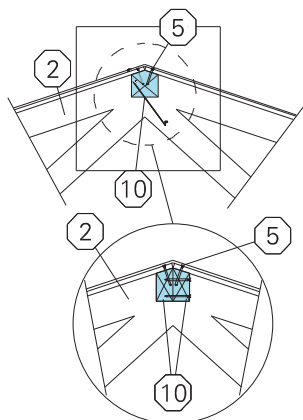
GENERAL NOTES:

A. On porch spans over 16'-0", the beam must be pocketed into the exterior wall and strapped as required.

B. On porch post embedment, the footing shall be minimum required to support the load. The top of the footing shall be the depth of the required embedment below grade. The post footing may be poured at the time of the foundation, and the concrete for the embedment may be poured during flatwork.

C. All edges of plywood need continuous blocking to receive nailing pattern and Nails should be galvanized.

** Detail below required on porch spans of 16'-1" to 22'-0" only. Refer to Table above for requirements**



DETAIL - A

1. Exterior wall
2. Manufactured truss @ 24" O.C.
3. Post as required (see table above)
4. Beam per plan (see general note A)
5. Nailing as required (see table above)
6. Blocking @ ridge as required (see table above and Detail - A)
7. 2x sub fascia
8. Footing per plan.
9. If embedding post, refer to general notes and table above.
10. 4x4 blocking @ ridge for nailing. Bevel top to match roof pitch.
Alternate: use (2) 2x4 nailed together. Bevel top to match roof Pitch. (See Detail - A)

LEXAR

HOMES

Copyright © 2019, LEXAR Homes LLC.

PORCH COVER FRAMING REQUIREMENTS

Permit Number: 20-03705

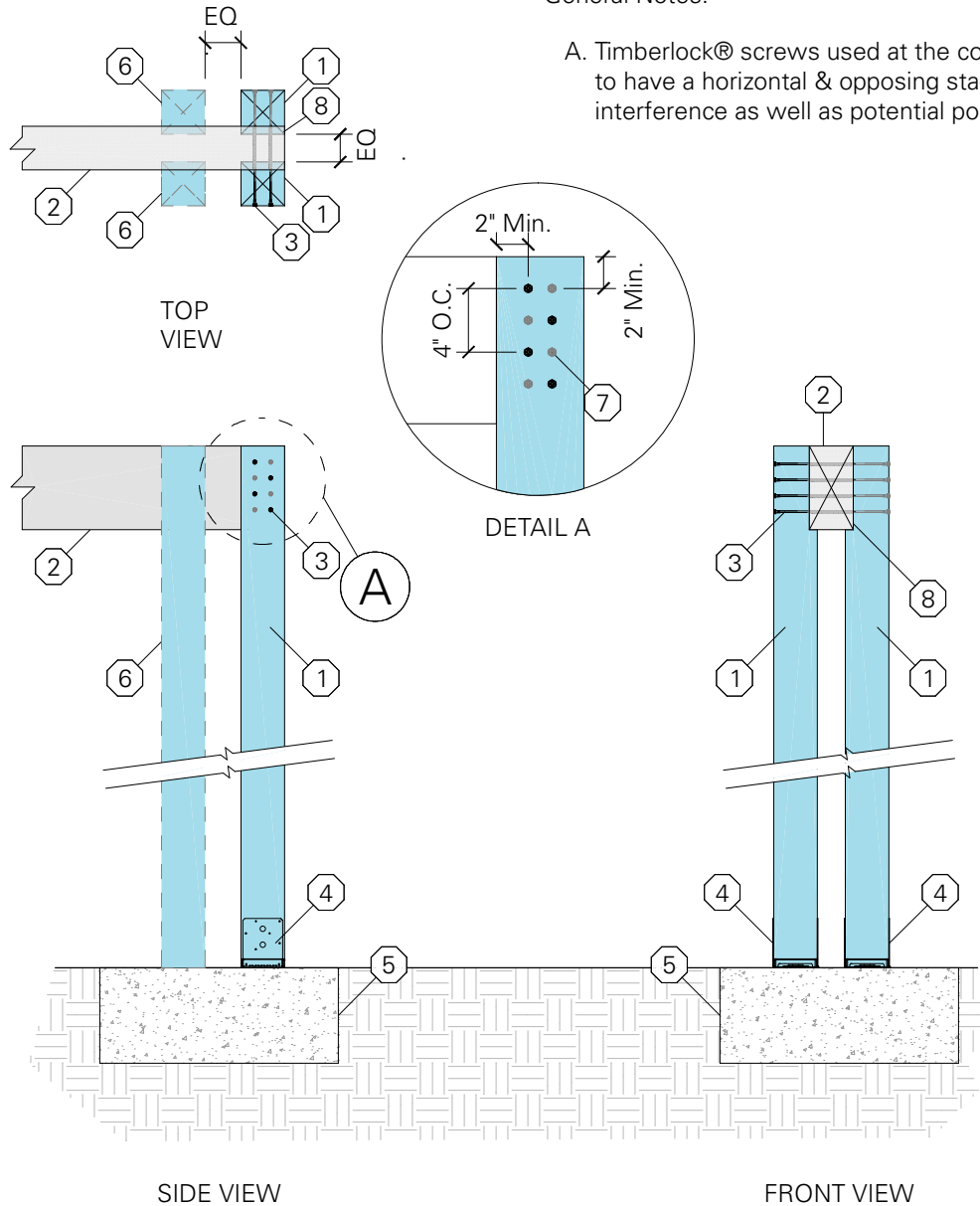
DETAIL

A-11

General Notes:

NOT TO SCALE

A. Timberlock® screws used at the connections shown are to have a horizontal & opposing stagger to mitigate any interference as well as potential post splitting issues



1. P.T. posts per plan
2. Porch cover beam per plan - Min. depth of 10-1/2" required
3. Attach posts to beam with (4) 10" Timberloc® screws at 4" O.C. - Stagger screws as shown - See general note A
4. Post connector as required
5. Footing per plan - Centered between all posts
6. Third and fourth posts are optional unless required by engineer

7. Timberloc® shown beyond to demonstrate opposite stagger on opposite post - See top view for details
8. Notch 1" on Each Post for Beam to Bear on Post.

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

FRAMING

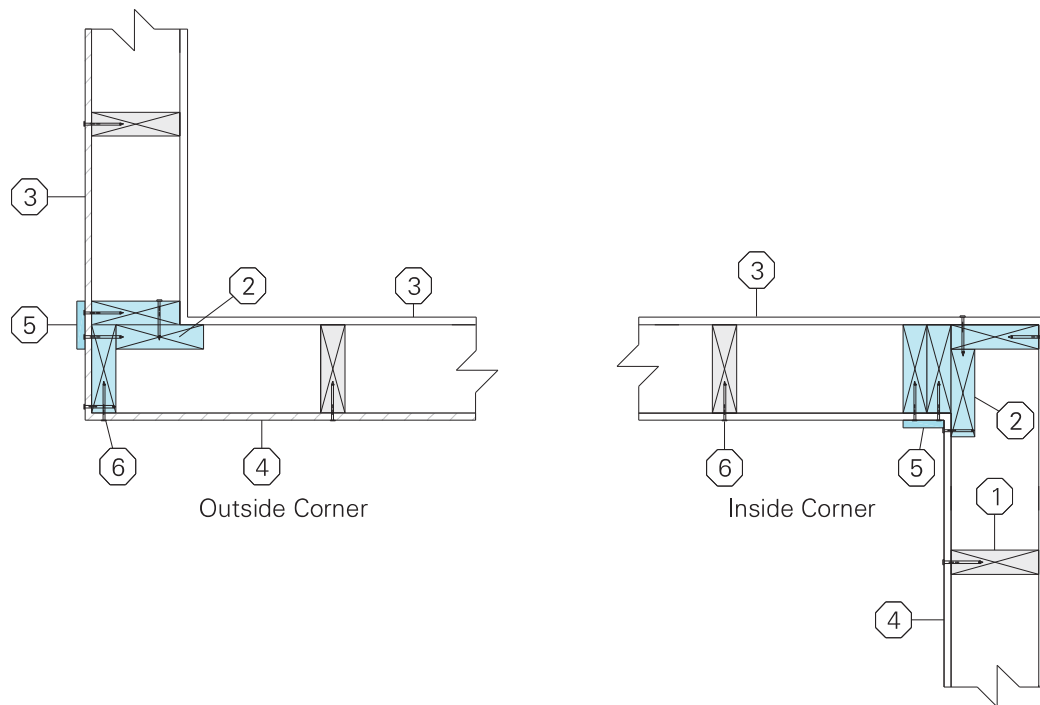
MULTIPLE 6X6 PORCH COLUMN

Permit Number: 20-03705

DETAIL

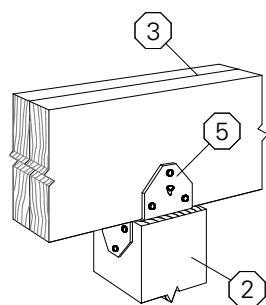
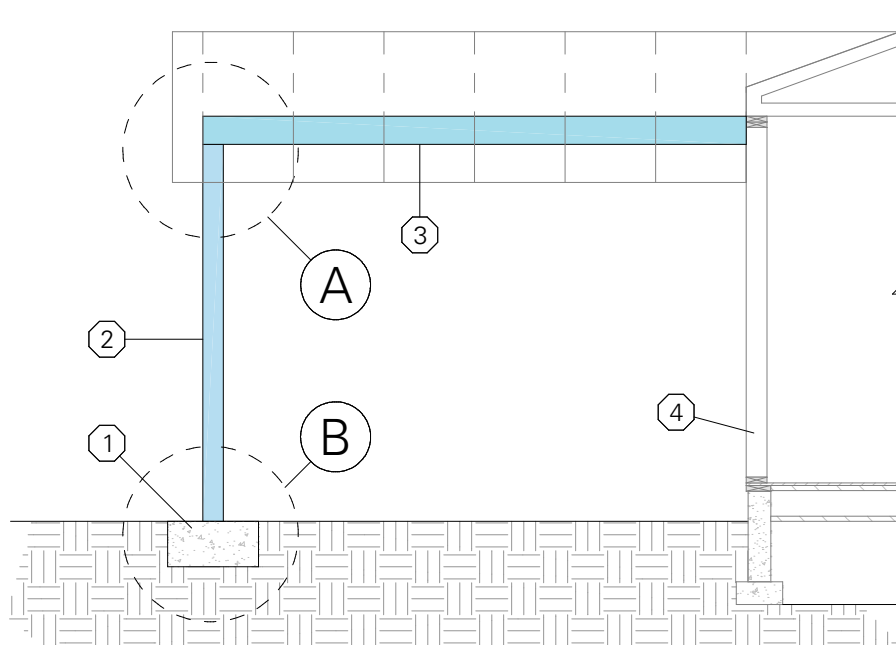
A-12.1

DO NOT SCALE



1. 2x Wall Stud Typ.
2. 2x Nailer for Sheathing
3. GWB Per Plan Typ.
4. 7/16" Wall Sheathing Typ.
5. Strap Per Plan (If Required) - See detail S-15(i,ii)
6. Nailing Per SW Schedule

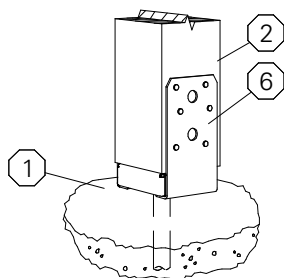
NOT TO SCALE



BC4 - Use with 4x4 post
BC46 - Use with 4x6 post
BC6 - Use with 6x6

Post to beam connection

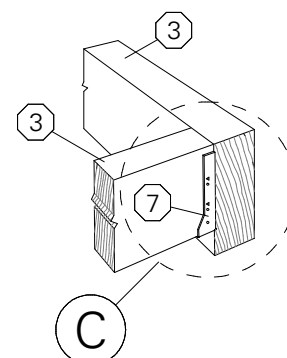
Detail - A



ABU44 - Use with 4x4 post
ABU46 - Use with 4x6 post
ABU66 - Use with 6x6 post
ABU88 - Use with 8x8 post

Post base connection

Detail - B



HUC48 - Use with - 4x8 beam
- 3-1/2" x 7-1/2" GLB
HUCQ410 - Use with - 4x10 beam
- 3-1/2" x 9" GLB
- 3-1/2" x 10-1/2" GLB
HUCQ412 - Use with - 4x12 beam
- 3-1/2" x 12" GLB
HUC68 - Use with - 6x8 beam
- 5-1/2" x 7-1/2" GLB
HUCQ610 - Use with - 6x10 beam
- 5-1/2" x 9" GLB
- 5-1/2" x 10-1/2" GLB
HUCQ612 - Use with - 6x12 beam
- 5-1/2" x 12" GLB

Contact general contractor if size not listed

Beam to beam connection

Detail - C

1. Footing per plan
2. Post per plan
3. Beam per plan
4. Exterior wall
5. BC Connector - See detail A for sizing
6. ABU Connector - See detail B for sizing
7. HUC Connector - See detail C for sizing

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

FRAMING

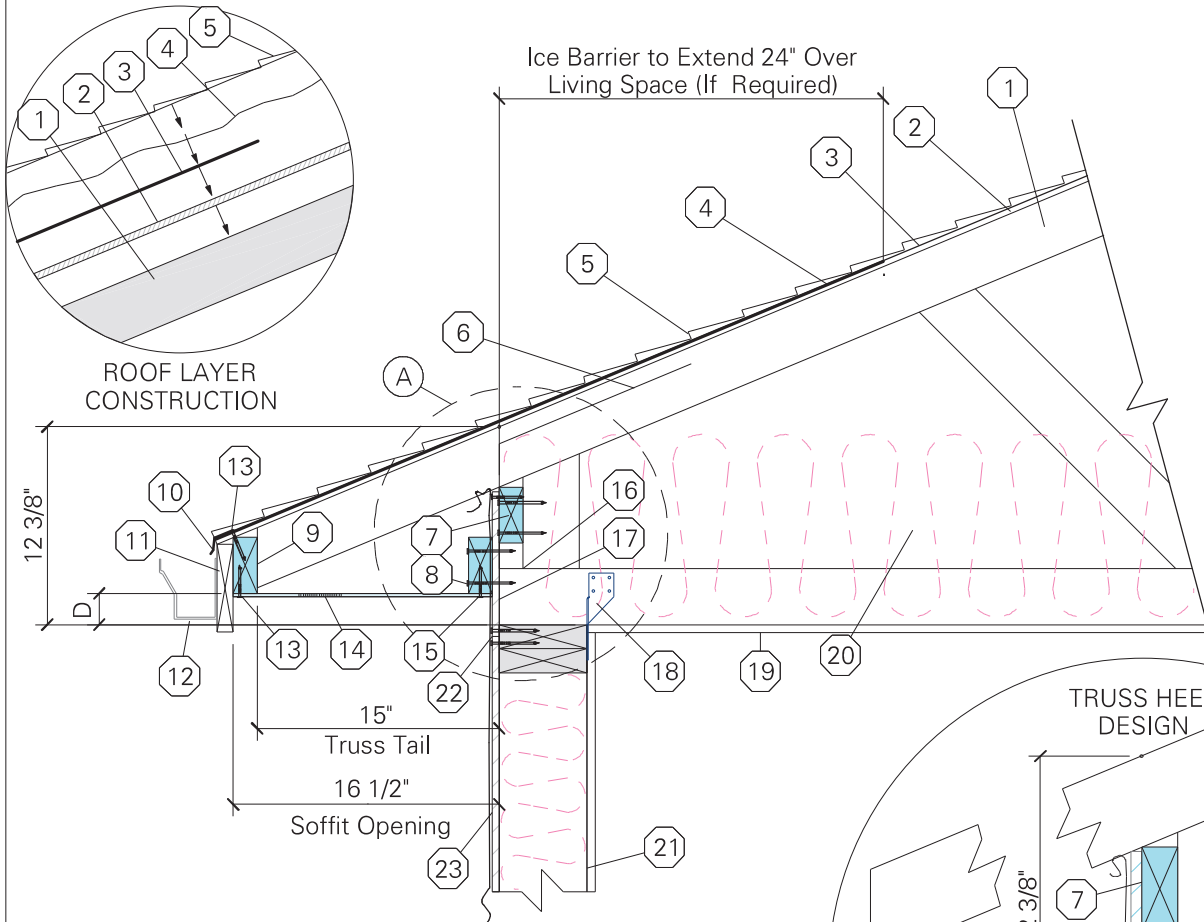
POST & BEAM CONNECTIONS

Permit Number: 20-03705

DETAIL

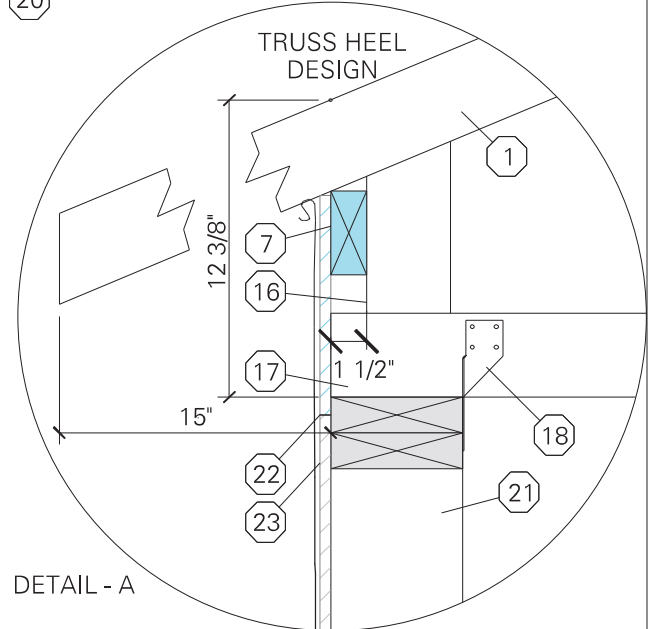
A-18

NOT TO SCALE



PITCH	SOFFIT DEPTH (D)
4/12	3 3/8"
*5/12	*2" b
6/12	5/8"
7/12	-5/8" b
8/12	-2 1/8" b
9/12	-3 1/2" b
10/12	-4 7/8" b

- a. Negative dimensions "-D" in this table represent soffit heights below the top plate of wall
b. "*" denotes LEXAR homes standard roof pitch - All truss designs will be based off of this standard U.N.O. per this table



DETAIL - A

1. Manufactured raised heel truss at 24" O.C.
2. Roof sheathing per plan with 8d nails at 6" O.C. edge & 12" O.C. field
3. Ice & water shield (if required) - Extend 24" over living space
4. Synthetic roof underlayment
5. Architectural class B (min.) composition roof shingles
6. Insulation baffle with 1" air gap above
7. 2x Truss blocking
8. 2x Nailers
9. 2x4 Sub fascia
10. Metal drip edge/flashing
11. 5/4" x 6" Fascia
12. Continuous gutter per plan
13. 8d Edge nailing
14. 16" LP Vented soffit
15. Edge nail to 2x - Attach to framing with (2) 16d nails at 24" O.C.
16. Truss heel offset 1 1/2" from exterior for blocking
17. Truss bottom chord extends to exterior
18. Simpson H2.5A hurricane tie typ. at each truss - Opt. SDWC15600 or Timberlok screw
19. 1/2" or 5/8" Sag resistant GWB
20. R-49 Attic insulation
21. Exterior wall
22. Split OSB sheathing at mid-point of upper top plate
23. TYVEK Building wrap to extend to bottom of truss top chord

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

ROOF

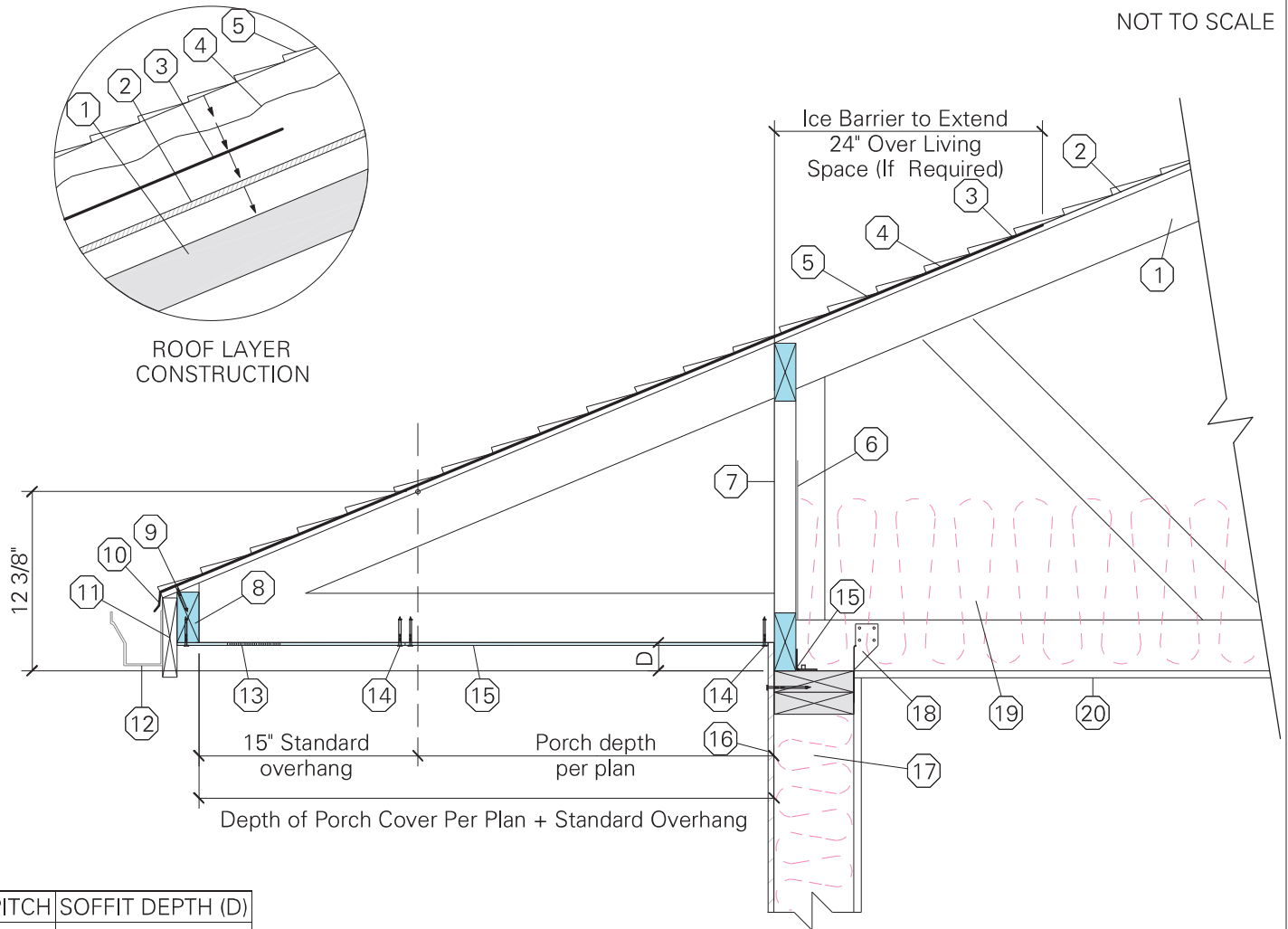
TYPICAL TRUSS TO TOP PLATE

Permit Number: 20-03705

DETAIL

R-01.1

NOT TO SCALE



PITCH	SOFFIT DEPTH (D)
4/12	3 3/8"
*5/12	*2" b
6/12	5/8"
7/12	-5/8" b
8/12	-2 1/8" b
9/12	-3 1/2" b
10/12	-4 7/8" b

- a. Negative dimensions "-D" in this table represent soffit heights below the top plate of wall
- b. "*" denotes LEXAR homes standard roof pitch - All truss designs will be based off of this standard U.N.O. per this table

1. Manufactured raised heel truss at 24" O.C.
2. Roof sheathing per plan with 8d nails at 6" O.C. edge & 12" O.C. field
3. Ice & water shield (if required) - Extend 24" over living space
4. Synthetic roof underlayment
5. Architectural class B (min.) composition roof shingles
6. Insulation baffle with 1" air gap above
7. Manufactured truss blocking over wall - Caulk/Air seal all edges of blocking
8. 2x4 Sub fascia
9. 8d Edge nailing
10. Metal drip edge/flashing
11. 5/4" x 6" Fascia
12. Continuous gutter per plan
13. 16" LP Vented soffit
14. Soffit nailing to bottom chord of truss
15. Enclosed soffit material
16. 7/16" OSB Sheathing
17. Exterior wall
18. Simpson H2.5A hurricane tie at each truss - Opt. SDWC15600 or Timberlok screw
19. R-49 Attic insulation
20. 1/2" or 5/8" GWB

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

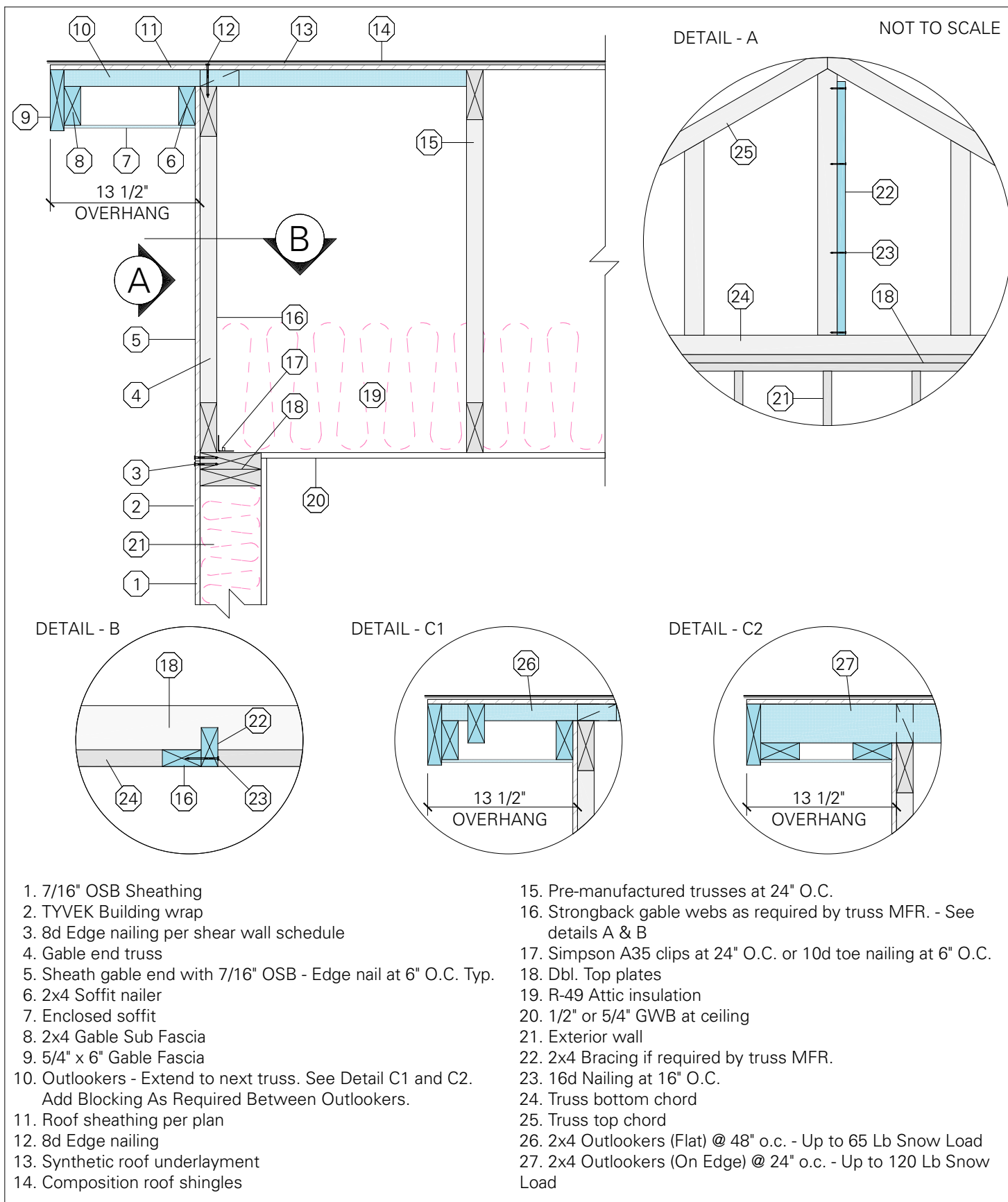
ROOF

CANTILEVERED PORCH COVER

Permit Number: 20-03705

DETAIL

R-01.4



LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

ROOF

GABLE END FRAMING

Permit Number: 20-03705

DETAIL
R-03.1

NOT TO SCALE

1. Roof truss per plan
 2. Roof sheathing per plan
 3. Flashing as required
 4. 7/16" OSB sheathing
 5. 8d Edge nailing at 6" O.C.
 6. 2x6 Truss blocking - Attach at each truss web with (2) 16d nails
 7. Truss hanger per MFR.

This detail is designed only to show the truss connection. Refer to details R-1 through R-3 for general roof construction.

NOT TO SCALE

1. Roof truss per plan
 2. Roof sheathing per plan
 3. Flashing as required
 4. 7/16" OSB sheathing
 5. 8d Edge nailing at 6" O.C.
 6. 2x6 Truss blocking - Attach at each truss web with (2) 16d nails
 7. Truss hanger per MFR.

This detail is designed only to show the truss connection. Refer to details R-1 through R-3 for general roof construction.

-
- NOT TO SCALE
1. Roof truss per plan
 2. Roof sheathing per plan
 3. Flashing as required
 4. 7/16" OSB sheathing
 5. 8d Edge nailing at 6" O.C.
 6. 2x6 Truss blocking - Attach at each truss web with (2) 16d nails
 7. Truss hanger per MFR.
- **This detail is designed only to show the truss connection. Refer to details R-1 through R-3 for general roof construction.**

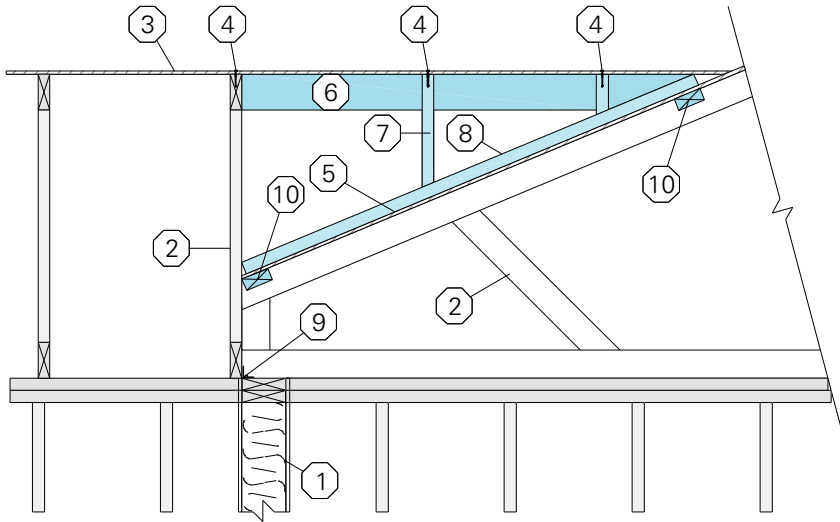
General Notes:

NOT TO SCALE

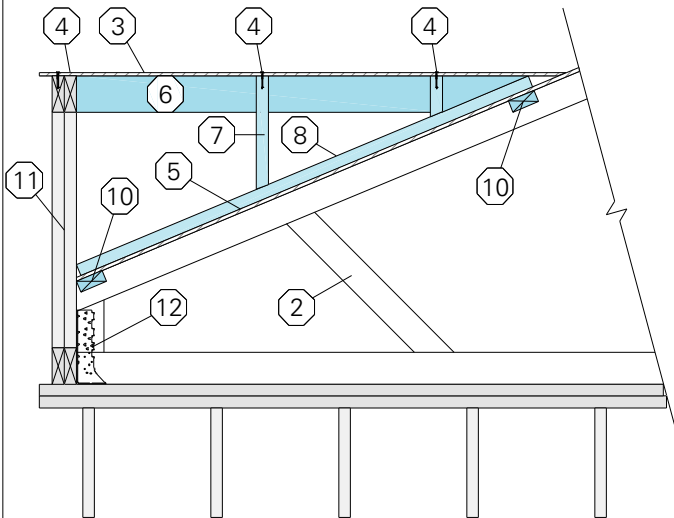
If not using MFR. provided "jack" trusses for overframing areas, refer to the following for beam & rafter sizing as well as 2015 IRC R802.3 & Table R802.5.1(3). Ridge beam MUST be the same height as the rafter end cut or larger.

- 2x6 #2 D.F. ridge beam with 2x4 rafters (rafter span up to 6'0")
- 2x8 #2 D.F. ridge beam with 2x6 rafters (rafter span up to 8'-10")
- 2x10 #2 D.F. ridge beam with 2x8 rafters (rafter span up to 11'-2")

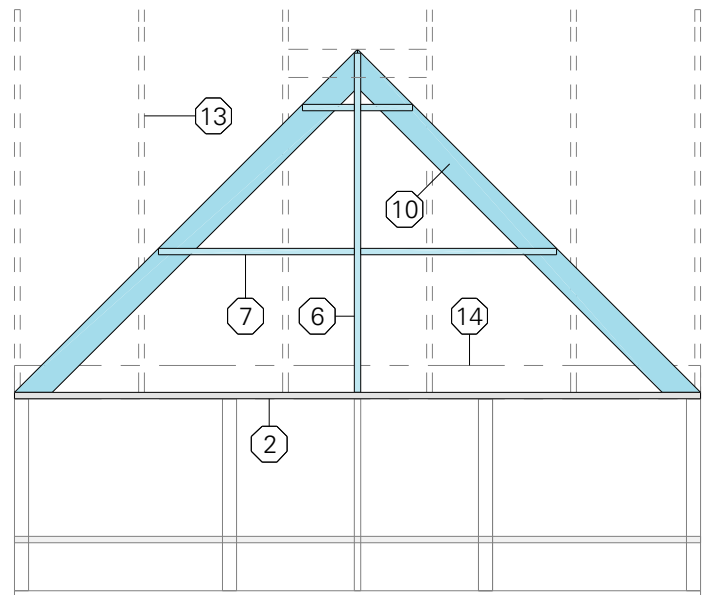
Values noted are for 24" spacing at 25 Lb snow load. Refer to tables R802.5.1(3) to R802.5.1(8) for separate conditions.



OVERFRAMING AT BEARING WALL



OVERFRAMING AT GIRDER TRUSS



OVERFRAMING TOP VIEW

1. Exterior wall
2. Manufactured trusses at 24" O.C.
3. Roof sheathing per plan
4. 8d Edge nailing at 6" O.C. entire length of truss
5. Continuous sheathing under overframing
6. 2x Ridge beam - See general notes
7. 2x Rafters at 24" O.C. - See general notes

8. Flat 2x nailer
9. A35 connector at 48" O.C.
10. Flat 2x blocking with 8d edge nailing
11. Girder truss
12. Truss hanger per MFR.
13. Trusses shown below
14. Exterior wall shown below

LEXAR
HOMES

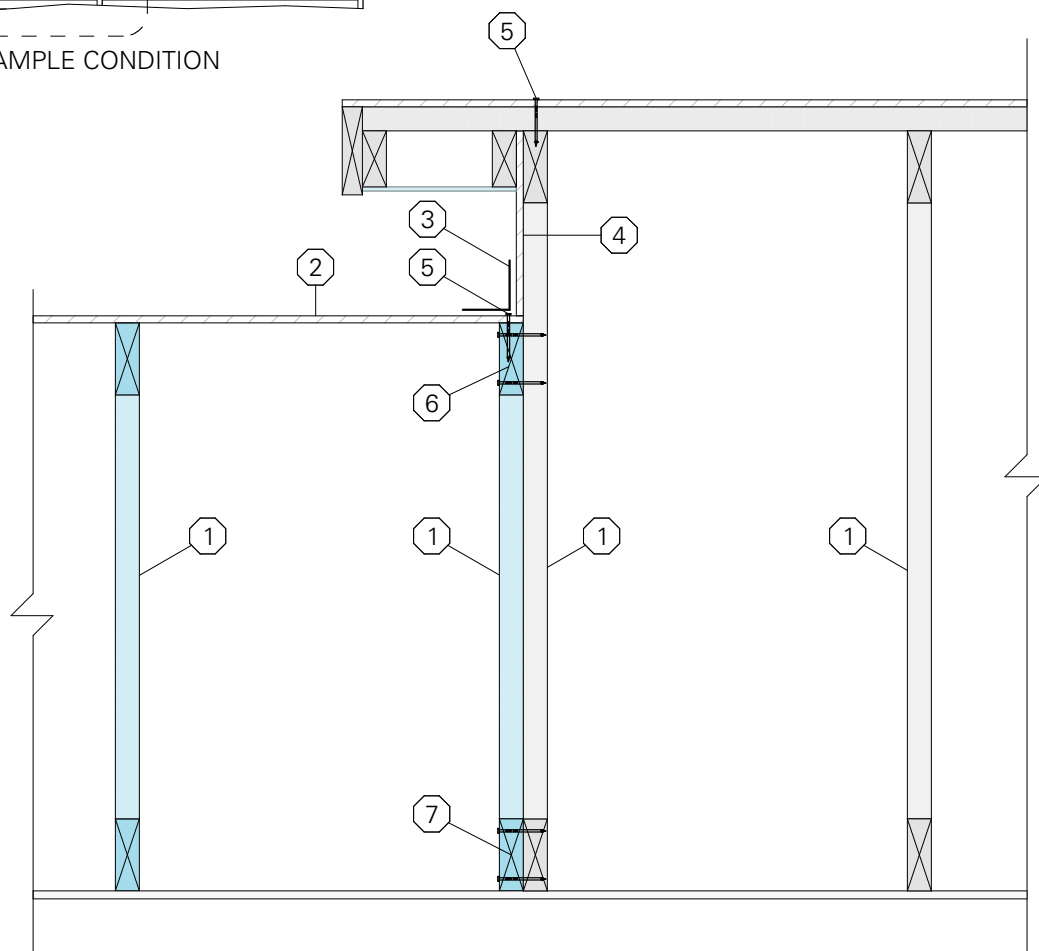
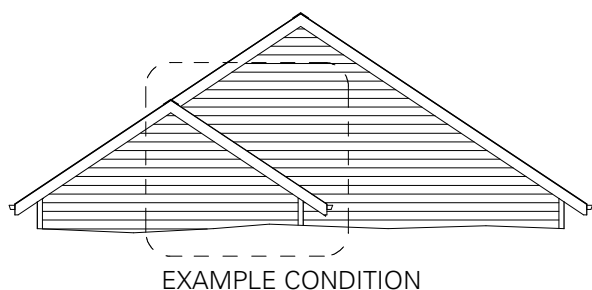
Copyright © 2019, LEXAR Homes LLC.

ROOF
OVERFRAMING

Permit Number: 20-03705

DETAIL
R-07

NOT TO SCALE



1. Roof truss per plan
2. Roof sheathing per plan
3. Flashing as required
4. 7/16" OSB sheathing
5. 8d Edge nailing at 6" O.C.
6. Attach top chords of lower truss with (2) 16d nails at each upper truss web
7. Attach truss bottom chords with (2) .131" x 3" nails (min.) at 24" O.C.

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

ROOF

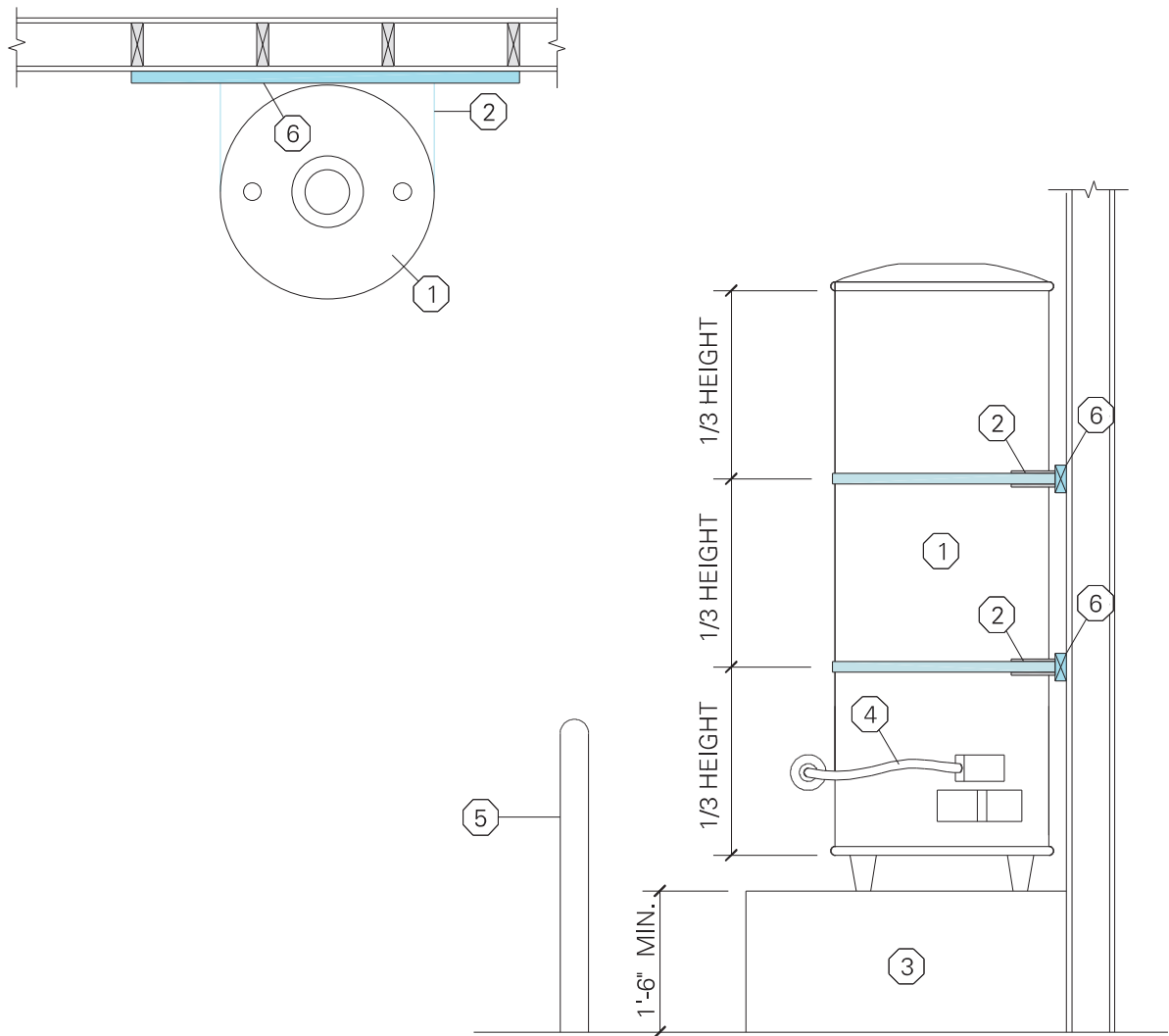
LOWER ROOF TO UPPER ROOF TRUSS

Permit Number: 20-03705

DETAIL

R-09.1

NOT TO SCALE



1. Water heater per plan
2. 16 Gauge strapping around water heater at every 1/3 height
3. Platform - Must be anchored to wall
4. Flexible connection - If required
5. 4" Bollard post per 2015 IRC section M1307.3.1
6. 2x Nailer for attaching strap connection

LEXAR
HOMES

Copyright © 2019, LEXAR Homes LLC.

MISCELLANEOUS
WATER HEATER INSTALLATION

Permit Number: 20-03705

DETAIL
M-01