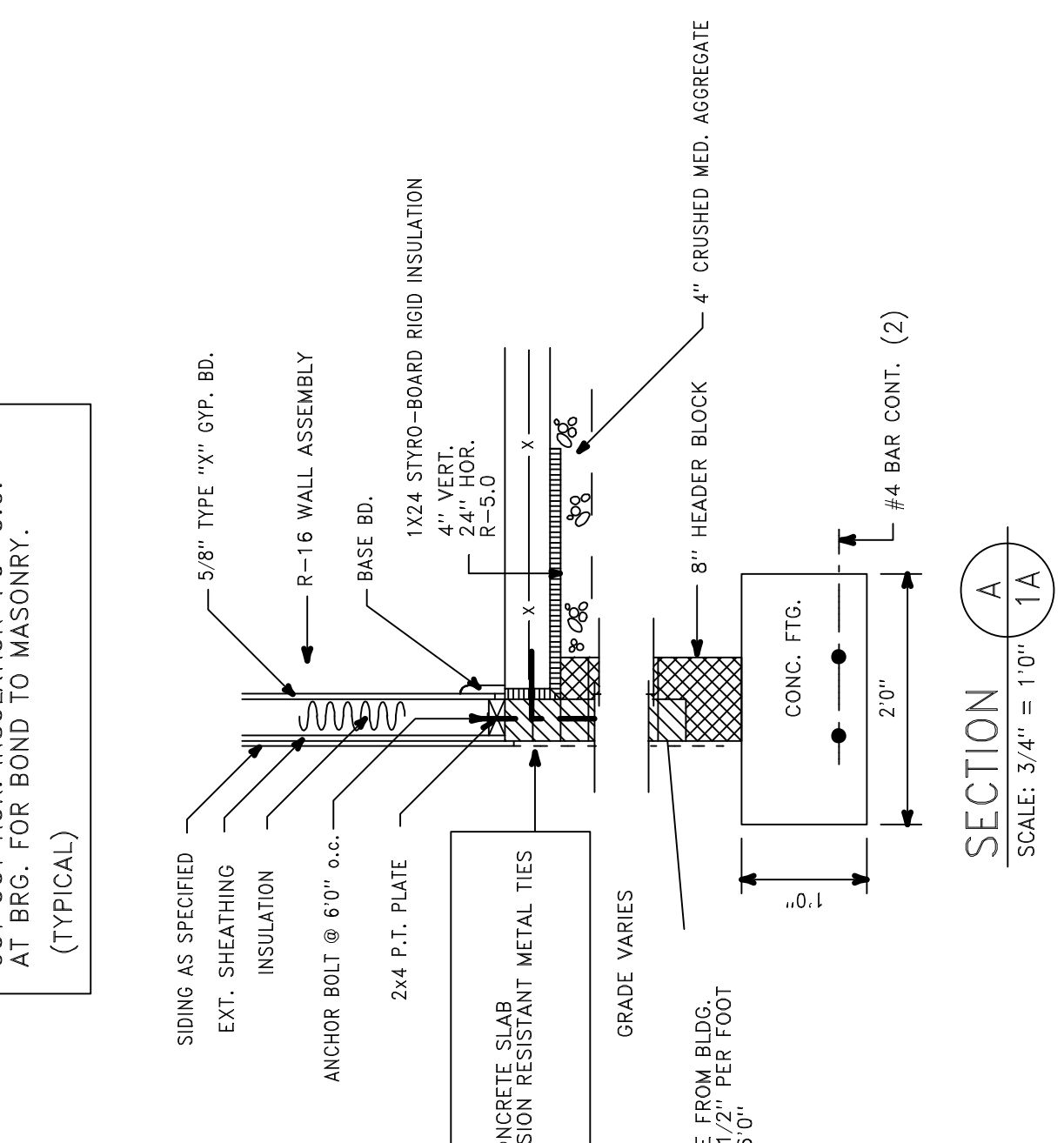
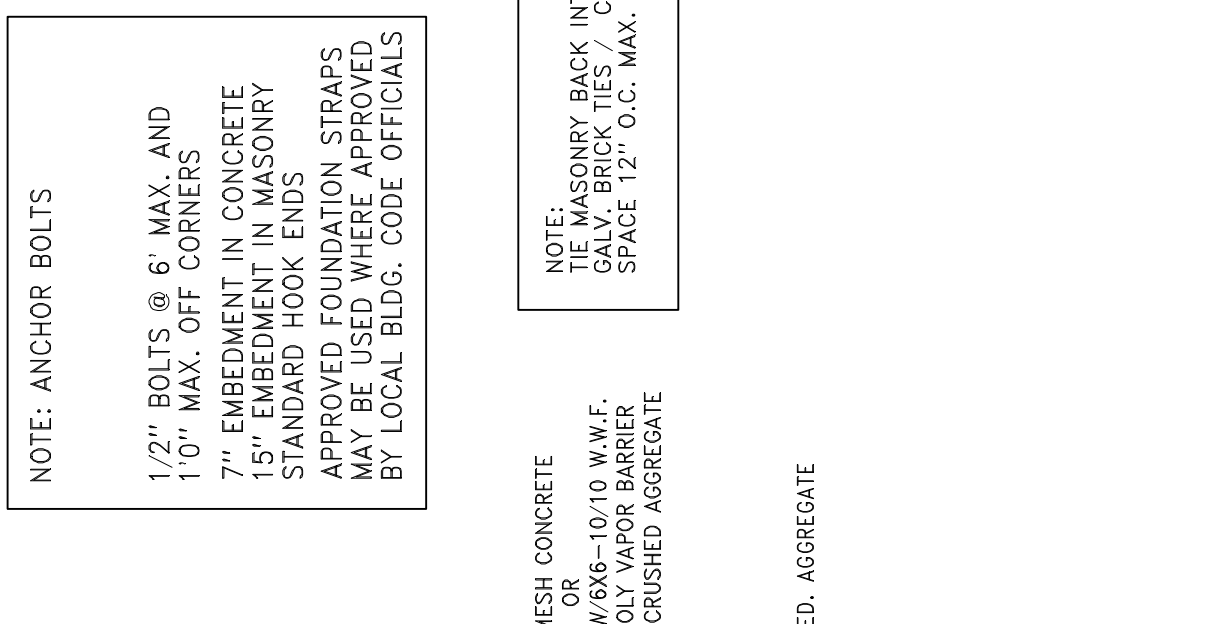
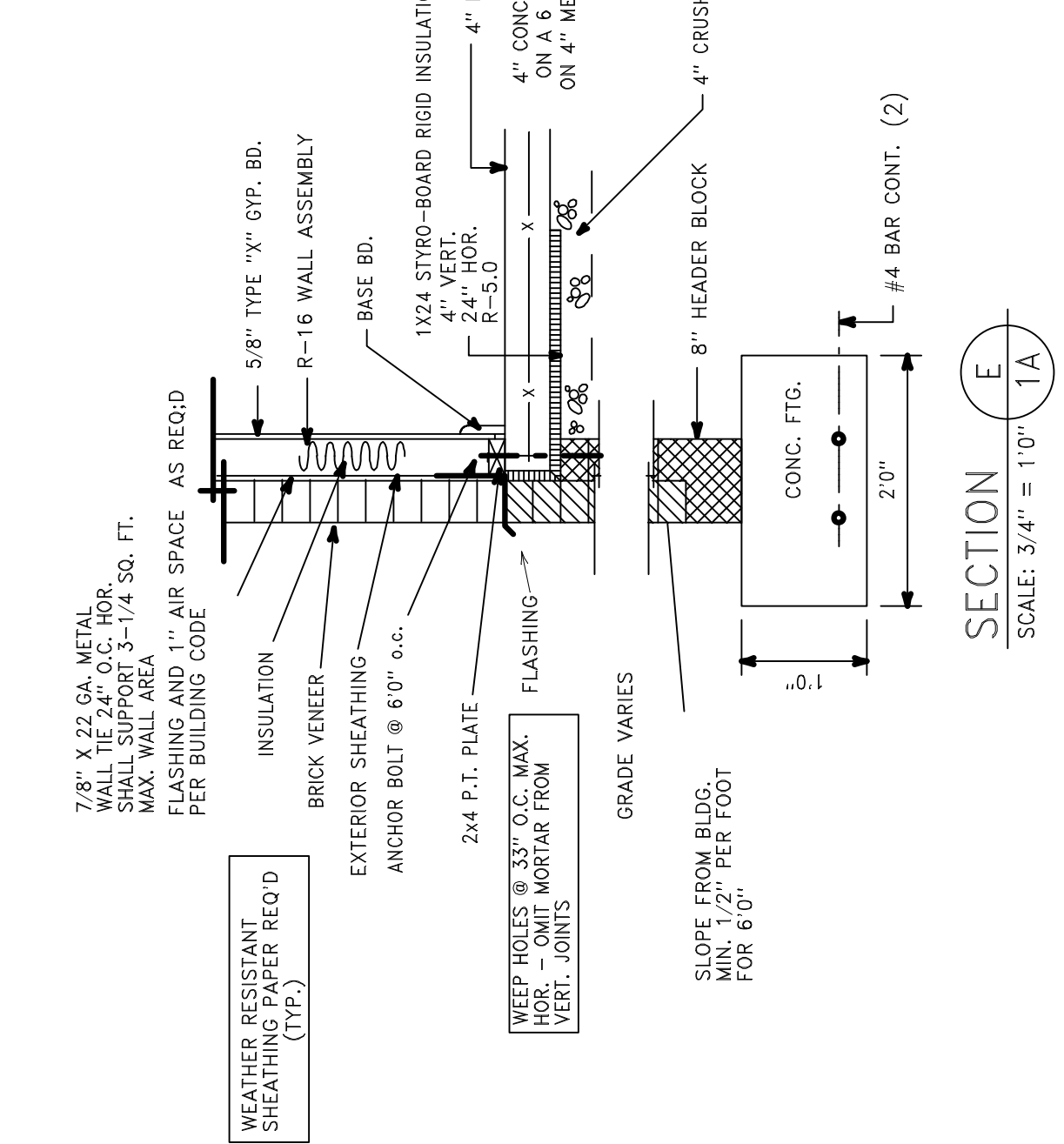
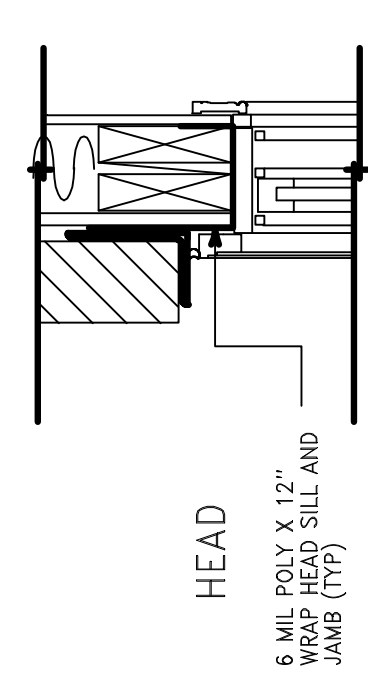


NOTE: REFERENCE CHAPTER 14 AND CHAPTER 21 / IBC W/ N.C. AMANDMENTS FOR BRICK VENEER ATTACHMENT, WEEP HOLES, AND FLASHING

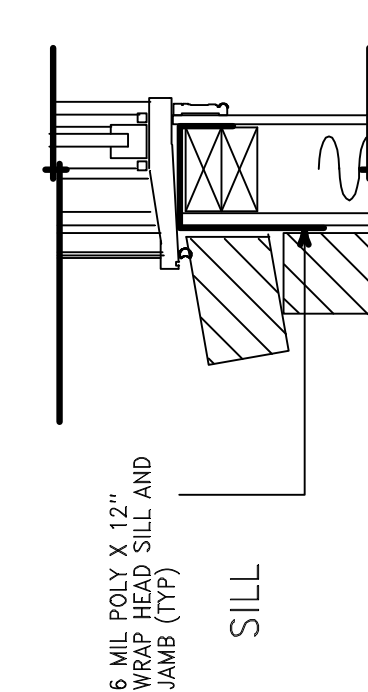
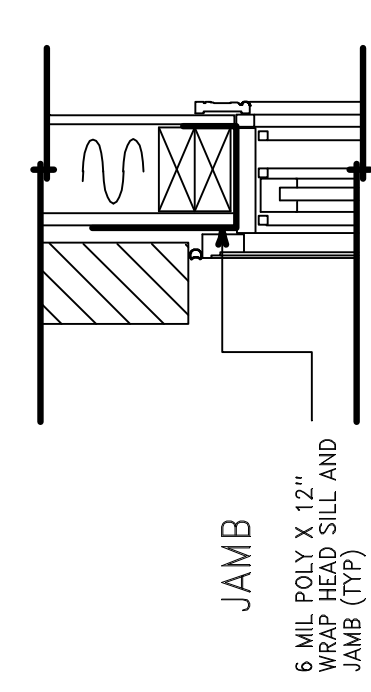


Flashing Windows and Door Openings

- Use High-Performance self-adhered flashing
- Cut house wrap in center opening folding the sides and bottom into the opening. The top edge of house wrap should be cut with an 8" overhang on to the window frame, then cut the corners at a 45% angle back about 10", fold and tack this price up and out of the way.
 - Fold and nail house wrap into sides and bottom of window frame, cut any extra house wrap that extends to the room area or heated side of window.
 - Run 1/2" wide caulk bead around top and sides of window (Do not caulk bottom this can trap water in the pan flashing)
 - Set window, shim and adjust window to achieve square, plumb, and level conditions. Then nail with 6d fasteners at 6" O.C. all sides, top, bottom.
 - Flashing starts with the bottom of the window frame, place flashing tape along bottom of window and extending 8" past nailing flange.
 - Flash sides with bottom extending 4" past bottom flashing and top to extend 3 in past nailing flange, under house wrap on to plywood.
 - Last step flashing along the top of the window, put flashing tape along the top of the window covering the nail flange and under the house wrap extending on to side flashing. Release the house wrap on top at the 45% cuts and place flashing tape over the cuts. Leaving the house wrap untapped along the top section of window, for any water that may get behind house wrap a point of release.



NOTE: FASTEN POLY TO INTERIOR FRAME, WRAP OVER R.O. FRAME AND FASTEN TO EXTERIOR SHEATHING



BRICK VENEER CONDITION
TYPICAL WINDOW FLASHING DETAILS
DOOR HEAD AND JAMB FLASHED THE SAME

FOUNDATION NOTES:

- FOOTINGS ARE DESIGNED FOR A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONSULT ARCHITECT FOR REDESIGN IF SOIL DOES NOT MEET THIS REQUIREMENT.
- BOTTOM OF FOOTING SHALL BE MIN. OF 12" INTO EXISTING SOIL AND A MIN. OF 20" BELOW FINISHED GRADE
- FILL: WHERE USED, FILL WITHIN THE BUILDING AREA AND FOR 5 FEET OUTSIDE WALL LINE SHALL BE COMPACTED TO A MINIMUM OF 100% FILL UNDER PARKING SHALL BE COMPACTED TO 90%. INSPECTION AND CONTROL OF FILLING AND TESTING SHALL BE MADE BY AN INDEPENDENT TESTING LABORATORY. ALL SLOPES SHALL BE MIN. 3:1.
- TRENCHES SHALL HAVE SQUARE CUT SIDES AND LEVEL BOTTOMS. RENCHES SHALL BE FREE OF LOOSE SOIL AND STANDING WATER AT TIME CONCRETE IS PLACED. ADEQUACY OF SOIL BEARING SHALL BE VERIFIED BY CONTRACTOR BEFORE FOOTINGS ARE POURED.
- REINFORCING STEEL SHALL BE GRADE 60, ASTM #15 & #408, DEFORMED IN ACCORDANCE WITH ACI 318. SPLICES SHALL HAVE A MIN. LAP OF 24 BAR DIAMETERS OR 24" WHICHEVER IS GREATER
- ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH SLUMP NOT TO EXCEED 4" WHEN PLACED

NOTE:

- THRESHOLDS AT EXTERIOR DOORS TO BE NO MORE THAN 3/4" HIGH AND 1/2" WIDER THAN INTERIOR DOORS ARE BEVELED WITH A SLOPE NO GREATER THAN 1:2
- EXTERIOR PATIO / WALKS ARE TO BE NO MORE THAN 1/2" BELOW THE FLOOR LEVEL OF THE INTERIOR THIS WILL BE THE PRIMARY GRADE LEVEL ENTRANCE
- THE FINISHED AREA OUTSIDE THE PRIMARY ENTRANCE MAY BE SLOPED UP TO 1/8" PER FOOT TO ALLOW FOR DRAINAGE

NOTE: THIS SHEET IS FOR REFERENCE OF FOUNDATION DETAILS ONLY
SEE BLDG. CROSS SECTION SHEETS FOR WALL ASSEMBLY / RATING / AND COMPONENT DESIGN