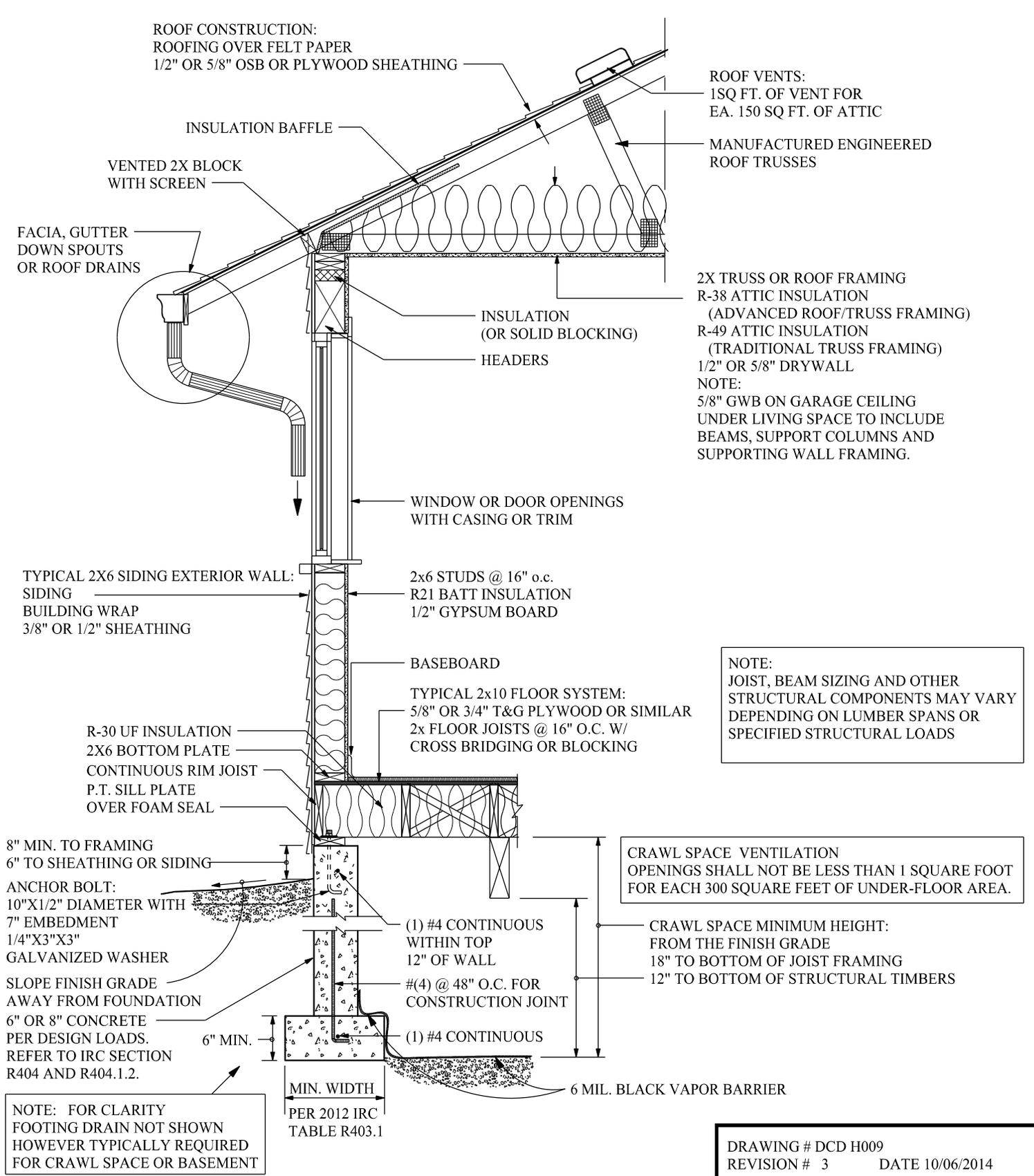




SAMPLE RESIDENTIAL FRAMING

City of Tukwila
 Building Division/Permit Center
 6300 Southcenter Blvd. #100
 Tukwila, WA 98188
 (206) 431-3670

TYPICAL CROSS SECTION DESIGN (MAY VARY)



ROOF CONSTRUCTION:
 ROOFING OVER FELT PAPER
 1/2" OR 5/8" OSB OR PLYWOOD SHEATHING

ROOF VENTS:
 1SQ FT. OF VENT FOR
 EA. 150 SQ FT. OF ATTIC

INSULATION BAFFLE
 VENTED 2X BLOCK
 WITH SCREEN

MANUFACTURED ENGINEERED
 ROOF TRUSSES

FACIA, GUTTER
 DOWN SPOUTS
 OR ROOF DRAINS

2X TRUSS OR ROOF FRAMING
 R-38 ATTIC INSULATION
 (ADVANCED ROOF/TRUSS FRAMING)
 R-49 ATTIC INSULATION
 (TRADITIONAL TRUSS FRAMING)
 1/2" OR 5/8" DRYWALL

NOTE:
 5/8" GWB ON GARAGE CEILING
 UNDER LIVING SPACE TO INCLUDE
 BEAMS, SUPPORT COLUMNS AND
 SUPPORTING WALL FRAMING.

INSULATION
 (OR SOLID BLOCKING)
 HEADERS

WINDOW OR DOOR OPENINGS
 WITH CASING OR TRIM

TYPICAL 2X6 SIDING EXTERIOR WALL:
 SIDING
 BUILDING WRAP
 3/8" OR 1/2" SHEATHING

2x6 STUDS @ 16" o.c.
 R21 BATT INSULATION
 1/2" GYPSUM BOARD

NOTE:
 JOIST, BEAM SIZING AND OTHER
 STRUCTURAL COMPONENTS MAY VARY
 DEPENDING ON LUMBER SPANS OR
 SPECIFIED STRUCTURAL LOADS

BASEBOARD

TYPICAL 2x10 FLOOR SYSTEM:
 5/8" OR 3/4" T&G PLYWOOD OR SIMILAR
 2x FLOOR JOISTS @ 16" O.C. W/
 CROSS BRIDGING OR BLOCKING

R-30 UF INSULATION
 2X6 BOTTOM PLATE
 CONTINUOUS RIM JOIST
 P.T. SILL PLATE
 OVER FOAM SEAL

8" MIN. TO FRAMING
 6" TO SHEATHING OR SIDING

CRAWL SPACE VENTILATION
 OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT
 FOR EACH 300 SQUARE FEET OF UNDER-FLOOR AREA.

ANCHOR BOLT:
 10"X1/2" DIAMETER WITH
 7" EMBEDMENT
 1/4"X3"X3"
 GALVANIZED WASHER

SLOPE FINISH GRADE
 AWAY FROM FOUNDATION
 6" OR 8" CONCRETE
 PER DESIGN LOADS.
 REFER TO IRC SECTION
 R404 AND R404.1.2.

(1) #4 CONTINUOUS
 WITHIN TOP
 12" OF WALL
 #4 @ 48" O.C. FOR
 CONSTRUCTION JOINT

CRAWL SPACE MINIMUM HEIGHT:
 FROM THE FINISH GRADE
 18" TO BOTTOM OF JOIST FRAMING
 12" TO BOTTOM OF STRUCTURAL TIMBERS

6" MIN.

(1) #4 CONTINUOUS

6 MIL. BLACK VAPOR BARRIER

NOTE: FOR CLARITY
 FOOTING DRAIN NOT SHOWN
 HOWEVER TYPICALLY REQUIRED
 FOR CRAWL SPACE OR BASEMENT

MIN. WIDTH
 PER 2012 IRC
 TABLE R403.1

DRAWING # DCD H009
 REVISION # 3 DATE 10/06/2014