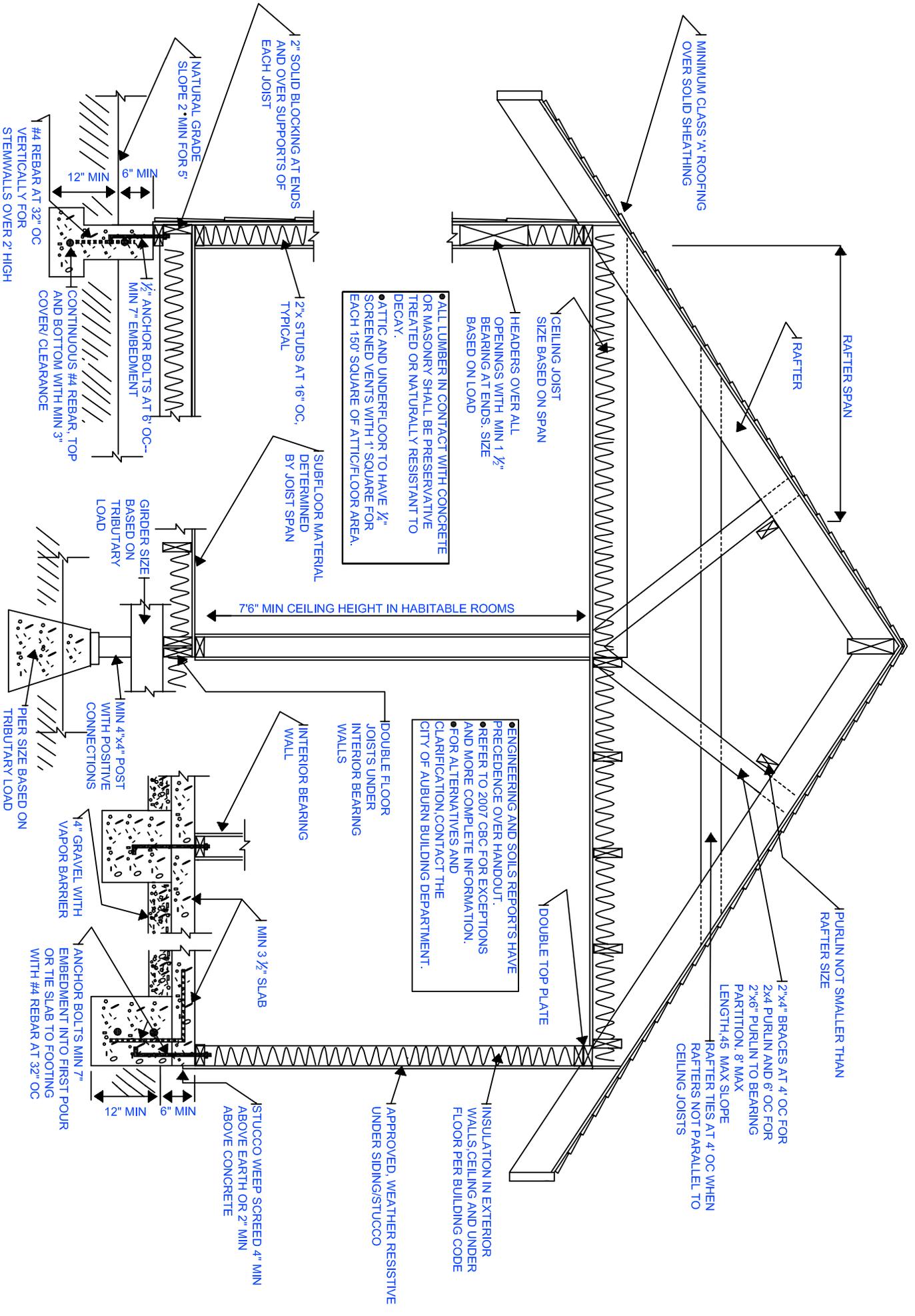


# SINGLE FAMILY CONSTRUCTION DETAILS

NOT TO SCALE



• ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED OR NATURALLY RESISTANT TO DECAY.  
 • ATTIC AND UNDERFLOOR TO HAVE 1/2" SCREENED VENTS WITH 1" SQUARE FOR EACH 150" SQUARE OF ATTIC/FLOOR AREA.

• ENGINEERING AND SOILS REPORTS HAVE PRECEDENCE OVER HANDOUT.  
 • REFER TO 2007 CBC FOR EXCEPTIONS AND MORE COMPLETE INFORMATION.  
 • FOR ALTERNATIVES AND CLARIFICATION, CONTACT THE CITY OF AUBURN BUILDING DEPARTMENT.

RAFTER SPAN  
 RAFTER  
 RAFTER NOT SMALLER THAN RAFTER SIZE  
 2" x 4" BRACES AT 4' OC FOR 2x4 PURLIN AND 6' OC FOR 2" x 6" PURLIN TO BEARING PARTITION. 8" MAX LENGTH 45° MAX SLOPE  
 RAFTER TIES AT 4' OC WHEN RAFTERS NOT PARALLEL TO CEILING JOISTS

2" SOLID BLOCKING AT ENDS AND OVER SUPPORTS OF EACH JOIST  
 NATURAL GRADE SLOPE 2" MIN FOR 5'  
 1/2" ANCHOR BOLTS AT 8' OC--  
 MIN 7" EMBEDMENT  
 CONTINUOUS #4 REBAR, TOP AND BOTTOM WITH MIN 3" COVER/CLEARANCE  
 #4 REBAR AT 32" OC VERTICALLY FOR STEMWALLS OVER 2' HIGH

SUBFLOOR MATERIAL DETERMINED BY JOIST SPAN  
 76" MIN CEILING HEIGHT IN HABITABLE ROOMS  
 DOUBLE FLOOR JOISTS UNDER INTERIOR BEARING WALLS  
 INTERIOR BEARING WALL  
 MIN 4" x 4" POST WITH POSITIVE CONNECTIONS  
 PIER SIZE BASED ON TRIBUTARY LOAD  
 4" GRAVEL WITH VAPOR BARRIER  
 ANCHOR BOLTS MIN 7" EMBEDMENT INTO FIRST POUR OR THE SLAB TO FOOTING WITH #4 REBAR AT 32" OC  
 STUCCO WEEP SCREED 4" MIN ABOVE EARTH OR 2" MIN ABOVE CONCRETE  
 APPROVED, WEATHER RESISTIVE UNDER SIDING/STUCCO  
 INSULATION IN EXTERIOR WALLS CEILING AND UNDER FLOOR PER BUILDING CODE