Town of Florence
Community Development
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RESIDENTIAL SECTIONS AND DETAILS PLAN

Drawings must be neat, organized and legible (min 1/8" lettering)
Specify each scale used;

- Detail ¾" = 1'

Construction drawings shall be drawn upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, R106.1.1

A cross section is a view of a structure that has been sliced vertically and separated, thus providing details of how the building is constructed. This drawing is required for any type of structure.

- Cross-reference all cross-sections to the floor plan and framing plans
- Detail footing width, height and depth; minimum 12" into undisturbed soil; R403.1.4, Table R403.1
    - Footings under braced walls; R602.10.6
    - Stem walls; Table R404.1.1 (I-4)
- Sill plates that rest on concrete are required to be decay-resistant; R319.1 (2)
- 6" separation of untreated posts or columns above finished grade and 1" above concrete; R319.1.4
- 6" clearance above grade to untreated exterior wood siding, sheathing and exposed wall framing; R319.1 (5)
- Anchor-bolt spacing; R403.1.6
    - Minimum ½" diameter / minimum 7" embedment
    - Maximum 6' o/c and within 12" of each end
    - Quarter-points of alternate braced wall panels; R602.10.6.1
- 6" minimum foundation height above finished grade, 4" with veneer; R404.1.6
- Specify water-resistive barrier over wall framing; R703.6.3
- Siding – Specify material, type of fasteners and spacing and type of vapor barrier; R301.1, R703.6.3
- Stucco – Show weep screeds with a minimum clearance of 4" above grade or 2" above paved areas; R703.6.2.1

- Veneer – Specify anchoring method, backing, vapor barrier and support with ties spaced at a maximum of 24" o/c horizontally & vertically and supporting not more than 2.67 SF; R703.2, R703.7

- Show 1" air space between sheathing and veneer; R703.7.4.2

- Completely detail all connections

    - Double joists parallel to bearing partitions
    - Double joists and trimmer joists at framed openings (roof and floor)
    - Blocking at floor joist ends and bearing walls
    - Trusses to top plate (slotted ties for scissor trusses)
    - Beam to post, post to slab
    - Ledgers to masonry or framing
    - Joists to ledger
    - Continuous load path for shear transfer (roof sheathing to foundation)
    - Stair stringers to wall

- Welded connections require special inspections. If used, a special inspection request must be included with the permit application;

- Specify all hardware used by type, size and required attachment to framing members; strap, clips, anchors, hangers, post caps and bases

- Provide draft-stopping at concealed spaces; walls, partitions, furred spaces, ceiling and floor levels, around vents, chimneys/fireplaces, stairs, etc.; R602.8

- Show the required joist/rafter bearing contact to supporting members; R502.6 & R802.6

- Detail non-bearing interior wall conditions; floor and rafter/joist connections & gaps

- Detail all over framing connections for intersecting pitched roof assemblies. Provide a minimum opening of 22" by 30" for access and ventilation between over framed assemblies >30 SF; R807

- Specify wall and ceiling covering. Ceiling gypsum board must be either 5/8" or ½" sag resistant when applied to ceilings framed at 24" o/c; Table R702.3.5 footnote D

- Eave vents require a minimum 1" clearance between ceiling insulation and roof sheathing; R806.3

- **Masonry Construction**

    - Show wood beams with ½" end clearances from masonry on top, end and sides; R319.1 (4)
    - Specify all beam seats
    - Note and specify the size, spacing and length of anchor bolts for top plates and ledgers; R606.11
    - Specify lateral support of masonry walls; R606.9
    - Moisture barriers required between supporting foundations and earthen walls (adobe). 30# felt or equivalent moisture resistant barrier, IRC Amendment R614.3.1
    - Basement walls require engineered design

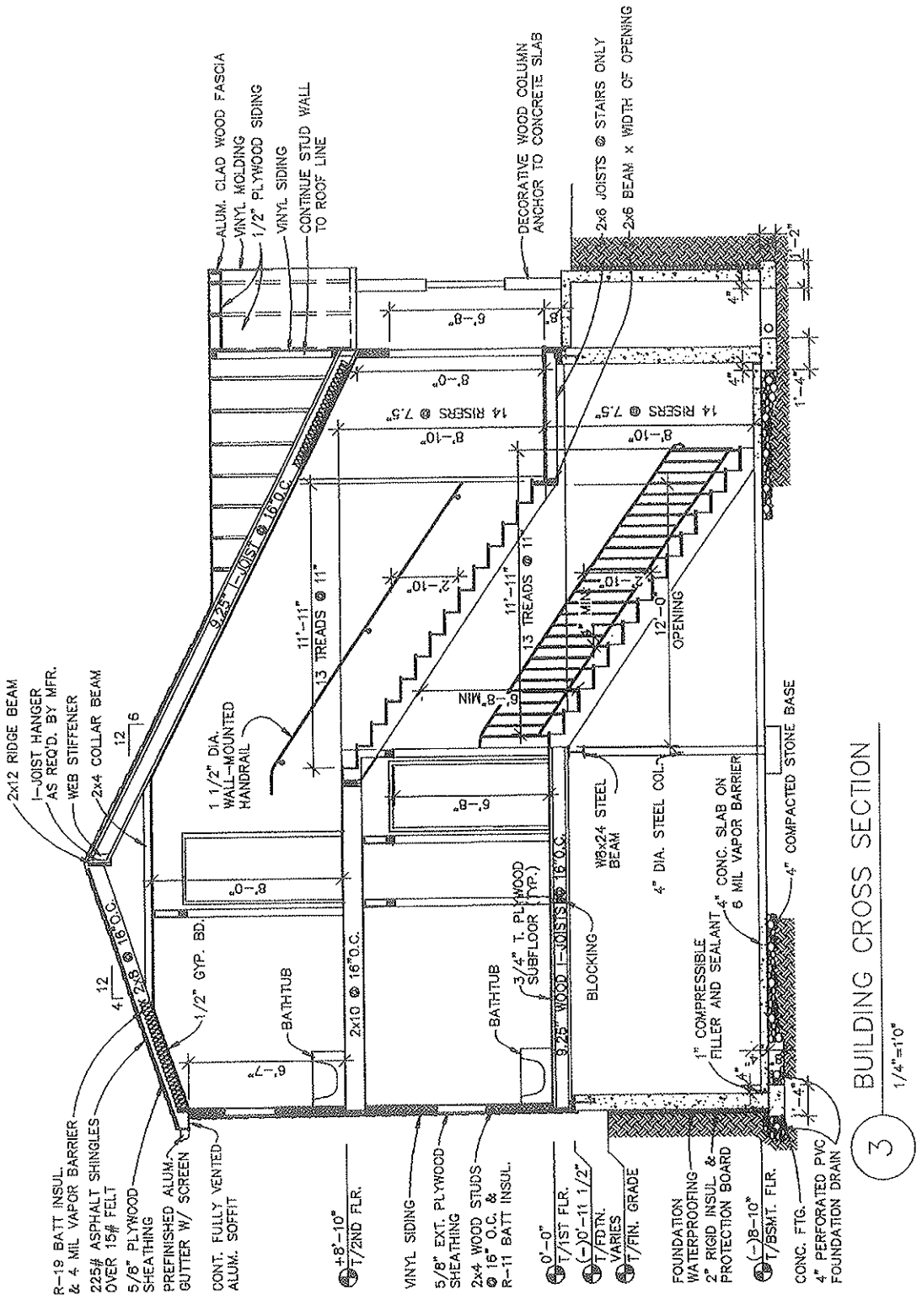


Figure 27
Building section view

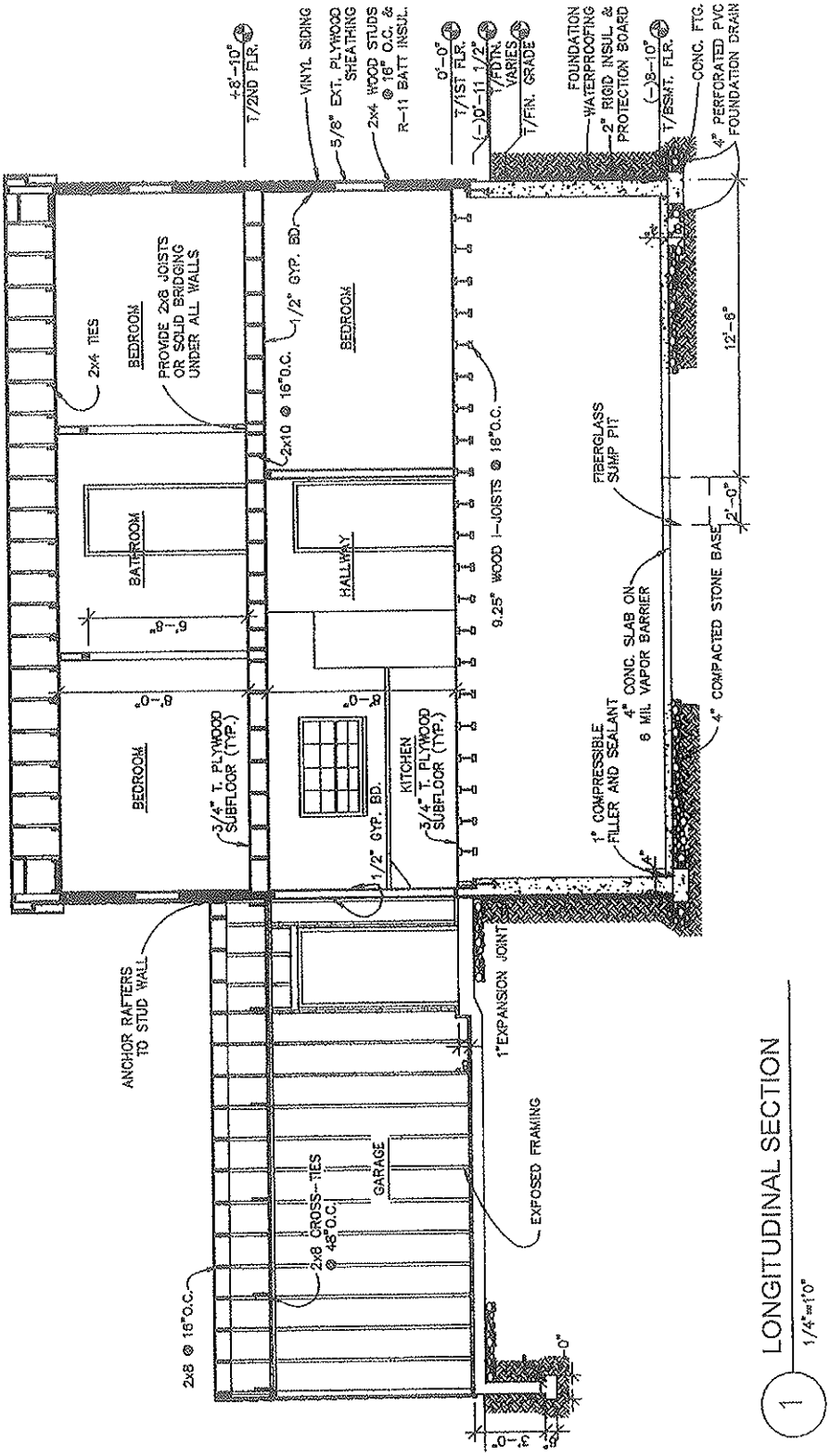


Figure 26
Transverse section

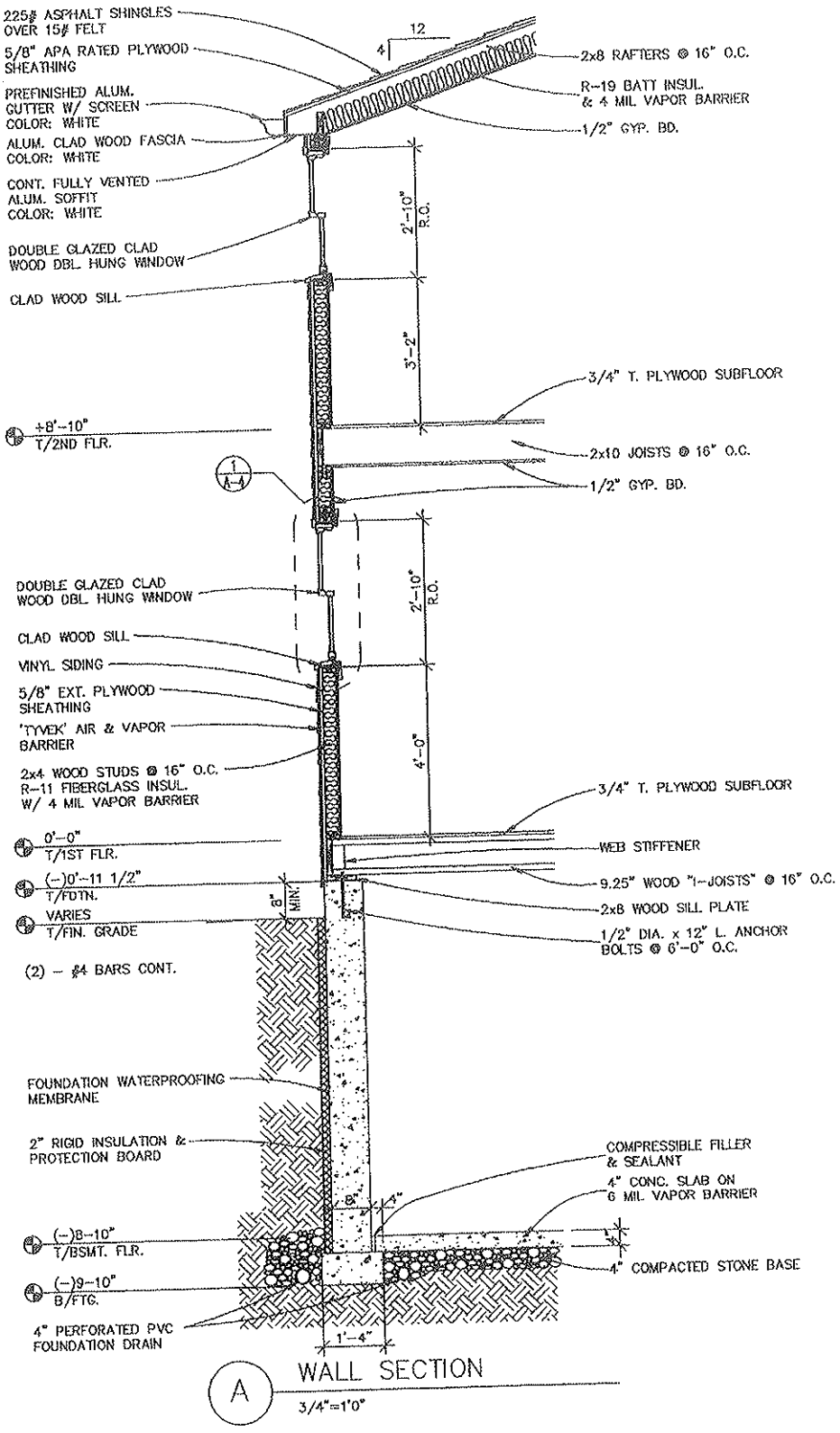
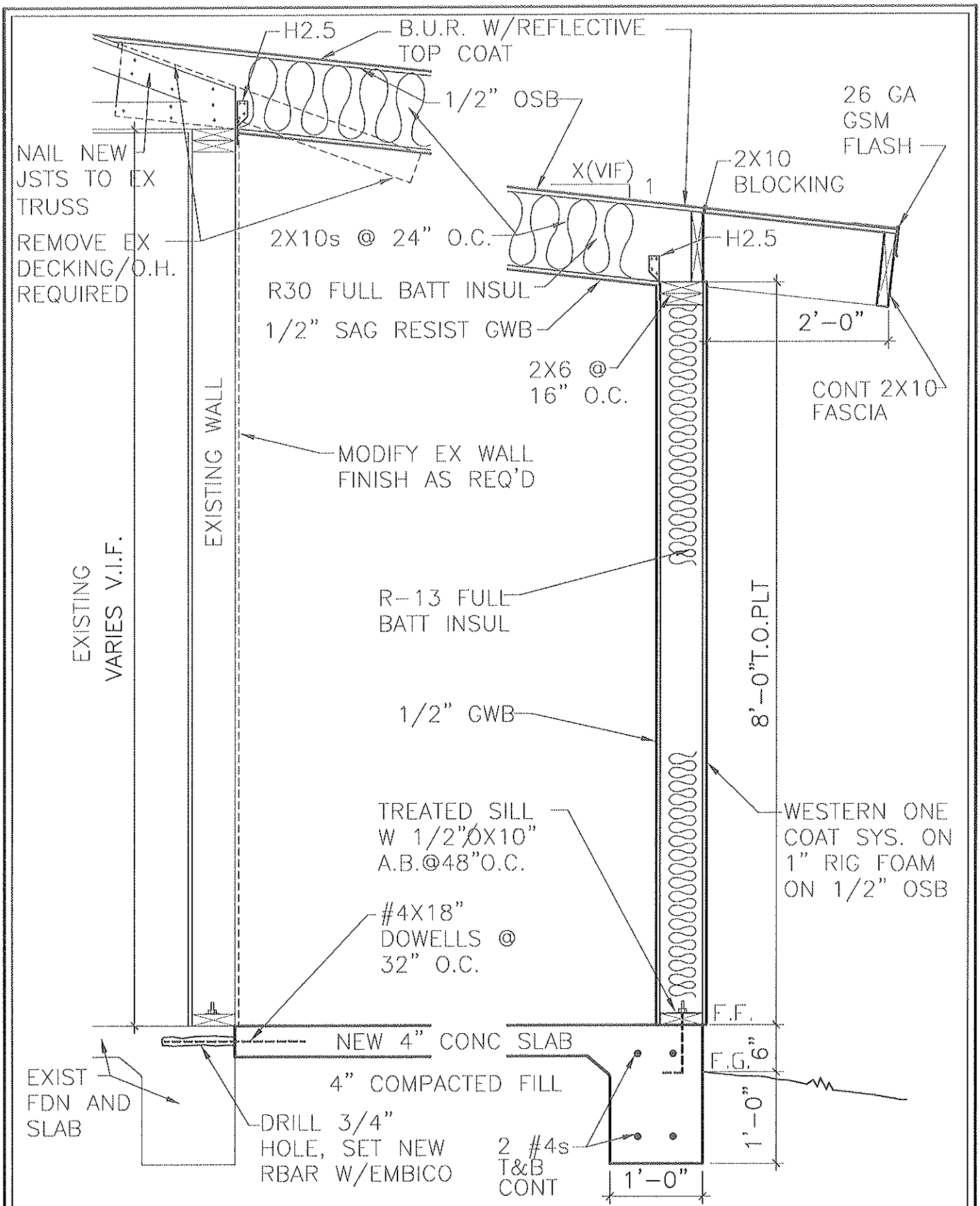


Figure 28
Wall section view

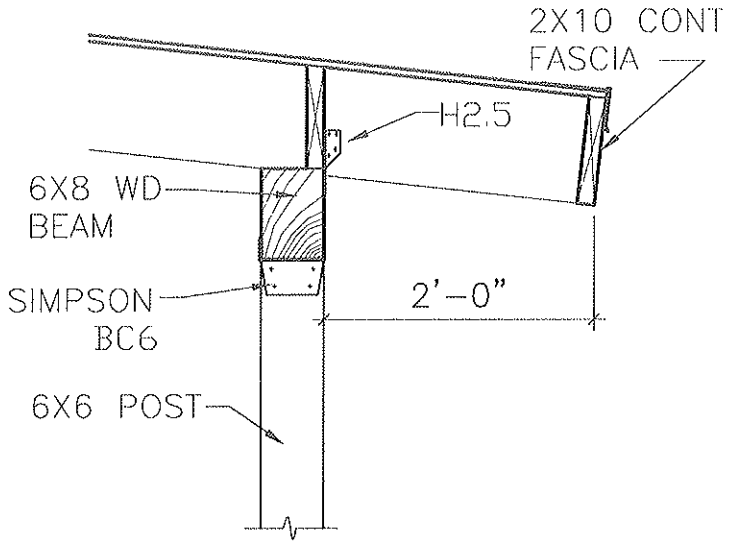


2 WALL SECTION

SCALE: 3/4" = 1'-0"

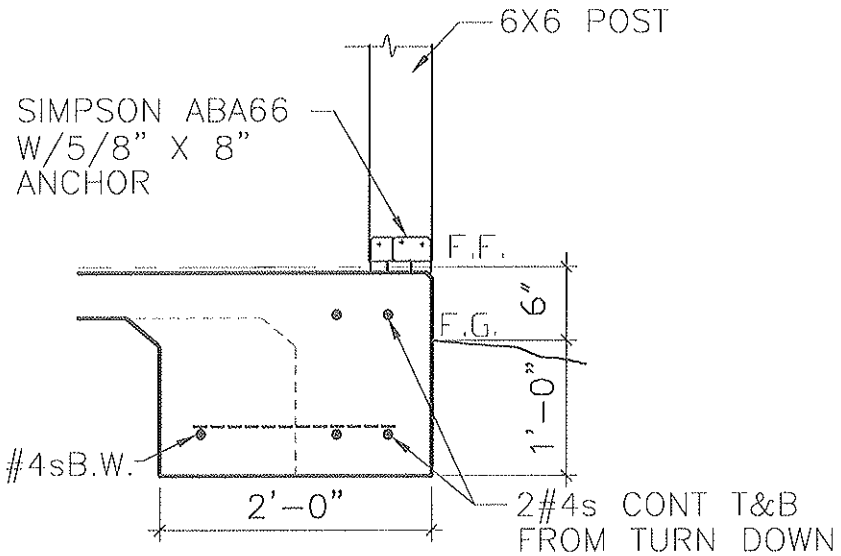
1 WALL SECTION

2006 IRC SCALE: 3/4" = 1'-0"



2 DETAIL

SCALE: 3/4" = 1'-0"



1 DETAIL

SCALE: 3/4" = 1'-0"