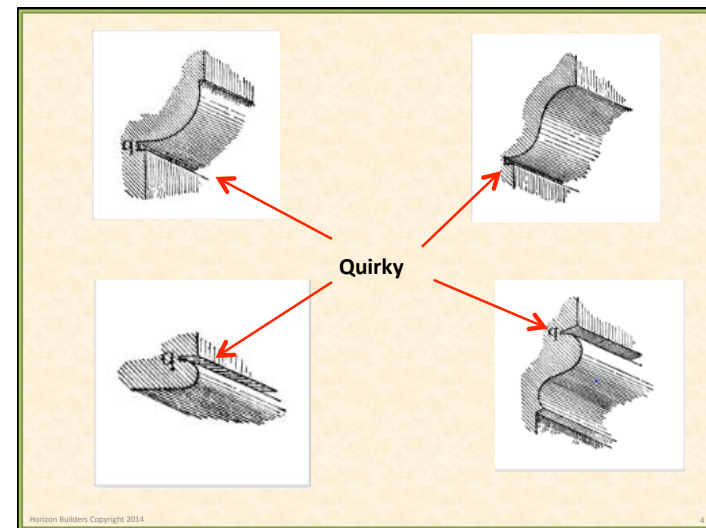
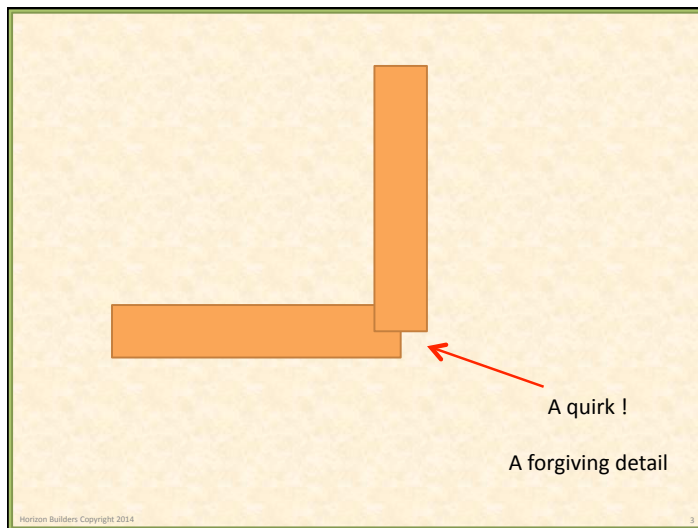
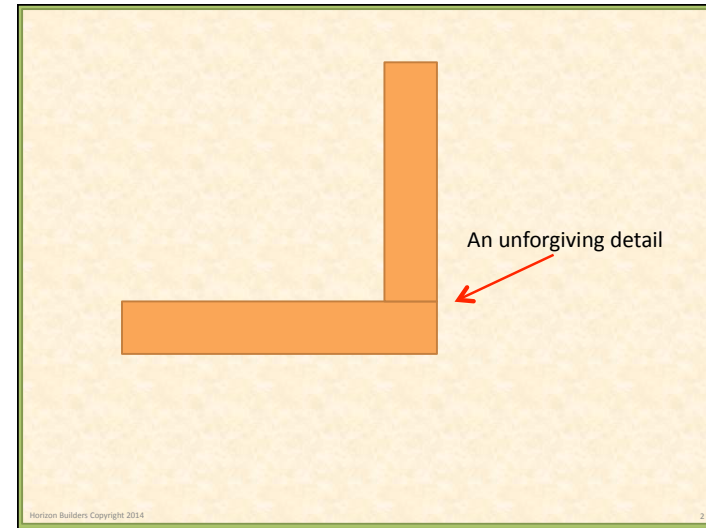


The Quirkiness of Details

George "Captain Quirk" Fritz
Foster Lyons
Horizon Builders





Brick Ties, Stone ties Problems and Process Solutions

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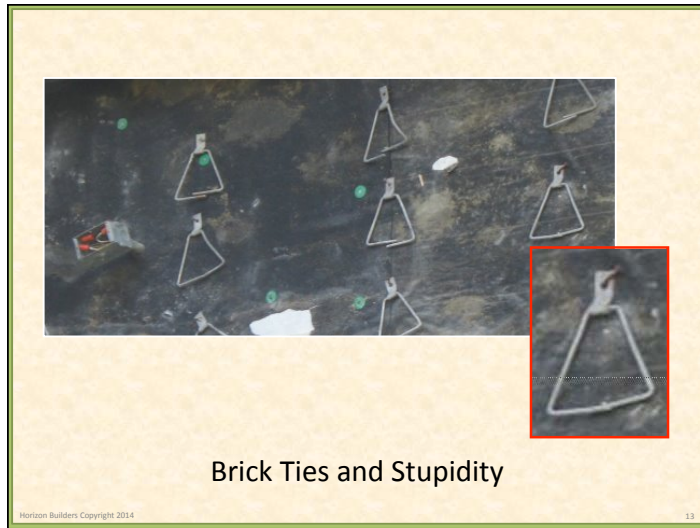
Problems

- Stone ties fastened with unapproved fasteners.
- Stone ties miss the 'mark'
- Ties that fail to 'tie'
- 'WRB's', drainage issues and redundancy

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Solutions

- The plywood becomes the 'stud'
- One stop shopping: a tie that ties – no choices here
- Liquid applied 'WPABL'
- Insulation that:
 - Drains and allows to drain
 - Dries
 - Allows to dry
 - Insulates
 - Protects

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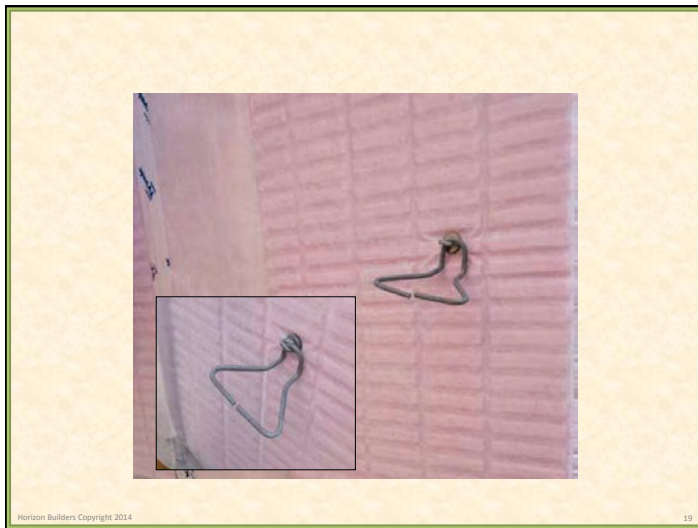
It's Hard to Find a Stud When You Need One

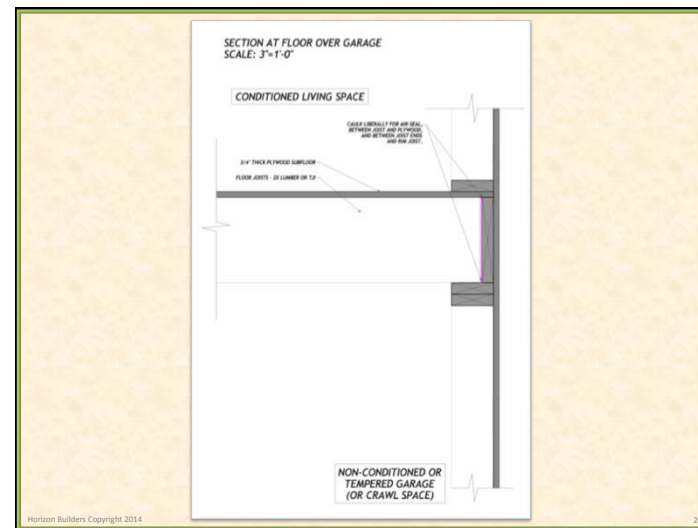
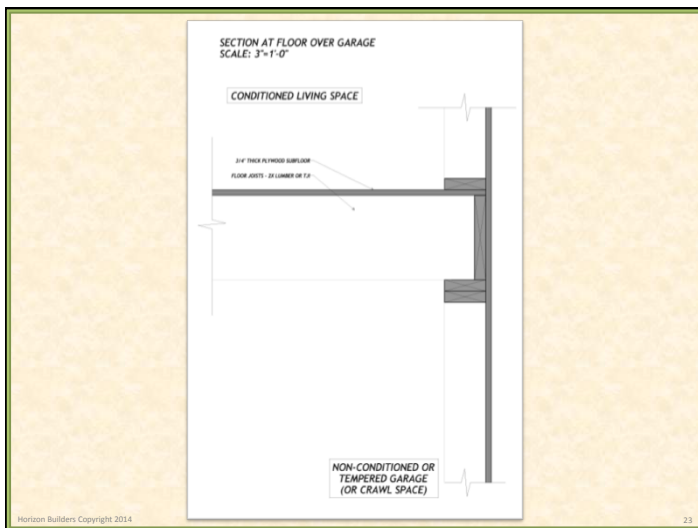
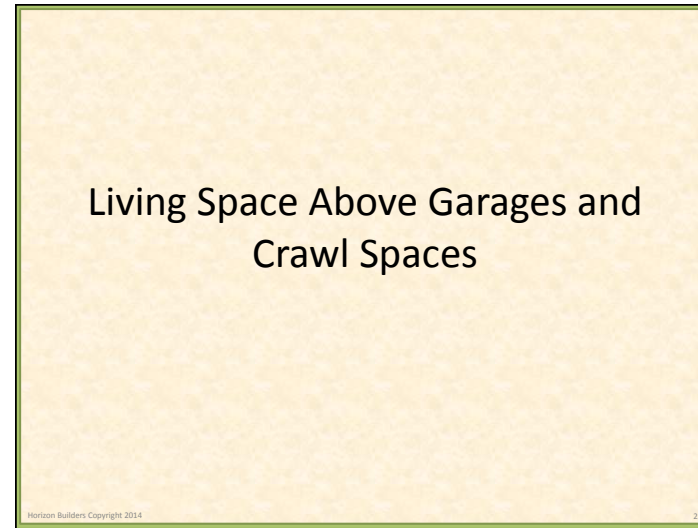
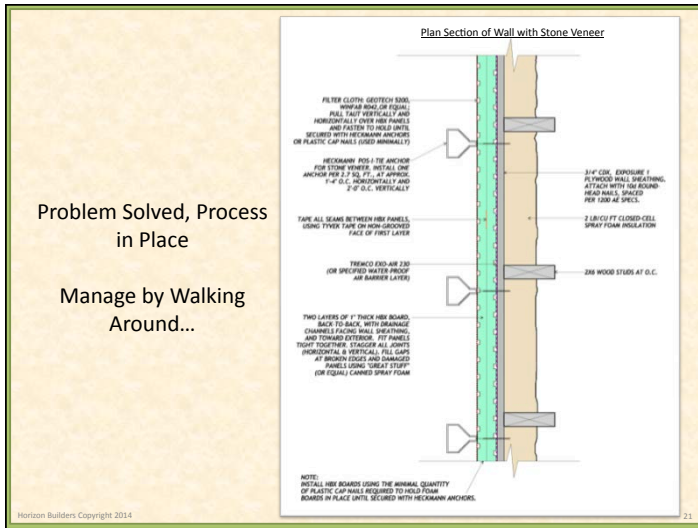
WALL SHEATHING AND FASTENER SCHEDULE	
ITEM	DESCRIPTION
10	1/2" Plywood on exterior side
11	1/2" Plywood on exterior side
12	1/2" Plywood on exterior side
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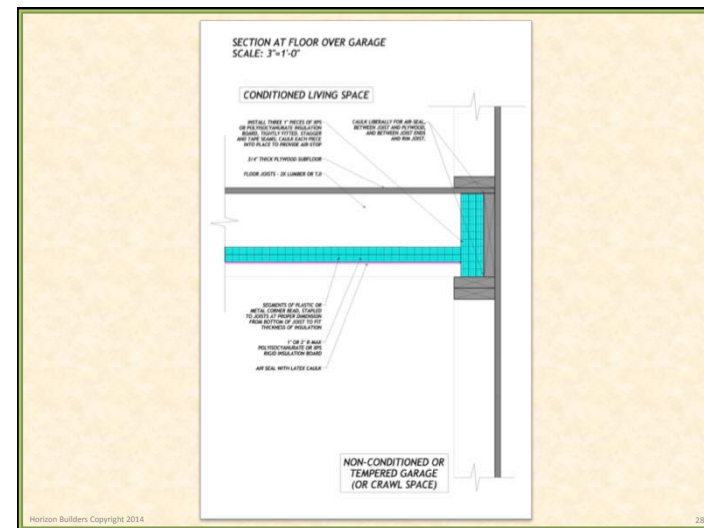
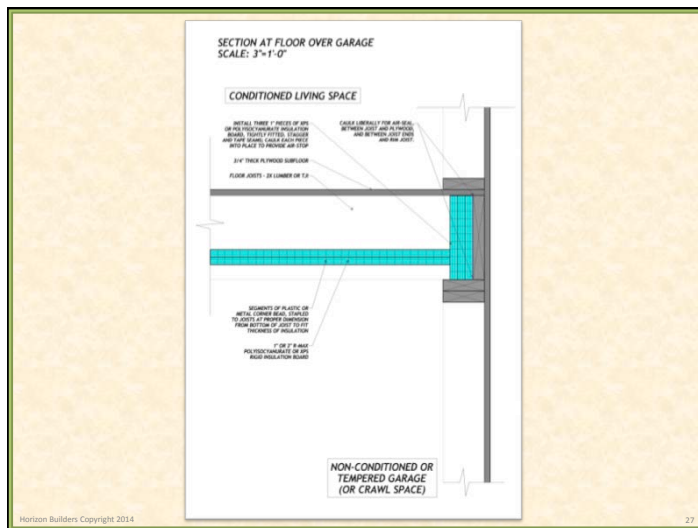
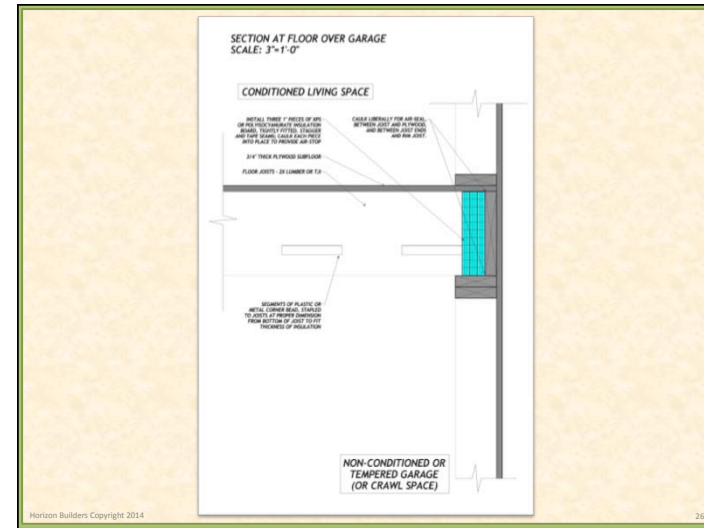
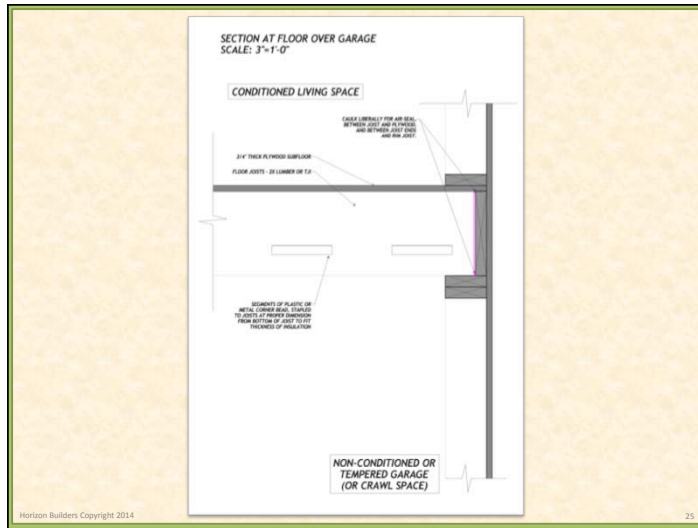
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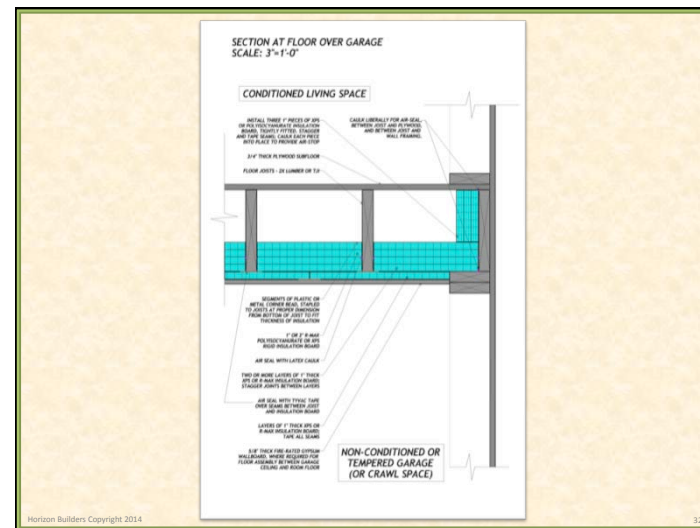
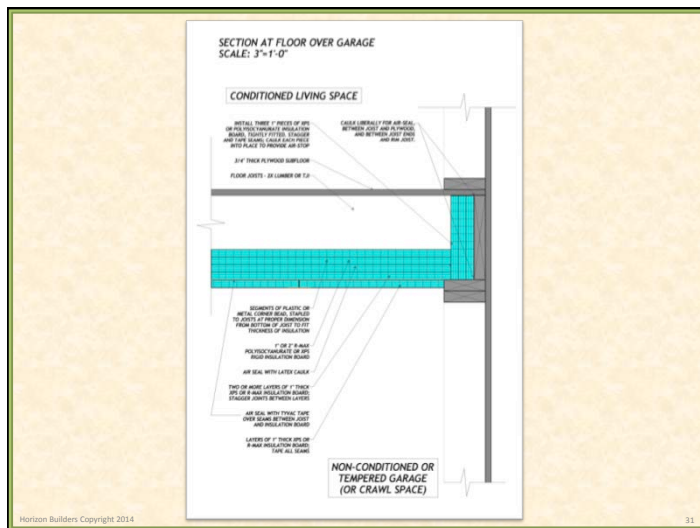
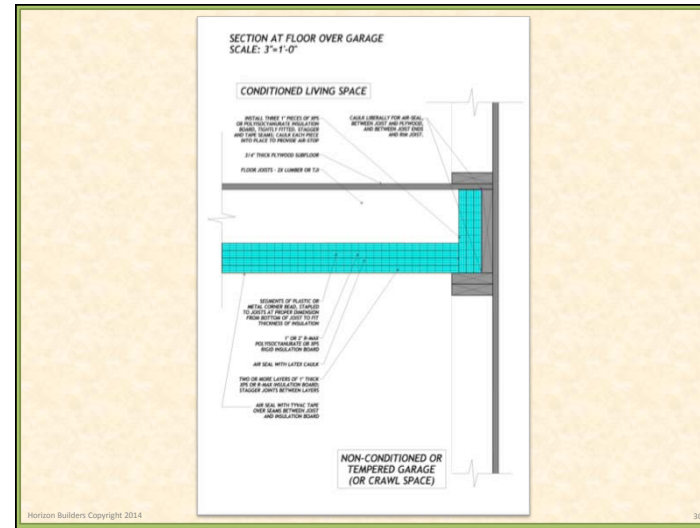
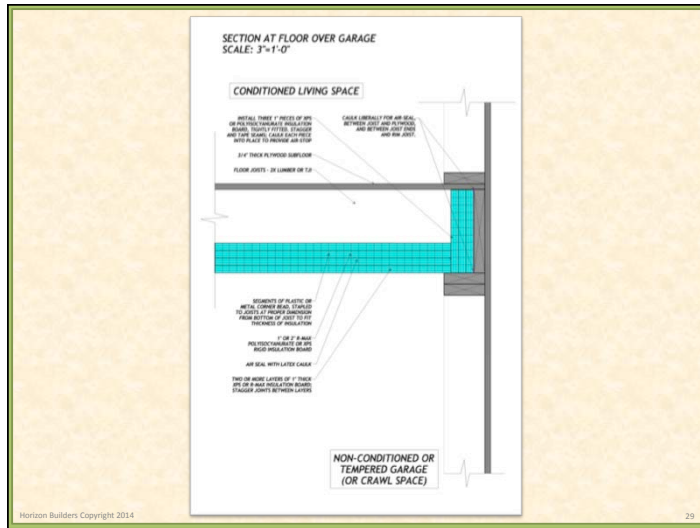
Solutions and Process...Heckmann Pos-I-Tie

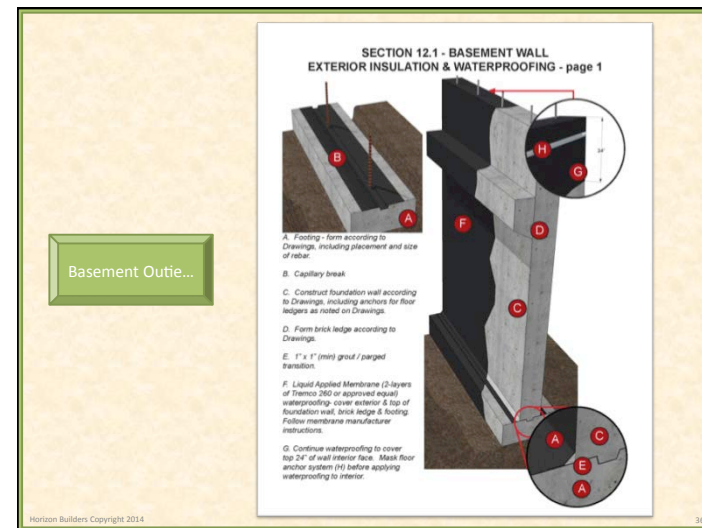
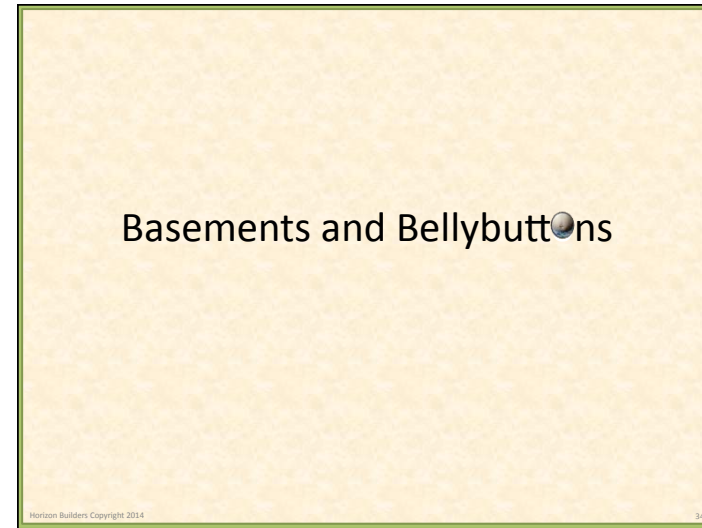
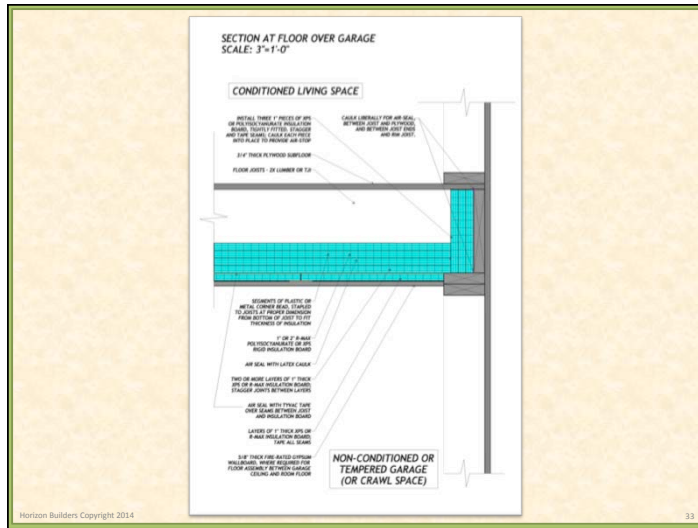
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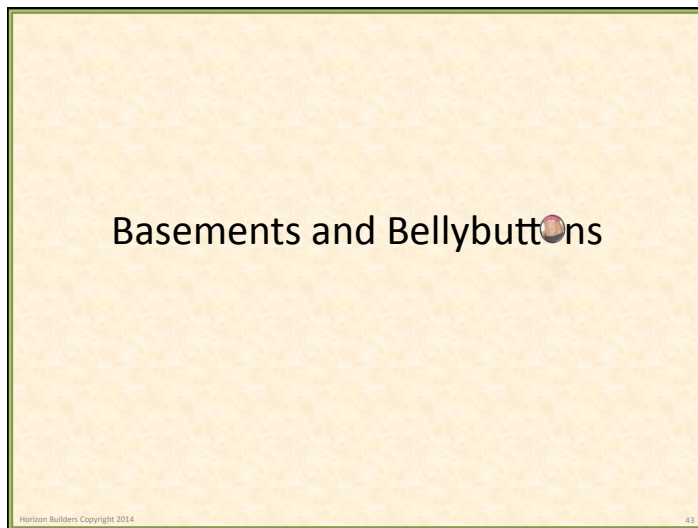
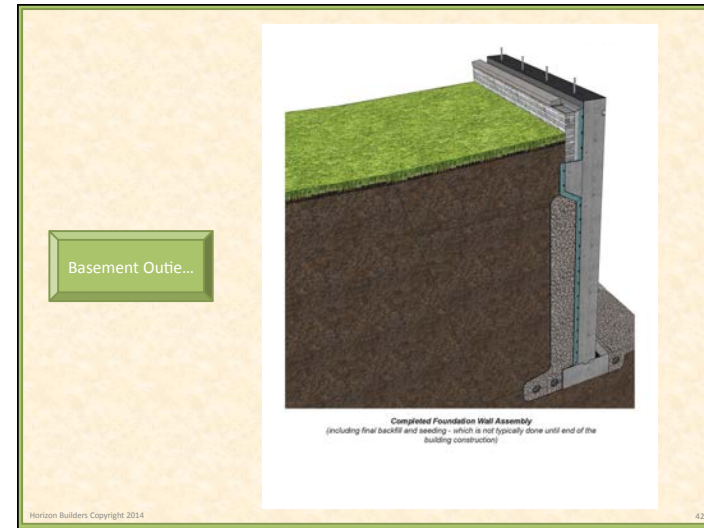
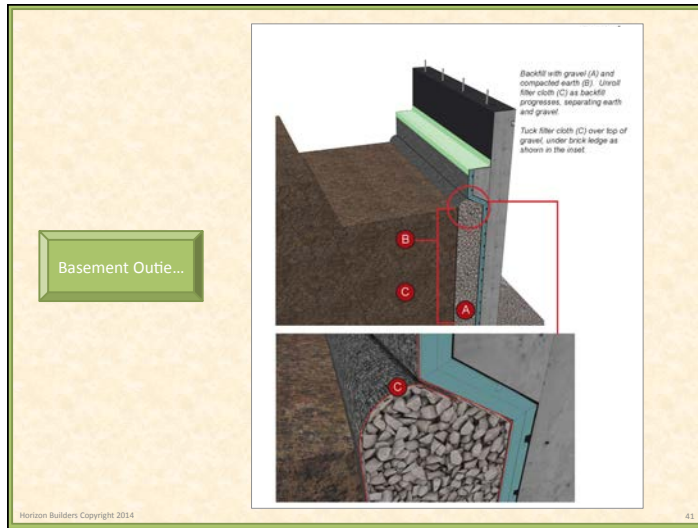












Basement Innie...

SECTION 05.2 - FLOOR & WALL FRAMING - LEDGER OFFSET

A. Completed foundation wall with waterproofing, peel-n-stick cap flashing, drainage plane, etc.
 B. Haffen FK-4 Floor cast-in-place anchoring system per Structural Drawings & Specification.
 C. Haffen FK-4 Offset Support Bracket (per Structural Drawings & Specifications). Adjust bracket height to align top of beam with top of wall sill plate (installed later).
 D. Glulam (Anthony Powerbeam or eqva) per Structural Drawings and Specifications.
 E. Lag bolts to anchor beam to bracket per Structural Drawings & Specifications - pre-drill holes in bracket support angle.

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Basement Innie...

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Basement Innie...

SECTION 12.2 - BASEMENT WALL INTERIOR WATER DRAINAGE

A. 4" gravel sub-slab drainage layer (or per Drawings) - top of gravel should be level w/top of wall footing.
 B. Drainage sheet (Delta 6200 or similar) from bottom of wall to bottom of floor framing above. Drainage channels shall face the wall (see 2D detail). Overlap horizontal seams 2" to 4" minimum, with lower sheet in FRONT of upper sheet. Overlap vertical seams 2" to 4".
 C. Fasten to wall using Delta Fast'ner or similar approved for use with drainage sheet product.
 D. Seal all seams (vertical and horizontal) using approved tape or mastic. Do not seal bottom sheet to the footing (allow water to drain over footing).

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Basement Innie...

A. Bend and install additional layer of Delta 6200 (or similar) drainage sheet along base of wall, with drainage channel facing the wall (B) and top of footing (C) (see 2D detail). Extend horizontally over entire width of footing and 1-2" into grave (E). Extend up vertical face of wall to 6" above slab when installed (approx. 12" up wall).

C. Terminate (seal) base sheet to face of wall drainage plane (D) using approved tape or mastic. Seal all joints between base sheets using tape or mastic. This is a GAS seal.

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Basement Innie...

2D detail of completed interior base drainage assembly.

Note that Delta 6200 (or similar) drainage sheet is installed with channels facing the wall. Water is intended to drain between the wall and drainage sheet, over the top of the footing and into the gravel layer. All drainage sheet layers shall be sealed using approved tape or mastic.

Vapor barrier between slab and insulation layer turns up wall and is similarly terminated (sealed) to the face of the drainage plane.

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Basement Innie...

A. (2) layers of 1" XPS rigid foam insulation (or per Drawings & Specifications) - stagger joints.

B. 15 mil Stego vapor barrier sheet (or equivalent per Drawings & Specifications), turn up wall 12" min. Tape edge to drainage sheet temporarily as necessary to pour slab (E).

C. Bond break

D. 4-5" concrete slab (or per Drawings)

E. Terminate (seal) edge of Stego to drainage sheet (F) using approved tape or mastic (GAS seal).

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Basement Innie...

SECTION 05.3 - BASEMENT WALL FRAMING, INSULATION & FINISH

Interior Basement Wall Framing

A. Completed foundation wall with gas-sealed interior drainage plane.

B. Sill gasket between metal base plate & concrete

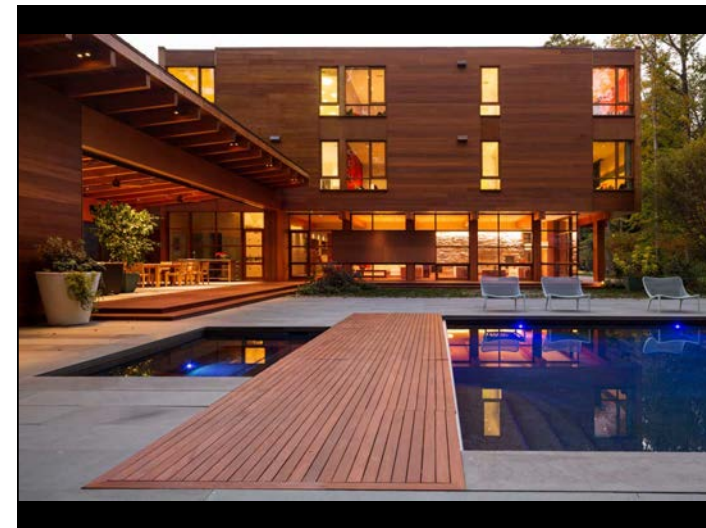
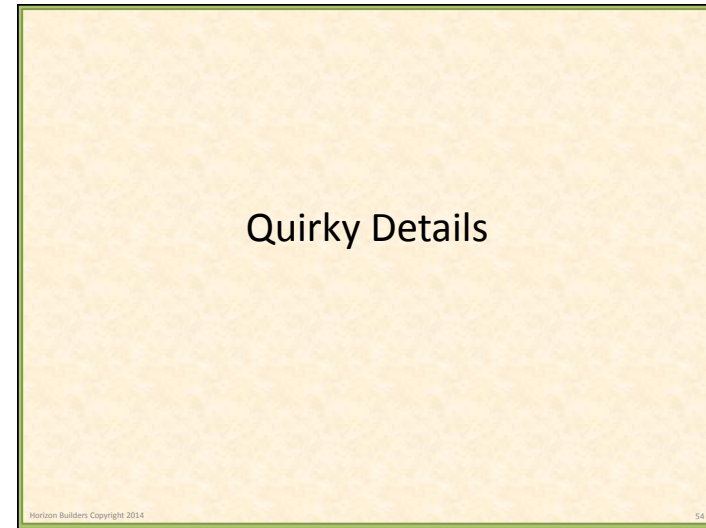
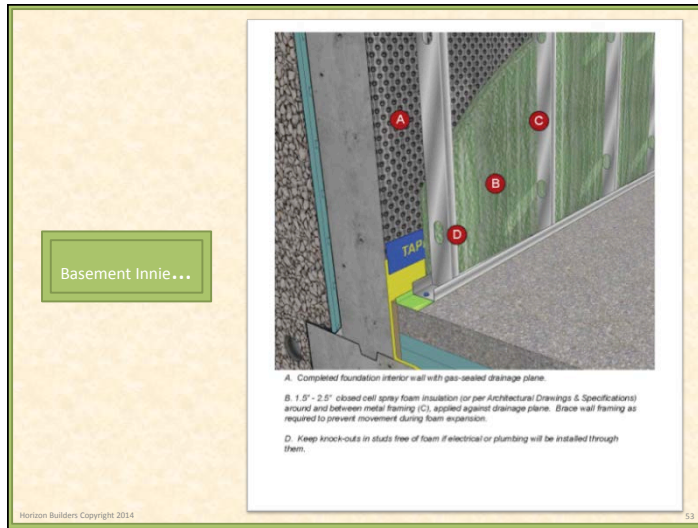
C. 2x4 light gauge metal framing, HPSI 2-1/2" distance between framing & drainage plane.

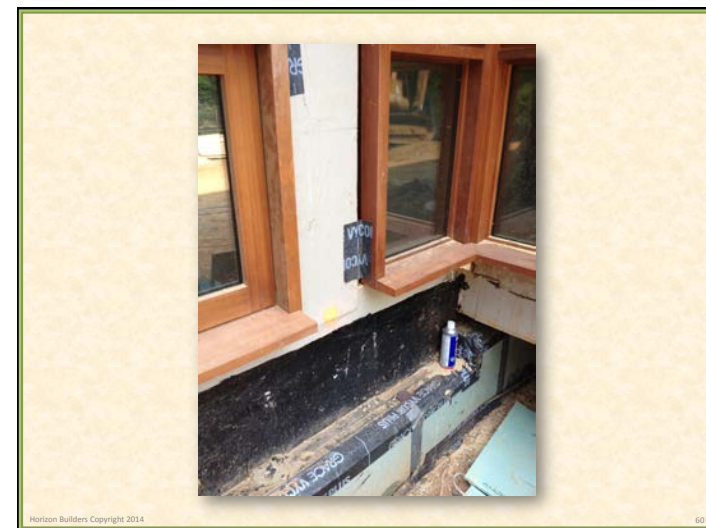
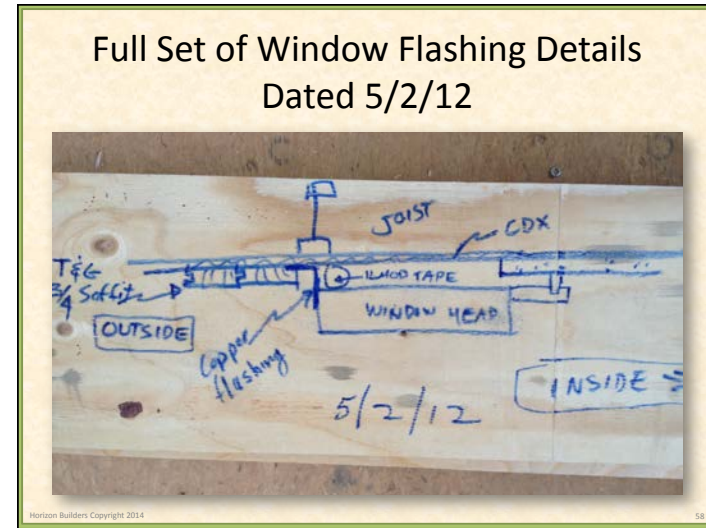
D. Anchor base plate to concrete slab using approved coated masonry bolts.

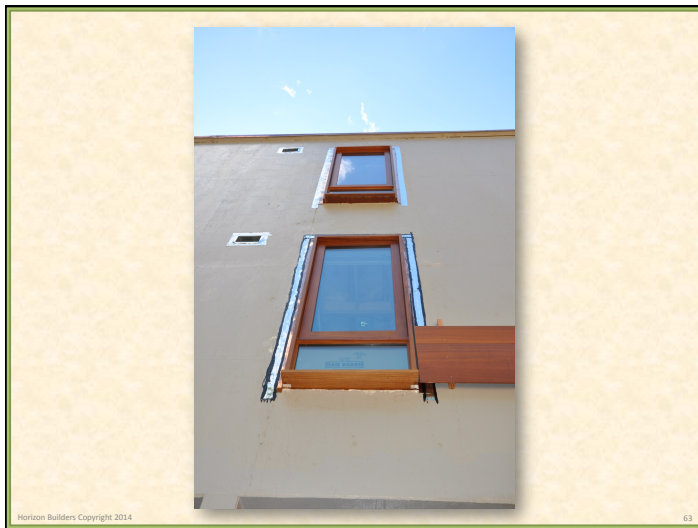
E. Attach studs to base plate using sheet metal screws.

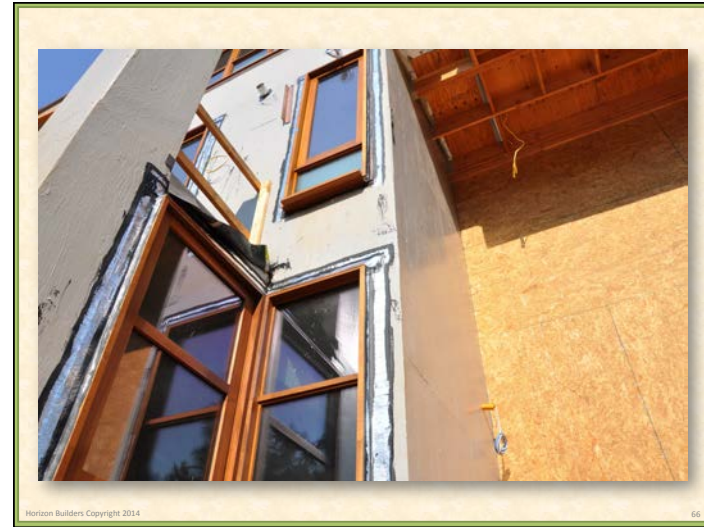
F. Attach metal framing to floor framing above using approved blocking and fasteners.

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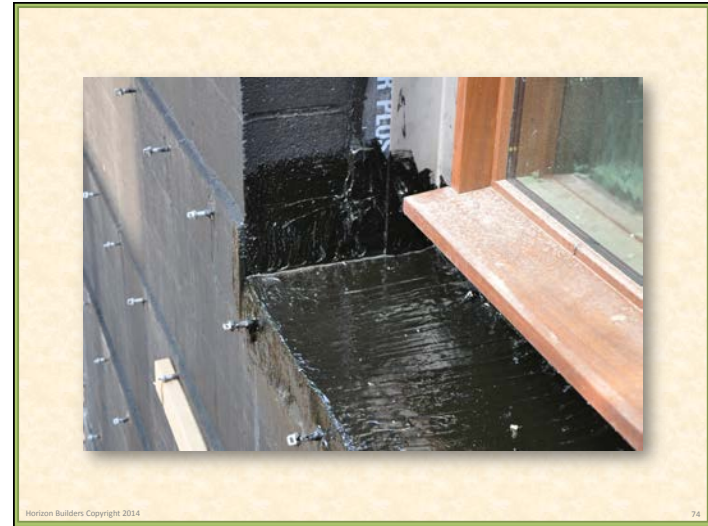
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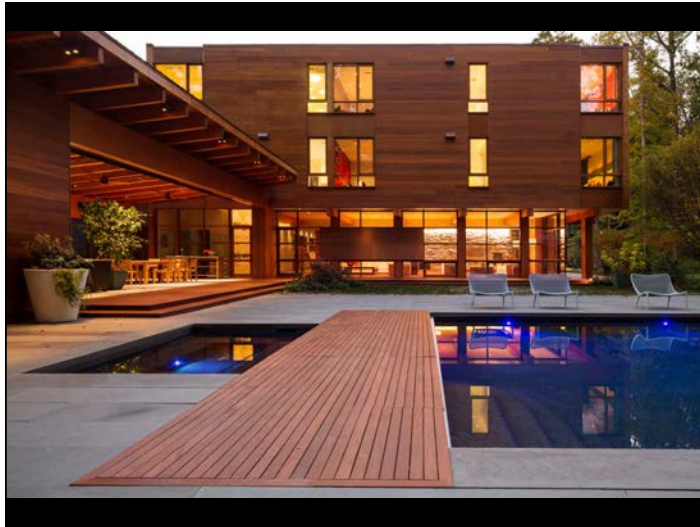


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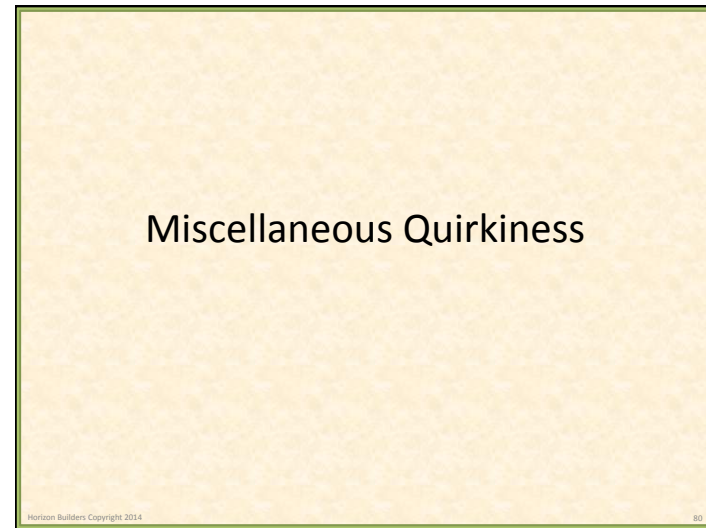
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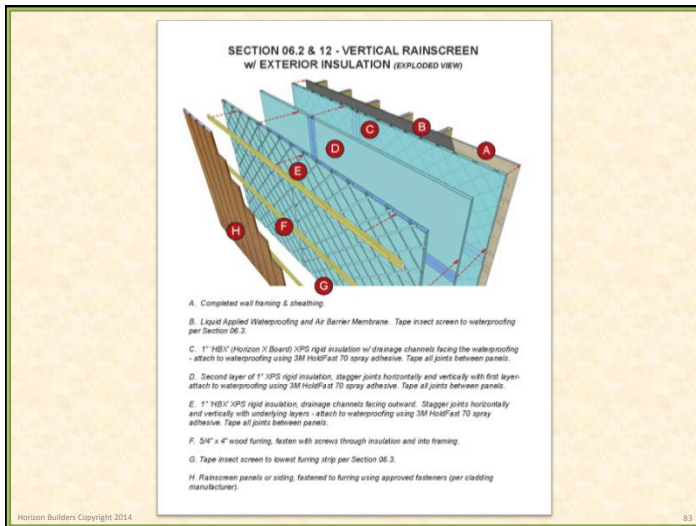
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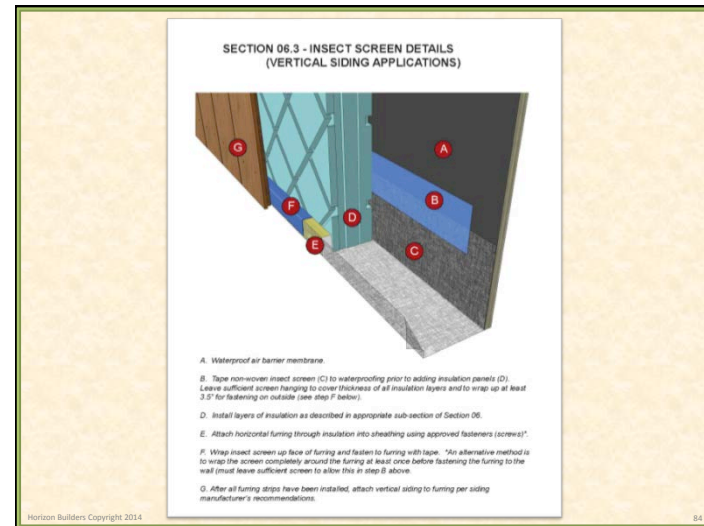
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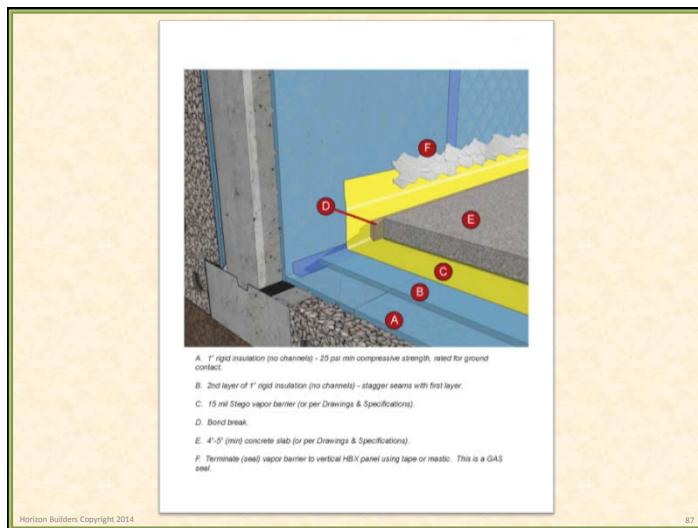
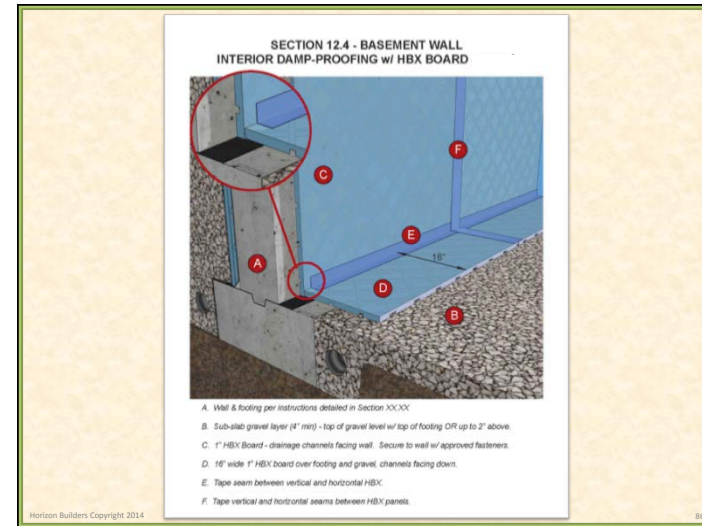
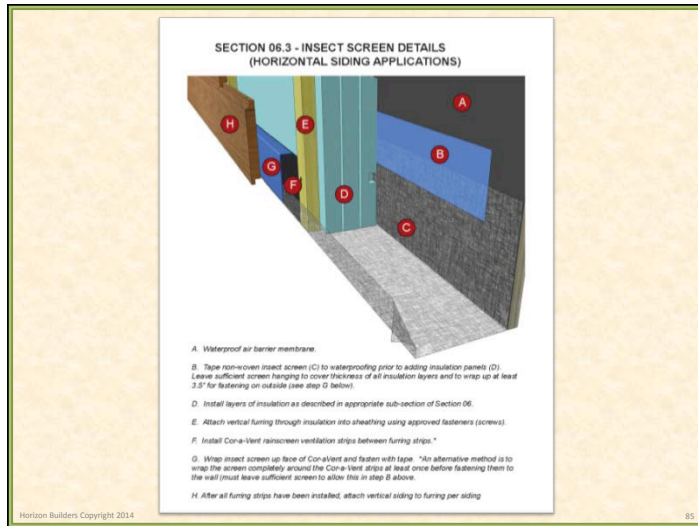
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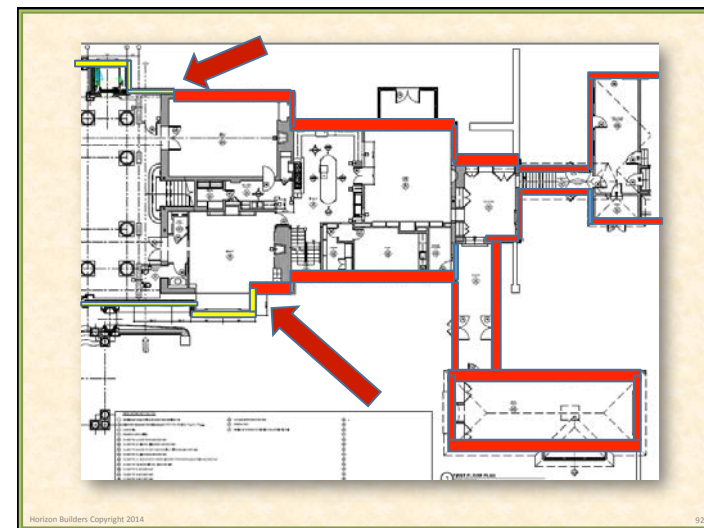
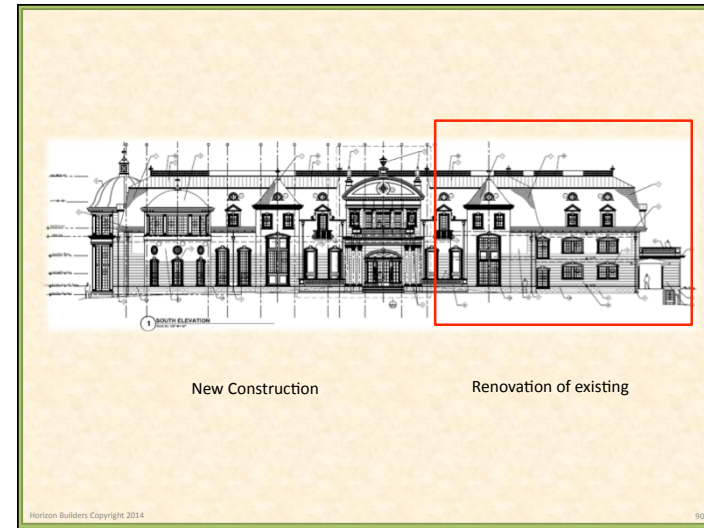
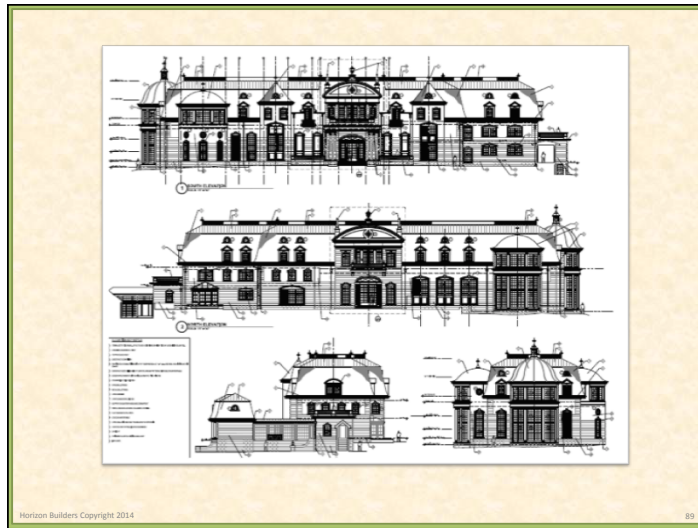
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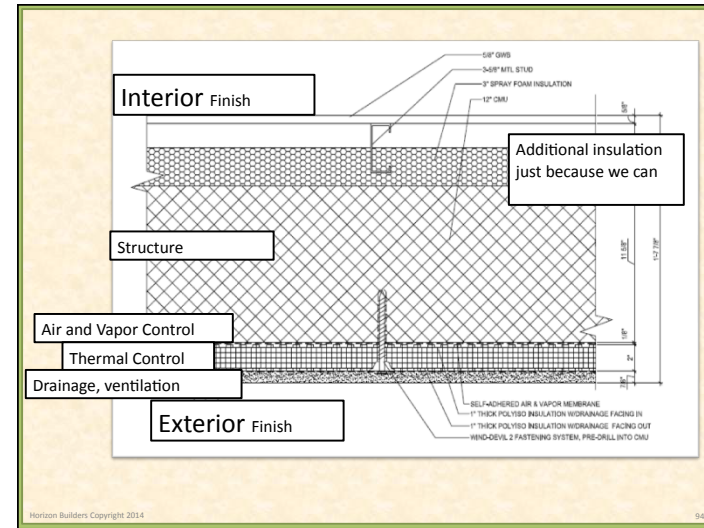
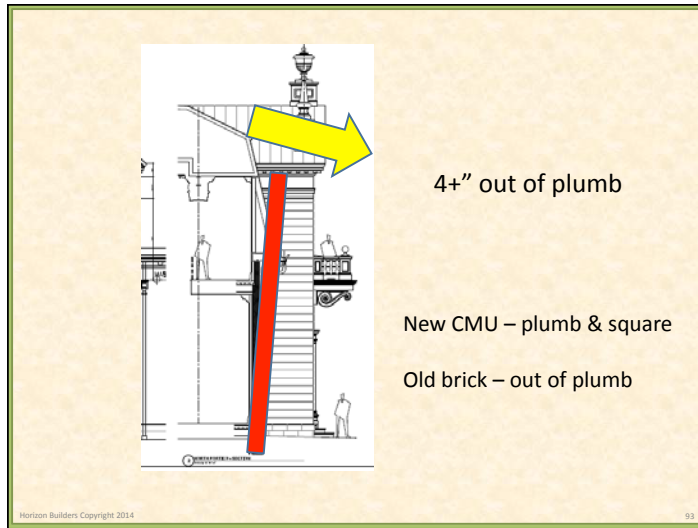


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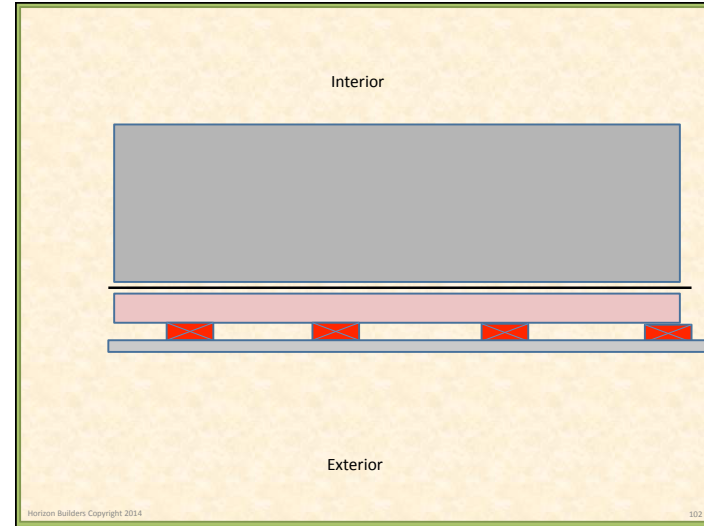
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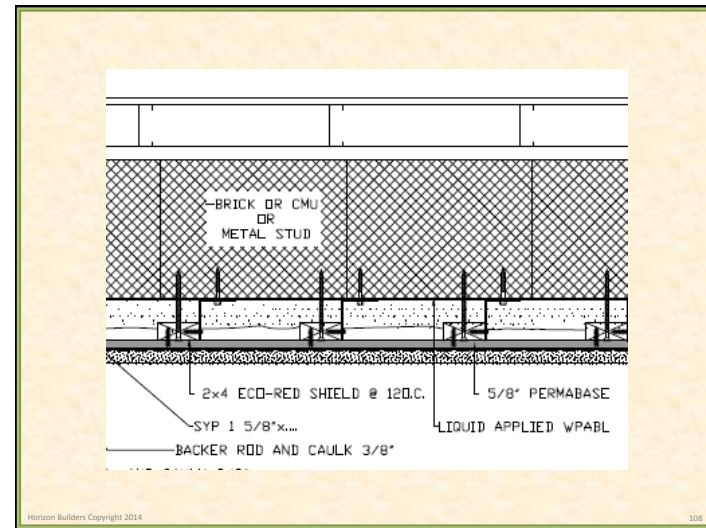
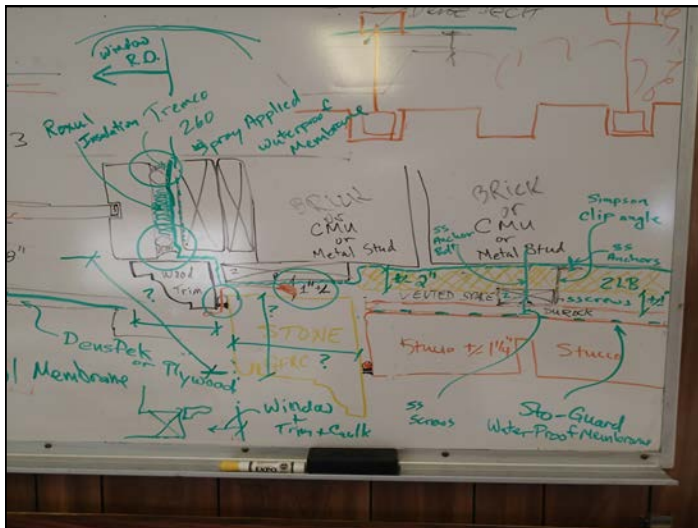


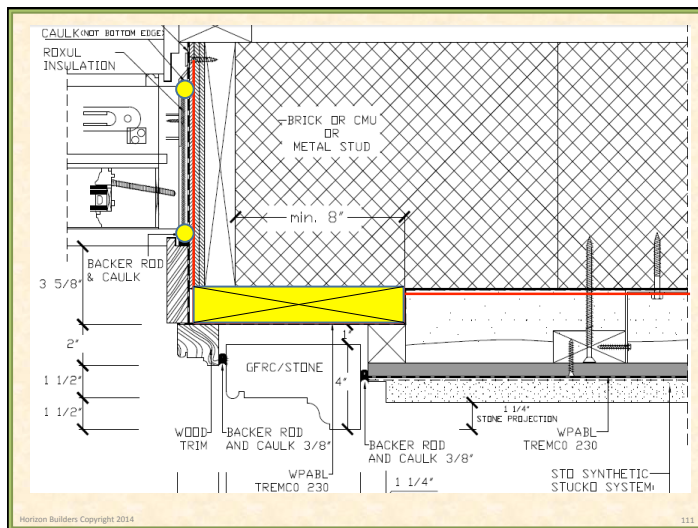
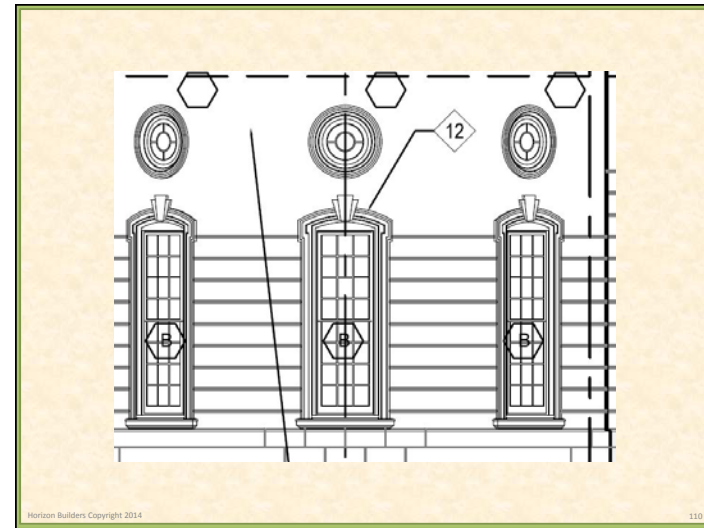


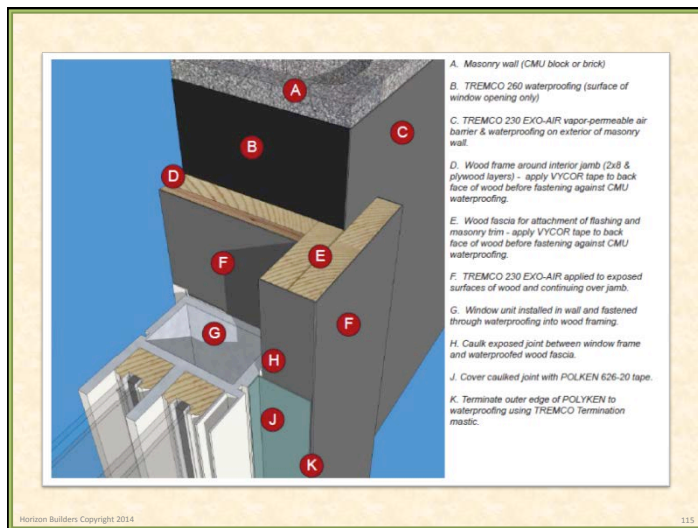
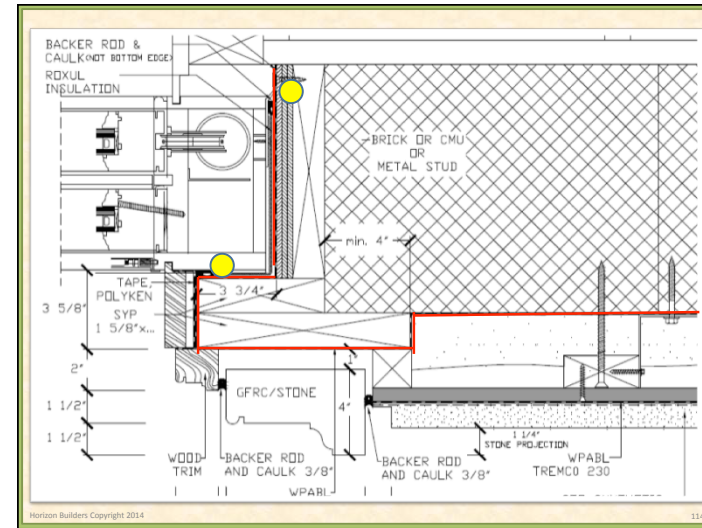
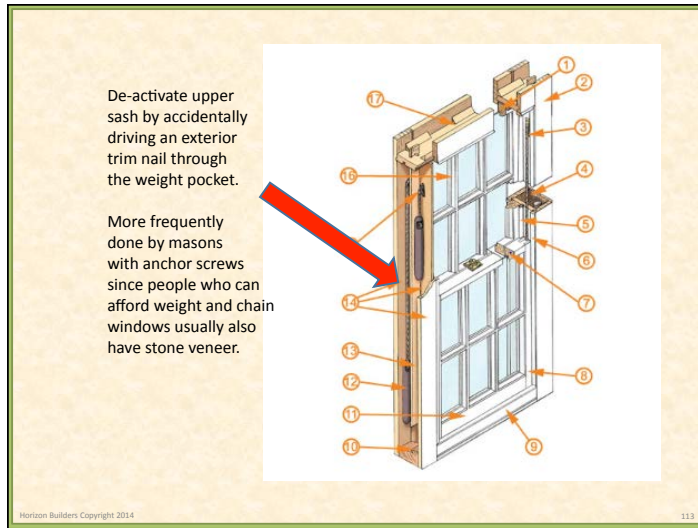






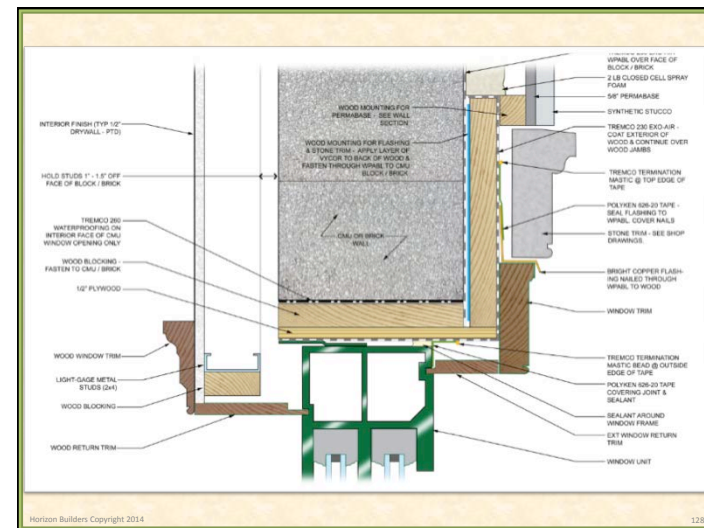
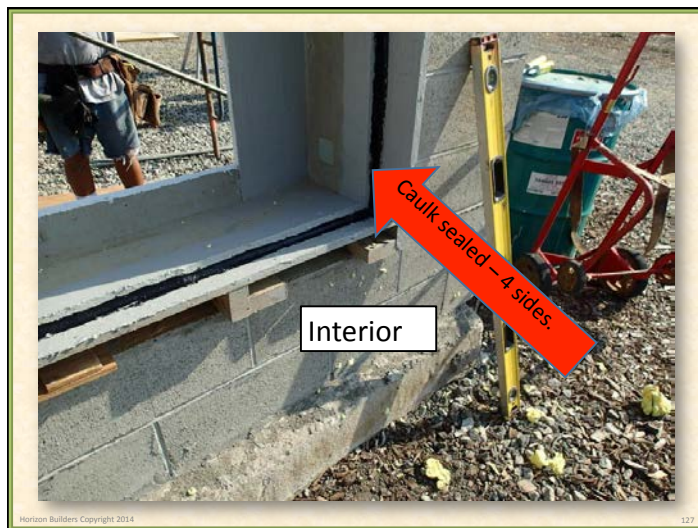
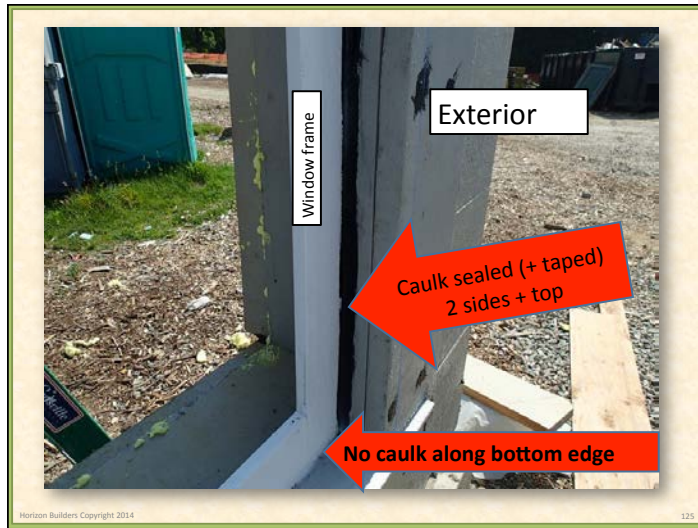


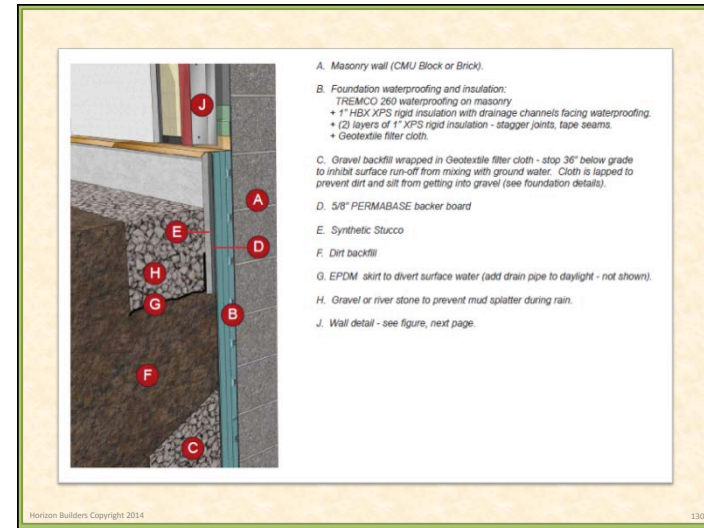
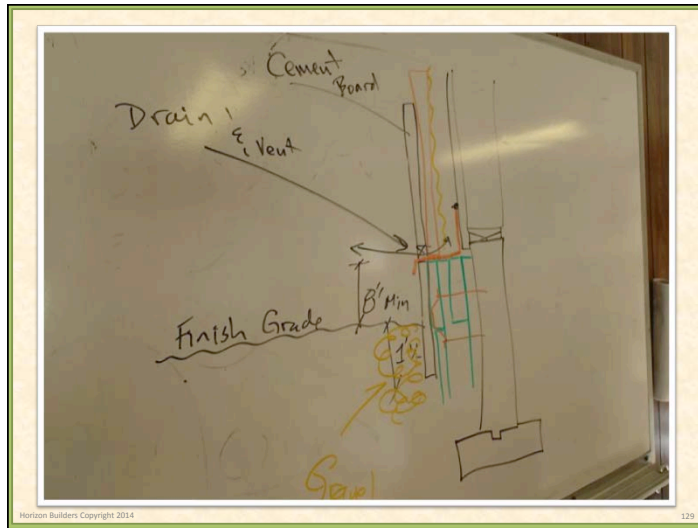














Thank you for your time!

Questions?

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Horizon Builders
george@horizonbuildersinc.net

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