

NOTE FOR S.A.B. BUILD-JOBS:

- * FINAL DETAILS INCLUDING FINIALS, SHUTTERS BRACKETS AND OTHER EXTERIOR ACCESSORIES MUST BE SELECTED AND ADDED TO THE CONTRACT OR CHANGE ORDER.

CONTRACTOR TO COORDINATE THE FOLLOWING:

- * VERIFY EACH WALL BRG HEIGHT & WINDOW HDR HEIGHT
- * STEP DOWNS @ T/FD TN PER GRADE
- * RETAINING WALL TRANSITIONS PER GRADE
- * ROOF AND SOFFIT VENTS PER CODE
- * SEE ROOF PLAN TO CONFIRM OVERHANGS PER LOCATION
- * CONTRACTOR TO VERIFY ALL DIMENSIONS
- * MINI-CANS / EAVE LIGHTS TYP
AT ALL HORIZ SOFFITS ON FRONT
CONSULT ARCHITECT IF LOC. IS IN QUESTION.



HFRO98 - SANTA BARBARA
2107 SW HARVEST MOON LANE, LSMO 64082

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ARCHITECTURAL SHEET #

A1

STATE OF MISSOURI
CHRIS SAATHOFF
REGISTERED PROFESSIONAL ENGINEER
NUMBER 2008001865
07/27/2020

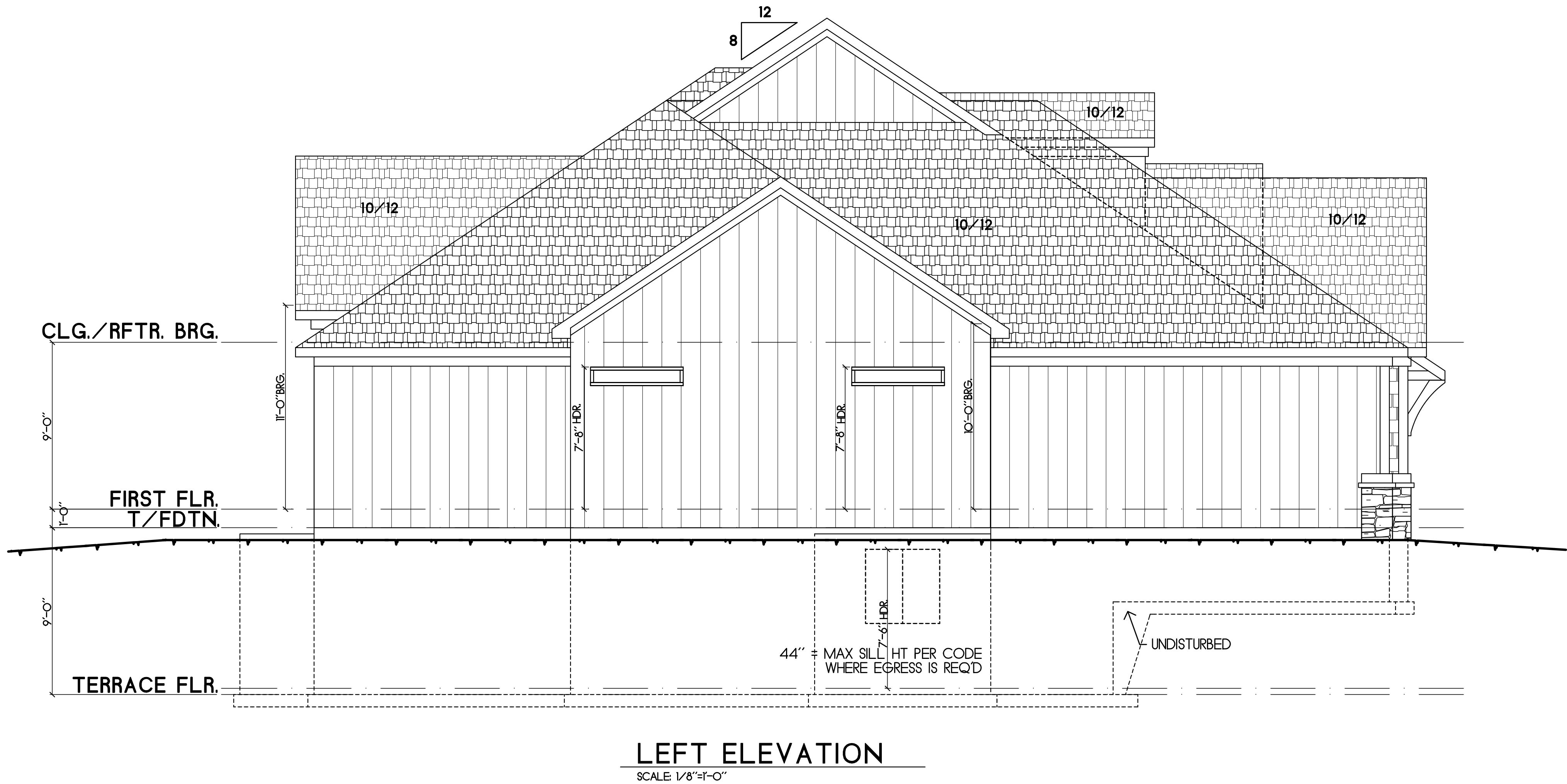
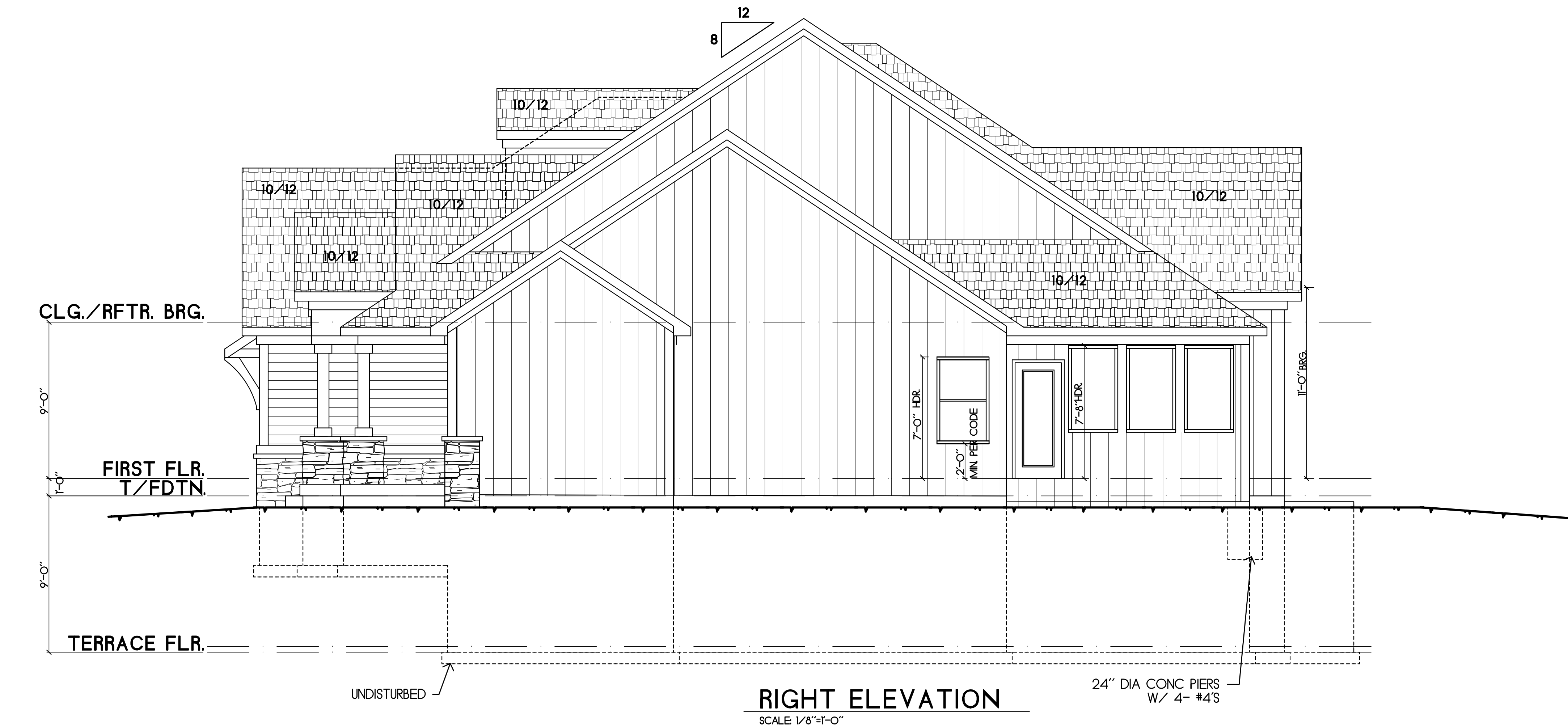
STRUCTURAL REVIEW
HDR# 46333

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ARCHITECTURAL SHEET #

A2
EASE FOR CONSTRUCTION
AS NOTED FOR REVIEW
OR FOR REVISIONS
LEE'S SUMMIT, MISSOURI

09/14/2023

STATE OF MISSOURI

CHRIS SAATHOFF

PROFESSIONAL ENGINEER

NUMBER 12008001865

07/27/2023

STRUCTURAL REVIEW

HD#: 46333

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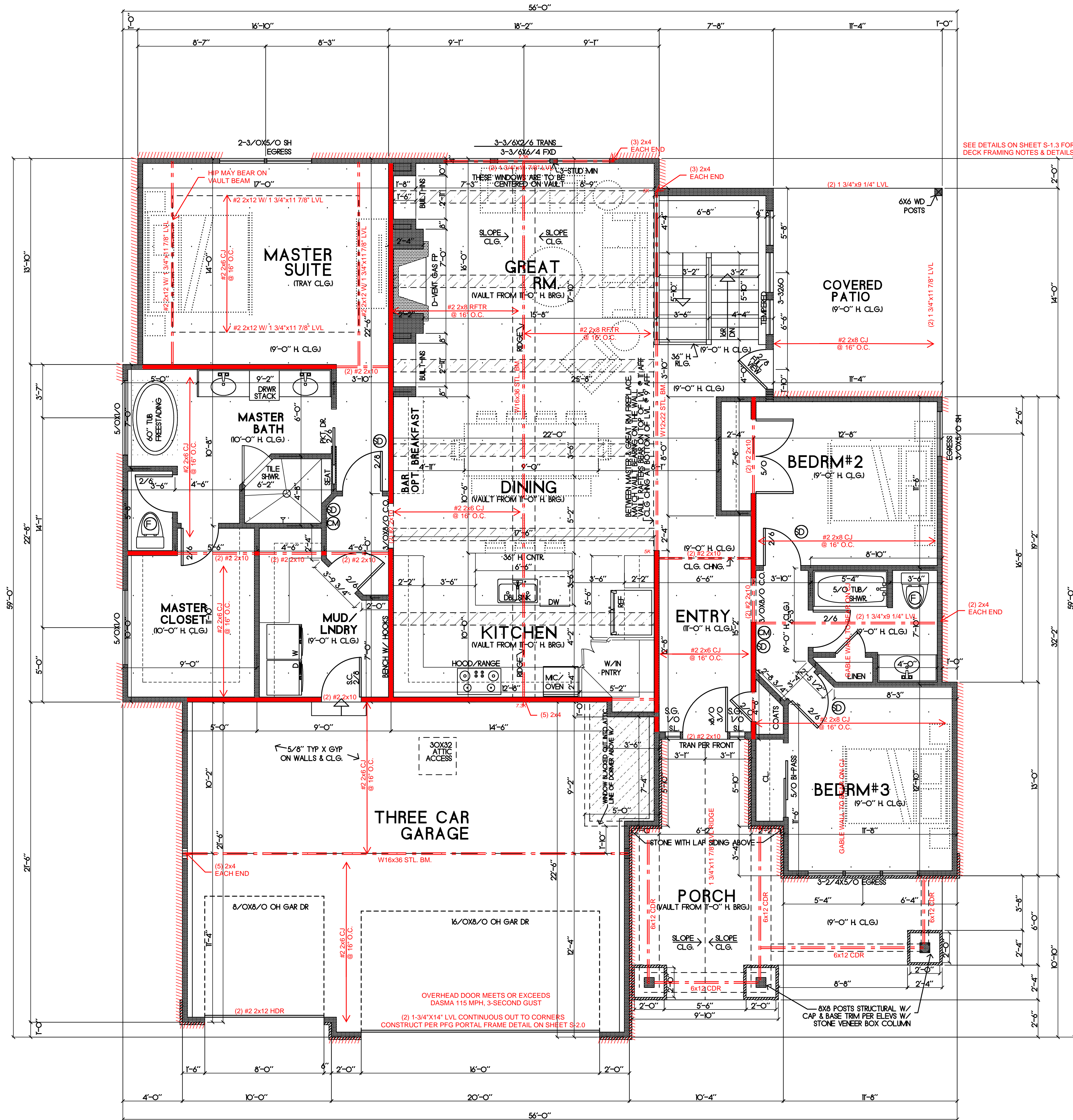
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ARCHITECTURAL SHEET #

A3
RELEASE FOR CONSTRUCTION
NO REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

09/14/2023



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
AREA= 1,972 SF

ALL ELECTRIC HOME WITH PROPANE AND SEPTIC SYSTEMS
NOTE: 2X6 STUDS AT ANY WALL TALLER THAN 12' TALL

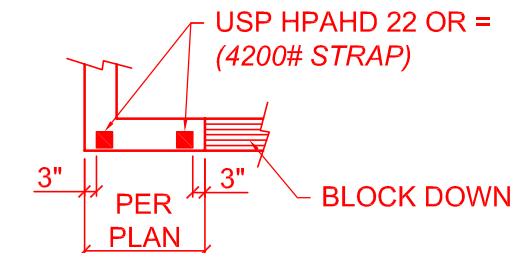
WINDOW NOTES:
SEE ELEVATIONS FOR HDR, HTS

SEE DETAILS ON SHEET S-1.3 FOR ALL
DECK FRAMING NOTES & DETAILS

- LOAD BEARING WALL
- LOAD BEARING BEAM
- SMOKE DETECTOR
- CARBON MONOXIDE SENSOR

GENERAL NOTES:
- WINDOW SHALL HAVE FALL PROTECTION PER IRC 312.2.4
- HOUSE WILL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1.5
- OVERHEAD GARAGE DOORS MUST MEET DASHA REQUIREMENTS SEE DETAIL SHEET S-1.0
- ALL HEADERS NOT LABELED SHALL BE MIN (2) #2-2X10 DFL
- DBL ALL LST UNDER ISLAND
- SOILS IN THIS AREA COMMONLY HAVE A VERY HIGH SHRINK SWELL CAPACITY. OUR FIRM RECOMMENDS ALL SITES BE EVALUATED BY A GEOTECHNICAL FIRM PRIOR TO PLACEMENT OF FOUNDATIONS
- PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS PER IRC REQUIREMENTS
- ANY PORTION OF THESE PRINTS ISSUED WITHOUT A MIN. OF S-1.0 - S-4.0 SHALL NOT BE CONSIDERED A COMPLETE SET OF CONSTRUCTION DOCUMENTS
- ICE AND WATER SHIELD AS REQUIRED PER IRC

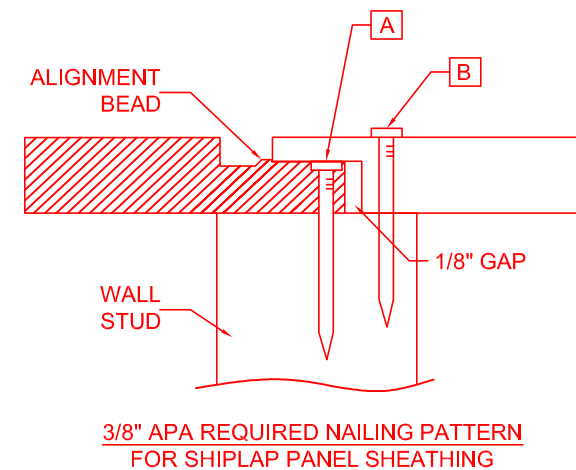
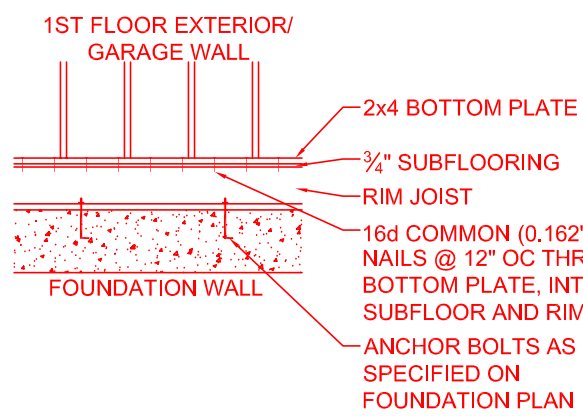
TYPICAL TIE DOWN AT NARROW WALL



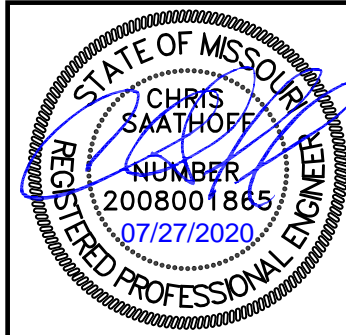
BRACED WALLS:
SEE CALCULATIONS ON SHEET S-2.0, PER ASC7-10
REQUIREMENTS AS ALLOWED BY IRC 2018 R301.2.1

ALL EXTERIOR WALLS SHALL BE SHEATHED PER ANY ONE OF THE FOLLOWING OPTIONS:
- 7/16\"/>

INTERIOR BRACED WALL LOCATIONS ONLY SHOWN
WHEN REQUIRED BY ADDITIONAL BRACING SECTION OF CALCULATIONS ON SHEET S-2.0



NAILING WITH SPACING AS
SPECIFIED PER PLAN. FOR
EXAMPLE, IF REQUIRED SPACING
IS 4\"/>



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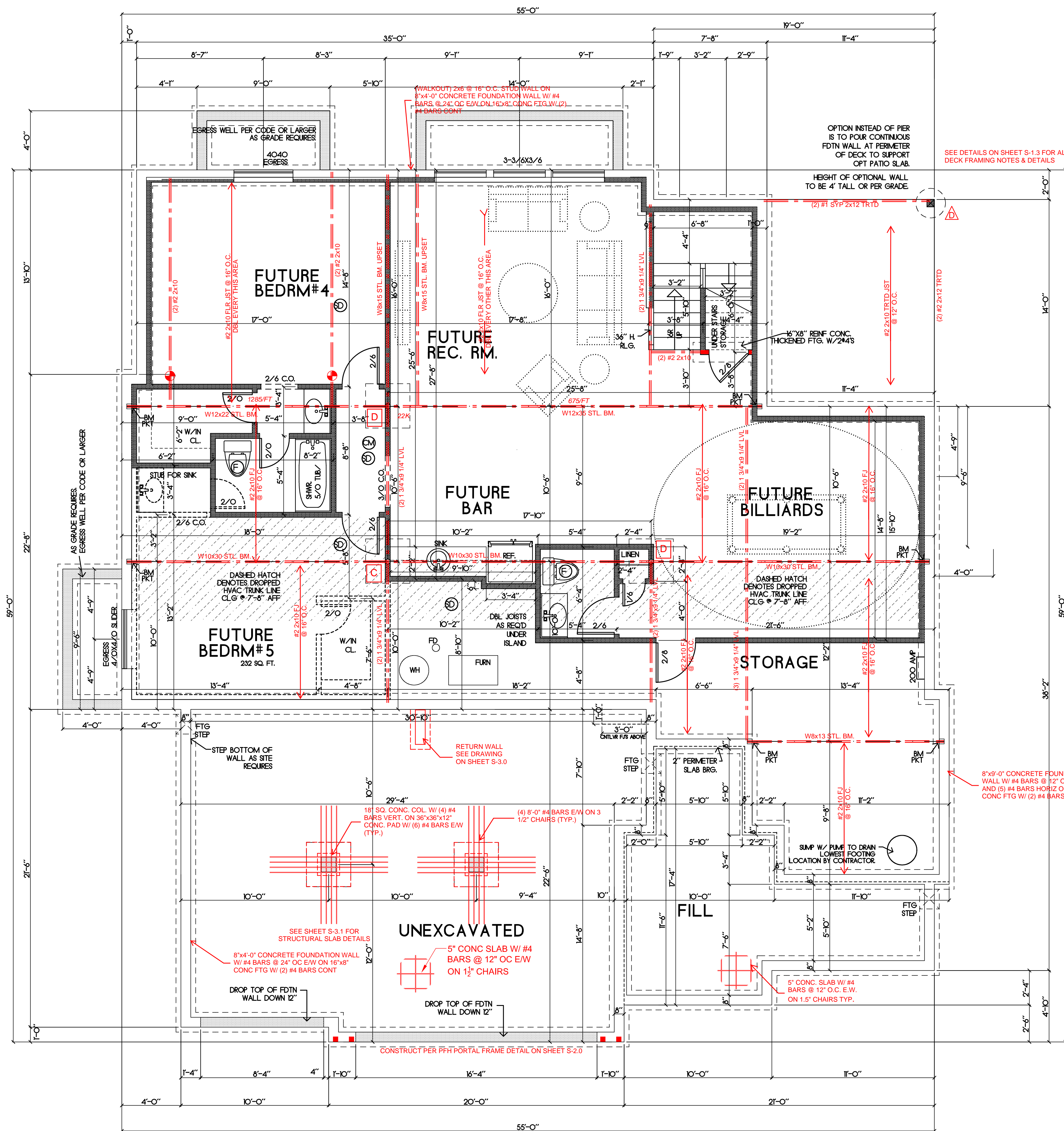
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A4
RELEASE FOR CONSTRUCTION
NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/14/2023



DECK PIER SCHEDULE

- MIN. 6X6 TRTD/CDR POST ON 12" CONC PIER WITH USP PAU 66 BASE OR = (1177# MAX)
- MIN. 6X6 TRTD/CDR POST ON 16" CONC PIER WITH USP PAU 66 BASE OR = (2050# MAX)
- MIN. 6X6 TRTD/CDR POST ON 18" CONC PIER WITH USP PAU 66 BASE OR = (2649# MAX)
- MIN. 6X6 TRTD/CDR POST ON 24" CONC PIER WITH USP PAU 66 BASE OR = (4710# MAX)

PIERS TO TERMINATE ON ORIGINAL SOIL OF 1500 PSF MINIMUM BEARING.
PIERS TO TERMINATE AT A POINT 36" MINIMUM BELOW FINISH GRADE.
POST ARE NOT TO EXCEED AN UNBRACED LENGTH OF 12' WITHOUT CONTACTING HD ENGINEERING FOR GUIDANCE.

COLUMN PAD SCHEDULE

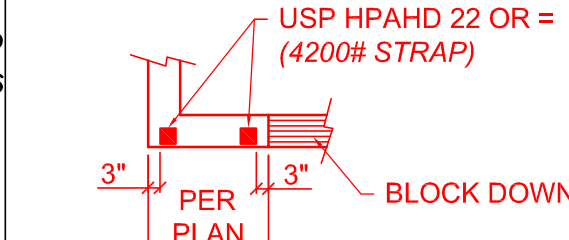
- | Letter | Column Schedule |
|--------|-------------------------------------------------------------------------------------|
| A | 3" SCH. 40 STL. COL. ON 30"x30"x12" CONC. PAD W/ (5) #4 BARS E.W. (9.4K MAX.) |
| B | 3" SCH. 40 STL. COL. ON 36"x36"x12" CONC. PAD W/ (6) #4 BARS E.W. (13.5K MAX.) |
| C | 3 1/2" SCH. 40 STL. COL. ON 42"x42"x14" CONC. PAD W/ (7) #4 BARS E.W. (18.4K MAX.) |
| D | 3 1/2" SCH. 40 STL. COL. ON 48"x48"x16" CONC. PAD W/ (8) #4 BARS E.W. (24K MAX.) |
| E | 3 1/2" SCH. 40 STL. COL. ON 54"x54"x18" CONC. PAD W/ (9) #4 BARS E.W. (30.4K MAX.) |
| F | 3 1/2" SCH. 40 STL. COL. ON 60"x60"x18" CONC. PAD W/ (10) #4 BARS E.W. (37.5K MAX.) |

NOTES:
1. COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAX. COLUMN HEIGHT OF 10'-0" TALL.
2. COLUMN AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED 1500 PSF. THIS IS THE CAPACITY REQUIRED BY AHI, UNDERLINED GENERAL NOTES ON S-1.0 FOR MORE DETAILS.
3. ALL STEEL COLUMNS SHALL BE ISOLATED FROM SLABS WITH APPROVED ISOLATION DEVICE OR JOINT.

GENERAL NOTES:

- WINDOW SHALL HAVE FALL PROTECTION PER IRC 312.2.4
- HOUSE WILL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 9008.1.5
- OVERHEAD GARAGE DOORS MUST MEET DASHA REQUIREMENTS SEE DETAIL SHEET S-1.0
- ALL HEADERS NOT LABELED SHALL BE MIN (2) #2-2X10 DFL
- DBL ALL JST UNDER ISLAND
- SOILS IN THIS AREA COMMONLY HAVE A VERY HIGH SHRINK SWELL CAPACITY. OUR FIRM RECOMMENDS ALL SITES BE EVALUATED BY A GEOTECHNICAL FIRM PRIOR TO PLACEMENT OF FOUNDATIONS
- PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS PER IRC REQUIREMENTS
- ANY PORTION OF THESE PRINTS ISSUED WITHOUT A MIN. OF S-1.0 - S-4.0 SHALL NOT BE CONSIDERED A COMPLETE SET OF CONSTRUCTION DOCUMENTS
- ICE AND WATER SHIELD AS REQUIRED PER IRC

TYPICAL TIE DOWN AT NARROW WALL



BRACED WALLS:

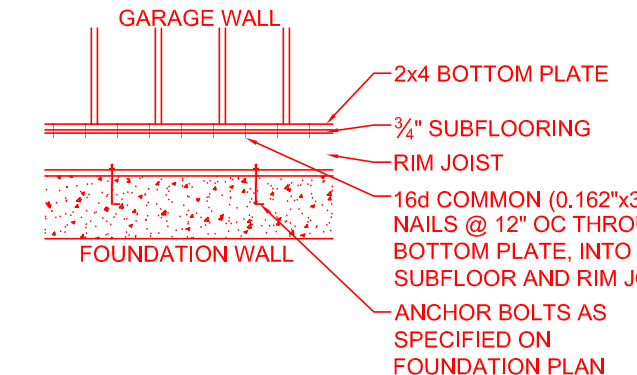
SEE CALCULATIONS ON SHEET S-2.0, PER ASCSE-10 REQUIREMENTS AS ALLOWED BY IRC 2018 R301.2.1

//////////

ALL EXTERIOR WALLS SHALL BE SHEATHED PER ANY ONE OF THE FOLLOWING OPTIONS:
-7/16" APA-RATED PLYWOOD/OSB WITH 8d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
-7/16" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 6d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
-3/8" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 6d NAILS @ 4" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD

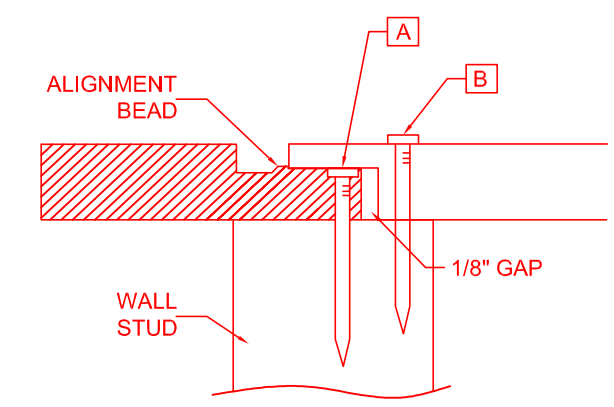
INTERIOR BRACED WALL LOCATIONS ONLY SHOWN WHEN REQUIRED BY ADDITIONAL BRACING SECTION OF CALCULATIONS ON SHEET S-2.0

1ST FLOOR EXTERIOR/ GARAGE WALL



FOUNDATION ANCHORING NOTES

- MIN. 1/2" ANCHOR BOLTS SHALL BE INSTALLED @ 36" O.C. MAX AND WITHIN 6"-12" FROM THE END OF EACH SECTION OF SILL PLATE ALONG ENTIRE PERIMETER OF FOUNDATION



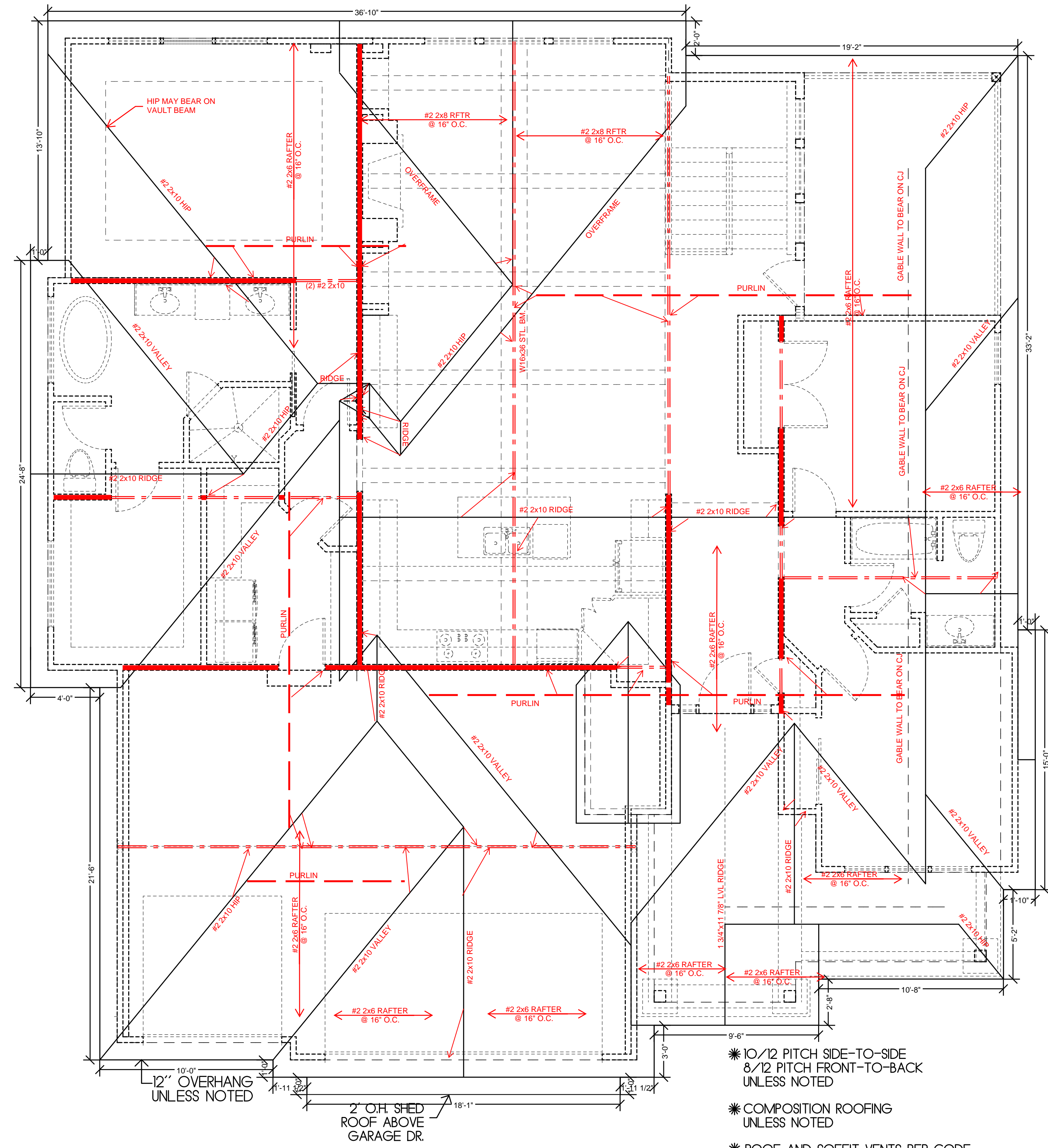
NAILING WITH SPACING AS SPECIFIED PER PLAN. FOR EXAMPLE, IF REQUIRED SPACING IS 4" O.C., BOTTOM LAP SHALL FIRST BE NAILED AT 4" O.C. (NAIL "A"), THEN FULL DEPTH SECTION OF OVERLAP PANEL SHALL BE NAILED @ 4" O.C. (NAIL "B")

NOTE:
REINFC. CONC. SLAB OVER GAS METER, AND SUMP PIT LOCATION MAY VARY ACCORDING TO UTILITY ACCESS/GRADE CONDITIONS, & ARE TO BE DETERMINED BY BUILDER BASED ON SITE REQUIREMENTS.

ELECT. PANEL, SEWER LINES, GAS METER, AND SUMP PIT LOCATION MAY VARY ACCORDING TO UTILITY ACCESS/GRADE CONDITIONS, & ARE TO BE DETERMINED BY BUILDER BASED ON SITE REQUIREMENTS.

1/2" GYP REQUIRED ON ALL I-JOISTS OVER UNFINISHED/STORAGE SPACES. OTHERWISE STRUCTURAL FLR JSTS MUST BE USED.

LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"
FINISH AREA= O SF



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTES

ROOF DESIGNED FOR LIGHT ROOF COVERING 30PSF
TOTAL LOAD (10PSF DL, 20PSF LL (SL))

RAFTERS (DOUG-FIR, OR EQUAL):
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	11'-11"
#2-2x6	@16" O.C.	14'-1"
#2-2x8	@24" O.C.	15'-1"
#2-2x8	@16" O.C.	18'-5"
#2-2x10	@24" O.C.	18'-5"
#2-2x10	@16" O.C.	22'-6"

NOTE: CODE MINIMUM L/240 DEFLECTION

GREATER THAN CODE

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	8'-5"
#2-2x6	@16" O.C.	9'-9"
#2-2x8	@24" O.C.	11'-3"
#2-2x8	@16" O.C.	12'-9"
#2-2x10	@24" O.C.	14'-3"
#2-2x10	@16" O.C.	16'-3"

DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD
VAULTS TO BE 2x10 DEPTH

ALL RIDGES, HIPs, AND VALLEYS NOT MARKED SHALL BE (1)
NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

PURLINS ARE 2x6 MIN.
PURLIN STRUTS ARE AT 4'-0" O.C.
PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS
THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED
LENGTH OF 8'-0"
PURLINS STRUTS SHALL BE CONSTRUCTED IN A "T"
CONFIGURATION AND PER THE FOLLOWING CHART

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGR.	>30'-0"

EACH END OF STRUT SHALL BE FASTENED WITH MIN.
(3) 8d OR (2) 16d NAILS
- RIDGE BRACES ARE SAME AS PURLIN BRACES;
SPACING, SIZE, CONFIGURATION, AND INSTALLATION
(SEE PURLIN BRACE NOTE ABOVE)
- HIP AND VALLEY BRACES ARE THE SAME AS PURLINS
SIZE, CONFIGURATION, AND INSTALLATION (SEE PURLIN
BRACE NOTES ABOVE)

SEE DETAILS 1, 5, 6, 7, 11, 12, 13, & 14 ON S-1.2
FOR ROOF FRAMING AND INSULATION OPTIONS

— — — — — PURLIN
— — — — — LOAD BEARING WALL
— = — = — LOAD BEARING BEAM/
GIRDER PER PLAN

SEE DETAIL 12/S-1.2 FOR RAFTER TIE CONNECTION FOR
CLG JOISTS PERPENDICULAR TO HIP RAFTERS

ALL RIDGES, HIPs, & VALLEYS SHALL BE FASTENED TO
EXTERIOR WALLS, BEAMS, OR LOAD BEARING WALL TOP
PLATE PER FRAME FASTENING SCHEDULE ON S-1.0, AND
PER R802.11, ALL UPLIFT OVER 200# SHALL BE FASTENED
AS SHOWN ON THIS PLAN SHEET

ALL RAFTERS SHALL BE FASTENED TO TOP PLATE WITH (3)
16d COMMON NAILS

IF ADDITIONAL HOLD DOWN STRAP REQUIRED: X=UPLIFT
FORCE (POUNDS), REQUIRED SIMPSON HOLD-DOWN

□ SIMPSON STRAP FASTENED TO STRUCTURAL HIP, VALLEY,
OR RIDGE AND STRUT SUPPORT, MUST ALSO STRAP
BOTTOM END OF STRUT TO BEAM/WALL BELOW WITH
SAME SIZE STRAP

ALLOWABLE LOADS FOR PNEUMATIC OR MECHANICALLY DRIVEN NAILS AND STAPLES

FASTENER DESCRIPTION	NAIL GUN NAILS/ WIRE DIAMETER	WIRE GAGE	PENETRATION REQUIRED INTO MAIN MEMBER FOR LATERAL STRENGTH (INCHES)	ALLOWABLE LOADS (POUNDS)			
				LATERAL STRENGTH		WITHDRAWAL STRENGTH	
				SP	DF/L	SP	DF/L
16 GA. STAPLE	.063	16	1	51		36	32
15 GA. STAPLE	.072	15	1	64		42	37
14 GA. STAPLE	.080	14	1	75		46	41
6d COOLER NAIL	.092	13	1	46		27	23
6d SINKER NAIL							
6d BOX NAIL	.099	12-1/2	1-1/8	61	55	31	24
6d CASING NAIL							
7d COOLER NAIL	.113	11-1/2	1-1/4	79	72	35	28
6d COMMON NAIL							
8d COOLER NAIL	.120	11	1-3/8	89	81	41	32
8d SINKER NAIL							
8d BOX NAIL	.128	10-1/2	1-1/2	89	81	36	31
8d CASING NAIL							
6d RING SHANK NAIL	.131	10-1/4	1-1/2	106	97	41	32
6d SCREW SHANK NAIL							
8d RING SHANK NAIL	.135	10	1-1/2	113	103	42	33
8d SCREW SHANK NAIL							
10d COOLER NAIL	.148	9	1-5/8	128	118	46	36
10d SINKER NAIL							
10d BOX NAILS	.177	7	2-1/8	178	163	59	47
12d SHORT							
10d BOX NAILS	.177	7	2-1/8	178	163	54	43
12d BOX NAILS							
10d CASING NAILS	.148	9	2-1/8	170	166	59	47
8d COMMON NAILS							
16d SHORT	.162	8	1-3/4	154	141	50	40
12d SINKERS							
16d BOX NAILS	.148	9	1-5/8	128	118	46	36
10d RING SHANK NAILS							
10d SCREW SHANK NAILS	.148	9	1-3/4	128	118	50	40
12d RING SHANK NAILS							
12d SCREW SHANK NAILS	.162	8	1-3/4	154	141	50	40
10d COMMON NAILS							
12d COMMON NAILS	.177	7	2-1/8	178	163	54	43
16d SINKER NAILS							
20d BOX NAILS	.148	9	2-1/8	170	166	59	47
30d BOX NAILS							
16d RING SHANK NAILS	.177	7	2-1/8	178	163	54	43
16d SCREW SHANK NAILS							
16d COMMON NAILS	.148	9	2-1/8	170	166	59	47
40d BOX NAILS							
20d RING SHANK NAILS	.177	7	2-1/8	178	163	54	43
20d SCREW SHANK NAILS							
20d SINKER NAILS	.148	9	2-1/8	170	166	59	47
20d COMMON NAILS							
30d SINKER NAILS							

MINIMUM SHEATHING REQUIREMENTS

BUILDING COMPONENT	MATERIAL
ROOF SHEATHING	7/16" PLYWOOD
	1 x 4 #3 FURRING
FLOOR SHEATHING	3/4" T&G YELLOW PINE PLYWOOD
WALL COVERING	1/2" GYPSUM SHEATHING
CEILING COVERING	1/2" GYPSUM SHEATHING
EXTERIOR WALL SHEATHING	7/16" APA RATED SHEATHING
	RATED PANEL SIDING, RATED 16" O.C. 7/16" THICK

ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED REFER TO TABLE R602.3(1) ON S-1.1 FOR FASTENING SCHEDULE

HIP/ VALLEY ALLOWABLE SPAN TABLE

TYPE	MAX. UNSUPPORTED SPAN				
	2x8	2x10	2x12	1 3/4"x9 1/2" LVL	1 3/4"x11 7/8" LVL
HIP RAFTER	11'-3"	13'-3"	15'-2"	15'-8"	18'-2"
VALLEY RAFTER	8'-11"	10'-6"	12'-0"	13'-2"	15'-3"

FRAME FASTENING SCHEDULE

BUILDING COMPONENT	FASTEN TO	FASTEN WITH
RAFTERS	RIDGE / VALLEY / HIP	TOENAIL W/ (4) 16D, FACENAIL W/ (3) 16D
	PLATE	TOENAIL W/ (3) 10D
	LEDGER STRIPS SUPPORTING JOISTS OR RAFTERS	FACENAIL W/ (3) 16D
CEILING JOISTS	COLLAR TIE TO RAFTERS	FACENAIL W/ (3) 10D
	TOP PLATE	TOENAIL W/ (3) 8D @ EACH END
	WHERE CLG JST RUN PARALLEL TO RAFTERS	FACENAIL TO RAFTERS W/ (3) 10D MINIMUM
	LAPS OVER PARTITIONS	FACENAIL W/ (3) 10D
BEAMS	BLOCKING BETWEEN JOISTS/RAFTERS TO TOP PLATE	TOENAIL W/ (3) 8D
	BUILT-UP BEAMS, 2" LUMBER LAYERS, FACENAIL OPPOSITE SIDES, (2) @ EACH END PLUS	10D @ 32" O.C. STAGGERED, TOP & BOTTOM, OPPOSITE SIDES
	BUILT-UP BEAMS OF ENGINEERED LUMBER, FACE NAIL OPPOSITE SIDES	(2) ROWS @ 12" O.C.
	BUILT-UP HEADER, TWO PIECES W/ A 1/2" SPACER	16D @ 16" O.C. ALONG EDGES
	BUILT-UP HEADER, TWO PIECES W/ NO 1/2" SPACER	3" x 0.131" NAILS @ 12" O.C. ALONG EDGES
FLOOR JOISTS	BEARING	TOENAIL W/ (2) 18D @ EACH END
	RIM JOIST TO SILL OR TOP PLATE	TOENAIL W/ 8D COMMON OR 10D BOX @ 6" O.C.
	JOIST TO SILL OR GIRDER	TOENAIL W/ (3) 8D
	JOIST TO RIM JOIST	FACENAIL W/ (3) 16D
	BRIDGING TO JOIST	TOENAIL W/ (2) 8D
	I-JOIST TO BEARING PLATE	TOENAIL W/ (2) 8D - ONE INTO EACH SIDE AT LEAST 1 1/2" FROM THE END
	RIM JOIST TO I-JOIST	FACENAIL W/ (2) 10D BOX - ONE INTO EACH FLANGE
	SOLE PLATE TO LSL RIM BOARD	16D BOX @ 12" O.C.
	SINGLE JOIST HANGERS*	10D FACENAILS AND TOENAILS
	DOUBLE JOIST HANGERS*	16D FACENAILS AND TOENAILS
WALLS	TOP AND SOLE PLATE TO STUD	END NAIL W/ (2) 16D
	STUD TO SOLE AND TOP PLATE	TOENAIL W/ (4) 8D
	DOUBLE TOP PLATES	FACENAIL W/ 16D @ 16" O.C.
	DOUBLE TOP PLATE LAP SPLICE	FACENAIL W/ (8) 16D
	TOP PLATE LAPS AND INTERSECTIONS	FACENAIL W/ (2) 16D
	DOUBLE STUDS	FACENAIL W/ 16D @ 24" O.C.
	BUILT-UP CORNER STUDS	FACENAIL W/ 16D - 2 ROWS @ 24" O.C.
	STEEL "X" BRACING	FACENAIL W/ (2) 16D IN EACH TOP AND BOTTOM PLATE AND (1) 8D PER STUD
	SOLE PLATE TO JOIST OR BLOCKING	FACENAIL W/ 16D @ 16" O.C.
	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL LINES, PERPENDICULAR TO FRAMING	FACENAIL W/ (3) 16D @ 16" O.C. ALONG BRACED WALL PANEL
	TOP PLATE TO JOIST OR BLOCKING AT BRACED WALL LINES, PERPENDICULAR TO FRAMING	TOENAIL W/ 8D @ 6" O.C. ALONG BRACED WALL PANEL
	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL LINES, PARALLEL TO FRAMING, BLOCKING @ 16" O.C.	FACENAIL W/ (3) 16D @ 16" O.C. ALONG BRACED WALL PANEL AND AT EACH BLOCK
	TOP PLATE TO JOIST OR BLOCKING AT BRACED WALL LINES, PARALLEL TO FRAMING, BLOCKING @ 16" O.C.	TOENAIL W/ 8D @ 6" O.C. ALONG BRACED WALL PANEL AND AT EACH BLOCK
	NON-STRUCT. SIDING OVER STRUCT. SHEATHING	(1) 6D BOX IN EACH STUD
	FIBER-CEMENT PLANK SIDING	(1) 6D GALVANIZED IN EACH STUD
	WINDOW INSTALLATION NAILING	1 3/4" - 2" ROOFING NAILS @ 12" O.C. MAX.

- * JOIST HANGER NOTES:
a. NO JOIST HANGER NAILS ALLOWED FOR TOENAILS.
b. NO GUN NAILS OR SCREWS ALLOWED IN CONNECTORS.
c. TOENAILS SHALL ALWAYS BE A FULL 3" OR 3.5" NAIL.

COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. 1/2" x 2" BOLTS SHOULD THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR.

DUCT SEALING METHOD, PER 2018 IRC W1103.3.2

N1103.2.2 (R403.2.2) SEALING (MANDATORY) DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF THIS CODE.

- EXCEPTIONS:
1. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
2. WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
3. CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURE LESS THAN 2 INCHES OF WATER COLUMN (500 Pa) PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.
DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
1. POST CONSTRUCTION TEST: TOTAL LEAKAGE SHALL NOT BE LESS THAN OR EQUAL TO 4 CFM (113.3 L/MIN) PER 100FT² (9.29m²) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 Pa) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. ROUGH-IN TEST: TOTAL AIR LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM (113.3 L/MIN) PER 100FT² (9.29m²) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 Pa) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL AIR LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM (85 L/MIN) PER 100FT² (9.29m²) OF CONDITIONED FLOOR AREA.
EXCEPTION: THE TOTAL LEAKAGE IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

- GENERAL NOTES:
1. PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE, ICC AS ADOPTED BY AHJ, AND ALL AMENDMENTS AS ADOPTED BY THE AHJ. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THESE PLANS THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND THE ENGINEER TO EVALUATE THE CHANGES AND MAKE ANY APPROPRIATE MODIFICATIONS TO THE PLANS.
2. WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FOR THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PLANS MEET ALL APPLICABLE CODE REQUIREMENTS.
3. FOR A SINGLE SITE CONSTRUCTION PROJECT, UNLESS REQUESTED BY OUR CLIENT, CODE/AHJ MINIMUM DESIGNS WILL BE UTILIZED. ALSO, UNLESS REQUESTED BY THE OWNER, OUR FIRM CAN NOT AND WILL NOT BE AUTHORIZED TO VISIT THE SITE TO EVALUATE THE SITE OR ANY CONSTRUCTION FOR THIS PROJECT. IMPLEMENTATION OF ALTERNATES TO THE DESIGNS INCLUDING BUT NOT LIMITED TO PIER DESIGNS, FOUNDATION ALTERATIONS, OR ANY STRUCTURAL CHANGES NOT PROVIDED BY HD ENGINEERING OR A PROFESSIONAL REFERRED BY HD ENGINEERING SHALL RELEASE HD ENGINEERING FROM ALL LIABILITY ASSOCIATED WITH THIS DESIGN.
4. OUR FIRM HIGHLY RECOMMENDS THAT ANY SITE WITH GREATER THAN A 15% GRADE, ANY SITE WHERE A PREVIOUS STRUCTURE WAS LOCATED, OR ANY SITE WITH POTENTIAL FILL MATERIAL OR A POTENTIAL SOIL BEARING CAPACITY BELOW 1500 PSF SHOULD BE EVALUATED BY OUR FIRM OR AN HD ENGINEERING REFERRED GEOTECHNICAL FIRM PRIOR TO PLACING FOOTINGS. THE ATTACHED PLANS HAVE BEEN DESIGNED WITH THE UNDERSTANDING THAT OUR FIRM HAS NOT AND CAN NOT VISIT OR INSPECT THE SITE WITHOUT WRITTEN CONSENT/REQUEST OF THE OWNER/BUILDER. DUE TO THIS FACT, OUR FIRM CAN ONLY DESIGN THE ATTACHED PLANS TO CERTAIN CODE REQUIREMENTS WHICH ARE DETAILED THROUGHOUT THE PLAN AND ATTACHED DETAIL SHEETS, IF THE OWNER DESIRES GREATER THAN CODE DESIGNS THAT REQUEST MUST BE MADE CLEARLY AND IN WRITING PRIOR TO ENGINEERING OF THE PLAN.
5. DUE TO THE WIDE VARIETY OF SOIL CONDITIONS, PLASTICITY INDEXES, AND SOIL BEARING CAPACITIES IN OUR AREA, OUR FIRM RECOMMENDS ALL SITES BE EVALUATED BY HD ENGINEERING OR AN HD ENGINEERING REFERRED GEOTECHNICAL FIRM PRIOR TO PLACEMENT OF ANY "STANDARD" FOUNDATIONS.

- FOUNDATION NOTES:
1. THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION RESIDENTIAL FOUNDATION STANDARD IN LIEU OF ENGINEERING REPORT REQUIREMENTS BASED ON ACTUAL SITE CONDITIONS.
2. FOUNDATION WALLS SHALL BE DAMP-PROOFED PER IRC SECTION R406.
3. PROVIDE A MINIMUM 4" PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE COVERED WITH NOT LESS THAN 6" OF WASHED GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 20 GALLON SUMP PIT.
4. FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF.
5. FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS CONTINUOUS, LOCATED A MINIMUM OF 3" CLEAR FROM THE BOTTOM. FOOTINGS SHALL BE A MINIMUM OF 36" BELOW GRADE FOR FROST PROTECTION.
6. COLUMN PADS SHALL BE A MINIMUM OF 24"x24"x8" WITH (3) #4 BARS EACH WAY.
7. FOUNDATION WALLS SHALL BE A MINIMUM OF 8" THICK WITH MINIMUM #4 BARS @ 24" O.C. HORIZONTAL AND VERTICAL WITH THE TOP BAR WITHIN 8" OF THE TOP OF THE WALL UNLESS NOTED OTHERWISE ON PLAN.
8. REINFORCEMENT SHALL LAP A MINIMUM OF 24".
9. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
10. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE BY A SEPARATION OF 1/2".
11. CONCRETE FLOOR SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK OVER A MINIMUM 4" BASE OF SAND, GRAVEL, OR CRUSHED STONE. BASEMENT SLABS SHALL HAVE A MINIMUM 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" AND SHALL BE PLACED BETWEEN THE FLOOR SLAB AND THE BASE COURSE.
12. FLOOR SLABS SUPPORTED BY FILL CONSISTING OF MORE THAN 24" OF GRANULAR FILL OR 8" OF EARTH SHALL BE REINFORCED PER A SEPARATE ENGINEERING DESIGN.
13. BASEMENT FOUNDATION SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE AND SPACED NOT MORE THAN 3' ON CENTER AND WITHIN 12" OF EACH END OF THE PLATE SECTION PER IRC SECTION R403.1.6.
14. FOUNDATION WINDOW WELLS FOR SECONDARY MEANS OF EGRESS SHALL PROVIDE A MINIMUM 3'x3' HORIZONTAL AREA.
15. THE BASE OF ALL FOOTING EXCAVATIONS SHOULD BE FREE OF ALL WATER AND LOOSE MATERIAL PRIOR TO PLACING CONCRETE. CONCRETE SHOULD BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATING SO THAT EXCESSIVE DRYING OR DISTURBANCE OF BEARING MATERIAL DOES NOT OCCUR. SHOULD THE MATERIALS AT BEARING LEVEL BECOME EXCESSIVELY DRY OR SATURATED, WE RECOMMEND THAT THE AFFECTED MATERIAL BE REMOVED PRIOR TO PLACING CONCRETE.
16. IT IS RECOMMENDED THAT ALL FOOTING EXCAVATIONS BE EVALUATED AND GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACEMENT OF FOUNDATION CONCRETE. UNSUITABLE AREAS IDENTIFIED AT THIS TIME SHOULD BE CORRECTED. CORRECTIVE PROCEDURES WOULD BE DEPENDENT UPON CONDITIONS ENCOUNTERED AND MAY INCLUDE THE DEEPENING OF FOUNDATION ELEMENTS, OR THE UNDERCUTTING OF UNSUITABLE MATERIALS AND REPLACEMENT WITH ENGINEERED FILL.

- STAIRWAY NOTES:
1. STAIRWAYS SHALL PROVIDE A MAXIMUM 7 1/2" RISE AND A MINIMUM 10" RUN.
2. PROVIDE MINIMUM 36" GUARDRAILS ON THE OPEN SIDES OF RAISED FLOORS, PORCHES, AND BALCONIES. PROVIDE MINIMUM 34" GUARDRAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE.
3. EACH STAIRWAY OF 3 OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.
4. HANDRAILS SHALL HAVE A CIRCULAR CROSS-SECTION OF 1 1/2" MINIMUM TO 2" MAXIMUM OR ANOTHER APPROVED GRASPABLE SHAPE PER IRC SECTION R311.7.8.5.
5. PROVIDE A MINIMUM 6'-8" OF HEADROOM CLEARANCE IN STAIRWAYS.
6. ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON THE ENCLOSURE SIDE.
7. WINDERS SHALL PROVIDE A MINIMUM TREAD OF 6" AT ANY POINT WITHIN CLEAR WIDTH OF STAIRS. WINDER TREAD PROPORTION IS TO COMPLY WITH IRC SECTION R311.7.5.2.1.

- GLAZING NOTES:
1. GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS AND WHIRLPools, GLAZING IN FIXED OR OPERABLE PANELS EXCEEDING 9 S.F. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".
2. IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

- FRAMING NOTES:
1. ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS NOTED OTHERWISE.
2. ALL HEADERS ARE TO BE A MINIMUM OF (2) #2 2x10S UNLESS NOTED OTHERWISE.
3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS.
4. ALL HEADERS/BEAMS ARE TO BEAR ON A MINIMUM OF (2) 2x4 POSTS UNLESS NOTED OTHERWISE.
5. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
6. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (2) JOIST SPACES SHALL BE PROVIDED AT A MAXIMUM OF 4' ON CENTER TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10D NAILS.
7. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2x4'S FLAT AT 4' ON CENTER WITHIN THE JOIST SPACE(S) AND THEN PROVIDE SOLID BLOCKING, INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4'S TO THE SILL PLATE WITH (4) 10D NAILS.
8. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
9. JOISTS UNDER BEARING PARTITIONS SHALL BE SIZED TO CARRY THE DESIGN LOAD IN ACCORDANCE WITH IRC SECTION R502.4.
10. JOISTS FRAMING FROM OPPOSITE BEARING SUPPORTS SHALL LAP A MINIMUM OF 3' AND SHALL BE NAILED TOGETHER WITH MINIMUM 10D FACE NAILS.
11. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON MINIMUM 2"x2" LEDGER STRIPS.
12. HEADER AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3' FROM THE TRIMMER JOIST BEARING. WHEN THE HEADER SPAN EXCEEDS 4', THE HEADER AND TRIMMER SHALL BE DOUBLED.
13. JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" IN NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND, OR RIM JOIST OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
14. ALL WALL COVERINGS ARE TO COMPLY WITH IRC SECTIONS 702 AND 703.
15. ALL RAFTER / COLLAR TIES ARE TO COMPLY WITH IRC SECTION 802.
16. ALL RAFTERS ARE TO HAVE 2x4 COLLAR TIES @ 48" O.C. IN THE UPPER 1/3 OF DISTANCE BETWEEN THE CEILING AND ROOF.
17. BLOCKING BETWEEN JOISTS UNDER A PERPENDICULAR LOAD-BEARING WALL IS NOT REQUIRED.
18. THE BOTTOM OF ALL FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A 1/2" GYPSUM WALLBOARD MEMBRANE (IF REQUIRED BY LOCAL CODE).
19. I-JOIST AND FLOOR TRUSS SYSTEMS SHALL BE FIRE PROTECTED PER IRC AS ADOPTED BY AHJ.
20. STUDS SHALL BE CONTINUOUS FROM THE FLOOR TO THE ROOF / CEILING DIAPHRAGM PER IRC SECTION 602.3.

- CONCRETE NOTES:
1. CONCRETE SHALL BE AIR-ENTRAINED (5%-7%) WITH A MINIMUM COMPRESSIVE STRENGTH AT 2

TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2 1/2" x 0.113"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO PLATE		PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2 AND TABLE R802.5.2)	4-10D BOX (3" x 0.128"); OR 3-16D COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" x 0.128"); OR 3-10D COMMON (3" x 0.148"); OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (3 1/2" x 0.135"); OR 3-10D COMMON NAILS (3" x 0.148"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS ⁱ
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (3 1/2" x 0.135"); OR 3-10D COMMON (3" x 0.148"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS 3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL END NAIL
WALL			
8	STUD TO STUD (NOT BRACED WALL PANELS)	16D COMMON (3 1/2" x 0.162") 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (3 1/2" x 0.162") 16D BOX (3 1/2" x 0.135")	16" O.C. EACH EDGE FACE NAIL 12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2 1/2" x 0.113"); OR 4-8D COMMON (2 1/2" x 0.131"); OR 4-10D BOX (3" x 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" x 0.162") 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16D COMMON (3 1/2" x 0.162"); OR 12-16D BOX (3 1/2" x 0.135"); OR 12-10D BOX (3" x 0.128"); OR 12-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" x 0.162") 16D BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (2 1/2" x 0.113"); OR 3-16D BOX (3 1/2" x 0.135"); OR 4-8D COMMON (2 1/2" x 0.131"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS 3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" x 0.128"); OR 2-16D COMMON (3 1/2" x 0.162"); OR 3-3" x 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (2 1/2" x 0.113"); OR 2-8D COMMON (2 1/2" x 0.131"); OR 2-10D BOX (3" x 0.128"); OR 2 STAPLES, 1 1/2"	FACE NAIL
19	1" x 6" SHEATHING TO EACH BEARING	3-8D BOX (2 1/2" x 0.113"); OR 2-8D COMMON (2 1/2" x 0.131"); OR 2-10D BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
20	1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (2 1/2" x 0.113"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG WIDER THAN 1" x 8" 4-8D BOX (2 1/2" x 0.113"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 1/2" x 0.113"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2 1/2" x 0.113") 8D COMMON (2 1/2" x 0.131"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
23	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2 1/2" x 0.113"); OR 2-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
FLOOR			
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162") 3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL AT EACH BEARING, FACE NAIL
25	2" PLANKS (PLANK & BEAM-FLOOR AND ROOF)	3-16D COMMON (3 1/2" x 0.162"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 GA. STAPLES, 7/16" CROWN	END NAIL
26	BAND OR RIM JOIST TO JOIST	20D COMMON (4" x 0.192"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	AND: 2-20D COMMON (4" x 0.192"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS 4-16D BOX (3 1/2" x 0.135"); OR 3-16D COMMON (3 1/2" x 0.162"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D COMMON (3 1/2" x 0.162"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" x 0.128"); OR 2-8D COMMON (2 1/2" x 0.131" OR 2-3" x 0.131") NAILS	EACH END, TOE NAIL

For SI: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

- a. NAILS ARE SMOOTH-CROWN, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 1/16 INCH (20D COMMON NAIL); 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH; AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
- b. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
- c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- d. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 8-FOOT PANELS SHALL BE APPLIED VERTICALLY.
- e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
- f. FOR WOOD STRUCTURAL PANEL, ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER BUT LESS THAN 140 MPH.
- g. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH G-263. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.
- h. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING SHALL BE PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLD BLOCKING.
- i. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.
- j. RRSR-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1687.

CONTINUED TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS	
			EDGES (INCHES) ^d	INTERMEDIATE SUPPORTS ^{e, f} (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]				
30	³ / ₈ " - ¹ / ₂ "	6D COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL); 8D COMMON (2 ¹ / ₂ " x 0.131") NAIL (ROOF); OR RSRS-01 (2 ³ / ₈ " x 0.113") NAIL (ROOF)	6	12'
31	¹⁹ / ₃₂ " - 1"	8D COMMON NAIL (2 ¹ / ₂ " x 0.131"); OR RSRS-01 (2 ³ / ₈ " x 0.113") NAIL (ROOF)	6	12'
32	1 ¹ / ₈ " - 1 ¹ / ₄ "	10D COMMON (3" x 0.148") NAIL; OR 8D (2 ¹ / ₂ " x 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING ^g				
33	¹ / ₂ " STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ¹ / ₂ " GALVANIZED ROOFING NAIL, ⁷ / ₁₆ " HEAD DIAMETER; OR 1 ¹ / ₄ " LONG 16 GA. STAPLE WITH ⁷ / ₁₆ " OR 1" CROWN	3	6
34	²⁵ / ₃₂ " STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ³ / ₄ " GALVANIZED ROOFING NAIL, ⁷ / ₁₆ " HEAD DIAMETER; OR 1 ¹ / ₂ " LONG 16 GA. STAPLE WITH ⁷ / ₁₆ " OR 1" CROWN	3	6
35	¹ / ₂ " GYPSUM SHEATHING ^h	1 ¹ / ₂ " GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 ¹ / ₂ " LONG, 1 ¹ / ₄ " SCREWS, TYPE W OR S	7	7
36	⁵ / ₈ " GYPSUM SHEATHING ^h	1 ³ / ₄ " GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 ⁵ / ₈ " LONG, 1 ⁵ / ₈ " SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	³ / ₄ " AND LESS	6D DEFORMED (2" x 0.120") NAIL; OR 8D COMMON (2 ¹ / ₂ " x 0.131") NAIL	6	12
38	⁷ / ₈ " - 1"	8D COMMON (2 ¹ / ₂ " x 0.131") NAIL; OR 8D DEFORMED (2 ¹ / ₂ " x 0.120") NAIL	6	12
39	1 ¹ / ₈ " - 1 ¹ / ₄ "	10D COMMON (3" x 0.148") NAIL; OR 8D DEFORMED (2 ¹ / ₂ " x 0.120") NAIL	6	12

TABLE R602.3(2)
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION ^{a, b} OF FASTENER AND LENGTH (INCHES)	SPACING ^c OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS SUBFLOOR, ROOF ^a AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING ^f			
UP TO 1/2	STAPLE 15 GA. 1 3/4	4	8
	0.097 - 0.099 NAIL 2 1/4	3	6
	STAPLE 16 GA. 1 3/4	3	6
19/32 AND 5/8	0.113 NAIL 2	3	6
	STAPLE 15 AND 16 GA. 2	4	8
	0.097 - 0.099 NAIL 2 1/4	4	8
23/32 AND 3/4	STAPLE 14 GA. 2	4	8
	STAPLE 15 GA. 1 3/4	3	6
	0.097 - 0.099 NAIL 2 1/4	4	8
	STAPLE 16 GA. 2	4	8
1	STAPLE 14 GA. 2 1/4	4	8
	0.113 NAIL 2 1/4	3	6
	STAPLE 15 GA. 2 1/4	4	8
	0.097 - 0.099 NAIL 2 1/2	4	8
NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION ^{a, b} OF FASTENER AND LENGTH (INCHES)	SPACING ^c OF FASTENERS	
		EDGES (INCHES)	BODY OF PANEL ^d (INCHES)
FLOOR UNDERLAYMENT; PLYWOOD-HARDBOARD-PARTICLEBOARD ^f -FIBER-CEMENT ^h			
FIBER-CEMENT			
1/4	3D, CORROSION-RESISTANT, RING SHANK NAILS (FINISHED FLOORING OTHER THAN TILE)	3	6
	STAPLE 18 GA., 7/8 LONG, 3/4 CROWN (FINISHED FLOORING OTHER THAN TILE)	3	6
	1 1/4 LONG x .121 SHANK x .375 HEAD DIAMETER CORROSION-RESISTANT (GALVANIZED OR STAINLESS STEEL) ROOFING NAILS (FOR TILE FINISH)	8	8
	1 1/4 LONG, NO. 8 x .375 HEAD DIAMETER, RIBBED WAFER-HEAD SCREWS (FOR TILE FINISH)	8	8
PLYWOOD			
1/4 AND 5/16	1 1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (.099") SHANK DIAMETER	3	6
	STAPLE 18 GA., 7/8, 3/16 CROWN WIDTH	2	5
11/32, 3/8, 15/32 AND 1/2	1 1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (.099") SHANK DIAMETER	6	8 ^e
	1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (.099") SHANK DIAMETER	6	8
19/32, 5/8, 23/32 AND 3/4	STAPLE 16 GA. 1 1/2	6	8
HARDBOARD ^f			
0.200	1 1/2 LONG RING-GROOVED UNDERLAYMENT NAIL	6	6
	4D CEMENT-COATED SINKER NAIL	6	6
	STAPLE 18 GA., 7/8 LONG (PLASTIC COATED)	3	6
PARTICLEBOARD			
1/4	4D RING-GROOVED UNDERLAYMENT NAIL	3	6
	STAPLE 18 GA., 7/8 LONG, 3/16 CROWN	3	6
3/8	6D RING-GROOVED UNDERLAYMENT NAIL	6	10
	STAPLE 16 GA., 1 1/8 LONG, 3/8 CROWN	3	6
1/2, 5/8	6D RING-GROOVED UNDERLAYMENT NAIL	6	10
	STAPLE 16 GA., 1 5/8 LONG, 3/8 CROWN	3	6

For SI: 1 inch = 25.4 mm.

- a. NAIL IS A GENERAL DESCRIPTION AND SHALL BE PERMITTED TO BE T-H-HEAD, MODIFIED ROUND HEAD OR ROUND HEAD.
- b. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16-INCH ON DIAMETER EXCEPT AS NOTED.
- c. NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER. NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR FLOORS.
- d. FASTENERS SHALL BE PLACED IN A GRID PATTERN THROUGHOUT THE BODY OF THE PANEL.
- e. FOR 5-PLY PANELS, INTERMEDIATE NAILS SHALL BE SPACED NOT MORE THAN 12 INCHES ON CENTER EACH WAY.
- f. HARDBOARD UNDERLAYMENT SHALL CONFORM TO CAVANAGH A1054.
- g. SPECIFIED ALTERNATE ATTACHMENTS FOR ROOF SHEATHING SHALL BE PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH. FASTENERS ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL.
- h. FRAMING SHALL BE INSTALLED USING THE SPACING LISTED FOR PANEL EDGES.
- i. FIBER-CEMENT UNDERLAYMENT SHALL CONFORM TO ASTM C1396 OR ISO 9338, CATEGORY C.

DESIGN LOADS (PSF)

THE DWELLING SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS

AREA	MIN. DEAD LOAD	MIN. LIVE LOAD
EXTERIOR BALCONIES	10	60
DECKS, STAIRS	10	40
CEILING JOISTS / ATTICS NO STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE 3:12 OR LESS	10	10
CEILING JOISTS / ATTICS NO STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3:12	10	10
CEILING JOISTS / ATTICS WITH STORAGE - DOOR PULL DOWN LADDER ACCESS	10	20
ROOMS: NON-SLEEPING	10	40
ROOMS: SLEEPING	10	30
ROOF: LIGHT ROOF COVERING	10	20
ROOF: HEAVY ROOF COVERING / CONCRETE / TILE / SLATE	20	20
GUARDRAILS, HANDRAILS	200# LL NORMAL	

HEAVY ROOF COVERING MATERIAL (TILE, CONCRETE, SLATE, ETC.) SHALL NOT BE USED UNLESS 20 PSF DEAD LOAD AND HEAVY ROOF IS NOTED ON THE ROOF PLAN. IF HEAVY ROOFING IS TO BE USED AND IS NOT NOTED ON THE ROOF PLAN, NOTIFY ENGINEER PRIOR TO ANY CONSTRUCTION, INCLUDING FOUNDATION AND SITE WORK. IF THE PLAN HAS BEEN DESIGNED FOR HEAVY ROOF LOADS IT WILL BE NOTED IN THE ROOF NOTES ON THE ROOF PLAN.

COLUMN SCHEDULE

BASED ON FOOTING SIZE (ASSUME 1500 PSF SOIL)

PAD SIZE	REINFORCEMENT	COL. MIN.	COL. TYPE	MAX. LOAD
24"x24"x12"	(4) #4 BARS E/W	3"	SCH40	6K
30"x30"x12"	(5) #4 BARS E/W	3"	SCH40	9.4K
36"x36"x12"	(6) #4 BARS E/W	3"	SCH40	13.5K
42"x42"x14"	(7) #4 BARS E/W	3 1/2"	SCH40	18.4K
48"x48"x16"	(8) #4 BARS E/W	3 1/2"	SCH40	24.0K
54"x54"x16"	(9) #4 BARS E/W	3 1/2"	SCH40	30.4K
60"x60"x18"	(10) #4 BARS E/W	3 1/2"	SCH40	37.5K

COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. 1/2" x 2" BOLTS SHOULD THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR.

ENGINEERED LUMBER

MIN. DESIGN REQUIREMENTS

	F _t (psi)	E (psi)	F _v (psi)
LVL	2600	1.8x10	285
GLULAM	2400	1.8x10	190
PARALAM	2600	2.0x10	290

BUILDER'S PLANS: THE TERM "BUILDER'S PLANS" REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSSESSES COMPETENCE IN RESIDENTIAL CONSTRUCTION AND A THOROUGH UNDERSTANDING OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). THE CONTRACTOR WARRANTS TO HD ENGINEERING & DESIGN THAT THEY POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND DESIGN SERVICES, AND FOR THAT REASON THE CONTRACTOR OR HOME OWNER HAS RESTRICTED THE SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDER'S PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. ALTHOUGH HD ENGINEERING & DESIGN HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, WE CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO HD ENGINEERING. CONSTRUCTION MAY REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER'S PLANS" TO THE FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION AND QUANTITY. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF HD ENGINEERING & DESIGN ARE UNAUTHORIZED. IT IS ALSO UNDERSTOOD THAT THE CONTRACTOR WILL BE RESPONSIBLE FOR MEETING ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING CODE REQUIREMENTS (WHICH IS EXCLUDED FROM THESE PLANS). IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HD ENGINEERING & DESIGN OR A QUALIFIED ENGINEER SHALL IMMEDIATELY BE RETAINED. FAILURE TO NOTIFY US OF THESE NEEDS OR OF CHANGES TO THE PLANS SHALL RELIEVE HD ENGINEERING & DESIGN OF ALL RESPONSIBILITIES OF THE CONSEQUENCES.

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SAB HOMES, INC.
SANTA BARBARA HFR098

2107 SW HARVEST MOON LN. LEE'S SUMMIT, MO

STRUCTURAL DETAILS & NOTES

HD#: 46333

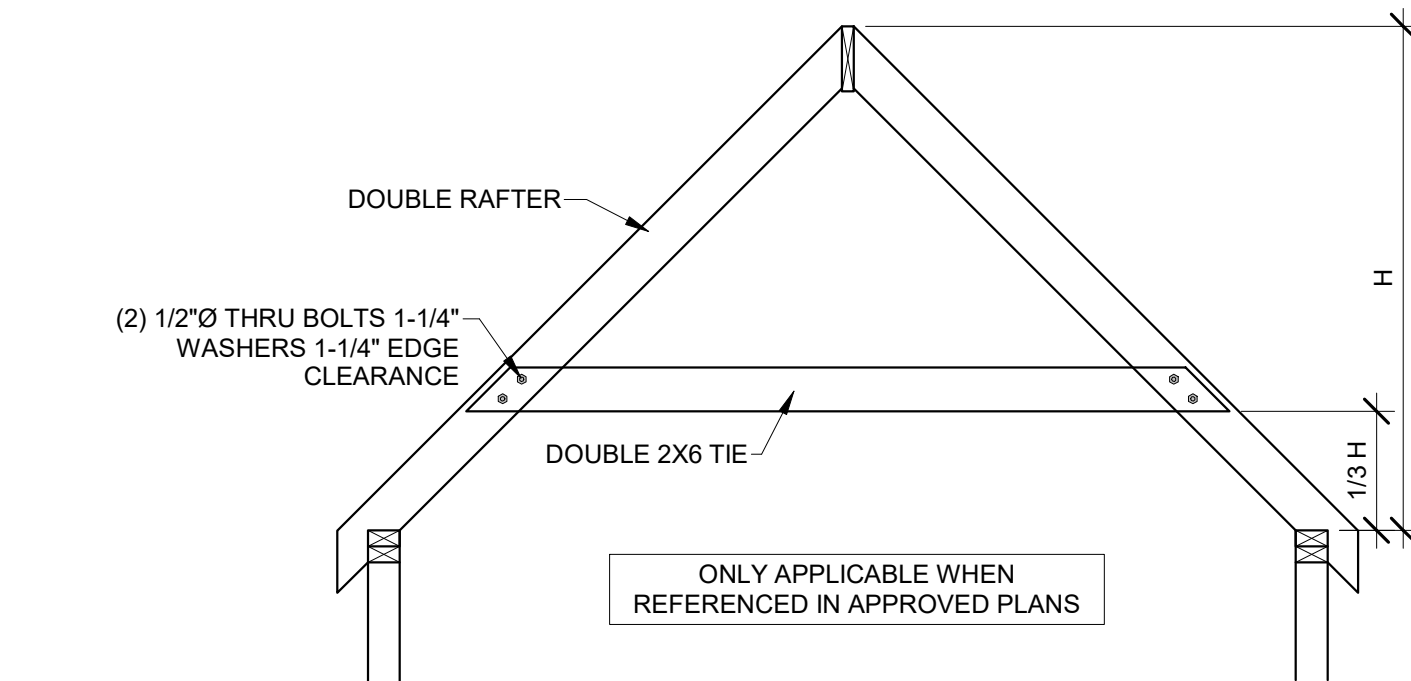
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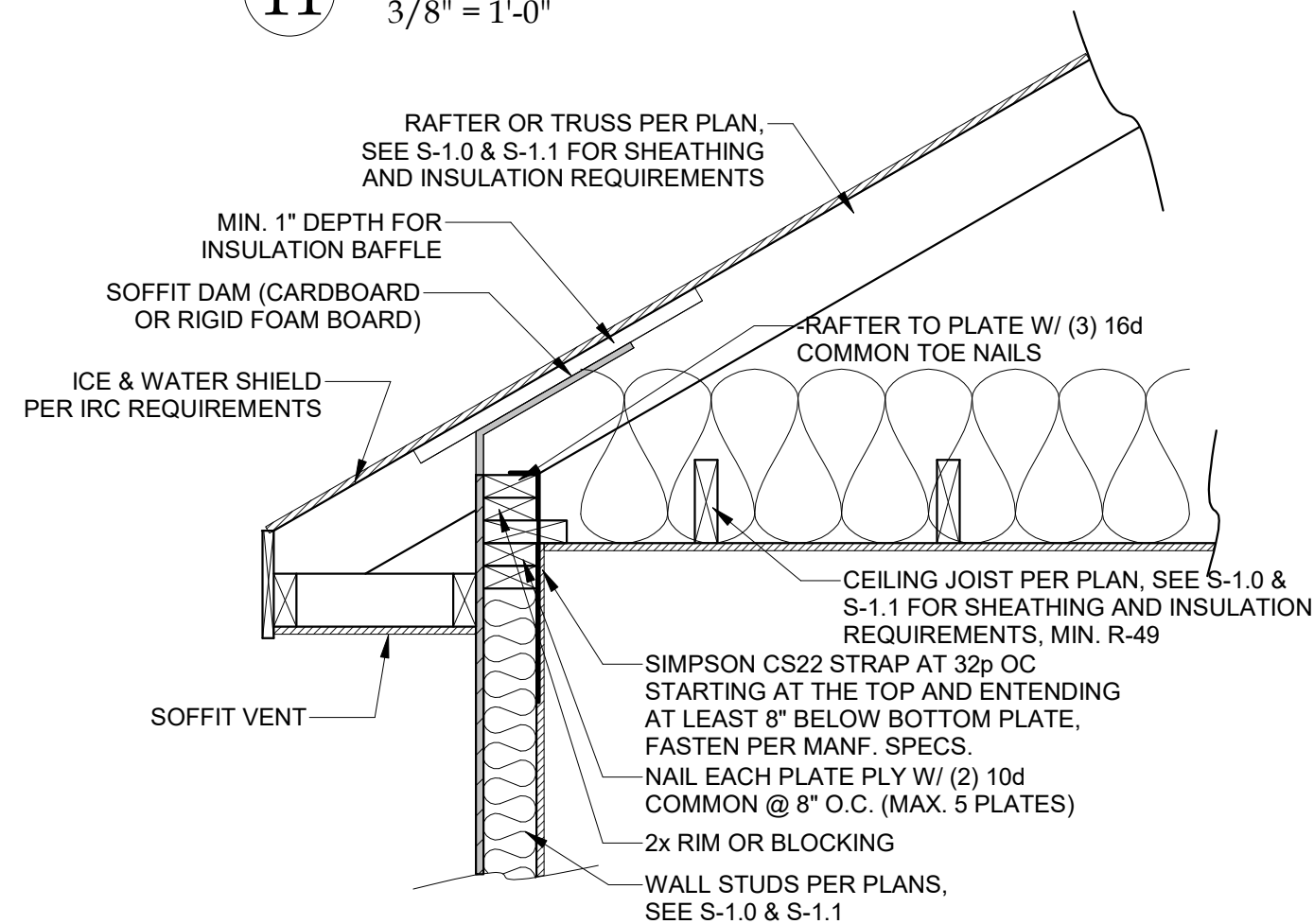
GENERAL NOTES

S-1.1

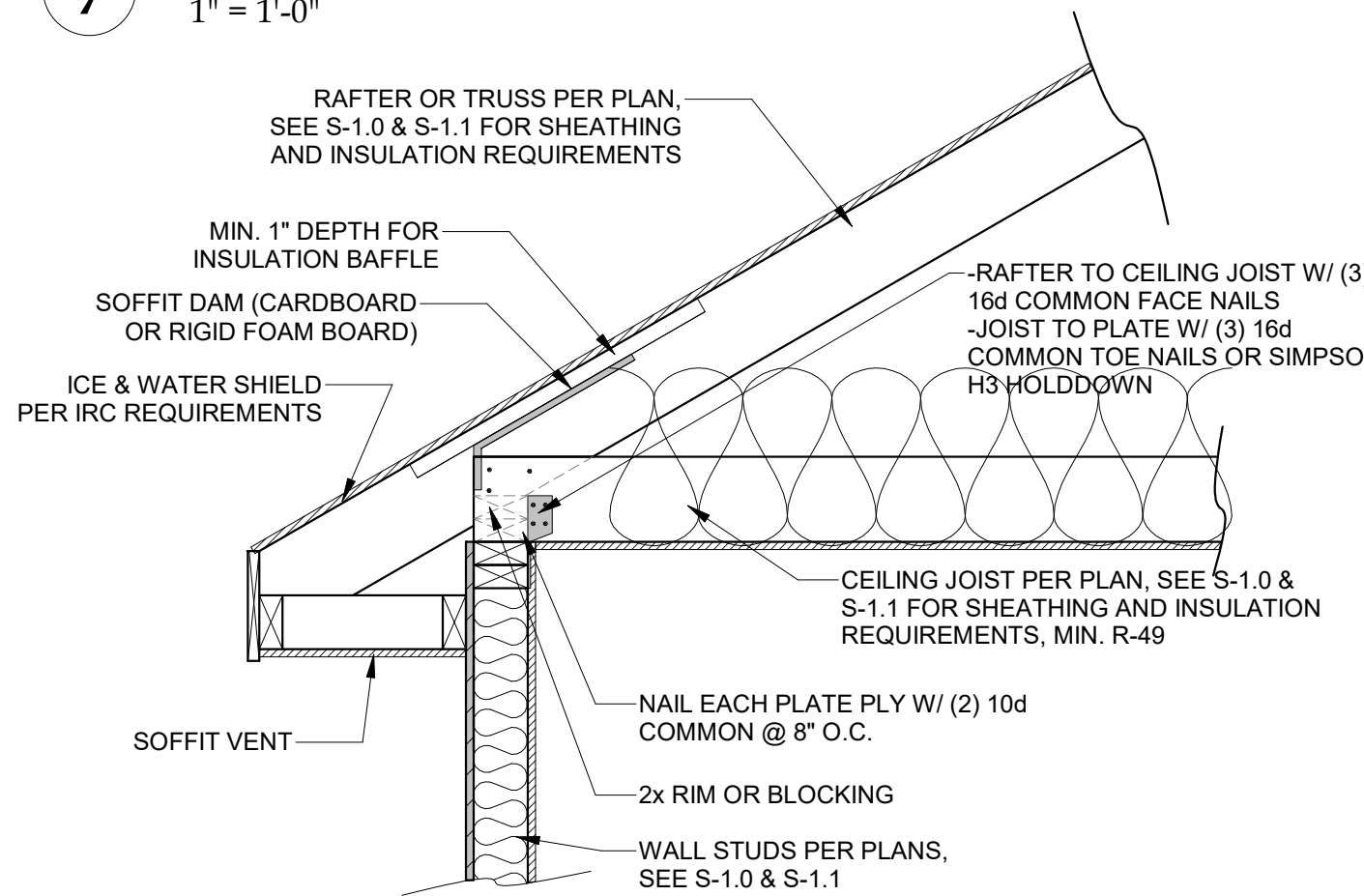
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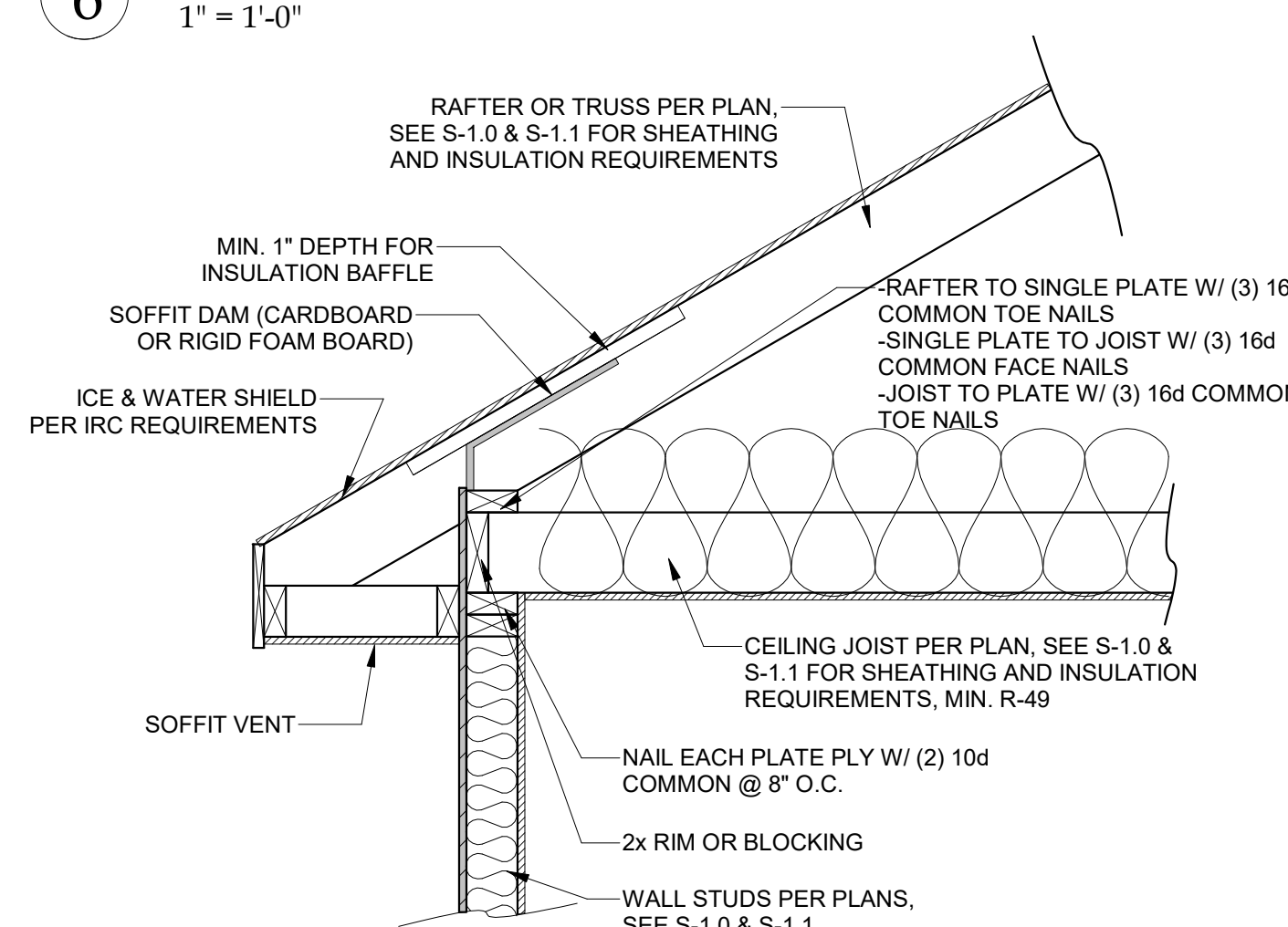
11 HIP SUPPORT FRAME
3/8" = 1'-0"



7 OPTION 4 RAFTER BEARING
1" = 1'-0"

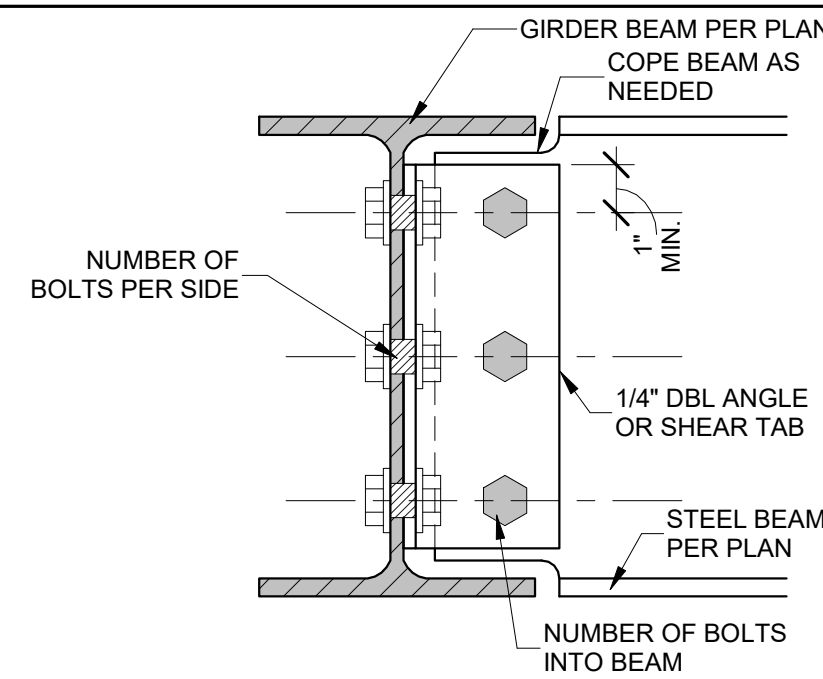


6 OPTION 3 RAFTER BEARING
1" = 1'-0"

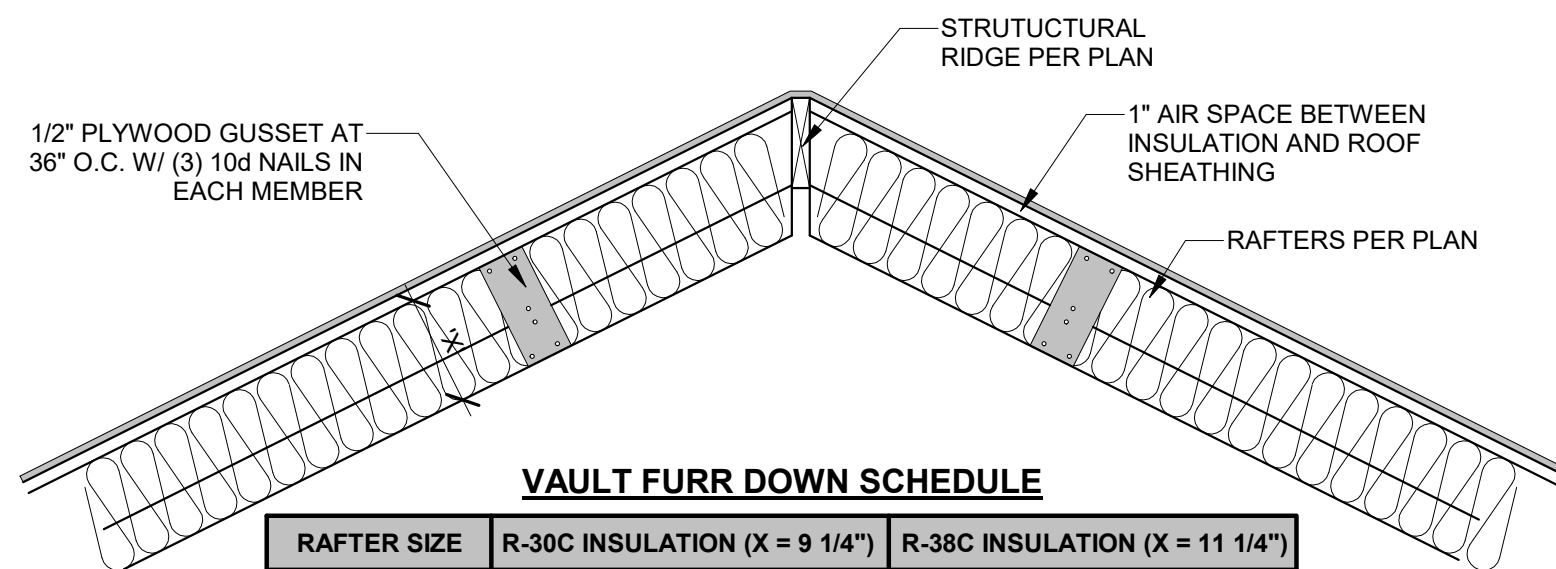


5 OPTION 2 RAFTER BEARING
1" = 1'-0"

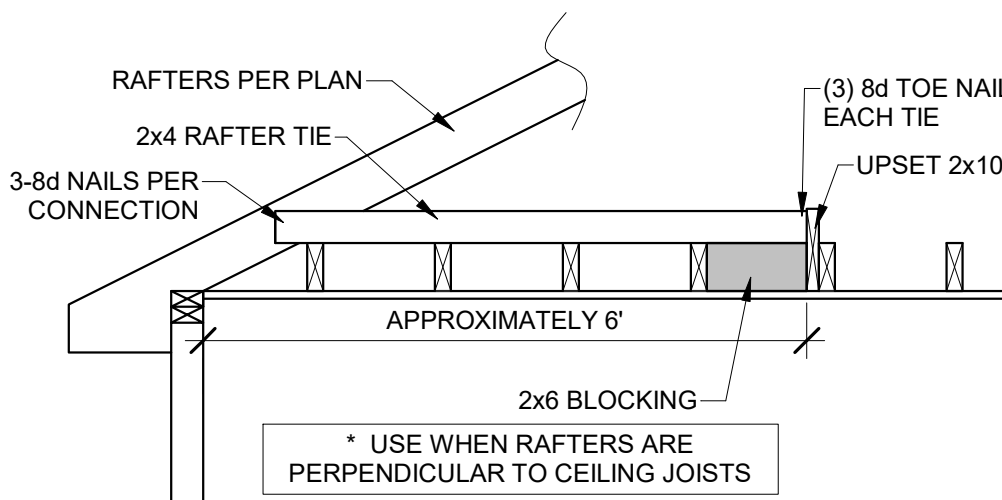
THIS OPTION NOT AVAILABLE IN KC, MO



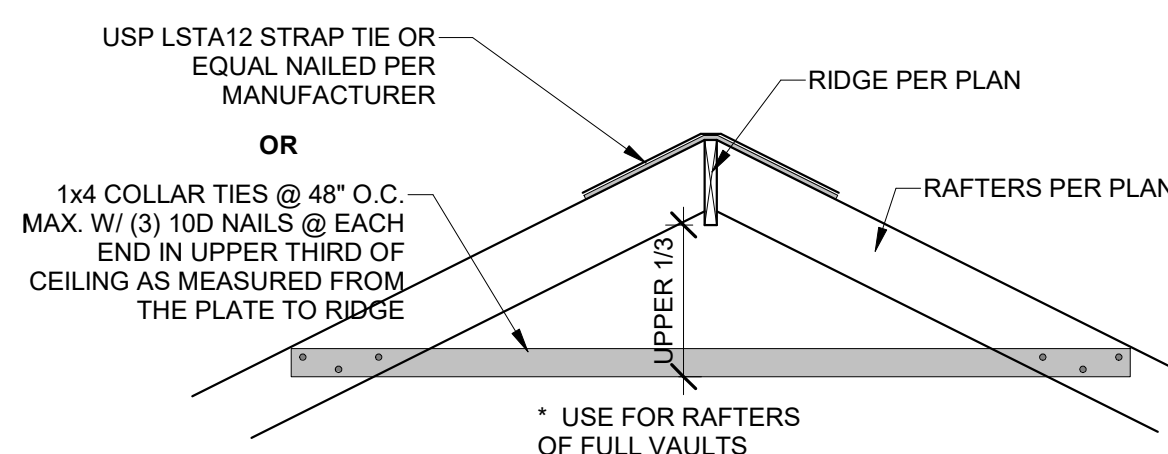
10 BEAM TO GIRDER CONNECTION
3" = 1'-0"



14 VAULTED RAFTER INSULATION
3/4" = 1'-0"



12 RAFTER TIE CONNECTION
1/2" = 1'-0"

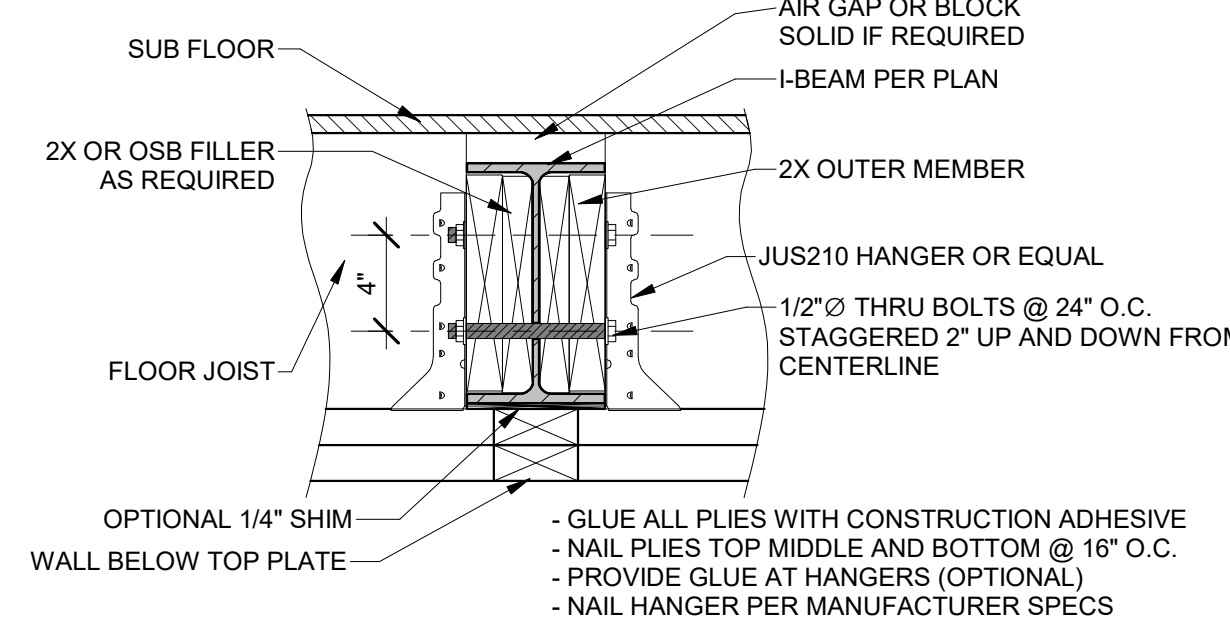


13 RIDGE SUPPORT
1/2" = 1'-0"

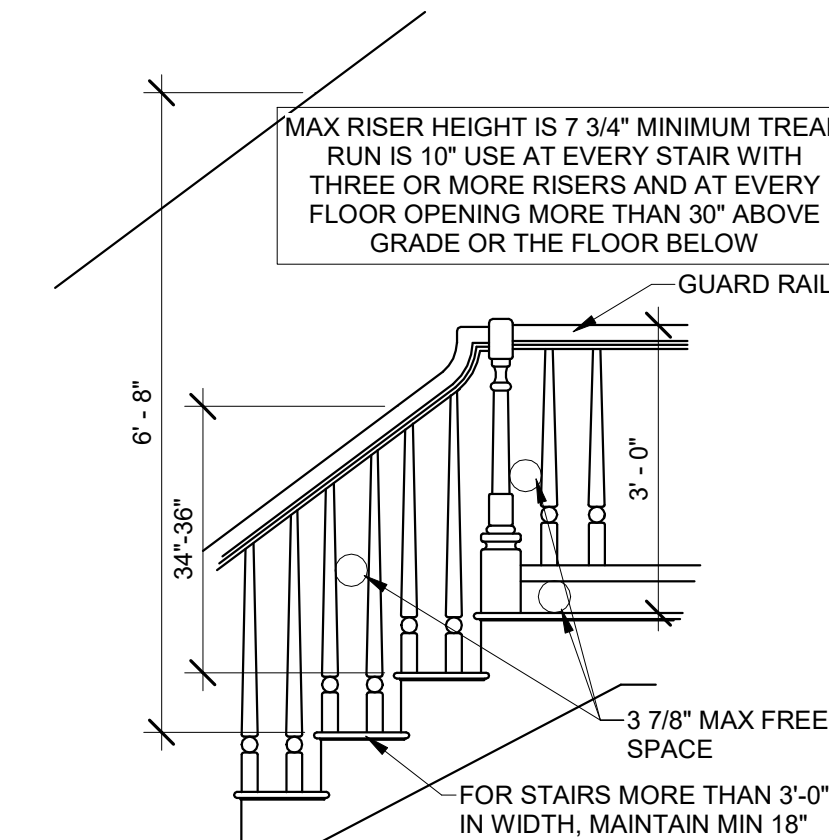
BEAM CONNECTION SCHEDULE		
BEAM SIZE	# OF BOLTS PER SIDE	ANGLE
W8, W10	2	(4" LONG)
W12, W14	3	(8" LONG)
W16, W18	4	(10" LONG)

NOTES:
1. NUMBER OF BOLTS DETERMINED BY SMALLER OF TWO BEAMS BEING CONNECTED
2. ALL BOLTS, 3/4" DIAMETER A325-N, UNO
3. BOLTS SHALL BE EVENLY SPACED TOP TO BOTTOM

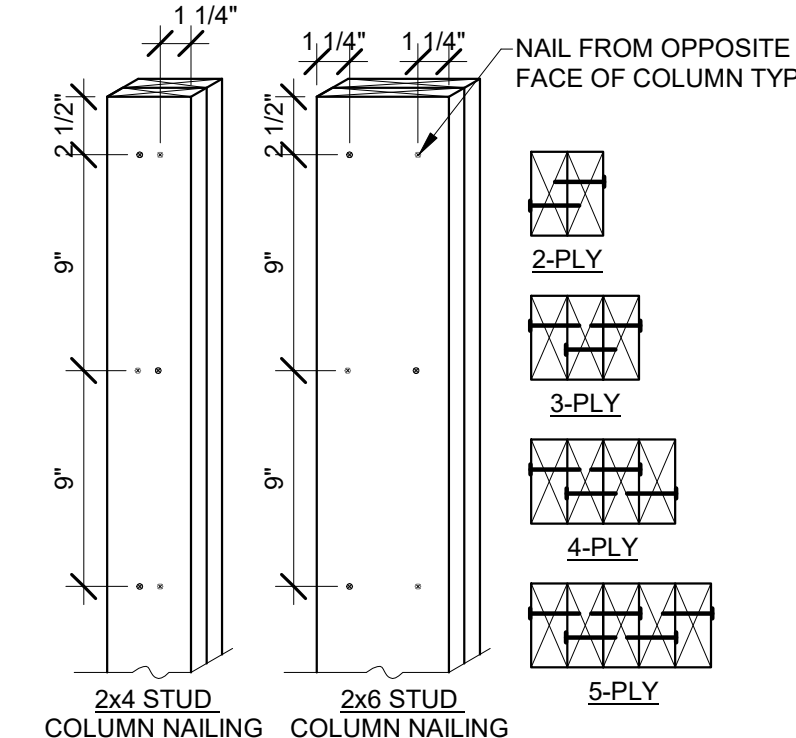
BEAM CONNECTION SCHEDULE	
BEAM SIZE	ANGLE
W8, W10	1.5x1.5x1/4 (4" LONG)
W12, W14	3x3x3/8 (8" LONG)
W16, W18	3.5x3.5x3/8 (10" LONG)



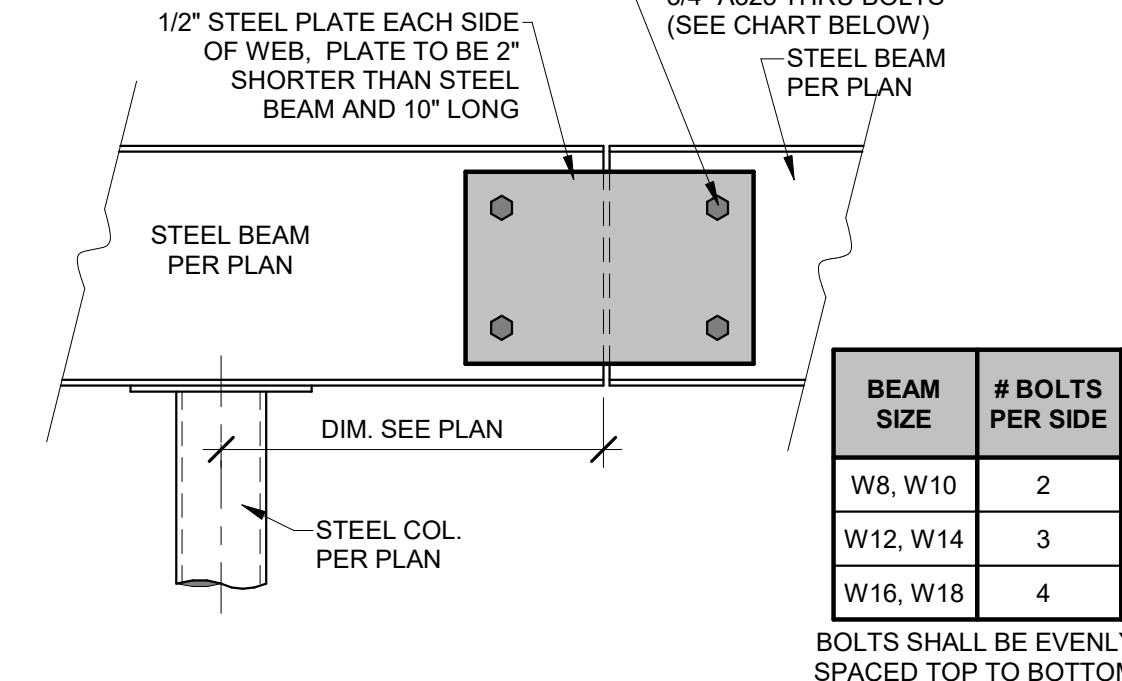
8 UPSET STEEL BEAM DETAIL
1 1/2" = 1'-0"



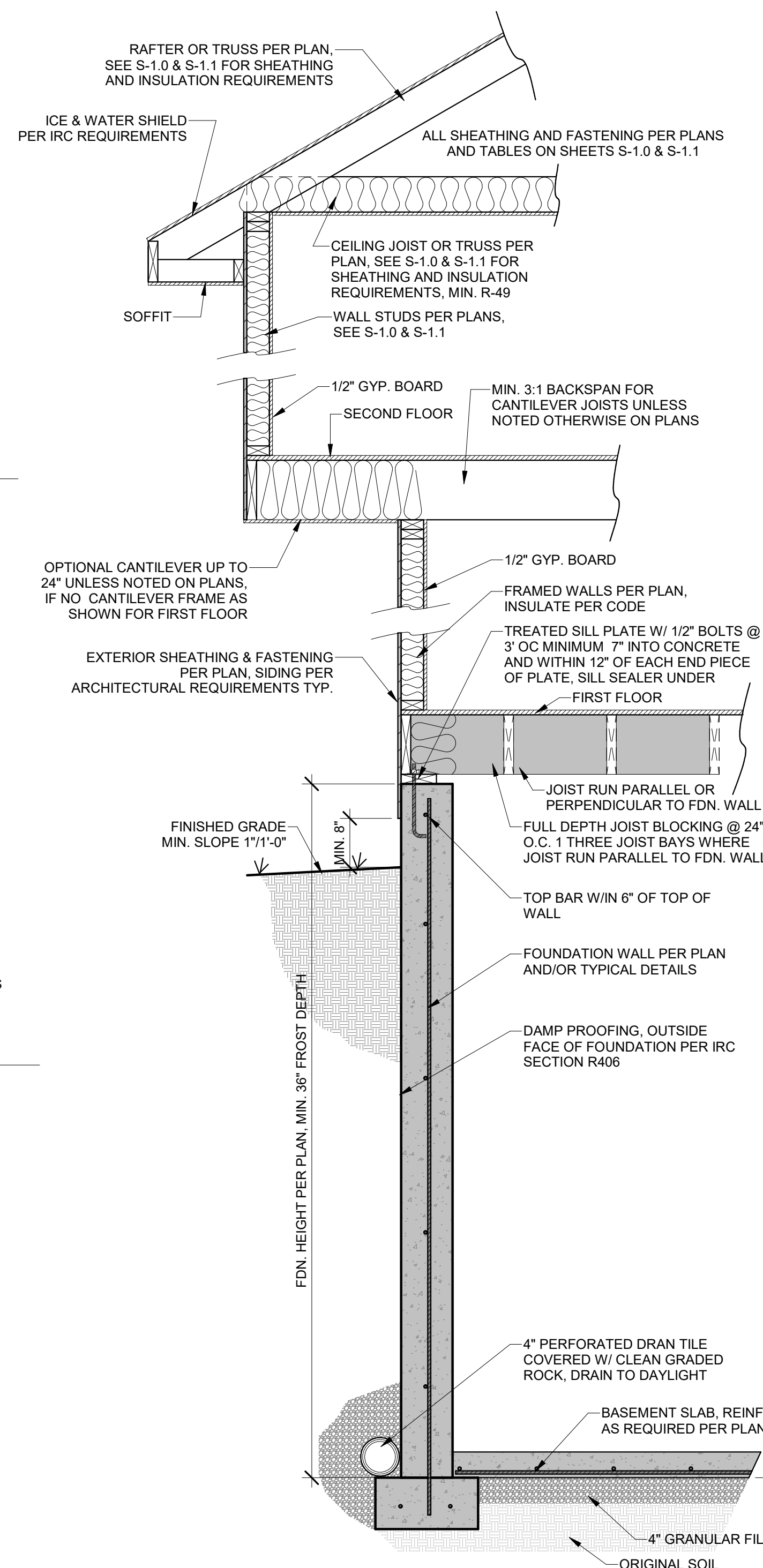
4 STAIR/ RAIL DETAIL
1/2" = 1'-0"



3 BUILT-UP STUD COLUMN
1 1/2" = 1'-0"

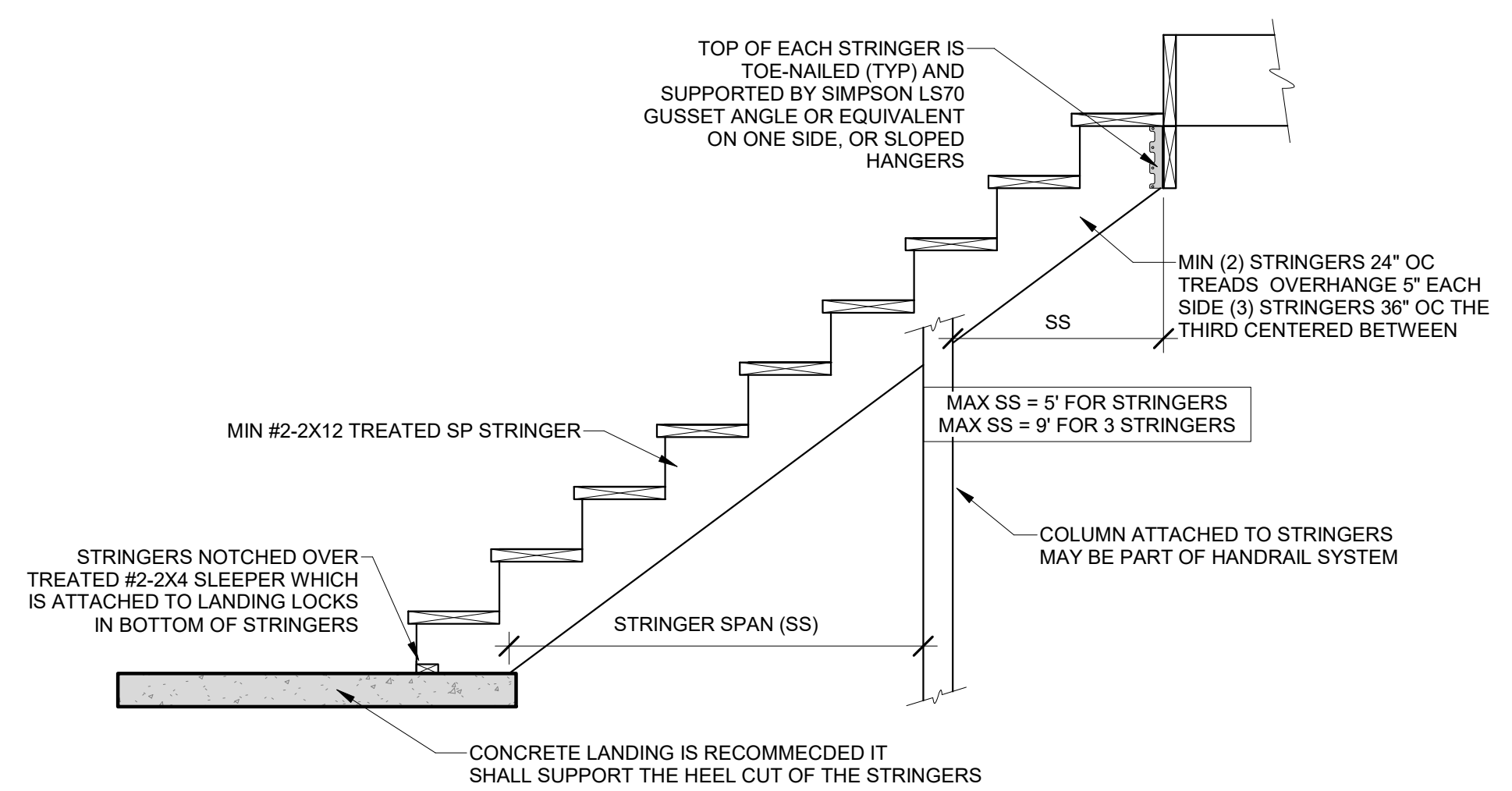


9 STEEL BEAM SPLICE DETAIL
1 1/2" = 1'-0"

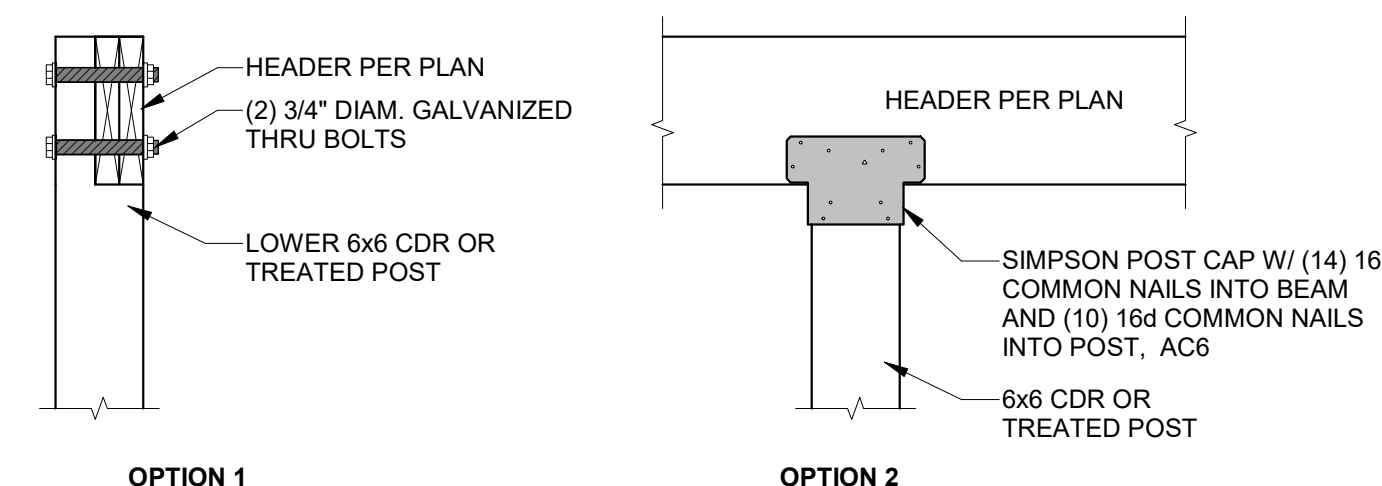


1 TYPICAL WALL SECTION
3/4" = 1'-0"

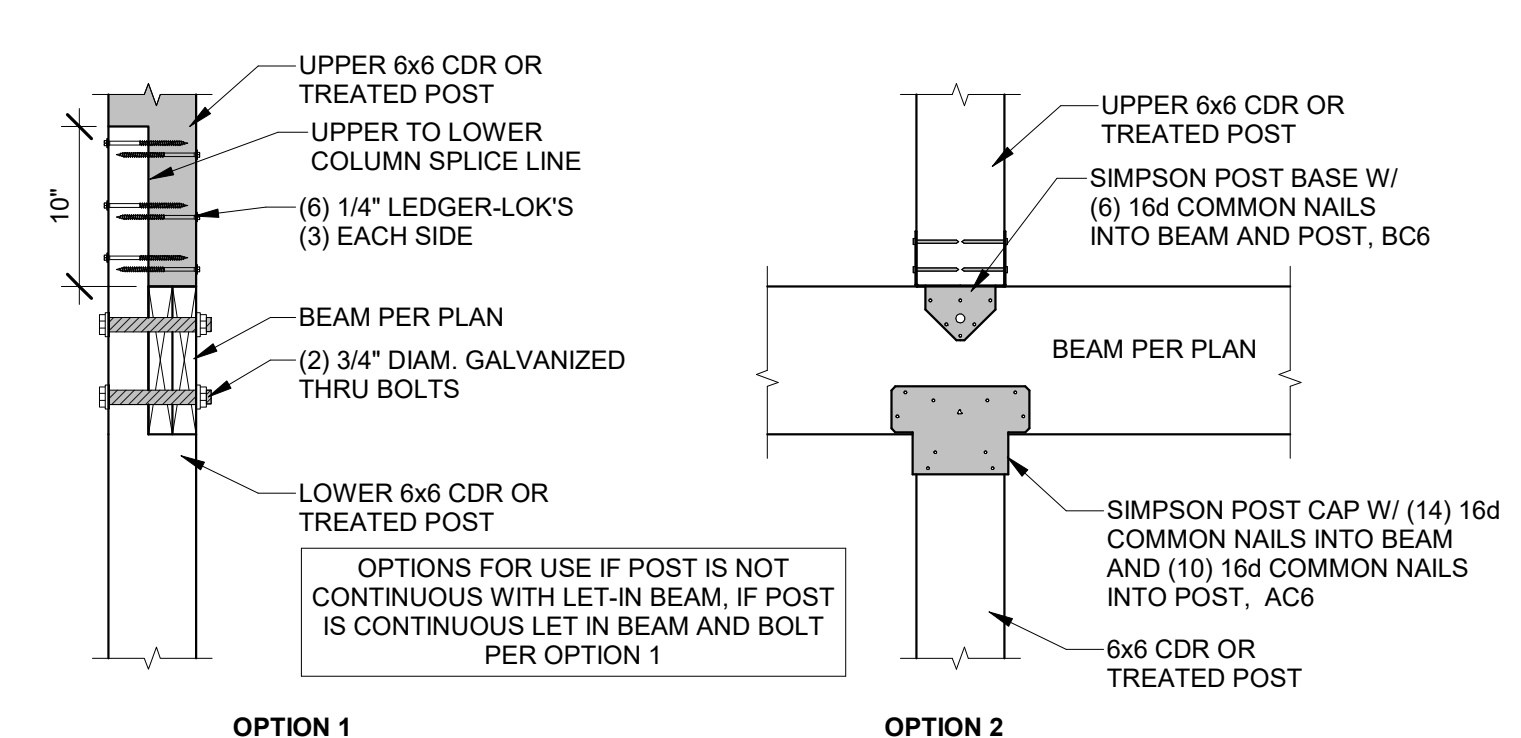
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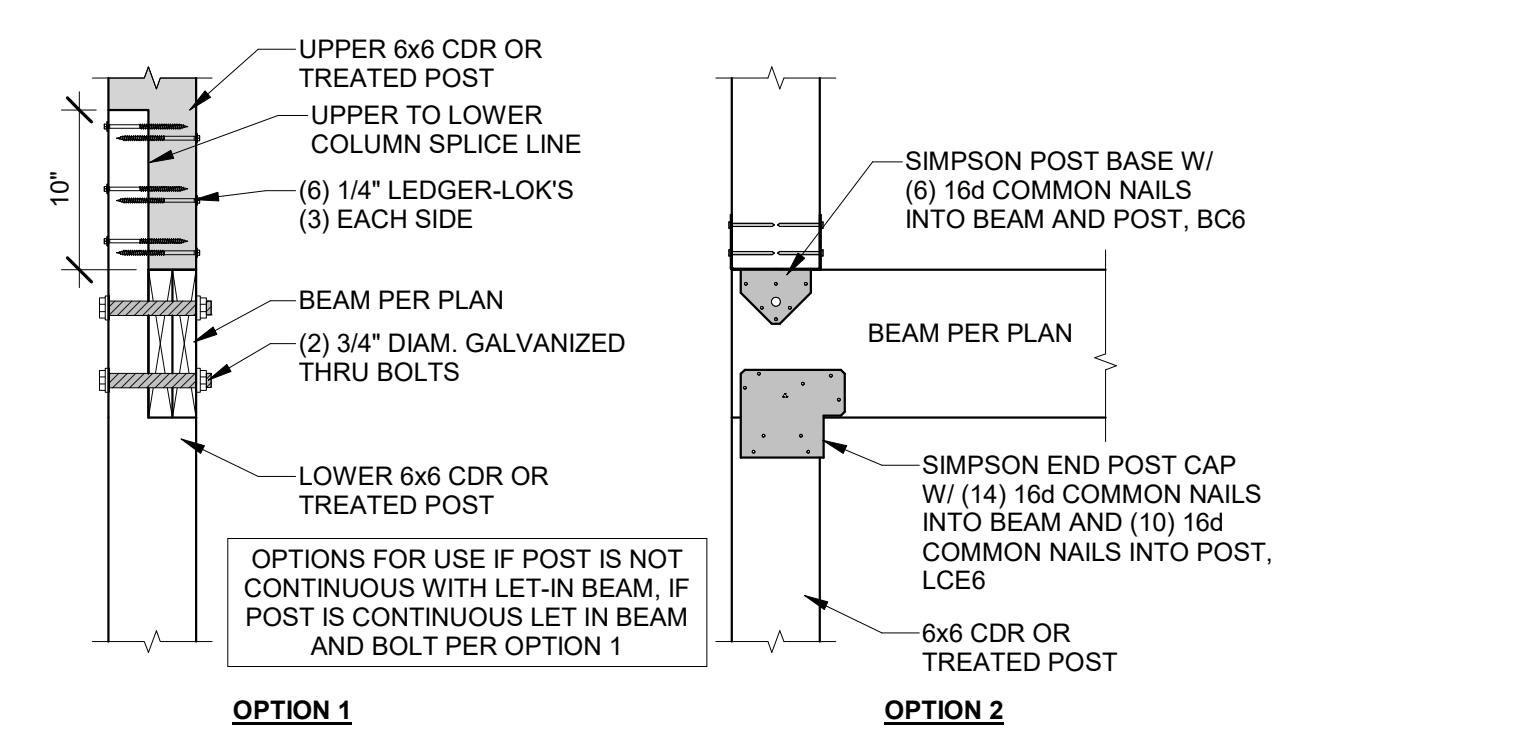
9 STAIR STRINGER DETAIL
1/2" = 1'-0"



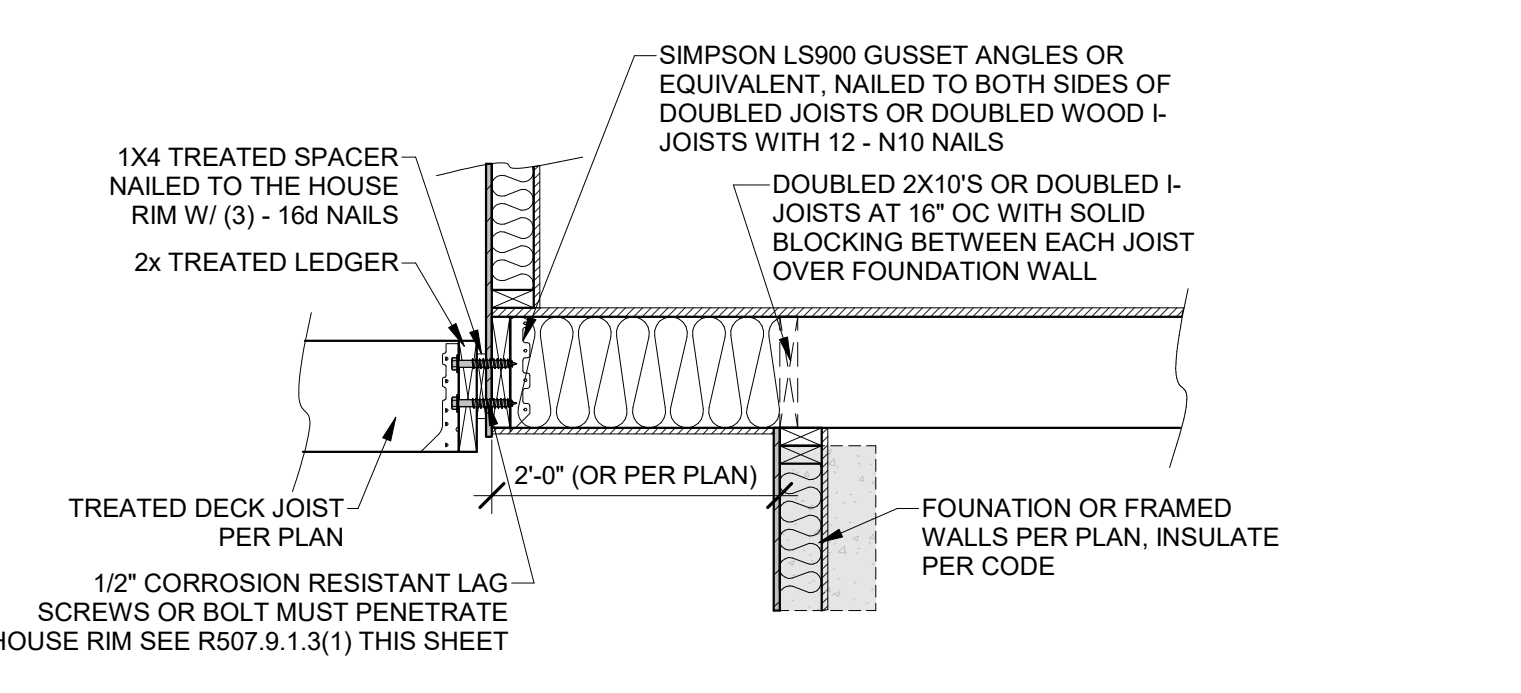
7 ROOF LEVEL INTERIOR BEAM TO COLUMN
1" = 1'-0"



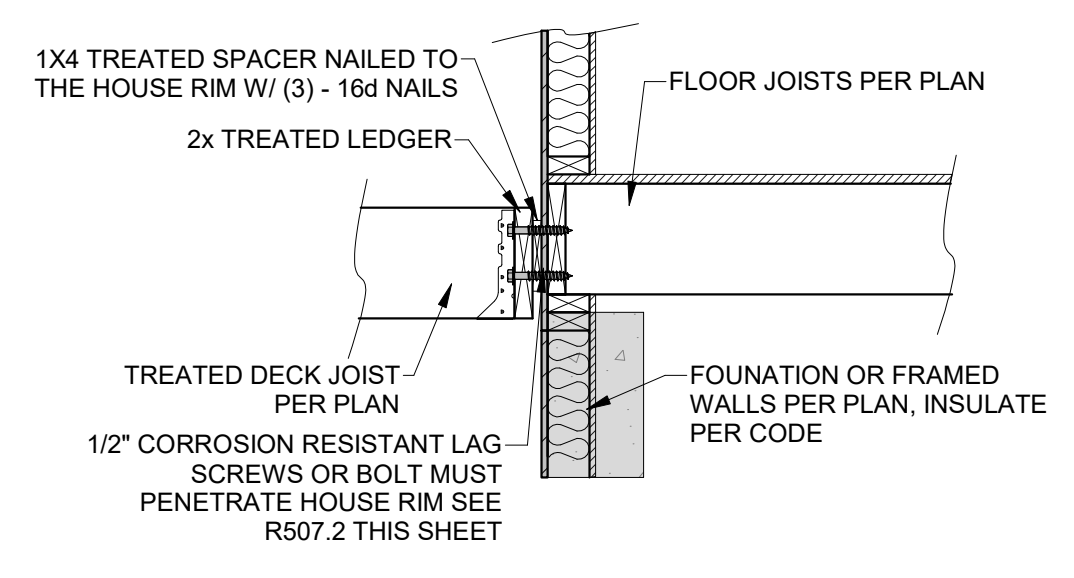
6 DECK LEVEL INTERIOR BEAM TO COLUMN
1" = 1'-0"



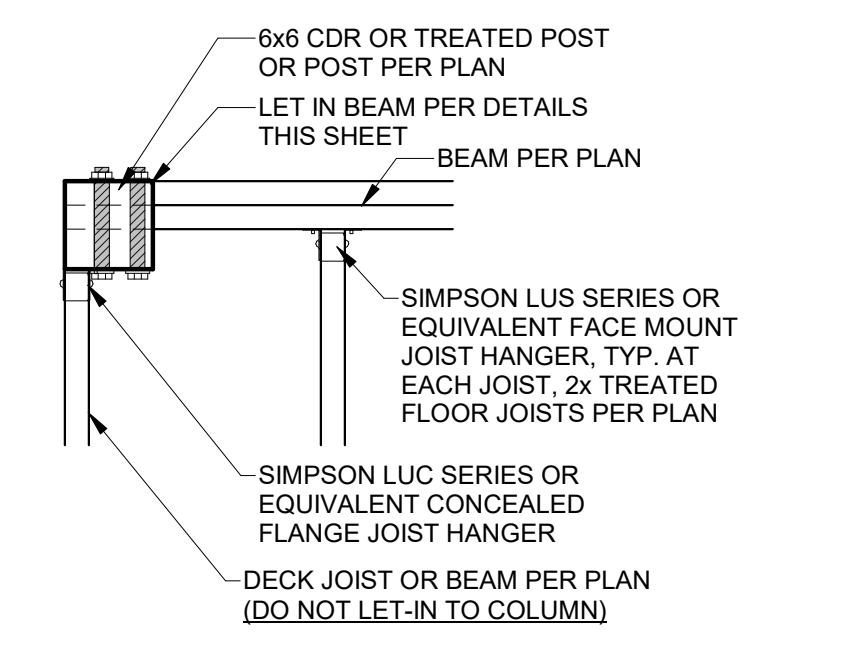
5 DECK LEVEL EXTERIOR BEAM TO COLUMN
1" = 1'-0"



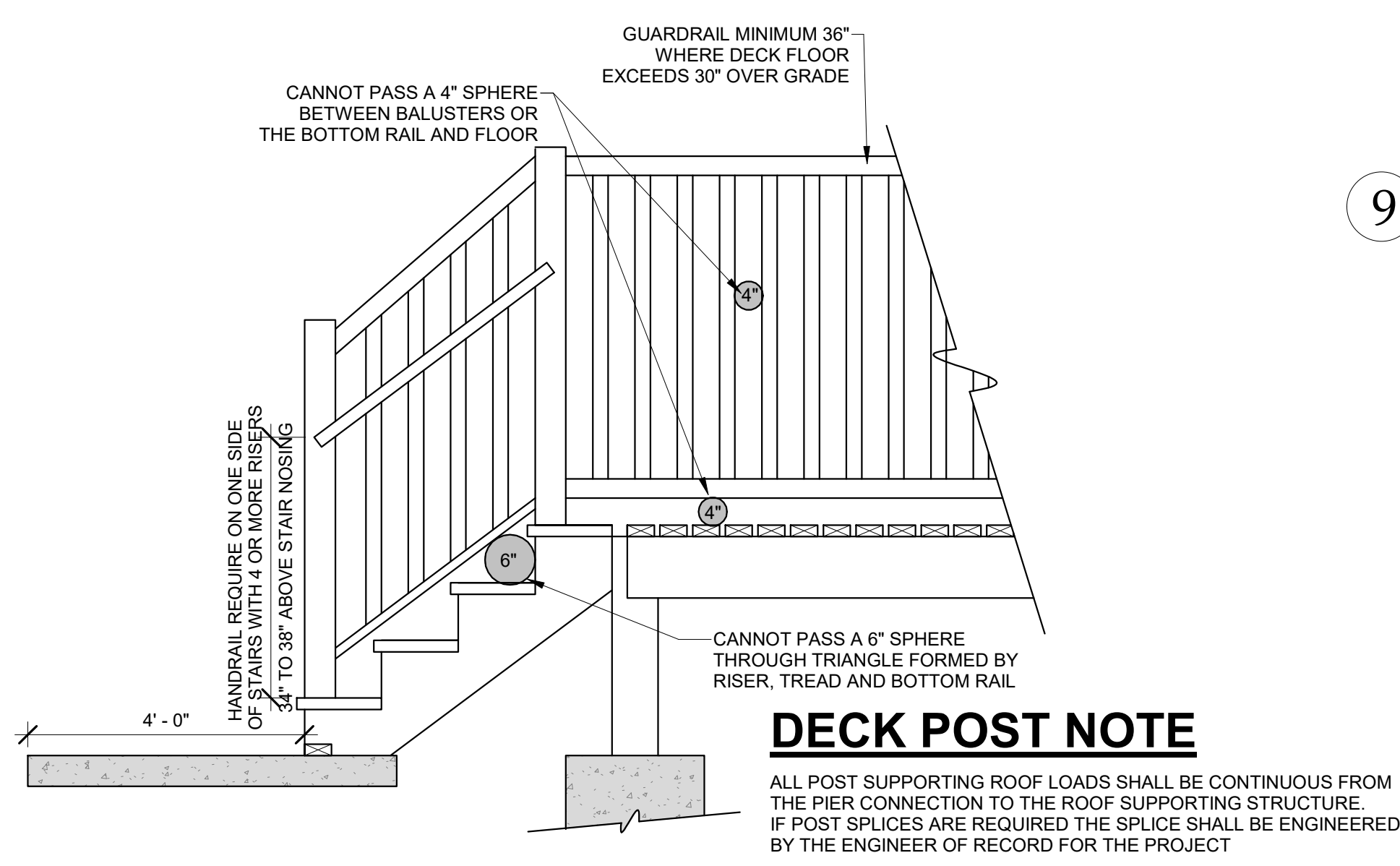
4 DECK LEDGER TO CANTILEVER
3/4" = 1'-0"



2 DECK LEDGER ATTACHMENT
3/4" = 1'-0"



1 DECK CORNER COLUMN
1" = 1'-0"



8 GUARD RAIL
1/2" = 1'-0"

TABLE IRC2018 R507.9.1.3(1)
DECK LEDGER CONNECTION TO BAND JOIST^{a,b}
(DECK LIVE LOAD = 40 PSF, DECK HEAD LOAD = 10 PSF, SNOW LOAD ≤ 40 PSF)

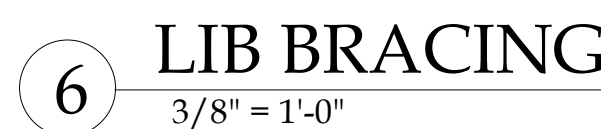
JOIST SPAN	6' AND LESS	6'-1" TO 8'	8'-1" TO 10'	10'-1" TO 12'	12'-1" TO 14'	14'-1" TO 16'	16'-1" TO 18'
CONNECTION DETAILS	ON-CENTER SPACING OF FASTENERS ^{c,e}						
1/2" LAG SCREW WITH 15/32" MAX. SHEATHING ^{c,d}	30	23	18	15	13	11	10
1/2" DIAM. BOLT WITH 15/32" MAX. SHEATHING ^d	36	36	34	29	24	21	19
1/2" DIAM. BOLT WITH 15/32" MAX. SHEATHING & 1/2" STACKED WASHERS ^e	36	36	29	24	21	18	16

For SI: 1 inch = 25.4mm, 1 foot = 304.8mm, 1 pound per square foot = 0.0479 kPa
a. Ledges shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
b. Snow load shall not be assumed to act concurrently with live load.
c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
d. Sheathing shall be wood structural panel or solid sawn lumber.
e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard lumber or foam sheathing. Up to 1/2" thickness of stacked washers shall be permitted to substitute for you to 1/2" of allowable sheathing thickness where combined with wood structural panel or lumbers sheathing.

TABLE IRC2018 R507.9.1.3(2)
PLACEMENT OF LAG SCEWS AND BOLT IN
DECK LEDGERS AND BAND JOISTS

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER ^a	2 inches ^d	3/4 inches	2 inches ^b	1 5/8 inches ^b
BAND JOIST ^c	3/4 inches	2 inches	2 inches	1 5/8 inches ^b

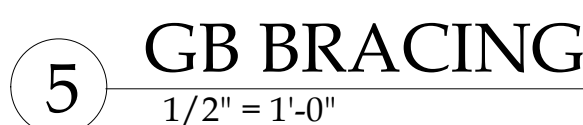
For SI: 1 inch = 25.4mm.
a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.9.1.3(1).
b. Maximum 5 inches.
c. For engineered rim joists, the manufacturer's recommendations shall govern.
d. The minimum distances from bottom row of lag screws or bolts to the top of the ledger shall be in accordance with Figure R507.9.1.3(1).



LIB BRACING
3/8" = 1'-0"

METHOD (SEE TABLE R602.10.4)		MINIMUM LENGTH (INCHES) ^a					CONTRIBUTING LENGTH (INCHES)
		WALL HEIGHT					
		8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	
DWB,WSP,SFB,PBS,PCP,HPS,BV-WSP		48	48	48	53	58	ACTUAL ^b
GB		48	48	48	53	58	DOUBLE SIDED = ACTUAL SINGLE SIDED=.5xACTUAL
LIB		55	62	69	NP	NP	ACTUAL ^b
ABW	SDC A, B, AND C ULTIMATE DESIGN WIND SPEED<140	28	32	34	38	42	48
	SDC D, D, D, ULTIMATE DESIGN WIND SPEED<140	32	32	34	NP	NP	
PFH	SUPPORTING ROOF ONLY	16	16	16	NOTE C	NOTE C	48
	SPTNG, ONE STORY & ROOF	24	24	24	NOTE C	NOTE C	48
PFG		24	27	30	NOTE D	NOTE D	1.5 x ACTUAL ^b
CS-G		24	27	30	33	36	ACTUAL ^b
CS-PF		16	18	20	NOTE E	NOTE E	ACTUAL ^b
CS-WSP, CS-SFB	ADJACENT CLEAR OPENING HEIGHT (INCHES)						ACTUAL ^b
	≤64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	-	44	40	38	38	
	104	-	49	43	40	39	
	108	-	54	46	43	41	
	112	-	-	50	45	43	
	116	-	-	55	48	45	
	120	-	-	60	52	48	
	124	-	-	-	56	51	
	128	-	-	-	61	54	
	132	-	-	-	66	58	
	136	-	-	-	-	62	
140	-	-	-	-	66		
144	-	-	-	-	72		

1X4 WOOD FASTENED W/ (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE WB (OR EQUIVALENT) STL. X
BRACE(S) @ 45° TO 60° ANGLES. MAXIMUM 16" O.C. STUDS FASTENED PER MANUF. SPECS.



(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

4 CS-PF
1/2" = 1'-0"

4 CS-PF
1/2" = 1'-0"

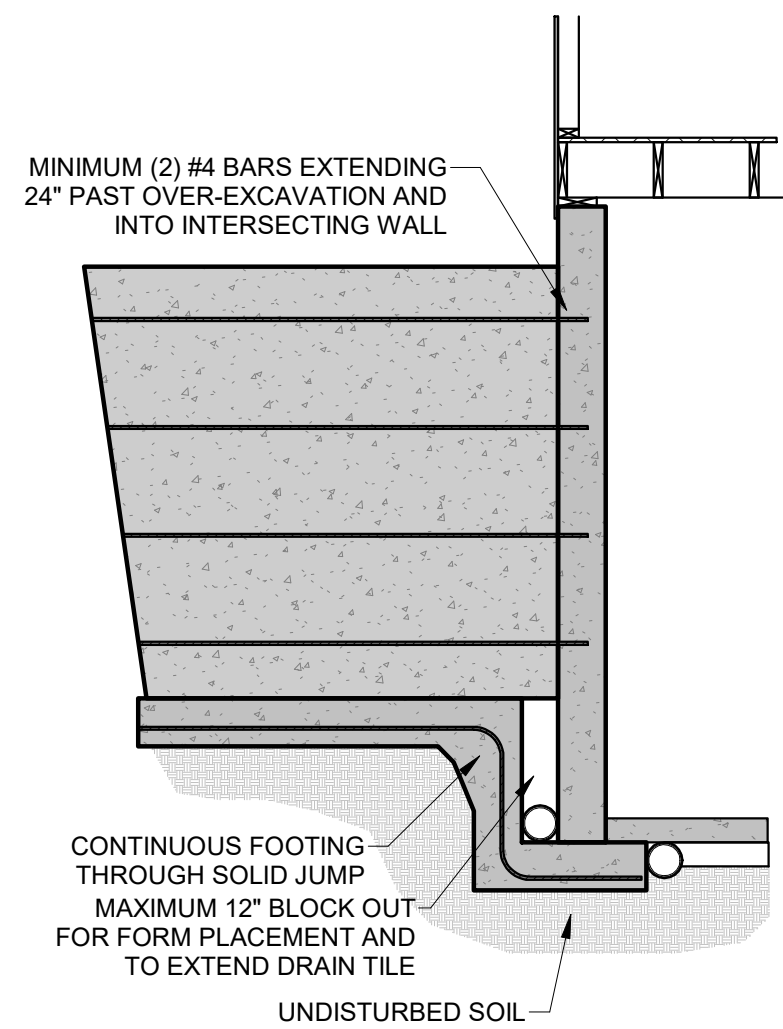
STRUCTURAL DETAILS & NOTES

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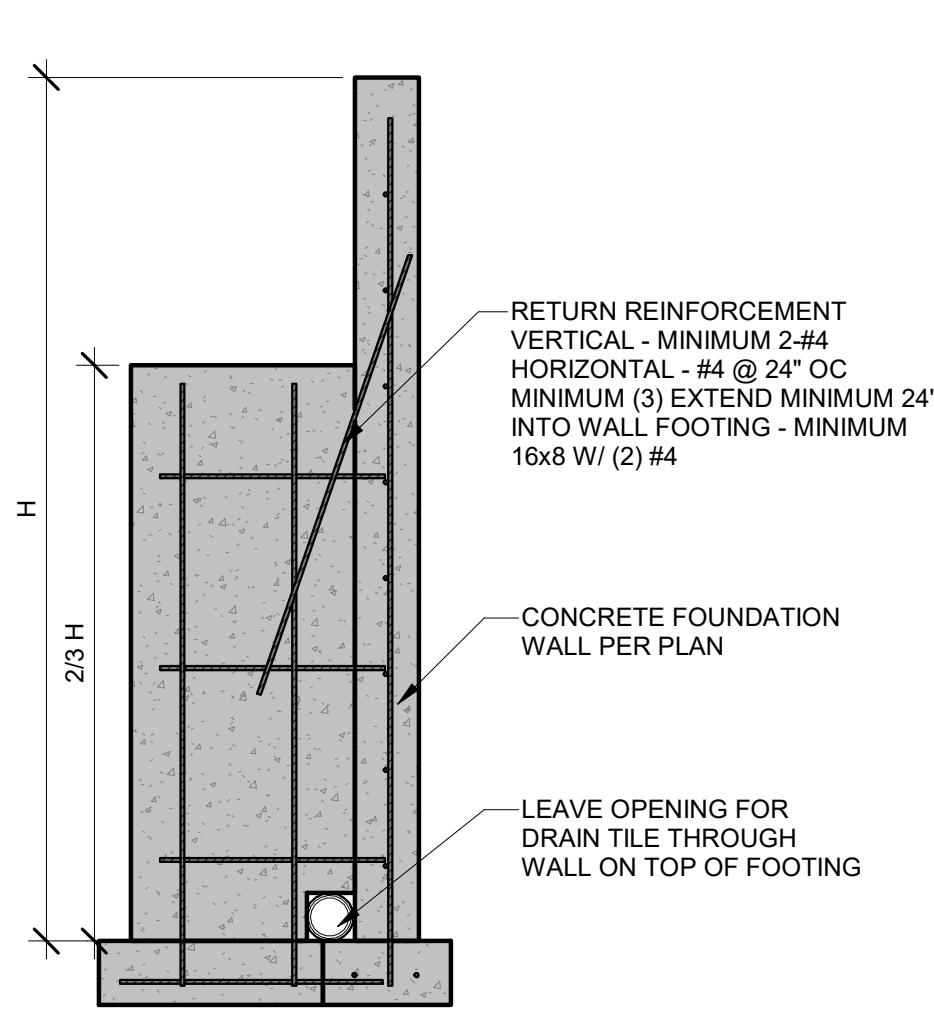
BRACED WALLS NOTES & DETAILS

S-2.1

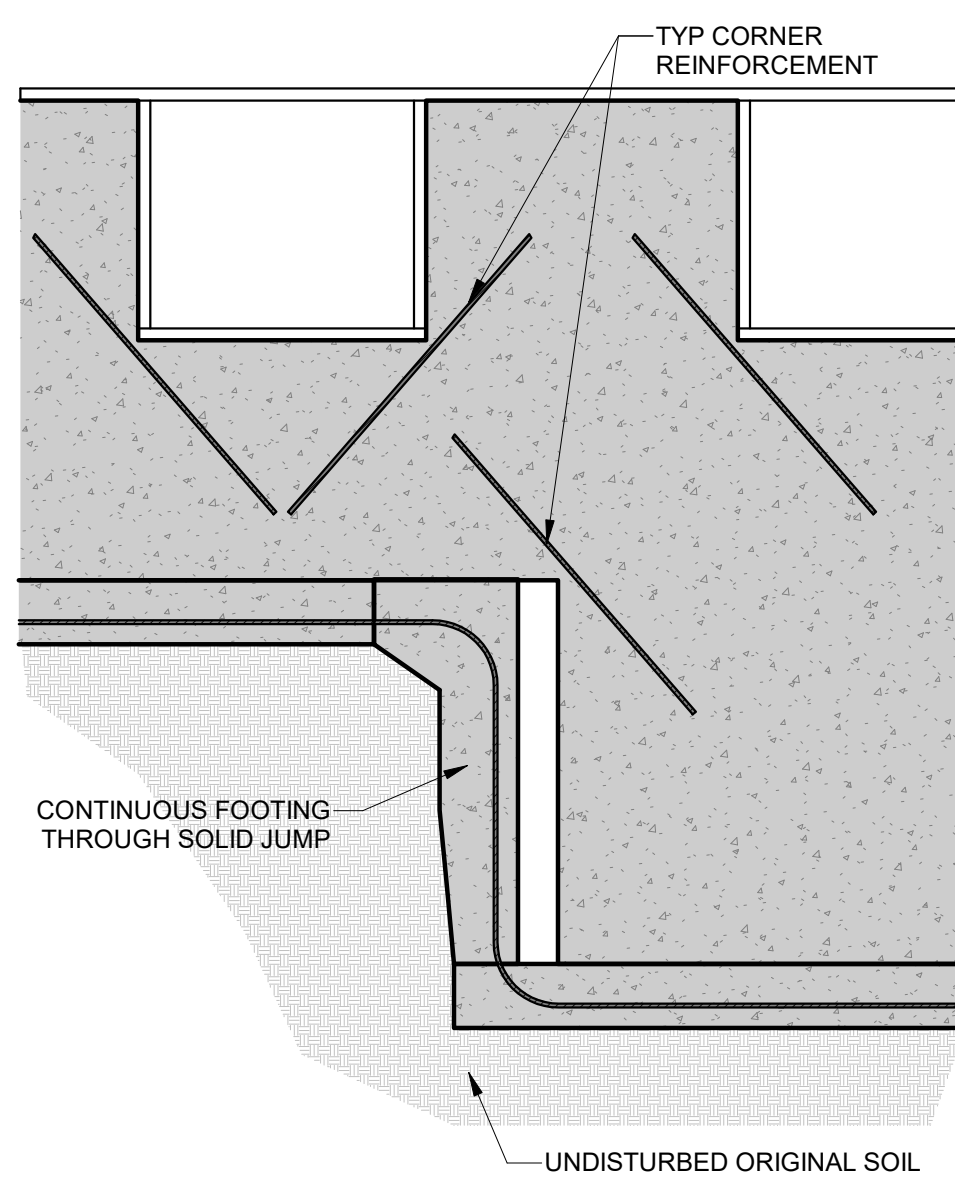
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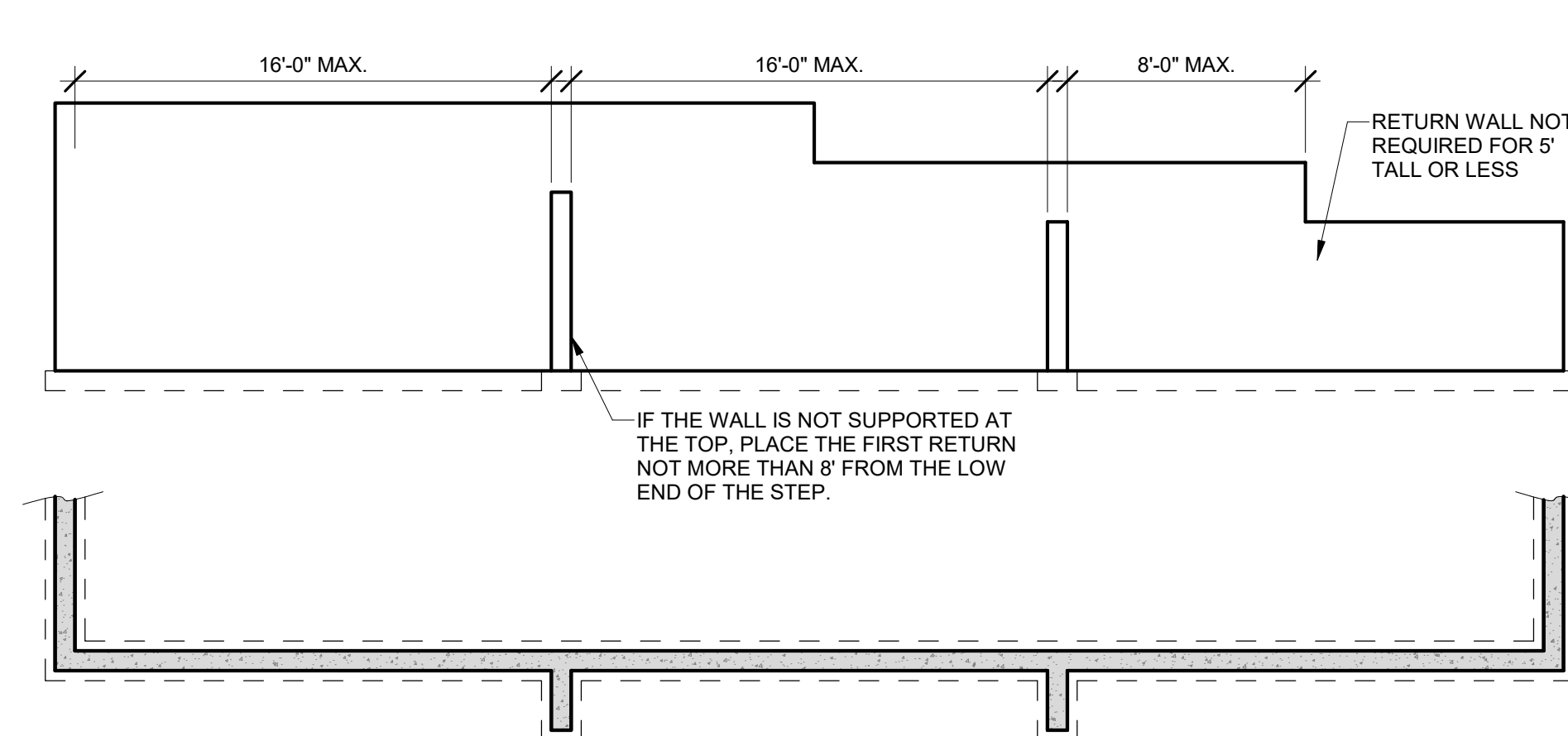
1 SOLID FOOTING JUMP DETAIL
3/8" = 1'-0"



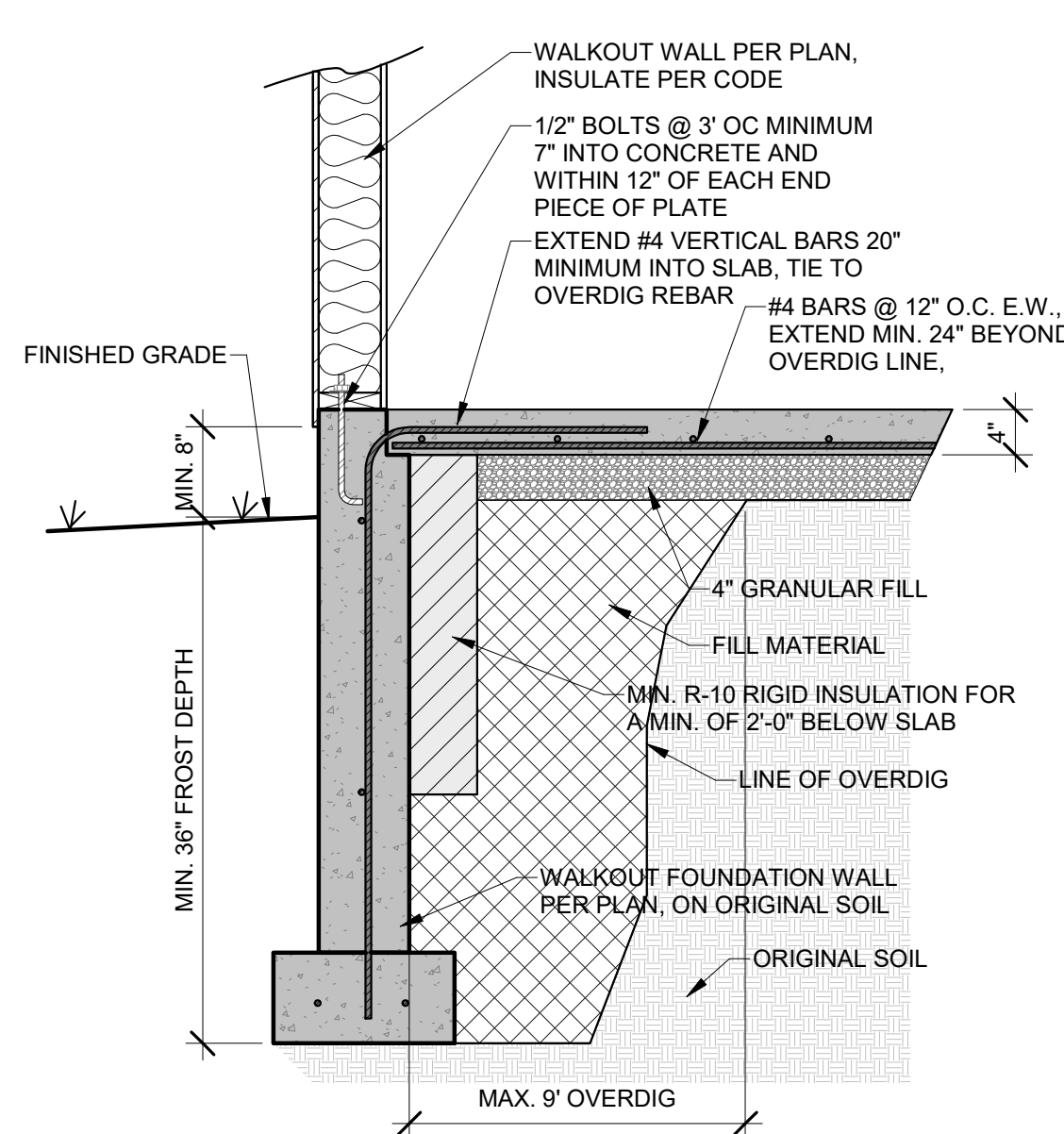
2 RETURN WALL DETAIL
1/2" = 1'-0"



WHERE OPENINGS OR ABRUPT ELEVATION CHANGES OCCUR IN THE TOP OR BOTTOM OF THE WALL AT LEAST ONE #4 BAR 48" LONG SHALL BE DIAGONALLY AS CLOSE A PRACTICAL TO THE CORNER



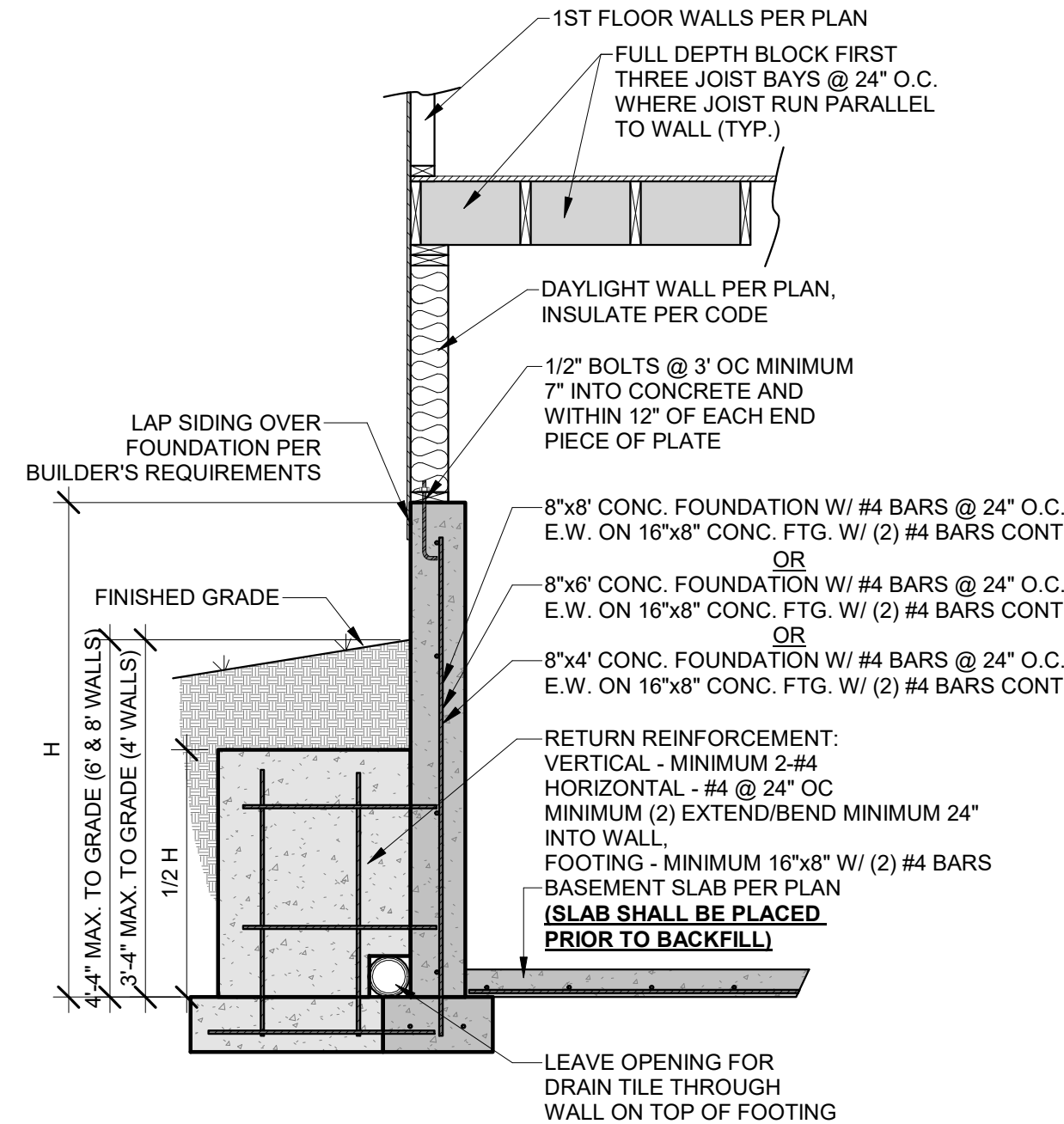
4 RETURN WALL PLACEMENT
3/16" = 1'-0"



IF OVER 9' OVERDIG SEE HD ENGINEERING FOR STRUCTURAL BASEMENT SLAB DESIGN

IMPORTANT NOTE:
ANY SLAB WITH GREATER THAN 2' OF GRADED ROCK OR 8" OF FILL SOIL BELOW SHALL BE DESIGNED AS STRUCTURAL PER PLAN. OUR FIRM SHOULD BE CONTACTED IMMEDIATELY FOR DESIGN RECOMMENDATIONS. DESIGN MUST BE COMPLETED PRIOR TO PLACEMENT OF PIERS OR FOOTINGS.

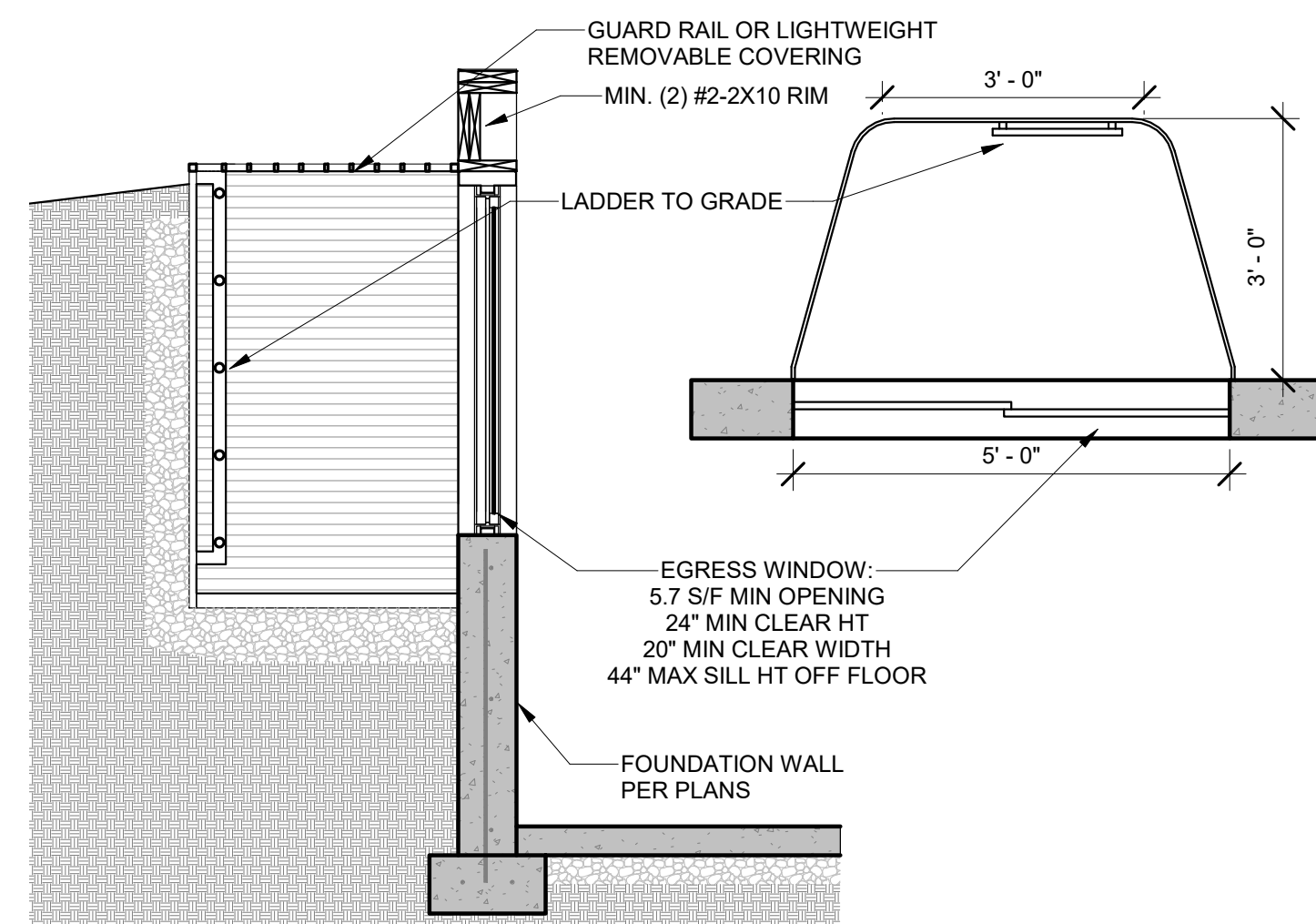
10 WALKOUT DETAIL
3/4" = 1'-0"



8"x4", 8"x6", AND 8"x8" DAYLIGHT FOUNDATION

IF SLAB IS NOT PLACED PRIOR TO BACKFILL CONTRACTOR IS RESPONSIBLE FOR BRACING THE FOUNDATION AS REQUIRED

7 UNRESTRAINED FOUNDATION WALL
1/2" = 1'-0"



11 EGRESS WINDOW SECTION
1/2" = 1'-0"

VERTICAL REINFORCEMENT SPACING* 60 PSF SOIL; 40 & 60 KSI STEEL						
CONCRETE STRENGTH	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3000 PSI/ 40 KSI	16	12	24	16	12	24
3500 PSI/ 40 KSI	16	12	24	24	24	24
3000 PSI/ 60 KSI	24	16	24	20	16	24
3500 PSI/ 60 KSI	24	16	24	24	24	24
HORIZONTAL REINFORCEMENT**						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" O.C.	4- #4	5- #4	4- #4	5- #4	6- #4	

* CONCRETE SHALL HAVE AIR ENTRAINMENT OF 5-7%.
* MINIMUM REQUIREMENT FOR VERTICAL REBAR IN PLAIN CONCRETE WALLS IS #4 @ 36" ON CENTER (ACI 332).
* VERTICAL BARS SHALL BE CONTINUED UP TO WITHIN 8" OF THE TOP OF THE WALL.
* REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL (2" FROM THE INSIDE FACE).
* REINFORCEMENT SHALL LAP A MINIMUM OF 24 INCHES AT ENDS, SPLICES, AND AROUND CORNERS.

** #4 BARS @ 24" ON CENTER.
** #4 BAR WITHIN 12 OF TOP AND BOTTOM OF WALL.
** MINIMUM GRADE 40 (40ksi) STEEL (PER ACI 332).
** HORIZONTAL REINFORCEMENT SHALL BE INSTALLED ON THE COMPRESSION SIDE (SOIL SIDE) OF THE VERTICAL REINFORCEMENT

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STATE OF MISSOURI
CHRIS SATHOP
REGISTERED PROFESSIONAL ENGINEER
NUMBER 2008001865
07/20/2023

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SANTA BARBARA HFR098
2107 SW HARVEST MOON LN. LEE'S SUMMIT, MO
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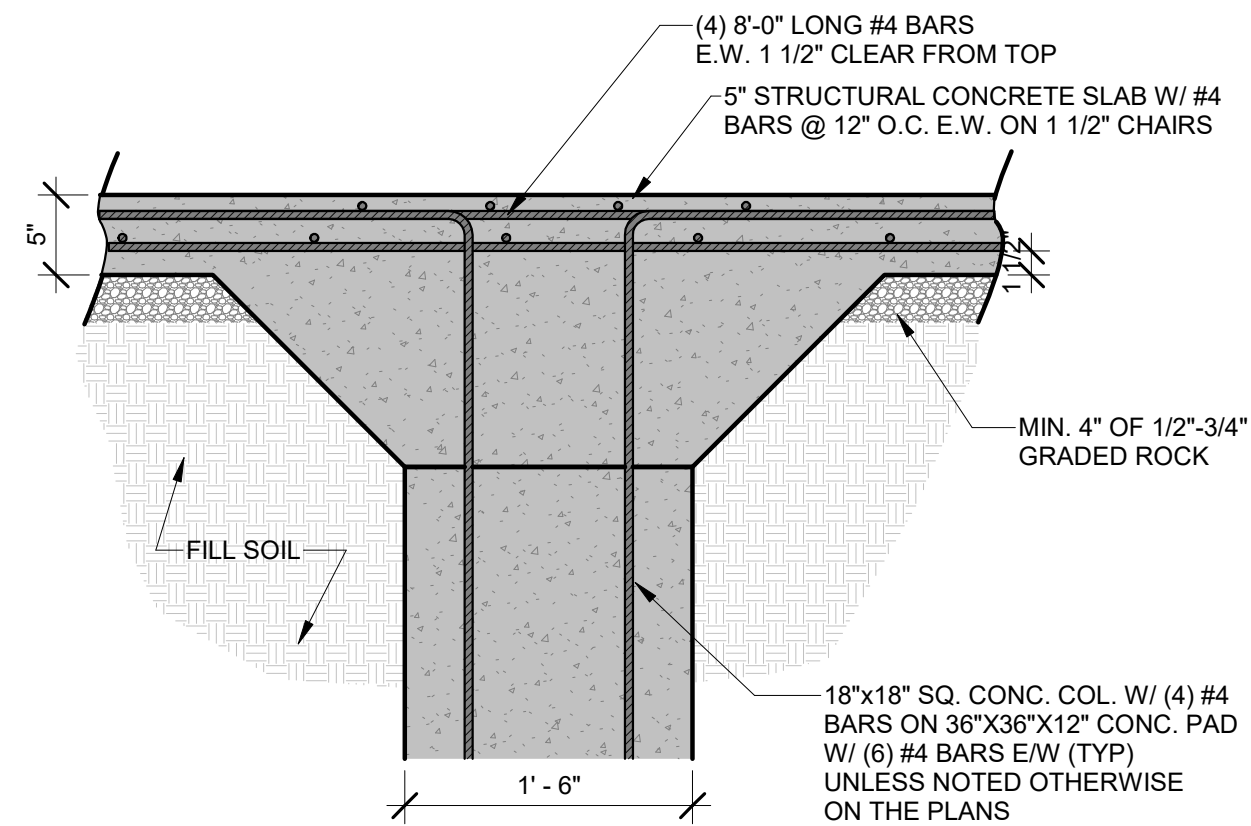
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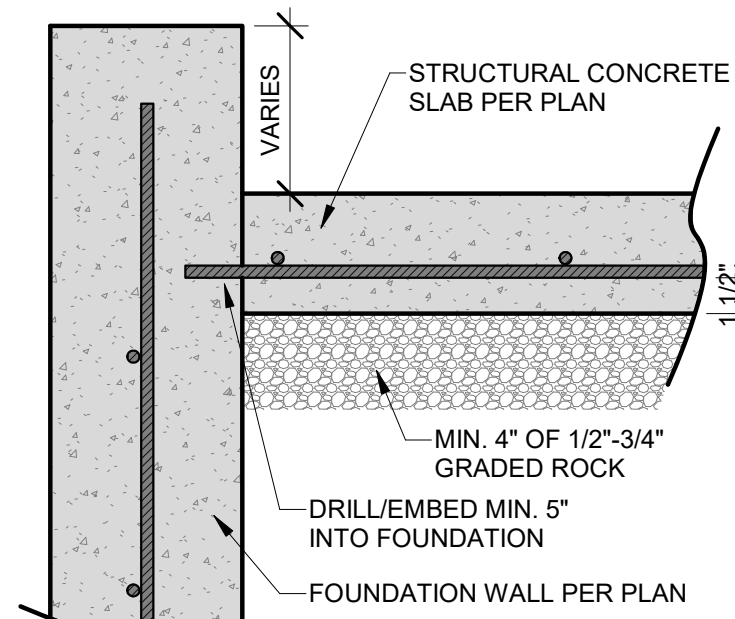
CONCRETE DETAILS

S-3.0

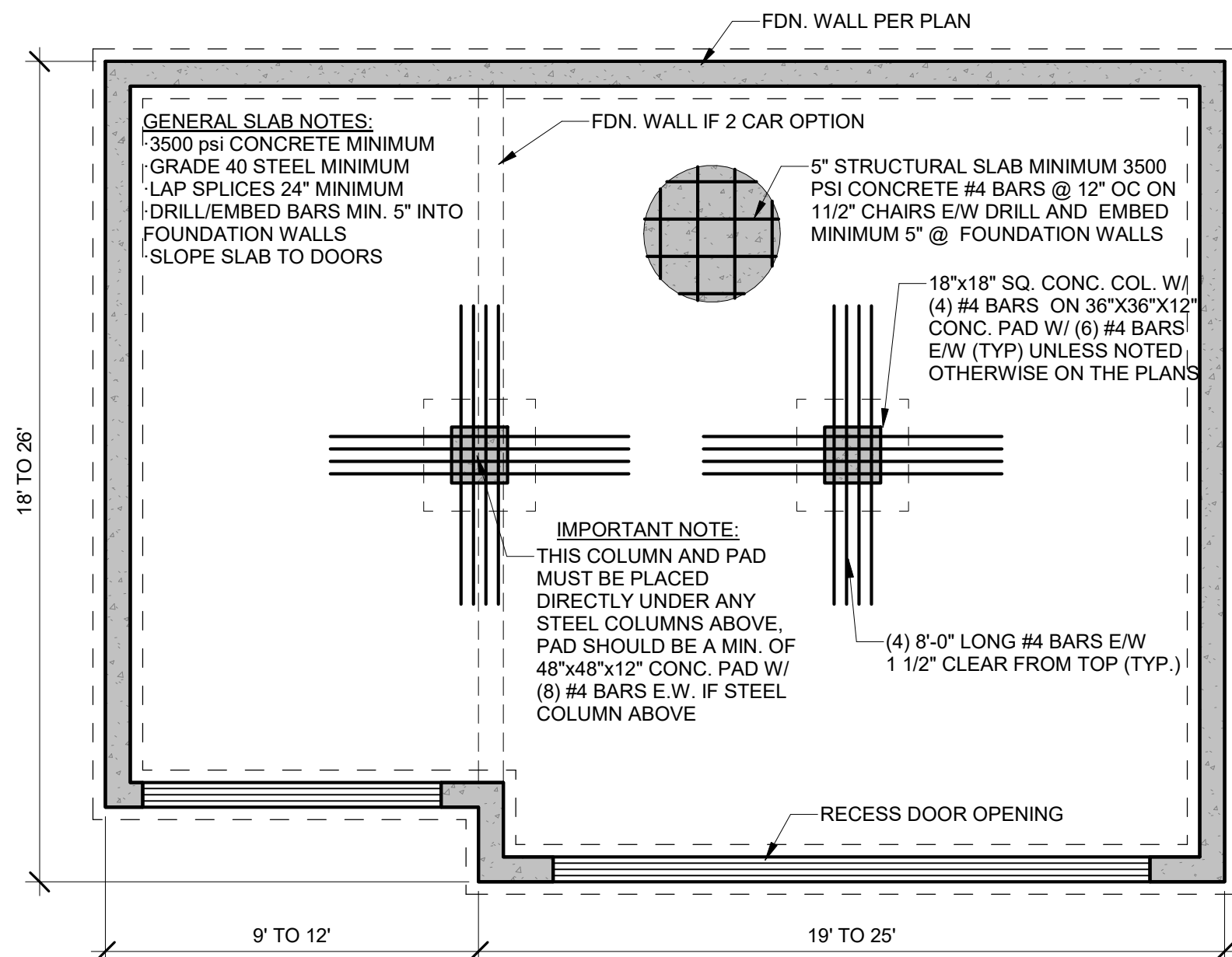
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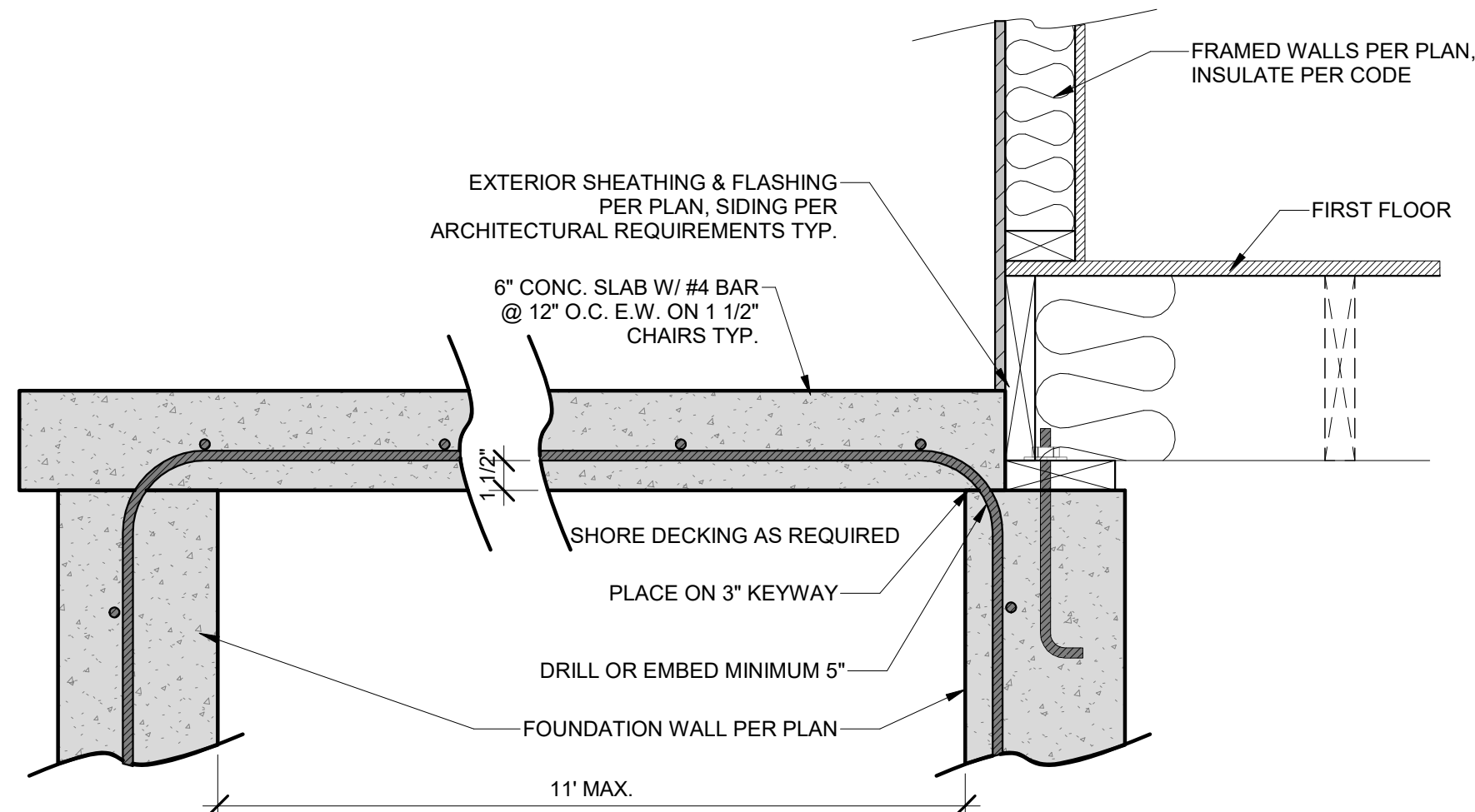
8 GARAGE SLAB COLUMN DETAIL
1" = 1'-0"



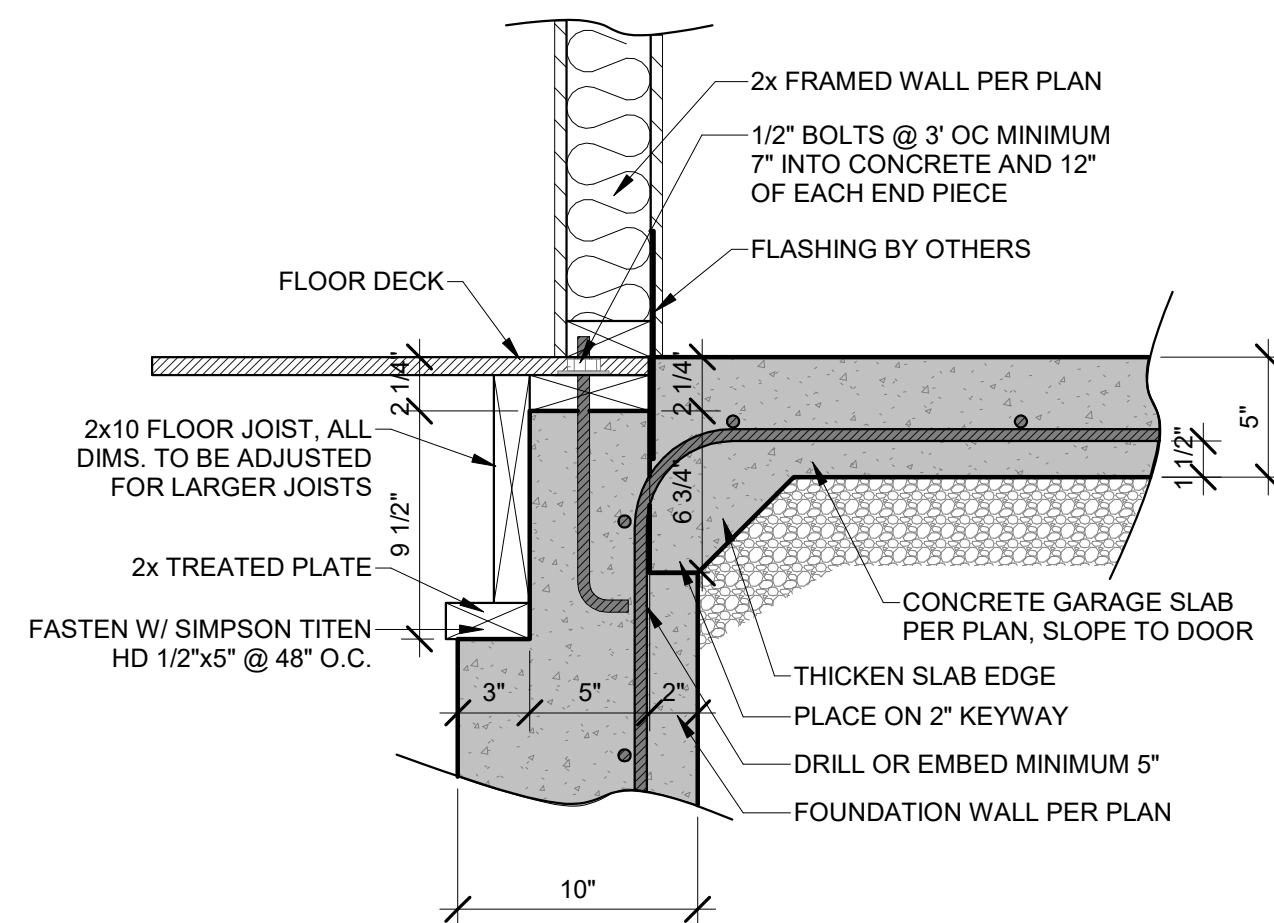
9 STRUCTURAL SLAB/ WALL
1 1/2" = 1'-0"



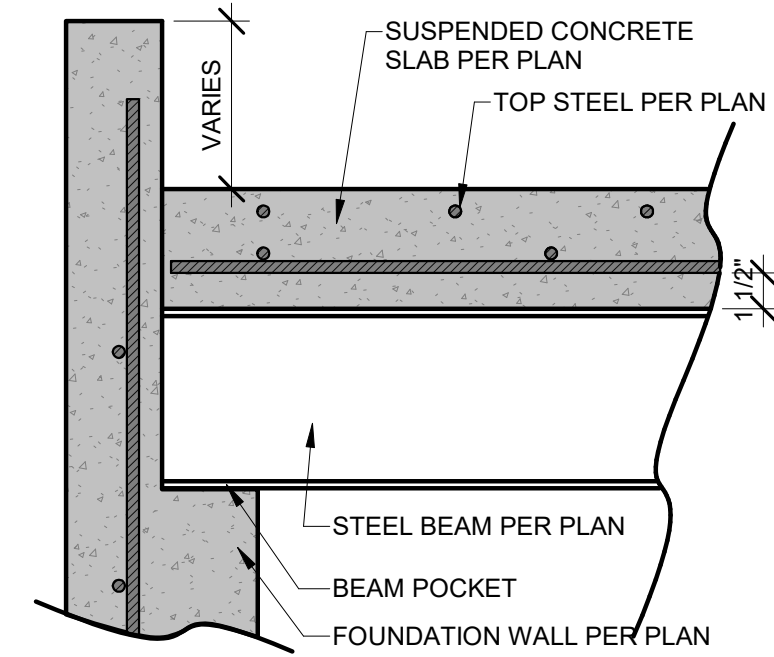
10 TYPICAL GARAGE SLAB
1/4" = 1'-0"



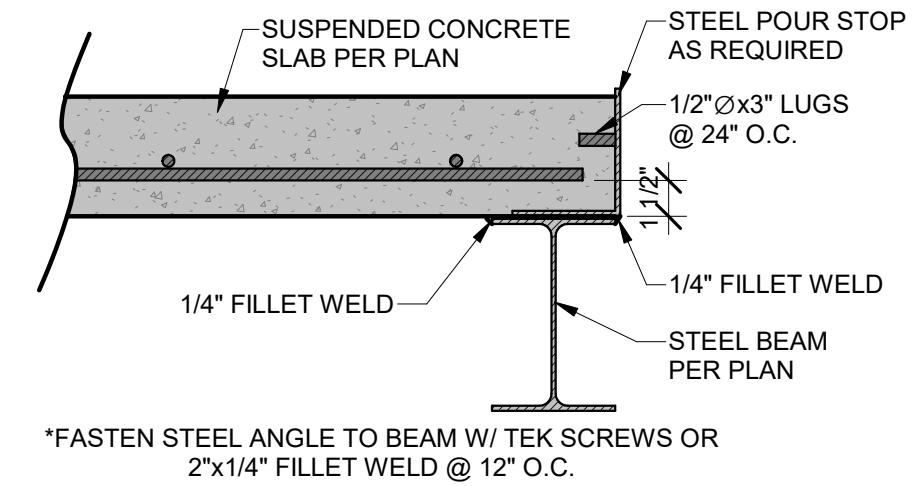
6 SUSPENDED PORCH STOOP SLAB
1 1/2" = 1'-0"



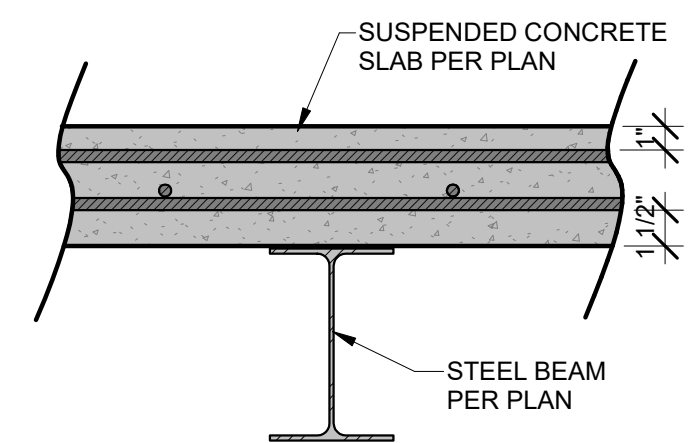
7 ZERO ENTRY GARAGE DETAIL
1 1/2" = 1'-0"



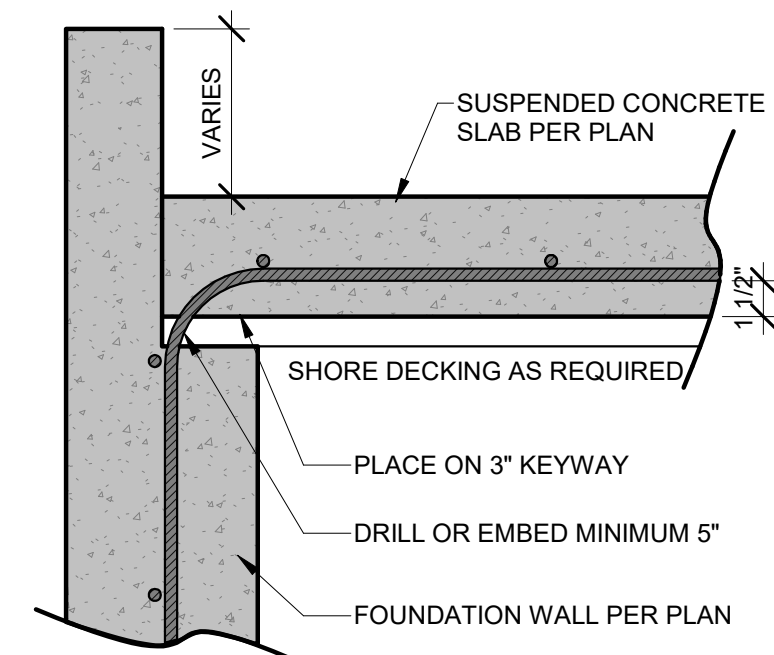
1 SUSPENDED SLAB BEAM/WALL CONNECTION
1 1/2" = 1'-0"



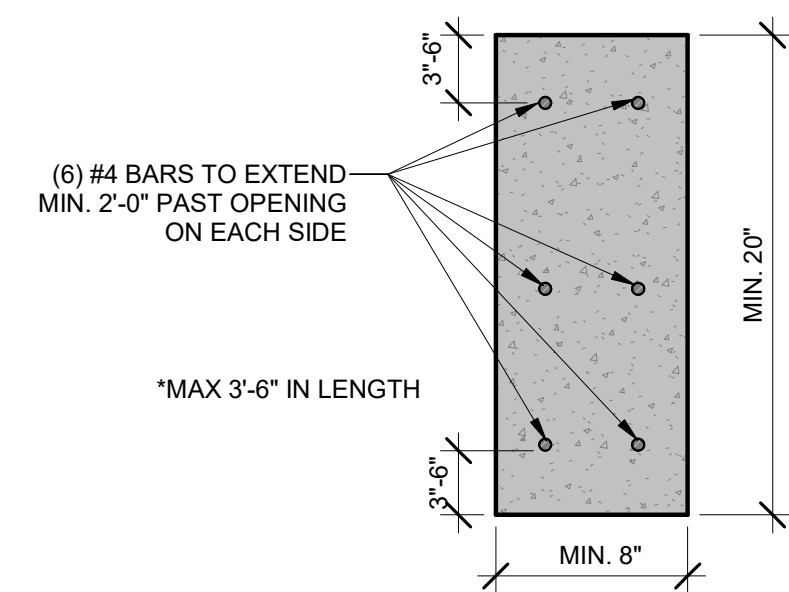
2 SUSPENDED SLAB POUR STOP
1 1/2" = 1'-0"



3 SUSPENDED SLAB/STEELBEAM CROSS SECTION
1 1/2" = 1'-0"



4 SUSPENDED SLAB/WALL CONNECTION
1 1/2" = 1'-0"



5 CONCRETE HEADER DETAIL
1 1/2" = 1'-0"

IMPORTANT NOTE:
FOR SUSPENDED SLABS A MAXIMUM OF 10' ABOVE FLOOR BELOW: TEMPORARY SHORING WALLS SHALL BE PLACED AT A MAXIMUM OF 4' O.C. / #2-2X4 STUDS AT 16" O.C. W/ TOP AND BOTTOM PLATE. WALL TO HAVE CONTINUOUS DIAGONAL BRACING. LATERAL BRACING TO BE RUN FROM WALL TO WALL AT MID HEIGHT 4' ON CENTER. SHORING TO REMAIN IN PLACE FOR AT LEAST 21 DAYS.
ANY CAST IN PLACE SLABS FORMED MORE THAN 10' ABOVE THE FLOOR BELOW SHALL HAVE A SITE SPECIFIC SHORING DESIGN DONE. OUR FIRM SHOULD BE CONSULTED FOR THIS DESIGN ONCE FOUNDATION WALLS ARE IN PLACE TO EVALUATE ALL FIELD CONDITIONS. IT SHOULD BE NOTED THAT FAILURE TO HAVE AN ADEQUATE SHORING DESIGN CAN RESULT IN FORM COLAPSE AND/OR CATASTROPHIC FAILURE.

HD ENGINEERING STRUCTURAL GARAGE SLAB DETAILS

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SUSPENDED SLAB DETAILS

S-3.1

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MINIMUM INSULATION & FENSTRATION VALUES BY COMPONENT, PER IRC2018 N1102.1.2

VALUES BELOW ARE PER 2018 IECC. ACTUAL VALUES MAY VARY BASED ON ALTERNATE ENERGY COMPLIANCE PATH CHOSEN (IN JURISDICTIONS WHERE ALTERNATIVE PATHS ARE AVAILABLE)

CLIMATE ZONE	FENSTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED SHGC FENSTRATION	INSULATED METAL DOOR U-VALUE	INSULATED WOOD DOOR U-VALUE	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK OVER OUTSIDE R-VALUE	DUCTWORK (ALL OTHER) R-VALUE
4 EXCEPT MARINE	0.32	0.55	0.40	0.60	0.50	49	20 OR 13 CAV. +5	19	10 CONTINUOUS OR 13 CAVITY	R-10, 2 FT.	10 CONTINUOUS OR 13 CAVITY	8	6

NOTES: 1) BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED WITH AN AIR BARRIER AS PER N1102.4.1 OF THE 2018 IRC
2) RECESSED LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN THE CONDITIONED SPACE AND UNCONDITIONED SPACE
3) ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AS PER N1103.2 OF THE 2018 IRC

CATHEDRAL / VAULTED CEILING
FRAMING AND INSULATION

MINIMUM R-38 INSULATION REQUIRED, SEE DETAIL 14/S-1.2

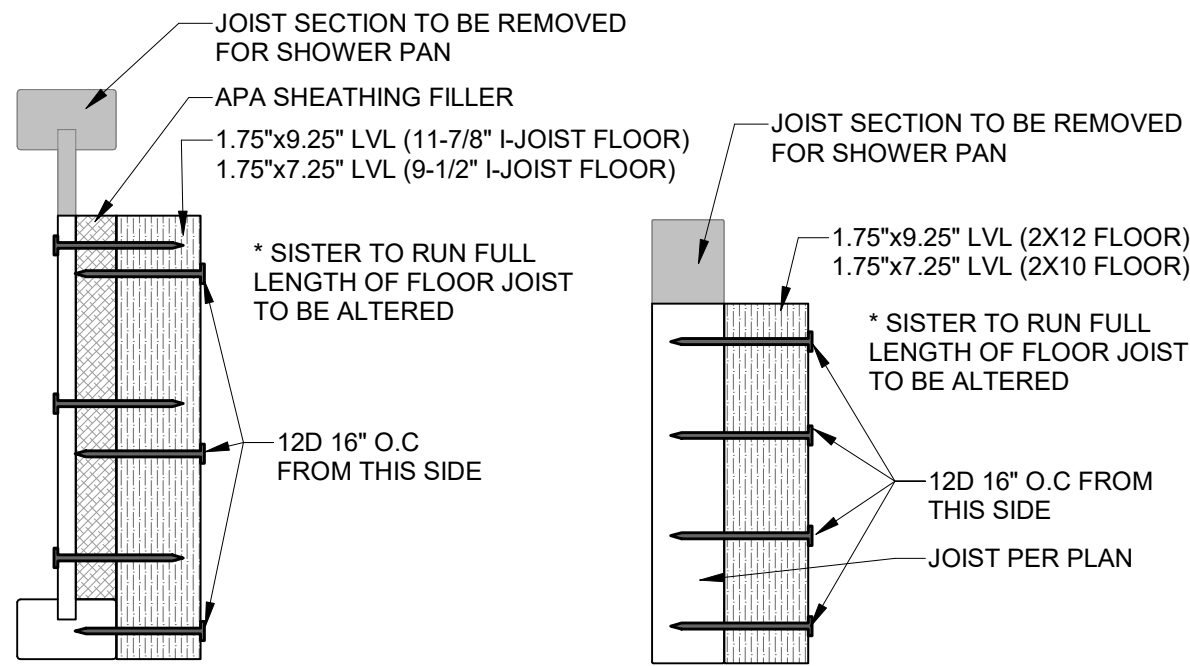
WHERE THE CEILING IS APPLIED DIRECTLY TO THE BOTTOM OF THE RAFTERS, A MINIMUM 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE SHEATHING FOR VENTILATION (R806.3)
NOTE: RAFTER SIZES SPECIFIED ON PLANS ARE THE MINIMUM REQUIRED FOR STRUCTURAL PURPOSES ONLY. BUILDER TO VERIFY.
IF FULL RAFTER DEPTH IS NOT ADEQUATE FOR MINIMUM INSULATION VALUE, RAFTER SIZES WILL NEED TO BE INCREASED, OR ADEQUATE FURRING SHALL BE USED TO OBTAIN THE MINIMUM JOIST DEPTH FOR THE REQUIRED INSULATION. IN ADDITION, IF THE RAFTER SIZE IS INCREASED IT SHALL BE VERIFIED THAT THE RIDGE BE A MINIMUM OF ONE NOMINAL SIZE LARGER THAN THE RAFTERS BEING RECEIVED. (SEE CHART BELOW)

MAXIMUM INSULATION VALUE 1" AIR SPACE (FIBERGLASS)	2x6	2x8	2x10	2x12
	R-13, 3 1/2"	R-19, 6 1/4"	CONDENSED R-38, 8 1/4"	R-38, 10 1/4"

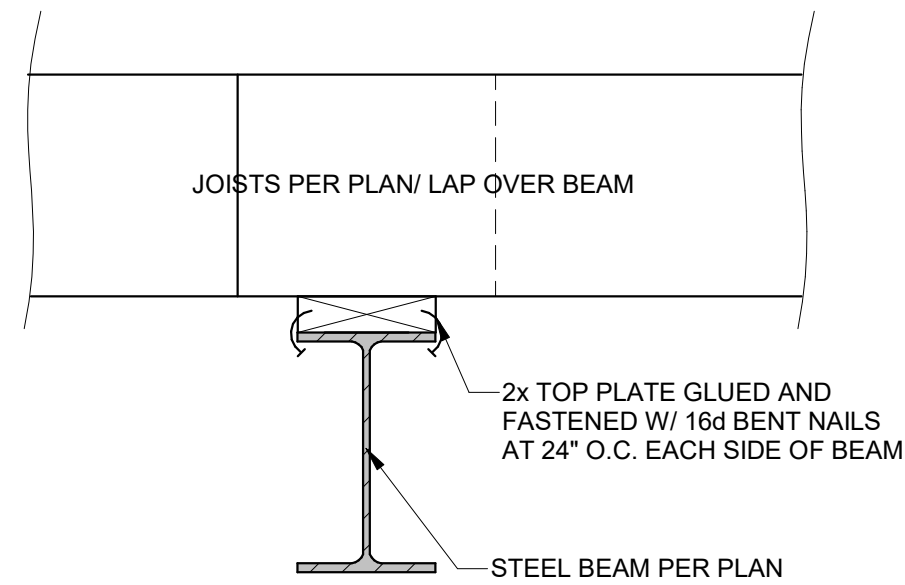
TABLE N1103.6.1 (R403.6.1) WHOLE-HOUSE
MECHANICAL VENTILATION SYSTEM FAN EFFICACY^a

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
HRV OR ERV	ANY	1.2 CFM/WATT	ANY
RANGE HOODS	ANY	2.8 CFM/WATT	ANY
IN-LINE FAN	ANY	2.8 CFM/WATT	ANY
BATHROOM, UTILITY ROOM	10	1.4 CFM/WATT	< 90
BATHROOM, UTILITY ROOM	90	2.8 CFM/WATT	ANY

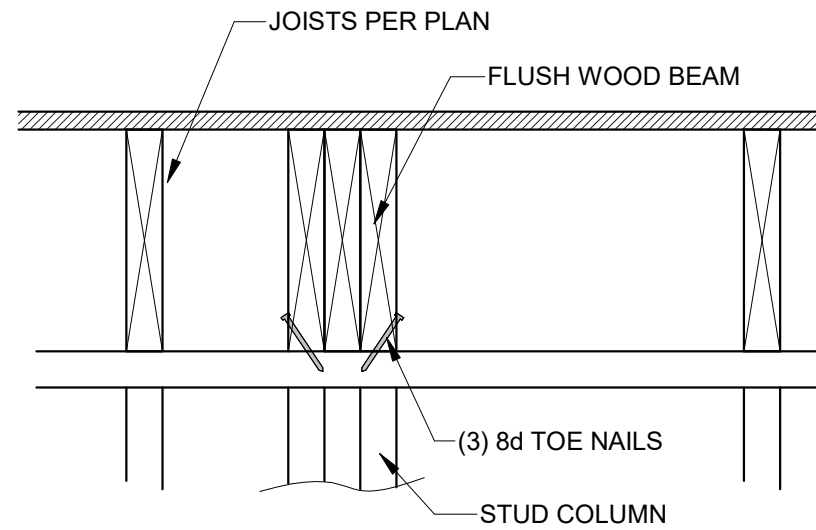
For S1: 1 cubic foot per minute = 28.3 L/min.
^a WHEN TESTED IN ACCORDANCE WITH HVI STANDARD 016



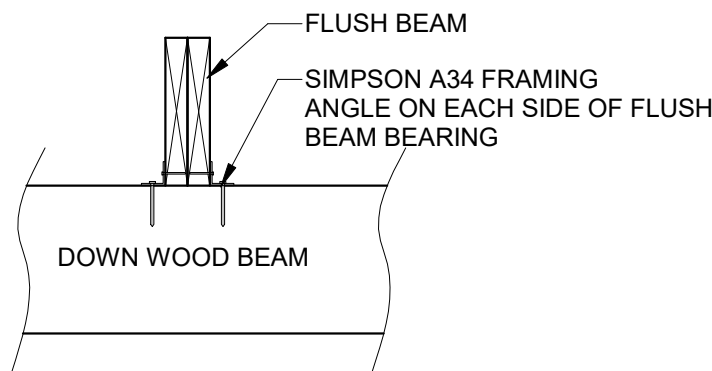
10 ZERO ENTRY SHOWER DETAIL
1/4" = 1'-0"



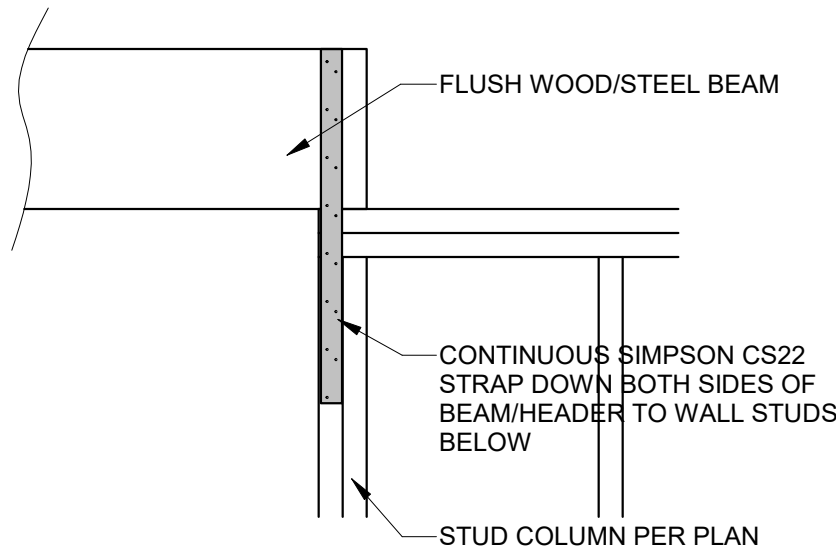
5 STEEL BEAM TO WOOD PLATE
1 1/2" = 1'-0"



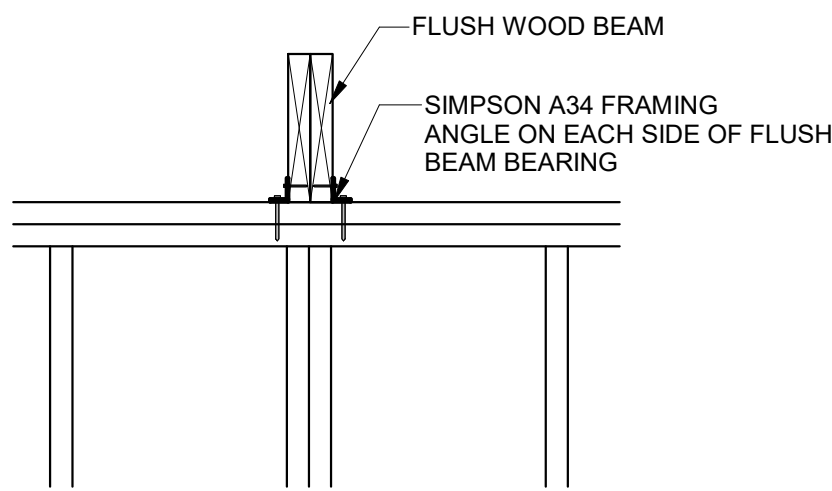
4 FLUSH WOOD BEAM CONNECTION
1 1/2" = 1'-0"



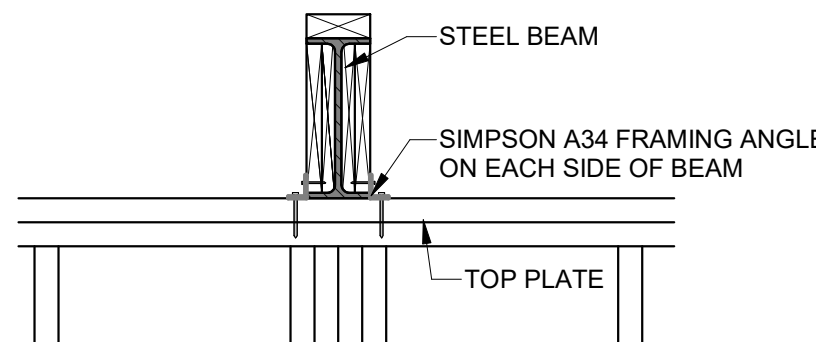
9 WOOD TO WOOD STACKED CONNECTION
1" = 1'-0"



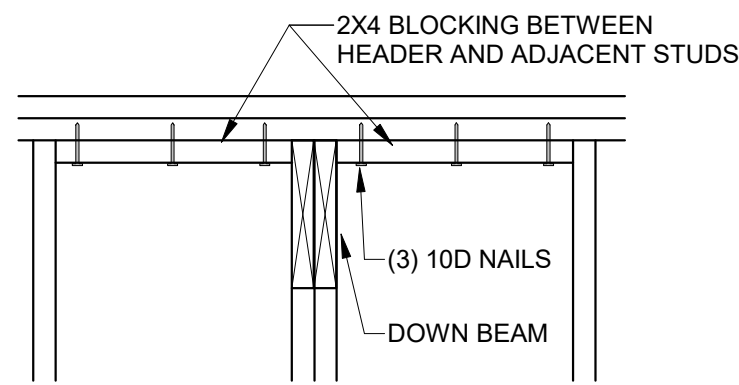
8 UPSET WOOD/STEEL PARALLEL TO WALL
1" = 1'-0"



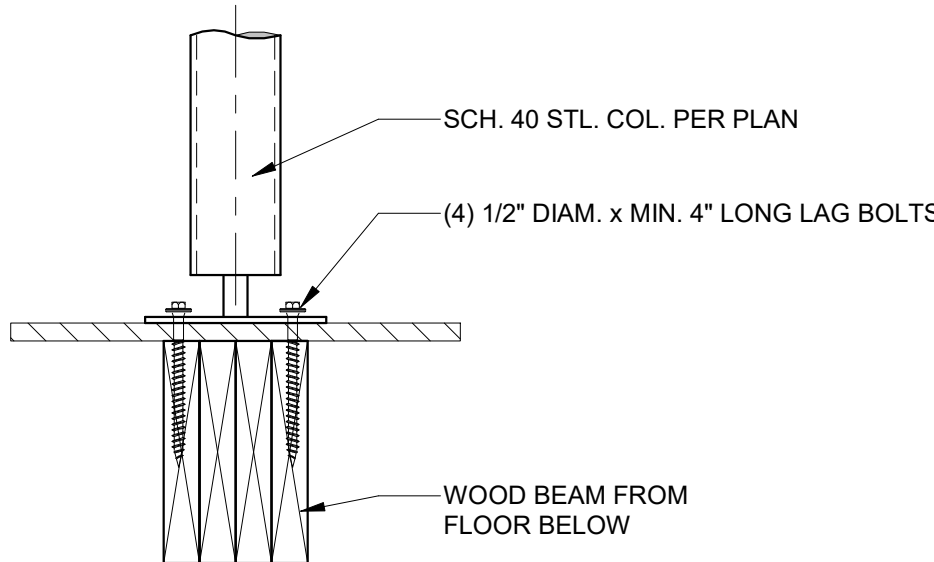
7 UPSET WOOD PERPENDICULAR TO WALL
1" = 1'-0"



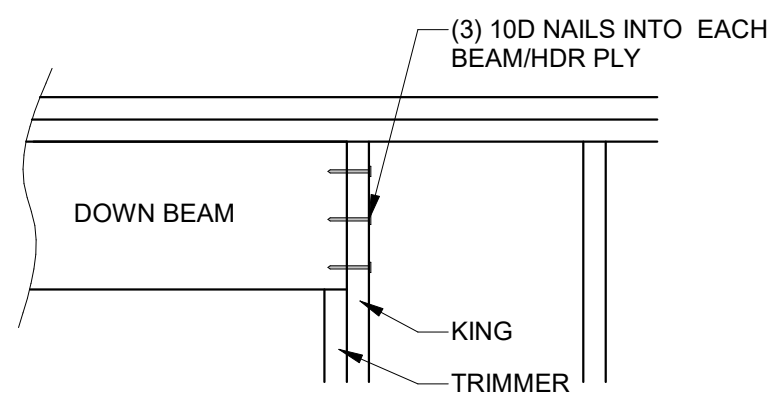
3 EXTERIOR WALL STEEL BEAM BEARING
1" = 1'-0"



2 DOWN WOOD BEAM PERPENDICULAR
1" = 1'-0"



6 STEEL COLUMN TO WOOD FLOOR
1 1/2" = 1'-0"



1 DOWN WOOD BEAM PARALLEL
1" = 1'-0"



11 SHEATHING JOINT LOCATION
1" = 1'-0"

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GENERAL DETAILS

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