# HD Engineering & Design

*Solutions for all your engineering and design needs*

MCGRAW HOMES INC
902 SE WILLOW PL
BLUE SPRINGS, MO 64014

Permit No: PRRES20241195
Plan Name:
Project Address: 4359 NE HIDEAWAY DR, LEES SUMMIT, MO 64064
Parcel Number: 284206

Our firm has been asked to make structural clarifications to the plans of the house to be built at the address listed above. During the permit review process the AHJ has questioned items. Below is a list of our recommendations along with the corresponding city item.

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407) SEE CALCULATION ON S-1.3

2. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) DECK PIER DETAIL NOT FOUND, SHOWS 12" DEEP PIER SEE DETAIL AND NOTE ON SHEET 5

3. Footings, column pads, piers and grade beams - reinforcement size and spacing. DECK PIER DETAIL NOT FOUND, SHOWS 12" DEEP PIER SEE DETAIL AND NOTE ON SHEET 5

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted engineering practices. No warranties, either express or implied, are intended or made.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding this report, please contact us.



STRUCTURAL REVIEW
HD ENGINEERING & DESIGN
HD: 44934 DATE: 11/21/2022

11656 W. 75th Street
Shawnee, KS 66214

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# GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:
* Floor: 40 psf. live, 15 psf. dead — Roof: 30 psf. live, 10 psf. dead — Ceiling: 10 psf. live, 10 psf. dead
* Soil bearing Capacity - 1500 PSF
* Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:
* All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
* All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
* Provide proper expansion and control joints as per local requirements.
* All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
* All 48" x 48" x 18" concrete pads to have (4) #5 rods each way.
* Foundation walls are not to be backfilled until properly braced.
* Verify depth of frost footings with your local codes.
* Provide termite protection as required by HUD minimum property standards.
* Foundation bolts must be anchored to sill plate with 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

| BAR SIZE AND SPACING | VERTICAL | HORIZONTAL |
|---|---|---|
| 8" Wall thickness | #5 @ 16" o.c. | #5 @ 16" o.c. |
| 10" Wall thickness (w-brick) | #5 @ 12" o.c. | #5 @ 16" o.c. |

| EXTERIOR FILL | BOLT SPACING |
|---|---|
| 0" to 3'-6" | 72" o.c. |
| 3'-7" to 6'-0" | 48" o.c. |
| 6'-1" to 7'-0" | 32" o.c. |
| Over 7'-0" | Additional engineering may be required |

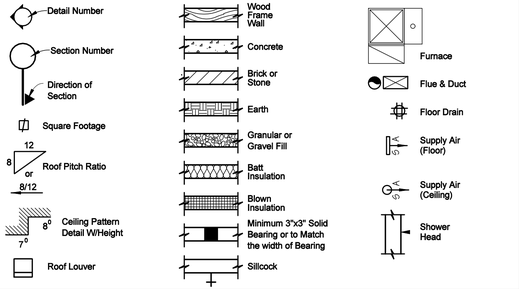
STEEL:
* All structural steel for beams and plates shall comply with ASTM specification A-36.
* All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
* All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
* Provide steel shimns in all beam pockets.
* Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:
* Unless noted otherwise, all framing lumber shall have the following characteristics:
  Fb = 1,000 psi  Fv = 75 psi  E = 1,400,000 psi
* Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
* Hole sizes and locations in GluLam or Laminated Veneered Lumber members are to be confirmed by a professional engineer.
* Any structural or framing members not indicated on the plan are to be sized by contractor.
* Double floor joists under all partition walls, unless noted otherwise.
* All subflooring is assumed to be 3/4" thick.-Glued&Nailed
* All exterior walls are dimensioned to outside of 1/2" sheathing.
* All exterior walls are 4" (3 1/2" stud plus 1/2" sheathing), All interior walls are 3 1/2" unless otherwise shown.
* Calculated dimensions take precedence over scaled dimensions.
* All Main level walls are 9'-1 1/8" high unless otherwise noted or implied.
* All angled walls on floor plans are at 45 degree angle, unless otherwise noted.

FRAMING MEMBERS (continued):
* Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
* Unless noted otherwise, above all openings that are:
  (1) Load bearing and less than or equal to 3 ft. ..... use 4x6.
  (2) Load bearing and more that 3 ft. ..... use (2) 2x12 w/1/2" Plywood between.
  (3) Non-load bearing and less than or equal to 6 ft. .....use 4x6.
  (4) Non-load bearing and more than 6 ft. ..... use (2) 2x12 w/1/2" Plywood between.
  (5) All exterior openings use (2) 2x12 w/1/2" Plywood between.
* All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
* All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
* Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
* Collar ties are to be spaced 4'-0" o.c.
* All purlins and kickers are to be 2x6's, unless noted otherwise.
* Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:
* Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
* All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.
* Note: Provide proper insulation for all plumbing.
* 1/2" water-resistant drywall around showers, tubs and whirlpools.
* 1/2" drywall on interior walls and ceilings.
* 5/8" type "X" fire code drywall on garage walls and ceilings.
* Windows are called out by glass size only.
* Windows, if not noted, are assumed to be casements.
* Header heights are labeled to bottom of arched transoms
* Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
* Headroom at stairs shall have a minimum clearance of 6'-8" high.
* Provide proper handrails at stairs as per local code.
* The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
* Jog flue to rear of ridge as necessary.
* Note: Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools as per manufacturer's specifications.
* All air conditioner locations may vary depending on restrictive covenants and codes.
* Typical overhang sizes unless noted otherwise on drawing are as follows:
  On pitches of 4/12 - 5/12 - 6/12 = 24" overhang
  7/12 = 20" overhang
  8/12 = 16" overhang
  9/12 = 16" overhang
  10/12 - 11/12 - 12/12 = 12" overhang
* Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain a consistent level when the plans call for (2) different pitches at a hip.
* Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price quotes if major changes are required.
* Plan Pros, Inc. determines finished square footage by measuring to the outside of all walls. We include: interior fireplaces and every location in which the floor joists project from the foundation. We do not include: window boxes where the floor joists do not project from the foundation; 2-story entries; exterior fireplaces; garage; decks; patios; porches; unfinished storage areas; basements or any other unfinished areas.

# SYMBOLS




# ELECTRICAL LEGEND

| | |
|---|---|
| 110V OUTLET | FLOOD LIGHT |
| HALF SWITCHED 110V OUTLET | FLUORESCENT LIGHT |
| 220V OUTLET | TRACK LIGHT |
| WEATHERPROOF 110V OUTLET | UNDER COUNTER LIGHT |
| GROUND FAULT 110 V. OUTLET | EXHAUST FAN |
| FLOOR 110V OUTLET | EXHAUST FAN/LIGHT COMBO |
| SURFACE MOUNT LIGHT | PADDLE FAN/LIGHT FIXTURE |
| RECESSED CAN LIGHT | PADDLE FAN |
| WALL MOUNT LIGHT | SMOKE DETECTOR (WALL) |
| PULL-CORD SURFACE MOUNT LIGHT | SMOKE DETECTOR (CEILING) |
| THERMOSTAT | S TWO-WAY SWITCH |
| CHIMES | $S_3$ THREE-WAY SWITCH |
| | $S_4$ FOUR-WAY SWITCH |

NOTE: WIRE SMOKE DETECTORS IN SERIES

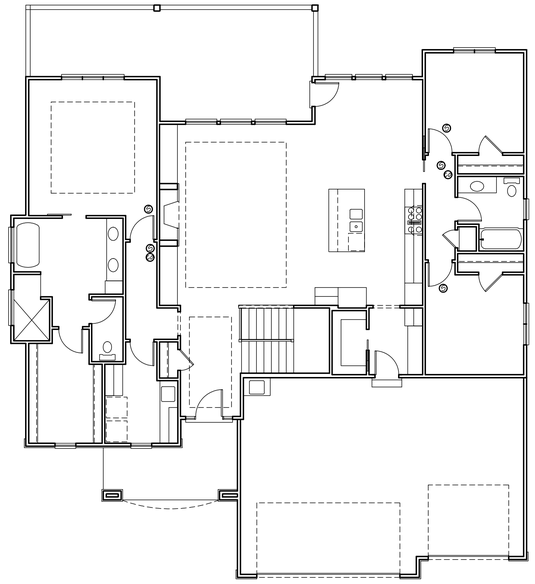
# ABBREVIATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A/C | Air Conditioner | DISH | Dishwasher | INSUL | Insulation | PROJ | Projection | TRAP | Trapezoid |
| ADJ | Adjustable | DN | Down | INT | Interior | RAD | Radius | U.L. | Underlayment |
| AWN | Awning | DRY | Dryer | JST | Joist | RAFTS | Rafters | UNEX | Unexcavated |
| BLDG | Building | EA | Each | LVL | Laminated Veneer Lumber | REFRIG | Refrigerator | WASH | Washer |
| BSMT | Basement | ENT | Entertainment | LIN | Linen | RM | Room | WD | Wood |
| BTM | Bottom | EXP | Exposure | MAX | Maximum | SEC | Second | WH | Water Heater |
| BTW | Between | EXT | Exterior | MBR | Master Bedroom | SHWR | Shower | W.W.M. | Welded Wire Mesh |
| CANT | Cantilever | FIN | Finished | MICRO | Microwave | S.L. | Side Lite | | |
| C.J. | Ceiling Joist | F.J. | Floor Joist | MIN | Minimum | SPP | Sump Pump Pit | @ | At |
| CLG | Ceiling | FLUOR | Fluorescent | MISC | Miscellaneous | STA | Stationary | | Line |
| CEIL | Ceiling | FTG | Footing | O.C. | On Center | STD | Standard | 2W | Two Wide |
| CMU | Concrete Masonry Unit | GALV | Galvanized | O.H.D. | Overhead Door | STL | Steel | 3W | Three Wide |
| C.O. | Cased Opening | GARB | Garbage Disposal | OPNG | Opening | STRUCT | Structural | 4W | Four Wide |
| CONC | Concrete | G & N | Glued & Nailed | PC | Pull Chord | T.C. | Trash Compactor | | Center Line |
| DBL | Double | G.L. | Gluelam Header | PICT | Picture | T & G | Tongue & Groove | W/ | With |
| DH | Double Hung | HDR | Header | POLY | Polyethylene | TRANS | Transom | | Diameter |

ARTIST CONCEPTION ONLY

ARTWORK NOT TO SCALE


FRONT ELEVATION



# MCGRAW HOMES
Plan 2025, Lot 383, Park Ridge
4359 NE Hideaway Dr., Lee's Summit, MO

STATE OF MISSOURI
CHRIS SAATHOFF
NUMBER 2008001865
03/05/2024
REGISTERED PROFESSIONAL ENGINEER

STRUCTURAL REVIEW
HD#: 47354



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LOT 383
2025 Plan
Revised:2-24-24

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REAR ELEVATION

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


FRONT ELEVATION

SCALE: 1/4" = 1'-0" ELEVATION A


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LOT 383
2025 Plan
Revised:2-24-24

Plan No.

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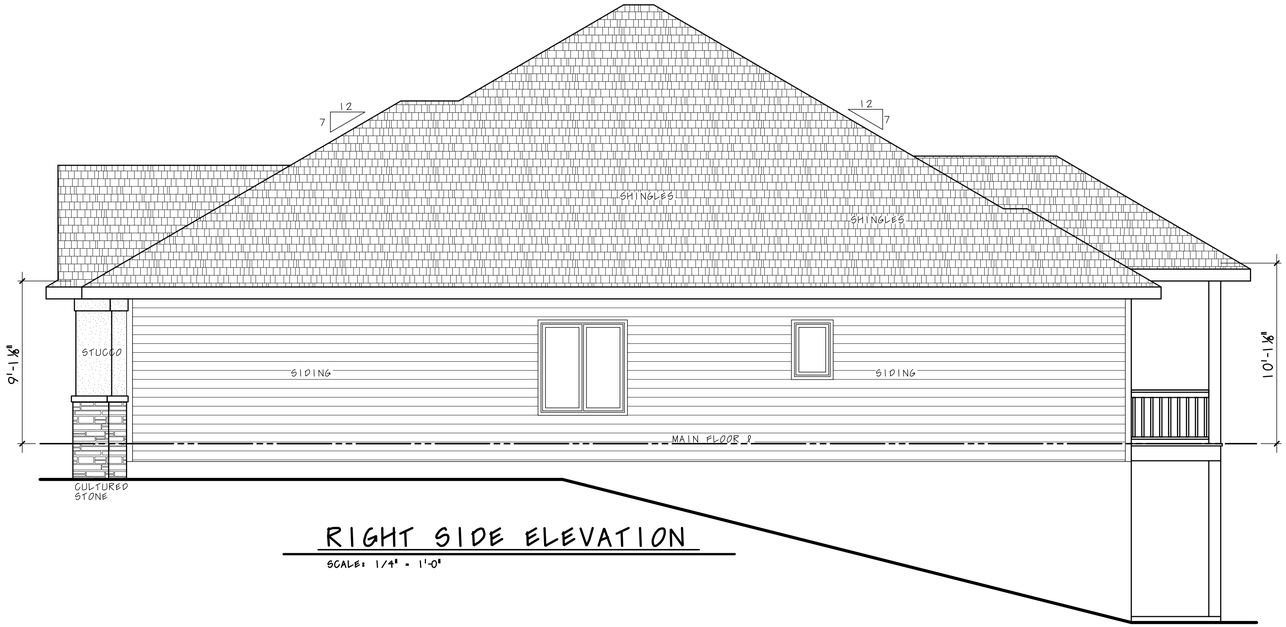
2




RIGHT SIDE ELEVATION

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


LEFT SIDE ELEVATION

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

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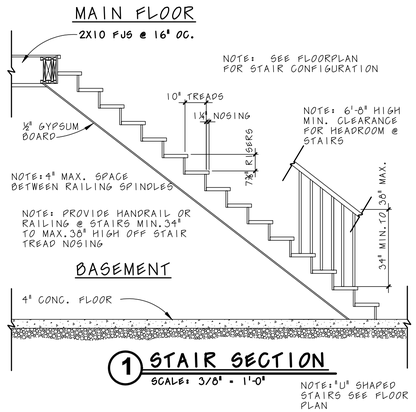
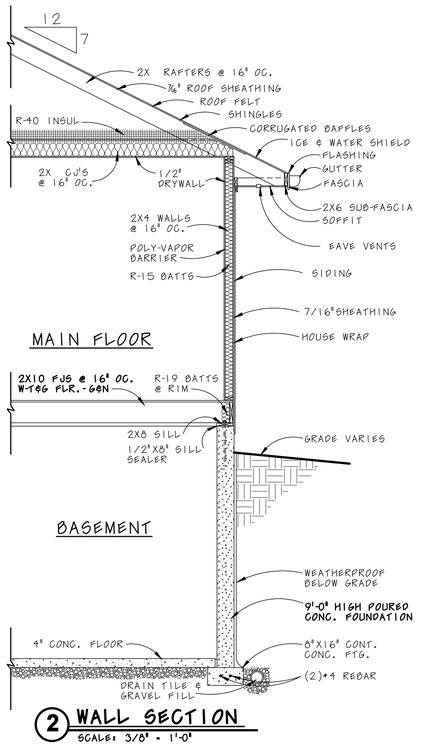



## 1 STAIR SECTION

SCALE: 3/8" = 1'-0"




## 2 WALL SECTION

SCALE: 3/8" = 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'-6" |
| #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

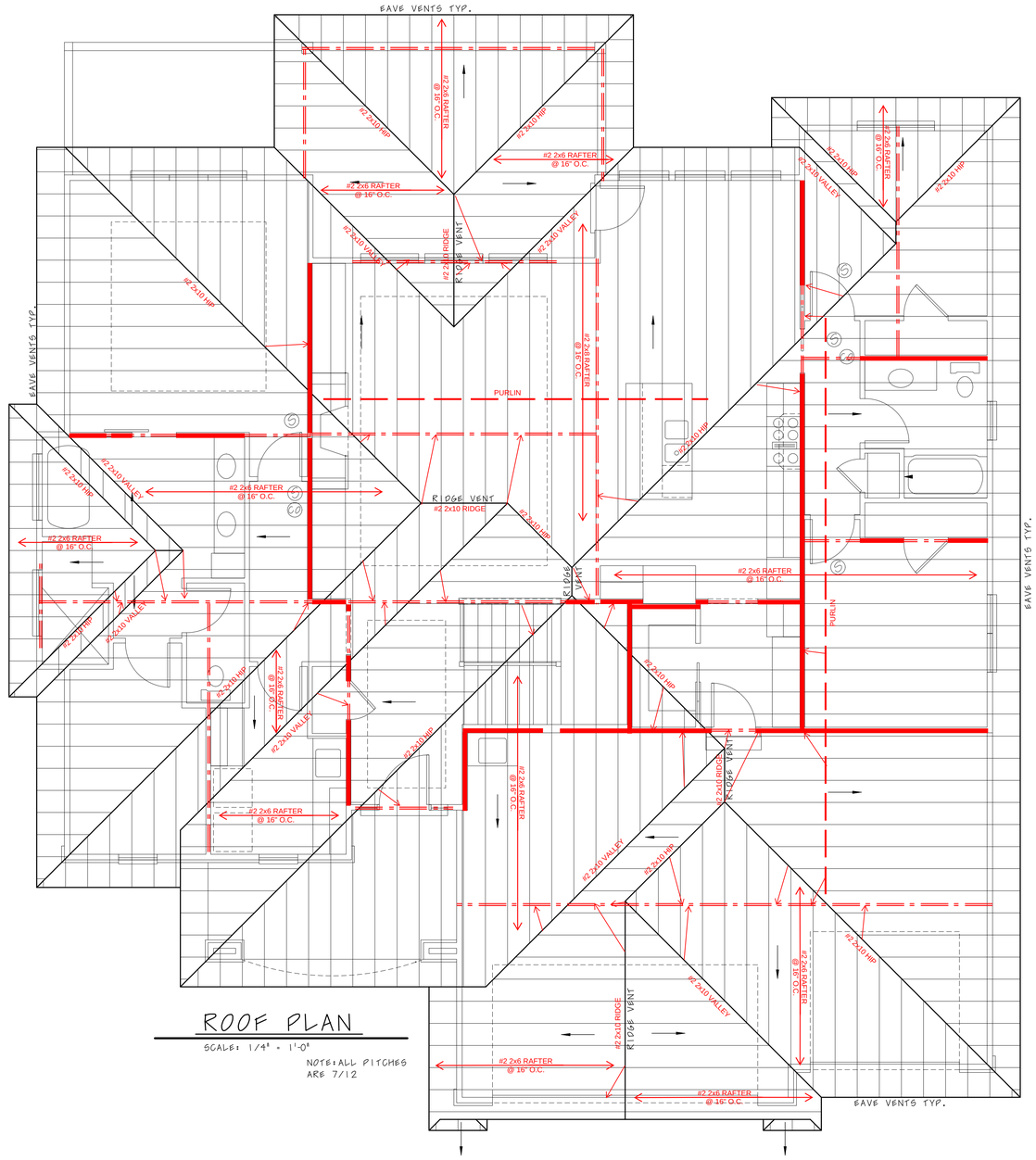
ALL RIDGES, HIPS, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

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" |

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




## ROOF PLAN

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

NOTE: ALL PITCHES ARE 7/12

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LOT 383
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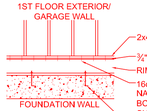
Plan No.

Sheet No.
4

**BRACED WALLS:**
SEE CALCULATIONS ON SHEET S-2.0, PER ASCE7-10 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 8d 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




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

**DECK PIER SCHEDULE**

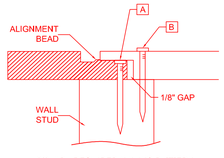
1. MIN. 6X6 TRTD/CDR POST ON 12" ØCONC PIER WITH USP PAU 66 BASE OR = (1177# MAX)
2. MIN. 6X6 TRTD/CDR POST ON 16" ØCONC PIER WITH USP PAU 66 BASE OR = (2050# MAX)
3. MIN. 6X6 TRTD/CDR POST ON 18" ØCONC PIER WITH USP PAU 66 BASE OR = (2649# MAX)
4. MIN. 6X6 TRTD/CDR POST ON 24" ØCONC PIER WITH USP PAU 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.
·ALL EXTERIOR STEEL SHALL BE GALVANIZED OR WRAPPED/SEALED WEATHER TIGHT. ALL FASTENERS SHALL BE RATED FOR APPROPRIATE USE
·ALL TREATED WOOD SHALL BE MIN. #2 SYP.

**COLUMN PAD SCHEDULE**

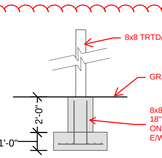
| | |
|---|---|
| A | 3" ØSCH. 40 STL. COL. ON 30"x30"x12" CONC. PAD W/ (5) #4 BARS E.W. (9.4K MAX.) |
| B | 3" ØSCH. 40 STL. COL. ON 36"x36"x12" CONC. PAD W/ (6) #4 BARS E.W. (13.5K MAX.) |
| C | 3 1/2" ØSCH. 40 STL. COL. ON 42"x42"x14" CONC. PAD W/ (7) #4 BARS E.W. (18.4K MAX.) |
| D | 3 1/2" ØSCH.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

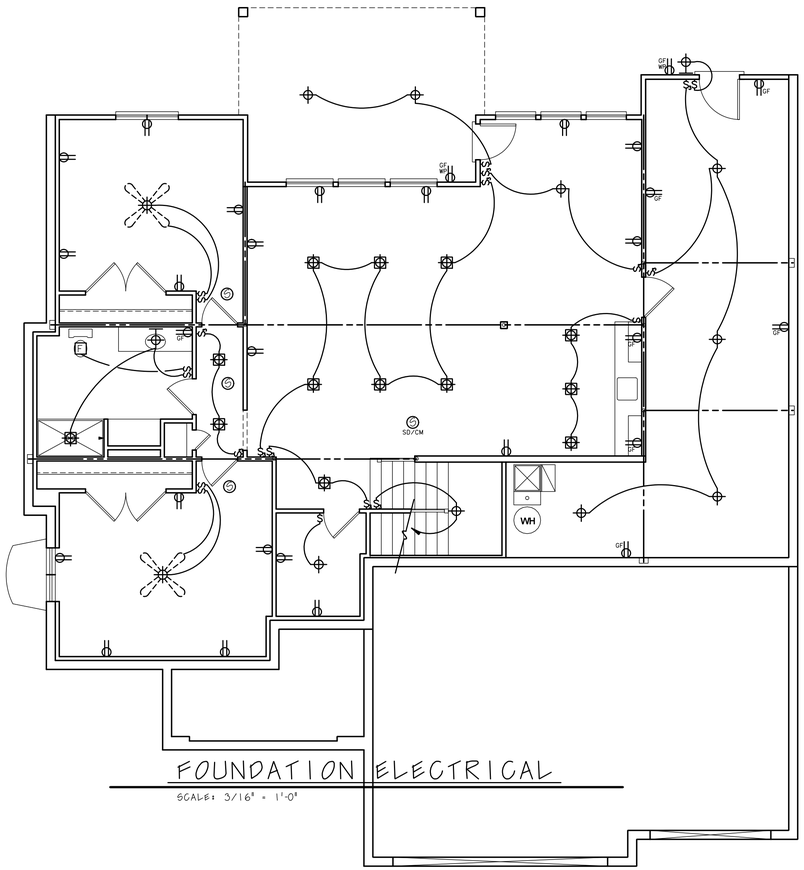
NOTES:
1. COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAX. COLUMN HEIGHT OF 10'-0" TALL.
2. COLUMN AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED 1500 PSF. THIS IS THE CAPACITY REQUIRED BY AHJ, UNDERLINED GENERAL NOTES ON S-1.0 FOR MORE DETAILS.
3. ALL STEEL COLUMNS SHALL BE ISOLATED FROM SLABS WITH APPROVED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

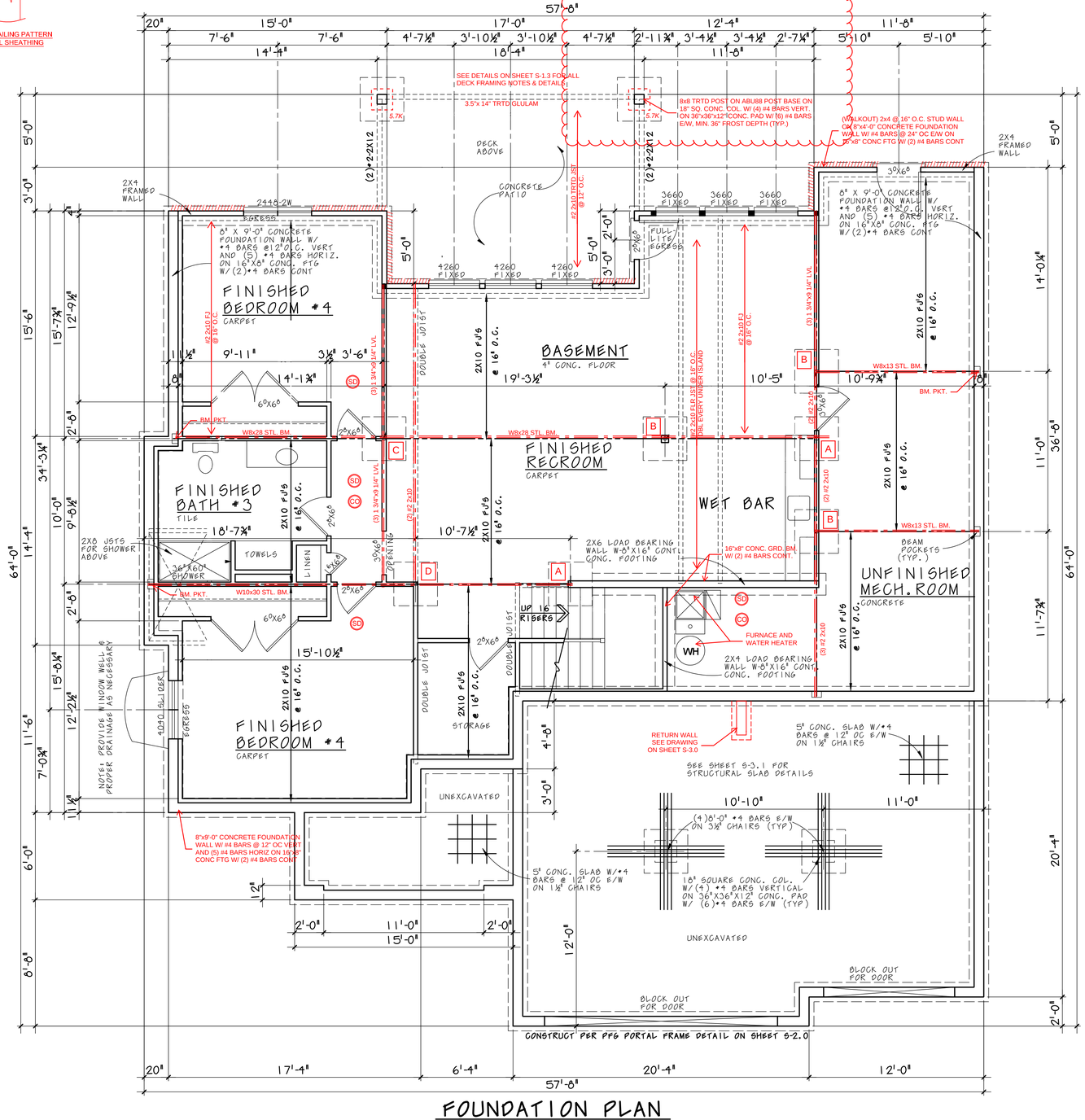



3/8" APA REQUIRED NAILING PATTERN FOR SHIPLAP PANEL SHEATHING

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")



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1 03/20/2024 CITY COMMENTS


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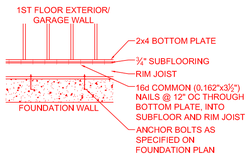
**BRACED WALLS:**
SEE CALCULATIONS ON SHEET S-2.0, PER ASCE7-10 REQUIREMENTS AS ALLOWED BY IRC 2018 R301.2.1

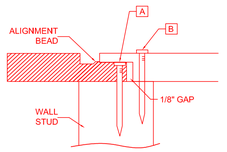
ALL EXTERIOR WALLS SHALL BE SHEATHED PER ANY ONE OF THE FOLLOWING OPTIONS:
-7/16" APA-RATED PLYWOOD/OSB WITH 8d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
-7/16" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 8d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
-3/8" SHIPLAP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



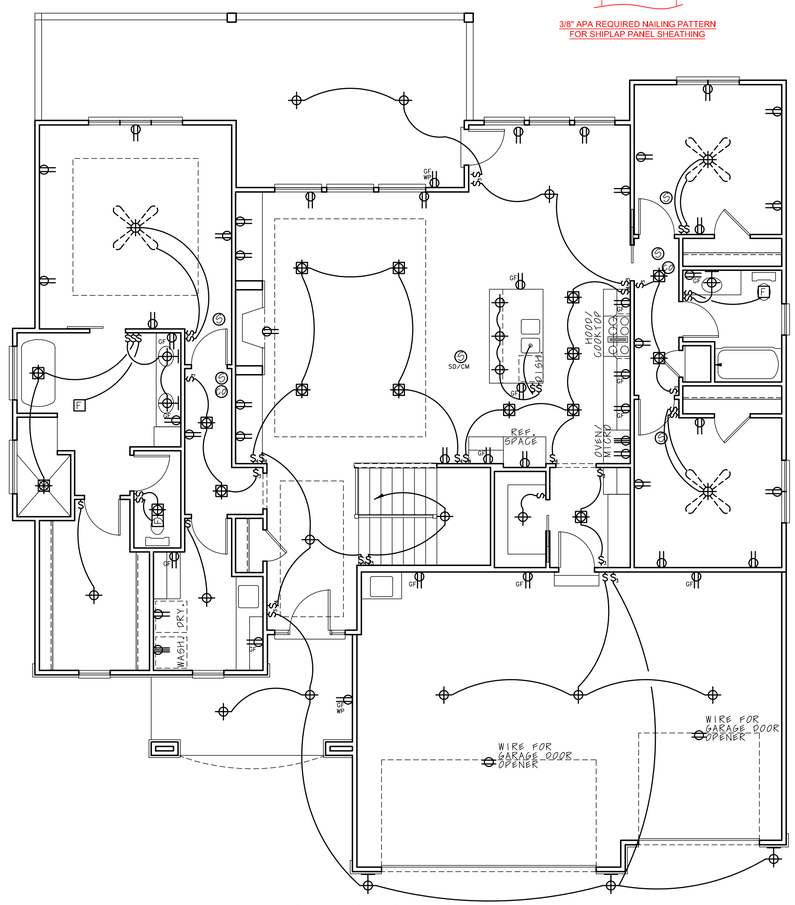

**GENERAL NOTES:**
-WINDOW SHALL HAVE FALL PROTECTION PER IRC 312.2.4
-HOUSE WILL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1.5
-OVERHEAD GARAGE DOORS MUST MEET DASMA REQUIREMENTS SEE DETAIL SHEET S-1.0
-ALL HEADERS NOT LABELED SHALL BE MIN (2) #2-2X10 DFL
-DBL ALL JST UNDER ISLAND
-SOILS 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
-FOUNDATION SHALL BE CONSTRUCTED PER JOHNSON COUNTY RESIDENTIAL FOUNDATION GUIDLINE, SEE ATTACHED
-ICE AND WATER SHIELD AS REQUIRED PER IRC

- LOAD BEARING WALL
- LOAD BEARING BEAM
- (SD) - SMOKE DETECTOR
- (CO) - CARBON MONOXIDE SENSOR



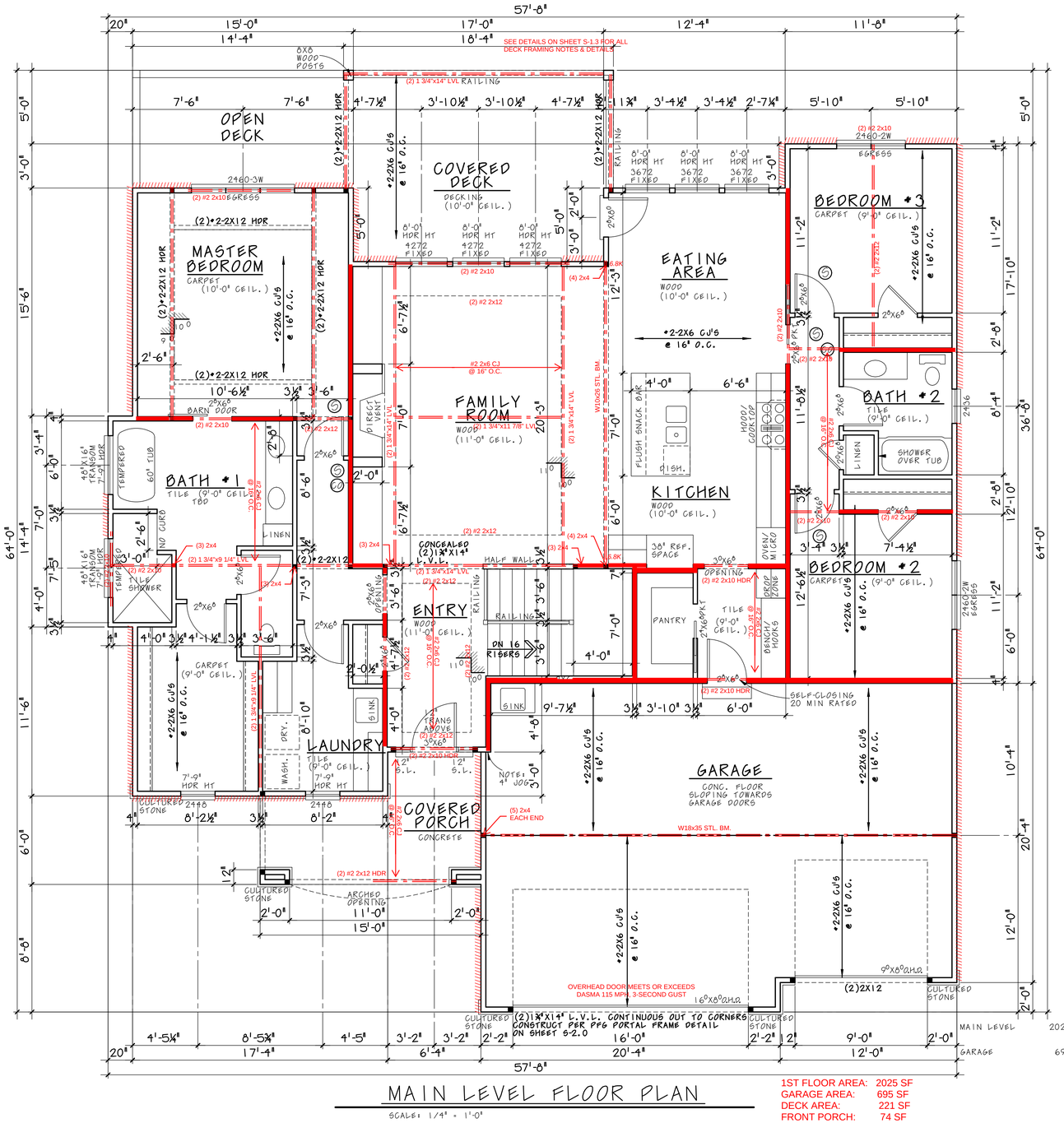

NAILING WITH SPACING AS SPECIFIED PER PLAN. FOR EXAMPLE, IF REQUIRED SPACING IS 4" O.C., BOTTOM LAP SHALL FIRST BE NAILED AT 4" O.C. (NAIL "A"), THEN FULL DEPTH SECTION OF OVERLAP PANEL SHALL BE NAILED @ 4" O.C. (NAIL "B")

3/8" APA REQUIRED NAILING PATTERN FOR SHIPLAP PANEL SHEATHING




MAIN LEVEL ELECTRICAL

SCALE: 3/16" = 1'-0"




MAIN LEVEL FLOOR PLAN

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

1ST FLOOR AREA: 2025 SF
GARAGE AREA: 695 SF
DECK AREA: 221 SF
FRONT PORCH: 74 SF

NOTE: ALL MAIN FLOOR WALLS ARE 9'-1⅛" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL EXTERIOR WALLS ARE 4" (3½" STUD +½" SHEATHING) ALL INTERIOR WALLS ARE 3½" UNLESS OTHERWISE SHOWN

NOTE: ALL ANGLED WALLS ARE @ 45°



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# MCGRAW HOMES
Plan 2025, Lot 383, Park Ridge
4359 NE Hideaway Dr., Lee's Summit, MO

Omaha, Nebraska
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STATE OF MISSOURI
CHRIS SAATHOFF
NUMBER 2008001865
03/05/2024
REGISTERED PROFESSIONAL ENGINEER

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LOT 383
2025 Plan
Revised:2-24-24

Plan No.

Sheet No.
6

# 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 | | | | | | | |
| 6d COMMON NAIL | .113 | 11-1/2 | 1-1/4 | 79 | 72 | 35 | 28 |
| 8d COOLER NAIL | | | | | | | |
| 8d SINKER NAIL | | | | | | | |
| 8d BOX NAIL | | | | | | | |
| 8d CASING NAIL | | | | | | | |
| 6d RING SHANK NAIL | .120 | 11 | 1-3/8 | 89 | 81 | 41 | 32 |
| 6d SCREW SHANK NAIL | | | | | | | |
| 8d RING SHANK NAIL | | | | | | | |
| 8d SCREW SHANK NAIL | | | | | | | |
| 10d COOLER NAIL | .128 | 10-1/2 | 1-1/2 | 89 | 81 | 36 | 31 |
| 10d SINKER NAIL | | | | | | | |
| 12d SHORT | | | | | | | |
| 10d BOX NAILS | .128 | 10-1/2 | 1-1/2 | 101 | 93 | 40 | 31 |
| 12d BOX NAILS | | | | | | | |
| 10d CASING NAILS | | | | | | | |
| 8d COMMON NAILS | .131 | 10-1/4 | 1-1/2 | 106 | 97 | 41 | 32 |
| 16d SHORT | | | | | | | |
| 12d SINKERS | .135 | 10 | 1-1/2 | 113 | 103 | 42 | 33 |
| 16d BOX NAILS | | | | | | | |
| 10d RING SHANK NAILS | .135 | 10 | 1-5/8 | 113 | 103 | 46 | 36 |
| 10d SCREW SHANK NAILS | | | | | | | |
| 12d RING SHANK NAILS | | | | | | | |
| 12d SCREW SHANK NAILS | | | | | | | |
| 10d COMMON NAILS | .148 | 9 | 1-5/8 | 128 | 118 | 46 | 36 |
| 12d COMMON NAILS | | | | | | | |
| 16d SINKER NAILS | | | | | | | |
| 20d BOX NAILS | | | | | | | |
| 30d BOX NAILS | | | | | | | |
| 16d RING SHANK NAILS | .148 | 9 | 1-3/4 | 128 | 118 | 50 | 40 |
| 16d SCREW SHANK NAILS | | | | | | | |
| 16d COMMON NAILS | .162 | 8 | 1-3/4 | 154 | 141 | 50 | 40 |
| 40d BOX NAILS | | | | | | | |
| 20d RING SHANK NAILS | .177 | 7 | 2-1/8 | 178 | 163 | 59 | 47 |
| 20d SCREW SHANK NAILS | | | | | | | |
| 20d SINKER NAILS | .177 | 7 | 2-1/8 | 178 | 163 | 54 | 43 |
| 20d COMMON NAILS | .148 | 9 | 2-1/8 | 170 | 166 | 59 | 47 |
| 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 |
| | COLLAR TIE TO RAFTERS | FACENAIL W/ (3) 10D |
| CEILING JOISTS | 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 |
| | BLOCKING BETWEEN JOISTS/RAFTERS TO TOP PLATE | TOENAIL W/ (3) 8D |
| BEAMS | 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 ½" 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 ¾" - 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.
3. THE CONTRACTUAL OBLIGATION OF THESE PLANS IS TO PROVIDE THE OWNER/BUILDER AND THE AHJ WITH A SET OF PLANS THAT MEET AHJ AND CODE REQUIREMENTS 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 ½".
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 ½" 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 MATERIALS 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 TESTED BY A 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 ¾" 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 ¼" 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 ½" 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 2x10'S 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 SIDES OVER 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 ½" 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 28 DAYS OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS, 3000 PSI FOR BASEMENT AND FOUNDATION WALLS, AND 3500 PSI FOR PORCHES, CARPORTS AND GARAGE FLOOR SLABS.

**EMERGENCY EGRESS AND RESCUE NOTES:**
1. PROVIDE ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 S.F. WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 21". IN ADDITION, THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 44" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.
2. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH FLOOR INCLUDING BASEMENTS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
3. PROVIDE CARBON MONOXIDE ALARMS AS REQUIRED PER IRC. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA. WHERE FUEL-BURNING APPLIANCES ARE LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE BEDROOM.

**GARAGE NOTES:**
1. THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS OR SLOPE TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES DIRECTLY TO THE EXTERIOR ABOVE GRADE.
2. DOORS BETWEEN THE GARAGE AND DWELLING - MINIMUM 1 ⅜" THICK SOLID WOOD, MINIMUM 1 ⅜" THICK SOLID OR HONEY-COMB-CORE STEEL DOOR, OR 20-MINUTE FIRE-RATED EQUIPPED WITH A SELF-CLOSING DEVICE PER IRC SECTION R302.5.1.
3. GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST LOADING PER DASMA 108 AND ASTM E 330-96 PER IRC SECTION R301.2.1.
4. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM ⅝" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH MINIMUM ⅝" TYPE X GYPSUM BOARD ON THE GARAGE CEILING. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE, COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH ⅝" GYPSUM BOARD OR EQUIVALENT.
5. GARAGE DOOR H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED WITH 1 ¾"x0.120" NAILS AT 7" ON CENTER STAGGERED WITH (7) 3 ¼"x0.120" NAILS THROUGH THE JAMB INTO THE HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF THE COUNTER BALANCE SYSTEM.
6. ANY ATTACHED GARAGE TO THE MAIN HOUSE SHALL BE PROVIDED WITH A SINGLE HEAT DETECTOR. THE HEAT DETECTOR SHALL BE HARDWIRED AND INTERCONNECTED WITH THE HOUSEHOLD SMOKE ALARM SYSTEM. THE HEAT DETECTOR SHALL BE LISTED FOR THE AMBIENT ENVIRONMENT AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

**MECHANICAL/INSULATION:**
1. BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102.1.2 OR THE 2018 IECC. (SEE S-6.0 FOR MORE DETAILS)

**VENTILATION:**
1. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150th OF THE AREA OF SPACE VENTILATED. WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, THE REQUIRED AREA MAY BE REDUCED TO 1/300th.


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STRUCTURAL DETAILS & NOTES

HD#: 47354
DATE: 03/05/2024
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| NO. | ISSUE/REVISION | Revision Date |
|---|---|---|
| | | |

GENERAL NOTES

**S-1.0**

# 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 | TOE NAIL |
| | | 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 | END NAIL |
| | **WALL** | | |
| 8 | STUD TO STUD (NOT BRACED WALL PANELS) | 16D COMMON (3 1/2" x 0.162") | 24" O.C. FACE NAIL |
| | | 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS | 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 |
| | | 16D COMMON (3 1/2" x 0.162") | 16" O.C. FACE NAIL |
| 10 | BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER) | 16D COMMON (3 1/2" x 0.162") | 16" O.C. EACH EDGE FACE NAIL |
| | | 16D BOX (3 1/2" x 0.135") | 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") | 16" O.C. FACE NAIL |
| | | 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS | 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") | 16" O.C. FACE NAIL |
| | | 16D BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS | 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 | TOE NAIL |
| | | 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 | 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 3/4" | 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 | FACE NAIL |
| | | 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 | |
| | **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") | 4" O.C. TOE NAIL |
| | | 8D COMMON (2 1/2" x 0.131"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS | 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") | BLIND AND FACE NAIL |
| 25 | 2" PLANKS (PLANK & BEAM-FLOOR AND ROOF) | 3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162") | AT EACH BEARING, FACE NAIL |
| 26 | BAND OR RIM JOIST TO JOIST | 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 |
| 27 | BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS | 20D COMMON (4" x 0.192"); OR | NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. |
| | | 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS | 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES |
| | | AND: 2-20D COMMON (4" x 0.192"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS | FACE NAIL AT ENDS AND AT EACH SPLICE |
| 28 | LEDGER STRIP SUPPORTING JOISTS OR RAFTERS | 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 | 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-COMMON, 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 0.192 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 GAGE 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 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R502.3(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 GA 253. 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 PANEL EDGES 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 SOLID 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. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.

# 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)[h] | INTERMEDIATE SUPPORTS[c, e] (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)[i] 8D COMMON (2 1/2" x 0.131") NAIL (ROOF); OR RSRS-01 (2 3/8" x 0.113") NAIL (ROOF) | 6 | 12[f] |
| 31 | 19/32" - 1" | 8D COMMON NAIL (2 1/2" x 0.131"); OR RSRS-01 (2 3/8" x 0.113") NAIL (ROOF)[i] | 6 | 12[f] |
| 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[d] | 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[d] | 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[g] 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 |
| 1 | STAPLE 16 GA. 2 | 4 | 8 |
| | 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. (0.099") 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. (0.099") SHANK DIAMETER | 6 | 8[e] |
| 19/32, 5/8, 23/32 AND 3/4 | 1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER | 6 | 8 |
| | 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-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 CPA/ANSI A135.4
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 FRAMING SHALL BE INSTALLED USING THE SPACING LISTED FOR PANEL EDGES.
h. FIBER-CEMENT UNDERLAYMENT SHALL CONFORM TO ASTM C1288 OR ISO 8336, 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

| | $F_b$(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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STATE OF MISSOURI
CHRIS SAATHOFF
NUMBER 2008001865
08/04/2022
REGISTERED PROFESSIONAL ENGINEER

**MCGRAW HOMES**
**Plan 2025, Lot 383, Park Ridge**
**4359 NE Hideaway Dr., Lee's Summit, MO**

STRUCTURAL DETAILS & NOTES

HD#: 47354
DATE: 03/05/2024
CHECKED BY: CLS

| NO. | ISSUE/REVISION | Revision Date |
|---|---|---|
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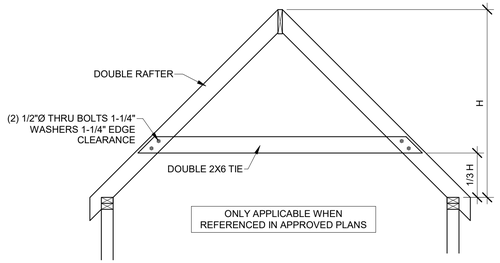
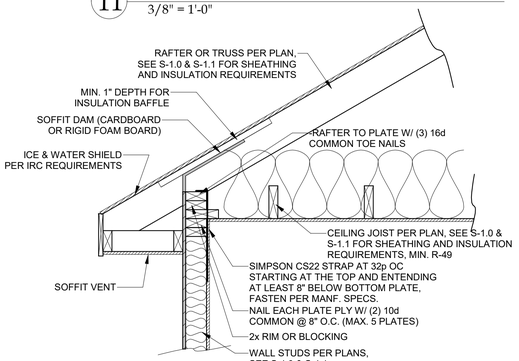
GENERAL NOTES

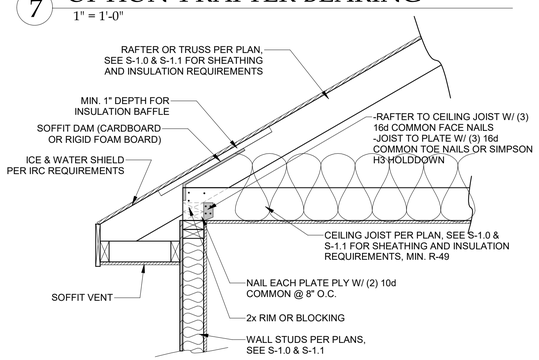
**S-1.1**



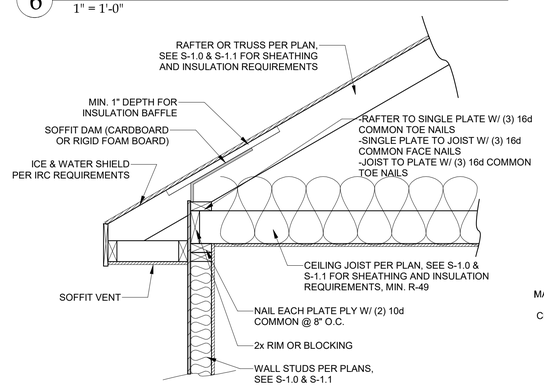

## 11 HIP SUPPORT FRAME
3/8" = 1'-0"




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

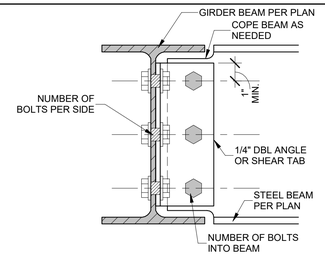



## 6 OPTION 3 RAFTER BEARING
1" = 1'-0"




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

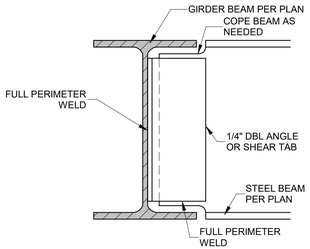
THIS OPTION NOT AVAILABLE IN KC, MO




| 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) |

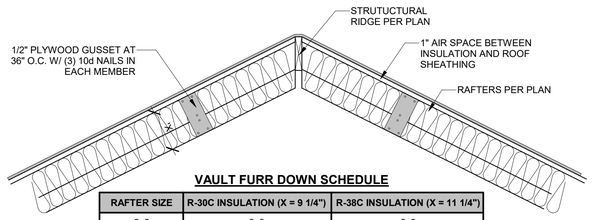
NOTES:
1. NUMBER OF BOLTS DETERMINED BY SMALLER OF TWO BEAMS BEING CONNECTED
2. ALL BOLTS, 3/4" DIAMETER A325-N, UNO
3. BOLTS SHALL BE EVENLY SPACED TOP TO BOTTOM

EITHER METHOD ACCEPTABLE




| 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) |

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

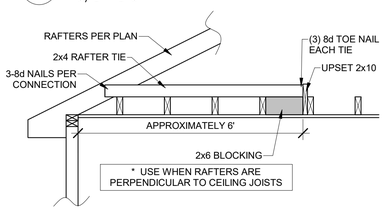



**VAULT FURR DOWN SCHEDULE**

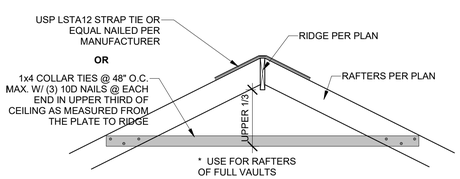
| RAFTER SIZE | R-30C INSULATION (X = 9 1/4") | R-38C INSULATION (X = 11 1/4") |
|---|---|---|
| 2x6 | 2x6 | 2x8 |
| 2x8 | 2x4 | 2x6 |
| 2x10 | NOT REQUIRED | 2x4 |
| 2x12 | NOT REQUIRED | 2x2 |

NOTES:
1. ALL VAULTS SHALL BE FURRED DOWN WITH 2x FRAMING TO THE REQUIRED DEPTH OF INSULATION, PLUS 1" AIR SPACE.
2. R-38C REQUIRED = 11" WITH AIR SPACE.
3. ALL VAULTED RAFTERS SHALL BE MIN. #2 2x6 DFL @ 16" O.C. OR PER ROOF PLAN.

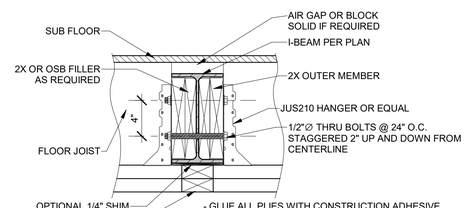
## 14 VAULTED RAFTER INSULATION
3/4" = 1'-0"



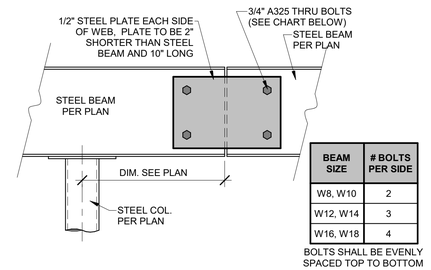

## 12 RAFTER TIE CONNECTION
1/2" = 1'-0"




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



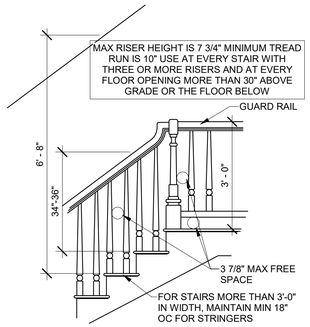

## 8 UPSET STEEL BEAM DETAIL
1 1/2" = 1'-0"



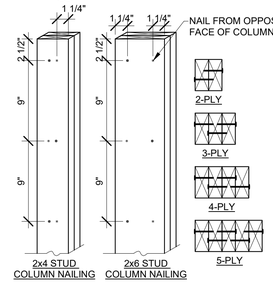

| BEAM SIZE | # BOLTS PER SIDE |
|---|---|
| W8, W10 | 2 |
| W12, W14 | 3 |
| W16, W18 | 4 |

BOLTS SHALL BE EVENLY SPACED TOP TO BOTTOM

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

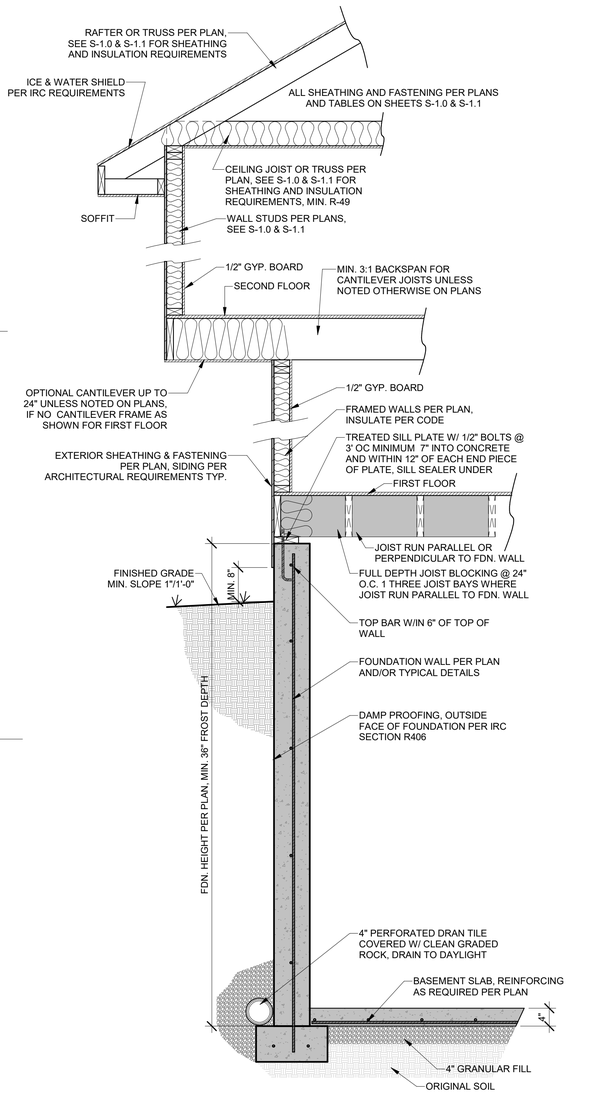



## 4 STAIR/ RAIL DETAIL
1/2" = 1'-0"




NOTES:
1. EACH 2x PLY SHALL BE FASTENED WITH (1) ROW OF 10d NAILS AT 9" O.C. ALTERNATING SIDE TO SIDE
2. 1 1/4" MIN. EDGE DISTANCE, AND STARTING 2 1/2" FROM EACH END.
3. EXTEND FULL AREA OF COLUMN AS SOLID BLOCKING THROUGH JOIST BAYS AND WALLS TO LOAD-BEARING BEAM/WALL BELOW.

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




DUE TO THE WIDE VARIETY OF SOIL CONDITIONS IN OUR AREA AND THE WIDE VARIETY OF PLASTICITY INDEX AND SOIL BEARING CAPACITIES OUR FIRM RECOMMENDS ALL SITES BE EVALUATED BY HD ENGINEERING OR AN HD ENGINEERING REFERRED GEOTECHNICAL FIRM PRIOR TO PLACEMENT OF ANY "STANDARD" FOUNDATIONS .

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

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STATE OF MISSOURI
CHRIS SAATHOFF
NUMBER 2008001865
08/04/2022
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**MCGRAW HOMES**
**Plan 2025, Lot 383, Park Ridge**
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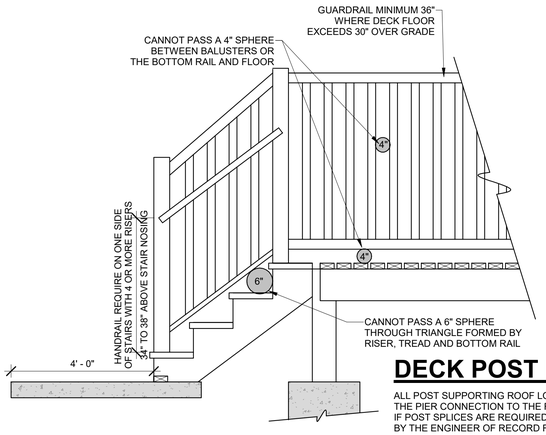
STRUCTURAL DETAILS & NOTES

HD#: 47354
DATE: 03/05/2024
CHECKED BY: CLS

| NO. | ISSUE/REVISION | Revision Date |
|---|---|---|

FRAMING SECTIONS

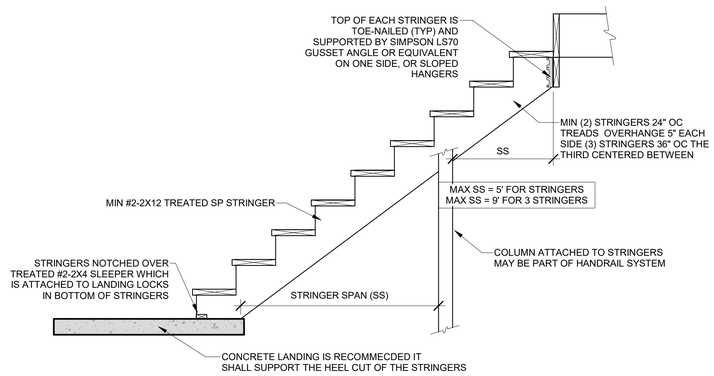
**S-1.2**



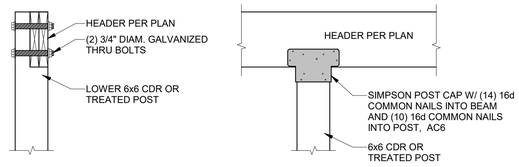

## DECK POST NOTE

ALL POST SUPPORTING ROOF LOADS SHALL BE CONTINUOUS FROM THE PIER CONNECTION TO THE ROOF SUPPORTING STRUCTURE. IF POST SPLICES ARE REQUIRED THE SPLICE SHALL BE ENGINEERED BY THE ENGINEER OF RECORD FOR THE PROJECT

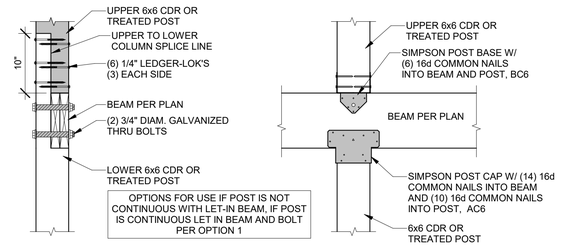
8 GUARD RAIL
1/2" = 1'-0"



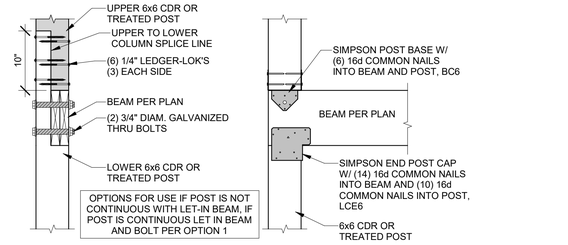

9 STAIR STRINGER DETAIL
1/2" = 1'-0"




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"

| MCGRAW HOMES | | | |
|---|---|---|---|
| 4359 NE HIDEAWAY DR., LEE'S SUMMIT, MO | | | |
| **Combustion Air** | | | |
| Per IRC 2018 G2407.5.1 | | | |
| Fuel Burning Appliance #1 | Furnace | 100000 | Btu/h |
| Fuel Burning Appliance #2 | | 50000 | Btu/h |
| Fuel Burning Appliance #3 | | NA | Btu/h |
| Total Btu/h | | 150000 | Btu/h |
| Area of Usable Space | | 455 | sq. ft |
| Ceiling Heigh in Usuable Space (no sheetrock) | | 9 | ft |
| Required Volume of Air | = Total Btu/h * (50 cu.ft./1000 Btu/h) | | |
| | = | 7500 | cu.ft. |
| Required Area of Usable Space | | 833 | sq.ft. |
| Standard Method Work? | | BAD | |
| **Combustion Air Transfer Grille** | | | |
| Per IRC 2018 G2407.5.3.1 | | | |
| Required Opening Free Space = 1 sq.in./1000 Btu/h | | | |
| | = | 160 in.sq. | |
| Size of Grill(s) to be used | = | (2) 14"X8" | |
| Note: If Fuel Burning Appliances are enclosed, (1) opening is required within 12" of floor and (1) opening is required within 12" of top of enclosure | | | |
| HD Engineering & Design, Inc. | | | |

## 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)

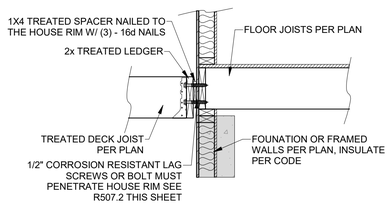
| JOIST SPAN | 6' AND LESS | 6'-1" TO 8' | 8'-1" TO 10' | 10'-1" TO 12' | 12'-1" TO 14' | 14'-1" TO 16' | 16'-1" TO 18' |
|---|---|---|---|---|---|---|---|
| CONNECTION DETAILS | ON-CENTER SPACING OF FASTENERS [d, e] | | | | | | |
| 1/2" LAG SCREW WITH 15/32" MAX. SHEATHING [c,d] | 30 | 23 | 18 | 15 | 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.

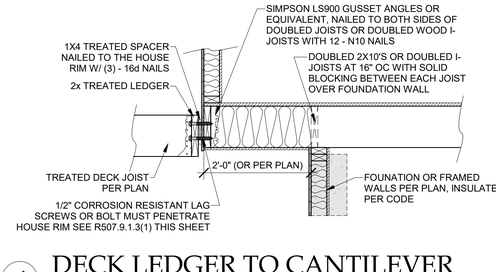
## TABLE IRC2018 R507.9.1.3(2)
## PLACEMENT OF LAG SCEWS AND BOLT IN DECK LEDGERS AND BAND JOISTS

| 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] |

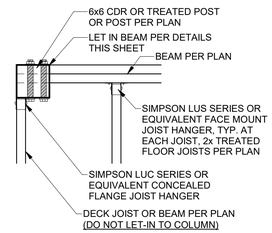
For SI: 1 inch = 25.4mm.
a. Lag screws of bolts shal lbe staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.9.1.3(1)
b. Maximum 5 inces
c. For engineered rim joists, the manufacturer's recommendations shall govern.
d. The minimum distances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




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




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




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

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1 03/20/2024 CITY COMMENTS

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**Plan 2025, Lot 383, Park Ridge**
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STRUCTURAL DETAILS & NOTES

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| | | |

DECK DETAILS

**S-1.3**

# TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS[a]

| STUD SIZE (INCHES) | BEARING WALLS | | | | | NON-BEARING WALLS | |
|---|---|---|---|---|---|---|---|
| | LATERALLY UNSUPPORTED STUD HEIGHT[a] (FEET) | MAXIMUM SPACING WHERE SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY (INCHES) | MAXIMUM SPACING WHERE SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES) | MAXIMUM SPACING WHERE SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES) | MAXIMUM SPACING WHERE SUPPORTING ONE FLOOR HEIGHT[a] (INCHES) | LATERALLY UNSUPPORTED STUD HEIGHT[a] (FEET) | MAXIMUM SPACING (INCHES) |
| | |  |  |  |  | | |
| 2 x 3[b] | --- | --- | --- | --- | --- | 10 | 16 |
| 2 x 4 | 10 | 24[c] | 16[c] | --- | 24 | 14 | 24 |
| 3 x 4 | 10 | 24 | 24 | 16 | 24 | 14 | 24 |
| 2 x 5 | 10 | 24 | 24 | --- | 24 | 16 | 24 |
| 2 x 6 | 10 | 24 | 24 | 16 | 24 | 20 | 24 |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

b. SHALL NOT BE USED IN EXTERIOR WALLS.

c. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2 x 4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2 x 6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

## RESIDENTIAL SEISMIC & WIND ANALYSIS

| DETERMINE WEIGHT OF HOUSE: | | | INPUT CALCULATED VALUE |
|---|---|---|---|
| LOCATION | DEAD LOAD (psf) | AREA (ft²) | WEIGHT (lbs.) |
| ROOF | 10 | 3475 | 34750 |
| CEILING | 10 | 3024 | 30240 |
| FIRST FLOOR | 10 | 2025 | 20250 |
| WALL LENGTH (ft) | WALL HEIGHT (ft) | WALL UNIT WT. (psf) | WEIGHT (lbs) |
| FIRST FLOOR EXT. WALL DL 243 | 9 | 9 | 19683 |
| | DEAD LOAD (psf) | AREA (ft2) | WEIGHT (lbs) |
| FIRST FLOOR INT. PARTITION WALL DL | 6 | 2025 | 12150 |

| PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED) | | | | | | | |
|---|---|---|---|---|---|---|---|
| FRONT-TO-BACK | | | | SIDE-TO-SIDE | | | |
| | AREA | LOAD | | | AREA | LOAD | |
| SLOPED ROOF | 394 | 3352 | | SLOPED ROOF | 587 | 4952 | |
| VERT. ROOF | 67 | 833 | CUMULATIVE | VERT. ROOF | 0 | 0 | CUMULATIVE |
| 1ST | 580 | 7211 | 12177 | 1ST | 640 | 7887 | 13620 |
| BSMT[a] | 531 | 7519 | 19696 | BSMT[a] | 171 | 2421 | 16042 |
| | | | PRESSURE (PSF) - PER ASCE CH. 26 | | | | |
| SLOPED ROOF | ZONE B | 9.7 | | ZONE C | 11.3 | 2a (FIG. 28.3-1, ASCE7) | |
| WALL/VERT. ROOF | ZONE A | 14.2 | | ZONE D | 7.7 | 11.6 | |
| MEAN ROOF HT., h | | 19.23 | | | | | |

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.

$q_{z(ff)}=0.00256K_zK_{zt}V^2$ (ASCE7-16 Velocity Pressure) $q_{z(7-16)ASCE7}=0.6q_{z(ff)}$ (Design Velocity Pressure for ASD analysis under ASCE7-16 and IRC/IBC 2018)

| | |
|---|---|
| 1ST FLOOR TRIBUTARY WEIGHT | 118152.5 |
| BASEMENT TRIBUTARY WEIGHT | 118152.5 |
| $S_S$ (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP) | 10.0% |
| $F_a$ (from ASCE7 Table 11.4-1) | 1.1 |
| $S_{DS}$ (= 2/3 * $S_s$ * $F_a$) | 0.073 |
| R (from ASCE7 Table 12.2-1) | 6.5 |

| SEISMIC SHEAR | | |
|---|---|---|
| LOCATION | From ASCE7 (Eq. 12.8-1): | V (= 1.25 * $S_{DS}$ * W / R) (lbs.) |
| 1ST FLOOR | | 1666 |
| BASEMENT | | 1666 |

| Sheathing Location | Min. Sheathing Schedule | Fastening Schedule | Allowable Shear (#/LF) | Code Reference |
|---|---|---|---|---|
| Exterior ***(Option #4)*** | 7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing | 8d Common Nails w/ 1-3/8" penetration @ 6" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing | 220 | AF&PA SDPWS Table 4.3A |
| Interior | 1/2" Gypsum Board | No. 6- 1 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field | 60 | per IBC, Table 2306.4.4 |
| Interior | 16 Ga. Simpson/USP Type WB Steel X-Brace (or equal) | (3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3) | 325 | |

| | | | | | |
|---|---|---|---|---|---|
| | | WIDTH OF 1ST STORY (FT.) | 58 | | 1 |
| EXTERIOR SHEATHING OPTION FOR FIRST FLOOR | 4 | DEPTH OF 1ST STORY (FT.) | 64 | | 1 |
| EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS | 4 | BACK WALL OF GARAGE (FT.) | 32 | | |
| | | GAR. WALL 1=F-B, 2=S-S | 2 | | |

| EXTERIOR STRUCTURAL WALL LENGTHS (ft.) & RESISTANCES | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | SEISMIC | | | | WIND | | | |
| | FRONT-TO-BACK | RESISTANCE (lbs.) | SIDE-TO-SIDE | RESISTANCE (lbs.) | FRONT-TO-BACK | RESISTANCE (lbs.) | SIDE-TO-SIDE | RESISTANCE (lbs.) |
| 1ST FLOOR | 116 | 32480 | 92 | 25760 | 116 | 45472 | 92 | 36064 |
| BASEMENT | 125 | 35000 | 96 | 26880 | 125 | 49000 | 96 | 37632 |

| ADDITIONAL RESISTANCE REQUIRED | | |
|---|---|---|
| | SEISMIC | WIND |
| 1ST FLOOR FRONT-TO-BACK | 0 | 0 |
| 1ST FLOOR SIDE-TO-SIDE | 0 | 0 |
| BASEMENT FRONT-TO-BACK | 0 | 0 |
| BASEMENT SIDE-TO-SIDE | 0 | 0 |

| Anchor Bolt Spacing (in.) | |
|---|---|
| diameter (in.) | 0.5 |
| Shear value (per NDS) | 944 |
| Spacing F-B (inches) | 190.5 |
| spacing S-S (inches) | 154.4 |

| 16d Nail Spacing req'd at bottom plate (in.) | |
|---|---|
| | |
| 1st Floor F-B | 28 |
| 1st Floor S-S | 23 |

| RESISTANCE REQUIRED IN ADDITION TO RESISTANCE PROVIDED BY EXTERIOR WALLS** | | | | | | | |
|---|---|---|---|---|---|---|---|
| | ADDITIONAL RESISTANCE REQUIRED (POUNDS) | PORTAL FRAMES OR PERF. SHEAR WALL RESISTANCE | INTERIOR X-BRACES (325#/BRACE) | INTERIOR WALL LENGTH W/ 1/2" GYPSUM BOARD PER TABLE (FT.) | INT. WALL LENGTH SHEATHED W/ OSB (TOTAL LENGTH, ONE SIDE, FT.) | RESISTANCE PROVIDED BY ADDITIONAL METHODS (POUNDS) | OK? |
| 1ST FLOOR FRONT-TO-BACK | 0 | | | | | 0 | YES |
| 1ST FLOOR SIDE-TO-SIDE | 0 | | | | | 0 | YES |
| BASEMENT FRONT-TO-BACK | 0 | | | | | 0 | YES |
| BASEMENT SIDE-TO-SIDE | | | | | | 0 | YES |

**NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE).
2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION, 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER

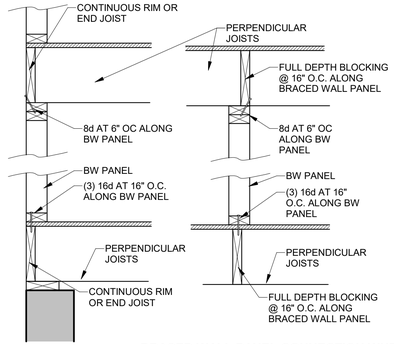
| WIND UPLIFT ANALYSIS | | | | | | | |
|---|---|---|---|---|---|---|---|
| | X/12 | DEGREES | | | | | |
| ROOF PITCH (MAX.) | 7 | 30.3 | PITCH OF 6 OR LESS: EOH =13.3, E =7.2, G =5.2 | | | | |
| | | ASCE 7 | | | | | |
| | LENGTH (FT.) | PRESSURE (PSF) | LINEAL FT. OF OH | UPLIFT PER FT* (LBS) | | | |
| OVERHANG | 1 | -1.08 | 246 | -1.08 | | | |
| | TOTAL AREA ($FT^2$) | ZONE E AREA ($FT^2$) | ZONE G AREA ($FT^2$) | PRESSURE ZN. E (PSF) | PRESSURE ZN. G (PSF) | TOTAL FORCE (LBS) | FORCE PER LINEAL FT @ PERIMETER (LBS) |
| MAIN ROOF** | 3712 | -491.84 | 4203.84 | -1.08 | -0.36 | -982 | -4.0 |

*ALONG PERIMETER **TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS) **-5.1** UPLIFT OK
**INSIDE EXTERIOR WALLS **RESISTANCE DUE TO DEAD WEIGHT & (3) 16d TOENAILS **251.6**

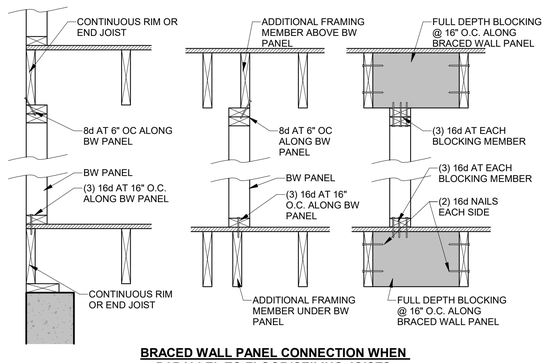
**NOTE FOR CONSTRUCTION:**
THE CONTINUOUS STRUCTURAL PANEL SHEATHING BRACING METHOD REQUIRES USE OF THE ABOVE TABLE FOR SHEATHING OF THE ENTIRE STRUCTURE. IN ADDITION, FRAMING MEMBERS SHALL BE @ 16" O.C. MAX UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS

**NOTE FOR DESIGN:**
ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #/FT AND INCREASED BY 40% FOR WIND LOADS, PER VALUES IN 2018 IBC SECTION 2306 AND AF&PA SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 2( A WIND SHEAR VALUE OF 335#/FT - 40% GREATER THAN THAT OF SEISMIC

**NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION**

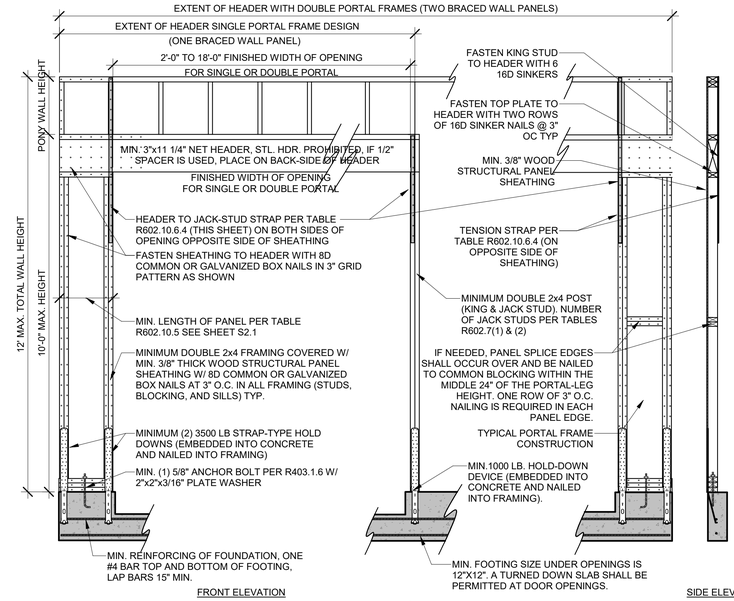



**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING JOISTS**

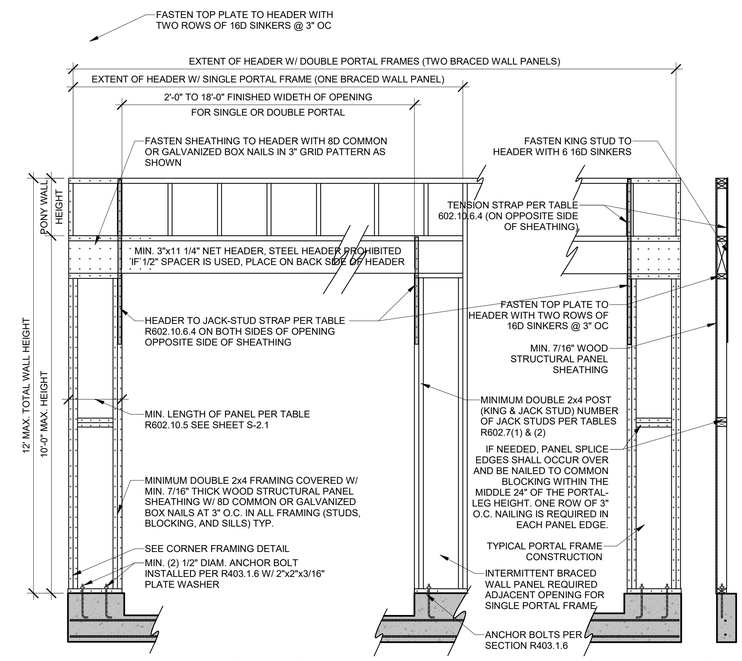



**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING JOISTS**

## 3 BRACED WALL PANEL CONNECTIONS
1" = 1'-0"




## 1 PFH PORTAL FRAME W/ HOLD DOWNS (R602.10.6.2)
1/2" = 1'-0"




## 2 PFG PORTAL FRAME W/OUT HOLD DOWNS (R602.10.6.3)
1/2" = 1'-0"



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**Plan 2025, Lot 383, Park Ridge**
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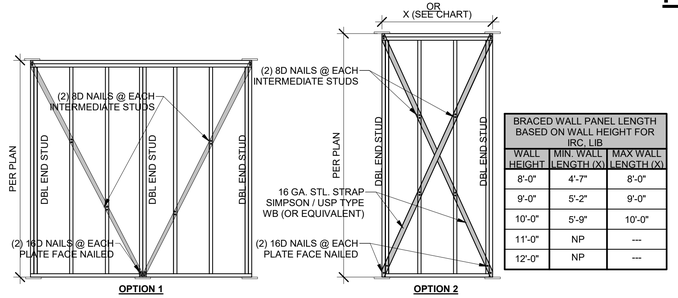
BRACED WALL NOTES & DETAILS

**S-2.0**




| BRACED WALL PANEL LENGTH BASED ON WALL HEIGHT FOR IRC, LIB | | |
|---|---|---|
| WALL HEIGHT | MIN. WALL LENGTH (X) | MAX WALL LENGTH (X) |
| 8'-0" | 4'-7" | 8'-0" |
| 9'-0" | 5'-2" | 9'-0" |
| 10'-0" | 5'-9" | 10'-0" |
| 11'-0" | NP | --- |
| 12'-0" | NP | --- |

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

FOR IRC CODE PRESCRIPTIVE METHOD

## TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

| METHOD (SEE TABLE R602.10.4) | | MINIMUM LENGTH (INCHES) [a] WALL HEIGHT 8 FEET | 9 FEET | 10 FEET | 11 FEET | 12 FEET | CONTRIBUTING LENGTH (INCHES) |
|---|---|---|---|---|---|---|---|
| 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, $D_1$, $D_2$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) | | | | | | |
| | ≤64 | 24 | 27 | 30 | 33 | 36 | ACTUAL [b] |
| | 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 | |

a. LINEAR INTERPOLATION SHALL BE PERMITTED
b. USE THE ACTUAL LENGTH WHEN IT IS GREATER THAN OR EQUAL TO THE MINIMUM LENGTH
c. MAX. HEADER HEIGHT FOR PFH IS 10' IN ACCORDANCE WITH R602.10.6.2, WALL HEIGHT MAY BE INCREASED TO 12' WITH PONY WALL.
d. MAX. OPENING HEIGHT FOR PFG IS 10' IN ACCORDANCE WITH R602.10.6.3, WALL HEIGHT MAY BE INCREASED TO 12' WITH PONY WALL.
e. MAX. OPENING HEIGHT FOR CS-PF IS 10' IN ACCORDANCE WITH R602.10.6.4, WALL HEIGHT MAY BE INCREASED TO 12' WITH PONY WALL.

**BRACED WALL PRESCRIPTIVE METHOD:**

- CONTINOUS EXTERIOR SHEATHING (CS-WSP) PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

**EXTERIOR BRACED WALL METHOD: (SEE ON THIS SHEET)**

WSP METHOD:
WOOD STRUCUTRAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" O.C. STUD SPACING WITH 6d NAILS COMMON NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD OR SHEATHING THICKNESS NOT LESS THANK 7/16" WITH MINIMUM SPAN RATING OF 24/16 FOR 24" O.C. SPACING WITH 8d COMMON NAILS @ 6" O.C. EDGES AND 12" O.C. IN FIELD
(NOTE: FRAMING MEMBERS 16" O.C. MAX, UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS).

**INTERIOR BRACED WALLS (SEE ON THIS SHEET)**

- GB METHOD:
1/2" MINIMUM GYPSUM BOARD OVER STUDS SPACED @ 24" MAXIMUM FASTENED W/ #6- 1 1/4" TYPE "W" OR "S" DRYWALL SCREWS @ 7" O.C. EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES)
OR
- LIB METHOD:
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.

## TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, PFG AND CS-PF BRACED WALL PANELS IRC2018 TABLE R602.10.6.4

| MINIMUM WALL STUD FRAMING NOMINAL SIZE & GRADE | MAX. PONY WALL HEIGHT (FEET) | MAX. TOTAL WALL HEIGHT (FEET) | MAX. OPENING WIDTH (FEET) | TENSION STRAP CAPACITY REQUIRED (POUNDS)[a] ULTIMATE DESIGN WIND SPEED V (MPH) 115 EXPOSURE B | 115 EXPOSURE C |
|---|---|---|---|---|---|
| 2X4 NO. 2 GRADE | 0 | 10 | 18 | 1,000 | 1,000 |
| | 1 | 10 | 9 | 1,000 | 1,000 |
| | | | 16 | 1,025 | 2,500 |
| | | | 18 | 1,275 | 2,850 |
| | 2 | 10 | 9 | 1,000 | 1,875 |
| | | | 16 | 2,175 | 4,125 |
| | | | 18 | 2,500 | DR |
| | 2 | 12 | 9 | 1,500 | 3,175 |
| | | | 16 | 3,375 | DR |
| | | | 18 | 3,975 | DR |
| | 4 | 12 | 9 | 2,750 | DR |
| | | | 12 | 3,775 | DR |
| 2X6 STUD GRADE | 2 | 12 | 9 | 1,000 | 2,025 |
| | | | 16 | 2,150 | 3,675 |
| | | | 18 | 2,550 | DR |
| | 4 | 12 | 9 | 1,750 | 3,125 |
| | | | 16 | 2,400 | DR |
| | | | 18 | 3,800 | DR |

a. DR = DESIGN REQUIRED
b. STRAP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

## END WALL CONDITIONS

FOR CONTINUOUSLY SHEATHED BRACED WALL LINES

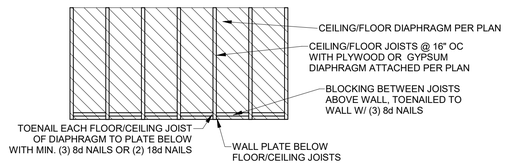



**REQUIREMENTS**

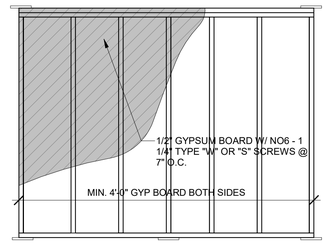
RETURN PANEL: 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STURCTURAL PANELS
32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD

DISTANCE D: 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD

HOLD DOWN DEVICE: 800LBS CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW

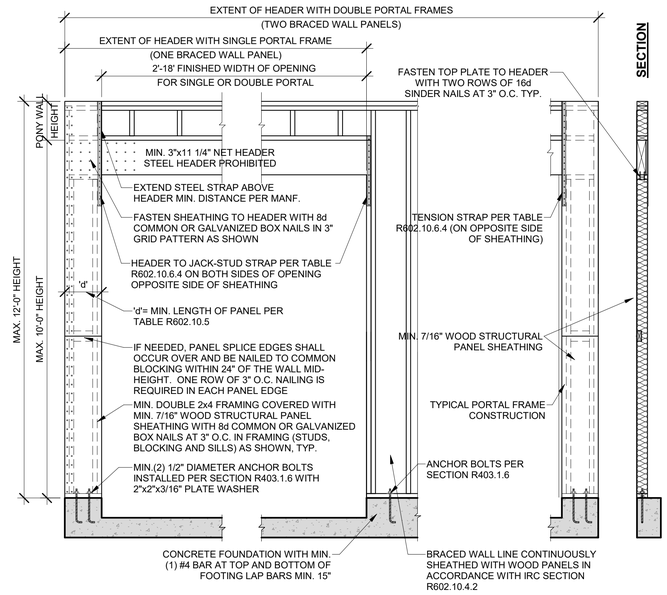



1 DIAPHRAGM CONNECTION TO INTERIOR WALL
3/8" = 1'-0"

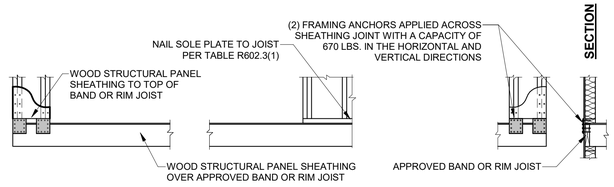



5 GB BRACING
1/2" = 1'-0"

## FRONT ELEVATION

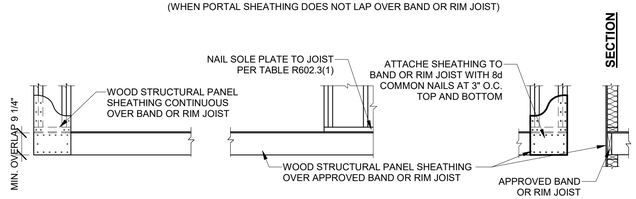



## OVER CONCRETE OR MASONRY BLOCK FOUNDATION




## OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)




## OVER RAISED WOOD FLOOR - OVERLAP OPTION

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

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



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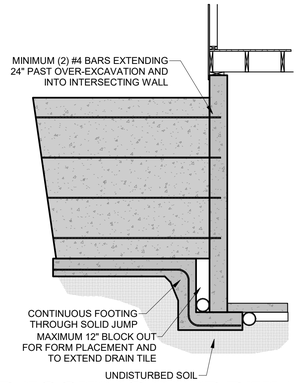
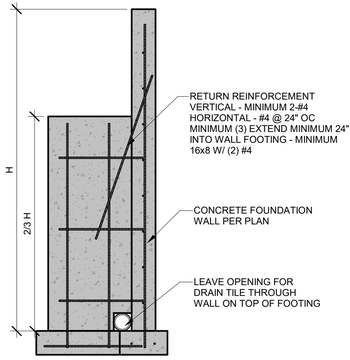
BRACED WALLS NOTES & DETAILS

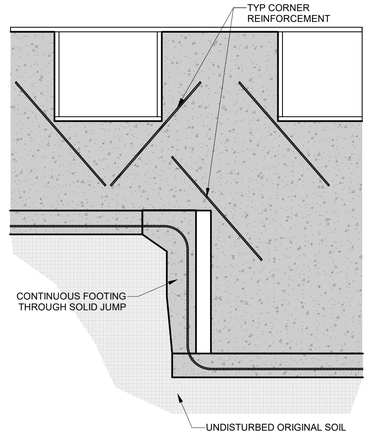
S-2.1




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

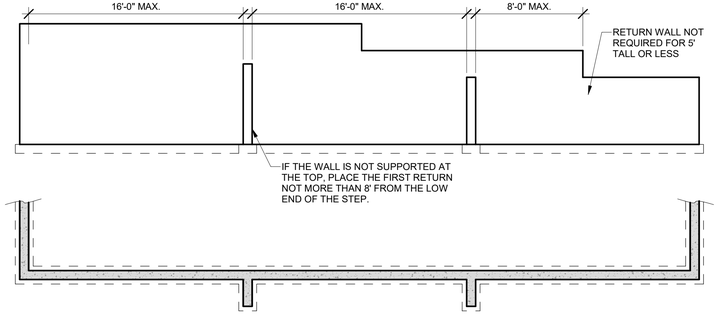



2 RETURN WALL DETAIL
1/2" = 1'-0"




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

9 REINFORCEMENT AT CORNERS AND STEPS
1/2" = 1'-0"




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 THAT 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' | 8' | 9' | 10' |
| 3000 PSI/ 40 KSI | 16 | 12 | 24 | 16 | 12 |
| 3500 PSI/ 40 KSI | 16 | 12 | 24 | 24 | 12 |
| 3000 PSI/ 60 KSI | 24 | 16 | 24 | 20 | 16 |
| 3500 PSI/ 60 KSI | 24 | 16 | 24 | 24 | 16 |
| | | | | | |
| 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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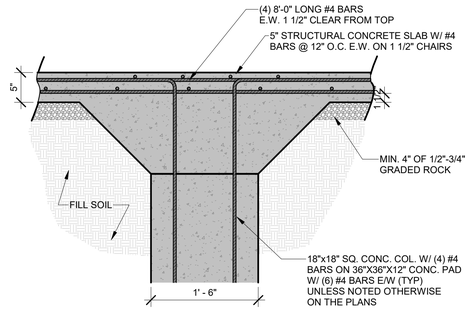
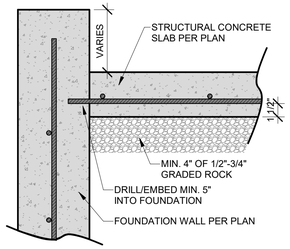
CONCRETE DETAILS

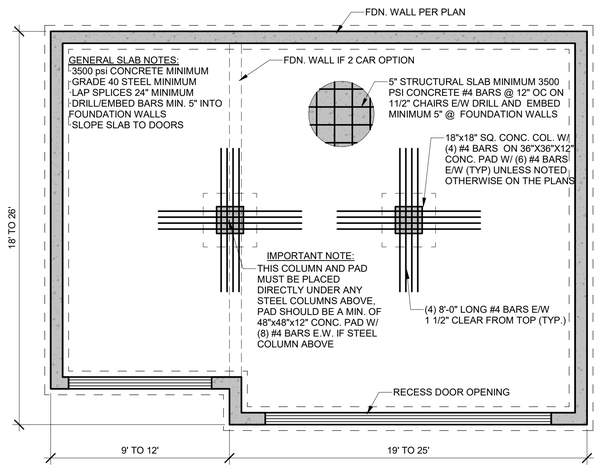
S-3.0




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

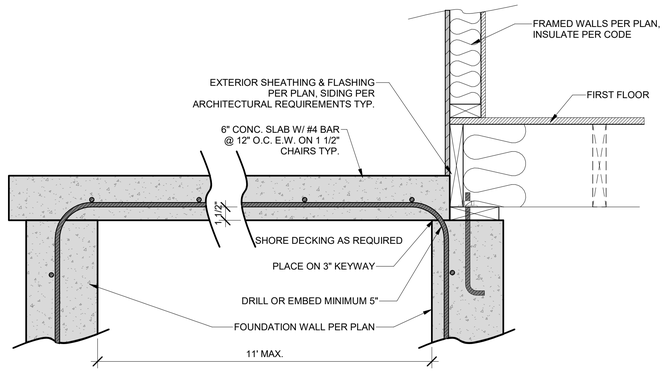



## 9 STRUCTURAL SLAB/ WALL
1 1/2" = 1'-0"



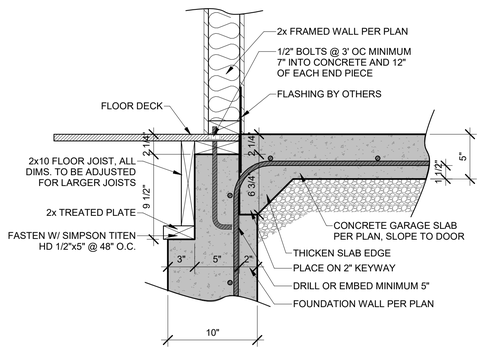

## 10 TYPICAL GARAGE SLAB
1/4" = 1'-0"

**HD ENGINEERING STRUCTURAL GARAGE SLAB DETAILS**

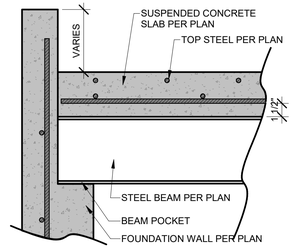



FOR SUSPENDED SLABS A MAXIMUM OF 10' ABOVE FLOOR BELOW: TEMPORARY SHORING WALLS SHALL BE PLACED AT A MAXIMUM OF 4' O.C./ #2-2X4 STUDS AT 16" O.C. W/ TOP AND BOTTOM PLATE, WALL TO HAVE CONTINUOUS DIAGONAL BRACING. LATERAL BRACING TO BE RUN FROM WALL TO WALL AT MID HEIGHT 4' ON CENTER. SHORING TO REMAIN IN PLACE FOR AT LEAST 21 DAYS.

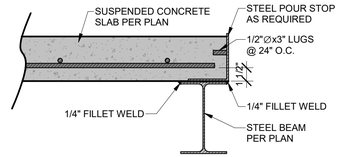
## 6 SUSPENDED PORCH STOOP SLAB
1 1/2" = 1'-0"




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

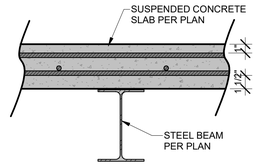



## 1 SUSPENDED SLAB BEAM/WALL CONNECTION
1 1/2" = 1'-0"

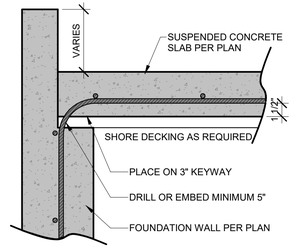



*FASTEN STEEL ANGLE TO BEAM W/ TEK SCREWS OR 2"x1/4" FILLET WELD @ 12" O.C.

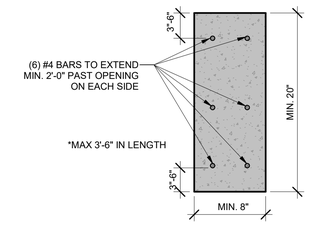
## 2 SUSPENDED SLAB POUR STOP
1 1/2" = 1'-0"




## 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.

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SUSPENDED SLAB DETAILS

**S-3.1**

# 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**

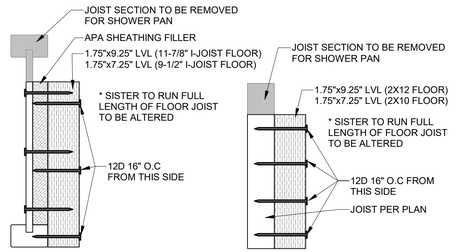
WHERE THE CEILING IS APPLIED DIRECTLY TO THE BOTTOM OF THE RAFTERS, A MINIMUM 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE SHEATHING FOR VENTILATION (R806.3)
NOTE: RAFTER SIZES SPECIFIED ON PLANS ARE THE MINIMUM REQUIRED FOR STRUCTURAL PURPOSES ONLY.
BUILDER TO VERIFY:
IF 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" |

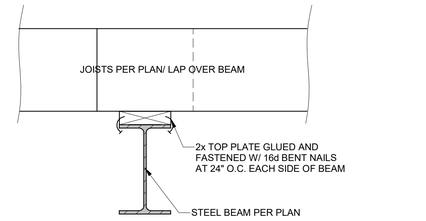
## TABLE N1103.6.1 (R403.6.1) WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY[a]

| 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 |

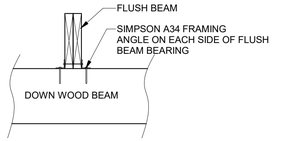
For SI: 1 cubic foot per minute = 28.3 L/min.
a. WHEN TESTED IN ACCORDANCE WITH HVI STANDARD 916



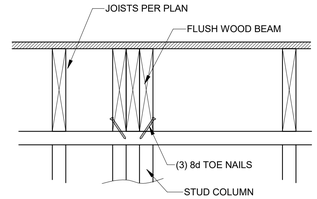

10 ZERO ENTRY SHOWER DETAIL
1/4" = 1'-0"



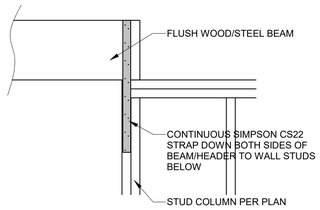

5 STEEL BEAM TO WOOD PLATE
1 1/2" = 1'-0"



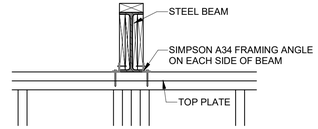

9 WOOD TO WOOD STACKED CONNECTION
1" = 1'-0"



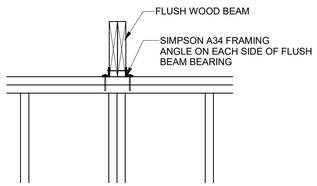

4 FLUSH WOOD BEAM CONNECTION
1 1/2" = 1'-0"



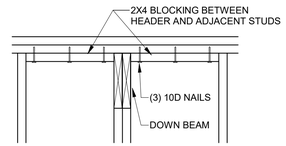

8 UPSET WOOD/STEEL PARALLEL TO WALL
1" = 1'-0"



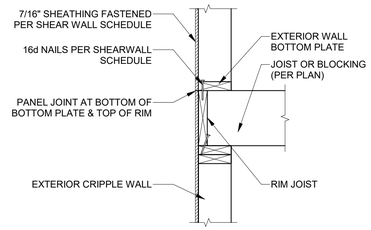

3 EXTERIOR WALL STEEL BEAM BEARING
1" = 1'-0"



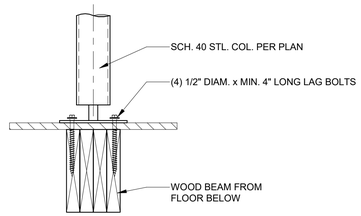

7 UPSET WOOD PERPENDICULAR TO WALL
1" = 1'-0"



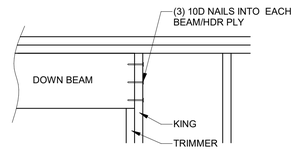

2 DOWN WOOD BEAM PERPENDICULAR
1" = 1'-0"




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




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




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

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GENERAL DETAILS

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