

BMP LEGEND

DIRECTION OF LOT DRAINAGE → → →

MATERIALS & WASTE MANAGEMENT BMPs:

- WM-1** MATERIAL DELIVERY & STORAGE
- WM-4** SPILL PREVENTION AND CONTROL
- WM-8** CONCRETE WASTE MANAGEMENT
- WM-5** SOLID WASTE MANAGEMENT
- WM-9** SANITARY WASTE MANAGEMENT
- WM-6** HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SS-2** PRESERVATION OF EXISTING VEGETATION
- SC-1** SILT FENCE — SF — SF —
- SC-5** FIBER ROLL — FR — FR —
- SS-6** **SS-8** STRAW OR WOOD MULCH
- TC-1** STABILIZED CONSTRUCTION ENTRANCE

POST-CONSTRUCTION SITE DESIGN BMPs:

- 4.3.1**
- 4.3.2** CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
- 4.3.3** MINIMIZE IMPERVIOUS AREA
- 4.3.4** MINIMIZE SOIL COMPACTION
- 4.3.5** IMPERVIOUS AREA DISPERSION
- 4.3.6** RUN-OFF COLLECTION
- 4.3.7**

POST CONSTRUCTION SOURCE CONTROL BMPs:

- 4.2.1** PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
- 4.2.4** PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
- 4.2.6** ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:
 - C** INTERIOR PARKING GARAGES
 - D** NEED FOR FUTURE INDOOR & STR. PEST CONTROL
 - E** LANDSCAPE/OUTDOOR PESTICIDE USE
 - F** FIRE SPRINKLER TEST WATER
 - P** MISCELLANEOUS DRAIN OR WASH WATER
 - Q** PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

STORM WATER QUALITY NOTES - POST CONSTRUCTION BMPs

1. NO ON-SITE STORM WATER INLETS
2. Parking garage drains toward vehicle door, run-off will be directed to a pervious surface. (4.2.6.C)
3. Building designed with tight fitting wdws and doors, installed with expanding foams and sealants to discourage entry of pests.
4. Preserve existing drought tolerant trees, shrubs, and ground cover to the maximum extent possible. (4.2.6.E)
5. Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.
6. Consider using pest-resistant plants, especially adjacent to hardscape.
7. To ensure successful establishment, select appropriate plants for the area.
8. Drain fire sprinkler test water to the septic system.
9. Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.
10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
11. Debris from pressure washing must be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser must be collected and discharged to the septic system and not discharged to a storm drain. (4.2.6.G)

BUILDING CODES

ALL WORK SHALL COMPLY WITH 2019 EDITION OF CRC TITLE 24 WHICH ADOPTS AND AMENDS:
 2019 CALIFORNIA RESIDENTIAL CODE (CRC), AND OR
 2019 CALIFORNIA BUILDING CODE (CBC) AS APPLICABLE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA FIRE CODE (CFC)
 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

CONSTRUCTED IMPERVIOUS SURFACE AREAS

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (SQ FT)	EXISTING AREA (SQ FT)
1.	(N) DWELLING	PER PLAN	1,754	X
2.	(N) GARAGE	PER PLAN	885	X
3.	(N) COVERED PATIOS	PER PLAN	740	X
4.	(N) PORCH	PER PLAN	393	X
5.	(N) C. DRIVE	PER PLAN	X	X
TOTAL DISTURBED AREA			3,772	X
REPLACED IMPERVIOUS AREA			X	

NOTE: NO PERVIOUS SURFACES EXISTING OR PROPOSED

TOTAL DISTURBED SURFACE AREA = 0 SQ FT

SURFACE WATER DRAINAGE NOTE:

SURFACE WATER WILL DRAIN AWAY FROM BUILDING. GRADE SHALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET, 2% FOR IMPERVIOUS SURFACES.

DRAINAGE PATTERN ARROWS: ↓ ↓ ↓

LANDSCAPING NOTE:

PROPOSED LANDSCAPING LESS THAN 500 SF
NO PROPOSED IRRIGATION

EXPANSIVE SOILS NOTE

THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION

THIS PROJECT DOES NOT TRIGGER A MINOR WATER POLLUTION CONTROL PLAN

DRAIN AND STANDING WATER IN AN STRUCTURAL BMP WITHIN 96 HRS TO PREVENT MOSQUITO BREEDING.

DISCLAIMERS

OFTEN, DIMENSIONS ARE TAKEN FROM EXISTING OWNER'S PLANS, THEREFORE, PROJECT OWNERS, GENERAL CONTRACTORS, AND SUB-CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD, PRIOR TO THE START OF CONSTRUCTION.

PROJECT OWNERS, GENERAL CONTRACTORS, AND SUB-CONTRACTORS SHALL REVIEW THE APPROVED, PERMITTED SET OF PLANS, FOR DISCREPANCIES WITH THE WORKING DRAWINGS AND FIELD CONDITIONS, PRIOR TO CALLING FOR INSPECTION.

PROPERTY LINES AND BUILDING SETBACKS HAVE NOT BEEN SURVEYED. IT IS THE RESPONSIBILITY OF THE PROJECT OWNERS, GENERAL CONTRACTORS, AND SUB-CONTRACTORS TO MEET REQUIRED SETBACKS.

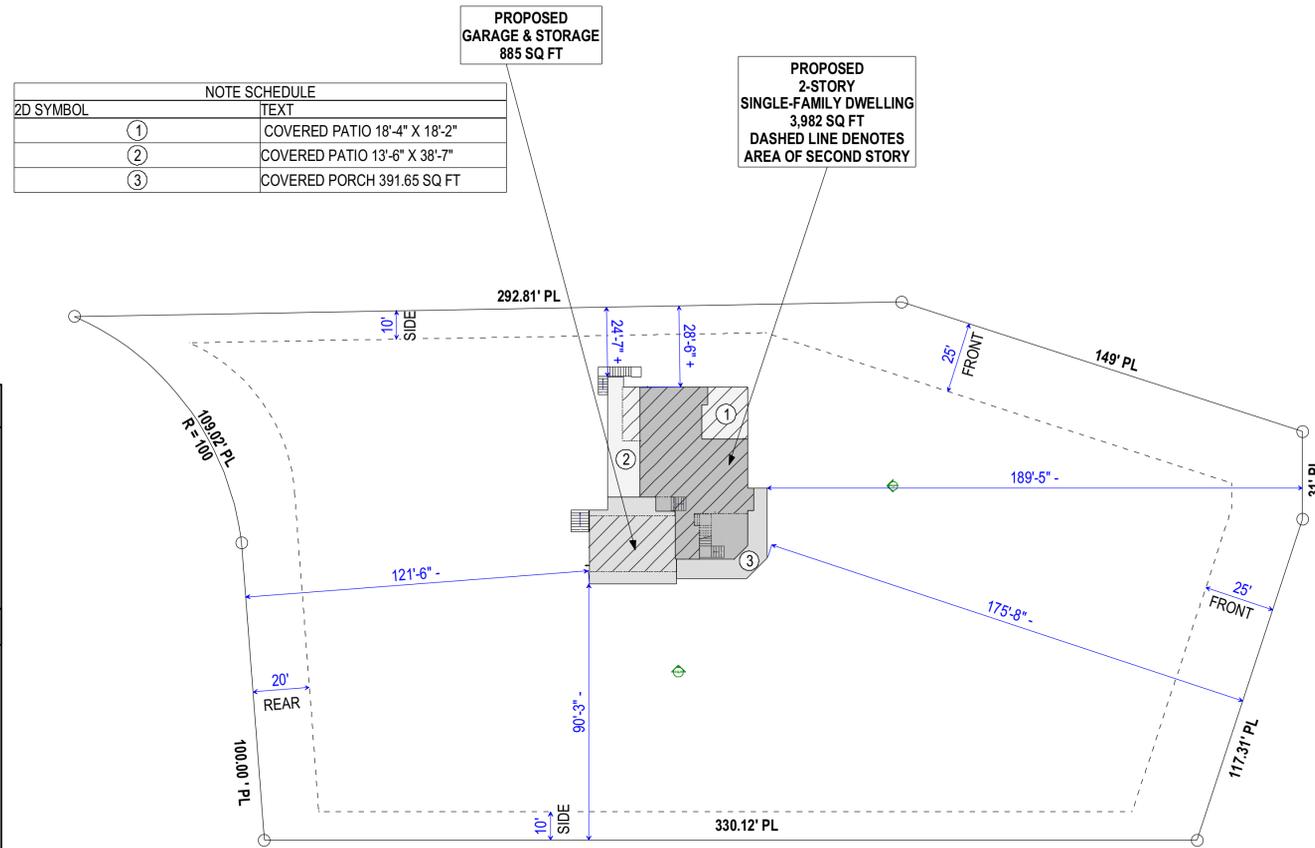
INSTALLATION CERTs

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF-2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF-2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS DATA PROVIDER REGISTRY. CF-2R FORMS ARE AVAILABLE FOR DOWNLOAD ONLINE AT: <http://www.sdcourty.ca.gov/pds/bldg/energy-stds.html>.

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF VERIFICATION (CF-3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. THE CF-3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY. CF-3R FORMS ARE AVAILABLE FOR DOWNLOAD ONLINE AT: <http://www.sdcourty.ca.gov/pds/bldg/energy-stds.html>.

EES INSTALLATION CERTIFICATES MUST BE COMPLETED, SIGNED, ASSEMBLED AND POSTED WEATHER-PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS.

ENTIRE LOT IS FUEL MODIFIED



2D SYMBOL	TEXT
①	COVERED PATIO 18'-4" X 18'-2"
②	COVERED PATIO 13'-6" X 38'-7"
③	COVERED PORCH 391.65 SQ FT

HENSEL
RECORD ID OR PERMIT #
INSERT PERMIT NUMBER
HERE

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- GN2 ARCHITECTURAL NOTES
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- HFX2 STRUCTURAL DETAILS
- HFX3 STRUCTURAL DETAILS
- S7 FOUNDATION & FLOOR FRAMING PLAN
- S8 FLOOR & ROOF FRAMING PLAN
- S9 ROOF FRAMING PLAN

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

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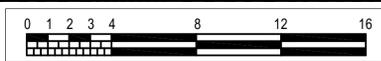
NEW HOME PLANS FOR:
David and Susan Hensel
 Stonepointe Dr
 Escondido CA 92025
 APN 272-690-06
 CLIENT EMAIL:
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PAGE TITLE:
PLOT PLAN

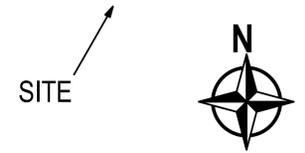
LOT COVERAGE

NEW SFD:	3,980 SQ FT
NEW GARAGE:	885 SQ FT
NEW COVERED PATIOS:	740 SQ FT
NEW PORCH:	393 SQ FT
PROPOSED TOTAL:	9,180 SQ FT
LOT SIZE:	66,211 SQ FT
PROPOSED LOT COVERAGE:	13.86%

PLOT PLAN SCALE 1"=30'-0"



VICINITY MAP



OWNER INFO.

NAME: David and Susannah Hensel
 ADDRESS: 20 Stonepointe Drive
 Escondido, CA 92025
 PHONE:
 EMAIL:

DESIGNER INFO.

CONTRACTOR INFO.

NAME: BOB GRAMANN
 PHONE: (760) 481-7477
 EMAIL: BOB@COMPASSDESIGNBUILD.COM

PARCEL LEGAL INFO.

LEGAL DESCRIPTION: TR 10575 LOT 6
 LOT: 6 BLOCK:
 MAP: 10575 NAME: ESCONDIDO TCT NO. 510
 YEAR BUILT: -

ZONING INFO.

JURISDICTION: CITY OF ESCONDIDO
 PROJECT ADDRESS: 20 STONEPOINTE DR
 ESCONDIDO, CA 92025
 APN: 272-690-06-00
 ZONE: RE-40
 SETBACKS:
 FRONT: 25 FT
 SIDE: 10 FT
 EXT. SIDE: 10 FT
 REAR: 20 FT
 HEIGHT: 35 FT (TWO-STORY)
 LOT SIZE: 66,211 SQ FT
 MAX F.A.R.: 0.4

SCOPE OF WORK

PROPOSED:

1. TWO STORY SINGLE-FAMILY DWELLING	3,980 SQ FT
2. PORCH	393 SQ FT
3. 1ST STORY COVERED PATIO	300 SQ FT
4. 1ST STORY COVERED PATIO	440 SQ FT
4. SECOND STORY COVERED BALCONY	150 SQ FT
5. SECOND STORY BALCONY	600 SQ FT
6. GARAGE	885 SQ FT
ON VACANT LOT	

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT.

12/15/2025

DRAWN BY:

BG

DATE:

12/15/2025

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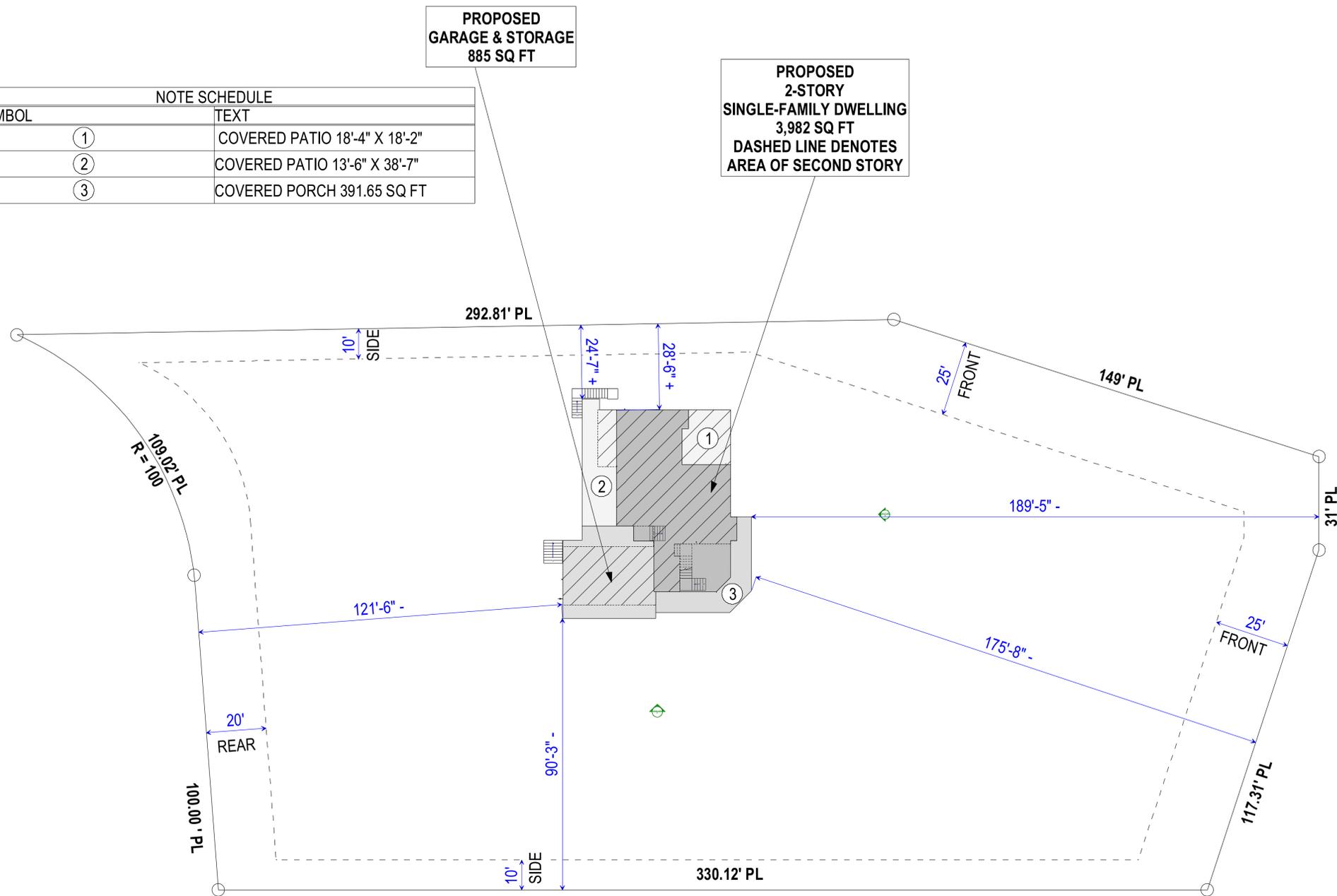
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2D SYMBOL	NOTE SCHEDULE	TEXT
①		COVERED PATIO 18'-4" X 18'-2"
②		COVERED PATIO 13'-6" X 38'-7"
③		COVERED PORCH 391.65 SQ FT

PROPOSED GARAGE & STORAGE
885 SQ FT

PROPOSED 2-STORY SINGLE-FAMILY DWELLING
3,982 SQ FT
DASHED LINE DENOTES AREA OF SECOND STORY



LICENSE NUMBER:
CA 935051

NEW HOME PLANS FOR:
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Escondido CA 92025
APN 272-690-06
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PAGE TITLE:
SITE PLAN & TOPO

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A2

SITE PLAN & TOPO SCALE: 1" = 20'-0"



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WALL CONSTRUCTION

TABLE 602.2(1) FASTENING SCHEDULE—continued			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING AND LOCATION
24	2" subfloor to joist or girder	3-16d box (3" x 0.135"); or 3-16d common (3" x 0.162")	Blind end face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3" x 0.135"); or 3-16d common (3" x 0.162")	At each bearing, face nail
26	Blind or rim joist to joist	3-16d common (3" x 0.162") 4-10 box (3" x 0.128"); or 4-3" x 14 ga. staples, 1/2" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or 10d box (3" x 0.128"); or 3" x 0.131" nails And: 2-20d common (4" x 0.192"); or 2-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Nail each layer as follows: 22" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides Face nail at ends and at each splice
28	Ledges strip supporting joists or rafters	4-16d box (3" x 0.135"); or 3-16d common (3" 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 to joist	2-10d (3" x 0.128")	Each end, toe nail
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING OF FASTENERS
Wood structural panels, subfloor, roof and interior wall sheathing to framing and exterior wall sheathing to framing (see Table 602.2(2) for wood structural panel exterior wall sheathing to wall framing)			
30	1/2" - 1/4"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof)	6 12'
31	3/4" - 1"	8d common nail (2 1/2" x 0.131")	6 12'
32	1 1/4" - 1 1/2"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6 12'
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1/2" head diameter, or 1" crown staple 16 ga., 1/2" long	3 6'
34	3/8" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1/2" head diameter, or 1" crown staple 16 ga., 1/2" long	3 6'
35	1/2" gypsum sheathing*	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long, 1/2" crown, Type W or S	7 7'
36	3/4" gypsum sheathing*	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long, 1/2" crown, Type W or S	7 7'
Wood structural panels, continuous exterior underlayment to framing			
37	1/4" and less	6d deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6 12'
38	3/8" - 1"	8d common (2 1/2" x 0.131") nail; or 8d deformed (2 1/2" x 0.120") nail	6 12'
39	1 1/4" - 1 1/2"	10d common (3" x 0.148") nail; or 8d deformed (2 1/2" x 0.120") nail	6 12'

For 31: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 foot = 6.895 kPa.

(continued)

WALL CONSTRUCTION

TABLE 602.2(1)—continued FASTENING SCHEDULE			
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 gauge wire and have a minimum 70 ksi yield 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 602.2(2).		
f.	When the ultimate design wind speed is 120 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 120 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48 inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.		
g.	Crown sheathing shall conform to ASTM C1196 and shall be installed in accordance with CA 253. Fiberglass 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 perimeter 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 on 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.		

TABLE 602.2 SINGLE TOP-PLATE SPLICE CONNECTION DETAILS				
CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDC D ₁ , D ₂ , and D ₃ with braced wall line spacing less than 25 feet	3" x 6" x 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" x 0.113") nails	3" x 12" x 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" x 0.113") nails
Structures in SDC D ₄ , D ₅ , and D ₆ with braced wall line spacing greater than or equal to 25 feet	(9) 8d box (2 1/2" x 0.113") nails	(9) 8d box (2 1/2" x 0.113") nails	3" x 16" x 0.036" galvanized steel plate or equivalent	(18) 8d box (2 1/2" x 0.113") nails

For 31: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

WALL CONSTRUCTION

TABLE 602.2(2) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES ^{a,b,c}						
MINIMUM NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)		PANEL NAIL SPACING	
			Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category B	Wind exposure category C or D
6d Common (2.0" x 0.113")	1.5	24/0	16	6	12	140 115 110
8d Common (2.25" x 0.131")	1.75	24/16	16	6	12	170 140 135
			24	6	12	140 115 110

For 31: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
 a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
 b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section 602.10.
 c. Wood structural panels with open ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 open rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/0 open rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

TABLE 602.2(3) ALLOWABLE SPANS FOR PARTICULAR SHEATHING*			
THICKNESS (inches)	GRADE	STUD SPACING (inches)	
		When siding is nailed to studs	When siding is nailed to sheathing
1/2"	M-1 Exterior girth	16	—
3/4"	M-2 Exterior girth	16	16

For 31: 1 inch = 25.4 mm.
 a. Wall sheathing not exposed to the weather. If the panels are applied horizontally, the end joints of the panel shall be offset so that four panel corners will not meet. All panel edges must be supported. Leave a 1/8-inch gap between panels and nail not less than 1/2" from panel edges.

TABLE 602.2(3) SIZE, HEIGHT AND SPACING OF WOOD STUDS ^a						
STUD SIZE (inches)	BEARING WALLS				NONBEARING WALLS	
	Laterally unsupported stud height ^b (feet)	Maximum spacing when supporting roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor above (inches)	Maximum spacing when supporting one floor below ^c (inches)	Laterally unsupported stud height ^b (feet)	Maximum spacing (inches)
2 x 3"	—	—	—	—	10	16
2 x 4"	10	24"	16"	—	14	24
3 x 4"	10	24	16	24	14	24
2 x 5"	10	24	24	—	16	24
2 x 6"	10	24	16	24	20	24

For 31: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
 a. Lateral height and distance 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 bracing 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 602.3, 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 by an accepted engineering practice.

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David and Susan Hensel
Stonepointe Dr
Escondido CA 92025
APN 272-690-06

CLIENT EMAIL:
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RECORD ID:
103-285101-1

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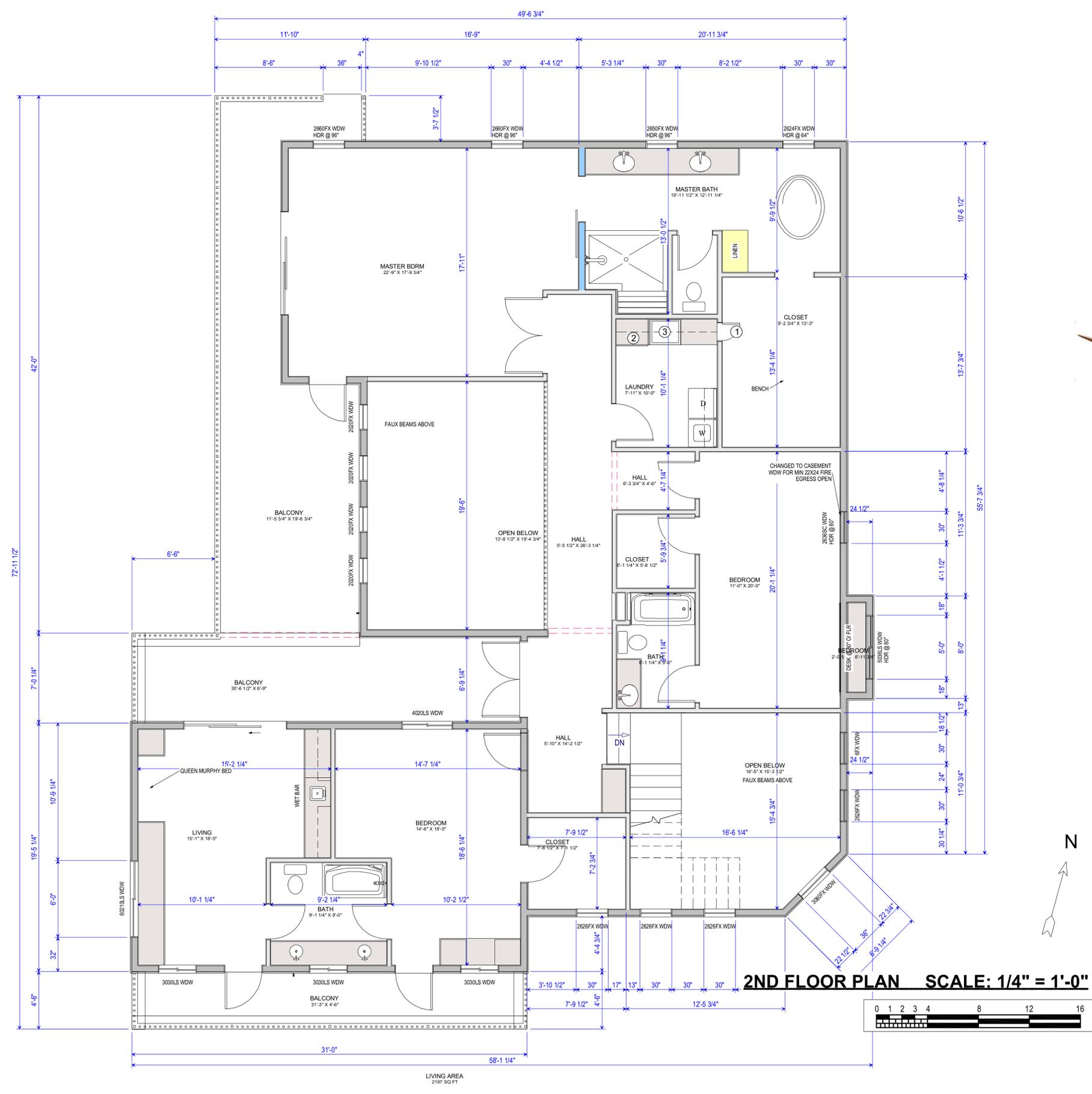
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DOOR SCHEDULE							
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER
1616 DR	1	2	1616 LIN	18"	18"	HINGED-DOOR P09	4"X6"X21"
21080 DR	1	2	21080 LIN	34"	96"	HINGED-DOOR P09	4"X6"X37"
21080 DR	1	2	21080 R EX	34"	96"	EXT. HINGED-DOOR P09	4"X6"X37"
3080 DR	2	2	3080 LIN	36"	96"	HINGED-DOOR P09	4"X6"X39"
3080 DR	1	2	3080 R EX	36"	96"	EXT. HINGED-DOOR P09	4"X6"X39"
3080 DR	1	2	3080 R EX	36"	96"	EXT. HINGED-GLASS PANEL	4"X6"X39"
3080 DR	3	2	3080 R IN	36"	96"	HINGED-DOOR P09	4"X6"X39"
3080 FR DR	1	2	3080 LIN	36"	96"	HINGED-GLASS PANEL	4"X6"X39"
3660 OPEN	1	2	3660 R	42.3/8"	96"	BARN-DOOR P04	7"X6"X47.3/8" (2)
6080 DR	1	2	6080 L R IN	72"	96"	DOUBLE HINGED-DOOR P09	4"X6"X75"
6080 SL DR	1	2	6080 L R IN	72"	96"	DOUBLE HINGED-GLASS PANEL	4"X6"X75"
8080 SL DR	2	2	8080 LIN	96"	96"	SLIDER-GLASS PANEL	4"X12"X101"

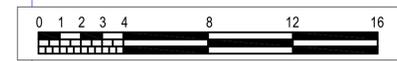
WINDOW SCHEDULE							
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER
2020FX WDW	4	2	2020FX	24"	24"	FIXED GLASS	4"X6"X27"
2624FX WDW HDR @ 84"	1	2	2624FX	30"	28"	FIXED GLASS	4"X6"X33"
2626FX WDW	5	2	2626FX	30"	30"	FIXED GLASS	4"X6"X33"
2636SC WDW HDR @ 80"	1	2	2636SC	30"	42"	SINGLE CASEMENT-HL	4"X6"X33"
2650FX WDW HDR @ 96"	1	2	2650FX	30"	60"	FIXED GLASS	4"X6"X33"
2660FX WDW HDR @ 86"	2	2	2660FX	30"	72"	FIXED GLASS	4"X6"X33"
3030LS WDW	3	2	3030LS	36"	36"	LEFT SLIDING	4"X6"X36"
3080FX WDW	1	2	3080FX	36"	96"	FIXED GLASS-RT	4"X6"X39"
4020LS WDW	1	2	4020LS	46"	24"	LEFT SLIDING	4"X6"X51"
5030LS WDW HDR @ 80"	1	2	5030LS	60"	42"	LEFT SLIDING	4"X6"X63"
60210LS WDW	1	2	60210LS	72"	34 1/4"	LEFT SLIDING	4"X6"X75"
8080 SL DR	2	2	8080 LIN	96"	96"	SLIDER-GLASS PANEL	4"X12"X101"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
[Symbol]	12" NEW EXT., PATIO_2
[Symbol]	4" NEW EXT.
[Symbol]	4" NEW INT., 5/8" DRYWALL
[Symbol]	6" NEW EXT. - R21, ORIGINAL
[Symbol]	6" NEW EXT. - R21, STONE
[Symbol]	6" NEW EXT. BOARD & BATTEN
[Symbol]	6" NEW EXT., R-21, STUCCO
[Symbol]	6" NEW EXT., R-21, STUCCO, ATTIC
[Symbol]	6" NEW INT. - PLUMBING
[Symbol]	8" CMU (BLOCK) STEM WALL
[Symbol]	12" CONCRETE STEM WALL
[Symbol]	ROOM DIVIDER

NOTE SCHEDULE	
2D SYMBOL	TEXT
①	PASS THROUGH LAUNDRY DOOR
②	PULL OUT IRONING BOARD DRAWER
③	RAISED DOG BATH SHOWER



2ND FLOOR PLAN SCALE: 1/4" = 1'-0"

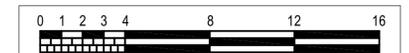


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FRONT (NORTH) SIDE

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



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PHONE:

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LEFT (EAST) SIDE

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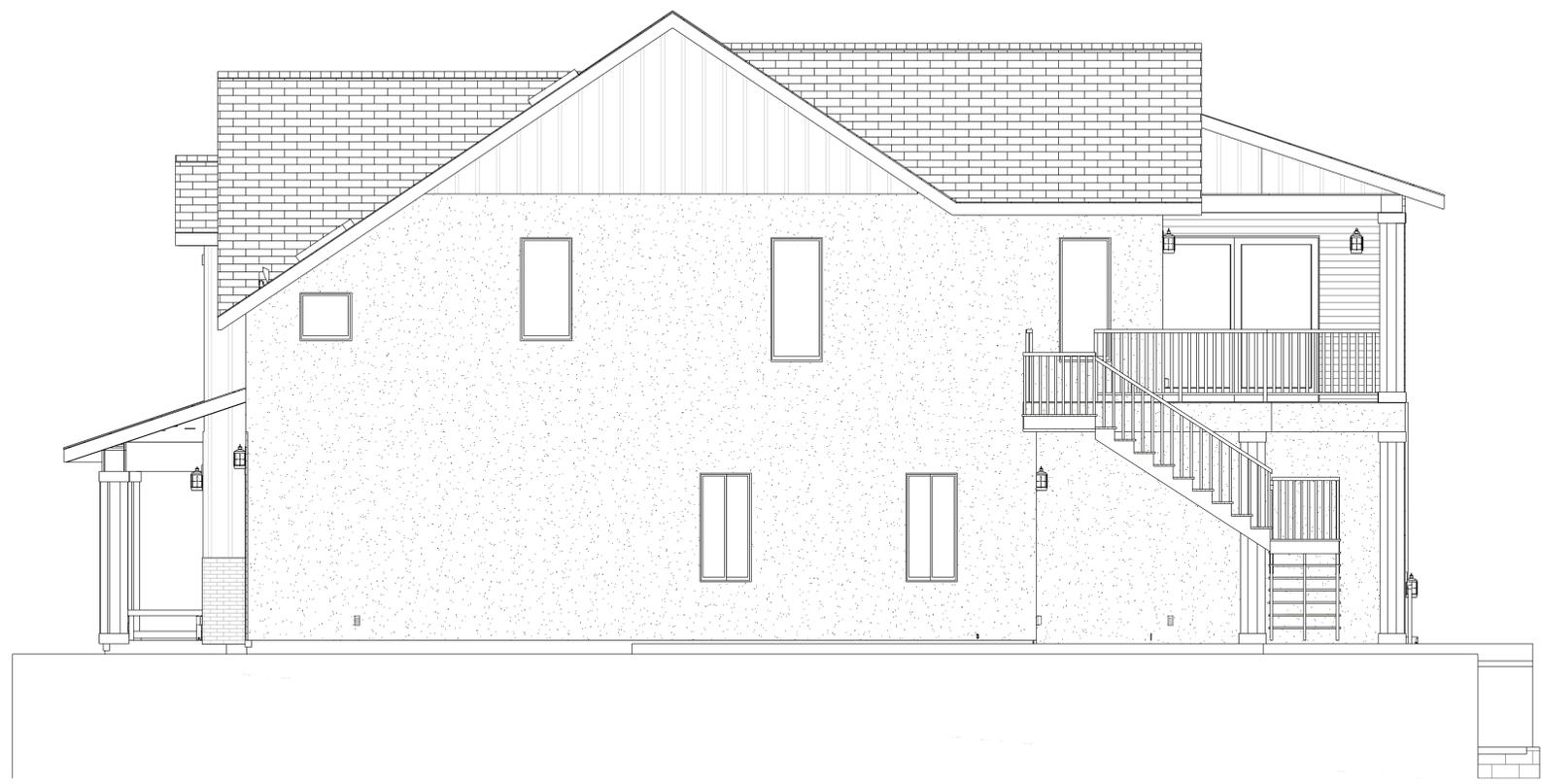
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A6

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



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REAR (SOUTH) SIDE

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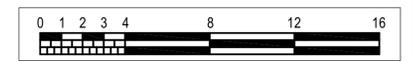
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A7

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



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RIGHT (WEST) SIDE

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



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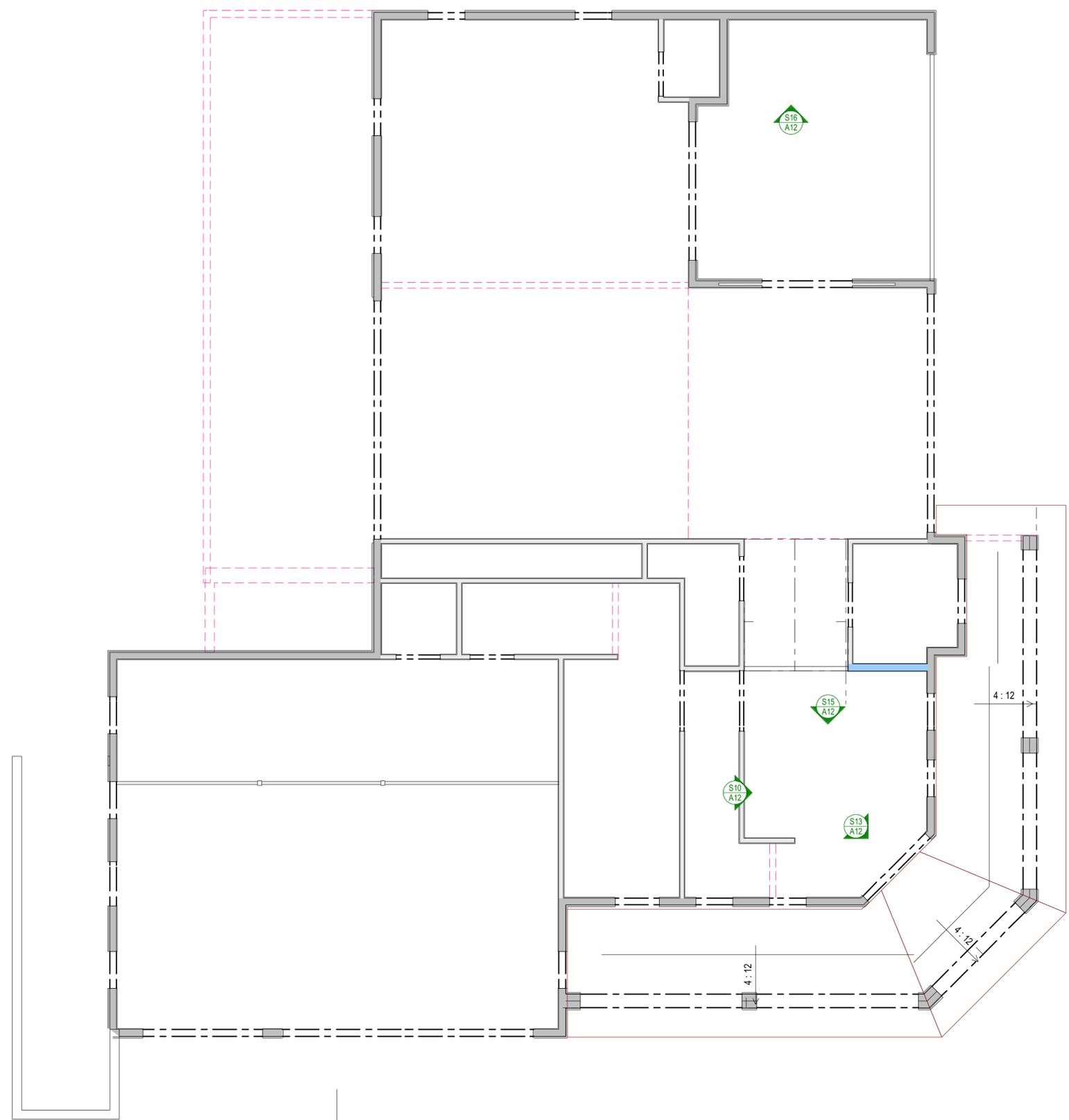
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ROOF PLAN

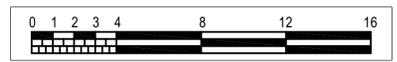
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A9

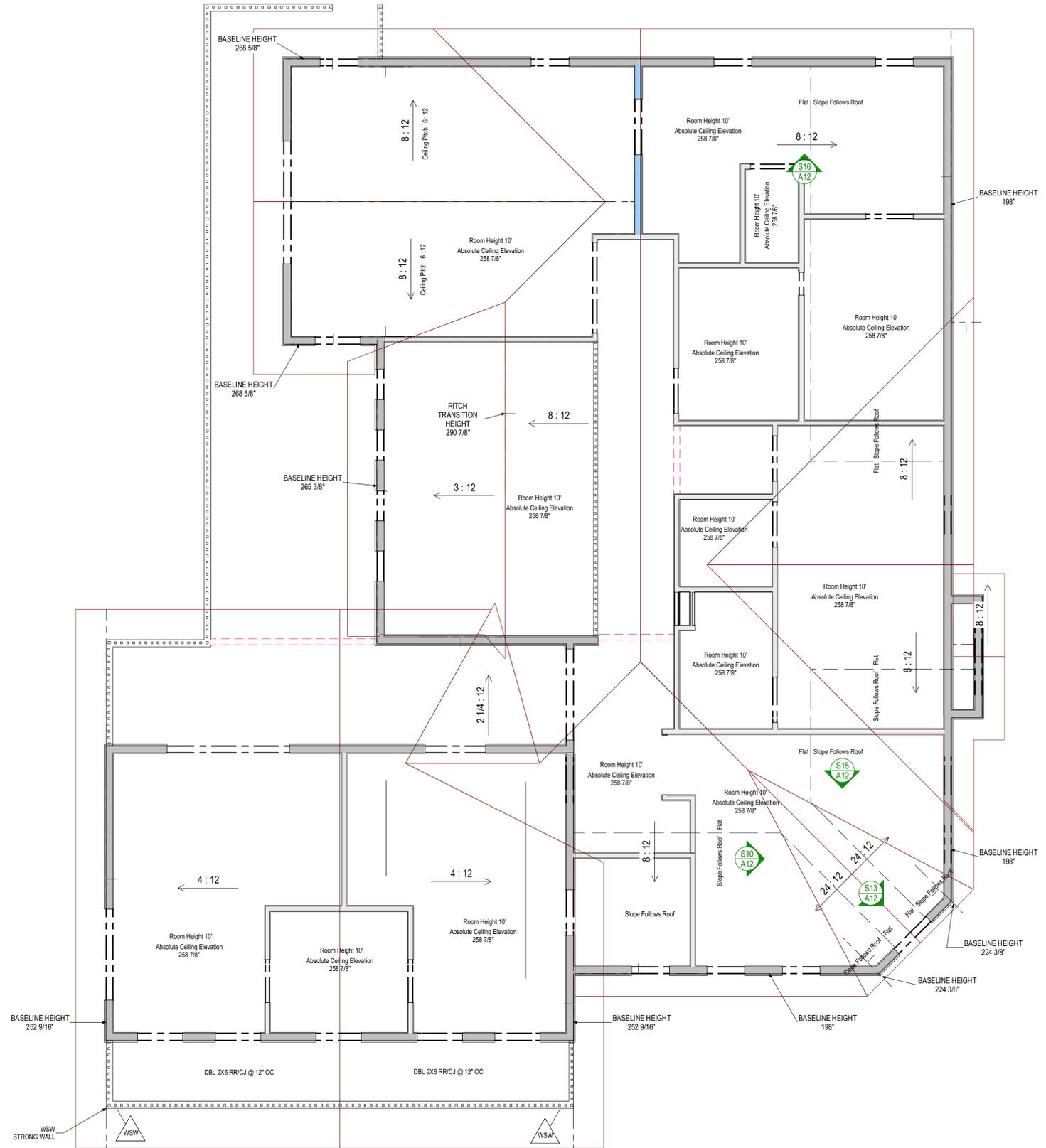


1ST FLOOR ROOF PLAN SCALE: 1/4" = 1'-0"

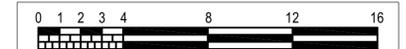


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2ND FLOOR ROOF PLAN SCALE: 1/4" = 1'-0"



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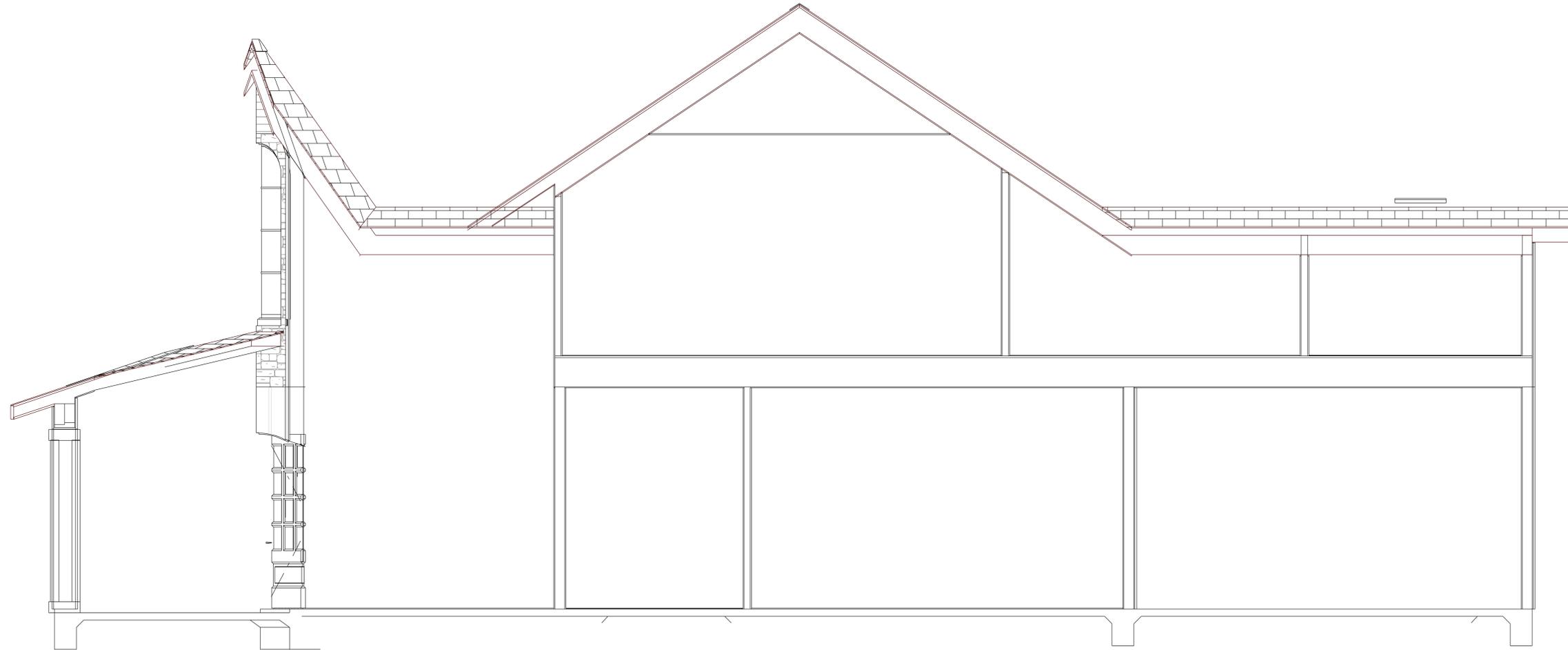
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SECTION B1

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

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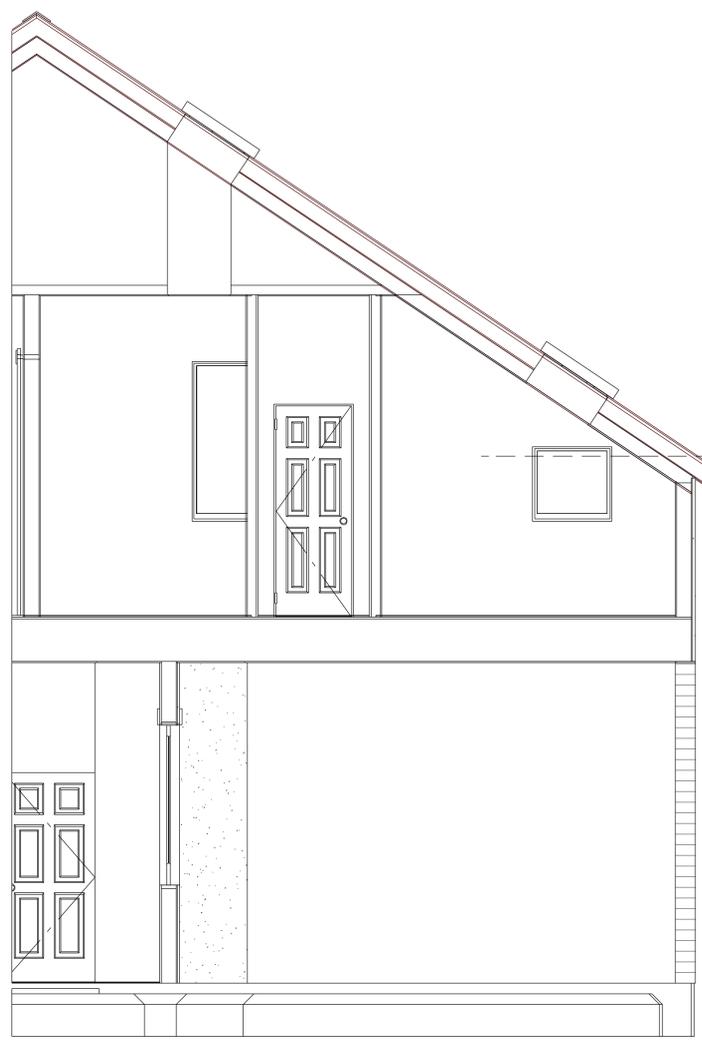
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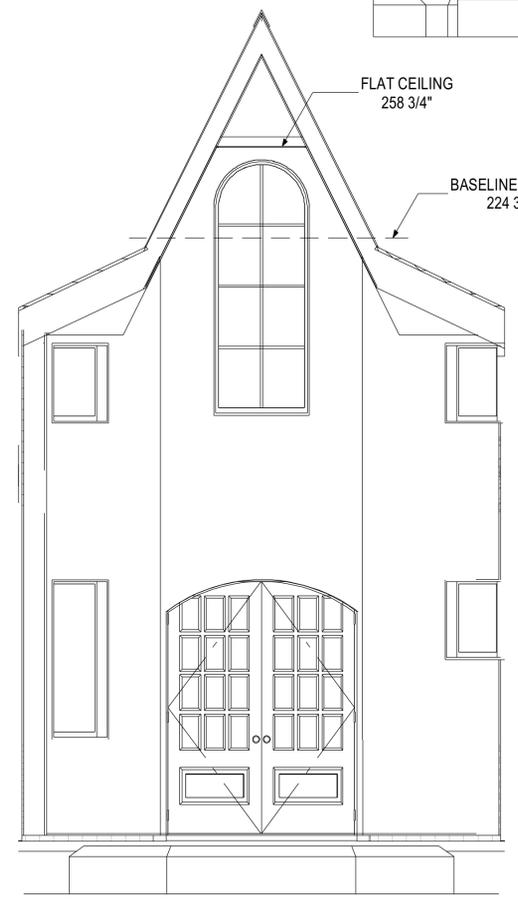
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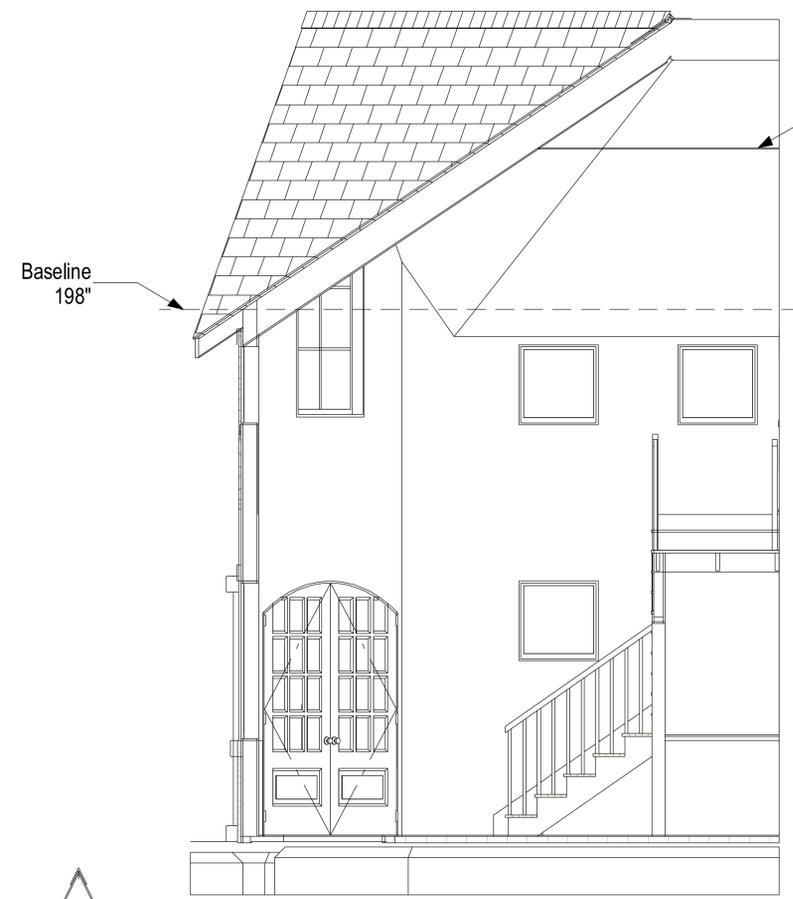
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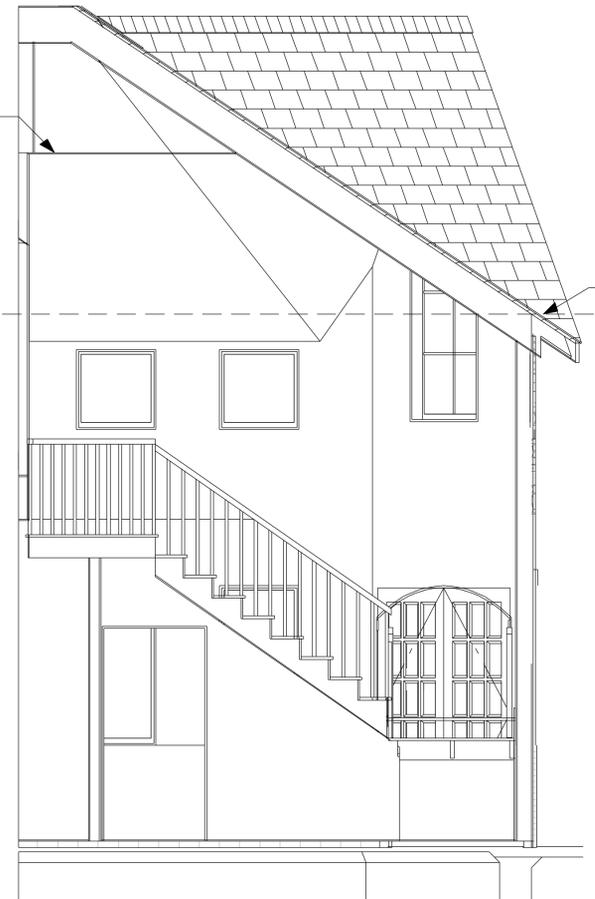
S16 Roof Section 4
3/8 in = 1 ft



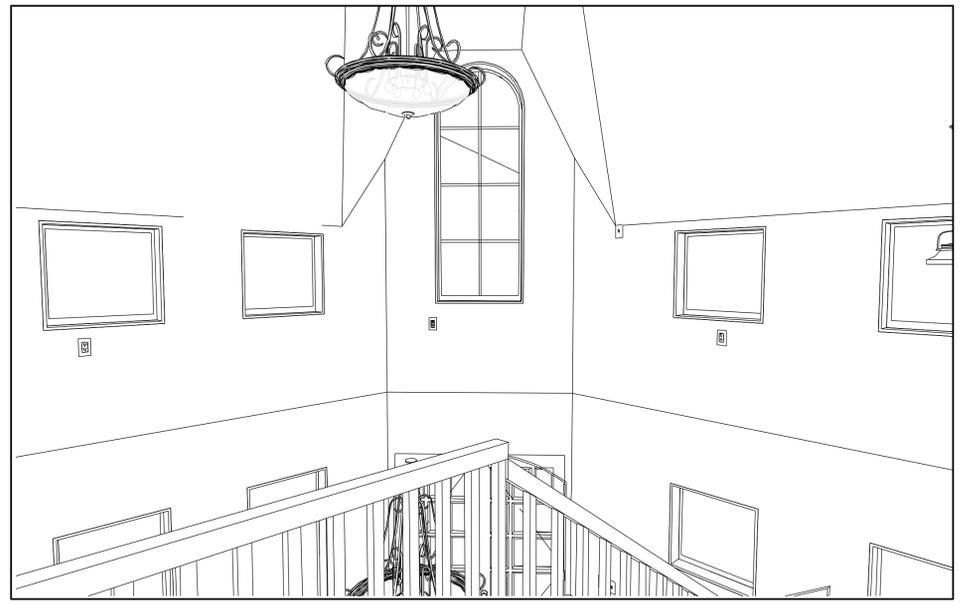
S13 Roof Section 3
3/8 in = 1 ft

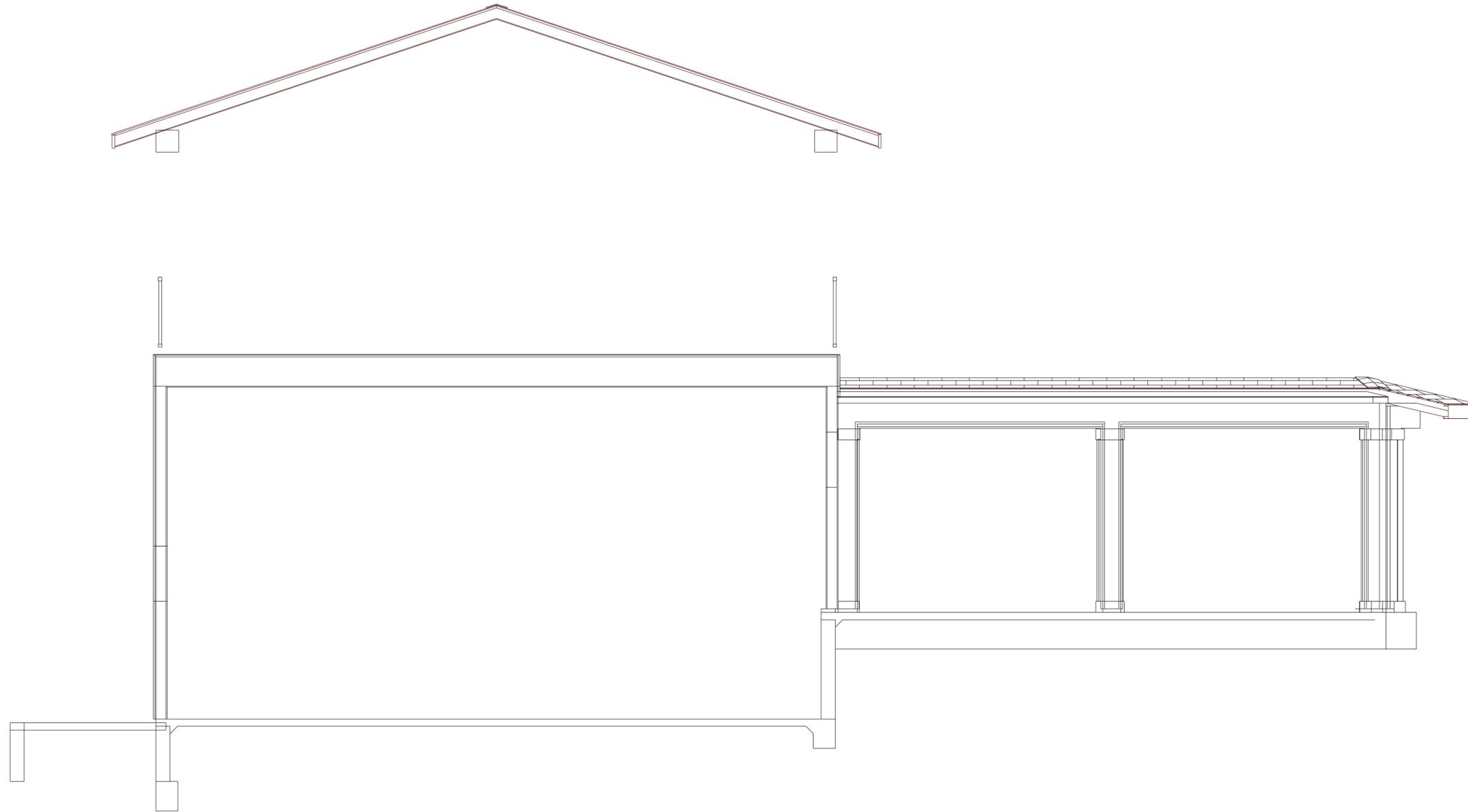


S15 Roof Section 1
3/8 in = 1 ft



S10 Roof Section 2
3/8 in = 1 ft





SECTION A1

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

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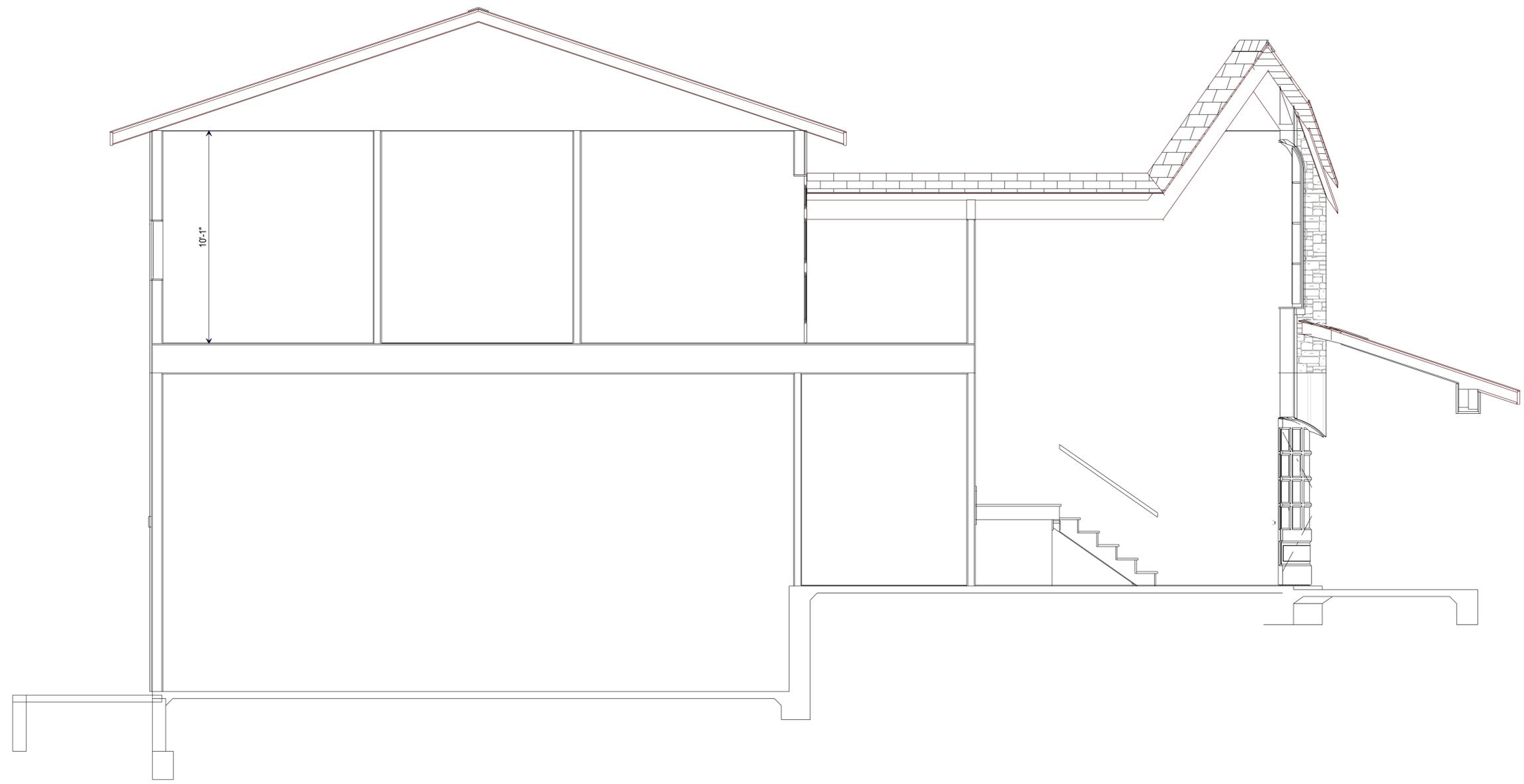
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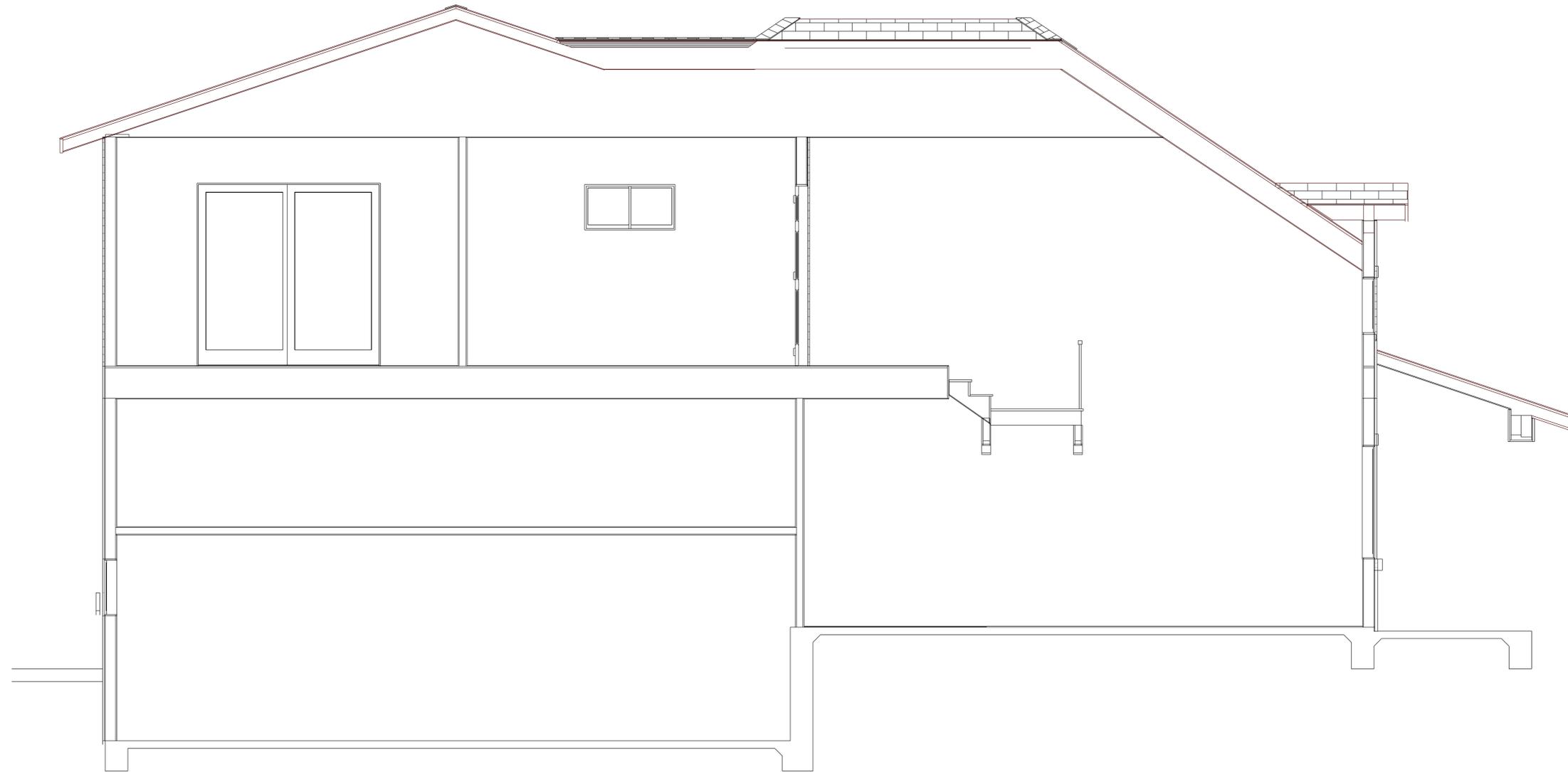
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A14



SECTION A2

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



SECTION A3

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

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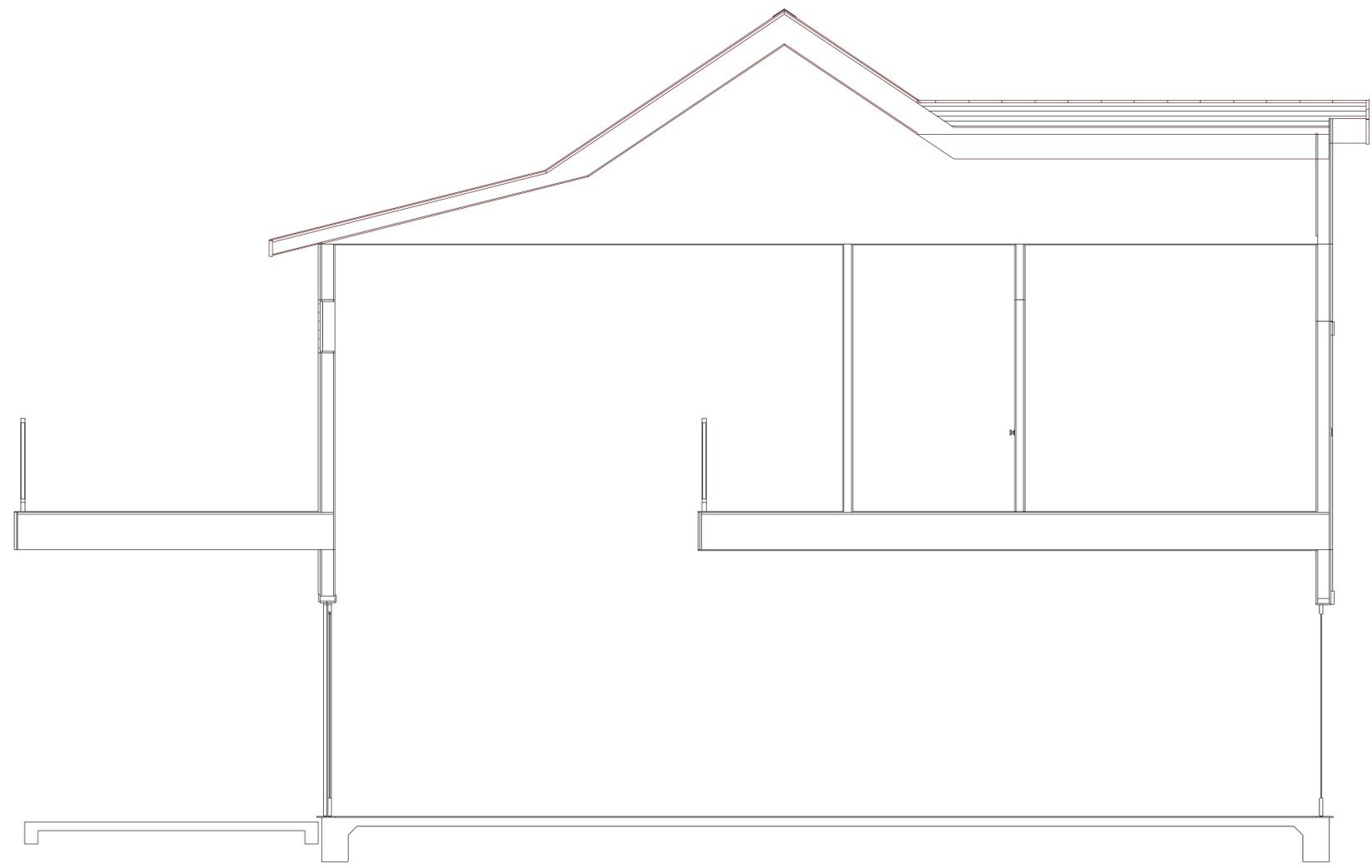
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A15

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SECTION A4

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

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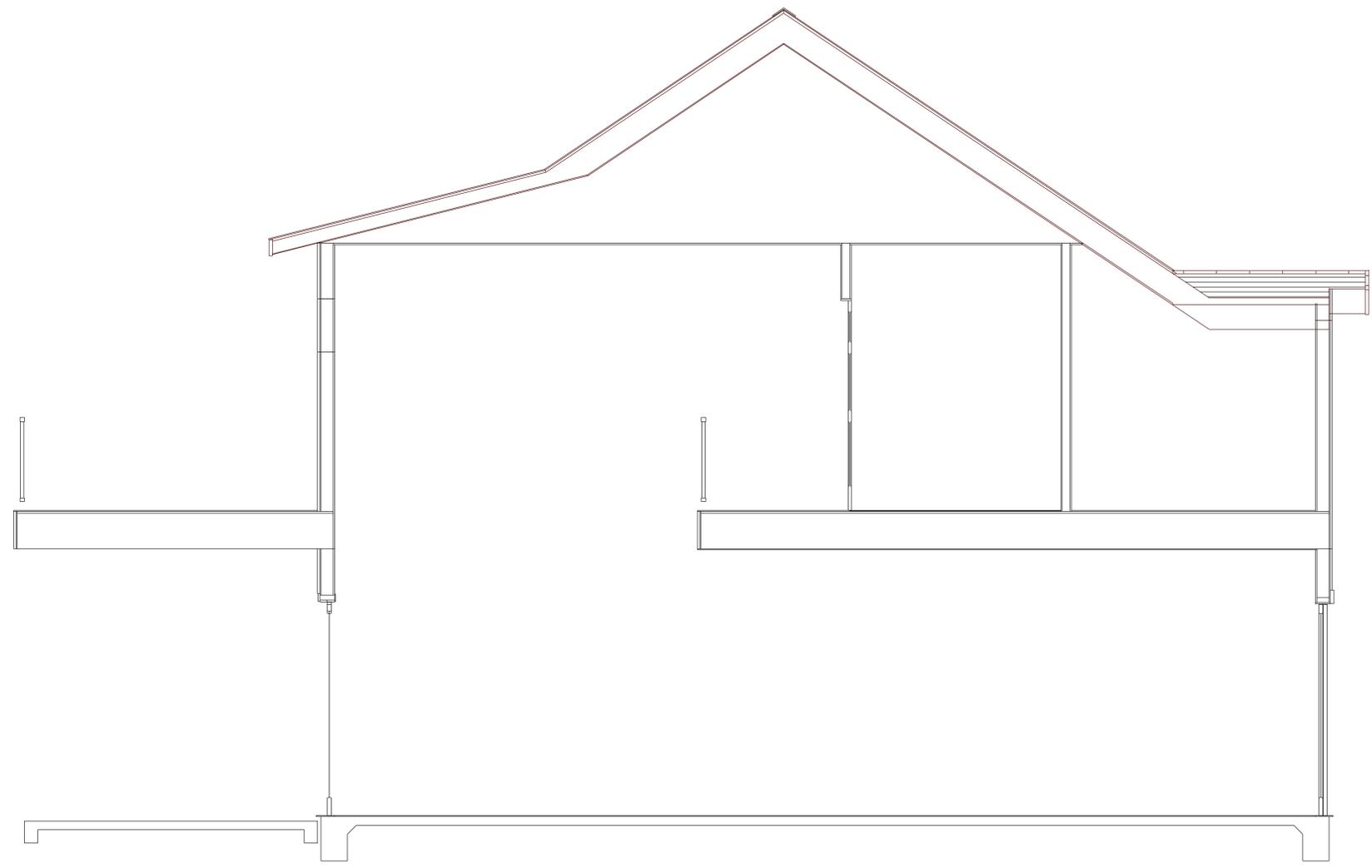
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SECTION A5

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

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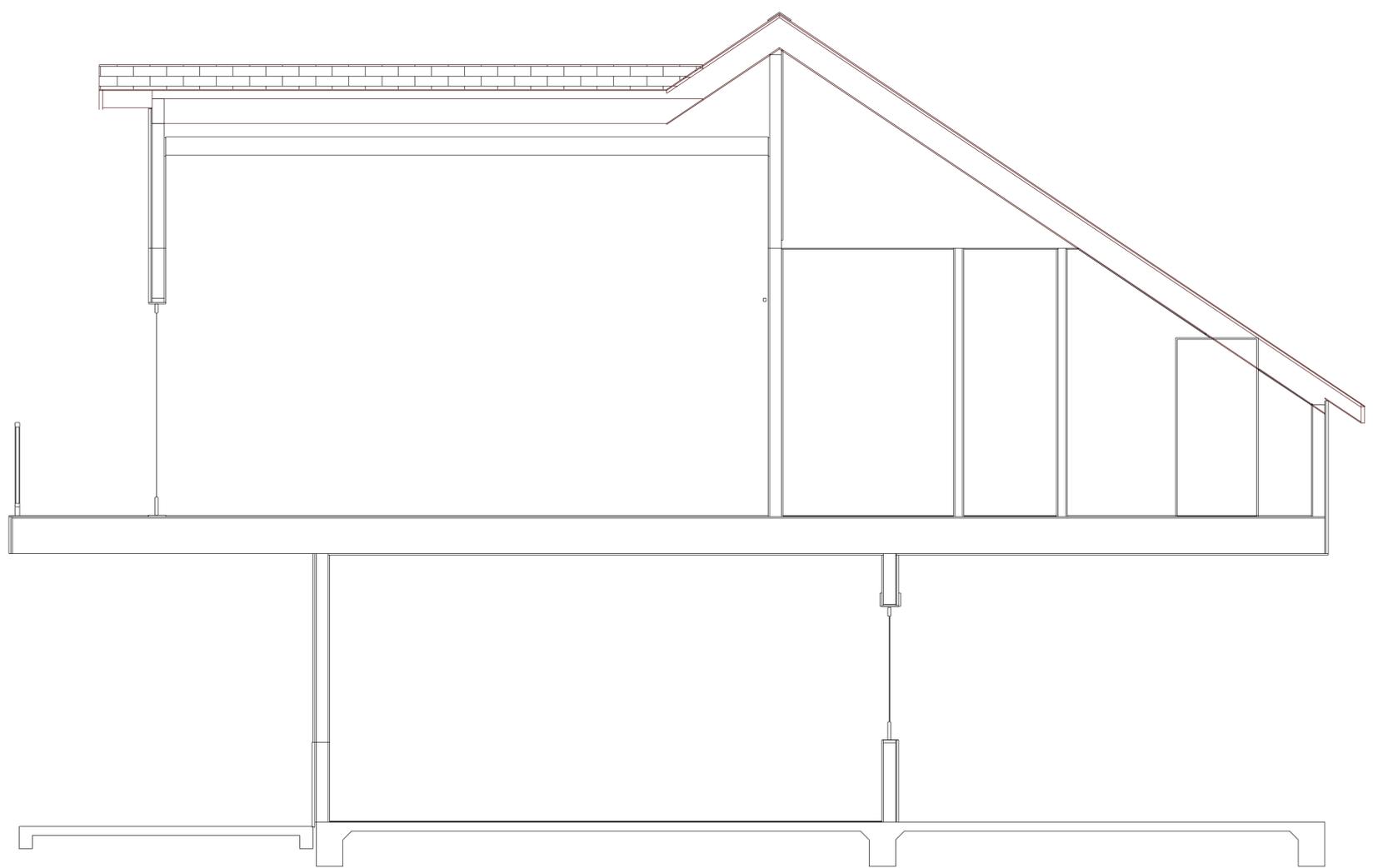
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SECTION A6

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

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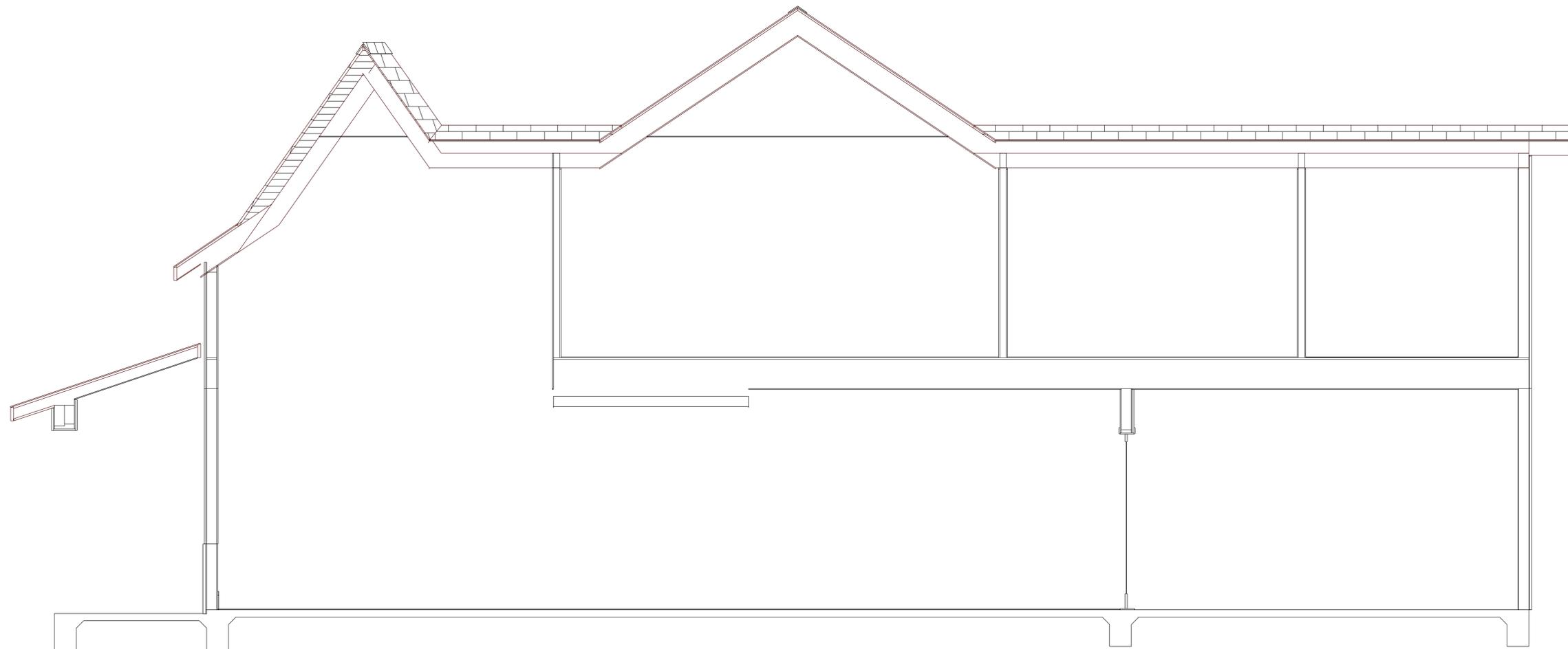
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SECTION B2

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

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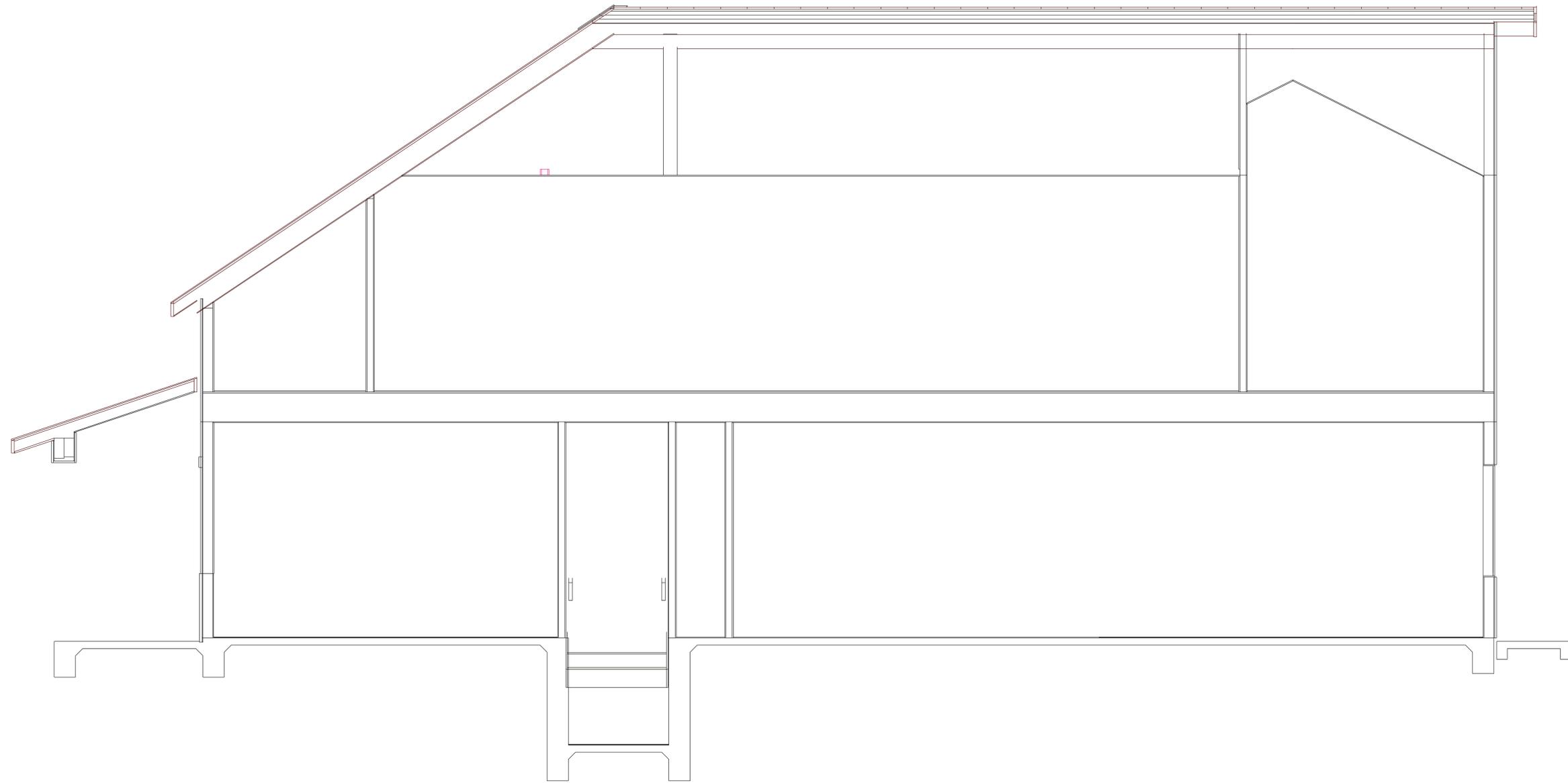
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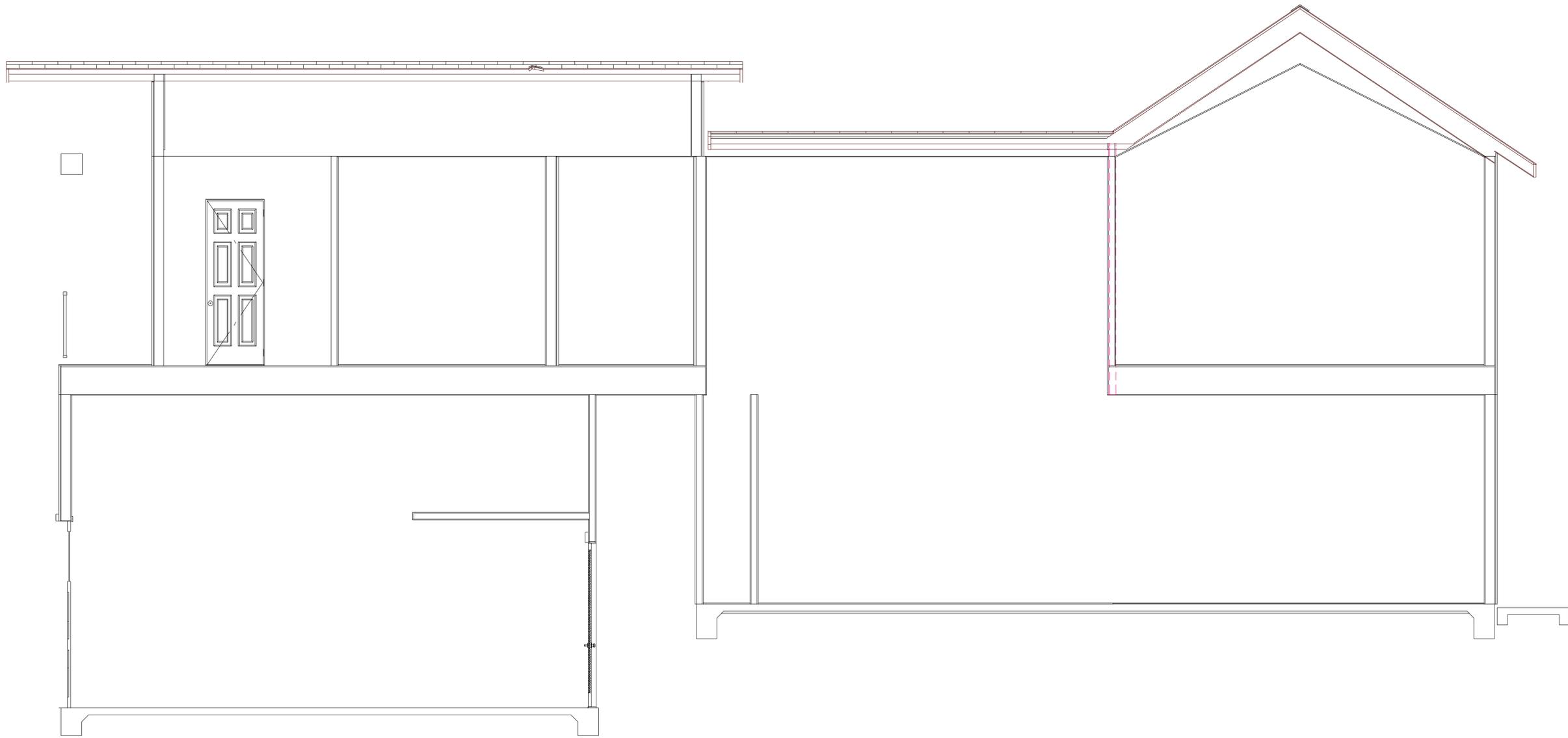
SECTION B3

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

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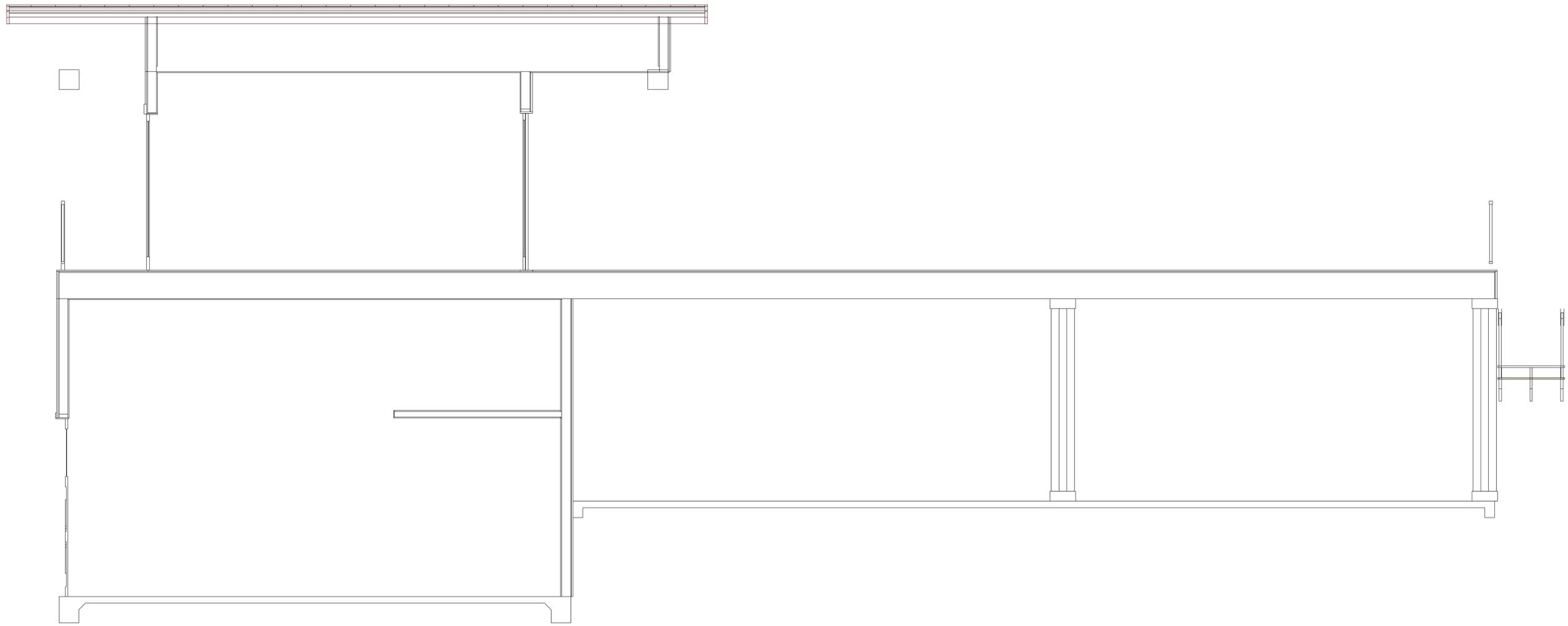
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SECTIONS SCALE 3/8"=1'-0"

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A22

SECTION B5

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

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NEW HOME PLANS FOR:
David and Susan Hensel
 Stonepointe Dr
 Escondido CA 92025
 APN 272-690-06
 CLIENT EMAIL:
 PHONE:

PAGE TITLE:
1ST FLOOR ELECTRICAL PLAN

DRAWN BY:
 BG

DATE:
 12/15/2025

SHEET #:
A23

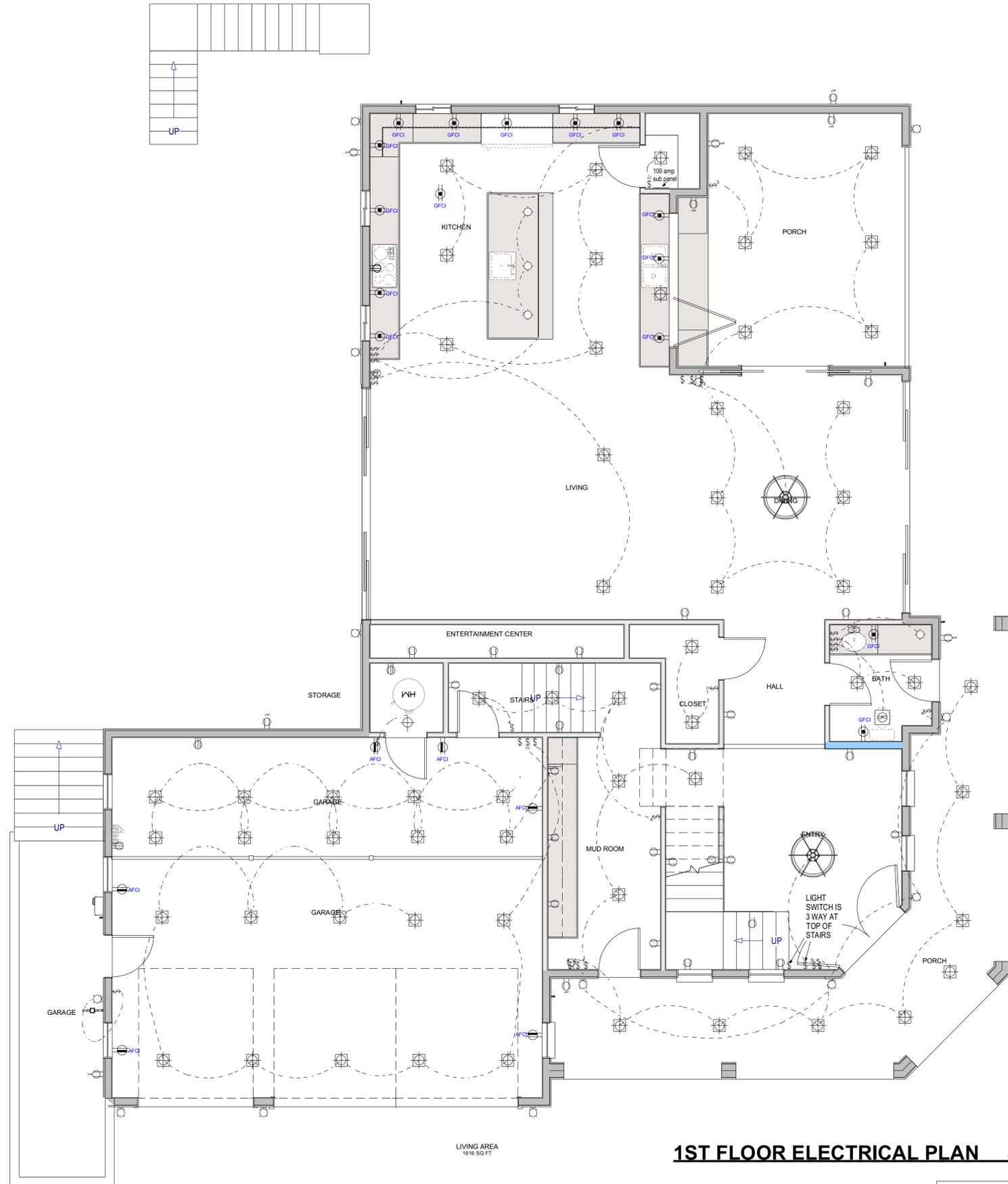
ELECTRICAL SCHEDULE	
DESCRIPTION	
	220V
	220V RECEPTACLE
	BANKER'S PENDANT
	CAN LIGHT
	DUAL CYLINDER SCONCE
	DUPLEX RECEPTACLE
	ELECTRICAL PANEL - RECESSED
	ELECTRICAL PANEL / METER
	EXHAUST FAN
	FOUR WAY
	MINER'S SCONCE
	MOROCCO PENDANT CHANDELIER
	OCCUPANCY SENSOR
	OUTLET "AFCI"
	OUTLET "GFCI"
	OUTLET "GFCI" NON WALL
	ROPE LIGHT
	SINGLE POLE
	THREE WAY
	WALL LIGHT
	WATERPROOF AND TAMPER RESISTANT GFCI PER CEC 210.8, 406.9(B), 406.12, AND 210.52(B)

ALL EXTERIOR LIGHTING TO BE CONTROLLED BY A MANUAL SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.

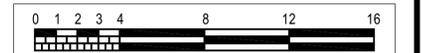
ALL LIGHTING MUST BE HIGH EFFICACY CENERGYC 150.0(K)1(A)

ALL INTERIOR LIGHTING FIXTURES NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO BE EQUIPPED WITH DIMMING CONTROLS. CENERGYC 150.0 (K)2(F)

ALL GARAGE RECEPTALS TO BE GFCI. CEC 210.8



1ST FLOOR ELECTRICAL PLAN SCALE: 1/4" = 1'-0"



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 3D VIEWS ALWAYS SUPERCEDE 2D VIEWS.

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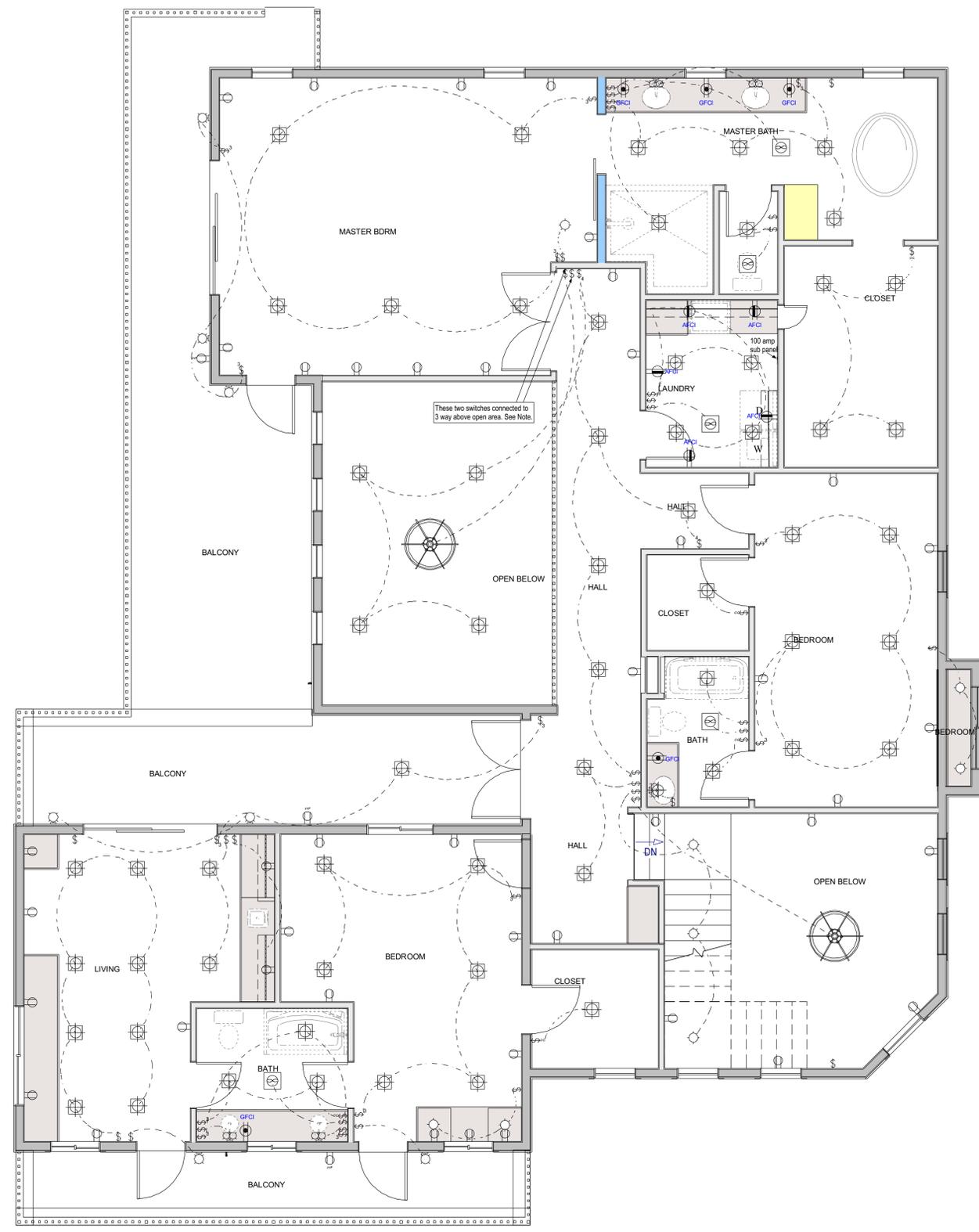
ELECTRICAL SCHEDULE	
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BANKER'S PENDANT	
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EXHAUST FAN	
FOUR WAY	
MINER'S SCENCE	
MOROCCO PENDANT CHANDELIER	
OCCUPANCY SENSOR	
OUTLET "AFCI"	
OUTLET "GFCI"	
OUTLET "GFCI" NON WALL	
ROPE LIGHT	
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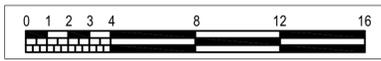
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ALL GARAGE RECEPTALS TO BE GFCI. CEC 210.8



LIVING AREA
2197 SQ FT

2ND FLOOR ELECTRICAL PLAN SCALE: 1/4" = 1'-0"



LICENSE NUMBER:
CA 935051

NEW HOME PLANS FOR:
David and Susan Hensel
 Stonepointe Dr
 Escondido CA 92025
 APN 272-690-06
 CLIENT EMAIL:
 PHONE:

PAGE TITLE:
2ND FLOOR ELECTRICAL PLAN

DRAWN BY:
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DATE:
 12/15/2025

SHEET #:
A24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Stonepointe Dr. SFD Calculation Date/Time: 2025-12-11 15:54:52-48:00:00 Input File Name: Stonepointe SFD 24.rpt

Table with 8 columns: Construction Name, Surface Type, Construction Type, Framing, Total Ceiling Area, Ceiling U-factor, Assembly Layers, and U-factor. Rows include Attic Roof/Floor, Attic Roof/Floor Office, R-19 Roof Attic, R-19 Floor No. Countertop, R-19 Floor No. Countertop, R-19 Floor No. Countertop.

Registration Number: CA Building Energy Standards - 2022 Residential Compliance Report Version: rev 20220901

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Registration Number: CA Building Energy Standards - 2022 Residential Compliance Report Version: rev 20220901

2022 Single-Family Residential Mandatory Requirements Summary

Summary of 2022 Single-Family Residential Mandatory Requirements. Includes sections for Building Envelope, Water Heating Systems, Water Heating - NEIA Heat Pump, Water Heating - HERS Verification, and Water Heating Pumps.

5/22

2022 Single-Family Residential Mandatory Requirements Summary

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LICENSE NUMBER: CA 935051

NEW HOME PLANS FOR: David and Susan Hense Stonepointe Dr Escondido CA 92026 APN 272-690-06 CLIENT EMAIL: PHONE

PAGE TITLE: TITLE 24 REPORT

DRAWN BY: BG

DATE: 12/15/2025

SHEET #: T1

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NEW HOME PLANS FOR:
David and Susan Hense
Stonepointe Dr
Escondido CA 92025
APN 272-690-06
RECORD ID: 2025-11-15-54-52

PAGE TITLE:
TITLE 24 REPORT
DRAWN BY:
BG
DATE:
12/15/2025
SHEET #:
T2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Stonepointe Dr. SFD
Calculation Date/Time: 2025-12-11 15:54:52
Input File Name: Stonepointe SFD.rvt2x

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (kBtu/ft²-yr), Proposed Design Source Energy (kBtu/ft²-yr), Proposed Design Tm Energy (kBtu/ft²-yr), Margin (DRI2), Margin (DRI2).

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Report Generated: 2025-12-11 15:54:52

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Stonepointe Dr. SFD
Calculation Date/Time: 2025-12-11 15:54:52
Input File Name: Stonepointe SFD.rvt2x

ENERGY DESIGN RATINGS table with columns: Standard Design, Proposed Design, Source Energy (kBtu/ft²-yr), Efficiency % EER (EER/Reference), Total EER (EER/Total), Compliance Margins.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Report Generated: 2025-12-11 15:54:52

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Stonepointe Dr. SFD
Calculation Date/Time: 2025-12-11 15:54:52
Input File Name: Stonepointe SFD.rvt2x

GENERAL INFORMATION table with columns: Item, Project Name, Item Type, Item Description, Item Value, Item Unit.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Report Generated: 2025-12-11 15:54:52

TABLE OF CONTENTS

Table of Contents with columns: Page, Item, Page.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Report Generated: 2025-12-11 15:54:52

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Stonepointe Dr. SFD
Stonepointe Dr.
Escondido, CA 92025

Project Designer:
Compass Design Build
(760) 481-7477

Report Prepared by:
David Hense, PE
Hense Consulting Engineers, Inc.
16776 Bernardo Center Dr., Suite 203
San Diego, CA 92128
(619) 665-3299

Job Number:
25600
Date:
12/12/2025

The EnergyPlus computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission to use with the Residential and Commercial 2022 Building Energy Efficiency Standards.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Stonepointe Dr. SFD
Calculation Date/Time: 2025-12-11 15:54:52
Input File Name: Stonepointe SFD.rvt2x

FENESTRATION / GLAZING table with columns: Name, Type, Surface, Orientation, Area (ft²), U-Value, SHGC, SHGC Source, Exterior Shading.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
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Project Name: Stonepointe Dr. SFD
Calculation Date/Time: 2025-12-11 15:54:52
Input File Name: Stonepointe SFD.rvt2x

OPaque SURFACES - CATHEDRAL CEILING table with columns: Name, Zone, Construction, Area (ft²), Skylight Area (ft²), Roof Reflectance, Roof Entrance, Cool Roof.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
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Project Name: Stonepointe Dr. SFD
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BUILDING - FEATURES INFORMATION table with columns: Item, Item Name, Item Value, Item Unit.

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Project Name: Stonepointe Dr. SFD
Calculation Date/Time: 2025-12-11 15:54:52
Input File Name: Stonepointe SFD.rvt2x

REQUIRED PV SYSTEMS table with columns: Item, Description, Value, Unit.

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Project Name: Stonepointe Dr. SFD
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OPaque SURFACE CONSTRUCTIONS table with columns: Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Construction R-value, U-factor, Assembly Layers.

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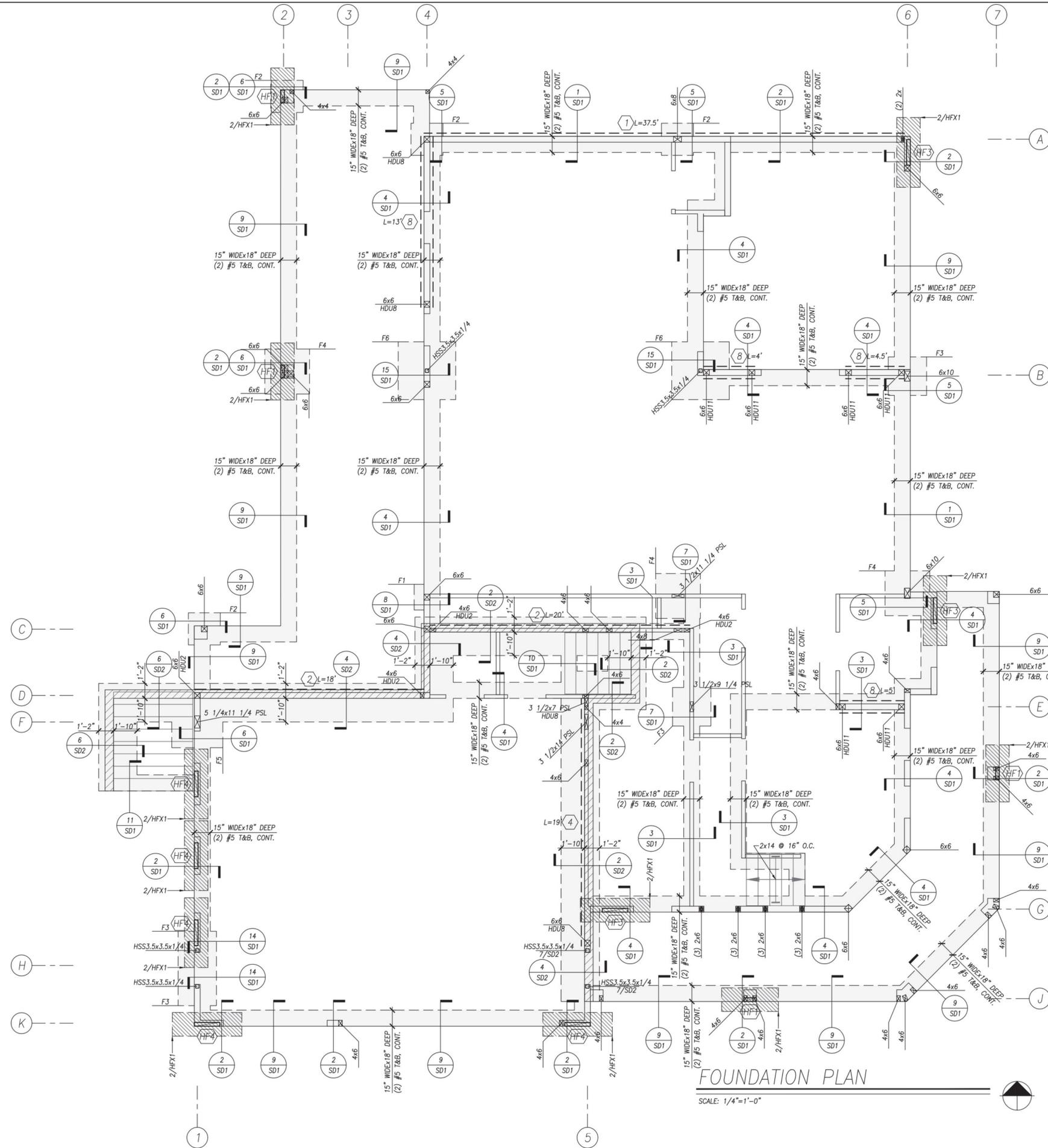
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FENESTRATION / GLAZING table with columns: Name, Type, Surface, Orientation, Area (ft²), U-Value, SHGC, SHGC Source, Exterior Shading.

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FOUNDATION PLAN

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

NOTES
 1. INDICATED DIMENSIONS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
 2. SEE ARCHITECTURAL FOR TOP OF SLAB & FINISH FLOOR ELEVATIONS.

LEGEND
 [Symbol] DENOTES POST/COLUMN.
 [Symbol] DENOTES DIRECTION OF DETAIL CUT.
 [Symbol] DENOTES DETAIL REFERENCE NUMBER.
 [Symbol] DENOTES SHEET REFERENCE NUMBER.
 [Symbol] DENOTES SHEAR WALL TYPE, SEE SHEET S2.
 [Symbol] DENOTES SHEAR WALL LENGTH.

TYPICAL CONCRETE SLAB:
 4" CONCRETE SLAB ON GRADE W/
 #3 @ 18" O.C. EA. WAY CENTERED
 IN SLAB OVER 2-INCH CLEAN SAND
 OVER 10 MIL VISQUEEN OVER 2-INCH
 CLEAN SAND, TYP.

FOOTING SCHEDULE			
MARK	SIZE	DEPTH	REINF.
F1	2'-0" SQ.	18"	(3) #5 EA. WAY
F2	2'-6" SQ.	18"	(4) #5 EA. WAY
F3	3'-0" SQ.	18"	(4) #5 EA. WAY
F4	3'-6" SQ.	18"	(5) #5 EA. WAY
F5	4'-0" SQ.	18"	(5) #5 EA. WAY
F6	4'-6" SQ.	18"	(6) #5 EA. WAY

HARDY SCHEDULE				
MARK	HARDY PRODUCT	ANCHORAGE	BASE INSTALLATION	ALLOWABLE SHEAR
HF1	HFX-12x10	1 1/8"-STD-RA	DIRECT ON CONC.	1175
HF2	HFX-18x10	1 1/8"-STD-RA	UPPER FLOOR	1825
HF3	HFX-24x10	1 1/8"-HS-RA	DIRECT ON CONC.	4690
HF4	HFX-24x15	1 1/8"-HS-RA	DIRECT ON CONC.	2695

NOTE:
 REFER TO SHEETS HF1-HF3 FOR COMPLETE HARDY FRAME
 INSTALLATION DETAILS. ICC ES EVALUATION REPORT ESR-2089

NOTE:
 REFER TO DETAIL 2/HFX1 FOR CONCRETE ANCHORAGE REQUIREMENTS



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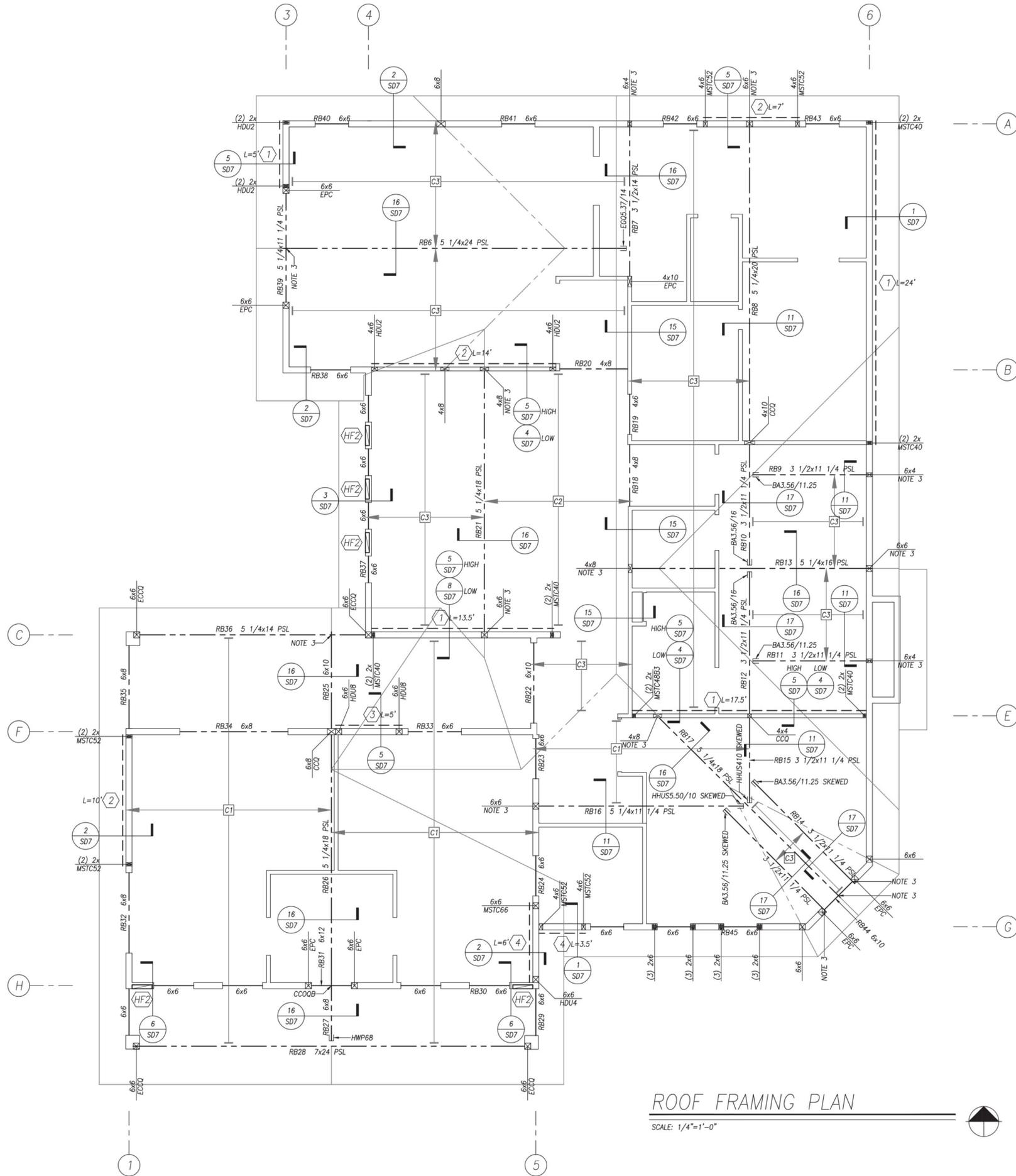
FOUNDATION PLAN

ISSUE	DATE

PROJECT NO.
 2028.2.24
 SCALE
 AS SHOWN
 PLOT DATE
 12.12.25

SHEET NO.
S1
 OF

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ROOF FRAMING PLAN

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

- NOTES**
- INDICATED DIMENSIONS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
 - SEE ARCHITECTURAL FOR TOP OF SLAB & FINISH FLOOR ELEVATIONS.
 - A35 TO BE LOCATED EACH SIDE OF BEAM TO TOP OF HEADER, TOP PLATE, OR BEAM BELOW (2 TOTAL).
 - HG410 TO BE LOCATED EACH SIDE OF BEAM TO TOP OF HEADER, TOP PLATE, OR BEAM BELOW (2 TOTAL).
 - TS12 TO BE LOCATED EACH SIDE OF BEAM TO POST BELOW.
 - INVERTED PC @ BASE OF KING POST TO BEAM BELOW

- LEGEND**
- ☒ DENOTES POST/COLUMN.
 - DENOTES DIRECTION OF DETAIL CUT.
 - X DENOTES DETAIL REFERENCE NUMBER.
 - DX DENOTES SHEET REFERENCE NUMBER.
 - X DENOTES SHEAR WALL TYPE, SEE SHEET S2.
 - L=X DENOTES SHEAR WALL LENGTH.

TYPICAL ROOF SHEATHING:
 15/32" APA-RATED SHEATHING,
 EXTERIOR
 PANEL INDEX: 24/0
 8d @ 6" O.C. B.N.
 8d @ 6" O.C. E.N.
 8d @ 12" O.C. F.N.

CEILING JOIST SCHEDULE

MARK	SIZE AND SPACING	SPECIES AND GRADE	MAX. SPAN
C1	2x12 @ 16" O.C.	D.F. #2	16'-6" BRACE @ 1/3 POINTS
C2	2x8 @ 16" O.C.	D.F. #2	11'-0"
C3	2x6 @ 16" O.C.	D.F. #2	9'-6"

HARDY SCHEDULE

MARK	HARDY PRODUCT	ANCHORAGE	BASE INSTALLATION	ALLOWABLE SHEAR
HF1	HFX-12x10	1 1/8"-STD-RA	DIRECT ON CONC.	1175
HF2	HFX-18x10	1 1/8"-STD-RA	UPPER FLOOR	1825
HF3	HFX-24x10	1 1/8"-HS-RA	DIRECT ON CONC.	4690
HF4	HFX-24x15	1 1/8"-HS-RA	DIRECT ON CONC.	2695

NOTE:
 REFER TO SHEETS HF1-HFX3 FOR COMPLETE HARDY FRAME INSTALLATION DETAILS. ICC ES EVALUATION REPORT ESR-2089

NOTE:
 REFER TO DETAIL 2/HFX1 FOR CONCRETE ANCHORAGE REQUIREMENTS



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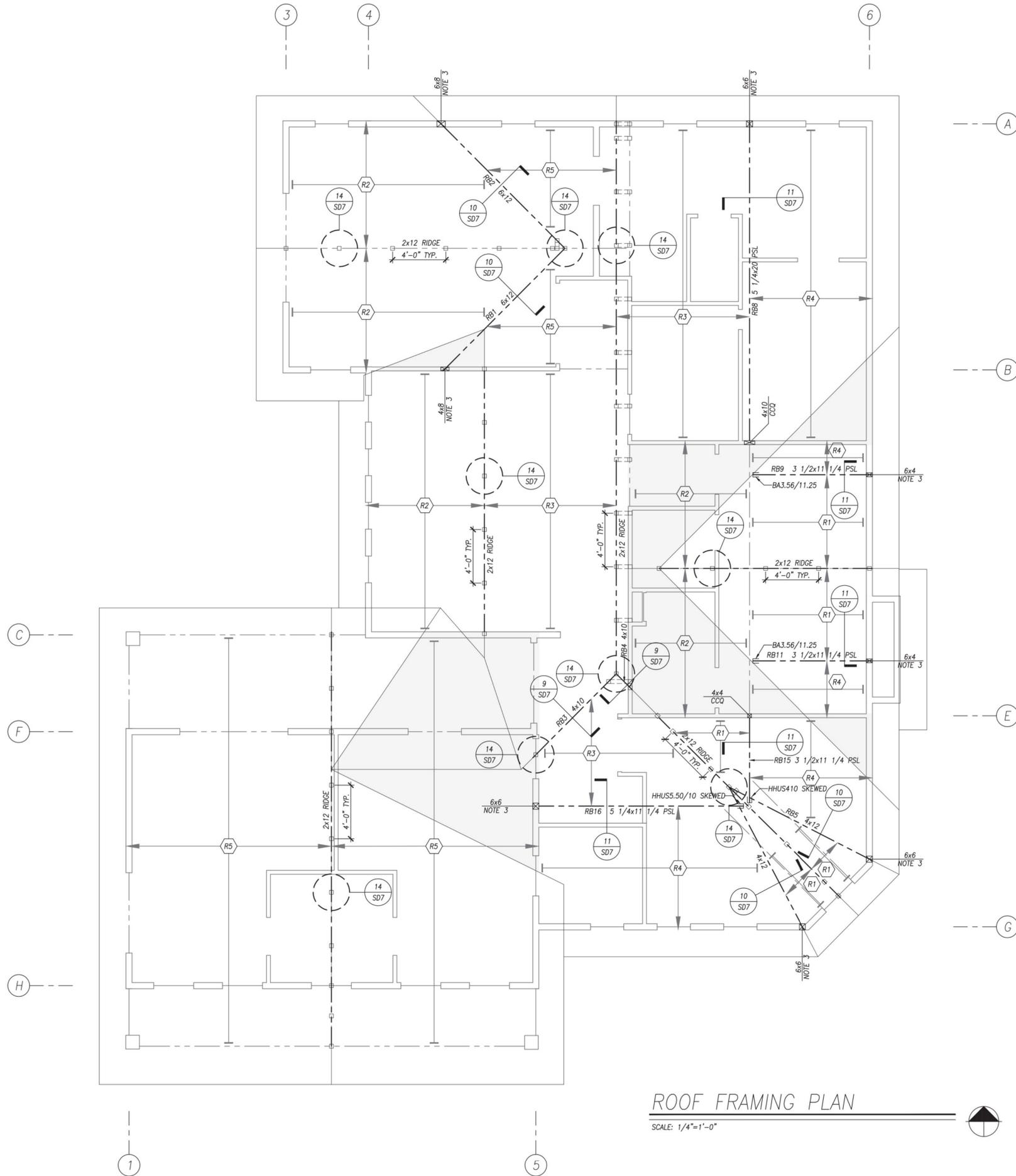
CEILING FRAMING PLAN

DESCRIPTION	ISSUE	DATE

PROJECT NO. 2028.2.24
 SCALE AS SHOWN
 PLOT DATE 12.12.25

SHEET NO. **S3**
 OF

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- NOTES**
- INDICATED DIMENSIONS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
 - SEE ARCHITECTURAL FOR TOP OF SLAB & FINISH FLOOR ELEVATIONS.
 - A35 TO BE LOCATED EACH SIDE OF BEAM TO TOP OF HEADER, TOP PLATE, OR BEAM BELOW (2 TOTAL).
 - HGA10 TO BE LOCATED EACH SIDE OF BEAM TO TOP OF HEADER, TOP PLATE, OR BEAM BELOW (2 TOTAL).
 - TS12 TO BE LOCATED EACH SIDE OF BEAM TO POST BELOW.
 - INVERTED PC @ BASE OF KING POST TO BEAM BELOW

- LEGEND**
- DENOTES POST/COLUMN.
 - DENOTES DIRECTION OF DETAIL CUT.
 - DENOTES DETAIL REFERENCE NUMBER.
 - DENOTES SHEET REFERENCE NUMBER.
 - DENOTES SHEAR WALL TYPE, SEE SHEET SN2.
 - DENOTES SHEAR WALL LENGTH.

TYPICAL ROOF SHEATHING:
 15/32" APA-RATED SHEATHING,
 EXTERIOR
 PANEL INDEX: 24/0
 8d @ 6" O.C. B.N.
 8d @ 6" O.C. E.N.
 8d @ 12" O.C. F.N.

RAFTER SCHEDULE			
MARK	SIZE AND SPACING	SPECIES AND GRADE	MAX. SPAN
R1	2x6 @ 24" O.C.	D.F. #2	8'-6"
R2	2x8 @ 24" O.C.	D.F. #2	11'-6"
R3	2x8 @ 16" O.C.	D.F. #2	12'-0"
R4	2x10 @ 24" O.C.	D.F. #2	11'-6"
R5	2x10 @ 12" O.C.	D.F. #2	16'-6"

ROOF FRAMING PLAN

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



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ROOF FRAMING PLAN

ISSUE	DATE

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SHEET NO. **S4**
 OF

STRUCTURAL NOTES

TABLE 2304.10.2 NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d 2-16d	EACH END, TOENAIL END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d	6" O.C. FACE NAIL
2. CEILING JOISTS TO TOP PLATE	3-8d	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	3-16d	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE	3-10d	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d 3-10d	END NAIL TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d	24" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d	16" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d	TOENAIL
12. TOP PLATE TO TOP PLATE	16d	16" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d	EACH SIDE OF END JOINT, FACE NAIL (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	16" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d 2-16d	TOENAIL END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	2-8d	FACE NAIL
19. 1"x6" SHEATHING TO EACH BEARING	2-8d	FACE NAIL
20. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d	FACE NAIL
FLOOR		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d	TOENAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d	6" O.C. TOENAIL
23. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d	FACE NAIL
25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d AND 2-20d	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES ENDS AND AT EACH SPLICE, FACE NAIL
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	EACH JOIST OR RAFTER, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	3-16d	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d	EACH END, TOENAIL
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING (B)		
30. 3/8" - 1/2"	8d	6" O.C. EDGE
31. 19/32" - 3/4"	8d	12" O.C. INTERMEDIATE
32. 7/8" - 1 1/4"	10d	6" O.C. EDGE 12" O.C. INTERMEDIATE
OTHER EXTERIOR WALL SHEATHING		
33. 1/2" FIBERBOARD SHEATHING (C)	1 1/2" GALVANIZED ROOFING NAIL	3" O.C. EDGE 6" O.C. INTERMEDIATE
34. 25/32" FIBERBOARD SHEATHING (C)	1 3/4" GALVANIZED ROOFING NAIL	3" O.C. EDGE 6" O.C. INTERMEDIATE
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
35. 3/4" AND LESS	8d	6" O.C. EDGE 12" O.C. INTERMEDIATE
36. 7/8" - 1"	8d	6" O.C. EDGE 12" O.C. INTERMEDIATE
37. 1 1/8" - 1 1/4"	10d	6" O.C. EDGE 12" O.C. INTERMEDIATE
PANEL SIDING TO FRAMING		
38. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING 6d CORROSION-RESISTANT CASING	6" O.C. EDGE 12" O.C. INTERMEDIATE
39. 5/8"	8d CORROSION-RESISTANT SIDING 8d CORROSION-RESISTANT CASING	6" O.C. EDGE 12" O.C. INTERMEDIATE
INTERIOR PANELING		
40. 1/4"	4d CASING 4d FINISH	6" O.C. EDGE 12" O.C. INTERMEDIATE
41. 3/8"	6d CASING 6d FINISH	6" O.C. EDGE 12" O.C. INTERMEDIATE

- A. ALL NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.
 B. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305.
 C. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NON-STRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES.

SHEAR WALL SCHEDULE									
DESCRIPTION				SHEARWALL NAILING (11,12)			SHEAR TRANSFER		
MARK	VALUE (PLF)	MATERIAL (7,9,10,13)	3x FRAMING REQ'D. (6)	NAIL SIZE	B.N. & E.N.	F.N.	SILL (1,2,3,4,5) ATTACHMENT (5/8" A.B.)	BOTTOM PLATE (NAILS & SCREWS)	TOP PLATE (CLIPS)
①	260	3/8" APA RATED SHEATHING	NO	8d	6"	12"	48" O.C.	16d @ 6" O.C.	A35 @ 16" O.C.
②	350	3/8" APA RATED SHEATHING	NO	8d	4"	12"	32" O.C.	16d @ 6" O.C.	A35 @ 12" O.C.
③	430	3/8" STRUCTURAL I RATED SHEATHING	YES	8d	4"	12"	32" O.C.	SDWS22600DB @ 8" O.C.(14)	A35 @ 12" O.C.
④	550	3/8" STRUCTURAL I RATED SHEATHING	YES	8d	3"	12"	24" O.C.	SDWS22600DB @ 8" O.C.(14)	A35 @ 8" O.C.
⑤	730	3/8" STRUCTURAL I RATED SHEATHING	YES	8d	2"	12"	16" O.C.	SDWS22600DB @ 6" O.C.(14)	LTP4 @ 10" O.C.
⑥	665	1/2" STRUCTURAL I RATED SHEATHING	YES	10d	3"	12"	24" O.C.	SDWS22600DB @ 8" O.C.(14,15)	LTP4 @ 12" O.C.
⑦	870	1/2" STRUCTURAL I RATED SHEATHING	YES	10d	2"	12"	16" O.C.	SDWS22600DB (2) ROWS STGR'D @ 8" O.C.(14,15)	LTP4 @ 8" O.C.
⑧	1100	1/2" STRUCTURAL I RATED SHEATHING (APPLIED TO BOTH SIDES OF WALL)(8)	YES	8d	3"	12"	12" O.C.	SDWS22600DB (2) ROWS STGR'D @ 6" O.C.(14,15)	LTP4 @ 6" O.C.
⑨	1740	1/2" STRUCTURAL I RATED SHEATHING (APPLIED TO BOTH SIDES OF WALL)(8)	YES	10d	2"	12"	12" O.C.	SEE SILL ATTACHMENT	LTP4 @ 4" O.C. VERTICAL ORIENTATION

- ANCHOR BOLTS MUST BE EMBEDDED 7" MINIMUM INTO NEW CONCRETE, UNLESS NOTED OTHERWISE. WHERE SHEAR WALLS ARE TO BE ATTACHED TO EXISTING CONCRETE, 5/8" THREADED ROD ANCHORS SHALL BE EPOXIED WITH 5" MIN EMBEDMENT INTO THE EXISTING FOOTINGS AT THE SPACING INDICATED IN ABOVE SCHEDULE. USE SIMPSON "SET-3G" EPOXY, ICC ES ESR-4057. (SPECIAL INSPECTION REQUIRED FOR EPOXY INSTALLATION.)
- SILL PLATES TO BE ATTACHED USING A MINIMUM OF (2) ANCHOR BOLTS PER PIECE WITH ANCHOR BOLTS LOCATED 4" MINIMUM AND 12" MAXIMUM FROM EACH END.
- ANCHOR BOLT HOLES TO BE DRILLED 1/32" MAXIMUM OVERSIZED.
- FOUNDATION ANCHOR BOLTS IN ALL SHEARWALLS SHALL HAVE SQUARE STEEL PLATE WASHERS OF MINIMUM 3 INCHES BY 1/4 INCH THICKNESS UNDER EACH NUT. THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.
- USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES. ENGINEER TO BE NOTIFIED FOR RE-DESIGN IF OTHER SPECIES OF SILL PLATES ARE USED OR ARE A PART OF THE EXISTING BUILDING.
- WHERE NOTED, FRAMING AT FOUNDATION SILL PLATES, AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS, SHALL BE 3x NOMINAL OR THICKER. ALL SILL PLATE AND SHEATHING JOINT NAILING SHALL BE STAGGERED.
- SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" O.C. MAX.
- WHERE SHEATHING PANELS ARE APPLIED TO BOTH SIDES OF SHEARWALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
- ALL WOOD SHEATHING PANEL EDGES SHALL BE BLOCKED WITH MINIMUM 2x BLOCKING, UNLESS NOTED OTHERWISE.
- SHEARWALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
- ONLY COMMON NAILS ARE TO BE USED FOR ALL SHEATHING ATTACHMENT. NAIL GUNS USING "CLIPPED HEAD" OR "SINKER" NAILS ARE NOT ACCEPTABLE.
- PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
- STUCCO AND/OR EXTERIOR VENEER OVER A WOOD SHEATHING SHEARWALL SHALL BE WATERPROOFED WITH A MINIMUM OF (2) LAYERS OF 15lb. FELT PAPER.
- SIMPSON SDWS SCREWS
- SCREWS SHALL BE STAGGERED TO 4x OR 3 1/2 LSL RIM OR BLOCKING.



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DESCRIPTION
STRUCTURAL NOTES

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SPECIAL INSPECTION

STRUCTURAL STEEL: QUALITY ASSURANCE (QA) SPECIAL INSPECTION PER AISC 360, CHAPTER N AND AISC 341, CHAPTER J	PERFORM	OBSERVE	DOCUMENT
1. VERIFY FABRICATOR AND ERECTOR QUALITY CONTROL (QC) PROGRAM PER AISC 360, SECTION N2	X	--	--
2. INSPECTION TASKS PRIOR TO WELDING PER AISC 360 TABLE N5.4-1 AND AISC 341 TABLE J6-1: (SEE KEYNOTE 3)			
A. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE.	X	--	--
B. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.	X	--	--
C. MATERIAL IDENTIFICATION (TYPE/GRADE).	--	X	--
D. WELDER IDENTIFICATION SYSTEM (SEE KEYNOTE 1)	--	X	--
E. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY); JOINT PREPARATION, DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION), BACKING TYPE AND FIT (IF APPLICABLE).	--	X	--
F. CONFIGURATION AND FINISH OF ACCESS HOLES.	--	X	--
G. FIT-UP OF FILLET WELDS; DIMENSIONS (ALIGNMENT, GAPS AT ROOT), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION).	--	X	--
H. CHECK WELDING EQUIPMENT.	--	X	--
3. INSPECTION TASKS DURING WELDING PER AISC 360 TABLE N5.4-2 AND AISC 341 TABLE J6-2: (SEE KEYNOTE 3)			
A. USE OF QUALIFIED WELDERS.	--	X	--
B. CONTROL AND HANDLING OF WELDING CONSUMABLES; PACKAGING, EXPOSURE CONTROL.	--	X	--
C. NO WELDING OVER CRACKED TACK WELDS.	--	X	--
D. ENVIRONMENTAL CONDITIONS; WIND SPEED WITHIN LIMITS, PRECIPITATION AND TEMPERATURE.	--	X	--
E. WPS FOLLOWED: SETTING ON WELDING EQUIPMENT, TRAVEL SPEED, SELECTED WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.), PROPER POSITION (F,V,H,OH), INTERMIX OF FILLER METALS AVOIDED UNLESS APPROVED	--	X	--
4. INSPECTION TASKS AFTER WELDING PER AISC 360 TABLE N5.4-3 AND AISC 341 TABLE J6-3: (SEE KEYNOTE 3)			
A. WELDS CLEANED.	--	X	--
B. SIZE, LENGTH AND LOCATION OF WELDS.	X	--	--
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA; CRACK PROHIBITION, WELD/BASE-METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, POROSITY.	X	--	X
D. ARC STRIKES.	X	--	--
E. K-AREA (SEE KEYNOTE 2)	X	--	--
F. PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED).	X	--	X
G. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED).	X	--	X
H. REPAIR ACTIVITIES.	X	--	X
H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER.	X	--	X
5. INSPECTION TASKS PRIOR TO BOLTING PER AISC 360 TABLE N5.6-1 AND AISC 341 TABLE J7-1: (SEE KEYNOTES 4, 5 & 6)			
A. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS.	X	--	--
B. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS.	--	X	--
C. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE).	--	X	--
D. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL.	--	X	--
E. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS.	--	X	--
F. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED.	--	X	X
G. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS.	--	X	--
6. INSPECTION TASKS DURING BOLTING PER AISC 360 TABLE N5.6-2 AND AISC 341 TABLE J7-2: (SEE KEYNOTES 4, 5 & 6)			
A. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED.	--	X	--
B. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION.	--	X	--
C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING.	--	X	--
D. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES.	--	X	--
7. INSPECTION TASKS AFTER BOLTING PER AISC 360 TABLE N5.6-3 AND AISC 341 TABLE J7-3: (SEE KEYNOTES 5 & 6)			
A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS.	X	--	X
8. NON-DESTRUCTIVE TESTING OF WELDED JOINTS PER AISC 341, SECTION J6.2:			
A. WELDS PERFORMED IN K-AREA	X	--	X
B. CJP GROOVE WELDS	X	--	X
C. BASE METAL THICKER THAN 1 1/2"	X	--	X
D. BEAM COPEES AND ACCESS HOLES	X	--	X
E. REDUCED BEAM SECTION REPAIR	X	--	X
F. WELD TAB REMOVAL SITES	X	--	X

STRUCTURAL STEEL QUALITY ASSURANCE SPECIAL INSPECTION KEYNOTES

- THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.
- WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. (75 MM) OF THE WELD.
- THE SPECIAL INSPECTIONS NOTED IN ITEMS 2, 3, AND 4 ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE GOVERNING JURISDICTION.
- THE SPECIAL INSPECTIONS NOTED IN ITEMS 5 AND 6 ARE NOT REQUIRED FOR SNUG-TIGHT JOINTS.
- PROVIDE SPECIAL INSPECTION FOR CONNECTIONS BOLTED WITH A325 AND A490 BOLTS. INSPECTIONS SHALL BE DONE PER APPROVED NATIONALLY RECOGNIZED STANDARDS AND AND THE REQUIREMENTS OF THE CODE AND THE GOVERNING JURISDICTION. WHILE THE WORK IS IN PROGRESS, THE SPECIAL INSPECTOR SHALL DETERMINE THE BOLTS, NUTS, WASHERS AND PAINT; BOLTED PARTS; AND INSTALLATION AND TIGHTENING MEET THE STANDARDS REQUIREMENTS.
- THE SPECIAL INSPECTOR FOR HIGH STRENGTH BOLTED CONNECTIONS SHALL:
 - OBSERVE THE CALIBRATION PROCEDURES WHEN SUCH PROCEDURES ARE REQUIRED BY THE PLANS OR SPECIFICATIONS.
 - MONITOR THE INSTALLATION OF BOLTS TO DETERMINE THAT ALL PLIES OF CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER.
 - MONITOR THAT THE SELECTED PROCEDURE IS PROPERLY USED TO TIGHTEN ALL BOLTS.

STEEL: SPECIAL INSPECTION TASK	CONTINUOUS	PERIODIC
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS	--	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE	--	X
2. INSPECTION OF HIGH-STRENGTH BOLTING (SEE KEYNOTES 1 & 2)		
A. SNUG-TIGHT JOINTS	--	X
B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	--	X
C. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	X	--
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL		
A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS CONFORMING TO AISC 360.	--	X
B. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM, STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	--	X
C. MANUFACTURER'S CERTIFIED TEST REPORTS.	--	X
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		
A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	--	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE	--	X
C. WELDS IN DETAILS LABELED AS PART OF THE SFRS SHALL MEET THE REQUIREMENTS OF AISC 341, SECTION A3.4a	--	X
D. WELDS LABELED AS DC SHALL MEET THE REQUIREMENTS OF AISC 341, SECTIONS A3.4a AND A3.4b	--	X
5. INSPECTION OF WELDING: (SEE KEYNOTE 5)		
A. STRUCTURAL STEEL		
1) COMPLETE AND PARTIAL PENETRATIONS GROOVE WELDS.	X	--
2) MULTIPASS FILLET WELDS.	X	--
3) SINGLE-PASS FILLET WELDS > 5/16"	X	--
4) PLUG AND SLOT WELDS	X	--
5) SINGLE-PASS FILLET WELDS < OR = 5/16"	--	X
7) SHOP WELDING (SEE KEYNOTES 3 & 4): SPECIAL INSPECTION IS NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE GOVERNING JURISDICTION	--	--
6. NON-DESTRUCTIVE TESTING OF WELDED JOINTS PER AISC 341, SECTION J6.2	--	X
7. INSPECTION OF STEEL FRAME JOINT DETAILS:		
A) DETAILS SUCH AS BRACING, STIFFENING & CONNECTIONS.	--	X
B) MEMBERS LOCATIONS.	--	X
C) JOINT DETAILS AT EACH CONNECTION.	--	X

STEEL SPECIAL INSPECTION KEYNOTES

- PROVIDE SPECIAL INSPECTION FOR CONNECTIONS BOLTED WITH A325 AND A490 BOLTS. INSPECTIONS SHALL BE DONE PER APPROVED NATIONALLY RECOGNIZED STANDARDS AND THE REQUIREMENTS OF THE CODE AND THE GOVERNING JURISDICTION. WHILE THE WORK IS IN PROGRESS, THE SPECIAL INSPECTOR SHALL DETERMINE THE BOLTS, NUTS, WASHERS AND PAINT; BOLTED PARTS; AND INSTALLATION AND TIGHTENING MEET THE STANDARDS REQUIREMENTS.
- THE SPECIAL INSPECTOR FOR HIGH STRENGTH BOLTED CONNECTIONS SHALL:
 - OBSERVE THE CALIBRATION PROCEDURES WHEN SUCH PROCEDURES ARE REQUIRED BY THE PLANS OR SPECIFICATIONS.
 - MONITOR THE INSTALLATION OF BOLTS TO DETERMINE THAT ALL PLIES OF CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER.
 - MONITOR THAT THE SELECTED PROCEDURE IS PROPERLY USED TO TIGHTEN ALL BOLTS.
- AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE GOVERNING JURISDICTION, WHERE REQUIRED, FOR APPROVAL PRIOR TO FABRICATION.
- A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE GOVERNING JURISDICTION, WHERE REQUIRED, PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.
- WELDS DONE IN A FABRICATOR'S SHOP APPROVED BY INSPECTION SERVICES NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION. AT COMPLETION, THE APPROVED FABRICATOR MUST SUBMIT A 'CERTIFICATE OF COMPLIANCE' FORM TO THE INSPECTION SERVICES DIVISION.



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DESCRIPTION
SPECIAL INSPECTION

ISSUE DATE

PROJECT NO.
2028.2.24
SCALE
NONE
PLOT DATE
12.12.25

SHEET NO.

SN4
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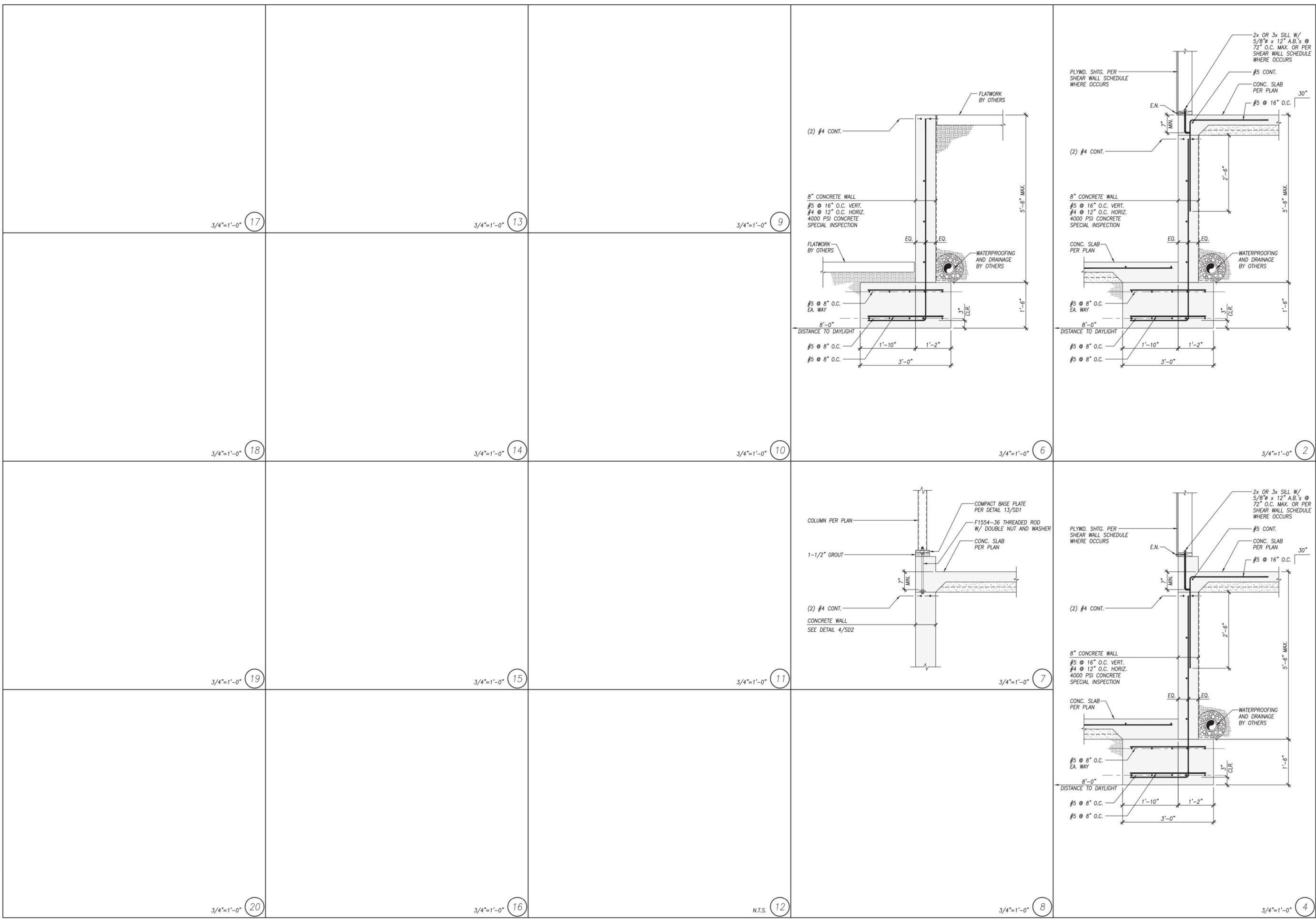
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DESCRIPTION

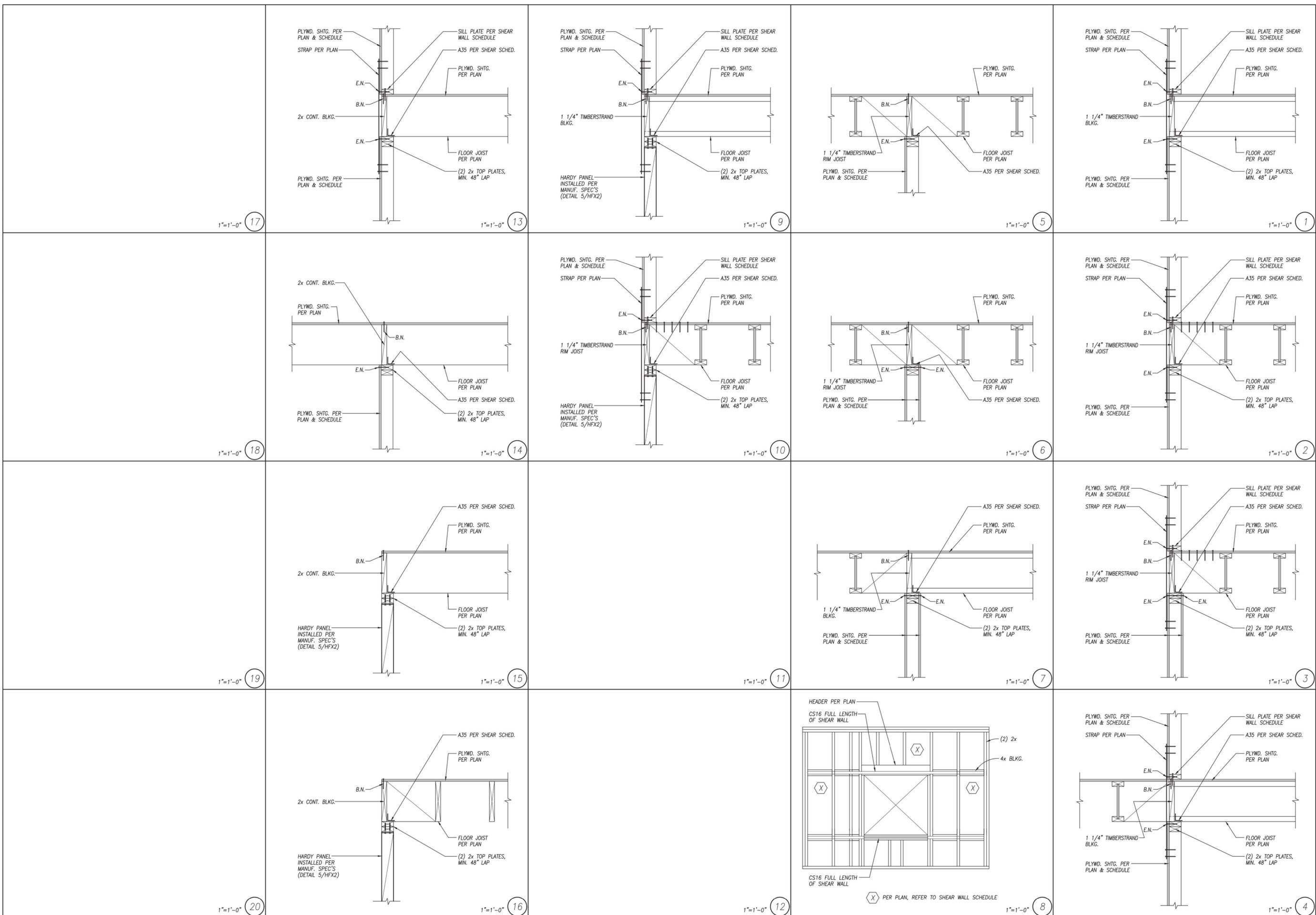
ISSUE	DATE

PROJECT NO. 2028.2.24
SCALE AS SHOWN
PLOT DATE 12.12.25

SHEET NO.
SD2
OF



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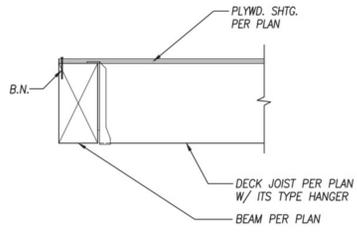
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FRAMING DETAILS

ISSUE	DATE

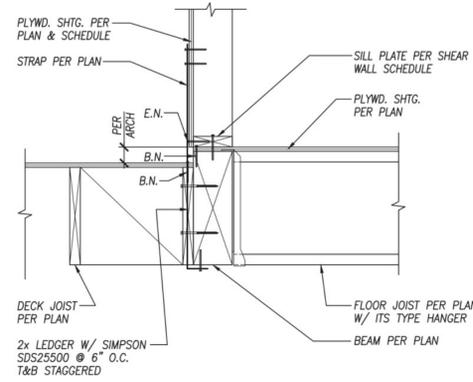
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2028.2.24
SCALE
AS SHOWN
PLOT DATE
12.12.25

SHEET NO.
SD3
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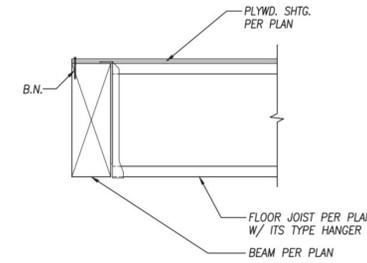
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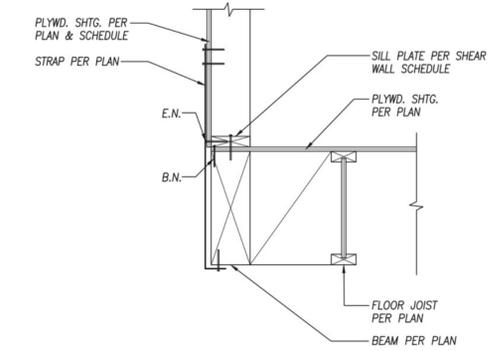
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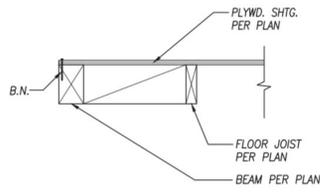
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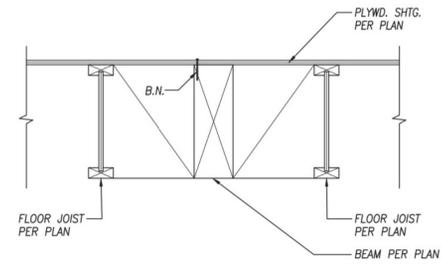
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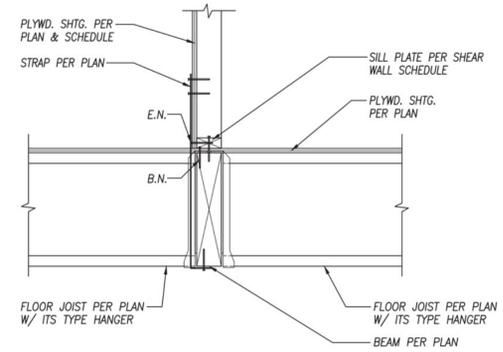
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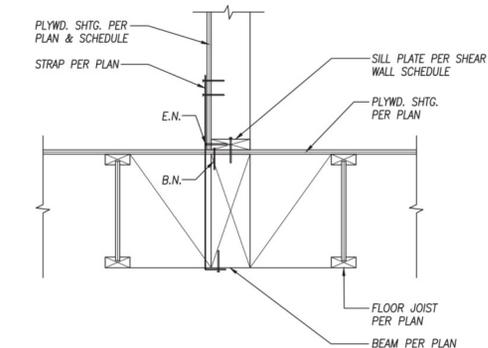
1"=1'-0" 10



1"=1'-0" 2



1"=1'-0" 14



1"=1'-0" 7



1"=1'-0" 19

1"=1'-0" 11

1"=1'-0" 7



1"=1'-0" 20

1"=1'-0" 16

1"=1'-0" 12

1"=1'-0" 8

1"=1'-0" 4



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SHEET NO. SD5
OF

1"=1'-0" 17

1"=1'-0" 13

1"=1'-0" 9

1"=1'-0" 5

1"=1'-0" 1

1"=1'-0" 18

1"=1'-0" 14

1"=1'-0" 10

1"=1'-0" 6

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1"=1'-0" 11

1"=1'-0" 7

1"=1'-0" 3

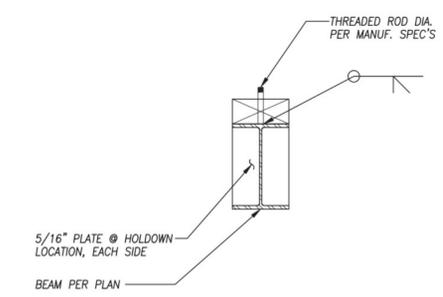
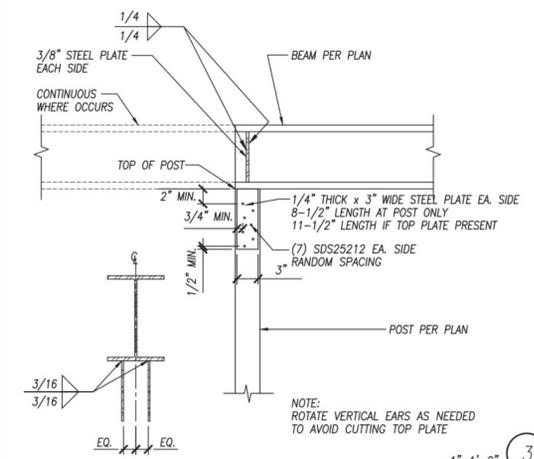
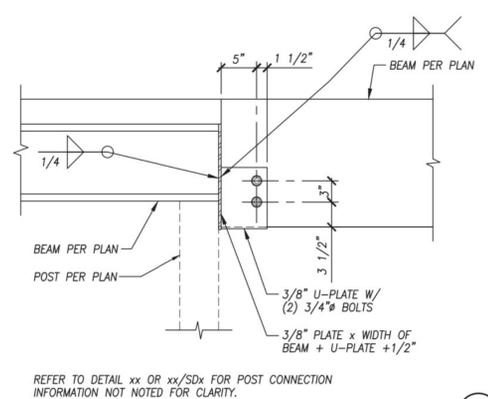
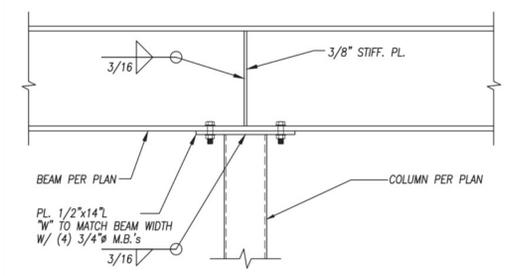
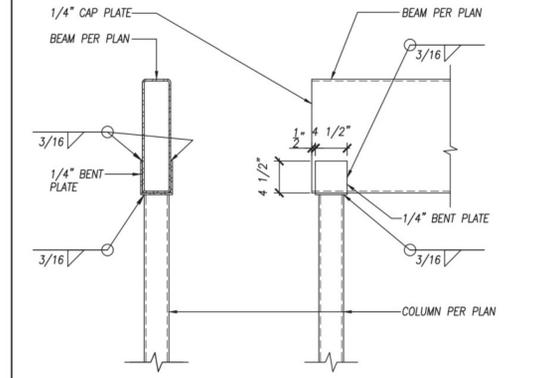
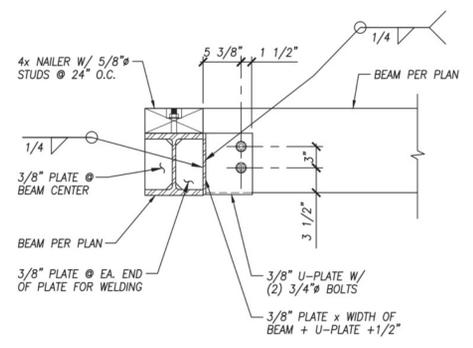
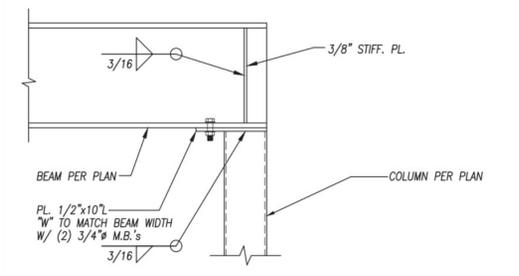
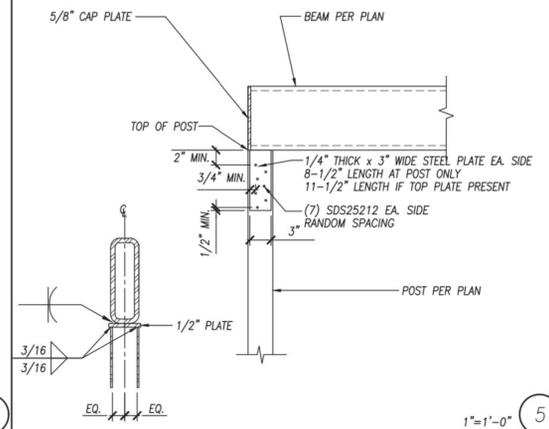
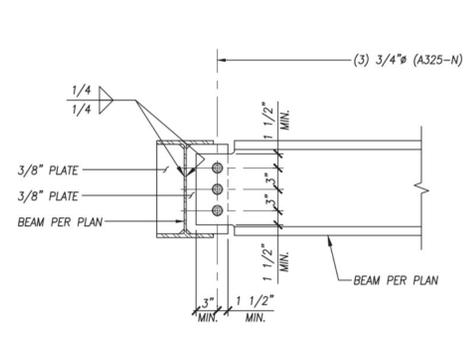
1"=1'-0" 20

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1"=1'-0" 8

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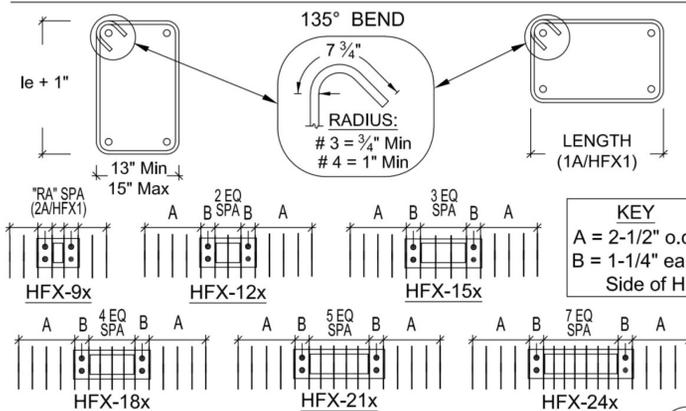
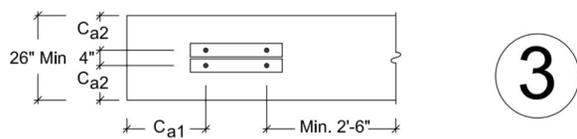
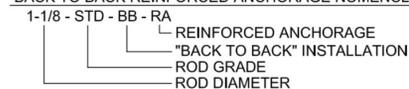


NOTE: LENGTH OF THREADED ROD SHALL BE LONG ENOUGH TO EXTEND THROUGH NAILER AND SILL PLATE FOR PROPER INSTALLATION OF SIMPSON HOLDOWN OR HARDY FRAME ANCHOR. (SEE MANUF. SPEC'S)

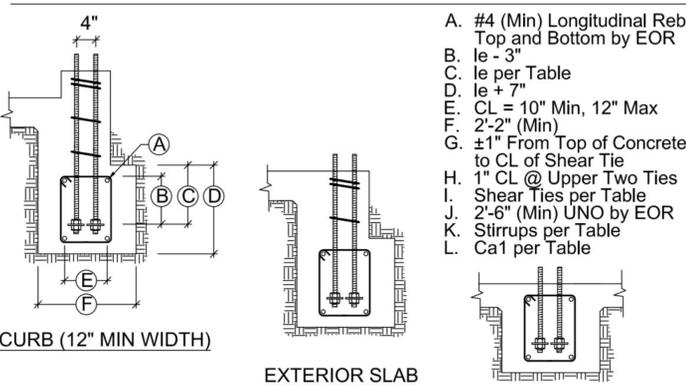
BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod Grade	BB-RA			Stirrups ⁹ (in)	Shear ⁷ Ties
					le ⁴ (in)	Ca1 ⁵ (in)	Ca2 ⁶ (in)		
HFX-9x	9	1-1/8-STD-BB-RA	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC	
HFX-12x	12	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA							
HFX-15x	15	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS	23	20-5/8	11	14 - # 4	# 4 (min) @ 4" OC	
HFX-18x	18	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA							
HFX-21x	21	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS	23	20-5/8	11	16 - # 4	# 4 (min) @ 4" OC	
HFX-24x	24	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA							

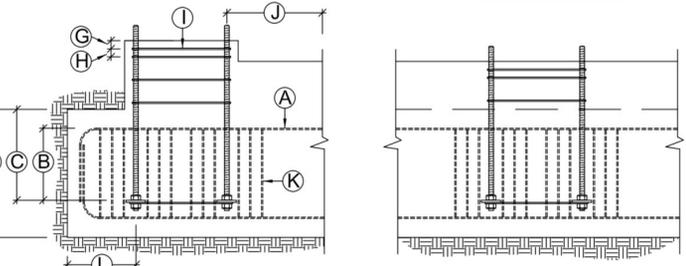
BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE



BB-RA SHEAR TIES & STIRRUPS



BB-RA SECTIONS & ELEVATIONS

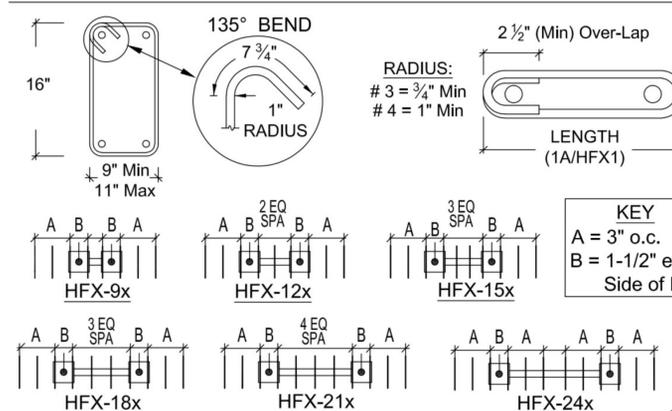
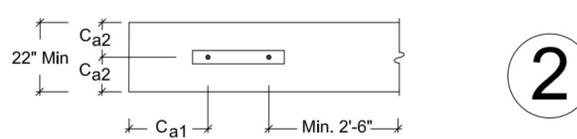
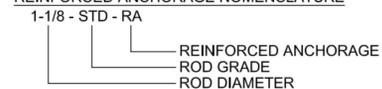


BB-RA SECTIONS & ELEVATIONS

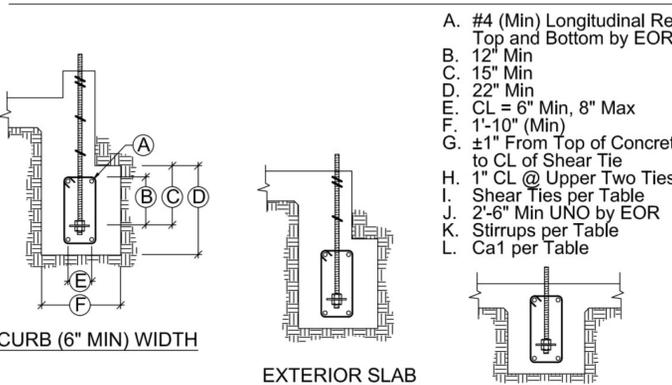
REINFORCED ANCHORAGE (RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod Grade	RA			Stirrups ⁹ (in)	Shear ⁷ Ties
					le ⁴ (in)	Ca1 ⁵ (in)	Ca2 ⁶ (in)		
HFX-9x	9	1-1/8-STD-RA	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC	
HFX-12x	12	1-1/8-STD-RA 1-1/8-HS-RA							
HFX-15x	15	1-1/8-STD-RA 1-1/8-HS-RA	STD HS	23	20-5/8	11	10 - # 4	# 3 (min) @ 4" OC	
HFX-18x	18	1-1/8-STD-RA 1-1/8-HS-RA							
HFX-21x	21	1-1/8-STD-RA 1-1/8-HS-RA	STD HS	23	20-5/8	11	11 - # 4	# 4 (min) @ 4" OC	
HFX-24x	24	1-1/8-STD-RA 1-1/8-HS-RA							

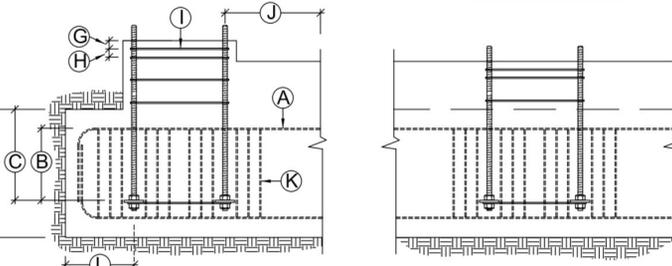
REINFORCED ANCHORAGE NOMENCLATURE



RA SHEAR TIES & STIRRUPS



RA SECTIONS & ELEVATIONS

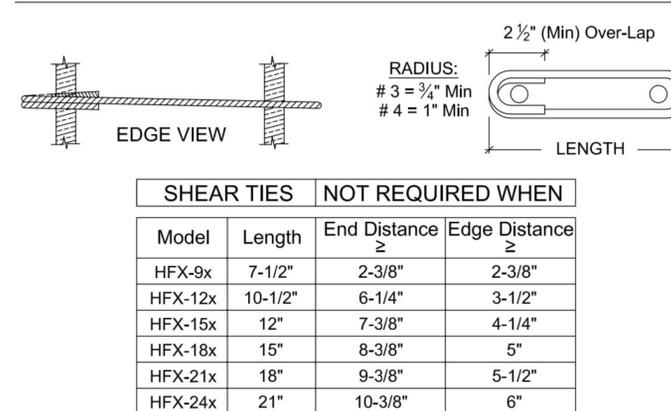
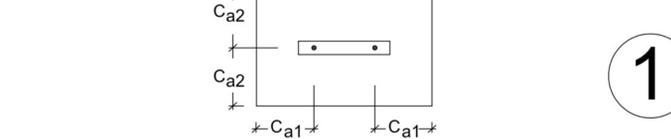
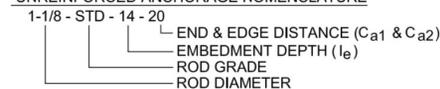


RA SECTIONS & ELEVATIONS

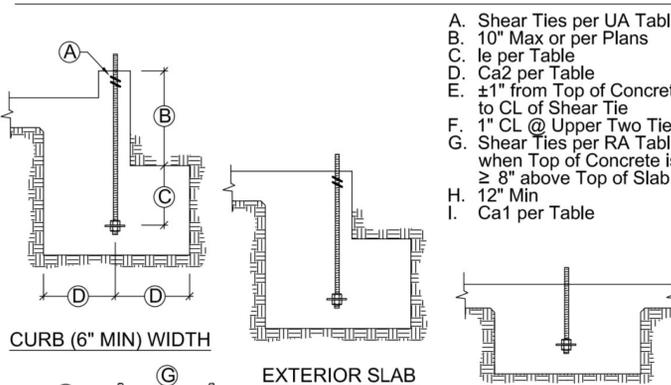
UNREINFORCED ANCHORAGE (UA)

Model	Panel Height	Anchorage ¹	Rod Dia (in)	Rod Grade	UA			Shear ^{7,8} Ties
					le ⁴ (in)	Ca1 ⁵ (in)	Ca2 ⁶ (in)	
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	STD	13	19	1-# 3	# 3 (min) @ 3-3/4" OC	
HFX-12x	78" - 10'	1-1/8-HS-20-30						
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20	1-1/8	HS	20	30	# 3 (min) @ 4" OC	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30						
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20 1-1/8-HS-23-34	1-1/8	STD	14	20	# 4 (min) @ 4" OC	
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30						

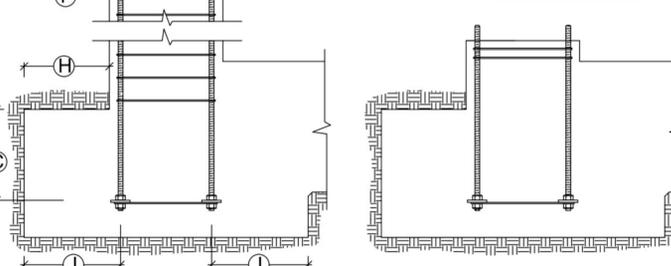
UNREINFORCED ANCHORAGE NOMENCLATURE



UA SHEAR TIES



UA SECTIONS & ELEVATIONS



UA SECTIONS & ELEVATIONS

- DESIGNS ARE TO RESIST LOADING PER ACI 318-19, SEC 17.10.5.3.
- STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFXBB) INSTALLED WITH STD OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
- HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3"x3"(MIN) HFPW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFXBB NOT REQUIRED).
- LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFXBB BOLT BRACE (TOP OF THE EMBEDDED HFPW PLATE WASHER @ HS ANCHORS)
- CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
- CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
- SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI 318-19, F'C = 2,500 PSI. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
- FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A), INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.
- STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
- CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-19, SECTION 17.9.2. COATED REINFORCEMENT MAY BE SPECIFIED BY THE EOR TO LIMIT EXPOSURE AND THEREFORE REDUCE MINIMUM CONCRETE COVER. COATED REINFORCEMENT MUST COMPLY WITH ACI 318-19, SECTION 20.5.2.

SHEAR TIES		NOT REQUIRED WHEN	
Model	Length	End Distance	Edge Distance
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

HFX ANCHOR CENTERLINES

Model	Width	TOP OF CONCRETE	
		(A)	(B)
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

IMPORTANT!

- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
- REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
- FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3" x 3" MIN. HFPW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
- HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS.

HF B7

IMPORTANT NOTES

REVISIONS	DATE
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ANCHORAGE DETAILS - HFX PANELS
 THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
 16023 SWINGLEY RIDGE RD
 CHESTERFIELD, MO 63017
 (800) 325-8075
 WWW.HARDYFRAME.COM



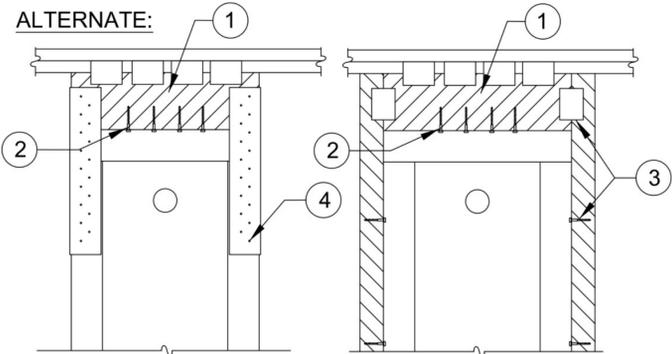
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HFX1

SECTION A

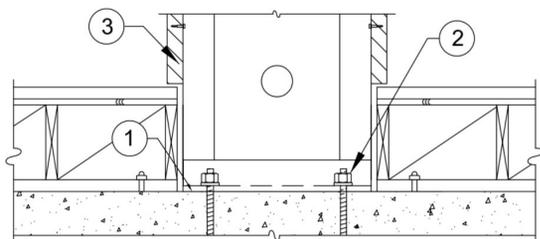
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. NOMINAL 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MINIMUM WS SCREWS IS PERMITTED.
5. FIELD INSTALLED WOOD BACKING AS NEEDED.

BACK TO BACK INSTALLATION



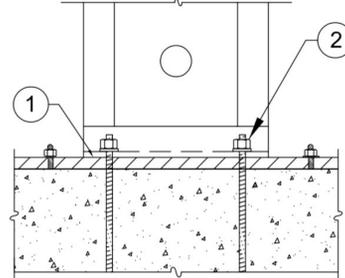
1. WOOD FILLER (13 1/2" MAX DEPTH) WITH USP MP4F CONNECTORS BOTH SIDES, QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQ'D WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. MITEK HFFB FILLER BRACE WITH 1/4" x 1-1/2" WS SCREWS TO FILLER (FILL ALL HOLES) AND 1/4" SELF-TAPPING SCREWS TO PANEL (5 MIN. EACH FACE) REQ'D WHEN INSTALLING A FILLER GREATER THAN 3-1/4" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE BUILDING DESIGN PROFESSIONAL.

FILLER GREATER THAN 1-1/2 IN.



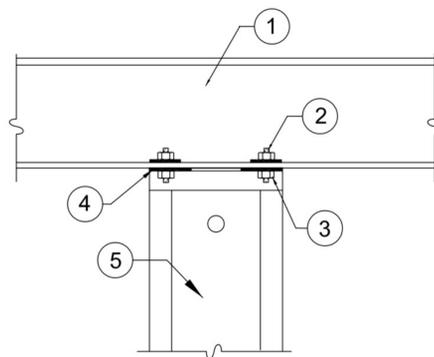
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED AT THE PANEL EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT



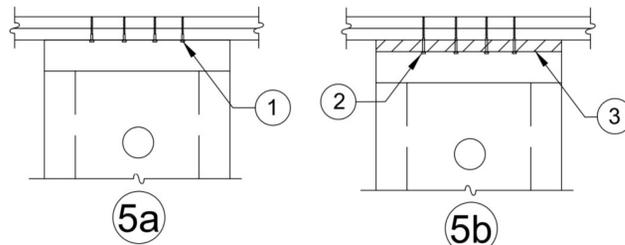
- ALLOWABLE VALUES ON 2x PLATE ARE LESS THAN INSTALLATION ON CONCRETE
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND TREATED PLATE.
 2. NUTS AND WASHERS PER TABLE NOTE 1.

INSTALLATION ON 2x PLATE



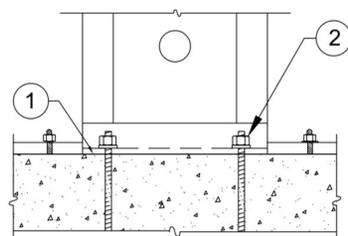
1. STEEL BEAM PER PLANS
2. ALL THREAD RODS THRU-BOLTED TO STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. HARDY FRAME® STACKING WASHERS (HFSW) REQUIRED TO BE WELDED INSIDE TOP CHANNEL OF LOWER PANEL.
5. HARDY FRAME® "STK" PANEL WITH STACKING WASHERS WELDED INSIDE THE TOP CHANNEL BY MANUFACTURER.

STEEL BEAM ABOVE THRU-BOLT



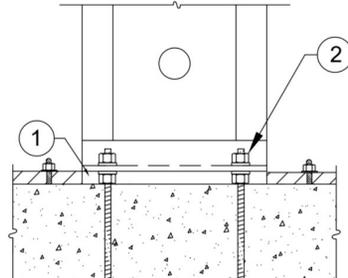
1. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

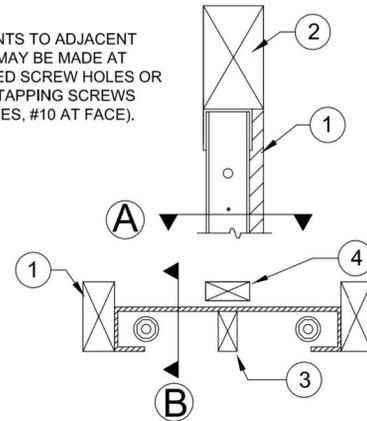
INSTALLATION ON CONCRETE



- ALLOWABLE VALUES ON N&W ARE LESS THAN INSTALLATION ON CONCRETE
1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI NON-SHRINK GROUT (MINIMUM).
 2. NUT AND WASHER GRADES PER TABLE NOTE 1.

INSTALLATION ON NUTS & WASHERS

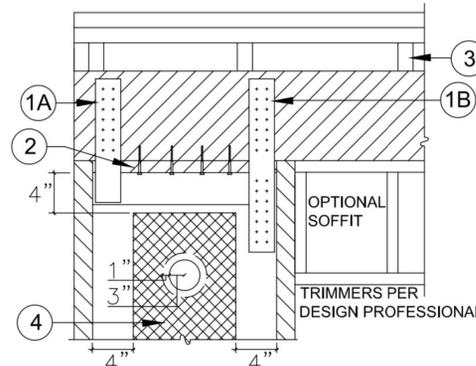
NOTE:
ATTACHMENTS TO ADJACENT TRIMMERS MAY BE MADE AT PREPUNCHED SCREW HOLES OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY BUILDING DESIGN PROFESSIONAL.
2. 6x HEADER.
3. WOOD MEMBERS FOR BACKING MAY BE INSERTED VERTICALLY OR HORIZONTALLY IN THE PANEL CAVITY AS NEEDED.
4. WOOD MEMBER FLUSH TO FACE OF WALL FOR BACKING AS NEEDED.

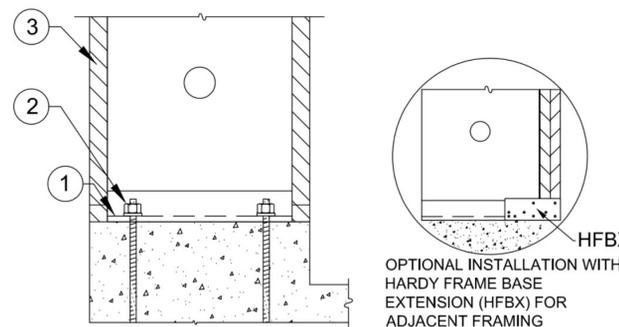
6x HEADER ABOVE-SECTIONS

NOTE:
TO PREVENT DRILLING ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.



1. (A) PRE-WELDED STRAPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST. (B) FIELD INSTALLED STRAPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

TOP CONNECTION TO HEADER



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB

SECTION B

SECTION A

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5	4
HFX-9x79.5	79-1/2			12" Width = 6	
HFX-12,15,18,21 & 24x8	92-1/4			15" Width = 8	
HFX-9x8	93-3/4			18" Width = 10	
HFX-12,15,18,21 & 24x9	104-1/4			21" Width = 12	
HFX-12,15,18,21 & 24x10	116-1/4			24" Width = 14	
HFX-15,18,21 & 24x11	128-1/4				
HFX-15,18,21 & 24x12	140-1/4				
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THROUGH 20 FEET

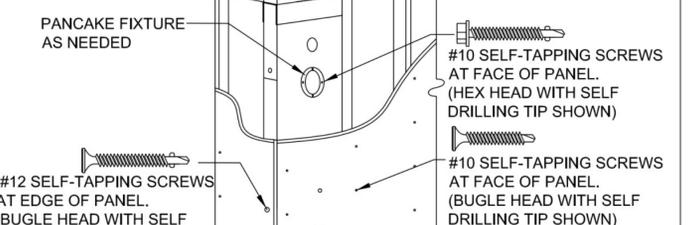
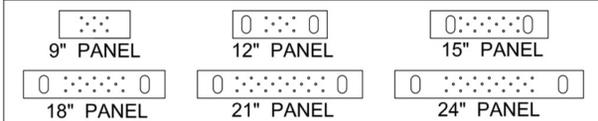
Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8	6
HFX-15,18,21 & 24x15	176-1/4			18" Width = 10	
HFX-15,18,21 & 24x16	188-1/4			21" Width = 12	
HFX-15,18,21 & 24x17	200-1/4			24" Width = 14	
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4				
HFX-15,18,21 & 24x20	236-1/4				

TABLE NOTES

1. FOR STD OR HS GRADE HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"x4-1/2" MITEK® PRO SERIES™ WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE 1/4" x 3" (MIN)
4. FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.



NOTES:

1. SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
2. ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
3. STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
4. STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

REVISIONS DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® HARDY FRAME® PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

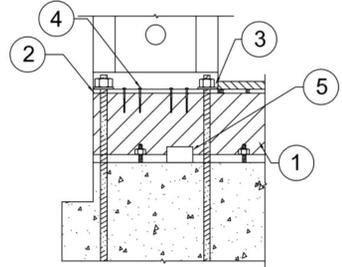
Mitek

DATE:
1-1-2023

HFX2

NOTES:

- INSTALLATION WITHOUT **HARDY FRAME**® BEARING PLATE (HFXBP) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE. BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS
- COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.

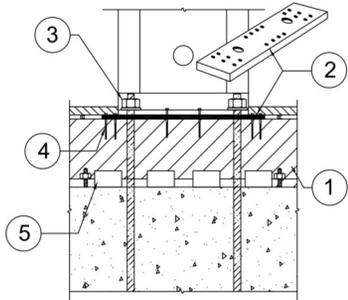


- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® PANEL DIRECTLY ON RIM.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MINIMUM) WS SCREWS THROUGH BOTTOM OF PANEL MINIMUM QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

RAISED-OS CORNER ④

NOTE:

- COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.

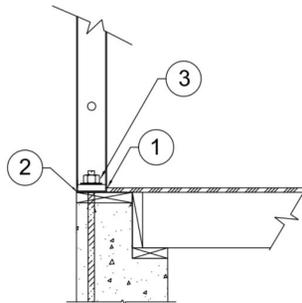


- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

RAISED BEARING PLATE ③

NOTES:

- CHECK WALL HEIGHT, **HARDY FRAME**® BEARING PLATES BELOW THE PANEL BASE OR CUSTOM HEIGHT PANELS ARE AVAILABLE TO AVOID FILLERS GREATER THAN 1-1/2".
- FOR MAXIMUM ALLOWABLE VALUES INSTALL PANEL ON CONCRETE

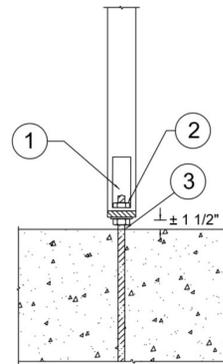


- FLOOR SHEATHING NOTCHED, INSTALL PANEL ON WOOD PLATE.
- 15# FELT OR EQUIVALENT RECOMMENDED BETWEEN PANEL BASE AND TREATED MUDDSILL.
- NUTS AND WASHERS PER TABLE NOTE 1.

RAISED STEM WALL ②

NOTES:

- ACCESS HOLE LOCATED AT EDGE OF POST.
- NUTS AND WASHERS PER TABLE NOTE 1.
- PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI STRENGTH NON-SHRINK GROUT (MIN).



- ACCESS HOLE LOCATED AT EDGE OF POST.
- NUTS AND WASHERS PER TABLE NOTE 1.
- PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI STRENGTH NON-SHRINK GROUT (MIN).

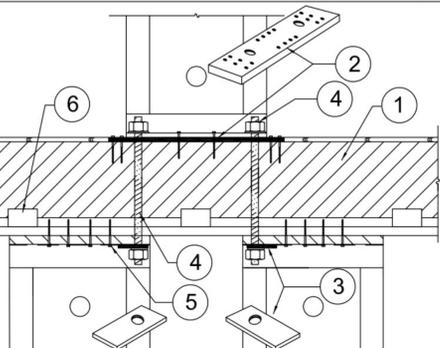
POST ON N&W ①

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Screw Quantity			Screw Qty ⁴ Available at Edges (ea)
				Panel	Top ² (ea)	Bot ³ (ea)	
HFX-12,15,18,21 & 24x8	92-1/4	3-1/2	1-1/8	12" Width	6	6	4
HFX-12,15,18,21 & 24x9	104-1/4			15" Width	8	8	
HFX-12,15,18,21 & 24x10	116-1/4			18" Width	10	10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width	12	12	
HFX-15,18,21 & 24x12	140-1/4			24" Width	14	14	6
HFX-15,18,21 & 24x13	152-1/4						

NOTE: **HARDY FRAME**® STACKING WASHERS (HFSW) ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO TENSION ANCHORS FROM ABOVE. **HARDY FRAME**® "STK PANELS" INCLUDE HFSW WASHERS PRE-WELDED IN THE TOP CHANNEL.

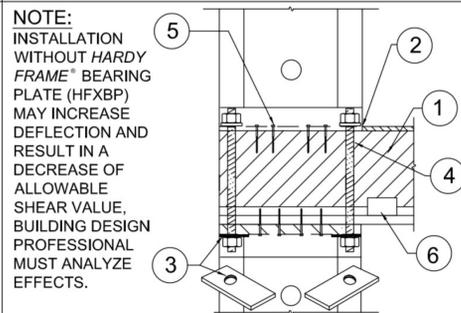
- HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS. A **HARDY FRAME**® HFSW STACKING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A **HARDY FRAME**® "STK" PANEL). ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.
- 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
- 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 4-1/2" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.
- 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

A



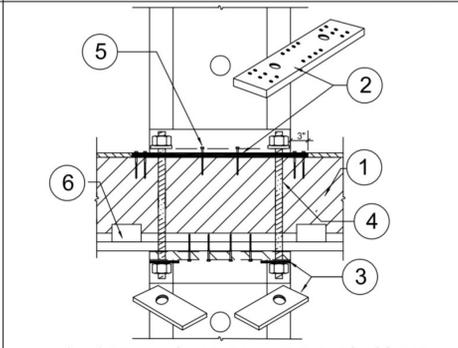
- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

PYRAMID STACK ⑧



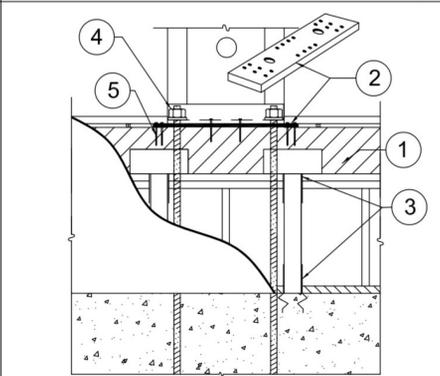
- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STACK @ OS CORNER ⑦



- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STRAIGHT STACK ⑥



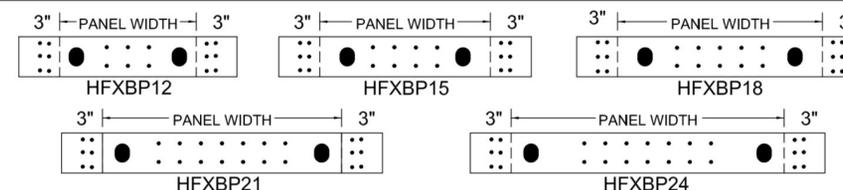
- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- USP POST CAP AND POST BASE BY THE BUILDING DESIGN PROFESSIONAL.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

CRIPPLE WALL ⑤

- INSTALLATION ON FLOOR SYSTEMS WITH **HARDY FRAME**® BEARING PLATE (HFXBP)
- WITH HOLES PRE-DRILLED FOR 1-1/8" DIA. TENSION ANCHORS, INSTALL A SOLID 4x (MINIMUM) RIM IN FLOOR SYSTEM AT PANEL LOCATION. ALLOWABLE VALUE TABLES ASSUME THE RIM IS ENGINEERED WOOD PRODUCT (EWP).
 - NOTCH FLOOR SHEATHING THEN INSTALL HFXBP ON RIM WITH 6 EACH 1/4"x4-1/2" (MIN) "WS" SCREWS AT EACH END.
 - PLACE PANEL ON HFXBP.
 - WHEN STACKING PANELS, INSTALL "HFSW" STACKING WASHERS IN THE TOP CHANNEL OF THE LOWER PANEL. CONNECT LOWER TO UPPER PANELS WITH TENSION ANCHORS (GRADE PER PLANS) AND SECURE AT BOTH ENDS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS TO BE SNUG TIGHT. **HARDY FRAME**® "STK" PANELS THAT INCLUDE "HFSW" STACKING WASHERS PRE-WELDED IN THE TOP CHANNEL ARE AVAILABLE.
 - WHEN MORE THAN 12 SCREWS ARE REQUIRED FOR THE BOTTOM CONNECTION OR JOINTS IN FRAMING MEMBERS OCCUR AT SCREW LOCATIONS, INSTALL ADDITIONAL 1/4"x4-1/2" WS SCREWS THROUGH THE BASE OF PANEL WHERE THEY ALIGN WITH HOLES IN THE HFXBP.
 - FOR STANDARD WALL HEIGHTS, INSTALL A 2x FILLER ABOVE PANEL (DTL 5/HFX2). FOR FILLERS GREATER THAN 1-1/2" IN. SEE DETAIL 6/HFX2.

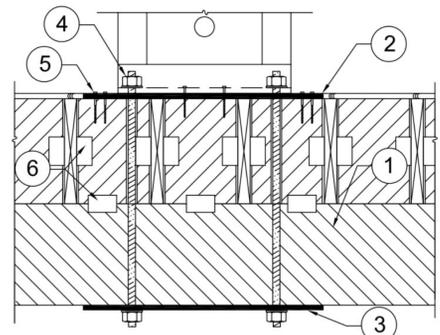
NOTE: INSTALLATIONS MAY VARY WITH JOB SPECIFIC CONDITIONS AND/OR SPECIFICATIONS BY THE BUILDING DESIGN PROFESSIONAL.

B



C

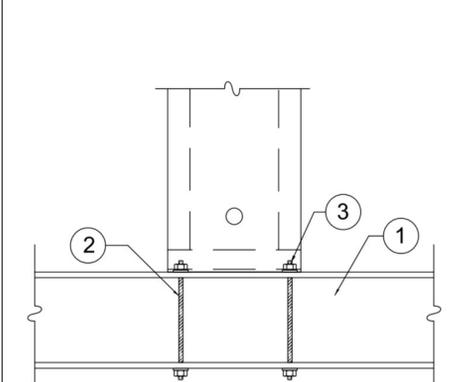
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



- DROP BEAM WITH FLOOR JOIST ABOVE PER PLAN.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® BEARING PLATE (HFXBP) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP CONNECTORS BY DESIGN PROFESSIONAL

DROP BM - FL SYSTEM ⑭

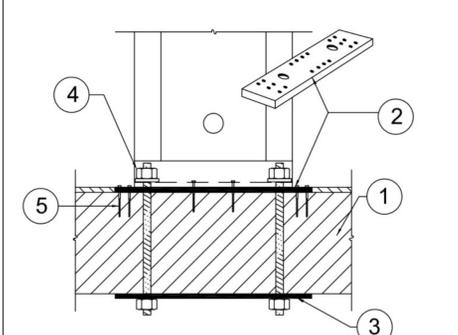
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



- STEEL BEAM PER PLANS
- HOLD DOWN ALL THREAD RODS THRU-BOLTED TO BOTTOM FLANGE OF STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
- NUTS AND WASHERS AT PANEL BASE PER TABLE NOTE 1

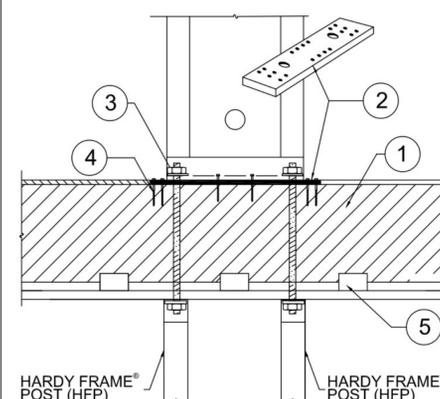
STEEL BM THRU-BOLT ⑬

LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



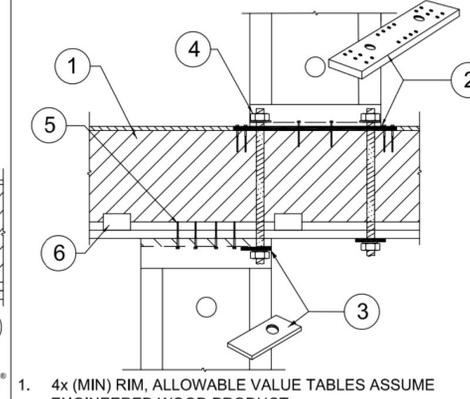
- WOOD BEAM PER PLAN.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® BEARING PLATE (HFXBP) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

WOOD BM THRU-BOLT ⑫



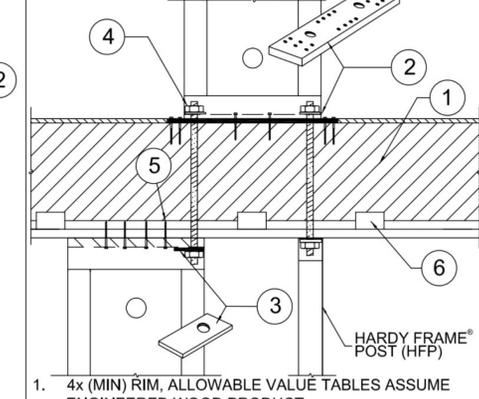
- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

HFP POSTS BELOW ⑪



- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED THRU-BOLT ⑩



- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED-HFP POST ⑨

REVISIONS DATE

FLOOR SYSTEM DETAILS - HFX PANELS
THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® **HARDY FRAME**® PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

Mitek

DATE:
1-1-2023

HFX3