PROJECT DESCRIPTION:
RESIDENTIAL DESIGN DEMONSTRATION
ABALONEHILL DESIGN
118 NORTH MAIN STREET #374
BLACKSBURG, VA 24063
APN XXX-XX-XXX
ZONE R1

PERMIT JURISDICTION: BLACKSBURG, VIRGINIA

BUILDER: N/A
DRAFTING DESIGN: ABALONEHILL DESIGN
STRUCTURAL ENGINEER: NA
FIRE SPRINKLER ENGINEER: N/A
SOILS ENGINEER: N/A
GEOLOGIST: N/A
SURVEY ENGINEER: NA
LANDSCAPE CONTRACTOR: N/A

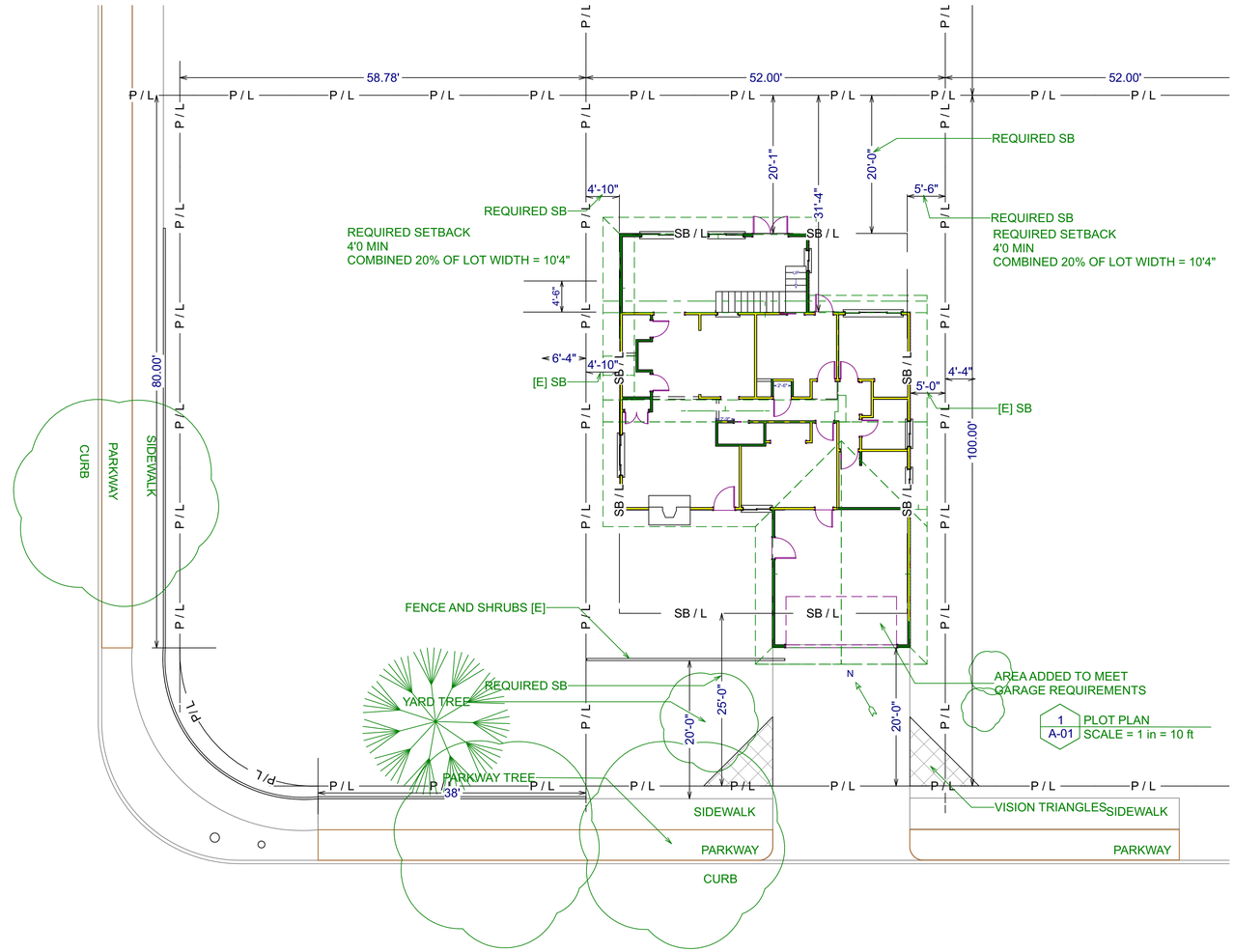
INDEX:
PART ONE

PART TWO

PART THREE

FIRE NOTES:
FIRE DEPARTMENT JURISDICTION: BLACKSBURG, VIRGINIA
FIRE HYDRANT DISTANCE:
ADDRESSING AT STREET FOUR (4) INCH NUMBERS
ROOF: COMPOSITE CLASS B OR BETTER
FIREPLACE/WOOD STOVE w/ SPARK ARRESTER

UTILITIES
GAS/PROPANE SERVICE: APE
ELECTRIC: APE
200 AMP TWO PHASE 220 / 208 VAC
WATER: BLACKSBURG, VIRGINIA
SEWER: BLACKSBURG, VIRGINIA



Abbreviation:

AFCI	arc fault circuit interrupter
AFF	above finished floor
BET	better
DF	Douglas fir
DFL	Douglas fir larch
EA	each
EN	end nail
GFCI	ground fault circuit interrupter
GFI	ground fault interrupter
FLS	floor(s)
FN	face nail
FTG	footing
FV	field verify
HDR	header
HW	hardwood
M.B.	machine bolt
O.C.	on center
PTDF	pressure treated Douglas fir
SQFT	square feet
S.W.S	shear wall schedule
TBD	to be determined
T&G	tongue and grove
TYP	typical
VAC	volts alternating current
VDC	volts direct current
w/	with
WD	wood
WP	waterproof
WWF	welded wire fabric
&	and
[E]	existing
[N]	new
[R]	remodel

FLOOR AREA CALCULATIONS				
	Existing	New	Total	
	SQFT	SQFT	SQFT	%
1ST FL	1249	274	1523	
GARAGE	261	139	400	
2ND FL	0	626	626	
TOTAL	1510	1039	2549	49
LOT			5200	
FAR				

LOT COVERAGE CALCULATIONS				
	Existing	New	Total	
	SQFT	SQFT	SQFT	%
1ST FL	1249	274	1523	
GARAGE	261	139	400	
TOTAL	1510	413	1923	37
LOT			5200	
LC OK				

NATURAL LIGHT, VENTILATION AND EGRESS AREA CALCULATIONS								
ROOM		floor area	light required 8%	air required 4%	light	vent	** egress	
Bedroom #1	[E]	92	7.4	3.7	24	12	OK	OK
Bedroom #2	[E]	107	8.6	4.3	10	16	OK	OK
Bedroom #3	[E]	136	10.9	5.4	20	10	OK	OK
Master Bedroom	[N]	237	19.0	9.5	32	16	OK	OK
** EGRESS MINIMUMS								
≥ 5.7 SQFT 2ND FL, 5.0 SQFT 1ST FLO								
≥ 20 WIDE 24 TALL								
MAX SILL HEIGTH 44" ABOVE FLOOR								

General Notes:

Design drawings and plans are to be used to remodel a living unit at 118 North Main Street, Blacksburg, Va. It is intended that these drawings shall be used in support of Engineering structural plans, calculation sheets, and specifications, and List others. Land Survey provides a Plot Plan separately.

NOTE: This project shall comply with the: 2013 California Building Code, 2013 California Residential Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Green Building Code (CALGreen), 2013 California Fire Code (with local amendments), 2012 International Property Maintenance Code, 2013 State of California Title 24 Energy Regulations

*** FIELD PERSONNEL ***
1. FIELD PERSONNEL (FP)TO VERIFY EXISTING CONDITIONS OF JOBSITE PRIOR TO BEGINNING WORK. CHECK FOUNDATION FOR ANY EVIDENCE OF COMPROMISED SOIL CONDITIONS. IF EVIDENCE OF POOR SOIL CONDITIONS PROPER SOIL TEST WILL BE CONDUCTED PRIOR TO DIGGING FOOTINGS. FP TO EXAMINE PLAN DIMENSIONS AND SCOPE OF CONSTRUCTION. ALL DIMENSION ARE SUBJECT TO FIELD VERIFICATION.

*** PRECAUTIONS ***
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

*** CONSTRUCTION DETAILS ***
1. IN THE EVENT THAT CONTRACT DETAILS AND PLAN DETAILS ARE DIFFERENT, CONTRACT DETAILS SUPERCEDE PLAN DETAILS.

No.	Revisions/Issue	Date
1	AbaloneHill Design Portfolio	03/28/16

Owner
AbaloneHill Design
118 North Main Street
Suit 374
Blacksburg, Va 24063

Project
AbaloneHill Design Portfolio
118 North Main Street
Suit 374
Blacksburg, Va 24063

AbaloneHill Design
Kevin W.R. Crispin
118 N Main Street #374
Blacksburg, Va 24063
650.862.5916
www.AbaloneHill.com KevinC@AbaloneHill.com

Project 20160328
Date 4/11/2016
Scale

A-01

COVER SHEET / PLOT PLAN

GENERAL NOTES

1. ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMING OR ELECTRICAL RUNS TO BE SEALED. SEE ELECTRICAL PLAN OF ADDITIONAL SPECIFICATIONS.
2. PROVIDE 1/2" WATER PROOF GYPSUM BOARD OR CONCRETE BOARD WITH FIBERGLASS TAPE w/THIN SET MORTAR AROUND ALL TUBS, SHOWERS, AND SPAS.
3. VENT DRYER AND ALL FANS TO OUTSIDE AIR THROUGH VENT WITH DAMPER.
4. INSULATE TANK WATER HEATER TO R-11.
5. TANK WATER HEATER IN GARAGE TO BE ON 18" HIGH PLATFORM
6. PROVIDE 1-HOUR FIREWALL BETWEEN GARAGE AND RESIDENCE WITH 5/8" TYPE "x" GYPSUM BOARD FROM FLOOR TO BOTTOM OF SHEATHING.
7. INSTALL ALL MATERIALS PER MANUFACTURES SPECIFICATIONS.

CAULKING NOTES

1. SEAL THE EXTERIOR SHEATHING AT CORNERS, JOINTS, DOOR AND WINDOW, AND FOUNDATION SILLS W/ 100% SILICONE CAULKING. ACRYLIC CAULKING CAN BE OVERPLIED FOR PAINTING.
2. CAULK THE FOLLOWING OPENING W/EXPANDED FOAM OR BACKER RODS, POLYURETHANE, ELASTOMERIC COPOLYMER. SILCONIZED ACRYLIC LATEX CAULKS MAY ALSO BE USED WHERE APPROPRIATE.
   a. ANY SPACE BETWEEN WINDOW AND DOOR FRAMES,
   b. BETWEEN ALL EXTERIOR WALL SOLE PLATES AND PLY-SHEATHING.
   c. ON TOP OF RIM JOIST PRIOR TO PLYWOOD FLOOR APPLICATION.
   d. WALL SHEATHING TO TOP PLATE
   e. JOINTS BETWEEN WALL AND FOUNDATION,
   f. JOINTS BETWEEN WALL AND ROOF,
   g. JOINTS BETWEEN WALL PANELS,
   h. AROUND OPENINGS FOR DUCTS, PLUMBING, ELECTRICAL, TELEPHONE,
   i. AND GAS LIMES IN CEILINGS, WALLS AND FLOORS.
   j. ALL VOIDS AROUND PIPING RUNNING THROUGH FRAMING OR SHEATHING TO BE PACKED.

THERMAL AND MOISTURE PROTECTION:

1. DAMP PROOFING:
   a. APPLY STANDARD DRY WALL PRODUCTS, INC. THOROSEAL FOUNDATION COATING FOUNDATION WATERPROOFING ON ALL BACKFILL OR EQUIVALENT.
   b. FACES OF WALLS BELOW GRADE WHERE INTERIOR FACE WALL IS TOWARD AN OCCUPIED SPACE. PROVIDE THOROGLAZED DAMPPROOFING COATING OR EQUIVALENT ON ALL EXPOSED SURFACES OF CONCRETE WALLS ABOVE EARTH GRADE AND FLATWORK NOT COVERED BY FINISH MATERIALS ALL IN STRICT CONFORMANCE WITH MFG. PRINTED INSTRUCTIONS.
2. INSULATION:
   a. ROOF VAULTED R-30 WITH VAPOR BARRIER ON WARM SIDE (WINTER).
   b. ROOF FLAT R-38 WITH VAPOR BARRIER ON WARM SIDE (WINTER).
   c. WALL (EXT.) R-21 WITH VAPOR BARRIER ON WARM SIDE (WINTER).
   d. FLOORS OVER UNHEATED SPACES R-25 WITH VAPOR ON WARM SIDE (WINTER).
   e. BASEMENT WALL (IF ANY) R-21 TO FLOOR SLAB.
   f. BASEMENT FLOOR SLAB ON GRADE R-15 IN 24 AT PERIMETER.
   g. FURNACE DUCTS IN UNHEATED R-8 SPACES.
3. FLASHINGS:
   a. PROVIDE 26 GA. METAL AT ROOF COUNTER-FLASHING, PENETRATION FLASHING AND BASE FLASHING.
   b. GUTTERS AND DOWNSPOUTS TO BE 25 GA. PRE-FINISH METAL.

ARCHITECTURAL OR NON-STRUCTURAL NOTES

TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS

1. SAFETY GLAZING FOR THE WINDOWS ABOVE THE BATHTUB OR SHOWER STALL WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE
2. SAFETY GLAZING FOR THE WINDOW THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR AND WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF THE DOOR TO LOCATION.
3. SAFETY GLASS FOR ANY WINDOW WITHIN 3 FEET OF THE STAIRWAY OR LANDING, OR WITHIN 5 FEET OF BOTTOM STAIR TREAD WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE

ROOF TRUSS DESIGN NOTE:

ROOF TRUSSES WILL BE A DEFERRED SUBMITTAL ITEM. TRUSS CALCULATIONS, DRAWINGS, AND LAYOUT PLANS ON THE DESIGNED ROOF WILL BE REVIEWED BY ENGINEER. ENGINEER SHALL STATE IN WRITING THAT THE TRUSS DRAWINGS, CALCULATIONS AND LAYOUT SUBSTANTIALLY COMPLY WITH THE ORIGINAL BUILDING DESIGN. THE PERMITTING JURISDICTION, PRIOR TO CONSTRUCTION, MUST APPROVE TRUSS CALCULATIONS.

FRAMING NOTES

1. UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
2. ALL FRAMING LUMBER TO BE DFL #2 OR BETTER, ALL GLU-LAM BEAMS TO BE fb2400, V-4, DF/DF.
3. FRAME ALL EXTERIOR NON-BEARING WALLS W/ 2 x 4 OR 2 x 6 @ 16" O.C. ACCORDING TO PLANS.
4. USE 2 x 6 NAILER AT THE BOTTOM OF ALL DOUBLE-2 x HEADERS @ EXTERIOR WALLS, BACK OR SPACE HEADER W/ 2" RIGID POLYURETHANE INSULATION.
5. PLYWOOD ROOF SHEATHING TO BE 1/2" EXTERIOR GRADE 32/16 PLYWOOD LAID PERPENDICULAR TO RAFTERS OR TRUSSES. NAIL W/8d'S @ 6" O.C. AT EDGE, AND 12" O.C. AT FIELD.
6. BLOCK ALL WALLS OVER 10'-0" HIGH AT MID HEIGHT.
7. PLYWOOD FLOOR SHEATHING TO BE 3/4" STANDARD GRADE T&G OR SHIPLAP PLYWOOD LAID PERPENDICULAR TO JOIST. NAIL W/10d'S @ 6" O.C. AT EDGE AND BLOCKING, AND 12" O.C. AT FIELD. COVER WITH 3/8 HARDBOARD UNDERLAYMENT.
8. NOTCHES IN THE ENDS OF JOIST SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES DRILLED IN JOIST SHALL NOT BE IN THE UPPER OR LOWER 2" OF THE JOIST. THE DIAMETER OF THE HOLES DRILLED INTO JOIST SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST.
9. PROVIDE DOUBLE JOIST UNDER AND PARALLEL TO LOAD-BEARING WALLS UNLESS STATED OTHERWISE BY ENGINEER.
10. BLOCK ALL FLOOR JOIST AT SUPPORT ENDS AND AT 10'-0" O.C. MAX. ACROSS SPAN.
11. ALL FRAMING CONNECTORS TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
12. ALL EXPOSED EAVES TO BE COVERED W/ 1/2" "CCX" EXTERIOR PLYWOOD MINIMUM W/VENTS AS APPROPRIATE.
13. ALL SHEAR PANELS TO BE EXTERIOR GRADE 1/2" PLY NAILED W/8d'S @ 4" O.C. @ EDGE AND BLOCKING, AND 8d'S @ 8" O.C. AT FIELD OR AS SPECIFIED BY STRUCTURAL ENGINEER.
14. LET-IN BRACES IF ALLOWED TO BE 1 X 4 DIAGONAL BRACES @ 45 DEGREES FOR ALL INTERIOR LOAD-BEARING WALLS.
15. ALL TRUSSES TO BE @ 16" OR 24" O.C. (DIRECTLY OVER STUDS). TRUSS DESIGN/ENGINEERING BY OTHERS. SUBMIT TRUSS CALCULATIONS TO BUILDING DEPARTMENT AT TIME OF PROJECT SUBMITTAL OR PRIOR TO ERECTION.
16. ALL AREAS OF NEW CONSTRUCTION TO HAVE SUFFICIENT FB BOTH HORIZONTALLY AND VERTICALLY TO CREATE AN EFFECTIVE BARRIER BETWEEN FLOORS. 2003 IRC R602.8

Header Depths For 2 x 4 Construction			
open width			insulation
less than	depth	2 x	thickness
22 "	3 1/2	double	1/2
36 "	5 1/2	double	1/2
54 "	7 1/4	double	1/2
90 "	11 1/4	double	1/2

Header Depths For 2 x 6 Construction			
open width			insulation
less than	Depth	2 x	thickness
22 "	3 1/2	triple	dbl 1/2
36 "	5 1/2	triple	dbl 1/2
54 "	7 1/4	triple	dbl 1/2
90 "	11 1/4	triple	dbl 1/2

PRESSURE TREATED WOOD NOTE:

PRESSURE TREATED LUMBER METAL CONNECTORS

IN ACCORDANCE WITH SECTION 2304.3 OF THE CALIFORNIA BUILDING CODE FASTENERS FOR PRESSURE-PERSEVERED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. NAILS, BOLTS AND WASHERS, FLASHING AND CONNECTION HARDWARE SUCH AS HOLD DOWNS, HANGER AND OTHER CONNECTORS MUST BE STAINLESS STEEL OR STEEL PROTECTED WITH G-185 HDG PER ASTM A653 HOT DIPPED GALVANIZED (ZMAX IS EQUIVALENT TO G-185 HDG PER ASTM A653) WHEN USED IN CONJUNCTION WITH ALKALINE COPPER QUAT (ACQ TYPES B, C AND D) AND COPPER AZOLE CBA-A AND CA-B PRESSURE TREATED LUMBER.

GARAGE WALLS AND CEILINGS

1. 5/8" GYPSUM BOARD ON CEILINGS AND SUPPORTING MEMBERS (i.e. BEAMS, COLUMNS AND BEARING WALLS) WHERE LIVING AREAS ARE ABOVE OR CEILING IS USED AS THE SEPARATION
2. 1-3/8 INCH MINIMUM SOLID CORE OR 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSURE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE

ROOF PLAN NOTES

1. PROVIDE SCREENED VENTS @ EACH 3rd JOIST SPACE @ ALL ATTIC EAVES. PROVIDE (3) 1" DIAMETER SCREENED VENTS AT EACH VAULTED EAVES SPEC.
2. PROVIDE SCREENED ROOF VENTS @ 10'-0" O.C.
3. USE 1/2" CCX PLYWOOD MINIMUM @ ALL EXPOSED EAVES
4. USE 30# COMPOSITION SHINGLES OVER 15# FELT.
5. PROVIDE SCREENED RIDGE VENTS @ 10'+/-. PROVIDE 1 EACH 3rd SPACE AT VAULTED CEILINGS.

FIELD PERSONNEL

1. FIELD PERSONNEL (FP)TO VERIFY EXISTING CONDITIONS OF JOBSITE PRIOR TO BEGINNING WORK. CHECK FOUNDATION FOR ANY EVIDENCE OF COMPROMISED SOIL CONDITIONS. IF EVIDENCE OF POOR SOIL CONDITIONS PROPER SOIL TEST WILL BE CONDUCTED PRIOR TO DIGGING FOOTINGS. FP TO EXAMINE PLAN DIMENSIONS AND SCOPE OF CONSTRUCTION. ALL DIMENSION ARE SUBJECT TO FIELD VERIFICATION.

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*** CONSTRUCTION DETAILS ***

1. IN THE EVENT THAT CONTRACT DETAILS AND PLAN DETAILS ARE DIFFERENT, CONTRACT DETAILS SUPERCEDE PLAN DETAILS.

TITLE 24 RESIDENTIAL LIGHTING CODE

1. CONTRACTOR/BUILDER OWNER WILL VERIFY COMPLIANCE WITH ALL OF THESE NOTES.
2. ALL FLUORESCENT LIGHTING DESIGNATED IN THESE DRAWINGS ARE HIGH EFFICIENCY T8-BASE TUBES, 4-PIN-BASE COMPACT FLUORESCENCE LAMPS (CFLS) OR FOR SMALL TUBE APPLICATIONS, T5-BASE TUBES.
3. FLUORESCENT LIGHT ABOVE 13 WATTS POWER USE ELECTRONIC BALLASTS.
4. ALL FLUORESCENT LIGHT FIXTURES AND HIGH EFFICACY LIGHT FIXTURES ARE SWITCHED SEPARATELY FROM INCANDESCENT LIGHT FIXTURES.
5. OUTDOOR INCANDESCENT LIGHTING IS MOTION & PHOTOPERIOD CONTROLLED.
6. FOR DETAILS, SEE TITLE 24 RESIDENTIAL LIGHTING SUMMARY SCHEDULE, PAGE T-24 PAGE.
7. ALL LIGHTING IN GARAGE AND BATHROOM WILL BE HIGH EFFICIENCY COMPACT FLUORESCENCE LAMPS OR INCANDESCENT OPERATED BY MANUAL ON-MOTION SENSOR WHERE THE SENSOR WILL TURN OFF LIGHTING AUTOMATICALLY WHEN NO ONE IS PRESENT BUT REQUIRES MANUAL SWITCHING TO TURN ON LIGHTING.
8. ALL HARDWIRED LIGHTING IN FAMILY ROOMS, HALLWAYS STAIRS, ETC WILL BE HIGH EFFICIENCY LAMPS OR INCANDESCENT WITH DIMMER OR OPERATED BY MANUAL ON-MOTION SENSOR WHERE THE SENSOR WILL TURN OFF LIGHTING AUTOMATICALLY WHEN NO ONE IS PRESENT BUT REQUIRES MANUAL SWITCHING TO TURN ON LIGHTING.
9. ALL OUTDOOR LIGHTING WILL BE HIGH EFFICIENCY LAMPS OR INCANDESCENT OPERATED BY MOTION SENSOR / PHOTO CONTROL.

ELECTRICAL FIXTURE NOTES

1. CONTRACTOR/BUILDER OWNER WILL VERIFY COMPLIANCE WITH ALL OF THESE NOTES.
2. ALL GFI, GFCI AND AFCI RECEPTACLES ARE CIRCUIT BREAKER BOX SOURCED AT MAIN OR SUB ELECTRICAL PANEL.
3. ALL SMOKE DETECTORS ARE 110VAC W/ BATTERY BACKUP OR BATTERY OPERATED.
4. ALL BEDROOMS HAVE AT LEAST ONE (1) SMOKE DETECTOR.
5. ARC-FAULT CIRCUIT INTERRUPTER IS REQUIRED TO SERVICE ALL CIRCUITS FOR ALL ROOMS EXCEPT GARAGES, KITCHENS, AND BATHROOMS. EVEN PARLORS AND CLOSETS REQUIRE AFCI, PER SECTION 210.12(B) OF 2010 CEC..
6. ALL OUTDOOR DUPLEX OUTLETS ARE WATERPROOF (WP) AND GROUND FAULT CIRCUIT INTERRUPT (GFCI) PROTECTED.
7. ALL BEDROOM OVERHEAD OR PRIMARY LIGHTING IS TITLE 24 COMPLIANT FLUORESCENCE OR LED.
8. ALL BATHROOM ELECTRICAL OUTLETS ARE GFCI
9. KITCHEN UNDER CABINET LIGHTING ARE INDIVIDUALLY SWITCHED FLUORESCENT W/T5 BASE OR LED.

BATH AND SHOWER

1. SHOWER AND TUB COMBINATIONS SHALL BE PROVIDE WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE
2. DOOR AND PANELS OF SHOWER AND/OR BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC
3. GLAZING IN SHOWER OR BATH ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC

UNLESS SPECIFIED BY ENGINEER

[a] Common or box nails are permitted to be used except where otherwise stated.
[2] Nails spaced at 6 inches (152mm) on center at edges, 12 inches (305 mm) at intermediate supports except 6 inches (152 mm) at supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
[c] Common or deformed shank (6d - 2" x 0.113"; 8d 2 ½" x 0.131"; 10d 3" x 0.148").
[d] Common (6d - 2" x 0.113"; 8d 2 ½" x 0.131"; 10d 3" x 0.148").
[e] Deformed shank (6d - 2" x 0.113"; 8d 2 ½" x 0.131"; 10d 3" x 0.148").
[f] Corrosion-resistant siding (6d 1 7/8" x 0.106"; 8d 2 3/8" x 0.128) or casing nails (6d - 2" x 0.099"; 8d 2 ½" x 0.113").
[g] Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
[h] Corrosion-resistant roofing nails with 7/16-inch-diameter (11 mm) head and 1 1/2-inch (38 mm) length for 1/2-inch (13 mm) sheathing and 1 3/4-inch (44 mm) length for 25/32-inch (20 mm) sheathing.
[i] Corrosion-resistant staples with nominal 7/16-inch (11 mm) crown and 1 1/8-inch (29 mm) length for 1/2-inch (13 mm) sheathing and 1 1/2-inch (38 mm) length for 25/32-inch (20 mm) sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
[j] Casing (1 ½" x 0.080") or finish (1 ½" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
[k] Panel supports at 24 inches (610 mm). Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.
[l] For roof sheathing applications, 8d nails (2 ½" x 0.113") are the minimum required for wood structural panels
[m] Staples shall have a minimum crown width of 7/16 inch
[n] For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
[o] Fasteners space 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate support for roof sheathing.
[p] Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

FASTENING SCHEDULE

CBC Table No. 2304.9.1

1	Joist to sill or girder	3 - 8d common (2 1/2" x 0.131")	toenail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
2	Bridging to joist	2 - 8d common (2 1/2" x 0.131")	toenail each end
		2 - 3" c X 0.131" nails	
		2 - 3" 14 gage staples	
3	1" x 6" (25 mm x 152 mm) subfloor or less to each joist	2 - 8d common (2 1/2" x 0.131")	face nail
4	Wider than 1" x 6" (25 mm x 152 mm) subfloor to each joist	3 - 8d common (2 1/2" x 0.131")	face nail
5	2" (51 mm) subfloor to joist or girder	2 - 16d common (3 1/2" x 0.162")	blind and face nail
6	Sole plate to joist or blocking	16d (3 1/2" x 0.135") at 16" (406 mm) o.c.	typical face nail
		3" x 0.131" nails @ 8" o.c.	
		3" 14 gage staples @ 12" o.c.	
	Sole plate to joist or blocking	16d (3 1/2" x 0.135") at 16" (406 mm) o.c.	at braced wall panels
		4 - 3" x 0.131" nails @ 16" o.c.	
		4 - 3" 14 gage staples @ 16" o.c.	
7	Top plate to stud	2 - 16d common (3 1/2" x 0.162")	end nail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
8	Stud to sole plate	4 - 8d common (2 1/2" x 0.131")	toenail
		4 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
		2 - 16d common (3 1/2" x 0.162")	end nail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
9	Double studs	16d (3 1/2" x 0.135") at 24" (607 mm) o.c.	face nail
		3" x 0.131" nails @ 8" o.c.	
		3" 14 gage staples @ 8" o.c.	
10	Doubled top plates	16d (3 1/2" x 0.135") at 16" (406 mm) o.c.	typical face nail
		3" x 0.131" nails @ 12" o.c.	
		3" 14 gage staples @ 12" o.c.	
	Double top plates, minimum 48-inch offset of end joints	8 - 16d common (3 1/2" x 0.162")	@ lap splice
		12 - 3" x 0.131" nails	
		12 - 3" 14 gage staples	
11	Blocking between joists or rafters to top plate	3 - 8d common (2 1/2" x 0.131")	toenail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
12	Rim joist to top plate	8d common (2 1/2" x 0.131") @ 6" o.c.	toenail 8d at 6" (152 mm) o.c.
		3" x 0.131" nails @ 6" o.c.	
		3" 14 gage staples @ 6" o.c.	
13	Top plates, laps at corners and intersections	2 - 16d common (3 1/2" x 0.162")	face nail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
14	Continuous header, two pieces	16d at 16" (406 mm) o.c.	along each edge
15	Ceiling joist to plate	3 - 8d common (2 1/2" x 0.131")	toenail
		5 - 3" x 0.131" nails	
		5 - 3" 14 gage staples	
	Built-up header, two pieces with 1/2" spacer (from TII BI R2)	16d at 16" (406 mm) o.c.	along each edge
16	Continuous header to stud	4 - 8d common (2 1/2" x 0.131")	toenail
17	Ceiling joists, laps over partitions	3 - 16d common (3 1/2" x 0.162") min.	face nail
	(see Section 2308.10.4.1, Table 2308.10.4.1)	Table 2308.10.4.1	
		4 - 3" x 0.131" nails	
		4 - 3" 14 gage staples	
18	Ceiling joists to parallel rafters	3 - 16d common (3 1/2" x 0.162") min.	face nail
	(see Section 2308.10.4.1, Table 2308.10.4.1)	Table 2308.10.4.1	
		4 - 3" x 0.131" nails	
		4 - 3" 14 gage staples	
19	Rafter to plate	3 - 8d common (2 1/2" x 0.131")	toenail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
20	1" (25 mm) brace to each stud and plate	2 - 8d common (2 1/2" x 0.131")	face nail
		2 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
21	1" x 8" (25 mm x 203 mm) sheathing or less to each bearing	3 - 8d common (2 1/2" x 0.131")	face nail
22	Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing	3 - 8d common (2 1/2" x 0.131")	face nail
23	Built-up corner studs	16d common (3 1/2" x 0.162")	24" o.c.
		3" x 0.131" nails	16" o.c.
		3" 14 gage staples	16" o.c.
24	Built-up girder and beams	20d common (4" x 0.192") at 32" (813 mm) o.c.	face nail at tom and bottom
		3" x 0.131" nails @ 24" o.c.	staggered on opposite sides
		3" 14 gage staples @ 24" o.c.	
		2 - 20d common (4" x 0.192")	face nail at ends and at each
		3 - 3" x 0.131" nails	splice
		3 - 3" 14 gage staples	
25	2" (51 mm) planks	2-16d common (3 1/2" x 0.162")	at each bearing
26	Collar tie to rafter	3 - 10d common (4" x 0.148")	face nail
		4 - 3" x 0.131" nails	
		4 - 3" 14 gage staples	
27	Jack rafter to hip	3 - 10d common (4" x 0.148")	toenail
		4 - 3" x 0.131" nails	
		4 - 3" 14 gage staples	
		2 - 16d common (3 1/2" x 0.162")	face nail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
28	Roof rafter to 2-by ridge beam	2 - 16d common (3 1/2" x 0.162")	toenail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
		2 - 16d common (3 1/2" x 0.162")	face nail
		3 - 3" x 0.131" nails	
		3 - 3" 14 gage staples	
29	Joist to band joist	3 - 16d common (3 1/2" x 0.162")	face nail
		4 - 3" x 0.131" nails	
		4 - 3" 14 gage staples	
30	Ledger strip	3 - 16d common (3 1/2" x 0.162")	face nail
		4 - 3" x 0.131" nails	
		4 - 3" 14 gage staples	
31	Wood structural panels and particleboard [b]	6d [c,l]	1/2" and less
	subfloor, roof an wall sheating (to framing)	2 3/8" x 0.113" nail [n]	
		1 3/4" 16 gage [o]	
		8d [d] or 6d [c]	19/32" - 3/4"
		2 3/8" x 0.113" nail [p]	
		2" 16 gage [o]	
		8d [c]	7/8" - 1"
		10d [d] or 8d [d]	1 1/8" to 1 1/4"
	Single Floor (combination subfloor-underlayment to framing)	6d [e]	3/4" and less
		8d [e]	7/8" - 1"
		10d [d] or 8d [e]	1 1/8" - 1 1/4"
32	Panel siding (to framing)	6d [f]	1/2" (13 mm) or less
		8d [f]	5/8" (16 mm)
33	Fiberboard sheathing [g]	No. 11 gage roof nail [h]	1/2" (13 mm)
		6d common (2" x 0.113")	
		No. 16 gage staples [i]	
		No. 11 gage roof nail [h]	25/32" (20 mm)
		8d common (2 1/2" x 0.131")	
		No. 16 gage staples [i]	
34	Interior paneling	4d [j]	1/4"
		6d [k]	3/8"

CONSTRUCTION NOTES

General Notes:

No.	Revisions/Issue	Date
1	AbaloneHill Design Portfolio	03/28/16

Owner
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118 North Main Street
Suit 374
Blacksburg, Va 24063

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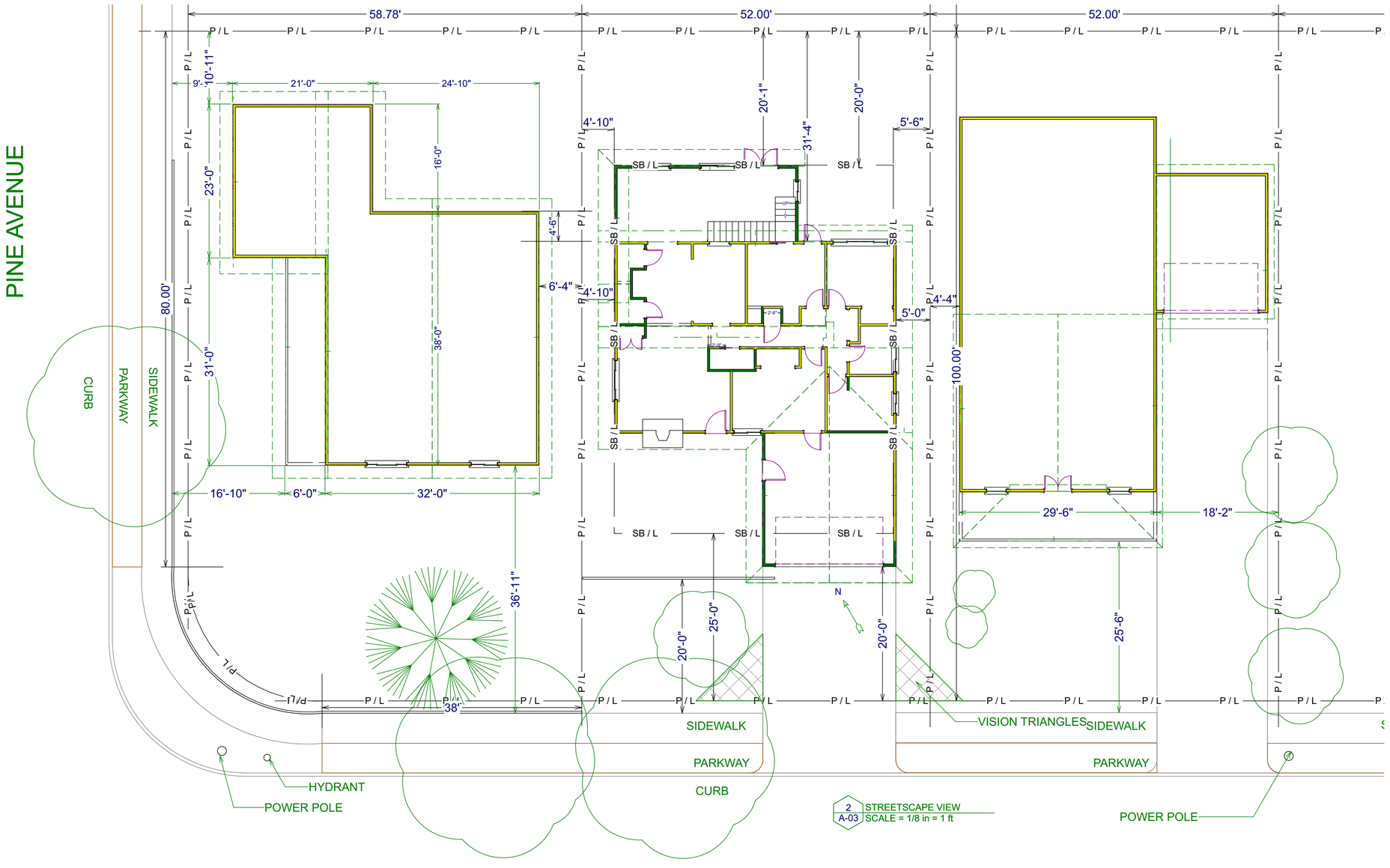
Project 20160328

Date 4/11/2016

Scale

A-02

1 A-03 STREETSCAPE
SCALE = 1/8 in = 1 ft



2 A-03 STREETSCAPE VIEW
SCALE = 1/8 in = 1 ft

STREETSCAPE

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A-03

322 W. EAGLEWOOD AVE

P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L

100'-0"

0% SHADE
COVERAGE

15°

REAR NEIGHBOR PROPERTY SETBACK

SB / L — SB / L — SB / L — SB / L — SB / L — SB / L — SB / L — SB / L — SB / L — SB / L

31'-0"

20'-0"

SUN LINE

REAR YARD PROPERTY LINE

P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L — P / L

20'-1"

SECOND STORY
ADDITION

86°

79°

N

137°

137°

1
A-04
SOLAR STUDY PM
SCALE = 1/10 in = 1 ft

SOLAR STUDY PM

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Date
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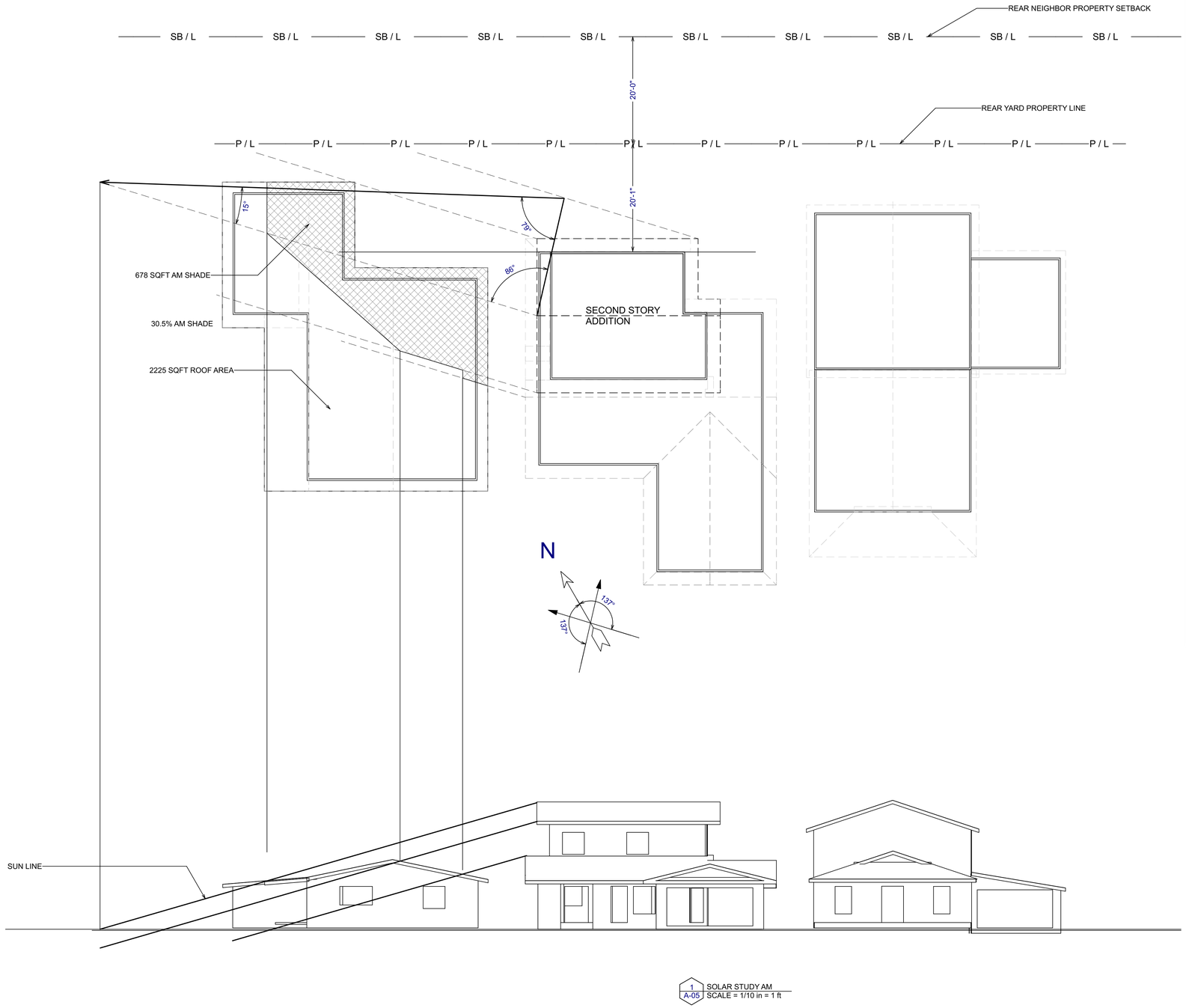
Scale

A-04



1 A-05 SOLAR STUDY AM
SCALE = 1/10 in = 1 ft

SOLAR STUDY AM

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