

DESIGN SPECIFICATIONS		
DESIGN CODE: 2023 FLORIDA BUILDING CODE – RESIDENTIAL DESIGN IS VALID ONE YEAR AFTER THE DATE OF THE ORIGINAL PLANS, UNLESS PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE. DESIGN LOADS: ACTUAL AND UNIFORM		
ROOF LOADING: TOP CHORD LIVE LOAD TOP CHORD DEAD LOAD TOP CHORD DEAD LOAD BOTTOM CHORD LIVE LOAD BOTTOM CHORD DEAD LOAD	ROOF: (cnd=125) 20 psf 7 psf (ARCH SHINGLES) 20 psf (TILE SHINGLES) 10 psf 5 psf	FLOOR: (cnd=100) 40 psf 10 psf 10 psf 5 psf 5 psf
WIND LOADING: ASCE 7/22 FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. DEAD LOAD CONDITION OF 5 PSF TOP CHORD AND 5 PSF BOTTOM CHORD. REACTIONS CALCULATED FOR THE BEARING POINTS OF ROOF TRUSSES SHALL BE REDUCED, SPECIFICALLY, ATTIC FLOOR LIVE LOADS COMBINED WITH ROOF LIVE LOADS SHALL BE MULTIPLIED BY 0.75 WHEN COMBINED w/ DEAD LOAD. 0.75" MAX ANY CASE		
BASIC WIND SPEED (ASCE 7-22) 130 MPH IMPORTANCE FACTOR 1.0 MEAN ROOF HEIGHT 20.0 FT ROOF PITCH 7/12 BUILDING CATEGORY II EXPOSURE CATEGORY C ENCLOSURE CLASSIFICATION C INTERNAL PRESSURE COEFFICIENT + .18		

MATERIAL SPECIFICATIONS

HARDWARE AND ANCHORS:
ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A 307
OR ASTM F 1554 GRADE 36.
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR
SHALL BE GALVANIZED.
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WFW): SHALL BE ASTM A185.
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET
OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E):1,900ksi;
BENDING STRESS (Fb) 2600psi

EPOXY: T1W RED HEAD A7
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
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COMPONENTS & CLADDING ALLOWABLE DESIGN PRESSURES		
TRIBUTARY AREA (sf)	INTERIOR ZONE (PSF)	EDGE STRIP (PSF): 'a' = 4'-6"
10	+25.5 -27.7	+25.5 -34.2
50	+22.9 -25.0	+22.9 -28.8
100	+21.8 -23.2	+21.8 -26.5

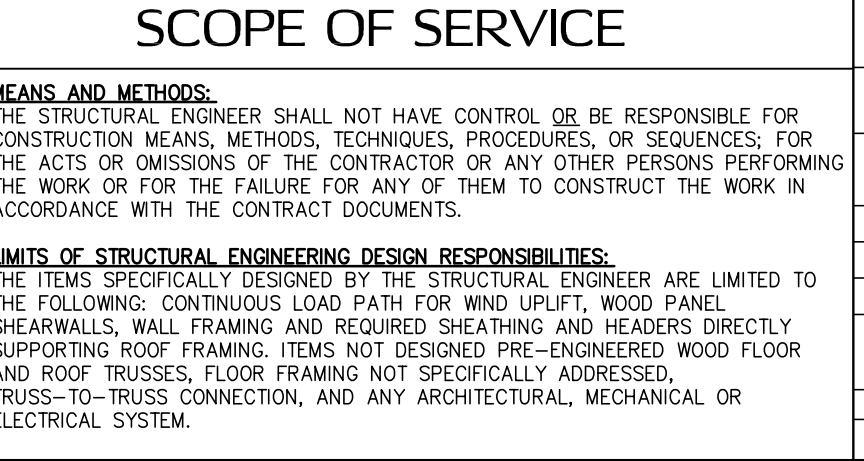
• THE VALUES ABOVE ARE ALLOWABLE WIND PRESSURE VALUES (ASD). THE ABOVE
WIND PRESSURES HAVE BEEN REDUCED BY 0.60 AS PERMITTED BY THE ALLOWABLE
STRESS DESIGN METHODOLOGY. NO FURTHER REDUCTION SHALL BE PERMITTED.

• COMPONENT & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE
AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.

• LINEAR INTERPOLATION IS PERMISSIBLE.

• PLUS = PRESSURE AND MINUS = SUCTION.

• DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE
RESPONSIBILITY OF THE WINDOW/DOOR MANUF./SUPPLIER & SHALL MEET THE
ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.



SCOPE OF SERVICE

MEANS AND METHODS:
THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR
CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES; FOR
THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING
THE WORK OR FOR THE FAILURE FOR ANY OF THEM TO CONSTRUCT THE WORK IN
ACCORDANCE WITH THE CONTRACT DOCUMENTS.

LIMITS OF STRUCTURAL ENGINEERING DESIGN RESPONSIBILITIES:
THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO
THE FOLLOWING: CONTINUOUS LOAD PATH FOR WIND UPLIFT, WOOD PANEL
SHEARWALLS, WALL FRAMING AND REQUIRED SHEATHING AND HEADERS DIRECTLY
SUPPORTING ROOF FRAMING. ITEMS NOT DESIGNED PER ENGINEERED WOOD FLOOR
AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED,
TRUSS-TO-TRUSS CONNECTION, AND ANY ARCHITECTURAL, MECHANICAL OR
ELECTRICAL SYSTEM.

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

FLOOR SHEATHING SPECIFICATIONS:
23/32" T&G OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD.

ROOF SHEATHING SPECIFICATIONS:
SHINGLE – MIN. 15/32", 32/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

TILE – MIN. 15/32", 32/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" RING SHANK @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

METAL – MIN. 1/2", 24/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

WALL SHEATHING SPECIFICATIONS:
FLEXIBLE FINISH – MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL EXTEND FULL HEIGHT FROM BOTTOM PLATE TO UPPER TOP PLATE. FLEXIBLE FINISH WALLS INCLUDE: WOOD, CEMENT, OR VINYL SIDING,
HARDI PANEL & BRICK. ALL OTHER WALL SHALL BE CONSIDERED BRITTLE FINISH.

**STUCCO FINISH – MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL ORIENTED WITH THE LONG DIMENSION PERPENDICULAR TO THE STUDS. CONTRACTOR MAY USE 3/4" STRUCTURAL 1 GRADE SHEATHING OR
1/2" OSB SHEATHING AND ORIENT THE PANELS VERTICALLY.**

MASONRY SPECIFICATIONS:
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI305.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 psi PER ASTM C1019.
GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/4" PLACED AT AN 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE N MORTAR MAY BE USED IN BRICK VENEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND
INSTALLATION OF ALL FLASHING.

CONCRETE MASONRY UNITS (CMU):
CMU SHALL BE IN ACCORDANCE WITH ASTM C90-75, HOLLOW LOAD-BEARING (CMU), TYPE 1, GRADE N-1, NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 psi (fm=1500 psi). GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT IN 5'-0" MAXIMUM
LIFTS PROVIDE CLEANOUTS PER ACI 530.1-02 IN THE BOTTOM OF COURSE OF MASONRY WHEN THE WALL HEIGHT EXCEEDS 5'-0".

MASONRY STEM WALLS: ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, E GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE "S" MORTAR. WALL COURSING SHALL BE RUNNING BONDS. STACK BOND SHALL NOT BE USED. GROUT ALL CELLS
CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI FEA ROOF CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH #4 @ 4'-0" O.C. MAX. AND AT EACH CORNER,
WALL END, AND WALL INTERSECTIONS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. AT STEM WALL CONSTRUCTED OF 5 OR MORE
COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINFORCING SHALL BE INCREASED AS NOTED ON 1/S.O. UNLESS NOTED OTHERWISE, LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

CONCRETE SPECIFICATIONS:
ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-08, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
CONCRETE AT GARAGE AND PORCH SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.

GENERAL NOTES:
FOOTINGS AND FOUNDATIONS:
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTING HAVE BEEN DESIGNED WITH A SOIL BEARING (DESIGN MAXIMUM) OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS.
IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED
PROCTOR IN ACCORDANCE WITH ASTM D 1557.

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ETC., SEE ARCHITECTURAL PLANS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATION FROM THE FOUNDATION PLAN SHOWN ON S1.0.
DO NOT DETERMINE FOOTING LOCATION BASED ON EITHER THE ARCHITECTURAL PLAN OR FRAMING PLAN, BUT BY DIMENSIONS PROVIDED ON FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT ENGINEER OF RECORD (EOR)

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE. IN ALL CONTINUOUS FOOTINGS PROVIDE #3 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF
REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS

CONCRETE SLABS ON GRADE:
SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES. SAWCUTS FOR
CONTROLLED CRACKING CUT AT 1" SAWCUT INTO SLAB IN A 12"x12" GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT, PROVIDE SAWCUTS THROUGH OUT SLAB CALL EOR FOR ALTERNATIVE METHODS.

WOOD FRAMING SPECIFICATIONS:
ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE
PRESSURE-TREATED. IF A COOL OR NON-DOT DURABLE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF AZECA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

PRE-ENGINEERED WOOD TRUSSES:
SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AISC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP
DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING FOR "COMMENTARY" AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL
PLATE CONNECTED WOOD TRUSSES, HIB-91". AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS. WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, PLACE STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. CLAY AND TILE ROOFS SHALL BE
INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL" AND THE MANUFACTURER'S REQUIREMENTS. STANDING SEAM METAL ROOFS SHALL COMPLY WITH ASTM E154 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL METAL FLASHING AND VALLEY MATERIALS.

WATERPROOFING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF ALL WATER PROOFING.

WOOD FASTENING SCHEDULE		
MEMBERS	CONNECTION TYPE	FASTENER
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-16d) 3-GUN NAILS
DBL. TOP PLATE TO STUD	FACE NAIL	(2-16d) 3-GUN NAILS
RIM JOIST TO TOP PLATE	TOE NAIL	(8d @ 6") GUN NAIL @ 6"
CEILING JOIST TO TOP PLATE	TOE NAIL	(3-8d) 5-GUN NAILS
CEILING JOIST, OVER PARTITIONS	FACE NAIL	(3-16d) 4-GUN NAILS
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(6-16d) 8-GUN NAILS
JOIST/TRUSS TO PLATE	TOE NAIL	(2-16d) 3-GUN NAILS
RAFTER TO PLATE	TOE NAIL	(3-8d) 3-GUN NAILS
JACK RAFTER TO HIP	TOE NAIL	(3-10d) 4-GUN NAILS
ROOF RAFTER TO 2x... RIDGE BM.	TOE NAIL	(2-16d) 3-GUN NAILS
CONT. HEADER, TWO PIECES	FACE NAIL	16d @ 16" O.C. @ EDGE
CONT. HEADER TO STUD	TOE NAIL	(3-16d) 4-GUN NAILS
STUD TO SOLE PLATE	TOE NAIL	(3-16d) 4-GUN NAILS
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 8"

NAIL SPECIFICATIONS:
3"x0.131" = GUN NAILS
2"x0.113" = 6d
3"x0.148" = 10d
1 1/2"x0.148" = 10d x 1 1/2"

2 1/2"x0.131" = RINK SHANK
3 1/2"x0.131" = 8d
3 1/2"x0.162" = 8d
1 1/2"x0.131" = 8d x 1 1/2"

BRICK NOTES / LINTEL SCHD		
LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
L3 1/2"x3 1/2"x1/4"	4"	6'-0"
L4x3 1/2"x1/4"	6"	8'-0"
L5x3 1/2"x1/4"	6"	10'-0"
L6x3 1/2"x1/4"	6"	12'-0"
L7x3 1/2"x1/4"	6"	16'-0"

1. STEEL LINTELS TO BE MINIMAL 36" LINTEL
MUST HAVE CORROSION RESISTANT COATING
OF EPOXY BASED PAINT.

2. LINTEL MORE THAN 8'-0", SHOULD BE
LATERALLY SUPPORTED NOT TO EXCEED 6
FT. O.C. w/ 2-1/4"x3" WD. SCREWS INTO
HEADER PROVIDE A 1/2" VERTICAL SLOTTED
HOLE FOR SCREW.

3. BRICK VENEER ATTACHMENT: HORIZONTAL
TIES @ 24" O.C., VERT. TIES @ 12" O.C.
O.C. AT ALL OPENINGS SPACE TIES WITHIN
12" OF OPENINGS. PROVIDE 1/2" WEEP
HOLES @ 33" O.C. IMMEDIATELY ABOVE
FLASHING.

PLAN LEGEND AND ABBREVIATIONS		
INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL	
GABLE X-BRACE, SEE DETAIL 10/SO.1	HEADER SIZE, JACK AND KING STUD QUANTITY	
DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. SW 3/16"	(2)x8x1-1/2	
ADJ. = ADJACENT BM = BEAM BOT = BOTTOM BRG = BEARING CMB = CONCRETE MASONRY UNIT DBL. = DOUBLE DIA. = DIAMETER EA = EACH EE = EACH END COR = CORNER OF RECORD EQ = EQUAL EXT = EXTERIOR FBD = FLORIDA BUILDING CODE FT = FOUNDATION FT = FOOT FBD = FOOTING HOR = HEADER HORIZ = HORIZONTAL LBS = POUNDS	LG = Long MANUF. = Manufacture MONO = Monolithic OC = On Center OSB = Oriented Strand Board PERP = Perpendicular PRE ENG. = Pre Engineered PSF = Pounds per Square Foot PT = Pounds per Square Inch PT = PRESSURE TREATED QT = Quick Tie REIN. = Reinforce SF = Square Foot SPF = Spruce Pine Fir T1W = Through TYP = Typical UNL. = Unless Otherwise Noted VERT. = Vertical WFW = Welded Wire Fabric	

WOOD FASTENING SCHEDULE		
MEMBERS	CONNECTION TYPE	FASTENER
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-16d) 3-GUN NAILS
DBL. TOP PLATE TO STUD	FACE NAIL	(2-16d) 3-GUN NAILS
RIM JOIST TO TOP PLATE	TOE NAIL	(8d @ 6") GUN NAIL @ 6"
CEILING JOIST TO TOP PLATE	TOE NAIL	(3-8d) 5-GUN NAILS
CEILING JOIST, OVER PARTITIONS	FACE NAIL	(3-16d) 4-GUN NAILS
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(6-16d) 8-GUN NAILS
JOIST/TRUSS TO PLATE	TOE NAIL	(2-16d) 3-GUN NAILS
RAFTER TO PLATE	TOE NAIL	(3-8d) 3-GUN NAILS
JACK RAFTER TO HIP	TOE NAIL	(3-10d) 4-GUN NAILS
ROOF RAFTER TO 2x... RIDGE BM.	TOE NAIL	(2-16d) 3-GUN NAILS
CONT. HEADER, TWO PIECES	FACE NAIL	16d @ 16" O.C. @ EDGE
CONT. HEADER TO STUD	TOE NAIL	(3-16d) 4-GUN NAILS
STUD TO SOLE PLATE	TOE NAIL	(3-16d) 4-GUN NAILS
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 8"

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O.C. AT ALL OPENINGS SPACE TIES WITHIN
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GABLE X-BRACE, SEE DETAIL 10/SO.1	HEADER SIZE, JACK AND KING STUD QUANTITY	
DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. SW 3/16"	(2)x8x1-1/2	
ADJ. = ADJACENT BM = BEAM BOT = BOTTOM BRG = BEARING CMB = CONCRETE MASONRY UNIT DBL. = DOUBLE DIA. = DIAMETER EA = EACH EE = EACH END COR = CORNER OF RECORD EQ = EQUAL EXT = EXTERIOR FBD = FLORIDA BUILDING CODE FT = FOUNDATION FT = FOOT FBD = FOOTING HOR = HEADER HORIZ = HORIZONTAL LBS = POUNDS	LG = Long MANUF. = Manufacture MONO = Monolithic OC = On Center OSB = Oriented Strand Board PERP = Perpendicular PRE ENG. = Pre Engineered PSF = Pounds per Square Foot PT = Pounds per Square Inch PT = PRESSURE TREATED QT = Quick Tie REIN. = Reinforce SF = Square Foot SPF = Spruce Pine Fir T1W = Through TYP = Typical UNL. = Unless Otherwise Noted VERT. = Vertical WFW = Welded Wire Fabric	

WOOD FASTENING SCHEDULE		
MEMBERS	CONNECTION TYPE	FASTENER
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-16d) 3-GUN NAILS
DBL. TOP PLATE TO STUD	FACE NAIL	(2-16d) 3-GUN NAILS
RIM JOIST TO TOP PLATE	TOE NAIL	(8d @ 6") GUN NAIL @ 6"
CEILING JOIST TO TOP PLATE	TOE NAIL	(3-8d) 5-GUN NAILS
CEILING JOIST, OVER PARTITIONS	FACE NAIL	(3-16d) 4-GUN NAILS
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(6-16d) 8-GUN NAILS
JOIST/TRUSS TO PLATE	TOE NAIL	(2-16d) 3-GUN NAILS
RAFTER TO PLATE	TOE NAIL	(3-8d) 3-GUN NAILS
JACK RAFTER TO HIP	TOE NAIL	(3-10d) 4-GUN NAILS
ROOF RAFTER TO 2x... RIDGE BM.	TOE NAIL	(2-16d) 3-GUN NAILS
CONT. HEADER, TWO PIECES	FACE NAIL	16d @ 16" O.C. @ EDGE
CONT. HEADER TO STUD	TOE NAIL	(3-16d) 4-GUN NAILS
STUD TO SOLE PLATE	TOE NAIL	(3-16d) 4-GUN NAILS
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 8"

NAIL SPECIFICATIONS:
3"x0.131" = GUN NAILS
2"x0.113" = 6d
3"x0.148" = 10d
1 1/2"x0.148" = 10d x 1 1/2"

2 1/2"x0.131" = RINK SHANK
3 1/2"x0.131" = 8d
3 1/2"x0.162" = 8d
1 1/2"x0.131" = 8d x 1 1/2"



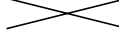
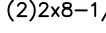
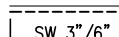

BRICK NOTES / LINTEL SCHD		
LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
L3 1/2"x3 1/2"x1/4"	4"	6'-0"
L4x3 1/2"x1/4"	6"	8'-0"
L5x3 1/2"x1/4"	6"	10'-0"
L6x3 1/2"x1/4"	6"	12'-0"
L7x3 1/2"x1/4"	6"	16'-0"

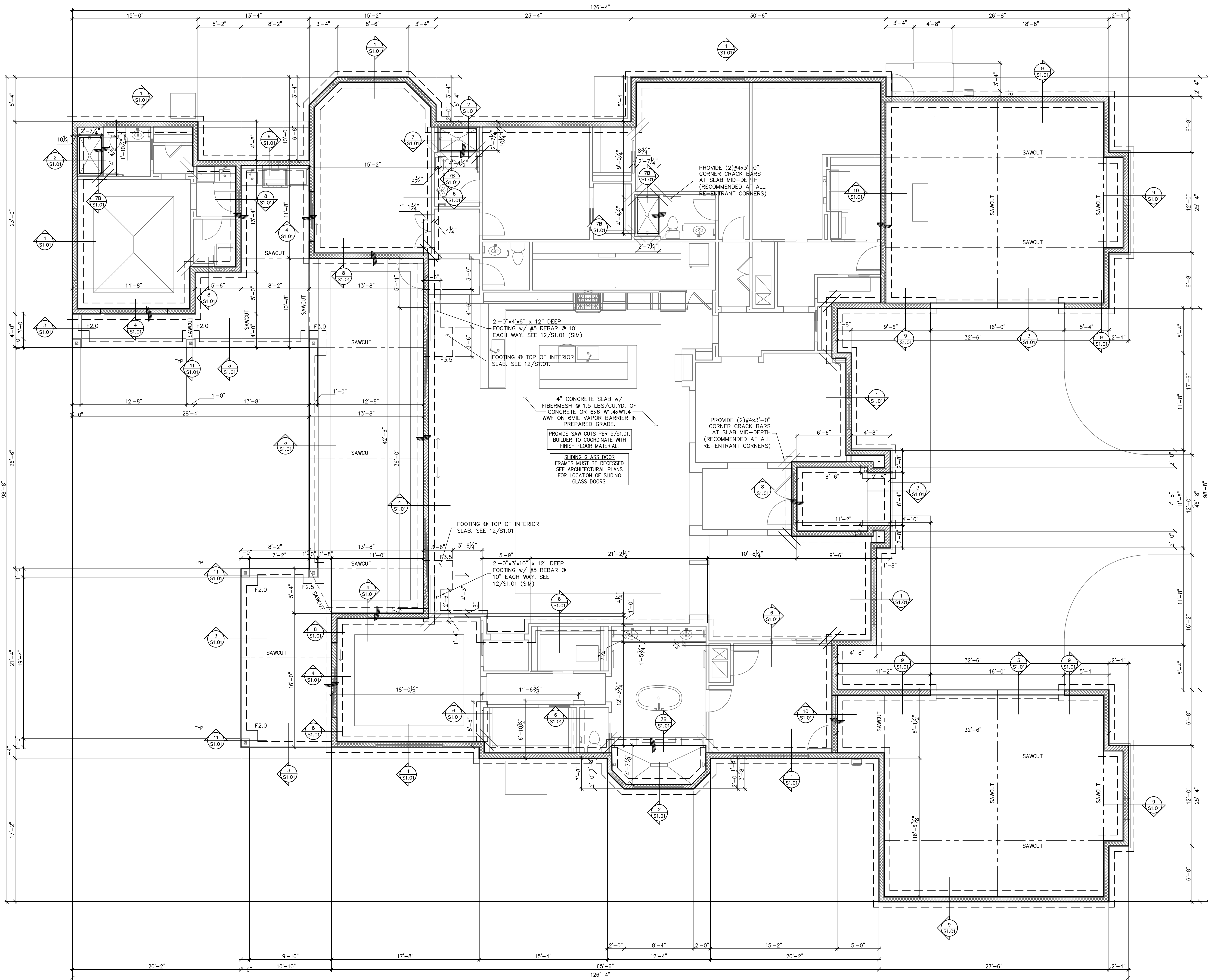
1. STEEL LINTELS TO BE MINIMAL 36" LINTEL
MUST HAVE CORROSION RESISTANT COATING
OF EPOXY BASED PAINT.

2. LINTEL MORE THAN 8'-0", SHOULD BE
LATERALLY SUPPORTED NOT TO EXCEED 6
FT. O.C. w/ 2-1/4"x3" WD. SCREWS INTO
HEADER PROVIDE A 1/2" VERTICAL SLOTTED
HOLE FOR SCREW.

3. BRICK VENEER ATTACHMENT: HORIZONTAL
TIES @ 24" O.C., VERT. TIES @ 12" O.C.
O.C. AT ALL OPENINGS SPACE TIES WITHIN
12" OF OPENINGS. PROVIDE 1/2" WEEP
HOLES @ 33" O.C. IMMEDIATELY ABOVE
FLASHING.

PLAN LEGEND AND ABBREVIATIONS

	INTERIOR LOAD BEARING WALL		BUILT-UP POST IN THE WALL
	GABLE X-BRACE, SEE DETAIL 10/SO.1		HEADER SIZE, JACK AND KING STUD QUANTITY.
	DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIZE OF WALL, THE SHEARWALL DESIGNATING TO BE APPLIED. 84 @ 3/8" DESIGNATES 84 COMMONS @ 3/8" O.C. EDGE & 6" O.C. "IN THE FIELD"		
			
ADJ = ADJACENT		LG = Long	
BM = BEAM		MANUF = Manufacture	
BOT = BOTTOM		MONO = Monolithic	
BRG = BEARING		OC = On Center	
CMU = CONCRETE MASONRY UNIT		ORR = Oriented Strand Board	
DBL = DOUBLE		PERP = Perpendicular	
DIA = DIAMETER		PER ENG = Per Engineered	
EAL = EACH		PSF = Pounds per Square Foot	
EE = EACH END		PSI = Pounds per Square Inch	
ENG = ENGINEER OF RECORD		PT = PRESSURE TREATED	
EQ = EQUAL		QT = Quick Tie	
EXT = EXTERIOR		REINF = Reinforce	
FBC = FLORIDA BUILDING CODE		SF = Square Foot	
FDN = FOUNDATION		SF = Square Pine Fur	
FT = FOOT		SYN = Southern Yellow Pine	
FTG = FOOTING		THRU = Through	
HDR = HEADER		TYP = Typical	
HORIZ = HORIZONTAL		UON = Unless Otherwise Noted	
LBS = POUNDS		VERT = Vertical	
		WFG = Welded Wire Fabric	



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

FOUNDATION LEGEND

—	DESIGNATES SLAB EDGE LINE
- - -	DESIGNATES FOOTING LINE
- · - · -	DESIGNATES SAWCUT LINE
[Hatched Box]	DESIGNATES STEM WALL
[Staircase Symbol]	DESIGNATES SLAB STEP RECESS

FOOTING SCHEDULE

TYPE	DEPTH	WIDTH	BOTTOM BARS
F2.0	1'-0"	2'-0"x2'-0"	(3) #5 EW
F2.5	1'-0"	2'-6"x2'-6"	(3) #5 EW
F3.0	1'-0"	3'-0"x3'-0"	(3) #5 EW
F3.5	1'-0"	3'-6"x3'-6"	(4) #5 EW
F4.0	1'-4"	4'-0"x4'-0"	(4) #5 EW

GENERAL FOUNDATION NOTES

- THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. SEE ARCH FOR DIMENSIONS
- SEE GENERAL NOTES AND SPECIFICATIONS ON S0.0 FOR FEATURES NOT INCLUDED WITHIN THIS PLAN.
- FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES
- SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

CONTRACTOR TO VERIFY DIMENSIONS

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FIELD ALTERATION

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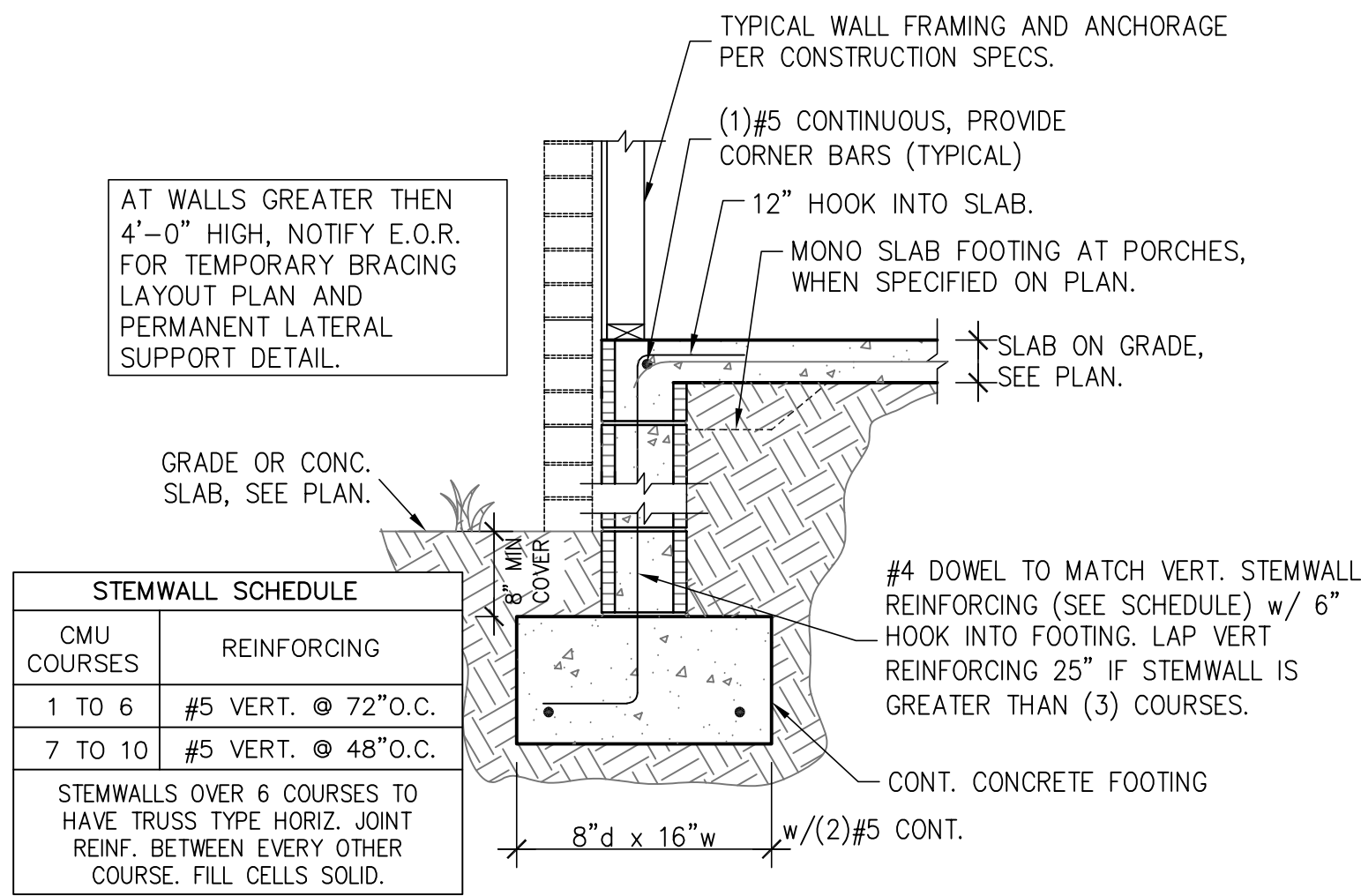
SCALING

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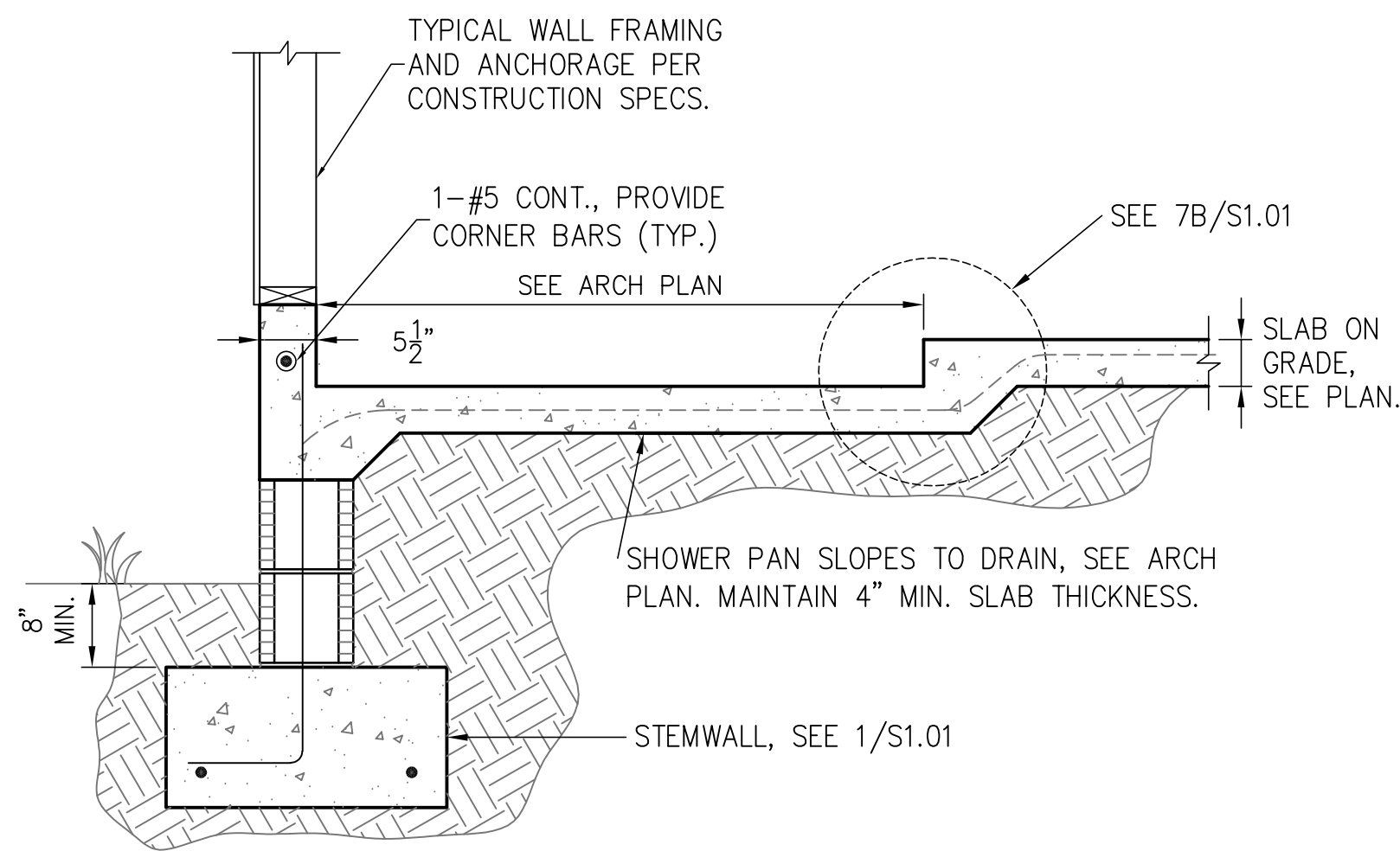
FOUNDATION
PLAN

SHEET
S1.0

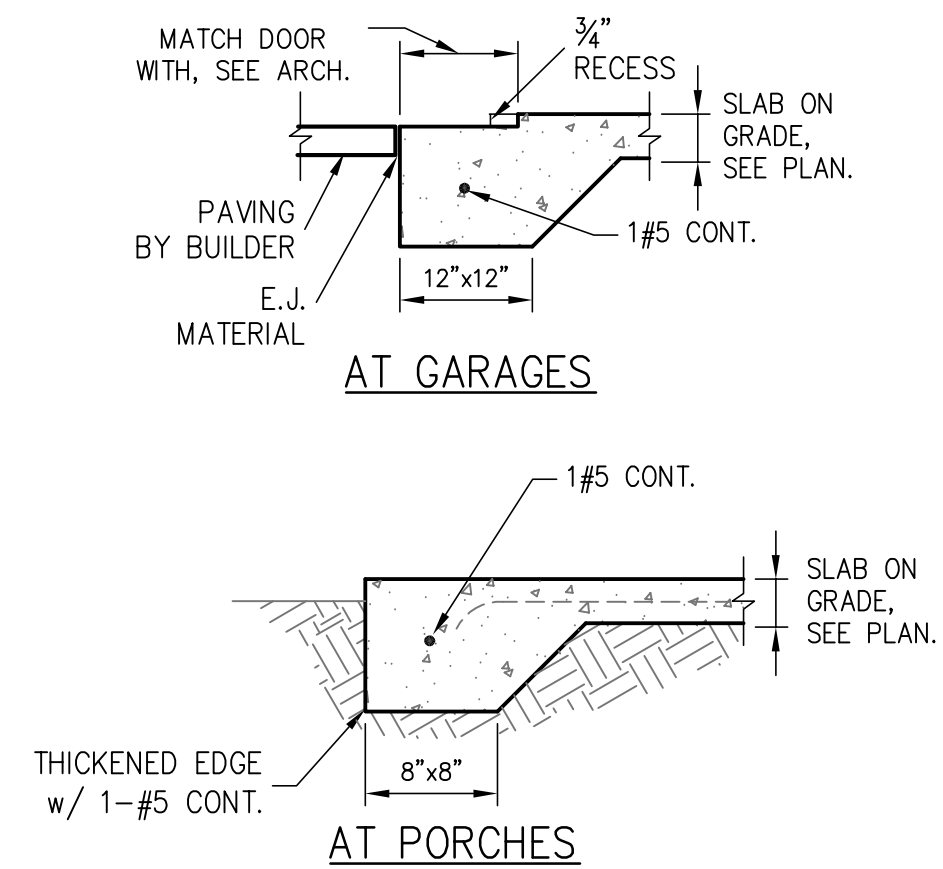
SHEET 3 OF 6



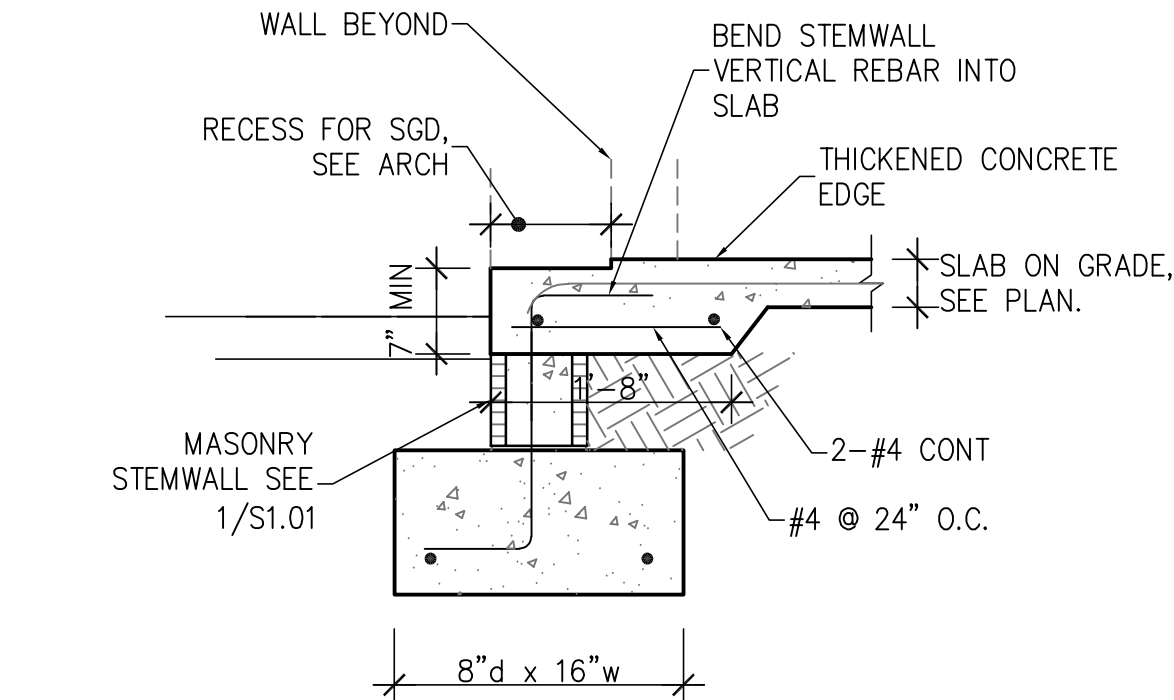
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



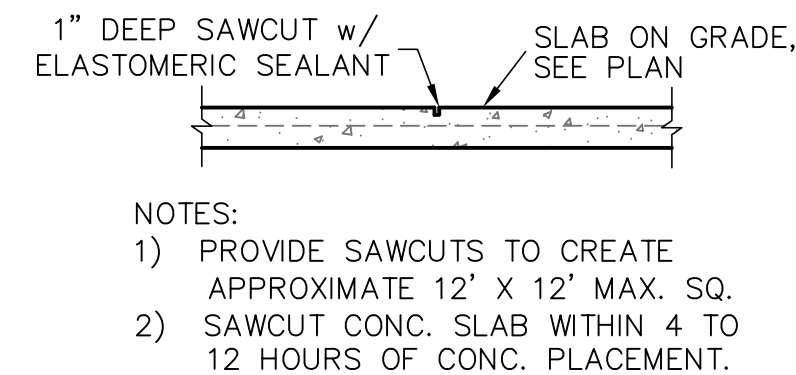
2 FOOTING W/ SHOWER RECESS
S1.01 SCALE: 3/4" = 1'-0"



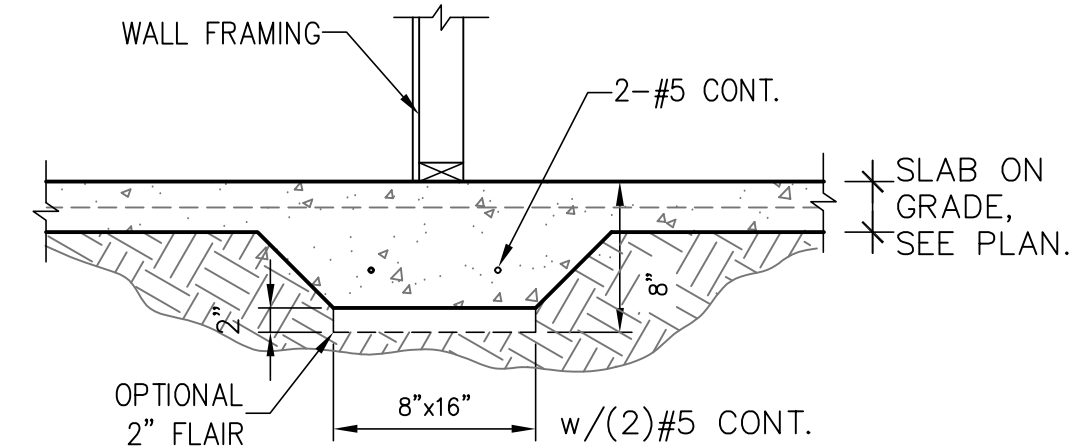
3 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"



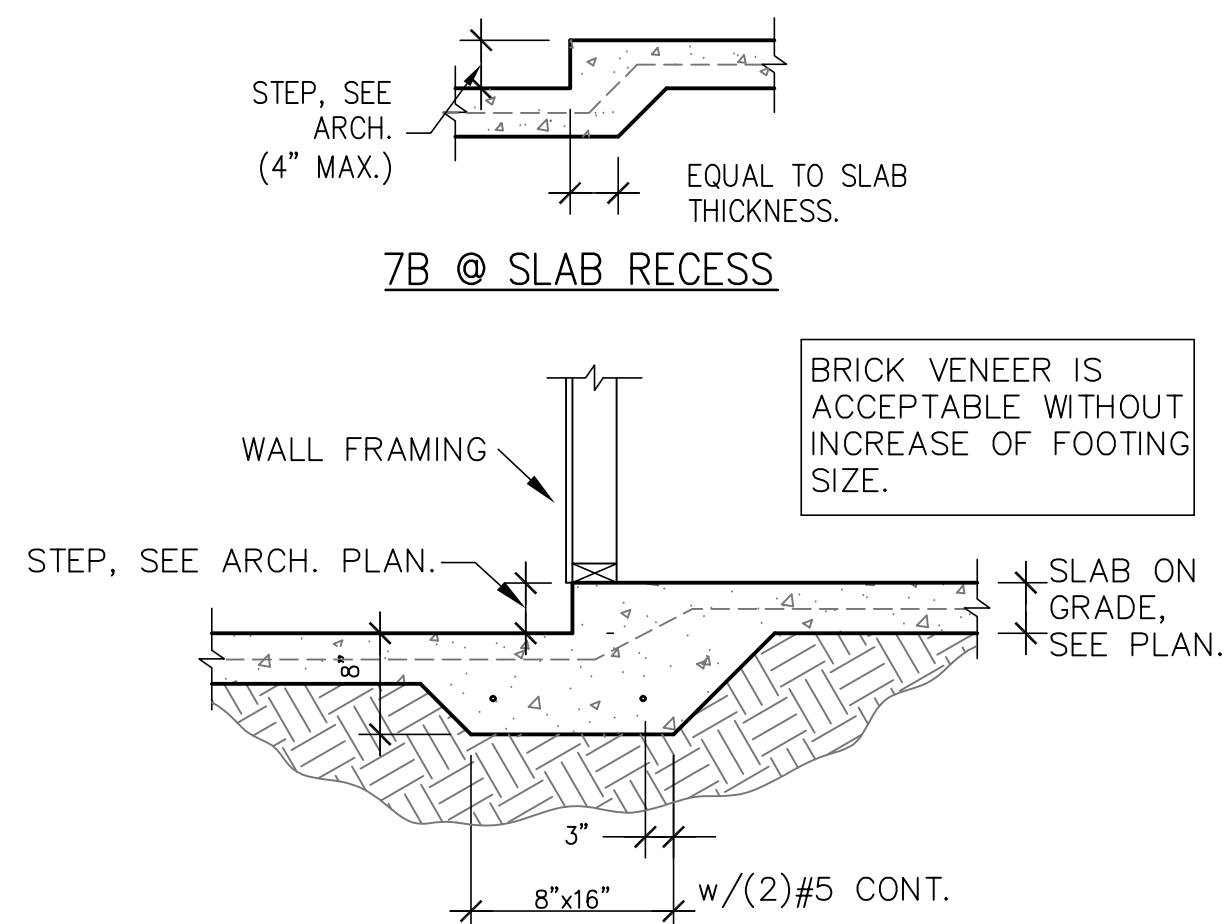
4 STEMWALL FOOTING AT SLIDER
S1.01 SCALE: 3/4" = 1'-0"



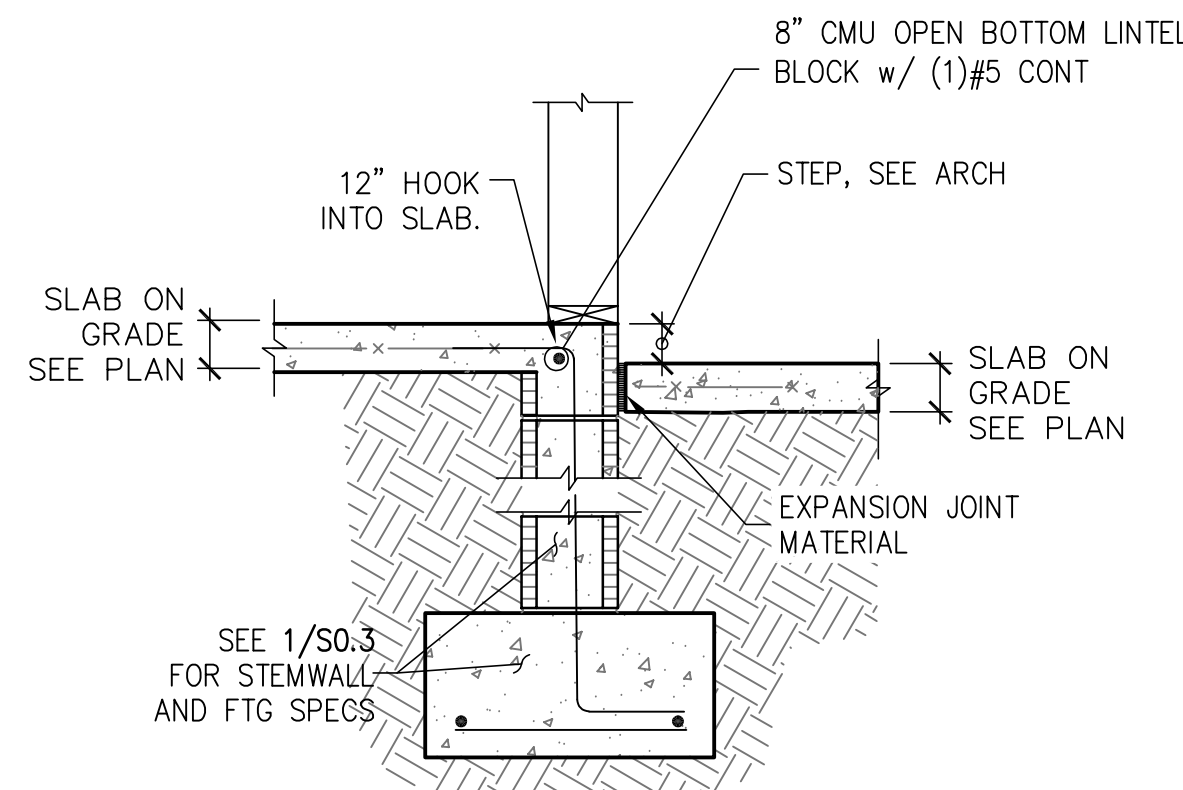
5 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



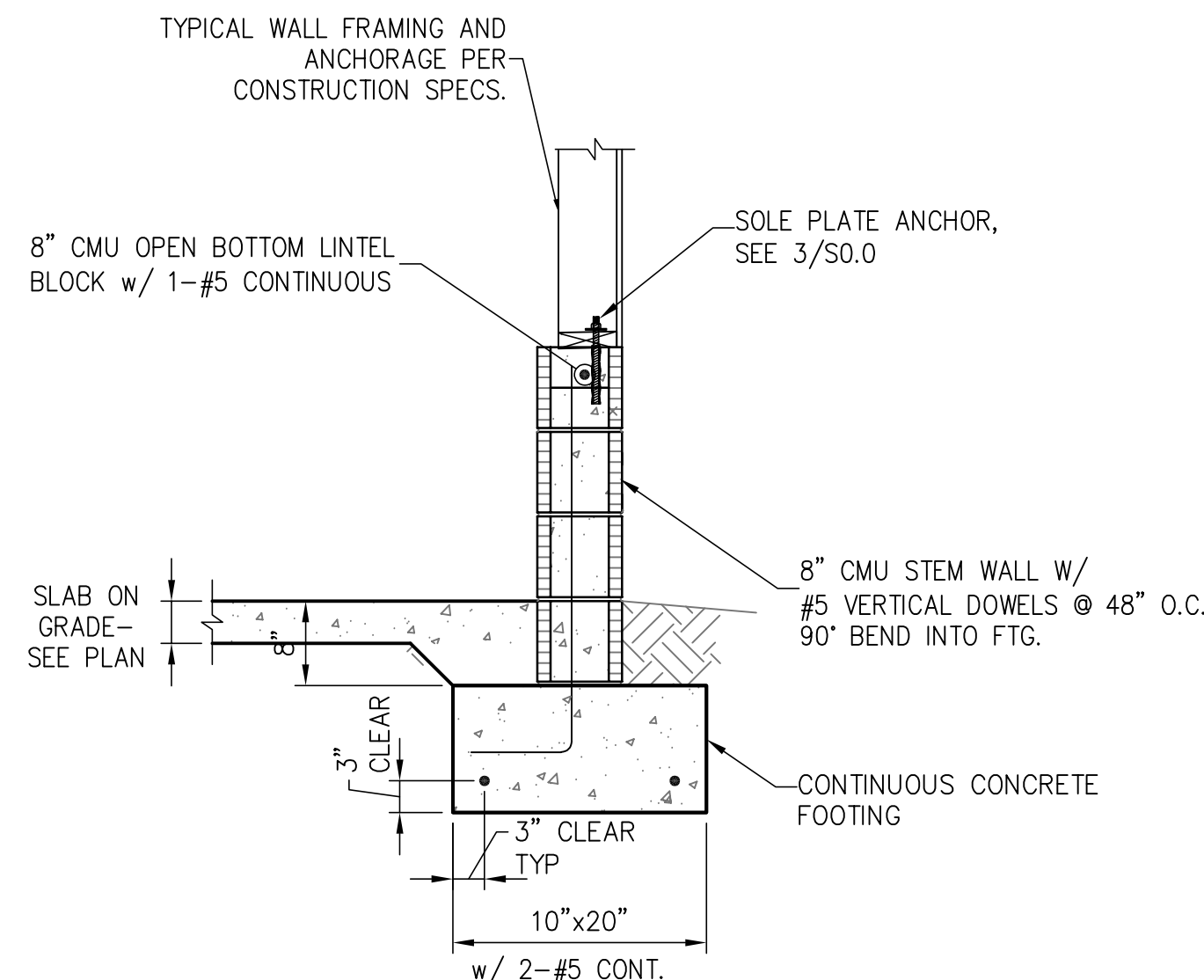
6 BEARING AT INTERIOR
S1.01 SCALE: 3/4" = 1'-0"



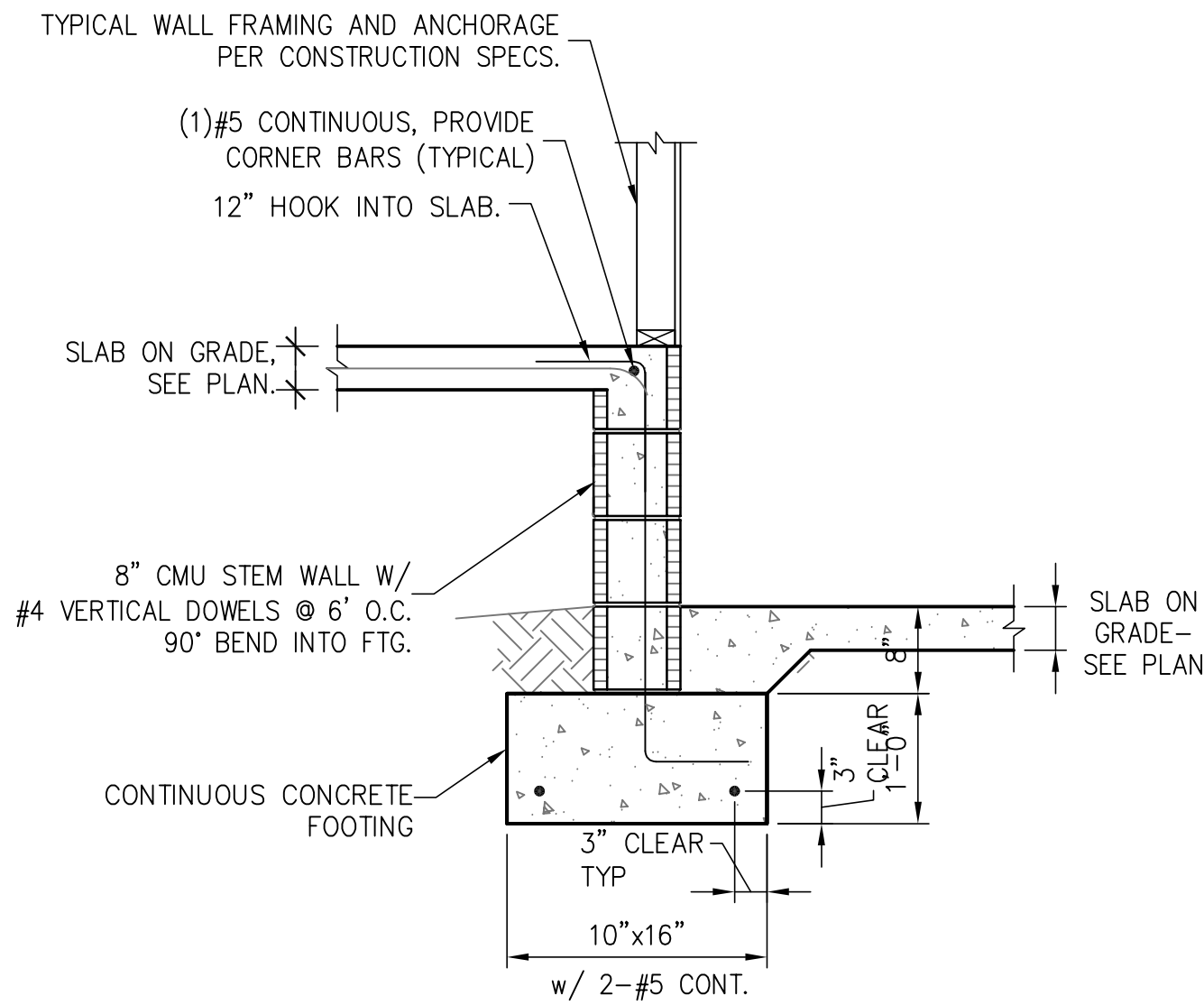
7 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"



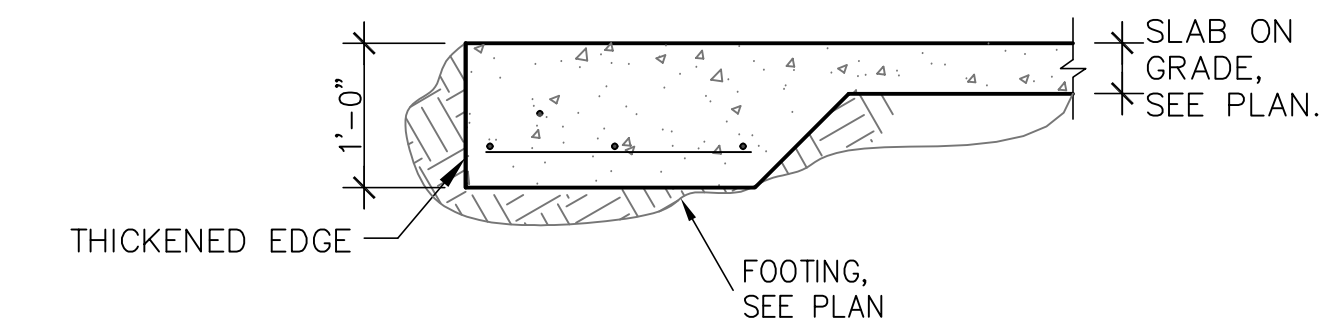
8 STEP AT STEMWALL
S1.01 SCALE: 3/4" = 1'-0"



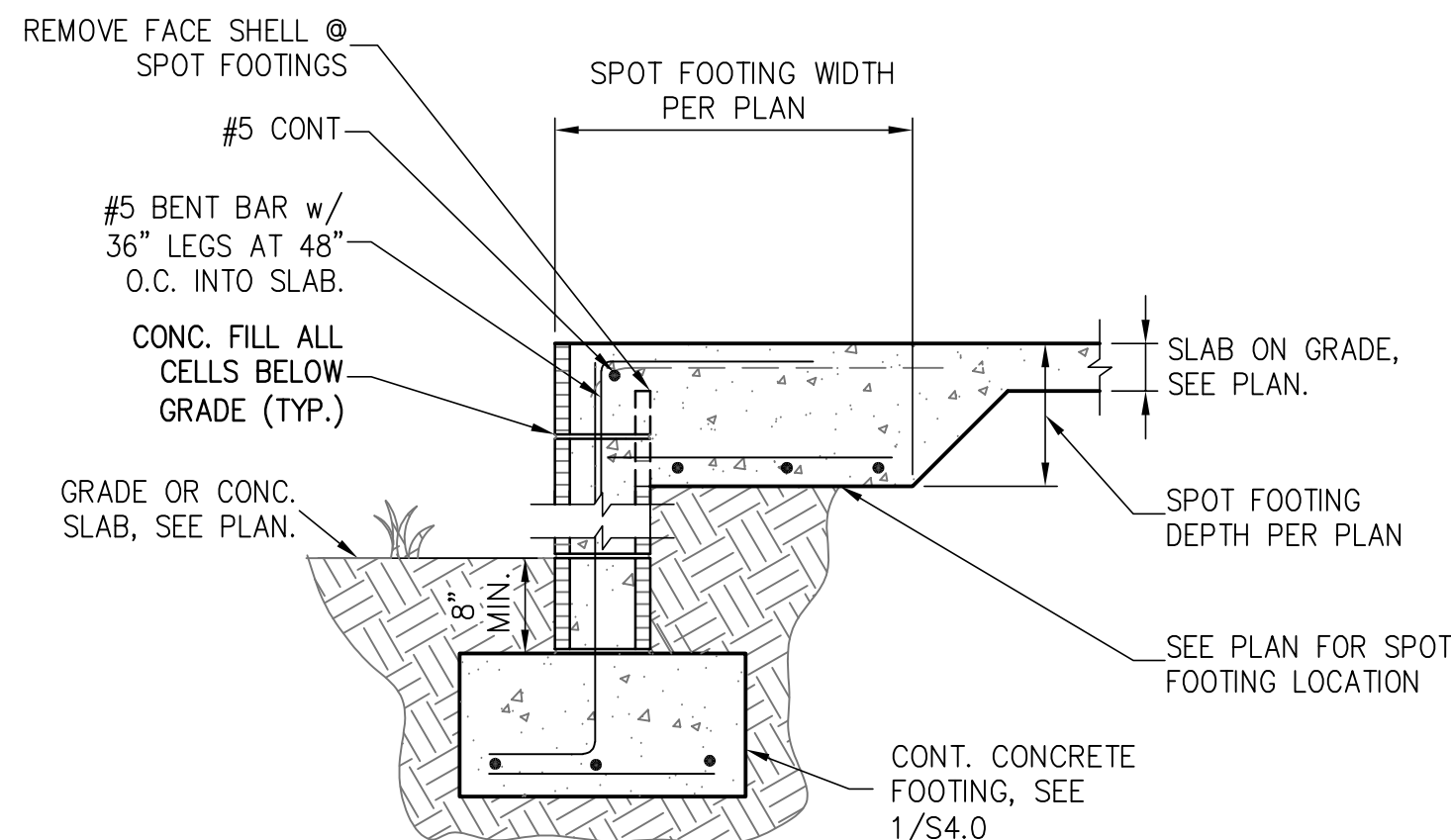
9 GARAGE STEM WALL
S1.01 SCALE: 3/4" = 1'-0"



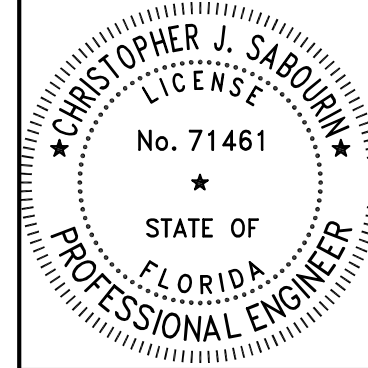
10 STEMWALL AT GARAGE
S1.01 SCALE: 3/4" = 1'-0"



11 SPOT FOOTING AT PORCH SLAB
S1.01



12 FOOTING AT TOP OF SLAB
S1.01



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FOUNDATION
DETAILS

SHEET
S1.01
SHEET 4 OF 6



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

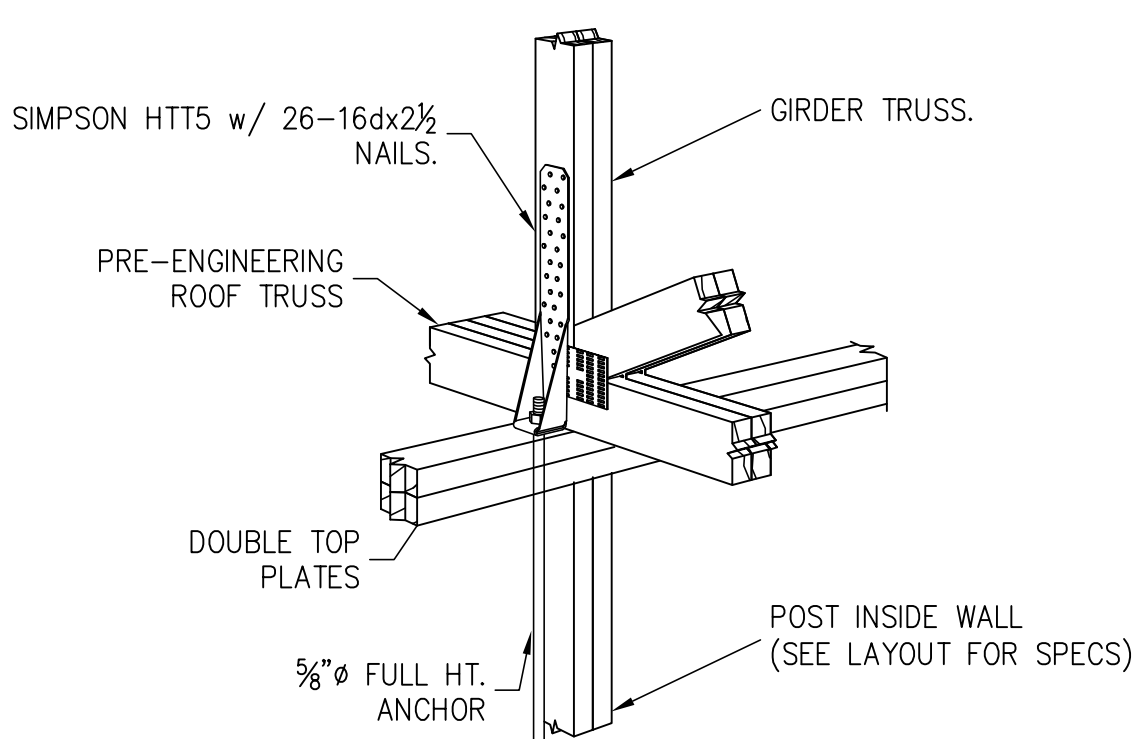
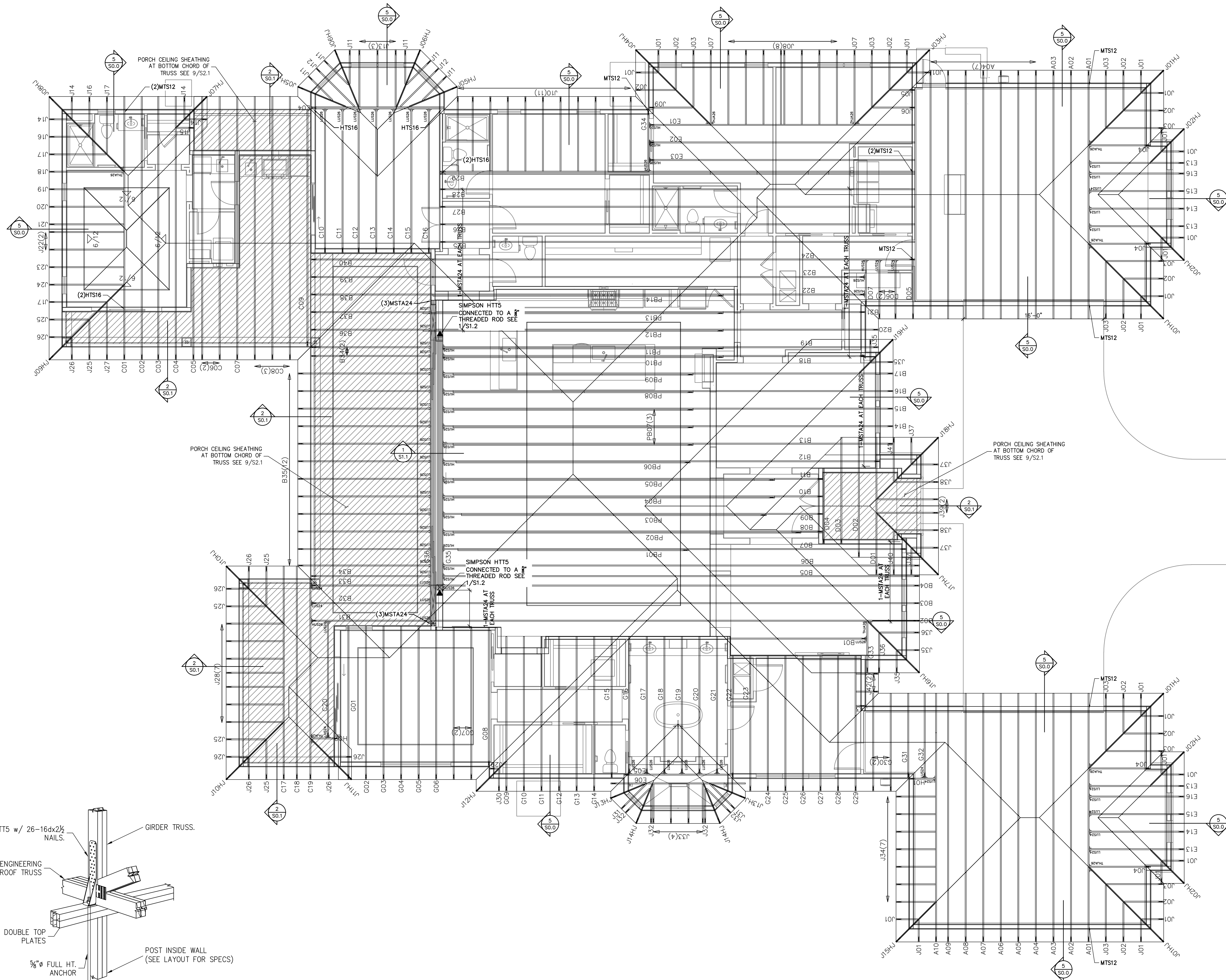
SOLE PLATE ANCHOR SPACING SCHD	
ALL EXTERIOR WALL UNLESS OTHER NOTED	42" O.C.
SHEARWALLS (SW 84037/6")	24" O.C.
	WHEN NOTED ON PLAN SEE NOTE 2

1. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/S.O.2
 2. ANCHOR SPACING SHALL BE AS NOTED, FOR EXAMPLE
 - SOLE PLT @ 36" = 36" ON-CENTER SPACING

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FIRST LEVEL
WALL
FRAMING
PLAN

SHEET
S1.1
SHEET 5 OF 6



1 HTS5 HIGH UPLIFT CONNECTION
S1.2 SCALE: N.T.S.

TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES:
STRAP ROOF TRUSSES AND RAFTERS TO BEARING WITH
(2)12D TOENAILS & (1)SIMPSON SDWC15600 SCREW UNLESS
OTHERWISE NOTED.

ROOF TRUSS PLACEMENT PLAN
SCALE: 3/16" = 1'-0"

SYMBOLS LEGEND

HTS16 DESIGNATES UPLIFT CONNECTION.

TRUSS FASTENING DETAILS

TRUSS TIE DOWN WITH SIMPSON SDWC

SIMPSON SDWC INSTALLATION RANGE

SDWC INSTALLATION

SDWC INSTALLATION RANGE

SDWC AT TOP PLATE SPICE

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ROOF TRUSS
PLACEMENT
PLAN