

DESIGN SPECIFICATIONS

DESIGN CODE:
2017 FLORIDA BUILDING CODE – RESIDENTIAL
DESIGN IS VOID ONE YEAR AFTER THE DATE OF THE ORIGINAL PLANS,
UNLESS PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE.

DESIGN LOADS: ACTUAL AND UNIFORM	ROOF	FLOOR
ROOF LOADING (cd=1.25)	(cd=1.25)	(cd=1.00)
TOP CHORD DEAD LOAD	20 psf	40 psf
TOP CHORD DEAD LOAD	7 psf (ARCH SHINGLES)	10 psf
TOP CHORD DEAD LOAD	20 psf (TILE SHINGLES)	10 psf
BOTTOM CHORD DEAD LOAD	10 psf	0 psf
BOTTOM CHORD DEAD LOAD	5 psf	0 psf

DEFLECTION CRITERIA:
ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180
FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240
0.75" MAX ANY CASE

WIND LOADING:
ASCE 7/10 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 LOADS.

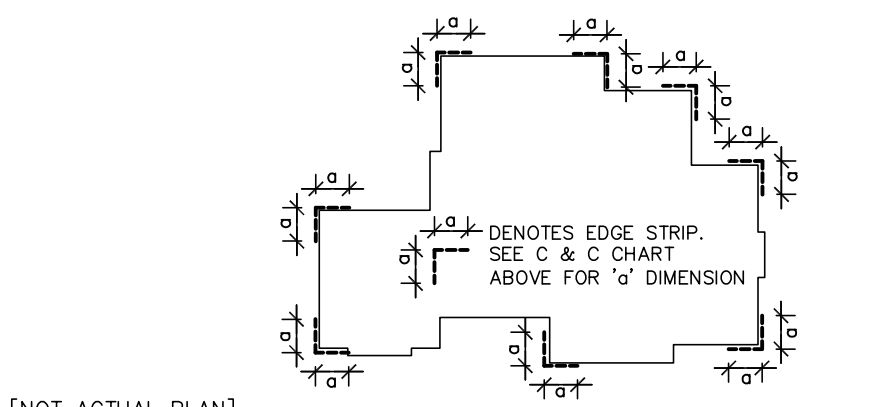
BASIC WIND SPEED (ASCE 7-10)	130 MPH
IMPORTANCE FACTOR	1.0
MEAN ROOF HEIGHT	20.0 FT
ROOF PITCH	7/12
BUILDING CATEGORY	C
EXPOSURE CATEGORY	C
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+ .18

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 5
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.
REBAR/REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DONNELS SHALL BE 12 BAR DIAMETER MINIMUM. HOLES SHALL BE 1/4" LARGER THAN REBAR SIX AND 1/4" LARGER THAN THREADED ROD SIZE. (U.O.N.)
ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (QUAL CARTRIDGE INSTALLATION ONLY):
EPOXY: ITW RED HEAD AT
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WWF): 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

COMPONENTS & CLADDING ALLOWABLE DESIGN PRESSURES (PSF)	TRIBUTARY AREA (sf)	INTERIOR (PSF)	EDGE STRIP (PSF): "a" = 4'-6"	GARAGE DOOR PRESSURES (PSF)
10	+25.6 – -27.7	+25.6 – -34.2		1 CAR GARAGE DOOR (8'x7') +22.9
50	+22.9 – -25.0	+22.9 – -28.8		2 CAR GARAGE DOOR (16'x7') +21.8
100	+21.8 – -23.9	+21.8 – -26.6		

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 PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED, TRUSSES-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. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED W/ 0.113x2" 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/ 0.113x2" 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/ 0.113x2" 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 1/2" 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 ACI530.1-05. 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 3/8" 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 (f'm=1500 psi). GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT IN 5'-0" MAXIMUM LIFTS PROVIDE CLEANOUTS PER ACI 530.1-02 IN THE BOTTOM COURSE OF MASONRY WHEN THE WALL HEIGHT EXCEEDS 5'-0".

MASONRY STEMWALLS: 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 PEA ROCK 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 STEMWALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. VERTICALLY. (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON 1/51.0, 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:
FOOTING 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 & SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES. SAWCUTS: FOR CONTROLLED CRACKING CUT A 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 PRESERVE-TREATED. IF, ACC OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF AZZA 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 AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BRACING 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 PER COMMENTARY AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HB-91." AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSSES. 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 SHINGS 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 E1514 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" = RINK SHANK
2"x0.113" = 8d
3"x0.148" = 10d
1 1/2"x0.148" = 10d x 1 1/2"
2"x0.113" = 8d
3 1/2"x0.162" = 16d
1 1/2"x0.131" = 8d x 1 1/2"

BRICK NOTES / LINTEL SCHD

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
13 1/2"x3 1/2"x 1/4"	4"	6'-0"
14x3 1/2"x 1/4"	6"	8'-0"
15x3 1/2"x 1/4"	6"	10'-0"
16x3 1/2"x 1/4"	6"	12'-0"
17x3 1/2"x 1/4"	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/ 2-1/2"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. (FOR 110mph WIND-ZONE VERT. TIES @ 16" O.C.). AT ALL OPENINGS SPACE TIES WITHIN 12" OF OPENINGS. PROVIDE 3/8" 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 8d @ 3/8" O.C. EDGE & 6" O.C. IN THE FIELD.	
SW 3/8"	
ADJ. = ADJACENT BM = BEAM BOT = BOTTOM BRG = BEARING CMU = CONCRETE MASONRY UNIT DBL = DOUBLE DIA = DIAMETER PSF = POUNDS PER SQUARE FOOT EE = EACH END EXT = EXTERIOR FBC = FLORIDA BUILDING CODE FND = FOUNDATION FT = FOOT FRT = FOOTING HORZ = HORIZONTAL LBS = POUNDS	LC = LONG MANUF. = MANUFACTURE MONO = MONOLITHIC OC = ON CENTER OSB = ORIENTED STRAND BOARD PERP = PERPENDICULAR PRE ENG. = PRE ENGINEERED PSF = POUNDS PER SQUARE FOOT PT = PRESSURE TREATED QT = QUICK TIE REINF. = REINFORCE SF = SQUARE FOOT SPF = SPRUCE PINE FUR SYP = SOUTHERN YELLOW PINE THRU = THROUGH TYP = TYPICAL UN = UNLESS OTHERWISE NOTED VERT = VERTICAL WFT = WELDED WIRE FABRIC

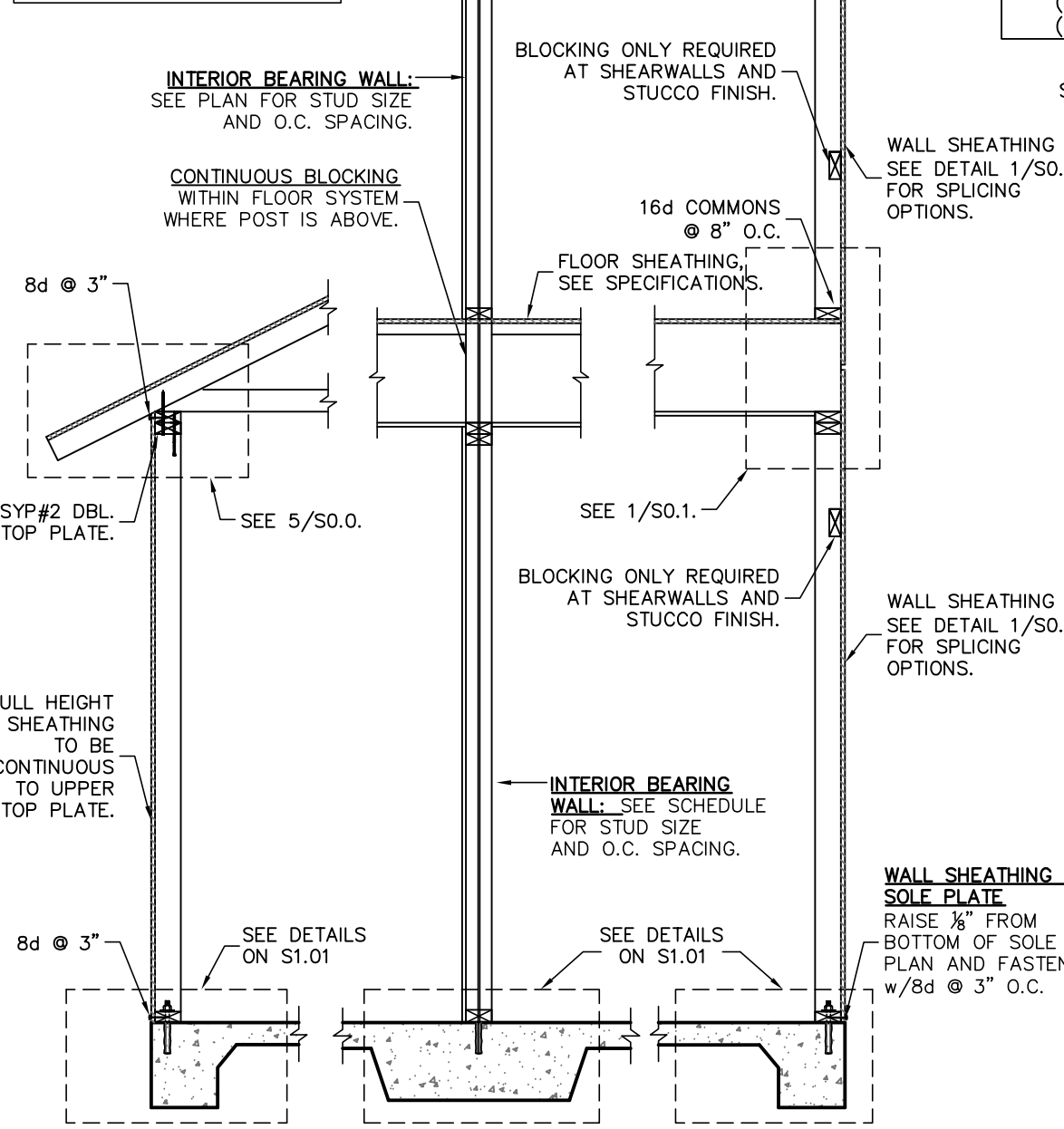
USP CONNECTORS

CONNECTOR	UPLIFT	FASTENERS	FL# CODE
SYP	SPF		
USP A37	450	450	(9)10d1 1/2"
USP R17	585	495	(5)8d EA. END
USP RT8A	775	650	(5)10d1 1/2" EA. END
USP MTW12	1195	860	(7)10d1 1/2" EA. END
USP HTW20	1450	1245	(12)10d1 1/2" EA. END
USP MSTA24	1640	1455	(9)10d EA. END
USP MSTA36	2065	2065	(13)10d EA. END
USP LST20B	1105	1105	1/2" ROD TO FTG.
USP JUS28	1305	1305	(6)10d TO HEADER
USP HTT16	4290	4290	3/4" ROD TO FTG.
USP HTT22	5370	5370	3/4" ROD TO FTG.
USP PAU44	2535		3/4" ROD W/ (12)16d
USP PAU66	2535		3/4" ROD W/ (12)16d
USP MSTM24	1545	1455	(5)1/4"x2-1/4" TAPCONS

SIMPSON CONNECTORS

CONNECTOR	UPLIFT	FASTENERS	FL# CODE
SYP	SPF		
A35	450	450	12-8d1 1/2"
H25T	600	520	5-8d EA. END
HTS16	1150	1085	16-10d EA. END
MTS12	1000	860	7-10d1 1/2" EA. END
HTS20	1450	1245	24-10d1 1/2" EA. END
MSTA24	1765	1270	9-10d EA. END
MSTA36	2050	1870	13-10d EA. END
HTT4	3480	3080	18-16d TO TRUSS/BEAM
			1-3/4" ROD TO FTG.
HTT5	5250	4670	32-16d TO TRUSS/BEAM
			1-3/4" ROD TO FTG.
LUS28	930	780	6-10d TO HEADER
			4-10d TO JOIST
HU410	905	785	14-16d TO HEADER
			6-16d TO JOIST
ABU44	2200		3/4" ROD EPOKID 6" MIN
ABU66	2300		3/4" ROD EPOKID 6" MIN
SET	N/A	N/A	SIMPSON EPOXY-TIE
LT720B	1675	1675	10-16d TO STUD/BEAM/POST
LSTA12	805	695	10-10d
CS16	1705	1705	13-8d

TYPICAL WALL FRAMING NOTES:
1. USE SPF#2 OR BETTER FOR ALL WALL STUDS..
2. USE SYP#2 FOR ALL TOP PLATES AND SOLE PLATES.
3. USE SYP#2 FOR ALL HEADERS
4. ALL WALLS SHALL BE BALLOON FRAMED FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, U.O.N. ON PLAN.
5.) FASTEN BOTTOM PLATE OF INTERIOR LOAD BEARING WALLS TO CONCRETE SLAB W/10d MASONRY CUT NAILS @ 48" O.C. MINIMUM. SEE FOUNDATION PLAN ADDITIONAL ANCHORS AT SHEARWALLS



SINGLE STORY

MULTY STORY

1 TYP. WALL SECTIONS

2 TYP. WALL SECTIONS

3 TYP. WALL SECTIONS

4 TYP. WALL SECTIONS

5 TYP. WALL SECTIONS

6 TYP. WALL SECTIONS

7 TYP. WALL SECTIONS

8 TYP. WALL SECTIONS

9 TYP. WALL SECTIONS

10 TYP. WALL SECTIONS

11 TYP. WALL SECTIONS

12 TYP. WALL SECTIONS

13 TYP. WALL SECTIONS

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23 TYP. WALL SECTIONS

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25 TYP. WALL SECTIONS

26 TYP. WALL SECTIONS

27 TYP. WALL SECTIONS

28 TYP. WALL SECTIONS

29 TYP. WALL SECTIONS

30 TYP. WALL SECTIONS

TYPICAL HEADER NAILING

0.131x3" TOE NAILS
2x6, 2x8 = (5) NAILS
2x10, 2x12 = (7) NAILS
9" LVL, 11" LVL = (7) NAILS
14" LVL, 16" LVL = (9) NAILS

TYPICAL STUD NAILING:
0.131x3" END NAILS:
(2) @ 2x4,
(3) @ 2x6,
(4) @ 2x8.

TYPICAL TOP PLATE NAILING:
FASTEN ALL TOP PLATES TOGETHER W/ (3) ROWS OF .131x3 @ 12" O.C. STAGGERED

TYPICAL SOLE PLATE NAILING:
0.131x3" TOE NAILS:
(3) @ 2x4,
(4) @ 2x6,
(5) @ 2x8.

TYPICAL DOUBLE TOP PLATE NAILING:
4'-0" MIN. SPLICE LENGTH W/ (16) 0.131x3" NAILS EVENLY SPACED

ROUGH DROPPED HEAD OR SILL PLATES
FASTEN LOWER STUD TO TALLER STUD W/ 2-ROWS OF 10d COMS @ 12" O.C.

WINDOW SILL SCHEDULE
MINIMUM END FASTENER EACH END
< 6'-4" (1)2x4 SPF #2 (4)12d TOE NAILS
< 8'-4" (3)2x4 SYP #2 (1)A34 + (4)12d TOE NAILS
< 12'-0" (3)2x4 SYP #2 (1)A34 + (4)12d TOE NAILS

ARCHED TRANSOM OPTION:
2x SPF DIAGONAL BLOCKS FASTENED W/ 3-0.131"x3" EA. END TYPICAL. SHEATHING MAY EXTEND 2" PAST BLOCKING- WINDOW ATTACHMENTS MUST ANCHOR INTO 2x MATERIAL.
AT TWO STORY CONDITIONS, PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT ALL UPPER LEVEL POSTS & JACK STUDS.
SCW15600 SCREW SEE 8/SO.0

WALL FRAMING AT RAISED HEADER CONDITION
BUILDER MAY CHOOSE EITHER THE DROPPED HEADER CONDITION OR RAISED HEADER CONDITION.

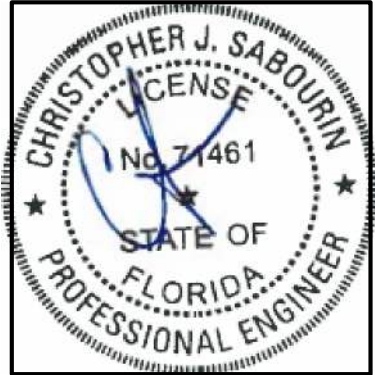
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ISSUE	DATE
PERMIT	10.22.20
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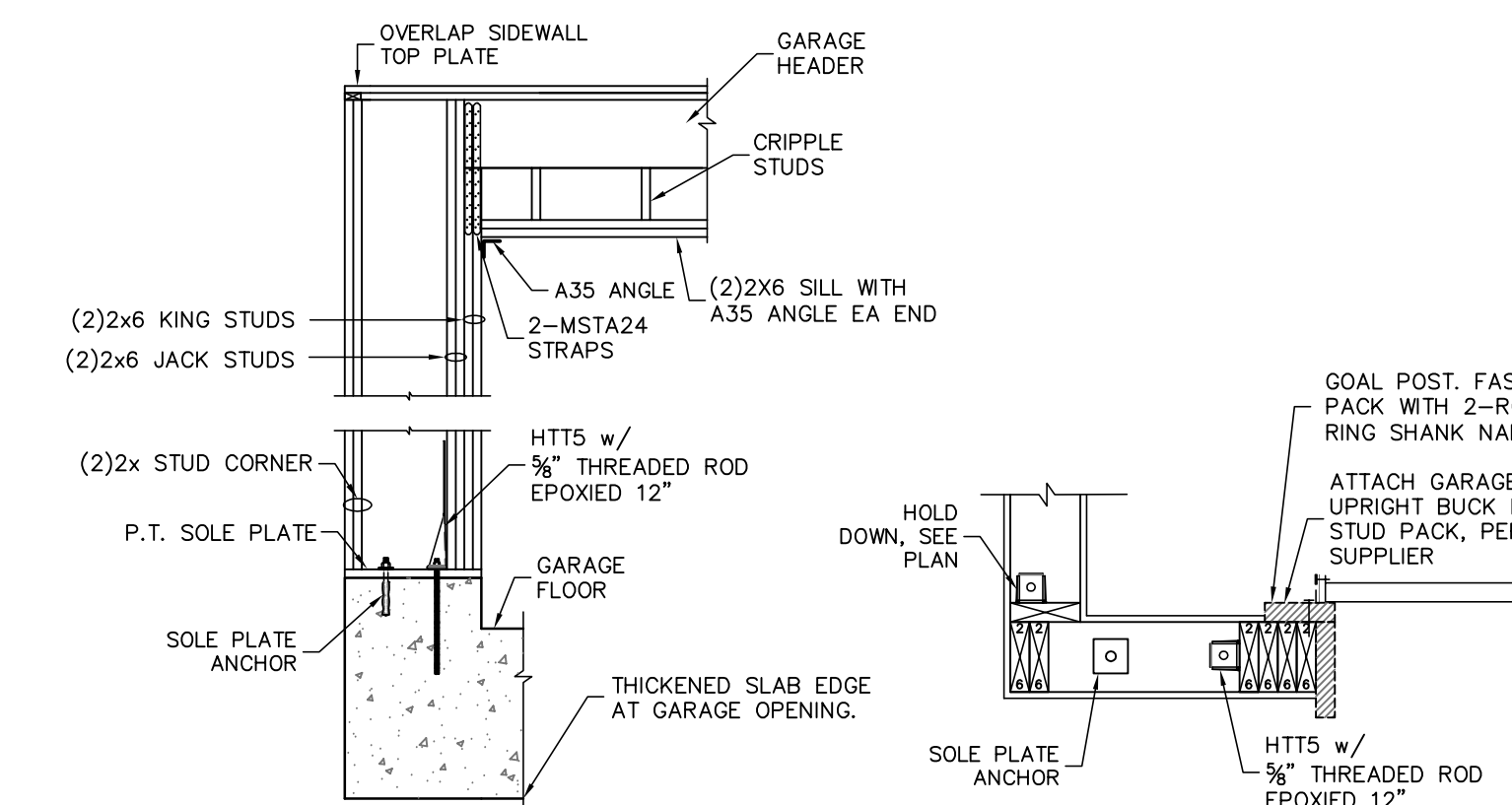
STRUCTURAL ENGINEERING
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TYPICAL
FRAMING
DETAILS

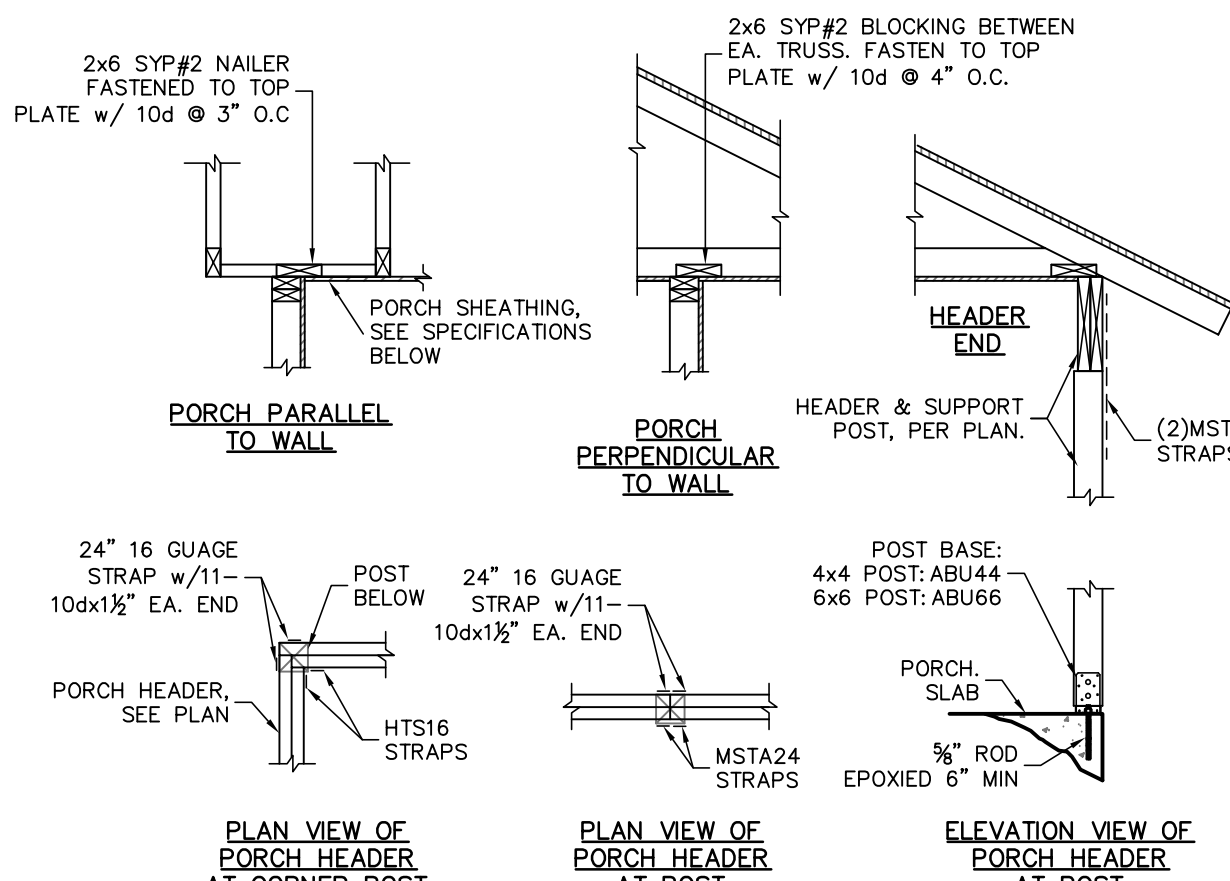
SHEET
SO.1
SHEET 2 OF 15



GARAGE WING WALL ELEVATION

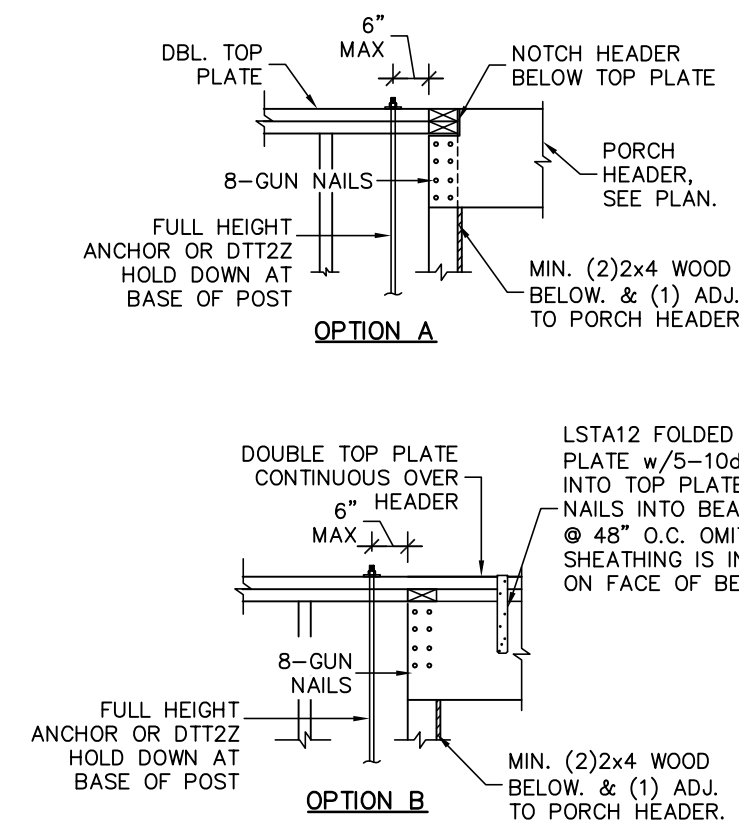
GARAGE WING WALL SECTION

WHEN NOTED 1 **SO.1** SCALE: N.T.S.

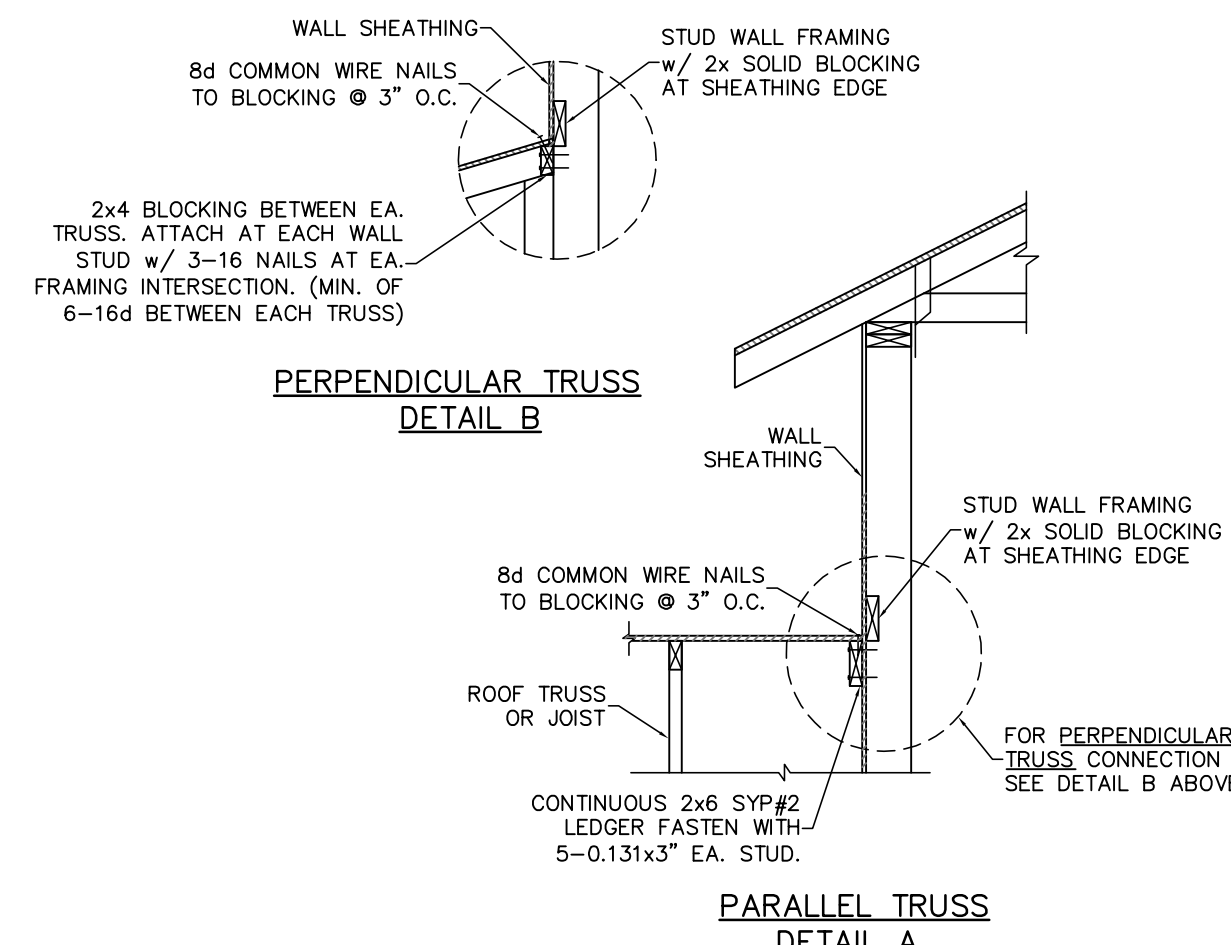


PORCH SHEATHING SPECIFICATIONS:
1/2" GYPSUM (WATER PROOF) GREEN BOARD, w/ 5d COOLER NAILS @ 6" O.C. EDGE & FIELD
OR
3/4" (OR GREATER) OSB OR PLYWOOD, w/ 8d COMMON NAILS @ 6" O.C. EDGE AND FIELD

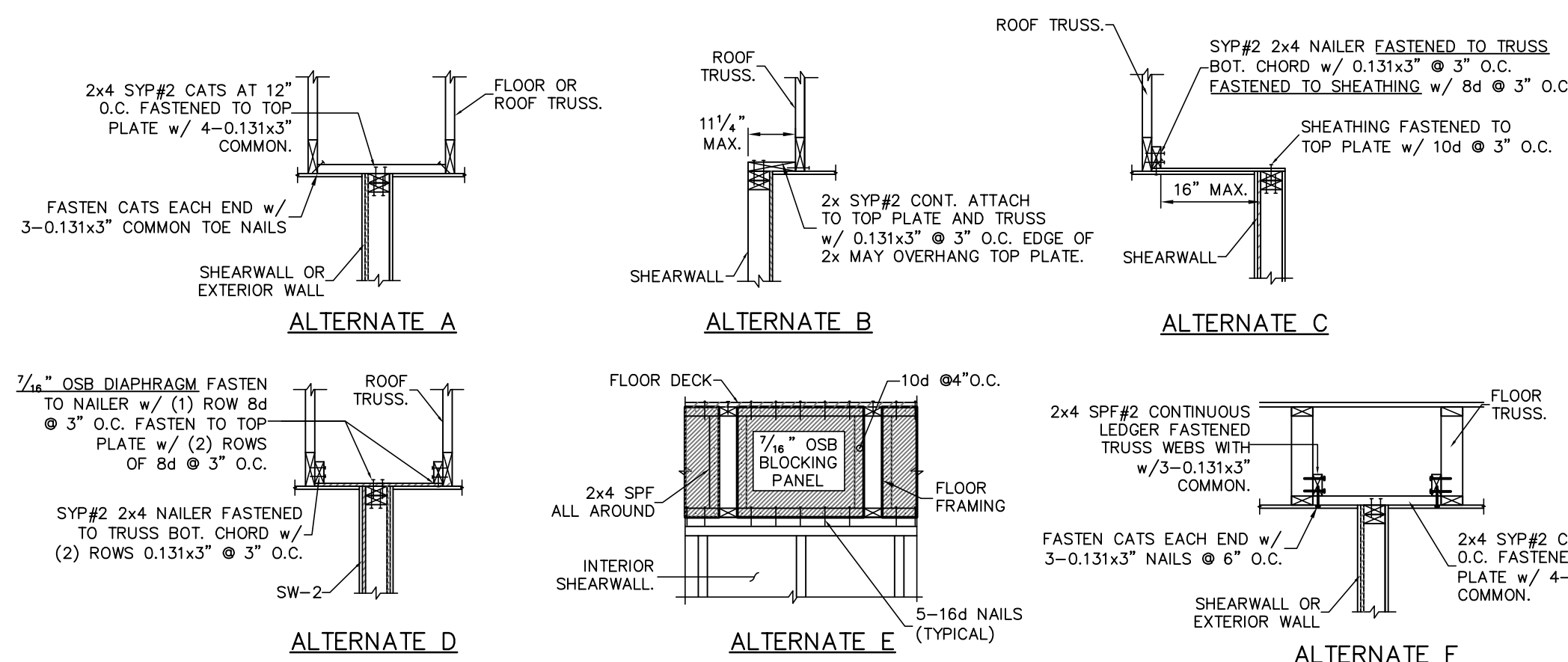
2 TYPICAL PORCH FRAMING DETAILS
SO.1 SCALE: N.T.S.



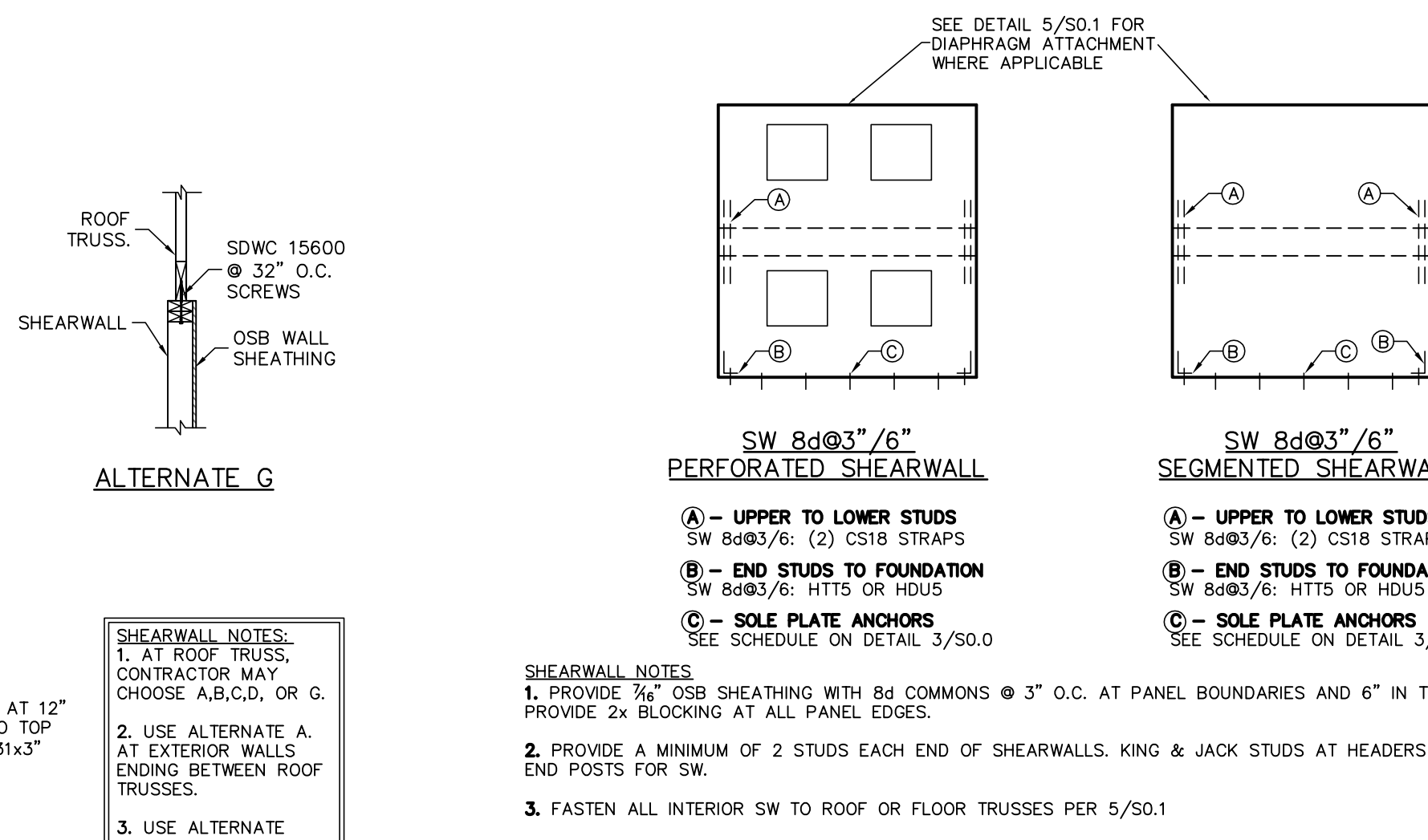
3 TYPICAL PORCH BEAM CONNECTION
SO.1 SCALE: N.T.S.



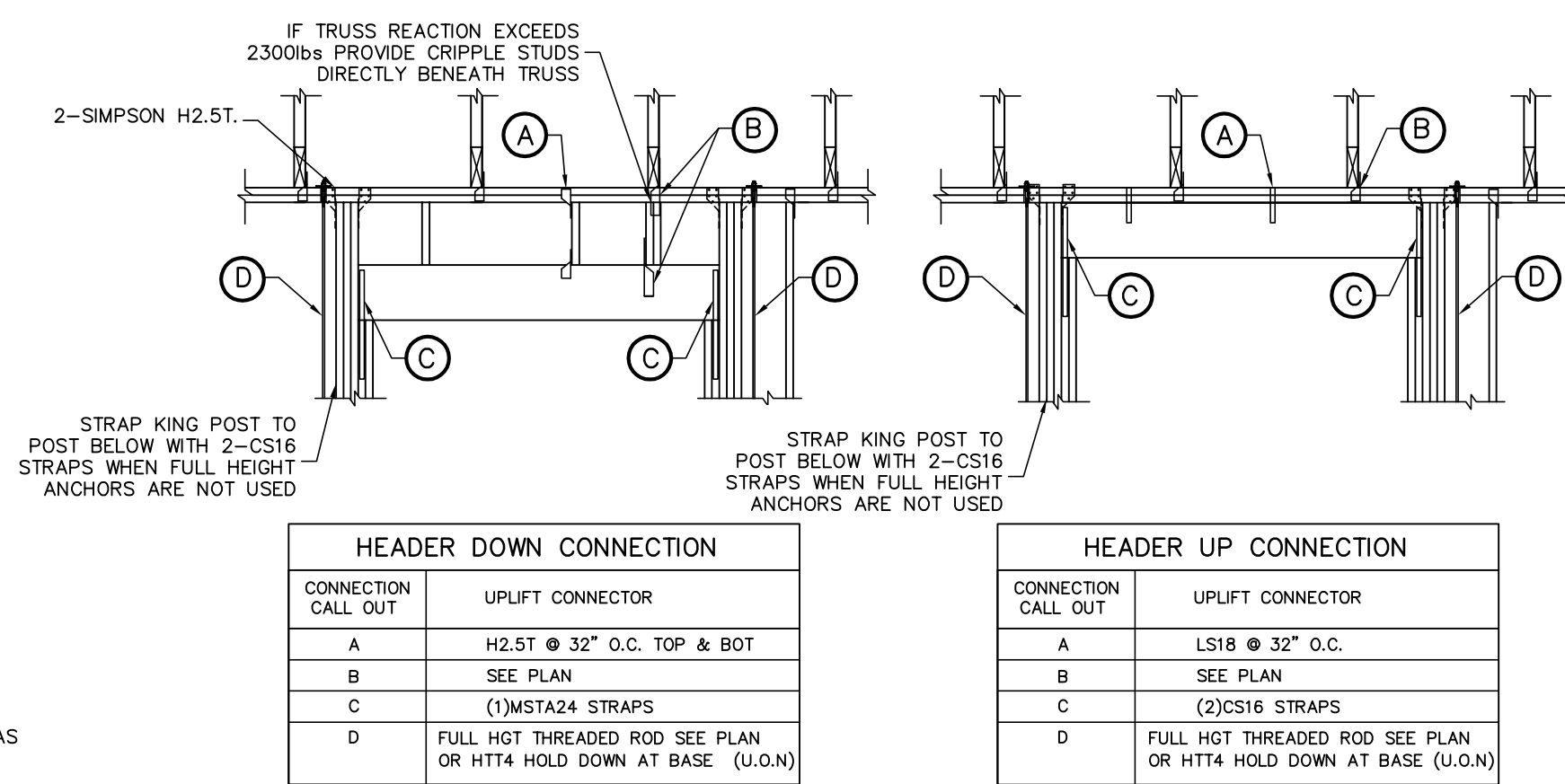
WHEN NOTED 4 **SO.1** WALL ADJ. TO ROOF CONNECTION
SEE CONSTRUCTION SPECIFICATIONS FOR ROOF AND WALL SHEATHING AND STUD FRAMING.



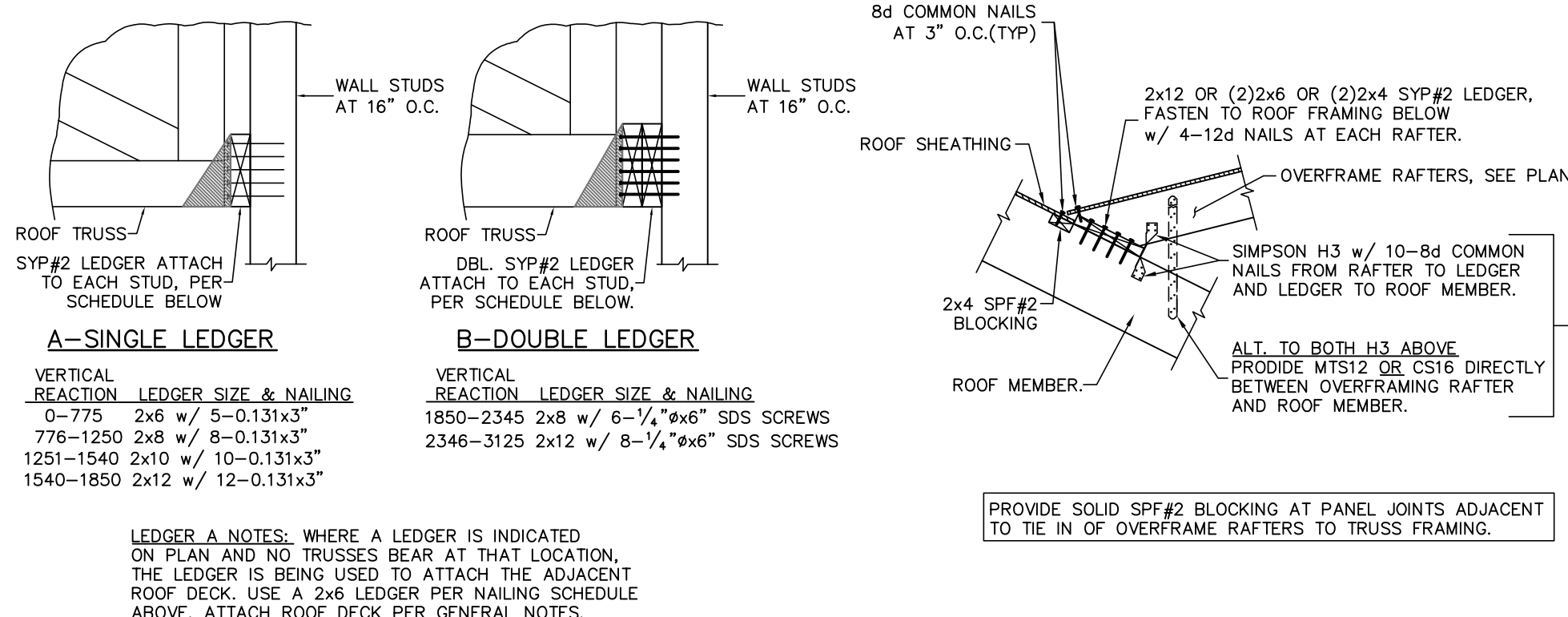
5 SHEARWALL ATTACHMENT AT ROOF & FLOOR
SO.1



6 TYPICAL SHEARWALL ELEVATION
SO.1 PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT SW END POSTS.

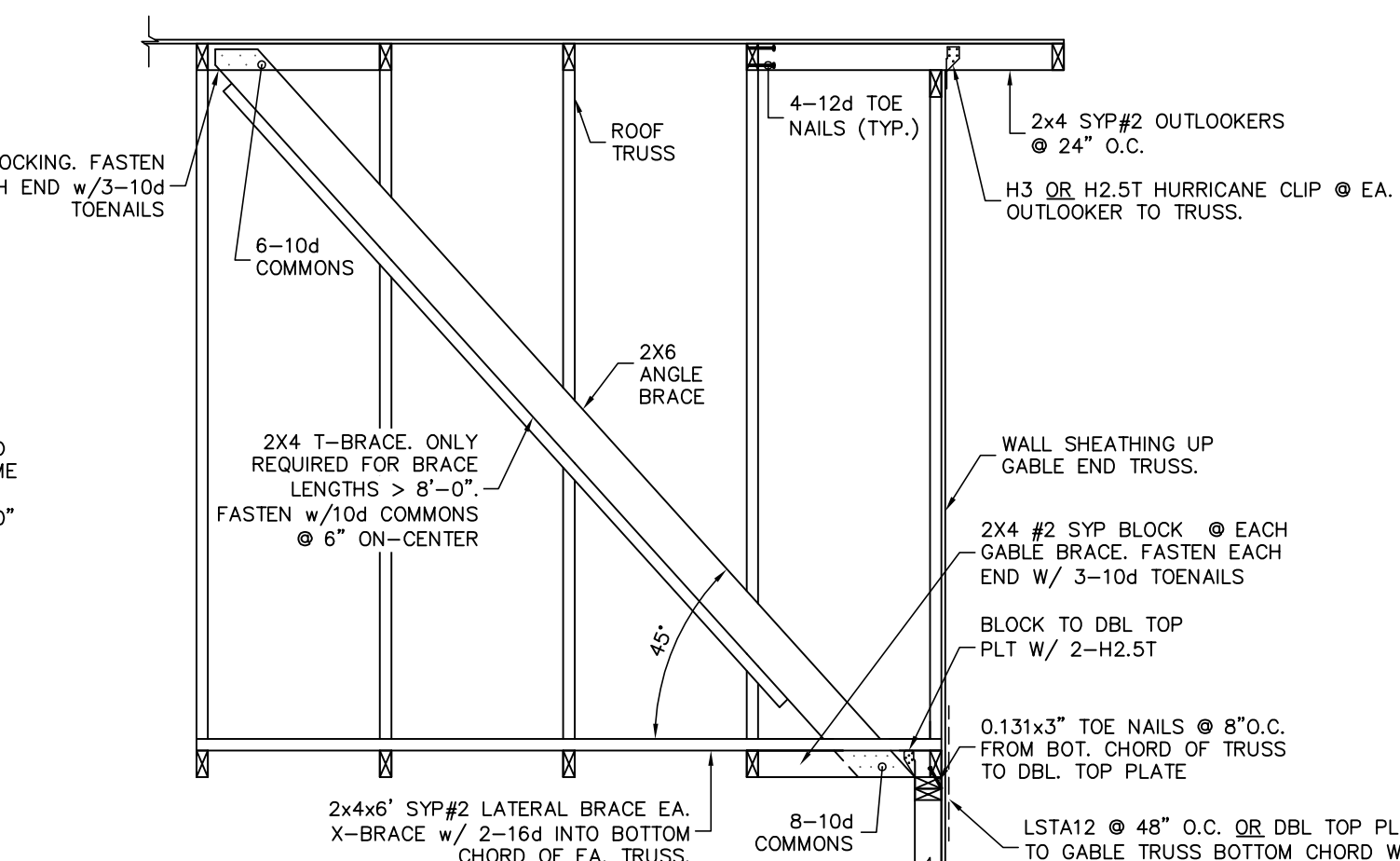


WHEN NOTED 7 **SO.1** HEADER TIE DOWN
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

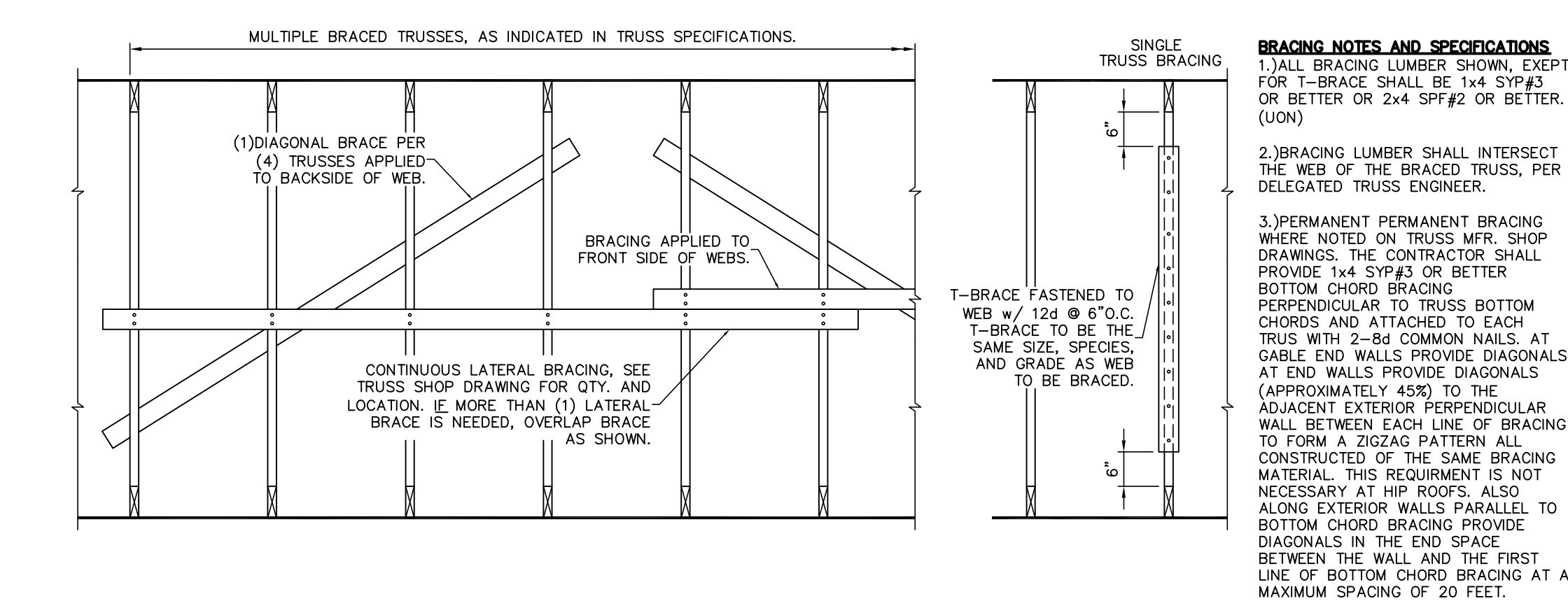


WHEN NOTED 8 **SO.1** LEDGER CONNECTION
TRUSS TO LEDGER CONNECTION BY TRUSS ENGINEER. NOT SHOWN FOR CLARITY

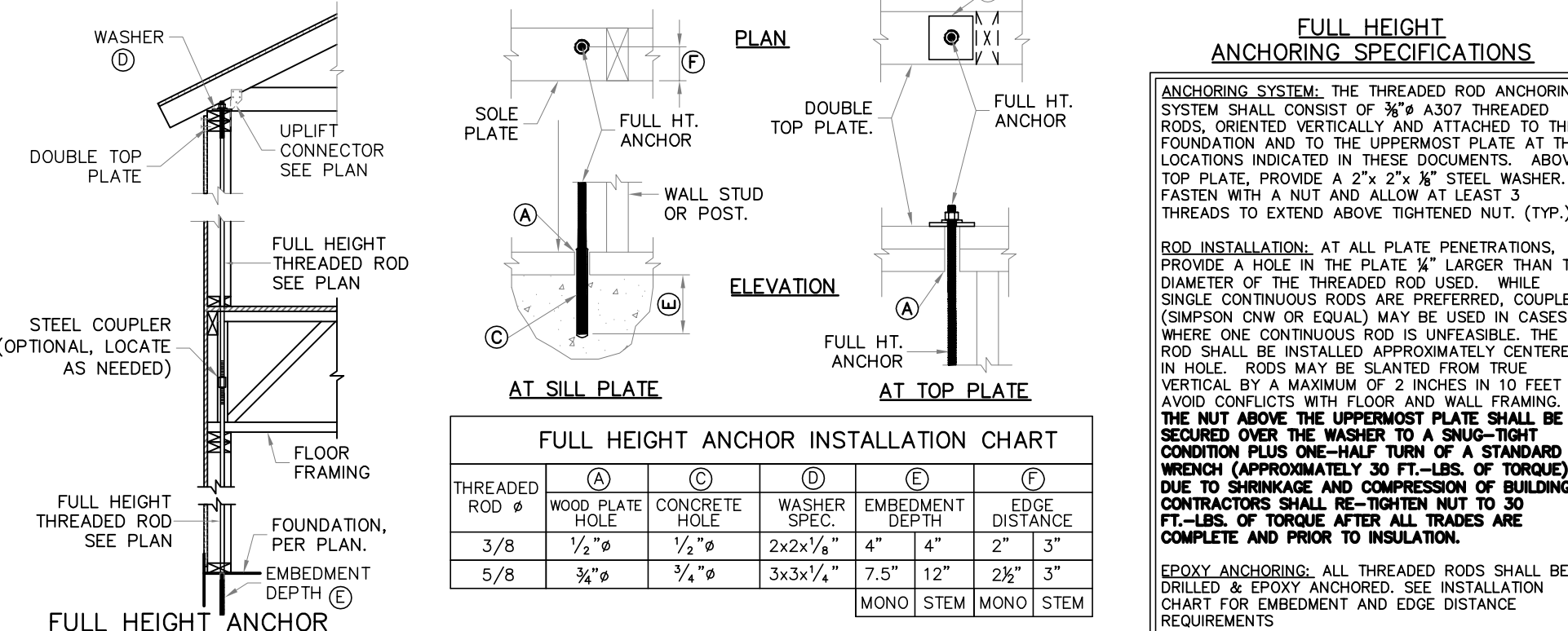
WHEN NOTED 9 **SO.1** DECK LEDGER AT OVERFRAME RAFTERS
USE THIS DETAIL TO FASTEN OVERFRAMED ROOFS, VALLEYS, ETC.



10 GABLE END BRACING
SO.1 NOTES: 1. SPACE GABLE END BRACING @ 4'-6" MAX. 2. ALL MATERIAL TO BE SYP#2



11 PERMANENT TRUSS BRACING
SO.1 SCALE: 3/4" = 1'-0"

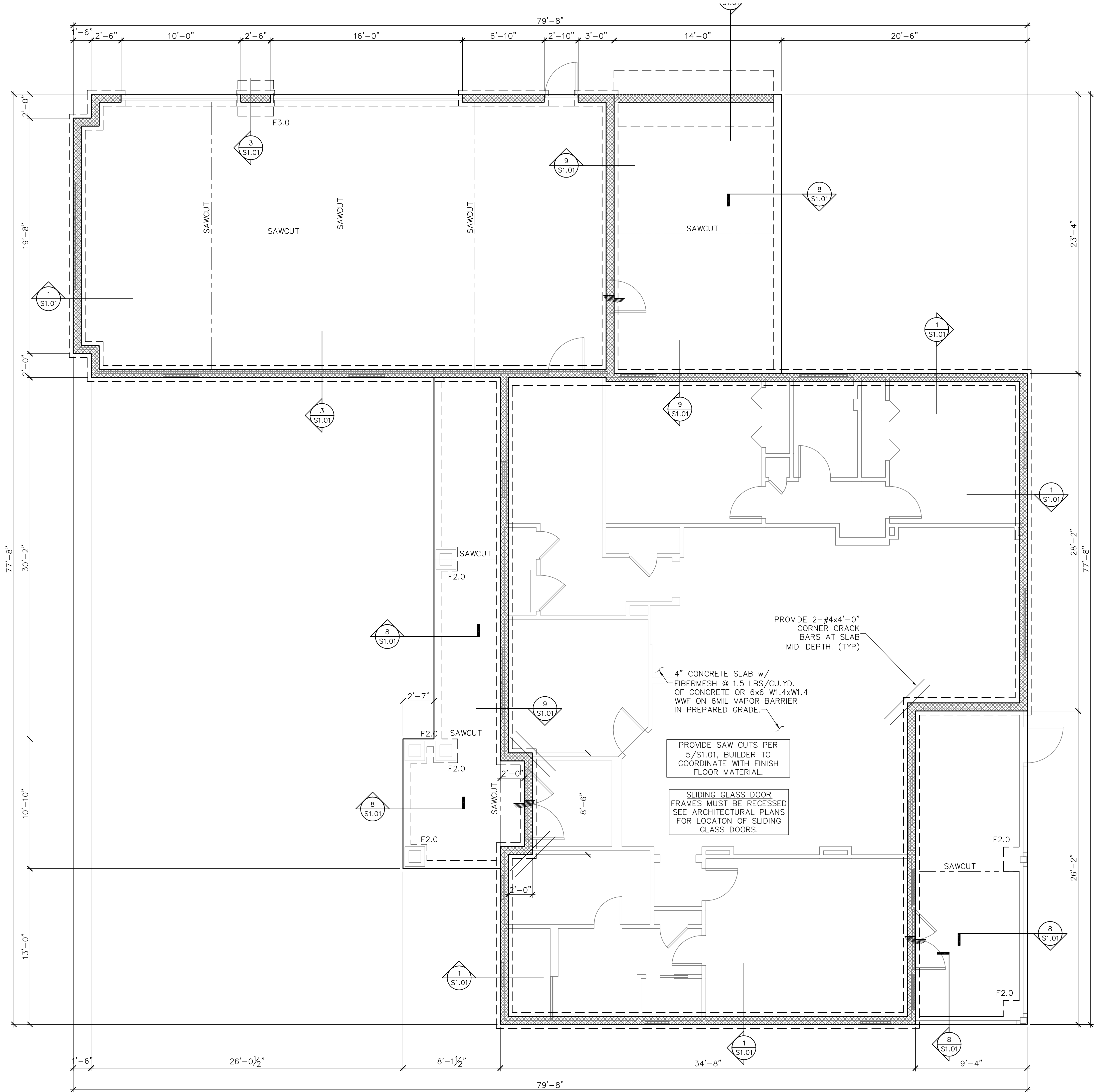


12 FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM
SO.1 THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

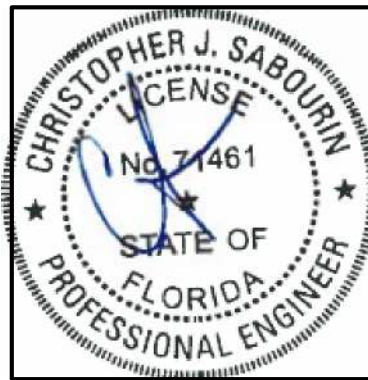
13 3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT
SO.1

14 FULL HEIGHT THREADED ROD ALTERNATE
SO.1

15 HOLD DOWN ATTACHMENT DETAIL
SO.1



SYMBOLS LEGEND	
	DESIGNATES FOOTING LINE
	DESIGNATES SAWCUT LINE
	INTERIOR LOAD BEARING WALL
	DESIGNATES SLAB RECESS



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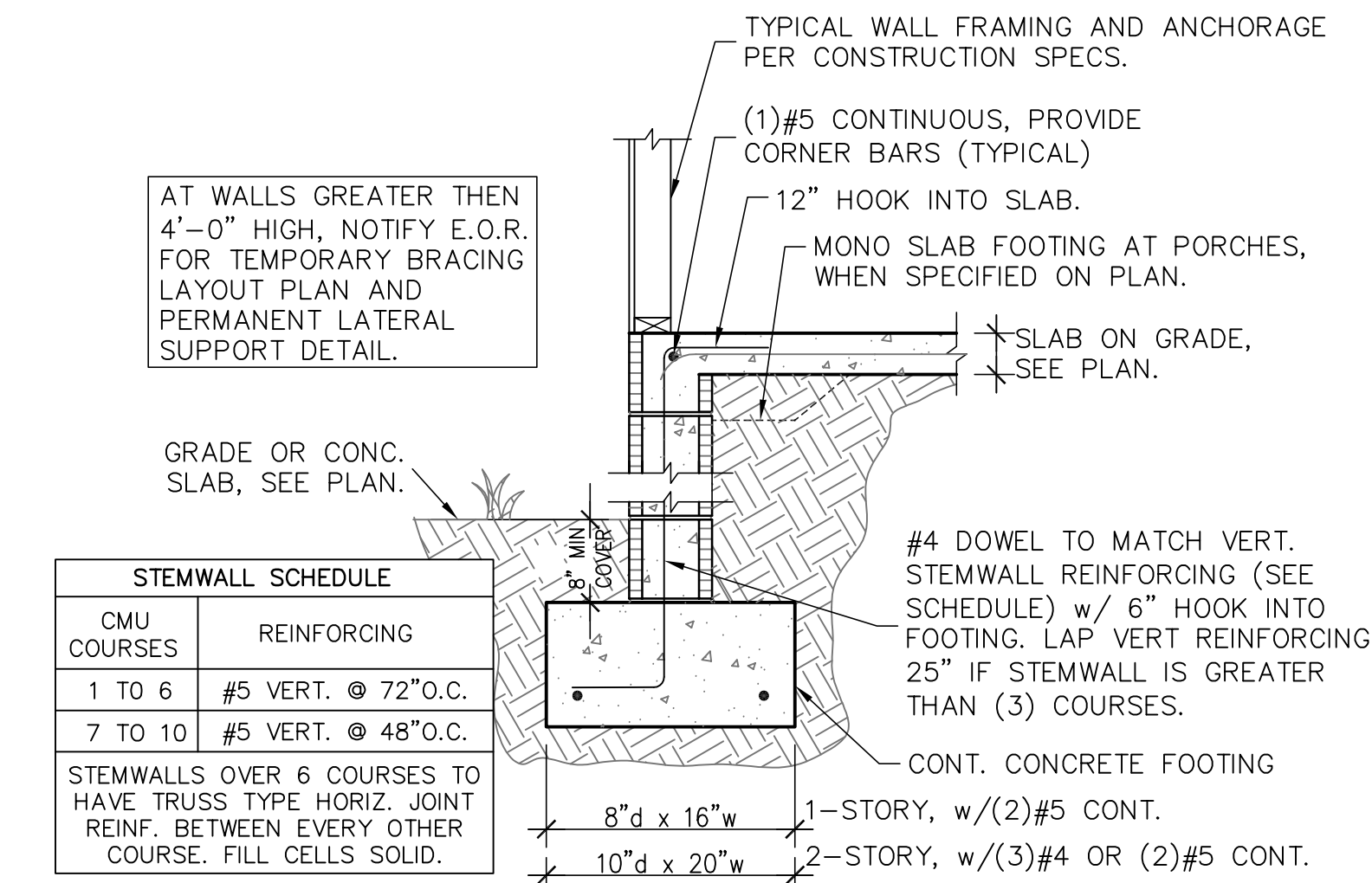
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FOUNDATION PLAN

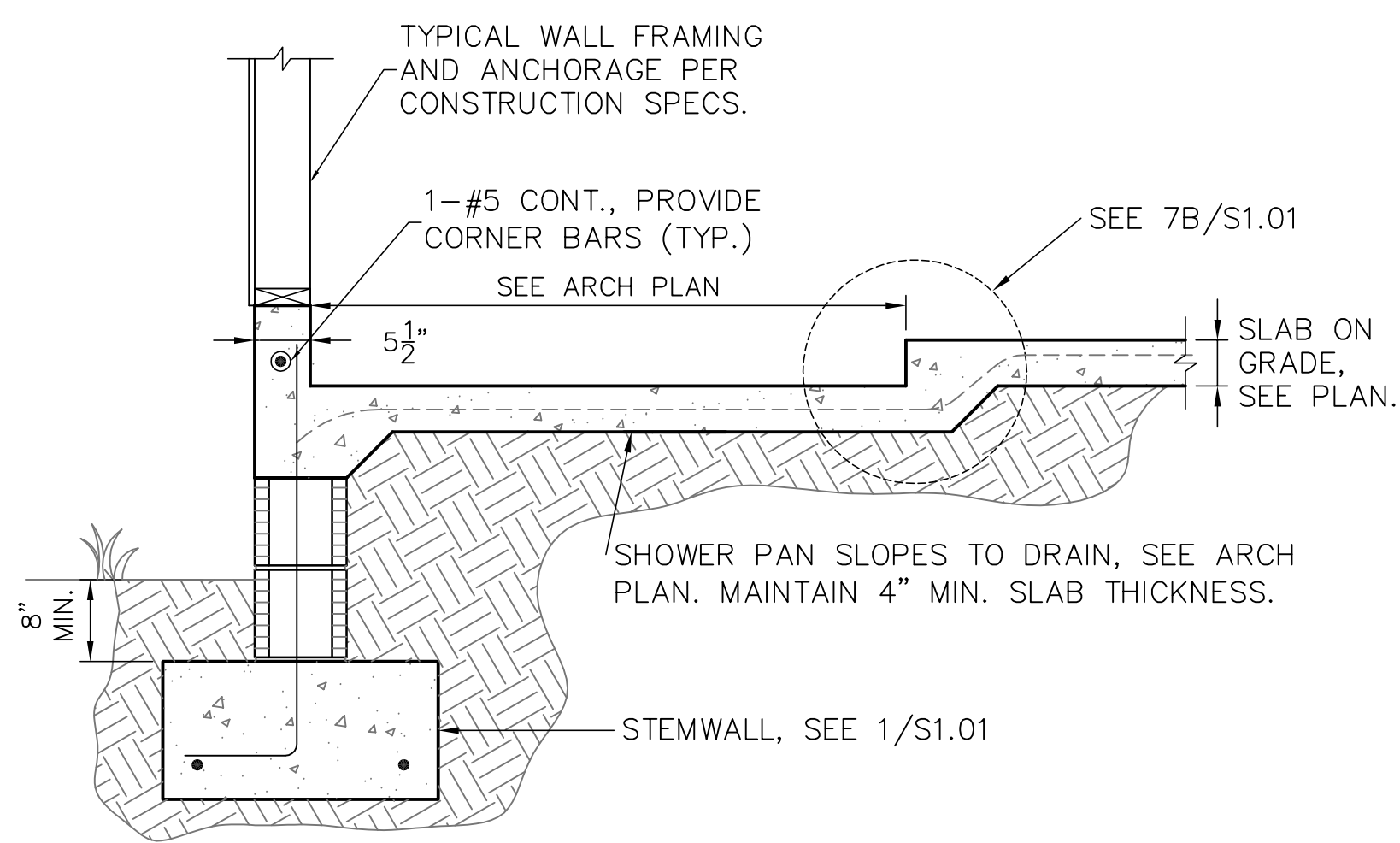
SHEET
S1.0
SHEET 3 OF 15

FOOTING SCHEDULE AND NOTES				
TYPE	LENGTH	WIDTH	DEPTH	BOTTOM BARS
F2.0	2'-0"	2'-0"	1'-0"	3-#5 EA. WAY BOT.
F2.5	2'-6"	2'-6"	1'-0"	3-#5 EA. WAY BOT.
F3.0	3'-0"	3'-0"	1'-0"	3-#5 EA. WAY BOT.
F3.5	3'-6"	3'-6"	1'-0"	4-#5 EA. WAY BOT.
F4.0	4'-0"	4'-0"	1'-0"	4-#5 EA. WAY BOT.
F4.5	4'-6"	4'-6"	1'-0"	4-#5 EA. WAY BOT.
1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFO. RELATED TO THE FOUNDATION. FOR GENERAL FEATURES, DIMENSIONS, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ECT., SEE ARCH. PLAN. ARCHITECTURAL PLAN SHOWN HERE IN FOR REFERENCE ONLY.				
2. FTGS. & FND. SHALL BE IN ACCORDANCE w/ LOCAL BUILDING CODES.				
3. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.				



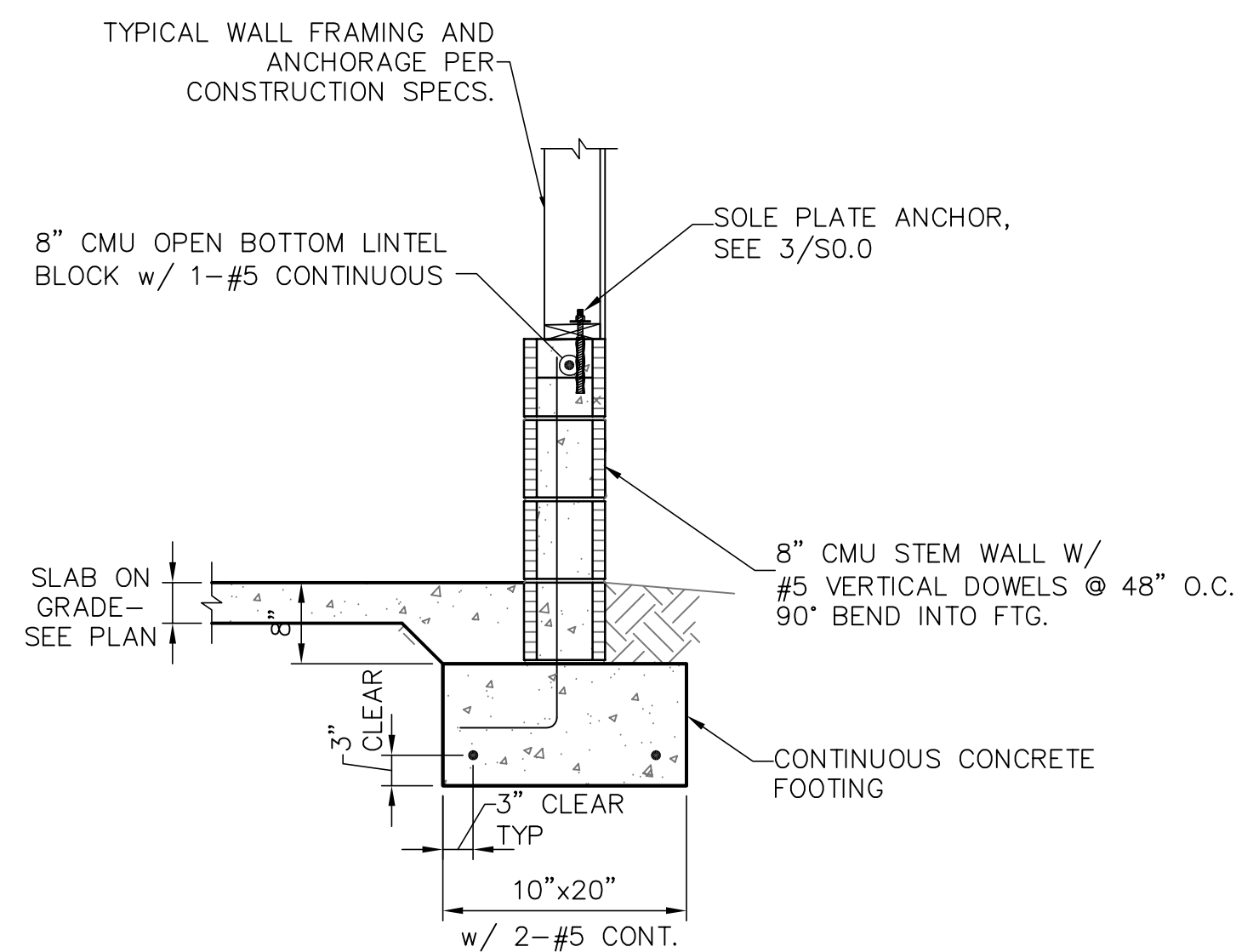
1 STEMWALL FOOTING

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



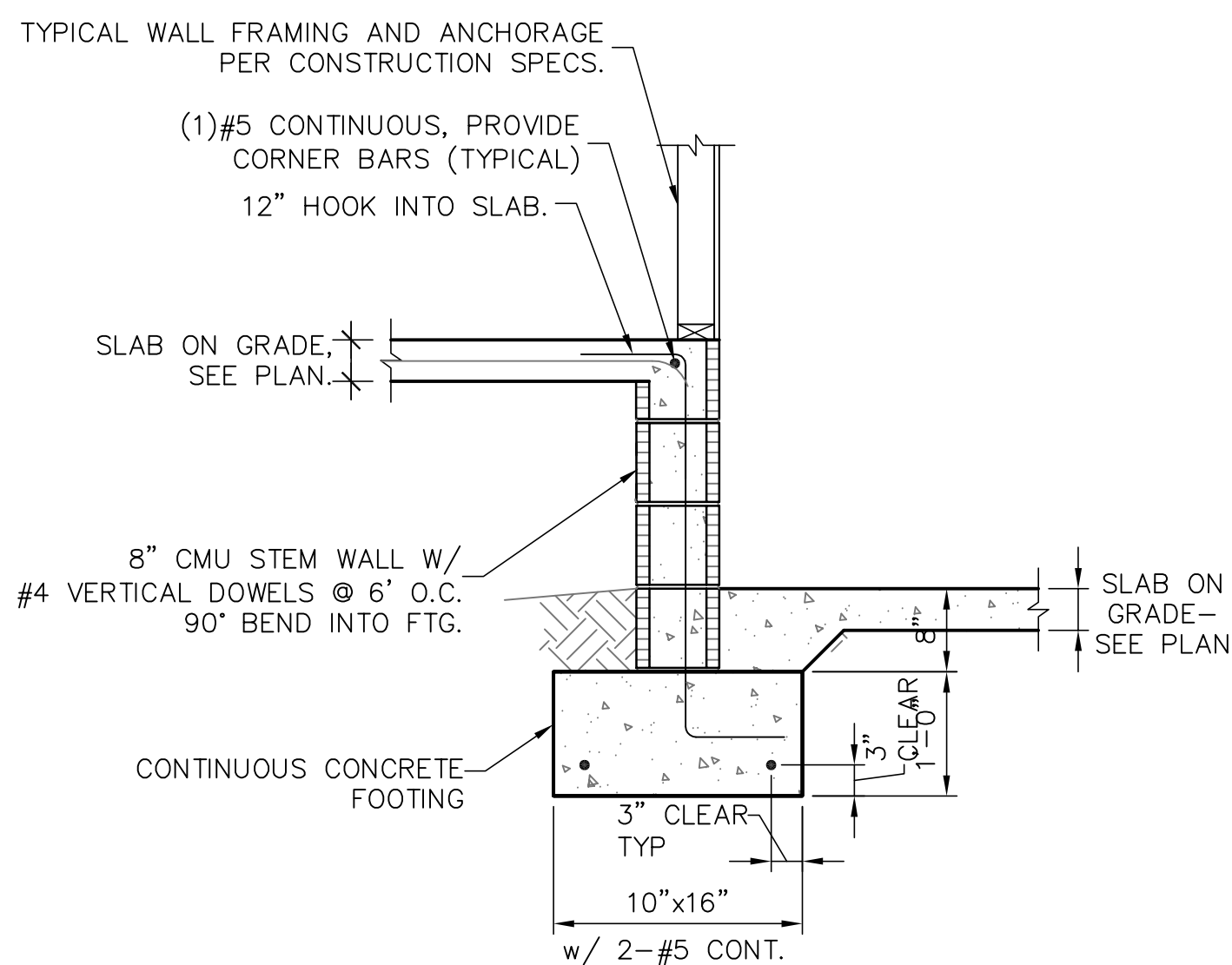
2 FOOTING W/ SHOWER RECESS

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



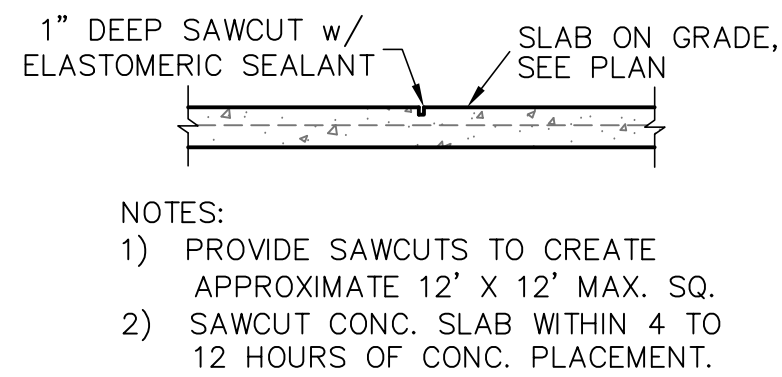
3 GARAGE STEM WALL

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



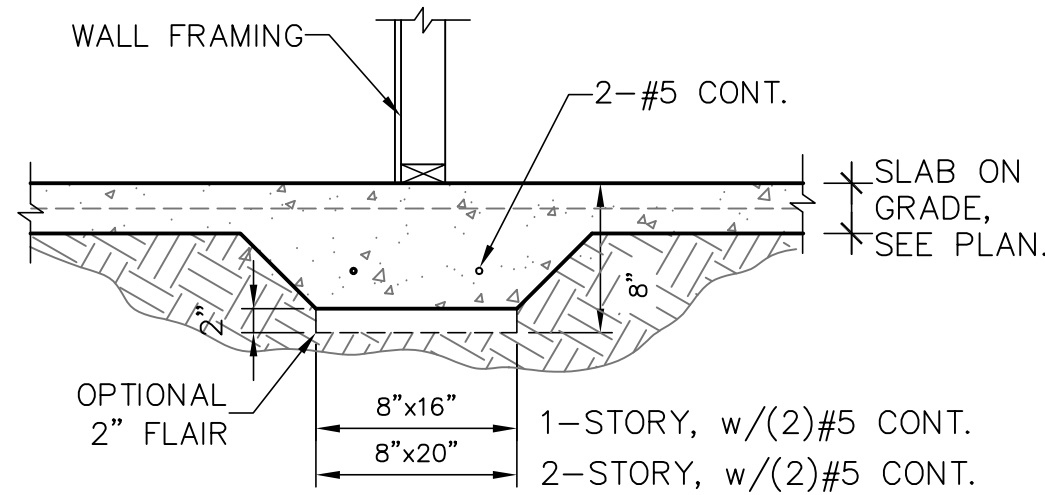
4 STEMWALL AT GARAGE

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



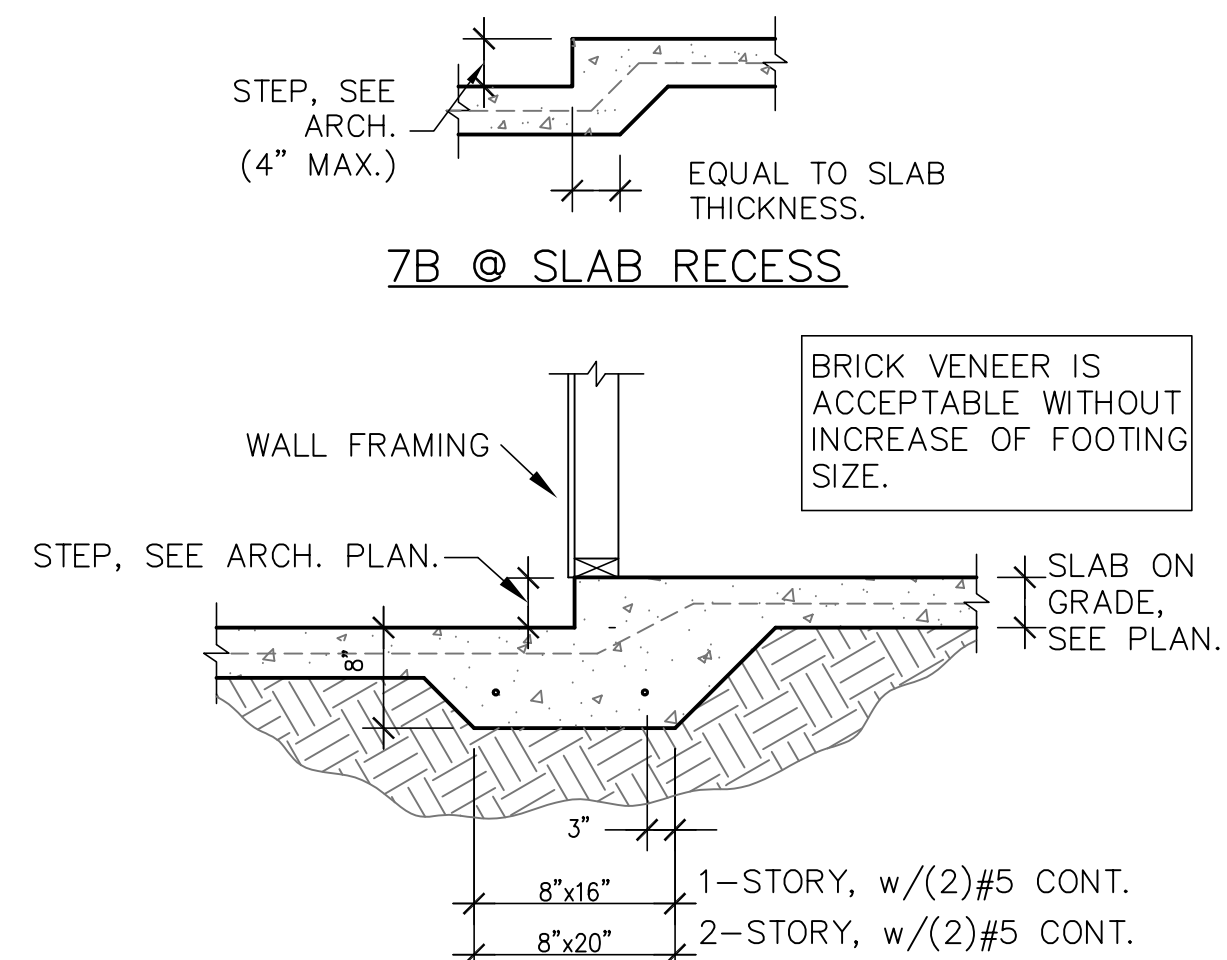
5 SAW CUT DETAIL

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



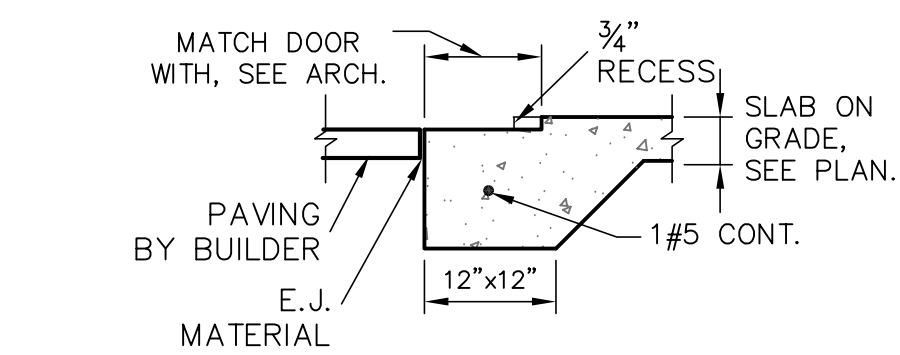
6 BEARING AT INTERIOR

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

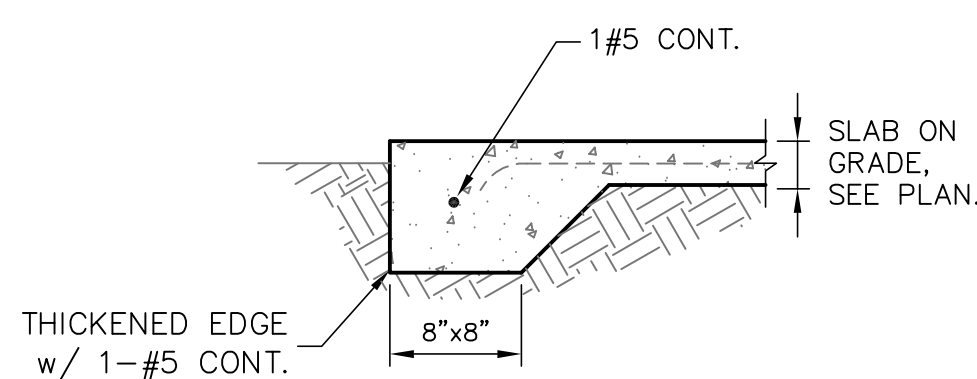


7 MONO. FOOTING AT STEP-DOWN

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



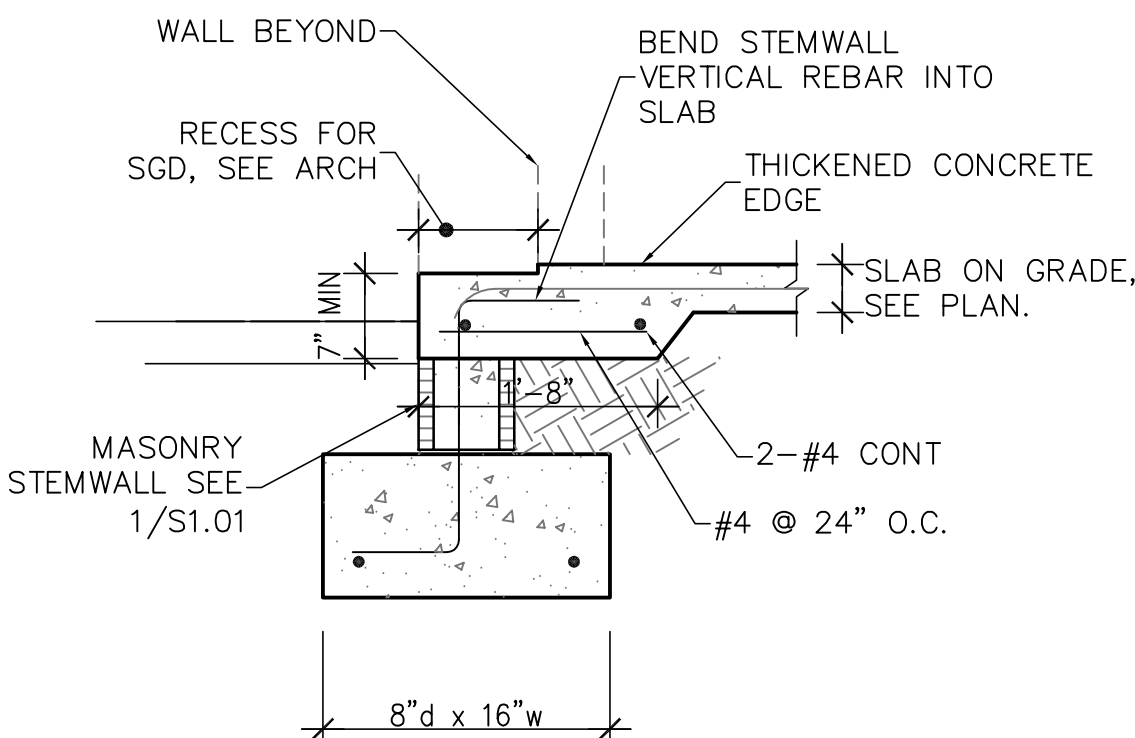
AT GARAGES



AT PORCHES

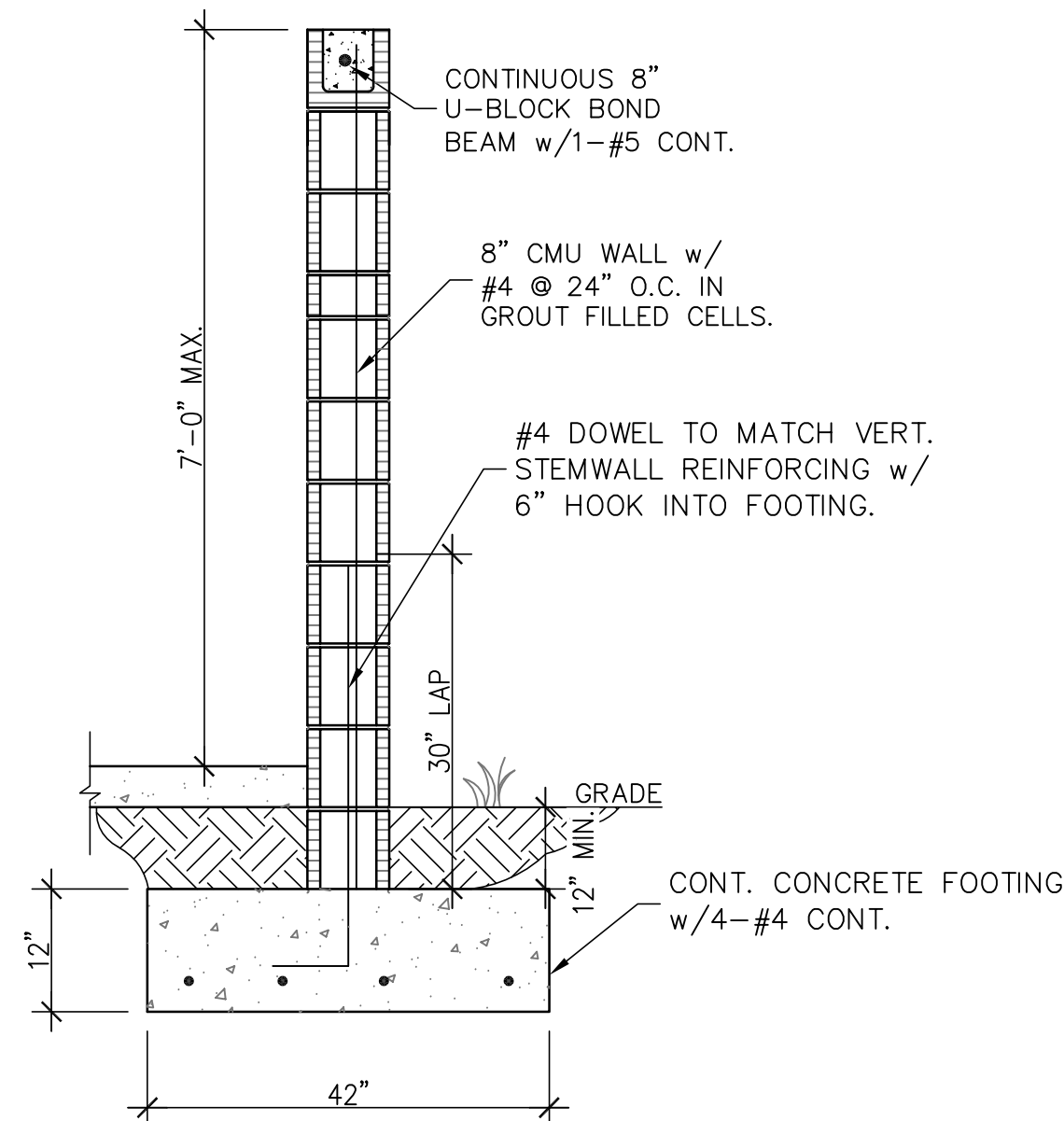
8 THICKENED SLAB

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



9 STEMWALL FOOTING AT SLIDER

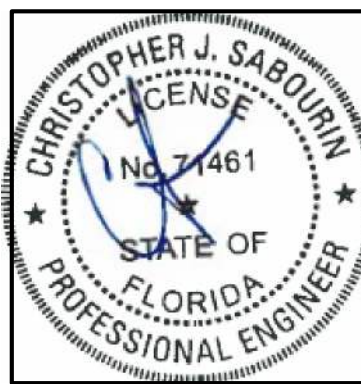
S1.01 SCALE: 3/4" = 1'-0"



TALL WALL

10 A/C SCREEN WALL

S1.01 SCALE: NTS



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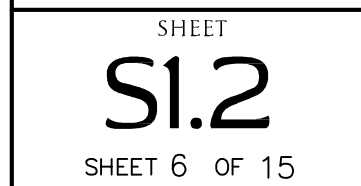
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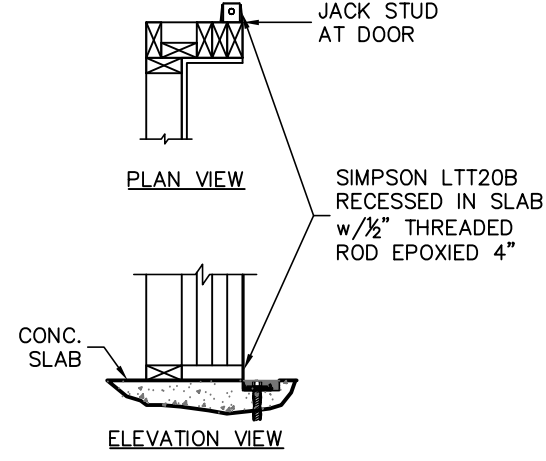
FOUNDATION
DETAILS

SHEET
S1.01
SHEET 4 OF 15

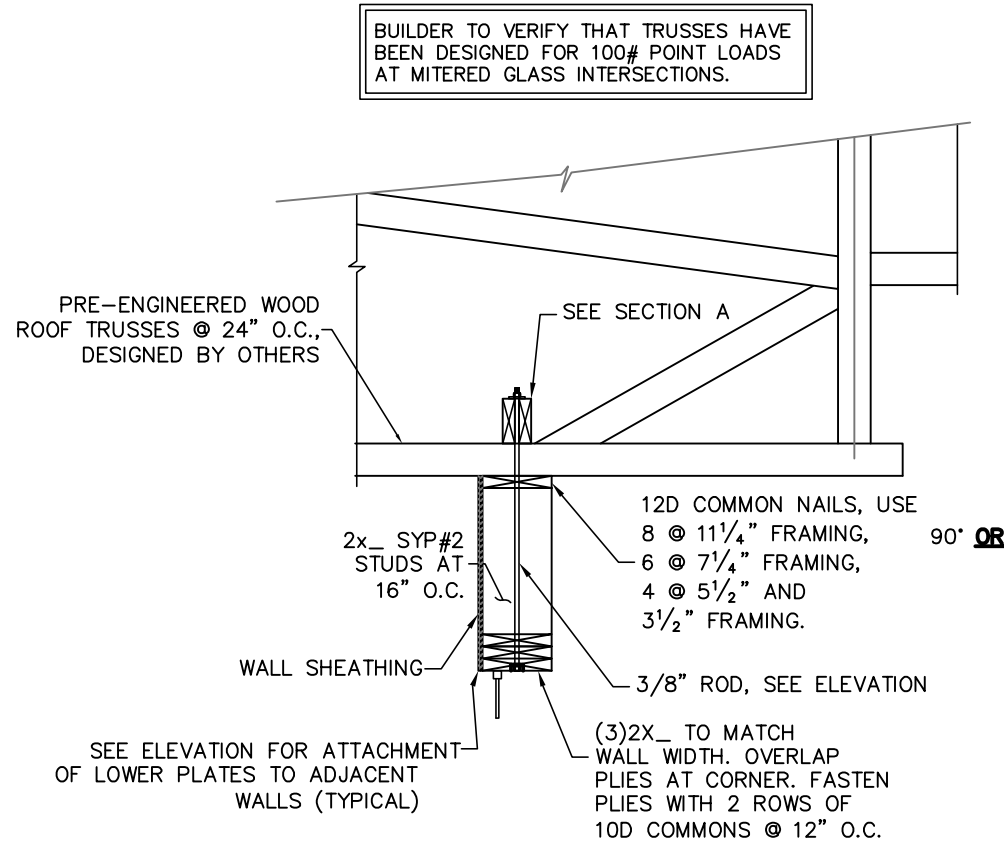


SHEET
S1.1
SHEET 5 OF 15

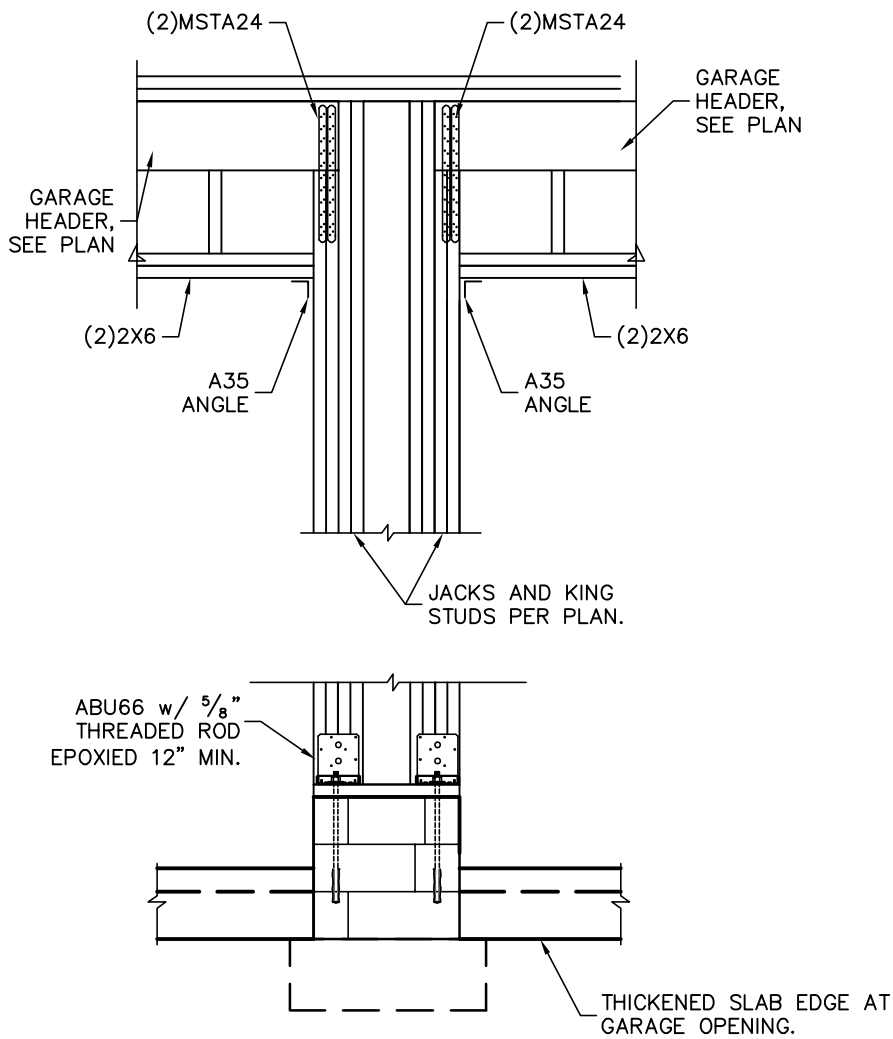
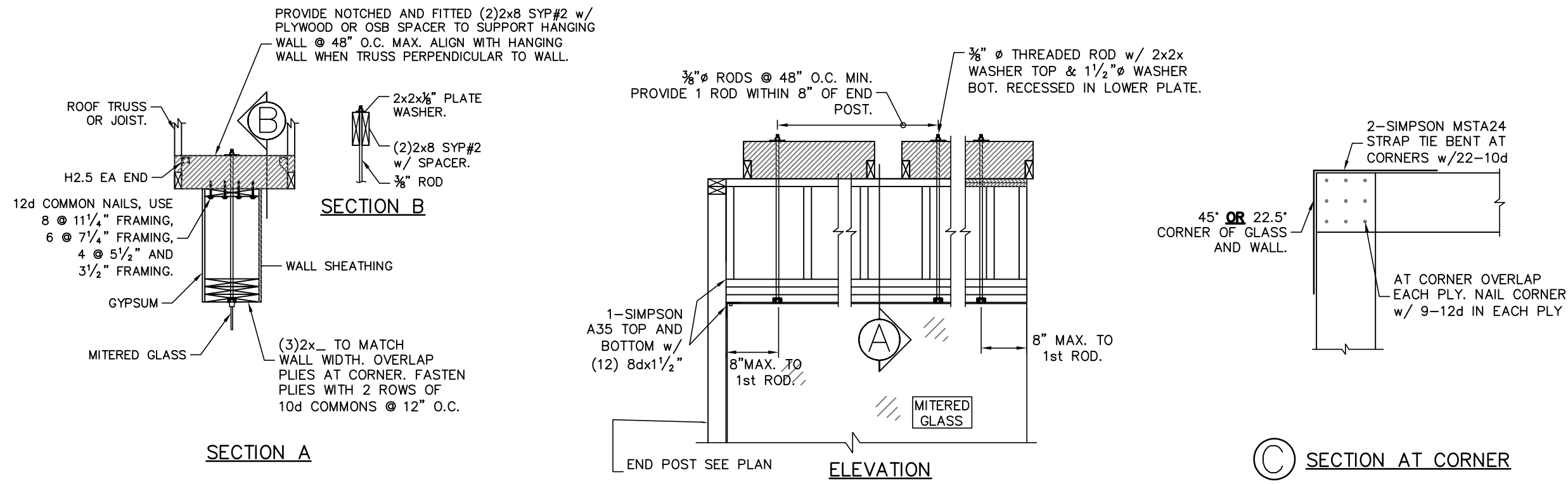




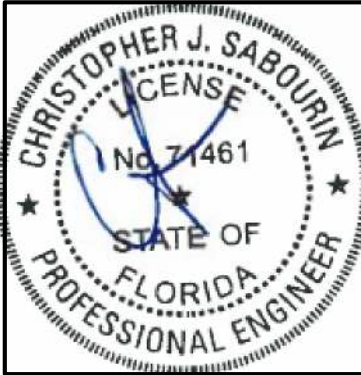
1 DOOR JAMB FASTENING
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



2 MITERED WINDOW HEAD FRAMING
SCALE: N.T.S.



3 GARAGE CENTER WALL FRAMING
SCALE: 3/4" = 1'-0"



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MISC
DETAILS

SHEET
S2.0
SHEET 7 OF 15