

DESIGN SPECIFICATIONS

DESIGN CODE: 2007 FLORIDA BUILDING CODE - RESIDENTIAL w/ 2009 SUPPLEMENTS
DESIGN LOADS: ACTUAL AND UNIFORM
ROOF FLOOR
ROOF LOADING (cd=1.25) (cd=1.00)
TOP CHORD LIVE LOAD 20 psf (ARCH SHINGLES) 10 psf
TOP CHORD DEAD LOAD 2 psf (TILE SHINGLES) 0 psf
BOTTOM CHORD LIVE LOAD 10 psf
BOTTOM CHORD DEAD LOAD 5 psf

DEFLECTION CRITERIA:
ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180
FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240

WIND LOADING:
ASCE 7-05 FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. DEAD LOAD CONDITION OF 5 PSF TOP CHORD AND 5 PSF BOTTOM CHORD.
REVISIONS:
REVISION NO. DATE
1 5/23/2011

Table with 3 columns: TRIBUTARY AREA (sf), INTERIOR ZONE (PSF), EDGE STRIP (PSF). Values range from 10 to 100.

- 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.
THE DISTANCE 'd' FROM OUTSIDE CORNERS OF BUILDING SHALL BE DESIGNED FOR EDGE STRIP PRESSURES.
DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER & SHALL MEET THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.

QUICKTIE CONNECTORS

Table with columns: CONNECTOR, UPLIFT (SYP, SPF), FASTENERS, FL# CODE. Lists various connector types like HA4, HTS16, MS36, etc.

SIMPSON CONNECTORS

Table with columns: CONNECTOR, UPLIFT (SYP, SPF), FASTENERS, FL# CODE. Lists various connector types like A35, H2.5T, HB-1/2, etc.

TYPICAL WOOD MEMBER FASTENING SCHEDULE

Table with columns: LOCATION, CONNECTION, FASTENER. Lists fastening requirements for various wood connections like CEILING JOIST LAPS, COLLAR TIE TO RAFTER, etc.

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

GENERAL NOTES:
MEANS AND METHODS: THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES...
LIMITS OF STRUCTURAL ENGINEERING DESIGN RESPONSIBILITIES: THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING...
DESIGN IS VOID ONE YEAR AFTER THE DATE OF THE ORIGINAL DOCUMENTS, UNLESS PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE.
MATERIAL SPECIFICATIONS:
HARDWARE AND ANCHORS: ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36.
FOOTING AND FOUNDATIONS: FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES...
WOOD FRAMING SPECIFICATIONS:
WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESURE-TREATED...
CONCRETE MASONRY UNITS (CMU): CMU SHALL BE IN ACCORDANCE WITH ASTM C90-75, HOLLOW LOAD-BEARING (CMU), TYPE 1, GRADE N-1, NORMAL WEIGHT...
CLAY MASONRY (BRICK): BRICK SHALL BE IN ACCORDANCE WITH ASTM C62, C216, OR C652 FOR BUILDING BRICK, FACED BRICK, & HOLLOW BRICK...
GUARDRAILS AND HANDRAILS: SHALL BE DESIGNED PER 2006 INTERNATIONAL RESIDENTIAL CODE, TABLE R301.5. COMPLIANCE WITH THESE REQUIREMENTS IS THE RESPONSIBILITY OF THE RAILING MANUFACTURER.

ABBREVIATIONS

- ADJ - ADJACENT BEAM
BOT - BOTTOM BEARING
CMU - CONCRETE MASONRY UNIT
DL - DEAD LOAD
DIA - DIAMETER
EA - EACH END
ENG - ENGINEER OF RECORD
EQ - EQUAL
EXT - EXTERIOR
FDN - FOUNDATION
FT - FOOTING
GA - GAUGE
HDR - HEADER
HT - HEIGHT
HTS - HEIGHTS
INFO - INFORMATION
LBS - POUNDS
LV - LIVE LOAD
LG - LONG MANUF - MANUFACTURE
MONO - MONOLITHIC
OC - ON CENTER
OSB - ORIENTED STRAND BOARD
PERP - PERPENDICULAR
PRE ENG - PRE ENGINEERED
PRE FAB - PRE FABRICATED
PSF - POUNDS PER SQUARE FOOT
SYP - SOUTHERN YELLOW PINE
T&G - TONGUE & GROOVE
THRU - THROUGH TYPICAL UNLESS OTHERWISE NOTED
VERT - VERTICAL
W/F - WELDED WIRE FABRIC

Technical drawings including: ROOF SHEATHING SPECIFICATIONS, ROOF TRUSS CONNECTION, FLOOR TRUSS AT WALL FRAMING, PORCH SHEATHING CONNECTION, BUILT-UP MEMBER FASTENING, TYPICAL WALL SECTIONS, TYPICAL WALL FRAMING, QUICK TIE ANCHORING SYSTEM, CONVENTIONAL STRAPPING DETAIL. Includes various diagrams, tables, and detailed annotations for construction.

LP & A logo and contact information for Lou Pontigo and Associates, Inc. 420 Osceola Avenue, Jacksonville, FL 32209.

REVISIONS table with columns for revision number and date.

FIELD ALTERATION section with a table for recording field changes.

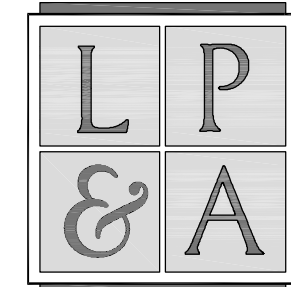
CONTRACTOR SHALL CONTACT LOU PONTIGO & ASSOCIATES PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS.

DESIGN CRITERIA AND GENERAL NOTES section with numbered notes 1 through 6.

DREAM BUILDERS 6 SANCTUARY logo and title.

DESIGN CRITERIA AND GENERAL NOTES section with numbered notes 1 through 6.

PLAN NAME: 2347
DESIGN/DRAWN/CHECKED: CS / BMB / LAP
DATE: 5.23.11
SCALE: AS NOTED
TRUSS ID: 368534
LPA NO.: DRB0-11-00264
SHEET: SO.0
SHEET 1 OF 5



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5/23/2011 9:41:39 AM

REVISIONS DATE

REVISIONS	DATE

FIELD ALTERATION

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# DREAM BUILDERS 6 SANCTUARY

## MONO FOUNDATION PLAN

DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

PLAN NAME  
2347

DESIGN/DRAWN/CHECKED  
CS / BMB / LAP

DATE  
5/23/11

SCALE  
AS NOTED

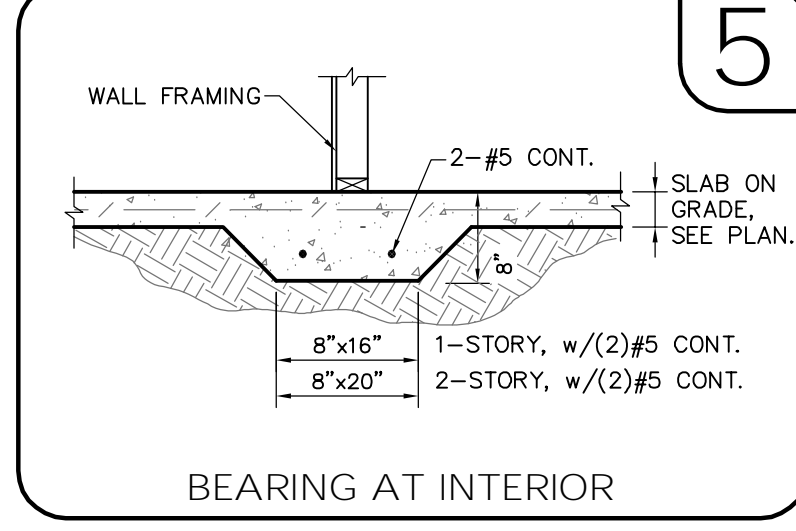
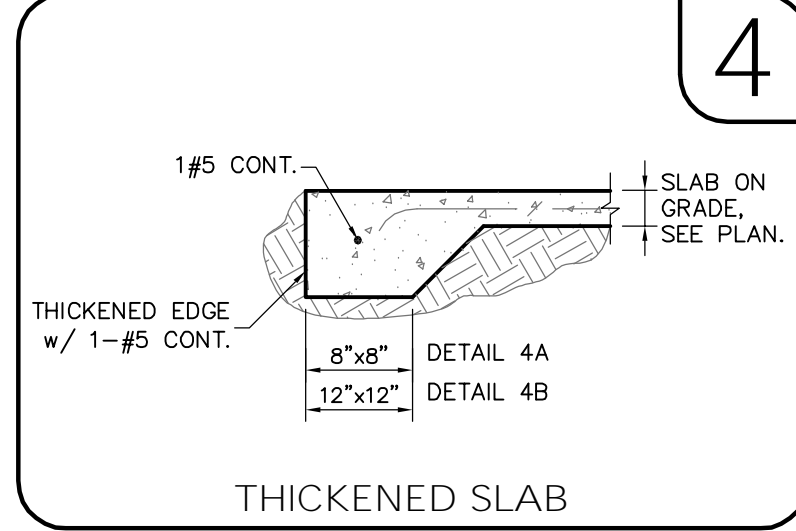
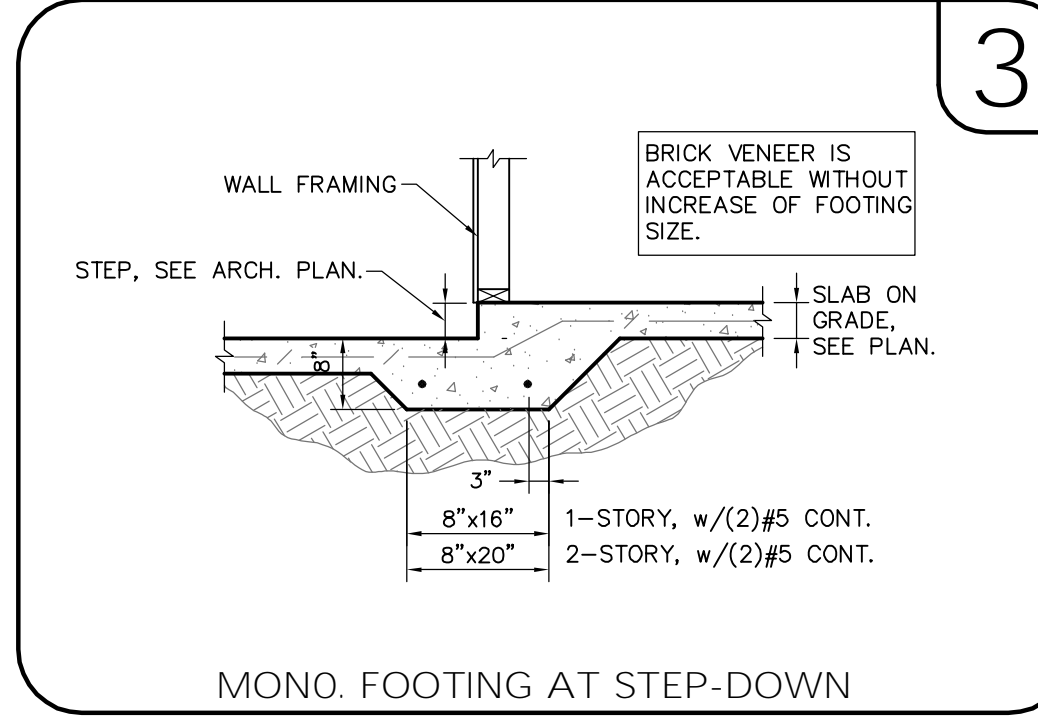
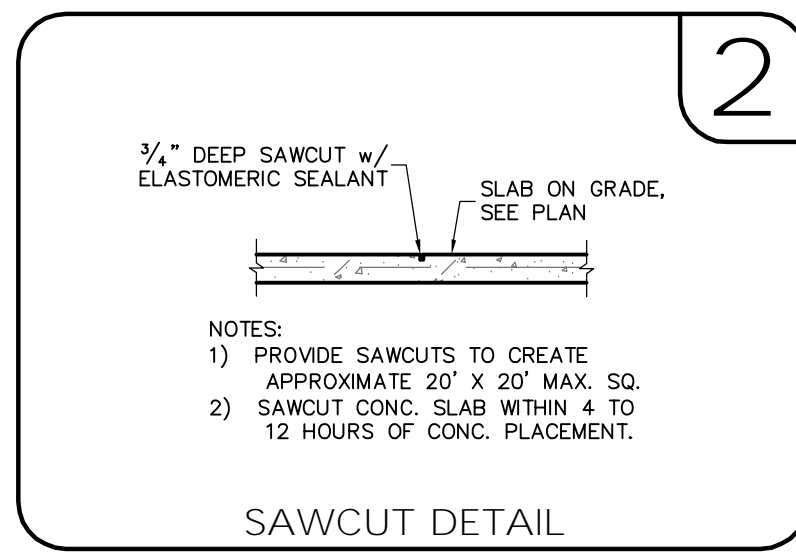
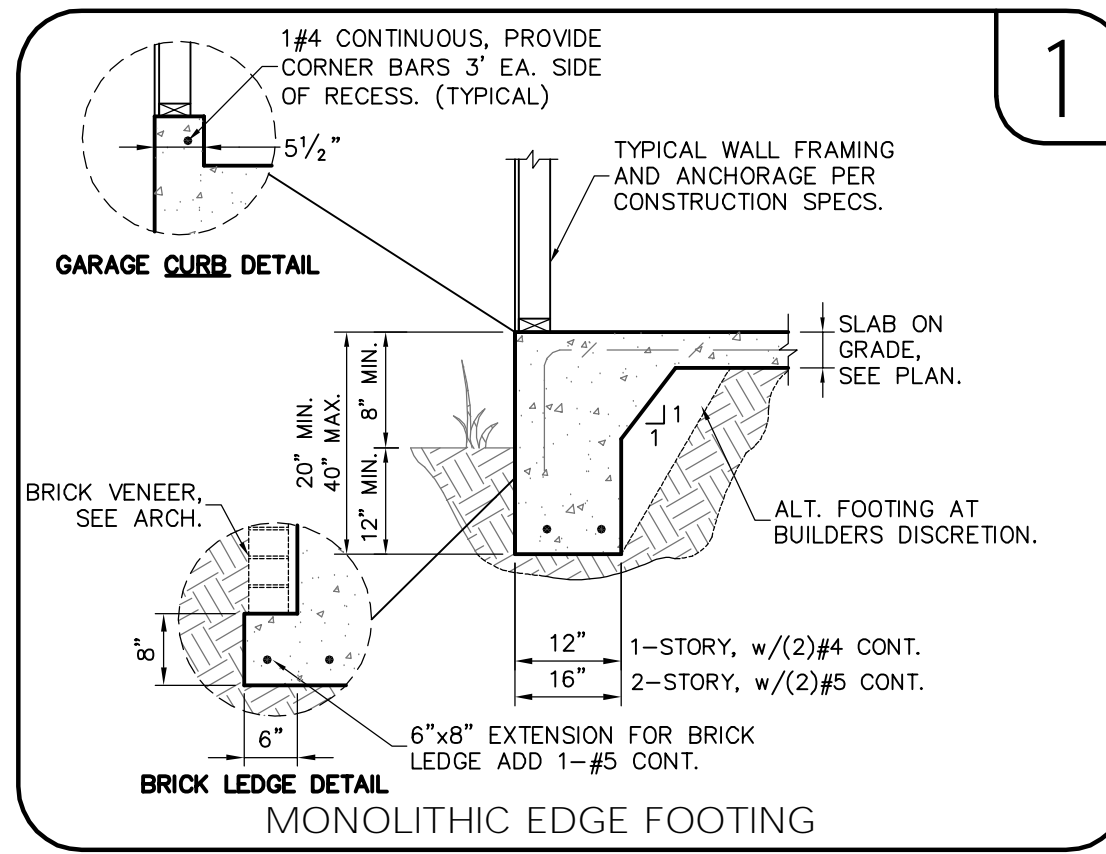
TRUSS ID.  
368534

LPA NO.  
DRBD-11-00264

SHEET

# S1.0

SHEET 2 OF 5



**SYMBOLS LEGEND**

---	DESIGNATES FOOTING LINE
- - -	DESIGNATES SAWCUT LINE
●	1/2"x6" EPOXY ANCHOR
▨	INTERIOR LOAD BEARING WALL
▧	DESIGNATES SLAB RECESS
---	BEAM OR TRUSS, SEE PLAN

**QUICK-TIE LEGEND**

SHAPE DEFINES NUMBER OF STORES

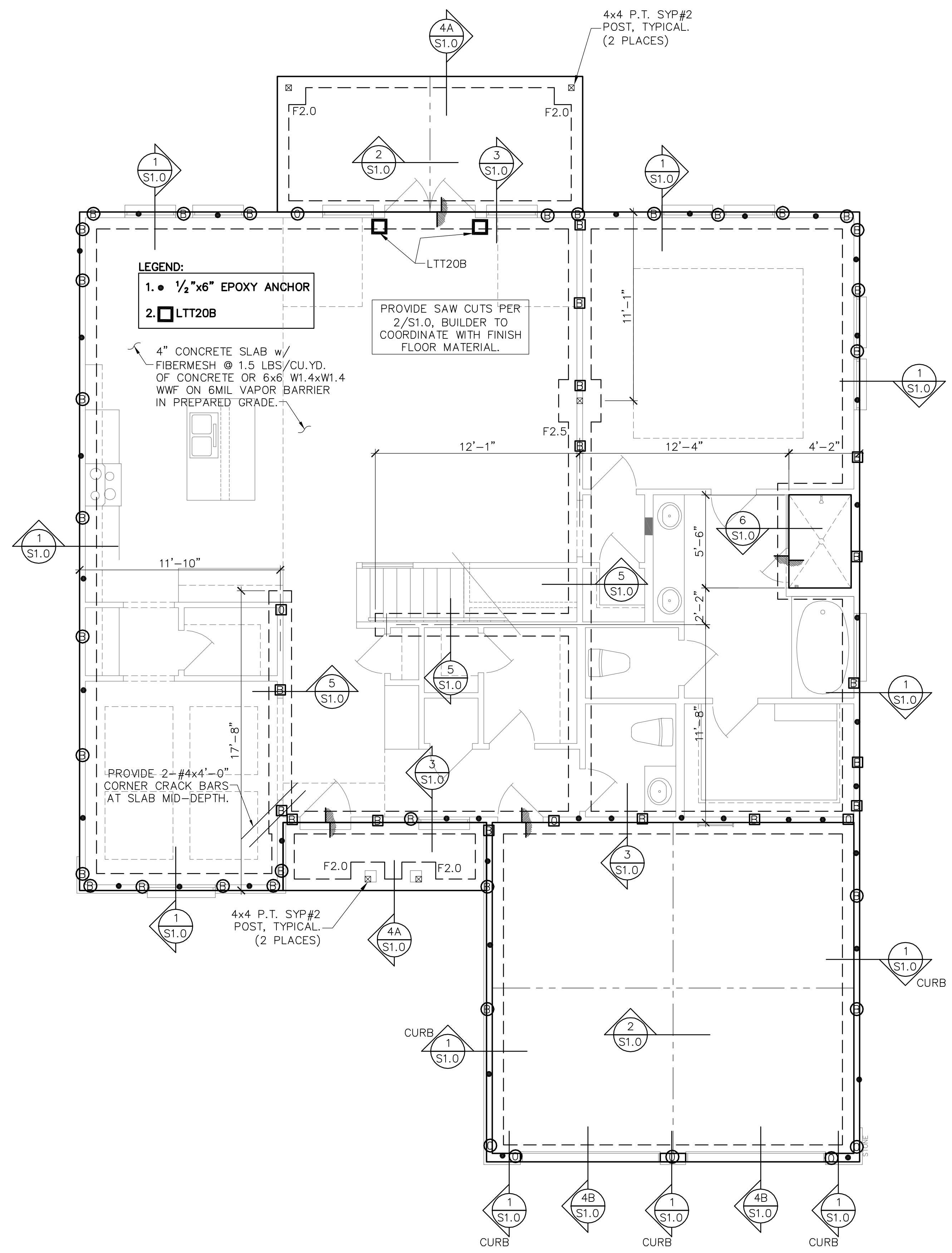
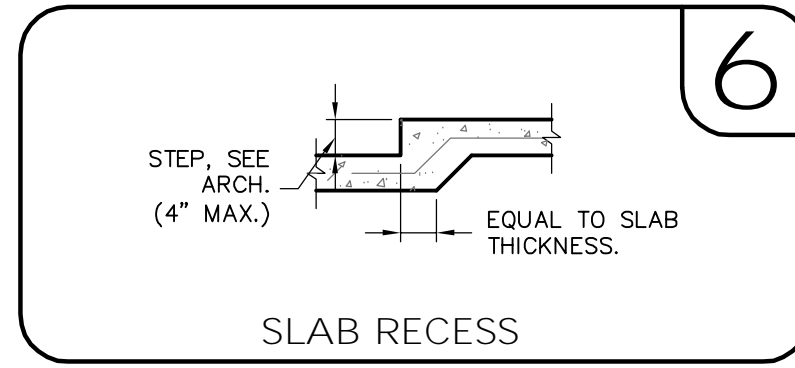
LETTER DEFINES DIAMETER OF QT. WIRE ROPE

SHAPES:

- ONE STORY QUICK TIE
- TWO STORY QUICK TIE
- △ THREE STORY QUICK TIE
- ◇ FOUR STORY QUICK TIE

LETTER:

- B 3/8" Ø QUICK TIE
- C 1/2" Ø QUICK TIE
- O 5/8" Ø QUICK TIE
- R 3/4" Ø QUICK TIE



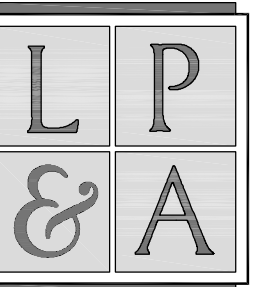
**FOOTING SCHEDULE AND NOTES**

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.



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REVISIONS	DATE

FIELD ALTERATION

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# DREAM BUILDERS 6 SANCTUARY

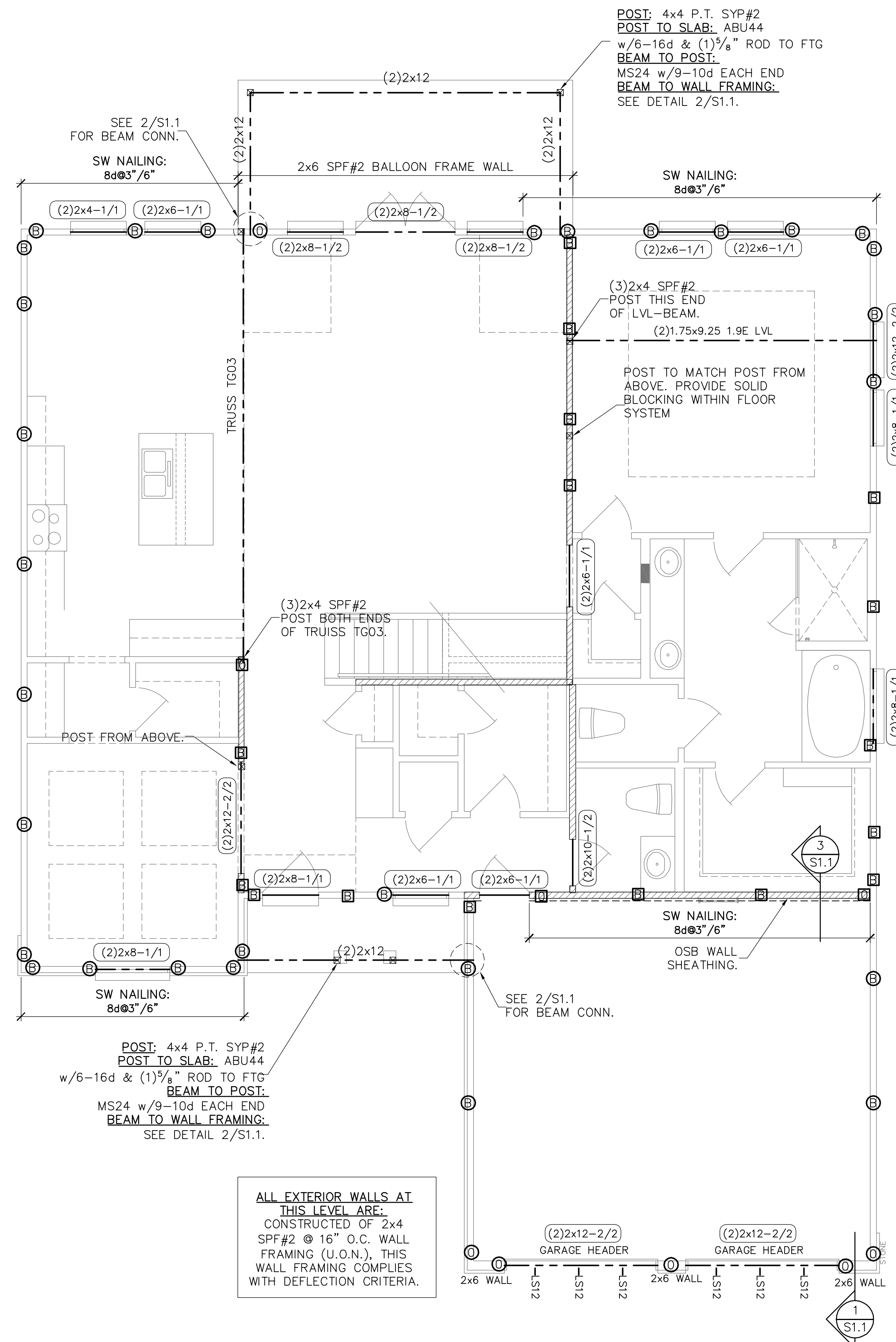
## 1ST FLOOR FRAMING PLAN

DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

PLAN NAME  
2347  
DESIGN/DRAWN/CHECKED  
CS / BMB / LAP

DATE  
5.23.11  
SCALE  
AS NOTED  
TRUSS I.D.  
368534  
LPA NO.  
DRBD-11-00264

SHEET  
**S11**  
SHEET 3 OF 5



ALL EXTERIOR WALLS AT THIS LEVEL ARE CONSTRUCTED OF 2x4 SPF#2 @ 16" O.C. WALL FRAMING (U.O.N.), THIS WALL FRAMING COMPLIES WITH DEFLECTION CRITERIA.

### FIRST FLOOR FRAMING PLAN

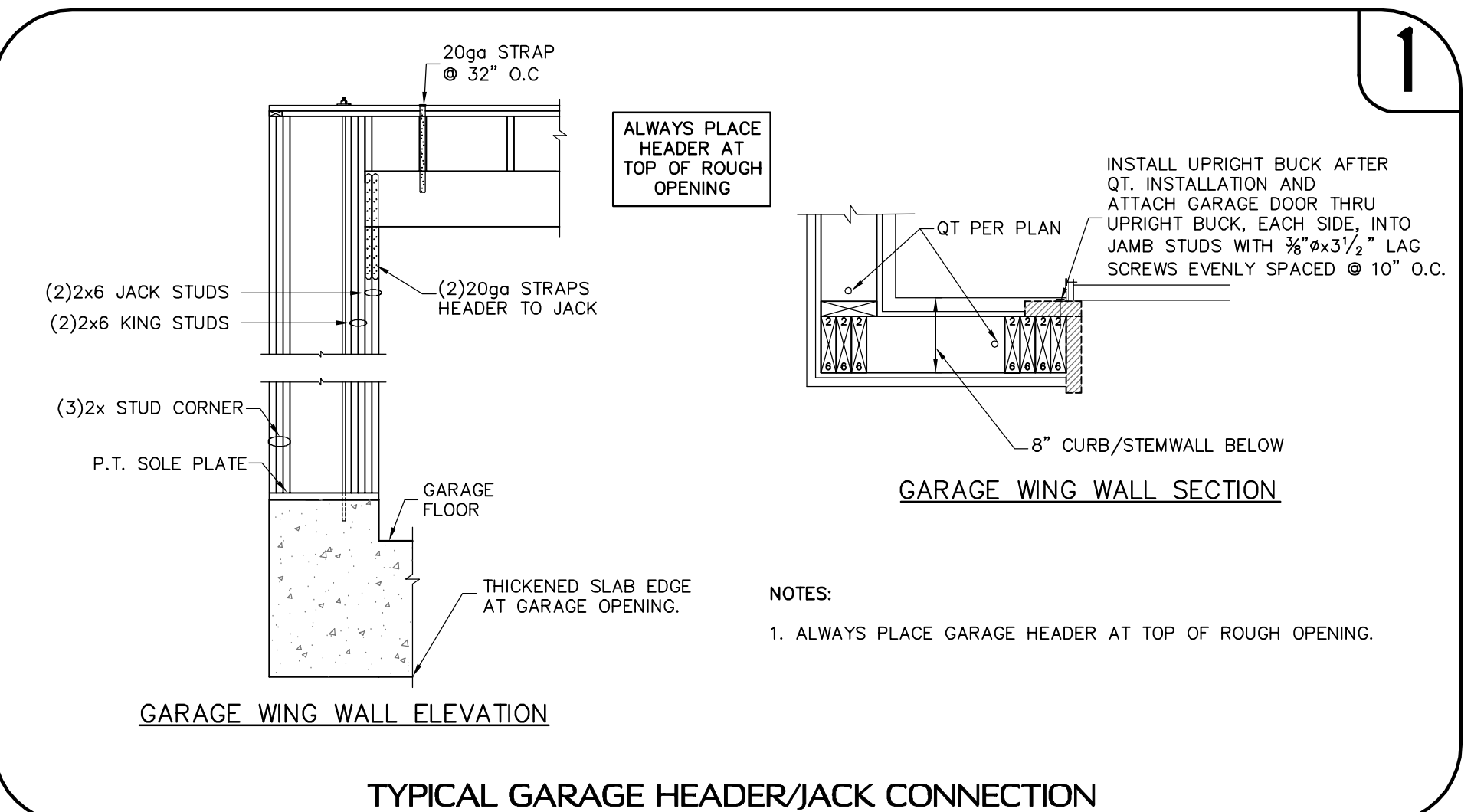
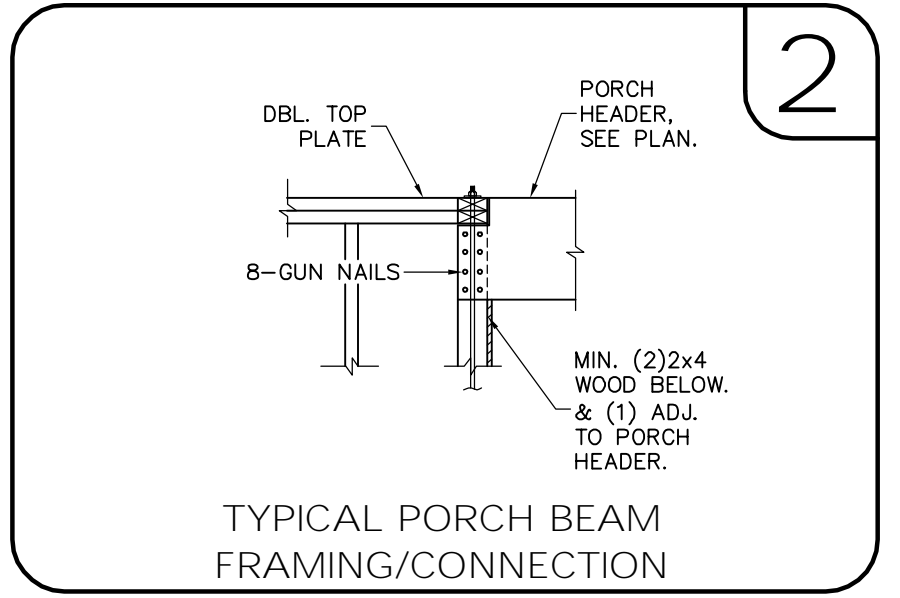
SCALE: 1/4" = 1'-0"  
FRAMING NOTES:  
1. FOR TYPICAL WALL FRAMING, SEE DETAIL 7/S0.0.

### SYMBOLS LEGEND

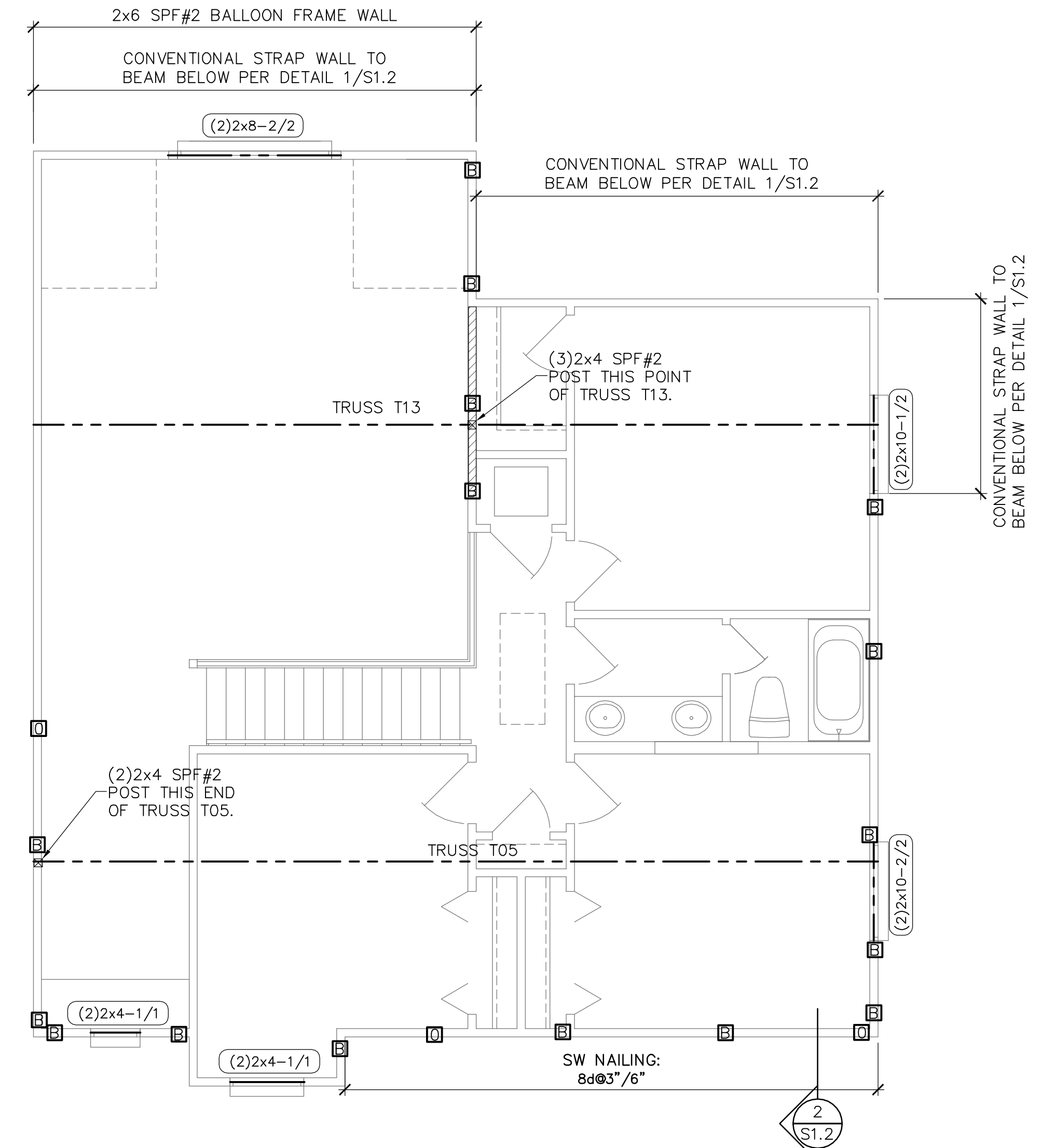
---	DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL, THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/8 DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"
(2)2x8-1/2	DESIGNATES THE HEADER SIZE AND NUMBER OF PLYS. DESIGNATES NUMBER, HEADER SIZE & JACK/RING STUDS NEEDED FOR SUPPORT HEADER.
---	BEAM OR TRUSS, SEE PLAN
---	DESIGNATES INTERIOR LOAD BEARING WALLS.

### QUICK-TIE LEGEND

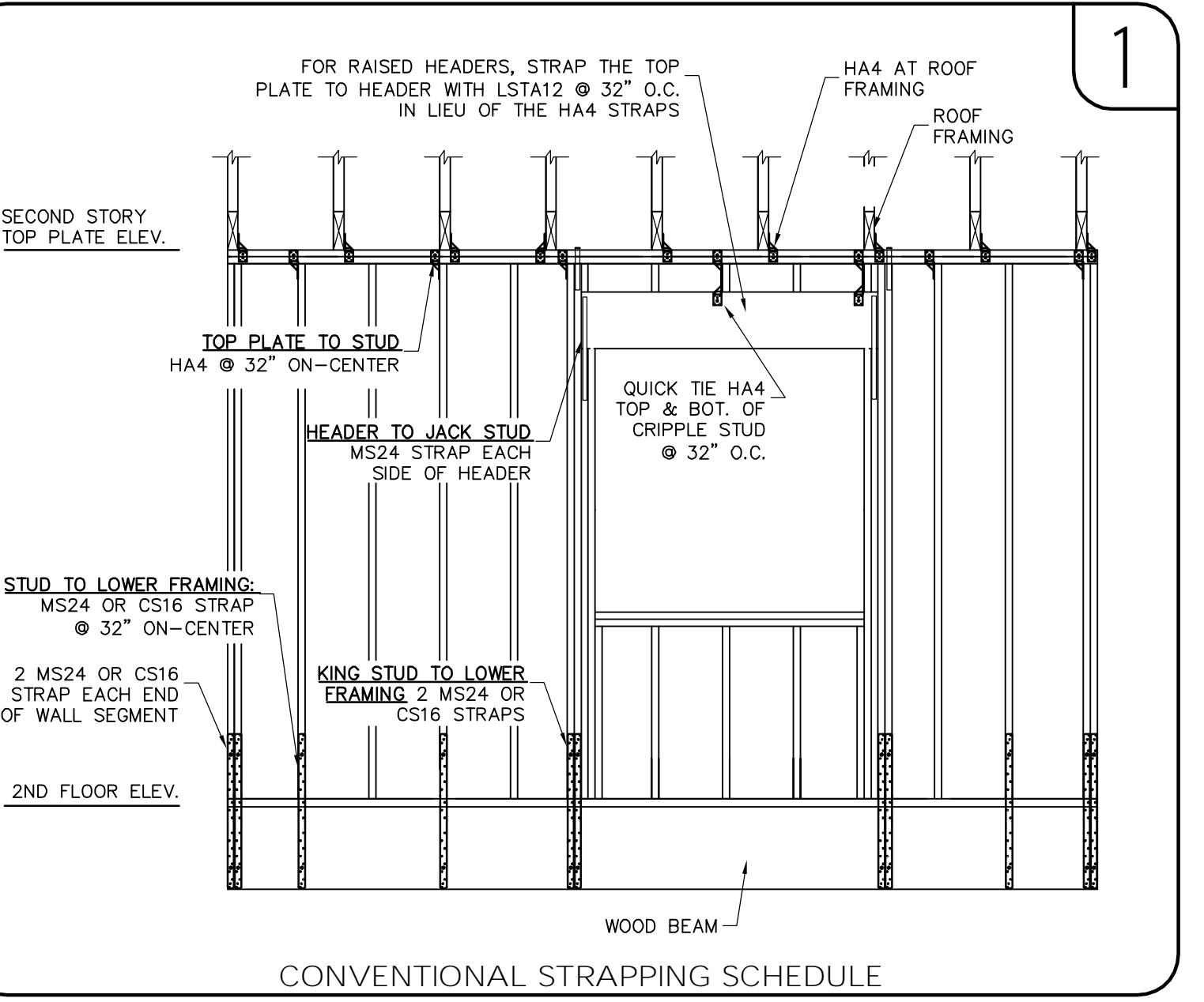
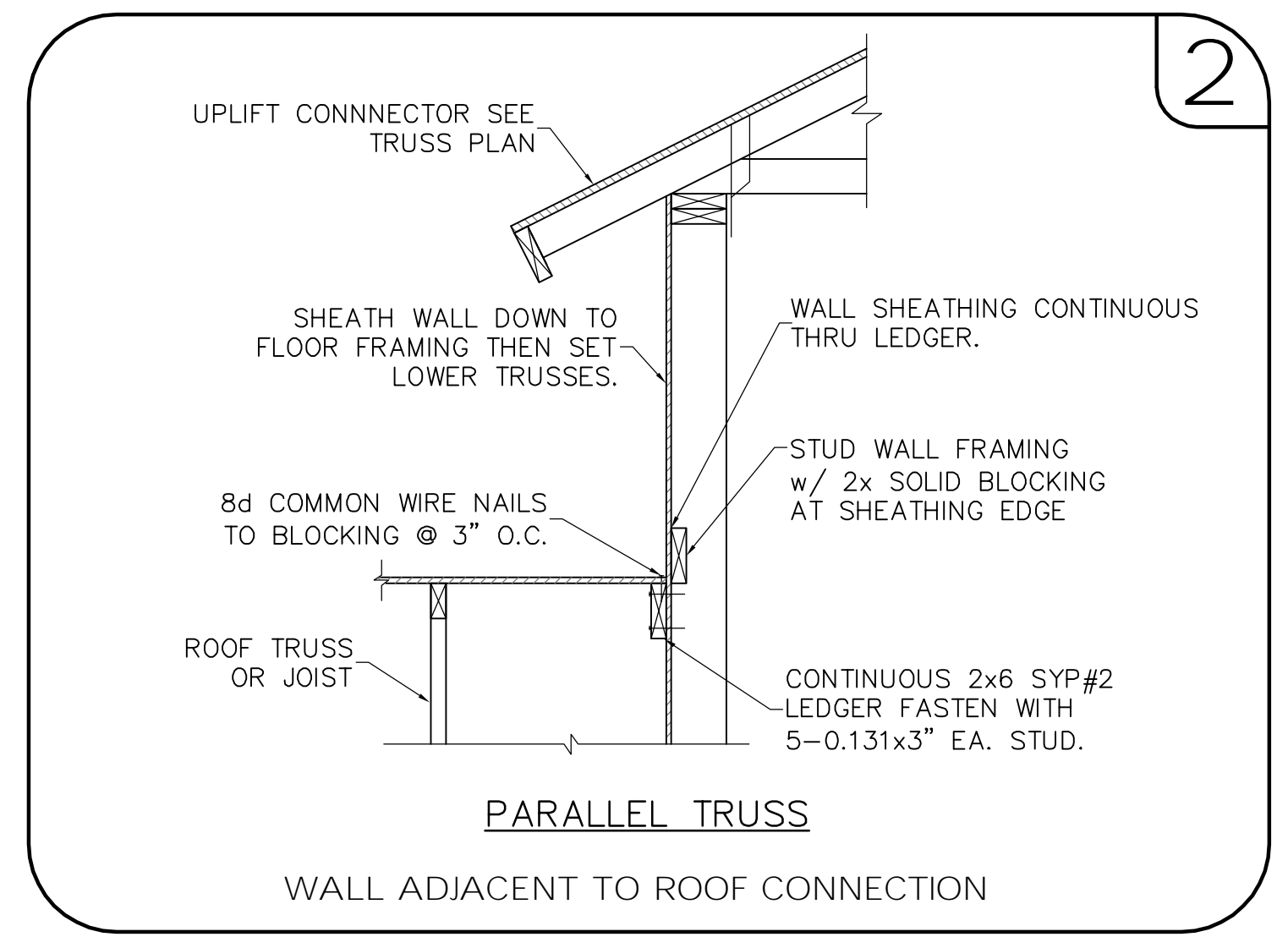
○	SHAPE DEFINES NUMBER OF STORIES
○	LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE
○	ONE STORY QUICK TIE
○	TWO STORY QUICK TIE
○	THREE STORY QUICK TIE
○	FOUR STORY QUICK TIE
B	3/8" # QUICK TIE
G	1/2" # QUICK TIE
O	5/8" # QUICK TIE
R	3/4" # QUICK TIE



SYMBOLS LEGEND	
	DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/16\"/> DESIGNATES 8d COMMONS @ 3\"/> O.C. EDGE & 6\"/> O.C. \"IN THE FIELD\"
	DESIGNATES THE HEADER SIZE AND NUMBER OF PLYS. DESIGNATES NUMBER, HEADER SIZE & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.
	BEAM OR TRUSS, SEE PLAN
	DESIGNATES INTERIOR LOAD BEARING WALLS.
QUICK-TIE LEGEND	
	SHAPE DEFINES NUMBER OF STORIES
	LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE
SHAPES:	○ ONE STORY QUICK TIE
	□ TWO STORY QUICK TIE
	△ THREE STORY QUICK TIE
	◇ FOUR STORY QUICK TIE
LETTER:	B 3/8\"/> Q QUICK TIE
	G 1/2\"/> Q QUICK TIE
	O 5/8\"/> Q QUICK TIE
	R 3/4\"/> Q QUICK TIE



**SECOND FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



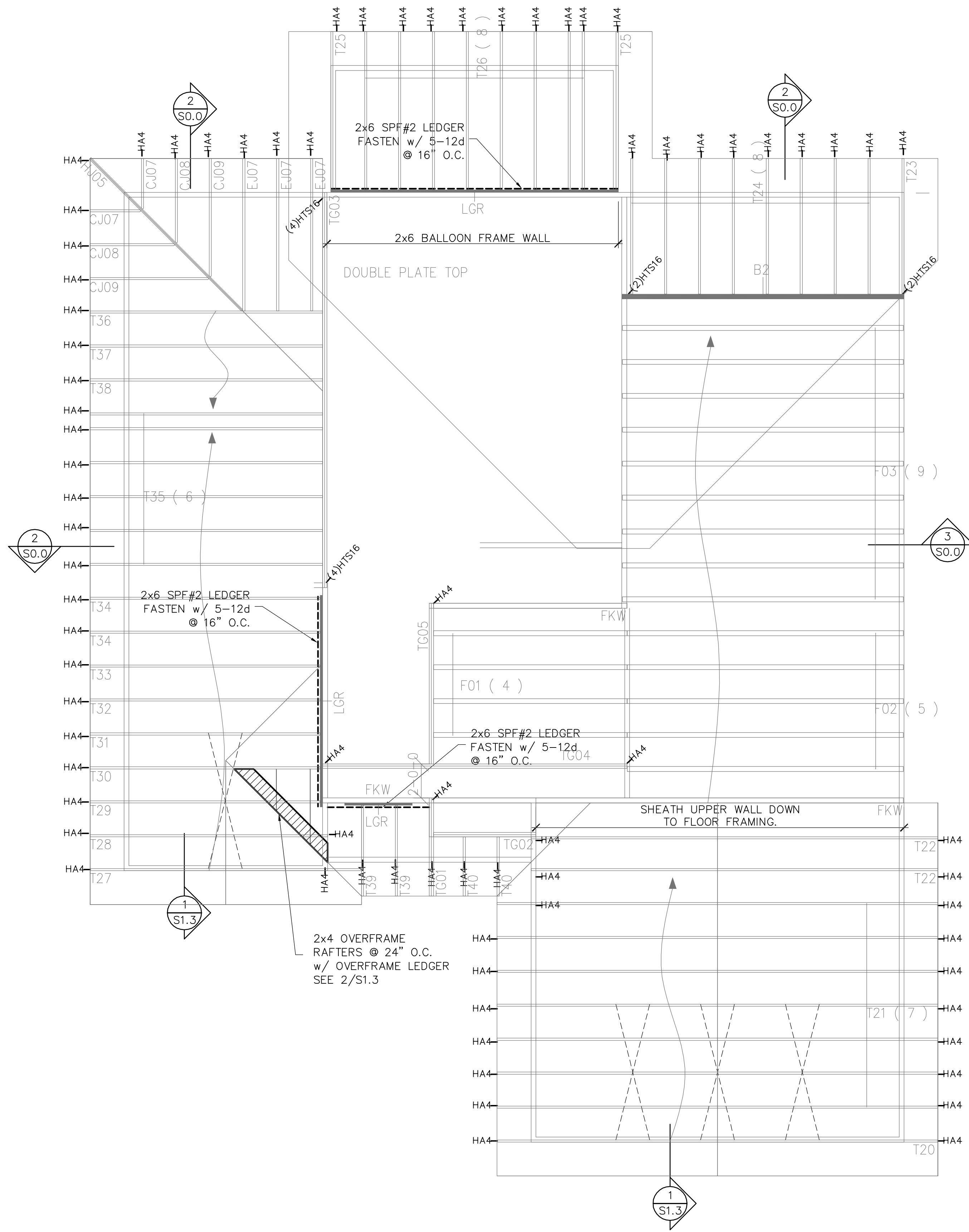
REVISIONS	DATE

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**DREAM BUILDERS**  
**6 SANCTUARY**

**2nd FLOOR FRAMING PLAN**  
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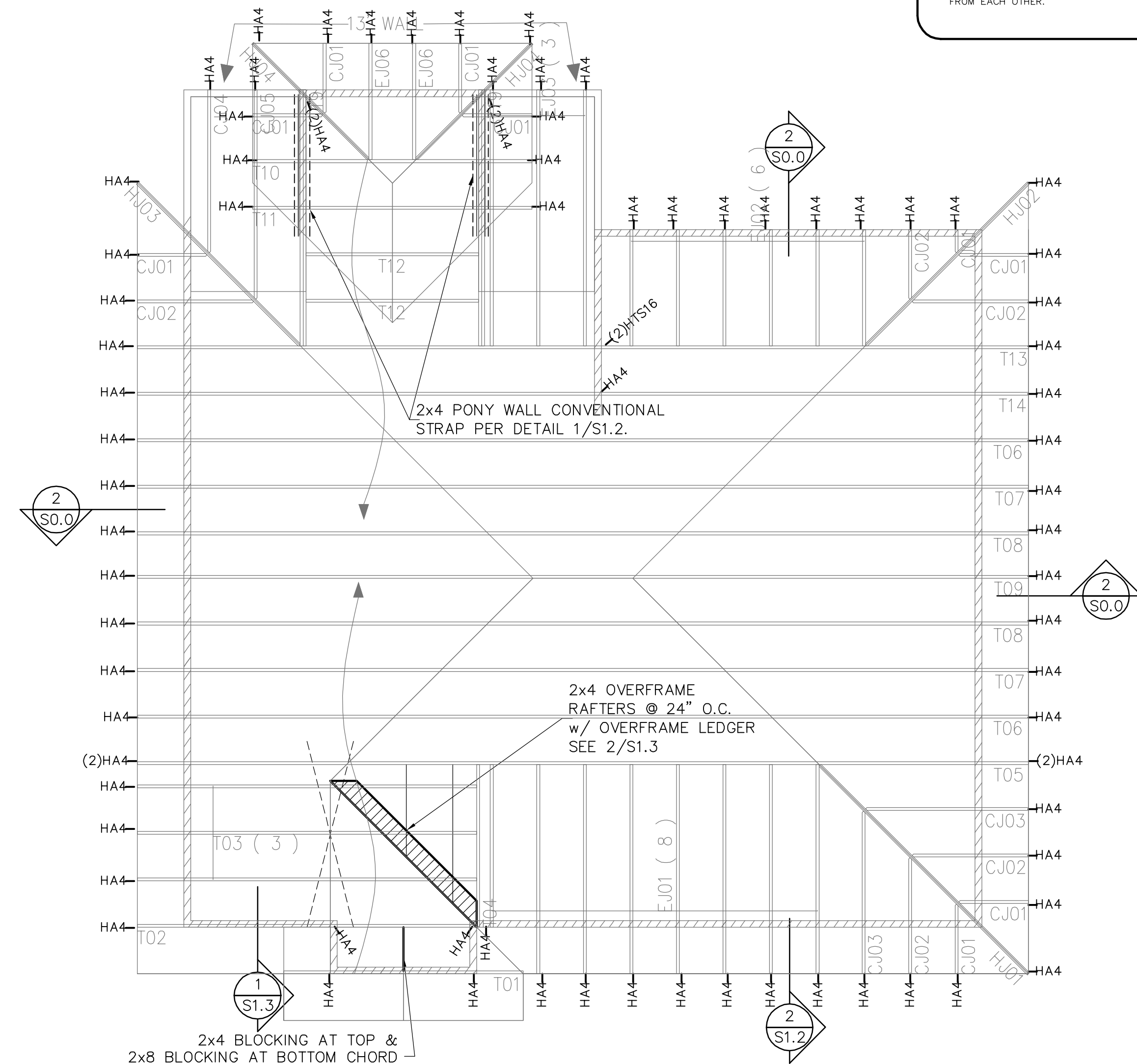
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TRUSS I.D.	368534
LPA NO.	DRBD-11-00264
SHEET	S1.2
SHEET	4 OF 5



### FIRST FLOOR TRUSS PLAN

SCALE: N.T.S.

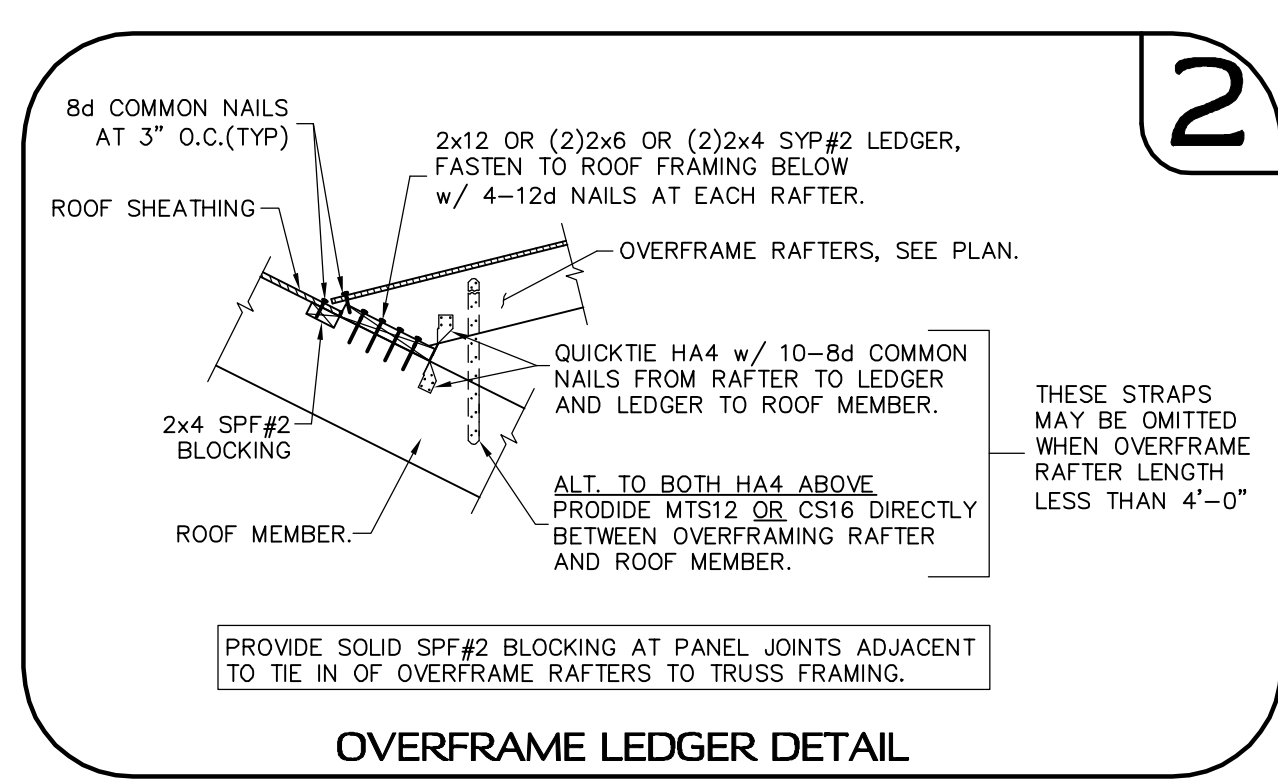
NOTE:  
1. FASTEN ROOF TRUSS TO TOP PLATE w/ 2-12d TOENAILS AND UPLIFT CONNECTOR, SEE PLAN.



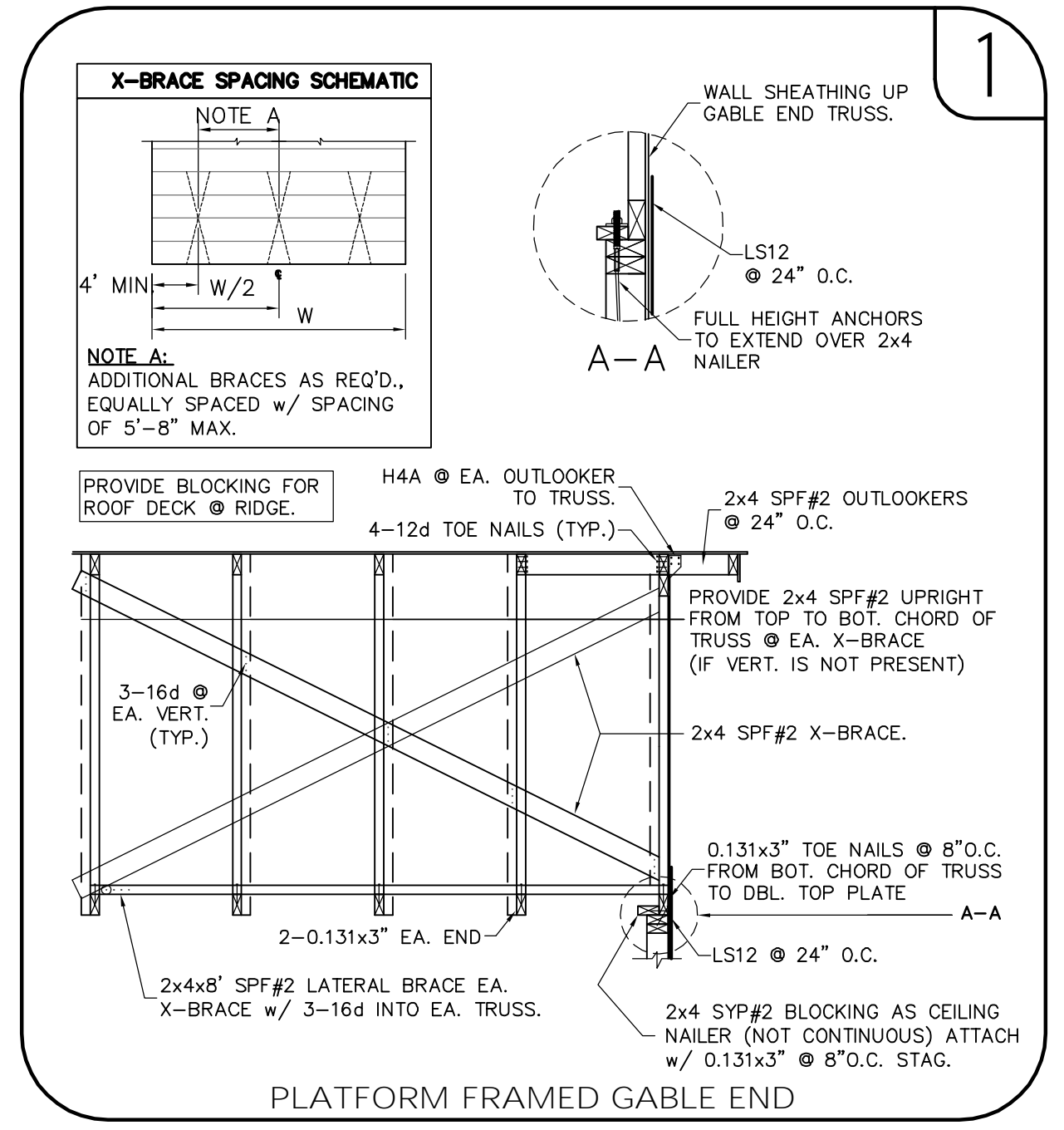
### ROOF TRUSS PLAN

SCALE: N.T.S.

NOTE:  
1. FASTEN ROOF TRUSS TO TOP PLATE w/ 2-12d TOENAILS AND UPLIFT CONNECTOR, SEE PLAN.



OVERFRAME LEDGER DETAIL



PLATFORM FRAMED GABLE END

**SYMBOLS LEGEND**

HA4 DESIGNATES UPLIFT CONNECTION.

**FRAMING PLAN NOTES:**  
 1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S.O.0.  
 2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN, MIN. (1)HA4 CONNECTOR.  
 3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S.O.0.  
 4. FOR TRUSS UPLIFTS UP TO 2200 LBS., CONTRACTOR MAY FASTEN TRUSS TO THE FOUNDATION w/ QGT w/OT PER MANUFACTURER'S SPECIFICATIONS.  
 5. WHEN USING (2)HA4 CLIPS ON 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

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**DREAM BUILDERS**  
**6 SANCTUARY**

### TRUSS PLAN

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SHEET	S1.3
SHEET	5 OF 5