DESIGN SPECIFICATIONS

DESIGN CODE:
2010 FLORIDA BUILDING CODE – RESIDENTIAL

DESIGN LOADS: ACTUAL AND UNIFORM

	ROOF	FLOOR
ROOF LOADING	(cd=1.25)	(cd=1.00)
TOP CHORD LIVE 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 LIVE LOAD	10 psf	0 psf
BOTTOM CHORD DEAD LOAD	5 psf	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 7/10 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 LOAD.

BASIC WIND SPEED (ASCE 7–10) ———— **130 MPH**
IMPORTANCE FACTOR ———— 1.00
MEAN ROOF HEIGHT ———— 18.0 FT
ROOF PITCH ———— VARIES
BUILDING CATEGORY ———— II
EXPOSURE CATEGORY ———— **C**
ENCLOSURE CLASSIFICATION ———— ENCLOSED
INTERNAL PRESSURE COEFFICIENT ———— ± .18

COMPONENTS & CLADDING ALLOWABLE PRESSURES		
TRIBUTARY AREA (sf)	INTERIOR ZONE (PSF)	EDGE STRIP (PSF): 'a' = 4'–6"
10	+25.6 –27.7	+25.6 –34.2
50	+22.9 –25.0	+22.9 –28.8
100	+21.8 –23.9	+21.8 –26.6

THE VALUES ABOVE ARE ALLOWABLE WIND PRESSURE VALUES (ASD). THE ABOVE WIND PRESSURES HAVE BEEN REDUCE 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.
- THE DISTANCE 'a' 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 MANUF./SUPPLIER & SHALL MEET THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.

QUICKTIE CONNECTORS

CONNECTOR	UPLIFT SYP	UPLIFT SPF	FASTENERS	FL# CODE
HA4	660	528	(9)10dx1½"	3557.2
HTS16	1255	1255	(16)10dx1½"	3557.5
MS36	1835	1468	(26)10dx1½"	3557.4
LSTA12	925	765	(10)10d	3557.4
CS16	1705	1705	(13)8d EA. END	3557.1
LS18	1005	804	(14)10dx1½"	3557.4
MS24	1270	1016	(18)10dx1½"	3557.4
SC35	295	236	(12)10dx1½"	3557.10
SC35F	500	400	(12)10dx1½"	3557.10
LS12	715	572	(10)8d	3557.4
QTB(X) BLUE	N/A	N/A	N/A	3557.6
QTB(X) GREEN	N/A	N/A	N/A	3557.7
QTB(X) ORANGE	N/A	N/A	N/A	3557.8
QTB(X) RED	N/A	N/A	N/A	3557.9
ITW/REDHEAD G5 EPOXY				14419.1

SIMPSON CONNECTORS

CONNECTOR	UPLIFT SYP	UPLIFT SPF	FASTENERS	FL# CODE
A35	450	450	12–8dx1½"	10446.4
H2.5T	600	520	5–8d EA. END	11478.3
H8–1/2	620	530	5–10dx1½" EA. END	11470.3
MTS12	1000	860	7–10dx1½" EA. END	10456.3
HTS20	1450	1245	24–10dx1½" EA. END	13872.3
MSTA24	1765	1270	9–10d EA. END	13872.4
MSTA36	2050	1870	13–10d EA. END	13872.8
MSTAM24	1465	1270	9–10d EA. END 5–¼"x2–¼ TITENS	11473.19
MSTC66	5660	5660	38–16d EA. END	10852.11
MGT	3965	3330	22–10d TO TRUSS 1–½"ø ROD TO FTG.	11470.7
PHD5	4685	4380	14–SDS¼x3" TO TRUSS/BEAM 1–⅝"ø ROD TO FTG.	10441.10
HTT4	3480	3080	18–16d TO TRUSS/BEAM 1–⅝"ø ROD TO FTG.	11496.2
HTT5	5250	4670	32–16d TO TRUSS/BEAM 1–⅝"ø ROD TO FTG.	11496.2
HDQ8	8325	7210	20–SDS¼x3" TO TRUSS/BEAM 1–⅞"ø ROD TO FTG.	11441.1
LUS28	930	780	6–10d TO HEADER 4–10d TO JOIST	10655.113
HU410	905	785	14–16d TO HEADER 6–16d TO JOIST	10531.36
ABU44	2200		⅝"ø ROD w/ 12–16d	10849.6
ABU66	2300		⅝"ø ROD w/ 12–16d	10849.6
SET	N/A	N/A	SIMPSON EPOXY–TIE	11506.4
LTT20B	1675	1675	10–16d TO STUD/BEAM/POST 1–½"ø ROD TO FTG.	11496.3
LSTA12	805	695	10–10d	13872.5
CS16	1705	1705	13–8d	10852.1

TYPICAL WOOD MEMBER FASTENING SCHEDULE

LOCATION	CONNECTION	FASTENER
CEILING JOIST LAPS OVER PARTITIONS	(3)16d	FACE NAIL
	(4)GUN NAIL	
COLLAR TIE TO RAFTER	(3)10d	FACE NAIL
	(3)GUN NAIL	
RAFTER TO PLATE	(3)8d	TOENAIL
	(3)GUN NAIL	
JACK RAFTER TO HIP	(3)10d	TOENAIL
	(4)GUN NAIL	
	(2)16d	FACE NAIL
	(3)GUN NAIL	
ROOF RAFTER TO (2) PLY RIDGE BEAM	(2)16d	TOENAIL OR FACE NAIL
	(3)GUN NAIL	
JOIST TO BAND JOIST	(3)16d	FACE NAIL
	(4)GUN NAIL	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3)8d	END NAIL
	(3)GUN NAIL	
RIM JOIST TO TOP PLATE	8d @ 6"O.C.	TOENAIL
	(3)GUN NAIL @ 6"O.C.	
TOP PLATES, LAPS AND INTERSECTIONS	(2)16d	FACE NAIL
	(3)GUN NAIL @ 6"O.C.	
CEILING JOISTS TO PLATE	(3)8d	TOENAIL
	(5)GUN NAIL	
JOIST TO SILL OR HEADER	(3)8d	TOE NAIL
	(2)GUN NAILS	
2" SUB FLOOR TO JOIST OR GIRDER	(2)16d	BLIND OR FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16"O.C.	TYPICAL FACE
	(3)GUN NAIL @ 8"O.C.	
TOP PLATE TO STUD	(2)16d	END NAIL
	(3)GUN NAIL	
STUD TO SOLE PLATE	(4)8d	TOENAIL
	(4)GUN NAIL	
	(2)16d	END NAIL
	(3)GUN NAIL	

TYPICAL FASTENERS

3"x0.131"ø = GUN NAILS
2"x0.113"ø = 6d
3"x0.148"ø = 10d
1½"x0.148"ø = 10dx1½"
2"x0.113"ø = RINK SHANK
2½"x0.131"ø = 8d
3½"x0.162"ø = 16d
1½"x0.131"ø = 8dx1½"

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; 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, TRUSS–TO–TRUSS CONNECTION, AND ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEM.

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.
QT WIRE ROPE: ¼"Ø & ⅜"Ø, GALVANIZED "AIRCRAFT" DESIGNED 7x19 w/ A MIN. BREAKING STRENGTH OF 7,000lbs. & 14,000lbs. RESPECTFULLY.
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.
RETROFIT REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM, HOLES SHALL BE ¼" LARGER THAN REBAR SIX AND ⅛" LARGER THAN THREADED ROD SIZE. (U.O.N.)
ANCHORING ADHESIVE:
EPOXY: RED HEAD EPCON G5.
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.

MASONRY SPECIFICATIONS:

GENERAL:
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 ⅜ 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 OF COURSE OF MASONRY WHEN THE WALL HEIGHT EXCEEDS 5'–0".

CLAY MASONRY (BRICK):
BRICK SHALL BE IN ACCORDANCE WITH ASTM C62, C216, OR C652 FOR BUILDING BRICK, FACING BRICK, & HOLLOW BRICK, RESPECTFULLY.

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 COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS

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

MASONRY STEMWALLS: ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90E, 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 CELLS BELOW FINISHED SHALL BE GROUTED SOLID. 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 REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON 1/S1.0. UNLESS NOTED OTHERWISE. LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

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 A 1" SAWCUT INTO SLAB IN A 20'x20' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT, PROVIDE SAWCUTS THROUGH OUT SLAB AND WHERE SHOWN ON FOUNDATION PLAN S1.0. CALL EOR FOR ALTERNATIVE METHODS.

WOOD FRAMING SPECIFICATIONS:
ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE–TREATED. PT LUMBER INDICATED IN SECTIONS PRESERVED WITH SODIUM BORATE (DOT–DISODIUM OCTABORATE TETRA HYDRATE). IF HOWEVER, ACQ OR NON–DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

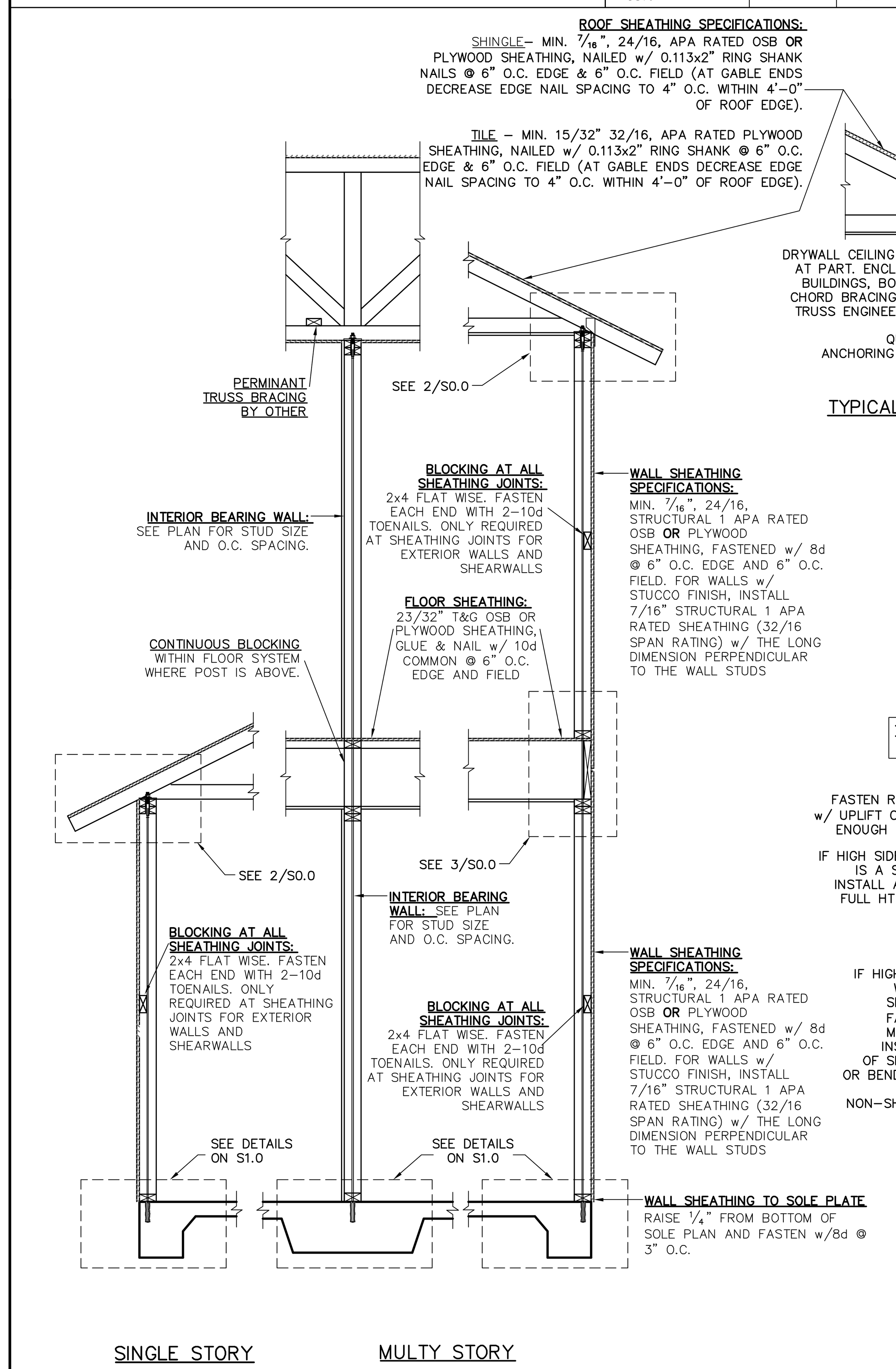
PRE–ENGINEERED WOOD TRUSSES:
SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS–TO–TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER '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 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.

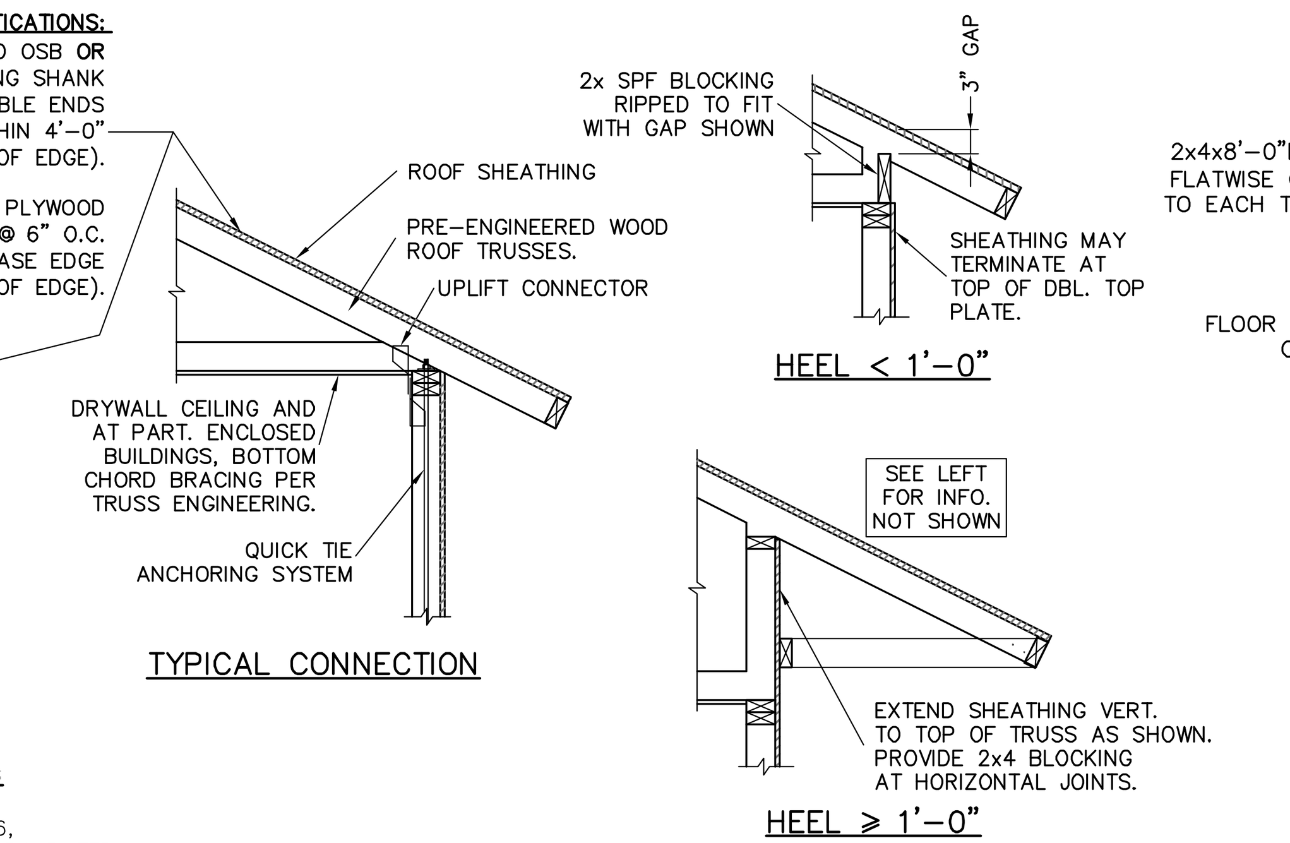
GUARDRAILS AND HANDRAILS:
SHALL BE DESIGNED PER 2006 INTERNATIONAL RESIDENTIAL CODE, TABLE R301.5. COMPLIANCE WITH THESE REQUIREMENTS IS THE RESPONSIBILITY OF THE RAILING MANUFACTURER.

ABBREVIATIONS

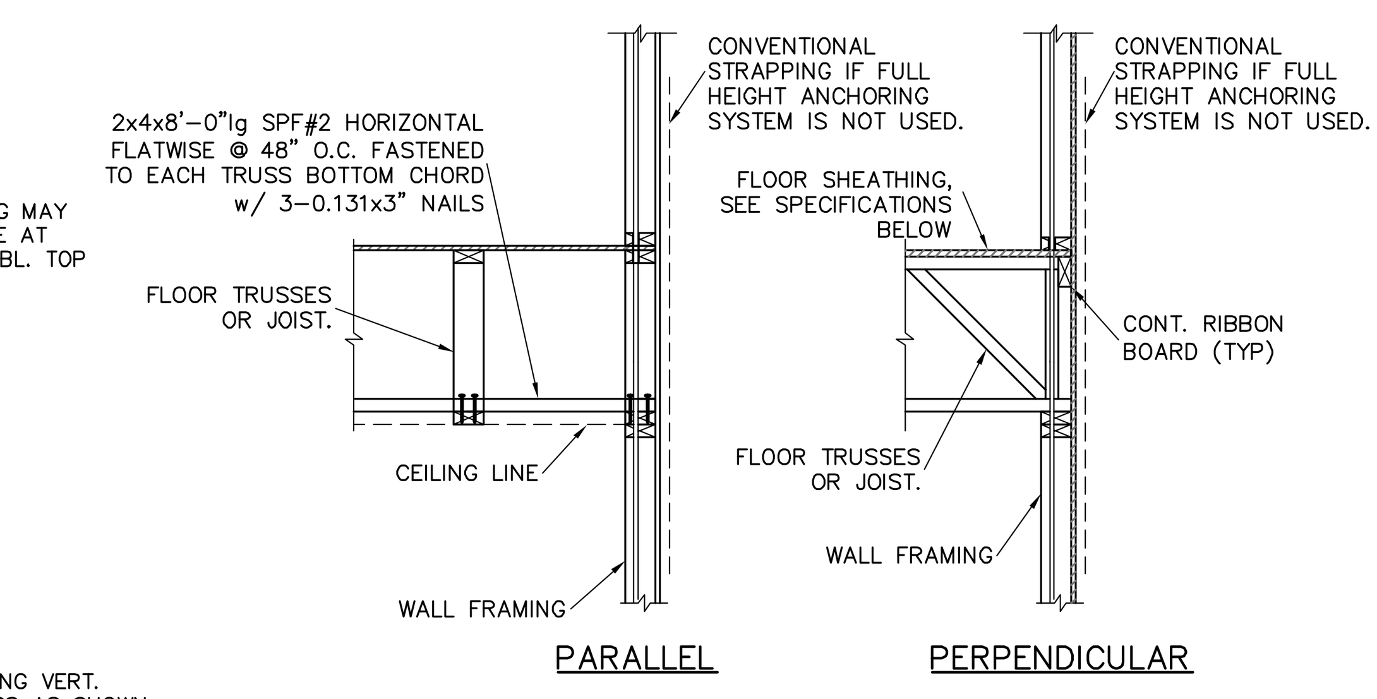
ADJ – ADJACENT
BM – BEAM
BOT – BOTTOM
BRG – BEARING
CMU – CONCRETE MASONRY UNIT
DBL – DOUBLE
DL – DEAD LOAD
DIA – DIAMETER
EA – EACH
EE – EACH END
EOR – ENGINEER OF RECORD
EQ – EQUAL
EXT – EXTERIOR
FDN – FOUNDATION
FDN – FOUNDATION
FT – FOOT
FTG – FOOTING
GA – GAUGE
HDR – HEADER
HT – HEIGHT
HTS – HEIGHTS
HORIZ – HORIZONTAL
INFO – INFORMATION
LBS – POUNDS
LL – 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
PSI – POUNDS PER SQUARE INCH
QT – QUICK TIE
REINF – REINFORCE
SF – SQUARE FOOT
SPF –SPRUCE PINE FUR
SW – SHEAR WALL
SYP – SOUTHERN YELLOW PINE
TG – TONGUE & GROOVE
THRU – THROUGH
TYP – TYPICAL
UON – UNLESS OTHERWISE NOTED
VERT – VERTICAL
WWF – WELDED WIRE FABRIC



1 S0.0 TYP. WALL SECTIONS

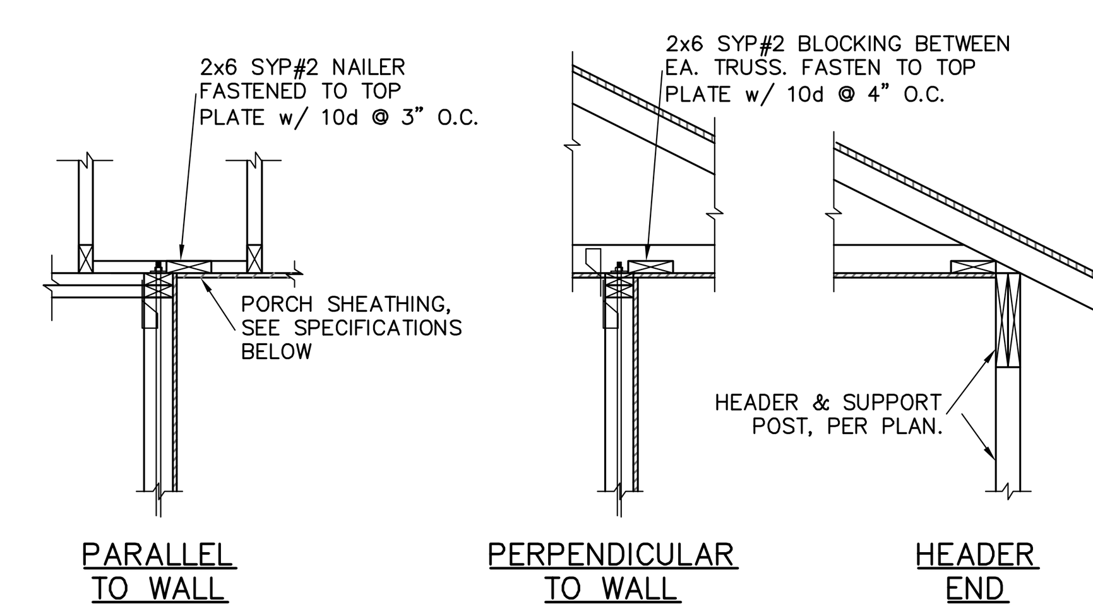


2 S0.0 ROOF TRUSS CONNECTION



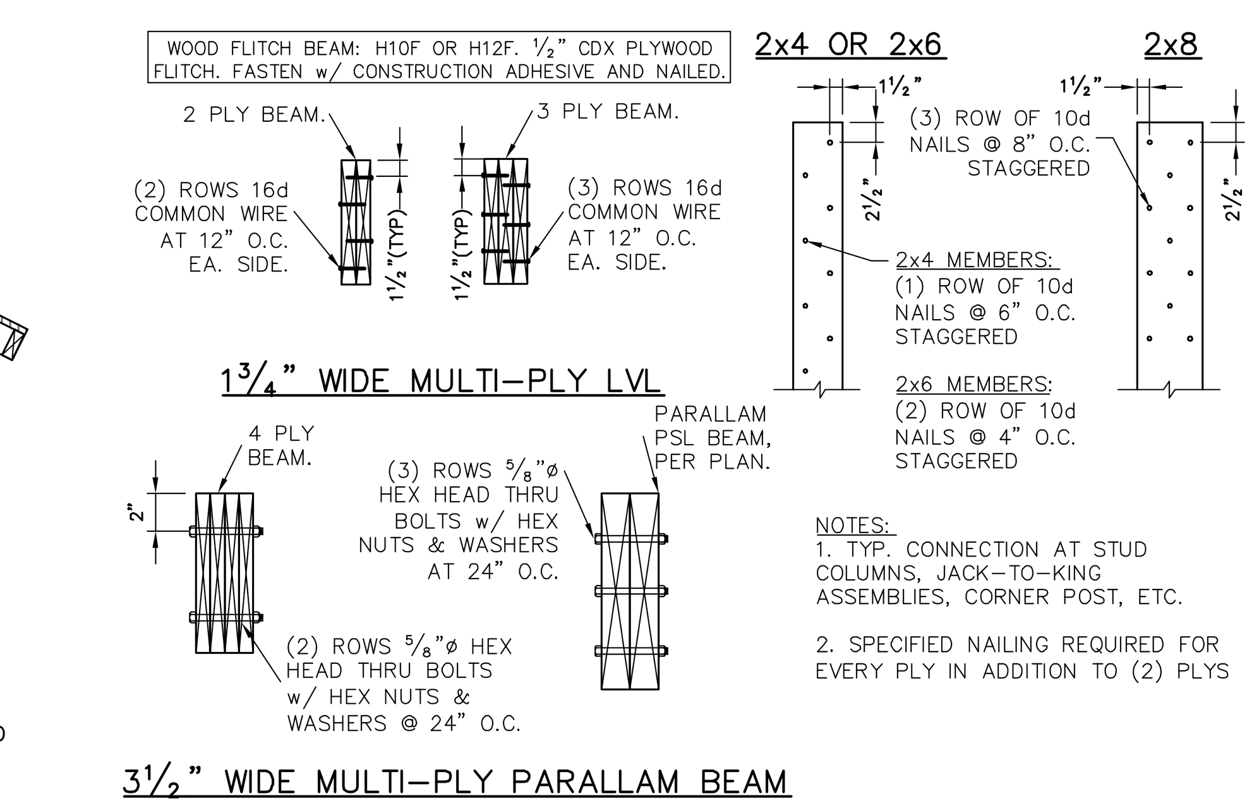
FLOOR SHEATHING SPECIFICATIONS
23/32" T&G OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD

3 S0.0 FLOOR TRUSS AT WALL FRAMING

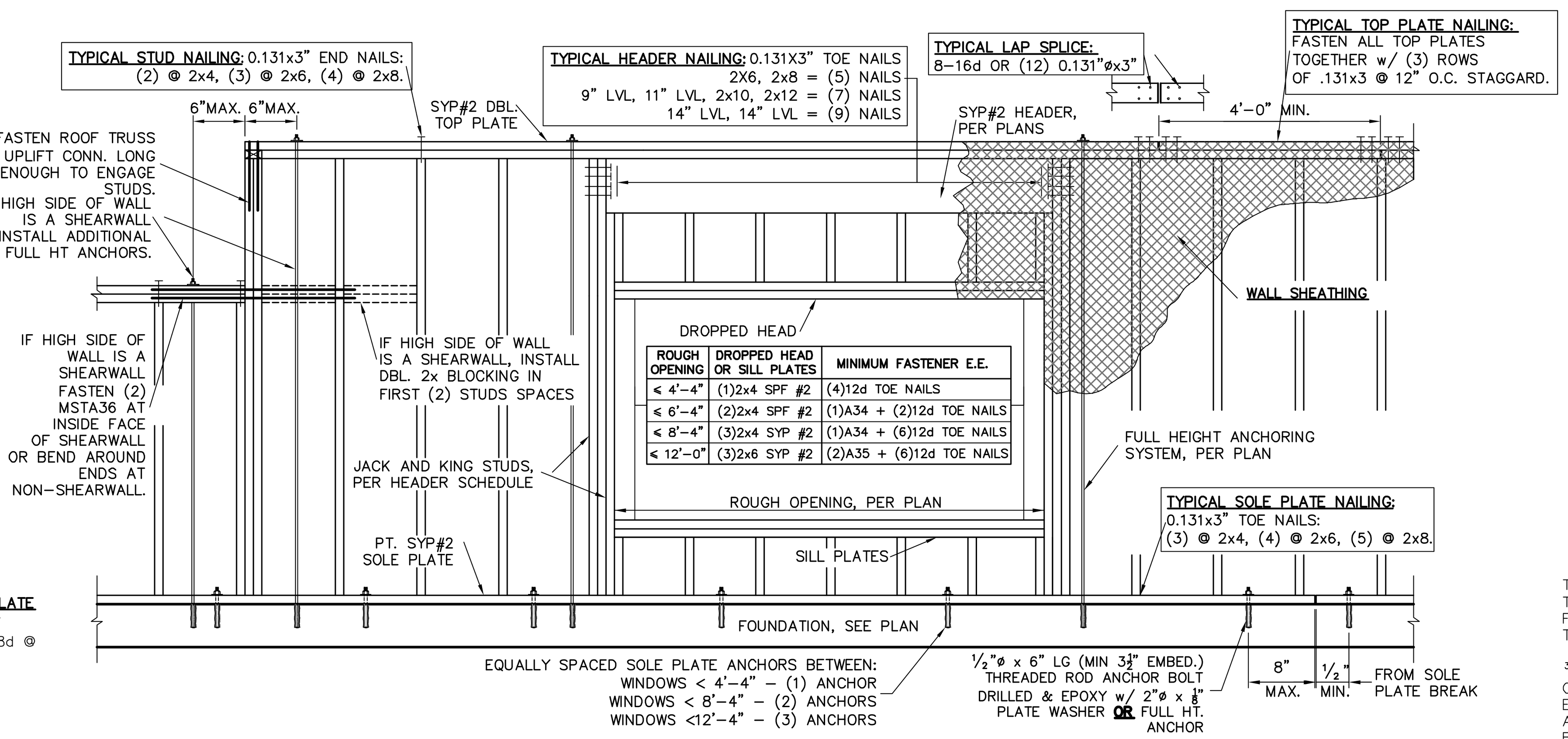


PORCH SHEATHING SPECIFICATIONS:
½" GYPSUM (WATER PROOF) GREEN BOARD, w/ 5d COOLER NAILS @ 6" O.C. EDGE & FIELD
⅜" (OR GREATER) OSB OR PLYWOOD, w/ 8d COMMON NAILS @ 6" O.C. EDGE AND FIELD

4 S0.0 PORCH SHEATHING CONNECTION



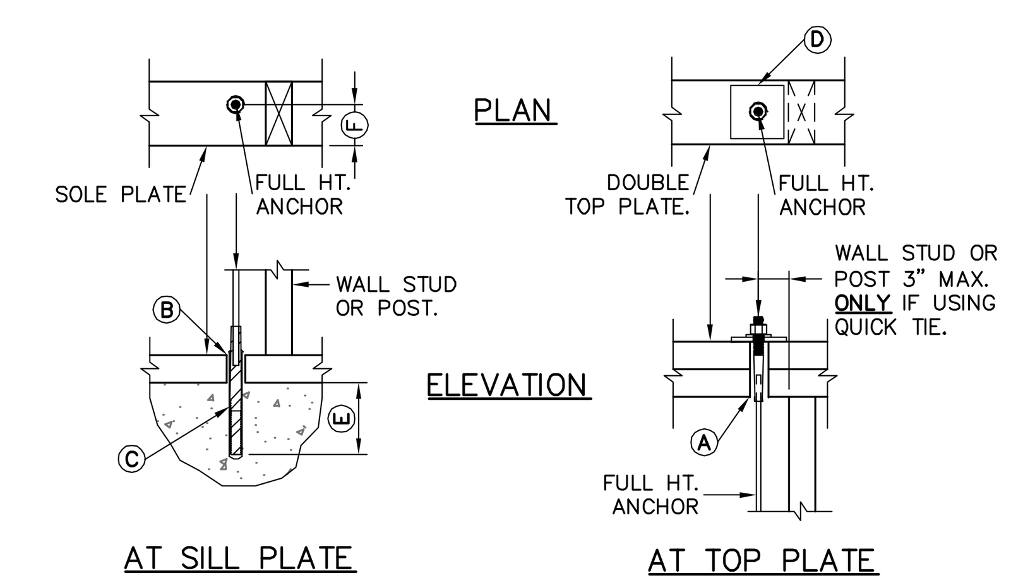
5 S0.0 BUILT-UP MEMBER FASTENING



ROUGH OPENING	DROPPED HEAD OR SILL PLATES	MINIMUM FASTENER E.E.
≤ 4'–4"	(1)2x4 SPF #2	(4)12d TOE NAILS
≤ 6'–4"	(2)2x4 SPF #2	(1)A34 + (2)12d TOE NAILS
≤ 8'–4"	(3)2x4 SYP #2	(1)A34 + (6)12d TOE NAILS
≤ 12'–0"	(3)2x6 SYP #2	(2)A35 + (6)12d TOE NAILS

1. USE SPF#2 OR BETTER FOR ALL WALLS.
2. ALL WALLS SHALL BE **BALLOON FRAMED** FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, U.O.N. ON PLAN.

6 S0.0 TYPICAL WALL FRAMING



FULL HT. ANCHOR	Ⓐ TOP PLATE HOLE	Ⓑ SILL PLATE HOLE	Ⓒ CONCRETE HOLE	Ⓓ WASHER SPEC.	Ⓔ EMBEDMENT DEPTH MONO	Ⓔ EMBEDMENT DEPTH STEM	Ⓕ EDGE DISTANCE MONO	Ⓕ EDGE DISTANCE STEM
QTB	⅞"ø	½"ø	½"ø	2x2x¼"	4"	4"	2"	3"
QTG	⅞"ø	⅝"ø	9/16"ø	3x3x¼"	4"	4"	2"	3"
QTO	1"ø	¾"ø	¾"ø	3x3x¼"	6"	6"	2"	3"
QTR	1"ø	⅞"ø	⅞"ø	3x4½x½"	6"	6"	2"	3"

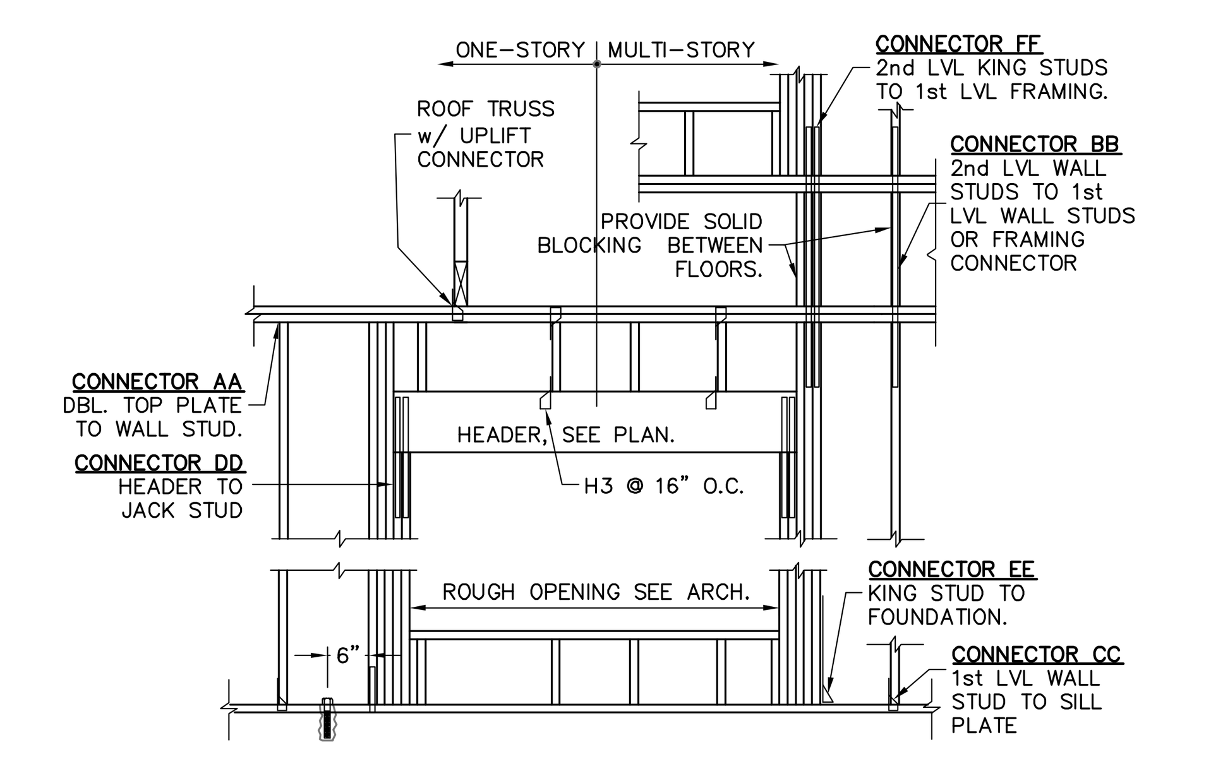
FULL HEIGHT ANCHOR INSTALLATION CHART

THE QUICK ANCHORING SYSTEM SHALL CONSIST OF GALVANIZED "AIRCRAFT" WIRE ROPE WITH THREADED STUD SWEDGES EACH END AS MANUFACTURED BY QUICK TIE PRODUCTS, INC. JACKSONVILLE FLORIDA. QUICK TIES SHALL BE ORIENTED VERTICALLY AND ATTACHED TO THE FOUNDATION AND TO THE UPPERMOST PLATE. QUICK TIES ARE TO BE INSTALLED AS INDICATED ON PLAN.

3/16"ø (QTB), ¼"ø (QTG), 5/16"ø (QTO), ⅜"ø (QTR) & SHALL HAVE A MINIMUM ALLOWABLE CAPACITIES OF 1909#, 2839#, 4455#, & AND 6545#, RESPECTIVELY. QT WIRE ROPE SHALL BE PRE–TENSIONED TO ELIMINATE THE CONSTRUCTIONAL STRETCH AND RELAXATION INHERENT TO ALL HELICALLY–LAID WIRES AND STRANDS. THE PRETENSIONING FORCES REQUIRED AT INSTALLATION SHALL BE AS RECOMMENDED BY QUICK–TIE PRODUCTS IN ORDER TO YIELD A RESIDUAL TENSION EQUAL TO THE ABOVE NOTED ALLOWABLE CAPACITIES.

QUICK TIE INSTALLATION REQUIREMENTS: ALL QUICK TIE ANCHORAGE SHALL BE INSTALLED BY A FACTORY TRAINED AND LICENSED INSTALLER. QUICK TIE MUST BE TENSIONED ACCORDING TO THE DIMENSION INDICATED ON TAG ON EACH QUICK TIE AND INSTALLED ACCORDING TO MANUFACTURERS INSTALLATIONS INCLUDED IN EVERY BOX OF QUICK TIES.

7 S0.0 QUICK TIE ANCHORING SYSTEM



TYPE	CONNECTOR AA DBL TOP PLATE TO WALL STUD	CONNECTOR BB 2ND LEVEL STUDS TO 1ST LEVEL STUDS	CONNECTOR CC 1ST LEVEL STUDS TO SILL PLATE	CONNECTOR DD HEADER TO JACK STUD	CONNECTOR EE KING STUD TO FOUNDATION	CONNECTOR FF 2ND LEVEL KING STUDS TO 1ST LEVEL FRAMING
A	LSTA12 @ 32"	CS20 @ 32"	SP1 @ 16"	MSTA24 < 6'	LTT20B < 6'	CS20 < 6'
				(2)MSTA24 < 12'	HTT16 < 12'	(2)CS20 < 12'
B	LSTA12 @ 16"	CS20 @ 32"	SP1 @ 16"	MSTA24 < 4'	LTT20B < 4'	CS20 < 4'
				(2)MSTA24 < 9'	HTT16 < 9'	(2)CS20 < 8'
C	H6 @ 16"	CS20 @ 16"	LTT20B @ 32"	MSTA24 < 3'	LTT20B < 3'	CS20 < 3'
				(2)MSTA24 < 6'	HTT16 < 6'	(2)CS20 < 6'
D	H6+H2.5T @ 16"	CS16 @ 16"	LTT20B @ 16"	MSTA24 < 3'	LTT20B < 3'	CS16 < 3'
				(2)MSTA24 < 6'	HTT16 < 6'	(2)CS16 < 6'

8 S0.0 CONVENTIONAL STRAPPING DETAIL
WHEN NOTED ON PLAN

Lou Pontigo and Associates, Inc.
420 Osceola Avenue
Jax. Beach, Florida 32250
Ph. 242-0908 Fax. 241-9557
FL: CA # 8344 SC: CA# 3579
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COMMENTS @ LP-A.COM

7/2/2013 9:57:16 AM

REVISIONS	DATE

FIELD ALTERATION
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DREAMBULIDER CUSTOM HOMES
179 PABLO CREEK RESERVE
JACKSONVILLE, FL.

DESIGN CRITERIA AND GENERAL NOTES

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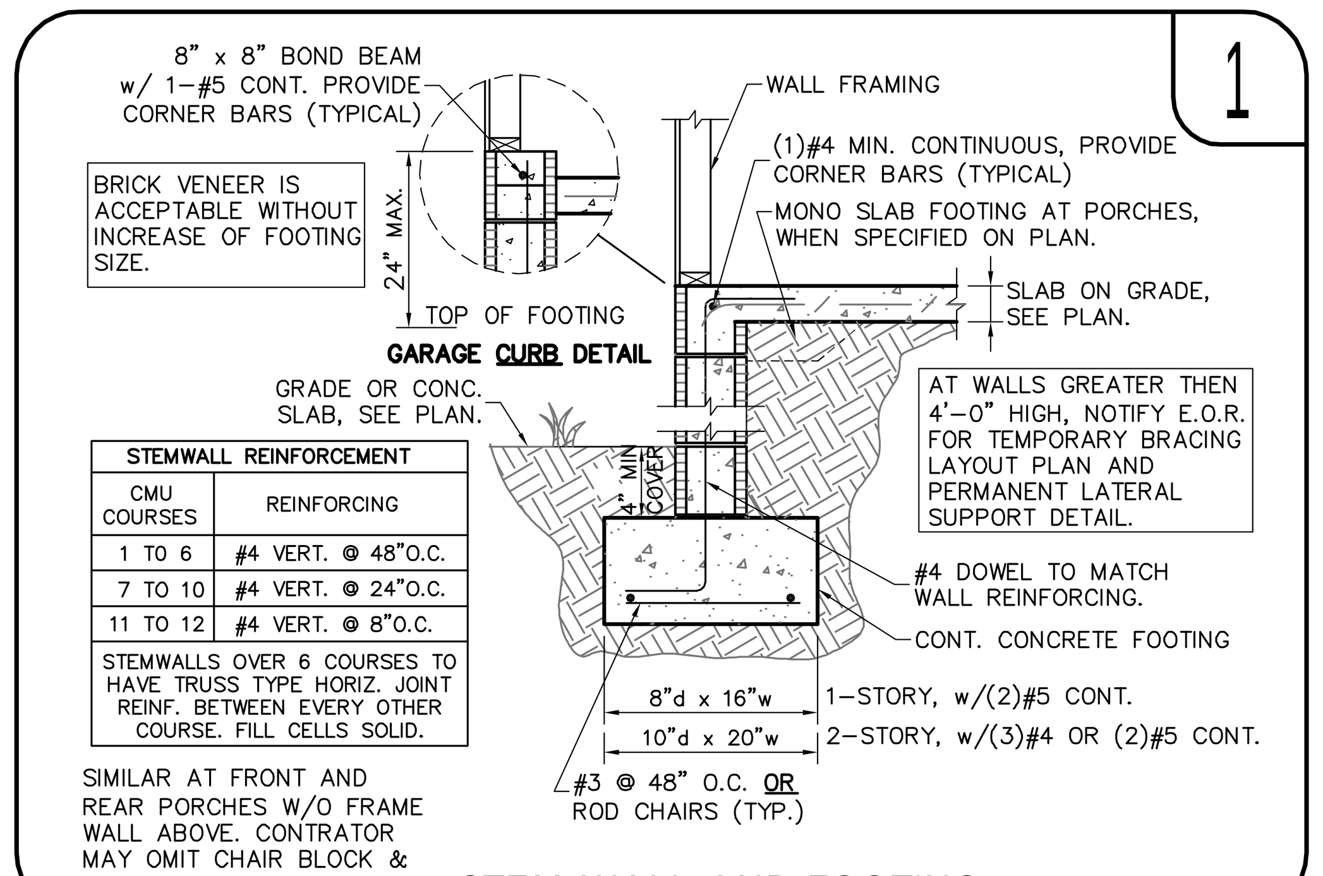
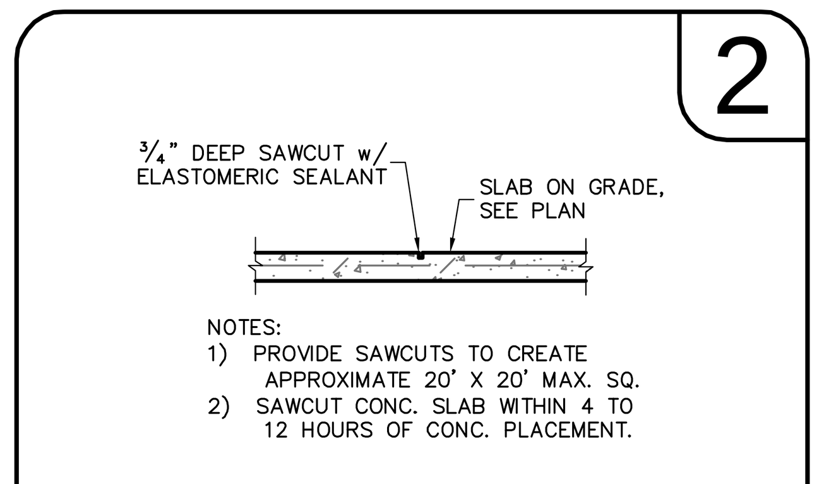
PLAN NAME
STARKEY RESIDENCE
DESIGN/DRAWN/CHECKED
CS / AOB / LAP
DATE
06.13.2013
CONTROL NO.
3120
TRUSS ID.
492601
LPA NO.
DBRD–13–00326
SHEET
S0.0

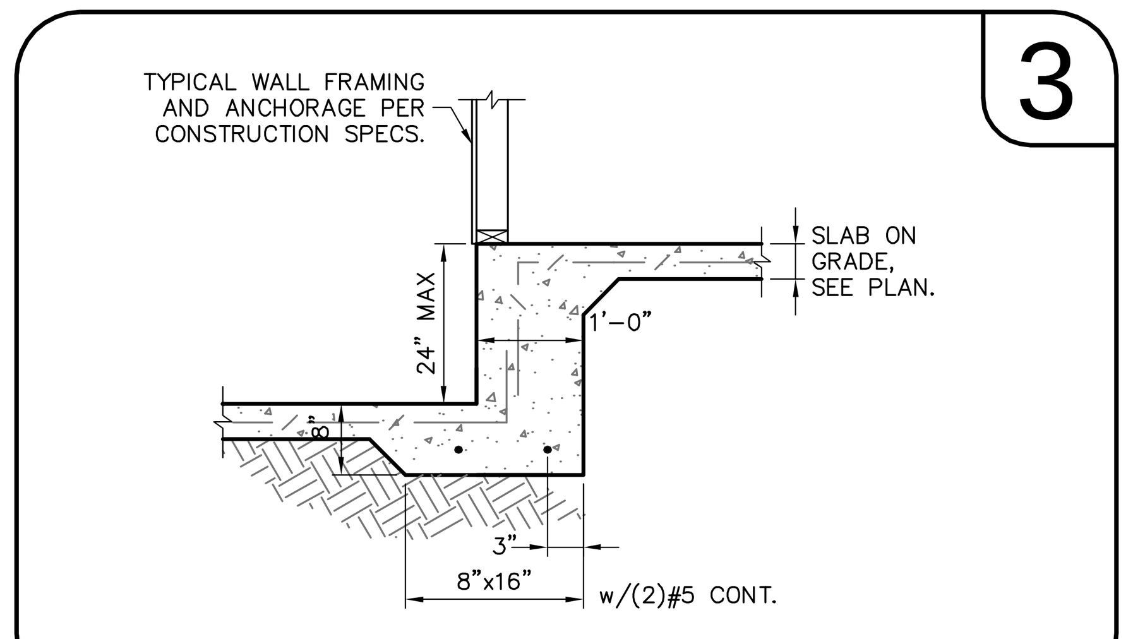


STEMWALL REINFORCEMENT	
CMU COURSES	REINFORCING
1 TO 6	#4 VERT. @ 48"O.C.
7 TO 10	#4 VERT. @ 24"O.C.
11 TO 12	#4 VERT. @ 8"O.C.
STEMWALLS OVER 6 COURSES TO HAVE TRUSS TYPE HORIZ. JOINT REINF. BETWEEN EVERY OTHER COURSE. FILL CELLS SOLID.	

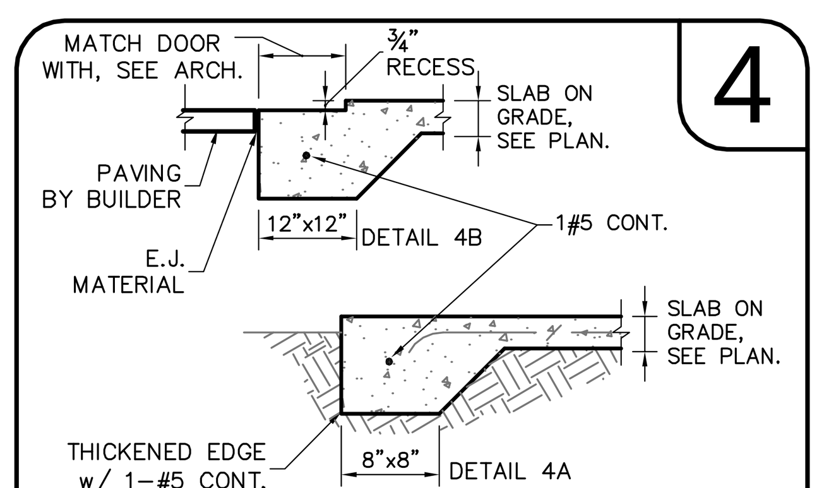
STEM WALL AND FOOTING



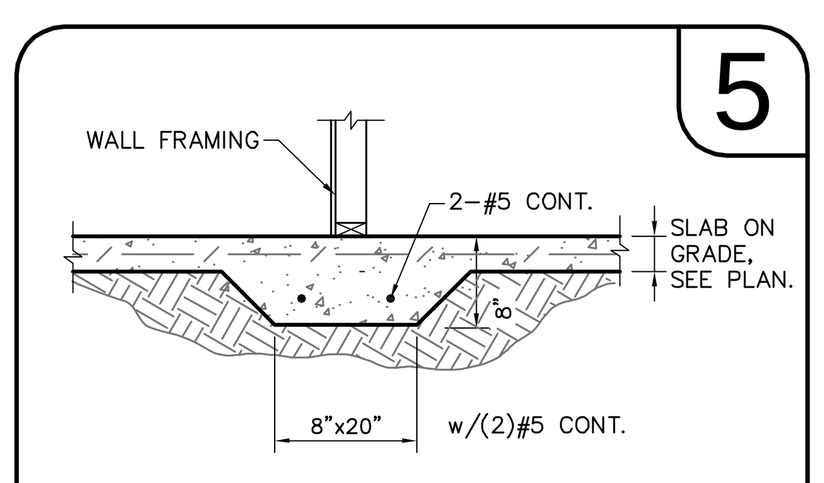
SAWCUT DETAIL



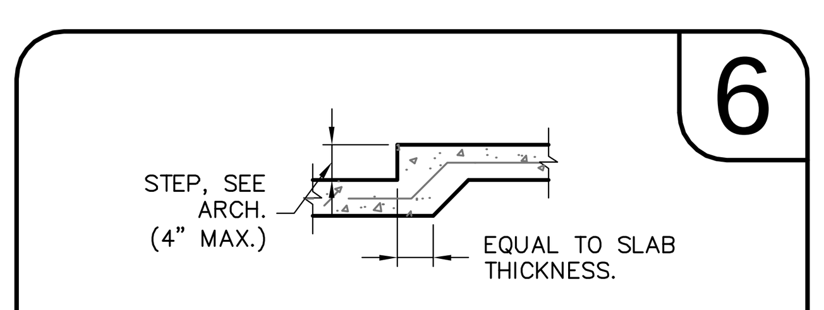
MONOLITHIC STEP DOWN DETAIL



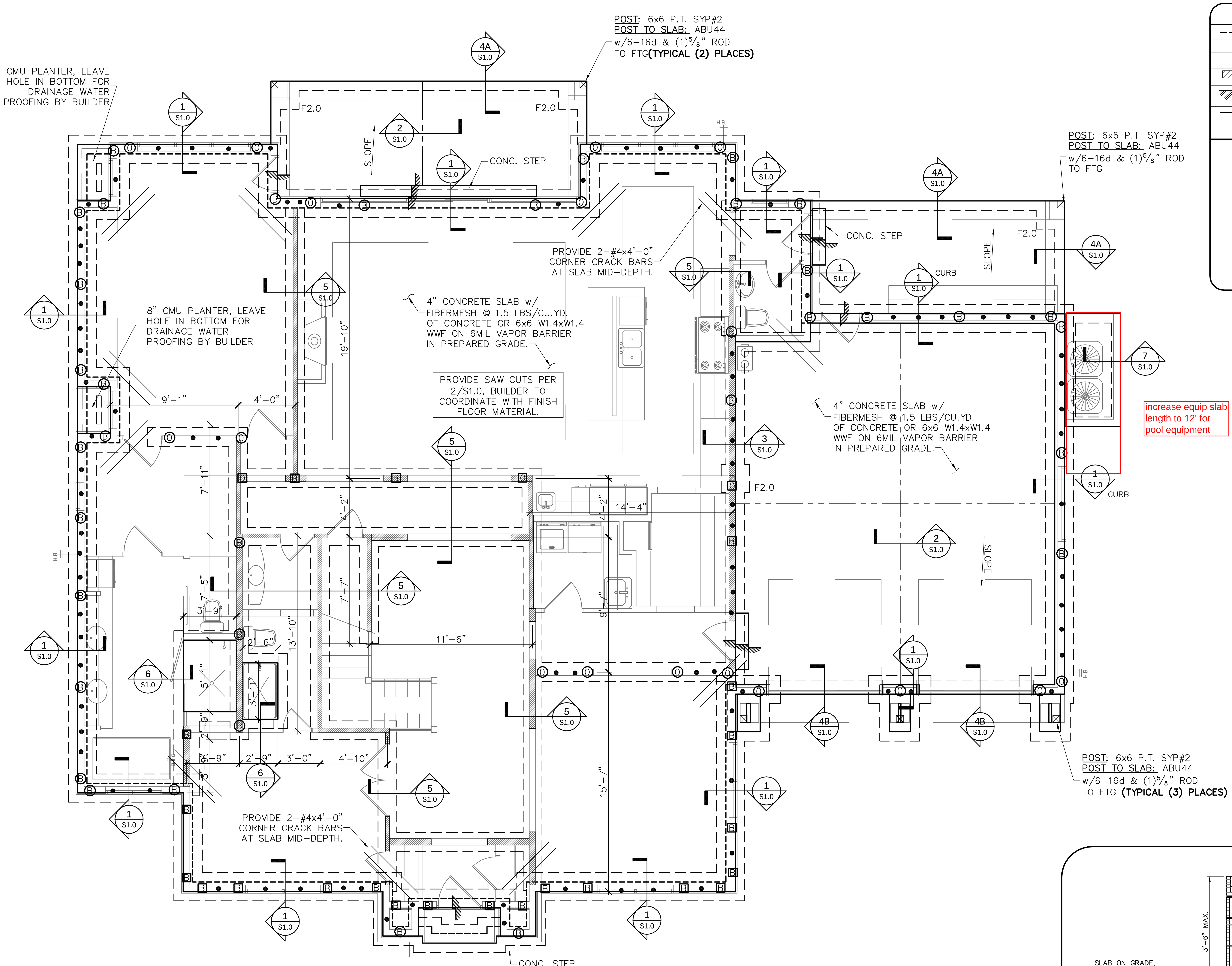
THICKENED SLAB



BEARING AT INTERIOR

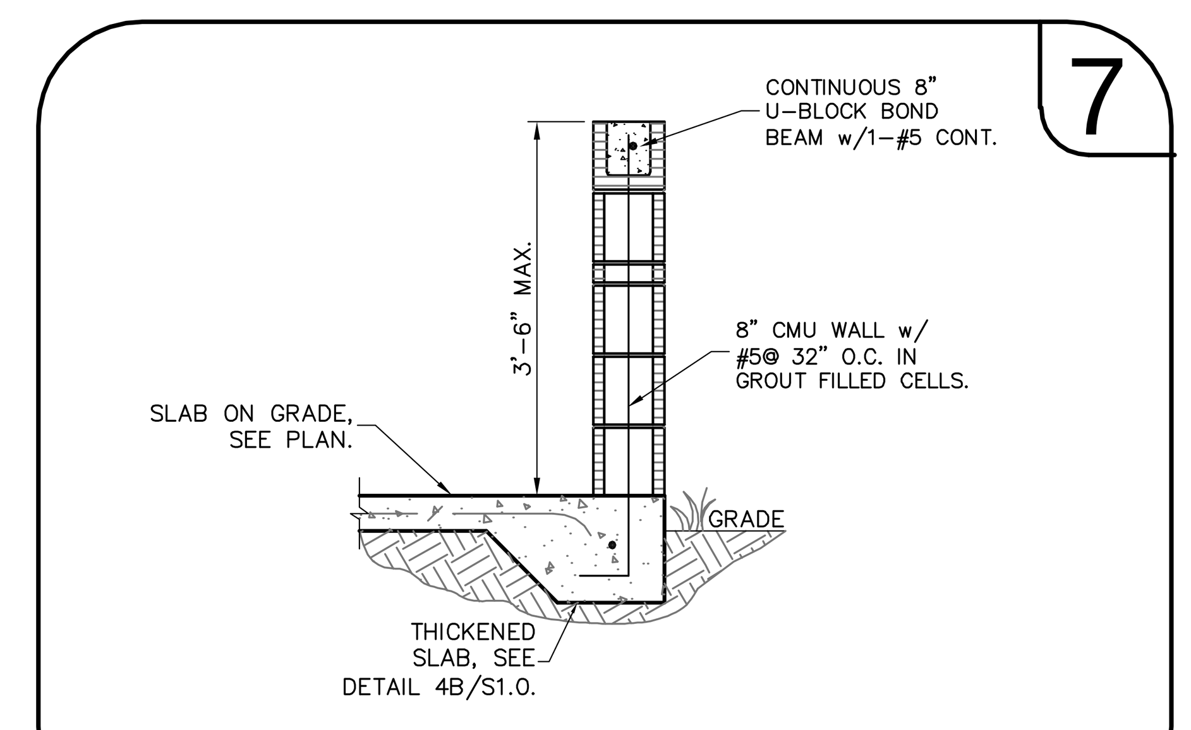


SLAB RECESS



FOUNDATION PLAN

SCALE: 1/4" = 1'–0"



A/C SCREEN WALL

SYMBOLS LEGEND

– – – – –	DESIGNATES FOOTING LINE
—— - ——	DESIGNATES SAWCUT LINE
●	½"x6" EPOXY ANCHOR
▨	INTERIOR LOAD BEARING WALL
▨	DESIGNATES SLAP RECESS
— - - —	BEAM OR TRUSS, SEE PLAN

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 3/16" ø QUICK TIE
- G ¼" ø QUICK TIE
- O 5/16" ø QUICK TIE
- R ⅜" 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.

LP &A
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Ph. 242-0908 Fax. 241-9557
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DREAMBULIDER CUSTOM HOMES
179 PABLO CREEK RESERVE
JACKSONVILLE, FL.

MONO FOUNDATION PLAN

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LPA NO.
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SHEET
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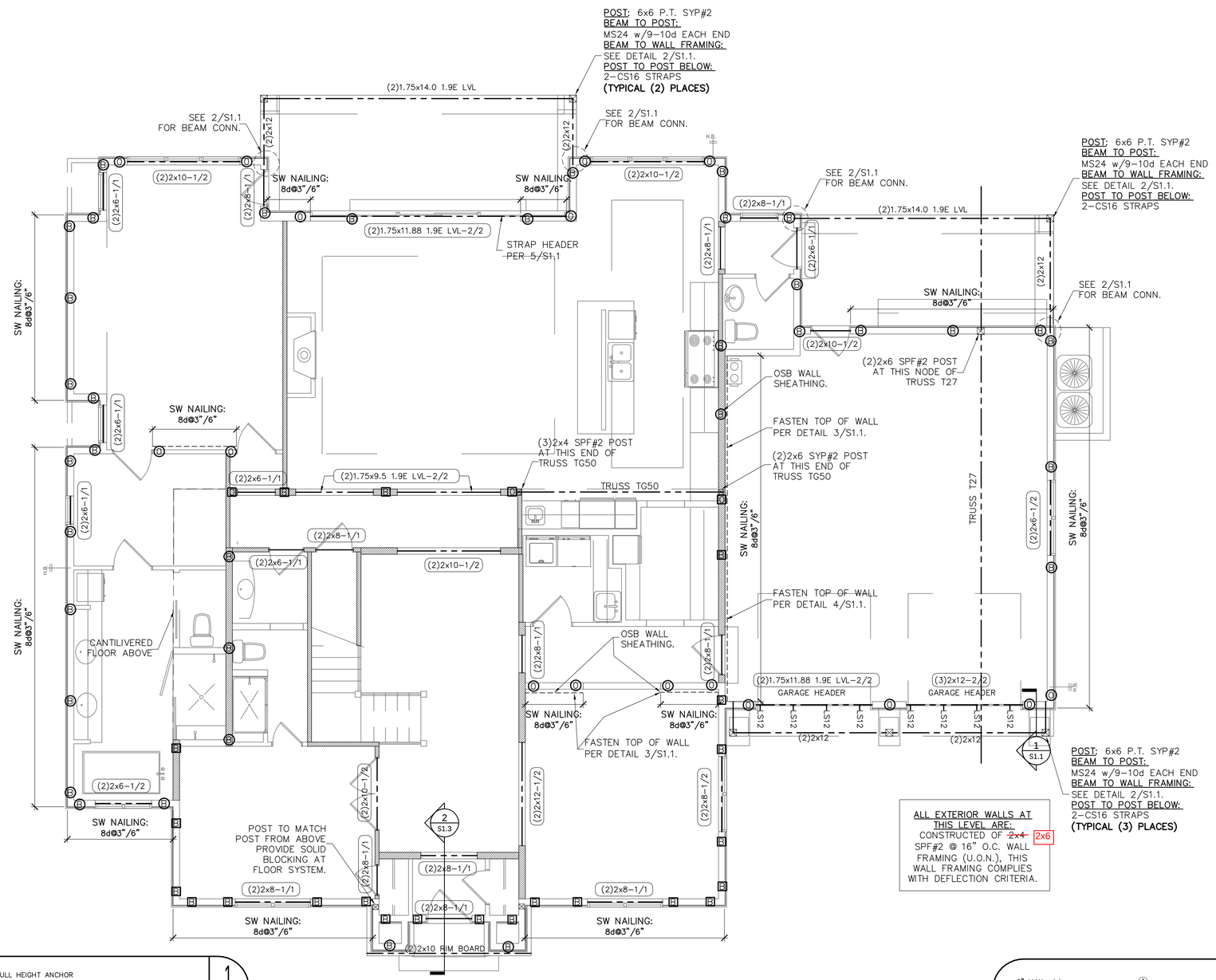


SYMBOLS LEGEND

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

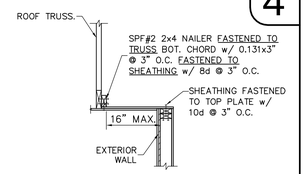
QUICK-TIE LEGEND

B — SHAPE DEFINES NUMBER OF STORIES
B — 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

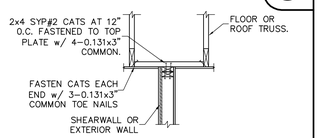
LETTER:
- B 3/16" ø QUICK TIE
- G 1/4" ø QUICK TIE
- O 5/16" ø QUICK TIE
- R 3/8" ø QUICK TIE

4



SHEARWALL ATTACHMENT

3



SHEARWALL ATTACHMENT

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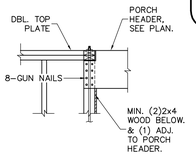
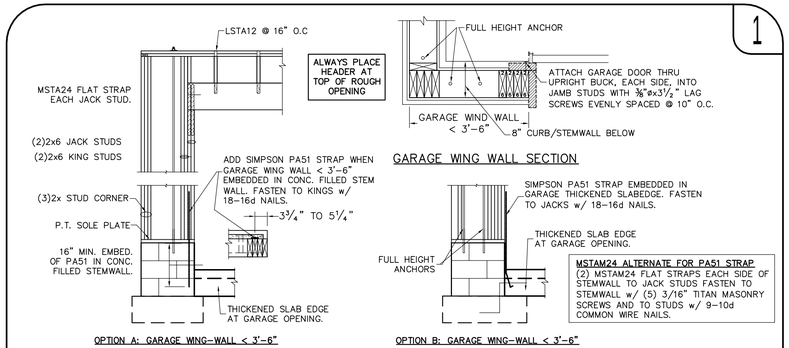


TYPICAL PORCH BEAM FRAMING/CONNECTION

1



GARAGE WING WALL ELEVATION NOTES

1. STEMWALL SHOWN, MONOLITHIC SLAB FOOTING SIMILAR.
2. IF GARAGE WIND WALL > 3'-6", OMIT PA51 STRAP
3. ALWAYS PLACE GARAGE HEADER AT TOP OF ROUGH OPENING.

TYPICAL GARAGE HEADER/JACK CONNECTION

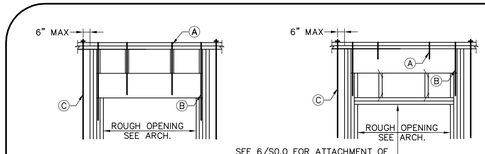
FIRST FLOOR FRAMING PLAN

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

FRAMING NOTES:

1. FOR TYPICAL WALL FRAMING, SEE DETAIL 6/S0.0.
2. ALL BUILT-UP POST, HEADERS & BEAMS SHALL BEE FASTENED PER 5/S0.0.

5



LOWERED HEADER
UPLIFT ANCHORING SYSTEM

RAISED HEADER
UPLIFT ANCHORING SYSTEM

CONN. LABEL	STANDARD UPLIFT < 605 lbs. PER COMMON TRUSS	HIGH UPLIFT < 1210 lbs. PER COMMON TRUSS
A	20ga STRAP @ 32" O.C.	20ga STRAP @ 16" O.C.
B	20ga STRAP	(3) 20ga STRAPS
C	FULL HEIGHT ANCHOR	*

* PROVIDE 5/8"ø ROD OR QT3 OR (2)1/2"ø THREADED ROD OR (2) QT. PLUS HTT20 AT BASE CONNECTION KING STUDS TO FOUNDATION. ALLOW THE FULL HEIGHT ANCHOR TO SKEW AVOIDING THE HTT22 AT BASE.

NOTES:
20ga STRAPS SHALL BE BENT MIN. 3" OVER AND FASTEN TO DBL. TOP PLATE WITH 5-10d. FASTEN OTHER END TO HEADER/JACKS WITH 5-10d.

UPLIFT ANCHORING SYSTEM HEADER STAPPING DETAIL

L P & A
Lou Pontigo and Associates, Inc.
420 Osceola Avenue
Jax. Beach, Florida 32250
Ph. 242-0908 Fax. 241-9557
FL: CA # 8344 SC: CA# 3579
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179 PABLO CREEK RESERVE
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IST FLOOR FRAMING PLAN

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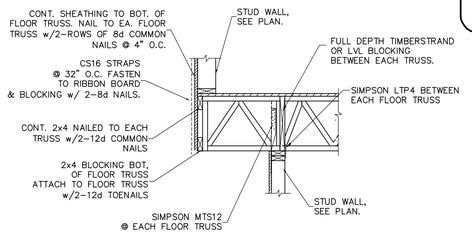
DESIGN/DRAWN/CHECKED	CS / AOB / LAP
DATE	06.13.2013
CONTROL NO.	3120
TRUSS ID.	492601
LPA NO.	DBRD-13-00326
SHEET	S1.1

1



TRUSS OUTRIGGER SECTION

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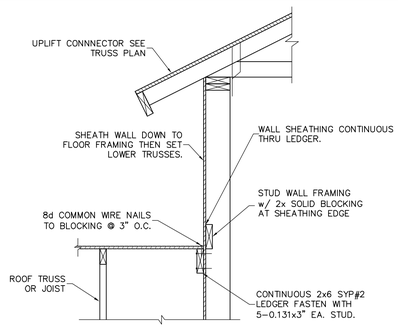
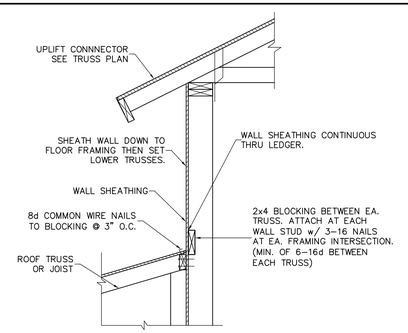


PARALLEL TRUSS

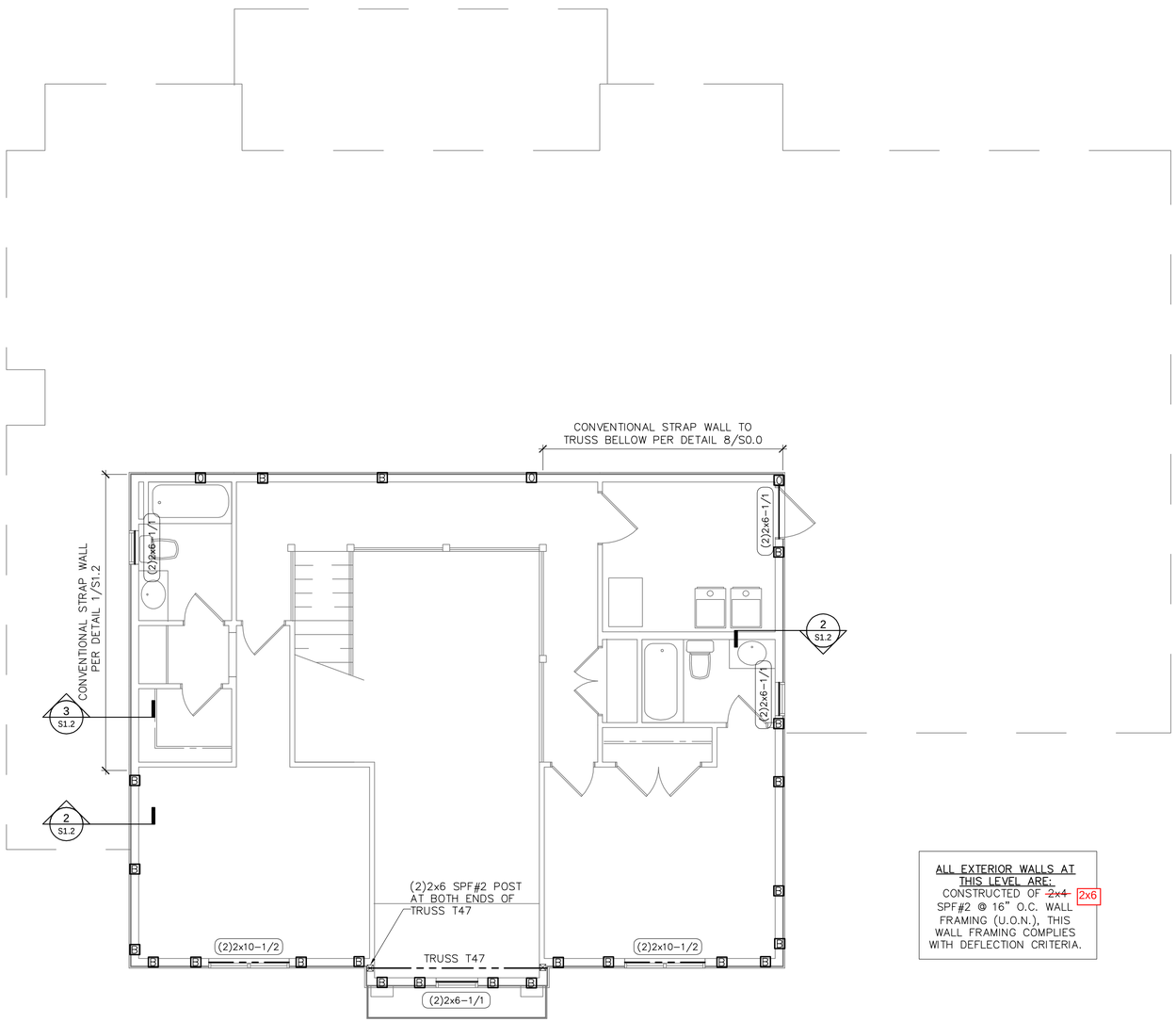
WALL ADJACENT TO ROOF CONNECTION

3



PERPENDICULAR TRUSS

WALL ADJACENT TO ROOF CONNECTION



SECOND FLOOR FRAMING PLAN

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

ALL EXTERIOR WALLS AT THIS LEVEL ARE: CONSTRUCTED OF ~~2x4~~ 2x6 SPF#2 @ 16" O.C. WALL FRAMING (U.O.N.), THIS WALL FRAMING COMPLIES WITH DEFLECTION CRITERIA.

SYMBOLS LEGEND

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

QUICK-TIE LEGEND

B — 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 3/16" ø QUICK TIE
- G 1/4" ø QUICK TIE
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FL: CA # 8344 SC: CA# 3579
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DREAMBULIDER CUSTOM HOMES
179 PABLO CREEK RESERVE
JACKSONVILLE, FL.

2nd FLOOR FRAMING PLAN

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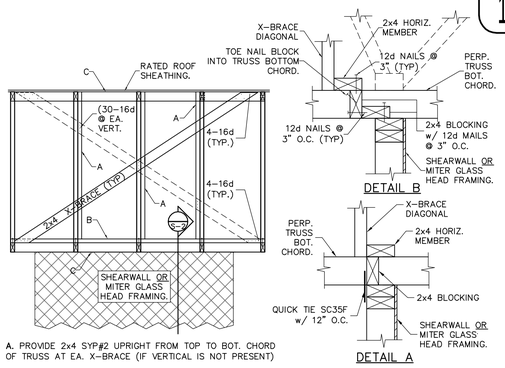
DESIGN/DRAWN/CHECKED	CS / AOB / LAP
DATE	06.13.2013
CONTROL NO.	3120
TRUSS ID.	492601
LPA NO.	DBRD-13-00326
SHEET	S1.2
	SHEET 4 OF 6

1



A. PROVIDE 2x4 SYP#2 UPRIGHT FROM TOP TO BOT. CHORD OF TRUSS AT EA. X-BRACE (IF VERTICAL IS NOT PRESENT)

B. 2x4 SYP#2 HORIZ. MEMBER w/ 16d @ 4" O.C. TO BLOCK BELOW. MEMBER LENGTH SHALL BE AT LEAST 8' BUT NO LESS THAN THE LENGTH OF THE SHEARWALL.

C. 2x4 BLOCKING BETWEEN TRUSSES ALONG TOP AND BOT. CHORD, w/ 4-12d TOE NAILS EA. END (TYP)

LATERAL TRUSS X-BRACING

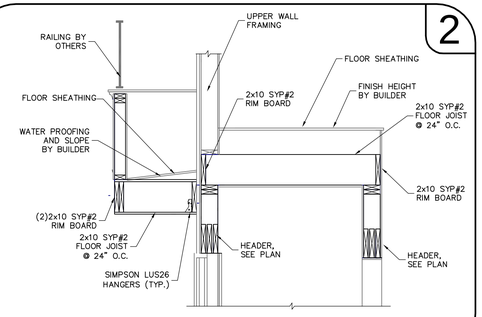
BRACING NOTES AND SPECIFICATIONS

1.)ALL BRACING LUMBER SHOWN, EXEPT FOR T-BRACE SHALL BE 1x4 SYP#3 OR BETTER OR 2x4 SPF#2 OR BETTER. (UON)

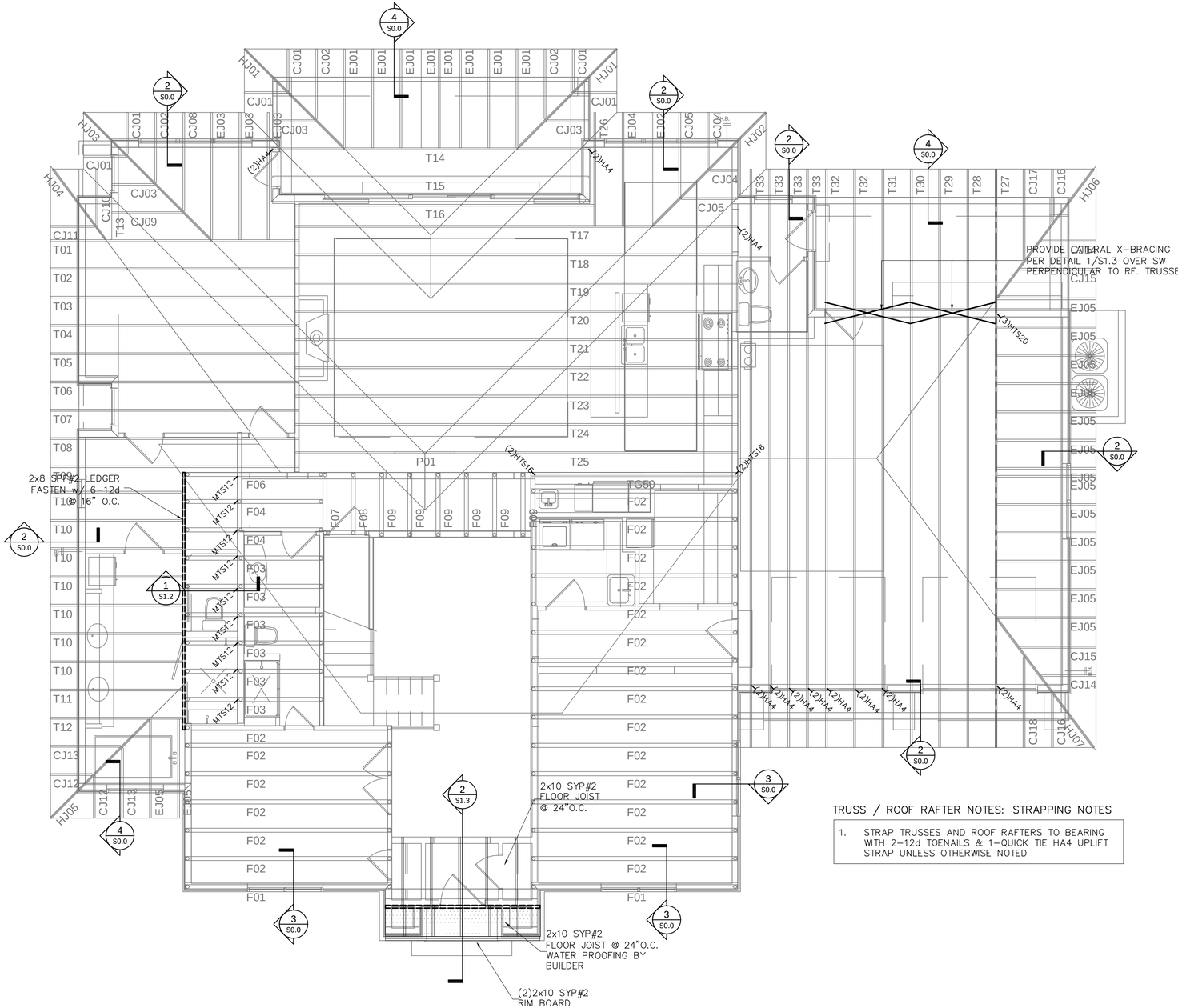
2.)BRACING LUMBER SHALL INTERSECT THE WEB OF THE BRACED TRUSS, PER DELEGATED TRUSS ENGINEER.

3.)PERMANENT PERMANENT BRACING WHERE NOTED ON TRUSS MFR. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE 1x4 SYP#3 OR BETTER BOTTOM CHORD BRACING PERPENDICULAR TO TRUSS BOTTOM CHORDS AND ATTACHED TO EACH TRUS WITH 2-8d COMMON NAILS. AT GABLE END WALLS PROVIDE DIAGONALS AT END WALLS PROVIDE DIAGONALS (APPROXIMATELY 45%) TO THE ADJACENT EXTERIOR PERPENDICULAR WALL BETWEEN EACH LINE OF BRACING TO FORM A ZIGZAG PATTERN ALL CONSTRUCTED OF THE SAME BRACING MATERIAL. THIS REQUIRMENT IS NOT NECESSARY AT HIP ROOFS. ALSO ALONG EXTERIOR WALLS PARALLEL TO BOTTOM CHORD BRACING PROVIDE DIAGONALS IN THE END SPACE BETWEEN THE WALL AND THE FIRST LINE OF BOTTOM CHORD BRACING AT A MAXIMUM SPACING OF 20 FEET.

2



SECTION AT ENTRY



LOWER ROOF TRUSS & FLOOR PLACEMENT PLAN

SCALE: N.T.S.

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

TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

1. STRAP TRUSSES AND ROOF RAFTERS TO BEARING WITH 2-12d TOENAILS & 1-QUICK TIE HA4 UPLIFT STRAP UNLESS OTHERWISE NOTED

SYMBOLS LEGEND

HA4	DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:
1. FOR **TYPICAL ROOF SHEATHING AND FRAMING**, SEE SHEET S0.0.
2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN. MIN. (1)HA4 CONNECTOR.
3. FOR **GENERAL DESIGN SPECIFICATIONS** SEE SHEET S0.0.
4. FOR **TRUSS UPLIFTS** UP TO 2200 LBS., CONTRACTOR MAY FASTEN TRUSS TO THE FOUNDATION w/ GQT w/QT PER MANUFACTURER'S SPECIFICATIONS.
5. WHEN USING (2)HA4 CLIPS ON 1½" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

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LOWER ROOF & FLOOR TRUSS PLACEMENT PLAN

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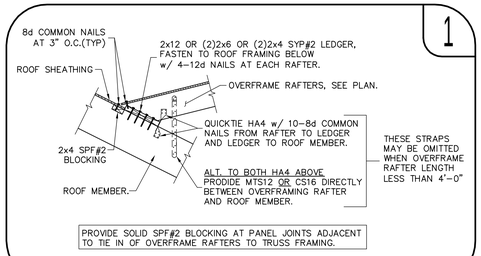
LPA NO.	DBRD-13-00326
SHEET	S1.3



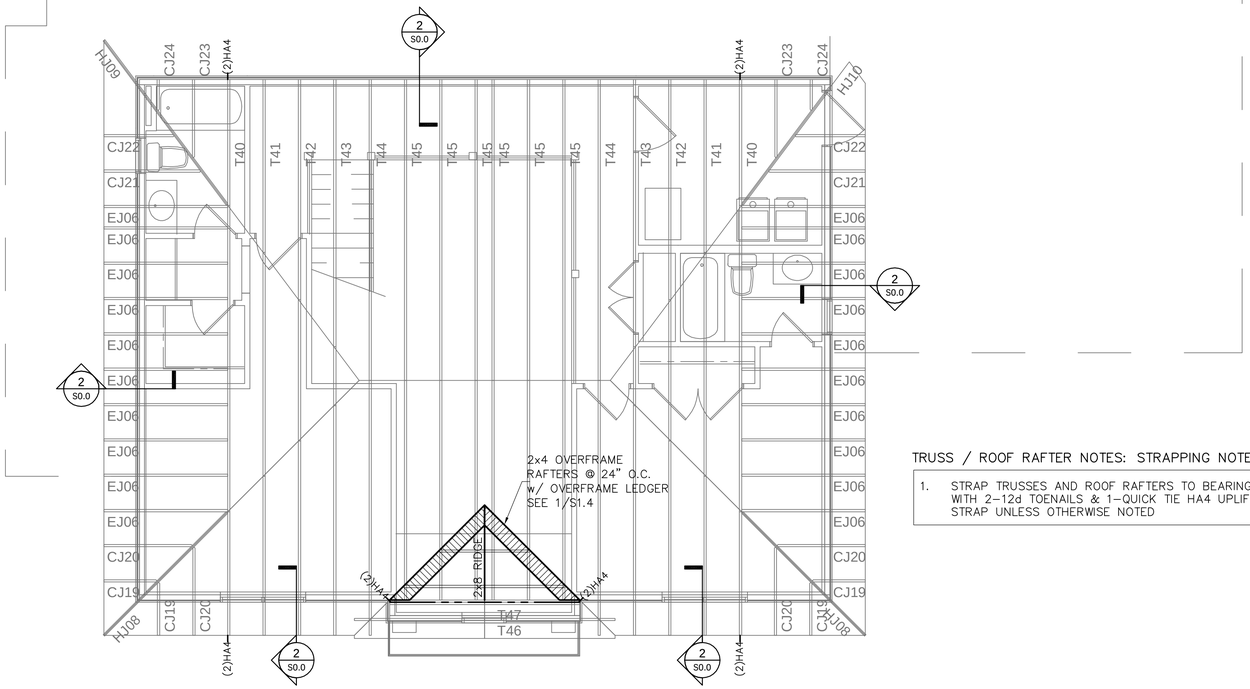
OVERFRAME LEDGER DETAIL

BRACING NOTES AND SPECIFICATIONS

1.)ALL BRACING LUMBER SHOWN, EXEPT FOR T-BRACE SHALL BE 1x4 SYP#3 OR BETTER OR 2x4 SPF#2 OR BETTER. (UON)

2.)BRACING LUMBER SHALL INTERSECT THE WEB OF THE BRACED TRUSS, PER DELEGATED TRUSS ENGINEER.

3.)PERMANENT PERMANENT BRACING WHERE NOTED ON TRUSS MFR. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE 1x4 SYP#3 OR BETTER BOTTOM CHORD BRACING PERPENDICULAR TO TRUSS BOTTOM CHORDS AND ATTACHED TO EACH TRUS WITH 2-8d COMMON NAILS. AT GABLE END WALLS PROVIDE DIAGONALS AT END WALLS PROVIDE DIAGONALS (APPROXIMATELY 45%) TO THE ADJACENT EXTERIOR PERPENDICULAR WALL BETWEEN EACH LINE OF BRACING TO FORM A ZIGZAG PATTERN ALL CONSTRUCTED OF THE SAME BRACING MATERIAL. THIS REQUIRMENT IS NOT NECESSARY AT HIP ROOFS. ALSO ALONG EXTERIOR WALLS PARALLEL TO BOTTOM CHORD BRACING PROVIDE DIAGONALS IN THE END SPACE BETWEEN THE WALL AND THE FIRST LINE OF BOTTOM CHORD BRACING AT A MAXIMUM SPACING OF 20 FEET.



ROOF TRUSS PLACEMENT PLAN

SCALE: N.T.S.

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

TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

1. STRAP TRUSSES AND ROOF RAFTERS TO BEARING WITH 2-12d TOENAILS & 1-QUICK TIE HA4 UPLIFT STRAP UNLESS OTHERWISE NOTED

SYMBOLS LEGEND

HA4	DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:
1. FOR **TYPICAL ROOF SHEATHING AND FRAMING**, SEE SHEET S0.0.
2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN. MIN. (1)HA4 CONNECTOR.
3. FOR **GENERAL DESIGN SPECIFICATIONS** SEE SHEET S0.0.
4. FOR **TRUSS UPLIFTS** UP TO 2200 LBS., CONTRACTOR MAY FASTEN TRUSS TO THE FOUNDATION w/ GGT w/QT PER MANUFACTURER'S SPECIFICATIONS.
5. WHEN USING (2)HA4 CLIPS ON 1½" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

L P & A
Lou Pontigo and Associates, Inc.
420 Osceola Avenue
Jax. Beach, Florida 32250
Ph. 242-0908 Fax. 241-9557
FL: CA # 8344 SC: CA# 3579
CONTACT US WITH YOUR COMMENTS
COMMENTS@LP-A.COM

7/2/2013 9:57:55 AM

REVISIONS	DATE

FIELD ALTERATION

CONTRACTOR SHALL CONTACT LOU PONTIGO & ASSOCIATES PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERNATIONS MADE PRIOR TO BEING APPROVED BY LOU PONTIGO & ASSOCIATES MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

DREAMBUILDER CUSTOM HOMES
179 PABLO CREEK RESERVE
JACKSONVILLE, FL.

ROOF TRUSS PLACEMENT 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	STARKEY RESIDENCE
DESIGN/DRAWN/CHECKED	CS / AOB / LAP
DATE	06.13.2013
CONTROL NO.	3120
TRUSS ID.	492601
LPA NO.	DBRD-13-00326
SHEET	S1.4

SHEET 6 OF 6