

DESIGN SPECIFICATIONS

DESIGN CODE:
2014 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

TRIBUTORY AREA (sf)	COMPONENTS & CLADDING ULTIMATE DESIGN PRESSURES		GARAGE DOOR PRESSURES (PSF)
	INTERIOR ZONE (PSF)	EDGE STRIP (PSF)	
10	+25.6 -27.7	+25.6 -34.2	1 CAR GARAGE DOOR (8'x7') +22.9 2 CAR GARAGE DOOR (16'x7') +21.8
50	+22.9 -25.0	+22.9 -28.8	
100	+21.8 -23.9	+21.8 -26.6	

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
BOTTOM CHORD LIVE LOAD 10 psf (TILE SHINGLES) 0 psf
BOTTOM CHORD DEAD LOAD 5 psf 5 psf

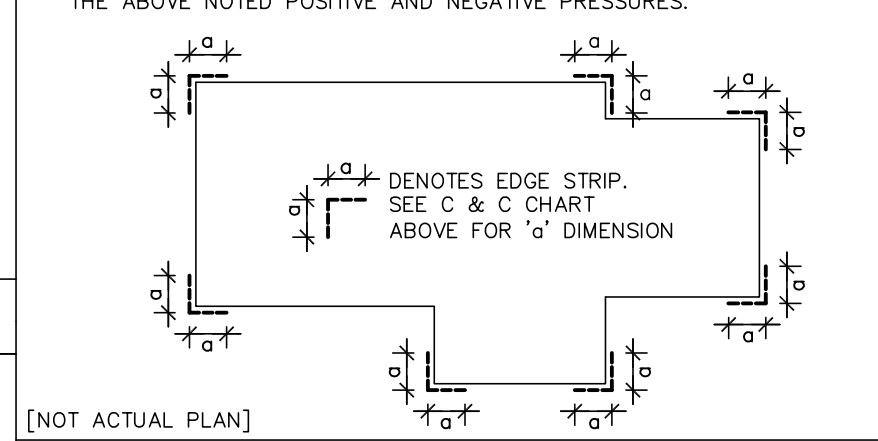
DEFLECTION CRITERIA:
ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180
FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240 0.75" MAX ANY CASE

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 LOAD.

BASIC WIND SPEED (ASCE 7-10) ----- 130 MPH
IMPORTANCE FACTOR ----- 1.00
MEAN ROOF HEIGHT ----- 28.0 FT
ROOF PITCH ----- 6/12
BUILDING CATEGORY ----- II
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 A307 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.
RETIROFIT REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM, HOLES SHALL BE 1/2" LARGER THAN REBAR SIX AND 1/8" LARGER THAN THREADED ROD SIZE. (U.O.N.)
ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
EPOXY: ITW RED HEAD A7
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (W/F): SHALL BE ASTM A185.
LIMITED VENEER LUMBER (LV): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES - ELASTIC MODULUS (E)1,900ksi, BENDING STRESS (Fb) 2600psi

• 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 = SUCCTION.
• 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.



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 DESIGNATED 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 DESIGNATED PRE-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: METAL - MIN. 27", 32/16, 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).
WALL SHEATHING SPECIFICATIONS: FLEXIBLE FINISH-MIN. 1/4", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED W/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. FLEXIBLE FINISH WALLS INCLUDE: WOOD, CEMENT, OR VINYL SIDING, HARDI PANEL & BRICK. ALL OTHER WALL SHALL BE CONSIDERED BRITTLE FINISH.
STUCCO FINISH-MIN. 1/4", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED W/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD.
MASONRY SPECIFICATIONS: MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 530.1-05. 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 STEM WALLS: 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 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 1/51.0. UNLESS NOTED OTHERWISE, LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

CLAY MASONRY (BRICK): BRICK SHALL BE IN ACCORDANCE WITH ASTM C62, C216, OR C652 FOR BUILDING BRICK, FACED 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 MINIMUM COMPRESSIVE STRENGTH OF 2500 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: TYPE: SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" & 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 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, ACO OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACCA 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, HB-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.
WATERPROOFING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF ALL WATER PROOFING.

WOOD FASTENING SCHEDULE

MEMBERS	CONNECTION	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 2x6 ROOF BEAM	TOE NAIL	(2-16d) 3-GUN NAILS
CONTR. HEADER, TWO END JOISTS	FACE NAIL	16d @ 16" O.C. @ EDGE
CONTR. 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"

BRICK NOTES / LINTEL SCHD

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
L3/2 x 3 1/2 x 1/4	4"	6'-0"
L4 x 3 1/2 x 1/4	4"	8'-0"
L5 x 3 1/2 x 1/4	6"	10'-0"
L6 x 3 1/2 x 1/4	6"	12'-0"
L7 x 3 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 6'-0" SHOULD BE Laterally SUPPORTED NOT TO EXCEED 6 FT. O.C. W/ 2"x4"x3" WOOD 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 10" HP WIND-ZONE VERT. TIES @ 16" O.C.) AT ALL OPENINGS SPACE TIES WITHIN 12" OF OPENING. PROVIDE 3/4" WEEP HOLES @ 33" O.C. IMMEDIATELY ABOVE FLASHING.

PLAN LEGEND AND ABBREVIATIONS

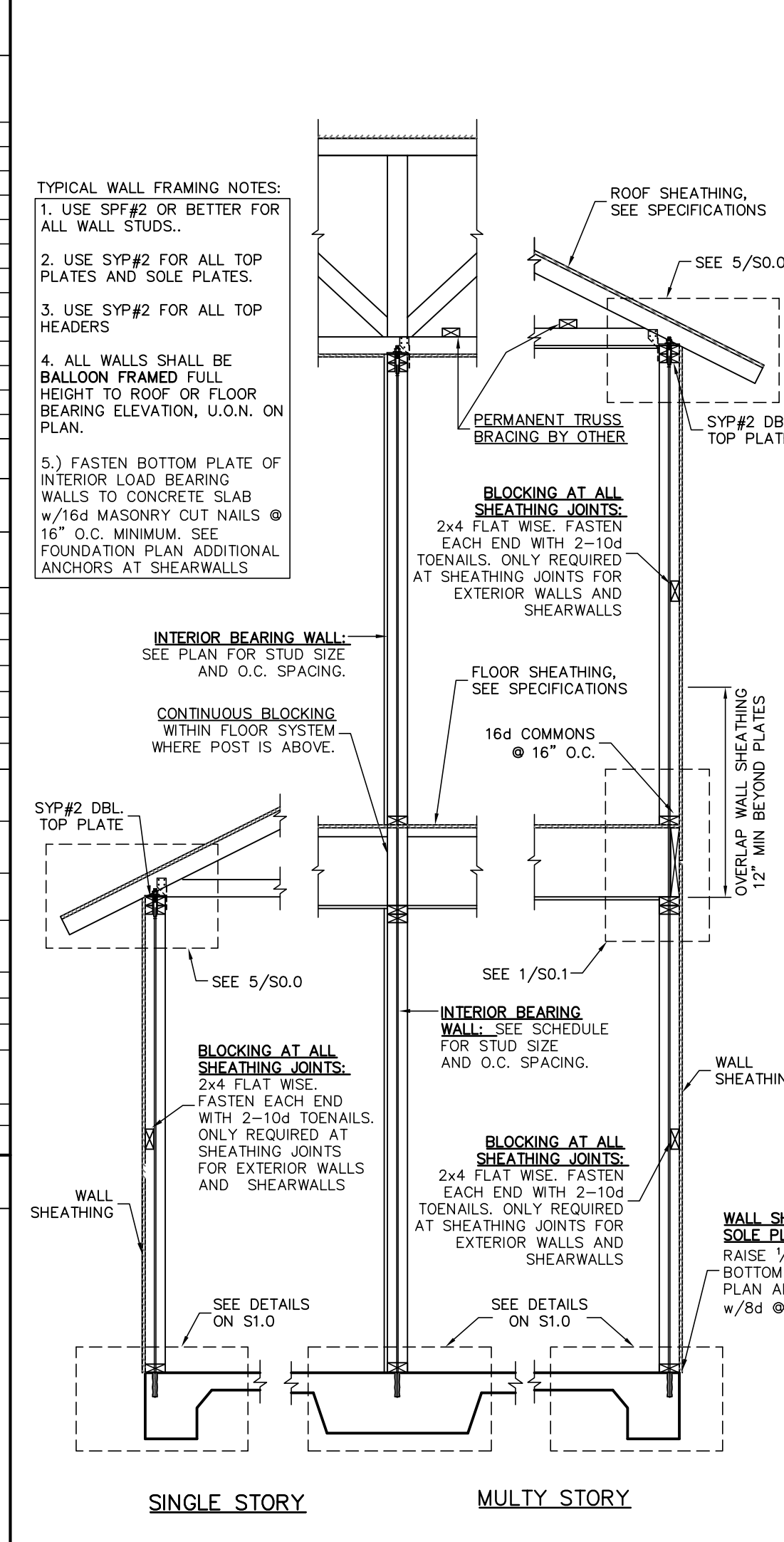
	INTERIOR LOAD BEARING WALL		BUILT-UP POST IN THE WALL
	GABLE X-BRACE, SEE DETAIL 11/25.0		H6-1/2 HEADER SIZE, JACK AND KING STUD QUANTITY.
	DESIGNATES SHEARWALL THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/6 DESIGNATES 8d COMMON @ 3" O.C. EDGE & 6" O.C. IN THE FIELD.		ADJ - ADJACENT
	BM - BEAM		LG - Long Manuf - Manufacture
	BRG - BEARING		MO - Monolithic
	OC - ON CENTER		OMB - Oriented Strand Board
	CMU - CONCRETE MASONRY UNIT		P - Perpendicular
	DBL - DOUBLE		PRE ENG - Pre Engineered
	DIA - DIAMETER		PSF - Pounds per Square Foot
	EA - EACH END		EQ - EQUAL
	EOR - ENGINEER OF RECORD		EXT - EXTERIOR
	REIN - REINFORCE		FBC - FLORIDA BUILDING CODE
	FT - FOOT		FND - FOUNDATION
	FT - FOOT		SF - Square Foot
	FTG - FOOTING		SP - Spruce Pine Fir
	HDR - HEADER		SYP - Southern Yellow Pine
	HRZ - HORIZONTAL		TYP - Typical
	LBS - POUNDS		UNL - Unless Otherwise Noted
			VERT - Vertical
			WFT - Welded Wire Fabric

USP CONNECTORS

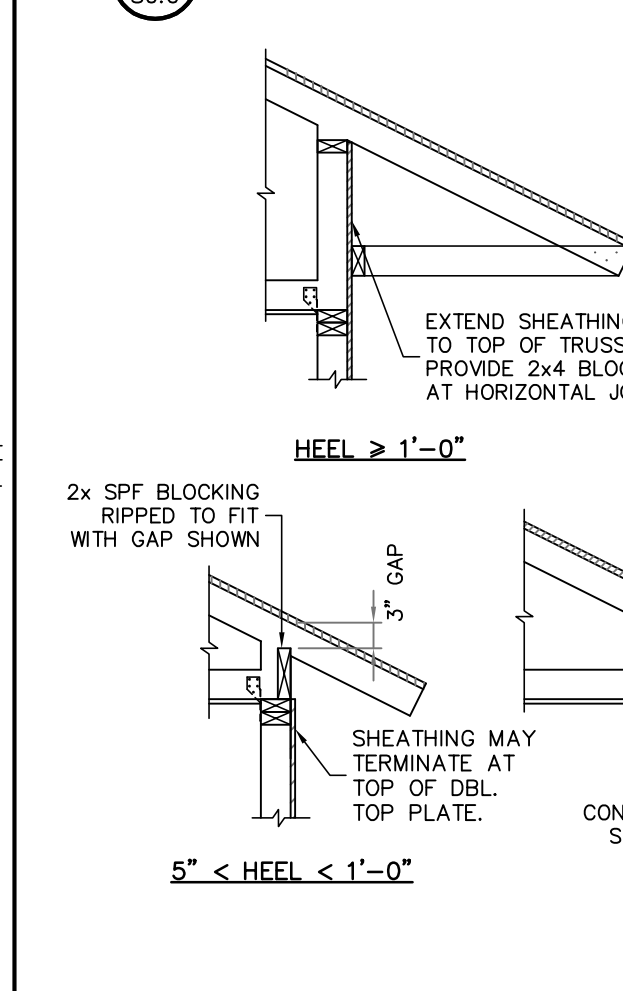
CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10d x 1 1/2"	
USP RT7	585	495	(5)8d EA. END	
USP RT8A	775	650	(5)10d x 1 1/2" EA. END	
USP MTW12	1195	860	(7)10d x 1 1/2" EA. END	
USP HTW20	1450	1245	(12)10d x 1 1/2" EA. END	
USP MSTA24	1640	1455	(9)10d EA. END	
USP MSTA36	2065	2065	(13)10d EA. END	
USP LST20B	1105	1105	1/2" ROD TO FTG.	
USP JUS28	1305	1305	(6)10d TO HEADER	
USP HTW48	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 MSTA24	1545	1455	(5)1/4" x 2-1/4" TAPCONS	

SIMPSON CONNECTORS

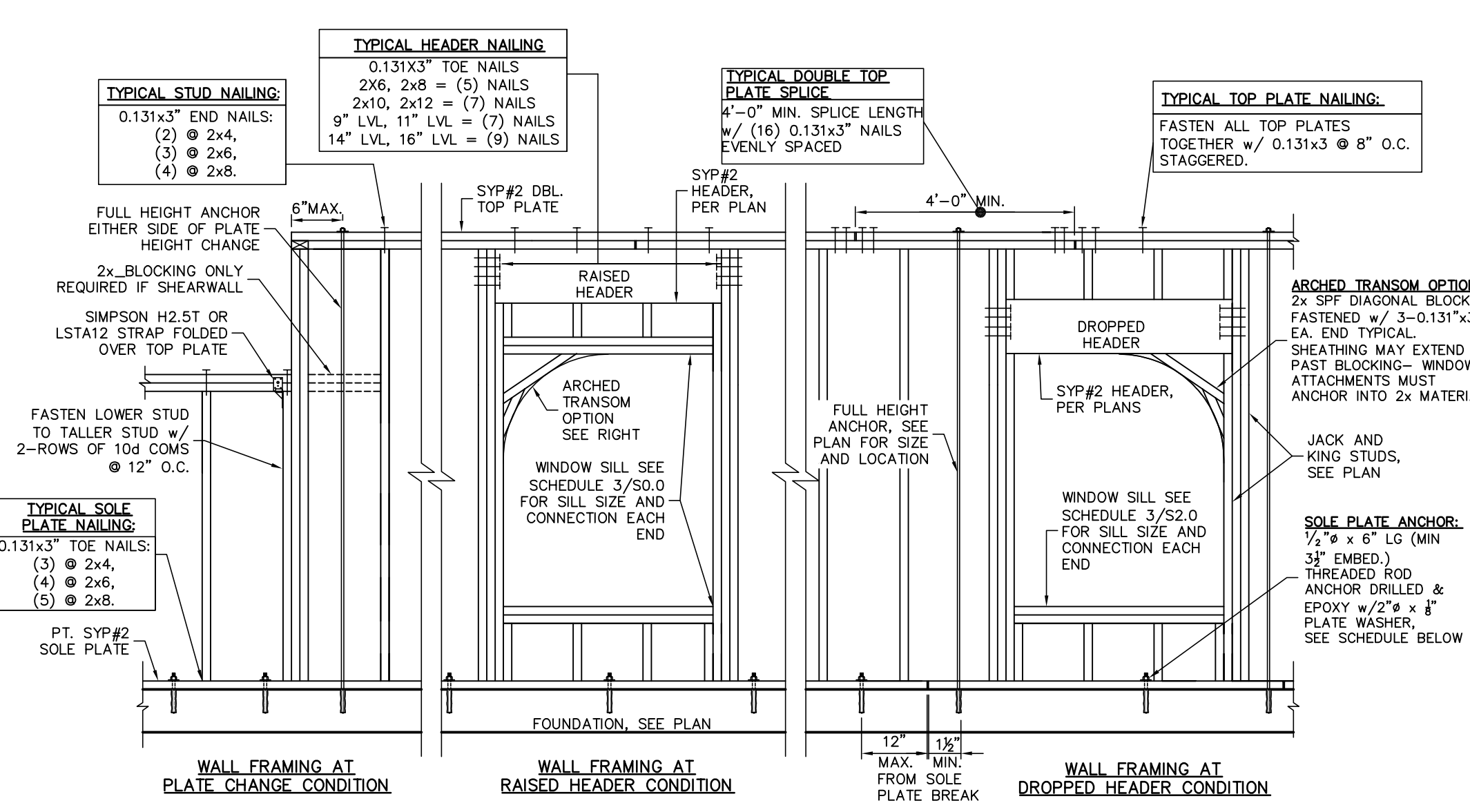
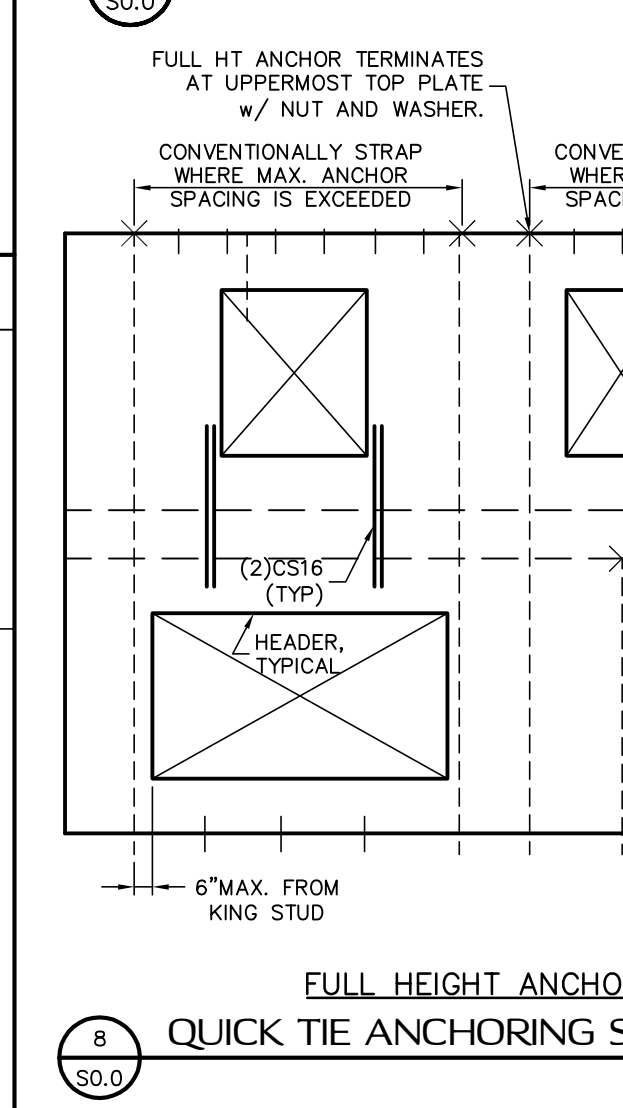
CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8d x 1 1/2"	10446.4
H2.5T	600	520	5-8d EA. END	11478.3
H8	620	530	5-10d x 1 1/2" EA. END	11470.3
MS12	1000	860	7-10d x 1 1/2" EA. END	10456.3
HTS20	1450	1245	24-10d x 1 1/2" EA. END	13872.3
MSTA24	1765	1270	9-10d EA. END	13872.4
MSTA36	2050	1870	13-10d EA. END	13872.8
HT14	3480	3080	18-16d TO TRUSS/BAM	11496.2
			1-3/4" ROD TO FTG.	
			32-16d TO TRUSS/BAM	
HT15	5250	4670	1-3/4" ROD TO FTG.	11496.2
			6-10d TO HEADER	
			4-10d TO JOIST	10655.113
LU528	930	780	4-10d TO JOIST	
HU410	905	785	14-16d TO HEADER	10531.36
ABU44	2200		1/2" ROD W/ 12-16d	10849.6
ABU66	2300		1/2" 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	11496.3
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1



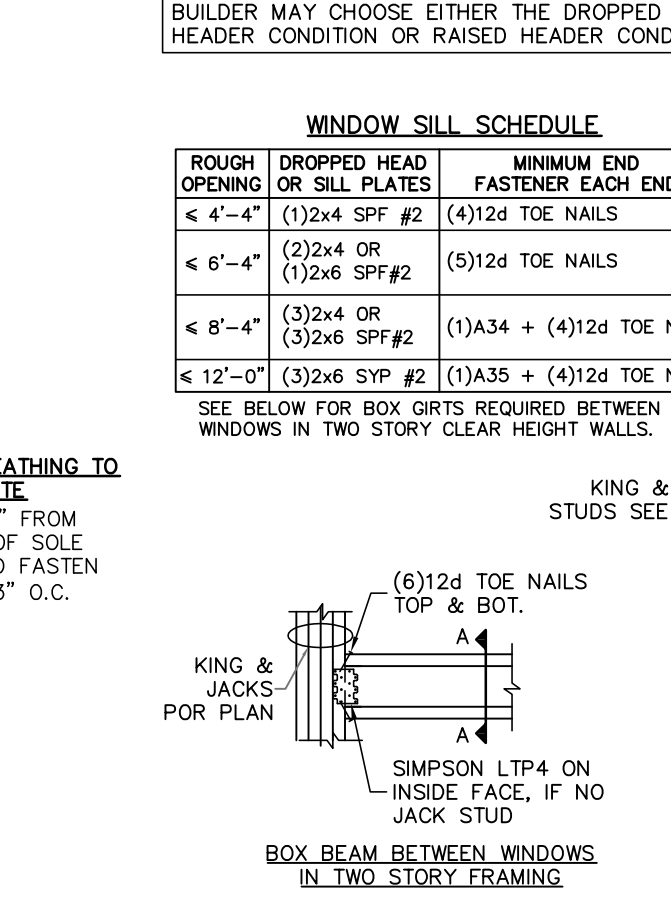
1 TYP. WALL SECTIONS



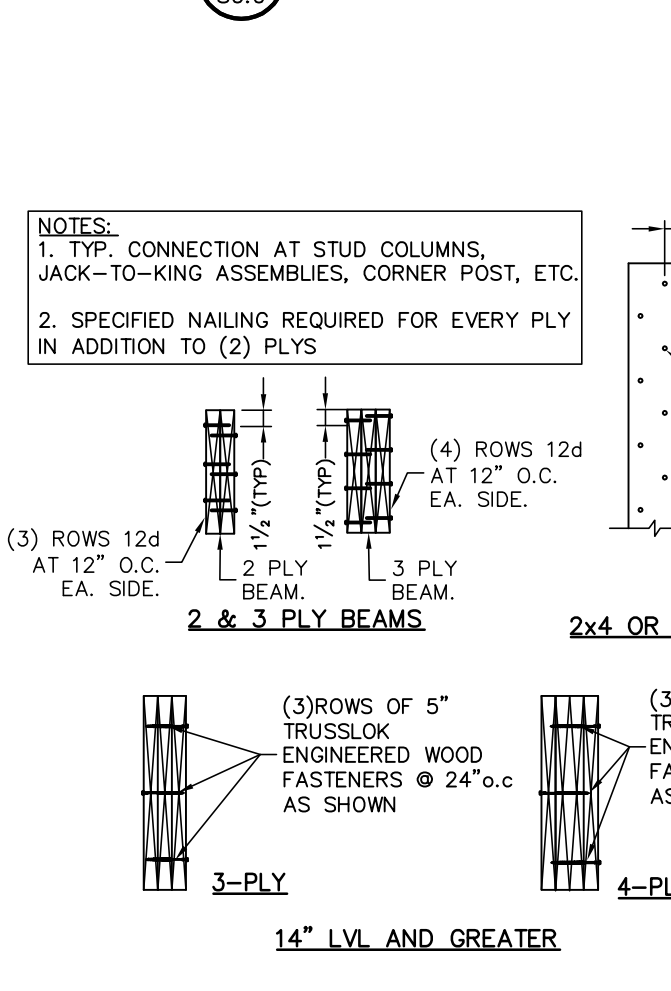
5 ROOF TRUSS CONNECTION



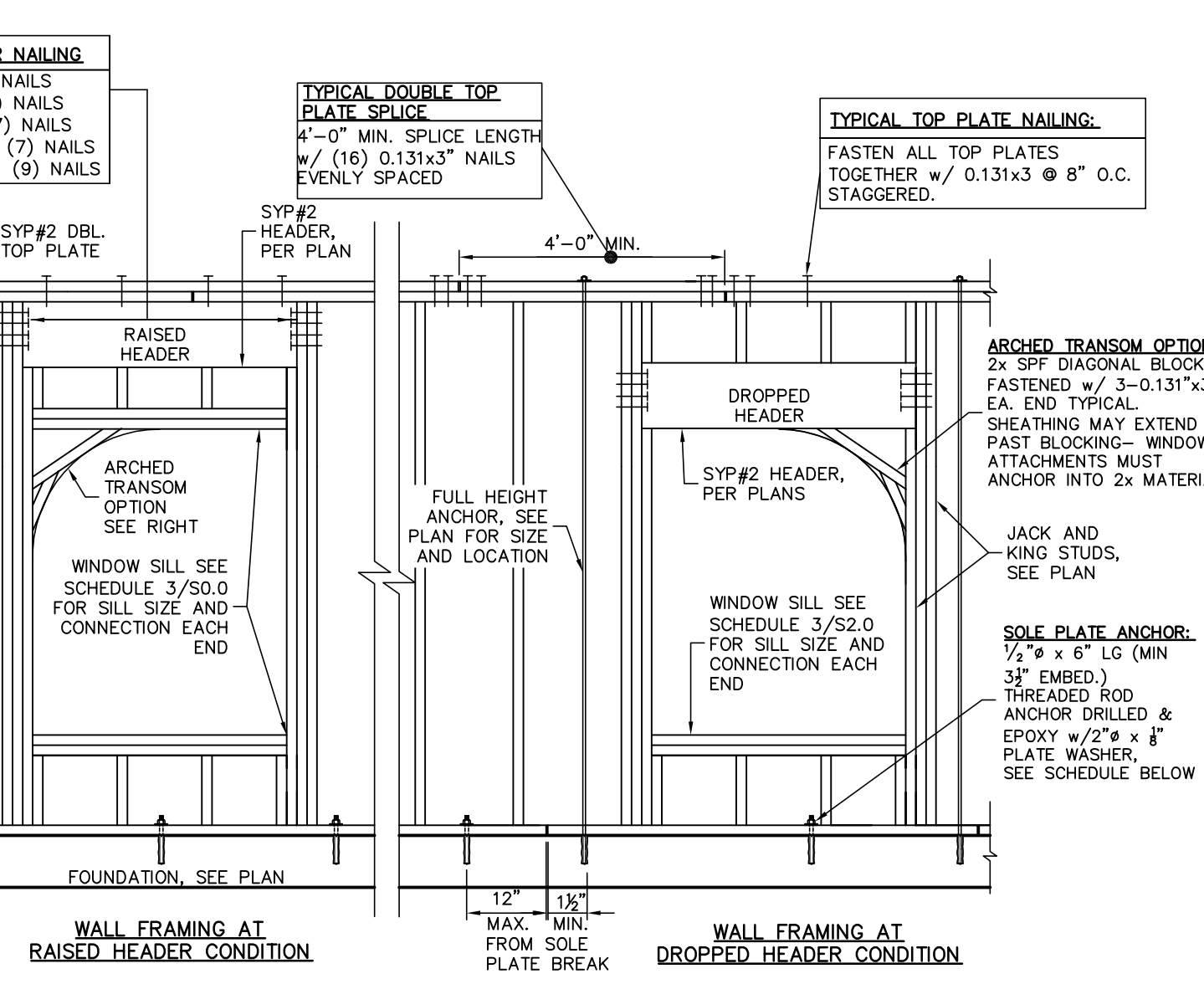
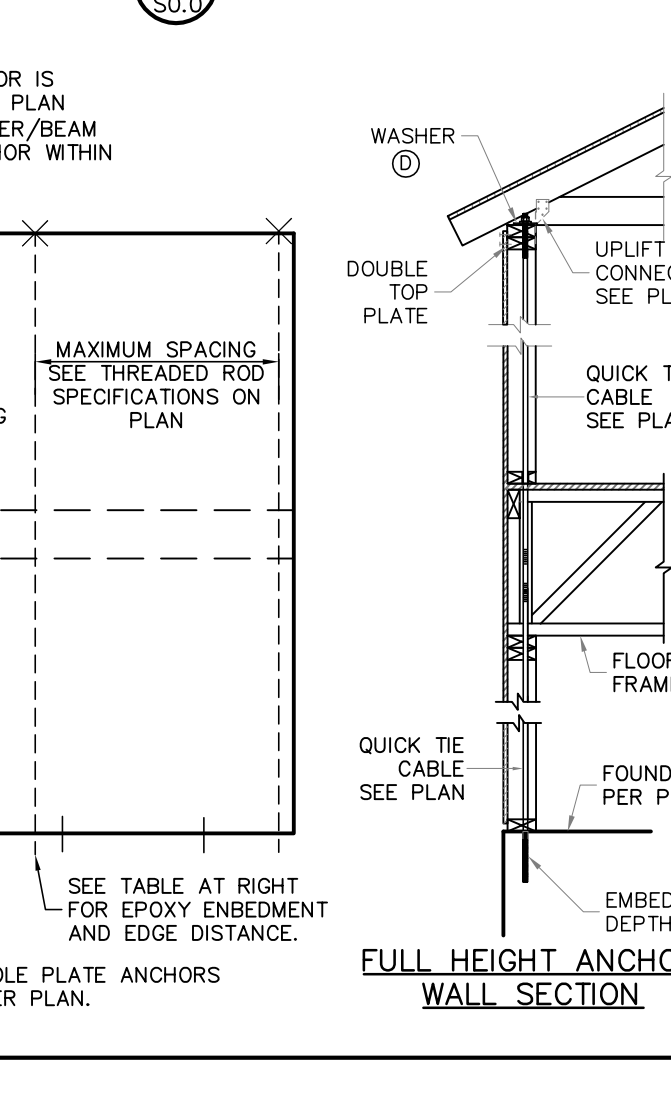
2 TYPICAL WALL FRAMING



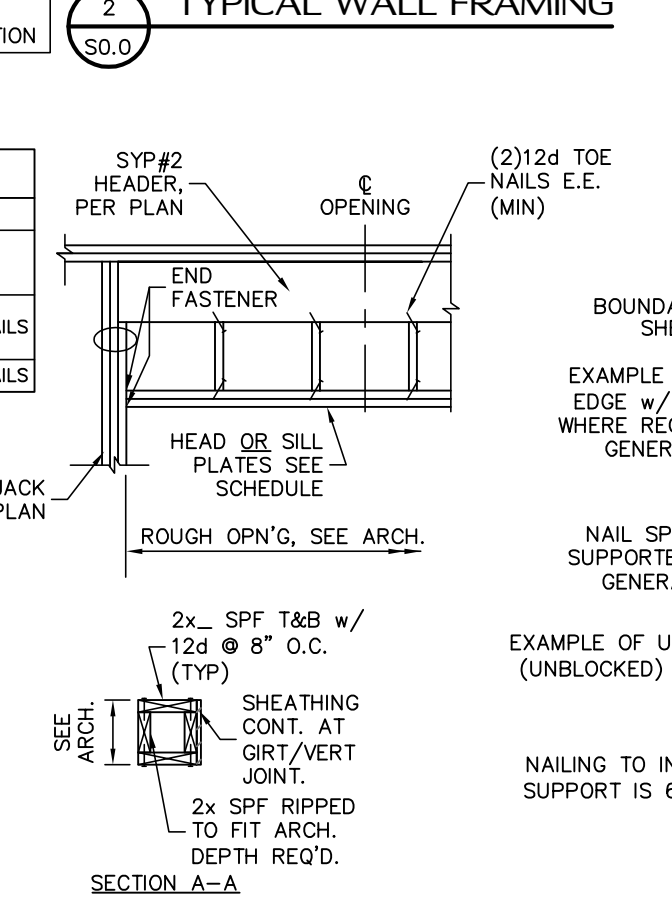
3 WINDOW HEAD AND SILL FRAMING



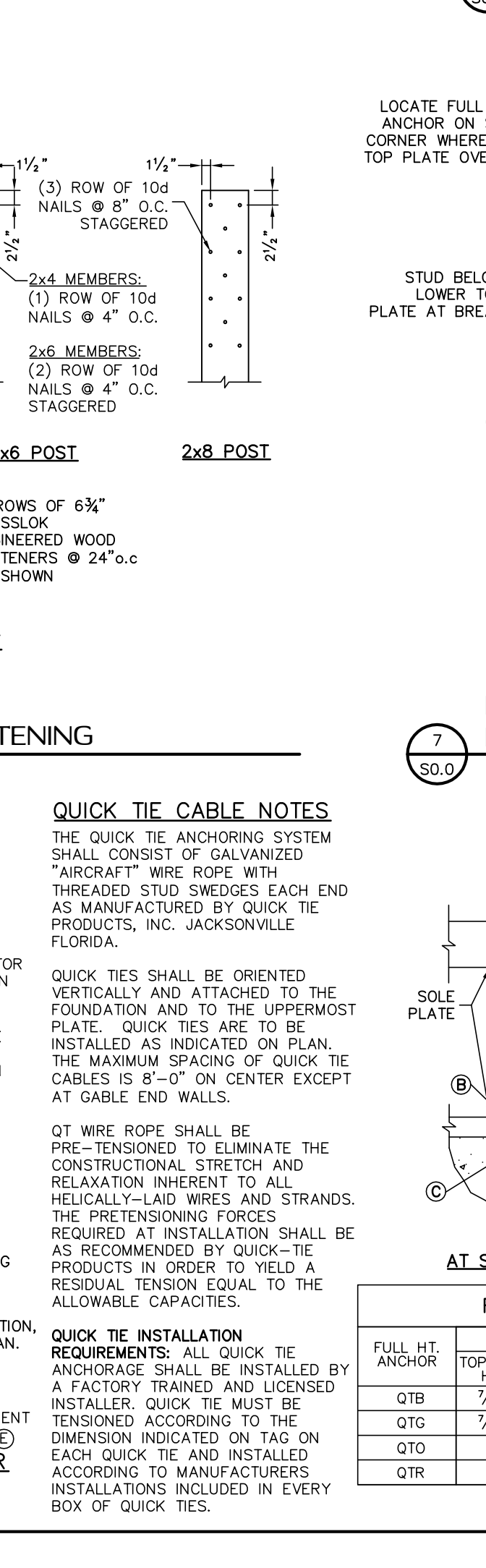
6 BUILT-UP MEMBER FASTENING



4 SHEATHING NAILING DETAIL

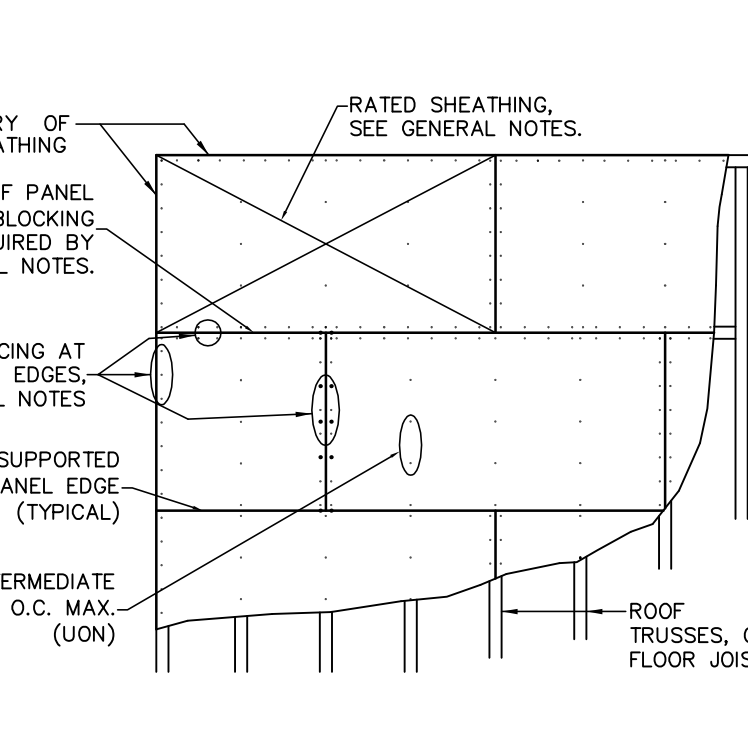


7 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS



SOLE PLATE ANCHOR SCHEDULE

THREADED ROD #	EXT. WALL SPACING	SHEARWALLS	WASHER SPEC.	EMBEDMENT DEPTH	EDGE DISTANCE
3/8	40"	16"	2x2x1/4"	3 1/2"	1 3/4"
1/2	48"	24"	2x2x1/4"	3 1/2"	1 3/4"
MASA	48"	24"	N/A	N/A	N/A



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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 ALTERATIONS MADE WITHOUT BEING APPROVED BY LOU PONTIGO & ASSOCIATES MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

SCALE: 3/4" = 1'-0"

QUICK TIE CABLE NOTES:
THE QUICK TIE ANCHORING SYSTEM SHALL CONSIST OF GALVANIZED ANCHOR TIE 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 UPPEMOST PLATE. QUICK TIES ARE TO BE INSTALLED AS INDICATED ON PLAN. THE MAXIMUM SPACING OF QUICK CABLES IS 8'-0" ON CENTER EXCEPT AT GABLE END WALLS.
QT WIRE ROPE SHALL BE PRE-TENSIONED TO ELIMINATE THE CONSTRUCTION STRETCH AND RELAXATION INHERENT TO ALL HELICALLY-LAID WIRES AND STRANDS. THE PRE-TENSIONING FORCES REQUIRED AT INSTALLATION SHALL BE AS RECOMMENDED BY QUICK-TIE PRODUCTS IN ORDER TO YIELD A RESIDUAL TENSION EQUAL TO THE ALLOWABLE CAPACITIES.
QUICK TIE INSTALLATION REQUIREMENTS: ALL QUICK TIE ANCHORS 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 MANUFACTURER'S INSTALLATIONS INCLUDED IN EVERY BOX OF QUICK TIES.

DESIGN CRITERIA AND GENERAL NOTES
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION UNCLARIFY REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE EOR.

PLAN NAME: DREAM DESIGN 29
DESIGN/DRAWN/CHECKED: CS / SS / LAP
DATE: 11.16.2016
SCALE: AS NOTED
LPA NO.: 2764
CONTROL NO.: STRC-16-00812
SHEET: 2764
SHEET 1 OF 8

REVISIONS	DATE

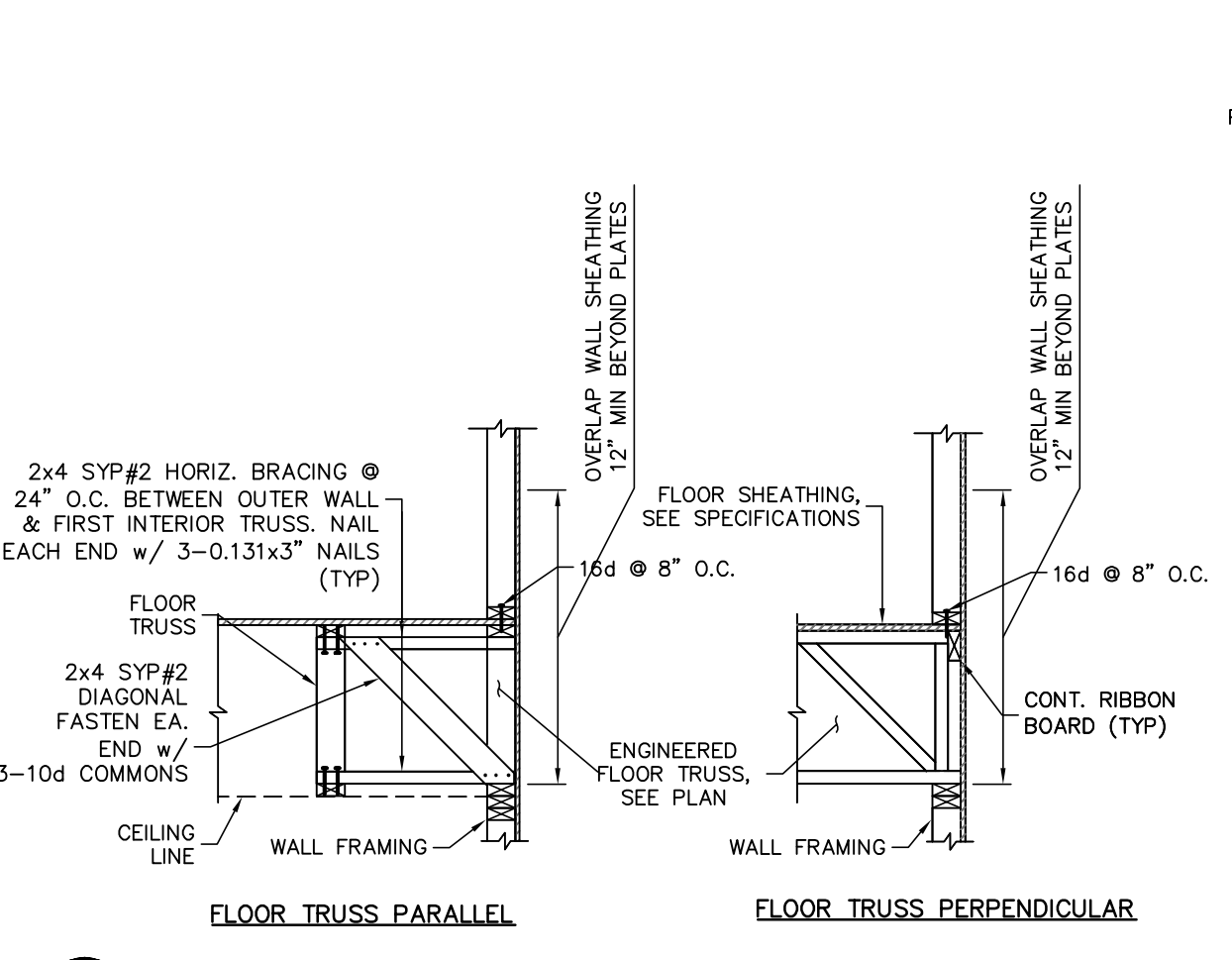
FIELD ALTERATION
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STARR CUSTOM HOMES
SIEBURG RESIDENCE
8521 BEVERLY LANE

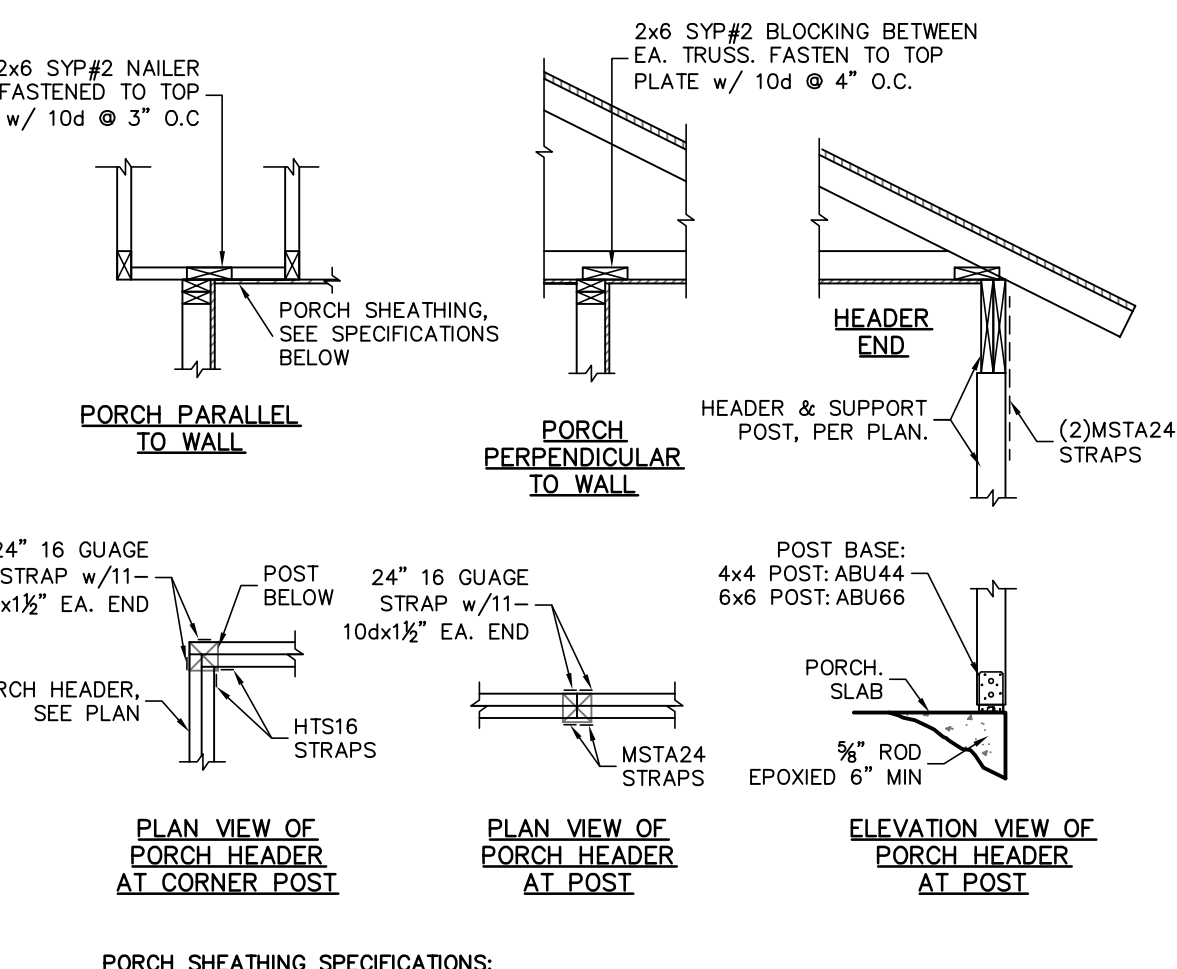
TYPICAL FRAMING DETAILS

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

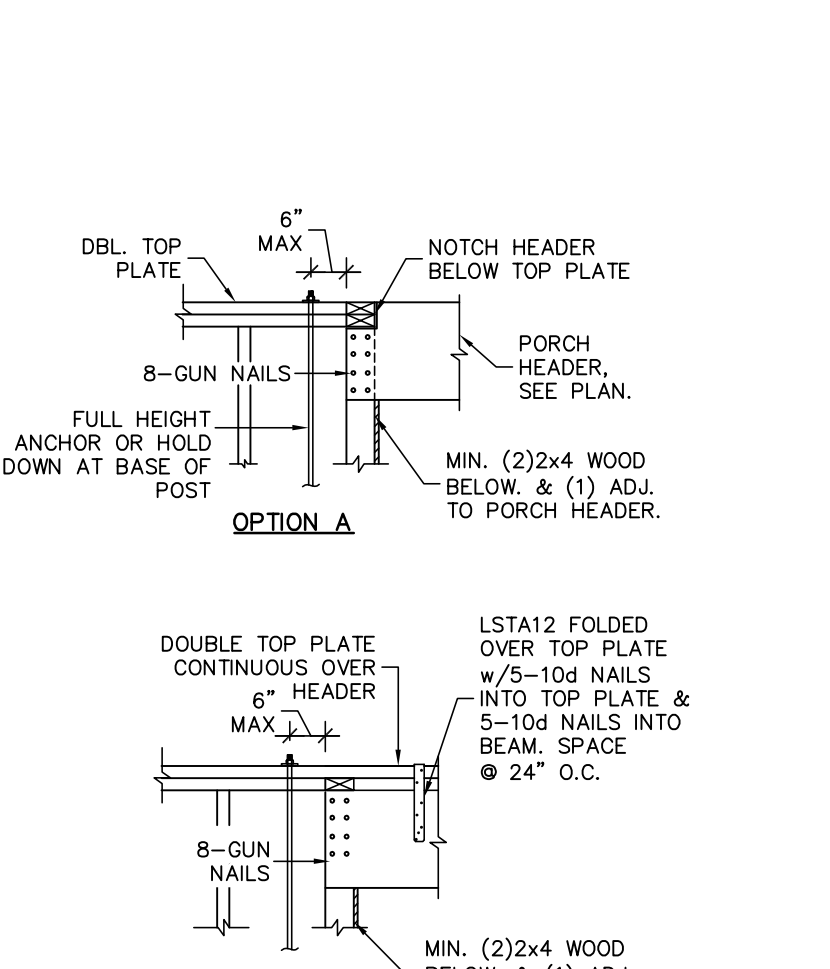
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SHEET	SO.1
SHEET 2 OF 8	



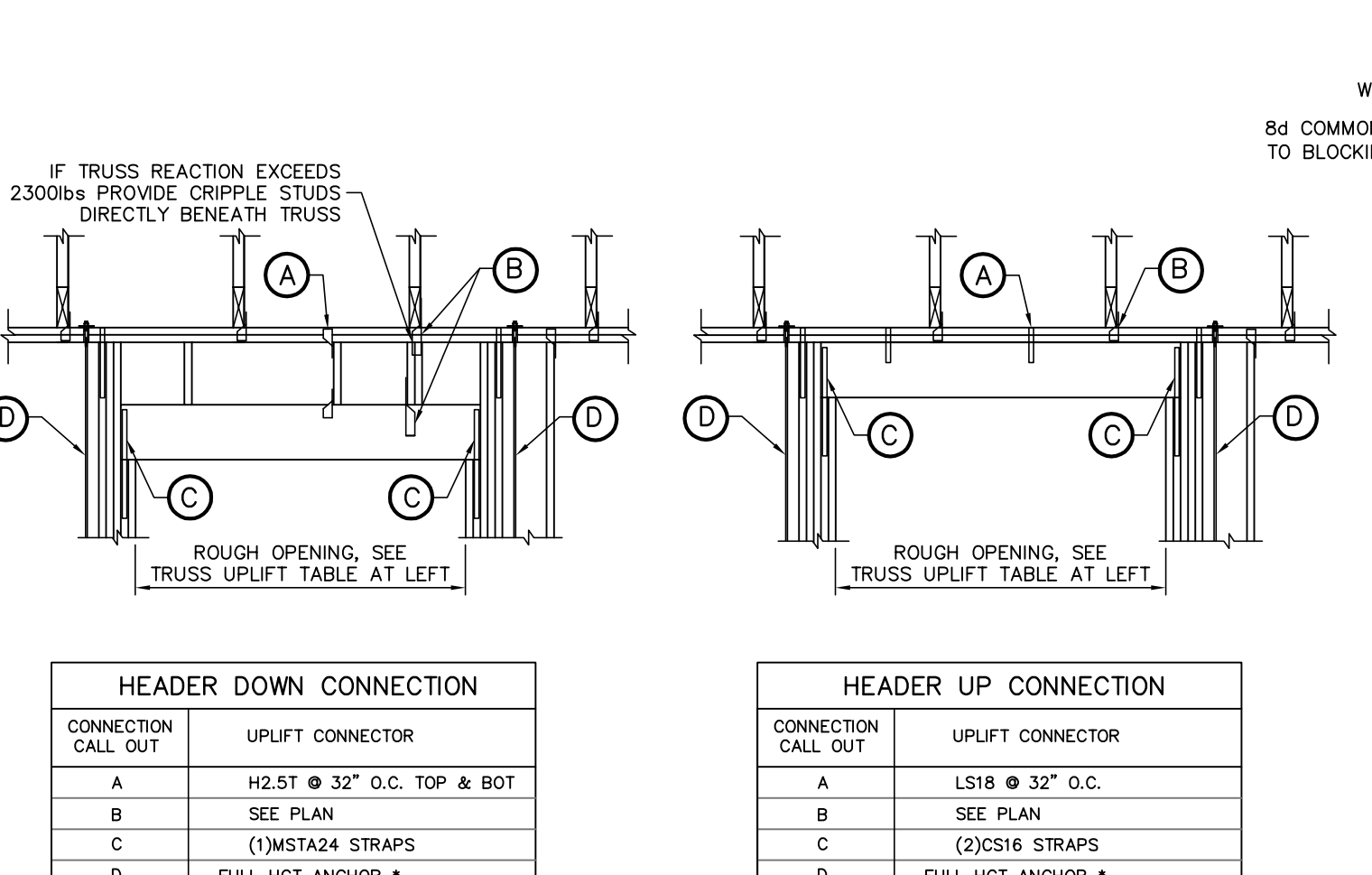
1 FLOOR TRUSS AT WALL FRAMING
 SO.1



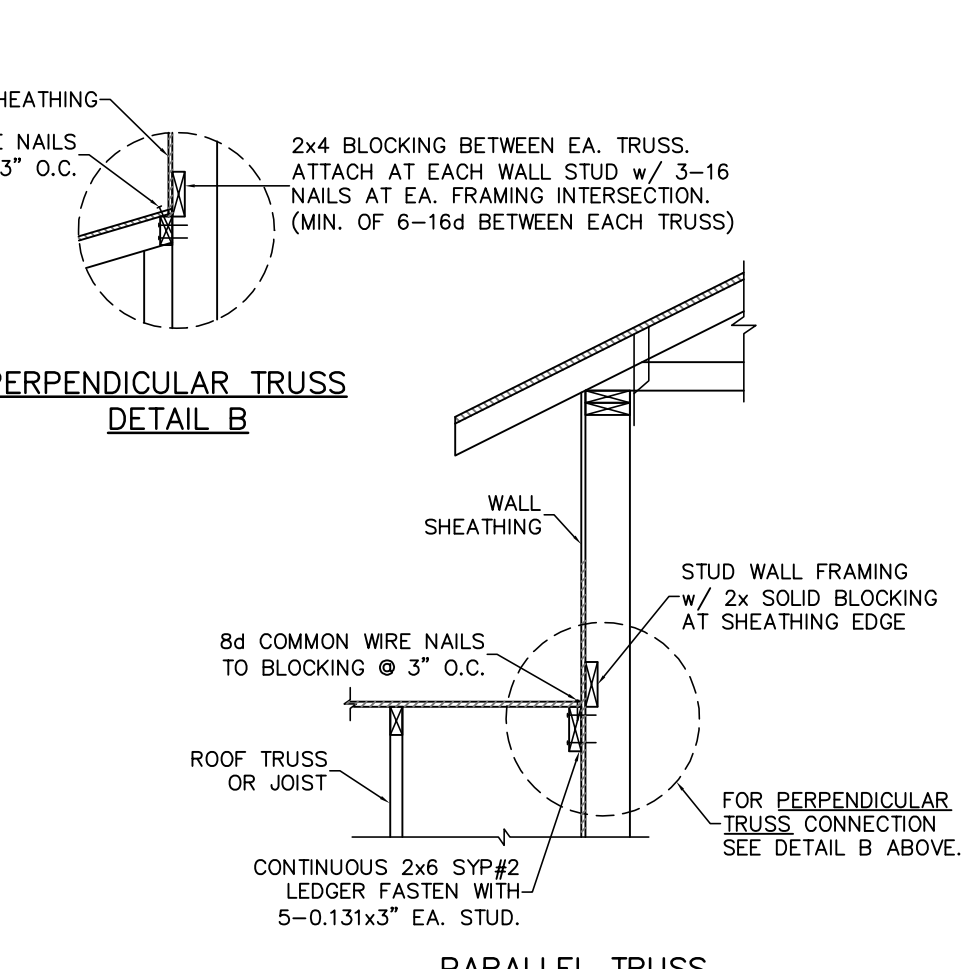
2 TYPICAL PORCH POST
 SO.1



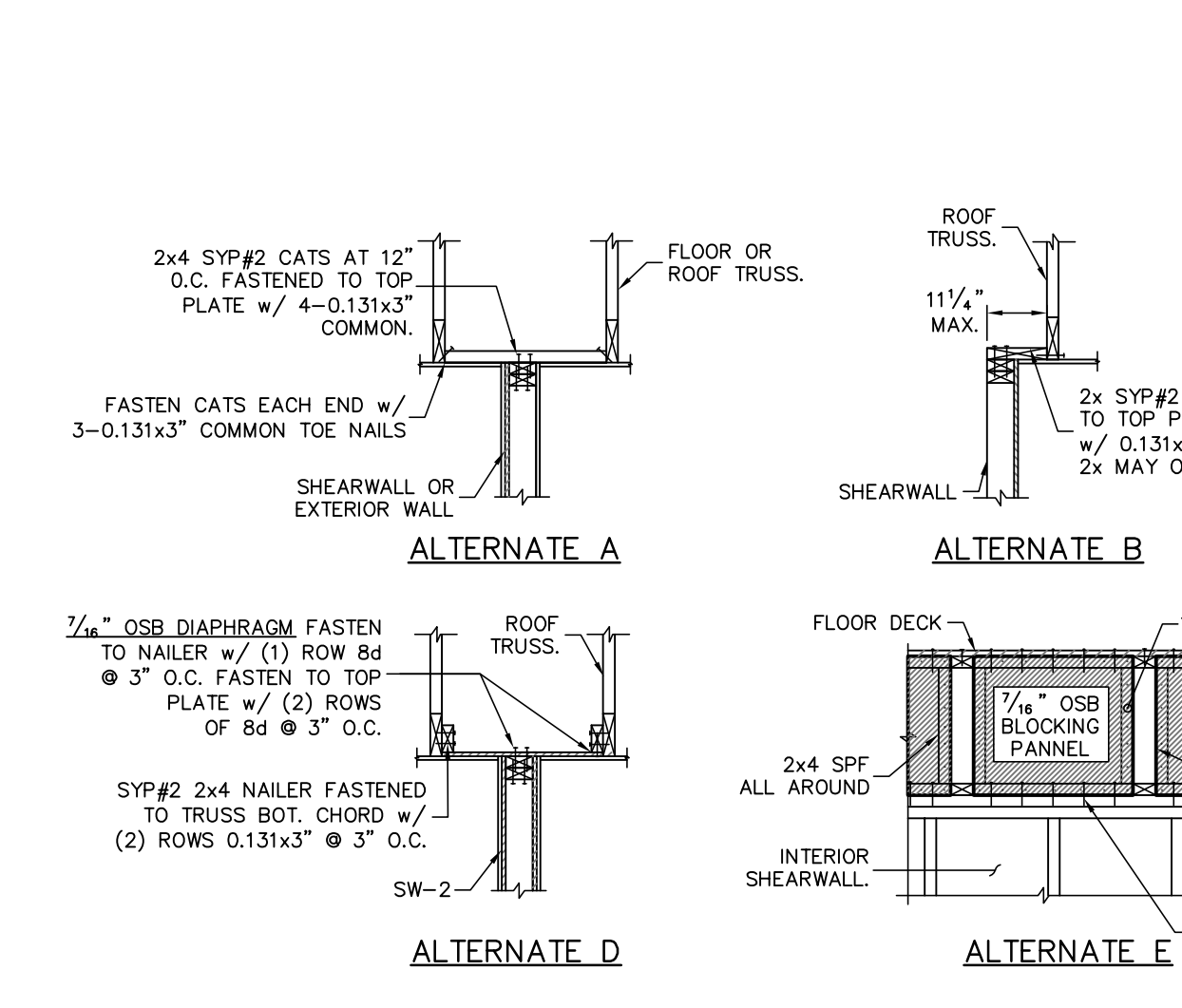
3 TYPICAL PORCH BEAM CONNECTION
 SO.1



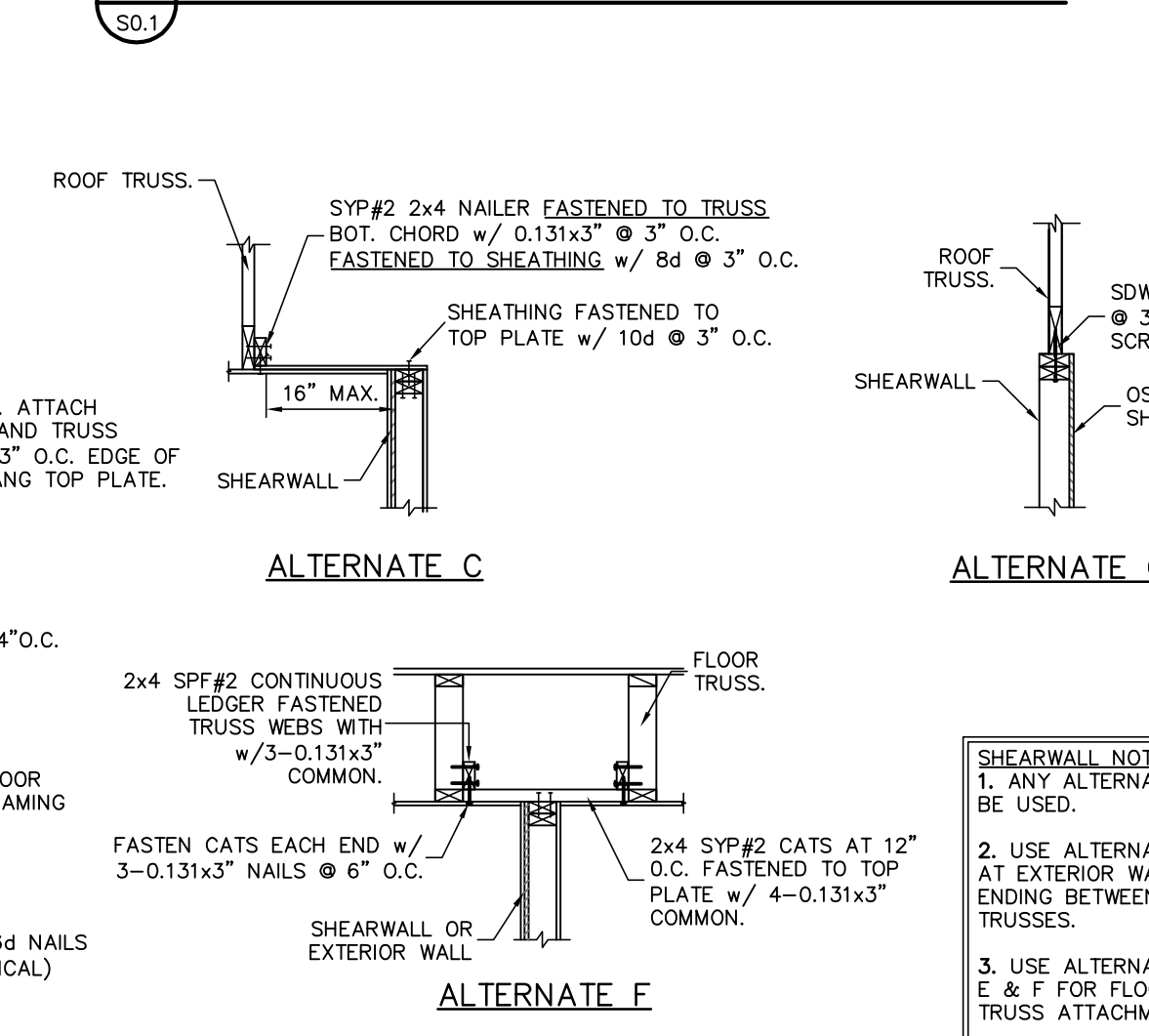
4 HEADER TIE DOWN
 SO.1 THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



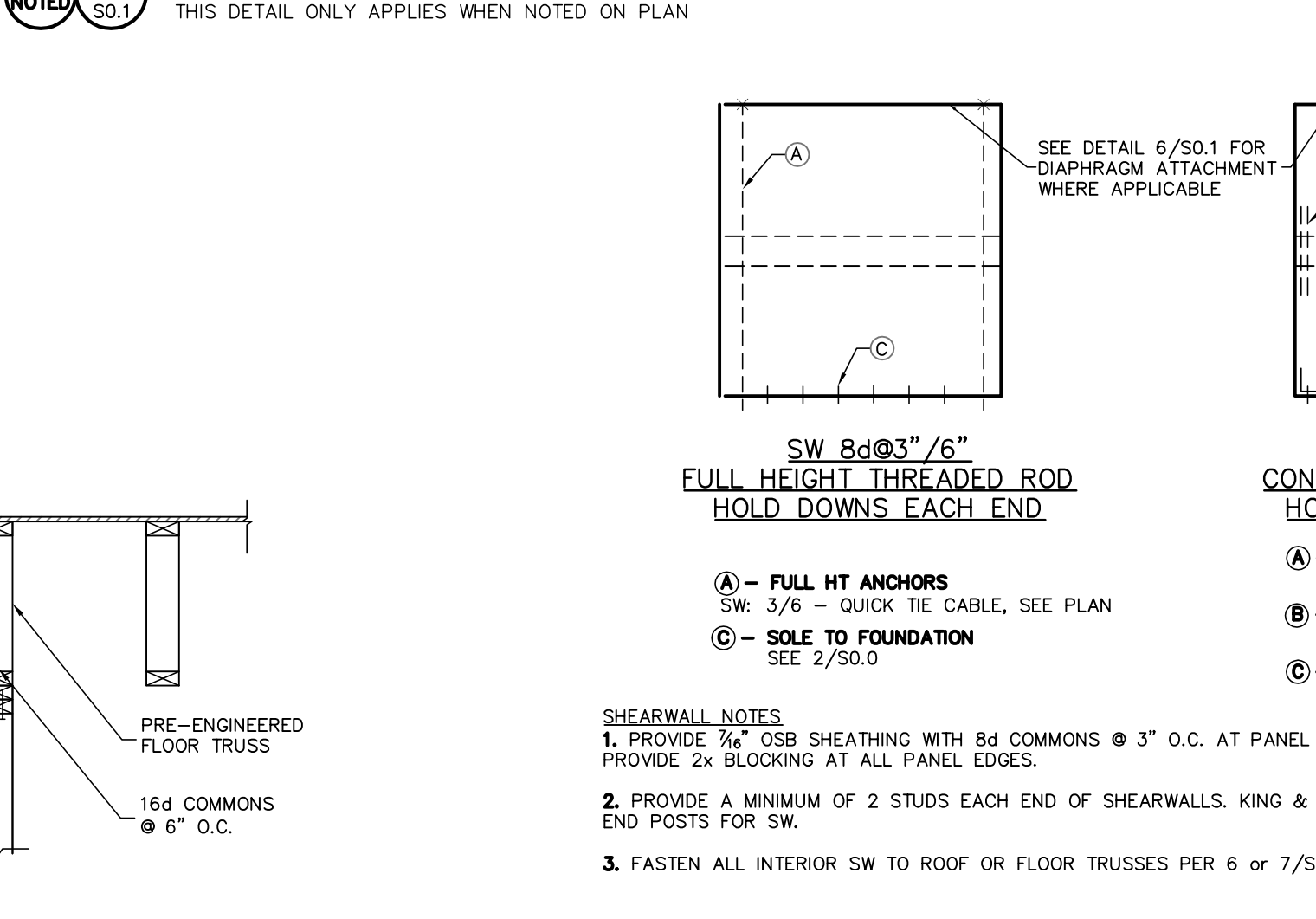
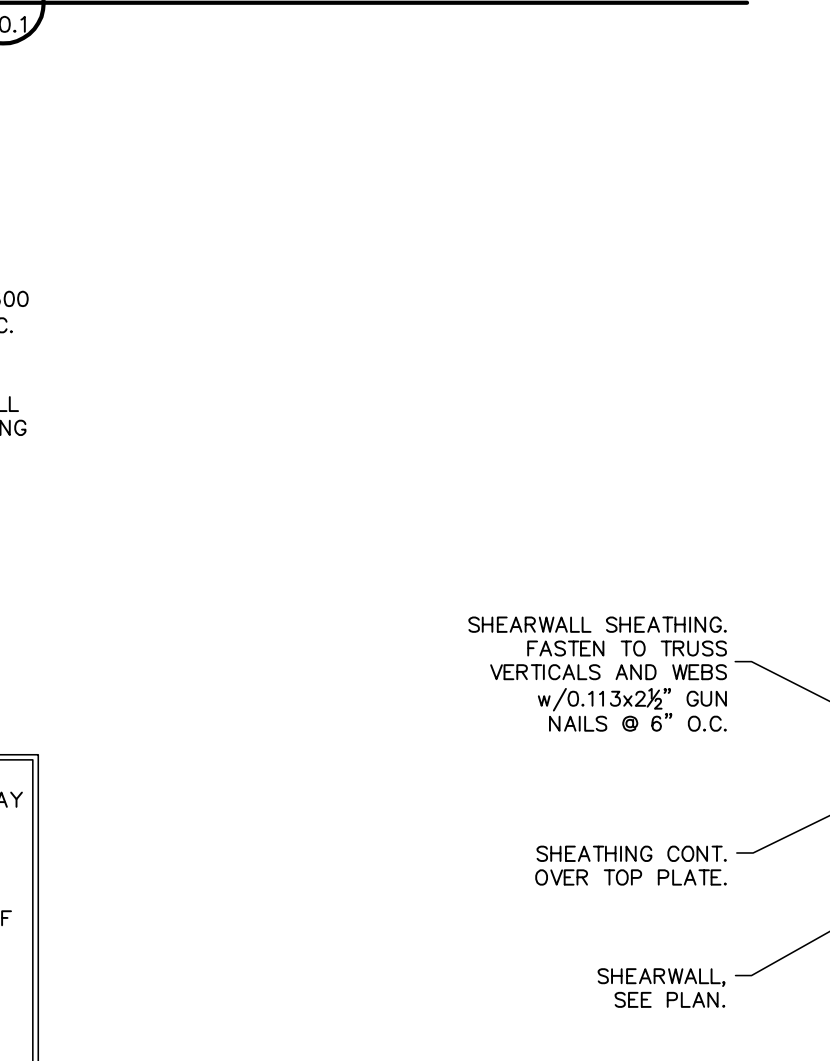
5 WALL ADJ. TO ROOF CONNECTION
 SO.1 SEE CONSTRUCTION SPECIFICATIONS FOR ROOF AND WALL SHEATHING AND STUD FRAMING



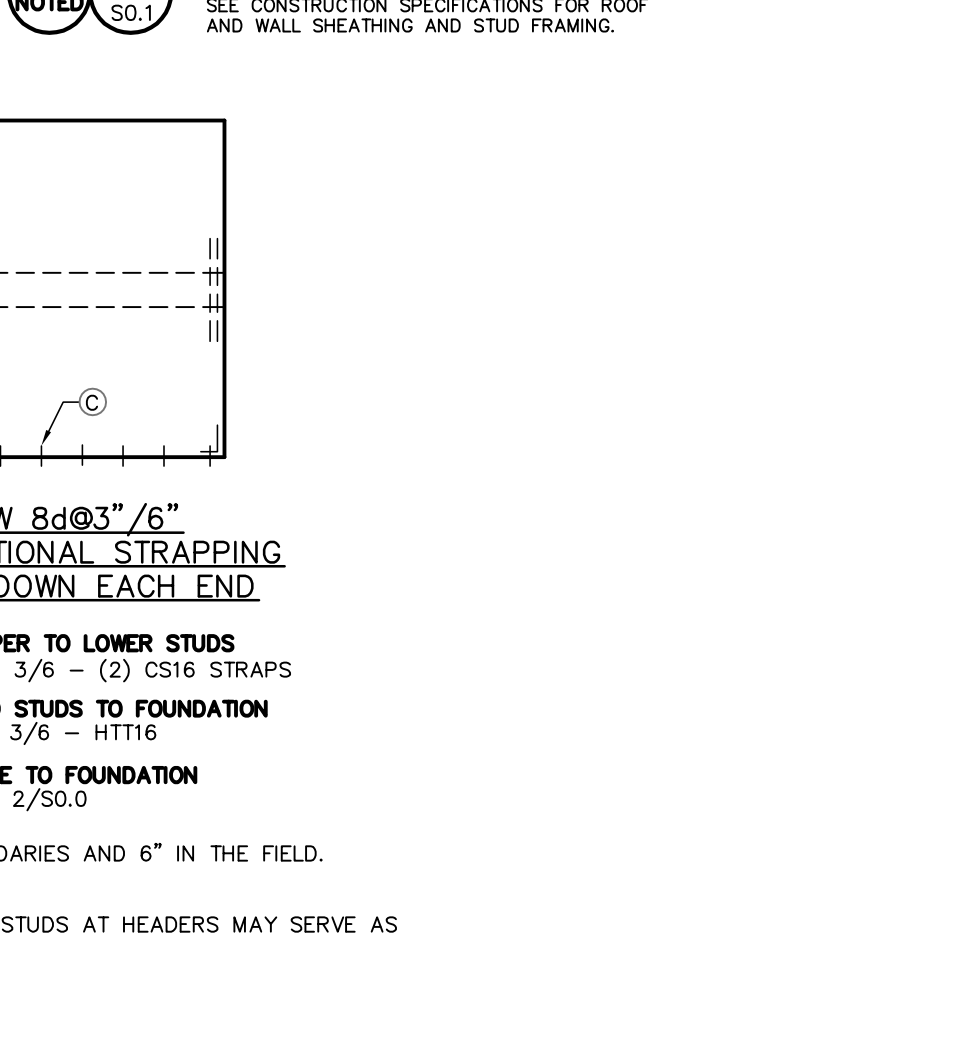
6 SHEARWALL ATTACHMENT AT ROOF & FLOOR
 SO.1



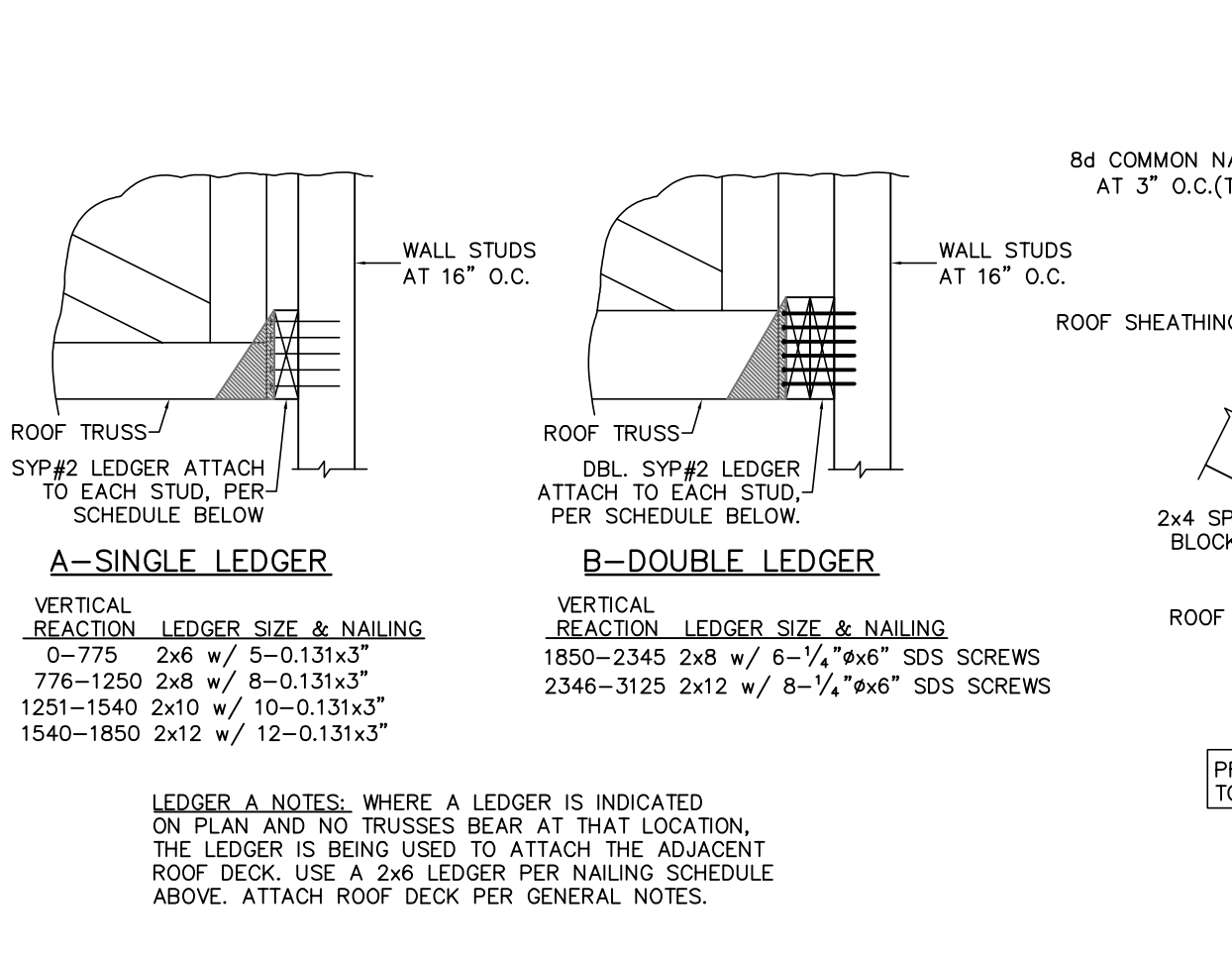
7 SHEARWALL ATTACHMENT AT FLOOR
 SO.1



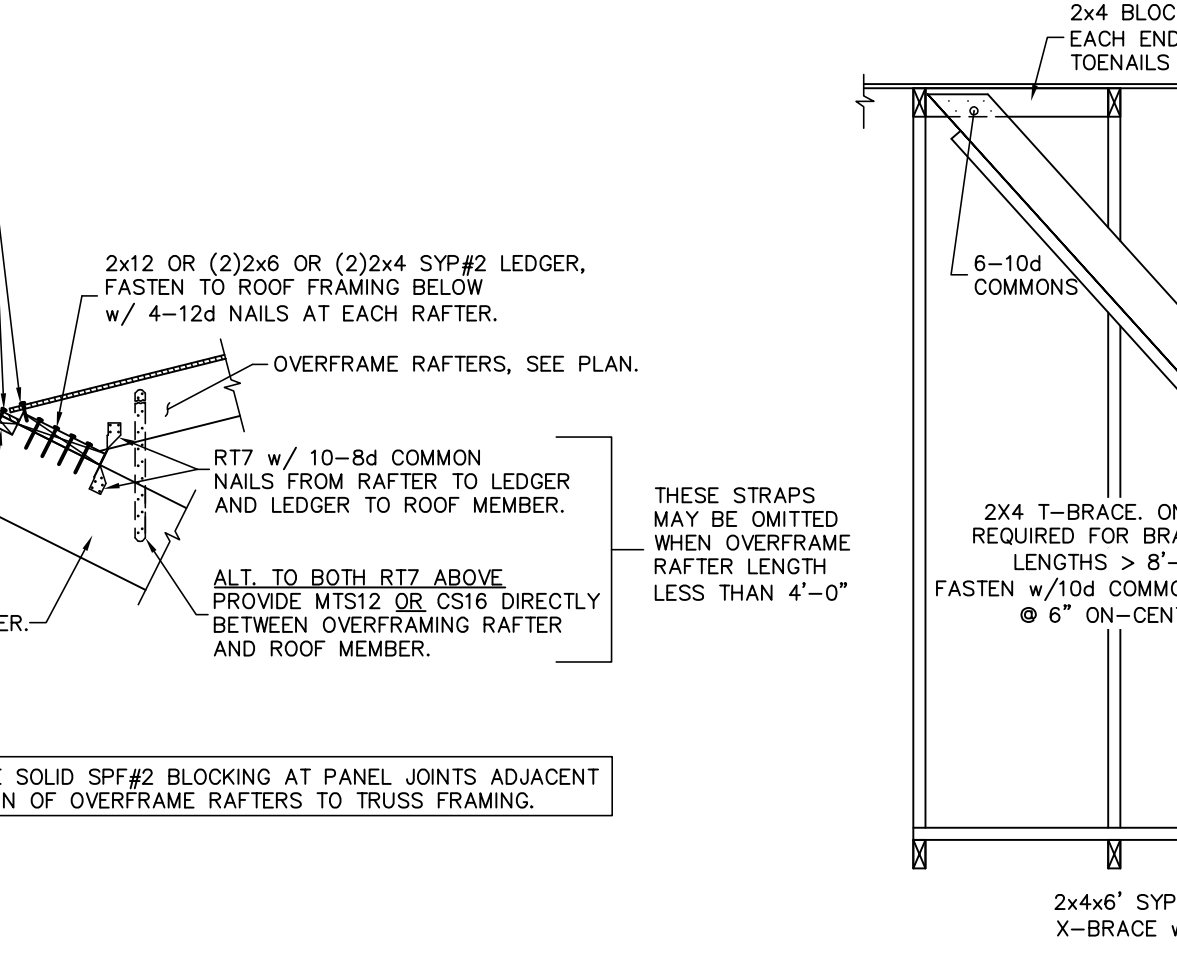
8 TYPICAL SHEARWALL ELEVATION
 SO.1 PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT SW END POSTS.



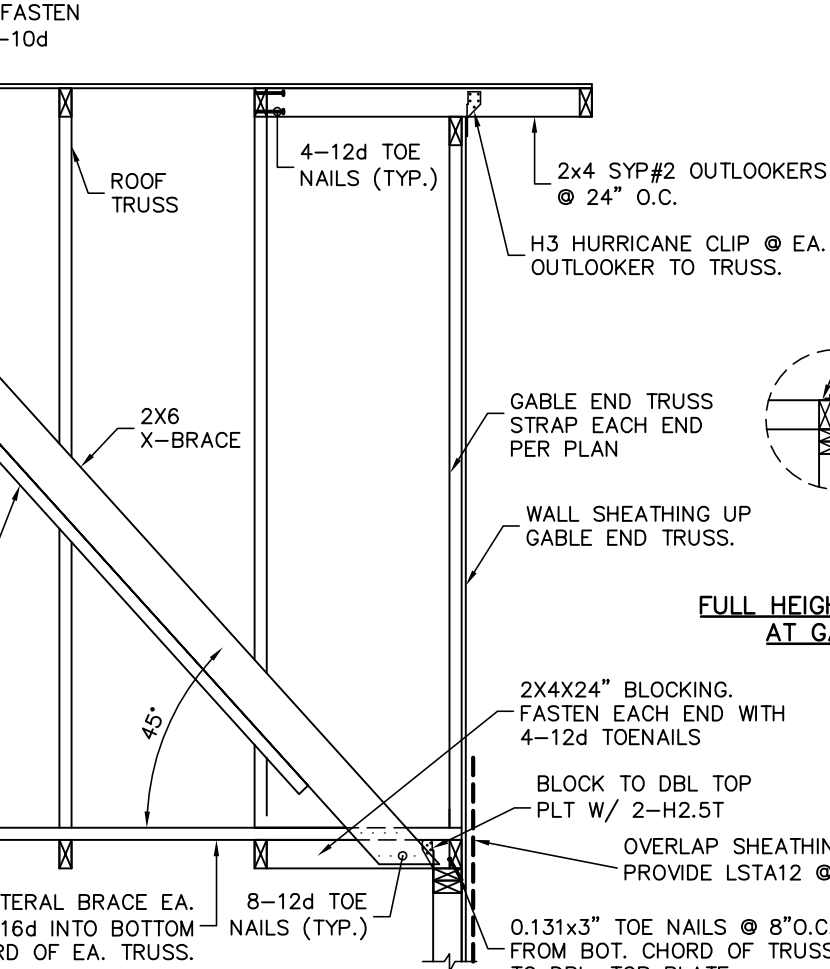
12 PERMANENT TRUSS BRACING
 SO.1 SCALE: 3/4" = 1'-0"



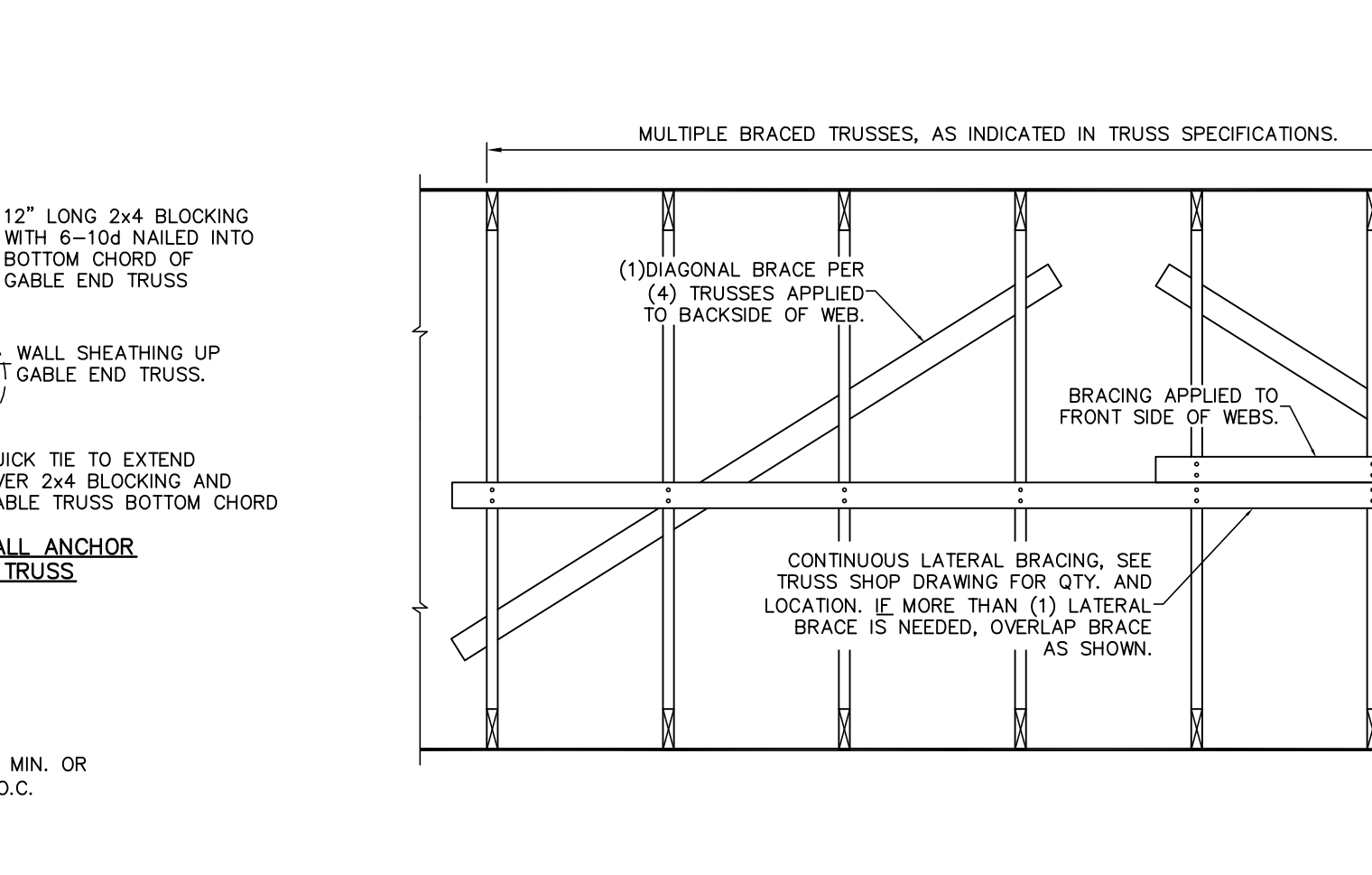
9 LEDGER CONNECTION
 SO.1 TRUSS TO LEDGER CONNECTION BY TRUSS ENGINEER. NOT SHOWN FOR CLARITY



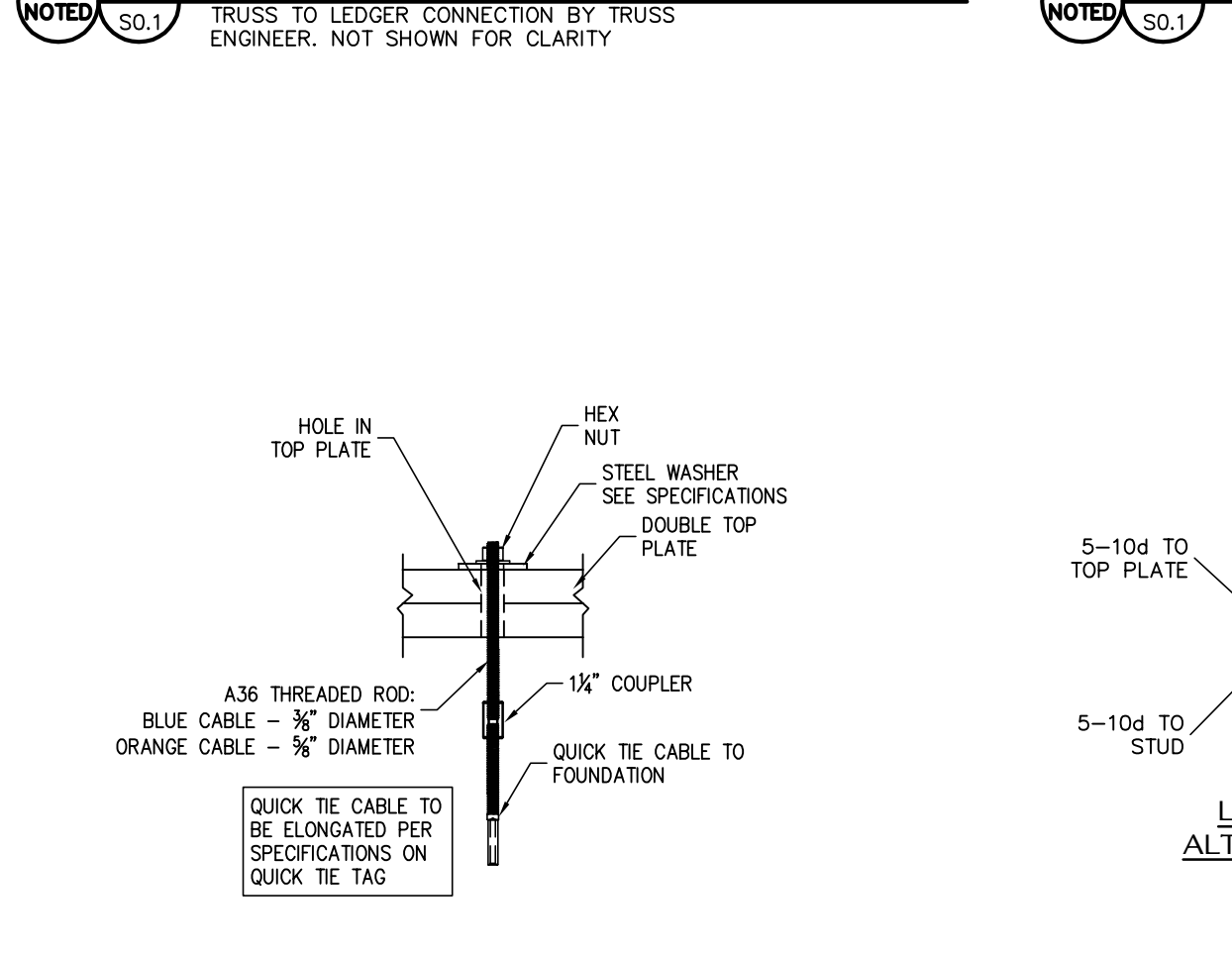
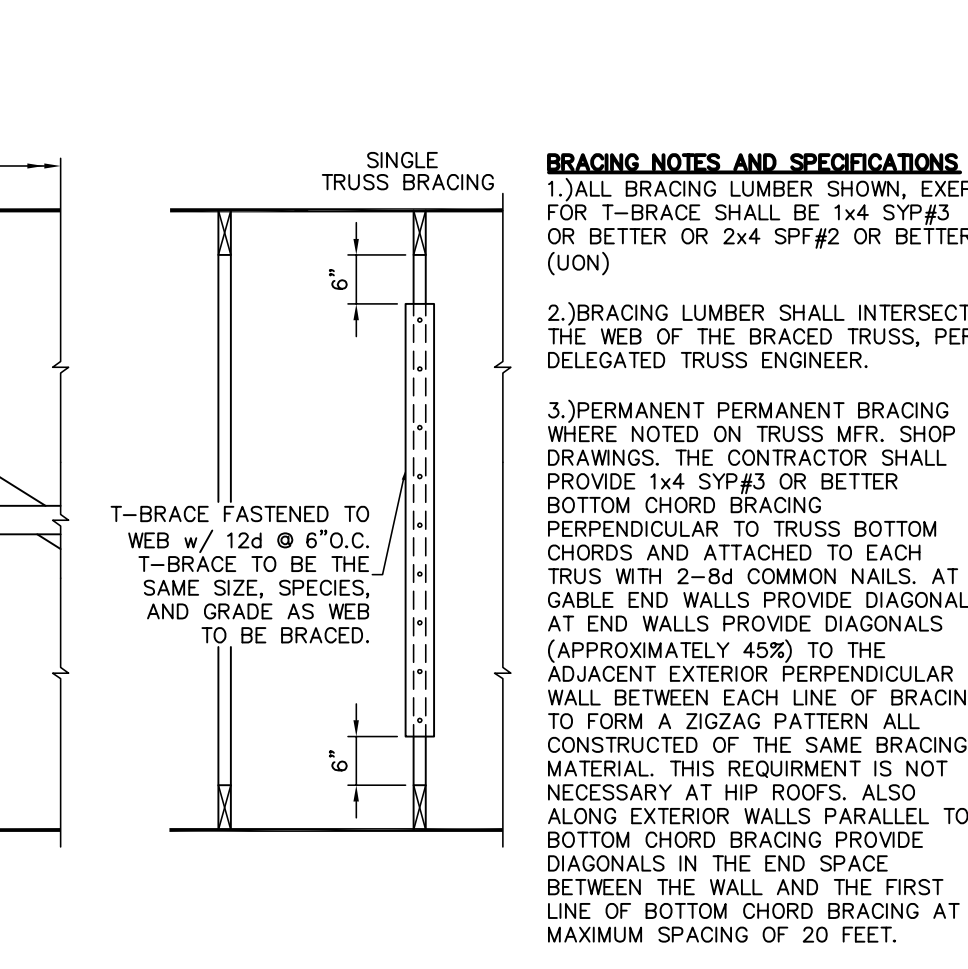
10 DECK LEDGER AT OVERFRAME RAFTERS
 SO.1 USE THIS DETAIL TO FASTEN OVERFRAMED ROOFS, VALLEYS, ETC.



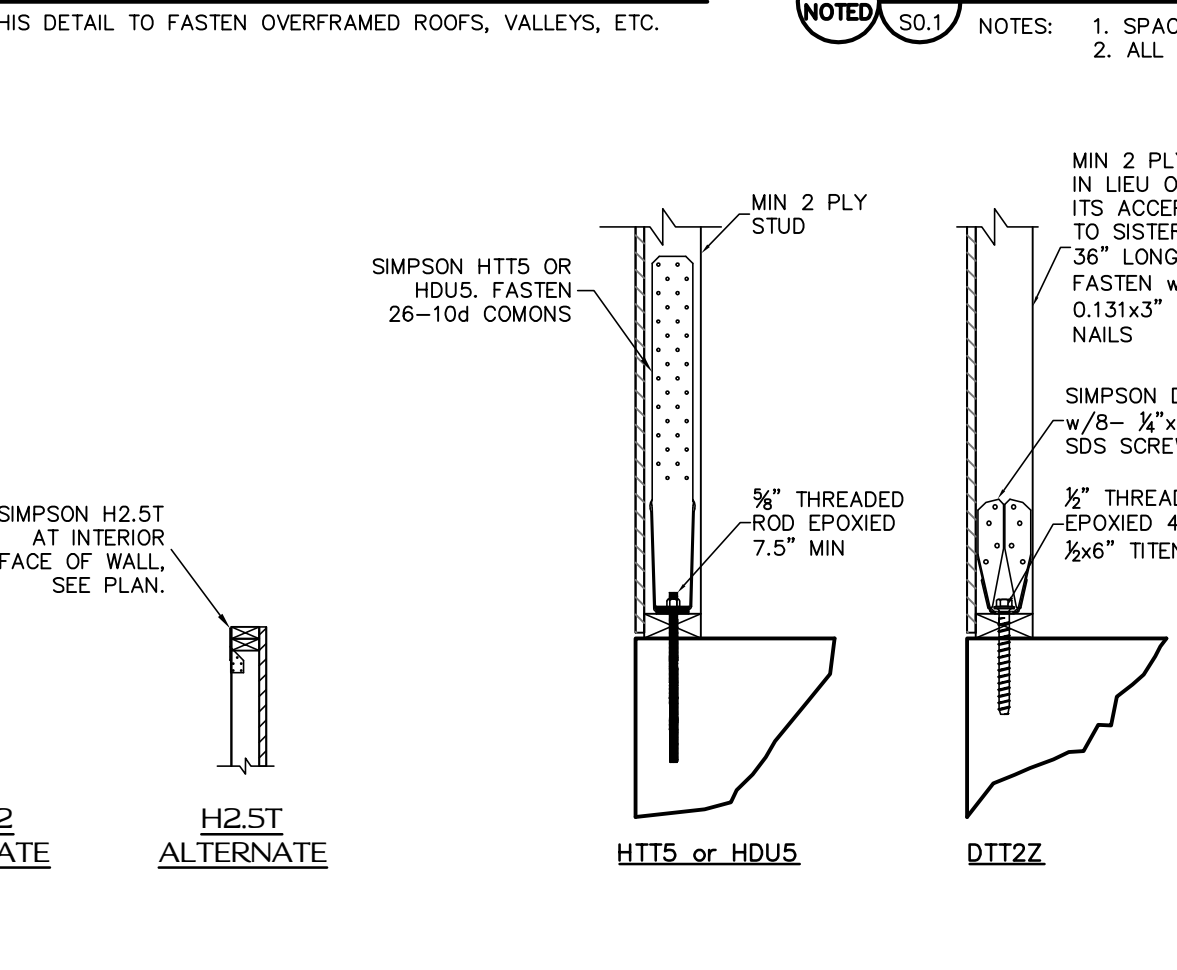
11 GABLE END BRACING
 SO.1 NOTES: 1. SPACE GABLE END BRACING @ 4'-6" MAX. 2. ALL MATERIAL TO BE SYP#2



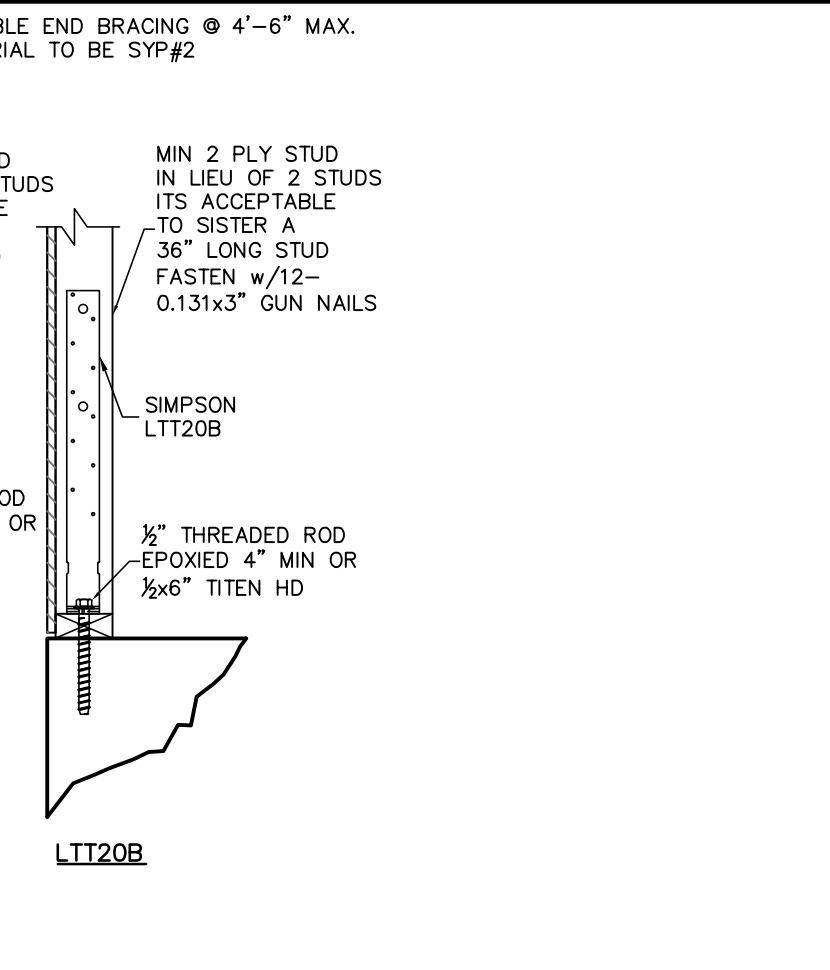
12 PERMANENT TRUSS BRACING
 SO.1 SCALE: 3/4" = 1'-0"



12 QUICK TIE CABLE EXTENSION
 SO.1



13 WALL STRAPPING
 SO.1



14 HOLD DOWN ATTACHMENT DETAIL
 SO.1

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 8521 BEVERLY LANE**

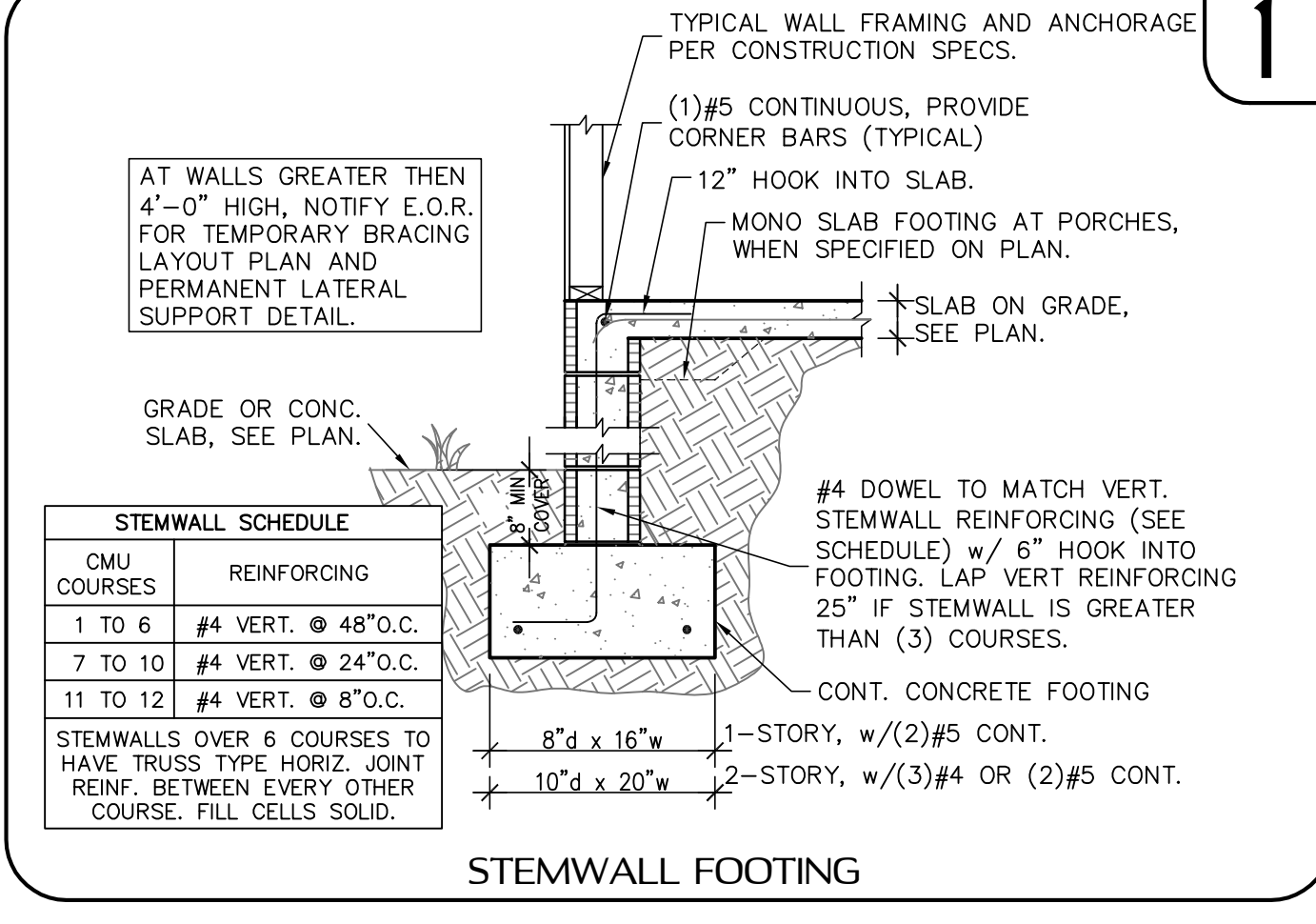
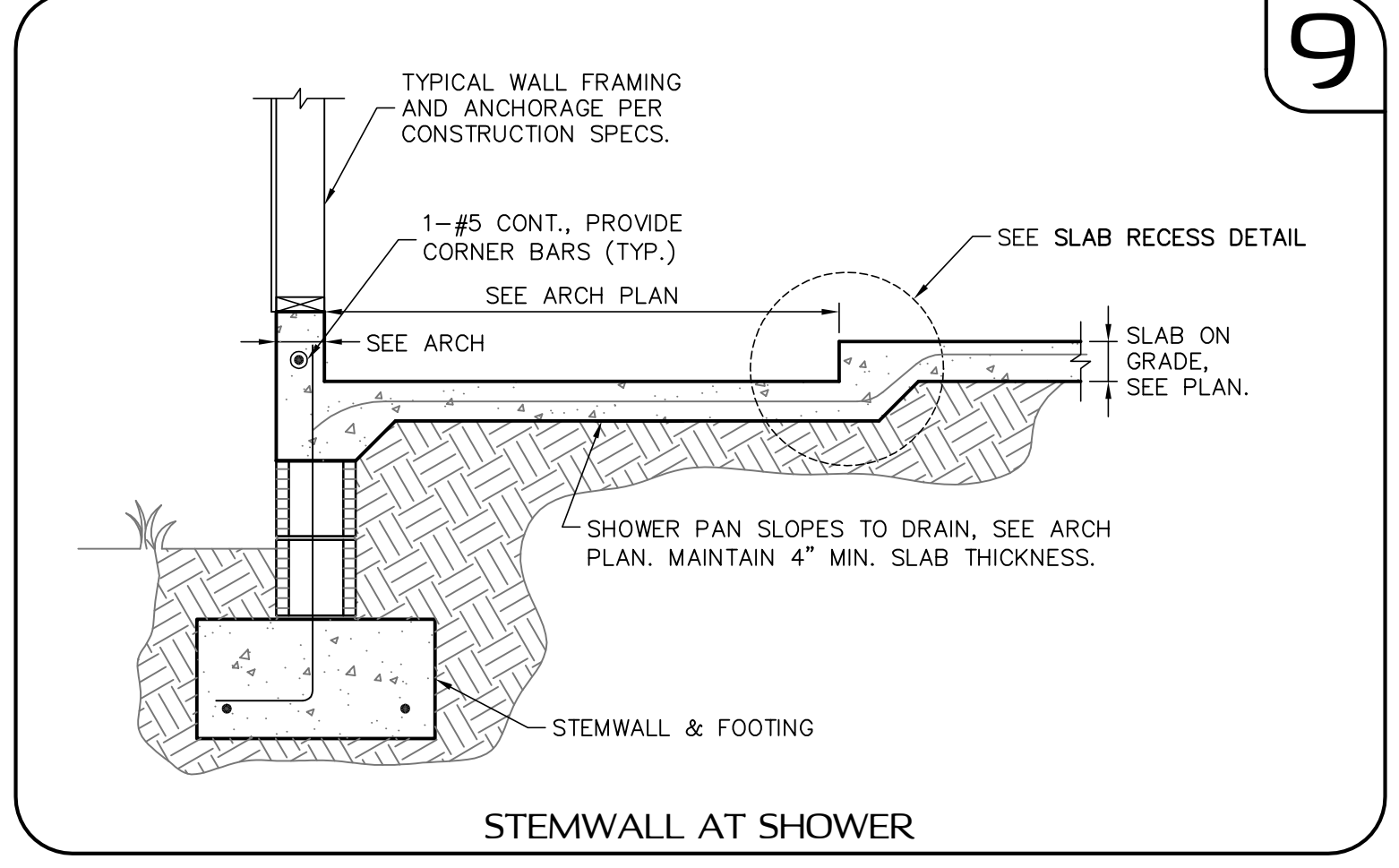
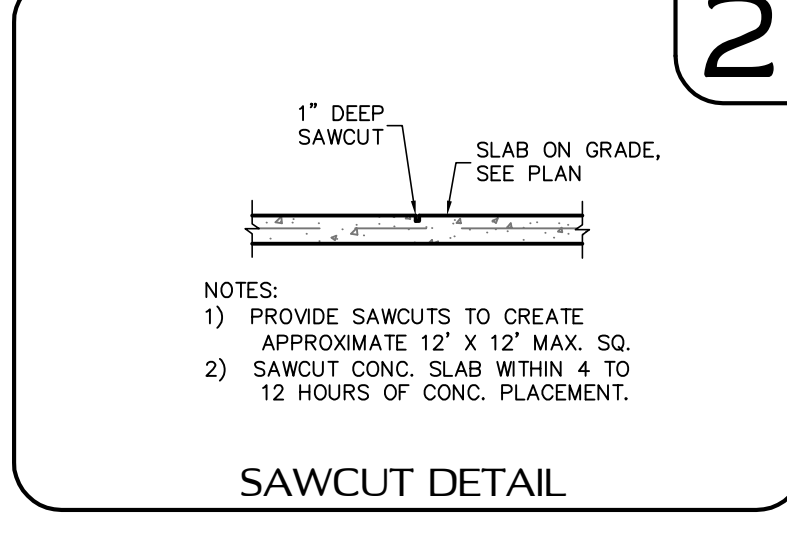
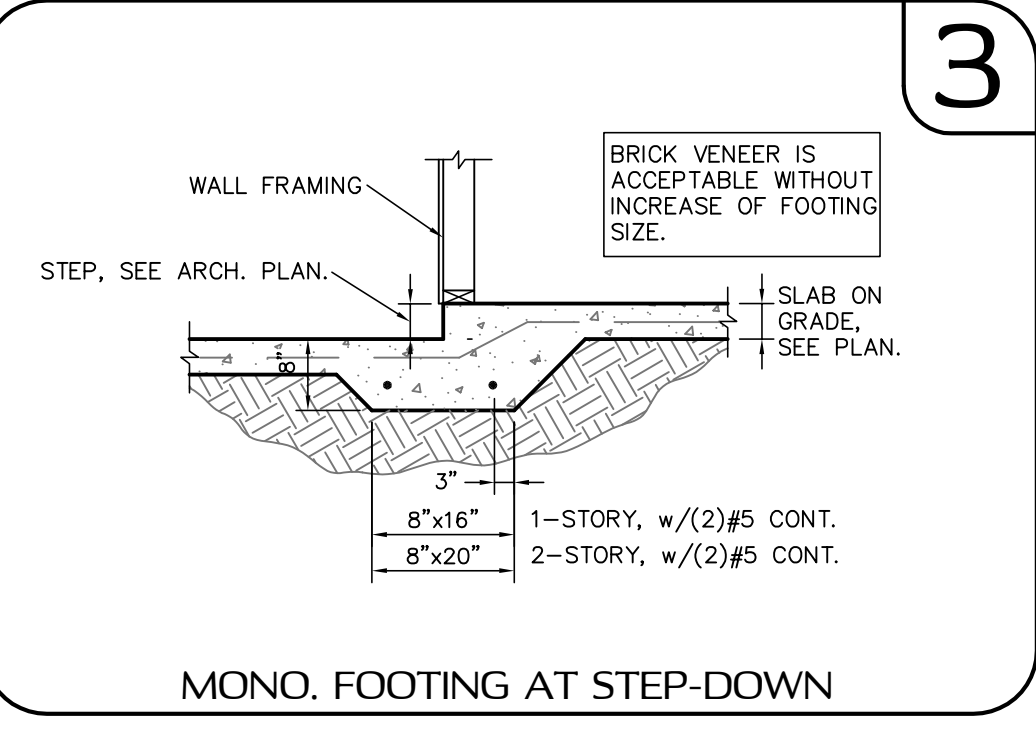
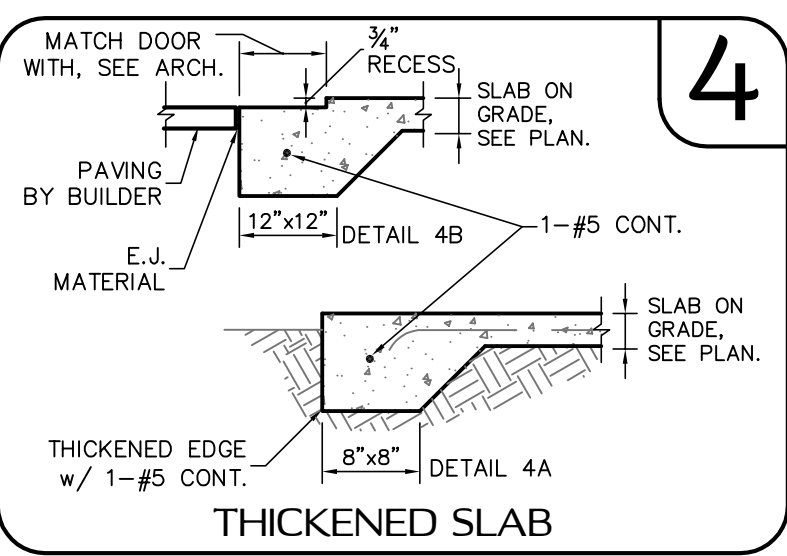
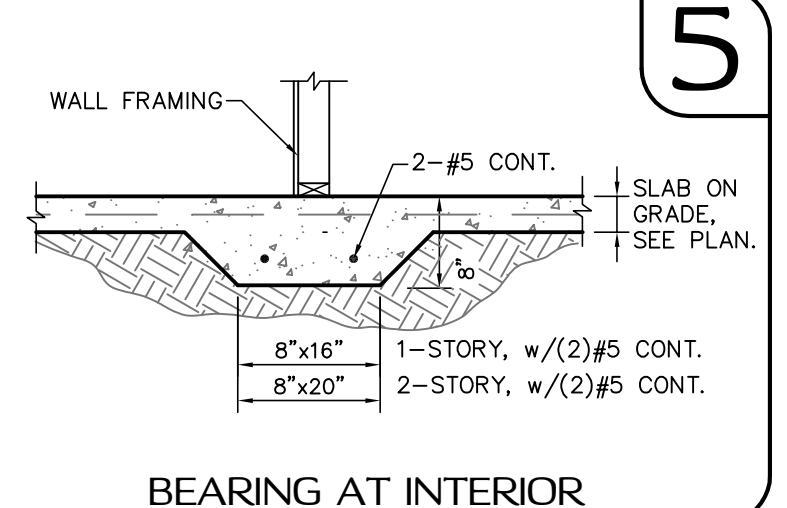
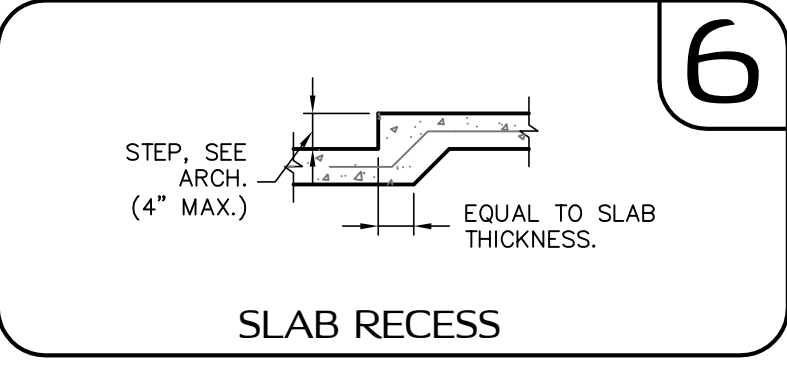
FOUNDATION PLAN

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SHEET	S1.0

SYMBOLS LEGEND

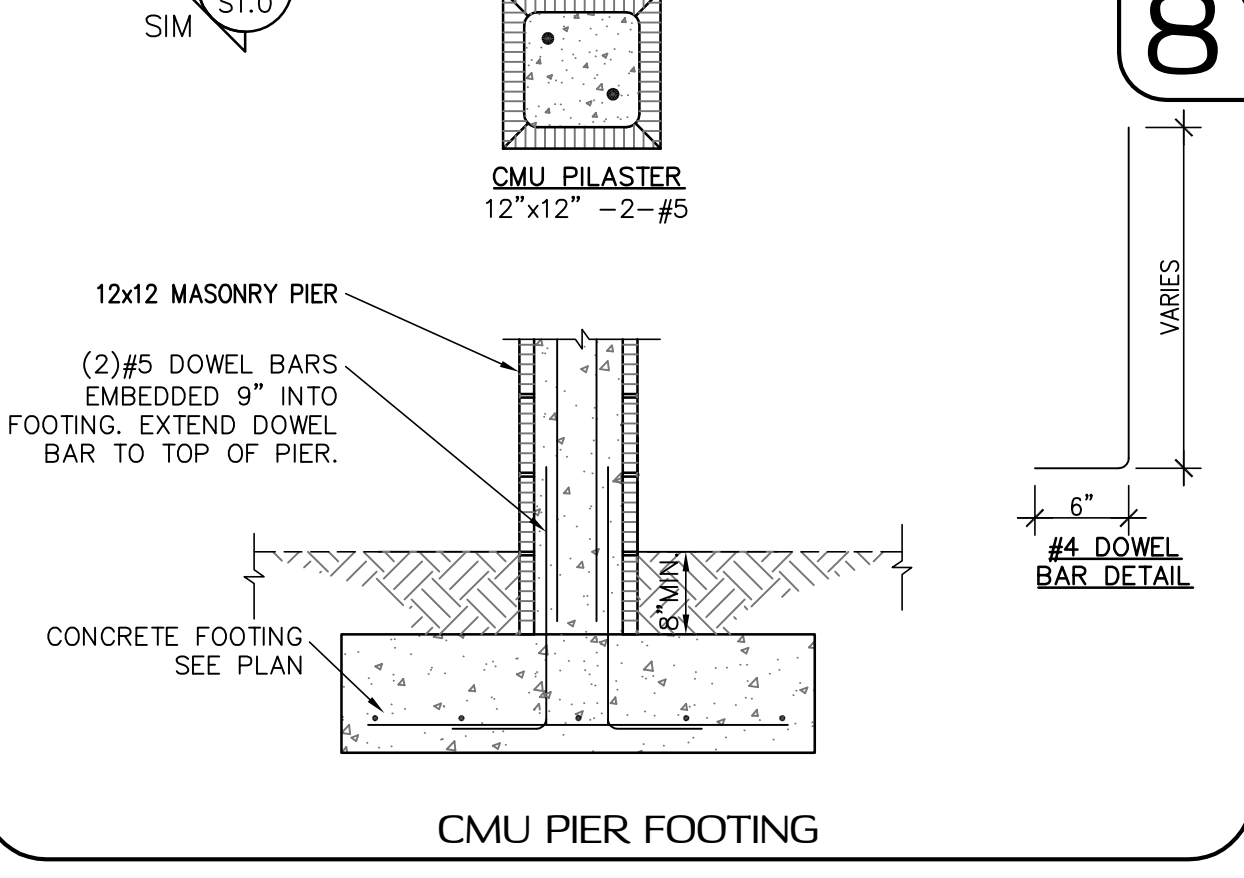
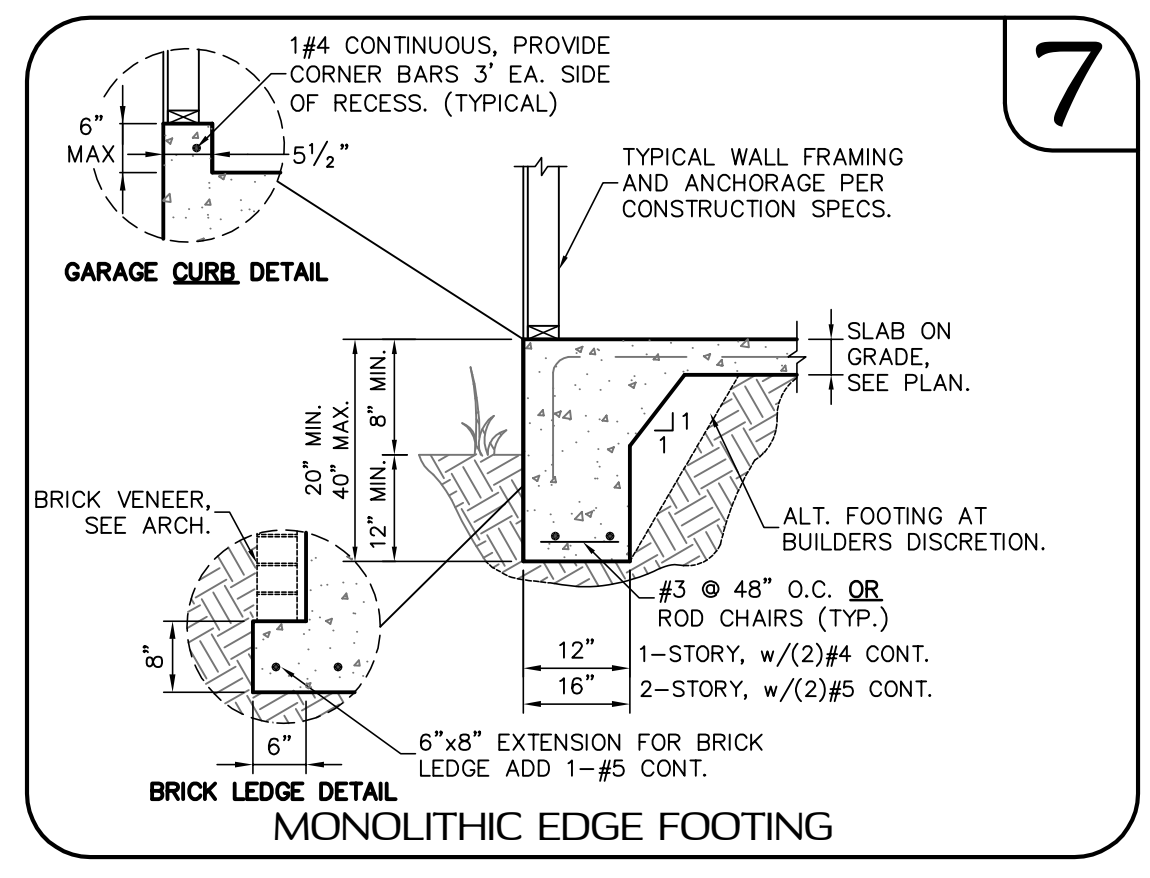
	DESIGNATES FOOTING LINE
	DESIGNATES SAWCUT LINE
	INTERIOR LOAD BEARING WALL
	DESIGNATES SLAB RECESS



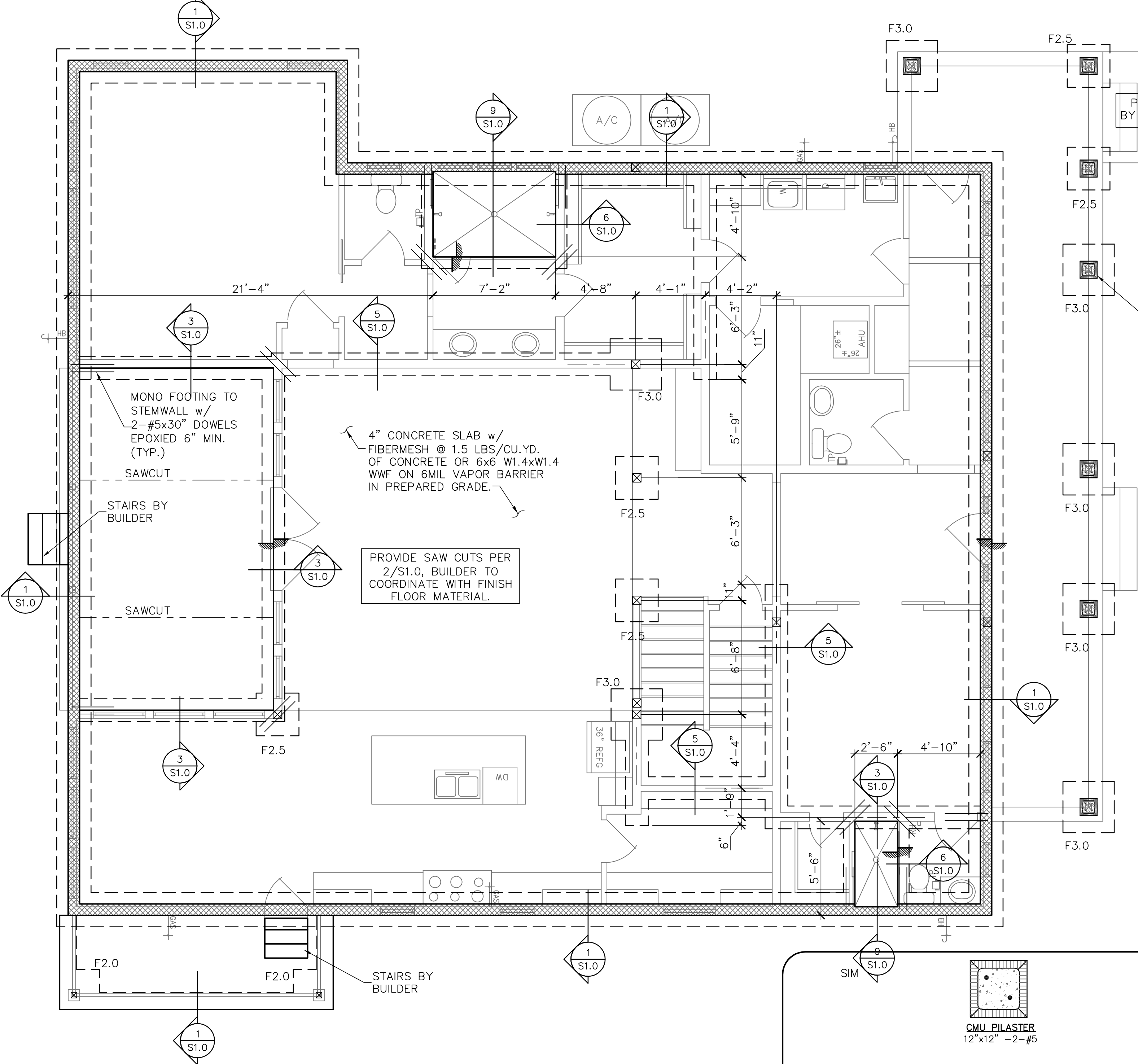
STEMWALL SCHEDULE

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.



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



FOOTING SCHEDULE AND NOTES

BOTTOM BARS	DEPTH	WIDTH	LENGTH	TYPE
3-#5 EA. WAY BOT.	1'-0"	2'-0"	2'-0"	F2.0
3-#5 EA. WAY BOT.	1'-0"	2'-6"	2'-6"	F2.5
3-#5 EA. WAY BOT.	1'-0"	3'-0"	3'-0"	F3.0
4-#5 EA. WAY BOT.	1'-0"	3'-6"	3'-6"	F3.5
4-#5 EA. WAY BOT.	1'-0"	4'-0"	4'-0"	F4.0
4-#5 EA. WAY BOT.	1'-0"	4'-6"	4'-6"	F4.5

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.

SYMBOLS LEGEND	
	DESIGNATES FOOTING LINE
	DESIGNATES SAWCUT LINE
	INTERIOR LOAD BEARING WALL
	DESIGNATES SLAP RECESS
	BEAM OR TRUSS, SEE PLAN

LP & A
 Lou Pontigo and Associates, Inc.
 420 Oceola Avenue
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 FL: CA # 8344 SC: CA# 3579

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Luis A. Pontigo, P.E.
 FL PE#53311

REVISIONS	DATE

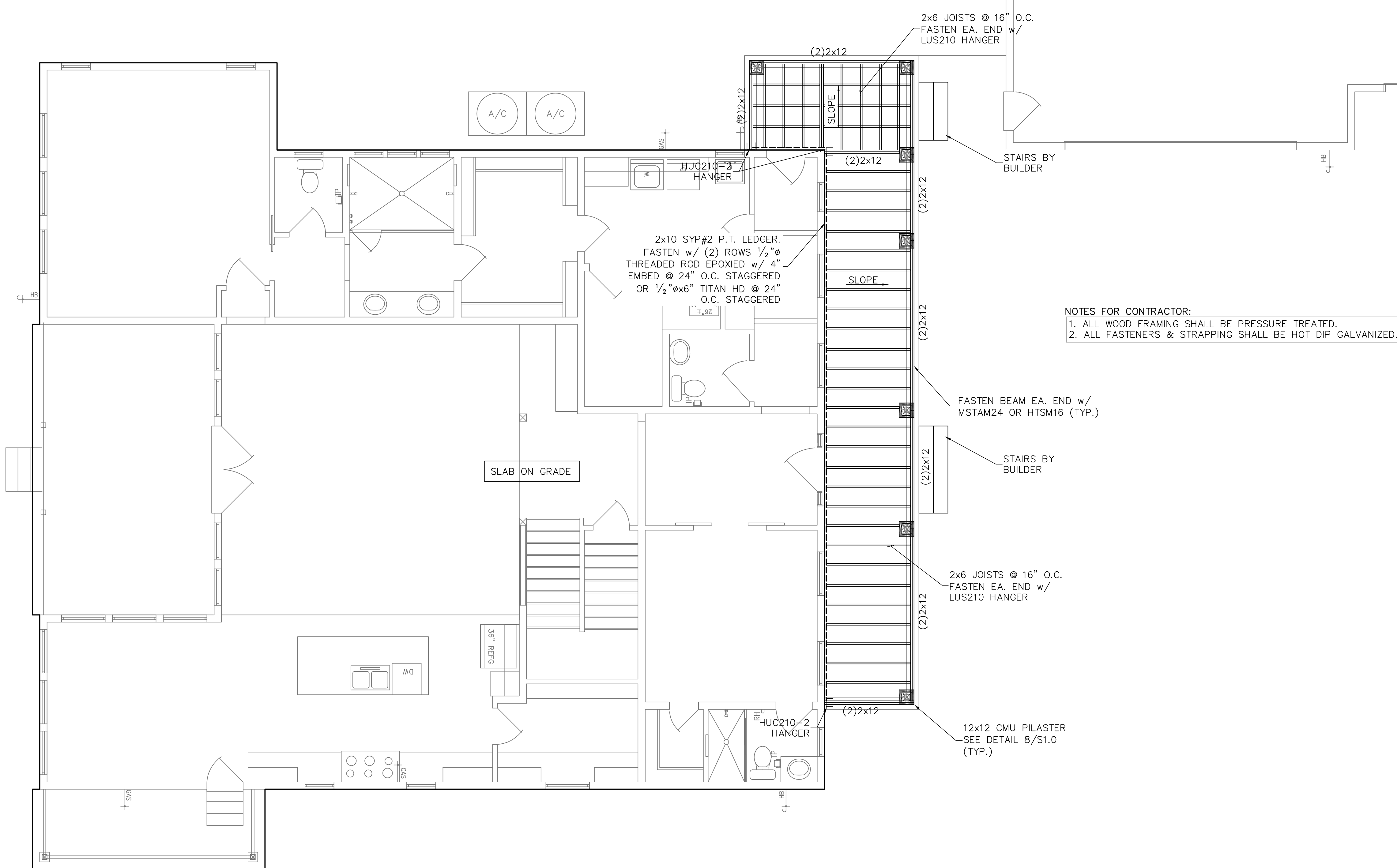
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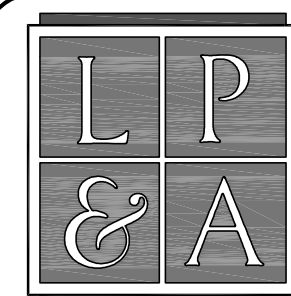
**OFF GRADE
 FRAMING
 PLAN**

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OFF GRADE FRAMING PLAN
 SCALE: 1/4" = 1'-0"



Lou Pontigo and Associates, Inc.

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Fl. CA # 8344 S.C. CA# 3579

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Luis A. Pontigo, PE
FL PE#53311

REVISIONS DATE
BREEZEWAY REVISION 11.21.16

FIELD ALTERATION

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8521 BEVERLY LANE

1ST FLOOR
FRAMING
PLAN

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SHEET

S1.1
SHEET 5 OF 8

SYMBOLS LEGEND

	DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 2 DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD."
(2)2x8-1/2	DESIGNATES THE HEADER SIZE, NUMBER OF PLY'S & JACK/KING STUDS.
6S-1/1	DESIGNATES THE SINGLE PLY HEADER AND JACK/KING STUDS NEEDED FOR SUPPORT HEADER. SEE DETAIL 4/SO.0.
---	BEAM OR TRUSS, SEE PLAN.
▲	SIMPSON HTTS SEE DETAIL 14/SO.1
●	SIMPSON DTT22 SEE DETAIL 14/SO.1
○	SIMPSON LTT208 SEE DETAIL 14/SO.1

QUICK-TIE LEGEND

	SHAPE DEFINES NUMBER OF STORES
	LETTER DEFINES DIAMETER OF Q.T. WIRE ROPE
○	ONE STORY QUICK TIE
□	TWO STORY QUICK TIE
△	THREE STORY QUICK TIE
◇	FOUR STORY QUICK TIE
Letter	B 3/8" Q. TIE G 1/2" Q. TIE O 5/8" Q. TIE

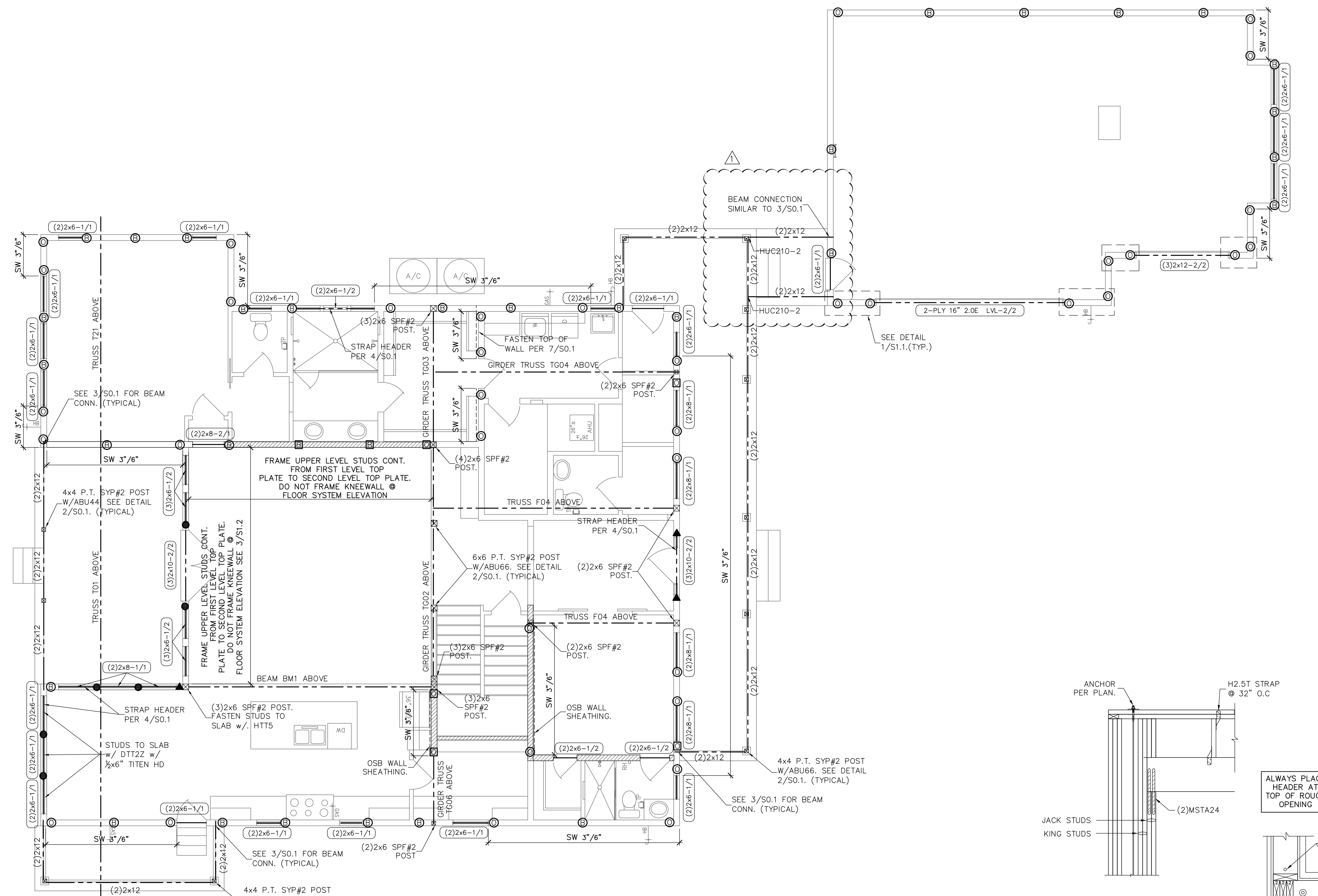
WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE & SPACING
EXTERIOR	9'-1" MAX	2x4 SPF#2 @ 16" O.C.
EXTERIOR	12'-1" MAX	2x6 SPF#2 @ 16" O.C. @ 12" O.C.
INTERIOR	10'-1" TO 14'-0" MAX	2x6 SPF#2 @ 16" O.C.
INTERIOR	10'-0" TO 12'-0" MAX	2x4 SPF#2 @ 16" O.C. @ 12" O.C.

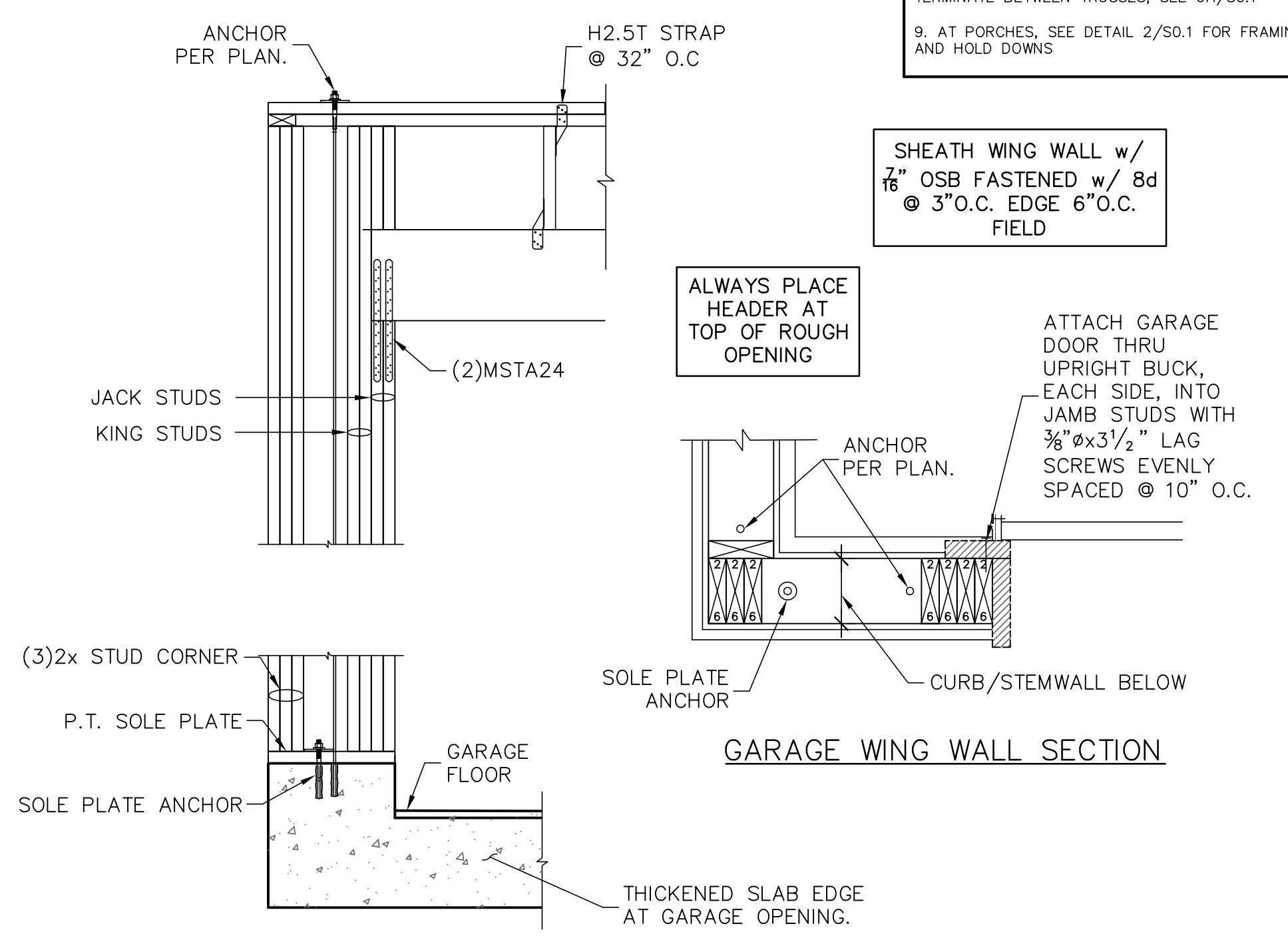
- 1.) WALL STUDS SPECIFIED ON PLAN SUPERSEDE THIS TABLE.
- 2.) MINIMUM STUD SIZE AND SPACING ARE SHOWN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQUIREMENTS.
- 3.) SPF DENOTES SPRUCE PINE FIR. SYP DENOTES SOUTHERN YELLOW PINE.
- 4.) USE SPF#2 FOR ALL TOP PLATES AND SOLE PLATES.
- 5.) FASTEN BOTTOM PLATE OF INTERIOR LOAD BEARING WALLS TO CONCRETE SLAB w/16d MASONRY CUT NAILS @ 16" O.C. MINIMUM. SEE FOUNDATION PLAN FOR ADDITIONAL ANCHORS AT SHEARWALLS.

GENERAL NOTES

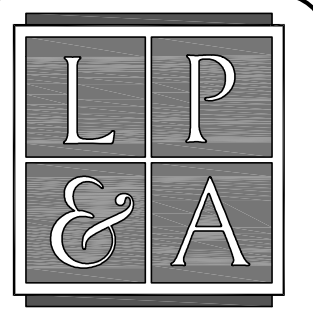
1. SEE DETAIL 2/SO.0 FOR WALL FRAMING DETAIL. SEE WALL STUD SCHEDULE THIS SHEET FOR STUD SIZES AND SPACING. AT GIRDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER PILES.
2. SEE SHEET SO.0 FOR ROOF AND FLOOR SHEATHING SPECIFICATIONS.
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PILES (BEAMS, HEADER, AND STUDS) FASTEN PILES TOGETHER PER DETAIL 6/SO.0.
4. INSTALL SOLE PLATE ANCHORS PER DETAIL 2/SO.0.
6. AT SHEARWALLS, PROVIDE DIAPHRAGM ATTACHMENT PER DETAIL 6 & 7/SO.1.
8. FOR ATTACHMENT OF EXTERIOR WALLS THAT TERMINATE BETWEEN TRUSSES, SEE 6A/SO.1.
9. AT PORCHES, SEE DETAIL 2/SO.1 FOR FRAMING AND HOLD DOWNS.



FIRST LEVEL WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"



TYPICAL GARAGE HEADER/JACK CONNECTION
SCALE: 3/4" = 1'-0"



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FL PE#53311

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8521 BEVERLY LANE**

**FLOOR AND ROOF TRUSS
PLACEMENT
PLAN**

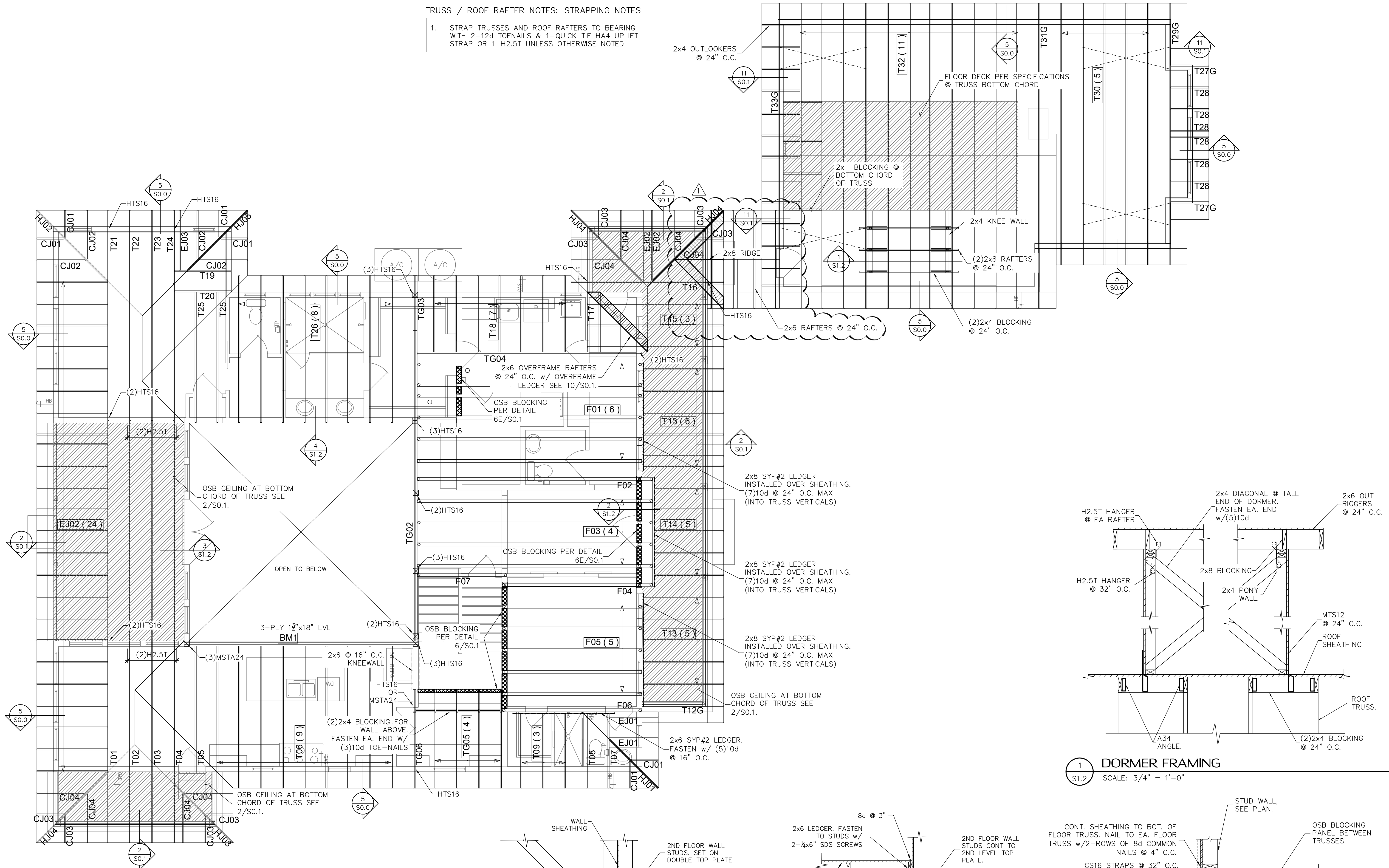
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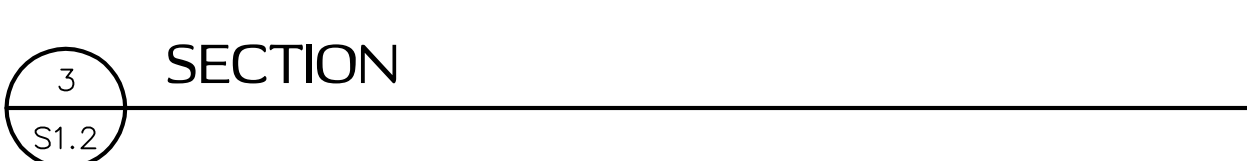
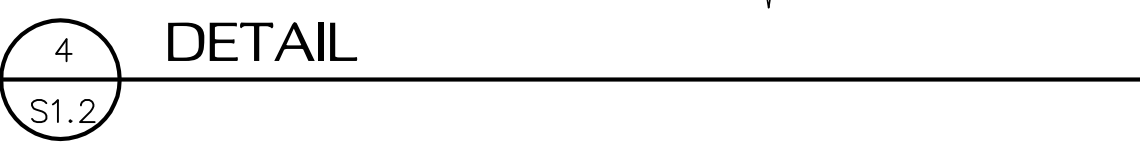
SHEET 6 OF 8

TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

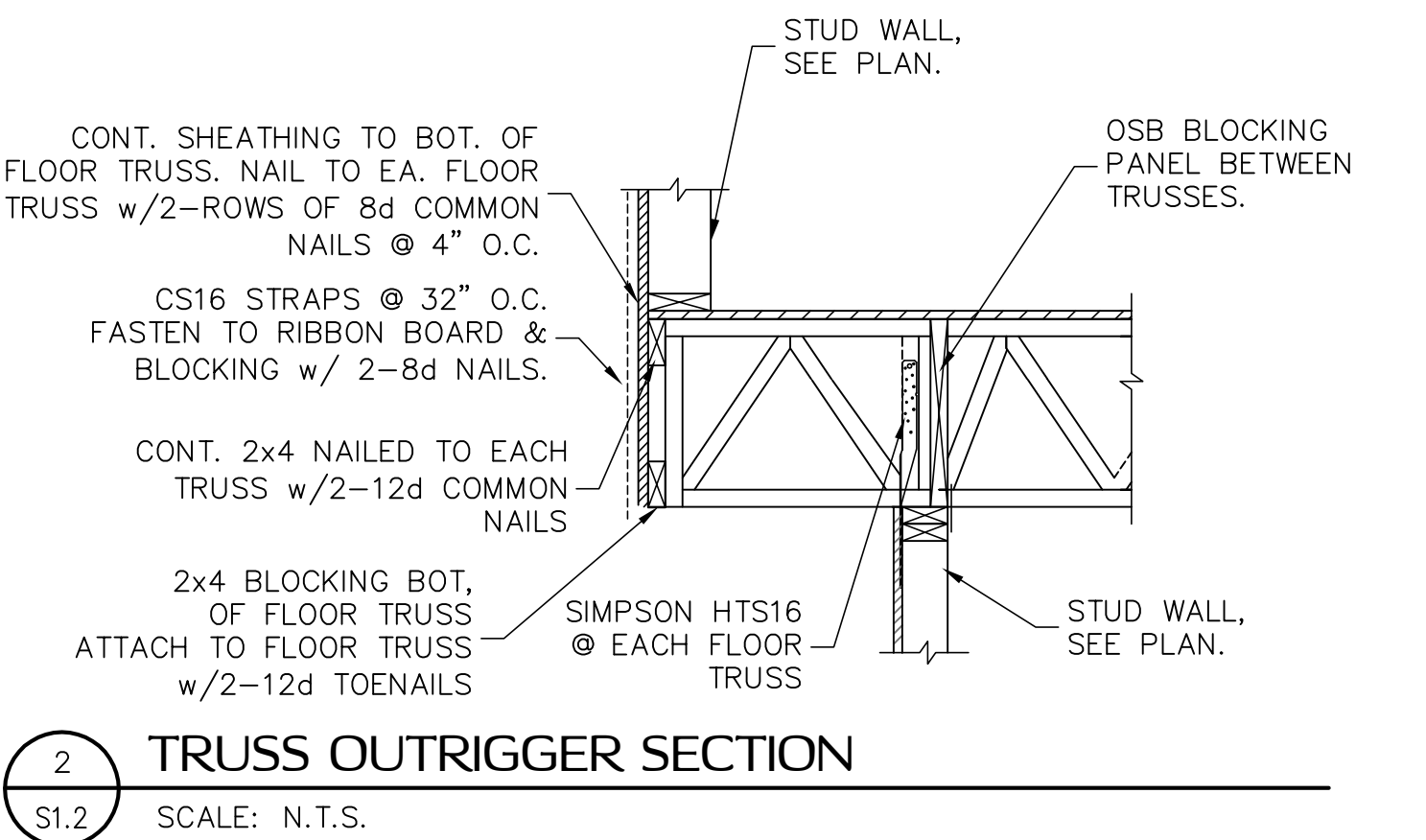
- STRAP TRUSSES AND ROOF RAFTERS TO BEARING WITH 2-12d TOENAILS & 1-QUICK TIE HA4 UPLIFT STRAP OR 1-H2.5T UNLESS OTHERWISE NOTED



FLOOR AND ROOF TRUSS PLACEMENT PLAN
SCALE: 1/4" = 1'-0"

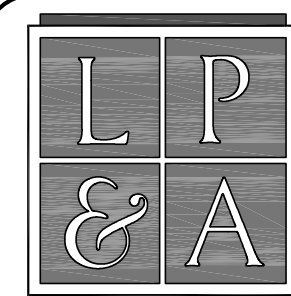


DORMER FRAMING
SCALE: 3/4" = 1'-0"



TRUSS OUTRIGGER SECTION
SCALE: N.T.S.

SHEET 6 OF 8



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Luis A. Pontigo, P.E.
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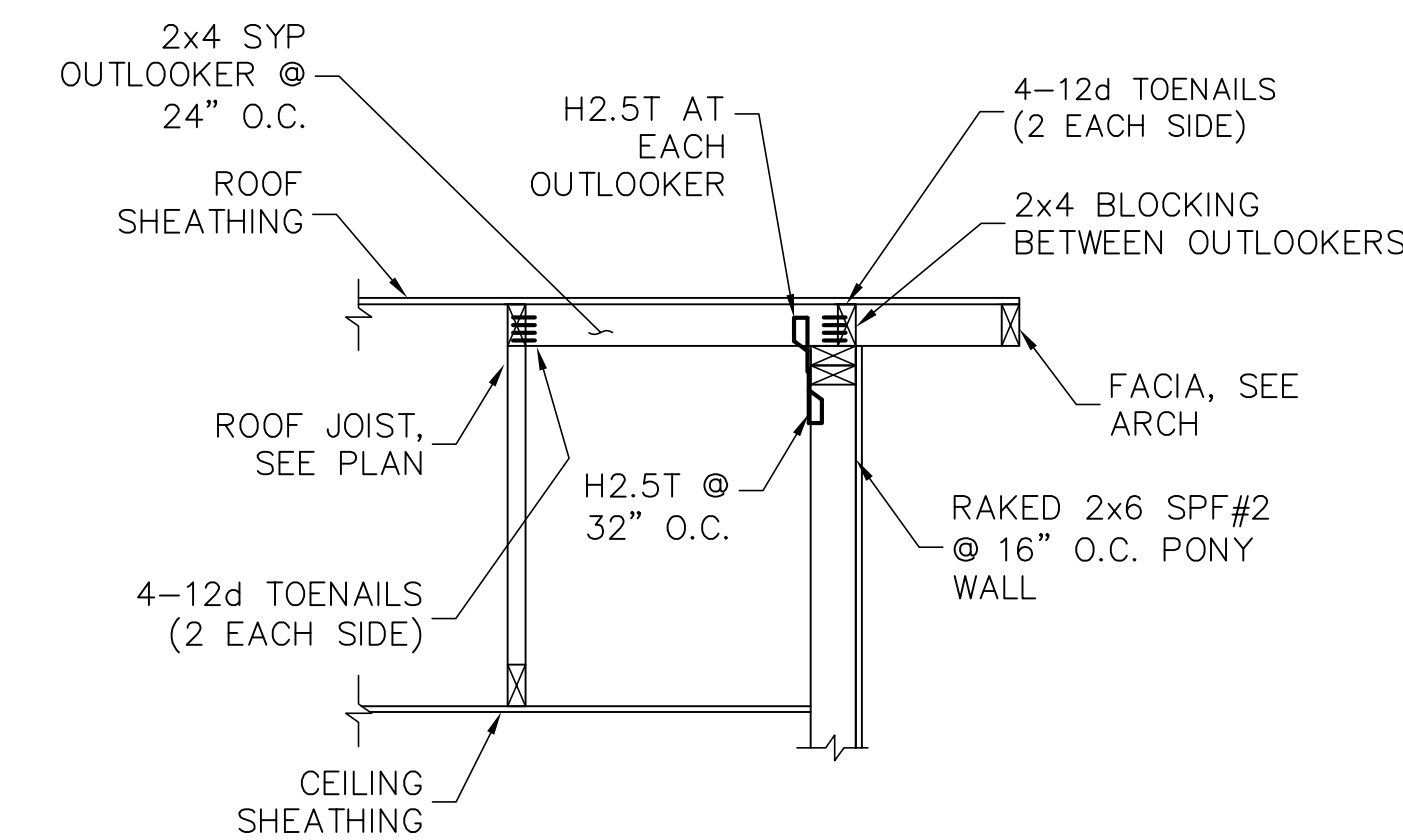
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TRUSS
PLACEMENT
PLAN

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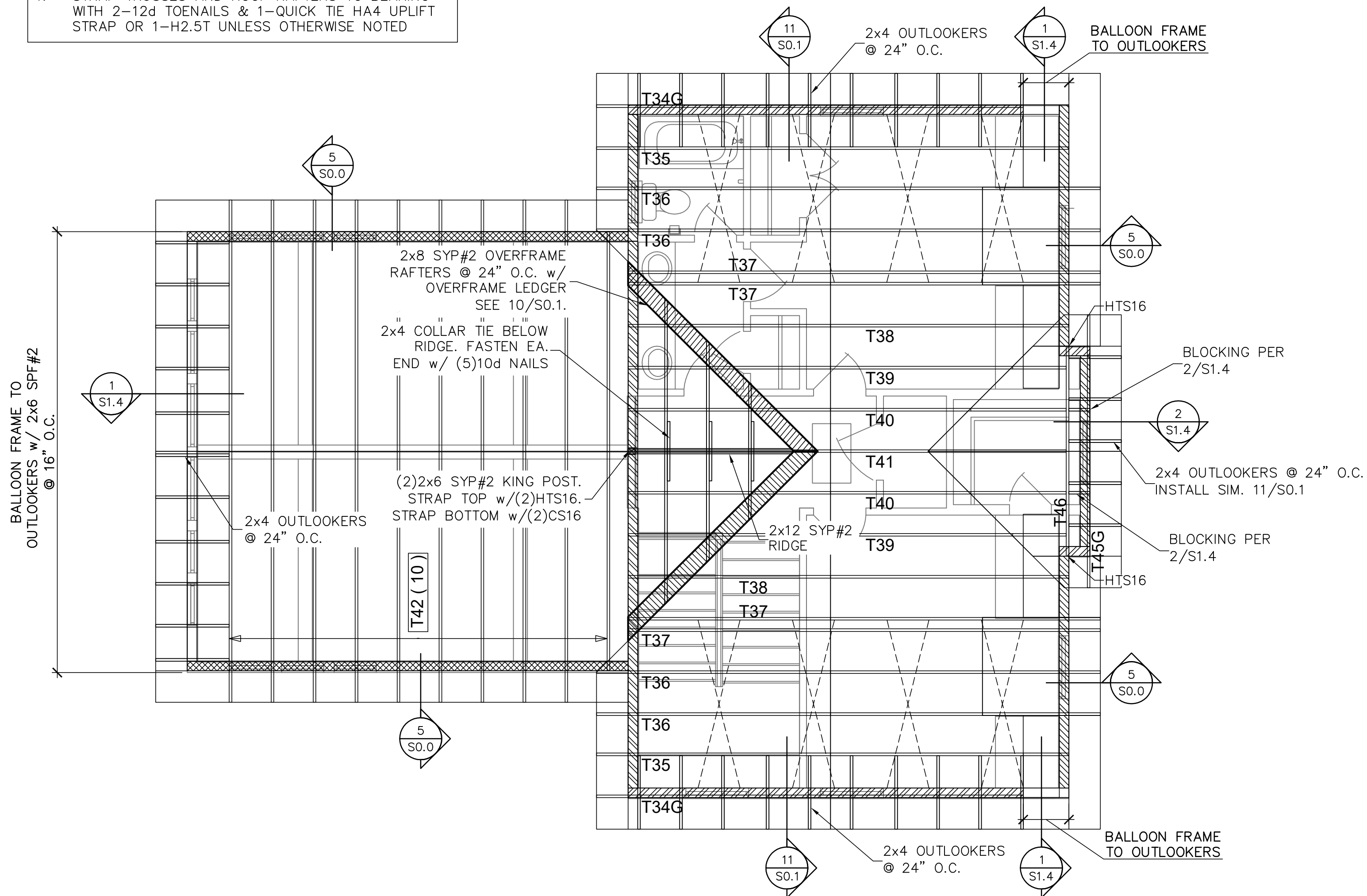
S1.4
SHEET 8 OF 8



1 BALLOON FRAME GABLE END
SCALE: 3/4" = 1'-0"

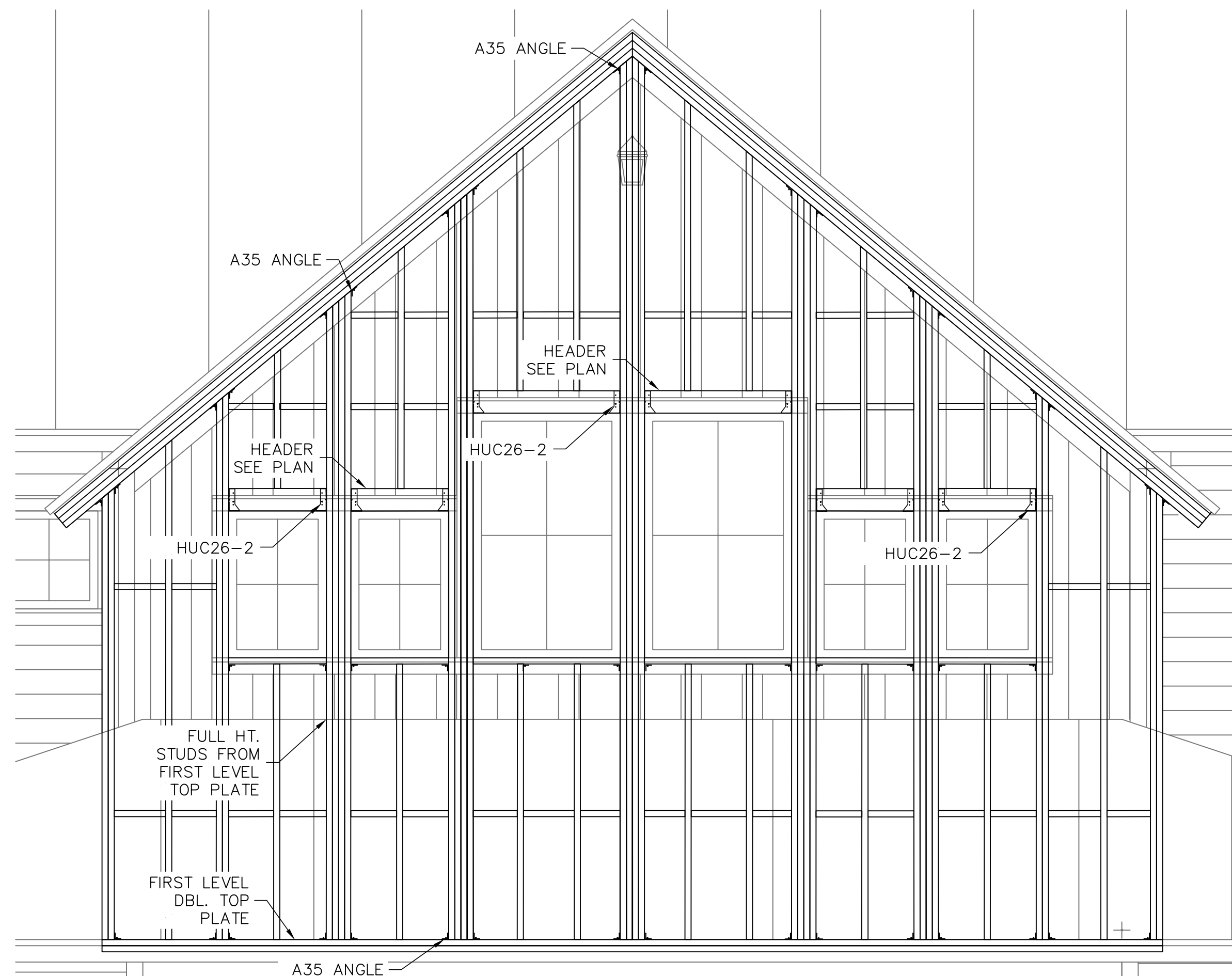
TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

1. STRAP TRUSSES AND ROOF RAFTERS TO BEARING WITH 2-12d TOENAILS & 1-QUICK TIE HA4 UPLIFT STRAP OR 1-H2.5T UNLESS OTHERWISE NOTED



2 BLOCKING DETAIL
SCALE: 3/4" = 1'-0"

ROOF TRUSS PLACEMENT PLAN
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/2" = 1'-0"