

**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)	INTERIOR ZONE (PSF)		EDGE STRIP (PSF)	
	10	50	10	50
ROOF	+25.6	-27.7	+25.6	-34.2
FLOOR	+22.9	-25.0	+22.9	-28.8
100	+21.8	-23.9	+21.8	-26.6

**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 ----- 8/12  
BUILDING CATEGORY ----- II  
EXPOSURE CATEGORY ----- C  
ENCLOSURE CLASSIFICATION ----- "E" 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 A HEX.  
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.  
REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM, HOLES SHALL BE 1/4" LARGER THAN REBAR SIX AND 1/8" LARGER THAN THREADED ROD SIZE. (U.O.N.)  
ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (QUART 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 (W/F): SHALL BE ASTM A185.  
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES - ELASTIC MODULUS (E), 900ksi, BENDING STRENGTH (Fb) 2600psi

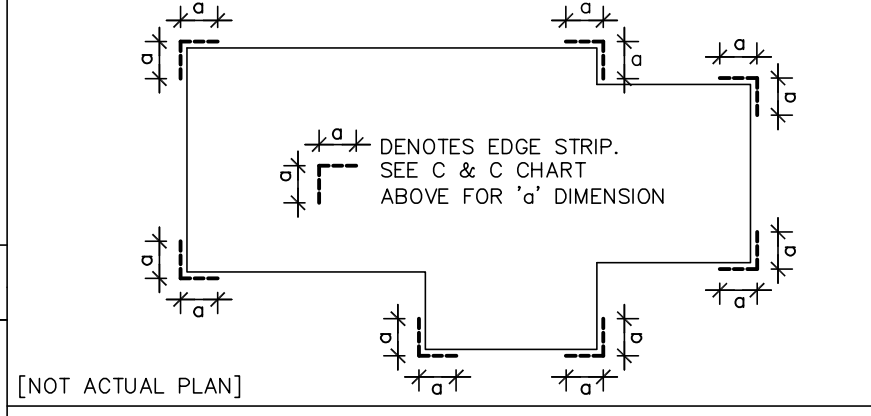
THE VALUES ABOVE ARE ALLOWABLE WIND PRESSURE VALUES (ASD). THE ABOVE WIND PRESSURES HAVE BEEN REDUCED BY 0.60 AS PERMITTED BY THE ALLOWABLE STRESS DESIGN METHODOLOGY. NO FURTHER REDUCTION SHALL BE PERMITTED.

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 = 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.



**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&O OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD

**ROOF SHEATHING SPECIFICATIONS:**  
METAL - MIN. 24", 32/16", APA RATED OSB OR PLYWOOD SHEATHING, NAILED W/ 0.131x3" 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. 7/16", 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.

**SUCCO FINISH:** - MIN. 7/16", 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 ACI305.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 psi PER ASTM C1019. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M. 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".

**MASONRY STEMMALS:** 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 P&A ROCK CONCRETE GROUT. SPICES IN REINFORCING, SHALL BE 48 BAR DIAMETERS. 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 STEMMAL CONSTRUCTION OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINFORCING SHALL BE INCREASED AS NOTED ON 1/51.01. 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, 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 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. SPICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS.

**CONCRETE SLABS ON GRADE:**  
SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOL 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 PRESURE-TREATED. IF, ACO 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 AISC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND 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 "CONCRETE AND CLAY 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 2x. RIDGE BM	TOE NAIL	(2-16d) 3-GUN NAILS
CONTR. HEADER, TWO PIECES	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
1 3/4" x 3 1/2" x 1/4"	4"	6'-0"
1 1/2" x 3 1/2" x 1/4"	6"	8'-0"
1 1/2" x 3 1/2" x 1/4"	6"	10'-0"
1 1/2" x 3 1/2" x 1/4"	6"	12'-0"
1 1/2" x 3 1/2" x 1/4"	6"	16'-0"

**PLAN LEGEND AND ABBREVIATIONS**

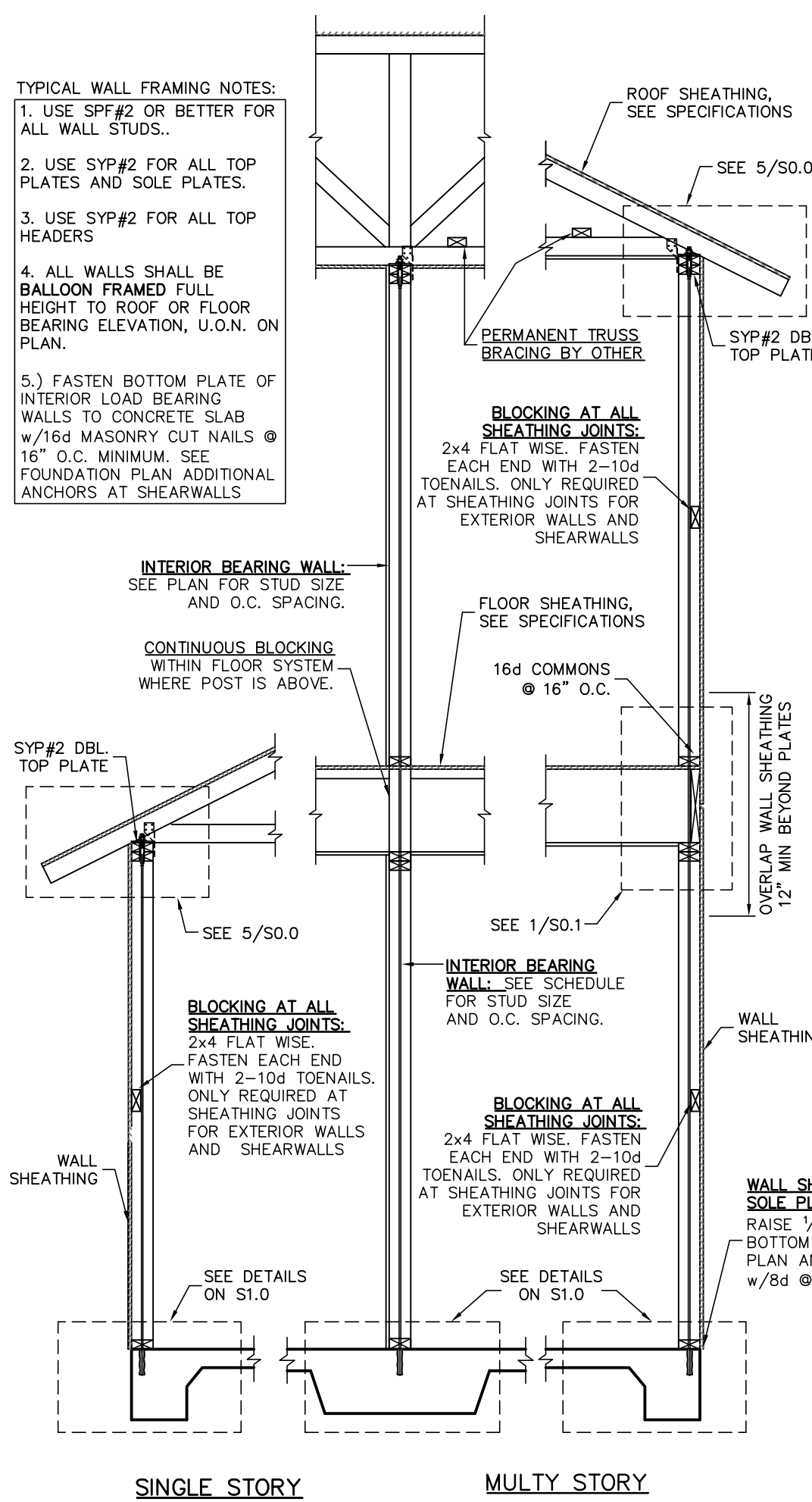
INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL
GABLE X-BRACE, SEE DETAIL 11/50.1	
DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/8" O.C. EDGE & 6" O.C. "IN THE FIELD"	
ADJ - ADJACENT	LG - Long
BM - BEAM	MANUF - Manufacture
BRG - BEARING	MON - Monolithic
CMU - CONCRETE MASONRY UNIT	OC - On Center
DBL - DOUBLE	OSB - Oriented Strand Board
DIA - DIAMETER	PERP - Perpendicular
EA - EACH	PRE ENG - Pre Engineered
EA. END	PSI - Pounds per Square Foot
EOR - ENGINEER OF RECORD	QF - PRESSURE TREATED
EQ - EQUAL	QT - Quick Tie
EXT - EXTERIOR	REINF - Reinforce
FBC - FLORIDA BUILDING CODE	SF - Square Foot
FDN - FOUNDATION	SPP - Square Pine Fur
FT - FOOT	SYR - Southern Yellow Pine
FR - FOOTING	THRU - Through
HDR - HEADER	TYP - Typical
HORIZ - HORIZONTAL	UNLESS OTHERWISE NOTED
HT - HORIZONTAL	VERT - Vertical
LBS - POUNDS	WFF - Welded Wire Fabric

**USP CONNECTORS**

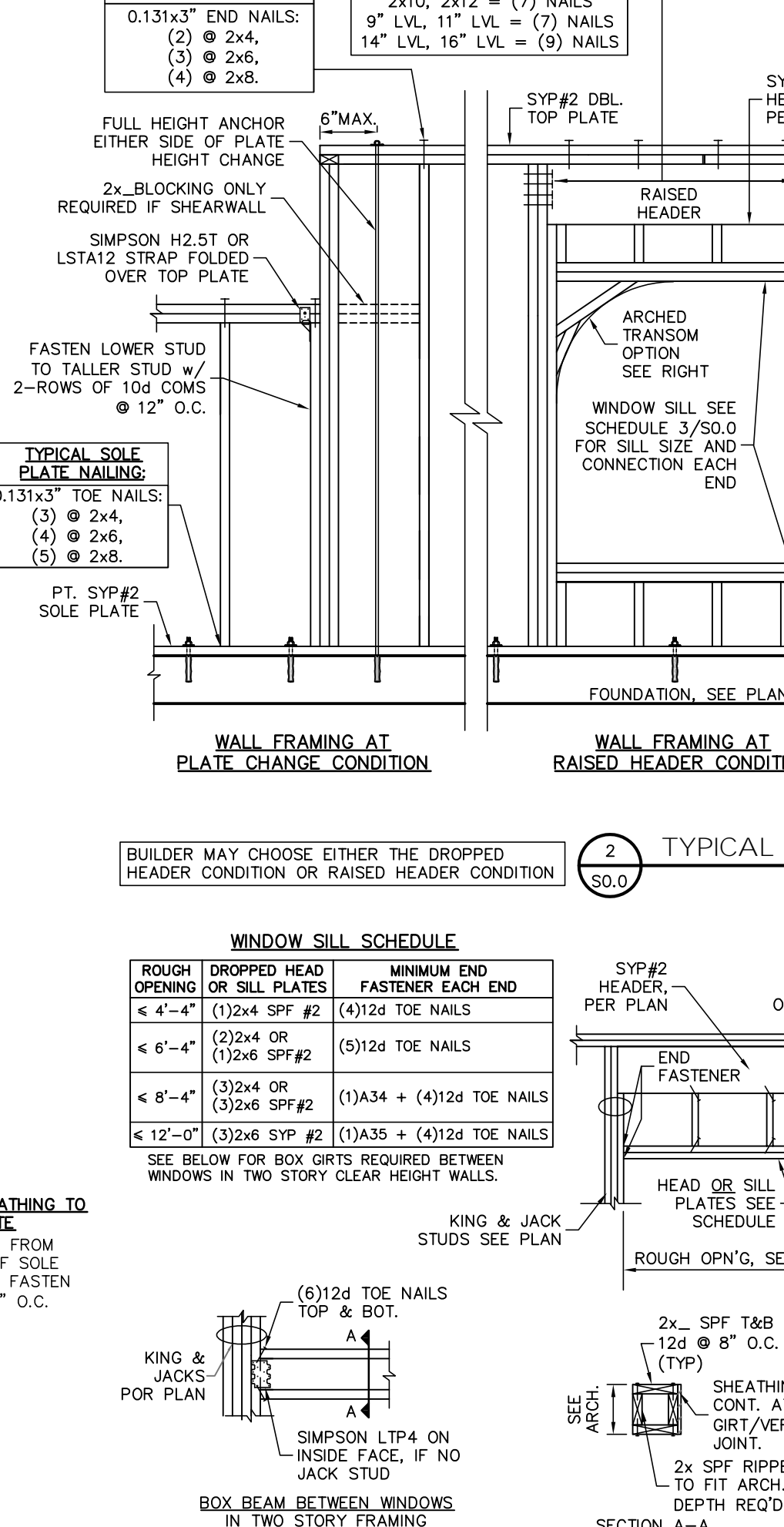
CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10d1 1/2"	
USP RT7	585	495	(5)8d EA. END	
USP RT8A	775	650	(5)10d1 1/2" EA. END	
USP MTW12	1195	860	(7)10d1 1/2" EA. END	
USP HTW20	1450	1245	(12)10d1 1/2" EA. END	
USP MSTA24	1640	1455	(9)10d EA. END	
USP MSTA36	2065	2065	(13)10d EA. END	
USP LTS20B	1105	1105	1/2" ROD TO FTG.	
USP JUS28	1365	1365	(6)10d TO HEADER	
USP HTT16	4290	4290	1/2" ROD TO FTG.	
USP HTT22	5370	5370	1/2" ROD TO FTG.	
USP PAU44	2535		3/4" ROD W/ (12)16d	
USP PAU66	2535		1/2" ROD W/ (12)16d	
USP MSTM24	1545	1455	(5)1/4" x 2-1/4" TAPCONS	

**SIMPSON CONNECTORS**

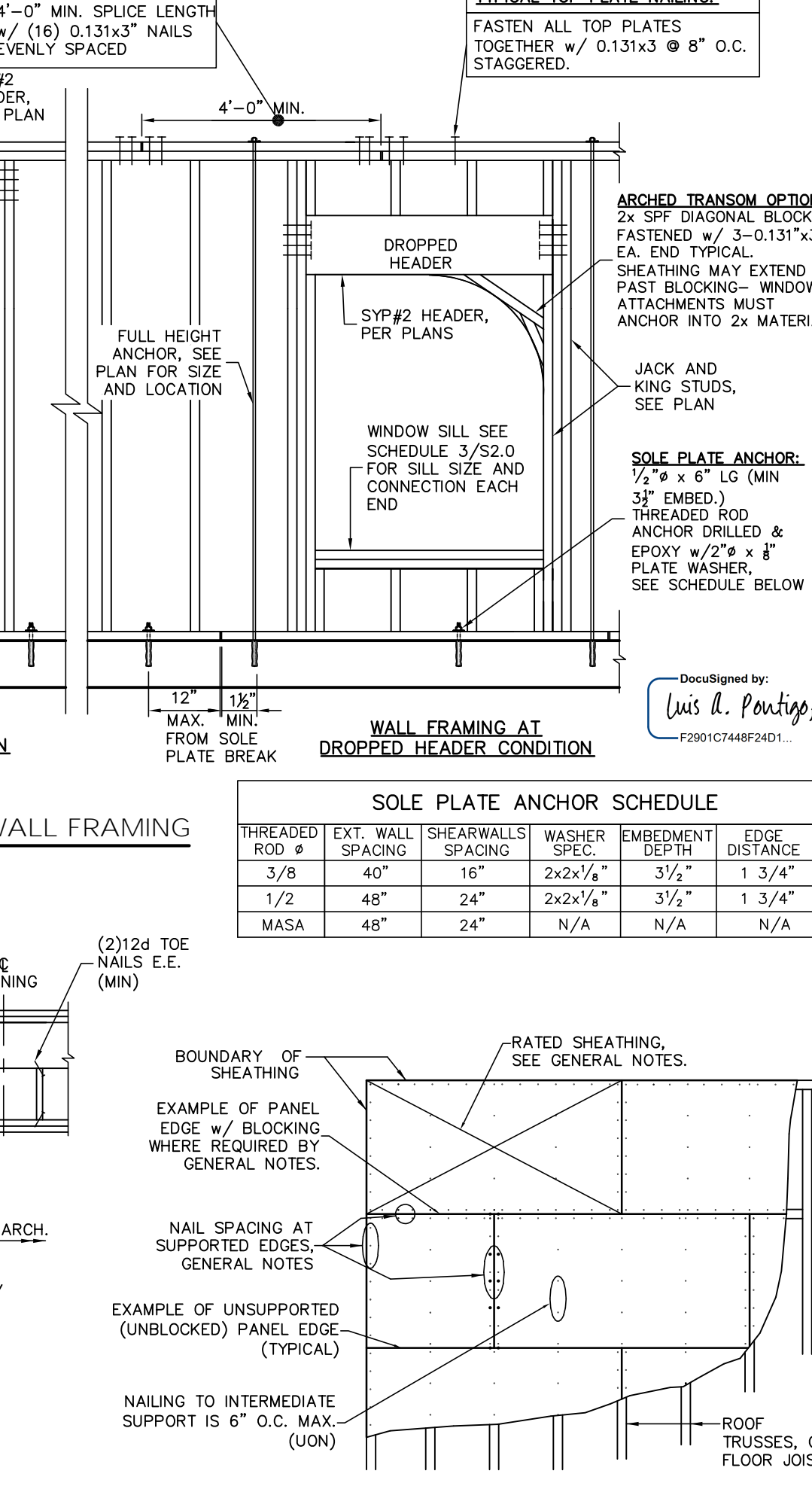
CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8d1 1/2"	10446.4
H2.5T	600	520	5-8d EA. END	11478.3
H8	620	530	5-10d1 1/2" EA. END	11470.3
MS12	1000	860	7-10d1 1/2" EA. END	10456.3
HTS20	1450	1245	24-10d1 1/2" EA. END	13872.3
MSTA24	1765	1270	9-10d EA. END	13872.4
MSTA36	2050	1870	13-10d EA. END	13872.8
HT14	3480	3080	18-16d TO TRUSS/BEAM 1-1/2" ROD TO FTG.	11496.2
HT15	5250	4670	32-16d TO TRUSS/BEAM 1-1/2" ROD TO FTG.	11496.2
LU528	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		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 1-1/2" ROD TO FTG.	11496.3
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1



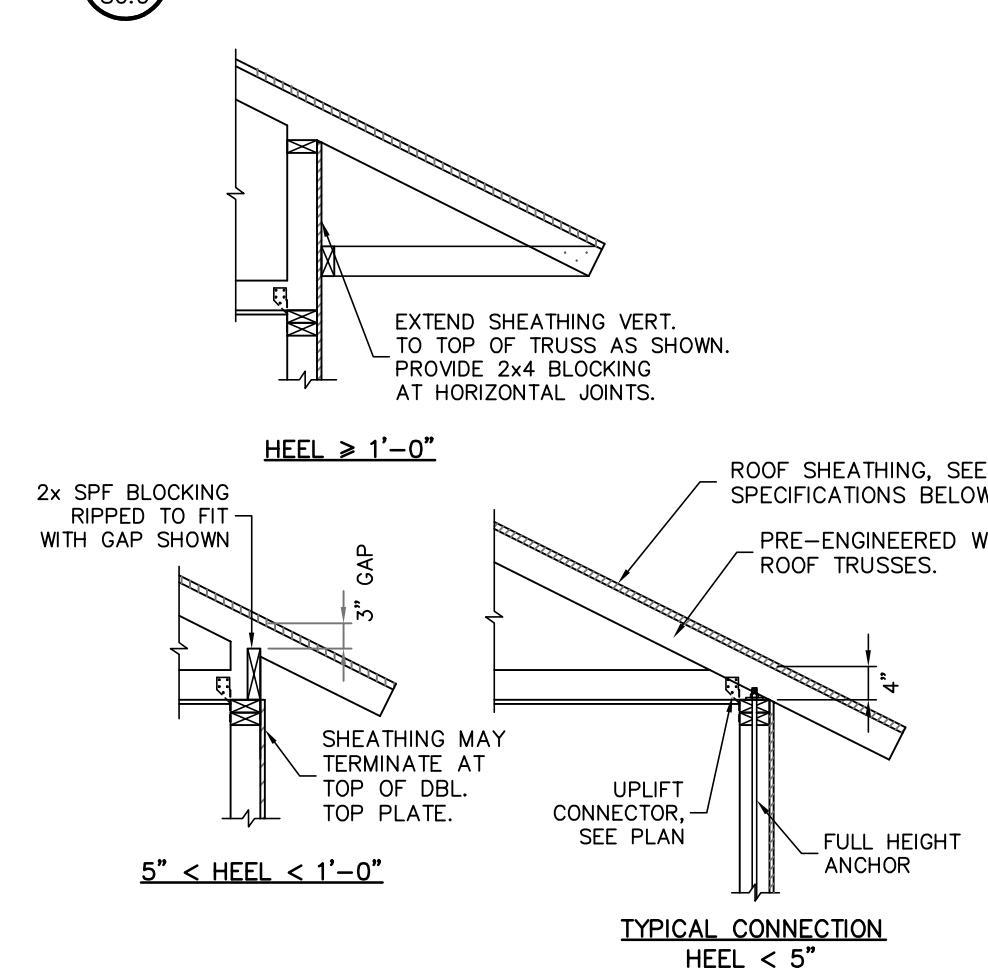
1 TYP. WALL SECTIONS



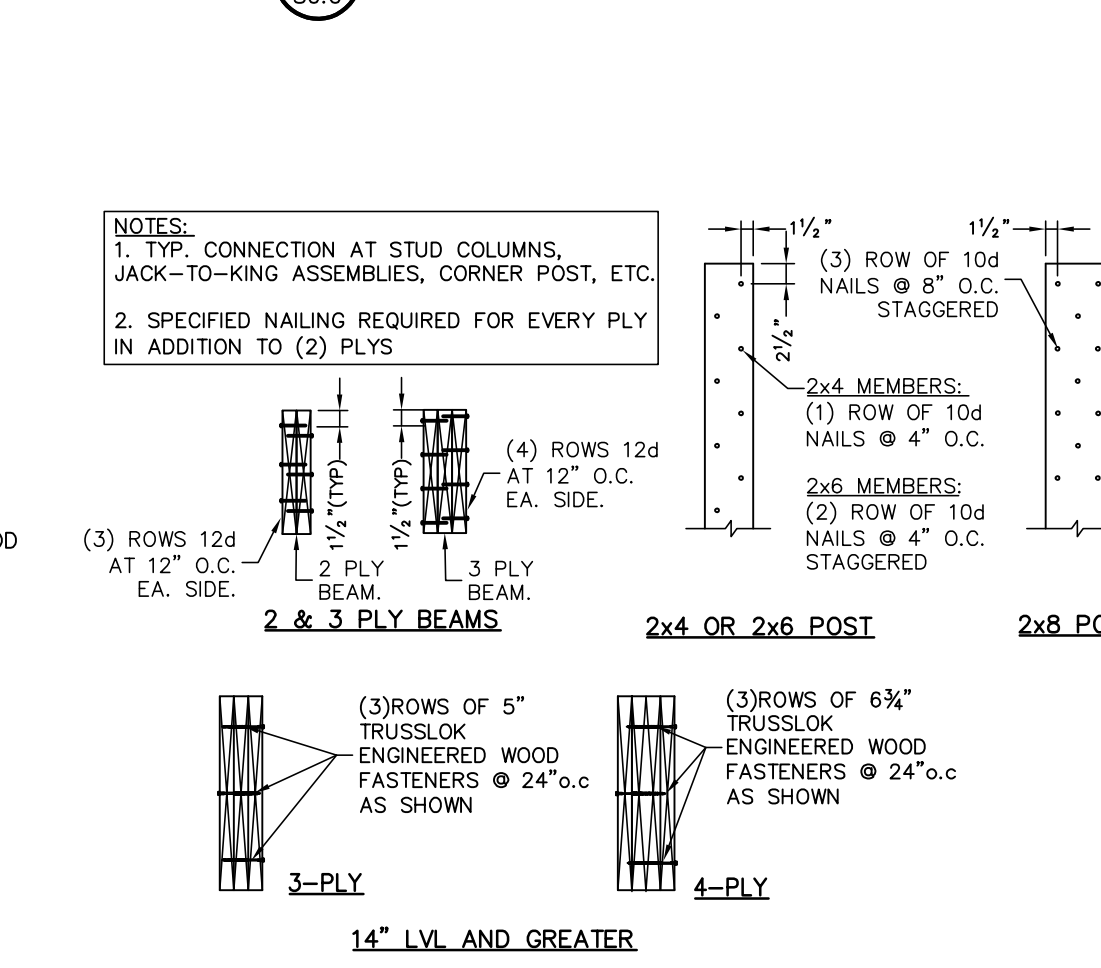
3 WINDOW HEAD AND SILL FRAMING



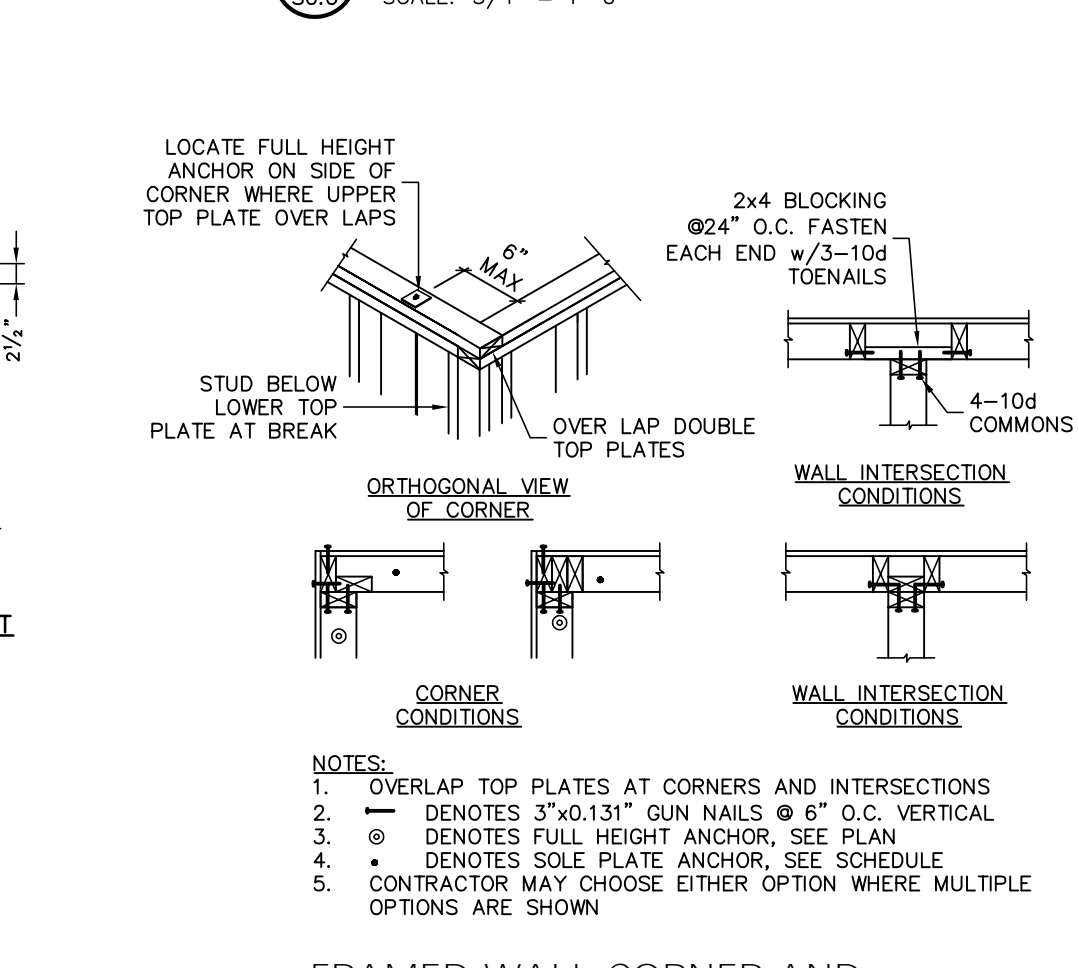
4 SHEATHING NAILING DETAIL



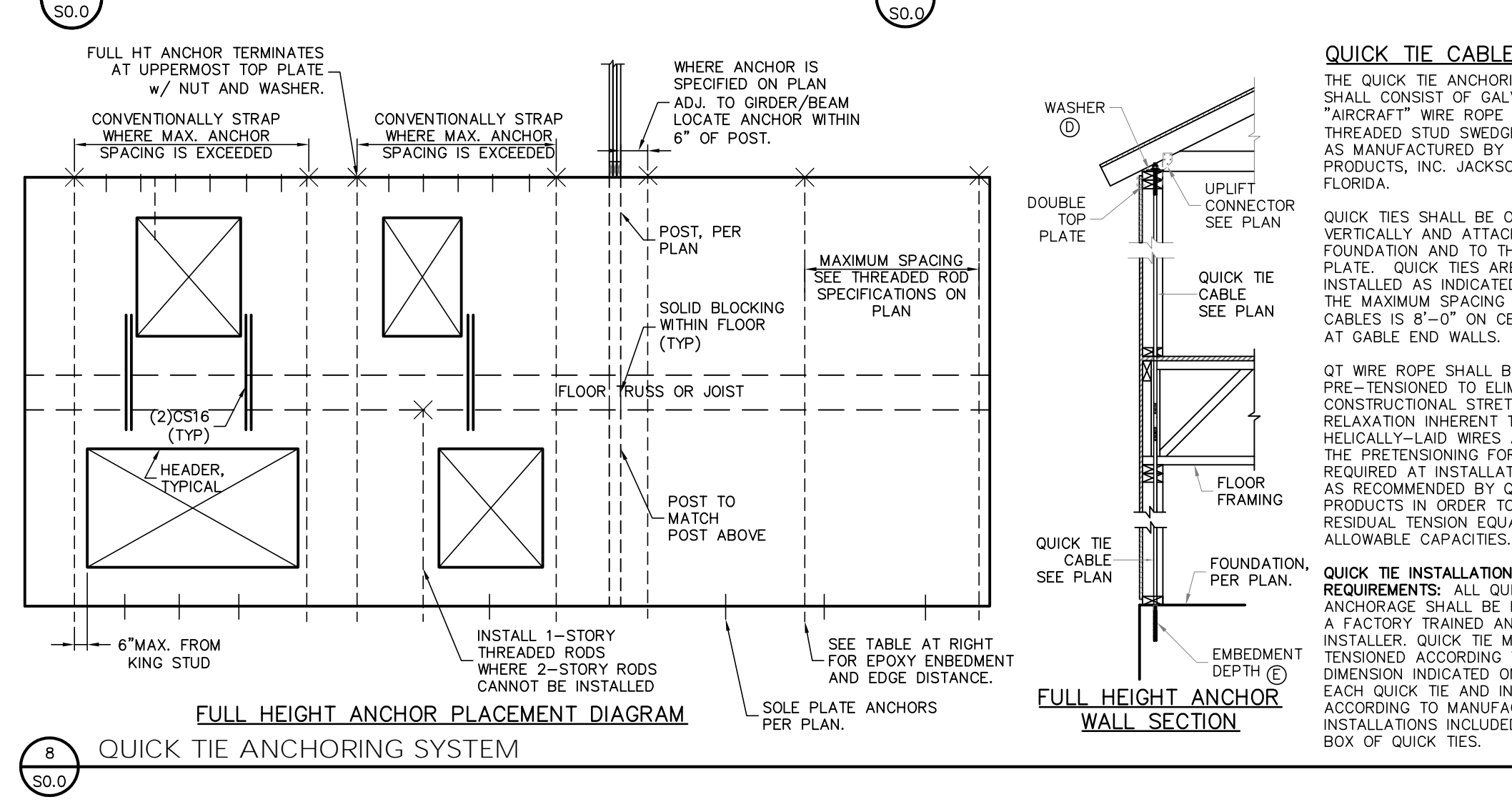
5 ROOF TRUSS CONNECTION



6 BUILT-UP MEMBER FASTENING



7 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS



8 QUICK TIE ANCHORING SYSTEM

**QUICK TIE CABLE NOTES:**  
THE QUICK TIE ANCHORING SYSTEM SHALL CONSIST OF GALVANIZED ANCHORS, 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. THE MAXIMUM SPACING OF QUICK TIE CABLES IS 8'-0" ON CENTER EXCEPT AT GABLE END WALLS.

QT WIRE ROPE SHALL BE PRE-TENSIONED TO ELIMINATE THE CONSTRUCTIONAL 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.

**FULL HEIGHT ANCHOR INSTALLATION CHART**

FULL HT ANCHOR	(A) TOP PLATE HOLE	(B) SILL PLATE HOLE	(C) CONCRETE HOLE	(D) WASHER SPEC.	(E) EMBEDMENT DEPTH	(F) EDGE DISTANCE
Q1B	7/8"	7/8"	7/8"	2x2x1/4"	4"	2" 3"
Q1C	7/8"	7/8"	7/8"	3x3x1/2"	4"	2" 3"
Q1D	1"	3/4"	3/4"	3x3x1/2"	6"	2" 3"
Q1R	1"	7/8"	7/8"	3x4 1/2 x 1/2"	6"	2" 3"

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**Luis A. Pontigo, PE**  
Professional Engineer  
No. 33371  
FLORIDA PROFESSIONAL ENGINEER

Luis A. Pontigo, PE  
FL PE#53311

**REVISIONS**

NO.	DATE	DESCRIPTION

**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 MUST BE APPROVED BY LOU PONTIGO & ASSOCIATES. THIS MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

**STARR CUSTOM HOMES**  
LOT 97  
**PABLO CREEK RESERVE**

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

PLAN NAME: SPEC HOME  
DESIGN/DRAWN/CHECKED: CS / KM / LAP  
DATE: 01.10.17  
SCALE: AS NOTED  
DRB-16-01052  
CONTROL NO.: 5774  
SHEET: 9  
SO.0  
SHEET 1 OF 9



REVISIONS	DATE

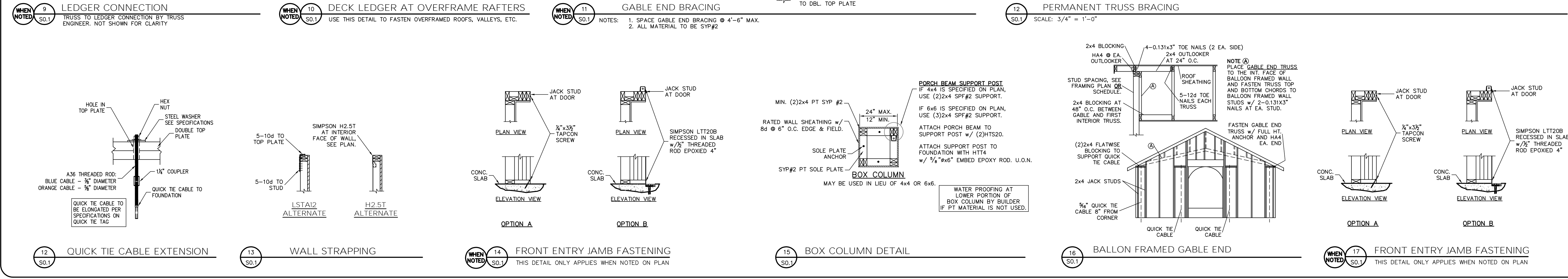
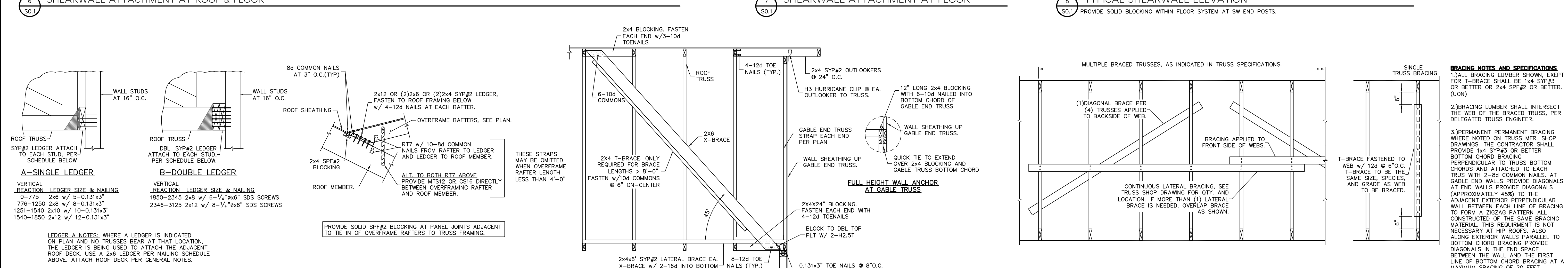
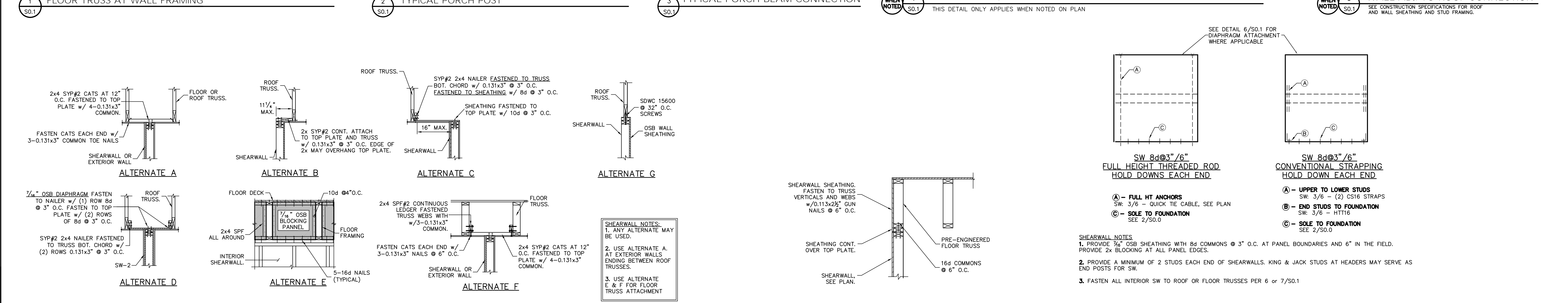
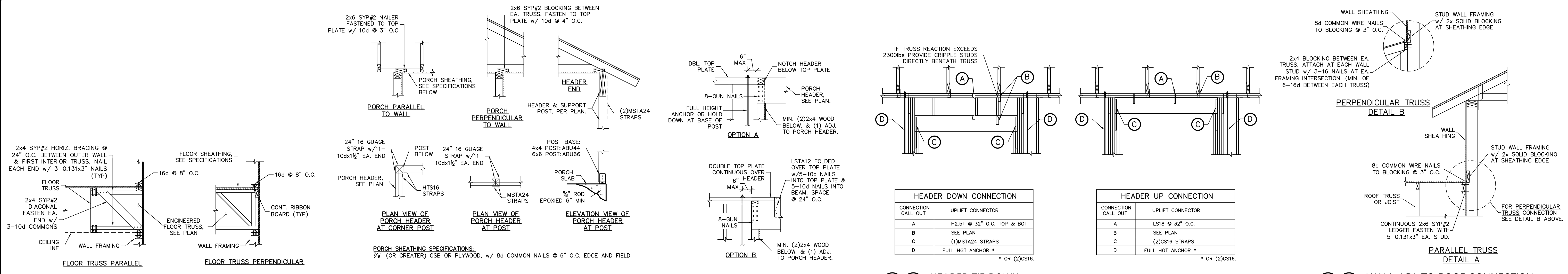
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**STARR CUSTOM HOMES**  
**LOT 97**  
**PABLO CREEK RESERVE**

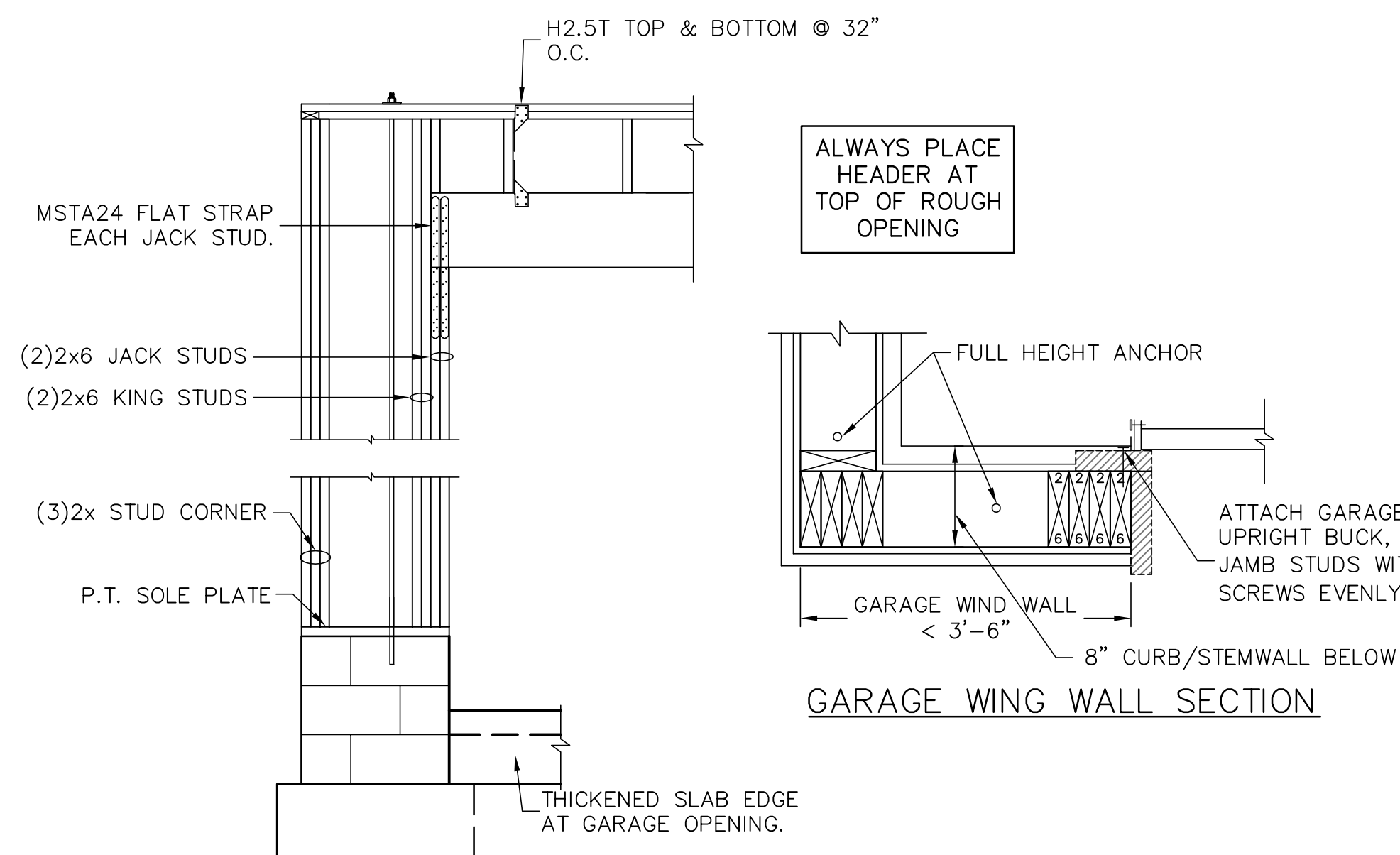
**TYPICAL FRAMING DETAILS**

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

PLAN NAME	SPEC HOME
DESIGN/DRAWN/CHECKED	CS / KM / LAP
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SCALE	AS NOTED
LPA No.	DRBD-16-01052
CONTROL No.	5774
SHEET	







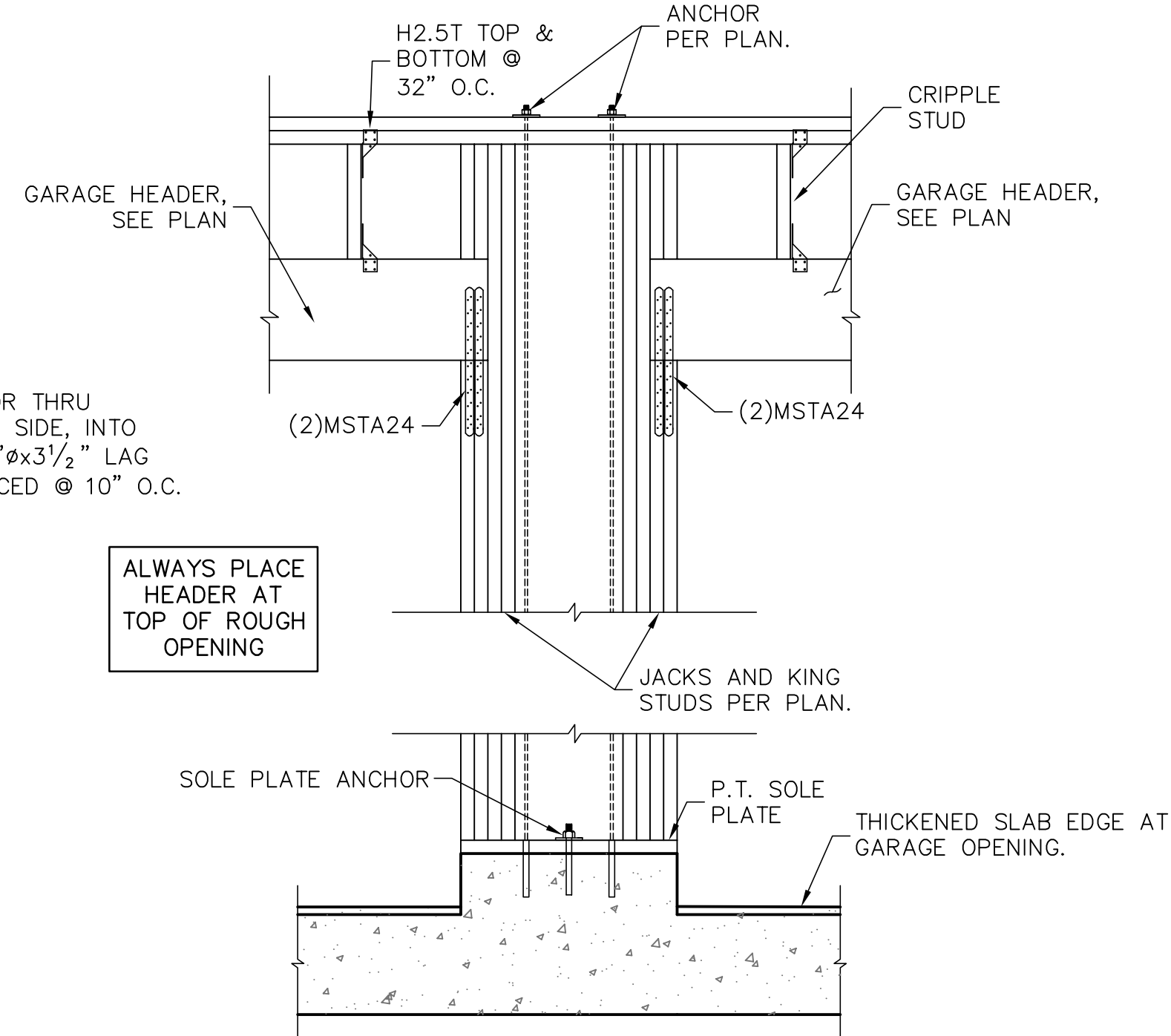
OPTION A: GARAGE WING-WALL < 3'-6"

**GARAGE WING WALL ELEVATION NOTES**

- STEMWALL SHOWN, MONOLITHIC SLAB FOOTING SIMILAR.
- ALWAYS PLACE GARAGE HEADER AT TOP OF ROUGH OPENING.

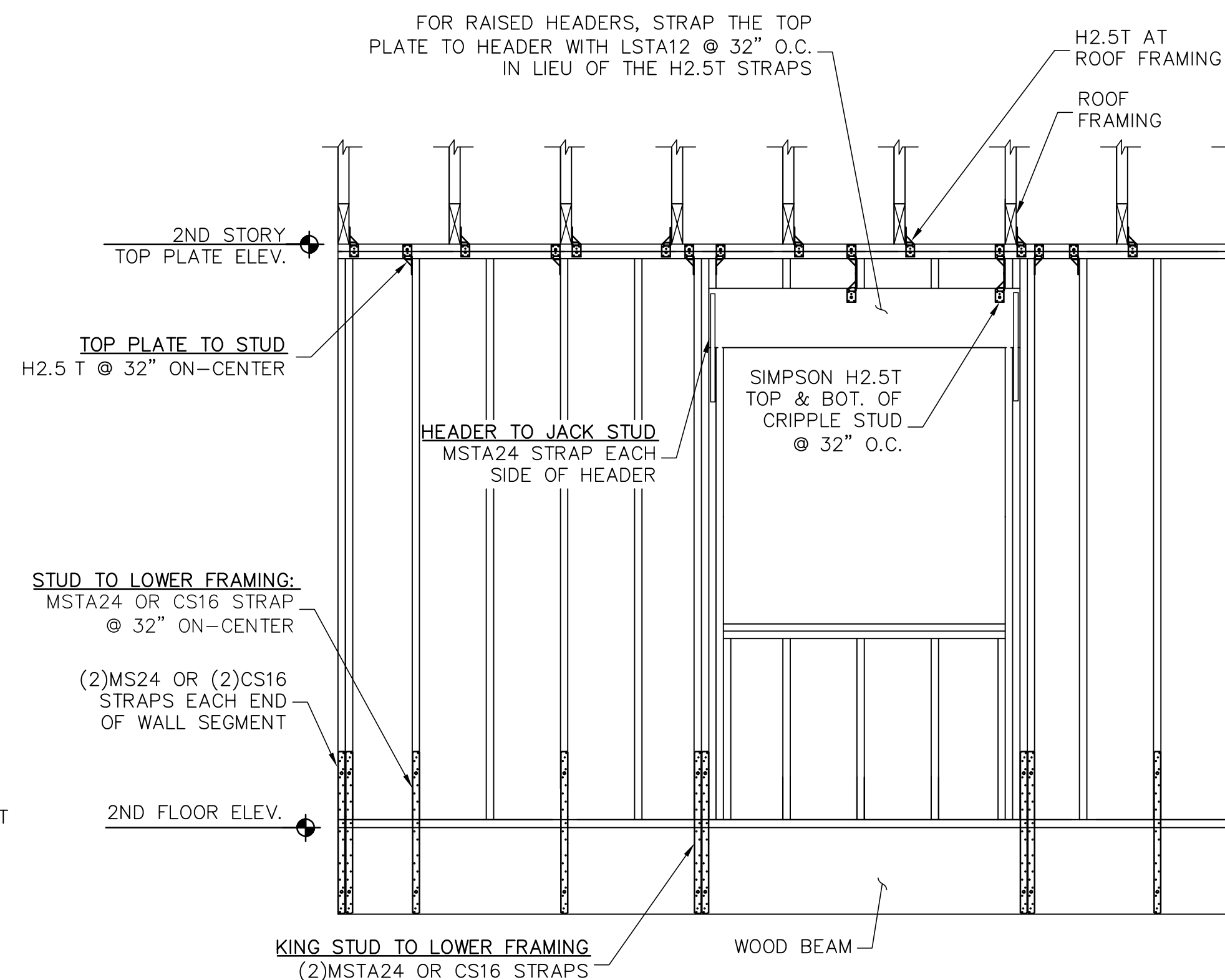
1 TYPICAL GARAGE HEADER/JACK CONNECTION

S0.2 SCALE: 1/2" = 1'-0"



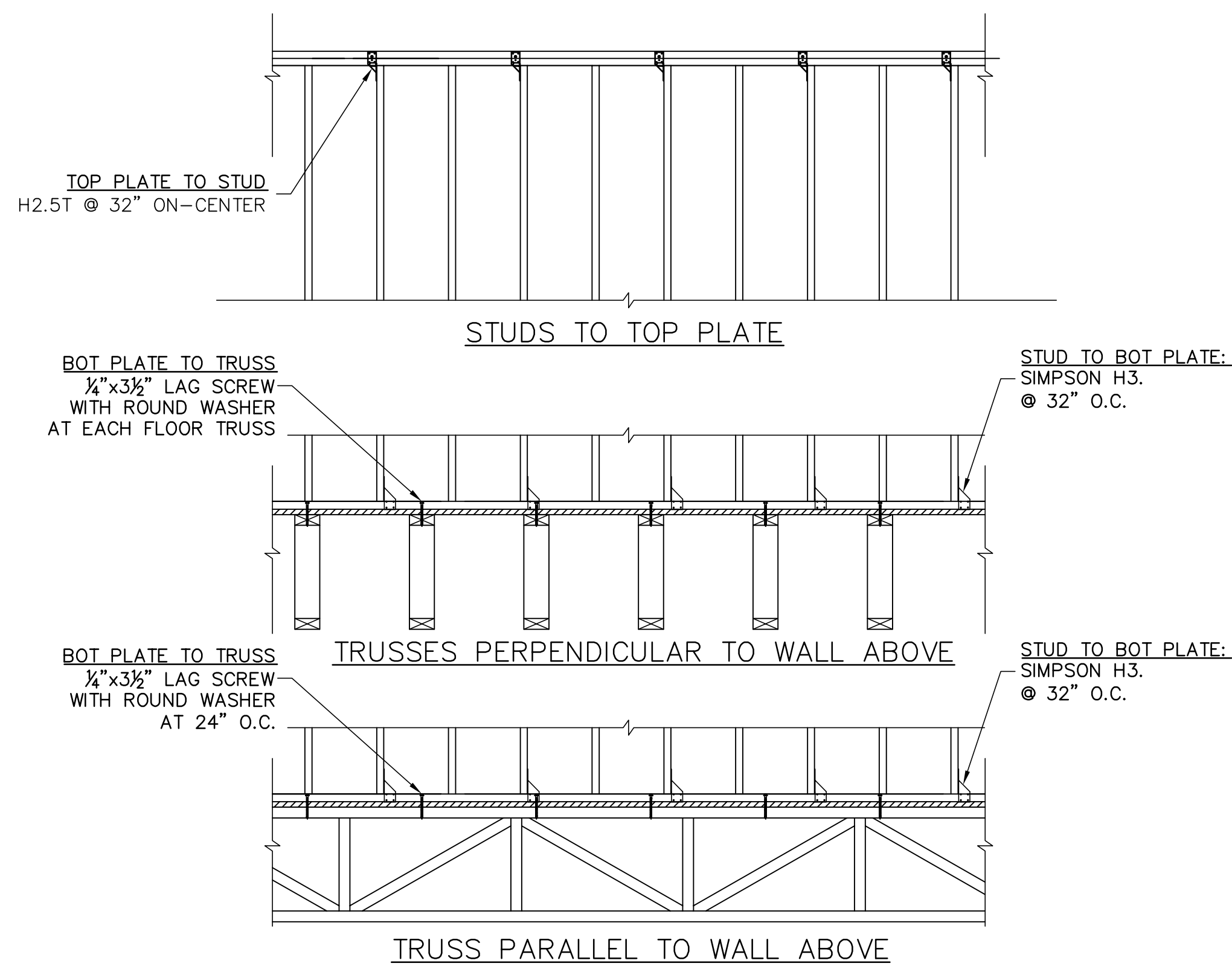
2 GARAGE CENTER WALL FRAMING

S0.2 SCALE: 3/4" = 1'-0"



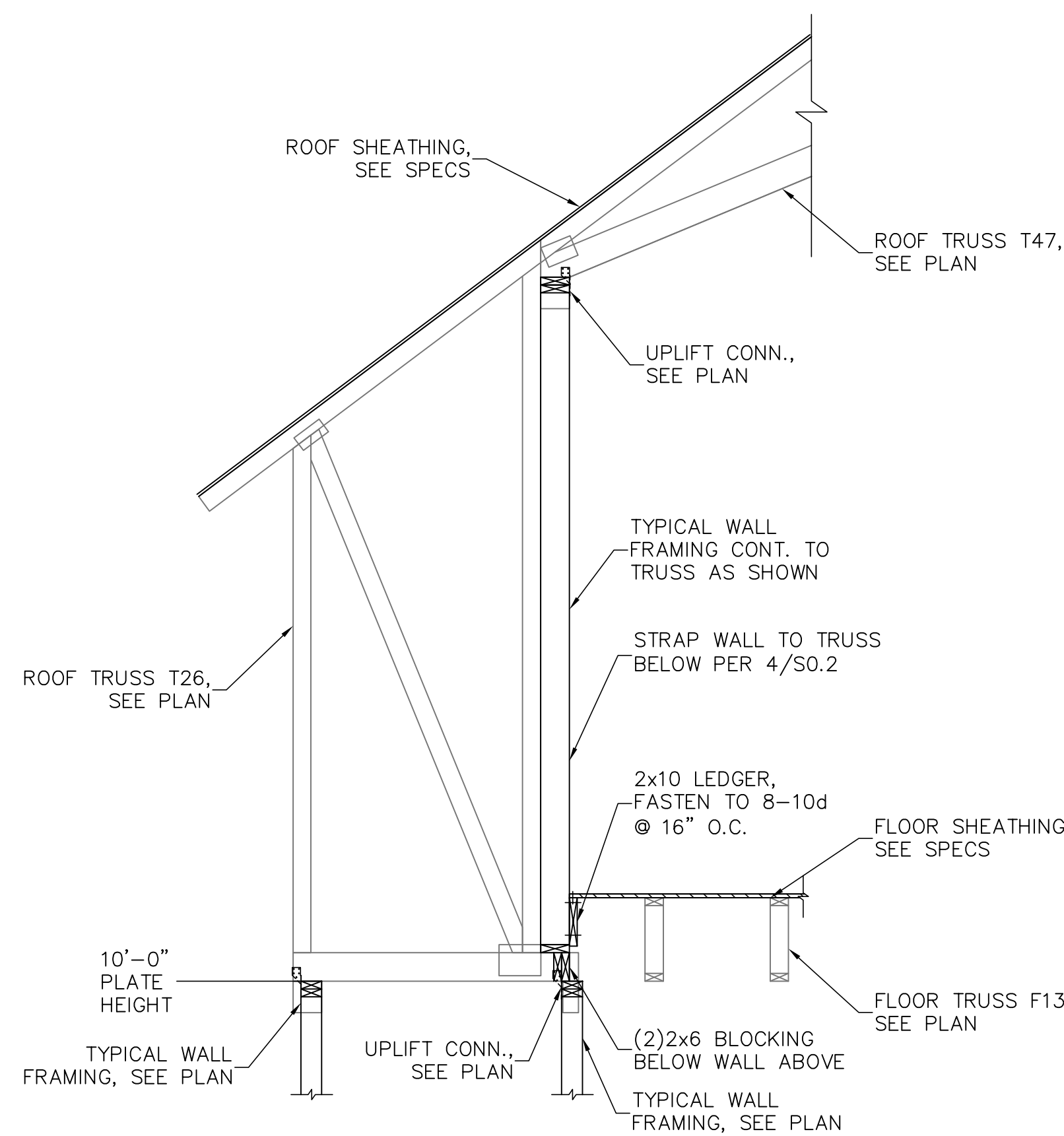
3 CONVENTIONAL STRAPPING TO BEAM BELOW

S0.2 SCALE: 3/4" = 1'-0"



4 WALL STRAPPING DETAIL

S0.2 THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



5 SECTION

S0.2 SCALE: 1/2" = 1'-0"

REVISIONS	DATE

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STARR CUSTOM HOMES  
LOT 97  
PABLO CREEK RESERVE

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SYMBOLS LEGEND	
	DESIGNATES FOOTING LINE
	DESIGNATES SAWCUT LINE
	DESIGNATES SLAB RECESS

**L P & A**  
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 FL. CA # 8344 SC. CA# 3579

**LUIS A. PONTIGO**  
 LICENSE  
 No. 33311  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER

Luis A. Pontigo, PE  
 FL PE#53311

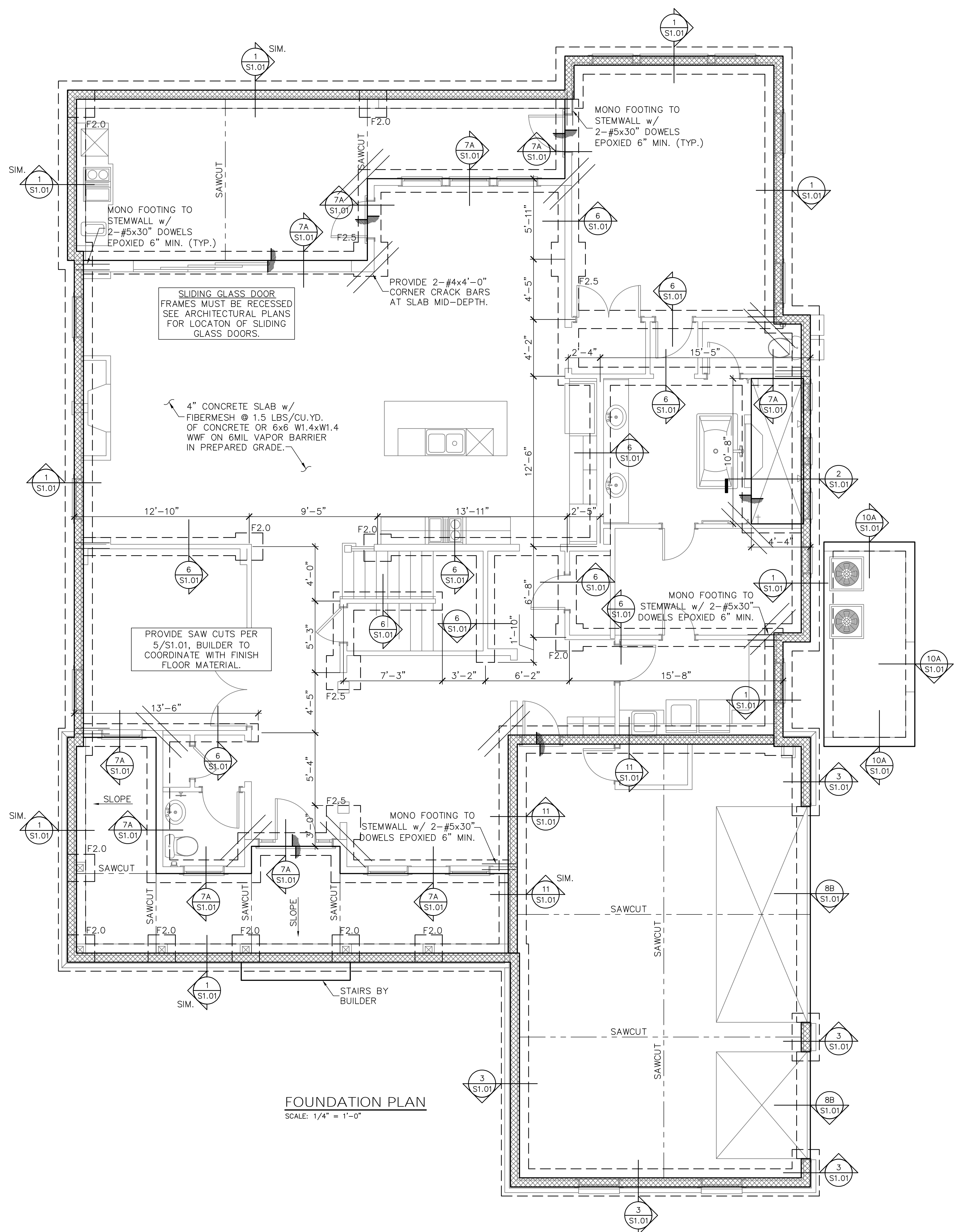
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STARR CUSTOM HOMES  
 LOT 97  
 PABLO CREEK RESERVE

**FOUNDATION PLAN**  
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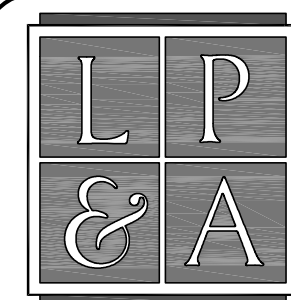


**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

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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 FL. CA # 8344 SC. CA# 3579



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 FL PE #53311

REVISIONS	DATE

**FIELD ALTERATION**

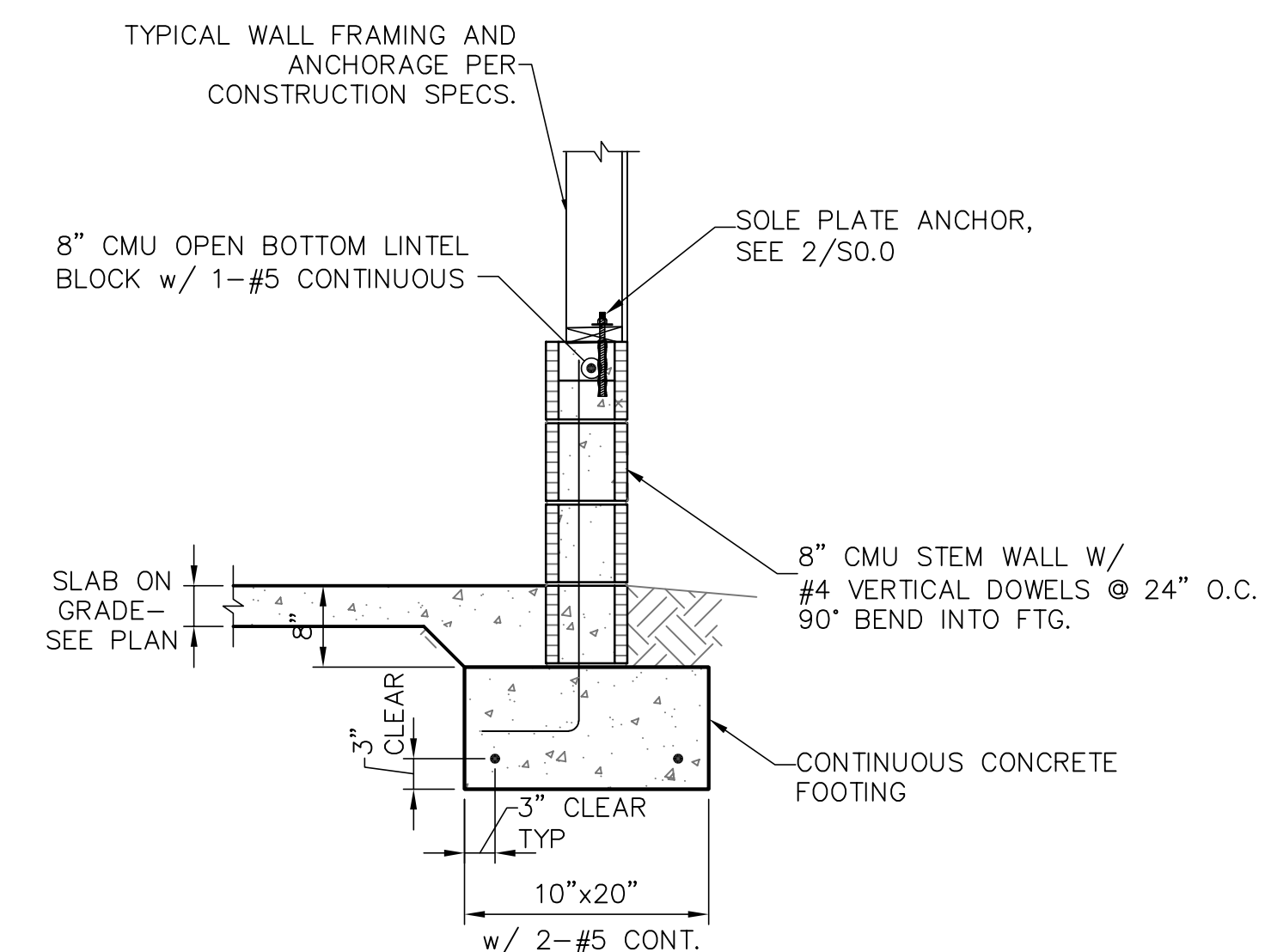
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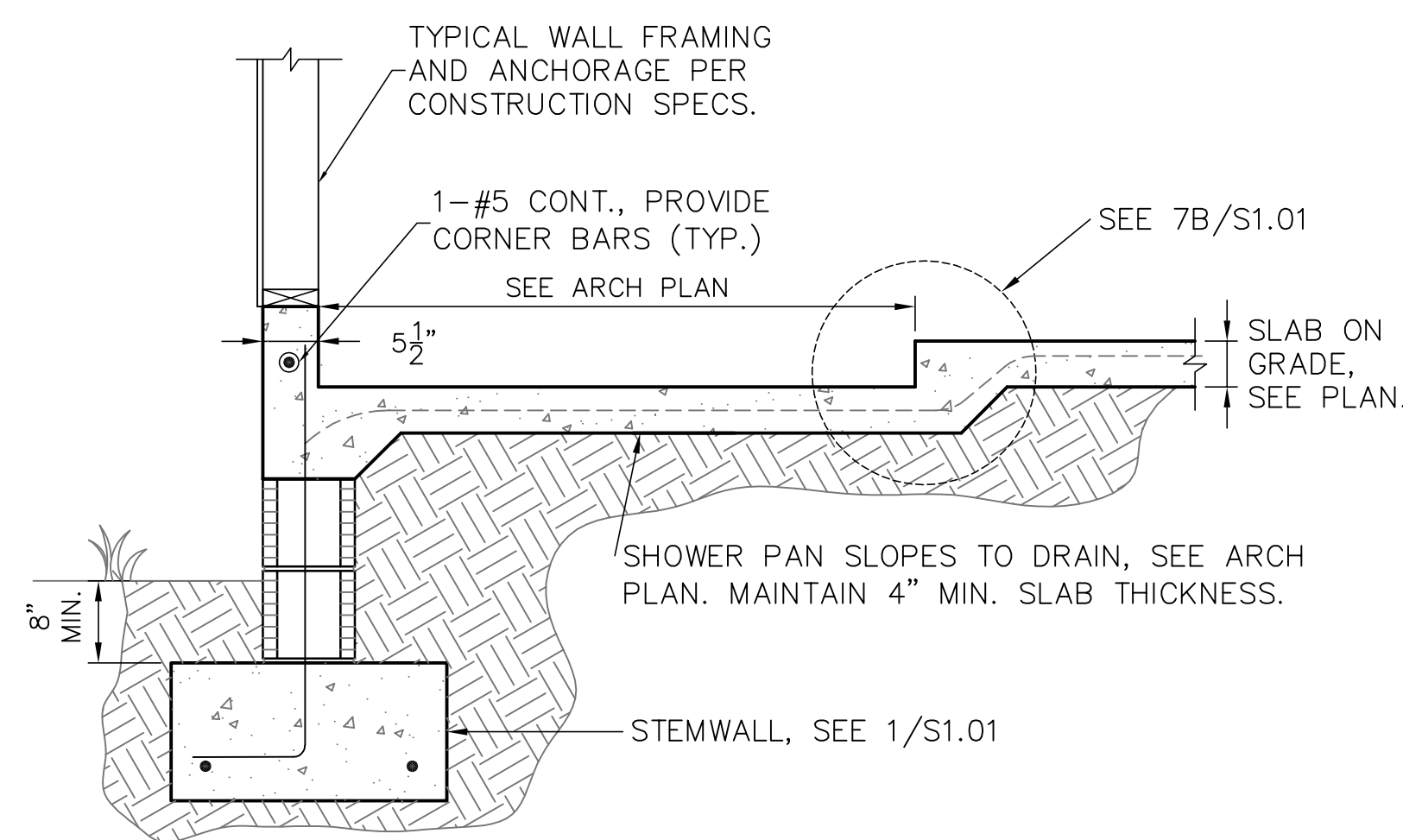
**FOUNDATION DETAILS**

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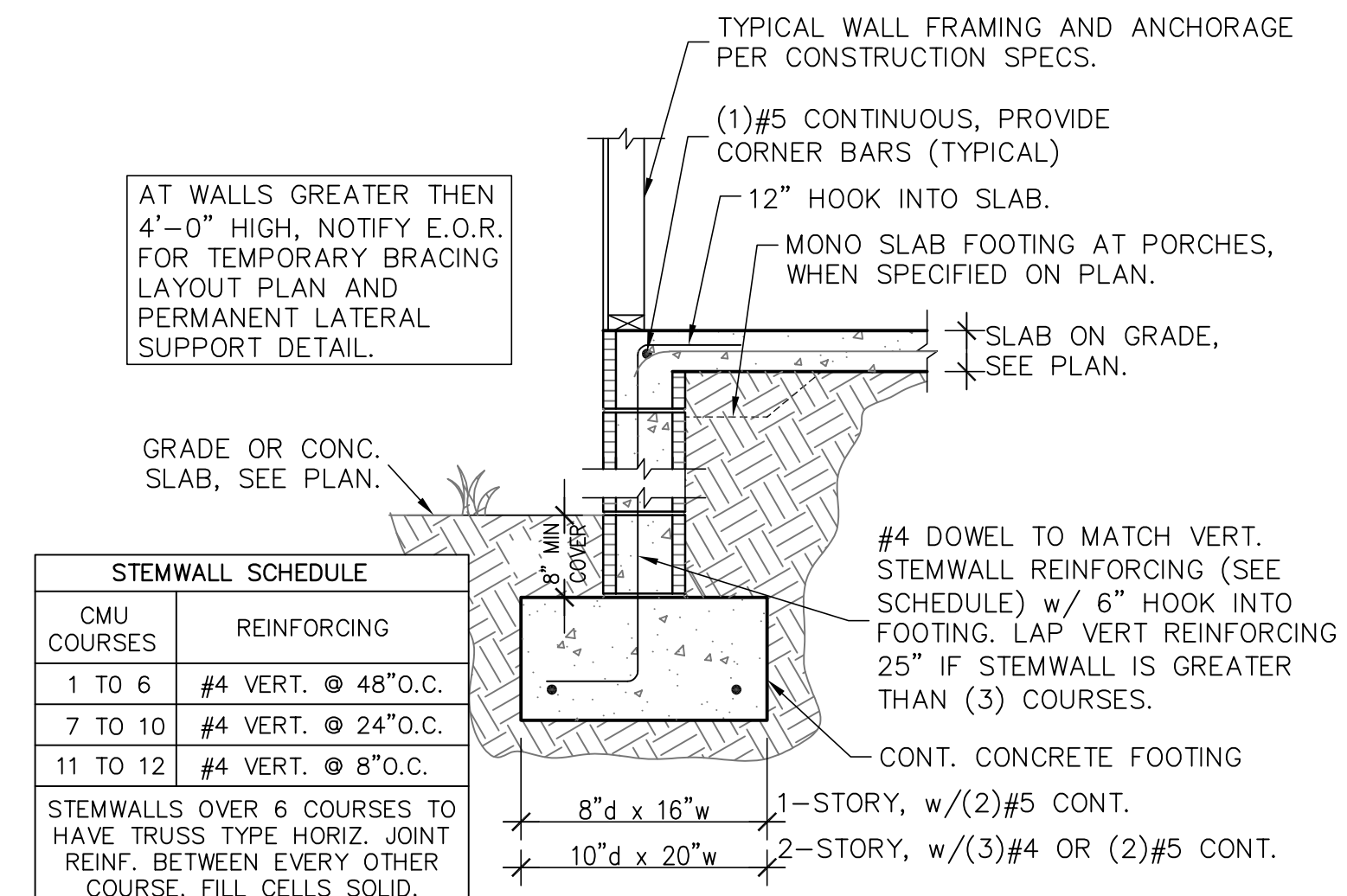
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3 **GARAGE STEM WALL**  
 S1.01 (IF REQUIRED)



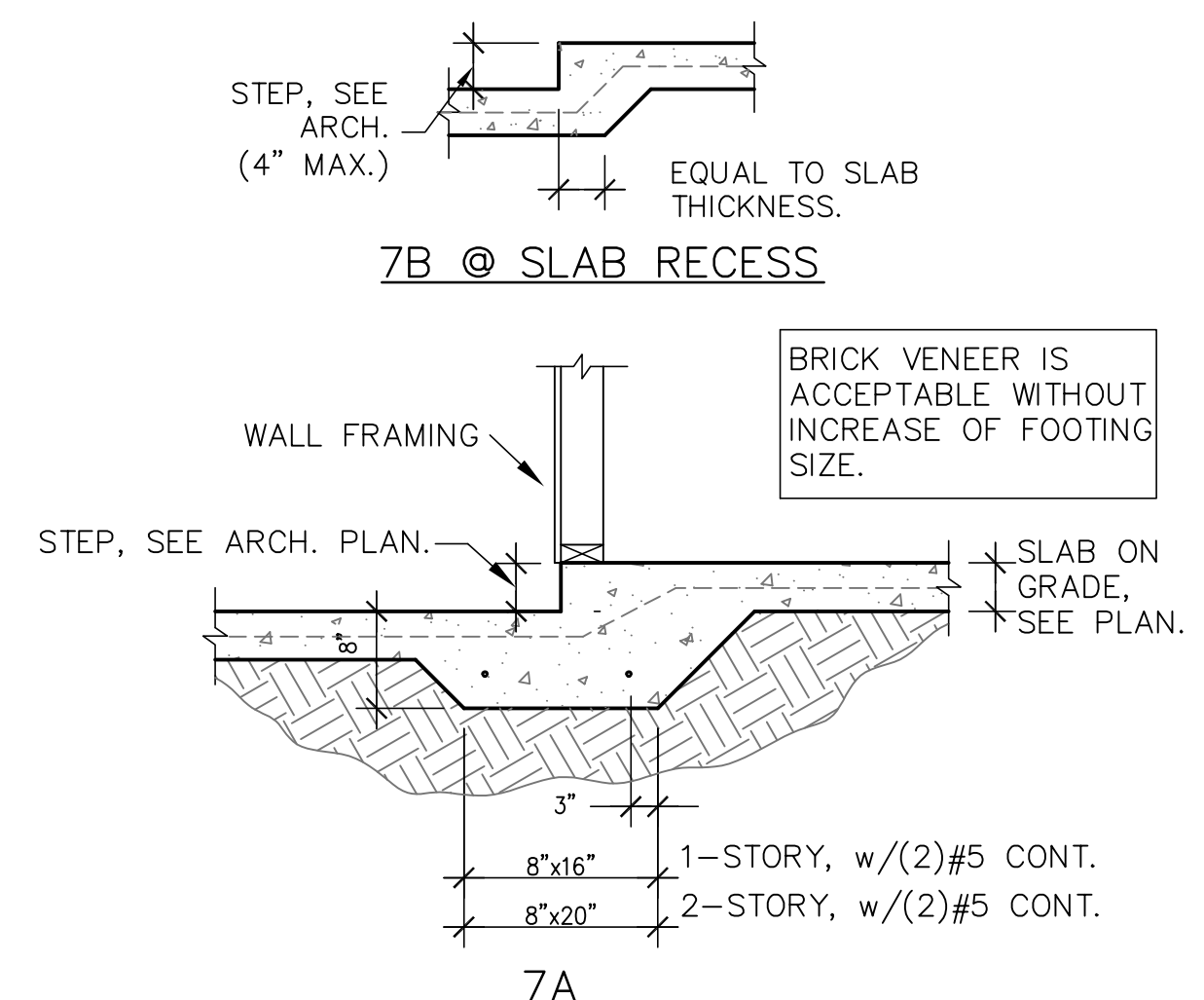
2 **FOOTING W/ SHOWER RECESS**  
 S1.01 (IF REQUIRED)



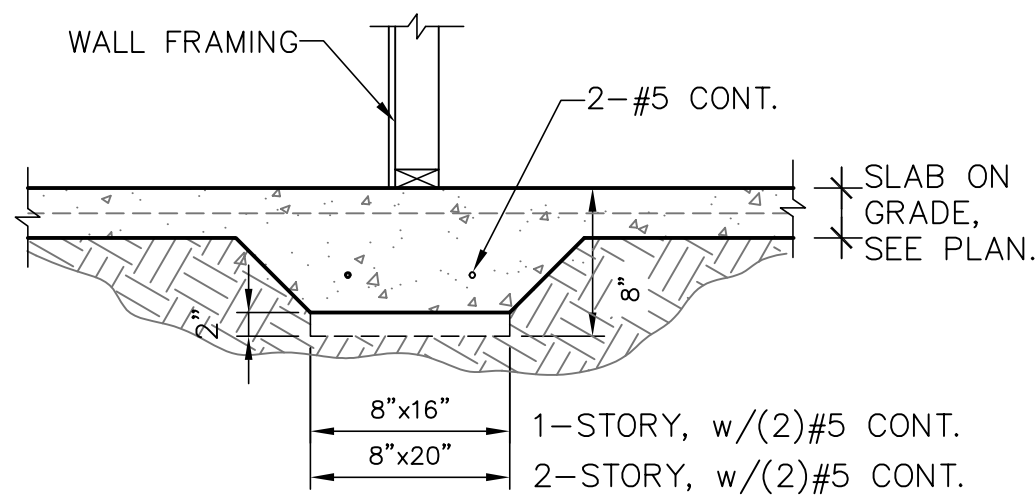
1 **STEMWALL FOOTING**  
 S1.01 SCALE: 3/4" = 1'-0"

STEMWALL SCHEDULE	REINFORCING
CMU COURSES	
1 TO 6	#4 VERT. @ 48" O.C.
7 TO 10	#4 VERT. @ 24" O.C.
11 TO 12	#4 VERT. @ 8" O.C.

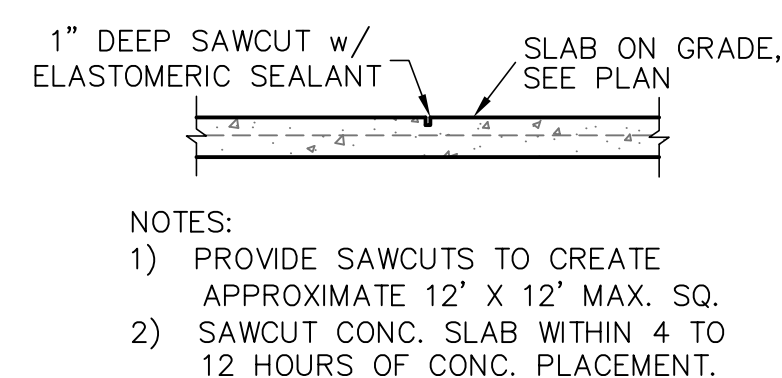
STEMWALLS OVER 6 COURSES TO HAVE TRUSS TYPE HORIZ. JOINT REINF. BETWEEN EVERY OTHER COURSE. FILL CELLS SOLID.



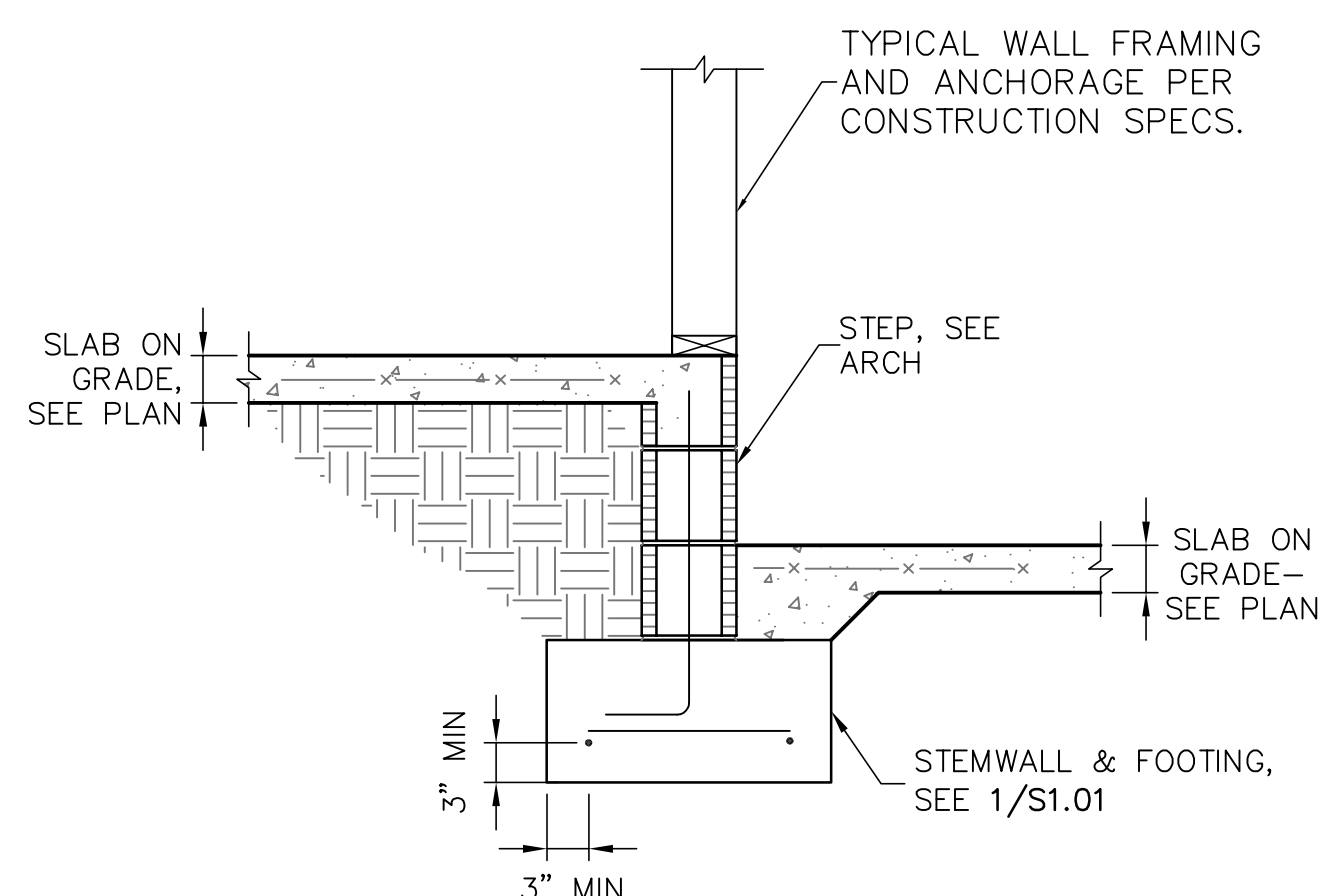
7 **MONO. FOOTING AT STEP-DOWN**  
 S1.01



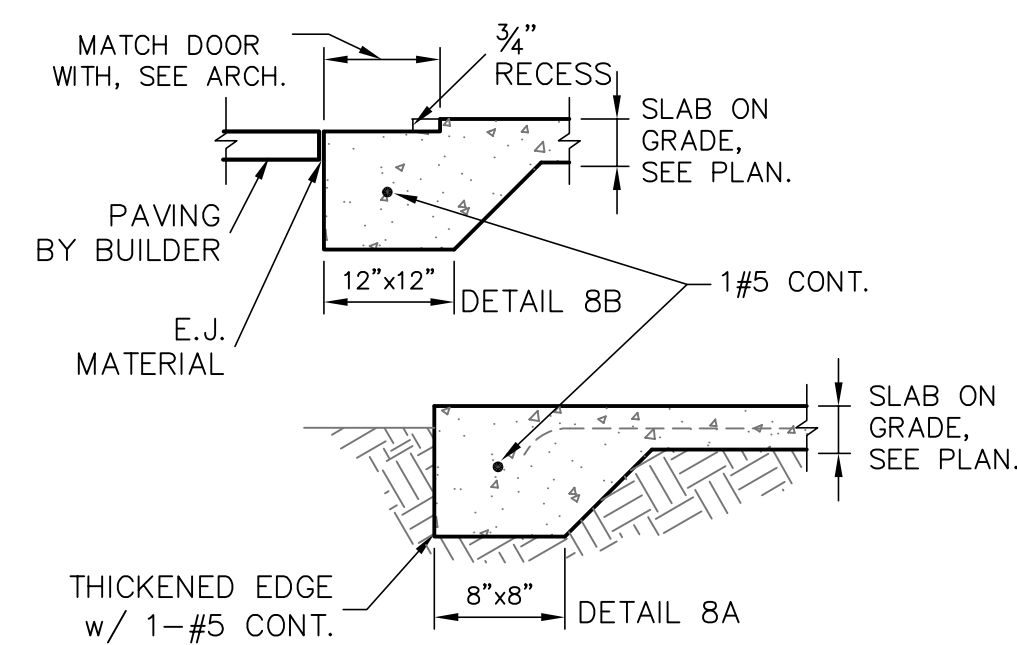
6 **BEARING AT INTERIOR**  
 S1.01



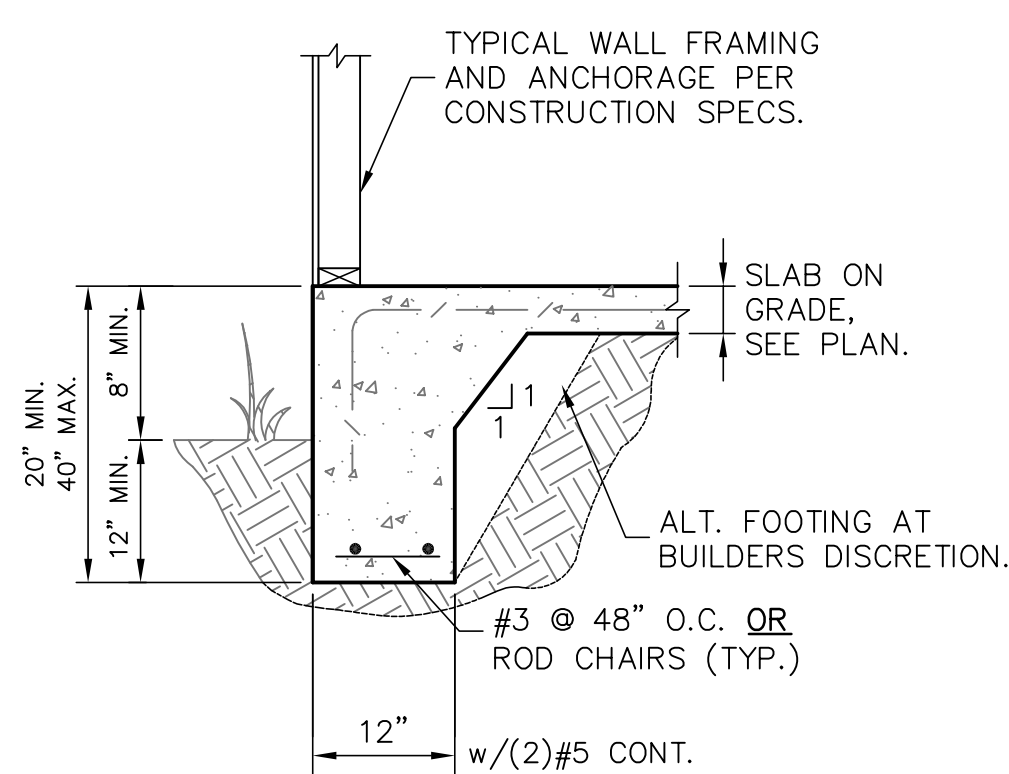
5 **SAW CUT DETAIL**  
 S1.01



9 **STEM WALL STEP**  
 S1.01 SCALE: N.T.S.

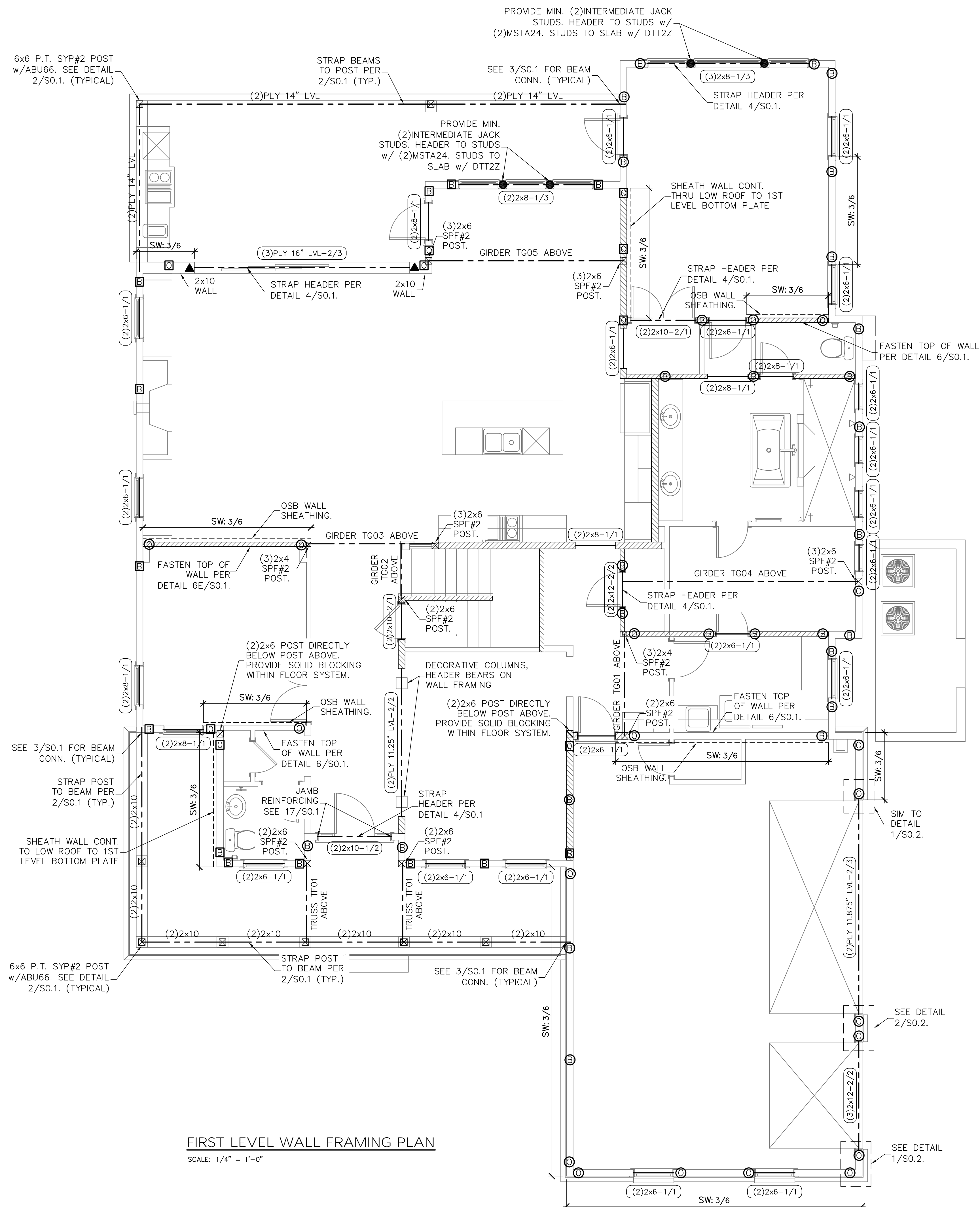


8 **THICKENED SLAB**  
 S1.01



4 **MONOLITHIC EDGE FOOTING**  
 S1.01 SCALE: 3/4" = 1'-0"





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

**SYMBOLS LEGEND**

	DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 3/4" Ø 2 DESIGNATES 3/4" COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD."
	DESIGNATES THE HEADER SIZE, NUMBER OF PLYS & JACK/KING STUDS.
	BEAM OR TRUSS, SEE PLAN.
	DTTZ w/ 1/2" THREADED ROD EPOXIED 4".
	HTTS w/ 1/2" THREADED ROD EPOXIED 4".

**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>LETTER:</b>	B 3/8" Ø QUICK TIE G 1/2" Ø QUICK TIE O 5/8" Ø QUICK TIE

**WALL STUD SCHEDULE**

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

- FIELD ALTERATION**
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- 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 SYP#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 PLYS.
2. SEE SHEET S.O.0 FOR ROOF AND FLOOR SHEATHING SPECIFICATIONS.
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLYS (BEAMS, HEADER, AND STUDS) FASTEN PLYS 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

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FL PE#53311

**REVISIONS**

NO.	DATE	DESCRIPTION

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**1ST FLOOR FRAMING PLAN**

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CONTROL No.	5774
SHEET	S11
SHEET	SHEET 6 OF 9



**SYMBOLS LEGEND**

HTS16 DESIGNATES UPLIFT CONNECTION.

**FRAMING PLAN NOTES:**

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



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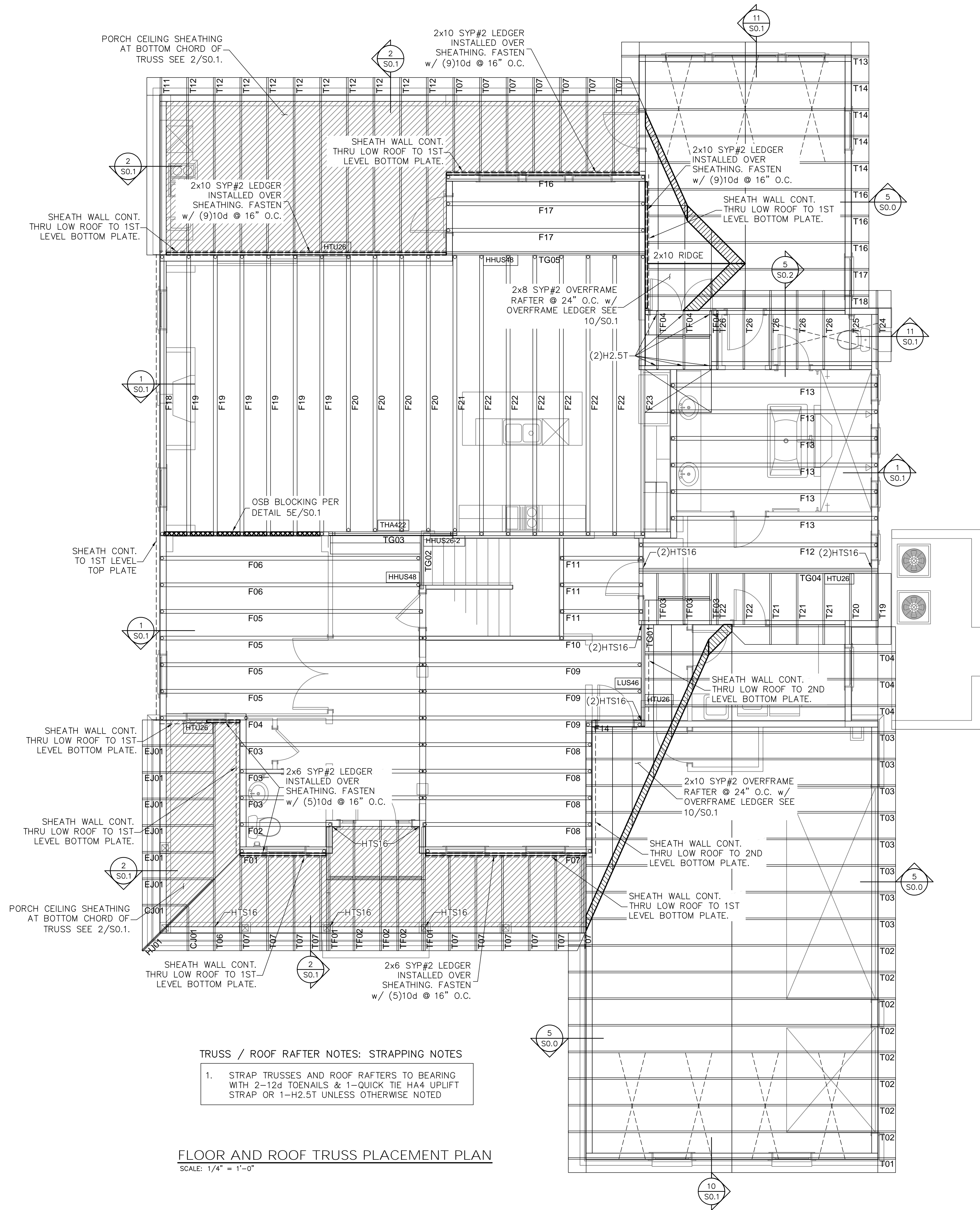
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**FLOOR AND ROOF TRUSS PLACEMENT PLAN**

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







**SYMBOLS LEGEND**

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**FRAMING PLAN NOTES:**

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2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN, MIN. (1)HA4 CONNECTOR.
3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0.
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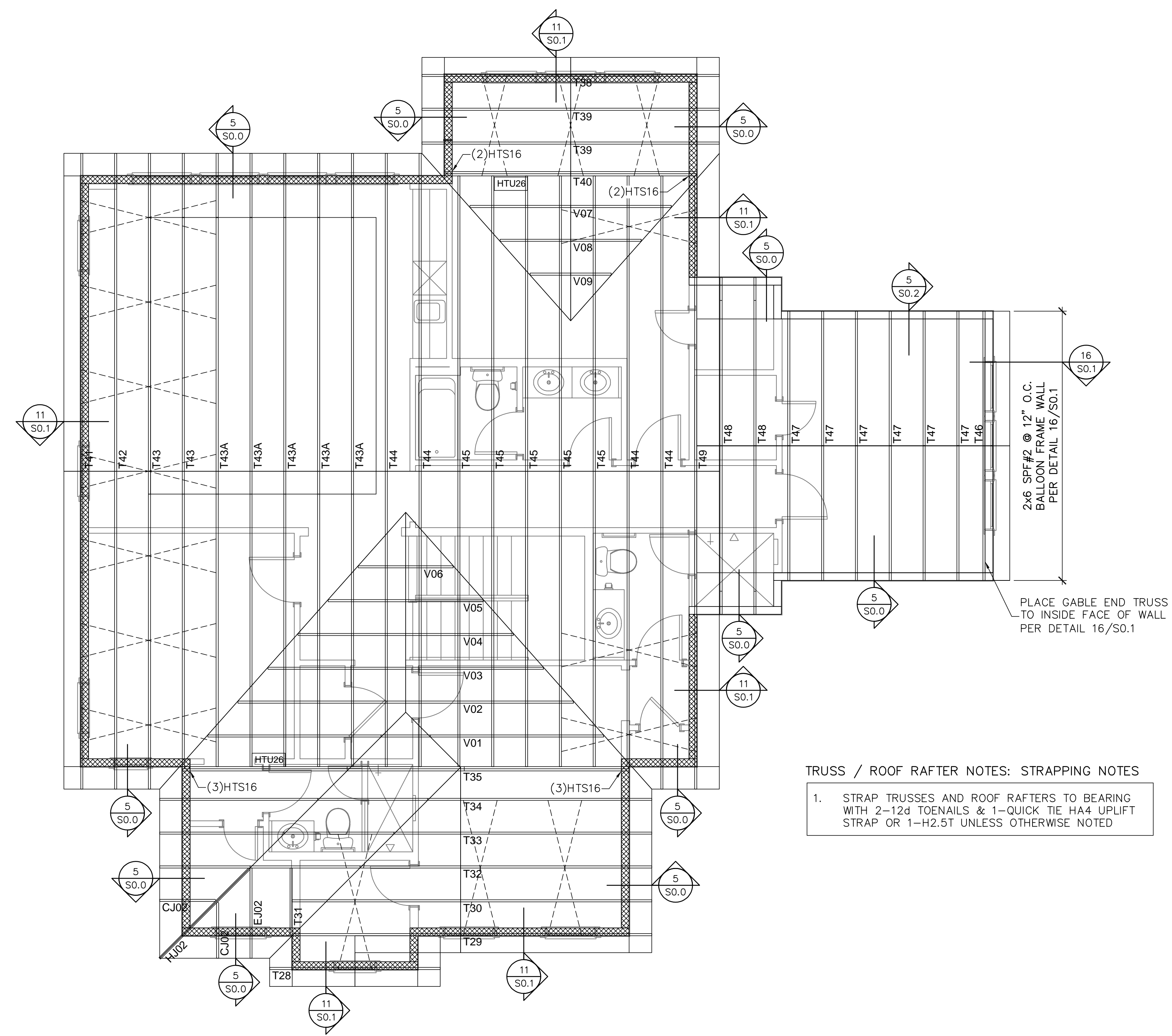
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SHEET	S1.4
SHEET 9 OF 9	



**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

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