TERMITE SPECIFICATIONS

SECTIONR318 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

1) METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.
2) PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.
3) OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

NOTICE TO BUILDER AND ALL SUBCONTRACTORS

IT IS THE INTENT OF THE ENGINEER LISTED IN THE TITLEBLOCK OF THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER ARE NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS. ANY QUESTIONS REGARDING THE INFORMATION FOUND IN THESE PLANS SHOULD BE DIRECTED TO OUR QUALITY ASSURANCE MANAGER AT 321-972-0491 IMMEDIATELY. NO BACK CHARGES WILL BE CONSIDERED FOR REIMBURSEMENT BY THE THE ENGINEER WITHOUT ADVANCED NOTIFICATION AND APPROVAL BY THE ENGINEER. PAYMENTS WILL BE MADE IN ACCORDANCE TO THE TERMS OF THE AGREEMENT.

ABBREVIATIONS

A.B.	Anchor Bolt
Abv.	Above
A/C	Air-Conditioner
Adj.	Adjustable
A.F.F.	Above Finished Floor
A.H.U.	Air Handler Unit
ALT.	Alternate
B.C.	Base Cabinet
B.F.	Bifold Door
Bk Sh	Book Shelf
Bm.	Beam
B/Beam	Bottom of Beam
B.P.	Bypass door
Brg.	Bearing
Cant.	Cantilever
Cir.	Circle
Clg.	Ceiling
CJ	Control Joint
Col.	Column
Comp.	A/C Compressor
Cont.	Continuous
C.T.	Ceramic Tile
D	Dryer
Dec.	Decorative
Ded.	Dedicated Outlet
Dbl.	Double
Dia.	Diameter
Disp.	Disposal
Dist.	Distance
D.S.	Drawer Stack
D.V.	Dryer Vent
D.W.	Dishwasher
Ea.	Each
E.W.	Each Way
Elec.	Electrical
Elev.	Elevation
E.O.R	Engineering or Record
Ext.	Exterior
Exp.	Expansion
F.B.C.	Florida Bldg. Code
Fin. Flr.	Finished Floor
F.G.	Fixed Glass
Flr.	Floor
Fdn.	Foundation
Flr. Sys.	Floor System
F.Pl.	Fireplace
F.O.M.	Face Of Masonry
Ft.	Foot / Feet
Ftg.	Footing
FX	Fixed
Galv.	Galvanized
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
G.T.	Girder Truss
Hdr.	Header
Hgt.	Height
HB	Hose Bibb
Int.	Interior
K/Wall	Kneewall
K.S.	Knee Space
Laun.	Laundry
Lav.	Lavatory
L.F.	Linear Ft.
L.T.	Laundry Tub
Mas.	Masonry
Max	Maximum
M.C.	Medicine Cabinet
Mfgr.	Manufacturer
Micro.	Microwave
Min	Minimum
M.L.	Microlam
Mir.	Mirror
Mono	Monolithic
N.T.S.	Not to Scale
O.C.	On center
Opn'g.	Opening
Opt.	Optional
Pc.	Piece
Ped.	Pedestal
P.L.	Parallam
PLF	Pounds per linear foot
Plt. Ht.	Plate Height
Plt Sh.	Plant Shelf
PSF	Pounds per square foot
P.T.	Pressure Treated
Pwd.	Powder Room
Rad.	Radius
Ref.	Refrigerator
Req'd.	Required
Rm.	Room
Rnd.	Round
R/SH	Rod and Shelf
SD.	Smoke Detector
S.F.	Square Ft.
Sh.	Shelves
SHT	Sheet
S.L.	Side Lights
S.P.F.	Spruce Pine Fir
Sq.	Square
S.Y.P.	Southern Yellow Pine
Temp.	Tempered
Thik'n.	Thicken
T.O.B.	Top of Block
T.O.M.	Top of Masonry
T.O.P.	Top of Plate
Trans.	Transom Window
Typ.	Typical
UCL	Under Cabinet Lighting
U.N.O.	Unless Noted Otherwise
VB	Vanity Base
Vert.	Vertical
V.L.	Versalam
VTR	Vent through Roof
W	Washer
W/	With
W/C	Water Closet
W.A.	Wedge Anchor
Wd	Wood
WP	Water Proof

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
3. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185/ A185M-07. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD
6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST,SCALE & OIL & SHALL MEET ASTM A615/ A185M-04A GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/ L1.
7. SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE 2010 FLORIDA RESIDENTIAL BUILDING CODE IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-0601, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (f'm = 1500 PSI)
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-07.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT AND GRADE 40 STEEL.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.
6. REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/L1, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
8. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
9. TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS
10. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-08, 5.11.1
11. DURING CONCRETE POURS, THE CONTRACTOR TO ADEQUATELY VIBRATE THE FILLED CELL WITH EITHER RODDING OR PENCIL VIBRATOR TO ENSURE PROPER CONCRETE CONSOLIDATION

WOOD CONSTRUCTION

1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER #1 SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.
2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.
4. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
8. ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
   COLUMNS: 2.0E Fb = 2950
   BEAMS: 2.0E Fb= 2950
9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
   ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
   FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24)
   WALL SHEATHING: PLYWOOD C-C/C-D EXTERIOR OR OSB

STRUCTURAL STEEL

1. MATERIAL SPECIFICATIONS: WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI.
2. STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325N U.N.O. ALL A325N BOLTS SHALL BE BROUGHT TO A "SNUG-TIGHT" CONDITION , AS DEFINED IN THE SPECIFICATION. SLIP CRITICAL (SC) BOLTS MUST BE FULLY TENSIONED PER SPECIFICATION STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307 THREADED ROD SHALL CONFORM TO A36 OR A307 ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 SHOP AND FIELD WELDS: E70XX ELECTRODES STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL. WELDED CONNECTIONS: ELECTRODES - E70XX UNO (LOW HYDROGEN). FILLET WELDS SHALL BE $^{3}/_{16}$" UNO.
3. SUBMIT SHOP DRAWINGS INDICATING ALL SHOP AND ERECTION DETAILS INCLUDING PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOAD, AND TOLERANCES.
4. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION..
5. A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED). SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

PRE ENGINEERED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES . SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS.AND STRUCTURAL PLANS FOR MORE INFO.

FIELD REPAIR NOTES

1. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
3. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).
4. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/ (4) ¼"x 2¼" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS.
   NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
5. IF MISSED, MSTAM36 OR MSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTT5 W/ (26) 16d x 21/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- 2010 FLORIDA RESIDENTIAL BUILDING CODE
- FLORIDA FIRE PREVENTION CODE (2010 EDITION)
- FLORIDA ACCESSIBILITY CODE (2010)
- NFPA 70-05. NATIONAL ELECTRICAL CODES. (NEC 2008)
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - (ACI 318-08).
- SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS - (ACI 301-08).
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-08).
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2012 EDITION.
- WOOD FRAMED CONSTRUCTION MANUAL 2012 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION.
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-10
- ALUMINUM DESIGN MANUAL - 2010 EDITION
- AISC "SPECIFICATIONS FOR THE DESIGN OF STRUCTURES, LATEST EDITION.
- ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.

GENERAL ROOF LOADING

	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	20	20	20	20
TOP CHORD DL	10	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	40	40	45	55
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING

		COMMENTS:
TOP CHORD LL	40 (PSF)	
TOP CHORD DL	10 (PSF)	
BOTTOM CHORD LL	0 (PSF)	
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING

		COMMENTS:
GAME ROOM	60 (PSF)	
BALCONIES/ DECKS	40 (PSF)	
BALCONIES OVER 100 SQ:FT	100 (PSF)	
LIGHT STORAGE	125 (PSF)	
LIBRARIES		
READING ROOMS	60 (PSF)	
STACK ROOMS	150 (PSF)	

DEFLECTION CRITERIA

			COMMENTS:
ROOF TRUSSES*	LL/360	TL/240	
ROOF RAFTERS	LL/180	TL/120	
ROOF RAFTERS (W/O CLG)	LL/360	TL/240	
FLOOR TRUSSES/ BEAMS **	LL/360	TL/240	
FLOOR I-JOIST***	LL/480	TL/240	

*TL MAX 1" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	140 MPH
WIND SPEED (ALLOWABLE)	108.5 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

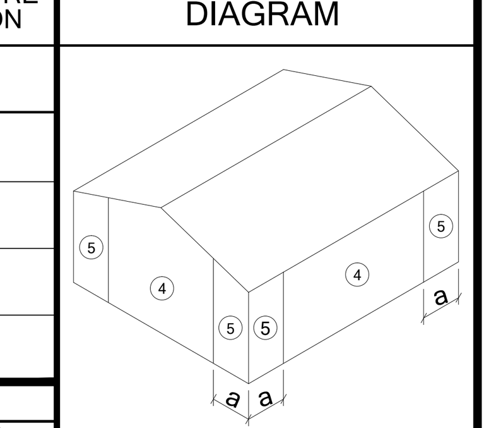
ASCE 7-10 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS

FOR MEAN ROOF HEIGHT ≤ 30 ft

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	
AREA	4	5
10	(+) 29.7 (-) 32.2	(+) 29.7 (-) 39.7
20	(+) 28.4 (-) 30.9	(+) 28.4 (-) 37.0
50	(+) 26.6 (-) 29.1	(+) 26.6 (-) 33.5
100	(+) 25.1 (-) 27.6	(+) 25.1 (-) 30.9

GARAGE DOORS*		SOFFIT	
9'-0" x 7'-0"	16'-0" x 7'-0"	4	5
(+) 24.8 (-) 28.0	(+) 23.7 (-) 26.5	(+) 26.6 (-) 29.1	(+) 26.6 (-) 33.5

WIND PRESSURE AND SUCTION DIAGRAM



DIAGRAM

GENERAL PRESSURE NOTES

NOTES:

1. MULTIPLY THE ABOVE PRESSURES BY 1.6 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY W/IN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. * INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS.
3. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.

SHEET INDEX

FDS ENGINEERING ASSOCIATES
WWW.FDSENG.COM
500 N. MAITLAND AVE. SUITE 101
MAITLAND, FL 32751
OFFICE: (321) 972-0491 FAX: (407) 880-2309
CERTIFICATION OF AUTHORIZATION NO. 9161

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.: 13-0632

FL # 56126
CARL A. BROWN, P.E.
DATE: March 07 2014

IF SEAL AND SIGNATURE ARE NOT BLUE OR CAN NOT BE SMUDGED CONTACT THE E.O.R. FOR AUTHORIZATION.

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: STRUCTURAL NOTES

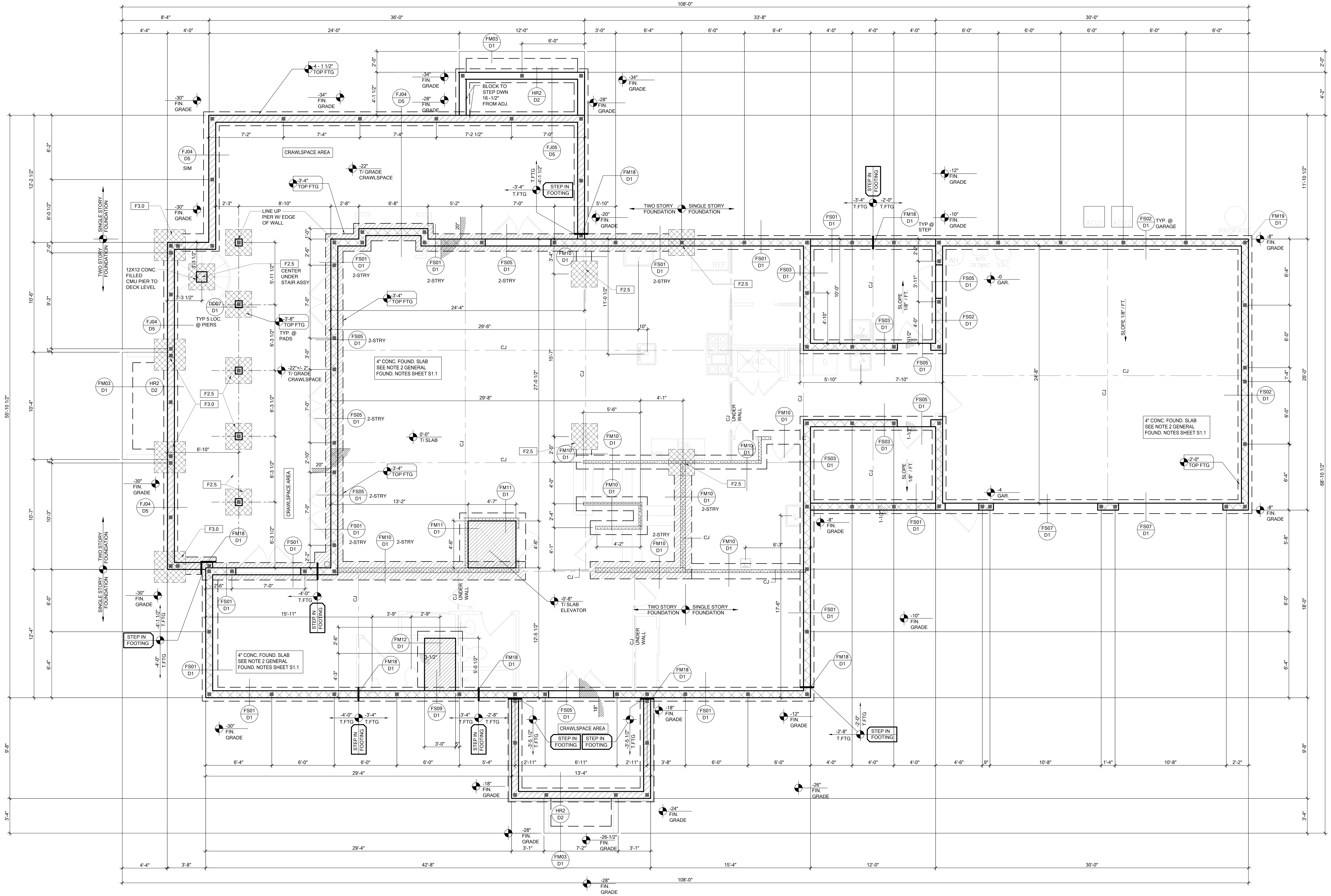
PLAN REVISIONS:

DELTA	COMMENT	DATE
△		
△		
△		
△		
△		
△		

DATE: 2-11-14
DRAWN BY: RS
CHECKED BY: SG
APPROVED BY: CB

SHEET NUMBER

S0



FDS ENGINEERING ASSOCIATES

PROJECT NAME:

OAKES RESIDENCE
WEIRSDALE FL.

SHEET TITLE:

FOUNDATION PLAN

PLAN REVISIONS:

DELTA	COMMENT	DATE

DATE: 2-11-14

DRAWN BY: RS

CHECKED BY: SG

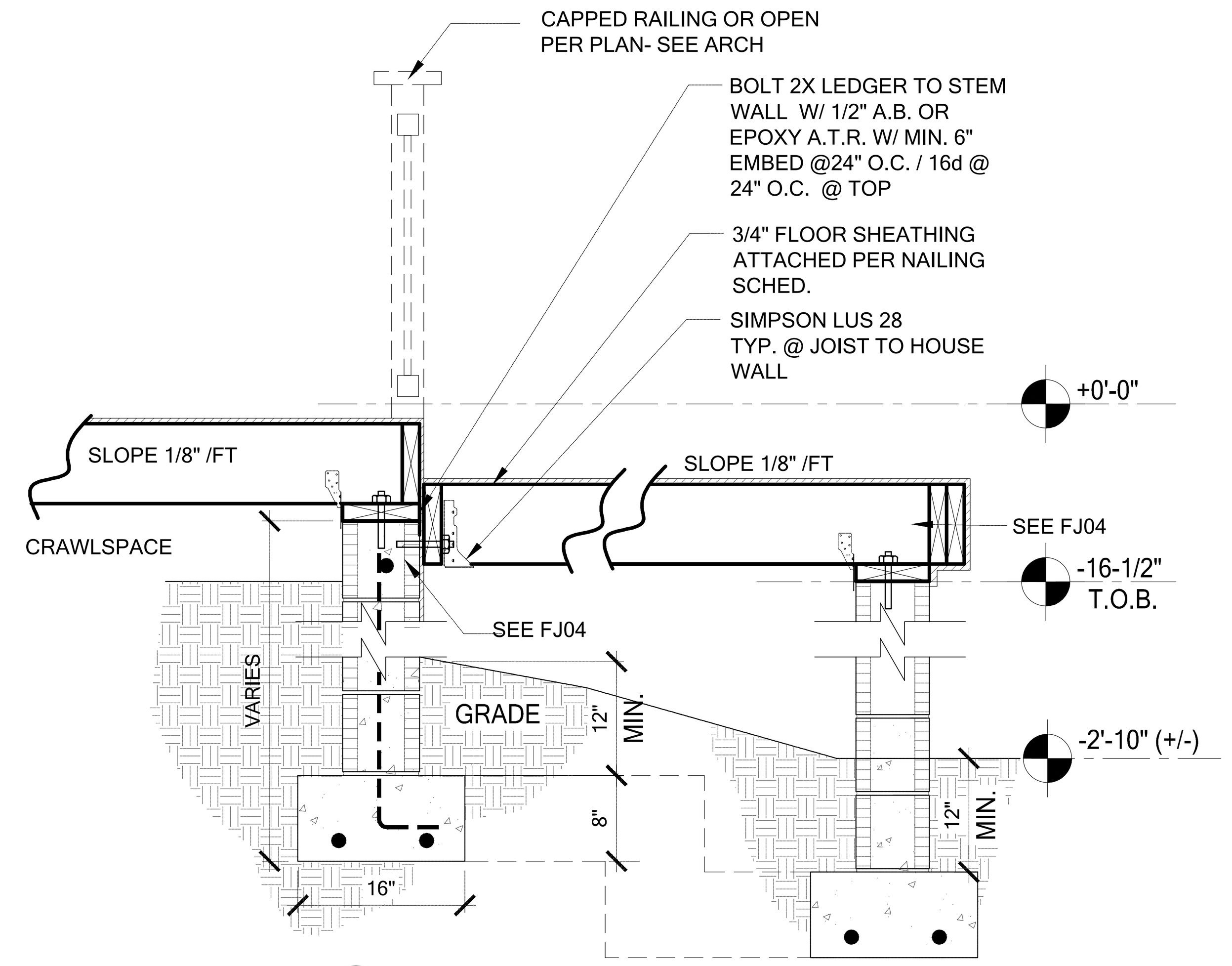
APPROVED BY: CB

SHEET NUMBER

S1

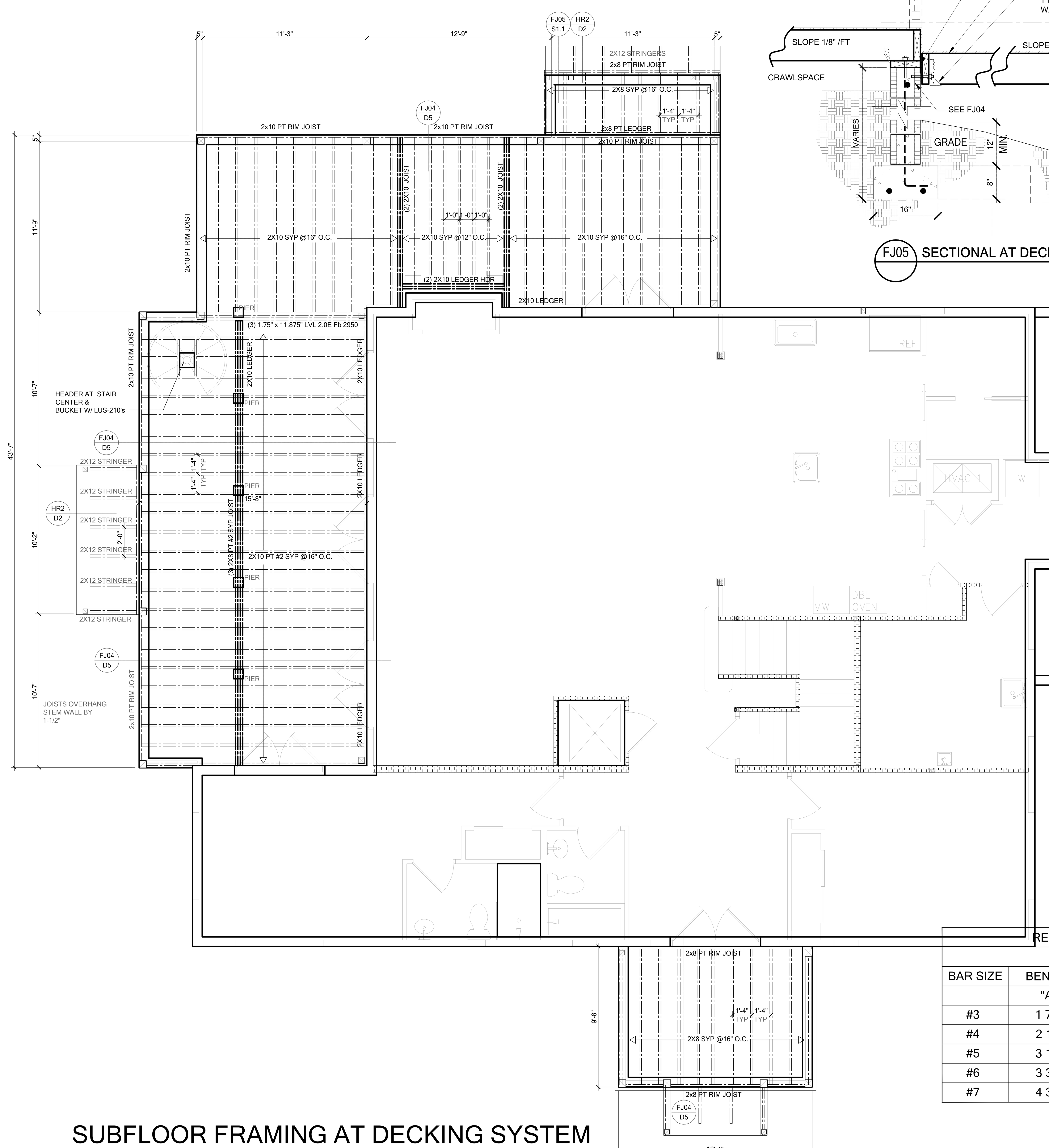
FOUNDATION PLAN

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



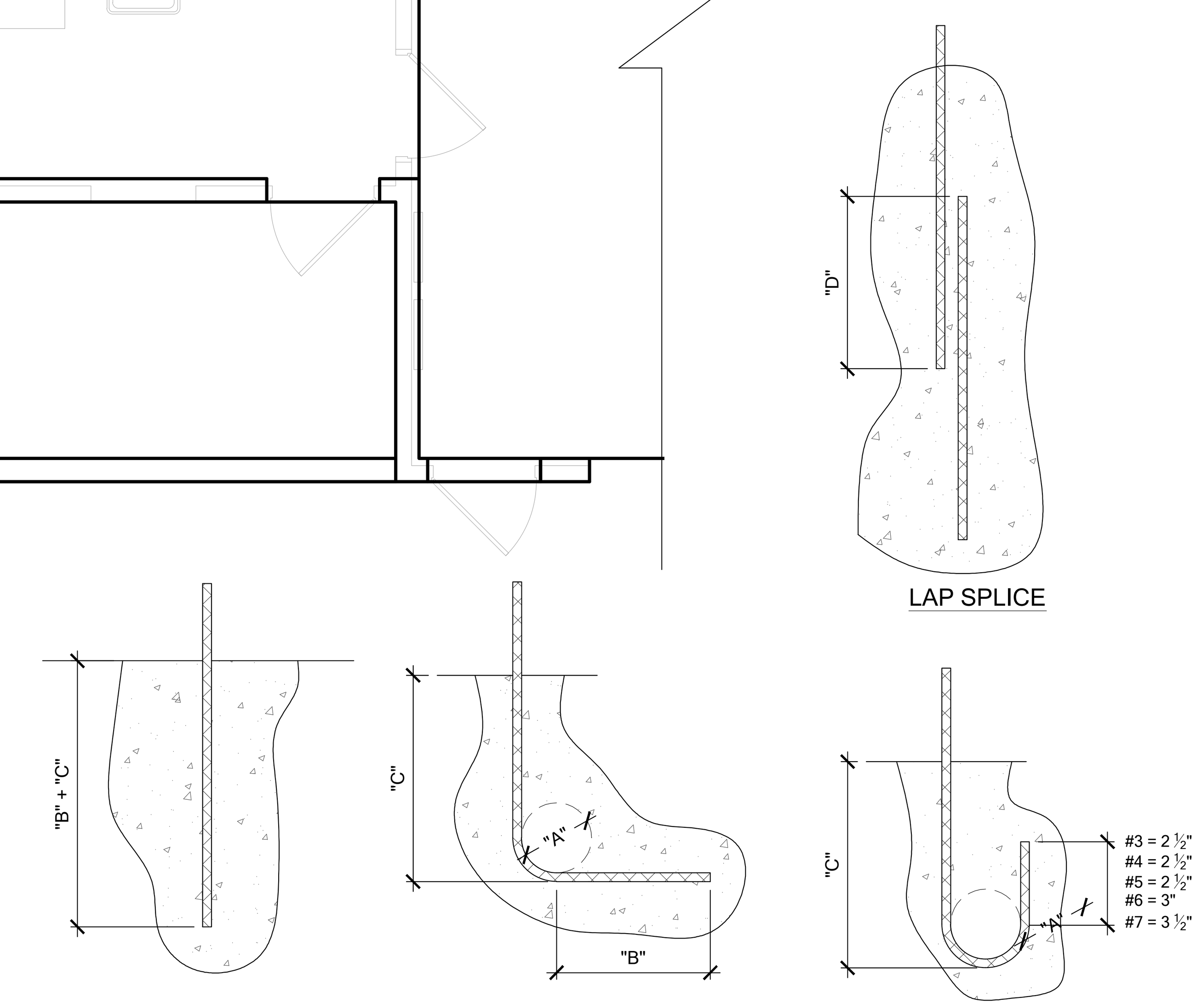
FJ05 SECTIONAL AT DECK TO DECK

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



SUBFLOOR FRAMING AT DECKING SYSTEM

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



REQ'D LAP SPLICE, EMBEDMENT, AND HOOKED REINF. STEEL (INCHES)

GRADE 40					GRADE 60				
BAR SIZE	BEND Ø	LENGTH		LAP SPLICE	BAR SIZE	BEND Ø	LENGTH		LAP SPLICE
	"A"	"B"	"C"	"D"		"A"	"B"	"C"	"D"
#3	1 7/8	4 1/4	7	15	#3	2 1/4	4 1/4	9 1/4	18
#4	2 1/2	5 5/8	9 1/2	20	#4	3	5 5/8	12 1/2	24
#5	3 1/8	7	11 3/4	25	#5	3 3/4	7	15 1/2	30
#6	3 3/4	8 1/16	14	30	#6	4 1/2	8 1/16	18 1/2	36
#7	4 3/8	9 13/16	16 1/2	35	#7	5 1/4	9 13/16	21 3/4	42

MS05 REBAR SPLICE DETAIL

SCALE: NTS

GENERAL FOUNDATION NOTES:

1 PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED PER NOTES BELOW AND SEALED.

2 4" 3000 PSI CONC. SLAB W/ 6X6 10/10 W W M, OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF'S SLAB/FOUNDATION INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX, VAPOR BARRIER- SEE MFGR. NOTES BELOW & TREATED FOR TERMITES.

3 G.C. / BUILDER SEE ARCHITECTURAL DRAWINGS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQUIRED FOR DOOR AND WINDOW INSTALLATION ALONG WITH DIMENSIONS NOT SHOWN HERE

4 ■ INDICATES FILLED CELL W/3000 PSI CONC. FROM FOUNDATION. TO BEAM W/ (1) #5 REBAR TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 5" EMBEDMENT W/ 25" EXTENSION ABOVE SLAB. FILLED CELLS TO BE PLACE @ EACH CORNER, END OF INDICATED BRG. WALLS, EACH SIDE OF ALL OPENINGS, UNDER GIRDER TRUSSES (FLOOR AND ROOF) AND 6'-8" O.C. MAX. 7'-0" FROM CORNER U.N.O. ON FOUNDATION PLAN.

5 CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.

6 EXTERIOR SLABS SHALL SLOPE MIN. 1/12" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.

7 CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINF. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. FILL CUT W/APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.

8 NO WOOD STAKES PERMITTED IN FOUNDATION.

9 PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FM18 ON SHEET D-1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.

10 SEE TYPICAL DETAIL ON SHEET D1 FOR REQUIRED STEEL BENDS AND LAP SPLICE.

11 ANY EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM w/ EITHER MASONRY OR WOOD CONSTRUCTION

12 ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.

13 PENDING SITE CONDITIONS, IF STEMWALL IS REQUIRED, G.C. TO DETERMINE REQUIRED COURSES FOR STEMWALL FOUNDATION. SEE STEMWALL CHART ON D-1 FOR REQUIRED REINFORCEMENT AND FOOTING SIZES PENDING DEPTH OF STEMWALL.

14 R.403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

FOUNDATION SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
F1.0	1'-0" x CONT.	1'-0"	2 #5 E.W. BOT.	3000
F2.0	2'-0" x 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
F2.5	2'-6" x 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" x 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" x 3'-6"	1'-4"	4 #5 E.W. BOT.	21500
F4.0	4'-0" x 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
F4.5	4'-6" x 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
F5.0	5'-0" x 5'-0"	1'-4"	6 #5 E.W. BOT.	42500
F6.0	6'-0" x 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

FOUNDATION LEGEND

- INDICATES SINGLE-STORY WALL FOUNDATION
- INDICATES TWO-STORY WALL FOUNDATION
- INDICATES CONCRETE PAD FOUNDATION

MASONRY STEM WALL, TOP OF WALL @ 0'-0" (FIN FLR.)

MASONRY STEM WALL, TOP OF WALL @ -17-1/2" B.F.F

- UNDER SLAB POLYOLEFIN VAPOR BARRIER
- SEE ELEVATION AND WALL SECTION
- MANUFACTURER- STEGO INUSTRIES
- PRODUCT NAME: STEGOWRAP 15 MIL VAPOR BARRIER
- SIZE: 14" WIDE ROOLS
- USE STEGOWRAP TAPE AND STEGO TERM BAR TO SEAL ALL EDGES TO CMU STEM WALL - INSTALL PER MFGR. GUIDELINES.

G.C. TO NOTIFY E.O.R. IF GRADE ELEVATIONS VARY FROM WHAT IS INDICATED ON THE ARCHITECTURAL OR SITE DESIGNS.

FDS ENGINEERING ASSOCIATES
WWW.FDSENG.COM
500 N. MAITLAND AVE. SUITE 101
MAITLAND, FL 32751
OFFICE: (321) 972-0491 FAX: (407) 880-2309
CERTIFICATION OF AUTHORIZATION NO. 9161

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.: 13-0632

FL # 56126
CARL A. BROWN, P.E.
DATE: March 07 2014

IF SEAL AND SIGNATURE ARE NOT BLUE OR CAN NOT BE SMUDGED CONTACT THE E.O.R. FOR AUTHORIZATION.

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: FOUNDATION PLAN

PLAN REVISIONS:

DELTA	COMMENT	DATE
△		
△		
△		
△		
△		
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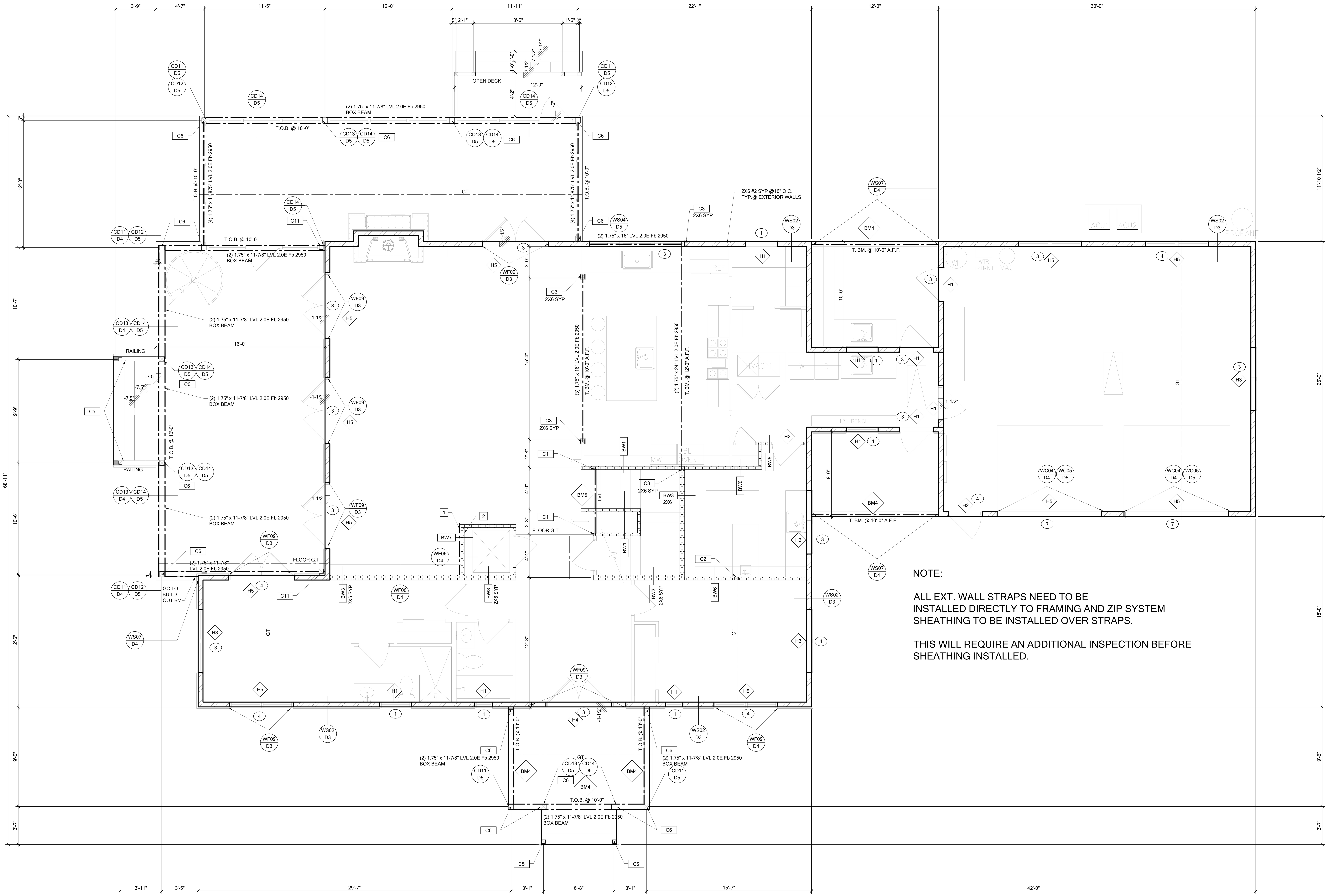
DATE: 2-11-14
DRAWN BY: RS
CHECKED BY: SG
APPROVED BY: CB

SHEET NUMBER

S1.1



NOTE:

ALL EXT. WALL STRAPS NEED TO BE INSTALLED DIRECTLY TO FRAMING AND ZIP SYSTEM SHEATHING TO BE INSTALLED OVER STRAPS.

THIS WILL REQUIRE AN ADDITIONAL INSPECTION BEFORE SHEATHING INSTALLED.

FLOOR PLAN

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

FDS ENGINEERING ASSOCIATES
WWW.FDSENG.COM
500 N. MAITLAND AVE. SUITE 101
MAITLAND, FL 32751
OFFICE: (321) 972-0491 FAX: (407) 880-2309
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TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.: 13-0632

FL # 56126
CARL A. BROWN, P.E.
DATE: March 07 2014

IF SEAL AND SIGNATURE ARE NOT BLUE OR CAN NOT BE SMUDGED CONTACT THE E.O.R. FOR AUTHORIZATION.

PROJECT NAME:
OAKES RESIDENCE
WEIRSDALE FL.

SHEET TITLE:
FLOOR PLAN

PLAN REVISIONS:

DELTA	COMMENT	DATE
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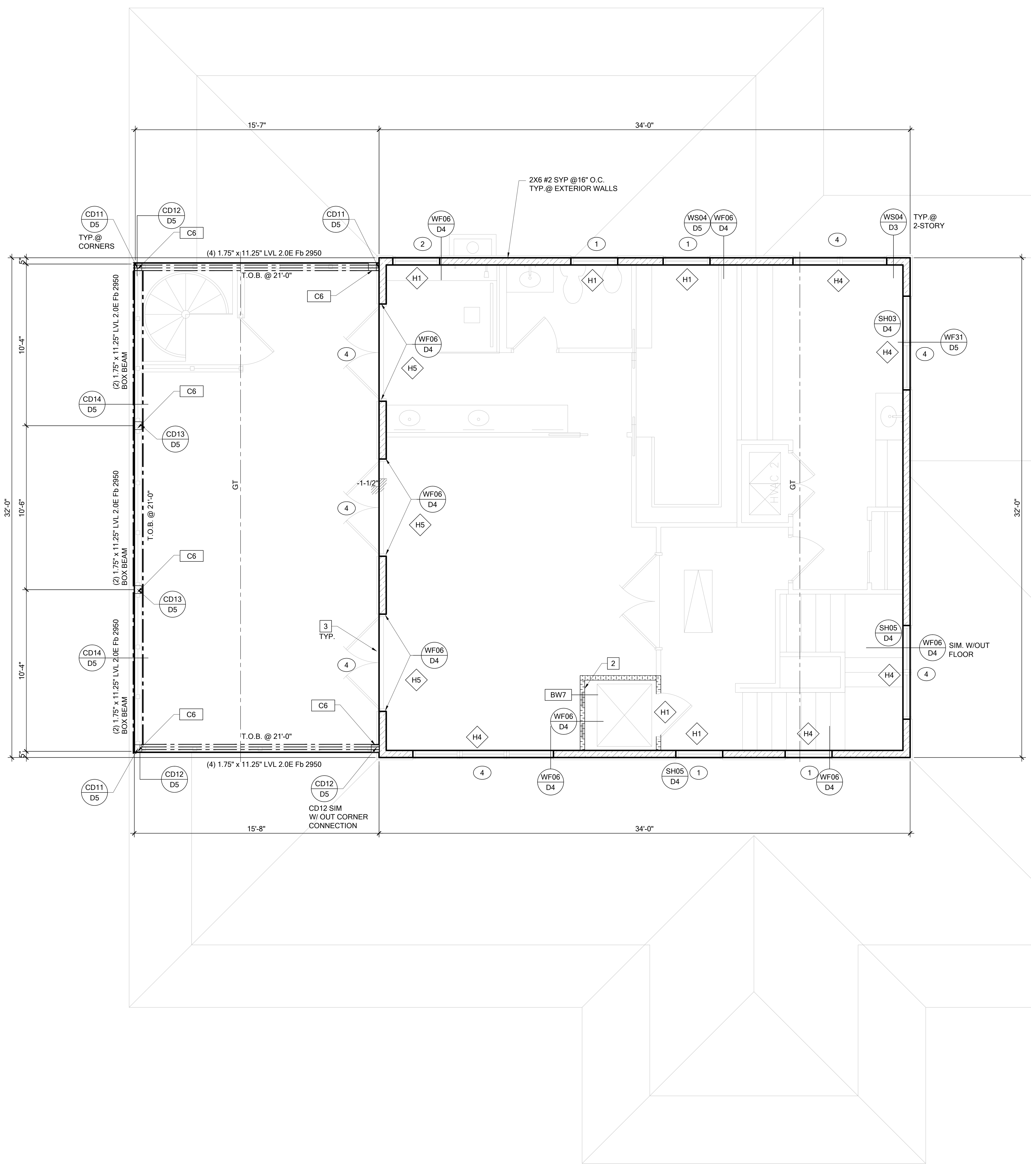
DATE: 2-11-14
DRAWN BY: RS
CHECKED BY: SG
APPROVED BY: CB

SHEET NUMBER

S2



COLUMN SCHEDULE

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C1	(3) 2 x #2 SPF	(4) 16d TOENAILS	NO UPLIFT
C2	(3) 2 x #2 SPF	DTT2Z W/ ½" ATR & (8) ¼" X 1 ½" SDS SCREWS	2145
C3	(3) 2 x #1 SYP	(4) 16d TOENAILS	NO UPLIFT
C4	(3) 2 x #1 SYP	DTT2Z W/ ½" ATR & (8) ¼" X 1 ½" SDS SCREWS	2145
C5	4 x 4 P.T.#2 SYP POST	ABU44 W/ 5/8" ATR & (12) 16d NAILS	G = 6665 U = 2200
C6	6 x 6 P.T. #2 SYP POST	ABU66 W/ 5/8" ATR & (12) 16d NAILS	G = 12000 U = 2300
C7	8 x 8 P.T. #2 SYP POST	ABU88 W/ (2) - 5/8" ATR & (18) - 16d NAILS	G = 24335 U = 2320
C8	3.5" x 3.5" P.L. 1.8E Fb=2900 (WOLMANIZED IF EXT.)	HDU5-SDS2.5 W/ 5/8" ATR & (14) 1/4"X2 1/2" SDS WOOD SCREWS	5645
C9	3.5" x 5.25" P.L. 1.8E Fb=2900 (WOLMANIZED IF EXT.)	HDU5-SDS2.5 W/ 5/8" ATR & (14) 1/4"X2 1/2" SDS WOOD SCREWS	5645
C10	3.5" x 7" P.L. 1.8E Fb=2900 (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ 7/8" ATR & (20) 1/4"X2 1/2" SDS WOOD SCREWS	6970
C11	5.25" x 5.25" P.L. 1.8E Fb=2900 (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ 7/8" ATR & (20) 1/4"X2 1/2" SDS WOOD SCREWS	7870
C12	7" x 7" P.L. 1.8E Fb=2900 (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ 7/8" ATR & (20) 1/4"X2 1/2" SDS WOOD SCREWS	7870
C13	NOT USED		
C14	NOT USED		

GENERAL COLUMN NOTES

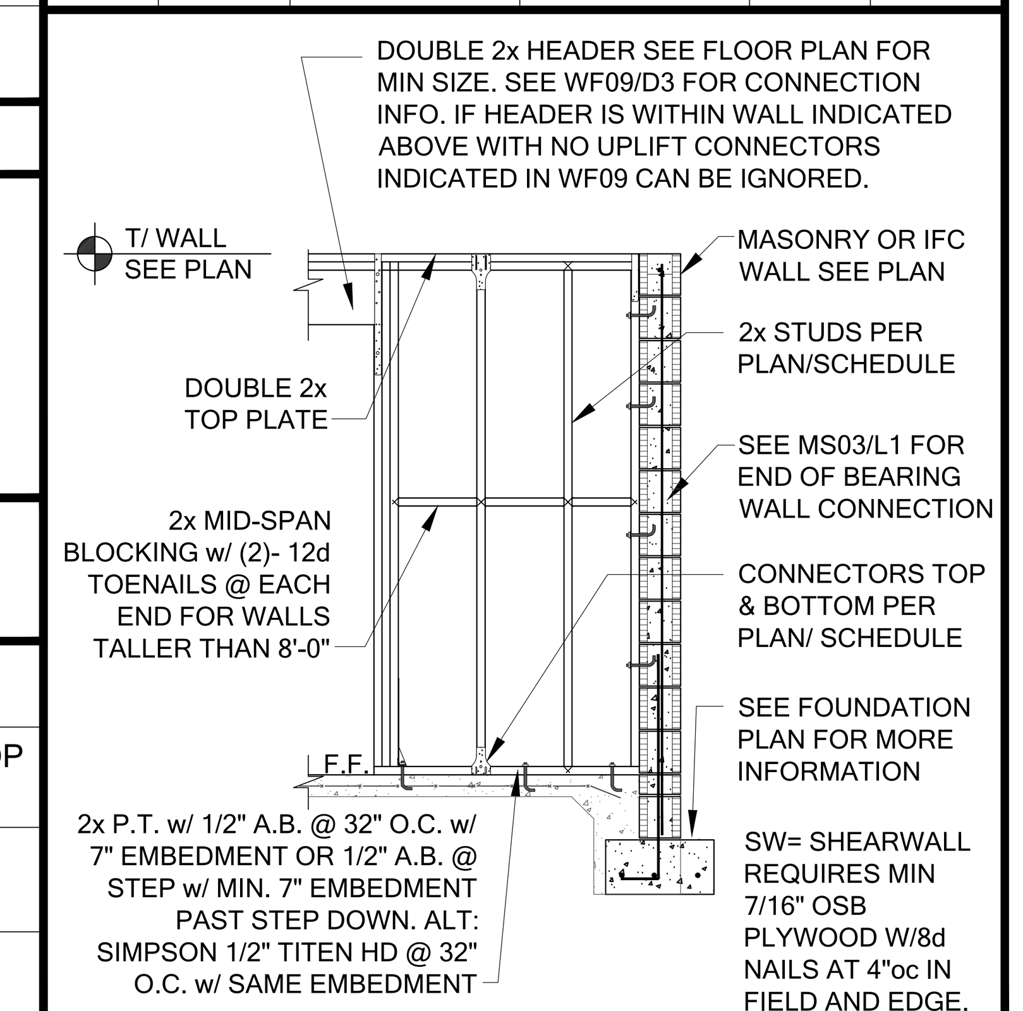
1. SEE FLOOR PLAN FOR WALL WIDTH. STUD PACKS TO MATCH WALL WIDTH UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP#1 OR SPF#2 UNO ON PLAN.
3. NAIL BUILT UP STUDS PER DETAIL WF37/D3
4. MINIMUM BOLT EMBEDMENT: 5" EMBEDMENT FOR 1/2" ATR 6" EMBEDMENT FOR 5/8" ATR 8" EMBEDMENT FOR 7/8" ATR
5. P.L. COL. TO BRG DIRECTLY ON FOUNDATION. CUT BASE PLATE AS REQ'D. G.C. TO PROVIDE MOISTURE BARRIER
6. IF COL. IS CALLED OUT ON 2ND FLOOR, THE BASE CONNECTION IS NOT REQ'D. SEE PLANS FOR BASE CONNECTION

MAIN FLOOR WALL TYPE

SYMBOL	TYPE
	MASONRY STEM WALL, SEE PLAN FOR TOP OF WALL ELEVATION
	2 x INTERIOR BEARING WALL - SEE BEARING WALL SCHEDULE
	2 x INTERIOR BEARING SHEARWALL SEE BEARING WALL SCHEDULE FOR REQUIREMENTS.
	NON BEARING INTERIOR WALL, COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL LOCATIONS.

INT. BEARING WOOD WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP. [plf]
		TOP	BOTTOM		
BW1	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	NO UPLIFT
BW2	16"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SPF	402
BW3	16"	(2) SP2 W/ (6) 10d NAILS	(2) SP1 W/ (6) 10d NAILS	SPF	803
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW5	16"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SYP	439
BW6	16"	(2) SP2 W/ (6) 10d NAILS	(2) SP1 W/ (6) 10d NAILS	SYP	878
BW7	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	NO UPLIFT
BW8	12"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SPF	535
BW9	12"	(2) SP2 W/ (6) 10d NAILS	(2) SP1 W/ (6) 10d NAILS	SPF	1070
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW11	12"	SP2 W/ (6)-10d NAILS	SP1 W/ (6)-10d NAILS	SYP	585
BW12	12"	(2) SP2 W/ (6) 10d NAILS	(2) SP1 W/ (6) 10d NAILS	SYP	1170
BW13		NOT USED			



BEARING WALL DETAIL

GENERAL BEARING WALL NOTES

1. SEE FLOOR PLAN FOR WALL SIZE, ASSUME 2x4 STUDS USED UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
4. CONTACT E.O.R. IF SP4'S, SP6'S OR SP8'S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE WF06/D4 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)

FLOOR PLAN NOTES

1. G.C. / BUILDER SEE ARCHITECTURAL DRAWINGS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQUIRED FOR DOOR AND WINDOW INSTALLATION ALONG WITH DIMENSIONS NOT SHOWN HERE
2. SEE 2ND FLOOR PLAN FOR GENERAL HEADER SCHEDULE

FLOOR PLAN KEY NOTES

1 2X8 #2 SYP LEDGER CONNECTED TO EA. WALL STUD W/(3) ROWS OF 1/4 DIA. x 4-1/2" LONG SDS SCREWS.

2 CONT. 2X12 SOLID WOOD BLOCKING FULL HGT. OF HOISTWAY WALL (2 STORIES). SEE ELEVATOR MANUF. INSTALL REQ. (VERIFY DIMENSIONS W/ MANUF.)

2ND FLOOR WALL TYPE LEGEND

SYMBOL	TYPE
	2x INTERIOR BEARING WALL - SEE BEARING WALL SCHEDULES FOR STUD SPACING AND GRADE.
	ALL 2X EXTERIOR WALLS W/EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE ACT AS SHEARWALLS. SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE. SEE ARCH FOR HGT.
	NON BEARING INTERIOR WALL, COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL LOCATIONS.

HEADER SCHEDULE

MARK	HEADER SIZE	REMARKS
H1	(2) - 2X6 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (6) 16d NAILS
H2	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (8) 16d NAILS
H3	(2) - 2X10 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (10) 16d NAILS
H4	(2) - 2X12 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (10) 16d NAILS
H5	(2) - 1 3/4" X 11 1/4 LVL 2.0E Fb=2950	ATTACH KING STUD TO HEADER w/ (12) 16d NAILS
H6	NOT USED	

HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS

OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA END	KINGS EA END	JACKS EA END	KINGS EA END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 10'-5"	(2)	(2)	(2)	(2)
10'-6" - 16'-0"	(3)	(4)	(3)	(4)

GENERAL HEADER NOTES

1. VERIFY W/ PLAN CORRECT LENGTH OF HEADER REQUIRED
2. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN.
3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF37/D3.
5. FASTEN ALL MULTI-PLY HEADERS TOGETHER W/(2) ROWS 10d COMMON NAILS AT 8"oc ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER.
6. FASTEN ALL HEADERS TO KING STUDS WITH (3) 10d TOENAILS PER SIDE.
7. IF MORE THAN (1) KING STUD IS REQ'D PER CHART ABOVE CONTRACTOR TO INSTALL REQ'D NAILS FROM 1ST KING INTO HEADER THEN ATTCH ADDITIONAL KINGS PER WF37/D3.
8. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

2ND FLOOR PLAN NOTES

1. G.C. / BUILDER SEE ARCHITECTURAL DRAWINGS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQUIRED FOR DOOR AND WINDOW INSTALLATION ALONG WITH DIMENSIONS NOT SHOWN HERE.
2. SEE 1ST FLOOR PLAN FOR BEARING WALL AND COLUMN SCHEDULE.
3. ALL EXTERIOR STUDS ARE TO BE 2 X 6 #2 SPF STUDS @ 16" O.C. W/ (4) 16D TOENAILS TO TOP PLATE TYPICAL U.N.O. ON PLANS
4.
   - STRUCTURAL FLOOR PLAN INDICATES MIN HEADER SIZE AT EACH OPENING LOCATION.
   - CONTRACTOR SEE DETAIL SH10/D4 FOR REQUIRED CONNECTIONS UNDER JACK TRUSSES
   - SH01/D4 FOR REQUIRED CONNECTIONS UNDER COMMON AND GIRDER TRUSSES UNO ON PLAN.
   - IF HEADER SITS ABOVE A WOOD BEAM OR FLOOR GIRDER SEE SH05/D4 FOR REQUIRED CONNECTIONS.

140 MPH OPENING PRESSURES

ENCLOSED - EXPOSURE "C"

1	+29.7 / -32.2	2	+29.7 / -39.6
3	+28.4 / -30.9	4	+28.4 / -37.0
5	+26.6 / -29.1	6	+26.6 / -33.5
7	+26.3 / -29.8	8	+25.2 / -28.1

SECOND FLOOR PLAN

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

FDS ENGINEERING ASSOCIATES
WWW.FDSENG.COM
500 N. MAITLAND AVE. SUITE 101
MAITLAND, FL 32751
OFFICE: (321) 972-0491 FAX: (407) 880-2309
CERTIFICATION OF AUTHORIZATION NO. 9161

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.: 13-0632

FL # 56126
CARL A. BROWN, P.E.
DATE: March 07 2014

IF SEAL AND SIGNATURE ARE NOT BLUE OR CAN NOT BE SMUDGED CONTACT THE E.O.R. FOR AUTHORIZATION.

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: SECOND FLOOR PLAN

PLAN REVISIONS:

DELTA	COMMENT	DATE
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△		
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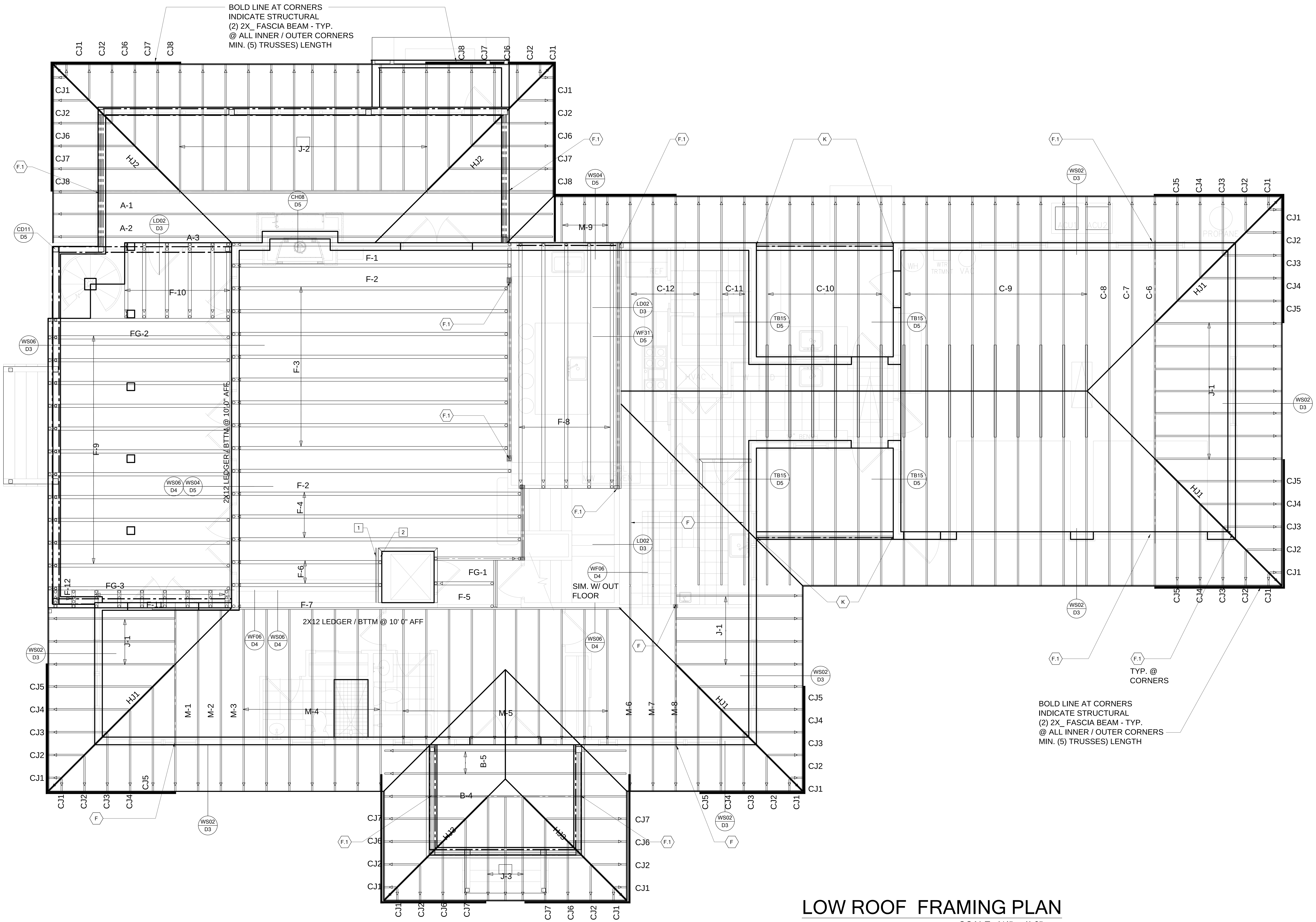
DATE: 2-11-14
DRAWN BY: RS
CHECKED BY: SG
APPROVED BY: CB

SHEET NUMBER

S3



LOW ROOF FRAMING PLAN

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

FDS ENGINEERING ASSOCIATES

PROJECT NAME: OAKES RESIDENCE
WEIRSDALE FL.

SHEET TITLE: FLOOR FRAMING PLAN

PLAN REVISIONS:

DELTA	COMMENT	DATE
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DATE: 2-11-14

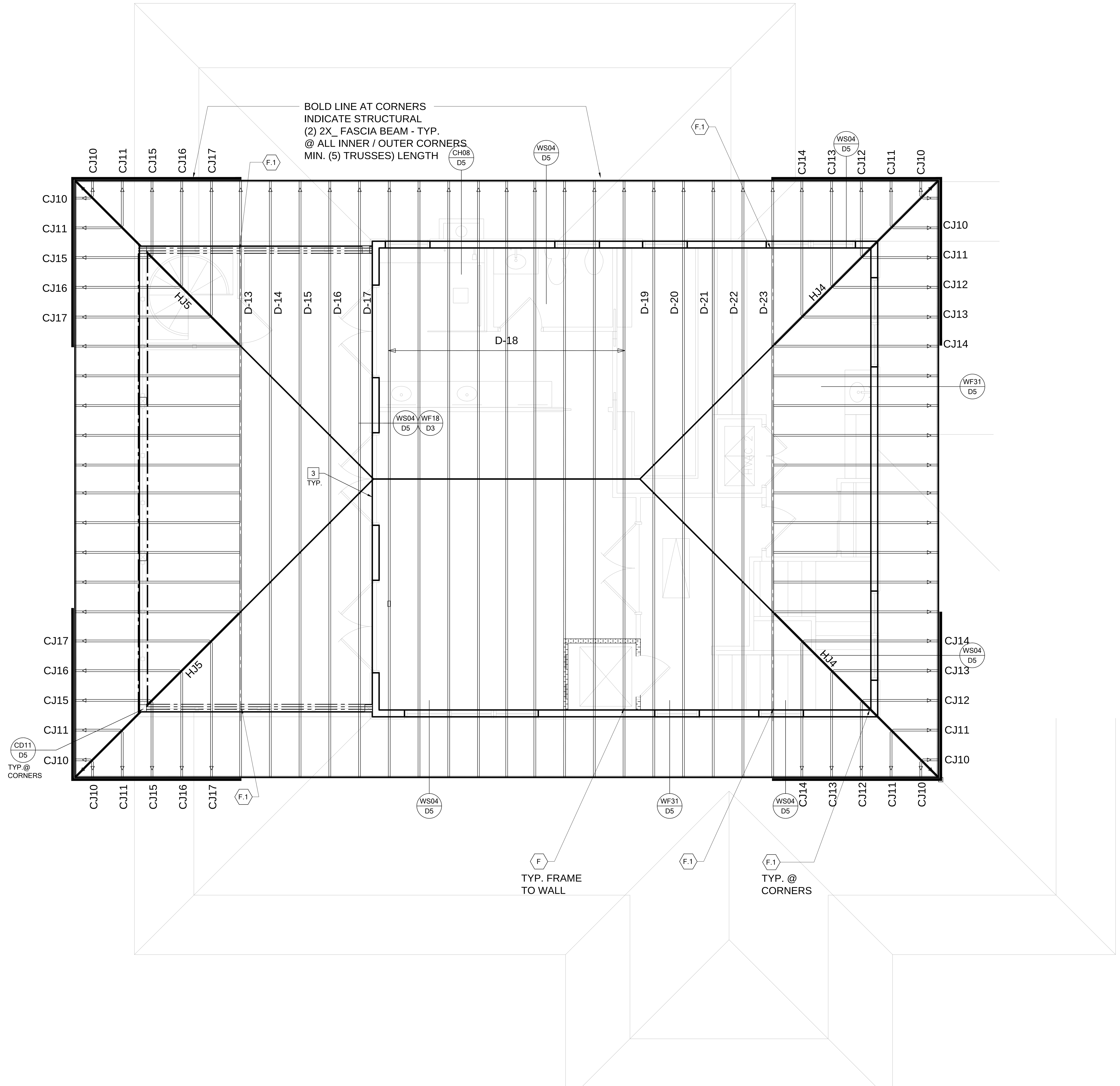
DRAWN BY: RS

CHECKED BY: SG

APPROVED BY: CB

SHEET NUMBER

S4



UPPER FRAMING PLAN

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

BEAM SCHEDULE

MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA18 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM4	(2) - 1 3/4" x 11 1/4" LVL 2.0E Fb=2950. CONNECT PLYS TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM5	(2) - 1 3/4" x 11 7/8" LVL 2.0E Fb=2950. CONNECT PLYS TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM6	(2) - 1 3/4" x 16" LVL 2.0E Fb=2950. CONN. PLYS TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM7	(3) - 1 3/4" x 11.25" LVL 2.0E Fb=2950. CONN. PLYS TOGETHER USING (2) ROWS 1/4" x 4 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN

GENERAL BEAM NOTES

1. VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4" BEARING EACH END)
2. SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
3. BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.

FLOOR FRAMING KEY NOTES

1. 2X8 #2 SYP LEDGER CONNECTED TO EA. WALL STUD W/(3) ROWS OF 1/4 DIA. x 4-1/2" LONG SDS SCREWS.
2. CONT. 2X12 SOLID WOOD BLOCKING FULL HGT. OF HOISTWAY WALL (2 STORIES). SEE ELEVATOR MANUF. INSTALL REG. (VERIFY DIMENSIONS W/ MANUF.)
3. SH07/D4 SHALL BE USED AS REQUIRED I.L.O. STD. HEADER DTL.

ROOF FRAMING NOTES

1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.
2. IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.

BUILDER NOTE:
IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT

----STOP-----

AND CALL THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF ANY TRUSSES.

CONNECTOR SCHEDULE

MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
F.1	(2) HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	2490	2900
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4" x 2-1/4" & (8) - 3/8" x 5" TITENS HD's (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
	— OPT — HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065

GENERAL CONNECTOR NOTES

1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/ (A) CONNECTOR UNO ON PLAN

   AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/ (A) @ 24" OR 32" O.C. PENDING VERTICALS W/IN FLOOR TRUSS

   SEE DETAIL FB12/D4 FOR MORE INFO
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/ (C) CONNECTOR UNO ON PLAN
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/ (A) CONNECTOR.

   IF WOOD WALL OR BEAM USE (2) (B) CONNECTORS UNO ON PLAN.
4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.
5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ (A) STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.
7. SEE DETAIL FB06/D4 FOR GENERAL CORNER CONNECTIONS. UNO PLAN

FLOOR FRAMING NOTES

FLOOR SHEATHING

PLYWOOD FLOORING TO BE MIN. 3/4" T & G PLYWOOD GLUE & SCREWED WITH 10d NAILS AT 6" O.C. ALL EDGES & 12" O.C. INTERMEDIATE U.N.O. (GENERAL FLOOR FINISHES ARE ACCEPTABLE IF LIGHTWEIGHT CONCRETE OR SELF LEVELING CONCRETE IS REQUIRED CONTACT E.O.R. ALONG WITH TRUSS COMPANY TO VERIFY FLOOR TRUSS DESIGN.

FLOOR SYSTEM

PRE-ENGINEERED WOOD FLOOR TRUSS / JOIST SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS(SEE COVER SHEET) AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS AND TEMPORARY AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

NOTES:

1. FLOOR JOIST / TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS OF ALL MECHANICAL CHASES AND PLUMBING TO AVOID CONFLICT.
2. ALL JOIST TO JOIST OR TRUSS TO TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE MANUFACTURER.
3. SEE FLOOR/ROOF FRAMING NOTES FOR ADDITIONAL NOTES:
4. G.C. / BUILDER SEE ARCHITECTURAL DRAWINGS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQUIRED FOR DOOR AND WINDOW INSTALLATION ALONG WITH DIMENSIONS NOT SHOWN HERE

FDS ENGINEERING ASSOCIATES
WWW.FDSENG.COM
500 N. MAITLAND AVE. SUITE 101
MAITLAND, FL 32751
OFFICE: (321) 972-0491 FAX: (407) 880-2309
CERTIFICATION OF AUTHORIZATION NO. 9161

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.: 13-0632

FL # 56126
CARL A. BROWN, P.E.
DATE: March 07 2014

IF SEAL AND SIGNATURE ARE NOT BLUE OR CAN NOT BE SMUDGED CONTACT THE E.O.R. FOR AUTHORIZATION.

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: ROOF FRAMING PLAN

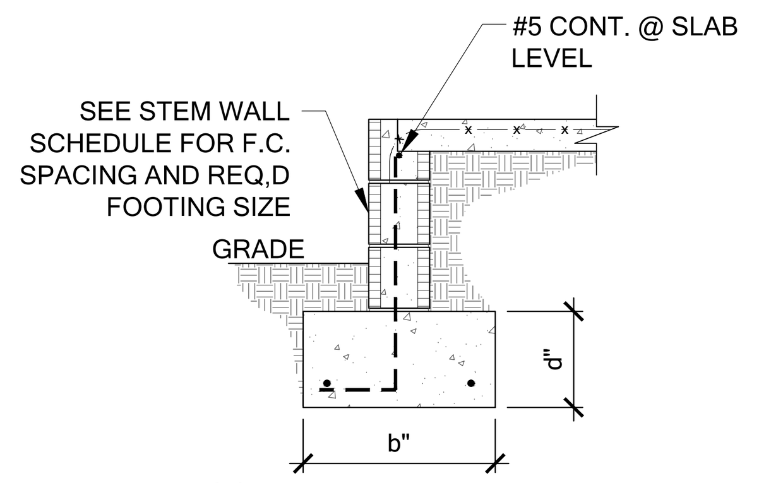
PLAN REVISIONS:

DELTA	COMMENT	DATE
△		
△		
△		
△		
△		
△		

DATE: 2-11-14
DRAWN BY: RS
CHECKED BY: SG
APPROVED BY: CB

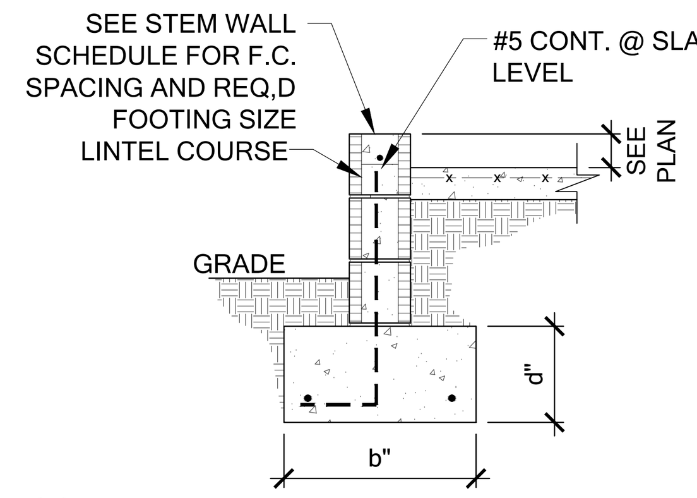
SHEET NUMBER

S5



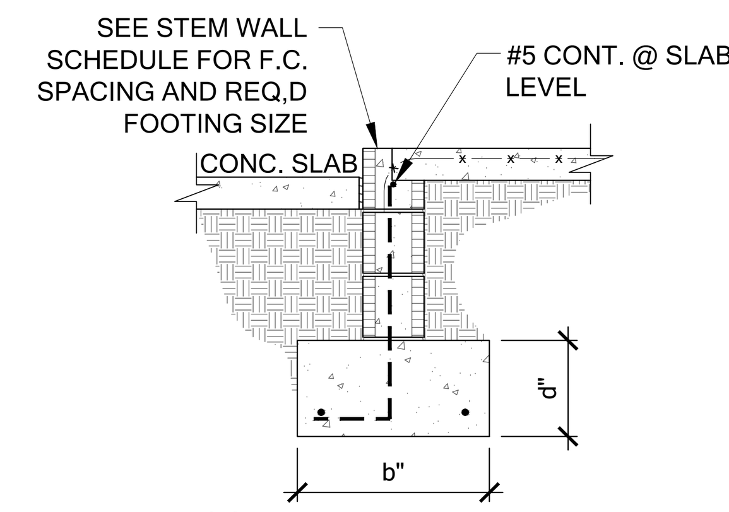
FS01 EXT. BEARING

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



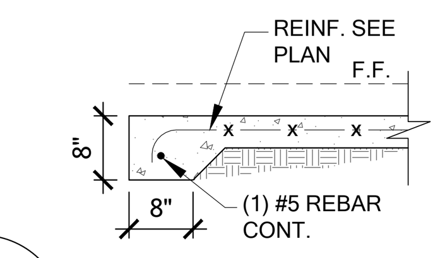
FS02 EXT. BEARING @ GARAGE

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



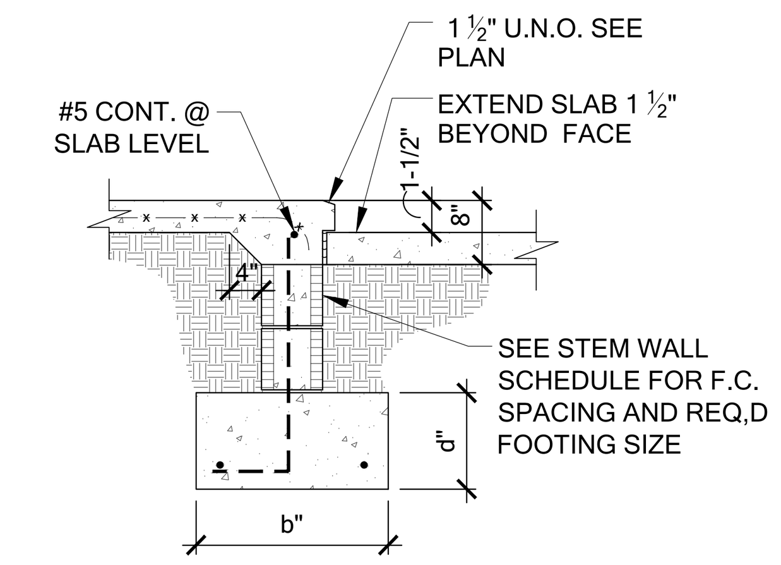
FS03 EXT. BEARING

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



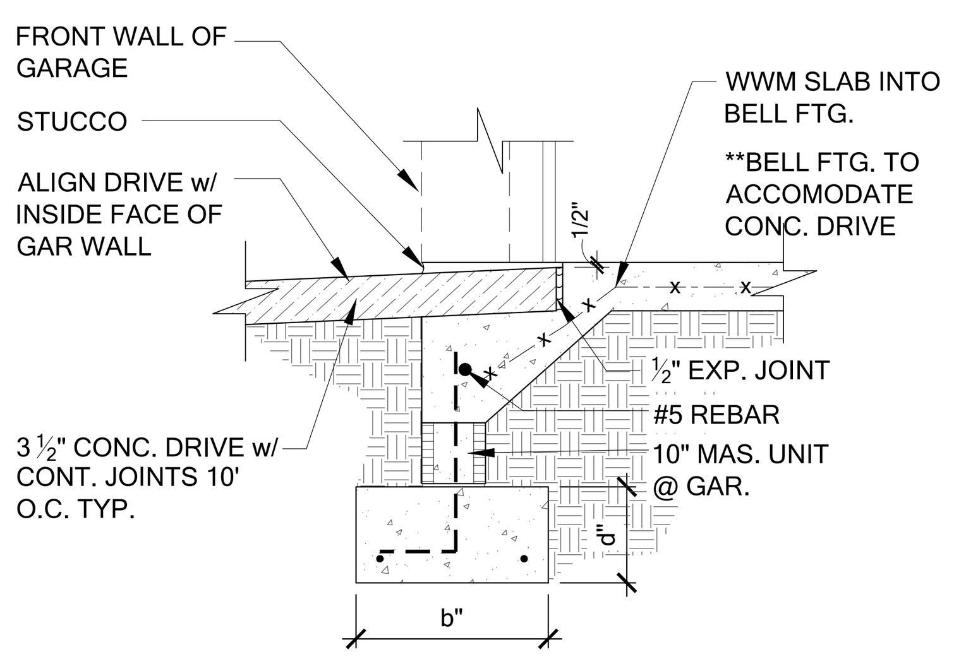
FM03 TYP THICKENED EDGE

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



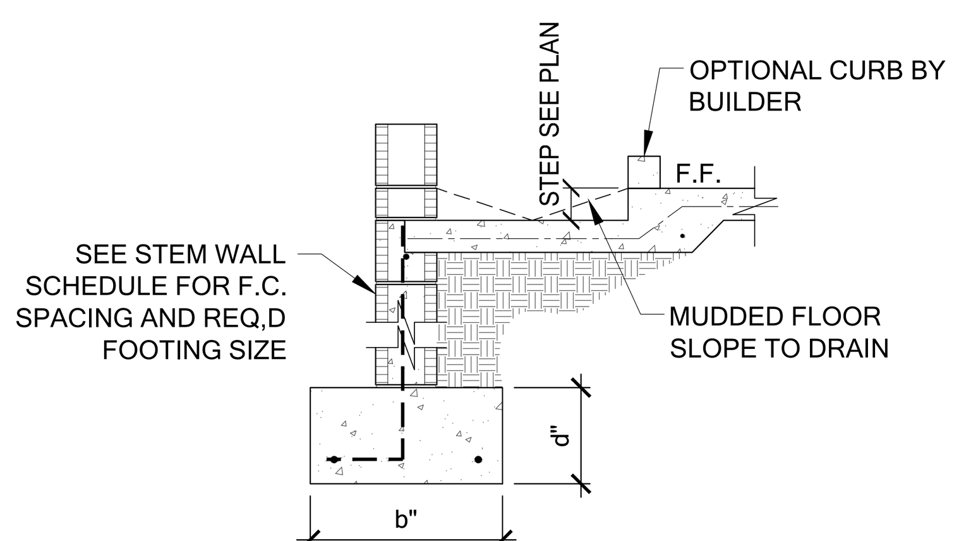
FS05 EXT. DOOR SILL

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



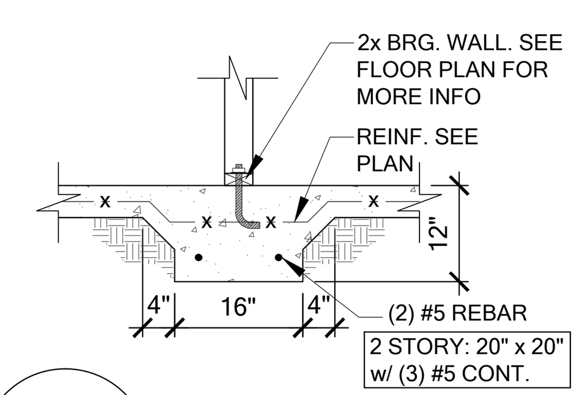
FS07 FTG. @ GAR. DOOR

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



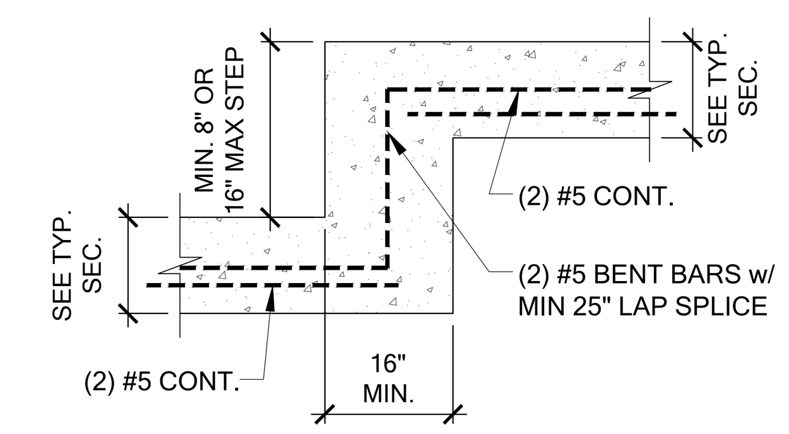
FS09 SECTION @ SHOWER

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



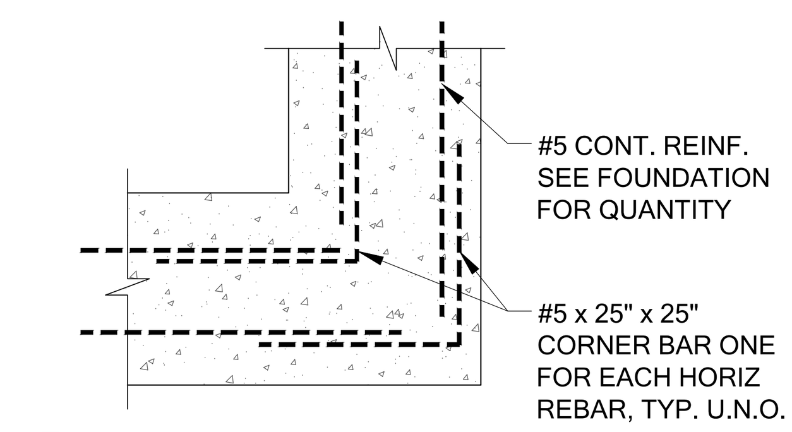
FM10 INT. BRG WALL

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



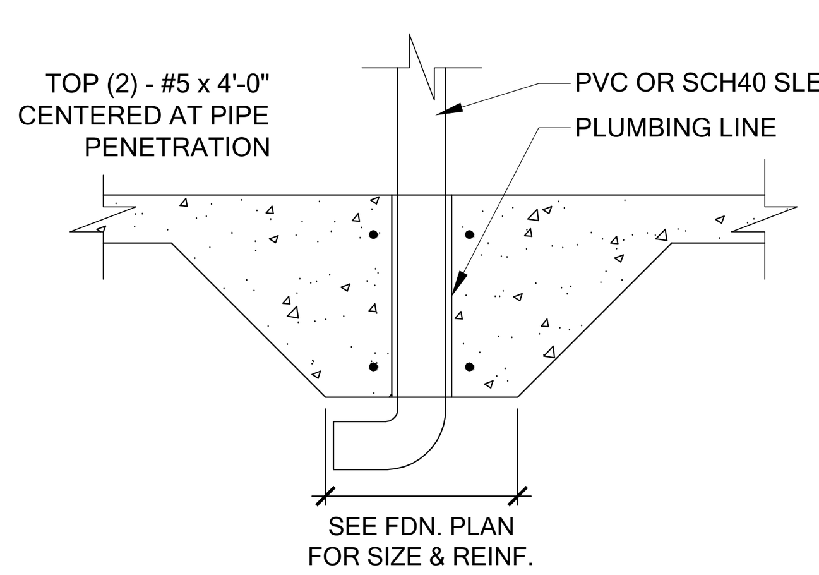
FM18 TYP. STEP FOOTING DETAIL

SCALE: 1/2 1'-0"

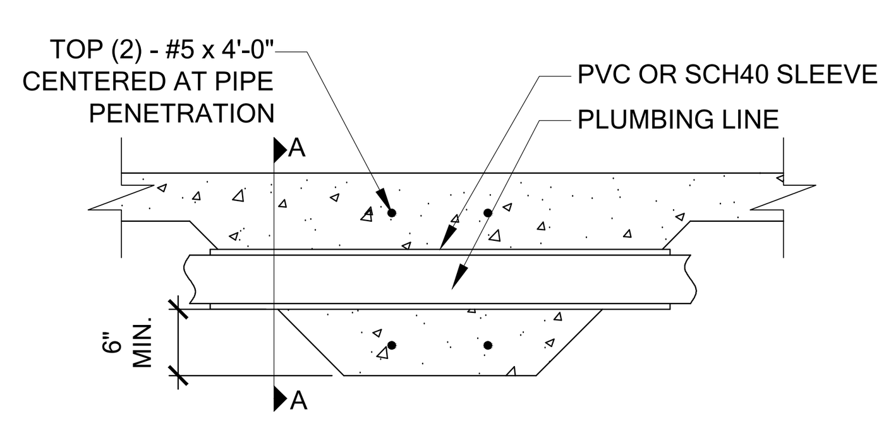


FM19 TYP. CORNER BAR DETAIL

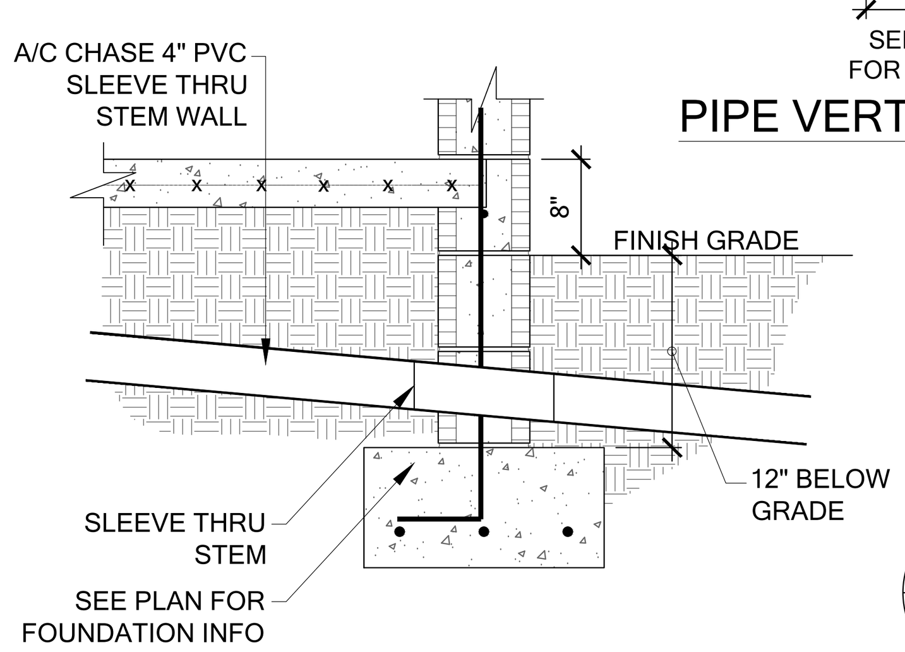
SCALE: 1/2" = 1'-0"



PIPE VERTICAL THRU FDN.

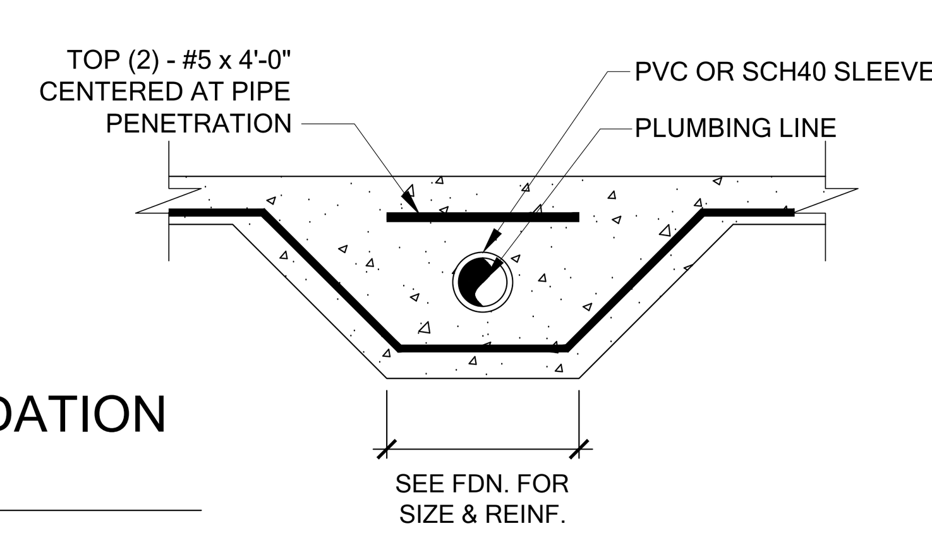


PIPE PERPENDICULAR TO FND.



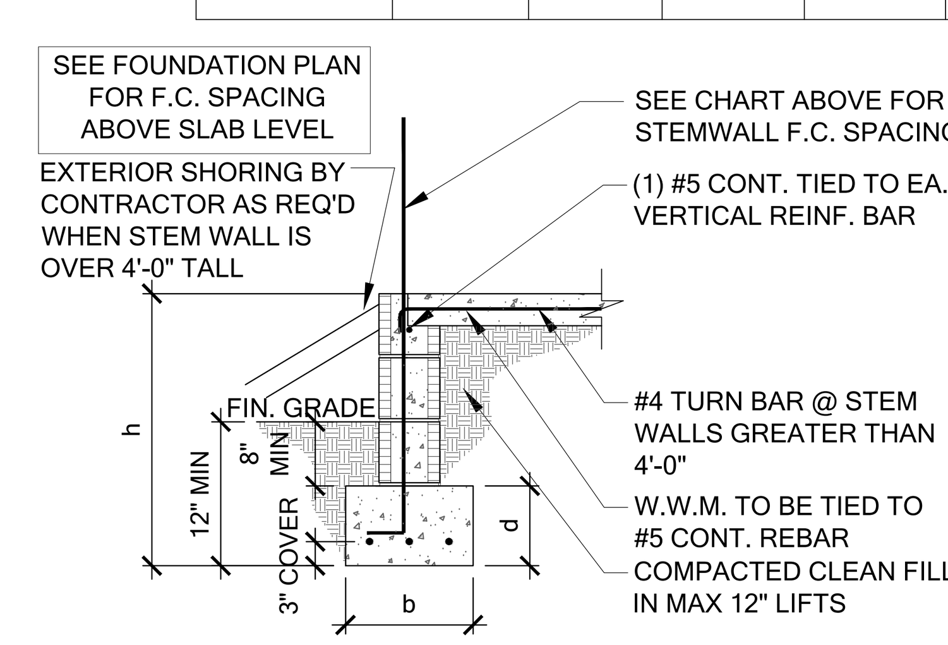
FS23 TYPICAL FOUNDATION PENETRATIONS

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



SECT. "A-A"

STEMWALL SCHEDULE							
STEMWALL HEIGHT (h)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY			
0'-0"-2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS - 1 STORY W/ (3) #5 BARS - 2 STORY	127.2#	6'-8"
2'-8"-4'-0"	10"	10"	20"	24"	W/ (3) #5 BARS	127.2#	4'-0"
4'-8" - 6'-8"	10"	10"	28"	28"	W/ (3) #5 BARS	395#	2'-8"

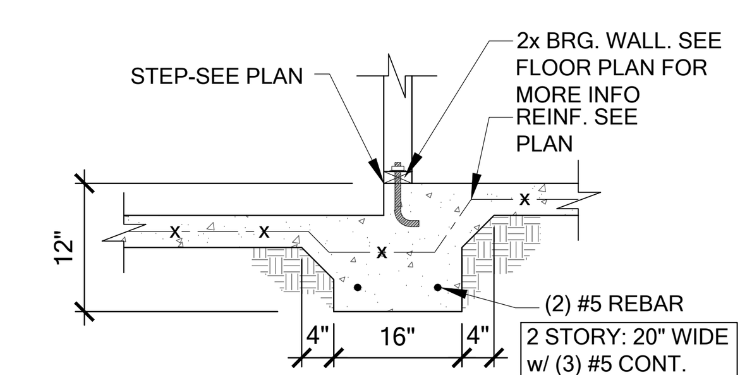


NOTE:

1. VERTICAL REINF. IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE
2. W.W.M. IS REQUIRED TO MAKE ADEQUATE CONNECTION BETWEEN SLAB AND WALL WHEN STEM WALL EXCEEDS 4'-0" FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO TIE INTO VERTICAL BAR AND EXTEND OUT A MIN. 4'-0" INTO SLAB/ STEM
3. IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFORMATION
4. G.C. TO PROVIDE ADEQUATE BRACING OF STEM WALL WHEN UNEVEN BACK FILLING IS TAKING PLACE
5. #5 HORIZONTAL CORNER BARS WITH 4'-0" LEGS IN KNOCKOUT BLOCK @ 16" O.C. VERTICAL. GROUTED SOLID WHEN STEM WALL IS GREATER THAN 4'-0" TALL (TYPICAL ALL CORNERS)
6. IF STEMWALL IS WITH IN 5'-0" OF POOL OR WATER FEATURE FOUNDATIONS TO BE A MINIMUM 12" BELOW BOTTOM OF POOL OR WATER FEATURE.
7. ALL STEM WALLS ARE GREATER THAN (4) COURSES. THE WALL SHALL BE FULLY GROUTED.
8. R.403.1.4 MINIMUN DEPTH: ALL EXTERIOR FOOTINGS (BOTTOM) SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

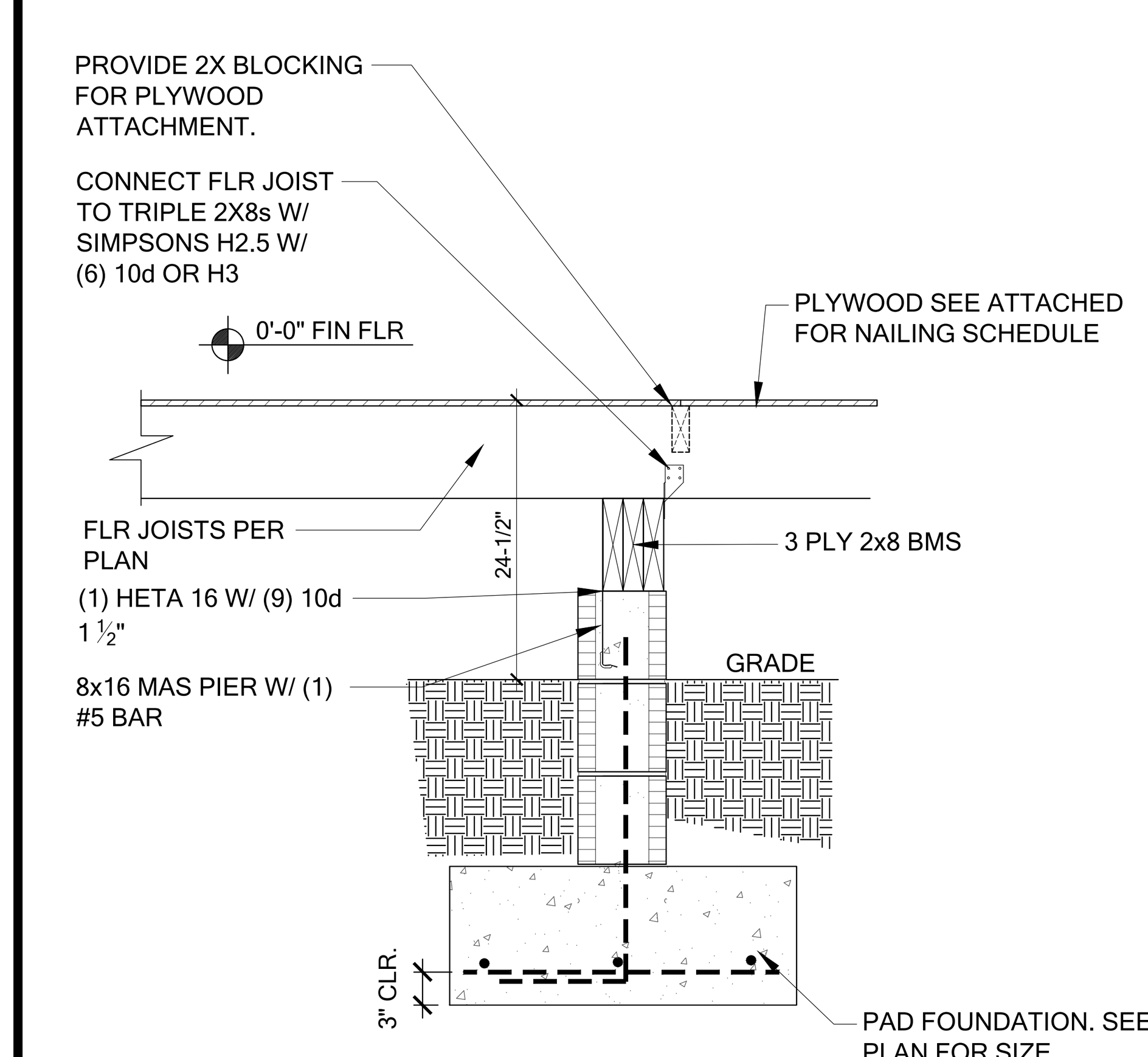
STEM WALL FOOTING SCHEDULE

SCALE: N.T.S.



FM11 STEP DOWN BRG.

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



DD07 SECTION AT SUPPORT PIERS

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

FDS ENGINEERING ASSOCIATES

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: DETAIL SHEET

PLAN REVISIONS:		
DELTA	COMMENT	DATE
△		
△		
△		
△		
△		
△		

DATE: 2-11-14

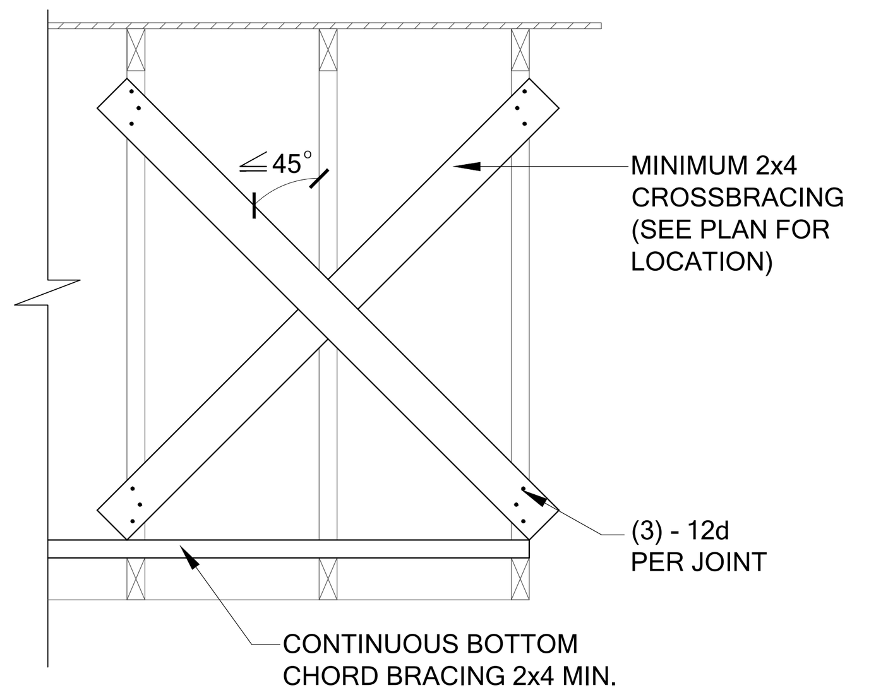
DRAWN BY: RS

CHECKED BY: SG

APPROVED BY: CB

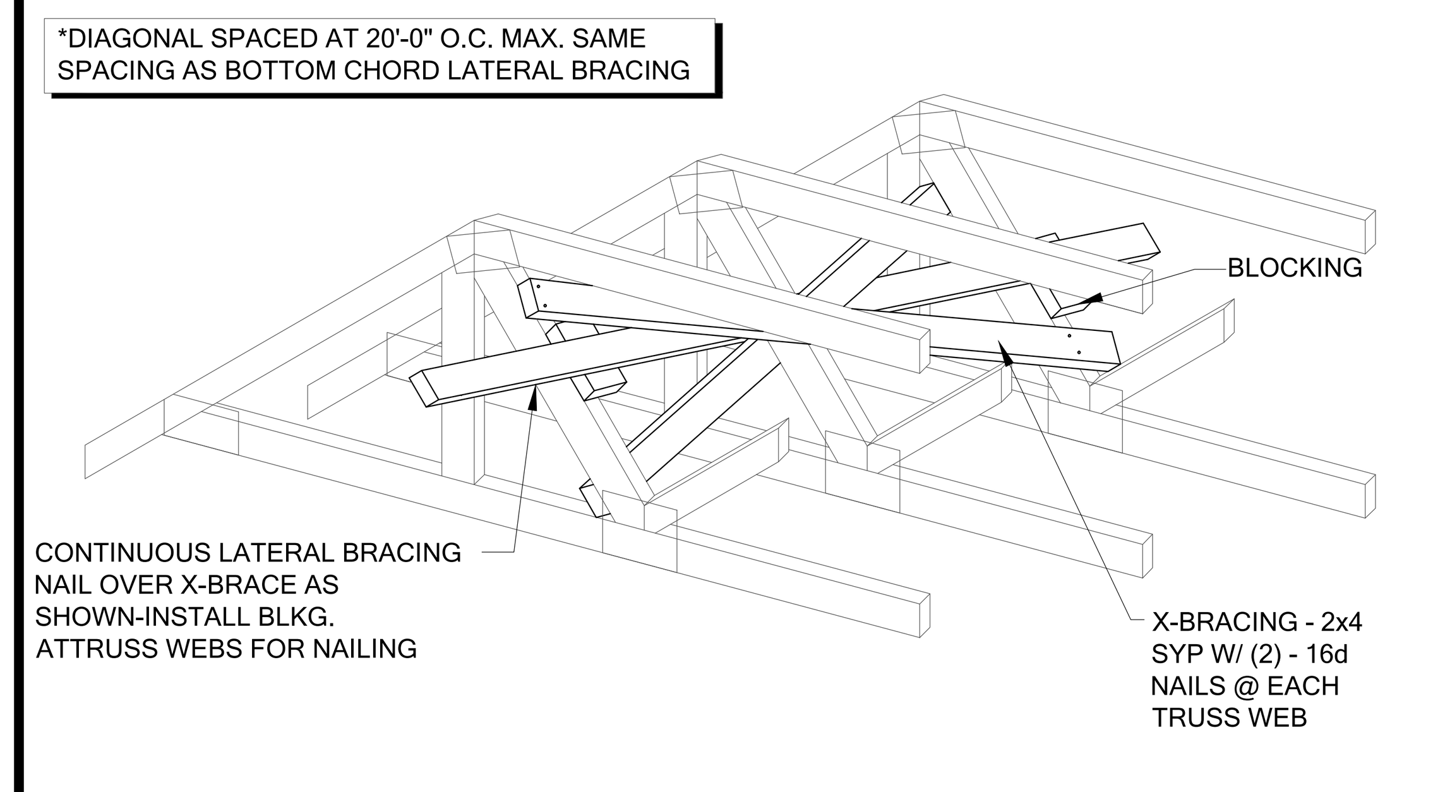
SHEET NUMBER

D1



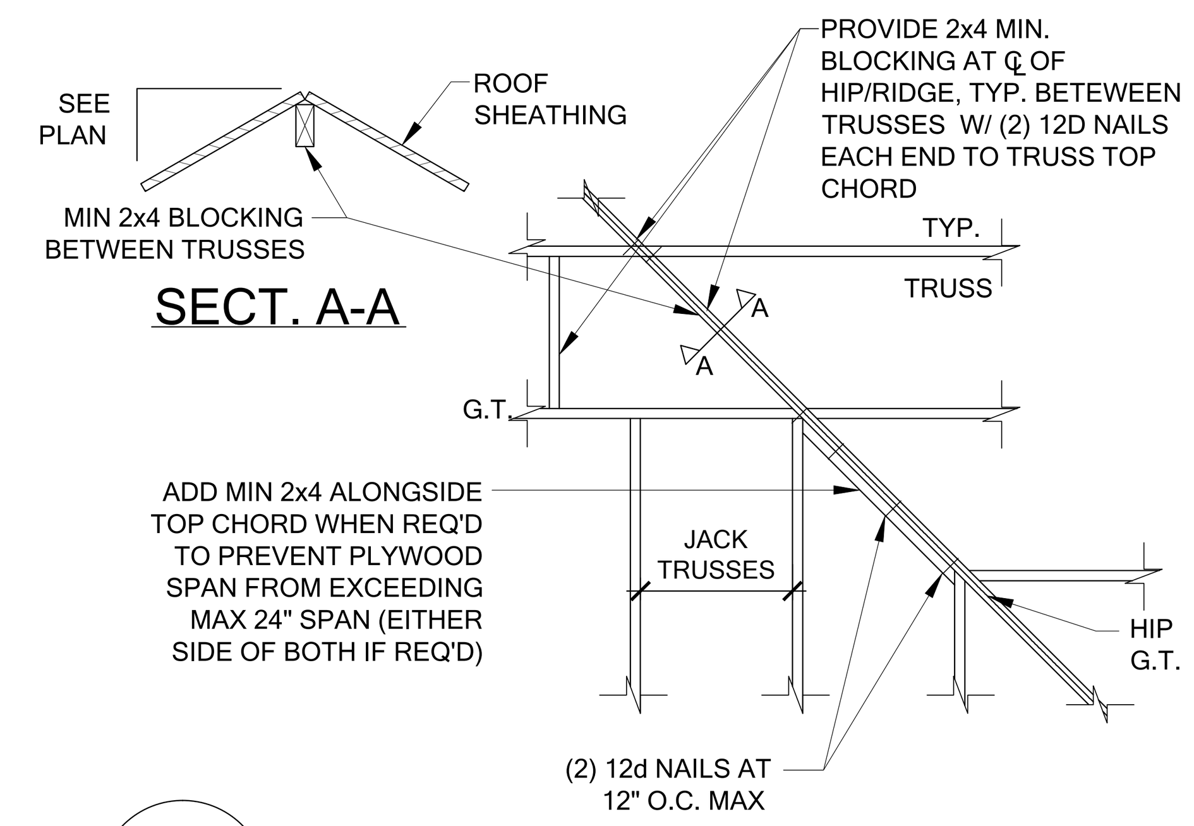
TB01 CROSS BRACING DETAIL (TYP.)

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



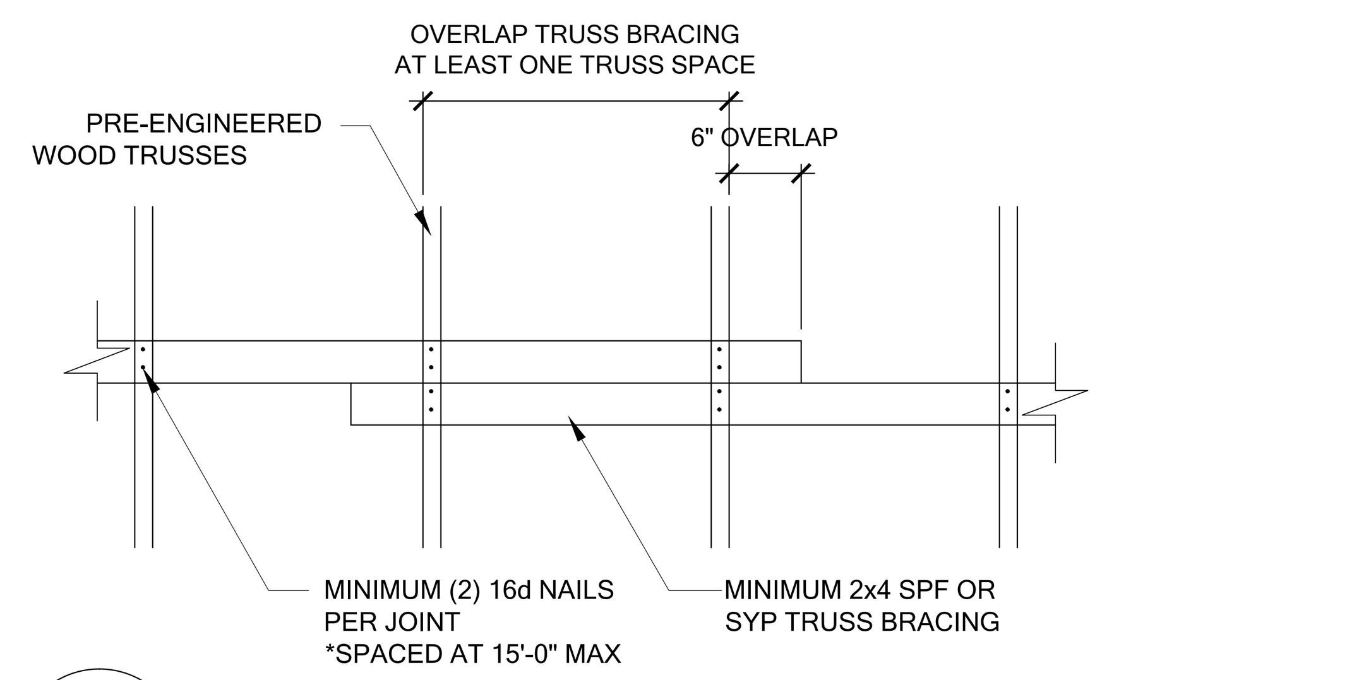
TB02 CROSS BRACING DETAIL (TYP.)

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



TB03 HIP/RIDGE BLOCKING DETAIL

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



TB04 TRUSS BRACING OVERLAP DETAIL (TYP.)

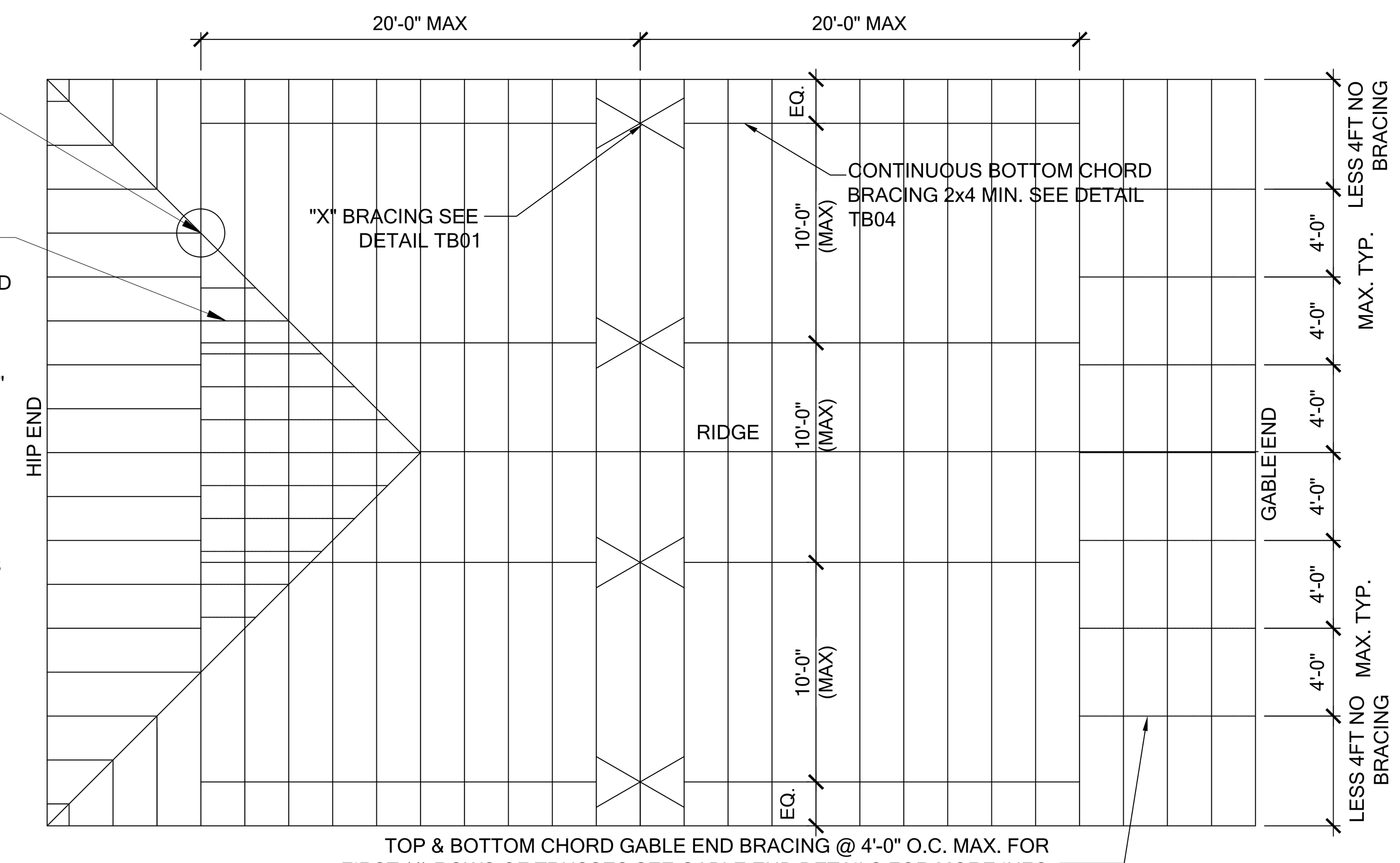
SCALE: 3/4" = 1'-0"

TB03

G.C. TO PROVIDE BLOCKING TO COMPLY W/ APA RECOMENDATIONS FOR SPAN RATING OF 7/16" OSB.

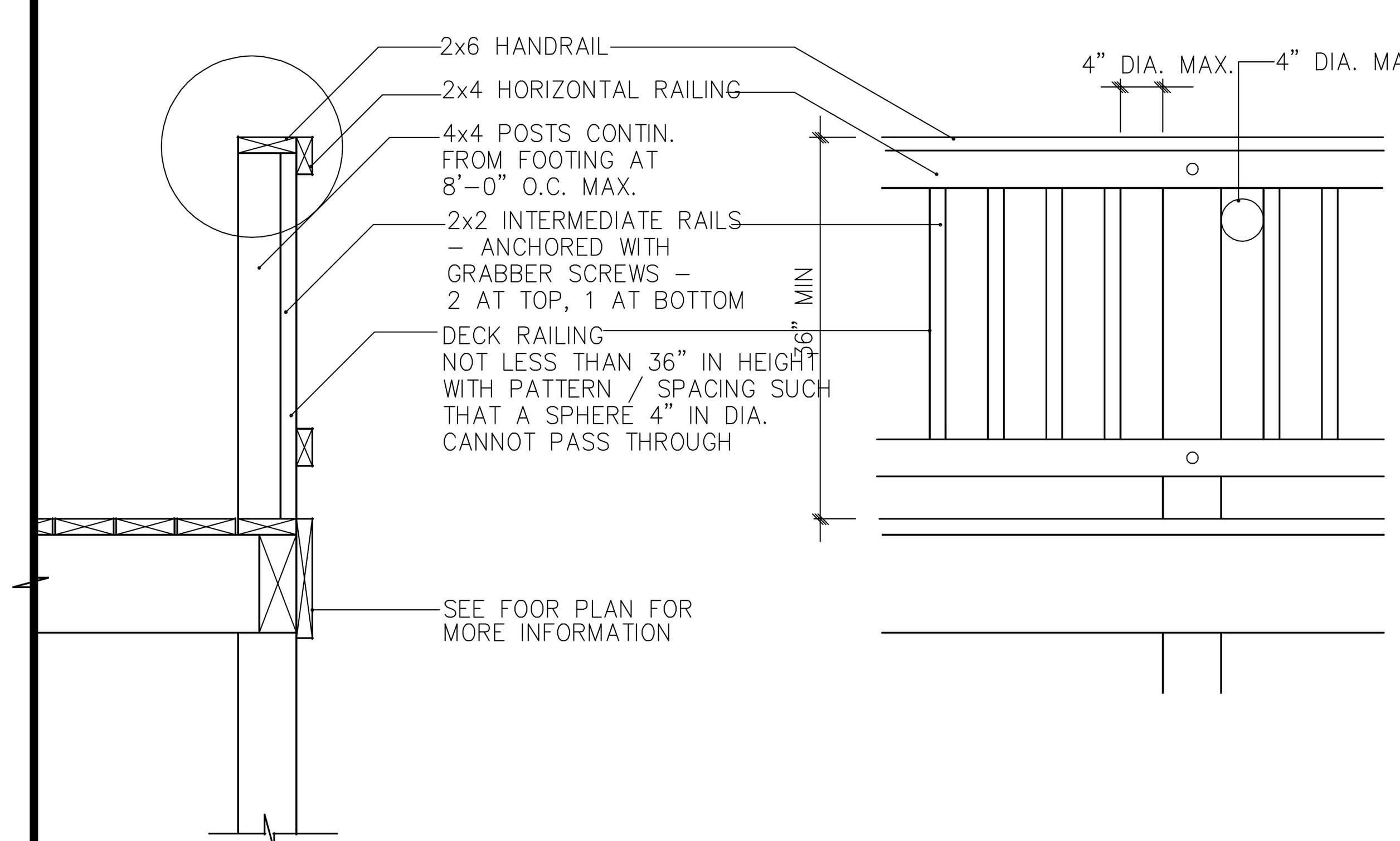
**ALTERNATE SPAN RATED 32/16 PLYWOOD MAY BE USED. (32/16 IS THE SPAN RATING. THE PLYWOOD THICKNESS IS 15/32") IF 15/32" IS USED THEN THE ALTERNATE BLOCKING IS NOT REQUIRED AT HIP SECTIONS

NOTE:
1) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING THAT MAY BE REQUIRED
2) "T" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE WEB.

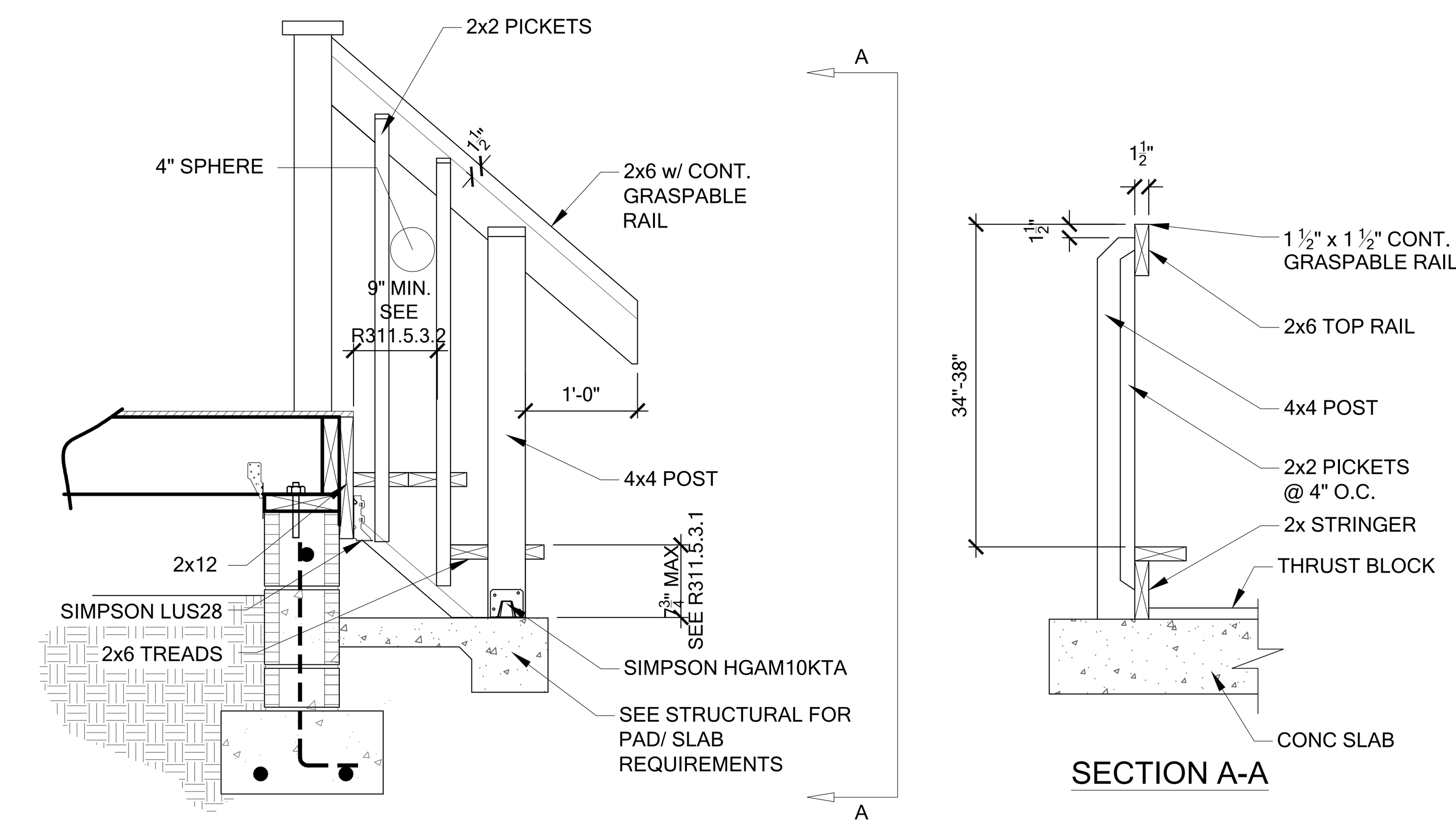


TB05 REQUIRED MINIMUM PERMANENT TRUSS BRACING PLAN

SCALE: 1/8" = 1'-0"



HR01 TYPICAL RAILING DETAIL



HR2 STAIR DETAIL

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

TRUSS NOTES:

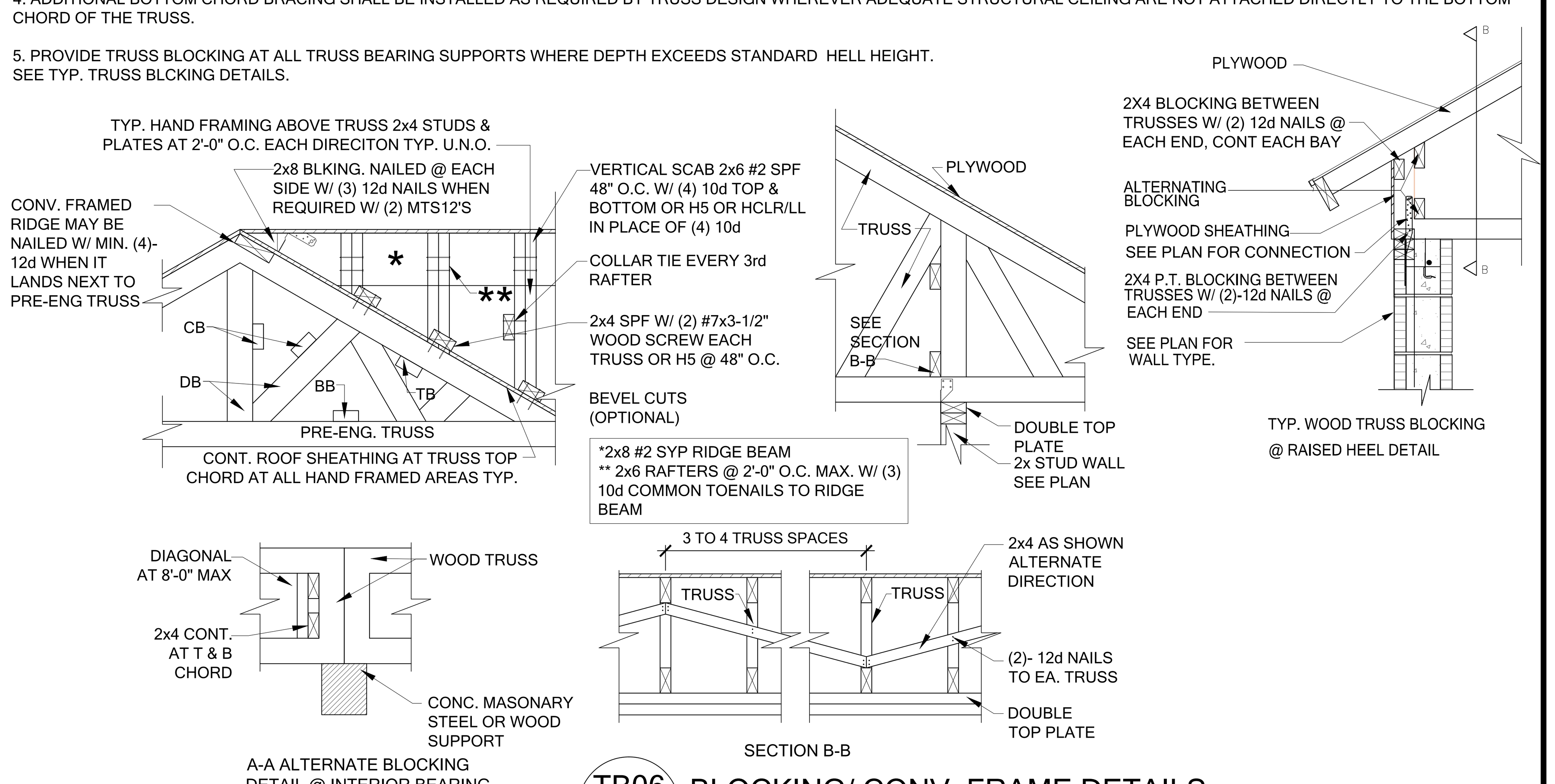
1. WOOD TRUS ERACTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TP1-2002 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLE AS THE TRUSSES ARE ERECTED. INADEQUATE TRUSSES BRACING IS THE MOST COMMON CAUSE OF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF PLYWOOD SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOAD SHOULD BE LIMITED TO 8 SHEETS OF PLYWOOD ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENTRATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL BE SPREAD OUT EVENLY OVER A LARGE SO AS TO AVOID OVERLOADING ANY ONE TRUSS.

2. ALL BRACING (DB, CB, BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.

3. ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ (2)- 16d NAILS AT EACH TRUSS INTERSECTION.

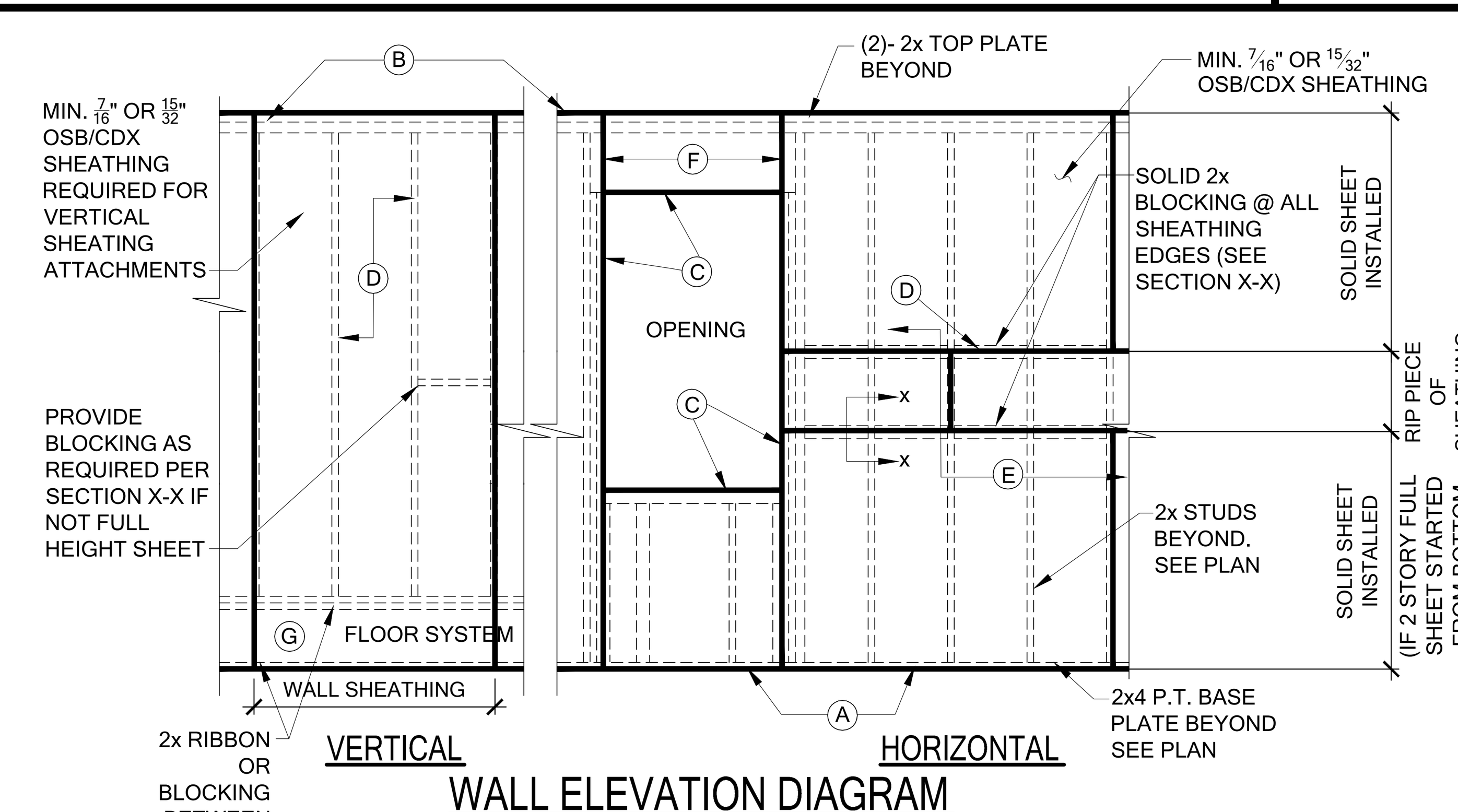
4. ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTURAL CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.

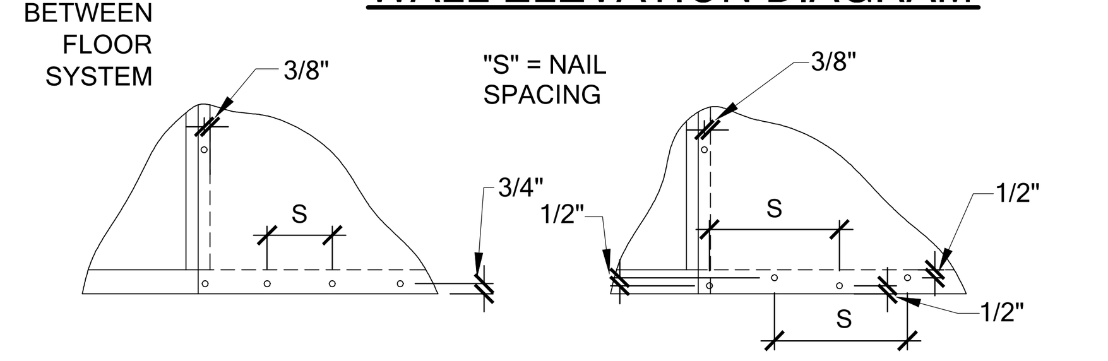
5. PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE DEPTH EXCEEDS STANDARD HELL HEIGHT. SEE TYP. TRUSS BLCKING DETAILS.

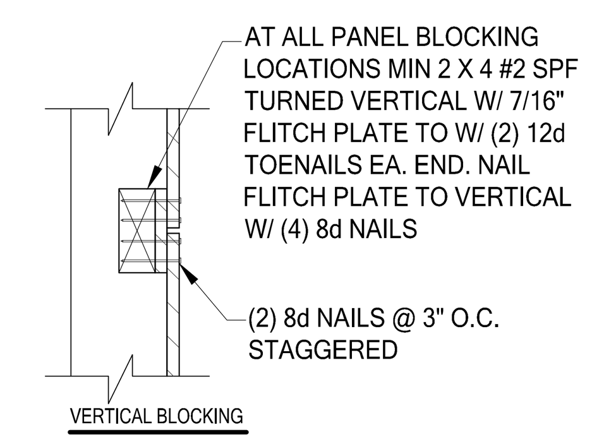


TB06 BLOCKING/ CONV. FRAME DETAILS

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







Ⓐ NAIL AT BASE 2 ROWS @ 4" O.C. W/8d COMMON NAIL

Ⓑ NAIL AT TOP PLATE TWO ROWS @ 4" O.C. W/8d COMMON NAIL

Ⓒ NAIL OPENING PERIMETER w/ (2) ROWS @ 4" O.C. W/8d COMMON NAIL

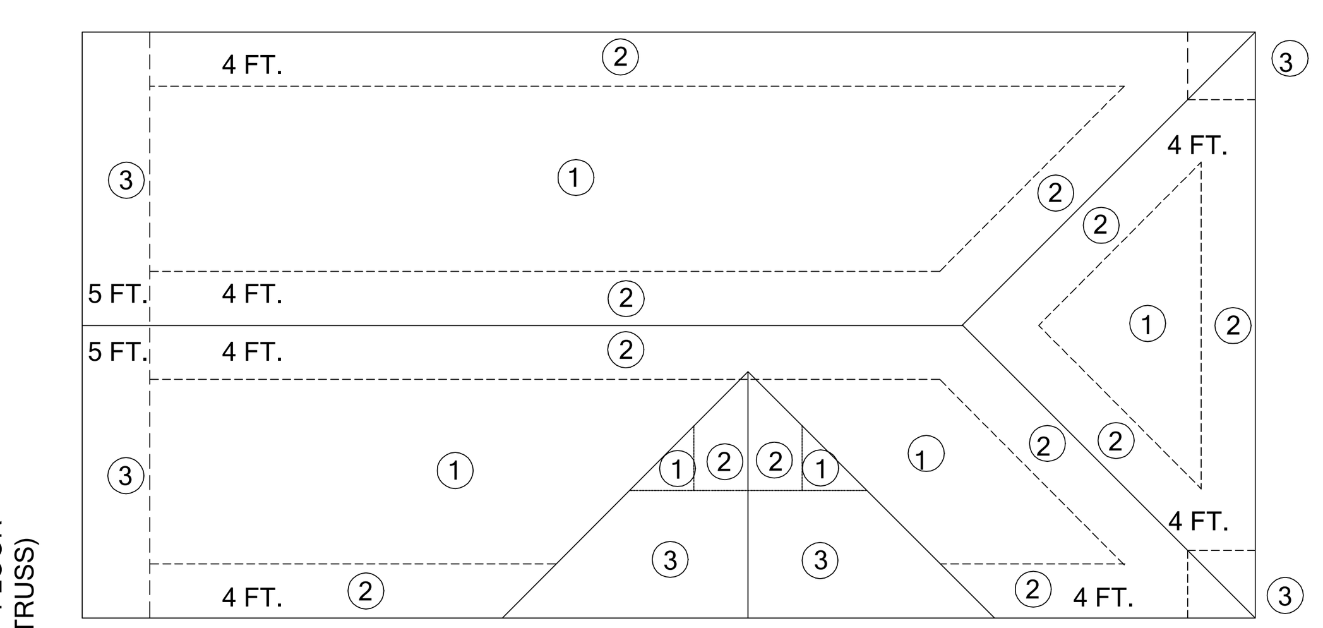
Ⓓ NAIL INT. AT 6" O.C. W/8d COMMON NAIL

Ⓔ STAGGER ALL VERT. JOINTS & NAIL @ 4" O.C. W/8d COMMON NAIL

Ⓕ PLYWOOD SPLICES @ HEADER - NAIL SHEATHING TO HEADER W/ 8d COMMON NAILS @ 4" O.C. (2) ROWS @ TOP & BOTT.

Ⓖ (2) 8d NAILS @ 3" O.C. TO EACH TRUSS END OR @ VERTICAL MEMBER IF GABLE END

NOTE: 8d NAILS FOR WALL SHEATHING MUST BE MIN .131" X 2 1/2"



ROOF NAILING ZONE DIAGRAM

ROOF NAILING SCHEDULE:

NAILING ZONES (SHINGLE AND TILE)

ZONE 1: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 3 8d RING SHANK NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

(NOTE: IF 5/8" PLYWOOD IS USED, CONTRACTOR MUST USE 10d RING SHANK NAILS)

NOTE:
ROOF SHEATHING: (APA RATED EXPOSURE 1) 1/2" PLYWOOD (TILE) OR 7/16" OSB MIN. (SHINGLES) SPAN RATED 24/16

SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ATTACH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD AND OR BLOCKING AT ALL EDGES.

TB13 WALL SHEATHING INSTALL & NAILING SCHED.

SCALE: N.T.S.

FDS ENGINEERING ASSOCIATES

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: DETAIL SHEET

PLAN REVISIONS:

DELTA	COMMENT	DATE
△		
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△		
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DATE: 2-11-14

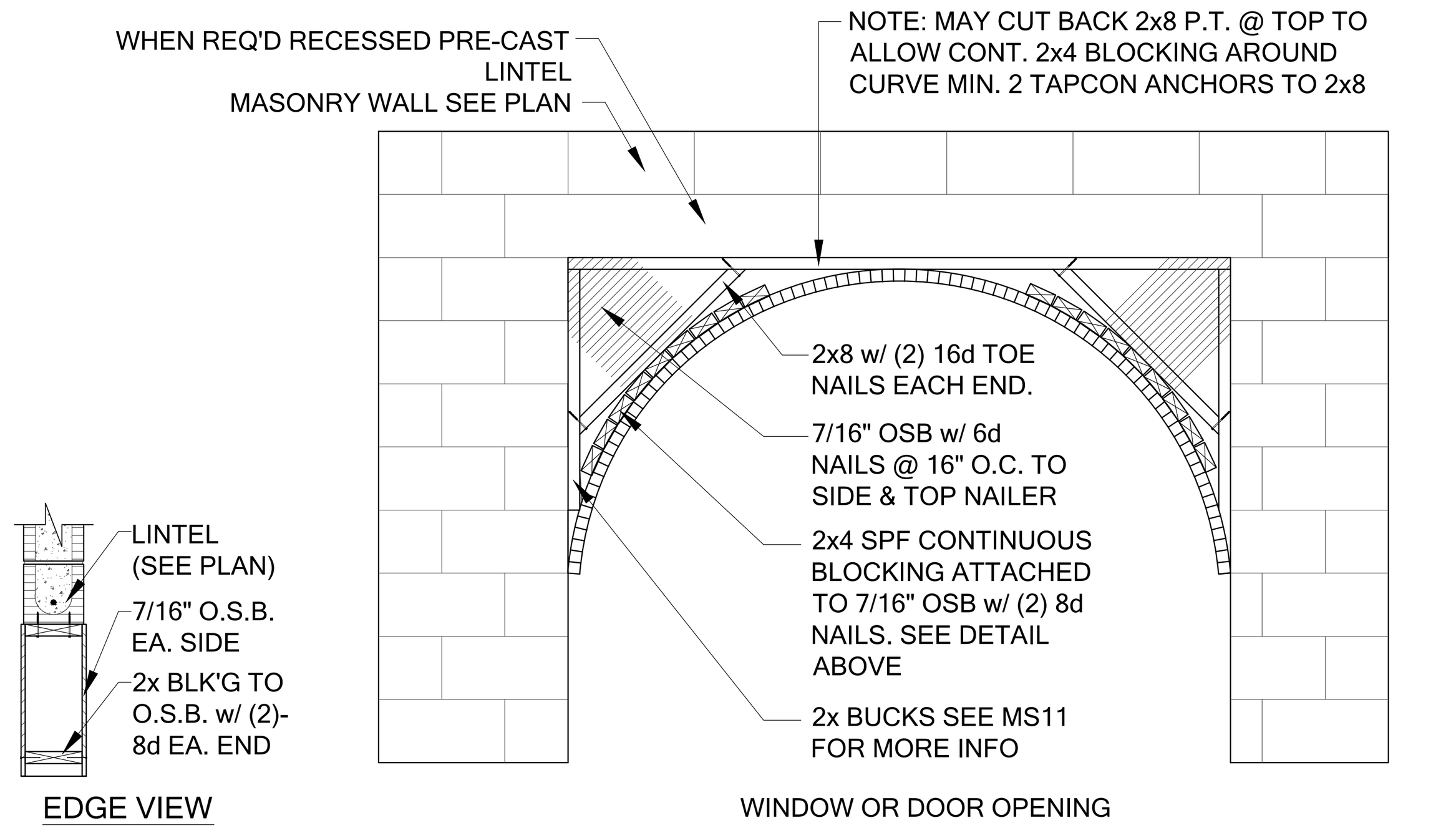
DRAWN BY: RS

CHECKED BY: SG

APPROVED BY: CB

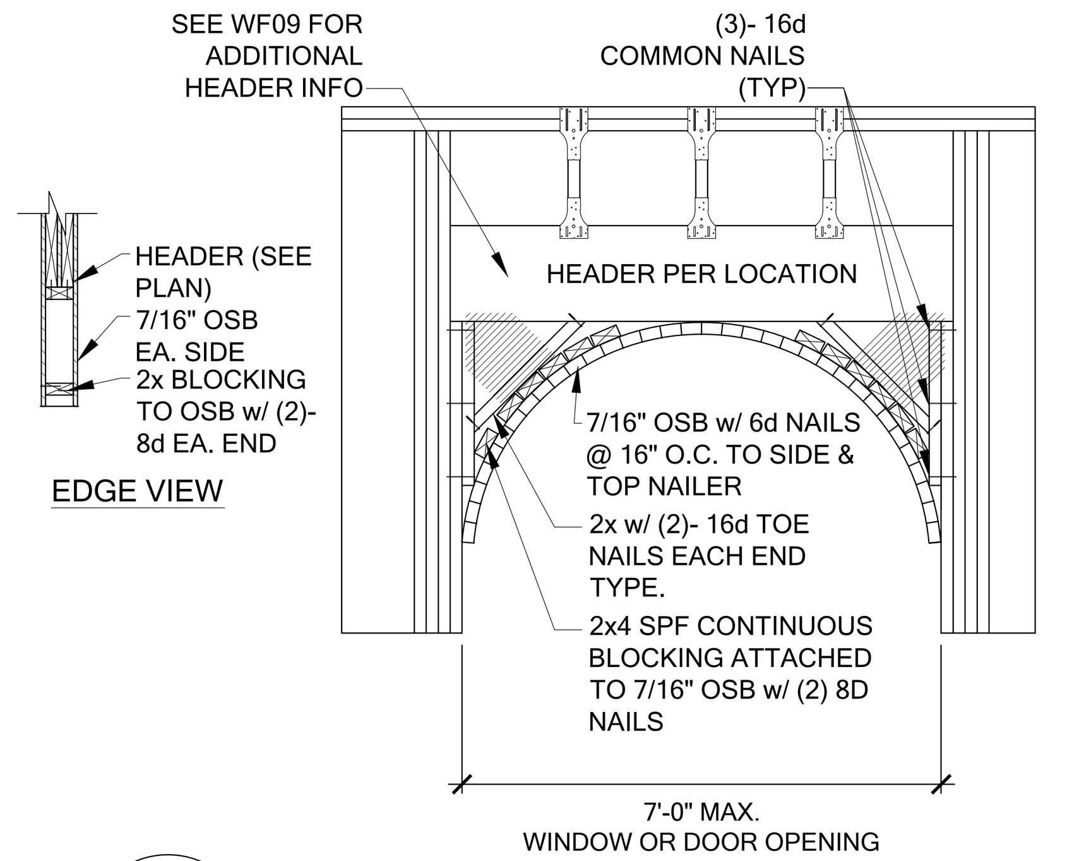
SHEET NUMBER

D2



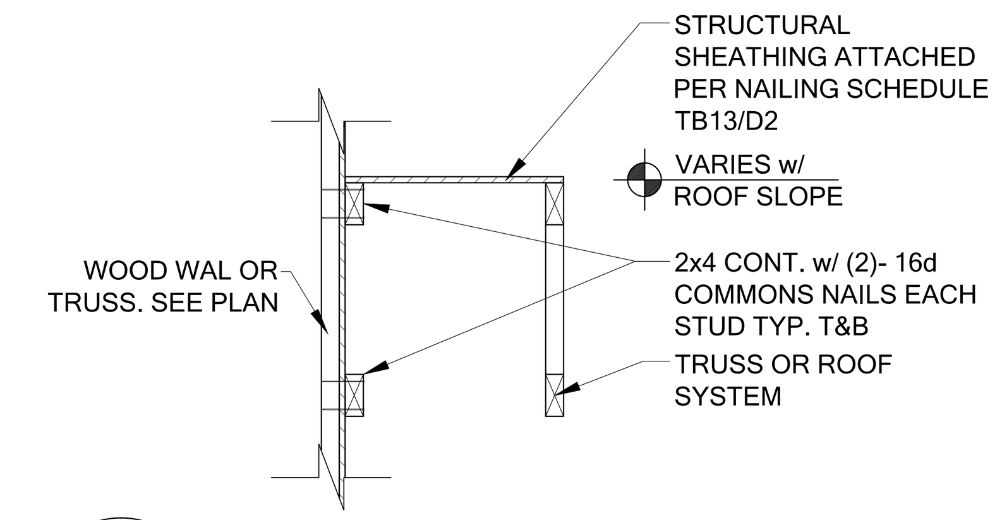
WF01 DET. @ ARCH WINDOW FRAMING

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



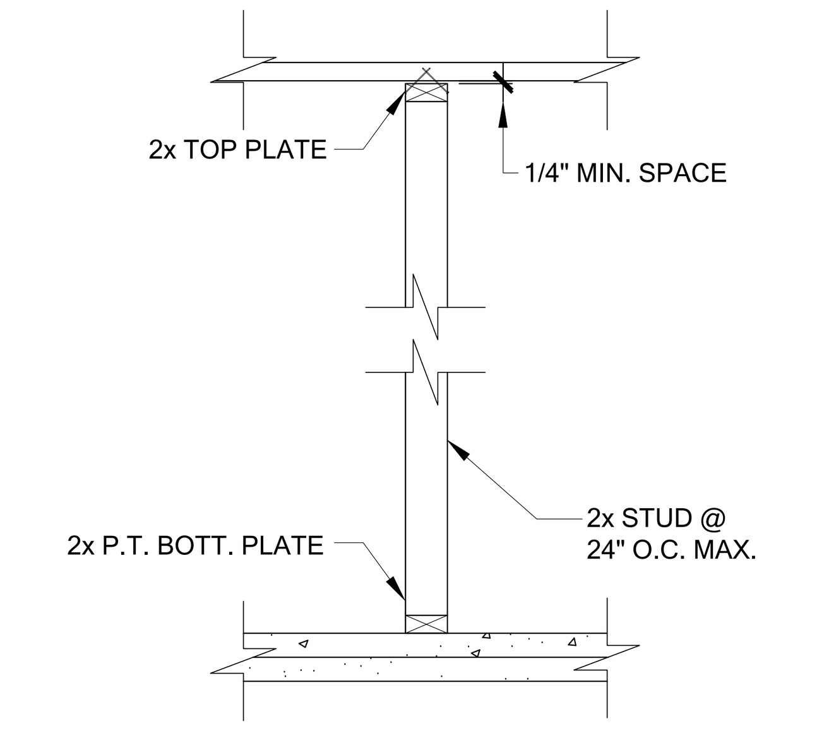
WF02 DET. @ ARCH. WINDOW FRAMING

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



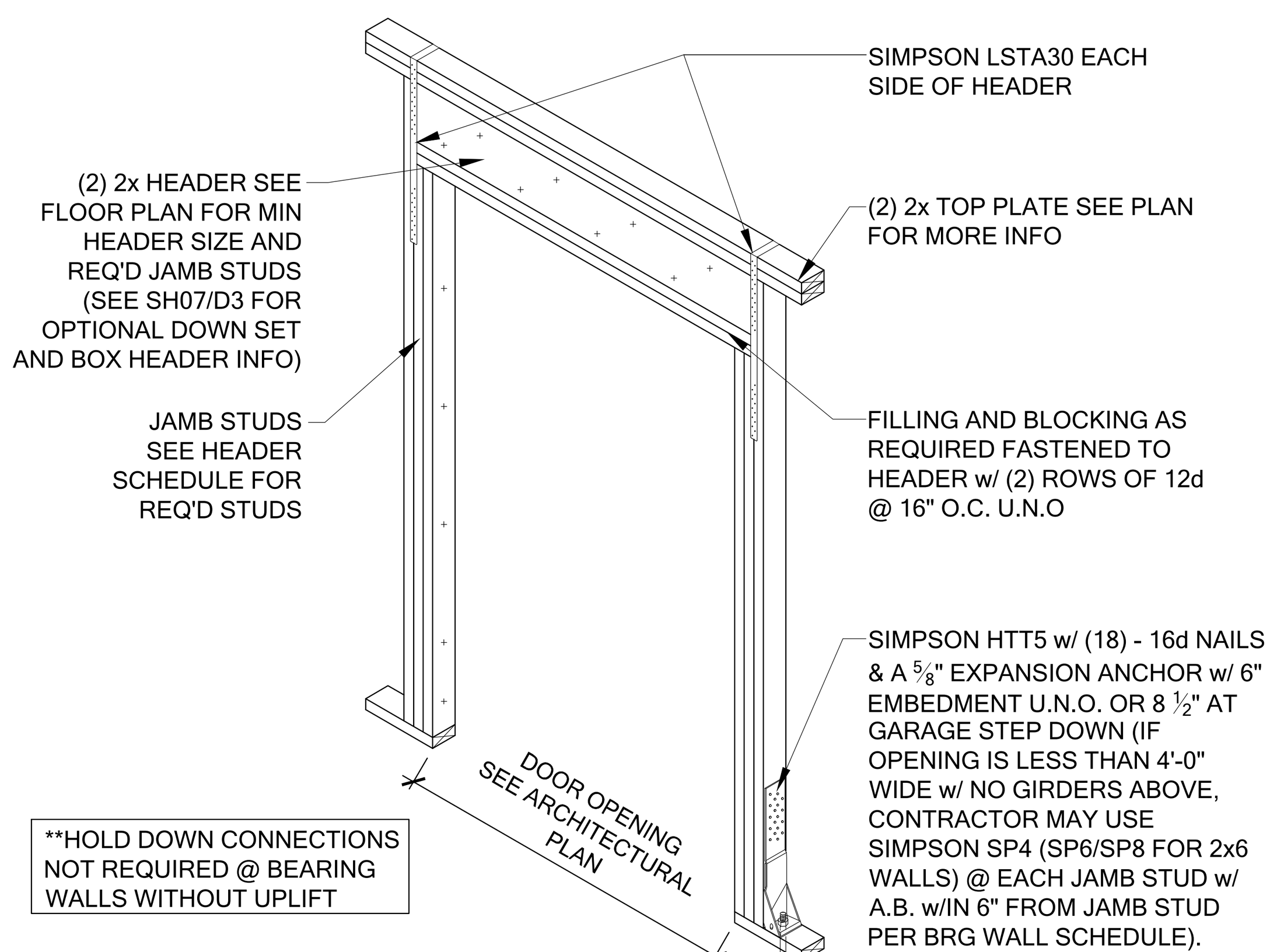
LD02 SHEAR TRANSFER EXT. WALL

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



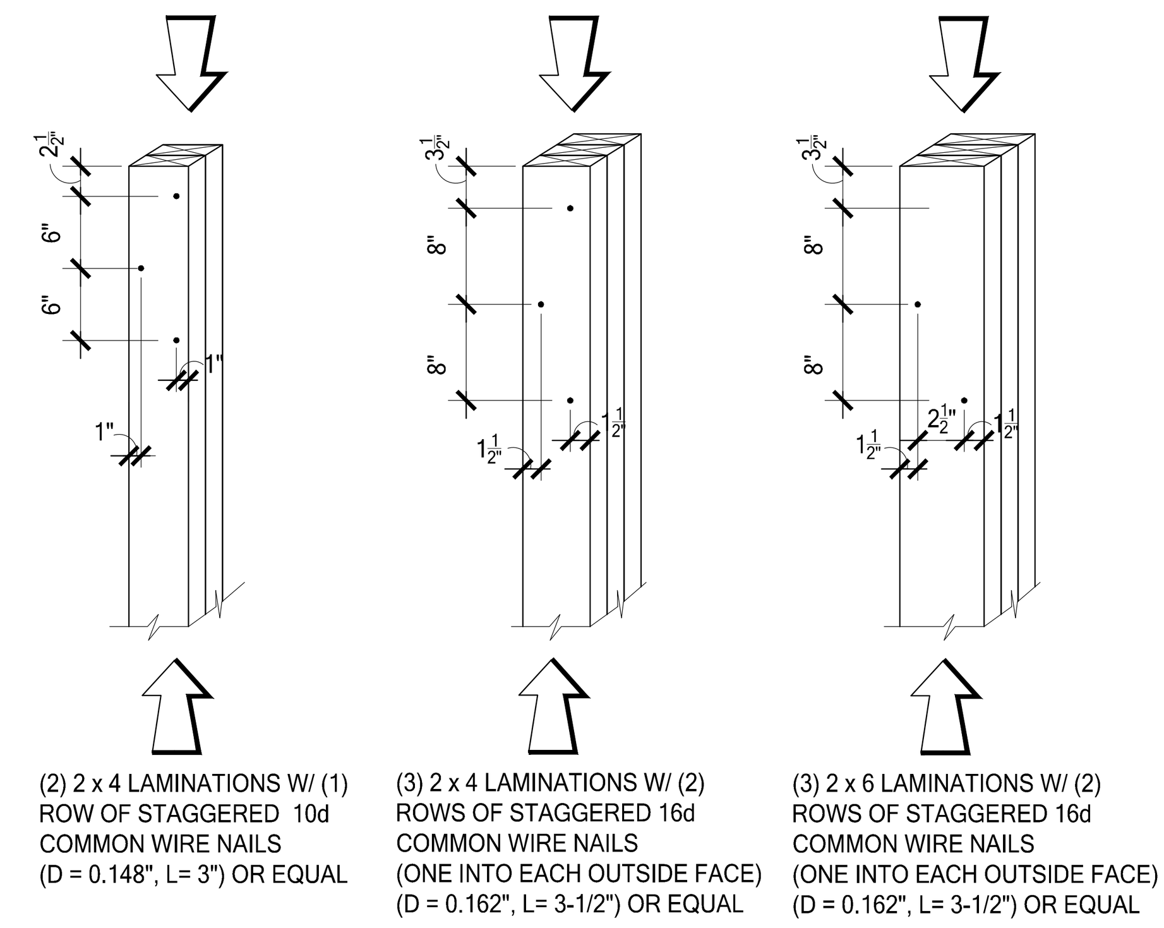
WF18 TYPICAL INTERIOR NON-BEARING

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



WF09 WALL HEADER DETAIL

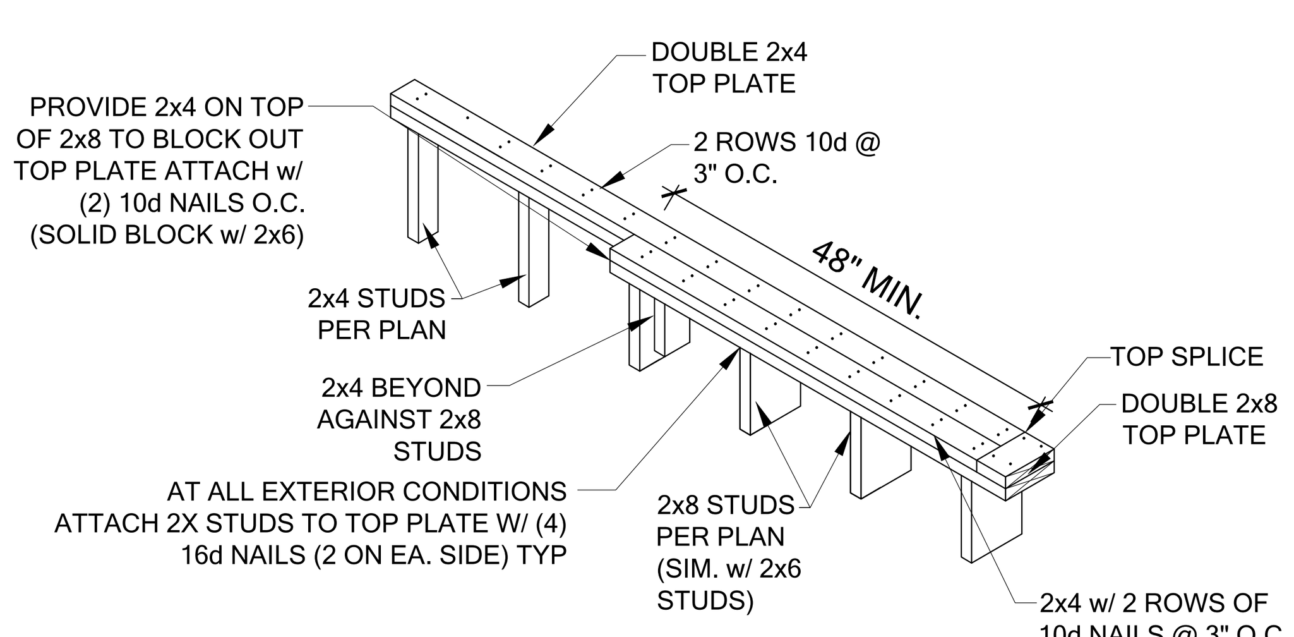
SCALE: 1/2" = 1'-0"



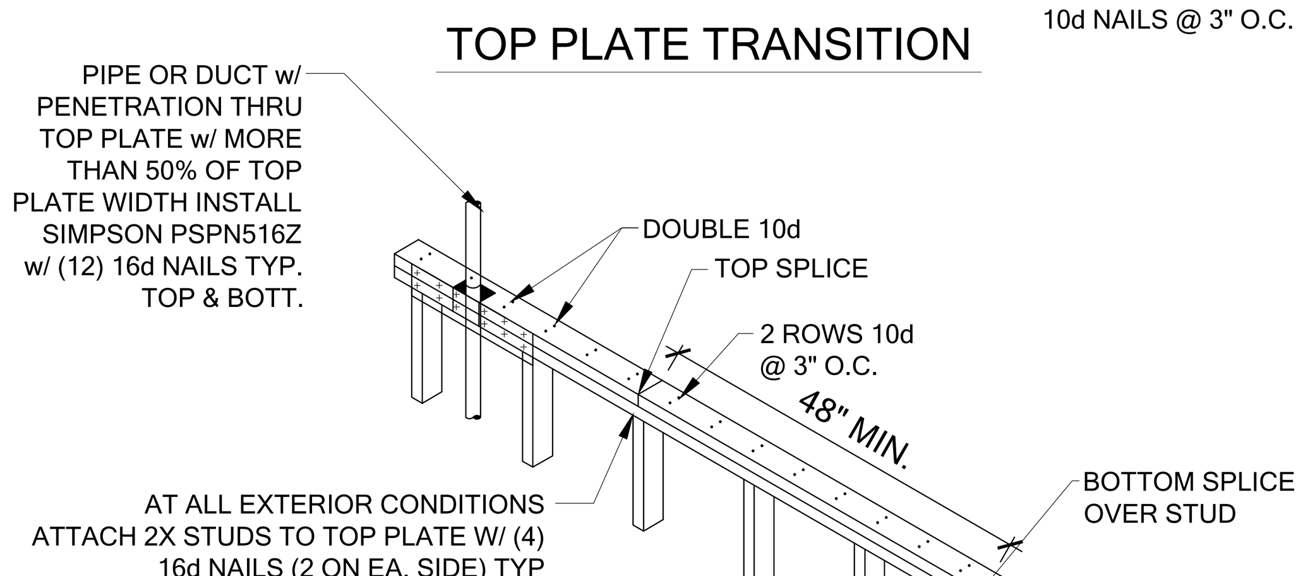
NOTES:
1) ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2) ALL NAILS PENETRATE AT LEAST 3/4" OF THE THICKNESS OF THE LAST LAMINATION
3) FOR 4-PLY, PROVIDE 1/4"DIA. x 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
4) REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

WF37 STANDARD NAILING FOR BUILT-UP COLUMNS

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



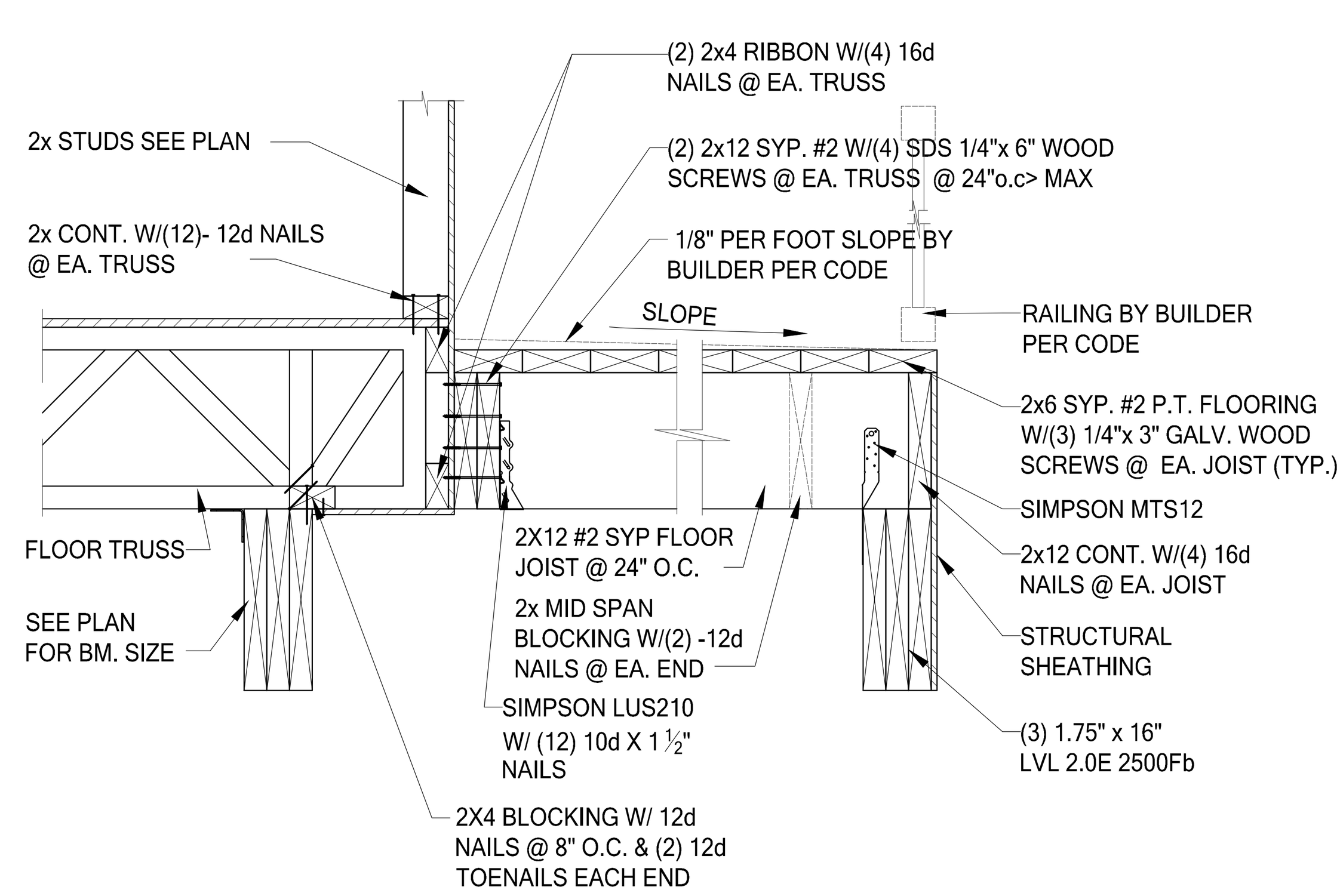
TOP PLATE TRANSITION



NOTE:
PLATE LENGTHS MUST BE AT LEAST 8'-0" LONG, TYPICAL

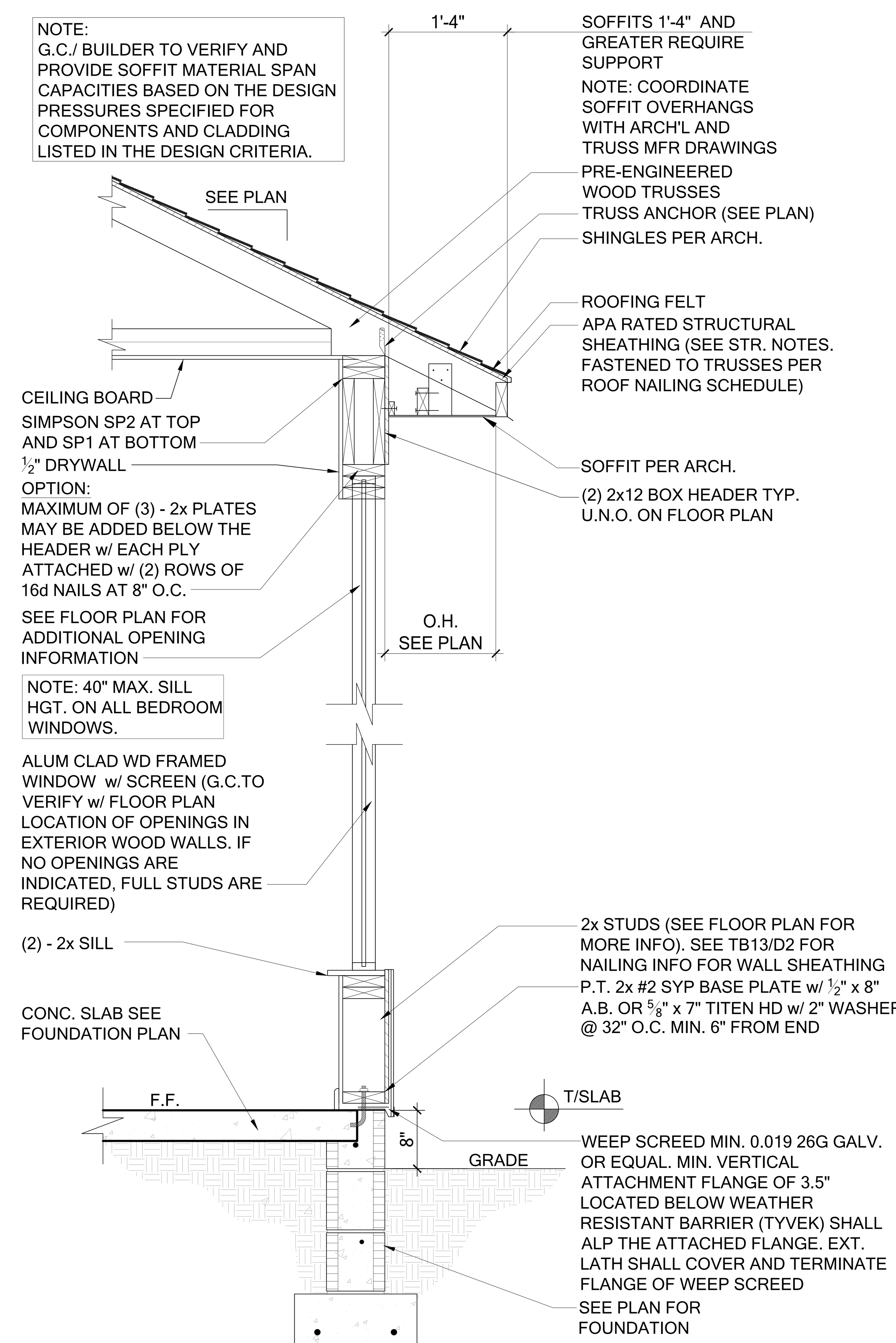
WF17 TOP PLATE SPLICE DETAIL

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



BS06 DECK DETAIL

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



WS02 TYP. WALL SECTION

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

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WWW.FDSENG.COM
500 N. MAITLAND AVE. SUITE 101
MAITLAND, FL 32751
OFFICE: (321) 972-0491 FAX: (407) 880-2309
CERTIFICATION OF AUTHORIZATION NO. 9161

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.

FDS JOB NO.: 13-0632

FL # 56126
CARL A. BROWN, P.E.
DATE: March 07 2014

IF SEAL AND SIGNATURE ARE NOT BLUE OR CAN NOT BE SMUDGED CONTACT THE E.O.R. FOR AUTHORIZATION.

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: DETAIL SHEET

PLAN REVISIONS:

DELTA	COMMENT	DATE
△		
△		
△		
△		
△		
△		

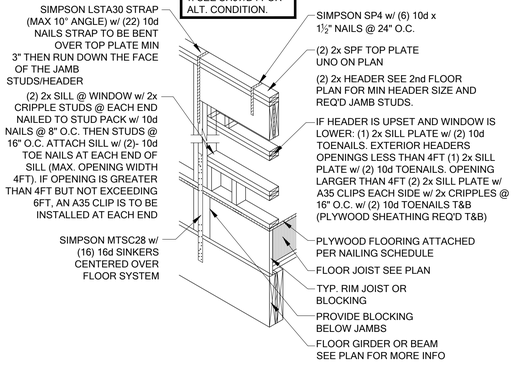
DATE: 2-11-14
DRAWN BY: RS
CHECKED BY: SG
APPROVED BY: CB

SHEET NUMBER

D3

GENERAL NOTES

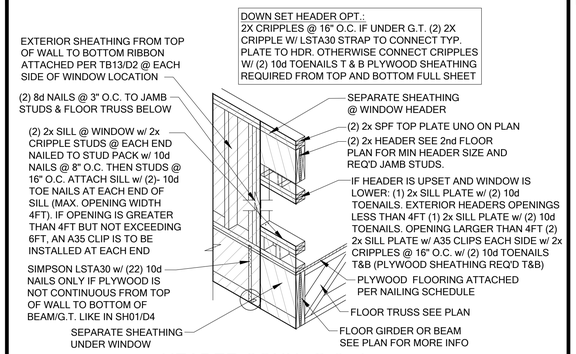
1. SEE SH07/D4 FOR ALT. CONDITION.



SH03 HEADER CONN. @ 2nd FLOOR w/ LOW BM

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

DOWN SET HEADER OPT.:
2X CRIPPLES @ 16" O.C. IF UNDER G.T. (2) 2X CRIPPLE W/ LSTA30 STRAP TO CONNECT TYP. PLATE TO HDR. OTHERWISE CONNECT CRIPPLES W/ (2) 10d TOENAILS T & B PLYWOOD SHEATHING REQUIRED FROM TOP AND BOTTOM FULL SHEET

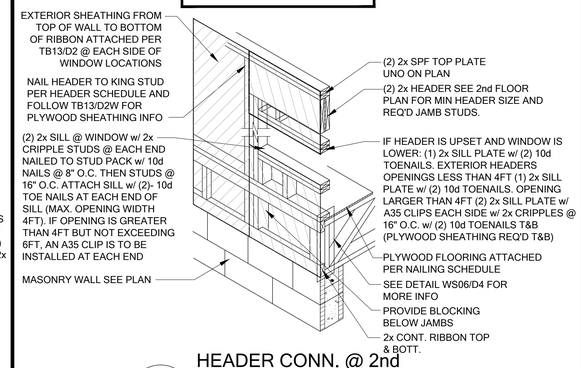


SH05 HEADER CONN. @ 2nd FLOOR w/ HIGH BM

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

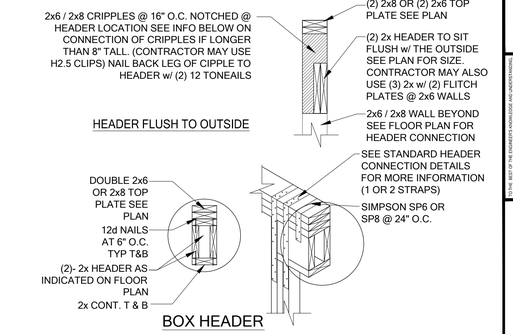
GENERAL NOTES

1. SEE SH07/D4 FOR ALT. CONDITION.



SH10 HEADER CONN. @ 2nd FLOOR @ JACK TRUSSES

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



SH07 ALT. HEADER CONDITIONS

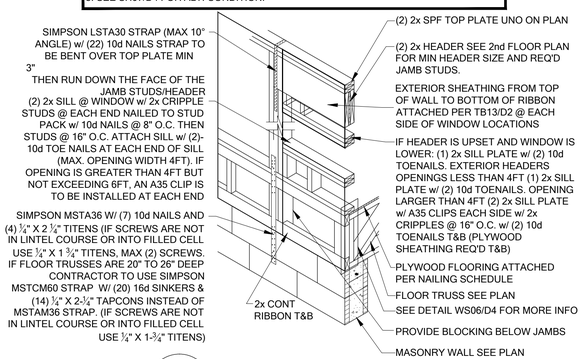
SCALE: N.T.S

GENERAL NOTES

1. IF FLOOR TRUSSES ARE 20" TO 26" DEEP CONTRACTOR TO USE SIMPSON MSTCM60 STRAP w/ (20) 16d SINKERS & (14) ¼" x 2 ½" TAPCONS INSTEAD OF MSTAM36 STRAP.

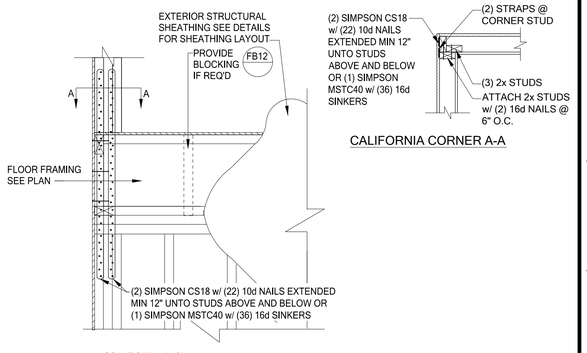
2. IF ICF WALL IS BELOW, CONTRACTOR TO USE HTT5 INSTEAD OF MSTAM36 STRAP. SEE STRUCTURAL NOTES FOR MORE INFO.

3. SEE SH07/D4 FOR ALT. CONDITION.



SH01 HEADER CONN. @ 2nd FLOOR

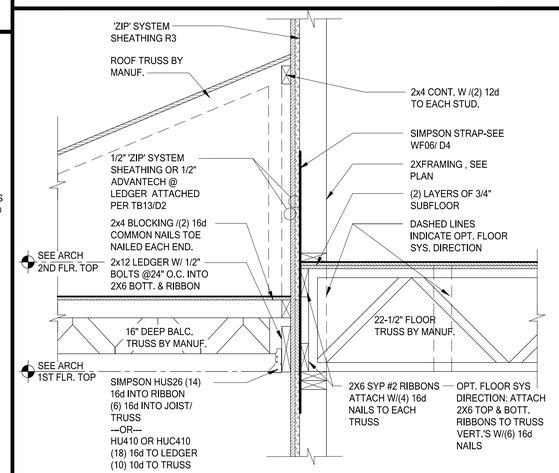
SCALE: 1/2" = 1'-0"



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

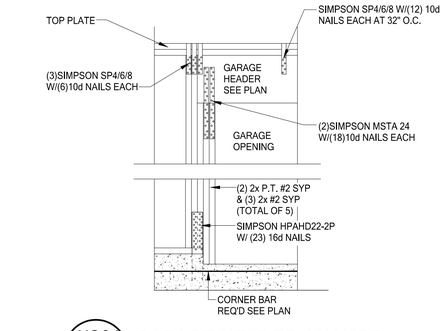
FB06 SECTION CORNER FRAMING ATTACHMENT

SCALE: AS NOTED



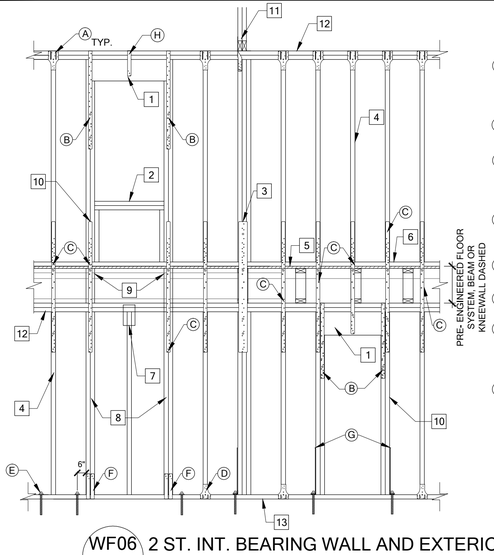
WS06 SECTION AT ZIP SYSTEM FLOOR ATTACH.

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



WC04 GARAGE HEADER ANCHOR

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



Ⓐ SIMPSON SP2 @ EA. STUD w/ (6)- 10d TO STUD & TO TOP PLATE U.N.O. ON FLOOR PLAN/BRG WALL SCHEDULE

Ⓑ SIMPSON LSTA30 w/ (22)- 10d NAILS

Ⓒ SIMPSON CS18 w/ (22)- 10d NAILS EXTEND MIN. 12" UNTO STUDS ABOVE & BELOW

Ⓓ SIMPSON SP1 w/ (6)- 10d TO STUD & (4)- 10d TO BASE PLATE U.N.O. ON FLOOR PLAN/BRG WALL SCHEDULE

Ⓔ SEE BRG WALL SCHEDULE FOR A.B. REQUIREMENTS

Ⓕ SIMPSON SP4 EACH STD @ JAMB CONDITION

Ⓖ SIMPSON HTT5 w/ (26) 10d NAILS & (1) ⅝" ANCHOR BOLT w/ 8" EMBED (SEE WF09/D3 FOR MORE INFO)

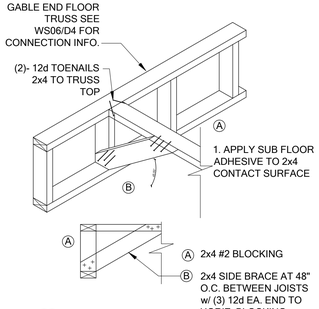
Ⓗ SIMPSON SP4 w/ (6) 10x x 1 ½" @ 24" O.C.

PROVIDE EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE FOR EXTERIOR 2 STORY WALLS, SHEATHING SHOULD EXTEND TO FLOOR LEVEL

1. (2) - 2x HEADER SEE FLOOR PLAN FOR MIN HEADER AND ADDITIONAL INFO SEE SH07/D4 FOR ADDITIONAL FRAMING INFO
2. AT WINDOW LOCATIONS FRAME IN SILL FOLLOWING SH01/D4
3. SEE PLAN FOR G.T. COLUMN AND CONNECTION INFORMATION
4. 2x STUDS PER BRG WALL SCHEDULE. STUDS TO LINE UP TOP & BOTTOM
5. PLYWOOD FLOORING SEE PLAN FOR ATTACHMENT INFO
6. 2x BASE w/ (2) 12d NAILS @ 12" O.C.
7. NO CONNECTION FOR STUDS w/in 2nd FLOOR HEADER
8. MATCH STUDS ABOVE UNDER HEADER
9. SOLID BLOCKING / FLOOR TRUSS UNDER STUD PACK
10. SEE HEADER SCHEDULE FOR MIN STUDS EACH SIDE
11. GIRDER TRUSS SEE PLAN FOR LOCATION AND ADDITIONAL INFORMATION
12. (2) 2x TOP PLATE SEE PLAN FOR MORE INFORMATION
13. 2x P.T. BASE PLATE

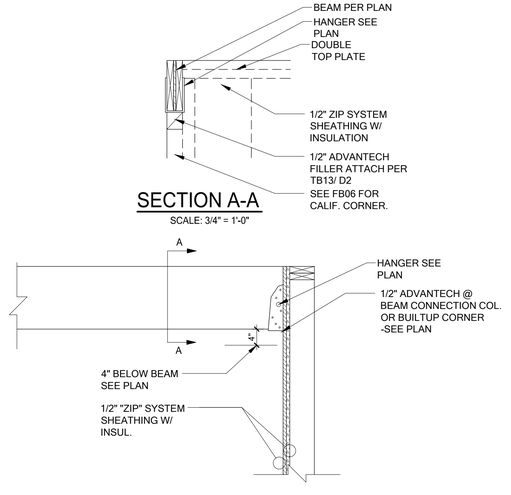
WF06 2 ST. INT. BEARING WALL AND EXTERIOR

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



FB12 BLOCKING DETAIL

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



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

WS07 ADVANTECH /ZIP AT COL. CORNERS

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

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WWW.FDSENG.COM
500 N. MAITLAND AVE. SUITE 101
MAITLAND, FL 32751
OFFICE: (321) 972-0660 FAX: (800) 880-2389
CERTIFICATION OF AUTHORIZATION NO.7810

FL # 54436
CARL A. BROWN, P.E.
DATE: March 07 2014

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: DETAIL SHEET

PLAN REVISIONS:

DELTA	COMMENT	DATE
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△		
△		
△		
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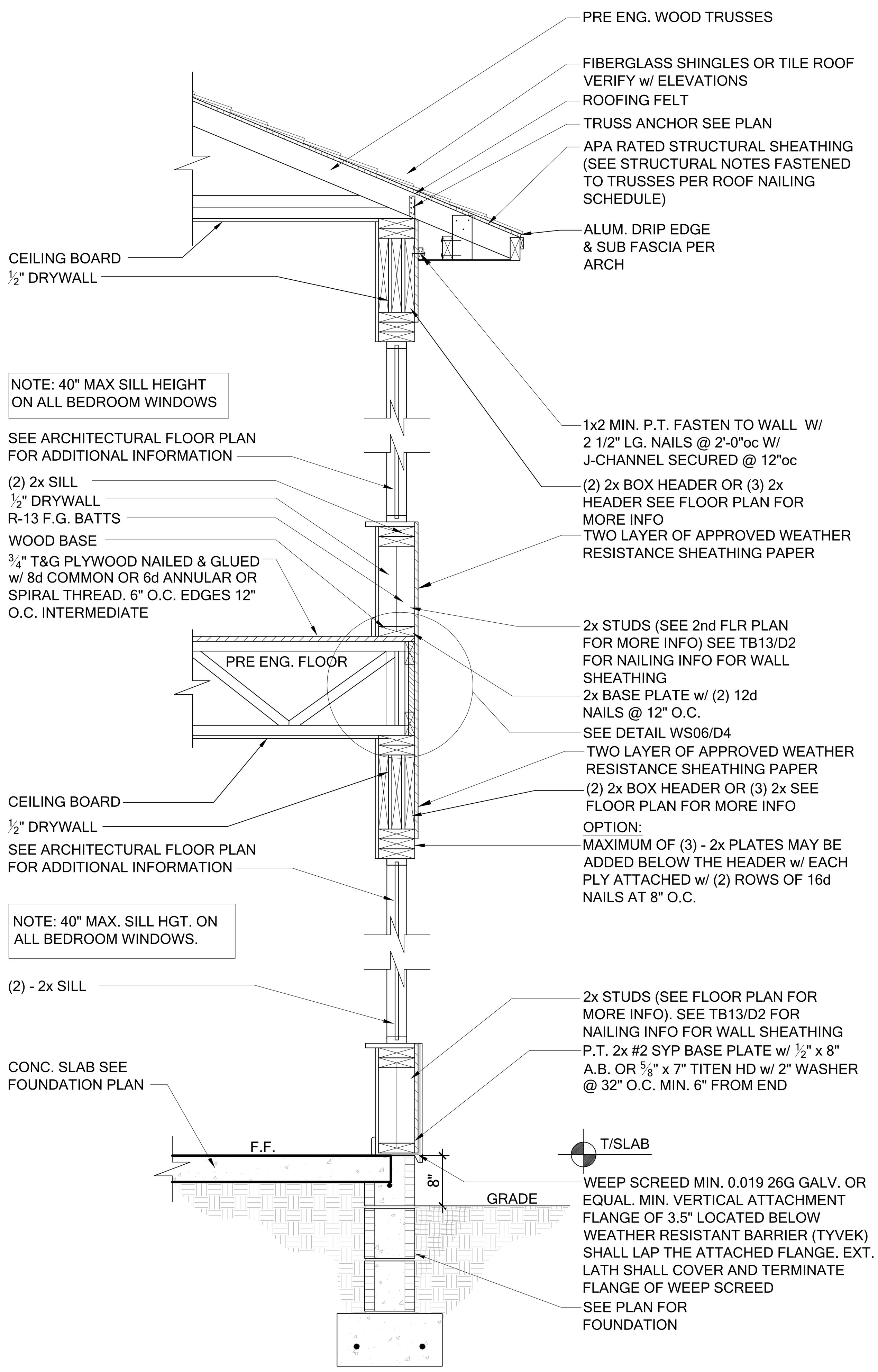
DATE: 2-11-14
DRAWN BY: RS
CHECKED BY: SG
APPROVED BY: CB

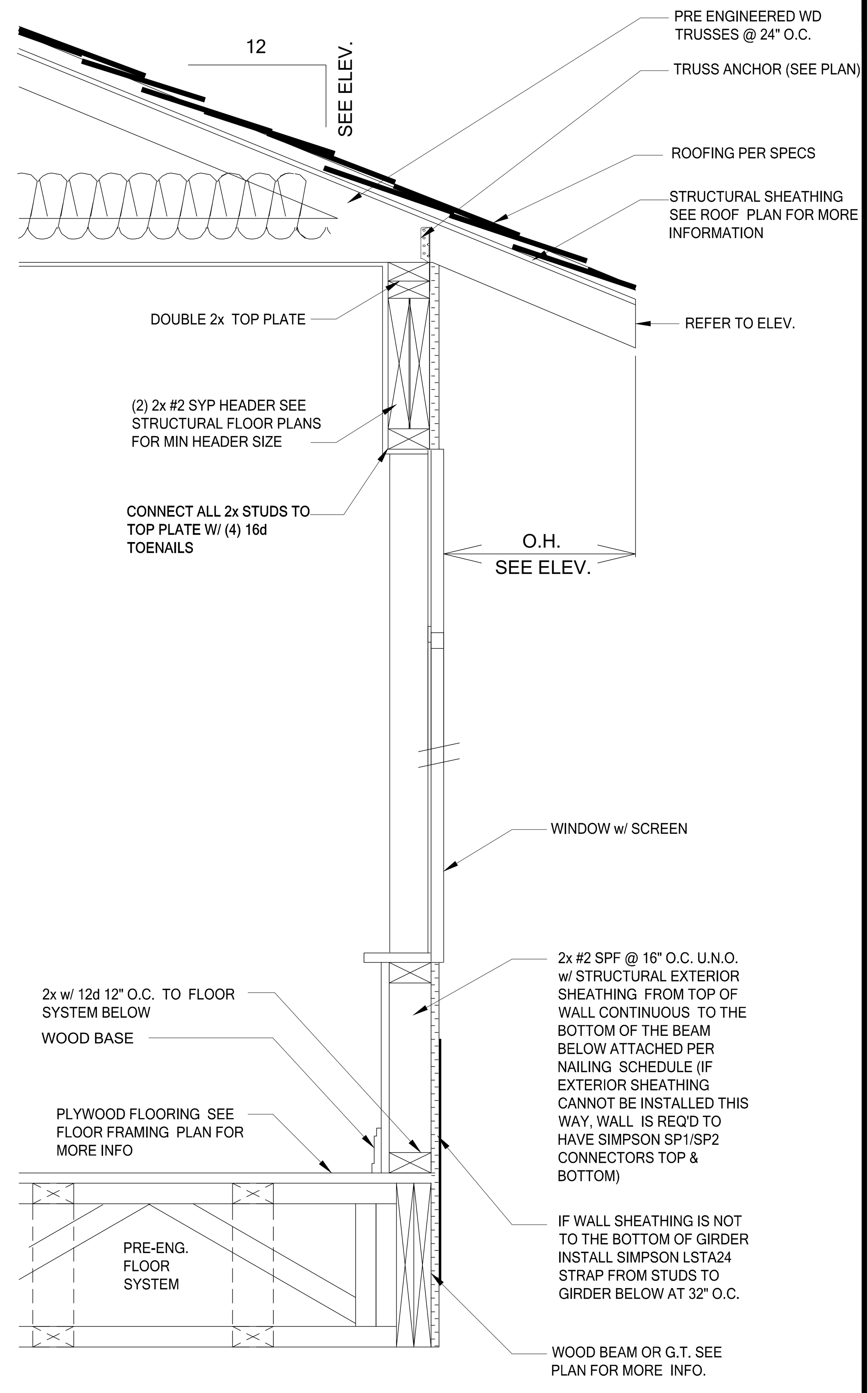
SHEET NUMBER

D4



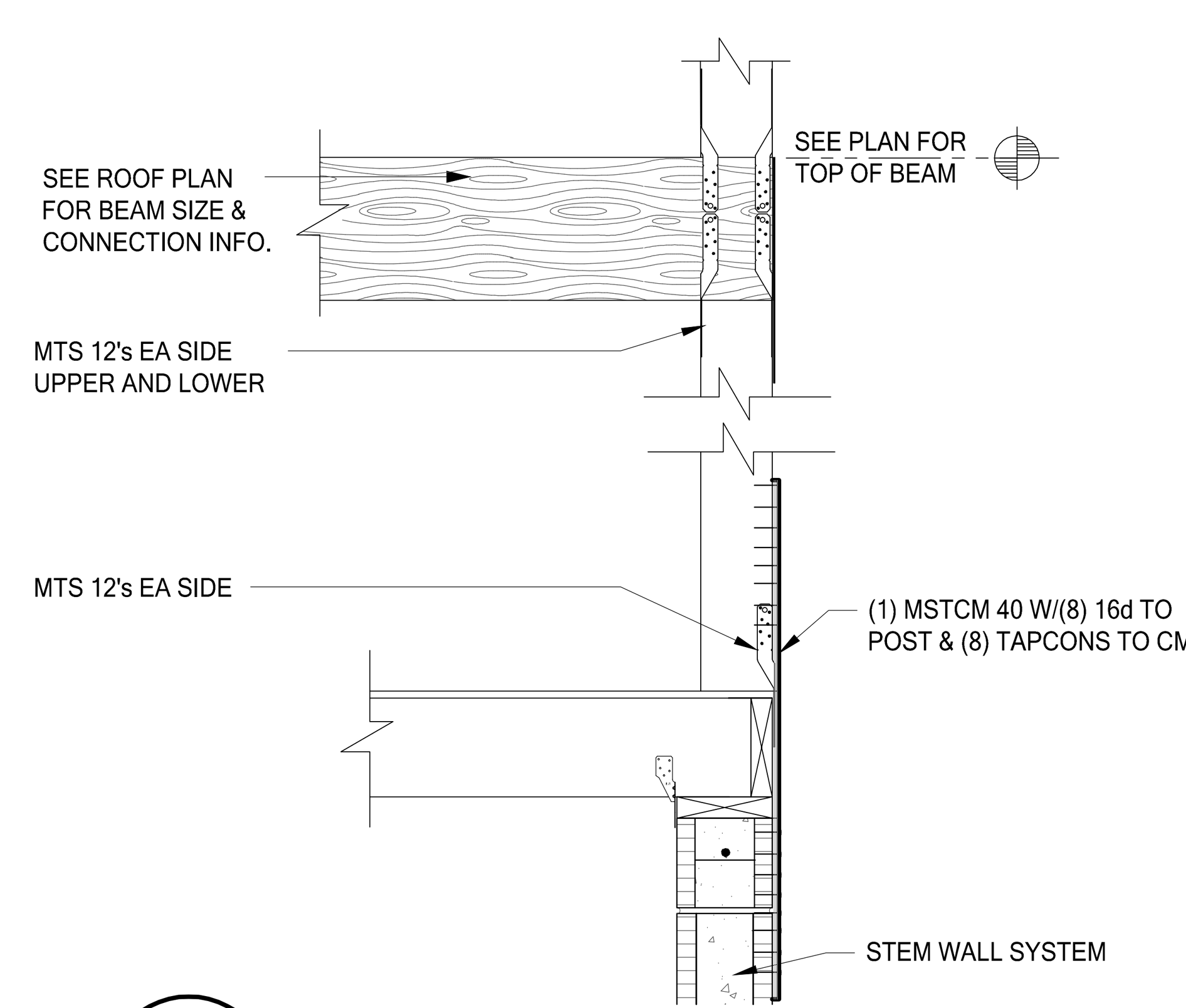
WS04 2 STORY FRAME WALL SECTION

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



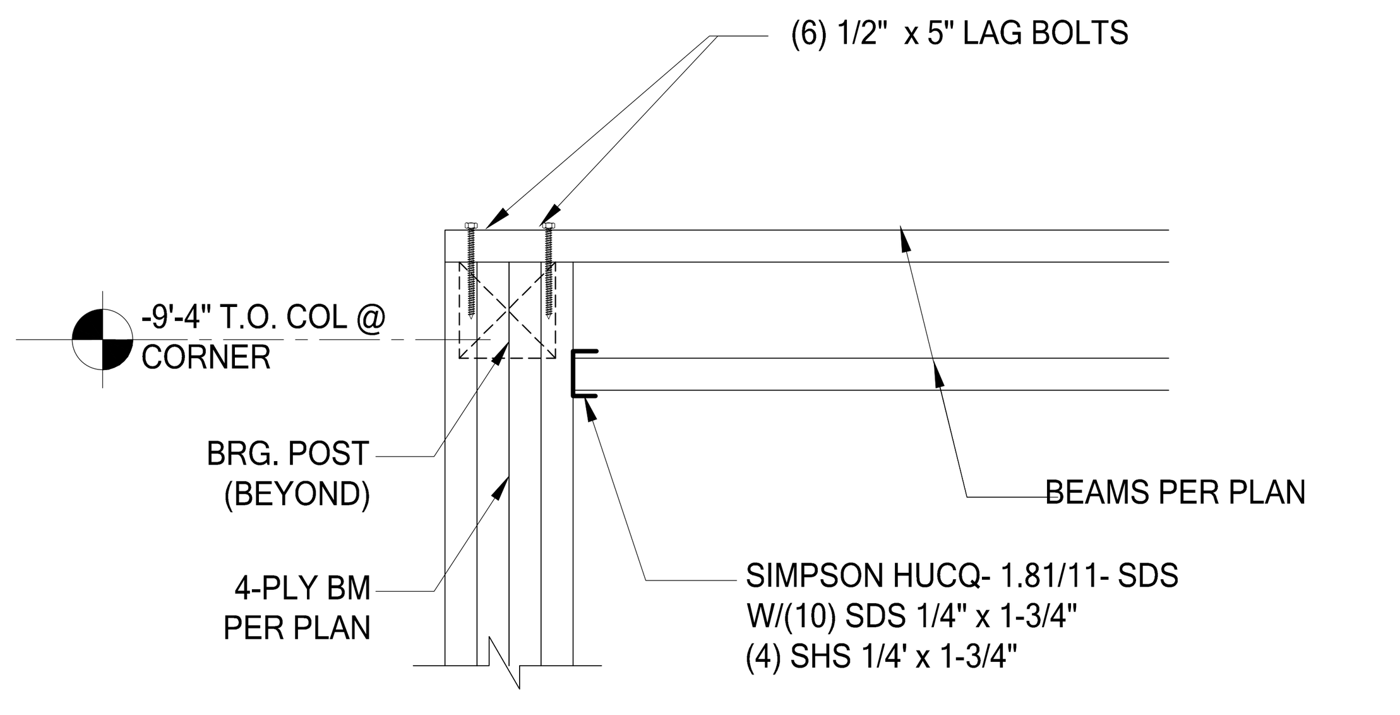
WF31 TYPICAL WALL SECTION

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



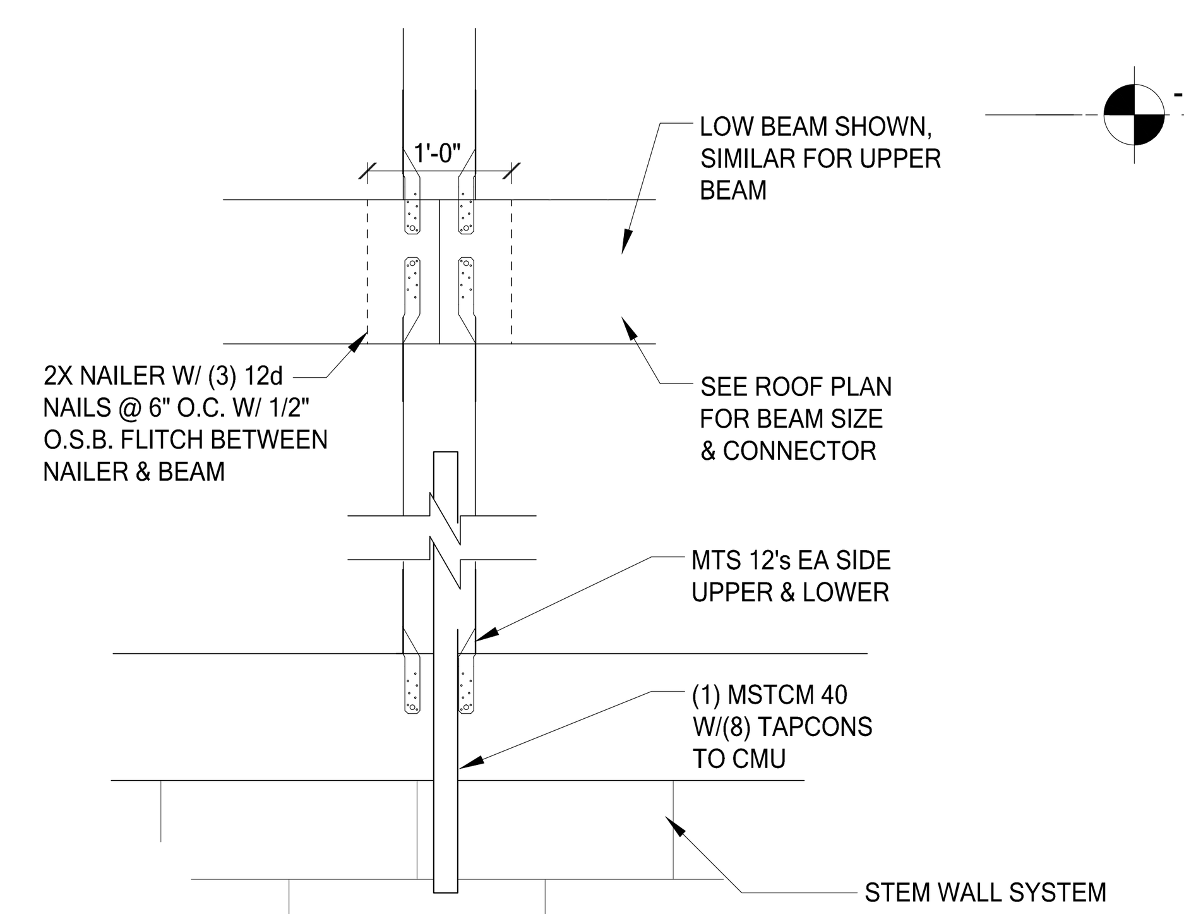
CD11 COMMON BM. ATTACHMENT

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



CD12 BOX BEAM TO 4-PLY CORNER CONNECTION

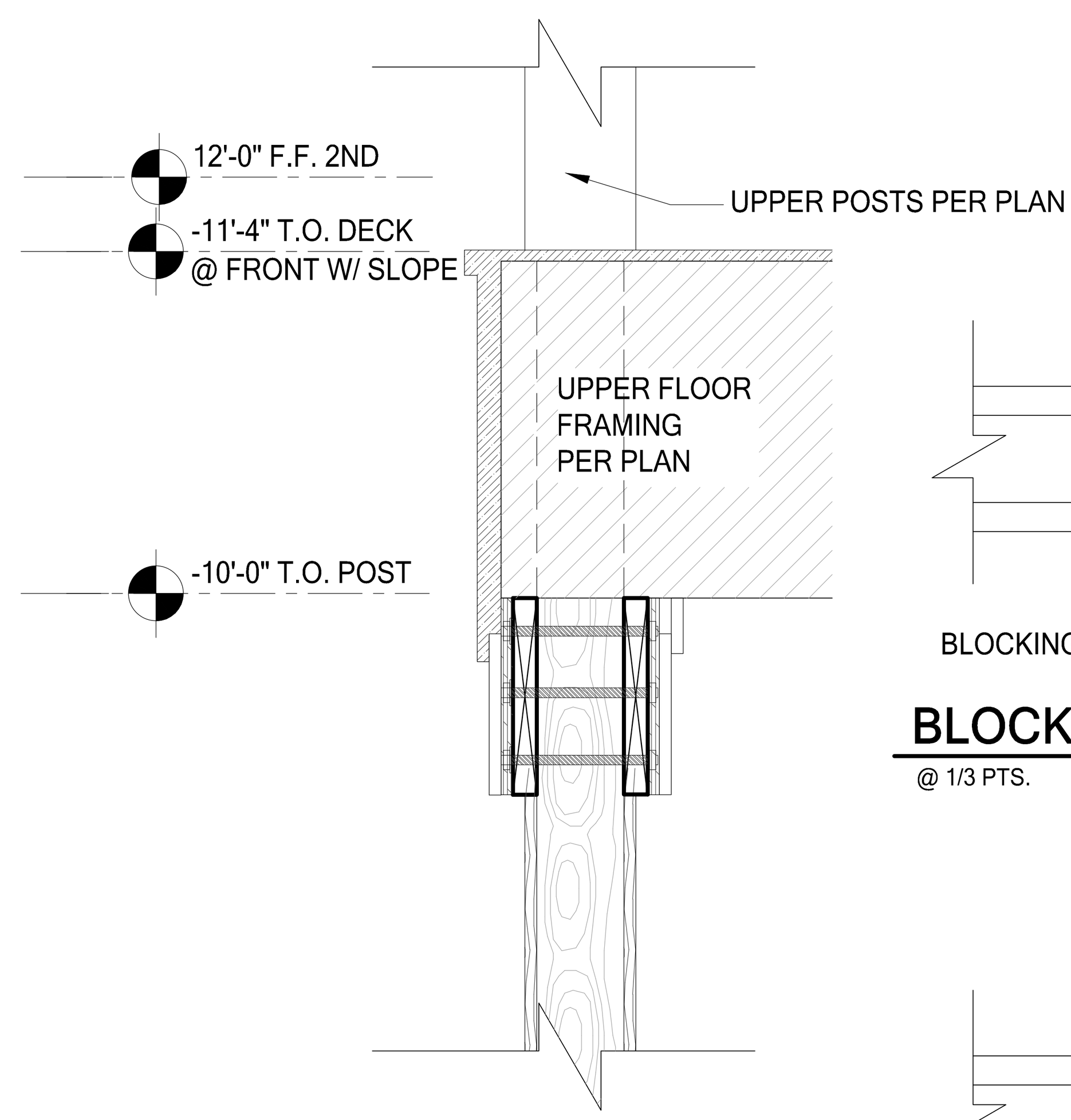
SCALE: 3/4"=1'-0"



CD13 COLUMN MIDPOINT ATTACHMENT

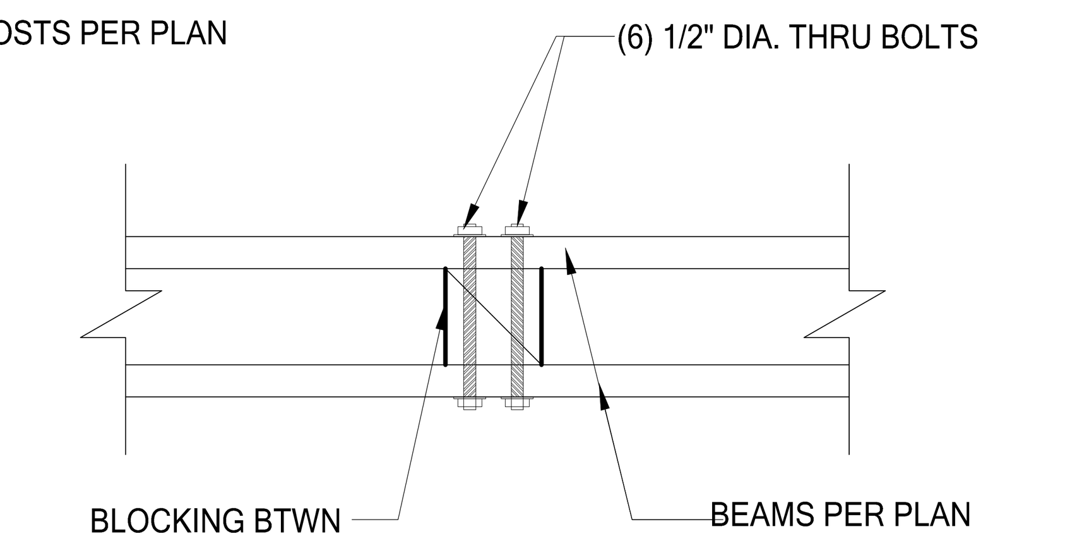
(TYP. @ MIDDLE COLUMNS)

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



SECTION A-A

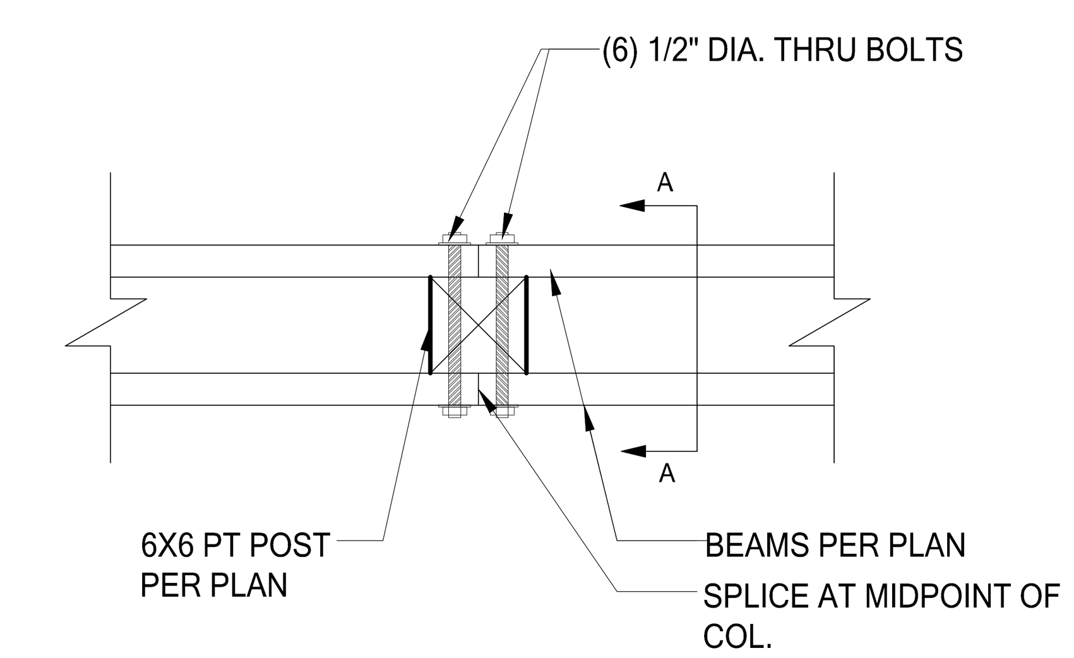
SCALE: 1" = 1'-0"



BLOCKING AT BOX BM. CONNECTION

@ 1/3 PTS.

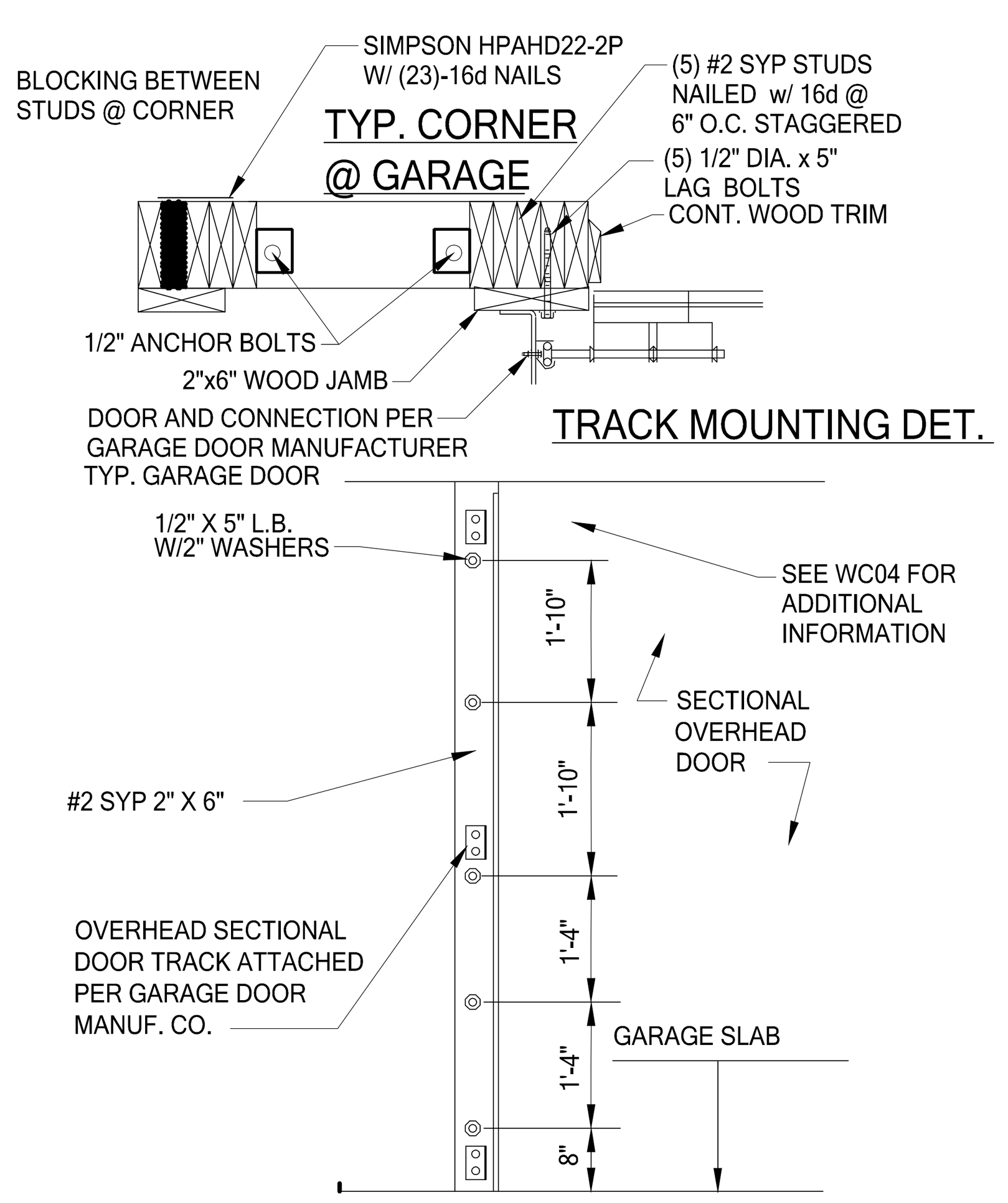
SCALE: 3/4" = 1'-0"



CD14 THRU COLUMN & BOX BM. CONNECTION

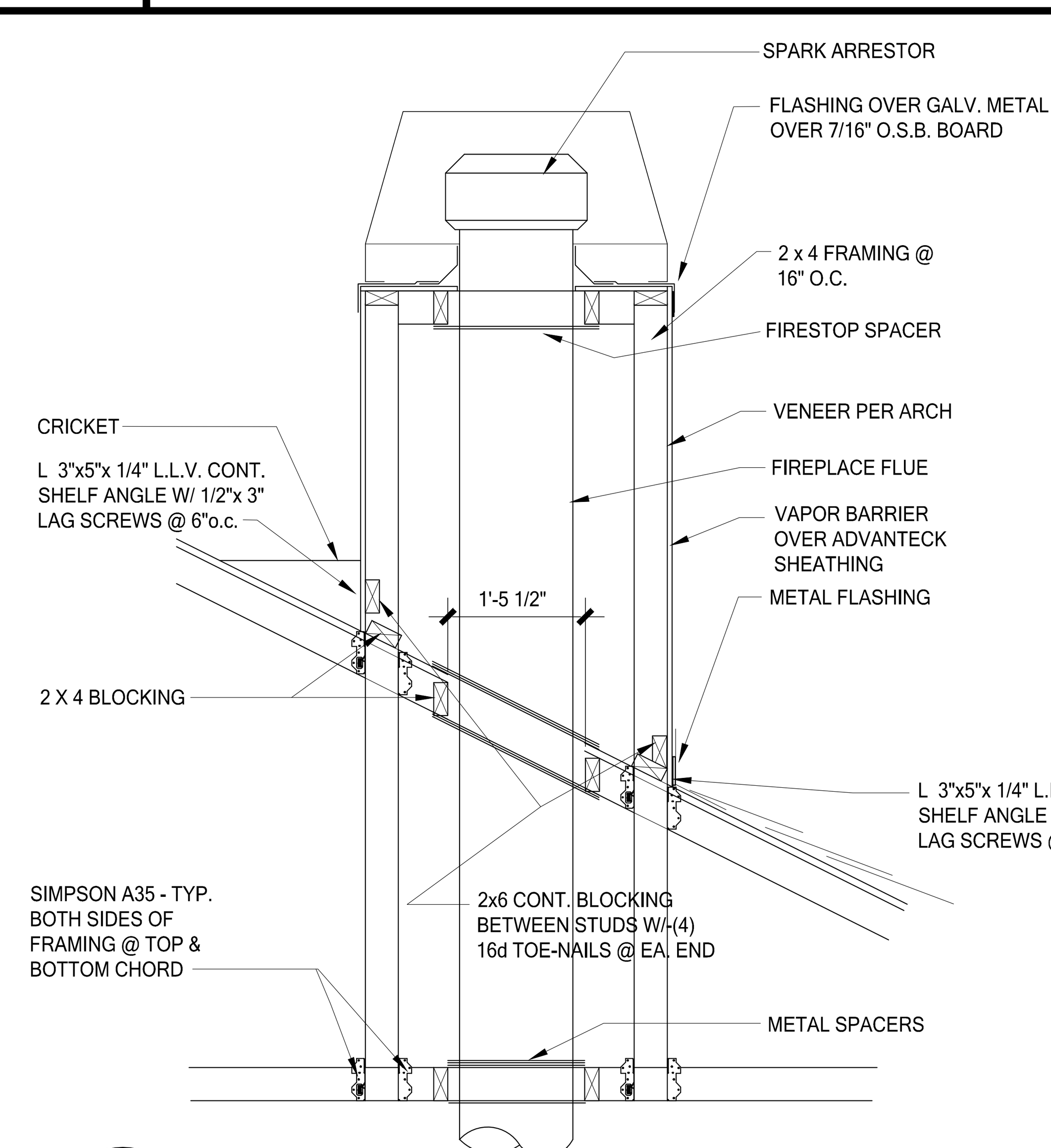
(TYP. @ MIDDLE COLUMNS)

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



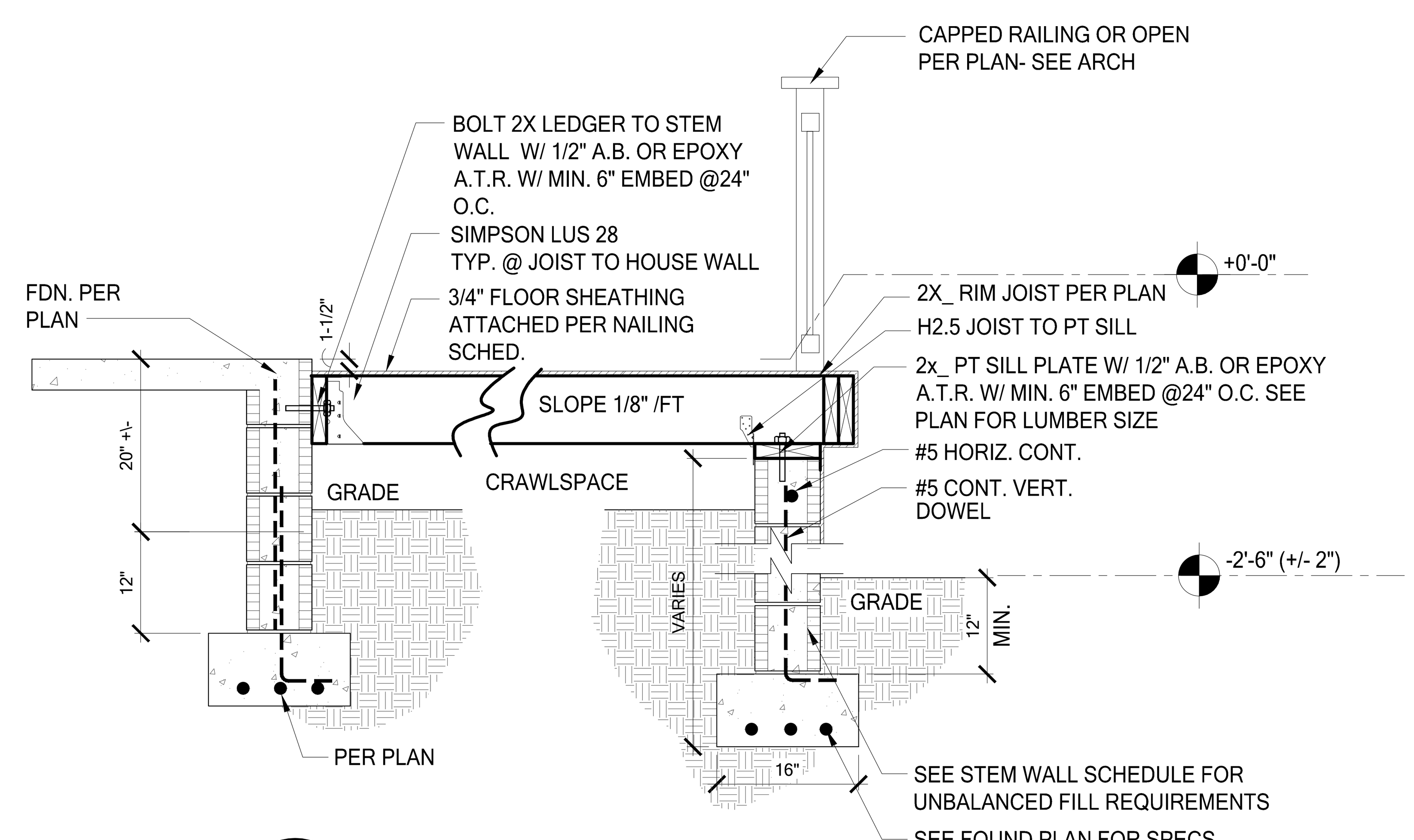
WC05 SECT. OVERHEAD GAR. DOOR INSTALL

SCALE: N.T.



CH08 CHIMNEY ATTACHMENT DETAIL [BRICK]

SCALE 3/4" = 1'-0"



FJ04 SECTIONAL AT FOUNDATION/ FLOOR

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

FDS ENGINEERING ASSOCIATES

PROJECT NAME: OAKES RESIDENCE WEIRSDALE FL.

SHEET TITLE: DETAIL SHEET

PLAN REVISIONS:		
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△		
△		

DATE: 2-11-14

DRAWN BY: RS

CHECKED BY: SG

APPROVED BY: CB

SHEET NUMBER

D5