

STRUCTURAL NOTES

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 1TH EDITION, FBCR 2020 (WIND LOAD @ 140 MPH.)
LIVE LOAD ROOF: 20 PSF.
OCCUPANCY IMPORTANCE FACTOR: 1.0
BUILDING CATEGORY R3, INTERNAL PRESSURE COEFFICIENTS = +0.18 AND -0.18
 - WINDOWS, DOORS, AND GARAGE DOORS TO BE DESIGNED TO MEET FBCR SECTION R301
 - ALL FLOOR SLABS TO BE OF 2,500 PSI CONC. PLANT MIX MIN. 5" THICK WITH 6x6 10/10 WIRE MESH 6 MIL. POLY. VAPOR-BARRIER OVER TERMITE TREATED COMPACTED CLEAN FILL.
 - CONCRETE MASONRY UNITS SHALL MEET: CH. 1-3 OF ACI 530-02/ASCE 5-02/TMS 402-02 OR BIA BUILDING CODE REQUIREMENTS.
 - MORTAR TO BE TYPE "M" OR "S", GROUT - 2,500 PSI @ 28 DAYS.
 - MASONRY CLEAN OUTS REQUIRED @ GROUT GREATER THAN FIVE (5) FEET IN HEIGHT AND ALL VERTICALS.
 - REBAR TO BE #5'S GRADE 60, W/ MIN. LAP OF 25". USE "L" BARS @ CORNERS AND USE STANDARD HOOKS @ CHANGE IN DIRECTION WITH MIN. LAP 12"
 - GYP. BD. CEILING SHALL BE INSTALLED PERP. TO FRAMING & NAILED @ 1' O.C. WITH 5d NAILS. GYP. BD. WALLS SHALL BE NAILED @8" O.C. WITH 5d NAILS
 - UPLIFT CONNECTOR'S TO PROVIDE CONTINUITY FROM ROOF TRUSSES THRU PLATES TO SLAB AND FOUNDATION PER ENCLOSED DETAILS.
 - EPOXY ANCHOR ALTERNATIVE:
THREADED ANCHOR ROD MAY BE USED IN LIEU OF ANCHOR BOLTS FOR USE AS PLATE ANCHORS OR HURRICANE ANCHORS.
THE FOLLOWING CRITERIA MUST BE MET:
ANCHOR SIZE CONC. HOLE SIZE MIN. HOLE DEPTH
1/2" 3/4" 1"
5/8" 7/8" 1"
3/4" 1" 1 1/2"
7/8" 1 1/8" 1 3/4"
- AFTER HOLE IS DRILLED, ALL CONCRETE DUST MUST BE REMOVED PRIOR TO EPOXY INSTALLATION. THREADED ROD TO BE MIN. A36 STEEL AND FREE OF DIRT OR GREASE. LOAD ON ROD CANNOT BE APPLIED UNTIL 12 HOURS AFTER INSTALLATION. 2 COMPONENT EPOXY RESIN MATERIAL TO BE MIXED PER MFG. DIRECTIONS.

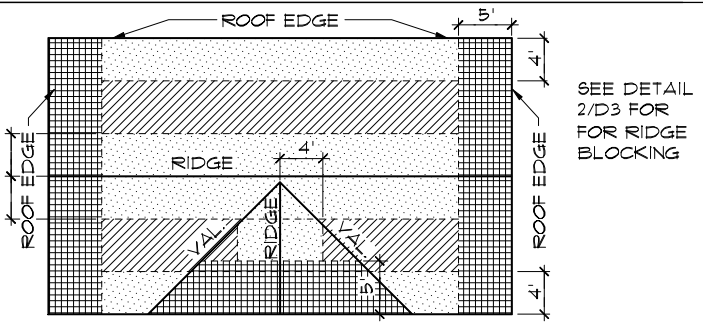
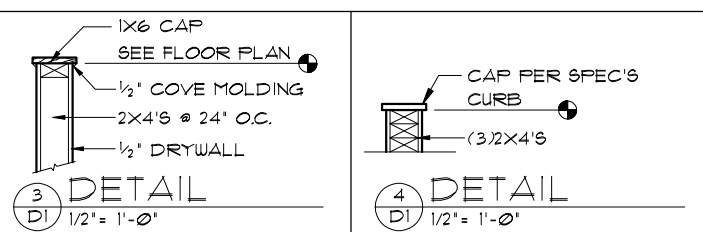
SOIL BEARING CAPACITY 2000 PSF MINIMUM

WOOD STRUCTURAL NOTES

- ALL WOOD TO BE SPECIES, GROUP, AND GRADE AS NOTED BELOW. DAMAGED WOOD NOT TO BE USED.
- ALL STRUCTURAL LUMBER SHALL BE **SPF** (SPRUCE-PINE-FIR) #2 OR BETTER UNLESS OTHERWISE NOTED. (PRE ENG. TRUSSES EXCLUDED)
- END JOINT IN STRUCTURAL DOUBLE TOP PLATE TO BE OFFSET AT LEAST 4". STRUCTURAL DOUBLE PLATES TO BE NAILED @ 6" O.C.
- PLYWOOD OR OSB. WALL SHEATHING NAIL PATTERN TO BE 10d @ 6" O.C. UNLESS OTHERWISE NOTED.
- NUMBER OF HEADER STUDS AND ADJACENT FULL LENGTH STUDS PER WALL AND HEADER STUD REQUIREMENT SCHEDULE.
- MAX. 1" HOLE DRILLED INTO EXTERIOR STRUCTURAL STUDS.
- DBL. STUDS @ EA. END OF SHEAR WALL.
- WHEN ANCHORING MULTIPLE WD. ITEMS TOGETHER, THE LENGTH OF HURRICANE STRAP MUST BE CENTERED.
- NAIL PATTERN - DOUBLE PLATE 12' O.C. OUTSIDE SPLICE ZONE (SEE NOTE 4)
- DOUBLE STUDS @ 12' O.C.
- DOUBLE OR TRIPLE HEADER @ 6' O.C. @ EDGE @ 12' O.C. INTERMEDIATE.
- HEADER TO STUD @ 4' O.C. EA. HEADER MEMBER.
- STUD TO TOP OR BOTTOM PLATE : (2) 16d THRU PLT. OR (2) 16d EA. SIDE TOE NAILED TO PLT.
- ROOF SHEATHING SHALL BE FASTENED TO ROOF FRAMING IN ACCORDANCE WITH TABLE R203.2.3.1. FOR SHINGLE ROOF TO BE MIN. 7/16" OSB, NAILED TO ROOF TRUSSES SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING.
- ROOF SHEATHING FOR TILE ROOF TO BE MIN. 19/32" OSB, 1/2" CDX PLYWOOD OR 1/2" ADVANTECH. NAILED TO ROOF TRUSS SPACED @ 24" O.C. (MAX) WITHOUT BLOCKING. USE RING SHANK R3RS-01, R3RS-03 OR R3RS-04 NAILS.
- FLOOR SHEATHING TO BE MIN. 23/32" PLYWOOD NAILED @ 6" O.C. W/ #8 RING SHANK NAILS AND LIQUID NAIL ADHESIVE.
- ALL FLOOR TRUSSES TO BE END BLOCKED @ BEARING LOCATIONS
- TRUSS BRACING PER TRUSS MANUFACTURE'S DRAWINGS.
- ALL NAILING SPECIFIED TO BE APPLIED BY NAIL GUN OR MANUALLY
- ALL WOOD IN DIRECT CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- 2000 PSF MINIMUM SOIL BEARING CAPACITY

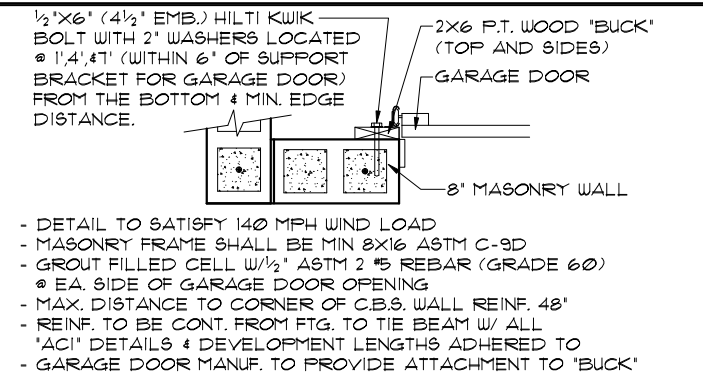
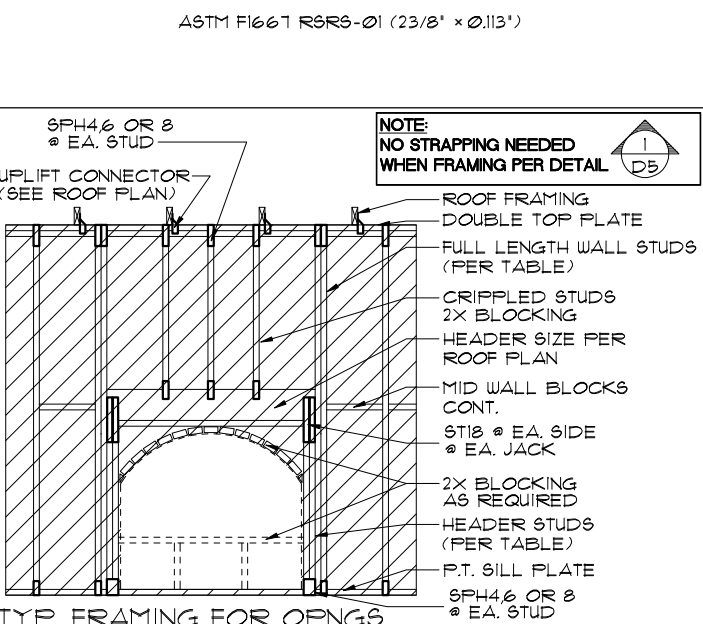
FIELD REPAIR NOTES

- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) US9 MTW16 OR HC10 OR SIMPSON MTSM16 W/ (4) 1/4" X 2 1/4" TAPCONS TO BOND BEAM AND (7) 10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRGER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER FOR SUBSTITUTION
- MISSED J-BOLTS FOR FRAMED EXTERIOR/ BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. X 1' LONG WEDGE ANCHORS (REDHEADS).
- MISSED FOOTING DOWELS MAY BE SUBSTITUTED W/ A STRAIGHT #5 REBAR SET IN A 3/4" DIA. X 6" DEEP HOLE FILLED W/ UNITEX PROPOXY 300 OR SIMPSON SET OR ETF ADHESIVES.
- BLOCK WALL OVERHANGING SLAB CONDITION:
UP TO 1/8" - NO REPAIR NECESSARY
1/8" TO 1/4" - ADD FILLED CELL (NO VERTICAL STEEL) MIDPOINT OF WALL BETWEEN EXISTING FILLED CELLS (WITH STEEL) IN AREAS AFFECTED
1/4" - REQUIRE SPECIAL ENGINEERING LETTER
- PENETRATION OF PLUMBING PIPES/DRYER VENTS THRU PLATES OF A LOAD BEARING WALL MAY OCCUR PROVIDED DBL. STUDS ARE ADDED ON EITHER SIDE OF PENETRATION WITHIN 3" AND TRUSS/ FLOOR TRUSS IS NO CLOSER THAN 3' FROM PENETRATION. ADD (1) MT912 @ TOP AND BOTTOM PLATE

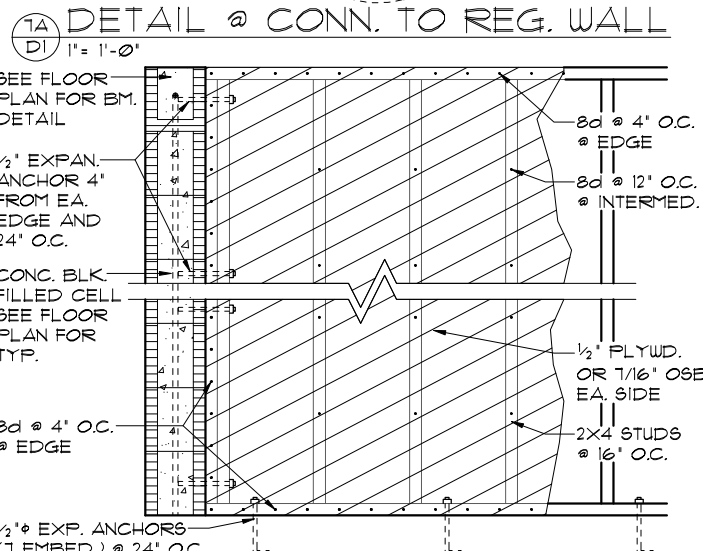
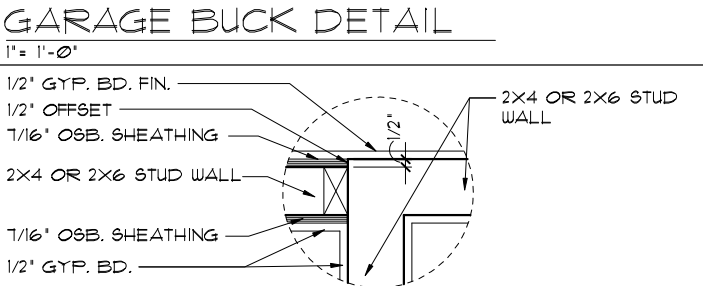


ZONE:	NAILED PER ASTM F1667 @ 6" O.C. EDGES AND 6" O.C. FIELD
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ASTM F1667 R3RS-01 (23/8" x 0.113")

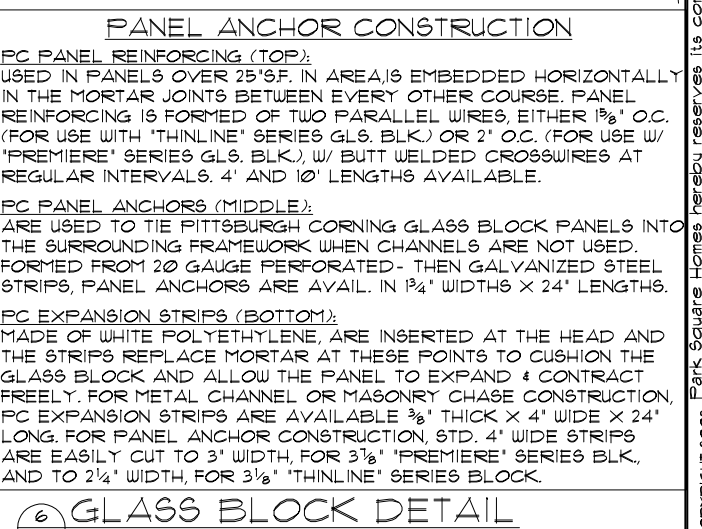
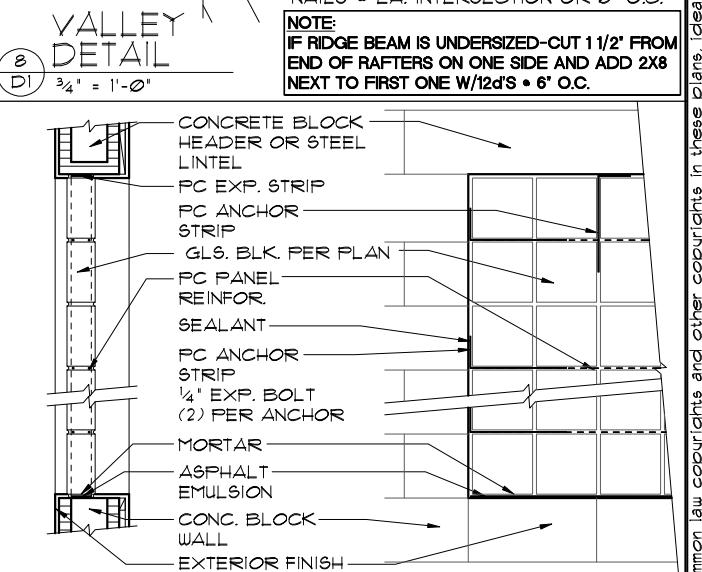
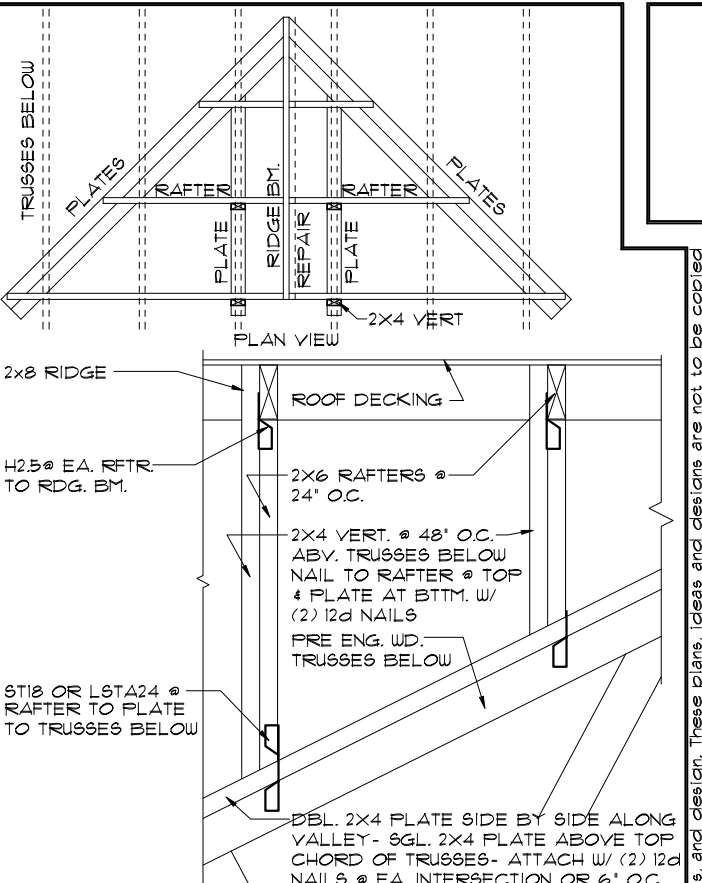


- THE GARAGE DOOR ASSEMBLY SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF IN ACCORDANCE WITH SECTION R301 OF THE FLORIDA RESIDENTIAL CODE CERTIFICATION SHALL BE SUBMITTED FROM THE GARAGE DOOR MANUFACTURER TO THE BUILDING DEPARTMENT FOR THE FOLLOWING ITEMS:
A.) THE DESIGN OF THE DOOR CAN WITHSTAND POSITIVE AND NEGATIVE WIND PRESSURES OF 25 PSF.
B.) THE DESIGN OF THE DOOR COMPLIES WITH THE CRITERIA SPECIFIED IN SECTION R609 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 1 TH EDITION
C.) DOOR SIZE, TYPE AND GLAZING
D.) TRACK SIZE AND FASTENER DETAILS.
E.) TRACK BRACKET QUANTITY, SPACING AND FASTENER DETAILS.
F.) REINFORCING MEMBER QUANTITY, LOCATION, SIZE, TYPE AND FASTENER DETAILS. (IF REQUIRED)



MIN. WALL AND HEADER REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
10' OR LESS	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER	1	1	2	2	2	2
	NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER	2	2	3	3	3	3
GREATER THAN 10'		2	2	3	4	5	5



REVISIONS

NO.	DATE	BY
04-13-12		OC

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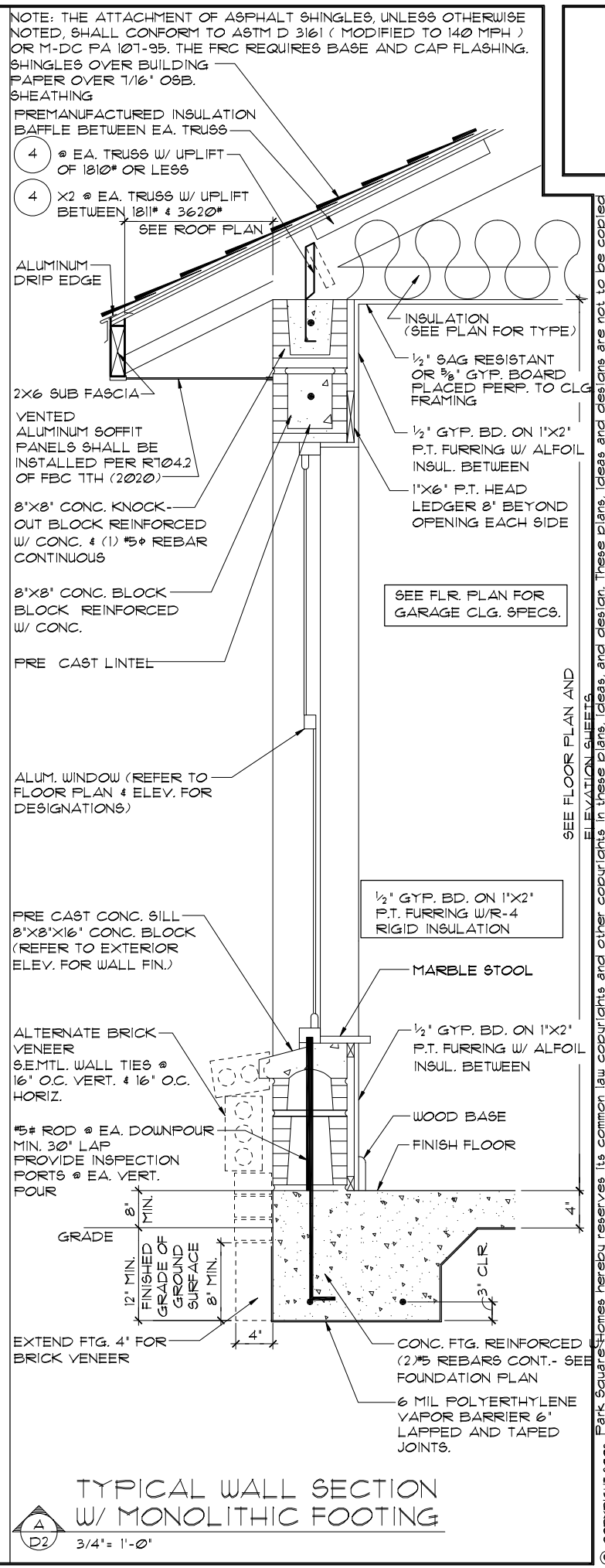
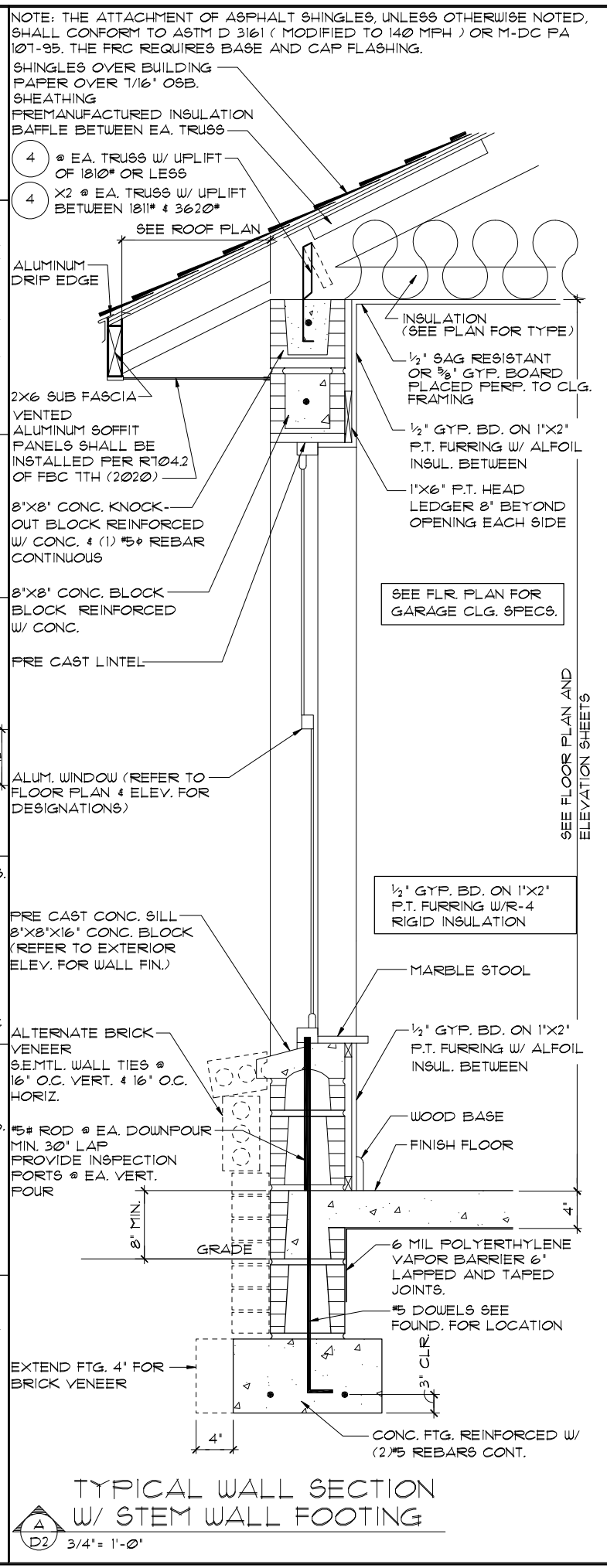
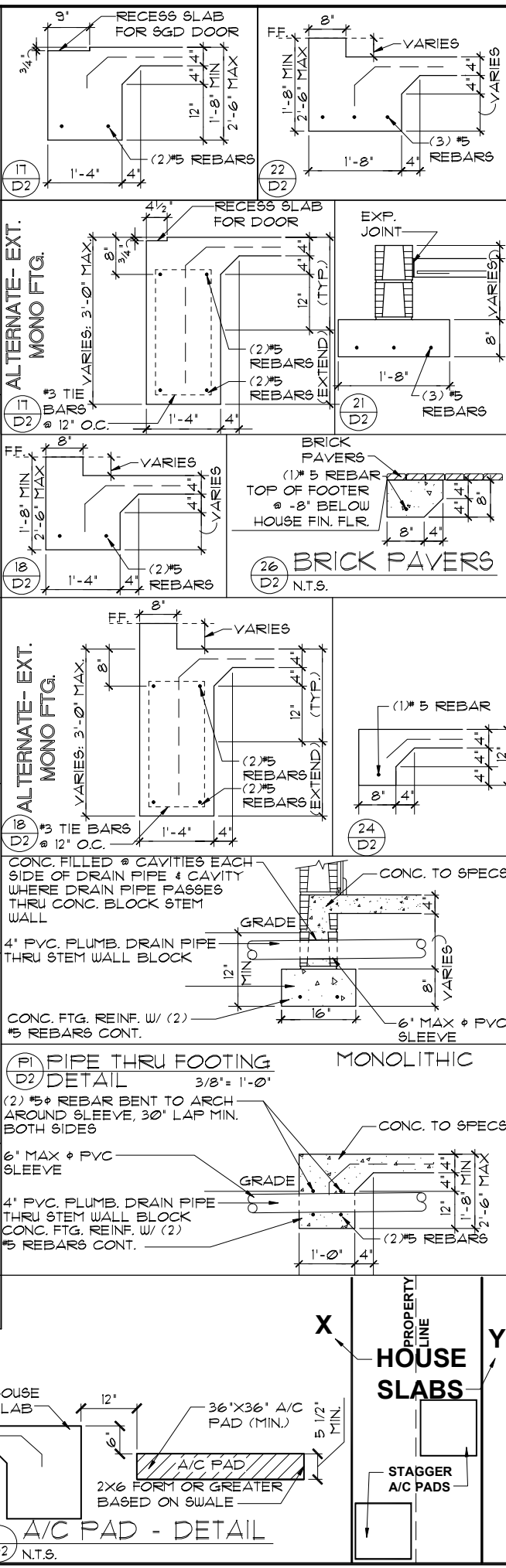
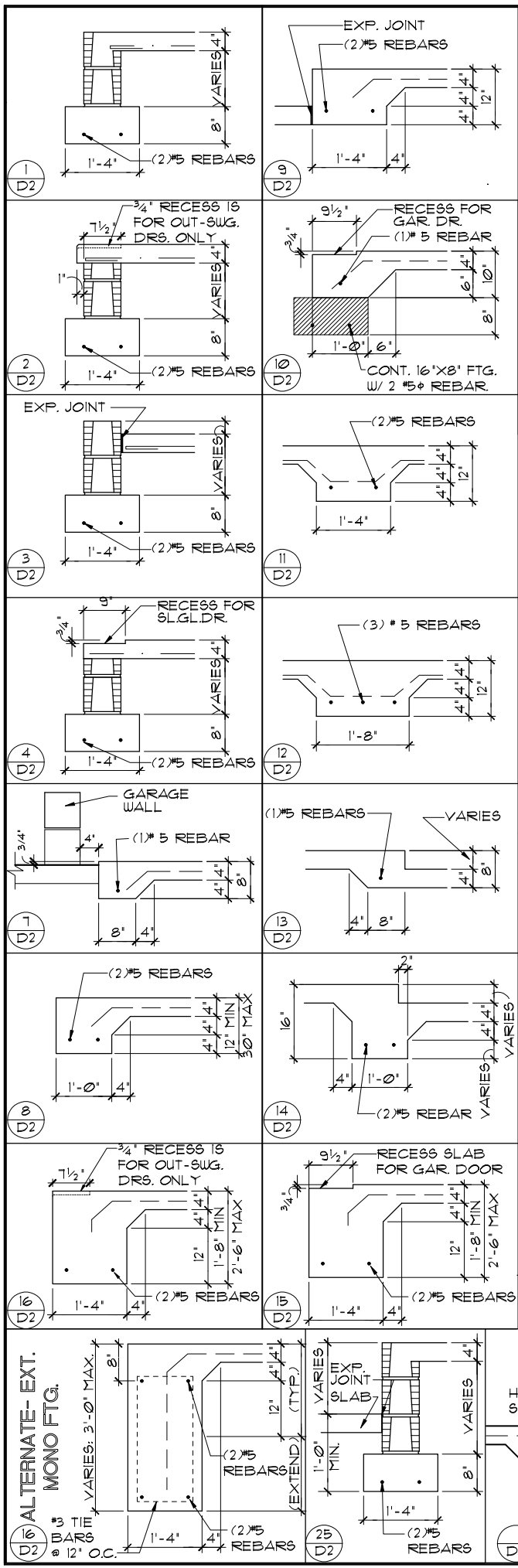
Park Square HOMES

GENERAL NOTES / TYPICAL DETAILS

STANDARD DETAILS

DETAILS TYPE "C"

DATE 10-01-05
SCALE AS NOTED
DRAWN MWF
JOB
SHEET
D1
OF SHEETS



TYPICAL WALL SECTION W/ STEM WALL FOOTING
D2 3/4" = 1'-0"

TYPICAL WALL SECTION W/ MONOLITHIC FOOTING
D2 3/4" = 1'-0"

REVISIONS

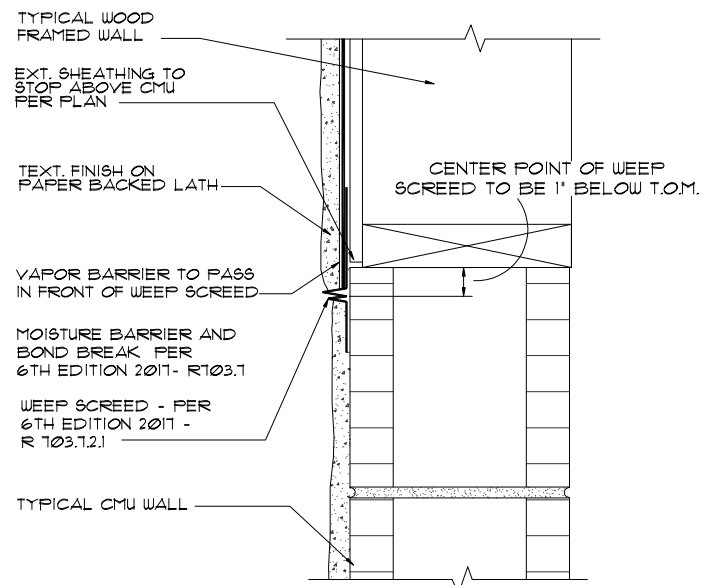
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04-13-12		DC

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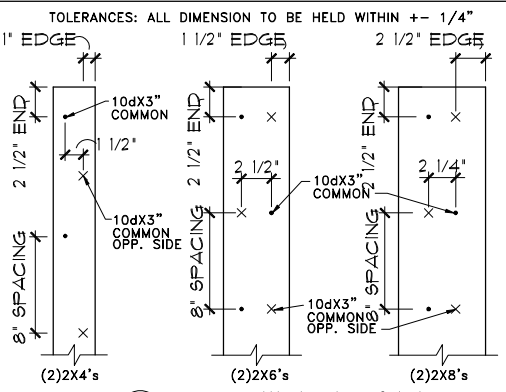
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STANDARD DETAILS / TYPICAL WALL SECTIONS
DETAILS TYPE "C"

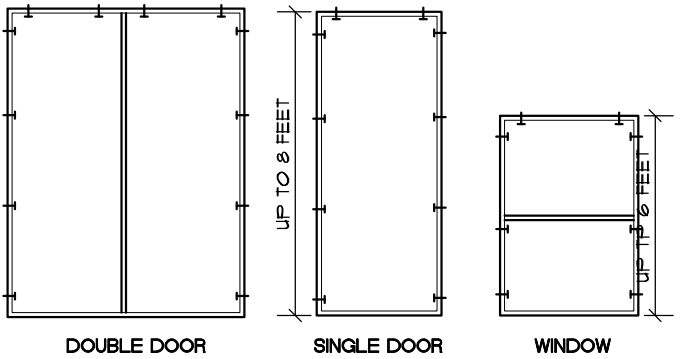
DATE 10-01-05
SCALE AS NOTED
DRAWN MAF
JOB SHEET
D2
OF SHEETS



FLASHING DETAIL
D3



2X BUILT-UP STUD COLUMN DETAILS
1 1/2" = 1'-0"



FOR MULTIPLE WINDOWS AND DOORS USE 2 TAPCONS PER WINDOW AT THE HEAD AND 4 TAPCONS AT THE JAMB.

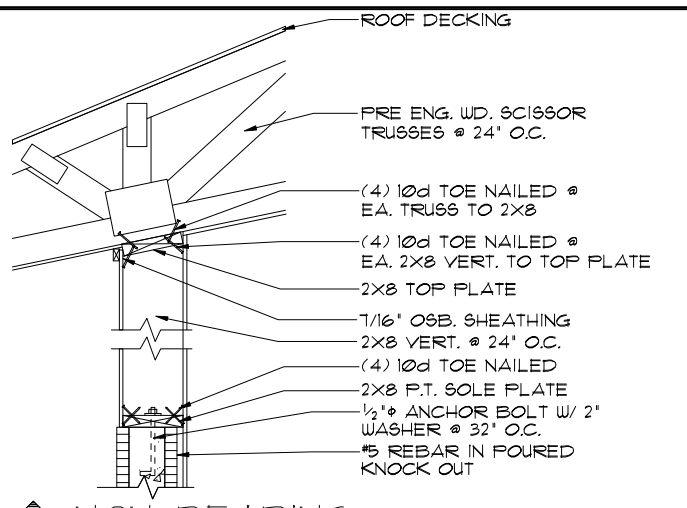
BUCK ATTACHMENT DATA

BUCKS SHALL BE 1x4 OR 2x8 FT AT WINDOWS OR 2x8 FT AT DOORS IN PINE OR SPRUCE. AT WINDOWS ATTACH BUCKS TO BLOCK WITH COMMON T-NAILS AND PLACEMENT SIMILAR TO TAPCONS SHOWN. AT DOORS OR FIN WINDOWS IN BLOCK, ATTACH BUCKS w/ 2 T-NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.

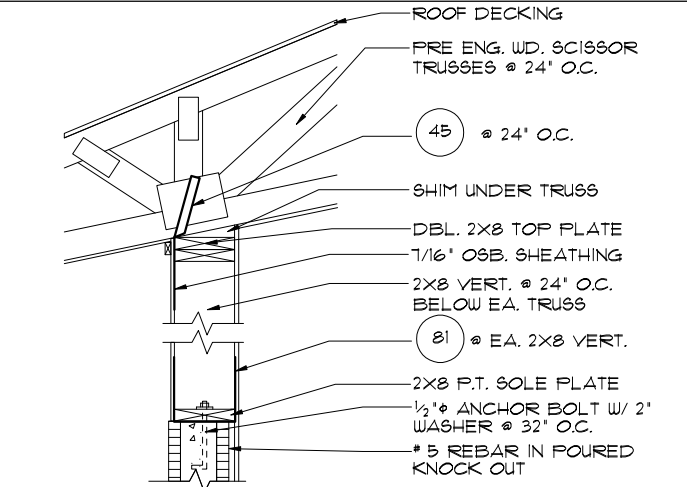
USE MIN. 2 1/4" T-NAILS w/ 1x BUCK. USE MIN. 1/4" x 3" TAPCONS w/ 2x BUCK. START ALL END TAPCONS WITHIN 6" OF CORNERS AND 30" ON CENTER MAXIMUM.

NOTE

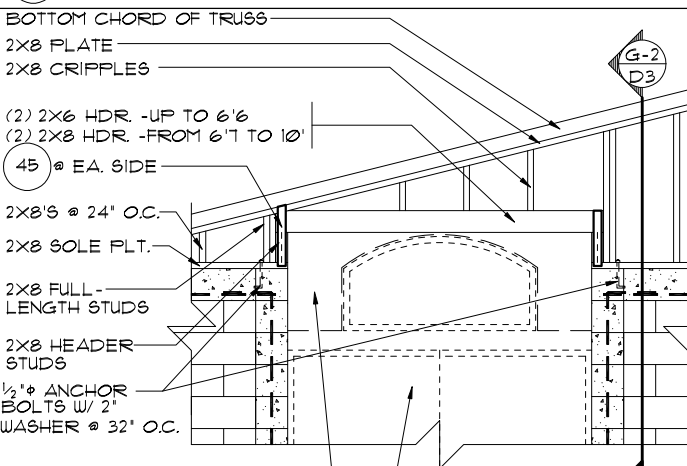
IN CASES OF BLOCK OPENINGS LARGER THAN DOOR FRAMING: ATTACH ADDITIONAL 2X FRAMING TO THE BLOCK WALL USING 1/4" x 4" TAPCONS AT 3" FROM END AND 12" O.C. IN THE CENTER. ATTACH TOP FRAMING TO HEADER USING 1/4" x 1 3/4" TAPCONS w/ (1) 6" FROM END TO END AND 12" O.C. IN THE CENTER.



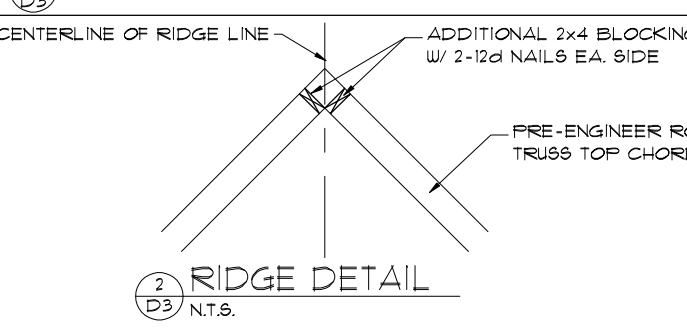
NON-BEARING
D3



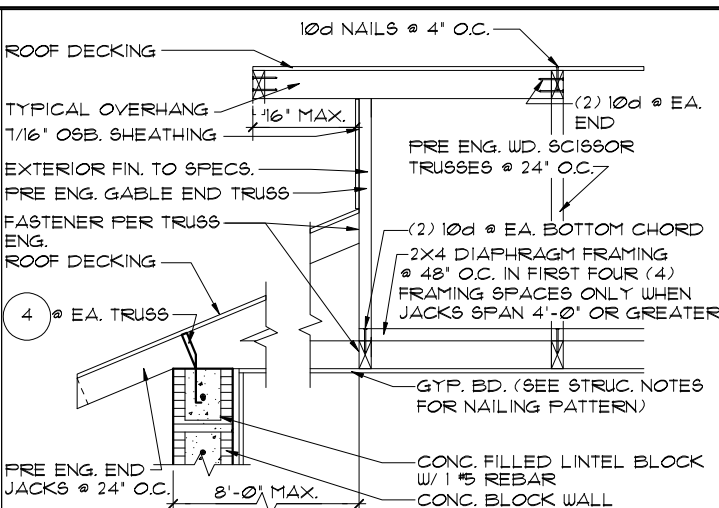
BEARING
D3



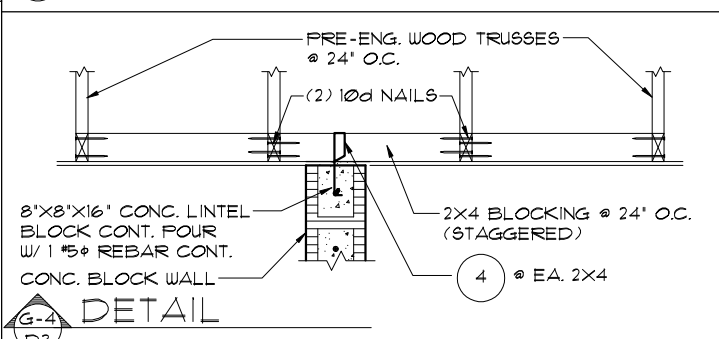
GABLE END
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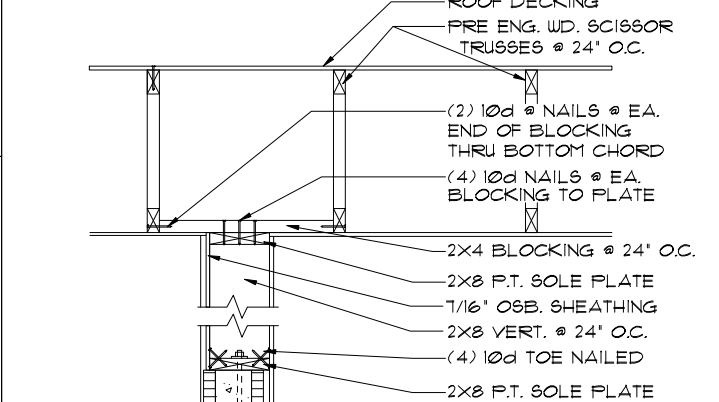
RIDGE DETAIL
D3 N.T.S.



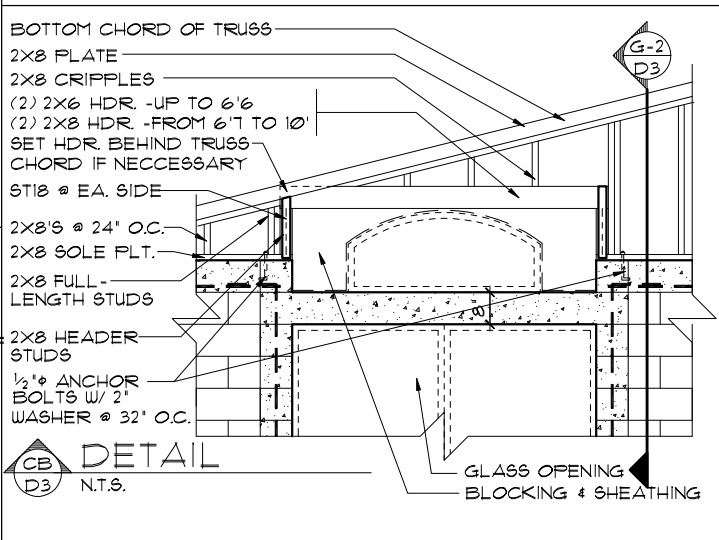
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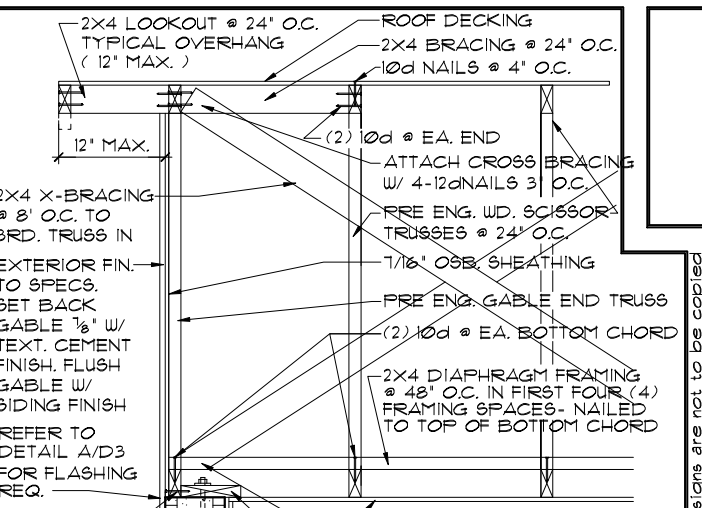
DETAIL
D3



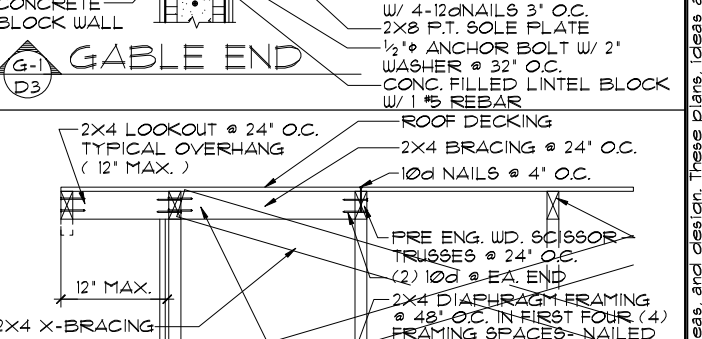
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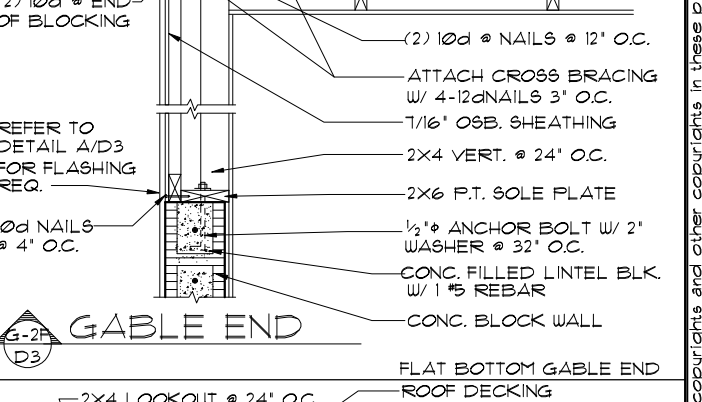
DETAIL
D3 N.T.S.



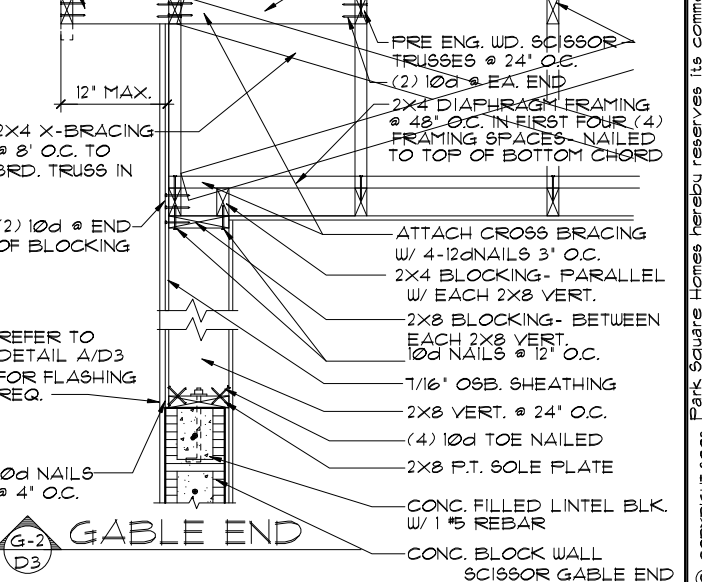
GABLE END
D3



GABLE END
D3



GABLE END
D3



GABLE END
D3

REVISIONS BY
12-08-12 DAL

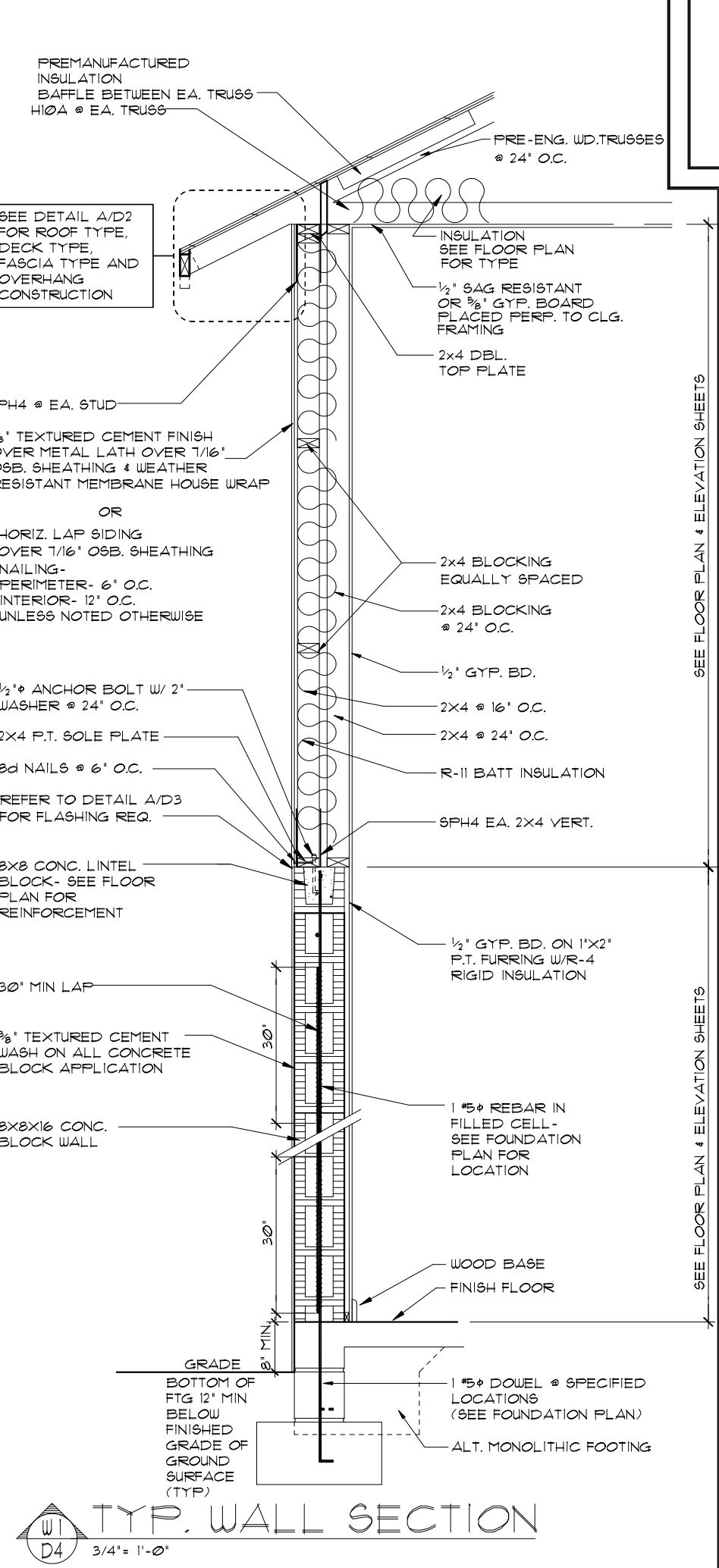
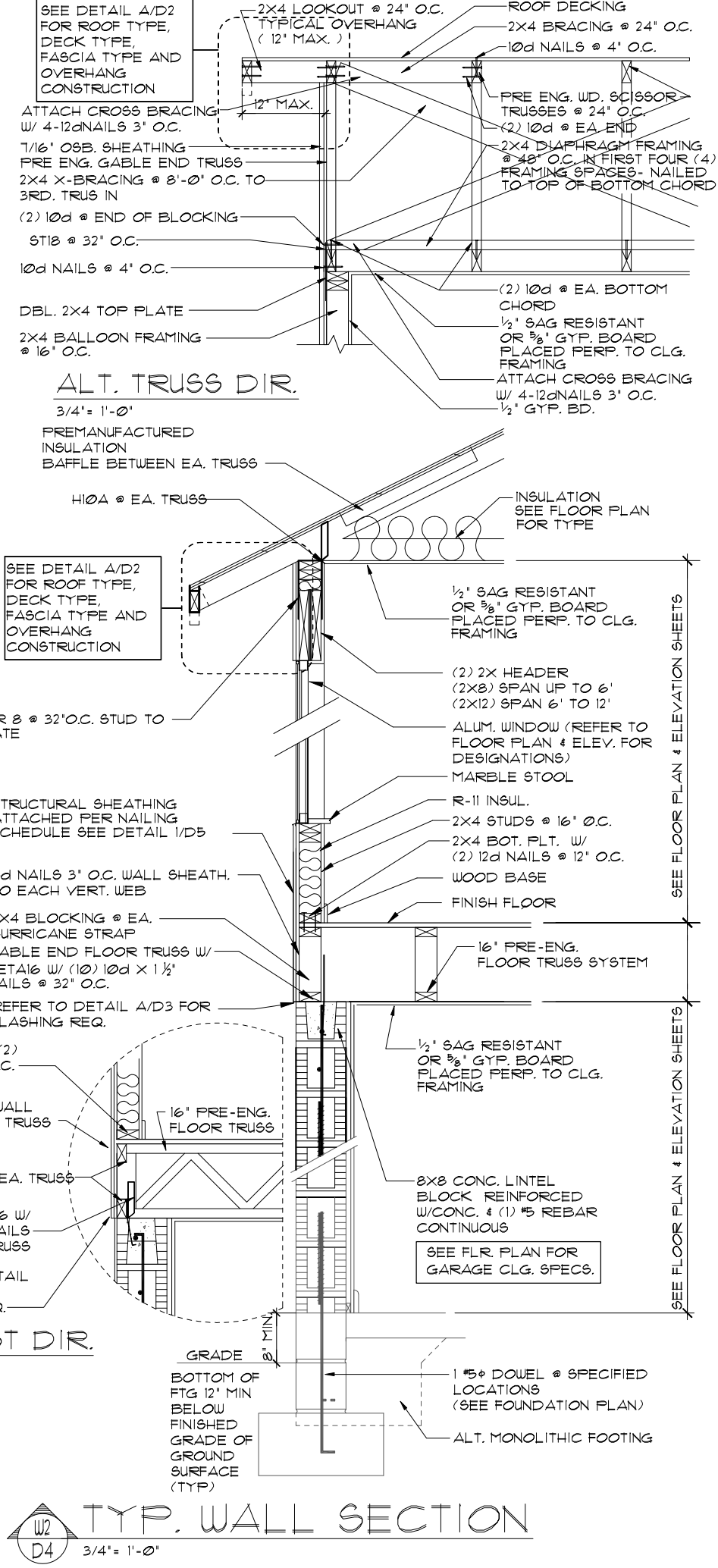
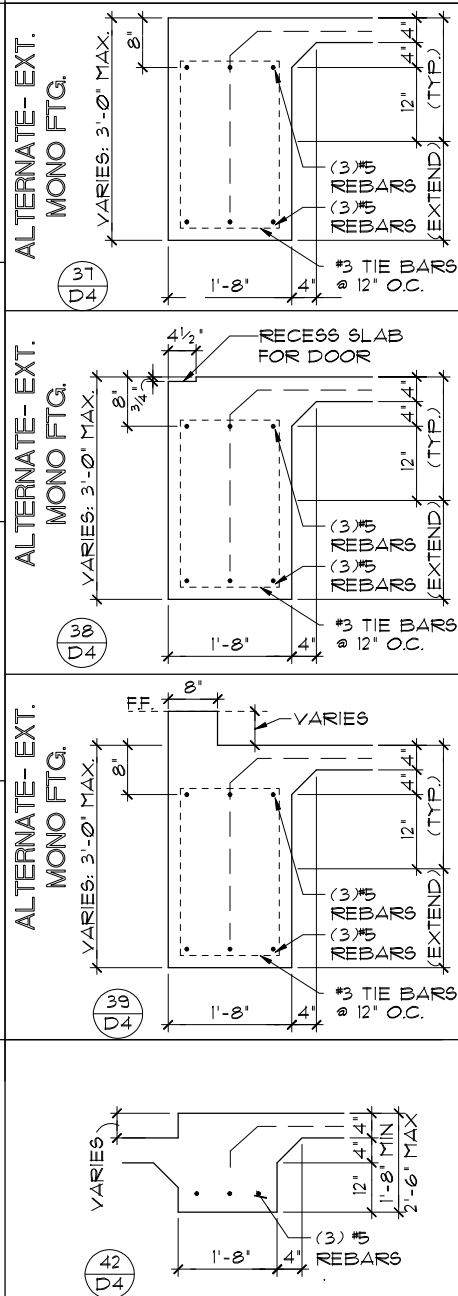
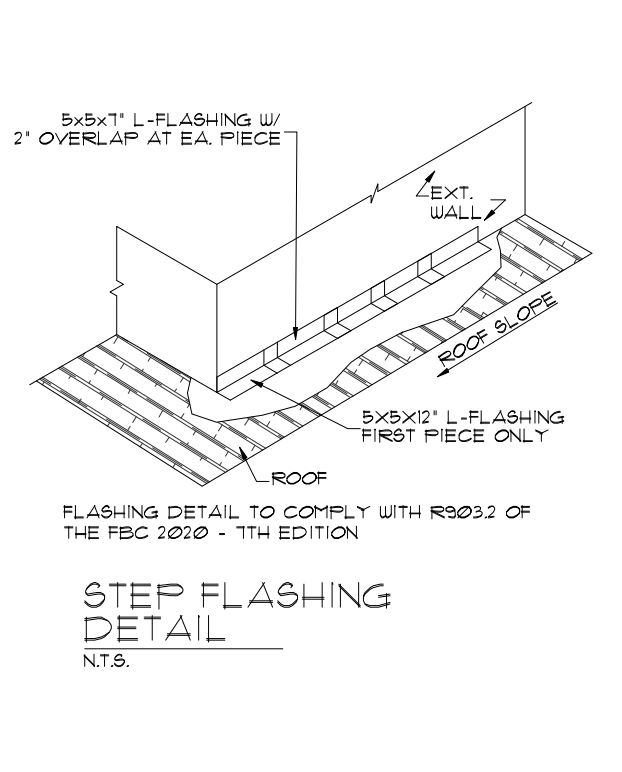
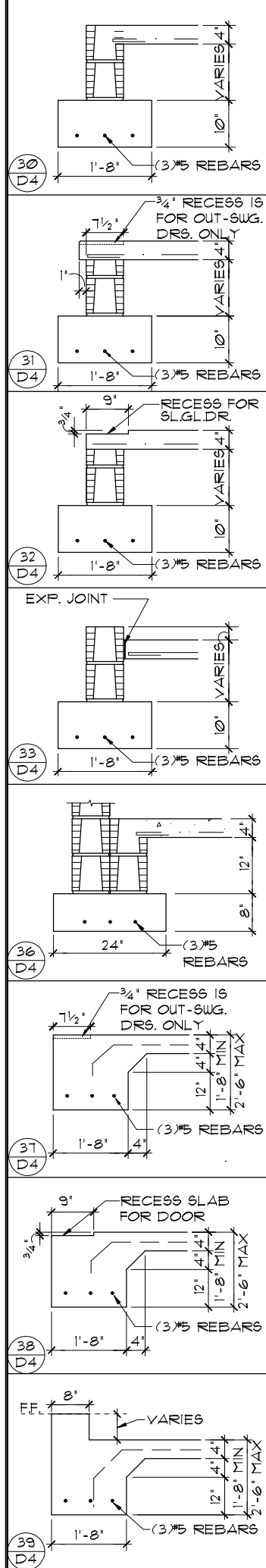
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Park Square Homes

STANDARD DETAILS
GABLE END DETAILS
BAY WINDOW DETAIL
DETAILS TYPE "C"

DATE 10-01-05
SCALE AS NOTED
DRAWN MAF
JOB
SHEET
D3
OF SHEETS



W2 TYP. WALL SECTION
3/4" = 1'-0"

W1 TYP. WALL SECTION
3/4" = 1'-0"

REVISIONS BY
08-08-13 STG

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Park Square HOMES

TYPICAL STEM 2-STORY DETAIL / SECTIONS

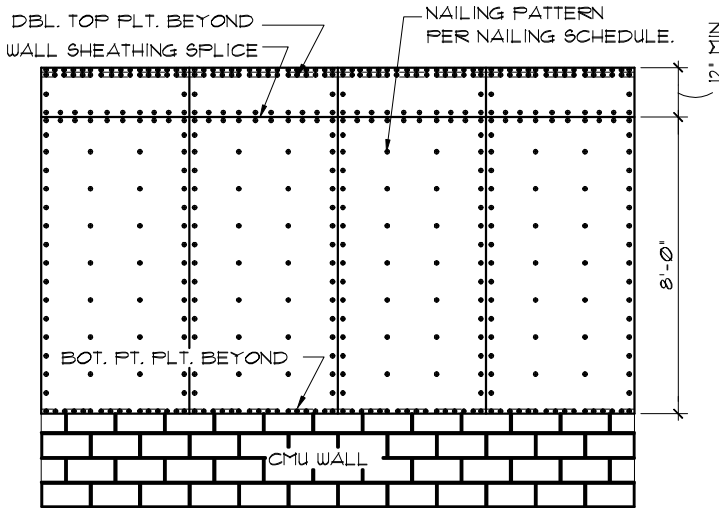
STANDARD DETAILS
DETAILS TYPE "C"

DATE 10-01-05
SCALE AS NOTED
DRAWN MRF
JOB
SHEET D4
OF SHEETS

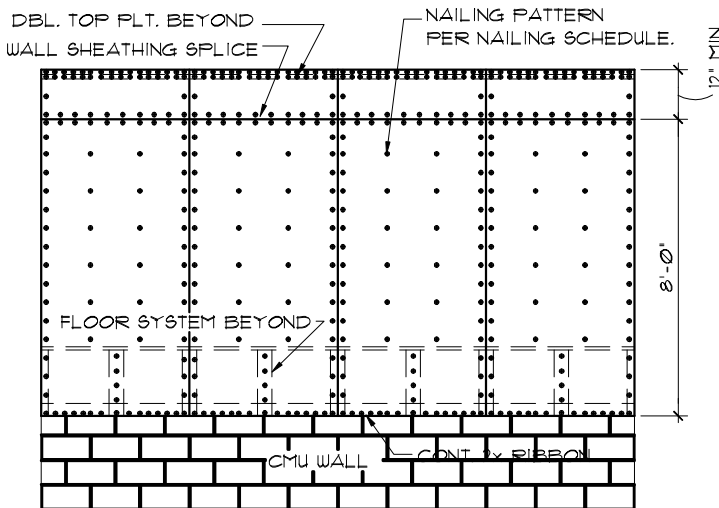
NOTE:
 1/2" PLYWOOD, 1/16" O.S.B. OR ZIP SYSTEM TO BE USED AS UPLIFT RESISTANCE NO OTHER FASTENERS REQ'D, EXCEPT AS NOTED ON PLANS IN TWO STORY FRAME APPLICATIONS. SHEATHING SHALL EXTEND MIN. 1'-0" W/O BREAK ABV. 2nd FLOOR BOTTOM FLT. TO T.O.M.

NAILING SCHEDULE:

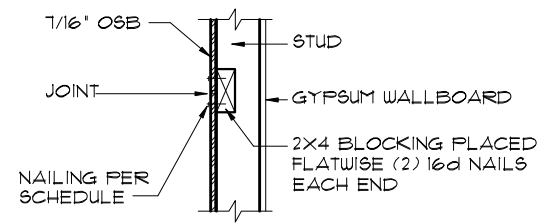
(2) ROWS @ 3' O.C. AT TOP AND (1) ROW AT BOTTOM OF WALL, 6' O.C. ALL OTHER EDGES AND 12" IN FIELD. BLOCKING SHALL BE PLACED AT ALL SHEATHING JOINTS.



(A) SHEATHING ELEV. BALLOON FRAMING N.T.S.

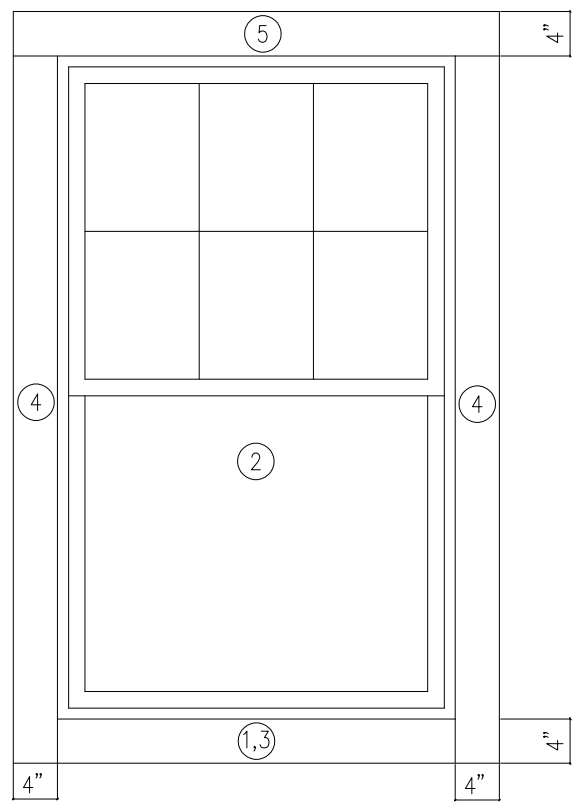


(B) SHEATHING ELEV. 2-STORY FRAMING N.T.S.



(C) SHEATHING BLOCKING @ HORIZONTAL JOINTS N.T.S.

(1) SHEATHING UPLIFT DETAILS



INSTALLATION NOTES:

1. THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD AND SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CROWNED UP OR DOWN.
2. CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNG) TO AVOID "BOWED OUT" INSTALLATION.
3. APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.
4. PLACE 1/4" SHIMS AT SILL CORNERS AND SET WINDOW INTO SHIMS. CENTER THE WINDOW IN THE OPENING ALLOWING A 1/4" GAP BETWEEN WINDOW AND FRAMING MATERIAL ON EACH SIDE. WHEN INSTALLATION IS COMPLETE, THESE SHIMS MAY BE REMOVED.
5. INSTALL FASTENERS (STRAIGHT, NOT ANGLED) IN EVERY OTHER FASTENER SLOT STARTING AT THE MIDDLE OF THE WINDOW. FASTENER MUST BE EMBEDDED INTO SOLID WOOD A MINIMUM OF 1". KEEP WINDOW LOCKED UNTIL ALL SIDES ARE SECURED.
6. CAULK OVER FASTENERS AND ANY FASTENER SLOTS NOT USED.
7. CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.
8. INSULATE AROUND PERIMETER WITH BATT TYPE INSULATION. DO NOT USE EXPANDABLE FOAM.
9. FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.
10. CAULK GAP BETWEEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CHANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHICH SURROUNDS WINDOW).

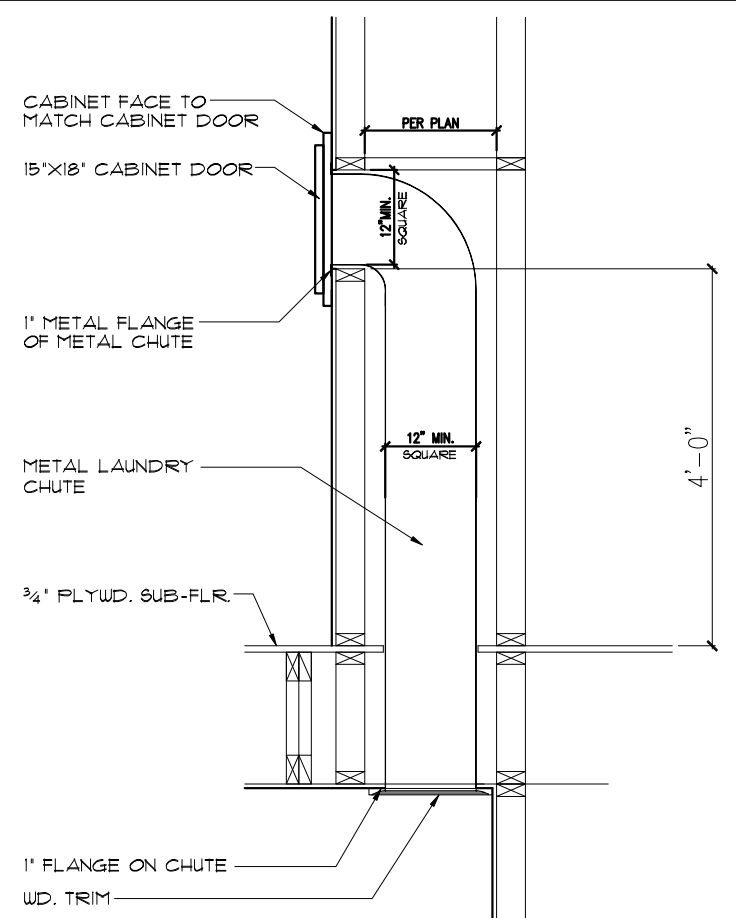
FLASHING SEQUENCING:

1. APPLY BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER ALL OF ROUGH OPENING.
2. SET WINDOW UNIT.
3. APPLY 2ND BOTTOM PIECE OF SELF-ADHESIVE TYPE FLASHING OVER NAILING FIN AND BLDG PAPER.
4. APPLY SIDE STRIPS OF SELF-ADHESIVE TYPE FLASHING.
5. APPLY TOP PIECE OF SELF-ADHESIVE TYPE FLASHING.

NOTE:
 SELF-ADHESIVE TYPE FLASHING IS A GENERIC TERM. SEE SPECIFICATIONS FOR MATERIAL TO BE USED.

IMPORTANT:
 IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.
 DO NOT USE MURIATIC ACID ON HOMES AFTER INSTALLING THIS WINDOW. THE ACID MAY DESTROY THE COIL SPRING BALANCE SYSTEM. WINDOWS WILL NOT BE UNDER WARRANTY IF EXPOSED TO MURIATIC ACID.
 DO NOT LAY WINDOWS FLAT OR STORE IN SUN BEFORE INSTALLING.
 ALL WARRANTIES NULL AND VOID IF ANY VERTICAL HOLES ARE PUT INTO WINDOW SILL AREA OF ANY WINDOW.

(2) WINDOW FLASHING DETAIL N.T.S.



(3) LAUNDRY CHUTE DETAIL
 1/2" = 1'-0" (11x17) 1" = 1'-0" (22"x34")

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Park Square HOMES

SHEATHING
 DETAIL

STANDARD DETAILS
 DETAILS TYPE "C"

DATE	10-01-05
SCALE	AS NOTED
DRAWN	DB66
JOB	
SHEET	D5
OF	SHEETS