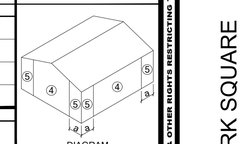

PARK SQUARE
HORIZONS WEST
MEZZANO-BLDG _
(LOTS _-_) 5 UNIT

REVISION SUMMARY

NO.	DATE	REVISION DESCRIPTION	DESIGNER

ABBREVIATIONS

A.B.	Anchor Bolt	Flr. Sys.	Floor System	PSF	Pounds per square foot
Abv.	Above	F.O.M.	Face Of Masonry	P.T.	Pressure Treated
Adj.	Adjustable	Ft.	Foot / Feet	Rad.	Radius
A.F.F.	Above Finished Floor	Ftg.	Footing	Req'd.	Required
ALT.	Alternate	Galv.	Galvanized	Rm.	Room
Bm.	Beam	G.C.	General Contractor	Rnd.	Round
B/Beam	Bottom of Beam	G.F.I.	Ground Fault Interrupter	S.F.	Square Ft.
Brg.	Bearing	G.T.	Girder Truss	SHT	Sheet
Cant.	Cantilever	Hdr.	Header	S.L.	Side Lights
Cir.	Circle	Hgt.	Height	S.P.F.	Spruce Pine Fir
Clg.	Ceiling	Int.	Interior	Sq.	Square
CJ	Control Joint	K/Wall	Kneewall	S.Y.P.	Southern Yellow Pine
Col.	Column	L.F.	Linear Ft.	Thik'n.	Thicken
Cont.	Continuous	Mas.	Masonry	T.O.B.	Top of Block
Dbl.	Double	Max	Maximum	T.O.M.	Top of Masonry
Dia.	Diameter	Min	Minimum	T.O.P.	Top of Plate
Ea.	Each	M.L.	Microlam	Trans.	Transom Window
E.W.	Each Way	Mir.	Mirror	Typ.	Typical
Elec.	Electrical	Mono	Monolithic	U.N.O.	Unless Noted Otherwise
Elev.	Elevation	N.T.S.	Not to Scale	Vert.	Vertical
E.O.R	Engineering or Record	O.C.	On center	V.L.	Versalam
Ext.	Exterior	Opn'g.	Opening	VTR	Vent through Roof
Exp.	Expansion	Opt.	Optional	W	Washer
F.B.C.	Florida Bldg. Code	Pc.	Piece	W/	With
Fin. Flr.	Finished Floor	P.L.	Parallam	W.A.	Wedge Anchor
Flr.	Floor	PLF	Pounds per linear foot	Wd	Wood
Fdn.	Foundation	Plt. Ht.	Plate Height	WP	Water Proof

TERMITE SPECIFICATIONS

SECTION R318 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:

1. 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.
2. SHALL STRICTLY OBSERVE ALL APPLICATION CODES DURING THE COURSE OF CONSTRUCTION INCLUDING ALL STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
3. THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES, OR THE CONTRACTION TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OR RELATED CODES.
4. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
5. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. 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.

HOME MAINTENANCE & INSPECTIONS

YEARLY MAINTENANCE AND INSPECTIONS BY THE BUILDER/HOMEOWNER ARE NECESSARY FOR THE FUTURE LIFE OF THIS HOME. CARE MUST BE TAKEN TO CHECK WINDOWS AND DOORS FOR CAULKING, REMOVE LEAVES AND DEBRIS OFF ROOFS, MAKE SURE THAT WATER FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3 - 5 YEARS TO PROTECT THE COATINGS. THE DESIGNER AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR THE UPKEEP OF THE HOME AND WILL NOT BE HELD LIABLE FOR INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER MAINTENANCE.

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 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 25" AROUND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EA WAY.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. FIBER MESH LENGTH SHALL BE ½" TO 2", DOSAGE AMOUNT SHALL BE FROM 1.0 TO 1.5 LBS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S AND SHALL COMPLY WITH ASTM C1116
6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST,SCALE & OIL & SHALL MEET ASTM A615/ A615M GRADE 60 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORT. 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. HIGH STRENGTH SIMPSON SET EPOXY-TIE 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 FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL 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.
9. CONCRETE SLABS SHALL HAVE 6x6-W1.4xW1.4 W.W.F. OR FIBERMESH OVER 6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES

MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-014, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f'm = 2000 PSI)
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14A.
3. COARSE GROUT SHALL CONFORM TO ASTM C476-10 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. GRADE 40 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. GRADE 40 U.N.O.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 318-14
11. CONSOLIDATE POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. GROUT SHALL BE FLUSH WITH TOP OF WALL.

WOOD

1. ALL EXTERIOR WOOD STUDS WALLS, BEARING WALLS, SHEAR WALLS, AND MISC. STRUCTURAL WOOD FRAMING MEMBERS,(I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR IN DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE SPF #2.
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 ENGINEERED LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
   PARALLAM COLUMNS: 1.8E Fb = 2400 PSI
   MICROLAM (LVL) BEAMS: 2.0E Fb= 2600 PSI
   GLULAM BEAMS: SP/SP 24F-V5 LAYUP (1.7E FB=2400 PSI) MIN.
9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
   - 9.1. ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
   - 9.2. FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE.
   - 9.3. WALL SHEATHING: $\frac{7}{16}$" STRUCTURAL I OSB EXPOSURE 1 OR $\frac{15}{32}$" RATED OSB EXPOSURE 1 (SPECIFIC GRAVITY, G=0.50, MIN.). A MINIMUM $\frac{1}{8}$" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGE AND END JOINTS TO ALLOW FOR EXPANSION. PER R604.3 SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED.
10. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD SHEATHING WITH 1½" LONG, 11 GAGE NAILS HAVING A $\frac{7}{16}$" HEAD, OR 1 ½" LONG, 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1062 OR C1787, OR AS OTHERWISE APPROVED (REF. 2020 FBC-R-R703.7.1).

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 F3125, TYPE E OR S, Fy = 35 KSI ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI STRUCTURAL CONNECTIONS: ALL STRUCTURAL BOLTS TO BE A325 U.N.O
2. 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
3. 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 $\frac{3}{16}$" UNO.
4. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAILS AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS, PROCEDURES, AND DIAGRAMS INCLUDING DETAILS OF CUTS, CAMBERS, HOLES, PROFILES, SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOAD, TOLERANCES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS SYMBOLS AND SHOW SIZE, LENGTHS, AND TYPES OF WELDS. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGE TO BE INSTALLED FOR WORK OF OTHER TRADES.
5. STRUCTURAL STEEL SHALL RECEIVE SHOP COAT OF PRIMER (COLOR AS DIRECTED BY ARCHITECT) EXCEPT FOR AREAS WHICH WILL RECEIVE SPRAY-ON FIRE PROTECTION..
6. 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 1660#). IF CORNER STRAP IS MISSED, CONTRACTOR IS 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.
5. 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.
6. 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

- FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.
- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
- FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020)
- NFPA 70-17. NATIONAL ELECTRICAL CODES. (NEC 2017)
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-14).
- SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-16).
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13).
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION.
- WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION E30-16
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE / SEI 7-16
- ALUMINUM DESIGN MANUAL - AFF-20

GENERAL ROOF LOADING

	SHINGLE / METAL ROOF (PSF)	FLAT ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL TOP CHORD DL	20 10	30 10	20 15	20 25
BOTTOM CHORD LL* BOTTOM CHORD DL	0 10	0 10	0 10	0 10
TOTAL (PSF)	40	50	45	55
BOTTOM CHORD LL (OPT) ATTICS W/ LIMITED STORAGE ATTICS W/ HEAVY STORAGE * ATTICS W/ NO STORAGE (NON-CONCURRENT)	 20 50 10			

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

GENERAL FLOOR LOADING

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

SPECIAL FLOOR LOADING

GAME ROOM / READING ROOMS	60 (PSF)	COMMENTS:
BALCONIES/ DECKS	40(PSF)	d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
BALCONIES OVER 100 SQ:FT	100(PSF)	
LIGHT STORAGE	125(PSF)	
GUARDRAILS AND HANDRAILS	200(LBS)(d)	f. BALUSTERS AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT.
GUARDRAIL IN-FILL COMPONENTS	50 (LBS)(f)	
STAIRS / NON SLEEPING ROOMS	40 (PSF)	
SLEEPING ROOMS	30 (PSF)	
LIBRARIES - STACK ROOMS	150(PSF)	

DEFLECTION CRITERIA

ROOF TRUSSES*	LL/360	TL/240	COMMENTS:
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 2" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"

****TL MAX 1/4" DIFFERENTIAL BETWEEN ADJACENT TRUSSES

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	150.0 MPH
WIND SPEED (ALLOWABLE)	116.0 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 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION			
AREA	④		⑤	
10 - 19.99	Ⓐ	(+) 34.0 (-) 36.4	Ⓑ	(+) 34.0 (-) 44.8
20 - 49.99	Ⓒ	(+) 32.5 (-) 35.0	Ⓓ	(+) 32.5 (-) 42.0
50 - 99.99	Ⓔ	(+) 30.4 (-) 32.2	Ⓕ	(+) 30.4 (-) 37.8
> 100	Ⓖ	(+) 28.8 (-) 30.8	Ⓗ	(+) 28.8 (-) 35.0

GARAGE DOORS*		SOFFIT
9'-0" x 7'-0"	16'-0" x 7'-0"	
(+) 29.8 (-) 33.7 Ⓙ	(+) 28.6 (-) 31.8 Ⓚ	(+) 34.0 (-) 44.8

WIND PRESSURE AND SUCTION DIAGRAM

DIAGRAM

GENERAL PRESSURE NOTES

NOTES:

1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY WITHIN 4'-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

S0	NOTES & SCHEDULES	S3.2	ROOF FRAMING PLAN
S1.1	FOUNDATION PLAN	L1	LINTEL PLAN
S1.2	FOUNDATION PLAN	L2	LINTEL CHART & NOTES
S1.3	FOUNDATION PLAN	SN	NOTES & SCHEDULES
S1.4	FOUNDATION PLAN	D1	FOUND. DETAILS
S2.1	FLOOR FRAMING PLAN	D2	FRAMING DETAILS
S2.2	FLOOR FRAMING PLAN	D3	FRAMING DETAILS
S2.3	FLOOR FRAMING PLAN	D4	FRAMING DETAILS
S2.4	FLOOR FRAMING PLAN	FP	FIRE PROTECTION DETAIL
S3.1	ROOF FRAMING PLAN		

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☐

DATE: November 9, 2023

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FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

S0

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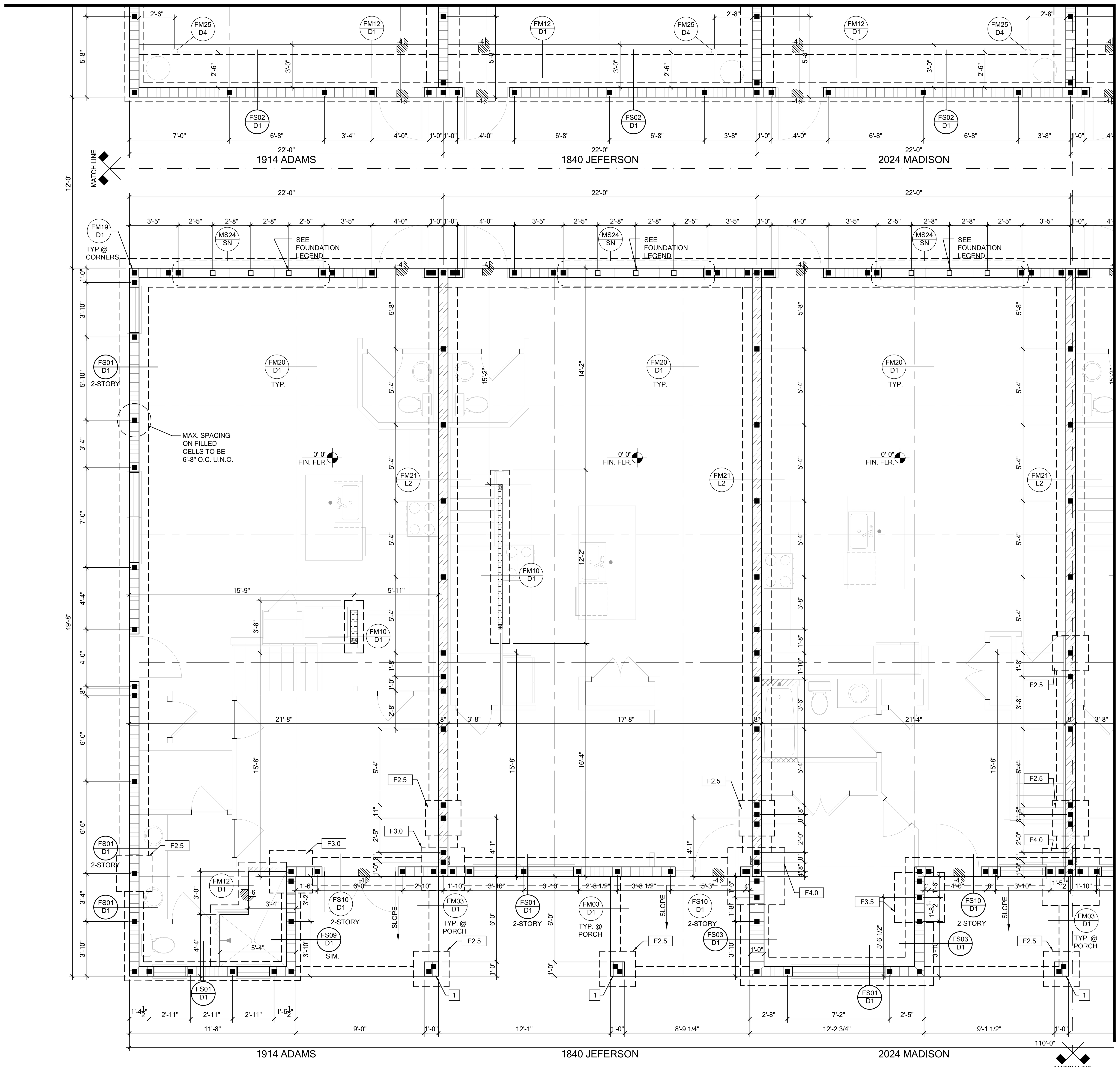

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PLAN KEY NOTES

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BUILDER NOTE:
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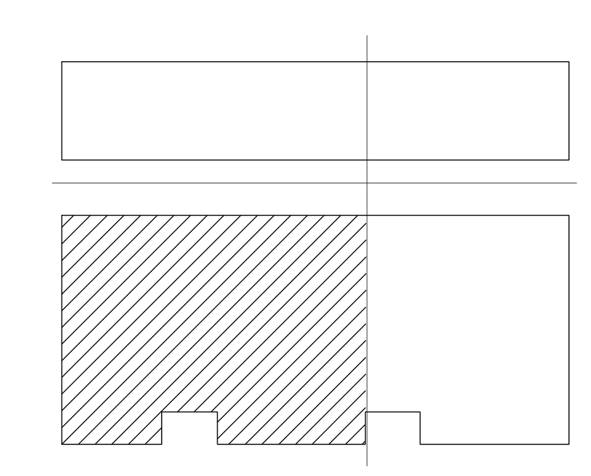

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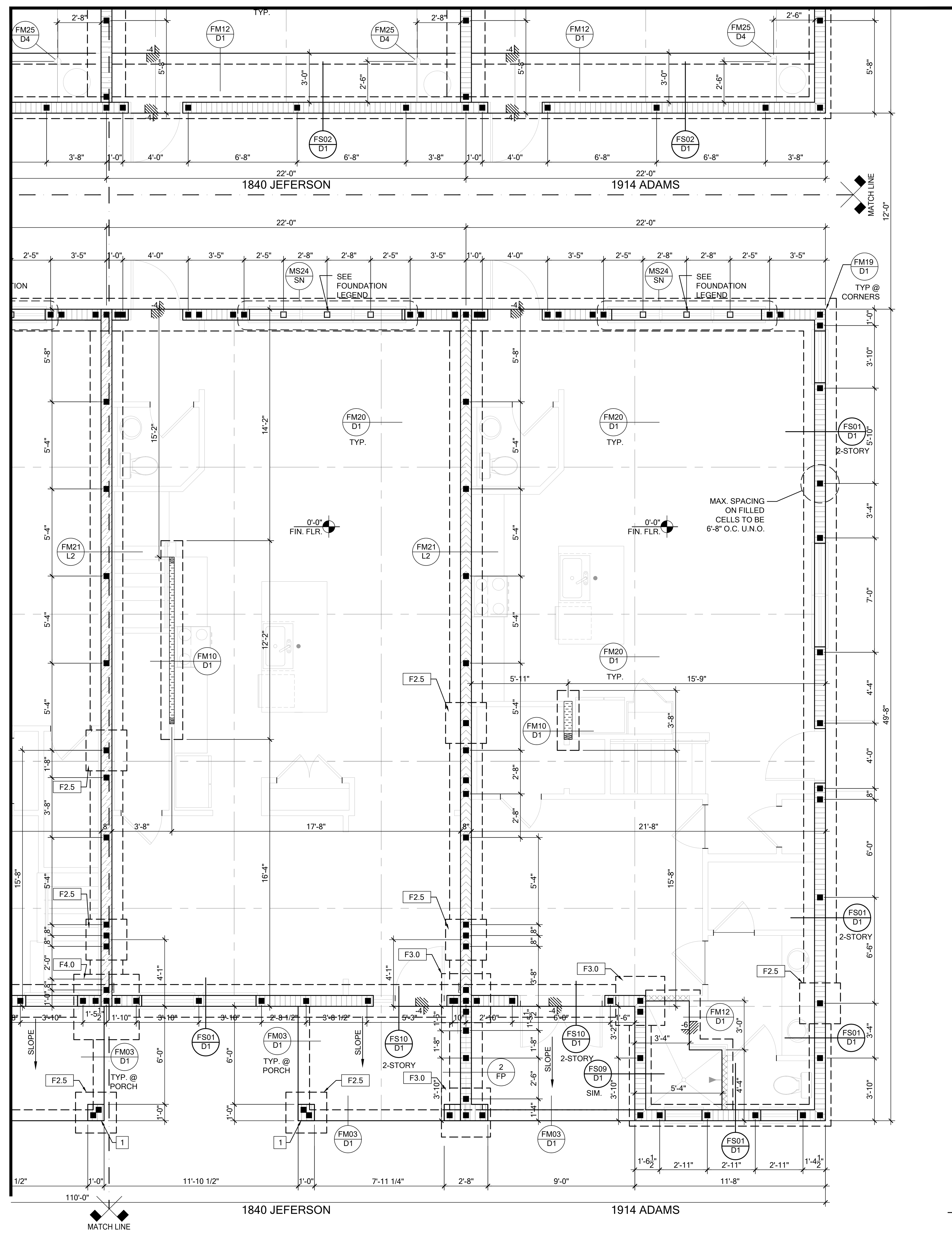

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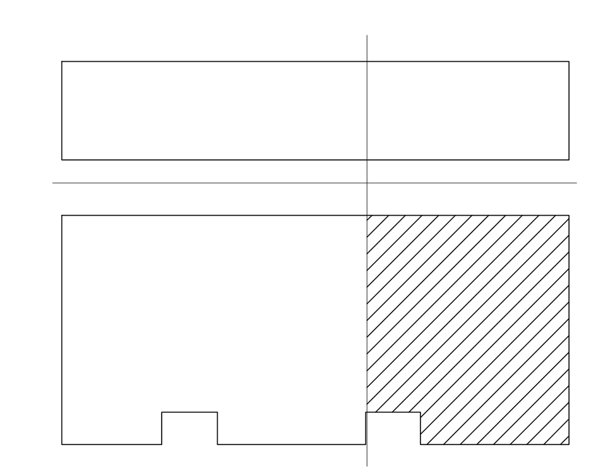

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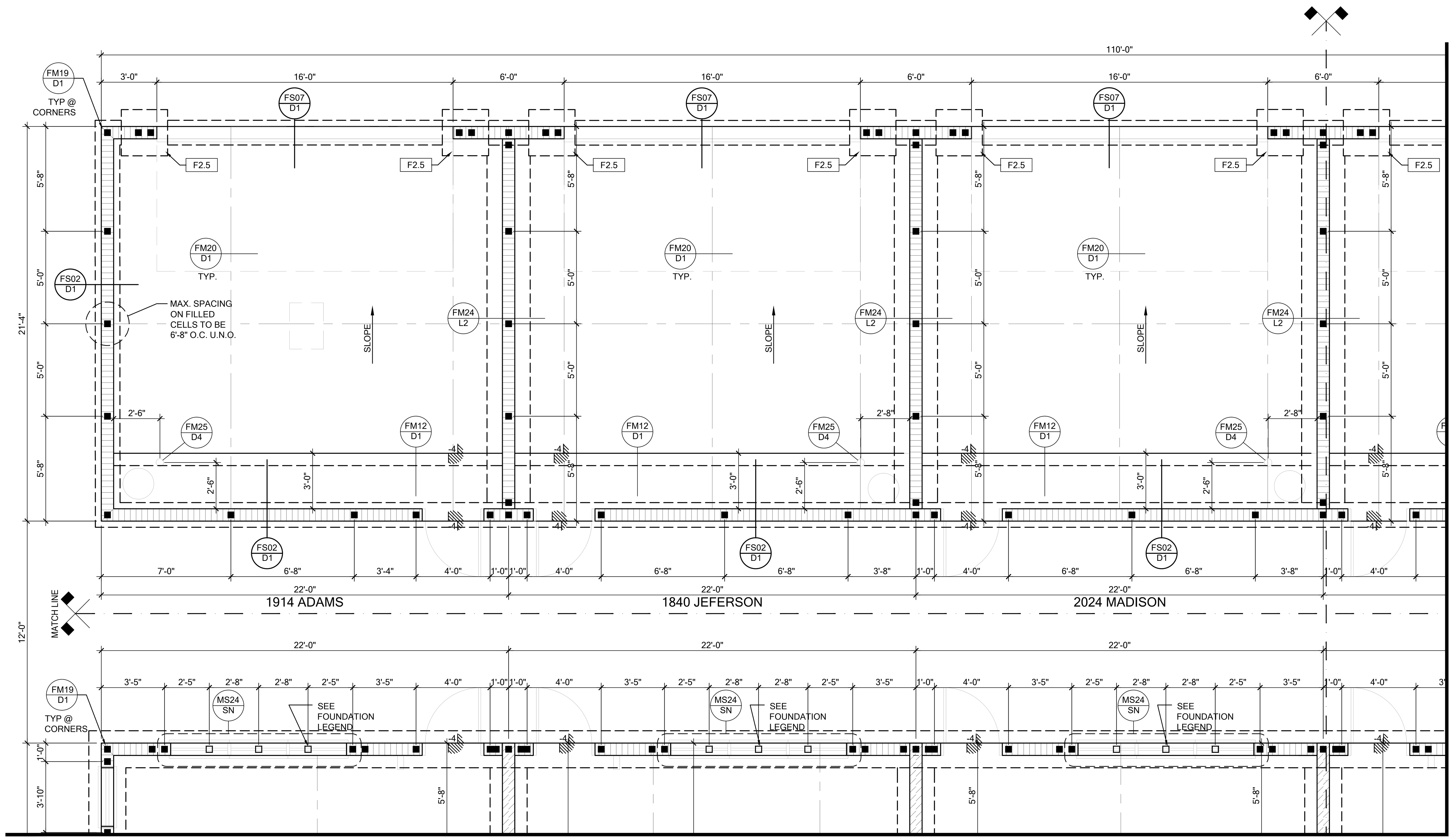

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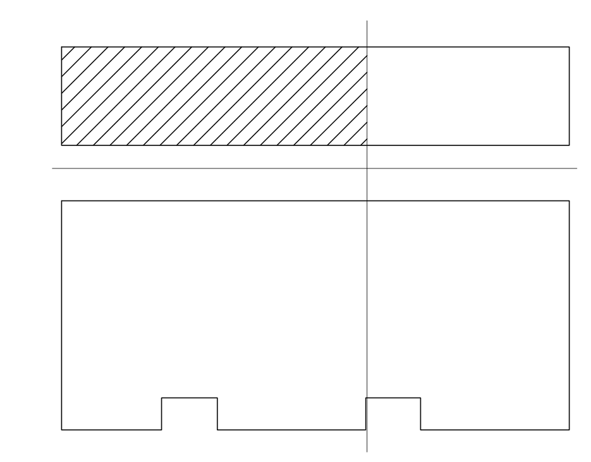

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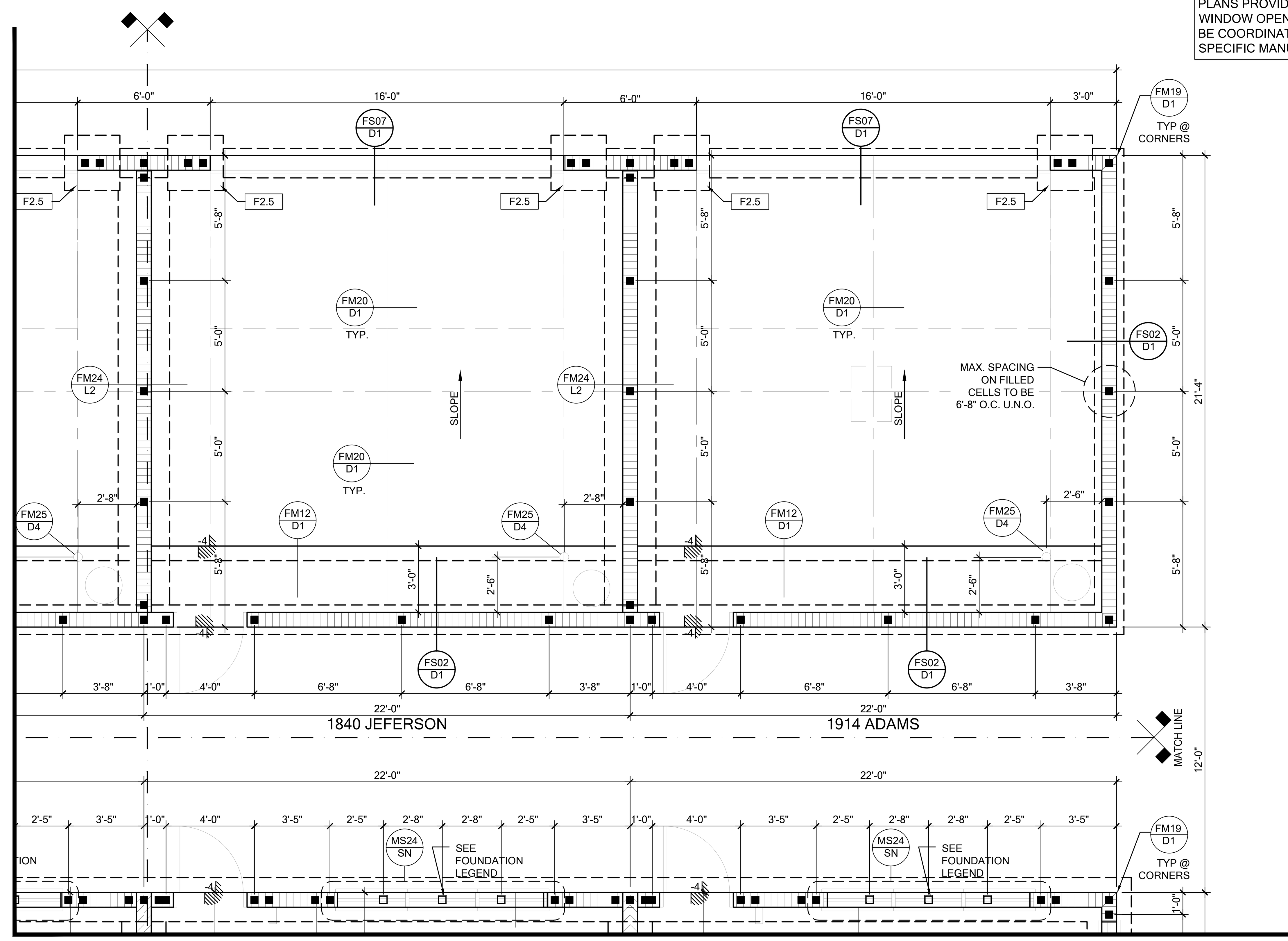

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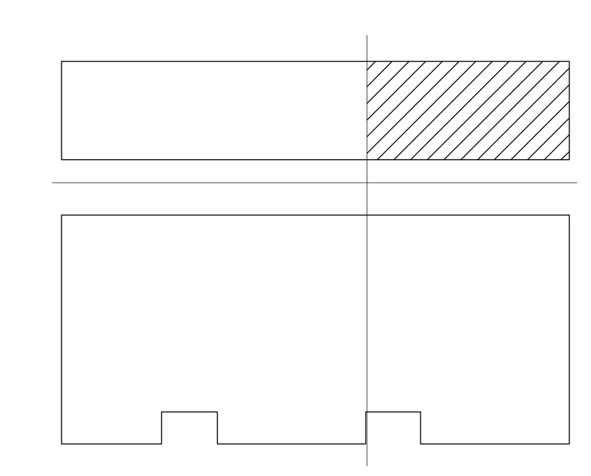

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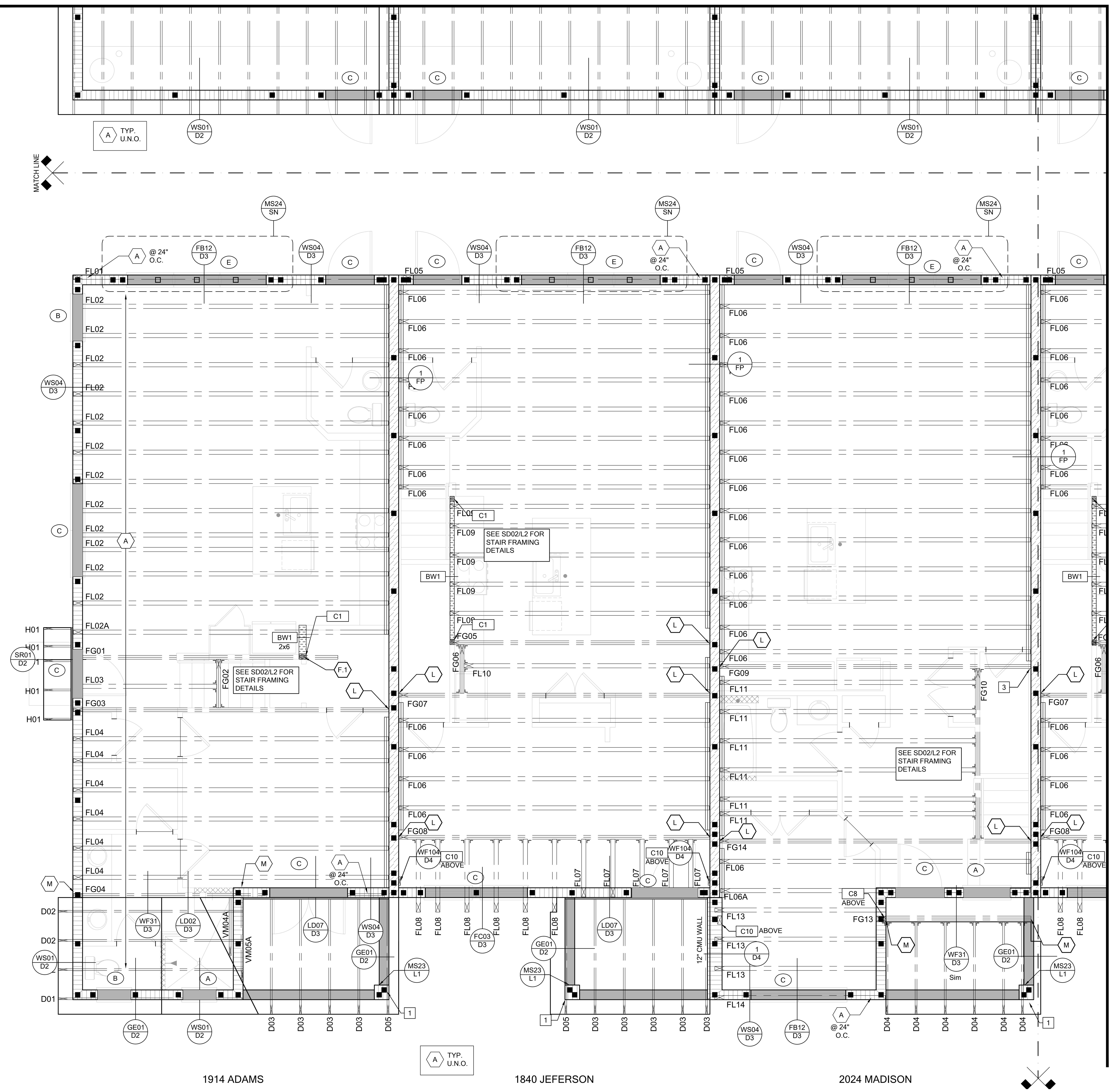


RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft							
WIND SPEED (ULTIMATE)	140.0 MPH							
WIND SPEED (ALLOWABLE)	108.4 MPH							
EXPOSURE CATEGORY	C							
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-35.94	-49.57		-49.57	-49.57		
	GABLE	-38.22	-38.22	-60.99	-60.99		-60.99	-78.58

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2e, 2n, 2r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

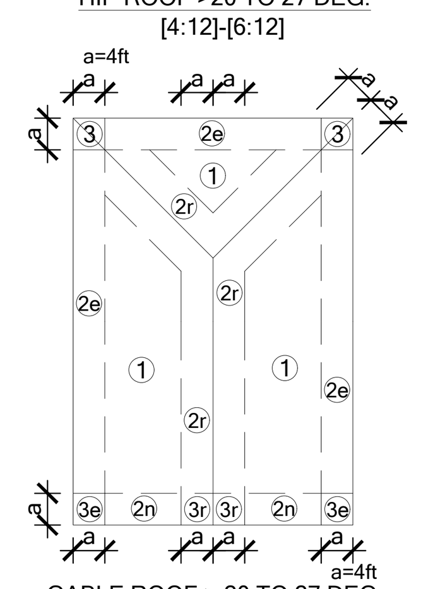
ZONE 3, 3e, 3r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: 7/16" EXP. 1 (24/16) or 15/32" EXP. 1 (32/16)

TILE: 15/32" EXP. 1 (32/16)

NOTE:
1. PER CODE ASTM F1667 RSRS-01 REFERENCE TO 8d (2 3/8" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 10d (2½" x 0.131") NAILS OR ASTM F1667 RSRS-04 (3" x .120") NAILS
3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

HIP ROOF >20 TO 27 DEG.
[4:12]-[6:12]



GABLE ROOF > 20 TO 27 DEG.
[4:12]-[6:12]

SYMBOL	DESIGN DESCRIPTION
BW# 2x_	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN , SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
PSW	INDICATES PERFORATED SHEAR WALL, SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
C#	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB
C# *	INDICATES NO BOTTOM CONNECTOR REQUIRED
#	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET **SN**
#	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:
1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL **FB06/D3**

GENERAL NOTES:
1. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, RESONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
2. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
3. SEE SHEET SN FOR DESIGN SCHEDULES AND NOTES: FOUNDATION SCHEDULE / COLUMN SCHEDULE / BEARING WALL SCHEDULE / BEAM SCHEDULE / HEADER SCHEDULE / CONNECTION SCHEDULE / FLOOR AND ROOF NOTES.

PLAN KEY NOTES

1. 12" SQ CMU COLUMN W/(2)#5 FULLY GROUTED
2. LGUM28-3-SDS CONNECTOR BY SIMPSON STRONG TIE w/(6) 3/8"x4" TITEN HD ANCHORS TO MASONRY AND (6) 1/4"x2-1/2" STRONG DRIVE SDS SCREWS
3. SIMPSON LGUM28-2-SDS w/ (6) 3/8"x4" TITEN HD ANCHORS TO MASONRY & (6) 1/4"x2-1/2" STRONG-DRIVE SDS SCREWS TO JOIST

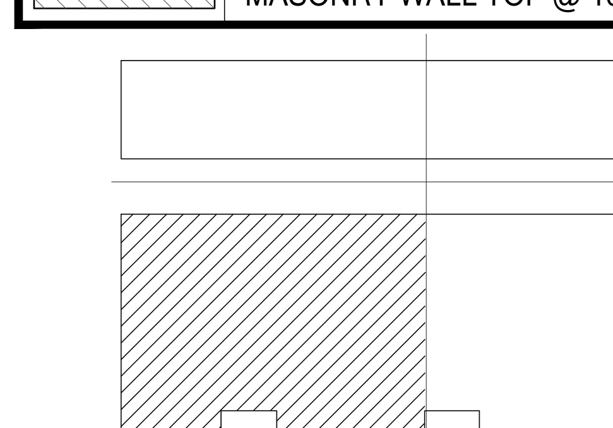
BUILDER NOTE:
TRUSS LAYOUT, CONNECTORS & ENGINEERING BASED ON TRUSSES PROVIDED BY A1 INDUSTRIES, PROJECT NAME CPSMU5 w/ TRUSS DESIGN DATED 4/13/23 IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT AND DATE ABOVE

----STOP-----

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

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	MASONRY WALL TOP @ 9'-4"
	MASONRY WALL TOP @ 10'-8" ABV. GRADE
	MASONRY WALL TOP @ 10'-8" ABV. GRADE



KEY PLAN
LOW ROOF & FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

B&A Design Studio, Inc.
4017 W. 1st Street
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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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FDS ENGINEERING ASSOCIATES
258 Southhall Lane, Suite 200, Maitland, FL 32751
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
☐ CARL A. BROWN, PE - FL # 56126
☐ SCOTT LEWKOWSKI, PE - FL #78750
☐

DATE: November 9, 2023

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

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

S2.1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.

RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft							
WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY	140.0 MPH 108.4 MPH C							
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-35.94	-49.57		-49.57	-49.57		
	GABLE	-38.22	-38.22	-60.99	-60.99		-60.99	-78.58

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2e, 2n, 2r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

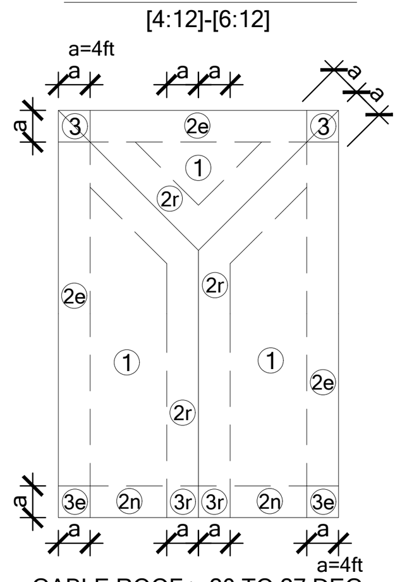
ZONE 3, 3e, 3r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: 7/16" EXP. 1 (24/16) or 15/32" EXP. 1 (32/16)

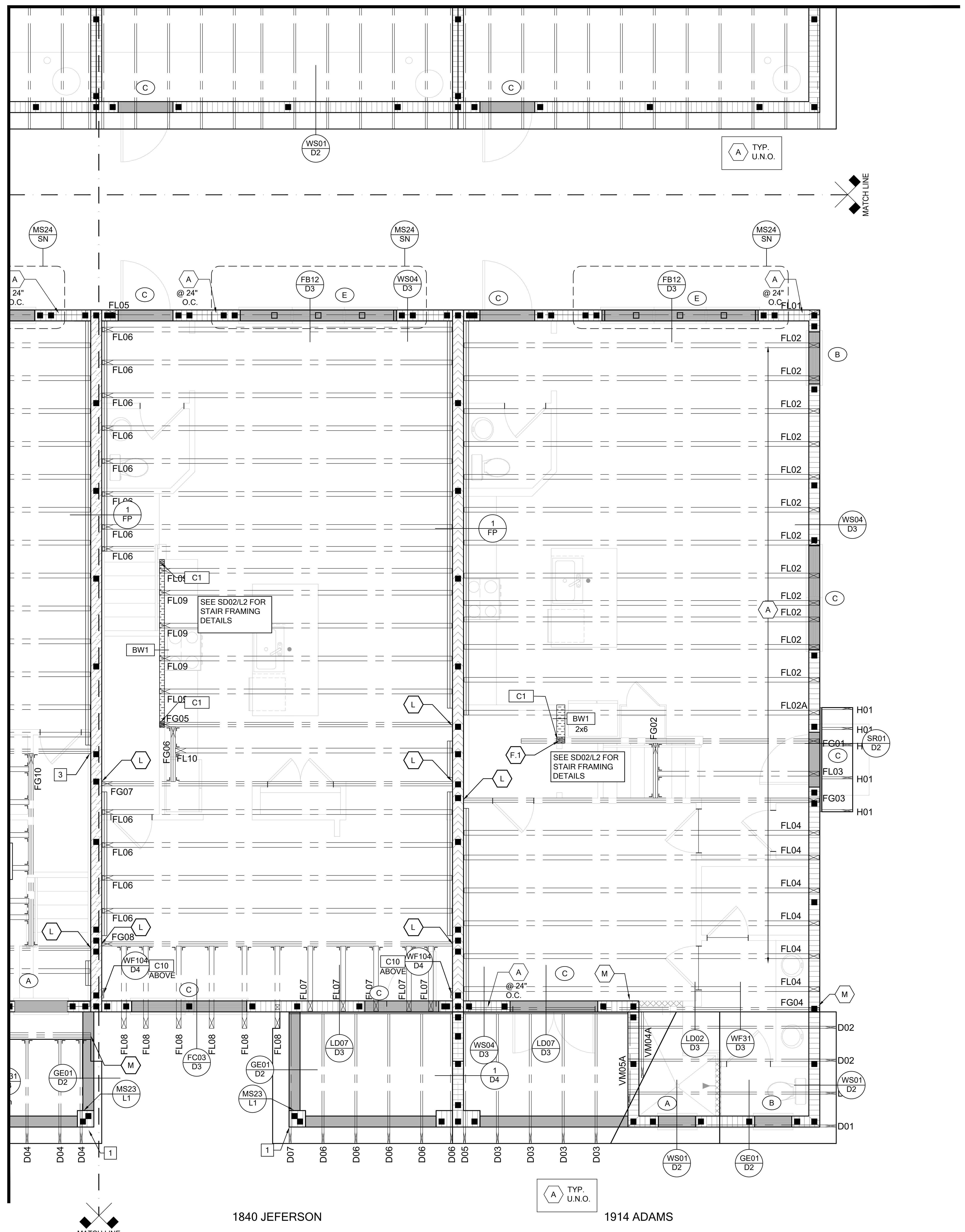
TILE: 15/32" EXP. 1 (32/16)

NOTE:
1. PER CODE ASTM F1667 RSRS-01 REFERENCE TO 8d (2 3/8" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 10d (2½" x 0.131") NAILS OR ASTM F1667 RSRS-04 (3" x .120") NAILS
3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

HIP ROOF >20 TO 27 DEG.
[4:12]-[6:12]



GABLE ROOF > 20 TO 27 DEG.
[4:12]-[6:12]



SYMBOL	DESIGN DESCRIPTION
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C# *	INDICATES NO BOTTOM CONNECTOR REQUIRED
# (hexagon)	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET **SN**
# (circle)	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
(lintel)	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:
1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL **FB06/D3**

GENERAL NOTES:
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PLAN KEY NOTES

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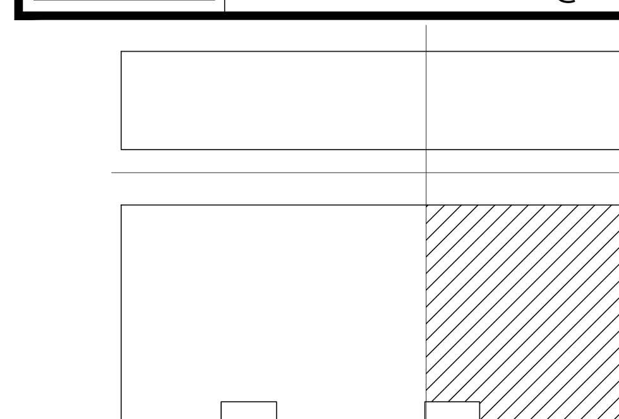
----STOP-----

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

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
(hatch)	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
(hatch)	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
(hatch)	MASONRY WALL TOP @ 9'-4"
(hatch)	MASONRY WALL TOP @ 10'-8" ABV. GRADE
(hatch)	MASONRY WALL TOP @ 10'-8" ABV. GRADE



KEY PLAN
LOW ROOF & FLOOR FRAMING PLAN

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

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FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no.	2022143
checked:	AB
drawn:	
date:	05-18-22
scale:	

S2.2

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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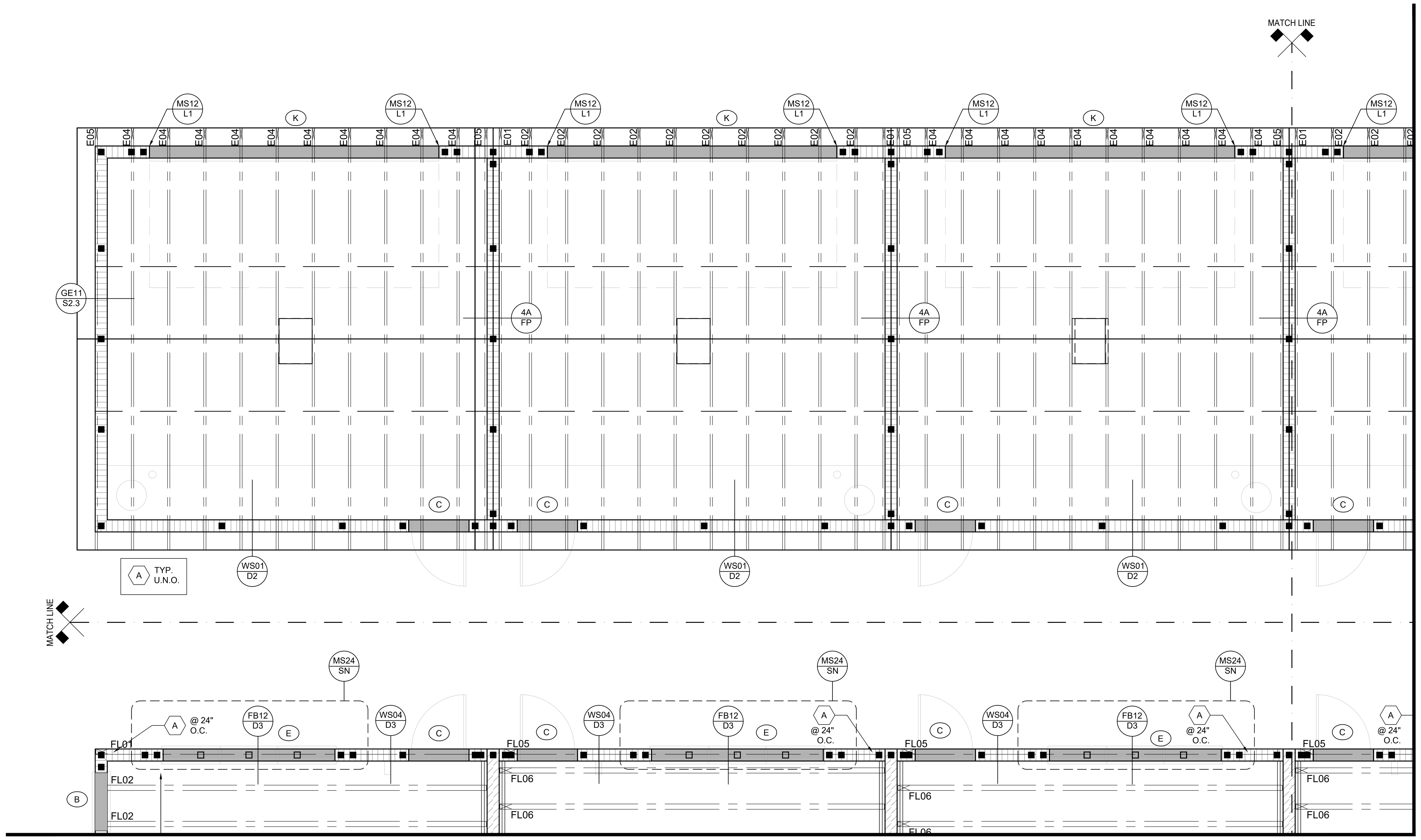

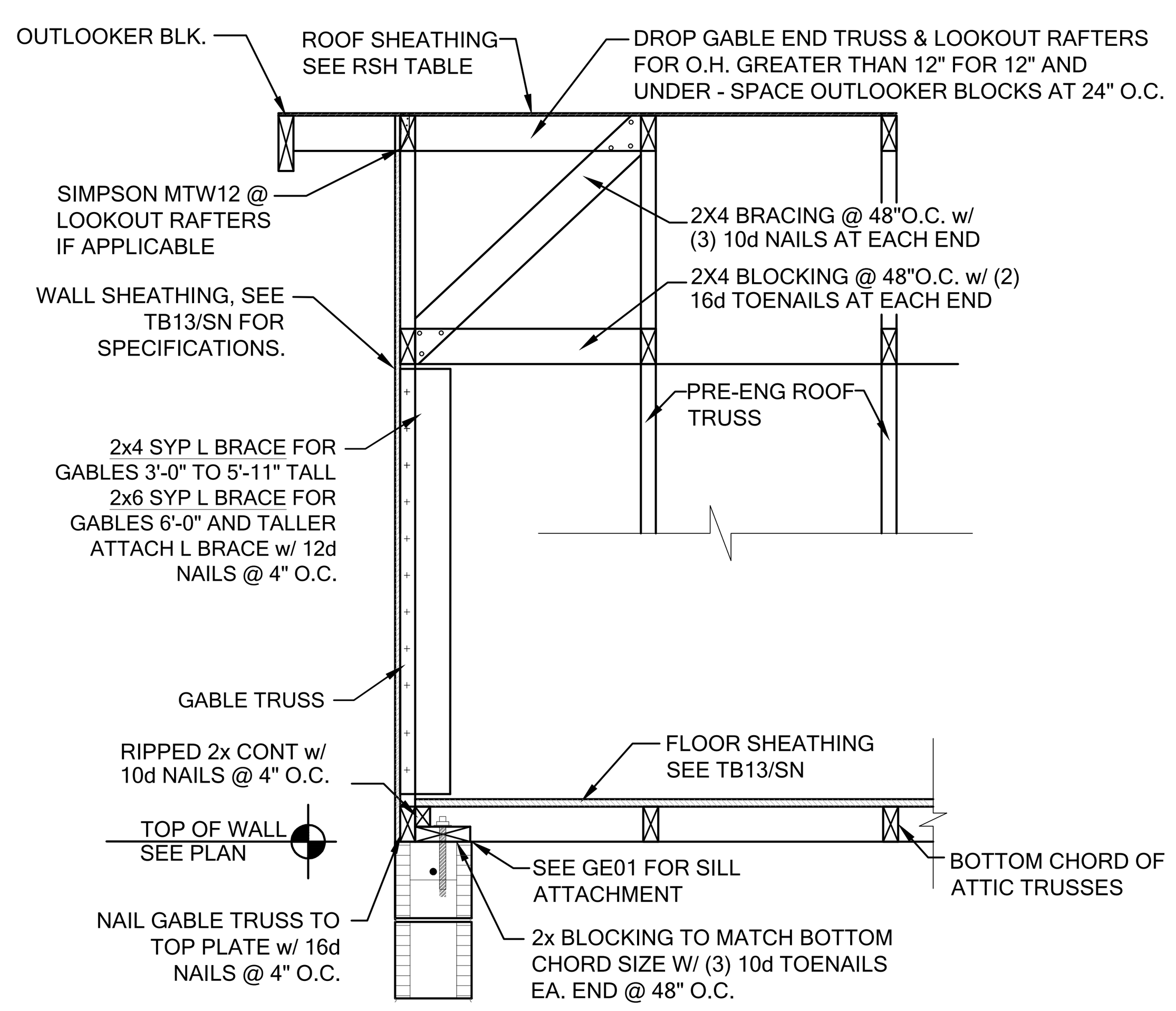

GE11 **SECTION @ GABLE ATTIC**

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

RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft
WIND SPEED (ULTIMATE)	140.0 MPH
WIND SPEED (ALLOWABLE)	108.4 MPH
EXPOSURE CATEGORY	C

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-35.94	-49.57		-49.57	-49.57		
	GABLE	-38.22	-38.22	-60.99	-60.99		-60.99	-78.58

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2e, 2n, 2r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

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ROOF SHEATHING:

SHINGLE: 7⁄16" EXP. 1 (24⁄16) or 15⁄32" EXP. 1 (32⁄16)

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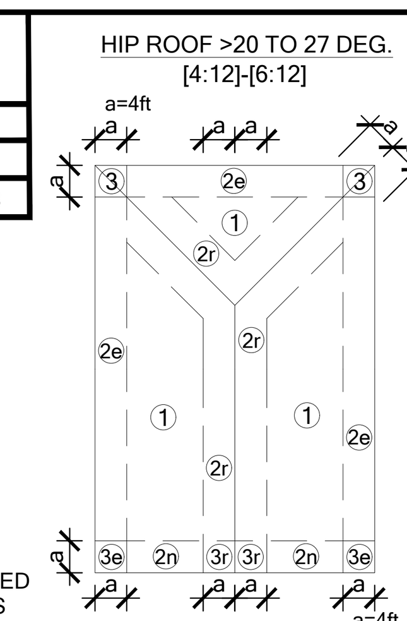
HIP ROOF >20 TO 27 DEG.
[4:12]-[6:12]



GABLE ROOF > 20 TO 27 DEG.
[4:12]-[6:12]

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# (hexagon)	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET **SN**
# (oval)	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:

1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
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GENERAL NOTES:

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WALL TYPE

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	MASONRY WALL TOP @ 9'-4"
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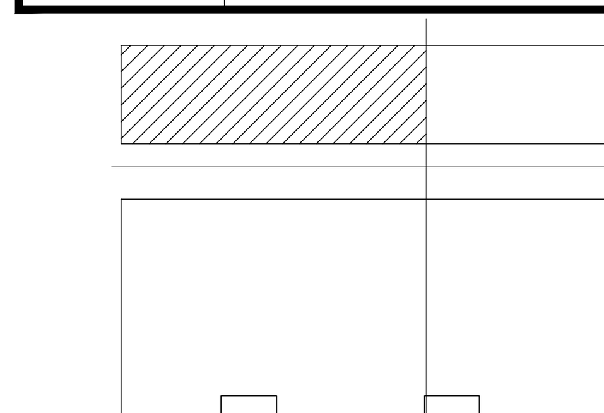

KEY PLAN

LOW ROOF & FLOOR FRAMING PLAN

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FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

S2.3

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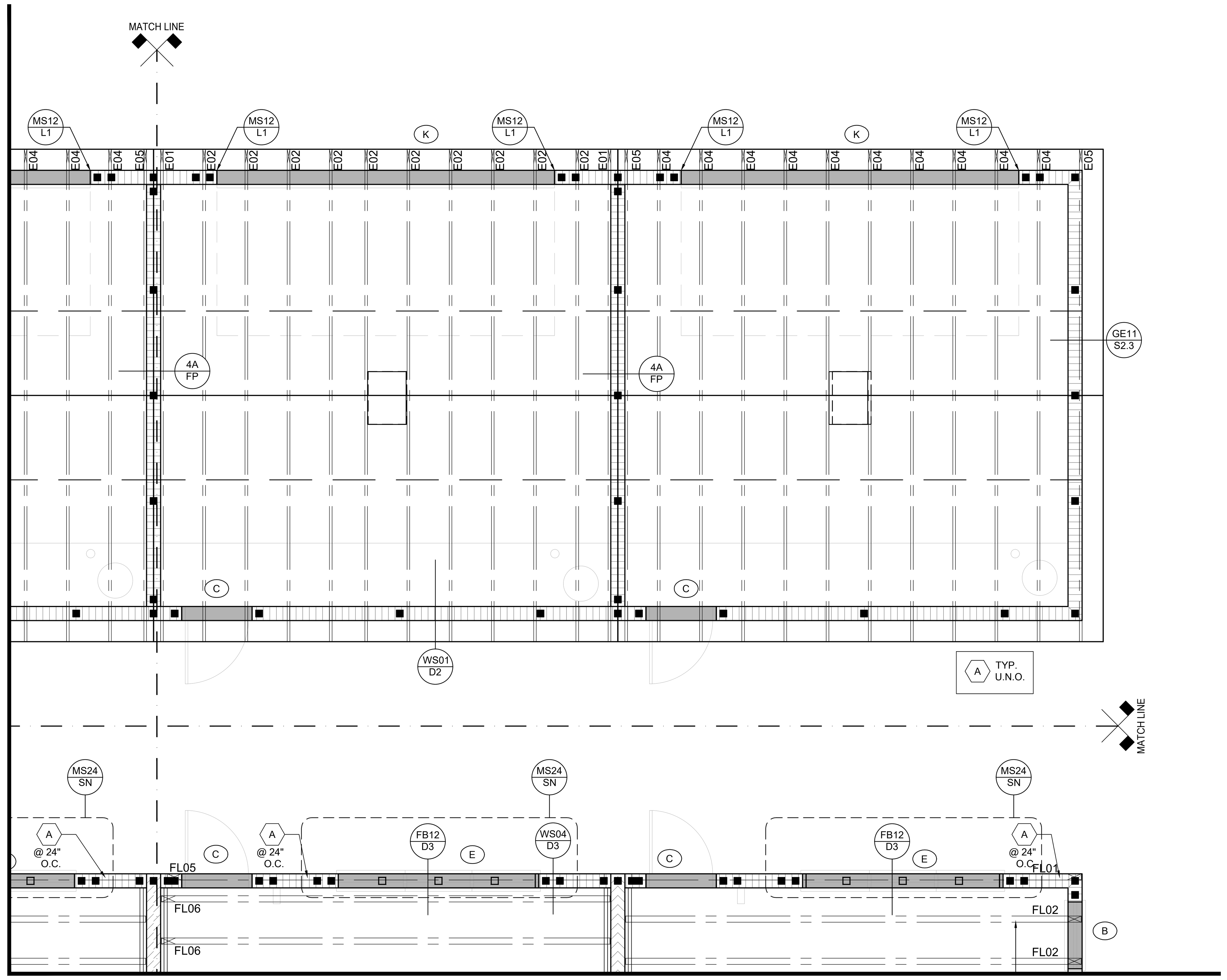

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WALL TYPE

SYMBOL	DESIGN DESCRIPTION
(hatched)	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
(wood wall)	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
(masonry)	MASONRY WALL TOP @ 9'-4"
(masonry)	MASONRY WALL TOP @ 10'-8" ABV. GRADE
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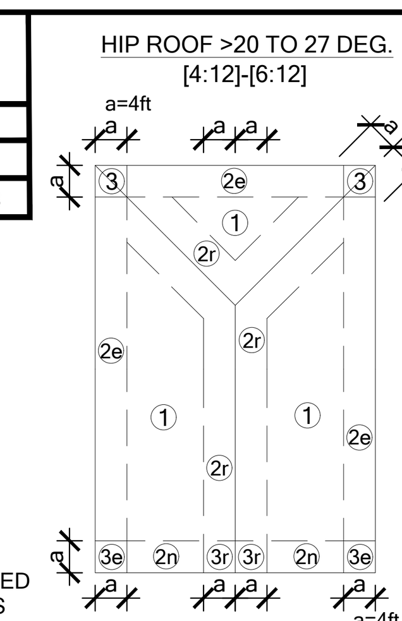
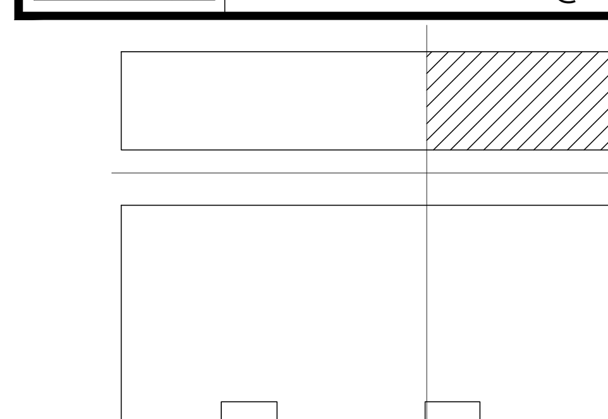
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 10d (2½" x 0.131") NAILS OR ASTM F1667 RSRS-04 (3" x .120") NAILS
3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

HIP ROOF >20 TO 27 DEG. [4:12]-[6:12]



GABLE ROOF > 20 TO 27 DEG. [4:12]-[6:12]



KEY PLAN

LOW ROOF & FLOOR FRAMING PLAN

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

B&A Design Studio, Inc.
4017 W. 1st Street
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N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION

AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

WWW.FDSENG.COM
FDS ENGINEERING ASSOCIATES
258 Southhall Lane, Suite 200, Maitland, FL 32751
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
☐ CARL A. BROWN, PE - FL # 56126
☐ SCOTT LEWKOWSKI, PE - FL #78750
☐

DATE: November 9, 2023

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

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

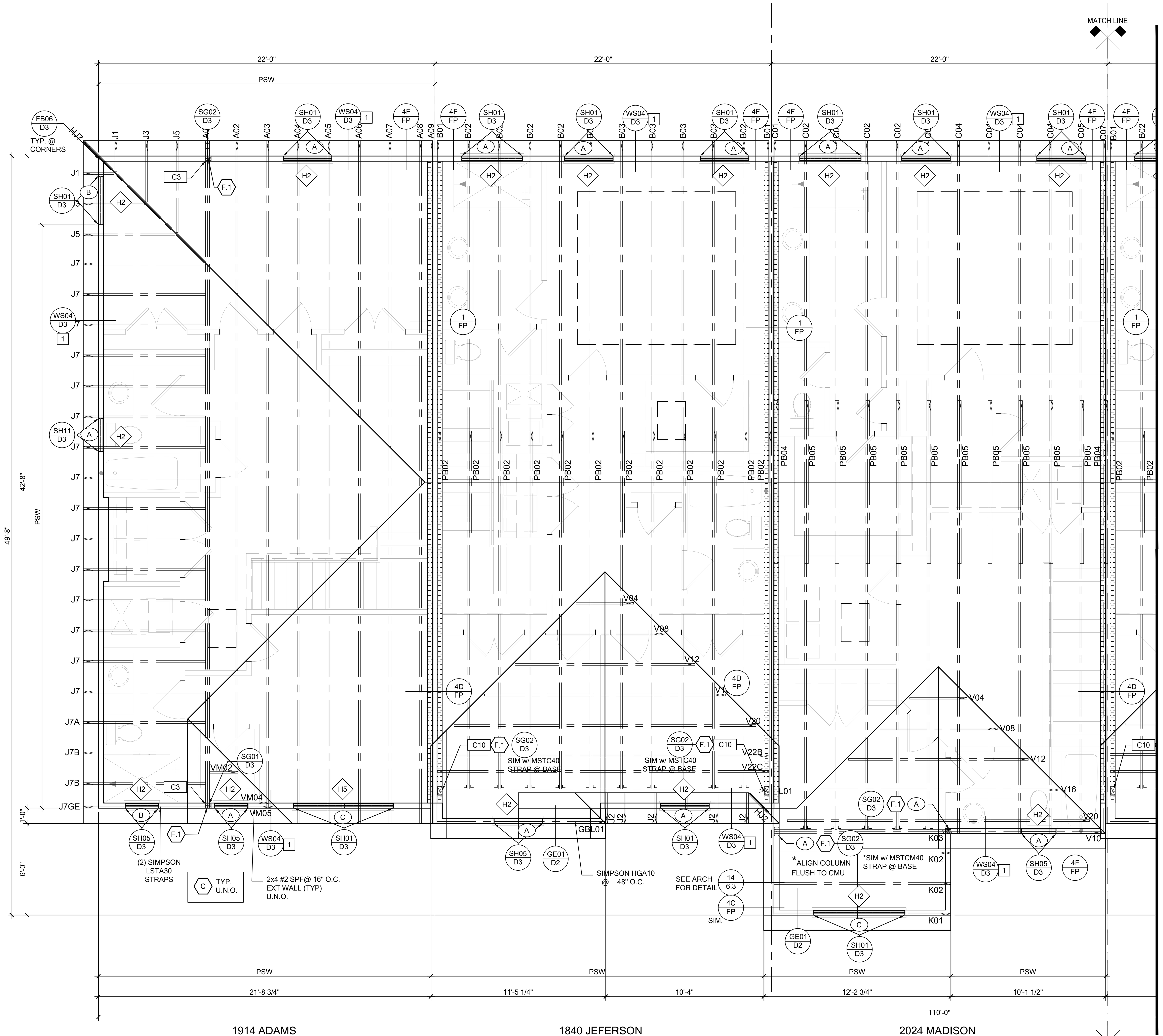
title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

S2.4

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



RSH	ENGINEERED ROOF PER ASCE 7-16 ROOF DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 25 ft							
WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY	150.0 MPH 116.2 MPH C							
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
10	HIP	-43.90	-60.59		-60.59	-60.59		
	GABLE	-43.86	-43.86	-69.97	-69.97		-69.97	-90.23

ROOF NAILING SCHEDULE/ NAILING ZONES (SHINGLE AND TILE):

ZONE 1: ASTM F1667 RSRS-01 (8d) NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2e, 2n, 2r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

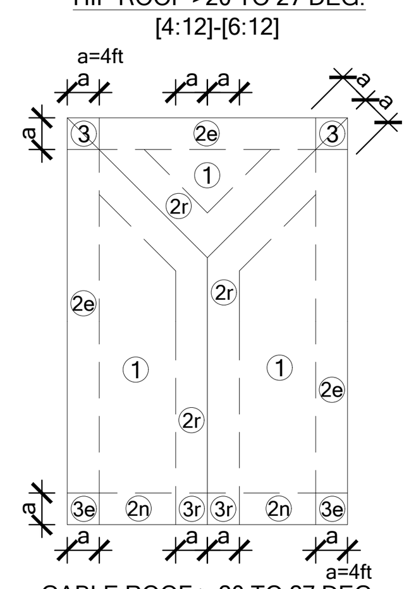
ZONE 3, 3e, 3r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:
SHINGLE: 7⁄16" EXP. 1 (24⁄16) or 15⁄32" EXP. 1 (32⁄16)

TILE: 15⁄32" EXP. 1 (32⁄16)

NOTE:
1. PER CODE ASTM F1667 RSRS-01 REFERENCE TO 8d (2 3⁄8" x 0.113") NAILS
2. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15⁄32", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 10d (2½" x 0.131") NAILS OR ASTM F1667 RSRS-04 (3" x .120") NAILS
3. GABLES- DROP GABLE END & (1) ADDITIONAL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16" O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C FIRST 4 BAYS WITH (2) 12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS W/ BLOCKING PER NAILING SCHEDULE.

HIP ROOF >20 TO 27 DEG.
[4:12]-[6:12]



GABLE ROOF > 20 TO 27 DEG.
[4:12]-[6:12]

SYMBOL	DESIGN DESCRIPTION
BW# 2x_	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN , SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
PSW	INDICATES PERFORATED SHEAR WALL, SEE ARCHITECTURAL PLANS FOR WALL WIDTH, 2x4 MINIMUM U.O.N.
C#	INDICATES BUILT UP COLUMN, SEE FRAMING PLAN FOR SIZE, DETAIL WF37/SN FOR PLY ATTACHMENT AND UPLIFT CONNECTION SCHEDULE ON SN FOR CONNECTION TO SLAB
C# *	INDICATES NO BOTTOM CONNECTOR REQUIRED
#	INDICATES UPLIFT CONNECTION CONSTRUCTED PER DETAIL UPLIFT CONNECTOR SCHEDULE ON SHEET **SN**
#	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:
1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL **FB06/D3**

GENERAL NOTES:
1. THE FRAMING PLAN SHOWN INDICATES THE "TRUSS SYSTEM" AND IS THE RESPONSIBILITY OF THE TRUSS SYSTEM ENGINEER (DESIGN PROFESSIONAL OF RECORD). THE TRUSS DESIGN ENGINEER (DELEGATED ENGINEER) HAS FINAL, RESPONSIBILITY FOR EACH INDIVIDUAL TRUSS AND TRUSS PROFILE, AND IS TO SUBMIT A FINAL SET OF TRUSS ENGINEERING SIGNED AND SEALED TRUSS DRAWINGS TO DESIGN PROFESSIONAL OF RECORD FOR REVIEW PRIOR TO FABRICATION
2. ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES WITH IN THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO CONSTRUCTION.
3. SEE SHEET SN FOR DESIGN SCHEDULES AND NOTES: FOUNDATION SCHEDULE / COLUMN SCHEDULE / BEARING WALL SCHEDULE / BEAM SCHEDULE / HEADER SCHEDULE / CONNECTION SCHEDULE / FLOOR AND ROOF NOTES.

PLAN KEY NOTES

1 SEE DETAIL WS18/D3 FOR RAISED HEEL TYP. U.N.O.

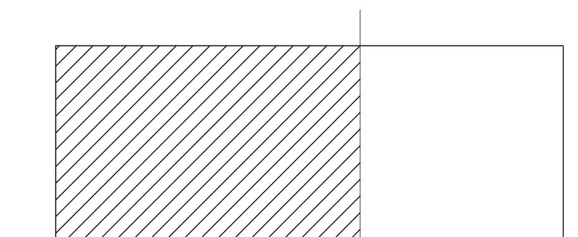
BUILDER NOTE:
TRUSS LAYOUT, CONNECTORS & ENGINEERING BASED ON TRUSSES PROVIDED BY A1 INDUSTRIES, PROJECT NAME CPSMU5 w/ TRUSS DESIGN DATED 4/13/23 IF THE TRUSS LAYOUT SHOWN DOES NOT MATCH THE TRUSS MANUFACTURERS LAYOUT AND DATE ABOVE

----STOP-----

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

WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	2x WOOD FRAME WALL @ 9'-0"



KEY PLAN

ROOF FRAMING PLAN

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

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FDS ENGINEERING ASSOCIATES
WWW.FDSENG.COM
DATE: November 9, 2023
FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

S3.1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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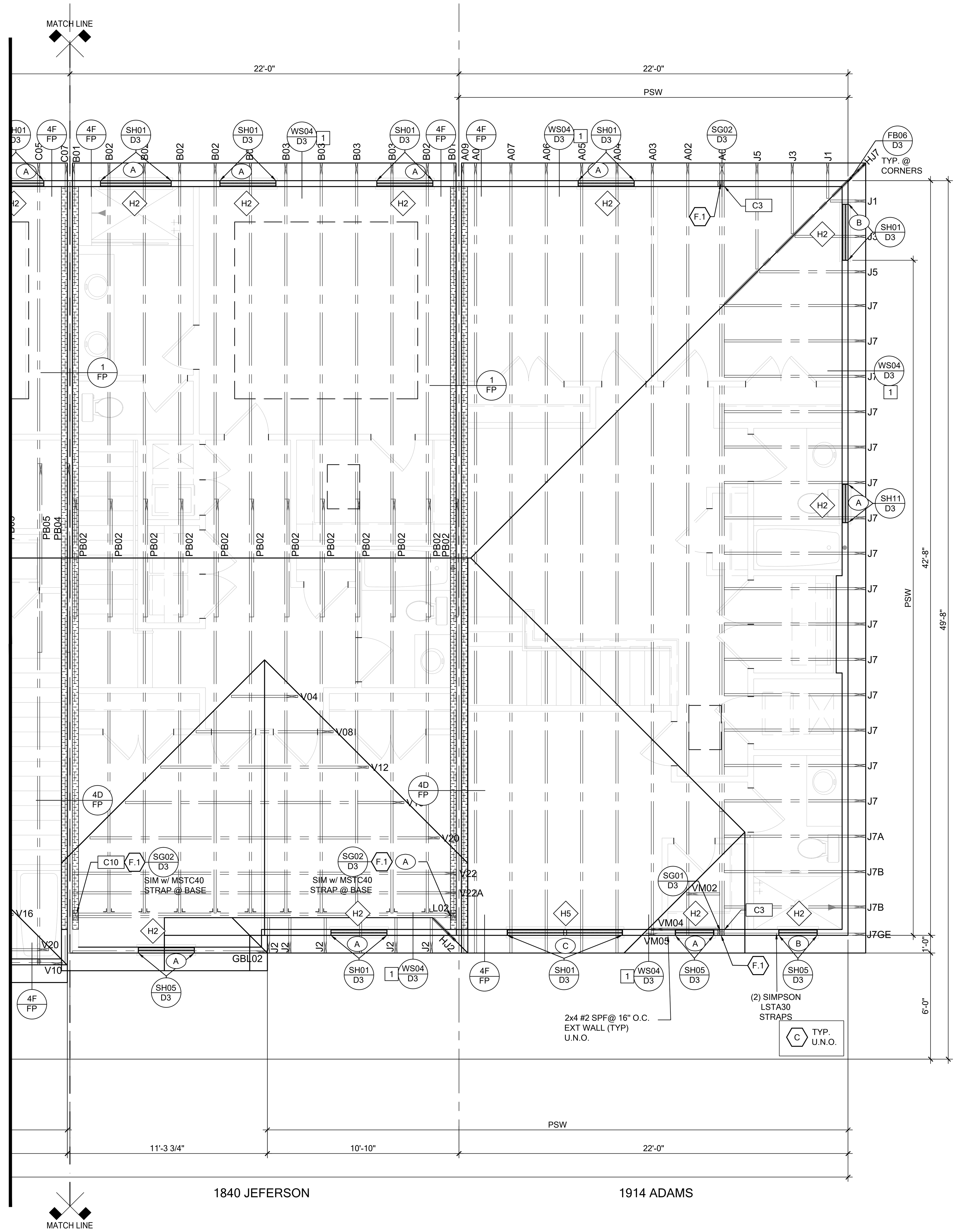

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WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY	150.0 MPH 116.2 MPH C							
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION							
AREA	ROOF	1	2e	2n	2r	3	3e	3r
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ZONE 3, 3e, 3r: ASTM F1667 RSRS-01 (8d) NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD

ROOF SHEATHING:

SHINGLE: $\frac{7}{16}$" EXP. 1 ($\frac{24}{16}$) or $\frac{15}{32}$" EXP. 1 ($\frac{32}{16}$)

TILE: $\frac{15}{32}$" EXP. 1 ($\frac{32}{16}$)

NOTE:
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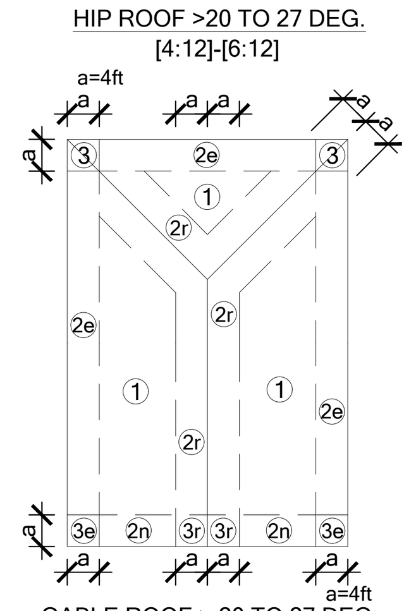
HIP ROOF >20 TO 27 DEG.
[4:12]-[6:12]



GABLE ROOF > 20 TO 27 DEG.
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#	INDICATES WINDOW PRESSURE - SEE S0 FOR MORE INFORMATION.
	INDICATES LINTEL PER LINTEL PLAN

FRAMING NOTES:
1. SEE WIND SPEED CHART ON **S0** FOR WINDOW PRESSURES
2. AT SECOND FLOOR FOR TYPICAL CORNER FRAMING SEE DETAIL **FB06/D3**

GENERAL NOTES:
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PLAN KEY NOTES

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----STOP-----

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

WALL TYPE

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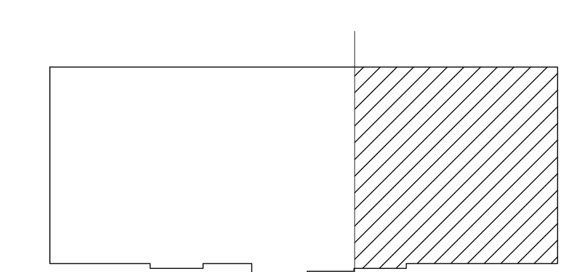
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	2x WOOD FRAME WALL @ 9'-0"



KEY PLAN

ROOF FRAMING PLAN

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

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258 Southhall Lane, Suite 200, Maitland, FL 32751
Certificate Of Authorization No. 9161
CARL A. BROWN, PE - FL # 56126
SCOTT LEWKOWSKI, PE - FL #78750
DATE November 9, 2023
FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no.	2022143
checked:	AB
drawn:	
date:	05-18-22
scale:	

S3.2

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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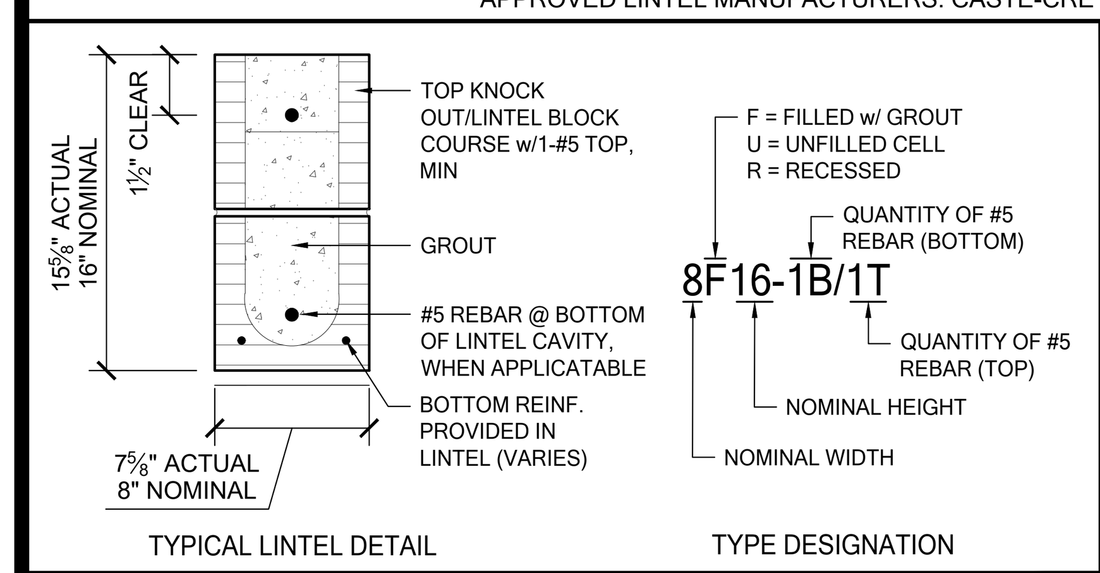
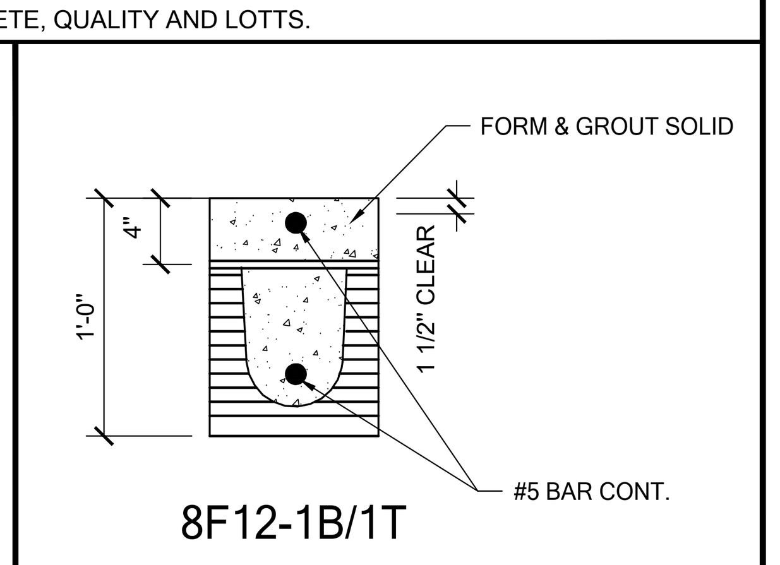
GENERAL CONCRETE LINTEL SCHEDULE

APPROVED LINTEL MANUFACTURERS: CASTE-CRETE, QUALITY AND LOTTS.



TYPICAL LINTEL DETAIL

TYPE DESIGNATION



8F12-1B/1T

LINTEL DESIGNATION SCHEDULE

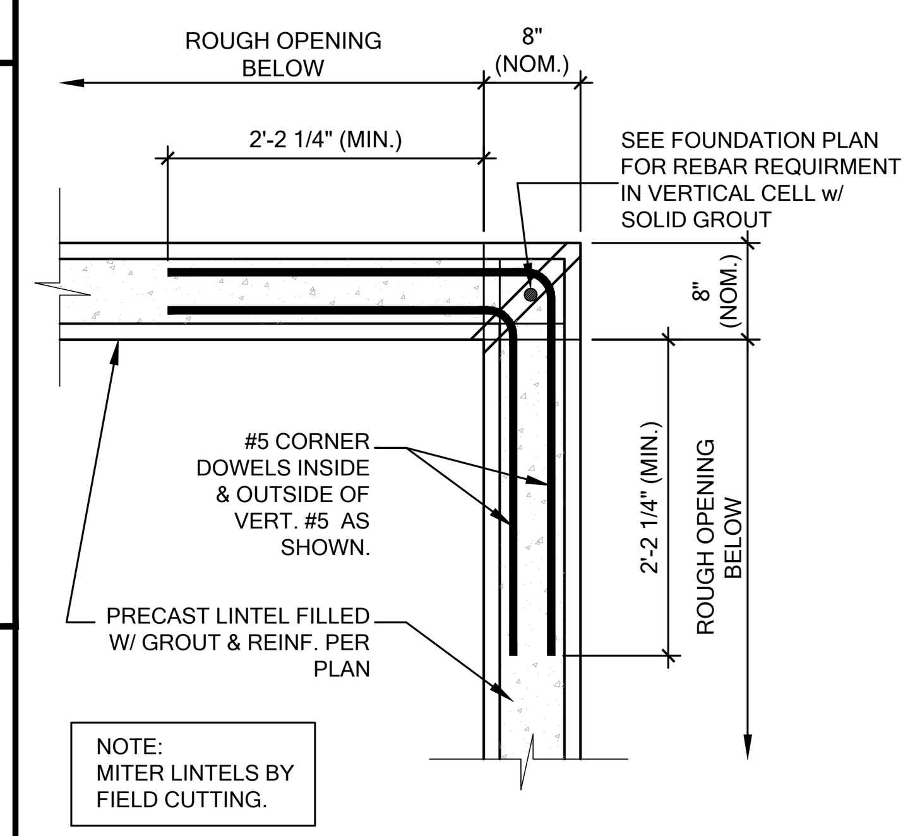
MARK	LINTEL DESIGN	MARK	LINTEL DESIGN	MARK	LINTEL DESIGN
A	8RF6-0B/1T	H	8RF30-1B/1T	Q	8RF30-0B/1T
B	8F8-0B/1T	J	8F32-1B/1T	R	8F32-0B/1T
C	8RF14-1B/1T	K	8RF14-0B/1T	S	8F28-1B/1T
D	8F16-1B/1T	L	8F16-0B/1T	T	8F40-1B/1T
E	8F20-1B/1T	M	8F20-0B/1T	U	8F16-2B/2T
F	8RF22-1B/1T	N	8RF22-0B/1T	V	8F12-1B/1T
G	8F24-1B/1T	P	8F24-0B/1T		

GENERAL INSTALLATION NOTES:
1. PROVIDE FULL MORTAR HEAD AND BED JOINTS.
2. SHARE FILLED LINTELS ARE REQUIRED
3. INSTALLATION OF LINTEL MUST COMPLY w/ THE ARCHTECTURAL AND STRUCTURAL DRAWINGS
4. U-LINTELS ARE LOCATED MANUFACTURED w/ 5½" LONG NOTCHES AT THE END TO ACCOMMODATE VERTICAL CELL REINFORCING AND GROUTING.
5. ALL LINTELS MEET OR EXCEED L/360 VERTICAL DEFLECTION, EXCEPT LINTELS 17'-4" AND LONGER w/ NOMINAL HEIGHT OF 8" MEET OR EXCEED L/180
6. BOTTOM FIELD ADDED REBAR TO BE LOCATED AT THE BOTTOM OF THE LINTEL CAVITY
7. 7/32" Ø WIRE STIRRUPS ARE WELDED TO THE BOTTOM STEEL FOR MECHANICAL ANCHORAGE
8. CASTPIN-PLACE CONC. MAY BE PROVIDED IN COMPOSITE LINTELS IN LIEU OF CMU
9. SAFE LOAD RATING BASED ON RATIONAL DESIGN ANALYSIS PER ACI 318 AND ACI 530
10. FLORIDA APPROVAL NUMBER 158.1
11. THE EXTERIOR SURFACE OF LINTELS INSTALLED IN EXTERIOR CONCRETE MASONRY WALLS SHALL HAVE A COATING OF STUCCO APPLIED IN ACCORDANCE WITH ASTM C-926 OR OTHER APPROVED COATING
12. LINTELS LOADED SIMULTANEOUSLY w/ VERTICAL (GRAVITY AND UPLIFT) AND HORIZONTAL (LATERAL) LOADS SHOULD BE FOR COMBINE LOADING WITH THE FOLLOWING EQUATIONS:

$$\frac{\text{APPLIED VERTICAL LOAD}}{\text{SAFE VERTICAL LOAD}} + \frac{\text{APPLIED HORIZONTAL LOAD}}{\text{SAFE HORIZONTAL LOAD}} \leq 1.0$$

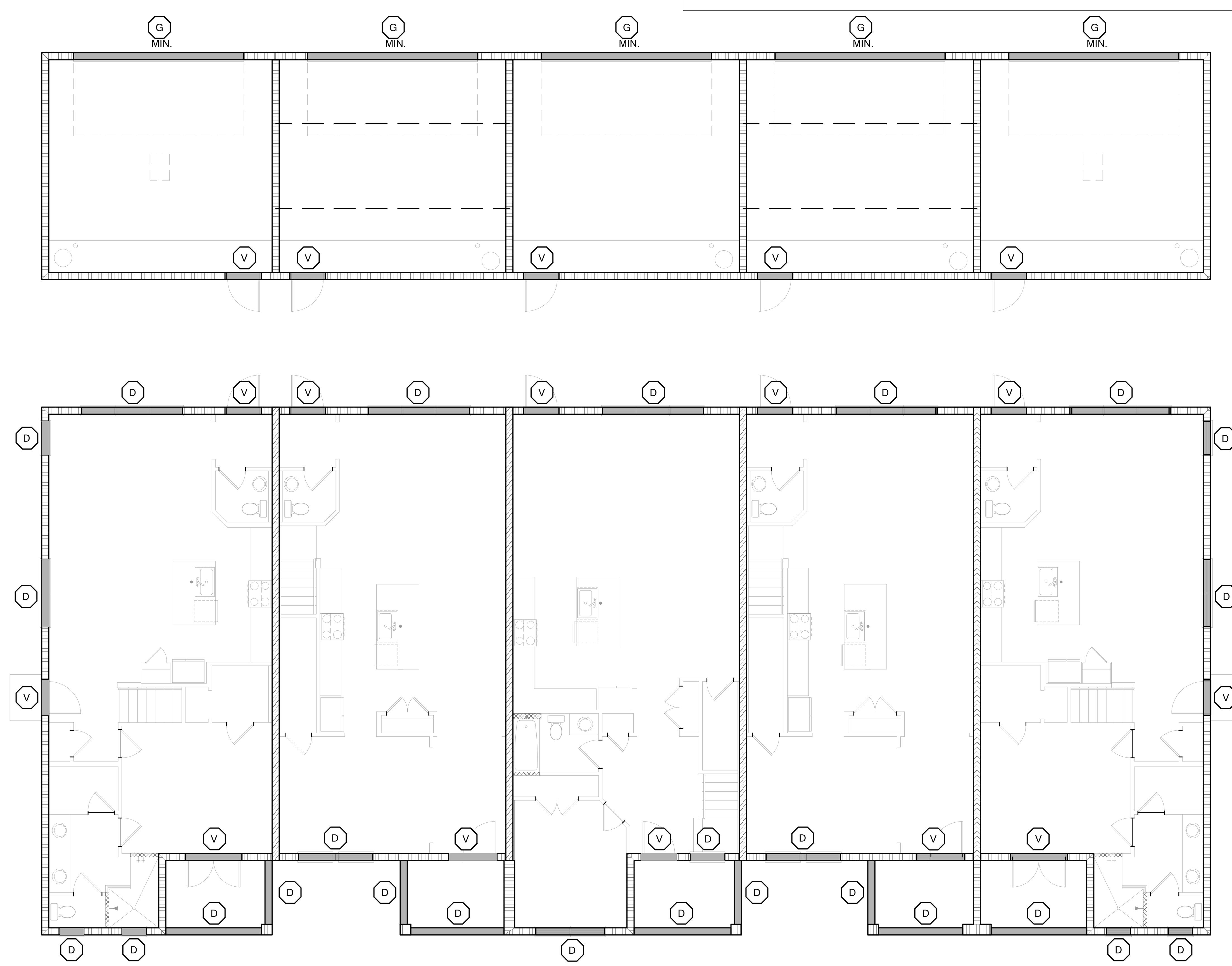
GENERAL MATERIAL NOTES:
1. f'c PRECAST LINTEL = 3500 P.S.I.
2. f'c PRESTRESSED LINTEL = 6000 P.S.I.
3. GROUTED PER ASCM C476 f'g = 3000 P.S.I. w/ MAX ⅜" AGGREGATE AND 8" TO 11" SUMP
4. CMU PER ASTM C90 w/ MIN NET AREA COMPRESSION STRENGTH = 2000 P.S.I
5. REBAR PER ASTM A615 GRADE 60
6. 270 LOW RELAXATION 7/32" WIRE PER ASTM A510
7. MORTAR PER ASTM C270 TYPE M OR S

GENERAL LINTEL NOTES:
1. AREAS OF BLOCK ABV. MASONRY OPENINGS ARE TO BE GROUTED SOLID TO TIE BEAM.
2. 1-#5 REBAR IN TIE BEAM IS TO BE CONT. THROUGH OUT INCLUDING ABV. MASONRY OPENINGS. U.N.O.
3. ALL STANDARD LINTELS TO HAVE MIN. 4" BEARING EACH END BASED ON CAST CRETE, LOTTS, AND QUALITY LINTEL SPECS.
4. LINTEL MINIMUM DEPTHS ARE CALLED OUT ON LINTEL PLAN. IF CONTRACTOR INSTALLS A DEEPER LINTEL THAN INDICATED ON THE PLAN, DOING THIS INCREASES THE STRENGTH OF THE LINTEL AND IS APPROVED WITHOUT ENGINEERING LETTER. IF A SMALLER LINTEL IS INSTALLED CONTACT EOR FOR APPROVAL.
5. (*) ANY LINTEL DEEPER THAN 32" HAS BEEN VERIFIED TO WORK AS A MIN. 32" FOR THE LOAD CONDITIONS. ANY LINTEL GREATER THAN 32" HAS A GREATER CAPACITY AND THEREFORE IS ADEQUATE FOR THE LOADS.
6. G.C. TO VERIFY ALL LINTEL DIMENSIONS IN FIELD. DIMENSIONS SHOWN ARE CLEAR SPAN ONLY



MS23 90 DEGREE CORNER DETAIL
SCALE: 3/4" = 1'-0"

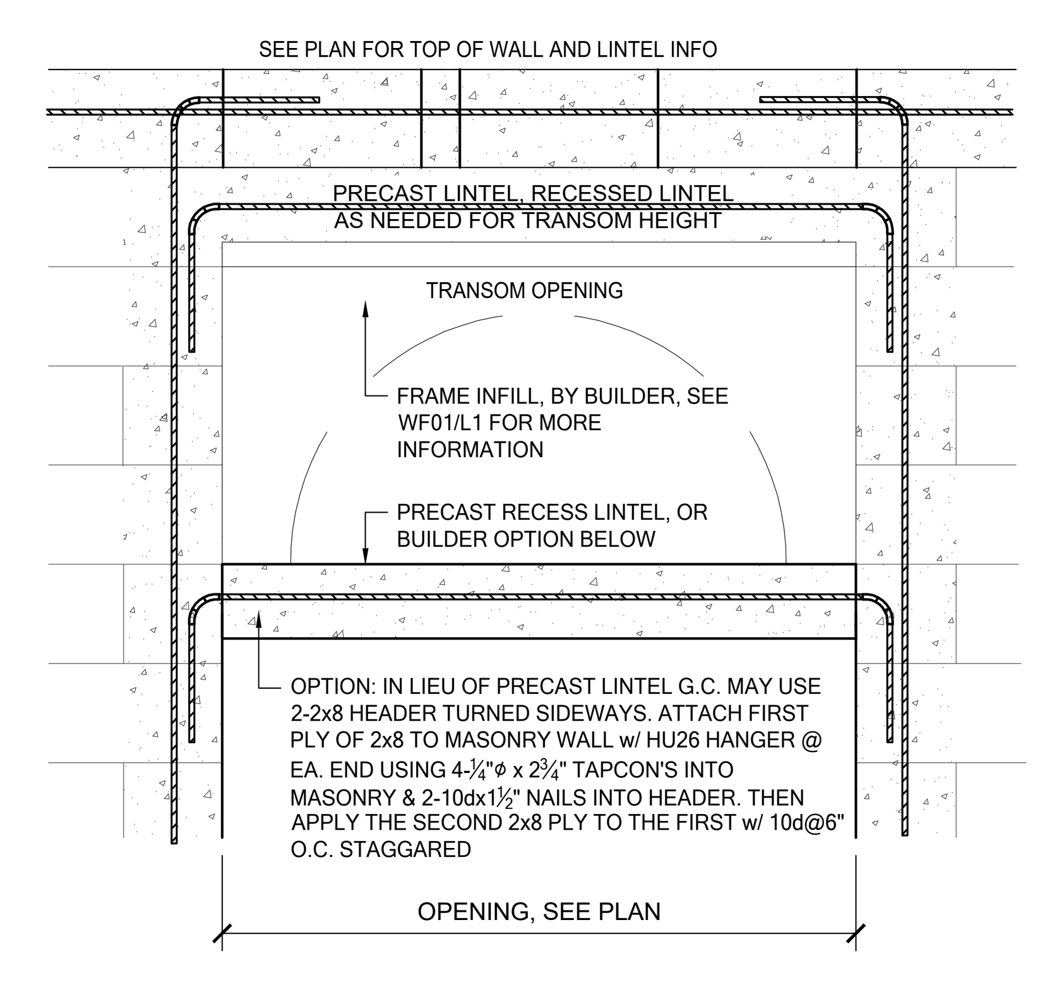
LINTEL MINIMUM DEPTHS ARE CALLED OUT ON LINTEL PLAN. IF CONTRACTOR INSTALLS A DEEPER LINTEL THAN INDICATED ON THE PLAN, DOING THIS INCREASES THE STRENGTH OF THE LINTEL AND IS APPROVED WITHOUT ENGINEERING LETTER. IF A SMALLER LINTEL IS INSTALLED CONTACT EOR FOR APPROVAL (SEE SHEET L1 FOR LINTEL SCHEDULE).



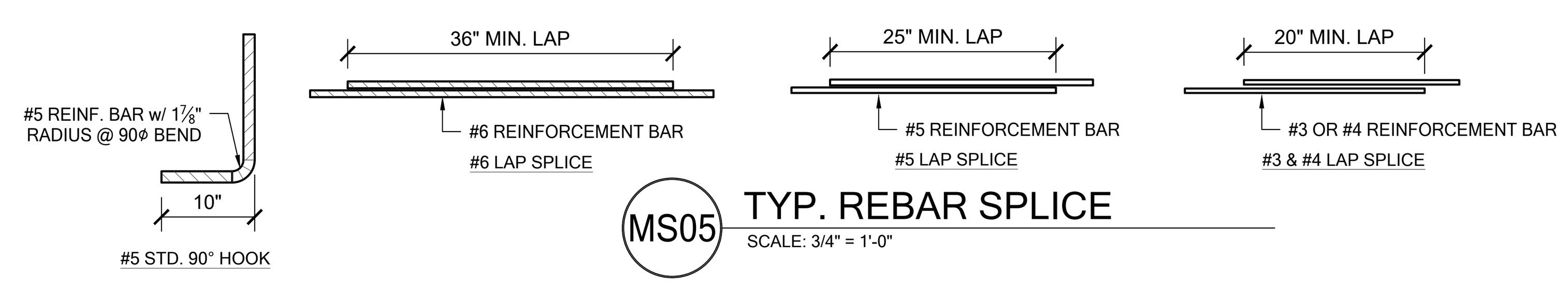
WALL TYPE

SYMBOL	DESIGN DESCRIPTION
	2x_ INTERIOR BEARING SHEARWALL - SEE BEARING WALL SCHEDULE ON SHEET SN FOR REQUIREMENTS.
	INDICATES BEARING WALL SEE BEARING WOOD BEARING SCHEDULE ON SN
	MASONRY WALL TOP @ 9'-4"
	MASONRY WALL TOP @ 10'-8" ABV. GRADE
	MASONRY WALL TOP @ 10'-8" ABV. GRADE

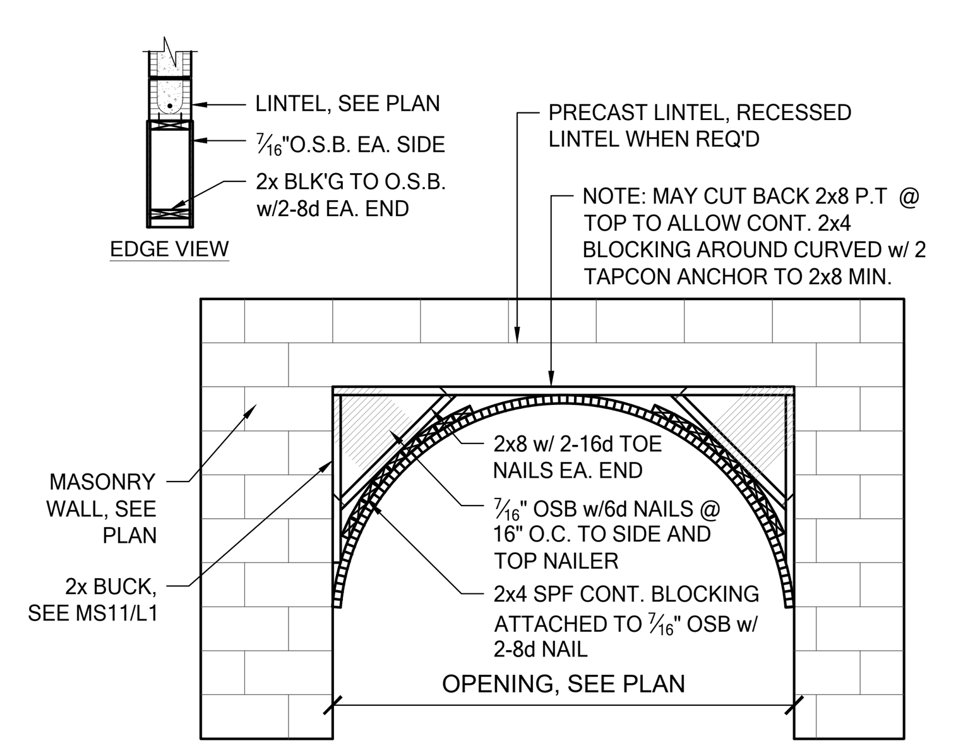
LINTEL PLAN
SCALE: 1/8" = 1'-0"



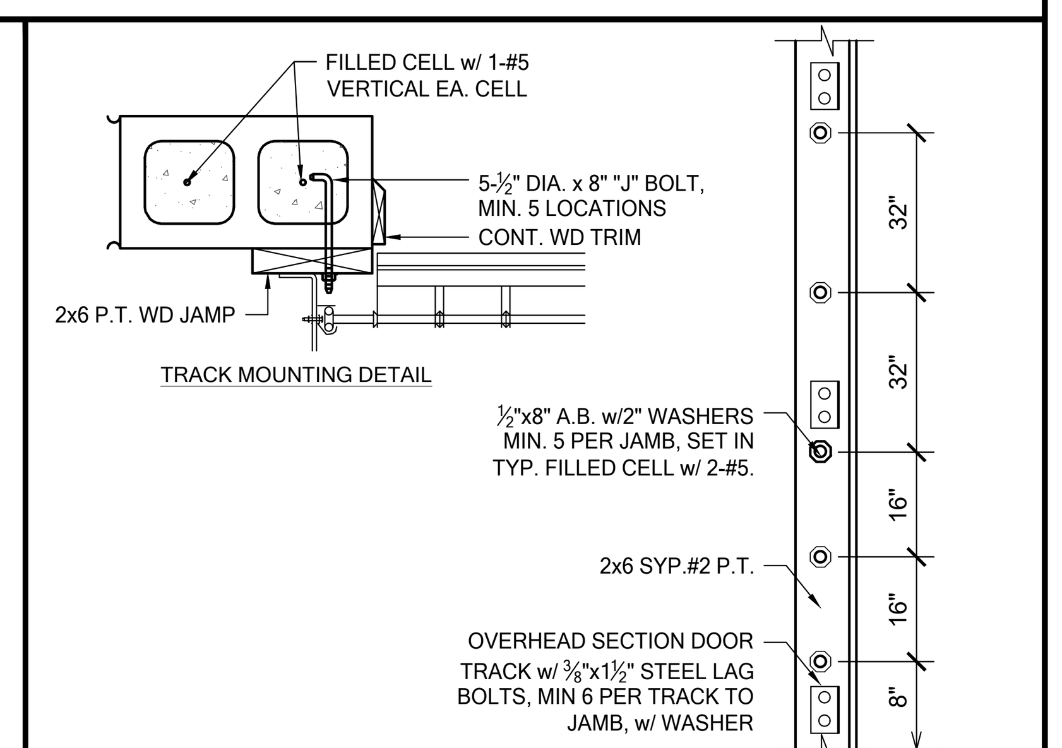
MS07 DBL LINTEL @ TRANSOM
SCALE: 3/4" = 1'-0"



MS05 TYP. REBAR SPLICE
SCALE: 3/4" = 1'-0"



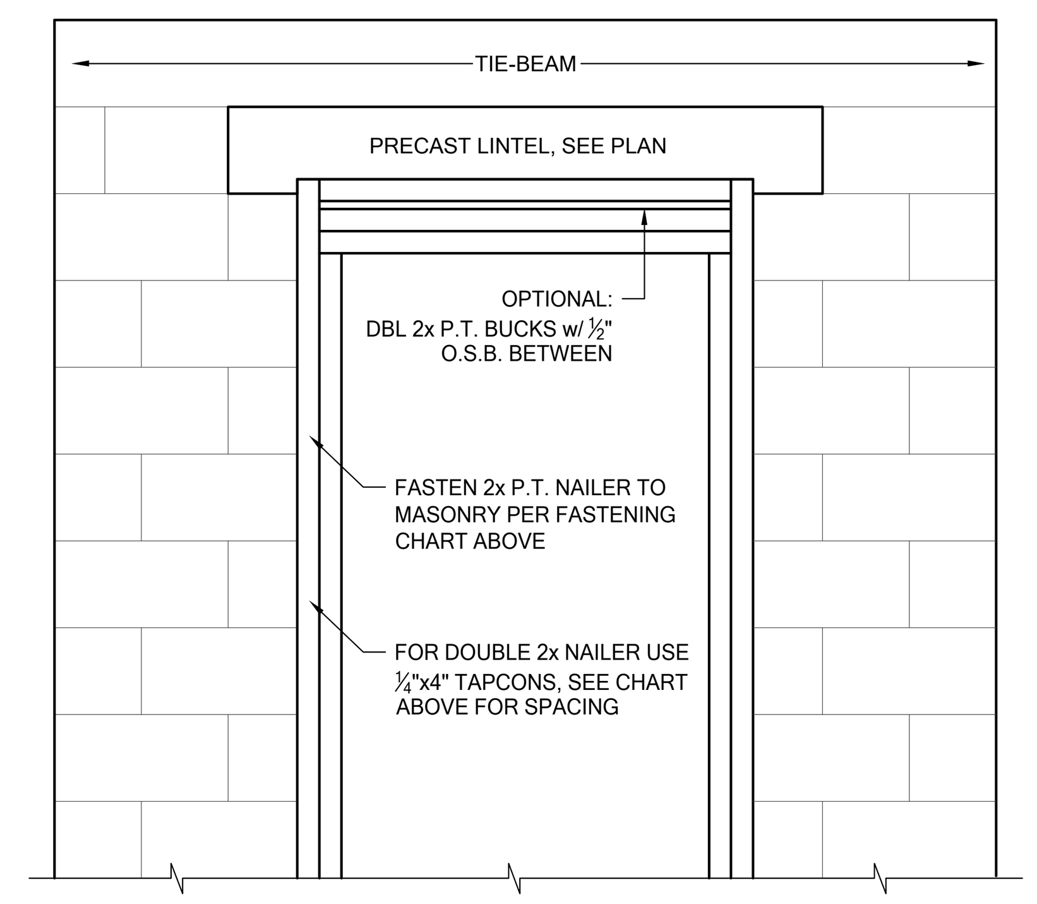
WF01 MASONRY ARCH FRAMING
SCALE: 3/4" = 1'-0"



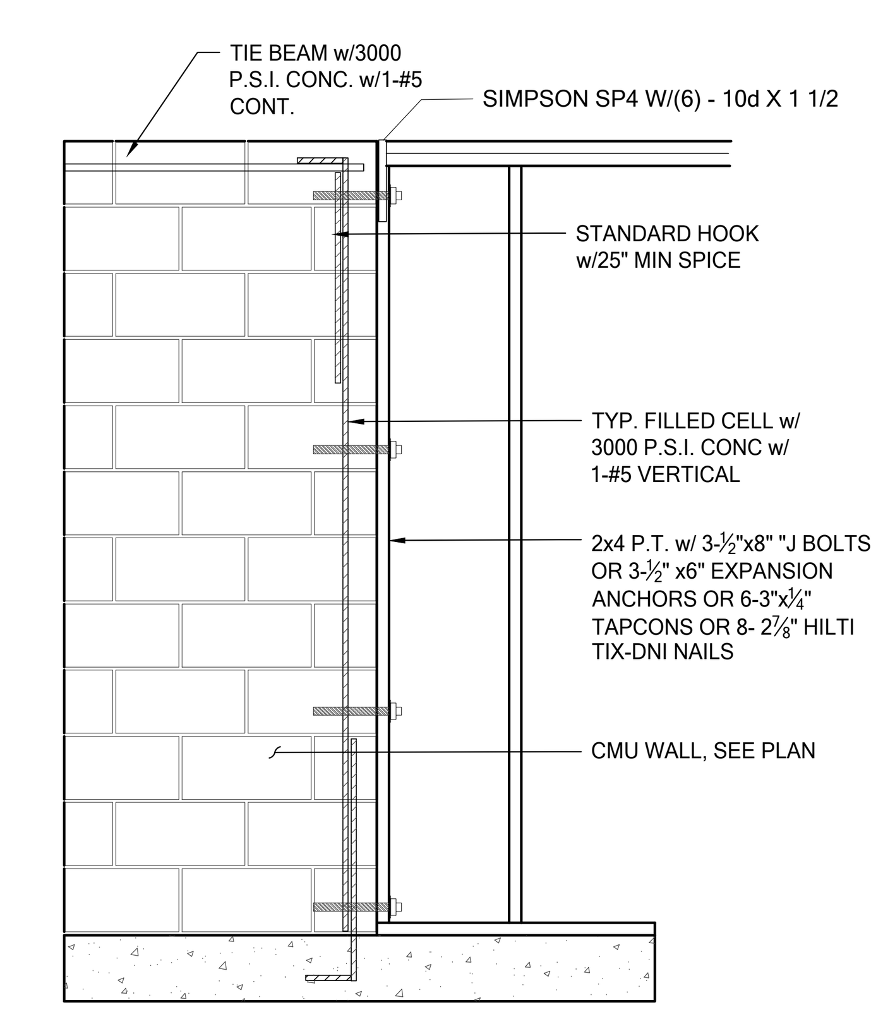
MS12 GARAGE DOOR INSTALLATION
SCALE: 3/4" = 1'-0"

ATTACHMENT REQUIREMENTS			
SIZE	TAPCONS	SPACING	# ROWS
2 x 4	3/16" X 3"	12" O.C.	1
2 x 6	3/16" X 3"	12" O.C.	2
2 x 8	3/16" X 3"	12" O.C.	2

NOTES:
1. TAPCONS TO BE 6" FROM END
2. FASTENING TO WINDOW TO BUCK RESPONSIBILITY OF WINDOW MANUFACTURER
3. 1x BUCKS ARE NOT STRUCTURAL AND SHALL BE USED ONLY AS BLOCKING



MS11 MASONRY BUCK INSTALLATION
SCALE: 3/4" = 1'-0"



MS03 MASONRY TO WD BRG WALL
SCALE: 3/4" = 1'-0"

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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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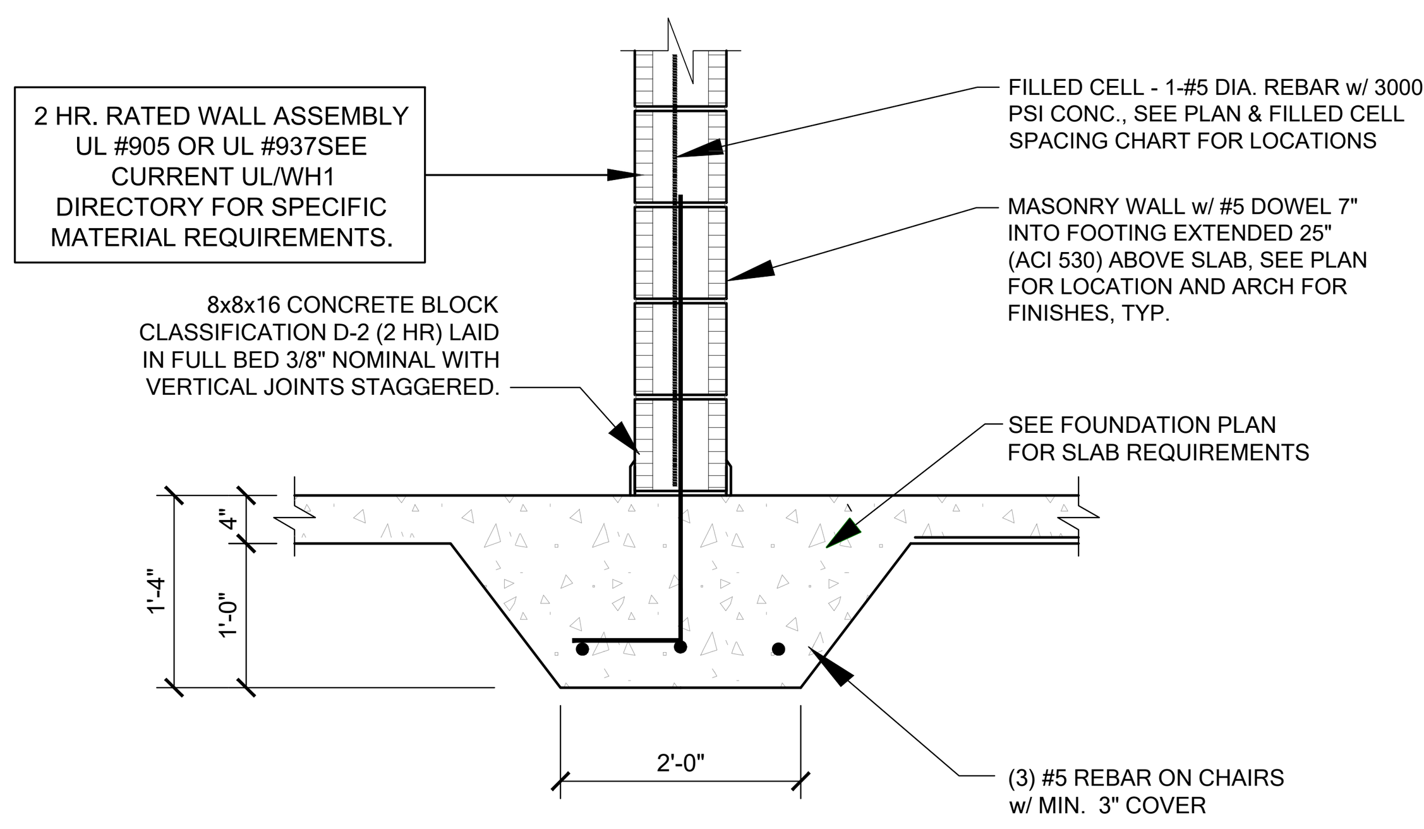
O: 321-972-0491 F: 407-880-2304
Certificate Of Authorization No. 9161
CARL A. BROWN, PE - FL # 56126
SCOTT LEWKOWSKI, PE - FL #78750
DATE: November 9, 2023
TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND UNDERSTANDING, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE CURRENT FLORIDA RESIDENTIAL BUILDING CODE SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING.
FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

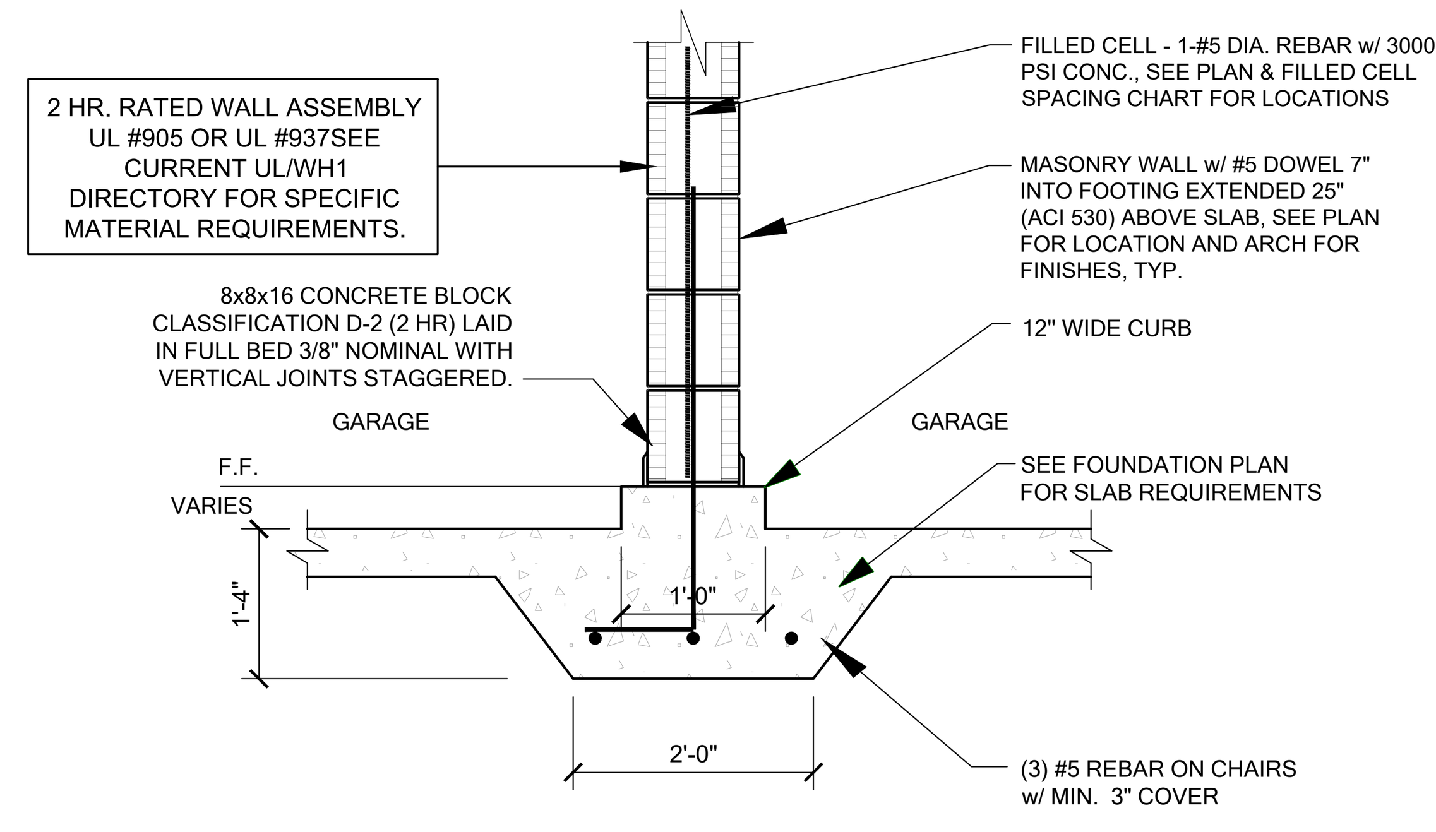
title:
project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:
L1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

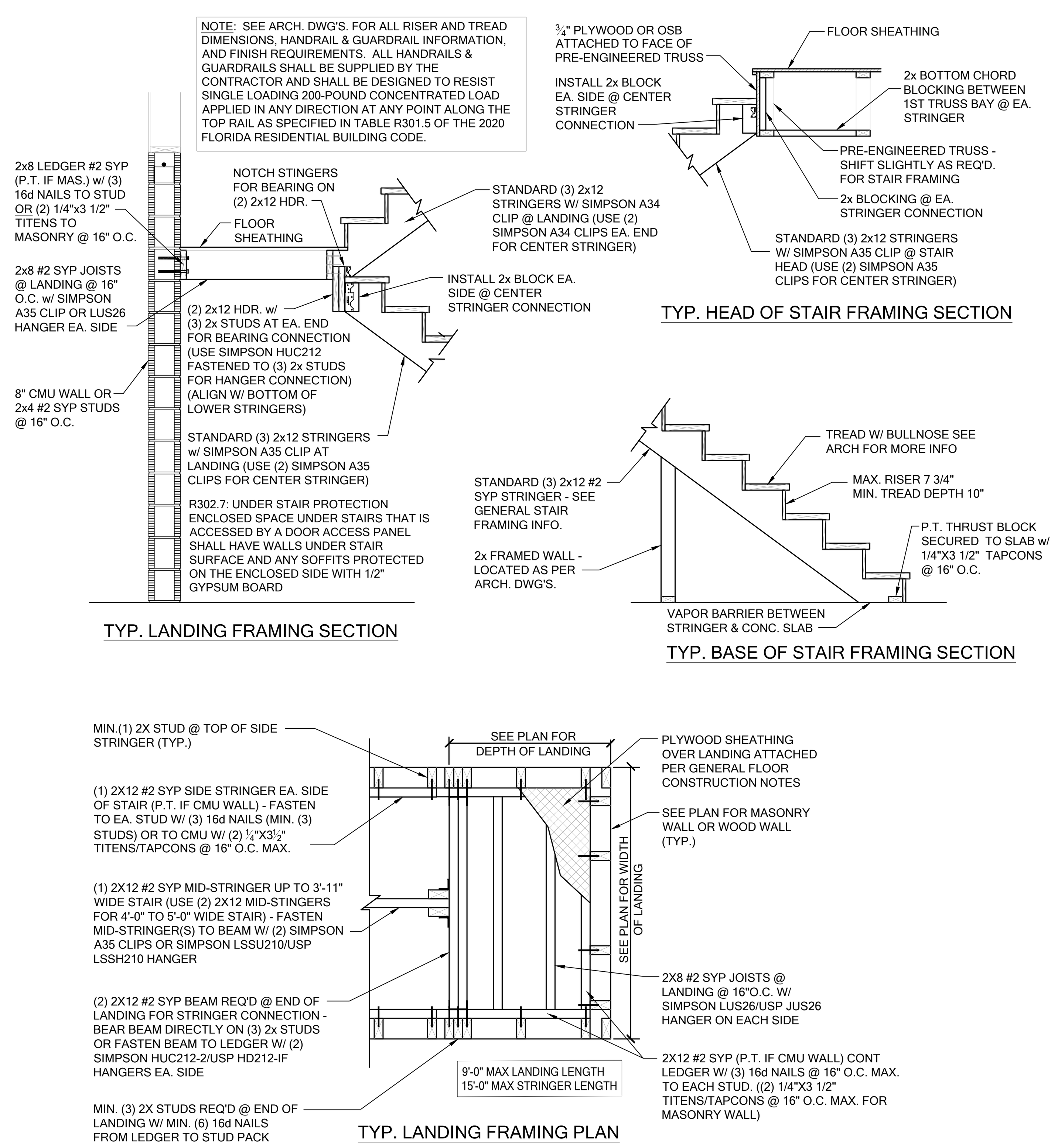
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



FM21 PARTY WALL FOOTING
SCALE: 3/4" = 1'-0"



FM24 GARAGE PARTY WALL FOOTING
SCALE: 3/4" = 1'-0"



SD02 GENERAL STAIR SECTIONS & PLAN
SCALE: 3/4"=1'-0"

CAST CRETE OR QUALITY/ LOTTS LINTEL LOAD SPECIFICATIONS

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE OR QUALITY/ LOTTS		SAFE LOAD - POUNDS PER LINEAR FOOT						
LENG.T.H / TYPE	8U8	8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B
2'-10" (34") PRECAST	2231	3069	4605	6113	7547	8974	10394	11809
		3069	4605	6113	7547	8974	10394	11809
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE OR QUALITY/ LOTTS	SAFE LOAD - POUNDS PER LINEAR FOOT						
LENG.T.H / TYPE	8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8F32-1T 8F32-2T
2'-10" (34") PRECAST	1972	3173	4460	5747	7034	8321	9608
	1972	3173	4460	5747	7034	8321	9608
3'-6" (42") PRECAST	1569	2524	3547	4569	5591	6613	7636
	1569	2524	3547	4569	5591	6613	7636
4'-0" (48") PRECAST	1363	2192	3079	3966	4853	5740	6627
	1363	2192	3079	3966	4853	5740	6627
4'-6" (54") PRECAST	1207	1940	2724	3508	4292	5077	5861
	1207	1940	2724	3508	4292	5077	5861
5'-4" (64") PRECAST	1016	1632	2290	2949	3607	4265	4924
	1016	1632	2290	2949	3607	4265	4924
5'-10" (70") PRECAST	909	1492	2093	2694	3295	3897	4498
	929	1492	2093	2694	3295	3897	4498
6'-6" (78") PRECAST	835 (12)	1340	1880	2419	2959	3498	4038
	835	1340	1880	2419	2959	3498	4038
7'-6" (90") PRECAST	727 (23)	1021	1634 (12)	2102 (11)	2571 (10)	3039 (10)	3508 (9)
	727	1166	1634	2102	2571	3039	3508
9'-4" (112") PRECAST	591	680	1133 (15)	1471 (15)	1811 (15)	2152 (16)	2494 (15)
	591	851	1326	1705	2084	2463	2842
10'-6" (126") PRECAST	530	552	914 (15)	1185 (15)	1458 (15)	1732 (15)	2007 (15)
	530	686	1183	1526	1865	2204	2544
11'-4" (136") PRECAST	474	485	798 (15)	1034 (15)	1272 (15)	1510 (15)	1749 (15)
	494	599	1028	1422	1738	2053	2369
12'-0" (144") PRECAST	470 (9)	441	723 (14)	936 (14)	1151 (15)	1366 (15)	1582 (15)
	470	543	928	1349	1649	1948	2247
13'-4" (160") PRECAST	418 (15)	373	606 (14)	783 (14)	962 (14)	1141 (14)	1321 (14)
	428	455	770	1145	1444	1718	1993
14'-0" (168") PRECAST	384 (15)	346	559 (14)	723 (14)	887 (14)	1052 (14)	1218 (14)
	410	420	709	1050	1434 (8)	1694 (8)	1954 (7)
14'-8" (176") PRESTRESSED	239	323	519 (13)	671 (13)	823 (13)	976 (14)	1129 (14)
	246	390	655	968	1324 (8)	1625 (11)	1874 (11)
15'-4" (184") PRESTRESSED	224	302	485 (13)	626 (13)	767 (13)	909 (13)	1052 (13)
	230	364	609	897	1224 (8)	1562 (14)	1801 (14)
17'-4" (208") PRESTRESSED	187	255	404 (12)	520 (12)	637 (12)	754 (12)	872 (12)
	192	303	500	732	993 (8)	1268 (14)	1470 (14)
19'-4" (232") PRESTRESSED	162	222	347 (11)	446 (11)	546 (12)	646 (12)	746 (12)
	166	261	424	616	831 (8)	1057 (14)	1225 (14)
21'-4" (256") PRESTRESSED	142	198	306 (11)	393 (11)	480 (11)	567 (11)	654 (11)
	142	230	369	531	713 (7)	903 (13)	1046 (13)
22'-0" (264") PRESTRESSED	137	192	295 (10)	378 (11)	461 (10)	545 (11)	629 (11)
	137	221	354	508	681 (7)	861 (13)	997 (13)
24'-0" (288") PRESTRESSED	124	175	267 (10)	341 (10)	416 (10)	491 (10)	566 (10)
	124	200	316	450	600 (7)	756 (12)	875 (13)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

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FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

L2

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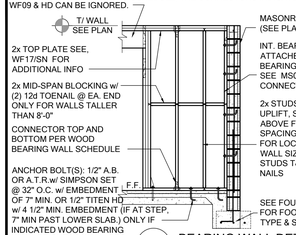

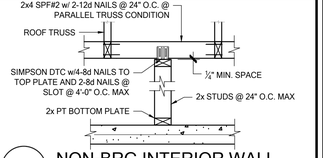

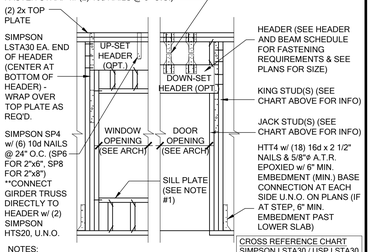

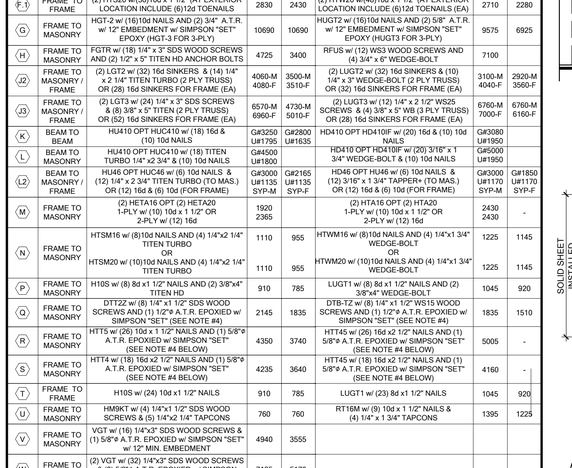

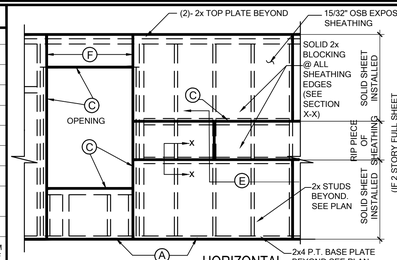

FOUNDATION SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
F1.5	1'-6" x 1'-6"	1'-0"	(2) #5 E.W. BOT.	3500
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'-0"	(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'-6"	(8) #5 E.W. BOT.	

FOUNDATION DEPTH NOTE:

- INTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE THE TOTAL DEPTH AND MEASURED FROM THE TOP OF THE SLAB.
- EXTERIOR PAD DEPTHS AS LISTED IN THE SCHEDULE ARE TOTAL DEPTH WITH THE BOTTOM OF THE FOOTING TO MATCH THE BOTTOM OF THE CONTINUOUS MONOLITHIC POUR WHICH RUNS THROUGH IT.

GENERAL FOUNDATION NOTES:

1. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
2. 4" 2500 PSI CONC. SLAB WITH W1.4xW1.4 OVER 6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
3. GC/ BUILDER, SEE ARCH PLANS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQ'D FOR DOOR/WINDOW INSTALLATION ALONG w/ DIMENSIONS NOT SHOWN ON FOUNDATION
4. CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
5. NO WOOD STAKES PERMITTED IN FOUNDATION.
6. PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE **FM18/D1** FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS, IF REQUIRED.
7. STEEL BENDS AND LAP SPLICE SEE **FM18/D1 AND FM19/D1**
8. ALL 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
9. ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS ON 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 D 1557 (MODIFIED PROCTOR).
10. R.403.1.4 MINIMUM DEPTH: EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305mm) BELOW THE FINISHED GRADE OF GROUND SURFACE.

COLUMN SCHEDULE

MARK	COLUMN SIZE	FIRST FLOOR BASE CONNECTIONS, SEE PLAN FOR SECOND FLOOR CONNECTIONS	UPLIFT(lb)
C1	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT
C2	(3) 2x #2 SPF	DTT2Z W/ ½" ATR & (8) ¼" X 1 ½" SDS SCREWS	1835
C3	(3) 2x #2 SPF	(4)12d TOENAILS	NO UPLIFT
C4	(3) 2x #2 SPF	DTT2Z w/ ½" ATR & (8) ¼" x 1½" SDS SCREWS	1835
C5	4x4 P.T.#2 SYP POST	ABU44 w/ ⅝" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 6665 U = 1782
C6	6x6 P.T. #2 SYP POST	ABU66 w/ ⅝" ATR & (12)16d NAILS FIRST/SECOND FLOOR CONN.	G = 12000 U = 2070
C7	8x8 P.T. #2 SYP POST	ABU88 w/(2)⅝" ATR & (18)16d FIRST/SECOND FLOOR CONN.	G = 24335 U = 2088
C8	3.5" x 3.5" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ ⅝" ATR AND (14) ¼"x2½" SDS WOOD SCREWS	5080
C9	3.5" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 w/ ⅝" ATR AND (14) ¼"x2 ½" SDS WOOD SCREWS	5080
C10	3.5" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ⅞" ATR AND (20) ¼"x2½" SDS WOOD SCREWS	6372
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 w/ ⅞" ATR AND (20) ¼"x2 ½" SDS WOOD SCREWS	7082

GENERAL COLUMN NOTES:

1. ALL STRUCTURAL LUMBER TO BE SYP#2 OR SPF#2 UNO ON PLAN.
2. MINIMUM BOLT EMBEDMENT: 5" EMBEDMENT FOR 1/2" ATR. 6" EMBEDMENT FOR 5/8" ATR. 8" EMBEDMENT FOR 7/8" ATR.
3. P.L. COL. TO BRG DIRECTLY ON FOUNDATION. CUT BASE PLATE AS REQ'D. G.C. TO PROVIDE MOISTURE BARRIER
4. IF COL. IS CALLED OUT ON 2ND FLOOR, THE BASE CONNECTION IS NOT REQ'D. SEE PLANS FOR BASE CONNECTION
5. VALUES HAVE BEEN REDUCED FOR NARROW FACE APPLICATION. CONNECTIONS SHALL BE INSTALLED ON NARROW OR WIDE FACE PER SIMPSON TC-SCLCLM

WOOD BEARING WALL SCHEDULE

MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP. [plf]
		TOP	BOTTOM		
BW1	16"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW2	16"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	402
BW3	16"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	804
BW4	16"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW5	16"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	439
BW6	16"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	878
BW7	12"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SPF	NO UPLIFT
BW8	12"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	535
BW9	12"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SPF	1070
BW10	12"	(2)16d TOENAILS	(3) 12d TOENAILS OR (2) 12d END OR BOX NAILS	#2 SYP	NO UPLIFT
BW11	12"	SP2 w/ (6)10d NAILS	SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	585
BW12	12"	(2) SP2 w/ (6)10d NAILS	(2) SP1 w/ (6) 10d NAILS & ANCHOR BOLTS	#2 SYP	1170

CROSS REFERENCE CHART

SIMPSON SP1 / USP SPT22 SIMPSON SP2 / USP SPT24

(2) 2x HEADER (U.N.O.) SEE FLOOR PLAN FOR MIN. SIZE. SEE HD/SN FOR CONNECTION INFO. IF HEADER IS WITHIN A WALL w/ NO UPLIFT AS INDICATED IN THE WOOD BEARING WALL SCHEDULE, THE CONNECTORS INDICATED IN WF09 & HD CAN BE IGNORED.

BWD

BEARING WALL DETAIL

SCALE: NONE

GENERAL BEARING WALL NOTES:

1. ALL STRUCTURAL LUMBER DESIGNATED AS SYP SHALL BE SYP #2 AND ALL STRUCTURAL LUMBER DESIGNATED AS SPF SHALL BE SPF #2 U.N.O.
2. SEE FLOOR PLAN FOR WALL SIZE, ASSUME 2x4 STUDS USED UNO.
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 AND FB06 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
6. IF "SW" IS INDICATED ON PLAN THE WALL IS CONSIDERED A SHEAR WALL AND REQUIRES MIN. 7/16" OSB / PLYWOOD w/8d NAILS @ 4" O.C. IN FIELD AND EDGE TO ONE SIDE OF WALL. U.N.O. ON PLANS.
7. ALL 2x EXTERIOR WALLS w/ SHEATHING ATTACHED PER NAILING SCHEDULE TB13/SN ACTS AS SHEAR WALLS, SEE PLAN AND WALL SECTIONS FOR STUD SPACING AND GRADE.
8. ALL TOP PLATES AND SILL PLATES SHALL BE THE SAME SPECIES AS THE WOOD STUDS.
9. IF THE BEARING WALL IS INDICATED WITH THE BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT, THE STUDS ARE TOE NAILED TO THE PLATE AND THE 2X PLATE CAN BE ATTACHED WITH HARD CASED NAILS (GUN NAILS) AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

WF18

NON-BRG INTERIOR WALL

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

HEADER SCHEDULE

MARK	HEADER SIZE
H1	(2) 2x6 #2 SYP w/ 7/16" FLITCH PLATE
H2	(2) 2x8 #2 SYP w/ 7/16" FLITCH PLATE
H3	(2) 2x10 #2 SYP w/ 7/16" FLITCH PLATE
H4	(2) 2x12 #2 SYP w/ 7/16" FLITCH PLATE
H5	(2) 1 3/4" x 11 1/4" LVL 2.0E Fb=2600
H6	(2) 1 3/4" x 9 1/4" LVL 2.0E Fb=2600
H7	(3) 2x10 #2 SYP w/ 1" FLITCH PLATE
H8	

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 U.N.O. 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/SN**.
5. FASTEN ALL MULTI-PLY HEADERS TOGETHER w/ (2) ROWS 12d COMMON NAILS AT 12" O.C. OR (3) ROWS IF 2x10 OR LARGER TYP. EACH SIDE OR (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C. TYP. EACH SIDE.
6. FASTEN ALL HEADERS TO KING STUDS w/ (3) 10d TOENAILS PER SIDE.
7. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

HEADER SUPPORT - NUMBER OF JACKS & STUDS REQUIRED 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" - 8'-11"	(2)	(3)	(2)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

2x CRIPPLE STUDS @ 16" O.C. w/ (1) SIMPSON SP2 CONNECTOR @ TOP AND BOTTOM. **PROVIDE (3) 2x CRIPPLE STUDS BELOW ANY GIRDER TRUSS BEARING OVER HEADER. CONNECT G.T. TO STUD w/ (2) SIMPSON HTS20 STRAPS AND CONNECT BOTTOM OF STUD TO HEADER w/ (2) SIMPSON HTS20 STRAPS, U.N.O. (IF STUD IS LESS THAN 10" TALL THEN USE SIMPSON CS18 INSTALLED FROM BOTTOM OF HEADER, UP STUD, OVER TOP PLATE & BACK DOWN OTHER SIDE OF WALL TO BOTTOM OF HEADER - FASTEN STRAP w/ (2) 10d NAILS @ 3" O.C.)

NOTES:

1. OPENINGS GREATER THAN 4'-0" PROVIDE (2) 2x SILL PLATE w/ A35 CLIPS EACH SIDE.
2. NO TOP PLATE SPLICES SHALL OCCUR OVER OR WITHIN 2 FEET OF HEADER.
3. HOLD DOWN CONNECTIONS NOT REQUIRED AT BEARING WALLS WITHOUT UPLIFT.

CROSS REFERENCE CHART

SIMPSON	USP
SIMPSON LSTA30	USP LSTA30
SIMPSON SP4	USP SPT4
SIMPSON SP6	USP SPT6
SIMPSON SP8	USP SPT8
SIMPSON HTS20	USP HTW20
SIMPSON SP2	USP SPT24
SIMPSON A35	USP MPA1
SIMPSON HTT4	USP HTT45

HD

TYPICAL FRAMING CONNECTIONS AT OPENINGS

SCALE: NONE

BEAM SCHEDULE

MARK	BEAM SIZE	SIMPSON - CONNECTIONS	USP - CONNECTIONS
BM1	(2) 2x8 #2 SYP w/ 7/16" OSB FLITCH PLATE	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN
BM2	(2) 2x10 #2 SYP w/ 7/16" OSB FLITCH PLATE.		
BM3	(2) 2x12 #2 SYP w/ 7/16" OSB FLITCH PLATE.	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL
BM4	(2) 1¾"x11¼" LVL 2.0E Fb=2600 PSI	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN	WOOD POST (2) HTS20 CMU COLUMN (2) HETA16 U.N.O. ON FRAMING PLAN
BM5	(2) 1¾"x11⅞" LVL 2.0E Fb=2600 PSI	FASTEN BEAM PLY'S : 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE	FASTEN BEAM PLY'S: 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE
BM6	(2) 1 ¾"x16" LVL 2.0E Fb=2600 PSI		
BM7	(3) 2x10 #2 SYP w/ 1" FLITCH PLATE	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL	FASTEN BEAM PLY'S: 2- ROWS OF 12d @ 12" O.C. EACH SIDE, TYPICAL
BM8	(3) 1¾"x9 ¼" LVL 2.0E Fb=2600 PSI x/ ¼" FLITCH PLATE	FASTEN BEAM PLY'S: 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE	FASTEN BEAM PLY'S: 2- ROWS OF ¼"x3½" SDS WD SCREWS @ 16" O.C TYP. EA. SIDE

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.

		SIMPSON STRONG TIE (C-C-2021)			USP MANUF, INC. (60th EDITION)		
MARK	TYPE	CONNECTOR & FASTENERS	SYP	SPF	CONNECTOR & FASTENERS	SYP	SPF
A	FRAME TO MASONRY	HETA16 w/ (9)10d x 1 1/2" OR HETA20 w/ (9)10d x 1 1/2"	1810		HTA16 w/ (9)10d x 1 1/2" OR HTA20 w/ (9)10d x 1 1/2"	1870	1730
B	FRAME TO FRAME	H2.5A w/ (10)8d x 2-1/2" NAILS	700	615	RT7A w/ (10)8d x 1-1/2" NAILS	630	510
C	FRAME TO FRAME	H10A w/(18)10d x 1 1/2" H10A-2 w/(18)10d x 1 1/2" AT 2 PLY TRUSSES	1040 1080	1015 930	RT16A w/(9)10d x 1 1/2" & 8- 10d RT16-2 w/(8) 8d & (8) 8d AT 2 PLY TRUSSES	1025 1060	900 925
D	FRAME TO FRAME	MTS12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	990	850	MTW12 w/(14)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	965	810
E	FRAME TO MASONRY	MGT w/(22)10d NAILS AND 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY	3965	3330	MUGT15 w/(28)10d NAILS AND 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY	4240	3730
F	FRAME TO FRAME	HTS20 w/(16)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	1415	1215	HTW20 w/(24)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	1355	1140
F.1	FRAME TO FRAME	(2) HTS20 w/(36)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6)12d TOENAILS	2830	2430	(2) HTW20 w/(48)10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (6)12d TOENAILS (EA)	2710	2280
G	FRAME TO MASONRY	HGT-2 w/ (16)10d NAILS AND (2) 3/4" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY (HGT-3 FOR 3-PLY)	10690	10690	HUGT2 w/ (16)10d NAILS AND (2) 5/8" A.T.R. w/ 12" EMBEDMENT w/ SIMPSON "SET" EPOXY (HUGT3 FOR 3-PLY)	9575	6925
H	FRAME TO MASONRY	FGTR w/ (18) 1/4" x 3" SDS WOOD SCREWS AND (2) 1/2" x 5" TITEN HD ANCHOR BOLTS	4725	3400	RFUS w/ (12) WS3 WOOD SCREWS AND (4) 3/4" x 6" WEDGE-BOLT	7100	
J2	FRAME TO MASONRY / FRAME	(2) LGT2 w/ (32) 16d SINKERS & (14) 1/4" x 2 1/4" TITEN TURBO (2 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	4060-M 4080-F	3500-M 3510-F	(2) LUGT2 w/ (32) 16d SINKERS & (10) 1/4" x 3" WEDGE-BOLT (2 PLY TRUSS) OR (32) 16d SINKERS FOR FRAME (EA)	3100-M 4040-F	2920-M 3560-F
J3	FRAME TO MASONRY / FRAME	(2) LGT3 w/ (24) 1/4" x 3" SDS SCREWS & (8) 3/8" x 5" TITEN (2 PLY TRUSS) OR (52) 16d SINKERS FOR FRAME (EA)	6570-M 6960-F	4730-M 5010-F	(2) LUGT3 w/ (12) 1/4" x 2 1/2" WS25 SCREWS & (4) 3/8" x 5" WB (3 PLY TRUSS) OR (28) 16d SINKERS FOR FRAME (EA)	6760-M 7000-F	6760-M 6160-F
K	BEAM TO BEAM	HU410 OPT HUC410 w/ (18) 16d & (10) 10d NAILS	G#3250 U#1795	G#2800 U#1635	HD410 OPT HD410IF w/ (20) 16d & (10) 10d NAILS	G#3080 U#1950	
L	BEAM TO MASONRY	HU410 OPT HUC410 w/ (18) TITEN TURBO 1/4" x2 3/4" & (10) 10d NAILS	G#4500 U#1800		HD410 OPT HD410IF w/ (20) 3/16" x 1 3/4" WEDGE-BOLT & (10) 10d NAILS	G#5000 U#1950	
L2	BEAM TO MASONRY / FRAME	HU46 OPT HUC46 w/ (6) 10d NAILS & (12) 1/4" x 2 3/4" TITEN TURBO (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#3000 U#1135 SYP-M	G#2165 U#1135 SYP-F	HD46 OPT HU46 w/ (6) 10d NAILS & (12) 3/16" x 1 3/4" TAPPER+ (TO MAS.) OR (12) 16d & (6) 10d (FOR FRAME)	G#3000 U#1170 SYP-M	G#1850 U#1170 SYP-F
M	FRAME TO MASONRY	(2) HETA16 OPT (2) HETA20 1-PLY w/ (10) 10d x 1 1/2" OR 2-PLY w/ (12) 16d	1920 2365		(2) HTA16 OPT (2) HTA20 1-PLY w/ (10) 10d x 1 1/2" OR 2-PLY w/ (12) 16d	2430 2430	-
N	FRAME TO MASONRY	HTSM16 w/ (8)10d NAILS AND (4) 1/4"x2 1/4" TITEN TURBO OR HTSM20 w/ (10)10d NAILS AND (4) 1/4"x2 1/4" TITEN TURBO	1110 1110	955 955	HTWM16 w/ (8)10d NAILS AND (4) 1/4"x1 3/4" WEDGE-BOLT OR HTWM20 w/ (10)10d NAILS AND (4) 1/4"x1 3/4" WEDGE-BOLT	1225 1225	1145 1145
P	FRAME TO MASONRY	H10S w/ (8) 8d x1 1/2" NAILS AND (2) 3/8"x4" TITEN HD	910	785	LUGT1 w/ (8) 8d x1 1/2" NAILS AND (2) 3/8"x4" WEDGE-BOLT	1045	920
Q	FRAME TO MASONRY	DTT2Z w/ (8) 1/4" x1 1/2" SDS WOOD SCREWS AND (1) 1/2"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4)	2145	1835	DTB-TZ w/ (8) 1/4" x1 1/2" WS15 WOOD SCREWS AND (1) 1/2"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4)	1835	1510
R	FRAME TO MASONRY	HTT5 w/ (26) 10d x 1 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	4350	3740	HTT45 w/ (26) 16d x2 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	5005	-
S	FRAME TO MASONRY	HTT4 w/ (18) 16d x2 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	4235	3640	HTT45 w/ (18) 16d x2 1/2" NAILS AND (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" (SEE NOTE #4 BELOW)	4160	-
T	FRAME TO FRAME	H10S w/ (24) 10d x1 1/2" NAILS	910	785	LUGT1 w/ (23) 8d x1 1/2" NAILS	1045	920
U	FRAME TO MASONRY	HM9KT w/ (4) 1/4"x1 1/2" SDS WOOD SCREWS & (5) 1/4"x2 1/4" TAPCONS	760	760	RT16M w/ (9) 10d x 1 1/2" NAILS & (4) 1/4" x 1 3/4" TAPCONS	1395	1225
V	FRAME TO MASONRY	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & (1) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" w/ 12" MIN. EMBEDMENT	4940	3555			
W	FRAME TO MASONRY	(2) VGT w/ (32) 1/4"x3" SDS WOOD SCREWS & (2) 5/8"ϕ A.T.R. EPOXIED w/ SIMPSON "SET" w/ 12" MIN. EMBEDMENT	7185	5170			
X	FRAME TO FRAME	VGT w/ (16) 1/4"x3" SDS WOOD SCREWS & HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS WOOD SCREWS & (1) 5/8"ϕ A.T.R.	4940	3555	MUGT15 w/ (28) 10d NAILS & HTT45 w/ (18) 10d NAILS & (1) 5/8"ϕ A.T.R.	4215	-
Y	FRAME TO FRAME	(2) HTT5 w/ (52) 16d"x2 1/2" NAILS & (2) 5/8"ϕ A.T.R. (SEE NOTE #4)	10180	8750	(2) HTT45 w/ (26) 16d"x2 1/2" NAILS EA. & (1) 5/8"ϕ A.T.R. (SEE NOTE #4)	5005	-

GENERAL CONNECTOR NOTES:

1. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS / BEAMS w/ (2) 12d TOENAILS.
2. ALL TRUSS TO TRUSS CONNECTIONS ARE PROVIDED BY TRUSS MANUFACTURER, U.N.O ON PLAN.
3. G.C. MAY USE EITHER SIMPSON OR USP CONNECTIONS, SEE FRAMING PLAN FOR CONNECTOR CALL OUT.
4. FOR SINGLE PLY TRUSSES, SCAB ON FULL HEIGHT SYP #1 2"x4" TO TRUSS VERTICAL WEB w/ (2) ROWS OF 10d NAILS @ 3" O.C. STAGGERED.
5. MINIMUM A.T.R. EMBEDMENT: 5" EMBEDMENT FOR 1/2" A.T.R. 6" EMBEDMENT FOR 5/8" A.T.R. 8" EMBEDMENT FOR 7/8" A.T.R. (IF AT STEP, DEPTH IS FROM LOWER SLAB).

A MINIMAL CONNECTOR UNO ON FRAMING PLAN

1. CONNECTION FOR ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS UNO ON PLAN
2. CONNECTION AT 24" OR 32" O.C. PENDING VERTICALS FOR ALL FLOOR TRUSSES PARALLEL TO MASONRY WALLS SEE DETAIL FB12/D3 FOR MORE INFORMATION
3. CONNECTION FOR ALL HIP JACK (CORNER JACK) TO MASONRY WALLS/ICF WALLS/LINTELS
4. CONNECTION FOR ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY AT 32" O.C MAX. w/ (2) AT EACH CORNER. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/TJI (IF APPLICABLE) LAYOUT
5. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALL/BEAMS w/ (2) 12d TONAILS

B MINIMAL CONNECTOR UNO ON FRAMING PLAN

1. CONNECTION FOR JACK TRUSS TO WOOD WALL OR BEAM

C MINIMAL CONNECTOR UNO ON FRAMING PLAN

1. CONNECTION FOR ALL TRUSSES TO INTERIOR/EXTERIOR BEARING WOOD WALLS AND/OR BEAMS

WALL ELEVATION DIAGRAM

SINGLE NAIL EDGE SPACING

DOUBLE NAIL EDGE SPACING

AT ALL PANEL BLOCKING LOCATIONS SHALL BE MIN 2x4 #2 SPF TURNED VERTICAL w/ 7/16" FLITCH PLATE TO w/ (2) 12d TOENAILS EA. END. NAIL FLITCH PLATE TO VERTICAL w/ (4) 8d NAILS

(2) 8d NAILS @ 3" O.C. STAGGERED FOR SHEATHING

SECTION X-X

- Ⓐ 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 INTERIOR AT 6" O.C. w/ 8d COMMON NAIL.
- Ⓔ STAGGER ALL VERTICAL 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.
- Ⓗ FLOOR SHEATHING ¾" PLYWOOD DECKING GLUED AND NAILED w/ 8d COMMON NAILS AT 6" O.C. AT EDGES OVERDRIVE NAILS: FASTNERS SHALL NOT PENETRATE SURFACE MORE THAN ⅛".

WALL 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. A MINIMUM ⅛" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSION. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN ⅛".

NOTE: 8d NAILS FOR WALL SHEATHING MUST BE MIN .131" x 2-1/2". DO NOT OVERDRIVE NAILS: FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN ⅛"

TB13

ROOF AND WALL SHEATHING SPECIFICATIONS

SCALE: N.T.S.

WF17

TOP PLATE SPLICE

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

2-2x4 LAMINATIONS w/ 1-ROW OF STAGGERED 10d COMMON WIRE NAILS (D = 0.148", L= 3") OR EQUAL

3-2x_ LAMINATIONS w/ 2-ROWS OF STAGGERED 16d COMMON WIRE NAILS (ONE INTO EACH OUTSIDE FACE) (D = 0.162", L= 3-1/2") OR EQUAL

4-2x_ LAMINATION PROVIDE ¼"ϕx5½" LAG SCREWS AT SAME SPACING AS ABOVE

NOTES:

1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. ALL NAILS PENETRATE AT LEAST ¾" OF THE THICKNESS OF THE LAST LAMINATION
3. REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFO.

WF37

MULI-PLY FASTENING

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

WF02

WOOD FRAMED ARCH

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

ALL SHEARWALL SEGMENTS CONSIST OF A FILLED CELL EA END WITHOUT AN OPENING BETWEEN, IF SHOWN ON PLAN

MS01

MASONRY WALL REINFORCEMENT

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

*GRADE 40 U.N.O.

MS24

SHEAR FRAME @ SINGLE OR MULTIPLE WINDOWS

SCALE: 1/2" = 1'-0"
REVISION 10-19-16

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☐

DATE: November 9, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

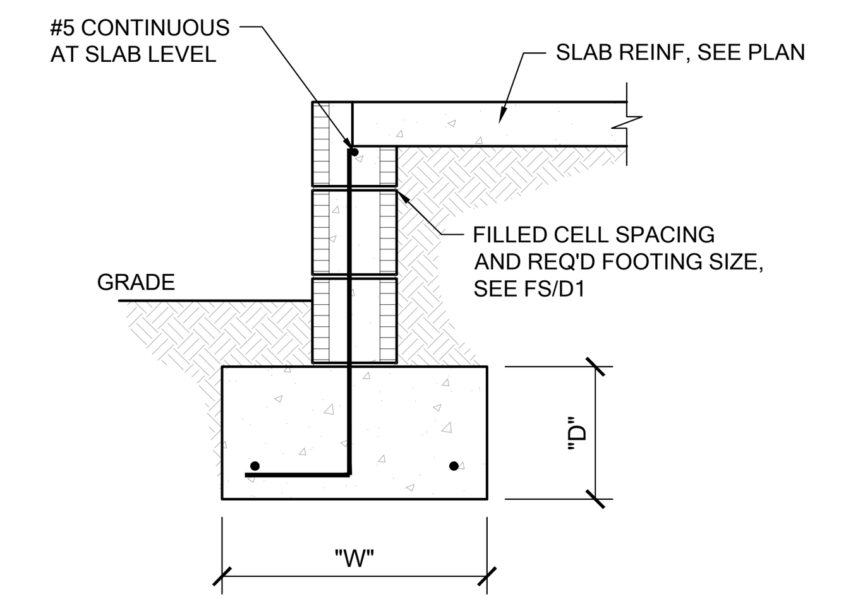
title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

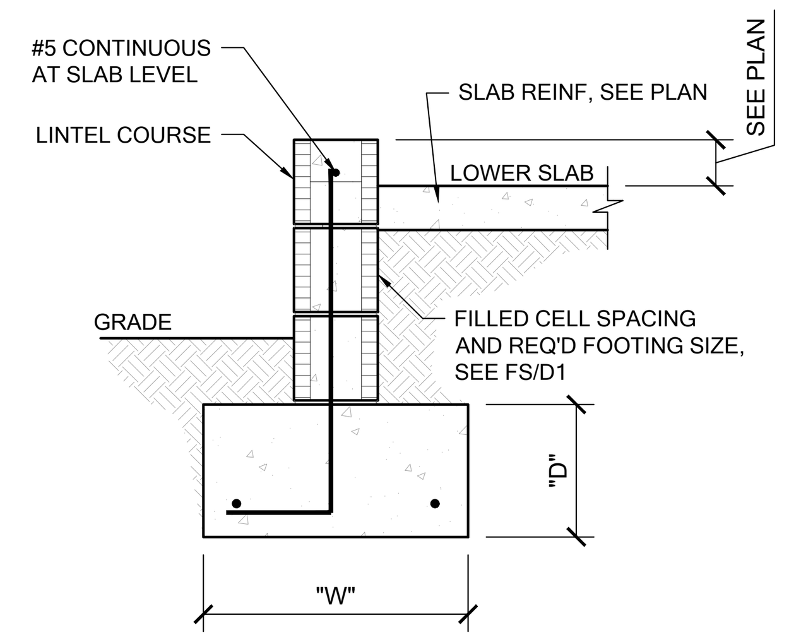
SN

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

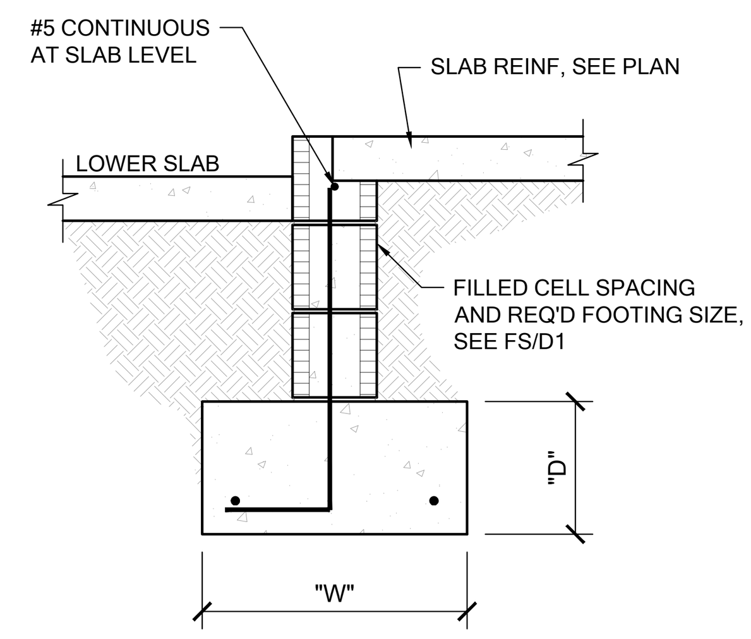
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



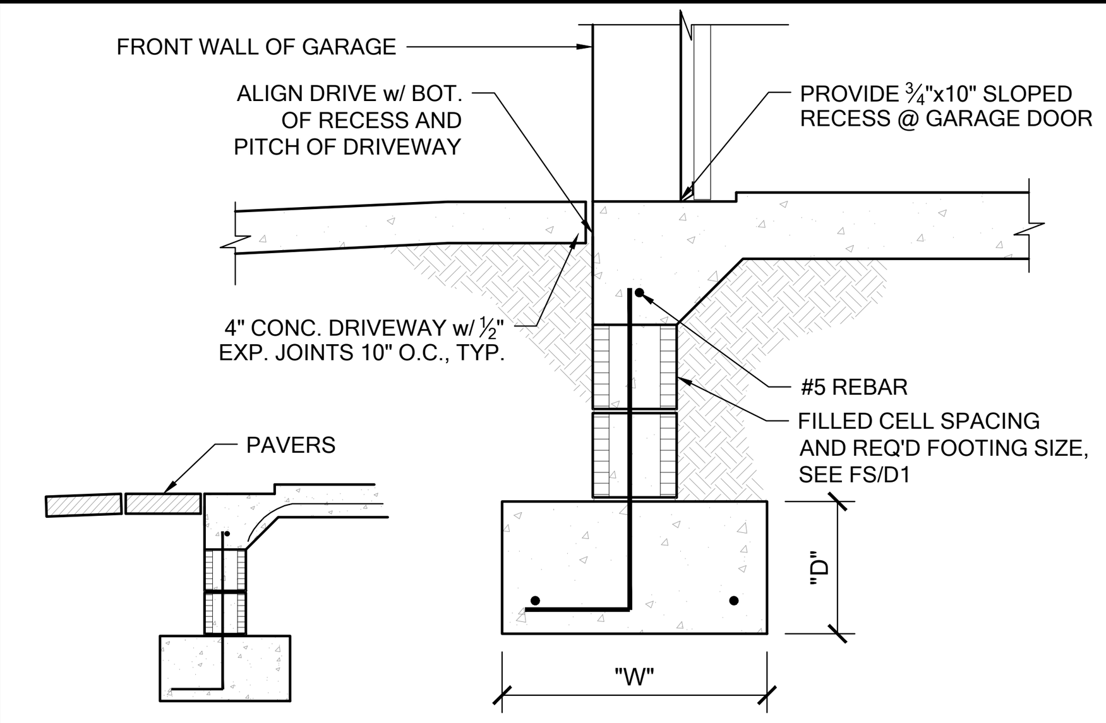
FS01 SINGLE OR 2-STORY FOOTING
SCALE: 3/4" = 1'-0"



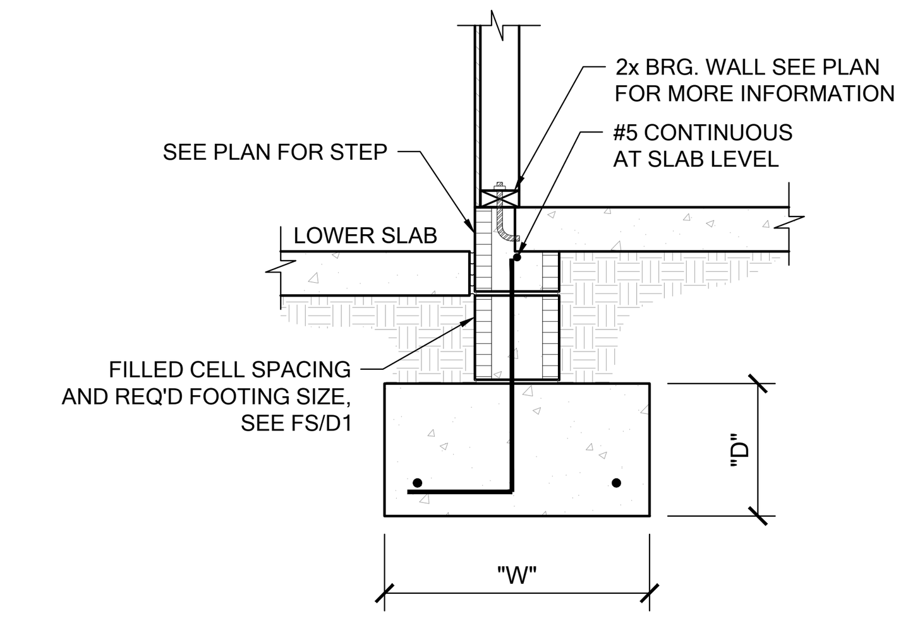
FS02 EXTERIOR BEARING @ GARAGE
SCALE: 3/4" = 1'-0"



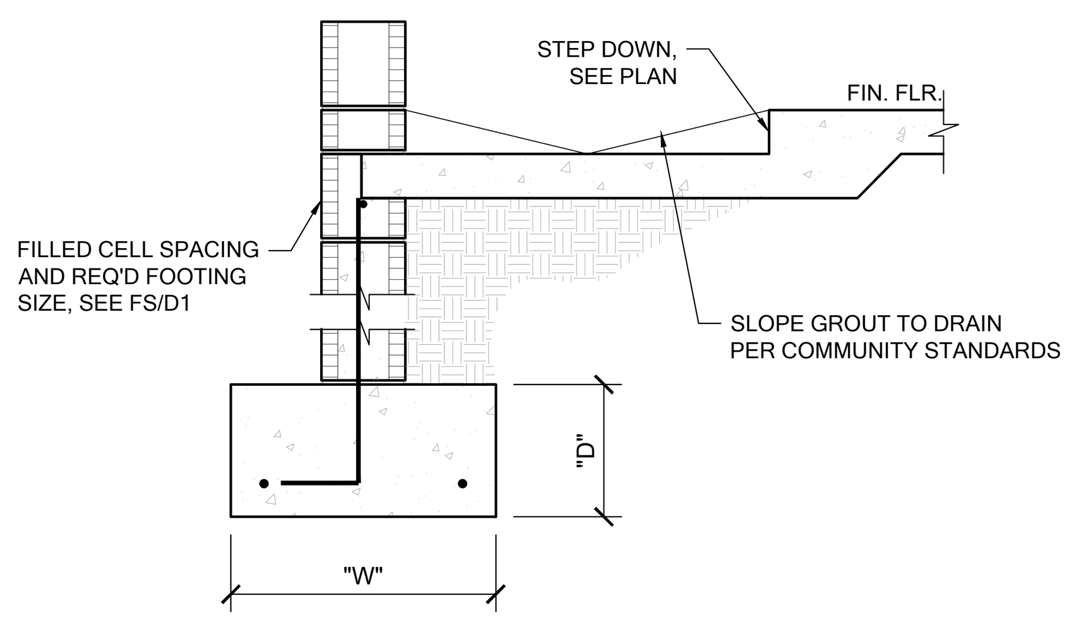
FS03 EXTERIOR BEARING
SCALE: 3/4" = 1'-0"



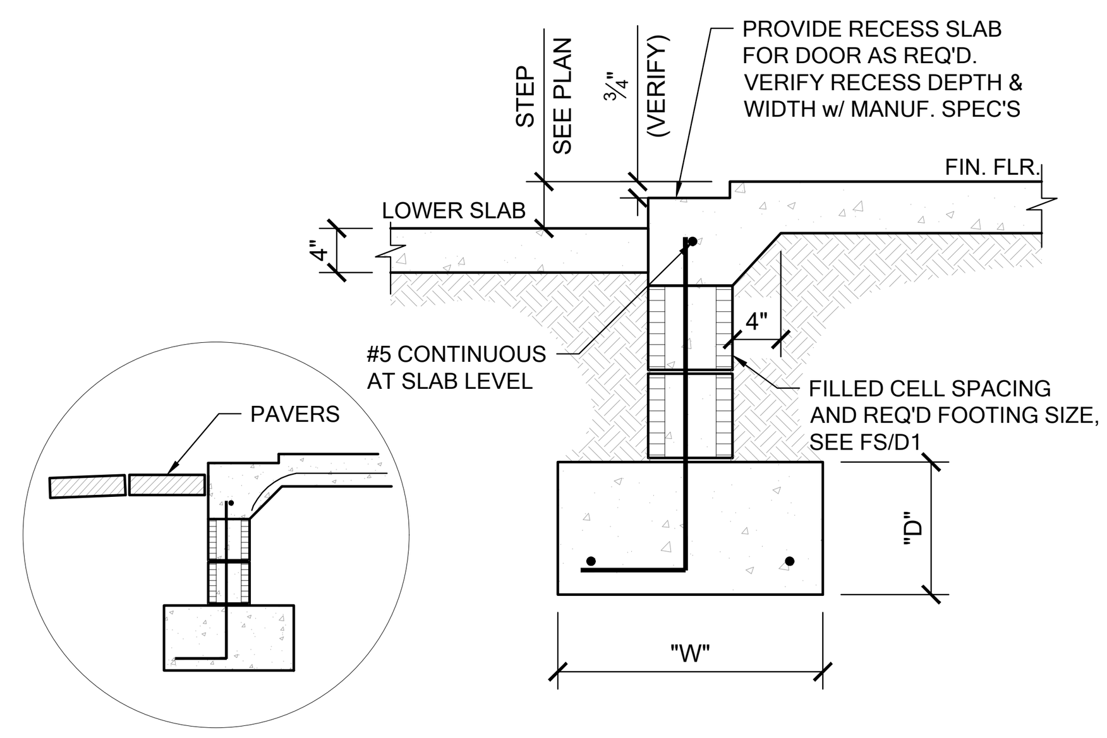
FS07 FOOTING @ GARAGE DOOR
SCALE: 3/4" = 1'-0"



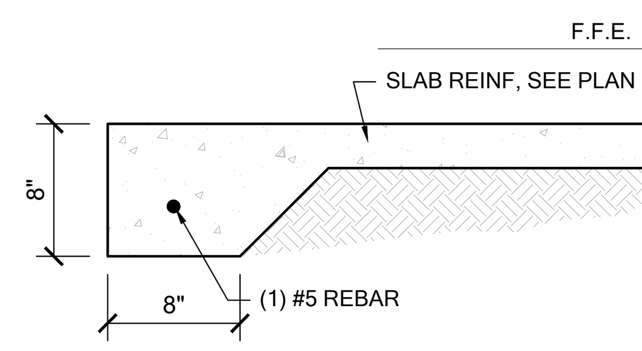
FS08 INT. BRG. @ STEP DOWN
SCALE: 3/4" = 1'-0"



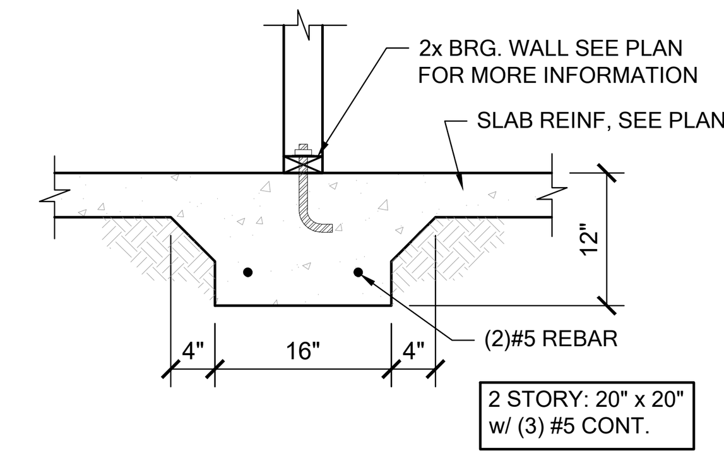
FS09 SECTION @ SHOWER
SCALE: 3/4" = 1'-0"



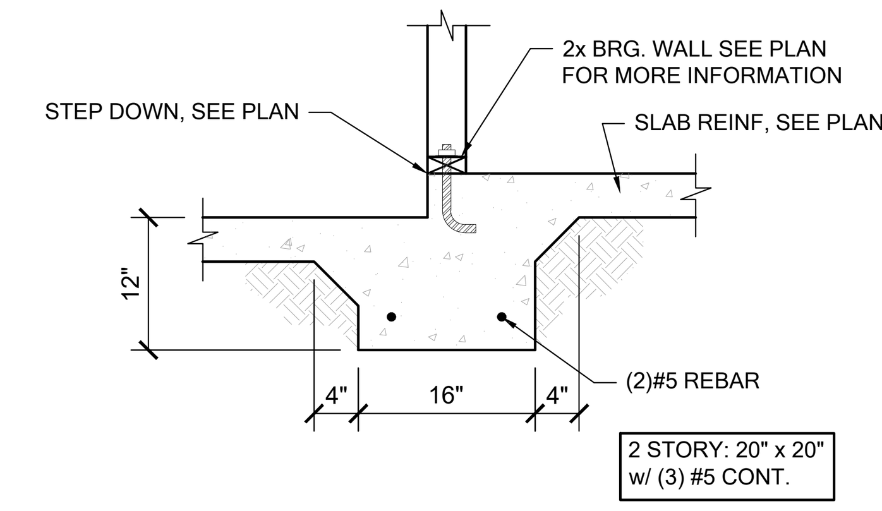
FS10 EXTERIOR BEARING @ RECESS
SCALE: 3/4" = 1'-0"



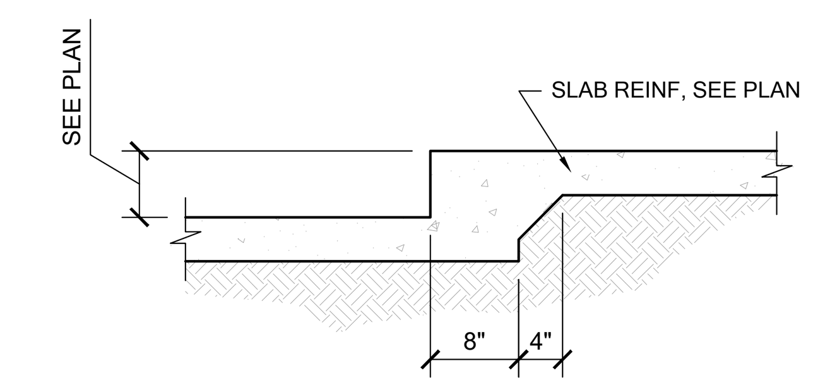
FM03 THICKENED EDGE
SCALE: 3/4" = 1'-0"



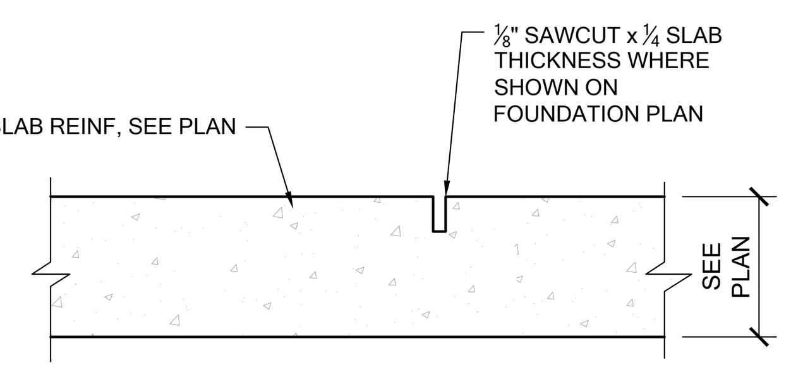
FM10 INT. BRG WALL
SCALE: 3/4" = 1'-0"



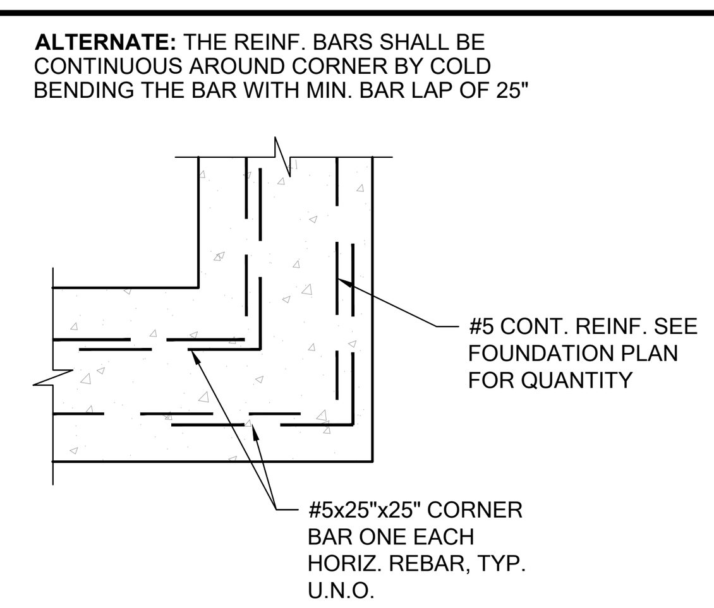
FM11 STEP DOWN BRG.
SCALE: 3/4" = 1'-0"



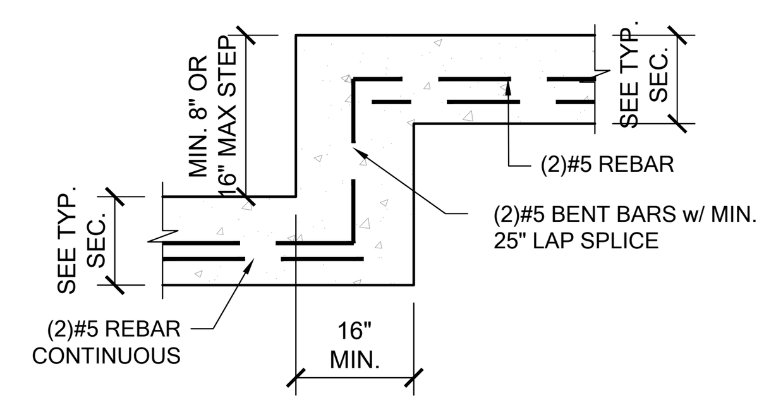
FM12 STEP DOWN @ NON BRG.
SCALE: 3/4" = 1'-0"



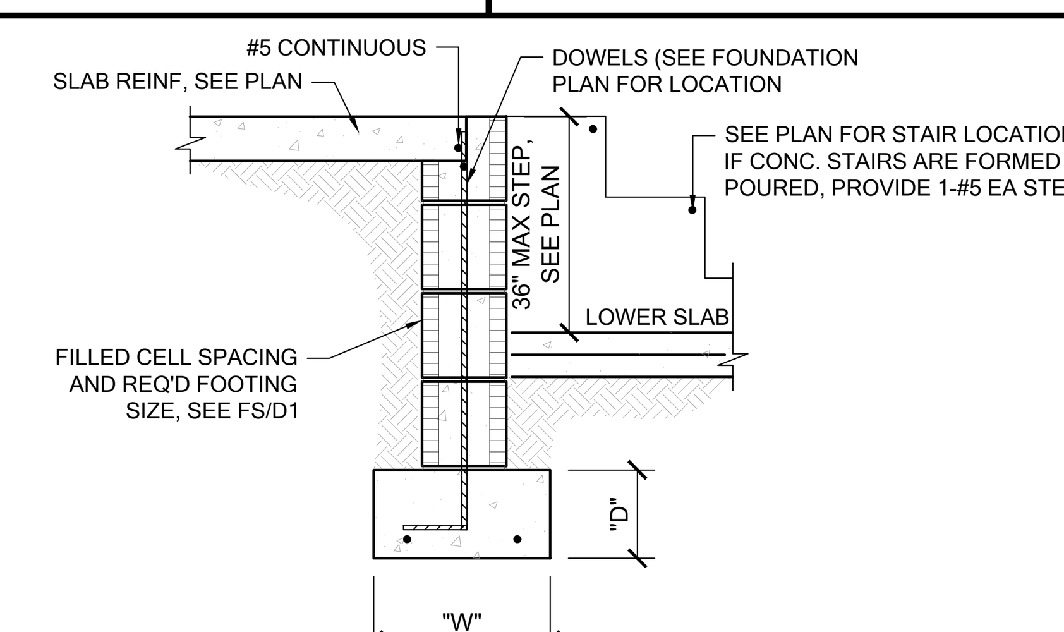
FM20 CONTROL JOINT
SCALE: 3/4" = 1'-0"



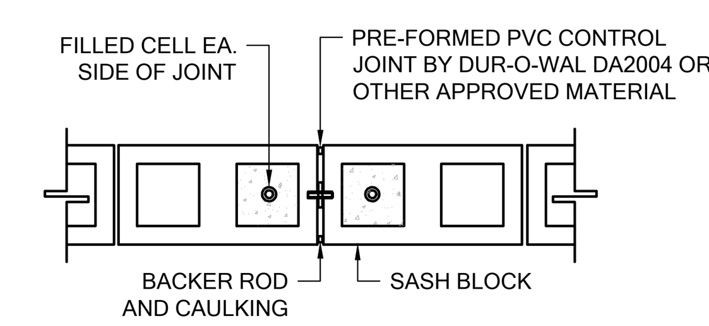
FM19 TYP. CORNER BAR DETAIL
SCALE: 3/4" = 1'-0"



FM18 TYP. STEP FOOTING DETAIL
SCALE: 3/4" = 1'-0"

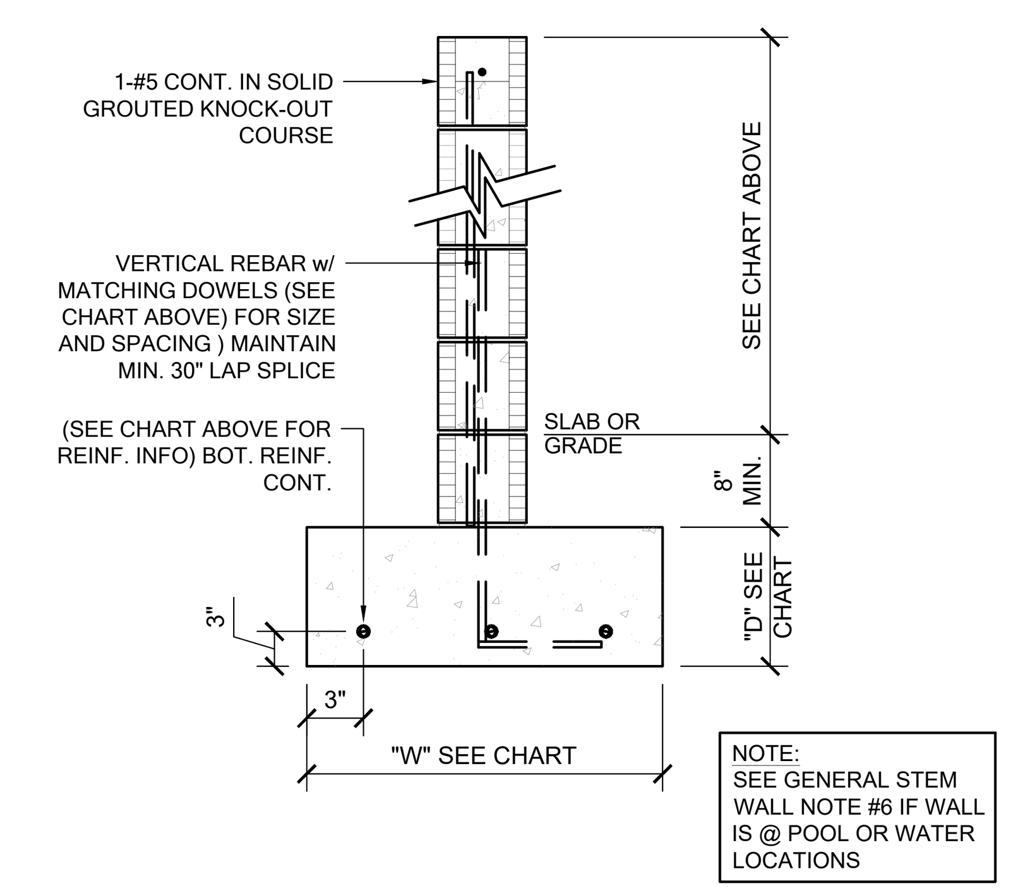


FS16 LARGE STEP DOWN
SCALE: 3/4" = 1'-0"



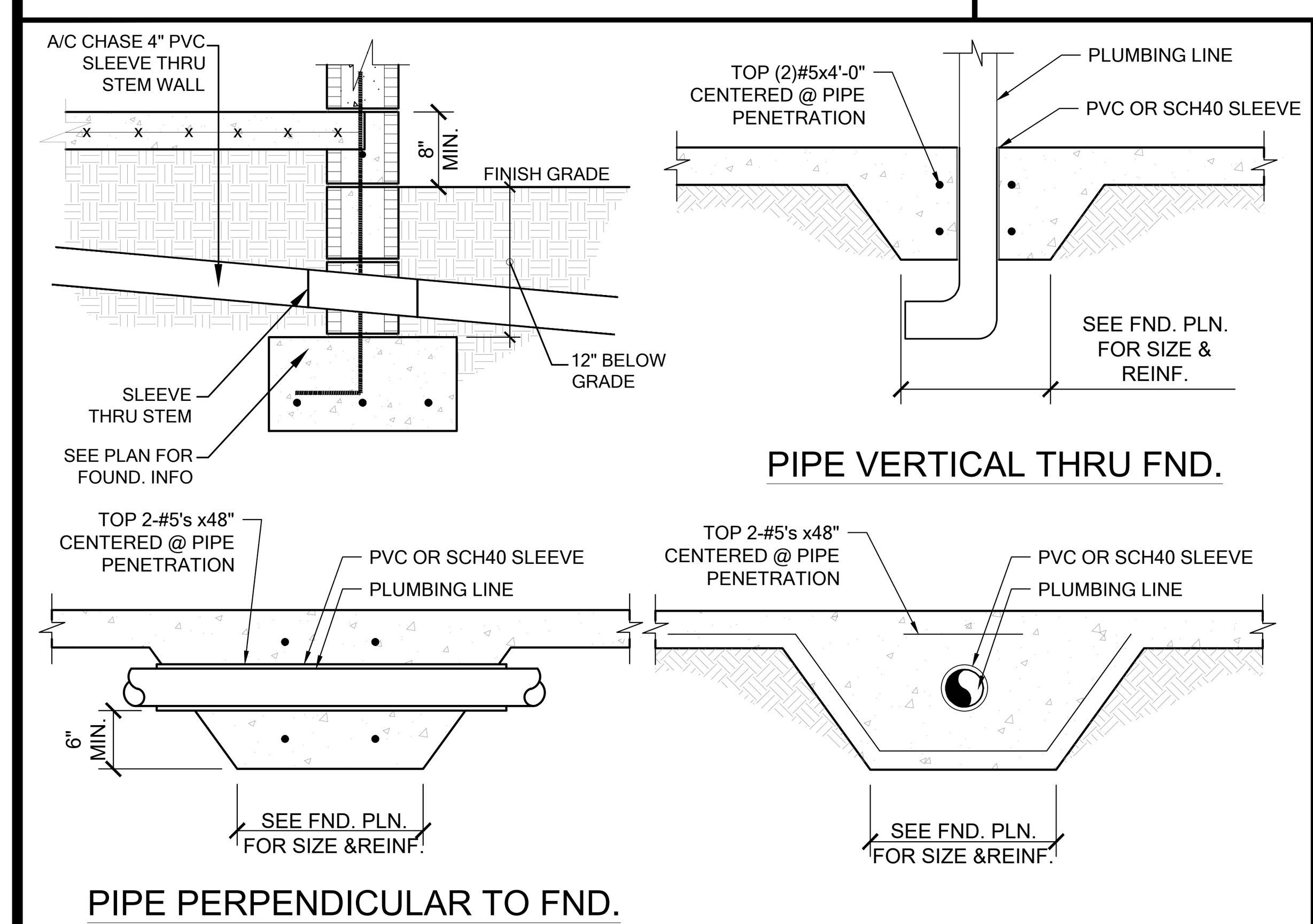
MASONRY CONTROL JOINT

SITE WALL SCHEDULE				
SITE WALL HEIGHT (h)	FOOTING SIZE		NUMBER/SIZE OF BARS	MAXIMUM DOWEL SPACING
	WIDTH	DEPTH		
0'-0"-2'-8"	2'-0"	1'-0"	w/ (3) #5 CONT.	#5 @72" O.C.
>2'-8"-5'-0"	3'-0"	1'-0"	w/ (3) #5 CONT.	#5 @48" O.C.
>5'-0" - 7'-0"	3'-4"	1'-0"	w/ (5) #5 CONT.	#5 @24" O.C.
>7'-0" - 8'-0"	4'-0"	1'-4"	w/ (5) #5 CONT. & #5 @ 32" O.C. TRANSV.	#6 @24" O.C.

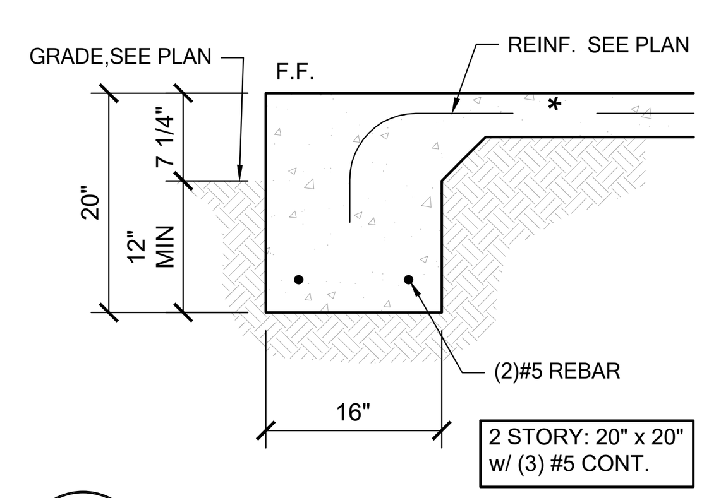


1. CONTROL JOINTS TO BE LOCATED AT 20' O.C. MAX AND @ ALL CHANGES IN WALL WIDTHS.
2. G.C TO COORDINATE ALL UTILITIES IN EASEMENT

FS12 SITE WALL DETAIL
SCALE: 3/4" = 1'-0"



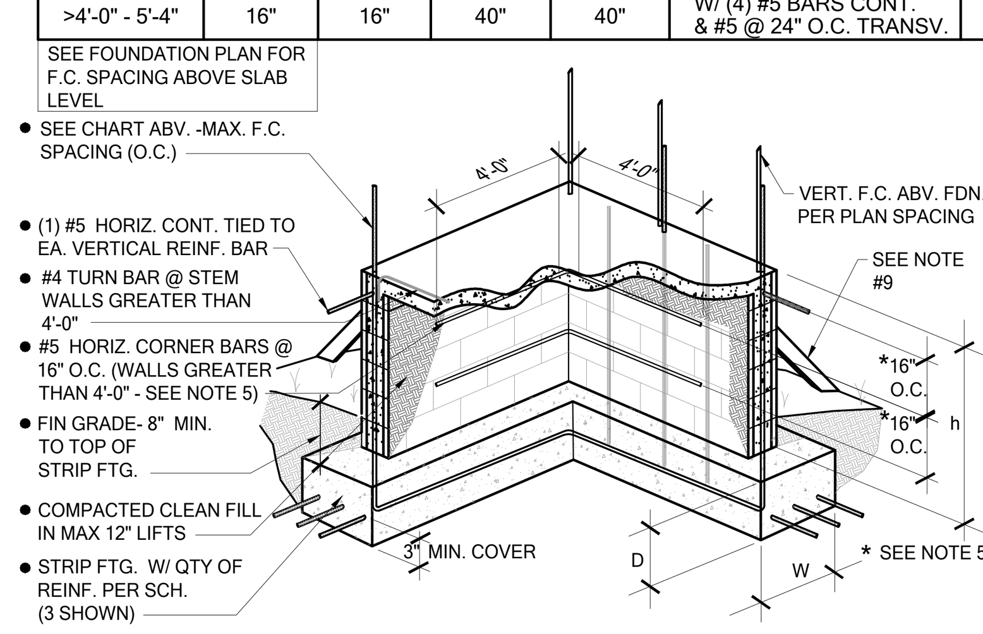
FS23 FOUNDTION PENETRATIONS, TYPICAL
SCALE: 3/4" = 1'-0"



FM01 SINGLE STORY FTG
SCALE: 3/4" = 1'-0"

STEMWALL SCHEDULE							
STEMWALL HEIGHT (h)	FOOTING DIMENSION (W) & (D)				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
	(D) 1 STRY.	(D) 2 STRY	(W) 1 STRY.	(W) 2 STRY			
0'-0"-2'-0"	10"	10"	16"	20"	W/ (2) #5 BARS	<231#	6'-8"
>2'-0"-3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS	426#	5'-4"
>3'-4" - 4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	545#	4'-0"
>4'-0" - 5'-4"	16"	16"	40"	40"	W/ (4) #5 BARS CONT. & #5 @ 24" O.C. TRANSV.	906#	2'-8"

SEE FOUNDATION PLAN FOR F.C. SPACING ABOVE SLAB LEVEL



NOTES:

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. #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION FOR STEM WALLS OVER 4'-0" TALL (FROM TOP OF FTG. TO F.F.E.). 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 GREATER THAN (4) COURSES 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.
9. EXTERIOR SHORING BY CONTRACTOR AS REQ'D WHEN STEM IS OVER 4- 0" TALL.

FS STEM WALL FOOTING SCHEDULE
SCALE: N.T.S.

B&A Design Studio, Inc.
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Certificate Of Authorization No. 9161
☐ CARL A. BROWN, PE - FL # 56126
☐ SCOTT LEWKOWSKI, PE - FL #78750
DATE: November 9, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

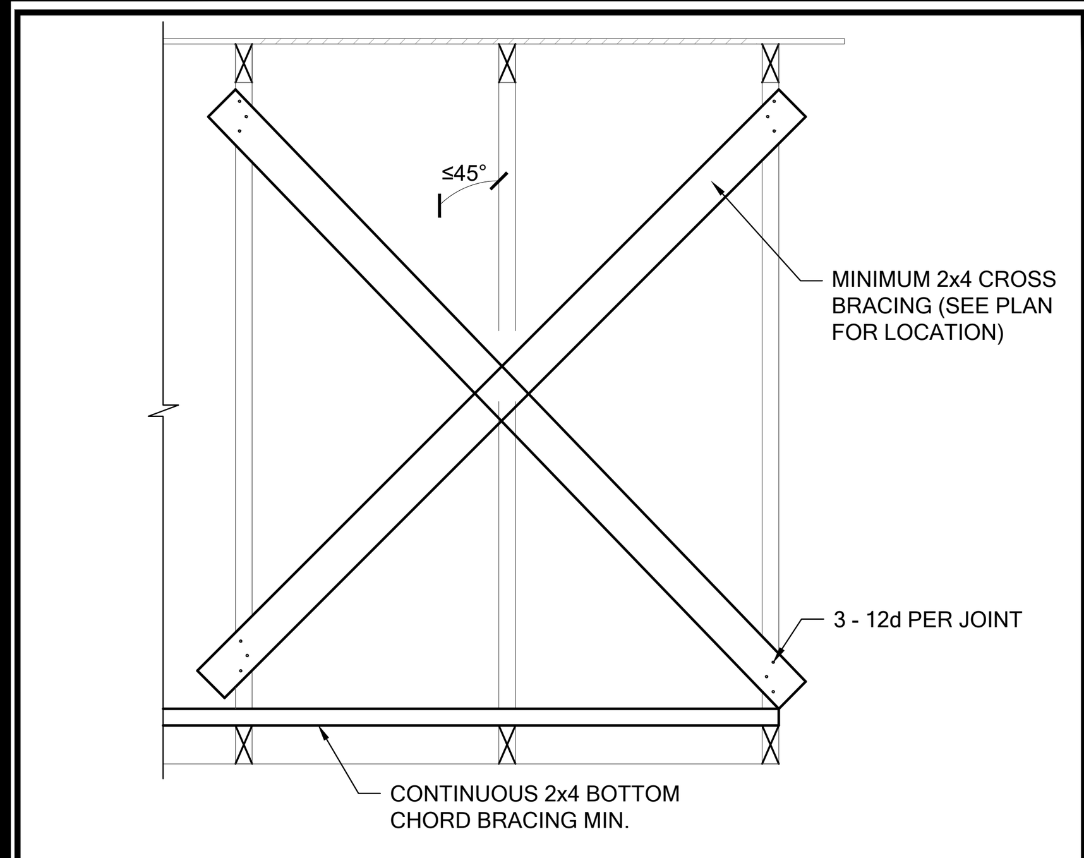
title:

project no. 2022143
checked: AB
drawn:
date: 05-18-22
scale:

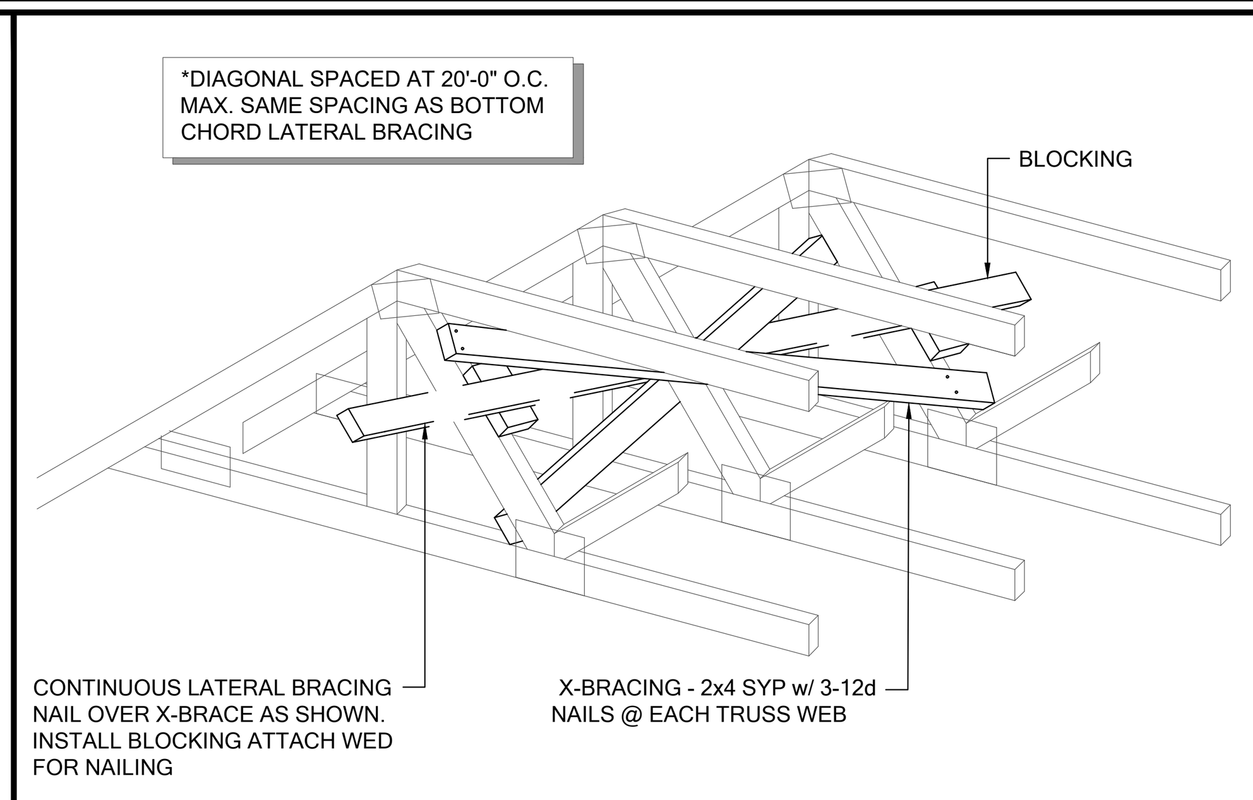
D1

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

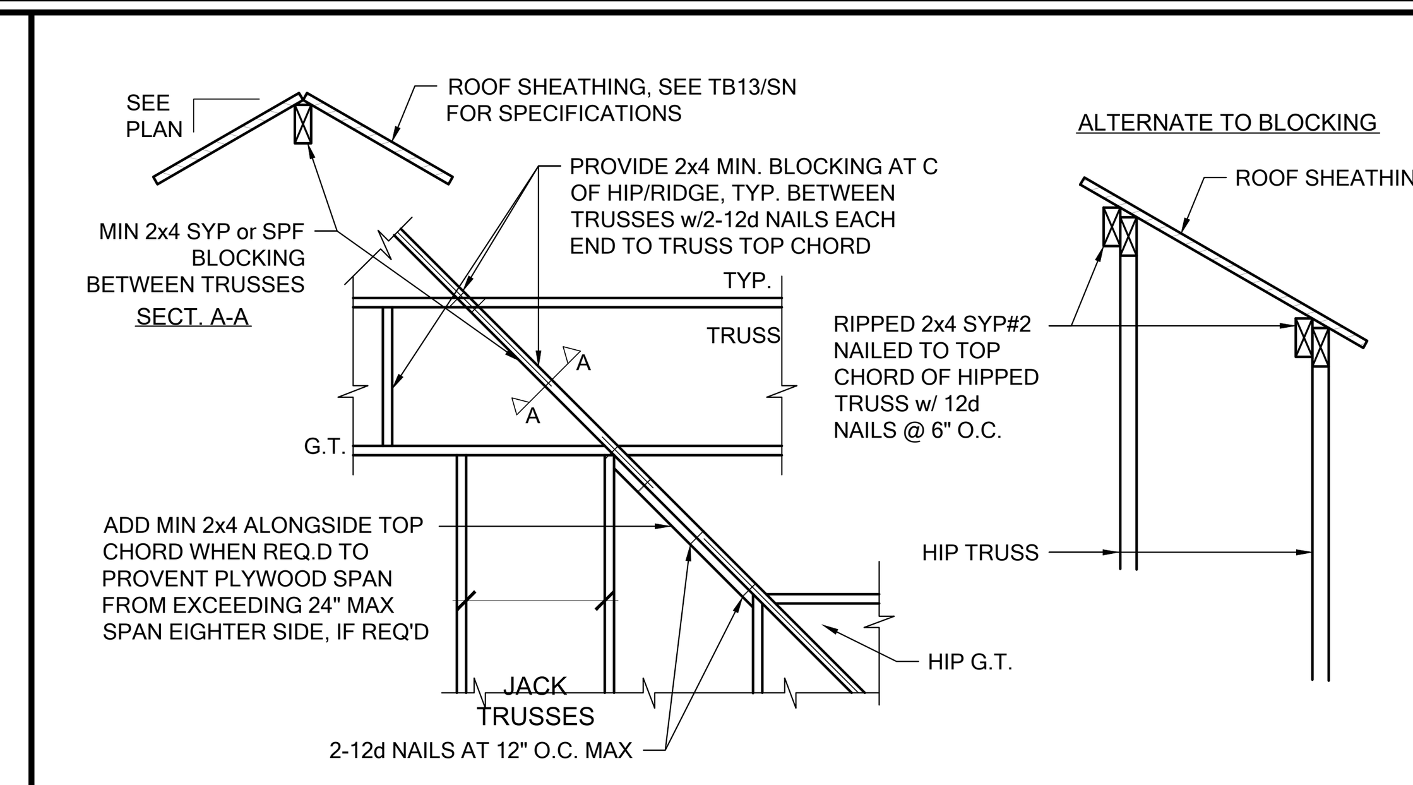
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



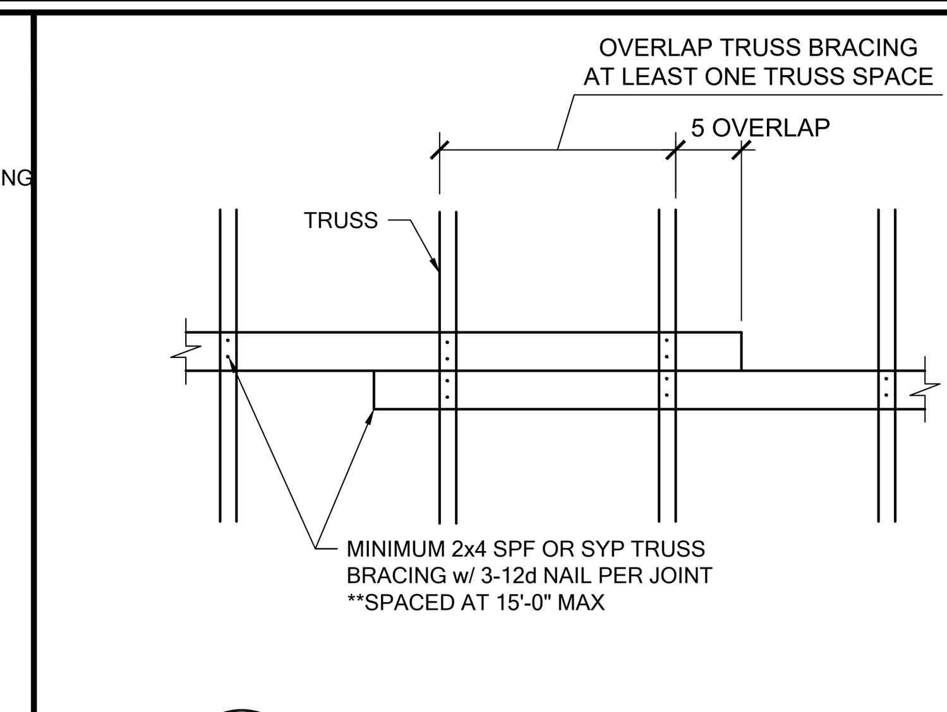
TB01 CROSS BRACING, TYP.
SCALE: 3/4" = 1'-0"



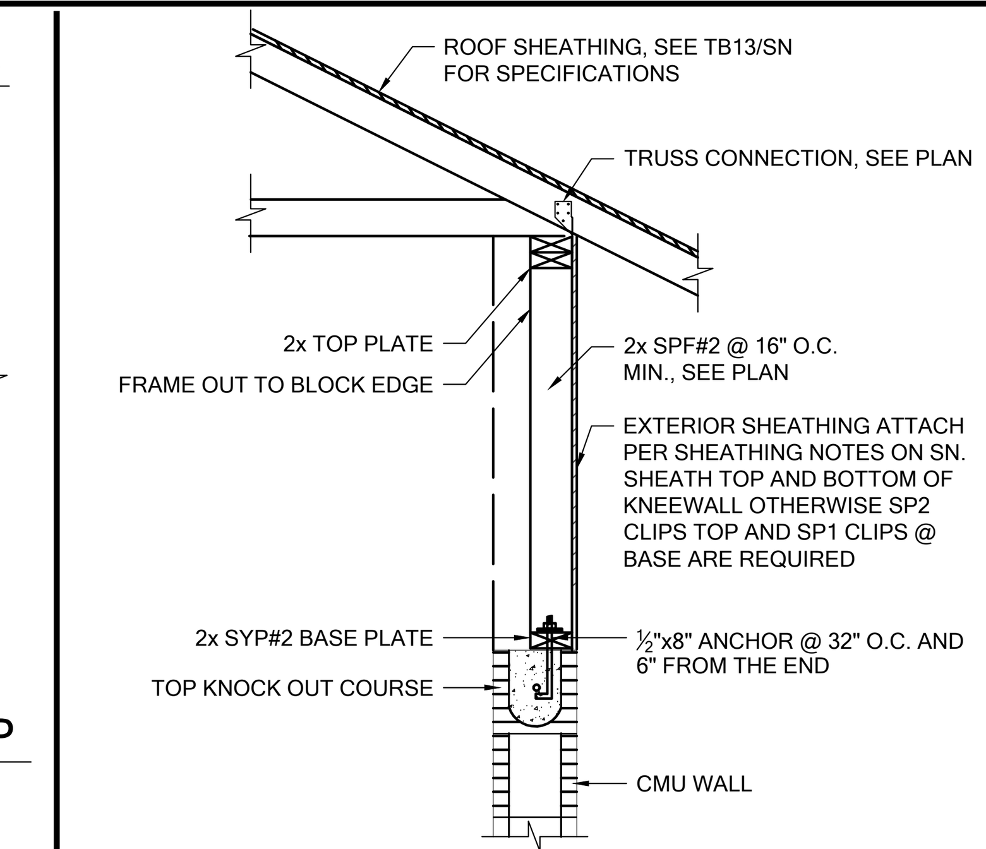
TB02 CROSS BRACING TYPICAL
SCALE: N.T.S.



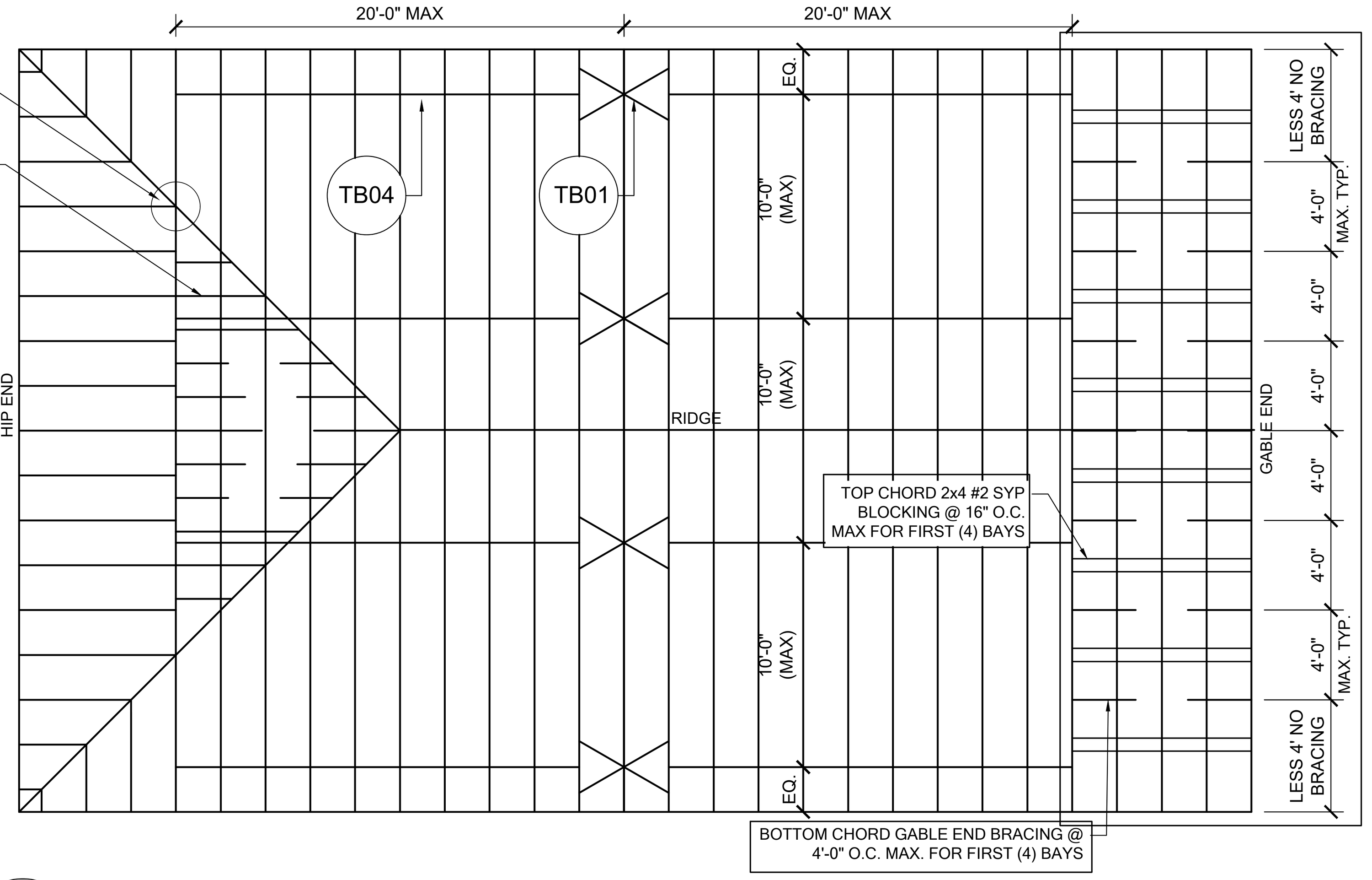
TB03 HIP/RIDGE BLOCKING
SCALE: 3/4" = 1'-0"



TB04 TRUSS BRACING OVER LAP
SCALE: 3/4" = 1'-0"



WF21 KNEE WALL @ ENTRY (OPTION)
SCALE: 3/4" = 1'-0"

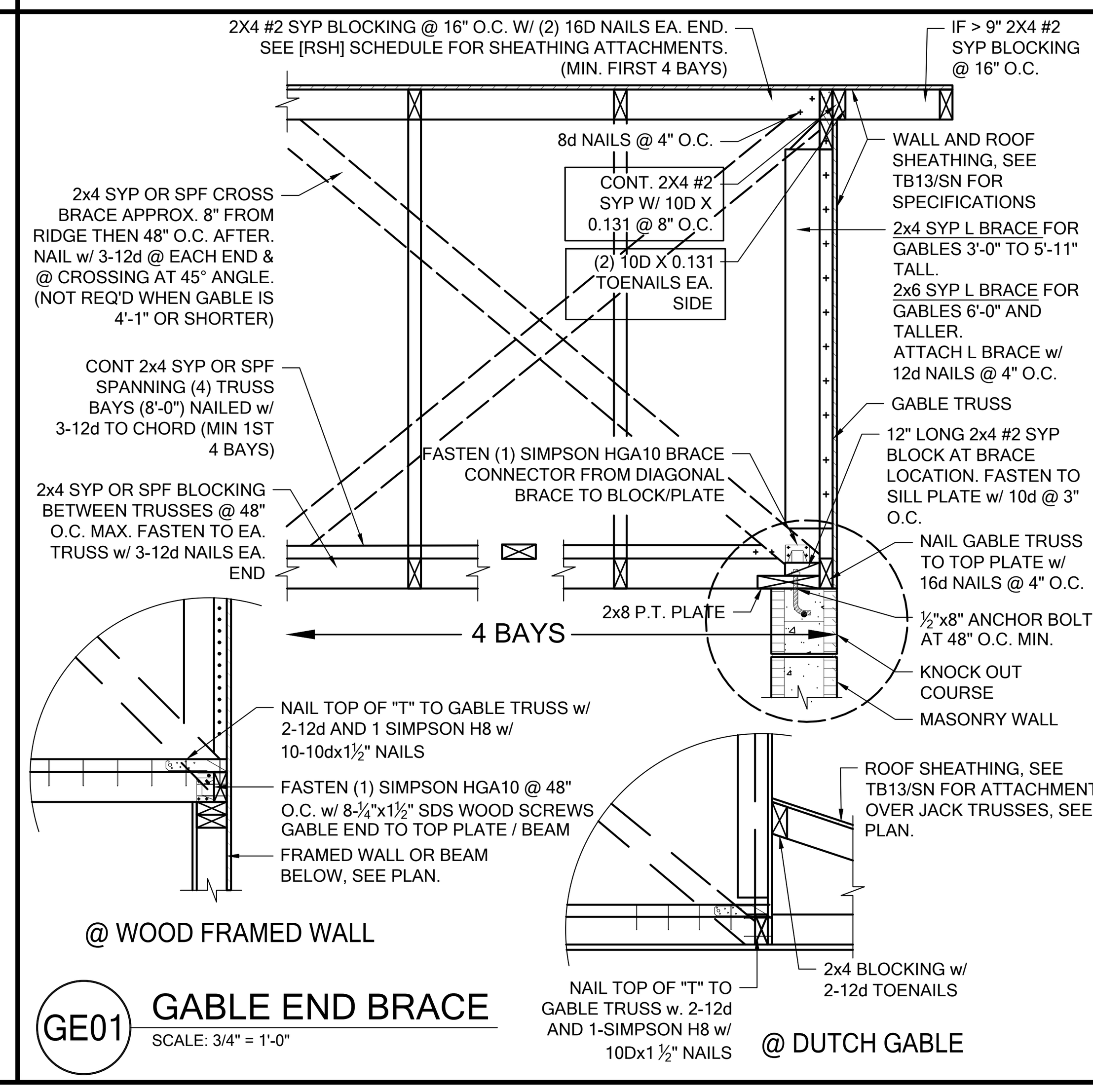


BLOCKING TO COMPLY w/ APA RECOMMENDATIONS FOR SPAN RATING OF 7/16" OSB OR USE ALTERNATE TO BLOCKING, PER TB03 THIS PAGE

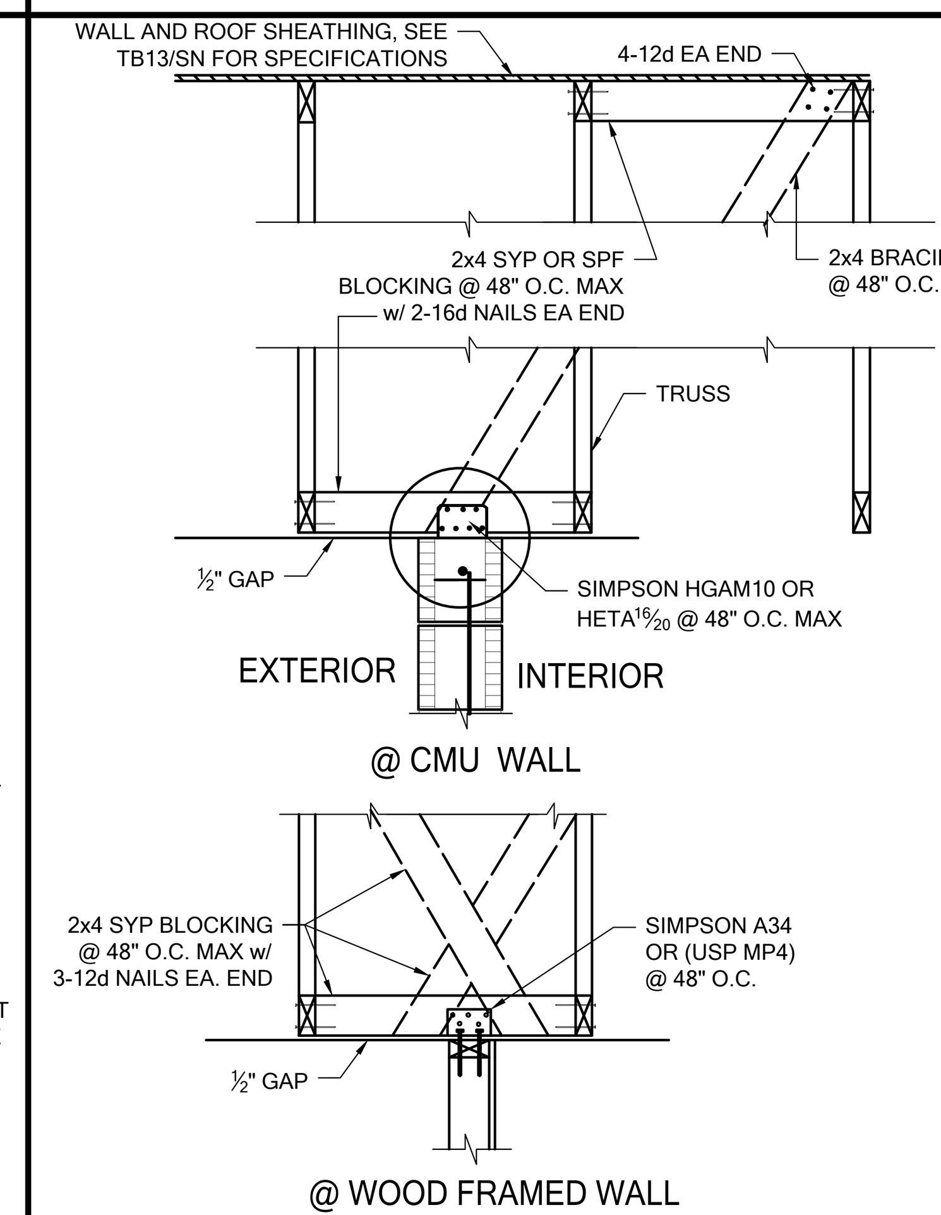
** ALTERNATE SPAN RATED 32/16" IS THE SPAN RATING THE PLYWOOD THICKNESS IS 15/32" IF 15/32" IS USED THEN THE ALTERNATE BLOCK IS NOT REQUIRED AT HIP SECTION

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.

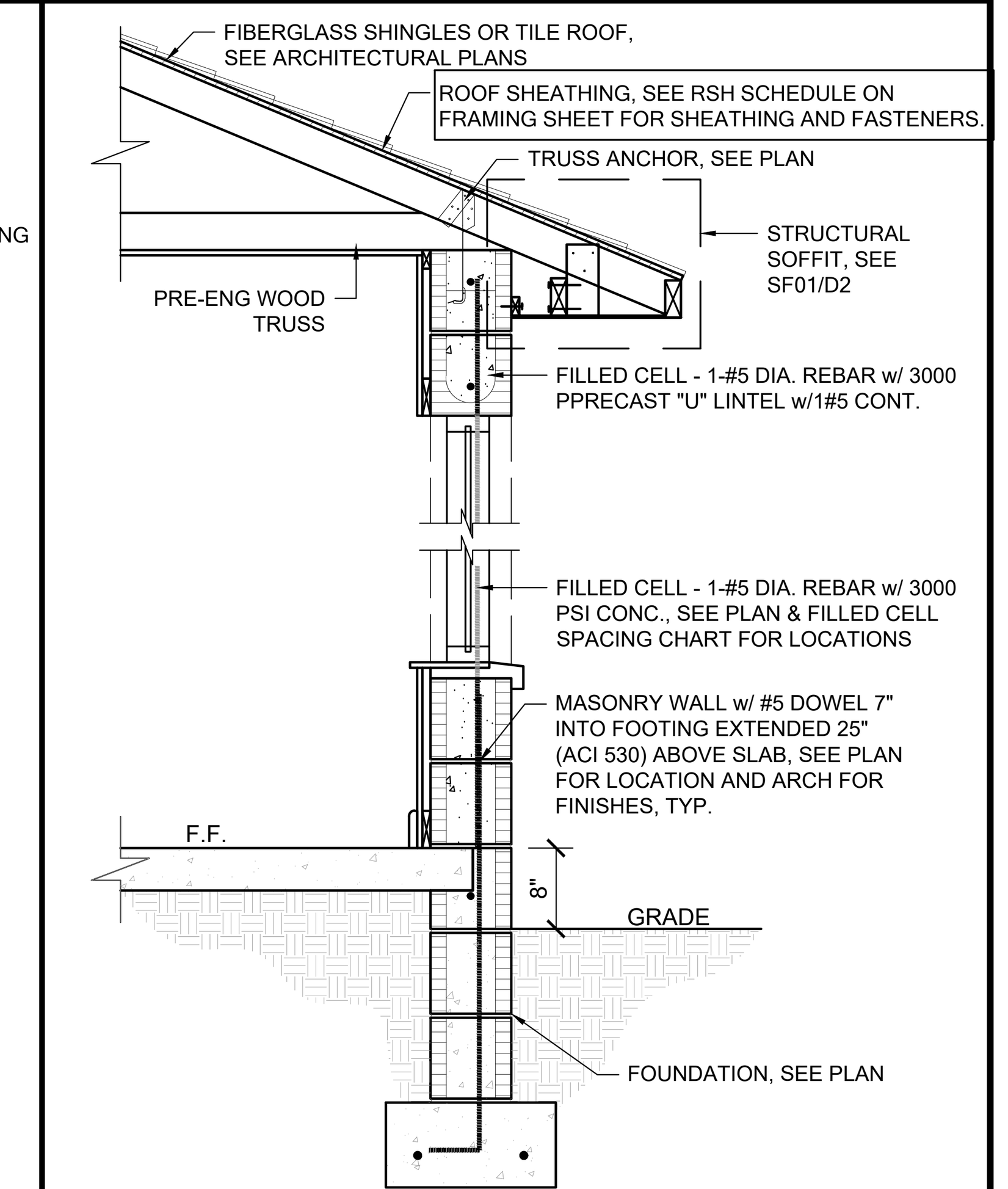
TB05 REQUIRED MIN. PERMANENT TRUSS BRACING PLAN
SCALE: N.T.S.



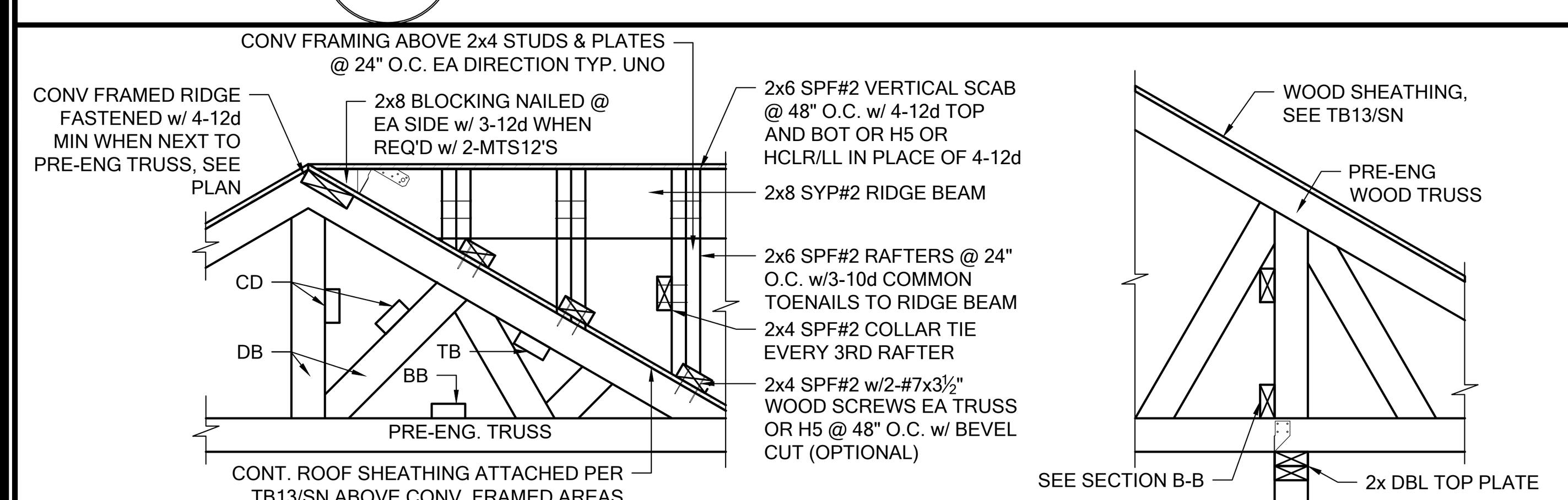
GE01 GABLE END BRACE
SCALE: 3/4" = 1'-0"



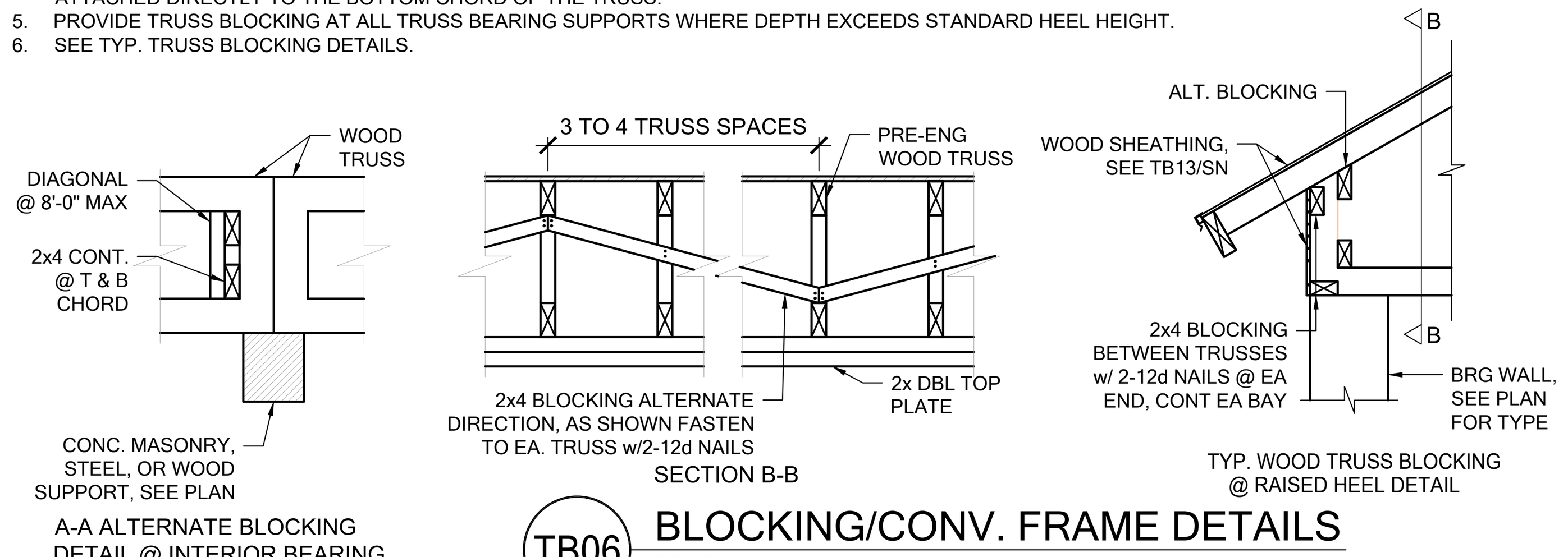
TB14 NON-BEARING EXTERIOR WALL
SCALE: 3/4" = 1'-0"



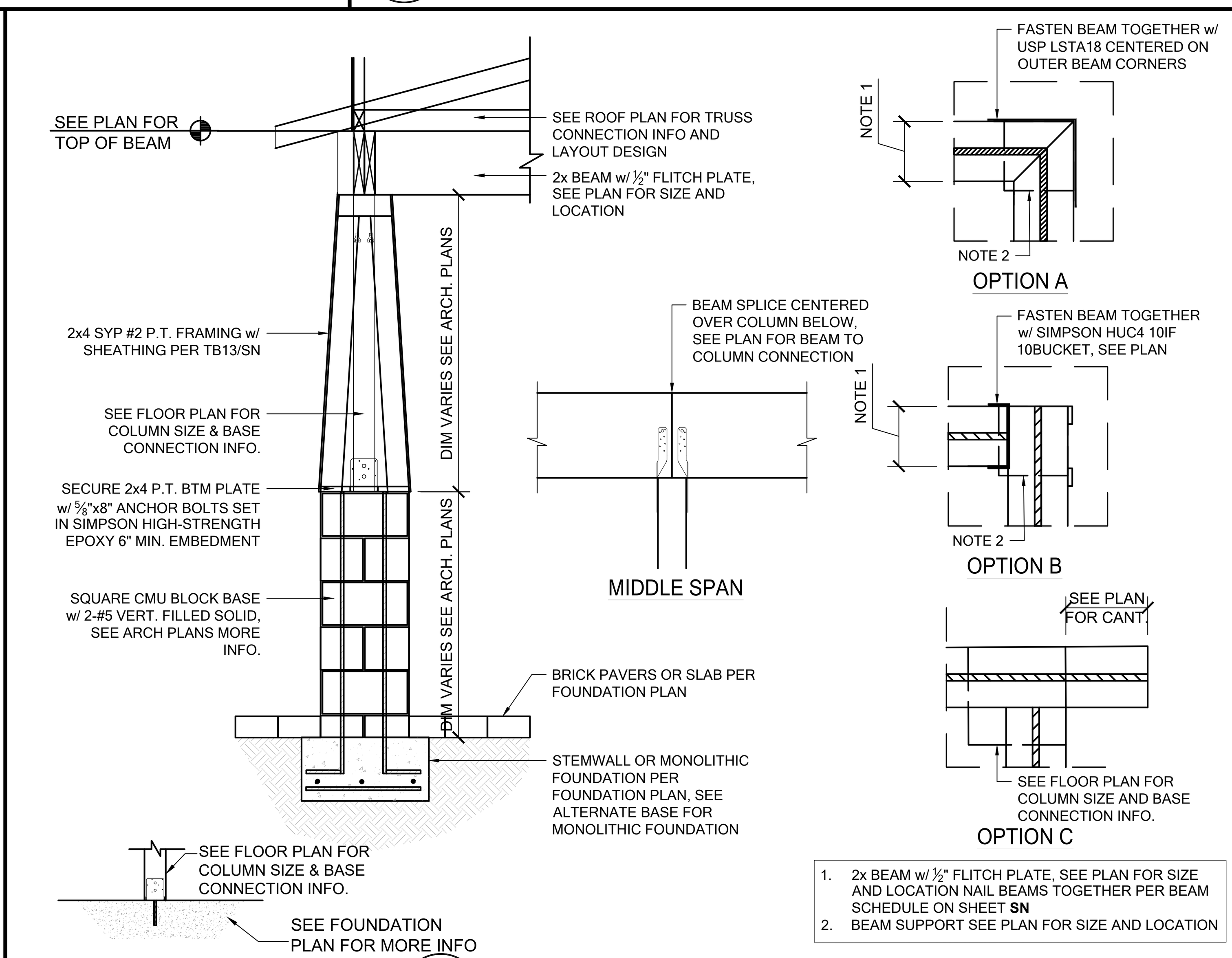
WS01 1-STORY WALL SECTION
SCALE: 3/4" = 1'-0"



TRUSS BRACING/BLOCKING NOTES:
1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TPI-2014 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIED, AND BRACING SHALL THEREFORE BE INSTALLED 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/ (3)12d 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 HEEL HEIGHT.
6. SEE TYP. TRUSS BLOCKING DETAILS.

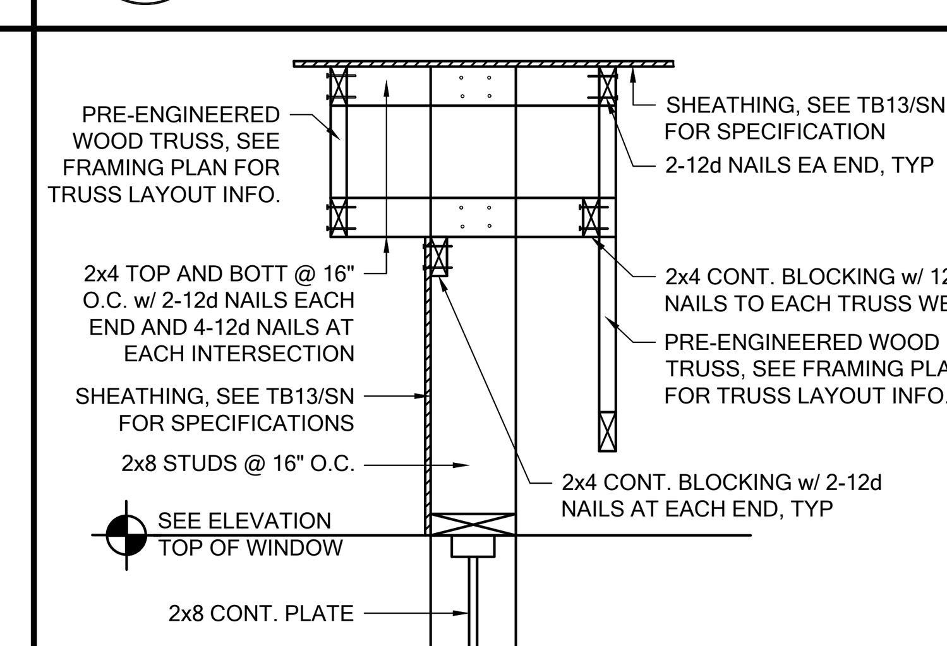


TB06 BLOCKING/CONV. FRAME DETAILS
SCALE: 1/2" = 1'-0"

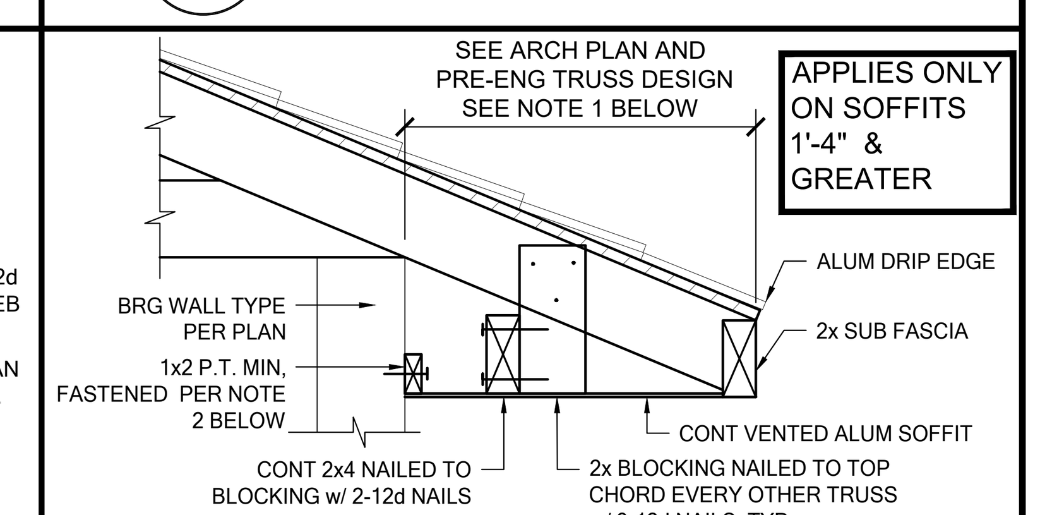


1. 2x BEAM w/ ½" FLITCH PLATE, SEE PLAN FOR SIZE AND LOCATION NAIL BEAM TOGETHER PER BEAM SCHEDULE ON SHEET **SN**
2. BEAM SUPPORT SEE PLAN FOR SIZE AND LOCATION

CD12 PORCH COLUMN FRAMING
SCALE: 3/4" = 1'-0"



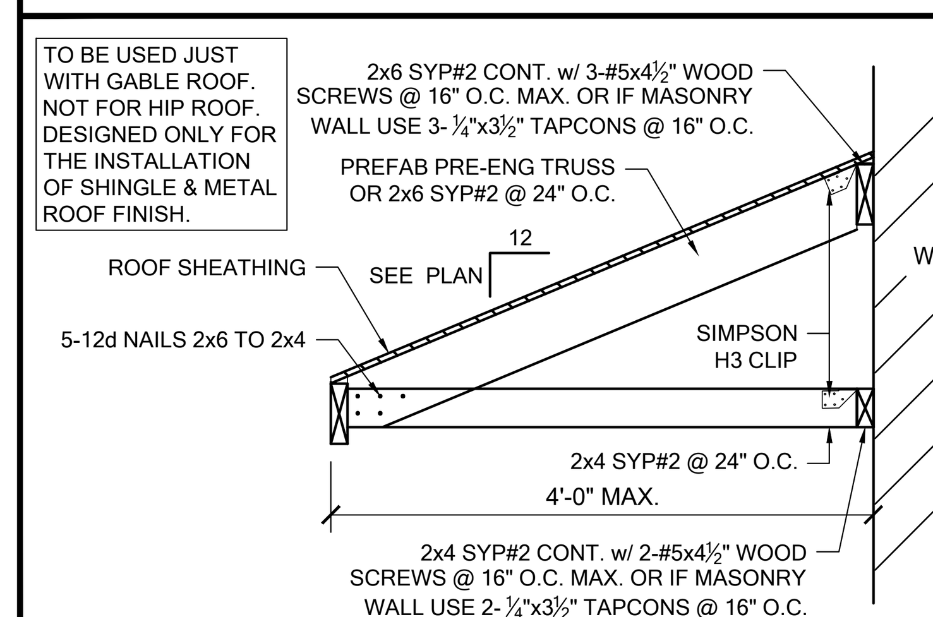
WF27 KNEEWALL @ ENTRY
SCALE: 3/4" = 1'-0"



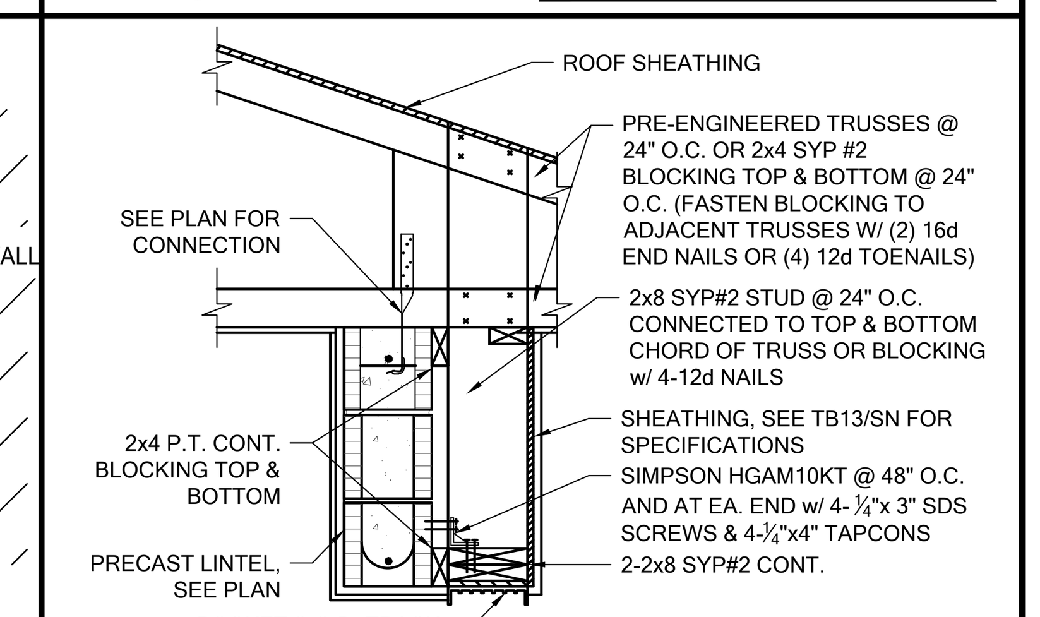
1. G.C./ BUILDER TO VERIFY/PROVIDE SOFFIT MATERIAL SPAN CAPACITIES BASED ON THE DESIGN PRESSURES SPECIFIED FOR COMPONENTS AND CLADDING LISTED IN THE DESIGN CRITERIA ON **SHEET S0**.
2. 1x2 MIN. P.T. w/ J-CHANELL SECURED @ 24" O.C. FASTEN TO:
- CMU w/ 1¼" LONG T-NAILS @ 24" O.C.
- WOOD w/ 2½" LONG T-NAILS @ 24" O.C.

SF01 STRUCTURAL SOFFIT
SCALE: 3/4" = 1'-0"

SOFFITS 1'-4" & GREATER



SR01 SHED ROOF CONNECTION
SCALE: 3/4" = 1'-0"



PS18 TYPICAL POCKET S.G.D. FRAMING
SCALE: 3/4" = 1'-0"

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O: 321.972.0491 F: 407.960.2044
Certificate Of Authorization No. 9161
CARL A. BROWN, PE - FL # 56126
SCOTT LEWKOWSKI, PE - FL #78750

DATE: November 9, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

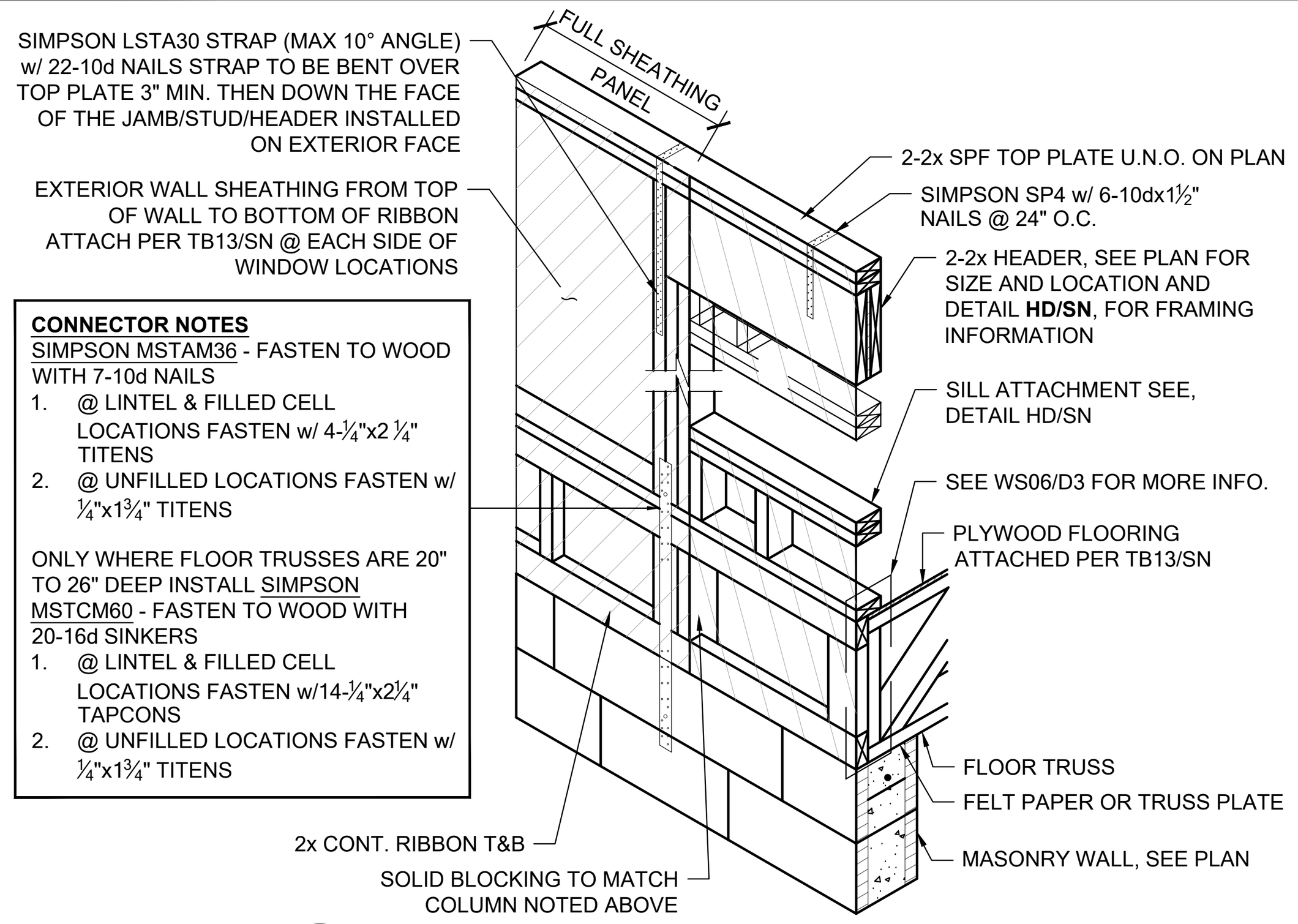
title:

project no.	2022143
checked:	AB
drawn:	
date:	05-18-22
scale:	

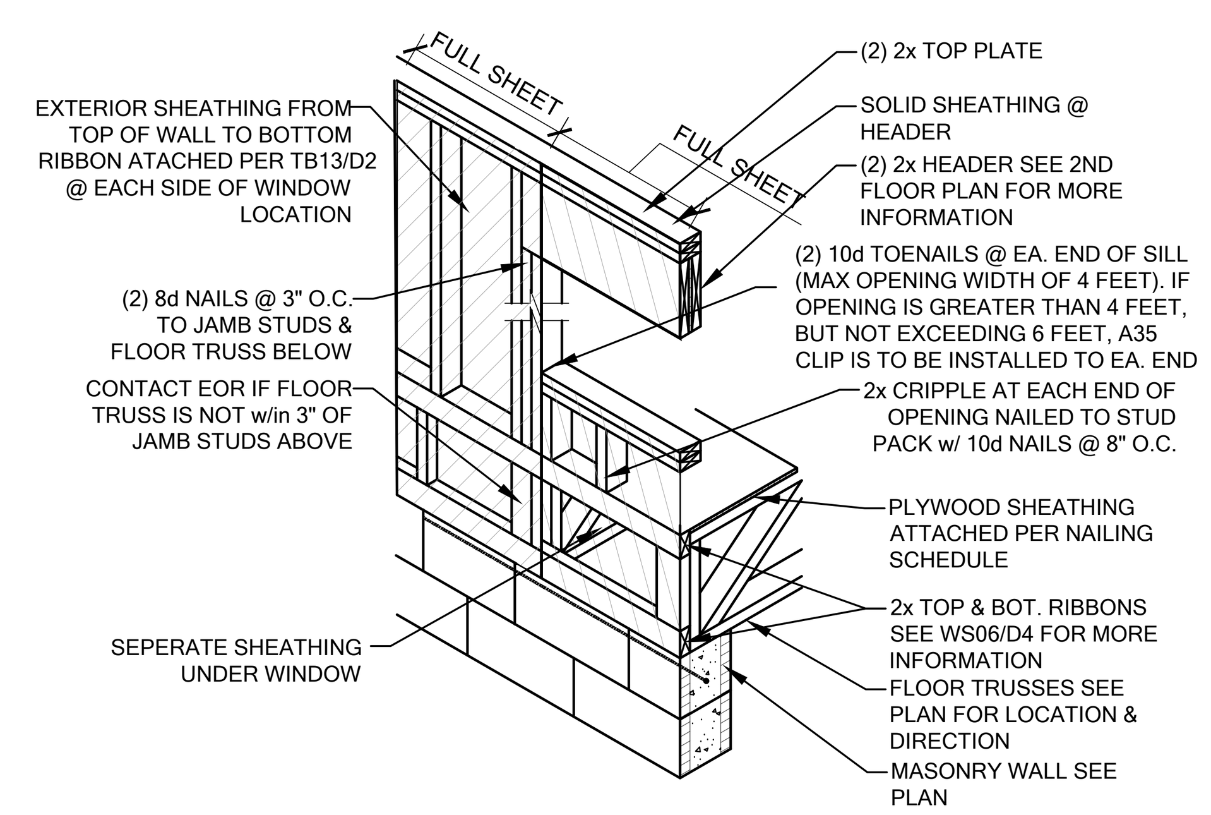
D2

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

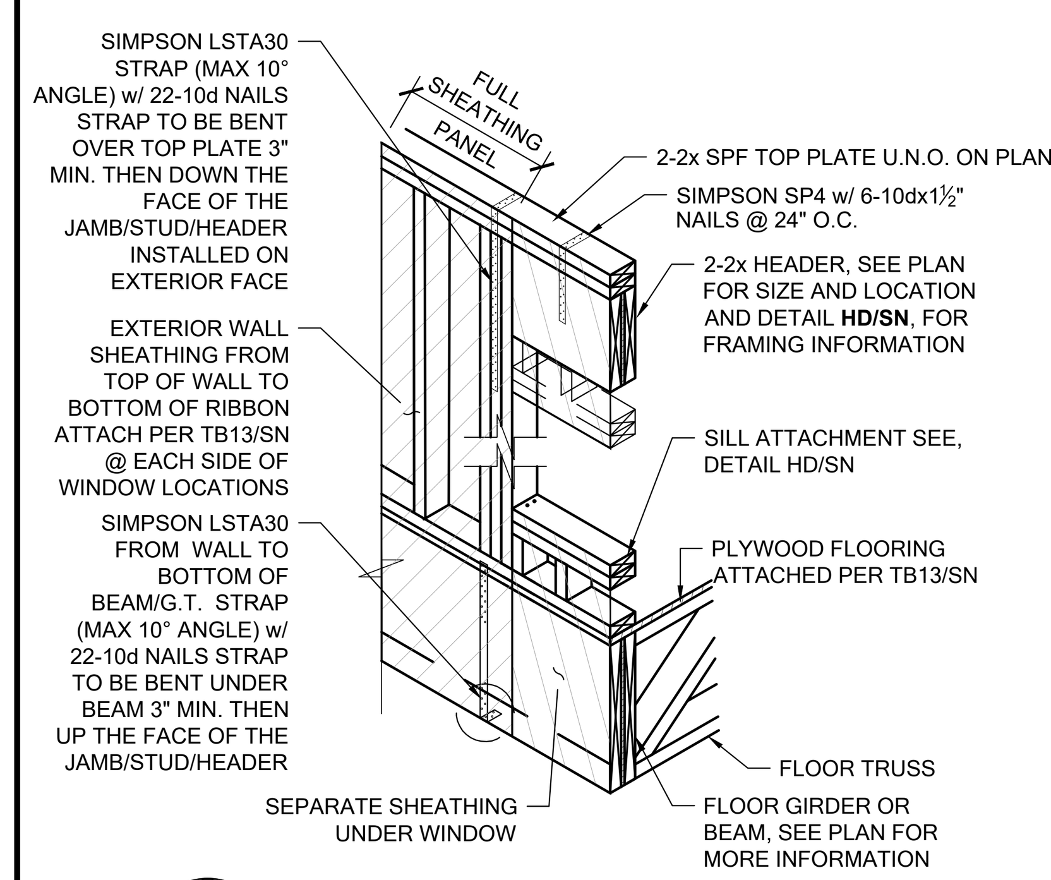
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL and is certified as such.



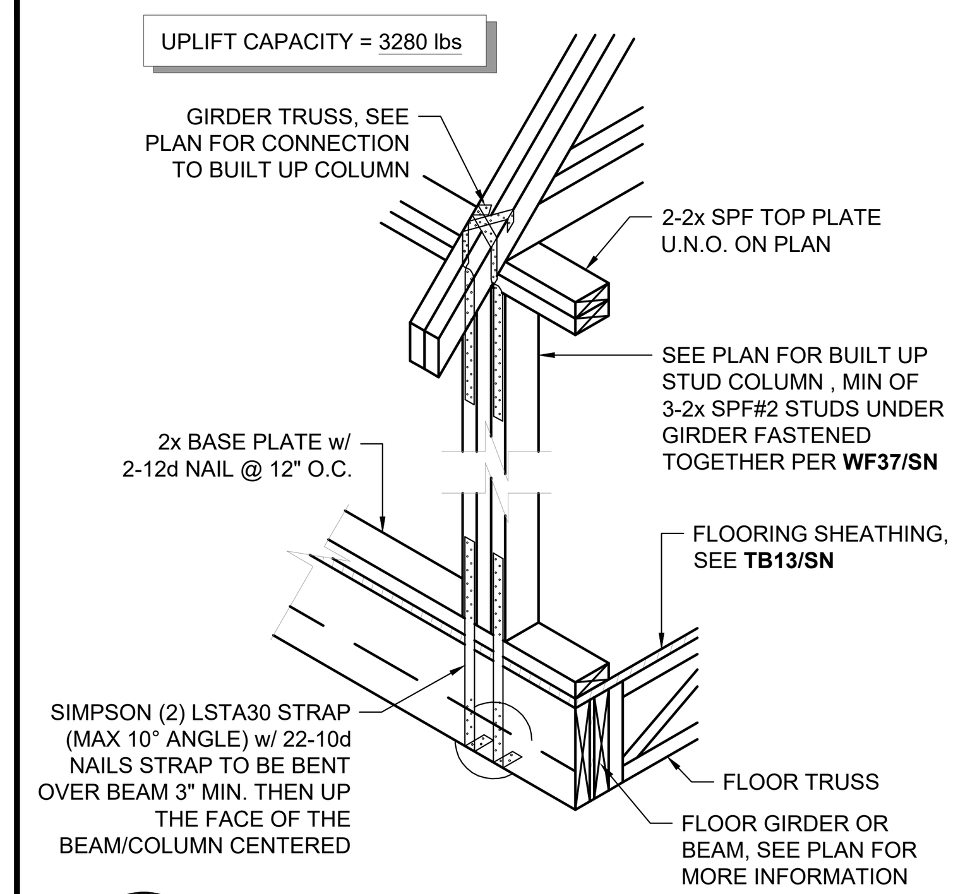
SH01 HEADER CONN. (SINGLE STRAP)
SCALE: N.T.S.



SH11 HEADER CONN. @ 2nd FLOOR
SCALE: N.T.S.

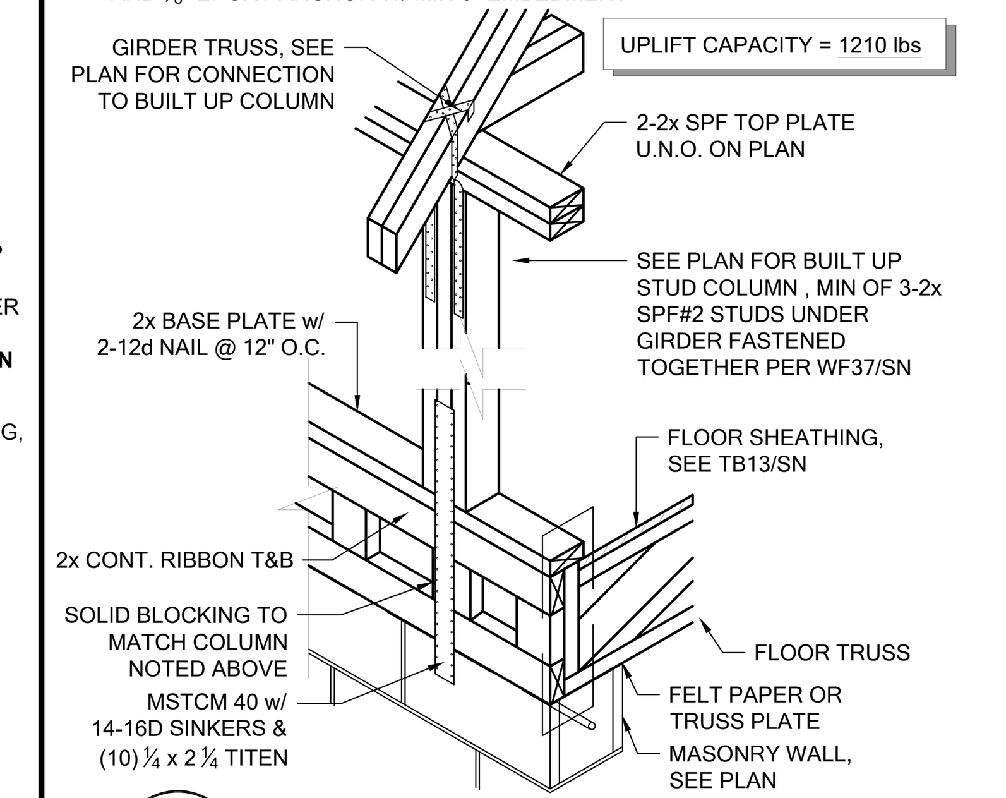


SH05 HEADER CONN. @ BEAM
SCALE: N.T.S.

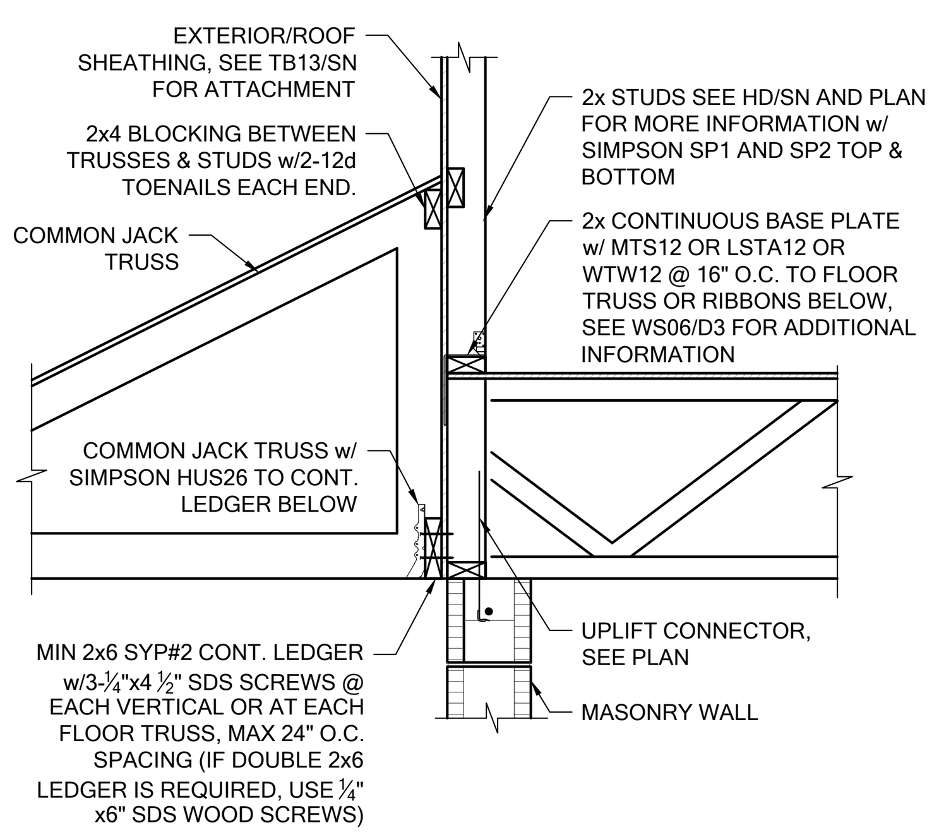


SG01 COLUMN CONN. @ BEAM
SCALE: 3/4" = 1'-0"

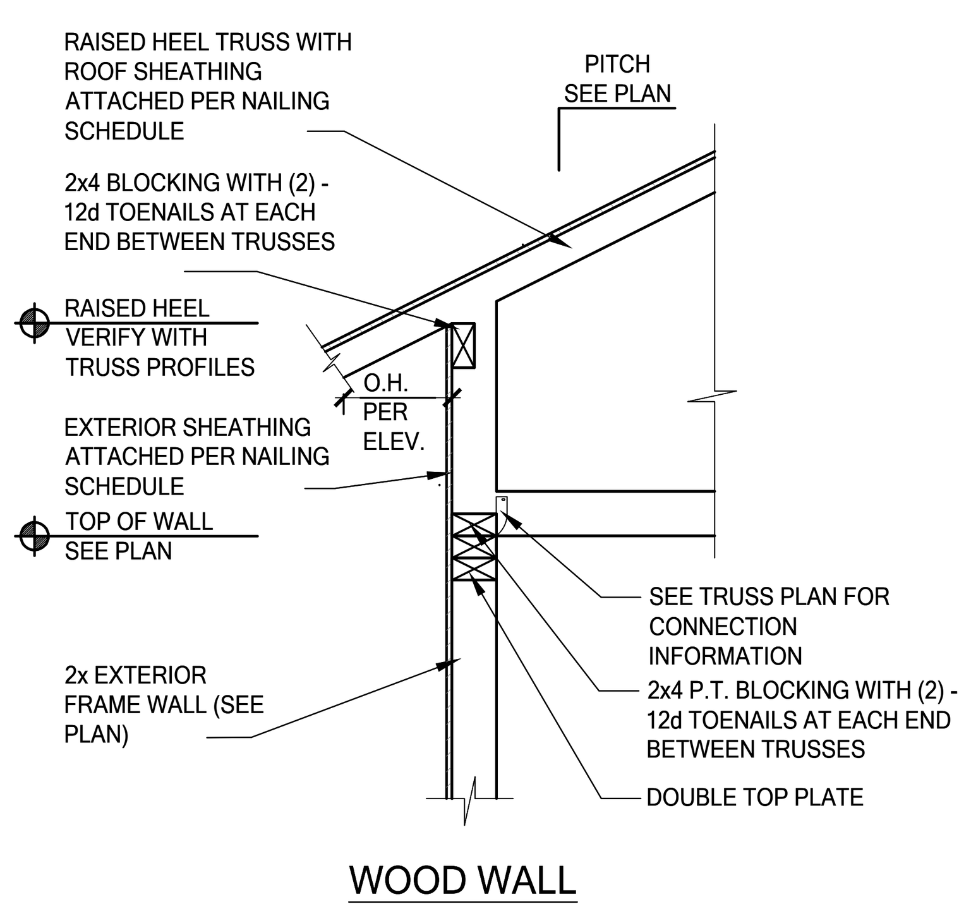
1. IF FLOOR TRUSSES ARE 20" TO 26" DEEP CONTRACTOR TO USE SIMPSON MSTCM60 STRAP w/ (20) 16d SINKERS & (14) ¼" x 2 ¾" TAPCONS INSTEAD OF MSTCM40 STRAP.
2. AT GARAGE AREA CONTRACTOR MAY USE SIMPSON HTT5 W/ (26) 10d NAILS AND ⅝" EPOXY ANCHOR W/ MIN 6" EMBEDMENT



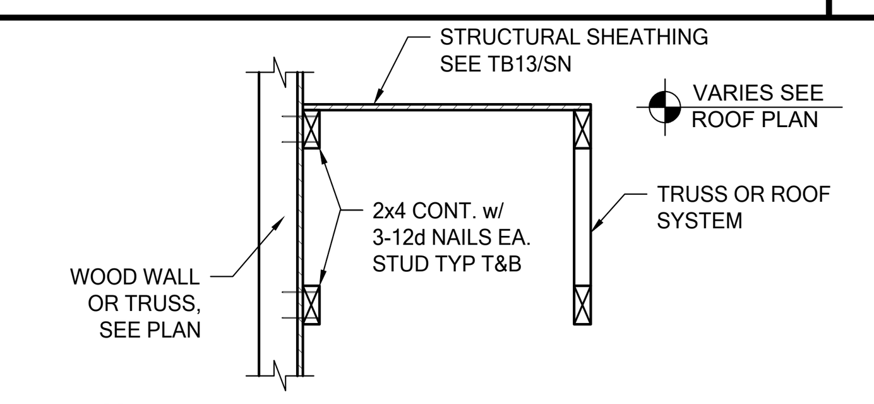
SG02 COLUMN CONN. @ MASONRY
SCALE: 3/4" = 1'-0"



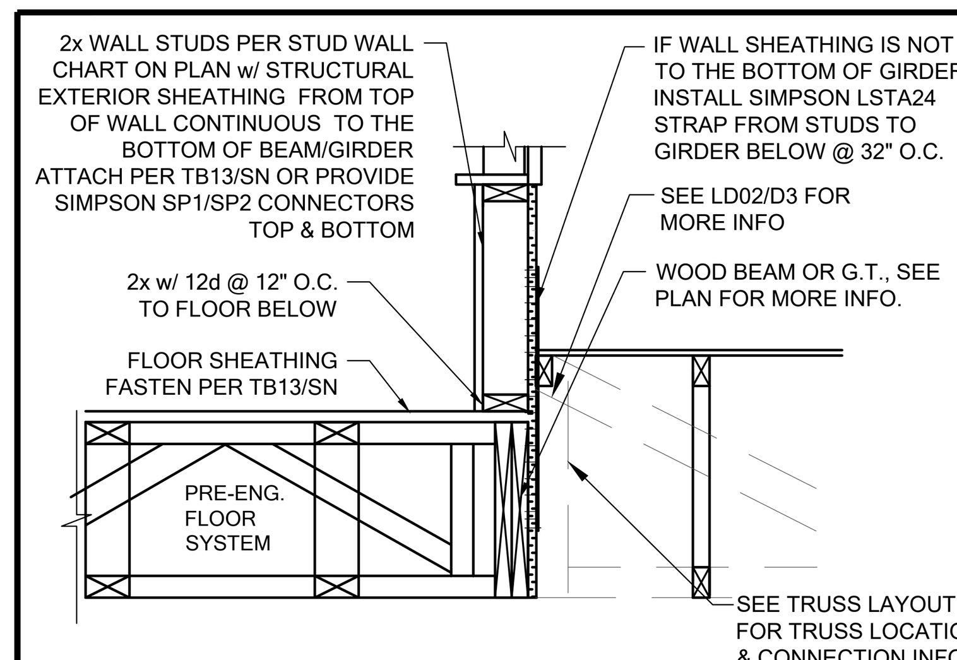
LD07 LEDGER CONNECTION
SCALE: 3/4" = 1'-0"



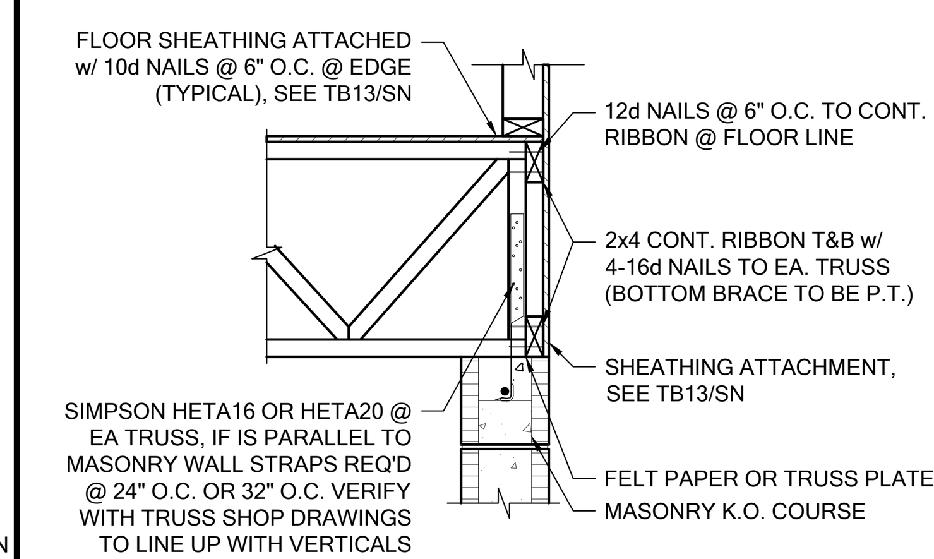
WS18 RAISED HEEL DETAIL
SCALE: 3/4" = 1'-0"



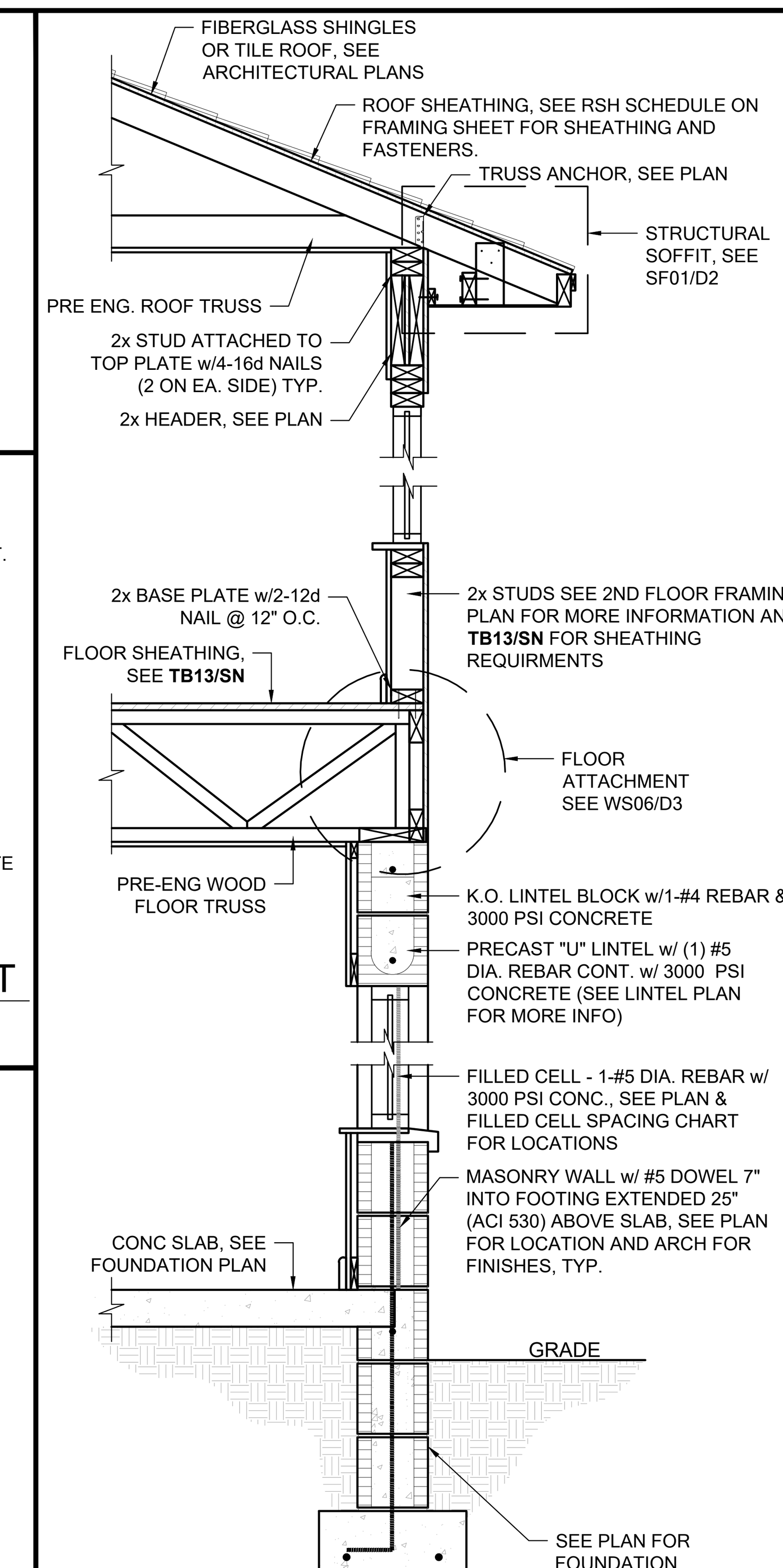
LD02 SHEAR TRANSFER
SCALE: 3/4" = 1'-0" @ EXT. WALL



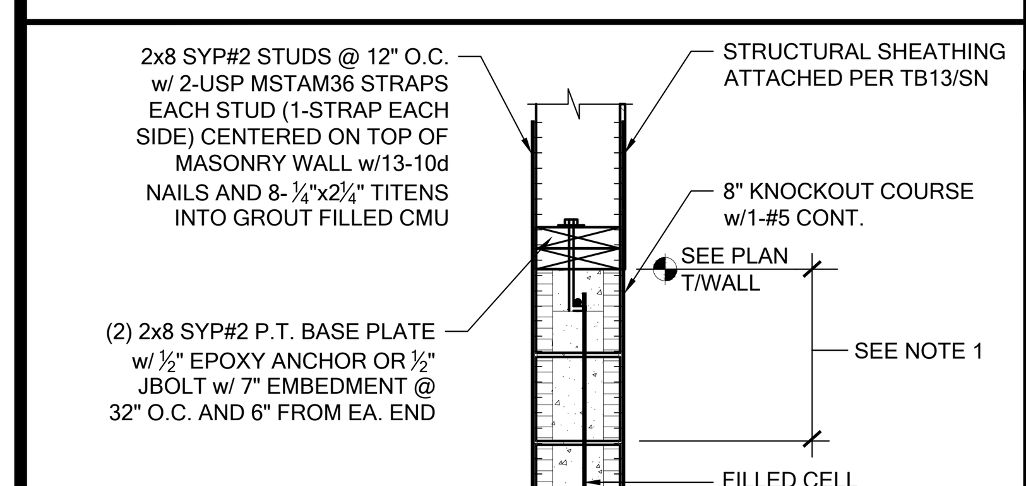
WF31 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



WS06 TYPICAL FLOOR ATTACHMENT
SCALE: 3/4" = 1'-0"

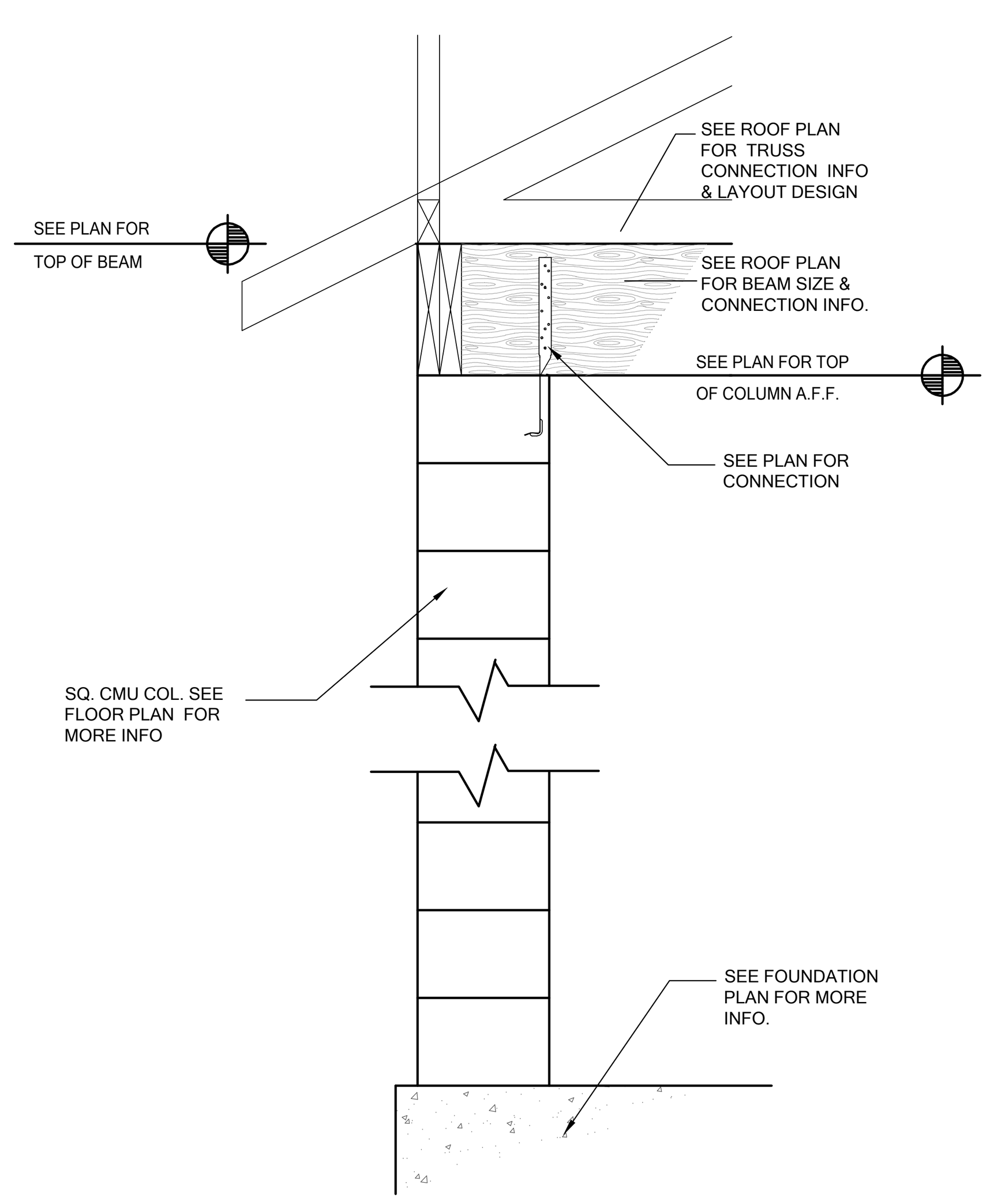


WS04 2-STORY WALL SECTION
SCALE: 3/4" = 1'-0"

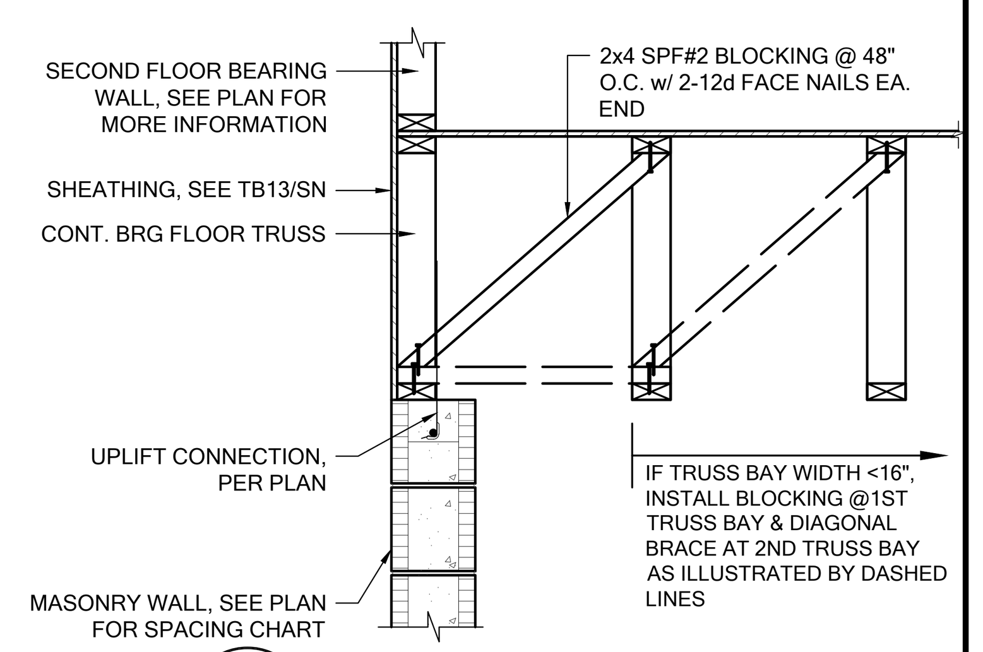


NOTES:
1. GROUT TOP (2) COURSES SOLID
2. MAX. WALL HEIGHT 20'-0" @140C WIND PRESSURE. IF CONDITIONS ARE EXCEEDED, CONTACT E.O.R.

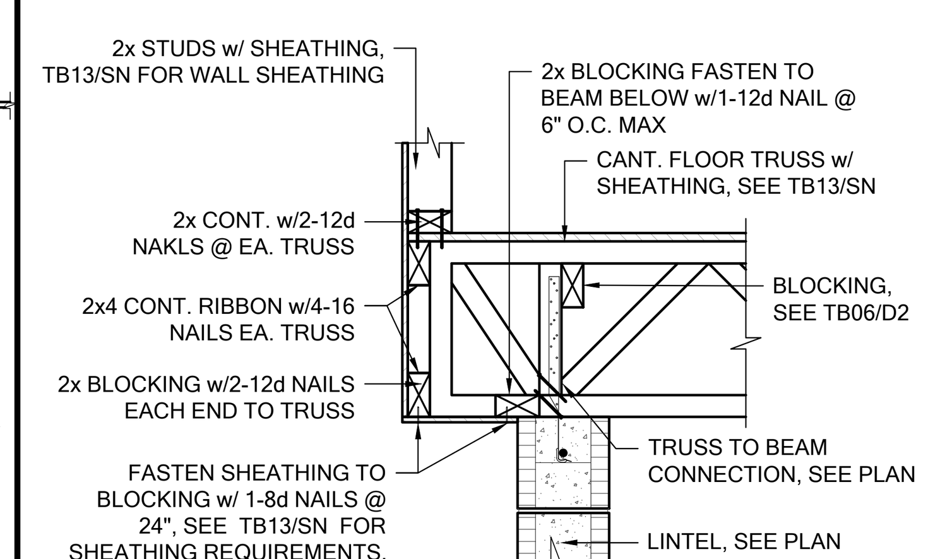
WF03 WALL SPLICE DETAILS
SCALE: 3/4" = 1'-0"



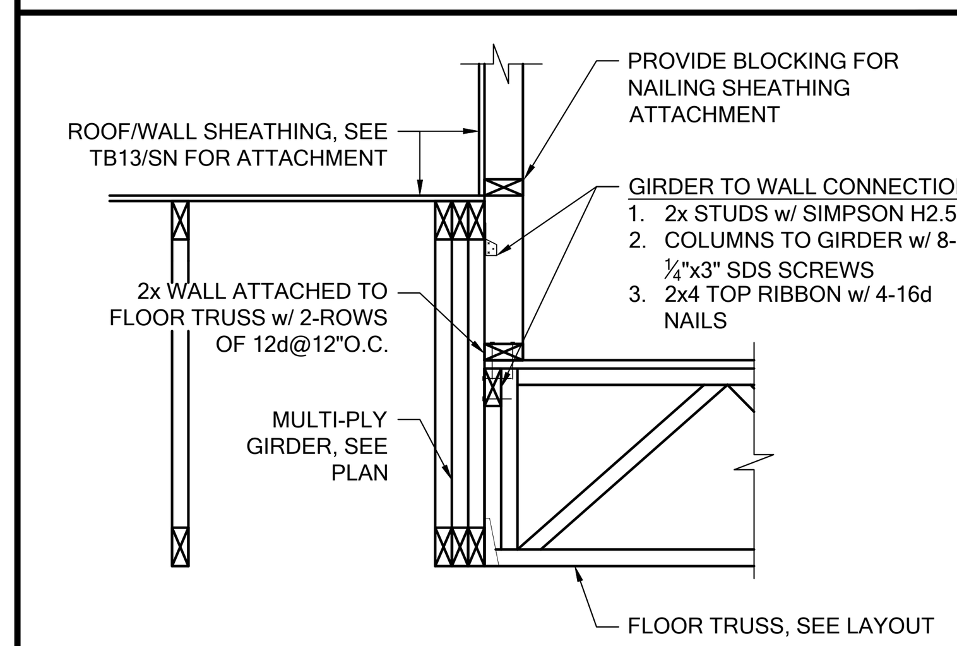
CD10 COLUMN DETAILS
SCALE: 3/4" = 1'-0"



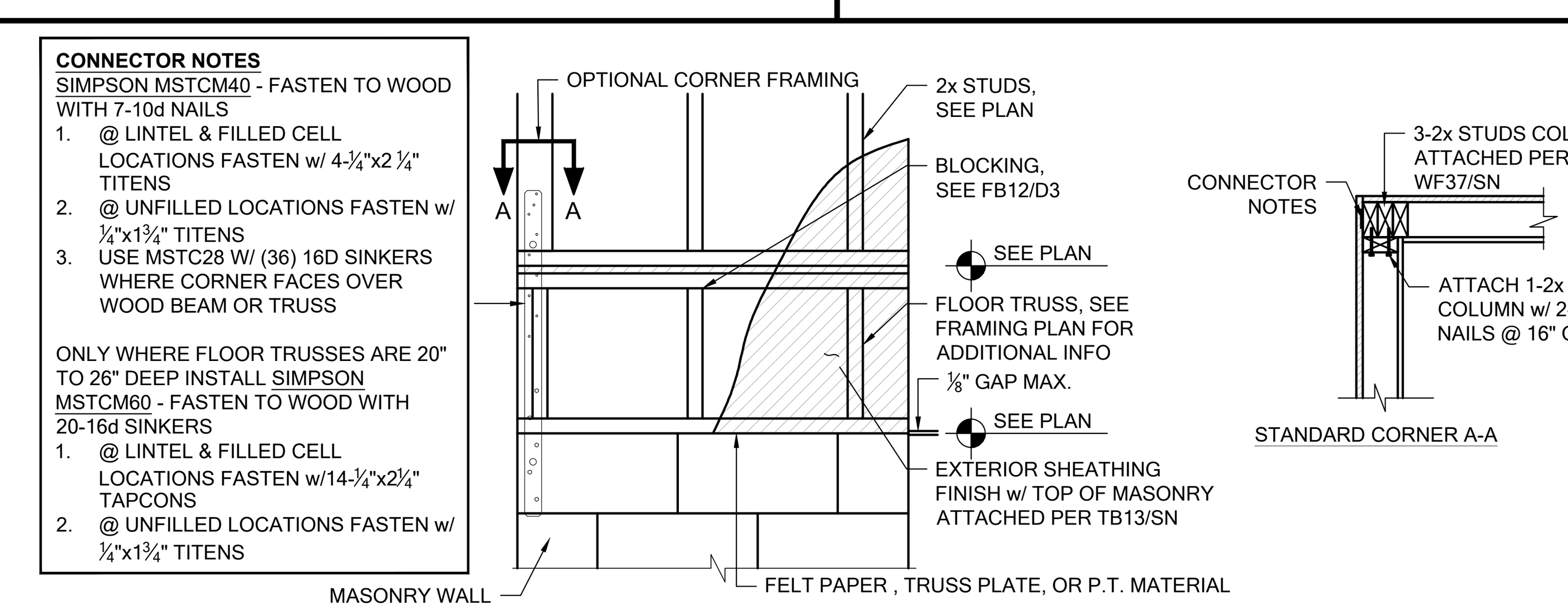
FB12 BLOCKING DETAIL
SCALE: 3/4" = 1'-0" VE



FC03 CANTILEVER FLOOR
SCALE: 3/4" = 1'-0"



WF100 BRG. WALL OVER FLOOR SYSTEM
SCALE: 3/4" = 1'-0"



FB06 TYP. CORNER FRAMING
SCALE: 3/4" = 1'-0" OPT 2760

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321-972-0491 F: 407-960-3264
Certificate Of Authorization No. 9161
☐ CARL A. BROWN, PE - FL # 56126
☐ SCOTT LEWKOWSKI, PE - FL #78750
DATE: November 9, 2023

FDS JOB NO.:

PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

title:

project no.	2022143
checked:	AB
drawn:	
date:	05-18-22
scale:	

D3

NOTE: DRAWINGS ON 11"x17" SHEET WILL BE ONE HALF THE SCALE NOTED

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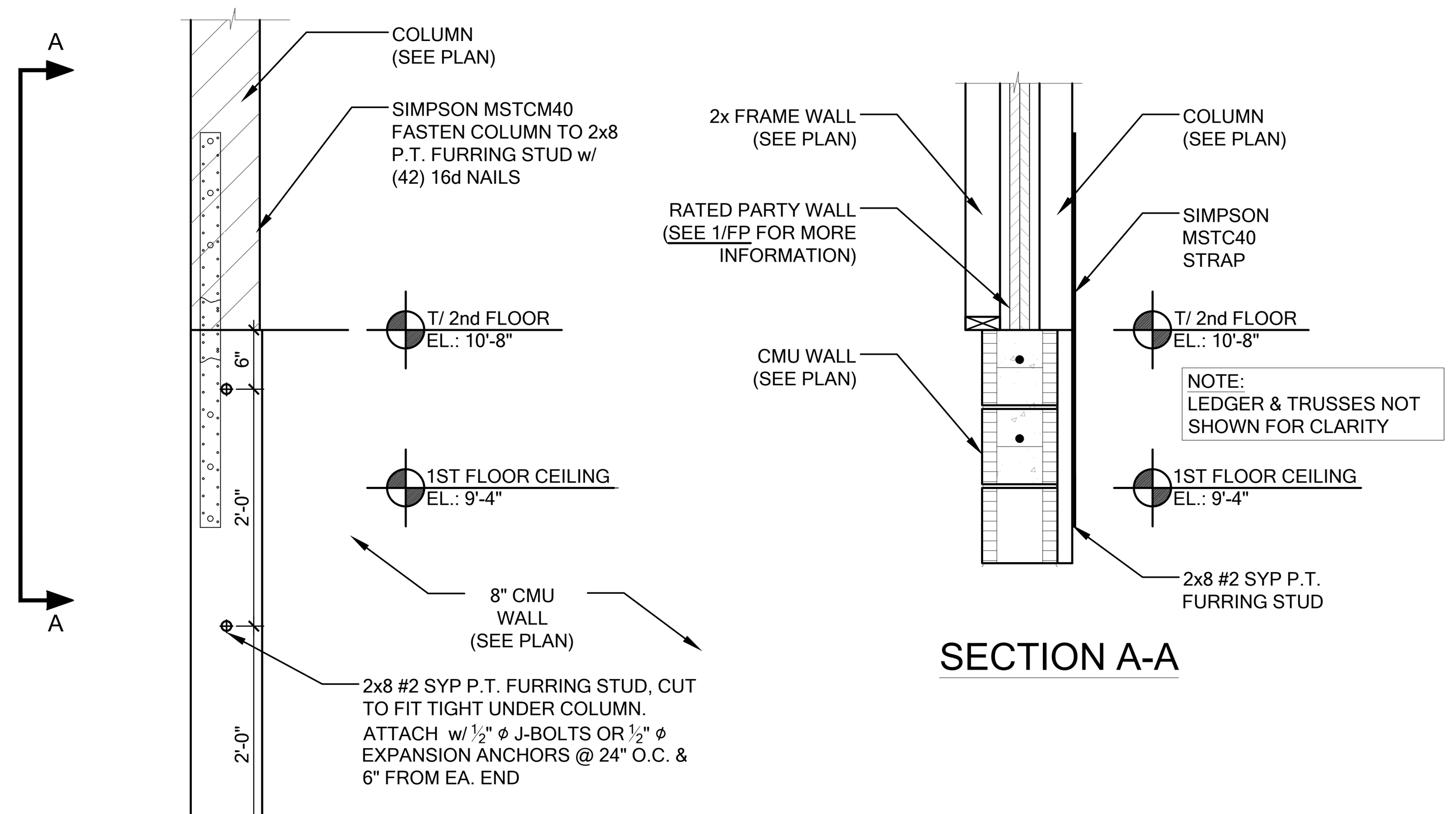
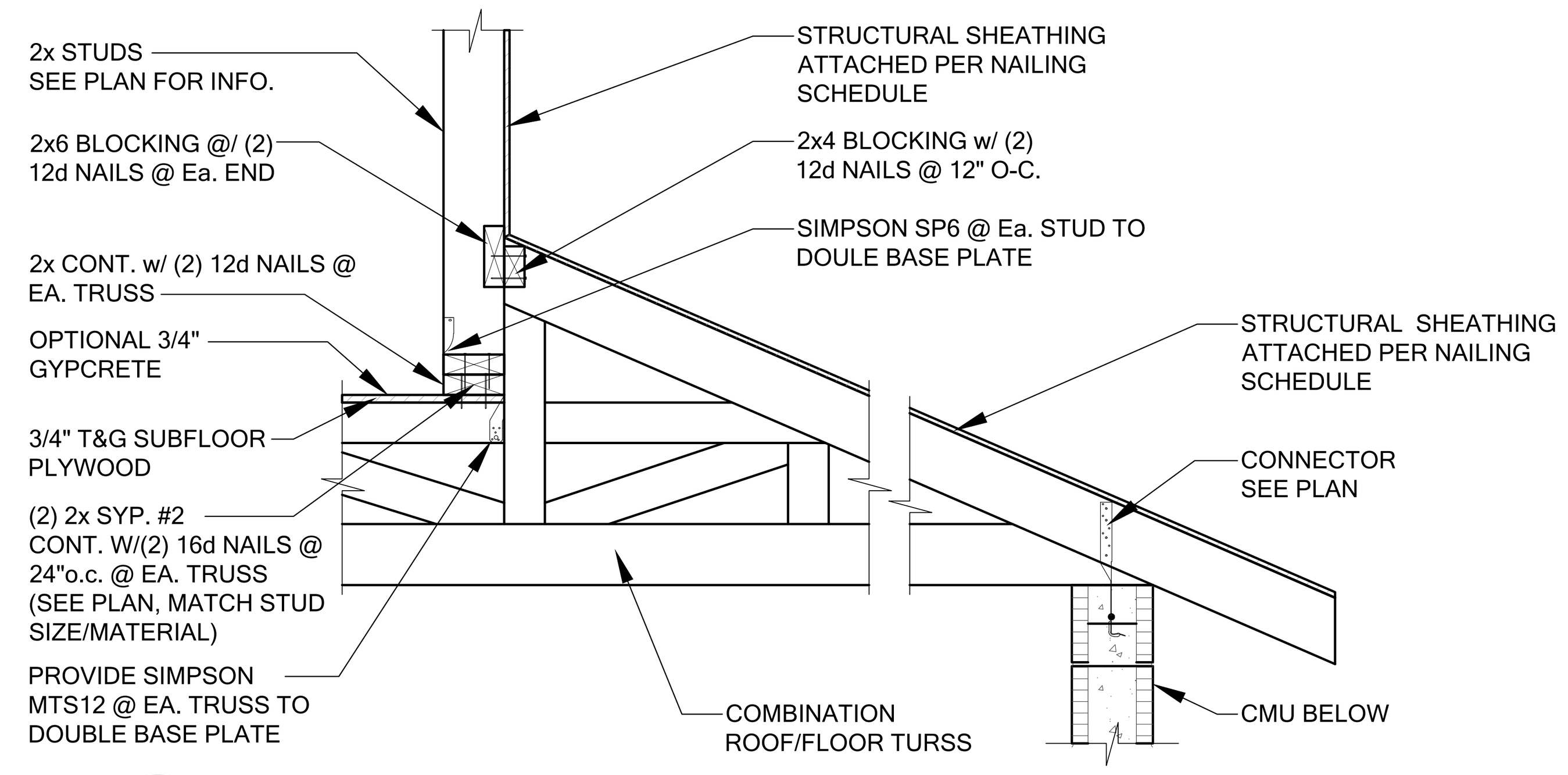
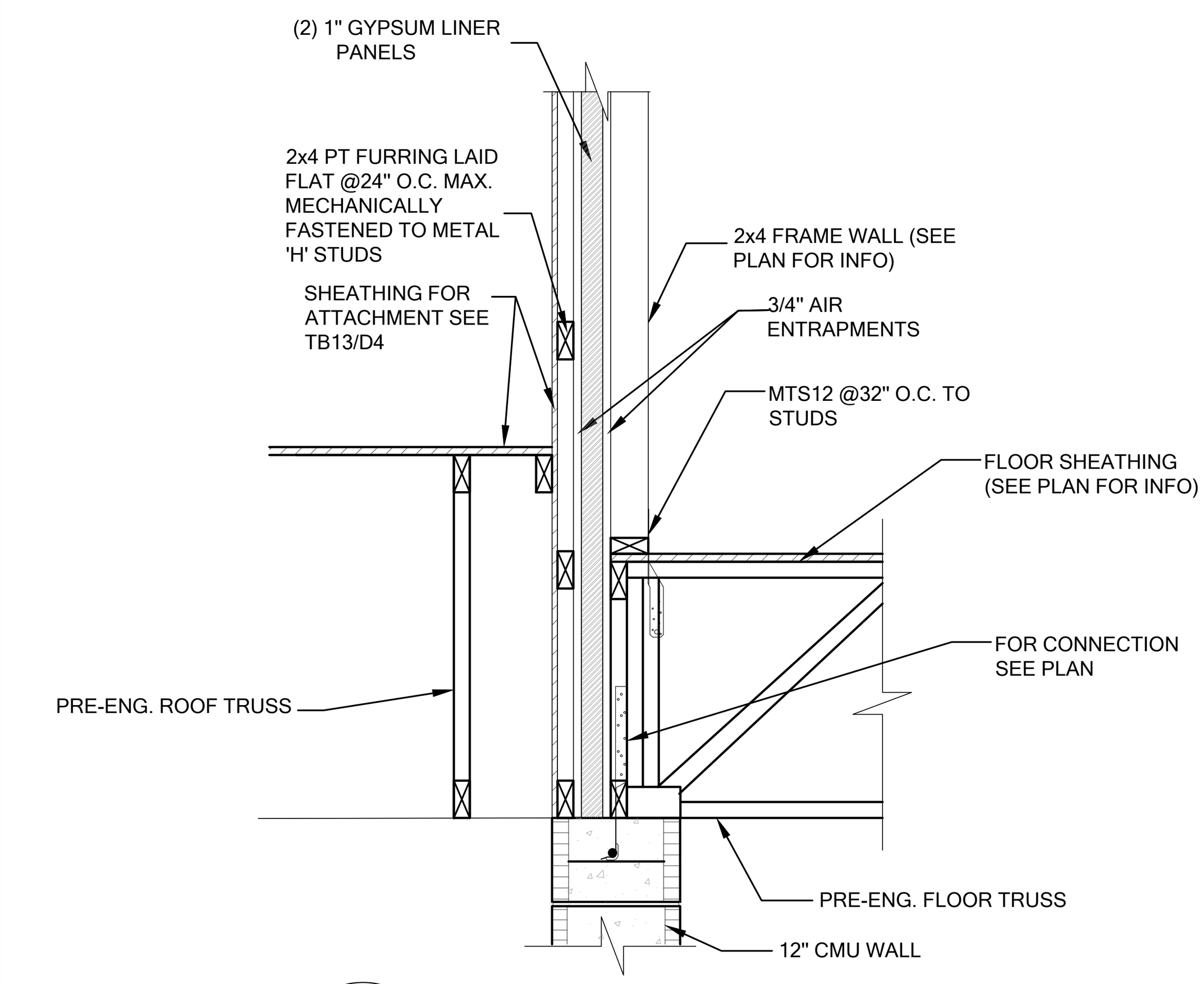


WF104 ELEVATION @ COLUMN
SCALE: 3/4"=1'-0

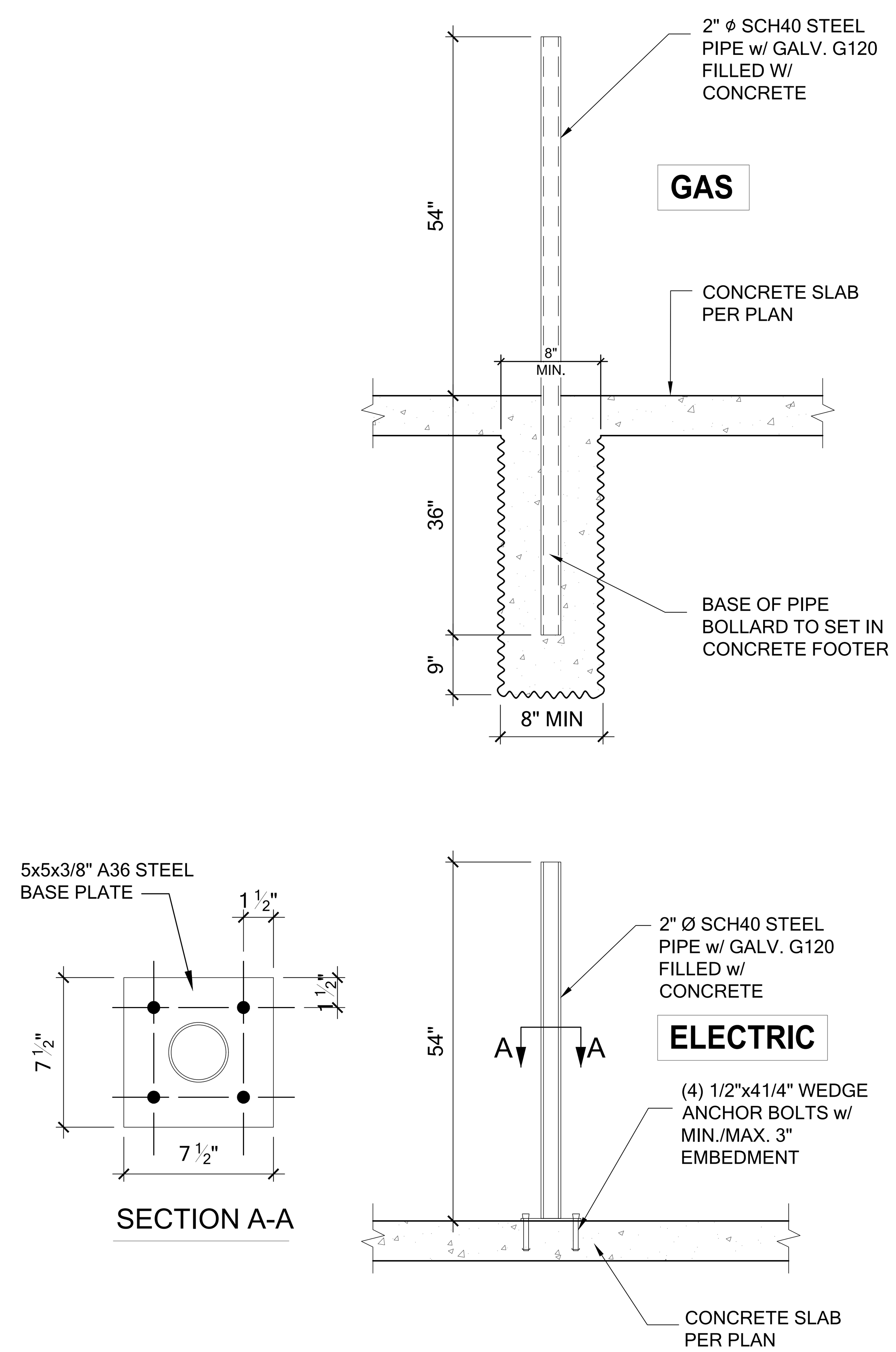


CT04 SECTION @ COMBINATION TRUSS
SCALE: 3/4" = 1'-0"

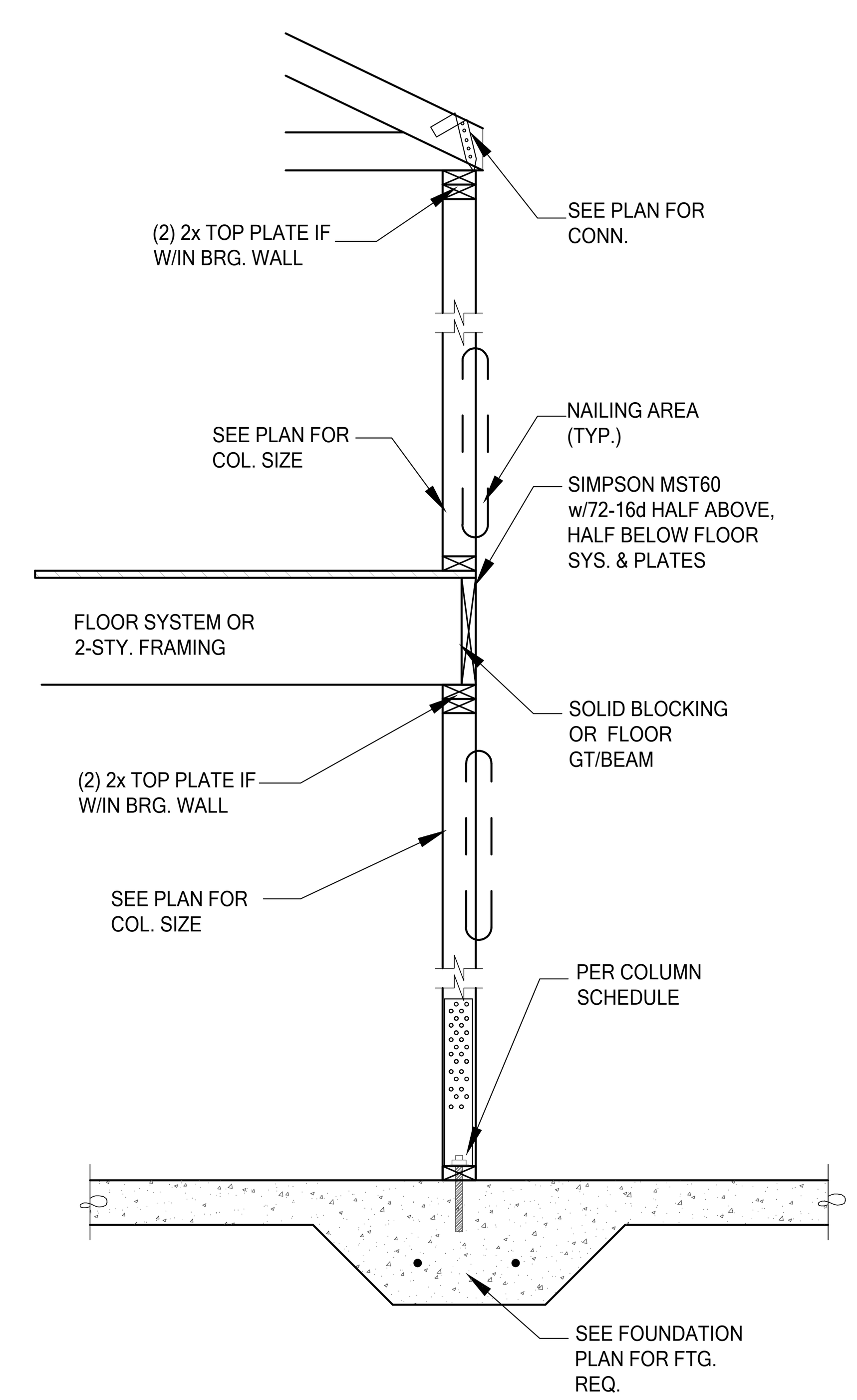


1/D4 OFFSET EXTERIOR WALL DETAIL
SCALE: 3/4" = 1'-0"

LOCATION OF BARRIER TO BE 1'-0" IN FRONT OF MECH. OR APP. WHEN REQUIRED



FM25 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



SG07 2 STORY COL. @ GIRDER
SCALE: 3/4" = 1'-0"

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PARK SQUARE
HORIZONS WEST
5-UNIT - ADAMS END UNITS

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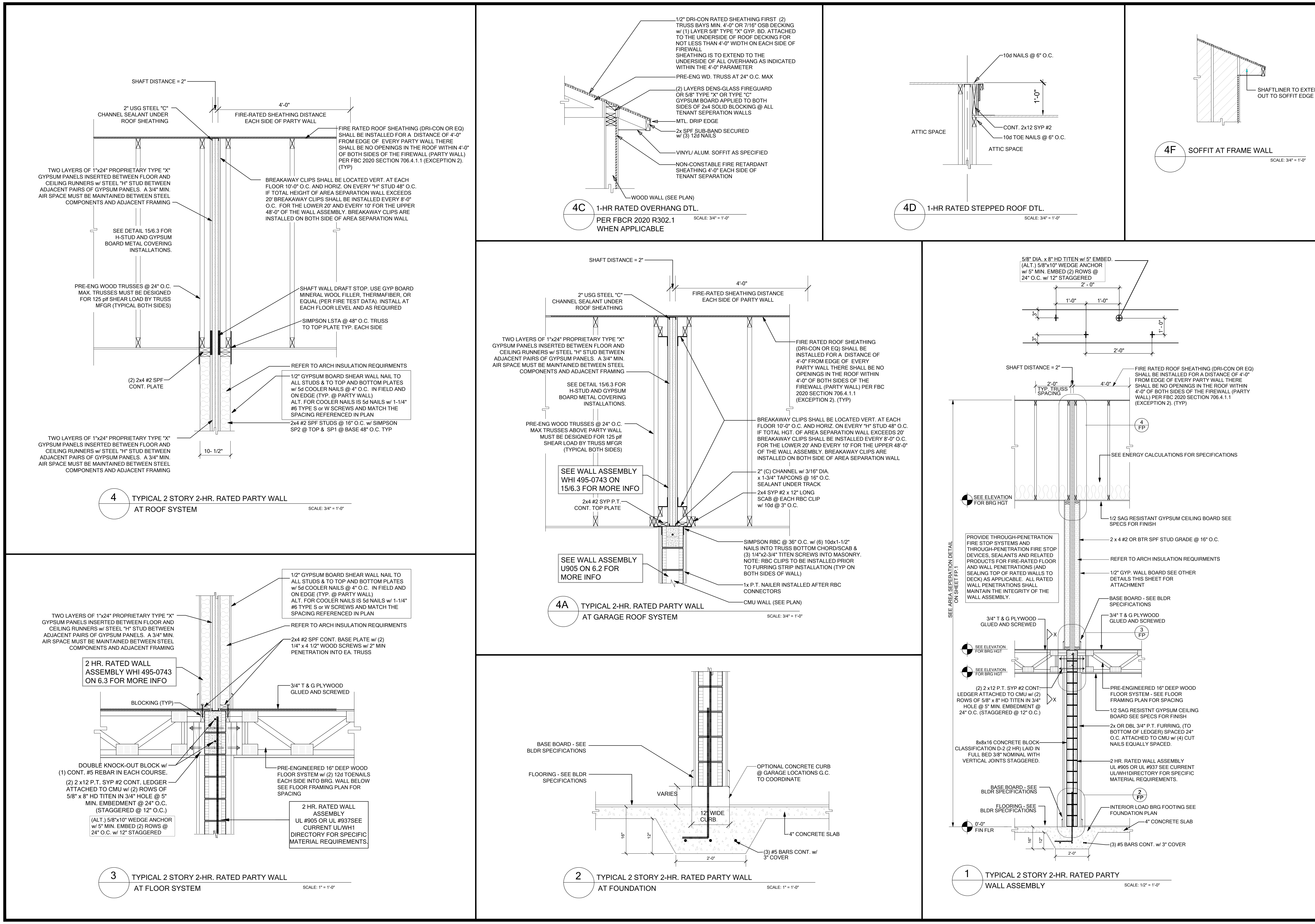

SHAFT DISTANCE = 2"
4'-0"
2" USG STEEL "C" CHANNEL SEALANT UNDER ROOF SHEATHING
FIRE-RATED SHEATHING DISTANCE EACH SIDE OF PARTY WALL
FIRE RATED ROOF SHEATHING (DRI-CON OR EQ) SHALL BE INSTALLED FOR A DISTANCE OF 4'-0" FROM EDGE OF EVERY PARTY WALL THERE SHALL BE NO OPENINGS IN THE ROOF WITHIN 4'-0" OF BOTH SIDES OF THE FIREWALL (PARTY WALL) PER FBC 2020 SECTION 706.4.1.1 (EXCEPTION 2). (TYP)
TWO LAYERS OF 1"x24" PROPRIETARY TYPE "X" GYPSUM PANELS INSERTED BETWEEN FLOOR AND CEILING RUNNERS w/ STEEL "H" STUD BETWEEN ADJACENT PAIRS OF GYPSUM PANELS. A 3/4" MIN. AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING
BREAKAWAY CLIPS SHALL BE LOCATED VERT. AT EACH FLOOR 10'-0" O.C. AND HORIZ. ON EVERY "H" STUD 48" O.C. IF TOTAL HEIGHT OF AREA SEPARATION WALL EXCEEDS 20' BREAKAWAY CLIPS SHALL BE INSTALLED EVERY 8'-0" O.C. FOR THE LOWER 20' AND EVERY 10' FOR THE UPPER 48'-0" OF THE WALL ASSEMBLY. BREAKAWAY CLIPS ARE INSTALLED ON BOTH SIDE OF AREA SEPARATION WALL
SEE DETAIL 15/6.3 FOR H-STUD AND GYPSUM BOARD METAL COVERING INSTALLATIONS.
PRE-ENG WOOD TRUSSES @ 24" O.C. MAX. TRUSSES MUST BE DESIGNED FOR 125 plf SHEAR LOAD BY TRUSS MFGR (TYPICAL BOTH SIDES)
SHAFT WALL DRAFT STOP. USE GYP BOARD MINERAL WOOL FILLER, THERMAFIBER, OR EQUAL (PER FIRE TEST DATA). INSTALL AT EACH FLOOR LEVEL AND AS REQUIRED
SIMPSON LSTA @ 48" O.C. TRUSS TO TOP PLATE TYP. EACH SIDE
REFER TO ARCH INSULATION REQUIRMENTS
(2) 2x4 #2 SPF CONT. PLATE
1/2" GYPSUM BOARD SHEAR WALL NAIL TO ALL STUDS & TO TOP AND BOTTOM PLATES w/ 5d COOLER NAILS @ 4" O.C. IN FIELD AND ON EDGE (TYP. @ PARTY WALL) ALT. FOR COOLER NAILS IS 5d NAILS w/ 1-1/4" #6 TYPE S or W SCREWS AND MATCH THE SPACING REFERENCED IN PLAN
2x4 #2 SPF STUDS @ 16" O.C. w/ SIMPSON SP2 @ TOP & SP1 @ BASE 48" O.C. TYP
10- 1/2"
4 TYPICAL 2 STORY 2-HR. RATED PARTY WALL AT ROOF SYSTEM SCALE: 3/4" = 1'-0"
1/2" DRI-CON RATED SHEATHING FIRST (2) TRUSS BAYS MIN. 4'-0" OR 7/16" OSB DECKING w/ (1) LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO THE UNDERSIDE OF ROOF DECKING FOR NOT LESS THAN 4'-0" WIDTH ON EACH SIDE OF FIREWALL SHEATHING IS TO EXTEND TO THE UNDERSIDE OF ALL OVERHANG AS INDICATED WITHIN THE 4'-0" PARAMETER
PRE-ENG WD. TRUSS AT 24" O.C. MAX
(2) LAYERS DENS-GLASS FIREGUARD OR 5/8" TYPE "X" OR TYPE "C" GYPSUM BOARD APPLIED TO BOTH SIDES OF 2x4 SOLID BLOCKING @ ALL TENANT SEPERATION WALLS
MTL. DRIP EDGE
2x SPF SUB-BAND SECURED w/ (3) 12d NAILS
VINYL/ ALUM. SOFFIT AS SPECIFIED
NON-CONSTABLE FIRE RETARDANT SHEATHING 4'-0" EACH SIDE OF TENANT SEPARATION
WOOD WALL (SEE PLAN)
4C 1-HR RATED OVERHANG DTL. PER FBCR 2020 R302.1 WHEN APPLICABLE SCALE: 3/4" = 1'-0"
10d NAILS @ 6" O.C.
1'-0"
ATTIC SPACE
CONT. 2x12 SYP #2
10d TOE NAILS @ 6" O.C.
ATTIC SPACE
4D 1-HR RATED STEPPED ROOF DTL. SCALE: 3/4" = 1'-0"
SHAFTLINER TO EXTEND OUT TO SOFFIT EDGE
4F SOFFIT AT FRAME WALL SCALE: 3/4" = 1'-0"
SHAFT DISTANCE = 2"
4'-0"
2" USG STEEL "C" CHANNEL SEALANT UNDER ROOF SHEATHING
FIRE-RATED SHEATHING DISTANCE EACH SIDE OF PARTY WALL
TWO LAYERS OF 1"x24" PROPRIETARY TYPE "X" GYPSUM PANELS INSERTED BETWEEN FLOOR AND CEILING RUNNERS w/ STEEL "H" STUD BETWEEN ADJACENT PAIRS OF GYPSUM PANELS. A 3/4" MIN. AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING
FIRE RATED ROOF SHEATHING (DRI-CON OR EQ) SHALL BE INSTALLED FOR A DISTANCE OF 4'-0" FROM EDGE OF EVERY PARTY WALL THERE SHALL BE NO OPENINGS IN THE ROOF WITHIN 4'-0" OF BOTH SIDES OF THE FIREWALL (PARTY WALL) PER FBC 2020 SECTION 706.4.1.1 (EXCEPTION 2). (TYP)
SEE DETAIL 15/6.3 FOR H-STUD AND GYPSUM BOARD METAL COVERING INSTALLATIONS.
PRE-ENG WOOD TRUSSES @ 24" O.C. MAX TRUSSES ABOVE PARTY WALL MUST BE DESIGNED FOR 125 plf SHEAR LOAD BY TRUSS MFGR (TYPICAL BOTH SIDES)
BREAKAWAY CLIPS SHALL BE LOCATED VERT. AT EACH FLOOR 10'-0" O.C. AND HORIZ. ON EVERY "H" STUD 48" O.C. IF TOTAL HGT. OF AREA SEPARATION WALL EXCEEDS 20' BREAKAWAY CLIPS SHALL BE INSTALLED EVERY 8'-0" O.C. FOR THE LOWER 20' AND EVERY 10' FOR THE UPPER 48'-0" OF THE WALL ASSEMBLY. BREAKAWAY CLIPS ARE INSTALLED ON BOTH SIDE OF AREA SEPARATION WALL
SEE WALL ASSEMBLY WHI 495-0743 ON 15/6.3 FOR MORE INFO
2" (C) CHANNEL w/ 3/16" DIA. x 1-3/4" TAPCONS @ 16" O.C. SEALANT UNDER TRACK
2x4 SYP #2 x 12" LONG SCAB @ EACH RBC CLIP w/ 10d @ 3" O.C.
2x4 #2 SYP P.T. CONT. TOP PLATE
SIMPSON RBC @ 36" O.C. w/ (6) 10dx1-1/2" NAILS INTO TRUSS BOTTOM CHORD/SCAB & (3) 1/4"x2-3/4" TITEN SCREWS INTO MASONRY. NOTE: RBC CLIPS TO BE INSTALLED PRIOR TO FURRING STRIP INSTALLATION (TYP ON BOTH SIDES OF WALL)
SEE WALL ASSEMBLY U905 ON 6.2 FOR MORE INFO
1x P.T. NAILER INSTALLED AFTER RBC CONNECTORS
CMU WALL (SEE PLAN)
4A TYPICAL 2-HR. RATED PARTY WALL AT GARAGE ROOF SYSTEM SCALE: 3/4" = 1'-0"
1/2" GYPSUM BOARD SHEAR WALL NAIL TO ALL STUDS & TO TOP AND BOTTOM PLATES w/ 5d COOLER NAILS @ 4" O.C. IN FIELD AND ON EDGE (TYP. @ PARTY WALL) ALT. FOR COOLER NAILS IS 5d NAILS w/ 1-1/4" #6 TYPE S or W SCREWS AND MATCH THE SPACING REFERENCED IN PLAN
REFER TO ARCH INSULATION REQUIRMENTS
TWO LAYERS OF 1"x24" PROPRIETARY TYPE "X" GYPSUM PANELS INSERTED BETWEEN FLOOR AND CEILING RUNNERS w/ STEEL "H" STUD BETWEEN ADJACENT PAIRS OF GYPSUM PANELS. A 3/4" MIN. AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING
2x4 #2 SPF CONT. BASE PLATE w/ (2) 1/4" x 4 1/2" WOOD SCREWS w/ 2" MIN PENETRATION INTO EA. TRUSS
2 HR. RATED WALL ASSEMBLY WHI 495-0743 ON 6.3 FOR MORE INFO
3/4" T & G PLYWOOD GLUED AND SCREWED
BLOCKING (TYP)
DOUBLE KNOCK-OUT BLOCK w/ (1) CONT. #5 REBAR IN EACH COURSE.
(2) 2 x12 P.T. SYP #2 CONT. LEDGER ATTACHED TO CMU w/ (2) ROWS OF 5/8" x 8" HD TITEN IN 3/4" HOLE @ 5" MIN. EMBEDMENT @ 24" O.C. (STAGGERED @ 12" O.C.)
(ALT.) 5/8"x10" WEDGE ANCHOR w/ 5" MIN. EMBED (2) ROWS @ 24" O.C. w/ 12" STAGGERED
PRE-ENGINEERED 16" DEEP WOOD FLOOR SYSTEM w/ (2) 12d TOENAILS EACH SIDE INTO BRG. WALL BELOW SEE FLOOR FRAMING PLAN FOR SPACING
2 HR. RATED WALL ASSEMBLY UL #905 OR UL #937SEE CURRENT UL/WH1 DIRECTORY FOR SPECIFIC MATERIAL REQUIREMENTS.
3 TYPICAL 2 STORY 2-HR. RATED PARTY WALL AT FLOOR SYSTEM SCALE: 1" = 1'-0"
BASE BOARD - SEE BLDR SPECIFICATIONS
FLOORING - SEE BLDR SPECIFICATIONS
OPTIONAL CONCRETE CURB @ GARAGE LOCATIONS G.C. TO COORDINATE
VARIES
12" WIDE CURB
4" CONCRETE SLAB
(3) #5 BARS CONT. w/ 3" COVER
2'-0"
2 TYPICAL 2 STORY 2-HR. RATED PARTY WALL AT FOUNDATION SCALE: 1" = 1'-0"
5/8" DIA. x 8" HD TITEN w/ 5" EMBED. (ALT.) 5/8"x10" WEDGE ANCHOR w/ 5" MIN. EMBED (2) ROWS @ 24" O.C. w/ 12" STAGGERED
2'-0"
1'-0"
SHAFT DISTANCE = 2"
2'-0" TYP. TRUSS SPACING
4'-0"
FIRE RATED ROOF SHEATHING (DRI-CON OR EQ) SHALL BE INSTALLED FOR A DISTANCE OF 4'-0" FROM EDGE OF EVERY PARTY WALL THERE SHALL BE NO OPENINGS IN THE ROOF WITHIN 4'-0" OF BOTH SIDES OF THE FIREWALL (PARTY WALL) PER FBC 2020 SECTION 706.4.1.1 (EXCEPTION 2). (TYP)
4 FP
SEE ENERGY CALCULATIONS FOR SPECIFICATIONS
SEE AREA SEPERATION DETAIL ON SHEET FP.1
SEE ELEVATION FOR BRG HGT
1/2 SAG RESISTANT GYPSUM CEILING BOARD SEE SPECS FOR FINISH
PROVIDE THROUGH-PENETRATION FIRE STOP SYSTEMS AND THROUGH-PENETRATION FIRE STOP DEVICES, SEALANTS AND RELATED PRODUCTS FOR FIRE-RATED FLOOR AND WALL PENETRATIONS (AND SEALING TOP OF RATED WALLS TO DECK) AS APPLICABLE. ALL RATED WALL PENETRATIONS SHALL MAINTAIN THE INTEGRITY OF THE WALL ASSEMBLY.
2 x 4 #2 OR BTR SPF STUD GRADE @ 16" O.C.
REFER TO ARCH INSULATION REQUIRMENTS
1/2" GYP. WALL BOARD SEE OTHER DETAILS THIS SHEET FOR ATTACHMENT
BASE BOARD - SEE BLDR SPECIFICATIONS
3/4" T & G PLYWOOD GLUED AND SCREWED
3 FP
SEE ELEVATION FOR BRG HGT
PRE-ENGINEERED 16" DEEP WOOD FLOOR SYSTEM - SEE FLOOR FRAMING PLAN FOR SPACING
(2) 2x12 P.T. SYP #2 CONT LEDGER ATTACHED TO CMU w/ (2) ROWS OF 5/8" x 8" HD TITEN IN 3/4" HOLE @ 5" MIN. EMBEDMENT @ 24" O.C. (STAGGERED @ 12" O.C.)
1/2 SAG RESISTNT GYPSUM CEILING BOARD SEE SPECS FOR FINISH
2x OR DBL 3/4" P.T. FURRING, (TO BOTTOM OF LEDGER) SPACED 24" O.C. ATTACHED TO CMU w/ (4) CUT NAILS EQUALLY SPACED.
8x8x16 CONCRETE BLOCK CLASSIFICATION D-2 (2 HR) LAID IN FULL BED 3/8" NOMINAL WITH VERTICAL JOINTS STAGGERED.
2 HR. RATED WALL ASSEMBLY UL #905 OR UL #937 SEE CURRENT UL/WH1DIRECTORY FOR SPECIFIC MATERIAL REQUIREMENTS.
BASE BOARD - SEE BLDR SPECIFICATIONS
2 FP
FLOORING - SEE BLDR SPECIFICATIONS
INTERIOR LOAD BRG FOOTING SEE FOUNDATION PLAN
0'-0" FIN FLR
4" CONCRETE SLAB
(3) #5 BARS CONT. w/ 3" COVER
1 TYPICAL 2 STORY 2-HR. RATED PARTY WALL ASSEMBLY SCALE: 1/2" = 1'-0"

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STRUCTURAL

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