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DESIGN CRITERIA AND LOADS

Building Code
Florida Building and Residential Codes, 7th Edition (2020)

Code for Design Loads
ANSI/ASCE 7

ROOF LOADING[1]............ C_d = 1.25
TOP CHORD LIVE LOAD............ 20 PSF
TOP CHORD DEAD LOAD............ 7 PSF (TILE = 15 PSF)
BOTTOM CHORD LIVE LOAD
ATTICS WITH LIMITED STORAGE............ 20 PSF
ATTICS WITHOUT STORAGE............ 10 PSF (NON-CONCURRENT)
BOTTOM CHORD DEAD LOAD............ 5 PSF

WIND LOADING............ C_d = 1.60
ASCE 7-10, 3S GUST BASIC WIND SPEED............ 130 MPH
EXPOSURE CATEGORY............ C
BUILDING CATEGORY............ II
ENCLOSURE CLASSIFICATION............ ENCLOSED
INTERNAL PRESSURE COEFF............ 0.18
C&C DESIGN PRESSURES............ (SEE TABLE 1)

FLOOR LOADING............ C_d = 1.00
TOP CHORD LIVE LOAD............ 40 PSF
TOP CHORD DEAD LOAD............ 10 PSF
BOTTOM CHORD LIVE LOAD............ 0 PSF
BOTTOM CHORD DEAD LOAD............ 5 PSF

SPECIAL FLOOR (GAME ROOM) LOADING.... C_d = 1.00
TOP CHORD LIVE LOAD............ 60 PSF
TOP CHORD DEAD LOAD............ 10 PSF
BOTTOM CHORD LIVE LOAD............ 0 PSF
BOTTOM CHORD DEAD LOAD............ 5 PSF
MAXIMUM FLOOR TRUSS SPACING............ 16" O.C.

DEFLECTION CRITERIA
ROOF TRUSSES............ LL / 240, TL / 180, TL MAX 1" UP TO 40' SPAN
FLOOR JOIST OR TRUSS............ LL / 480, TL / 360
BEAMS[1]............ LL / 360, TL / 240

NOTES:
1. PORCH BEAMS AND BEAMS SUPPORTING EXTERIOR WALL ABOVE SHALL NOT EXCEED ¾" DEFLECTION

TABLE 1: COMPONENT AND CLADDING DESIGN PRESSURES

WINDOWS AND DOORS				
EFFECTIVE WIND AREA	ZONE DESIGNATION			
	IZ - Interior Zone (psf)		EZ - End Zone (psf)	
0 - 20 ft^2	+24.61	-26.70	+24.61	-32.95
21 - 50 ft^2	+23.42	-25.51	+23.42	-30.58
51 - 100 ft^2	+22.01	-24.09	+22.01	-27.74
101 - 200 ft^2	+20.91	-23.00	+20.91	-25.56

VINYL SOFFIT MAX PRESSURE (psf)	+23.5 -30.74
GARAGE DOOR WIDTH*	PRESSURE (PSF)
8 FT	+21.9/-27.3
10 FT	+21.6/-26
16 FT	+20.8/-24
18 FT	+20.6/-23.6

*GARAGE DOOR HEIGHT MAY BE 6'-8" OR HIGHER

THIS STRUCTURE IS LOCATED IN THE WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE. AS SUCH, THE BUILDER MUST SUPPLY OPENING PROTECTION IN ACCORDANCE WITH SECTION 1609.1.2 AND/OR SECTION R301.2.1.2 AND LOCAL BUILDING JURISDICTION.

END ZONE KEY MAP

END ZONE: END ZONES SHALL BE TAKEN AS THE 1ST 4.0' PER FIGURE R301.2 (7)

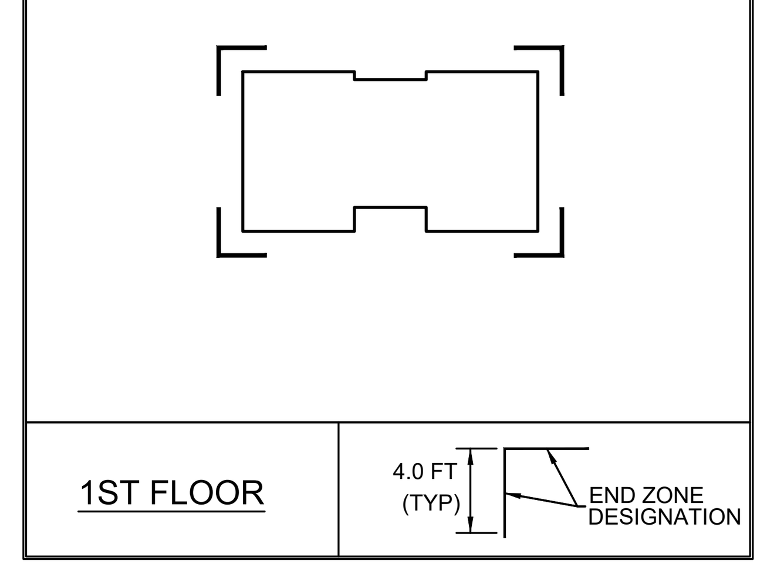


TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS

NOTES 3,4

TYPICAL EXTERIOR WALL SHEATHING (NOTE 2)	STUCCO AND DIRECTLY ADHERED STONE (NOTE 6)	MIN 15/32" 32/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR (7/16" 24/16 INSTALLED HORIZONTALLY) W/ 8d COMMON: 6" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED PANEL EDGES.
	ALL OTHER VENEER (NOTE 8)	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED VERTICAL OR HORIZONTAL W/ 8d COMMON: 6" O.C. EDGES AND FIELD (UNBLOCKED HORIZONTAL PANEL EDGES); 6" O.C. AT PANEL EDGES, 6" O.C. IN FIELD (BLOCKED HORIZONTAL PANEL EDGES)
ROOF DECK SHEATHING (NOTE 1)	TILE AND METAL ROOF (NOTE 7)	MIN 15/32" 32/16 SPAN RATED PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-03 NAILS: 4" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD
	SHINGLE ROOF	MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS W/ RSRS-01 NAILS: 6" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD.
FLOOR DECK SHEATHING: (NOTE 5)		23/32" T&G OSB OR PLYWOOD W/ 10d COMMON: 6" O.C AT PANEL EDGES, 12" O.C. IN THE FIELD.
PORCH CEILING BOARD SHEATHING:		MIN ⅜" OSB OR PLYWOOD OR CDX INSTALLED PERPENDICULAR TO SUPPORTS W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD.
"SW" DESIGNATED SHEAR WALLS: (NOTE 8)		MIN 7/16" OSB OR PLYWOOD INSTALLED VERTICAL OR HORIZONTAL W/ 8d COMMON: 3" O.C. AT PANEL EDGES, 6" O.C. IN THE FIELD (UNBLOCKED HORIZONTAL PANEL EDGES), 12" O.C. IN FIELD (BLOCKED HORIZONTAL PANEL EDGES).

NOTES:
1. FOR SHEATHING THICKNESS GREATER THAN 15/32" CATEGORY, USE RSRS-03 NAILS.
2. COMMON NAILS IN WALL SHEATHING MAY BE SUBSTITUTED W/ 8d GALVANIZED BOX NAILS.
3. ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR APA RATED WOOD STRUCTURAL PANEL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA.MANF. SPECIFICATIONS.
5. FLOOR FASTENERS ARE MINIMUM REQUIRED FOR DIAPHRAGM DESIGN. FOR INCREASED FLOOR PERFORMANCE AND TO HELP REDUCE SQUEAKING, RSRS-01 NAILS OR 8d SCREW NAILS ARE RECOMMENDED.
6. 15/32" 32/16 SPAN RATED OSB OR PLYWOOD WITH BLOCKED PANEL EDGES IS AN APA RECOMMENDATION PER APA TECHNICAL BULLETIN Q370 WHEN STUCCO LATH IS ATTACHED DIRECTLY TO OSB OR PLYWOOD.. SHOULD BUILDER SPECIFICATIONS ALLOW, MIN STRUCTURAL REQUIREMENTS ARE 7/16" 24/16 SPAN RATING INSTALLED HORIZONTALLY OR VERTICALLY PER FLEXIBLE VENEER WALL SPECIFICATIONS. INCLUDES FULL AND PARTIAL HEIGHT VENEER APPLICATIONS.
7. 15/32" PLYWOOD IS A WARRANTY LIMITATION COMMON TO TILE MANUFACTURER'S MINIMUM RECOMMENDATIONS. SHOULD WARRANTY AND INSTALLATION REQUIREMENTS ALLOW, 15/32" APA RATED OSB OR EQUAL MAY BE USED TO SUPPORT TILE ROOF.
8. WOOD STRUCTURAL PANEL MAY BE INSTALLED VERTICALLY OR HORIZONTALLY W/ UNBLOCKED HORIZONTAL PANEL EDGES. WOOD BLOCKING IS REQUIRED FOR SHEARWALLS LESS THAN 5' IN LENGTH.

TABLE 3: MAXIMUM EXTERIOR WALL STUD SPACING (IN O.C.)

NOTES 1, 2, 3

BEARING CONDITION & STUD TYPE		STUCCO FINISH-L/360 WALL HEIGHT					FLEXIBLE FINISH-L/120 WALL HEIGHT				
		8 FT	9 FT	10 FT	11 FT	12 FT	8 FT	9 FT	10 FT	11 FT	12 FT
ROOF ONLY	2x4 SPF STUD	16*	12	--	--	--	16	16*	--	--	--
	2x4 NO.2 SPF	16	12	--	--	--	16	16	16*	12	--
	(2)2x4 NO.2 SPF	16	16	16	12	12	16	16	16	16	16
	2x6 SPF STUD	16	16	16	16	16	16	16	16	16	16
	2x6 NO.2 SPF	16	16	16	16	16	16	16	16	16	16
ROOF AND FLOOR	2x4 SPF STUD	16*	12	--	--	--	12	--	--	--	--
	2x4 NO.2 SPF	16	12	--	--	--	16	16*	12	--	--
	(2)2x4 NO.2 SPF	16	16	16	12	12	16	16	16	16	16
	2x6 SPF STUD	16	16	16	16	16	16	16	16	16	16
	2x6 NO.2 SPF	16	16	16	16	16	16	16	16	16	16

NOTES:
1. STUD SPACINGS ABOVE ARE THE MAXIMUM REQUIRED ACCORDING TO STUD HEIGHT AND TYPE, UNLESS NOTED OTHERWISE ON PLAN.
2. IF STUD SPACING IS NOT LISTED, STUD SIZE AND GRADE IS NOT APPLICABLE AT THAT WALL HEIGHT.
3. (*) STUD SPACING IN TABLE DESIGNATED WITH ASTERISK REQUIRES ALL NON-CORNER STUDS LOCATED IN WALL END ZONES TO BE DOUBLED, FASTEN STUDS PER FRAMING NOTE #5, SEE END ZONE KEYMAP LOCATOR BELOW TABLE 1 FOR 4' END ZONE LOCATIONS.
4. ALL NON-BEARING WALLS MAY BE FRAMED W/ 2x_ STUDS AT MAX 24" O.C.

TABLE 4: NAIL SIZE LEGEND

NOTES 1, 2, 3, 4

	DIAMETER	LENGTH
8d COMMON	0.131"	2-½"
RSRS-01	0.113"	2-⅜"
RSRS-03	0.113"	2-½"
10d x 1-½"	0.148"	1-½"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-¼"
16d SINKER	0.148"	3-¼"
16d COMMON	0.162"	3-½"

NOTES:
1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN TABLE 4.

TABLE 5: FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	FASTENER TYPE
ACZA	STANDARD CARBON STEEL
SODIUM BORATE (NOTE 1)	STAINLESS CONNECTORS AND FASTENERS REQUIRED.
ALL OTHER PT (INCLUDING ACQ & MCQ)	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.

NOTES:
1. SILL PLATES W/ SODIUM BORATE TREATMENTS BEARING ON CONCRETE OVER VAPOR BARRIER ARE NOT DIRECTLY EXPOSED TO EARTH OR WEATHER AND HAVE BEEN PROVEN TO BE NON-CORROSIVE TO CARBON STEEL FASTENERS.

CONCRETE AND FOUNDATION NOTES

1. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
2. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
3. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
4. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP. 24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
5. FIBERMESH IS AN ACCEPTABLE ALTERNATIVE AND SHALL NOT REQUIRE WWF. FIBER LENGTHS SHALL BE ½" TO 2" IN LENGTH. DOSAGE AMOUNTS SHALL RANGE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL.
6. MASONRY STEMWALL AND MONOLITHIC FOOTING ARE INTERCHANGEABLE.
7. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE WITH TABLE R401.4.1, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
8. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH CODE APPROVED PROVISIONS FOR PREVENTION OF SUBTERRANEAN TERMITES.
9. STEMWALLS OVER 4 COURSES TALL REQUIRE SPECIAL ATTENTION TO BRACING DURING CONSTRUCTION. CONTACT ENGINEER OF RECORD IF THIS CONDITION EXISTS.
10. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS. CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
11. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.

PRE-ENGINEERED TRUSSES & I-JOISTS

1. NOTE: ROOF TRUSS TOP CHORDS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 0.49 (SYP SPECIES OR BETTER)
2. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET ST-1 OF THE PLAN SET. TEMPORARY BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LEFT IN PLACE AFTER CONSTRUCTION IS COMPLETE.
3. TRUSSES OR I-JOISTS SHALL BE DESIGNED TO MATCH THE ORIENTATION, SPAN DIRECTION, SPACING, BEARING & LOCATION OF THE FRAMING PLAN SHOWN HERE.
4. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
5. TRUSS UPLIFTS HAVE BEEN CALCULATED BY THE ENGINEER OF RECORD AND TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE UPLIFT RESTRAINT SYSTEM FOR THIS STRUCTURE. AS SUCH, THE REPORTED UPLIFTS ON THE TRUSS SHOP DRAWINGS MAY BE DISREGARDED.
6. I-JOISTS FABRICATED TO ACHIEVE THE FLOOR PLANS DEPICTED ON THE ARCHITECTURAL PLANS SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SEE DESIGN CRITERIA, THIS SHEET.

TABLE 6: QUICK TIE CONNECTORS

NOTES 1, 2, 3, 4, 5, 6

SYMBOL	DESCRIPTION		CONCRETE / MASONRY EMBEDMENT	TENSION CAPACITY	MIN. EDGE DISTANCE MONOLITHIC SLAB	MIN. EDGE DISTANCE CMU
Ⓛ / L	ONE STORY / TWO STORY	QTLB (QUICK TIE LIGHT-BLUE) NOTE 6; 3/16" WIRE ROPE - ⅜" STEEL STUD; 2¼" x 2¼" x ⅛" WASHER @ TOP PLT	4" / 4"	764 LB.	1 ¾"	2 ¼"
Ⓑ / B	ONE STORY / TWO STORY	QTB (QUICK TIE BLUE); 3/16" WIRE ROPE - ⅜" STEEL STUD; 2¼" x 2¼" x ⅛" WASHER @ TOP PLT	4" / 4"	1,527 LB.	1 ¾"	2 ¼"
Ⓖ / G	ONE STORY / TWO STORY	QTG (QUICK TIE GREEN); ¼" WIRE ROPE - ½" STEEL STUD; 3" x 3" x 3/16" WASHER @ TOP PLT	4" / 4"	2,839 LB.	2 ¼"	2 ¾"
Ⓞ / O	ONE STORY / TWO STORY	QTO (QUICK TIE ORANGE); 5/16" WIRE ROPE - ⅝" STEEL STUD; 3" x 3" x 3/16" WASHER @ TOP PLT	6" / 6"	4,455 LB.	3"	3"
Ⓡ / R	ONE STORY / TWO STORY	QTR (QUICK TIE RED); ⅜" WIRE ROPE - ¾" STEEL STUD; 3" x 4 ½" x ½" WASHER @ TOP PLT	7" / 7"	6,545 LB.	3 ½"	3 ½"

NOTES:
1. QUICK TIE QE-1 QUICK SET ANCHORING EPOXY; POWERS AC100 TEAL OR GOLD EPOXY SHALL BE USED FOR ALL QT ANCHORAGE.
2. REFER TO FRAMING NOTES THIS SHEET FOR EPOXY INSTALLATION SPECIFICATIONS.
3. QUICK TIES SHOWN ON FRAMING PLAN AT FIXED LOCATIONS ARE DESIGNATED BY SYMBOLS SHOWN ABOVE. REFER TO TYPICAL WALL SECTION FOR ADDITIONAL REQUIRED QTLB LOCATIONS.
4. ADDITIONAL STUD REQUIREMENTS PER WALL WIDTH:
   - 2x4 WALLS:
     - QTB/QTG MUST HAVE (2) STUDS WITHIN 3" (IF QT IS LOCATED WITHIN 3" OF DBL STUDS AT OPENINGS OR SHEATHING SPLICES, NO ADDITIONAL STUDS ARE REQUIRED)
     - QTO MUST HAVE (2) STUDS INSTALLED EACH SIDE OF QTO. (THIS IS IN ADDITION TO STANDARD WALL FRAMING STUDS).
     - QTR MUST HAVE (3) STUDS INSTALLED EACH SIDE OF QTR.
   - 2x6 WALLS:
     - NO ADDITIONAL STUDS REQUIRED AT QTB/QTG LOCATIONS.
     - QTO MUST HAVE (2) STUDS INSTALLED EACH SIDE OF QTO. (THIS IS IN ADDITION TO STANDARD WALL FRAMING STUDS)
     - QTR MUST HAVE (3) STUDS INSTALLED EACH SIDE OF QTR.
5. REFER TO APPROVED PRODUCT APPROVAL DOCUMENTS FOR INSTALLATION REQUIREMENTS OF QUICK TIE CABLE.
6. QTLB (LIGHT-BLUE) IS INTENDED TO BE INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS WITH ONE EXCEPTION: QTLB LENGTH OF THREAD EXPOSED ABOVE NUT DURING FINAL TENSIONING TO BE ½ THE LENGTH PUBLISHED ON THE CABLE, + ⅛" IN ADDITION TO ½ PUBLISHED LENGTH IS ACCEPTABLE. THIS INSTALL FACILITATES A LOWER TENSION CONNECTION, SHOULD A QTB BE TENSIONED TO FULL MANUFACTURER'S PUBLISHED THREAD LENGTH ABOVE NUT, AN ADDITIONAL WALL STUD MUST BE ADDED WITHIN 3-6 INCHES OF THE CABLE FOR 2x4 FRAME CONSTRUCTION ONLY. 2x6 FRAME AND LARGER REQUIRE NO ADDITIONAL STUDS.

TABLE 7: METAL CONNECTOR SCHEDULE

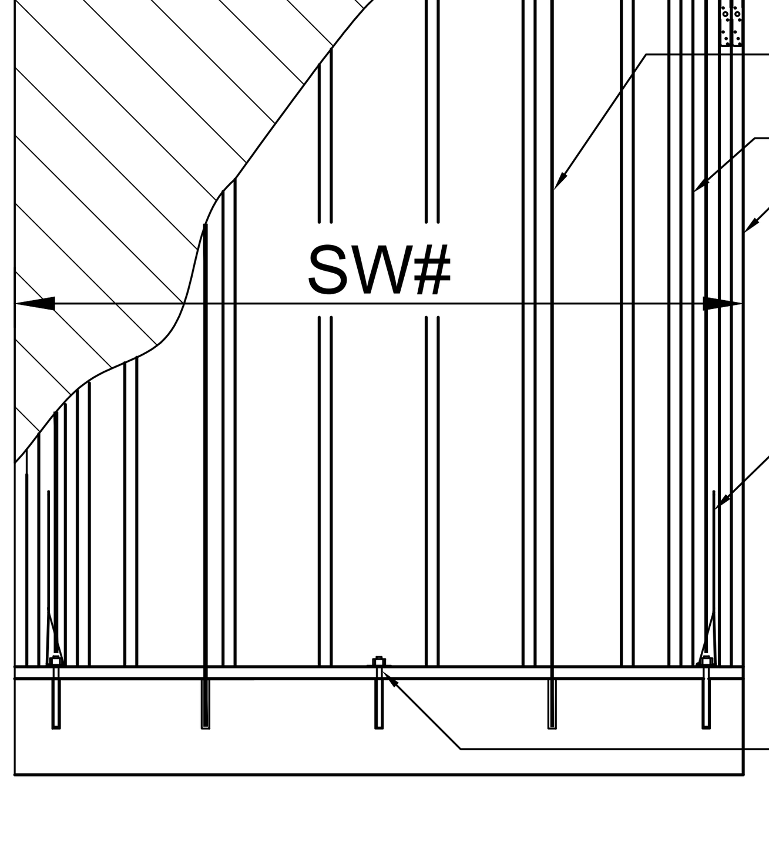
NOTES 1, 4, 5, 6

DTT2Z (NOTES 2,3)	(8) ¼" x 1 ½" SDS SCREWS IN STUD; ½" Ø x 4 ½" EMBED EPOXY OR SCREW ANCHOR	CS18/CS18	(9) 10d COMMON EACH END OF STRAP
HTT4 (NOTES 2,3)	(18) 0.162" x 2 ½" IN STUD/BEAM/TRUSS, ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MTS12/MTS12	(7) 10d x 1½" EACH END
HTT5 (NOTES 2,3)	(26) 0.162" x 2 ½" IN STUD/BEAM/TRUSS, ⅝" Ø x 6" EMBED ANCHOR IN CONCRETE (NOTE 1)	MS24/MSTA24	(9) 10d COMMON EACH END
HDQ8-SDS3	(20) SDS ¼" x 3" SCREWS IN STUD GROUP; ⅞" DIA.x12" EMBED ANCHOR IN CONCRETE	MS36/MSTA36	(13) 10d COMMON EACH END
STHD14	(38) 16d SINKERS INTO STUDS (WET EMBED)	HTS20/HTS20	(11) 10d x 1½" IN TRUSS/RAFTER; (11) 10d x 1½" IN TOP PLATE AND/OR STUD
LTT20B (NOTE 2)	(10) 10d x 1 ½" IN STUDS; ½ " x 6" EMBED EPOXY OR SCREW ANCHOR	HA4/H2.5T	(5) 8d x 1½" IN TRUSS; (5) 8d x 1½" IN TOP PLATE
ABU44	(12) 16d COMMON & ⅝" x 7" DRILL & EPOXY	HA8/H8	(5) 10d x 1½" IN TRUSS; (5) 10d x 1½" IN PLATE
ABU66	(12) 16d COMMON & ⅝" x 7" DRILL & EPOXY (12" EMBED AT GARAGE DOOR RETURNS)	TSP	(9) 10d x 1½" IN STUD; (6) 10d x 1½" IN PLATE
HU48, HUC48, HU28-2, HUC28-2	(14) 16d COMMON IN HEADER; (6) 10d COMMON IN BEAM	SPH4 / SPH6	(12) 10d x 1½" IN STUD
HU410, HUC410, HU210-2, HUC210-2	(18) 16d COMMON IN HEADER; (10) 10d COMMON IN BEAM	DSP	(6) 10d COMMON IN TOP PLATE; (8) 10d COMMON IN STUD/HEADER
HGA10KT	(4) SDS ¼" x 1 ½" SCREWS IN TRUSS/RAFTER; (4) SDS ¼" x 3" SCREWS IN TOP PLATE	QGT (NOTE 2)	(18) 10d x 1½" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN
LGT3	(26) 16d SINKER IN WALL FRAMING; (12) SDS ¼" x 2 ½" IN TRUSS	QGT2 (NOTE 2)	(30) 16d x 1½" IN TRUSS W/ QUICK TIE UPLIFT ANCHOR TO SLAB AS SPECIFIED ON PLAN

NOTES:
1. EPOXY ANCHOR FOR HOLD-DOWN CONNECTORS IN CMU TO BE 12-INCHES.
2. REFER TO FRAMING NOTES THIS SHEET FOR ACRYLIC-TIE INSTALLATION SPECIFICATIONS.
3. QUICK-TIE SUBSTITUTION (INSTALLED W/ QUICK TIE QE-1 QUICK SET ANCHORING EPOXY OR POWERS AC100 TEAL OR GOLD EPOXY):
   - QTB = DTT2Z, LTT20B
   - QTG = HTT4
   - QTO = HTT5 (PROVIDED (2) STUDS INSTALLED EACH SIDE OF QTO)
4. PRODUCTS SELECTED USING QUICK TIE SUMMER 2013 CATALOG. PRODUCTS MAY BE SUBSTITUTED WITH EQUAL OR BETTER APPROVED ALTERNATES. REFER TO QUICK TIE CATALOG FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
5. IF CONNECTOR IS NOT LISTED ABOVE, CONTACT EOR FOR SPECIFIC FASTENING REQUIREMENTS.
6. POSITIVE PLACEMENT GUN NAILS, 2 ½" LONG, WITH EQUIVALENT DIAMETER TO COMMON NAILS SPECIFIED ABOVE MAY BE USED FOR ABU POST BASE ANCHORS, CS16, AND MSTA FLAT STRAPS.

TABLE 8: SPECIFIED SHEARWALLS

NOTES 1, 2, 3, 4



END STUDS TO TOP PLATE CONNECTION

SW TYPE	CONNECTION
SW1, SW2, SW3, SW4	QTB/QTO

1. CONNECTION ONLY REQUIRED FOR ROOF LOAD BEARING WALLS.
2. QTB/QTO MAY BE SUBSTITUTED W/ (2) MSTA24/MS24, (2) H8, OR (2) DSP.

ADDITIONAL QTLB REQUIRED PER TYPICAL WALL SECTION, SHEET ST-5. (QTLB REQUIRED FOR ROOF LOAD BEARING WALLS ONLY)

(2) ADDITIONAL WALL STUDS REQ. FOR QTO

END STUD GROUPS

SW TYPE	NUMBER OF STUDS
SW1, SW2, SW3	2
SW4	3

1. KING/JACK STUDS MAY BE INCLUDED FOR STUD GROUP REQUIREMENT.

END STUDS CONNECTION (NOTES 5, 6, 7)

SW TYPE	1ST LEVEL HOLD DOWN	2ND LEVEL STRAPPING (IF QT- NOT APPLICABLE)
SW1	QTB OR DTT2Z	MS36/CS16/MSTA36
SW2	QTG OR HTT4	(2) MS36/CS16/MSTA36
SW3	QTO OR HTT5	(3) MS36/CS16/MSTA36
SW4	HDQ8	(4) MS36/CS16/MSTA36

BOTTOM PLATE ANCHOR SPACING (NOTE 7)

SW TYPE	MAX ANCHOR SPACING
SW1, SW2	⅜" DIA. @ 24" O.C. OR ½" DIA. @ 24" O.C.
SW3	⅜" DIA. @ 16" O.C. OR ½" DIA. @ 24" O.C.
SW4	⅜" DIA. @ 12" O.C. OR ½" DIA. @ 16" O.C.

NOTES:
1. THE EXTERIOR WALLS ARE FULLY SHEATHED WITH OSB OR PLYWOOD. ALL TYPICAL EXTERIOR WALLS ARE SHEAR WALLS AND ARE PART OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM. ADDITIONAL FRAMING AND HOLD-DOWNS ARE REQUIRED ONLY AS NOTED ON THE PLAN OR IF WALL SEGMENT IS IDENTIFIED AS SW1, SW2, SW3, SW4, OR SWB ON THE PLAN.
2. ALL SW SHEATHING TO BE FASTENED TO FRAMING PER TABLE 2: WOOD STRUCTURAL PANEL SHEATHING REQUIREMENTS.
3. SHEARWALLS INDICATED ON PLAN WITH WINDOW AND DOOR OPENINGS WITHIN THE SHEARWALL REQUIRE STUD GROUP AND HOLD DOWNS ONLY AT EXTREME END OF DESIGNATED WALL OR PORTION THEREOF AS NOTED ON STRUCTURAL PLAN.
4. SWB - SEE "SWB-SPECIAL SHEAR WALL DETAIL", LOCATED ON THE DETAIL SHEET.
5. 2ND LEVEL SW'S - END STUDS OF SHEAR WALL TO BE ANCHORED PER ONE OF THE FOLLOWING:
   - HOLD DOWN WITH FULL-HEIGHT QT TO SLAB. END STUDS TO BE CONTINOUSLY SUPPORTED THROUGH FLOOR SYSTEM TO SLAB.
   - 2ND LEVEL END STUDS TO MATCHING 1ST LEVEL STUD GROUP BELOW W/ STRAPPING AS NOTED. 1ST LEVEL STUD GROUP TO SLAB WITH HOLD DOWN.
6. DESIGNATED SW'S WITH A COMMON CORNER REQUIRE (1) HOLDDOWN, WHICH IS TO BE LARGEST OF THE TWO HOLDOWNS SPECIFIED, UNO.
7. ACCEPTABLE BOTTOM PLATE ANCHORS INCLUDE QUICK TIE CONNECTOR OR THREADED ROD IN EPCON G5 EPOXY, OR SIMPSON. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.

LEGEND

OR	"OR" SHALL MEAN THAT EITHER OPTION PROVIDED IS AN EQUAL ALTERNATIVE FOR THE APPLICATION SHOWN
UNO	UNLESS NOTED OTHERWISE ON PLAN OR DETAIL
EOR	ENGINEER OF RECORD
EW	EACH WAY
OSB	ORIENTED STRAND BOARD
WSP	WOOD STRUCTURAL PANEL
SYP	SOUTHERN YELLOW PINE
SPF	SPRUCE-PINE-FUR
CONT	CONTINUOUS
O.C.	ON CENTER
LSL	1.55E TIMBERSTRAND LSL ENGINEERED LUMBER, 1 ¾" WIDE, UNO. (3 ½" WIDE LSL BEAMS ARE EQUIVALENT TO 2-PLY 1 ¾" BEAM)
LVL	2.0E MICROLLAM LVL ENGINEERED LUMBER, 1 ¾" WIDE
PSL	2.0E PARRALLAM PSL ENGINEERED LUMBER, 3 ½" WIDE, UNO.
SYS 42	PROPERLY RATED OPEN WEB HEADER

INTERIOR ROOF LOAD BEARING WALL, SPECIFICATIONS OUTLINED ON TYPICAL WALL SECTIONS, DETAIL SHEETS

INTERIOR BEARING WALL WITH NO UPLIFT. NO UPLIFT ANCHORS REQUIRED. MINIMUM BOTTOM PLATE ANCHORAGE IS ½" ANCHOR @ 8'-0" O.C. (UNO ON FRAMING PLAN OR SW SPECIFICATIONS)

STRUCTURAL WOOD BEAM

Ⓛ L Ⓑ B — INDICATES (1) QUICK TIE MAY BE INSTALLED AT CORNER PER "CORNER INSTALLATION" DETAIL, SHEET ST-5

STUD COLUMN KEYNOTE

2 STUDS | ANCHOR | TRUSS GIRDER
- NUMBER OF STUDS BELOW BEAM/GIRDER TRUSS. STUDS TO MATCH WALL FRAMING SIZE AND GRADE, UNO.
- ADDITIONAL CLARITY FOR THE LOCATION OF THE STUD COLUMN
- BOTTOM OF STUD COLUMN CONNECTION
  - 1ST LEVEL STUD COLUMN: HOLDDOWN REQUIRED AT BASE OF COLUMN
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL COLUMN TO 1ST LEVEL STUDS/HEADER/BEAM.
  - "ANCHOR" REQUIRES BOTTOM PLATE ANCHOR WITHIN 3" OF STUD COLUMN

HEADER STRAPPING KEYNOTE

1 MSTA24 / 1 DTT2Z
- NUMBER OF STRAPS CONNECTING HEADER TO JACK STUD
- TYPE OF STRAP CONNECTING HEADER TO JACK STUD
- KING/JACK GROUP BOTTOM CONNECTION
  - 1ST LEVEL STUD GROUP: HOLDDOWN REQUIRED AT BASE OF STUD GROUP
  - 2ND LEVEL STUD COLUMN: STRAPPING REQUIRED FROM 2ND LEVEL STUD GROUP TO 1ST LEVEL STUDS/HEADER/BEAM.
- NUMBER OF HOLDDOWNS/STRAPS AT BASE OF KING/JACK GROUP

NON-BEARING HEADER FRAMING KEYNOTE

NO HDR - #
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- HEADER MAY BE FRAMED AS NON BEARING HEADER DUE TO LIGHTLY LOADED CONDITIONS ABOVE

#2 SYP HEADER FRAMING KEYNOTE

(2) 2x10 - 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- DEPTH OF LOAD-BEARING #2 SYP HEADER
- NUMBER OF PLIES IN HEADER

ENGINEERED LUMBER HEADER FRAMING KEYNOTE

(2) 9 ½" LSL- 1 / 2
- NUMBER OF KING STUDS EACH SIDE OF OPENING
- NUMBER OF JACK STUDS EACH SIDE OF OPENING
- HEADER MATERIAL (LSL, LVL, PSL, OR SYS42)
- DEPTH OF LOAD-BEARING EWP HEADER
- NUMBER OF PLIES IN HEADER (1 ¾" WIDE UNO)

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED.
2. NON BEARING HEADERS: DUE TO LIGHTLY LOADED CONDITIONS, 38" OR LESS CLEAR-OPENINGS IN AN EXTERIOR WALL DO NOT REQUIRE LOAD BEARING HEADER, SEE PLAN.
3. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d @ 8" O.C., STAGGERED ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH (3) 8d TOE NAILS.
5. IF HEADER NOT SPECIFIED, CONTACT ENGINEER OF RECORD.
6. TOP PLATE TO HEADER CONNECTION PER ONE OF THE FOLLOWING (NO CONNECTION REQUIRED FOR OPENINGS 39" OR LESS, OR AT FIRST FLOOR HEADERS WHEN A 2ND LEVEL FLOOR SYSTEM IS ABOVE:
   - HTS16 w/ (10) 10d x 1-½" @ 16" O.C.
   - MIN 18 GA. COIL STRAP WRAPPED OVER TOP PLT w/ MIN (5) 10d x 1-½" INTO EACH SIDE OF HEADER OR
   - FASTEN TRUSS DIRECTLY TO HEADER w/ MTS OR HTS w/ (14) 10d x 1-½" (OR EQUAL APPROVED BY EOR).
8. CRIPPLE BLOCKS BELOW LOAD-BEARING HEADERS MAY BE FRAMED AT 24" O.C.

TABLE 9: #2 SPF HEAD JAMB AND SILL FRAMING

ROUGH OPENING WIDTH	STUCCO FINISH-L/360	FLEXIBLE FINISH-L/180
50" OR LESS	(1) 2x4 OR (1) 2x6	(1) 2x4 OR (1) 2x6
GREATER THAN 50" UP TO 76"	(2) 2x4 OR (1) 2x6	(2) 2x4 OR (1) 2x6
GREATER THAN 76"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. FOR OPENING WIDTHS 50" OR LESS, FASTEN HEAD JAMB AND/OR SILL TO STUDS WITH (3) 10d TOE-NAILS AT EACH END.
2. FOR OPENING WIDTHS GREATER THAN 50" UP TO 76", FASTEN HEAD JAMB AND/OR SILL TO STUD GROUP WITH MIN (6) 10d TOE-NAILS AT EACH END.
3. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
4. FOR 2x4 WALLS GREATER THAN 10', SEE PLAN.
5. HEAD JAMB AND SILL OUTSIDE THE SCOPE OF THIS SCHEDULE HAVE BEEN ENGINEERED AS WIND-LOAD HEADER AND SILL. SEE PLAN.

FRAMING NOTES

1. QUICK TIE QE-1 QUICK SET ANCHORING EPOXY; POWERS AC100 TEAL, GOLD, OR EQUIVALENT SHALL BE USED FOR ALL QUICKTIE AND BOTTOM PLATE ANCHORING. QUICK TIE CONNECTOR OR THREADED ROD MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE 1/16" GREATER THAN THE DIAMETER OF THE ANCHOR. ADHESIVE MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
3. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN TABLE 2304.9.1.
4. BEAMS IDENTIFIED BY NUMBER ON PLAN ARE TO BE PROVIDED BY TRUSS MANUFACTURER OR LUMBER SUPPLIER.
5. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS BELOW ALL GIRDER LOCATIONS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION. (NOT REQUIRED BELOW HEADER JACK/KING STUD GROUPS)
6. FASTEN ALL STUDS TO BOTTOM AND TOP PLATES WITH (4)8d TOE NAILS OR (2)16d COMMON END NAILS.
7. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3)8d TOE NAILS.
8. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO.
9. EXTERIOR WALL DESIGN ASSUMES CONTINUOUSLY SHEATHED WITH OSB OR PLYWOOD

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920 A1A BEACH BLVD

LOT: ---

ST. AUG BCH

PROJECT NO: 2020.011936

DESIGNED: JW

REVIEWED: JML

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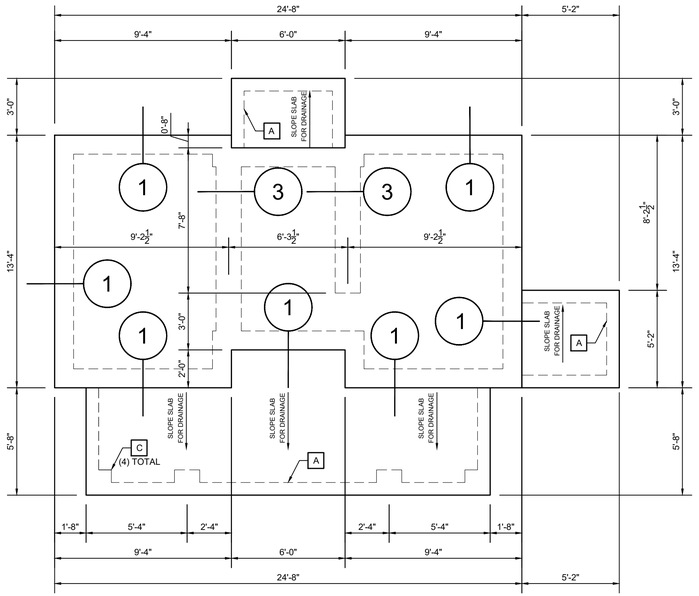
ST-1



FOUNDATION PLAN

1/4" = 1' 0"

2020 V1.0

GENERAL FOUNDATION NOTES:

- CONCRETE SLAB ON GRADE SHALL BE MINIMUM 4" THICK AND HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
- EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
- IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT EOR. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
- SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
- MASONRY STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. SEE SHEET ST-2D FOR ALTERNATE STEMWALL SECTIONS.
- 24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL RE-ENTRANT CORNERS, SEE "RE-ENTRANT CORNER DETAIL" ON SHEET ST-2D.

FOUNDATION KEYNOTES: DC1

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

- A — 8"x8" DEEP THICKENED EDGE w/ (1) #4 CONT
- B — 12" DEEP FTG UNDER BOX COLUMN, FTG TO BE PROJECTED MIN 6" AS SHOWN
- C — 16"SQx12" DEEP FTG
- D — 24"SQx20" DEEP FTG w/ (3) #4 EW
- E — 30"SQx20" DEEP FTG w/ (4) #4 EW
- F — 36"SQx20" DEEP FTG w/ (4) #4 EW
- G — 48"SQx24" DEEP FTG w/ (5) #4 EW, T&B
- H — #5 VERTICAL DOWEL TYP AS SHOWN, SEE MASONRY NOTES ON ST-1

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LOT: ---

ST. AUG BCH

PROJECT NO: **2020.011936**

DESIGNED: **JW**

REVIEWED: **JML**

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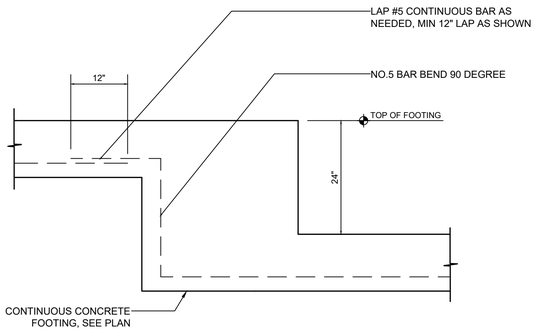
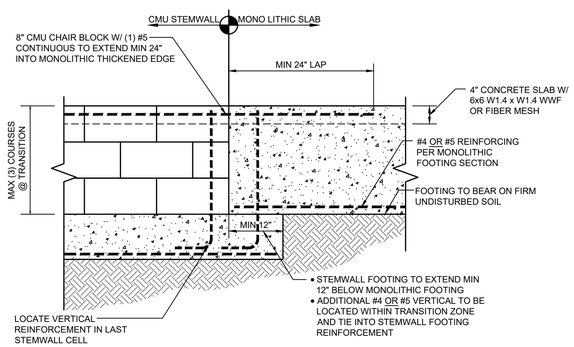
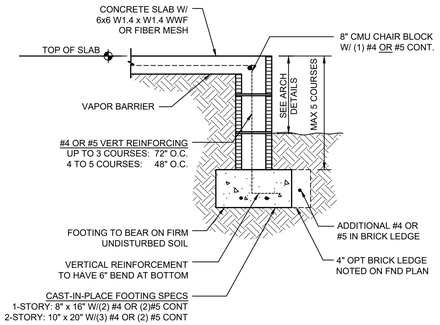
ST-2



TYPICAL STEP IN FOOTING DETAIL

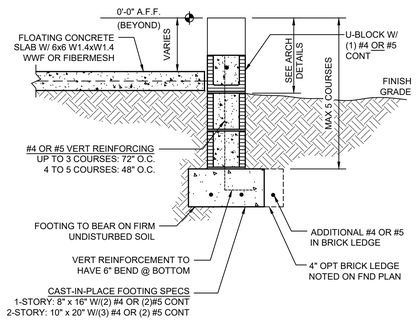


CMU STEMWALL TO MONOLITHIC TRANSITION DETAIL



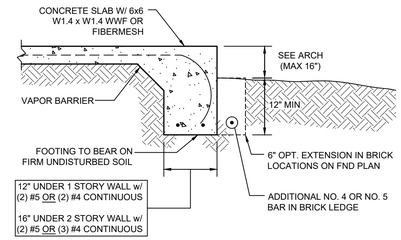
2 STEMWALL SECTION

1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
2. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.



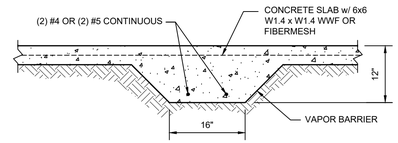
7 STEMWALL CURB SECTION

1. SPECIAL CARE SHOULD BE EXERCISED BY CONTRACTOR WHEN BACK FILLING BEHIND A STEM WALL, PARTICULARLY WHEN IT IS OVER 4 COURSES HIGH. SHOULD THIS CONDITION EXIST, RECOMMENDATIONS MAY BE OBTAINED FROM THE ENGINEER OF RECORD.
2. SCREW IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.

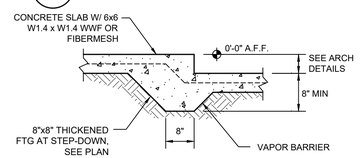


1 MONOLITHIC FOOTING SECTION

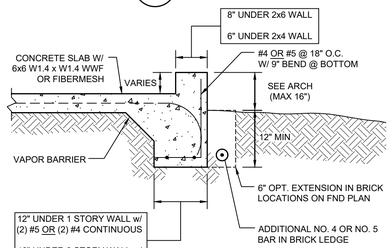
CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
- OVERALL DEPTH OF MONOLITHIC POUR EXCEEDS 28"
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



3 BEARING WALL FOOTING SECTION

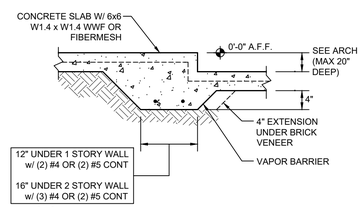


4 CURB STEP SECTION

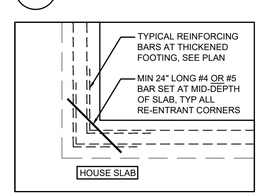


5 GARAGE EXT WALL CURB SECTION

CONTACT EOR PRIOR TO CONSTRUCTION IF ANY OF THE FOLLOWING OCCUR:
- OVERALL DEPTH OF MONOLITHIC POUR EXCEEDS 28"
- GROUND ADJACENT TO FTG SLOPES DOWN AND AWAY FROM STRUCTURE STEEPER THAN 1'-0" VERTICALLY PER 3'-0" HORIZONTALLY TO PREVENT EROSION OF SOIL.



6 BEARING CURB STEP SECTION



RE-ENTRANT CORNER DETAIL
(RECOMMENDED)
PLAN VIEW, DETAIL TYPICAL @ ALL RE-ENTRANT CORNERS

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ST. AUG BCH

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DESIGNED: **JW**

REVIEWED: **JML**

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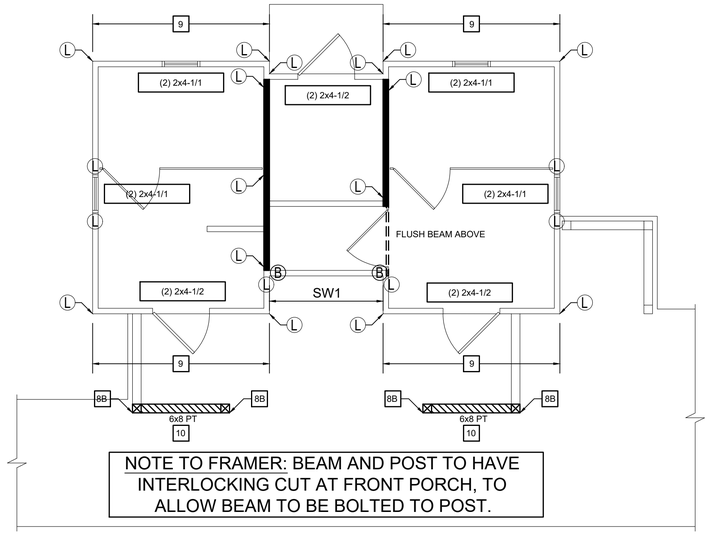

NOTE TO FRAMER: BEAM AND POST TO HAVE INTERLOCKING CUT AT FRONT PORCH, TO ALLOW BEAM TO BE BOLTED TO POST.

1ST LEVEL STRUCTURAL PLAN

1/4" = 1' 0"

2019 V3.0

FRAMING KEY NOTES (QUICK-TIE)

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

(SEE SHEET ST-1 & 5 FOR GENERAL NOTES)

1. MIN (2) INTERMEDIATE JACK STUDS REQUIRED BETWEEN OPENINGS.
2. SEE INTERIOR SHEARWALL DETAIL ON DETAIL SHEET. IN LOCATIONS WHERE INTERIOR SHEARWALLS HAVE VAULTED TOP PLATES, ALSO SEE INTERIOR SHEARWALL AT VAULTED TOP PLATE ON DETAIL SHEET.
3. ATTACH SW TO FLOOR DIAPHRAGM PER ONE OF THE FOLLOWING:
   A. IF FLOOR TRUSS ALIGNS ABOVE SW, ATTACH FLOOR TRUSS BOTTOM CHORD TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
   B. FRAME AND SHEATH SW TO FLOOR DECK ABOVE. ATTACH FLOOR DECK TO SW DBL TOP PLATE W/ 10d @ 3" O.C.
4. PORCH BEAM FRAMING NOTES
   - BEAM POCKET PORCH BEAMS AT TOP PLT ELEV. NOTCH TOP OF BEAM 3" FOR BEAM PKT CONNECTION AT WALL. TOP OF BEAM ELEVATION EQUALS TOP OF TOP PLATE.
   - SHIM BELOW PORCH BEAMS JUST ABOVE TOP PLT ELEV. PORCH BEAM TO TOP PLT w/ MS24, MTS12, OR MSTA24
   - POST DOWN PORCH BEAMS ABOVE TOP PLT ELEV. PROVIDE DOUBLE STUD POST DOWN SUPPORT AT WALL FOR PORCH BEAM. BEAM TO POST DOWN STUDS w/ MS24, MTS12, HTS20, OR MSTA24. STUDS TO TOP PLATE w/ MS24, MTS12, HTS20, OR MSTA24.
   - BEAM ATTACHED TO EXISTING FRAMING ATTACH PORCH BEAM TO EXISTING STUDS OR KING/JACK STUDS w/ SIMPSON HUC HANGER MATCHING PORCH BEAM DIMENSIONS.
5. SHEATH WALL CONTINUOUS TO SECOND FLOOR TOP PLATE PER TYPICAL WALL SECTION SHEET.
6. HIGH UPLIFT WALL: INSTALL QTB @ MAX 48" O.C., REQUIRED AT THIS SECTION ONLY.
7. WIND-LOAD HEADER/SILL : METAL FRAMING CONNECTOR AT EACH END PER NOTE BELOW:
   A. SEE WIND-LOAD HEADER FRAMING DETAIL : WIND-LOAD HEADER NOTED ON PLAN SHALL BE INSTALLED IN PLANK ORIENTATION DIRECTLY ABOVE OPENING WITH (2) SIMPSON A35 AT EACH END.
   B. SIMPSON HTS16 AT EACH END.
   C. WIND-LOAD HEADER NOT APPLICABLE DUE TO LIMITED SPACE ABOVE OPENING:
      - OSB OR 2x SHIM BETWEEN HEADER AND SGD FRAME.
      - SHIM TO HEADER w/ (2) ROWS 10d @ 8" O.C. STAGGERED.
      - LOAD-BEARING HEADER TO KING STUDS w/ (6) 10d TOE-NAILS AT EACH END.
8. POST/COLUMN FRAMING NOTES
   A. 4x4 NO.2 SYP PT POST
   B. 6x6 NO.2 SYP PT POST
   C. SEE TYPICAL BOX COLUMN DETAIL
   D. 4x4 NO.2 SYP PT POST OR SEE TYPICAL BOX COLUMN DETAIL
   E. 6x6 NO.2 SYP PT POST OR SEE TYPICAL BOX COLUMN DETAIL
9. BALLOON FRAME WALL w/ (2) 2x4 NO.2 SPF STUDS @ 16" O.C.
10. ATTACH BEAM TO POST w/ ¾" DIA. BOLT PER. ARCH; ATTACH POST TO SLAB WITH ABU66Z

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DESIGNED: JW

REVIEWED: JML

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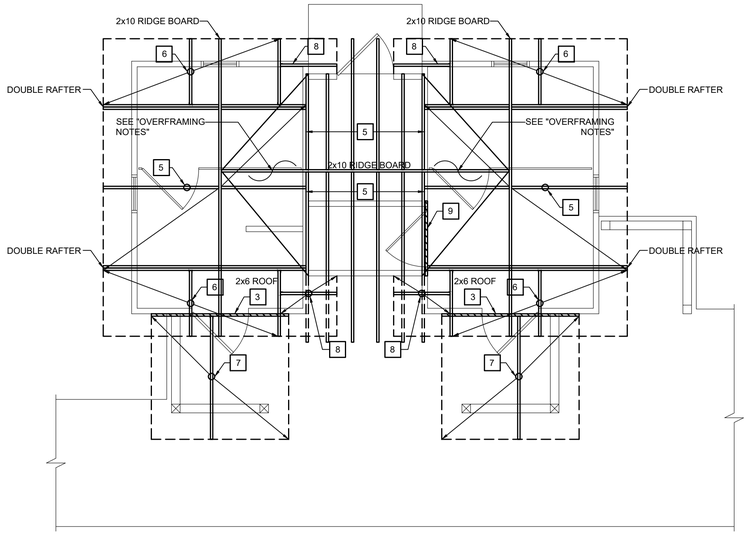
ST-3



1ST LEVEL FRAMING PLAN

1/4" = 1' 0"

2019 V3.0

TRUSS FRAMING GENERAL NOTES

SEE SHEET ST-1 & 5 FOR ADDITIONAL GENERAL NOTES

- DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER
- UNLESS SPECIFICALLY NOTED ON TRUSS FRAMING PLAN, ALL TRUSS TO WOOD CONNECTIONS SHALL BE ACCORDING TO THE TYPICAL WALL SECTION. SEE SHEET ST-5.
- REFER TO COMPONENT MANUFACTURER'S LAYOUT FOR TRUSS LABELS & DIMENSIONS.

OVERFRAMING NOTES

- ALL RAFTERS TO BE MIN. 2x6 NO.2 SYP @ 24" O.C. MAX.
- ALL "SLEEPERS" TO BE PLANK-ORIENTED 2x8 NO.2 SYP MIN.
- FASTEN "SLEEPERS" TO EACH TRUSS/RAFTER W/ (3) 16d COMMONS MIN.
- EACH RAFTER TO "SLEEPER" W/ SIMPSON H3 UPLIFT CONNECTOR.
- ALL RIDGE BOARDS TO BE 2x8 NO.2 SYP MIN.
- FASTEN 2x6 NO.2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ (5) 10d COMMONS MIN.

RAFTER SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	14'-5"	18'-3"	21'-8"	25'-6"
16"	12'-6"	15'-10"	18'-9"	22'-1"
24"	10'-2"	12'-11"	15'-4"	18'-0"

20 L.L./15 D.L. #2 SYP

CEILING JOIST SPAN SCHEDULE

O.C. SPACING	LUMBER SIZE			
	2x4	2x6	2x8	2x10
12"	11'-10"	18'-8"	24'-7"	26'-0"
16"	10'-9"	16'-11"	21'-7"	25'-7"
24"	9'-3"	13'-11"	17'-7"	20'-11"

10 L.L./5 D.L. #2 SYP

TRUSS FRAMING KEY NOTES

NOTES APPLICABLE ONLY WHERE SPECIFIED ON PLAN

1. SEE "SHEAR PANEL" DETAIL ON DETAIL SHEET.

2. TYPICAL BEARING BLOCK
   - BEARING BLOCK TO BE NO.2 SYP, MIN 48" LONG AND TO MATCH DIMENSION OF TRUSS MEMBER.
   - ATTACH BEARING BLOCK TO TRUSS VERTICAL OR TRUSS BOTTOM CHORD W/ (3) ROWS 10d @ 4" O.C. STAGGERED.

3. LEDGER FRAMING NOTES
   - FASTEN NO.2 SYP LEDGER TO FRAMING/TRUSS VERTICALS AT EVERY SUPPORT WITH FASTENING SHOWN BELOW (MAX 24" O.C. SPACING) OR
   - ADDITIONAL FASTENERS MAY BE REQUIRED AT SPECIFIED LOCATIONS ON PLAN
   - SEE TABLE 5 ON SHEET ST-1/S1 FOR FASTENER PROTECTION AGAINST CORROSION
   - EXTERIOR DECK LEDGERS SHALL BE SECURE TO WALL FRAMING WITH WOOD SCREWS. COMMONNAILS AT FLOOR FRAMING LEDGERS ARE FOR INTERIOR USE ONLY.

ROOF FRAMING LEDGER TO WOOD:

2x6.....(4) 12d COMMON
2x8.....(6) 12d COMMON
2x10.....(8) 12d COMMON
2x12.....(10) 12d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ NAILS):

2x6.....(3) 16d COMMON
2x8.....(5) 16d COMMON
2x10.....(7) 16d COMMON
2x12.....(9) 16d COMMON

FLOOR FRAMING LEDGER TO WOOD (W/ SCREWS):

PT 2x6.....(3) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x8.....(5) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x10.....(7) ¼" x 4-½" LONG #14 WOOD SCREWS
PT 2x12.....(9) ¼" x 4-½" LONG #14 WOOD SCREWS

4. ANGLE & LATERAL BRACES MAYBE OMITTED FROM GABLE BRACING DETAIL IF PORCH SHEATHING DETAIL IS PROPERLY APPLIED, SEE DETAIL SHEET ST-6/7.

5. • 2x8 SYP PT RAFTERS @ 16" O.C.
   •• ATTACH TO RIDGE/ FLUSH BEAM w/ (8) 12d COMMON TOENAILS
   •• ATTACH TO TOP PLATE w H2.5A
   • 2x6 SYP PT CEILING JOIST
   •• ATTACH TO EACH RAFTER w/ (3) 10d
   • 2x6 SYP PT COLLAR TIES
   •• ATTACH TO EACH RAFTER w/ (6) 10d

6. • 2x8 SYP PT OUTRIGGER @ 16" O.C.
   •• ATTACH TO DOUBLE RAFTER w/ HU28
   •• ATTACH TO DOUBLE TOP PLATE w/ H2.5A

7. • 2x6 SYP PT RAFTERS @ 12" O.C.
   •• ATTACH TO BEAM w/ H2.5A
   •• ATTACH TO LEDGER w/ A35 EACH SIDE

8. • 2x8 SYP PT RAFTERS @ 16" O.C.
   •• ATTACH TO OUTRIGGER w/ LRU26Z
   •• ATTACH TO DOUBLE TOP PLATE w/ H2.5A

9. • 2x10 SYP PT FLUSH BEAM
   •• ATTACH TO DOUBLE TOP PLATE w/ TLOK06 EACH END

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904.821.5200

CITY OF ST. AUGUSTINE

OCEAN HAMMOCK PARK
BATHROOMS

920 A1A BEACH BLVD

LOT: ---

ST. AUG BCH

PROJECT NO: **2020.011936**

DESIGNED: **JW**

REVIEWED: **JML**

JUSTIN LANIER LICENSE No 85168 STATE OF FLORIDA PROFESSIONAL ENGINEER

DocuSigned by:
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01-20-2021

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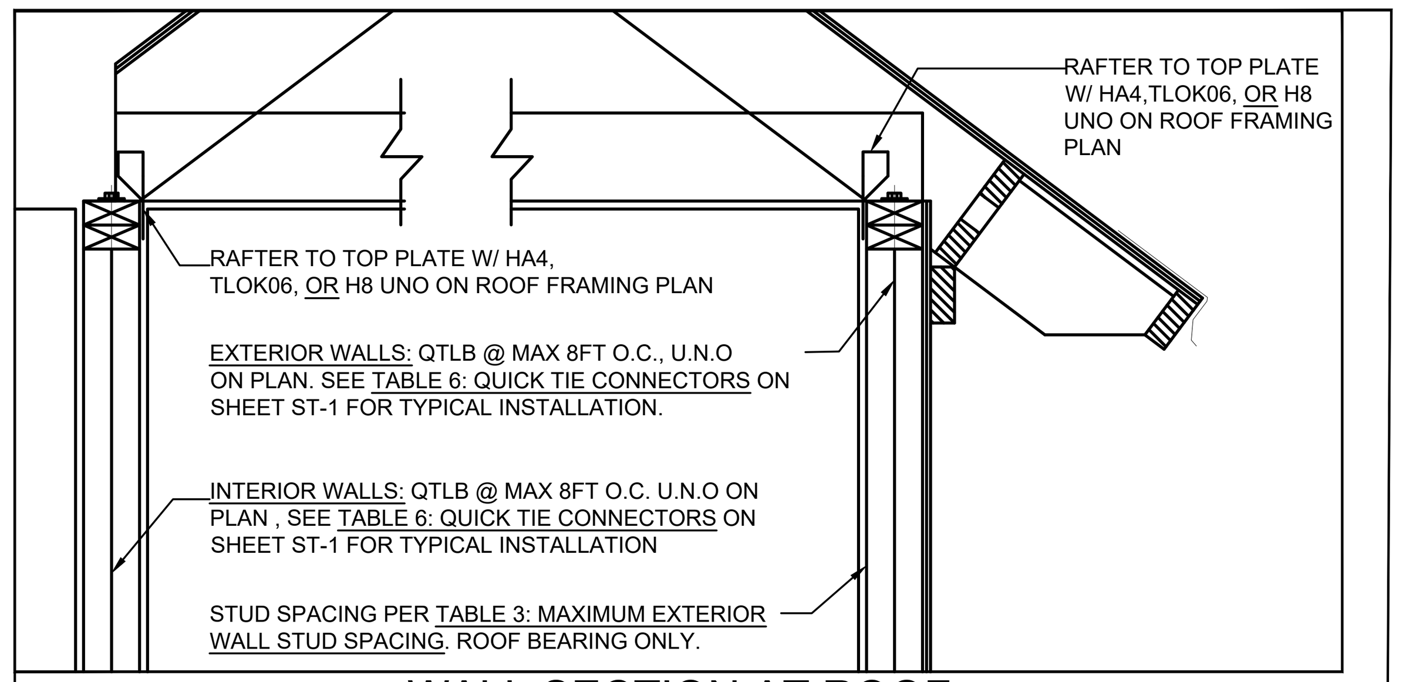
ST-3A

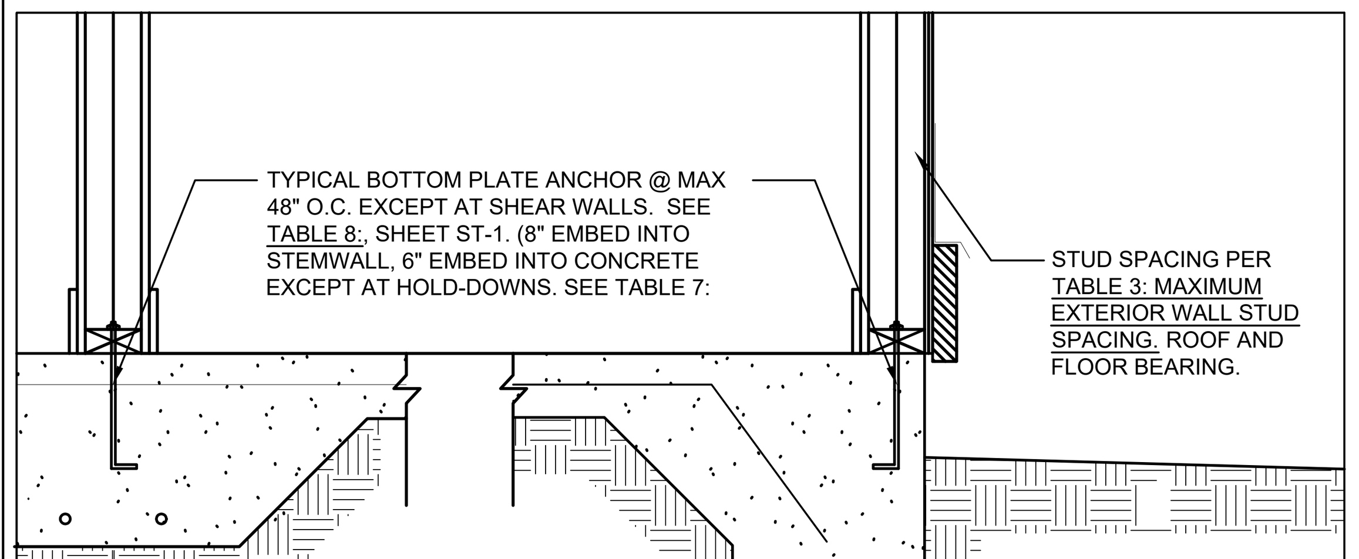
QT CONNECTOR ENGINEERING



WALL SECTION AT ROOF

STANDARD HEEL CONDITION

(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)



NOTES

1. EACH SILL PLATE SEGMENT SHALL HAVE A MINIMUM OF (2) BOTTOM PLATE ANCHORS. INSTALL ANCHORS WITHIN 12" OF EACH END OF SEGMENT (BUTT JOINTS).
2. ACCEPTABLE BOTTOM PLATE ANCHORS INCLUDE QUICK TIE CONNECTOR OR ½" DIA. THREADED ROD IN QUICK TIE QE-1 QUICK SET ANCHORING EPOXY, POWERS AC100 TEAL OR GOLD EPOXY ANCHORING, OR SIMPSON ½" DIA. x 6" LONG TITEN HD SCREW ANCHOR. SCREW-IN ANCHORS ALLOWED IN MONOLITHIC FOOTINGS ONLY. EPOXY ANCHORS MUST BE USED IN STEMWALL FOUNDATIONS.
3. SEE TABLE 6 FOR MINIMUM QUICK TIE CONNECTOR EDGE DISTANCES. MIN 1 ¾" OTHERWISE.
4. INTERIOR BEARING NON-UPLIFT WALLS, IDENTIFIABLE BY CROSS HATCH DEFINED ON ST-1, ANCHORS WITHIN 12" OF PLATE ENDS NOT REQUIRED, ANCHORS MUST BE PROVIDED TO MEET OR EXCEED MAXIMUM ON CENTER SPACING & MINIMUM (2) ANCHORS PER PLATE SEGMENT.

WALL SECTION AT FOUNDATION

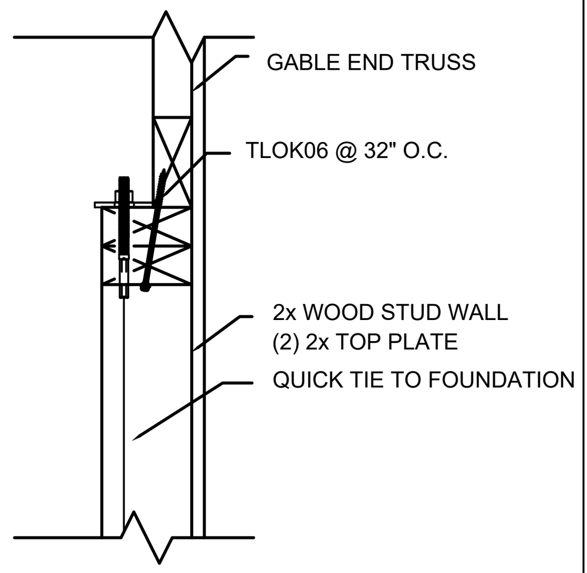
(THIS SECTION IS TYPICAL FOR ONE AND TWO STORY APPLICATIONS)

INTERIOR LOAD BEARING WALL | EXTERIOR LOAD BEARING WALL

TYPICAL WALL SECTIONS

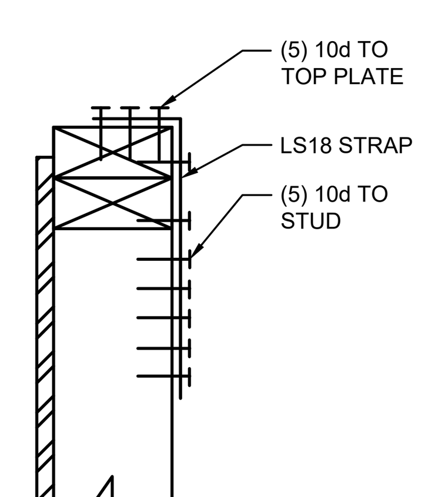
TYPICAL WALL SECTION NOTES:

1. ALL TOP PLATES ARE TO BE BUILT WITH (2) 2x_ NO.2 SYP FASTENED W/(2) ROWS 10d @ 8" O.C. STAGGERED (UNO). MINIMUM 48" LAP W/ MINIMUM (20)10d IN LAP. ADJUST TYPICAL NAIL SPACING AS NEEDED.
2. ALL INTERIOR LOAD BEARING WALLS SHALL BE 2x_ SPF @ MAX 16" O.C., UNO
3. 1ST AND 2ND FLOOR BOTTOM PLATES SHALL BE NO.2 SYP DUE TO FASTENER CAPACIITIES.
4. FLOOR-TO-FLOOR UPLIFT CONNECTIONS NOT REQUIRED UNDER JACK AND GABLE TRUSSES, TYPICAL.
5. SEE PLAN FOR ADDITIONAL NON-TYPICAL METAL CONNECTORS AT GIRDERS AND SHEAR WALLS
6. TYPICAL STUD TO BOTTOM PLATE CONNECTOR NOT REQUIRED AT CRIPPLES BELOW WINDOW SILL BLOCK



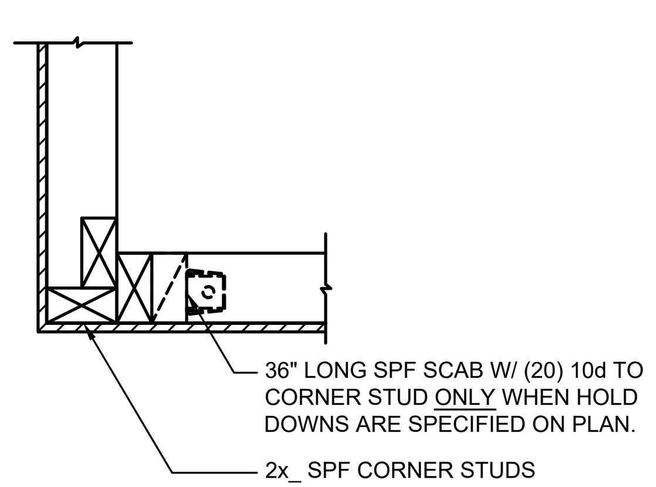
QUICK TIE TOP PLATE INSTALLATION AT GABLE WALL

NOTE: AT GABLE END WALLS, QUICK TIE REQUIRED ONLY AT FIXED LOCATIONS INDICATED ON PLAN. SEE "ALTERNATE QUICK -TIE SPACING AT MINIMAL UPLIFT WALLS" THIS SHEET.



STUD TO TOP PLATE CONNECTION

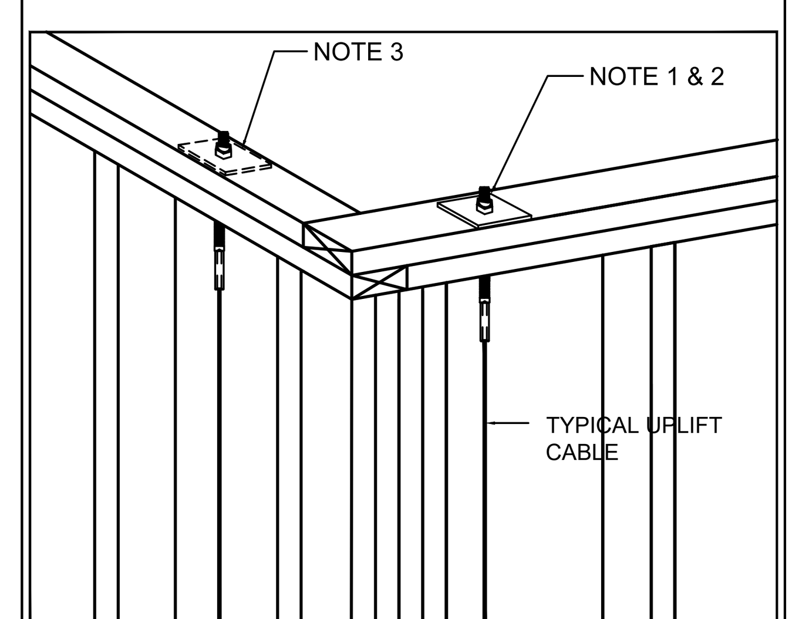
1. THIS DETAIL IS INTENDED TO BE USED FOR STUD TO TOP PLATE CONNECTIONS AT THE END OF SHEARWALLS AS WELL AS AN ALTERNATE STUD TO TOP PLATE CONNECTION WHEN QTLB IS NOT FEASIBLE OR AS AN ALTERNATE TO THE SPH4/6.
2. WHEN UTILIZING THIS DETAIL, ALL TRUSS TO TOP PLATE CONNECTIONS MUST BE INSTALLED ON THE SAME FACE AS THE LS18.



CALIFORNIA CORNER DETAIL

RECOMMENDED QUICK TIE PLACEMENT PROCEDURE

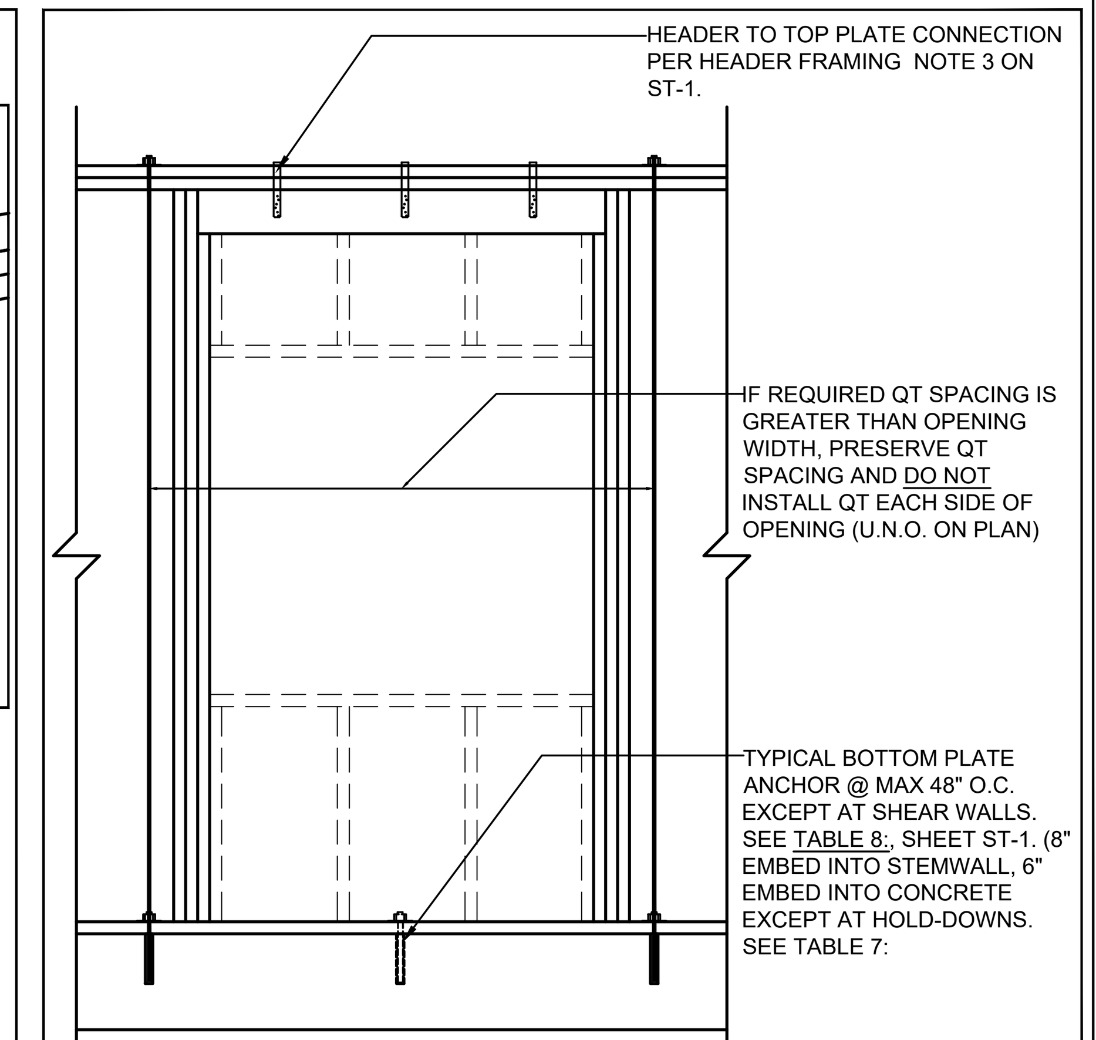
1. PLACE QT's AT SHEARWALL ENDS AS INDICATED ON THE FRAMING PLAN. QT'S SHOULD HAVE WASHER LOCATED NEXT TO STUD COLUMN SUCH THAT PLATE WASHER IS LOCATED DIRECTLY OVER STUD COLUMN.
2. PLACE QT's WITHIN 3" OF BEARING WALL END STUDS.
3. PLACE QT's AT MAX 8FT O.C.



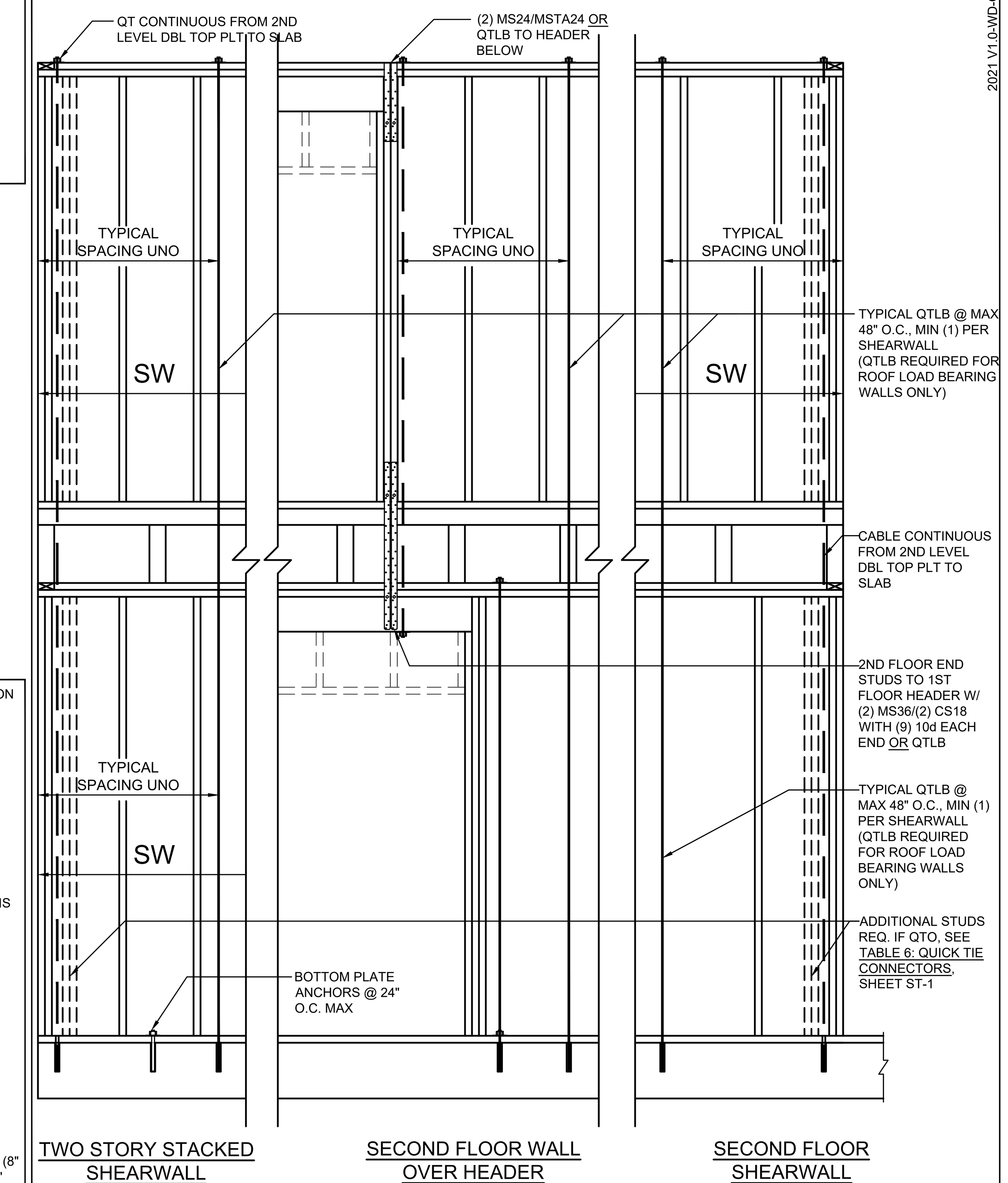
CORNER INSTALLATION

(NOTE: THIS DETAIL IS APPLICABLE FOR BOTH 90° & 45° CORNERS)

1. (1) QUICK-TIE ALLOWED @ CORNERS OF TYPICAL WALLS W/ OVERLAPPING PLATES.
2. QUICK-TIE LOCATED IN WALL WHERE THE UPPERMOST TOP PLATE OVERLAPS THE LOWER TOP PLATE.
3. IF PLATES ARE NOT LAPPED AS SHOWN, INSTALL QUICK-TIE EACH SIDE OF CORNER

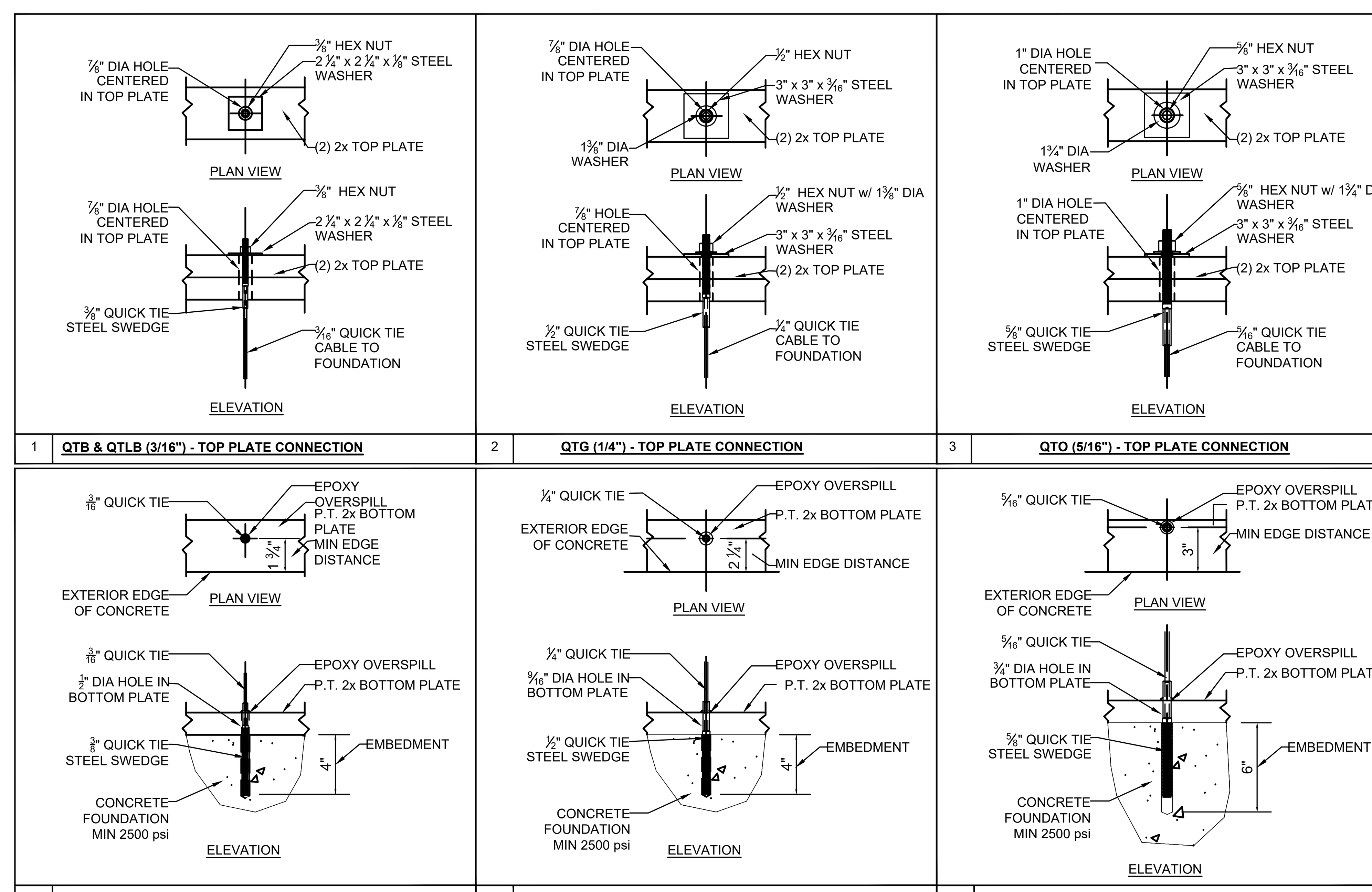


TYPICAL HEADER ELEVATION

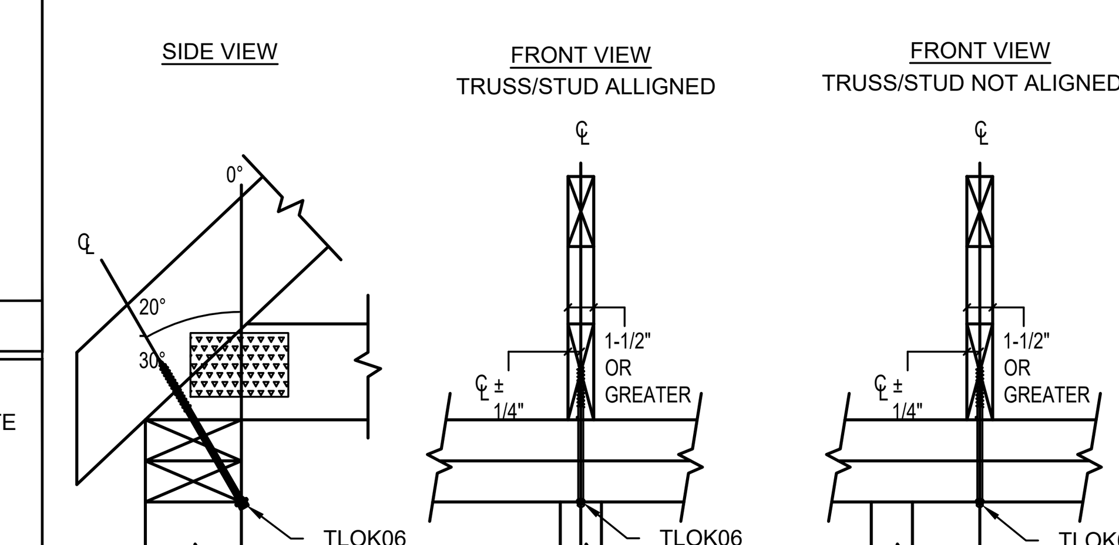


TWO STORY STACKED SHEARWALL | SECOND FLOOR WALL OVER HEADER | SECOND FLOOR SHEARWALL

TYPICAL UPLIFT ANCHOR INSTALLATION FOR SECOND FLOOR WALLS AND SHEARWALLS



QUICK TIE CONNECTION DETAILS



TLOK06 TRUSS TO DOUBLE TOP PLATE CONNECTION

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