



PARK SQUARE HOMES
2466 - CAPTIVA
ELEV. "A", "B", "C"

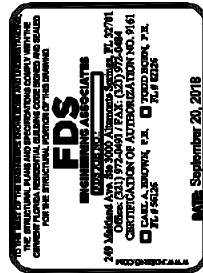
DISCLAIMER

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REVISIONS			REVISIONS			DRAWING INDEX					
REV. #	DATE	DESCRIPTION	REV. #	DATE	DESCRIPTION	PAGE	DESCRIPTION	PAGE	DESCRIPTION	PAGE	DESCRIPTION
1	1-1-2018	2017 FBGR, 6TH EDITION CODE UPDATES				CO	COVER	3B_2	EXTERIOR ELEVATIONS B - DETAILS	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION B
2	03-15-18	CHANGED BATH #4 WINDOW SIZE TO 2020 FX				CO.1	GENERAL NOTES	3B_3	ENTRY SECTION ELEVATION B	E1	1ST FLOOR ELECTRICAL FLOOR PLANS ELEVATION C
3	04-05-18	REVISIONS PER FRAME WALK ON 3-22-18				1A	FIRST FLOOR ELEVATION A	3C	EXTERIOR ELEVATIONS C	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION C
4	08-20-18	ADDED OFF-RIDGE VENT OPENING SIZES				1B	FIRST FLOOR ELEVATION B	3C_1	EXTERIOR ELEVATIONS C	E1.1	ELECTRICAL FLOOR PLAN OPTIONS
5	09-20-18	ADDED A/C PAD DETAIL				1C	FIRST FLOOR ELEVATION C	3C_2	EXTERIOR ELEVATIONS C - DETAILS	WP1	FLASHING DETAILS
						2A	FIRST FLOOR ELEVATION A	3C_3	ENTRY SECTION ELEVATION C	WP2	FLASHING DETAILS
						2B	FIRST FLOOR ELEVATION B	3.1	ELEVATION OPTIONS	SO	STRUCTURAL NOTES
						2C	FIRST FLOOR ELEVATION C	4A	ROOF PLAN LAYOUT ELEVATION A	S1	FOUNDATION PLAN
						1.1	FLOOR PLAN OPTIONS	4B	ROOF PLAN LAYOUT ELEVATION B	S2	FLOOR FRAMING PLAN
						3A	EXTERIOR ELEVATIONS A	4C	ROOF PLAN LAYOUT ELEVATION C	S3	ROOF FRAMING PLAN
						3A_1	EXTERIOR ELEVATIONS A	5	STAIR SECTION / INTERIOR ELEVATIONS	L1	LINTEL PLAN
						3A_2	EXTERIOR ELEVATIONS A - DETAILS	5.1	BUILDING SECTION	D1	STRUCTURAL DETAILS
						3A_3	ENTRY SECTION ELEVATION A	E1	1ST FLOOR ELECTRICAL FLOOR PLANS ELEVATION A	D2	STRUCTURAL DETAILS
						3B	EXTERIOR ELEVATIONS B	E2	2ND FLOOR ELECTRICAL FLOOR PLANS ELEVATION A	D3	STRUCTURAL DETAILS
						3B_1	EXTERIOR ELEVATIONS B	E1	1ST FLOOR ELECTRICAL FLOOR PLANS ELEVATION B	D4	STRUCTURAL DETAILS
										D5	STRUCTURAL DETAILS



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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
COVER SHEET

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

CO

GENERAL NOTES

1. MISCELLANEOUS
- a. PLANS ARE TO SCALE AS NOTED, UNLESS SPECIFIED N.T.S
DO NOT SCALE PLANS.

b. ALL DIMENSIONS AND SITUATIONS PERTAINING TO THE BUILDING ARE TO BE VERIFIED PRIOR
TO BEGINNING OF CONSTRUCTION. NOTIFY B & A DESIGN STUDIO, INC. OF ANY DISCREPANCIES.

c. ALL WALL THICKNESS DIMENSIONS AS SHOWN ARE NOMINAL. ACTUAL WALL THICKNESS DIMENSIONS
MAY BE + OR -.
2. EXTERIOR WALLS:
- a. ASSUME ALL EXTERIOR WALLS TO BE LOAD BEARING.

b. SEE FOUNDATION PLAN FOR CMU WALL REINFORCEMENT LOCATIONS.

c. INTERIOR SURFACE OF CMU WALL TO HAVE 1/2" GPBD APPLIED TO 1x P.T. VERTICAL FURRING BATTS SPACED
@ 16" O.C. ATTACH FURRING TO CONCRETE WALL AS REQUIRED.

d. SECOND FLOOR EXTERIOR WALLS TO BE WOOD STUDS.
3. INTERIOR WALLS:
- a. WOOD FRAMING:

i. ALL PLATES AND SLEEPERS ON CONCRETE SLAB, WHICH ARE IN DIRECT CONTACT WITH THE EARTH,
SHALL BE PRESSURE TREATED.

ii. ALL INTERIOR WALL PLATES, OTHER THAN SHEAR WALLS, ON CONCRETE SLAB TO BE ATTACHED WITH
POWER ACTUATED FASTENERS, SPACED @ 48" O.C. MAX.

iii. ALL WOOD BRG. INTERIOR PARTITIONS SHALL BE 2x4 STUDS SPACED @ 16" O.C. WITH DOUBLE TOP PLATE.
TOWNHOMES

iv. FIREBLOCKING/ DRAFTSTOPPING TO BE PROVIDED IN THE FLOOR/CEILING ASSEMBLIES ABOVE AND IN
LINE WITH THE TENANT SEPARATION, WHEN TENANT SEPARATION WALLS DO NOT EXTEND TO THE FLOOR
SHEATHING ABOVE AND IN OTHER LOCATIONS PER SECTION R602.8/R302.11 OF THE 2017 FBRC
CODE.
4. WOOD:
- a. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA)
"NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.

b. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK IS TO BE PRESSURE TREATED.

c. SEE STRUCTURAL GENERAL NOTES.
5. FINISHES:
- a. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.

b. ALL INTERIOR WALLS SHALL HAVE STANDARD 1/2" GYP BD, EXCEPT IN HIGH HUMIDITY AND WET AREAS.

c. HIGH HUMIDITY AND WET AREAS SHALL HAVE 1/2" DENSSHIELD TILE BACKER GYPSUM BOARD.

d. ALL INTERIOR CEILINGS SHALL HAVE 1/2" SAG- RESISTANT GYP BD.

e. ALL EXTERIOR CEILINGS (PORCH & PATIOS) SHALL HAVE 1/2" SAG- RESISTANT GYP SOFFIT BOARD.

f. STUCCO SURFACES TO HAVE STOPS, WEEP SCREEDS, AND EXPANSION JOINTS PER CODE.

g. TILE IN TUBS, SHOWERS, AND WALL PANELS IN SHOWER AREAS ARE TO HAVE CEMENT, FIBER-CEMENT, OR
GLASS MAT GYPSUM BACKERS R702.3.7 /R702.4.2 2017 FBRC

h. FBC2017 TABLE R302.6: 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT IS REQUIRED FOR A GARAGE CEILING WITH
HABITABLE ROOMS ABOVE. 1/2" MINIMUM GYPSUM BOARD IS REQUIRED ON GARAGE SIDE OF INTERIOR WALLS.
6. CABINETS:
- a. CABINET MANUFACTURE'S SHOP DRAWINGS TAKE PRECEDENCE OVER THE INTERIOR CABINET
ELEVATIONS SHOWN ON THESE DRAWINGS.

b. SEE SUPPLIER / MFR'S DRAWINGS FOR KITCHEN, CABINETRY/MILLWORK, AND RESTROOM LAYOUTS.
7. HARDWARE:
- a. ALL LOCKING ARRANGEMENTS SHALL COMPLY WITH NFPA 101, SECTION 24.2.4.10.

8. WINDOW & DOORS:
- a. MISCELLANEOUS:

i. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFORMATION WHICH,
SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN.

ii. CONTRACTOR AND SUPPLIER TO VERIFY WINDOW LOCATION, TYPE (FIN vs. FLANGE), HEADER HEIGHTS,
AND ROUGH OPENINGS PRIOR TO DELIVERY.

iii. WINDOW ROUGH OPENING INCLUDES 1x P.T. FRAME ATTACHED TO CMU's.

iv. DOOR ROUGH OPENING INCLUDES 2x P.T. FRAME ATTACHED TO CMU's.

v. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE 2017
FBRC.

vi. WINDOW CONTRACTOR TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS
WINDOW UNITS PRIOR TO INSTALLATION.

vii. ALL WINDOWS IN WIND BORN DEBRIS AREAS SHALL BE PROTECTED FROM WIND BORN DEBRIS.
PROVIDE SHUTTERS CERTIFIED TO
MEET MIAMI-DADE IMPACT TEST. SHUTTERS MUST BE ROLL-DOWN, PANEL ACCORDIAN OR OTHER
APPROVED DESIGN TYPE. BUILDER TO SUBMIT MANUFACTURER, MODEL NO. INSTALLATION
INSTRUCTIONS, & COPY OF MIAMI-DADE IMPACT TEST DATA FOR PROPOSED SHUTTERS.

viii. GARAGE OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESURE (+/-)
TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE AND BEAR A PERMANENT DESGIN
LABEL.
- b. INSTALLATION:

i. WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S
INSTALLATION INSTRUCTIONS.

ii. ALL WINDOW HEADS SHALL BE SET ABOVE FINISH FLOOR AS FOLLOWS:

1. FIRST FLOOR AT 8'-0".

2. SECOND FLOOR PER PLAN.
- c. ASSEMBLIES:

i. WINDOW AND DOOR ASSEMBLIES TO CONFORM TO 2017 FBRC CHAPTER 6, SECTION 609

ii. INTERIOR FACE OF WINDOW, FASTEN BUCK TO MASONRY W/ 1/4"x 3" TAPCONS, 6" FROM EDGES AND
16" O.C. MAX. 2x P.T. BUCKS/NAILERS SHALL EXTEND BEYOND.

iii. BUCKS LESS THAN 2x TO BE FASTENED W/ CUT NAILS OR EQUIVALENT. STRUCTURAL CONNECTION
OF WINDOW TO STRUCTURE BY OTHERS IN THIS CASE.

iv. SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
- d. TESTING:

i. EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED AND COMPLY WITH AAMA/WDMA/CSA
101/I.S.2/A440 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 AND ASTM E1300). EXTERIOR SIDE
HINGED DOORS SHALL COMPLY WITH AAMA/WDMA/CSA 101/1.S.2/A440 OR ANSI/WMA100 OR
SECTION R609.5 IN THE FBRC 2017.

ii. ALL GARAGE/OVERHEAD DOORS SHALL BE LISTED AND TESTED FOR 30 SECONDS AT DESIGN PRESSURE
(+/-) TO INCLUDE A 10 SECOND GUST AT 1.5 TIMES THE DESIGN PRESSURE.
9. INSULATION:
- a. INSULATE ALL EXTERIOR FRAME WALLS WITH R-13 BATT FIBERGLASS INSULATION.

b. INSULATE CONDITIONED ATTIC SPACE WITH R-30 BLOWN FIBERGLASS. INACCESSIBLE ATTIC SPACE
SHALL RECEIVE R-30 BATT INSULATION.

c. INSULATE ALL CMU WALLS (THAT REQUIRE 1" P.T. FURRING STRIPS) WITH R4.1 FI-FOIL PANELS.

d. APPLY HILTI FOAM FILLER AT EXTERIOR WALLS AROUND:

i. WINDOW FRAMES

ii. EXTERIOR DOOR FRAMES

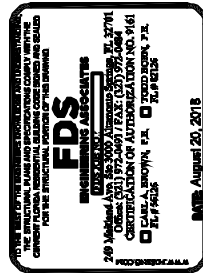
iii. GAPS AROUND PIPES, VENTS, OUTLETS, ETC.

e. INSULATE ALL ATTIC KNEE WALLS WITH R-30 BATTS.

f. APPLY OWENS CORNING ENERGY COMPLETE TO THE TOP OF ALL CONDINTIONED SPACE
WALLS THAT INTERACT WITH UNCONDITIONED ATTIC SPACE ABOVE.

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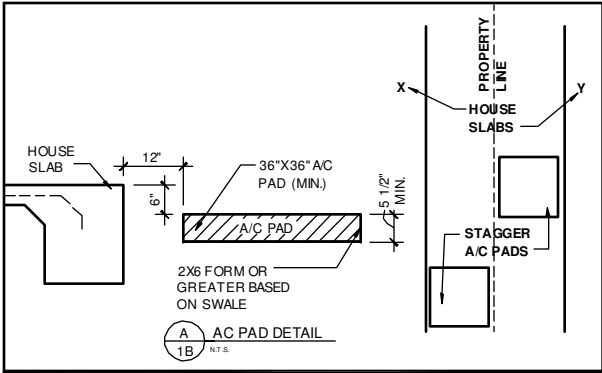
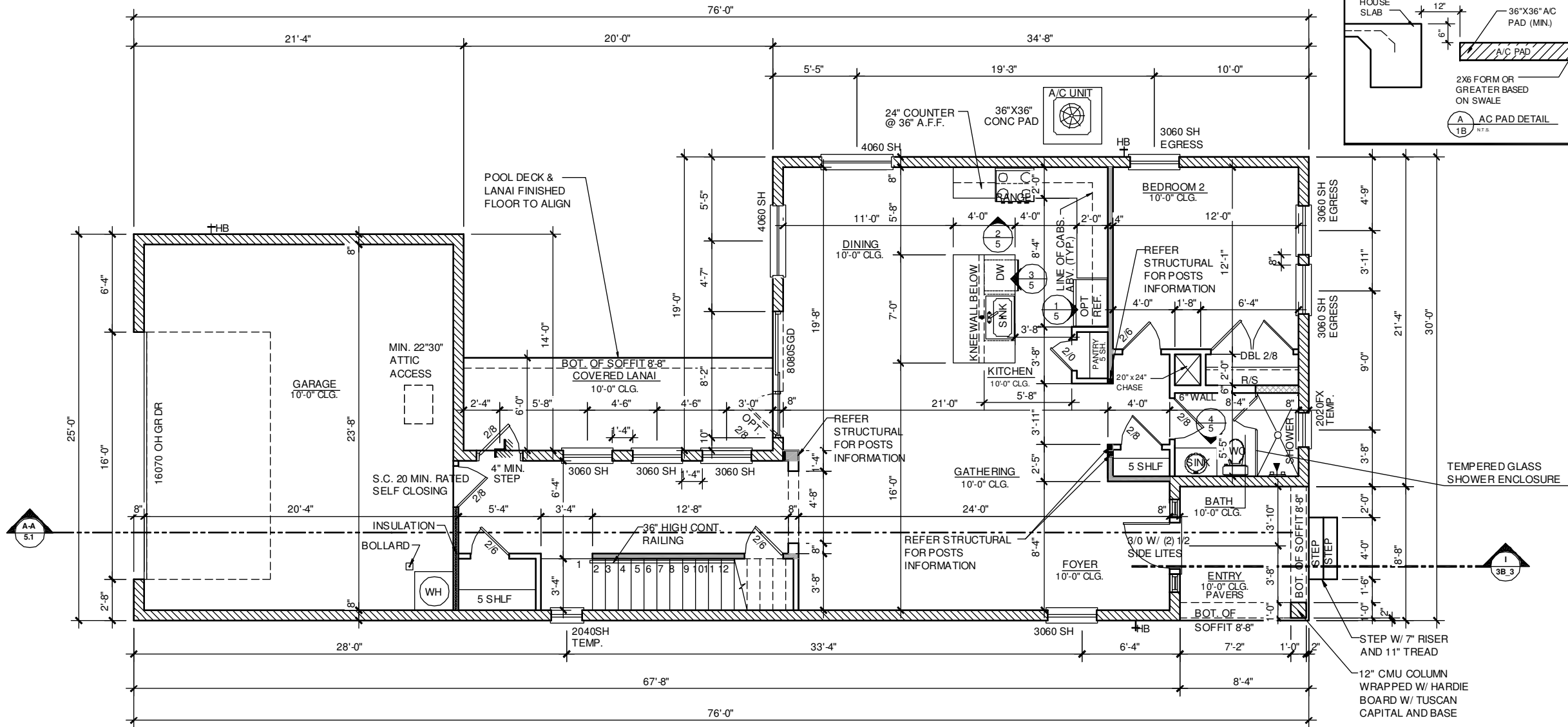
PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
GENERAL NOTES

project no.2016703
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date: 03-15-17
scale: AS SHOWN

CO_1

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1st FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

WATER HEATER:

PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

EXCEPTION:
APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT.
DO NOT HAVE TO HAVE THE IGNITION SOURCE ELEVATED.

WET AREAS:

ALL WET AREAS TO BE FRAME WITH STUDS @ 16" O.C.

WINDOWS SCHEDULE GENERAL NOTES:

- CONTRACTOR AND SUPPLIER TO VERIFY WINDOW SIZES, LOCATION, TYPE (FIN vs. FLANGE) AND HEADER HEIGHTS PRIOR TO DELIVERY.
 - HEADER HEIGHTS ARE DIMENSIONED ABOVE FINISH FLOOR (A.F.F.)
 - WINDOW G.C. TO VERIFY ROUGH OPENINGS OF ALL FIELD ASSEMBLED FIXED GLASS WINDOW UNITS PRIOR TO INSTALLATION.
- SEE EXTERIOR ELEVATIONS FOR STYLE AND DIVIDED LITE CONFIGURATIONS.
 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 1ST. FLOOR TO BE 8'-0" HDR, U.N.O.

DOORS NOTE:

ALL INTERIOR DOORS ON 1ST. FLOOR PLAN TO BE 8'-0" U.N.O.

AREA CALCULATION

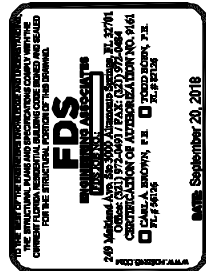
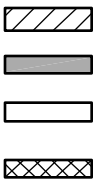
1st FLR. LIVING	1,195 SQ. FT.
2nd FLR. LIVING	1,271 SQ. FT.
TOTAL LIVING	2,466 SQ. FT.
FRONT PORCH	72 SQ. FT.
COV. LANAI	120 SQ. FT.
GARAGE	526 SQ. FT.
TOTAL UNDER ROOF	3,184 SQ. FT.

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LEGEND

INDICATES 8x8x16 (NOM.) C.M.U. (EXTERIOR LOAD BEARING) 10'-0" TOP OF CMU
INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:

1ST. FLOOR PLAN

project no. 2016703

checked:

drawn: AB

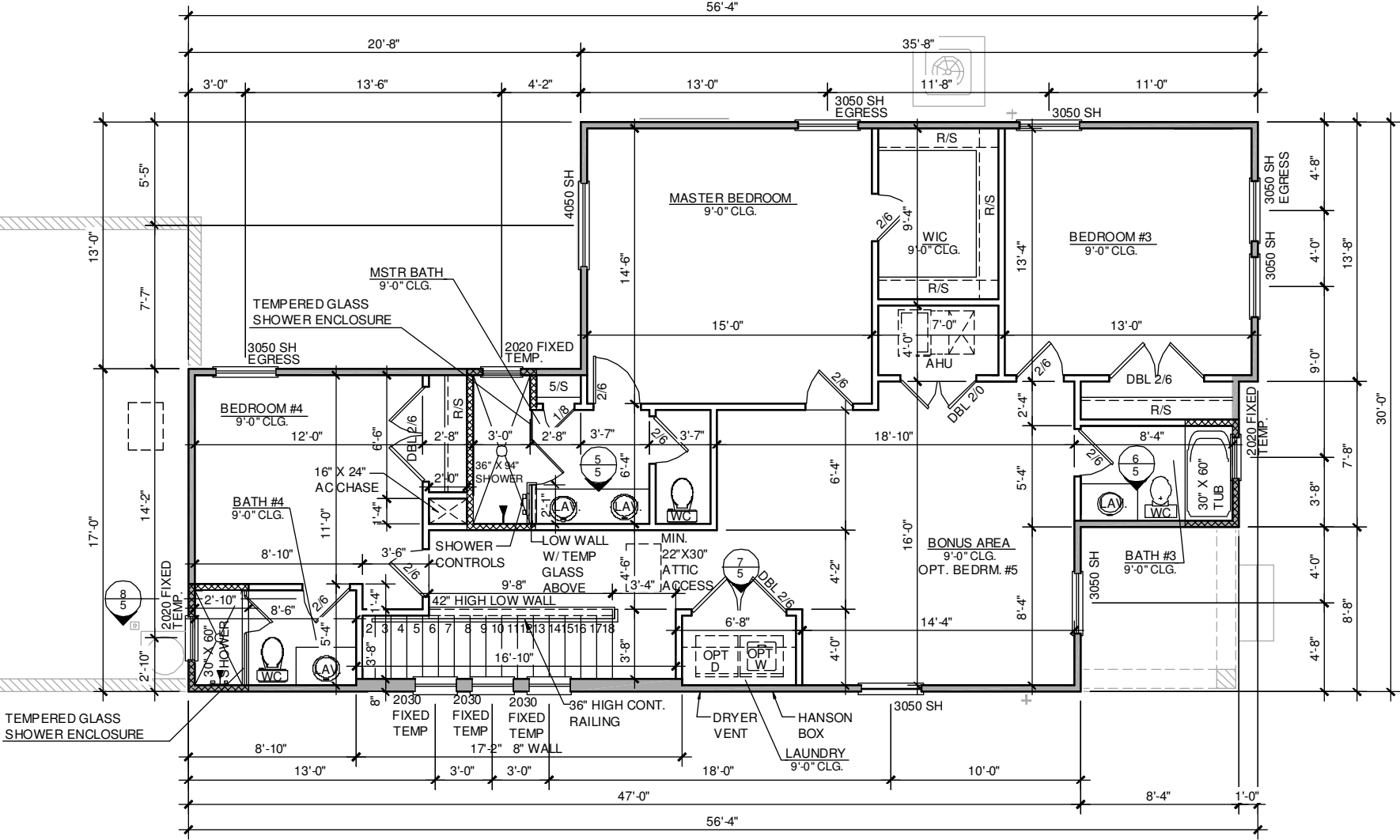
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1B

2nd FLOOR PLAN ELEV. "A"

1/8" = 1'-0"



WATER HEATER:
PROVIDE MIN. 40 GALLON WATER HEATER

WATER HEATERS SHALL BE INSTALLED A MIN. OF 18" ABOVE FLOOR PER FBCR G2408.2

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WET AREAS:
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 - HEIGHT AT ROUND TOP ALLOWS 2" FOR ARCH FRAMING.
 - ALL WINDOWS ON 2ND. FLOOR TO BE 7'-2" HDR, U.N.O.

DOORS NOTE:
ALL INTERIOR DOORS ON 2ND. FLOOR PLAN TO BE 8'-0" U.N.O.

AREA CALCULATION	
1st FLR. LIVING	1,195 SQ. FT.
2nd FLR. LIVING	1,271 SQ. FT.
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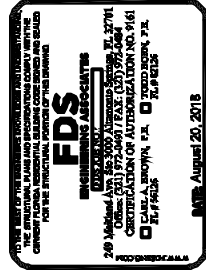
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PARK SQUARE HOMES
2466 - CAPTIVA
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title:
2ND. FLOOR PLAN

project no.2016703
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scale: AS SHOWN

2A



2nd FLOOR PLAN ELEV. "B"

1/8" = 1'-0"

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AREA CALCULATION

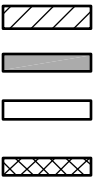
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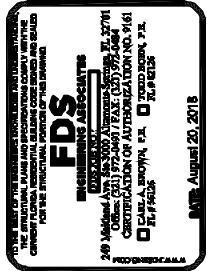


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title:
2ND. FLOOR PLAN

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2B



2nd FLOOR PLAN ELEV. "C"

1/8" = 1'-0"

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PROVIDE MIN. 40 GALLON WATER HEATER

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- ALL WINDOWS ON 2ND. FLOOR TO BE 7'-2" HDR, U.N.O.

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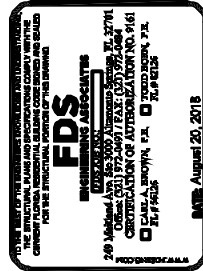
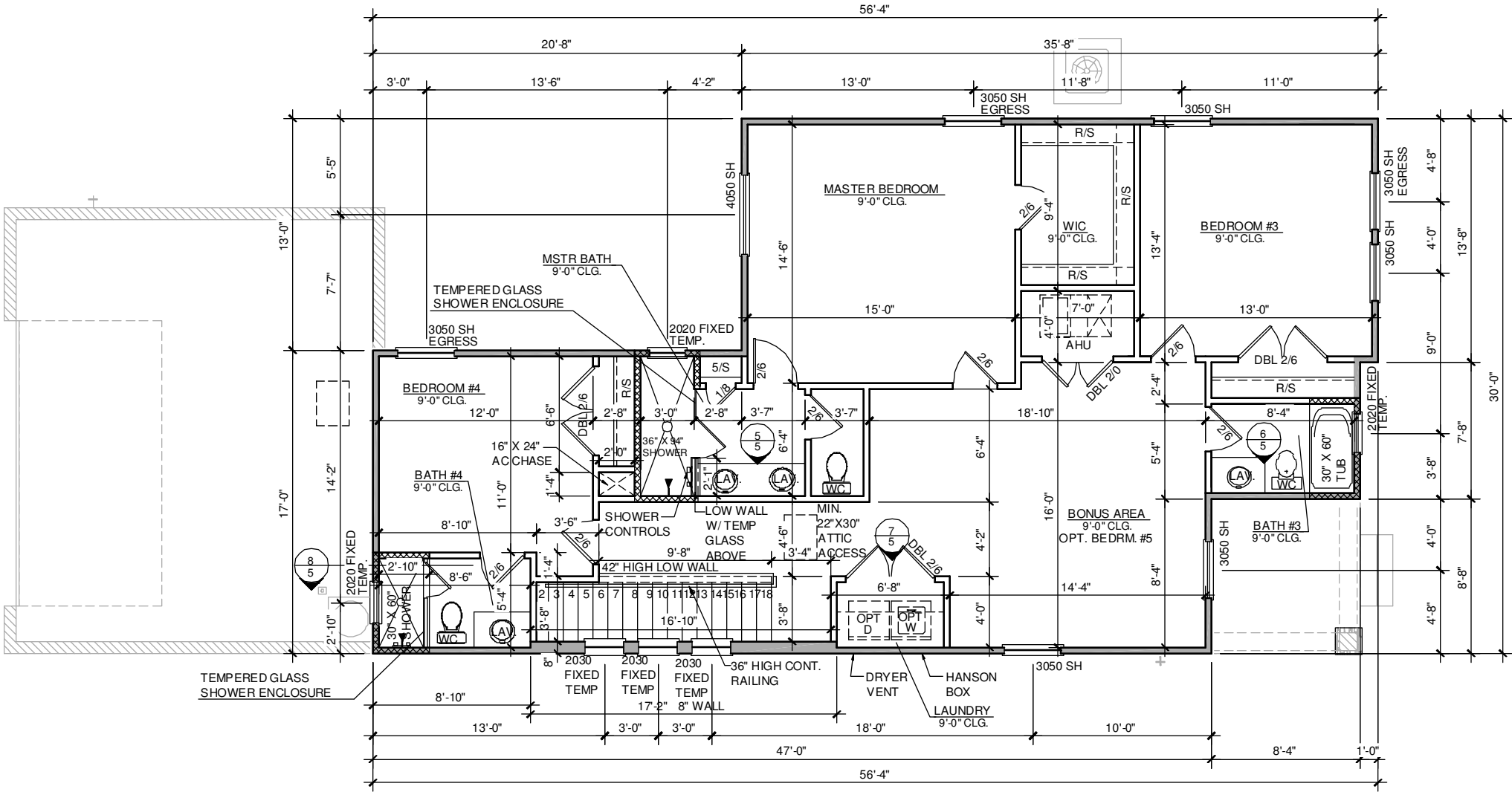
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INDICATES WALLS TO BE UTILIZED FOR TRUSS BEARING 2x4 WOOD STUDS @ 16" O.C. U.N.O.
INDICATES WOOD STUDS 24" O.C. MAX. (NON LOAD BEARING INTERIOR PARTITIONS ONLY.) (U.N.O.)
INDICATES WET WALLS, 2X WOOD STUDS @ 12" O.C.



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
2ND. FLOOR PLAN

project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

2C


$$\overline{1/8'' = 1'-0''}$$
[illegible]

3A

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.



REAR ELEVATION "A"

1/8" = 1'-0"

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATHE.

ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

R703.7.2 PLASTER.

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.

A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.7.3 WATER-RESISTIVE BARRIERS.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.6 AND R905.2.6.1.

2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER.

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE I OR TYPE II, ASTM D 4869, TYPE I OR TYPE II OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE II, ASTM D 4869, TYPE IV OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

CLAY AND CONCRETE TILE (IF APPLICABLE):

THE INSTALLATION OF CLAY AND CONCRETE TILE PER F.B.C.R. -

6TH EDITION (2017) R905.3 SHALL BE IN ACCORDANCE WITH

THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR

RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND

CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL,

FIFTH EDITION WHERE THE VASD IS DETERMINED IN

ACCORDANCE WITH SECTION R301.2.1.3 OR THE

RECOMMENDATIONS OF RAS 118, 119 OR 120.

REQUIRED UNDERLAYMENT PER F.B.C.R. - 6TH EDITION (2017)

R905.3.3 SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626,

TYPE II; OR ASTM D 1970 OR ASTM D 6380, CLASS M MINERAL

SURFACED ROLL ROOFING AND SHALL BE INSTALLED IN

ACCORDANCE WITH FRSA/TRI FLORIDA HIGH WIND CONCRETE

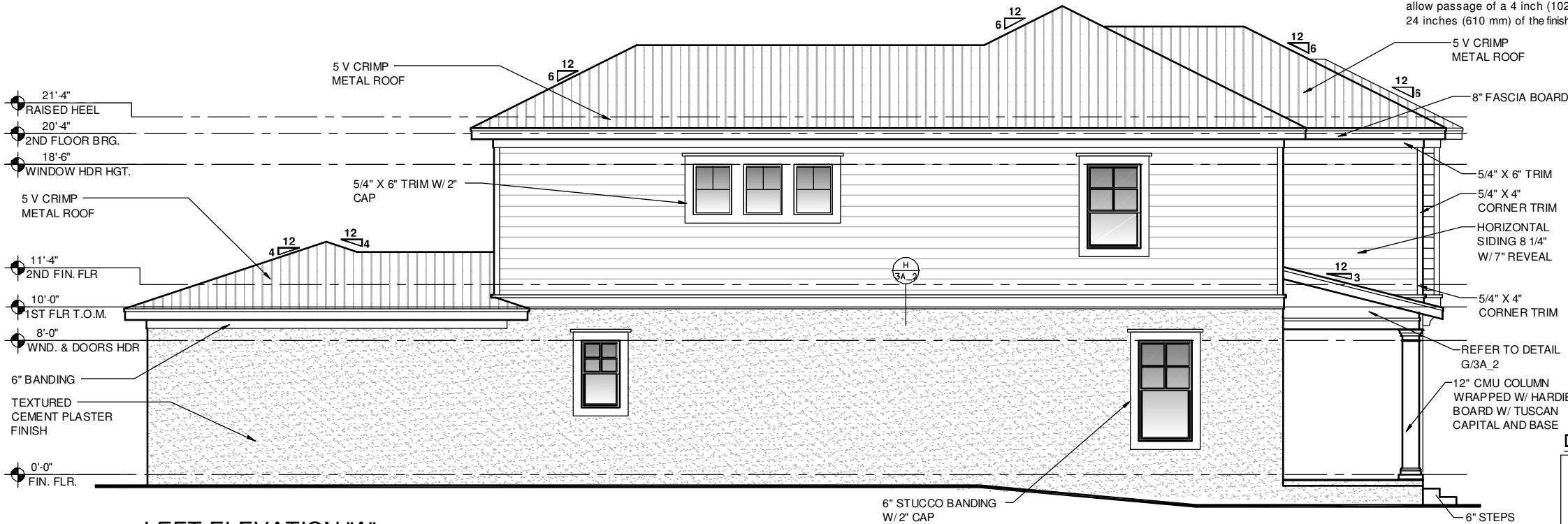
AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION

WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH

SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.

R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.



LEFT ELEVATION "A"

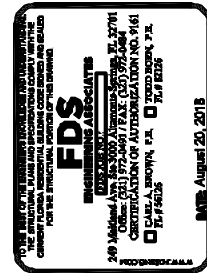
1/8" = 1'-0"

DISCLAIMER

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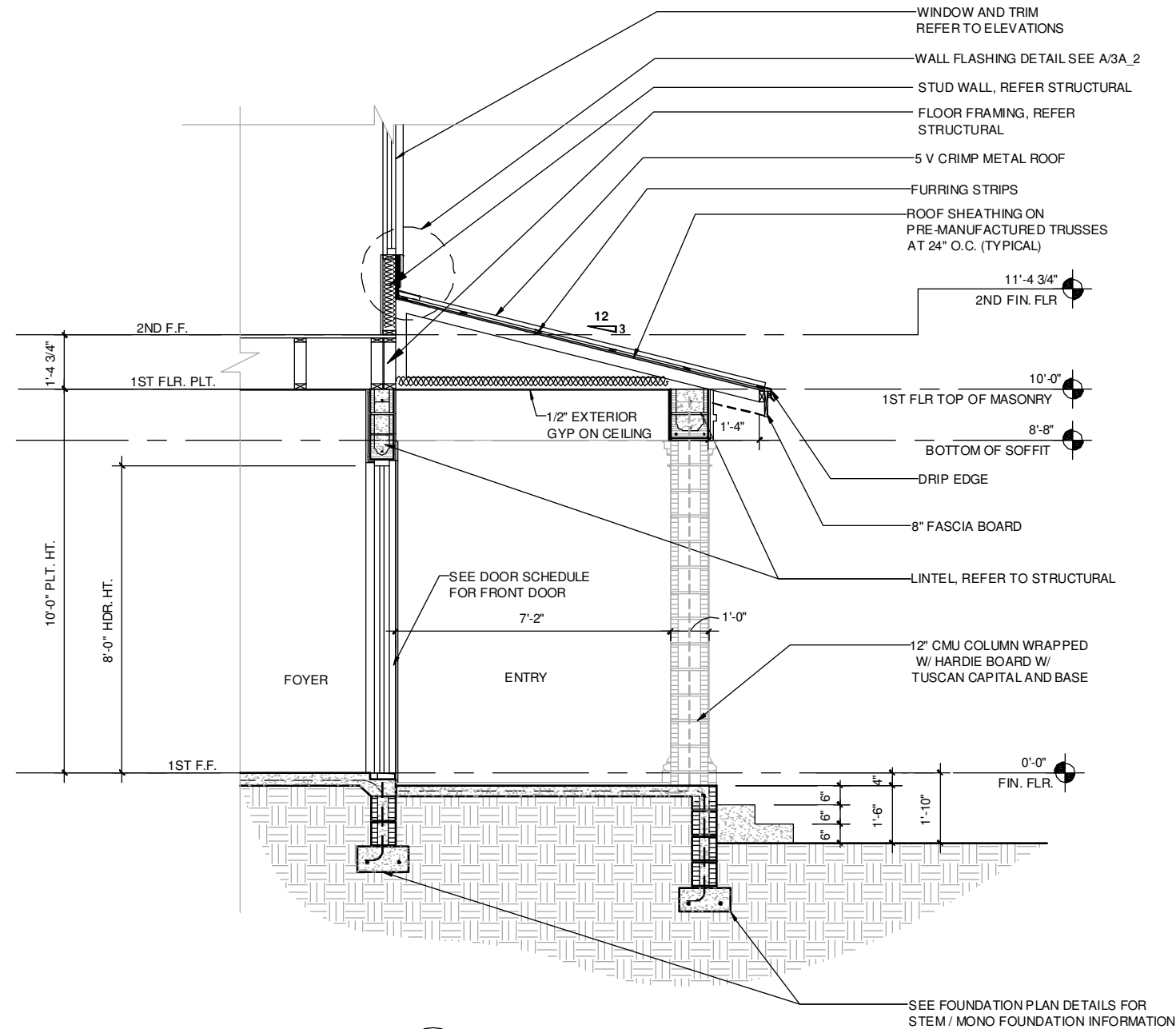


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ELEVATIONS

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

3A_1

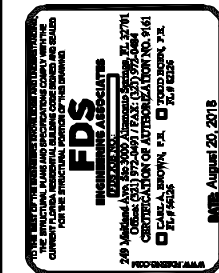


I ENTRY SECTION
3A_3 SCALE: 1/4"=1'-0"

DISCLAIMER

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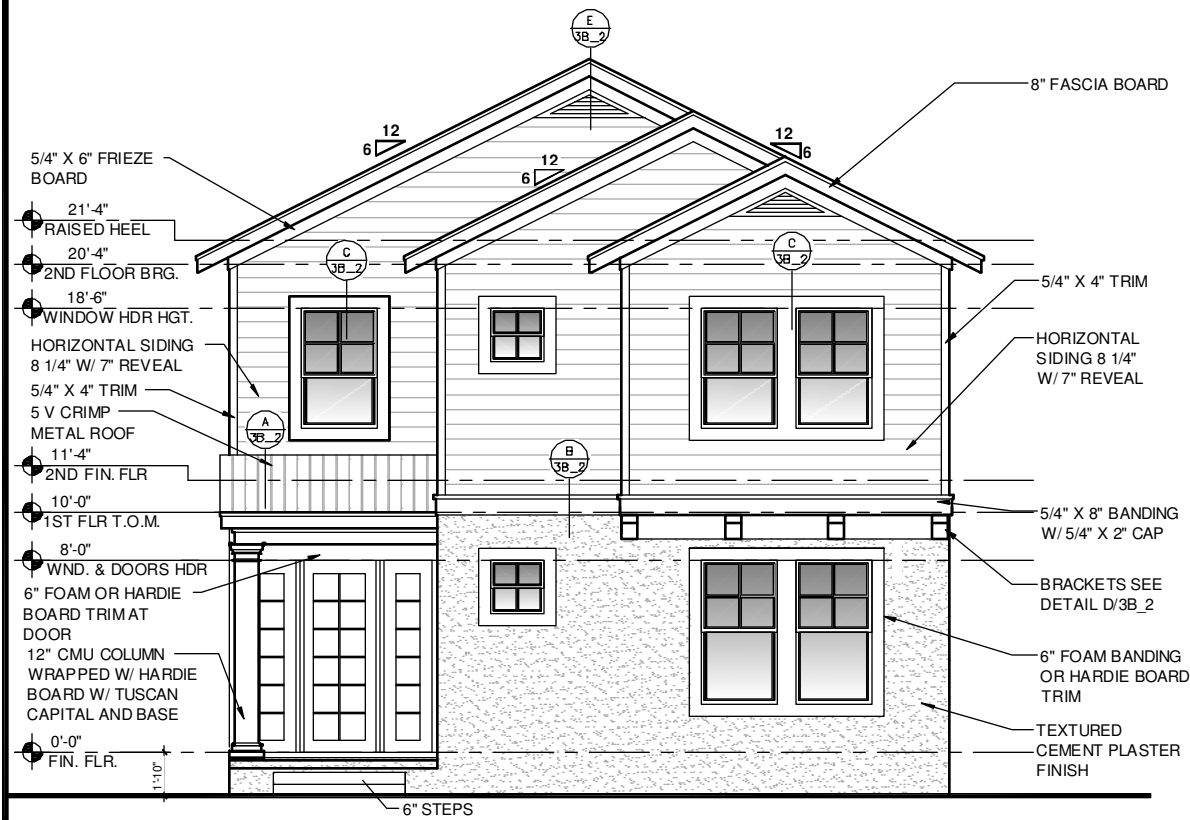
PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ELEVATIONS

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

3A_3





FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION "B"
1/8" = 1'-0"

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATHE.

ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

R703.7.2 PLASTER.

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.

A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.7.3 WATER-RESISTIVE BARRIERS.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE) :

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.6 AND R905.2.6.1.

2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER.

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE I OR TYPE II, ASTM D 4869, TYPE I OR TYPE II OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE II, ASTM D 4869, TYPE IV OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

CLAY AND CONCRETE TILE (IF APPLICABLE) :

THE INSTALLATION OF CLAY AND CONCRETE TILE PER F.B.C.R. -

6TH EDITION (2017) R905.3 SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR

RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL,

FIFTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE

RECOMMENDATIONS OF RAS 118, 119 OR 120.

REQUIRED UNDERLAYMENT PER F.B.C.R. - 6TH EDITION (2017)

R905.3.3 SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626,

TYPE II; OR ASTM D 1970 OR ASTM D 6380, CLASS M MINERAL

SURFACED ROLL ROOFING AND SHALL BE INSTALLED IN

ACCORDANCE WITH FRSA/TRI FLORIDA HIGH WIND CONCRETE

AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION

WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH

SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.

R312.2.1 Window sills.

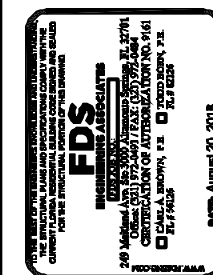
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

DISCLAIMER

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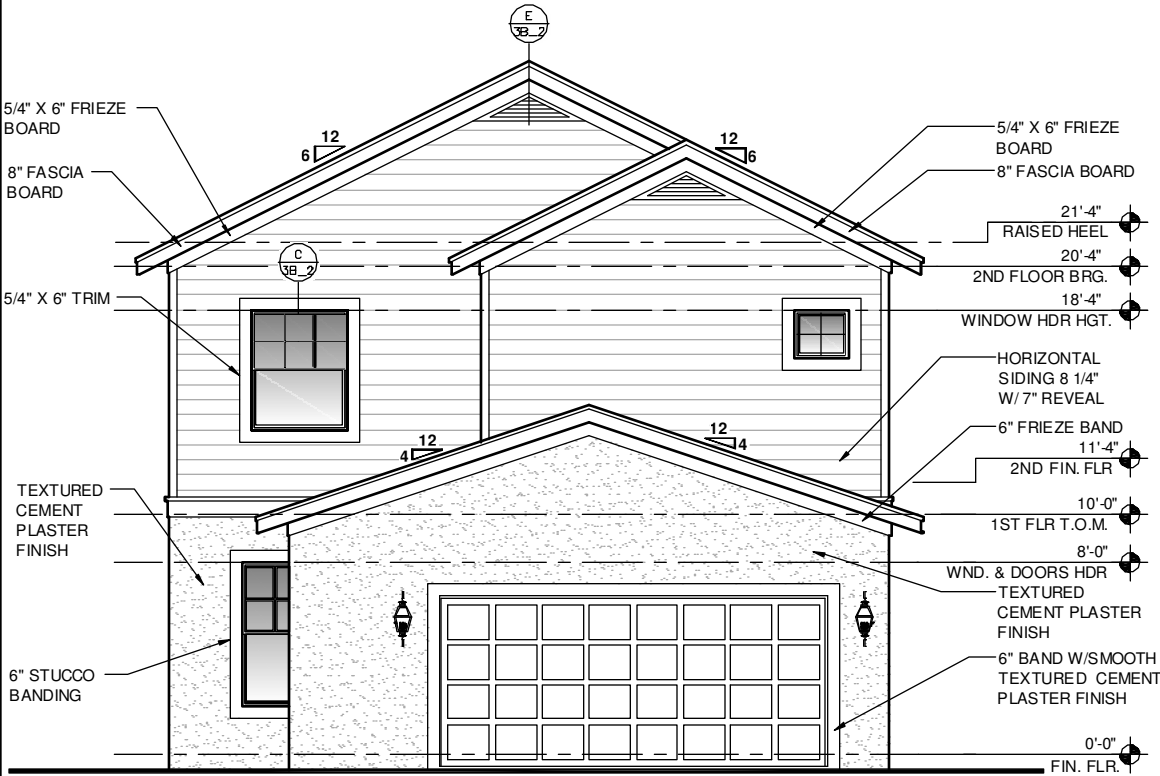


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
ELEVATIONS

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

3B



REAR ELEVATION "B"
1/8" = 1'-0"

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATHE.
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R703.7.2 PLASTER.
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.7.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

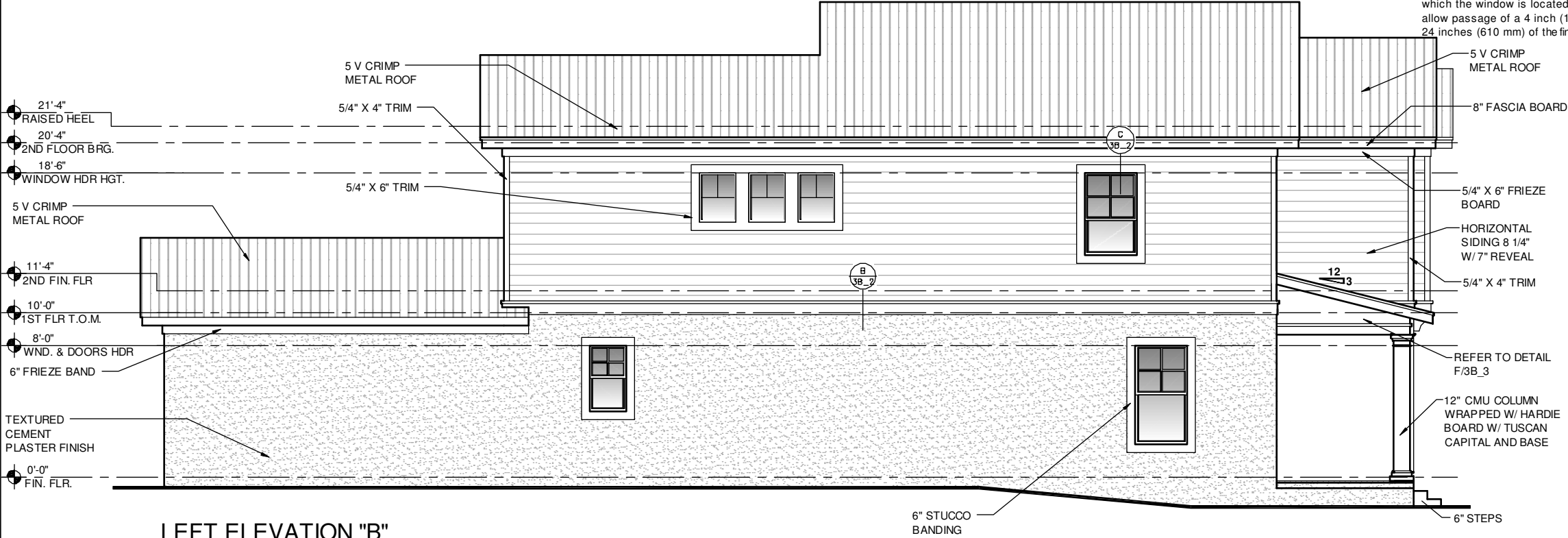
ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.
ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE):
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.6 AND R905.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER.
FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE I OR TYPE II, ASTM D 4869, TYPE I OR TYPE II OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE II, ASTM D 4869, TYPE IV OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

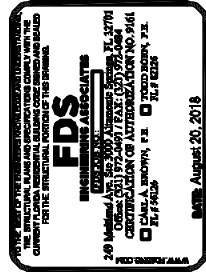
CLAY AND CONCRETE TILE (IF APPLICABLE):
THE INSTALLATION OF CLAY AND CONCRETE TILE PER F.B.C.R. - 6TH EDITION (2017) R905.3 SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.
REQUIRED UNDERLAYMENT PER F.B.C.R. - 6TH EDITION (2017) R905.3.3 SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE II; OR ASTM D 1970 OR ASTM D 6380, CLASS M MINERAL SURFACED ROLL ROOFING AND SHALL BE INSTALLED IN ACCORDANCE WITH FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.

R312.2.1 Window sills.
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.



LEFT ELEVATION "B"
1/8" = 1'-0"

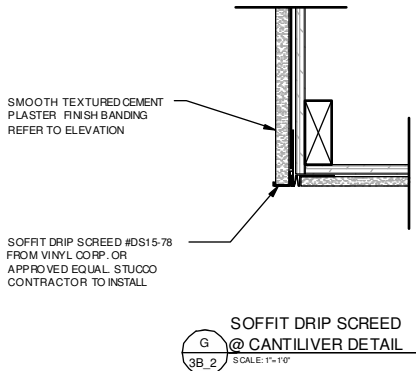
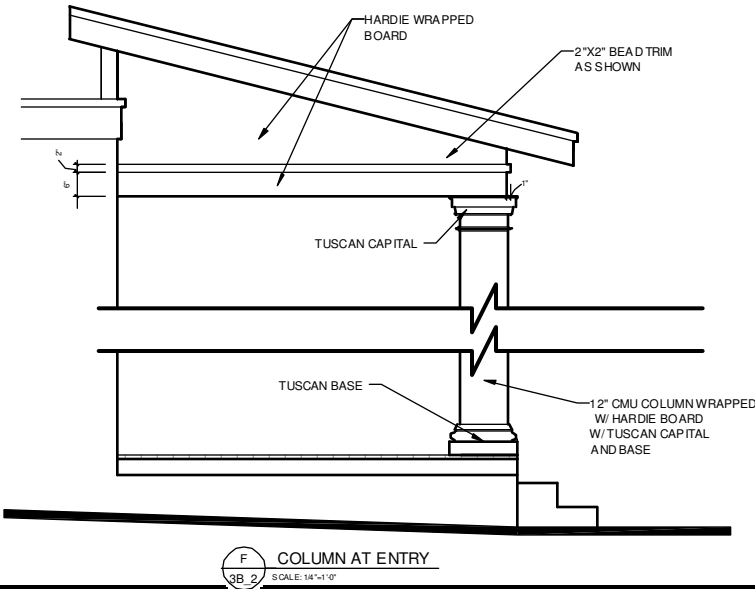
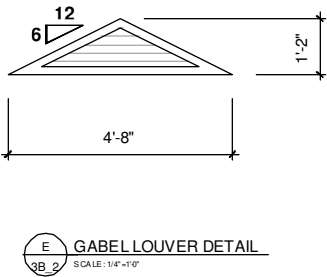
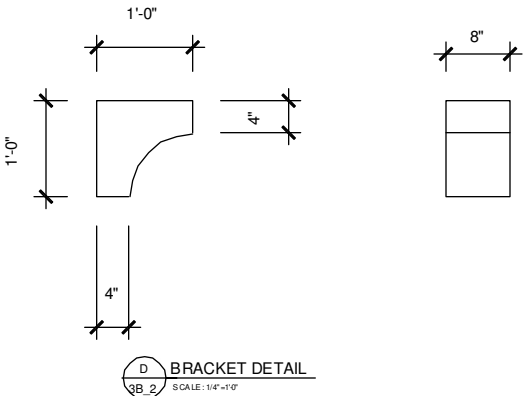
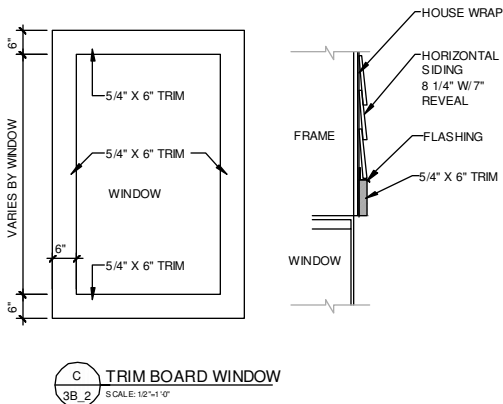
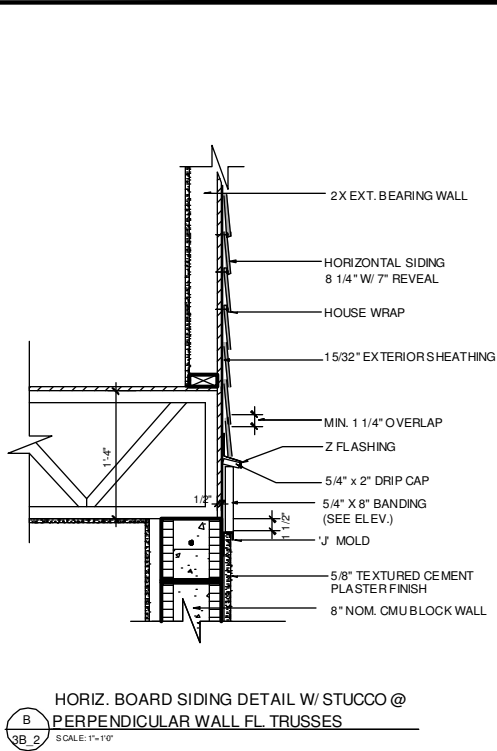
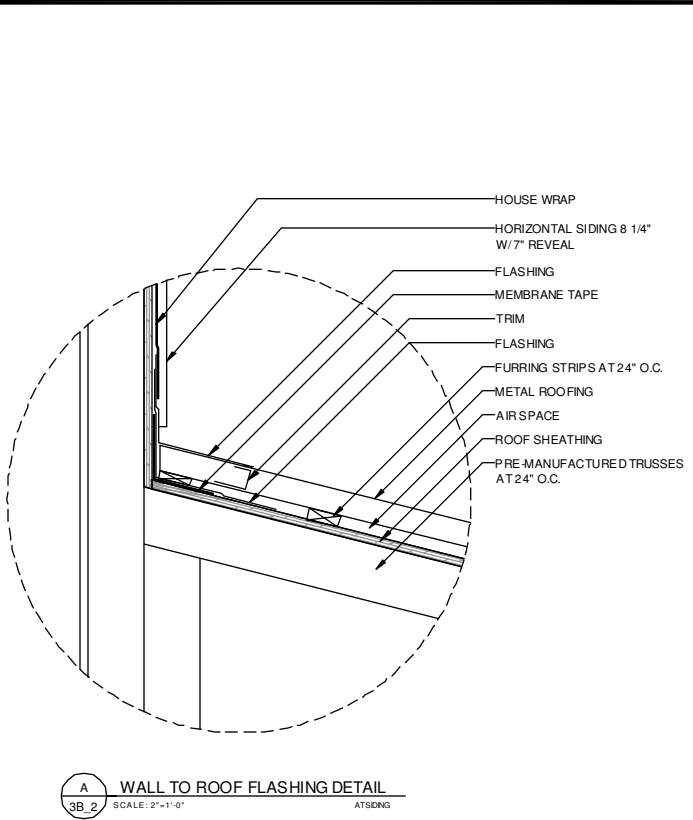
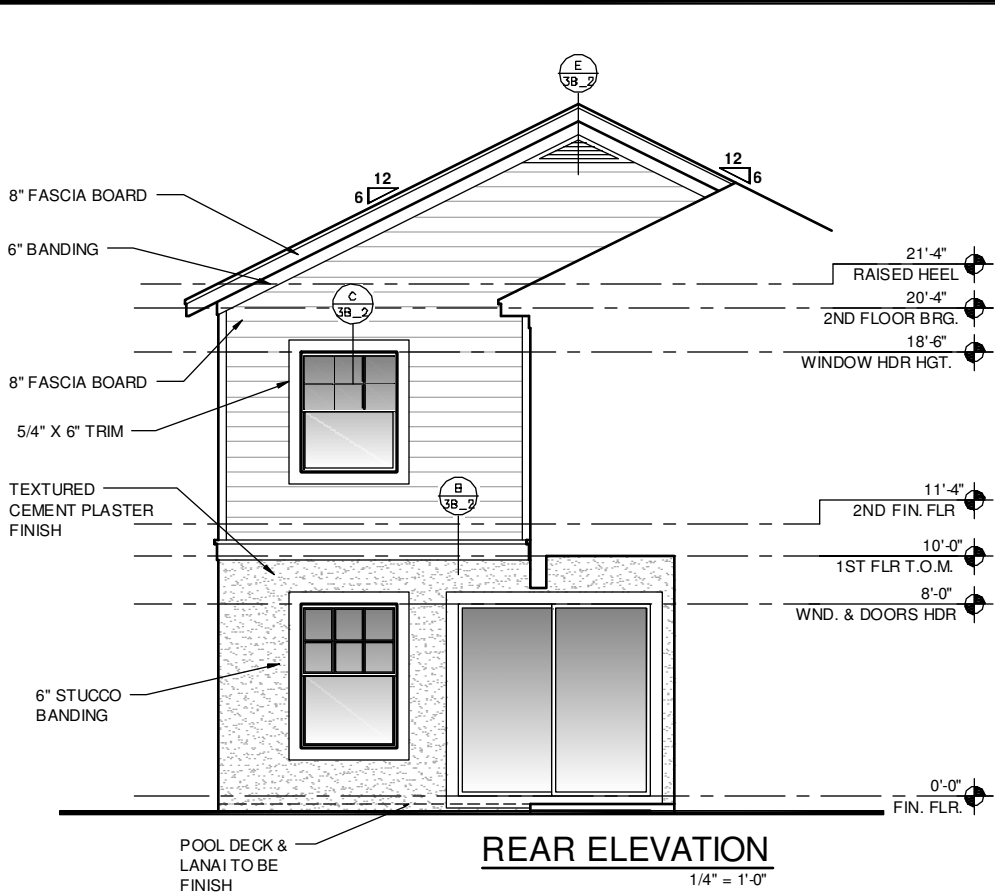
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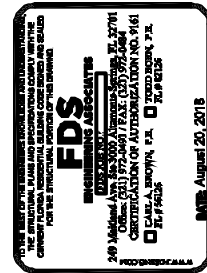
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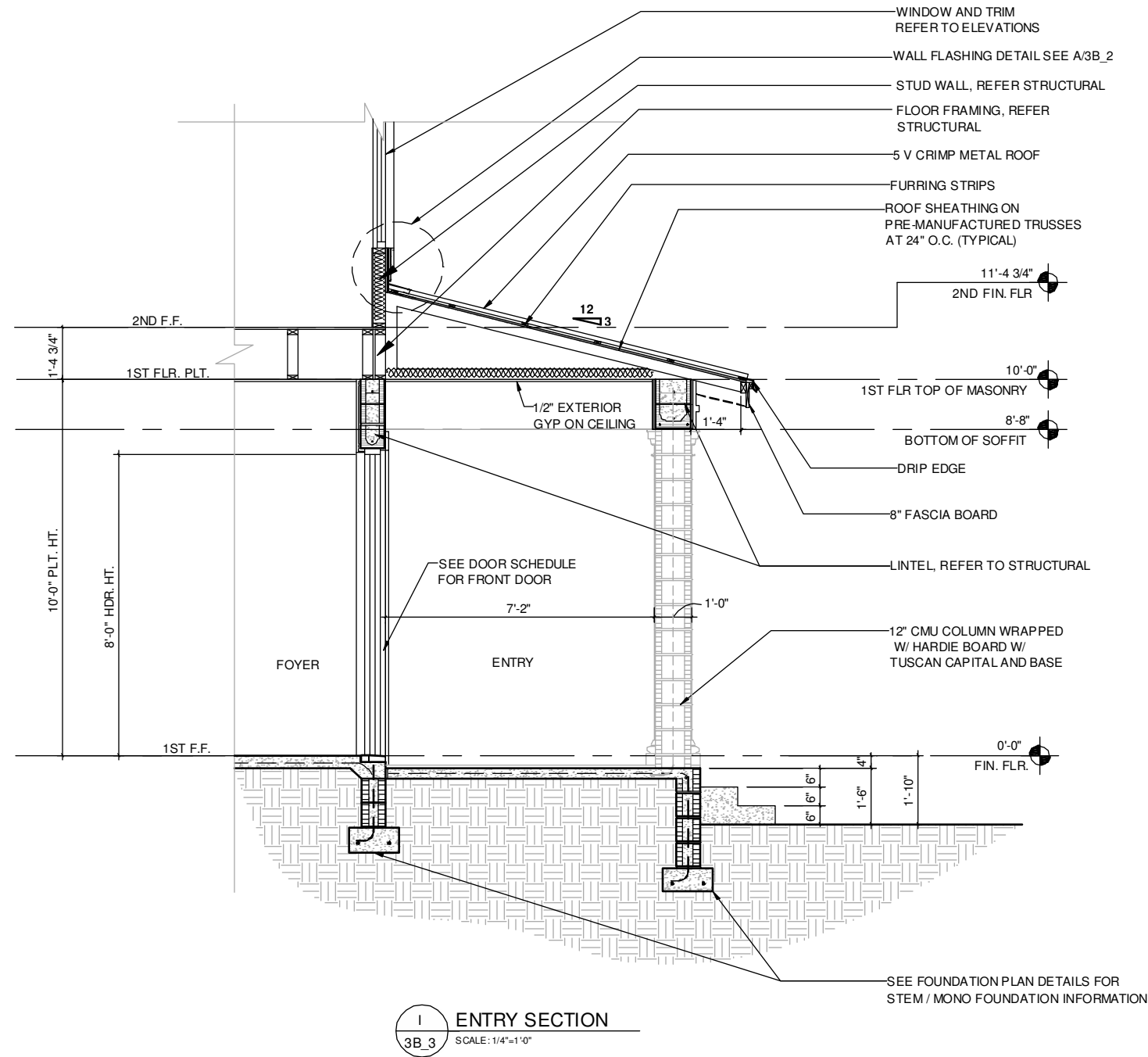


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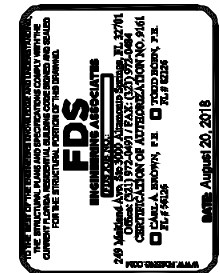
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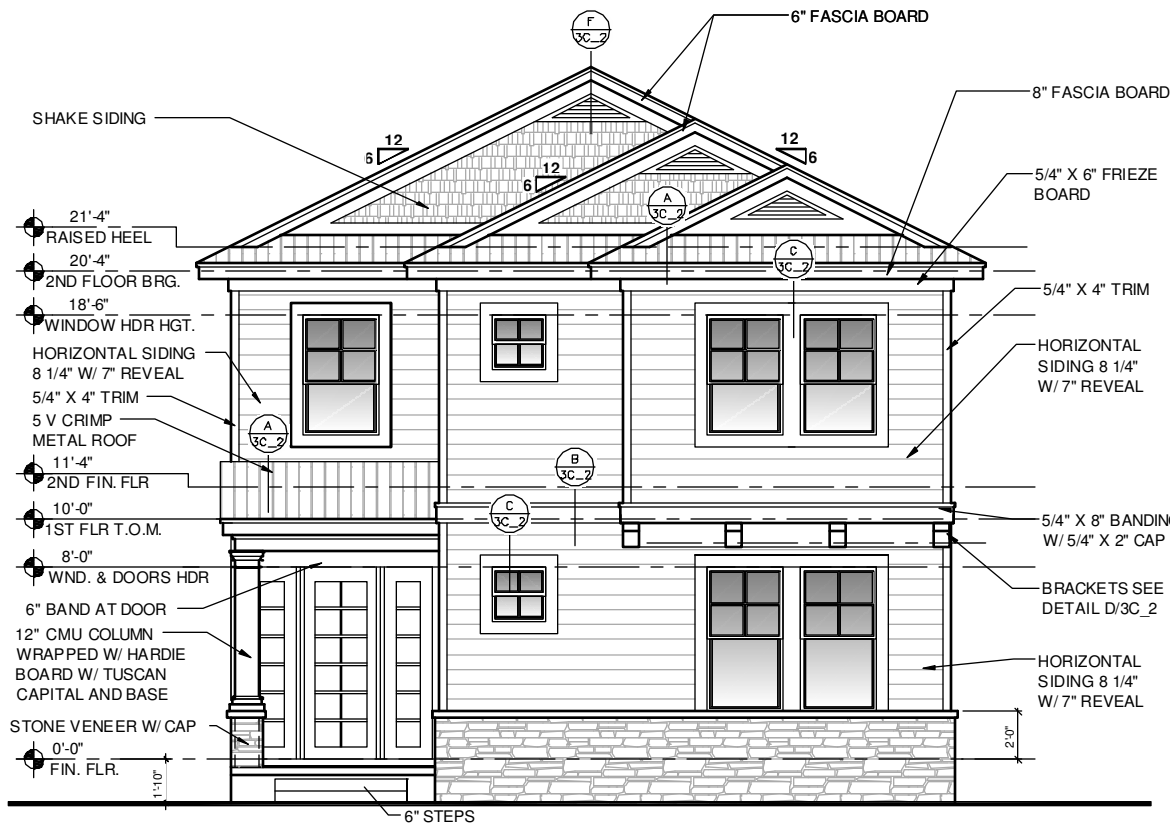
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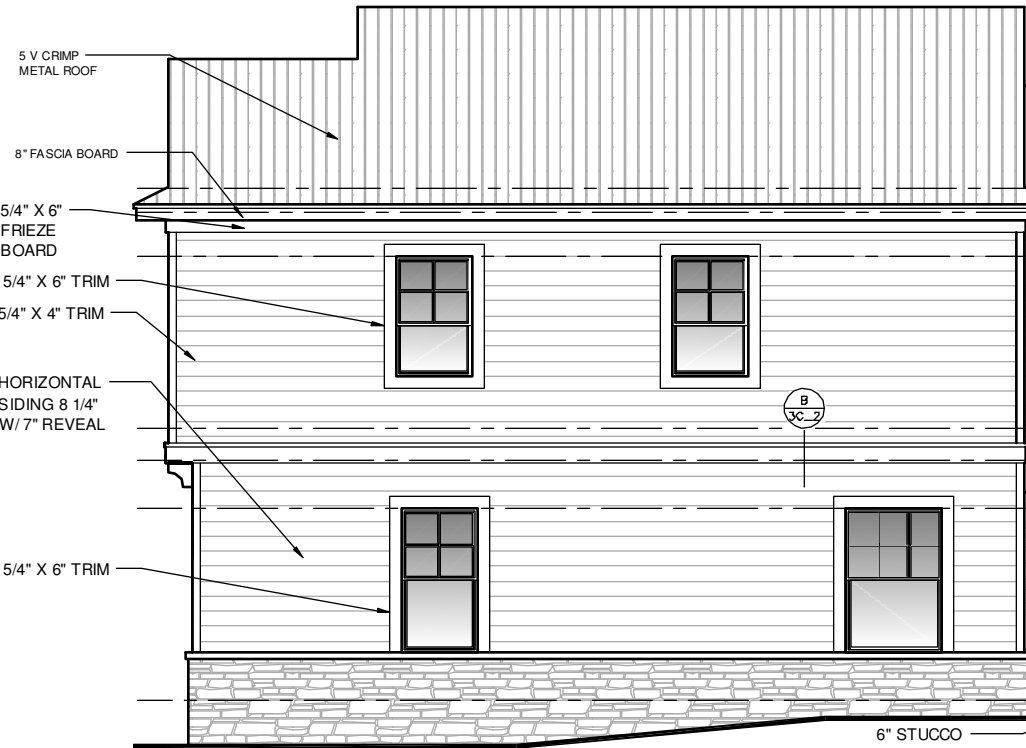


FRONT ELEVATION

1/4" = 1'-0"

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RIGHT ELEVATION "C"

1/8" = 1'-0"

EXTERIOR PLASTER

R703.7 EXTERIOR PLASTER.

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATHE.

ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

R703.7.2 PLASTER.

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.

A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.7.3 WATER-RESISTIVE BARRIES.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

ROOF CRITERIA

12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE) :

1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.6 AND R905.2.6.1.

2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER.

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE I OR TYPE II, ASTM D 4869, TYPE I OR TYPE II OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE II, ASTM D 4869, TYPE IV OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

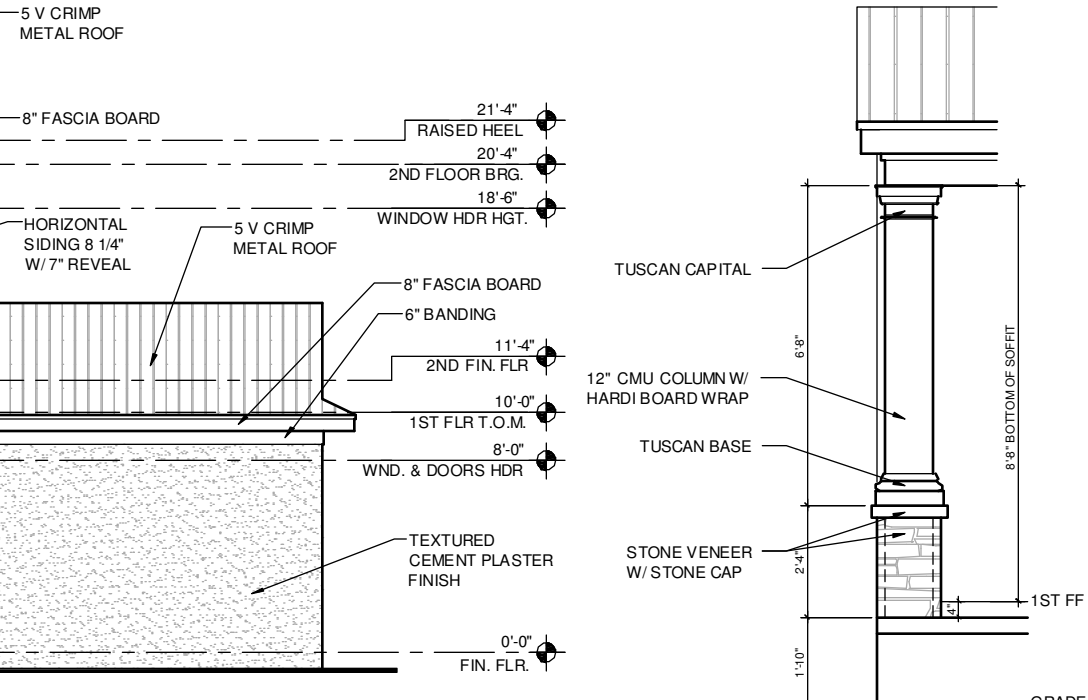
CLAY AND CONCRETE TILE (IF APPLICABLE) :

THE INSTALLATION OF CLAY AND CONCRETE TILE PER F.B.C.R. -

6TH EDITION (2017) R905.3 SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120. REQUIRED UNDERLAYMENT PER F.B.C.R. - 6TH EDITION (2017) R905.3.3 SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE II; OR ASTM D 1970 OR ASTM D 6380, CLASS M MINERAL SURFACED ROLL ROOFING AND SHALL BE INSTALLED IN ACCORDANCE WITH FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.

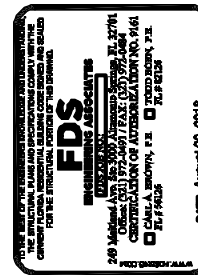
R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.



COLUMN DETAIL

1/4" = 1'-0"

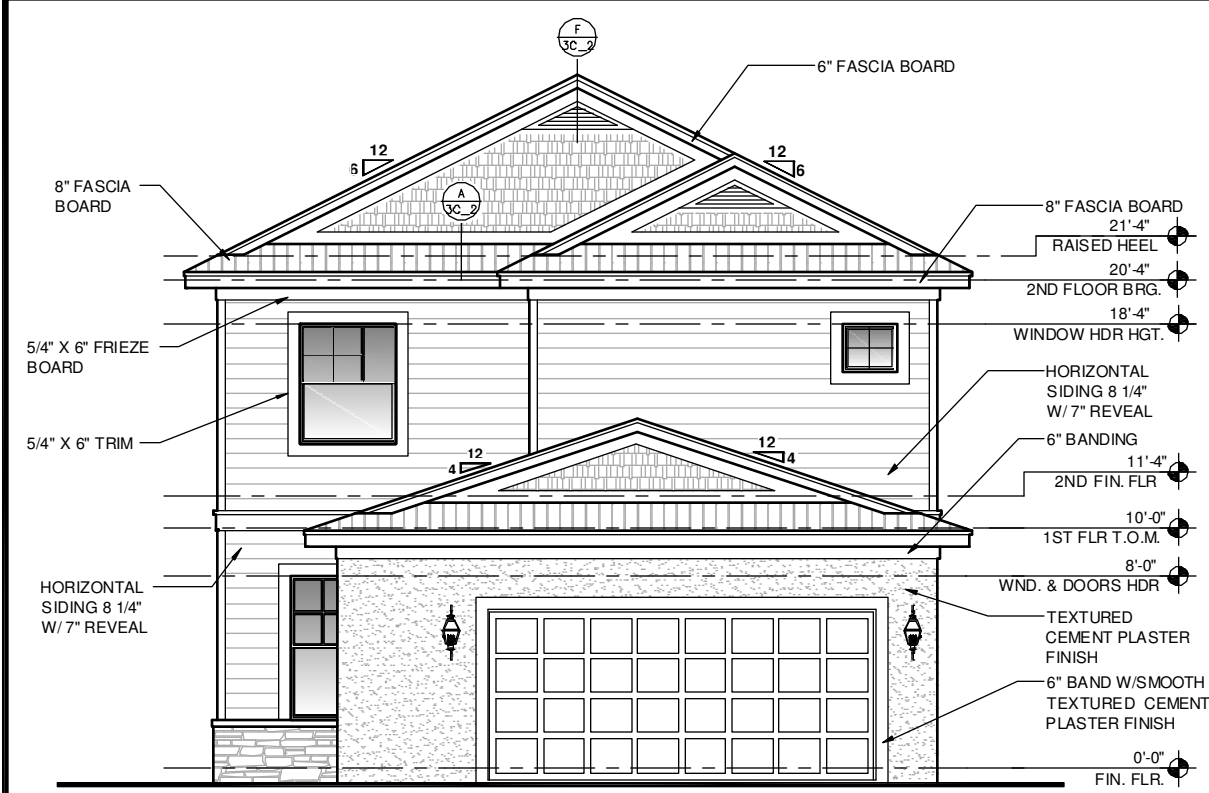


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
ELEVATIONS

project no.2016703
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date: 03-15-17
scale: AS SHOWN

3C



REAR ELEVATION "C"
1/8" = 1'-0"

EXTERIOR PLASTER.
R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

R703.7.1 LATHE.
ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

R703.7.2 PLASTER.
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.7.3 WATER-RESISTIVE BARRIES.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

ROOF CRITERIA
12" OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

ROOF PITCH VARIES PER SUBDIVISIONS IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

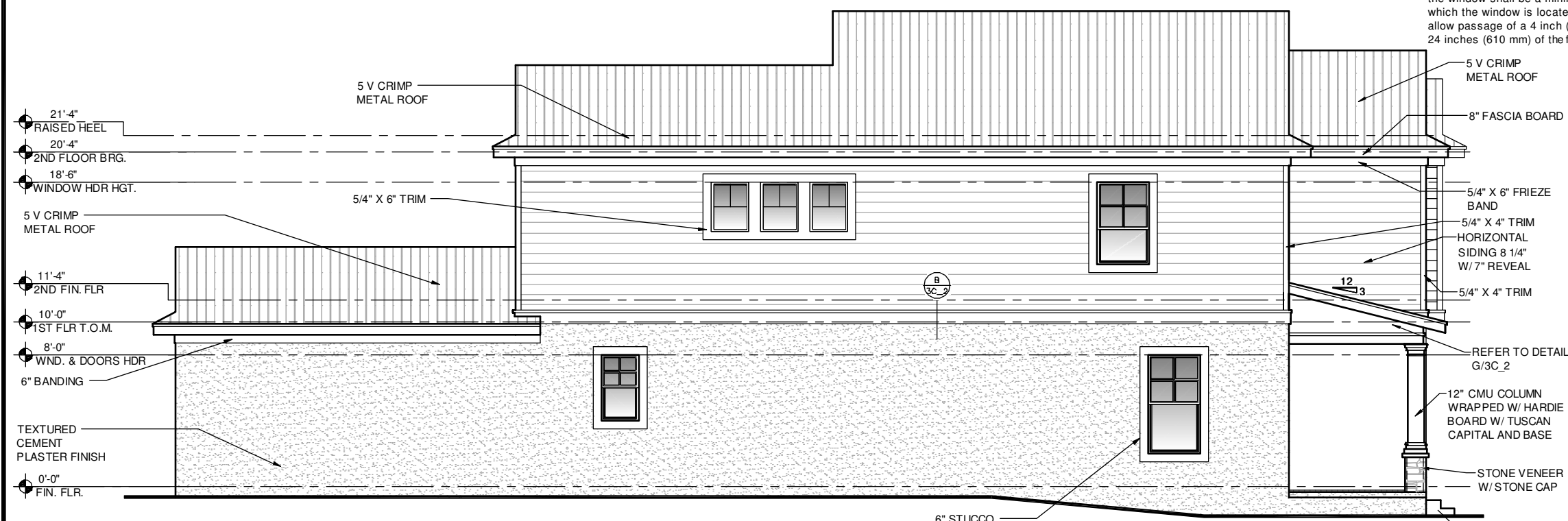
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ATTENTION CONTRACTORS ALL PENETRATIONS THROUGH ROOF ARE TO BE LOCATED ON REAR OR IF NECESSARY ON THE SIDE OF THE ROOF BEHIND THE FRONT FACADE ZONE.

ASPHALT SHINGLES (IF APPLICABLE) :
1. WIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.6 AND R905.2.6.1.
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FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE I OR TYPE II, ASTM D 4869, TYPE I OR TYPE II OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE II, ASTM D 4869, TYPE IV OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

CLAY AND CONCRETE TILE (IF APPLICABLE) :
THE INSTALLATION OF CLAY AND CONCRETE TILE PER F.B.C.R. - 6TH EDITION (2017) R905.3 SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.
REQUIRED UNDERLAYMENT PER F.B.C.R. - 6TH EDITION (2017) R905.3.3 SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE II; OR ASTM D 1970 OR ASTM D 6380, CLASS M MINERAL SURFACED ROLL ROOFING AND SHALL BE INSTALLED IN ACCORDANCE WITH FRSA/TRI FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.

R312.2.1 Window sills.
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.



LEFT ELEVATION "C"
1/8" = 1'-0"

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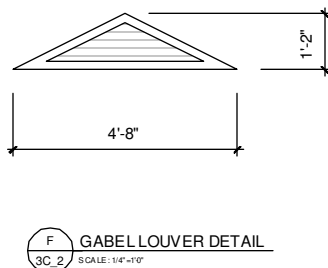
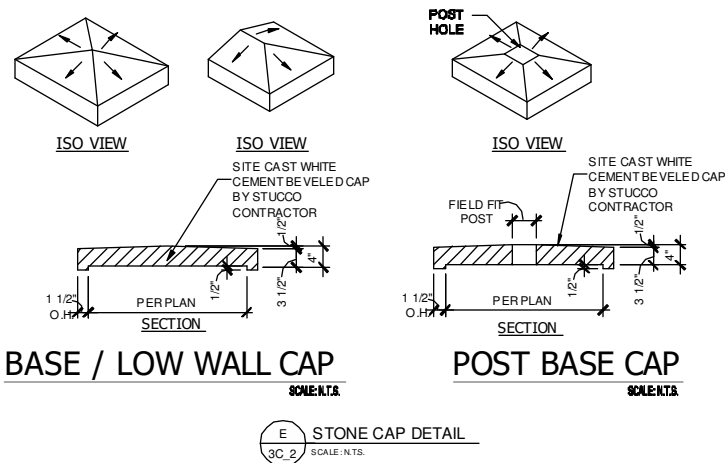
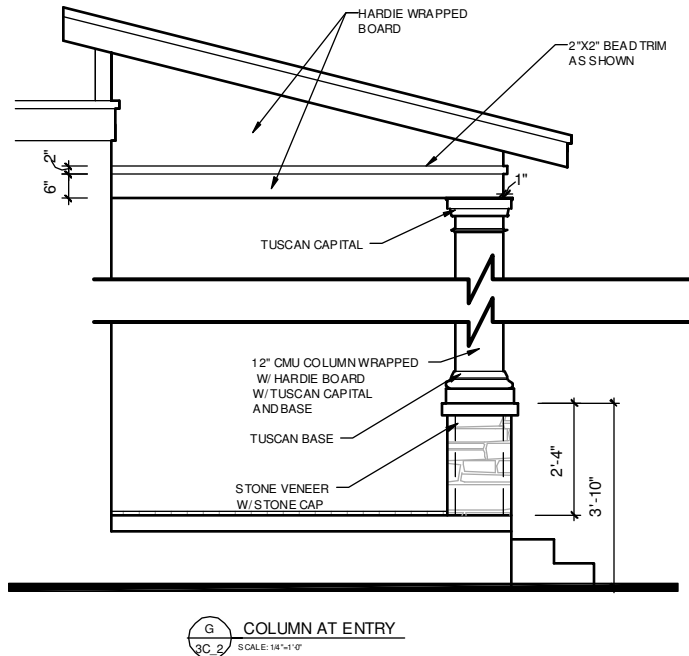
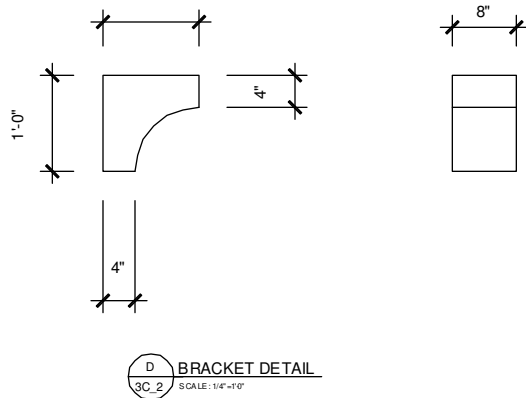
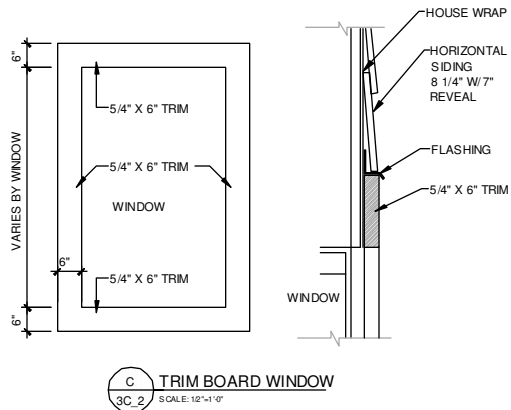
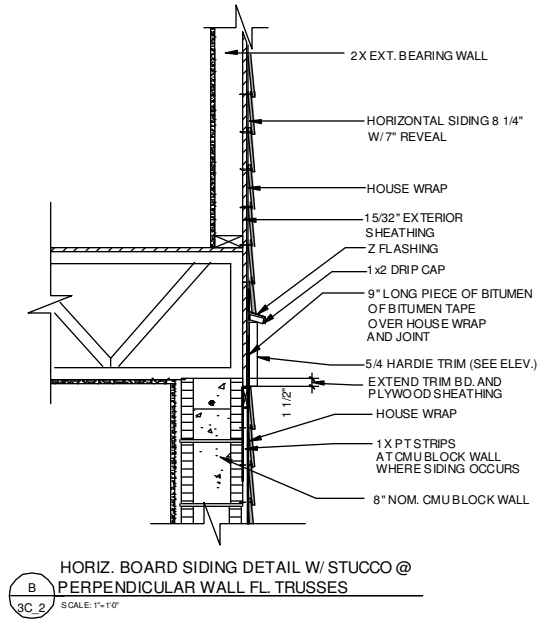
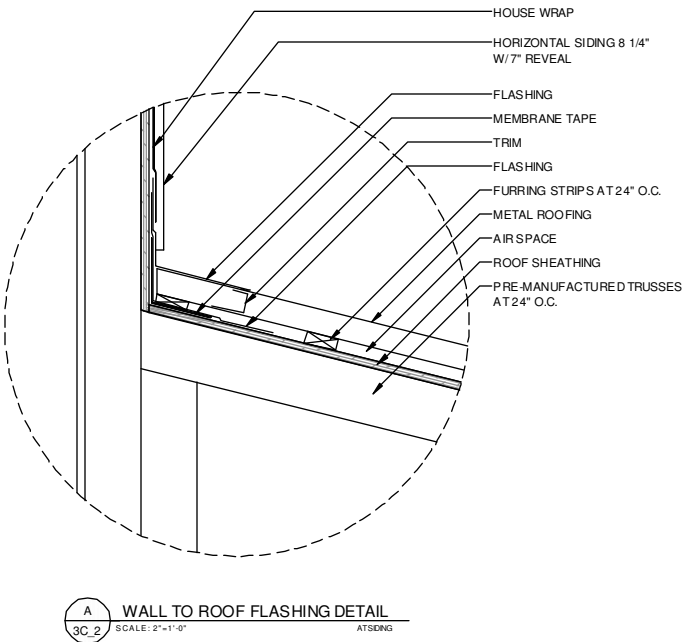
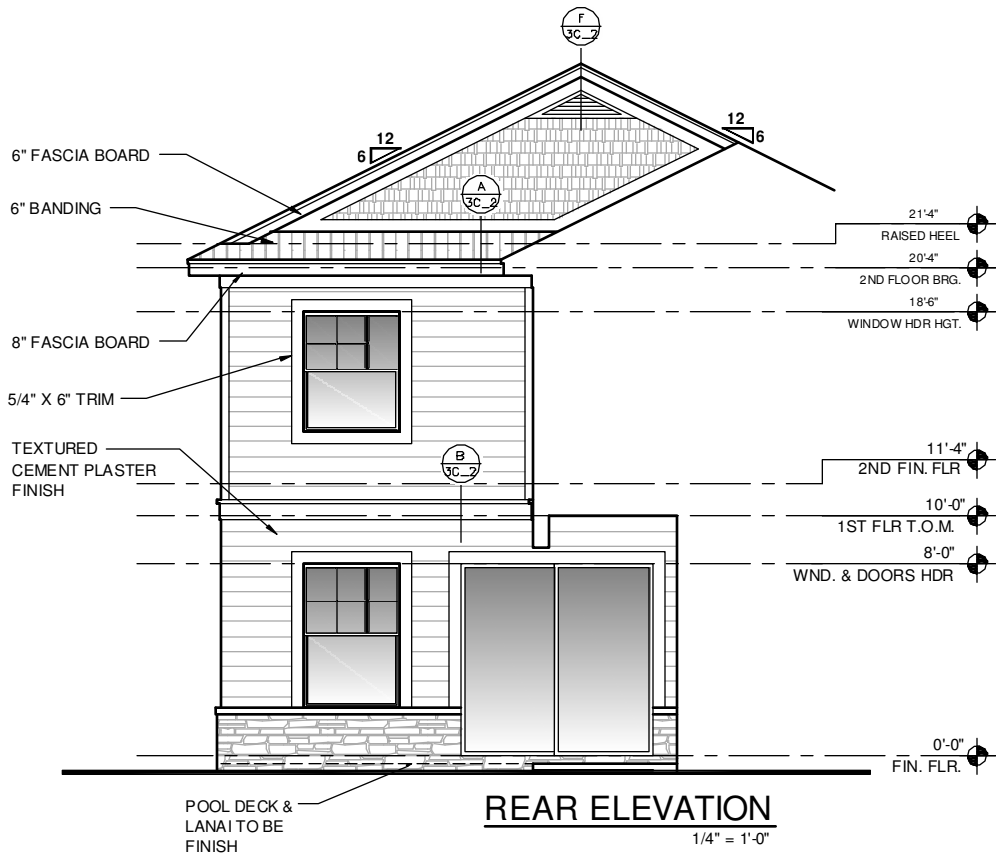
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Fax: 407.251.1112
www.fdsinc.com

PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ELEVATIONS

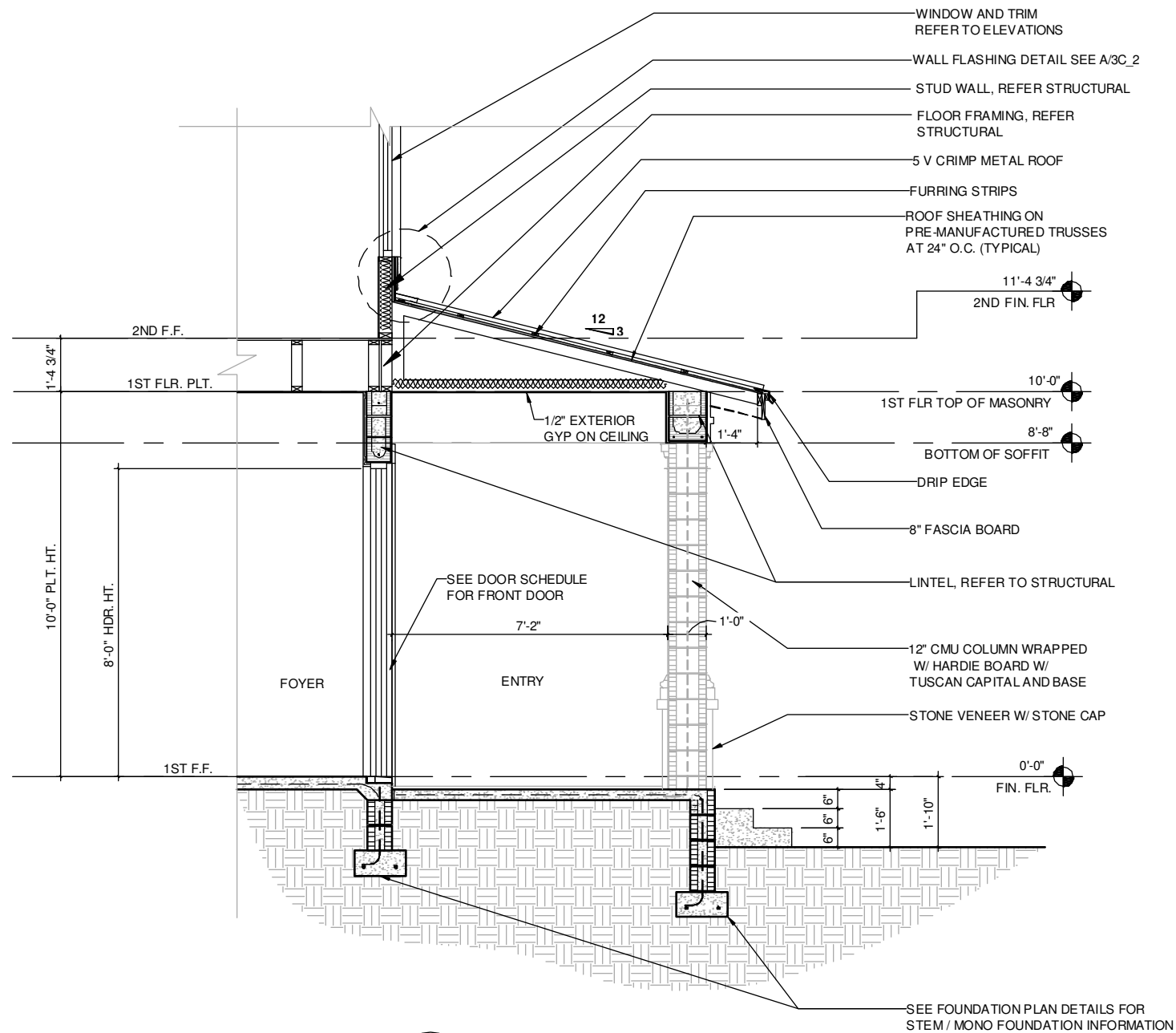
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1 ENTRY SECTION
3C_3 SCALE: 1/4"=1'-0"

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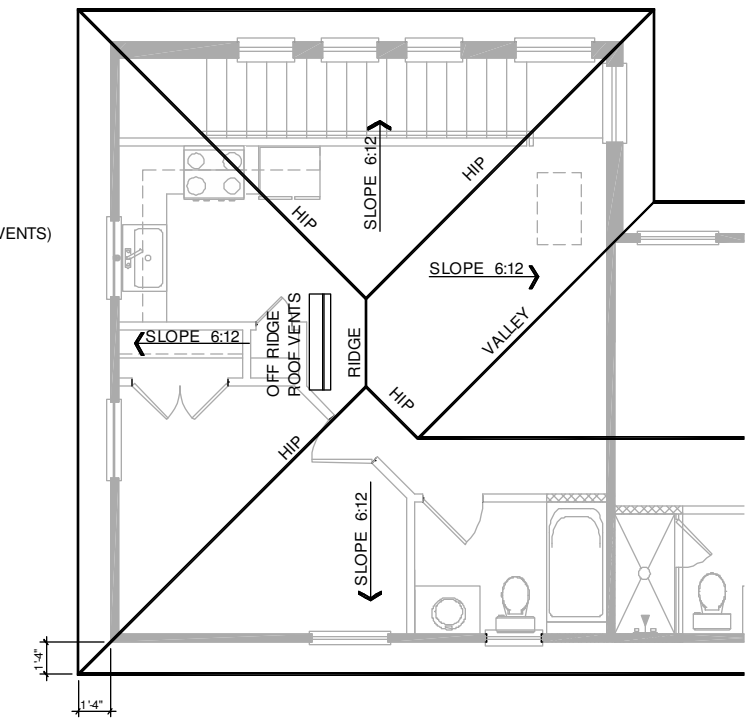
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**VENTILATION REQUIRED
MAIN HOUSE UPPER ROOF**

525 S.F. / 300 = 1.75
1.75 / 2 = .875
.875 * 144 = 126.0
126 SQ. IN. OF VENT REQUIRED

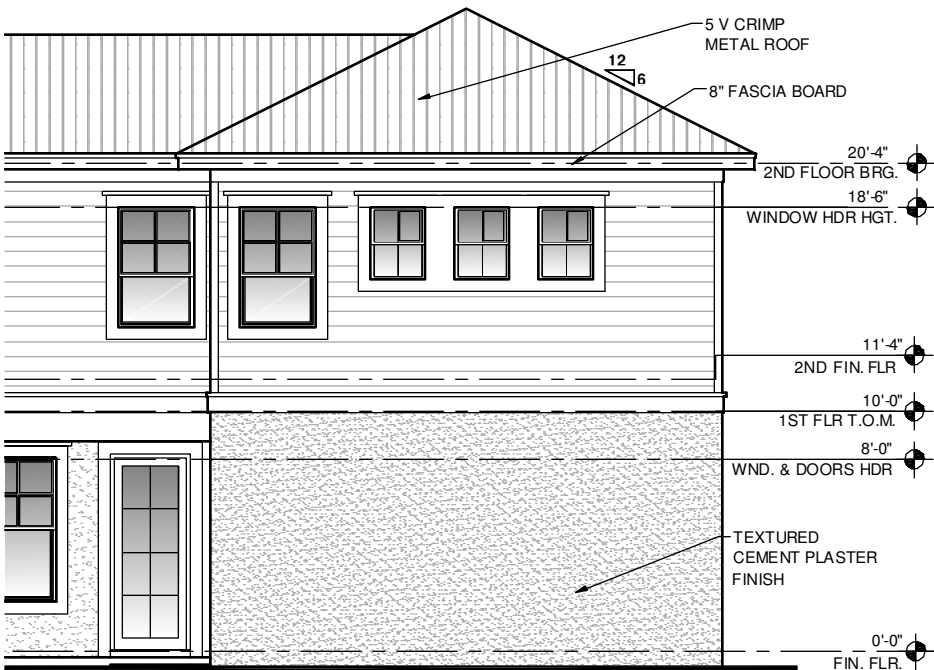
OFF-RIDGE VENTS

126 SQ. IN. REQUIRED
126 SQ. IN. PROVIDED (OFF-RIDGE VENTS)



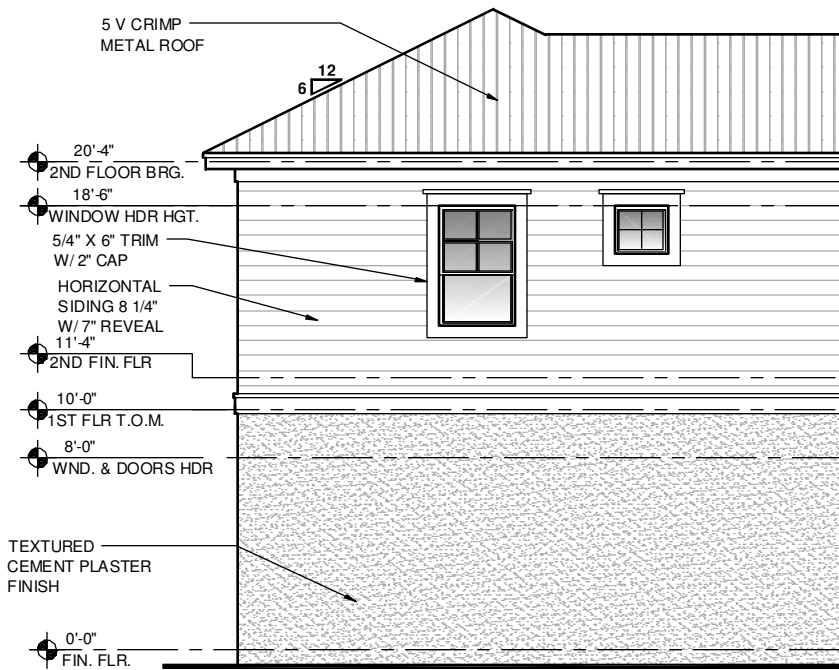
PARTIAL - ROOF PLAN INLAW SUITE OPTION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



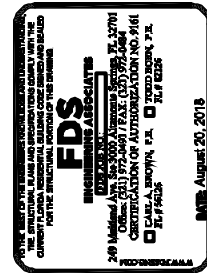
REAR ELEVATION

1/8" = 1'-0"

ELEVATION "A"

DISCLAIMER

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**PARK SQUARE HOMES
2466 - CAPTIVA
MASTER**

Title:
ELEVATIONS "A"

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

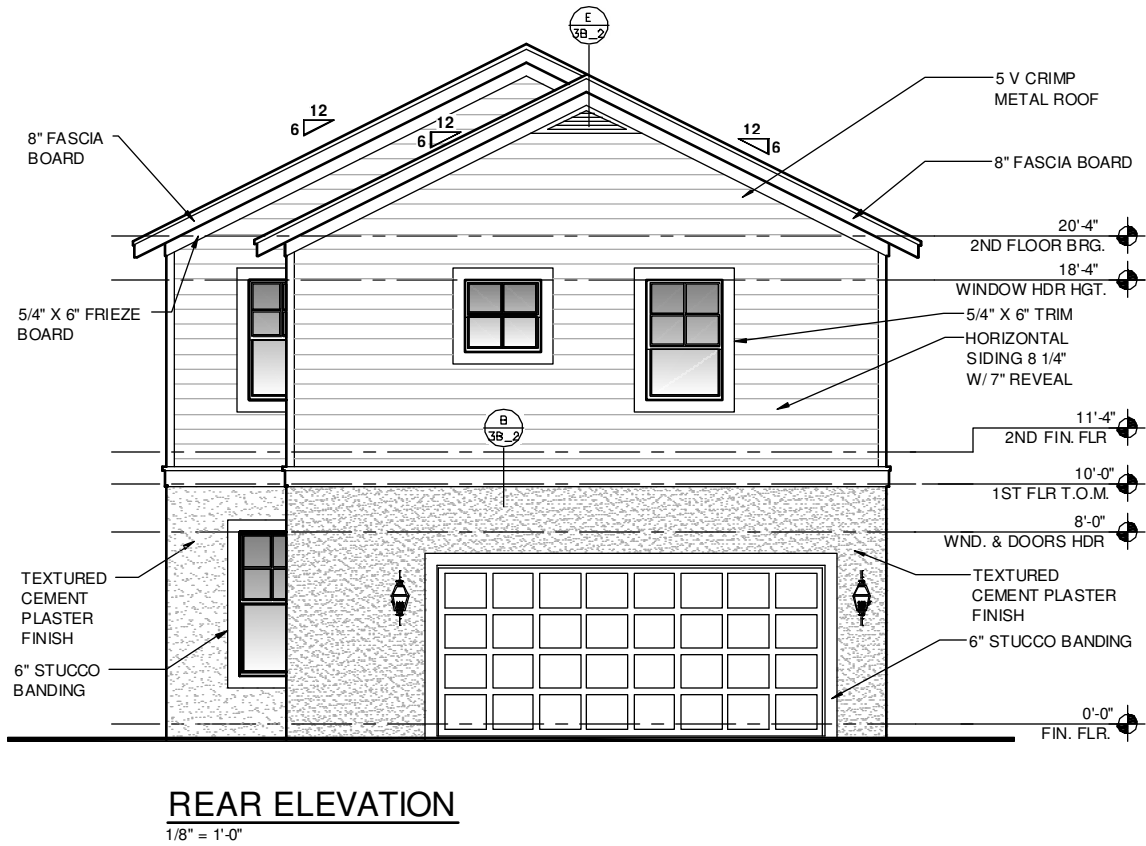
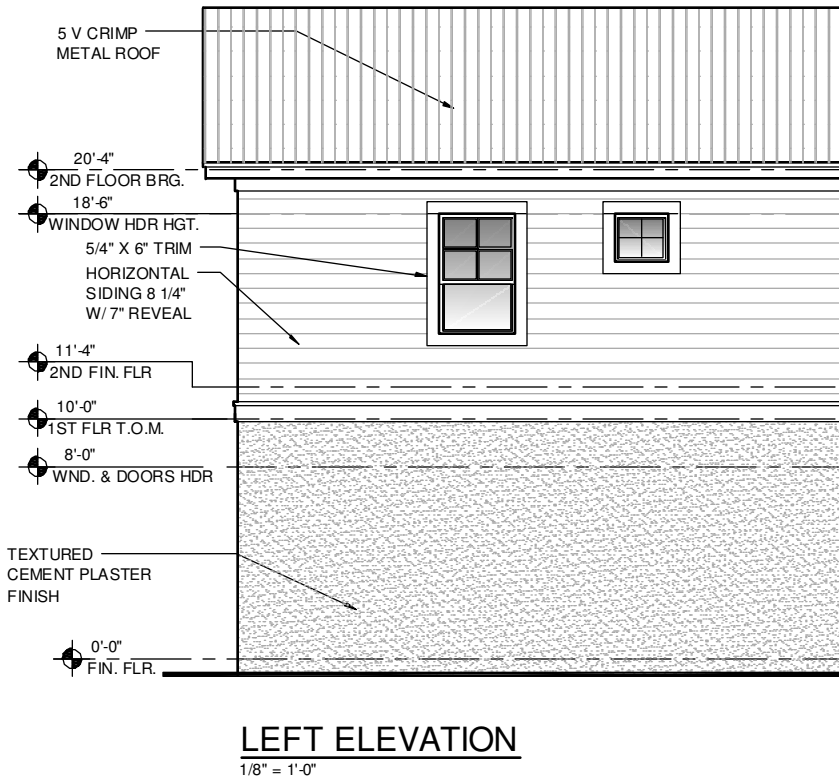
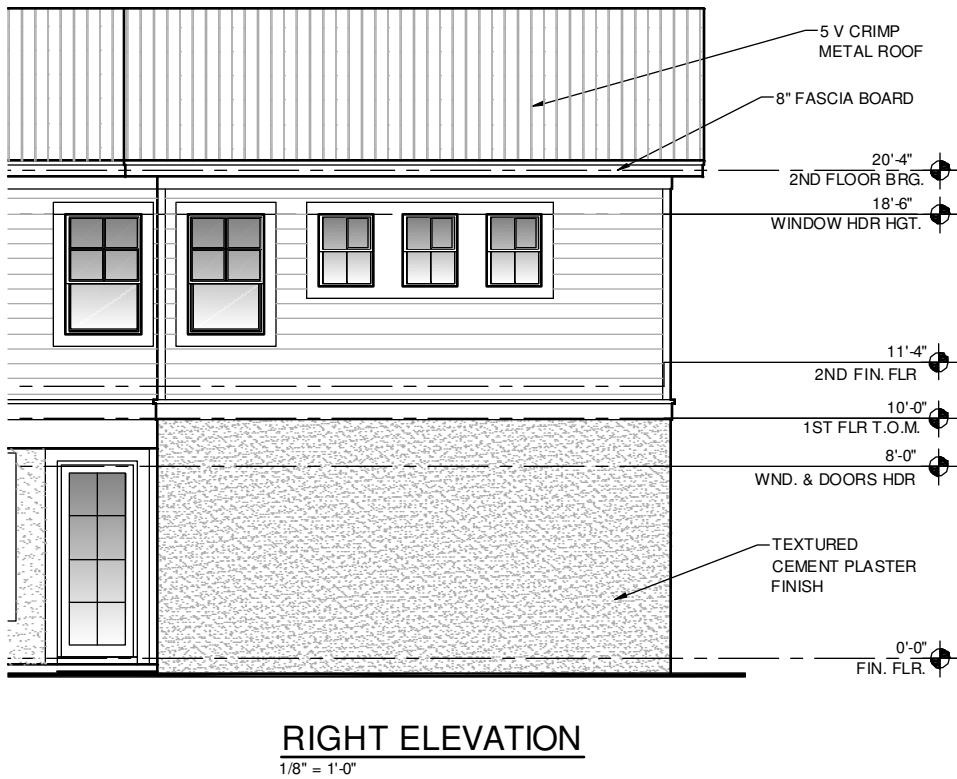
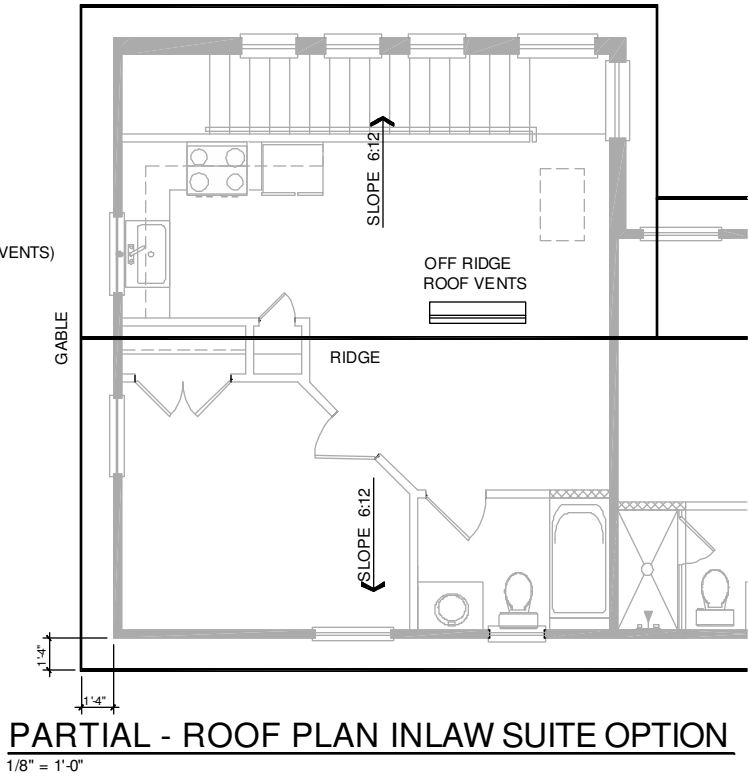
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**VENTILATION REQUIRED
MAIN HOUSE UPPER ROOF**

525 S.F. / 300 = 1.75
1.75 / 2 = .875
.875 * 144 = 126.0
126 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

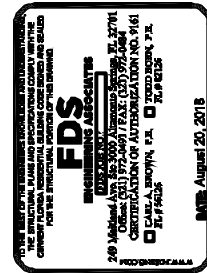
126 SQ. IN. REQUIRED
126 SQ. IN. PROVIDED (OFF-RIDGE VENTS)



ELEVATION "B"

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ELEVATIONS "B"

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

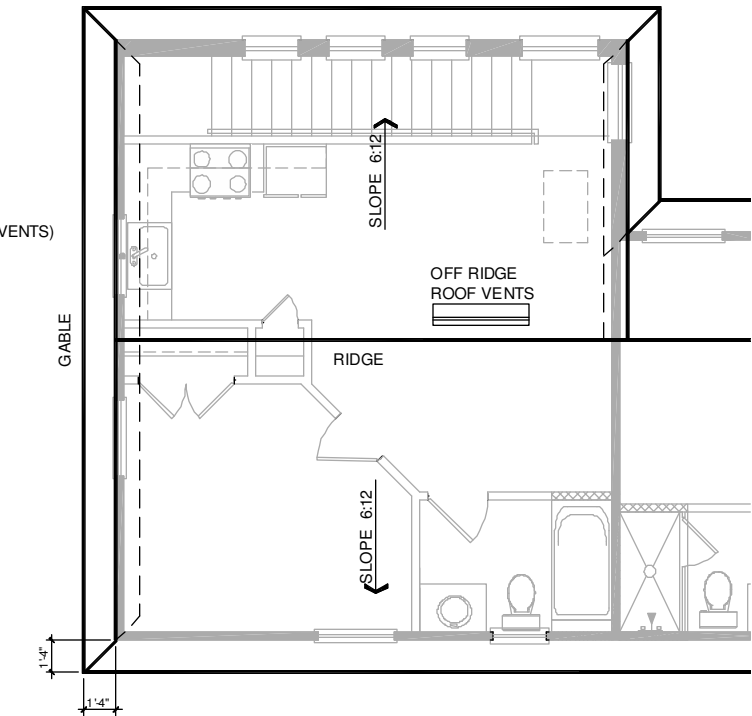
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**VENTILATION REQUIRED
MAIN HOUSE UPPER ROOF**

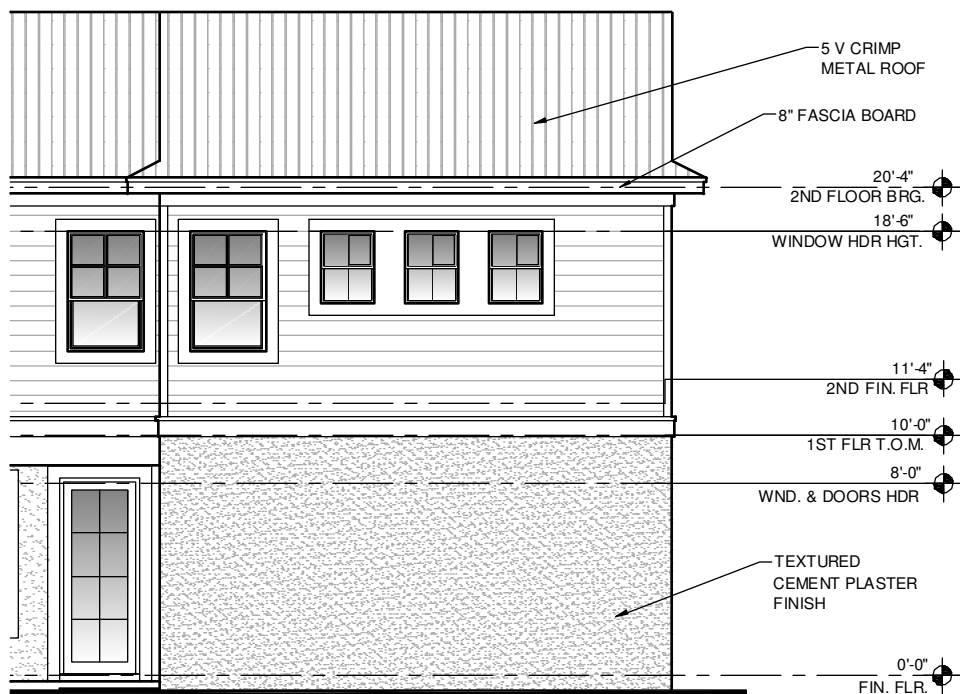
525 S.F. / 300 = 1.75
1.75 / 2 = .875
.875 * 144 = 126.0
126 SQ. IN. OF VENT REQUIRED

OFF-RIDGE VENTS

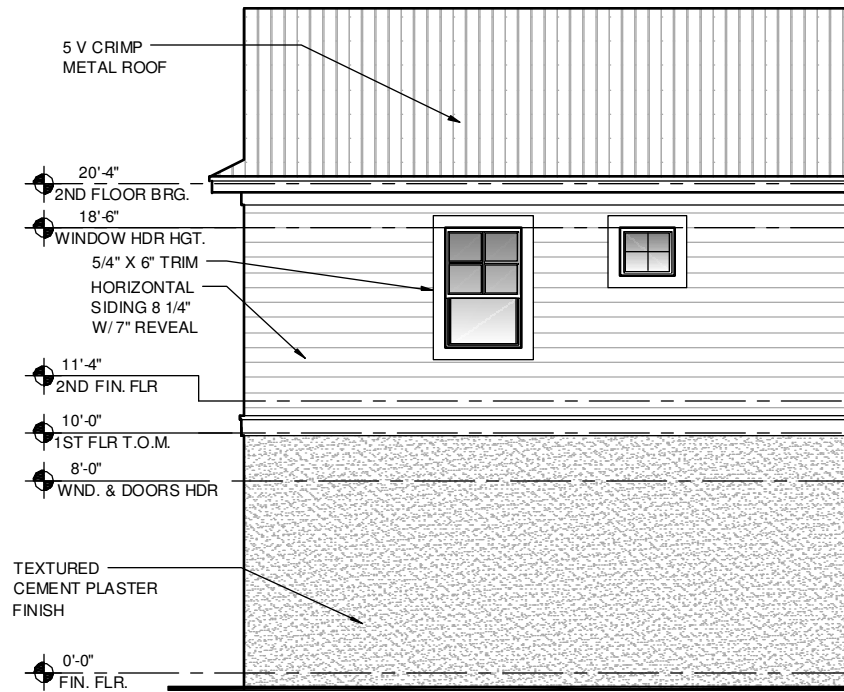
126 SQ. IN. REQUIRED
126 SQ. IN. PROVIDED (OFF-RIDGE VENTS)



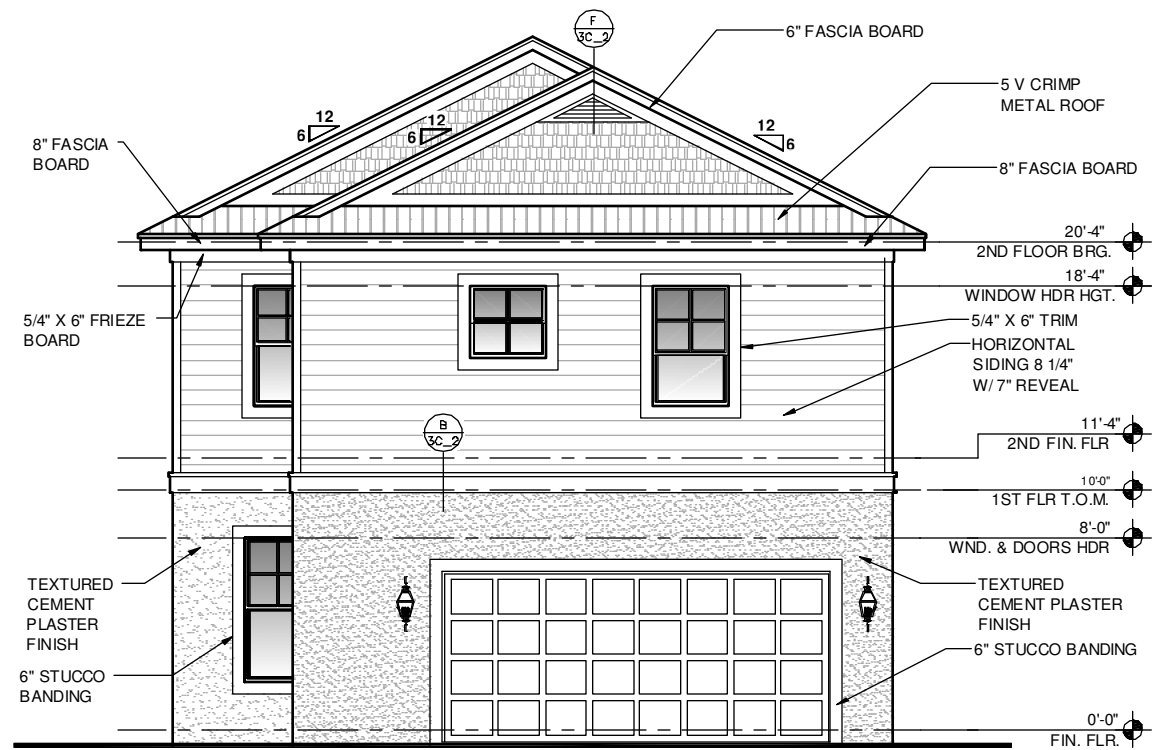
PARTIAL - ROOF PLAN INLAW SUITE OPTION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

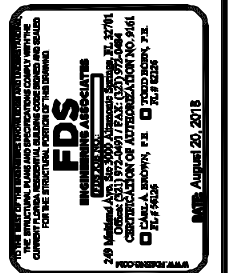


REAR ELEVATION
1/8" = 1'-0"

ELEVATION "C"

DISCLAIMER

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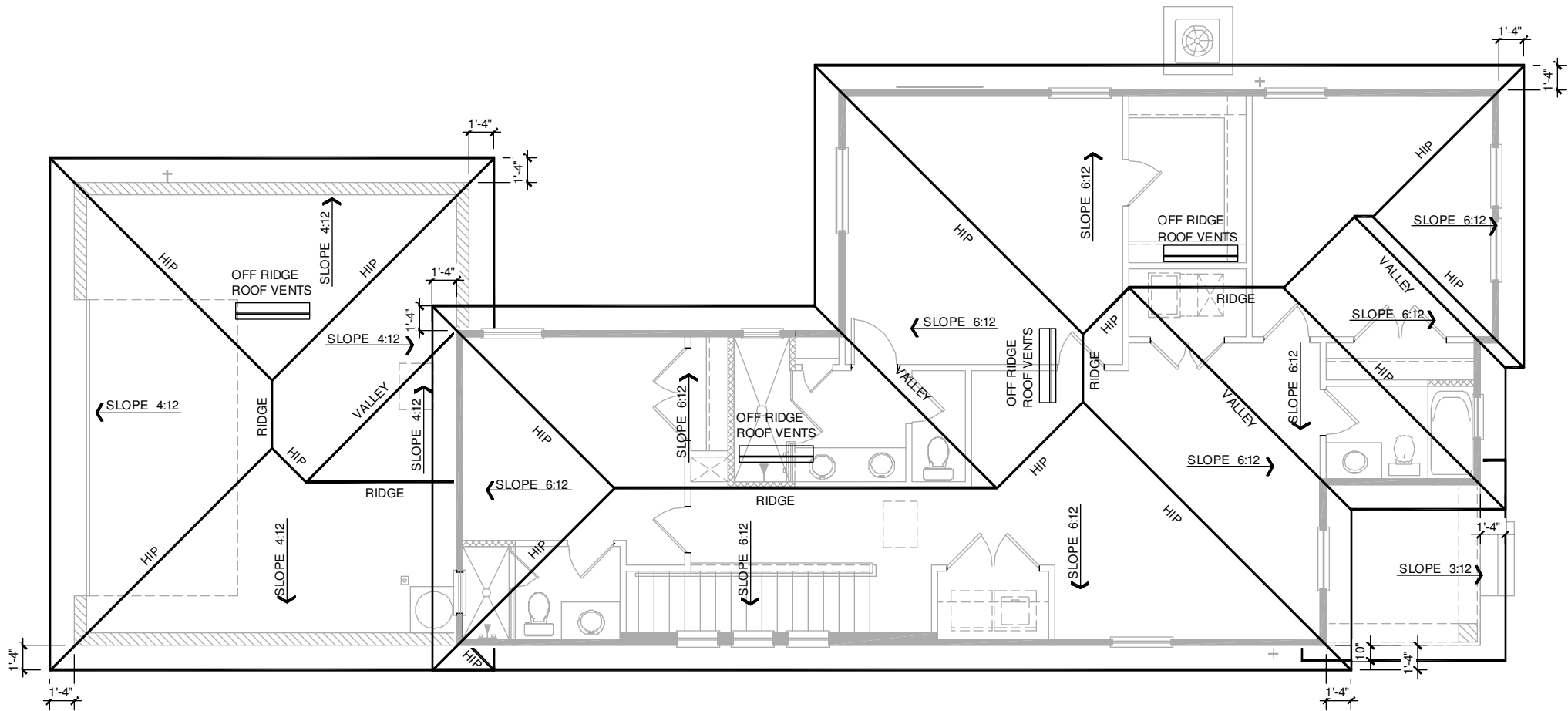


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ELEVATIONS "C"

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

3.1



ROOF PLAN ELEVATION "A"

1/8" = 1'-0"

- GENERAL NOTES:**
1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
 2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
 3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
 4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
 5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
 6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
 - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
 - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
 7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
 8. PROVIDE BRACING AND BLOCKING PER BCSP-03 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED MAIN HOUSE UPPER ROOF
1319 S.F. / 300 = 4.40 4.40 / 2 = 2.20 2.20 * 144 = 316.80 318 SQ. IN. 317 SQ. IN. OF VENT REQUIRED
OFF-RIDGE VENTS
317 SQ. IN. REQUIRED 317 SQ. IN. PROVIDED (OFF-RIDGE VENTS)
VENTILATION REQUIRED LOWER ROOF
594 S.F. / 300 = 1.98 1.98 / 2 = .99 .99 * 144 = 142.56 SQ. IN. 143 SQ. IN. OF VENT REQUIRED
OFF-RIDGE VENTS
143 SQ. IN. REQUIRED 143 SQ. IN. PROVIDED (OFF-RIDGE VENTS)

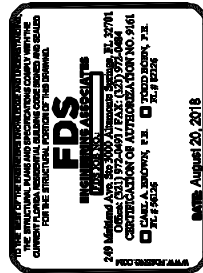
OFF-RIDGE VENT MAXIMUM OPENING SIZES:

SHINGLES:
-LOMANCO - (2) 9 1/2" DIAMETER CIRCLES
-MILLENNIUM METAL - 2 1/2" x 46" HOLE

TILE:
-O-HAGIN - 7" x 19" HOLE

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

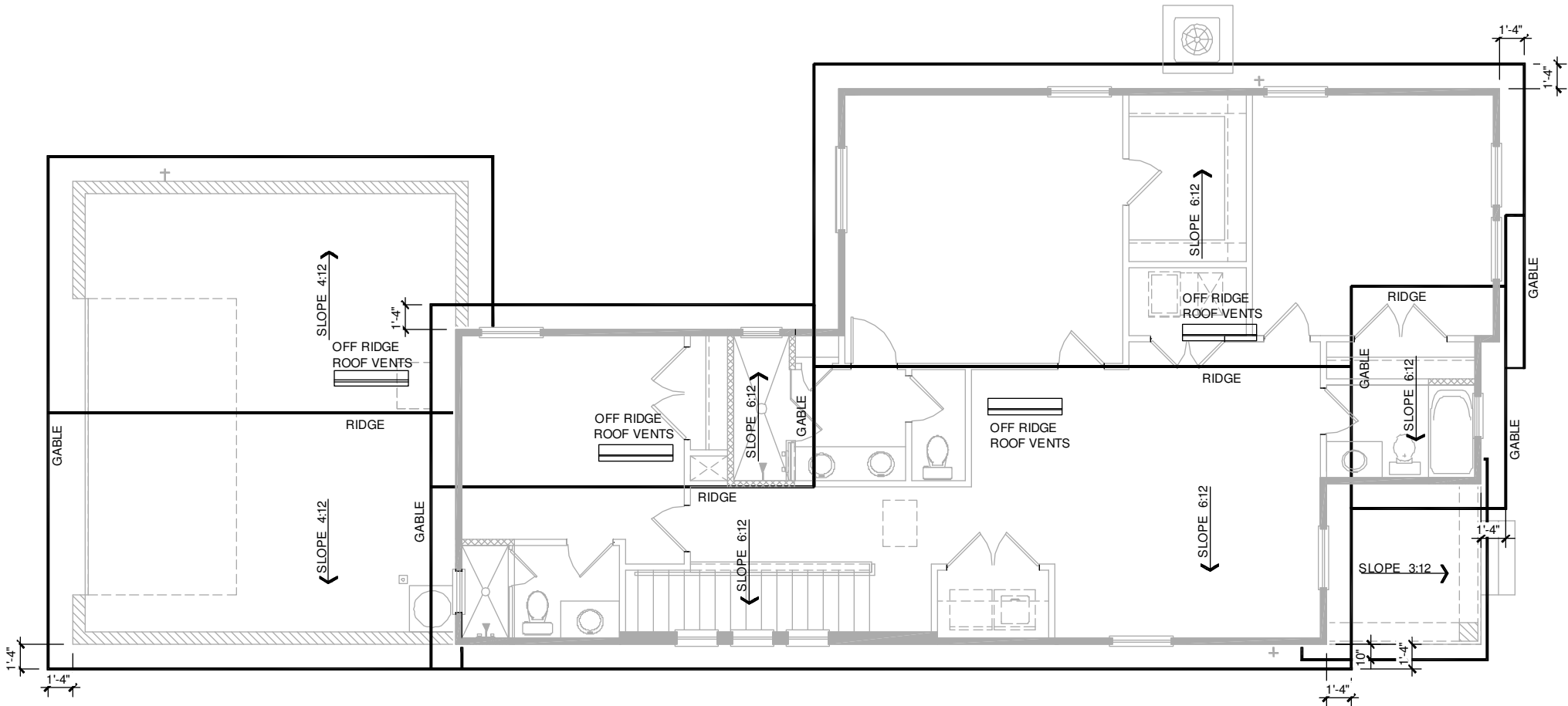
title:
ROOF PLAN

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

4A

ROOF PLAN ELEVATION "B"

1/8" = 1'-0"



- GENERAL NOTES:**
1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
 2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
 3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. MAX. OR AS OTHERWISE NOTED.
 4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS NOTED OTHERWISE.
 5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
 6. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
 - A) ALL CEILING HUNG SOFFITS AND SOFFITS WITH CABINETS AS SHOWN ON PLANS.
 - B) ATTIC LOCATED HVAC UNITS AS SHOWN ON PLANS.
 7. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.
 8. PROVIDE BRACING AND BLOCKING PER BCSP-03 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.

VENTILATION REQUIRED MAIN HOUSE UPPER ROOF	
1319 S.F. / 300 = 4.40	
4.40 / 2 = 2.20	
2.20 * 144 = 316.80	
318 SQ. IN.	
317 SQ. IN. OF VENT REQUIRED	
OFF-RIDGE VENTS	
317 SQ. IN. REQUIRED	
317 SQ. IN. PROVIDED (OFF-RIDGE VENTS)	
VENTILATION REQUIRED LOWER ROOF	
594 S.F. / 300 = 1.98	
1.98 / 2 = .99	
.99 * 144 = 142.56 SQ. IN.	
143 SQ. IN. OF VENT REQUIRED	
OFF-RIDGE VENTS	
143 SQ. IN. REQUIRED	
143 SQ. IN. PROVIDED (OFF-RIDGE VENTS)	

OFF-RIDGE VENT MAXIMUM OPENING SIZES:

SHINGLES:

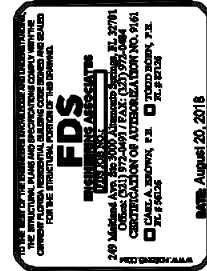
- LOMANCO - (2) 9 1/2" DIAMETER CIRCLES
- MILLENNIUM METAL - 2 1/2" x 46" HOLE

TILE:

- O-HAGIN - 7" x 19" HOLE

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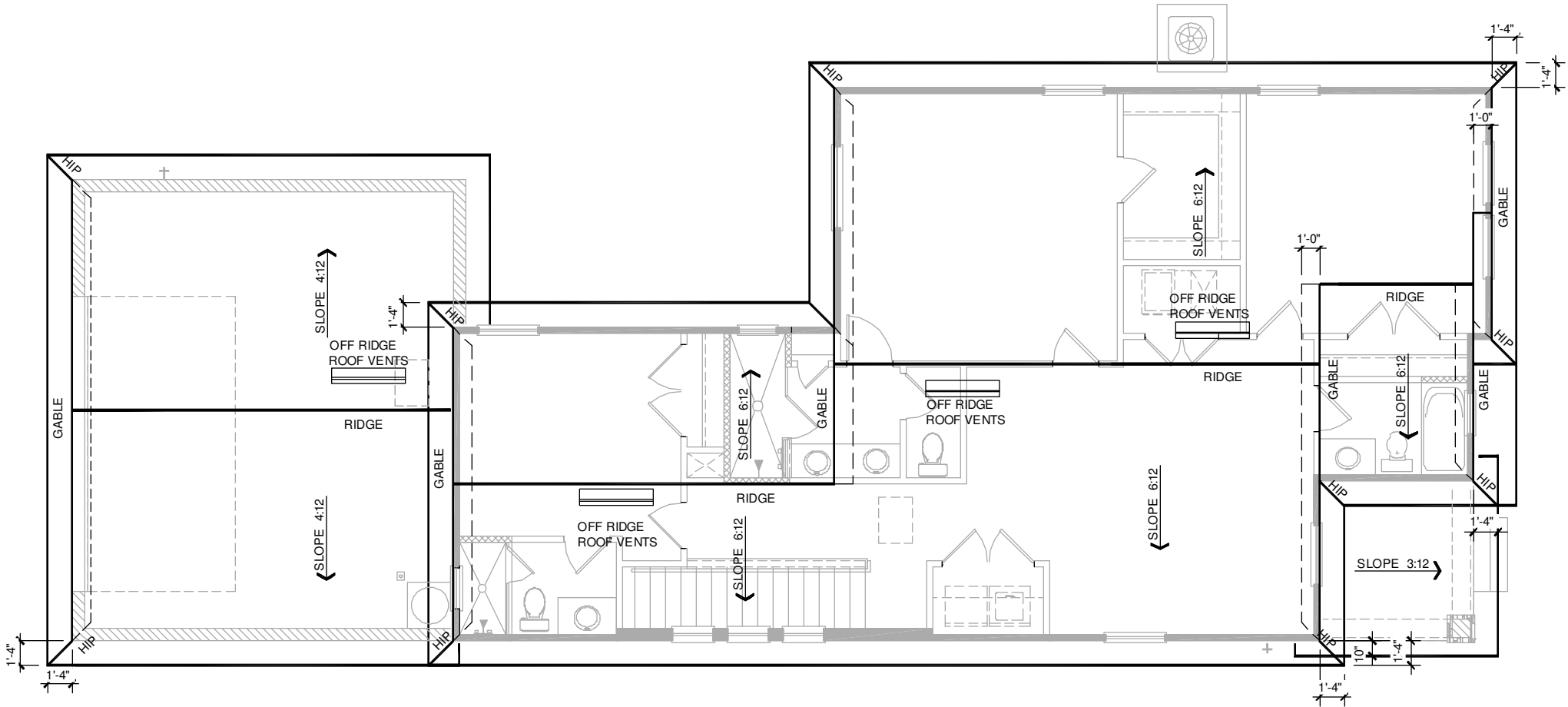


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ROOF PLAN

project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

4B



ROOF PLAN ELEVATION "C"

1/8" = 1'-0"

- GENERAL NOTES:**
1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
 2. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
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VENTILATION REQUIRED	
MAIN HOUSE UPPER ROOF	
1319 S.F. / 300 = 4.40	
4.40 / 2 = 2.20	
2.20 * 144 = 316.80	
318 SQ. IN.	
317 SQ. IN. OF VENT REQUIRED	
OFF-RIDGE VENTS	
317 SQ. IN. REQUIRED	
317 SQ. IN. PROVIDED (OFF-RIDGE VENTS)	
VENTILATION REQUIRED	
LOWER ROOF	
594 S.F. / 300 = 1.98	
1.98 / 2 = .99	
.99 * 144 = 142.56 SQ. IN.	
143 SQ. IN. OF VENT REQUIRED	
OFF-RIDGE VENTS	
143 SQ. IN. REQUIRED	
143 SQ. IN. PROVIDED (OFF-RIDGE VENTS)	

OFF-RIDGE VENT MAXIMUM OPENING SIZES:

SHINGLES:

- LOMANCO - (2) 9 1/2" DIAMETER CIRCLES
- MILLENNIUM METAL - 2 1/2" x 46" HOLE

TILE:

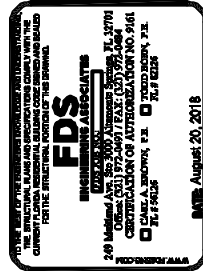
- O-HAGIN - 7" x 19" HOLE

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4017 W. 1st Street
Sanford, FL 32771
PH 407 829 8800
FAX 407 829 2040
www.badesignstudio.com

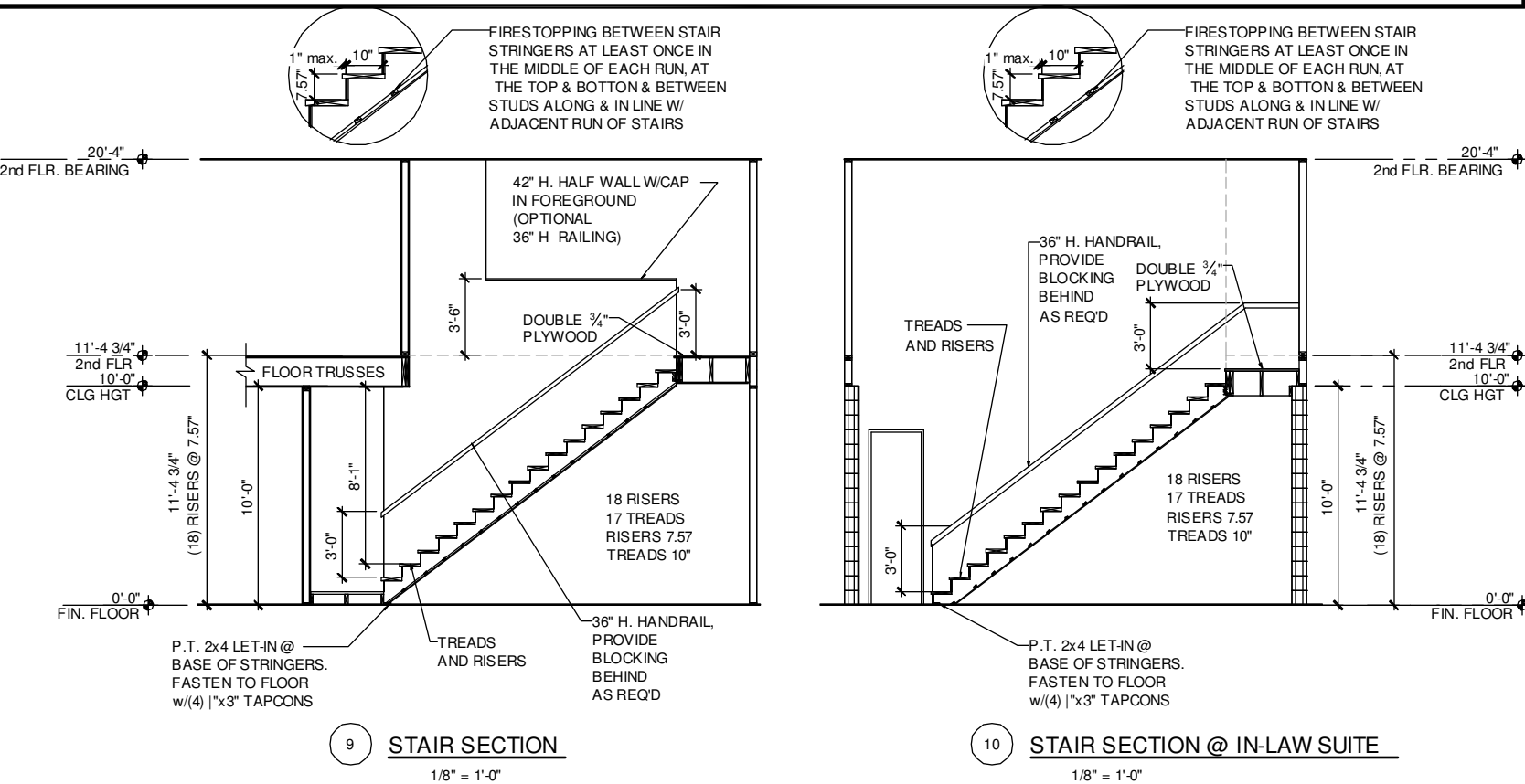
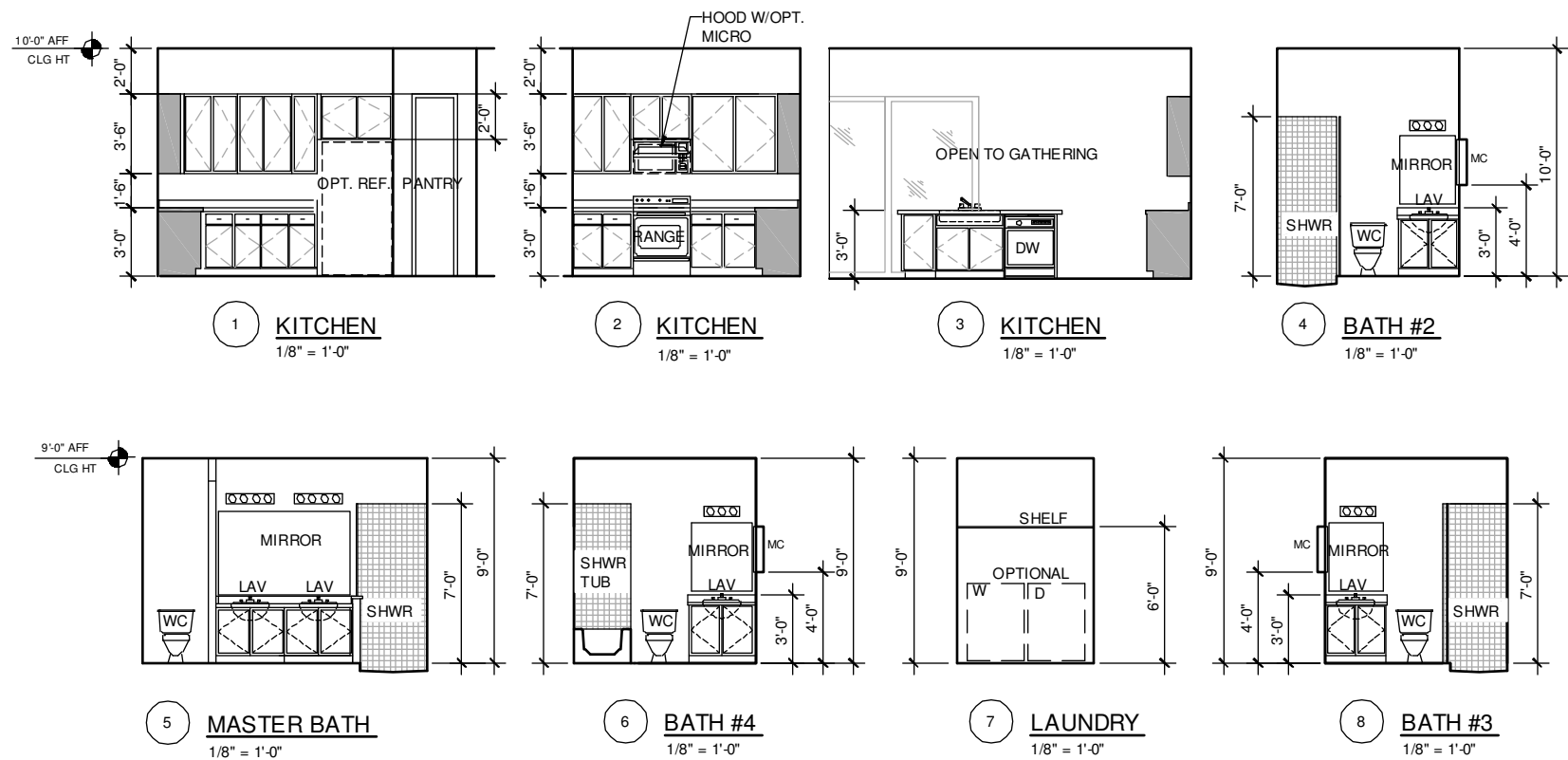


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ROOF PLAN

project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

4C



FBRC 2017:

R311.7.5.1 Riser height.

The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch (102 mm) diameter sphere.

R311.7.5.2 Tread.

The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads.

Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

R311.7.5.3 Nosings .

The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

R311.7.8 Handrails.

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height.

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

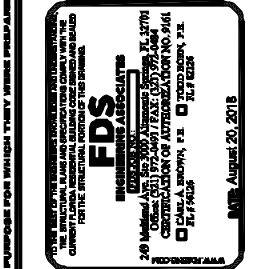
R311.7.8.2 Continuity.

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

R311.7.8.3 Grip-size.

All required handrails shall be one or the following types or provide equivalent graspability.

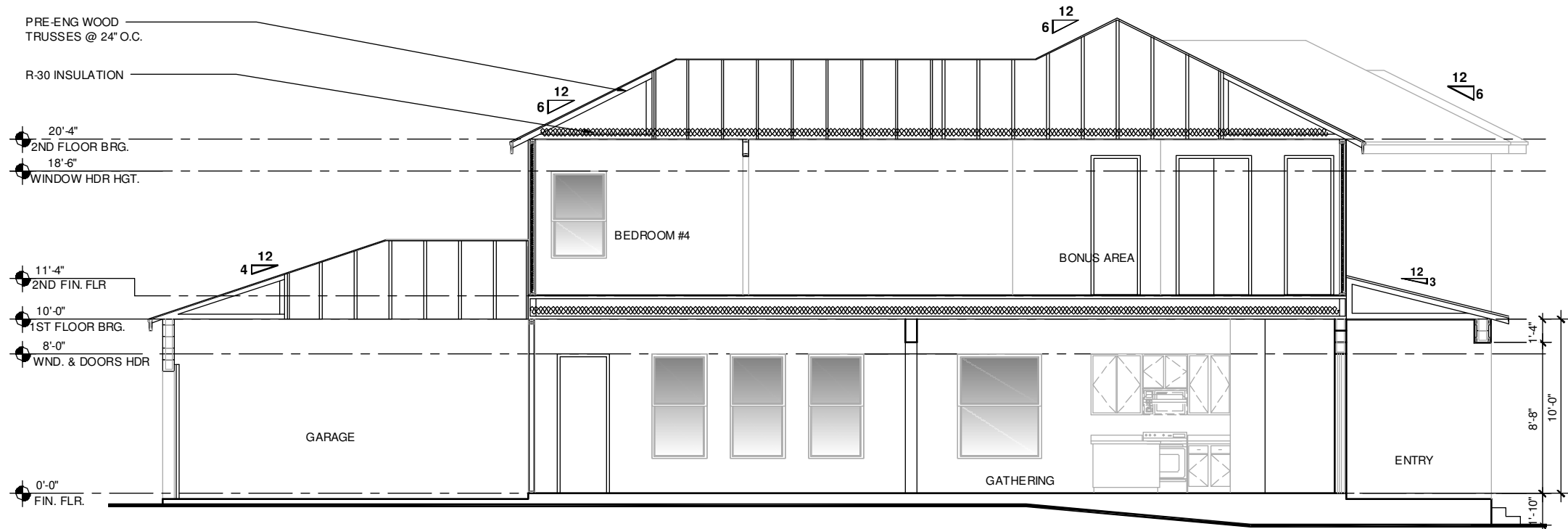
1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
**BUILDING
SECTION**

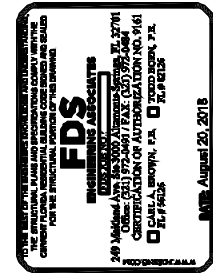
project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN



BUILDING SECTION A "A-A"
1/8" = 1'-0"

DISCLAIMER

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

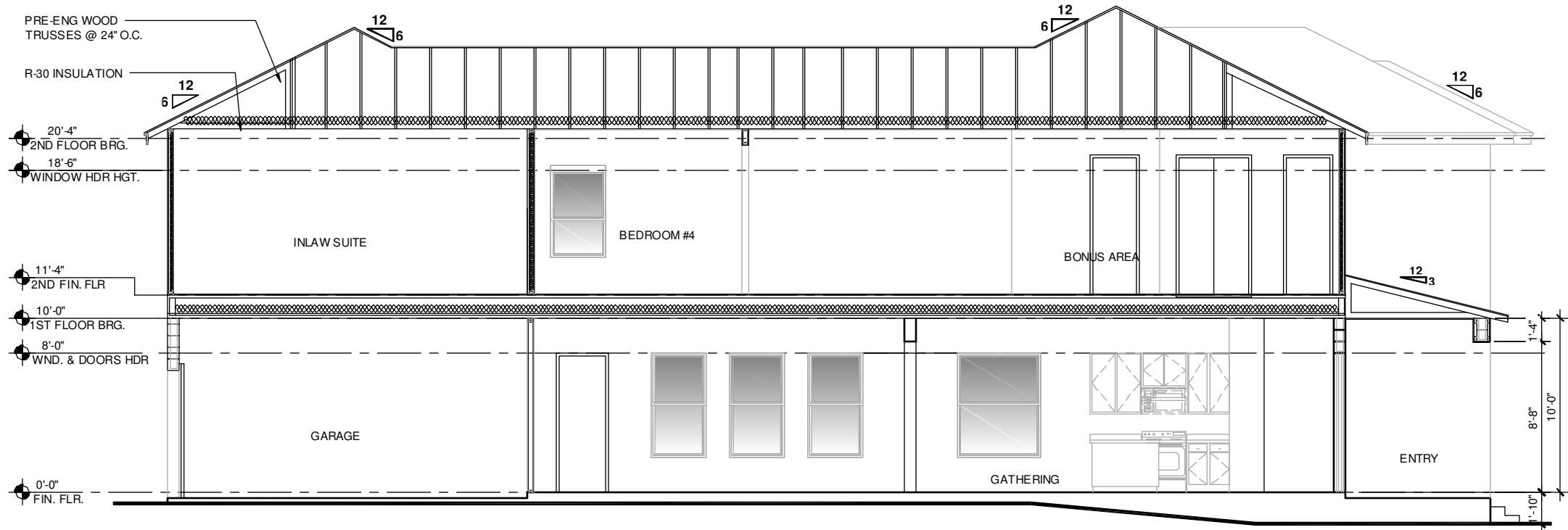
title:
BUILDING SECTION

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

5.1

B&A Design Studio, Inc.

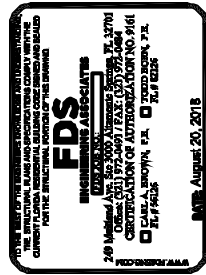
4017 W. 1st Street
Sanford, FL 32771
Ph 407 829 8800
Fax 407 829 2040
www.badesignstudio.com



BUILDING SECTION A "A-A" - INLAW SUITE
1/8" = 1'-0"

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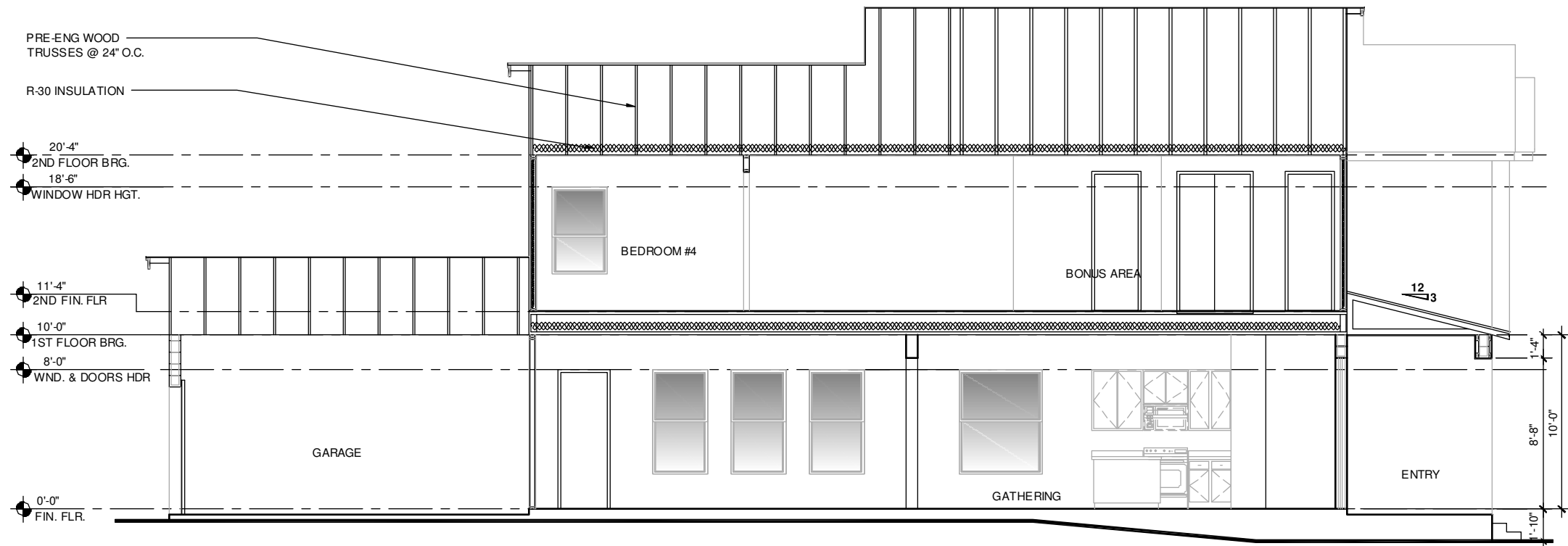


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
BUILDING SECTION
project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

5.1

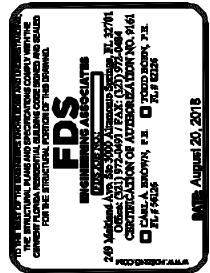
B&A Design Studio, Inc.
4017 W. 1st Street
Sanford, FL 32771
Ph 407 829 8800
Fax 407 829 2040
www.badesignstudio.com



BUILDING SECTION B "A-A"
1/8" = 1'-0"

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
BUILDING SECTION

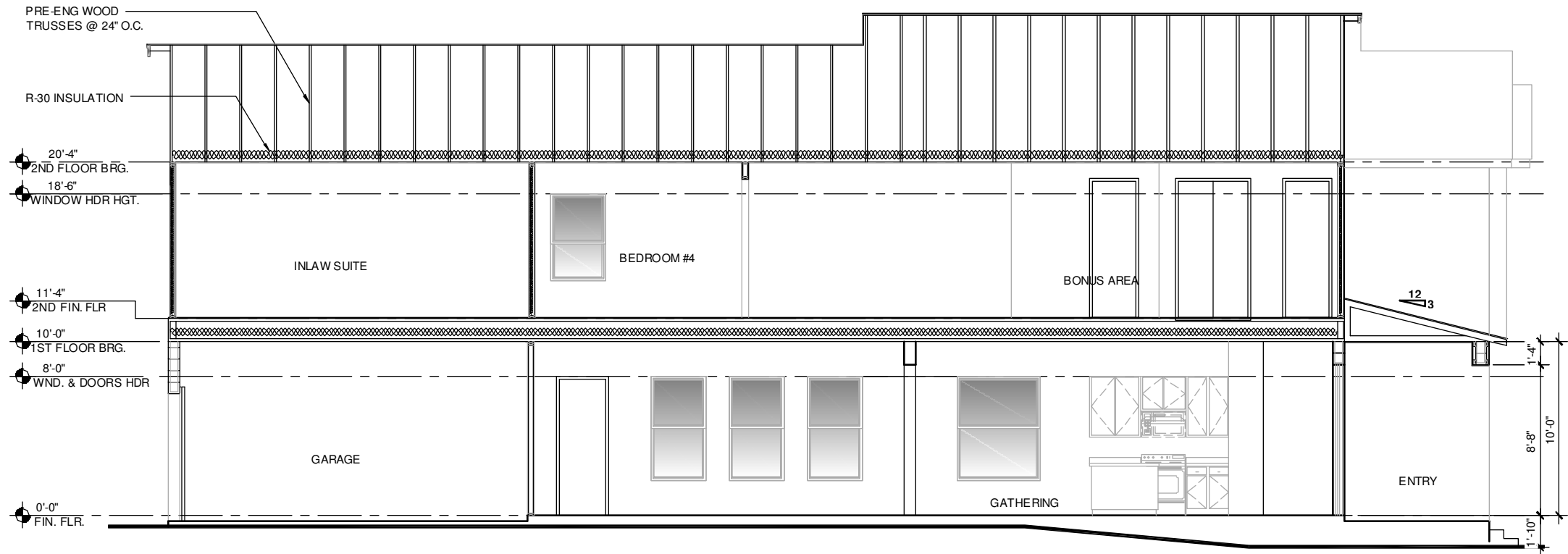
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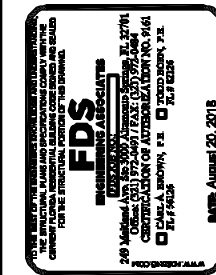
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BUILDING SECTION B "A-A" - INLAW SUITE
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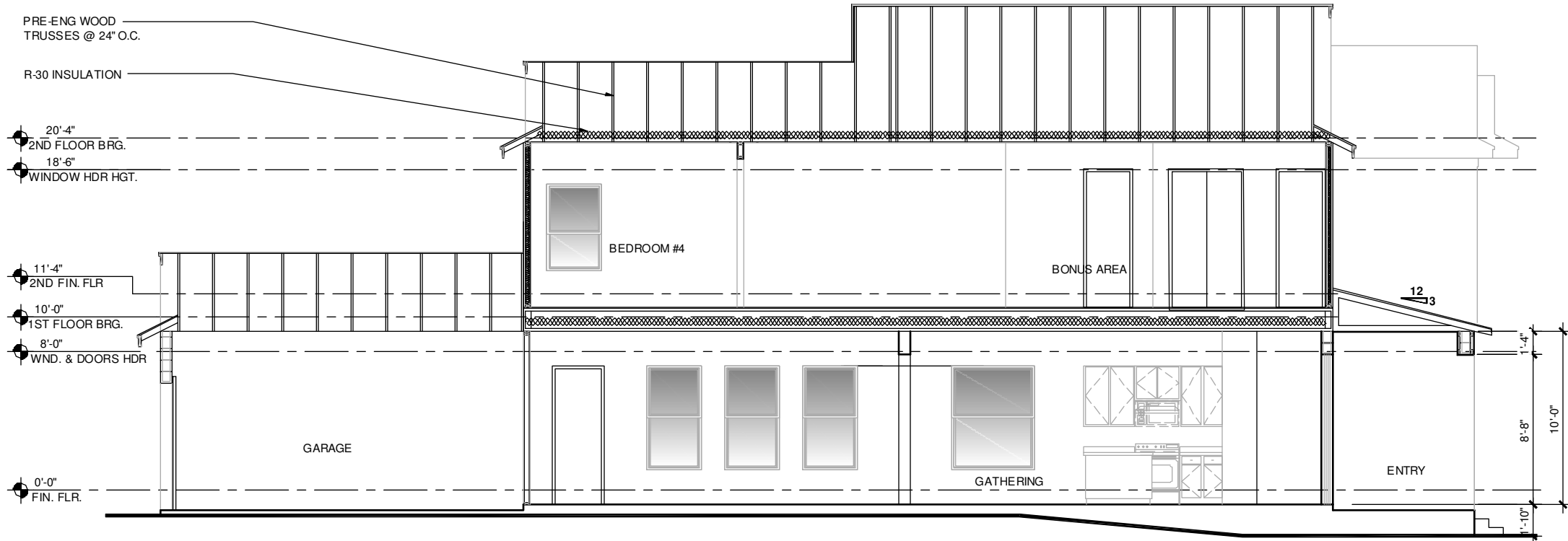


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
**BUILDING
SECTION**

project no. 2016703
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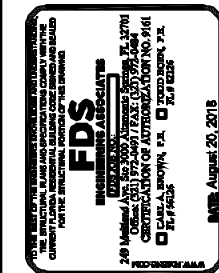


BUILDING SECTION C "A-A"
1/8" = 1'-0"

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:

**BUILDING
SECTION**

project no. 2016703

checked:

drawn: AB

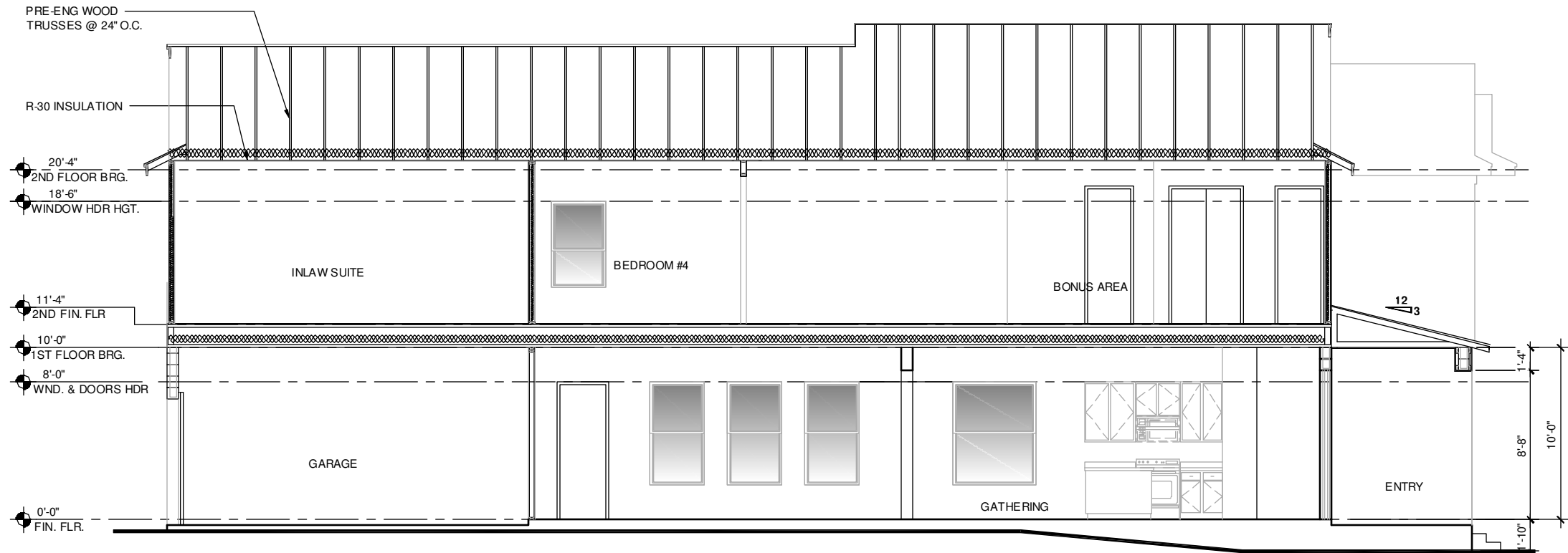
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BUILDING SECTION C "A-A" - INLAW SUITE
1/8" = 1'-0"

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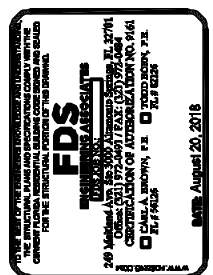
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PROFESSIONAL SEAL
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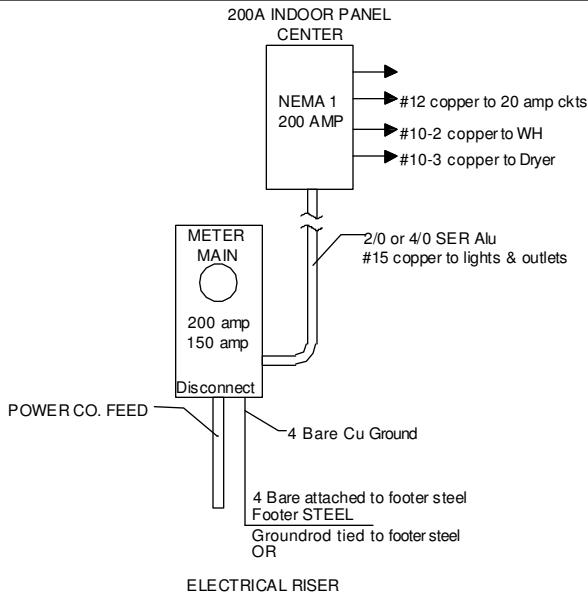
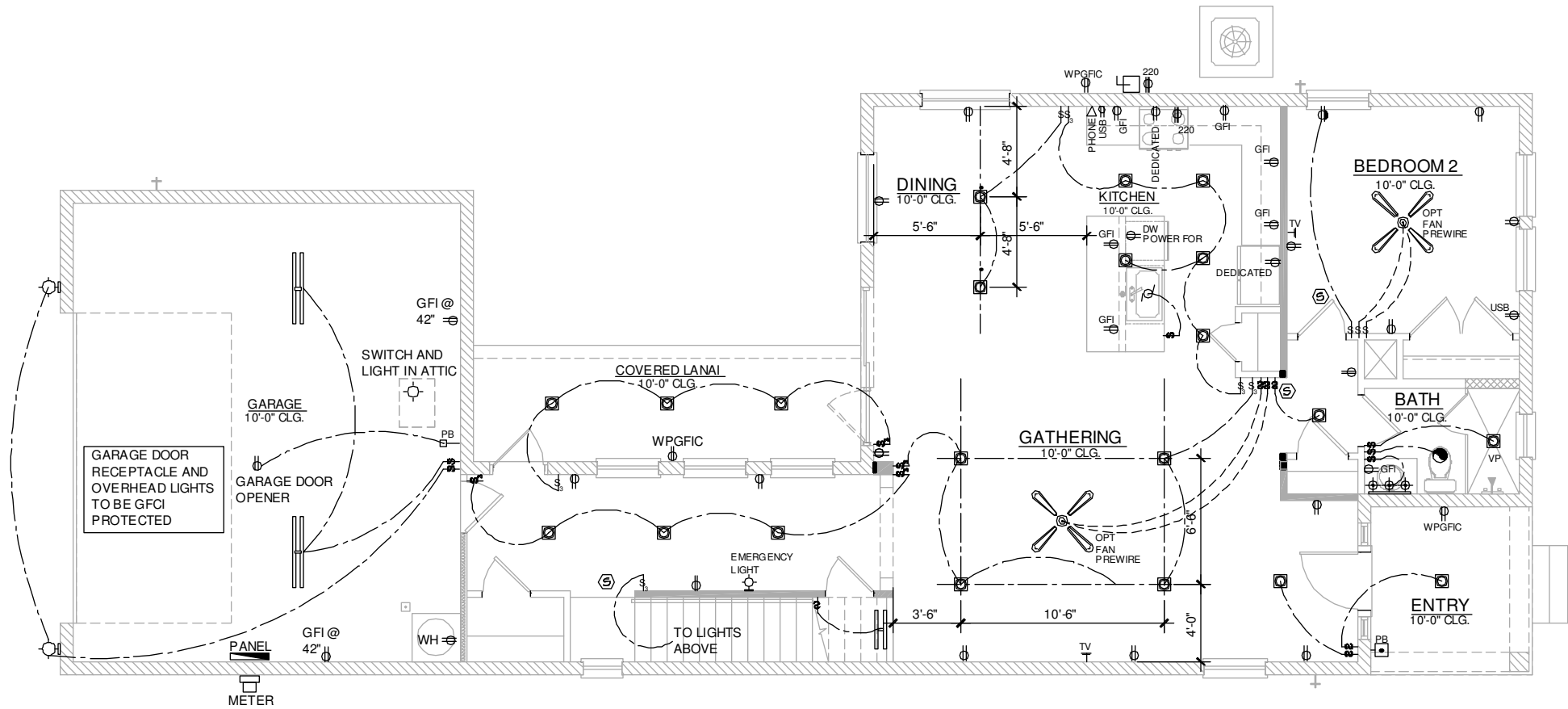
2466 - CAPTIVA
MASTER
DATE: August 20, 2018

PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

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BUILDING SECTION

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5.1



1st FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

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GENERAL NOTES

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- ARCH FAULT BREAKERS: ALL BRANCH CIRCUITS SERVING BEDROOMS, FAMILY ROOMS, HALLWAYS, KITCHEN, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC. ROOMS, CLOSETS AND LAUNDRY AREAS SHALL BE PROTECTED BY ARCH FAULT BREAKERS, PER 2017 FBRC. (REFER TO CHAPTERS 34 - 43)
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- TAMPER-RESISTANT "TR" RECEPTACLES: ALL 125-VOLT, 15 & 20 AMPERE ELECTRICAL OUTLETS (RECEPTACLES) IN LIVING ROOM AREAS, BATHROOMS, KITCHEN, GARAGE, LAUNDRY ROOM, AND EXTERIOR LOCATIONS MUST BE "TAMPER-RESISTANT" PER 2017 FBRC. (REFER TO CHAPTERS 34 - 43)
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- UNLESS OTHERWISE INDICATED OR GOVERNED BY CODE, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR.

ELECTRICAL DEVICES

	ABOVE FIN. FLR.
SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

C.L. = CENTER LINE

NFPA 70

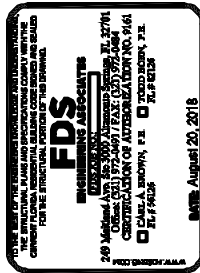
ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT FOR AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.

ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET		PENDANT FIXTURE
	WEATHERPROOF DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	GROUND FAULT INTERRUPTER DUPLEX OUTLET		WALL MOUNTED LIGHT FIXTURE
	HALF-SWITCHED DUPLEX OUTLET		FLUORESCENT LIGHT FIXTURE
	DUPLEX OUTLET IN FLOOR		WALL MOUNTED STRIP LIGHT
	220 VOLT OUTLET		UNDERCABINET LIGHTING (OPTIONAL)
	DISPOSAL		WALL SCENCE
	WALL SWITCH		EXHAUST FAN
	THREE-WAY SWITCH		EXHAUST FAN & LIGHT COMBO
	FOUR-WAY SWITCH		OUTLET FOR GARAGE DOOR OPENER
	DIMMER SWITCH		SOFFIT OUTLET (OPTIONAL)
	MOTION DETECTOR SWITCH (OPTIONAL)		CHIMES
	PRE-WIRED SPEAKER		PUSHBUTTON SWITCH
	RECESSED LIGHT FIXTURE		SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	RECESSED LIGHT FIXTURE - VAPOR PROOF		TELEPHONE OUTLET PREWIRE
	MONO POINT TRACK HEAD (OPTIONAL)		

	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITY SYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	FAN/LIGHT COMBO
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:

ELECTRICAL
FIRST FLOOR PLAN

project no. 2016703

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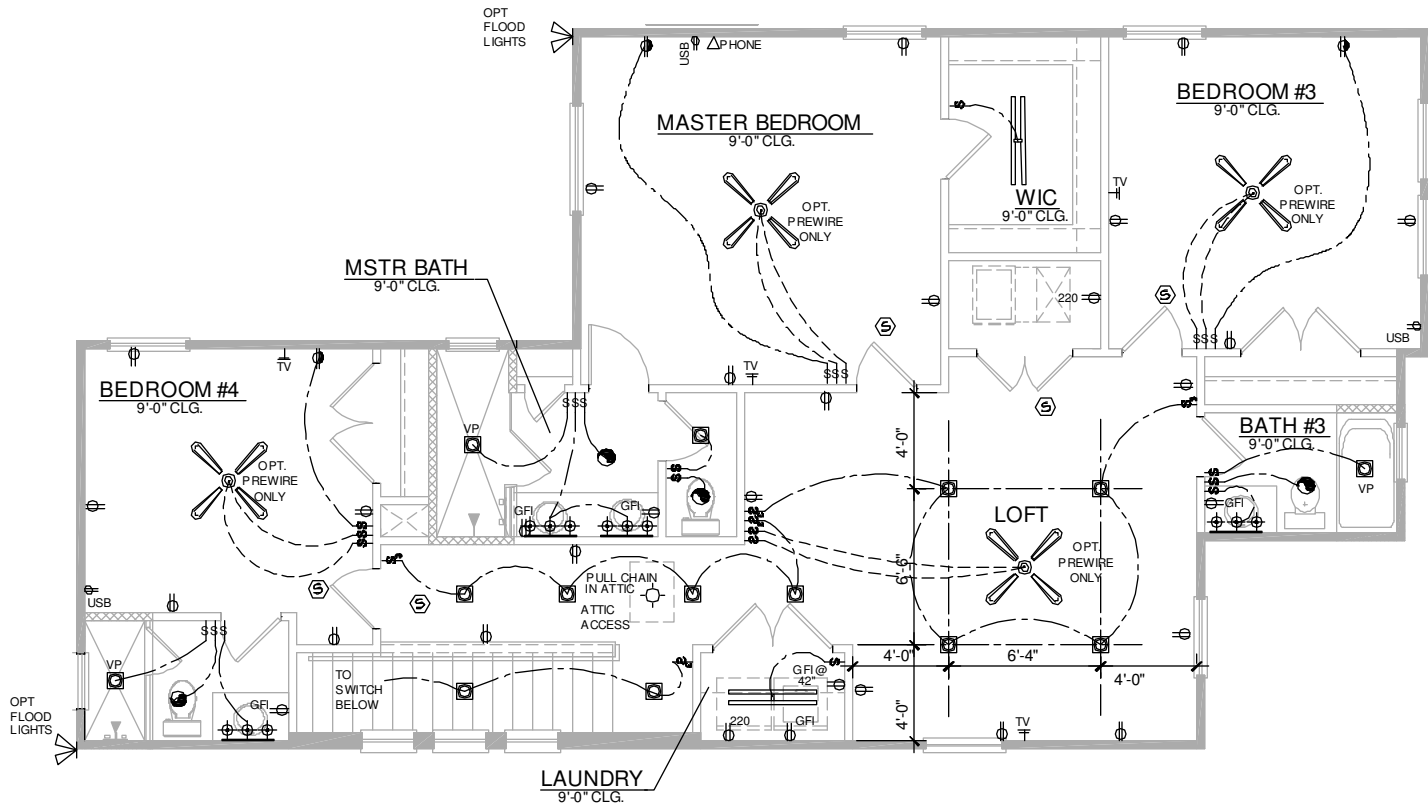
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E1

2nd FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



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ELECTRICAL DEVICES

SWITCHES AND WALL OUTLETS OVER COUNTERS 48" TO C.L.
REMAINING SWITCHES 48" TO C.L.
WALL OUTLETS 12" TO C.L.
TELEPHONE OUTLETS 12" TO C.L.
TELEVISION OUTLETS 12" TO C.L.
EXTERIOR GFI'S 12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR) 48" TO C.L.
THERMOSTAT 54" TO C.L.
DOOR BELL CHIMES 84" TO C.L.
DOOR BELL BUTTON LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP" 66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE 76" TO C.L.
KITCHEN DISHWASHER RECEPTACLE UNDER SINK
KITCHEN RANGE 24" TO C.L.
KITCHEN REFRIGERATOR 48" TO C.L.
WASHER/DRYER OUTLET 36" TO C.L.
HOLLYWOOD LIGHTS 84" TO C.L.

C.L. = CENTER LINE

NFPA 70

ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

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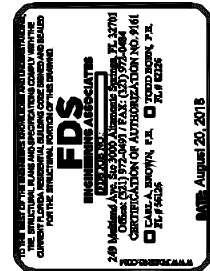
ABOVE FIN. FLR.

ELECTRICAL KEY

- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ WP WEATHERPROOF DUPLEX OUTLET
- ⊕ GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- 220V 220 VOLT OUTLET
- DISPOSAL
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOTION DETECTOR SWITCH (OPTIONAL)
- PRE-WIRED SPEAKER
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE - VAPOR PROOF
- MONO POINT TRACK HEAD (OPTIONAL)

- PENDANT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED STRIP LIGHT
- UNDERCABINET LIGHTING (OPTIONAL)
- WALL SCENCE
- EXHAUST FAN
- EXHAUST FAN & LIGHT COMBO
- OUTLET FOR GARAGE DOOR OPENER
- SOFFIT OUTLET (OPTIONAL)
- CHIMES
- PUSHBUTTON SWITCH
- SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
- TELEPHONE OUTLET PREWIRE

- TELEVISION OUTLET PREWIRE
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SECURITYSYSTEM KEYPAD
- PRE-WIRE FOR CEILING FAN
- FAN/LIGHT COMBO
- SECURITY/FLOOD LIGHTS
- GAS METER
- JUNCTION BOX

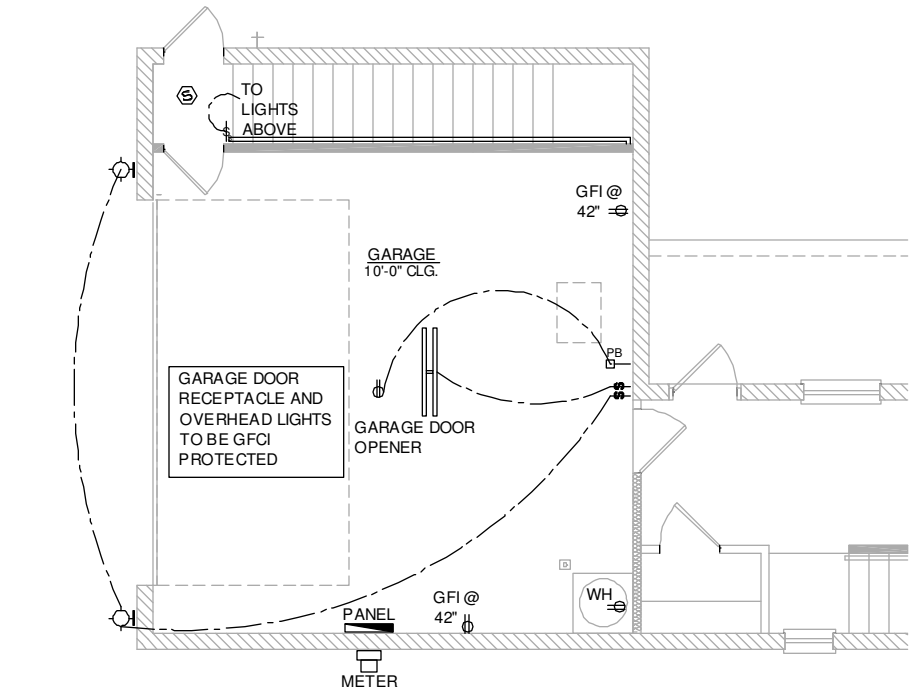


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
**ELECTRICAL
SECOND FLOOR PLAN**

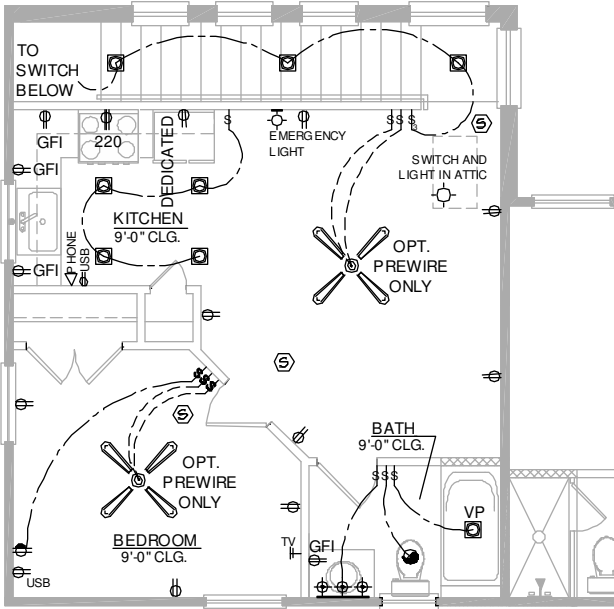
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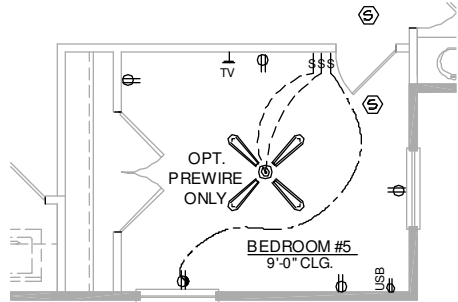
PARTIAL - 1st FLOOR ELECTRICAL PLAN GARAGE W/ INLAW SUITE

1/8" = 1'-0"



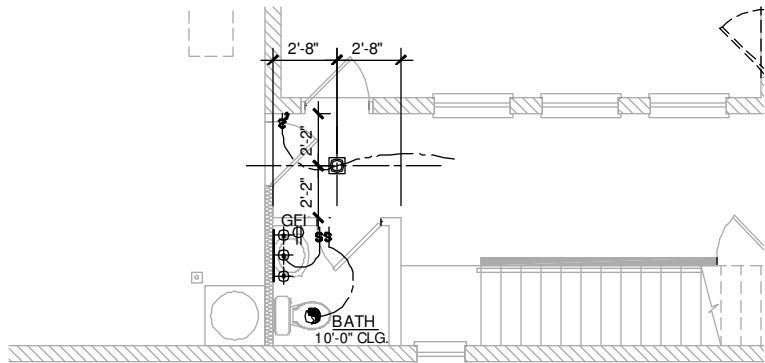
PARTIAL - 2nd FLOOR ELECTRICAL PLAN INLAW SUITE

1/8" = 1'-0"



PARTIAL - 2nd FLOOR ELECTRICAL PLAN BEDROOM #5 OPTION

1/8" = 1'-0"



PARTIAL - 1ST FLOOR ELECTRICAL PLAN BATH OPTION

1/8" = 1'-0"

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ELECTRICAL DEVICES

	ABOVE FIN. FLR.
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REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S (ABOVE GARAGE FLOOR)	48" TO C.L.
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DRYER OUTLET	36" TO C.L.
HOLLYWOOD LIGHTS	84" TO C.L.

C.L. = CENTER LINE

NFPA 70

ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE.

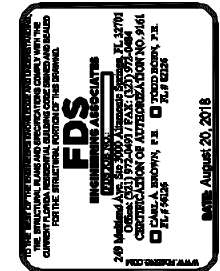
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ELECTRICAL KEY

	DUPLEX CONVENIENCE OUTLET
	WEATHERPROOF DUPLEX OUTLET
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	DUPLEX OUTLET IN FLOOR
	220 VOLT OUTLET
	DISPOSAL
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	MOTION DETECTOR SWITCH (OPTIONAL)
	PRE-WIRED SPEAKER
	RECESSED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE - VAPOR PROOF
	MONO POINT TRACK HEAD (OPTIONAL)

	PENDANT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED STRIP LIGHT
	UNDERCABINET LIGHTING (OPTIONAL)
	WALL SCENCE
	EXHAUST FAN
	EXHAUST FAN & LIGHT COMBO
	OUTLET FOR GARAGE DOOR OPENER
	SOFFIT OUTLET (OPTIONAL)
	CHIMES
	PUSHBUTTON SWITCH
	SMOKE DETECTOR/CARBON MONOXIDE DETECTORS
	TELEPHONE OUTLET PREWIRE

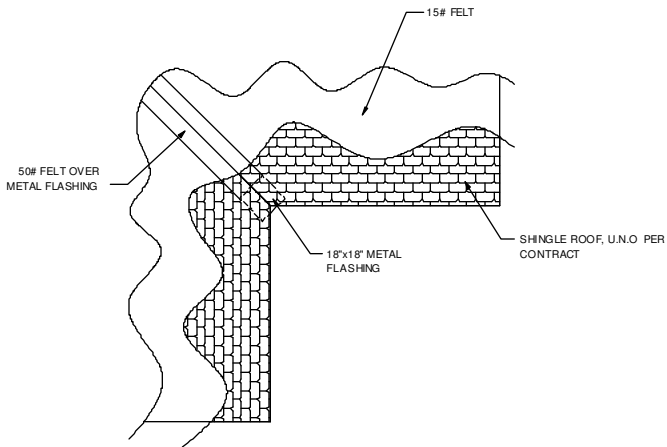
	TELEVISION OUTLET PREWIRE
	THERMOSTAT
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SECURITY SYSTEM KEYPAD
	PRE-WIRE FOR CEILING FAN
	FAN/LIGHT COMBO
	SECURITY/FLOOD LIGHTS
	GAS METER
	JUNCTION BOX



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

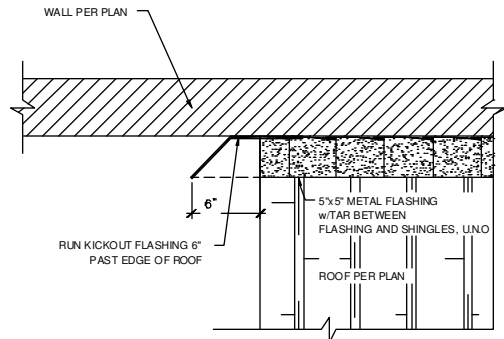
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**ELECTRICAL
FLOOR PLAN OPTIONS**
project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

E1.1



TYPICAL VALLEY FLASHING DETAIL

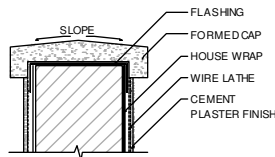
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TYPICAL ROOF TO WALL FLASHING DETAIL

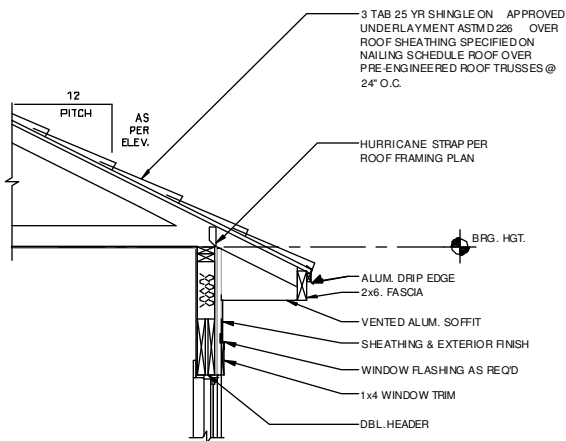
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PLAN VIEW



CAP @ LOW WALL

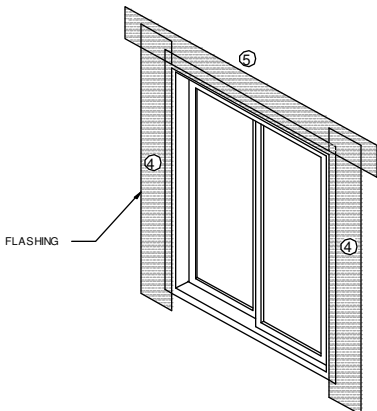
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TYPICAL WINDOW & SLIDING GLASS
DOOR Z FLASHING DETAIL

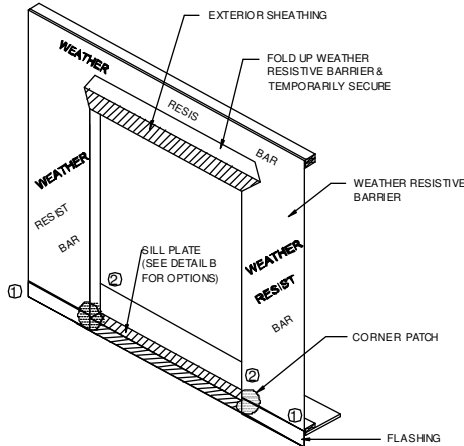
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- TIE-IN WITH WEATHER RESISTIVE BARRIER:
1. INTEGRATE INSTALLATION OF WEATHER RESISTIVE BARRIER WITH FLASHING TO FORM WATER SHEDDING LAPS
 2. SCORE & FOLD WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
 4. INSTALL HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
 5. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH WEATHER RESISTIVE BARRIER TAPE

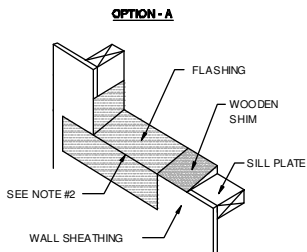


TYPICAL SLIDING GLASS DOOR FLASHING DETAIL

N.T.S.



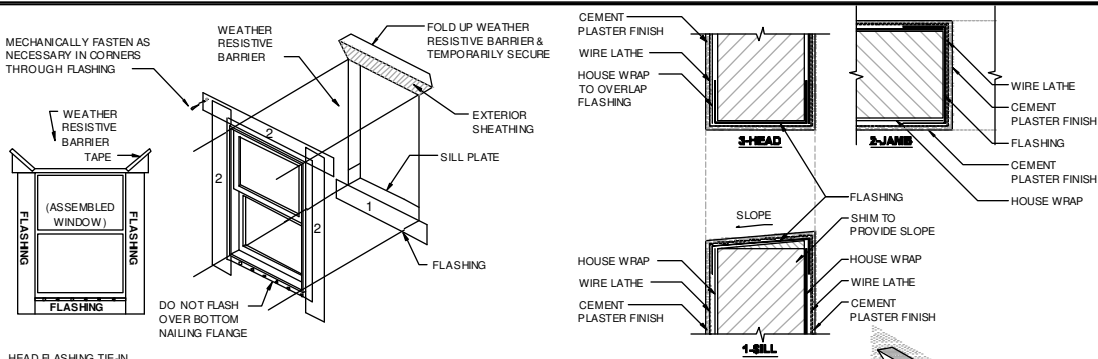
- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6\"/>



- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6\"/>

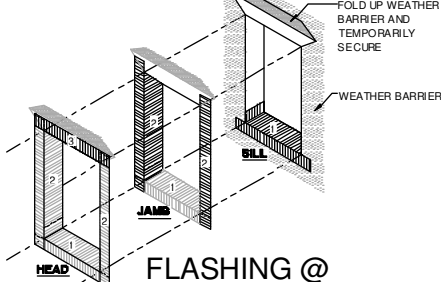
TYPICAL FLASHING DETAIL AT SILL PLATE

N.T.S.



TYPICAL WINDOW FLASHING DETAIL

N.T.S.

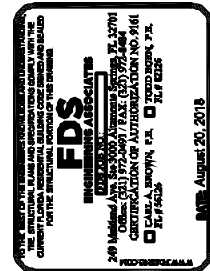


FLASHING @
WALL OPENING

N.T.S.

DISCLAIMER

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Title:
FLASHING DETAILS

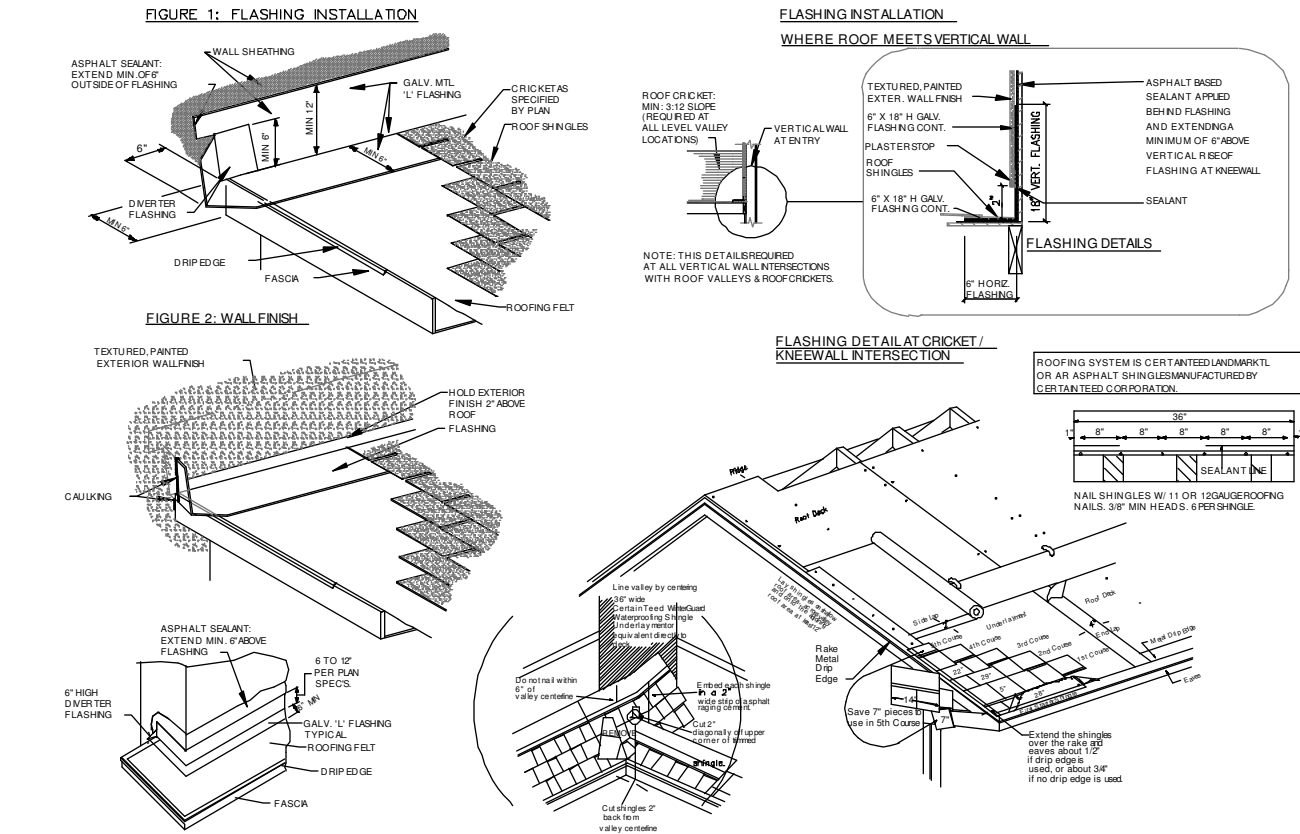
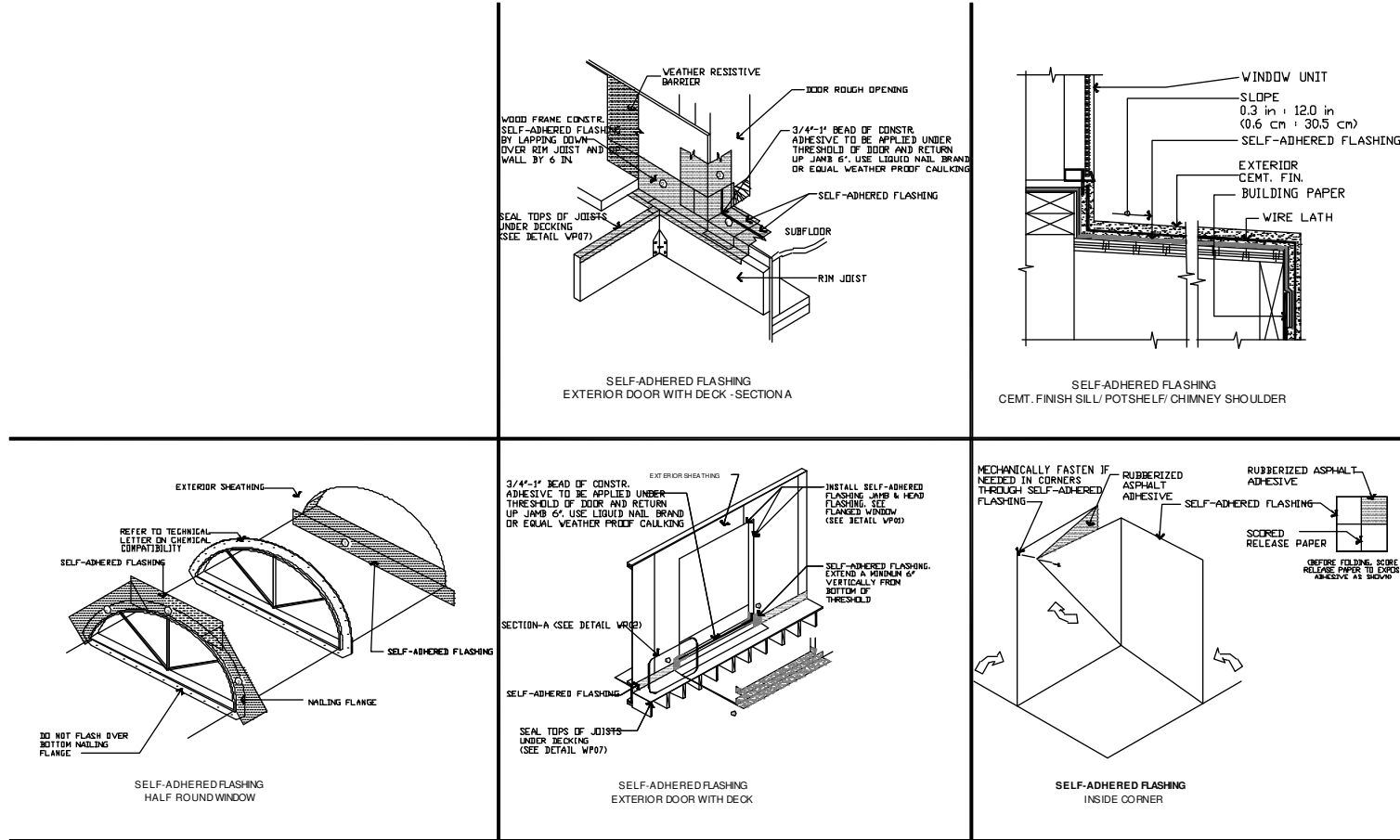
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WP1

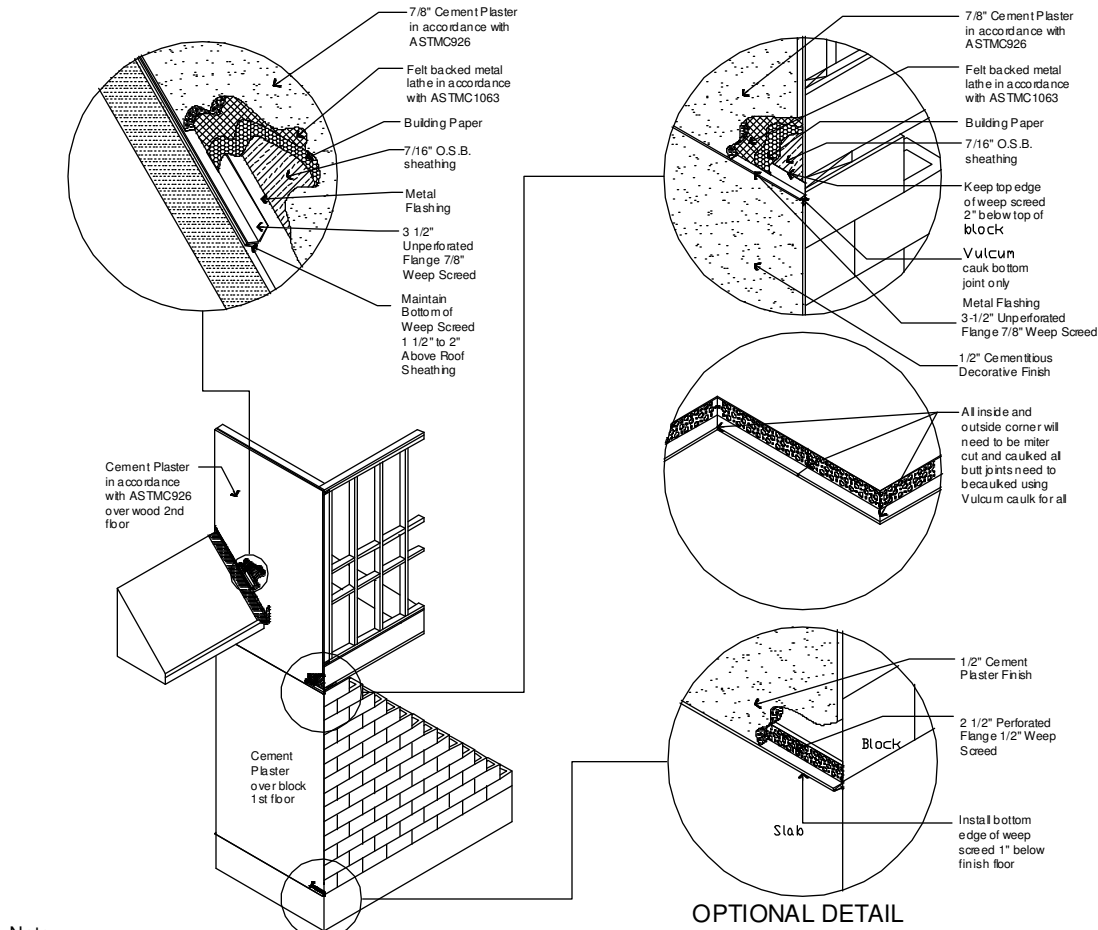


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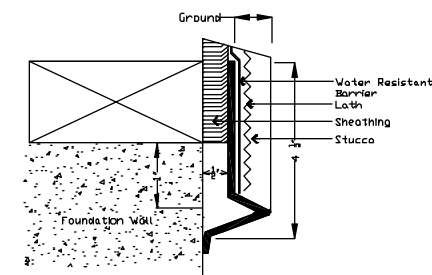
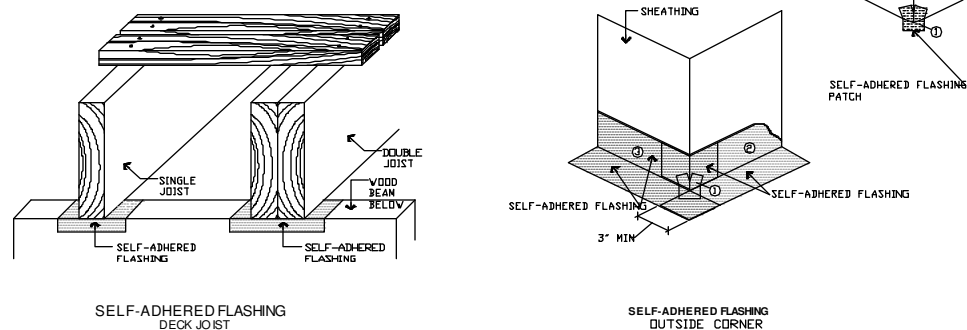


5 FLASHING DETAILS
D3 N.T.S.



Note:
The building paper and metal
lath must be installed over the
top of the weep screed.

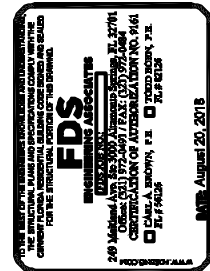
WEEP SCREED DETAIL
SCALE: NOT TO SCALE



THESE DETAILS ARE GENERIC
AND MEANT TO SHOW GENERAL
FLASHING AND WATERPROOFING
METHODS TO BE USED.

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
FLASHING DETAILS

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

WP2

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

- 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
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-1064A/ A 1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD
- ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST,SCALE & OIL & SHALL MEET ASTM A615/ A615M GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/ L1 .
- SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
- WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" FLORIDA BUILDING CODE 6TH EDITION (2017) IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-014, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (fm = 1500 PSI)
- MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-12A.
- COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
- VERTICAL REINFORCEMENT (GRADE 40 U.N.O.) SHALL BE PLACED AS NOTED ON THE DRAWINGS w/ THE CELLS FILLED WITH COARSE GROUT.
- VERTICAL REINFORCEMENT (GRADE 40 U.N.O.) SHALL BE HELD IN POSITION AT THE TOP & 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 w/ MIN 1/2" CLEARANCE TO INSIDE FACE.
- REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/L1 , UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS
- DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-14.
- 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 CONSTRUCTION

- ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER 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 S.P.F. #2 GRADE.
- 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
- 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.
- 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.
- ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
- UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
- SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
- ALL ENGINEERING 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.
- 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: 7/16" STRUCTURAL OSB EXPOSURE 1 OR-15/32" EXPOSURE 1 A MINIMUM 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.

STRUCTURAL STEEL

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

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
- 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.
- 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.
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
- 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:
- DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
- 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.
- 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

- 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

- 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.
- 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.
- 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).
- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/ (4) 3/4"x 2 1/4" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 880 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS.
NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
- IF MISSED, MSTAM36 OR MSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTT5 W/ (26) 16d x 2 1/2" 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 6TH EDITION (2017) RESIDENTIAL.
- FLORIDA FIRE PREVENTION CODE 6TH EDITION (2017)
- FLORIDA BUILDING CODE ACCESSIBILITY 6th EDITION (2017)
- NFPA 70-14. NATIONAL ELECTRICAL CODES, (NEC 2014) & 6TH FBCR Ch. 34-43
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-14).
- SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-10).
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13).
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2015 EDITION.
- WOOD FRAMED CONSTRUCTION MANUAL 2015 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION 2012 EDITION.
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-10
- ALUMINUM DESIGN MANUAL - 2015 EDITION

GENERAL ROOF LOADING

	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	20	20	20	20
TOP CHORD DL	10	10	15	25
BOTTOM CHORD LL* BOTTOM CHORD DL	0 10	0 10	0 10	0 10
TOTAL (PSF)	40	40	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 BALCONIES/ DECKS BALCONIES OVER 100 SQ.FT LIGHT STORAGE GUARDRAILS AND HANDRAILS GUARDRAIL IN-FILL COMPONENTS STAIRS / NON SLEEPING ROOMS SLEEPING ROOMS LIBRARIES - STACK ROOMS	60 (PSF) 40 (PSF) 100 (PSF) 125 (PSF) 200 (LBS)(d) 50 (LBS)(f) 40 (PSF) 30 (PSF) 150 (PSF)	COMMENTS: d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. 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.
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DEFLECTION CRITERIA

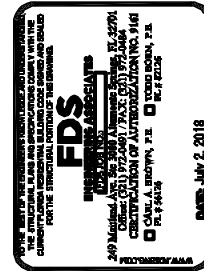
ROOF TRUSSES* ROOF RAFTERS ROOF RAFTERS (W/O CLG) FLOOR TRUSSES/ BEAMS ** FLOOR JOIST***	LL/360 LL/180 LL/360 LL/360 LL/480	TL/240 TL/120 TL/240 TL/240 TL/240	COMMENTS:
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*TL MAX 1" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"

SHEET INDEX

S0	STRUCTURAL NOTES	L1	LINTEL PLAN
S1	FOUNDATION PLAN	L2	LINTEL PLAN
S2	FLOOR PLAN	D1	DETAILS
S2.1	SECOND FLOOR PLAN	D2	DETAILS
S3	ROOF FRAMING PLAN	D3	DETAILS
		D4	DETAILS
		D5	DETAILS

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
COVER SHEET

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

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ABBREVIATIONS

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

TERMITE SPECIFICATIONS

SECTIONR318 PROTECTION AGAINST TERMITES

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

NOTES:

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

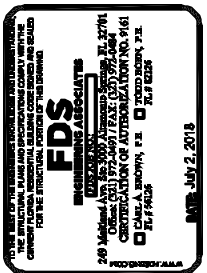
NOTICE TO BUILDER AND ALL SUBCONTRACTORS

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



**B&A Design
Studio,
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4017 W. 1st Street
Sanford, FL 32771
ph 407 829 8900
fax 407 829 2040
www.badesignstudios.com



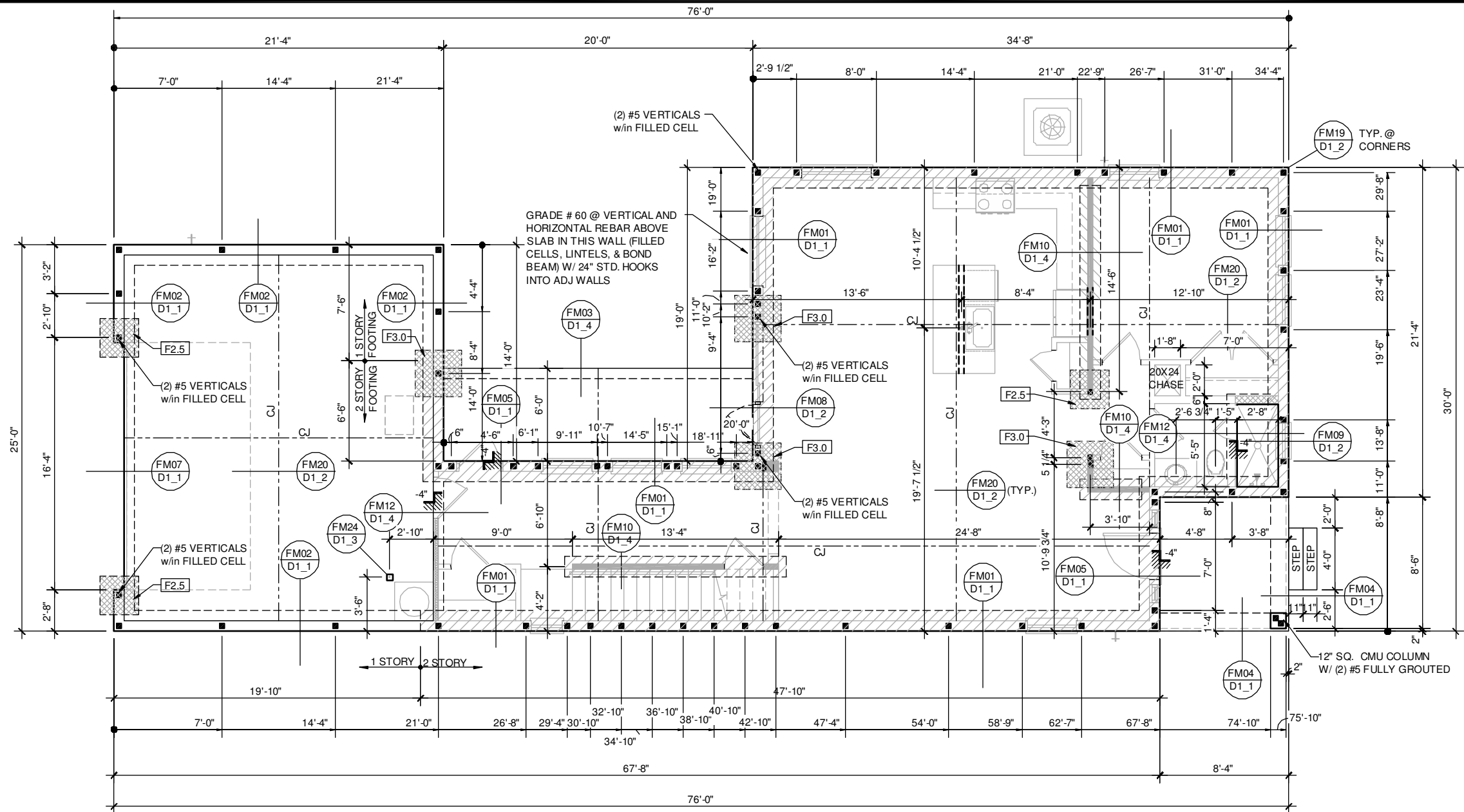
PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

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title;
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GENERAL NOTES

project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

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FOUNDATION PLAN

1/8" = 1'-0"

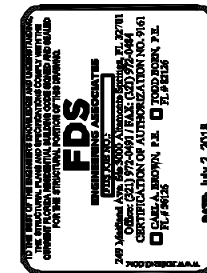
FOUNDATION SCHEDULE

FOUNDATION SCHEDULE					LEGEND	
MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]		- INDICATES SINGLE-STORY FOOTING
F2.0	2'-0" x 2'-0"	1'-0"	3 #5 E.W. BOT.	7200		- INDICATES TWO-STORY FOOTING
F2.5	2'-6" x 2'-6"	1'-0"	3 #5 E.W. BOT.	11000		- INDICATES CONCRETE FOOTING
F3.0	3'-0" x 3'-0"	1'-0"	4 #5 E.W. BOT.	15600	FOUNDATION KEY NOTES	
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'-4"	7 #5 E.W. BOT.	61500		
1	16"x16" OR 12"x12" L SHAPE COLUMN w/ (3) #5 VERTICALS					
2	16"x24" L SHAPE COLUMN w/ (3) #5 VERTICALS					
3	8"x16" OR 16"x16" COLUMN INTEGRATED INTO MAIN HOUSE w/ (2) #5 VERTICALS. EXTEND FOUNDATION OUT 8" PAST COLUMN					
4	8"x16" COLUMN w/ (2) #5 VERTICALS					
5	12"x12" OR 16"x16" MASONRY COLUMN W/ (2) #5 VERTICALS, SEE ARCH PLAN FOR MORE INFO.					
6	CONTRACTOR TO EXTEND MONO FOUNDATION OUT 8" FOR HALF COLUMN TO SIT ON.					
7	16"x26" CMU COLUMN W/ (1) #5 UNDER EA. LINTEL BRG. LOCATION.					
8	EXTEND FOUNDATION OUT AS REQ'D FOR LOW WALL					

GENERAL FOUNDATION NOTES:

- PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED.
- 4" 2500 PSI CONC. SLAB W/ 6X6 10/10 W W M, OR FIBERMESH /FIBERMIX ADDED TO THE CONCRETE. IN ACCORDANCE W/ MANUF'S INSTRUCTIONS AND NER-284 FOR FIBERMESH OR NER-414 FOR FIBERMIX, OVER 6 MIL VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
- INDICATES FILLED CELL W/3000 PSI CONC. FROM FOUNDATION TO BEAM W/ (1) #5 REBAR TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 5" EMBEDMENT W/ 25" EXTENSION ABOVE SLAB. FILLED CELLS TO BE PLACE @ EACH CORNER, END OF INDICATED BRG. WALLS, EACH SIDE OF ALL OPENINGS, UNDER GIRDER TRUSSES (FLOOR AND ROOF) AND 6'-8" O.C. MAX. 7'-0" FROM CORNER U.N.O. ON FOUNDATION PLAN.
- CONSULT W/ MANUFACTURER SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLIDING GLASS DOOR SILLS.
- EXTERIOR SLABS SHALL SLOPE MIN. 1/12" PER FOOT AWAY FROM HOUSE U.N.O. ON PLAN.
- CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED (ESPECIALLY WHEN USING FIBER REINF. CONCRETE OR IN EXTERIOR CONDITIONS). CONTROL JOINTS TO BE 1/8" SAW CUT A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. FILL CUT W/ APPROVED JOINT MATERIAL OR USE ALTERNATE APPROVED METHOD.
- NO WOOD STAKES PERMITTED IN FOUNDATION.
- PENDING SITE CONDITIONS, FOUNDATION MAY HAVE TO BE STEPPED DOWN. SEE FM18 ON SHEET D-1 FOR ADDITIONAL INFORMATION. G.C. TO DETERMINE STEP LOCATIONS IF REQUIRED.
- SEE TYPICAL DETAIL ON LINTEL PLAN FOR REQUIRED STEEL BENDS AND LAP SPLICE.
- ANY EQUIPMENT AND/OR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED A MIN OF 18". CONTRACTOR TO PROVIDE SUCH PLATFORM W/ EITHER MASONRY OR WOOD CONSTRUCTION
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF (SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS). IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS, COMPACTED IN 12" LIFTS TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR). THE FOUNDATION SIZES INDICATED ON THE FOUNDATION PLAN HAS BEEN DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
- PENDING SITE CONDITIONS, IF STEMWALL IS REQUIRED, G.C. TO DETERMINE REQUIRED COURSES FOR STEMWALL FOUNDATION. SEE STEMWALL CHART ON D-1 FOR REQUIRED REINFORCEMENT AND FOOTING SIZES PENDING DEPTH OF STEMWALL.

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.

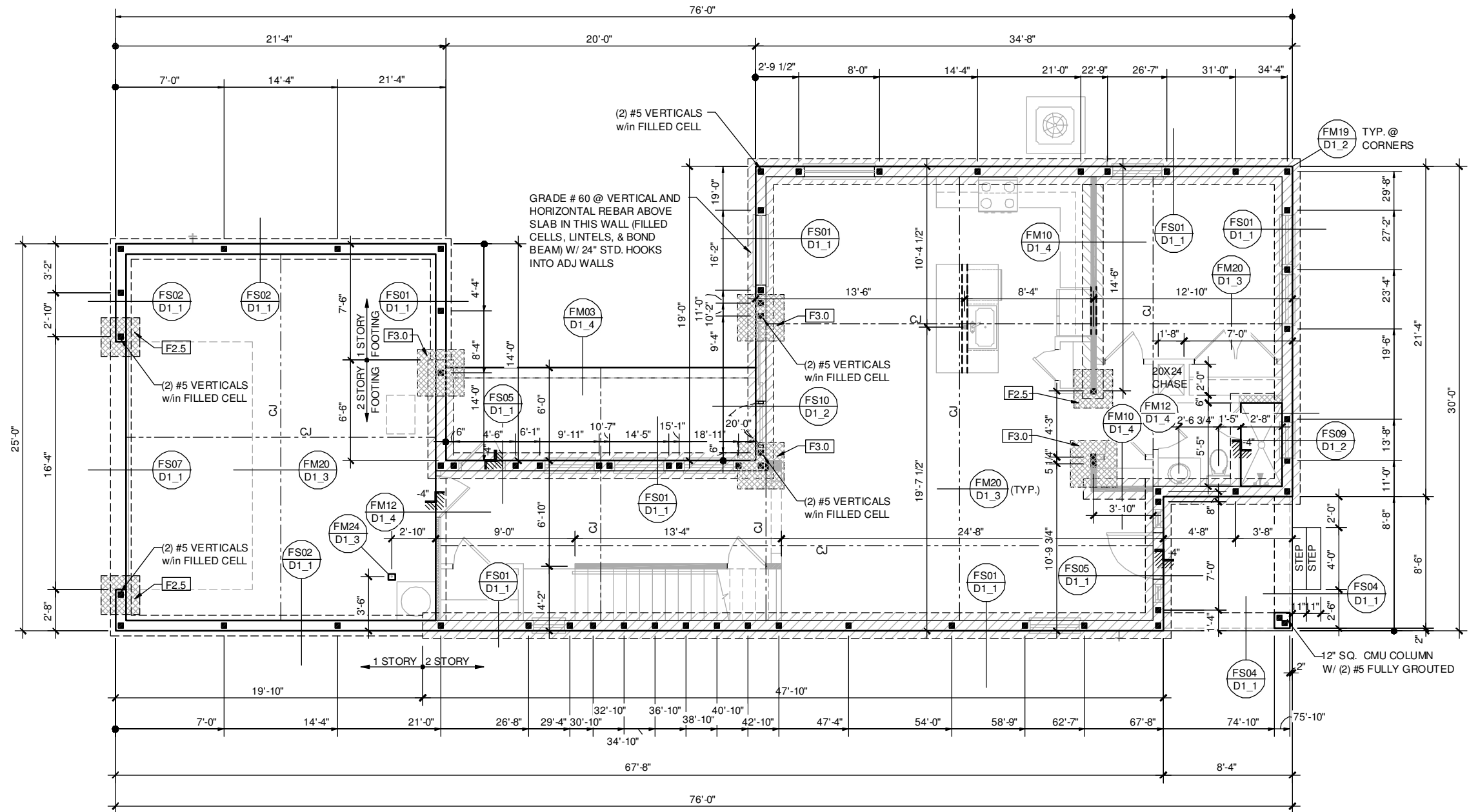


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
FOUNDATION PLAN

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

**S1
MONO**



DISCLAIMER

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FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. [lbs]
F2.0	2'-0" x 2'-0"	1'-0"	3 #5 E.W. BOT.	7200
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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
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F6.0	6'-0" x 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

LEGEND

	- INDICATES SINGLE-STORY FOOTING
	- INDICATES TWO-STORY FOOTING
	- INDICATES CONCRETE FOOTING

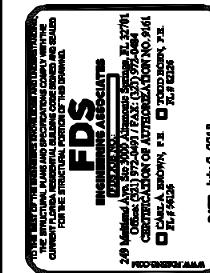
FOUNDATION KEY NOTES

- 16"x16" OR 12"x12" L SHAPE COLUMN w/ (3) #5 VERTICALS
- 16"x24" L SHAPE COLUMN w/ (3) #5 VERTICALS
- 8"x16" OR 16"x16" COLUMN INTEGRATED INTO MAIN HOUSE w/ (2) #5 VERTICALS. EXTEND FOUNDATION OUT 8" PAST COLUMN
- 8"x16" COLUMN w/ (2) #5 VERTICALS
- 12"x12" OR 16"x16" MASONRY COLUMN W/ (2) #5 VERTICALS, SEE ARCH PLAN FOR MORE INFO.
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- 16"x26" CMU COLUMN W/ (1) #5 UNDER EA. LINTEL BRG. LOCATION.
- EXTEND FOUNDATION OUT AS REQ'D FOR LOW WALL

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The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.

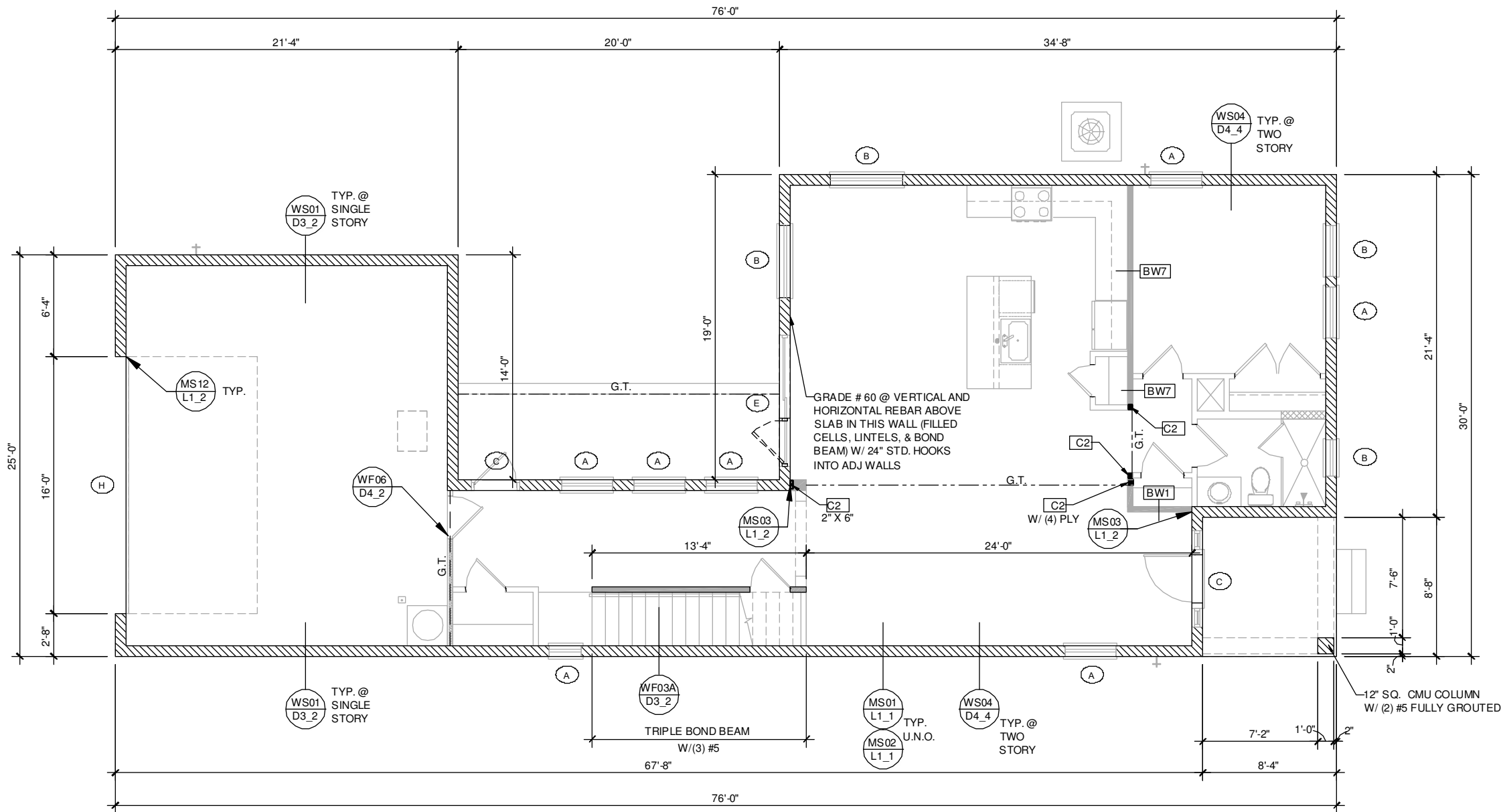


PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
FOUNDATION PLAN

project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

S1
STEM



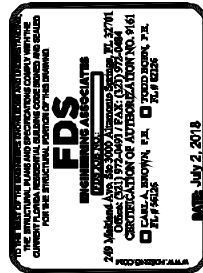
1ST FLOOR FRAMING PLAN

1/8" = 1'-0"

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WALL TYPE		140 MPH OPENING PRESSURES	
		ENCLOSED - EXPOSURE "B"	
SYM.	TYPE	A	B
	MASONRY WALL TOP @ 10'-0"	+21.2 / -22.0	+21.2 / -28.0
	2 x BEARING WALL - SEE BEARING WALL SCHEDULE	+20.2 / -22.0	+20.2 / -26.0
	NON BRG. INTERIOR WALL	+19.0 / -20.0	+19.0 / -23.0
		+18.0 / -19.0	+18.0 / -22.0
		NOTE: WIND SPEED LISTED ABOVE IS AN "ULTIMATE" WIND SPEED. THE WIND PRESSURES LISTED ABOVE ARE "ALLOWABLE" PRESSURES.	









PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
FRAMING PLAN A

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

S2

HEADER SCHEDULE		
MARK	HEADER SIZE	REMARKS
	(2) - 2X6 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (6) 16d NAILS
	(2) - 2X8 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (8) 16d NAILS
	(2) - 2X10 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (10) 16d NAILS
	(2) - 2X12 #2 SYP W/ 1/2" FLITCH PLATE	ATTACH KING STUD TO HEADER w/ (10) 16d NAILS
	(2) - 1 3/4" X 11 1/4 LVL 2.0E Fb=2600 PSI	ATTACH KING STUD TO HEADER w/ (12) 16d NAILS
	NOT USED	

HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS				
OPENING SIZE	2x4 WALL		2x6 OR 2x8 WALL	
	JACKS EA END	KINGS EA END	JACKS EA END	KINGS EA END
1'-0" - 3'-11"	(1)	(2)	(1)	(2)
4'-0" - 8'-11"	(2)	(3)	(2)	(2)
10'-0" - 16'-0"	(3)	(4)	(3)	(4)

GENERAL HEADER NOTES

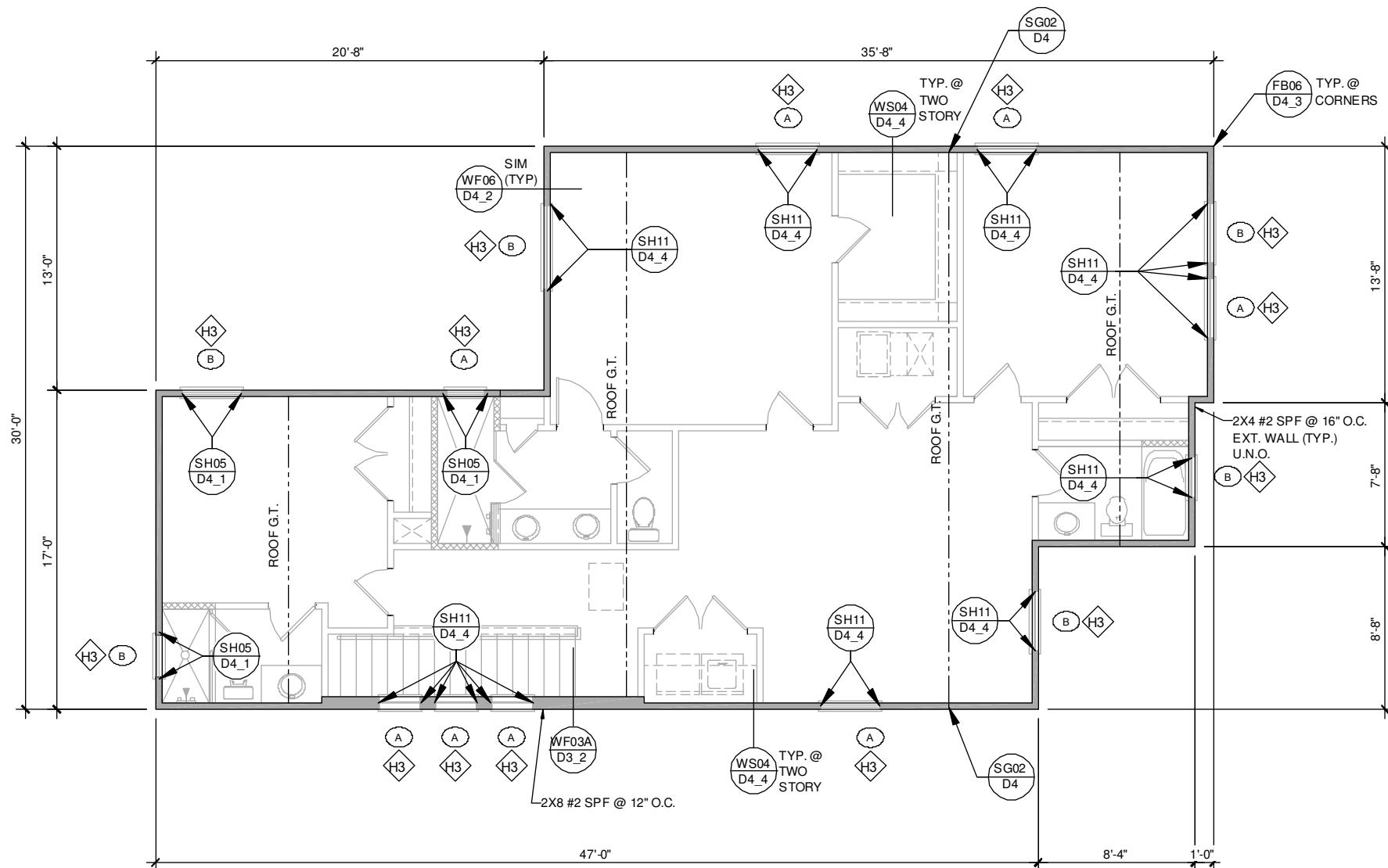
1. VERIFY w/ PLAN CORRECT LENGTH OF HEADER REQUIRED
2. IF HEADER IS ON THE 1ST FLOOR SEE PLAN FOR BEARING WALL TYPE AND FOLLOW INSTRUCTIONS WITHIN BEARING WALL SCHEDULE FOR REQUIRED CORRECTIONS UNO ON PLAN.
3. IF HEADER IS ON THE 2ND FLOOR SEE PLAN FOR INDICATED HEADER CONNECTION FOR REQUIRED CONNECTIONS.
4. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH PER DETAIL WF 37/D3.
5. FASTEN ALL MULTI-PLY HEADERS TOGETHER w/(2) ROWS 10d COMMON NAILS AT 8"oc ALONG EACH EDGE OR (3) ROWS IF 2x10 OR LARGER.
6. FASTEN ALL HEADERS TO KING STUDS w/(3) 10d TOENAILS PER SIDE.
7. IF MORE THAN (1) KING STUD IS REQ'D PER CHART ABOVE CONTRACTOR TO INSTALL REQ'D NAILS FROM 1ST KING INTO HEADER THEN ATTCH ADDITIONAL KINGS PER WF37/D3.
8. IF HEADER IS NOT SPECIFIED CONTACT E.O.R.

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ALL 2x EXTERIOR WALLS ACT AS SHEAR WALLS AND SHOULD HAVE EXTERIOR SHEATHING ATTACHED PER NAILING SCHEDULE. (PERFORATED SHEAR WALL DESIGN)

SEE THE FLOOR PLAN SHEET S2 FOR BEARING WALL
AND COLUMN SCHEDULE



2ND FLOOR FRAMING PLAN

$$1/8'' = 1'-0''$$

140B

EXTERIOR 2ND FLOOR BEARING WALL SCHEDULE			
HEIGHT	STUD	SPECIES	SPACING
8'-0"	2x4	SPF #2 SYP #2	12" O.C.
9'-0"	2x4	SPF #2 SYP #2	16" O.C.
10'-0"	2x4	SYP #1	12" O.C.

* IF WITHIN 4FT OF END ZONE, USE
DOUBLE STUDS AT CORNERS OR 12"
O.C.
** WALL SHEATHING 15/32" EXPOSURE
1 OR EQUIVALENT ** SEE TB13 WALL
SCHEDULE

140B

EXTERIOR 2ND FLOOR BEARING WALL SCHEDULE

HEIGHT	STUD	SPECIES	SPACING
8'-0"	2x4	SPF #2 SYP #2	12" O.C.
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O.C.
** WALL SHEATHING 15/32" EXPOSURE
1 OR EQUIVALENT ** SEE TB13 WALL
SCHEDULE

**** WALL SHEATHING 15/32" EXPOSURE
1 OR EQUIVALENT ** SEE TB13 WALL
SCHEDULE**

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

FRAMING NOTES

project no.2016703
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S2_1

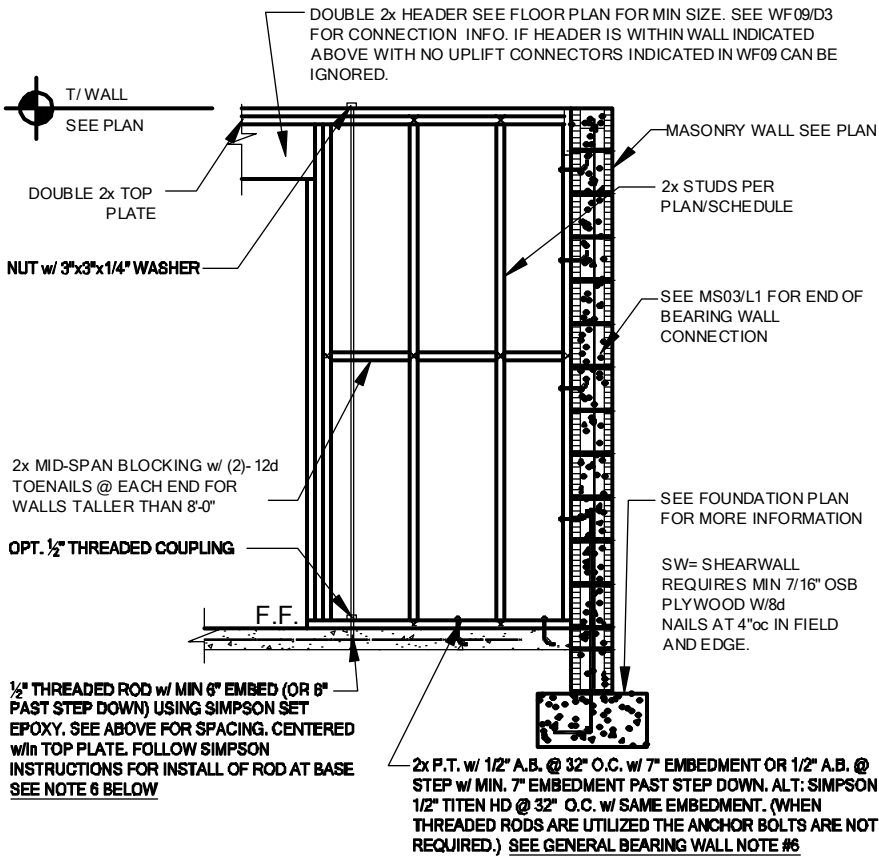
The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.

COLUMN SCHEDULE			
MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C1	(3) 2 x #2 SPF	(4) 16d TOENAILS	NO UPLIFT
C2	(3) 2 x #2 SPF	DTT22 W/ 1/2" ATR & (8) 1/4" X 1 1/2" SDS SCREWS	2145
C3	(3) 2 x #1 SYP	(4) 16d TOENAILS	NO UPLIFT
C4	(3) 2 x #1 SYP	DTT22 W/ 1/2" ATR & (8) 1/4" X 1 1/2" SDS SCREWS	2145
C5	4 x 4 P.T.#2 SYP POST	ABU44 W/ 5/8" ATR & (12) 16d NAILS	G = 6665 U = 2200
C6	6 x 6 P.T.#2 SYP POST	ABU66 W/ 5/8" ATR & (12) 16d NAILS	G = 12000 U = 2300
C7	8 x 8 P.T.#2 SYP POST	ABU88 W/ (2) - 5/8" ATR & (18) - 16d NAILS	G = 24335 U = 2320
C8	3.5" x 3.5" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 W/ 5/8" ATR & (14) 1/4"X2 1/2" SDS WOOD SCREWS	5645
C9	3.5" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU5-SDS2.5 W/ 5/8" ATR & (14) 1/4"X2 1/2" SDS WOOD SCREWS	5645
C10	3.5" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ 7/8" ATR & (20) 1/4"X2 1/2" SDS WOOD SCREWS	6970
C11	5.25" x 5.25" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ 7/8" ATR & (20) 1/4"X2 1/2" SDS WOOD SCREWS	7870
C12	7" x 7" P.L. 1.8E Fb=2400 PSI (WOLMANIZED IF EXT.)	HDU8-SDS2.5 W/ 7/8" ATR & (20) 1/4"X2 1/2" SDS WOOD SCREWS	7870
C13	(4) 2x4 #2 SPF STUDS	DTT22 w/ 1/2" WEDGE ANCHOR & (8) 1/4" x 1 1/2" SDS SCREWS	2145
C14	(4) 2x6 OR #2 SPF STUDS	DTT22 w/ 1/2" WEDGE ANCHOR & (8) 1/4" x 1 1/2" SDS SCREWS	2145
C15	(4) 2x4 #2 SPF STUDS	(4) 16d NAILS	0

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

BEAM SCHEDULE		
MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA18 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM2	(2) - 2 x 10 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM3	(2) - 2 x 12 #2 SYP W/ 7/16" OSB FLITCH PLATE. NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP EACH SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM4	(2) - 1 3/4" x 11 1/4" LVL 2.0E Fb=2600 PSI. CONNECT PLYS TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM5	(2) - 1 3/4" x 11 1/4" LVL 2.0E Fb=2600 PSI. CONNECT PLYS TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM6	(2) - 1 3/4" x 16" LVL 2.0E Fb=2600 PSI. CONN. PLYS TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN
BM7	(2) - 1 3/4" x 9 1/4" LVL 2.0E Fb=2600 PSI. CONN. PLYS TOGETHER USING (2) ROWS 1/4" x 3 1/2" SDS WOOD SCREWS @ 16" O.C TYP. EA. SIDE	CONNECTION: PROVIDE (2) SIMPSON LSTA24 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA16 TO CMU COL. U.N.O. ON ROOF PLAN

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.



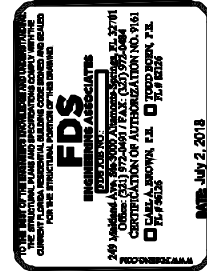
BEARING WALL DETAIL

GENERAL BEARING WALL NOTES
1. SEE FLOOR PLAN FOR WALL SIZE, ASSUME 2x4 STUDS USED UNO.
2. ALL STRUCTURAL LUMBER TO BE SYP #1 OR SPF #2 UNO ON PLAN.
3. CONNECTIONS TO BE INSTALLED TO EACH STUD AS INDICATED
4. CONTACT E.O.R. IF SP4'S, SP6'S OR SP8'S CONNECTORS ARE SUBSTITUTED, TO VERIFY THEY MEET THE STRUCTURAL REQUIREMENTS.
5. IF "BW" IS INDICATED ON SECOND FLOOR BASE CONNECTION TO BE IGNORED. SEE WF06/D4 OR INDICATED DETAIL FOR PROPER CONNECTIONS FOR 2ND FLOOR TO FIRST FLOOR CONNECTIONS. (NOTE: THIS IS FOR 2 STORY PROJECTS ONLY)
6. IF BRG. WALL IS INDICATED WITH BW1, BW4, BW7, BW10, THESE WALLS ARE ONLY SUPPORTING THE FLOOR LOAD AND DO NOT HAVE UPLIFT, THE STUDS ARE TOENAILED TO THE PLATE AND THE 2X PLATE CAN BE ATTACHED WITH HARD CASED GUN NAILS AND WILL NOT REQUIRE THE ANCHOR BOLT ATTACHMENT INDICATED IN THE BEARING WALL SCHEDULE.

FLOOR PLAN NOTES
1. G.C. / BUILDER SEE ARCHITECTURAL DRAWINGS FOR ROUGH OPENING LOCATIONS AND ADDITIONAL INFORMATION REQUIRED FOR DOOR AND WINDOW INSTALLATION ALONG WITH DIMENSIONS NOT SHOWN HERE
2. SEE 2ND FLOOR PLAN FOR GENERAL HEADER SCHEDULE IF 2nd FLOOR IS PROVIDED. OTHERWISE INTERIOR HEADERS ARE NOT REQUIRED.

FLOOR PLAN KEY NOTES
1. BOTTOM OF COL. @ TOP OF PEDESTAL TYP @ PORCH (SEE ARCH FOR PEDESTAL HT.)
2. (5) 2 x STUDS EA. END OF HEADER
3. INSTALL 1ST STUD TO MASONRY WALL PER MS03/L1 THEN ADD (2) 2 x'S W/ (2) 12d NAILS @ 12" O.C. TO CREATE (3) 2 x STUD PACK.
4. SEE ARCHITECTURAL PLAN FOR LOW WALL INFO.
5. BUCKET HEADERS INTO MASONRY WALL USING SIMPSON HUC410 BUCKETS w/ (10) 10d NAILS AND (18) 1/4"x2 3/4" TITENS

BEARING WOOD WALL SCHEDULE					
MARK	STUD SPACING	CONNECTION & FASTENERS		LUMBER SPECIES	UPLIFT CAP. [plf]
		TOP	BOTTOM		
BW1	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	NO UPLIFT
BW2	16"	1/2" THREADED ROD @ 48" O.C. ADJUST AS REQ'D TO MISS STUDS		SPF	1054
BW4	16"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW5	16"	1/2" THREADED ROD @ 48" O.C. ADJUST AS REQ'D TO MISS STUDS		SYP	1190
BW7	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SPF	NO UPLIFT
BW8	12"	1/2" THREADED ROD @ 48" O.C. ADJUST AS REQ'D TO MISS STUDS		SPF	1054
BW10	12"	(2) 16d TOENAILS	(2) 16d TOENAILS	SYP	NO UPLIFT
BW11	12"	1/2" THREADED ROD @ 48" O.C. ADJUST AS REQ'D TO MISS STUDS		SYP	1190
BW12		NOT USED			
BW13		NOT USED			
BW14		NOT USED			



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

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FRAMING NOTES

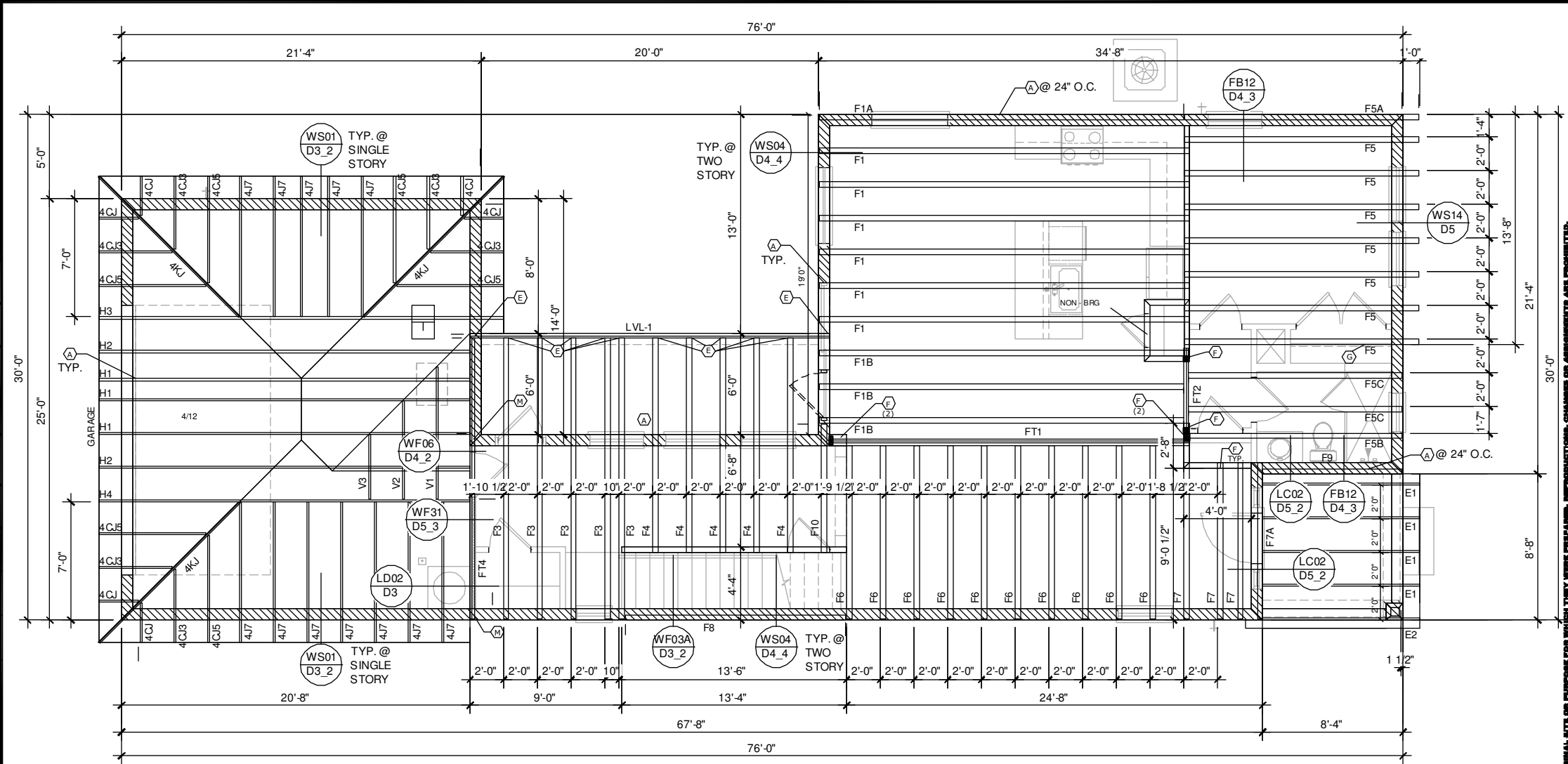
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CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENS HDs (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065

GENERAL CONNECTOR NOTES	
1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/ A CONNECTOR UNO ON PLAN	
AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/ A @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.	
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/ C CONNECTOR UNO ON PLAN	
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/ A CONNECTOR.	
IF WOOD WALL OR BEAM USE (2) B CONNECTORS UNO ON PLAN.	
4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.	
5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.	
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.	

ST JOHNS COUNTY ONLY	
CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.	



1ST FL. ROOF / 2ND FL. FLOOR FRAMING "A"

1/8" = 1'-0"

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.	1 (3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL
2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.	2 MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"
3. IF ROOF TRUSS LAYOUT SHOWS TRUSS IDS, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.	3 TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY
4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.	4 PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.
	5 2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.
	6 CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" φ x 2 3/4" TITENS & (6) 10d NAILS
	7 (2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")
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REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12345
EXPIRATION DATE 12/31/2024

PARK SQUARE HOMES
2466 - CAPTIVA
MASTER






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ROOF / FLOOR
FRAMING

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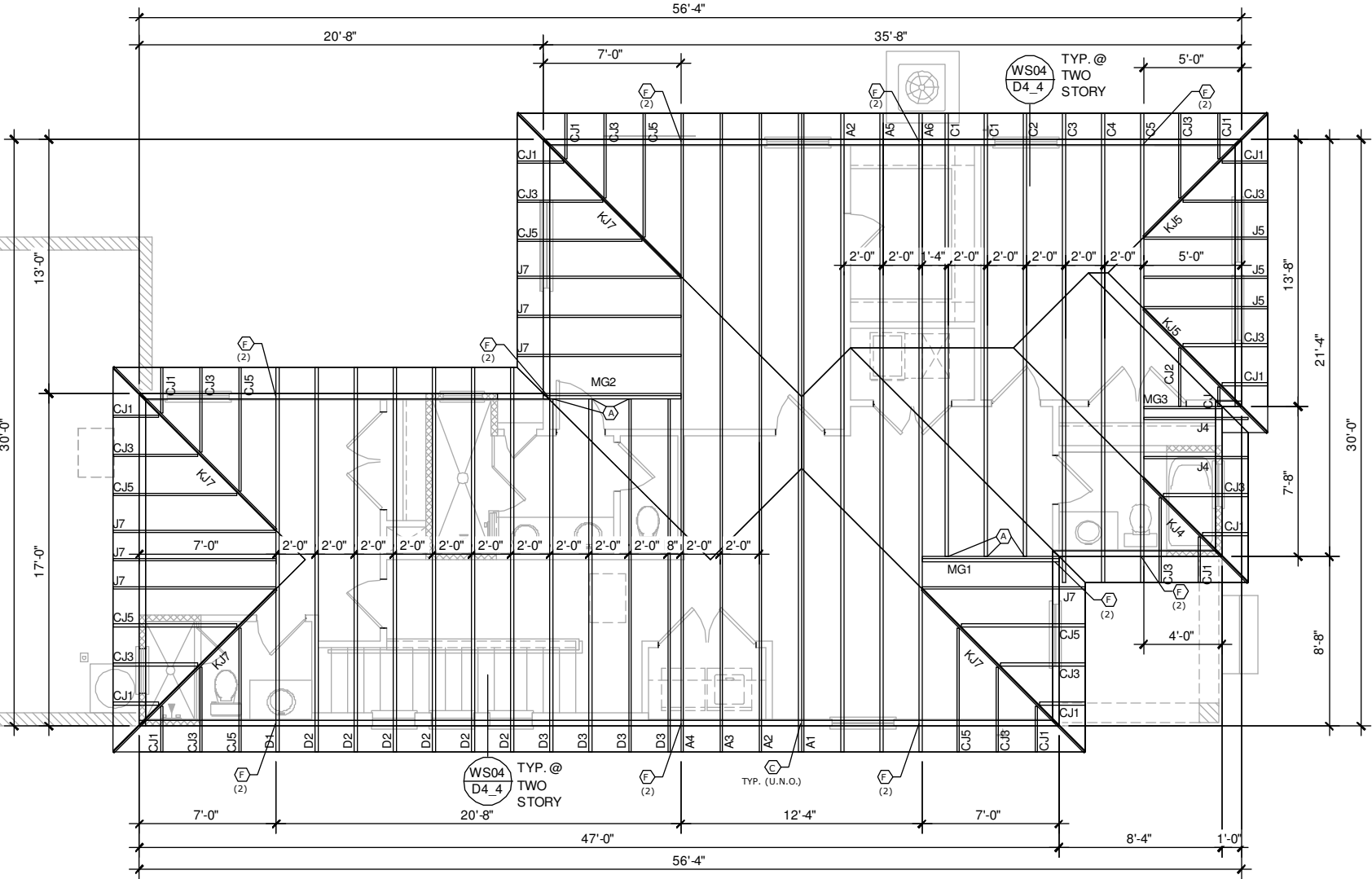
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



CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENSHDs (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065
GENERAL CONNECTOR NOTES				
<div>1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN</div> <div>AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.</div> <div>2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN</div> <div>3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.</div> <div>IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.</div> <div>4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.</div> <div>5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.</div> <div>6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.</div>				
ST JOHNS COUNTY ONLY				
CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.				

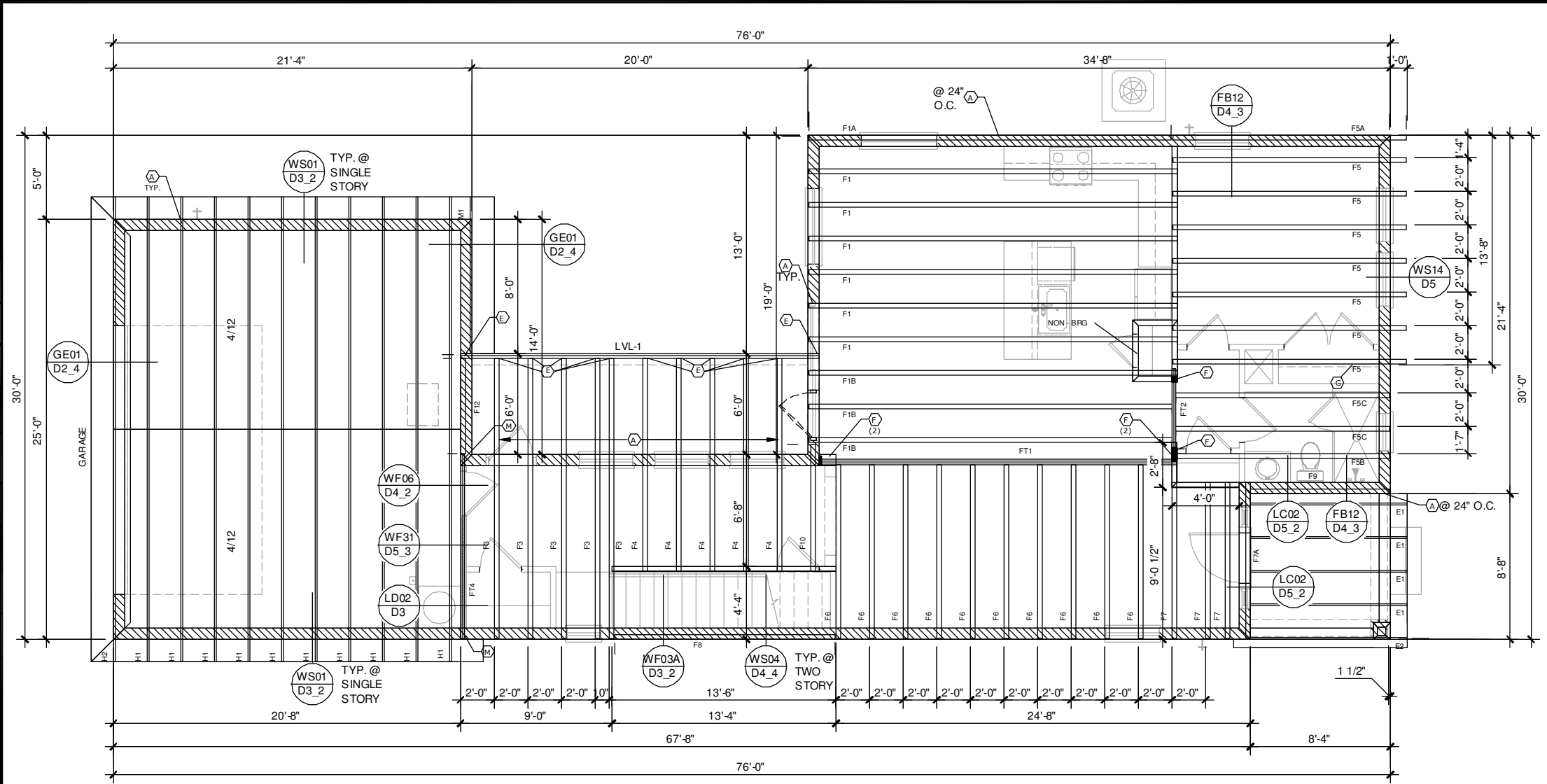
ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
<div>1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.</div> <div>2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.</div> <div>3. IF ROOF TRUSS LAYOUT SHOWS TRUSS IDS, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.</div> <div>4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.</div>	<div><div>1</div><div>(3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL</div></div> <div><div>2</div><div>MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"</div></div> <div><div>3</div><div>TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY</div></div> <div><div>4</div><div>PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.</div></div> <div><div>5</div><div>2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.</div></div> <div><div>6</div><div>CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ϕ x 2 3/4" TITENS & (6) 10d NAILS</div></div> <div><div>7</div><div>(2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")</div></div>
DISCLAIMER	
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2ND FL. ROOF FRAMING PLAN "A"

1/8" = 1'-0"

CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENSHDs (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS OPT	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065
GENERAL CONNECTOR NOTES				
1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN				
AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.				
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN				
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.				
IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.				
4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.				
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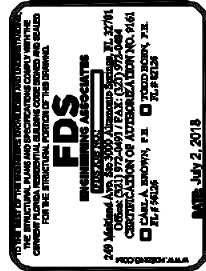


1ST FL. ROOF / 2ND FL. FLOOR FRAMING "B"

1/8" = 1'-0"

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.	1 (3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL
2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.	2 MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"
3. IF ROOF TRUSS LAYOUT SHOWS TRUSS IDS, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.	3 TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY
4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.	4 PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.
	5 2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.
	6 CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" φ x 2 3/4" TITENS & (6) 10d NAILS
	7 (2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")
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





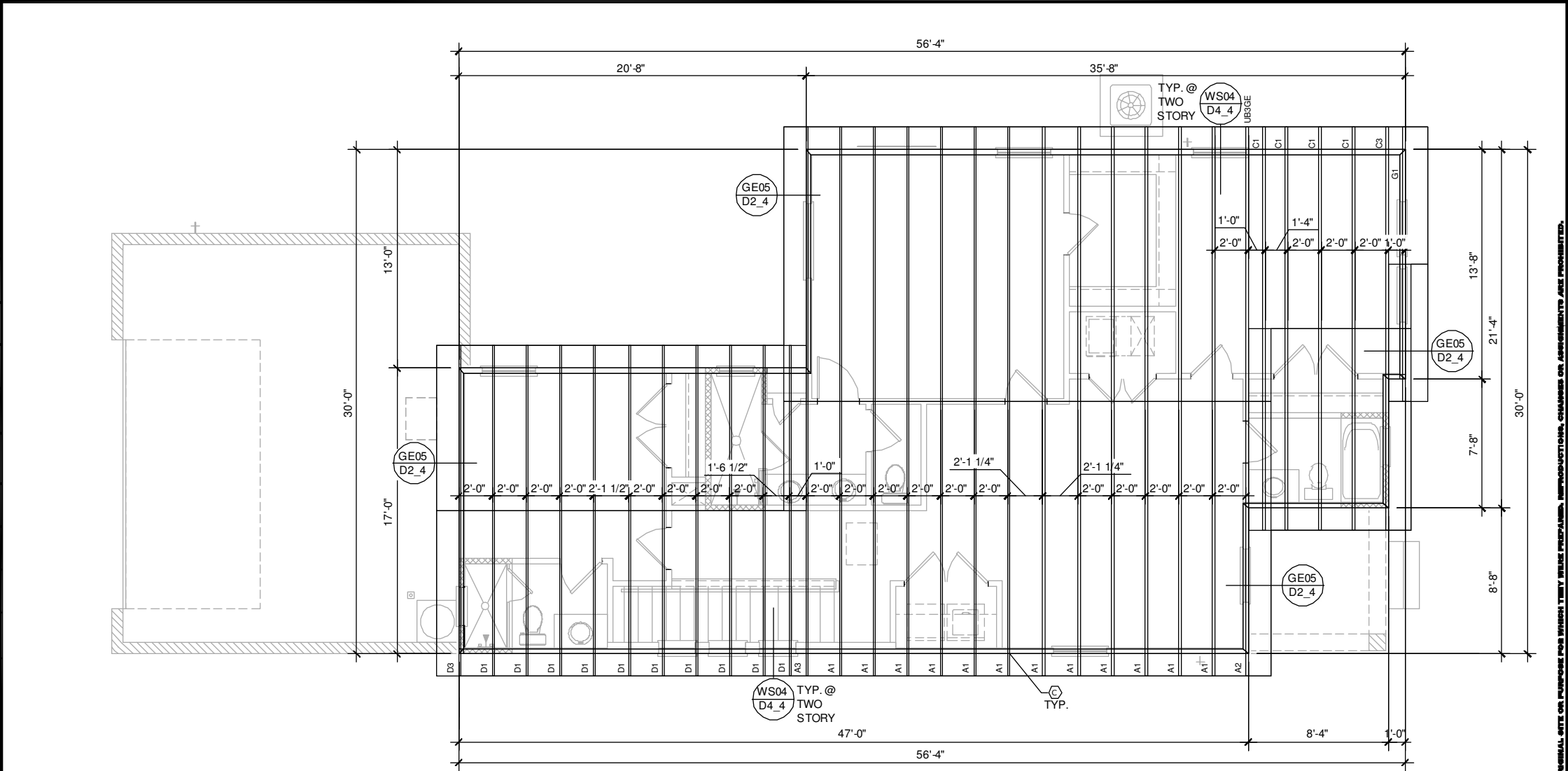
PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
ROOF / FLOOR
FRAMING
project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

S3B




CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENSHD's (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS OPT	FRAME TO MASONRY	1020	1175
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GENERAL CONNECTOR NOTES				
<div>1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN</div> <div>AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.</div> <div>2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN</div> <div>3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.</div> <div>IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.</div> <div>4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.</div> <div>5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.</div> <div>6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.</div>				
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2ND FL. ROOF FRAMING PLAN "B"

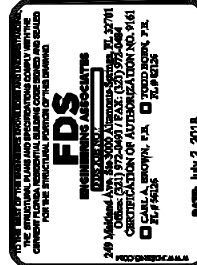
1/8" = 1'-0"

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
<div>1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.</div> <div>2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.</div> <div>3. IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.</div> <div>4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.</div>	<div><div>1</div><div>(3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL</div></div> <div><div>2</div><div>MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"</div></div> <div><div>3</div><div>TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY</div></div> <div><div>4</div><div>PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.</div></div> <div><div>5</div><div>2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.</div></div> <div><div>6</div><div>CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" φ x 2 3/4" TITENS & (6) 10d NAILS</div></div> <div><div>7</div><div>(2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")</div></div>
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Certification of Authorization No. 1461
Professional Engineer, P.E.
Professional Architect, P.A.
Professional Engineer, P.E.

PARK SQUARE HOMES

2466 - CAPTIVA

MASTER

Title:

ROOF FRAMING

project no.2016703

checked:

drawn: AB






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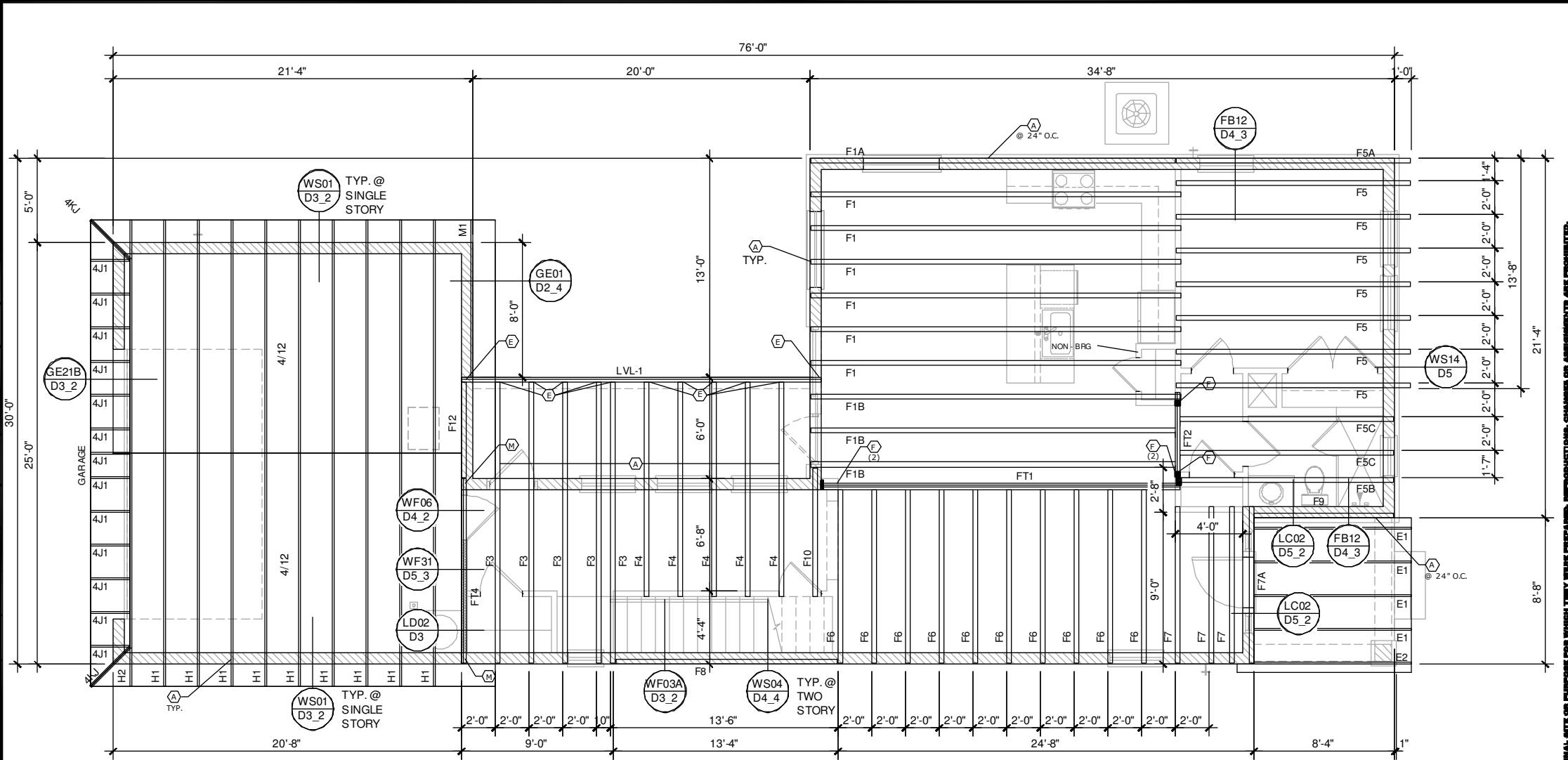
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S3_1B

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The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.


CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENS HD's (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS OPT	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065
GENERAL CONNECTOR NOTES				
1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN				
AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.				
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN				
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.				
IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.				
4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.				
5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.				
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.				
ST JOHNS COUNTY ONLY				
CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.				



1ST FL. ROOF / 2ND FL. FLOOR FRAMING "C"

1/8" = 1'-0"

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.	<div><div>1</div><div>(3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL</div></div> <div><div>2</div><div>MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"</div></div> <div><div>3</div><div>TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY</div></div> <div><div>4</div><div>PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.</div></div> <div><div>5</div><div>2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.</div></div> <div><div>6</div><div>CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ϕ x 2 3/4" TITENS & (6) 10d NAILS</div></div> <div><div>7</div><div>(2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")</div></div>
2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.	
3. IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.	
4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.	
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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER






Title:
ROOF / FLOOR FRAMING

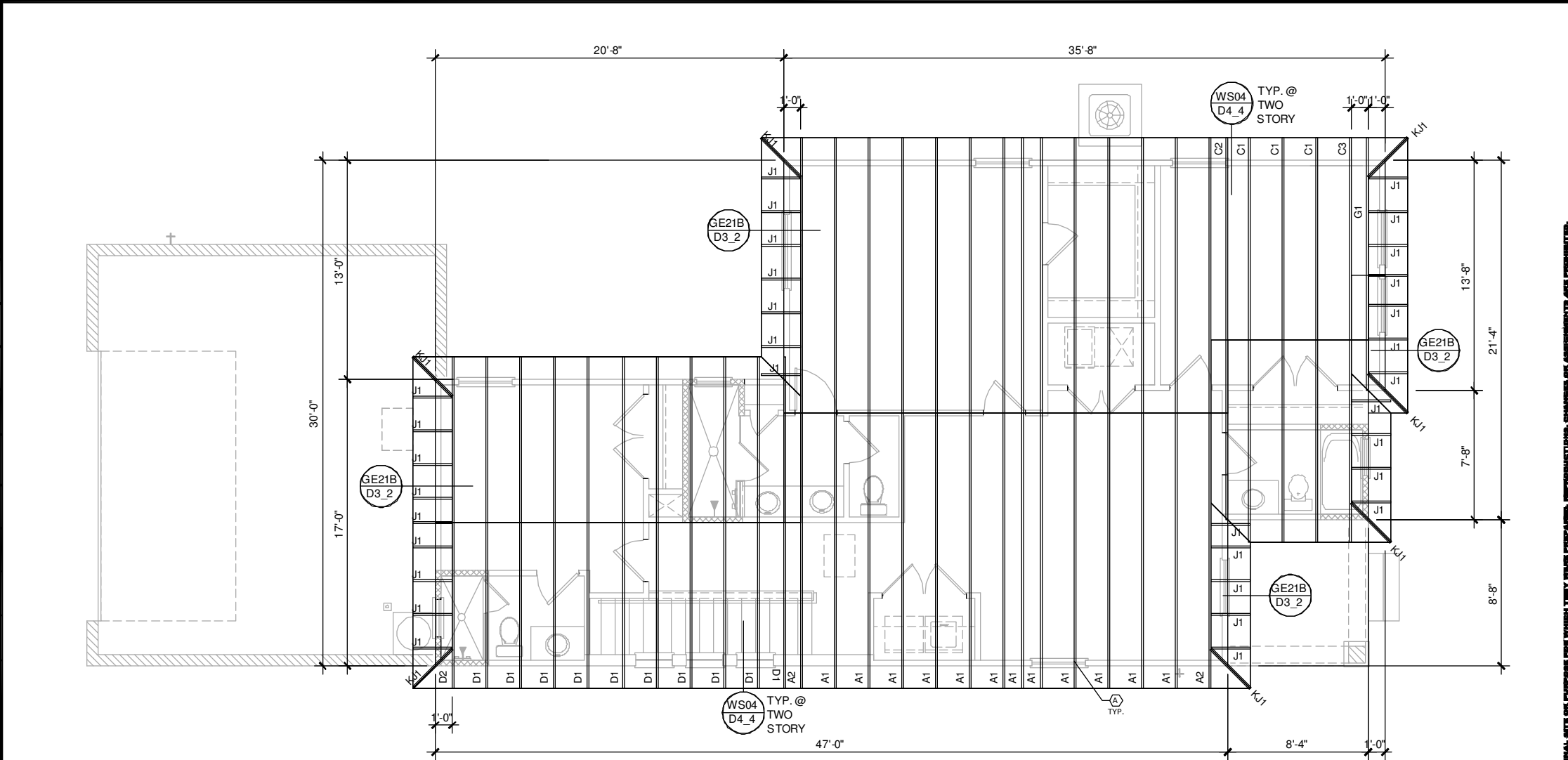
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CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
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H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENSHD's (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS — OPT —	FRAME TO MASONRY	1020	1175
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GENERAL CONNECTOR NOTES				
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ST JOHNS COUNTY ONLY				
CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.				



2ND FL. ROOF FRAMING PLAN "C"

1/8" = 1'-0"

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
<div>1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.</div> <div>2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.</div> <div>3. IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.</div> <div>4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.</div>	<div><div>1</div><div>(3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL</div></div> <div><div>2</div><div>MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"</div></div> <div><div>3</div><div>TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY</div></div> <div><div>4</div><div>PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.</div></div> <div><div>5</div><div>2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.</div></div> <div><div>6</div><div>CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ϕ x 2 3/4" TITENS & (6) 10d NAILS</div></div> <div><div>7</div><div>(2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")</div></div>
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FDS
FLORIDA DESIGN SOLUTIONS
REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF FLORIDA
NO. 172-0001 / E&C (03/25/2014)
CERTIFICATION OF AUTHORIZATION NO. 044
EXPIRATION DATE 03/25/2018
FLORIDA
REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF FLORIDA
NO. 172-0001 / E&C (03/25/2014)
CERTIFICATION OF AUTHORIZATION NO. 044
EXPIRATION DATE 03/25/2018
FLORIDA

PARK SQUARE HOMES
2466 - CAPTIVA
MASTER






Title:
ROOF FRAMING

project no.2016703
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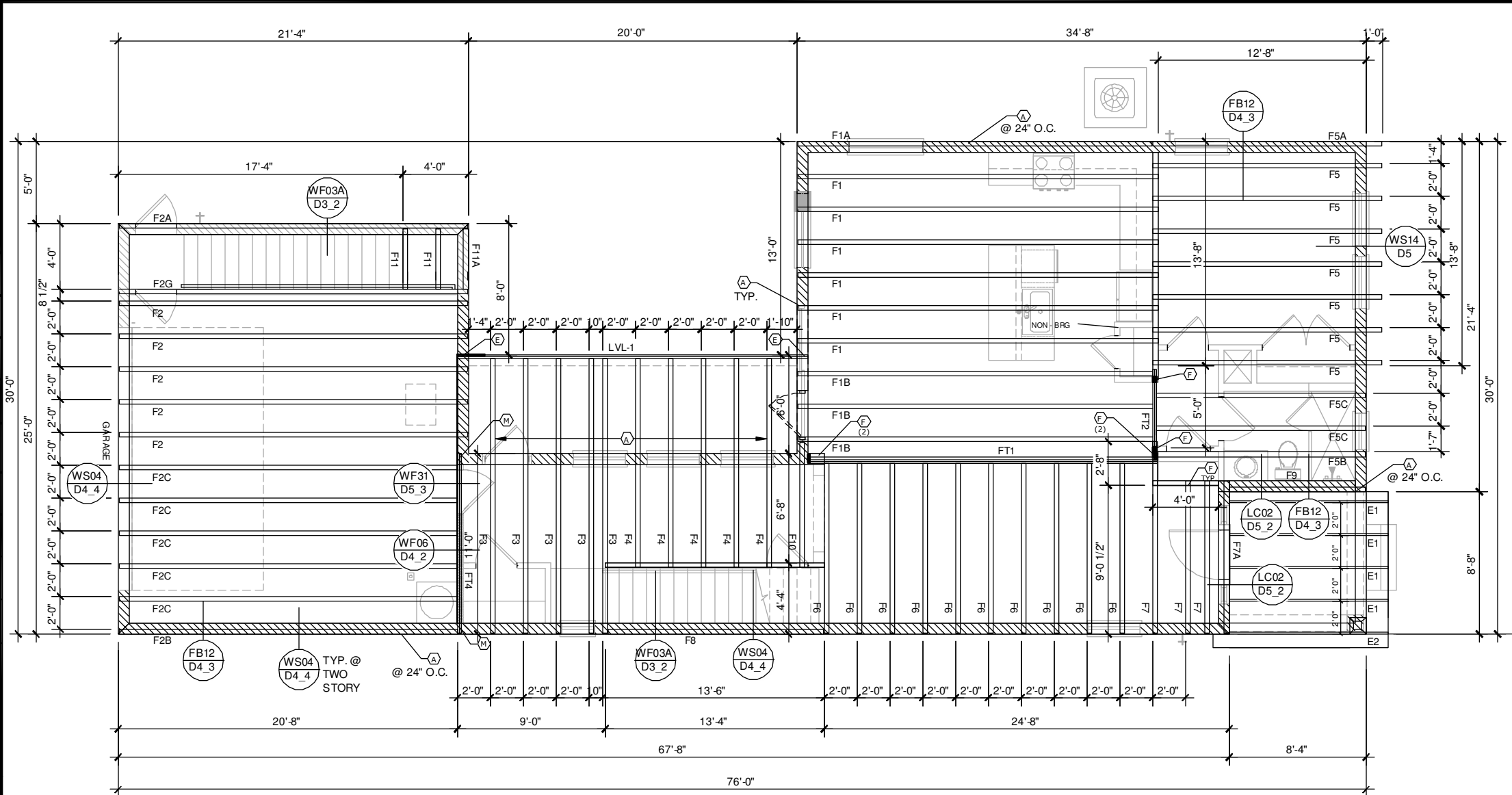
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CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
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H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
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K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS — OPT —	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065

GENERAL CONNECTOR NOTES	
1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN	
AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.	
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN	
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.	
IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.	
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5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.	
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.	

ST JOHNS COUNTY ONLY	
CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.	

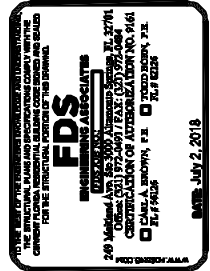


1ST FL. ROOF / 2ND FL. FRAMING INLAW SUITE OPTION

1/8" = 1'-0"

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.	1 (3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL
2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.	2 MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"
3. IF ROOF TRUSS LAYOUT SHOWS TRUSS IDS, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.	3 TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY
4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.	4 PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.
	5 2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.
	6 CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ϕ x 2 3/4" TITENS & (6) 10d NAILS
	7 (2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")
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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

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ROOF / FLOOR
FRAMING
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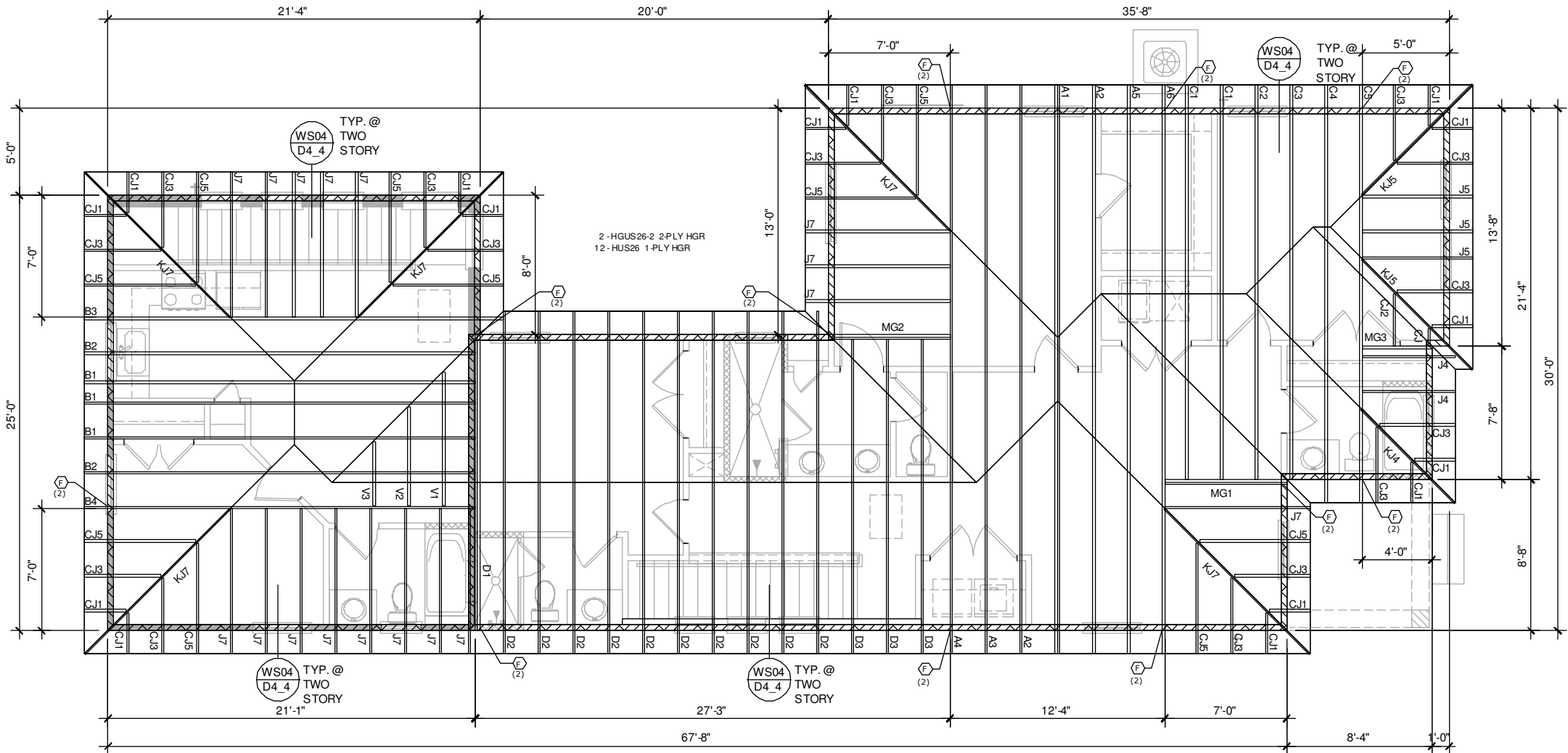
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MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENS HD's (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS OPT	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065

1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS / LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN
- AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.
- IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.
4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.
5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT W/ TJI LAYOUT.

CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.


$$1/8'' = 1'-0''$$






1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.
2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.
3. IF ROOF TRUSS LAYOUT SHOWS TRUSS IDS, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS. ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.
4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.

- 1 (3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL
- 2 MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"
- 3 TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY
- 4 PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A36 CLIP EACH END.
- 5 2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.
- 6 CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ϕ x 2 3/4" TITENS & (6) 10d NAILS
- 7 (2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")

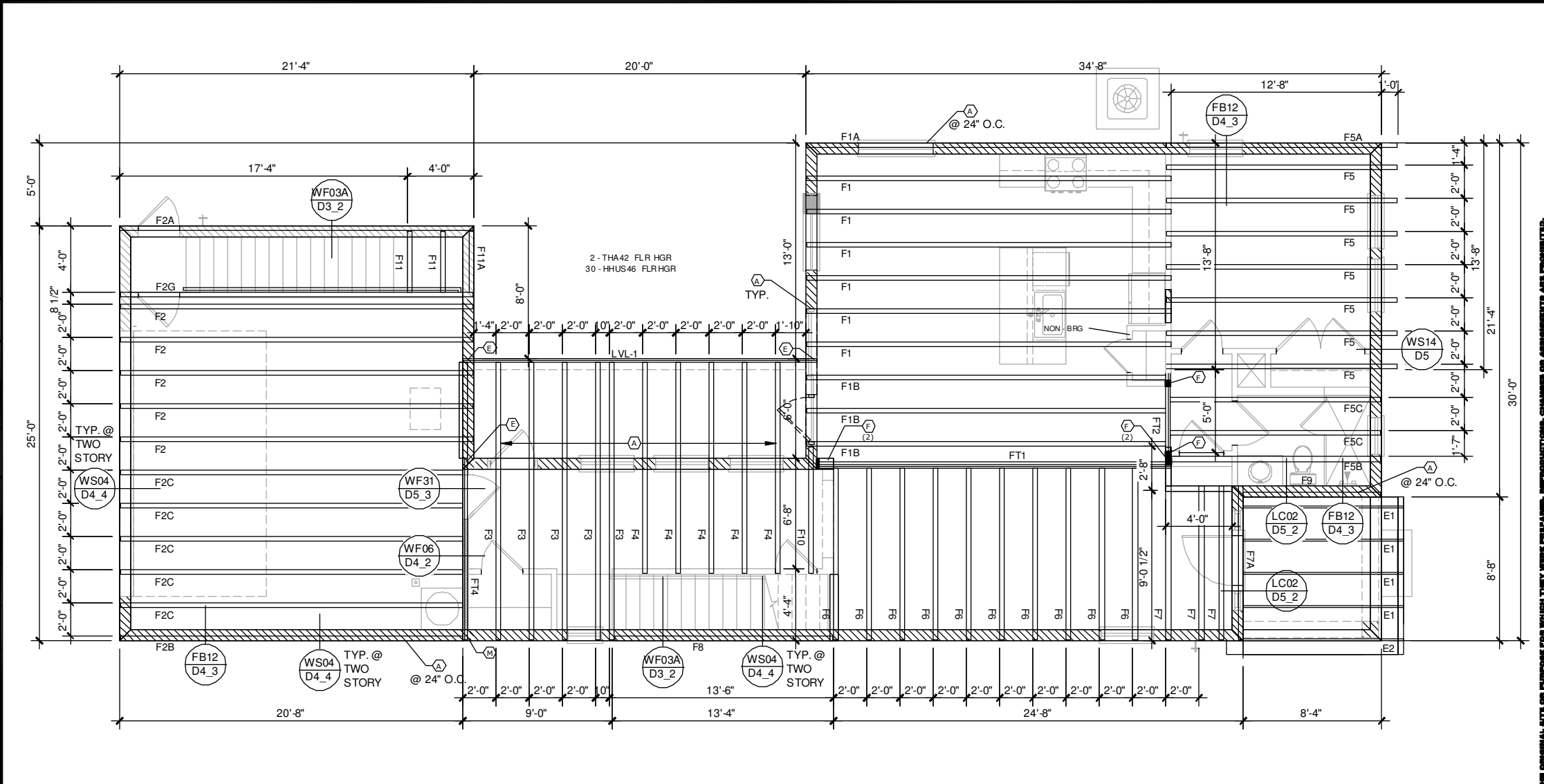
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The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.

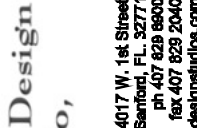
CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENSHDs (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
P	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065

GENERAL CONNECTOR NOTES	
1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN	
AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.	
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN	
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.	
IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.	
4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING WOOD WALLS/ BEAMS W/(3)12d TOENAILS.	
5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.	
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.	

ST JOHNS COUNTY ONLY	
CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.	

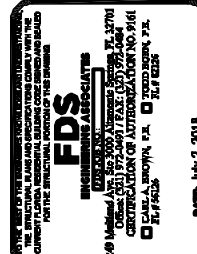


1ST FL. ROOF / 2ND FL. FRAMING INLAW SUITE OPTION	
1/8" = 1'-0"	
ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.	1 (3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL
2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.	2 MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"
3. IF ROOF TRUSS LAYOUT SHOWS TRUSS IDS, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.	3 TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY
4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS W/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.	4 PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.
	5 2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.
	6 CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" φ x 2 3/4" TITENS & (6) 10d NAILS
	7 (2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")
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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
ROOF / FLOOR FRAMING


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
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

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CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/FASTENERS	TYPE	SPF	SYP
(A)	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
(B)	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
(C)	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
(D)	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
(E)	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
(F)	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
(G)	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
(H)	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
(J2)	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
(J3)	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENS HD's (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
(K)	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
(L)	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
(M)	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
(N)	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS OPT	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
(P)	H10S W/(8) 8d X 1 1/2" NAILS AND (2) 3/8"x4" TITAN HD	FRAME TO MASONRY	915	1065

GENERAL CONNECTOR NOTES

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

AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT
w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP
DRAWINGS). STRAP TO VERTICAL.

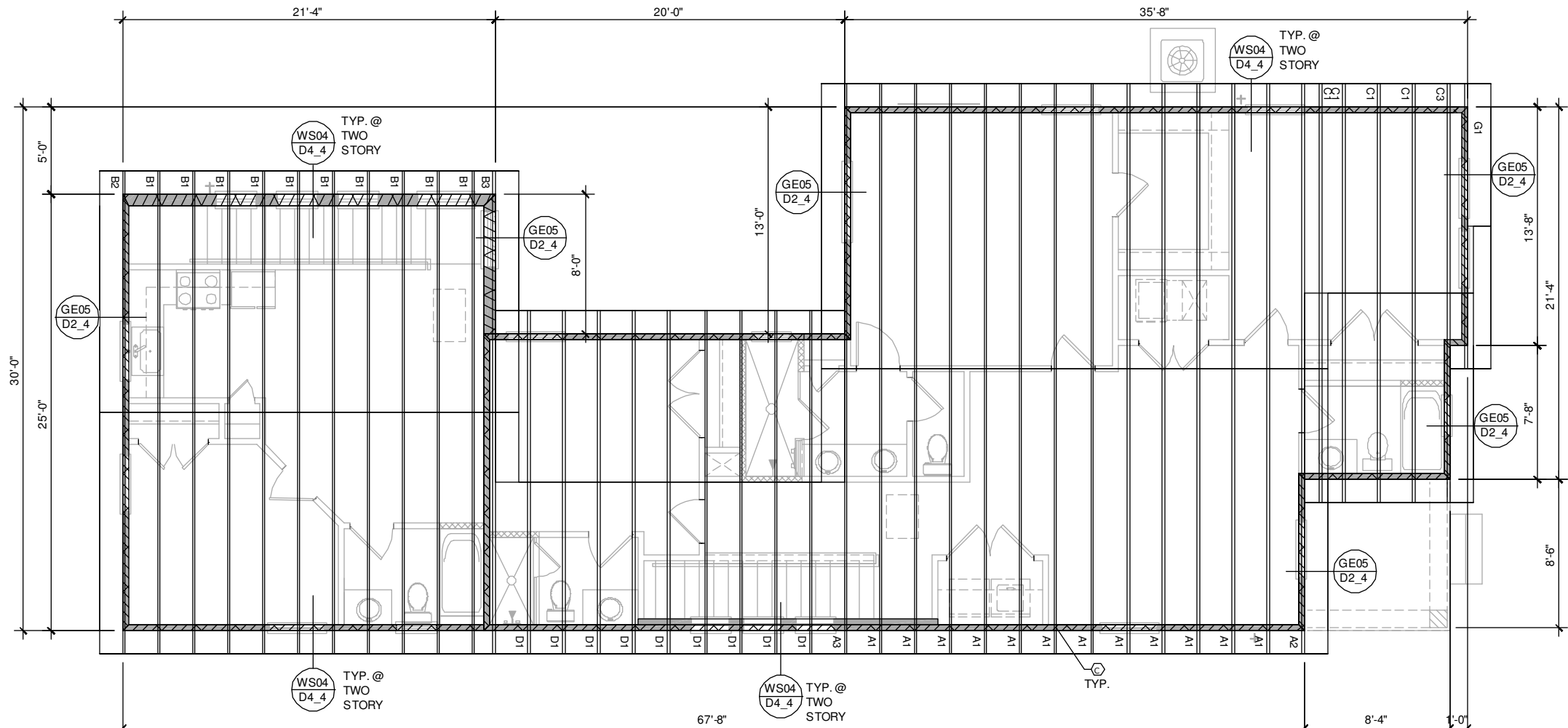
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING
WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY
WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.

IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO
ON PLAN.

4. CONNECT ALL FLOOR TRUSSES TO INTERIOR BEARING
WOOD WALLS/ BEAMS W/(3)12d TOENAILS.
5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE
PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF
MASONRY w/ SIMPSON META 16 STRAPS (2) @ EACH
CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION
DOES NOT CONFLICT W/ T/J LAYOUT.

ST JOHNS COUNTY ONLY

CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.

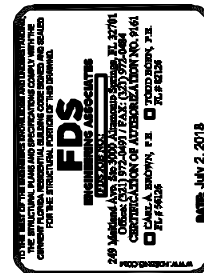

$$1/8'' = 1'-0''$$

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES														
<p>1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.</p> <p>2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.</p> <p>3. IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.</p> <p>4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.</p>	<table border="1"> <tr> <td data-bbox="1240 1360 1264 1387">1</td> <td data-bbox="1274 1360 1780 1387">(3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL</td> </tr> <tr> <td data-bbox="1240 1393 1264 1419">2</td> <td data-bbox="1274 1393 1780 1419">MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"</td> </tr> <tr> <td data-bbox="1240 1425 1264 1451">3</td> <td data-bbox="1274 1425 1780 1451">TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY</td> </tr> <tr> <td data-bbox="1240 1457 1264 1483">4</td> <td data-bbox="1274 1457 1780 1483">PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A36 CLIP EACH END.</td> </tr> <tr> <td data-bbox="1240 1491 1264 1518">5</td> <td data-bbox="1274 1491 1780 1518">2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.</td> </tr> <tr> <td data-bbox="1240 1524 1264 1550">6</td> <td data-bbox="1274 1524 1780 1550">CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ø x 2 3/4" TITENS & (6) 10d NAILS</td> </tr> <tr> <td data-bbox="1240 1556 1264 1582">7</td> <td data-bbox="1274 1556 1780 1582">(2) 2x12 #2 SYP. P. T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")</td> </tr> </table> <p>DISCLAIMER</p> <p>IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. B&A DESIGN STUDIO, INC. & FLORIDA DESIGN SOLUTIONS INC. IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO B&A DESIGN STUDIO, INC. & FLORIDA DESIGN SOLUTIONS INC. PRIOR TO CONSTRUCTION. NO EXCEPTIONS.</p>	1	(3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL	2	MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"	3	TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY	4	PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A36 CLIP EACH END.	5	2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.	6	CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ø x 2 3/4" TITENS & (6) 10d NAILS	7	(2) 2x12 #2 SYP. P. T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")
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fax 407 829 2040
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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER


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ROOF FRAMMING




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
S3.1_1B

CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
J3	(2) LGT-3 W/ (24) SDS 1/4"x2-1/4" & (8) - 3/8" x 5" TITENS HD's (3 PLY TRUSS)	FRAME TO MASONRY	5310	7370
K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS OPT	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
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GENERAL CONNECTOR NOTES

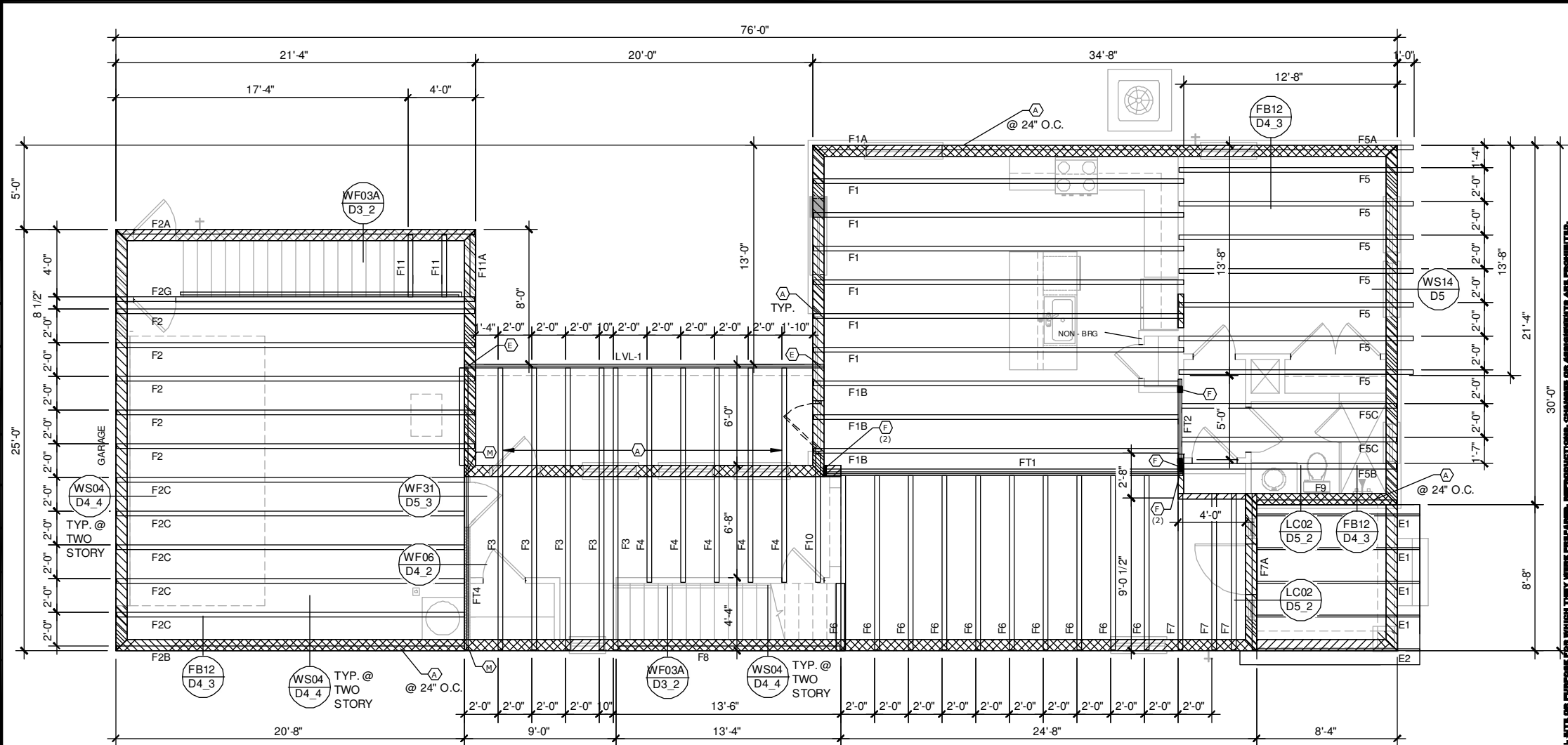
1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR UNO ON PLAN

AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/  @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/  CONNECTOR UNO ON PLAN
3. CONNECT ALL TYPICAL HIP JACK (CORNER JACK) TO MASONRY WALLS/ LINTELS/ ICF WALLS W/  CONNECTOR.

IF WOOD WALL OR BEAM USE (2)  CONNECTORS UNO ON PLAN.
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5. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE PROVIDED BY TRUSS MANUFACTURER UNO ON PLAN.
6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META 16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT W/ T/J LAYOUT.

ST JOHNS COUNTY ONLY

CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.



ROOF FRAMING NOTES

1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION.
2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2.
3. IF ROOF TRUSS LAYOUT SHOWS TRUSS ID'S, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS. ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS.
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FLOOR / ROOF FRAMING KEY NOTES

- 1 (3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL
- 2 MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0"
- 3 TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY
- 4 PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END.
- 5 2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE.
- 6 CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ϕ x 2 3/4" TITENS & (6) 10d NAILS
- 7 (2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")

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FROM THE STRUCTURAL PORTFOLIO OF THIS SEMINAR

FDS

REGISTRATION ASSOCIATES

REGISTRATION

249 Melissa A. Nye, 2000 Andrews Avenue, Suite 1200, P.O. Box 1270
Columbia, Maryland 21046, Tel: 410-326-7200, Fax: (410) 326-7204
CERTIFICATION OF AUTHORIZATION NO. 9161

☐ GAIL A. BROTH, P.A. ☐ JUDY ROSS, P.E.
210 PARKS JAY RIDGE

FBI - July 2, 2018

FEDERAL BUREAU OF INVESTIGATION

title:
**ROOF / FLOOR
FRAMING**

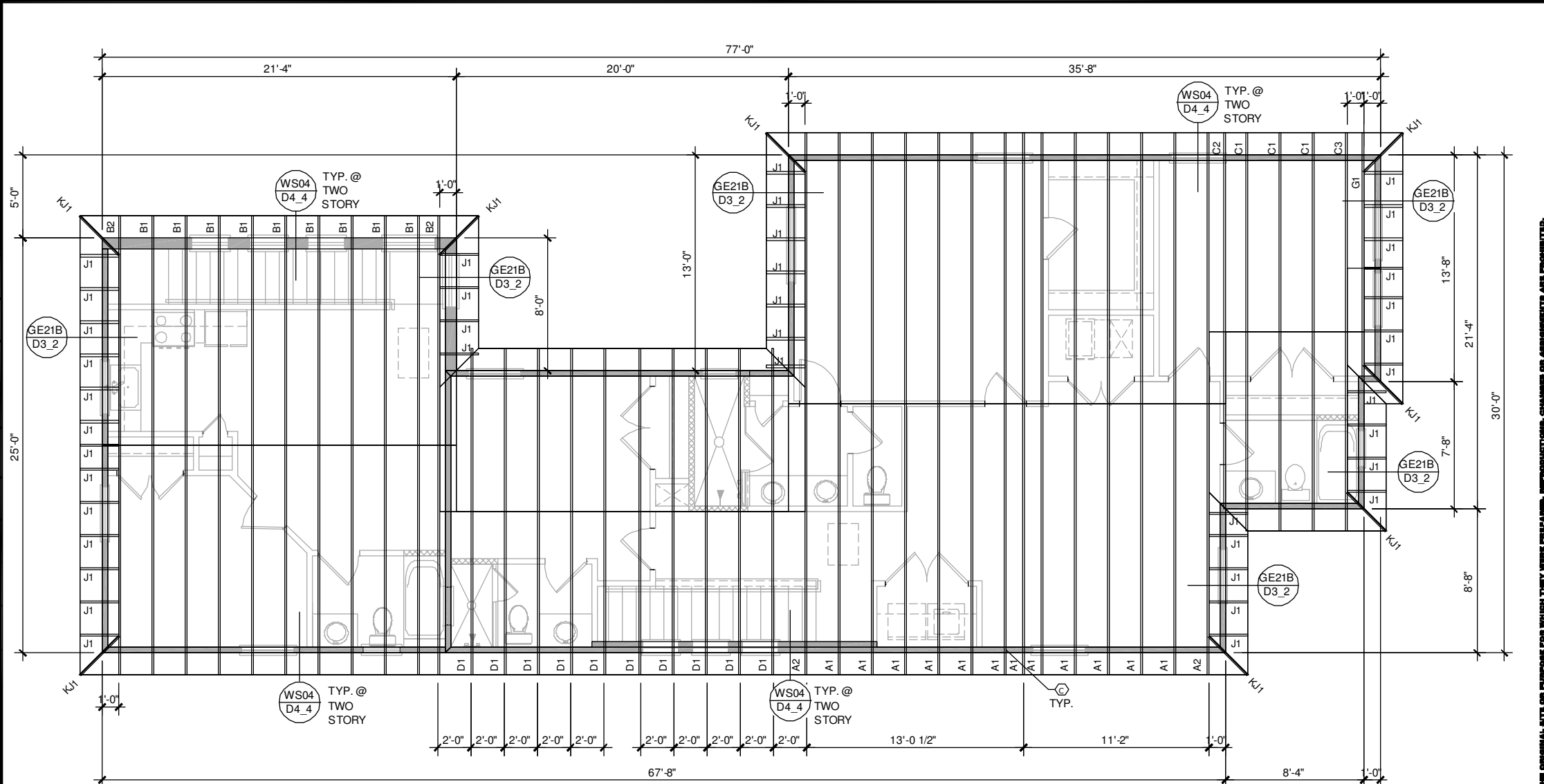
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S3.1C

CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
A	HETA16 W/ (9) - 10d x 1 1/2" OPT HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1810	1810
B	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
C	H10A W/ (18) - 10d x 1 1/2" H10A-2 W/ (18) - 10d x 1 1/2" AT 2 PLY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	MTS12 W/ (14) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	860	1000
E	MGT W/ (22) - 10d NAILS & 5/8" ATR W/ 5" EMBEDMENT W/ SIMPSON "SET" EPOXY	FRAME TO MASONRY	3140	3140
F	HTS20 W/ (24) - 10d x 1 1/2" (AT EXTERIOR LOCATION INCLUDE (3)12d TOENAILS	FRAME TO FRAME	1245	1450
G	HGT-2 W/ (16) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR 3PLY)	FRAME TO MASONRY	6280	6280
H	FGTR W/ (18)-SDS 1/4" x 3" WOOD SCREWS AND (2) 1/2" x 5" TITAN HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
J2	(2) LGT-2 W/ (32)-16d SINKERS (14) 1/4" x 2 1/4" TITENS (2 PLY TRUSS)	FRAME TO MASONRY	3700	4300
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K	HU410 OPT HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM		G#2090 U#1570
L	HU410 OPT HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS		G#5085 U#1810
M	(2) HETA16 OPT (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035 2500	2035 2500
N	HTSM16 W/(8)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS OPT	FRAME TO MASONRY	1020	1175
	HTSM20 W/(10)10d NAILS AND (4) 1/4"x2 1/4" TAPCONS	FRAME TO MASONRY	1020	1175
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GENERAL CONNECTOR NOTES	
1. CONNECT ALL ROOF / FLOOR TRUSSES TO MASONRY WALLS/ LINTELS/ ICF WALLS W/ A CONNECTOR UNO ON PLAN	
AT FLOOR TRUSSES PARALLEL TO MASONRY WALLS CONNECT w/ A @ 24" O.C OR 32" O.C. (VERIFY W/ TRUSS SHOP DRAWINGS), STRAP TO VERTICAL.	
2. CONNECT ALL TRUSSES TO INTERIOR/ EXTERIOR BEARING WOOD WALLS/ BEAMS W/ C CONNECTOR UNO ON PLAN	
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6. CONNECT ALL CONTINUOUS RIM BOARD TO TOP OF MASONRY w/ SIMPSON META16 STRAPS (2) @ EACH CORNER AND 32" O.C. MAX. G.C. TO VERIFY LOCATION DOES NOT CONFLICT w/ TJI LAYOUT.	

ST JOHNS COUNTY ONLY	
CONTRACTOR TO INSTALL MIN 2 X 6 #2 SYP P.T. SILL PLATE ALONG THE ENTIRE HOUSE PER TYPICAL WALL SECTIONS. FRAMER TO CUT SLOTS IN PLATE SO EMBEDDED STRAPS CAN SLIDE THRU AND STILL BE USED IF 2 STORY HOUSE.	



2ND FL. ROOF FRAMING PLAN INLAW SUITE OPTION

1/8" = 1'-0"

ROOF FRAMING NOTES	FLOOR / ROOF FRAMING KEY NOTES
1. TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE ARCHITECTURAL PLAN FOR TYPICAL ROOF SLOPE AND OTHER INFORMATION. 2. IF TRUSSES HAVE RAISED HEELS. CONTRACTOR TO PROVIDE BLOCKING @ HEELS PER TB06 / D2. 3. IF ROOF TRUSS LAYOUT SHOWS TRUSS IDS, THIS LAYOUT HAS BEEN PROVIDED BY THE CLIENT/ DESIGNER OR ARCHITECT TO USE FOR THE DESIGN OF THIS PROJECT. OTHERWISE A GENERIC LAYOUT HAS BEEN DETERMINED BUT PRIOR TO CONSTRUCTION OR TRUSS FABRICATION, FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS ARE TO BE SUBMITTED TO ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND APPROVAL. AT THIS TIME THE E.O.R. RESERVES THE RIGHT TO REVISE THE PLAN AS REQUIRED PER THE REVIEW OF THE FINAL TRUSS LAYOUT AND TRUSS SHOP DRAWS, ADDITIONAL FEE'S MAY APPLY. STARTING CONSTRUCTION OR TRUSS FABRICATION PRIOR TO THIS REVIEW IS NOT ADVISED, AND THE E.O.R. IS NOT RESPONSIBLE FOR ADDITIONAL COSTS DUE TO REVISIONS OF THE PLAN. IF CONVENTIONAL FRAMING IS SHOWN, NO TRUSS APPROVAL IS REQUIRED, UNLESS LAYOUT IS REVISED W/OUT WRITTEN APPROVAL FROM FDS. 4. THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS w/ BLOCKING PROVIDED AT PERIMETER w/ TYPE "W" 1 5/8" DRYWALL SCREWS @ 8" O.C. AT ALL EDGES AND IN FIELD.	1 (3) 12d TOENAILS FLOOR TRUSS TO BEARING WALL 2 MIN. 2 X 8 #2 SYP CONT. LEDGER W/ (2) 1/4" X 3 1/2" SDS SCREWS @ 16" O.C. EVENLY SPACE BOTTOM OF LEDGER @ 12'-0" 3 TRUSS UPLIFT RELEASED PROVIDE (1) 12d TOENAIL EACH SIDE ONLY 4 PROVIDE (2) 2 X 4 #2 SYP BLOCKING BETWEEN STUDS W/ SIMPSON A35 CLIP EACH END. 5 2X CLOSURE WALL ATTACHED 2X TOP PLATE TO EACH TRUSS W/ (2) 12d NAILS ATTACH 2X BASE PLAN W/ (2) 16d NAILS TO EACH TRUSS OR 24" O.C. IF TRUSS IS UNDER PLATE. INSTALL 2X STUDS @ 16" O.C. W/ (3) 10d TOENAILS TOP & BOTTOM AND ATTACH EXTERIOR SHEATHING PER SCHEDULE. 6 CONNECT BEAM TO MASONRY W/ SIMPSONS HUC46 / HU46 W/ (12) 1/4" ϕ x 2 3/4" TITENS & (6) 10d NAILS 7 (2) 2x12 #2 SYP. P.T. LEDGER CONNECTED TO MASONRY W/ (4) ROWS OF 1/4" DIA. TAPCONS W/ 1 1/4" MIN. EMBED SPACED @ 12" O.C. OR TO WOOD FRAME W/ (4) ROWS OF 1/4" DIA. x 6" SDS WOOD SCREWS @ 12" O.C. (B/ LEDGERS = 10'-0")
DISCLAIMER IT IS THE CONTRACTOR/SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL INFORMATION CONTAINED HEREIN PRIOR TO COMMENCEMENT OF CONSTRUCTION. B&A DESIGN STUDIO, INC. & FLORIDA DESIGN SOLUTIONS INC. IS NOT RESPONSIBLE FOR ANY MISINTERPRETATIONS, ERRORS, OMISSIONS OR CUSTOM CHANGES MISSED AND NOT REPORTED TO B&A DESIGN STUDIO, INC. & FLORIDA DESIGN SOLUTIONS INC. PRIOR TO CONSTRUCTION. NO EXCEPTIONS.	

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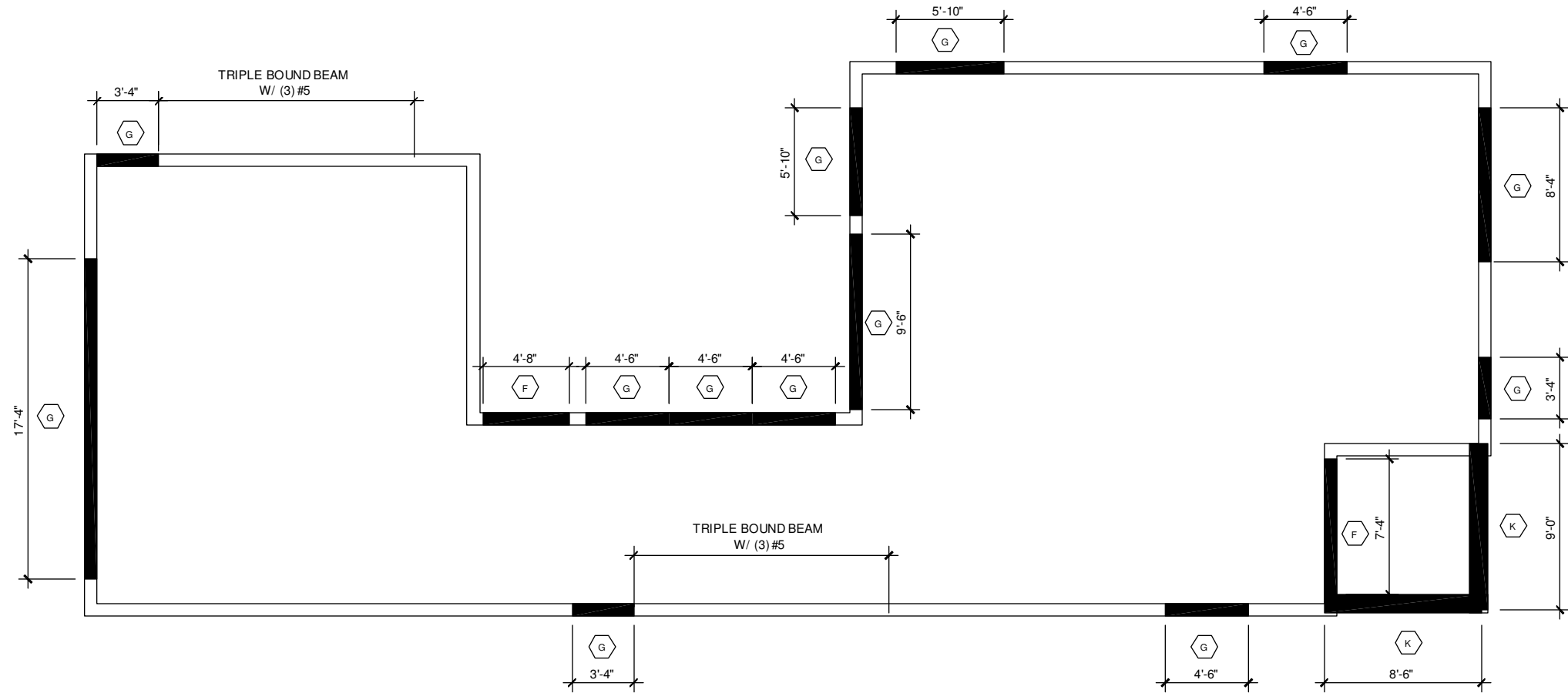
PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

title:
ROOF FRAMING

project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

S3.1_1C

The structural design of this building is in accordance with the FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL and is certified as such.

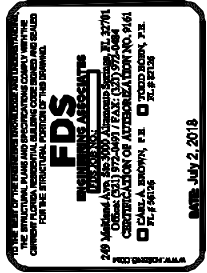


LINTEL PLAN IN LAW SUITE

1/8" = 1'-0"

DISCLAIMER

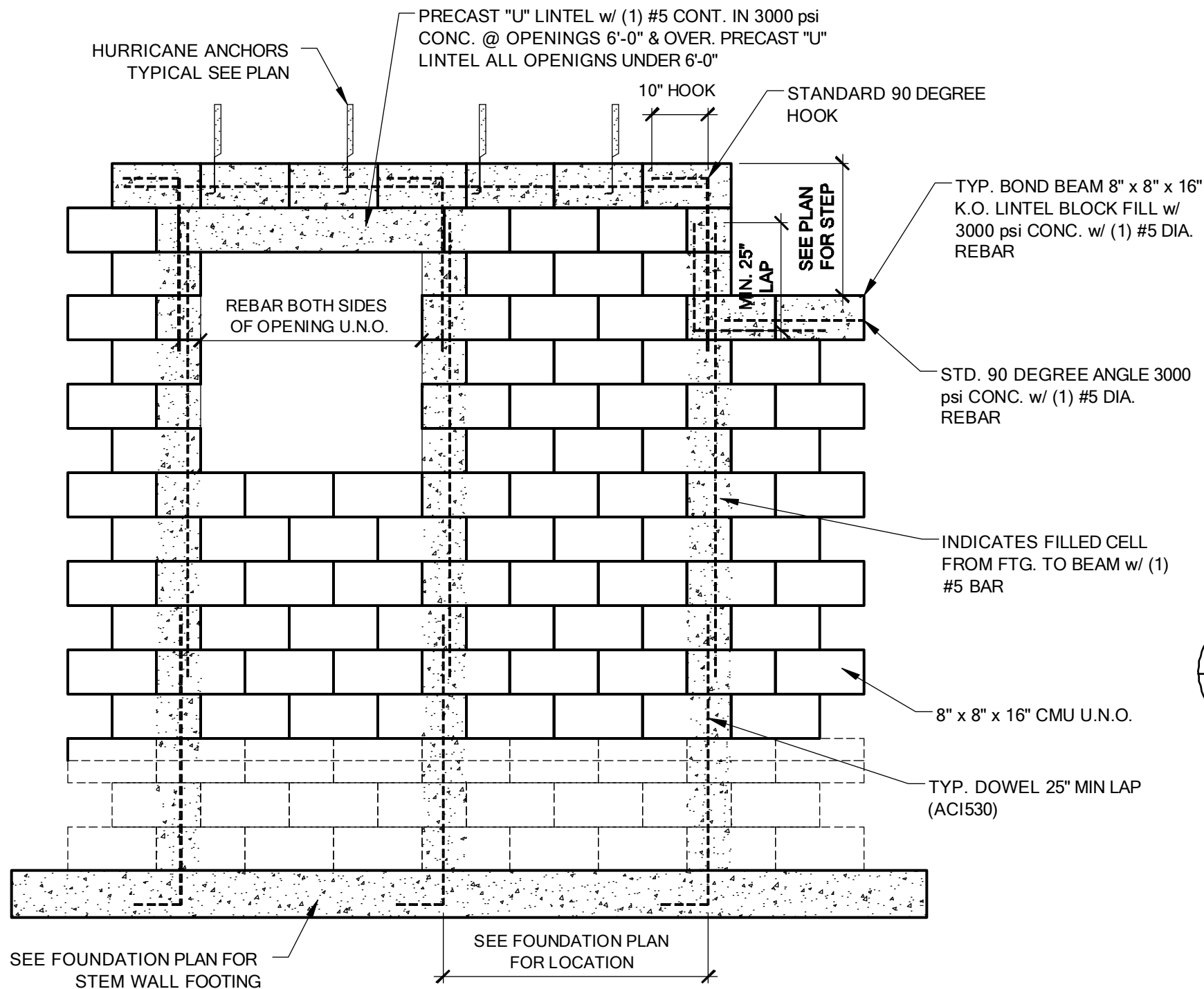
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title:
LINTELPLAN A

project no. 2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN



MS01 BLOCK WALL REINFORCEMENT

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

TYP. BOND BEAM
8" x 8" x 16" K.O.
LINTEL BLOCK FILL
W/3000 P.S.I. CONC.
W/1 #5 DIA. REBAR
@ CORNERS
CONTRACTOR TO
INSTALL HOOK BAR
WHERE CONT.
BARS LAP INTO

CONC. SLAB SEE
FOUNDATION PLAN
FOR MORE INFO

TOP OF SLAB

SEE FOUNDATION PLAN
FOR STEM OR MONO
FOOTING

NON-SHEARWALL SEGMENT

TYPICAL SHEAR WALL SEGMENT

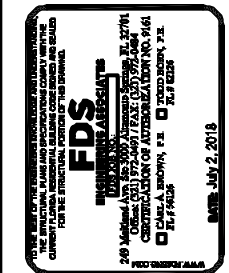
ALL SHEAR WALL SEGMENTS
CONSIST OF A FILLED
CELL EACH END WITHOUT
AN OPENING BETWEEN.

FILLED CELL:
FILL BLK. CELLS WITH 3000 P.S.I.
GROUT ONE #5 @ LOCATIONS
SHOWN ON THE FOUNDATION
PLAN
MIN. LAP 25" (ACI 530)

MS02 TYP. SHEAR WALL SECTION

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

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PARK SQUARE HOMES
2466 - CAPTIVA
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title:
LINTEL NOTES
& DETAILS

project no. 2016703
checked:
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L1_1

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GENERAL CONCRETE LINTEL

APPROVED LINTEL MANUFACTURERS:

CASTE-CRETE, QUALITY, LOTTS

F = FILLED WITH GROUT/U = UNFILLED
R = RECESSED

QTY. OF #5 REBAR @ BOTTOM OF LINTEL CAVITY

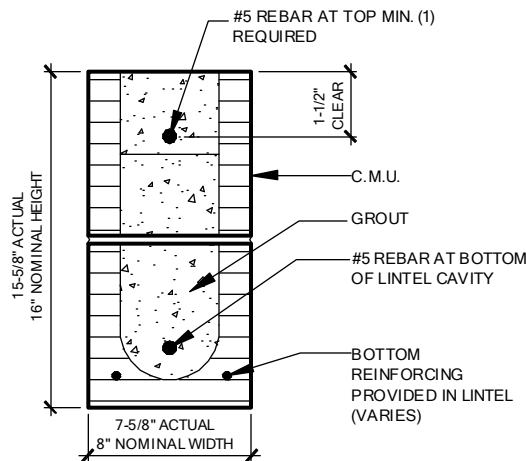
8F16-1B/1T

NOMINAL WIDTH

NOMINAL HEIGHT

QUANTITY OF #5 REBAR AT TOP

TYPE DESIGNATION



GENERAL CONCRETE LINTEL

SCALE = N.T.S.

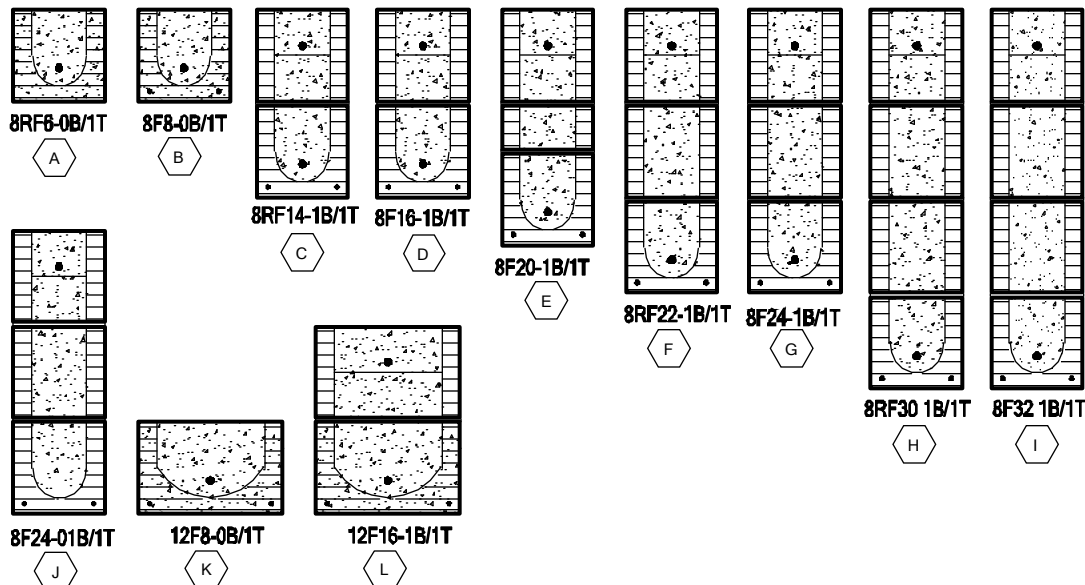
MATERIALS

1. F.C. precast lintels = 3500 psi.
2. F.C. prestressed lintels = 6000 psi.
3. Grouted per ASTM C476 f'g = 3000 psi w/ Maximum 3/8" aggregate and 8" to 11" slump.
4. Concrete masonry units (CMU) per ASTM C90 w/ minimum net area compressive strength = 1900 psi.
5. Rebar per ASTM A615 Grade 60.
6. Prestressing strand per ASTM A416 grade 270 low relaxation.
7. 7/32 wire per ASTM A510.
8. Mortar per ASTM C270 type M or S.

GENERAL INSTALLATION NOTES

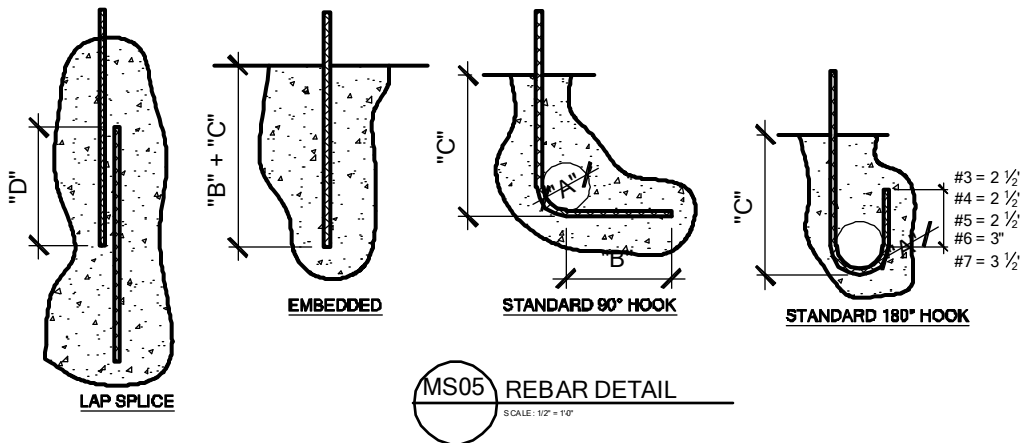
1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural drawings.
4. U-Lintels are manufactured with 5-1/2" long notches at the ends to accommodate vertical cell reinforcing and grouting.
5. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and longer with a 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" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530 Florida Product Approval No. 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 with vertical (gravity and uplift) and horizontal (lateral) loads should be checked for combine loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$



GENERAL NOTES

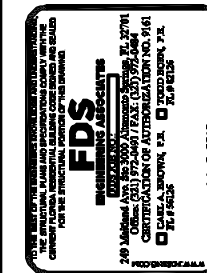
1. AREAS OF BLOCK ABV. MASONRY OPENINGS ARE TO BE GROUTED SOLID TO TIE BEAM.
2. (1) #5 REBAR IN TIE BEAM IS TO BE CONT. THROUGH OUT INCLUDING ABV. MASONRY OPENINGS. U.N.O.
3. ALL STANDARD LINTELS TO HAVE MIN. 4" BEARING EA. END ALL RECESSED LINTELS TO HAVE MIN. 8" BEARING EA. END
- 4.* LINTEL MINIMUM DEPTHS ARE CALLED OUT. IF CONTRACTOR INSTALLS A DEEPER LINTEL THAN INDICATED ON THE PLAN, DOING THIS INCREASES THE STRENGTH OF THE LINTEL.
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. GC TO VERIFY ALL LINTEL DIMENSIONS IN FIELD. DIMENSIONS SHOWN ARE CLEAR SPAN ONLY.



REQ'D LAP SPLICE, EMBEDMENT, AND HOOKED REINF. STEEL (INCHES)									
GRADE 40									
BAR SIZE	BEND	LENGTH			LAP SPLICE				
		"A"	"B"	"C"					
#3	1 7/8	4 1/4	7	15					
#4	2 1/2	5 5/8	9 1/2	20					
#5	3 1/8	7	11 3/4	25					
#6	3 3/4	8 1/16	14	30					
#7	4 3/8	9 13/16	16 1/2	35					
#8									
#9									
#10									
#11									



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LINTEL NOTES
& DETAILS

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L1_3


CAST CRETE OR QUALITY/ LOTTS LINTEL LOAD SPECIFICATIONS

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

 OR QUALITY/ LOTTS		SAFE LOAD - POUNDS PER LINEAR FOOT							
TYPE		8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
LENGTH			8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	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

 OR QUALITY/ LOTTS		SAFE LOAD - POUNDS PER LINEAR FOOT						
TYPE		8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T
LENGTH		8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	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⁾

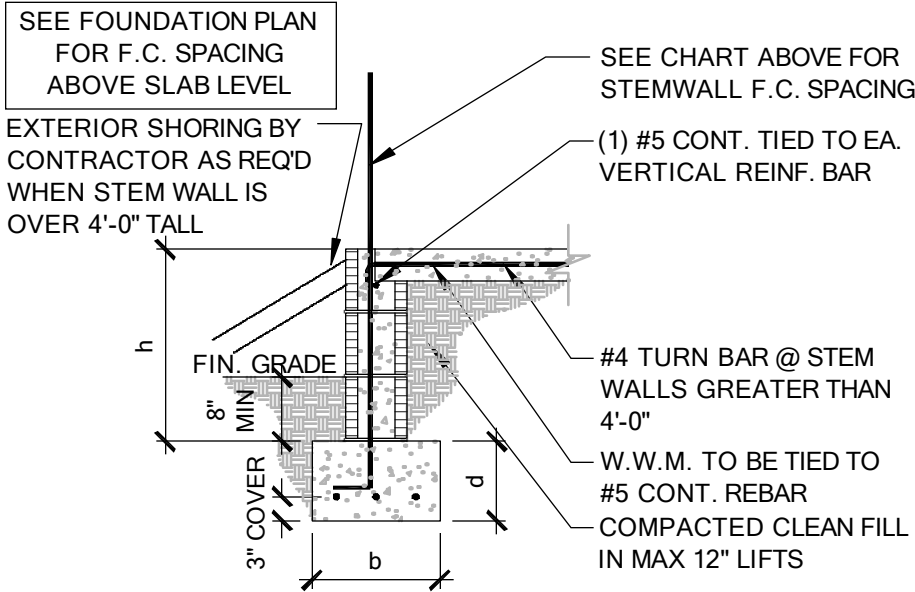
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.



PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
LINTEL LOAD
SPECIFICATIONS
project no.2016703
checked:
drawn: AB
date: 03-15-17
scale: AS SHOWN

STEMWALL SCHEDULE							
STEMWALL HEIGHT (h)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY			
0'-0"-2'-0"	8"	10"	16"	20"	W/ (2) #5 BARS	<674#	6'-8"
>2'-0"-3'-4"	10"	10"	20"	24"	W/ (3) #5 BARS	674#	5'-4"
>3'-4" - 4'-0"	12"	12"	32"	32"	W/ (4) #5 BARS	845#	4'-0"
>4'-0" - 5'-4"	16"	16"	48"	48"	W/ (5) #5 BARS CONT. & #5 @ 18" O.C. TRANSV.	1162#	2'-8"



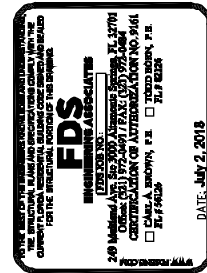
FS **STEM WALL FOOTING SCHEDULE**

SCALE: N.T.S.

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



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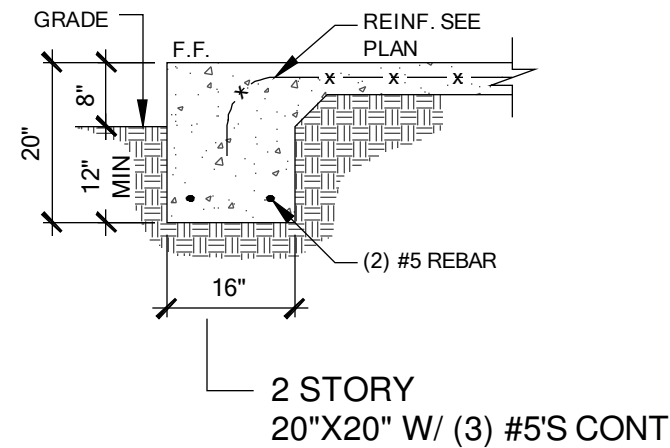


PARK SQUARE HOMES
2466 - CAPTIVA
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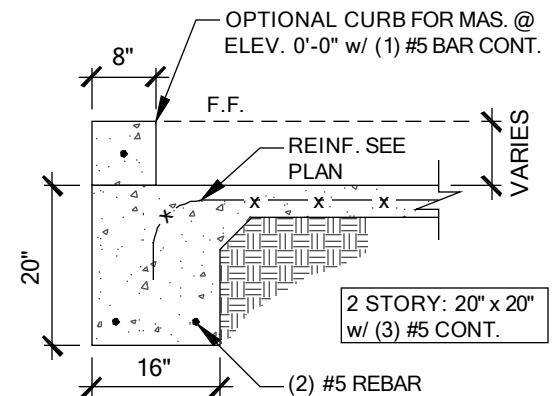
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FOUNDATION DETAILS

project no.2016703
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drawn: AB
date: 03-15-17
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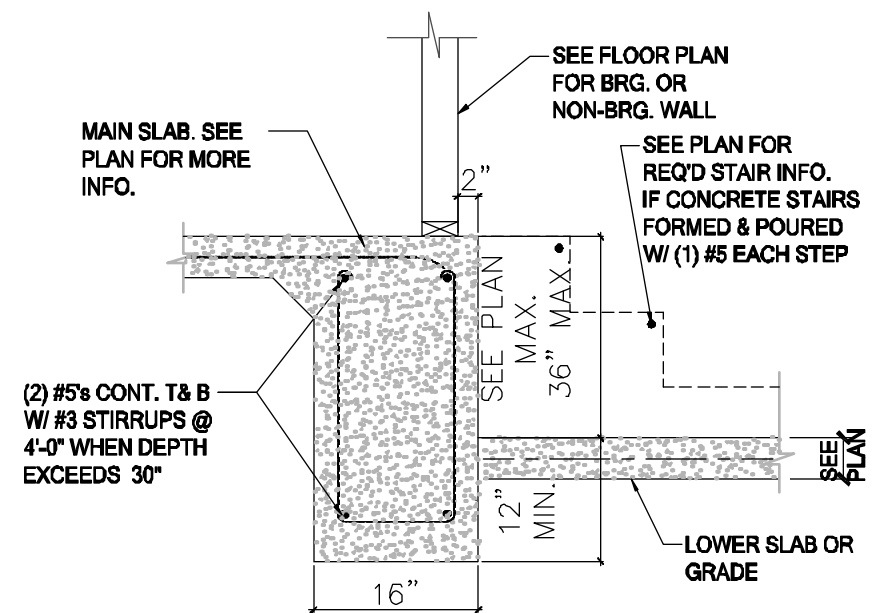
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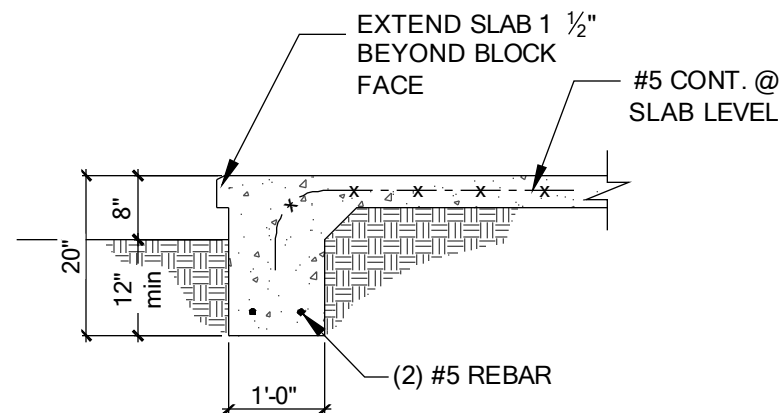
FM01 EXT. BEARING
SCALE: 1/2" = 1'-0"



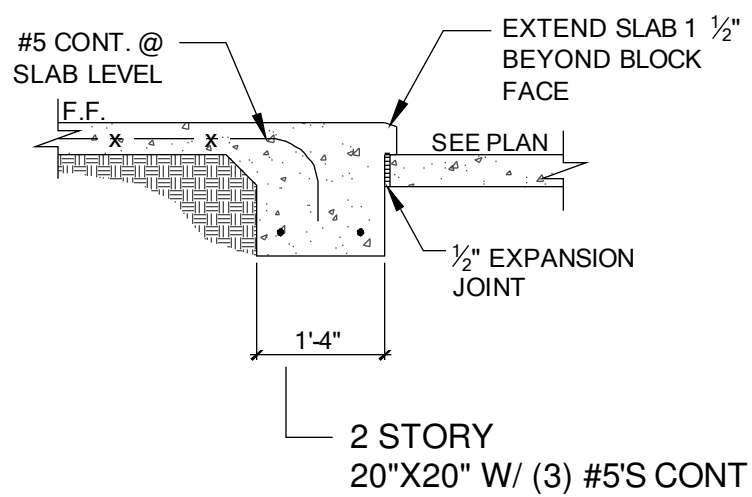
FM02 EXT. BEARING @ GARAGE
SCALE: 1/2" = 1'-0"



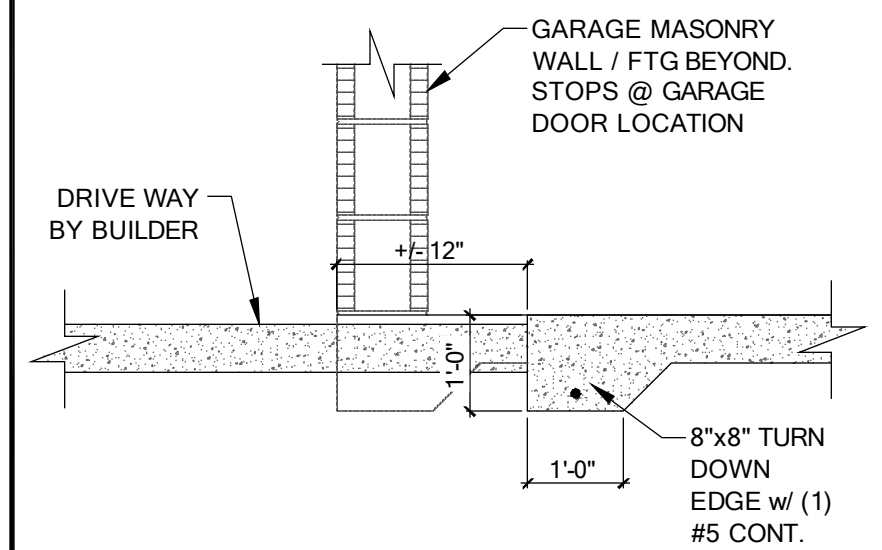
FM03 LARGE STEP DOWN
SCALE: 1/2" = 1'-0"



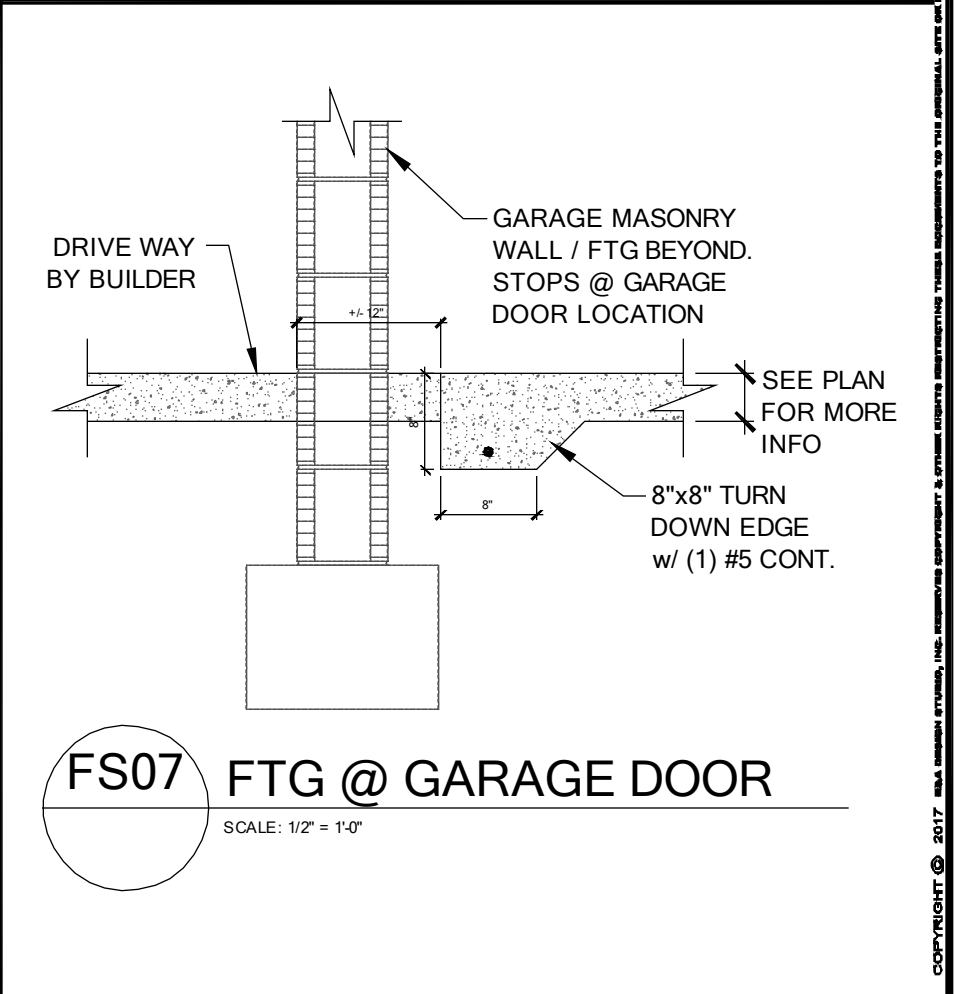
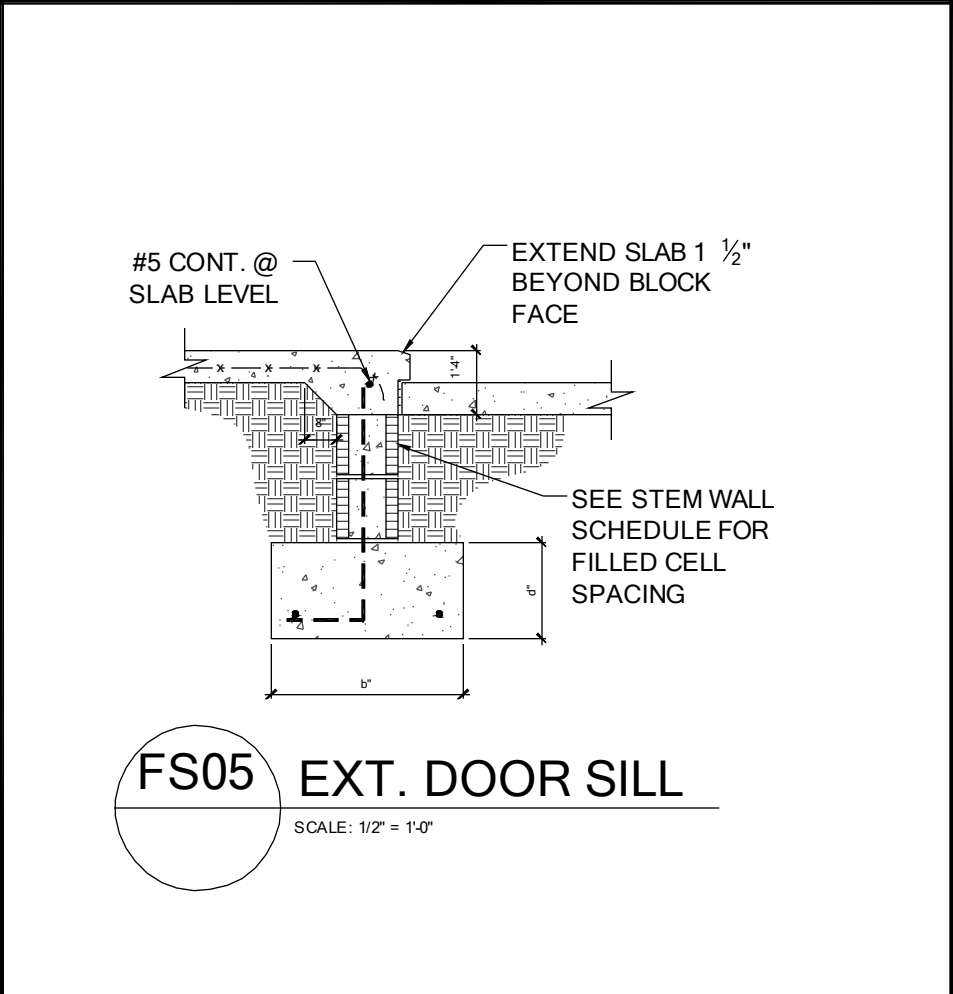
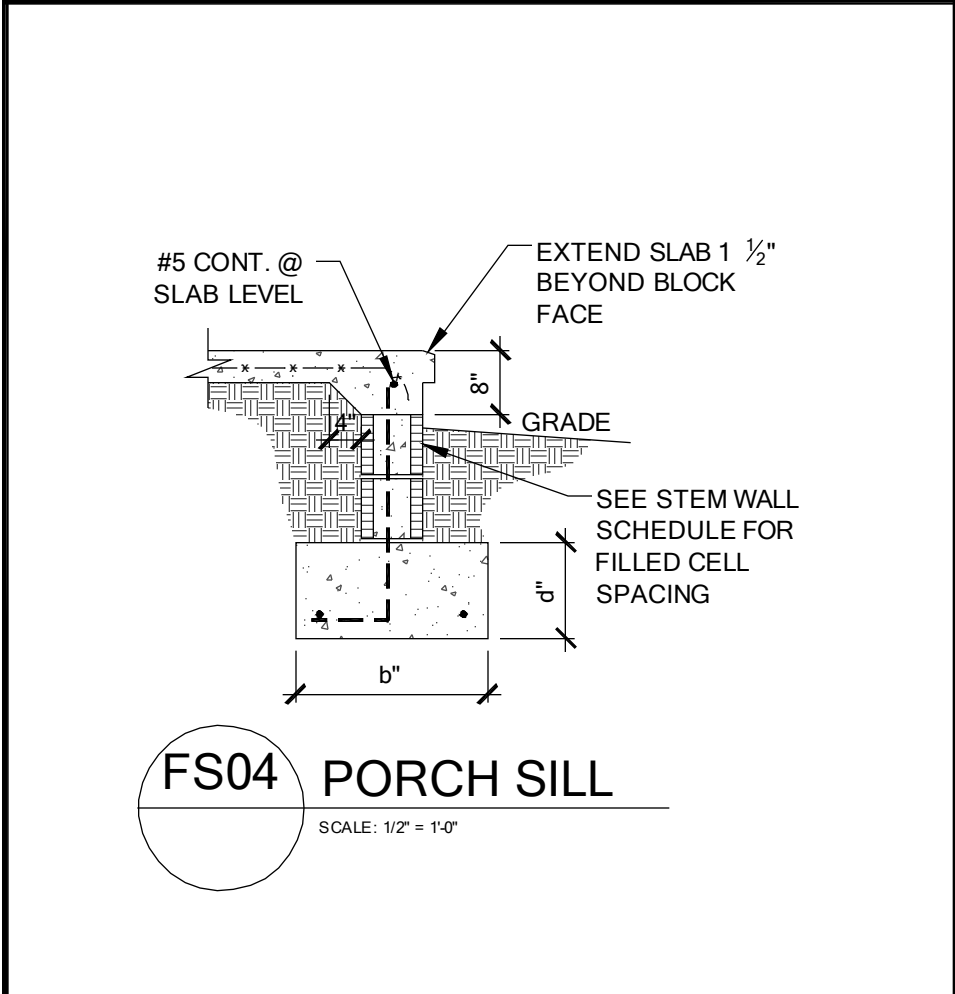
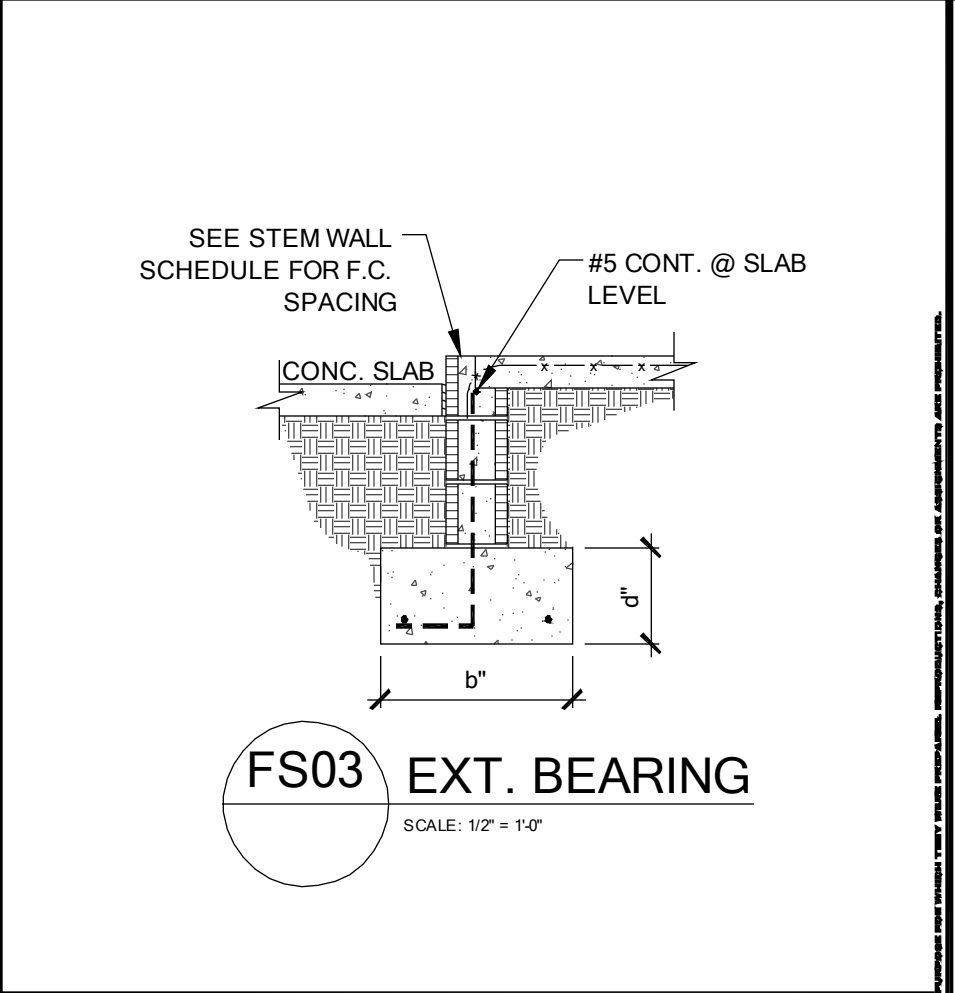
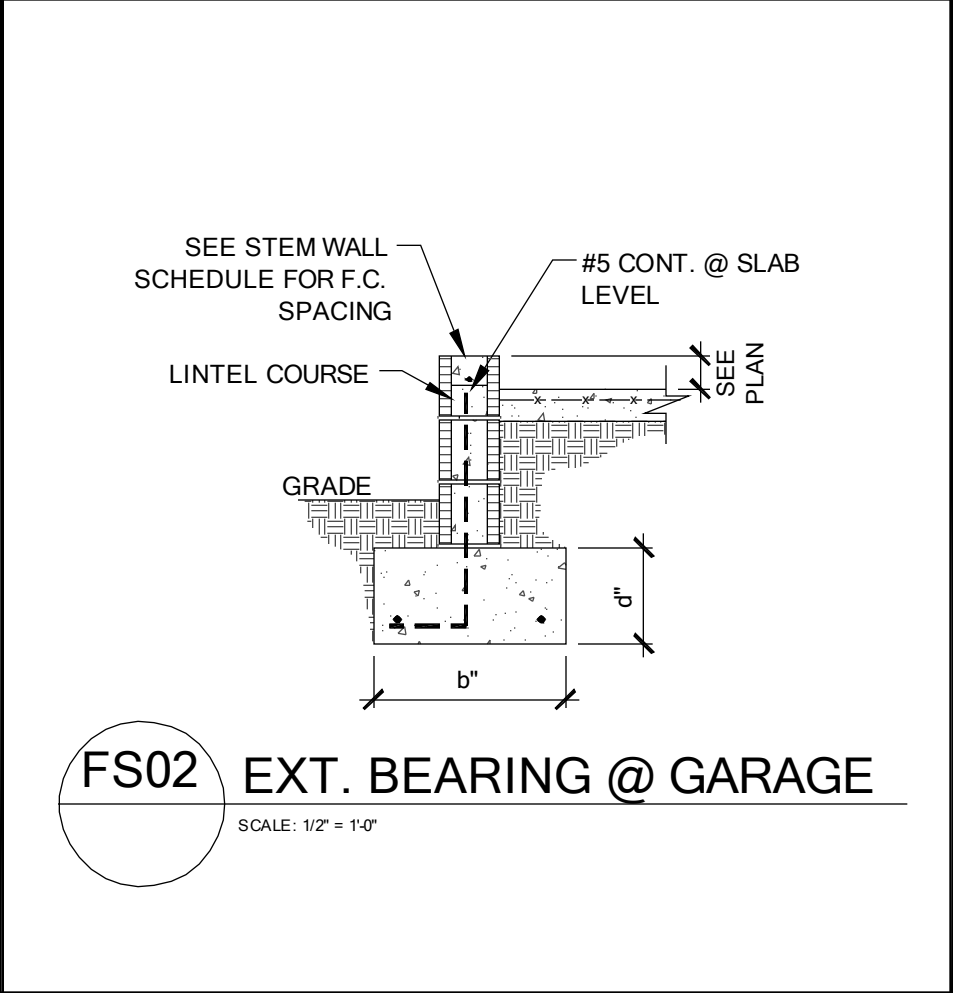
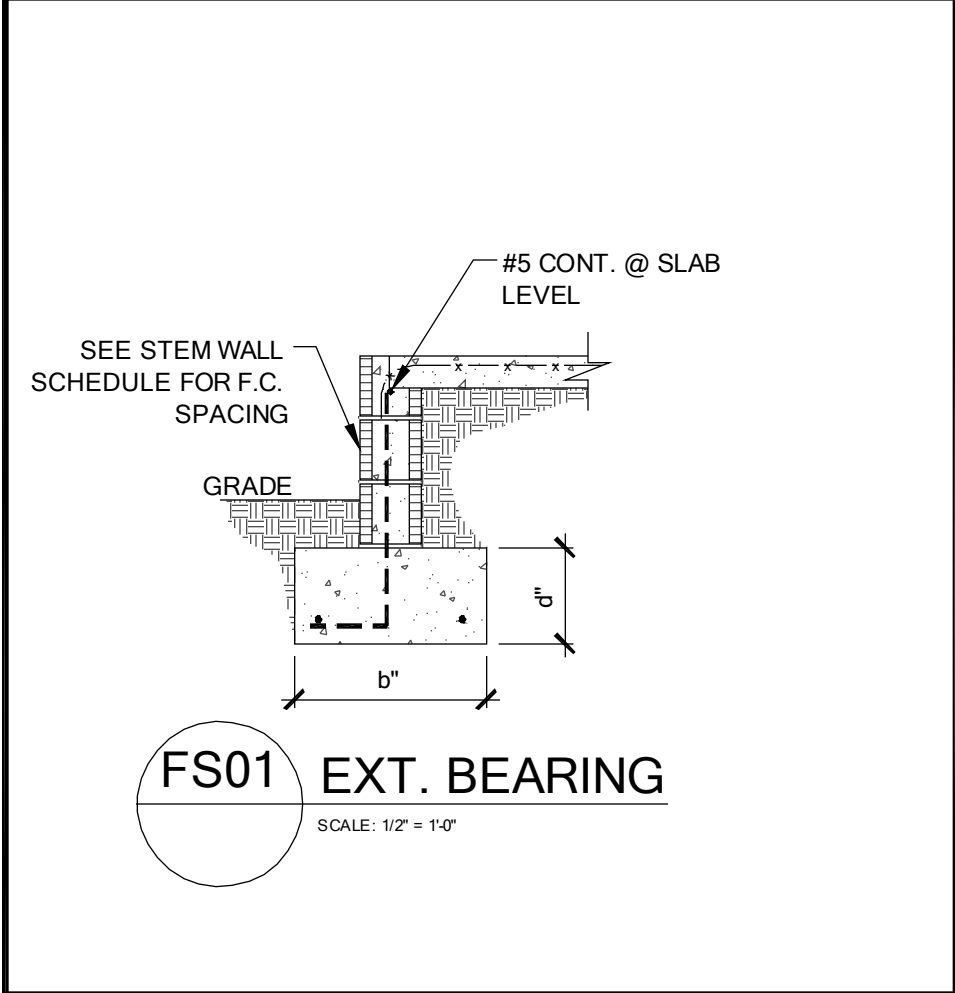
FM04 PORCH SILL
SCALE: 1/2" = 1'-0"



FM05 EXT. DOOR SILL
SCALE: 1/2" = 1'-0"



FM07 FTG @ GARAGE DOOR
SCALE: 1/2" = 1'-0"



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REGISTERED PROFESSIONAL ENGINEER
FLORIDA
No. 172397 / F.E. 11/27/16
Office: 301.172.3971 / FAX: (301) 996.3441
CERTIFICATION OF ADEQUACY NO. 144
DATE: 03/15/17
PROJECT: PARK SQUARE HOMES
DATE: July 2, 2019

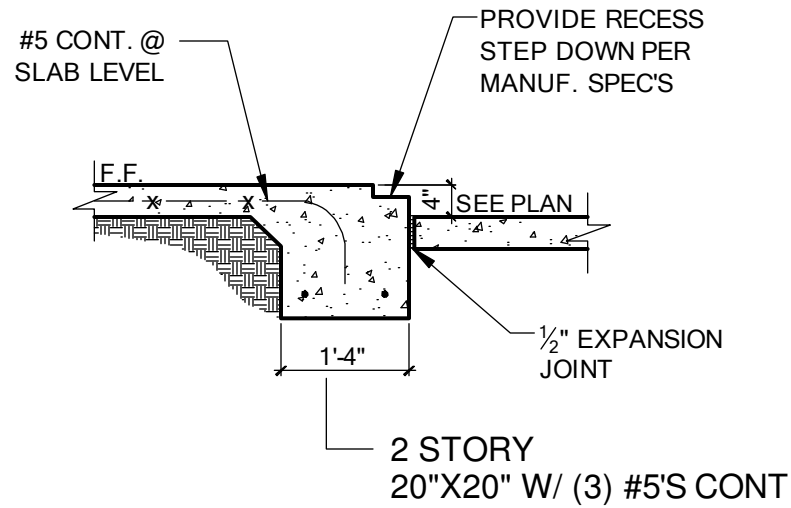
PARK SQUARE HOMES
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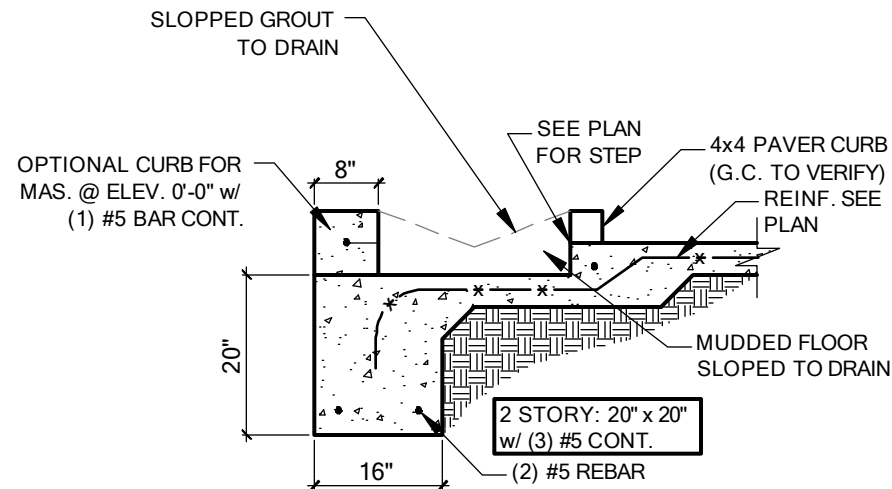
D1_1
STEM

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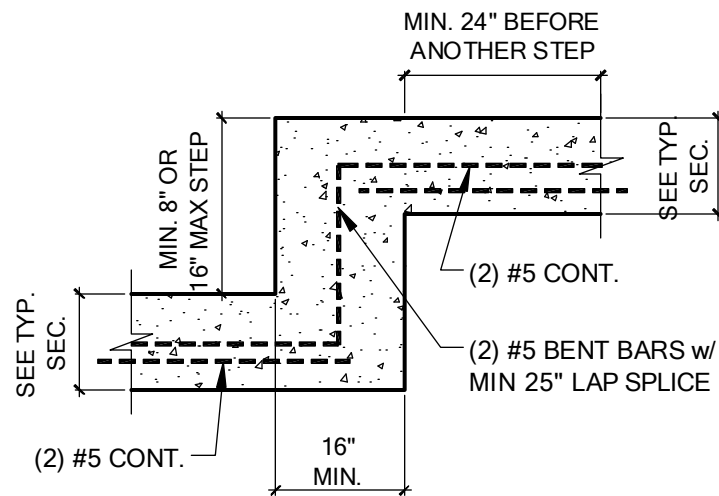
FM08 S.G.D. DETAIL

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



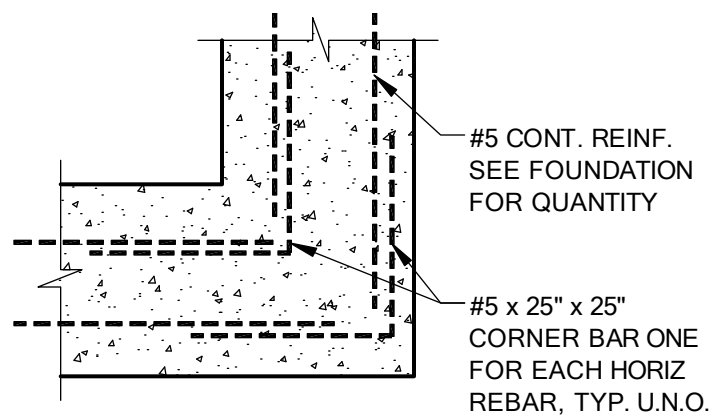
FM09 SECTION @ SHOWER

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



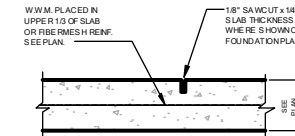
FM18 TYP. STEP FOOTING DETAIL

SCALE: 1/2 1'-0"



FM19 TYP. CORNER BAR DETAIL

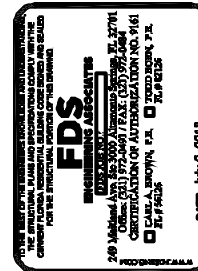
SCALE: 1/2" = 1'-0"



FM20 CONTROL JOINT DETAIL

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

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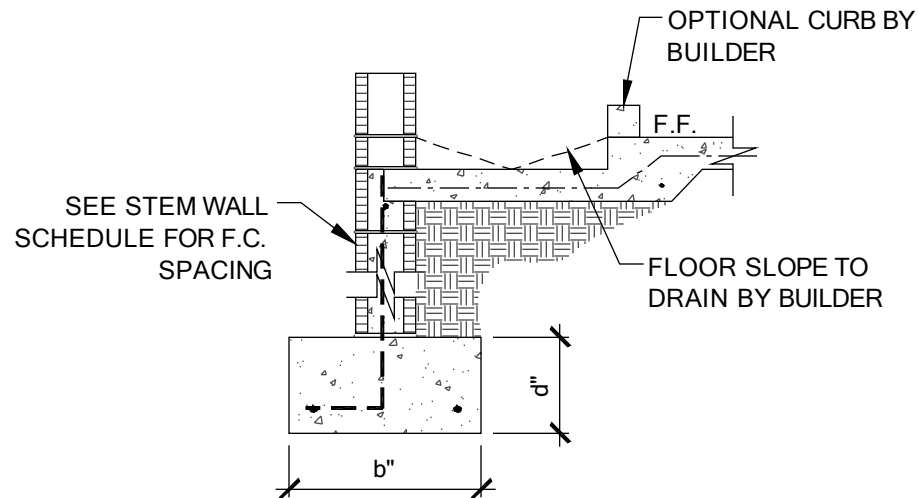


PARK SQUARE HOMES
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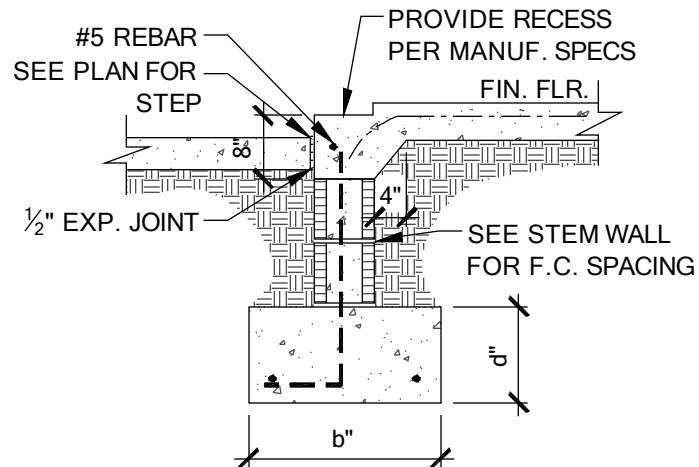
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D1_2
MONO



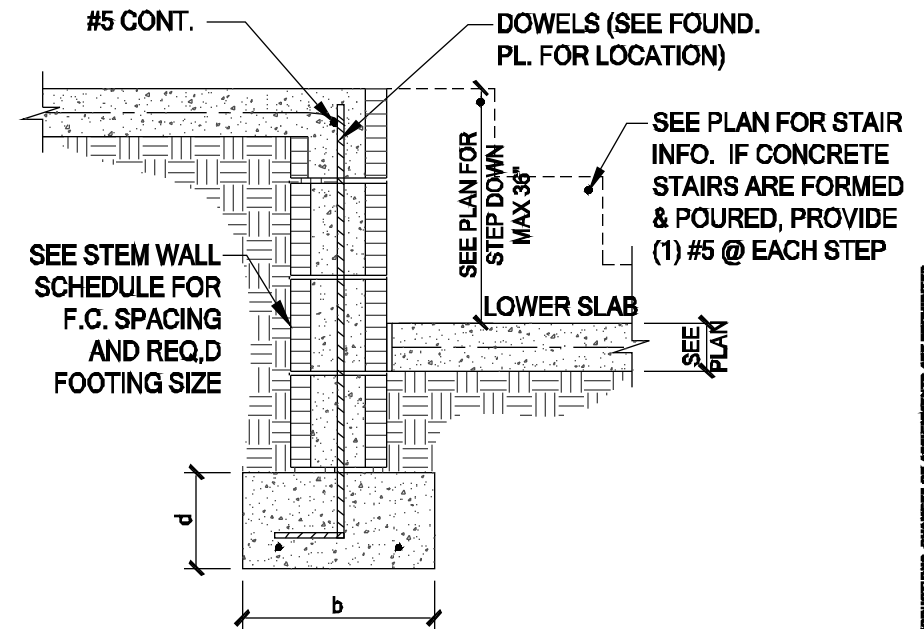
FS09 SECTION @ SHOWER

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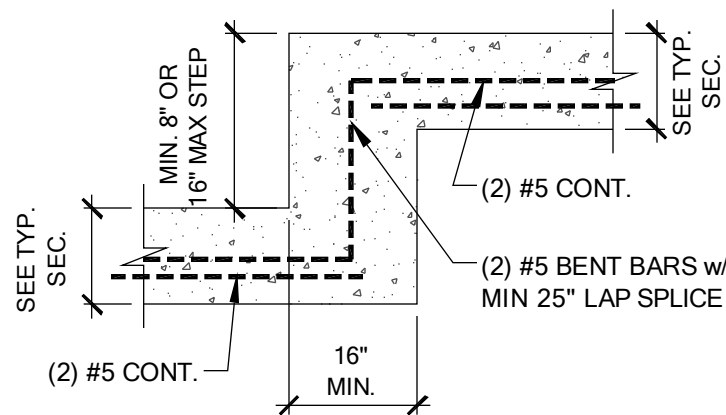
FS10 S.G.D. DETAIL

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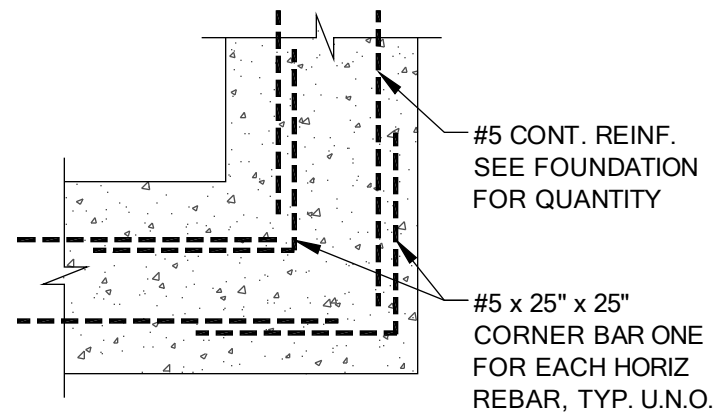
FS16 LARGE STEP DOWN

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



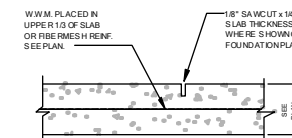
FM18 TYP. STEP FOOTING DETAIL

SCALE: 1/2 1'-0"



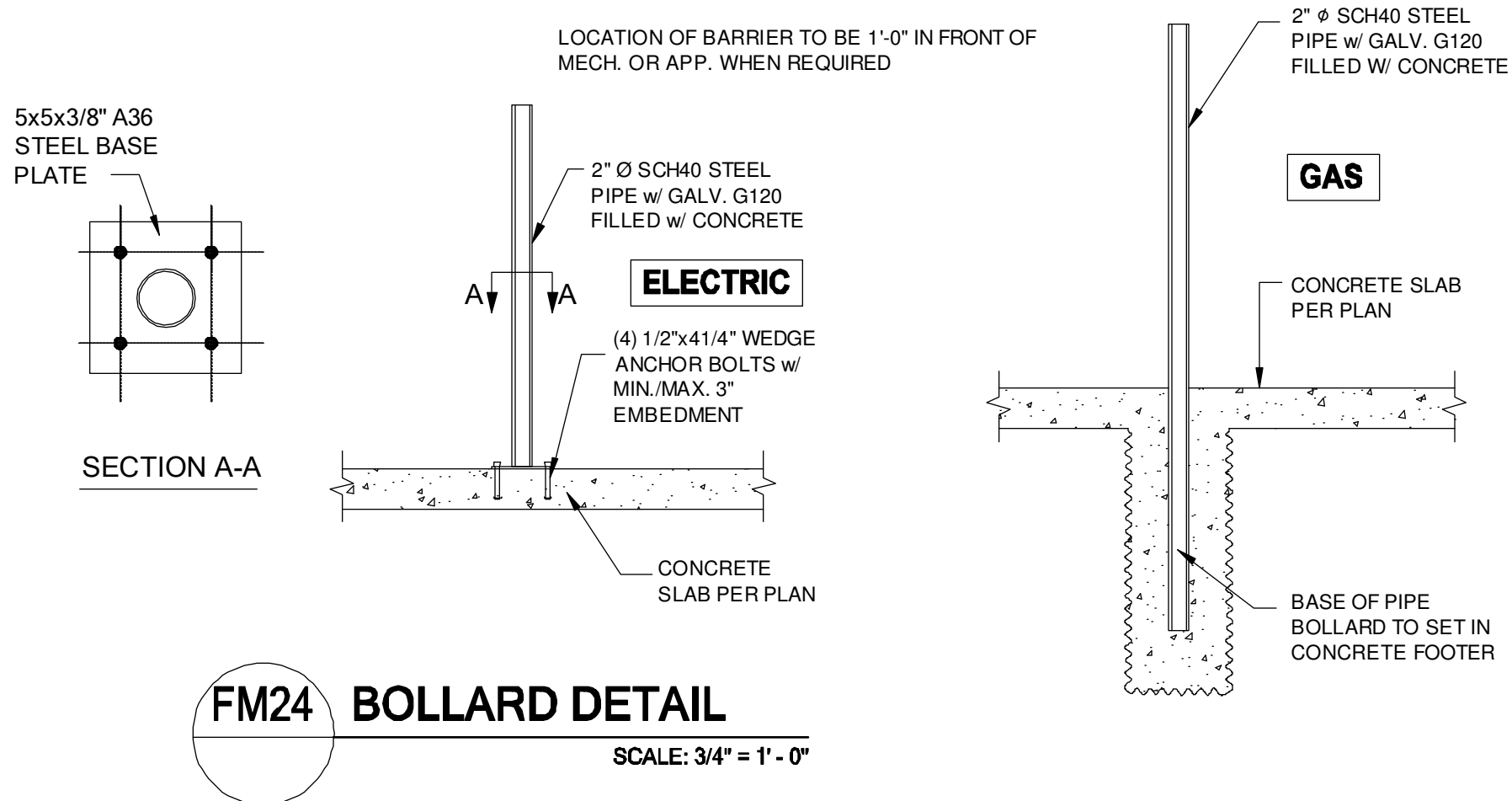
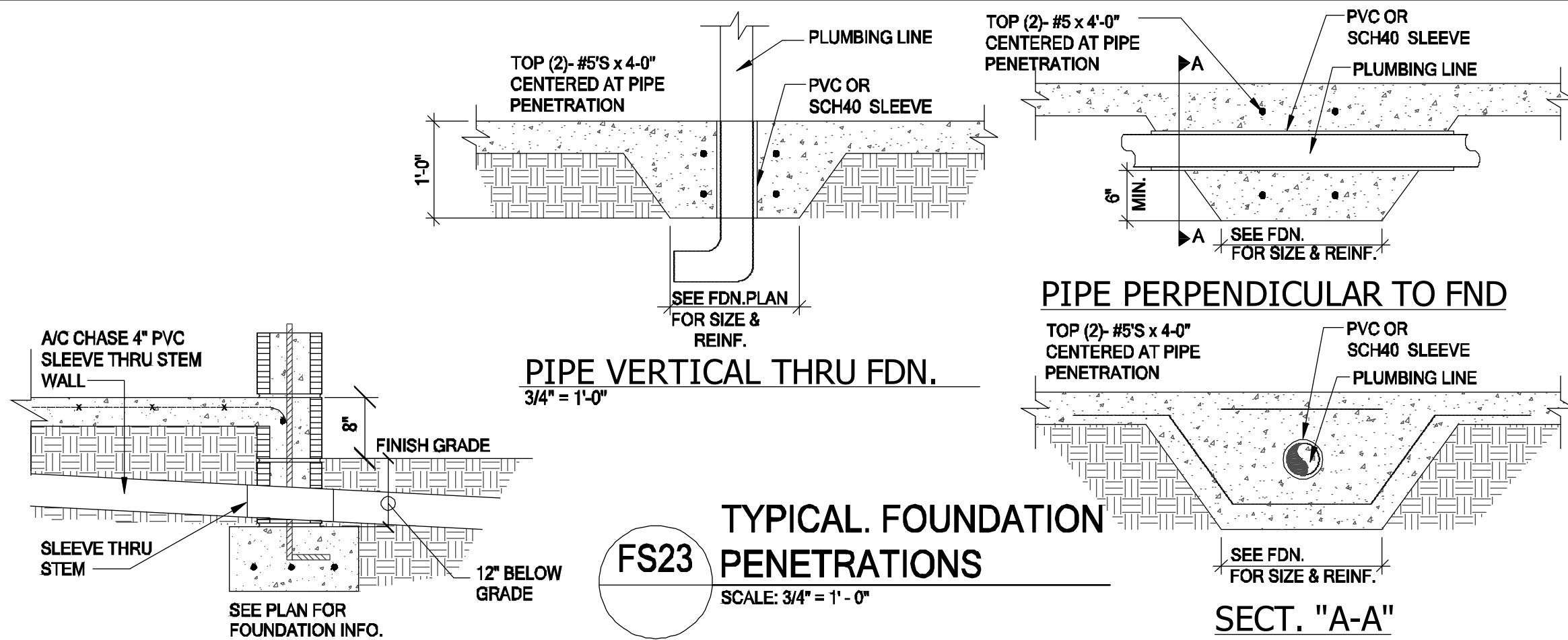
FM19 TYP. CORNER BAR DETAIL

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



FM20 CONTROL JOINT DETAIL

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



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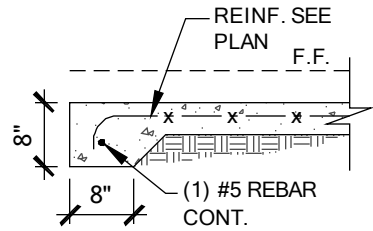
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PARK SQUARE HOMES
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 MASTER

Title:
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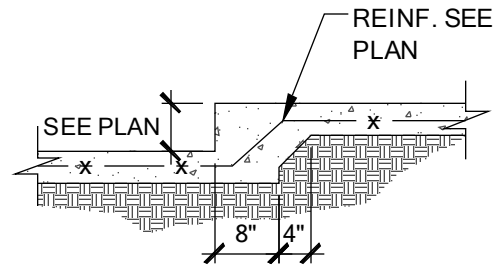
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D1_3



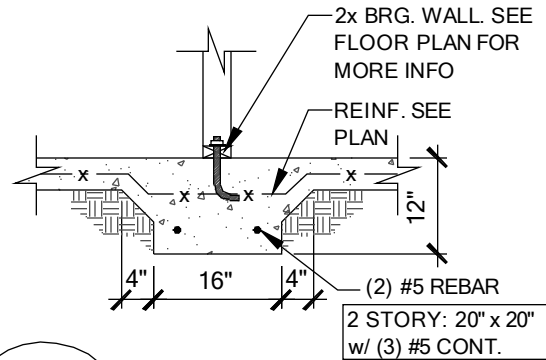
FM03 THICKENED EDGE

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



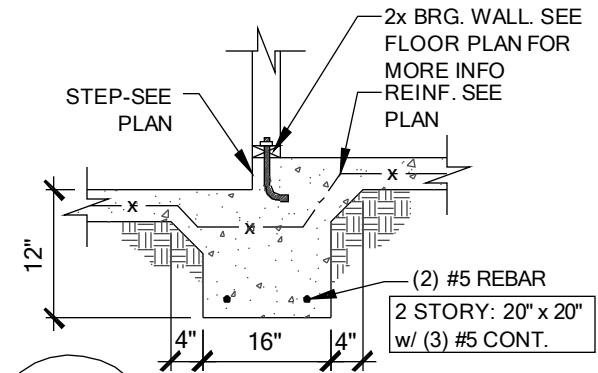
FM12 STEP DOWN NON BRG

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



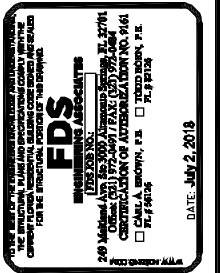
FM10 INT. BRG WALL

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



FM11 STEP DOWN BRG.

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

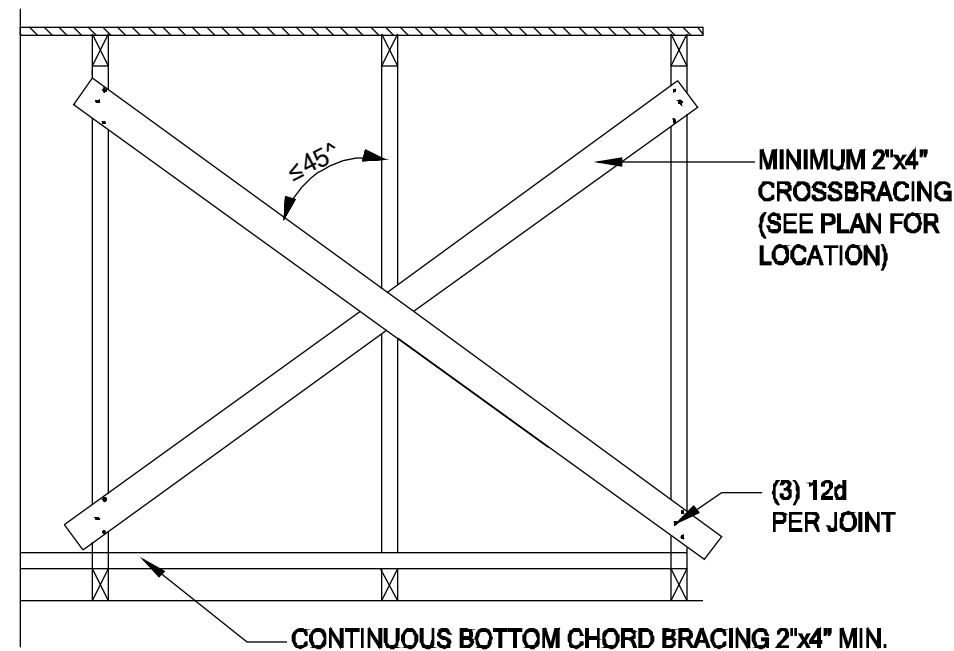


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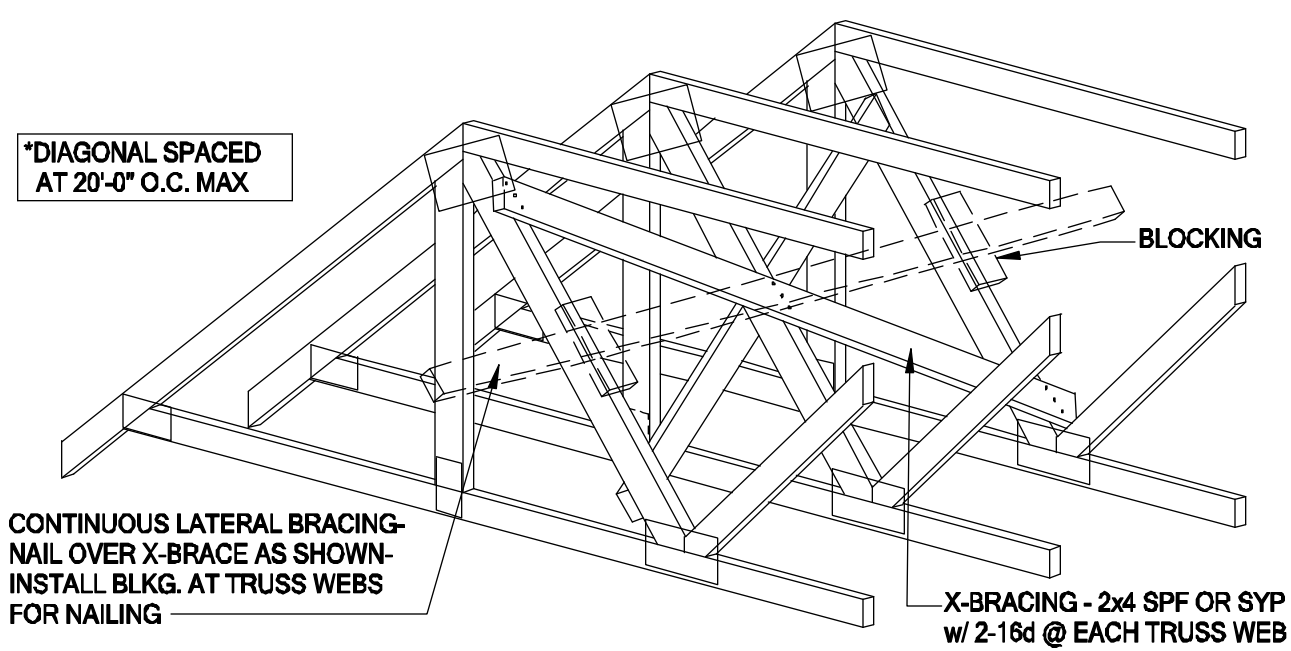
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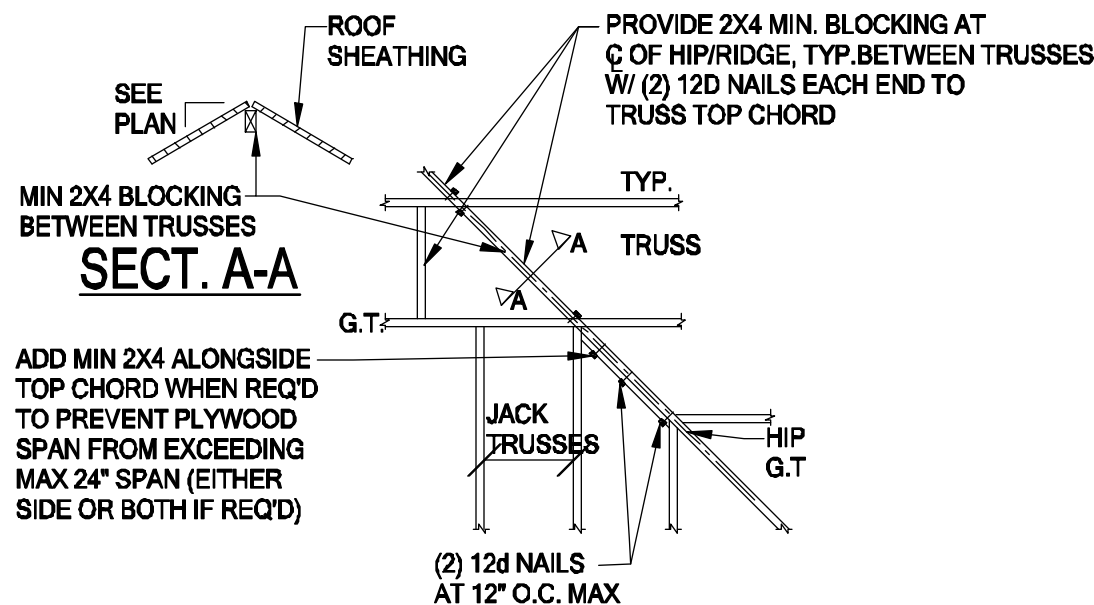
TB01 CROSS BRACING DETAIL (TYP.)

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



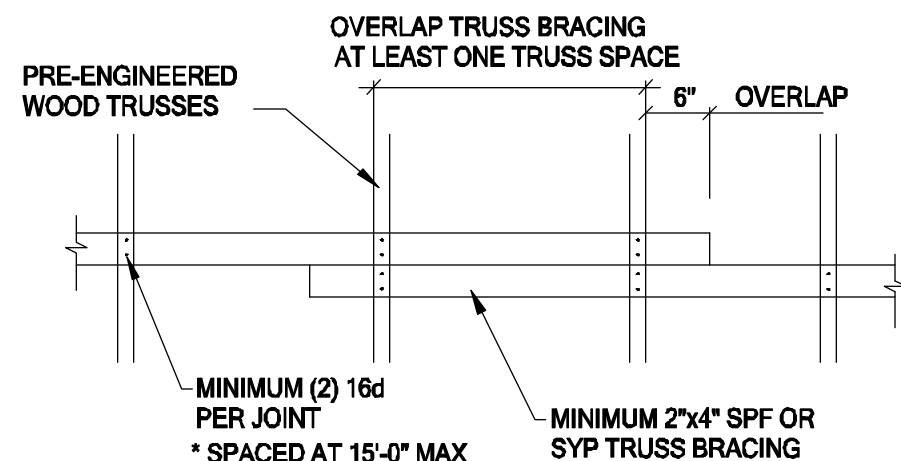
TB02 CROSS BRACING DETAIL (TYP.)

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



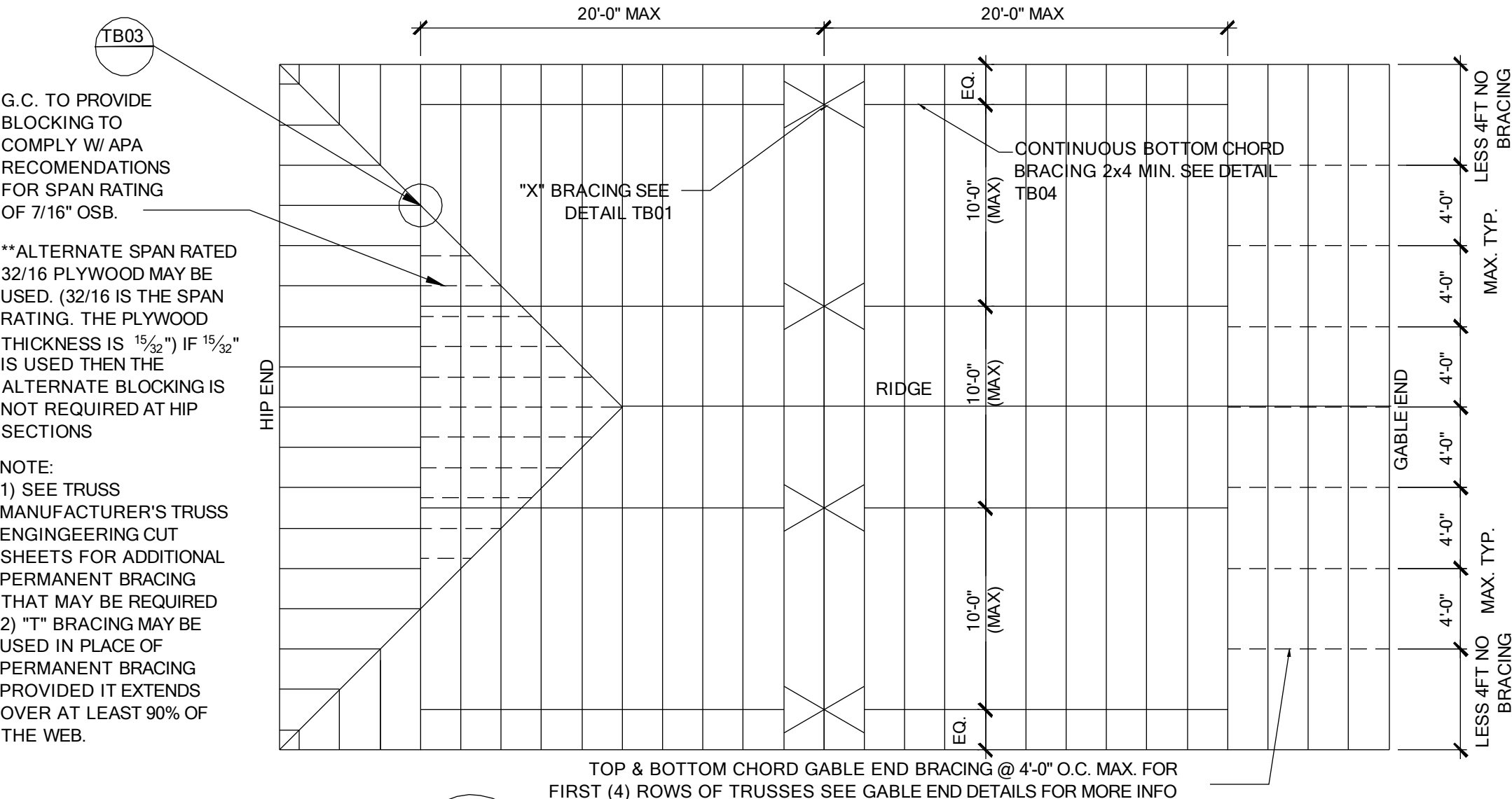
TB03 HIP/RIDGE BLOCKING DETAIL

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



TB04 TRUSS BRACING OVERLAP DETAIL (TYP.)

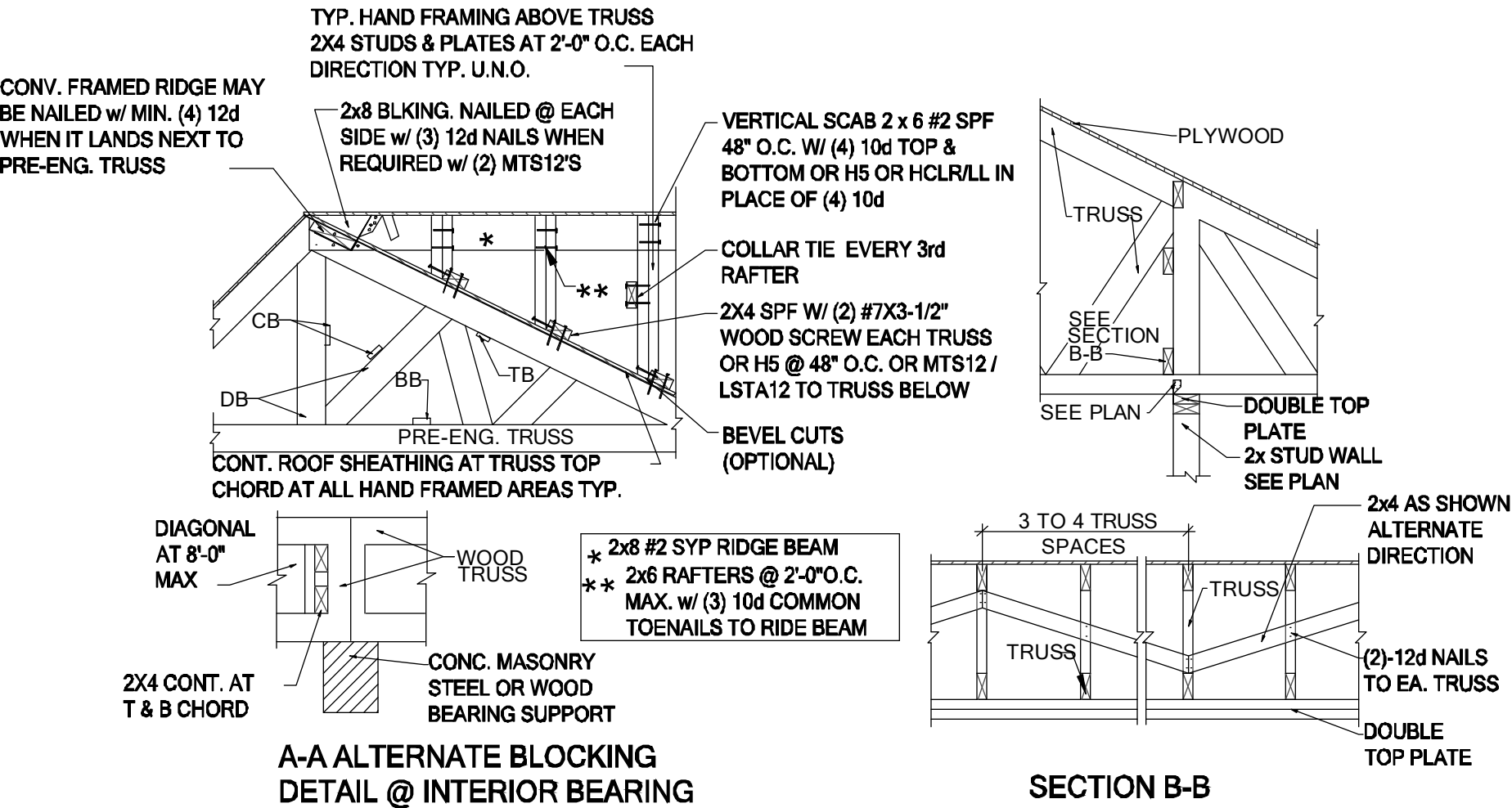
SCALE: 1/2" = 1'-0"



TB05 REQUIRED MINIMUM PERMANENT TRUSS BRACING PLAN
SCALE: 1/8" = 1'-0"

TRUSS NOTES:

- 1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO ANSI/TP1-2014 (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 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 AREA 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 TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYP. TRUSS BLOCKING DETAILS



TB06 BLOCKING / CONV. FRAME DETAILS

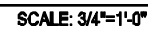
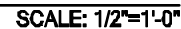
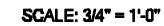
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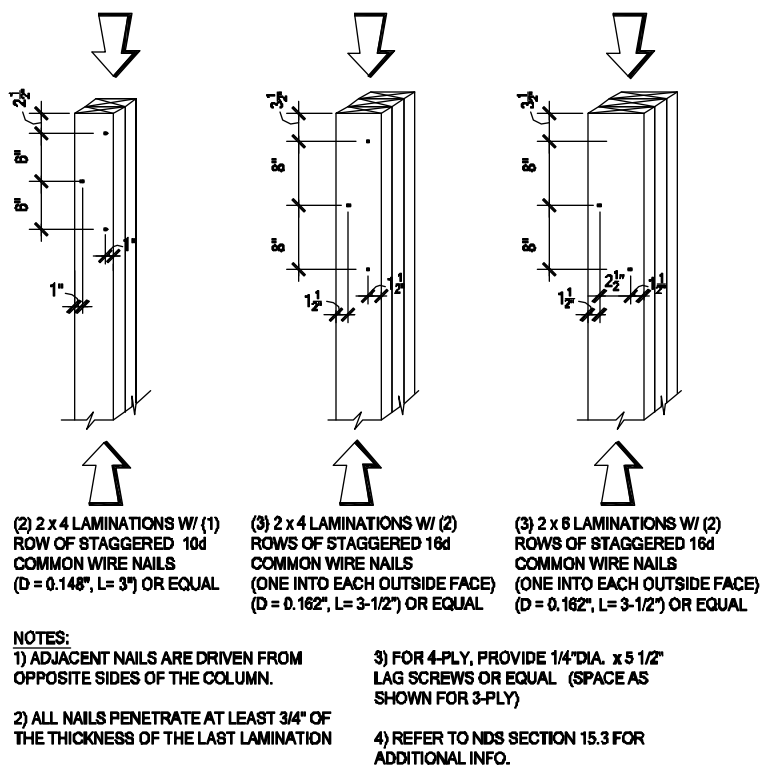
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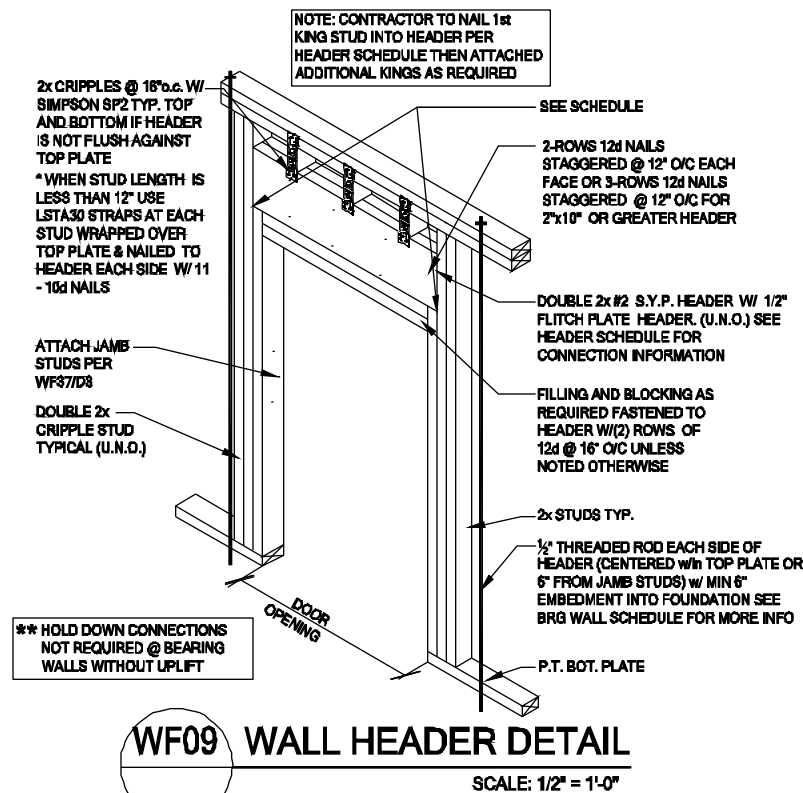
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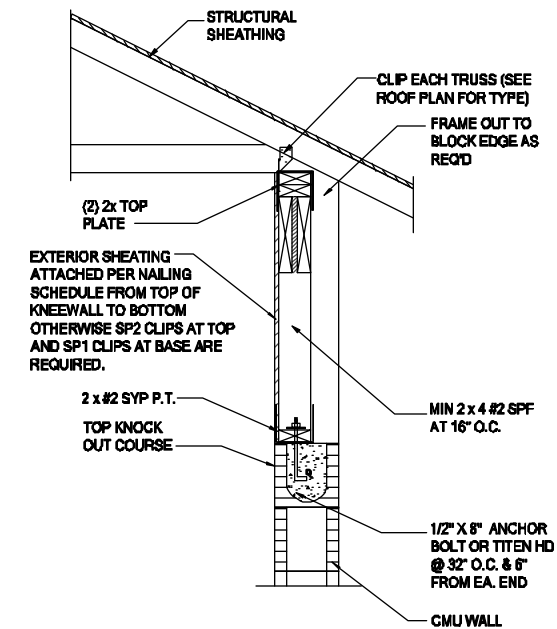
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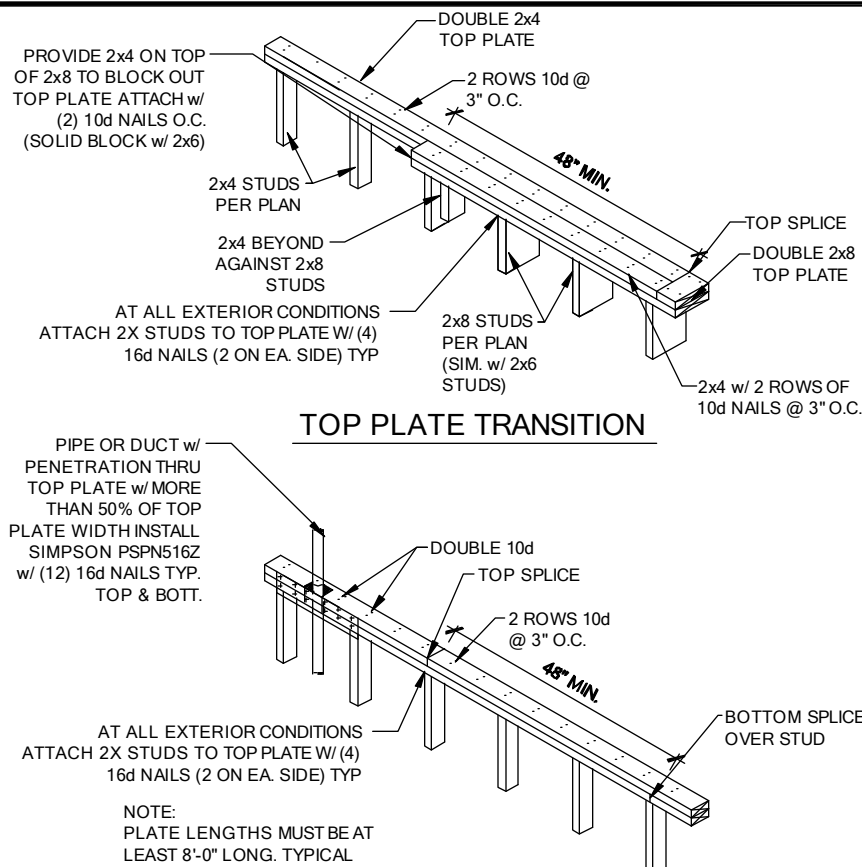
WF37 STANDARD NAILING FOR BUILT UP COLS.
SCALE: 3/4" = 1'-0"



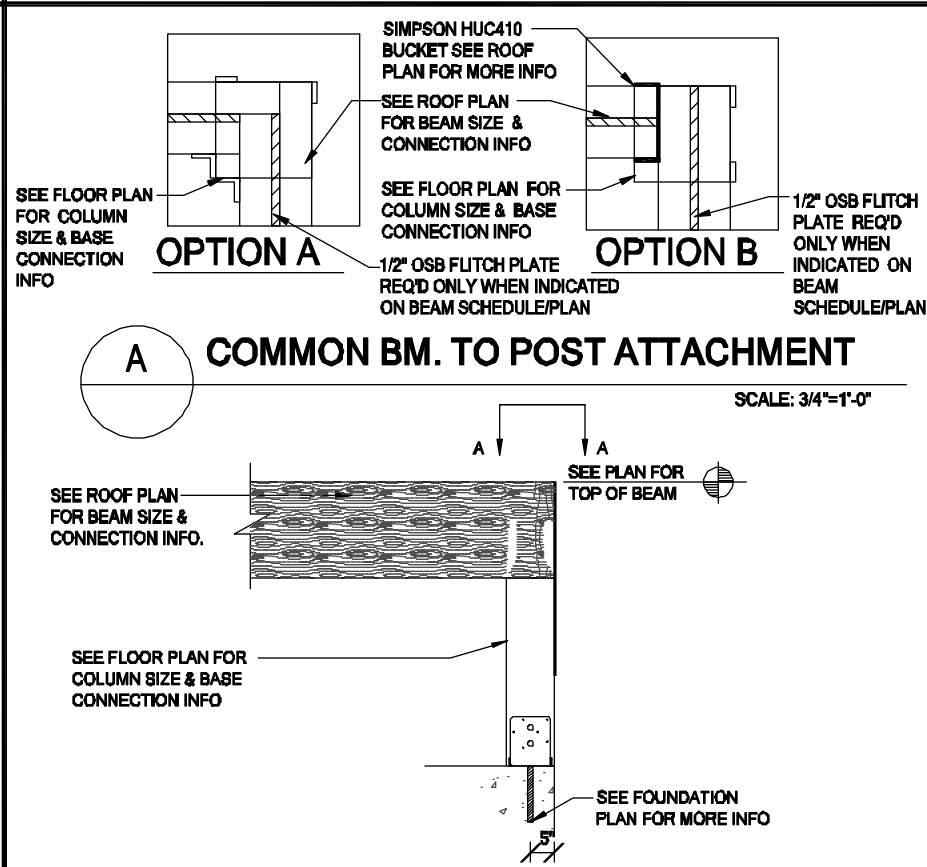
WF09 WALL HEADER DETAIL
SCALE: 1/2" = 1'-0"



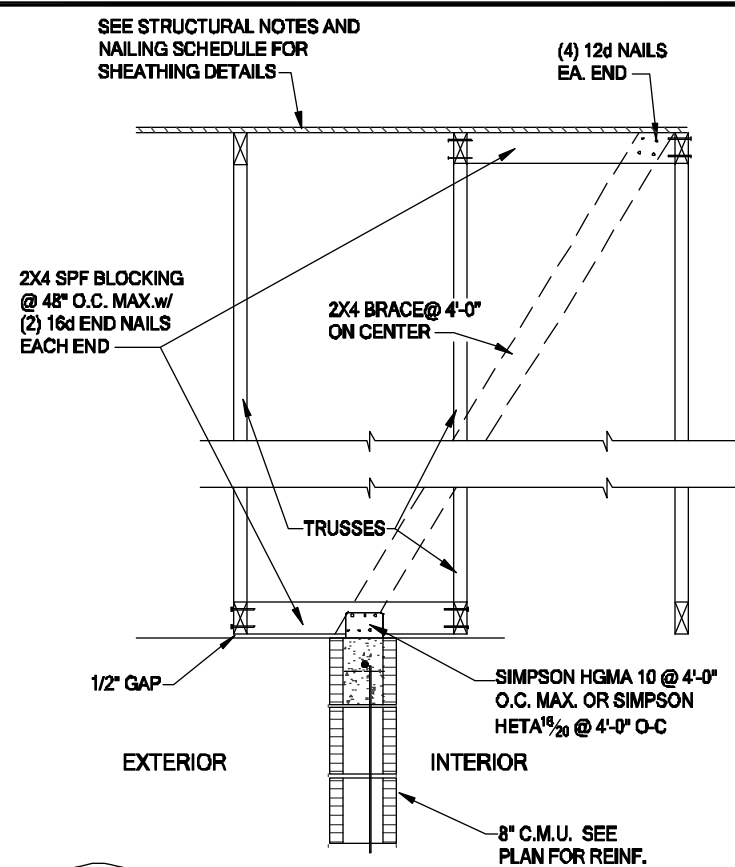
WF21 KNEEWALL @ ENTRY
SCALE: 1/2" = 1'-0"
REV. FBC 5TH ED. 2014



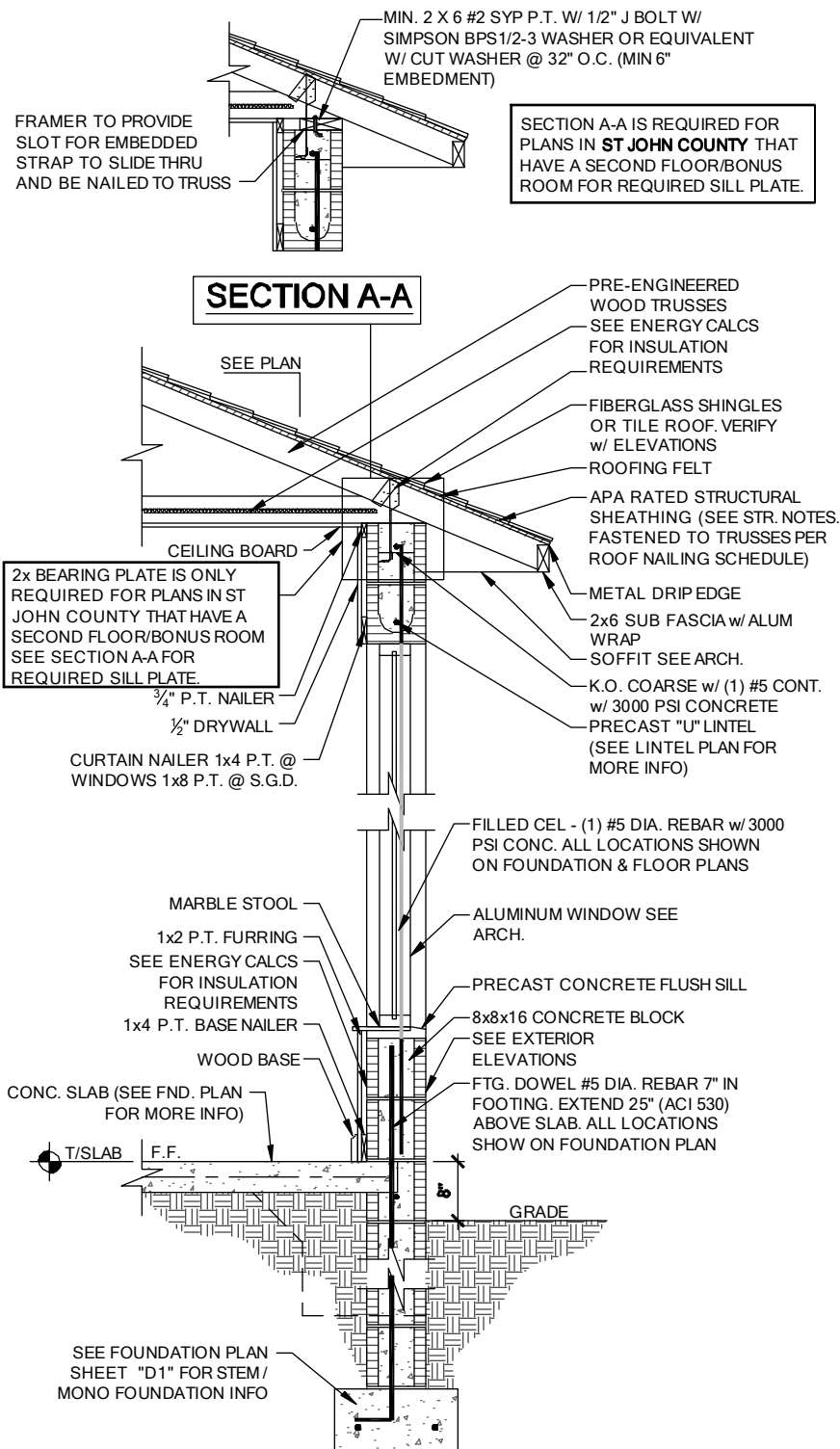
WF17 TOP PLATE SPLICE DETAIL
SCALE: 3/4" = 1'-0"



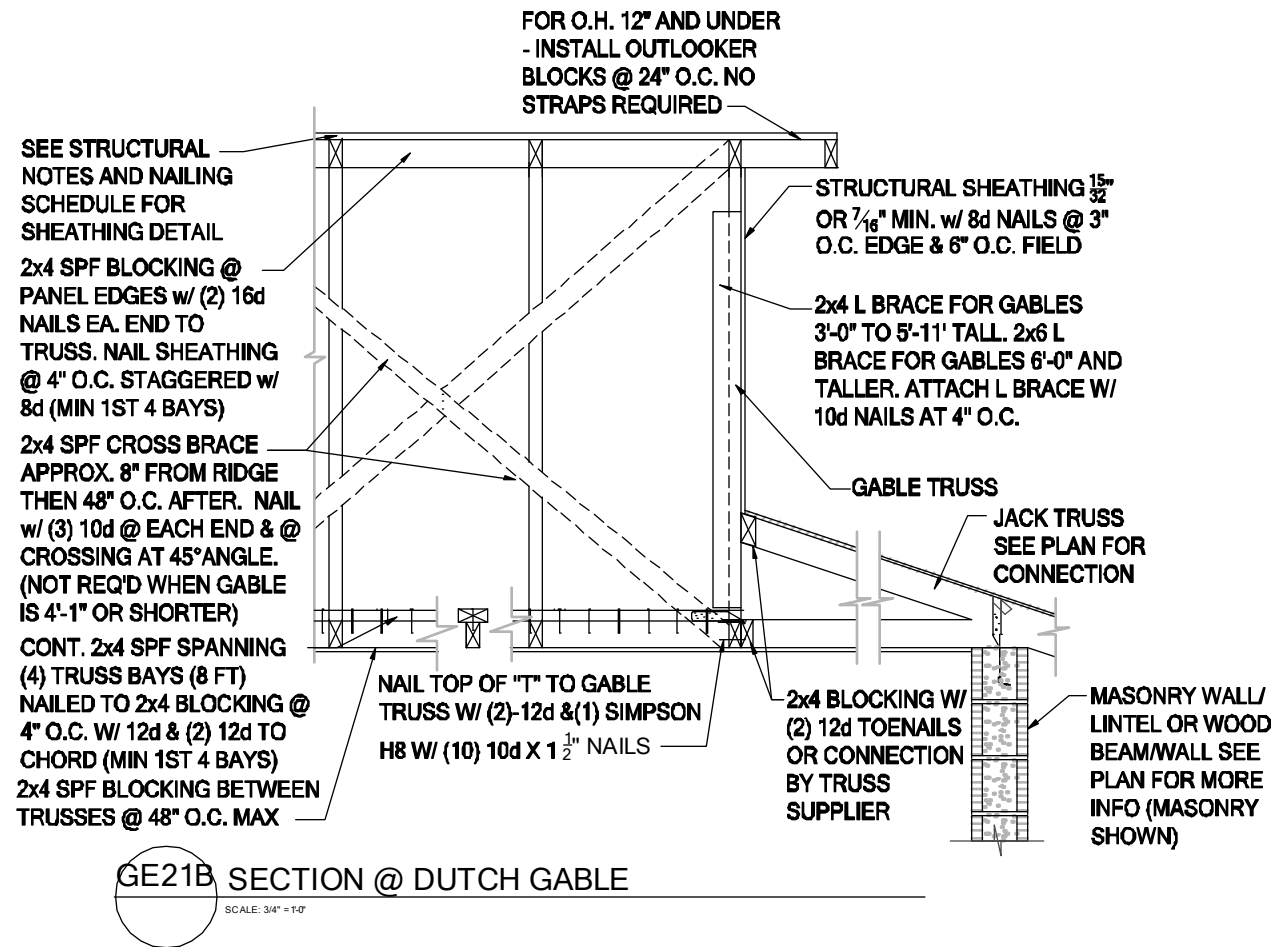
CD11 COMMON BM. ATTACHMENT
SCALE: 3/4" = 1'-0"



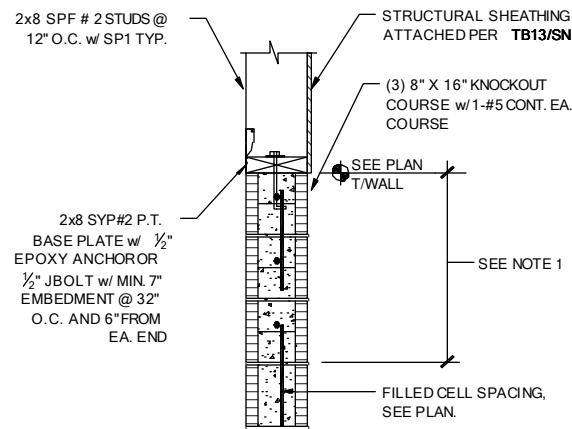
TB14 NON-BRG. EXT. CMU WALL
SCALE: 1/2" = 1'-0"



WS01 TYP. WALL SECTION CONC. BLOCK
SCALE: 3/4" = 1'-0"
REV. FBC 5TH ED. 2014



GE21B SECTION @ DUTCH GABLE
SCALE: 3/4" = 1'-0"



- NOTES:**
1. GROUT TOP (3) COURSES SOLID
 2. MAX. WALL HEIGHT 20'-0" @ 140C WIND PRESSURE. IF CONDITIONS ARE EXCEEDED, CONTACT E.O.R.
 3. MAX. HORIZONTAL LENGTH 14'-0"

WF03A WALL SPLICE DETAIL
SCALE: 3/4" = 1'-0"

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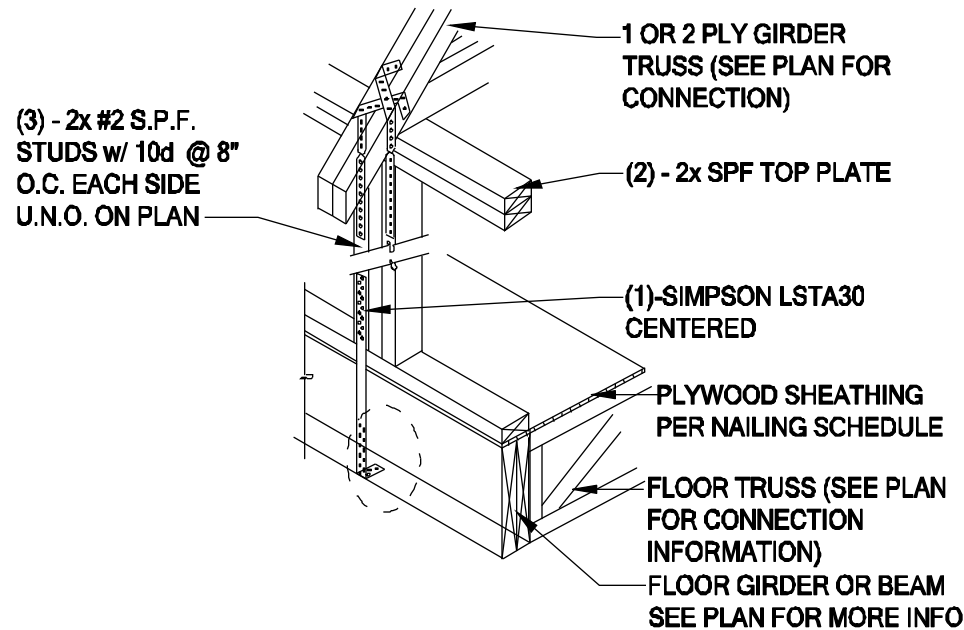
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PARK SQUARE HOMES
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D3_2



SG01 GIRDER/COL. CONN. @ 2nd FLOOR W/ HIGH BM

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

EXTERIOR SHEATHING FROM TOP OF WALL TO BOTTOM RIBBON ATTACHED PER TB13/D2 @ EACH SIDE OF WINDOW LOCATION

(2) 8d NAILS @ 3" O.C. TO JAMB STUDS & FLOOR TRUSS BELOW
CONTACT EOR IF FLOOR TRUSS IS NOT w/in 3" OF JAMB STUDS ABOVE

SEPERATE SHEATHING UNDER WINDOW

SEE SH07 / D4_1 FOR ALL CONDITIONS

(2) 2x TOP PLATE

SOLID SHEATHING @ HEADER

(2) 2x HEADER SEE 2ND FLOOR PLAN FOR MORE INFORMATION

(2) 10d TOENAILS @ EA. END OF SILL (MAX OPENING WIDTH OF 4 FEET). IF OPENING IS GREATER THAN 4 FEET, BUT NOT EXCEEDING 6 FEET, A35 CLIP IS TO BE INSTALLED TO EA. END

2x CRIPPLE AT EACH END OF OPENING NAILED TO STUD PACK w/ 10d NAILS @ 8" O.C.

PLYWOOD SHEATHING ATTACHED PER NAILING SCHEDULE

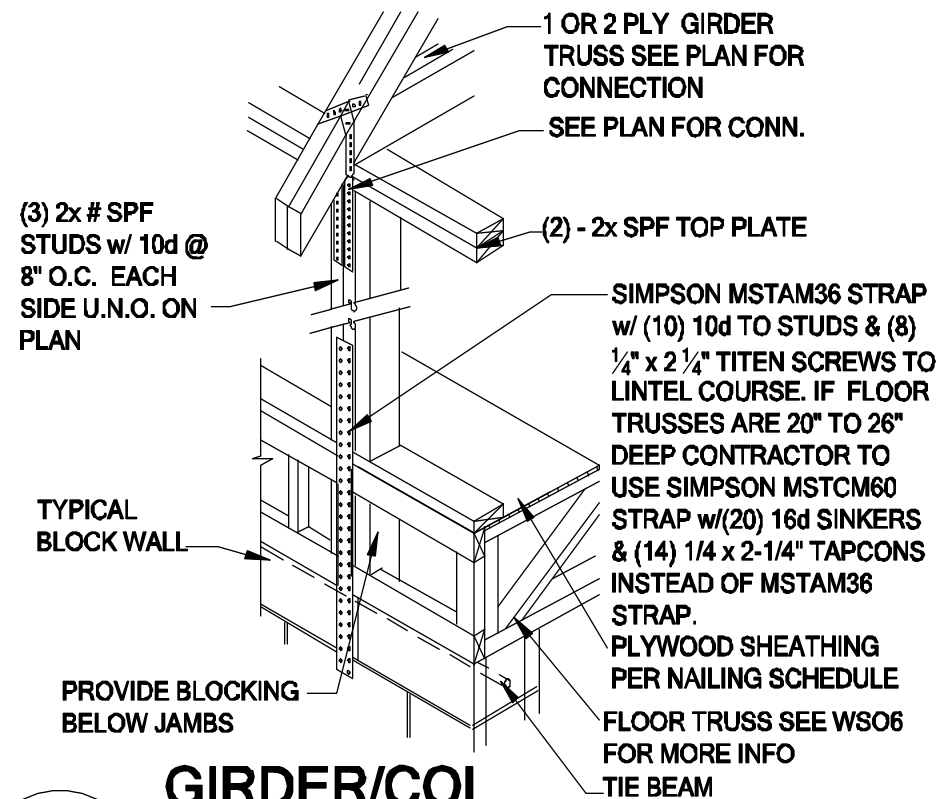
2x TOP & BOT. RIBBONS SEE WS06/D4 FOR MORE INFORMATION

FLOOR TRUSSES SEE PLAN FOR LOCATION & DIRECTION

MASONRY WALL SEE PLAN

SH01 HEADER CONN. @ 2nd FLOOR

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



SG02 GIRDER/COL. CONN. @ 2nd FLOOR

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

SEE DETAIL SH07/D4_1 FOR ALT. CONDITION

MIN (3) 2x #2 SPF STUDS @ END OF HEADER SEE WF09/D3 FOR REQ'D JAMB INFO. 2x CRIPPLE AT EACH END OF OPENING NAILED TO STUD PACK w/ 10d NAILS @ 8" O.C.

TYPICAL BLOCK WALL

SIMPSON MSTAM36 w/ (7) 10d NAILS AND (4) 1/4" X 2 1/4" TITENS. (IF SCREWS ARE NOT IN LINTEL COURSE OR INTO FILLED CELL USE 1/4" X 1 3/4" TITENS, MAX (2) SCREWS) IF FLOOR TRUSSES ARE 20" TO 26" DEEP CONTRACTOR TO USE SIMPSON MSTCM60 STRAP W/(20) 16d SINKERS & (14) 1/4" X 2 1/4" TAPCONS INSTEAD OF MSTAM36 STRAP (IF SCREWS ARE NOT IN LINTEL COURSE OR INTO FILLED CELL USE 1/4" X 1 3/4" TITENS).

SIMPSON LSTA30 w/ (22) 10d NAILS (MAY BE ANGLED UP TO 10°)

SIMPSON SP4 W/ (6) 10d x 1 1/2" @ 24" O.C.

(2) 2x SPF TOP PLATE

(2) 2x HEADER SEE 2ND FLOOR PLAN FOR MORE INFORMATION

(2) 10d TOENAILS @ EA. END OF SILL (MAX OPENING WIDTH OF 4 FEET). IF OPENING IS GREATER THAN 4 FEET, BUT NOT EXCEEDING 6 FEET, A35 CLIP IS TO BE INSTALLED TO EA. END

PLYWOOD ATTACHED PER NAILING SCHEDULE

SEE DETAIL WS06

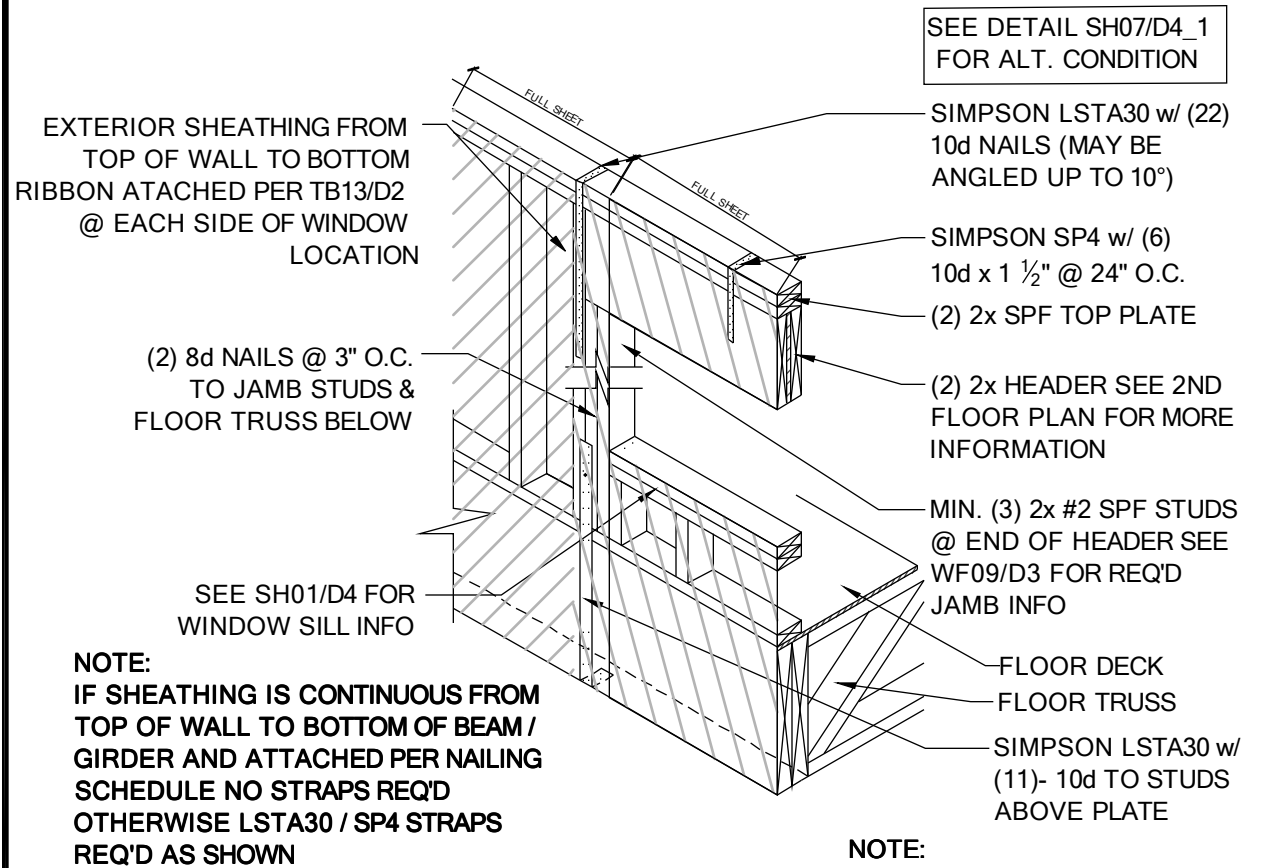
PROVIDE BLOCKING BELOW JAMBS IF FLOOR TRUSS IS NO PRESENT

TIE BEAM

MASONRY WALL SEE PLAN

SH02 HEADER CONN. @ 2nd FLOOR

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



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

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

NOTE:
WHEN 3 OR MORE WINDOWS ARE IN A ROW (ONLY JAMB STUDS BETWEEN WINDOWS) CENTER WINDOWS MUST HAVE LSTA30 STRAPS TOP AND BOTTOM AND EACH SIDE OF OPENING TO TRANSFER LATERAL LOADS.

2x6 / 2x8 CRIPPLES @ 16" O.C. NOTCHED @ HEADER LOCATION SEE INFO BELOW ON CONNECTION OF CRIPPLES IF LONGER THAN 8" TALL. (CONTRACTOR MAY USE H2.5 CLIPS) NAIL BACK LEG OF CIPPLE TO HEADER w/ (2) 12 TONEAILS

HEADER FLUSH TO OUTSIDE

DOUBLE 2x6 OR 2x8 TOP PLATE SEE PLAN

12d NAILS AT 6" O.C. TYP T&B

(2)- 2x HEADER AS INDICATED ON FLOOR PLAN

2x CONT. T & B

BOX HEADER

(2) 2x8 OR (2) 2x6 TOP PLATE SEE PLAN

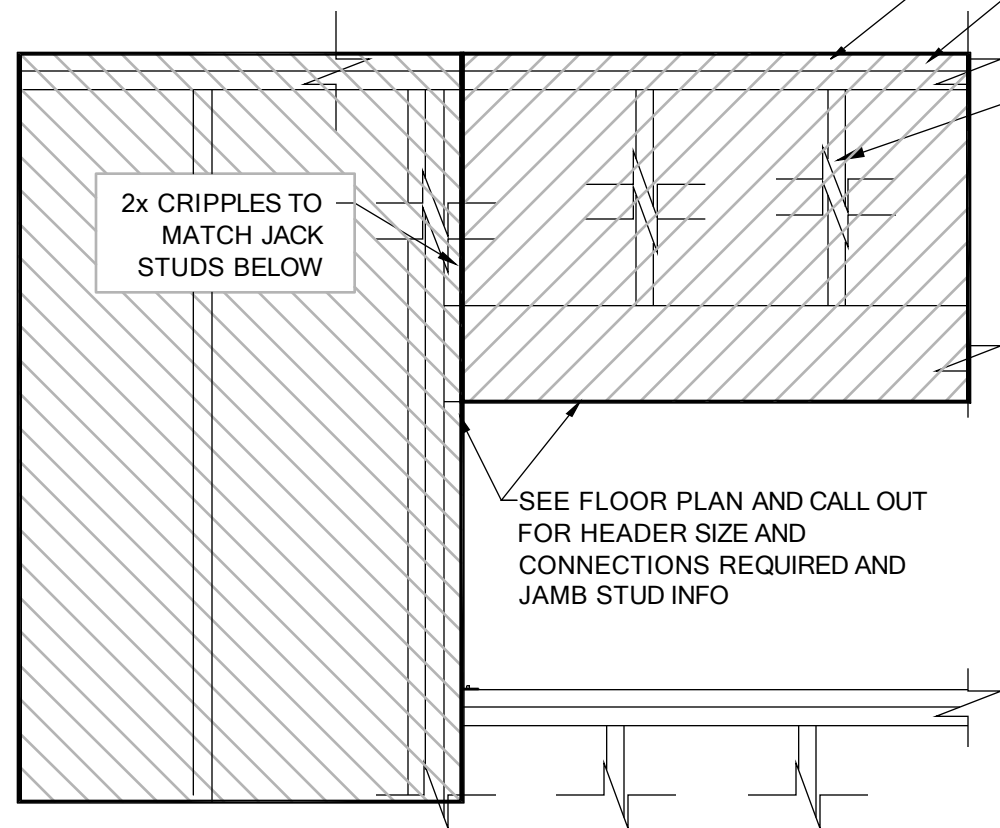
(2) 2x HEADER TO SIT FLUSH w/ THE OUTSIDE SEE PLAN FOR SIZE. CONTRACTOR MAY ALSO USE (3) 2x w/ (2) FLITCH PLATES @ 2x6 WALLS

2x6 / 2x8 WALL BEYOND SEE FLOOR PLAN FOR HEADER CONNECTION

SEE STANDARD HEADER CONNECTION DETAILS FOR MORE INFORMATION (1 OR 2 STRAPS)

SIMPSON SP6 OR SP8 @ 24" O.C.

SOLID SHEATHING @ HEADER ATTACH PER NAILING SCHEDULE (2)- 2x TOP PLATE SEE PLAN



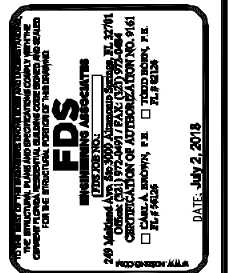
DOWN SET HEADER

SH07

ALT. HEADER ANCHOR

SCALE: N.T.S.

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PARK SQUARE HOMES
2466 - CAPTIVA
MASTER

Title:
FOUNDATION DETAILS

project no.2016703
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scale: AS SHOWN

D4_1

NOTE: IF WOOD WALL OR BEAM BELOW CONTRACTOR TO INSTALL SIMPSON MSTC40 w/ (36) 16d SINKERS. IF FLOOR SYSTEM IS 18" TO 26" DEEP USE MSTC66 w/ (60) 16d SINKERS FOR WOOD/B EAM OR MSTCM60 w/ (22) 16d SINKERS AND (14) 1/4" x 2 1/4" TITENS TO MASONRY

SEE SECTION A-A FOR CORNER FRAMING OPT.

1/2" THREADED ROD W/ 12" MIN. EMBEDMENT INTO MASONRY WALL

2x 2nd FLOOR STUDS SEE PLAN FOR MORE INFO

SEE FB12/D4 FOR BLOCKING INFO

SEE FLOOR FRAMING PLAN FOR FLOOR SYSTEM INFO

1/2" THREADED ROD @ EA. END

(3) 2x STUDS

ATTACH 2x STUDS w/ (2) 16d NAILS @ 6" O.C.

CALIFORNIA CORNER A-A

(4) 2x STUDS

1/2" THREADED ROD @ EA. END

(3) 2x STUD PACK ATTACHED PER NAILING SCHEDULE

ATTACH 2x STUDS w/ (2) 16d NAILS @ 6" O.C.

STANDARD CORNER A-A

SIMPSON HETA16 FLOOR TRUSS TO MASONRY WALL

MASONRY WALL

12" MIN. EMBEDMENT

EXTERIOR SHEATHING FINISH w/ TOP OF MASONRY ATTACHED PER NAILING SCHEDULE

FB06

SECTION CORNER FRAMING ATTACHMENT

SCALE: AS NOTED

GABLE END FLOOR TRUSS SEE WS06/D4 FOR CONNECTION INFO.

(2)- 12d TOENAILS 2x4 TO TRUSS TOP

(A)

1. APPLY SUB FLOOR ADHESIVE TO 2x4 CONTACT SURFACE

(B) 45.00°

(A)

(A) 2x4 #2 BLOCKING

(B) 2x4 SIDE BRACE AT 48" O.C. BETWEEN JOISTS w/ (3) 12d EA. END TO HORIZ. BLOCKING

FB12

BLOCKING DETAIL

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

(2) 2x4 #2 SYP BLOCKING w/ SIMPSON HUC24-2 EA. END w/ (4) 10d & (2) 10d NAILS. UNDER WINDOW JAMBS USE (2) 2x6 w/ HUC26-2 LOW ROOF TRUSS SEE TRUSS PLAN FOR CONNECTION INFO

2x 2nd FLOOR WALL w/ SIMPSON SP2 @ TOP & SP1 @ BASE. CONTRACTOR MAY USE LSTA19 OR MTS12 @ BASE. SEE PLAN FOR WINDOW LOCATIONS (WHEN WALL IS CONT. BRG ON TRUSS STRAP STUDS w/ LSTA18 @ 16" O.C. TO TRUSS BELOW)

2x BASE PLATE w/ (2) 12d NAILS @ 12" O.C. w/ SIMPSON MTS12 OR LSTA18 TO BLOCKING BELOW. NOT REQ'D IF STUD IS CONNECTED w/ MTS12 OR LSTA18

PLYWOOD FLOOR ATTACH PER NAILING SCHEDULE

FLOOR TRUSS SEE PLAN

SEE PLAN

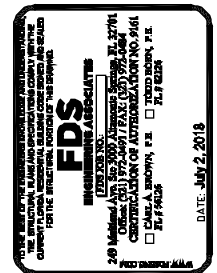
MASONRY WALL SEE PLAN

LOW ROOF TRUSS SEE TRUSS PLAN FOR CONNECTIONS (IF TRUSS IS CONT. BRG ON MASONRY USE HETA16 @ 24" O.C.)

FB21

SECTION @ ENTRY

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

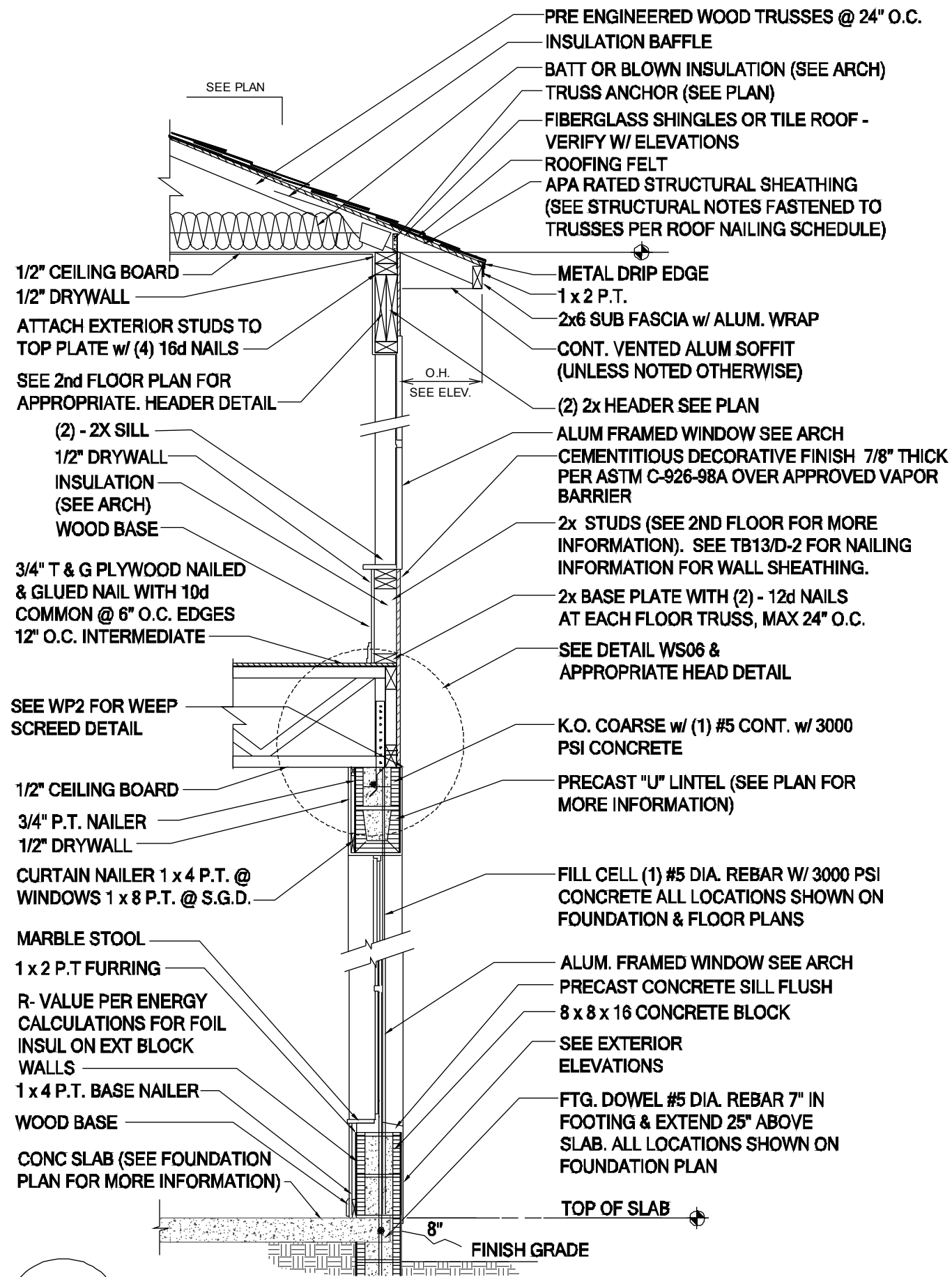


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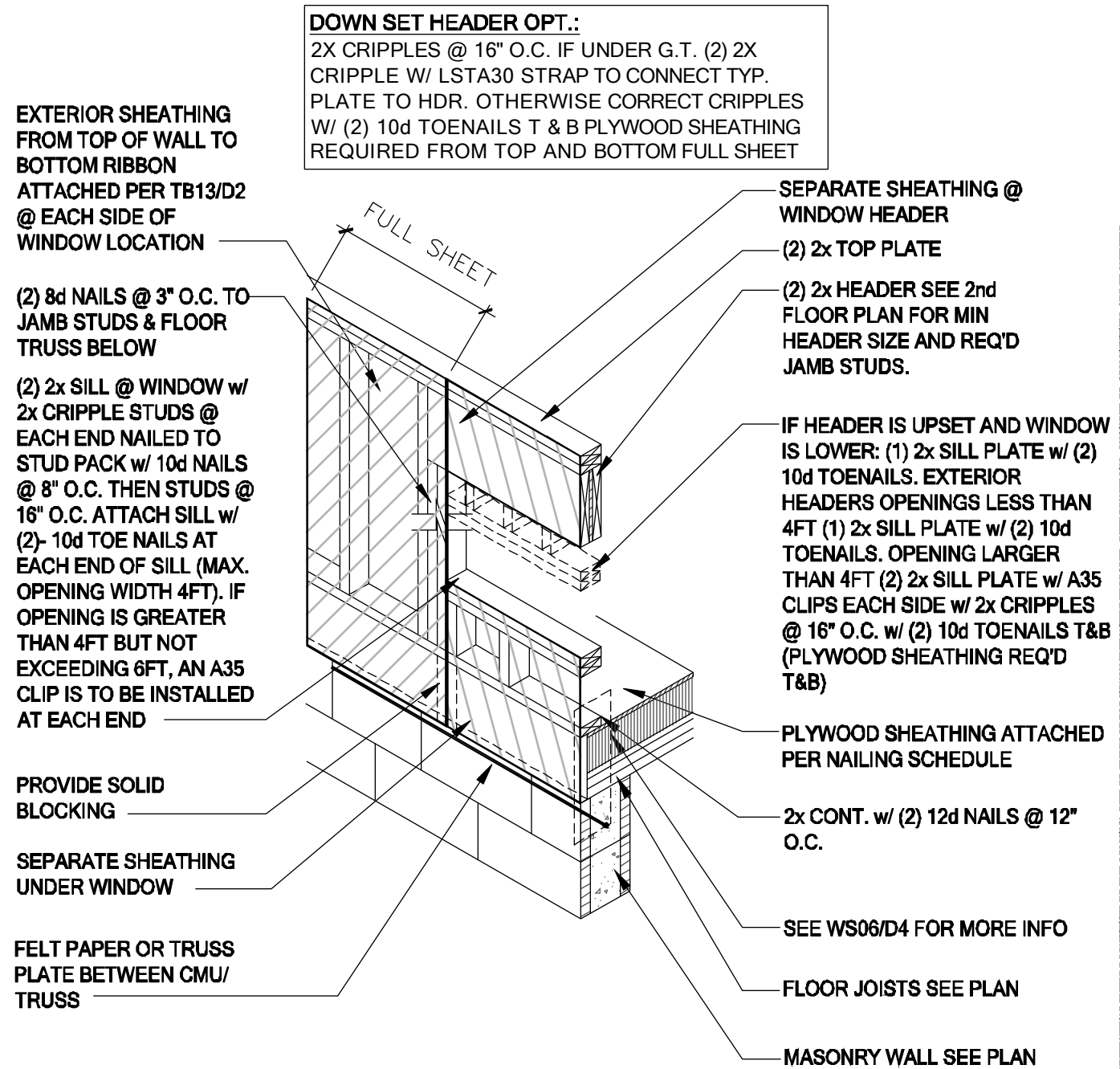
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D4_3

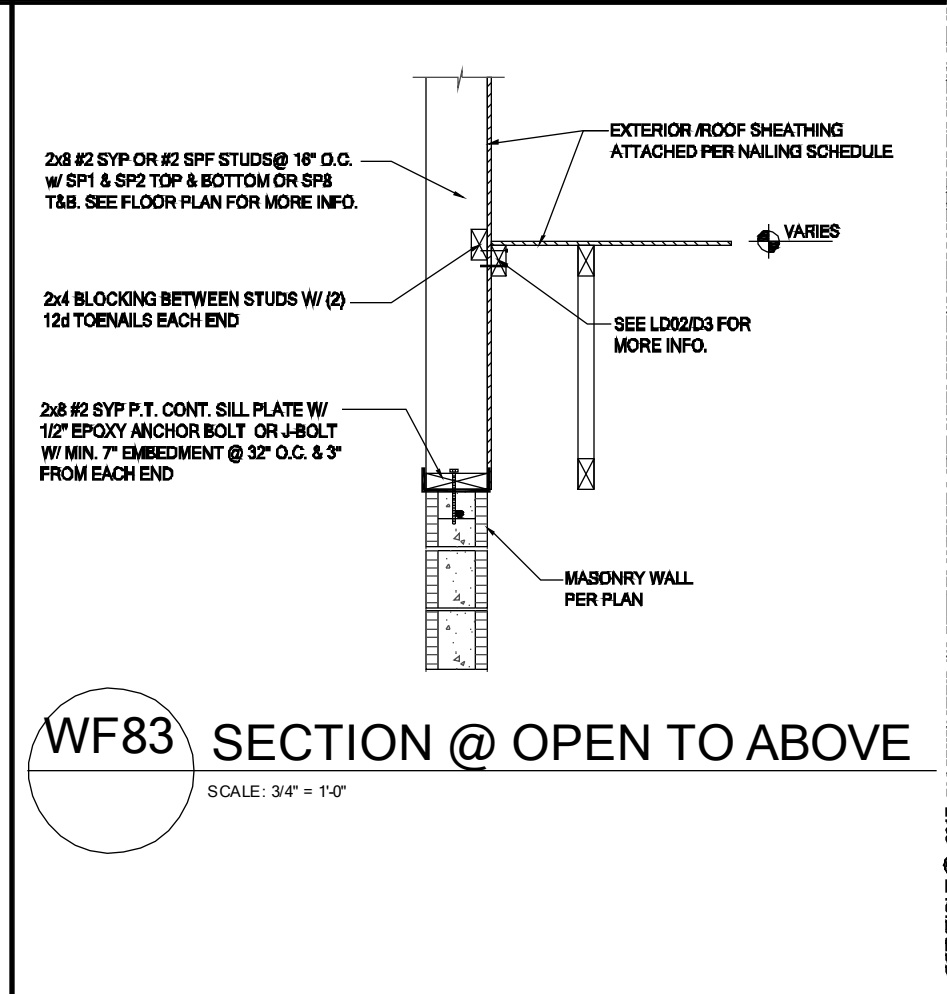
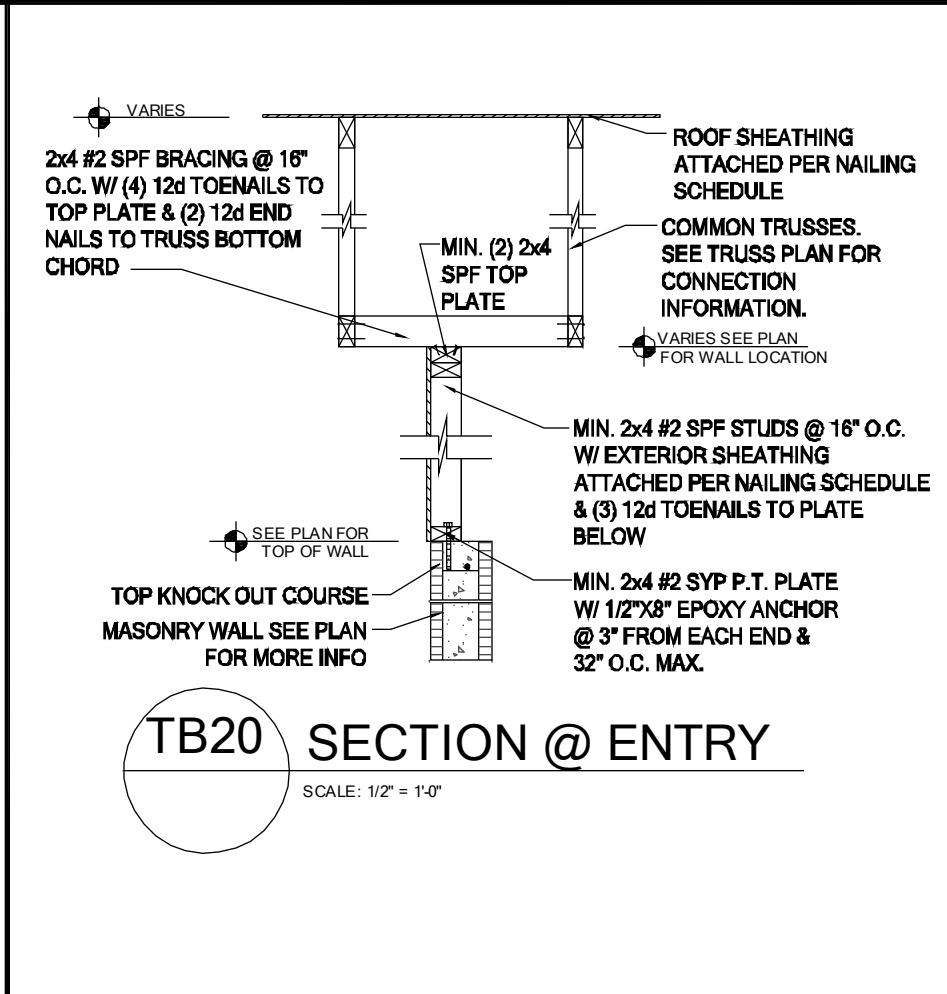
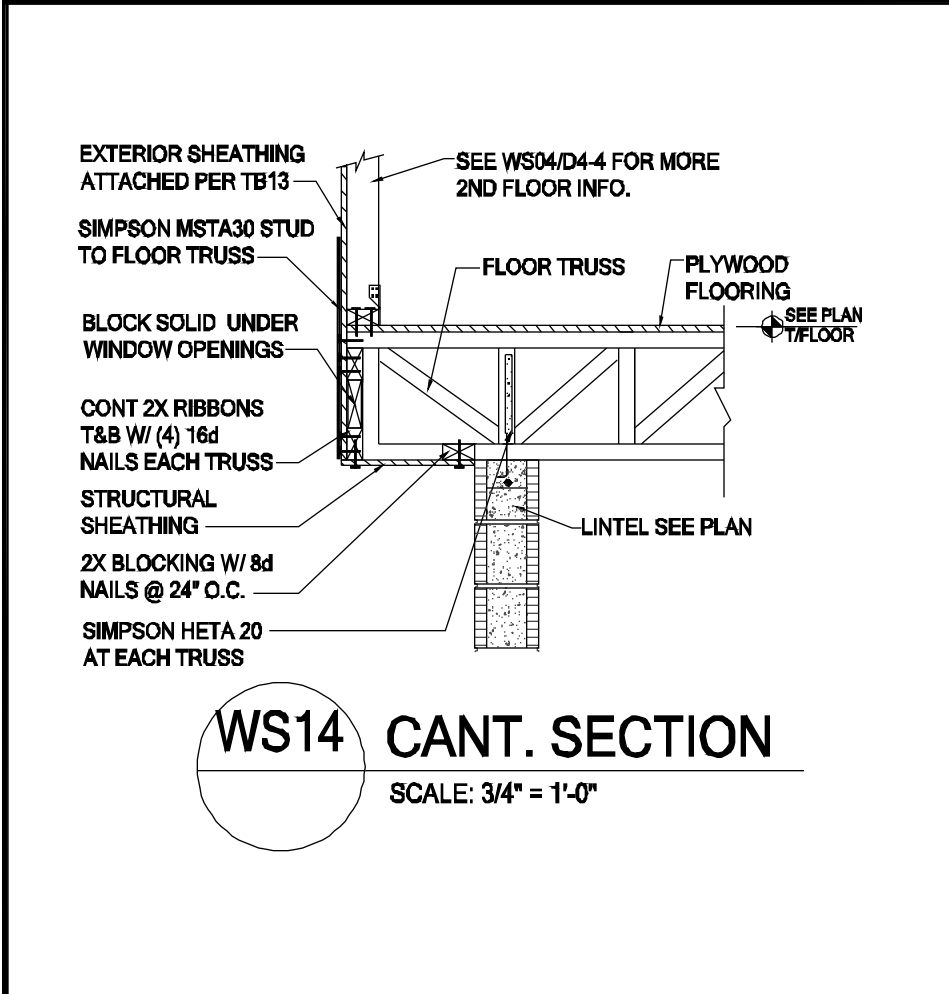
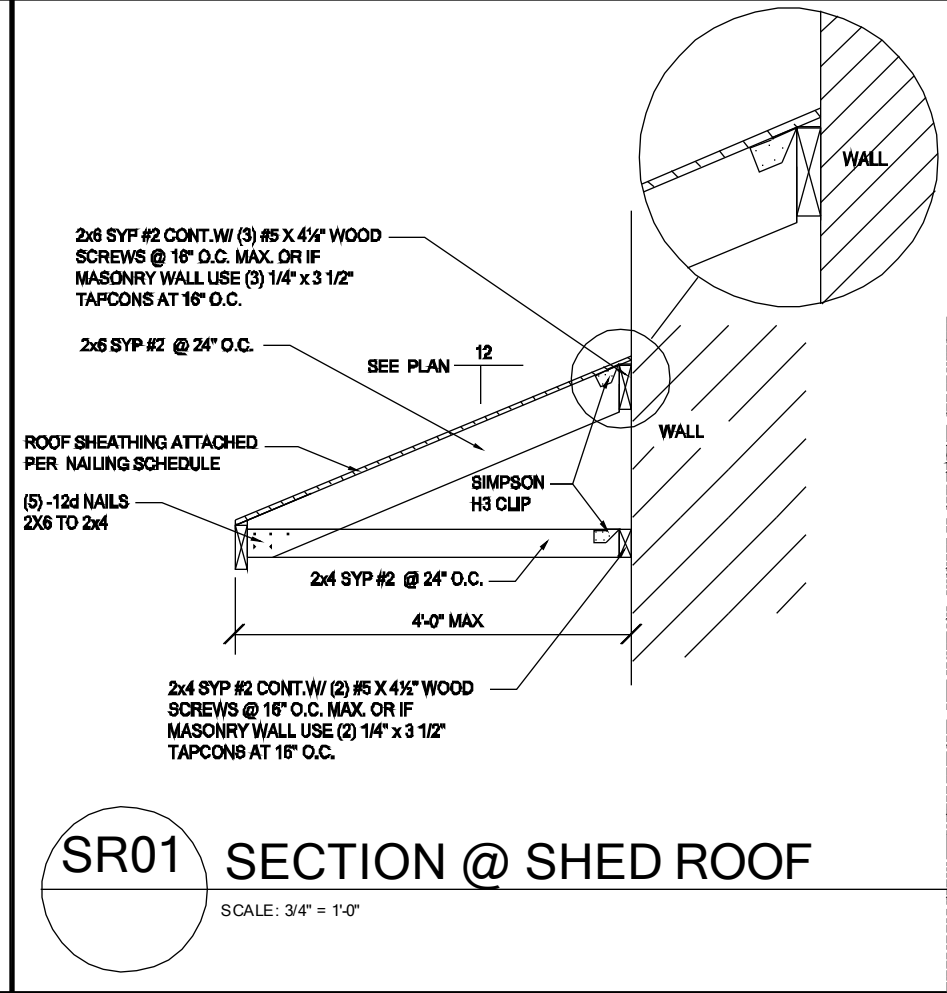
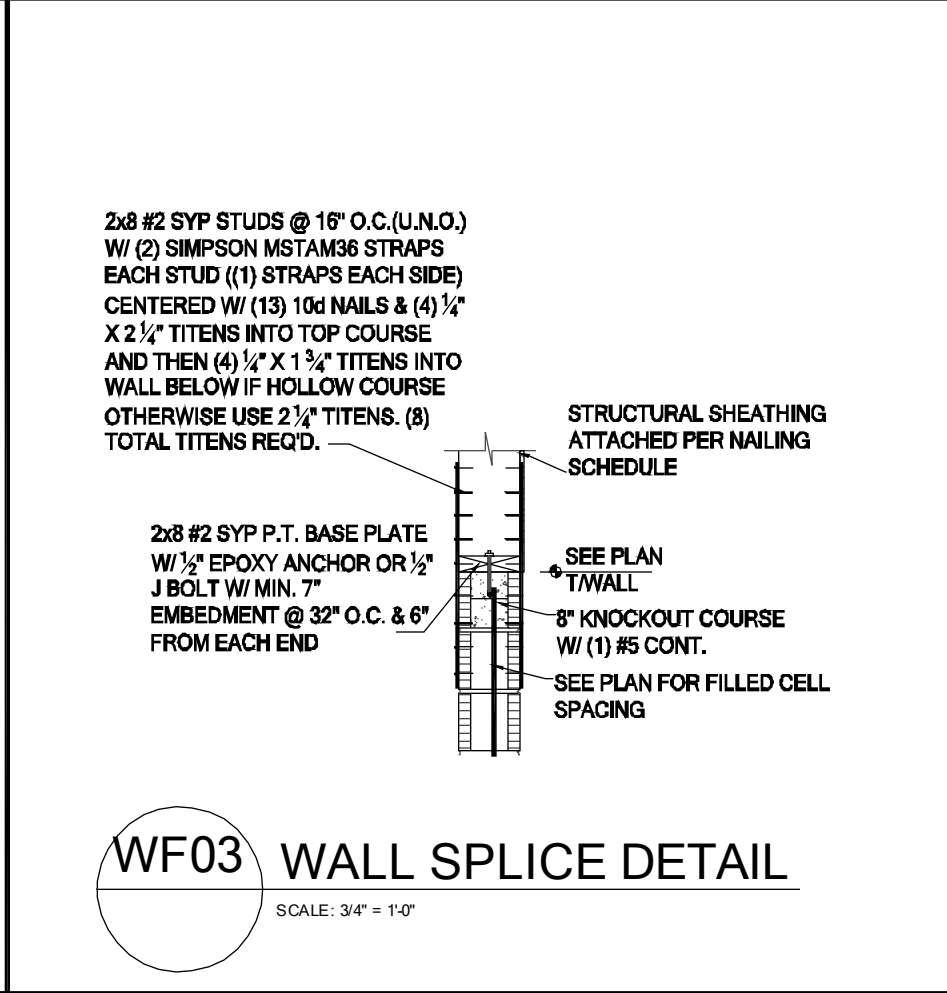
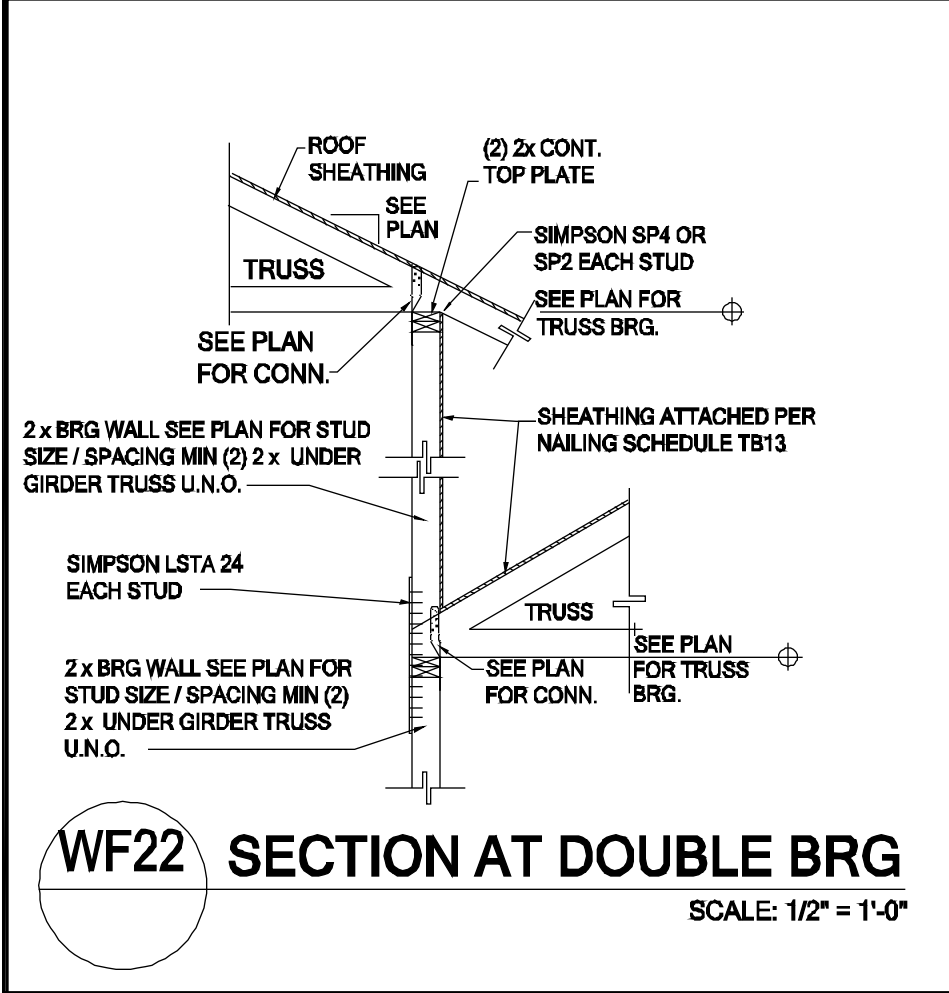


WS04 2 STORY TYP. WALL SECTION
SCALE: 1/2" = 1'-0"



SH11 HEADER CONNECTION
AT SECOND FLOOR WITH NO STRAPS

SCALE: N.T.S.



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DATE: July 2, 2013

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Title: FOUNDATION DETAILS

project no. 2016703

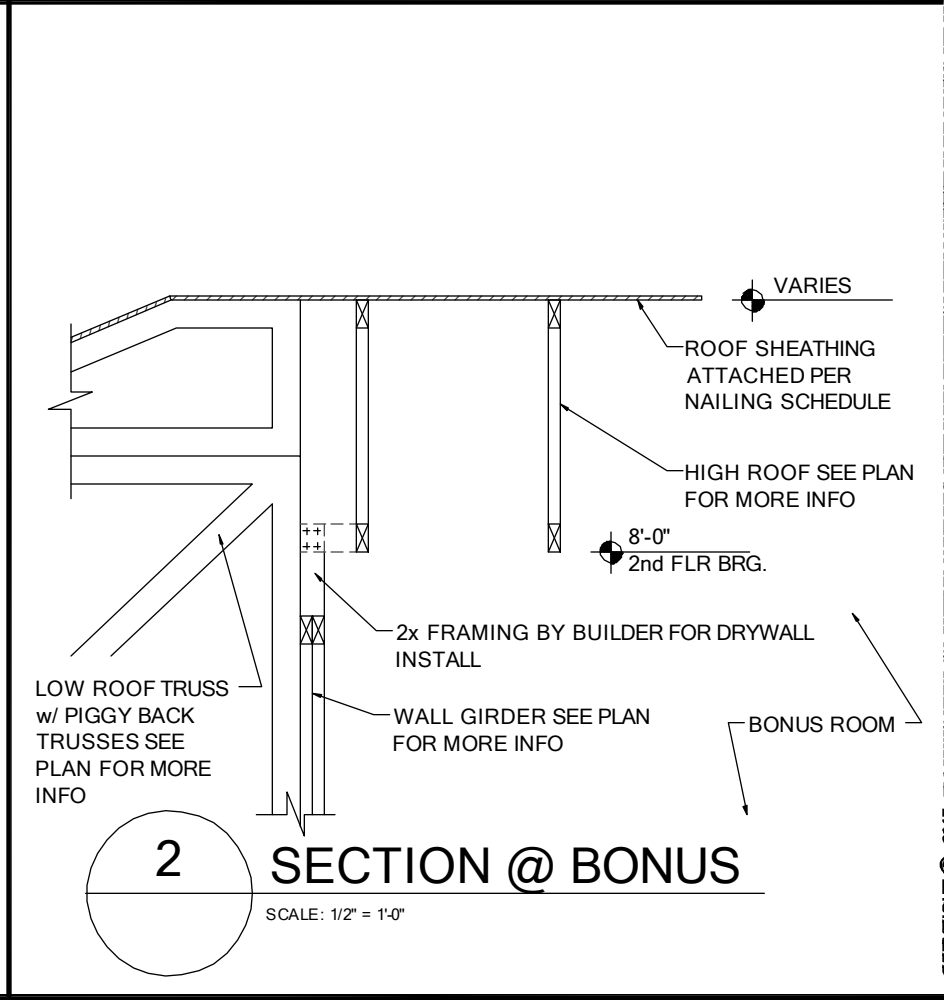
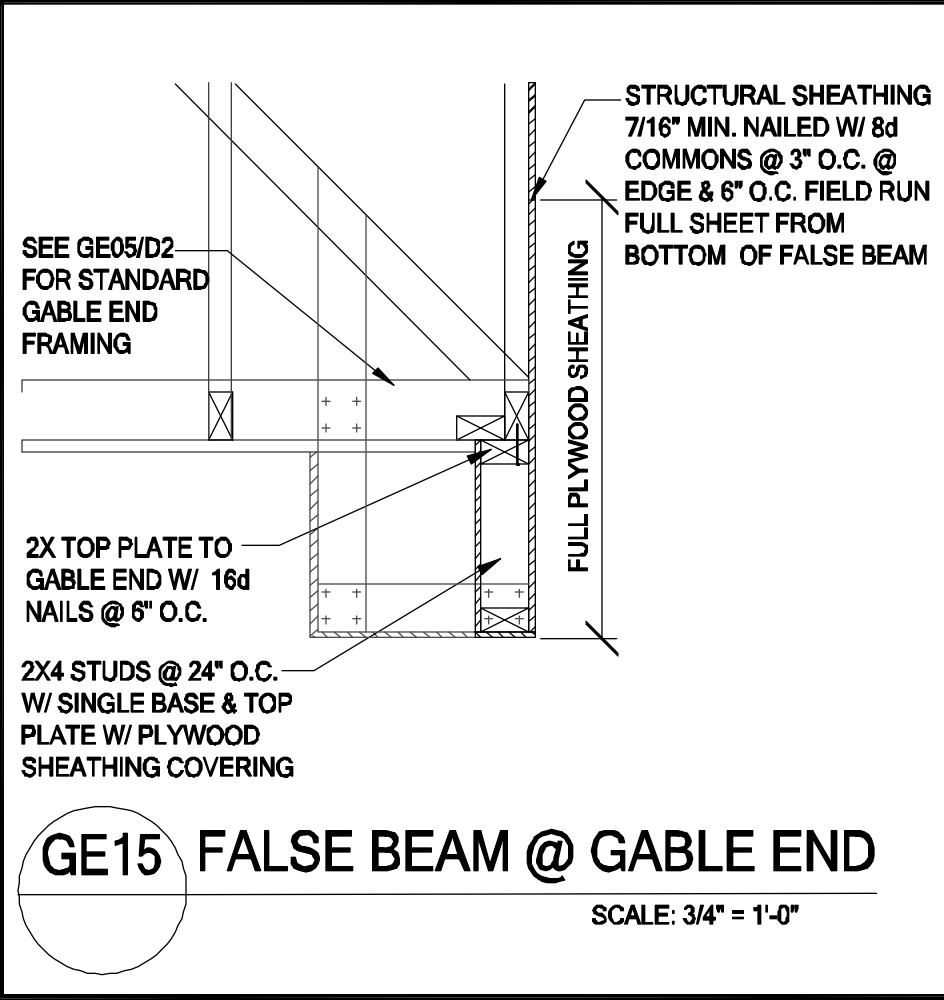
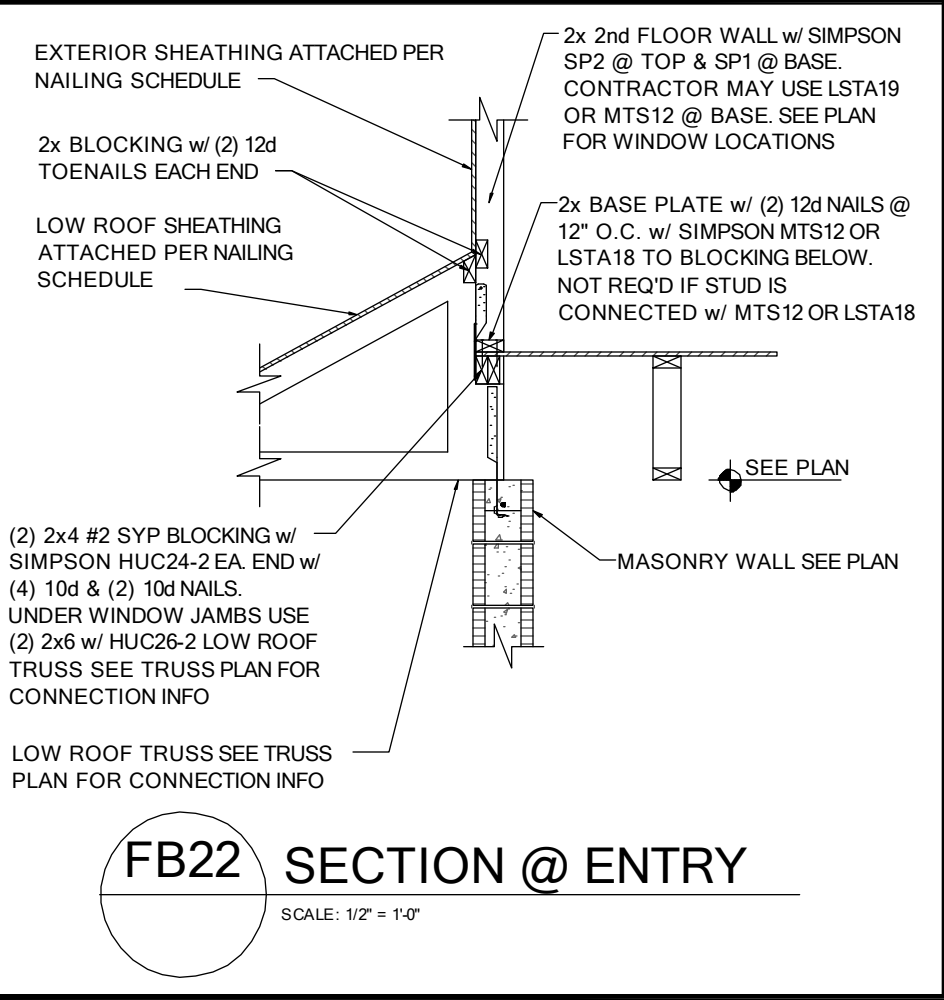
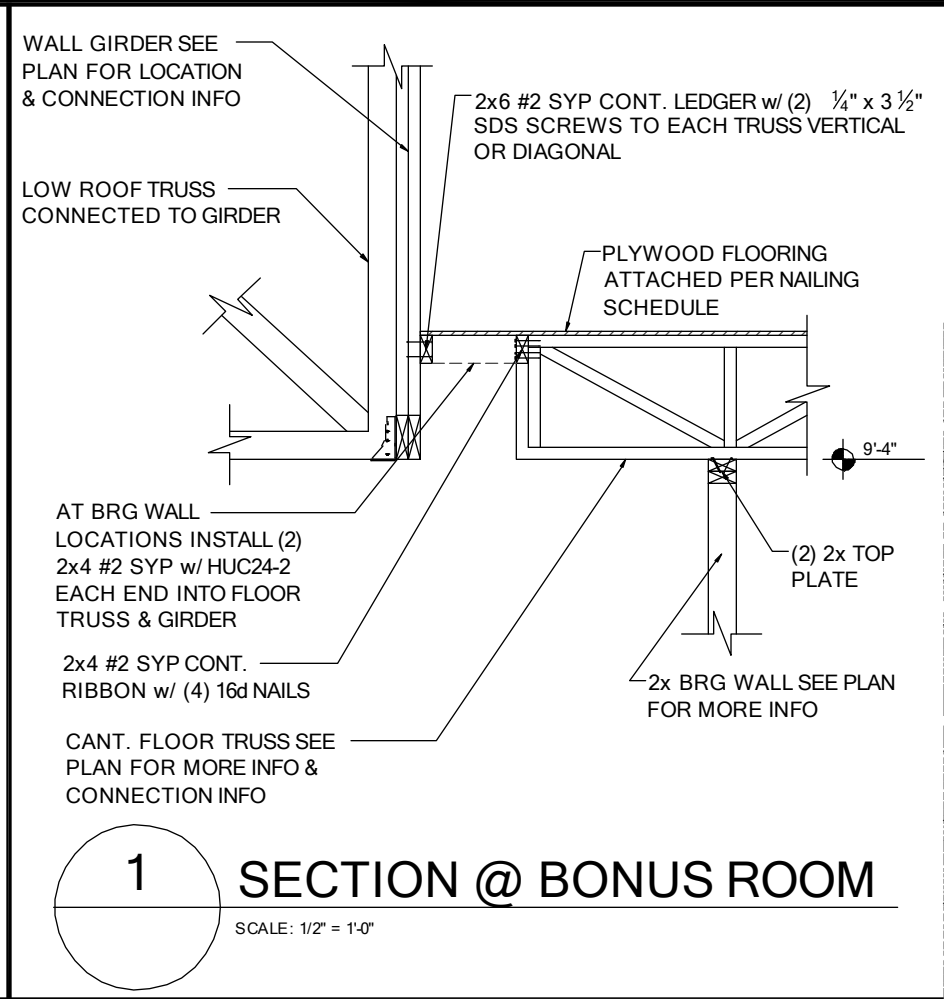
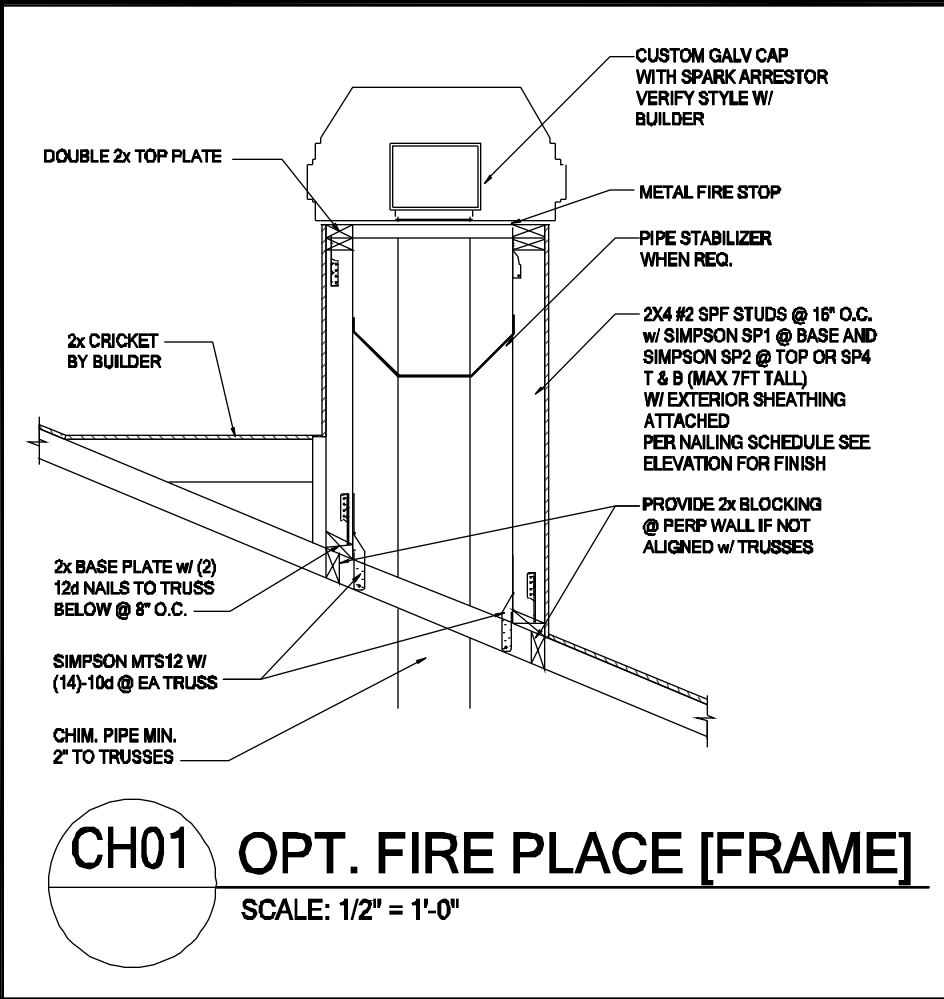
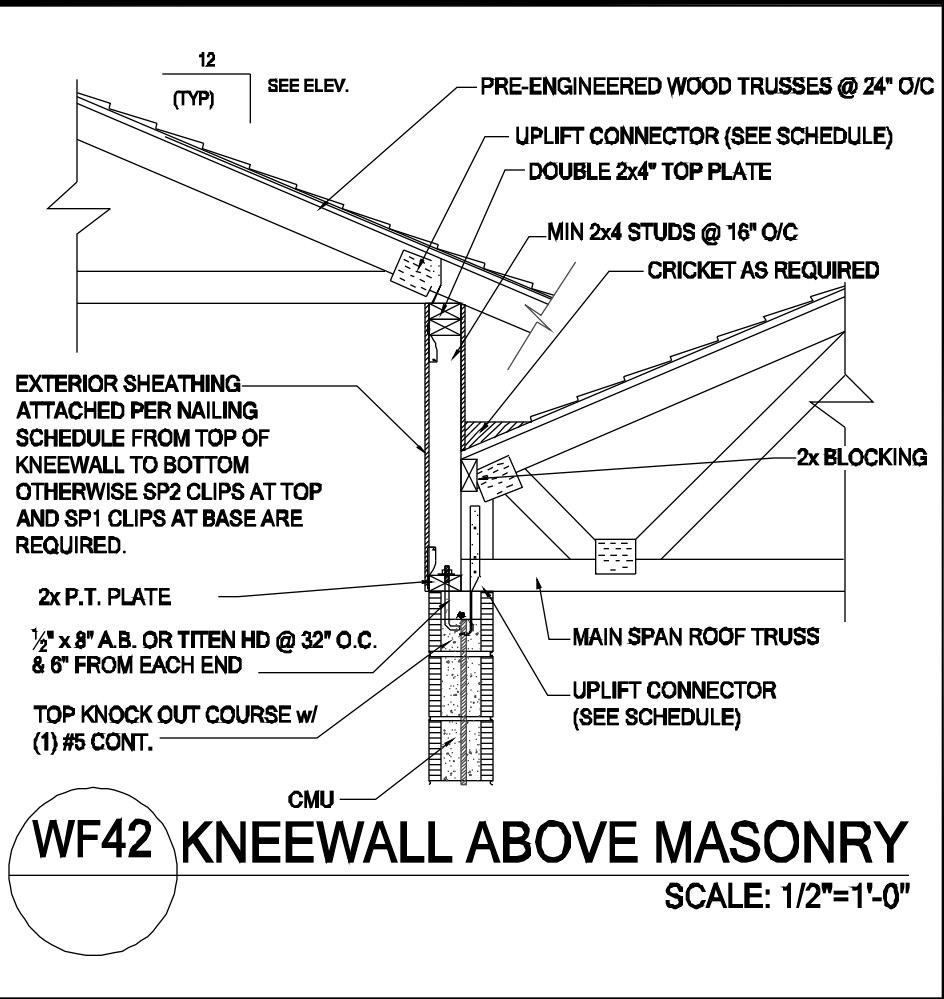
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D5



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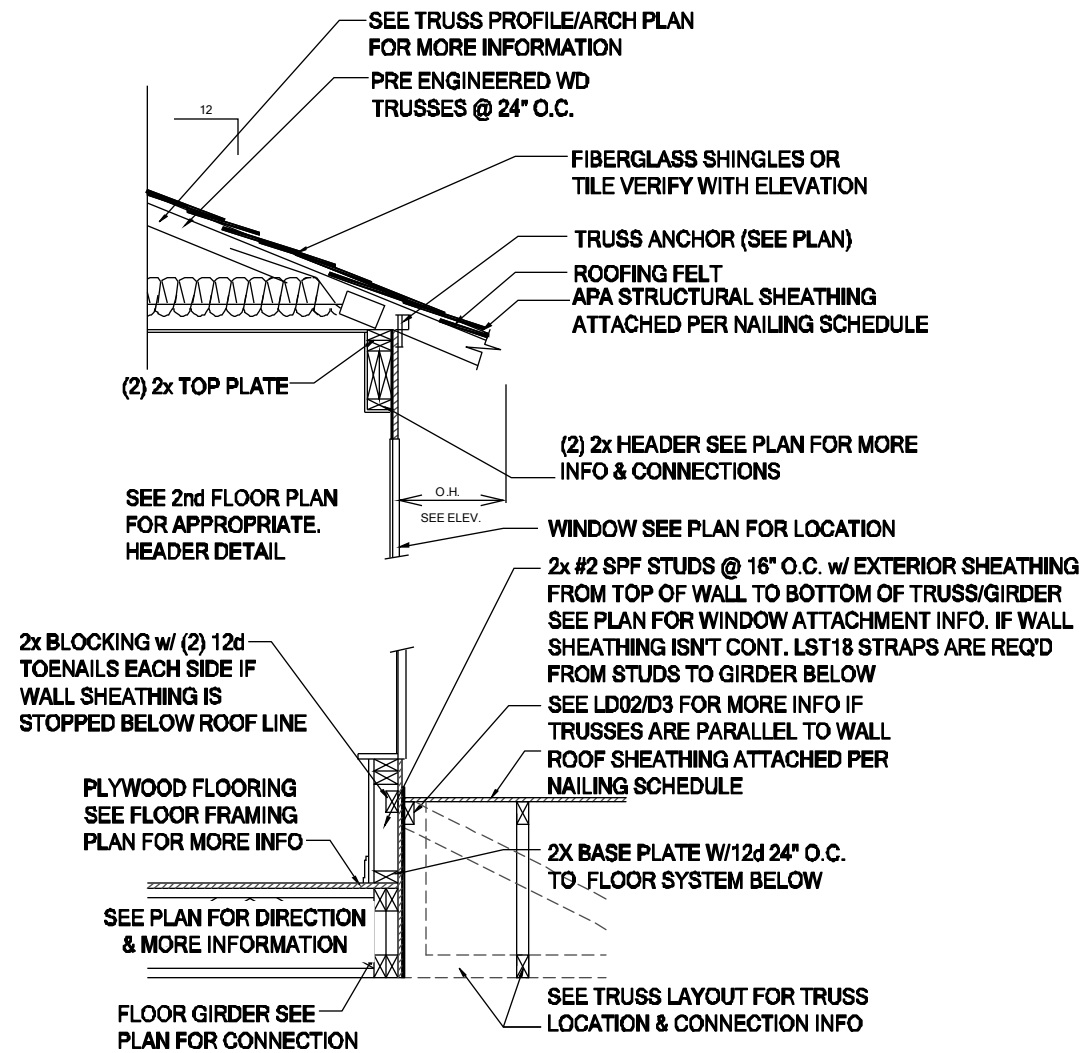
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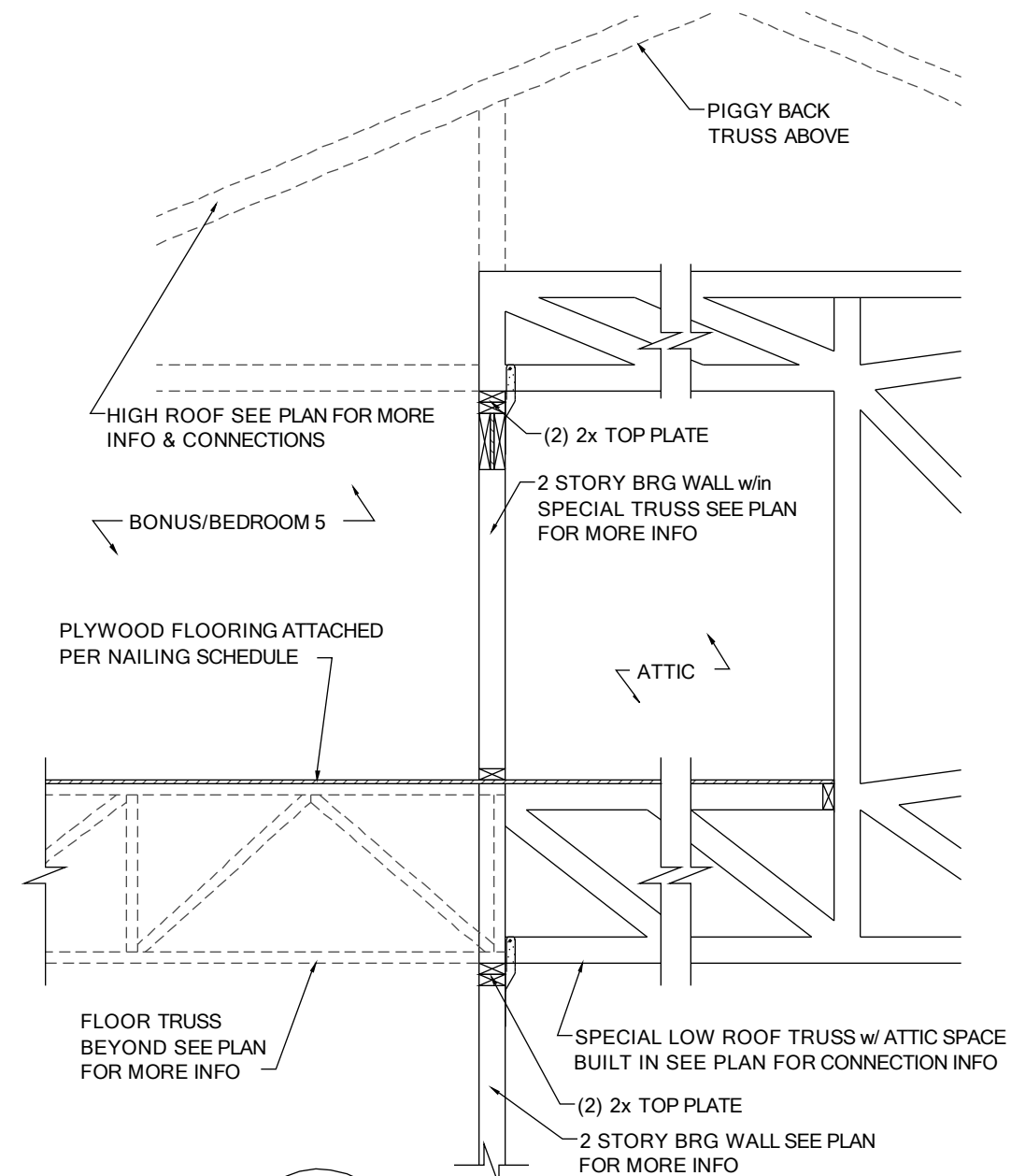
OPT. TRUSS RECESS LEDGER





WF31 TYPICAL WALL SECTION

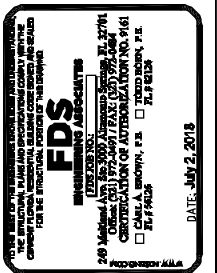
SCALE: 1/2" = 1'-0"



4 SECTION @ ATTIC SPACE

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

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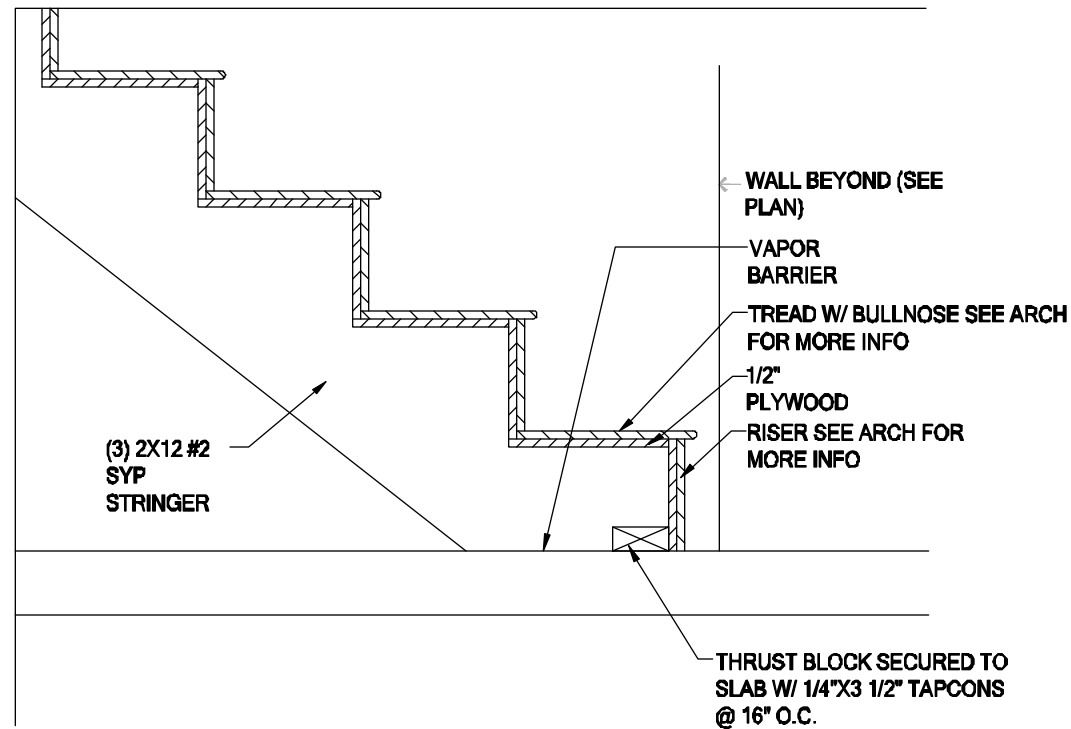
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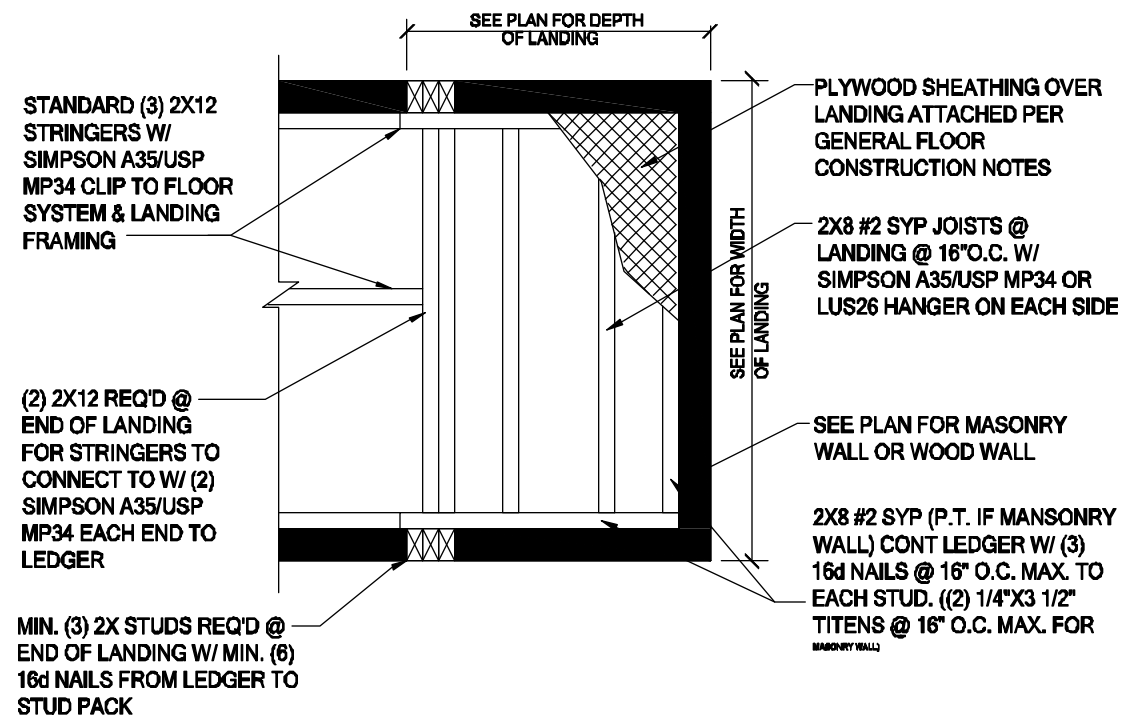




INTERIOR STAIR SECTION

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

W/ TILE FLOORING

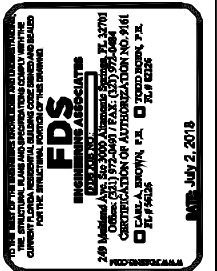


GENERAL LANDING FRAMING INFO.

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

9'-0" MAX LANDING LENGTH

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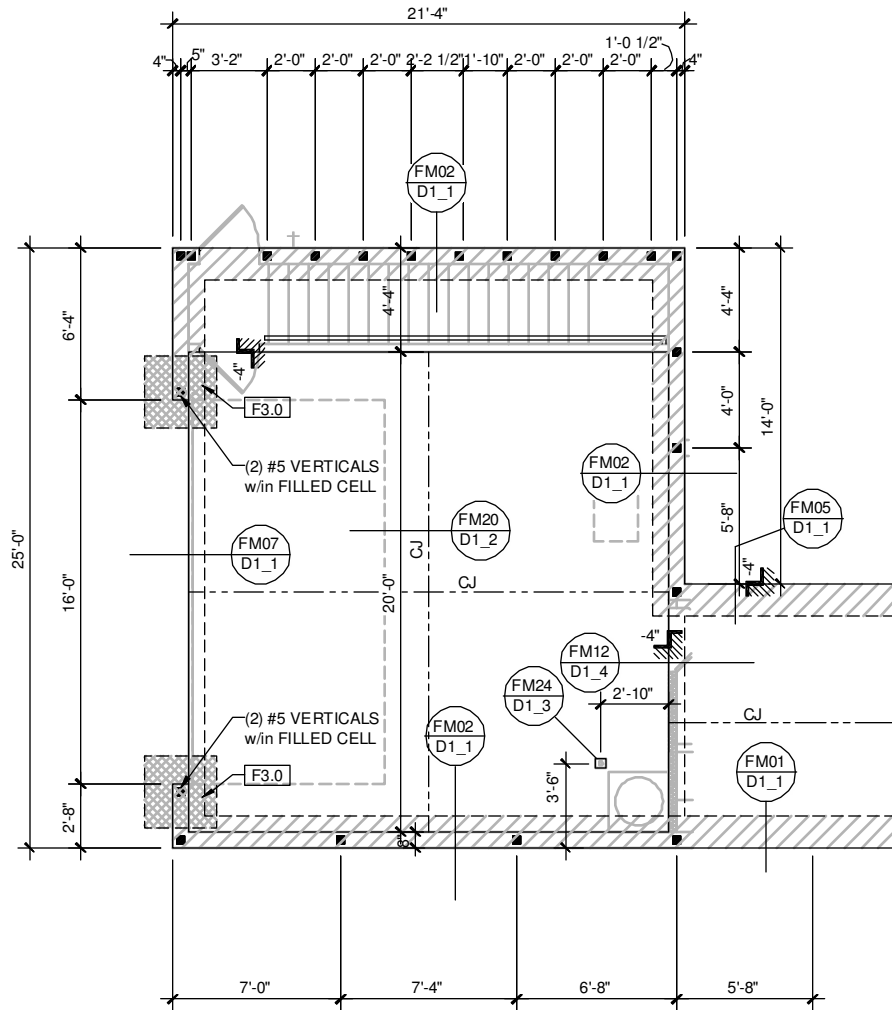
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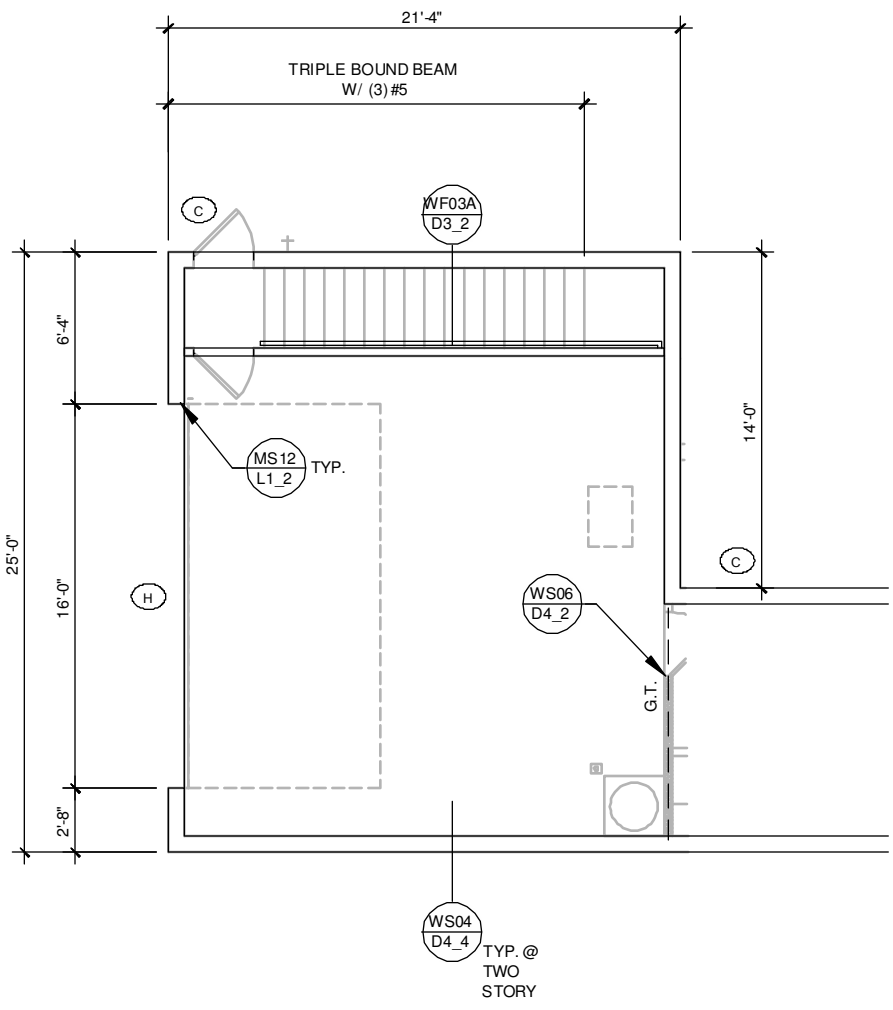
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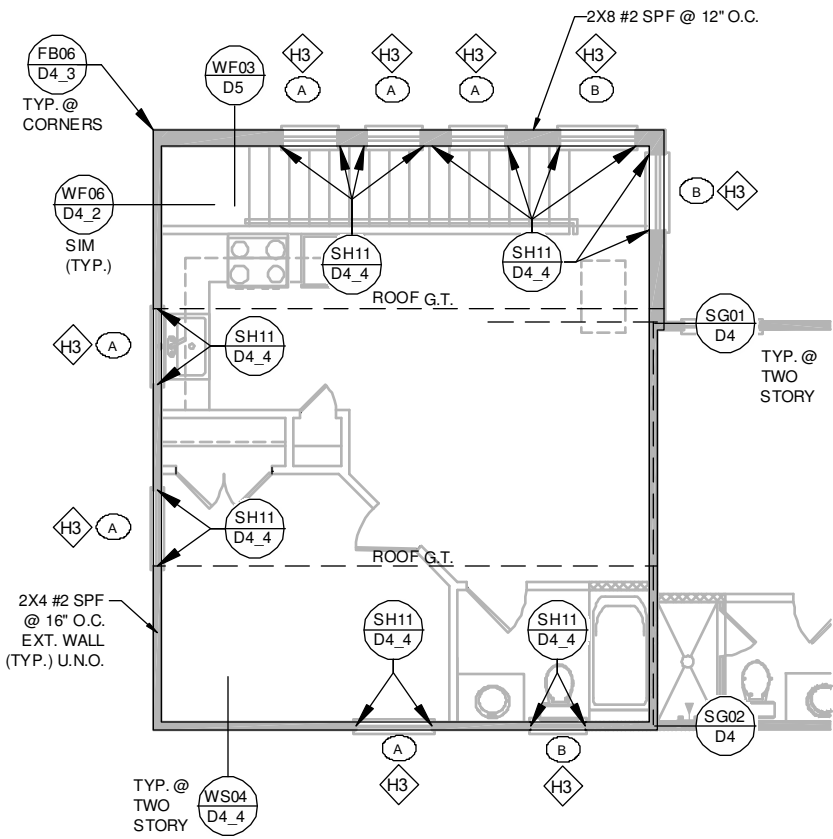
1ST FL. IN-LAW SUITE PARTIAL FOUNDATION

1/8" = 1'-0"



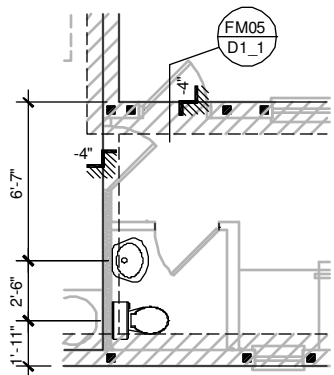
1ST FL. IN-LAW SUITE PARTIAL FLOOR FRAMING

1/8" = 1'-0"



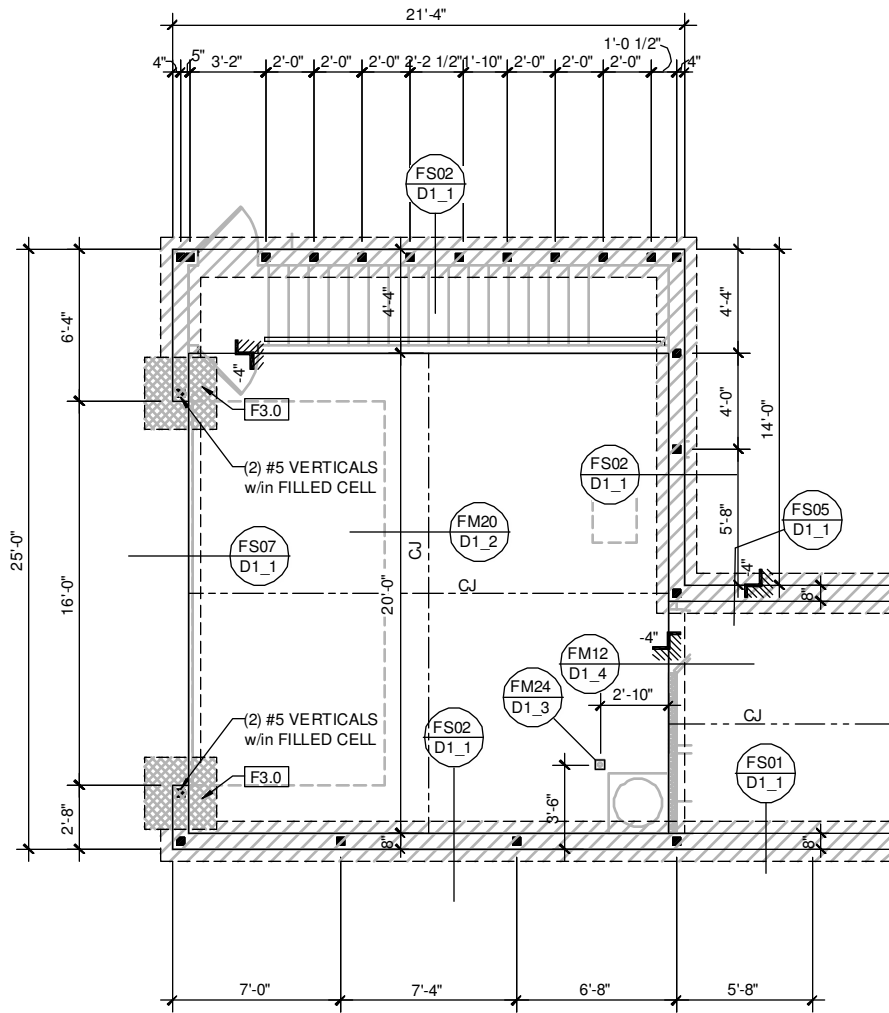
2ND FL. IN-LAW SUITE PARTIAL FLOOR FRAMING

1/8" = 1'-0"



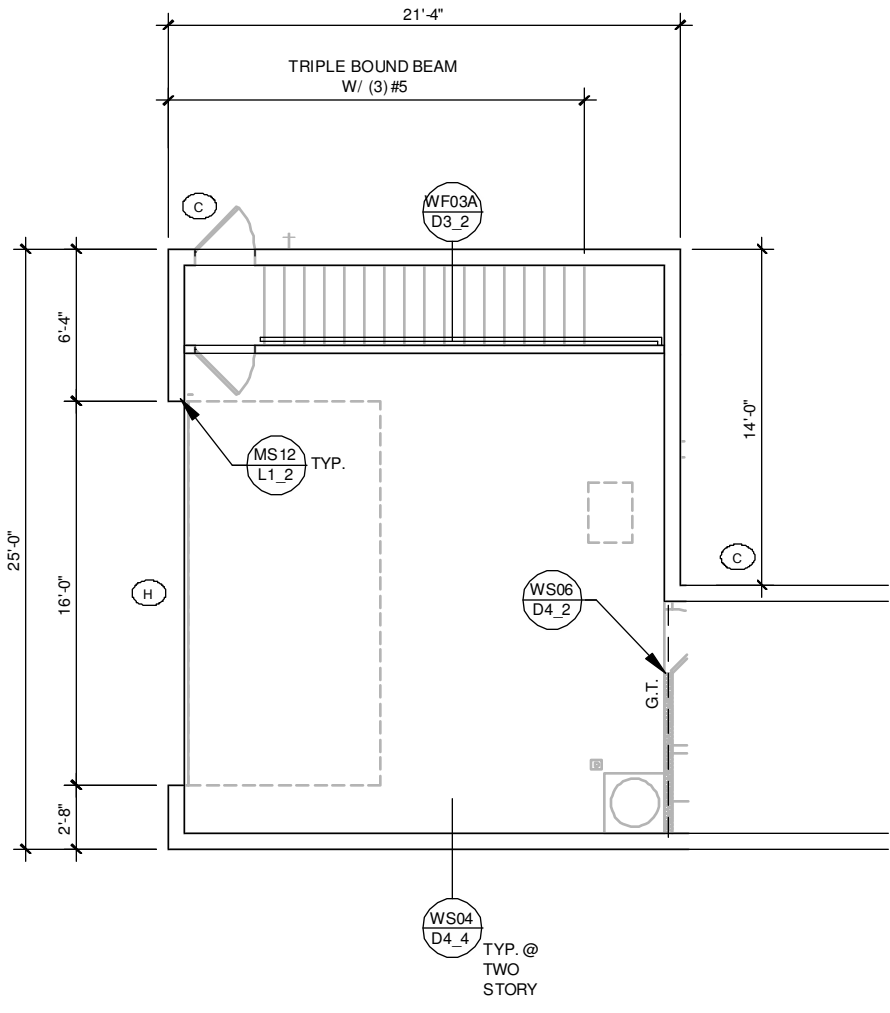
1ST FL. OPT. BATH PARTIAL FOUNDATION

1/8" = 1'-0"



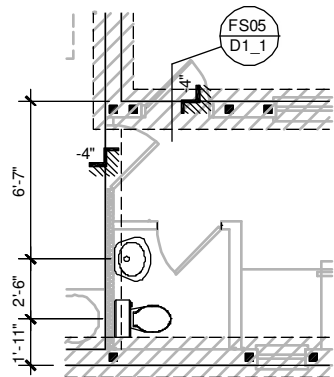
1ST FL. IN-LAW SUITE PARTIAL FOUNDATION

1/8" = 1'-0"



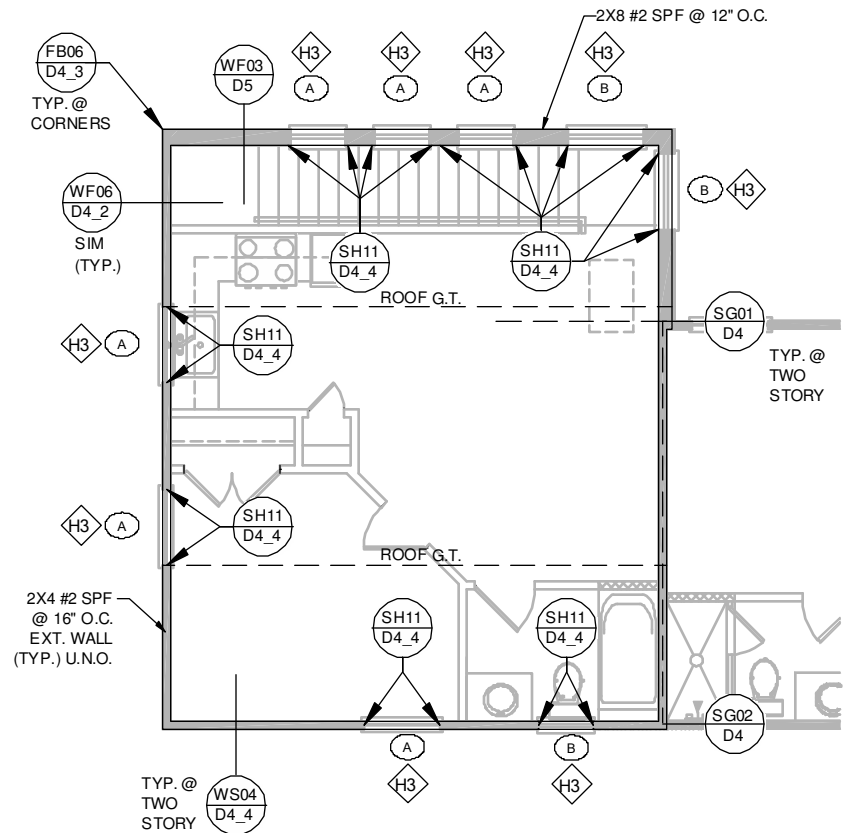
1ST FL. IN-LAW SUITE PARTIAL FLOOR FRAMING

1/8" = 1'-0"



1ST FL. OPT. BATH PARTIAL FOUNDATION

1/8" = 1'-0"



2ND FL. IN-LAW SUITE PARTIAL FLOOR FRAMING

1/8" = 1'-0"