STRUCTURAL PLANS

FT WALTON BEACH PARK
FORT WALTON BEACH, FL

STRUCTURAL NOTES AND SPECIFICATIONS

GENERAL NOTES

1. CODES
   - 2023 FLORIDA BUILDING CODE (8TH EDITION)
   - AMERICAN WOOD COUNCIL, NDS FOR WOOD CONSTRUCTION (LATEST EDITION)
   - AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)
   - AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR MASONRY CONSTRUCTION (ACI 531)
   - CONCRETE REINFORCING STEEL INSTITUTE, PLACING REINFORCING BARS (LATEST EDITION)
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION (LATEST EDITION)
   - AWS STRUCTURAL WELDING CODE, (LATEST EDITION)
2. LOADING
   - GRAVITY LOADS
     - i. DEAD
     - ii. LIVE LOADING
       1. FLOOR - 40PSF
       2. BALCONIES - 60PSF
       3. STAIRS - 100PSF
     - iii. ROOF LIVE
       1. 20PSF
     - iv. WIND LOADING
       1. SEE CHART, THIS PAGE
3. SHUTTERS OR IMPACT RESISTANT GLAZING AS APPROVED BY THE FLORIDA BUILDING CODE.
4. SHOULD A CONFLICT OCCUR IN THE INTERPRETATION OF THE CODES ABOVE, THE CONTRACT DOCUMENTS SHALL GOVERN. SHOULD A CONFLICT OCCUR IN THE CONTRACT DOCUMENTS, THE STRICTEST INTERPRETATION SHALL GOVERN.
5. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCY.
6. COORDINATE STRUCTURAL CONTRACT DRAWINGS WITH ARCHITECTURAL, MEP, AND CIVIL. NOTIFY STRUCTURAL ENGINEER OF ANY CONFLICT AND/OR OMISSION.
7. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS NOT GIVEN.
8. ALL SECTIONS OR DETAILS SHOULD BE CONSIDERED TYPICAL AND SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS.
9. SUBMIT SHOP DRAWINGS DETAILING STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS AND CONTAINING THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND DETAILS. REVIEW OF SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE JURISDICTIONAL BUILDING CODES.
10. INSPECTIONS
    - CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER TO PERFORM STRUCTURAL INSPECTIONS PRIOR TO PLACING CONCRETE OR COVERING STRUCTURAL MEMBERS OR CONNECTIONS.
    - CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER AT LEAST 48 HOURS IN ADVANCE OF A NECESSARY INSPECTION.
    - TYPICAL INSPECTION SCHEDULE:
      - i. FOOTING PRE-POUR
      - iii. STEM WALLS PRE-POUR
      - iv. SLAB PRE-POUR
      - v. FIRST FLOOR FRAMING
      - vi. FINAL FRAMING INSPECTION, INCLUDING HOLD-DOWNS, STRAPPING, AND SHEAR WALLS IN PLACE.
      - vii. ENGINEER'S FINAL CERTIFICATION

FOUNDATION NOTES

1. FOUNDATIONS AND SLAB ON GRADE
   - DESIGN ASSUMES MINIMUM SOIL BEARING CAPACITY 1500 PSF. NO GEOTECHNICAL DATA WAS PROVIDED TO STRUCTURAL ENGINEER. A LICENSED GEOTECHNICAL ENGINEER SHOULD BE CONSULTED TO DETERMINE SOIL CHARACTERISTICS AND COMPACTION REQUIREMENTS TO SATISFY THIS CAPACITY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE COMPLIANCE WITH THIS REQUIREMENT.
   - FOOTING DIMENSIONS ON PLAN SHALL BE CONSIDERED MINIMUMS.
   - STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY CHANGES IN FOUNDATION ELEVATION.
   - TERMITE TREATMENT
     - i. TERMITE PROTECTION SHALL BE INSTALLED PER THE 2020 FLORIDA BUILDING CODE. THESE TREATMENTS SHALL BE LABELED AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
   - FOOTING CONCRETE SHALL NOT BE PLACED IN STANDING WATER.
   - FOUNDATION WALLS SHALL BE BACKFILLED UNIFORMLY TO PREVENT OVERTURNING.

CONCRETE NOTES

1. CONCRETE
   - ALL DETAILS SHOWN SHALL BE CONSIDERED TYPICAL.
   - CONCRETE OPERATIONS SHALL COMPLY WITH ALL APPLICABLE DESIGN CRITERIA LISTED ABOVE.
   - CONCRETE COMPRESSIVE STRENGTH - 3000 PSI MINIMUM AT 28 DAYS UNLESS OTHERWISE SPECIFIED.
   - REINFORCEMENT BARS - ASTM A615 GRADE 60 MINIMUM
   - CONTINUOUS REINFORCING BARS SHALL HAVE BASIC CLASS "C" TENSION LAPS AT ALL CORNERS AND WALL INTERSECTIONS.
   - WELDED WIRE FABRIC (W.W.F.) - ASTM A185
   - PLACING ACCESSORIES FOR REINFORCEMENT BARS SHALL BE IN ACCORDANCE WITH ACI STANDARDS.
   - PROPOSED MATERIALS AND MIX DESIGNS SHALL BE DOCUMENTED AND REVIEWED BY THE QC LABORATORY. RESPONSIBILITY FOR OBTAINING REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S RESPONSIBILITY.
   - MINIMUM CONCRETE REINFORCEMENT COVER FOR FOOTING CONCRETE SHALL BE:
     - i. 3" BOTTOM AND SIDES.
   - MINIMUM CONCRETE REINFORCEMENT COVER FOR SLAB CONCRETE SHALL BE:
     - i. 3" BOTTOM AND SIDES
     - ii. ¾" TOP UNLESS EXPOSED (2")
   - SLAB ON GRADE CONCRETE SHALL BE:
     - i. 4" MINIMUM THICKNESS WITH WWF 6X6, W1.4XW1.4, UNLESS OTHERWISE NOTED
     - ii. SLAB SHALL BE PLACED OVER 6 MIL VAPOR BARRIER.
   - ANCHOR BOLTS IN CMU BLOCK OR CONCRETE FOUNDATIONS SHALL CONFORM TO ASTM A36 AND A307 AND BE ½" DIAMETER WITH 6" MIN. EMBEDMENT.
   - DO NOT PLACE PIPES EXCEEDING 1/3 THE SLAB OR WALL THICKNESS UNLESS SPECIFICALLY SHOWN AND DETAILED ON THESE STRUCTURAL DRAWINGS.
   - DOWELS SHALL BE PLACED IN FOUNDATION CONCRETE AT SAME SPACING, SIZE, AND NUMBER AS THEIR MATCHING VERTICAL REINFORCEMENT, UNLESS OTHERWISE NOTED. WET STICKING OF DOWELS SHALL NOT BE PERMITTED.
   - EPOXY OR EXPANSION ANCHORS MAY NOT BE USED AS A SUBSTITUTION WITHOUT ADVANCE WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER.
   - ARCHITECTURAL DRAWINGS SHALL BE CONSULTED FOR GROOVES, CLIPS, RELIEFS, OR OTHER DETAILS PRIOR TO PLACEMENT.
   - CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
   - CONCRETE PLACEMENT DEFECTS, INCLUDING SPALLS, FORM TIE KNOCKOUTS, HONEYCOMBING, OR CRACKS SHALL BE REPAIRED UTILIZING APPROPRATE METHODS AND FOLLOWING PRODUCT MANUFACTURER'S RECOMMENDATIONS.
2. MASONRY
   - ALL DETAILS SHOWN SHALL BE CONSIDERED TYPICAL.
   - CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500PSI.
   - MORTAR FOR MASONRY OPERATIONS SHALL COMPLY WITH ASTM C270, TYPE "M" OR TYPE "S".
   - GROUT FOR MASONRY OPERATIONS SHALL COMPLY WITH ASTM C476 AND HAVE A MINIMUM 2500 PSI AT 28 DAYS USING ASTM C1019 TEST METHODS.
   - INFILL CONCRETE COMPRESSIVE STRENGTH - 3000 PSI MINIMUM AT 28 DAYS.
   - ALL BLOCK SHALL BE FILLED. MAXIMUM INFILL LIFTS SHALL BE 4 FEET.
   - MINIMUM REINFORCEMENT FOR VERTICAL WALLS SHALL BE #5 REBAR @ 32" O/C SPACING UNLESS OTHERWISE NOTED.
   - HORIZONTAL JOINT REINFORCEMENT SHALL BE REQUIRED.
   - WET STICKING OF DOWELS SHALL NOT BE PERMITTED.

WOOD FRAMING NOTES

- STRUCTURAL TIMBER SHALL BE #2 SOUTHERN YELLOW PINE (MOISTURE CONTENT LESS THAN 19%) OR EQUAL UNLESS OTHERWISE NOTED ON DRAWING, AND MEET THE FOLLOWING CRITERIA:

	YELLOW PINE
i. BENDING STRESS	750 PSI
ii. SHEAR STRESS	175 PSI
iii. COMPRESSION STRESS (PARALLEL TO GRAIN)	1,250 PSI
iv. MODULUS OF ELASTICITY	1.4 KSI

- WALL FRAMING:
  - i. WALL FRAMING SHALL CONSIST OF 2X6 @ 16" OC SPACING. 2x4 FURRING STRIPS ON CMU WALLS ARE ACCEPTABLE.
  - ii. BOTTOM PLATES SHALL BE TREATED TO AWPA STANDARDS FOR GROUND CONTACT.
  - iii. ALL BEARING STUD WALLS SHALL HAVE SOLID BLOCKING AT MID-HEIGHT OR AS OTHERWISE NOTED ON BUILDING SECTIONS.
  - iv. ALL FRAMING CONNECTIONS ARE TO BE MADE USING BOLTS, PRE-ENGINEERED JOIST HANGERS OR OTHER PURPOSE-DESIGNED CONNECTION HARDWARE USED PER THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
  - v. METAL CONNECTORS REQUIRED AT ALL WOOD-TO-WOOD CONNECTIONS.
  - w. ALL STUD TO SOLE PLATE, BEAMS, RAFTER, AND OTHER CRITICAL CONNECTIONS TO BE MADE PER 2020 FLORIDA BUILDING CODE REQUIREMENTS.
  - vi. CORNER HOLD-DOWNS SHALL BE REQUIRED. HOLD DOWNS SHALL BE INSTALLED SUCH THAT HEADERS AND OTHER STRUCTURAL BEAMS ARE NOT COMPROMISED.
  - viii. USE TWO (2) SIMPSON LSTA21 (OR EQUAL) TO SECURE EACH BEAM HEADER BEARING END TO EACH SUPPORT, OR AS INDICATED PER PLAN.
  - ix. USE SIMPSON LSTA18 STRAP TIES (OR EQUAL) OR SIMPSON SP6 (OR EQUAL) AT TOP OF EACH EXTERIOR WINDOW AND DOOR FRAME OPENING, OR AS INDICATED PER PLANS.
  - x. CUTTING, NOTCHING, BORED HOLES IN STUD WALLS, RAFTERS, ETC. SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020.
  - xi. ALL STRUCTURAL TIMBER AND LUMBER OUTSIDE THE ENVELOPE OF THE HOUSE STRUCTURAL SHALL BE PRESSURE TREATED PER AWPA STANDARDS. THIS INCLUDES ALL MEMBERS LOCATED BEHIND VENEERS, TRIM OR MASONRY.
  - xii. PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.
  - xij. PROVIDE BUILDING PAPER WHERE WOOD MEETS CONCRETE.
- PLYWOOD SHEATHING:
  - i. EACH CONSTRUCTION AND INDUSTRIAL PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS1 OR PRP-180 PERFORMANCE STANDARDS.
  - ii. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.
  - iii. ALL SHEATHING FOR FLOORS, WALLS AND ROOFS SHALL BE A MINIMUM OF APA-RATED STRUCTURAL 1, EXPOSURE 2.
- PRE-ENGINEERED PRODUCTS:
  - i. PRE-ENGINEERED TRUSSES SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, AND A COPY OF SAID DESIGN SHALL BE PROVIDED TO OWN, INC PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ii. ALL TRUSSES OR RAFTERS SHALL BE STRAPPED OR OTHERWISE CONNECTED TO SUPPORT MEMBERS AT ALL BEARING POINTS.
  - iii. REVIEW ALL DRAWINGS, INCLUDING M-E-P SPECIFICATIONS TO DETERMINE DUCT LOCATIONS AND OPENINGS, LOADS FROM EQUIPMENT, ETC AND PROVIDE FOR THOSE NEEDS IN THE TRUSS DESIGN.
- HARDWARE NOTES:
  - i. ALL SIMPSON HARDWARE OUTSIDE THE BUILDING ENVELOPE SHALL BE STAINLESS.
  - ii. ALL SIMPSON HARDWARE INSIDE THE BUILDING ENVELOPE SHALL BE ZMAX OR BETTER.
  - iii. ALL SIMPSON HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - iv. ALL BOLTS AND HARDWARE OUTSIDE THE BUILDING ENVELOPE AND GREATER THAN ½" DIAMETER SHALL BE HOT-DIPPED GALVANIZED.
  - v. ALL BOLTS AND HARDWARE OUTSIDE THE BUILDING ENVELOPE AND LESS THAN OR EQUAL TO ½" DIAMETER SHALL BE STAINLESS.

WIND LOADING NOTES:

1. GOVERNING CODE	ASCE 7-22
2. BASIC WIND SPEED - V_{ult}	150 MPH
3. ENCLOSURE CLASIFICATION	ENCLOSED
4. WIND IMPORTANCE FACTOR	1.0
5. BUILDING RISK CATEGORY	II
6. WIND EXPOSURE CATEGORY	B
8. INTERNAL PRESSURE COEFFICIENT	± 0.18
8. CORNER DISTANCE	a = 3.0 ft

9. COMPONENTS AND CLADDING SHALL BE DESIGNED AND INSTALLED BY OTHERS TO COMPLY WITH 2023 FBC, RESIDENTIAL.

MAIN WIND FORCE RESISTING SYSTEM (MWFRS)

	INTERIOR ZONE	END ZONE
WALLS	± 32.64	± 47.0
ROOF	± 22.18	± 30.85

COMPONENTS AND CLADDING

ROOF LOADING (PSF)

TRIBUTARY AREA	10 SF		20 SF		100 SF	
ZONE	(+)	(-)	(+)	(-)	(+)	(-)
1 [UP] INTERIOR	27.9	50.0	24.1	44.3	19.0	36.7
2 [UP] EDGE	27.9	69.0	24.1	61.6	19.0	51.9
3 [UP] CORNER	27.9	69.0	24.1	61.6	19.0	51.9
1 [DP] INTERIOR	16.7	30.0	14.4	26.6	11.4	22.0
2 [DP] EDGE	16.7	41.4	14.4	37.0	11.4	31.1
3 [DP] CORNER	16.7	41.4	14.4	37.0	11.4	31.1

WALL LOADING (PSF)

TRIBUTARY AREA	10 SF		20 SF		100 SF	
ZONE	(+)	(-)	(+)	(-)	(+)	(-)
4 [UP] INTERIOR	37.4	40.5	35.7	38.8	33.4	36.6
5 [UP] EDGE	37.4	50.0	35.7	46.6	33.4	42.2
4 [UP] INTERIOR	22.4	24.3	21.4	23.3	20.0	22.0
5 [UP] EDGE	22.4	30.0	21.4	28.0	20.0	25.3

SHADED AREAS INDICATES WINDOW AND DOOR DESIGN PRESSURES [DP] WHICH HAVE BEEN MULTIPLIED BY 0.6 ASD FACTOR. UNSHADED AREAS INDICATE ULTIMATE PRESSURES [UP].

MINIMUM LAP SPLICE LENGTH (IN.)
3000 PSI CONCRETE

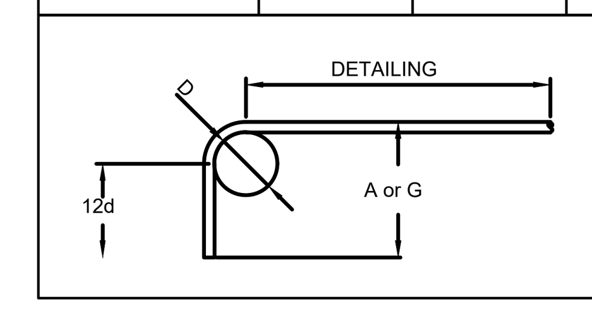
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72

MINIMUM LAP SPLICE LENGTH (IN.)
1500 PSI NORMAL WEIGHT CMU

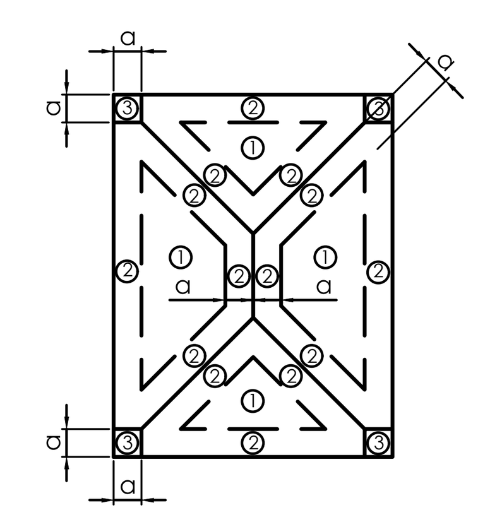
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
6" CMU WALL	19	25	39	81	NA	NA
8" CMU WALL	19	25	31	57	79	113
12" CMU WALL	19	25	31	53	61	75

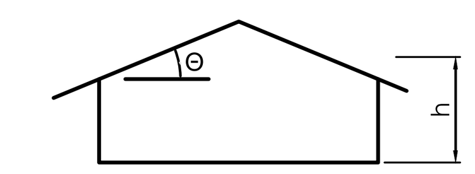
RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.)
3000 PSI CONCRETE

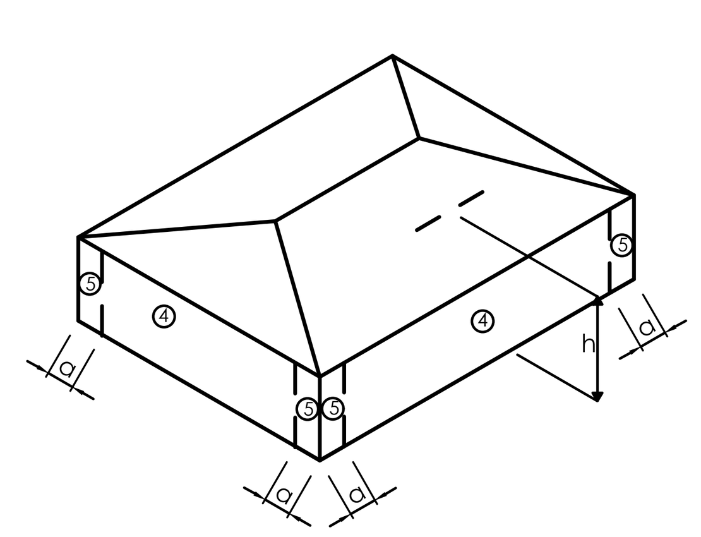
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16



OWN, Inc has made every attempt to ensure the most accurate set of plans possible for this project. However, human error can still occur. It is the contractor's responsibility to ensure the dimensions, details, and site conditions match what is depicted on these plans. OWN, Inc is ready and willing to assist with any situation that requires further review, adaptation, or interpretation during the construction phase.







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THOMAS C. CLAPHAM LICENSE No. 82993 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV | DATE | DESCRIPTION | BY

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COA#9662
Thomas Clapham PE# 82993
FORMERLY ANDERSON ENGINEERING
OWN Engineering beyond.™

FT WALTON BEACH PARK
HOLLYWOOD BLVD.
FT. WALTON BEACH • FLORIDA

NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB:
DATE: 03/01/2023
DESIGNED:
DRAWN:

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER

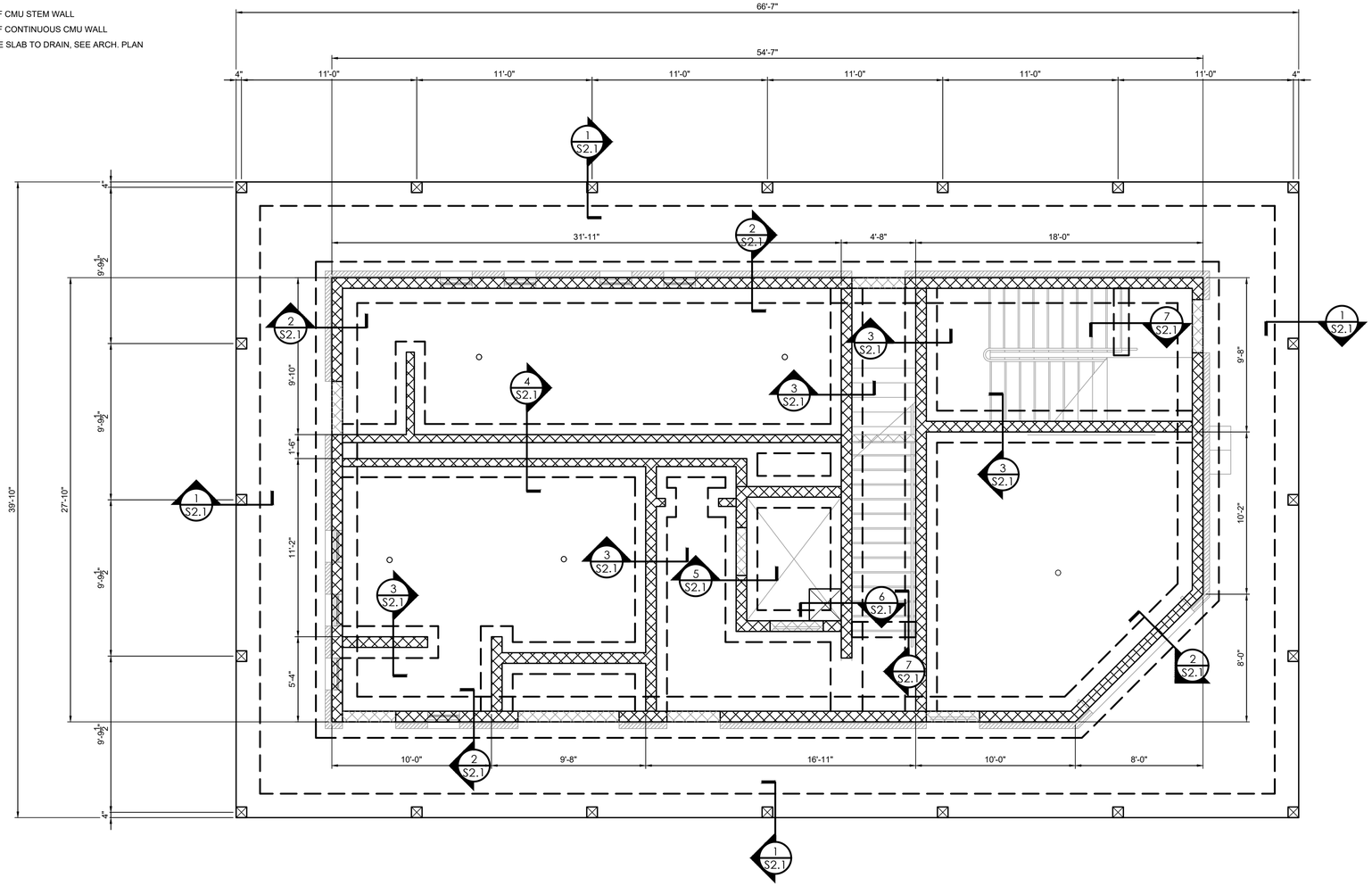
SHEET NUMBER
SO.O

1 S1.0 FOUNDATION PLAN

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

PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S0.0
2. FOR TYPICAL DETAILS SEE S2.0 SERIES SHEETS
3. SLAB ON GRADE SHALL BE MINIMUM 4" THICK REINFORCED W/ 6X6-W2.1XW2.1 W.W.F.
4. SEE ARCH. DRAWINGS FOR SLOPES, DRAINS, OPENINGS, AND FLOOR RECESSES & DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, NOTIFY THE E.O.R. IN WRITING
5. - INDICATES LOCATION OF CMU STEM WALL
6. - INDICATES LOCATION OF CONTINUOUS CMU WALL
7. - PLUMBING DRAIN. SLOPE SLAB TO DRAIN, SEE ARCH. PLAN



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THOMAS C. CLAPHAM LICENSE No. 82993 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY

FT WALTON BEACH PARK

HOLLYWOOD BLVD.
FT. WALTON BEACH FLORIDA

NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB:
DATE: 03/01/23
DESIGNED:
DRAWN:

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

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S1.0

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FORMERLY ANDERSON ENGINEERING

OWN
Engineering beyond.

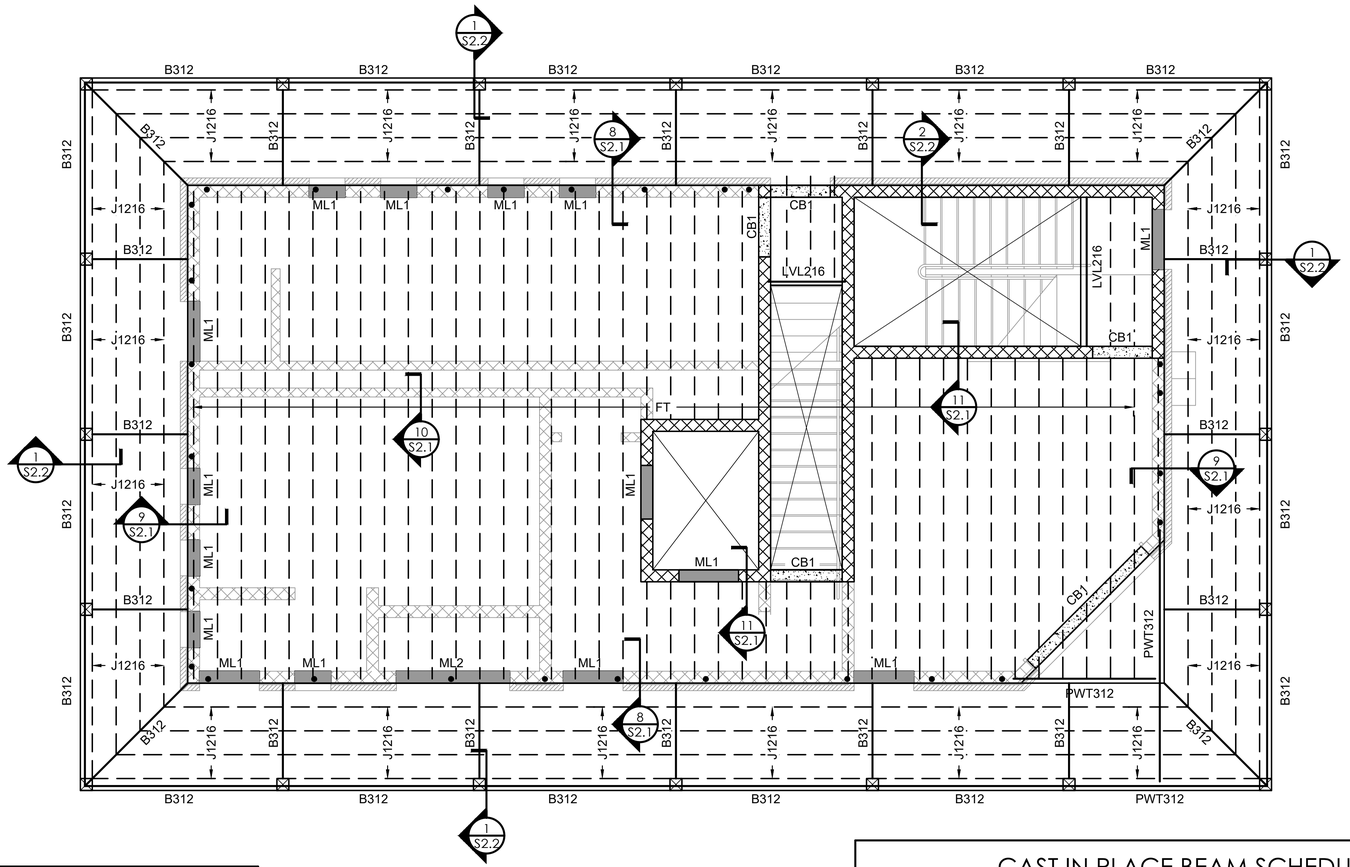
1 S1.1 SECOND FLOOR FRAMING PLAN

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

PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S0.0
2. FOR TYPICAL DETAILS SEE S2.0 SERIES SHEETS
3. PROVIDE MIDPOINT BLOCKING @ FLOOR JOISTS THAT SPAN 6'-0" OR GREATER. PROVIDE THIRD POINT BLOCKING @ JOISTS THAT SPAN 9'-0" OR GREATER. PROVIDE DOUBLE MEMBER FOR FLOOR JOISTS THAT RUN UNDER WALLS.
4. ● INDICATES LOC OF ⅝"Ø ALL THREAD HOLDOWNS. PROVIDE 3" SQR. WASHER & NUT @ THIS LEVEL SILL PLATE
5. SEE ARCH. DRAWINGS FOR SLOPES, DRAINS, OPENINGS, AND FLOOR RECESSES & DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN.
6. - INDICATES LOCATION OF CMU WALL BELOW
7. - INDICATES LOCATION OF CONTINUOUS CMU WALL
8. - INDICATES LOCATION OF PRECAST MASONRY LINTEL. SEE SCHEDULE THIS SHEET.
8. - INDICATES LOCATION OF CIP CONCRETE BEAM. SEE SCHEDULE THIS SHEET.

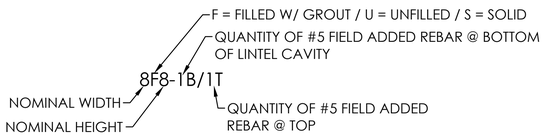
FRAMING LEGEND	
LVL216	(2) 1¾"x16" LVL
B312	(3) P.T. 2X12
J1216	P.T. 2X12 PORCH JOISTS @ 16" O/C RIPPED FOR DRAINAGE
PWT312	(3) 1¾"X11¼" PWT TREATED LVL BEAM
FT	16" DEEP PRE- ENGINEERED FLOOR TRUSSES @ 16" O/C (MAX.)



CAST-CRETE LINTEL SCHEDULE

MARK	TYPE	SIZE	REINFORCING
ML1	8F8-1B	8X8 CAST-CRETE PRECAST U-LINTEL	(1) #5 BAR ON BTM
ML2	8F16-1B	8X8 CAST-CRETE PRECAST U-LINTEL W/ (1) 6" CMU GROUTED CELLS	(1) #5 BAR ON BTM

1. ALL LINTELS SHALL HAVE 8" MIN. BEARING @ EA. END
2. ALL LINTELS SHALL BE FILLED W/ 3000 PSI GROUT MAX. $\frac{3}{8}$" AGGREGATE & 8"-11" SLUMP.
3. DESIGN IS BASED ON CAST-CRETE PRECAST LINTEL TYPES.
4. CONTACT STRUCTURAL ENGINEER IN RECORD IF LINTEL SPAN EXCEEDS 8'-0"
5. LINTELS THAT COVER SPAN 8'-0" AND GREATER SHALL BE PROVIDED WITH TEMPORARY SUPPORT AT MIDPOINT UNTIL GROUTED CONCRETE HAS REACHED FULL STRENGTH.



CAST IN PLACE BEAM SCHEDULE

MARK	DIMENSIONS	REINFORCING
CB1	7⅝"X1'-4" CAST IN PLACE CONCRETE BEAM	(2) #6 BARS TOP & BTM. W/ #3 CLOSED STIRRUPS @ 4" O/C

NOTES:

1. TOP BARS SHALL BE SPLICED @ BEAM MIDPOINT IF NECESSARY.
2. TOP & BOTTOM BARS SHALL HAVE 90° STD HOOK OVER END SUPPORTS.
3. BOTTOM BARS SHALL BE SPLICED OVER SUPPORTS. OTHERWISE THEY SHALL BE CONTINUOUS.
4. 2" CLEAR COVER REQUIRED ON BOTTOM AND EXTERIOR SIDE OF BEAMS.
5. 1½" CLEAR COVER REQUIRED ON TOP AND INTERIOR SIDE OF BEAMS.

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BY	DESCRIPTION

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OWN *Engineering beyond.™*

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DESIGNED:
DRAWN:

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER

SHEET NUMBER
S1.1

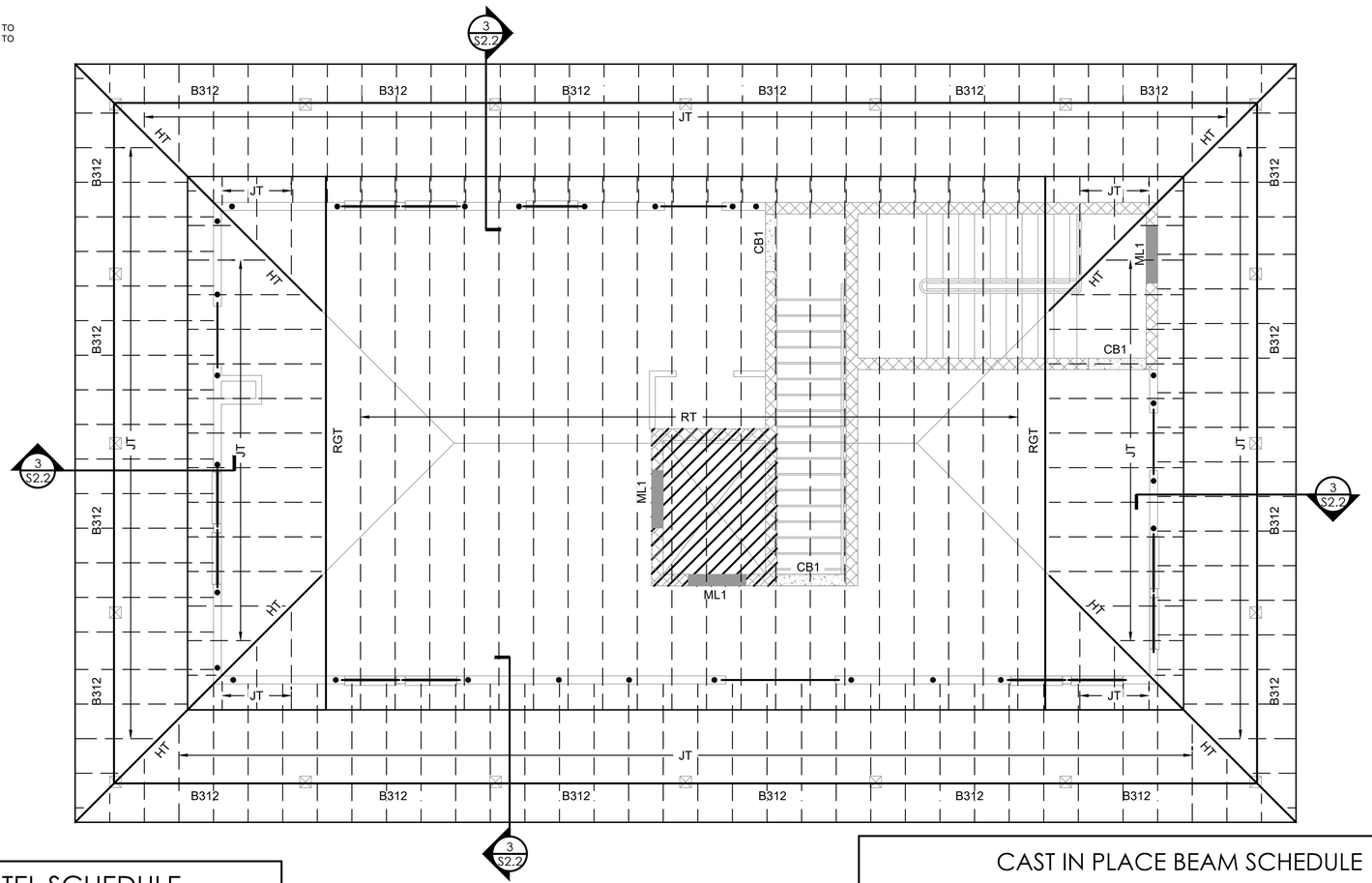
1 S1.2 ROOF FRAMING PLAN

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

PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S0.0
2. FOR TYPICAL DETAILS SEE S2.0 SERIES SHEETS
3. ALL LOAD BEARING HEADERS SHALL BE (3) 2X10 W/ (2) ½" PLYWOOD FLITCH PLATES. TYP. (U.N.O.). HEADER OPENING FOR EACH WINDOW, TYP.
4. ● INDICATES LOC OF ⅝"Ø ALL THREAD HOLDOWNS. PROVIDE 3" SQR. WASHER & NUT @ THIS LEVEL SILL PLATE
5. SEE ARCH. DRAWINGS FOR SLOPES, DRAINS, OPENINGS, AND FLOOR RECESSES & DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN.
6. ▨ - INDICATES LOCATION OF CMU WALL BELOW
7. ▬ - INDICATES LOCATION OF PRECAST MASONRY LINTEL. SEE SCHEDULE THIS SHEET.
8. ▭ - INDICATES LOCATION OF CIP CONCRETE BEAM. SEE SCHEDULE THIS SHEET.
9. ▨ - INDICATES LOCATION OF 3'-4" ELEVATED CEILING HEIGHT TO ACCOMMODATE ELEVATOR. CONTRACTOR TO VERIFY IN FIELD PRIOR TO ORDERING TRUSSES.

FRAMING LEGEND	
B312	(3) P.T. 2X12
HT	PRE-ENGINEERING HIP TRUSS
RGT	PRE-ENGINEERED ROOF GIRDER TRUSS
JT	PRE-ENGINEERED JACK TRUSSES @ 24" O/C (MAX.)
RT	PRE-ENGINEERED ROOF TRUSSES @ 24" O/C (MAX.)



CAST-CRETE LINTEL SCHEDULE

MARK	TYPE	SIZE	REINFORCING
ML1	8F8-1B	8X8 CAST-CRETE PRECAST U-LINTEL	(1) #5 BAR ON BTM
ML2	8F16-1B	8X8 CAST-CRETE PRECAST U-LINTEL W/ (1) 6" CMU GROUTED CELLS	(1) #5 BAR ON BTM

1. ALL LINTELS SHALL HAVE 8" MIN. BEARING @ EA. END
2. ALL LINTELS SHALL BE FILLED W/ 3000 PSI GROUT MAX. $\frac{3}{8}$" AGGREGATE & 8"-11" SLUMP.
3. DESIGN IS BASED ON CAST-CRETE PRECAST LINTEL TYPES.
4. CONTACT STRUCTURAL ENGINEER IN RECORD IF LINTEL SPAN EXCEEDS 8'-0"
5. LINTELS THAT COVER SPAN 8'-0" AND GREATER SHALL BE PROVIDED WITH TEMPORARY SUPPORT AT MIDPOINT UNTIL GROUTED CONCRETE HAS REACHED FULL STRENGTH.

CAST IN PLACE BEAM SCHEDULE

MARK	DIMENSIONS	REINFORCING
CB1	7⅝"X1'-0" CAST IN PLACE CONCRETE BEAM	(2) #6 BARS TOP & BTM. W/ #3 CLOSED STIRRUPS @ 4" O/C

NOTES:

1. TOP BARS SHALL BE SPLICED @ BEAM MIDPOINT IF NECESSARY.
2. TOP & BOTTOM BARS SHALL HAVE 90° STD HOOK OVER END SUPPORTS.
3. BOTTOM BARS SHALL BE SPLICED OVER SUPPORTS. OTHERWISE THEY SHALL BE CONTINUOUS.
4. 2" CLEAR COVER REQUIRED ON BOTTOM AND EXTERIOR SIDE OF BEAMS.
5. 1½" CLEAR COVER REQUIRED ON TOP AND INTERIOR SIDE OF BEAMS.

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DESTIN, FLORIDA 32541
PHONE 850.837.2448
FAX 850.837.2450

THOMAS C. CLAPHAM LICENSE No. 82993 STATE OF FLORIDA PROFESSIONAL ENGINEER

BY | DESCRIPTION | DATE | REV

FT WALTON BEACH PARK

HOLLYWOOD BLVD.
FT. WALTON BEACH FLORIDA

NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

35008 Emerald Coast Parkway
Destin, FL 32541
850.714.8100
weareown.com

COA#9662
Thomas Clapham PE# 82993
FORMERLY ANDERSON ENGINEERING

OWN
Engineering beyond.

JOB:
DATE: 03/01/23
DESIGNED:
DRAWN:

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER

SHEET NUMBER
S1.2

1 S1.3 REC. BUILDING FOUNDATION PLAN

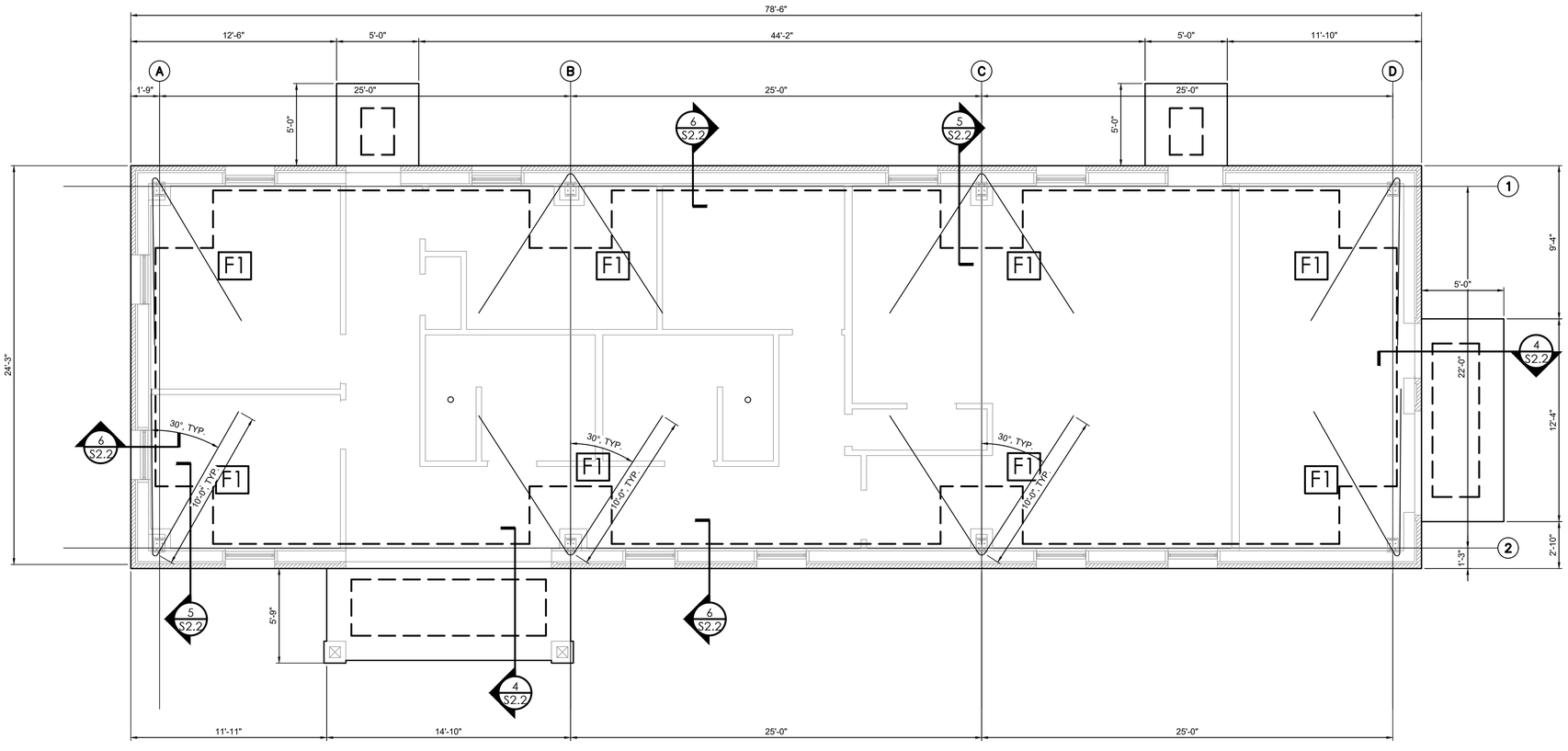
SCALE: 1/4"=1'-0"

PLAN NOTES:

1. FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S0.0
2. FOR TYPICAL DETAILS SEE S2.0 SERIES SHEETS
3. SEE ARCH. DRAWINGS FOR SLOPES, DRAINS, OPENINGS, AND FLOOR RECESSES & DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, NOTIFY THE E.O.R. IN WRITING
4. CONTROL JOIST SPACING NO MORE THAN 14'
5. FOUNDATION DESIGN IS BASED OFF OF SIGNED AND SEALED BUILDING REACTION SUPPLIED BY XXXXX DATEDXX/XX/XXXX. JOB #XXXXXX
6. DO NOT SCALE THESE DRAWINGS FOR STEEL PLACEMENT
7. o - PLUMBING DRAIN. SLOPE SLAB TO DRAIN. SEE ARCH. PLAN

CONTRACTOR NOTE:

COLUMN LOADS, ANCHOR BOLT QUANTITY, LAYOUT AND LOCATION MUST BE VERIFIED WITH THE LATEST SIGNED AND SEALED SHOP DRAWINGS PROVIDED BY THE PRE-ENGINEERED METAL BUILDING SUPPLIER. ANY VARIATION FROM THAT SHOWN ON THESE PLANS SHALL BE REPORTED TO OWN, INC. FOR EVALUATION AND VERIFICATION OF FOUNDATION DETAILS.



FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F1	5'-0"X5'-0" X 2'-0"	(6) #5 X 4'-6" TOP & BOT. EA. WAY W/ #5 X 20'-0" HAIRPIN

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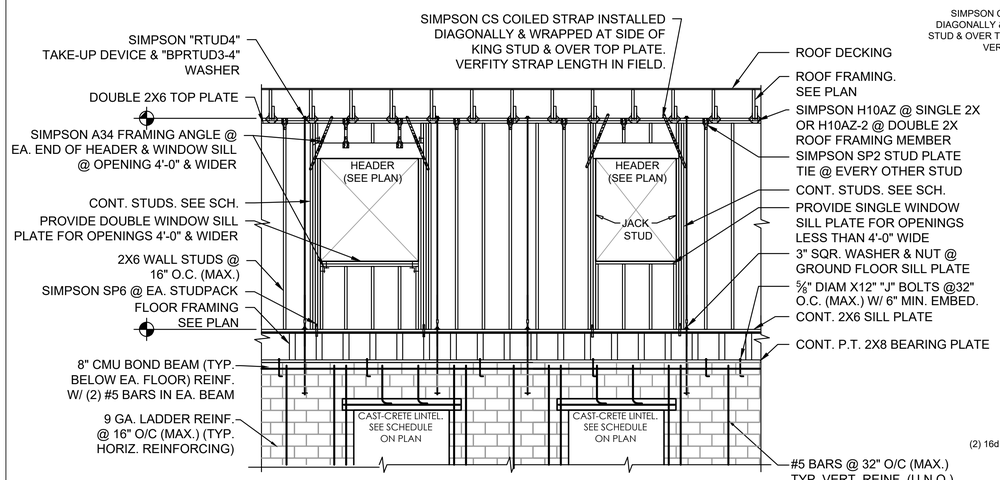
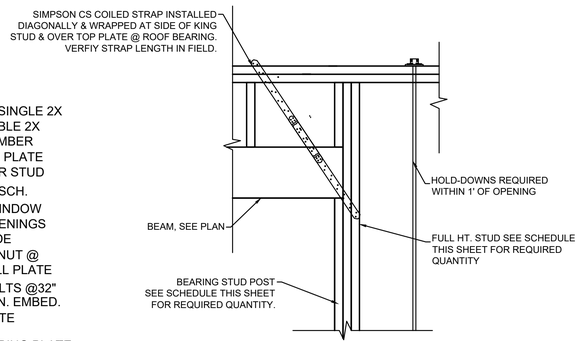
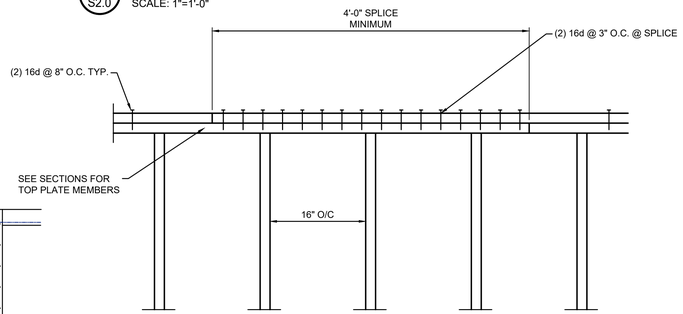
S1.3



1 S2.0 **TYPICAL WALL FRAMING DETAIL**
SCALE: 1"=1'-0"



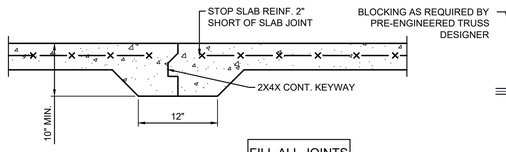
2 S2.0 **TYPICAL HEADER BEAM BEARING**
SCALE: 1"=1'-0"



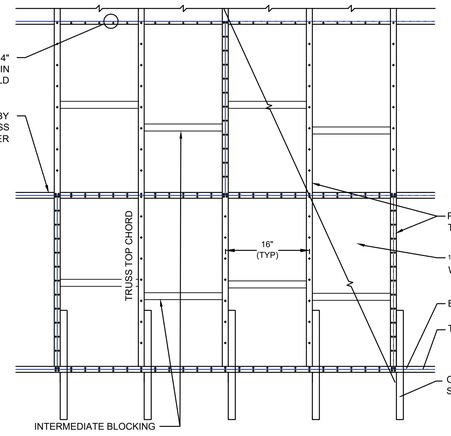
3 S2.0 **TYPICAL TOP PLATE SLICE**
SCALE: NTS

CONT. JAMB STUDS @ WALLS

	UP TO 3'-0" R.O.		3'-1" TO 6'-0" R.O.		6'-0" & UP R.O.	
	KING	JACK	KING	JACK	KING	JACK
2X6 WALL FIRST FLOOR	2-2X6	1-2X6	3-2X6	2-2X6	4-2X6	3-2X6
2X6 WALL 2ND FLOOR	1-2X6	1-2X6	2-2X6	2-2X6	4-2X6	3-2X6



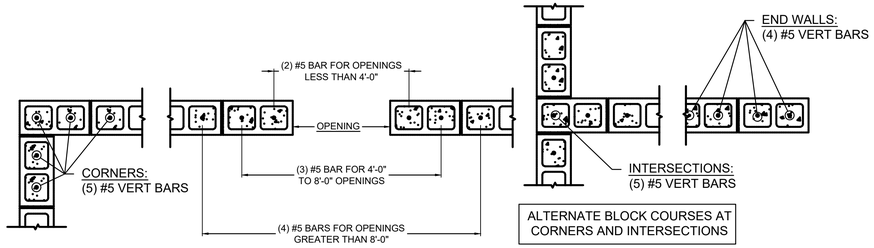
4 S2.0 **TYPICAL SLAB JOINT**
SCALE: 1"=1'-0"



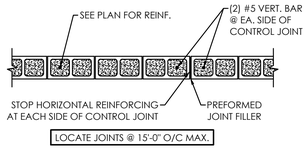
6 S2.0 **TYPICAL ROOF SHEATHING DIAGRAM**
SCALE: 1"=1'-0"

7 S2.0 **TYPICAL WALL SHEATHING DIAGRAM**
SCALE: 1"=1'-0"

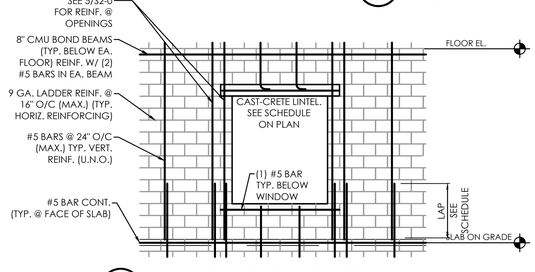
8 S2.0 **TYPICAL DIAPHRAM TO SHEAR WALL CONNECTION DETAIL**
SCALE: 1"=1'-0"



9 S2.0 **TYPICAL CMU REINFORCING LAYOUT**
SCALE: NTS



10 S2.0 TYP. CONTROL JOINT IN CMU WALL
SCALE: NONE



11 S2.0 **WALL REINFORCING DETAIL**
SCALE: 1"=1'-0"

NOTE:

1. PROVIDE MIN. 8" BEARING @ EA. END OF CAST-CRETE MASONRY LINTELS
2. LINTELS THAT COVER SPAN 12'-0" AND GREATER SHALL BE PROVIDED WITH TEMPORARY SUPPORT AT EACH THIRD POINT UNTIL GROUTED CONCRETE HAS REACHED FULL STRENGTH.

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THOMAS C. CLAPHAM LICENSE No. 82993 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION
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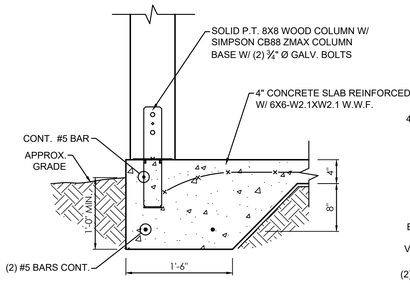
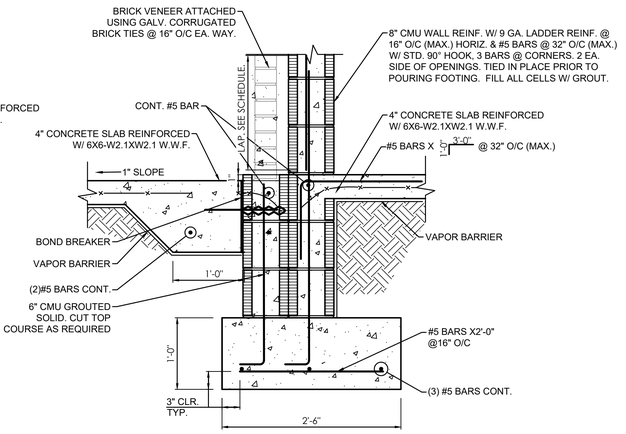


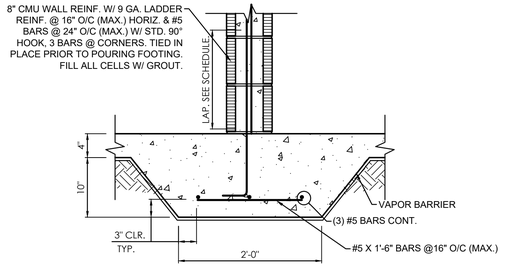
1 S2.1 PORCH COLUMN FOUNDATION DETAIL

SCALE: 1"=1'-0"



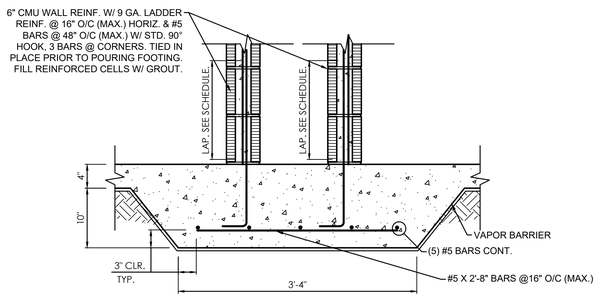
2 S2.1 TYPICAL EXTERIOR WALL FOUNDATION DETAIL

SCALE: 1"=1'-0"



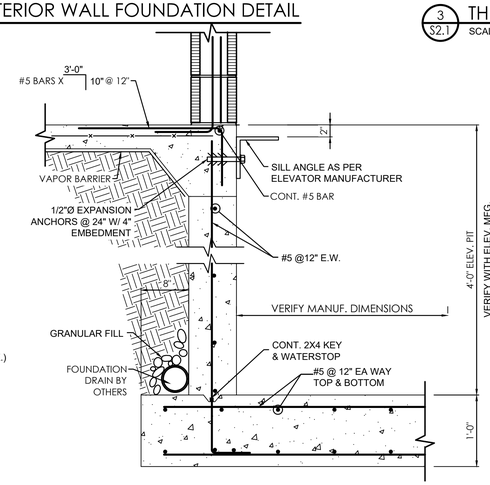
3 S2.1 THICKENED SLAB UNDER INTERIOR CMU WALL

SCALE: 1"=1'-0"



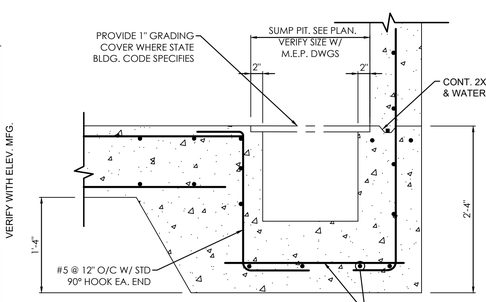
4 S2.1 THICKENED SLAB UNDER DOUBLE INTERIOR CMU WALL

SCALE: 1"=1'-0"



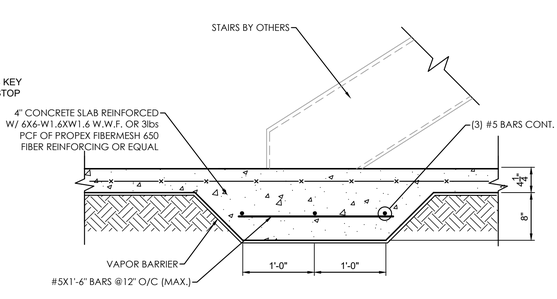
5 S2.1 ELEVATOR PIT WALL DETAIL

SCALE: 1"=1'-0"



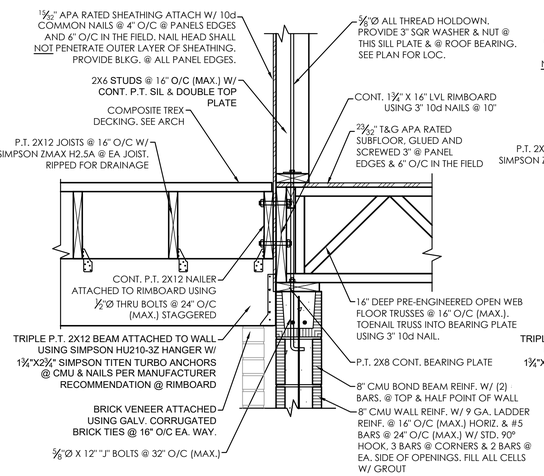
6 S2.1 ELEVATOR SUMP PIT DETAIL

SCALE: 1"=1'-0"



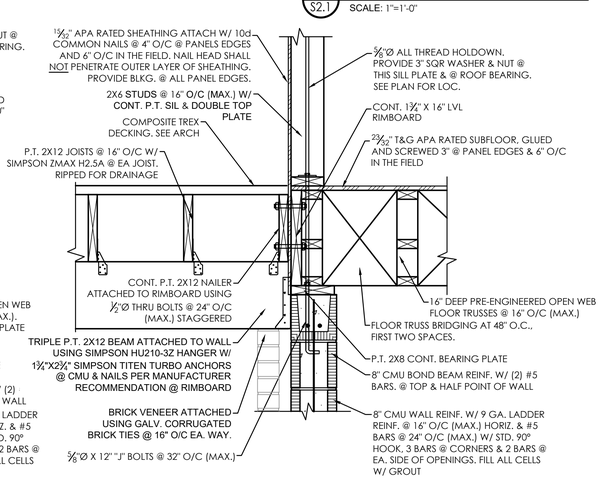
7 S2.1 THCKENED SLAB @ STAIR STRINGER

SCALE: 1"=1'-0"



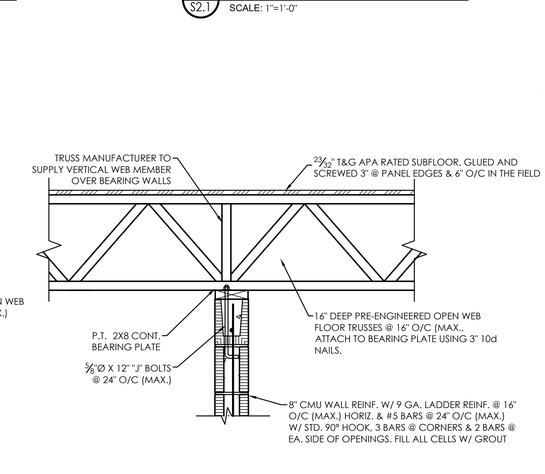
8 S2.1 PERPENDICULAR FRAMING DETAIL

SCALE: 1"=1'-0"



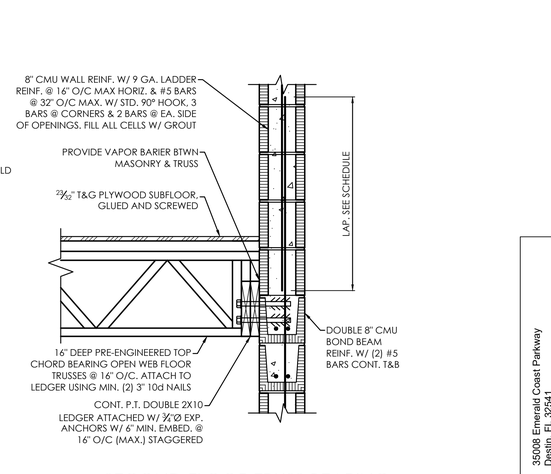
9 S2.1 PERPENDICULAR FRAMING DETAIL

SCALE: 1"=1'-0"



10 S2.1 TYPICAL FLOOR FRAMING DETAIL @ INTERIOR CMU WALL

SCALE: 1"=1'-0"



11 S2.1 SECOND FLOOR TRUSS BEARING DETAIL PERPENDICULAR TO WALL

SCALE: 1"=1'-0"

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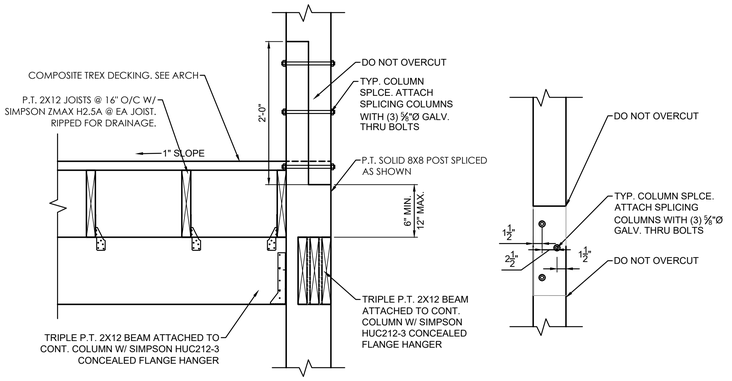
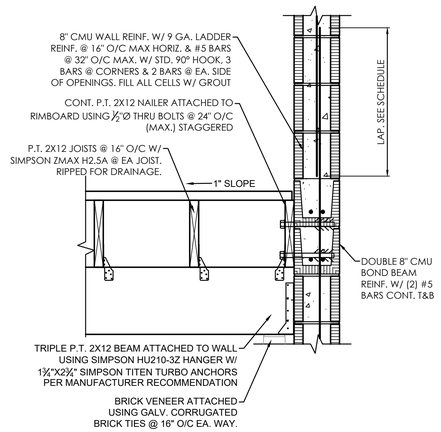
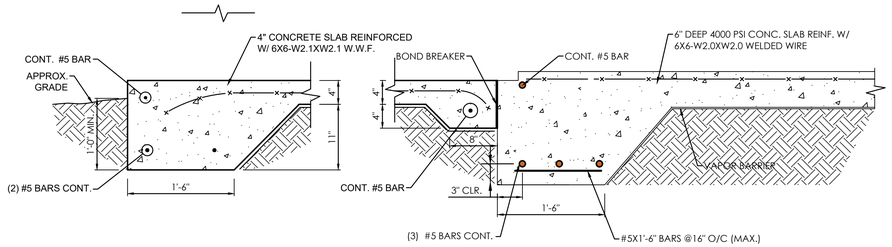


1 S2.2 **PORCH FRAMING DETAIL**
SCALE: 1"=1'-0"

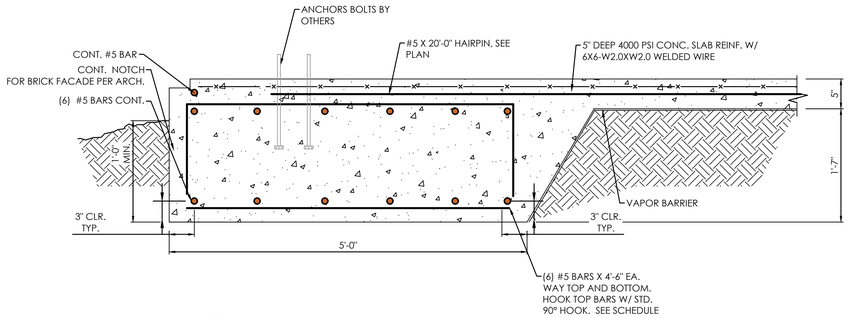


2 S2.2 **PORCH FRAMING DETAIL @ CONT. CMU WALL**
SCALE: 1"=1'-0"

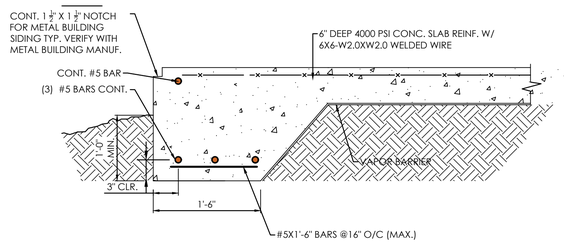


4 S2.2 **TYPICAL PORCH FOUNDATION DETAIL**
SCALE: 1"=1'-0"

3 S2.2 **ROOF FRAMING DETAIL**
SCALE: 1"=1'-0"



5 S2.2 **TYPICAL FOOTING DETAIL**
SCALE: 1"=1'-0"



6 S2.2 **TYP. TURN DOWN @ EXTERIOR WALL**
SCALE: 1"=1'-0"

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