



REFER TO SHEET S-4 FOR SCHEDULES AND NOTES

DESIGNER:  
**Phil Kean Designs**  
 DESIGN/BUILD  
 PH 407-599-3922, FAX 407-599-3923  
 www.philkeandesigns.com

ENGINEERING CONSULTANT:

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

**FDS**  
**ENGINEERING**  
**ASSOCIATES**  
 951 S. Orange Blossom Trail, Apopka, FL 32703  
 Office: (407) 814-2125 / FAX: (407) 880-2309  
 CERTIFICATION OF AUTHORIZATION NO. 9161  
 CARL A. BROWN, P.E.  
 FL # 56126  
 DATE: August 18, 2010  
 WWW.FISENG.COM

BUILDER INFORMATION:

**Essian Construction**  
 1907 West State Road 434  
 Longwood, Florida 32750  
 OFFICE: 407-245-8920 FAX: 407-245-8290

PROJECT INFORMATION:

1224 Roxboro Road  
 Longwood, Florida

PLAN HISTORY

DATE	DESCRIPTION
02-15-10	PRELIMINARY
05-07-10	FOR PERMIT
06-21-10	BUILDING COMMENTS
08-18-10	DESIGN CHANGES

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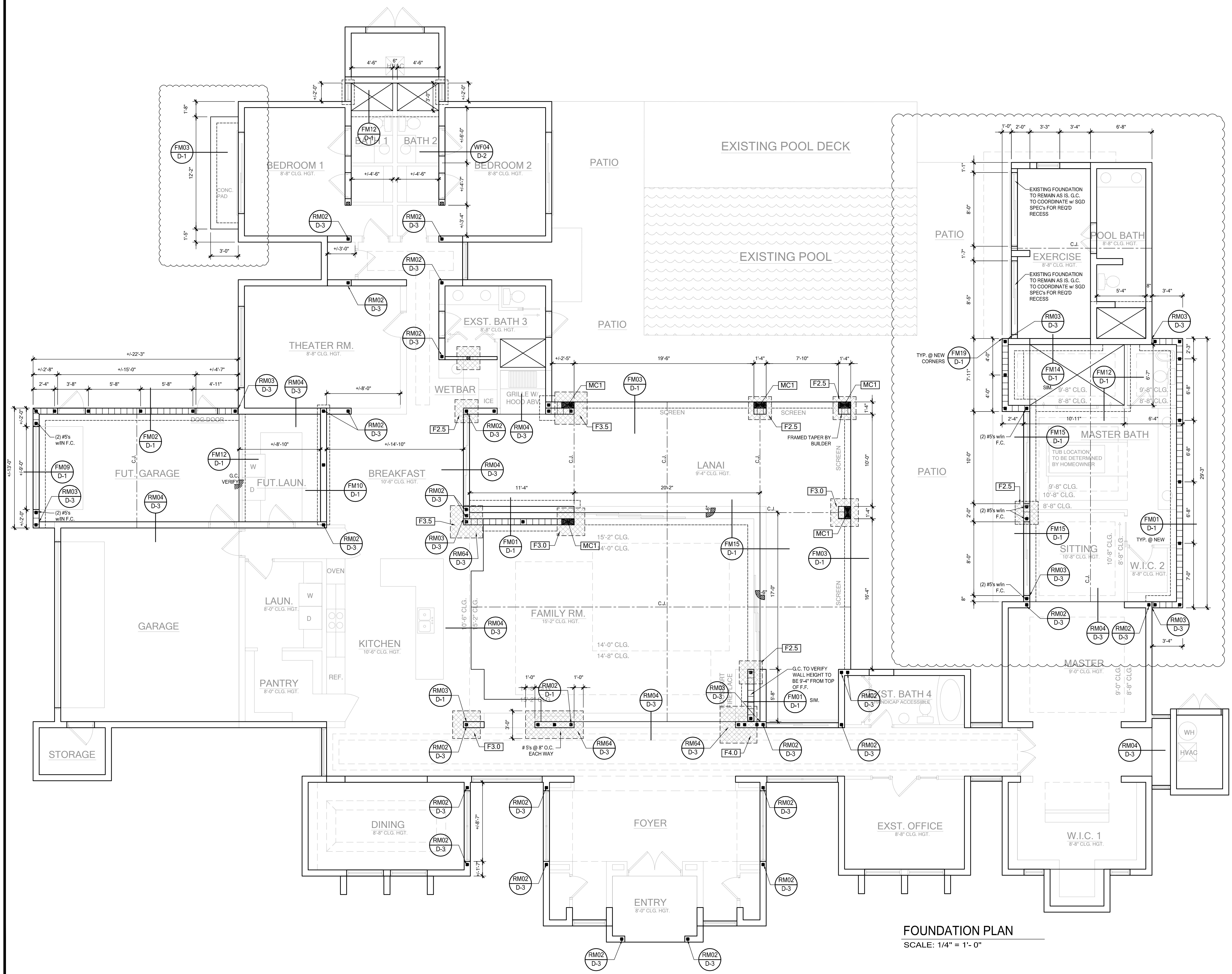
DESIGNED BY: PHIL KEAN  
 DRAWN BY: MITCH BURDEN  
 CHECKED BY: PHIL KEAN  
 APPROVED BY: PHIL KEAN

SHEET DESCRIPTION

FOUNDATION PLAN

SHEET

S-1



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

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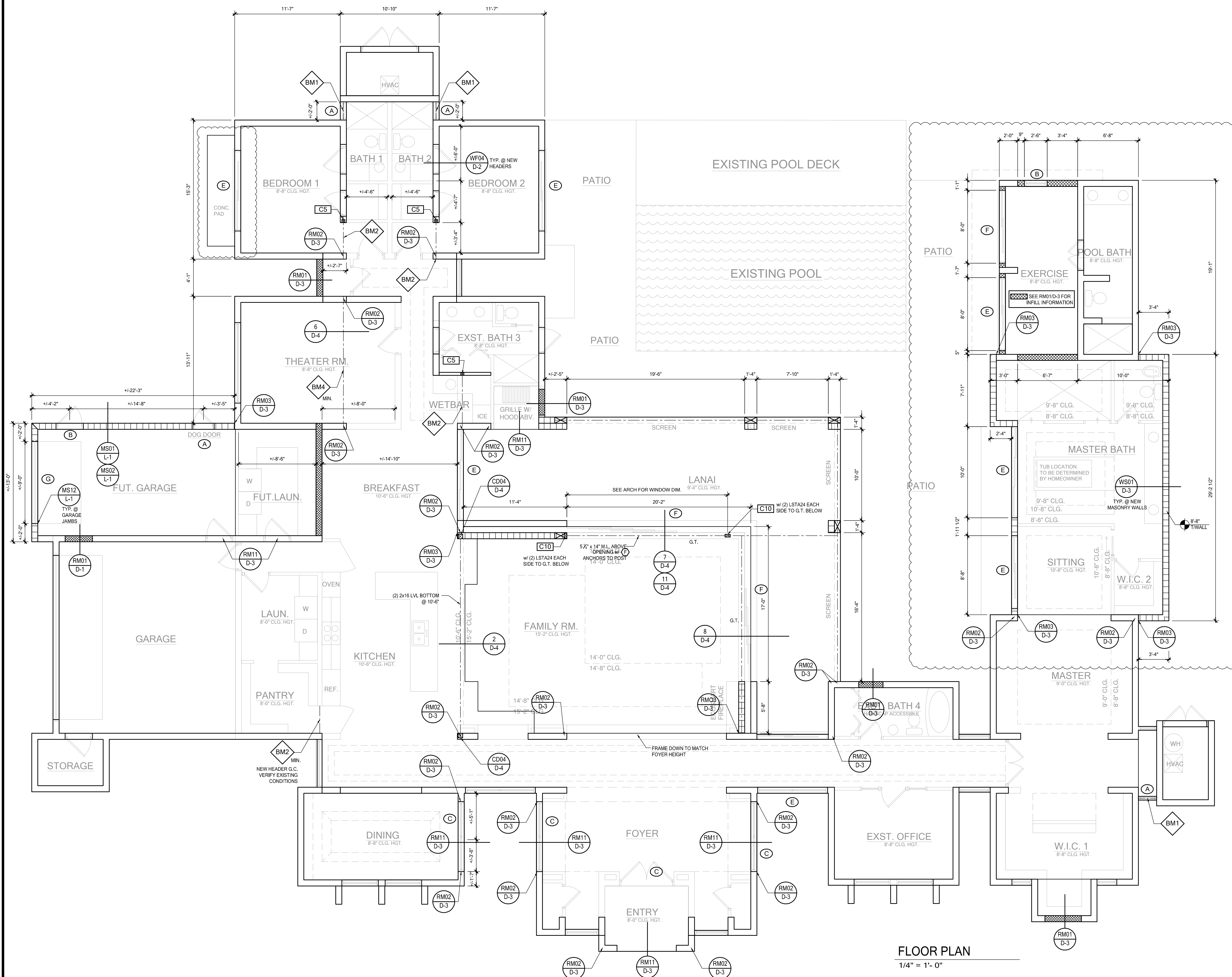
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SHEET DESCRIPTION

FLOOR PLAN

SHEET

S-2



FLOOR PLAN  
1/4" = 1'-0"

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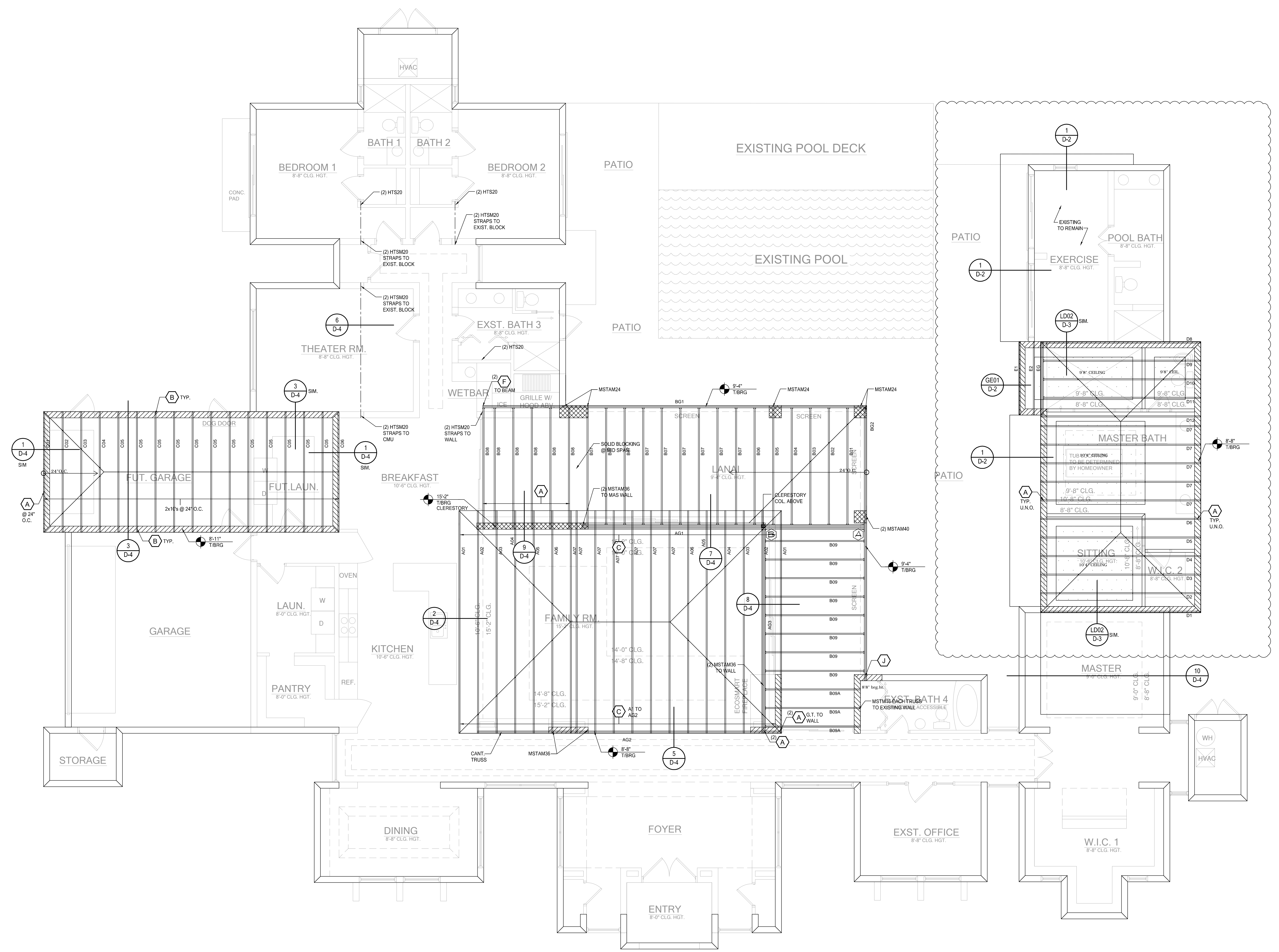
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SHEET DESCRIPTION

HIGH ROOF FRAMING PLAN

SHEET

S-3



HIGH ROOF FRAMING PLAN  
 SCALE: 1/4" = 1'- 0"

**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. COVER 6 MIL. VISQUEEN VAPOR BARRIER & TREATED FOR TERMITES.
- INDICATES FILLED CELL W/3000 PSI CONC. FROM FTR. TO BEAM W/ (1) #5 REBAR TYPICAL ABOVE SLAB. HOOKED FTG. DOWELS 5" EMBEDMENT W/ 25" EXT. ABOVE SLAB.  
INDICATES FILLED CELL W/3000 PSI CONC. W/ (1) #5 REBAR TYPICAL BELOW SLAB. HOOKED FTG. DOWELS 5" EMBEDMENT W/ EXT. TO TOP COURSE BELOW SLAB.
- CONSULT W/ MANUF. SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS OR SLOPING 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.
- PENDING SITE CONDITIONS, 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.
- 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.

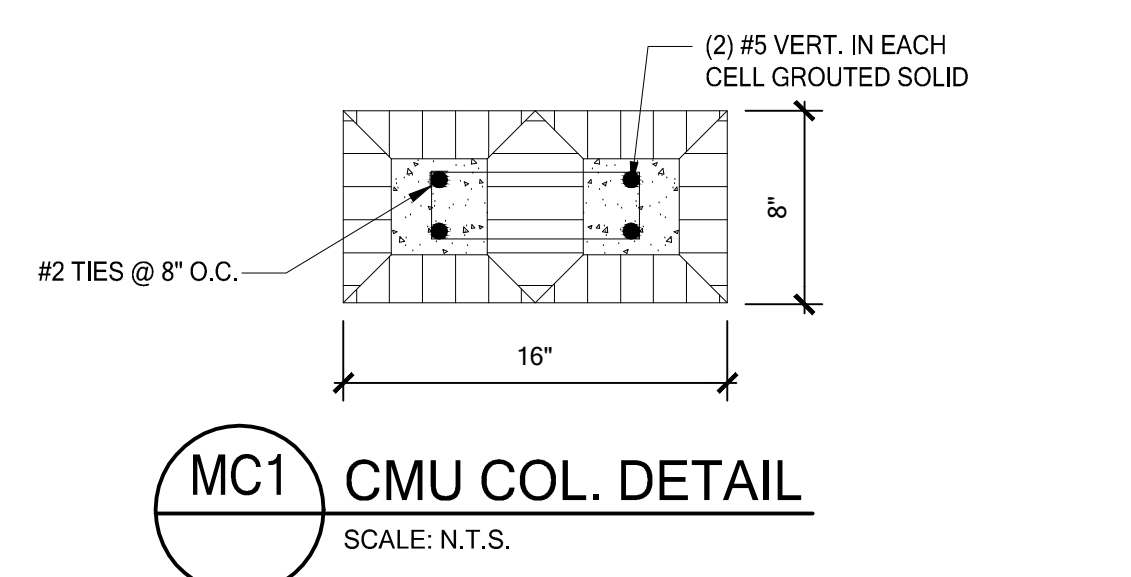
**FOOTING SCHEDULE**

MARK	SIZE	DEPTH	REINFORCING	GRAVITY CAP. (lbs)
F2.5	2'-6" X 2'-6"	1'-0"	3 #5 E.W. BOT.	11000
F3.0	3'-0" X 3'-0"	1'-0"	4 #5 E.W. BOT.	15600
F3.5	3'-6" X 3'-6"	1'-0"	4 #5 E.W. BOT.	21500
F4.0	4'-0" X 4'-0"	1'-0"	5 #5 E.W. BOT.	28000
F4.5	4'-6" X 4'-6"	1'-4"	5 #5 E.W. BOT.	34500
F5.0	5'-0" X 5'-0"	1'-4"	6 #5 E.W. BOT.	42500
F6.0	6'-0" X 6'-0"	1'-4"	7 #5 E.W. BOT.	61500

**LEGEND**

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

**FOUNDATION SCHEDULES**



**COLUMN SCHEDULE**

MARK	COLUMN SIZE	(BASE) CONN. & FASTENER	UPLIFT(Lb)
C1	(3) 2 x 4 #2 SPF	(4) 16d TOENAILS	0
C2	(3) 2 x 4 #2 SPF	LTT208 W/ 1/2" WEDGE ANCHOR & (10) 10d NAILS	1290
C3	(3) 2 x 4 #2 SYP	(4) 16d TOENAILS	0
C4	(3) 2 x 4 #2 SYP	LTT208 W/ 1/2" WEDGE ANCHOR & (10) 10d NAILS	1500
C5	4 x 4 P.T.#2 SYP POST	ABU44 W/ 5/8" ATR** & (12) 16d NAILS	2200
C6	6 x 6 P.T.#2 SYP POST	ABU66 W/ 5/8" ATR** & (12) 16d NAILS	2300
C7	8 x 8 P.T.#2 SYP POST	ABU88 W/ (2) - 5/8" ATR** & (18) - 16d NAILS	2320
C8	3.5" x 3.5" P.L. 2.0E Fb=2900 (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 5/8" ATR** & (14) 1/4" x 1/2" SDS WOOD SCREWS	5645
C9	3.5" x 5.25" P.L. 2.0E Fb=2900 (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 5/8" ATR** & (14) 1/4" x 1/2" SDS WOOD SCREWS	5645
C10	3.5" x 7" P.L. 2.0E Fb=2900 (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 7/8" ATR*** & (20) 1/4" x 1/2" SDS WOOD SCREWS	6970
C11	5.25" x 5.25" P.L. 2.0E Fb=2900 (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 7/8" ATR*** & (20) 1/4" x 1/2" SDS WOOD SCREWS	6970
C12	7" x 7" P.L. 2.0E Fb=2900 (WOLMANIZED IF EXT.)	HDUS-SDS2.5 W/ 7/8" ATR*** & (20) 1/4" x 1/2" SDS WOOD SCREWS	6970

**BEAM SCHEDULE**

MARK	BEAM SIZE	CONNECTIONS
BM1	(2) - 2 x 8 #2 SYP W/ 7/16" OSB FLITCH PLATE	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	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	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 9 1/4" LVL 2.0E Fb=2950	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 7/8" LVL 2.0E Fb=2950	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=2950	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.

\* VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED  
 \*\* SEE PLAN FOR TOP OF BEAM INDICATIONS  
 NOTE: NAIL MULTIPLE PLY BEAM TOGETHER W/ (2) 1d NAILS @ 8" O.C. TYP. U.N.O.

**120 MPH OPENING PRESSURES**  
ENCLOSED - EXPOSURE "B"

(A)	+25.9 / -28.1	(B)	+25.9 / -34.7
(C)	+24.7 / -26.9	(D)	+24.7 / -32.4
(E)	+23.2 / -25.4	(F)	+23.2 / -29.3
(G)	SEE COVER	(H)	SEE COVER

**WALL TYPE**

SYM.	TYPE
[Symbol]	NEW MASONRY WALL
[Symbol]	2x BEARING WALL - SEE BEARING WALL SCHEDULE
[Symbol]	NON BRG. INTERIOR WALL

**FLOOR PLAN SCHEDULES**

**CONNECTOR SCHEDULE**

MARK	SIMPSON CONNECTOR W/ FASTENERS	TYPE	SPF	SYP
(A)	HETA16 W/ (9) - 10d x 1 1/2" OR HETA20 W/ (9) - 10d x 1 1/2"	FRAME TO MASONRY	1585	1615
(B)	H2.5A W/ (10) - 8d NAILS	FRAME TO FRAME	535	600
(C)	H10 W/ (16) - 8d x 1 1/2"	FRAME TO FRAME	850	990
(D)	MTS12 W/ (14) - 10d x 1 1/2"	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"	FRAME TO FRAME	1245	1450
(G)	HGT-2 W/ (18) - 10d W/ 5" EMBED (2) - 3/4" DIA. EPOXY ANCHORS. (HGT-3 FOR SPLT)	FRAME TO MASONRY	6280	6280
(H)	SIMPSON FGTR W/ (18)-SDS 1/4" x 1/4" HD ANCHOR BOLTS	FRAME TO MASONRY	3600	5000
(I)	(2) HETA16 OR (2) HETA20 1 PLY W/ (10) - 10d x 1 1/2" OR 2 PLY W/ (12) - 16d	FRAME TO MASONRY	2035	2500
(J)	(2) LGT-2 W/ (32)-16d SINKERS (1/4) 1/4" x 2 1/4" TITENS	FRAME TO MASONRY	3700	4300
(K)	(2) LGT-3 W/ (24) SDS 1/4" x 2-1/4" & (8) - 3/8" x 9" TITENS HD's	FRAME TO MASONRY	5310	7370
(L)	SIMPSON HU410 OR HUC410 (MAX) W/ (18)-16d & (10)-10d NAILS	BEAM TO BEAM	G#2090	U#1570
(M)	SIMPSON HU410 OR HUC410 W/ (18) TITEN 1/4" x 2 3/4" & (10)-10d NAILS	BEAM TO MAS	G#5085	U#1810

**ROOF FRAMING NOTES**

TILE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 1/2" CDX (4 PLY) PLYWOOD SHINGLE ROOFING SYSTEM (SEE ARCH.) OVER MIN. 7/16" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. MAX. SEE PLAN FOR TYP. ROOF SLOPE.

**ROOF FRAMING SCHEDULES**

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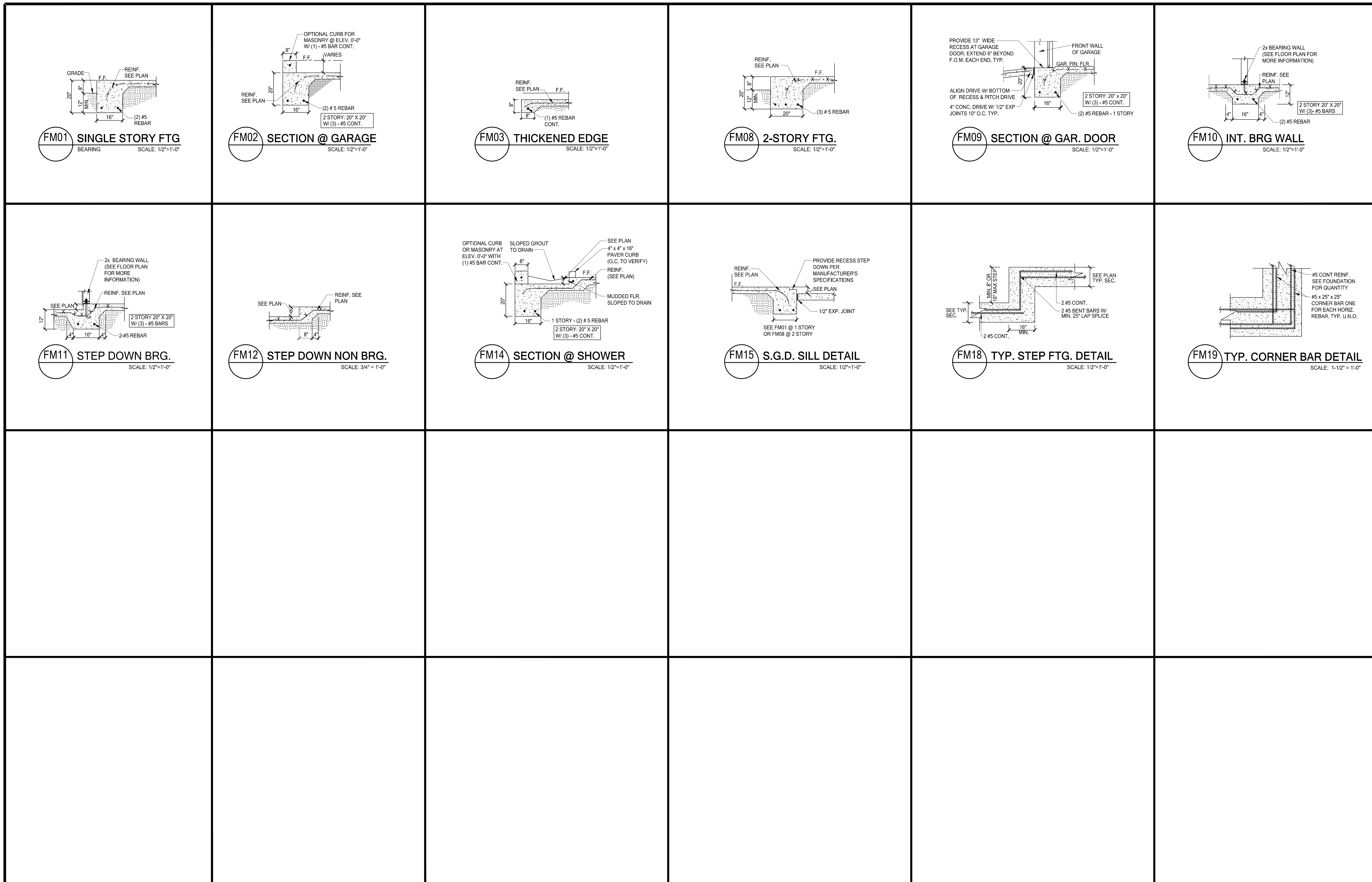
**SHEET DATA:**

DESIGNED BY:	PHIL KEAN
DRAWN BY:	MITCH BURDEN
CHECKED BY:	PHIL KEAN
APPROVED BY:	PHIL KEAN

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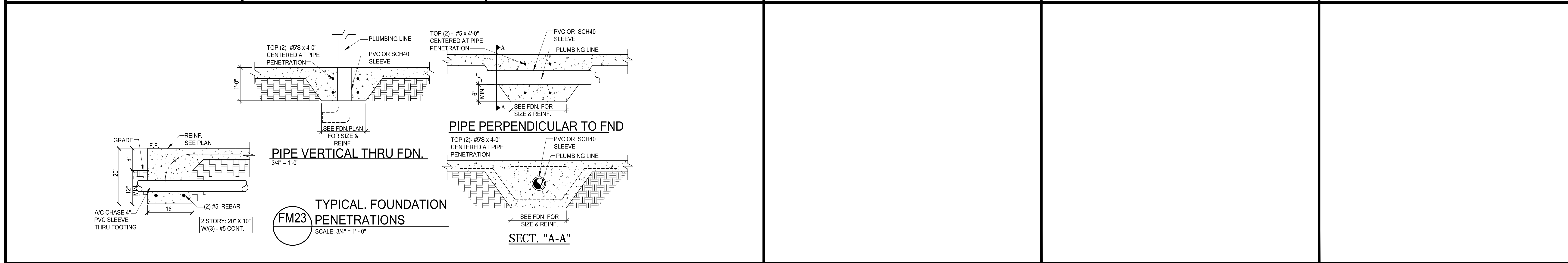
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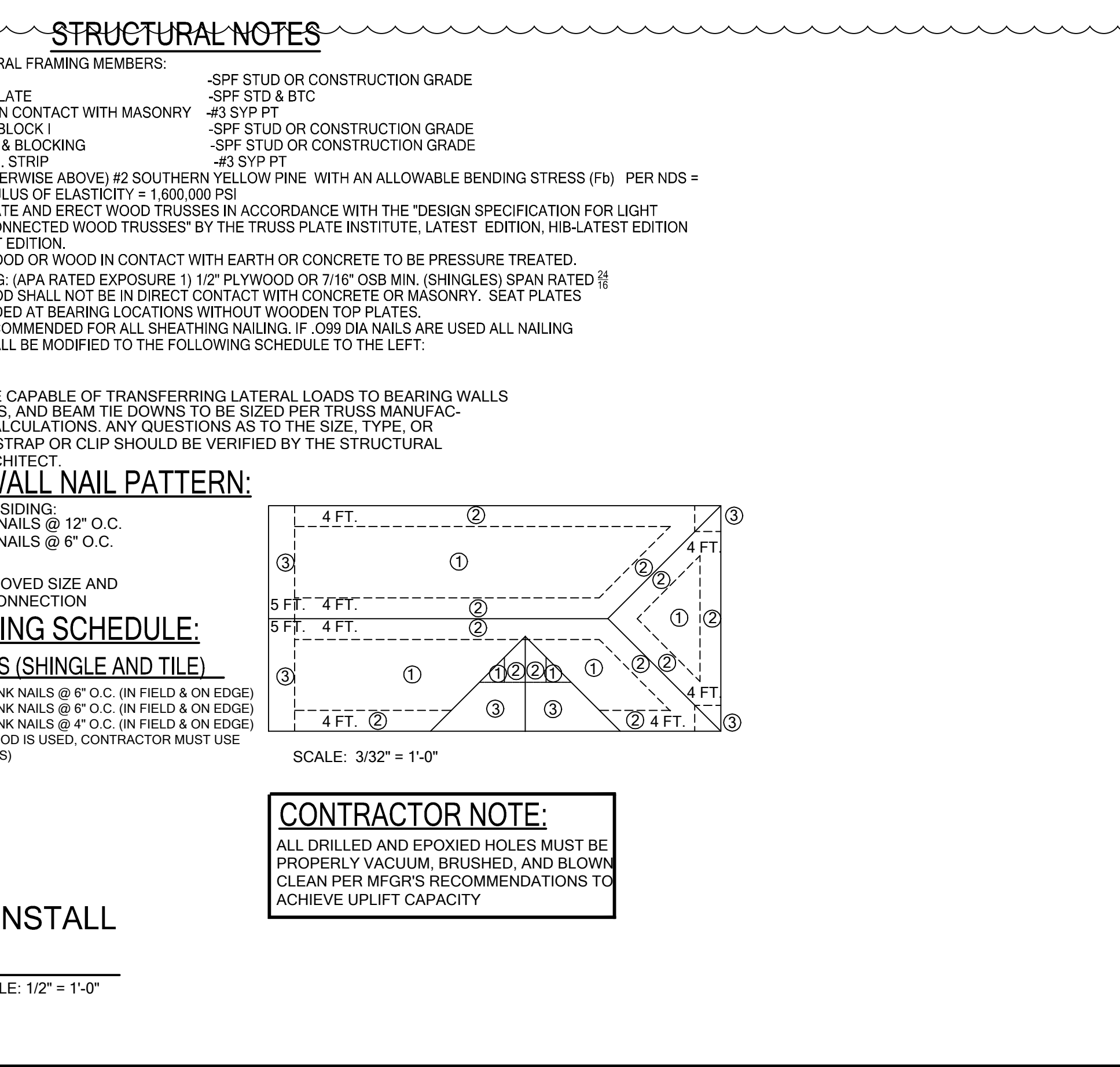
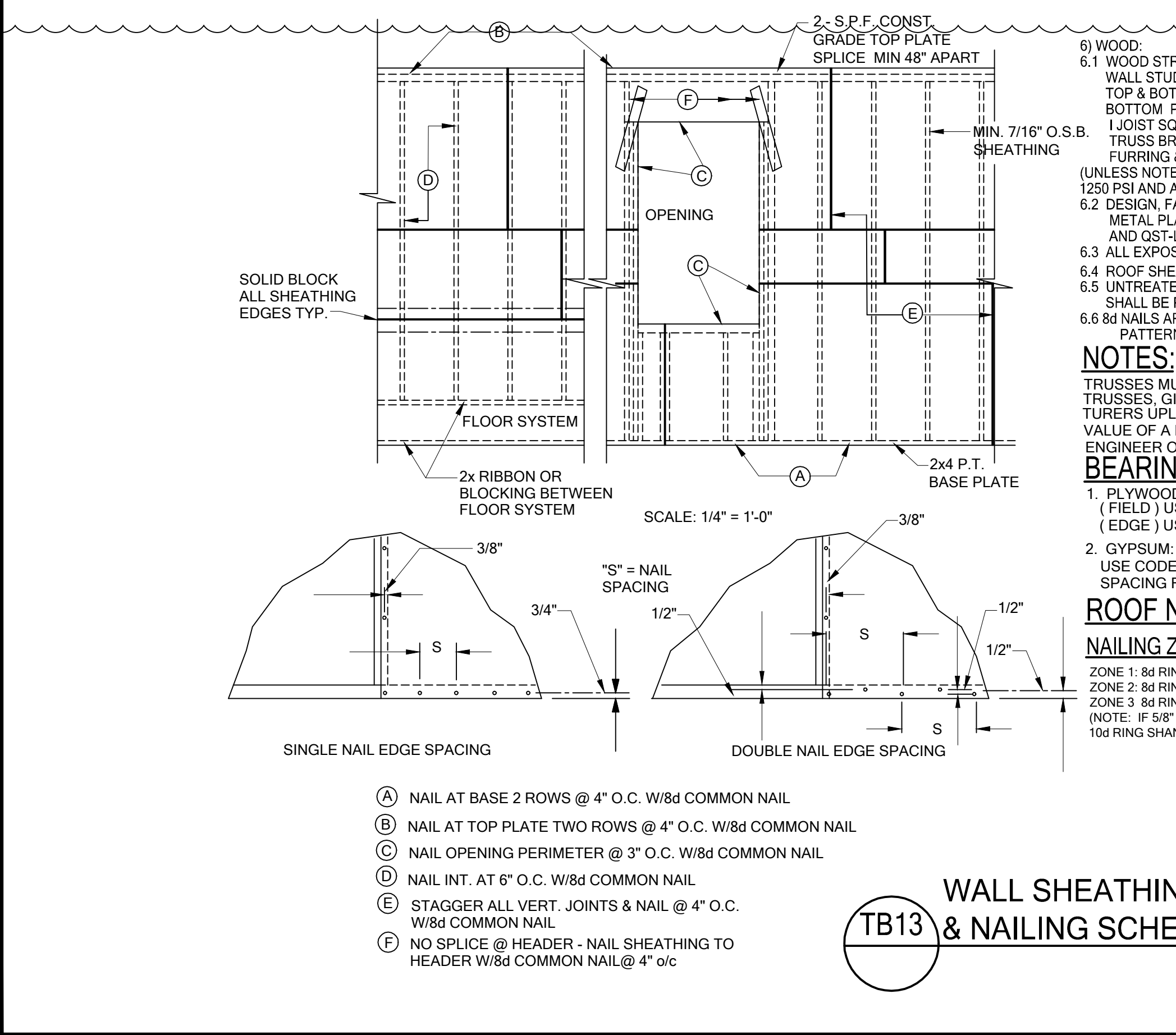
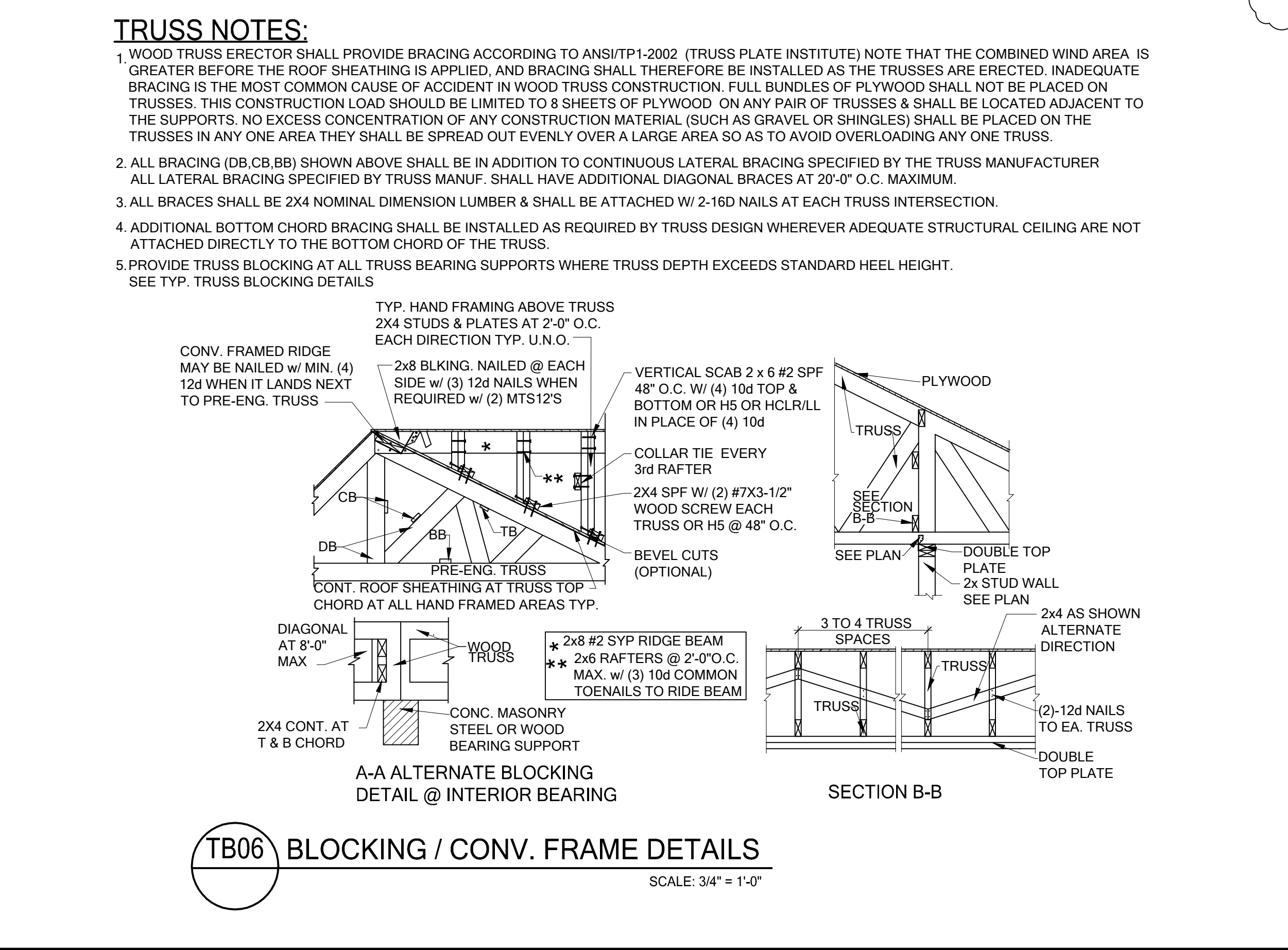
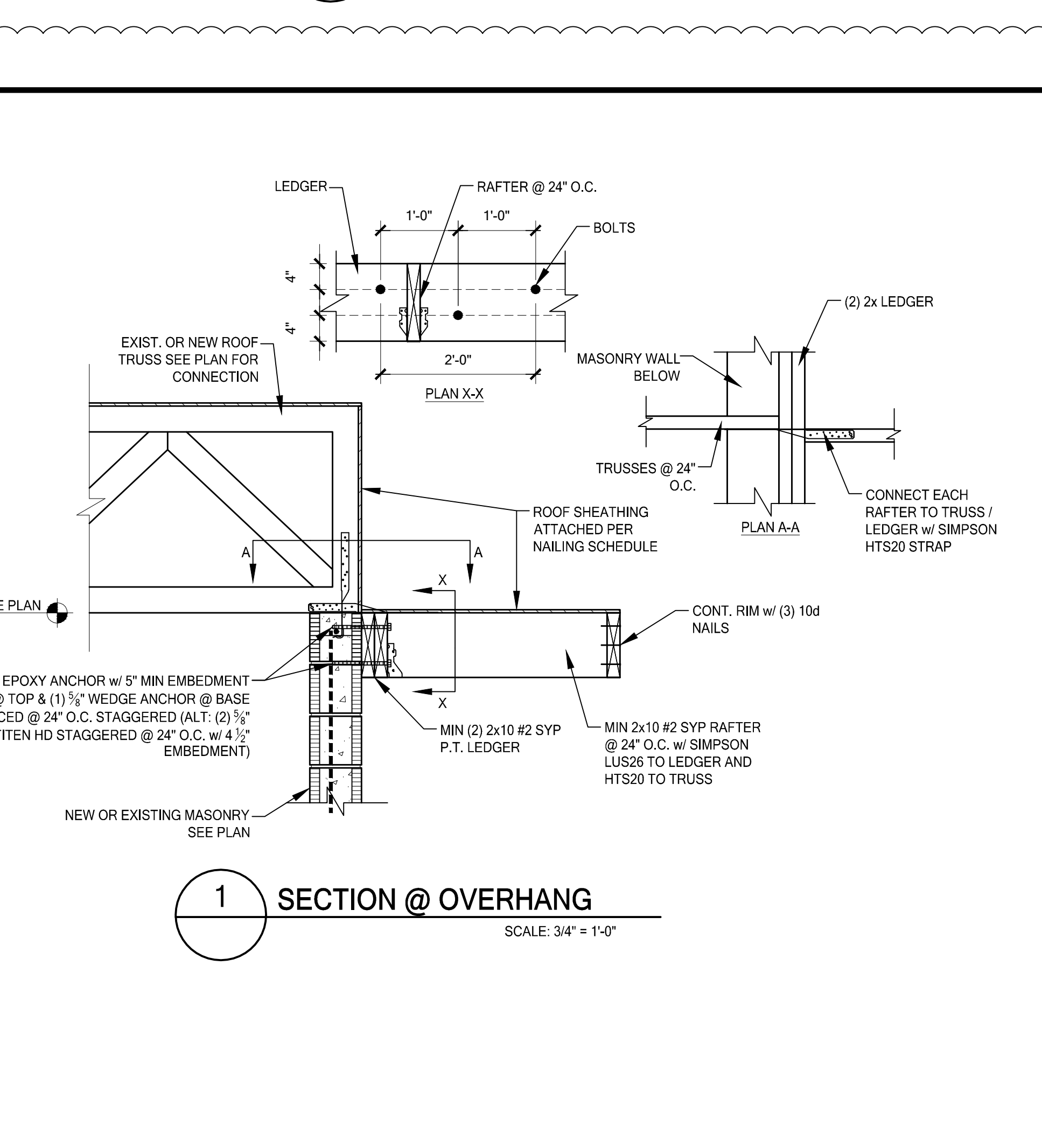
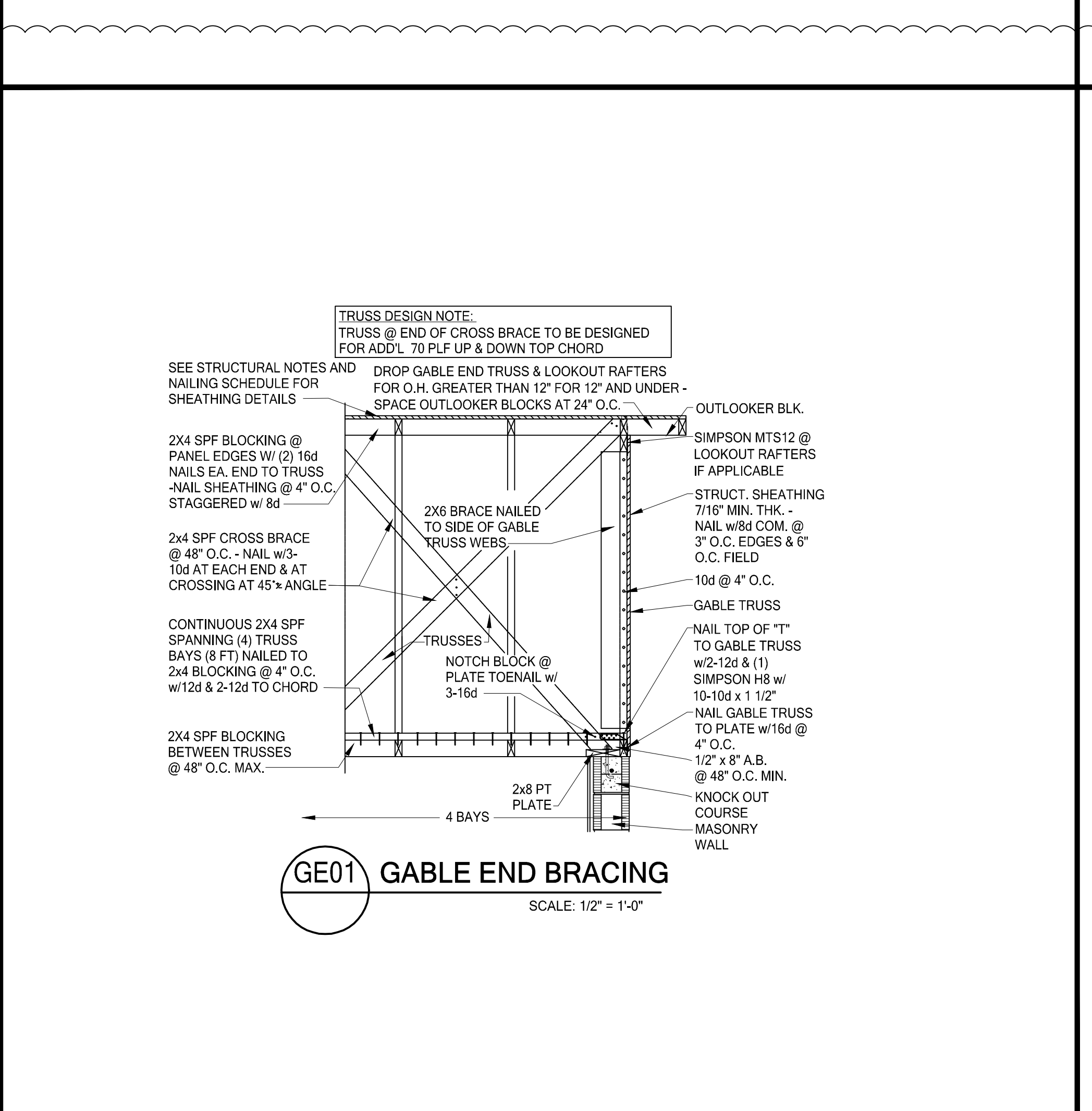
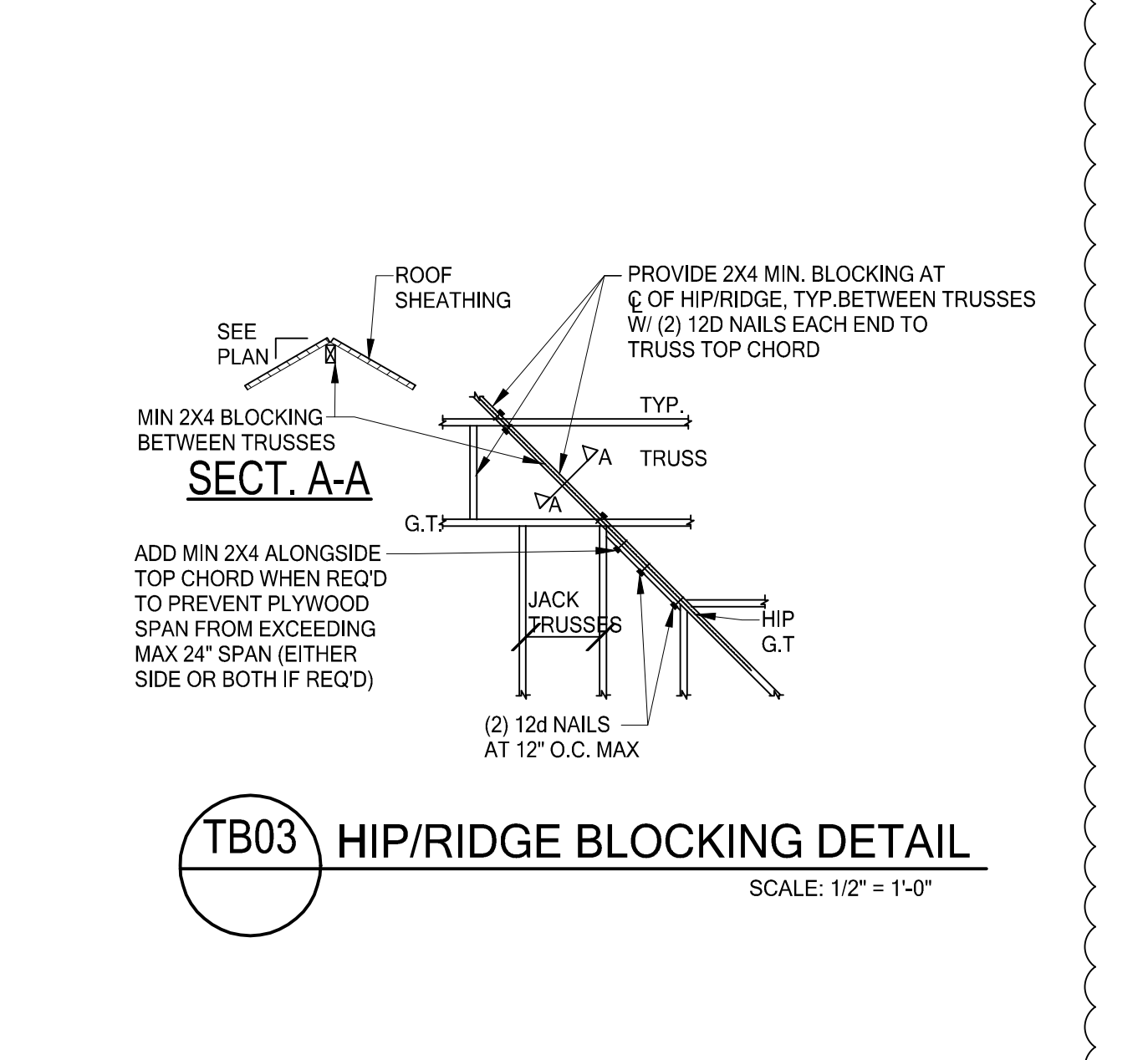
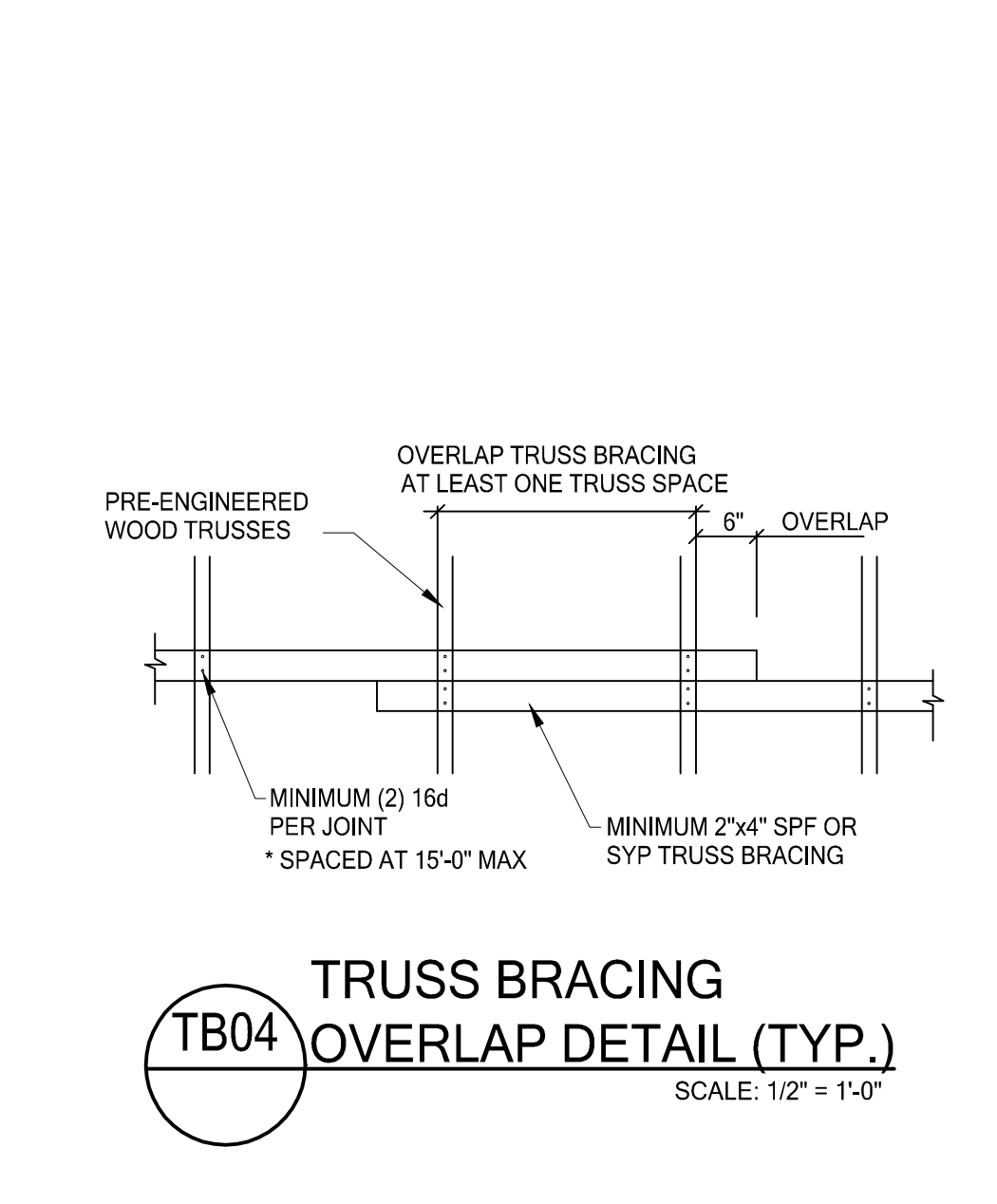
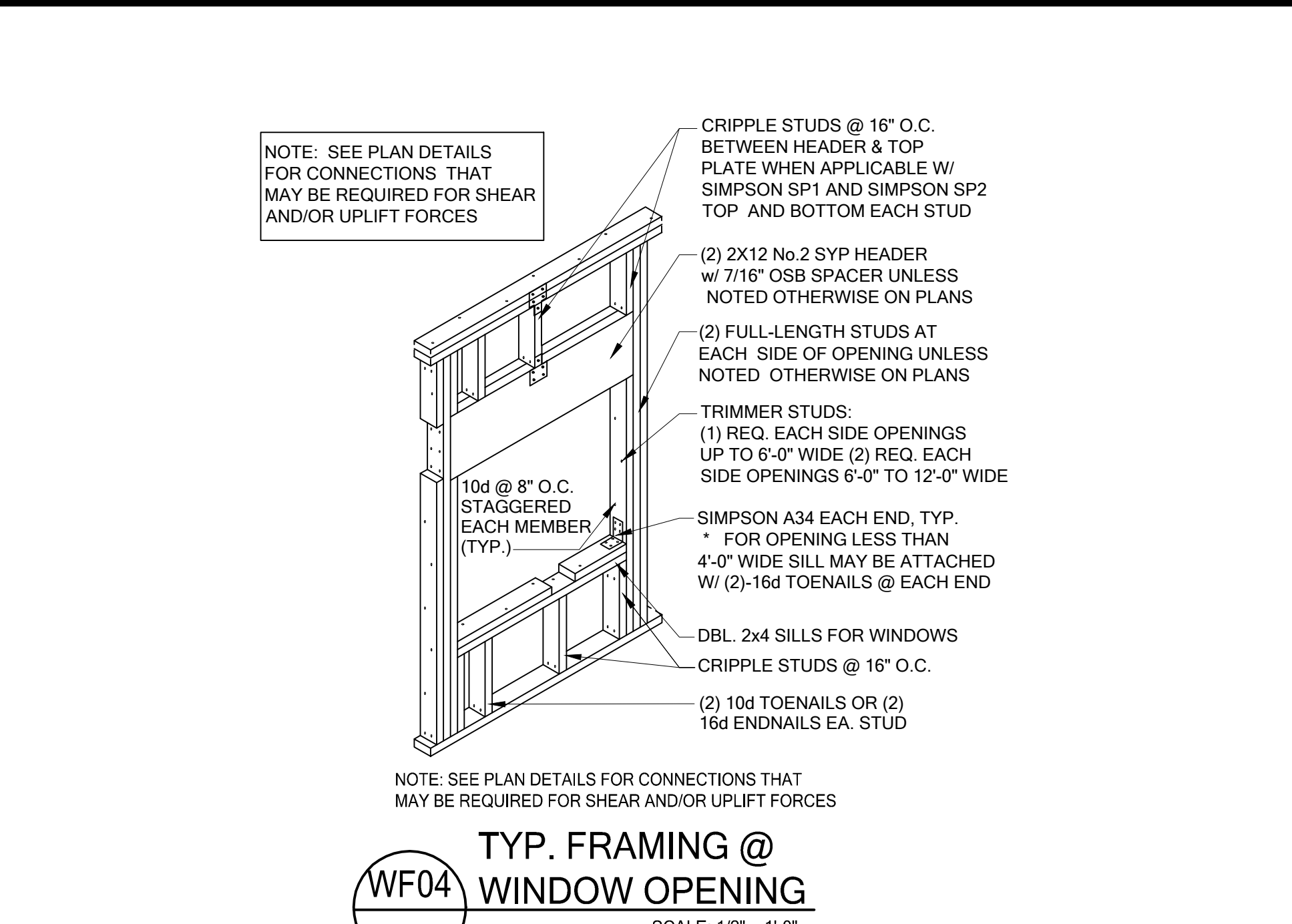
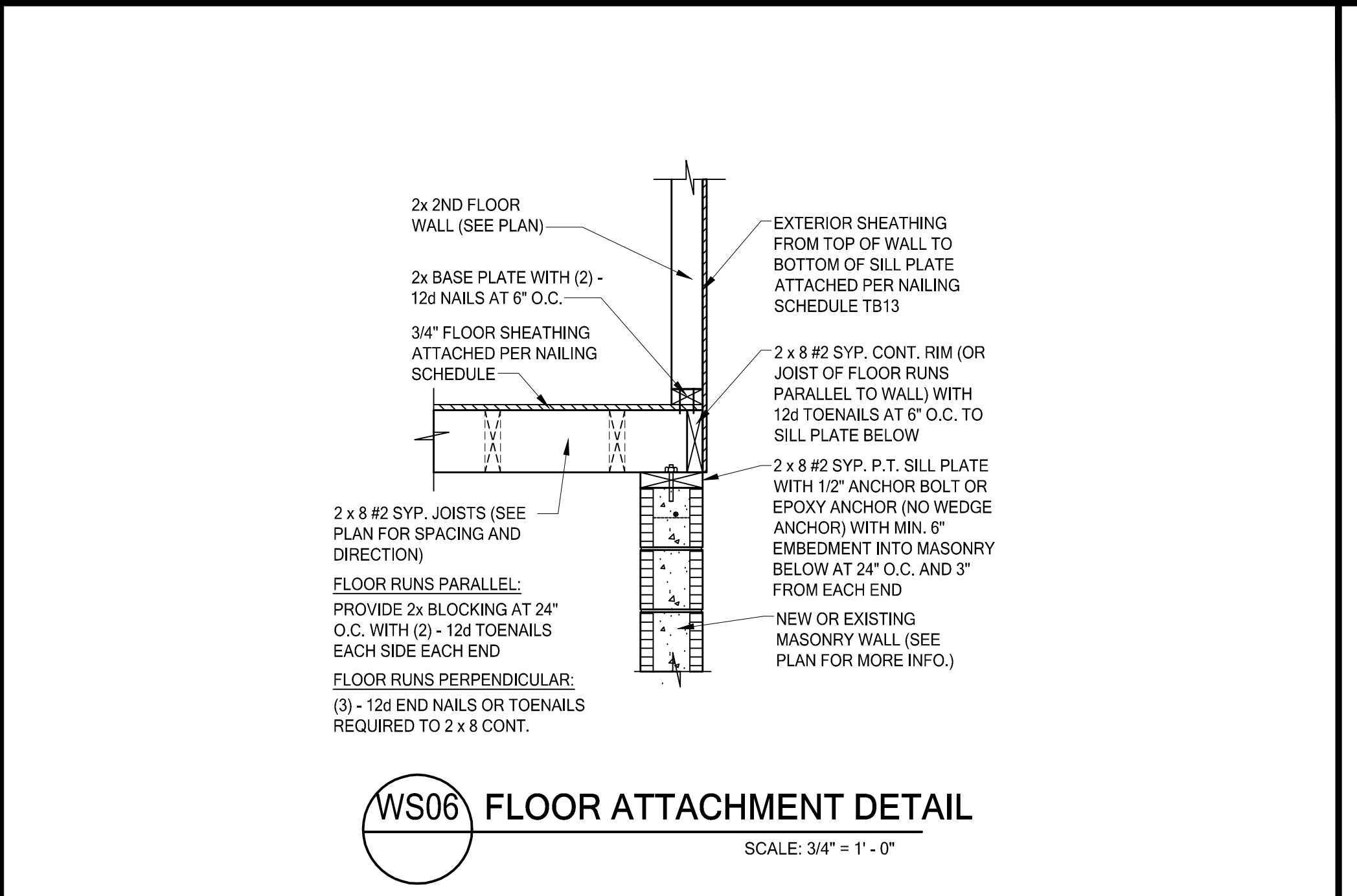
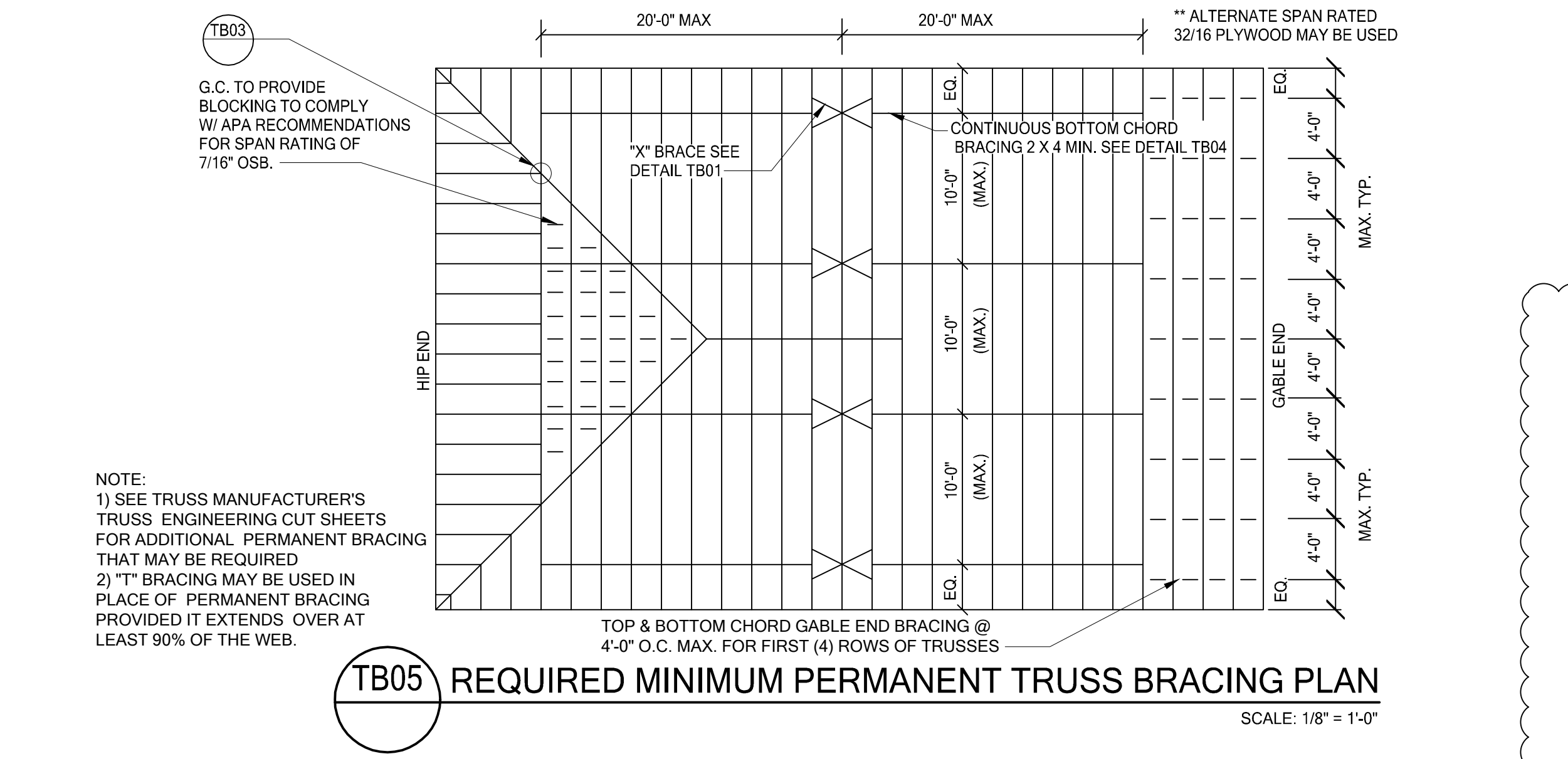
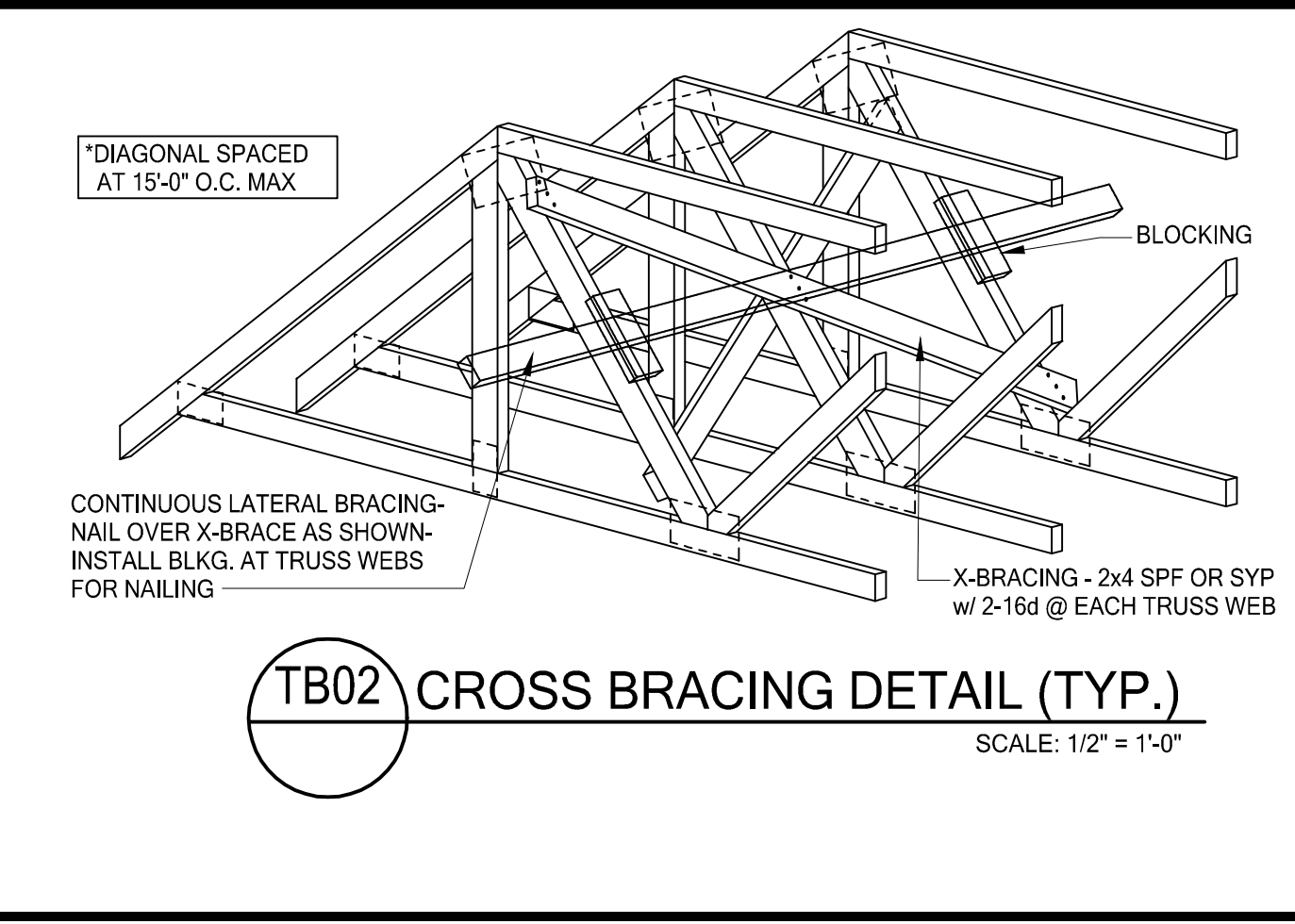
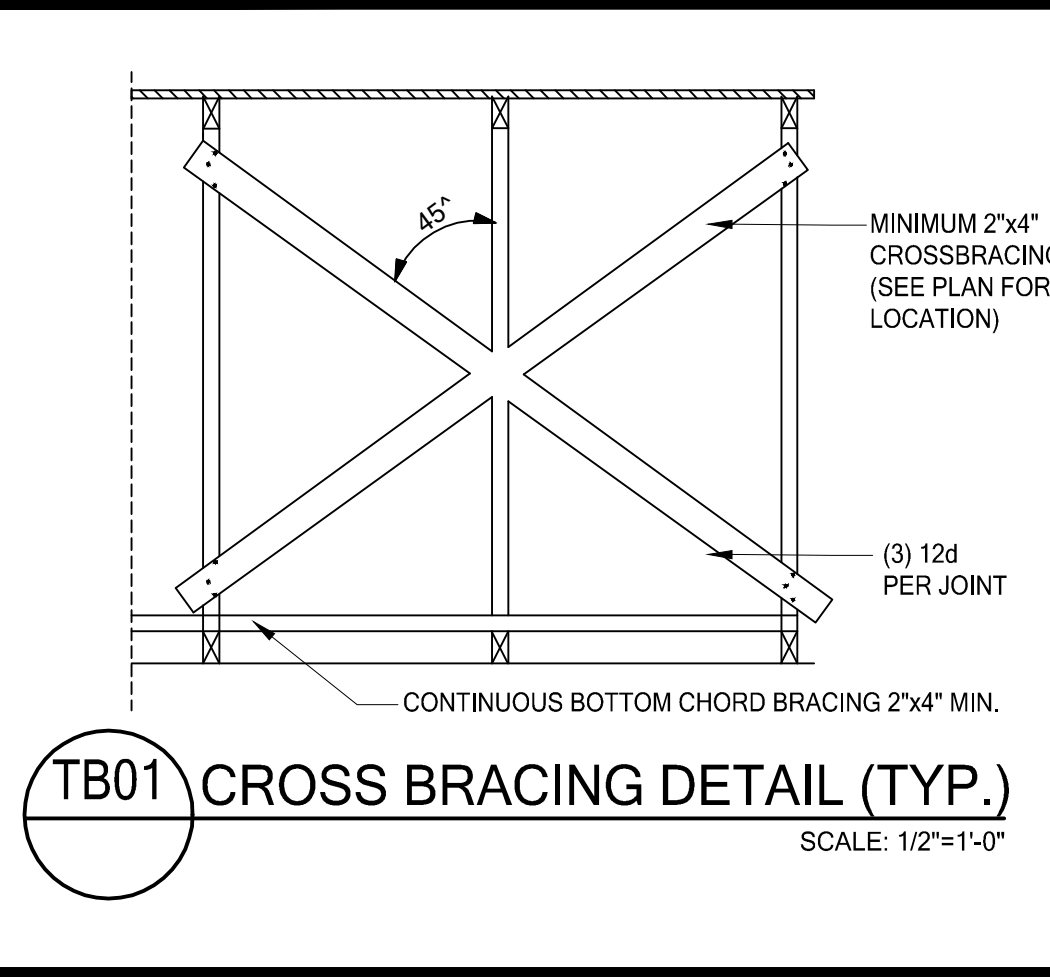
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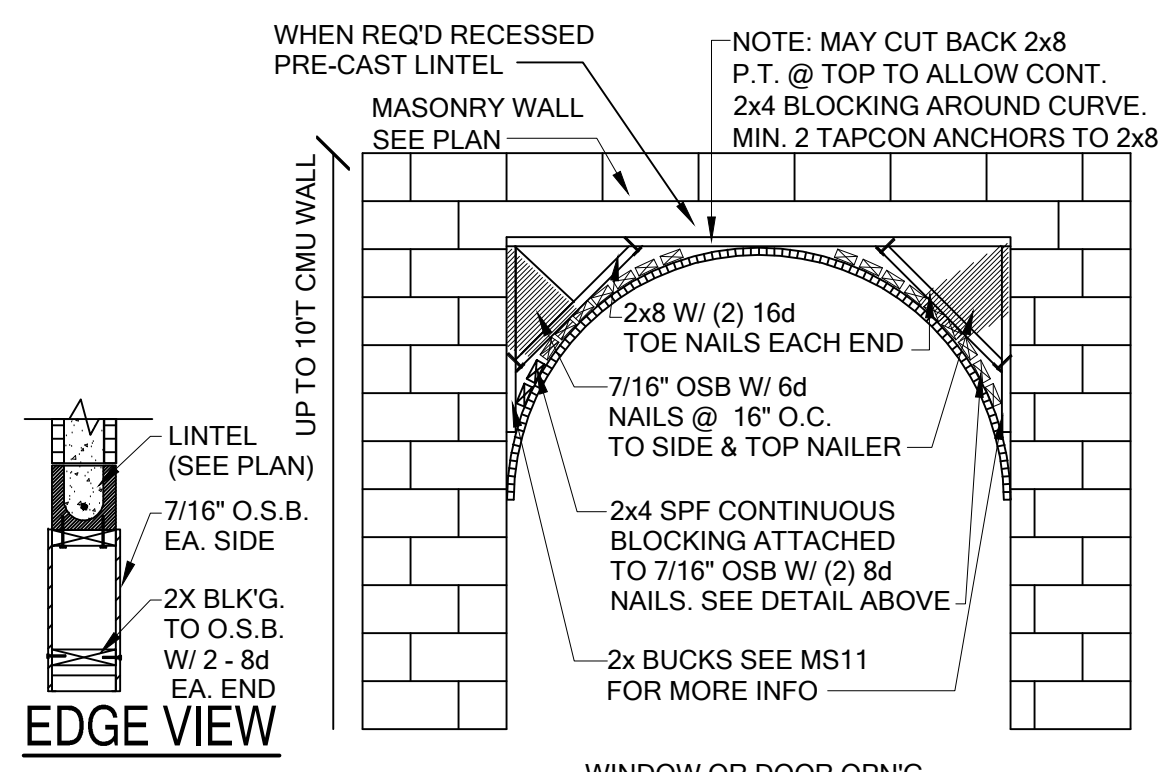
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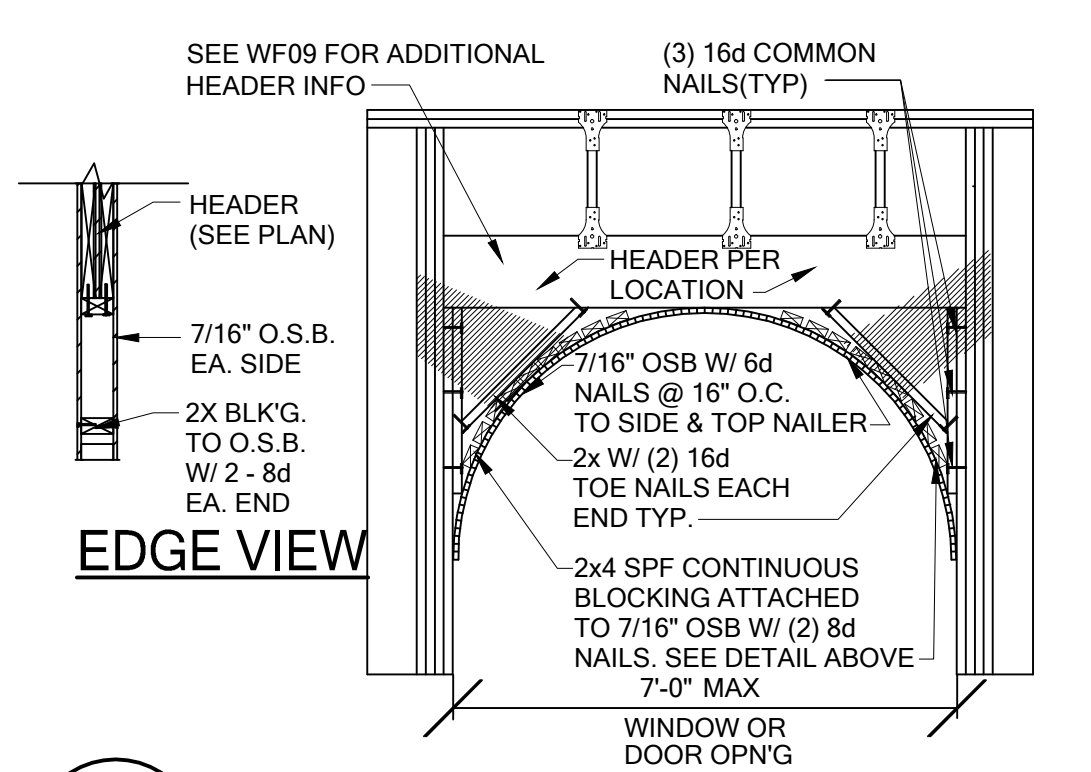
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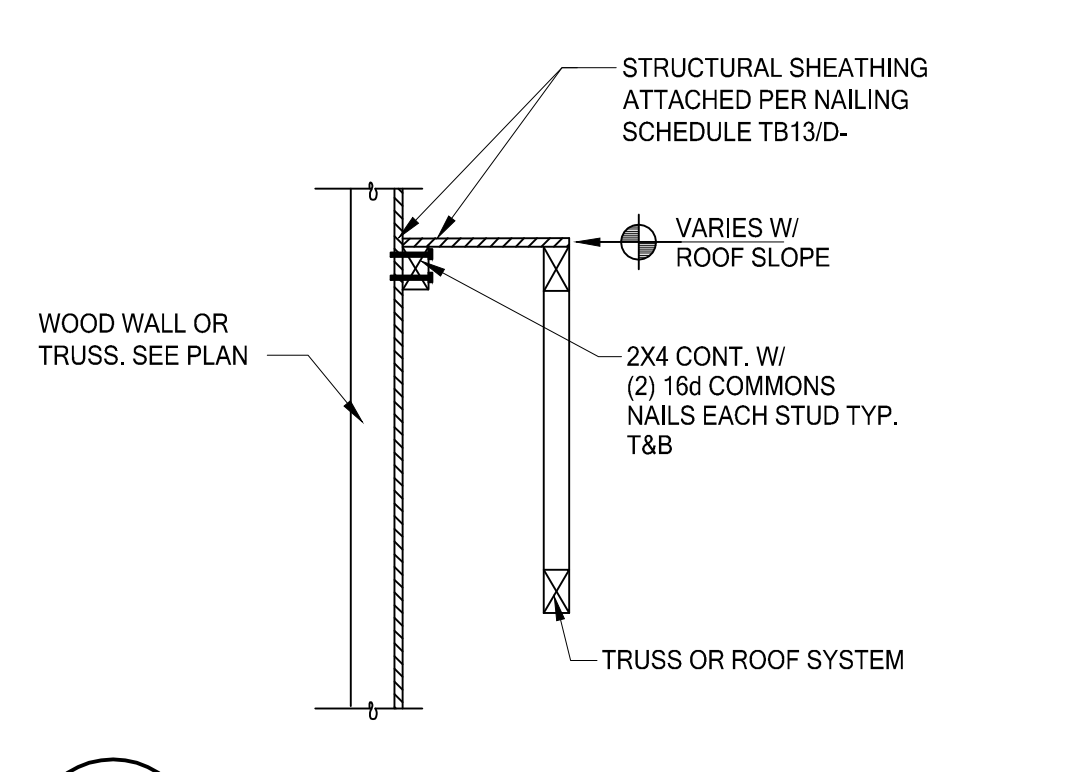




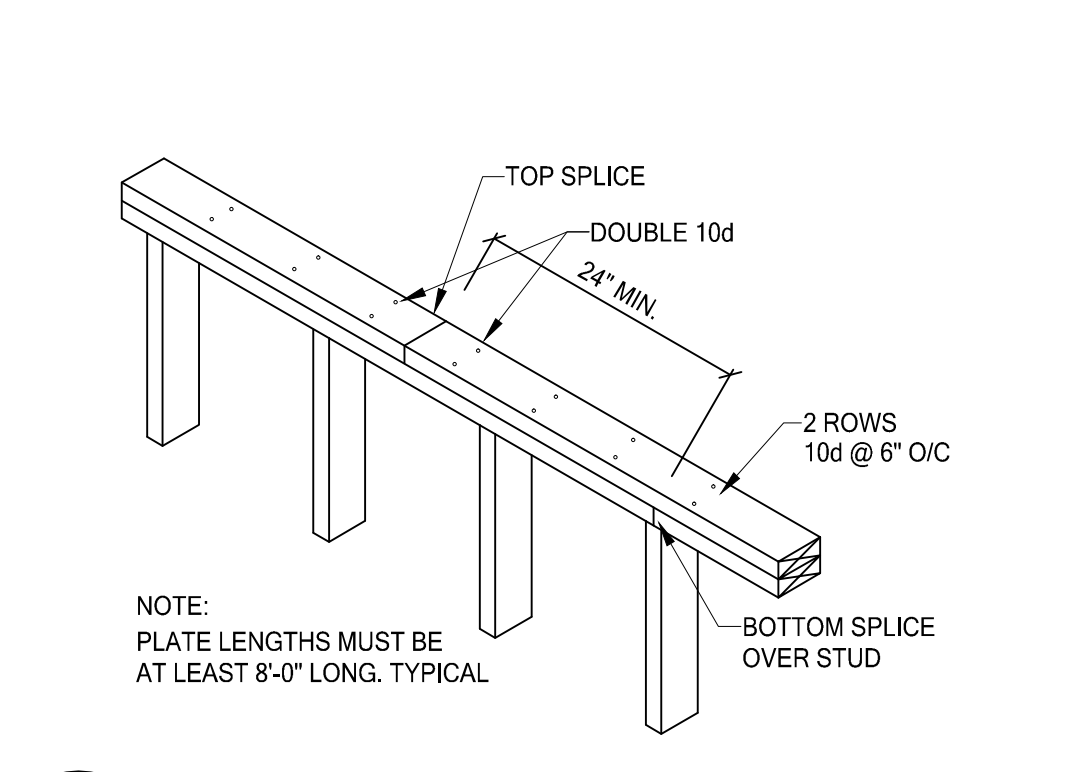
**WF01 DET. @ ARCH WINDOW FRAMING**  
SCALE: 3/16" = 1'-0"



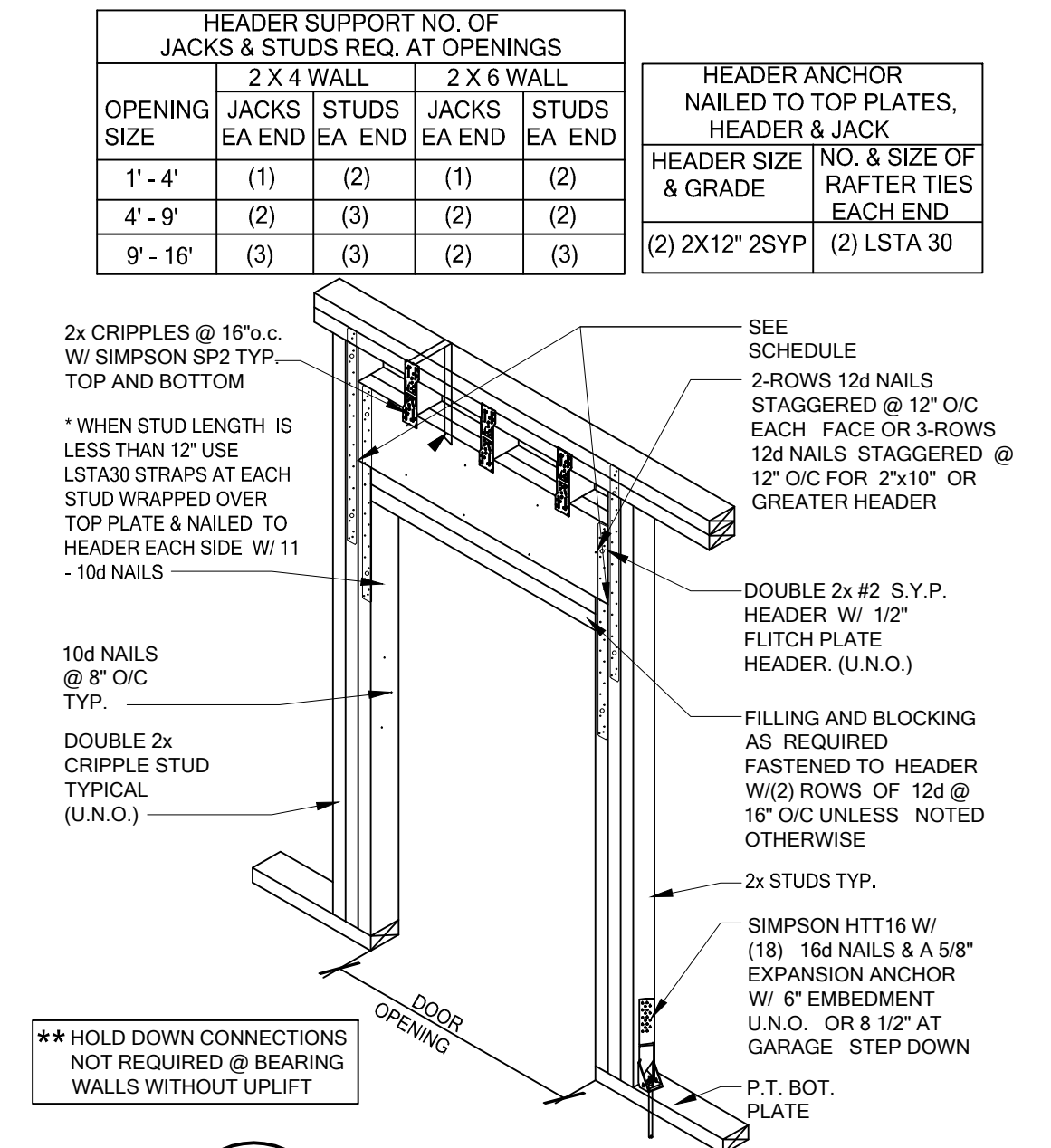
**WF02 DET. @ ARCH WINDOW FRAMING**  
SCALE: 1/2" = 1'-0"



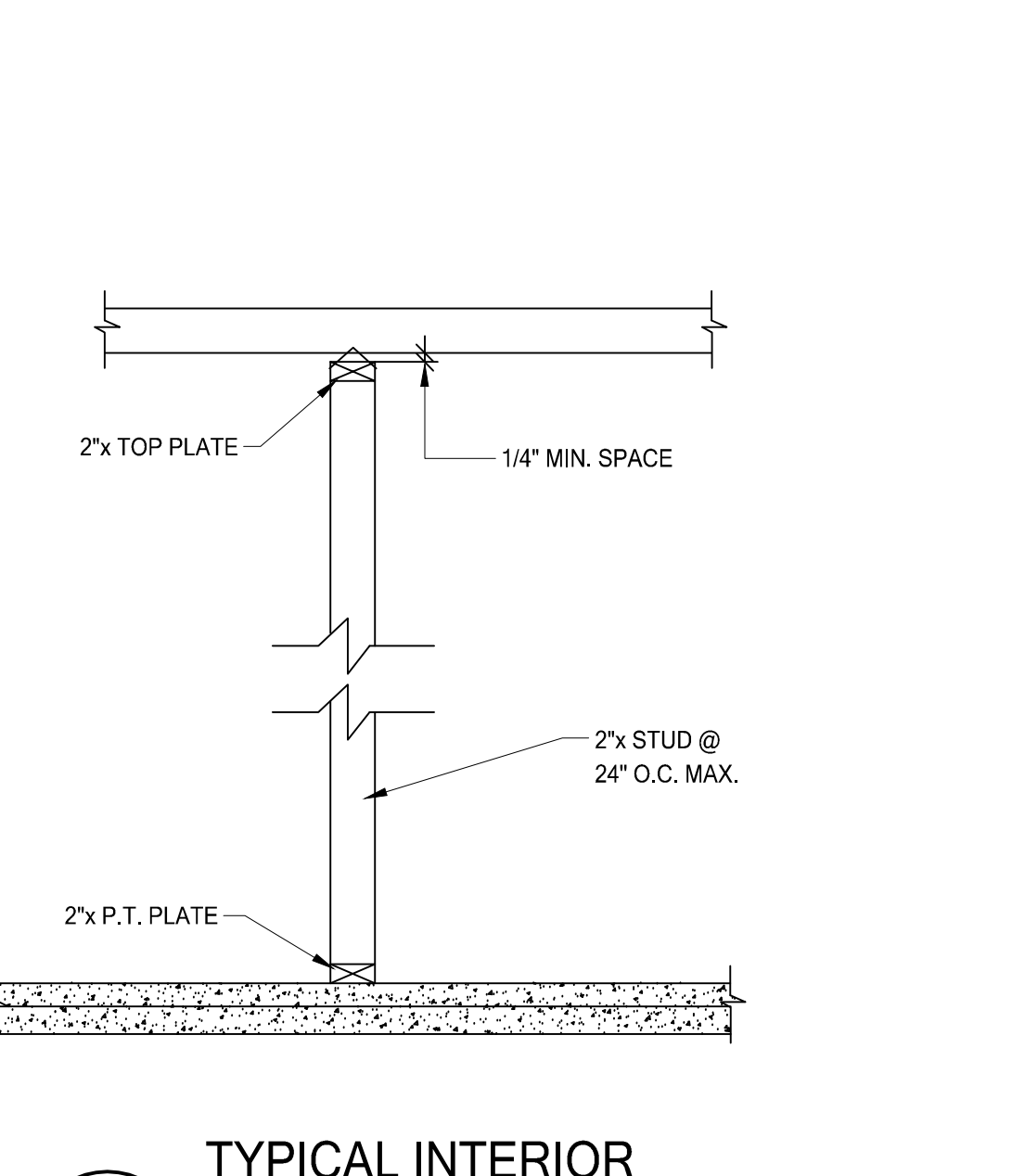
**LD02 SHEAR TRANSFER EXT. WALL**  
SCALE: 3/4" = 1'-0"



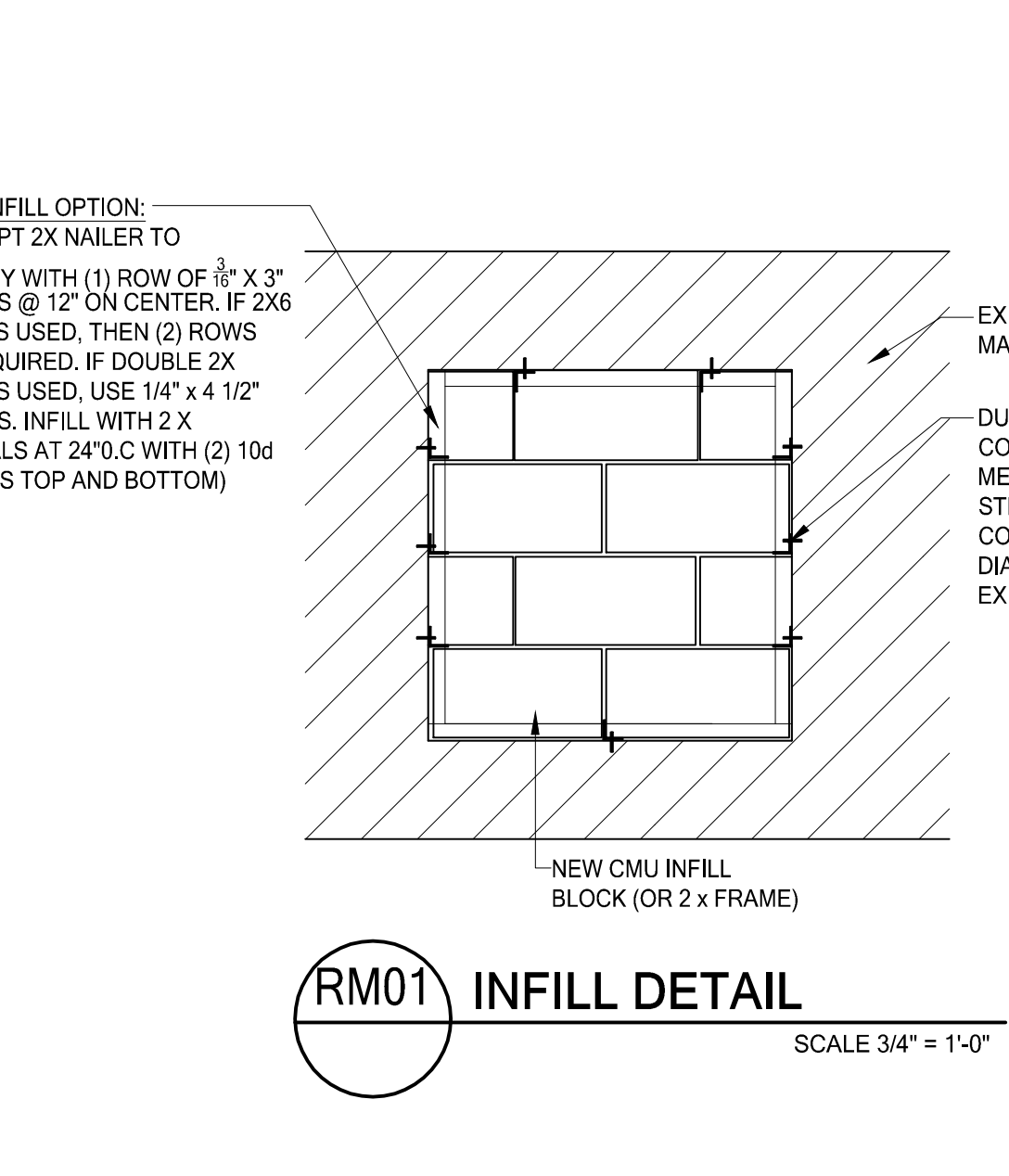
**WF17 TOP PLATE SPLICE DETAIL**  
SCALE: 3/4" = 1'-0"



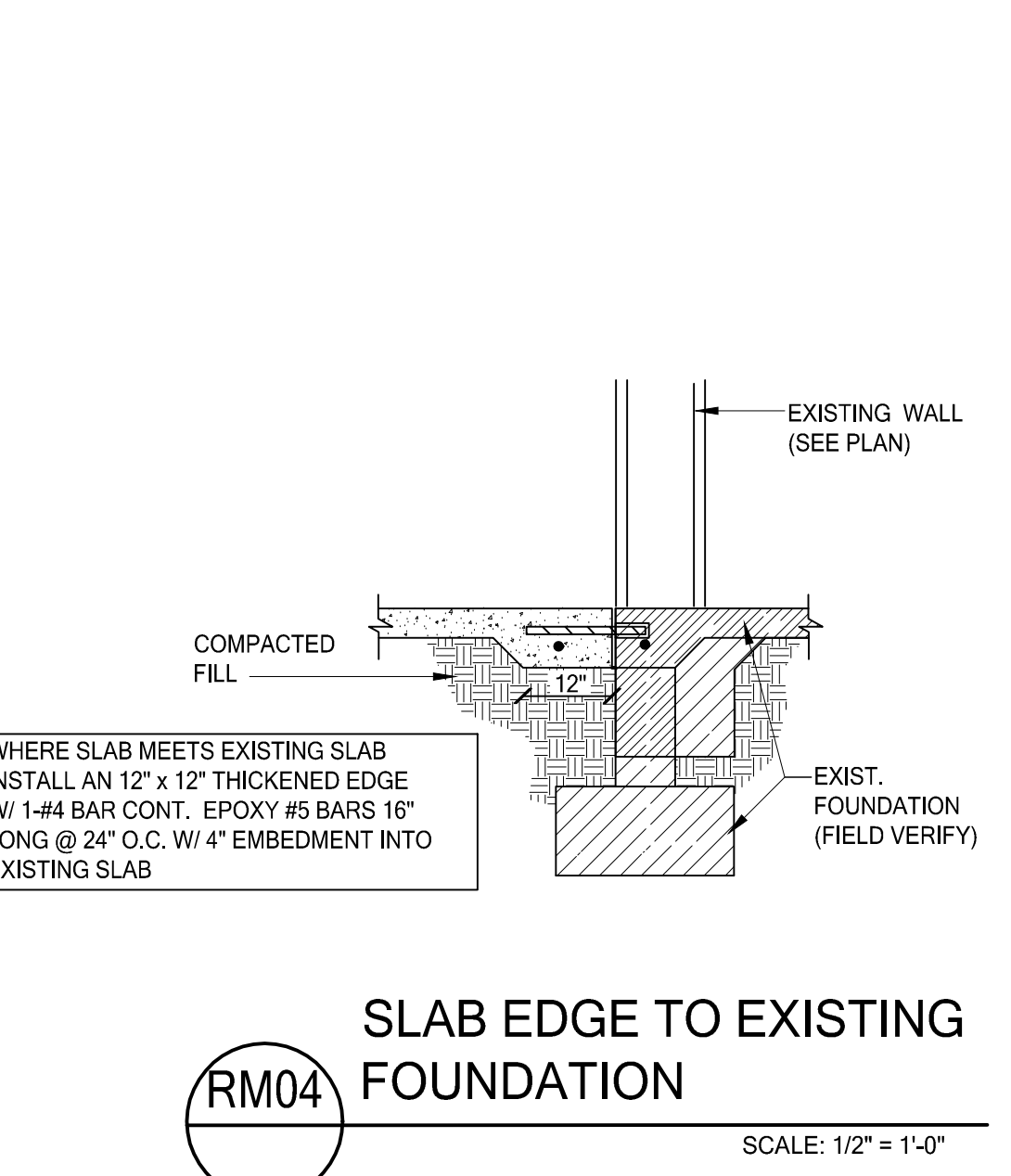
**WF09 WALL HEADER DETAIL**  
SCALE: 1/2" = 1'-0"



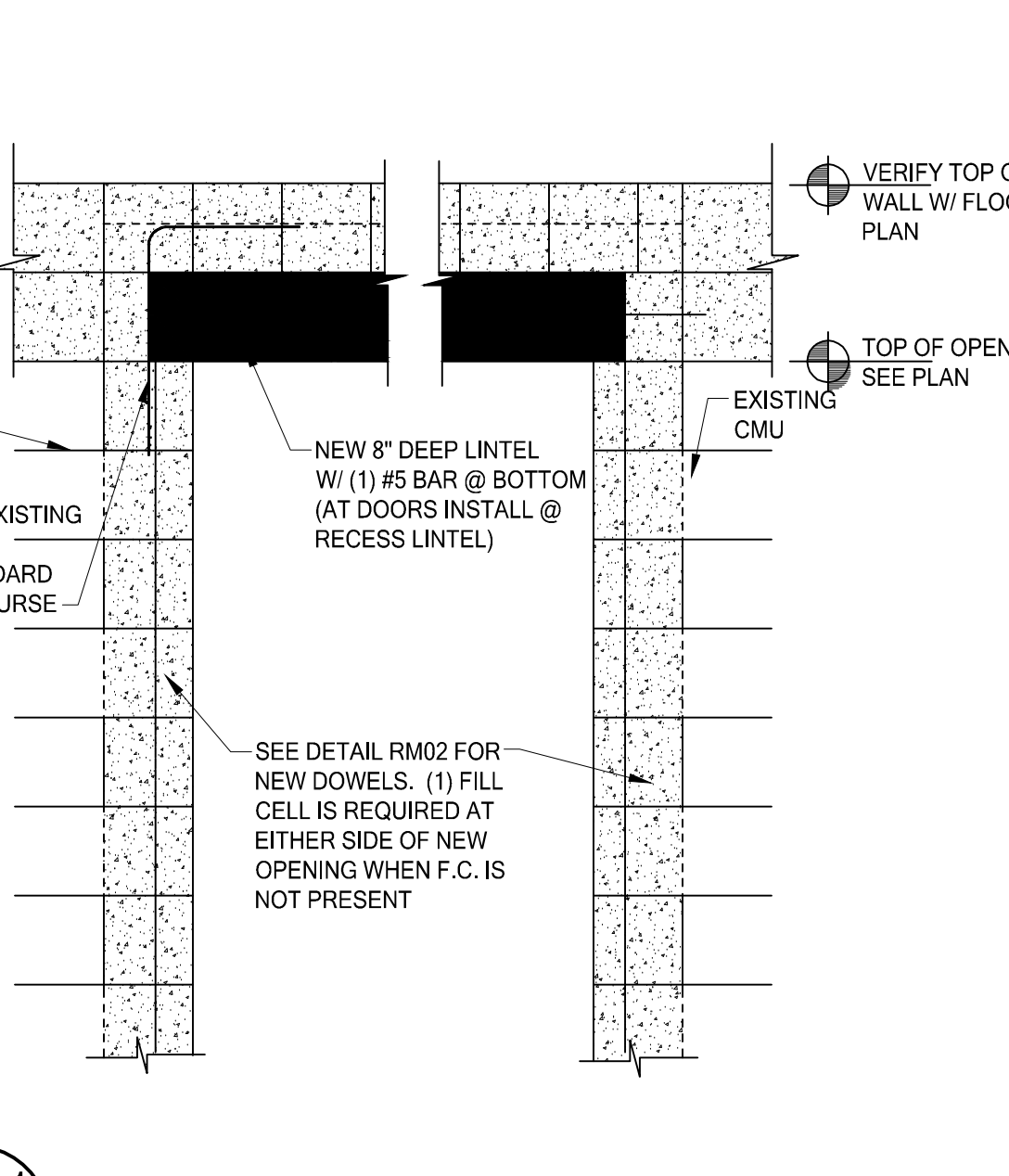
**WF18 TYPICAL INTERIOR NON-BEARING**  
SCALE: 3/4" = 1'-0"



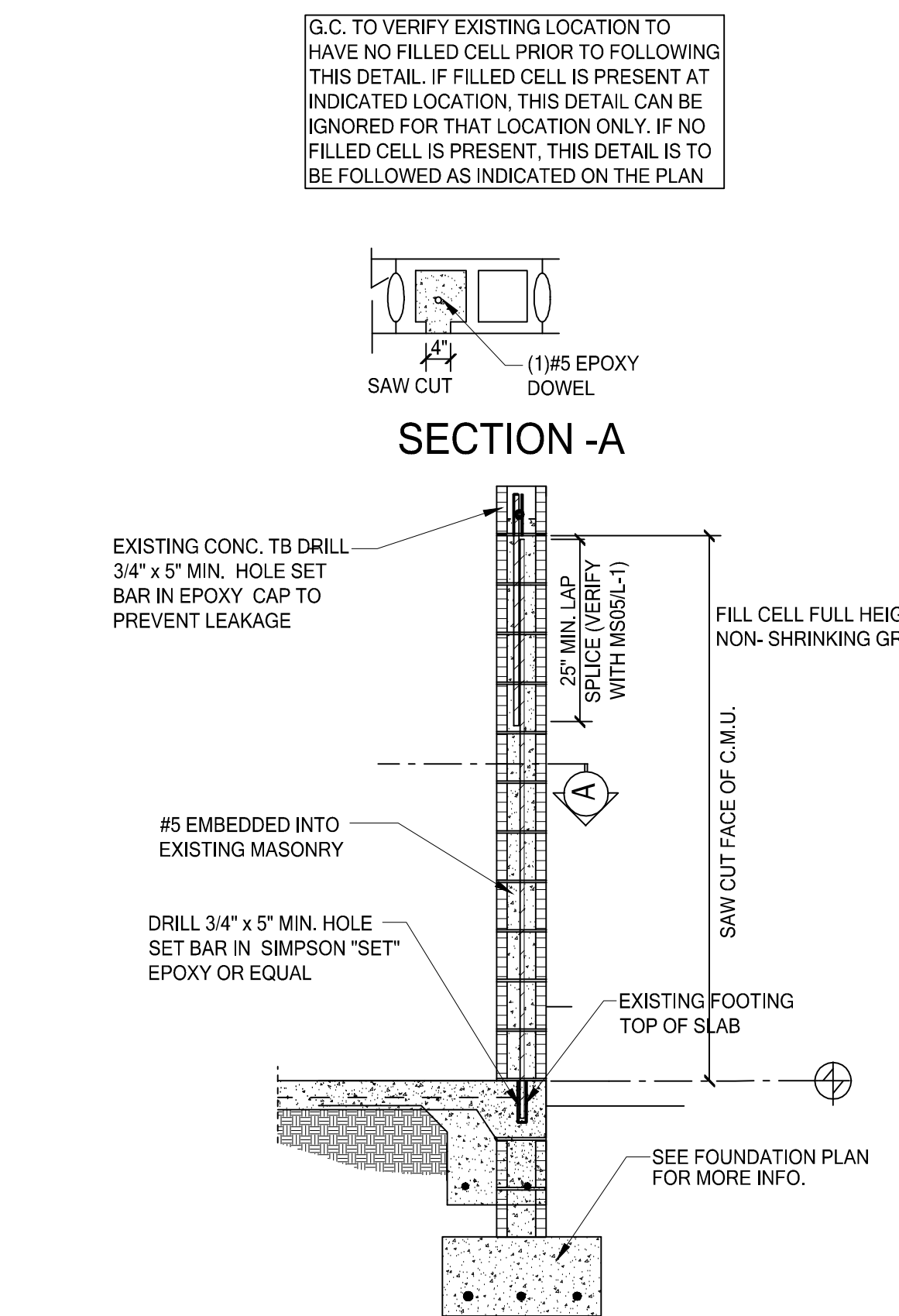
**RM01 INFILL DETAIL**  
SCALE: 3/4" = 1'-0"



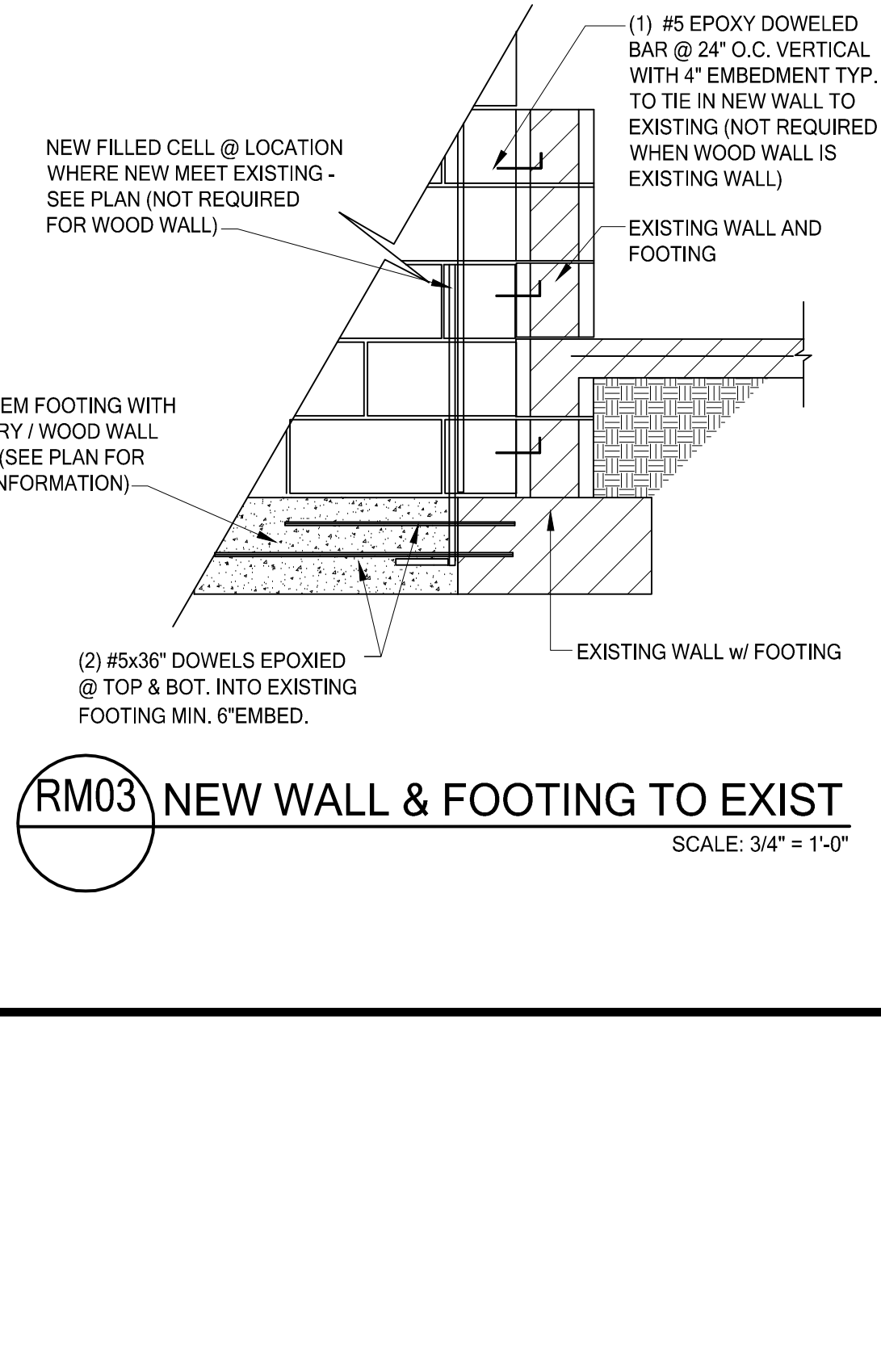
**RM04 SLAB EDGE TO EXISTING FOUNDATION**  
SCALE: 1/2" = 1'-0"



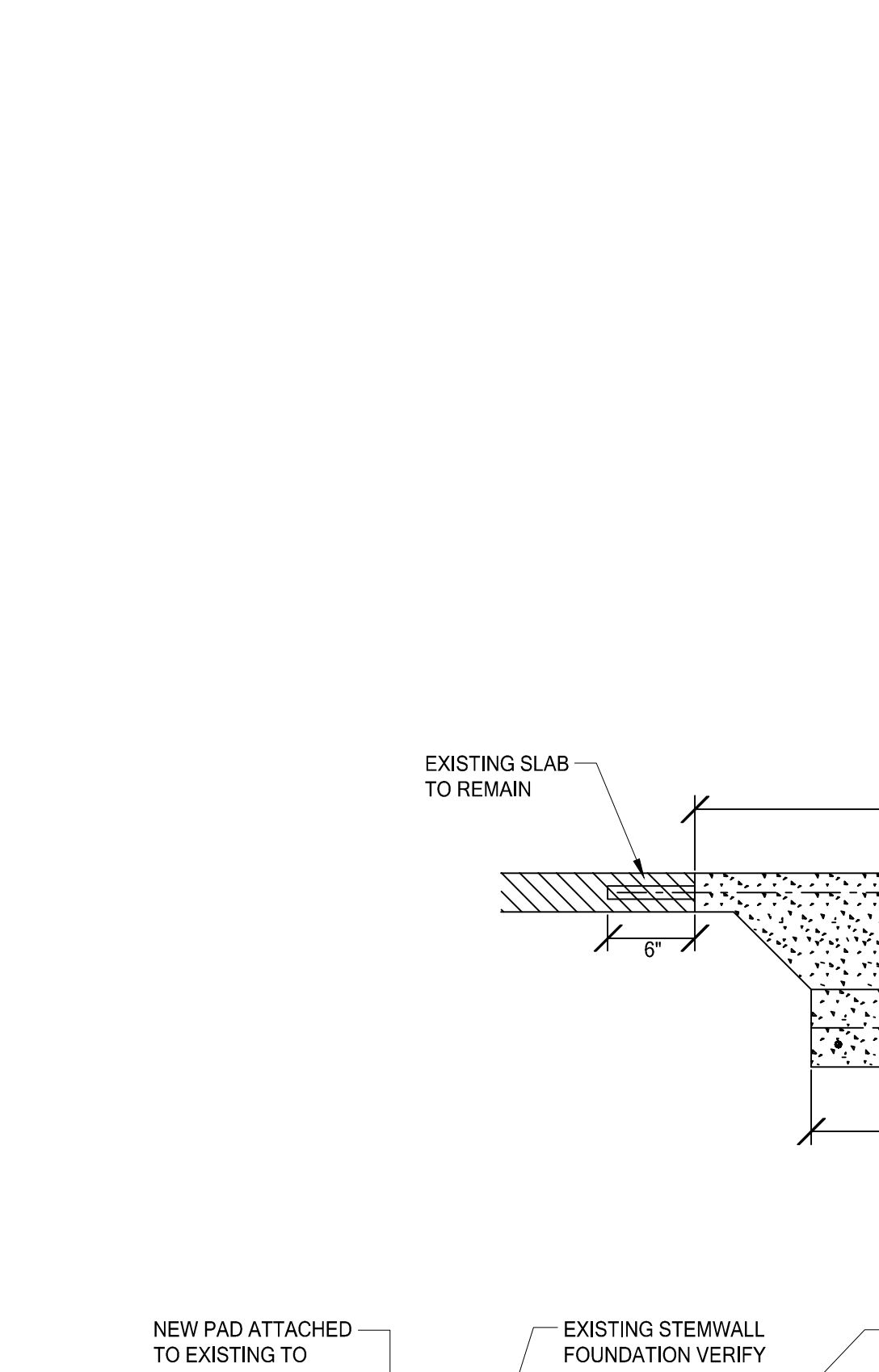
**RM11 NEW OPENING IN EXISTING WALL**  
SCALE: 3/4" = 1'-0"



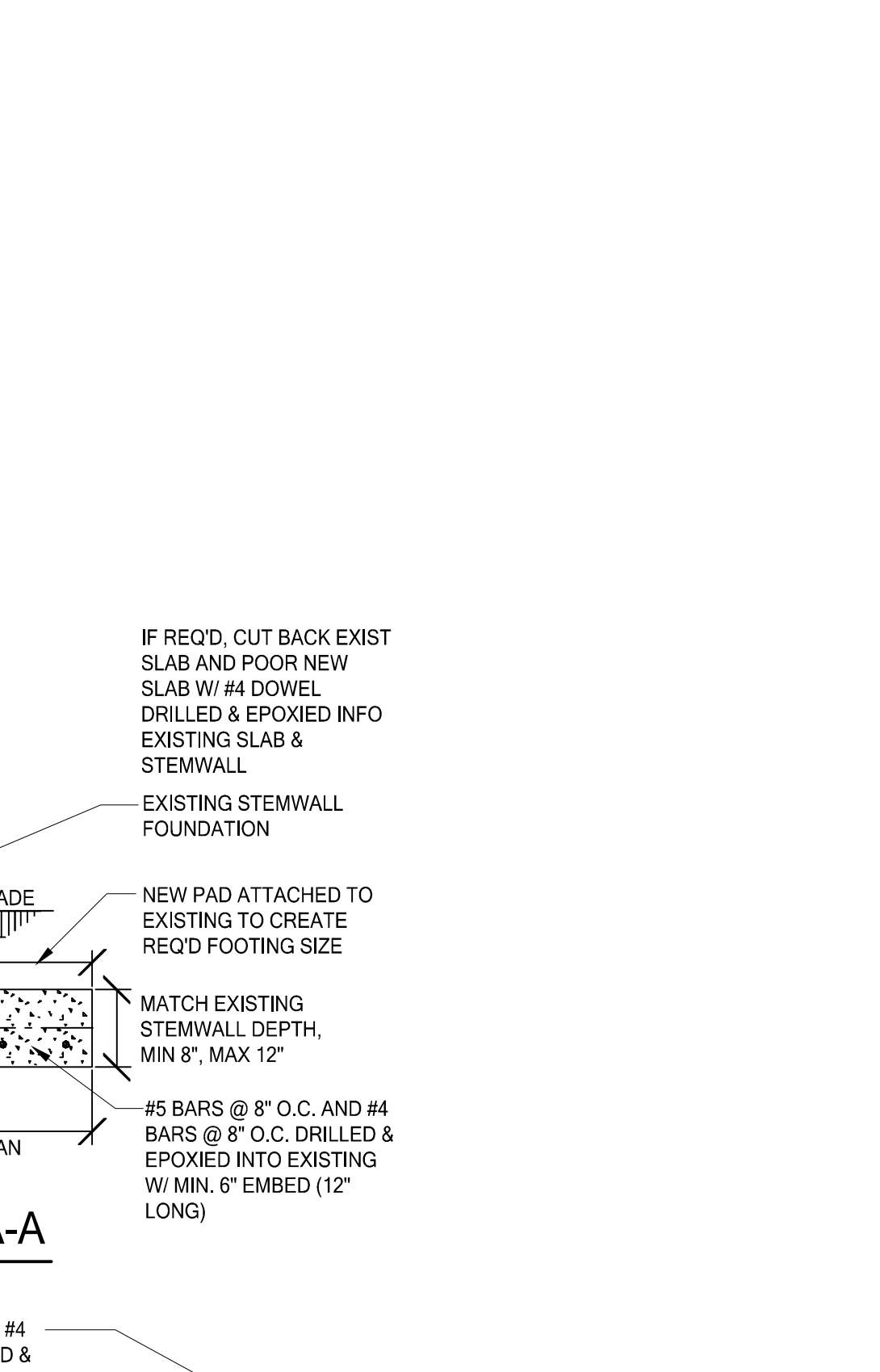
**RM02 RETROFIT FILL CELL DETAIL**  
SCALE: 1/2" = 1'-0"



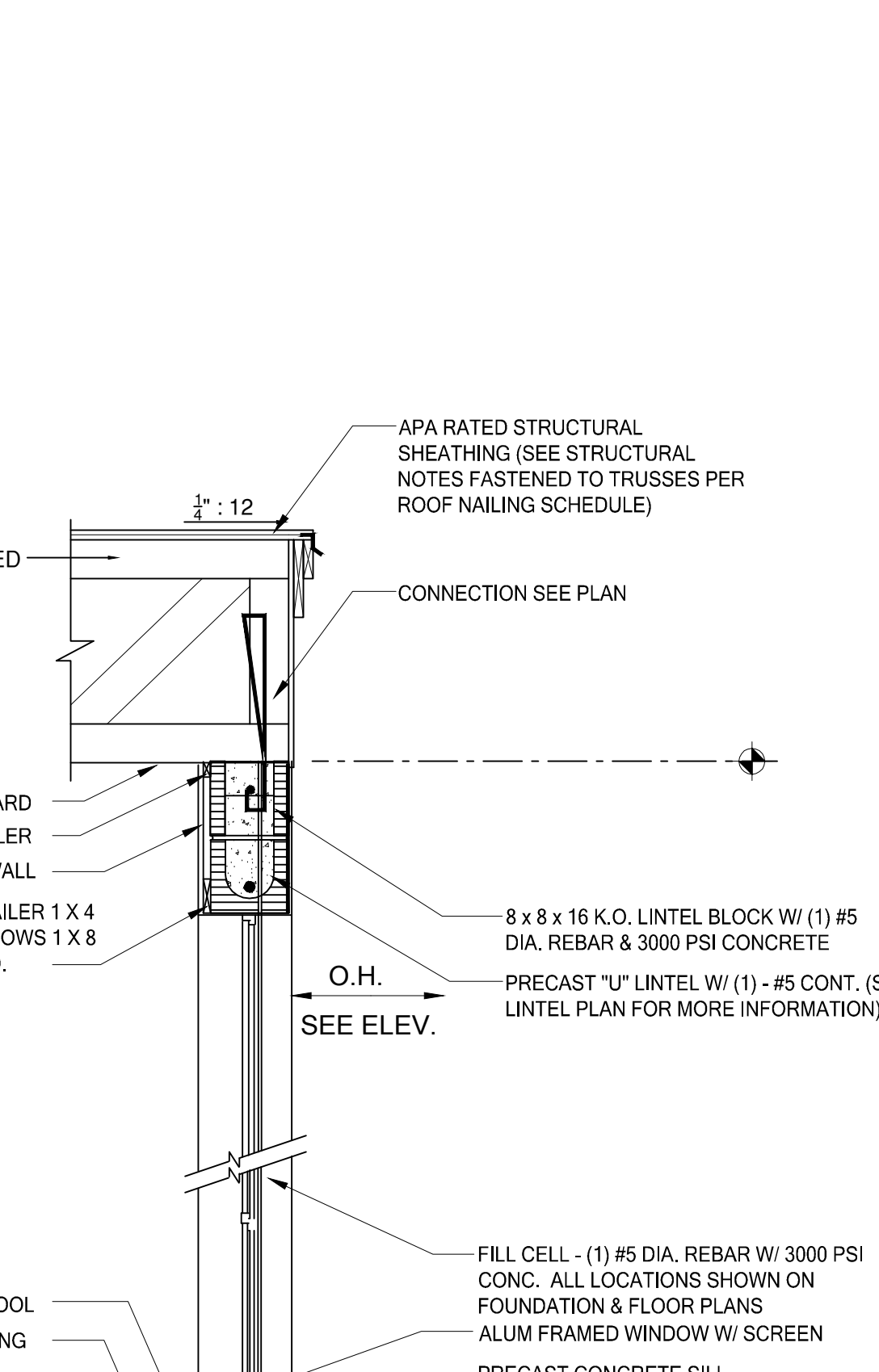
**RM03 NEW WALL & FOOTING TO EXIST**  
SCALE: 3/4" = 1'-0"



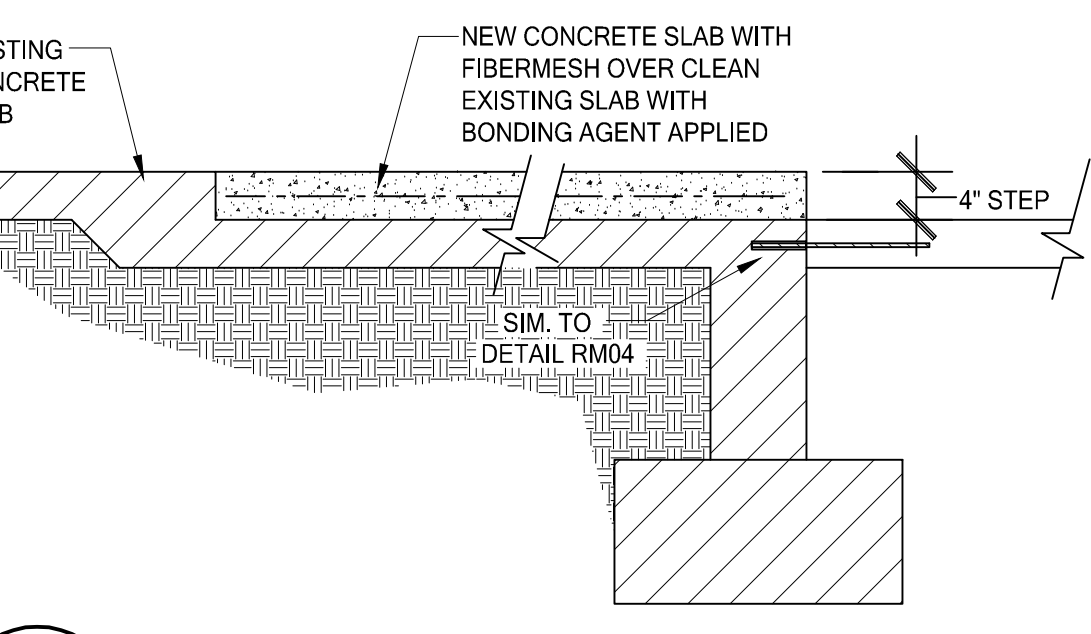
**SECTION A-A**



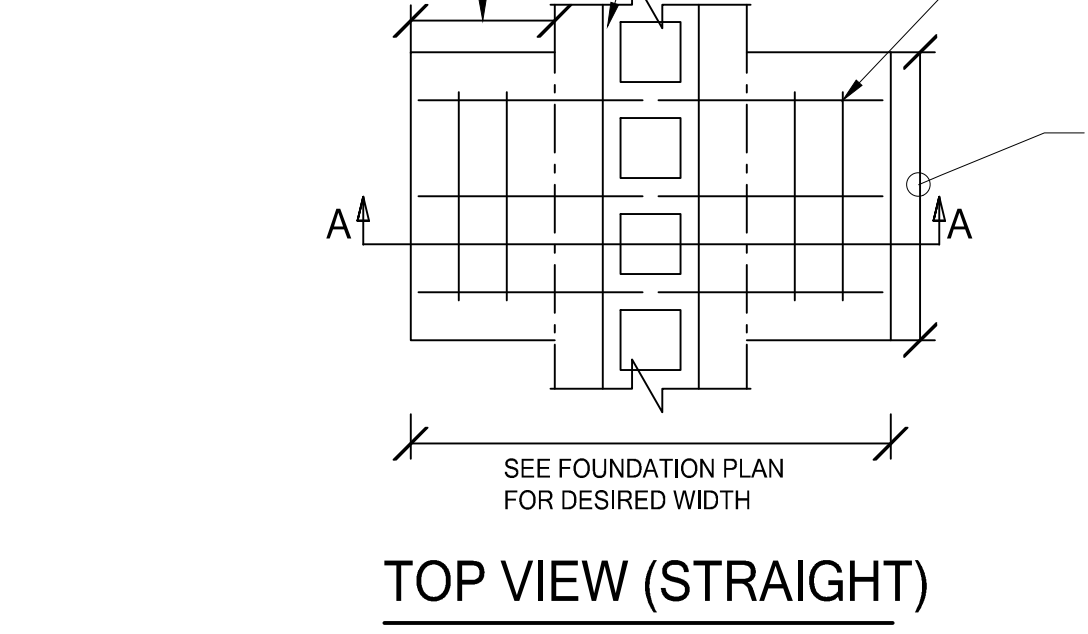
**TOP VIEW (STRAIGHT)**



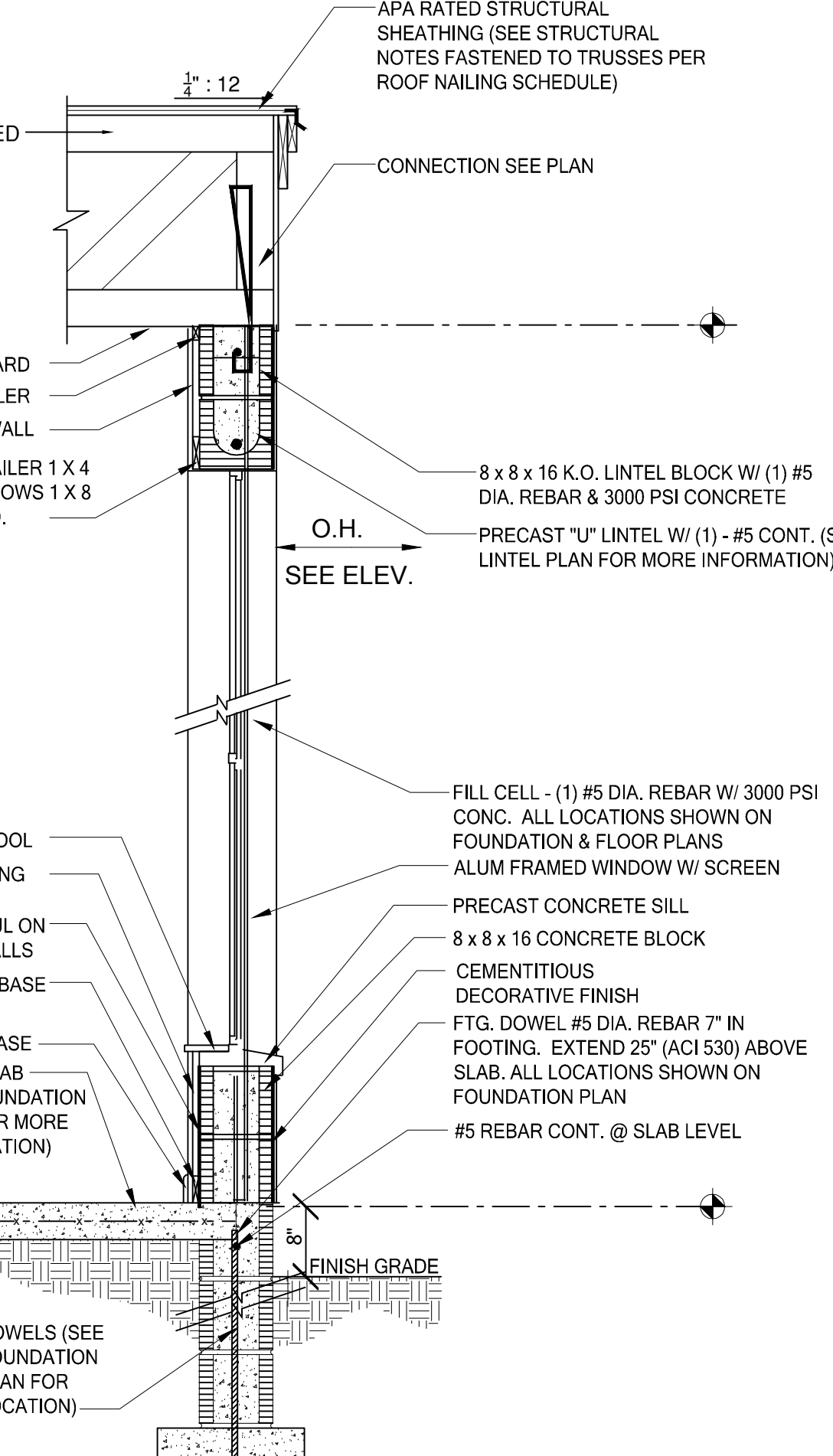
**TOP VIEW (CORNER)**



**RM06 SECTION @ EXISTING SLAB STEP**  
SCALE: 3/4" = 1'-0"



**RM64 SECTION @ CUT IN PADS**  
SCALE: 3/4" = 1'-0"



**WS01 TYPICAL WALL SECTION CONCRETE BLOCK**  
SCALE: 3/4" = 1'-0"

DESIGNER:  
**Phil Kean Designs**  
DESIGN/BUILD  
PH 407-599-3922, FAX 407-599-3923  
www.philkeandesigns.com

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

**FDS ENGINEERING ASSOCIATES**  
951 S. Orange Blossom Trail, Apopka, FL 32703  
Office: (407) 814-2125 / FAX: (407) 880-2309  
CERTIFICATION OF AUTHORIZATION NO. 9161  
CARL A. BROWN, P.E.  
FL # 56126  
August 18, 2010  
WWW.FESENG.COM

BUILDER INFORMATION:  
**Essian Construction**  
1907 West State Road 434  
Longwood, Florida 32750  
OFFICE: 407-245-8920 FAX: 407-245-8290

PROJECT INFORMATION:

1224 Roxboro Road  
Longwood, Florida

PLAN HISTORY

DATE	DESCRIPTION
02-15-10	PRELIMINARY
05-07-10	FOR PERMIT
06-21-10	BUILDING COMMENTS
08-18-10	DESIGN CHANGES

SHEET DATA:  
DESIGNED BY: PHIL KEAN  
DRAWN BY: MITCH BURDEN  
CHECKED BY: PHIL KEAN  
APPROVED BY: PHIL KEAN

SHEET DESCRIPTION  
DETAILS

SHEET

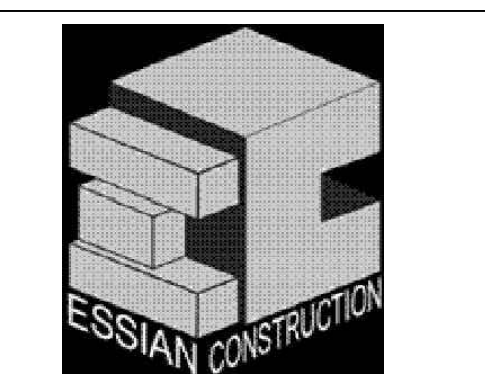
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SHEET

D-4

