

Inspiration at Southpoint

Fort Meyers, Florida

- 1.0 CODES AND STANDARDS:
- 1.1 "2020 Florida Building Code" and "International Building Code", 2018.
 - 1.2 "Minimum Design Loads for Buildings and other Structures" SEI/ASCE 7-16.
 - 1.3 "Building Code Requirements for Structural Concrete (ACI 318-14)" American Concrete Institute 2014.
 - 1.4 "Manual of Standard Practice", Concrete Reinforcing Steel Institute, latest edition.
 - 1.5 "Building Code Requirements for Masonry Structures", ACI 530-13, ASCE 5-13, TMS 402-16.
 - 1.6 "National Design Specification for Wood Construction," AF&PA NDS-2018.
 - 1.7 To the best of my knowledge the plans and specifications comply with the minimum building codes – Adam Sisk, PE
- 2.0 DESIGN LOADS:
Project Located in: City of Fort Meyers, County of Lee, State of Florida.
- 2.1 Gravity Loads: (Reduced where allowed)

GRAVITY LOADS		
Location	Uniform (psf)	Concentrated (lbs) (Over 2.5'x2.5')
Roof Loads:		
Dead Load	20	
Live Load	20	300
Floor Loads:		
Dead Load	35 (includes partition and gypcrete)	
Floor Live Loads:		
Public Rooms and Corridors Serving them	100	
Private Rooms and Corridors Serving them	40	
Mechanical & Electrical Rooms	150	
Storage	125	

2.2 Drifting Snow Loads per (IBC 2018).

P_g = 0 psf
I = 1.0
C_e = 1.0
C_t = 1.0

2.3 Risk Category = II

2.4 Wind Loads per (IBC 2018) & ASCE 7-16 (3-second gust)

Main Wind Force Resisting System:
V 157 mph
Exposure Category "B"

Building is enclosed & Internal Pressure coefficient (C_{pi}) = +0.18 & -0.18
Topographic Factor K_{zt} = 1.0
Wind Directionality Factor, K_d = 0.85

Calculated Wind Base Shear (For MWFRS)
Building 1 = V_x = 441k V_y = 698k
Building 2 = V_x = 723k V_y = 584k
Clubhouse = V_x = 40.1k V_y = 40.5k

Components and Cladding:
V 157 mph
Exposure Category "B"

Components and Cladding Wind Pressure (psf)						
Walls	Area = 10ft ²		Area = 20ft ²		Area = 50ft ²	
Zone 4	50.8	-55.0	48.5	-52.9	45.5	-49.8
Zone 5	50.8	-68.0	48.5	-63.4	45.5	-57.3
Roof	Area = 10ft ²		Area = 20ft ²		Area = 50ft ²	
Zone 1	20.6	-80.9	19.3	-75.6	17.7	-68.6
Zone 1'	20.6	-46.5	19.3	-46.5	17.7	-46.5
Zone 2	20.6	-107.2	19.3	-99.8	17.7	-90.7
Zone 3	20.6	-145.5	19.3	-131.8	17.7	-113.6

Notes:

1. Areas noted are effective wind areas as per ASCE 7-16, 26.2 definitions.
2. See figures below for Zone locations.
3. Plus and minus signs signify pressures acting toward and away from surfaces, respectively.
4. Design pressures shown in table are strength design wind pressures. Allowable stress design wind pressures may be calculated by factoring the pressures by 0.6.
5. Design pressures for effective wind areas between those noted in schedule may be interpolated.
6. Tributary area is greater of L_W or L_L/3.
7. Deflections may be calculated based on 42% of these loads.

2.5 Seismic Loads per (IBC 2018) & ASCE 7-16 (3-second gust)

Risk Category = II
Site class = "D" (Per Geotechnical Report)
Spectral Response Coefficients:
SDS = 0.050g
SD1 = 0.038g
Cs = 0.0088

Seismic Design Category = A
Seismic Importance Factor = 1.0
Basic Seismic – Force – Resisting System
Bearing Wall System – Wood Framed Walls Sheathed with Wood Structural Panels

R_x=R_y=6.5, Q_x=Q_y=3.0, CD_x=CD_y=4.0
Design Base Shear
Building 1 = V_x = V_y = 31.0k
Building 2 = V_x = V_y = 30.0k
Clubhouse = V_x = V_y = 1.23k

Building Height Limit = NL
Analysis Procedure – 12.8.1 ASCE 7-16
Equivalent Lateral Force Procedure

2.6 Guardrail designed per International Building Code, Section 1607.8

Guardrail:
Uniform load = 50 plf, any direction – per 1607.8.1
Concentrated load = 200 lbs, any direction – per 1607.8.1.1
Intermediate Rail: (all those expect handrail) per 1607.8.1.2

2.7 Flood Loads:
Project is located in AE7 flood zone.

3.0 FOUNDATIONS:

3.1 Foundation design is based on geotechnical report# 60:1149 by ECS Florida of Fort Meyers, FL dated August 28, 2019. This report is available for inspection at the office of the architect or owner. The recommendations contained in this report are herein made part of the requirements of these contract documents.

3.2 Top of footing (T/FTG) elevations are shown on the drawings or are to be determined by the Contractor in the field in accordance with the guidelines set forth in the drawings.

3.3 Bottom of exterior footings, grade beams and walls shall bear at a minimum depth of 1'-6" below final grade per geotechnical report.

3.4 Testing and Inspection:
a. All areas to have slabs on grade shall be proof rolled in accordance with and under observation for the Geotechnical Engineer and approved prior to preparation for concrete placement.
b. All foundation bearing strata shall be inspected and approved by the Geotechnical Engineer prior to any concrete placement.

c. Geotechnical Engineer shall be the sole judge as to suitability of all foundation and/or slab bearing strata.

d. Footing bearing elevations shall be adjusted in the field as required to meet the design bearing pressures by additional excavation or compaction and/or backfilling or by other means acceptable to the Geotechnical Engineer.

3.5 Undercutting to remove existing fill beneath footings and slab shall be performed at the direction of the Geotechnical Engineer.

3.6 Footings shall bear on strata capable of sustaining a minimum bearing pressure of 2,500 psf.

3.7 Engineered Fill: All fill material shall be selected in accordance with the Geotechnical Report. Material shall be clean, low plastic soil with a plasticity index less than 30 (less than 15 is preferred), liquid limit less than 50, and unit weight of 120 pcf (+ 5 pcf)

3.8 Compaction: All fill shall be placed in loose lifts not exceeding 8 inches in thickness and compacted to a minimum of 95 percent Standard Proctor (ASTM D-698) except that the top 12 inches shall be compacted to a minimum of 96 percent Standard Proctor. Moisture shall be controlled to within 3 percent above or below optimum content.

3.9 Contractor shall review all construction considerations as outlined in the Geotechnical report and bid accordingly.

4.0 CONCRETE:

4.1 Concrete Strength:
All concrete shall be in accordance with the American Concrete Institute (ACI) 301 and 318.

4.2 Concrete shall have a 28 day compressive strength and density as follows:
a. Footings and Interior Slab-on-grade.....3,000psi, Density = ±145pcf
b. Elevated Slab on Decks.....4,000psi, pea gravel mix, Density = ±145pcf
c. Exterior Slab on Grade.....4,000psi, Density = ±145pcf
d. CMU Grout Fill.....3,000psi, pea gravel mix, Density = ±145pcf, Slump 8"-11" or grout per Structural Masonry Notes, this sheet.

4.3 Concrete Mix Designs:
a. Submittals: Submit written reports of each proposed concrete mix not less than 15 days prior to the start of work.
b. Mix designs, including water, cement ratios and slumps, shall be prepared in accordance with ACI 301-05, Section 4, Cement shall conform to ASTM C 150 Type 1 or at contractor's option, ASTM C 595 Type IP where fly ash is permitted. Normal weight aggregate shall conform to ASTM C 33 and light weight aggregate shall conform to ASTM C 330. No admixtures containing calcium chloride shall be permitted in any concrete.
c. Aggregate size shall be #67 stone for supported slabs or other formed concrete elements; #57 stone for slabs on grade and footings or other concrete elements formed from and poured against earth; #89 stone for masonry grout.
d. Water reducing admixture shall be used in all concrete.
e. Air entraining admixture in accordance with ACI 301 shall be used in all concrete exposed freezing and thawing during construction or service conditions.
f. Concrete subjected to freezing/thawing shall have a maximum water/cement ratio of 0.45 and shall contain the amount of air entraining agent specified in ACI 301-05 Section 4.

4.4 Curing:
See specifications for curing method options and apply within two (2) hours after completion of finishing to all concrete flatwork and walls, U.N.O., other than footings and grade beams.

4.5 Use a non-corrosive, non-chloride accelerating admixture in concrete exposed to temperatures below 40 degrees. Uniformly heat the water and aggregates to a temperature of not less than 50 degrees. Place and cure concrete in accordance with ACI 308.

4.6 When hot weather conditions exist, place and cure concrete in accordance with ACI 301. Cool ingredients before mixing to maintain concrete temp. at time of placement below 90 degrees.

4.7 Reinforcing in all abutting concrete, including footings shall be continuous through or around all corners or intersections. Dowels or splices shall be equal in size and spacing to the reinforcing in the abutting members.

4.8 Refer to architectural drawings for door and window openings, drips, reglets, washes, masonry anchors, brick ledge elevations, slab depressions and miscellaneous embedded plates, bolts, anchors, angles, etc.

4.9 Refer to plumbing, mechanical and electrical drawings for underfloor, perimeter and other drains and for sleeves, outlet boxes, conduit, anchors, etc. The various trades are responsible for their items.

4.10 Base plates, anchor rods, support angles and other steel exposed to earth or granular fill shall be covered with a minimum of 3" of concrete.

4.11 Fill slabs, not shown on the structural drawings, shall be reinforced with a minimum of 6 x 6 x W2.0 x W2.0 WWM unless noted otherwise on other drawings.

4.12 Finish surfaces to the following tolerances, according to ASTM E 1155, for a randomly trafficked floor surface:
a. Specified overall values of flatness, F(F) 25; and of levelness, F(L) 20; with minimum local values equal to 3/8 of the overall flatness and levelness values.
b. The composite F(F) and F(L) numbers shall be measured and reported within 72 hours after completion of slab concrete finishing operations and before removal of any supporting shores.

4.13 Non-shrink grout shall be pre-mixed, non-corrosive, non-metallic, non-staining containing silica sands, Portland cement, shrinkage compensating and water reducing agents. Product shall only require the addition of water. Minimum compressive strength shall be 2500 psi after one day and 7000 psi after 28 days. Grout shall be free of gas producing or air releasing and oxidizing agents and contain no corrosive iron, aluminum or gypsum.

4.14 Provide concrete grout – not mortar – for reinforced masonry lintel and bond beams where indicated on drawing or as scheduled.

4.15 Tolerance for anchor rods and other embedded items shall be per the AISC Code of Standard Practice Section 7.5.

4.16 Unless otherwise shown in the architectural drawings, provide 3/4-inch chamfers at all column, wall, slab or beam edges that are exposed to view in the finished structure.

4.17 Concrete cover for cast-in-place concrete reinforcement:
Concrete cast against & permanently exposed to earth:.....3 inches
Concrete exposed to earth or weather:
No. 6 through No. 18 Bars:.....2 inches
No. 5 Bar and smaller:.....1 1/2 inches
Concrete not exposed to weather or in contact with ground:
Slabs, Walls, Joists:
No. 11 Bar and smaller:.....3/4 inches
Beams, Columns:
Primary Reinforcement, Ties, Stirrups:.....1 1/2 inches

5.0 REINFORCING STEEL:

5.1 Reinforcing shall be domestic new billet steel conforming to ASTM A615, Grade 60 or 60S including stirrups and ties, except that reinforcing which is required to be welded shall conform to ASTM A706.

5.2 Field bending of concrete reinforcing steel is not permitted.

5.3 Welded wire mat and fabric shall conform to ASTM A184 and A185 respectively and shall be provided in flat sheets. Welded wire mat/fabric shall be lapped 0'-6" at all splices.

5.4 Bar Splices:

Bar Size	f'c = 3,000psi		f'c = 4,000psi		f'c = 5,000psi	
	Ld (in)	Class "B" Lap Splice (in)	Ld (in)	Class "B" Lap Splice (in)	Ld (in)	Class "B" Lap Splice (in)
#3	17	22	15	19	13	17
#4	22	29	19	25	17	23
#5	28	36	24	31	22	28
#6	33	43	29	37	26	34
#7	48	63	42	54	38	49
#8	55	72	48	62	43	56

1. Values are based on normal weight concrete.
2. Ld = minimum embed of rebar
3. Class "B" lap splice refers to minimum distance bars must be lapped for a full tension splice.

6.0 STRUCTURAL MASONRY:

6.1 All structural masonry shall conform to ACI 530 standards as appropriate to the material.

6.2 Concrete Masonry Units (CMU):
a. Units shall be lightweight cellular units conforming to ASTM C 90, Grade N-2. Concrete masonry net area unit strength shall be no less than 2,000psi in accordance with ASTM C 140, with a unit weight not exceeding 95 pcf.
b. Design compressive strength of CMU (f_m) = 2,000psi.

6.3 Mortar shall conform to ASTM C 270. Mortar shall be type "S" and shall conform to the ASTM C270 proportion requirements.

6.4 Neither type "M" mortar nor masonry cement shall be used as part of the lateral force resisting system.

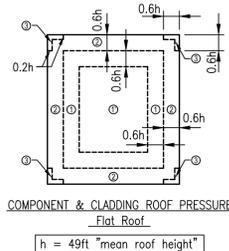
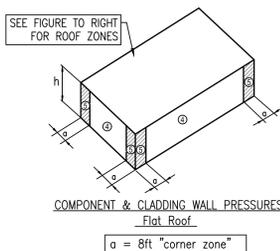
6.5 Grouting:

- a. Grout shall conform to ASTM C476 as specified by proportion. Masonry grout shall conform to the ASTM proportion requirements for coarse grout with a slump of 8 to 11 inches. Contractor may substitute grout with pea gravel concrete masonry fill, see note 4.2 this sheet.
- b. All bond beams shall be filled with grout and reinforced as indicated on the drawings (details or schedules). Mortar fill is not permitted.
- c. All masonry wall cells or cavities indicated as reinforced shall be grouted for the full height of the wall, unless specifically noted otherwise on the drawings. Unreinforced walls indicated as grouted shall be grouted full height, unless specifically noted otherwise. Mortar fill is not permitted.
- d. All masonry cells or cavities below grade shall be grouted solid unless specifically noted otherwise on the drawings. Mortar fill is not permitted.
- e. Vertical grouting shall be low lift or high lift as follows:
(1) Low lift grouting shall be used for all cavity walls and may be used for all walls at the option of the Contractor. Lifts shall not exceed 4'-0" in height.
(2) High lift grouting is permissible only for filling of cellular masonry units and shall not exceed 12'-8" in height. Clean out holes shall be provided at the base of each grouted cell.
- f. Grouting shall be stopped 1-1/2" below the top of a course to form a key at the joint.
- g. Grouting of masonry beams or lintels shall be done in one continuous operation.
- h. Consolidate pours with mechanical vibrator and reconsolidate by mechanical vibration after initial water loss and settlement has occurred.
- i. Mechanical vibrator shall be a low velocity vibrator with a 3/4" head.

6.6 Masonry Reinforcing:
a. Foundation dowels may slope a maximum of 1:6 to align with wall cavities or vertical CMU cores. Greater slopes will require replacement of the foundation dowels.
b. Spliced reinforcing shall be lapped a length calculated per IBC 2107.5 OR 15" OR as shown on drawings, whichever is greatest. All splices shall be wired together.
c. Vertical reinforcing bars shall have a minimum clearance of 3/4" from masonry and shall be held in position top and bottom and at intervals not exceeding 4'-0". Accessories for such support shall be used. Provide "AA Wire Products Company" (or approved equal) Rebar Positioner AA225 or AA239 for vertical bars and AA238 for horizontal bars or approved equal products from other suppliers.
d. Horizontal joint reinforcing shall be lapped no less than 6" all splices, including corners and tees where no control joint is used.
e. All horizontal joint reinforcing shall stop at control joints.
f. Horizontal reinforcing in bond beams shall be continuous through control joints.
g. All CMU walls shall have joint reinforcing @ 16" o.c. All joint reinforcing shall have (2) 9 gauge (0.148"Ø or W1.7) side rods & cross rods @ 16" o.c.

6.7 Masonry contractor shall provide for and coordinate with other trades for placement of all items to be embedded or built into the masonry.

MINIMUM SPLICING LENGTH (Ld) FOR MASONRY	
BAR SIZE	SPLICE LENGTH
#3	16"
#4	22"
#5	26"
#6	43"
#7	60"



Inspiration at Southpoint

Fort Meyers, Florida



PLANWORX
ARCHITECTURE



7.0 GENERAL FRAMING NOTES:

- 7.1 -All exterior and interior load bearing walls shall be as noted or approved equals:
 2x4 SPF #2, 2x6 SPF #2
 -See plans and load bearing wall schedule for locations, spacing, and load bearing studs species.
 -All interior non-load bearing wall, shall be SPF #2, or approved equal.
 -All top plates shall be SYP #2 or better. All sill plates shall be SYP#3 or better. Pressure treat all sill plates in contact with concrete or masonry.
 -All pressure treated 2x material shall be SYP #2 or better and shall be treated in accordance with AWP Standard U1 to the requirements of Use Category 3B (UC3B) or Use Category 4A (UC4A).
 -All pressure treated Parallam shall be Truss Joist MacMillan, Wolmanized Parallam PSL, or approved equal.
 -All pressure treated Glulam (GL) members shall be Rosboro Treated X-Beam 2400F_v-1.9E or approved equal.
 -All Glulams shall be Rosboro 24F-V4 or better.
 -All Laminated Veneer Lumber (LVL) shall be Louisiana Pacific, Gang-Lam 3100F_v-2.0E or approved equal.

- 7.2 All roof and floor trusses shall be Builders First Source or approved equal. Truss supplier shall construct trusses to provide full bearing on all walls and girders. The truss supplier shall also submit drawings for review prior to fabrication. The shop drawings shall show the following:
 - Layout plan
 - Bearing locations
 - Truss elevations
 - Mechanical openings
 - Structural calculations
 - North Carolina professional engineer seal to certify design
 - Hurricane clips and tie downs

- 7.3 Floor deck/diaphragm
 - Floor deck shall be 3/4-inch exterior grade tongue and groove Advantech
 - Place long direction perpendicular to framing
 - Stagger end joints
 - Glue and nail panels down with 10d common

Provide the following nail pattern:
 6" O.C. @ panel edge
 12" O.C. @ interior of panel.

- 7.4 Roof Deck/Diaphragm
 - Roof sheathing shall be 5/8-inch exterior grade plywood
 - Place long direction perpendicular to framing
 - Stagger end joints
 - Provide roof sheathing clips, Simpson PSCL/PSCA or approved equal at all unsupported edges.
 - Nail to supporting members with 10d @ 6" o.c. edges and 12" o.c. field..

- 7.5 Wall Sheathing
 - Exterior wall Sheathing shall be 1/2" exterior grade plywood or OSB.
 - Interior shear wall sheathing shall be 1/2" or 1/4" plywood or OSB as noted in schedules.
 - Shear wall sheathing may be placed either horizontal or vertical and stagger end joints
 - Nail panels with 8d or 10d common OSB as noted in schedules.
 - All horizontal edges of exterior wall and shear wall sheathing shall be blocked - see details on S5.0 series sheets

Shear walls
 3" O.C. @ panel edge
 12" O.C. @ interior of panel.
 Exterior walls
 3" O.C. @ panel edge
 12" O.C. @ interior of panel.

- 7.6 See plan for location of Shear Walls and S5.0X Sheet Series for framing requirements.

- 7.7 [X] number in box notes the required number of bundled studs in that location. Bundled studs shall rest on framing member below or provide solid blocking from sub-floor to plate or girder below. Good framing practices shall be used in all cases.
 7.8 All strap and tie connections shall have z-max (g185) triple zinc coating (or hot-dipped galvanized). All nails shall be hot-dipped galvanized.

- 7.9 Do not bend coil straps.

- 7.10 Unless noted otherwise, connect all building components per table 2304.9.1 - fastening schedule, per IBC 2018.

8.0 POST-INSTALLED ANCHORS:

- 8.1 Except where indicated on the drawings, post-installed anchors shall consist of the following anchor types as provided by HILTI, Inc. Contact HILTI at (800) 879-8000 for product related questions.

Anchorage to Concrete

- a. Adhesive anchors for cracked and uncracked concrete use:
 1. HILTI HIT-HY 200 Safe Set System with HILTI HIT-Z Rod per ICC ESR-3187 (pending).
 2. HILTI HIT-HY 200 Safe Set System with HILTI Hollow Drill Bit System with HAS-E threaded rod per ICC ESR-3187.
 3. HILTI HIT-RE 500-SD Epoxy Adhesive Anchoring system with HAS-E threaded rod per ICC ESR-2322 for slow cure applications.
- b. Medium duty mechanical anchors for cracked and uncracked concrete use:
 1. HILTI KWIK HUS EZ and KWIK HUS EZ-1 Screw Anchors per ICC ESR-3027
 2. HILTI KWIK BOLT-TZ Expansion Anchors per ICC ESR-1917
 3. HILTI KWIK Bolt 3 Expansion Anchors (uncracked concrete only) per ICC ESR-2302

- c. Heavy duty mechanical anchors for cracked and uncracked concrete use:
 1. HILTI HDA Undercut Anchors per ICC ESR 1546
 2. HILTI HSL-3 Expansion Anchors per ICC ESR 1545

Rebar Doweling into Concrete

- a. Adhesive anchors for cracked and uncracked concrete use:
 1. HILTI HIT-HY 200 Safe Set System with HILTI Hollow Drill Bit System with continuously deformed rebar per ICC ESR-3187.
 2. HILTI HIT-RE 500-SD Epoxy Adhesive Anchoring System with continuously deformed rebar per ICC ESR-2322.

Anchorage to Solid Grouted Masonry

- a. Adhesive Anchors use:
 1. HILTI HIT-HY 70 Masonry Adhesive Anchoring System (ICC pending).
 2. Steel anchor element shall be HILTI HAS-E continuously threaded rod or continuously deformed steel rebar.
- b. Mechanical Anchors use:
 1. HILTI KWIK BOLT-3 Expansion Anchors per ICC ESR 1385.

Anchorage to Hollow/Multi-wythe Masonry

- a. Adhesive Anchors use:
 1. HILTI HIT-HY 70 Masonry Adhesive Anchoring System per ICC ESR-3342.
 2. Steel anchor element shall be HILTI HAS-E continuously threaded rod or continuously deformed steel rebar.
 3. The appropriate size screen tube shall be used per adhesive manufacturer's recommendation.

- 8.2 Anchor capacity used in design shall be based on the technical data published by HILTI or such other method as approved by the Structural Engineer of record. Substitution requests for alternate products must be approved in writing by the Structural Engineer of record prior to use. Contractor shall provide calculations demonstrating that the substituted product is capable of achieving the performance values of the specified product. Substitutions will be evaluated by their having and ICC ESR showing compliance with the relevant building code for seismic uses, load resistance, installation category, and availability of comprehensive installation instructions. Adhesive anchor evaluation will also consider creep, in-service temperature and installation temperature.

- 8.3 Install anchors per the manufacturer instructions, as included in the anchor packaging.

- 8.4 Overhead adhesive anchors must be installed using the HILTI PROF1 System.

- 8.5 The contractor shall arrange an anchor manufacturer's representative to provide onsite installation training for all of their anchoring products specified. The Structural Engineer of record must receive documented confirmation that all of the contractor's personnel who install anchors are trained prior to the commencement of installing anchors.

- 8.6 Anchor capacity is dependant upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.

- 8.7 Existing reinforcing bars in the concrete structure may conflict with specific anchor locations. Unless noted on the drawings that the bars can be cut, the contractor shall review the existing structural drawings and shall undertake to locate the position of the reinforcing bars at the locations of the concrete anchors, by HILTI FERROSCAN, GPR, X-ray, chipping or other means.

9.0 CONSTRUCTION AND SAFETY:

- 9.1 Woods Engineering P.A.'s responsibility is limited to the details and information shown on these drawings. It is the responsibility of the Contractor to provide adequate safety measures required by local codes as well as OSHA Standards for the Construction Industry. This should include, but not be limited to the following:
 Shoring to protect new as well as existing structures.
 Necessary Scaffolding.
 Material Handling Equipment.
 Trench Boxing.

10.0 SHOP DRAWING SUBMITTAL:

- 10.1 See Project Manual

- 10.2 Contractor shall submit Electronic copies (PDF format) of each shop drawing for review. Shop drawings shall be reviewed by the Contractor prior to submission to the Engineer. The Contractor shall allow 10 working days for shop drawing approval.

11.0 SPECIAL INSPECTIONS:

- 11.1 Refer to Specification Section 014533 for all Special Inspections requirements

ABBREVIATIONS

@	AT	INT	INTERIOR
&	AND	JBE	JOIST BEARING ELEVATION
AB	ANCHOR BOLTS	JT	JOINT
ACI	AMERICAN CONCRETE INSTITUTE	K	KIP-S
ADDL	ADDITIONAL	KB	KICKER BRACE
AFF	ABOVE FINISHED FLOOR	KSI	KIPS PER SQUARE INCH
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	(L)	LONG SIDE REINFORCEMENT
		LB	LONG BAR
AIISI	AMERICAN IRON AND STEEL INSTITUTE	LBS	POUNDS
ALT	ALTERNATE	LLH	LONG LEG HORIZONTAL
ARCH	ARCHITECTS - ARCHITECTURAL	LLV	LONG LEG VERTICAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LO	LOW
AWS	AMERICAN WELDING SOCIETY	LOC	LOCATION
B, BOTT	BOTTOM	LWC	LIGHT WEIGHT CONCRETE
BCX	BOTTOM CHORD EXTENSION	MAX	MAXIMUM
BFF	BELOW FINISHED FLOOR	MC	MOMENT CONNECTION
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MFR	MANUFACTURER
BOS	BOTTOM OF STEEL	MID	MIDDLE
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
CJ	CONTRACTION JOINT	MOW	MIDDLE OF WALL
CL	CENTERLINE	MP	MASONRY PILASTER
CLR	CLEAR	d	NAILS - PENNY
CMU	CONCRETE MASONRY UNITS	No	NUMBER
COL	COLUMN	NS	NEAR SIDE
CONC	CONCRETE	NTS	NOT TO SCALE
CONN	CONNECTION	NWC	NORMAL WEIGHT CONCRETE
CONST JT	CONSTRUCTION JOINT	OC	ON CENTER
CONT	CONTINUOUS	OFB	OUTSIDE FACE OF BRICK
CONTR	CONTRACTOR	OPM	OUTSIDE FACE OF MASONRY
CSJ	COMPOSITE STEEL JOIST	QFS	OUTSIDE FACE OF STUD
CTRD	CENTERED	OPNG	OPENING
DBA	DEFORMED BAR ANCHOR	OPP	OPPOSITE HAND
DEFL	DEFLECTION	PEBS	PRE-ENGINEERED BUILDING SUPPLIER
DEPR	DEPRESSION - DEPRESSED	PED	PEDESTAL
DET	DETAIL	PL	PLATE
DIAG	DIAGONAL	PSF	POUNDS PER SQUARE FOOT
d	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION	PSL	PARALLEL STRAND LUMBER
DIST	DISTANCE	PLF	POUNDS PER LINEAR FOOT
DWG(S)	DRAWING(S)	PT	PRESSURE TREATED
DWL(S)	DOWEL(S)	REF	REFERENCE
EA	EACH	REINF	REINFORCING
ELEV	ELEVATION	REQD	REQUIRED
EMBED	EMBEDDED - EMBEDMENT	(S)	SHORT SIDE REINFORCEMENT
ENG	ENGINEER	SB	SHORT BAR
EOR	ENGINEER OF RECORD	SCHD	SCHEDULE
EQ	EQUAL	SF	STEP FOOTING
EQUIP	EQUIPMENT	SIM	SIMILAR
EF	EACH FACE	SOG	SLAB ON GRADE
EJ	EXPANSION JOINT	SPEC(S)	SPECIFICATION(S)
EOD	EDGE OF DECK	SPF	SPRUCE PINE FUR
EOS	EDGE OF SLAB	SQ	SQUARE
EOW	EDGE OF WALL	STD	STANDARD
EW	EACH WAY	STIFF	STIFFENER
EXIST	EXISTING	STIRR	STIRRUP
EXP	EXPANSION	STL	STEEL
EXT	EXTERIOR	STR	STRUCTURAL
FDN	FOUNDATION	SW	SHEAR WALL
FFE	FINISHED FLOOR ELEVATION	SYP	SOUTHERN YELLOW PINE
FS	FAR SIDE	T	TOP
FTG	FOOTING	TCX	TOP CHORD EXTENSION
GA	GAUGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOS	TOP OF STEEL
GT	GIRDER TRUSS	TOW	TOP OF WALL
HD	HEADED	TYP	TYPICAL
HI	HIGH	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VB	VEHICLE BARRIER
HSS	HOLLOW STRUCTURAL SECTION	VERT	VERTICAL
HT	HIP TRUSS	VIF	VERIFY IN FIELD
IFM	INSIDE FACE OF MASONRY	W	WITH
		WWF	WELDED WIRE FABRIC

DO NOT SCALE DIGITAL OR HARD COPIES OF THESE DRAWINGS:

Unless Specifically Noted - Drawings, Plans, Sections, Details, Etc. are a graphic representation of the framing conditions and/or requirements.
 Rebar lengths, bends & etc. SHALL NOT be determined by scaling any drawings included in this set of documents. Lengths & sizes shall be determined by the schedules only, or specifically requested if not numerically shown. Submit a written request to Woods Engineering, PA if further clarification is needed.

Inspiration at Southpoint

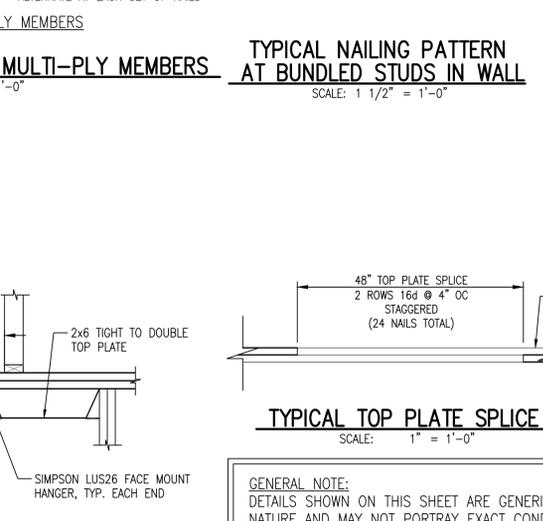
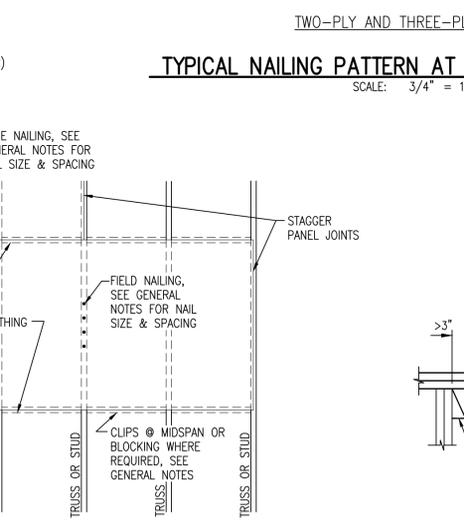
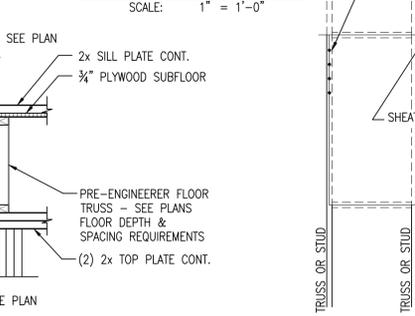
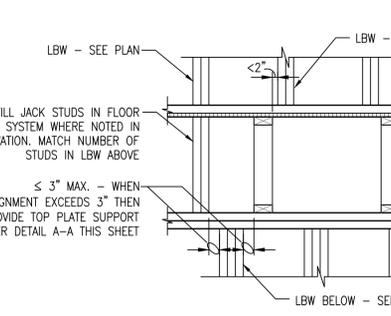
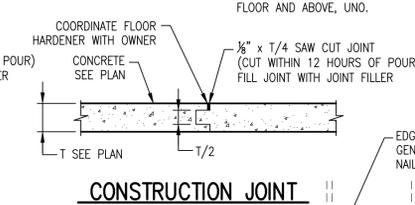
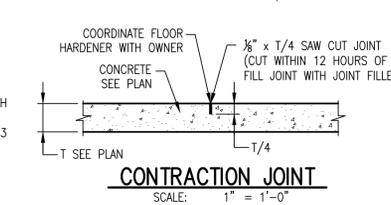
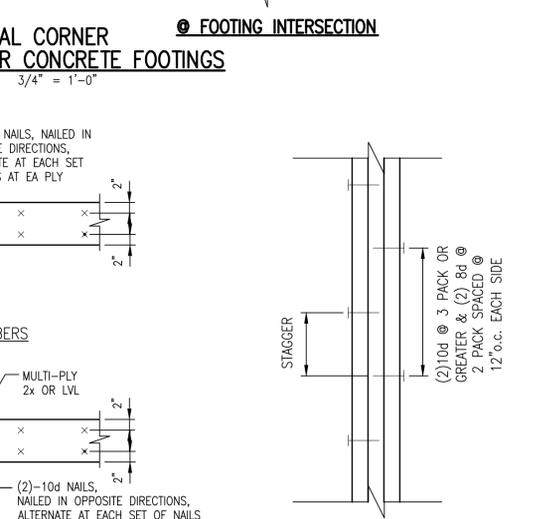
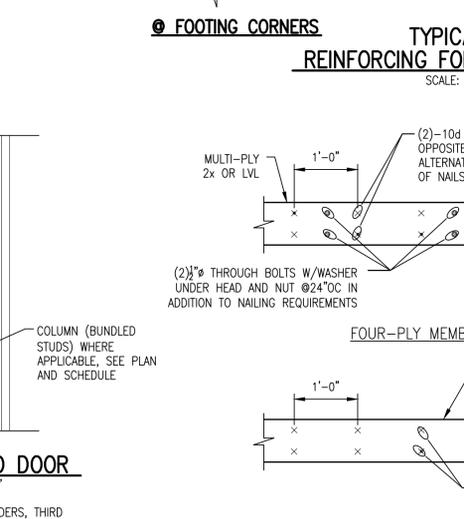
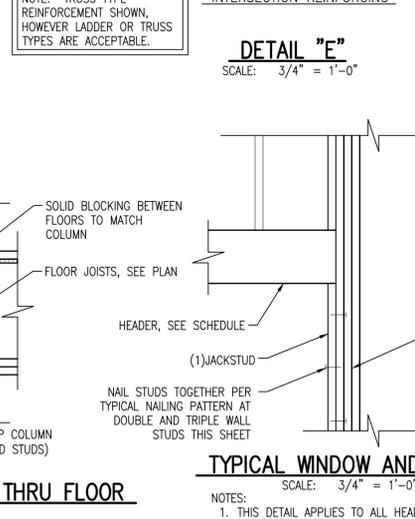
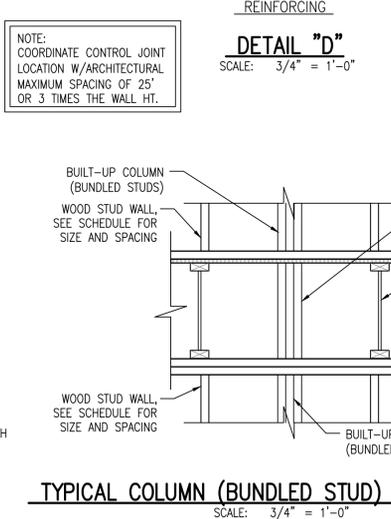
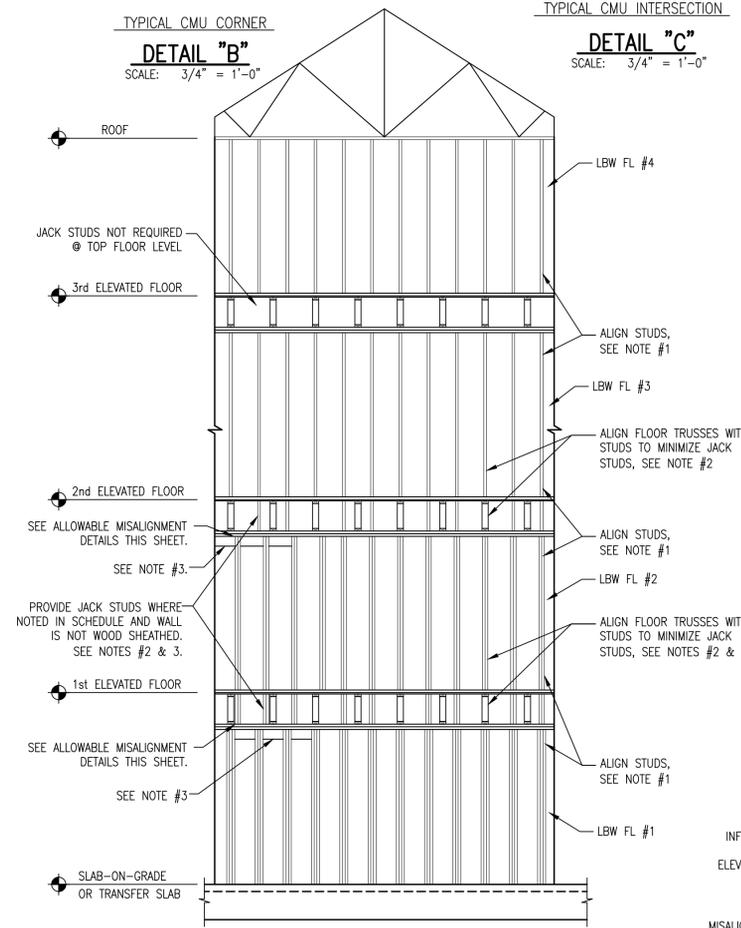
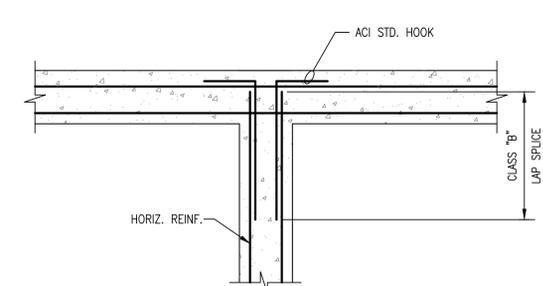
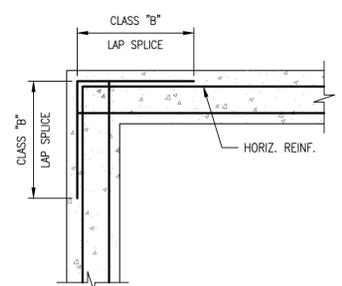
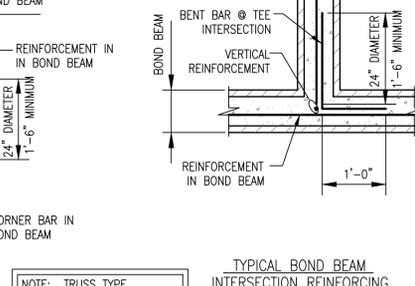
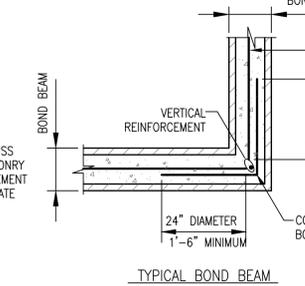
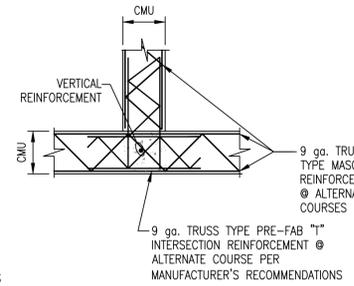
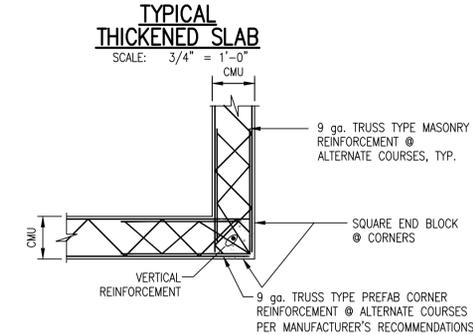
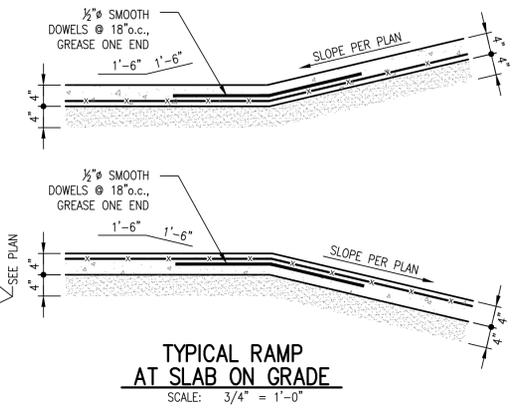
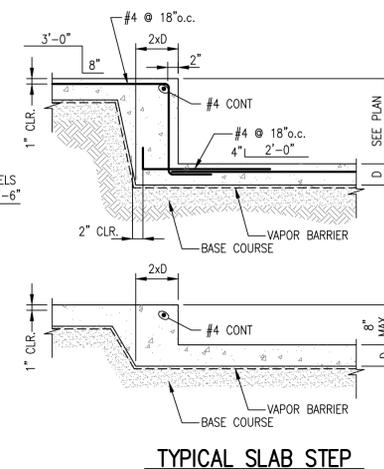
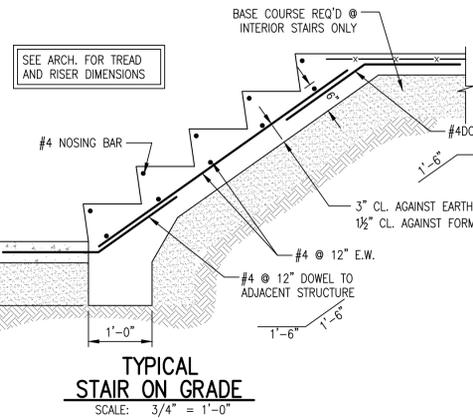
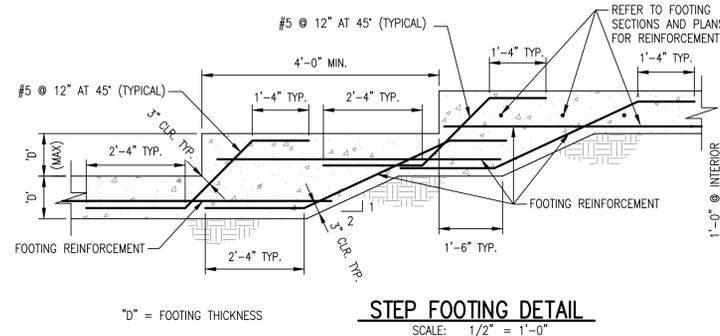
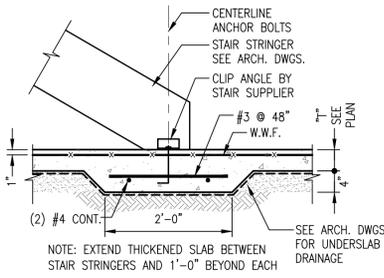
Fort Meyers, Florida



PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8088
Wilmington, NC 28401 www.woodseng.com



1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

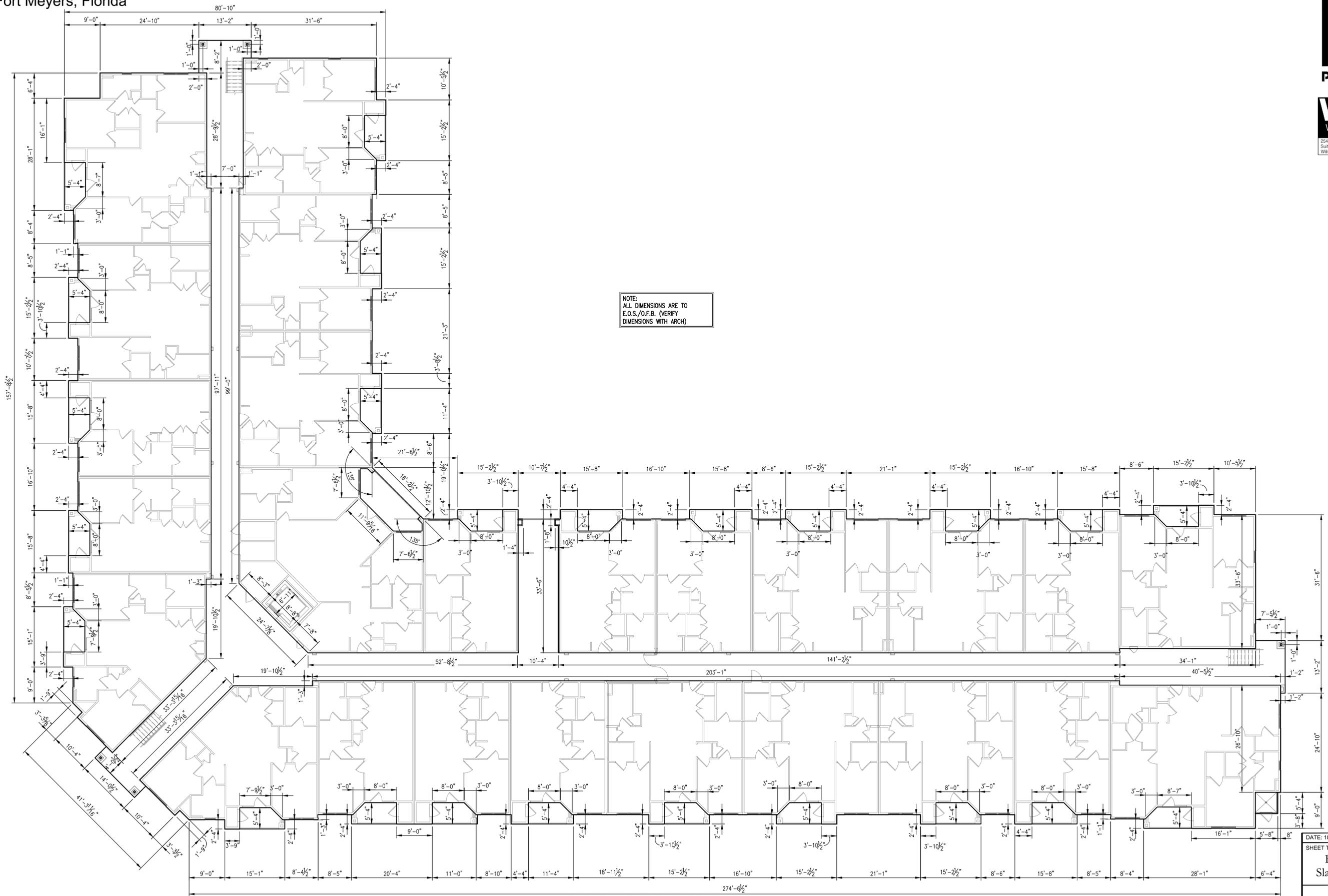
Fort Meyers, Florida



PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8088
Wilmington, NC 28401 www.woodseng.com



SLAB-ON-GRADE DIMENSION PLAN
SCALE: 3/32" = 1'-0"

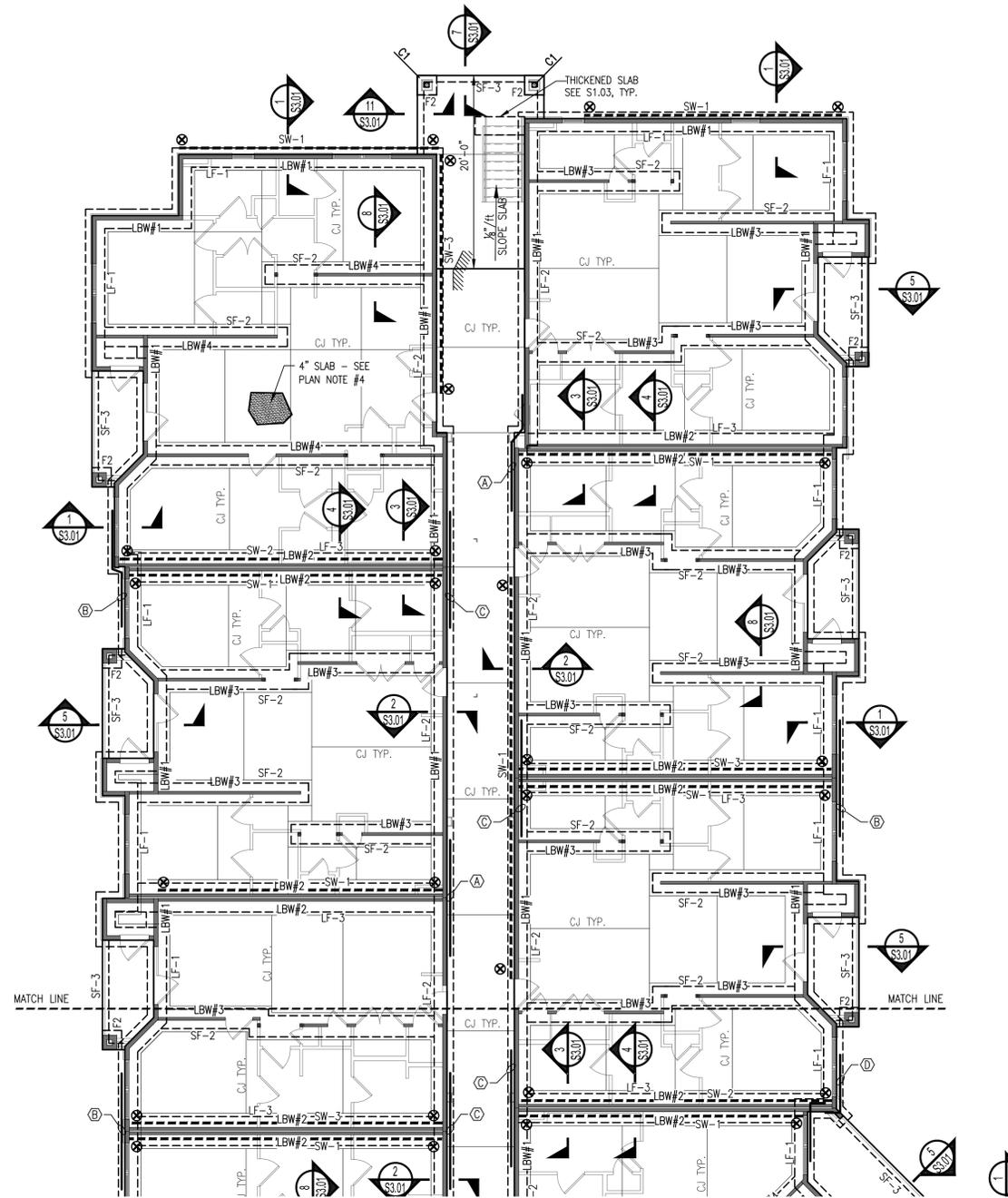
DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
**Building Type 1 -
Slab Dimension Plan**

S2.10

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



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

FOUNDATION LEGEND:

- LBW-X LOAD BEARING WALLS (ABOVE) SEE SCHEDULE THIS SHEET
- LF-X LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SF-X STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEET SERIES FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.0 SERIES SHEETS
- 8" CMU WALLS WITH #5 VERTICALS @ 48"o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16"o.c., TYP.
- C1 INDICATES 6x6 POST SEE DETAIL 11/S3.01
- ⊗ ADD BARS, SEE SCHEDULE THIS SHEET

FOUNDATION PLAN NOTES:

1. SEE S1.0 SHEET FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 PSI CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAIN SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP. OR APPROVED EQUAL) ON 15 MIL VAPOR BARRIER, ON 6" CLEAN SANDS WITH LESS THAN 3% FINES ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
8. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
9. PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
10. TURN DOWN SF-x FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.
11. IF SLAB ON GRADE IS POST-TENSIONED, THEN MACROFIBERS AND CONTRACTION JOINTS ARE NOT REQUIRED. SLAB MUST BE STRESSED WITHIN 72 HOURS OF POUR.
12. LATERAL FOOTING SIZE AND REINFORCING MUST REMAIN AS SPECIFIED EVEN IF SLAB IS POST-TENSIONED. UNLESS SHEAR WALL LOADS FROM E.O.R. ARE INCLUDED IN THE POST-TENSIONED SLAB DESIGN

NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-x) SIZE AND REINFORCEMENT CANNOT BE REDUCED.

ADD BAR SCHEDULE	
A	ADD (1)#5 TOP x 12'-0" LONG
B	ADD (2)#7 TOP AND (1)#5 BOTT. x 12'-0" LONG
C	ADD (4)#7 TOP AND (2)#5 BOTT. x 12'-0" LONG
D	ADD (2)#7 TOP AND (1)#5 BOTT. x 6'-0" LONG W/ HOOK AS SHOWN

NOTE:
ALL ADD BARS TO BE CENTERED ABOUT SHEAR WALLS U.N.O.

LATERAL FOOTING (LF-x) SCHEDULE				
MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	2'-0" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	2'-6" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS

SPREAD FOOTING (FX) SCHEDULE			
MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 1'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F12x11	12'-0" x 11'-0" x 1'-0"	#5 @ 12"o.c. SHORT	

STRIP FOOTING (SF-x) SCHEDULE			
MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1)#4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. T&B	MONOLITHIC WITH SLAB
SF-4	2'-6" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-5	4'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB

LOAD BEARING WALL (LBW #X) SCHEDULE					
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE				
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.
2nd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-

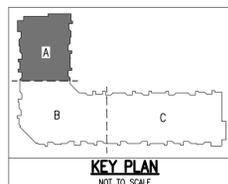
- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16"o.c. U.N.O. ON PLAN.



PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8089
Wilmington, NC 28401 www.woodseng.com



KEY PLAN
NOT TO SCALE

DATE: 10/29/2021 (CD) 010819-21-3337

SHEET TITLE:
**Building Type 1 -
Foundation Plan**

S2.11A

Inspiration at Southpoint

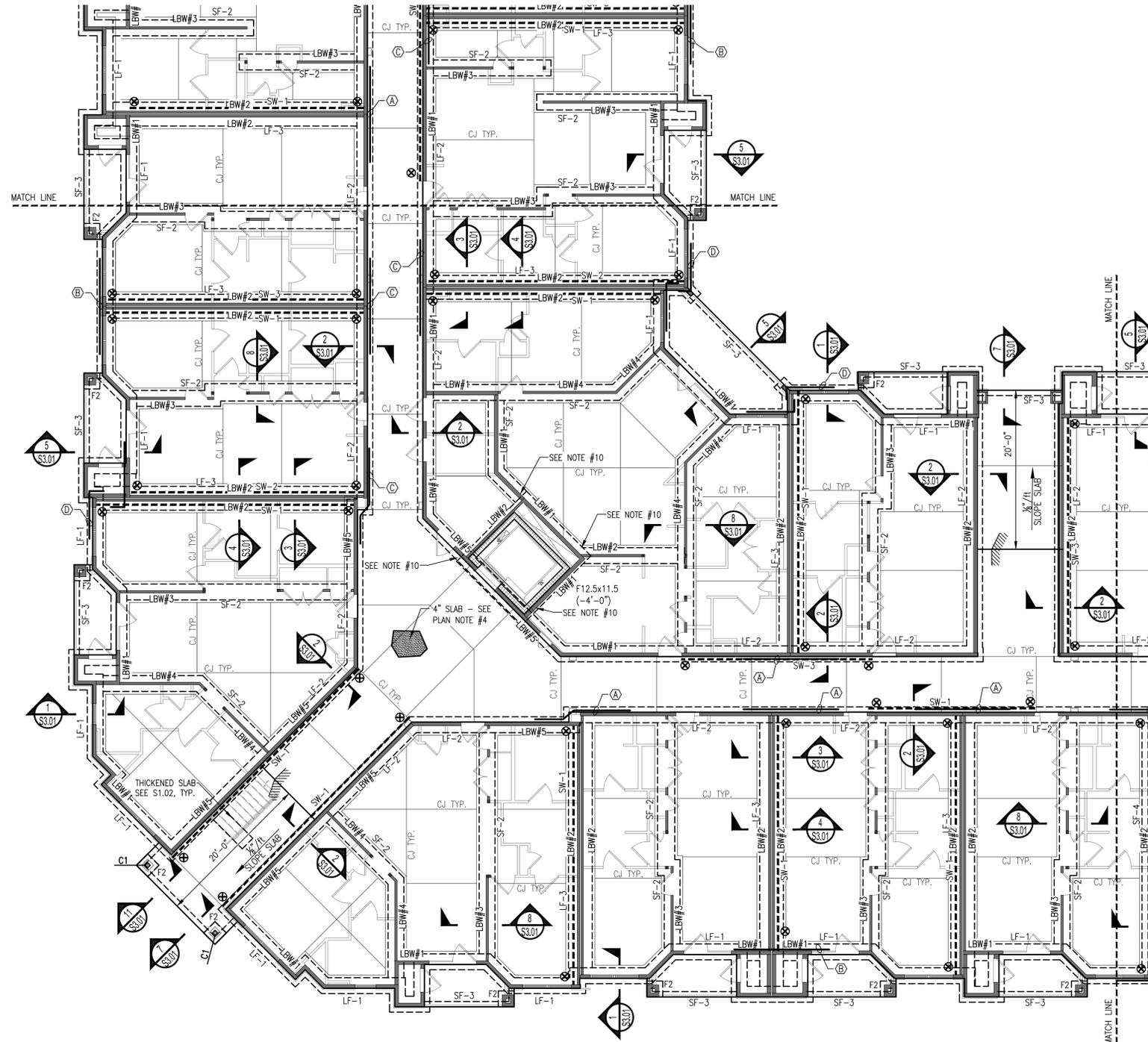
Fort Meyers, Florida



PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8089
Wilmington, NC 28401 www.woodseng.com



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

FOUNDATION LEGEND:

- LBW-X LOAD BEARING WALLS (ABOVE) SEE SCHEDULE THIS SHEET
- LF-X LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SF-X STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-X SHEAR WALL DESIGNATION SEE S5.0 SHEET SERIES FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.0 SERIES SHEETS
- 8" CMU WALLS WITH #5 VERTICALS @ 48"o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16"o.c., TYP.
- C1 INDICATES 6x6 POST SEE DETAIL 11/S3.01
- ⊗ ADD BARS, SEE SCHEDULE THIS SHEET

FOUNDATION PLAN NOTES:

1. SEE S1.0 SHEET FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAIN SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP. OR APPROVED EQUAL) ON 15 mil VAPOR BARRIER, ON 6" CLEAN SANDS WITH LESS THAN 3% FINES ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
8. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
9. PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
10. TURN DOWN SF-x FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.
11. IF SLAB ON GRADE IS POST-TENSIONED, THEN MACROFIBERS AND CONTRACTION JOINTS ARE NOT REQUIRED. SLAB MUST BE STRESSED WITHIN 72 HOURS OF POUR.
12. LATERAL FOOTING SIZE AND REINFORCING MUST REMAIN AS SPECIFIED EVEN IF SLAB IS POST-TENSIONED. UNLESS SHEAR WALL LOADS FROM E.O.R. ARE INCLUDED IN THE POST-TENSIONED SLAB DESIGN

NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-x) SIZE AND REINFORCEMENT CANNOT BE REDUCED.

ADD BAR SCHEDULE

A	ADD (1)#5 TOP x 12'-0" LONG
B	ADD (2)#7 TOP AND (1)#5 BOT. x 12'-0" LONG
C	ADD (4)#7 TOP AND (2)#5 BOT. x 12'-0" LONG
D	ADD (2)#7 TOP AND (1)#5 BOT. x 6'-0" LONG W/ HOOK AS SHOWN

NOTE:
ALL ADD BARS TO BE CENTERED ABOUT SHEAR WALLS U.N.O.

LATERAL FOOTING (LF-x) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	2'-0" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	2'-6" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS

SPREAD FOOTING (FX) SCHEDULE

MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 1'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F12x11	12'-0" x 11'-0" x 1'-0"	#5 @ 12"o.c. SHORT	

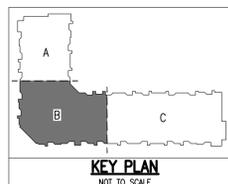
STRIP FOOTING (SF-x) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOT., (1)#4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #5 CONT. BOT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. T&B	MONOLITHIC WITH SLAB
SF-4	2'-6" x 1'-0" x CONT.	(3) #5 CONT. BOT.	MONOLITHIC WITH SLAB
SF-5	4'-0" x 2'-0" x CONT.	(3) #5 CONT. BOT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB

LOAD BEARING WALL (LBW #X) SCHEDULE

FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
2nd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x4 @ 16"o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16"o.c. U.N.O. ON PLAN.



DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
**Building Type 1 -
Foundation Plan**

S2.11B

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.
© Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

STRIP FOOTING (SF-X) SCHEDULE			
MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. T&B	MONOLITHIC WITH SLAB
SF-4	2'-6" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-5	4'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB

LATERAL FOOTING (LF-X) SCHEDULE				
MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	2'-0" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	2'-6" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS

ADD BAR SCHEDULE	
A	ADD (1) #5 TOP x 12'-0" LONG
B	ADD (2) #7 TOP AND (1) #5 BOTT. x 12'-0" LONG
C	ADD (4) #7 TOP AND (2) #5 BOTT. x 12'-0" LONG
D	ADD (2) #7 TOP AND (1) #5 BOTT. x 6'-0" LONG W/ HOOK AS SHOWN

NOTE:
ALL ADD BARS TO BE CENTERED ABOUT SHEAR WALLS U.N.O.

SPREAD FOOTING (FX) SCHEDULE				
MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY U.N.O.)	REMARKS	
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.		
F3	3'-0" x 3'-0" x 1'-0"	(3) #5 E.W.		
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.		
F12x11	12'-0" x 11'-0" x 1'-0"	#5 @ 12" o.c. SHORT		

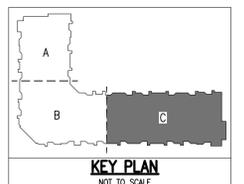
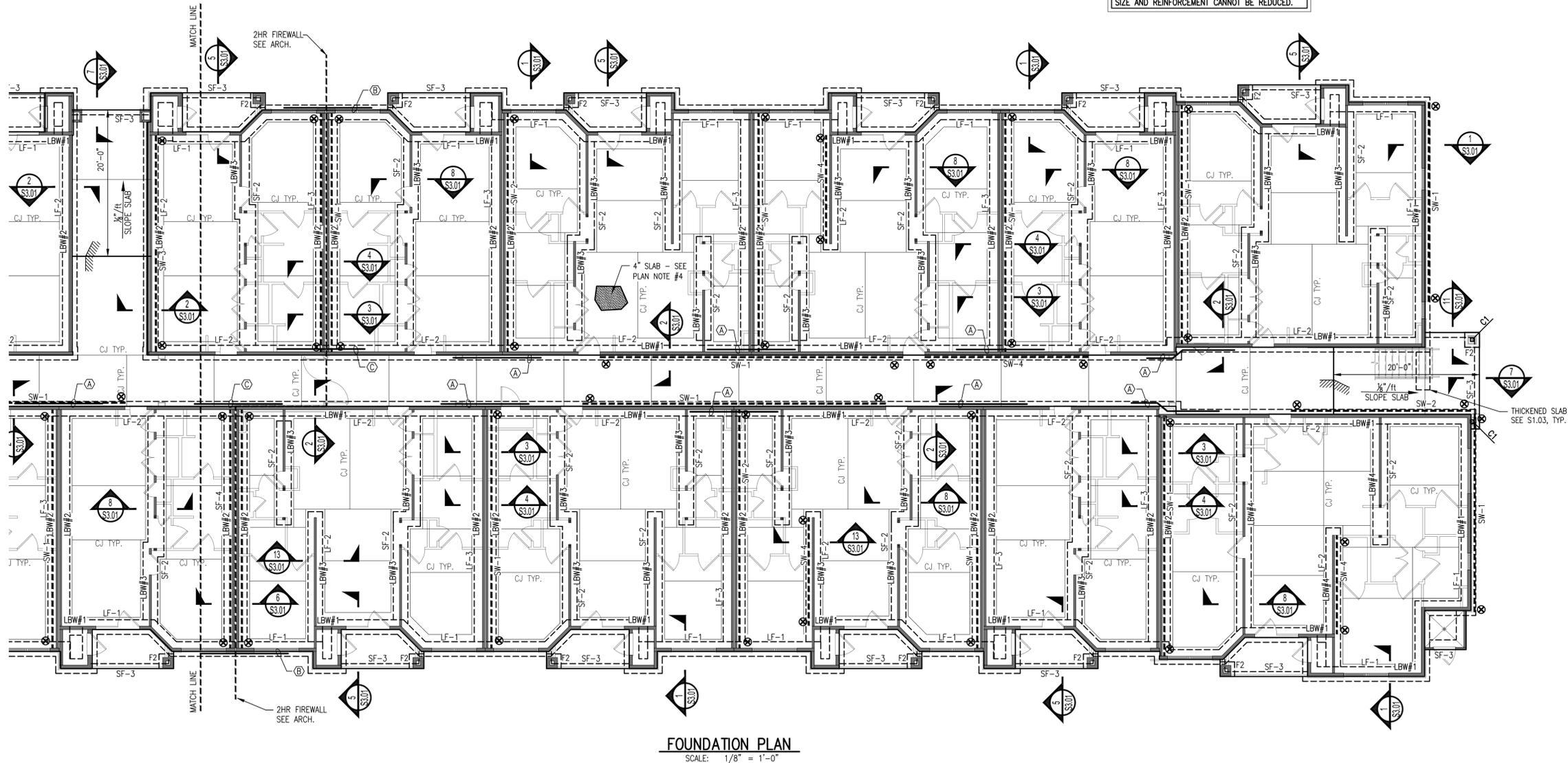
FOUNDATION LEGEND:

- LBW-X LOAD BEARING WALLS (ABOVE) SEE SCHEDULE THIS SHEET
- LF-X LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SF-X STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-X SHEAR WALL DESIGNATION SEE S5.0 SHEET SERIES FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SERIES SHEETS
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- C1 INDICATES 6x6 POST SEE DETAIL 11/S3.01
- ⊗ ADD BARS, SEE SCHEDULE THIS SHEET

FOUNDATION PLAN NOTES:

1. SEE S1.0 SHEET FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP. OR APPROVED EQUAL) ON 15 MIL VAPOR BARRIER, ON 6" CLEAN SANDS WITH LESS THAN 3% FINES ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/ QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
8. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
9. PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
10. TURN DOWN SF-X FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.
11. IF SLAB ON GRADE IS POST-TENSIONED, THEN MACROFIBERS AND CONTRACTION JOINTS ARE NOT REQUIRED. SLAB MUST BE STRESSED WITHIN 72 HOURS OF POUR.
12. LATERAL FOOTING SIZE AND REINFORCING MUST REMAIN AS SPECIFIED EVEN IF SLAB IS POST-TENSIONED. UNLESS SHEAR WALL LOADS FROM E.O.R. ARE INCLUDED IN THE POST-TENSIONED SLAB DESIGN

NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-X) SIZE AND REINFORCEMENT CANNOT BE REDUCED.



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

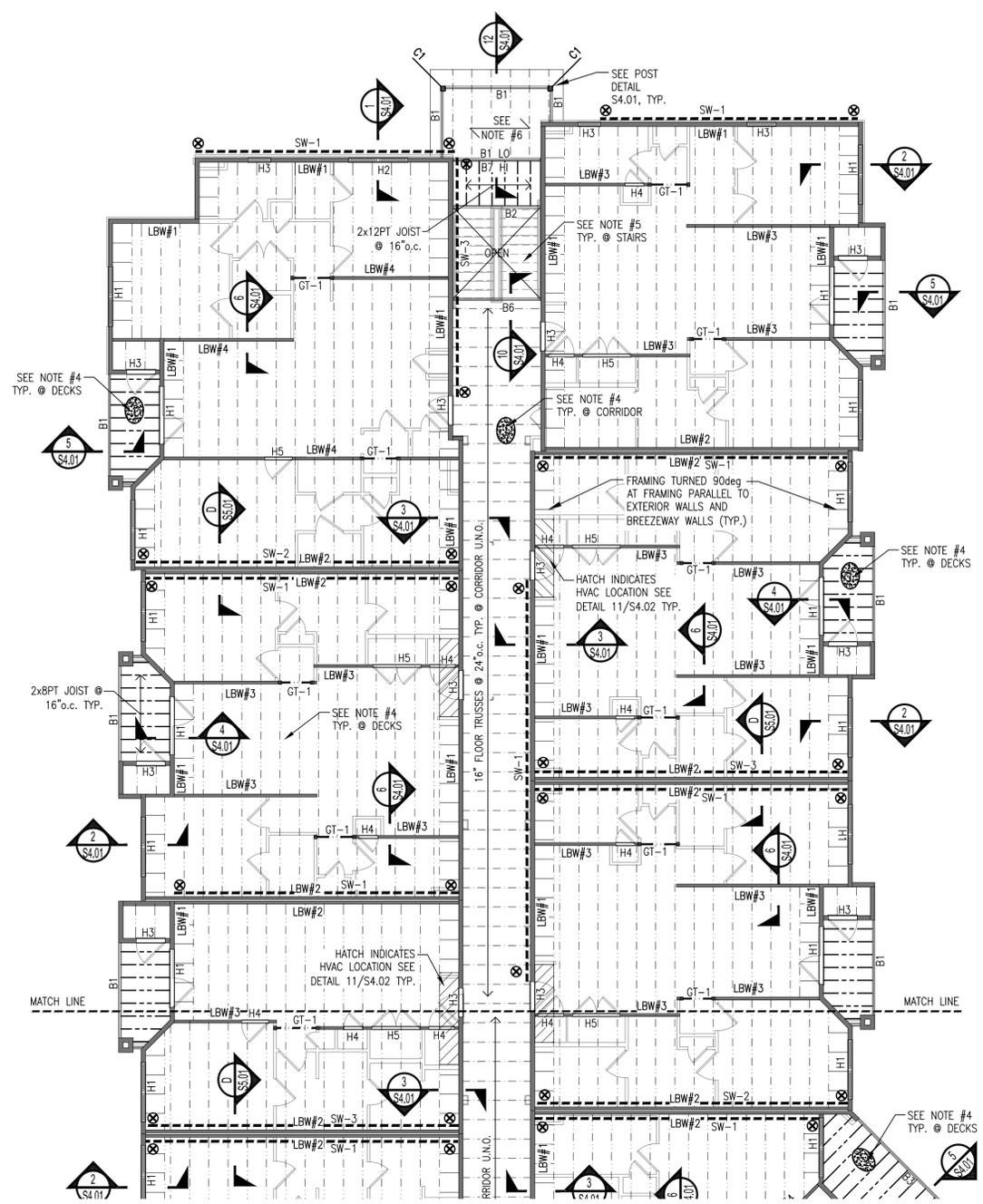
DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 -
Foundation Plan

S2.11C

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

FLOOR FRAMING LEGEND

- ROOF TRUSSES @ 24" o.c.
- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- ⊠ BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- Mhx MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- C1 INDICATES 6x6 POST, SEE POST DETAIL ON S4.01

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
7. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

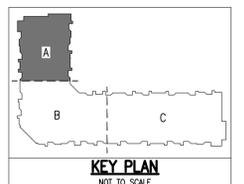
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3/2"x7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



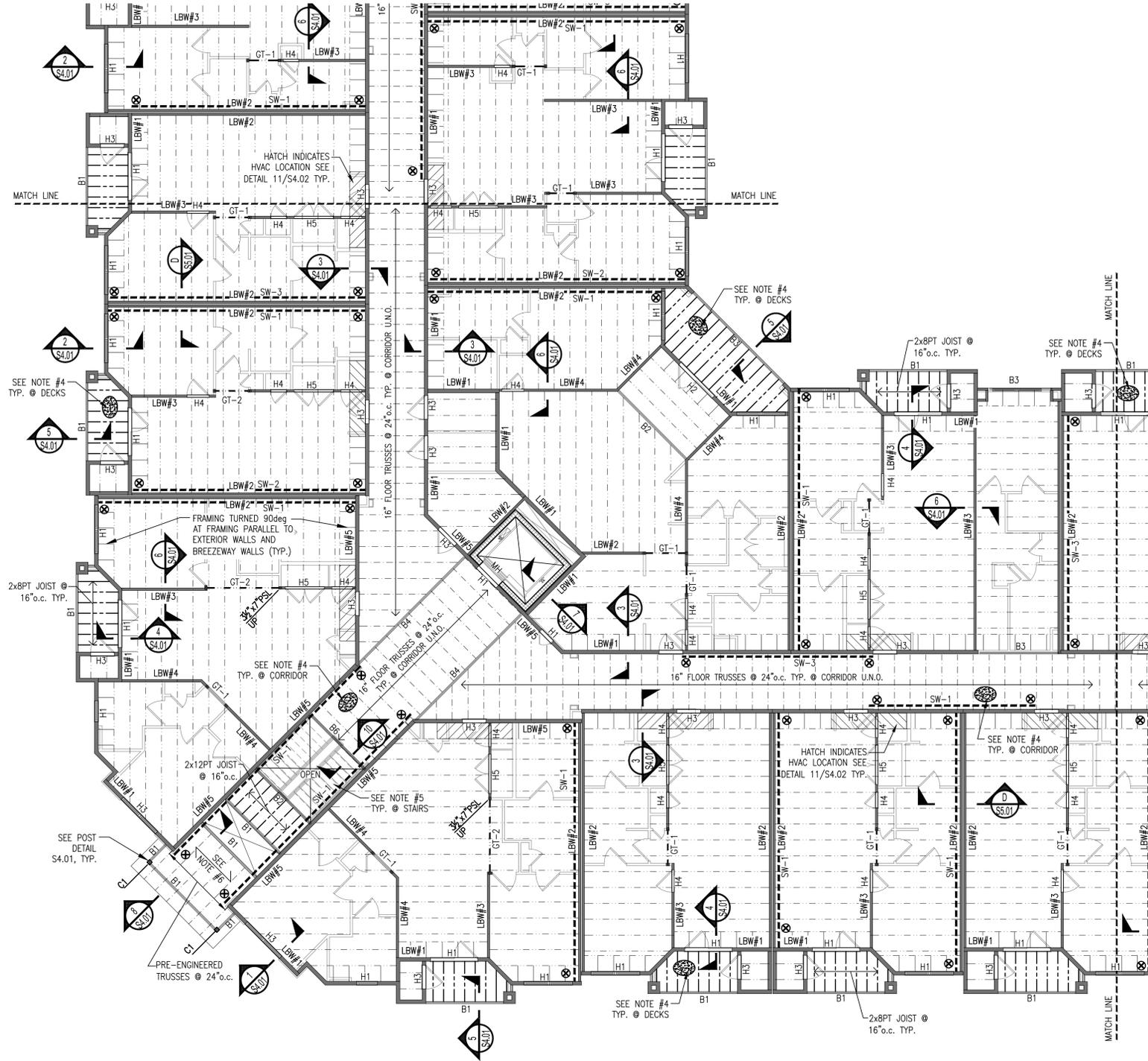
DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Second Floor Framing Plan

S2.12A

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

FLOOR FRAMING LEGEND

- ROOF TRUSSES @ 24" o.c.
- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- Mhx MASONRY HEADER
- MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- C1 INDICATES 6x6 POST, SEE POST DETAIL ON S4.01

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
7. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

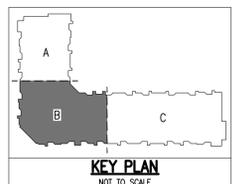
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Second Floor Framing Plan

S2.12B

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
- ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 - ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 - SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 - WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 - WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

MARK	BEAM SCHEDULE	BUNDLED STUDS (U.N.O. ON PLAN)			
		FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/4" x 11/8" PT GLULAM	4	3	3	3
B3	5/8" x 11/8" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/4" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 1/8" LVLs	4	-	-	-
B10					

MARK	GIRDER TRUSS	BUNDLED STUDS (U.N.O.)			
		FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

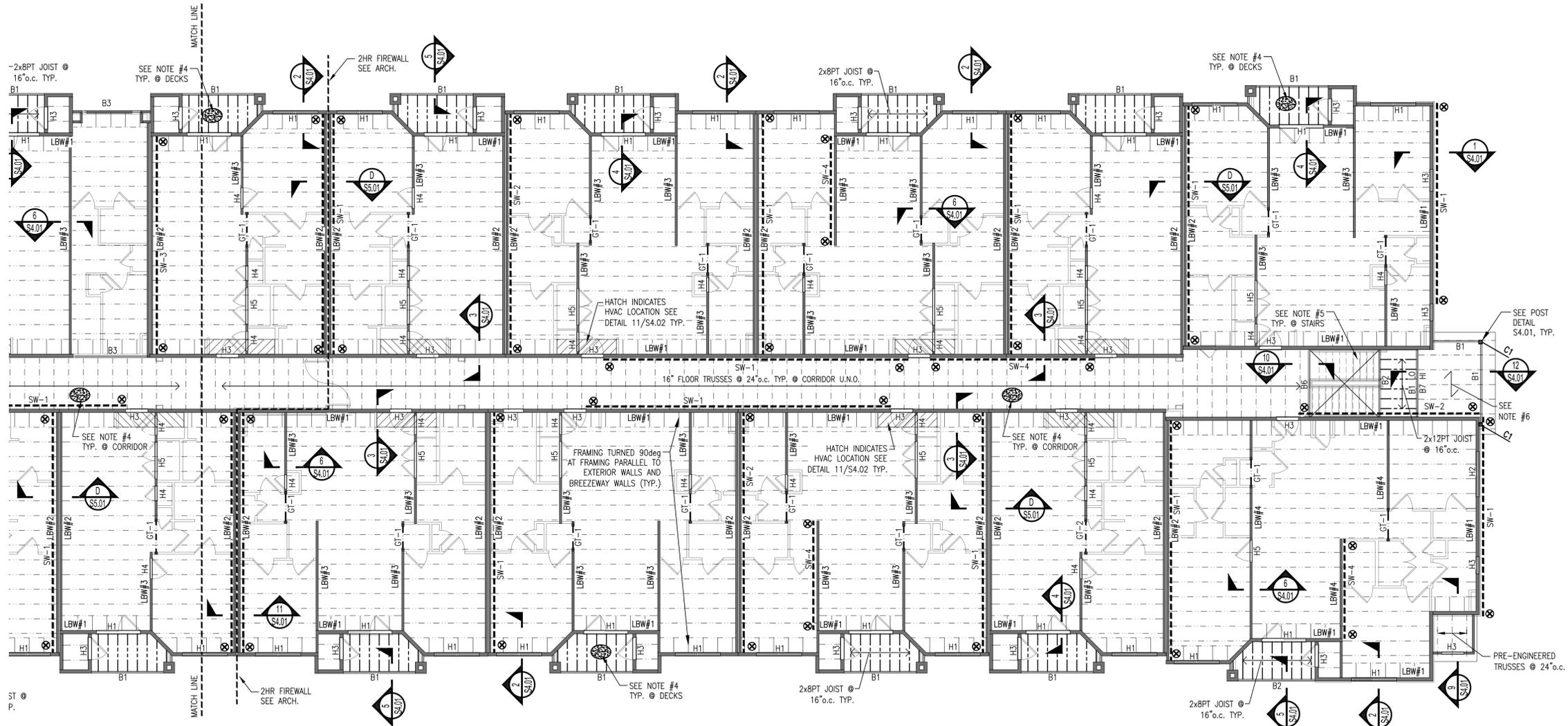
FLOOR FRAMING LEGEND

- ROOF TRUSSES @ 24" o.c.
- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- LBW-X 2x WALLS (ABOVE)
- LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- Mhx MASONRY HEADER
- MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- C1 INDICATES 6x6 POST, SEE POST DETAIL ON S4.01

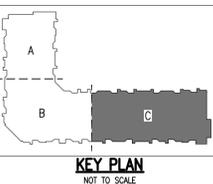
FLOOR FRAMING PLAN NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
- SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
- DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ COORDINATES, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6x2.0xw2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
- STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
- ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
- WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

MARK	HEADER SCHEDULE	JAMB REQUIREMENTS			
		FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 1/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 1/8" LVLs	4K/2J	-	-	-



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



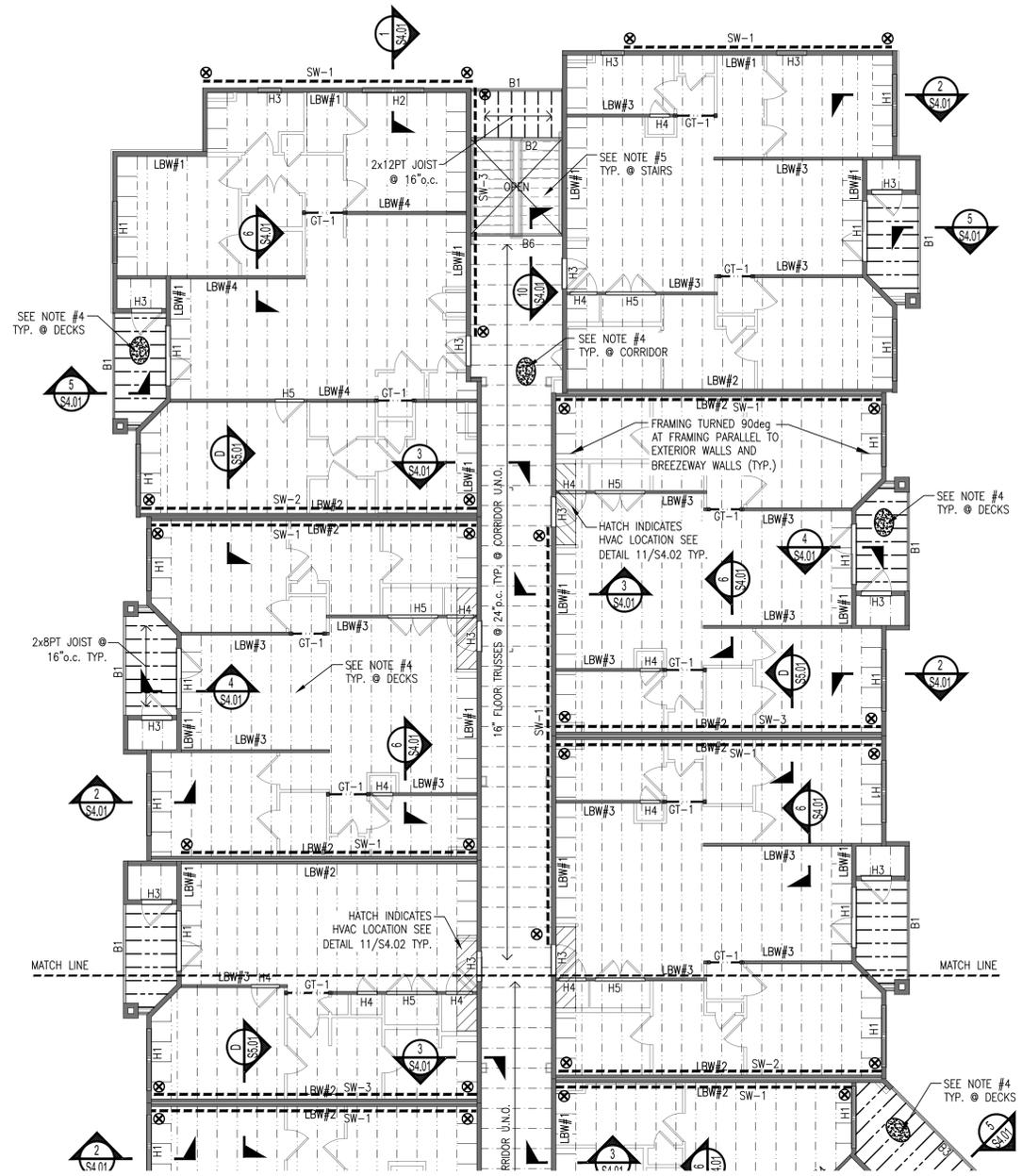
DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Second Floor Framing Plan
S2.12C

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.



Inspiration at Southpoint

Fort Meyers, Florida



THIRD/FOURTH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- MHx MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

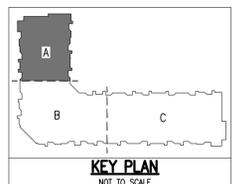
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	9/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 3/4" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Third/
Fourth Floor Framing Plan

S2.13A

Inspiration at Southpoint

Fort Meyers, Florida

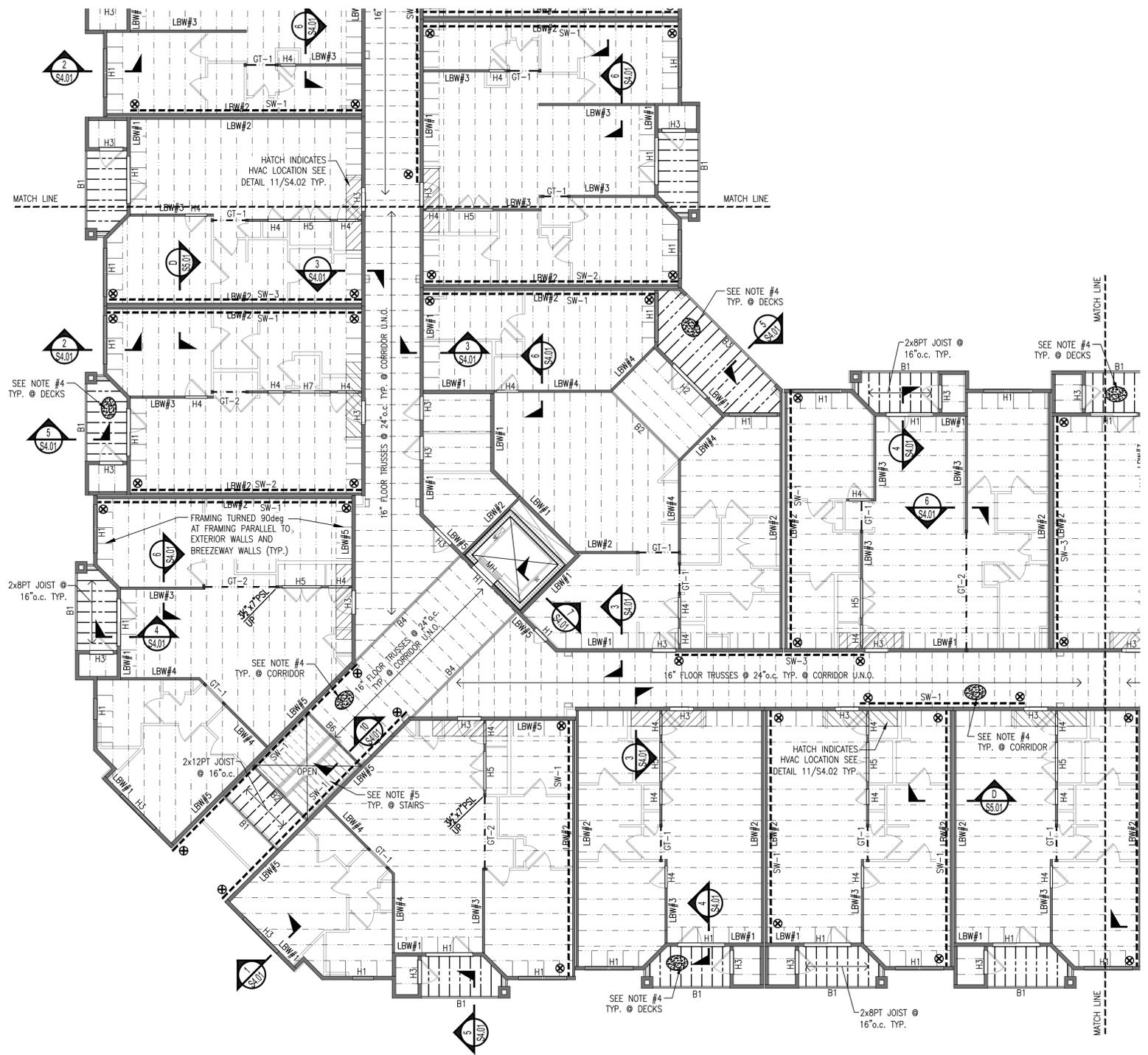


FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- ⊠ BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- MHx MASONRY HEADER MH1: (1) #5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.



THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

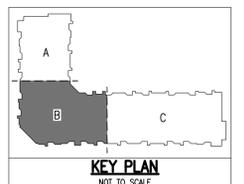
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16o.c. U.N.O. ON PLAN.



DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Third Floor Framing Plan

S2.13B

Inspiration at Southpoint

Fort Meyers, Florida



FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
- ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 - ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 - SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 - WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 - WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/4" x 11 1/2" PT GLULAM	4	3	3	3
B3	5/8" x 11 1/2" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/4" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 1/2" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

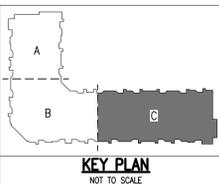
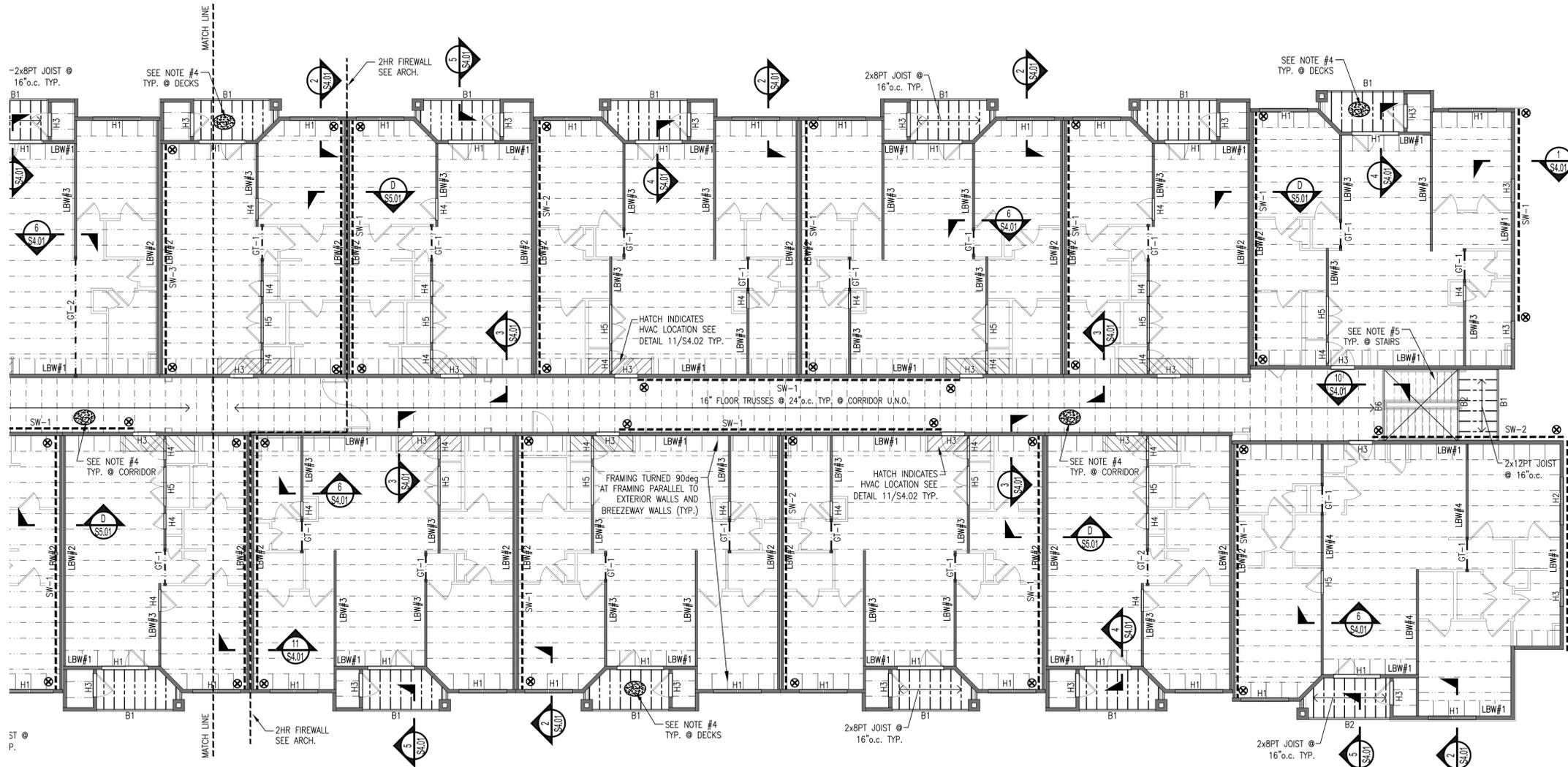
FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- LBW-X 2x WALLS (ABOVE)
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- MHx MASONRY HEADER MH1: (1) #5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND #17 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

FLOOR FRAMING PLAN NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
- SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
- DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
- STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
- WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-



DATE: 10/29/2021 (CD) 010819-21-3337
 SHEET TITLE:
 Building Type 1 - Third Floor Framing Plan

S2.13C

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from those depicted. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida

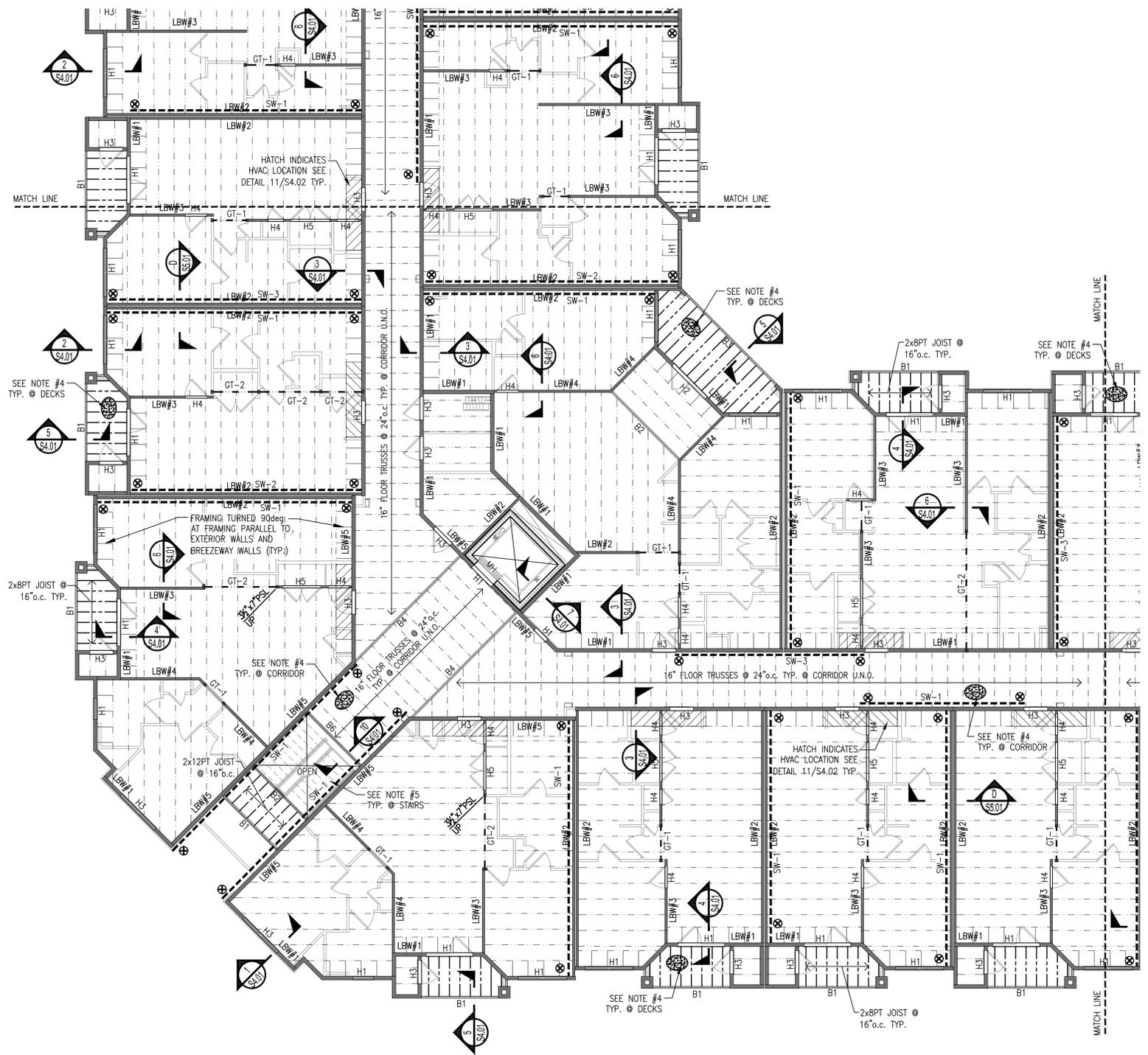


FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- ⊠ BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- MHx MASONRY HEADER MH1: (1) #5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.



FOURTH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

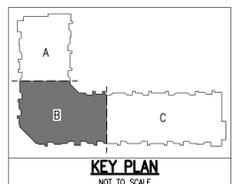
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	9 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Fourth Floor Framing Plan

S2.14B

Inspiration at Southpoint

Fort Meyers, Florida

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

MARK	BEAM REQUIREMENT	BUNDLED STUDS (U.N.O. ON PLAN)			
		FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3½" x 11½" PT GLULAM	4	3	3	3
B3	5½" x 11½" PT GLULAM	4	3	3	3
B4	(4) 1¾" x 16" LVLs	6	5	4	3
B5	(2) 1¾" x 18" LVLs	SEE PLAN			
B6	3½" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1¾" x 16" LVLs	5	4	3	3
B9	(2) 1¾" x 11½" LVLs	4	-	-	-
B10					

MARK	GIRDER TRUSS	BUNDLED STUDS (U.N.O)			
		FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3½"x7" PSL	5	3	3

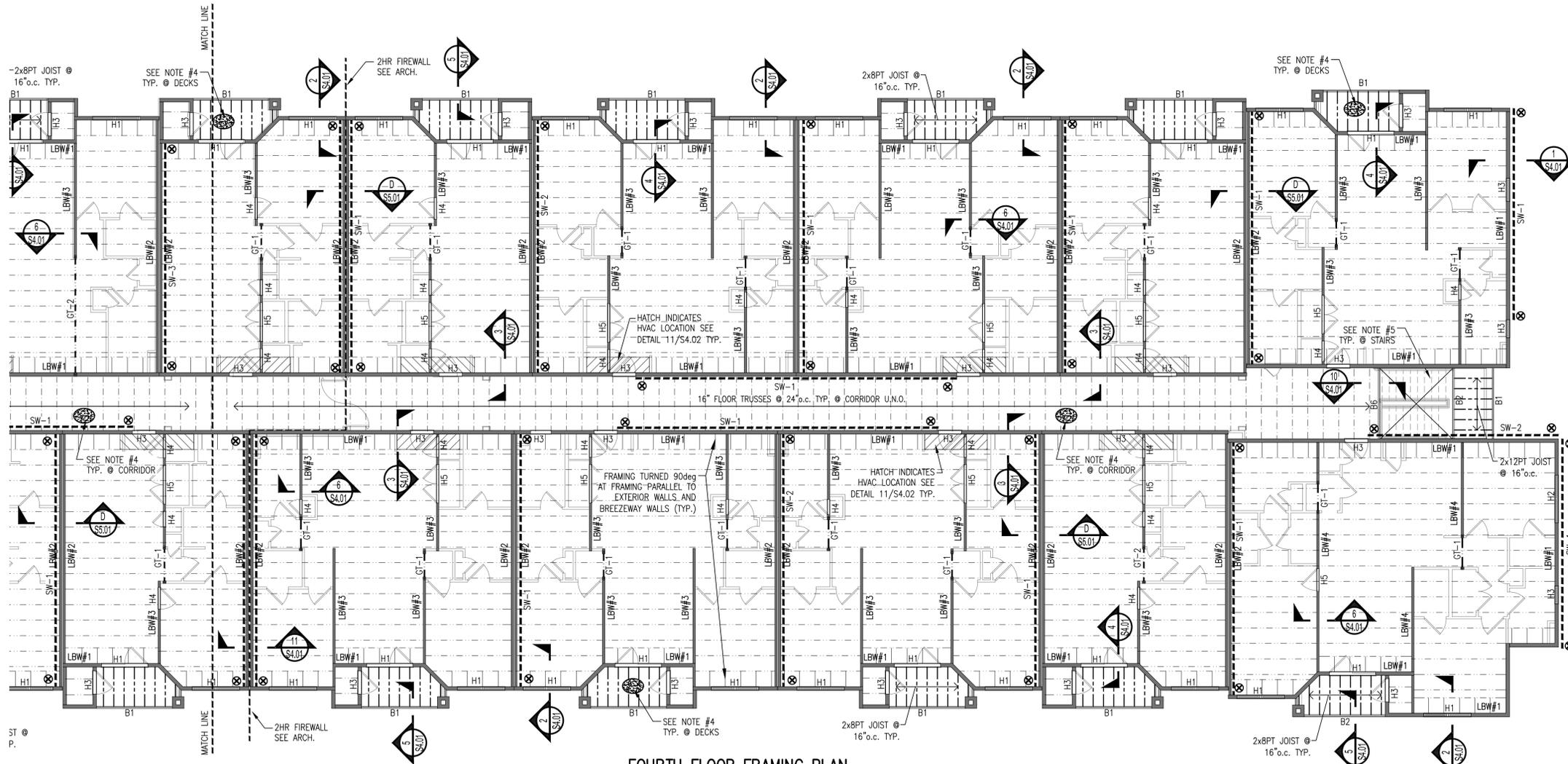
FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (ABOVE)
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- MHx MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND #17 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

FLOOR FRAMING PLAN NOTES:

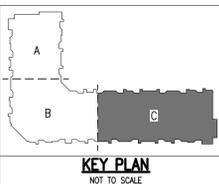
1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE ¾" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1½" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

MARK	HEADER REQUIREMENTS	JAMB REQUIREMENTS			
		FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ ¼" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ ¼" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ ¼" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ ¼" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ ¼" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ ¼" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1¾" x 11½" LVLs	4K/2J	-	-	-
H8	(3) 1¾" x 11½" LVLs	4K/2J	-	-	-



FOURTH FLOOR FRAMING PLAN

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



DATE: 10/29/2021 (CD) 010819-21-3337

SHEET TITLE:
Building Type 1 - Fourth Floor Framing Plan

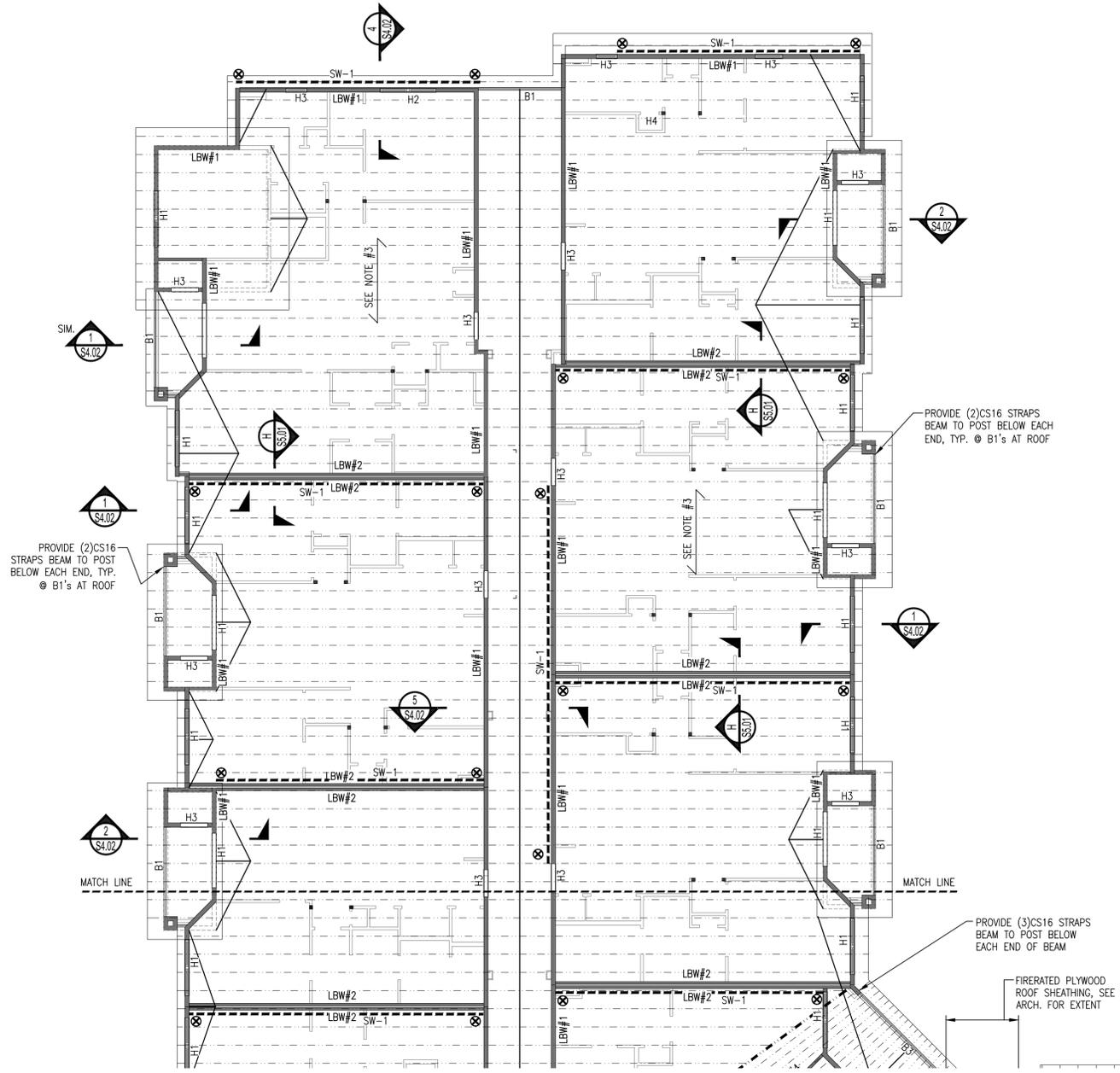
S2.14C

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of any conditions or items varying from design information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.



Inspiration at Southpoint

Fort Meyers, Florida



ROOF FRAMING LEGEND

- ROOF TRUSSES @ 24" o.c.
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW) SEE SCHEDULE THIS SHEET
- LT INDICATES GIRDER TRUSS
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- S.F. STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- Mhx MASONRY HEADER MH1: (1) #5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- ATTIC WALKWAY - SEE ARCH. FOR REQUIREMENTS

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW. ROOF TRUSS SUPPLIER SHALL PROVIDE DRAG TRUSSES DIRECTLY ABOVE ALL INTERIOR SHEAR WALLS. SEE S5.0 SHEETS FOR REQUIREMENTS.
3. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
4. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
5. TRUSS DESIGNER TO COORDINATE WEIGHT AND LOCATION OF ROOF TOP MECHANICAL UNITS WITH MECHANICAL DRAWINGS. SEE SECTION 7/S4.02 FOR TYPICAL ROOF TOP MECHANICAL CURB DETAIL.

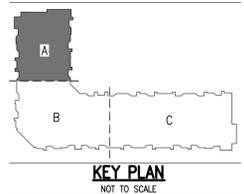
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Roof Framing Plan

S2.15A

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida

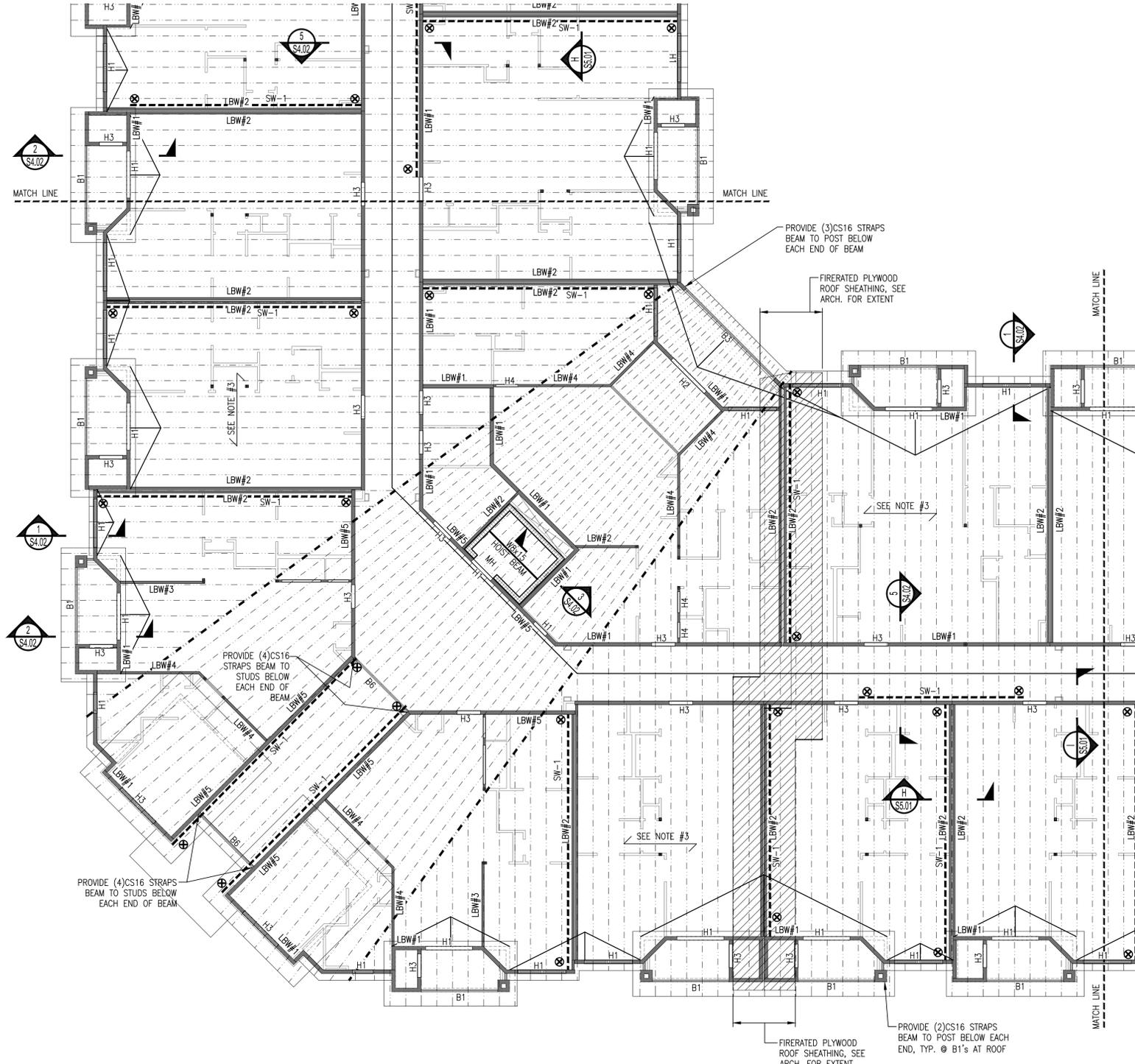


ROOF FRAMING LEGEND

- ROOF TRUSSES @ 24" o.c.
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- GT INDICATES GIRDER TRUSS
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- S.F. STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- Mhx MASONRY HEADER MH1: (1) #5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- ATTIC WALKWAY - SEE ARCH. FOR REQUIREMENTS

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW, ROOF TRUSS SUPPLIER SHALL PROVIDE DRAG TRUSSES DIRECTLY ABOVE ALL INTERIOR SHEAR WALLS. SEE S5.0 SHEETS FOR REQUIREMENTS.
3. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
4. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
5. TRUSS DESIGNER TO COORDINATE WEIGHT AND LOCATION OF ROOF TOP MECHANICAL UNITS WITH MECHANICAL DRAWINGS. SEE SECTION 7/S4.02 FOR TYPICAL ROOF TOP MECHANICAL CURB DETAIL.



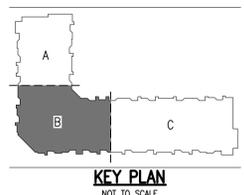
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/2J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 1 - Roof Framing Plan
S2.15B

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
2nd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x4 @ 16" o.c
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
- ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 - ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 - SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 - WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16"o.c.
 - WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16"o.c. U.N.O. ON PLAN.

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/4" x 11 1/2" PT GLULAM	4	3	3	3
B3	5/8" x 11 1/2" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/4" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 1/2" LVLs	4	-	-	-
B10					

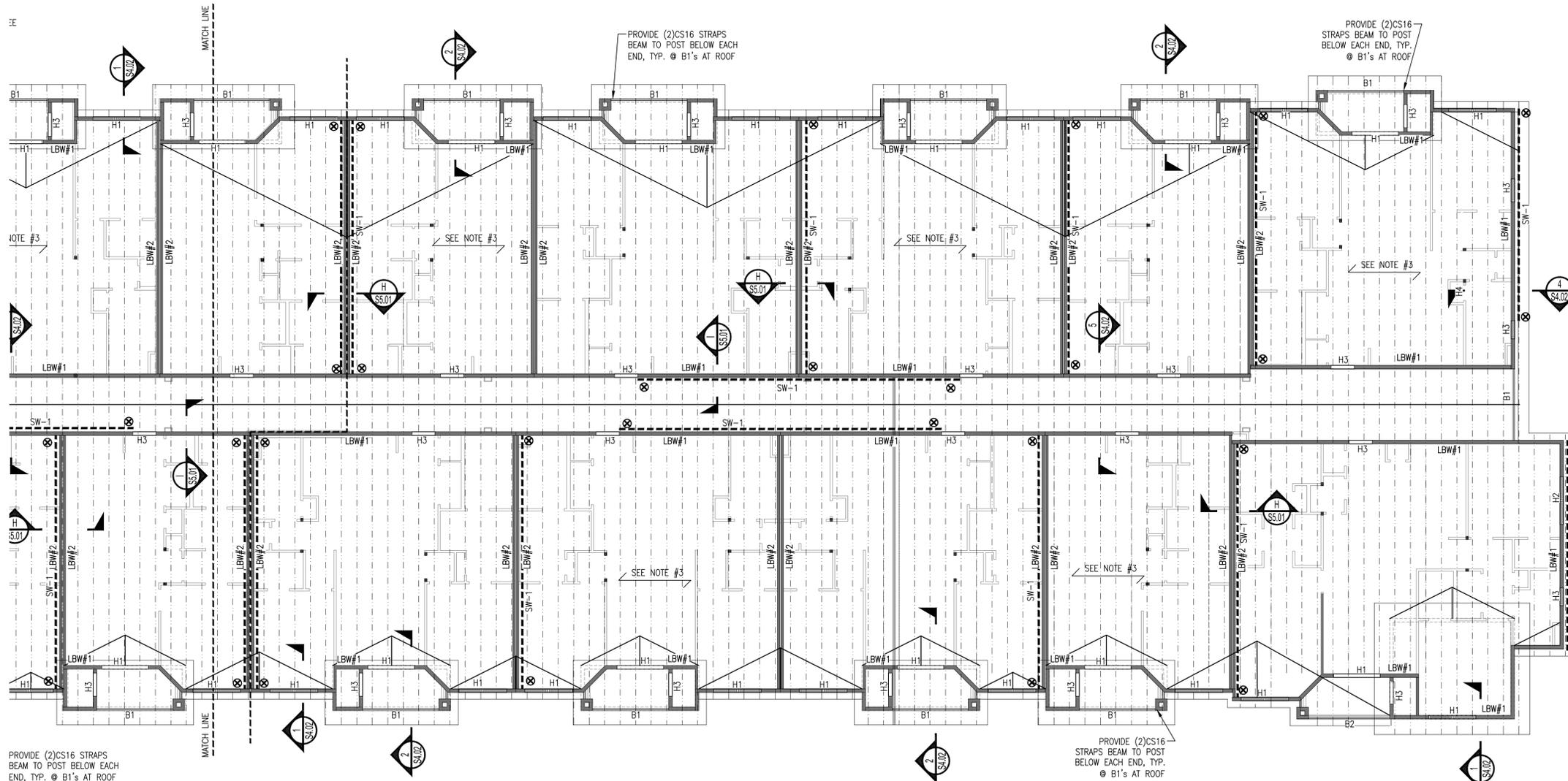
HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 1/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-

ROOF FRAMING LEGEND

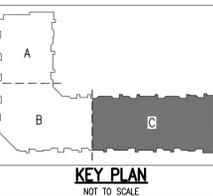
- ROOF TRUSSES @ 24"o.c.
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- GT INDICATES GIRDER TRUSS
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- S.F. STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- Mhx MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48"o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16"o.c., TYP.
- ATTIC WALKWAY - SEE ARCH. FOR REQUIREMENTS

ROOF FRAMING PLAN NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW. ROOF TRUSS SUPPLIER SHALL PROVIDE DRAG TRUSSES DIRECTLY ABOVE ALL INTERIOR SHEAR WALLS. SEE S5.0 SHEETS FOR REQUIREMENTS.
- ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
- WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
- TRUSS DESIGNER TO COORDINATE WEIGHT AND LOCATION OF ROOF TOP MECHANICAL UNITS WITH MECHANICAL CURB DETAIL.



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



DATE: 10/29/2021 (CD) 010819-21-3337

SHEET TITLE:
Building Type 1 -
Roof Framing Plan

S2.15C

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of any conditions or items varying from description. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

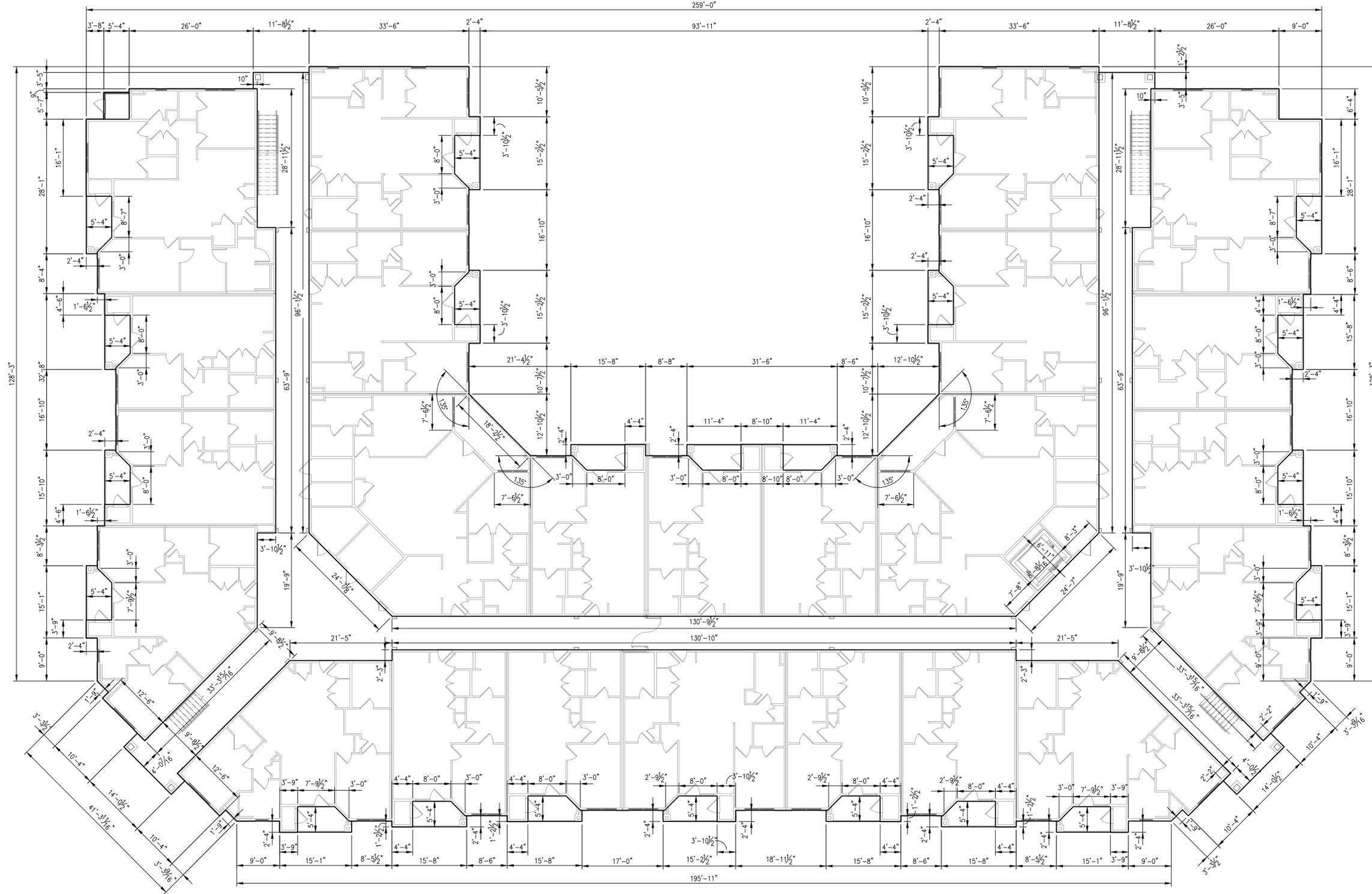


Inspiration at Southpoint

Fort Meyers, Florida



PLANWORX
ARCHITECTURE



SLAB-ON-GRADE DIMENSION PLAN

SCALE: 3/32" = 1'-0"

NOTE:
ALL DIMENSIONS ARE TO
E.O.S./O.F.B. (VERIFY
DIMENSIONS WITH ARCH)

DATE: 10/29/2021 (CD) 010819-21-3337

SHEET TITLE:

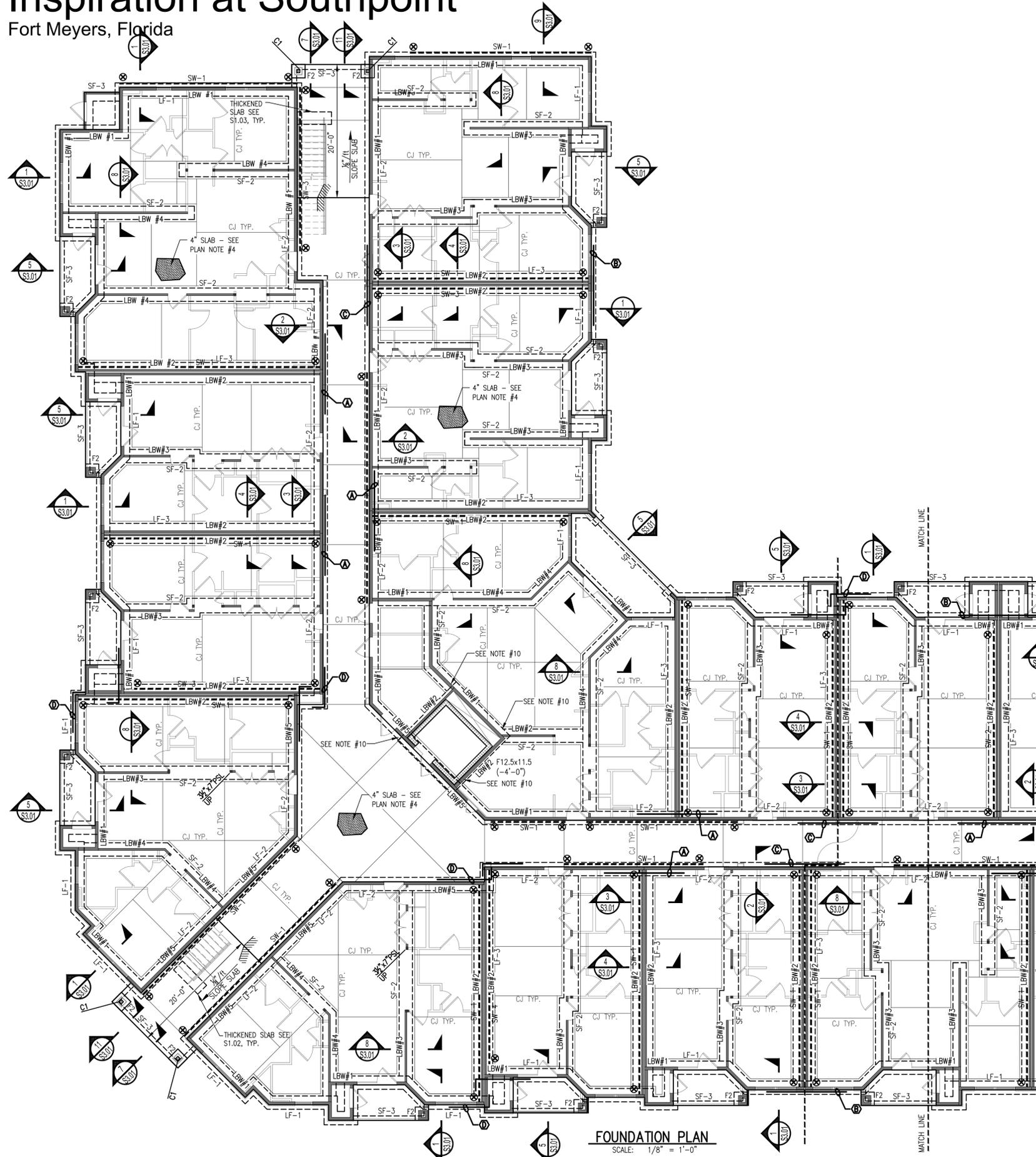
Building Type 2 -
Slab Dimension Plan

S2.20

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.
© Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



FOUNDATION LEGEND:

- LBW-X LOAD BEARING WALLS (ABOVE) SEE SCHEDULE THIS SHEET
- LF-X LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SF-X STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-X SHEAR WALL DESIGNATION SEE S5.0 SHEET SERIES FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.0 SERIES SHEETS
- 8" CMU WALLS WITH #5 VERTICALS @ 48" O.C. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" O.C., TYP.
- C1 INDICATES 6x6 POST SEE DETAIL 11/S3.01
- ⊗ ADD BARS, SEE SCHEDULE THIS SHEET

FOUNDATION PLAN NOTES:

1. SEE S1.0 SHEET FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING, STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 PSI CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP. OR APPROVED EQUAL) ON 15 MIL VAPOR BARRIER, ON 6" CLEAN SANDS WITH LESS THAN 3% FINES ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/ QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
8. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
9. PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
10. TURN DOWN SF-X FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.
11. IF SLAB ON GRADE IS POST-TENSIONED, THEN MACROFIBERS AND CONTRACTION JOINTS ARE NOT REQUIRED. SLAB MUST BE STRESSED WITHIN 72 HOURS OF POUR.
12. LATERAL FOOTING SIZE AND REINFORCING MUST REMAIN AS SPECIFIED EVEN IF SLAB IS POST-TENSIONED. UNLESS SHEAR WALL LOADS FROM E.O.R. ARE INCLUDED IN THE POST-TENSIONED SLAB DESIGN.

NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-X) SIZE AND REINFORCEMENT CANNOT BE REDUCED.

ADD BAR SCHEDULE

MARK	DESCRIPTION
A	ADD (1)#5 TOP x 12'-0" LONG
B	ADD (2)#7 TOP AND (1)#5 BOTT. x 12'-0" LONG
C	ADD (4)#7 TOP AND (2)#5 BOTT. x 12'-0" LONG
D	ADD (2)#7 TOP AND (1)#5 BOTT. x 6'-0" LONG W/ HOOK AS SHOWN

NOTE: ALL ADD BARS TO BE CENTERED ABOUT SHEAR WALLS U.N.O.

LATERAL FOOTING (LF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	2'-0" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	2'-6" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS

SPREAD FOOTING (FX) SCHEDULE

MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 1'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F12x11	12'-0" x 11'-0" x 1'-0"	#5 @ 12" O.C. SHORT	

STRIP FOOTING (SF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1)#4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. T&B	MONOLITHIC WITH SLAB
SF-4	2'-6" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-5	4'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB

LOAD BEARING WALL (LBW #X) SCHEDULE

FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x6 @ 16" O.C.	-
3rd	2x6 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	2x6 @ 16" O.C.	-
2nd	2x6 @ 16" O.C.	2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	2x6 @ 16" O.C.	-
1st	2x6 @ 16" O.C.	(2) 2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	(3) 2x4 @ 16" O.C.	(2) 2x6 @ 16" O.C.	2x4 @ 16" O.C.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSSES ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" O.C.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" O.C. U.N.O. ON PLAN.

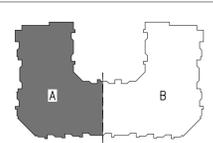


PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers

254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8088
Wilmington, NC 28401 www.woodseng.com



KEY PLAN

NOT TO SCALE

DATE: 10/29/2021 (CD) 010819-21-3337

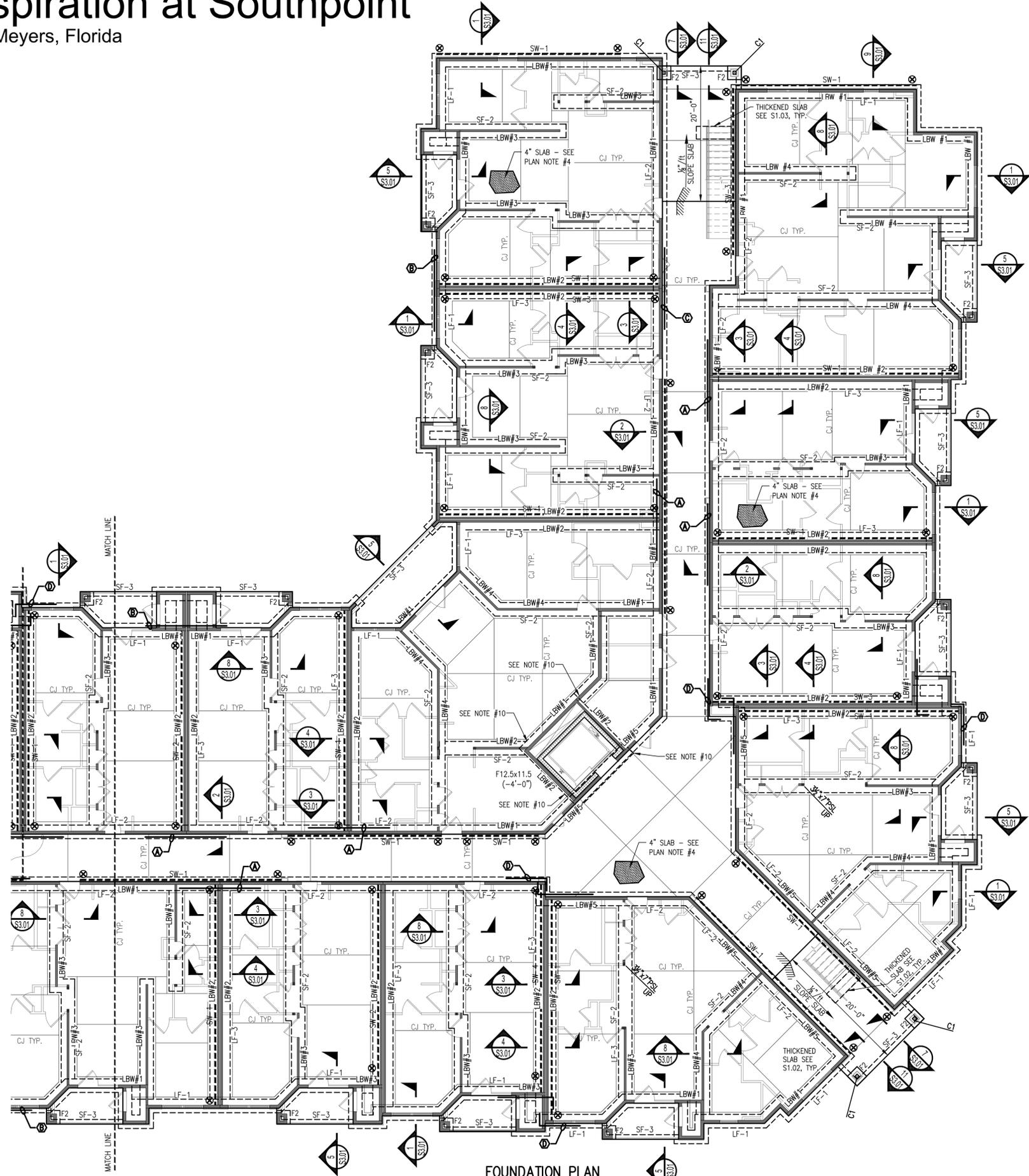
SHEET TITLE:
Building Type 2 -
Foundation Plan

S2.21A

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



FOUNDATION LEGEND:

- LBW-X LOAD BEARING WALLS (ABOVE) SEE SCHEDULE THIS SHEET
- LF-X LATERAL FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SF-X STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
- SW-X SHEAR WALL DESIGNATION SEE S5.0 SHEET SERIES FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5.0 SERIES SHEETS
- 8" CMU WALLS WITH #5 VERTICALS @ 48" O.C. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" O.C., TYP.
- C1 INDICATES 6x6 POST SEE DETAIL 11/S3.01
- ⊗ ADD BARS, SEE SCHEDULE THIS SHEET

FOUNDATION PLAN NOTES:

1. SEE S1.0 SHEET FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 PSI CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP. OR APPROVED EQUAL) ON 15 MIL VAPOR BARRIER, ON 6" CLEAN SANDS WITH LESS THAN 3% FINES ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/ QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. SEE ARCHITECTURAL DRAWINGS FOR BREEZEWAY SLAB SLOPE.
8. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
9. PROVIDE STEEL SLEEVE FOR PLUMBING LINES UNDER FOUNDATIONS. SLEEVE SHALL BE 2" LARGER IN DIAMETER THAN PLUMBING LINE.
10. TURN DOWN SF-X FOOTING ONTO DROPPED ELEVATOR FOOTING, TYP.
11. IF SLAB ON GRADE IS POST-TENSIONED, THEN MACROFIBERS AND CONTRACTION JOINTS ARE NOT REQUIRED. SLAB MUST BE STRESSED WITHIN 72 HOURS OF POUR.
12. LATERAL FOOTING SIZE AND REINFORCING MUST REMAIN AS SPECIFIED EVEN IF SLAB IS POST-TENSIONED. UNLESS SHEAR WALL LOADS FROM E.O.R. ARE INCLUDED IN THE POST-TENSIONED SLAB DESIGN.

NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-X) SIZE AND REINFORCEMENT CANNOT BE REDUCED.

ADD BAR SCHEDULE	
A	ADD (1)#5 TOP x 12'-0" LONG
B	ADD (2)#7 TOP AND (1)#5 BOT. x 12'-0" LONG
C	ADD (4)#7 TOP AND (2)#5 BOT. x 12'-0" LONG
D	ADD (2)#7 TOP AND (1)#5 BOT. x 6'-0" LONG W/ HOOK AS SHOWN

NOTE:
ALL ADD BARS TO BE CENTERED ABOUT SHEAR WALLS U.N.O.

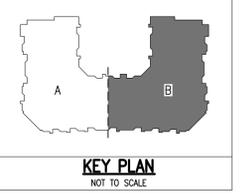
LATERAL FOOTING (LF-X) SCHEDULE				
MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	2'-0" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	2'-6" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS

SPREAD FOOTING (FX) SCHEDULE			
MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
		F2	
F3	3'-0" x 3'-0" x 1'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F12x11	12'-0" x 11'-0" x 1'-0"	#5 @ 12" O.C. SHORT	

STRIP FOOTING (SF-X) SCHEDULE			
MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS
		SF-1	
SF-2	2'-0" x 1'-0" x CONT.	(3) #5 CONT. BOT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. T&B	MONOLITHIC WITH SLAB
SF-4	2'-6" x 1'-0" x CONT.	(3) #5 CONT. BOT.	MONOLITHIC WITH SLAB
SF-5	4'-0" x 2'-0" x CONT.	(3) #5 CONT. BOT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x6 @ 16" O.C.	-
3rd	2x6 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x6 @ 16" O.C.	-
2nd	2x6 @ 16" O.C.	2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	2x6 @ 16" O.C.	-
1st	2x6 @ 16" O.C.	(2) 2x4 @ 16" O.C.	(2) 2x4 @ 16" O.C.	(3) 2x4 @ 16" O.C.	(2) 2x6 @ 16" O.C.	2x4 @ 16" O.C.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" O.C.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" O.C. U.N.O. ON PLAN.

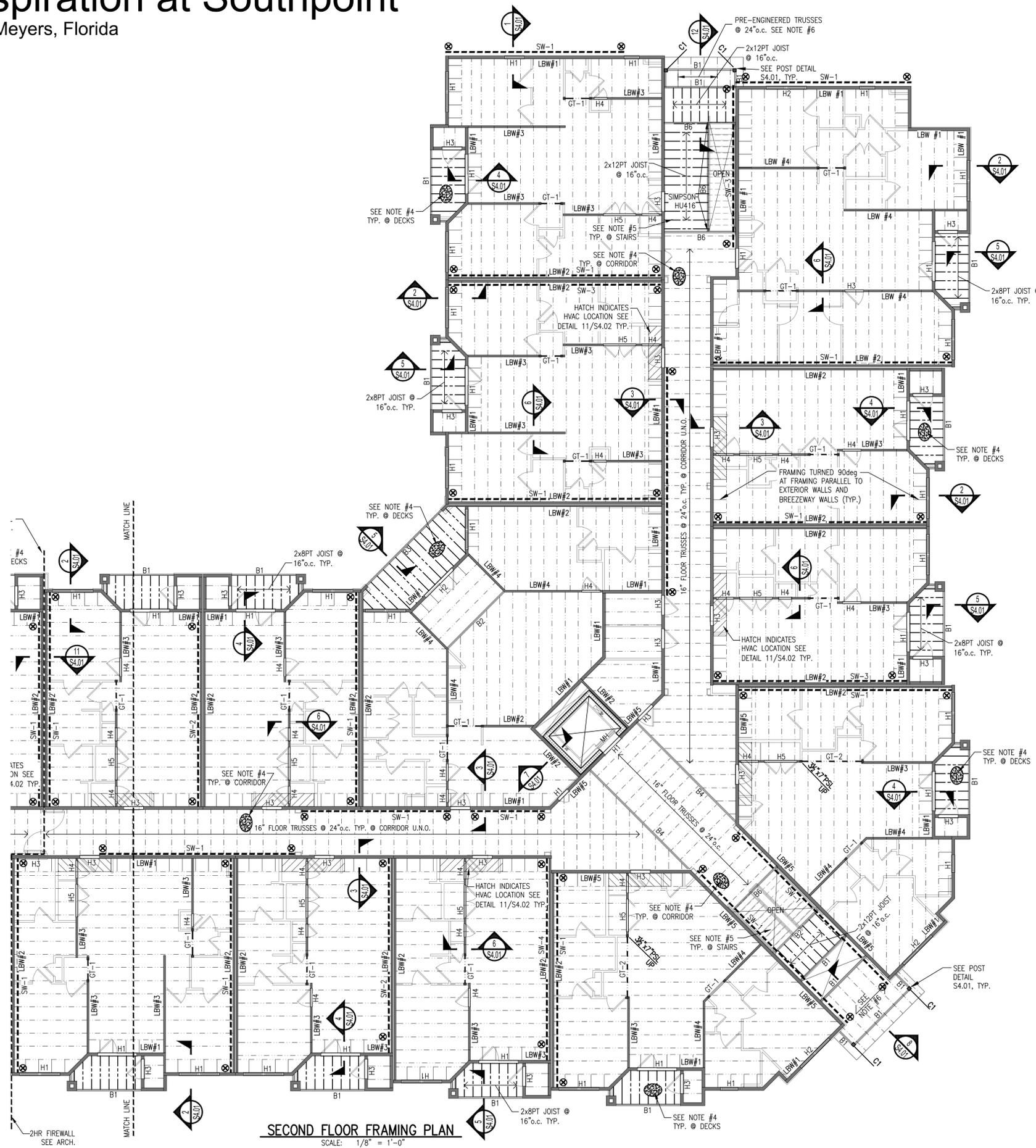


DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 2 -
Foundation Plan

S2.21B

Inspiration at Southpoint

Fort Meyers, Florida



FLOOR FRAMING LEGEND

- ROOF TRUSSES @ 24" o.c.
- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- LBW-X 2x WALLS (ABOVE)
- LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- Mhx MASONRY HEADER
- MH1: (1)#5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- C1 INDICATES 6x6 POST, SEE POST DETAIL ON S4.01

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCO-FIBER OR WWF 6x6x2.0xw2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
7. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

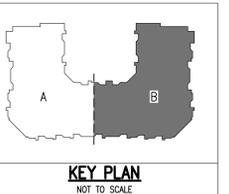
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 2 - Second Floor Framing Plan
S2.22B

Inspiration at Southpoint

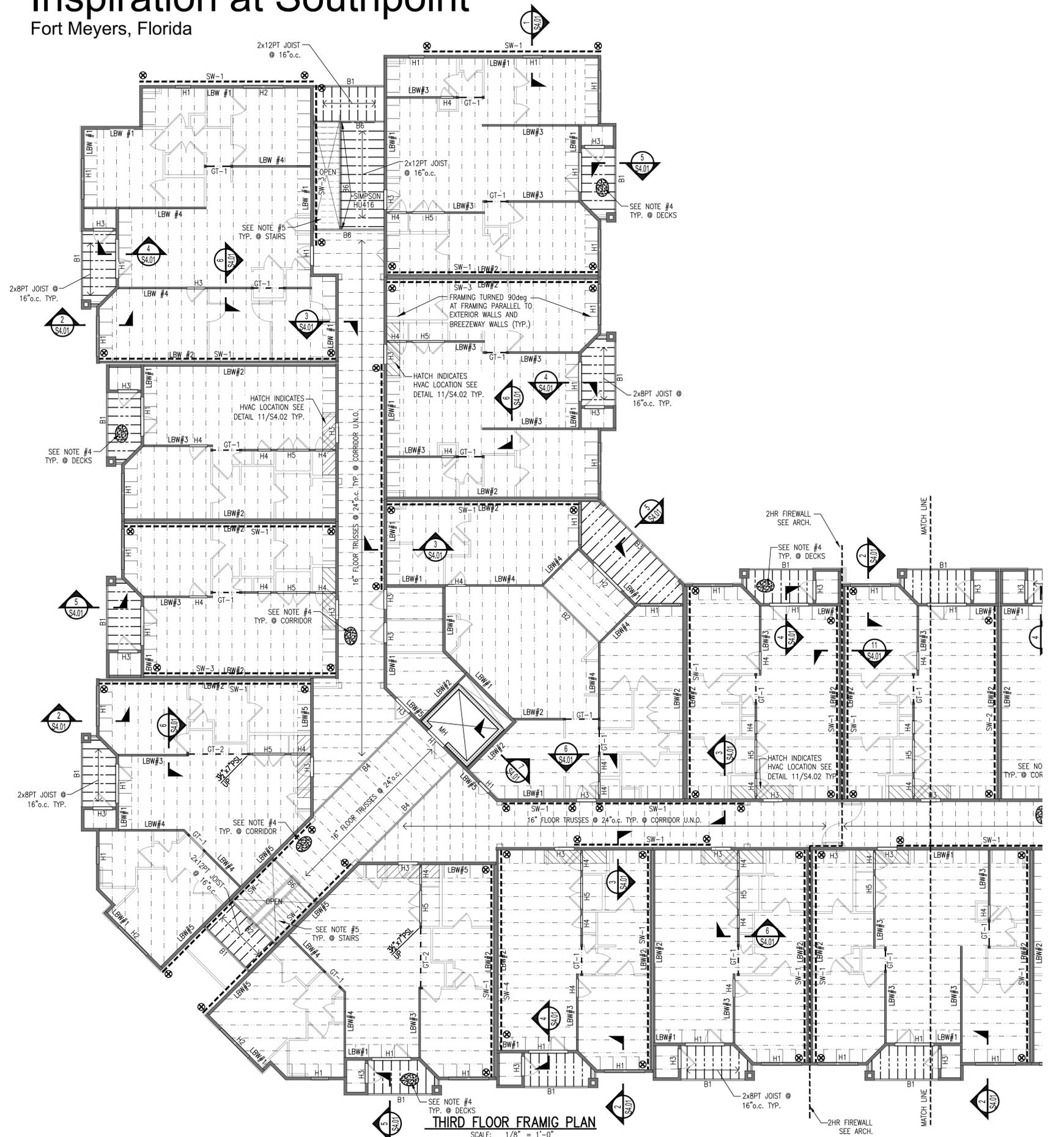
Fort Meyers, Florida



PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8089
Wilmington, NC 28401 www.woodseng.com



FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- MHx MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

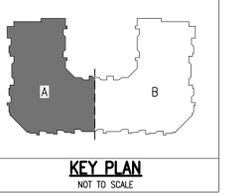
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 1 1/2" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 1 1/2" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 1 1/2" LVLs	4K/2J	-	-	-

LOAD BEARING WALL (LBW #X) SCHEDULE					
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE				
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c. 2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



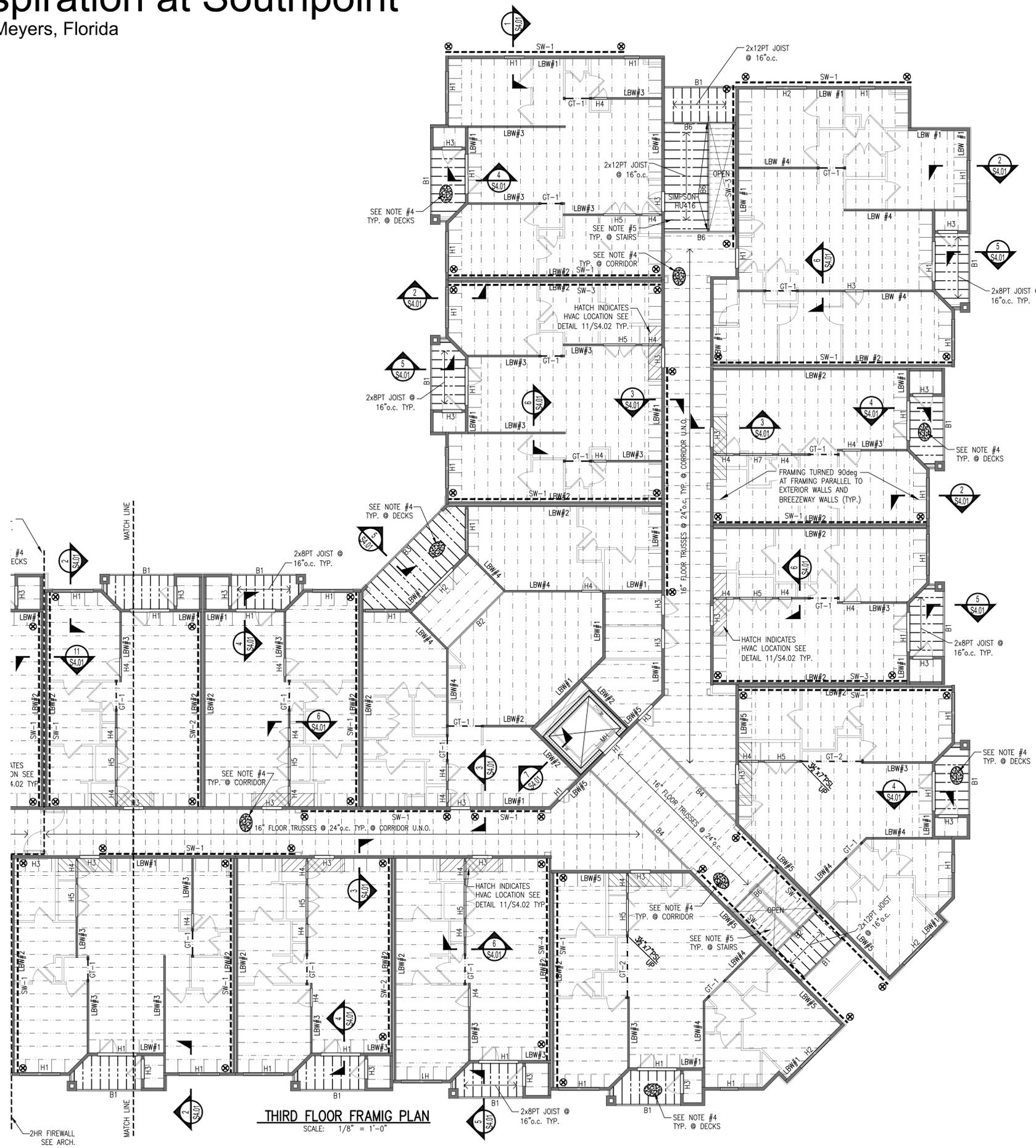
DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 2 - Third Floor Framing Plan

S2.23A

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



- ### FLOOR FRAMING LEGEND
- 18" FLOOR TRUSSES @ 24" o.c.
 - 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
 - 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
 - Hx HEADER, SEE SCHEDULE THIS SHEET
 - Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
 - LBW-X 2x WALLS (ABOVE)
 - LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
 - BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
 - SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
 - ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
 - GT --- INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
 - MHx MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE
 - 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

- ### FLOOR FRAMING PLAN NOTES:
1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
 2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
 3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
 4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
 5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
 6. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

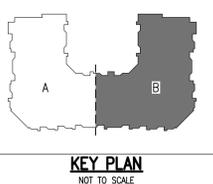
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



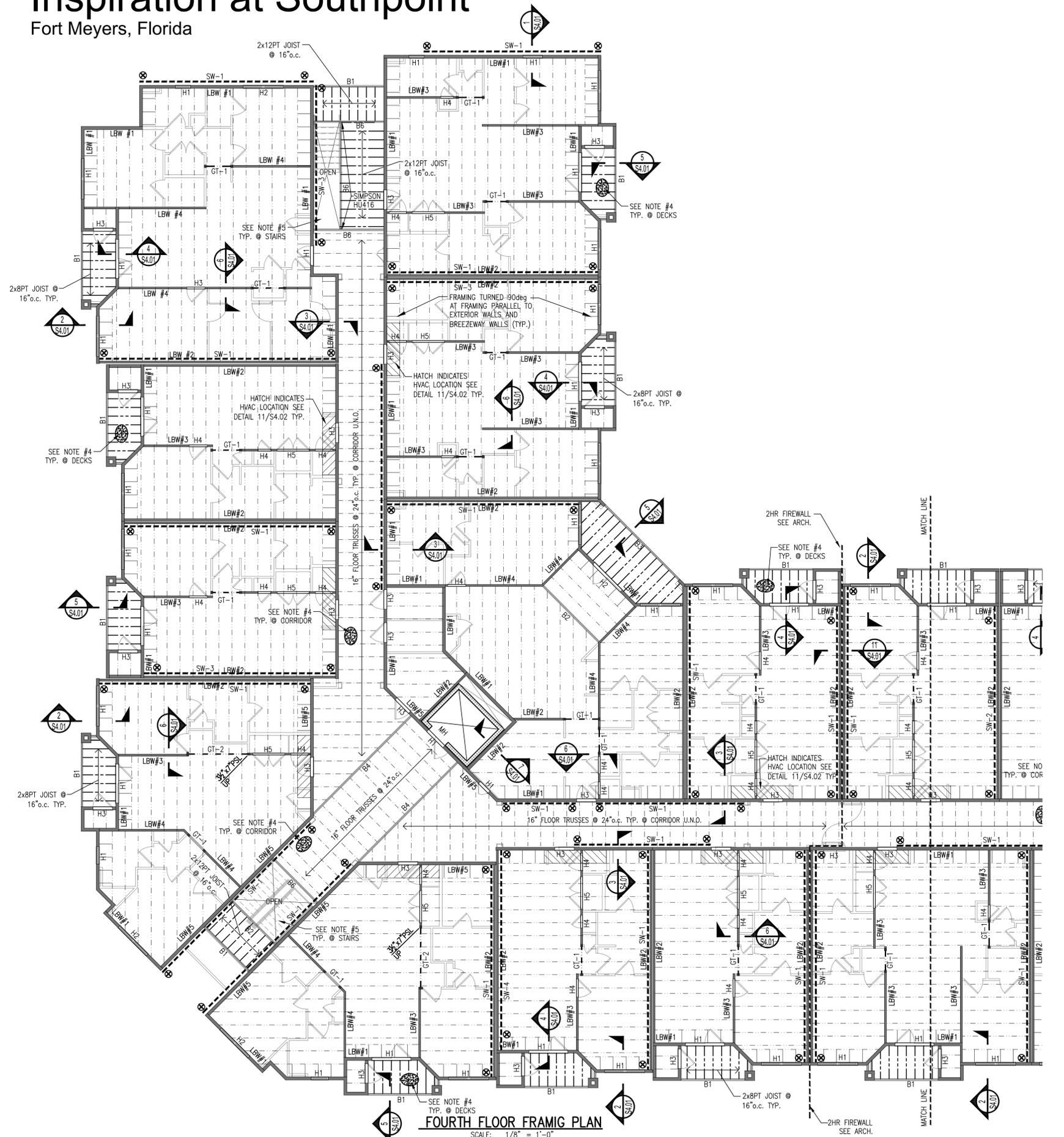
THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 2 - Third Floor Framing Plan
S2.23B

Inspiration at Southpoint

Fort Meyers, Florida



FLOOR FRAMING LEGEND

- 18" FLOOR TRUSSES @ 24" o.c.
- 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
- 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
- GT INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
- MHx MASONRY HEADER MH1: (1) #5 - GROUT (2) COURSES ABOVE 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

FLOOR FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
3. SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
4. DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
5. STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
6. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

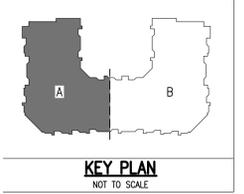
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 1/2" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-

LOAD BEARING WALL (LBW #X) SCHEDULE					
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE				
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c. 2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

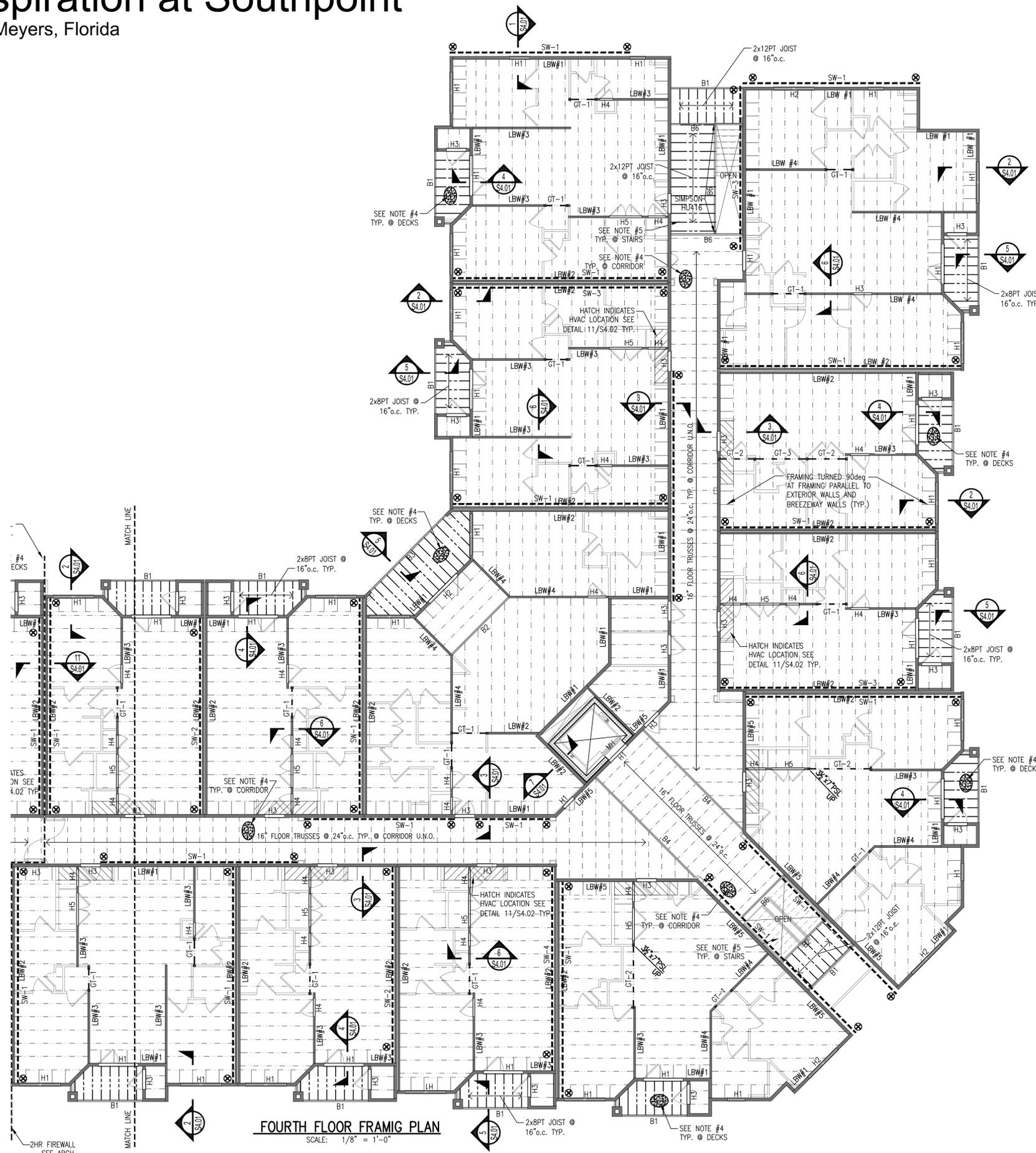


FOURTH FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Building Type 2 - Fourth Floor Framing Plan
S2.24A

Inspiration at Southpoint

Fort Meyers, Florida



- ### FLOOR FRAMING LEGEND
- 18" FLOOR TRUSSES @ 24" o.c.
 - 18" TOP CHORD BEARING TRUSSES @ 24" o.c. TYP. @ CORRIDOR
 - 2x8PT JOISTS @ 16" o.c. (SEE ARCH. FOR SLOPE REQUIREMENTS)
 - Hx HEADER, SEE SCHEDULE THIS SHEET
 - Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
 - 2x WALLS (ABOVE)
 - LBW-X LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
 - BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
 - SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
 - ⊗ INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDDOWN SEE SCHEDULE ON S5.0 SHEETS
 - GT INDICATES GIRDER TRUSS SEE SCHEDULE THIS SHEET
 - MHx MASONRY HEADER MH1: (1)#5 - GROUT (2) COURSES ABOVE
 - 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.

- ### FLOOR FRAMING PLAN NOTES:
- FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
 - HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW.
 - SUBFLOOR SHALL BE EXTERIOR GRADE 3/4" TONGUE AND GROOVE O.S.B.
 - DECK AND CORRIDOR SUB FLOOR BE 3/4" PT PLYWOOD WITH 2" N.W. PEA GRAVEL CONCRETE TOPPING AT DECKS AND 1 1/2" @ CORRIDORS, 4000psi W/ AIR ENTRAINMENT WITH LIGHT BROOM FINISH. REINFORCE W/ 2.5lbs/yd³ OF SYNTHETIC MARCRO-FIBER OR WWF 6x6xW2.0xW2.0. PROVIDE CONTROL JOINTS AT CORNERS AND APPROXIMATELY 8'-0" o.c.
 - STAIRS SHALL HAVE STEEL STRINGERS WITH CONCRETE TREADS PER ARCH.
 - WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

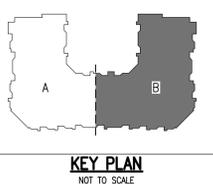
BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	5 1/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 1/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 1/2" LVLs	4	-	-	-
B10					

GIRDER TRUSS SCHEDULE		BUNDLED STUDS (U.N.O.)			
MARK	GIRDER TRUSS	FL #1	FL #2	FL #3	FL #4
GT-1	18" TRUSS SUPPLIER	4	3	3	3
GT-2	18" TRUSS SUPPLIER	3 1/2" x 7" PSL	5	3	3

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 1/2" LVLs	4K/2J	-	-	-

LOAD BEARING WALL (LBW #X) SCHEDULE						
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
- ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 - ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 - SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 - WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 - WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



DATE: 10/29/2021 (CD) 010819-21-3337
 SHEET TITLE:
 Building Type 2 - Fourth Floor Framing Plan
S2.24B

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.
 © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

Inspiration at Southpoint

Fort Meyers, Florida



ROOF FRAMING LEGEND

- ROOF TRUSSES @ 24" o.c.
- Hx HEADER, SEE SCHEDULE THIS SHEET
- Bx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW) SEE SCHEDULE THIS SHEET
- GT INDICATES GIRDER TRUSS
- ⊠ BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON S1.0 SHEETS
- SW-x SHEAR WALL DESIGNATION SEE S5.0 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS
- S.F. STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- MHx MASONRY HEADER MH1: (1) #5 - GROUT (2) COURSES ABOVE
- 8" CMU WALLS WITH #5 VERTICALS @ 48" o.c. AND W1.7 HORIZONTAL JOINT REINFORCEMENT @ 16" o.c., TYP.
- ATTIC WALKWAY - SEE ARCH. FOR REQUIREMENTS

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1.0 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW, ROOF TRUSS SUPPLIER SHALL PROVIDE DRAG TRUSSES DIRECTLY ABOVE ALL INTERIOR SHEAR WALLS. SEE S5.0 SHEETS FOR REQUIREMENTS.
3. ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
4. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
5. TRUSS DESIGNER TO COORDINATE WEIGHT AND LOCATION OF ROOF TOP MECHANICAL UNITS WITH MECHANICAL DRAWINGS. SEE SECTION 7/S4.02 FOR TYPICAL ROOF TOP MECHANICAL CURB DETAIL.

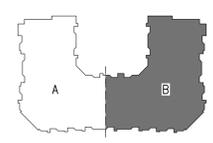
NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. LATERAL FOOTING (LF-x) SIZE AND REINFORCEMENT CANNOT BE REDUCED.

BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
MARK	BEAM REQUIREMENT	FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B3	3/2" x 1 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3/2" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 7/8" LVLs	4	-	-	-
B10					

HEADER SCHEDULE		JAMB REQUIREMENTS			
MARK	HEADER REQUIREMENTS	FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/4" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 7/8" LVLs	4K/2J	-	-	-

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSSES ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.



KEY PLAN
NOT TO SCALE



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
 SHEET TITLE:
 Building Type 2 -
 Roof Framing Plan
S2.25B

Inspiration at Southpoint

Fort Meyers, Florida



PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8088
Wilmington, NC 28401 www.woodseng.com

FOUNDATION LEGEND:

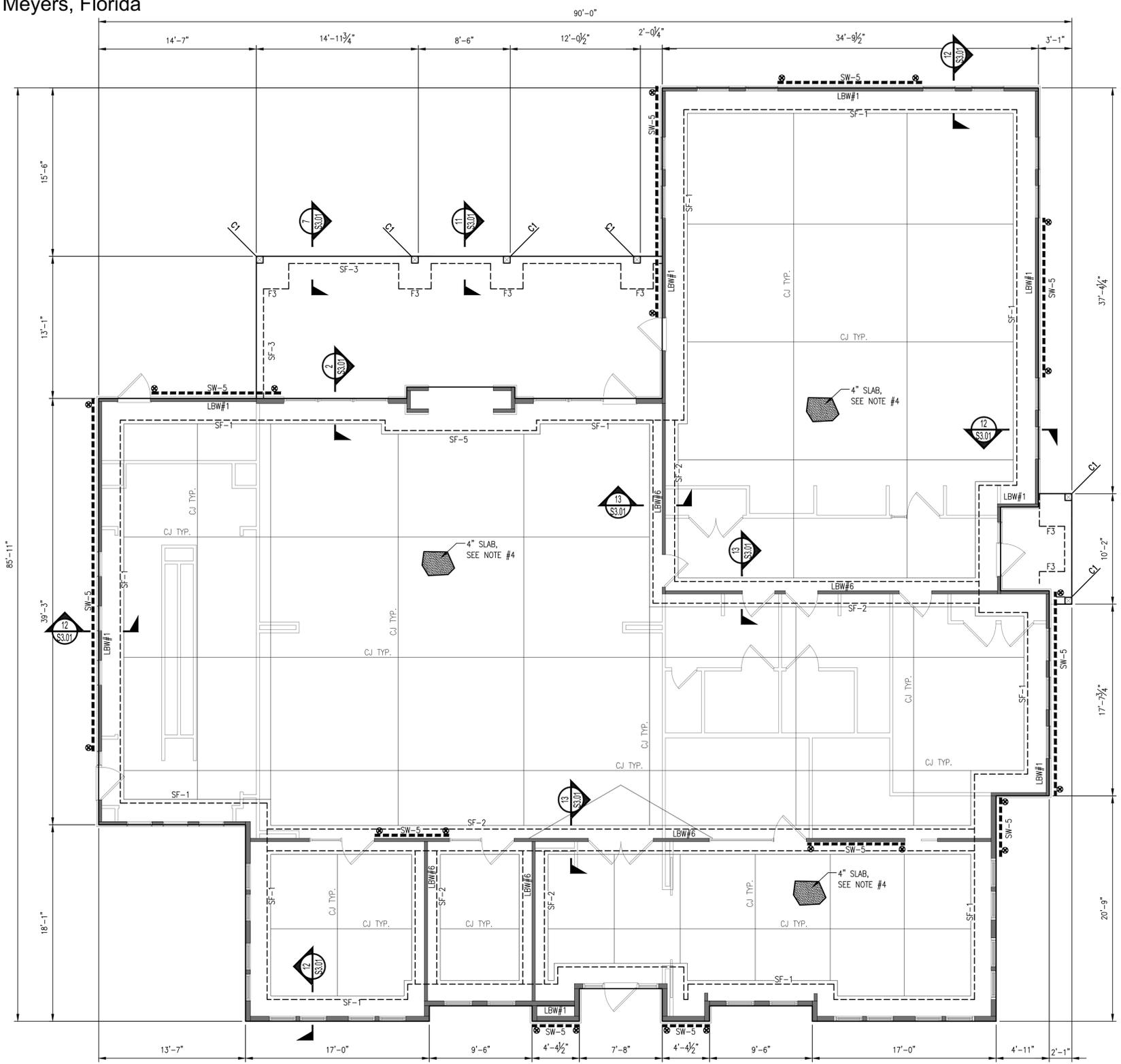
- LBW-x LOAD BEARING WALLS (ABOVE)
LBW-x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- SF-x STRIP FOOTING DESIGNATION
SEE SCHEDULE THIS SHEET
- SW-x O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS
SW-x INDICATES SHEAR WALL NUMBER
- ⊗ INDICATES LOCATION OF SHEAR WALL HOLDDOWN - SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- ⊠ BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- C1 INDICATES 6x6 POST
SEE DETAIL 11/S3.01

FOUNDATION PLAN NOTES:

1. SEE S1.0 SHEET FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
3. FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
4. SLAB-ON-GRADE SHALL BE 4" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP. OR APPROVED EQUAL) ON 10 mil VAPOR BARRIER, ON 6" CLEAN SANDS WITH LESS THAN 3% FINES ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
2nd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
1. ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 2. ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 3. SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 4. WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
 5. WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16"o.c. U.N.O. ON PLAN.



CLUBHOUSE FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

SPREAD FOOTING (FX) SCHEDULE			
MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 1'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F12x11	12'-0" x 11'-0" x 1'-0"	#5 @ 12"o.c. SHORT	

STRIP FOOTING (SF-X) SCHEDULE			
MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. T&B	MONOLITHIC WITH SLAB
SF-4	2'-6" x 1'-0" x CONT.	(3) #5 CONT. BOTT.	MONOLITHIC WITH SLAB
SF-5	4'-0" x 2'-0" x CONT.	(3) #5 CONT. BOTT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Clubhouse
Foundation Plan

S2.31

Inspiration at Southpoint

Fort Meyers, Florida



PLANWORX
ARCHITECTURE



WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8088
Wilmington, NC 28401 www.woodseng.com

ROOF FRAMING LEGEND

- PRE-ENGINEERED ROOF TRUSSES @ 24" o.c.
- 2x10 RAFTERS @ 16" o.c.
- Hx WOOD BEAM, SEE SCHEDULE THIS SHEET
- ===== 2x WALLS (BELOW)
- LBW-x LOAD BEARING WALLS (BELOW) LBW-x INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- ⊗ INDICATES LOCATION OF SHEAR WALL STRAP - SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- ⊠ BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- S.F. STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- C1 INDICATES 6x6 POST

ROOF FRAMING PLAN NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE S1.0 SERIES SHEETS.
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW, ROOF TRUSS SUPPLIER SHALL PROVIDE DRAG TRUSSES DIRECTLY ABOVE ALL INTERIOR SHEAR WALLS. SEE S5.0 SHEETS FOR REQUIREMENTS.
- ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
- WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
- LADDER FRAME SOFFIT W/ 2x4'S @ 16" o.c.

LOAD BEARING WALL (LBW #X) SCHEDULE

FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

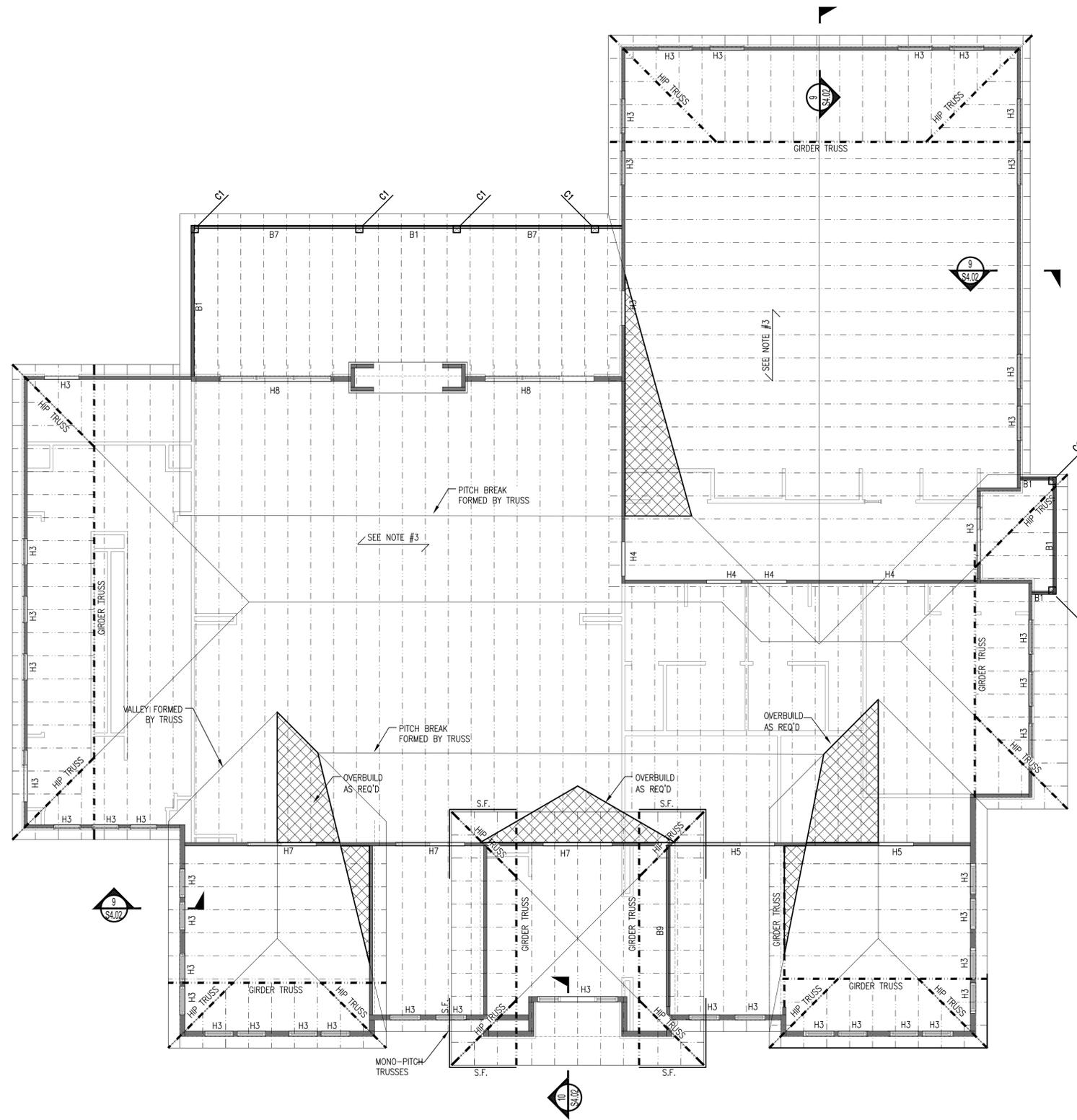
NOTES:

- ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
- ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
- SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
- WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16o.c.
- WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

MARK	HEADER REQUIREMENTS		JAMB REQUIREMENTS			
	FL #1	FL #2	FL #3	FL #4	FL #5	FL #6
H1	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/16" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-	-
H7	(2) 1 3/4" x 1 1/2" LVLs	4K/2J	-	-	-	-
H8	(3) 1 3/4" x 1 1/2" LVLs	4K/2J	-	-	-	-

MARK	BEAM SCHEDULE		BUNDLED STUDS (U.N.O. ON PLAN)			
	FL #1	FL #2	FL #3	FL #4	FL #5	FL #6
B1	(2) 2x12 PT	3	3	3	2	
B2	3 3/8" x 1 1/4" PT GLULAM	4	3	3	3	
B3	5 3/8" x 1 1/4" PT GLULAM	4	3	3	3	
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3	
B5	(2) 1 3/4" x 16" LVLs	SEE PLAN				
B6	3 3/8" x 16" PT GLULAM	4	3	3	3	
B7	(3) 2x12 PT	3	3	3	3	
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3	
B9	(2) 1 3/4" x 1 1/2" LVLs	4	-	-	-	
B10						

NOTE: CONTRACTOR TO ASSUME A SIMPSON MGT HOLDOWN @ EACH END OF ALL GIRDER, HIP, AND VALLEY TRUSSES @ ROOF LEVEL. CONNECTIONS @ STUD BUNDLES TO BE FOLLOWED DOWN TO FOUNDATION. ALL OTHER TRUSSES SHALL HAVE A SIMPSON H10 CONNECTION U.N.O. ACTUAL HD'S TO BE DETERMINED ONCE LOAD ARE GIVEN BY THE TRUSS SUPPLIER



CLUBHOUSE ROOF PLAN

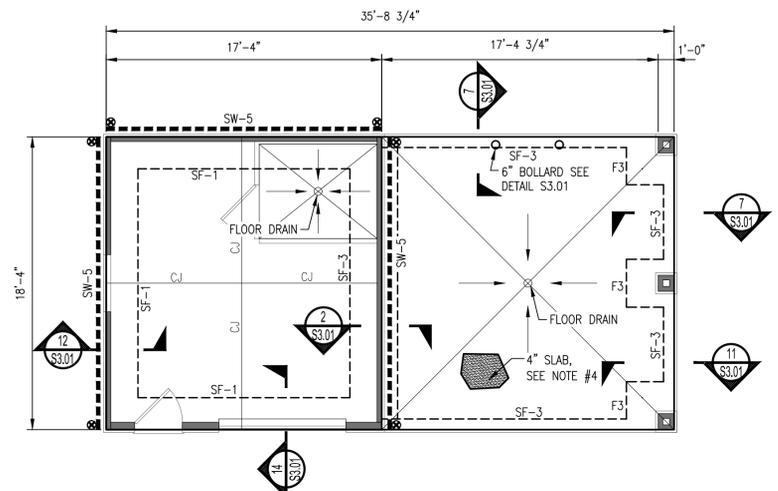
SCALE: 3/16" = 1'-0"

SEE ARCHITECTURAL DRAWINGS FOR PLATE HEIGHTS. FOR PLATE HEIGHTS OVER 12'-3" PROVIDE (2)2x6 STUDS @ 16" o.c.

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Clubhouse
Roof Plan
S2.32

Inspiration at Southpoint

Fort Meyers, Florida



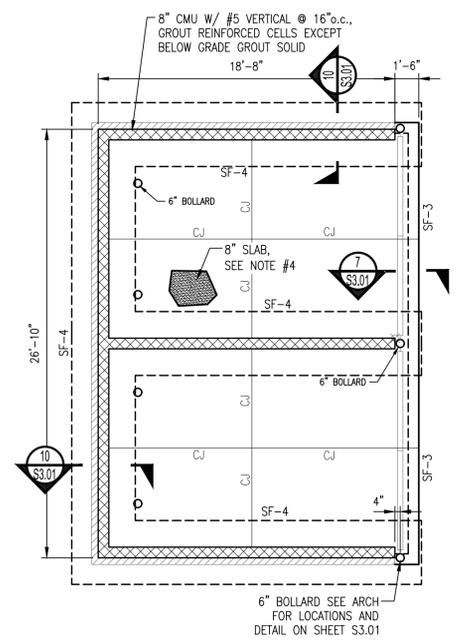
MAINTENANCE BUILDING FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

FOUNDATION LEGEND:

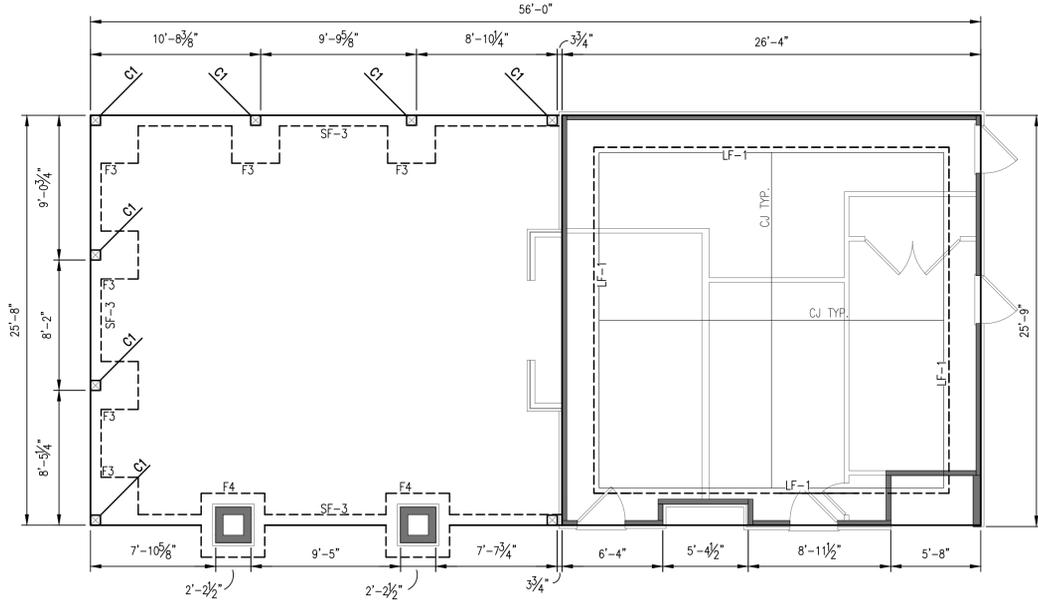
LBW-x	LOAD BEARING WALLS (ABOVE) LBW-x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
SF-X	STRIP FOOTING DESIGNATION SEE SCHEDULE THIS SHEET
SW-x	O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
⊗	INDICATES LOCATION OF SHEAR WALL HOLDDOWN - SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
⊠	BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.0
C1	INDICATES 6x6 POST SEE DETAIL 11/S3.01

FOUNDATION PLAN NOTES:

- SEE S1.0 SHEET FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, REINFORCING STEEL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
- DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION.
- FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
- SLAB-ON-GRADE SHALL BE 4" THICK 3000 psi CONCRETE WITH 3.0lbs/yd.³ OF SYNTHETIC MACRO-FIBERS (TUF-STRAND SF BY EUCLID, FIBER MAC SERIES BY BASF, OR FORTA-FERRO BY FORTA CORP, OR APPROVED EQUAL) ON 10 mil VAPOR BARRIER, ON 6" CLEAN SANDS WITH LESS THAN 3% FINES ON WELL COMPACTED SUB GRADE. VERIFY COMPACTION w/QUALIFIED GEOTECHNICAL ENGINEER.
- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
- SEE S5.0 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
- WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.



TRASH COMPACTOR ENCLOSURE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



POOL HOUSE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

FLOOR LEVEL	LOAD BEARING WALL (LBW #X) SCHEDULE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
3rd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
2nd	2x6 @ 16"o.c.	2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	2x6 @ 16"o.c.	-
1st	2x6 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(2) 2x4 @ 16"o.c.	(3) 2x4 @ 16"o.c.	(2) 2x6 @ 16"o.c.	2x4 @ 16" o.c
TYP. LOCATION U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
- ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 - ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 - SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 - WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16"o.c.
 - WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16"o.c. U.N.O. ON PLAN.

SPREAD FOOTING (FX) SCHEDULE			
MARK	SIZE length x width x thickness	REINFORCEMENT (BOTTOM BARS EACH WAY UNO)	REMARKS
F2	2'-0" x 2'-0" x 2'-0"	(2) #5 E.W.	
F3	3'-0" x 3'-0" x 1'-0"	(3) #5 E.W.	
F4	4'-0" x 4'-0" x 1'-0"	(4) #5 E.W.	
F12x11	12'-0" x 11'-0" x 1'-0"	#5 @ 12"o.c. SHORT	

STRIP FOOTING (SF-X) SCHEDULE			
MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS
SF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT. BOT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB
SF-2	2'-0" x 1'-0" x CONT.	(3) #5 CONT. BOT.	MONOLITHIC WITH SLAB
SF-3	0'-8" x 2'-0" x CONT.	(1) #4 CONT. T&B	MONOLITHIC WITH SLAB
SF-4	2'-6" x 1'-0" x CONT.	(3) #5 CONT. BOT.	MONOLITHIC WITH SLAB
SF-5	4'-0" x 2'-0" x CONT.	(3) #5 CONT. BOT., (1) #4 CONT. TOP	MONOLITHIC WITH SLAB

LATERAL FOOTING (LF-X) SCHEDULE				
MARK	SIZE width x thickness x length	REINFORCEMENT		REMARKS
		BOTTOM	TOP	
LF-1	2'-0" x 2'-0" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-2	2'-0" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS
LF-3	2'-6" x 1'-6" x CONT.	(3) #5 CONT.	(3) #5 CONT.	SEE PLAN FOR ADD BARS

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Misc. Building Foundation Plans
S2.33

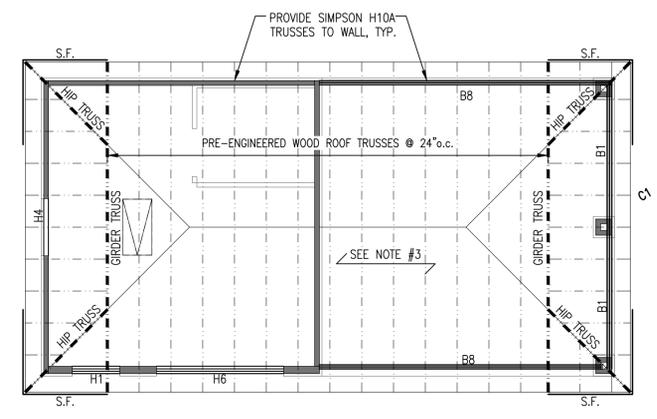
Inspiration at Southpoint

Fort Meyers, Florida



ROOF FRAMING LEGEND

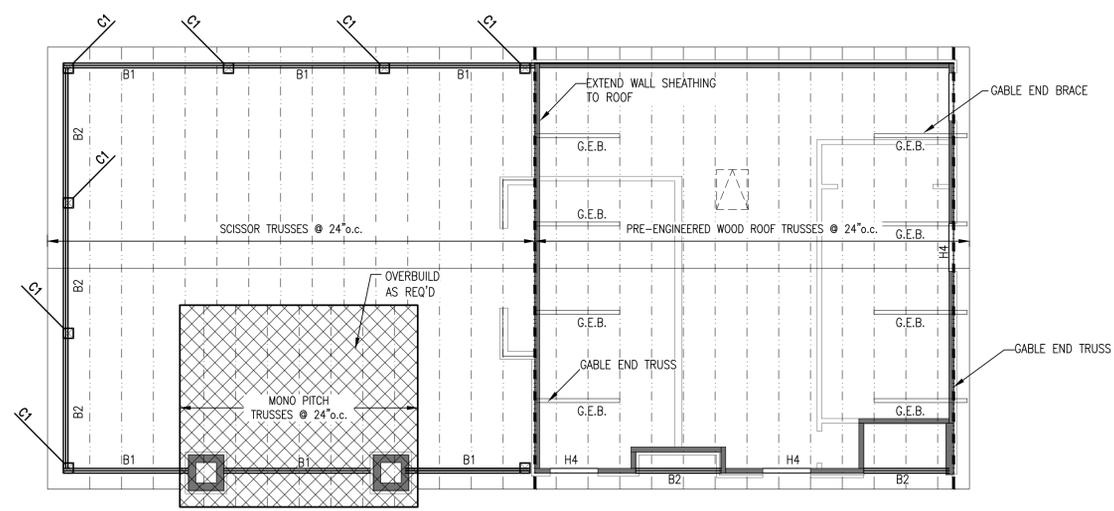
- PRE-ENGINEERED ROOF TRUSSES @ 24" o.c.
- 2x10 RAFTERS @ 16" o.c.
- Hx WOOD BEAM, SEE SCHEDULE THIS SHEET
- 2x WALLS (BELOW)
- LBW-x LOAD BEARING WALLS (BELOW) LBW-x = INDICATES LOAD BEARING WALL DESIGNATION SEE SCHEDULE THIS SHEET
- SW-x O.S.B. SHEAR WALL SEE S5.0 SHEET SERIES FOR DETAILS SW-x INDICATES SHEAR WALL NUMBER
- ⊗ INDICATES LOCATION OF SHEAR WALL STRAP - SEE SCHEDULE AND DETAILS ON S5.0 SHEET SERIES
- BUNDLED STUDS DOWN (TYPICAL U.N.O.) SEE GENERAL FRAMING NOTES ON SHEET S1.01
- S.F. STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.
- C1 INDICATES 6x6 POST



MAINTENANCE ROOF PLAN
SCALE: 3/16" = 1'-0"

ROOF FRAMING PLAN NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE S1.0 SERIES SHEETS.
- HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW, ROOF TRUSS SUPPLIER SHALL PROVIDE DRAG TRUSSES DIRECTLY ABOVE ALL INTERIOR SHEAR WALLS. SEE S5.0 SHEETS FOR REQUIREMENTS.
- ROOF SHEATHING SHALL BE 5/8" O.S.B. SPAN AS NOTED ON PLAN.
- WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
- LADDER FRAME SOFFIT W/ 2x4'S @ 16" o.c.



POOL HOUSE ROOF PLAN
SCALE: 3/16" = 1'-0"

LOAD BEARING WALL (LBW #X) SCHEDULE

FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE					
	LBW #1	LBW #2	LBW #3	LBW #4	LBW #5	LBW #6
4th	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
3rd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
2nd	2x6 @ 16" o.c.	2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	2x6 @ 16" o.c.	-
1st	2x6 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(2) 2x4 @ 16" o.c.	(3) 2x4 @ 16" o.c.	(2) 2x6 @ 16" o.c.	2x4 @ 16" o.c.
TYP. LOCATION, U.N.O.	EXTERIOR WALLS	UNIT SEPARATION WALLS	UNIT INTERIOR	-	-	-

- NOTES:
- ALL STUDS TO BE SPF #2 OR BETTER - EXCEPT AS NOTED BELOW AND IN SCHEDULE.
 - ALL STUDS ARE REQUIRED TO ALIGN WITH TRUSSES AND STUDS ABOVE. JACK STUDS ARE REQUIRED IN THE FLOOR CAVITY WHERE STUDS OR TRUSS ABOVE IS LOCATED OUTSIDE THE ALLOWABLE MISALIGNMENT DETAIL - SEE TYPICAL DETAILS ON S1.0 SHEETS.
 - SEE GENERAL WALL FRAMING DETAILS ON S1.0 SHEETS.
 - WHERE LBW STUDS CHANGE TO 2x6s AT PLUMBING LOCATIONS, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c.
 - WHERE LBW STUDS CHANGE TO EXTERIOR, STUDS SHALL BE 2x6 SPF #2 @ 16" o.c. U.N.O. ON PLAN.

HEADER SCHEDULE

MARK	HEADER REQUIREMENTS	JAMB REQUIREMENTS			
		FL #1	FL #2	FL #3	FL #4
H1	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H2	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H3	(3) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	1K/1J	1K/1J
H4	(2) 2x8 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	2K/1J	2K/1J	2K/1J	2K/1J
H5	(2) 2x12 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	3K/2J	2K/2J	2K/1J	2K/1J
H6	(3) 2x10 W/ 3/8" O.S.B. PR PLYWOOD BETWEEN PLYS	4K/2J	-	-	-
H7	(2) 1 3/4" x 11 3/8" LVLs	4K/2J	-	-	-
H8	(3) 1 3/4" x 11 3/8" LVLs	4K/2J	-	-	-

BEAM SCHEDULE

MARK	BEAM REQUIREMENT	BUNDLED STUDS (U.N.O. ON PLAN)			
		FL #1	FL #2	FL #3	FL #4
B1	(2) 2x12 PT	3	3	3	2
B2	3 3/4" x 11 1/4" PT GLULAM	4	3	3	3
B3	5 1/2" x 11 1/4" PT GLULAM	4	3	3	3
B4	(4) 1 3/4" x 16" LVLs	6	5	4	3
B5	(2) 1 3/4" x 18" LVLs	SEE PLAN			
B6	3 3/4" x 16" PT GLULAM	4	3	3	3
B7	(3) 2x12 PT	3	3	3	3
B8	(2) 1 3/4" x 16" LVLs	5	4	3	3
B9	(2) 1 3/4" x 11 3/8" LVLs	4	-	-	-
B10					

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Misc. Building Roof Plans
S2.34

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

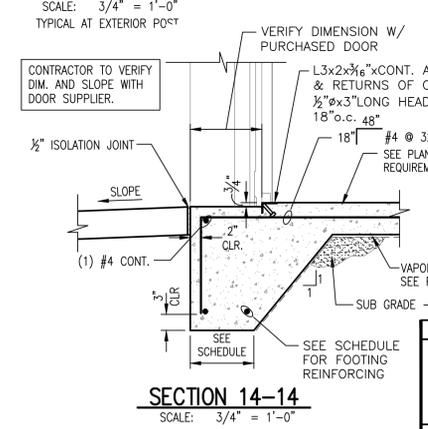
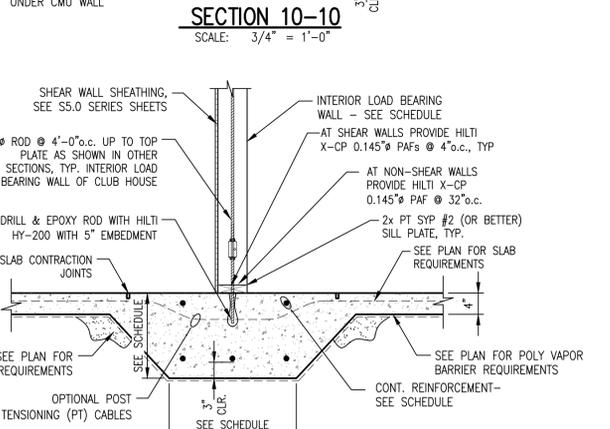
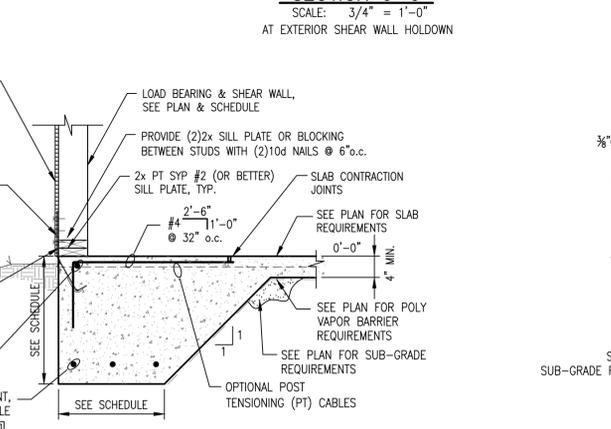
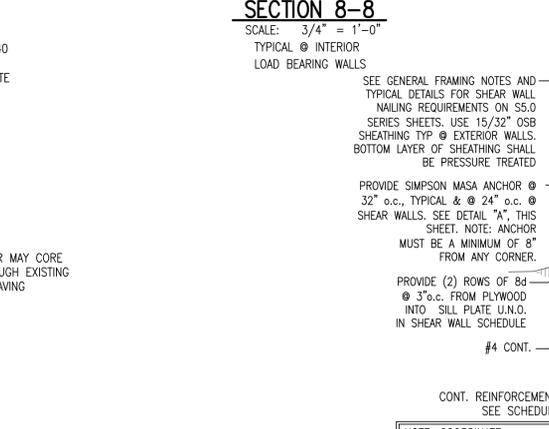
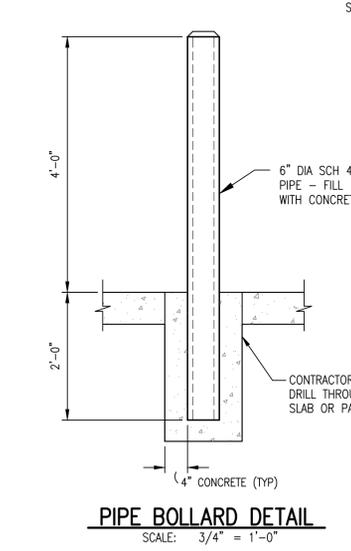
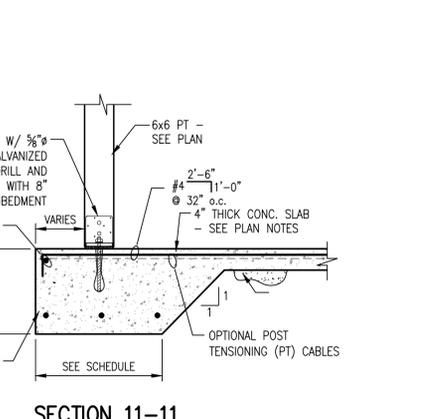
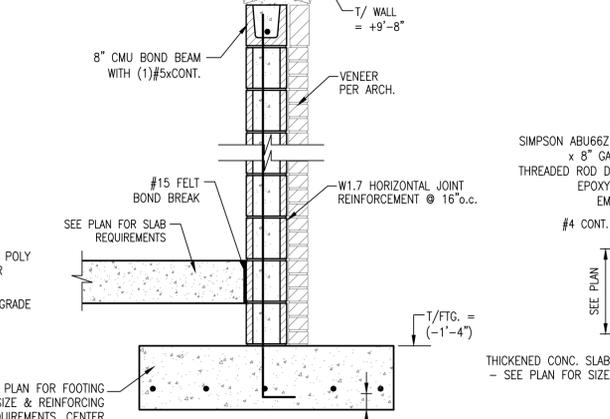
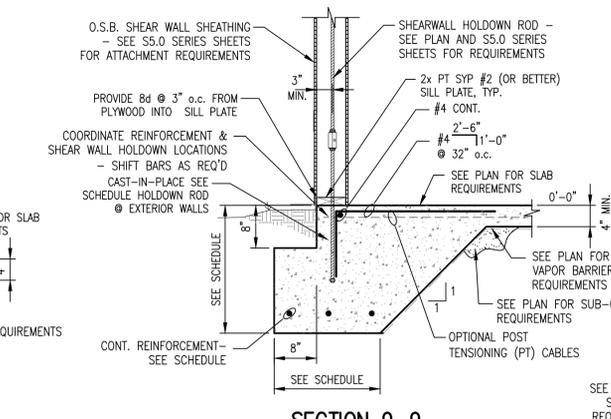
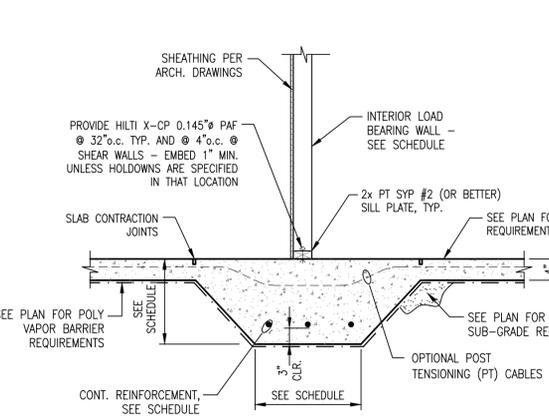
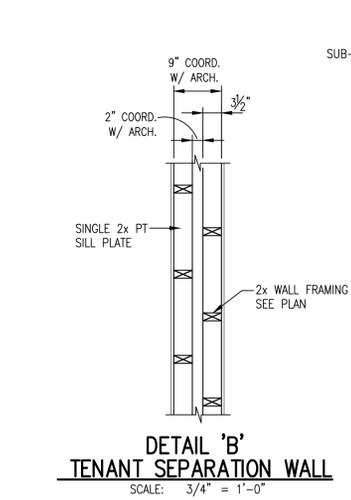
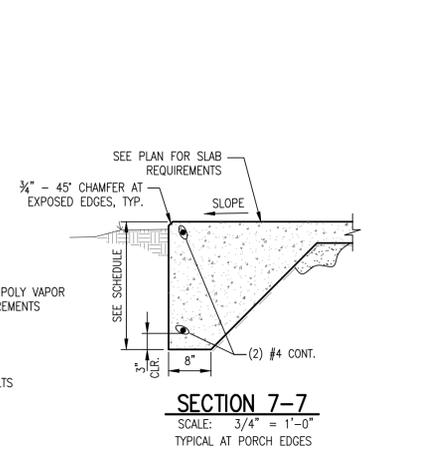
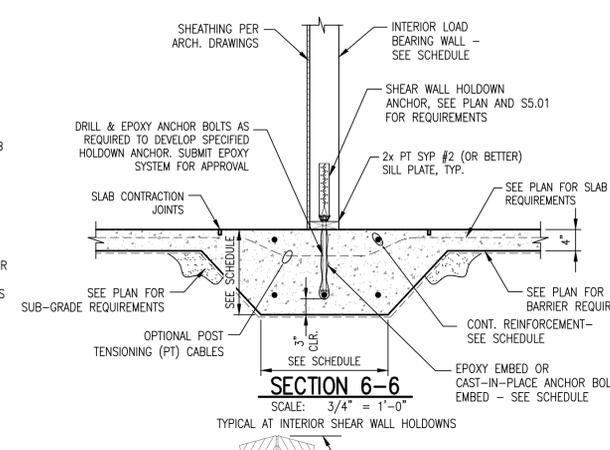
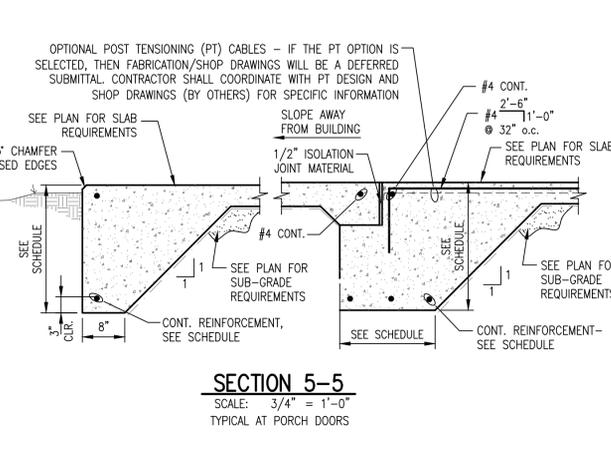
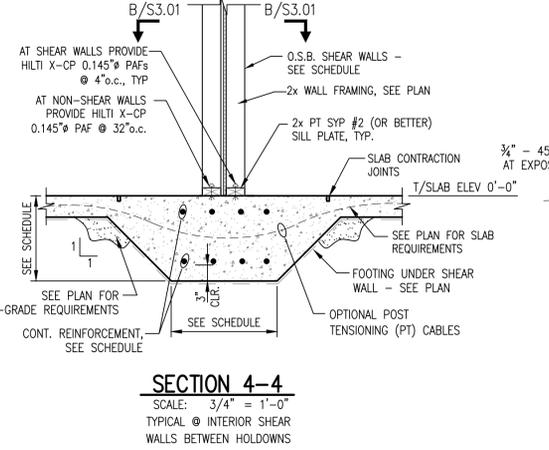
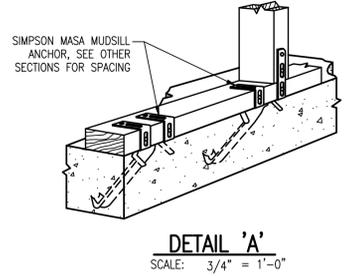
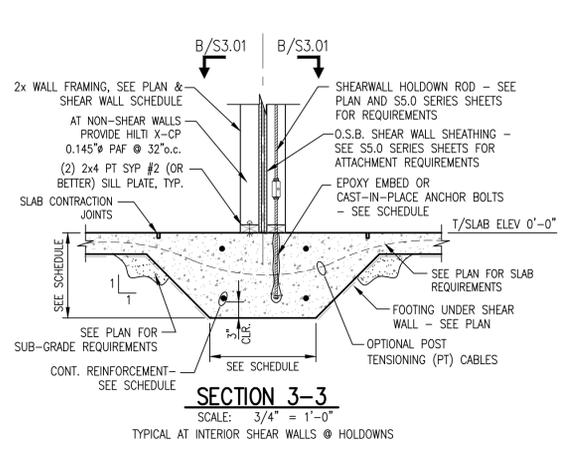
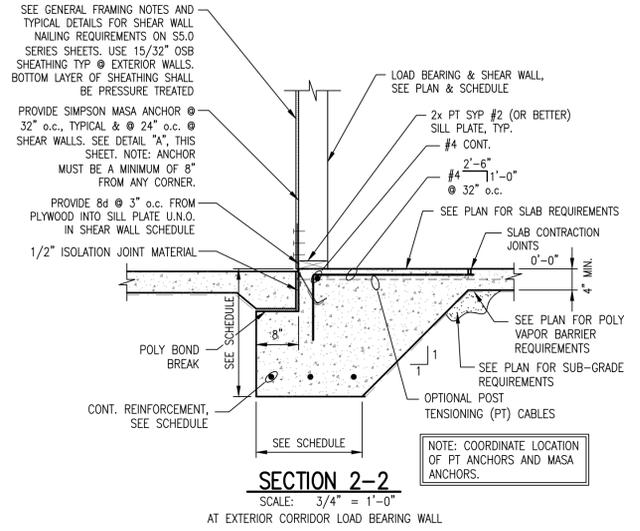
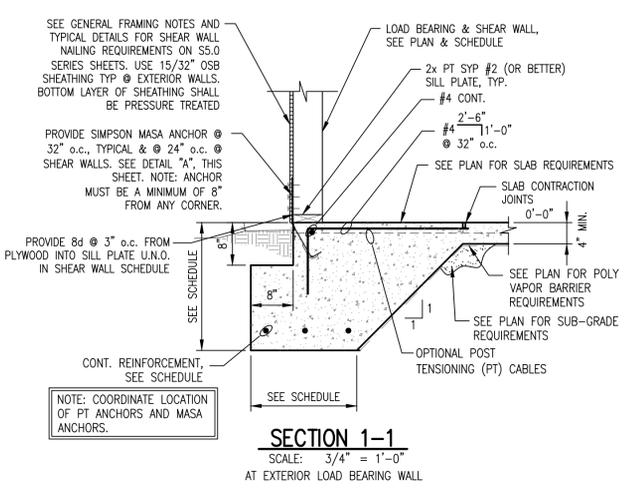
Inspiration at Southpoint

Fort Meyers, Florida

FOUNDATION SECTION NOTES

- DO NOT SCALE SECTIONS. SEE PLANS AND SCHEDULES FOR SIZES NOT SHOWN.
- REBAR IS SHOWN FOR REFERENCE ONLY. SEE PLANS AND SCHEDULES FOR REINFORCEMENT REQUIREMENTS, WHERE REINFORCEMENT IS SPECIFIED IN SECTIONS IT IS IN ADDITION TO SCHEDULES.
- IF A HOOK IS SHOWN ON REINFORCEMENT A STANDARD HOOK PER ACI IS REQUIRED U.N.O.
- IF A DISCREPANCY EXISTS BETWEEN THE SECTIONS AND PLAN THE MORE STRINGENT REQUIREMENTS SHALL APPLY
- EPOXY FOR CMU SHALL BE HY-270.
- EPOXY FOR CONCRETE SHALL BE HY-200.

NOTE: THE DESIGN SHOWN IS FOR A CONVENTIONAL FOUNDATION SYSTEM, AND SHOULD BE USED FOR DIMENSIONING PURPOSES ONLY. PRIOR TO CONSTRUCTION, IF A POST-TENSIONED SLAB CONSTRUCTION IS PREFERRED BY THE OWNER, A POST-TENSIONED SLAB ON GRADE DESIGN SHALL BE PREPARED BY A FLORIDA LICENSED STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.



1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

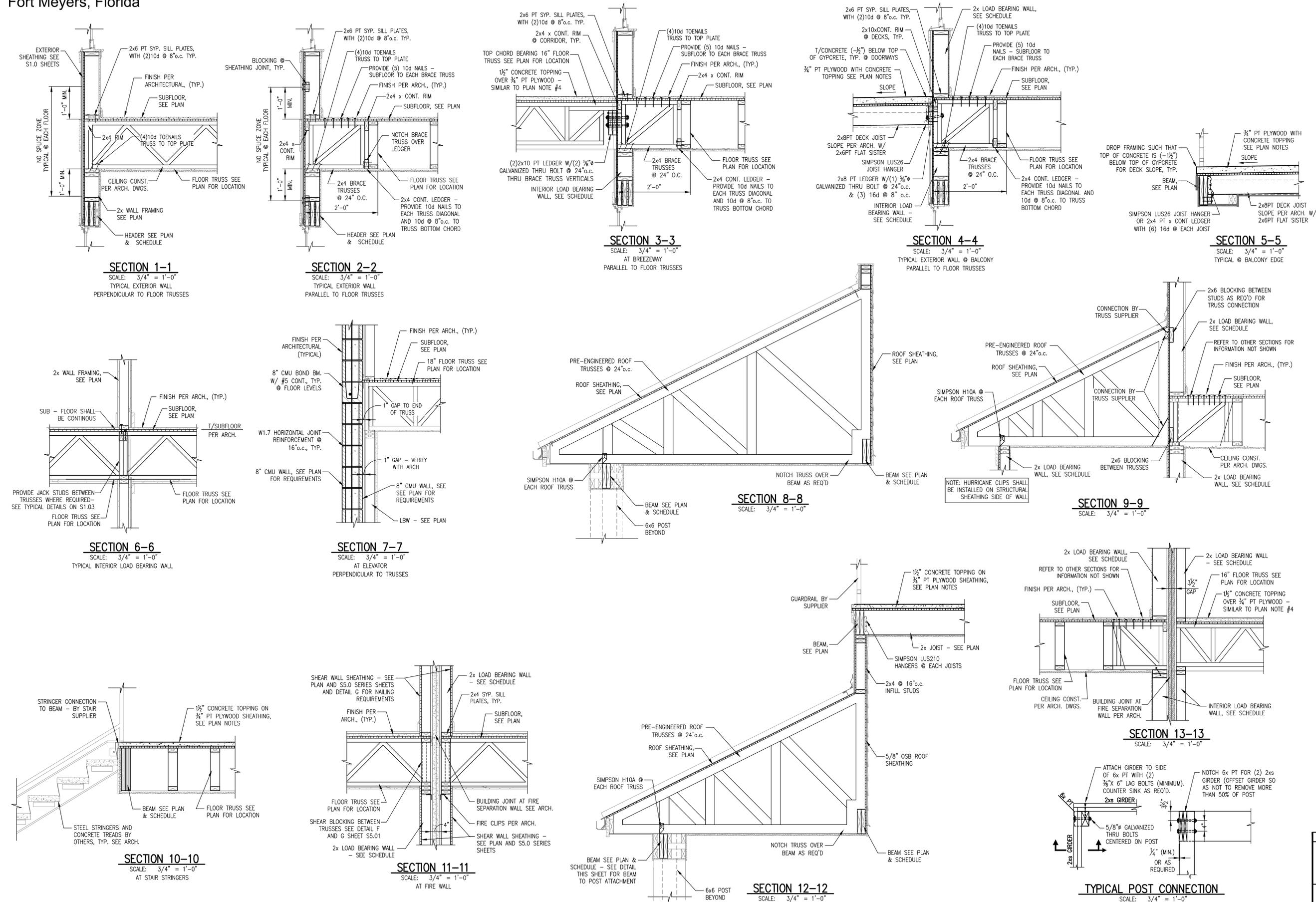
DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE: Sections and Details
S3.01

Inspiration at Southpoint

Fort Meyers, Florida



PLANWORX
ARCHITECTURE

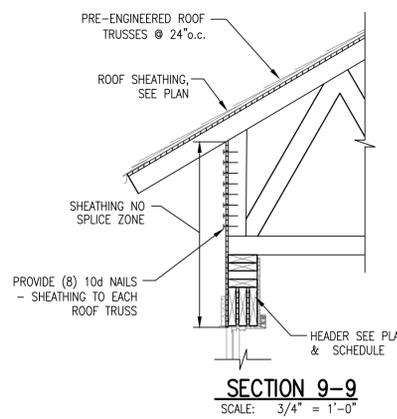
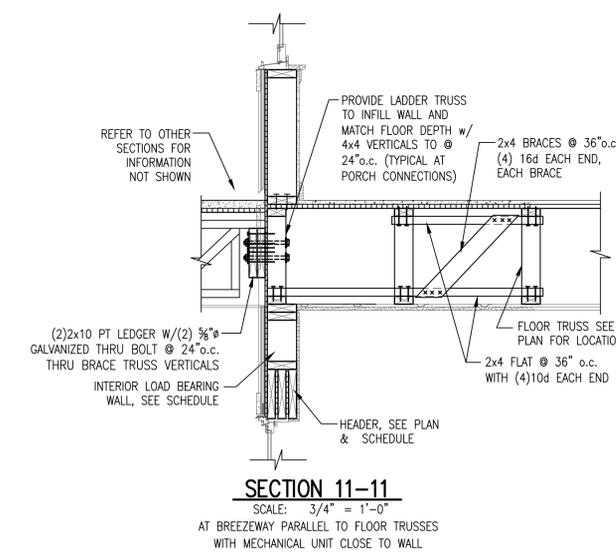
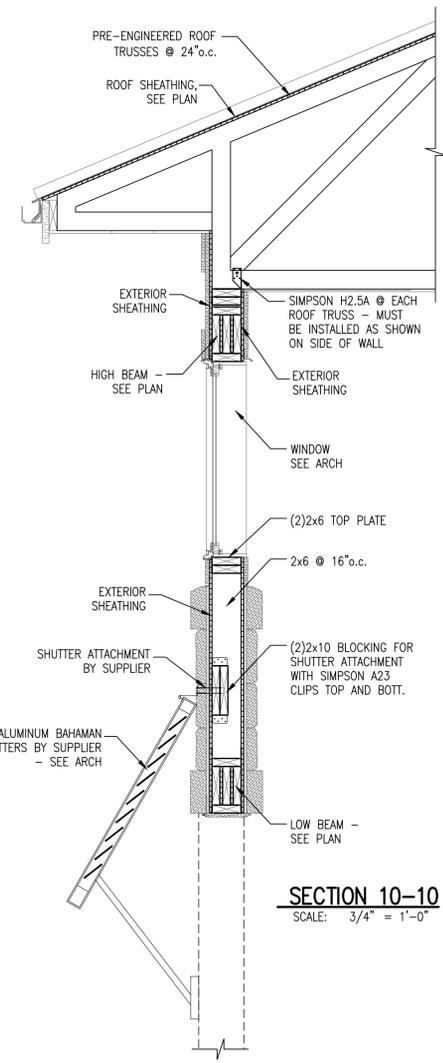
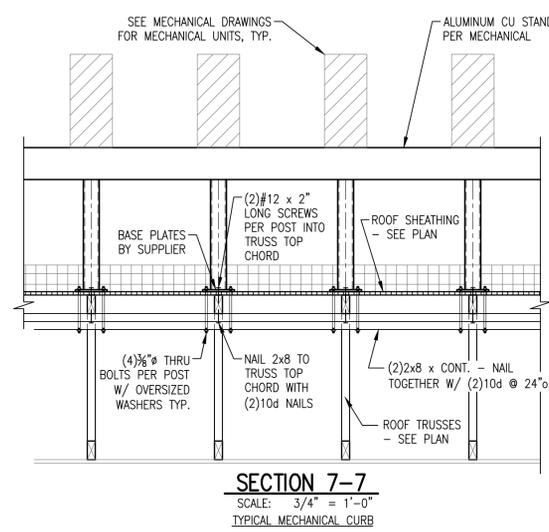
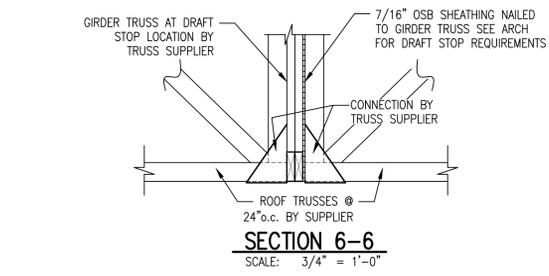
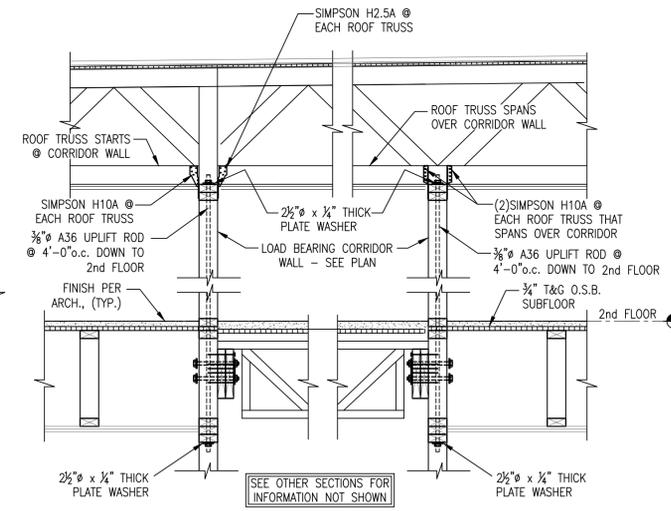
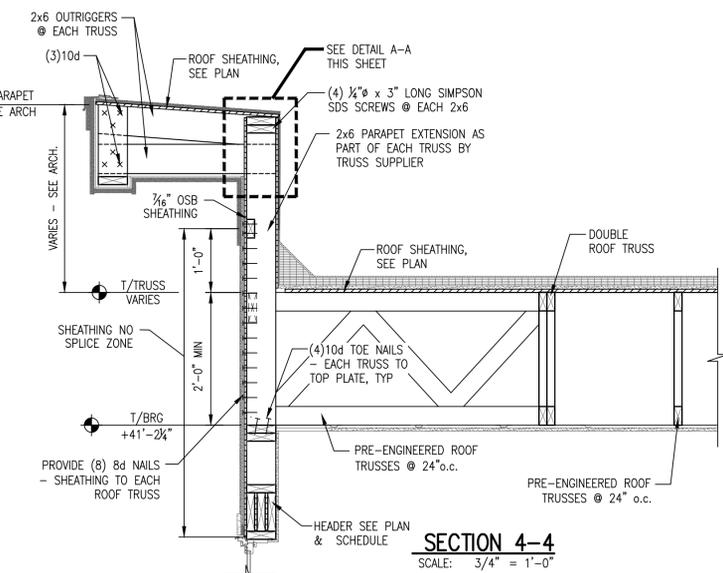
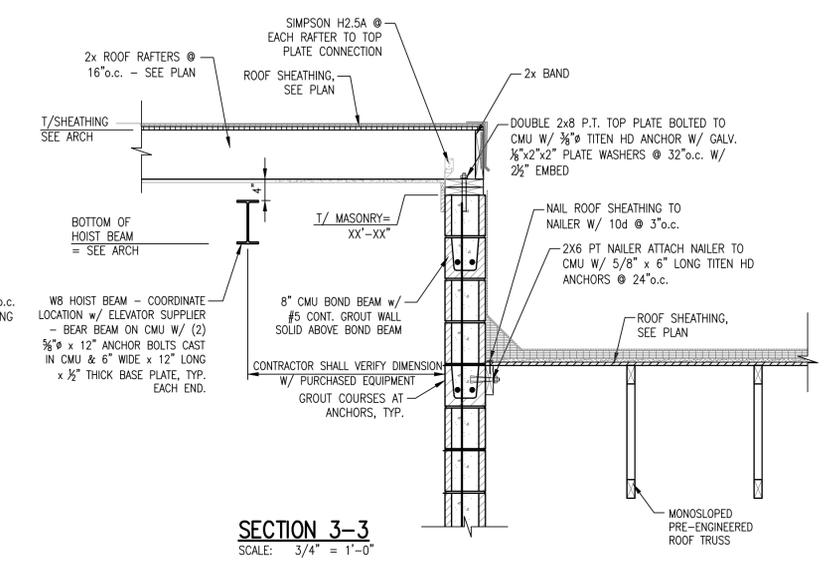
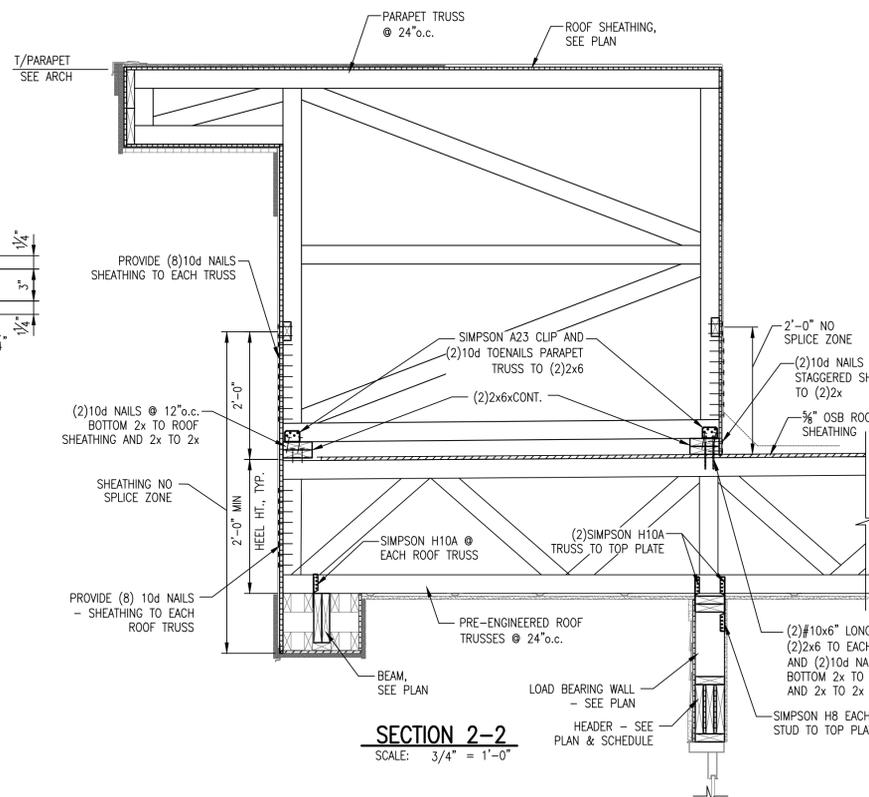
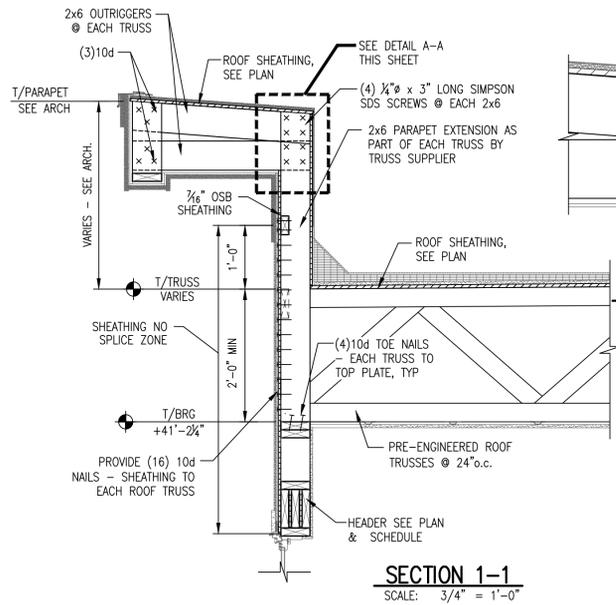


1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE: Sections and Details
S4.01

Inspiration at Southpoint

Fort Meyers, Florida

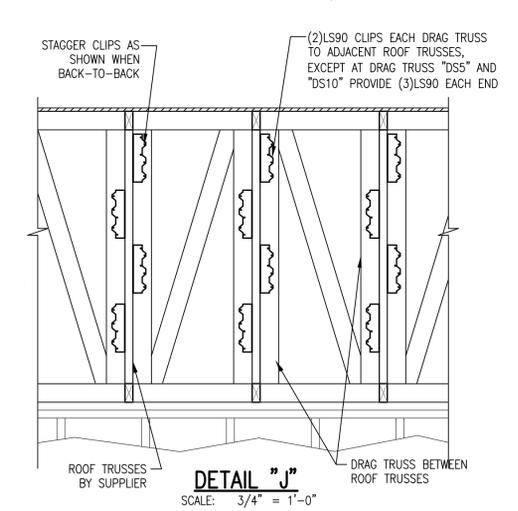
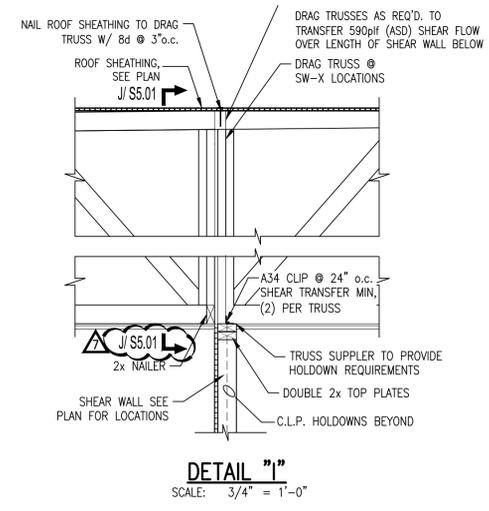
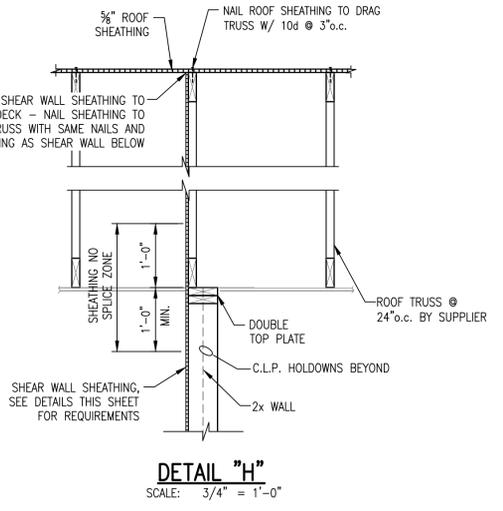
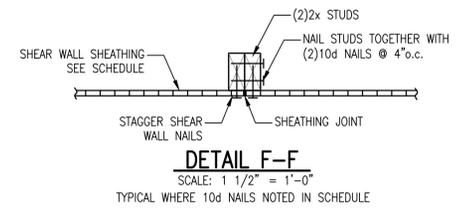
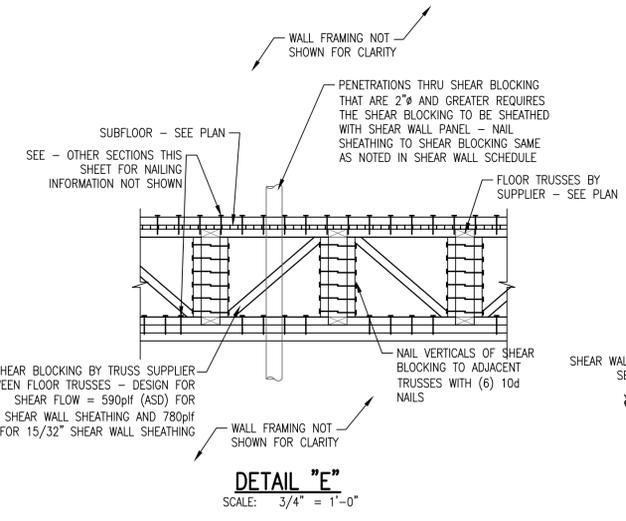
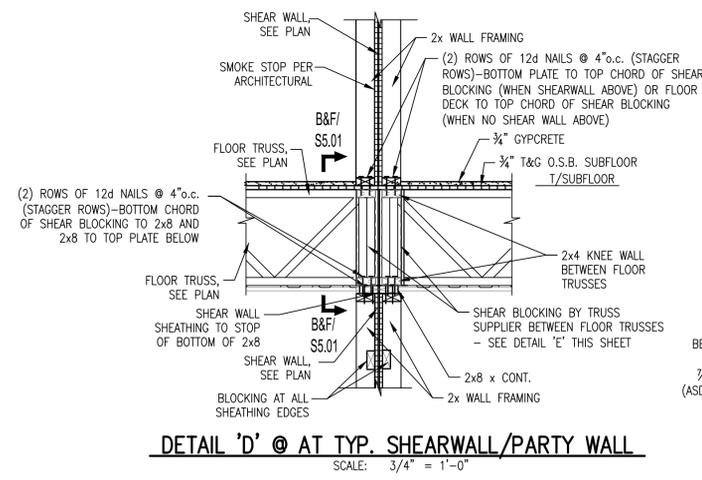
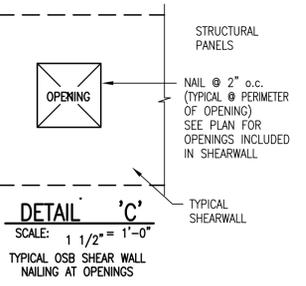
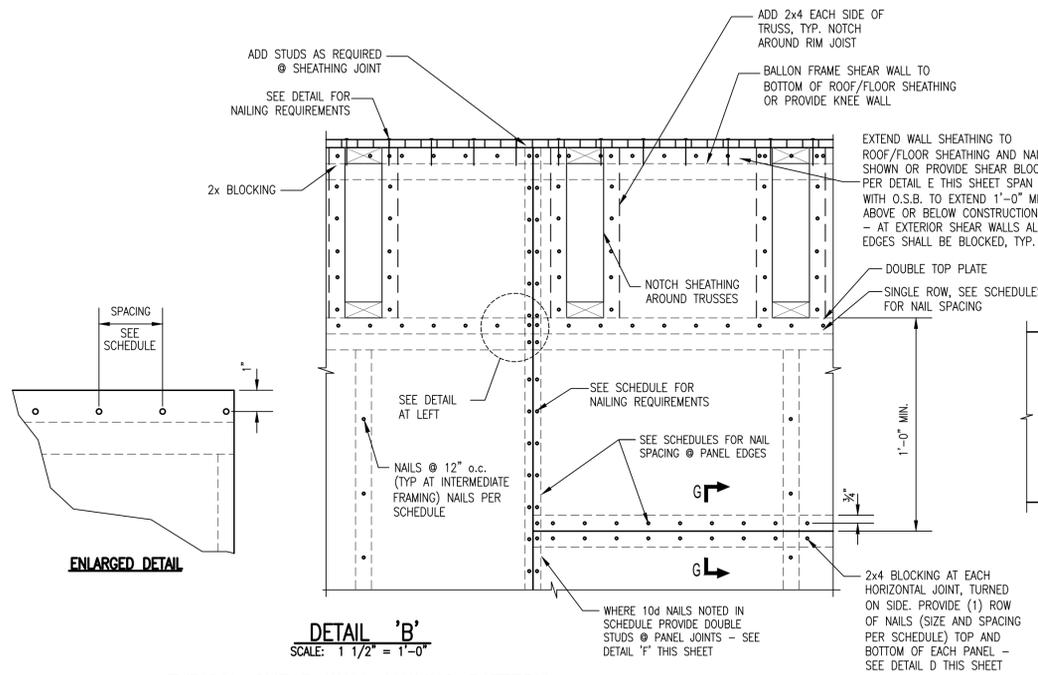
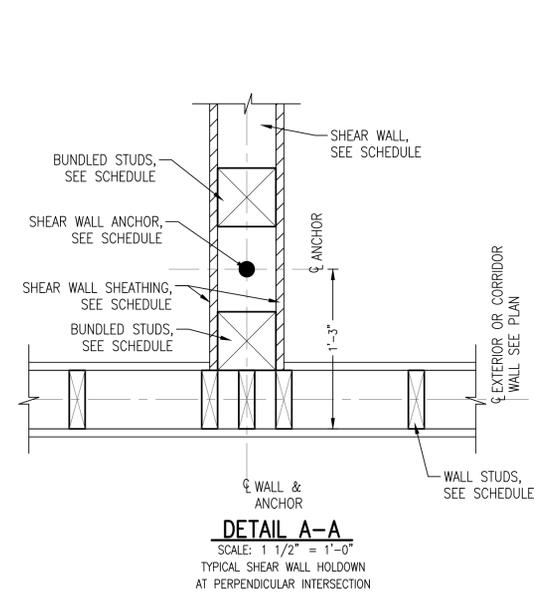


1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD)	010819-21-3337
SHEET TITLE:	
Sections and Details	
S4.02	

Inspiration at Southpoint

Fort Meyers, Florida



1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or terms varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
 SHEET TITLE:
**Wood Shear Wall
 Typical Details**
S5.01



PLANWORX
ARCHITECTURE



SHEAR WALL NOTES:

- FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
- SEE DETAILS ON S5.01 FOR TYPICAL SHEAR WALL DETAILS.
- SHEAR WALL SHEATHING SHALL BE 7/16" OR 15/32" OSB OR PLYWOOD WITH 8d OR 10d NAILS @ 3" o.c. AT EDGES AND 12" o.c. IN FIELD. - SEE SCHEDULES THIS SHEET
- PROVIDE SIMPSON HDU5-SDS2.5 WITH 5/8" ROD AND (2) STUDS AROUND DOOR OPENINGS AT THE BOTTOM FLOOR.
- ALL RODS SHALL BE ASTM A36.
- ALL STUDS SHALL MATCH LOAD BEARING WALL SPACING AND SPECIES.
- PSL = 1.8E PARALLAM PSL BY WEYERHAEUSER.
- ALL ROD HOLD-DOWNS TO BE LOCATED A MAXIMUM DISTANCE OF 12" FROM END OF WALL. (TYP. OF ALL SHEAR WALLS)
- EPOXY SHALL BE HILTI HY-200. SEE TABLE THIS SHEET FOR REQUIRED EMBEDMENT.
- ALL HOLD-DOWN RODS LOCATED ON EXTERIOR WALL SHALL BE CAST-IN-PLACE.

SHEAR WALL ROD EPOXY EMBEDMENT	
ROD SIZE	EMBEDMENT
1/2" ø	7"
5/8" ø	9"
3/4" ø	10"
7/8" ø	14"

- EPOXY SHALL BE HILTI HY-200
- ALL EXTERIOR HOLD-DOWN RODS SHALL BE CAST-IN-PLACE AS SHOWN ON SECTION 9-9 SHEET S-301

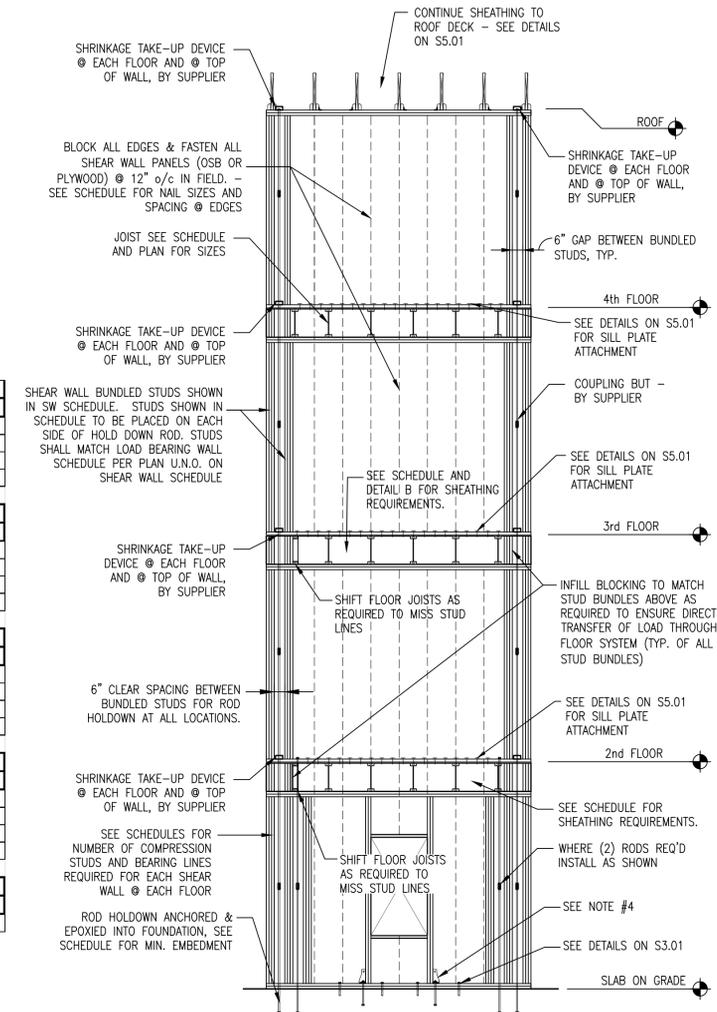
SW-1			
Level	Sheathing / Nailing Requirements	Holdown Each End	# Compression Studs on Each side of Threaded Rod
4th-Roof	7/16" Sheathing with 8d nails at 3" o.c.	1/2" ø ROD	(3)-2x4/(2)-2x6
3rd-4th	7/16" Sheathing with 8d nails at 3" o.c.	5/8" ø ROD	(3)-2x4/(2)-2x6
2nd-3rd	7/16" Sheathing with 8d nails at 3" o.c.	7/8" ø ROD	(4)-2x4/(3)-2x6
Fdn-2nd	7/16" Sheathing with 8d nails at 3" o.c.	1" ø ROD	(6)-2x4/(3)-2x6

SW-2			
Level	Sheathing / Nailing Requirements	Holdown Each End	# Compression Studs on Each side of Threaded Rod
4th-Roof	-	-	-
3rd-4th	7/16" Sheathing with 8d nails at 3" o.c.	1/2" ø ROD	(3)-2x4/(2)-2x6
2nd-3rd	7/16" Sheathing with 8d nails at 3" o.c.	5/8" ø ROD	(4)-2x4/(3)-2x6
Fdn-2nd	7/16" Sheathing with 8d nails at 3" o.c.	5/8" ø ROD	(5)-2x4/(3)-2x6

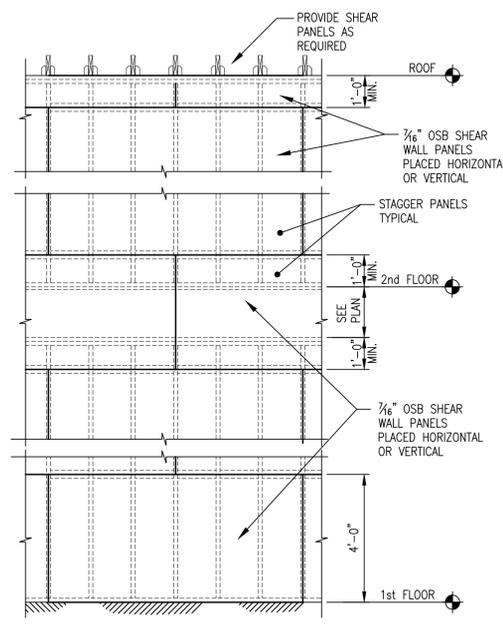
SW-3			
Level	Sheathing / Nailing Requirements	Holdown Each End	# Compression Studs on Each side of Threaded Rod
4th-Roof	-	-	-
3rd-4th	-	-	-
2nd-3rd	7/16" Sheathing with 8d nails at 3" o.c.	1/2" ø ROD	(3)-2x4/(2)-2x6
Fdn-2nd	7/16" Sheathing with 8d nails at 3" o.c.	5/8" ø ROD	(4)-2x4/(3)-2x6

SW-4			
Level	Sheathing / Nailing Requirements	Holdown Each End	# Compression Studs on Each side of Threaded Rod
4th-Roof	-	-	-
3rd-4th	-	-	-
2nd-3rd	-	-	-
Fdn-2nd	7/16" Sheathing with 8d nails at 3" o.c.	5/8" ø ROD	(3)-2x4/(2)-2x6

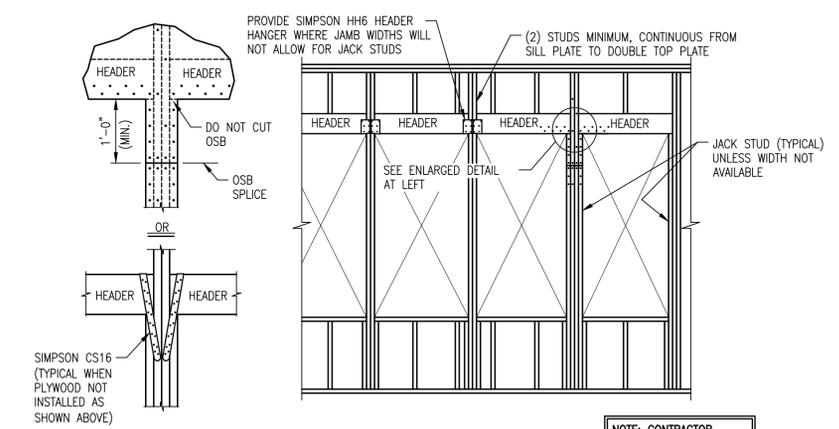
SW-5			
Level	Sheathing / Nailing Requirements	Holdown Each End	# Compression Studs on Each side of Threaded Rod
Fdn-2nd	7/16" Sheathing with 8d nails at 3" o.c.	HDU5/SDS2.5 with 5/8" ø Rod	(2)-2x4/(2)-2x6



TYPICAL EXTERIOR SHEAR WALL REQUIREMENTS
SCALE: 1/4" = 1'-0"



TYPICAL SHEAR WALL SPLICE PATTERN
SCALE: 3/8" = 1'-0"



TYPICAL FRAMING AT EXTERIOR WINDOW OR DOOR OPENING
SCALE: 3/8" = 1'-0"

NOTE: CONTRACTOR SHALL USE JACK STUDS WHEN POSSIBLE.

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design. 5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein. 6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

DATE: 10/29/2021 (CD) 010819-21-3337
SHEET TITLE:
Wood Shear Wall
Typical Details

S5.02