



**VAPOR BARRIER NOTE**

INSTALL 6 MIL VAPOR BARRIER IN DRAIN SPACE. ALL SEAMS MUST BE TAPED AND SEALED PROPERLY. VAPOR BARRIER MUST EXTEND AT LEAST 12" UP EACH RISER AND SIDE WALL.

**CONCRETE NOTES**

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. ALL CONCRETE WORK SHOULD BE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
3. ALL REINFORCING STEEL TO BE NEW DOMESTIC DEFORMED BUILT UP STEEL CONFORMING TO ASTM A618 GRADE 60.
4. STRIPS WIRE FABRIC SHALL CONFORM TO A-105. POLYPROPYLENE FIBERESHOCK FIBER WRAPPED WIRE SHALL BE SUBSTITUTED FOR WELDED WIRE FOR NON-STRUCTURAL SLAB.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLABERS, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SURVEYS, EXCEPT FOUNDATION SHALL BE REDESIGNED, COMPACT FILL SOIL TO 95% STANDARD PROCTOR. FOUNDATION SHALL BE REDESIGNED, COMPACT FILL SOIL TO 95% STANDARD PROCTOR. FOUNDATION SHALL BE REDESIGNED, COMPACT FILL SOIL TO 95% STANDARD PROCTOR.
6. ALL REINFORCING DETAILS TO CONFORM TO MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 318, UNLESS DETAILED OTHERWISE ON STRUCTURAL DRAWINGS.
7. ALL REINFORCING BARS, BOLTS, ETC. AS REQUIRED TO ASSEMBLE, TRACK AND SUPPORT ALL GROUNDWORK IN TRAIL.
8. PROVIDE CORNER BARS FOR ALL FOOTINGS. ALL FOOTING DOWN BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5" INTO INTERIOR FOOTINGS AND A MINIMUM OF 25" INTO OTHERS. DOWN BARS IN VERTICAL WALL REINFORCEMENT A MINIMUM OF 25".
9. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURIZED TREATED.
10. SOIL UNDER SLAB TO BE PRETREATED FOR TERMITES AS PER THE 2012 INTERNATIONAL CONTRACTOR TO HAVE SOIL PRESURIZED AND IF CONTACT PRESSURE IS LESS THAN 2000 P.S.F., FOUNDATION SHALL BE REDESIGNED, COMPACT FILL SOIL TO 95% STANDARD PROCTOR. FOUNDATION SHALL BE REDESIGNED, COMPACT FILL SOIL TO 95% STANDARD PROCTOR.
11. CONTRACTOR TO BE DESIGNER FOR AN ASSIGNED SOIL PRESSURE OF 2000 P.S.F. OWNER'S RESPONSIBILITY FOR ANY FOUNDATION SETTLEMENT AND FOUNDATION SETBACKS SHALL BE THE RESPONSIBILITY OF THE DESIGNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FOUNDATION SETTLEMENT AND FOUNDATION SETBACKS.
12. FINISHING WASTE PIPE PATERING FOOTING SHALL BE CAST IN ONE OR 5'-0" PVC. GROUT WORK AS PER ASTM C-77.1.3. MASONRY WORK AS PER ACI 530.1-10Z.

**STRUCTURAL STEEL COMPONENTS FASTENERS & TIE DOWNS**

1. SHAPES, ANGLES, CHANNELS: ASTM A 36 Fy = 36,000. ROUND AND SQUARE METAL PIPE: ASTM A 53 GRADE B Fy = 36,000. SQUARE METAL TUBING: ASTM A 500, GRADE B, Fy = 36,000.
2. TIE BARS AND THE FRAMING SHALL CONSIST OF BUT ARE NOT LIMITED TO: HIGH STRENGTH BOLTS: ASTM A 325; MACHINE BOLTS: GALVANIZED ASTM A 307.
3. SHEET METAL ACCESSORIES SHALL CONFORM TO ASTM A 446 OR ASTM A 526 Fy = 33,000. ALL ACCESSORIES SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH ASTM A 569.
4. WELDS SHALL CONSIST OF RING SHANK WELDS WITH MINIMUM DIAMETER AS FOLLOWS:  
 80 - 1.51", 1.00" - 1.45", 1.00" - 1.62".
5. ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSION COATING PRIOR TO INSTALLATION.
6. PLANS AS A MINIMUM:  
 ALL TIE DOWNS ARE TO PROVIDE THE CAPT CAPACITY CALLED FOR IN THE DRAWINGS.  
 ALL FASTENERS, BEAM HANGERS, JOIST HANGERS, AND HOOK TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE TRADES AND MANUFACTURERS' RECOMMENDATIONS.  
 ALL CONCRETE EMBEDDED JOISTS USED FOR LIFT ARE TO BE SET PRIOR TO INITIAL SETTING.  
 ALL TIE DOWNS EMBEDDED IN CONCRETE SHALL BE INSTALLED WITH WELDED WIRE FABRIC OR ANCHORED EMBEDDED REINFORCING BARS TO BE PLACED IN ACCORDANCE WITH THE TRADES AND MANUFACTURERS' RECOMMENDATIONS.  
 ALL FASTENERS ARE TO BE GALVANIZED. ANCHORING WELDS SHALL BE TO BE PLACED IN ACCORDANCE WITH THE TRADES AND MANUFACTURERS' RECOMMENDATIONS.  
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**FOUNDATION DESIGN ASSUMPTIONS**

THE FOUNDATION SHALL BE PLACED ON UNDISTURBED SOIL OR ROCK WITH A BEARING CAPACITY OF 2.0 TSF. THE DESIGNER SHALL ASSUME ANY AND ALL RESPONSIBILITY FOR ANY AND ALL FOUNDATION DESIGN ASSUMPTIONS AND FIELD VERIFICATION OF ANY AND ALL ASSUMPTIONS.

**SOIL BEARING CAPACITY**

SOIL BEARING CAPACITY ASSUMED AT 1500 PSF. OWNER DID NOT FURNISH TESTS TO VERIFY SOIL BEARING CAPACITY. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND ALL RESPONSIBILITY FOR ANY AND ALL ASSUMPTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**ENTRY STEP NOTE**

GENERAL CONTRACTOR SHALL DETERMINE FIELD LOCATIONS AND PLACEMENT OF ENTRY STEPS AND LANDINGS AS PER SITE CONDITIONS. THESE STEPS AND LANDINGS SHALL COMPLY WITH THE IRC 2012.

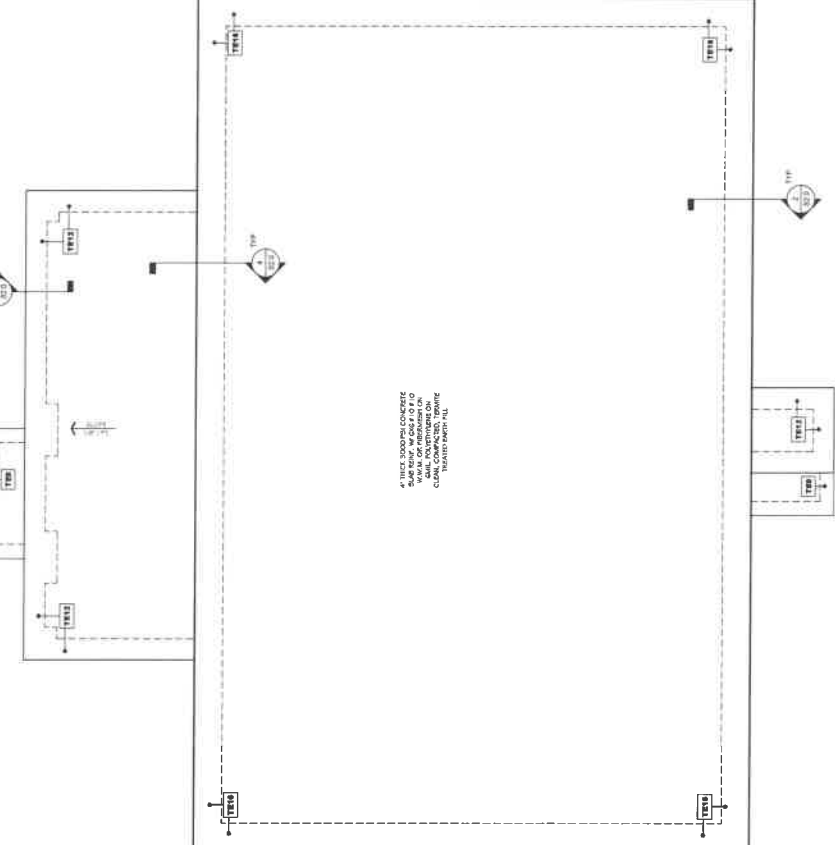
**FOUNDATION NOTE**

FOR A 4" THICK SLAB, JOISTS SHOULD BE SPACED @ 12" FEET APART AND CUT 1" DEEP.

**MISCELLANEOUS NOTES**

1. ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH MAILING PATTERN: 1/2" CDX PLYWOOD W/ 3" MIN. CLEARANCE AT EDGE.
2. INSTALL SIMPSON 1/11 H OR (2) 1/2" @ EACH RAPER TO TOP PLATE.
3. ALL WELDS SHALL BE FULL PENETRATION WELDS AND SHALL BE WELDED IN ACCORDANCE WITH THE TRADES AND MANUFACTURERS' RECOMMENDATIONS. THIS STRUCTURE IS DESIGN FOR A COMPLETE COMPLETION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION.

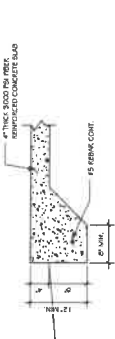
**FOUNDATION PLAN**



**NOTE:**

1. DRAWING TO BE DESIGNED UTILIZING LARGO DESIGN CRITERIA. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING THE DESIGN FOR DIMENSIONS AND CONDITIONS NOT SHOWN HEREIN.
2. SOIL BEARING CAPACITY ASSUMED AT 2000 P.S.F. OWNER DID NOT FURNISH TESTS TO VERIFY SOIL BEARING CAPACITY. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND ALL RESPONSIBILITY FOR ANY AND ALL ASSUMPTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. FINISHING WASTE PIPE PATERING FOOTING SHALL BE CAST IN ONE OR 5'-0" PVC. GROUT WORK AS PER ASTM C-77.1.3. MASONRY WORK AS PER ACI 530.1-10Z.

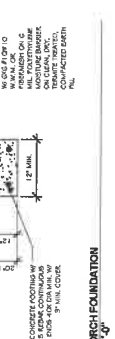
**3 TYP. UTILITIES STAR SLAB**



**4 TYPICAL FOUNDATION STEP DOWN**



**5 TYPICAL PIER FOUNDATION**



**6 TYPICAL CONCRETE FOOTING DETAIL**



**HEADERS IN NON-LOAD BEARING WALLS & WINDOW SILL PLATES**  
FOR NON-LOAD BEARING WALLS AND WINDOW SILL PLATES. (2) 2x4 (FLAT) CAN BE  
SUBSTITUTED FOR (1) 2x6

HEADER SPAN (FT)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		LATERAL(LB)
		NUMBER OF STUDS	UP/LIFT (LB)	
2	(2) 2 x 4 (PLAT)	1	60 b	157 b
3	(2) 2 x 4 (PLAT)	2	90 b	286 b
4	(2) 2 x 4 (PLAT)	2	120 b	314 b
5	(2) 2 x 6	2	150 b	383 b
6	(2) 2 x 6	3	180 b	452 b
7	(2) 2 x 6	3	210 b	521 b
8	(2) 2 x 6	3	240 b	590 b
9	(2) 2 x 6	3	270 b	659 b
10	(2) 2 x 6	3	300 b	728 b
11	(2) 2 x 6	4	330 b	797 b

**HEADERS IN LOAD BEARING WALLS**

HEADER SPAN (FT)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		LATERAL(LB)
		NUMBER OF FULL HEIGHT STUDS	UP/LIFT (LB)	
2	(2) 2x4	1	50 b	157 b
3	(2) 2x4	2	75 b	286 b
4	(2) 2x4	2	100 b	314 b
5	(2) 2x6	2	125 b	383 b
6	(2) 2x6	3	150 b	452 b
7	(2) 2x6	3	175 b	521 b
8	(2) 2x6	3	200 b	590 b
9	(2) 2x6	3	225 b	659 b
10	(2) 2x6	4	250 b	728 b

**FULL HEIGHT STUDS**  
FULL HEIGHT STUDS SHALL MEET THE SAME REQUIREMENTS AS EXTERIOR WALL STUDS PER SEC. 4. TABLE 5 OF THE WOOD FRAME CONSTRUCTION MANUAL (2015) WITH: EXTERIOR WALL STUDS SHALL BE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF THE HEADER SHALL NOT BE LESS THAN TWO FULL HEIGHT STUDS PER END. PERMITTED TO REPLACE AN EQUIVALENT NUMBER OF JACK STUDS, WHEN ADEQUATE GRAVITY CONNECTIONS ARE PROVIDED.

**WINDOW SILL PLATES**  
MAXIMUM SPACING FOR WINDOW SILL PLATES USED IN EXTERIOR WALLS SHALL NOT EXCEED THE SPACING GIVEN IN WPCA - SEC. 4.2, TABLE 9.

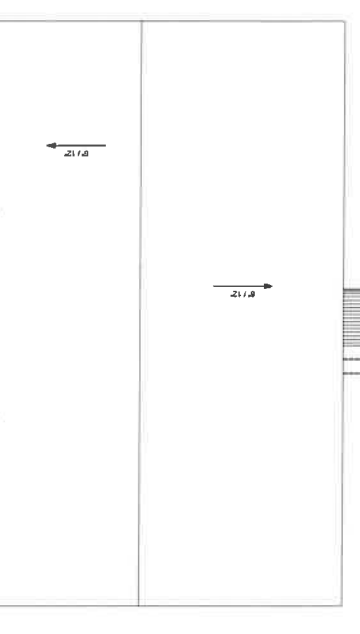
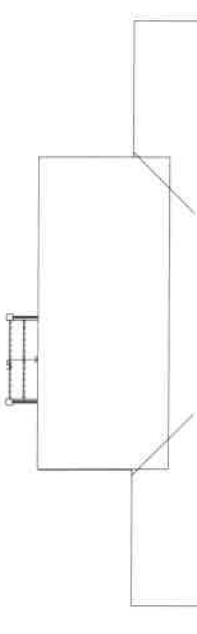
**HEADER/ANCHOR ORDER TO STUD CONNECTIONS**  
HEADERS AND/OR ORDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN WPCA - SEC. 4.2, TABLE 9.

**TOP AND BOTTOM PLATE TO FULL HEIGHT STUD**  
EACH FULL HEIGHT STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN WPCA - SEC. 4.2, TABLE 9.

**MISCELLANEOUS NOTES**  
1. ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH MAILING PATTERN. 1/2" COR FLUORWOOD @ 2" MAX CLEARANCE AT EDGE.  
2. INSTALL SIMPSON 110 F10A OR F12A.2 @ EACH RAFTER TO TOP PLATE.  
3. WOOD JOINT SCHEDULE FOR SOUTHERN PINE #2. WOOD JOINT SCHEDULE FOR SOUTHERN PINE #2 WITH A HEAD LOAD OF 20 FEET. ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION.

**FLOOR JOINT SCHEDULE FOR SOUTHERN PINE #2 WITH A HEAD LOAD OF 20 FEET**  
PER SEC. 201.5 RESQ.3.1(2)

JOIST SPACING	2X	2X	MINIMUM SPAN	
			1P.D.C.	1P.O.C.
12" O.C.	2X6	2X6	9' 10"	12' 0"
12" O.C.	2X6	2X8	12' 6"	14' 6"
12" O.C.	2X6	2X10	14' 6"	17' 5"
16" O.C.	2X6	2X6	8' 6"	10' 0"
16" O.C.	2X6	2X8	10' 0"	12' 0"
16" O.C.	2X12	2X12	15' 1"	15' 1"



**1. TYP. LEAVE DETAIL TRUSS**  
1/2" x 1/2"  
1/2" x 1/2"  
1/2" x 1/2"

**2. TYP. LEAVE DETAIL TRUSS**  
1/2" x 1/2"  
1/2" x 1/2"  
1/2" x 1/2"

**3. TYP. GABLE END FRAMING DETAIL TRUSS**  
3/4" x 1/2"  
3/4" x 1/2"  
3/4" x 1/2"

**STRUCTURAL**

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912-920-0950  
1000 W. WORTHWAY DR. SUITE 200  
ATLANTA, GEORGIA 30349



**OSPREY**  
HARTR FOR HUMINITY PHASE II  
LOT#49 THE GLEN PHASE 2  
HILTON HEAD ISLANDS, SC

**REVISIONS**

MARK	DATE	DESCRIPTION

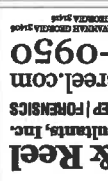
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Date Printed	10/29/2018 5:26:30 AM
Date Issued	10/19/2018
Designed By	CH
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**S2.1**  
As indicated  
ROOF DETAILS

STRUCTURAL

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OSPREY  
 LOT#49 THE GLEN PHASE 2  
 HILTON HEAD ISLANDS, SC  
 HARBOR FOR HUMILITY PHASE II

SECTION DETAILS

REVISIONS

MARK	DATE	DESCRIPTION

TRC No.	1808-1558-04
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Date Issued	10/18/2016
Designed by	Designer
Checked by	Checker
Approved by	Approver

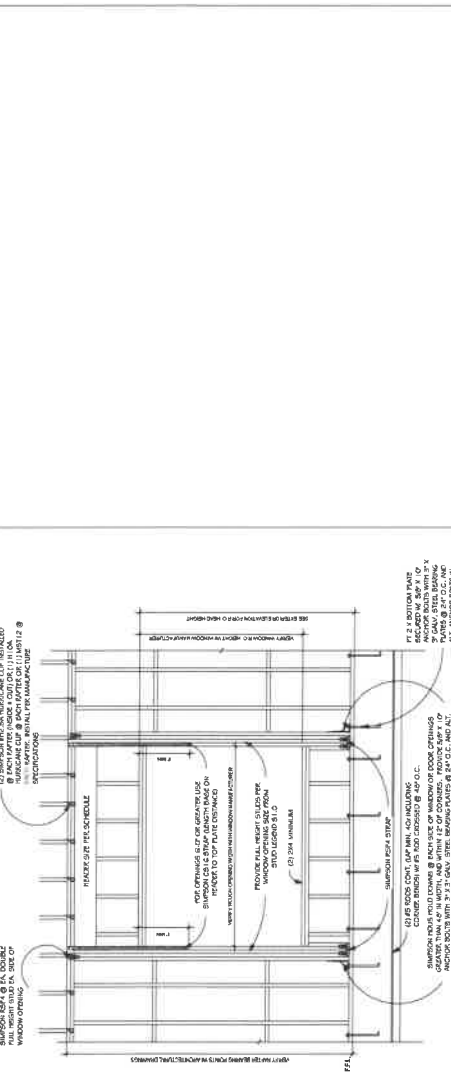
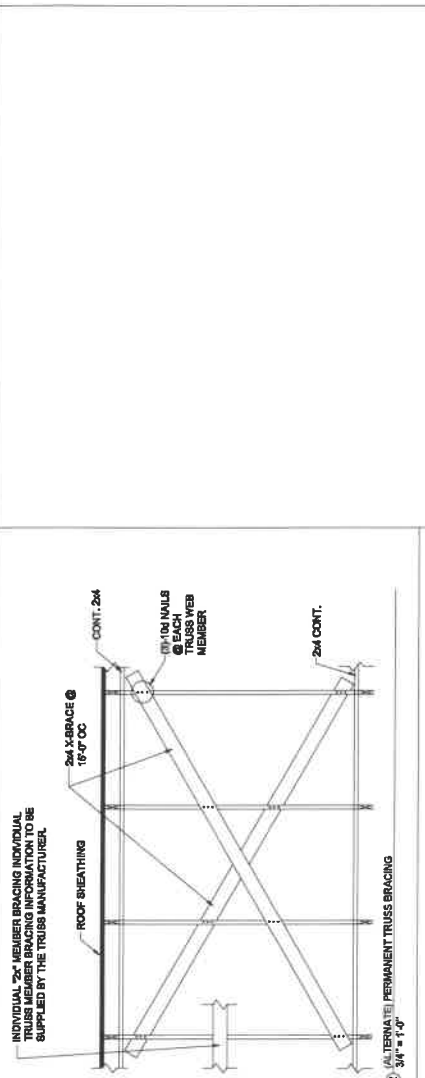
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SECTION DETAILS

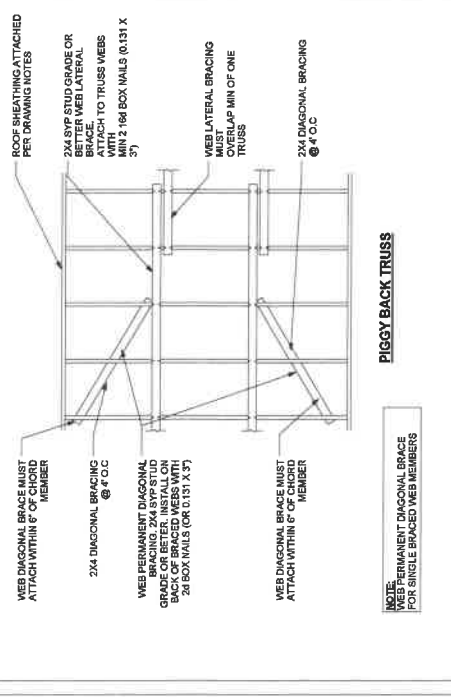
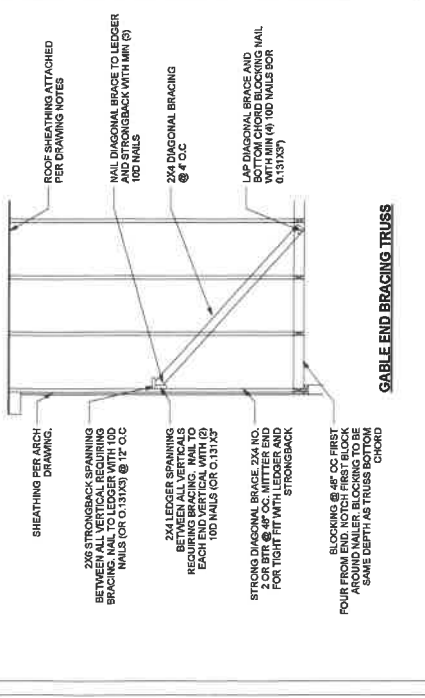
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ISSUE FOR REVIEW



2 ALTERNATE PERMANENT TRUSS BRACING  
 3 WALL OPENING STRAP DETAIL (SIMPSON HDUJ)



1 TRUSS BRACING DETAILS  
 2 PIGGY BACK TRUSS  
 3 LATERAL TRUSS BRACING