

# STRUCTURAL DESIGN CRITERIA

CODE CRITERIA
<ul style="list-style-type: none"> <li>2023 FLORIDA BUILDING CODE - EXISTING</li> <li>2023 FLORIDA BUILDING CODE - RESIDENTIAL</li> <li>NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.</li> <li>WOOD FRAMED CONSTRUCTION MANUAL.</li> <li>APA PLYWOOD DESIGN SPECIFICATION.</li> <li>AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7</li> </ul>

GENERAL ROOF LOADING				
	SHINGLE ROOF (PSF)	METAL ROOF (PSF)	TILE ROOF (PSF)	HEAVY ROOF (PSF)
TOP CHORD LL	20	20	20	20
TOP CHORD DL	7	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (PSF)	37	40	45	55
BOTTOM CHORD LL (OPT)				
ATTICS W/ LIMITED STORAGE	20			
ATTICS W/ HEAVY STORAGE	50			
* ATTICS W/ NO STORAGE (NON-CONCURRENT)	10			

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING		
	(PSF)	COMMENTS:
TOP CHORD LL	40 (PSF)	
TOP CHORD DL	10 (PSF)	
BOTTOM CHORD LL	0 (PSF)	
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING		
	(PSF)	COMMENTS:
GAME ROOM	60 (PSF)	
BALCONIES/ DECKS	40 (PSF)	
BALCONIES OVER 100 SQ.FT	60 (PSF)	
LIGHT STORAGE	125 (PSF)	
LIBRARIES		
READING ROOMS	60 (PSF)	
STACK ROOMS	150 (PSF)	

DEFLECTION CRITERIA			
	LL/240	TL/180	COMMENTS:
ROOF TRUSSES*	LL/240	TL/180	
ROOF RAFTERS	LL/240	TL/180	
ROOF RAFTERS (W/O CLG.)	LL/240	TL/180	
FLOOR TRUSSES/ BEAMS**	LL/360	TL/240	
FLOOR I-JOIST**	LL/480	TL/240	

\*TL MAX 1" UP TO 40FT SPAN  
\*\*TL MAX 3/4"  
\*\*\*TL MAX 1/2"

WIND LOADING CRITERIA	
WIND SPEED (ULTIMATE)	120.0 MPH
WIND SPEED (ALLOWABLE)	93.0 MPH
EXPOSURE CATEGORY	B
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 30 ft		
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	WIND PRESSURE AND SUCTION DIAGRAM
AREA	(4) (5)	
10	(+) 15.5 (-) 15.5 (+) 15.5 (-) 20.8 (-) 14.8 (+) 14.8 (-) 16.1 (-) 19.4	
20	(+) 13.9 (-) 13.9 (-) 15.2 (-) 17.6	
50	(+) 13.2 (-) 13.2 (-) 14.5 (-) 16.1	
100	(+) 13.7 (-) 13.1 (-) 15.5 (-) 14.6	
GARAGE DOORS*	SOFFIT	
9'-0" x 7'-0"	16'-0" x 7'-0"	(-) 15.5

GENERAL PRESSURE NOTES	
<p>NOTES:</p> <p>1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.</p> <p>2. "a" = END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.</p> <p>3. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.</p>	

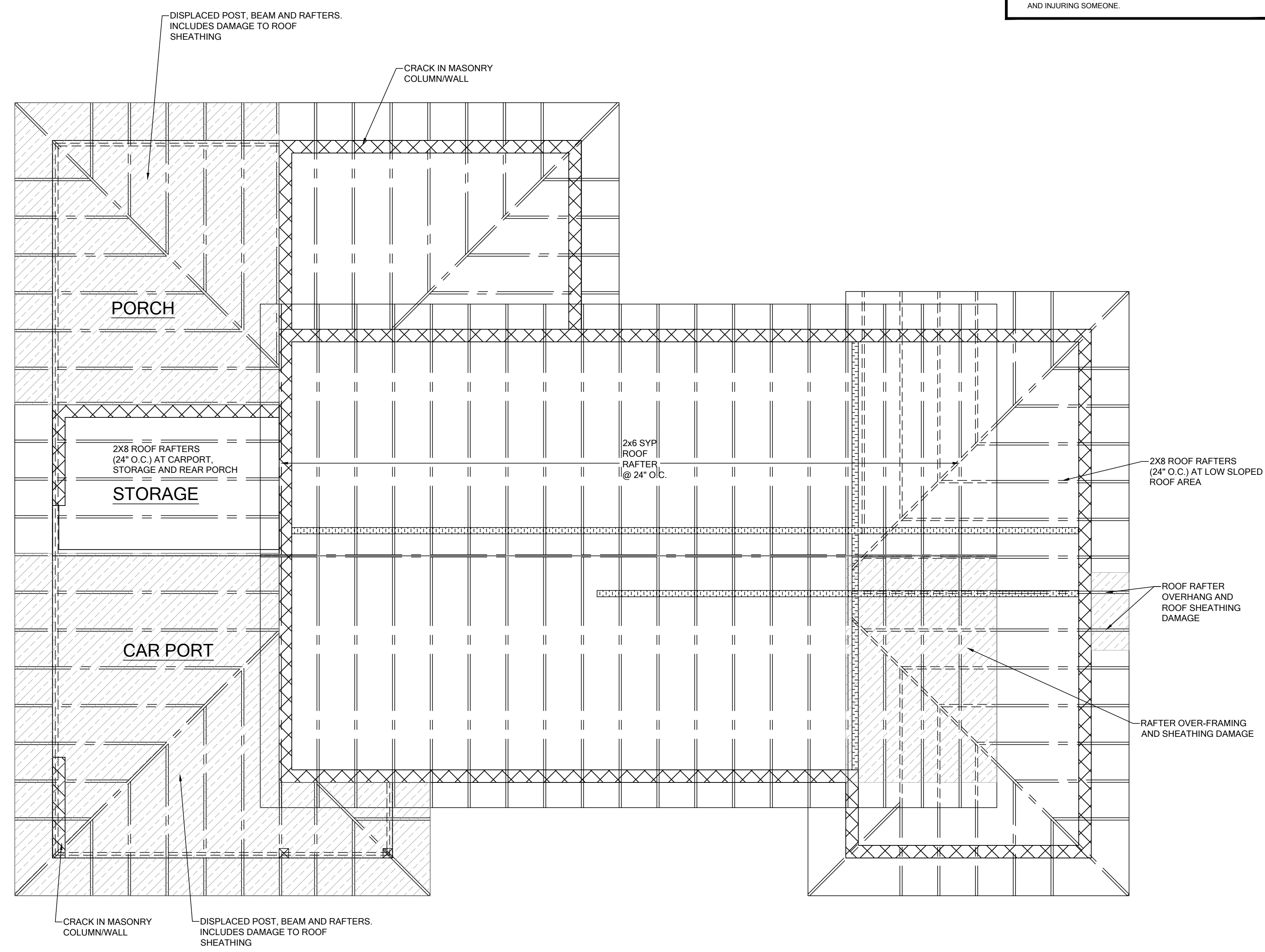
# GENERAL STRUCTURAL NOTES

- ### WOOD CONSTRUCTION
- ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, ( I.E. BLOCKING OR GABLE END BRACING ) SHALL BE EITHER #1 SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.
  - ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
  - ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.
  - MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
  - ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
  - UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
  - SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
  - ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.  
COLUMNS: 2.0E Fb = 2950  
BEAMS: 2.0E Fb = 2950
  - SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:  
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB  
FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24)  
WALL SHEATHING: PLYWOOD C-C/C-D EXTERIOR OR OSB

- ### MASONRY
- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-0601, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI ( fm = 1500 PSI )
  - MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270.
  - COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
  - VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
  - VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.
  - REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
  - GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
  - TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
  - TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS
  - DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318, 5.11.1
  - DURING CONCRETE POURS, THE CONTRACTOR TO ADEQUATELY VIBRATE THE FILLED CELL WITH EITHER RODDING OR PENCIL VIBRATOR TO ENSURE PROPER CONCRETE CONSOLIDATION

- ### STRUCTURAL STEEL
- MATERIAL SPECIFICATIONS:  
WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI  
PIPE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI  
PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35 KSI  
ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI
  - STRUCTURAL CONNECTIONS:  
ALL STRUCTURAL BOLTS TO BE A325N U.N.O  
STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307  
THREADED ROD SHALL CONFORM TO A36 OR A307  
ANCHOR BOLTS SHALL CONFORM TO ASTM F1554  
ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307  
SHOP AND FIELD WELDS: E70XX ELECTRODES  
STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL

MAIN FLOOR WALL TYPE		DAMAGE ASSESSEMENT/SCOPE
SYMBOL	TYPE	
	EXISTING MASONRY WALL	<ol style="list-style-type: none"> <li>IFG WAS HIRED TO PERFORM A STRUCTURAL ASSESSMENT OF THE IMPACT DAMAGED STRUCTURE AND PROVIDE STRUCTURAL REPAIR RECOMMENDATIONS BASED UPON THIS EVALUATION.</li> <li>A STRUCTURAL ASSESSMENT WAS PERFORMED BY IFG ON MAY 22, 2024. DURING THIS ASSESSMENT WE ACCESSED THE STRUCTURE TO DETERMINE THE EXTENT OF DAMAGE FROM THE REPORTED FALLEN TREE IMPACT.</li> <li>THE DAMAGES FOUND TO THE STRUCTURE ARE REPRESENTED ON THE LAYOUTS ON THIS PAGE.</li> <li>THE DAMAGE TO THE STRUCTURE WAS FOUND TO: A. THE ENTRY, CARPORT AND REAR PORCH AT THE LEFT SIDE OF THE STRUCTURE. B. IMPACT DAMAGE TO THE OVERHANGS AT THE RIGHT ELEVATION. C. IMPACT DAMAGE TO THE SLOPED ROOF NEAR THE RIGHT END OF THE STRUCTURE.</li> <li>BASED UPON OUR EVALUATION (2023 FBC-R, SECTION 406.2), THE DAMAGES FOUND TO THE MAIN STRUCTURE WOULD NOT BE CONSIDERED SUBSTANTIAL.</li> <li>THE DAMAGE FOUND TO THE STRUCTURE WAS THE RESULT OF FALLEN TREE IMPACT AND NOT WIND, AND THE ORIGINAL STRUCTURE COMPLIES WITH THE BUILDING CODE AT ITS ORIGINAL CONSTRUCTION.</li> <li>WITH THE STRUCTURE BEING IN COMPLIANCE, REPAIRS CAN BE MADE TO THE STRUCTURE AND NO UPGRADES ARE REQUIRED TO THE STRUCTURE ITSELF PER THE FLORIDA BUILDING CODE-EXISTING.</li> <li>AREA OF DAMAGE WILL REQUIRE: A. REMOVAL OF ROOF AREA AT THE LEFT END OF THE HOUSE WHICH INCLUDES ABOVE ENTRY, CARPORT REAR PATIO AND STORAGE ROOM. B. REMOVAL OF DAMAGED FRAMING AT SLOPED ROOF NEAR RIGHT END OF STRUCTURE. C. REMOVAL OF DAMAGED OVERHANGS AT RIGHT SIDE OF GARAGE. D. GC RESPONSIBLE FOR ALL SHORING REQUIRED TO PERFORM WORK.</li> <li>WHILE IFG MADE EVERY EFFORT TO EVALUATE THE STRUCTURE DURING OUR VISIT, WE RESERVE THE RIGHT TO DO AN ADDITIONAL EVALUATION AFTER DEMO/REPAIR.</li> <li>REVIEW OF THE STRUCTURE REVEALED THAT THE HOUSE IS HABITABLE IF THE DISPLACED FRAMING AT THE LEFT SIDE OF THE HOUSE, WHICH INCLUDES AT ENTRY, CARPORT, STORAGE AND REAR PORCH, IS REMOVED TO PREVENT FURTHER FALLING AND INJURING SOMEONE.</li> </ol>
	EXISTING INTERIOR BEARING WALL	
	EXTERIOR FRAMED WALLS	



**ROOF PLAN W/ DAMAGES**

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



**ENGINEER:**  
MICHAEL J. BURDEN, P.E.  
PE.#: 61628  
DATE: REFERENCE DIGITAL SIGNATURE

**PROJECT:**  
Project Name  
Project Address  
IFG#: IFG250000

PLAN HISTORY	
DATE	DESCRIP:
06-20-2024	REP DRWGS

**SHEET DATA:**  
ENGINEERED BY: MJB  
DRAWN BY: MJB  
IFG#: IFG250000

**SHEET DESCRIP:**  
AS-BUILT PLANS AND STRUCTURAL NOTES

SHEET

**S1.0**

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MAIN FLOOR WALL TYPE	
SYMBOL	TYPE
	EXISTING MASONRY WALL
	EXISTING INTERIOR BEARING WALL
	EXTERIOR FRAMED WALLS

- GENERAL NOTES**
- DAMAGED ROOF AREA AT LEFT SIDE OF HOUSE AT CARPORT, ENTRY AND REAR PORCH ARE TO BE REMOVED COMPLETELY.
  - DAMAGED ROOF AREAS ARE OUTLINED ON SHEET S1.0. IF OTHER ROOF JOISTS ARE DAMAGED, CONTACT ENGINEER OF RECORD FOR FURTHER GUIDANCE.
  - REPLACE ALL DAMAGED ROOF SHEATHING PER TB13. AFTER REMOVAL OF SHINGLE ROOF COVERING, VERIFY NAILING OF ALL ROOF SHEATHING/CEILING. IF ROOF SHEATHING DOES NOT MEET REQUIREMENTS, ADDITIONAL NAILING REQUIRED FOR SHEATHING NOT BEING REPAIRED OR REPLACED.
  - REFER TO PLAN BELOW FOR ALL REPAIRS AND REFERENCE SHEET S3.0 FOR SPECIFIC DETAILING.
  - IF ANY FURTHER DAMAGE IS FOUND, NOT OUTLINED BELOW OR ON SHEET S1.0, CONTACT ENGINEER OF RECORD IMMEDIATELY FOR FURTHER GUIDANCE.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING, CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL OTHER REPAIRS TO THE SUBJECT PROPERTY OTHER THAN THE STRUCTURAL REPAIRS ADDRESSED IN THIS PLAN, INCLUDING, BUT NOT LIMITED TO: WATERPROOFING, CLADDING, FENESTRATIONS, APPLIANCES, ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS.
  - ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MATCH EXISTING.



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REPAIR ROOF PLAN

**SHEET**

**S2.0**

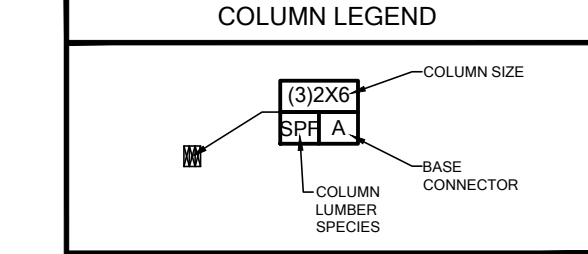
**CONNECTOR SCHEDULE**

MARK	CONNECTOR	TYPE	SPF	SYP
A	SIMPSON CONNECTOR W/ FASTENERS HETA16 W (B) - 106 x 1 1/2 OPT HETA20 W (B) - 106 x 1 1/2	FRAME TO MASONRY	1810	1810
B	H2.5A W (10) - 84 NAILS	FRAME TO FRAME	536	600
C	H10A W (18) - 106 x 1 1/2 H10A-2 W (18) - 106 x 1 1/2 AT 2-BAY TRUSSES	FRAME TO FRAME	1015 1070	1340 1245
D	HTS12 W (14) - 106 x 1 1/2 INCLUDE CRIS/STAPLES AT EXTERIOR LOCATION	FRAME TO FRAME	860	1000
E	HTS20 W (20) - 106 x 1 1/2 (AT EXTERIOR LOCATION INCLUDE CRIS/STAPLES)	FRAME TO FRAME	1245	1450
F	(3) 16d TOENAILS FROM JOIST TO HIP RAFTER	FRAME TO FRAME	G=320	G=450
G	SIMPSON LIGOR FROM ROOF JOIST TO EXISTING LEDGER W/ (B) 0 186d NAILS	FRAME TO FRAME	G=785	U=865
H	SIMPSON HUSKER (SHEATHED) W/ (B) 0 16d x 1 1/2 NAILS	FRAME TO FRAME	G=2370	U=730
I	SIMPSON HUSKER HANGER W/ (B) 16d x 1 1/2 TYP. TORQ AND (B) 0 16d x 1 1/2 NAILS	FRAME TO CMU	G=2830	U=1345

**BEAM SCHEDULE**

MARK	BEAM SIZE	CONNECTIONS
BM2	(2) - 2 x 4 #2 SYP W/ 3/16" OSB FLOOR PLATE NAIL BEAM TOGETHER USING (2) ROWS OF 12d NAILS @ 12" O.C. TYP. EACH SIDE	CONNECTION PROVIDE (2) SIMPSON LETA16 OR (2) SIMPSON HTS20 TO WOOD POST USE PLAN FOR CONNECTION AT CMU
BM3	(3) - 1 1/2" x 11 1/2" LVL 2 @E 2@2500 CONNECT PLYS TOGETHER USING (2) ROWS 1" x 4 1/2" S2S WOOD SCREWS @ 16" O.C. TYP. EA. SIDE	CONNECTION PROVIDE (2) SIMPSON LETA16 OR (2) SIMPSON HTS20 TO WOOD POST OR (2) SIMPSON HETA20 TO CMU WALL/COL. U.N.D. ON ROOF PLAN
BM4	NOT USED	

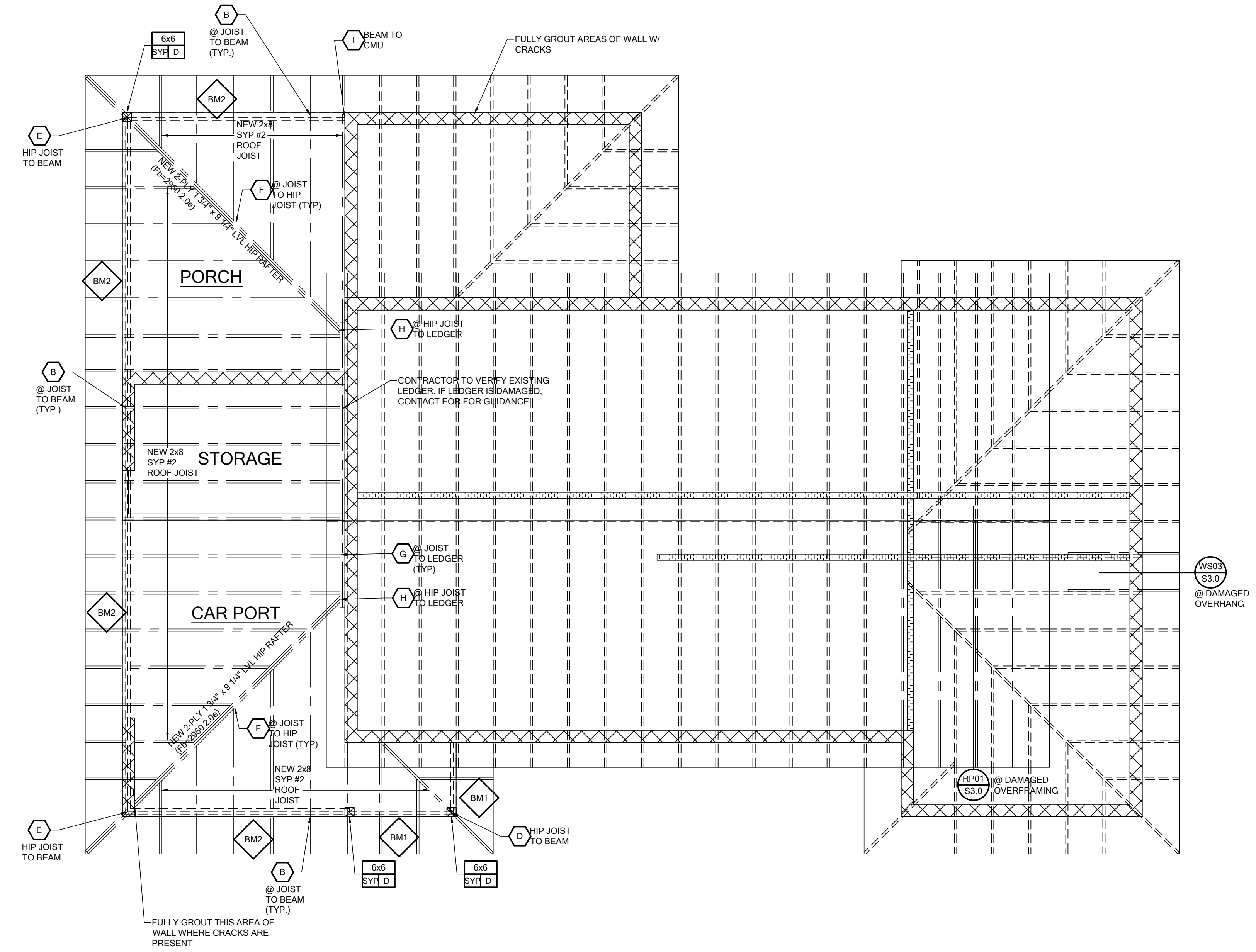
- GENERAL BEAM NOTES**
- VERIFY WITH PLAN CORRECT LENGTH OF BEAMS REQUIRED (MIN 4' SCANNING EACH END)
  - SEE PLAN FOR TOP OR BOTTOM OF BEAM INDICATIONS
  - BEAMS ARE NOT TO BE DRILLED OR NOTCHED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE E.O.R.



**COLUMN BASE CONNECTOR**

(BASE) CONN. & FASTENER	UPLIFT(LB)
A (4) 16d TOENAILS	NO UPLIFT
B (1) 2x4 W/ 4" ATR & (8) 8" x 1 1/2" SCS SCREWS	2145
C AUB44 W/ 5/8" ATR & (12) 16d NAILS	G = 6660 U = 2200
D AUB46 W/ 5/8" ATR & (12) 16d NAILS	G = 12000 U = 2200
E AUB88 W/ (2) - 5/8" ATR & (18) - 16d NAILS	G = 24335 U = 2320

- GENERAL COLUMN NOTES**
- ALL STRUCTURAL LUMBER TO BE SYP #2, SYP #1, OR PL UNLESS NOTED OTHERWISE ON PLANS  
SYP# = SOUTHERN YELLOW PINE  
SYP# = SPRUCE PINE FIR  
PL = PARALLAM (P=2950.2) OR PL = PARALLAM (P=2950.2) OR
  - MINIMUM BOLT EMBEDMENT:  
SYP = SPRUCE PINE FIR  
SYP = SOUTHERN YELLOW PINE  
PL = PARALLAM (P=2950.2) OR



**ROOF/BEARING PLAN W/ REPAIRS**

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

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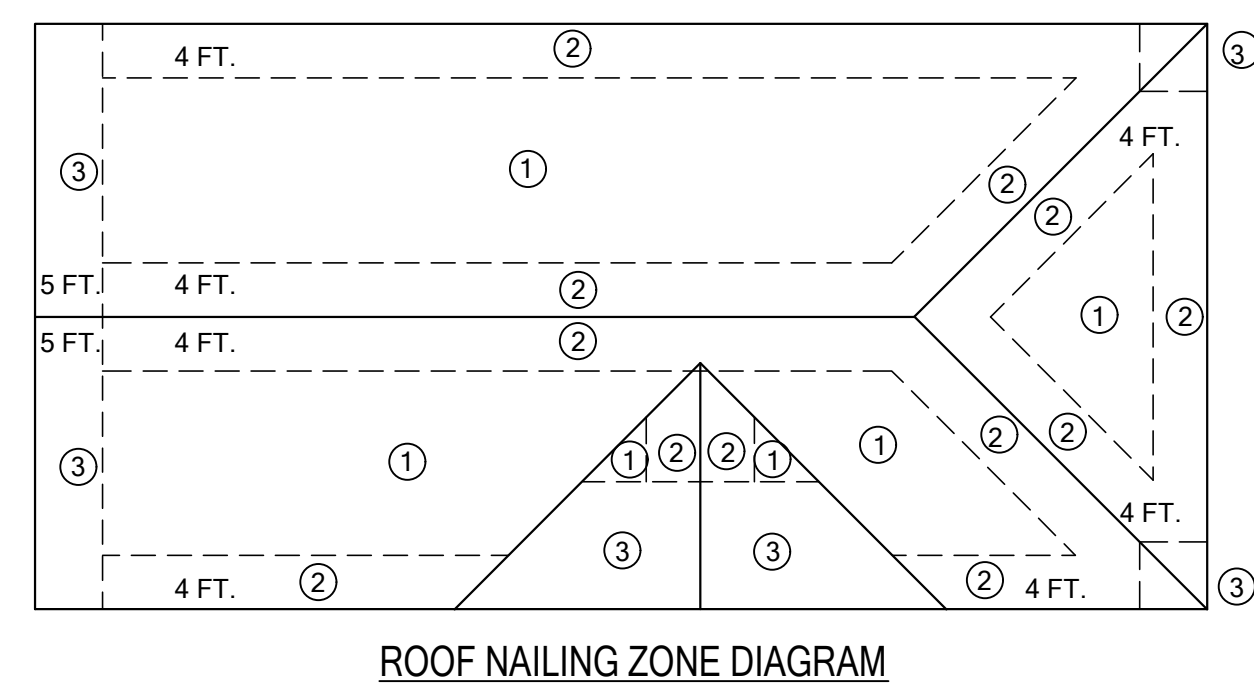
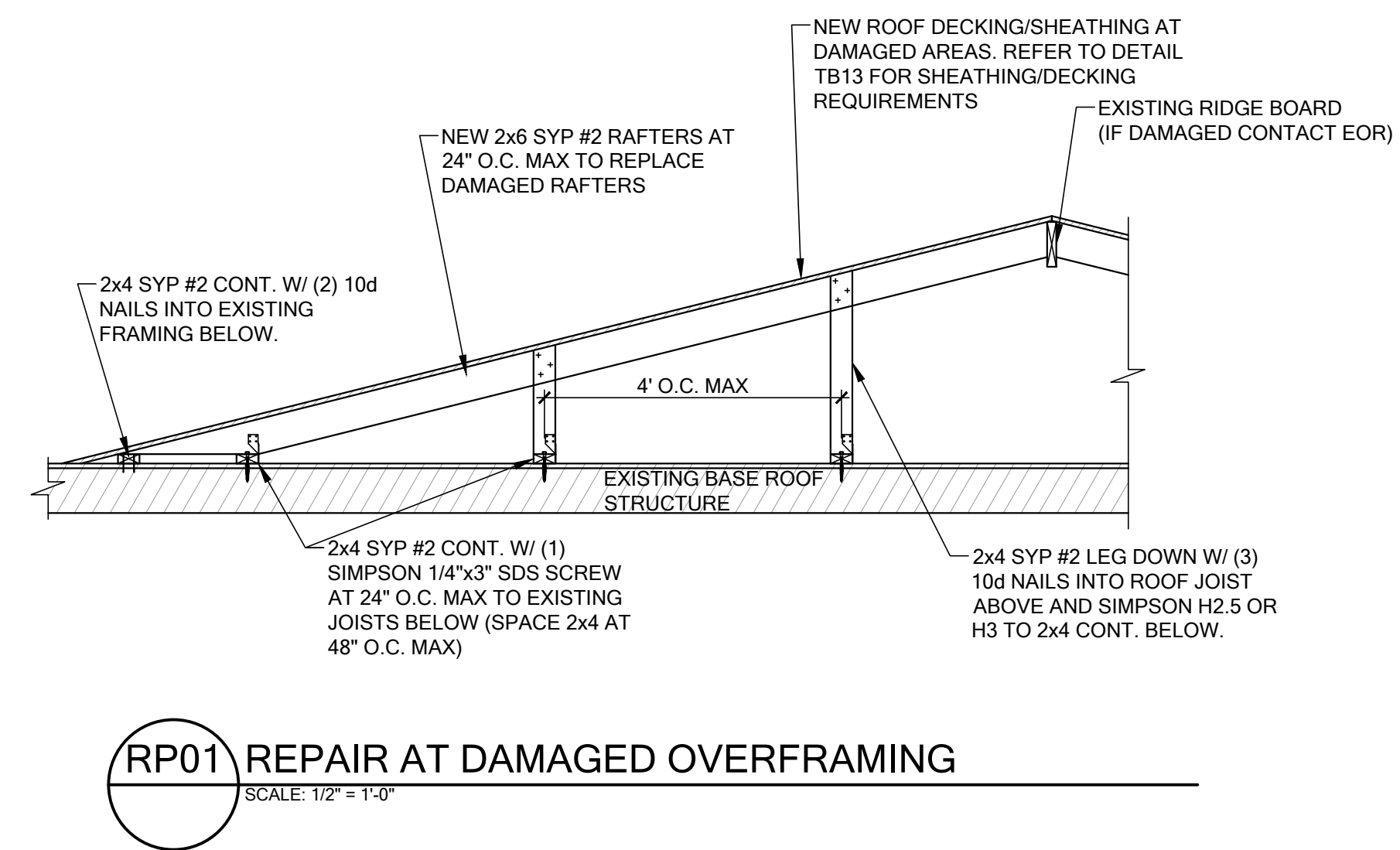
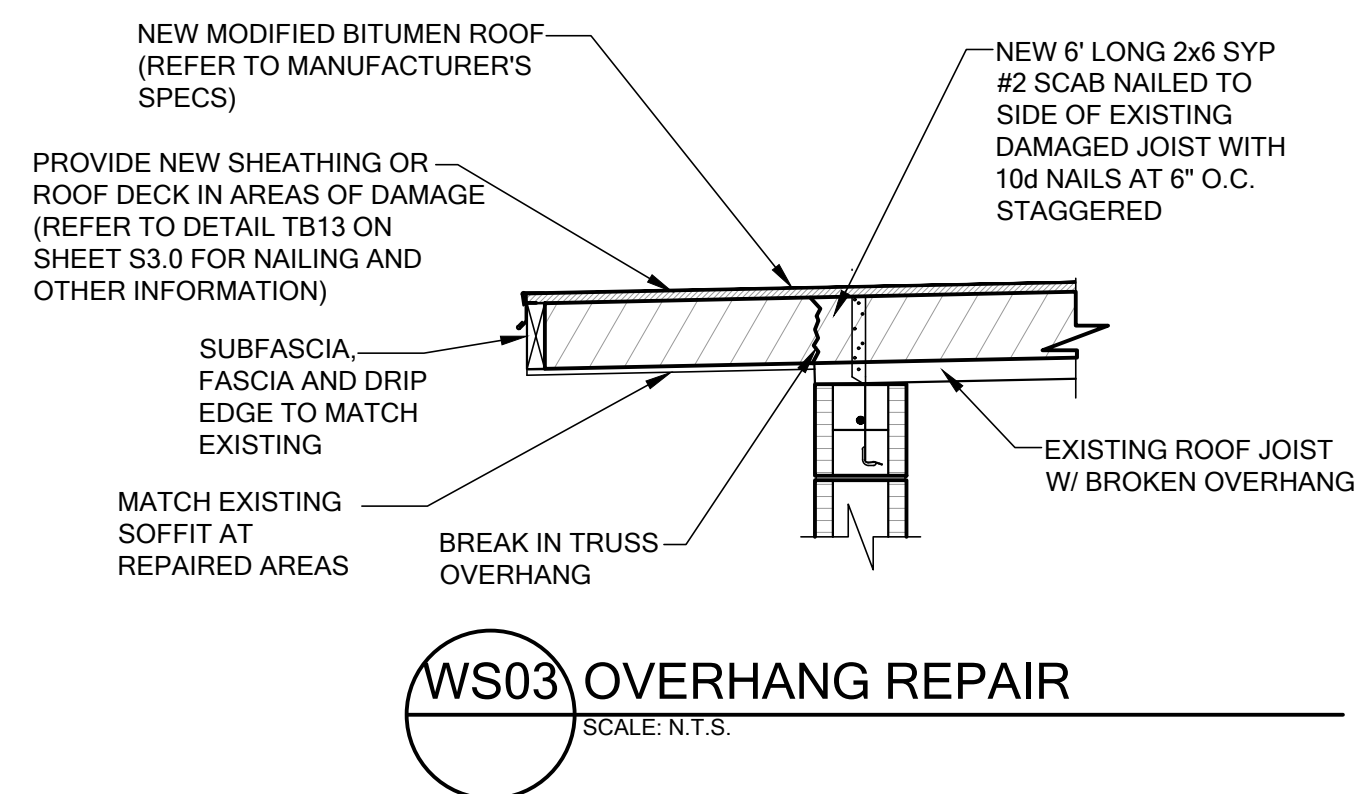
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SHEET DESCRIP:

STRUCTURAL DETAILS

SHEET

**S3.0**



**ROOF NAILING SCHEDULE:**

**NAILING ZONES (SHINGLE AND TILE)**

ZONE 1: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 6" O.C. IN FIELD

ZONE 2: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 6" O.C. IN FIELD

ZONE 3: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 6" O.C. IN FIELD

IF 1/4" OR 1/2" ROOF DECKING IS USED, PROVIDE (2) 10d RING SHANK NAILS AT EACH JOIST.

(NOTE: IF 5/8" PLYWOOD OR GREATER IS USED, CONTRACTOR MUST USE 10d RING SHANK NAILS)

**NOTE:**

ROOF SHEATHING/DECKING: APA RATED EXPOSURE 1 1/2" PLYWOOD (MIN.) TO BE USED. IN REPAIR AREAS, 1x ROOF DECKING MATERIAL OR 3/4" PLYWOOD TO BE USED TO MATCH EXISTING ROOF DECK THICKNESS.



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