

**2.BDA-2025-11094**

1229 Resaca Place

Mexican War Streets Historic District

Central Northside Neighborhood

**Construction of a rear garage**





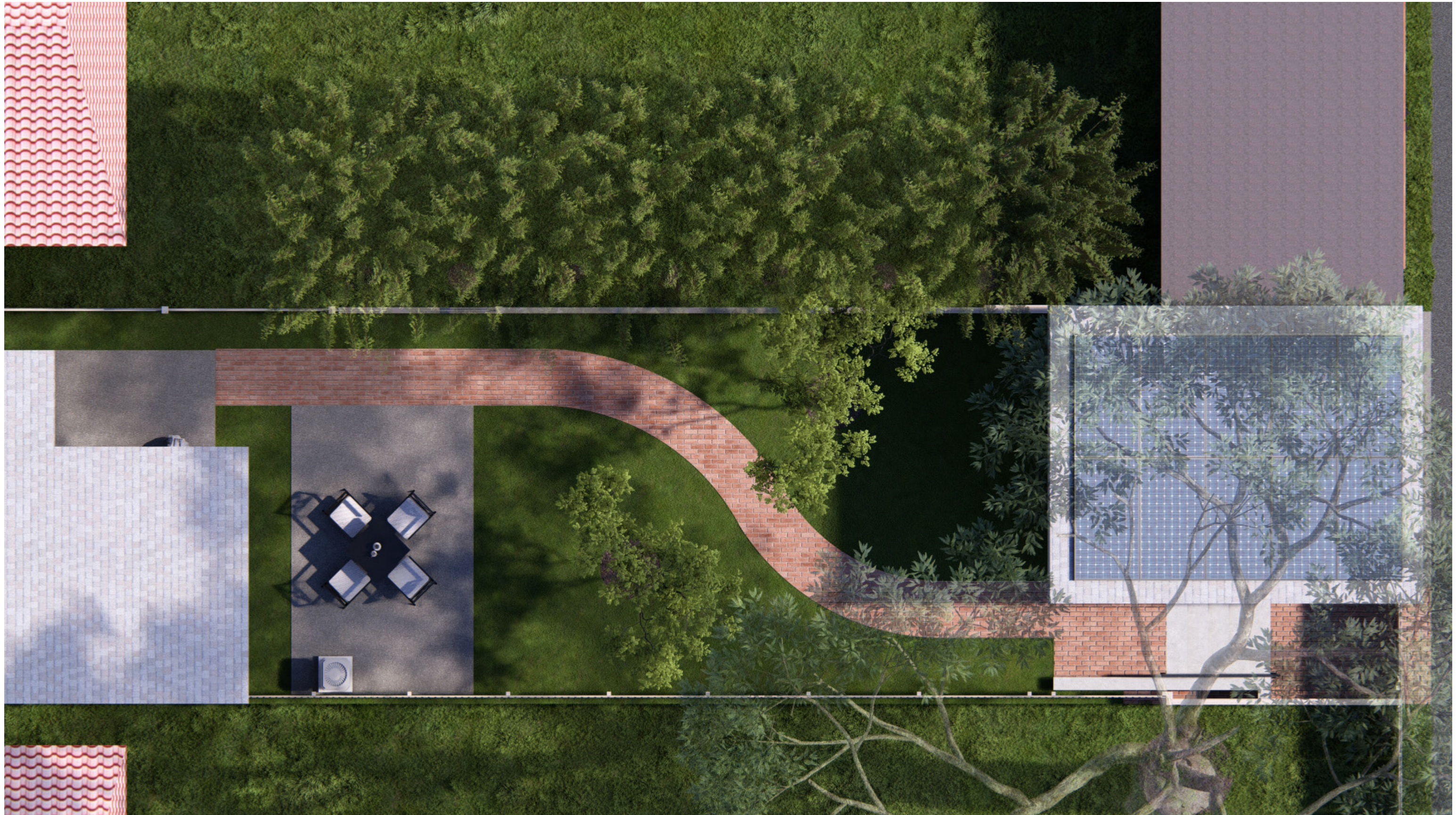
# **ARNOWITT RESIDENCE**

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**1229 RESACA PLACE  
PITTSBURGH, PA 15212**

**LOCAL**  
**ROOTS**  
LANDSCAPING













**DESIGN RENDERINGS**

**SITE PERSPECTIVE #2**

**ARNOWITT RESIDENCE**



























































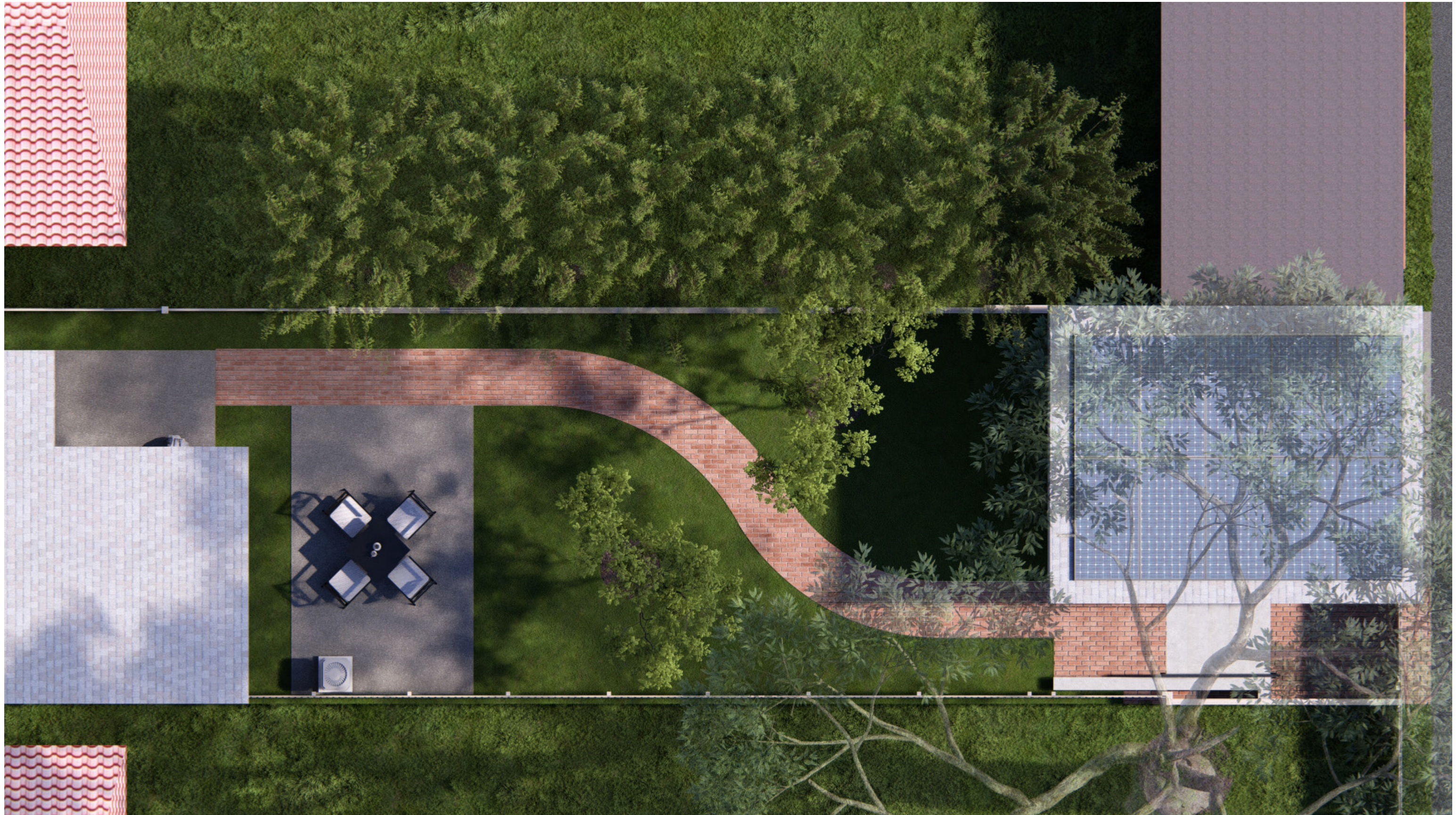














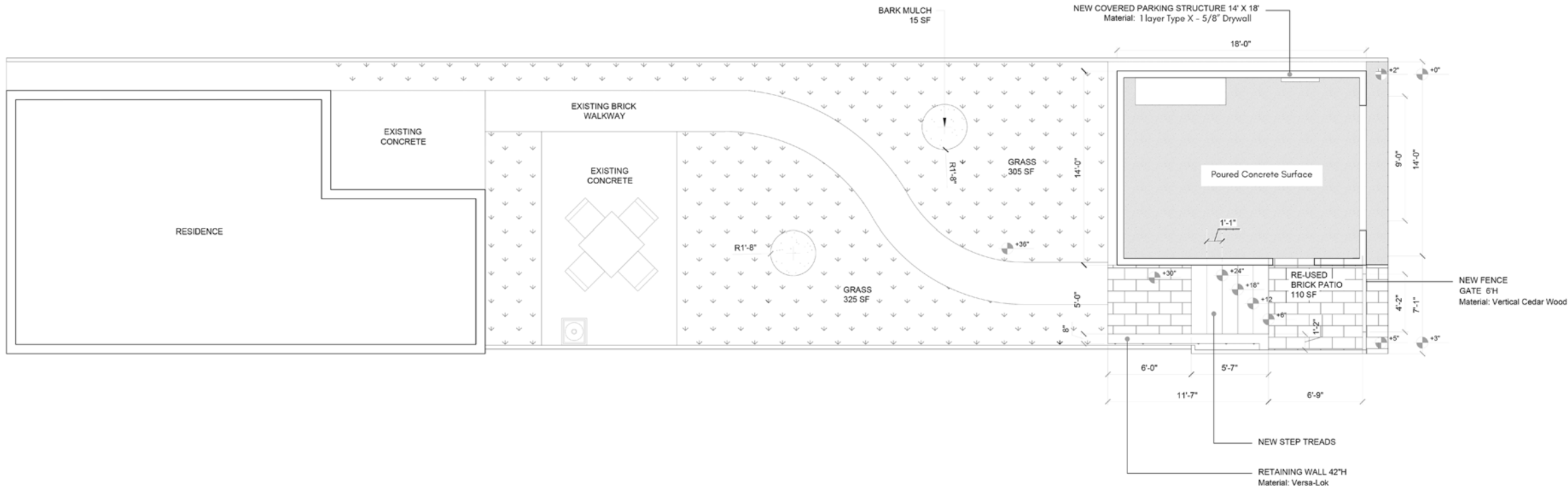








SCALED DOWN DESIGN OVERVIEW  
 DIMENSIONED CONSTRUCTION PLAN



LANDSCAPE DESIGN  
 5625 HAYS ST,  
 PITTSBURGH, PA 15206,  
 USA

DIMENSION  
 PLAN

12/1/25

1/4" = 1'-0"

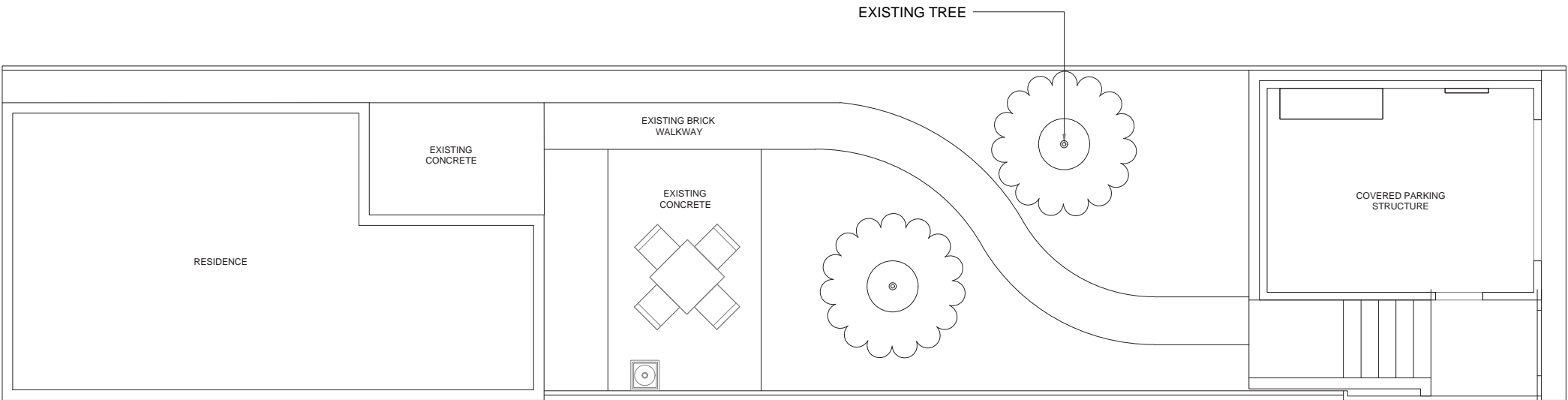
0 3 6 9 ft  
SCALE BAR 1/4" = 1' 0"

24" x 36"

- NOTES:
- Plans are conceptual in nature and for illustrative purposes only.
  - Contractor/homeowner to verify dimensions and accept conditions before proceeding with work.
  - Substitutions may be made as required by contractor or other installer.



Scaled Down Design Overview



ORIENTATION:



DESIGN BY:



PROJECT:  
LANDSCAPE DESIGN  
5625 HAYS ST,  
PITTSBURGH, PA 15206,  
USA

SHEET TITLE:

PLANTING  
PLAN

ISSUE DATE:

10/23/2025

SCALE:

1/4" = 1'-0"



PAPER SIZE:

24" x 36"

NOTES:

1. Plans are conceptual in nature and for illustrative purposes only.
2. Contractor/homeowner to verify dimensions and accept conditions before proceeding with work
3. Substitutions may be made as required by contractor or other installer



GENERAL NOTES

1.0 GENERAL

- 1.1 Shop drawings
- a. Shop drawings for materials shall be submitted to the Architect for review prior to the start of fabrication or commencement of work.
- b. No portion of the Structural Contract Drawings may be reproduced for submittal as shop drawings unless authorized by KSS in writing. Violation of this provision will result in the rejection of the shop drawings and will be returned not reviewed by the structural engineer.
- c. Shop drawings shall bear the General Contractor's stamp of approval, which shall constitute certification that he has verified all field measurements, construction criteria, materials and similar data and has checked each drawing for completeness, coordination, and compliance with the contract documents. Shop drawings not reviewed by the General Contractor prior to submittal will be rejected.
- d. Changes to shop drawings that are re-submitted must be double-d or otherwise clearly indicate the changes that have been made to a previously issued and reviewed drawing.
- e. The contractor shall provide written notice of deviations of any type from the requirements of the Construction Documents. The notice must be received prior to shop drawing submittal. The contractor remains liable for any deviation unless reviewed by the structural engineer and acknowledged in writing, prior to receipt of the shop drawings.
- f. The contractor shall provide a schedule for submittal and shop drawing submissions as well as required return dates to the architect/structural engineer at least 30 days before submittals are received.
- g. Shop drawings will be returned not later than 10 working days after receipt by the structural engineer.
- h. Shop drawings shall be submitted electronically for structural review in the form of pdf files. Shop drawings will be returned to the contractor with Structural Engineer's comments, also in the form of pdf files. This requirement applies to shop drawings for structural review only and it supersedes any other requirements indicated on any other drawings or in any section of the specifications.

- 1.2 The structural drawings shall govern the work for structural features, unless otherwise noted. Discrepancies between the architectural and structural drawings shall be reported to the architect and engineer for review and clarification before proceeding with related work.
- 1.3 In case of conflict between the General Notes, Specifications, and Drawings regarding structural issues, the Contractor shall submit an RFI for clarification.
- 1.4 Work not indicated on a part of the drawings, but reasonably implied to be similar to that shown at corresponding places, shall be repeated.
- 1.5 The contractor is responsible for means and methods of construction and construction procedures, fabrication processes, coordination of work with other trades and jobsite safety.
- 1.6 Information shown may not necessarily reflect actual conditions. The Contractor shall field verify existing building information shown (dimensions, elevations, etc.) and notify the Architect of any discrepancies prior to fabrication of any structural component.
- 1.7 The structure has been designed for its final use condition. Temporary bracing, sheeling, shoring, etc., required to ensure the structural integrity/stability of the structure, adjacent existing structures, sidewalks, utilities, etc., during construction is the Contractor's responsibility and shall be designed by a Registered Professional Engineer employed by the contractor.
- 1.8 The Contractor shall refer to Architectural, Mechanical, Plumbing, and Electrical Drawings for size and location of openings, sleeves, concrete housekeeping pads, inserts and depressions.
- 1.9 The contractor shall coordinate dimensions for rooftop drainage steel, roof opening frames, and roof curb supports with the mechanical drawings and the appropriate equipment manufacturers.
- 1.10 Information contained on the hard copy of this drawing retained by Keystone Structural Solutions controls over variances or changes that might be introduced due to plotting by others via electronic document transfer.
- 1.11 The distribution and/or use of the electronic files of the structural drawings is strictly prohibited unless written authorization is provided by Keystone Structural Solutions.
- 1.12 The structural construction documents are instruments of professional services and shall remain the property of KSS. The documents are not intended or represented to be suitable for reuse by the Client or others on extensions of this project or on any other project.

2.0 DESIGN CRITERIA

- 2.1 Design Codes:
- a. IBC 2018
- b. ANSI/ASCE 7-18
- c. PA Uniform Construction Code (UCC)
- 2.2 Live Loads:
- a. Roof live load 20 psf
- 2.3 Snow Load:
- a. Ground snow load (Pg) 30 psf
- b. Flat-roof snow load (Ps) 30 psf
- c. Exposure factor (Ce) 1.0
- d. Thermal Factor (Ct) 1.2
- e. Snow Importance factor (Is) 1.0
- f. Additional drift load at conditions per ASCE 7
- 2.4 Wind Load:
- a. Risk Category II Wind 110 mph
- b. Wind Exposure category B
- c. Internal pressure coefficient +/-, G 0.18
- d. Components & Cladding per ASCE 7 25 psf min.
- 2.5 Seismic Load:
- a. Seismic Occupancy Category II
- b. Seismic importance factor (Ie) 1.00
- c. Spectral response accel. – short (Ss) 0.09
- d. Spectral response accel. – 1 sec (S1) 0.045
- e. Site Class (S) D
- f. Spectral response coeff. – short (Sds) 0.144
- g. Spectral response coeff. – 1 sec. (Sd1) 0.108
- h. Seismic Design Category B
- i. Basic seismic force resisting system:
- Light framed walls with wood structural panels
- j. Seismic-response coefficient (Cs) 0.015
- k. Response modification factor (R) 6.5
- l. Seismic Base Shear 0.015W
- m. Analysis procedure: Equivalent Lateral Force

3.0 FOUNDATIONS

- 3.1 No subsurface investigation report has been provided for this project. Spread footings have been designed for an assumed allowable bearing capacity of 1,500 psf. Concrete slabs on grade have been designed to bear on properly compacted subgrade soils. Provide 6" (min.) granular subbase beneath slabs on grade, AASHTO #57 grading.
- 3.2 Elevations shown on the drawings at which foundations bear are approximate. Step-in footing locations and elevations shown on the drawings shall be field verified and adjusted as required so foundations bear on material of at least the capacity noted above. Bottom of exterior footings shall be a minimum of 3'-4" below finished grade. If conditions prove to be unacceptable at elevations shown, over-excavate to acceptable subgrade material as determined by a Geotechnical Engineer. Fill over-excavation with lean concrete (f'c = 2000 psi) or properly compacted engineered fill.
- 3.3 The contractor shall retain the services of a professional geotechnical engineer to verify that the material on which foundations bear has at least the above noted capacity.
- 3.4 Retaining walls have been designed based on the following criteria:
- a. At Rest Pressure: 65 PCF
- b. Active Pressure: 45 PCF
- c. Passive Pressure: 300 PCF
- d. Soil Friction Coefficient: 0.5
- e. Soil Weight: 120 PCF

4.0 REINFORCED CONCRETE

- 4.1 Reinforced concrete work shall be in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI 318) and the Specifications for Structural Concrete (ACI 301) of the American Concrete Institute (editions as required by governing code).
- 4.2 Cast-in-place concrete shall have a minimum 28-day compressive Strength (f'c) of 3000 psi u.n.o. below:
- a. Lean Concrete Fill 2000 psi
- b. Topping Slabs 5000 psi
- 4.3 Air entrainment: 6% (+/-1.5%) in piers, grade beams, footings and other concrete exposed to freeze/thaw.
- 4.4 Concrete shall be normal weight concrete (144 pcf) with cement conforming to ASTM C150, Type I or ASTM C595, Type II. Aggregate shall conform to ASTM C33.
- 4.5 Prior to concrete placement, the contractor shall submit to the architect for review, a concrete mix design for each type of concrete, prepared in accordance with the specifications.
- 4.6 Reinforcement:
- a. Deformed bars: ASTM A615, Grade 60.
- b. Welded Wire Reinforcement: ASTM A1064
- c. Deformed Bar Anchors: Nelson Type D2L, ASTM A496.
- 4.7 Reinforcement shall be detailed, fabricated, and placed in accordance with the A.C.I. "Detailing Manual No. SP-66", latest edition.
- 4.8 Reinforcement shall be securely held in place while placing concrete. If required, additional bars, stirrups, or chairs shall be provided by the contractor to furnish support for bars.
- 4.9 Reinforcing bars shall have the following minimum concrete cover:
- a. Cast against earth: 3"
- b. Exposed to earth or weather
- (No. 5 or smaller): 1-1/2"
  - (No. 6 or larger): 2"
- c. Concrete not exposed to weather
- Slabs, Walls, Joists: 3/4"
  - Beams and Columns: 1-1/2"
- 4.10 Reinforcing bar splices shall be Class 'B' tension lap per ACI 318 u.n.o. Lap welded wire fabric two full mesh lengths at splices and wire tie together.
- 4.11 Fiber reinforcing of the type and dosage as specified on plan shall be uniformly dispersed throughout concrete slabs.
- 4.12 Leveling grout shall be non-shrink, non-metallic, factory pre-mixed grout in accordance with ASTM C1107, with f'c of not less than 5000 psi.
- 4.13 Contractor shall verify dimensions and locations of slots, pipe sleeves, etc., as required for mechanical trades before concrete is placed.

5.0 POST INSTALLED ANCHORS

- 5.1 Post installed anchors shall be used only where specified on structural drawings.
- 5.2 The installation of post installed anchors for missing or misplaced cast in place anchors shall be approved by the engineer of record (EOR).
- 5.3 Anchors shall be installed in strict accordance with manufacturer's printed installation instructions in conjunction with edge distance, spacing and embedment depths as indicated on the drawings.
- 5.4 The contractor shall arrange for a manufacturer's field representative to provide installation training for all products to be used, prior to the commencement of work. Only trained installers shall perform post installed anchor installation. A record of training shall be kept on site and be made available to the EOR/IOR as requested.

- 5.5 Adhesive anchors installed in horizontal to vertically overhead orientation to support sustained tension loads shall be done by a certified adhesive anchor installer (AAI) as certified through ACI-CR81 (ACI 318-11 D.9.2). Proof of current certification shall be submitted to the engineer for approval prior to commencement of installation.
- 5.6 Concrete adhesive anchors must be installed in concrete aged a minimum of 21 days (ACI 318-11 D.2.2).
- 5.7 Post installed anchors shall be the type and product specified on the structural drawings or product substitutions are as follows:

Post Installed Concrete Anchors	
Type	Approved Anchors
Expansion	Dewalt Power-Stud+SD1 or Hilli Kwik Bolt TZ
Screw	Dewalt Screw Bolt+ or Hilli Kwik HUS-EZ
Adhesive	Dewalt AC208+• Dewalt Pure220+• Dewalt Pure110+ or Hilli HY200

Solid Grouted Masonry Anchors	
Type	Approved Anchors
Expansion	Dewalt Power-Stud+SD1 or Hilli Kwik Bolt 3
Screw	Dewalt Screw Bolt+ or Hilli Kwik HUS-EZ
Adhesive	Dewalt AC100+• Gold or Hilli HY70

Post Installed Reinforcing Bars	
Type	Approved Anchors
Adhesive	Dewalt Pure220+• Dewalt Pure110+• Dewalt AC200+ or Hilli HY200

6.0 STRUCTURAL WOOD

- 6.1 Design, fabrication and construction of wood framing shall conform with:
- a. "Timber Construction Manual", latest edition, as adopted by the American Institute of Timber Construction (AITC), including the "Code of Standard Practice", AITC 106.
- b. "National Design Specifications for Wood Construction" (NDS), latest edition.
- 6.2 Sawn lumber shall be Spruce-Pine-Fir (SPF) No.1/No.2 or better, graded in accordance with the NFPA National Design Specification with the following base design values:
- a. F=875 psi (bending – single member use)
- b. Fv=135 psi (horizontal shear)
- c. Fc=1150 psi (compression parallel to grain)
- d. E=1,400,000 psi (modulus of elasticity)
- 6.3 If alternate manufactured products are used, the contractor is responsible for confirming that those products design properties are equal to or greater than those specified.
- 6.4 Connections for wood framing shall be made in accordance with the nailing schedule shown in Table 2304.10.1 of the IBC 2018, u.n.o.
- 6.5 Connections for wood framing, shall be made with appropriate metal hangers, framing angles, post caps or bases, straps, etc. as manufactured by Simpson Strong-Tie or approved equal and galvanized with G185 zinc coating minimum. Bolts or lag screws shall conform to ASTM A 307. Nails/Screws/Staples in contact with treated lumber shall be galvanized.
- 6.6 Minimum header for openings in load bearing stud walls shall be double 2x8 u.n.o.
- 6.7 Jamb's in Bearing Walls:
- a. Jamb posts for exterior walls shall be three (3) wall studs, consisting of one (1) jack stud and two (2) king studs, u.n.o. Fasten together per built up column detail.
- b. Jamb posts for interior walls shall be three (3) wall studs, consisting of two (2) jack studs and one (1) king stud, u.n.o. Fasten together per built up column detail.
- 6.8 Plywood or OSB sheathing shall be in conformance with American Plywood Association (APA) specifications. Panels should be installed with a 1/8" spacing at all panel end and edge joints. Floor sheathing to be glued and nailed.
- 6.9 Wood sills, sleepers, blocking, furring, striping and similar concealed members in contact with masonry or concrete shall be preservative treated by pressure process in accordance with AWWA UC2.
- 6.10 All lumber exposed to the exterior shall be preservative treated by pressure process in accordance with AWWA UC3B.
- 6.11 Architectural finishes, plumbing, mechanical, & electrical systems shall be designed to accommodate a vertical shrinkage as a result of lumber drying. This shrinkage is estimated at 1/4" per foot.
- 6.12 Partition walls (non-load bearing) shall be built such that they do not hinder the deflection of the above structure. Provide a minimum of 1/2" clearance to above structure and provide positive attachment at top of partition.

7.0 SPECIAL INSPECTIONS AND TESTING

- 7.1 INSPECTION AGENCY:
- a. Inspection agency or individual shall be retained by the owner to conduct the inspections and testing outlined below and as defined in Chapter 17 of the International Building Code
- b. Special Inspectors shall keep records of all inspections and tests and submit records to the Architect.

SOL	
• Bearing capacity	Periodic
• Excavation depth to proper material	Periodic
• Classification and testing of compacted material	Periodic
• Proper use of material	Continuous
• Site preparation	Periodic

CONCRETE	
• Verifying use of required mix designs	Periodic
• Anchor bolt placement	Continuous
• Post-installed anchors	Continuous
• Reinforcing steel and placement	Periodic
• Formwork	Periodic
• Concrete Sampling	Continuous
• Curing Techniques	Periodic

ABBREVIATIONS

A	American Concrete Institute
ACI	American Institute of Steel Construction
AISC	American Society of Testing & Materials
AB	Anchor bolt
ADOL	Adjustable
ADJ	Architecturally Exposed Structural Steel
AESS	After Final Flap, Above Finished Floor
AFF	American Iron & Steel Institute
AISI	Aluminum
ALUM	Alternate
ALT	Anchor
ANC	Angle
ANG	American Plywood Association
APA	Architect/Architectural Allowable Stress Design
ARCH	
ASD	
B	Building
BLDG	Base Plate
BPL	Blocking
BLKG	Buam
BM	Bottom
BOT	Boating
BRG	Bolt
BT	Between
BTW	
C	
CANT	Canliver
CA	Calson
CAP	Calson Cap
C/C	Center to Center
CFC	Cold Formed Steel
CIP	Cast-In-Place
CJ	Contraction Joint
CLR	Clear / Clearance
CMU	Concrete Masonry Units
COL	Column
CONC	Concrete
CONN	Connection
CP	Concrete Pier
CONTR	Contractor
CONT	Continuous
COORD	Coordinate
CS/KS	Countersunk Screw
D	
D(penny)	Nail(penny-weight)
Dp	Depth
DBA	Deformed Bar Anchor
DBL	Double
DEMO	Demolish
DET	Detail
DIA / Ø	Diameter
DIAG	Diagonal
DM	Dimension
DWL(S)	Down(s)
DWG	Drawing
E	
EA	Each
EF	Each Face
EW	Each Way
EL	Elevation
ELEC	Electrical
ENG	Engineer
EOD	Edge of Deck
EOR	Engineer of Record
EOS	Edge of Slab
EQ	Equal
EX	Existing
EXP	Expansion
EJ	Expansion Joint
F	
FND	Foundation
FIN	Finish
FLG	Flange
FLR	Floor
FOM	Face of Masonry
FF	Finished Floor
FS	Far Side, Footing Step
FT	Foot
FTG	Footing
FRT	Fire Retardant Treated
FR	Fully Restrainted
G	
GA	Gauge, gage
GALV	Galvanized
GB	Grade Beam
GC	General Contractor
GR	Grade
GT	Girder Truss
GYP	Gypsum
H	
HD	Hold Down
HC	Hollow Core
HNGR	Hanger
HT	Height
HP	High Point
HORZ	Horizontal
HSS	Hollow Structural Steel
I	
IBC	International Building Code
ID	Inside Diameter
IF	Inside Face
IN(")	Inch
INCL	Inclusive, Including
INF O	Information
IOR	Inspector of Record
J	
JNT	Joint
JST	Joist
K	
KB	Knee Brace
K	KIP (1000 pounds)
KLF	Kips Per Linear Foot
KSS	Keystone Structural Solutions
L	
L	Angle
L	Long or Length
LAT	Lateral
LF	Linear Foot
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LONG	Longitudinal
LG	Long
LP	Low Point
LRFD	Load & Resistance Factor Design
LSH	Longside Horizontal
LSV	Longside Vertical
LVL	Laminated Veneer Lumber
LW	Long Way
LWC	Lightweight Concrete

M	Masonry
MSRY	Masonry
MAX	Maximum
MC	Moment Connection
MECH	Mechanical
MEMB	Membrane, Member
MEP	Mechanical, Electrical and Plumbing
MFG	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MNO	Masonry opening
MP	Masonry Pier
MTL	Metal
MW	Masonry Wall
N	
NIC	Not in Contract
NS	Near Side
NTS	Not to Scale
NWC	Normal Weight Concrete
O	
OC	On Center
OD	Outside Diameter
OF	Outside Face
OPNG	Opening
OH	Opposite Hand
OPP	Opposite
OSB	Oriented Strand Board
OSH	Oversized Head
OTR	Outigger
P	
PAF	Powder Actuated Fastener
PC	Precast Concrete
PCF	Pounds per Cubic Foot
PEMB	Pre-engineered Metal Building
PEN	Penetration
PL	Plate
PLYWD	Plywood
PreFab	Prefabricate(d)
PMJ	Premolded Joint Filler
PROJ	Project, Projected, Projection
PSL	Parallel Strand Lumber
PCY	Pounds Per Cubic Yard
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Pressure Treated, PrePost Tensioned
R	
R	Radius
RC	Reinforced Concrete
REF	Refer(ence)
REINF	Reinforcing
REQ	Required
RFI	Request for Information
RTN	Return
REV	Revise: Revision
RO	Rough Opening
RTU	Rooftop Unit
S	
SCHED	Schedule
SECT	Section
SH	Shelf
SH	Similar
SM	Slip Critical
SJ	Steel Joist
SGLT	Struct. Glue Lam. Timber
SL	Slope
SOG	Slab-on-Grade
SOD	Slab-on-Deck
SPA	Spac(s)
SPEC	Specification
SQ	Square
SSH	Short Slotted Hole
SS	Stainless Steel
STD	Standard
STIF	Stiffener
STIR	Stirrup
STL	Steel
STRUCT	Structural
SYM	Symmetrical
T	
T or T/	Top
T&B	Top & Bottom
TD	Trench Drain
TEMP	Temporary
TEMP	Temperature
T&G	Tongue & Groove
TJ	The Joint
TSL	Top of Slab
T/STL	Top of Steel
TW	Top of Wall
THK	Thick
THRU	Through
TRANS	Transverse
TYP	Typical
TBD	To Be Determined
U	
UNO	Unless Noted Otherwise
V	
VERT	Vertical
VIF	Verify in Field
W	
W	Width, Wide Flange
WF	Wall Footing
WI	With
W/O	Without
WD	Wood
WP	Work Point, Wood Post
WPL	Wall Plate
WT	Weight
WWF	Welded Wire Fabric
Y	
YD	Yard

SYMBOLS LEGEND

	CONCRETE WALL
	MASONRY WALL
	WOOD STUD WALL
	SHEAR WALL
	SHEAR WALL HOLD DOWNS
	METAL STUD WALL
	BEAM WITH BEARING WALL ABOVE
	BRACE FRAME LOCATION
	WIND MOMENT CONNECTION
	MOMENT CONNECTION
	DECK OR SLAB SPAN DIRECTION
	PLANK MARK & SPAN DIRECTION
	STEP IN SLAB
	EXISTING STRUCTURE
	ELEVATION WORK POINT
	BUILDING OR WALL SECTION
	DETAIL OR ENLARGED PLAN
	REVISION MARK
	SLOPE
	MECH OPENING
	REINFORCED MASONRY WALL, SEE SCHEDULE
	REINFORCED MASONRY PIER, SEE SCHEDULE
	BEARING PLATE, SEE SCHEDULE
	SLOPING STEEL
	SLOPE TO LOW POINT
	NUMBER OF HEADED STUDS
	COLUMN GRID CENTER LINE
	STEEL LINE

DRAWING LIST

- S0 GENERAL NOTES, ABBREVIATIONS & LEGENDS
- S1 FOUNDATION PLAN & ROOF FRAMING PLAN & SCHEDULES
- S2 SECTIONS & DETAILS

**KEYSTONE**  
STRUCTURAL SOLUTIONS  
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SEAL  
COMMONWEALTH OF PENNSYLVANIA  
REGISTERED PROFESSIONAL ENGINEER  
MARK JOSEPH SIPOS  
No. 10000

**ARNOWITT RESIDENCE - GARAGE ADDITION**  
1229 RESACA PLACE  
PITTSBURGH, PA

REVISIONS


DATE 12/01/2025

PROJECT NO. 25411

SHEET TITLE  
GENERAL NOTES, ABBREVIATIONS & LEGENDS

SCALE  
SHEET NUMBER  
**S0**

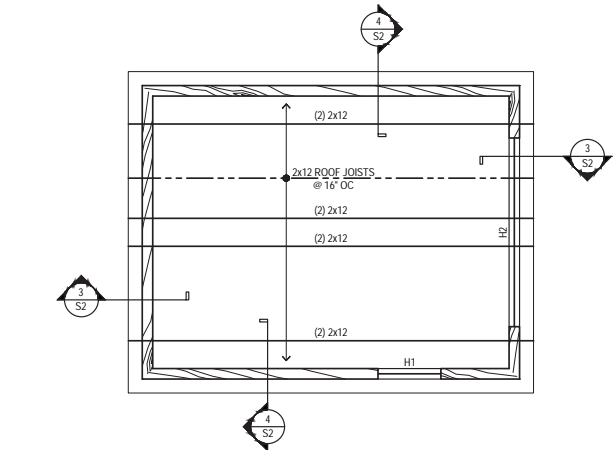


IBC 2018 TABLE 2304.10.1 FASTENING SCHEDULE					
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			WALL		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW.	3 - 8d COMMON (2 1/2" X 0.131"); OR 3 - 10d BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	TOENAIL EACH END	14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); OR 16d BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS; OR 3" 14 GAUGE STAPLES, 1/4" CROWN	16" OC FACE NAIL  12" OC FACE NAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS.	2 - 8d COMMON (2 1/2" X 0.131"); OR 2 - 3" X 0.131" NAILS 2 - 3" 14 GAUGE STAPLES	TOENAIL EACH END	15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	3 - 16d COMMON (3 1/2" X 0.131"); OR 3 - 16d BOX (3 1/2" X 0.135"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	16" OC FACE NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER.	2 - 16d COMMON (3 1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	END NAIL	16. STUD TO TOP OR BOTTOM PLATE	4 - 8d COMMON (2 1/2" X 0.131"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN; OR	TOE NAIL  END NAIL
2. CEILING JOISTS TO TOP PLATE.	3 - 8d COMMON (2 1/2" X 0.131"); OR 3 - 10d BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	TOENAIL EACH END	17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2 - 16d COMMON (3 1/2" X 0.162"); OR 3 - 10d BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	FACE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3 - 16d COMMON (3 1/2" X 0.162"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	FACE NAIL	18. 1" BRACE TO EACH STUD AND PLATE	2 - 8d COMMON (2 1/2" X 0.131"); OR 2 - 10d BOX (3" X 0.128"); OR 2 - 3" X 0.131" NAILS; OR 2 - 3" 14 GAUGE STAPLES, 1/4" CROWN	FACE NAIL
4. CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL	19. 1" x 6" SHEATHING TO EACH BEARING	2 - 8d COMMON (2 1/2" X 0.131"); OR 2 - 10d BOX (3" X 0.128")	FACE NAIL
5. COLLAR TIE TO RAFTER.	3 - 10d COMMON (3" X 0.148"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	FACE NAIL	20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3 - 8d COMMON (2 1/2" X 0.131"); OR 3 - 10d BOX (3" X 0.128")	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3 - 10d COMMON (3" X 0.148"); OR 3 - 16d BOX (3 1/2" X 0.135"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	TOE NAIL	FLOOR		
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTERS TO 2" RIDGE BEAM.	2 - 16d COMMON (3 1/2" X 0.162"); OR 3 - 10d BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	END NAIL	21. JOIST TO SILL, TOP PLATE, OR GIRDER	3 - 8d COMMON (2 1/2" X 0.131"); OR FLOOR 3 - 10d BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	TOE NAIL
	3 - 10d COMMON (3" X 0.148"); OR 3 - 16d BOX (3 1/2" X 0.135"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	TOE NAIL	22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2 1/2" X 0.131"); OR 10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS; OR 3" 14 GAUGE STAPLES, 1/4" CROWN	6" OC, TOE NAIL
	3 - 10d COMMON (3" X 0.148"); OR 3 - 16d BOX (3 1/2" X 0.135"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	TOE NAIL	23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d COMMON (2 1/2" X 0.131"); OR 2 - 10d BOX (3" X 0.128")	FACE NAIL
			24. 2" SUBFLOOR TO JOIST OR GIRDER	2 - 16d COMMON (3 1/2" X 0.162")	FACE NAIL
			25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2 - 16d COMMON (3 1/2" X 0.162")	FACE NAIL
WALL			26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192")	32" OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
8. STUD TO STUD (NOT AT BRACED WALL PANELS).	16d COMMON (3 1/2" X 0.162") 10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	24" OC FACE NAIL  16" OC FACE NAIL		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS; OR 3" 14 GAUGE STAPLES, 1/4" CROWN	24" OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS).	16d COMMON (3 1/2" X 0.162"); OR 16d BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	16" OC FACE NAIL  12" OC FACE NAIL		AND 2 - 20d COMMON (4" X 0.192"); OR 3 - 10d BOX (3" X 0.128"); OR 3 - 3" X 0.131" NAILS; OR 3 - 3" 14 GAUGE STAPLES, 1/4" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER).	16d COMMON (3 1/2" X 0.162"); OR 16d BOX (3 1/2" X 0.135")	16" OC FACE NAIL  12" OC FACE NAIL		3 - 16d COMMON (3 1/2" X 0.162"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	EACH JOIST OR RAFTER, FACE NAIL
11. CONTINUOUS HEADER TO STUD.	4 - 8d COMMON (2 1/2" X 0.131"); OR 4 - 10d BOX (3" X 0.128")	TOE NAIL		3 - 16d COMMON (3 1/2" X 0.162"); OR 4 - 10d BOX (3" X 0.128"); OR 4 - 3" X 0.131" NAILS; OR 4 - 3" 14 GAUGE STAPLES, 1/4" CROWN	END NAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" X 0.162"); OR 10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS; OR 3" 14 GAUGE STAPLES, 1/4" CROWN	16" OC FACE NAIL  12" OC FACE NAIL	28. JOIST TO BAND JOIST OR RIM JOIST	2 - 8d COMMON (2 1/2" X 0.131"); OR 2 - 10d BOX (3" X 0.128"); OR 2 - 3" X 0.131" NAILS; OR 2 - 3" 14 GAUGE STAPLES, 1/4" CROWN	EACH END, TOENAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8 - 16d COMMON (3 1/2" X 0.162"); OR 12 - 10d BOX (3" X 0.128"); OR 12 - 3" X 0.131" NAILS; OR 12 - 3" 14 GAUGE STAPLES, 1/4" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2 - 8d COMMON (2 1/2" X 0.131"); OR 2 - 10d BOX (3" X 0.128"); OR 2 - 3" X 0.131" NAILS; OR 2 - 3" 14 GAUGE STAPLES, 1/4" CROWN	

WOOD LOAD BEARING WALL SCHEDULE					
LEVEL	FRAMING & SHEATHING		STUD SIZE	STUD SPACING	SILL PLATE ATTACHMENT
	EXTERIOR	INTERIOR	EXT	EXT	
FIRST	1/2" APA RATED W/ 8d NAILS SPACED @ 6" OC @ EDGES, AND 12" OC @ INTERMEDIATE SUPPORTS	1/2" GYPSUM BOARD W/ 8d NAILS SPACED @ 6" OC @ EDGES, AND 12" OC @ INTERMEDIATE SUPPORTS	2x6	16"	1/2" SIMPSON TITEN HD@ 48" OC, NOT TO EXCEED 12" FROM END OF PLATE
NOTE: 1. ALL LOAD BEARING WALLS MUST BE PROPERLY LATERALLY BRACED OR SHEATHED AS INDICATED PRIOR TO THE CONSTRUCTION OF ABOVE LEVELS.					

WOOD HEADER SCHEDULE			
MARK	HEADER SIZE	JACK STUDS (EA SIDE)	KING STUD (EA SIDE)
H1	(3) 2x8	1	2
H2	(3) 2x10	1	2
NOTES: 1. REFER TO GENERAL NOTES FOR ADDITIONAL INFO. 2. PROVIDE FILLERS AS REQUIRED. 3. JACK STUDS EXTEND TO UNDERSIDE OF THE HEADER. KING STUDS EXTEND FULL HEIGHT FLOOR TO FLOOR. 4. NAIL JACK STUDS AND KING STUDS TOGETHER PER THE TYPICAL BUILT-UP 2x COLUMN NAILING DETAIL.			

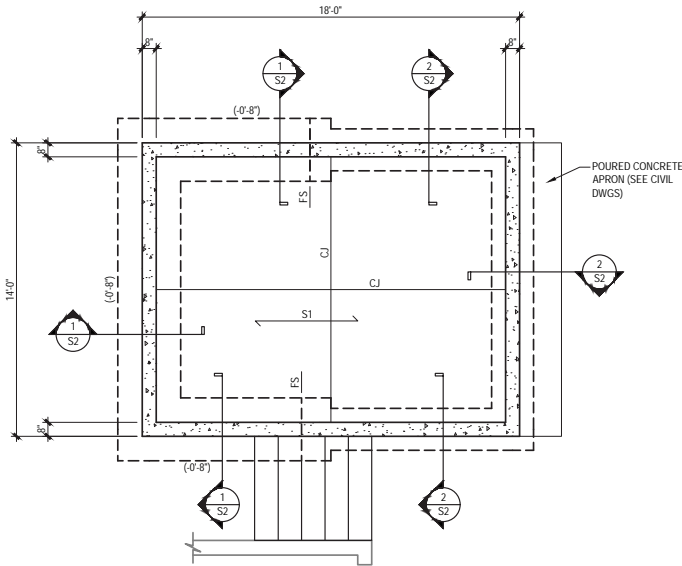
SHEATHING DIAPHRAGM SCHEDULE		
LEVEL	SHEATHING	FASTENER SIZE / SPACING
ROOF	3/4" APA RATED	10d NAILS 6" OC @ EDGES & 12" OC IN FIELD
NOTES: 1. INSTALL SHEATHING WITH LONG SIDES PERPENDICULAR TO THE RAFTERS. SEE 2018 INTERNATIONAL BUILDING CODE, TABLE 2306.2.1, CASE 1 FOR THE SHEATHING LAYOUT/ INSTALLATION.		



### ROOF FRAMING PLAN

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

- NOTES:
- "HF" DESIGNATES A WOOD HEADER. SEE GENERAL NOTES/SCHEDULE FOR INFORMATION.
  - (2) 2x12 SHALL BE PLACED DIRECTLY UNDER SOLAR PANEL RAILS. COORDINATE WITH ARCHITECT.
  - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OTHER THAN THOSE SHOWN.
  - SEE DIAPHRAGM SCHEDULE FOR ROOF SHEATHING MATERIAL AND FASTENING REQUIREMENTS. COORDINATE WALL OPENING SIZE AND LOCATIONS WITH ARCHITECTURAL DRAWINGS
  - COORDINATE ROOF PENETRATIONS NOT SHOWN WITH MEP DRAWINGS AND RESPECTIVE CONTRACTORS



### FOUNDATION PLAN

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

- NOTES:
- TOP OF SLAB ELEVATION IS 0'-0" (0.00') IS THE DATUM ELEVATION. ELEVATIONS ARE REFERENCED FROM THIS ELEVATION AS (+ OR -). THIS DATUM IS USED AS A REFERENCE FOR ALL PLANS.
  - TOP OF FOOTING ELEVATION = (-2'-6") FROM TOP OF SLAB ELEVATION UNO.
  - "S1" IS A 4" CONCRETE FLOOR SLAB ON GRADE REINFORCED WITH PROPEX FIBER MESH 300 AT A DOSAGE RATE OF 3.0 LBS PER CUBIC YARD. PLACE ON SUB-BASE AND VAPOR BARRIER.
  - COORDINATE WALL OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL DRAWINGS
  - SEE LOCAL ROOTS DRAWINGS FOR DIMENSIONS OTHER THAN THOSE SHOWN.



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SEAL



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1229 RESACA PLACE  
PITTSBURGH, PA

REVISIONS

DATE 12/01/2025

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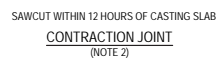
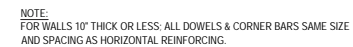
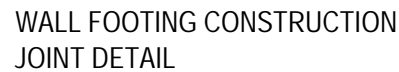
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FOUNDATION PLAN &  
ROOF FRAMING PLAN &  
SCHEDULES

SCALE

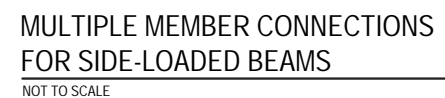
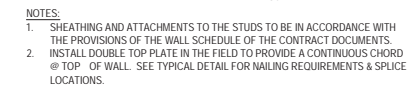
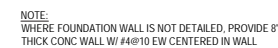
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S1

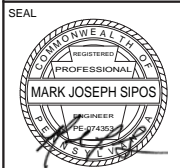




- NOTES:
1. PROVIDE AT WALLS, COLUMN ISOLATION JOINTS OR OTHER FIXED PENETRATIONS AT THE FLOOR SLAB.
  2. SEE PLAN FOR JOINT LAYOUT. IF NOT SHOWN, PROVIDE AT 12'-0" MAX OC AND SUBMIT PLAN LAYOUT FOR APPROVAL.
  3. SUBSTITUTE CONSTRUCTION JOINTS FOR CONTRACTION JOINT AT END OF POUR LOCATIONS.



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<b>DATE</b>	12/01/2025
<b>PROJECT NO.</b>	25411
<b>SHEET TITLE</b> <b>SECTIONS &amp; DETAILS</b>	
<b>SCALE</b>  <b>SHEET NUMBER</b>  <div style="font-size: 48px; font-weight: bold; text-align: center;">S2</div>	