

DESIGN SPECIFICATIONS

DESIGN CODE:
2020 FLORIDA BUILDING CODE – RESIDENTIAL

DESIGN IS VOID ONE YEAR AFTER THE DATE OF THE ORIGINAL PLANS, UNLESS PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE.

DESIGN LOADS: ACTUAL AND UNIFORM

	ROOF	FLOOR
ROOF LOADING (psf)	(dead+live)	(dead+live)
TOP CHORD LIVE LOAD	20 psf	40 psf
TOP CHORD DEAD LOAD	7 psf (ARCH SHINGLES)	10 psf
TOP CHORD DEAD LOAD	20 psf (TILE SHINGLES)	10 psf
BOTTOM CHORD LIVE LOAD	10 psf	0 psf
BOTTOM CHORD DEAD LOAD	5 psf	5 psf

DEFLECTION CRITERIA:
ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180
FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240
0.75" MAX ANY CASE

WIND LOADING:
ASCE 7/16 FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. DEAD LOAD CONDITION OF 0.25" TOP CHORD, AND 5 PSF BOTTOM CHORD. REACTIONS CALCULATED FOR THE BEARING POINTS OF ROOF TRUSSES SHALL BE REDUCED, SPECIFICALLY, ATTIC FLOOR LIVE LOADS COMBINED WITH ROOF LIVE LOADS SHALL BE MULTIPLIED BY 0.75 WHEN COMBINED w/ DEAD LOAD.

BASIC WIND SPEED (ASCE 7-16)
IMPORTANCE FACTOR ----- 1.00
MEAN ROOF HEIGHT ----- 10.0 FT
ROOF PITCH ----- 6/12
BUILDING CATEGORY ----- II
EXPOSURE CATEGORY -----
ENCLOSURE CLASSIFICATION ----- ENCLOSED
INTERNAL PRESSURE COEFFICIENT ----- ± .18

MATERIAL SPECIFICATIONS

HARDWARE AND ANCHORS:
ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B)
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.
MINIATED VENEER LUMBER (MVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E):1,900ksi, BENDING STRESS (Fb) 2600psi

ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
EPOXY: ITW RED HEAD A7
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.
MINIATED VENEER LUMBER (MVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E):1,900ksi, BENDING STRESS (Fb) 2600psi

SCOPE OF SERVICE

MEANS AND METHODS:
THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE FOR ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

LIMITS OF STRUCTURAL ENGINEERING DESIGN RESPONSIBILITIES:
THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING: CONTINUOUS LOAD PATH FOR WIND UPLIFT, WOOD PANEL SHEARWALLS, WALL FRAMING AND REQUIRED SHEATHING AND HEADERS DIRECTLY SUPPORTING ROOF FRAMING. ITEMS NOT DESIGNED: PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED, TRUSS-TO-TRUSS CONNECTION, AND ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEM.

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

FLOOR SHEATHING SPECIFICATIONS:
23/32" T&G OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD

ROOF SHEATHING SPECIFICATIONS:
SINGLE- MIN. 15/32", 32/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.131x2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

TILE – MIN. 15/32" 32/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2" RING SHANK @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

METAL – MIN. 1/2", 24/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" WITHIN 4'-0" OF ROOF EDGE).

WALL SHEATHING SPECIFICATIONS:
FLEXIBLE FINISH- MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL EXTEND FULL HEIGHT FROM BOTTOM PLATE TO UPPER TOP PLATE. FLEXIBLE FINISH WALLS INCLUDE: WOOD, CEMENT, OR VINYL SIDING, HARDI PANEL & BRICK. ALL OTHER WALL SHALL BE CONSIDERED BRITTLE FINISH.

STUCCO FINISH- MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL ORIENTED WITH THE LONG DIMENSION PERPENDICULAR TO THE STUDS. CONTRACTOR MAY USE 3/4" STRUCTURAL 1 GRADE SHEATHING OR 1/2" OSB SHEATHING AND ORIENT THE PANELS VERTICALLY.

MASONRY SPECIFICATIONS:
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 530.1-02. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 psi PER ASTM C1019. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/4" PLACED AT AN 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE N MORTAR MAY BE USED IN BRICK VENEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FLASHING.

CONCRETE MASONRY UNITS (CMU):
CMU SHALL BE IN ACCORDANCE WITH ASTM C90-75, HOLLOW LOAD-BEARING (CMU), TYPE 1, GRADE N-1, NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 psi (f'm=1500 psi). GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT IN 5'-0" MAXIMUM LIFTS PROVIDE CLEANOUTS PER ACI 530.1-02 IN THE BOTTOM OF COURSE OF MASONRY WHEN THE WALL HEIGHT EXCEEDS 5'-0".

MASONRY STEM WALLS: ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, E GRADE N-1 HOLLOW CONCRETE MASONRY UNITS WITH TYPE "S" MORTAR. WALL COURSING SHALL BE RUNNING BONDS. STACK BOND SHALL NOT BE USED. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI FEA ROOF CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH #4 @ 4'-0" O.C. MAX. AND AT EACH CORNER. WALL END, AND WALL INTERSECTIONS PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. AT STEMWALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REIN. SHALL BE INCREASED AS NOTED ON 1/S.I.O. UNLESS NOTED OTHERWISE. LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

CONCRETE SPECIFICATIONS:
ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-08, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS CONCRETE AT GARAGE AND PORCH SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.

GENERAL NOTES:

FOOTING AND FOUNDATIONS:
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTING HAVE BEEN DESIGNED WITH A SOIL BEARING (DESIGN MAXIMUM) OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS. IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ETC., SEE ARCHITECTURAL PLANS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATION FROM THE FOUNDATION PLAN SHOWN ON S.I.O. DO NOT DETERMINE FOOTING LOCATION BASED ON EITHER THE ARCHITECTURAL PLAN OR FRAMING PLAN, BUT BY DIMENSIONS PROVIDED ON FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT ENGINEER OF RECORD (EOR)

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE. IN ALL CONTINUOUS FOOTINGS PROVIDE #3 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS

CONCRETE SLABS ON GRADE:
SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES. SAWCUTS FOR CONTROLLED CRACKING CUT A 1" SAWCUT INTO SLAB IN A 12"x12" GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT, PROVIDE SAWCUTS THROUGH OUT SLAB CALL EOR FOR ALTERNATIVE METHODS.

WOOD FRAMING SPECIFICATIONS:
ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED. IF ADO OR NON-DOT BURKATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF AZCA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

PRE-ENGINEERED WOOD TRUSSES:
SHALL BEAR THE WEIGHT OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91". AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS. WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, PLACE STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. ASPHALT SHINGS SHALL COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. CLAY AND TILE ROOFS SHALL BE INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL" AND THE MANUFACTURER'S REQUIREMENTS. STANDING SEAM METAL ROOF SHALL COMPLY WITH ASTM E154 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL METAL FLASHING AND VALLEY MATERIALS.

WATERPROOFING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF ALL WATER PROOFING.

WOOD FASTENING SPECIFICATIONS

MEMBERS	CONNECTION TYPE	FASTENER
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-16d) 3-GUN NAILS
DBL. TOP PLATE TO STUD	FACE NAIL	(2-16d) 3-GUN NAILS
RIM JOIST TO TOP PLATE	TOE NAIL	(8d @ 6") GUN NAIL @ 6"
CEILING JOIST TO TOP PLATE	TOE NAIL	(3-8d) 5-GUN NAILS
CEILING JOIST, OVER PARTITIONS	FACE NAIL	(3-16d) 4-GUN NAILS
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(6-16d) 8-GUN NAILS
JOIST/TRUSS TO PLATE	TOE NAIL	(2-16d) 3-GUN NAILS
RAFTER TO PLATE	TOE NAIL	(3-8d) 3-GUN NAILS
JACK RAFTER TO HIP	TOE NAIL	(3-10d) 4-GUN NAILS
ROOF RAFTER TO 2x... RIDGE BM.	TOE NAIL	(2-16d) 3-GUN NAILS
CONT. HEADER, TWO PIECES	FACE NAIL	16d @ 16" O.C. @ EDGE
CONT. HEADER TO STUD	TOE NAIL	(3-16d) 4-GUN NAILS
STUD TO SOLE PLATE	TOE NAIL	(3-16d) 4-GUN NAILS
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 8"

NAIL SPECIFICATIONS
3"x0.131" = GUN NAILS
2"x0.113" = 6d
3"x0.148" = 10d
1 1/2"x0.148" = 10d x 1 1/2"
2 1/2"x0.131" = RINK SHANK
2 1/2"x0.131" = 8d
3 1/2"x0.162" = 16d
1 1/2"x0.131" = 8d x 1 1/2"

BRICK NOTES / LINTEL SCHD

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
L3 1/2"x3 1/2"x1/4"	4"	6'-0"
L4x3 1/2"x1/4"	6"	8'-0"
L5x3 1/2"x1/4"	6"	10'-0"
L6x3 1/2"x1/4"	6"	12'-0"
L7x3 1/2"x1/4"	6"	16'-0"

1. STEEL LINTELS TO BE MINIMAL 36" LINTEL MUST HAVE CORROSION RESISTANT COATING OF EPOXY BASED PAINT.

2. LINTEL MORE THAN 8'-0", SHOULD BE LATERALLY SUPPORTED NOT TO EXCEED 6 FT. O.C. w/ 2-1/4"x3" WD. SCREWS INTO HEADER PROVIDE A 1/2" VERTICAL SLOTTED HOLE FOR SCREW.

3. BRICK VENEER ATTACHMENT: HORIZONTAL TIES @ 24" O.C. VERT. TIES @ 12" O.C. (AT ALL OPENINGS SPACE TIES WITHIN 12" OF OPENINGS. PROVIDE 1/2" WEEP HOLES @ 33" O.C. IMMEDIATELY ABOVE FLASHING.

SECTION VIEW OF BRICK LINTEL

PLAN LEGEND AND ABBREVIATIONS

INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL
GABLE X-BRACE, SEE DETAIL 10/SO.1	HEADER SIZE, JACK AND KING STUD QUANTITY
DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/8" DESIGNATES RE COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"	
ADJ. = ADJACENT BM = BEAM BOT = BOTTOM BRG = BEARING CMB = CONCRETE MASONRY UNIT DBL. = DOUBLE DIA. = DIAMETER EA = EACH EE = EACH END COR = CORNER OF RECORD EQ = EQUAL EXT = EXTERIOR FBD = FLORIDA BUILDING CODE FT = FOUNDATION FT = FOOT FIB = FOOTING HOR = HEADER HORIZ = HORIZONTAL LBS = POUNDS	LG = Long MANUF. = Manufacture MONO = Monolithic OC = On Center OSB = Oriented Strand Board PERP = Perpendicular PRE ENG. = Pre Engineered PSF = Pounds per Square Foot PSI = Pounds per Square Inch PT = PRESSURE TREATED QT = Quick Tie REIN. = Reinforce SF = Square Foot SPF = Spruce Pine Fir SYP = Southern Yellow Pine THRU = Through TYP = Typical UNL. = Unless Otherwise Noted VERT. = Vertical WWF = Welded Wire Fabric

USP CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10d x 1 1/2"	
USP RT7	585	495	(5)8d EA. END	
USP RT8A	775	650	(5)10d x 1 1/2" EA. END	
USP MTW12	1195	860	(7)10d x 1 1/2" EA. END	
USP HTW20	1450	1245	(12)10d x 1 1/2" EA. END	
USP MSTA24	1640	1455	(9)10d EA. END	
USP MSTA36	2065	2065	(13)10d EA. END	
USP LIT20B	1105	1105	1/2" ROD TO FTG.	
USP JUS28	1305	1305	(6)10d TO HEADER	
USP HTT16	4290	4290	3/4" ROD TO FTG.	
USP HTT22	5370	5370	3/4" ROD TO FTG.	
USP PAU44	2535		3/4" ROD w/ (12)16d	
USP PAU66	2535		3/4" ROD w/ (12)16d	
USP MSTA24	1545	1455	(5)1/2"x2-1/4" TAPCONS	

SIMPSON CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8d x 1 1/2"	10446.4
H2.5T	600	520	5-8d EA. END	11478.3
HTS16	1150	1085	16-10d EA. END	10456.6
MTS12	1000	860	7-10d x 1 1/2" EA. END	10456.3
HTS20	1450	1245	24-10d x 1 1/2" EA. END	13872.3
MSTA24	1765	1270	9-10d EA. END	13872.4
MSTA36	2050	1870	13-10d EA. END	13872.8
HTT4	3480	3080		11496.2
HTT5	5250	4670		11496.2
LHS28	930	780	6-10d TO HEADER	10655.113
HU410	905	785	14-16d TO HEADER	10531.36
ABU44	2200		3/4" ROD EPOKID 6" MIN	10849.6
ABU66	2300		3/4" ROD EPOKID 6" MIN	10849.6
SET	N/A	N/A	SIMPSON EPOXY-TIE	11506.4
LT720B	1675	1675	10-16d TO STUD/BAM/POST	11496.3
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1

TYPICAL WALL FRAMING NOTES:

- USE SYP#2 OR BETTER FOR ALL WALL STUDS.
- USE SYP#2 FOR ALL TOP PLATES AND SOLE PLATES.
- USE SYP#2 FOR ALL HEADERS.
- ALL WALLS SHALL BE BALLOON FRAMED FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, U.O.A. ON PLAN.
- FASTEN BOTTOM PLATE OF INTERIOR LOAD BEARING WALLS TO CONCRETE SLAB w/10d MASONRY CUT NAILS @ 48" O.C. MINIMUM. SEE FOUNDATION PLAN ADDITIONAL ANCHORS AT SHEARWALLS.

TYPICAL STUD NAILING:
0.131x3" END NAILS:
(1) @ 24",
(2) @ 24",
(3) @ 24",
(4) @ 24",
(5) @ 24".

TYPICAL HEADER NAILING:
0.131x3" TOE NAILS:
2x6, 2x8 = (5) NAILS
2x10, 2x12 = (7) NAILS
8" LVL, 11" LVL = (7) NAILS
14" LVL, 16" LVL = (9) NAILS

TYPICAL TOP PLATE NAILING:
FASTEN ALL TOP PLATES TOGETHER w/ (3) ROWS OF 1.31x3" @ 12" O.C. STAGGERED.

TYPICAL DOUBLE TOP PLATE NAILING:
4'-0" MIN. SPICE LENGTH w/ (16) 0.131x3" NAILS EVENLY SPACED

WINDOW SILL SCHEDULE:

ROUGH OPENING OR SILL PLATES	DROPPED HEAD	MINIMUM END
4'-4" (1)2x4 SYP #2	4'-4" (1)2x4 SYP #2	4'-4" (1)2x4 TOE NAILS
6'-4" (2)2x4 SYP #2	6'-4" (2)2x4 SYP #2	6'-4" (2)2x4 TOE NAILS
8'-4" (3)2x4 SYP #2	8'-4" (3)2x4 SYP #2	8'-4" (3)2x4 TOE NAILS
12'-0" (3)2x4 SYP #2	12'-0" (3)2x4 SYP #2	12'-0" (3)2x4 TOE NAILS

ARCHED TRANSOM OPTION:
2x SYP DIAGONAL BLOCKING FASTENED w/ 3-0.131x3" EA. END TYPICAL SHEATHING MAY EXTEND 2" PAST BLOCKING-WINDOW ATTACHMENTS MUST ANCHOR INTO 2x MATERIAL.

AT TWO STORY CONDITIONS:
PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT ALL UPPER LEVEL POSTS & JACK STUDS.

SOHC15600 SCREW SEE SCHEDULE

SOLE PLATE ANCHOR: SEE SCHEDULE

WALL FRAMING AT PLATE CHANGE CONDITION

WALL FRAMING AT RAISED HEADER CONDITION
BUILDER MAY CHOOSE EITHER THE DROPPED HEADER CONDITION OR RAISED HEADER CONDITION.

WALL FRAMING AT DROPPED HEADER CONDITION

SOLE PLATE ANCHOR OR HOLD DOWN

BOUNDARY OF SHEATHING

RATED SHEATHING SEE GENERAL NOTES.

EXAMPLE OF PANEL EDGE w/ BLOCKING WHERE REQUIRED BY GENERAL NOTES

EXAMPLE OF UNSUPPORTED (UNBLOCKED) PANEL EDGE (TYPICAL)

NAILING TO INTERMEDIATE SUPPORT IS 6" O.C. MAX. (UON).

ROOF TRUSSES, OR FLOOR JOISTS

NOTES:

- SOLE PLATE ANCHORS ARE REQUIRED AT ALL EXTERIOR WALLS AND ADJACENT TO CORNERS AND WASHES MAY BE USED.
- 3x3 WASHERS SHALL BE SLOTTED.
- AS AN ALTERNATE TO THE 3"x3"x3/8" PLATE WASHER, A 3"x3"x3/8" w/ 1 1/2" ROUN STEEL WASHER MAY BE USED.

SOLE PLATE ANCHOR DETAIL & SCHEDULE
SCALE: 3/4" = 1'-0"

ANCHOR	EXT. WALL SPACING	SHEARWALLS	WASHER SPEC	EMBEDMENT DEPTH	MIN. EDGE DISTANCE
TITEN HD	42"	24"	2x2x1/8" 3x3x0.229"	4"	2"
EPOXY	42"	24"	2x2x1/8" 3x3x0.229"	4"	2"
L-BOLT	42"	24"	2x2x1/8" 3x3x0.229"	7"	2"

ROOF AND FLOOR SHEATHING NAILING
SCALE: 3/4" = 1'-0"

2 & 3 PLY BEAMS

2x4 OR 2x6 POST

2x8 POST

14" LVL AND GREATER

BUILT-UP MEMBER FASTENING

FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS

TYP. WALL SECTIONS

SINGLE STORY

MULTY STORY

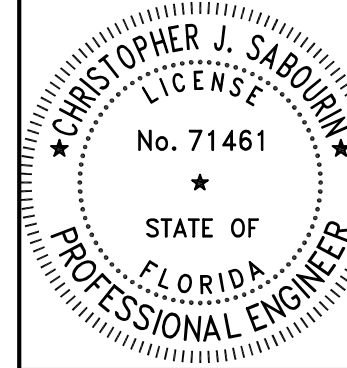
ROOF TRUSS CONNECTION

TYPICAL HEADER STRAPPING

SINGLE STORY

MULTI STORY (STACKED WINDOWS)

MULTI STORY (UNSTACKED WINDOWS)



02.24.23
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PLAN NAME
BZEC FOXF
SSE NO.
23-0067

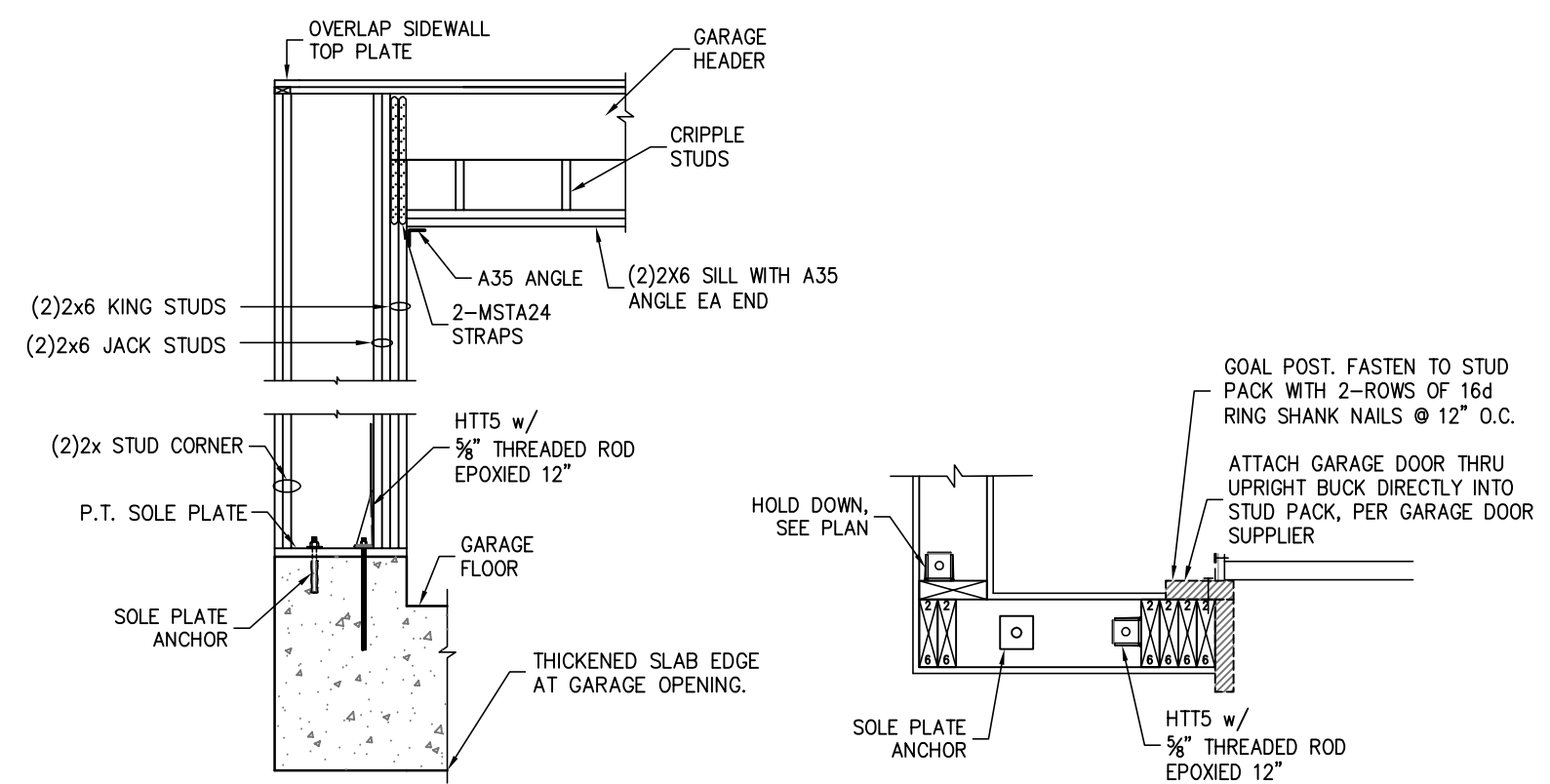
ISSUE	DATE
PERMIT	02.24.23
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR THE FOXF RESIDENCE AT 141 SW ERSKINE CT, LAKE CITY, FL, 32024

FIELD ALTERATION
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

SCALING
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

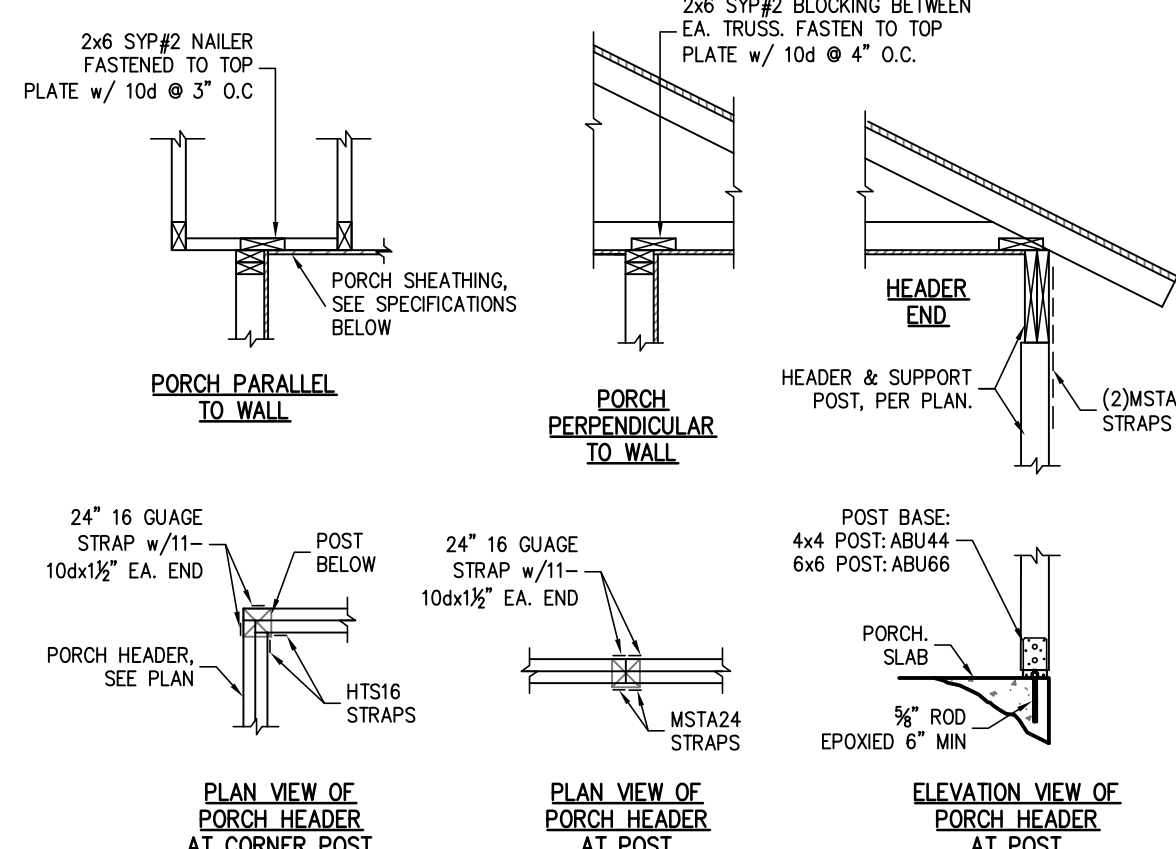
DESIGN CRITERIA AND GENERAL NOTES



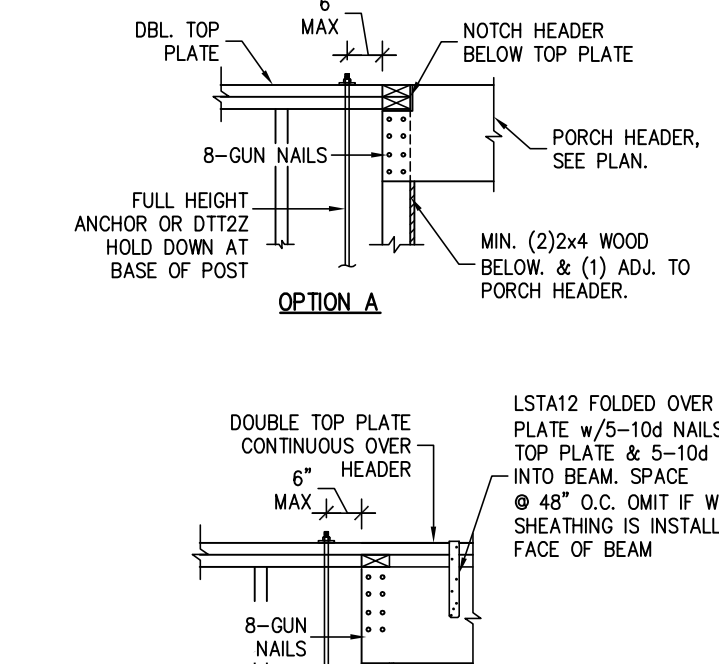
GARAGE WING WALL ELEVATION

GARAGE WING WALL SECTION

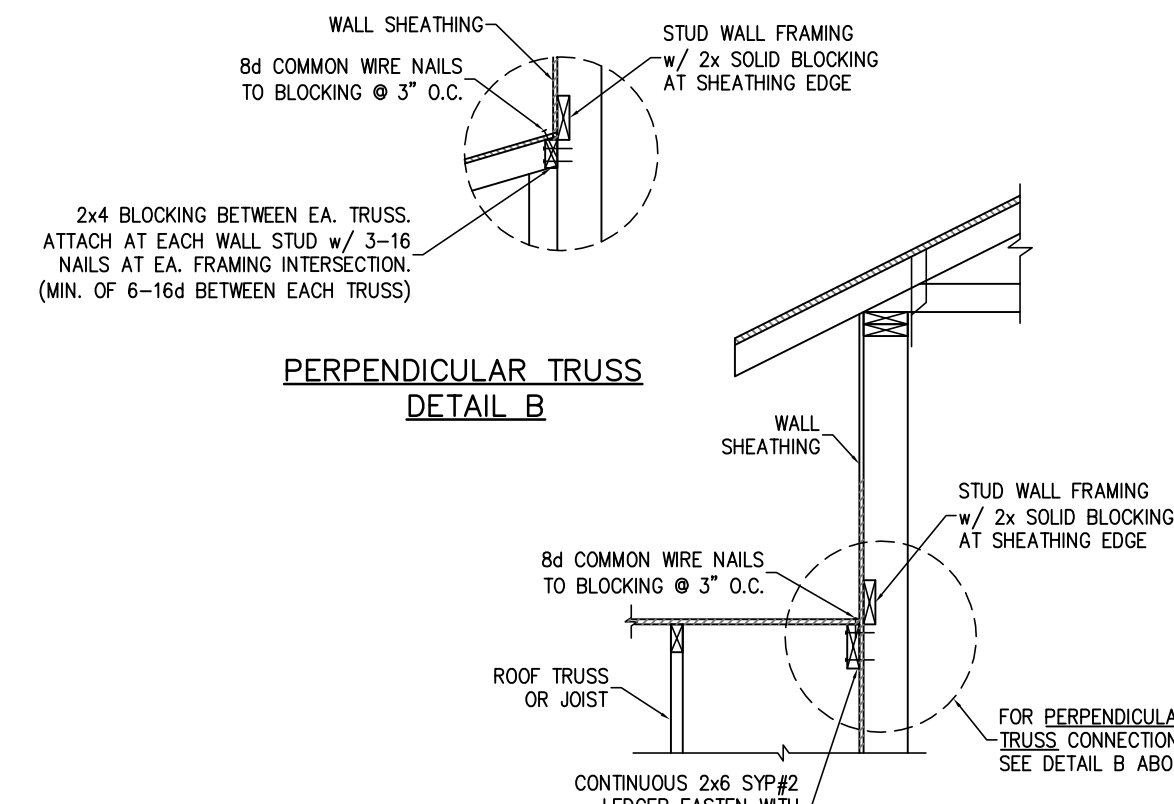
WHEN NOTED 1 SO.1 **GARAGE HEADER FRAMING**
SCALE: N.T.S.



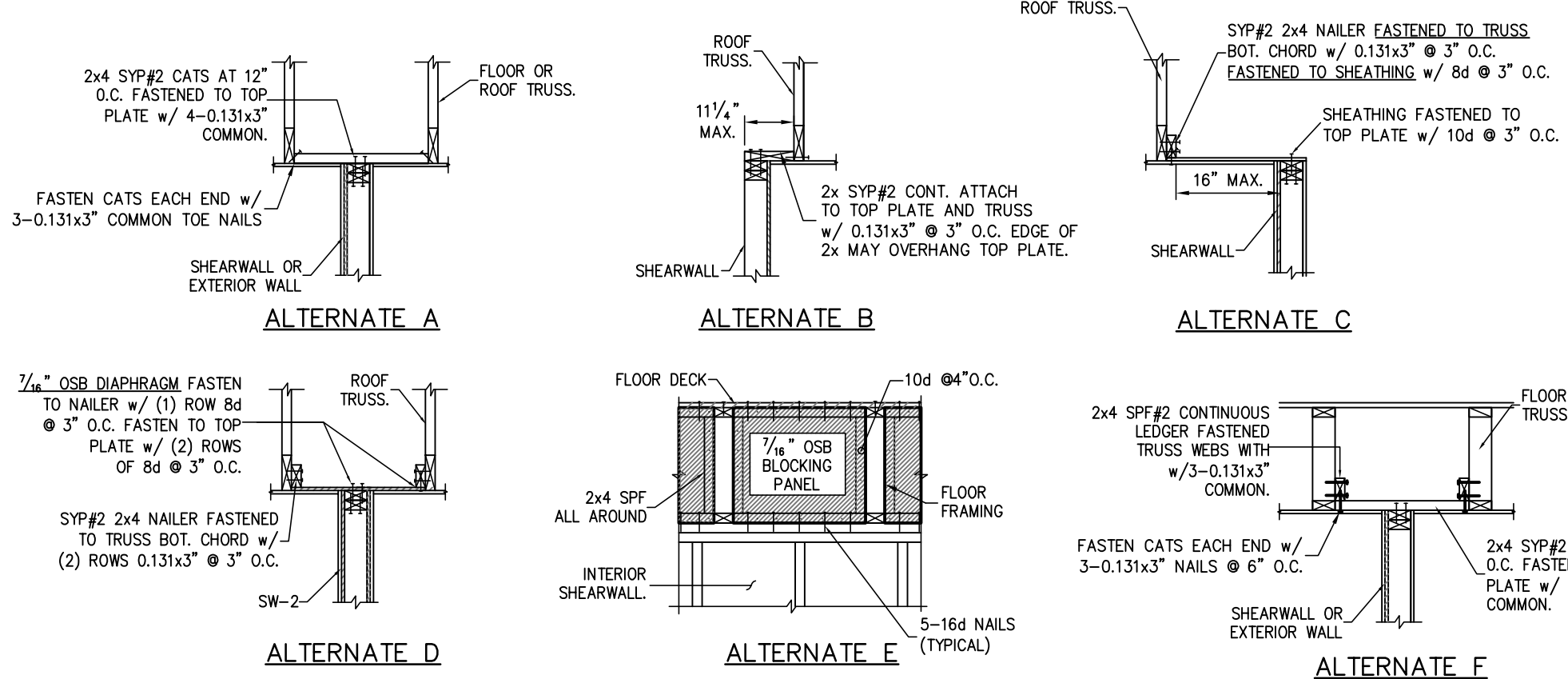
2 SO.1 **TYPICAL PORCH FRAMING DETAILS**
SCALE: N.T.S.



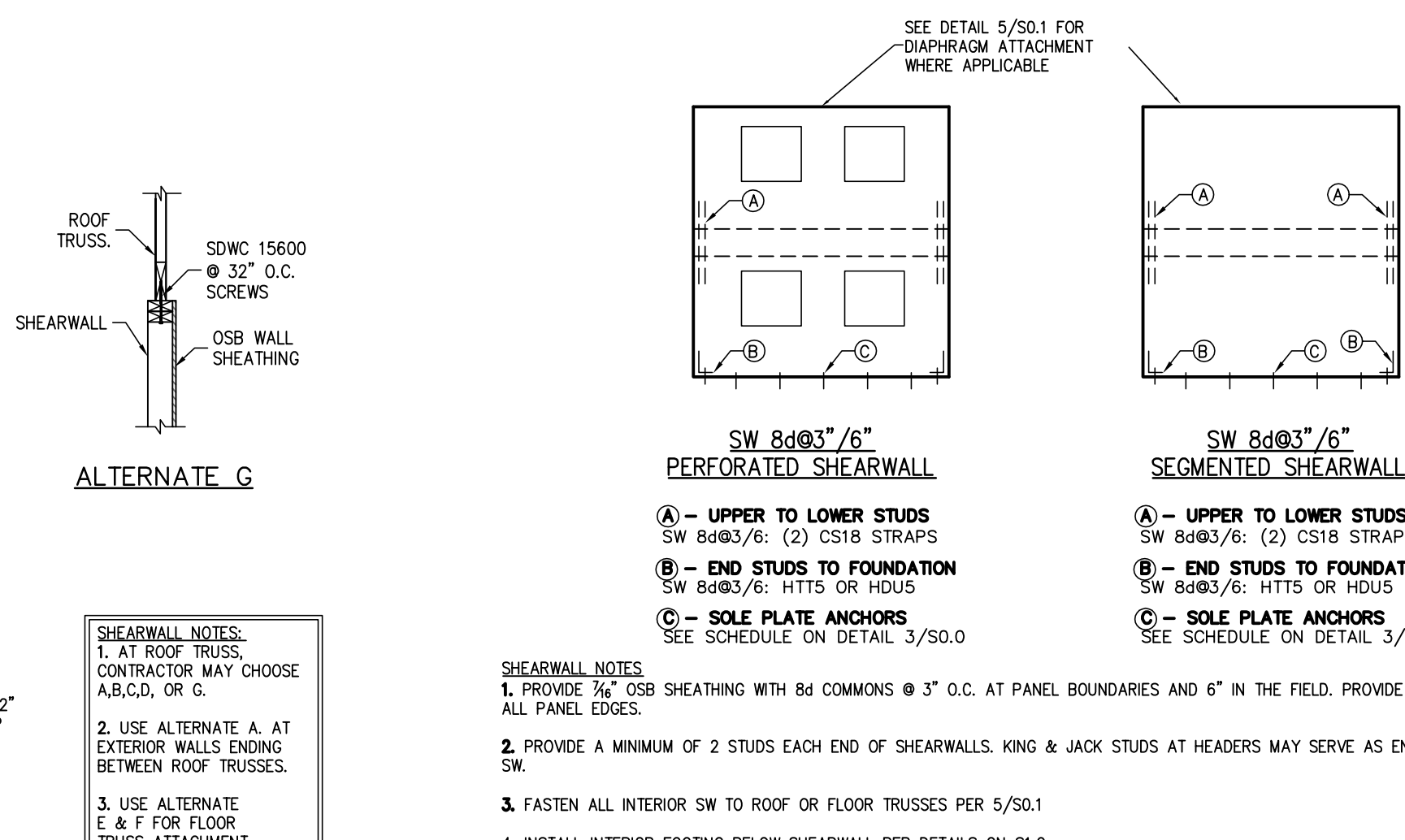
3 SO.1 **TYPICAL PORCH BEAM CONNECTION**
SCALE: N.T.S.



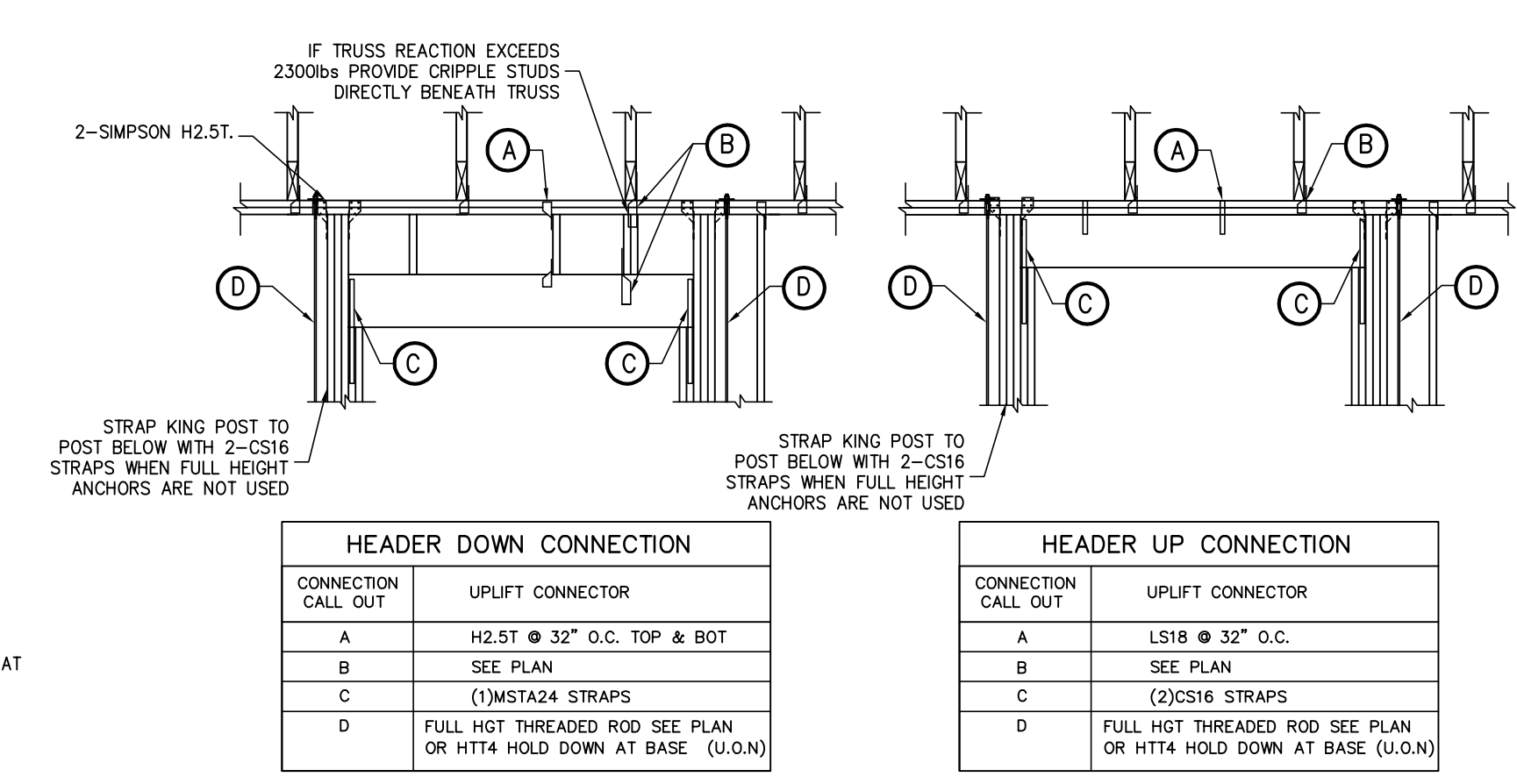
WHEN NOTED 4 SO.1 **WALL ADJ. TO ROOF CONNECTION**
SEE CONSTRUCTION SPECIFICATIONS FOR ROOF AND WALL SHEATHING AND STUD FRAMING.



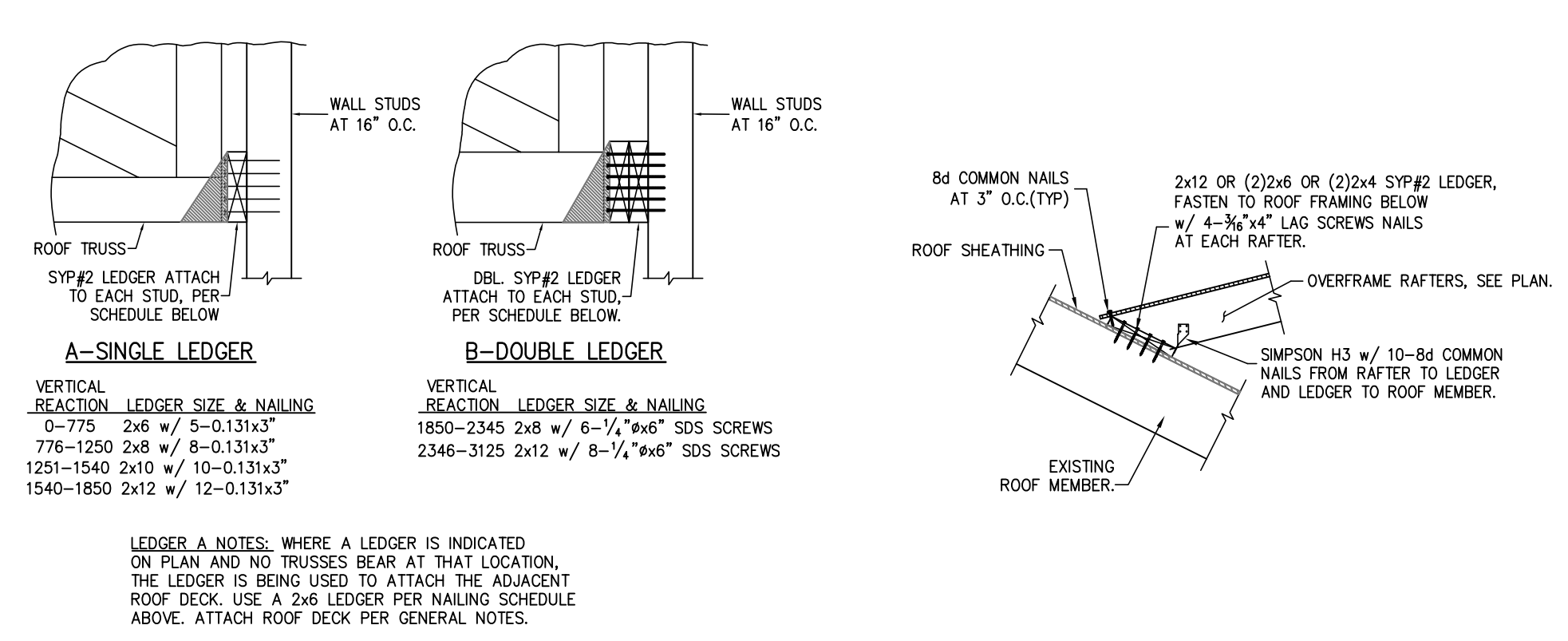
WHEN NOTED 5 SO.1 **SHEARWALL ATTACHMENT AT ROOF & FLOOR**



WHEN NOTED 6 SO.1 **TYPICAL SHEARWALL ELEVATION**
PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT SW END POSTS.

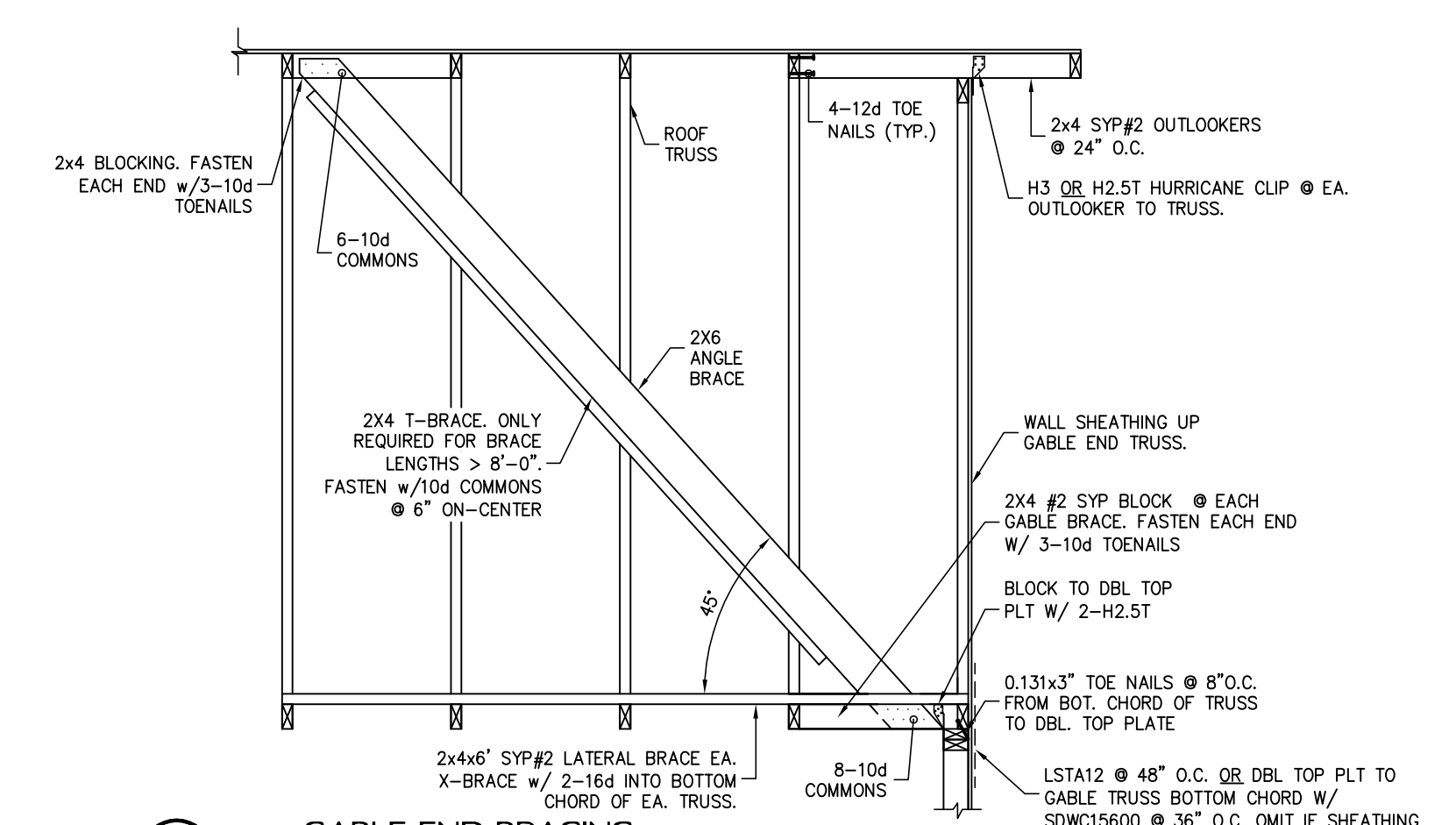


WHEN NOTED 7 SO.1 **HEADER TIE DOWN**
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

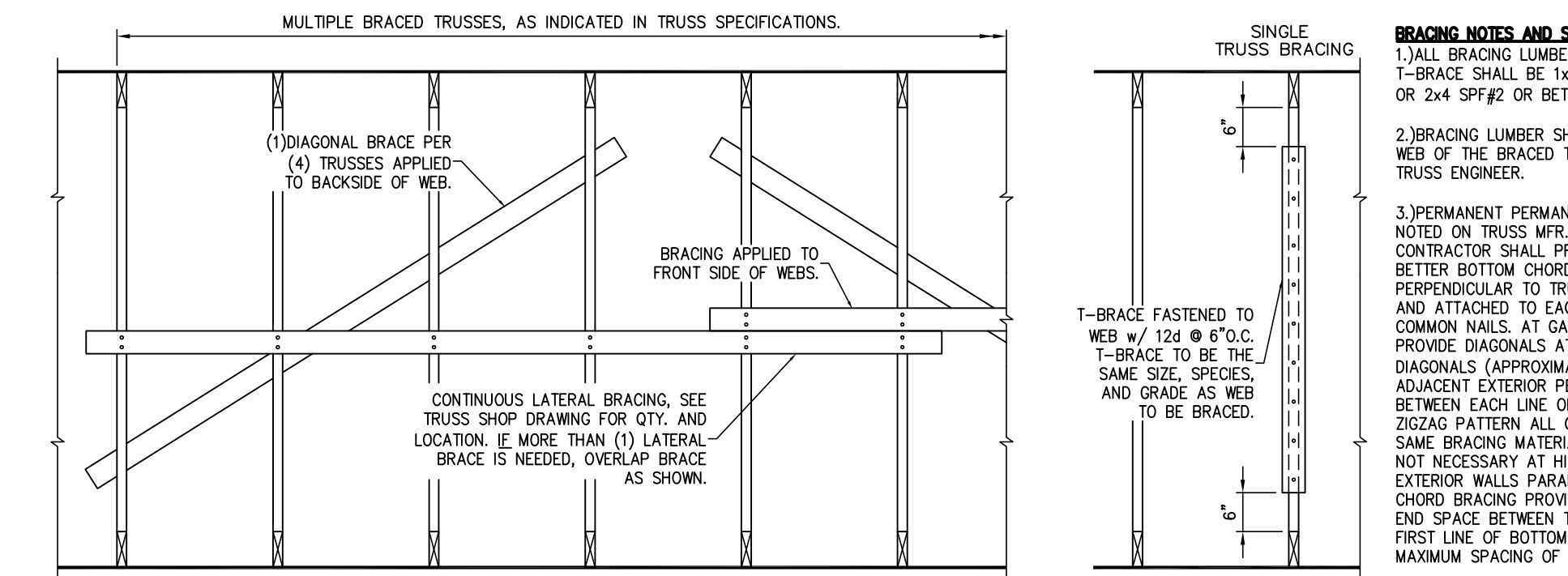


WHEN NOTED 8 SO.1 **LEDGER CONNECTION**
TRUSS TO LEDGER CONNECTION BY TRUSS ENGINEER, NOT SHOWN FOR CLARITY

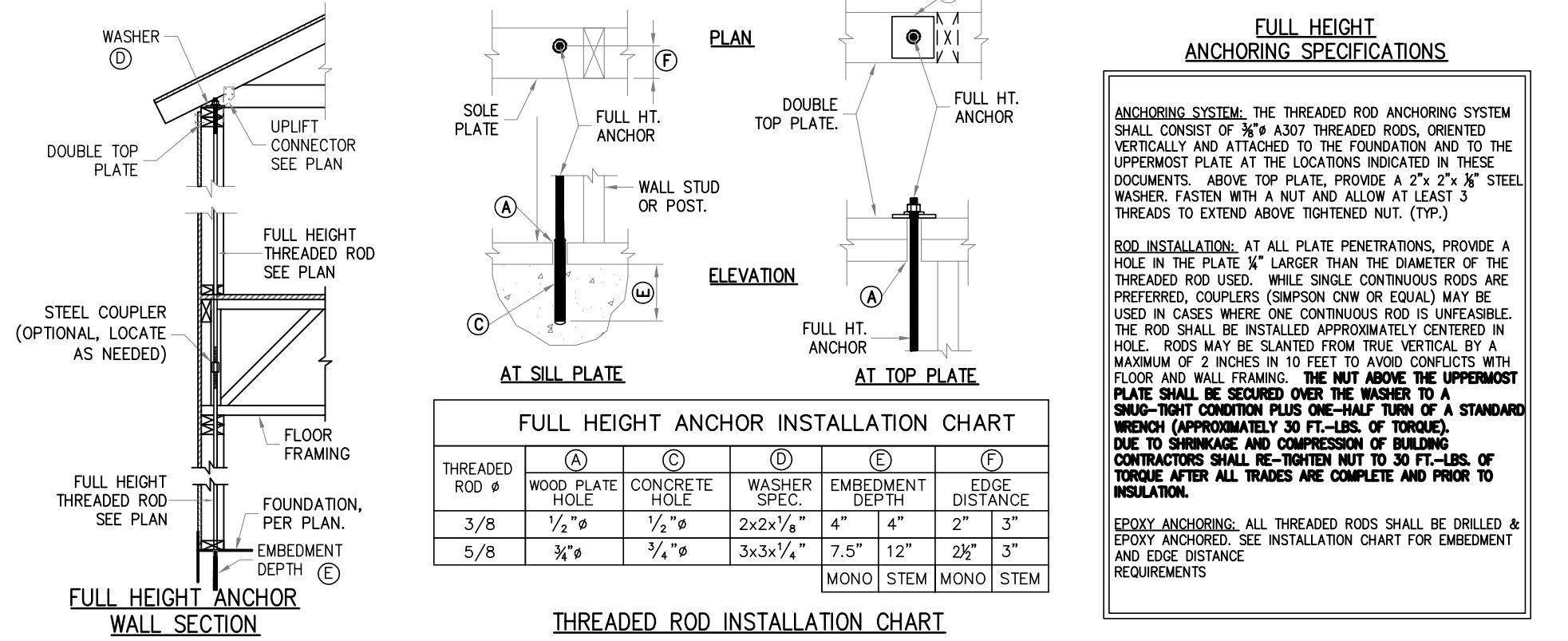
WHEN NOTED 9 SO.1 **DECK LEDGER AT OVERFRAME RAFTERS**
USE THIS DETAIL TO FASTEN OVERFRAMED ROOFS, VALLEYS, ETC.



WHEN NOTED 10 SO.1 **GABLE END BRACING**
NOTES: 1. SPACE GABLE END BRACING @ 4'-6" MAX. 2. ALL MATERIAL TO BE SYP#2



WHEN NOTED 11 SO.1 **PERMANENT TRUSS BRACING**
SCALE: 3/4" = 1'-0"

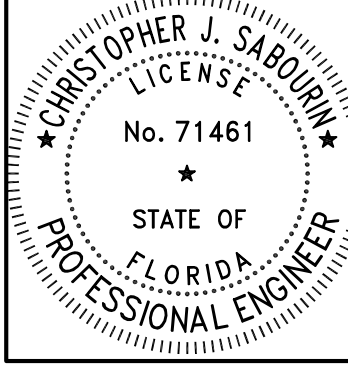


WHEN NOTED 12 SO.1 **FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM**
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

WHEN NOTED 13 SO.1 **3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT**

WHEN NOTED 14 SO.1 **FULL HEIGHT THREADED ROD ALTERNATE**

WHEN NOTED 15 SO.1 **HOLD DOWN ATTACHMENT DETAIL**



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CHRIS@SABOENG.COM

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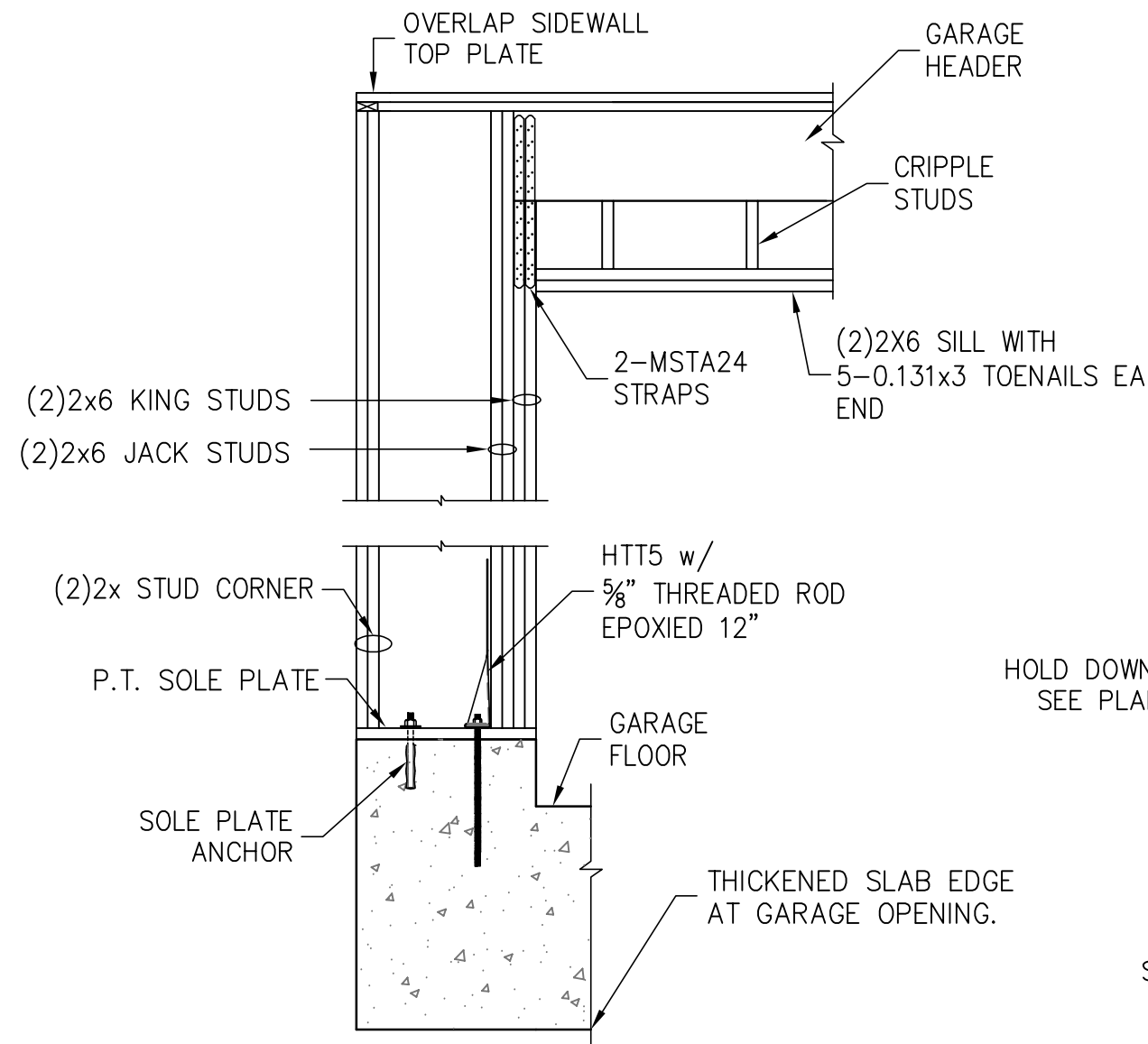
STRUCTURAL ENGINEERING FOR
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LAKE CITY, FL, 32024

FIELD ALTERATION
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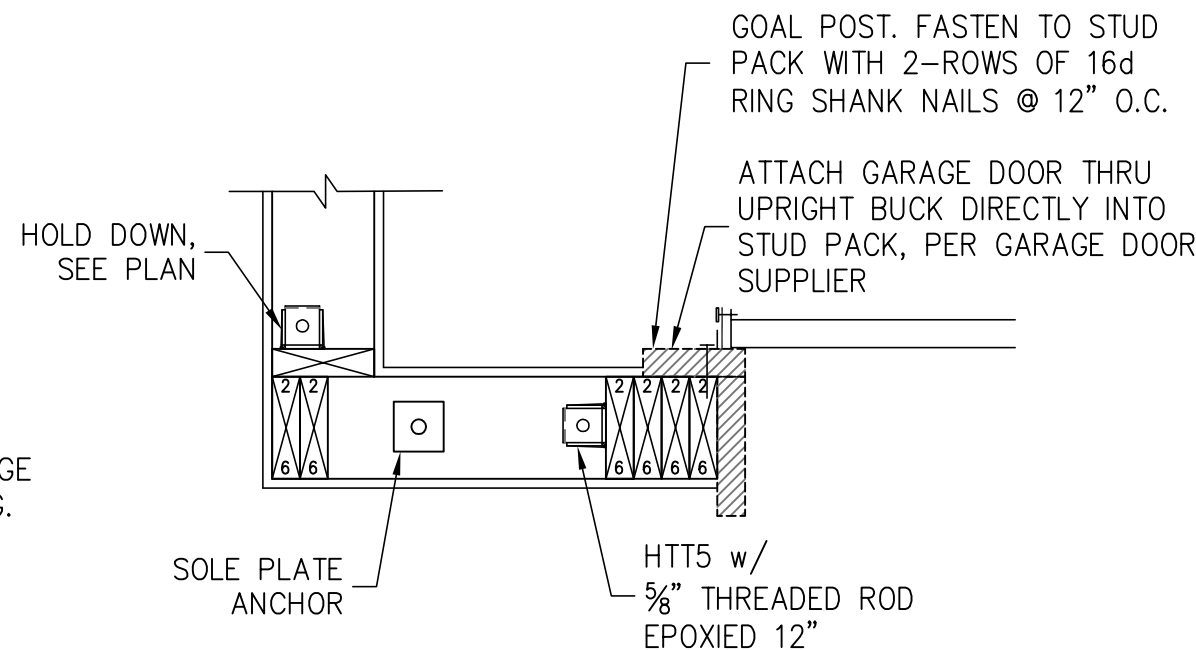
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TYPICAL FRAMING DETAILS

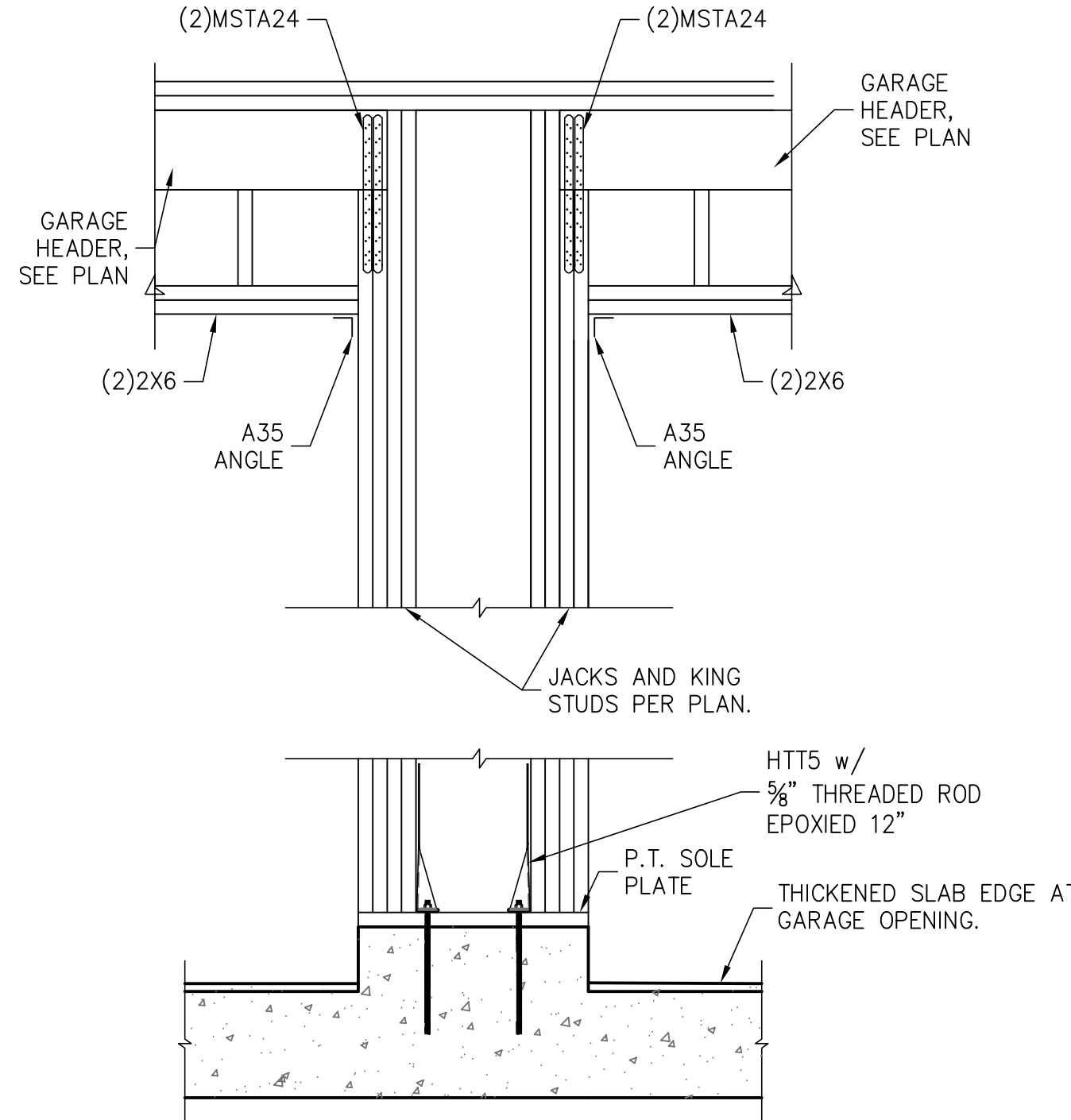
SHEET
S0.1
SHEET 2 OF 7



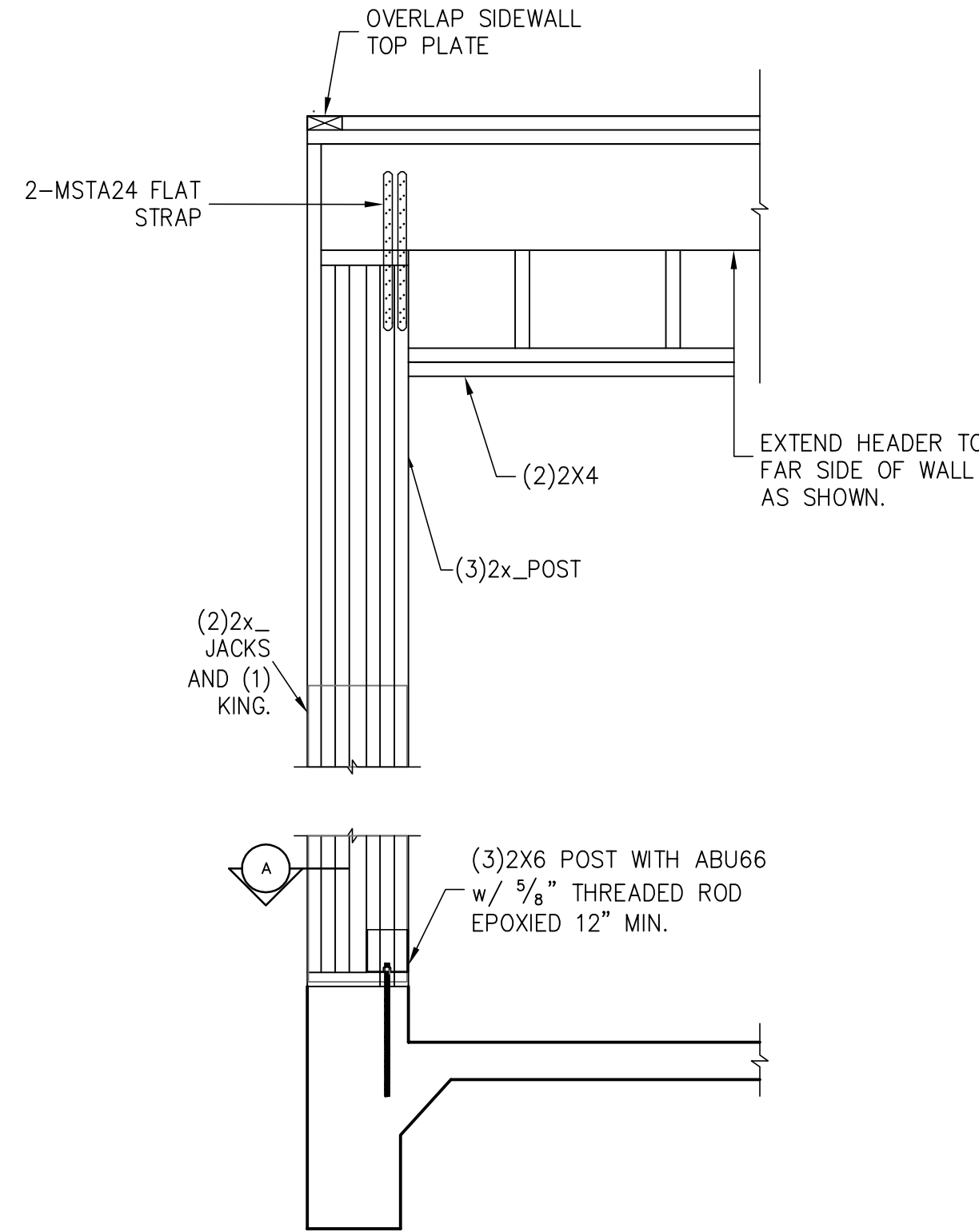
GARAGE WING WALL ELEVATION



GARAGE WING WALL SECTION



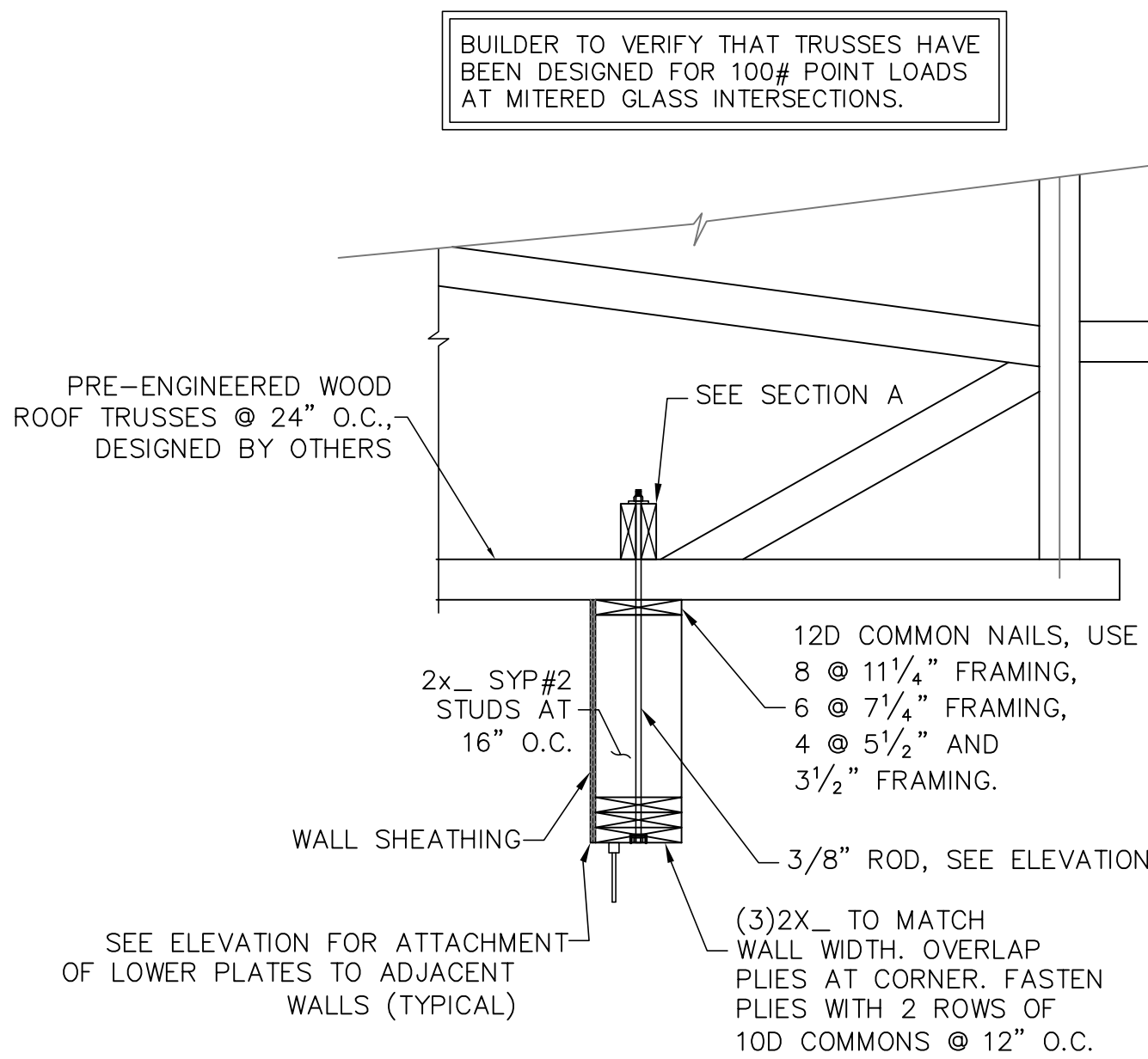
GARAGE CENTER WALL FRAMING



GARAGE WING WALL FRAMING LESS THAN 12"

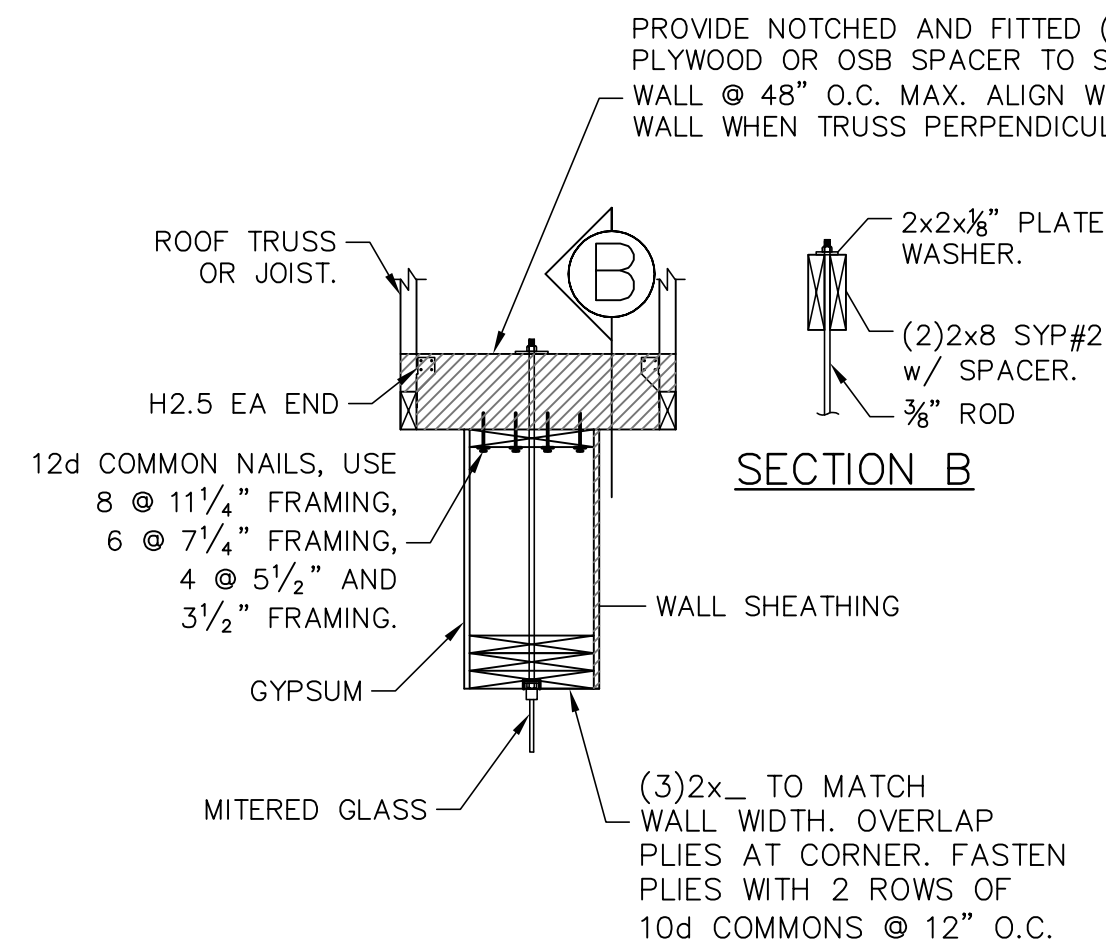
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

GARAGE HEADER FRAMING



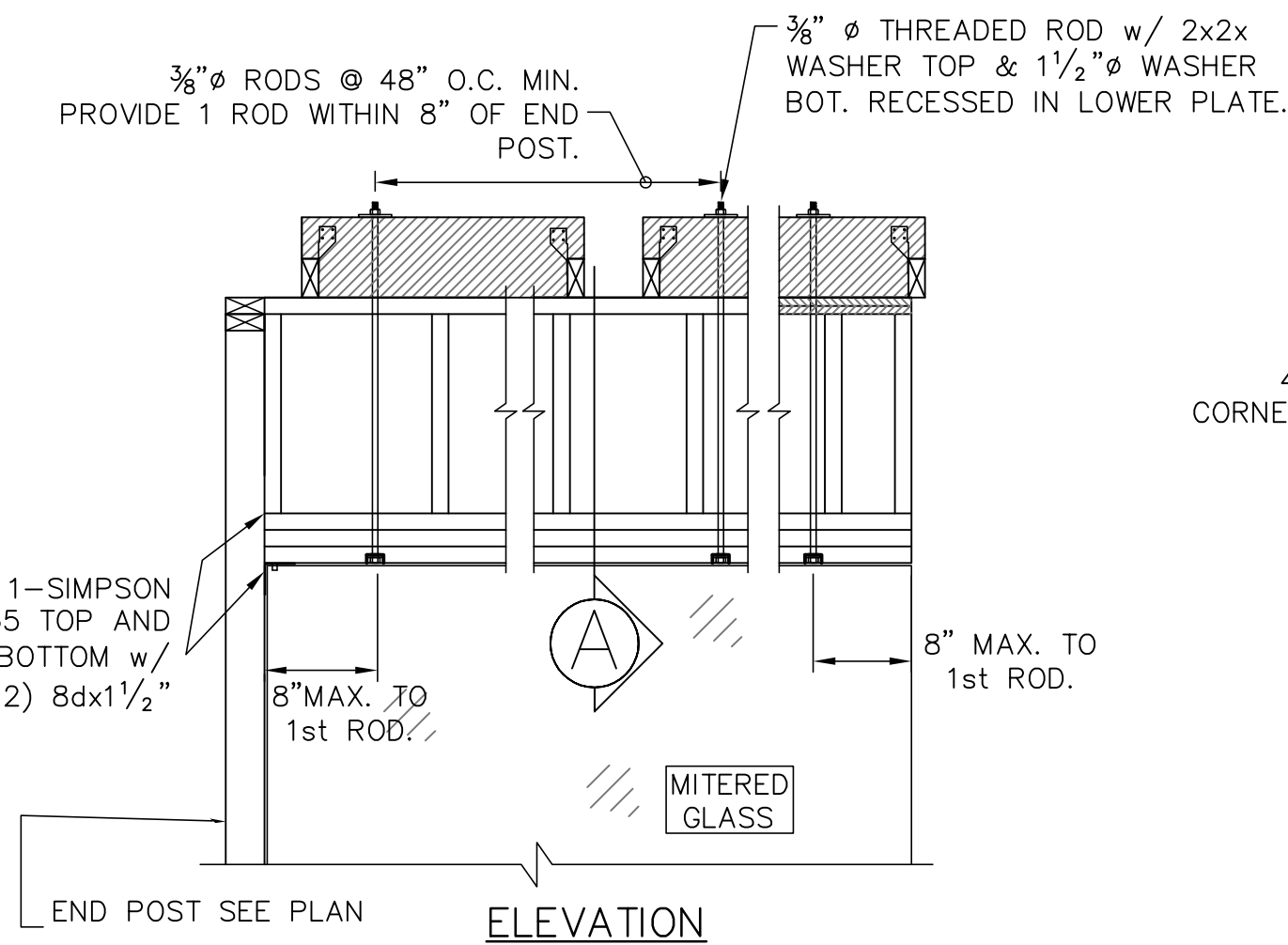
MITERED WINDOW HEAD FRAMING

SCALE: N.T.S.



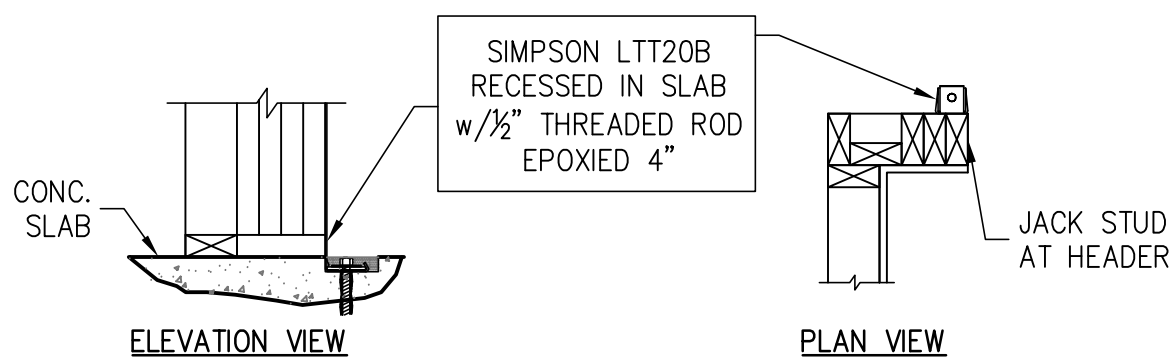
SECTION A

SECTION B



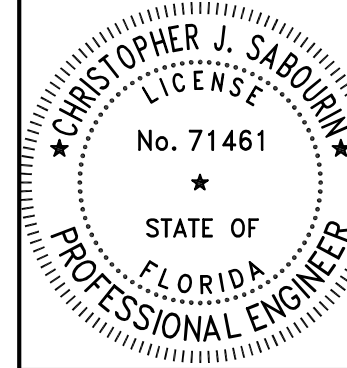
ELEVATION

SECTION AT CORNER



RECESSED LTT20B

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PLAN NAME
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STRUCTURAL ENGINEERING FOR
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TYPICAL
FRAMING
DETAILS

SHEET
S0.2
SHEET 3 OF 7

[illegible]

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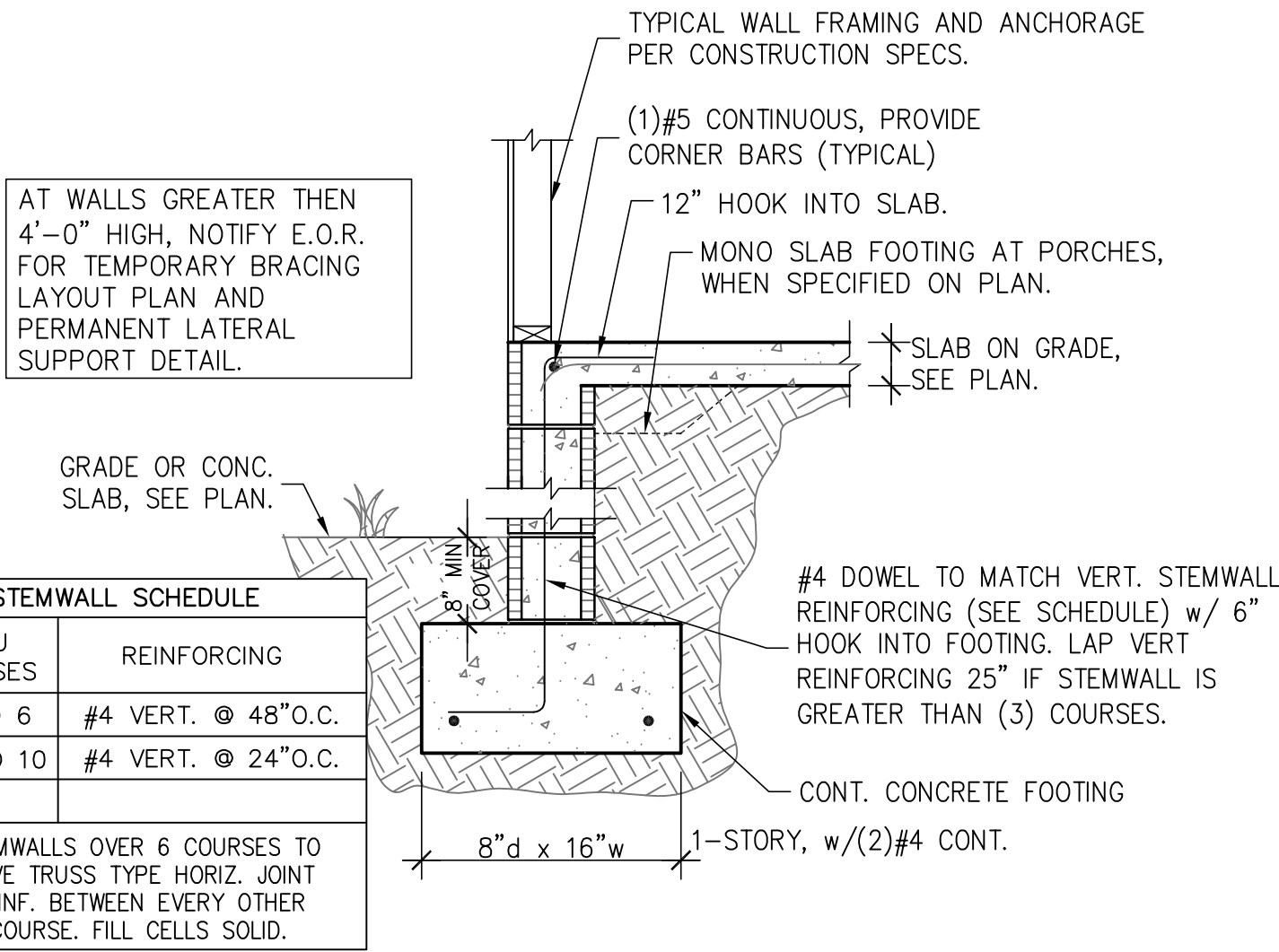
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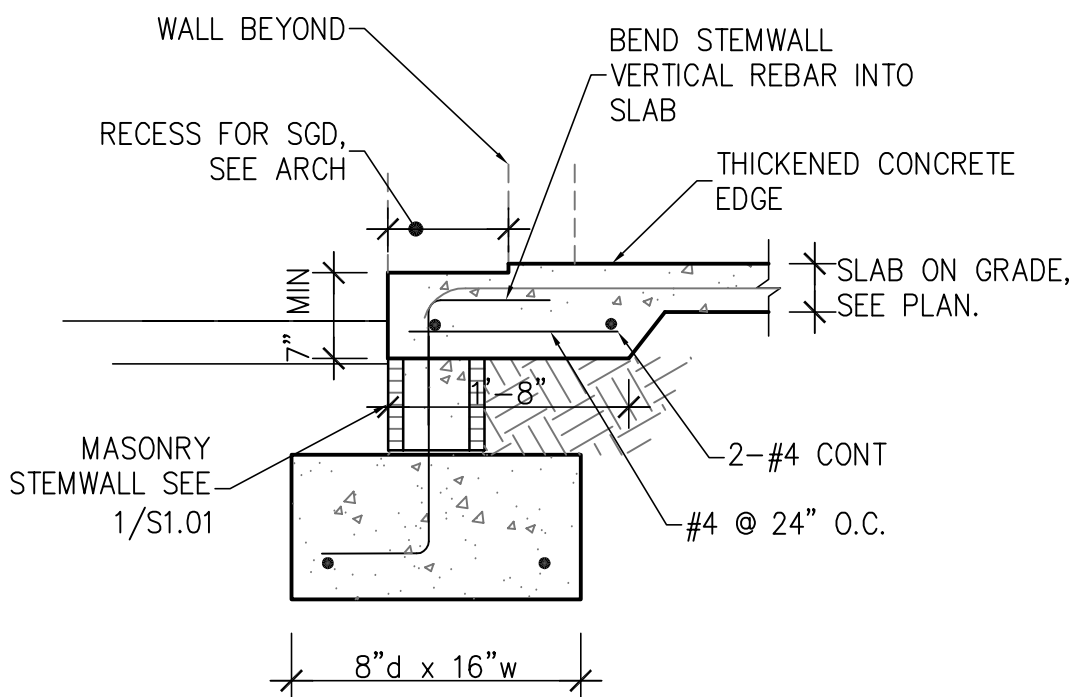
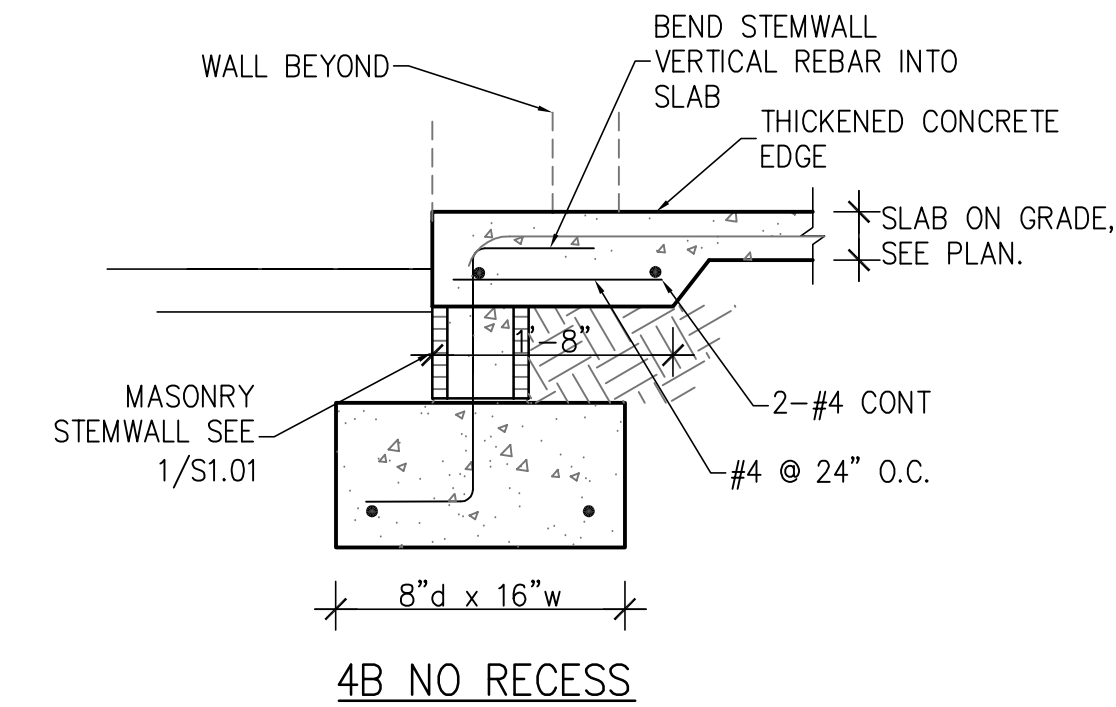
FOUNDATION PLAN

SHEET
S1.0
SHEET 4 OF 7

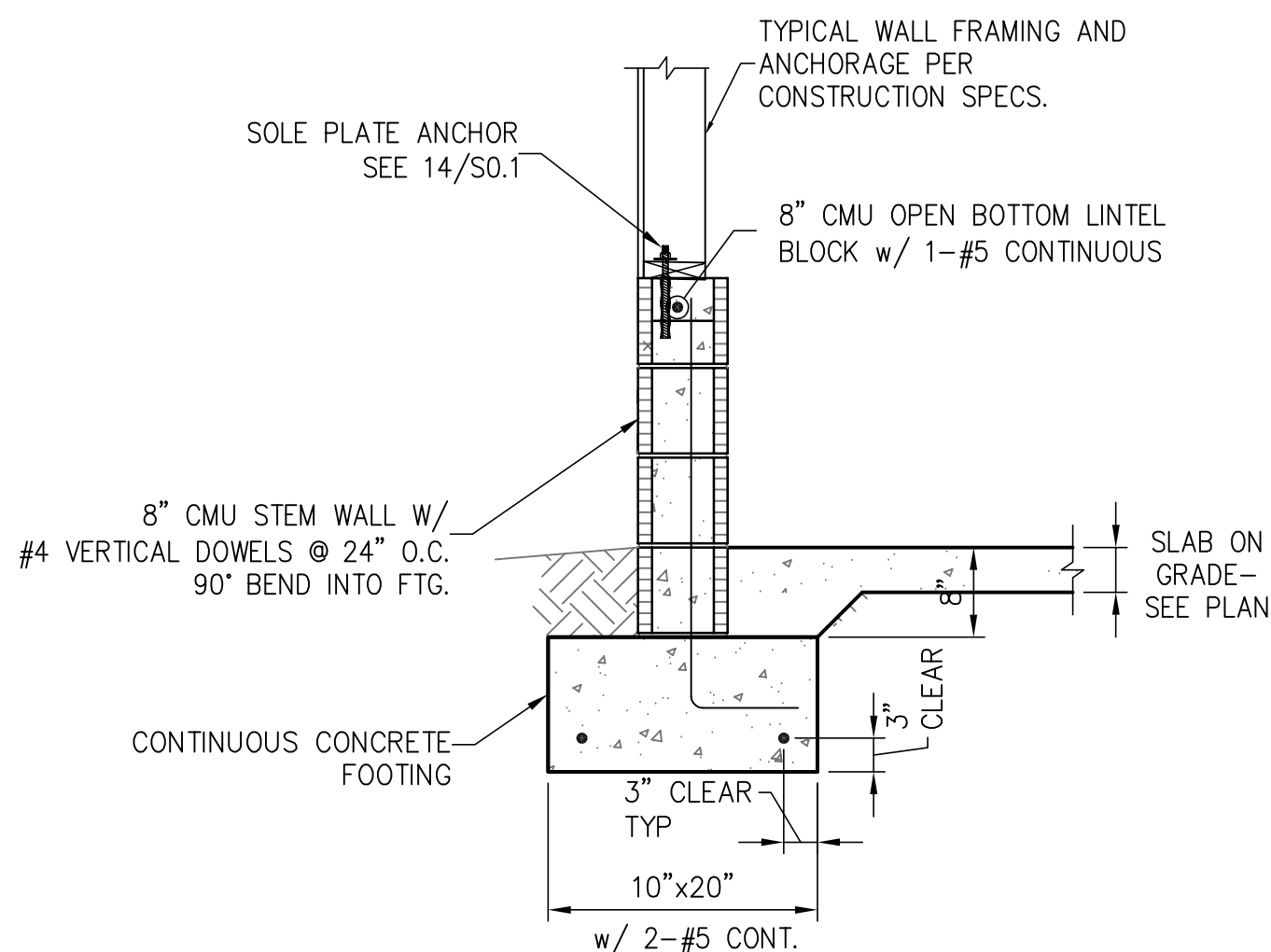
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



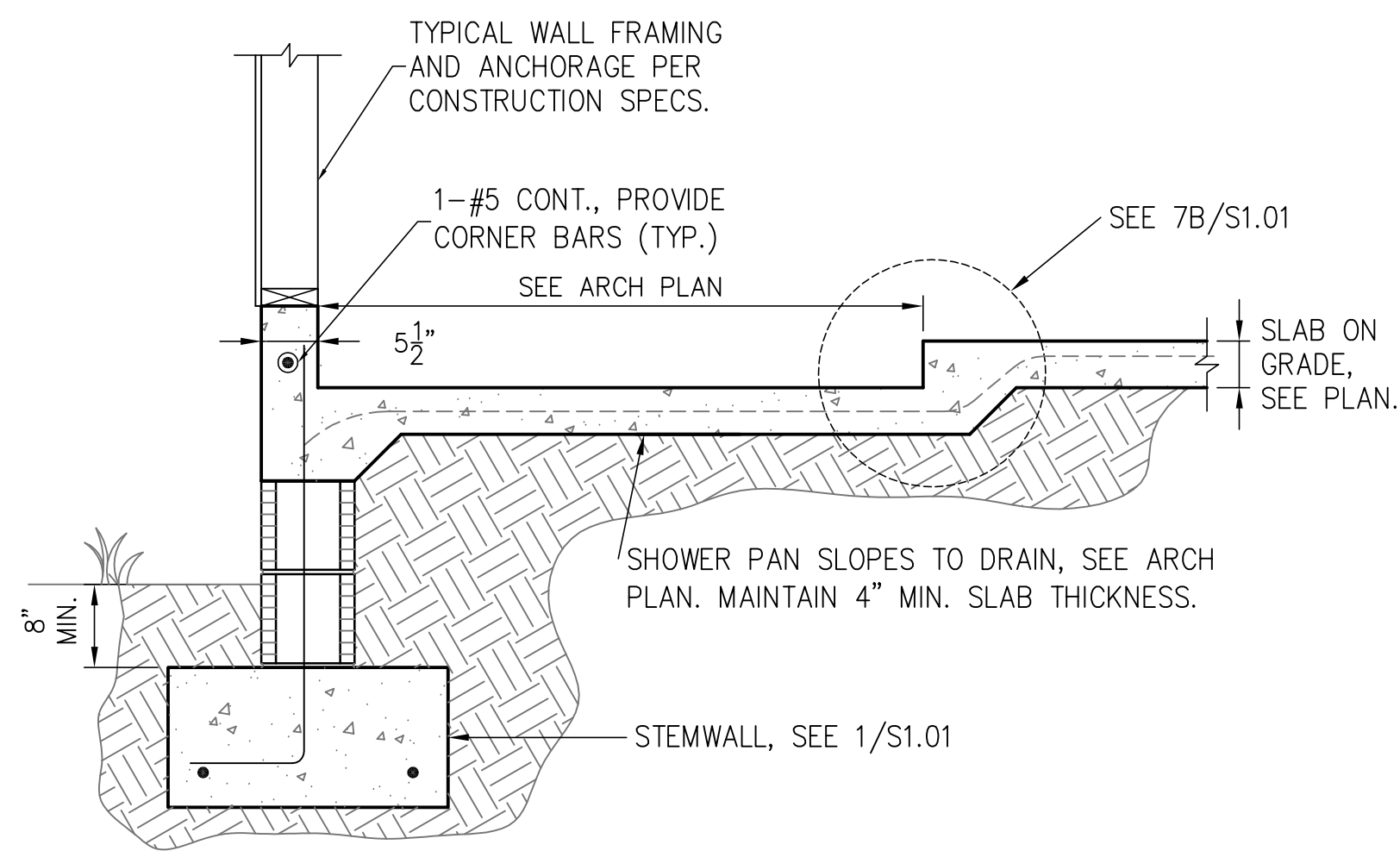
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



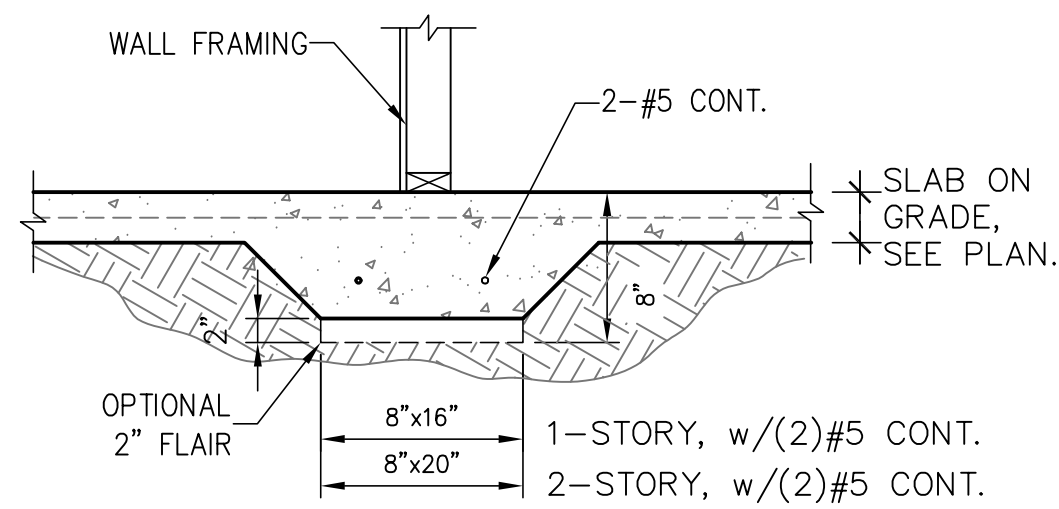
4 STEMWALL FOOTING AT SLIDER
S1.01 SCALE: 3/4" = 1'-0"



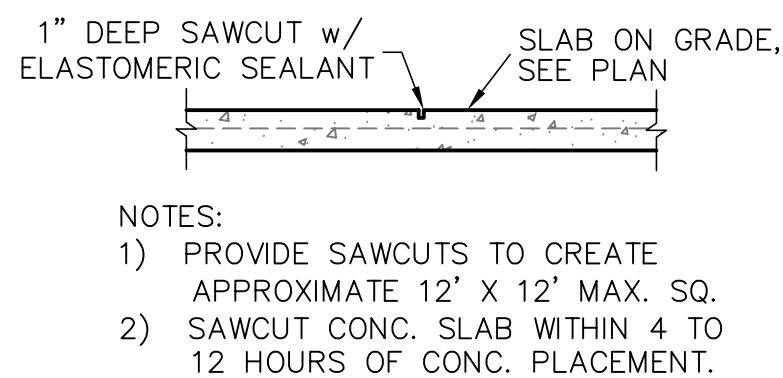
8 GARAGE STEM WALL
S1.01 (IF REQUIRED)



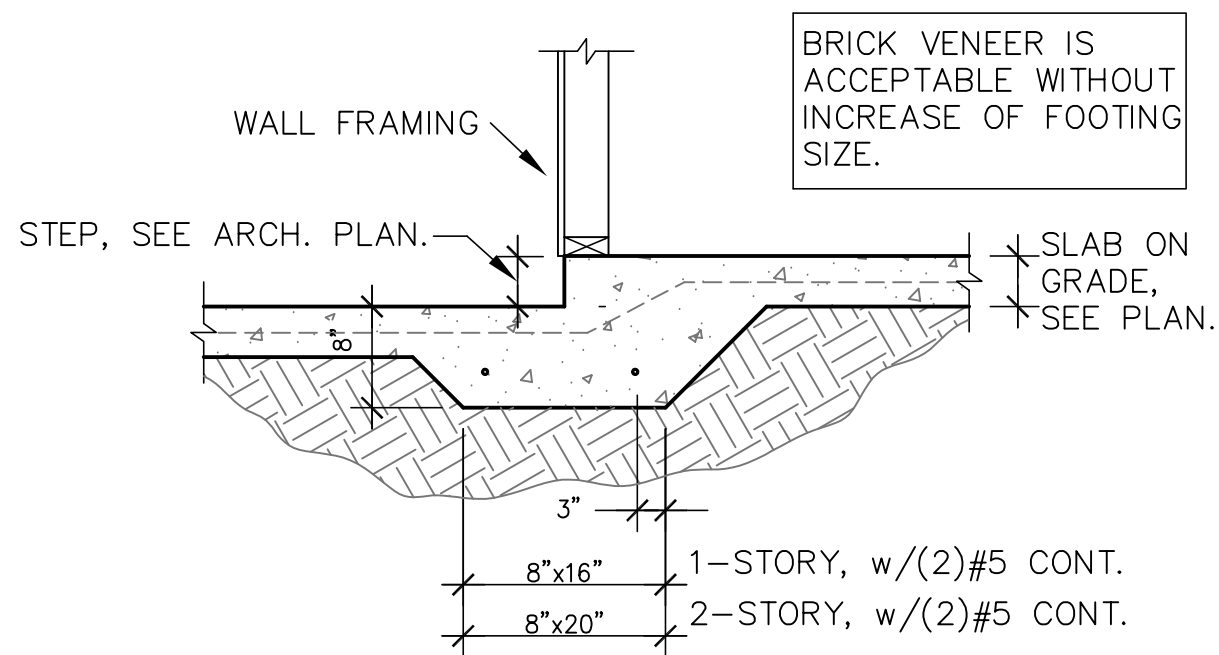
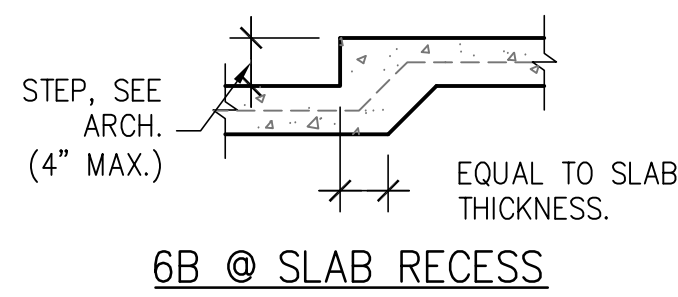
2 FOOTING W/ SHOWER RECESS
S1.01 SCALE: 3/4" = 1'-0"



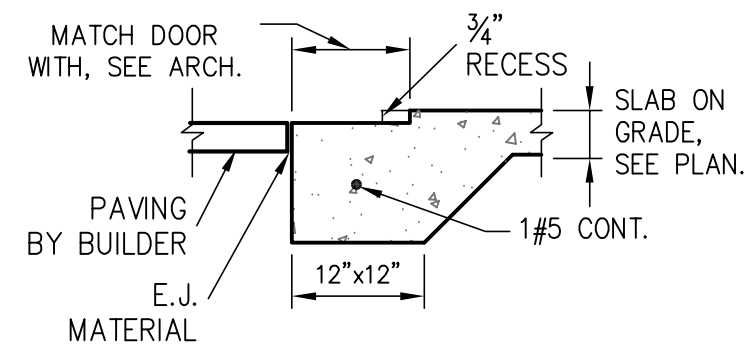
6 BEARING AT INTERIOR
S1.01 SCALE: 3/4" = 1'-0"



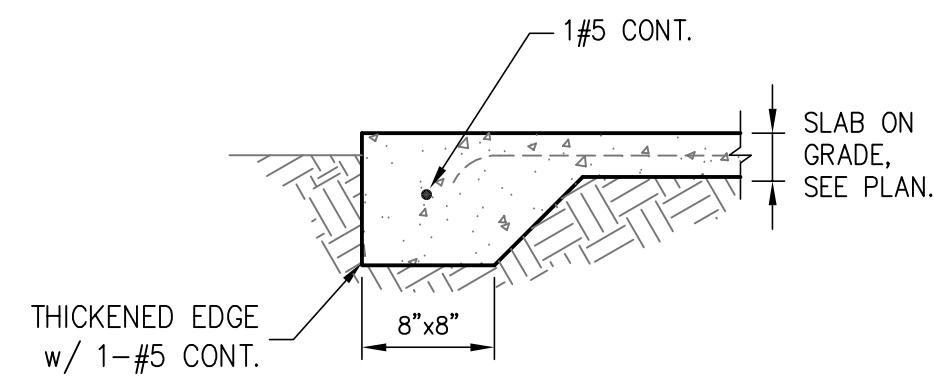
5 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



6 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"

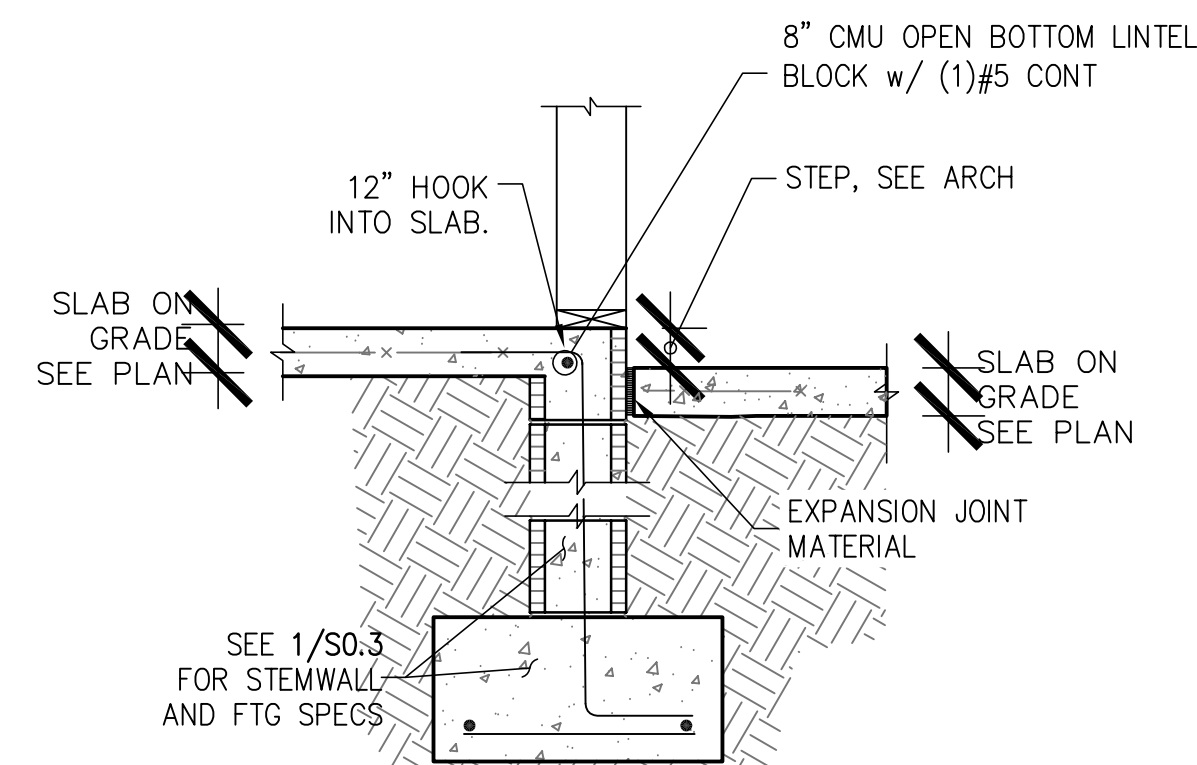


AT GARAGES

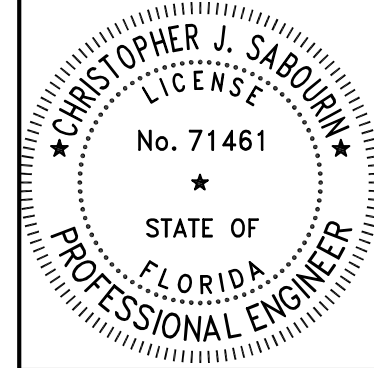


AT PORCHES

3 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"



7 STEP AT STEMWALL
S1.01 SCALE: 3/4" = 1'-0"



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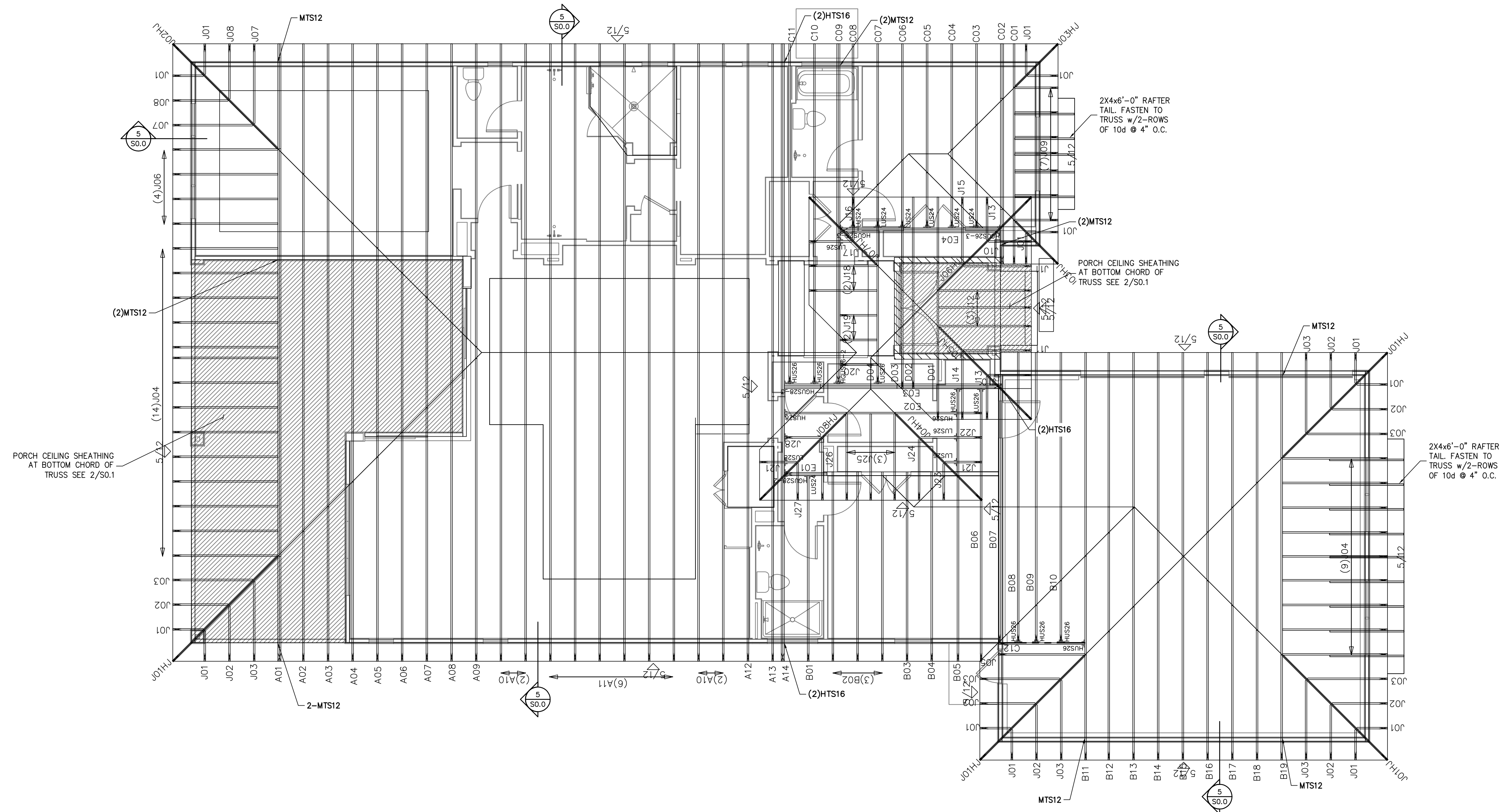
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FOUNDATION
DETAILS

SHEET
S1.01
SHEET 5 OF 7

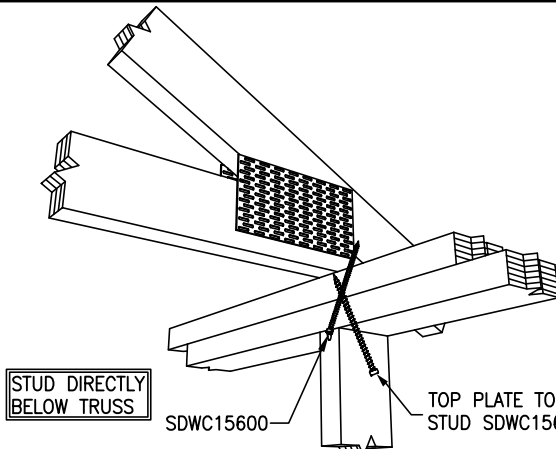


SYMBOLS LEGEND

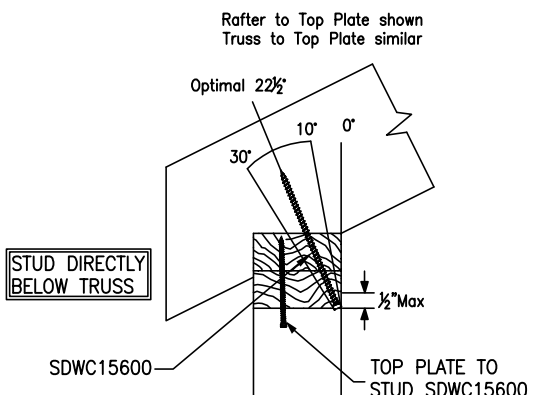
HTS16	DESIGNATES UPLIFT CONNECTION
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TRUSS®

FASTENING DETAILS

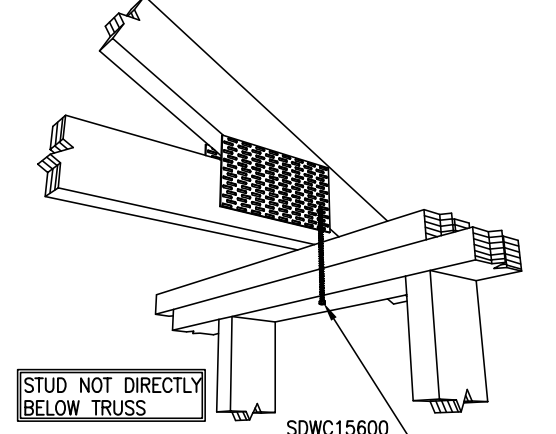


TRUSS TIE DOWN WITH SIMPSON SDWC



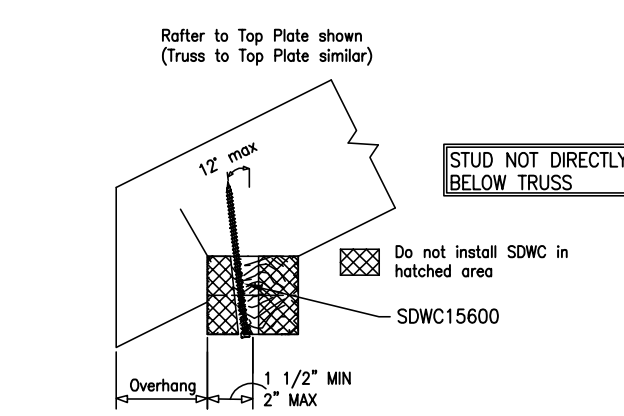
Note: 1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birds-mouth" cut.
2. Reference detail 4 for installation instructions.

SIMPSON SDWC INSTALLATION RANGE

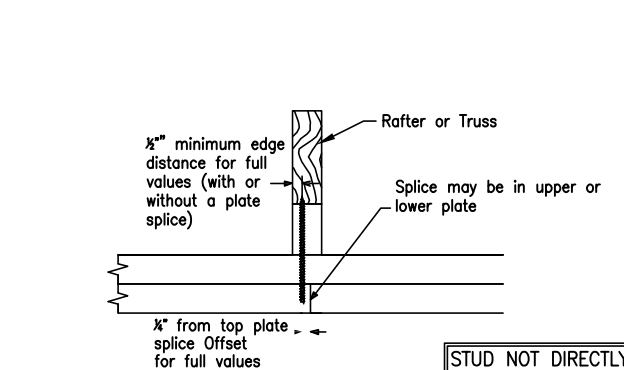


Note: Reference detail 2a for installation angle limit

SDWC INSTALLATION



SDWC INSTALLATION RANG



SDWC AT TOP PLATE SPLIC

A circular professional engineer seal for Christopher J. Sabourin. The outer ring contains the text "CHRISTOPHER J. SABOURIN" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 71461" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars. The seal is surrounded by a decorative border of small dots.

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ROOF TRUSS FRAMING PLAN

SHEET
S1.2
SHEET 7 OF 7

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