WOOD FRAMING

WOOD FRAMING
NATIONAL FOREST PRODUCTS ASSOCIATION, AF & PA NDS-05, WITH 2005 SUPPLEMENT, AND AF&PA SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC, SDPWS-05.

ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE MILL SIZED AND SURFACED ON (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES. SPLICES WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY SO DETAILED OR AS DIRECTED BY THE ENGINEER.

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING AND TIMBER SHALL BE MARKED WITH THE GRADE BY SUCH COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES.

UNLESS NOTED OTHERWISE, USE SPRUCE-PINE-FIR (SPF) OR SOUTHERN PINE (SYP), 19% MAX. MOISTURE CONTENT, AS FOLLOWS:

SPRUCE PINE FIR #2 SPECIFICATIONS: Fb=775 PSI, Fc(PARALLEL)= 1000 PSI, Fc=(PERP)=335 PSI, Fv=135 PSI, Ft=350 PSI, E=1100 KSI
SOUTHERN PINE #2 SPECIFICATIONS PER LATEST SOUTHERN FOREST PRODUCTS ASSOCIATION (SFPA)

ALL WALLS SHALL BE BALLOON FRAMED FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, UNLESS NOTED OTHERWISE ON PLAN.

ANY WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL, SHALL BE PRESSURE TREATED.

ALL WOOD-TO-WOOD CONNECTIONS SHALL EMPLOY METAL ANCHORS. NO TOE OR END NAILING SHALL BE PERMITTED (UON), EXCEPT FOR AT TOP AND BOTTOM PLATES IN WALLS. METAL CONNECTORS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO DEVELOP THE PUBLISHED CAPACITY.

TOE NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES TO THE PIECE AND BE STARTED AT 1/3 THE NAIL LENGTH FROM THE END OF THE PIECE.

MULTIPLE STUD PACK COLUMNS SHALL BE CONNECTED LATERALLY TO ONE ANOTHER PER DETAIL INDICATED HEREIN.

TIMBER FASTENING SHALL BE PER FBC "MINIMUM FASTENING SCHEDULE" UNLESS NOTED AS GREATER ON DRAWINGS. ROUGH HARDWARE, JOIST HANGERS, STRAPS, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE" COMPANY OR APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

BLOCKING AND FIRESTOPPING TO BE INSTALLED AS REQUIRED TO SUPPORT ALL ITEMS OF FINISH SUCH AS BULKHEADS AND BUCKS. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS (AS REQUIRED BY BUILDING OFFICIAL AND ARCHITECT).

SHEATHING SCHEDULE

FLOOR SHEATHING SPECIFICATION	TYPICAL NAILING
23/32 T&G OSB OR PLYWOOD SHEATHING	TETRA GRIP .113x2⅜" @ 6" EDGE AND FIELD

FLOOR SHEATHING NOTES:
1. FLOOR SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO THE SUPPORTS
2. PANEL EDGE BLOCKING IS NOT REQUIRED

WALL SHEATHING SPECIFICATION	TYPICAL NAILING
MIN. 7/16", 24/16, APA RATED OSB OR PLYWOOD STRUCTURAL 1 SHEATHING	0.131"x2½" @ 6" O.C. EDGE, 12" O.C. FIELD. 0.131"x2½" @ 3" O.C. AT TOP AND BOT PLT

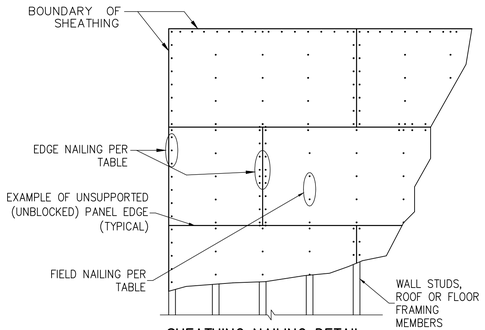
WALL SHEATHING NOTES:
1. SHEATHING MAY BE INSTALLED FOR FLEXIBLE OR BRITTLE FINISHES.
2. SHEATHING MUST EXTEND FULL HEIGHT FROM BOTTOM PLATE TO UPPER PLY OF DOUBLE TOP PLATE.
3. SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
4. PANEL EDGE BLOCKING IS ONLY REQUIRED AT SHEAR WALLS AND WALLS WITH BRITTLE FINISH. BLOCKING SHALL BE FLATWISE 2x4 SPF#2 OR BETTER FASTENED EA END W/ (3) 10d TOE-NAILS.
5. AT SHEARWALLS, EDGE NAILING IS DECREASED TO 3" O.C., SEE PLAN FOR LOCATIONS

ROOF SHEATHING SPECIFICATION		
SHINGLE	15/32" 32/16, APA RATED OSB OR PLYWOOD SHEATHING	0.131X2½" RING SHANK. @ 6" O.C. EDGE AND FIELD. (4" O.C. WITHIN 4' OF ROOF EDGE)
METAL	15/32" 32/16, APA RATED OSB OR PLYWOOD SHEATHING (SEE NOTE 1 BELOW)	0.131X2½" RING SHANK. @ 6" O.C. EDGE AND FIELD. (4" O.C. WITHIN 4' OF ROOF EDGE)
TILE	19/32" 32/16, APA RATED OSB OR PLYWOOD SHEATHING (SEE NOTE 1 BELOW)	0.131X2½" RING SHANK. @ 6" O.C. EDGE AND FIELD. (4" O.C. WITHIN 4' OF ROOF EDGE)

NOTE 1 -VERIFY WITH MANUFACTURER'S FLORIDA PRODUCT APPROVAL ##

NAIL SIZE LEGEND

NAIL	LENGTH	DIAMETER	NAIL	LENGTH	DIAMETER
8d COMMON	2½"	0.131"	10d COMMON	3"	0.148"
8d RING SHANK	2⅜"	0.113"	10d RING SHANK	3"	0.148"
10dx1½"	1½"	0.148"	12d COMMON	3¼"	0.148"
10d	3"	0.131"	16d COMMON	3½"	0.162"



SHEATHING NAILING DETAIL

FOUNDATION

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.

•SHALLOW FOUNDATIONS BEARING 12" BELOW GRADE. ALLOWABLE BEARING PRESSURE = 2,000 PSF

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ETC., SEE ARCHITECTURAL PLANS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT THE STRUCTURAL ENGINEER.

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE USING SUPPORT BARS AND CHAIRS. IN ALL CONTINUOUS FOOTINGS PROVIDE #4 @ 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

WHERE FILL IS REQUIRED, IT SHALL BE PLACED IN ACCORDANCE WITH INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER TO MAINTAIN DESIGN BEARING PRESSURE.

CONCRETE SLABS ON GRADE:
CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. SLABS 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.

CONCRETE SLAB "CONTROL JOINTS" SHALL BE CUT INTO THE SLABS AT A DEPTH OF ¼ TIMES THE THICKNESS OF THE SLAB WITHIN 12 HOURS OF PLACING THE CONCRETE. MAXIMUM SPACING OF INTERIOR SLAB CONTROL JOINTS, UNLESS NOTED OTHERWISE, SHALL BE 15'-0" (MAX.) IN EACH DIRECTION. LOCATION OF CONTROL JOINTS SHALL BE LOCATED SUCH THAT THE AREA CONTAINED IS 300 SQUARE FEET MAX., WITH A MAXIMUM RATIO OF LONG TO SHORT SIDE OF 2 TO 1..

MASONRY SPECIFICATIONS:
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI530.1-05. 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 ⅜ 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.

STEMWALLS:
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90E, 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 PEA ROCK 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 REINF. SHALL BE INCREASED AS NOTED ON S1.0. UNLESS NOTED OTHERWISE. LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

EPOXY ANCHORS IN CONCRETE:
ADHESIVE FOR REINFORCING DOWELS IN EXISTING CONCRETE SHALL BE EITHER THE HIT HY200 V3 INJECTION ADHESIVE SUPPLIED BY HILTI FASTENING SYSTEMS, EPOXY-TIE SET EPOXY ADHESIVE SUPPLIED BY SIMPSON STRONGTIE COMPANY, POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENERS, EPCON G5 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD OR APPROVED EQUAL. MIN. EMBEDMENT LENGTH SHALL BE 12 BAR DIAMETERS, UNLESS NOTED OTHERWISE.

PRE-ENGINEEREED WOOD FLOOR AND ROOF TRUSSES:
"GANG-NAIL" PRE-ENGINEERED WOOD TRUSSES ARE TO BE CONSTRUCTED WITH METAL PLATE CONNECTORS AND DESIGNED BY A DELEGATED ENGINEER. TRUSSES SHALL COMPLY WITH NFPA, TPI, AND AITC 100. THE TRUSS MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER (CONTRACTED BY TRUSS MANUFACTURER) FOR REVIEW PRIOR TO FABRICATION.

DESIGN, CONSTRUCTION, AND INSTALLATION SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND OF THE TRUSS PLATE INSTITUTE.

PROVIDE ALL REQUIRED BLOCKING AND BRACING REQUIRED BY THE MANUFACTURER FOR CONSTRUCTION AND ERECTION IN ADDITION TO BLOCKING SHOWN ON THE STRUCTURAL DETAILS. MEMBERS OF A COMPLETED TRUSS ARE NEVER TO BE NOTCHED OR CUT. THE DESIGN SHALL ACCOUNT FOR ALL UNIFORM LOADS AND EQUIPMENT LOADS. CONTACT THE STRUCTURAL ENGINEER FOR UNIFORM LOADING AND REQUIREMENTS IF REQUIRED.

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. PRE-ENGINEERED WOOD TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE'S "HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91" AND " BUILDING COMPONENT SAFETY INFORMATION BOOKLET BCSI 1-03" AND RELATED SUMMARY SHEETS.

GENERAL CONTRACTOR SHALL NOT CUT OR ALTER ANY TRUSS MEMBER.

ALL TRUSS CONNECTORS TO BE G90 GALVANIZED STEEL. ALL NAILS/SCREWS USED AT CONNECTOR PLATES/ANCHORS SHALL BE G-90 GALVANIZED.

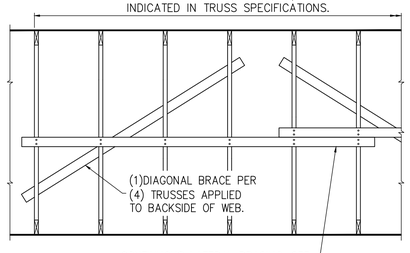
FLOOR TRUSSES SHALL CONNECT TO BEARING WALLS WITH A MINIMUM OF (2)-16d TOENAILS. FLOOR TRUSSES SHALL CONNECT TO BEAMS AT FLUSH CONDITIONS WITH SIMPSON HANGERS AS SPECIFIED BY TRUSS ESIGNER.

PERMANENT TRUSS BRACING NOTES AND SPECIFICATIONS
1.)ALL BRACING LUMBER SHOWN, EXEPT FOR T-BRACE SHALL BE 1x4 SYP#3 OR BETTER OR 2x4 SPF#2 OR BETTER. (UON)

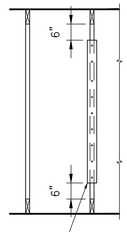
2.)BRACING LUMBER SHALL INTERSECT THE WEB OF THE BRACED TRUSS, PER DELEGATED TRUSS ENGINEER.

3.)PERMANENT PERMANENT BRACING WHERE NOTED ON TRUSS MFR. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE 1x4 SYP#3 OR BETTER BOTTOM CHORD BRACING PERPENDICULAR TO TRUSS BOTTOM CHORDS AND ATTACHED TO EACH TRUS WITH 2-8d COMMON NAILS. AT GABLE END WALLS PROVIDE DIAGONALS AT END WALLS PROVIDE DIAGONALS (APPROXIMATELY 45%) TO THE ADJACENT EXTERIOR PERPENDICULAR WALL BETWEEN EACH LINE OF BRACING TO FORM A ZIGZAG PATTERN ALL CONSTRUCTED OF THE SAME BRACING MATERIAL. THIS REQUIRMENT IS NOT NECESSARY AT HIP ROOFS. ALSO ALONG EXTERIOR WALLS PARALLEL TO BOTTOM CHORD BRACING PROVIDE DIAGONALS IN THE END SPACE BETWEEN THE WALL AND THE FIRST LINE OF BOTTOM CHORD BRACING AT A MAXIMUM SPACING OF 20 FEET.

MULTIPLE BRACED TRUSSES, AS INDICATED IN TRUSS SPECIFICATIONS.



SINGLE BRACED TRUSS, AS INDICATED IN TRUSS SPECIFICATIONS.



GENERAL NOTES

ENGINEERING DESIGN RESPONSIBILITIES:
THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING: STRUCTURAL COMPONENTS SUCH AS THE FOOTINGS, BEAMS, COLUMNS, POST, STUDS, SHEATHING, ETC TO SUPPORT CODE SPECIFIED LOADS. ITEMS NOT DESIGNED INCLUDE PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED AND TRUSS-TO-TRUSS CONNECTION. ITEMS NOT DESIGNED ALSO INCLUDE ARCHITECTURAL FEATURES SUCH AS EYE BROW ROOFS, CORNICES, NON-STRUCTURAL FRAMING, WATERPROOFING, MECHANICAL OR ELECTRICAL SYSTEM.

GENERAL NOTES:
THESE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER OR STRUCTURAL OBSERVERS SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

TYPICAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK, MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQMT'S.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON DRAWINGS. SEND WRITTEN REQUEST FOR INFORMATION TO THE ARCHITECT FOR DIMENSIONS NOT PROVIDED.

ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS. RESOLVE ALL DISCREPANCIES WITH ARCHITECT PRIOR TO START OF CONSTRUCTION. DO NOT SCALE DRAWINGS. COORDINATE THE STRUCTURAL DOCUMENTS WITH THE ARCHITECTURAL& MECHANICAL. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.

CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA SAFETY REGULATIONS FOR ITS EMPLOYEES.

NO STRUCTURAL CHANGE FROM THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE IN THE FIELD UNLESS WRITTEN APPROVAL IS OBTAINED PRIOR TO MAKING SUCH CHANGE. CHANGES WITHOUT THE WRITTEN APPROVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONDITION SHALL BE REPAIRED OR REPLACED AS DIRECTED.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. 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.

GUARDRAILS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF GUARDRAILS

METAL STRAPPING AND CONNECTOR FASTENING

SIMPSON CONNECTOR	FL#	USP CONNECTOR	FL#	FASTENERS	ANCHORAGE
A35	10446.1	MPA1	17244.23	12-0.131x1~8"	
ABU44	10860.4	PAU44	17239.13	12-0.162x2~8"	~0"ø6" TITEN MG
ABU66	10860.4	PAU66	17239.13	12-0.162x2~8"	~0"ø6" TITEN MG
CS16	10852.2	RS150	17244.27	11-0.148x3" EACH END	
DTT2Z	10441.1	DTB-TZ	17219.1	8-~4"x1~8" SDS	~8"x6" TITEN HD
H2.5A	10456.3	RT7	17236.11	5-0.131x 2~8" EA. END	
H8	10446.13	RT8	17236.11	5-0.131x 2~8" EA. END	
HTS16	10456.6	HTW16	17244.8	8-0.148x1~8" EA. END	
HTS20	10456.6	HTW20	17244.8	12-0.148x1~8" EA. END	
HTT5	11496.2	HTT5	17324.2	26-0.162x2~8"	~0"ø ROD EPOXIED 8" MIN
LTT20B	11496.3	LTT20B	17219.3	10-0.148x2~8"	~8"x6" TITEN HD
LSTA12	10456.7	LSTW12	17244.8	6-0.148x3" EA END	
MSTA24	10852.9	MSTA24	17244.18	9-0.148x3" EA END	
MTS12	10456.8	MTW12	17244.8	7-10dx1~8" EA. END	

ABBREVIATIONS

BM	BEAM	PSI	POUNDS PER SQUARE INCH
BOT	BOTTOM	PSL	PARALLEL STRAND LUMBER
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
DBL	DOUBLE	SF	SQUARE FOOT
EA	EACH	SPF	SPRUCE PINE FUR
EOR	ENGINEER OF RECORD	SYP	SOUTHERN YELLOW PINE
EQ	EQUAL	THRU	THROUGH
EXT	EXTERIOR	TR	THREADED ROD
FBC	FLORIDA BUILDING CODE	TYP	TYPICAL
FT	FOOT	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	VERT	VERTICAL
HORIZ	HORIZONTAL	O.C.	ON CENTER
LVL	LAMINATED VENEER LUMBER	OSB	ORIENTED STRAND BOARD
MONO	MONOLITHIC	PERP	PERPENDICULAR
		PSF	POUNDS PER SQUARE FOOT

BUILDING CODE

DESIGN CODE: 2023 FLORIDA BUILDING CODE - RESIDENTIAL
ASCE 7-22

FLOOR AND ROOF DESIGN CRITERIA

FLOOR LOADING (Cd = 1.0)		ROOF LOADING (Cd = 1.25)	
TOP CHORD DEAD	10 PSF	TOP CHORD DEAD	7 PSF (SHINGLES)
TOP CHORD LIVE: BALCONIES ALL OTHER AREAS	 60 PSF 40 PSF	TOP CHORD LIVE	20 PSF
		BOTTOM CHORD DEAD	5 PSF
BOTTOM CHORD DEAD	5 PSF	BOTTOM CHORD LIVE: NO STORAGE LIMITED STORAGE STORAGE	 10 PSF 20 PSF 30 PSF
BOTTOM CHORD LIVE	0 PSF		
LIVE LOAD DEFLECTION	L/360	LIVE LOAD DEFLECTION	L/240
TOTAL DEFLECTION	L/240 (0.75" MAX)	TOTAL DEFLECTION	L/180

WIND CRITERA

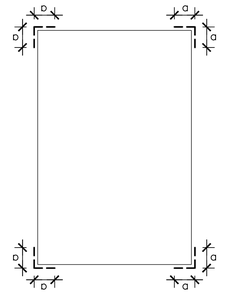
WIND SPEED Vult	130 MPH
WIND SPEED Vnom	101mph
EXPOSURE CATEGORY	C
BUILDING ENCLOSURE CLASSIFICATION	ENCLOSED
RISK CATEGORY	II
BUILDING HEIGHT	< 30'
ROOF PITCH	6:12

WINDOW AND DOOR DP (C&C) PRESSURE

EFFECTIVE WIND AREA (SQUARE FT)	WIND ZONE DESIGNATION INTERIOR ZONE	END ZONE
0 - 10	+25.5 -27.7	+25.5 -34.2
11 - 50	+22.9 -25.0	+22.9 -28.8
51 - 100	+21.8 -23.2	+21.8 -26.5
GARAGE DOOR		
(1) CAR 8'x7'	+22.5	-23.4
(2) CAR 16'x7'	+21.7	-23.9

WIND LOADING NOTES:
1. THE VALUES SHOWN ABOVE HAVE BEEN REDUCED PER ASD LOAD COMBINATION 0.6W. NO FURTHER REDUCTIONS SHALL BE PERMITTED
2. PLUS = PRESSURE AND MINUS = SUCTION. COMPONENT AND CLADDING ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE
3. DESIGN OF WINDOWS AND DOOR FASTENING TO WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER AND SHALL MEET BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE
4. SEE SCHEMATIC BELOW FOR END ZONE LOCATIONS

BUILDING FOOT PRINT SHOWING END ZONES



END ZONE WIDTH 'a' = 3'-0"

- COMPONENT & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.
- LINEAR INTERPOLATION IS PERMISSIBLE.
- PLUS = PRESSURE
- MINUS = SUCTION.
- DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUF./SUPPLIER & SHALL MEET THE ABOVE NOTED POSITIVE AND NEGATIVE PRESSURES.

Christopher Sabourin 2026.04.21 14:34:39-04'00'

WOOD MEMBER FASTENING SCHEDULE

MEMBER CONNECTION	TYPE	FASTENERS
TOP PLATE TO TOP PLATE	FACE NAIL	(3)ROWS 10d @ 12" OC STAGGERED
TOP PLATE LAP	FACE NAIL	(16) 10d EVENLY SPACED
TOP PLATE TO STUD (BOTTOM PLY OF DOUBLE TOP PLATE END NAILED)	END NAIL	(2) 10d @ 2x4 WALL (3) 10d @ 2x6 WALL (4) 10d @ 2x8 WALL
STUD TO BOTTOM PLATE	TOE NAIL	(3) 10d @ 2x4 WALL (4) 10d @ 2x6 WALL (5) 10d @ 2x8 WALL
RIM BOARD TO TOP PLATE	TOE NAIL	10d @ 6" OC
CEILING JOIST TO TOP PLATE	TOE NAIL	(5) 10d
CEILING JOIST TO RAFTER	FACE NAIL	(8) 10d
TRUSS/RAFTER TO TOP PLATE	TOE NAIL	(2) 12d COMMON
JACK RAFTER TO HIP	TOE NAIL	(3) 10d
RAFTER TO RIDGE	TOE NAIL	(3) 10d
BOTTOM PLATE TO RIBBON	FACE NAIL	16d COMMON @ 8" O.C.

WOOD MEMBER FASTENING NOTES:
1. FASTENERS NOTED ON PLAN SHALL SUPERCEDE THE ABOVE TABLE
2. SEE **DETAIL 6/S2.0** FOR TYPICAL BUILT UP MEMBER FASTENING REQUIREMENTS

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER
04.21.26
Christopher J Sabourin
FL PE#71461

CHRISTOPHER J SABOURIN STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 71461.
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER J SABOURIN, PE ON 04/21/2026 A SHA AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SABO STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME
OXLEY INLAW SUITE
SSE No.
26-0080

ISSUE	DATE
PERMIT	04.21.26
REVISIONS	DATE

Plans Reviewed for Code Compliance

STRUCTURAL ENGINEERING FOR OXLEY INLAW SUITE

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

SHEET
S0.0
SHEET 1 OF 5

FOUNDATION LEGEND

———	DESIGNATES SLAB EDGE LINE
— —	DESIGNATES FOOTING LINE
———	DESIGNATES SAWCUT LINE
	DESIGNATES SLAB STEP RECESS

FOOTING SCHEDULE

TYPE	DEPTH	WIDTH	BOTTOM BARS
F2.0	1'-0"	2'-0"x2'-0"	(3) #5 EW
F2.5	1'-0"	2'-6"x2'-6"	(3) #5 EW
F3.0	1'-0"	3'-0"x3'-0"	(3) #5 EW
F3.5	1'-0"	3'-6"x3'-6"	(4) #5 EW
F4.0	1'-4"	4'-0"x4'-0"	(4) #5 EW

GENERAL FOUNDATION NOTES

1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. SEE ARCH FOR DIMENSIONS
2. SEE GENERAL NOTES AND SPECIFICATIONS ON S0.0 FOR FEATURES NOT INCLUDED WITHIN THIS PLAN.
3. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES
4. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

CONTRACTOR TO VERIFY DIMENSIONS

SYMBOLS LEGEND

HTS16	DESIGNATES UPLIFT CONNECTION

FRAMING PLAN NOTES:
1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S0.0
2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN. MIN. (1)SDWC15600 CONNECTOR. SEE 6/S2.1 FOR INSTALLATION DETAIL.
3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0
4. WHEN USING (2)H2.5T CLIPS ON 1~8" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE & SPACING
EXTERIOR	9'-1" MAX	2x4 SPF#2 @ 16" O.C.
EXTERIOR	10'-1" MAX	2x6 SPF#2 @ 16" O.C. OR 2x4 SPF#2 @ 12" O.C.
EXTERIOR	0'-1"~~14'-0" MAX	2x6 SPF#2 @ 16" O.C.
INTERIOR	10'-0" MAX	2x4 SPF#2 @ 16" O.C.
INTERIOR	12'-0" MAX	2x6 SPF#2 @ 16" O.C. OR 2x4 SPF#2 @ 12" O.C.

WALL FRAMING NOTES

1. SEE WALL STUD SCHEDULE ABOVE FOR TYPICAL WALL STUD SIZES AND SPACING. MINIMUM STUD SIZE AND SPACING ARE SHOWN ON PLAN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQUIREMENTS. WALL STUDS SPECIFIED ON PLAN SUPERSEDE THE WALL STUD SCHEDULE.
2. USE SINGLE PT SYP#2 FOR SOLE PLATE. USE DOUBLE SYP#2 FOR TOP PLATES. USE SPF#2 FOR WALL STUD FRAMING PER SCHEDULE ABOVE (UON ON PLAN). USE SYP#2 FOR HEADERS (UON ON PLAN). USE SPF#2 FOR ALL POST (UON ON PLAN).
3. WHERE BEAMS, HEADERS, POST, AND STUD GROUPS CONSIST OF MULTIPLE PLIES, FASTEN PLIES TOGETHER PER DETAIL 5/S2.0 AT GIRDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER # PLY'S. (UON ON PLAN)
4. PROVIDE SOLID BEARING BLOCKS WITHIN FLOOR SYSTEM BELOW ALL POST AND JACK/KING STUDS OVER ONE PLY.

WALL FRAMING LEGEND

———	BEAM OR PRE-ENGINEERED TRUSS
	INTERIOR BEARING WALL
	SIMPSON LTTP2 SEE DETAIL 8/S2.0
	SIMPSON DTT2Z SEE DETAIL 8/S2.0
	SIMPSON HTT5 SEE DETAIL 8/S2.0
SW: 3/12	"DASHED LINE" DESIGNATES SIDE OF WALL 7/16" OSB SHEATHING SHALL BE APPLIED. "3/12" INDICATES TO FASTEN OSB SHEATHING TO WALL STUDS W/ 8d COMMONS @ 3" OC EDGE & 12" OC FIELD. "PLAN DIMENSION" DESIGNATES SHEARWALL EXTENTS

HEADER OVER ROUGH OPENING

(2)2x6-1/1 — SIZE OF PLYS; # OF JACK/KING STUDS; # OF WOOD PLYS

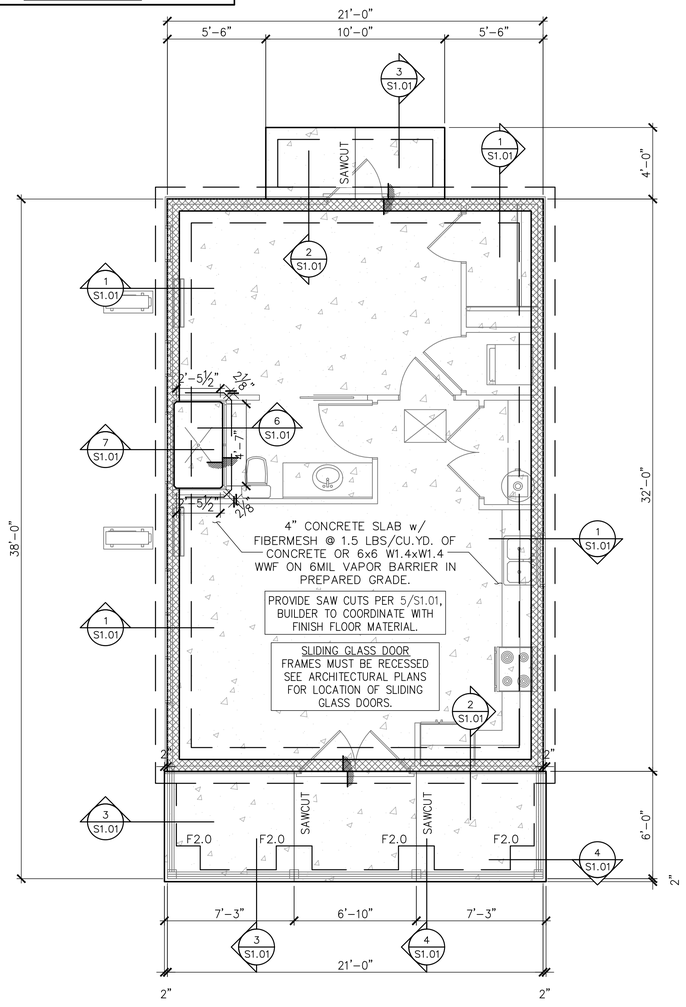
THREADED ROD LEGEND

×	3/4" A307 DIAMETER FULL HEIGHT THREADED ROD SEE DETAIL 9/S2.0
×5	5/8" A307 DIAMETER FULL HEIGHT THREADED ROD SEE DETAIL 9/S2.0
⊗	3/4" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR SEE DETAIL 9/S2.0
⊗5	5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR SEE DETAIL 9/S2.0

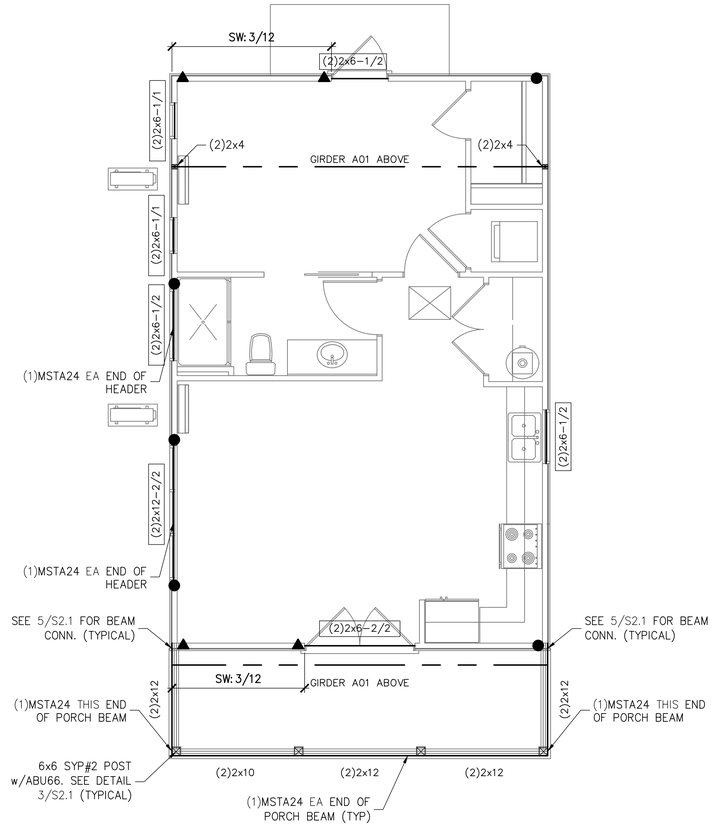
SOLE PLATE ANCHOR SPACING SCHEDULE

ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED	42" O.C.
SHEARWALLS (SW 8d @ 3"/6")	24" O.C.
SOLE PLT @ #	WHEN NOTED ON PLAN SEE NOTE 4

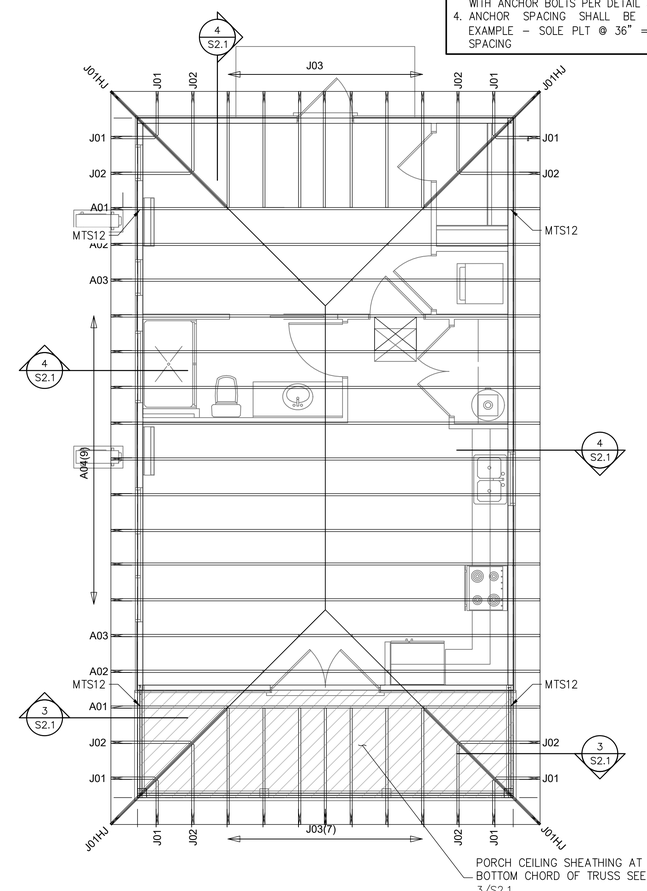
1. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/S2.0
2. AT INTERIOR WALLS W/ FLOOR BEARING ONLY, FASTEN SOLE PLATE TO CONCRETE SLAB W/ 16d MASONRY CUT NAILS @ 16" OC
3. AT INTERIOR WALLS WITH ROOF BEARING, FASTEN SOLE PLATE WITH ANCHOR BOLTS PER DETAIL 3/S2.0. AT EXTERIOR WALLS, FASTEN SOLE PLATE WITH ANCHOR BOLTS PER DETAIL 3/S2.0
4. ANCHOR SPACING SHALL BE AS NOTED. FOR EXAMPLE – SOLE PLT @ 36" = 36" ON-CENTER SPACING



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



WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"



TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES:
STRAP ROOF TRUSSES TO BEARING WITH (2)12D TOENAILS & (1)SIMPSON SDWC15600 SCREW UNLESS OTHERWISE NOTED.

ROOF TRUSS PLACEMENT PLAN
SCALE: 1/4" = 1'-0"

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER

04.21.26
Christopher J Sabourin
FL PE#71461

CHRISTOPHER J SABOURIN STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 71461.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER J SABOURIN, PE ON 04/21/2026 A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SABO
STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME
OXLEY INLAW SUITE

SSE No.
26-0080

ISSUE	DATE
PERMIT	04.21.26
REVISIONS	DATE

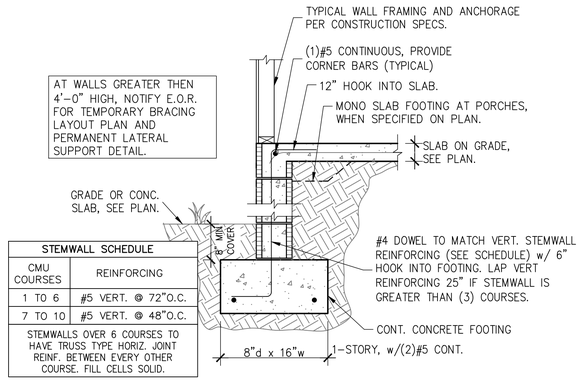
STRUCTURAL ENGINEERING FOR OXLEY INLAW SUITE

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.

FOUNDATION, WALL FRAMING AND ROOF TRUSS PLACEMENT PLAN

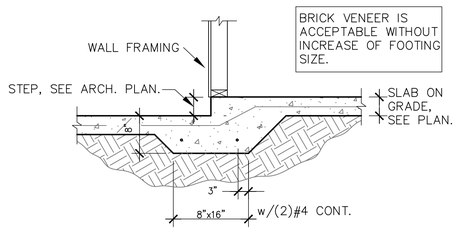
SHEET
S1.0
SHEET 2 OF 5



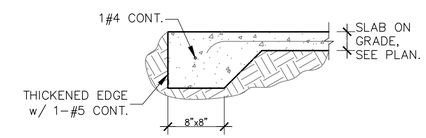
STEMWALL SCHEDULE	
CMU COURSES	REINFORCING
1 TO 6	#5 VERT. @ 72"O.C.
7 TO 10	#5 VERT. @ 48"O.C.
STEMWALLS OVER 6 COURSES TO HAVE TRUSS TYPE HORIZ. JOINT REINF. BETWEEN EVERY OTHER COURSE. FILL CELLS SOLID.	

1 S1.01 STEMWALL FOOTING

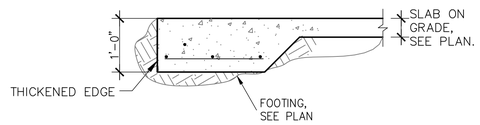
SCALE: 3/4" = 1'-0"



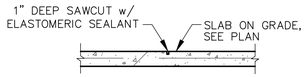
2 S1.01 MONO. FOOTING AT STEP-DOWN



3 S1.01 THICKENED SLAB

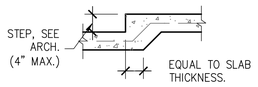


4 S1.01 FOOTING AT PORCH SLAB



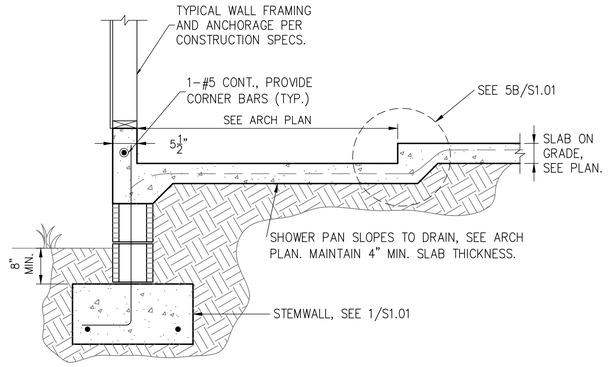
NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 16' X 16' MAX. SQ.
2) SAWCUT CONC. SLAB WITHIN 4 TO 12 HOURS OF CONC. PLACEMENT.

5 S1.01 SAW CUT DETAIL



6 S1.01 MONO. FOOTING AT STEP-DOWN

SCALE: 3/4" = 1'-0"



7 S1.01 FOOTING W/ SHOWER RECESS

SCALE: 3/4" = 1'-0"

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER

04.21.26
Christopher J Sabourin
FL PE#71461

CHRISTOPHER J SABOURIN STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 71461.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER J SABOURIN, PE ON 04/21/2026 A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SABO STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME
OXLEY INLAW SUITE

SSE No.
26-0080

ISSUE	DATE
PERMIT	04.21.26
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR OXLEY INLAW SUITE

FIELD ALTERATION

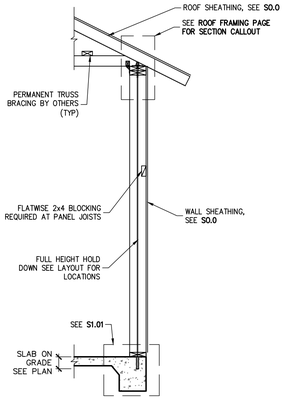
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION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

FOUNDATION DETAILS

SHEET
S1.01
SHEET 3 OF 5



1-STORY EXTERIOR WALL

NOTES:
1. USE SPF#2 OR BETTER FOR ALL WALL STUDS. SEE PLAN FOR STUD SIZE AND SPACING REQUIREMENTS
2. USE SYP#2 FOR ALL HEADERS, BEAMS, RAFTERS, AND JOISTS
3. USE SYP#2 FOR ALL TOP PLATES AND BOTTOM PLATES. USE SYP#2 PT FOR BOTTOM PLATES THAT BEAR ON CONCRETE SLAB
4. ALL WALLS SHALL BE **BALLOON FRAMED** FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION. PLEASE PLAN FOR STUD SIZE AND SPACING. UON
5. FASTEN INTERIOR BEARING WALL BOTTOM PLATES TO SLAB W/ 10d MASONRY CUT NAILS @ 48" O.C. ADDITIONAL ANCHORS REQD @ SHEAR WALLS. SEE PLAN

1 TYPICAL WALL SECTIONS
S2.0 SCALE: 3/4" = 1'-0"

WOOD MEMBER FASTENING NOTES:
1. FASTENERS NOTED ON PLAN SHALL SUPERCEDE THE ABOVE TABLE
2. FOR TYPICAL BUILT UP MEMBER FASTENING REQUIREMENTS, SEE **DETAIL 6/S2.0**
3. FOR HOLES/PENETRATIONS/NOTCHES THRU WOOD MEMBERS, SEE **DETAIL 7&8/S2.0**

TYPICAL STUD NAILING:
0.131x3" END NAILS:
(2) @ 2x4,
(3) @ 2x6,
(4) @ 2x8.

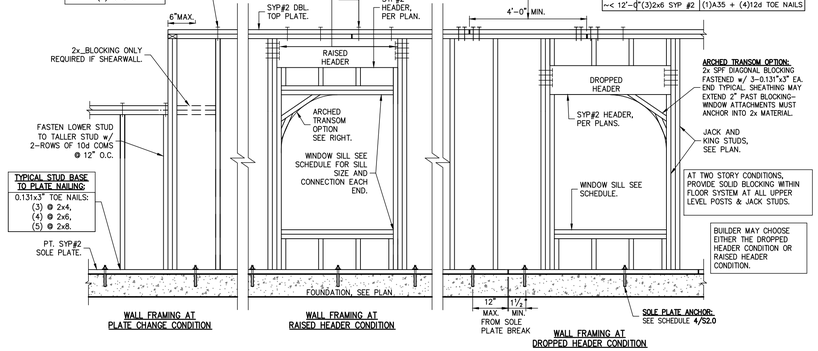
TYPICAL HEADER NAILING
0.131X3" TOE NAILS
2X6, 2x8 = (5) NAILS
2x10, 2x12 = (7) NAILS
9" LVL, 11" LVL = (7) NAILS
14" LVL, 16" LVL = (9) NAILS

TYPICAL TOP PLATE NAILING:
FASTEN ALL TOP PLATES TOGETHER w/ (3) ROWS OF .131x3 @ 12" O.C. STAGGERED.

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

WINDOW SILL SCHEDULE

ROUGH OPENING	DROPPED HEAD OR SILL PLATES	MINIMUM END FASTENER EACH END
~< 4'-4"	(1)2x4 SPF #2	(4)12d TOE NAILS
~< 6'-4"	(2)2x4 SPF #2	(5)12d TOE NAILS
~< 8'-4"	(3)2x4 SYP #2	(1)A34 + (4)12d TOE NAILS
~< 12'-0"	(3)2x6 SYP #2	(1)A35 + (4)12d TOE NAILS



TYPICAL STUD BASE TO PLATE NAILING:
0.131x3" TOE NAILS:
(3) @ 2x4,
(4) @ 2x6,
(5) @ 2x8.

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

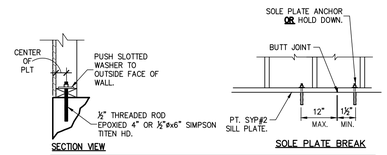
AT TWO STORY CONDITIONS, PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT ALL UPPER LEVEL POSTS & JACK STUDS.

BUILDER MAY CHOOSE EITHER THE DROPPED HEADER CONDITION OR RAISED HEADER CONDITION.

SOLE PLATE ANCHOR: SEE SCHEDULE 4/S2.0

WALL FRAMING AT PLATE CHANGE CONDITION
WALL FRAMING AT RAISED HEADER CONDITION
WALL FRAMING AT DROPPED HEADER CONDITION

2 TYPICAL WOOD WALL FRAMING
S2.0



SECTION VIEW

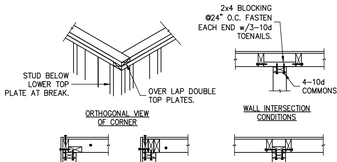
SOLE PLATE BREAK

SOLE PLATE ANCHOR SCHEDULE

ANCHOR	EXT. WALL SPACING	SHEARWALLS SPACING	WASHER SPEC 2x4 WALL	WASHER SPEC 2x6 WALL	EMBEDMENT DEPTH	EDGE DISTANCE
TITEN HD	42"	24"	2x2x1/8"	3x3x0.229"	4"	2"
EPOXY	42"	24"	2x2x1/8"	3x3x0.229"	4"	2"

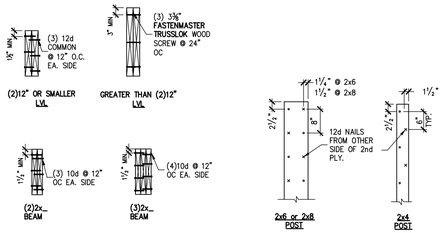
NOTES:
1. SOLE PLATE ANCHORS ARE REQUIRED AT ALL EXTERIOR WALLS AND ADJACENT TO CORNERS AND PLATE BREAKS AND KING STUDS.
2. 2x2 WASHERS MAY BE SLOTTED.

3 SOLE PLATE ANCHOR DETAIL & SCHEDULE
S2.0 SCALE: 3/4" = 1'-0"



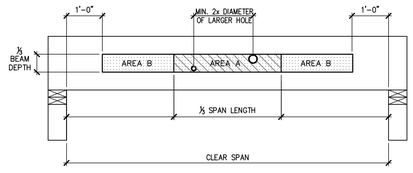
NOTES:
1. OVERLAP TOP PLATES AT CORNERS AND INTERSECTIONS
2. ⊢ DENOTES 3"x0.131" GUN NAILS @ 6" O.C. VERTICAL.
3. • DENOTES SOLE PLATE ANCHOR, SEE SCHEDULE.
4. SOLE PLATE ANCHOR NOT REQUIRED WHEN HOLD DOWN IS INSTALLED.
5. CONTRACTOR MAY CHOOSE EITHER OPTION WHERE MULTIPLE OPTIONS ARE SHOWN.

4 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS
S2.0



NOTES:
1. TYPICAL CONNECTION AT STUD COLUMNS, JACK-TO-KING ASSEMBLIES, CORNER POSTS, ETC.
2. SEE FASTENMASTER FOR TRUSSLOK INSTALLATION RECOMMENDATIONS

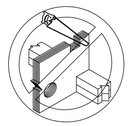
5 BUILT UP MEMBER FASTENING
S2.0 SCALE: NTS



BEAM HOLE DETAIL

NOTES:
1. THESE GUIDELINES APPLY TO UNIFORMLY LOADED BEAMS SELECTED FROM THE QUICK REFERENCE TABLES OR THE UNIFORM LOAD TABLES OR DESIGNED WITH LP'S DESIGN/SPECIFICATION SOFTWARE ONLY. FOR ALL OTHER APPLICATIONS, SUCH AS BEAMS WITH CONCENTRATED LOADS, PLEASE CONTACT YOUR LP®SOLIDSTART® ENGINEERED WOOD PRODUCTS DISTRIBUTOR FOR ASSISTANCE.
2. ROUND HOLES CAN BE DRILLED ANYWHERE IN "AREA A" PROVIDED THAT: NO MORE THAN FOUR HOLES ARE CUT, WITH THE MINIMUM SPACING DESCRIBED IN THE DIAGRAM. THE MAXIMUM HOLE SIZE IS 1-1/2" FOR DEPTHS UP TO 9-1/4," AND 2" FOR DEPTHS GREATER THAN 9-1/4."
3. RECTANGULAR HOLES ARE NOT ALLOWED.
4. DO NOT DRILL HOLES IN CANTILEVERS WITHOUT PRIOR APPROVAL FROM THE PROJECT DESIGNER.
5. OTHER HOLE SIZES AND CONFIGURATIONS MAY BE POSSIBLE WITH FURTHER ENGINEERING ANALYSIS. FOR MORE INFORMATION, CONTACT YOUR LP SOLID START ENGINEERED WOOD PRODUCTS DISTRIBUTOR.
6. UP TO THREE 3/4" HOLES MAY BE DRILLED IN "AREA B" TO ACCOMMODATE WIRING AND/OR WATER LINES. THESE HOLES SHALL BE AT LEAST 12" APART. THE HOLES SHALL BE LOCATED IN THE MIDDLE THIRD OF THE DEPTH, OR A MINIMUM OF 3" FROM THE BOTTOM AND TOP OF THE BEAM. FOR BEAMS SHALLOWER THAN 9-1/4", LOCATE HOLES AT MID-DEPTH.
7. PROTECT PLUMBING HOLES FROM MOISTURE.

DO NOT: CUT, NOTCH, OR DRILL HOLES IN BEAMS/ HEADERS UNLESS REVIEWED BY DESIGN PROFESSIONAL



EXCEPTION:
SMALL HOLES MAY BE DRILLED IN ACCORDANCE WITH THE BEAM HOLE DETAILS.

6 ALLOWABLE HOLES IN PSL, LVL AND HEADERS
S2.0 SCALE: 3/4" = 1'-0"

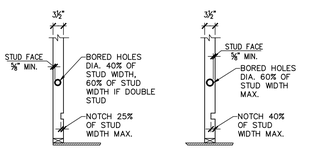
PENETRATIONS THROUGH STUDS

STUD SIZE	STUDS LOAD BEARING OR EXTERIOR WALL BORED HOLE SIZE		NON LOAD BEARING WALL BORED HOLE SIZE	LOAD BEARING WALL NOTCH	NON-LOAD BEARING WALL NOTCH
	40%	60%	60%	25%	40%
2x4	1 3/8"	–	2 3/8"	7/8"	1 3/8"
(2)2x4	–	2 1/4"	2 3/8"	7/8"	1 3/8"
2x6	2 1/4"	–	3 5/8"	1 3/8"	2 1/4"
(2)2x6	–	3 5/16"	3 5/8"	1 3/8"	2 1/4"
2x8	2 1/8"	–	4 3/8"	1 13/16"	2 1/8"
(2)2x8	–	4 3/8"	4 3/8"	1 13/16"	2 1/8"

PENETRATIONS THROUGH PLATES

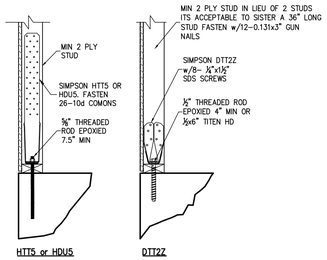
WALL SIZE	HOLE SIZE
2x4	1 3/4"
2x6	2 3/8"
2x8	3 3/8"

PLATES:
TOP AND BOTTOM PLATE HOLE, CUT OR NOTCH THAT IS 50% OR MORE OF WIDTH MUST BE REPAIRED USING 16 GA.(MIN.) METAL TIE THAT IS AT LEAST 1½" WIDE (SECTION 2308 9.8 IBC) IF WALL IS A SHEARWALL IT MUST BE REPAIRED USING HARDY FRAME SADDLE (HFS)



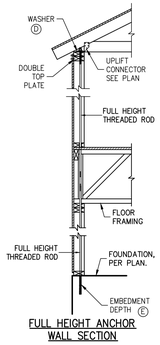
NOTE:
SEE SECTION 2308 9.10, 2308 9.11, AND FIGURE 2308 9.10 IBC

7 CUTTING, NOTCHING, BORED HOLES IN STUDS AND PLATES
S2.0 SCALE: 3/4" = 1'-0"

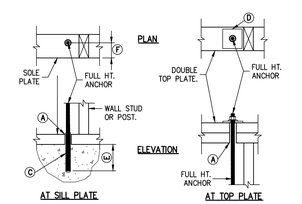


HTT5 or HDU5 DTT2Z

8 HOLD DOWN ATTACHMENT DETAIL
S2.0



FULL HEIGHT ANCHOR WALL SECTION



ANCHOR INSTALLATION CHART

THREADED ROD ø	A WOOD PLATE HOLE	C CONCRETE HOLE	D WASHER SPEC.	E EMBEDMENT DEPTH		F EDGE DISTANCE	
				MONO	STEM	MONO	STEM
3/8	~⅝"ø	~⅝"ø	2x2x~2"	4"	4"	2"	3"
5/8	¾"ø	~¾"ø	3x3x~4"	7.5"	12"	2½"	3"

THREADED ROD INSTALLATION CHART

FULL HEIGHT ANCHORING SPECIFICATIONS

ANCHORING SYSTEM: THE THREADED ROD ANCHORING SYSTEM SHALL CONSIST OF ⅜"ø A307 THREADED RODS, ORIENTED VERTICALLY AND ATTACHED TO THE FOUNDATION AND TO THE UPPERMOST PLATE AT THE LOCATIONS INDICATED IN THESE DOCUMENTS. ABOVE TOP PLATE, PROVIDE A 2"x 2"x ⅜" STEEL WASHER. FASTEN WITH A NUT AND ALLOW AT LEAST 3 THREADS TO EXTEND ABOVE TIGHTENED NUT. (TYP.)

ROD INSTALLATION: AT ALL PLATE PENETRATIONS, PROVIDE A HOLE IN THE PLATE ⅛" LARGER THAN THE DIAMETER OF THE THREADED ROD USED. WHILE SINGLE CONTINUOUS RODS ARE PREFERRED, COUPLERS (SIMPSON CNW OR EQUAL) MAY BE USED IN CASES WHERE ONE CONTINUOUS ROD IS UNFEASIBLE. THE ROD SHALL BE INSTALLED APPROXIMATELY CENTERED IN HOLE. RODS MAY BE SLANTED FROM TRUE VERTICAL BY A MAXIMUM OF 2 INCHES IN 10 FEET TO AVOID CONFLICTS WITH FLOOR AND WALL FRAMING. **THE NUT ABOVE THE UPPERMOST PLATE SHALL BE SECURED OVER THE WASHER TO A SNUG-TIGHT CONDITION PLUS ONE-HALF TURN OF A STANDARD WRENCH (APPROXIMATELY 30 FT.-LBS. OF TORQUE). DUE TO SHRINKAGE AND COMPRESSION OF BUILDING CONTRACTORS SHALL RE-TIGHTEN NUT TO 30 FT.-LBS. OF TORQUE AFTER ALL TRADES ARE COMPLETE AND PRIOR TO INSULATION.**

EPOXY ANCHORING: ALL THREADED RODS SHALL BE DRILLED & EPOXY ANCHORED. SEE INSTALLATION CHART FOR EMBEDMENT AND EDGE DISTANCE. REQUIREMENTS

9 WOOD FRAME WALL ANCHORING SYSTEM
S2.0

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER

04.21.26
Christopher J Sabourin
FL PE#71461

CHRISTOPHER J SABOURIN STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 71461.
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER J SABOURIN, PE ON 04/21/2026 A SHA AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SABO STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME
OXLEY INLAW SUITE

SSE No.
26-0080

ISSUE	DATE
PERMIT	04.21.26
REVISIONS	DATE

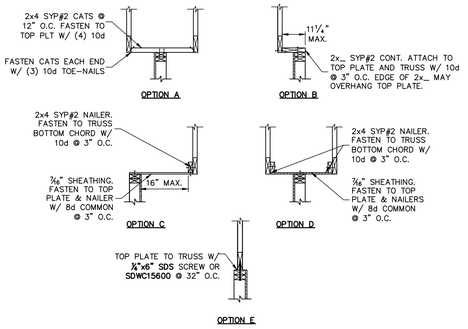
FIELD ALTERATION
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING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

STRUCTURAL ENGINEERING FOR OXLEY INLAW SUITE

TYPICAL FRAMING DETAILS

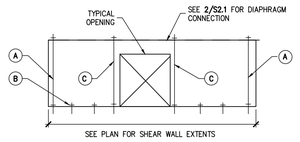
SHEET
S2.0
SHEET 4 OF 5



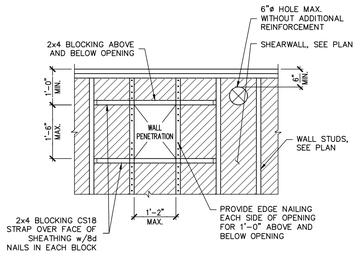
1 S2.1 SHEAR WALL ROOF DIAPHRAGM CONNECTIONS
SCALE: ¾" = 1'-0"

SHEARWALL END STUD STRAPPING SCHEDULE

KEYNOTE	CONNECTOR
A	FULL HEIGHT ANCHOR (SEE LAYOUT)
B	SOLE PLATE ANCHORS @ 24" O.C. SEE DETAIL **4/S2.0**
C	ADDITIONAL STRAPS OR HOLD DOWNS AS NOTED ON PLAN

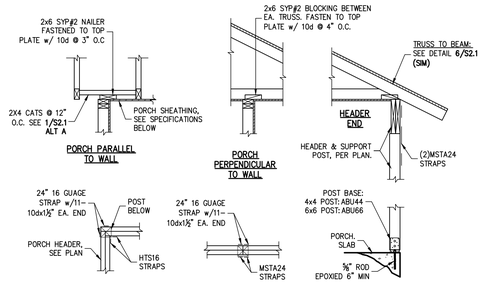


NOTES:
1. PROVIDE 7/16" OSB SHEATHING W/ 8d COMMON @ 3" O.C. EDGE AND 6" O.C. FIELD
2. PROVIDE MINIMUM OF (2)STUDS AT EACH END OF SHEARWALL. KING/JACK STUDS AT HEADERS MAY SERVE AS END STUDS FOR SHEAR WALL
3. FASTEN TOP OF INTERIOR SHEAR WALLS PER **1/S2.1**
4. INSTALL INTERIOR FOOTING BELOW SHEAR WALL PER DETAILS ON **S1.01**
5. ADDITIONAL STRAPPING AND HOLD DOWNS MAY BE REQUIRED, SEE PLAN



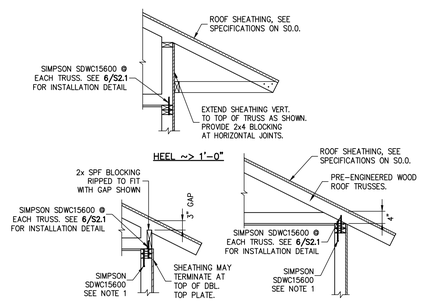
SECTION AT SHEARWALL PENETRATION

2 S2.1 TYPICAL SHEAR WALL ELEVATION
SCALE: ¾" = 1'-0"



PORCH SHEATHING SPECIFICATIONS:
5/16" (OR GREATER) CEMENTIOUS HARDY BOARD, w/ 8d COMMON NAILS @ 6" O.C. EDGE AND FIELD

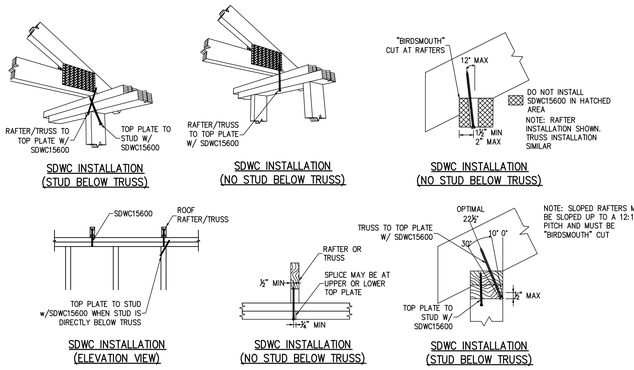
3 S2.1 TYPICAL PORCH FRAMING DETAILS
SCALE: N.T.S.



NOTES:
1. TOP PLATE TO STUD: SDWC15600 ONLY REQUIRED WHEN STUD IS DIRECTLY BELOW TRUSS
2. H2.5T MAY BE SUBSTITUTED FOR TRUSS CONNECTION. PROVIDE ADDITIONAL H2.5T AT TOP PLATE TO STUD, SPACE @ 48" O.C.

4 S2.1 ROOF TRUSS CONNECTION

5 S2.1 TYPICAL PORCH BEAM CONNECTION
SCALE: N.T.S.



IMPORTANT NOTE:
BUILDER MAY SUBSTITUTE SDWC15600 WITH H2.5T

6 S2.1 SIMPSON SDWC 15600 INSTALLATION DETAIL AT ROOF TRUSS
SCALE: N.T.S.

CHRISTOPHER J. SABOURIN LICENSE No. 71461 STATE OF FLORIDA PROFESSIONAL ENGINEER

04.21.26
Christopher J Sabourin
FL PE#71461

CHRISTOPHER J SABOURIN STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 71461.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER J SABOURIN, PE ON 04/21/2026 A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SABO STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME	OXLEY INLAW SUITE
SSE No.	26-0080

ISSUE	DATE
PERMIT	04.21.26
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR OXLEY INLAW SUITE

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.

TYPICAL FRAMING DETAILS

SHEET
S2.1
SHEET 5 OF 5