

DESIGN SPECIFICATIONS

DESIGN CODE:
2023 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 LOADING (cd=1.25) **FLOOR** (cd=1.00)
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 5 psf
BOTTOM CHORD DEAD LOAD 5 psf 0 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 7/22 FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. DEAD LOAD CONDITION OF 5 PSF 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 7-22) -----130 MPH
IMPORTANCE FACTOR -----1.00
MEAN ROOF HEIGHT -----20.0 FT
ROOF PITCH -----6/12
BUILDING CATEGORY -----II
EXPOSURE CATEGORY -----C
ENCLOSURE CLASSIFICATION -----ENCLOSURE
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 IN ACCORDANCE WITH ASTM A 615, GRADE 60.
REINFORCING STEEL: SHALL BE IN ACCORDANCE WITH ASTM A 615, GRADE 60.
STRUCTURAL STEEL: SHALL BE IN ACCORDANCE WITH ASTM A 572, GRADE 50.
WELDED WIRE FABRIC (WWF): SHALL BE IN ACCORDANCE WITH ASTM A 185.
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E), 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.

USP CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10dX1½"	
USP RT7	585	495	(5)8d EA. END	
USP RT8A	775	650	(5)10dX1½" EA. END	
USP MTW12	1195	860	(7)10dX1½" EA. END	
USP HTW20	1450	1245	(12)10dX1½" EA. END	
USP MSTA24	1640	1455	(9)10d EA. END	
USP MSTA36	2065	2065	(13)10d EA. END	
USP LTS208	1105	1105	½" ROD TO FTG.	
USP JUS28	1305	1305	(6)10d TO HEADER	
USP HTT16	4290	4290	½" ROD TO FTG.	
USP HTT22	5370	5370	½" ROD TO FTG.	
USP PAU44	2535		½" ROD w/ (12)16d	
USP PAU66	2535		½" ROD w/ (12)16d	
USP MSTAM24	1545	1455	(5)½"x2-½" TAPCONS	

SIMPSON CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8dX1½"	10446.4
H2.5T	600	520	5-8d EA. END	11478.3
HTS16	1150	1085	16-10d EA. END	10456.6
MTS12	1000	860	7-10dX1½" EA. END	10456.3
HTS20	1450	1245	24-10dX1½" 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	18-16d TO TRUSS/BEAM 1-½" ROD TO FTG.	11496.2
HTT5	5250	4670	32-16d TO TRUSS/BEAM 1-½" ROD TO FTG.	11496.2
LU528	930	780	6-10d TO HEADER 4-10d TO JOIST	10655.113
HU410	905	785	14-16d TO HEADER 6-16d TO JOIST	10531.36
ABU44	2200		¾" ROD EPOXIED 6" MIN	10849.6
ABU66	2300		¾" ROD EPOXIED 6" MIN	10849.6
SET	N/A	N/A	SIMPSON EPOXY-TIE	11506.4
LTT208	1675	1675	10-16d TO STUD/BEAM/POST	
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1

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:
SHINGLE- MIN. 15/32", 32/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.131x2½" 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/ 0.131x2½" 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", 32/16, 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 ¾" STRUCTURAL 1 GRADE SHEATHING OR ¾" 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 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 ¾" 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 PE4 ROOD 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. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FLASHING. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON 5/1.0. 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.

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 SHOW 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 S1.0. 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" & 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, ACO OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

PRE-ENGINEERED WOOD TRUSSES:
SHALL BEAR THE SEAL 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 PER 'COMMENTARY' AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." AT MULTIPLE STRAP CONNECTIONS, STRAP STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSSES; WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, STRAP 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 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 ROOFS 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 SCHEDULE

MEMBERS	CONNECTION TYPE	FASTENER
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.
TOP PLATE, LAP/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"

BRICK NOTES / LINTEL SCHD

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
13½"x3½"x½"	4"	6'-0"
14x3½"x½"	6"	8'-0"
15x3½"x½"	6"	10'-0"
(8d @ 6") GUN NAIL @ 6"	6"	12'-0"
17x3½"x½"	6"	16'-0"

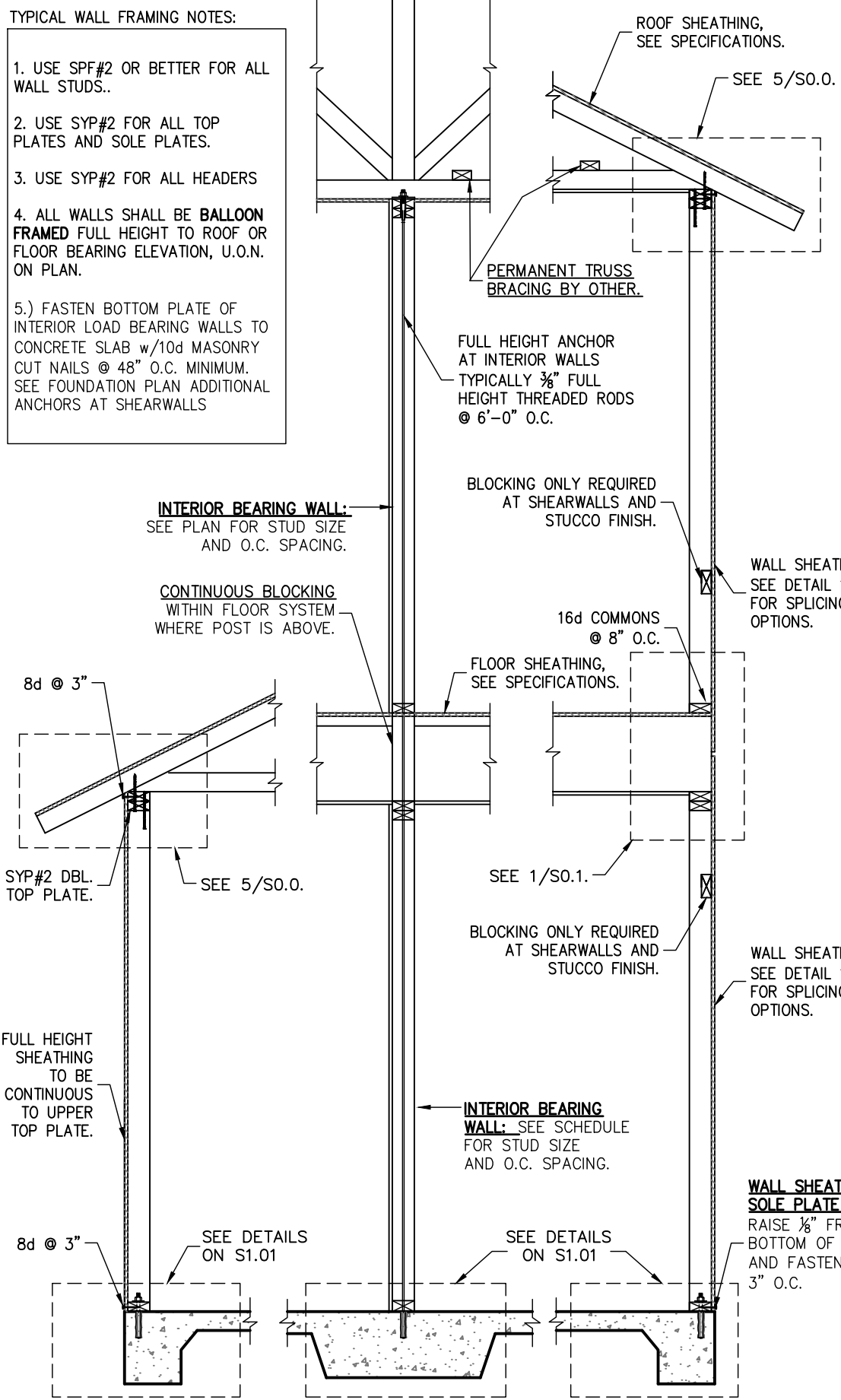
1. STEEL LINTELS TO BE MINIMAL 36" LINTEL MUST HAVE CORROSION RESISTANT COATING OF EPOXY BASED PAINT.

2. LINTEL MORE THAN 8'-0", SHOULD BE LATERALLY SUPPORTED NOT TO EXCEED 6 FT. O.C. w/ 2-½"x3½" WD. SCREWS INTO HEADER PROVIDE A ½" VERTICAL SLOTTED HOLE FOR SCREW.

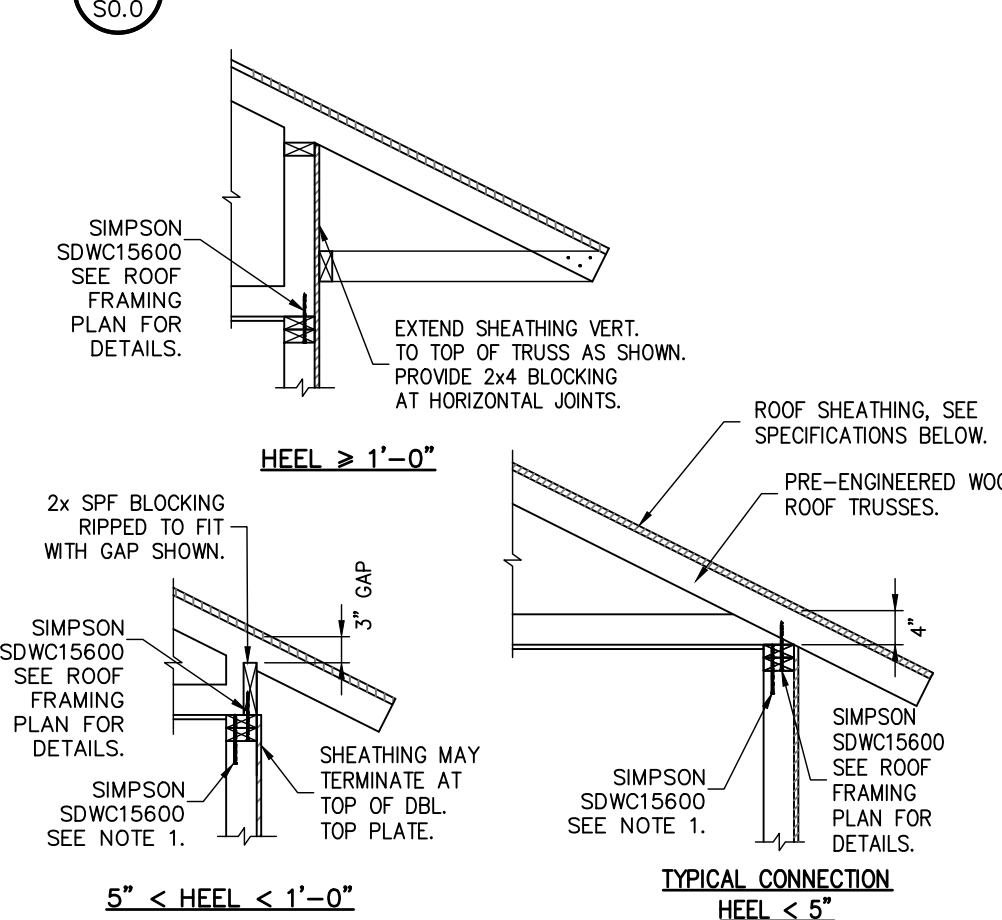
3. BRICK VENEER ATTACHMENT: HORIZONTAL TIES @ 24" O.C., VERT. TIES @ 12" O.C. (FOR 10' HIGH WIND-ZONE VERT. TIES @ 16" O.C.). AT ALL OPENINGS SPACE TIES WITHIN 12" OF OPENINGS. PROVIDE ¼" WEEP HOLES @ 33" O.C. IMMEDIATELY ABOVE FLASHING.

PLAN LEGEND AND ABBREVIATIONS

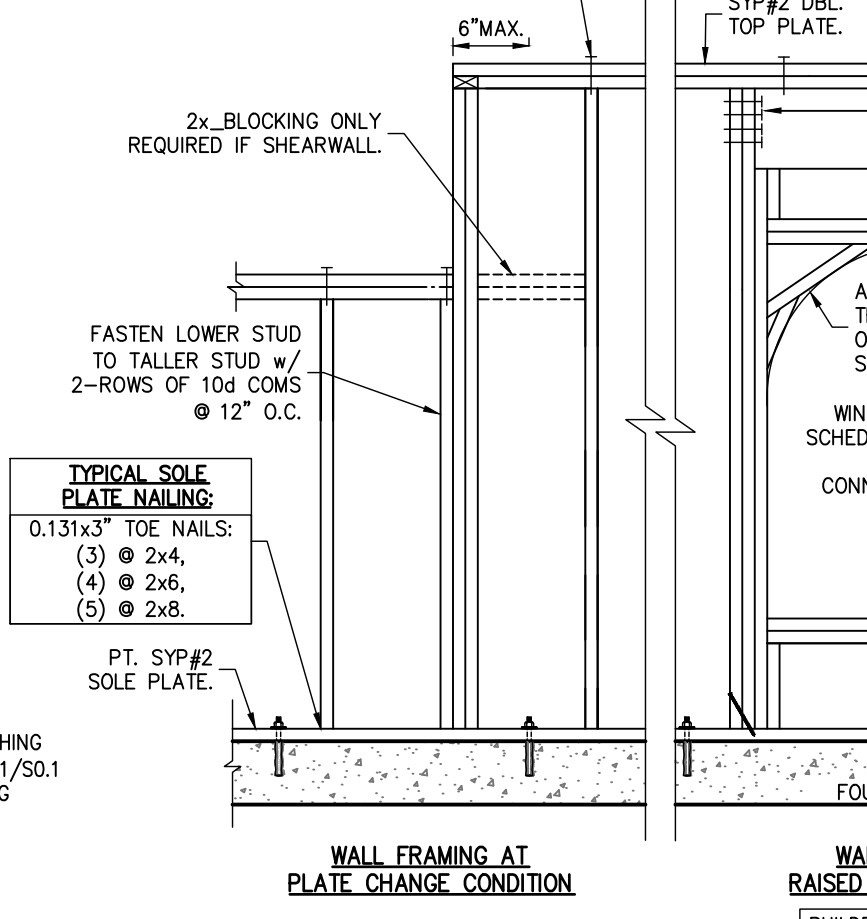
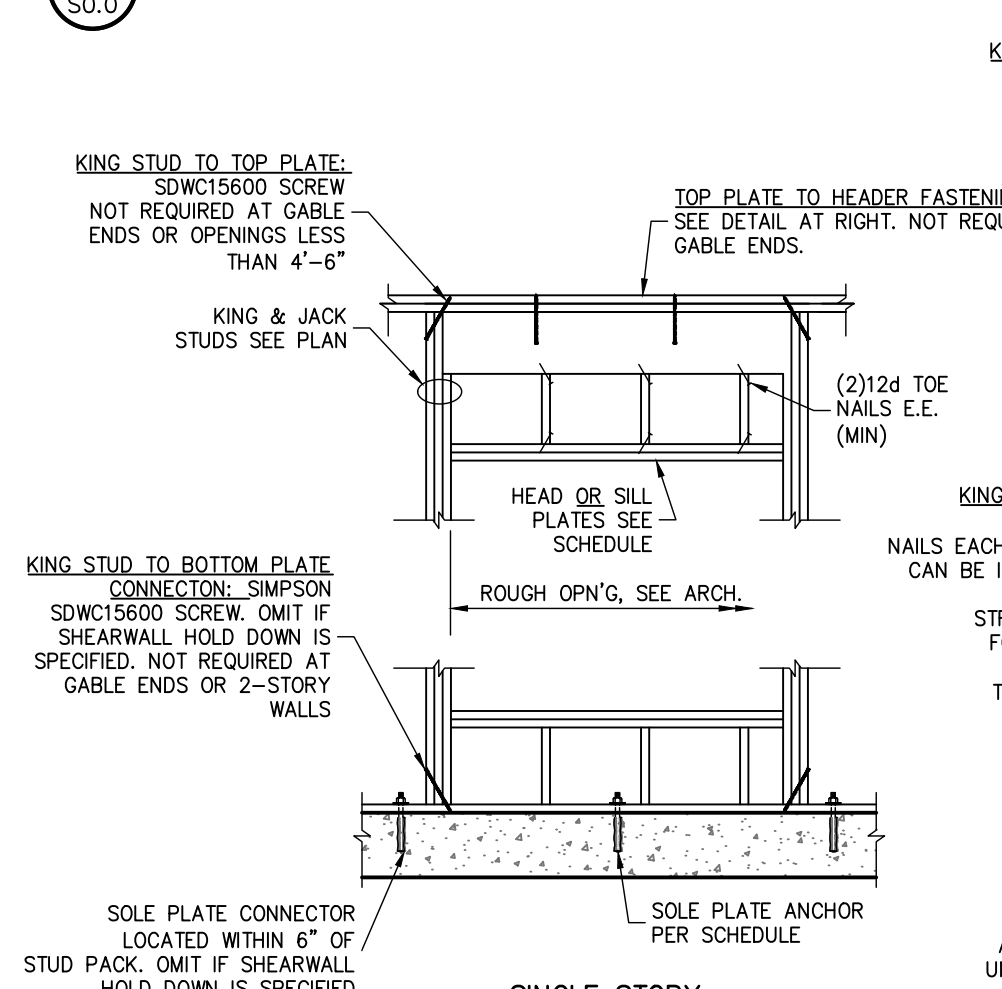
INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL
GABLE X-BRACE, SEE DETAIL 10/SO.1	(2)2x8-1/2 HEADER SIZE, JACK AND KING STUD QUANTITY.
DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/8" DESIGNATES BY COMMONS TO 6" O.C. EDGE & 6" O.C. IN THE FIELD.	
ADJ - ADJACENT BM - BEAM BOT - BOTTOM BRG - BEARING CMU - CONCRETE MASONRY UNIT DBL - DOUBLE DIA - DIAMETER EA - EACH EE - EACH END EOR - ENGINEER OF RECORD EQ - EQUAL EXT - EXTERIOR FBC - FLORIDA BUILDING CODE FDN - FOUNDATION FT - FOOT FTG - 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 UNW - Unless Otherwise Noted VERT - Vertical WWF - Welded Wire Fabric



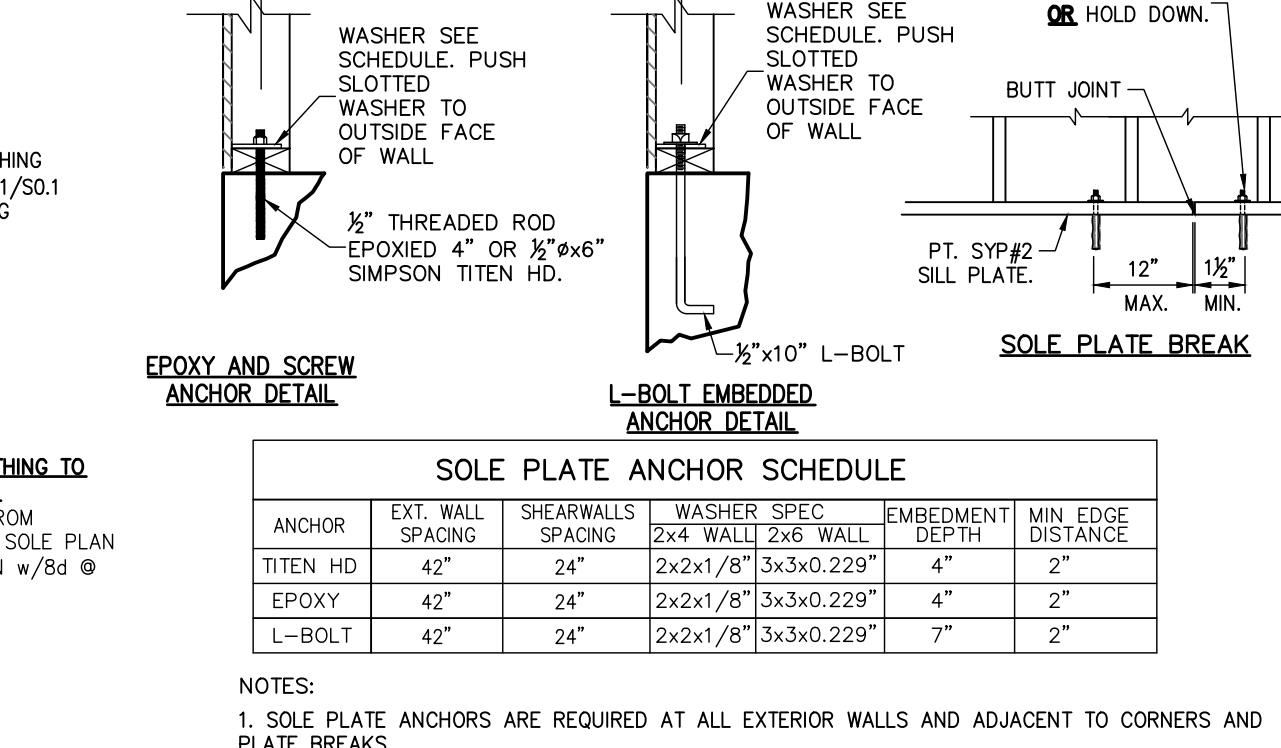
SINGLE STORY TYP. WALL SECTIONS



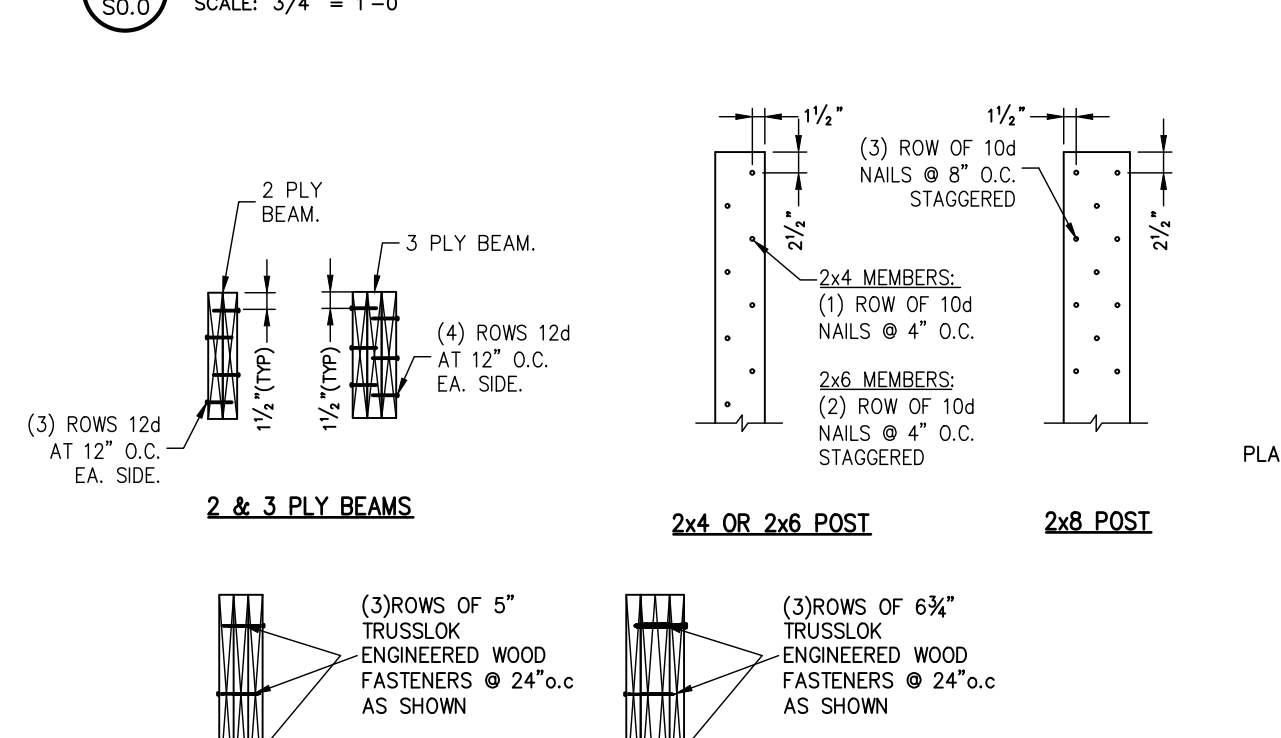
ROOF TRUSS CONNECTION



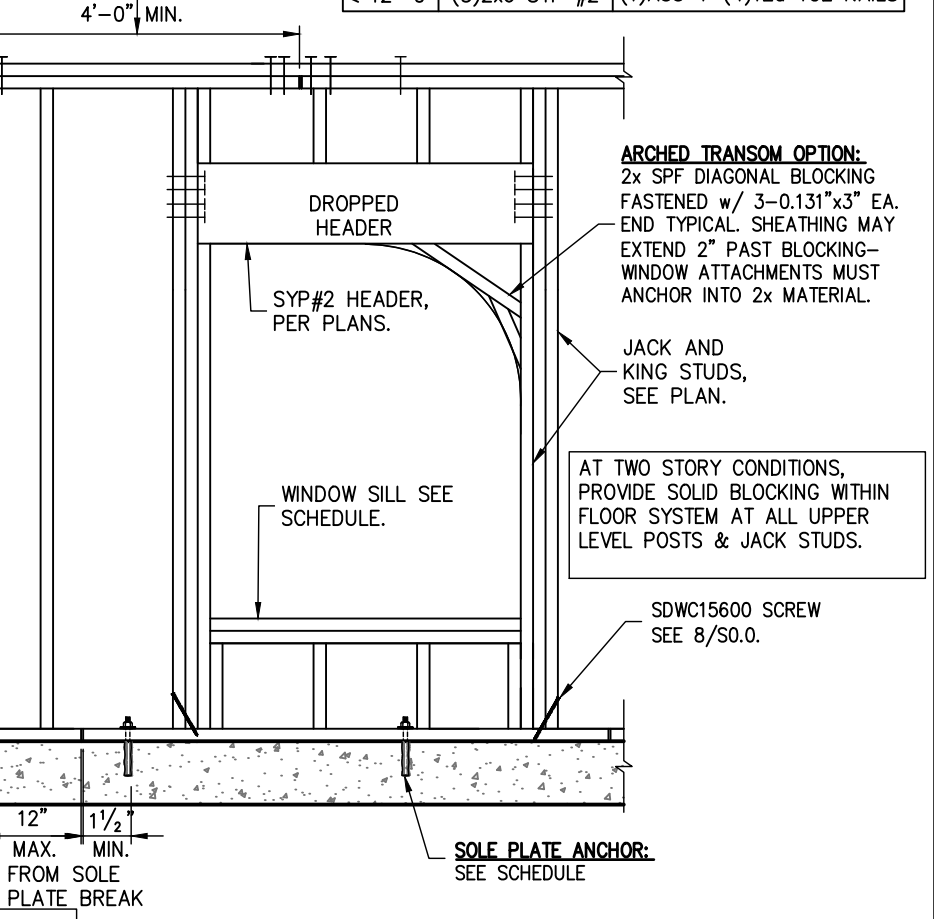
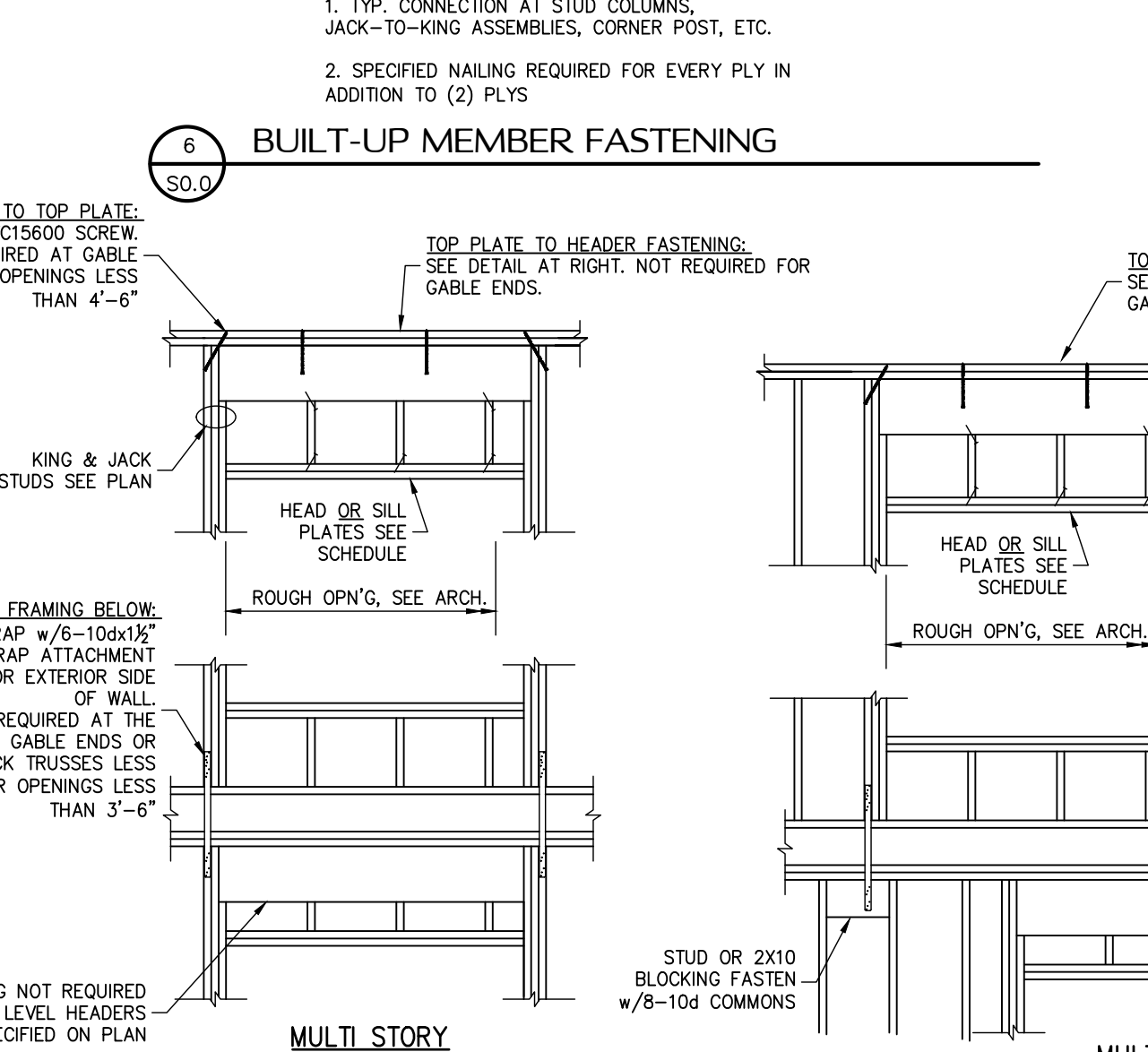
TYPICAL WALL FRAMING



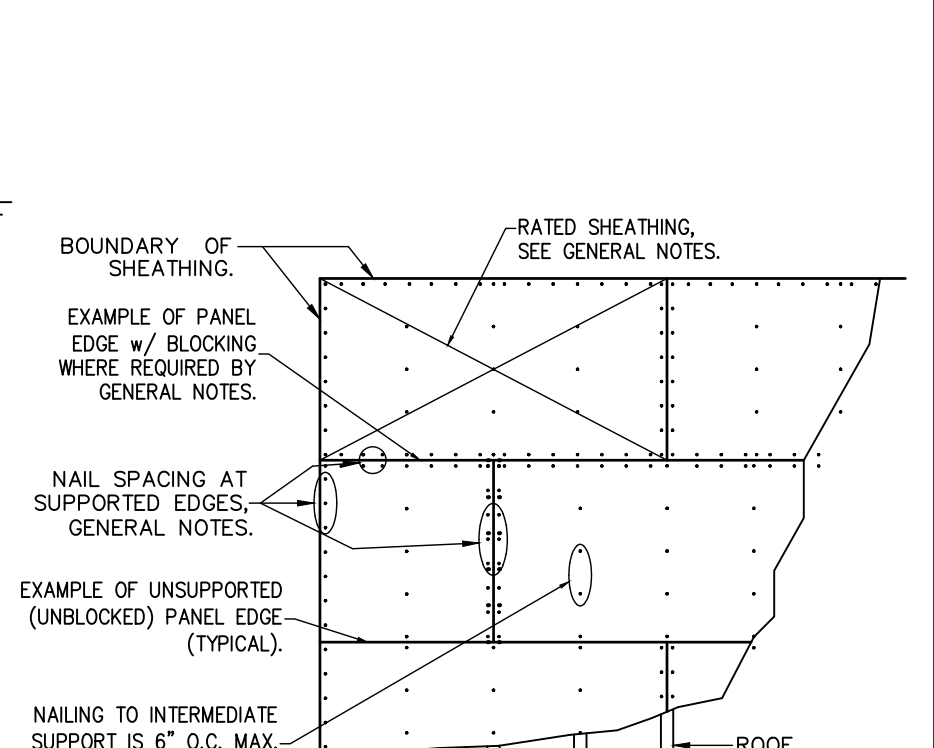
SOLE PLATE ANCHOR DETAIL & SCHEDULE



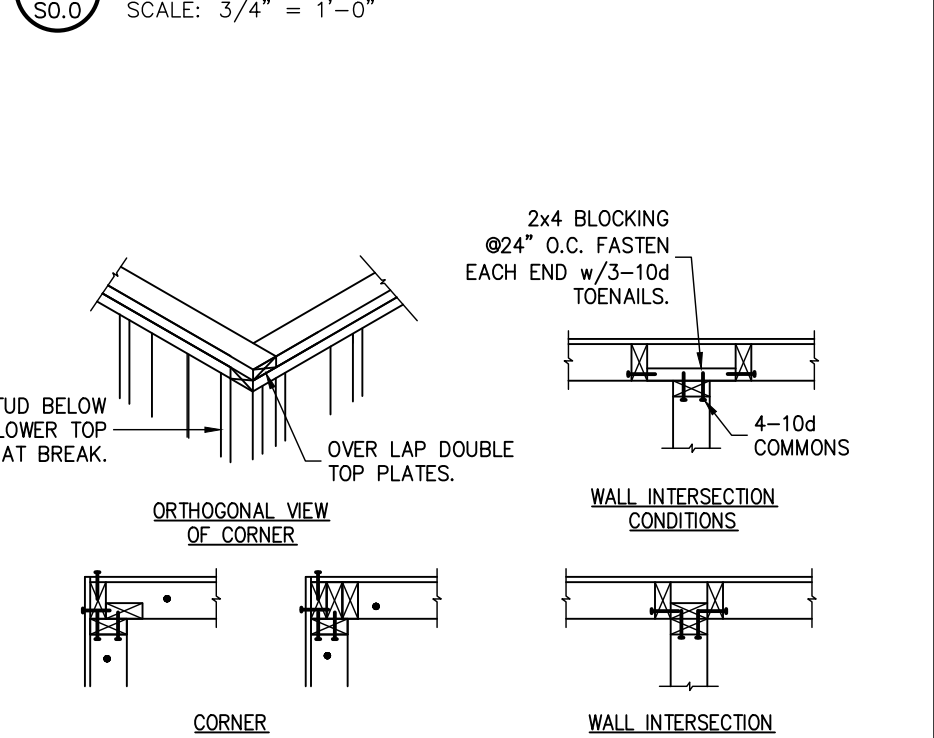
BUILT-UP MEMBER FASTENING



FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS



ROOF AND FLOOR SHEATHING NAILING



FIELD ALTERATION

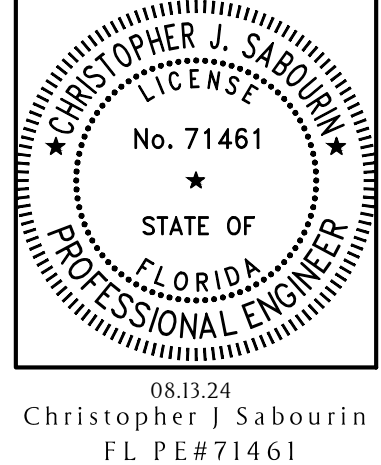
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER J. SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION 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 00.0
SHEET 1 OF 8

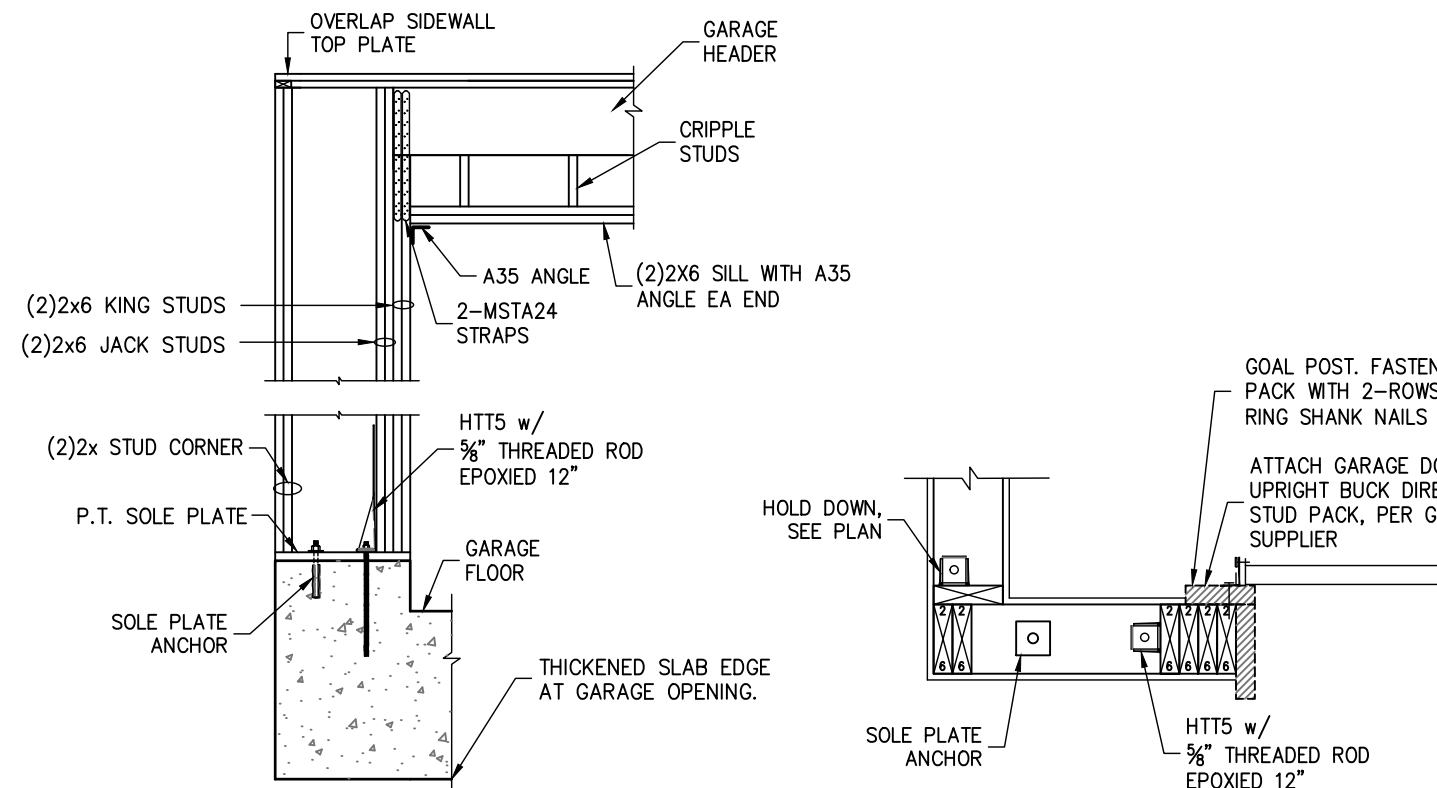


Christopher J. Sabourin
FL PE #71461

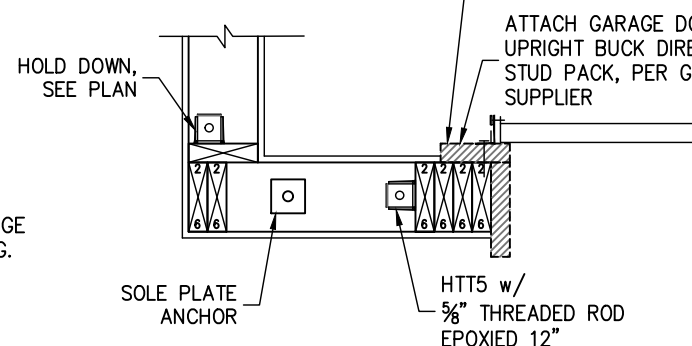
SABO STRUCTURAL ENGINEERING
CA#32529
235 9TH AVE N
JAX BEACH, FL 32250
904-712-5750
CHRIS@SABOENG.COM

PLAN NAME	SULLIVAN RESIDENCE
SSE NO.	24-0425
ISSUE	DATE
PERMIT	08.13.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR THE SULLIVAN RESIDENCE

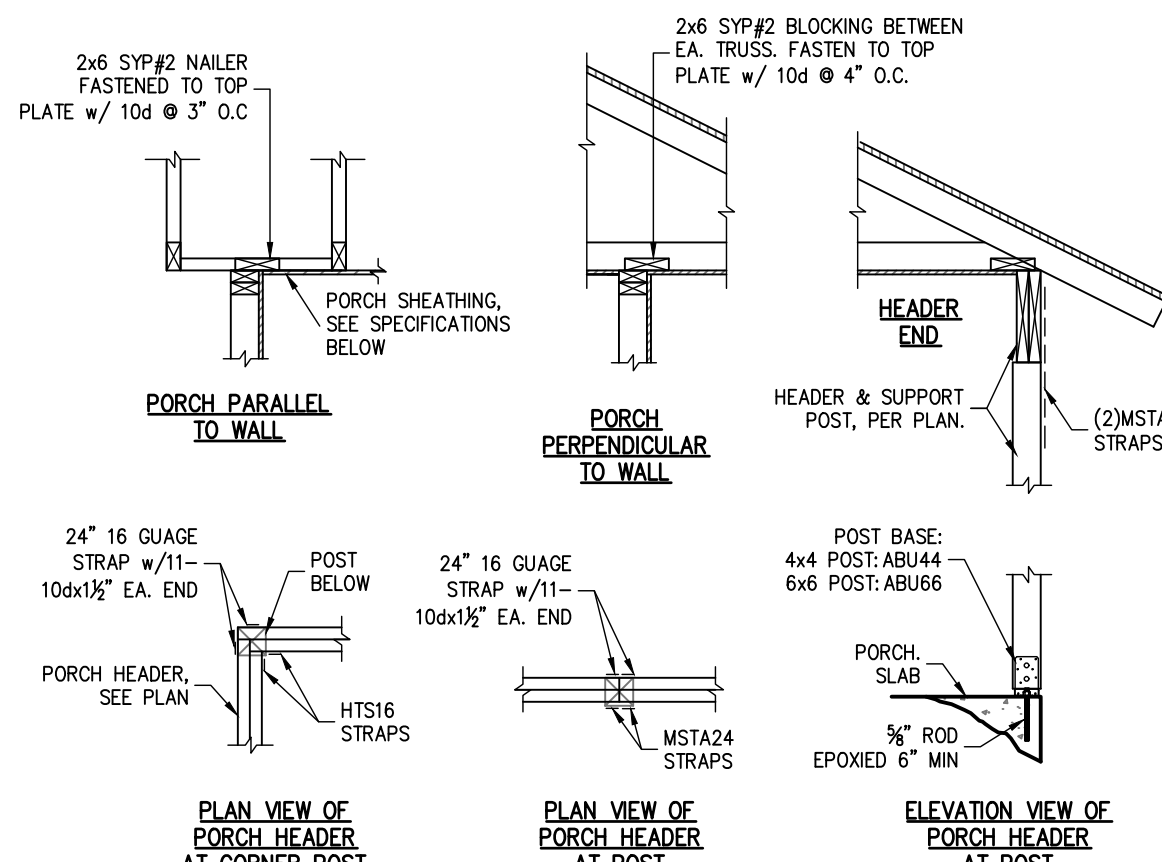


GARAGE WING WALL ELEVATION

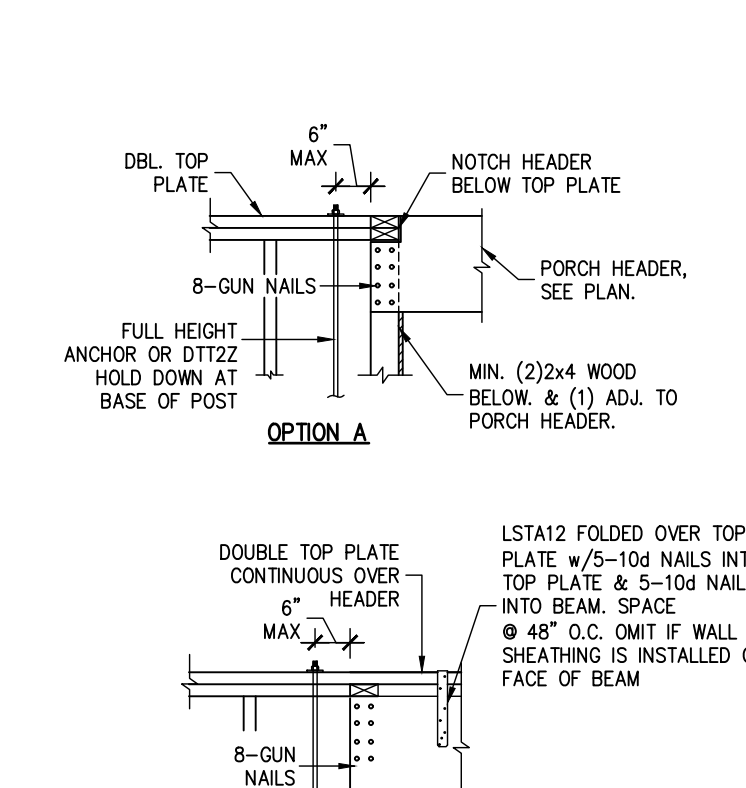


GARAGE WING WALL SECTION

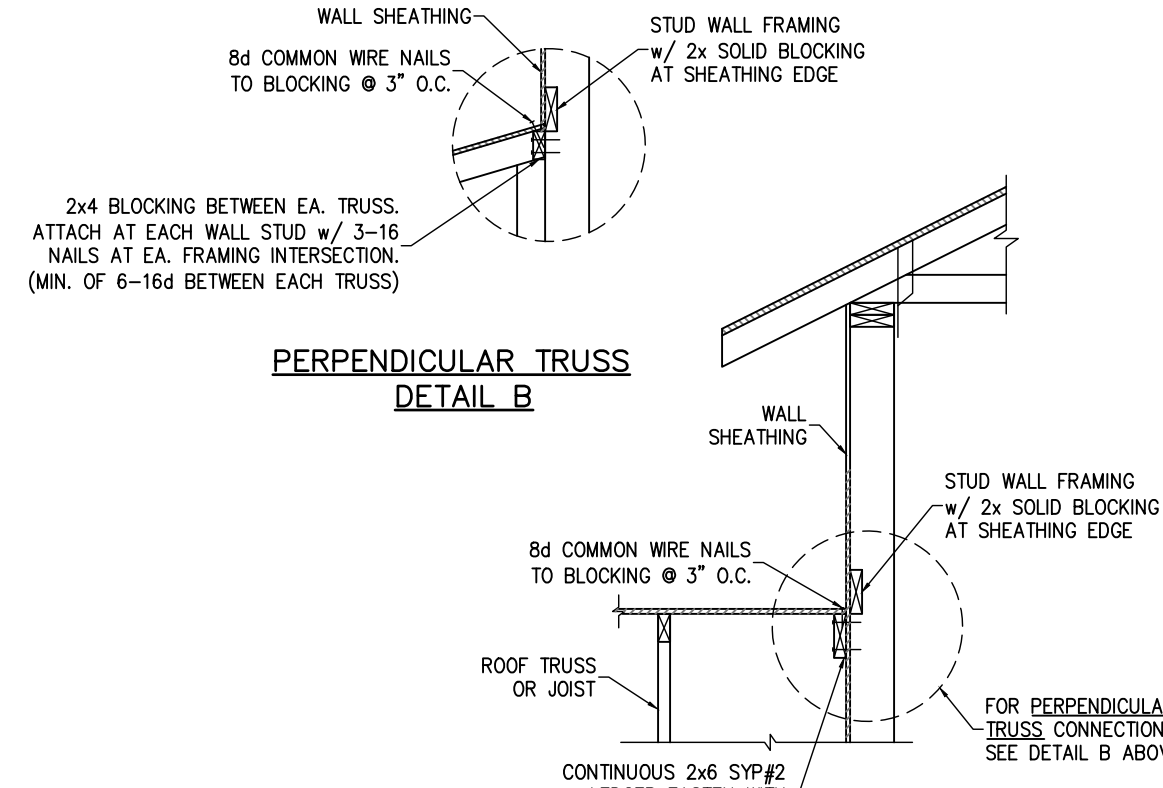
1 WHEN NOTED SO.1 GARAGE HEADER FRAMING
SCALE: N.T.S.



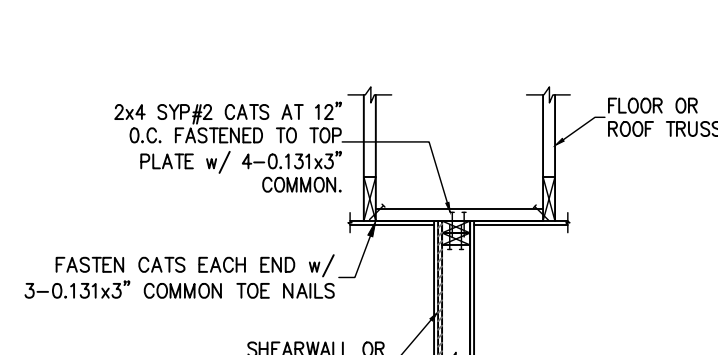
2 TYPICAL PORCH FRAMING DETAILS
SCALE: N.T.S.



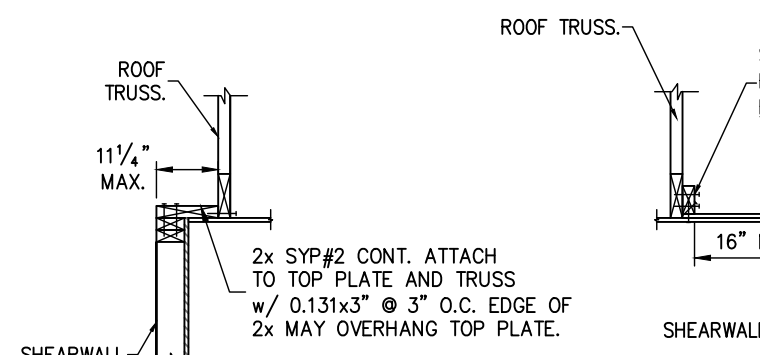
3 TYPICAL PORCH BEAM CONNECTION
SCALE: N.T.S.



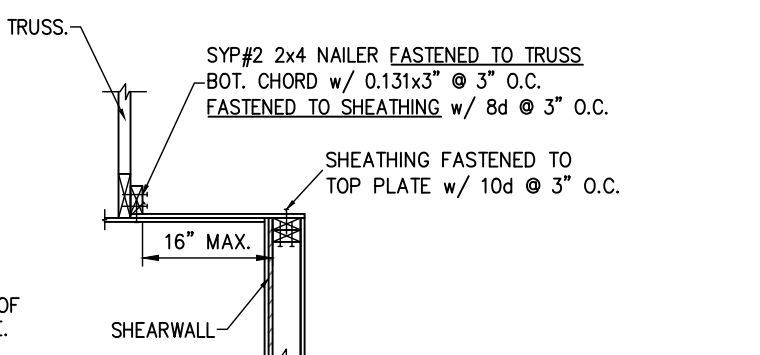
4 WALL ADJ. TO ROOF CONNECTION
SEE CONSTRUCTION SPECIFICATIONS FOR ROOF AND WALL SHEATHING AND STUD FRAMING.



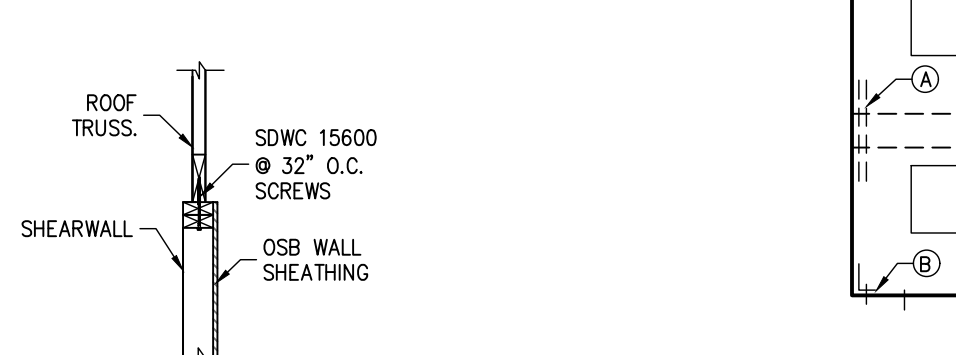
ALTERNATE A



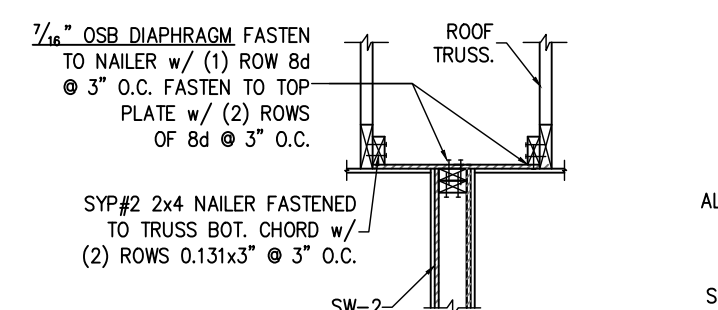
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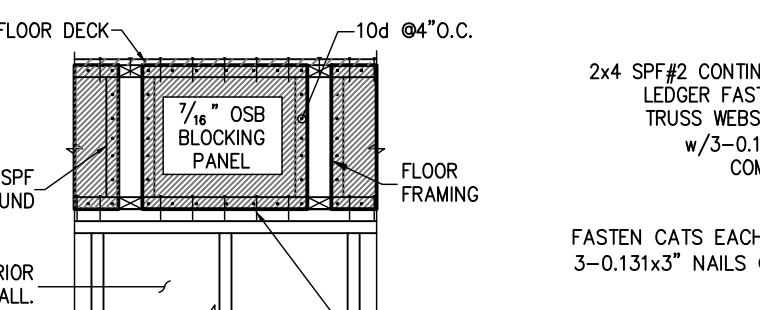
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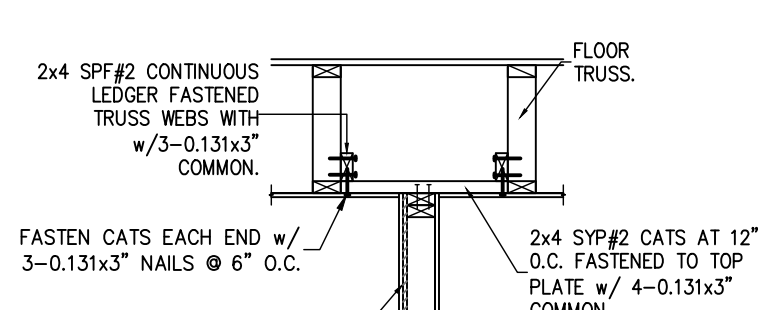
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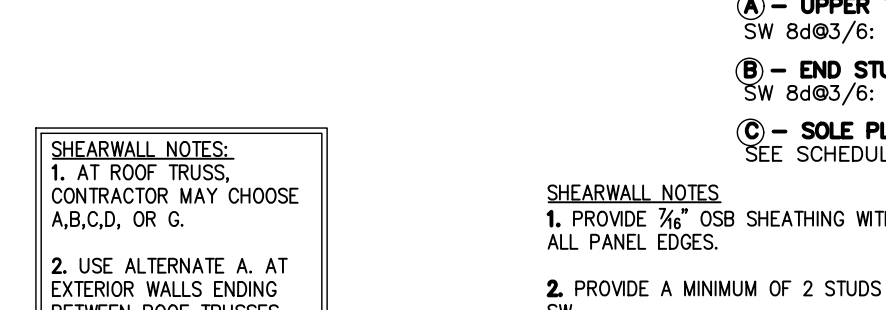
ALTERNATE D



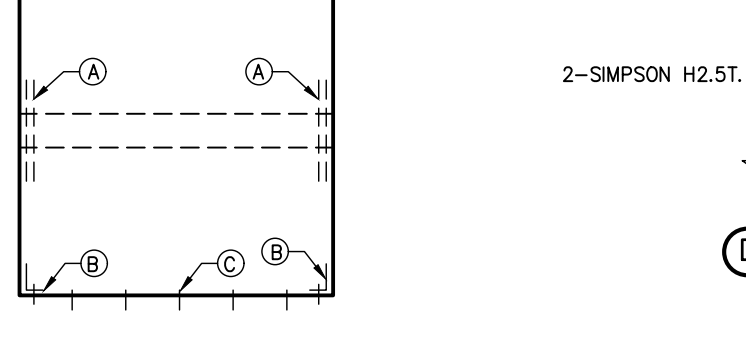
ALTERNATE E



ALTERNATE F

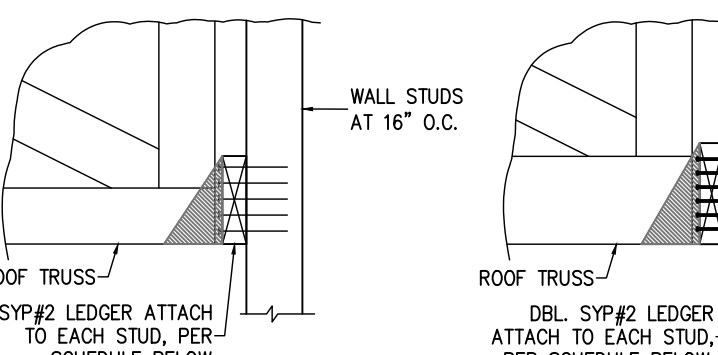


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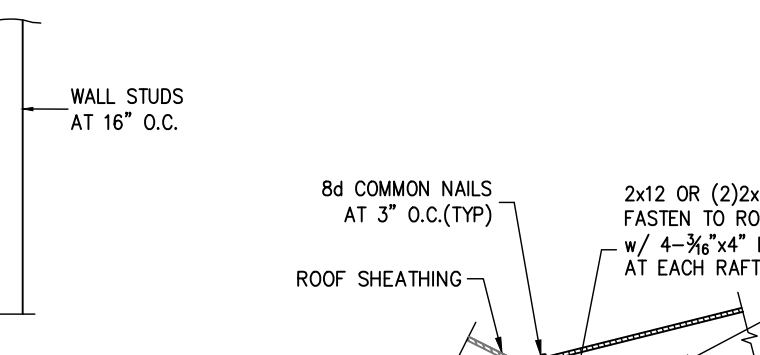


ALTERNATE I

5 SHEARWALL ATTACHMENT AT ROOF & FLOOR
SCALE: N.T.S.

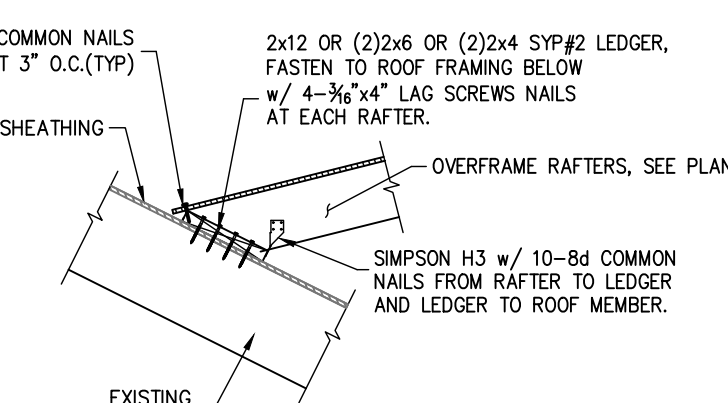


A-SINGLE LEDGER



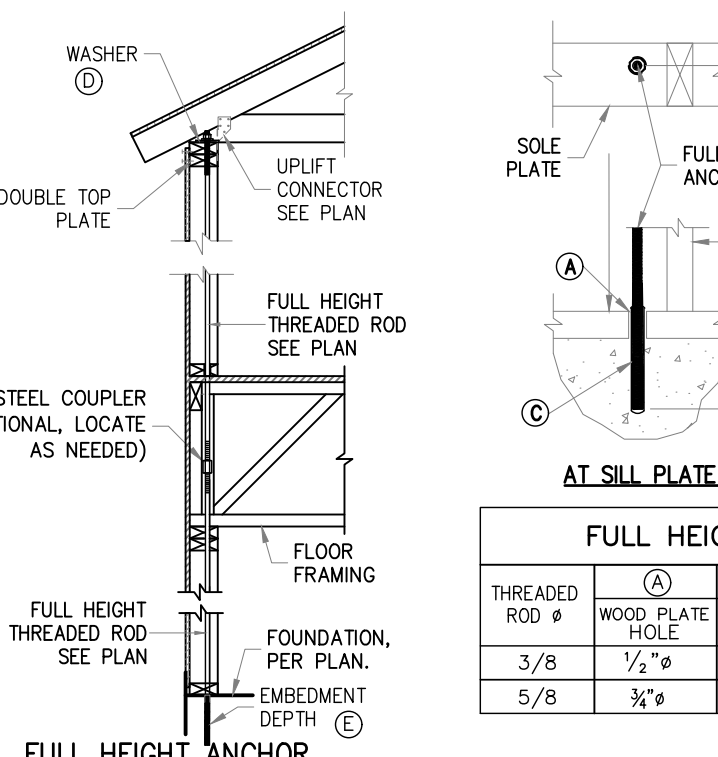
B-DOUBLE LEDGER

LEDGER & NOTES: WHERE A LEDGER IS INDICATED FROM BOT. AND NO TRUSSES BEAR AT THAT LOCATION, THE LEDGER IS BEING USED TO ATTACH THE ADJACENT ROOF DECK. USE A 2x6 LEDGER PER NAILING SCHEDULE ABOVE. ATTACH ROOF DECK PER GENERAL NOTES.



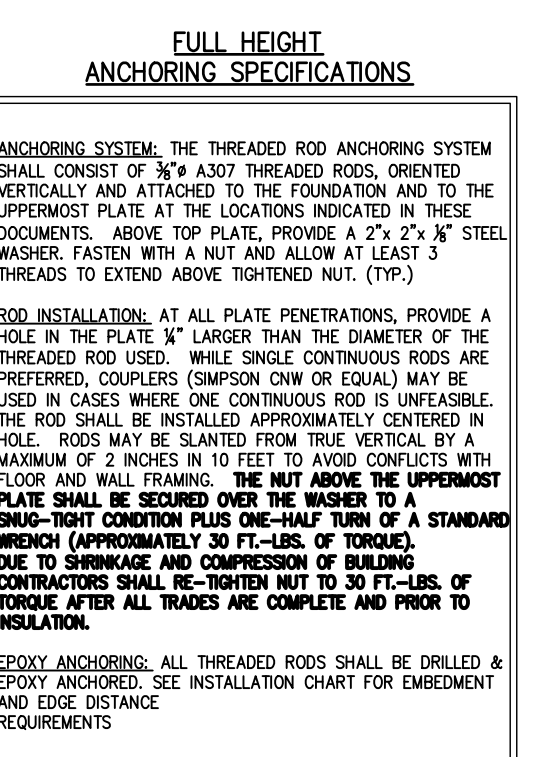
OVERFRAME RAFTERS, SEE PLAN.
SIMPSON H3 W/ 10-8d COMMON NAILS FROM RAFTER TO LEDGER AND LEDGER TO ROOF MEMBER.

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

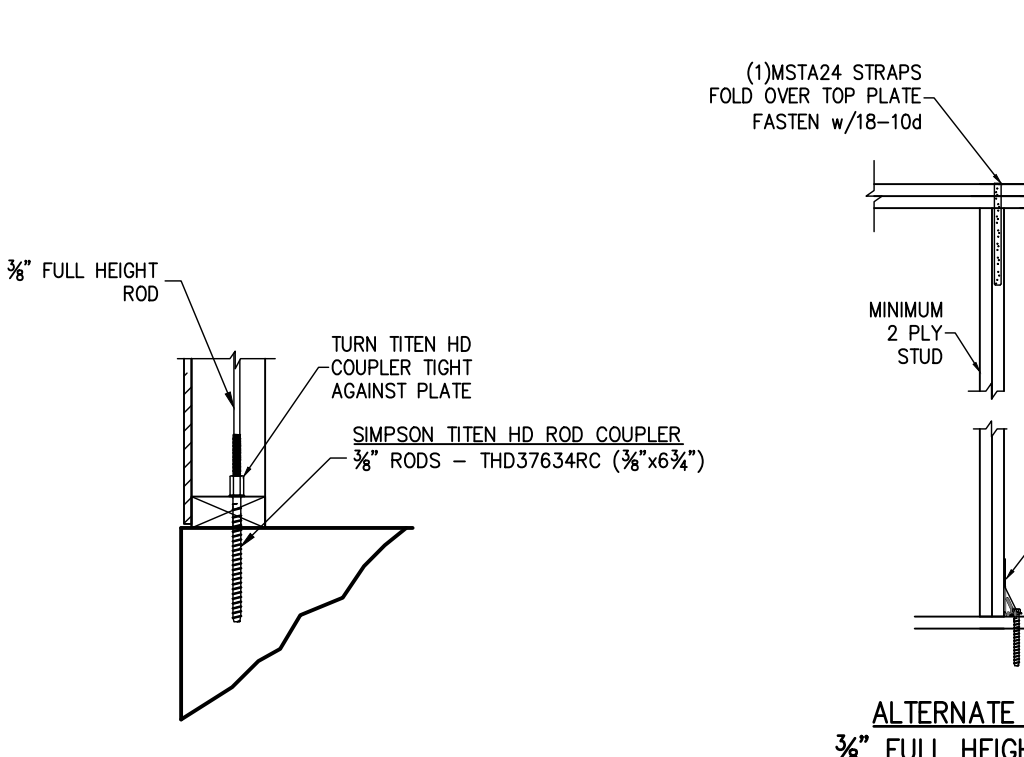


12 FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

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

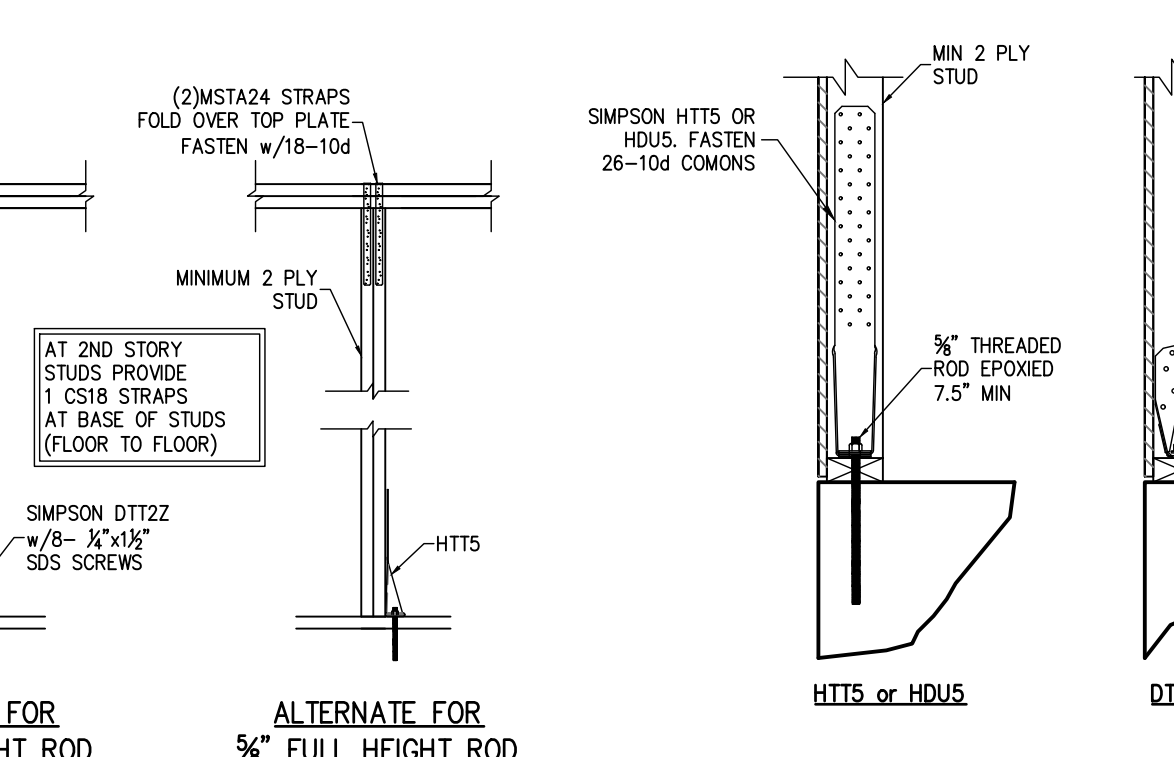


10 GABLE END BRACING
NOTES: 1. SPACE GABLE END BRACING @ 4'-6" MAX. 2. ALL MATERIAL TO BE SYP#2



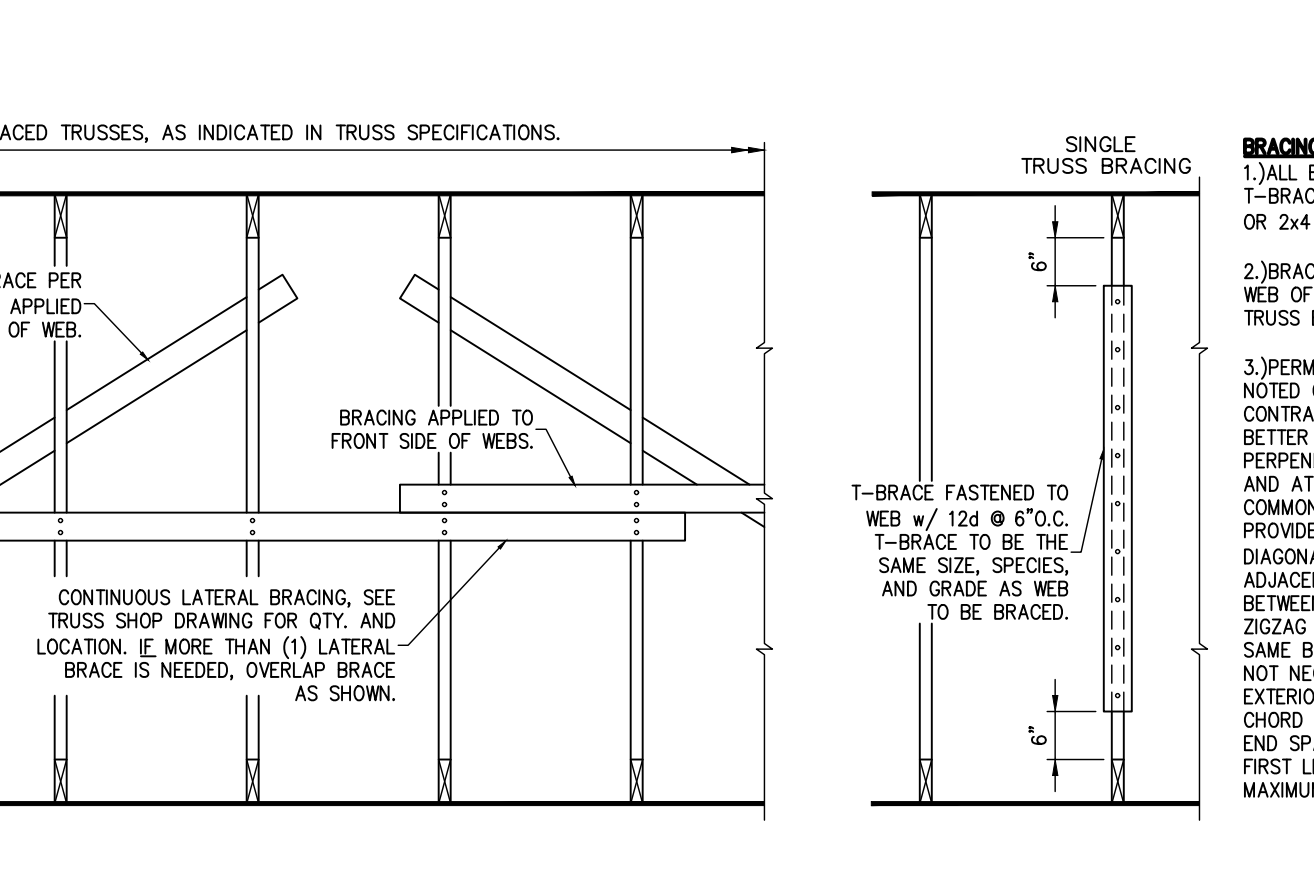
13 3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT

11 PERMANENT TRUSS BRACING
SCALE: 3/4" = 1'-0"

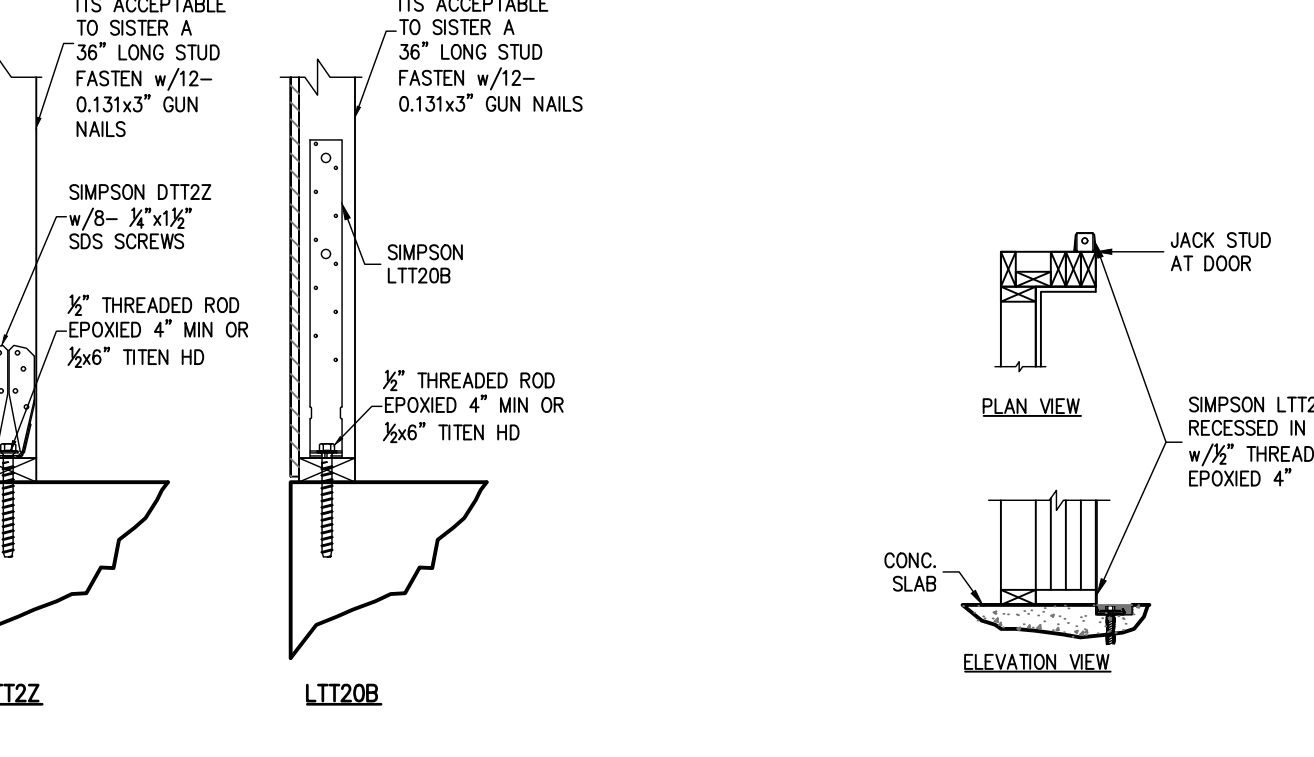


14 FULL HEIGHT THREADED ROD ALTERNATE

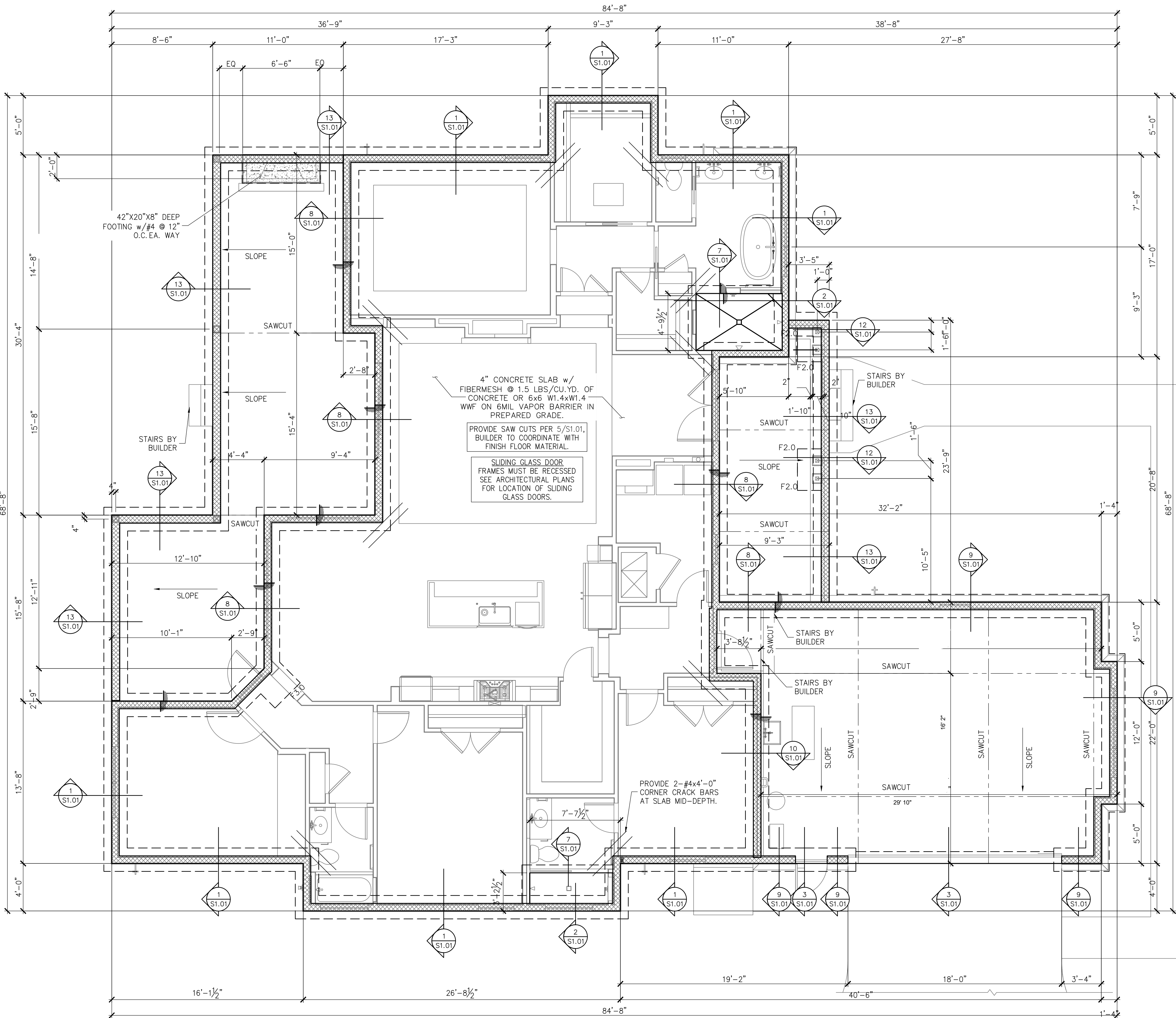
7 WHEN NOTED SO.1 HEADER TIE DOWN
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



15 HOLD DOWN ATTACHMENT DETAIL



16 DOOR JAMB FASTENING
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN



FOUNDATION LEGEND

—

DESIGNATES SLAB EDGE LINE

DESIGNATES FOOTING LINE

DESIGNATES SAWCUT LINE

DESIGNATES STEMWALL

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

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No. 71461

STATE OF FLORIDA

PROFESSIONAL ENGINEER

08.13.24

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FIELD ALTERATION

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SCALING

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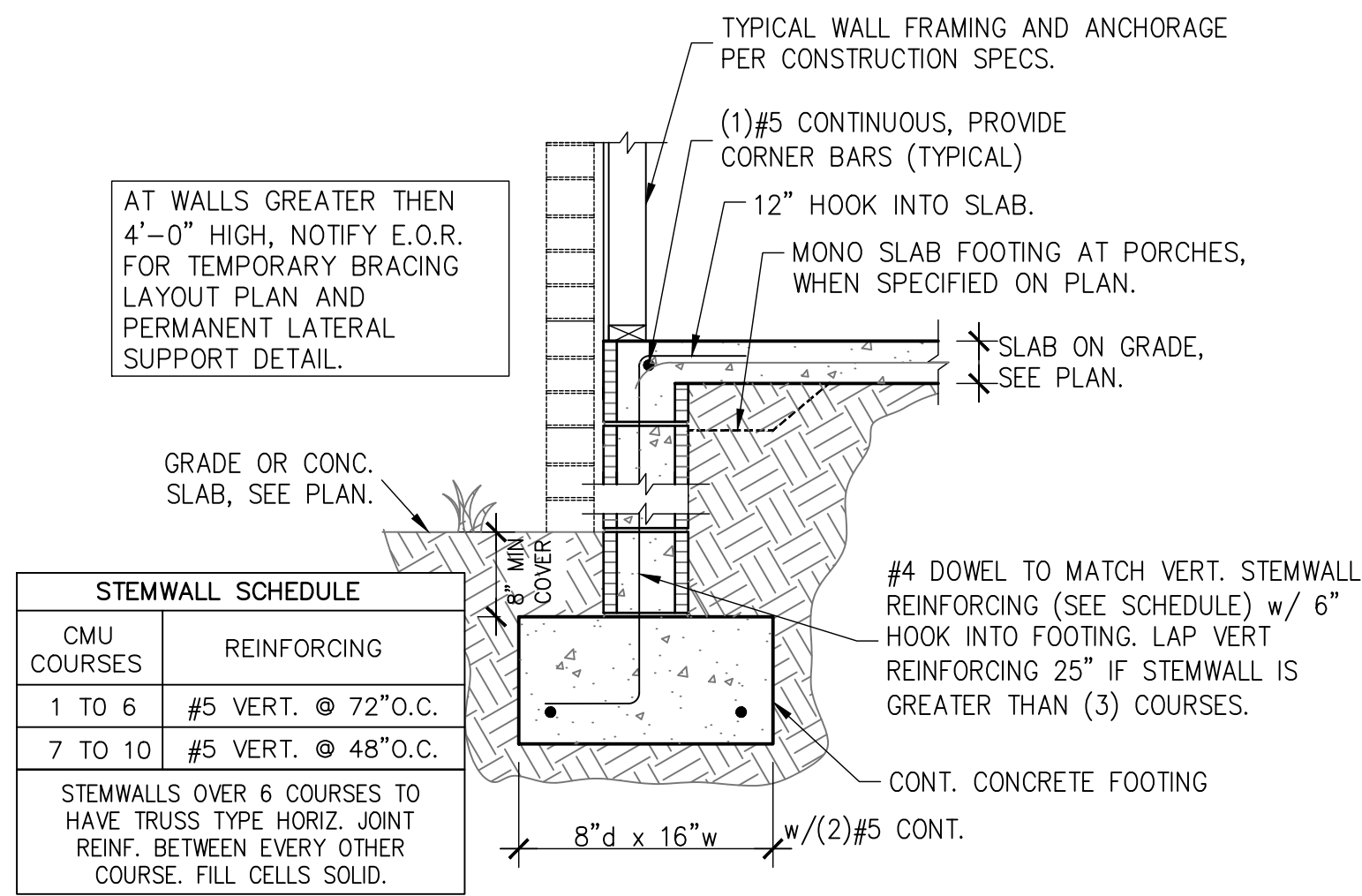
FOUNDATION PLAN

SHEET

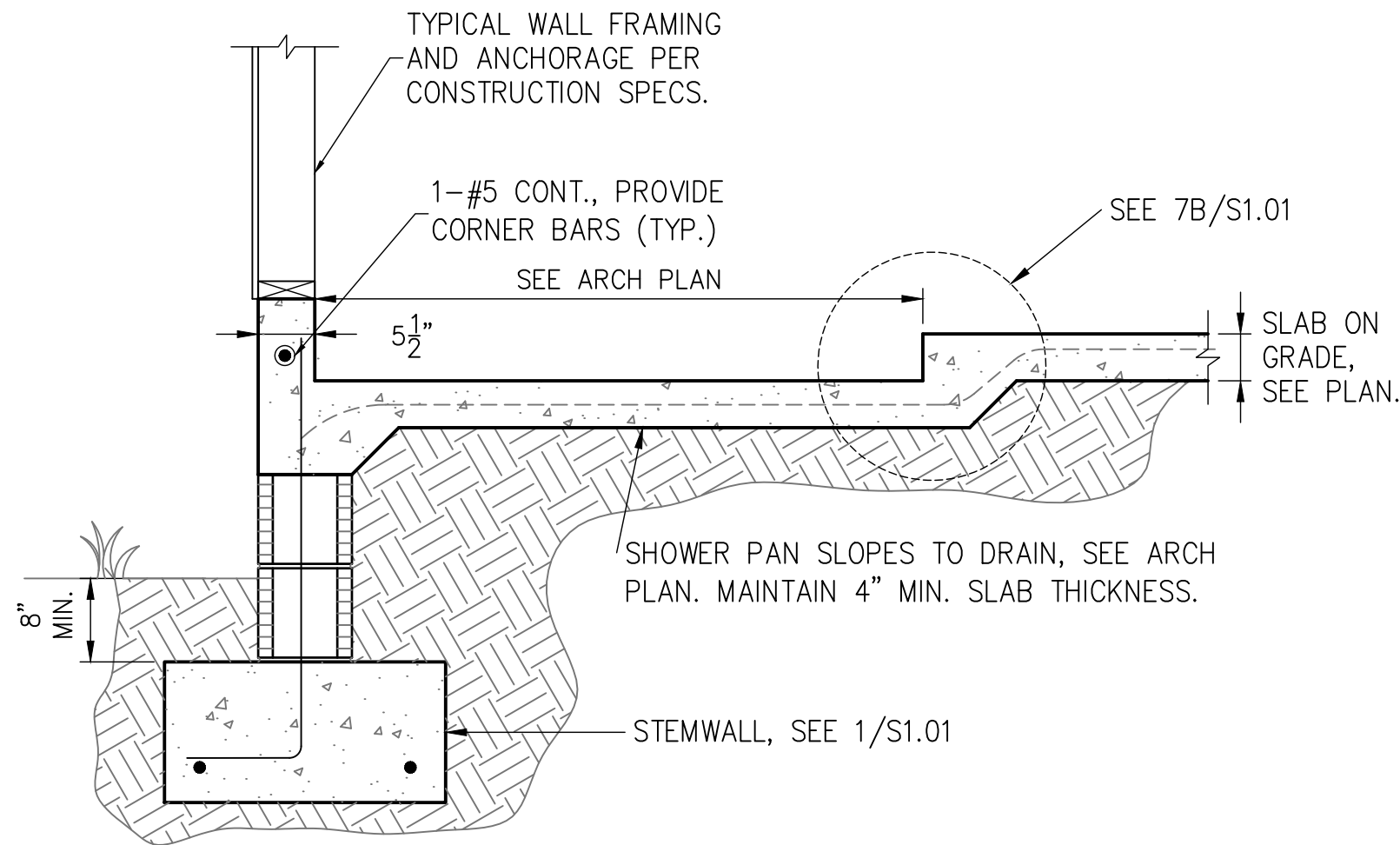
S1.0

SHEET 3 OF 8

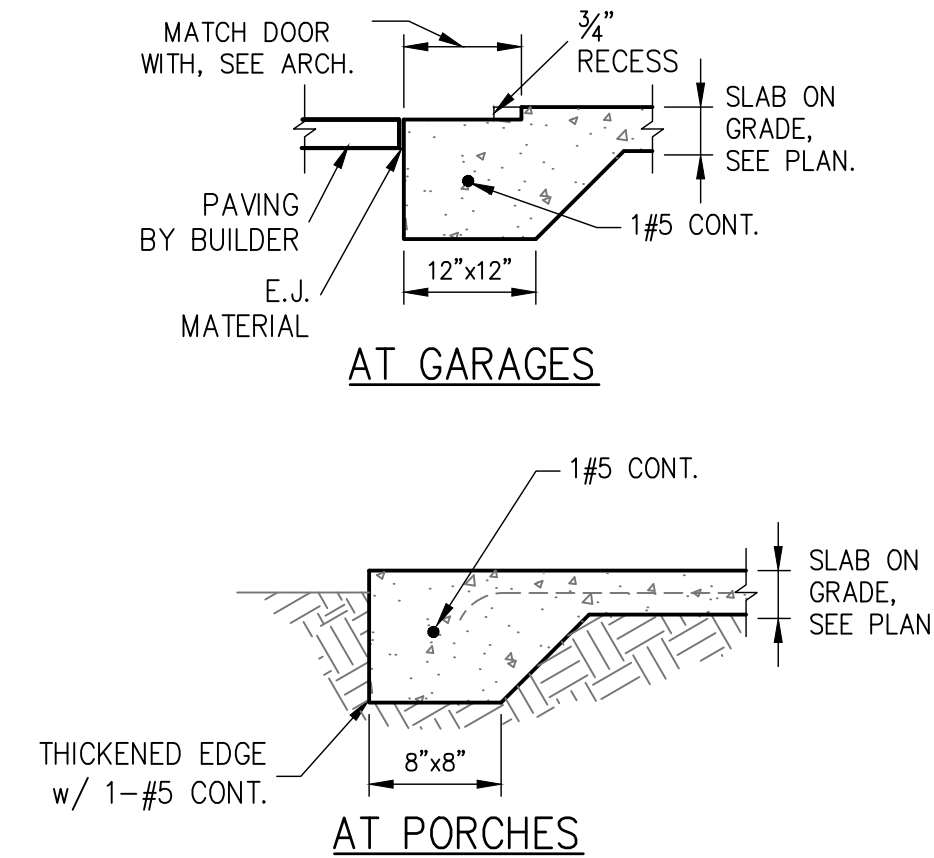
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



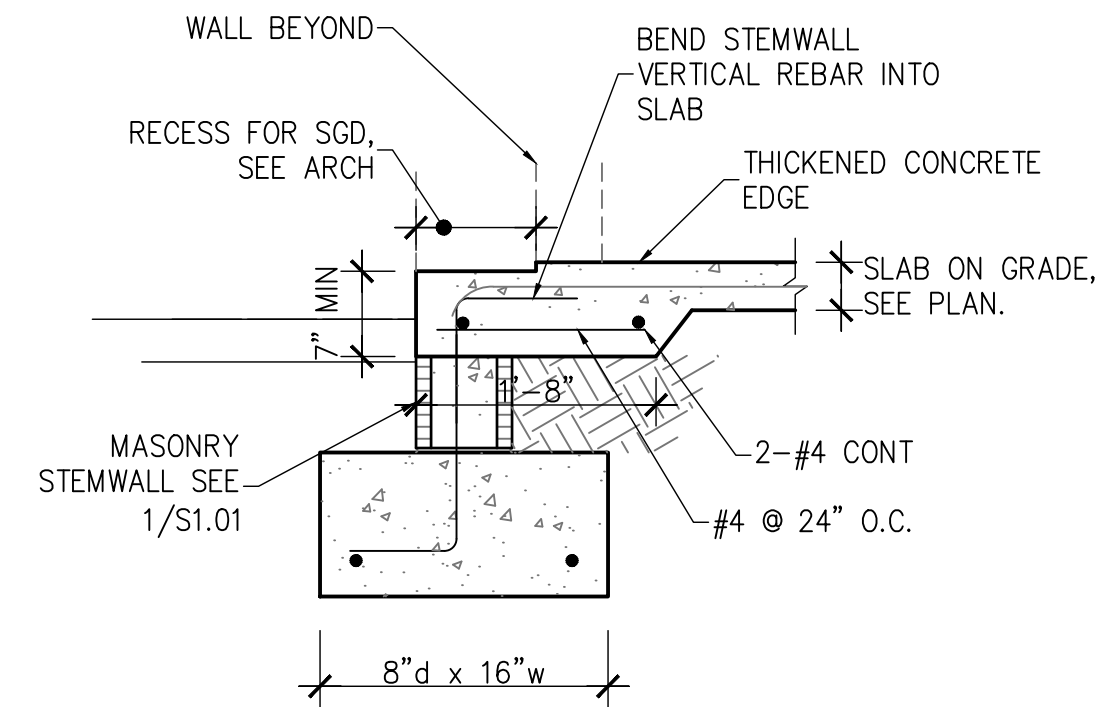
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



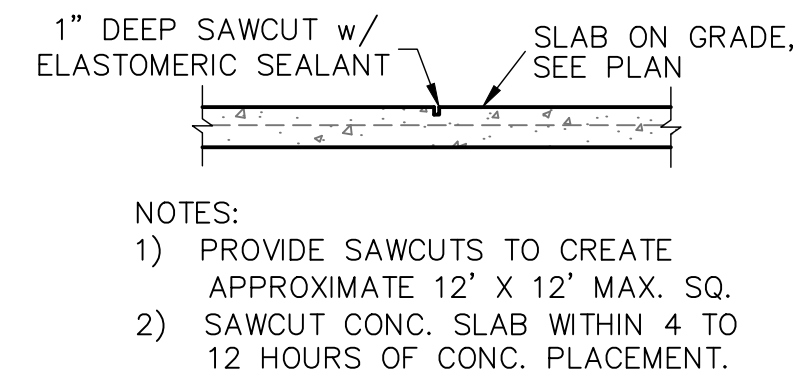
2 FOOTING W/ SHOWER RECESS
S1.01 SCALE: 3/4" = 1'-0"



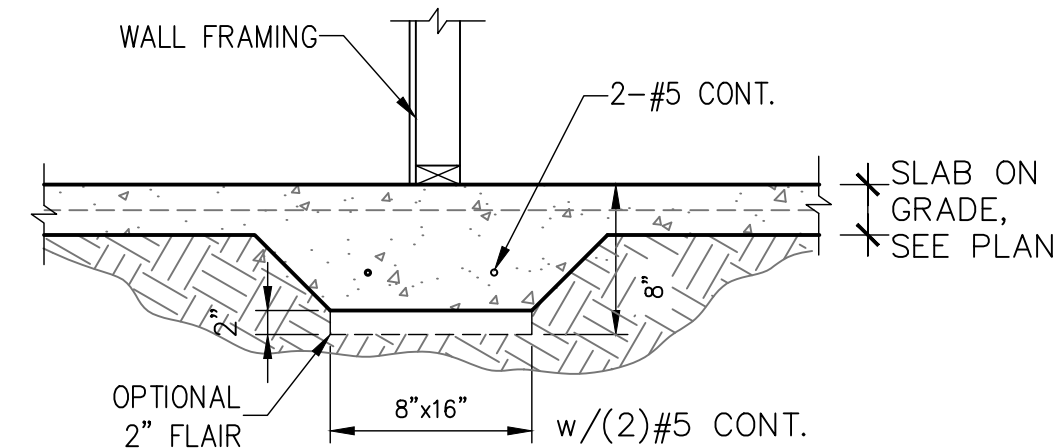
3 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"



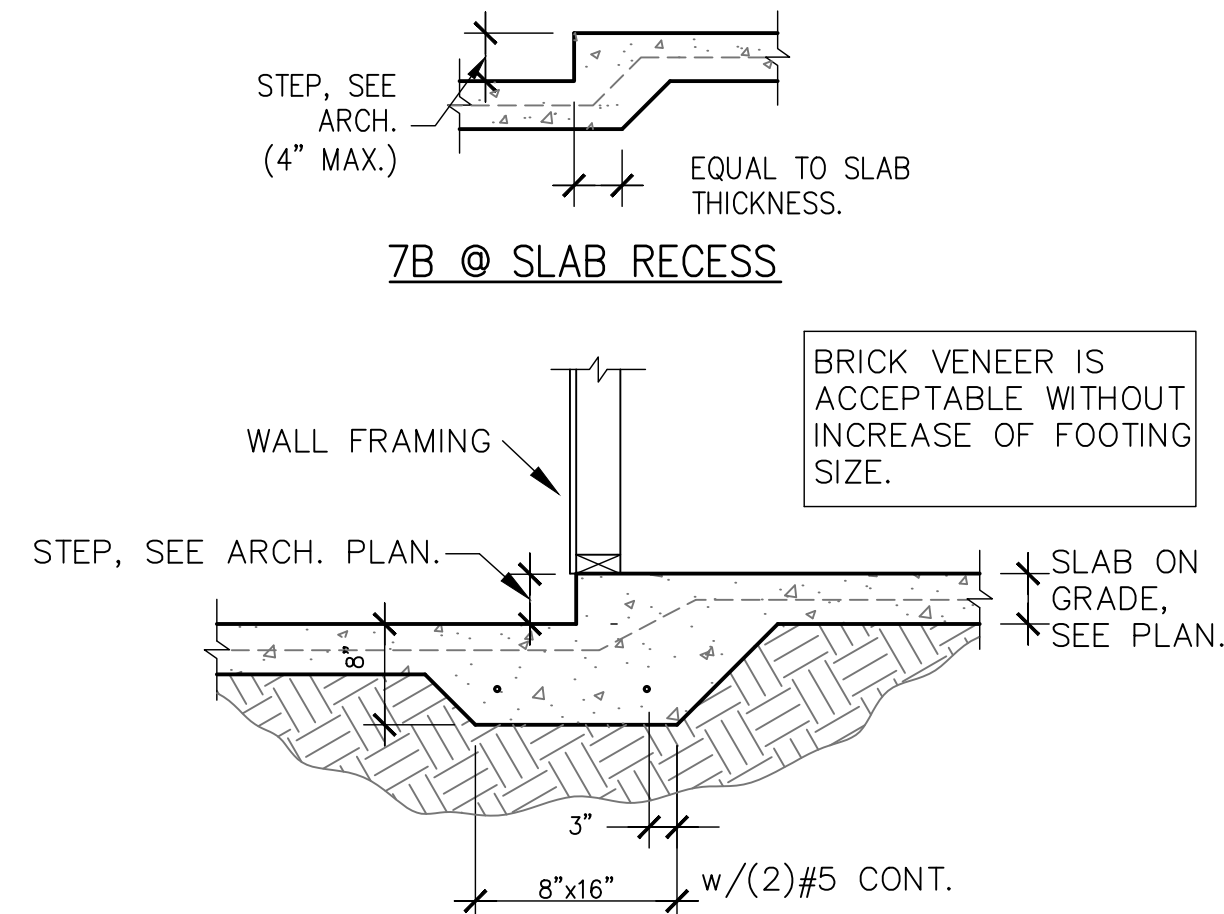
4 STEMWALL FOOTING AT SLIDER
S1.01 SCALE: 3/4" = 1'-0"



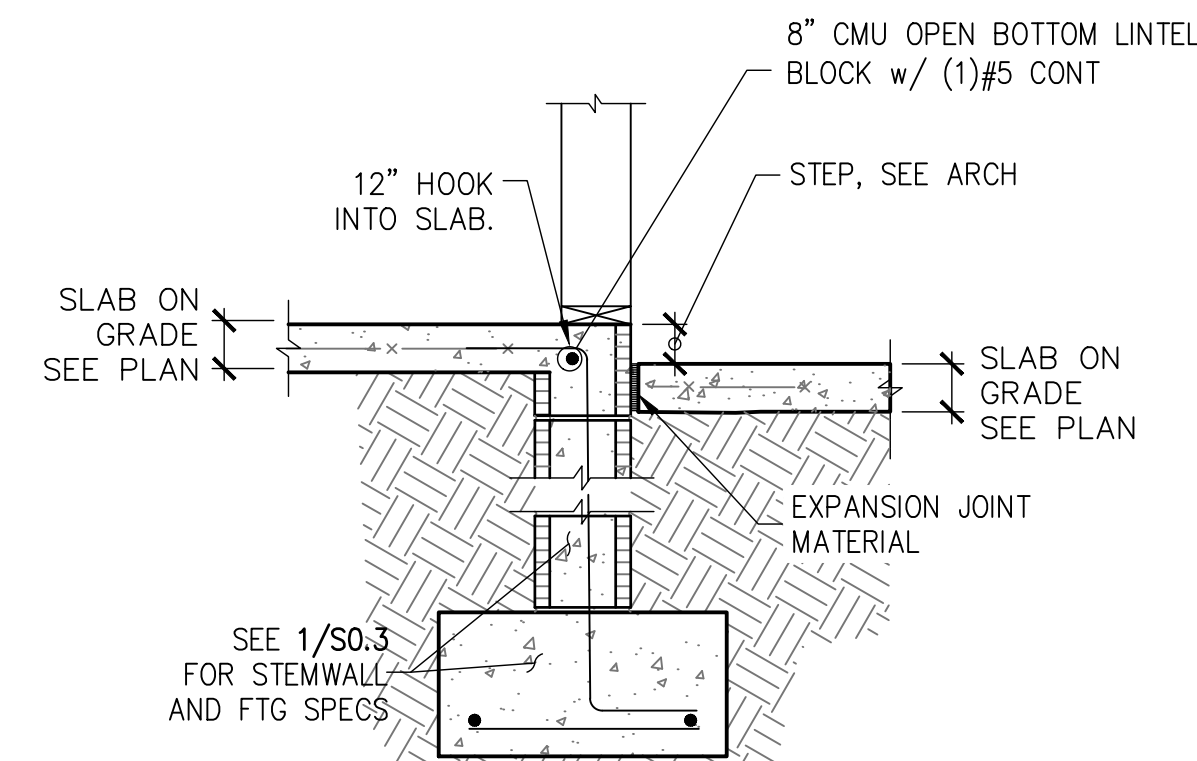
5 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



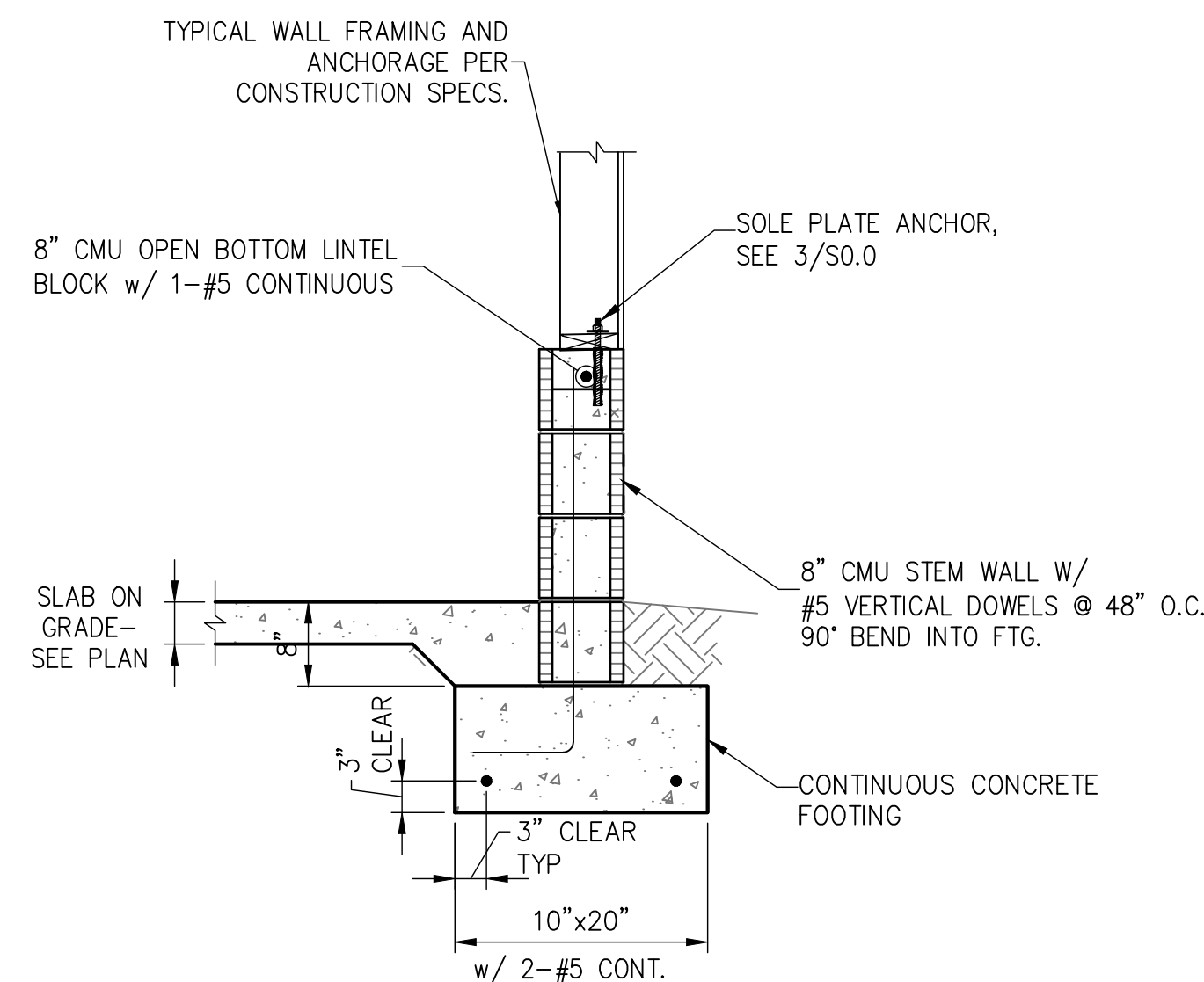
6 BEARING AT INTERIOR
S1.01 SCALE: 3/4" = 1'-0"



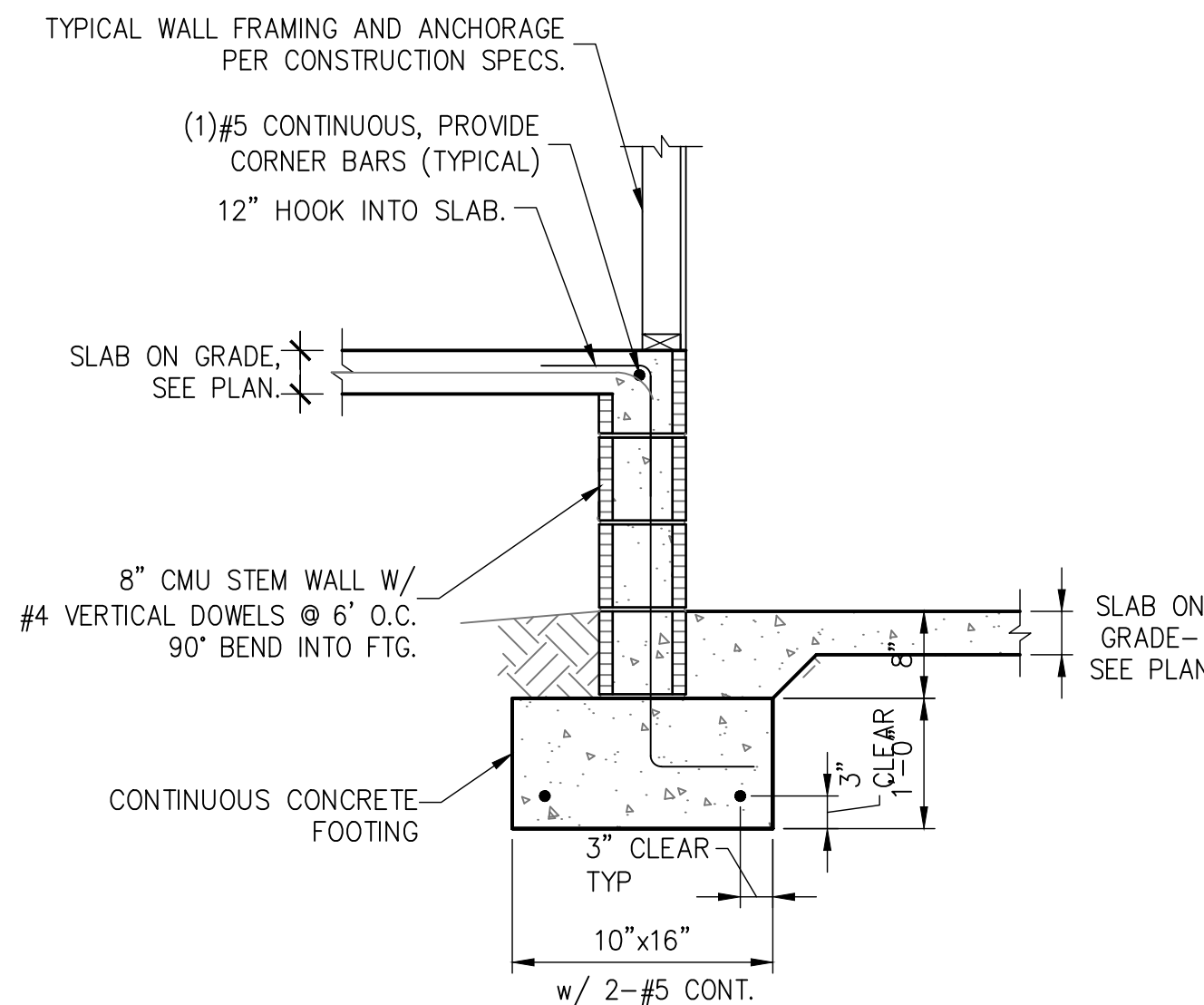
7 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"



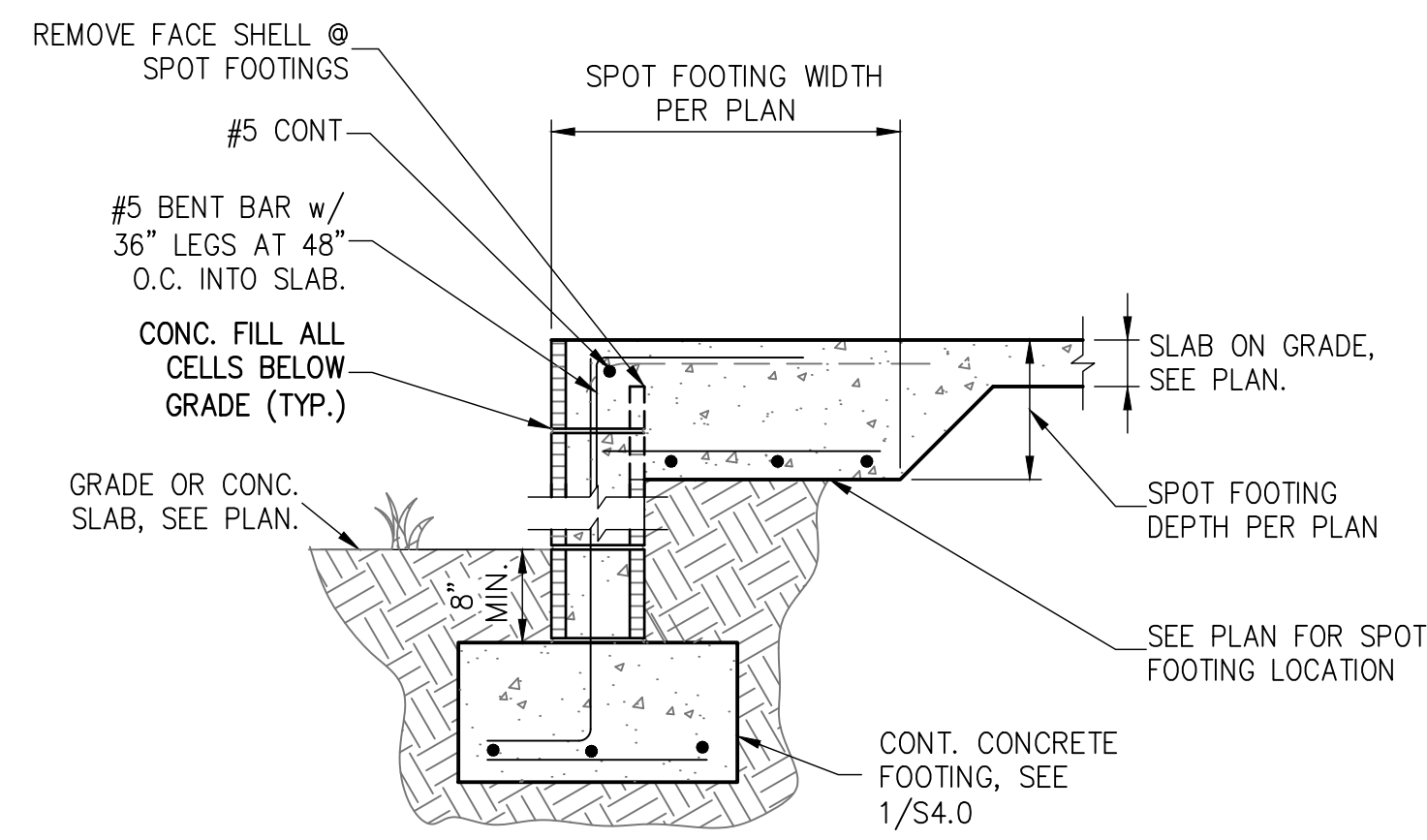
8 STEP AT STEMWALL
S1.01 SCALE: 3/4" = 1'-0"



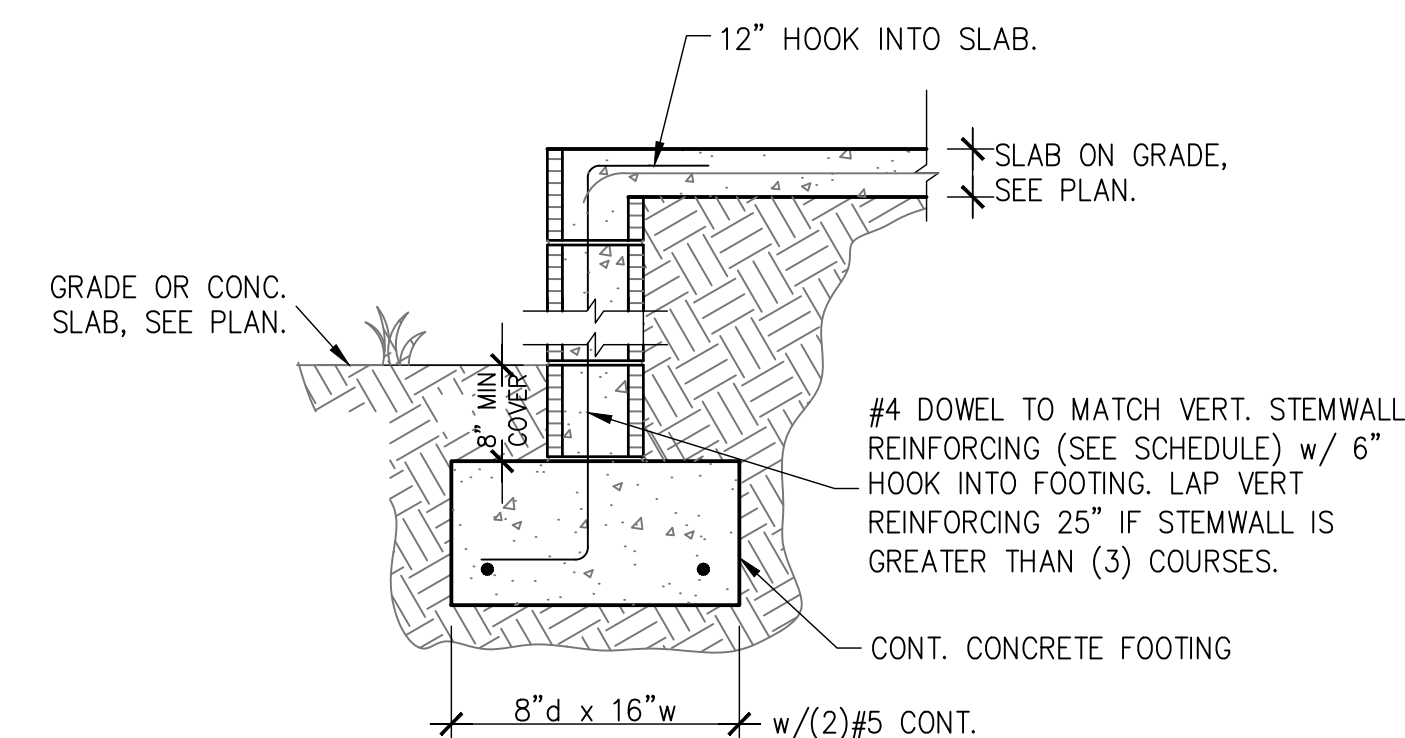
9 GARAGE STEM WALL
S1.01 SCALE: 3/4" = 1'-0"



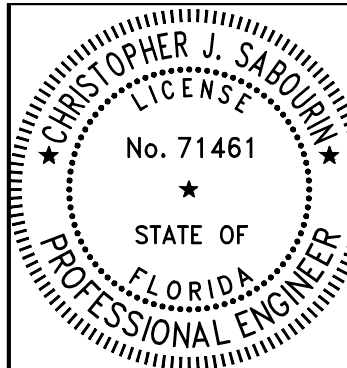
10 STEMWALL AT GARAGE
S1.01 SCALE: 3/4" = 1'-0"



12 FOOTING AT TOP OF SLAB
S1.01



13 STEMWALL AT LANAI AND PORCH
S1.01 SCALE: 3/4" = 1'-0"



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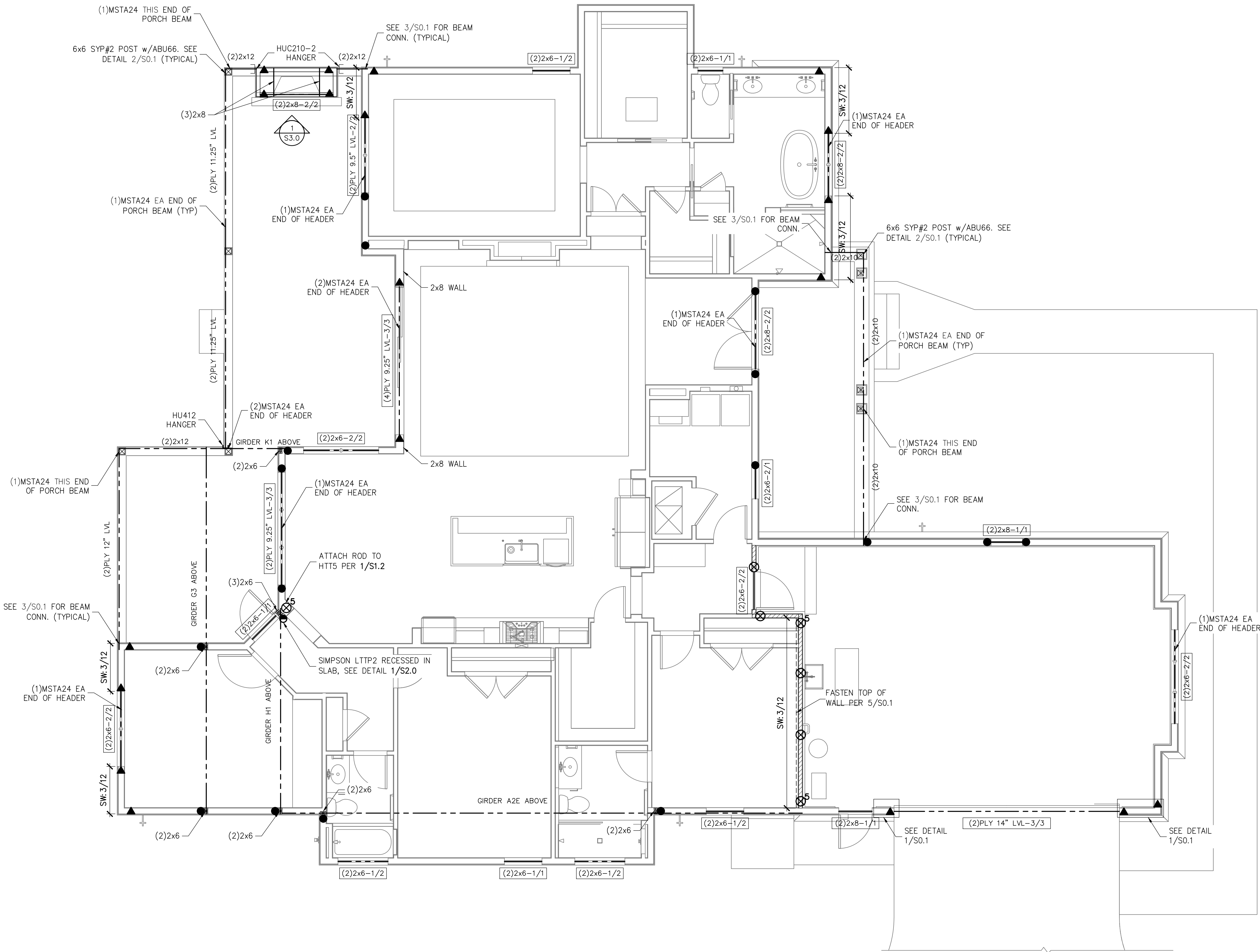
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**FOUNDATION
DETAILS**

SHEET
S1.01
SHEET 4 OF 8



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

SYMBOLS LEGEND

SW-3/12

DESIGNATES OSB SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 2' DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"

(2)2x8-1/2

DESIGNATES THE HEADER SIZE, NUMBER OF PLYS & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.

BEAM OR TRUSS, SEE PLAN

ANCHOR LEGEND

X

3/4" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

X5

3/4" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

X

5

3/4" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

X

5

3/4" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

▲

SIMPSON HTTS SEE DETAIL 15/SO.1

●

SIMPSON DTT22 SEE DETAIL 15/SO.1

◐

SIMPSON LIT208 SEE DETAIL 15/SO.1

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	10'-1 TO 14'-0"	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.

STUD NOTES:

1.) WALL STUDS SPECIFIED ON PLAN SUPERSEDE THIS TABLE

2.) MINIMUM STUD SIZE AND SPACING ARE SHOWN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQUIREMENTS.

3.) SPF DENOTES SPRUCE PINE FIR. SYP DENOTES SOUTHERN YELLOW PINE.

4.) USE SYP#2 FOR ALL TOP PLATES AND SOLE PLATES.

5.) FASTEN BOTTOM PLATE OF INTERIOR LOAD BEARING WALLS TO CONCRETE SLAB w/16d MASONRY CUT NAILS @ 16" O.C. MINIMUM. SEE 3/SO.0 FOR ADDITIONAL ANCHORS AT SHEARWALLS

GENERAL NOTES

1. SEE DETAIL 2/SO.0 FOR WALL FRAMING DETAIL. SEE WALL STUD SCHEDULE. THIS SHEET FOR STUD SIZES AND SPACING. AT ORDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER PLYS.

2. SEE SHEET S0.0 FOR ROOF AND FLOOR SHEATHING SPECIFICATIONS.

3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLYS (BEAMS, HEADER, AND STUDS) FASTEN PLYS TOGETHER PER DETAIL 6/SO.0

4. INSTALL SOLE PLATE ANCHORS PER DETAIL 3/SO.0

5. AT SHEARWALLS, PROVIDE DIAPHRAGM ATTACHMENT PER DETAIL 5/SO.1

6. FOR ATTACHMENT OF EXTERIOR WALLS THAT TERMINATE BETWEEN TRUSSES, SEE 5A/SO.1

7. AT PORCHES, SEE DETAIL 2/SO.1 FOR FRAMING AND HOLD DOWNS

SOLE PLATE ANCHOR SPACING SCHD

ALL EXTERIOR WALL UNLESS OTHER NOTED	42" O.C.
SHEARWALLS (SW 8d@8"/6")	24" O.C.
SOLE PLT @ #	WHEN NOTED ON PLAN SEE NOTE 2

1. INSTALL SOLE PLATE ANCHORS PER DETAIL 4/SO.1

2. ANCHOR SPACING SHALL BE AS NOTED. FOR EXAMPLE - SOLE PLT @ 36" = 36" ON-CENTER SPACING

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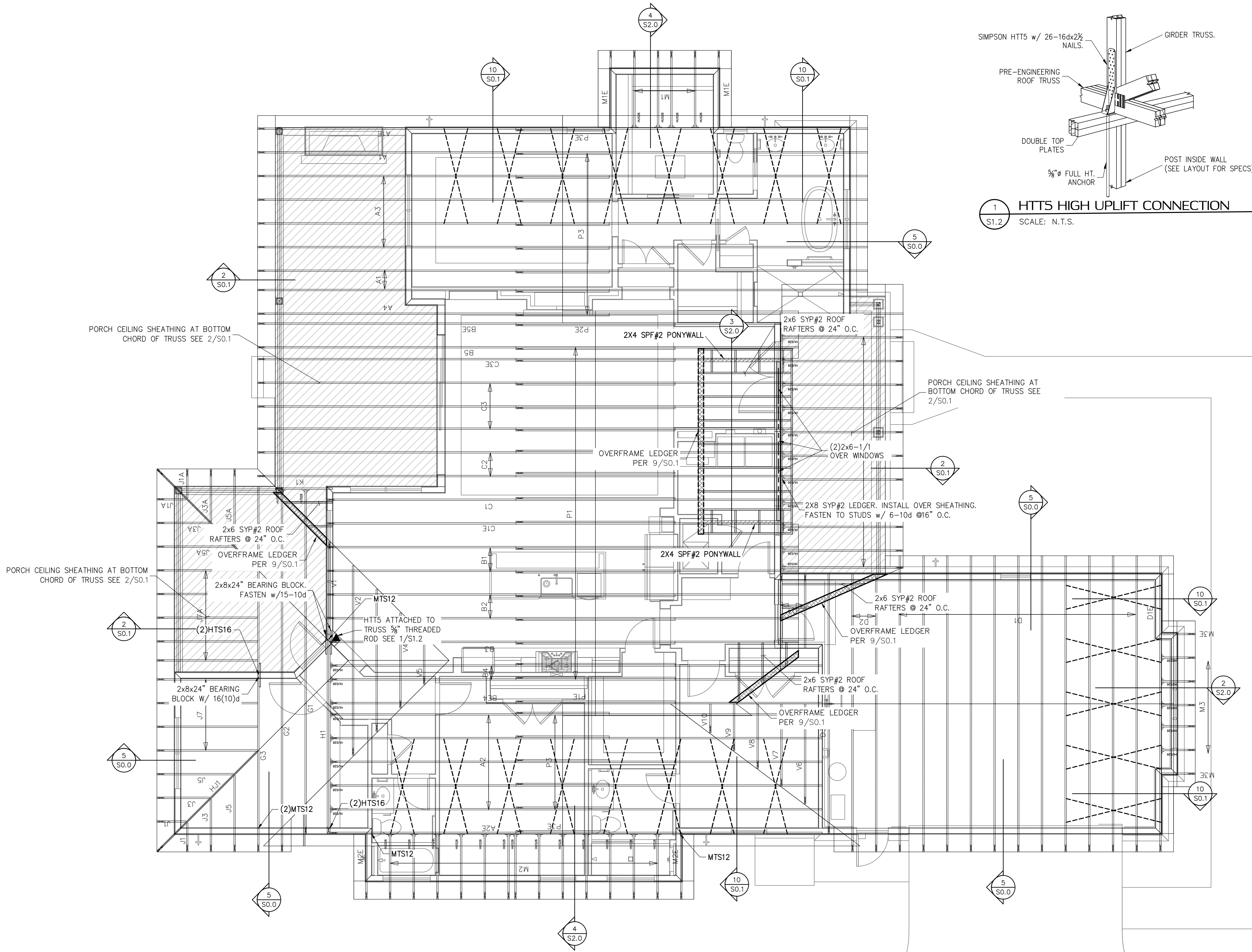
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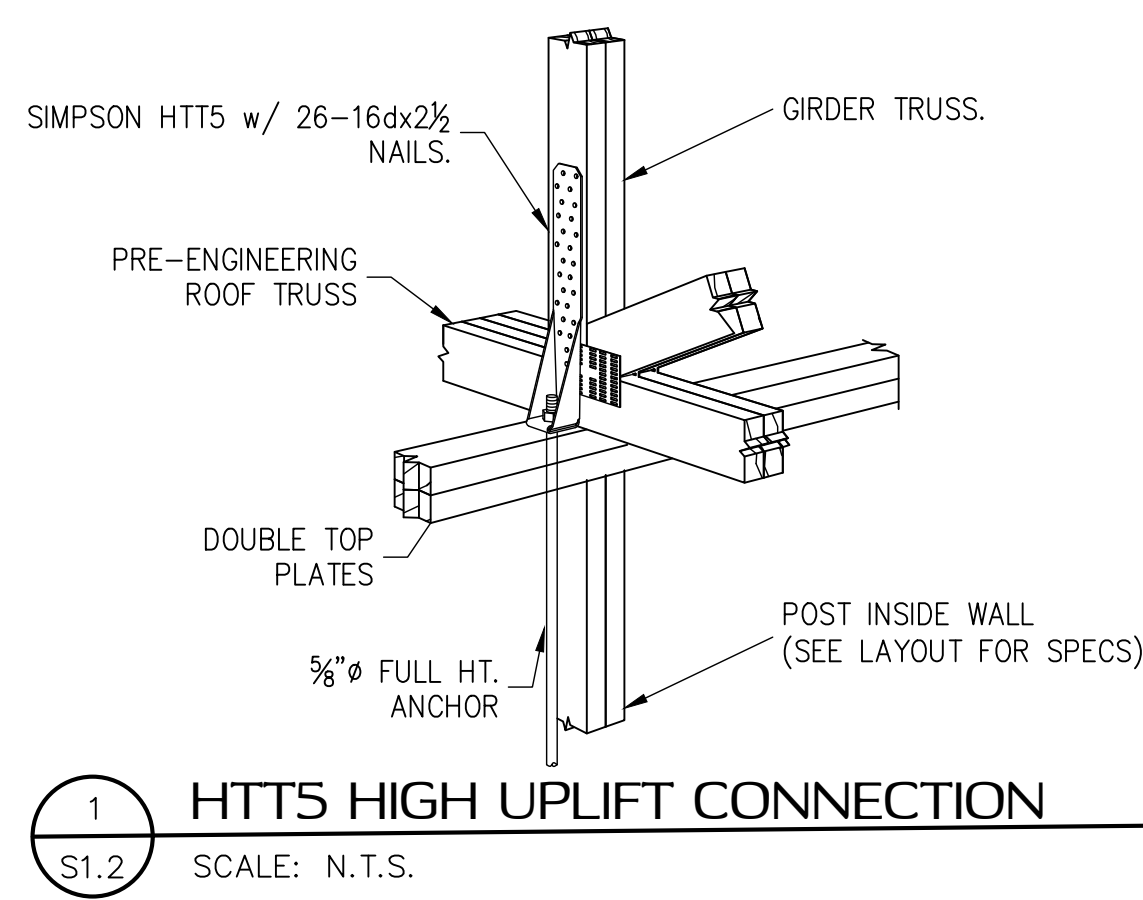
FIRST LEVEL
WALL
FRAMING
PLAN

SHEET
S1.1
SHEET 5 OF 8



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

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



SYMBOLS LEGEND

HTS16
DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:

1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET SO.0
2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN, MIN. (1)SDWC CONNECTOR.
3. FOR GENERAL DESIGN SPECIFICATIONS, SEE SHEET SO.0
4. WHEN USING (2)1/2S1 CLIPS ON 1 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

TRUSS FASTENING DETAILS

STUD DIRECTLY BELOW TRUSS
SDWC15600
TOP PLATE TO STUD SDWC15600

TRUSS TIE DOWN WITH SIMPSON SDWC

Rafter to Top Plate shown
Truss to Top Plate similar
Optimal 22 1/2°
30° 10° 0°
STUD DIRECTLY BELOW TRUSS
SDWC15600
TOP PLATE TO STUD SDWC15600

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

STUD NOT DIRECTLY BELOW TRUSS
SDWC15600

Note: Reference detail 2a for installation angle limit

SDWC INSTALLATION

Rafter to Top Plate shown
(Truss to Top Plate similar)
1/2" max
STUD NOT DIRECTLY BELOW TRUSS
Do not install SDWC in hatched area
SDWC15600
Overhang 1 1/2" MIN 2" MAX

SDWC INSTALLATION RANGE

Rafter or Truss
8" minimum edge distance for full values (with or without a plate splice)
Splice may be in upper or lower plate
8" from top plate splice Offset for full values
STUD NOT DIRECTLY BELOW TRUSS

SDWC AT TOP PLATE SPLICE

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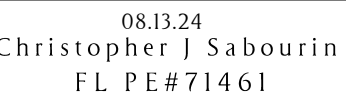
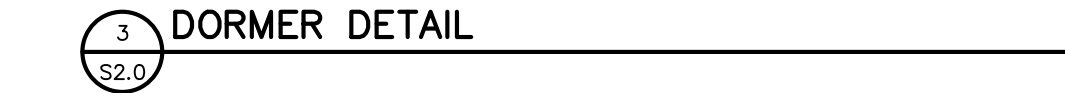
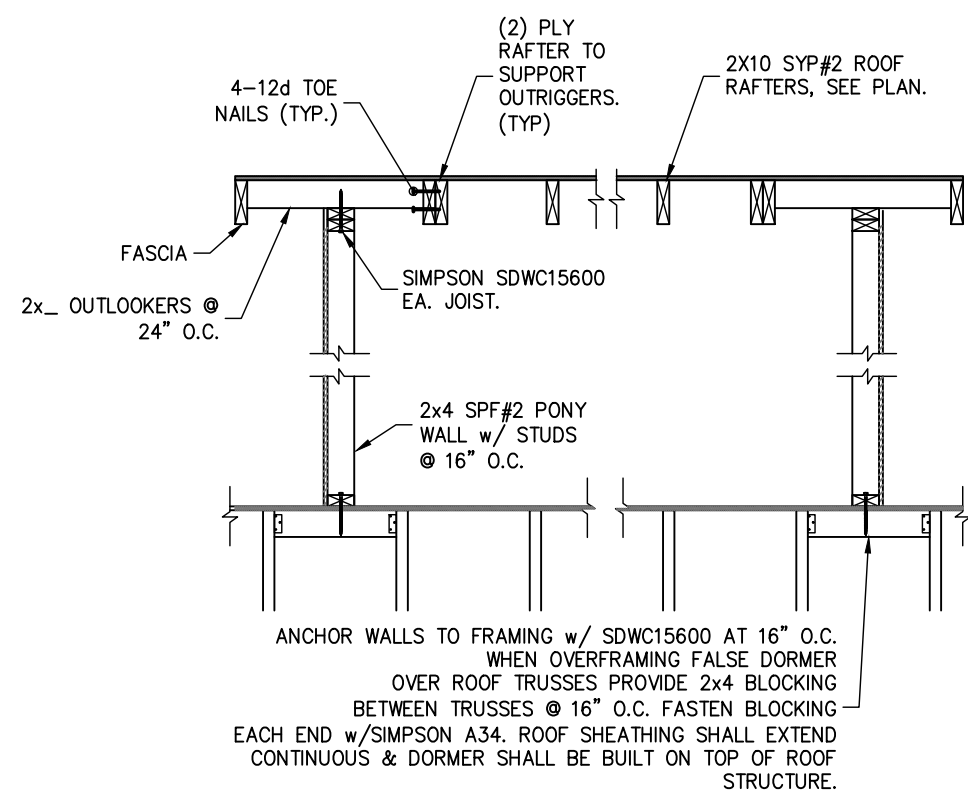
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SHEET
S1.2
SHEET 6 OF 8

STRUCTURAL ENGINEERING FOR
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ROOF TRUSS
PLACEMENT
PLAN



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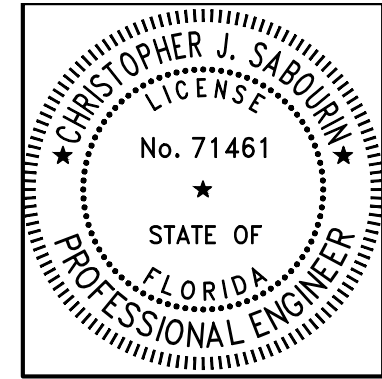
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MISC DETAILS

SHEET
S2.0
SHEET 7 OF 8



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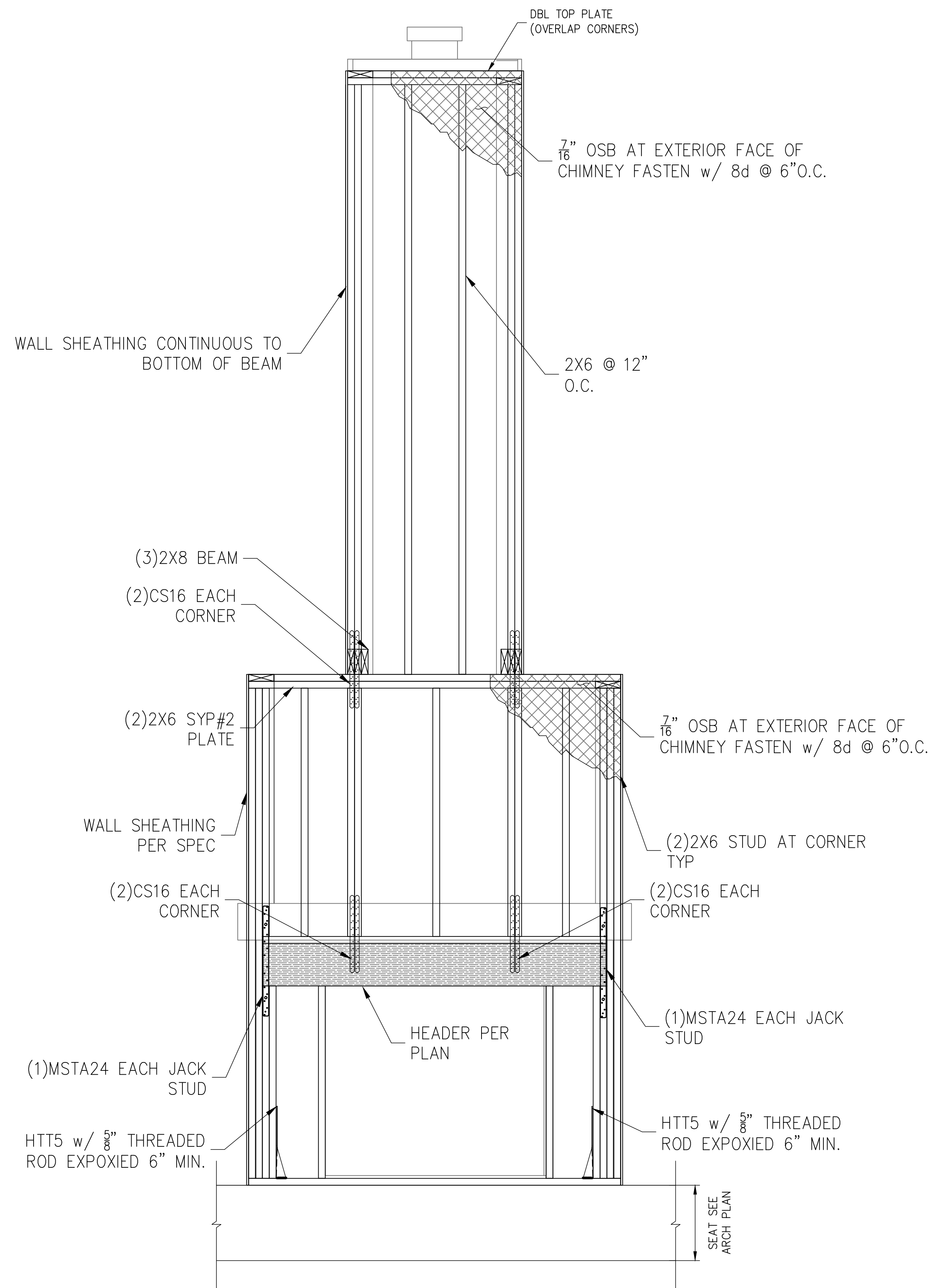
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DO NOT SCALE DIMENSIONS FROM
THESE DRAWINGS. IF A DIMENSION IS
UNCLEAR REFER TO THE
ARCHITECTURAL DRAWINGS OR
CONTACT THE E.O.R.

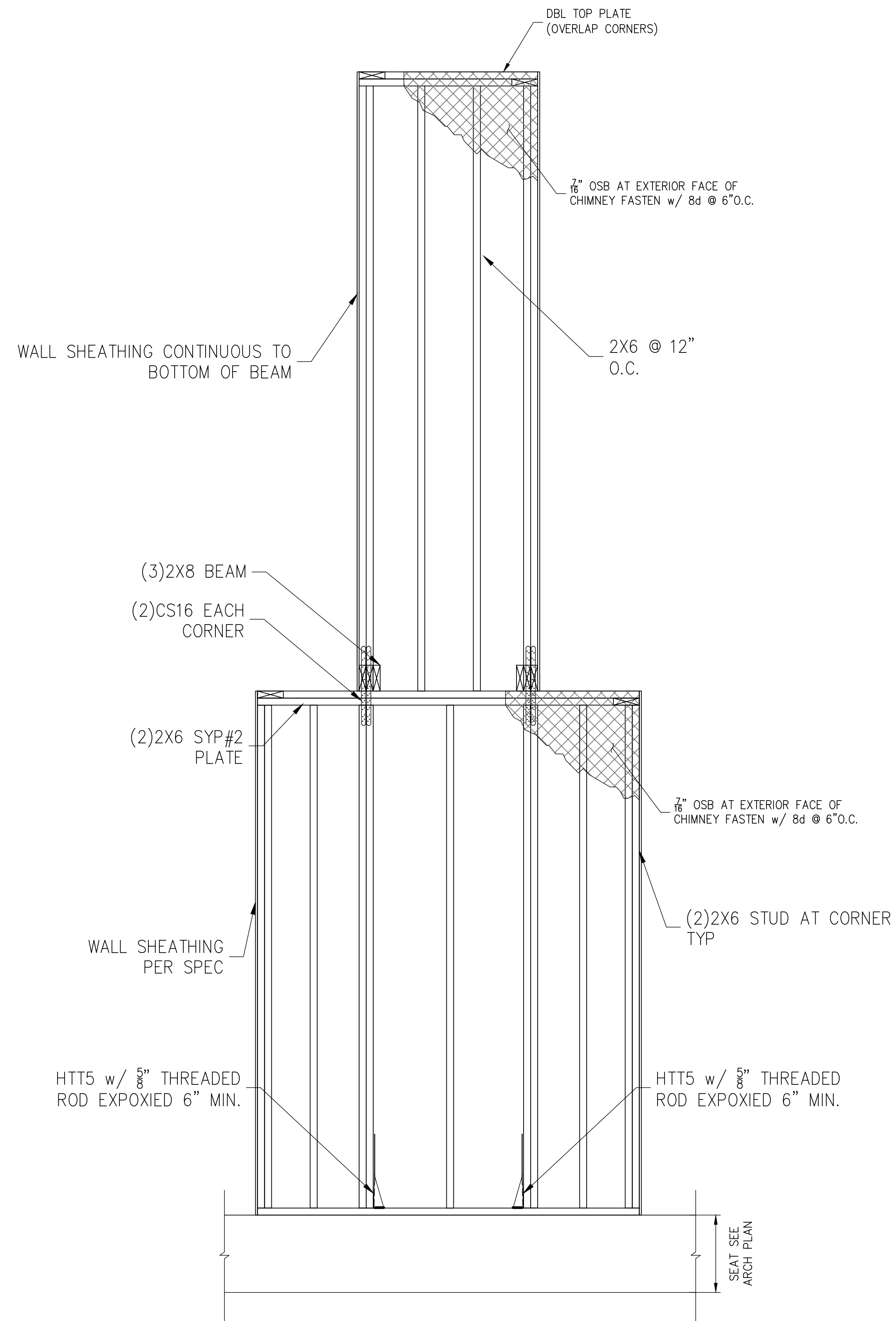
CHIMNEY SECTIONS

SHEET
S3.0
SHEET 8 OF 8



1
S3.0 N.T.S.

CHIMNEY SCHEMATIC ELEVATION (FRONT)



2
S3.0 N.T.S.

CHIMNEY SCHEMATIC ELEVATION (REAR)