

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:
TOP CHORD LIVE LOAD
TOP CHORD DEAD LOAD
TOP CHORD DEAD LOAD
BOTTOM CHORD LIVE LOAD
BOTTOM CHORD DEAD LOAD

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. HEAD LOAD CONDITION OF 5 PSF TOP CHORD, AND 5 PSF BOTTOM CHORD. REACTIONS CALCULATED FOR THE BEARING POINTS OF ROOF TRUSSES SHALL BE DEDUCTED. SPECIFICALLY, ATTIC FLOOR LIVE LOADS COMBINED WITH ROOF LIVE LOADS SHALL BE MULTIPLIED BY 0.75 WHEN COMBINED w/ DEAD LOAD.

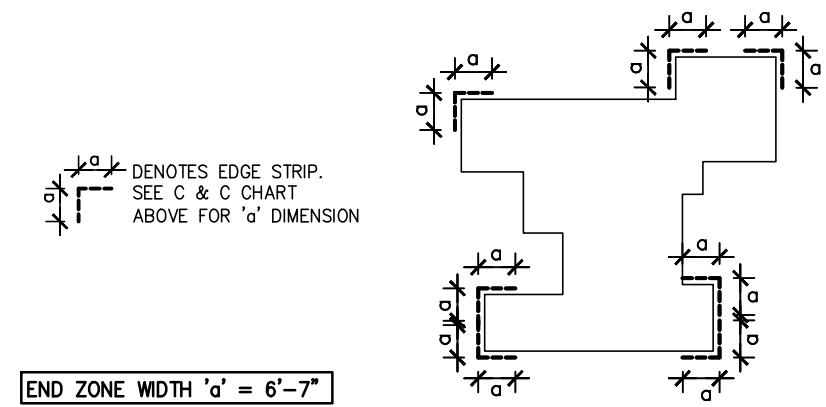
BASIC WIND SPEED (ASCE 7-22) -----130 MPH
IMPORTANCE FACTOR -----1.00
MEAN ROOF HEIGHT -----<20.0 FT
ROOF PITCH -----8/12
BUILDING CATEGORY -----II
EXPOSURE CATEGORY -----C
ENCLOSURE CLASSIFICATION -----ENCLOSED
INTERNAL PRESSURE COEFFICIENT -----± .18

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.
REINFORCED CONCRETE: EMBEDEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM. HOLES SHALL BE 1/4" LARGER THAN REBAR SIX AND 1/2" LARGER THAN THREADED ROD SIZE. (U.O.N.)
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 (WFF): SHALL BE ASTM A185.
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E):1,900ksi, BENDING STRESS (Fb) 2600psi

COMPONENTS & CLADDING ALLOWABLE DESIGN PRESSURES			
TRIBUTARY AREA (sf)	INTERIOR ZONE (PSF)	EDGE STRIP (PSF): 'a' = 5'-6"	
		10	50
10	+25.5 – -27.7	+25.5	-34.2
50	+22.9 – -25.0	+22.9	-28.8
100	+21.8 – -23.2	+21.8	-26.5

- THE VALUES ABOVE ARE ALLOWABLE WIND PRESSURE VALUES (ASD). THE ABOVE WIND PRESSURES HAVE BEEN REDUCED BY 0.60 AS PERMITTED BY THE ALLOWABLE STRESS DESIGN METHODOLOGY. NO FURTHER REDUCTION SHALL BE PERMITTED.
- COMPONENT & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.
- LINEAR INTERPOLATION IS PERMISSIBLE.
- PLUS = PRESSURE AND 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.



SCOPE OF SERVICE

MEANS AND METHODS:
THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR THE 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:
SHINGLE – 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" O.C. 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 1/5.0. 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.

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 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:
SLAB 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 AT 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 A ROD OR NON-DOT DURATE 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 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 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 SHINGLES 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 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, 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	FACE 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" = 8d
3"x0.148" = 10d
1 1/2"x0.148" = 10d x 1 1/2"

2 1/2"x0.131" = RINK SHANK
3 1/2"x0.162" = 8d
1 1/2"x0.131" = 8d x 1 1/2"

BRICK NOTES / LINTEL SCHD

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
1.3 1/2"x3 1/2"x 1/4"	4"	6'-0"
1.4"x3 1/2"x 1/4"	6"	8'-0"
1.5"x3 1/2"x 1/4"	6"	10'-0"
1.6"x3 1/2"x 1/4"	6"	12'-0"
1.7"x3 1/2"x 1/4"	6"	16'-0"

1. STEEL LINTELS TO BE MINIMUM 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. (FOR 110mph WIND-ZONE VERT. TIES @ 16" O.C.). AT ALL OPENINGS SPACE TIES WITHIN 12" OF OPENINGS. PROVIDE 1/4" WEEP HOLES @ 33" O.C. IMMEDIATELY ABOVE FLASHING.

SECTION VIEW OF BRICK LINTEL
HEADER, SEE PLAN
FLASHING
BRICK LINTEL, SEE SCHEDULE

PLAN LEGEND AND ABBREVIATIONS

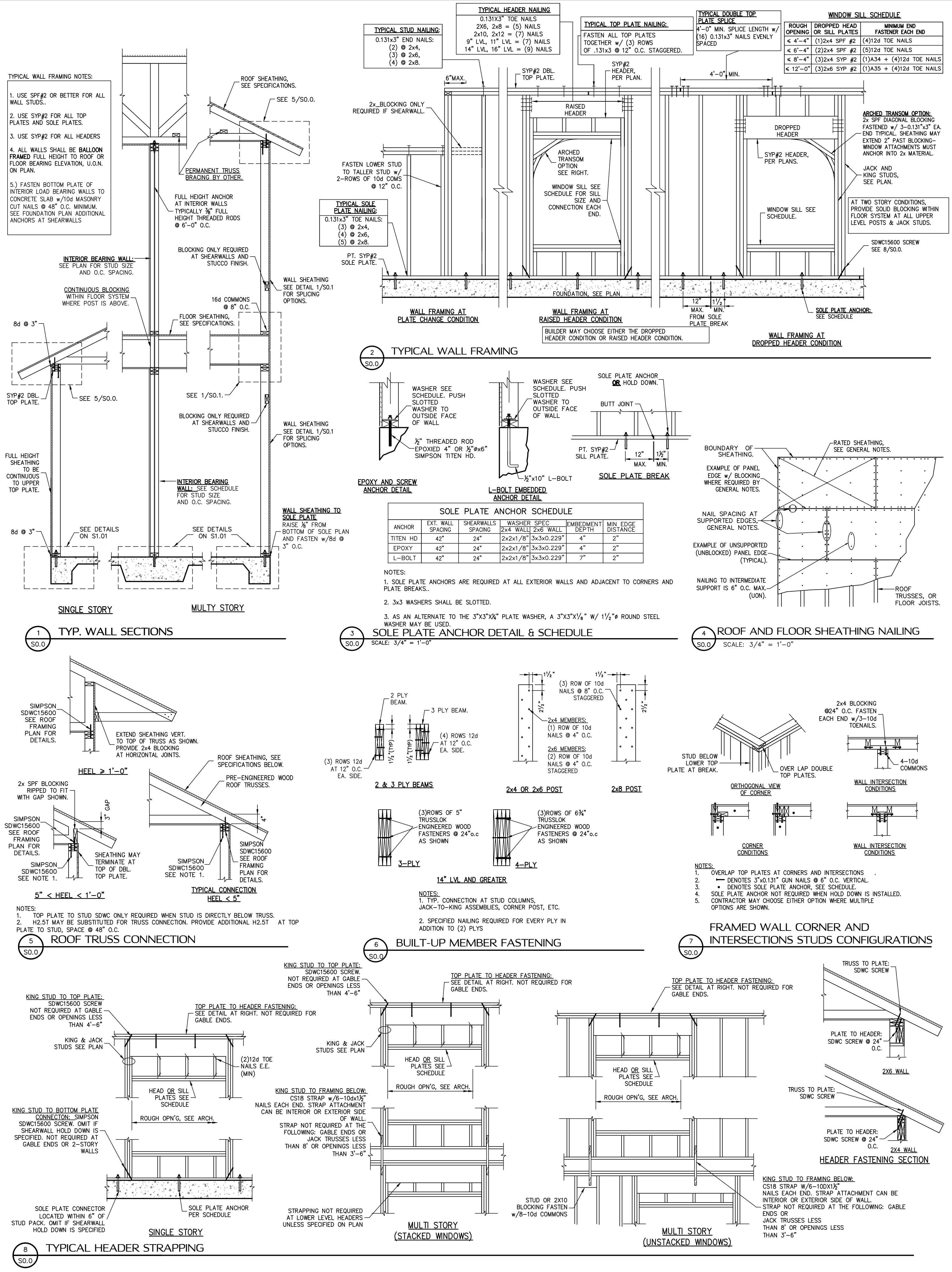
INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL
GABLE X-BRACE, SEE DETAIL 10/SO.1	(2)x8x1-1/2" HEADER SIZE, JACK AND KING STUD QUANTITY.
DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/4" DESIGNATES RE COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"	
ADJ. = ADJACENT BW = 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 FBC = FLORIDA BUILDING CODE FTN = FOUNDATION FT = FOOT FBD = FOOTING HBR = HORIZONTAL HORIZ = HORIZONTAL LBS = POUNDS	LG = Long MANUF = Manufacture MONO = Monolithic OC = On Center OSB = Oriented Strand Board PERP = Perpendicular PRE END = Pre Engineered PSF = Pounds per Square Foot 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 WFF = 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 LTR208	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 MSTM24	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	18-16d TO TRUSS/BAM	11496.2
HTT5	5250	4670	1-3/4" ROD TO FTG.	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
LT7208	1675	1675	10-16d TO STUD/BEAM/POST	11496.3
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1



CHRISTOPHER J. SABOURIN
No. 71461
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2023
FL PE #71461
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER J. SABOURIN, PE ON 12/09/2023. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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ISSUE	DATE
PERMIT	12.08.25
REVISIONS	DATE
25-0442	

STRUCTURAL ENGINEERING FOR
JONES RESIDENCE

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 7

GARAGE WING WALL ELEVATION

OVERLAP SIDEWALL TOP PLATE, GARAGE HEADER, CRIPPLE STUDS, (2)2x6 KING STUDS, (2)2x6 JACK STUDS, A35 ANGLE, (2)2x6 SILL WITH A35 ANGLE EA END, 2-MSTA24 STRAPS, HTTS w/ 3/8" THREADED ROD EPOXIED 12", P.T. SOLE PLATE, GARAGE FLOOR, THICKENED SLAB EDGE AT GARAGE OPENING, SOLE PLATE ANCHOR, GOAL POST, FASTEN TO STUD PACK WITH 2-ROWS OF 16d RING SHANK NAILS @ 12" O.C., ATTACH GARAGE DOOR THRU UPRIGHT BUCK DIRECTLY INTO STUD PACK, PER GARAGE DOOR SUPPLIER, HTTS w/ 3/8" THREADED ROD EPOXIED 12", SOLE PLATE ANCHOR

GARAGE WING WALL SECTION

GARAGE HEADER FRAMING

SCALE: N.T.S.

TYPICAL PORCH FRAMING DETAILS

SCALE: N.T.S.

TYPICAL PORCH BEAM CONNECTION

SCALE: N.T.S.

WALL ADJ. TO ROOF CONNECTION

SCALE: N.T.S.

SHEARWALL ATTACHMENT AT ROOF & FLOOR

SCALE: N.T.S.

LEDGER CONNECTION

SCALE: N.T.S.

DECK LEDGER AT OVERFRAME RAFTERS

SCALE: N.T.S.

FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM

SCALE: N.T.S.

3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT

SCALE: N.T.S.

FULL HEIGHT THREADED ROD ALTERNATE

SCALE: N.T.S.

HOLD DOWN ATTACHMENT DETAIL

SCALE: N.T.S.

DOOR JAMB FASTENING

SCALE: N.T.S.

BRACING NOTES AND SPECIFICATIONS

WHEN NOTED S0.1

1. GARAGE HEADER FRAMING

SCALE: N.T.S.

WHEN NOTED S0.1

2. TYPICAL PORCH FRAMING DETAILS

SCALE: N.T.S.

WHEN NOTED S0.1

3. TYPICAL PORCH BEAM CONNECTION

SCALE: N.T.S.

WHEN NOTED S0.1

4. WALL ADJ. TO ROOF CONNECTION

SCALE: N.T.S.

WHEN NOTED S0.1

5. SHEARWALL ATTACHMENT AT ROOF & FLOOR

SCALE: N.T.S.

WHEN NOTED S0.1

6. TYPICAL SHEARWALL ELEVATION

SCALE: N.T.S.

WHEN NOTED S0.1

7. HEADER TIE DOWN

SCALE: N.T.S.

WHEN NOTED S0.1

8. LEDGER CONNECTION

SCALE: N.T.S.

WHEN NOTED S0.1

9. DECK LEDGER AT OVERFRAME RAFTERS

SCALE: N.T.S.

WHEN NOTED S0.1

10. GABLE END BRACING

SCALE: N.T.S.

WHEN NOTED S0.1

11. PERMANENT TRUSS BRACING

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

WHEN NOTED S0.1

12. FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM

SCALE: N.T.S.

WHEN NOTED S0.1

13. 3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT

SCALE: N.T.S.

WHEN NOTED S0.1

14. FULL HEIGHT THREADED ROD ALTERNATE

SCALE: N.T.S.

WHEN NOTED S0.1

15. HOLD DOWN ATTACHMENT DETAIL

SCALE: N.T.S.

WHEN NOTED S0.1

16. DOOR JAMB FASTENING

SCALE: N.T.S.

FULL HEIGHT ANCHOR INSTALLATION CHART

THREADED ROD #	(A) WOOD PLATE HOLE	(B) CONCRETE HOLE	(C) WASHER SPEC.	(D) EMBEDMENT DEPTH	(E) EDGE DISTANCE	(F) EDGE DISTANCE
3/8"	1 1/2"	1 1/2"	2x2x1/2"	4"	2"	3"
1/2"	2 1/4"	2 1/4"	3x3x1/2"	7.5"	12"	28"
5/8"	3 1/4"	3 1/4"	3x3x1/2"	7.5"	12"	28"

MONO STEM MONO STEM

3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT

SCALE: N.T.S.

FULL HEIGHT THREADED ROD ALTERNATE

SCALE: N.T.S.

HOLD DOWN ATTACHMENT DETAIL

SCALE: N.T.S.

DOOR JAMB FASTENING

SCALE: N.T.S.

LEDGER CONNECTION

SCALE: N.T.S.

DECK LEDGER AT OVERFRAME RAFTERS

SCALE: N.T.S.

FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM

SCALE: N.T.S.

3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT

SCALE: N.T.S.

FULL HEIGHT THREADED ROD ALTERNATE

SCALE: N.T.S.

HOLD DOWN ATTACHMENT DETAIL

SCALE: N.T.S.

DOOR JAMB FASTENING

SCALE: N.T.S.

BRACING NOTES AND SPECIFICATIONS

GARAGE WING WALL ELEVATION

OVERLAP SIDEWALL TOP PLATE, GARAGE HEADER, CRIPPLE STUDS, (2)2x6 KING STUDS, (2)2x6 JACK STUDS, A35 ANGLE, (2)2x6 SILL WITH A35 ANGLE EA END, 2-MSTA24 STRAPS, HTTS w/ 3/8" THREADED ROD EPOXIED 12", P.T. SOLE PLATE, GARAGE FLOOR, THICKENED SLAB EDGE AT GARAGE OPENING, SOLE PLATE ANCHOR, GOAL POST, FASTEN TO STUD PACK WITH 2-ROWS OF 16d RING SHANK NAILS @ 12" O.C., ATTACH GARAGE DOOR THRU UPRIGHT BUCK DIRECTLY INTO STUD PACK, PER GARAGE DOOR SUPPLIER, HTTS w/ 3/8" THREADED ROD EPOXIED 12", SOLE PLATE ANCHOR

GARAGE WING WALL SECTION

GARAGE HEADER FRAMING

SCALE: N.T.S.

TYPICAL PORCH FRAMING DETAILS

SCALE: N.T.S.

TYPICAL PORCH BEAM CONNECTION

SCALE: N.T.S.

WALL ADJ. TO ROOF CONNECTION

SCALE: N.T.S.

SHEARWALL ATTACHMENT AT ROOF & FLOOR

SCALE: N.T.S.

LEDGER CONNECTION

SCALE: N.T.S.

DECK LEDGER AT OVERFRAME RAFTERS

SCALE: N.T.S.

FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM

SCALE: N.T.S.

3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT

SCALE: N.T.S.

FULL HEIGHT THREADED ROD ALTERNATE

SCALE: N.T.S.

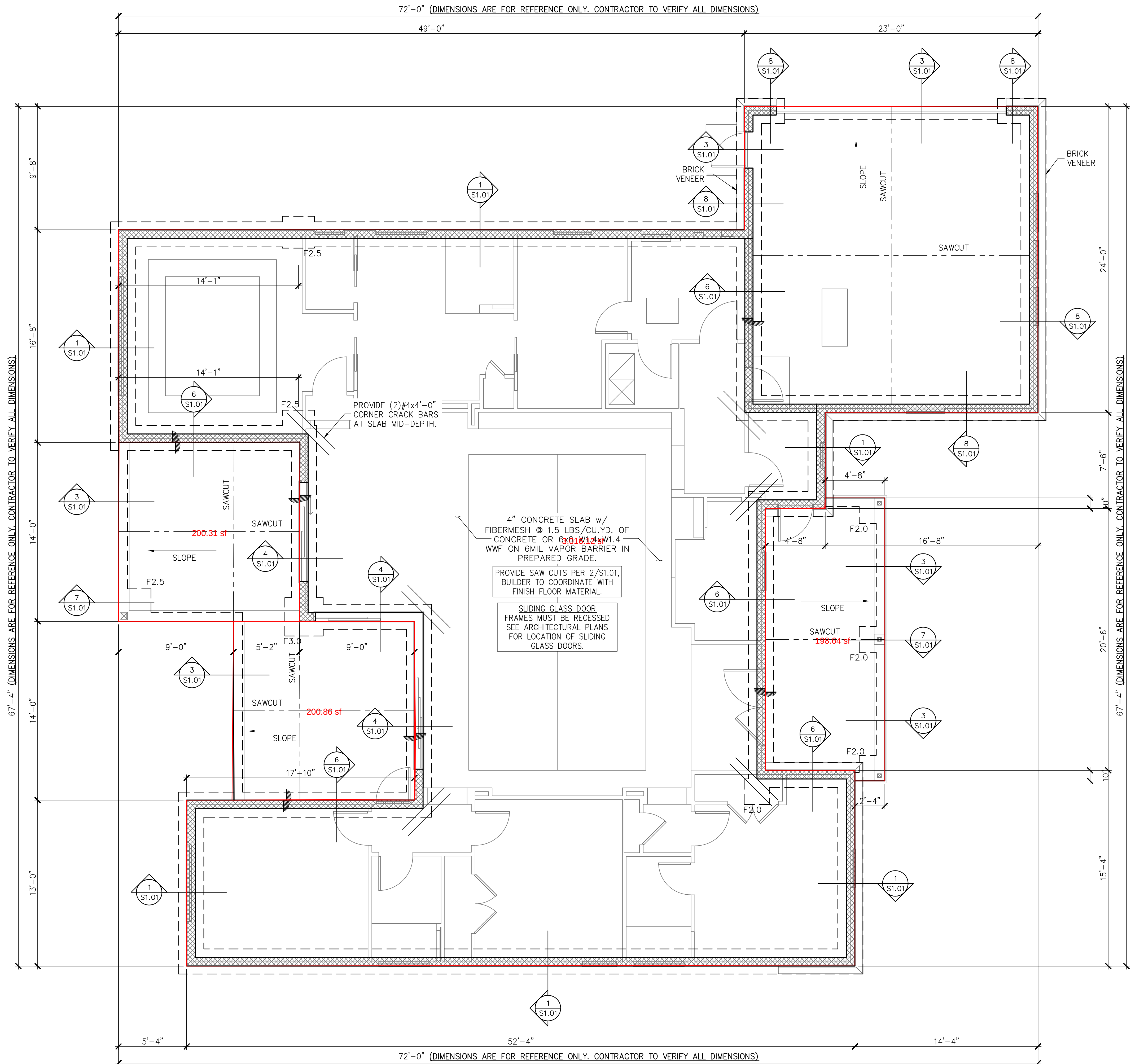
HOLD DOWN ATTACHMENT DETAIL

SCALE: N.T.S.

DOOR JAMB FASTENING

SCALE: N.T.S.

BRACING NOTES AND SPECIFICATIONS



FOUNDATION PLAN

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

FOUNDATION LEGEND

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

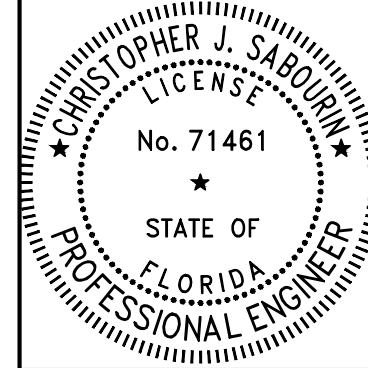
FOOTING SCHEDULE

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

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

CONTRACTOR TO VERIFY DIMENSIONS



12.08.25
Christopher J. Sabourin
FL PE #71461

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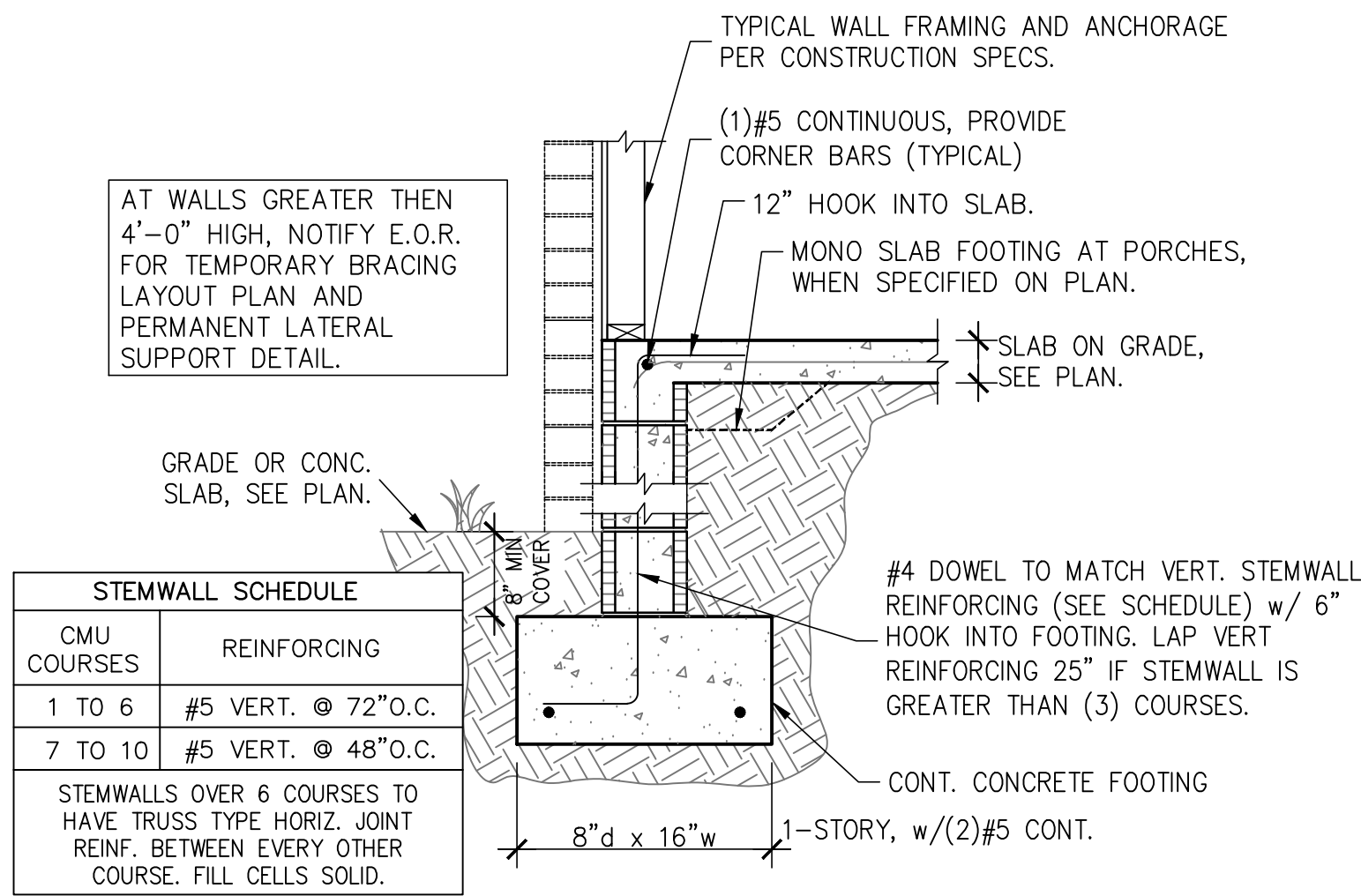
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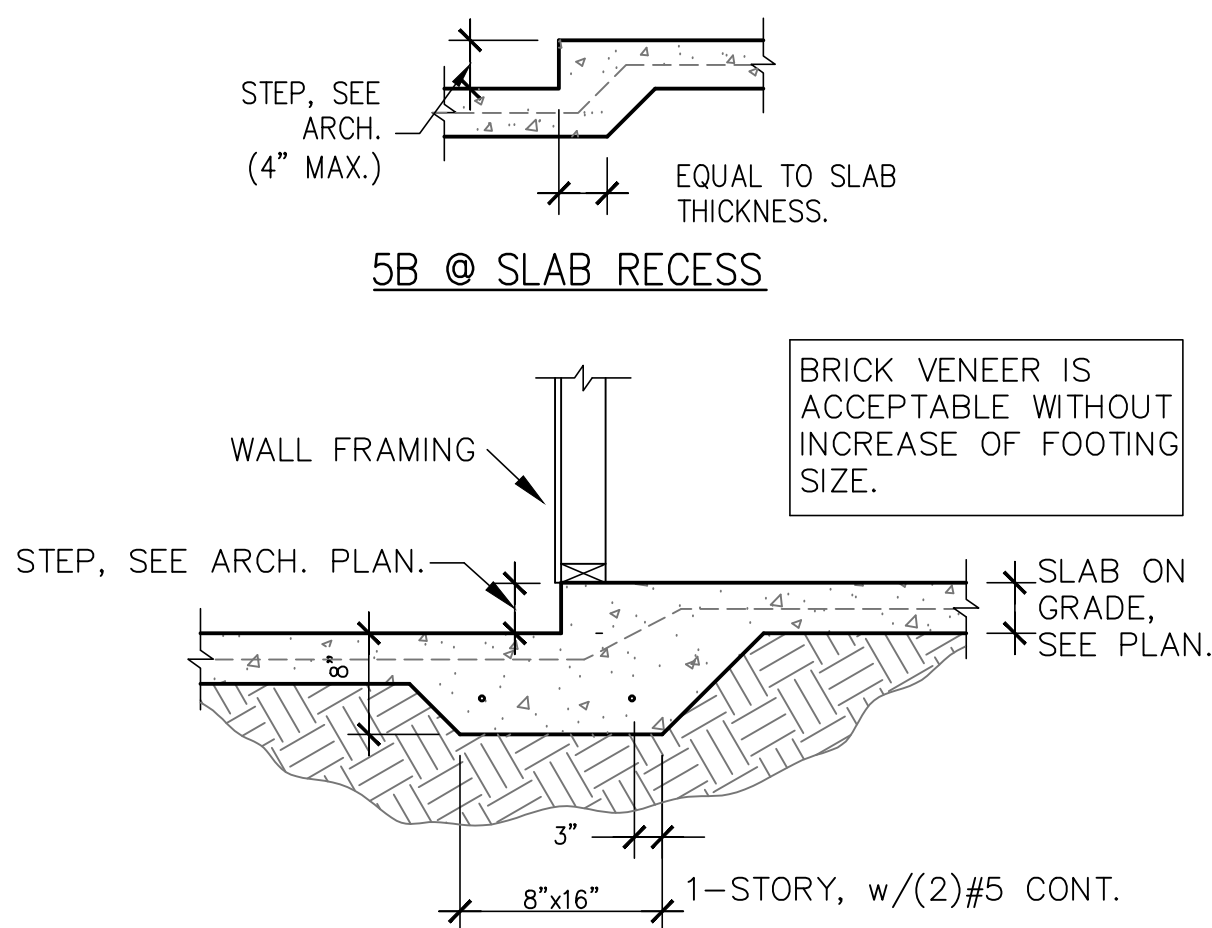
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FOUNDATION
PLAN

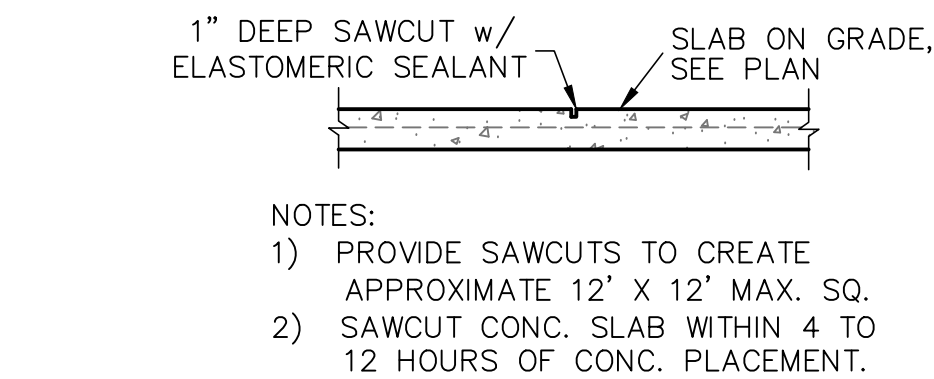
SHEET
S1.0
SHEET 3 OF 7



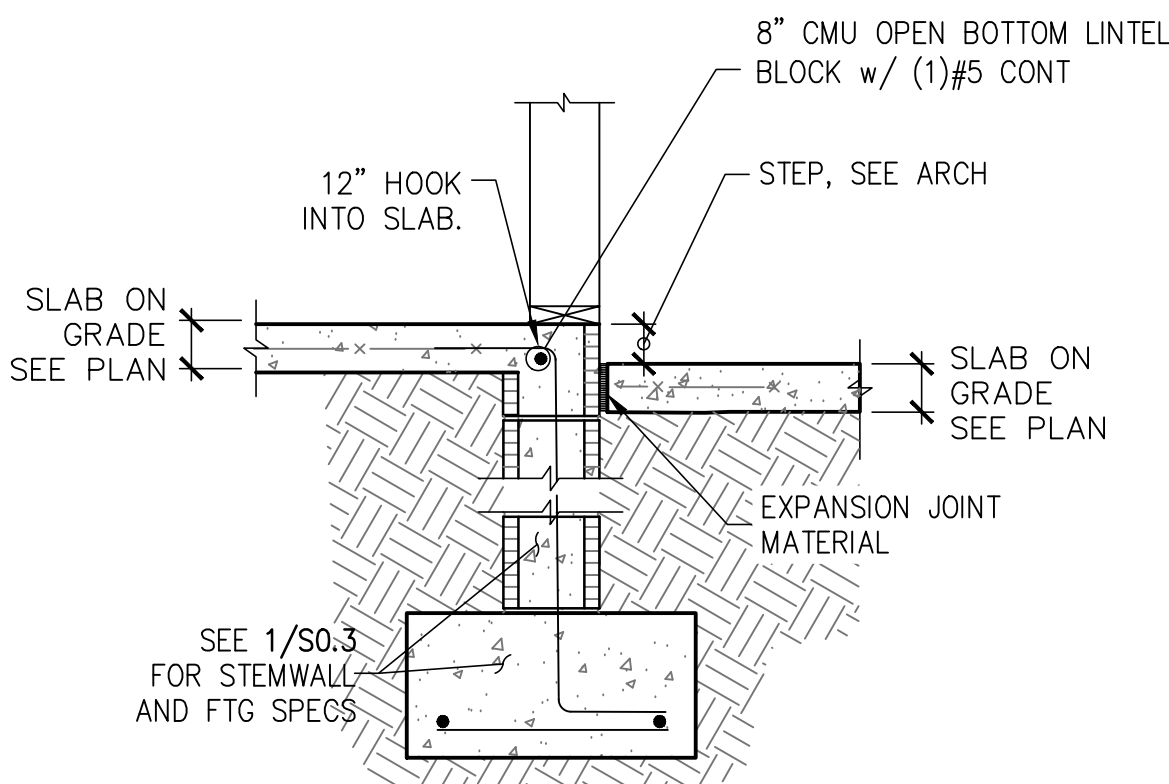
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



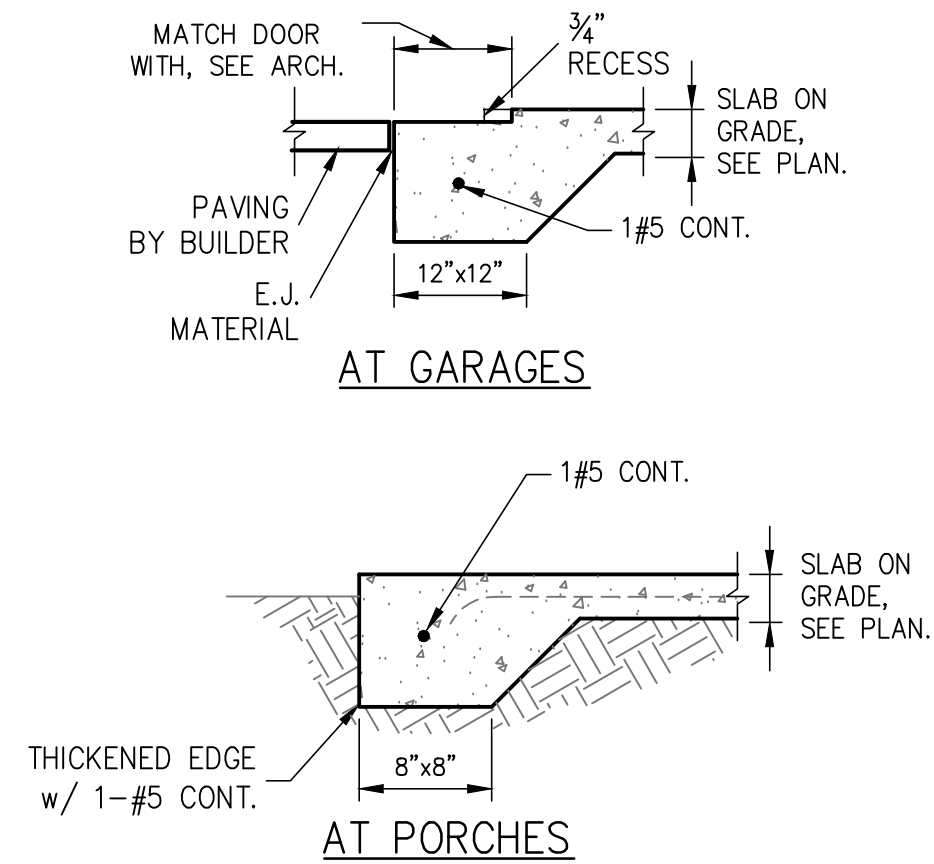
5 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"



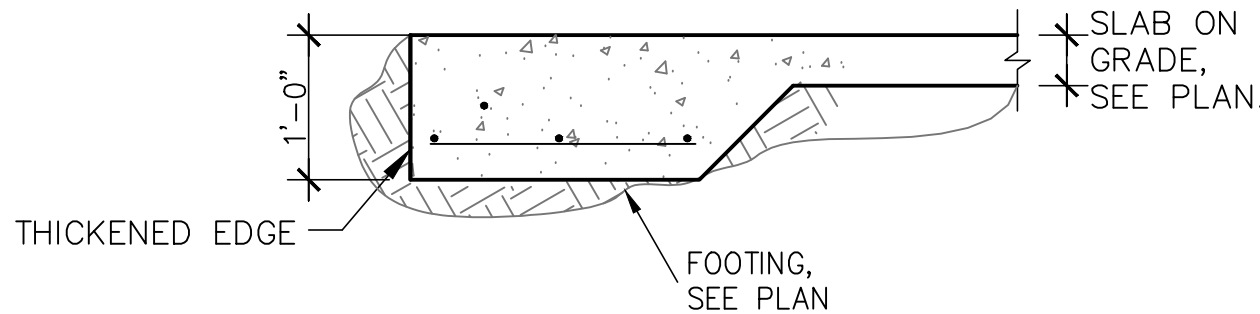
2 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



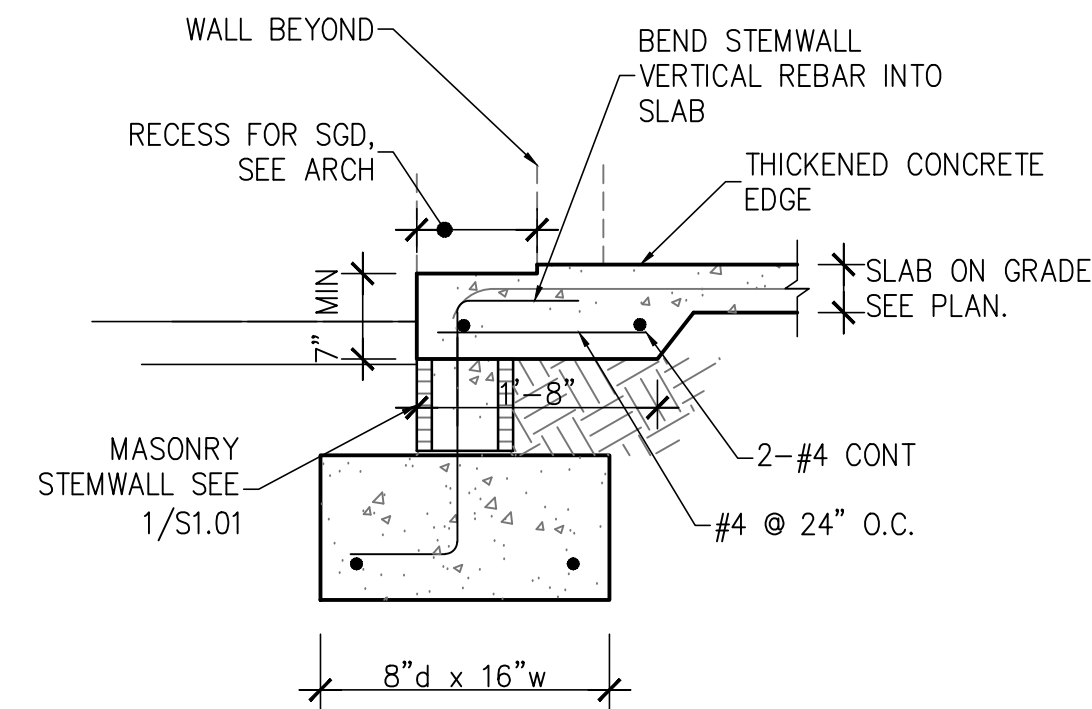
6 STEP AT STEMWALL
S1.01 SCALE: 3/4" = 1'-0"



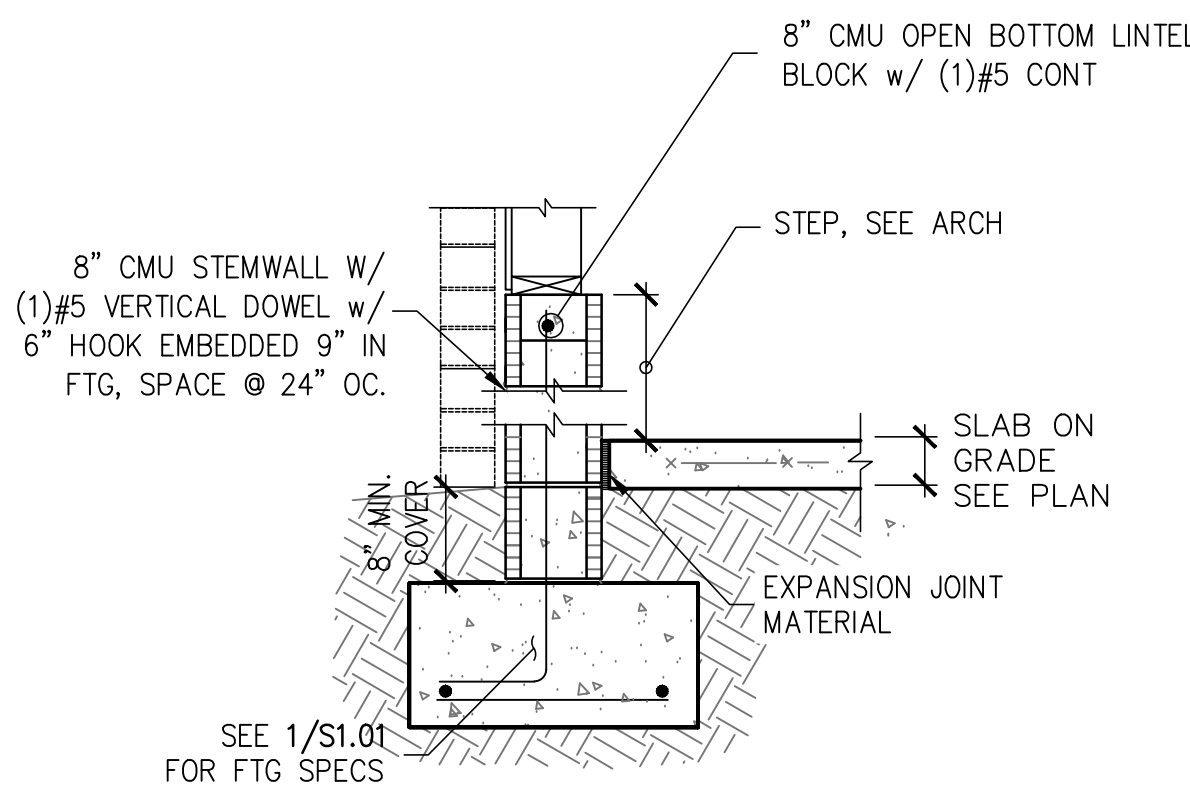
3 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"



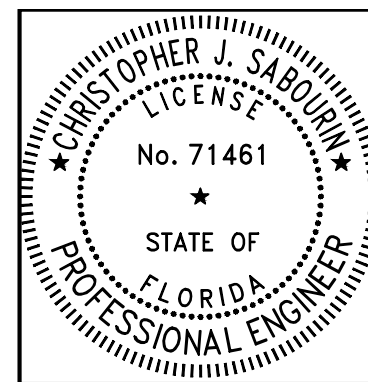
7 PEDESTAL AT PORCH SLAB
S1.01



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



8 GARAGE PERMETER STEMWALL WITH FLOATING SLAB
S1.01 SCALE: 3/4" = 1'-0"



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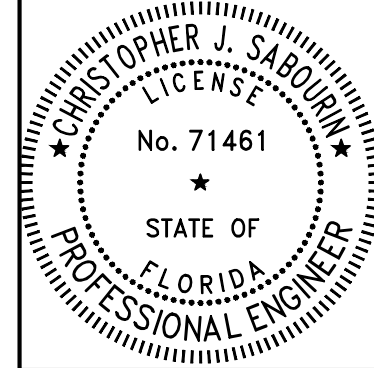
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FOUNDATION
DETAILS

SHEET
S1.01
SHEET 4 OF 7



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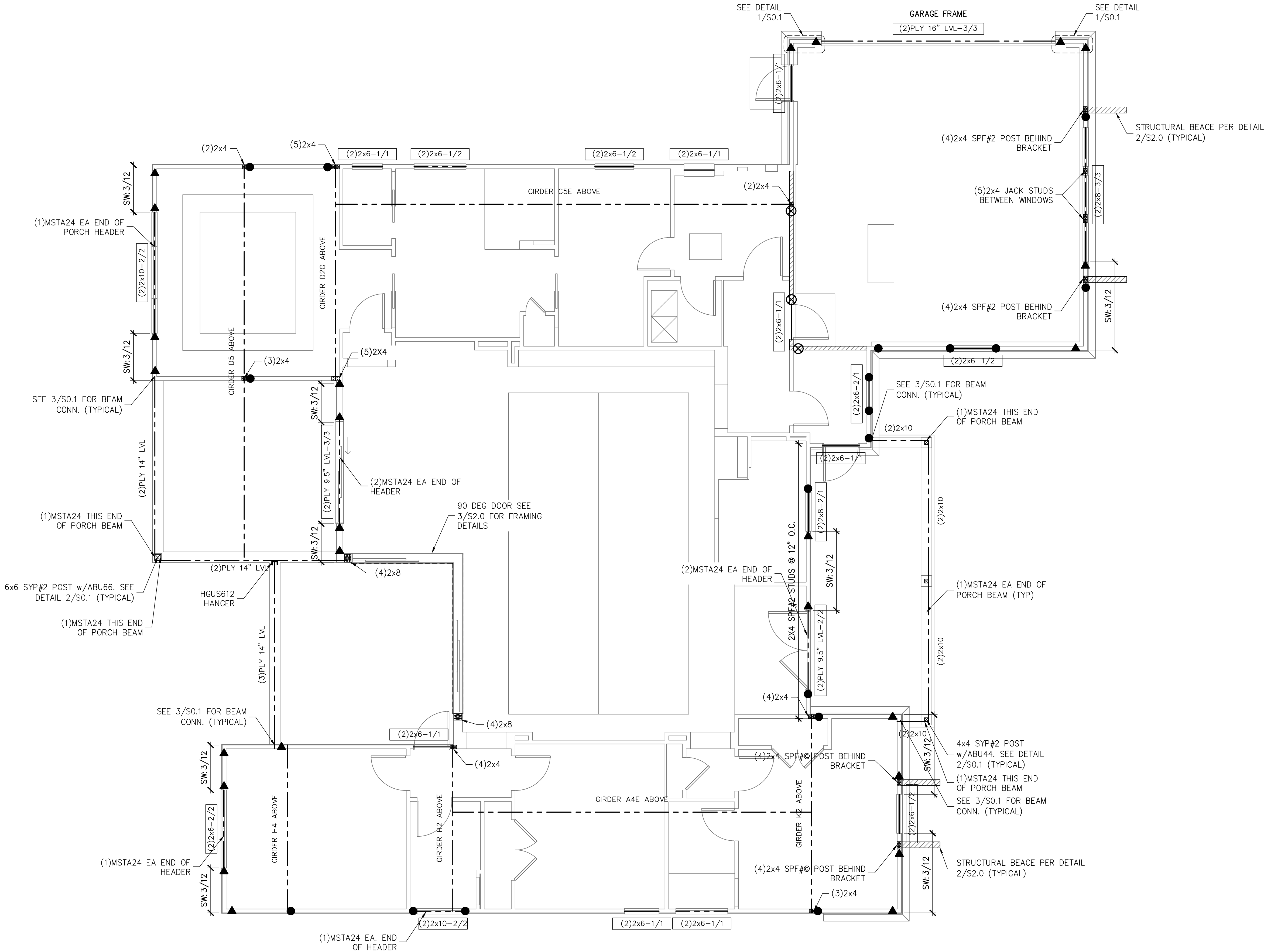
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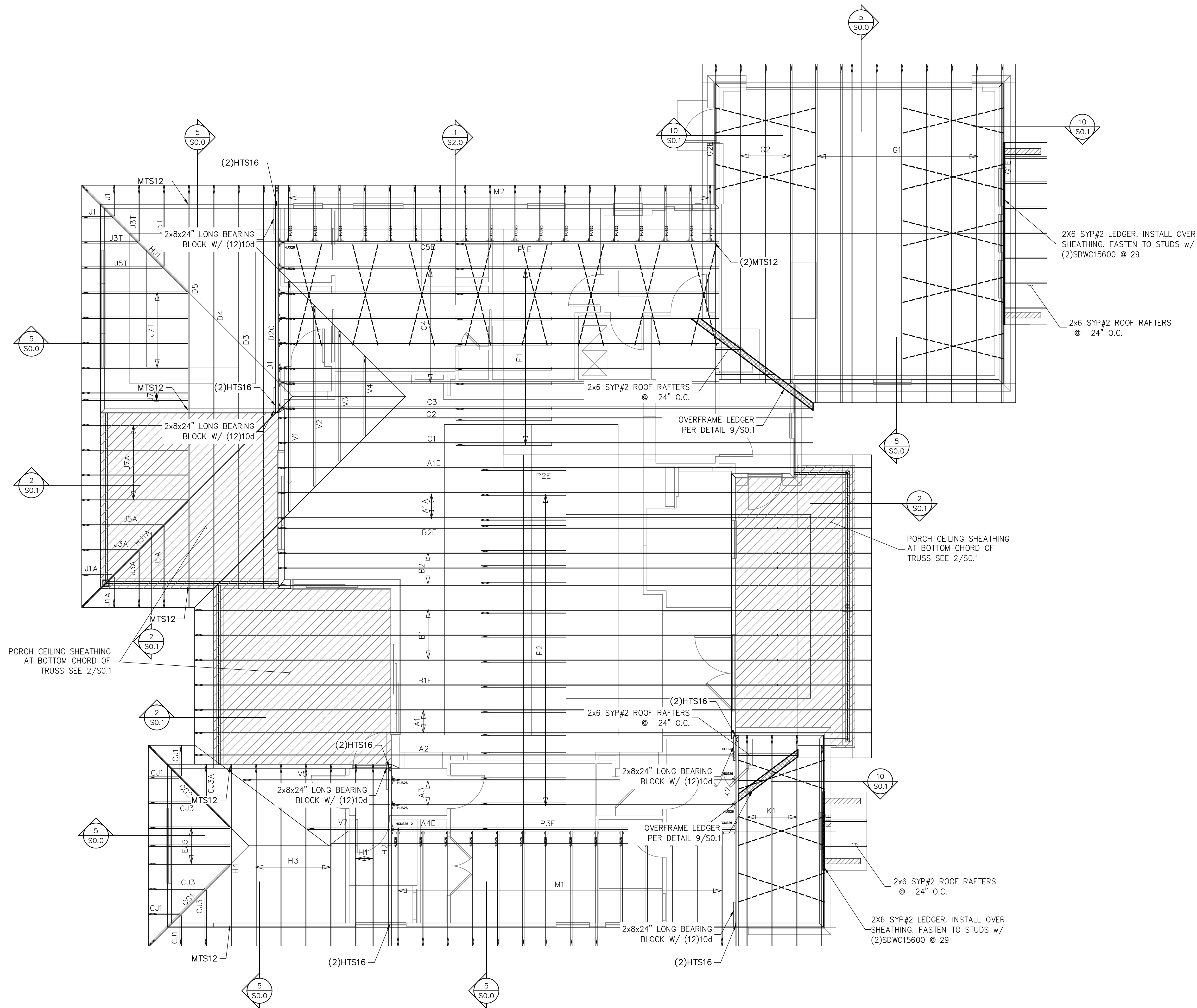
FIRST LEVEL
WALL
FRAMING
PLAN

SHEET
S1.1
SHEET 5 OF 7

SYMBOLS LEGEND	
	DESIGNATES OSB SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 12" O.C. "IN THE FIELD"
	DESIGNATES THE HEADER SIZE, NUMBER OF PLYS & JACK/JING STUDS NEEDED FOR SUPPORT HEADER.
	BEAM OR TRUSS, SEE PLAN
ANCHOR LEGEND	



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



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 S0.0
2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN MIN. (1)SDWC CONNECTOR.
3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET S0.0
4. WHEN USING (2)H2.5T 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

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 "birdsmouth" 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

STUD NOT DIRECTLY BELOW TRUSS

SDWC15600

Do not install SDWC in hatched area

Overhang 1 1/2" MIN 2" MAX

SDWC INSTALLATION RANGE

STUD NOT DIRECTLY BELOW TRUSS

SDWC15600

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

SDWC AT TOP PLATE SPLICE

STUD NOT DIRECTLY BELOW TRUSS

SDWC15600

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STATE OF
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PROFESSIONAL ENGINEER

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12.08.25
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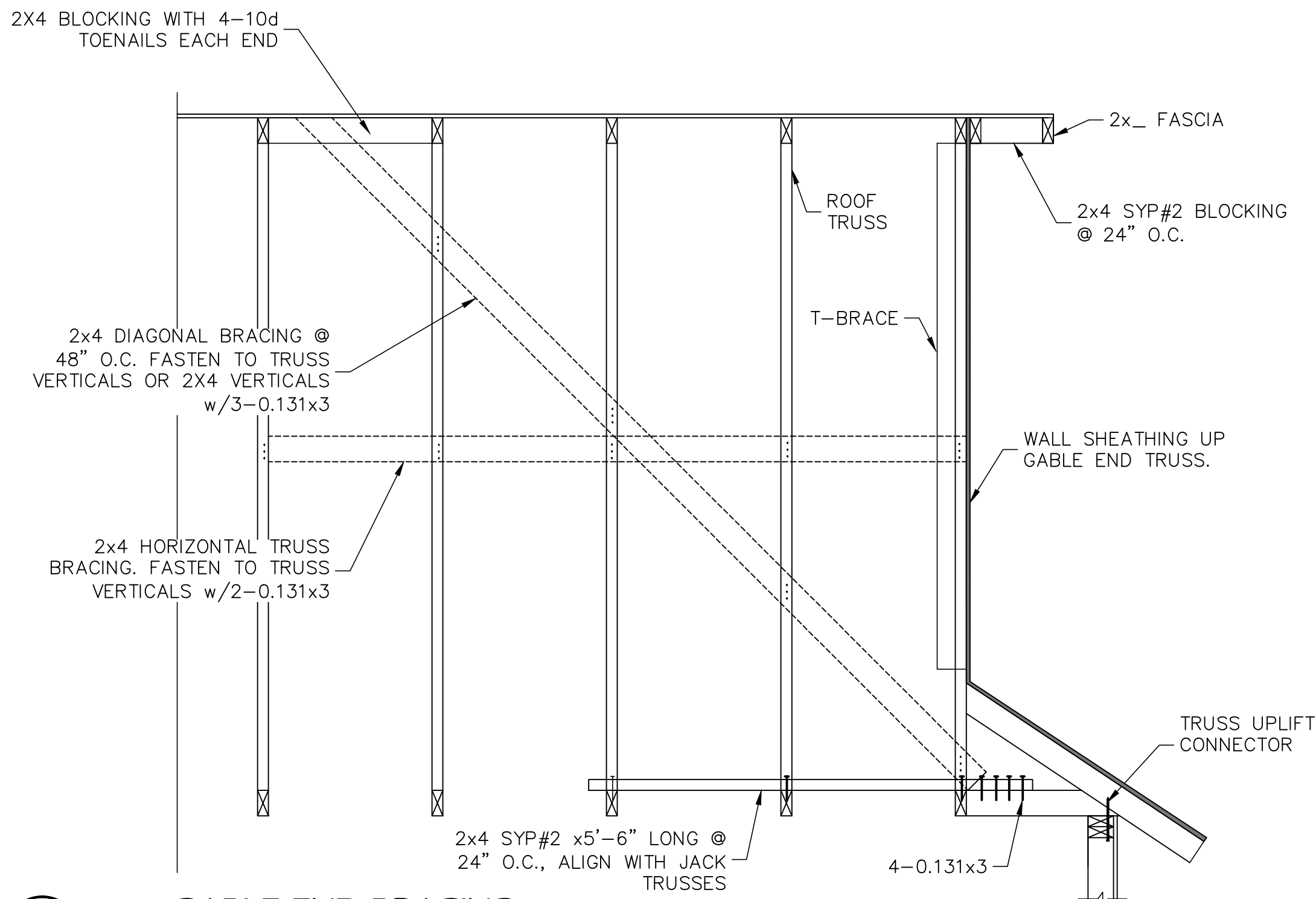
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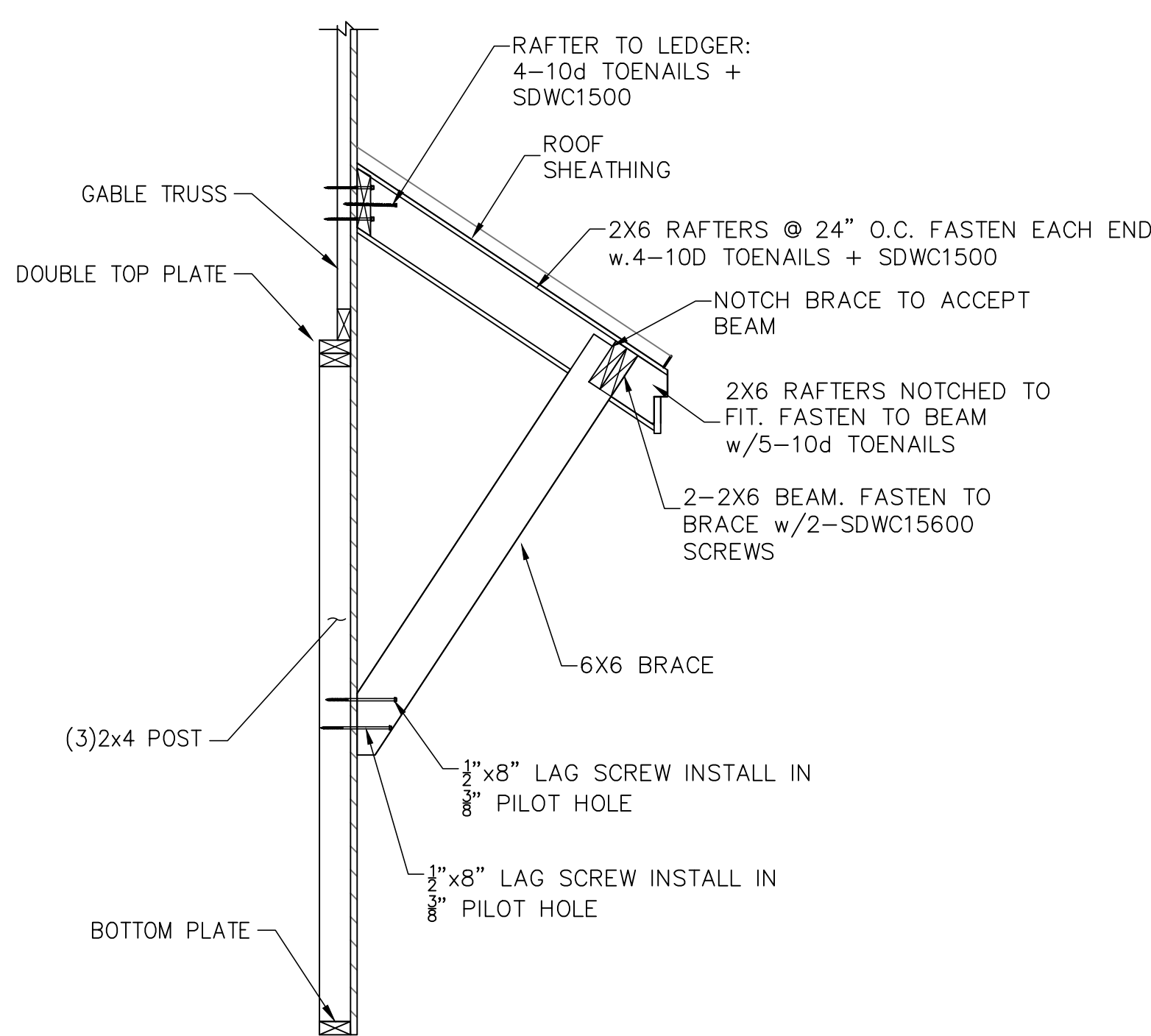
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ROOF TRUSS
PLACEMENT
PLAN

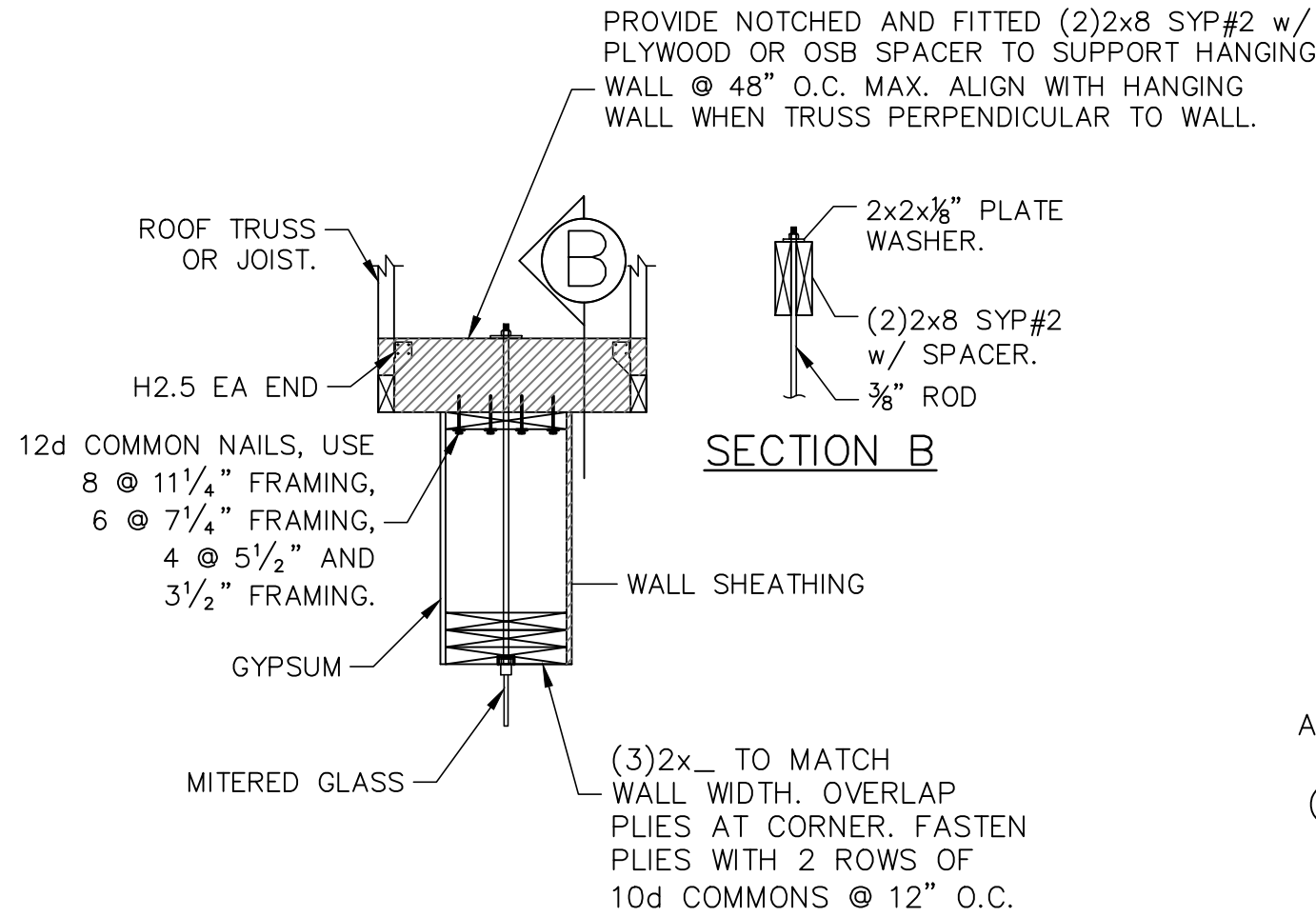
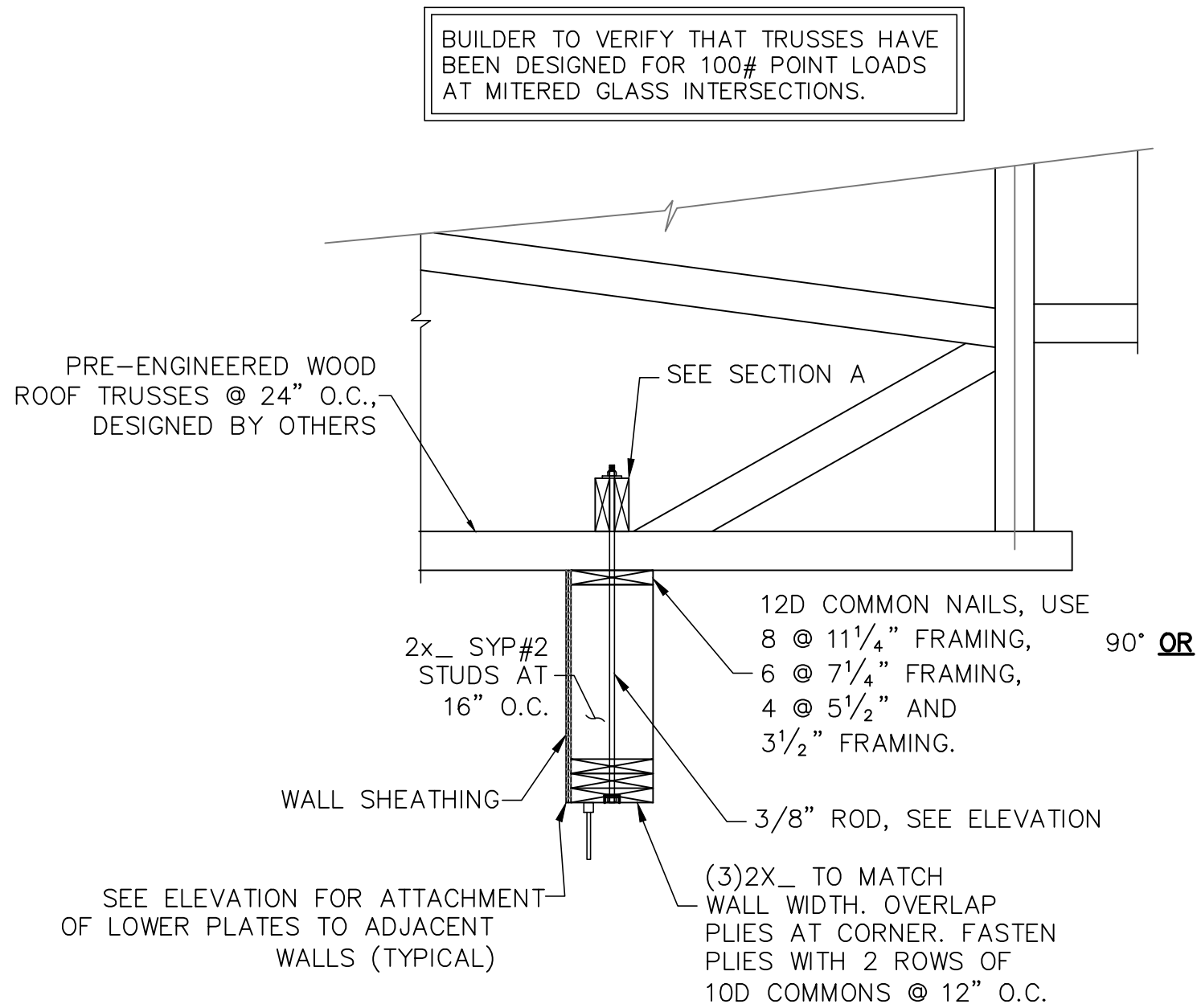
SHEET
S1.2
SHEET 6 OF 7



1 GABLE END BRACING
S2.0 NOTES: 1. SPACE GABLE END BRACING @ 4'-6" MAX.
2. ALL MATERIAL TO BE SYP#2

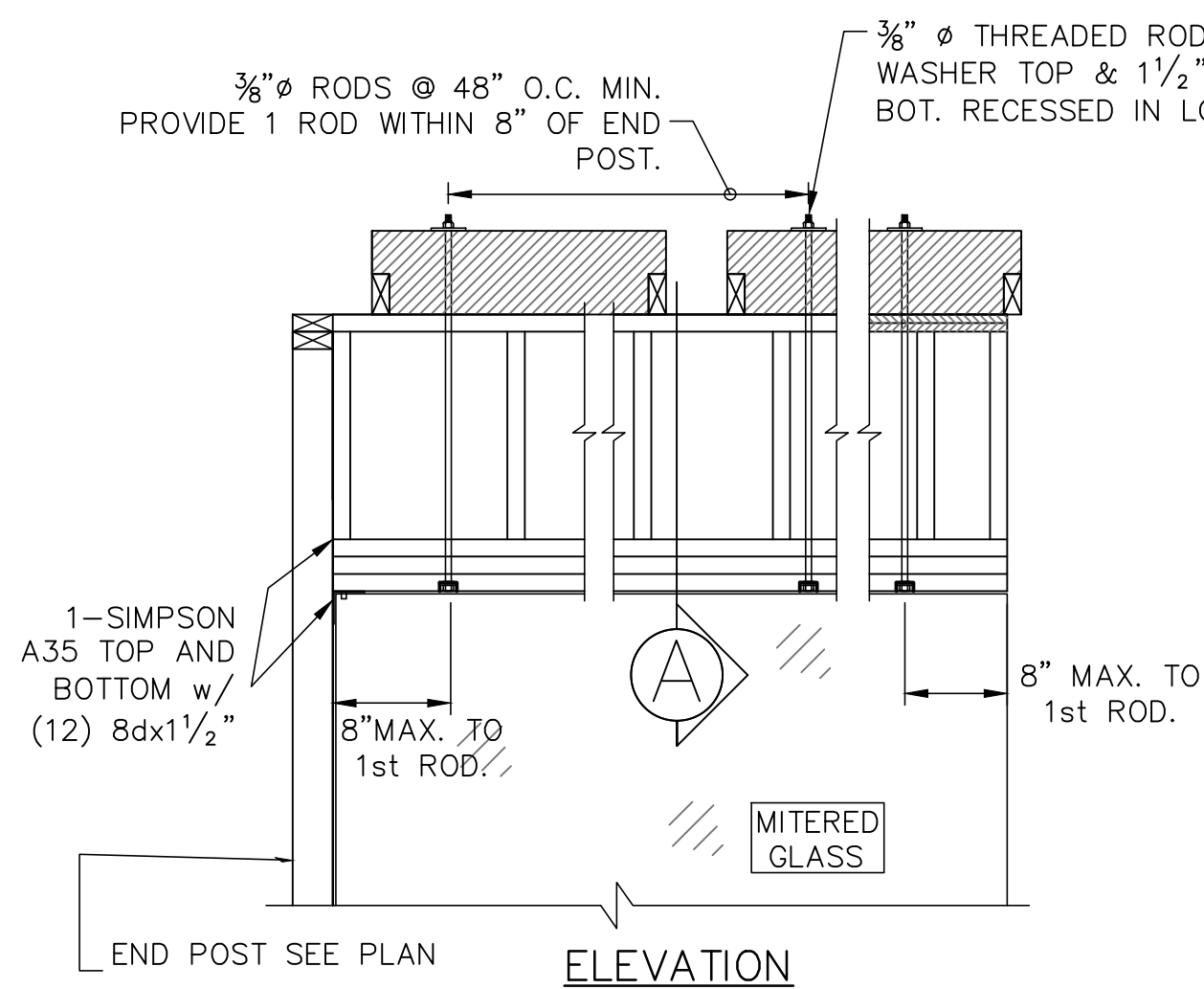


2 BRACE DETAIL
S2.0 SCALE: 3/4" = 1'-0"

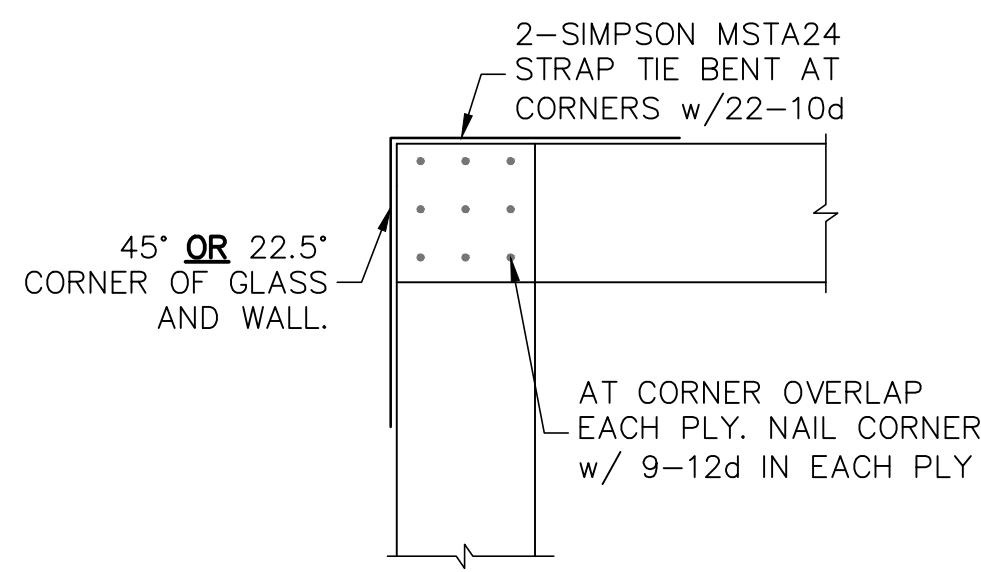


SECTION A

SECTION B

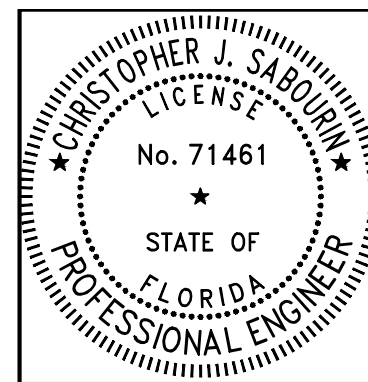


ELEVATION



SECTION AT CORNER

3 MITERED WINDOW HEAD FRAMING
S2.0 SCALE: N.T.S.



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ROOF TRUSS
PLACEMENT
PLAN

SHEET
S2.0
SHEET 7 OF 7