

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:
(cd=1.25)
20 psf (ARCH SHINGLES)
7 psf (TILE SHINGLES)
10 psf (TILE SHINGLES)
5 psf

FLOOR:
(cd=1.00)
40 psf
10 psf
10 psf
5 psf

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 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 ----- 8/12
BUILDING CATEGORY ----- C
EXPOSURE CATEGORY ----- C
ENCLOSURE CLASSIFICATION ----- C
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 ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
EPOXY: ITW RED HED A7
REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E), 900ksi, BENDING STRESS (F_b) 2600psi

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 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).
TILE – MIN. 15/32" 32/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" 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 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 530.1-05. 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 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 LISTS 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 C90E, F 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 REBAR 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 1/51.0. 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, PERIMETER 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 OUT A 1" SAWCUT INTO SLAB IN A 12"x12" GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT, PROVIDE SAWCUTS THROUGHOUT SLAB CALL 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 TO B2 OR B3 DOT BORATE PRESERVATIVE TREATMENT IS USED. ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ALCCA 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 AISC 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 BRACING PER "COMPLEMENTARY" AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HB-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 E1514 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	TOE NAIL	(3-16d) 4-GUN NAILS
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 8"

BRICK NOTES / LINTEL SCHED

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
L3 1/2"x3 3/4"x 1/4"	4"	6'-0"
L4x3 1/2"x 1/4"	6"	8'-0"
L5x3 1/2"x 1/4"	6"	10'-0"
L6x3 1/2"x 1/4"	6"	12'-0"
L7x3 1/2"x 1/4"	6"	16'-0"

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

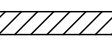
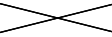
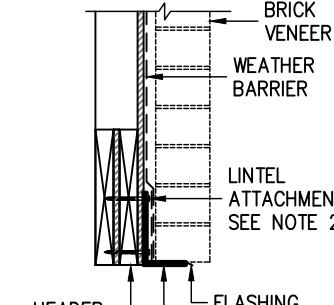
2. LINTEL MORE THAN 8'-0". SHOULD BE LATERALLY SUPPORTED NOT TO EXCEED 6 FT. O.C. w/ 2-1/4"x3" WD. SCREWS INTO HEADER PROVIDE A 1/2" VERTICAL SLOTTED HOLE FOR SCREW.

3. BRICK VENEER ATTACHMENT: HORIZONTAL TIES @ 24" O.C., VERT. TIES @ 12" O.C. (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.

PLAN LEGEND AND ABBREVIATIONS

INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL
GABLE X-BRACE, SEE DETAIL 10/25.1	HEADER SIZE, JACK AND KING STUD QUANTITY
DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIZE OF WALL, THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/8" DESIGATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"	
ADJ - ADJACENT	LG - Long
BM - BEAM	MANUF - Manufacture
BOT - BOTTOM	MONO - Monolithic
BRG - BEARING	OC - On Center
CMU - CONCRETE MASONRY UNIT	OSB - Oriented Strand Board
DBL - DOUBLE	PERP - Perpendicular
DIA - DIAMETER	PRE-ENG - Pre Engineered
EA - EACH	PSF - Pounds per Square Foot
EE - EACH END	PT - Pounds per Square Inch
EOR - ENGINEER OF RECORD	PT - PRESSURE TREATED
EQUAL - EQUAL	QUICK - Quick
EXT - EXTERIOR	REIN - Reinforce
FBC - FLORIDA BUILDING CODE	SF - Square Foot
FDM - FOUNDATION	SFF - Spruce Pine Fir
FT - FOOT	STP - Southern Yellow Pine
THRU - Through	TYP - Typical
HDR - HEADER	UON - Unless Otherwise Noted
HORIZ - HORIZONTAL	VERT - Vertical
LES - POUNDS	WWF - Welded Wire Fabric

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

WOOD FASTENING SCHEDULE			BRICK NOTES / LINTEL SCHED			PLAN LEGEND AND ABBREVIATIONS		
MEMBERS	CONNECTION	FASTENER	LINTEL DIMENSION	MIN. BRG.	MAX. SPAN	 INTERIOR LOAD BEARING WALL	 BUILT-UP POST IN THE WALL	
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.	L3 1/2 x 3 3/4 x 1/4	4"	6'-0"	 GABLE X-BRACE, SEE DETAIL 10/25.1		
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-16d) 3-GUN NAILS	L4 x 3 1/2 x 1/4	6"	8'-0"			
DBL. TOP PLATE TO STUD	FACE NAIL	(2-16d) 3-GUN NAILS	L5 x 3 1/2 x 1/4	6"	10'-0"			
RIM JOIST TO TOP PLATE	TOE NAIL	(8d @ 6") GUN NAIL @ 6"	L6 x 3 1/2 x 1/4	6"	12'-0"			
CEILING JOIST TO TOP PLATE	TOE NAIL	(3-8d) 5-GUN NAILS	L7 x 3 1/2 x 1/4	6"	16'-0"			
CEILING JOIST, OVER PARTITIONS	FACE NAIL	(3-16d) 4-GUN NAILS	1. STEEL LINTELS TO BE MINIMAL 36" LINTEL MUST HAVE CORROSION RESISTANT COATING OF EPOXY BASED PAINT. 2. LINTEL MORE THAN 8'-0". SHOULD BE LATERALLY SUPPORTED NOT TO EXCEED 6 FT. O.C. w/ 2-1/4" x 3" 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					
CEILING JOIST TO ROOF RAFTER	FACE NAIL	(6-16d) 8-GUN NAILS						
JOIST/TRUSS TO PLATE	TOE NAIL	(2-16d) 3-GUN NAILS						
RAFTER TO PLATE	TOE NAIL	(3-8d) 3-GUN NAILS						
JACK RAFTER TO HIP	TOE NAIL	(3-10d) 4-GUN NAILS						
ROOF RAFTER TO 2x... RIDGE BM.	TOE NAIL	(2-16d) 3-GUN NAILS						
CONT. HEADER, TWO PIECES	FACE NAIL	16d @ 16" O.C. @ EDGE						
CONT. HEADER TO STUD	TOE NAIL	(3-16d) 4-GUN NAILS						
STUD TO SOLE PLATE	TOE NAIL	(3-16d) 4-GUN NAILS						
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 8"						
NAIL SPECIFICATIONS								
3"x0.131" = GUN NAILS	2"x0.113" = RINK SHANK							
3"x0.113" = 6d	2 1/2"x0.13 = 8d							
3"x0.148" = 10d	3 1/2"x0.162" = 16d							
1 1/2"x0.148" = 10d1/4"	1 1/2"x0.131" = 8d1/4"							
			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 EQUAL - EQUAL EXT - EXTERIOR FBC - FLORIDA BUILDING CODE FDM - FOUNDATION FT - FOOT THRU - THROUGH HDR - HEADER HORIZ - HORIZONTAL LES - 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 PT - Pounds per Square Inch PT - PRESSURE TREATED QUICK - Quick Tie REIN - Reinforce SF - Square Foot SFF - Spruce Pine Fir STP - Southern Yellow Pine THRU - Through TYP - Typical UON - Unless Otherwise Noted VERT - Vertical WWF - Welded Wire Fabric					

USP CONNECTORS

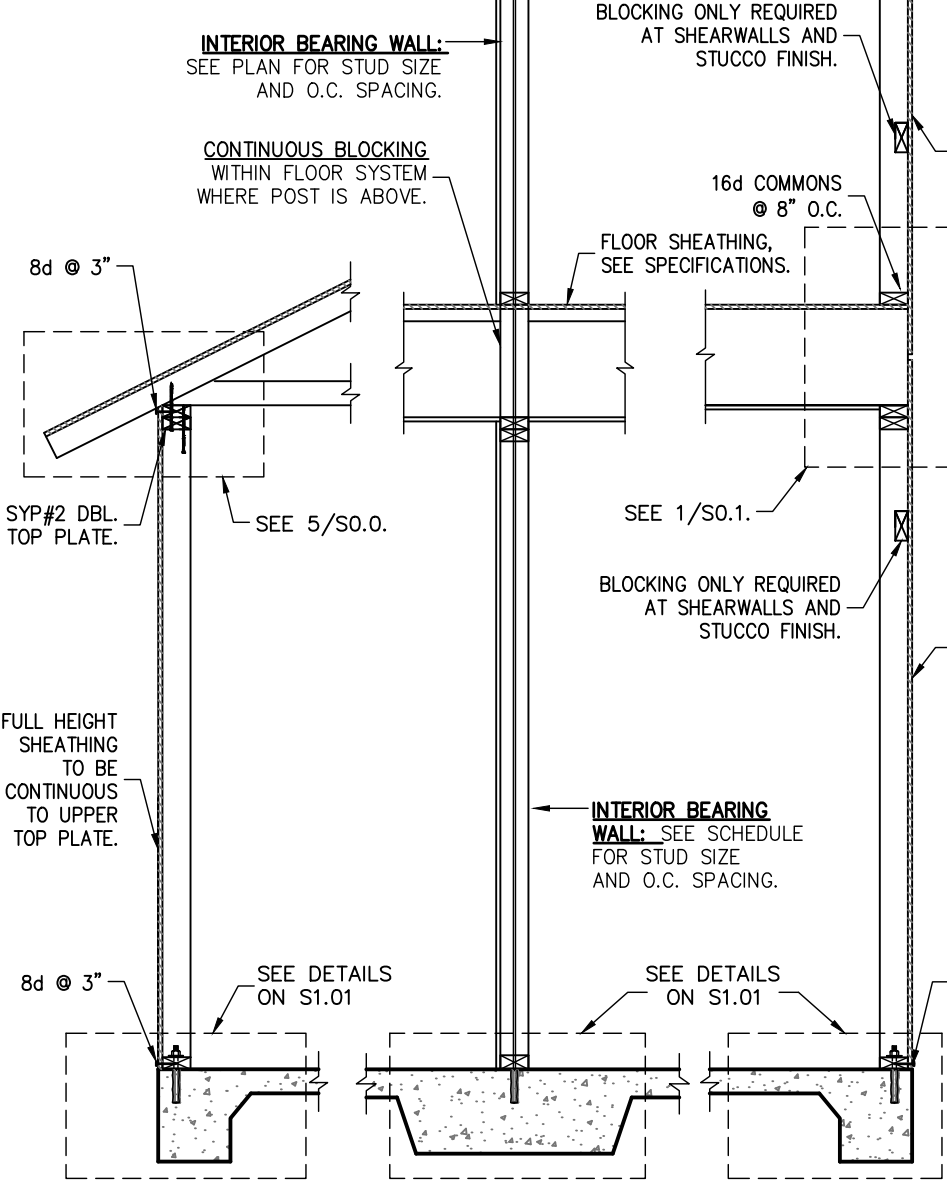
CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10dx1 1/2"	
USP R17	585	495	(5)8d EA. END	
USP RT8A	775	650	(5)10dx1 1/2" EA. END	
USP MTW12	1195	860	(7)10dx1 1/2" EA. END	
USP HTW20	1450	1245	(12)10dx1 1/2" EA. END	
USP MSTA24	1640	1455	(9)10d EA. END	
USP MSTA36	2065	2065	(13)10d EA. END	
USP L7S20B	1105	1105	1/4" ROD TO FTG.	
USP JUS28	1305	1305	(6)10d TO HEADER	
USP HTT16	4290	4290	3/4" ROD TO FTG.	
USP HTT22	5370	5370	3/4" ROD TO FTG.	
USP PAU44	2535		3/4" ROD w/ (12)16d	
USP PAU66	2535		3/4" ROD w/ (12)16d	
USP MSTA24	1545	1455	(5)1/4"x2-1/4" TAPCONS	

SIMPSON CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8dx1 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	7-10dx1 1/2" EA. END	10456.3
HTS20	1450	1245	24-10dx1 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/BEAM 1-3/4" ROD TO FTG.	11496.2
HTT5	5250	4670	32-16d TO TRUSS/BEAM 1-3/4" ROD TO FTG.	11496.2
LUS28	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		3/4" ROD EPOXIED 6" MIN	10849.6
ABU66	2300		3/4" ROD EPOXIED 6" MIN	10849.6
SET	N/A	N/A	SIMPSON EPOXY-TIE	11506.4
L7T20B	1675	1675	10-16d TO STUD/BEAM/POST	11496.3
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1

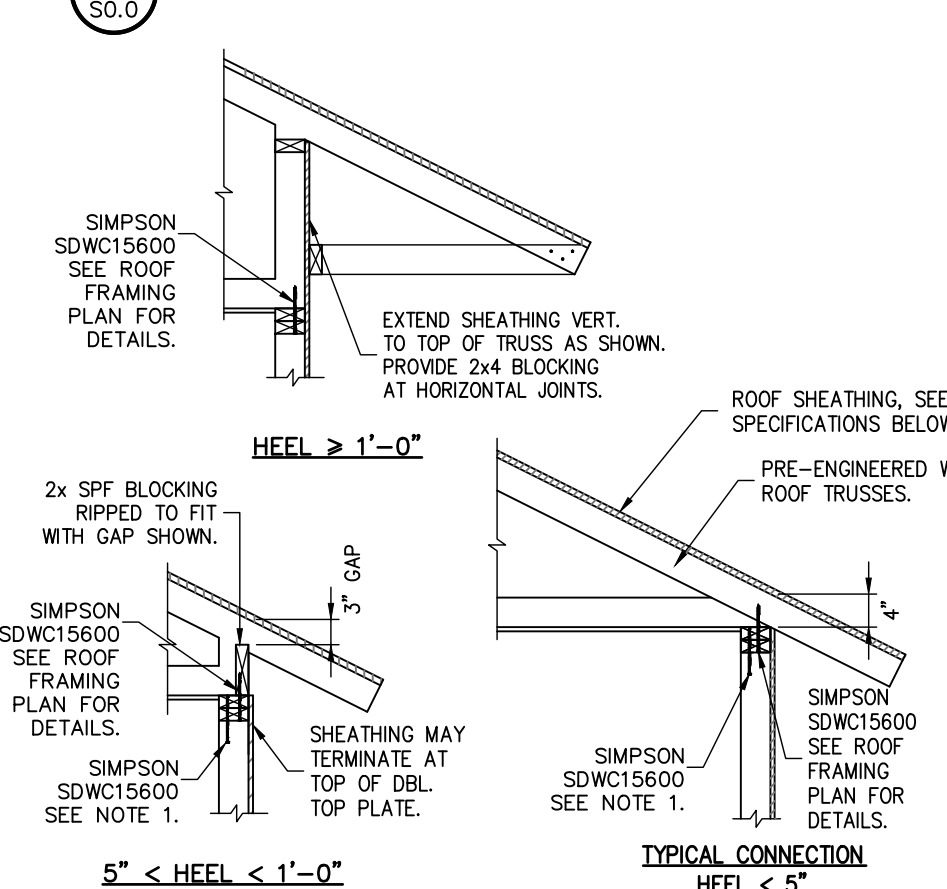
TYPICAL WALL FRAMING NOTES:

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



SINGLE STORY MULTY STORY

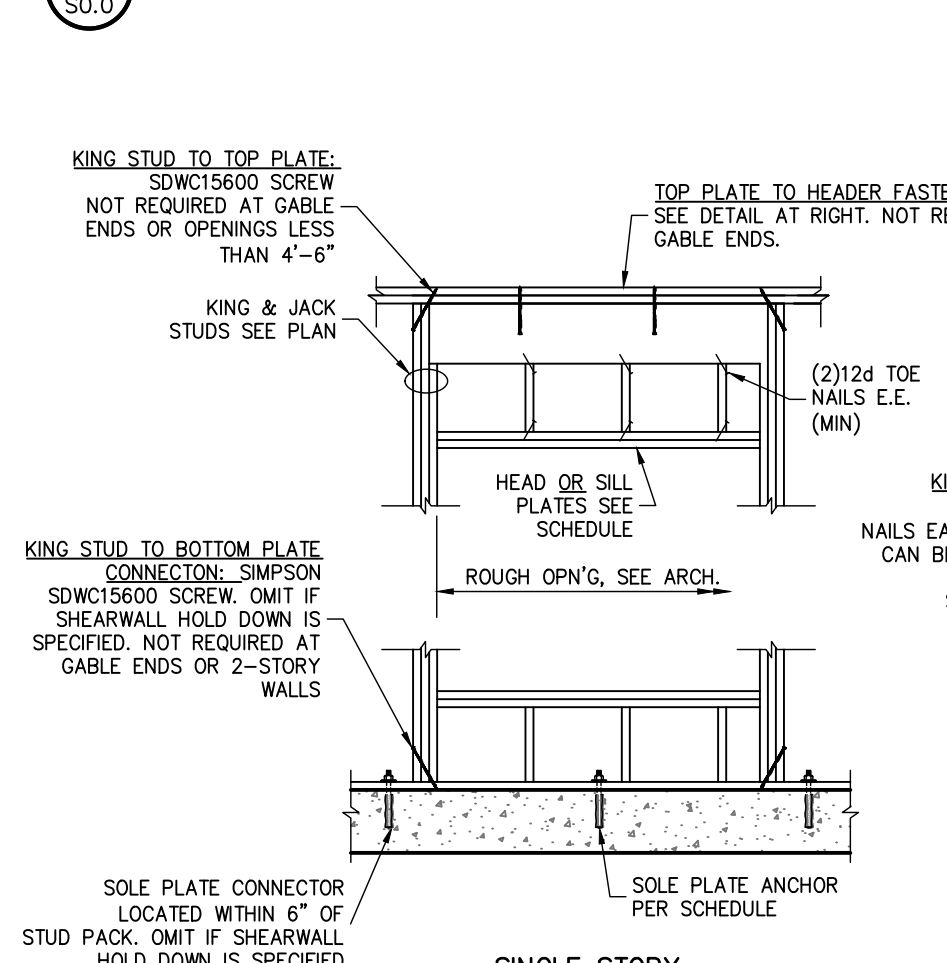
1 TYP. WALL SECTIONS



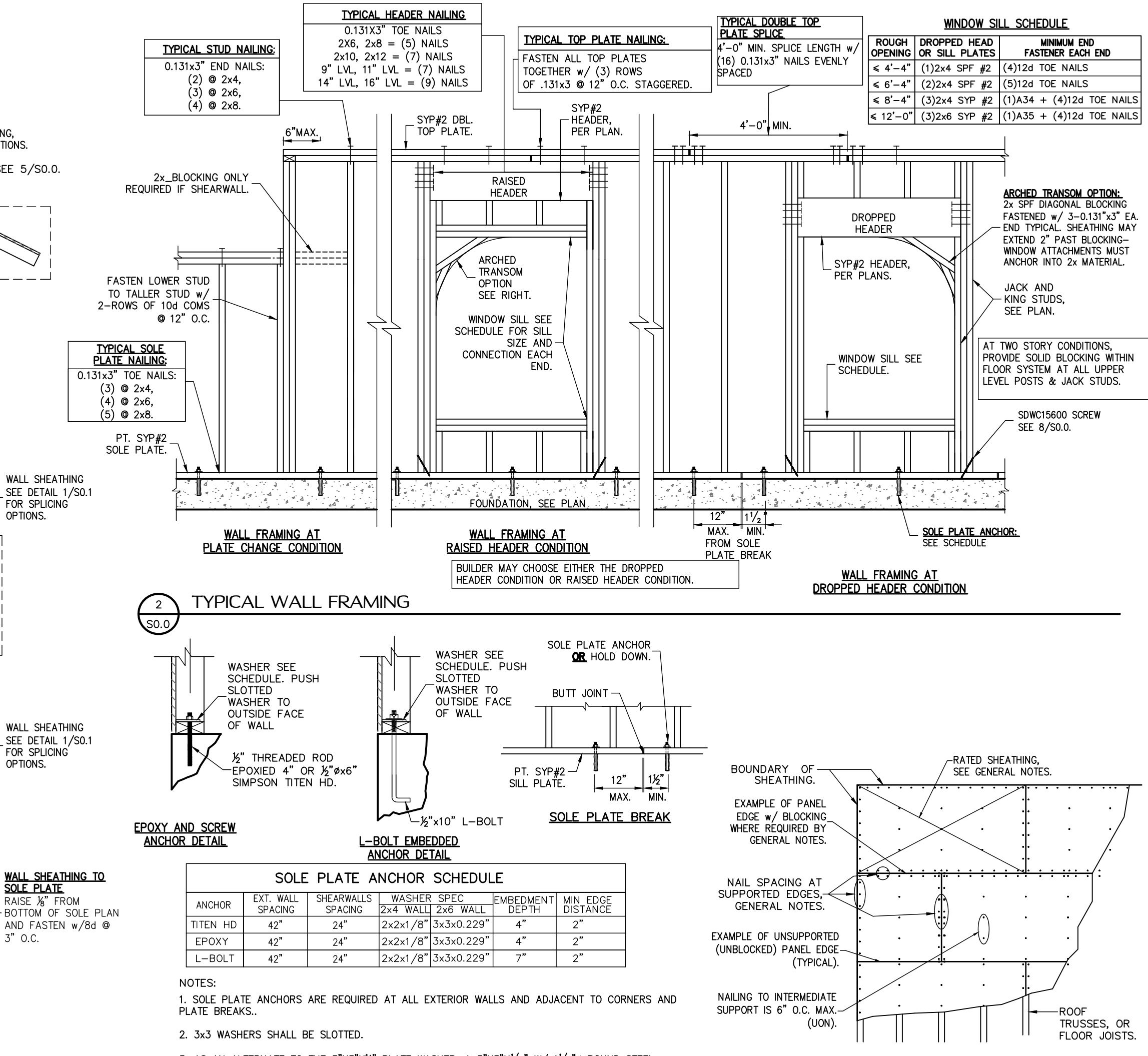
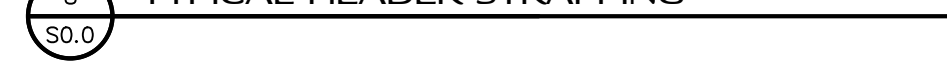
NOTES:

1. TOP PLATE TO STUD SDWC 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.

5 ROOF TRUSS CONNECTION



8 TYPICAL HEADER STRAPPING



3 SOLE PLATE ANCHOR DETAIL & SCHEDULE

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

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

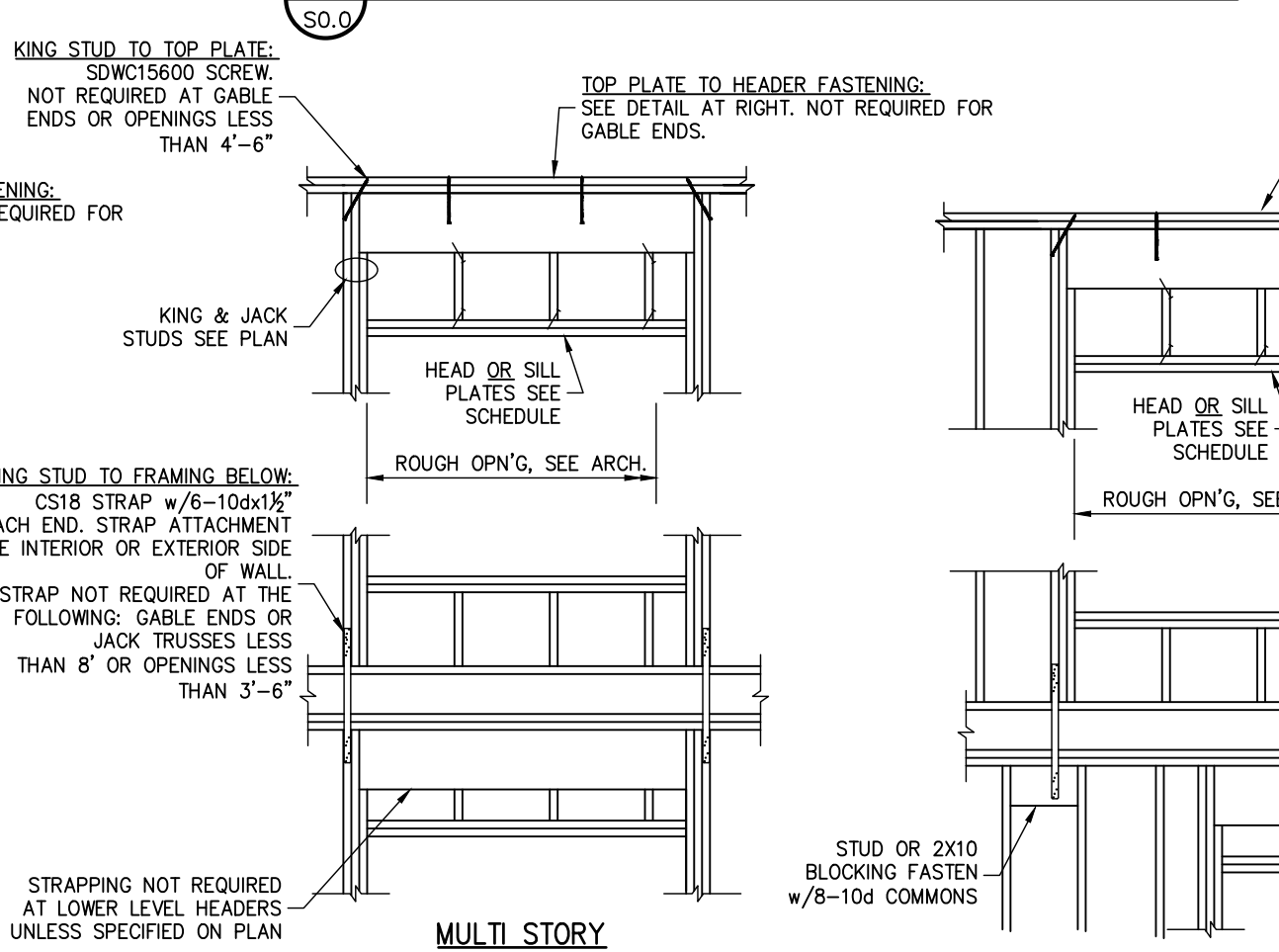
NOTES:

1. SOLE PLATE ANCHORS ARE REQUIRED AT ALL EXTERIOR WALLS AND ADJACENT TO CORNERS AND PLATE BREAKS.
2. 3x3 WASHERS SHALL BE SLOTTED.
3. AS AN ALTERNATE TO THE 3"x3"x3/8" PLATE WASHER, A 3"x3"x1/8" W/ 1/2" R ROUND STEEL WASHER MAY BE USED.

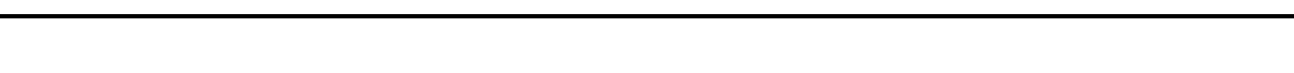
NOTES:

1. TYP. CONNECTION AT STUD COLUMNS, JACK-TO-KING ASSEMBLIES, CORNER POST, ETC.
2. SPECIFIED DIMENSIONS REQUIRED FOR EVERY PLY IN ADDITION TO (2) PLYS

6 BUILT-UP MEMBER FASTENING

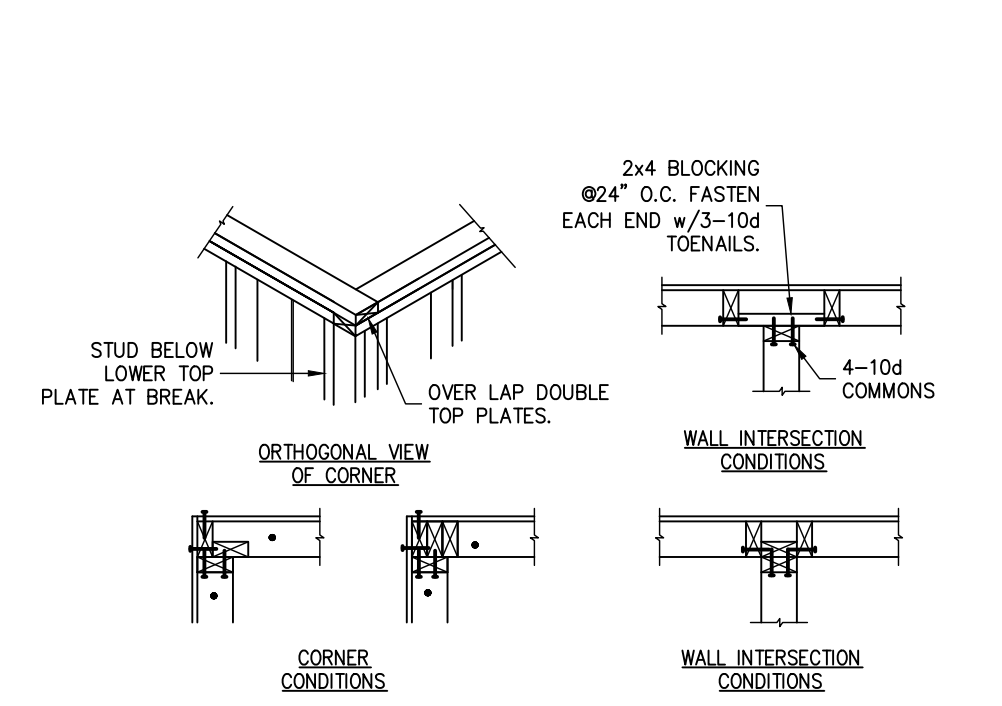


8 TYPICAL HEADER STRAPPING



4 ROOF AND FLOOR SHEATHING NAILING

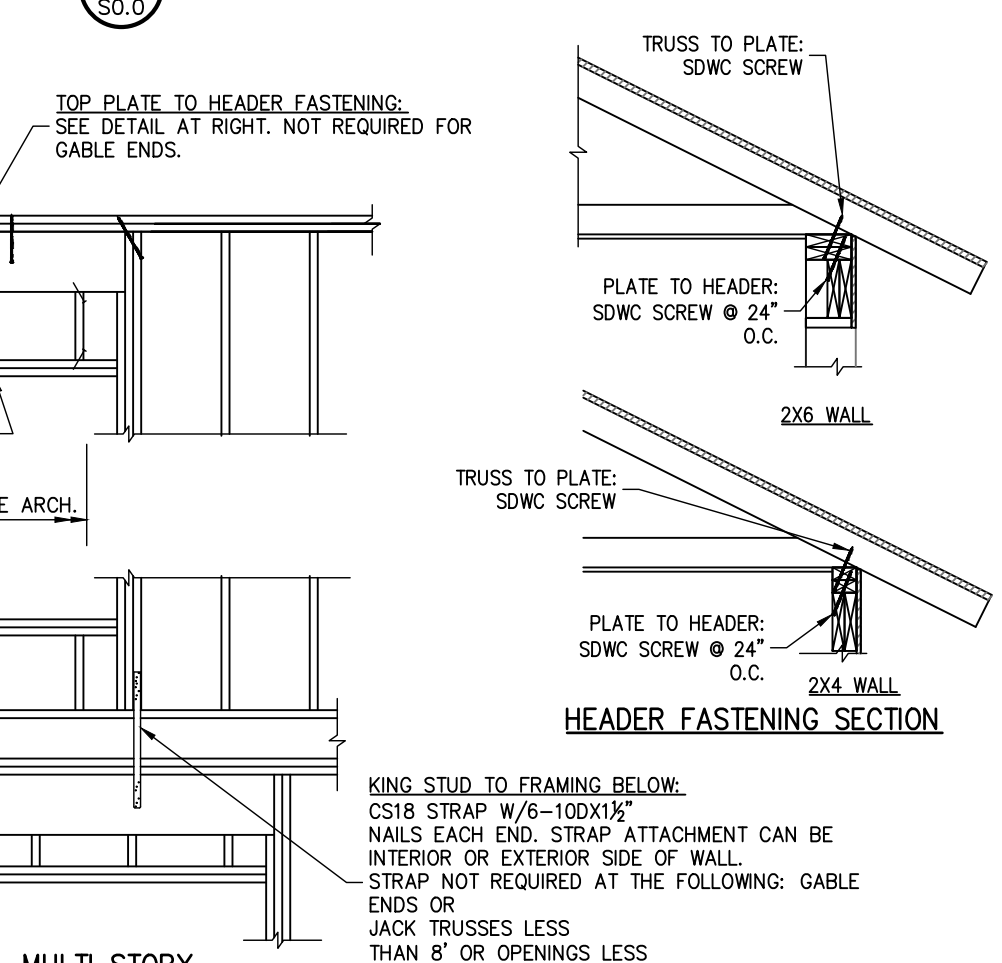
SCALE: 3/4" = 1'-0"



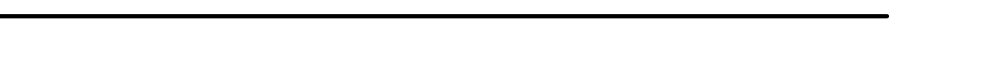
NOTES:

1. OVERLAP TOP PLATES AT CORNERS AND INTERSECTIONS
2. DENOTES SOLE PLATE ANCHOR, SEE SCHEDULE
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.

7 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS



8 TYPICAL HEADER STRAPPING



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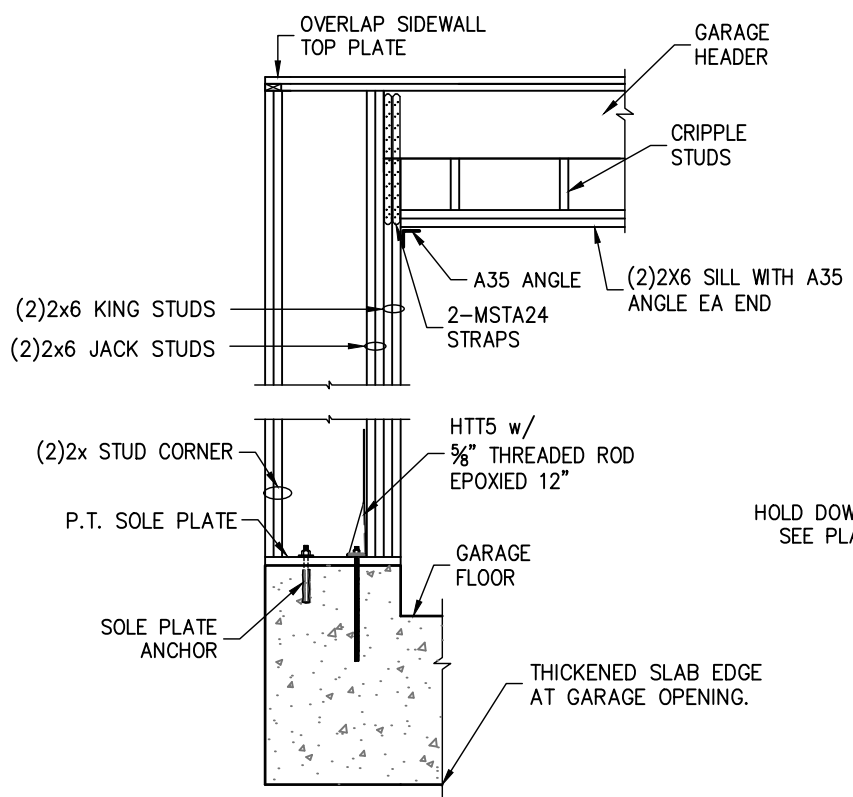
DATE
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STRUCTURAL ENGINEERING FOR
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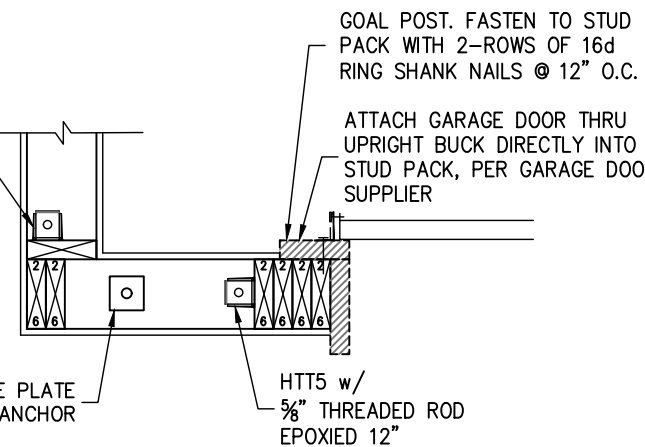
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DESIGN
CRITERIA AND
GENERAL
NOTES
SHEET
S0.0
SHEET 1 OF 7

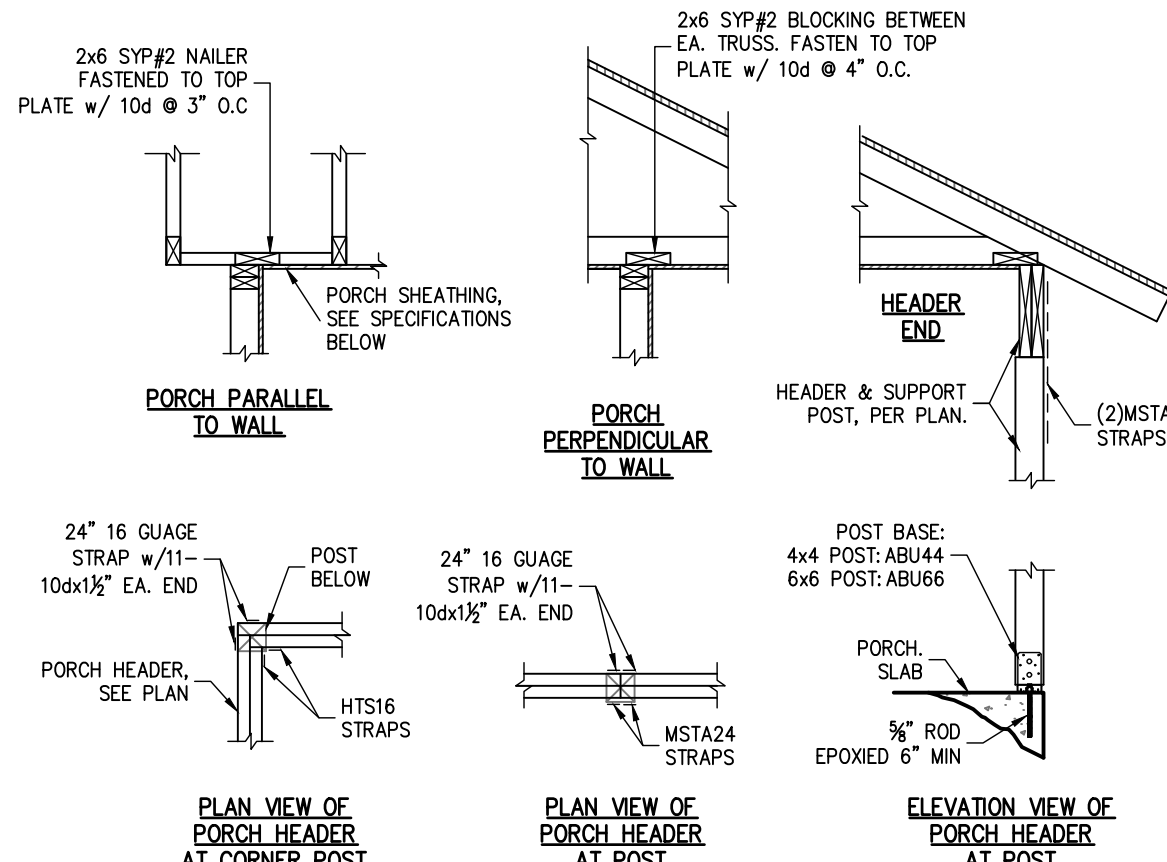


GARAGE WING WALL ELEVATION

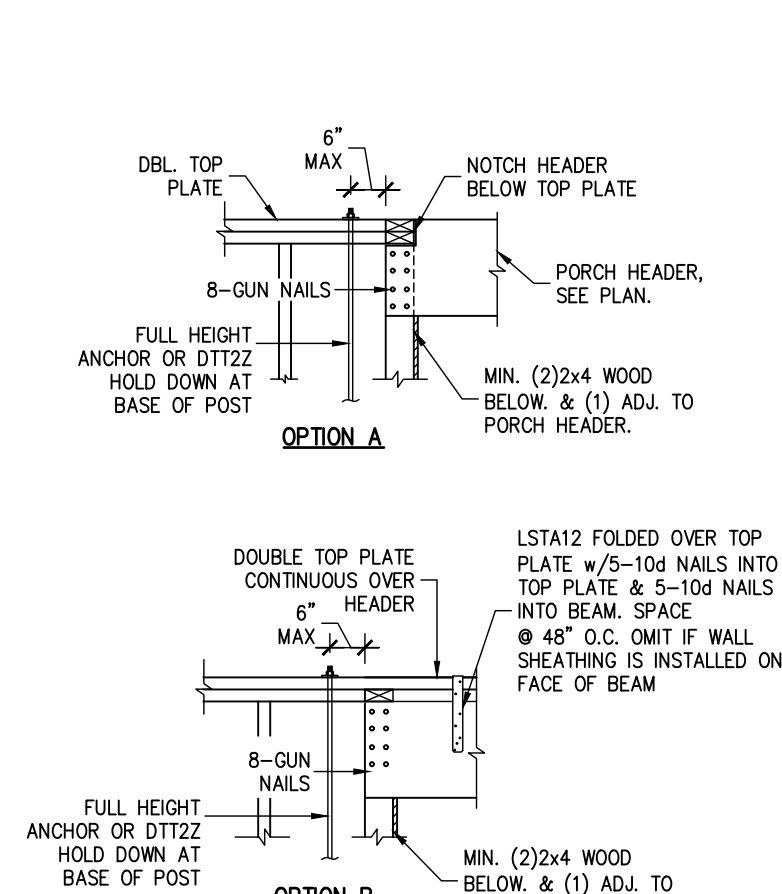


GARAGE WING WALL SECTION

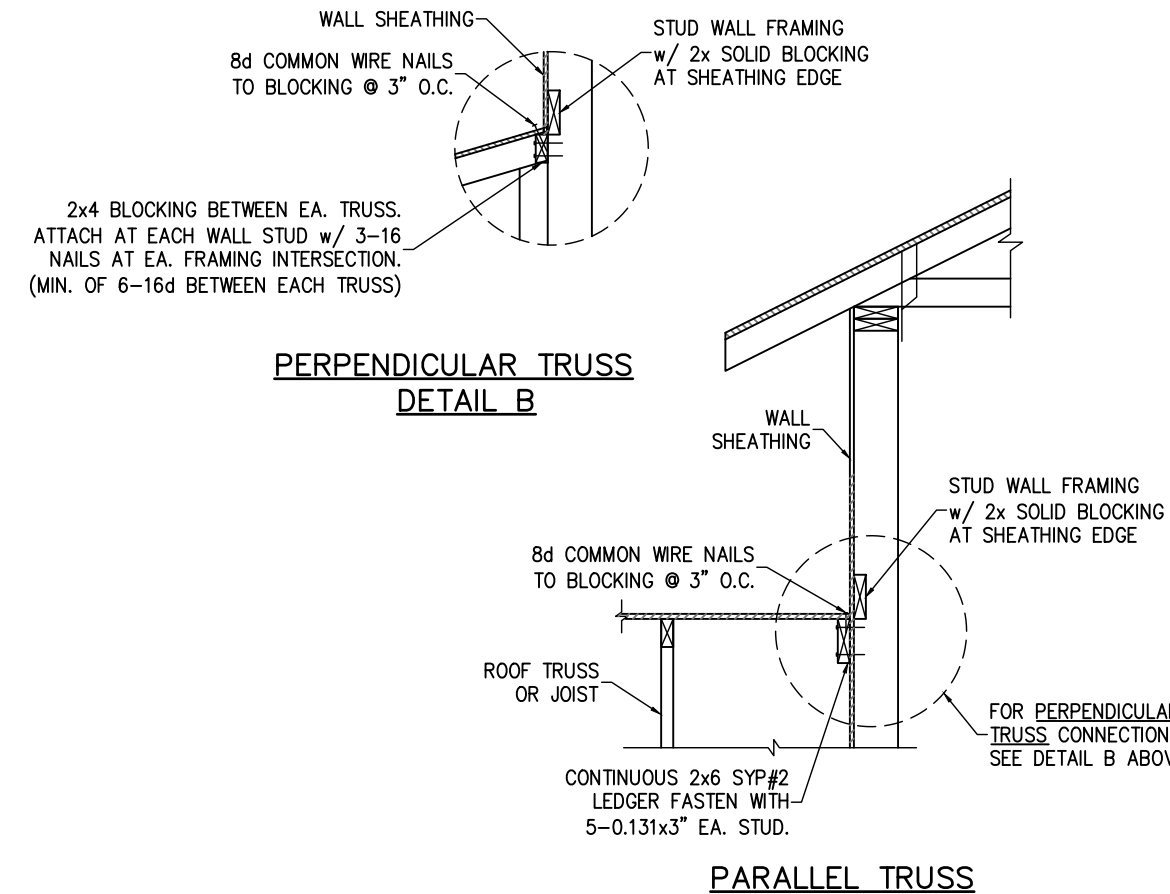
1 GARAGE HEADER FRAMING
SCALE: N.T.S.



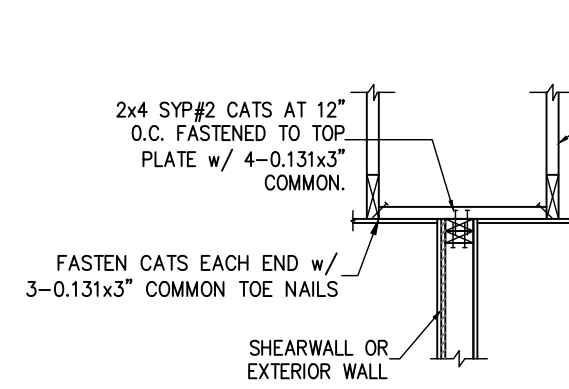
2 TYPICAL PORCH FRAMING DETAILS
SCALE: N.T.S.



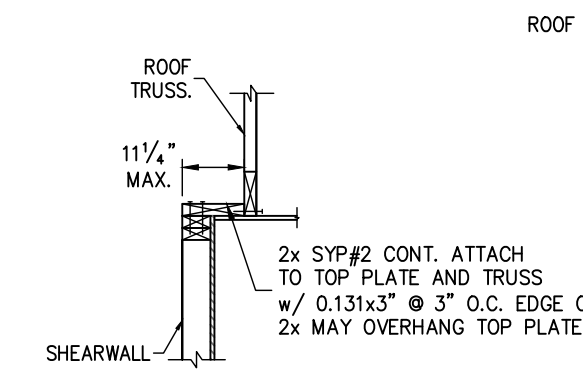
3 TYPICAL PORCH BEAM CONNECTION
SCALE: N.T.S.



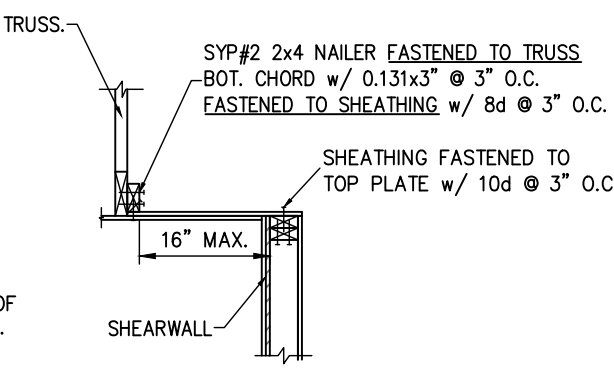
4 WALL ADJ. TO ROOF CONNECTION
SCALE: N.T.S.



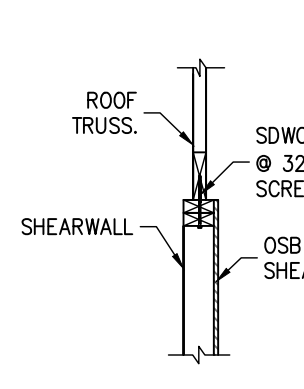
ALTERNATE A



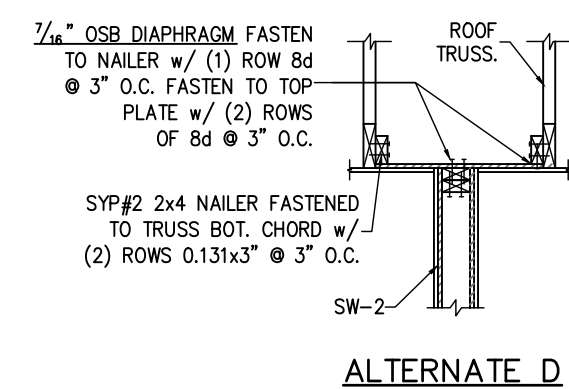
ALTERNATE B



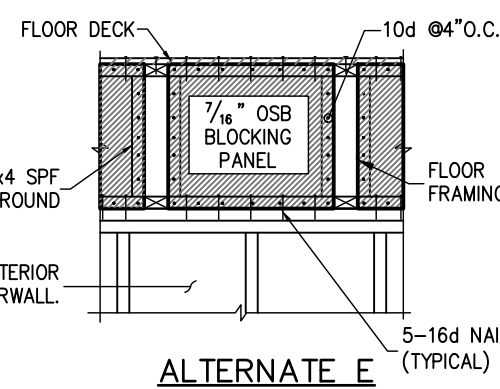
ALTERNATE C



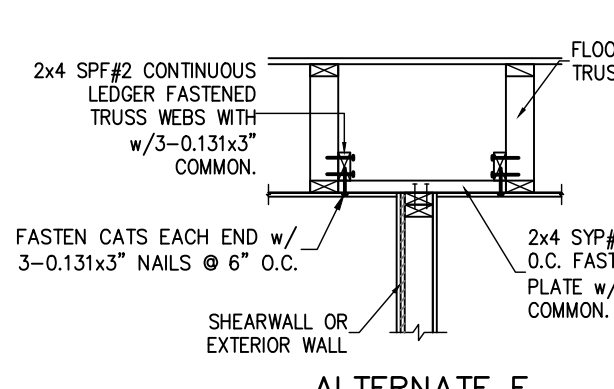
ALTERNATE D



ALTERNATE E

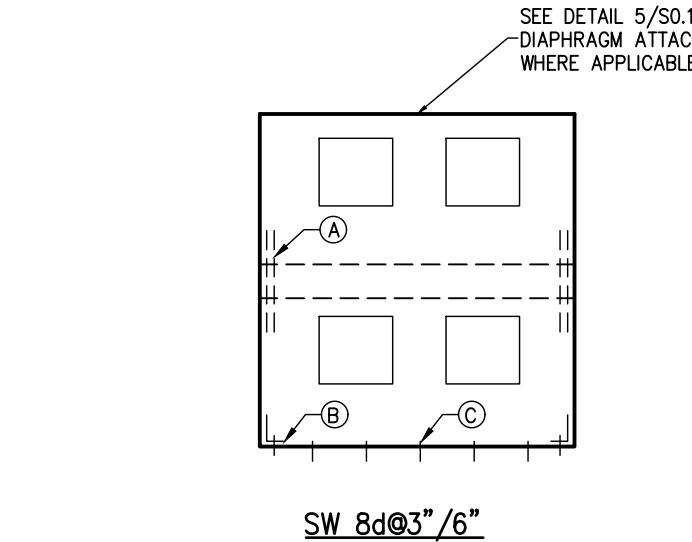


ALTERNATE F



ALTERNATE G

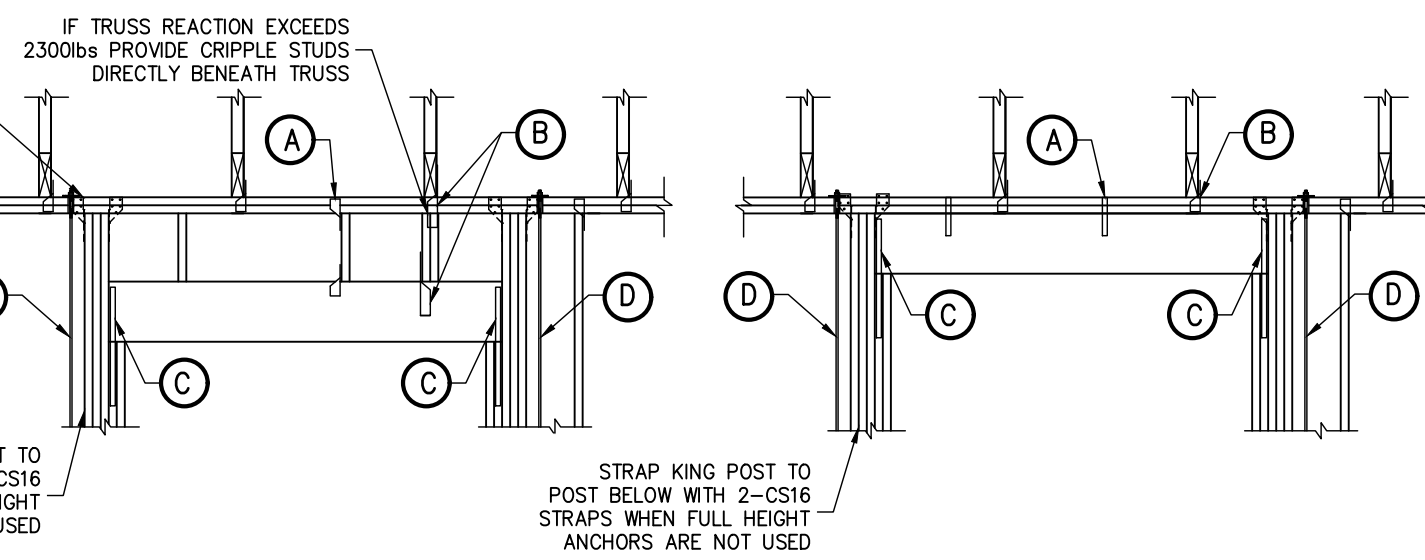
SHEARWALL NOTES:
1. AT ROOF TRUSS, CONTRACTOR MAY CHOOSE A.B.C.D. OR G.
2. USE ALTERNATE A. AT EXTERIOR WALLS ENDING BETWEEN ROOF TRUSSES.
3. USE ALTERNATE E & F FOR FLOOR TRUSS ATTACHMENT



SW 8d@3"/6" PERFORATED SHEARWALL
(A) - UPPER TO LOWER STUDS SW 8d@3/6; (2) CS18 STRAPS
(B) - END STUDS TO FOUNDATION SW 8d@3/6; HTTS OR HDUS
(C) - SOLE PLATE ANCHORS SEE SCHEDULE ON DETAIL 3/SO.0

SW 8d@3"/6" SEGMENTED SHEARWALL
(A) - UPPER TO LOWER STUDS SW 8d@3/6; (2) CS18 STRAPS
(B) - END STUDS TO FOUNDATION SW 8d@3/6; HTTS OR HDUS
(C) - SOLE PLATE ANCHORS SEE SCHEDULE ON DETAIL 3/SO.0

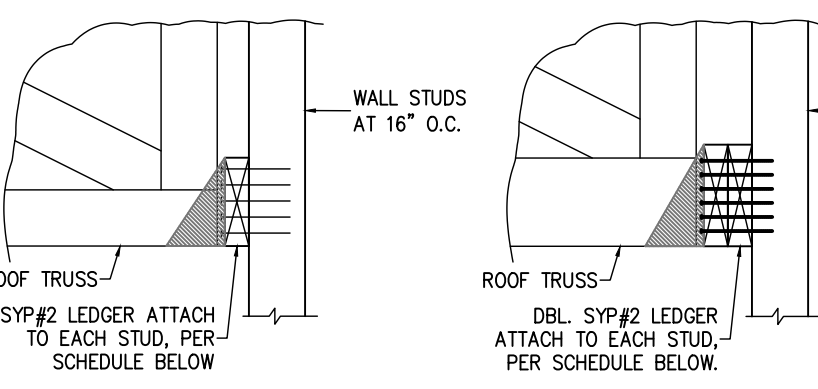
6 TYPICAL SHEARWALL ELEVATION
SCALE: N.T.S.



HEADER DOWN CONNECTION	
CONNECTION CALL OUT	UPLIFT CONNECTOR
A	H2.5T @ 32" O.C. TOP & BOT
B	SEE PLAN
C	(1)MSTA24 STRAPS
D	FULL HOT THREADED ROD SEE PLAN OR HTTA HOLD DOWN AT BASE (U.O.N)

HEADER UP CONNECTION	
CONNECTION CALL OUT	UPLIFT CONNECTOR
A	LS18 @ 32" O.C.
B	SEE PLAN
C	(2)CS18 STRAPS
D	FULL HOT THREADED ROD SEE PLAN OR HTTA HOLD DOWN AT BASE (U.O.N)

7 HEADER TIE DOWN
SCALE: N.T.S.



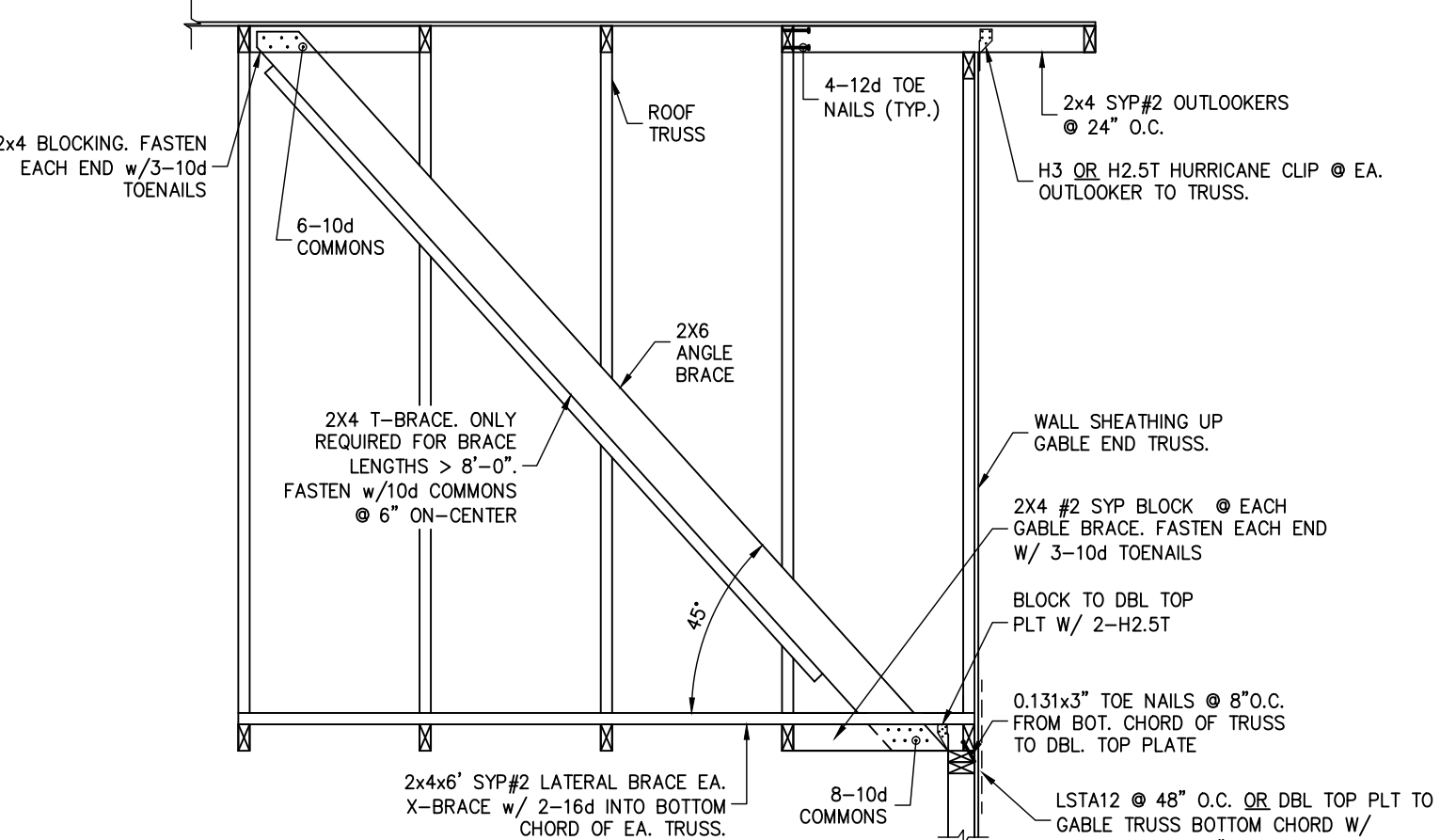
A-SINGLE LEDGER
VERTICAL REACTION LEDGER SIZE & NAILING
0-775 2x6 w/ 5-0.131x3"
776-1250 2x6 w/ 6-0.131x3"
1251-1540 2x10 w/ 10-0.131x3"
1540-1850 2x12 w/ 12-0.131x3"

B-DOUBLE LEDGER
VERTICAL REACTION LEDGER SIZE & NAILING
1850-2345 2x8 w/ 6-1/4"x6" SDS SCREWS
2346-3125 2x12 w/ 8-1/4"x6" SDS SCREWS

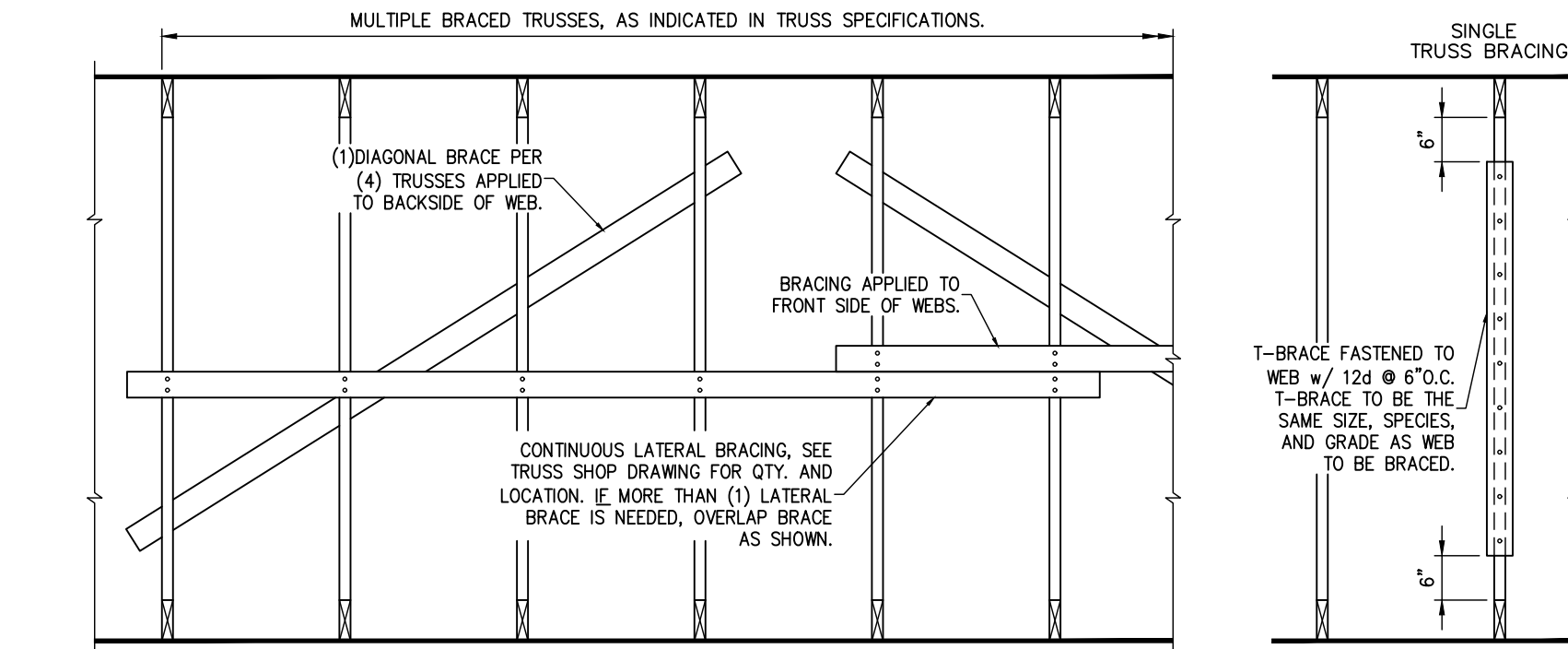
LEDGER A NOTES: WHERE A LEDGER IS INDICATED ON PLAN AND NO TRUSSES BEAR AT THAT LOCATION, THE LEDGER IS BEING USED TO ATTACH THE ADJACENT ROOF DECK. USE A 2x6 LEDGER PER NAILING SCHEDULE ABOVE. ATTACH ROOF DECK PER GENERAL NOTES.

8 LEDGER CONNECTION
SCALE: N.T.S.

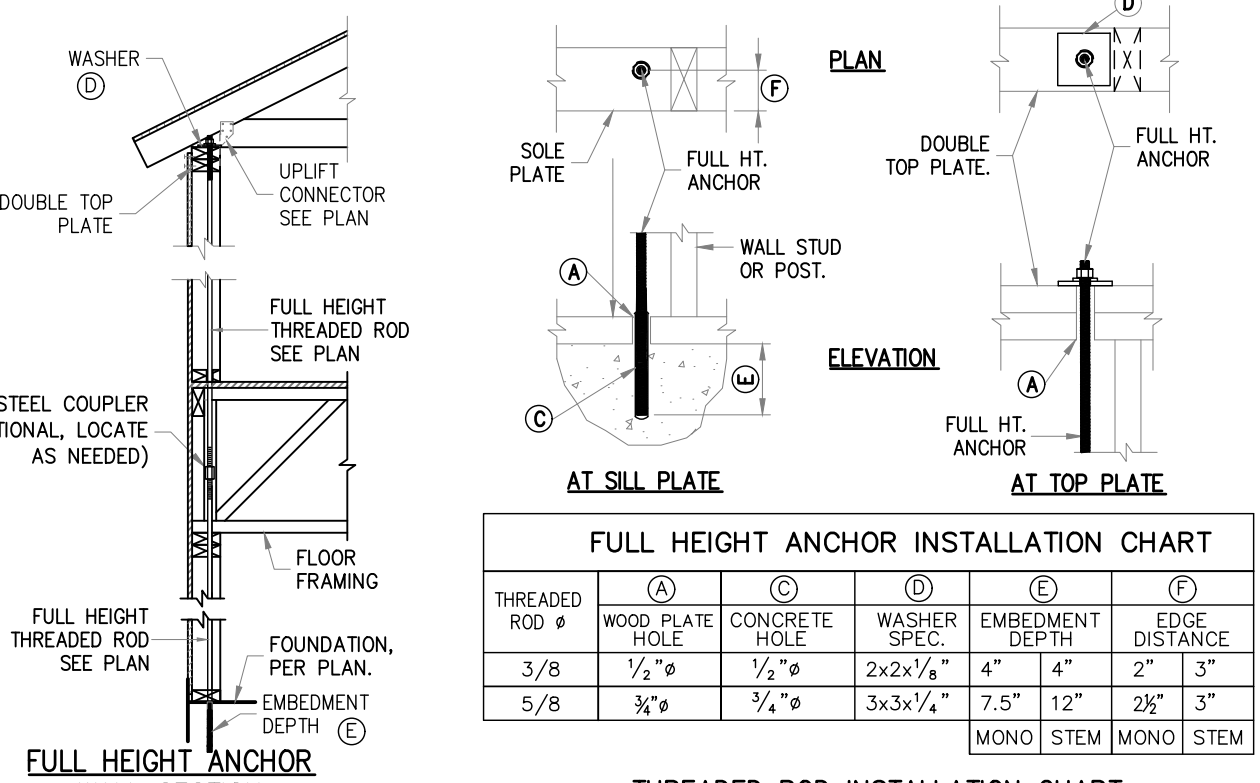
9 DECK LEDGER AT OVERFRAME RAFTERS
SCALE: N.T.S.



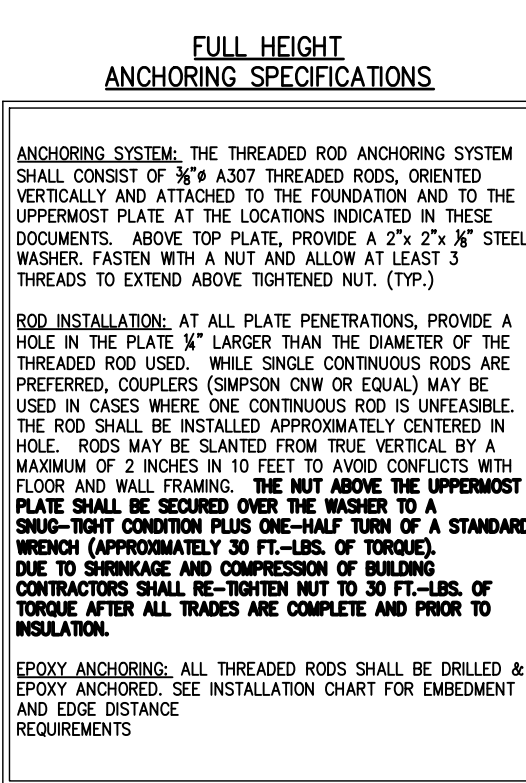
10 GABLE END BRACING
SCALE: N.T.S.



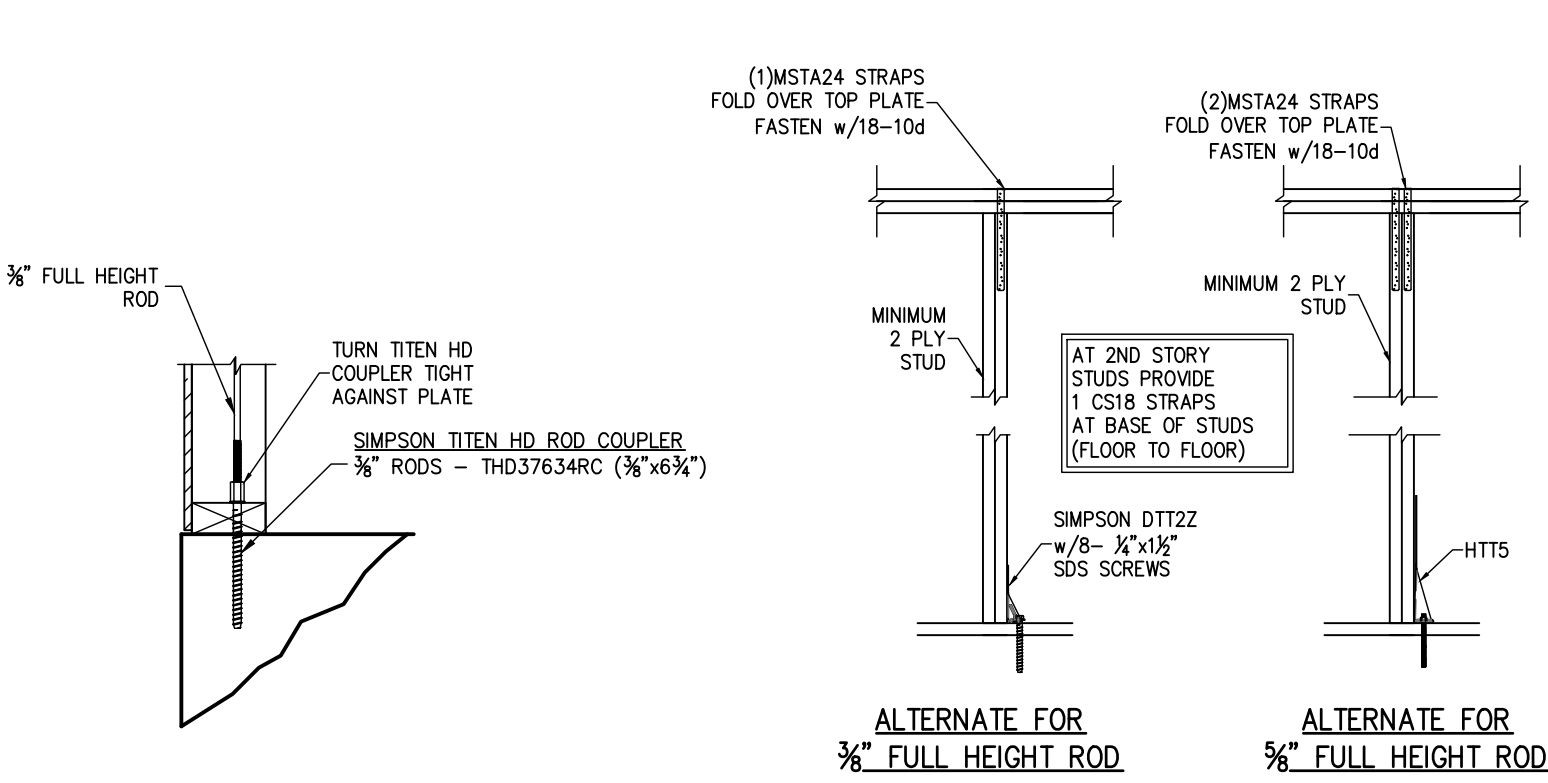
11 PERMANENT TRUSS BRACING
SCALE: 3/4" = 1'-0"



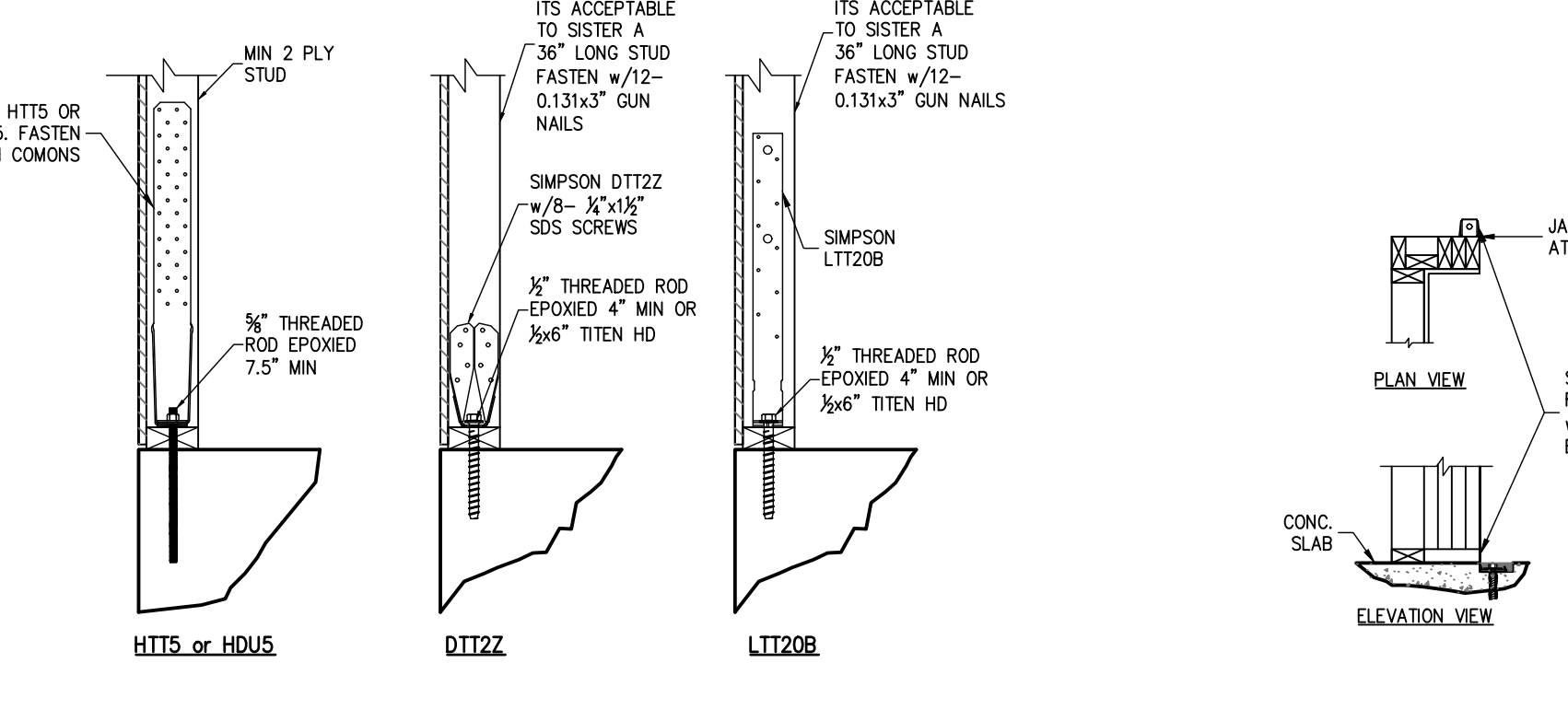
12 FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM
SCALE: N.T.S.



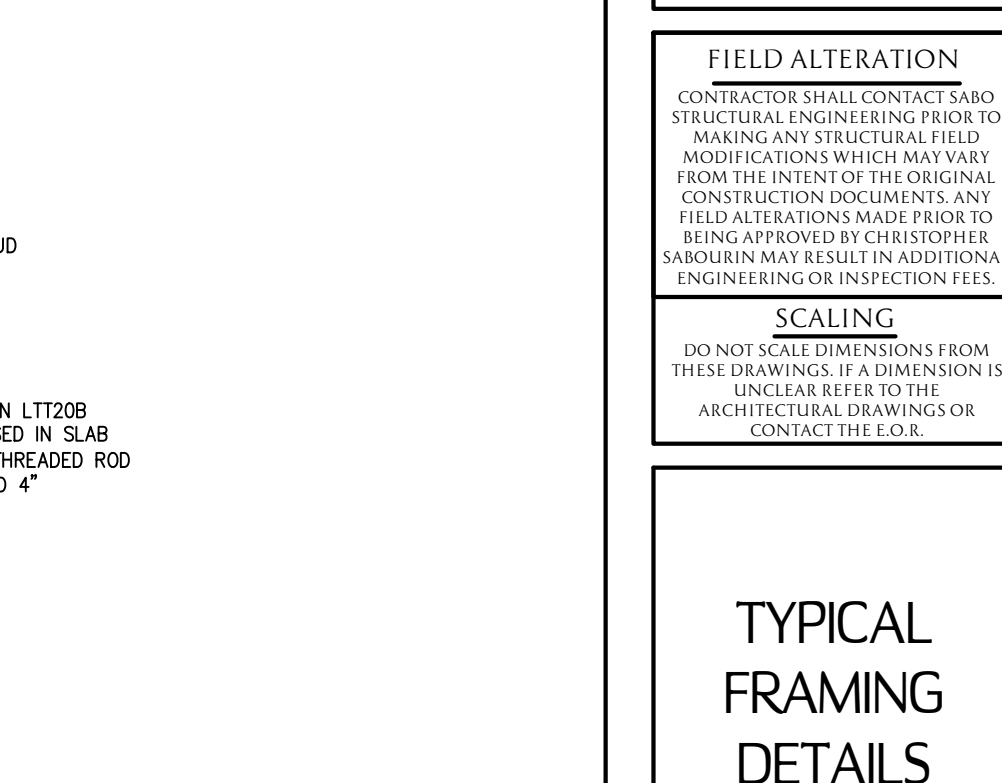
13 3/8" FULL HEIGHT ROD ALTERNATE ATTACHMENT
SCALE: N.T.S.



14 FULL HEIGHT THREADED ROD ALTERNATE
SCALE: N.T.S.



15 HOLD DOWN ATTACHMENT DETAIL
SCALE: N.T.S.



16 DOOR JAMB FASTENING
SCALE: N.T.S.

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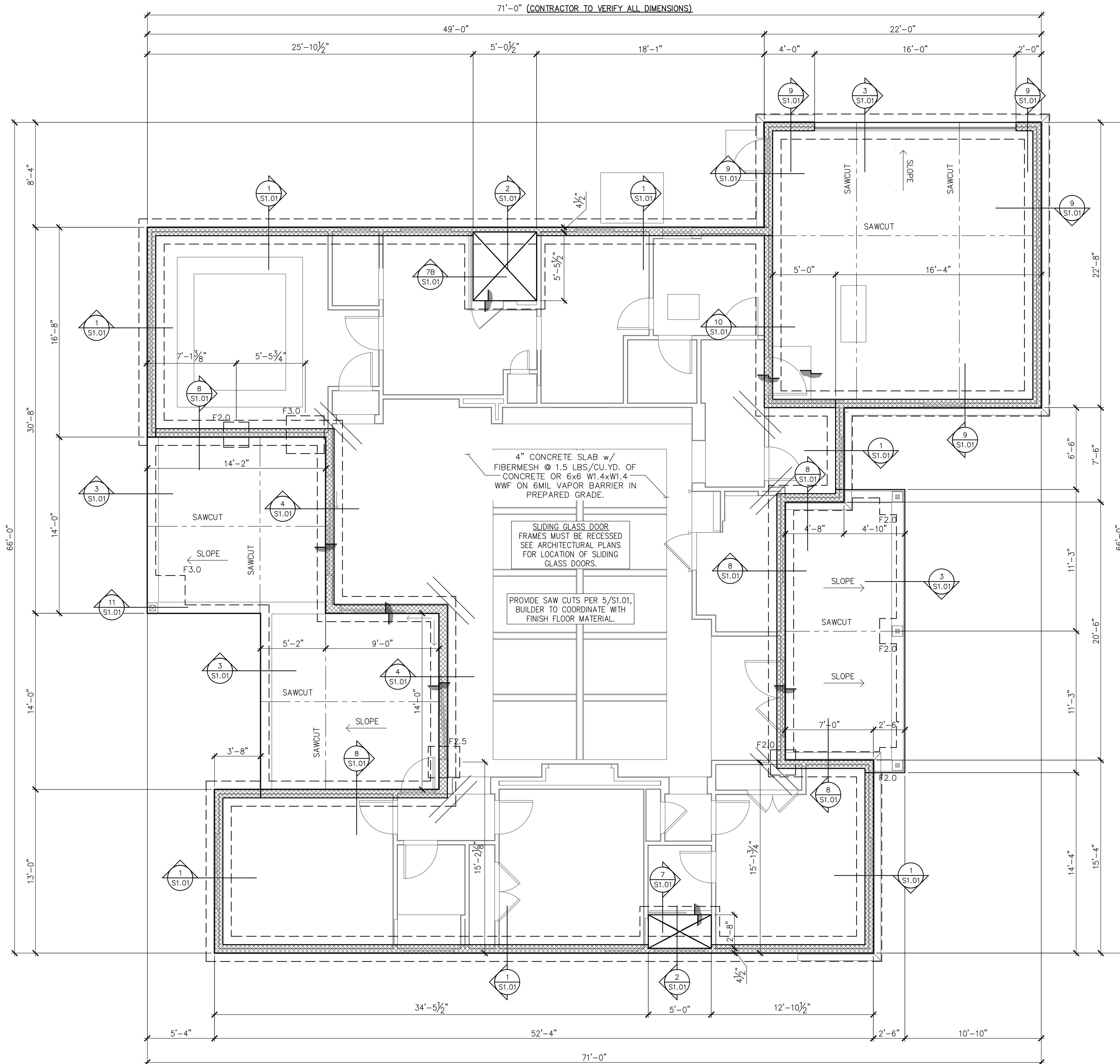
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TYPICAL
FRAMING
DETAILS

SHEET
S0.1
SHEET 2 OF 7



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

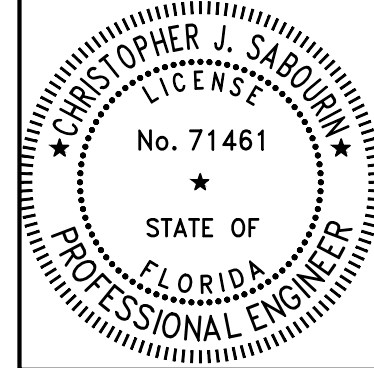
FOOTING SCHEDULE

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



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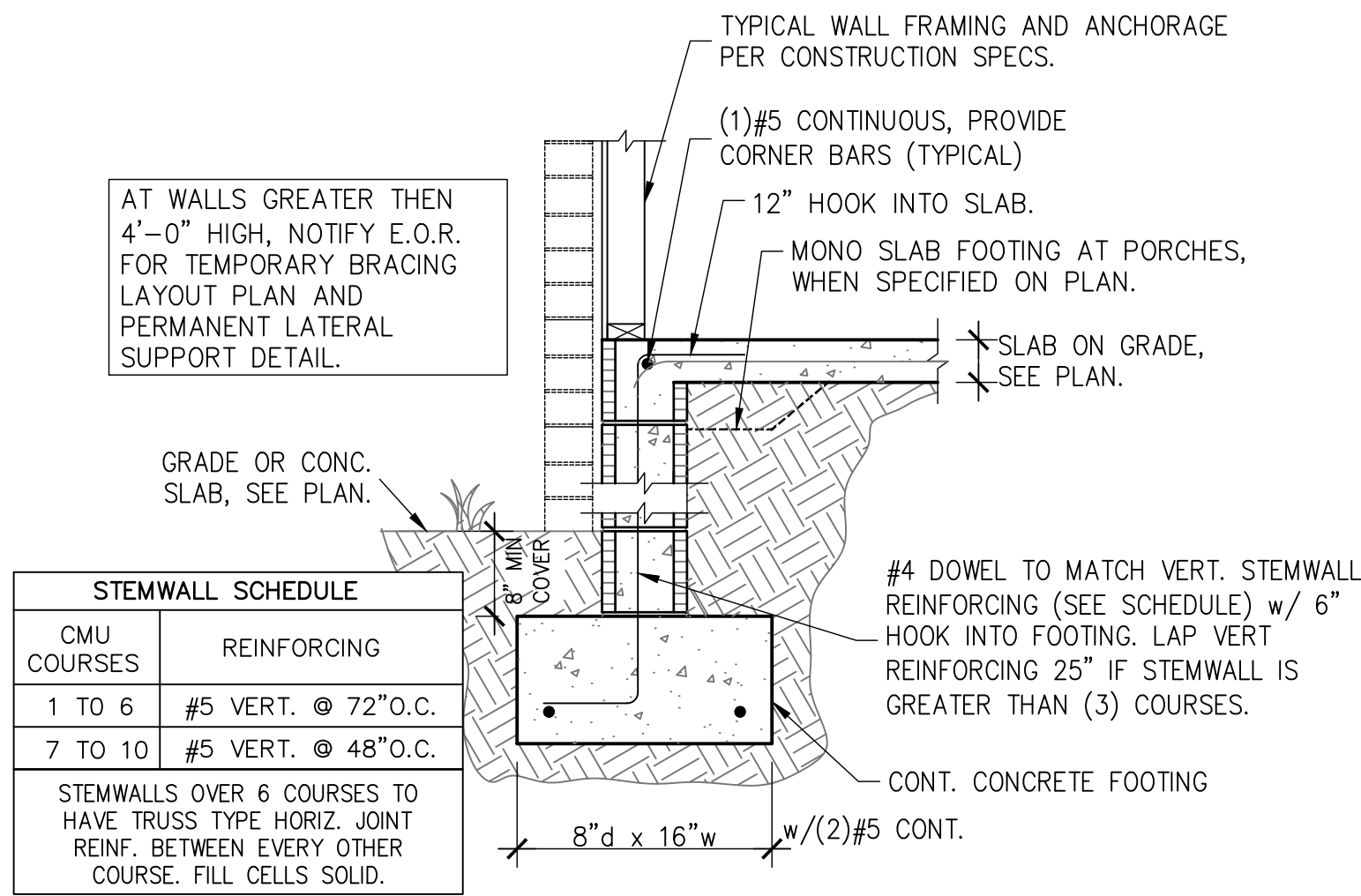
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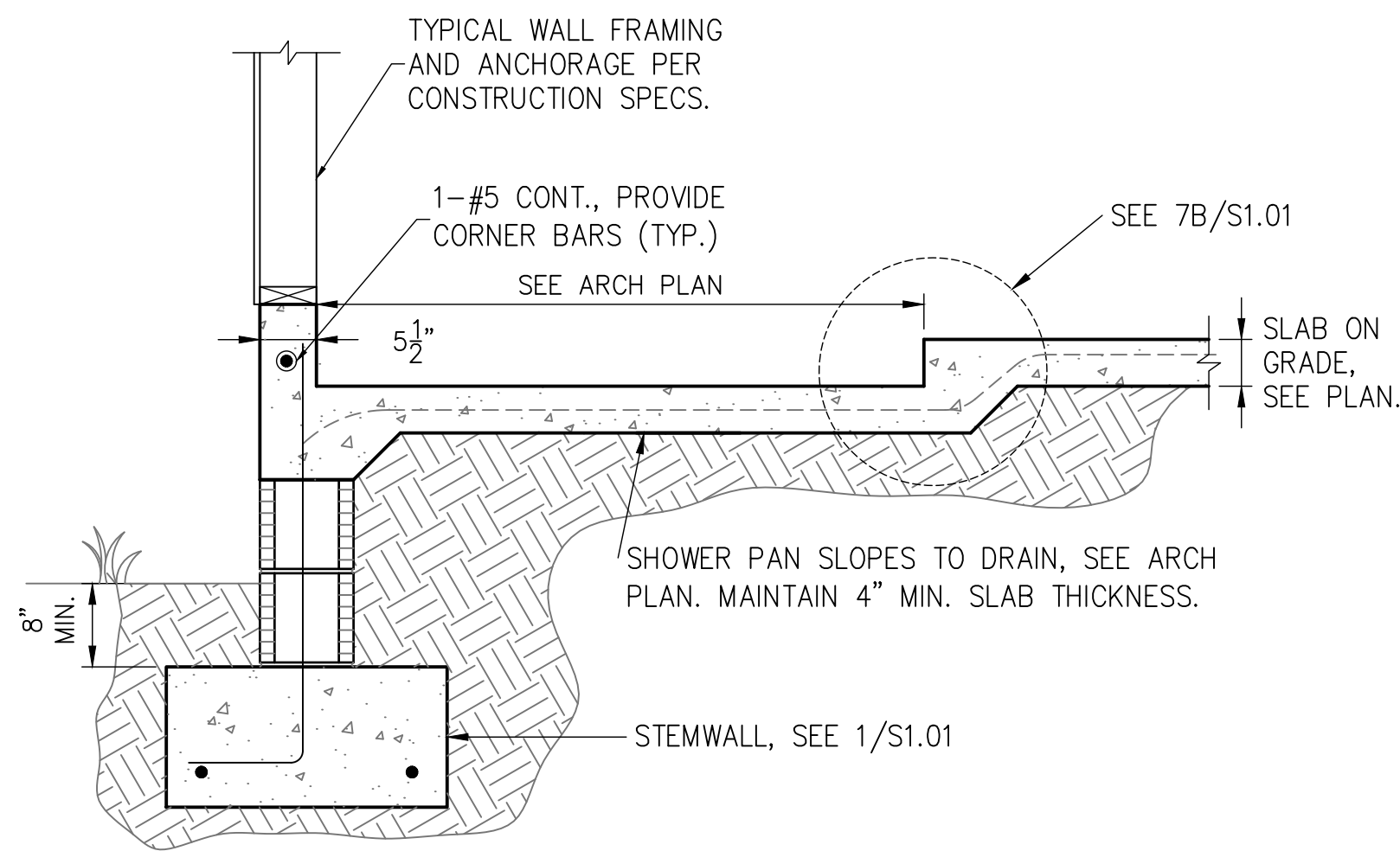
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FOUNDATION
PLAN

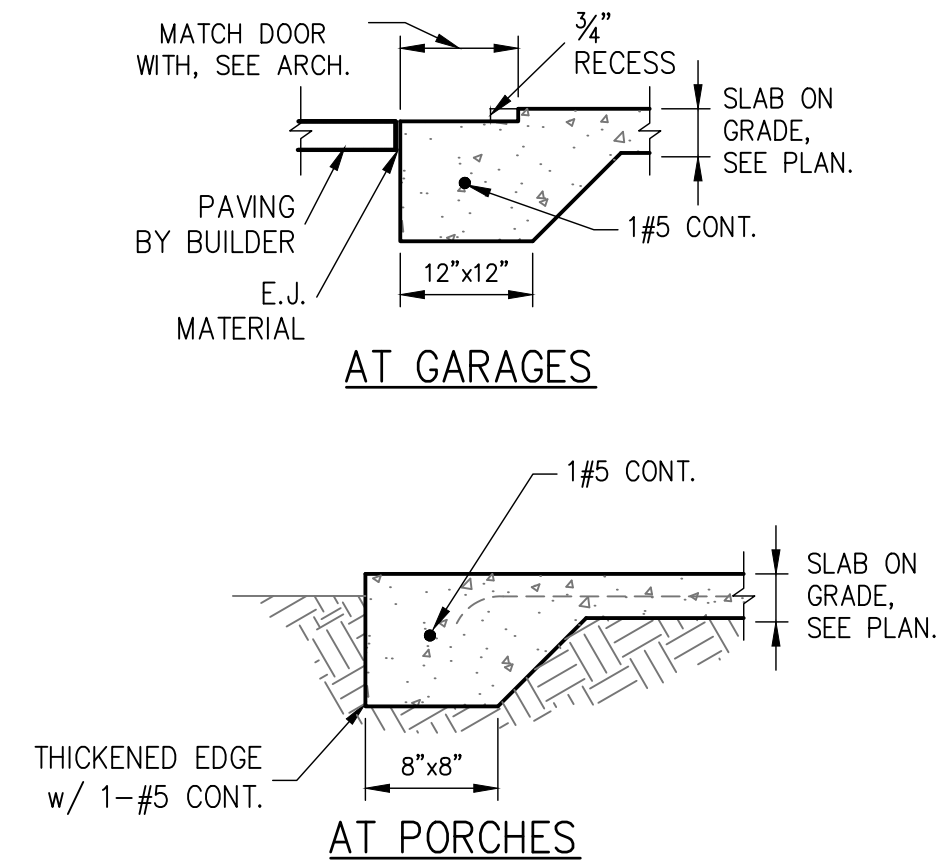
SHEET
S1.0
SHEET 3 OF 7



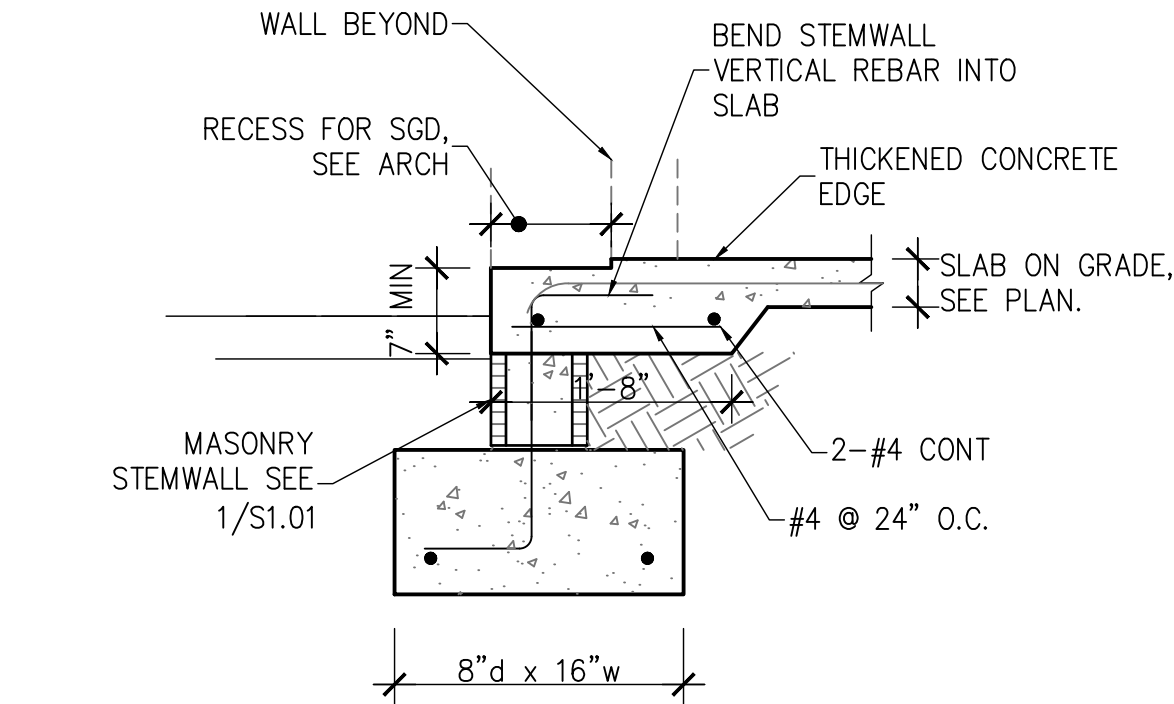
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



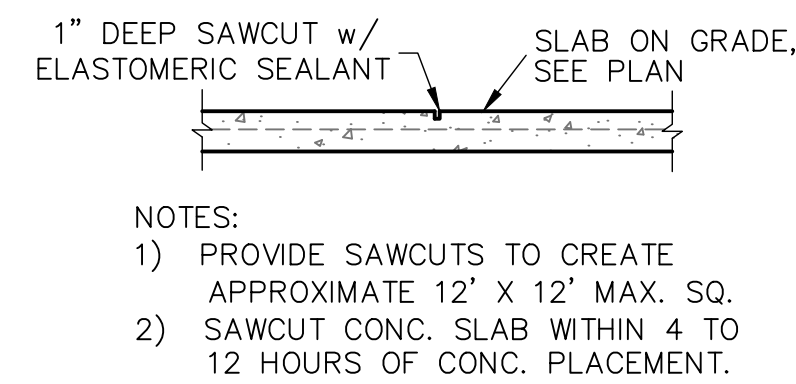
2 FOOTING W/ SHOWER RECESS
S1.01 SCALE: 3/4" = 1'-0"



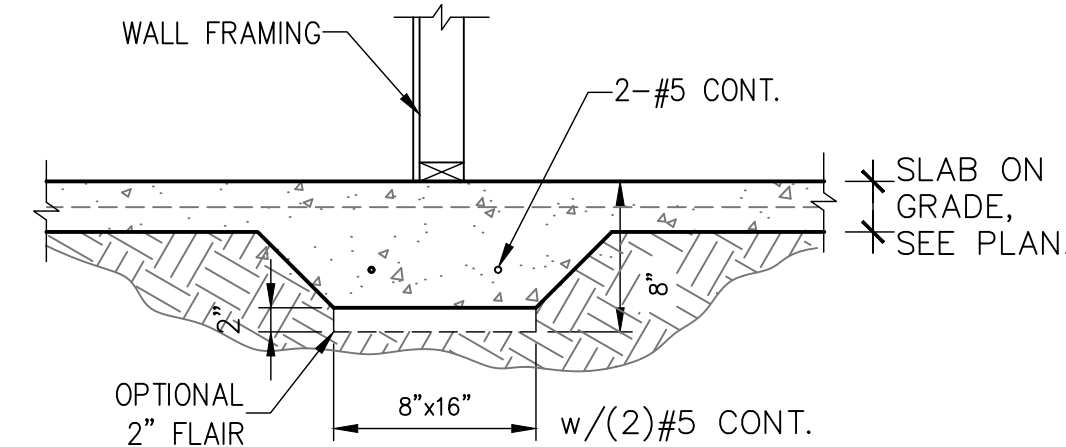
3 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"



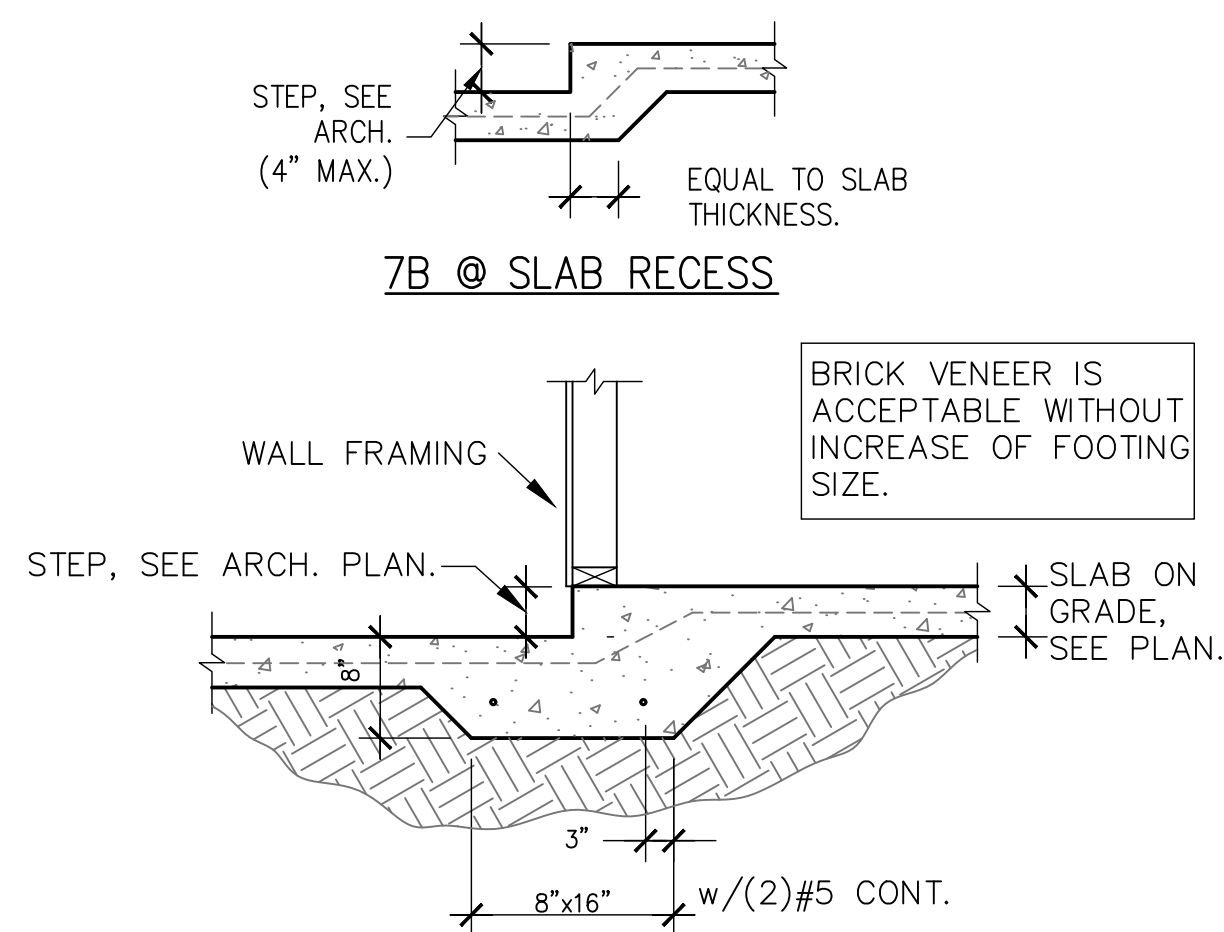
4 STEMWALL FOOTING AT SLIDER
S1.01 SCALE: 3/4" = 1'-0"



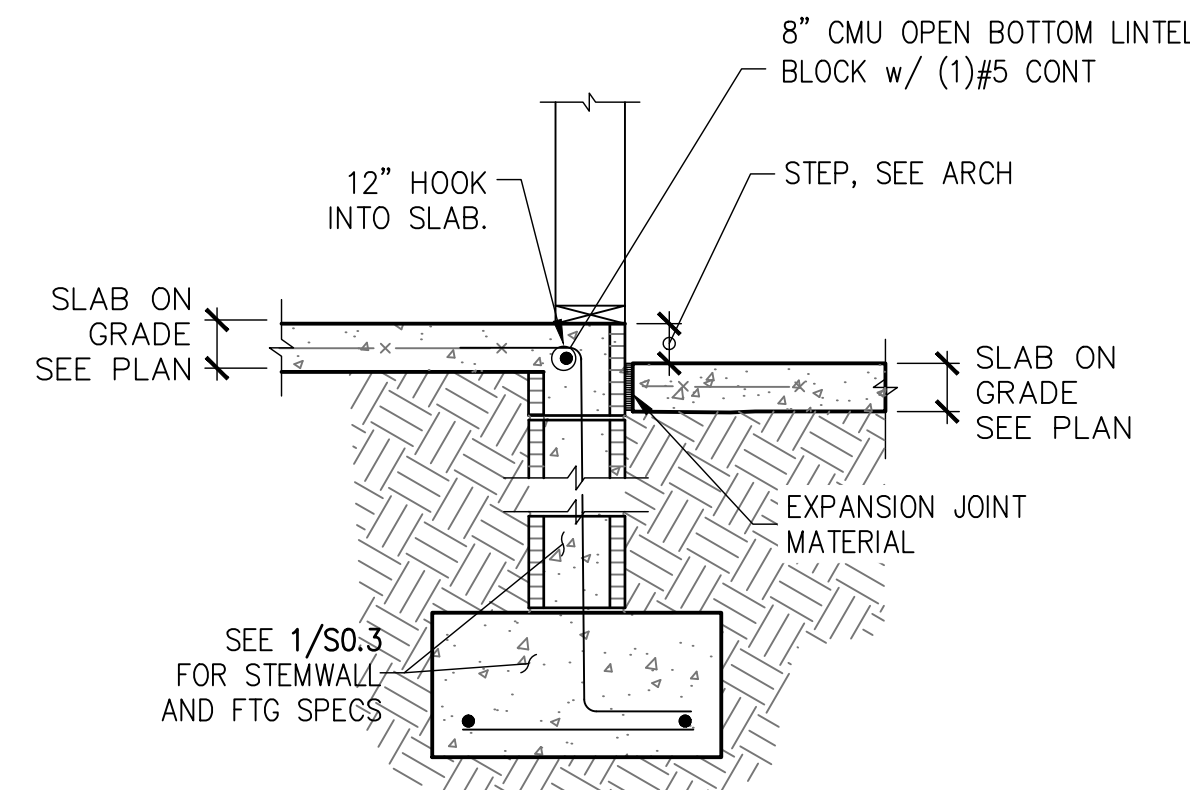
5 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



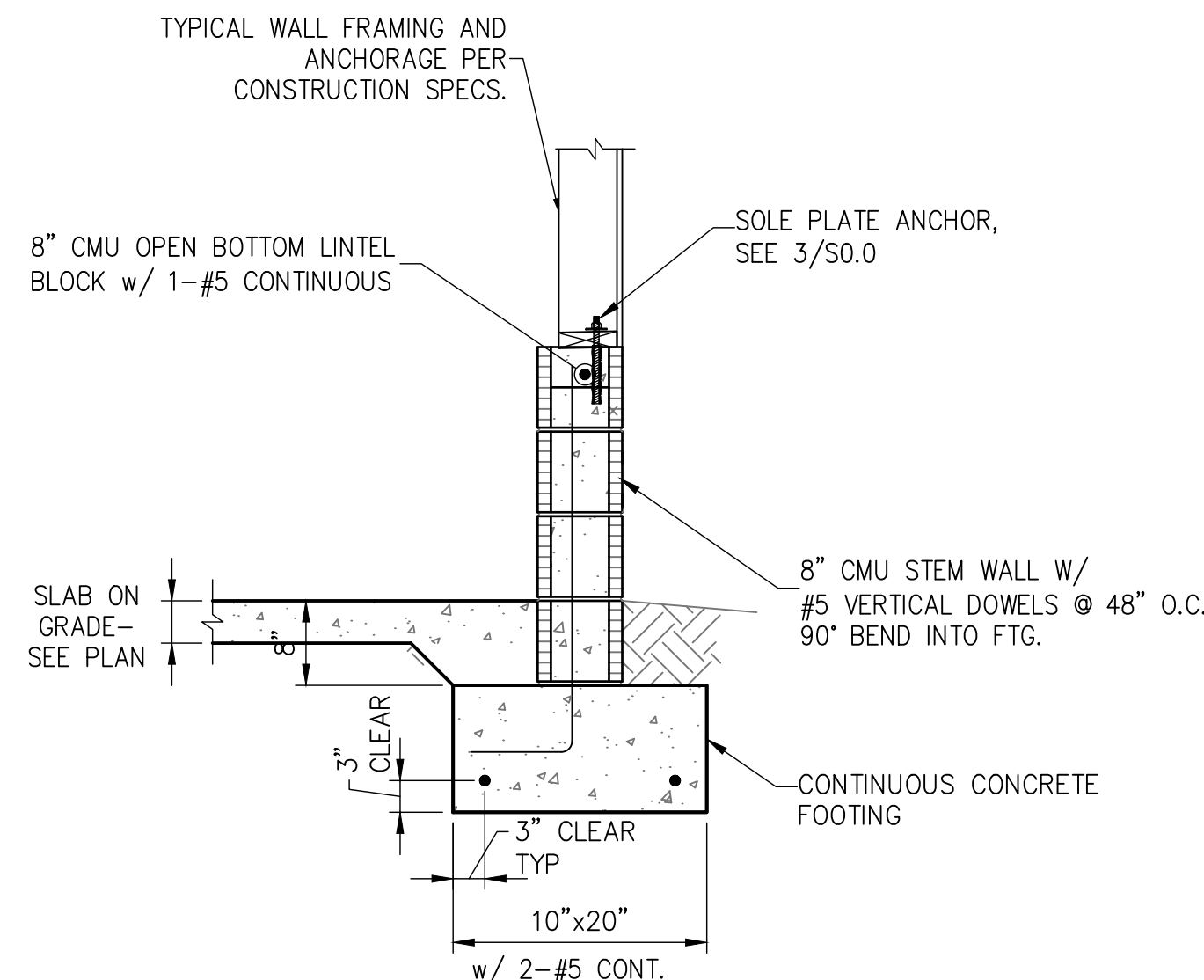
6 BEARING AT INTERIOR
S1.01 SCALE: 3/4" = 1'-0"



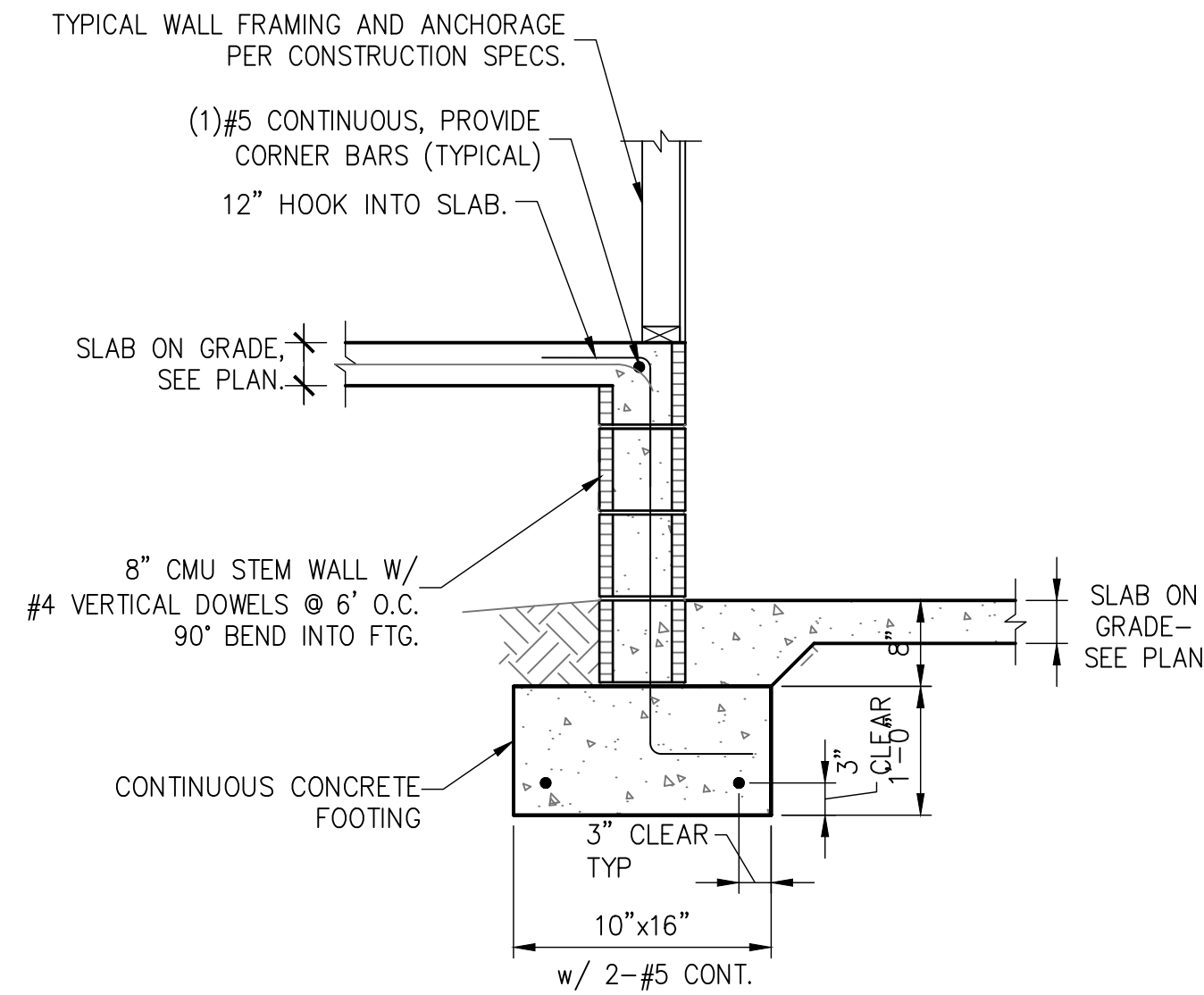
7 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"



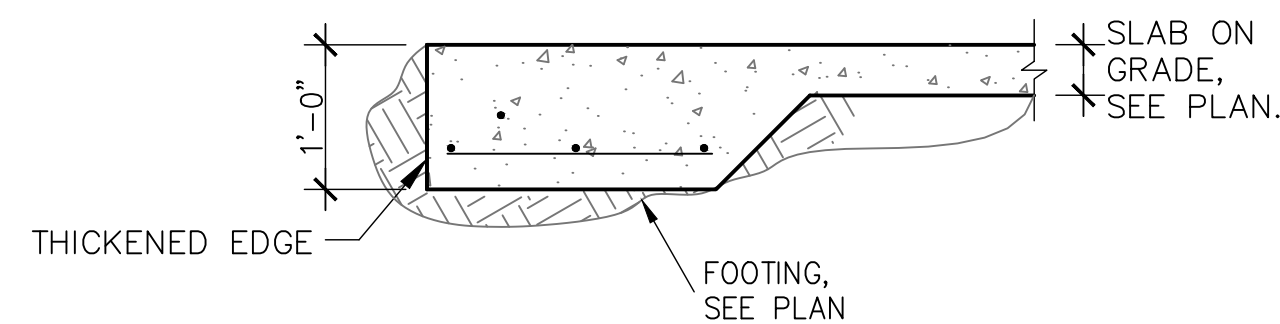
8 STEP AT STEMWALL
S1.01 SCALE: 3/4" = 1'-0"



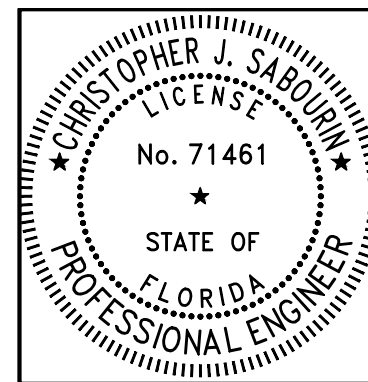
9 GARAGE STEM WALL
S1.01 SCALE: 3/4" = 1'-0"



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



11 SPOT FOOTING AT PORCH SLAB
S1.01



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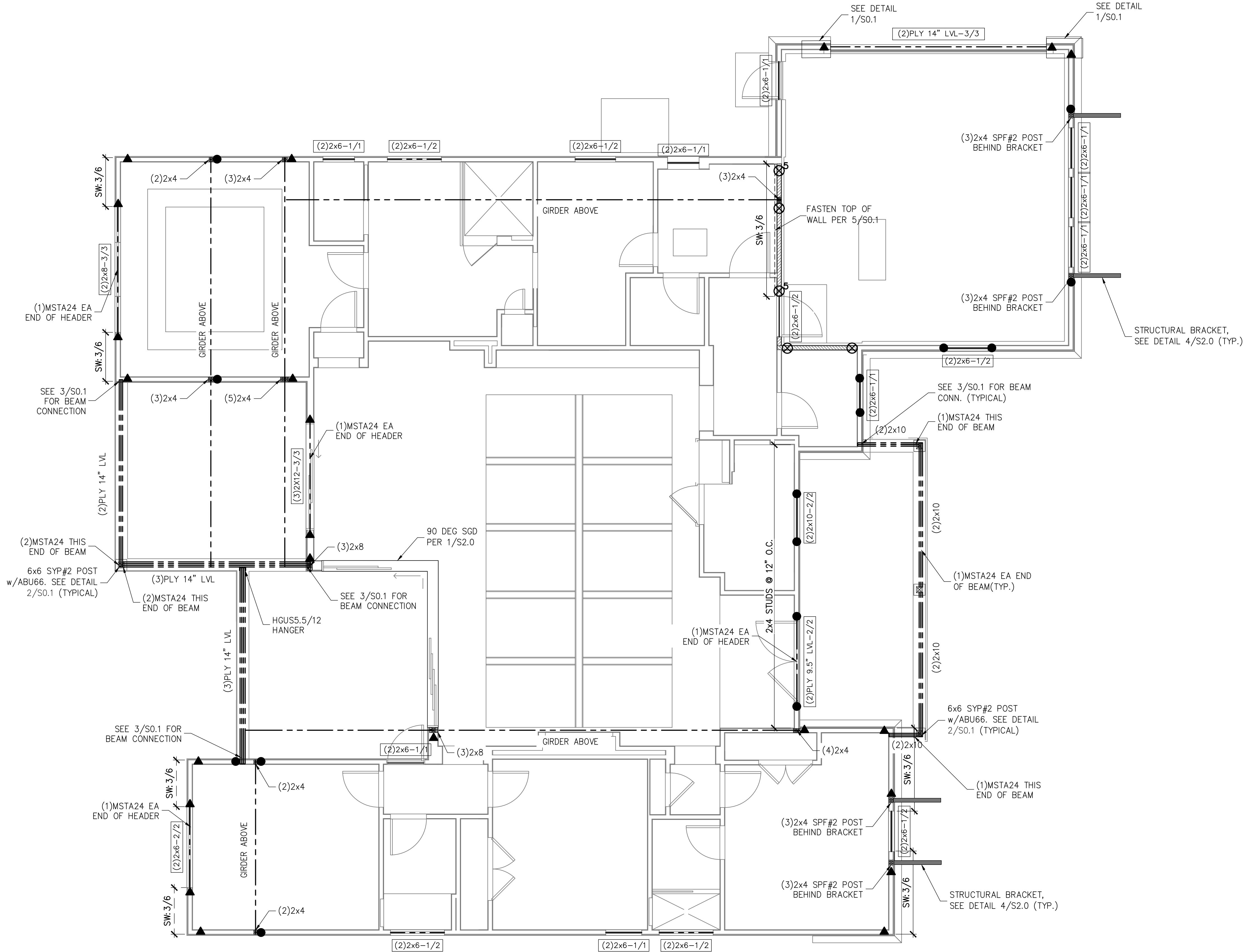
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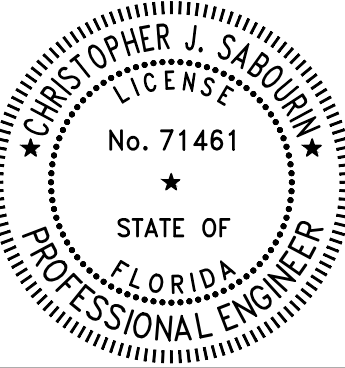
FOUNDATION
DETAILS

SHEET
S1.01
SHEET 4 OF 7



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

SYMBOLS LEGEND		
	DESIGNATES OSB SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 1/2\"/>	
(2)2x8-1/2	DESIGNATES THE HEADER SIZE, NUMBER OF PLY'S & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.	
---	BEAM OR TRUSS, SEE PLAN	
ANCHOR LEGEND		
X	3/8\"/>	
X5	3/8\"/>	
⊗	3/8\"/>	
⊗5	3/8\"/>	
▲	SIMPSON HTTS SEE DETAIL 15/SO.1	
●	SIMPSON DTT22 SEE DETAIL 15/SO.1	
●	SIMPSON LTT20B SEE DETAIL 15/SO.1	
WALL STUD SCHEDULE		
LOCATION	PLATE HEIGHT	STUD SIZE & SPACING
EXTERIOR	9'-1\"/>	2x4 SPF#2 @ 16\"/>
EXTERIOR	10'-1\"/>	2x6 SPF#2 @ 16\"/>
EXTERIOR	10'-1\"/>	2x6 SPF#2 @ 16\"/>
INTERIOR	10'-0\"/>	2x4 SPF#2 @ 16\"/>
INTERIOR	12'-0\"/>	2x6 SPF#2 @ 16\"/>
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\"/>		
GENERAL NOTES		
1. SEE DETAIL 2/SO.0 FOR WALL FRAMING DETAIL. SEE WALL STUD SCHEDULE. THIS SHEET FOR STUD SIZES AND SPACING. AT GIRDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER PLIES.		
2. SEE SHEET S.O.0 FOR ROOF AND FLOOR SHEATHING SPECIFICATIONS.		
3. WHERE FRAMING MEMBERS CONSIST OF MULTIPLE PLIES (BEAMS, HEADER, AND STUDS) FASTEN PLIES 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\"/>	
SHEARWALLS (SW 8003\"/>	24\"/>	
	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\"/>		



08.02.24
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PLAN NAME
BZEC HENDRICK
SSE No.
24-0402

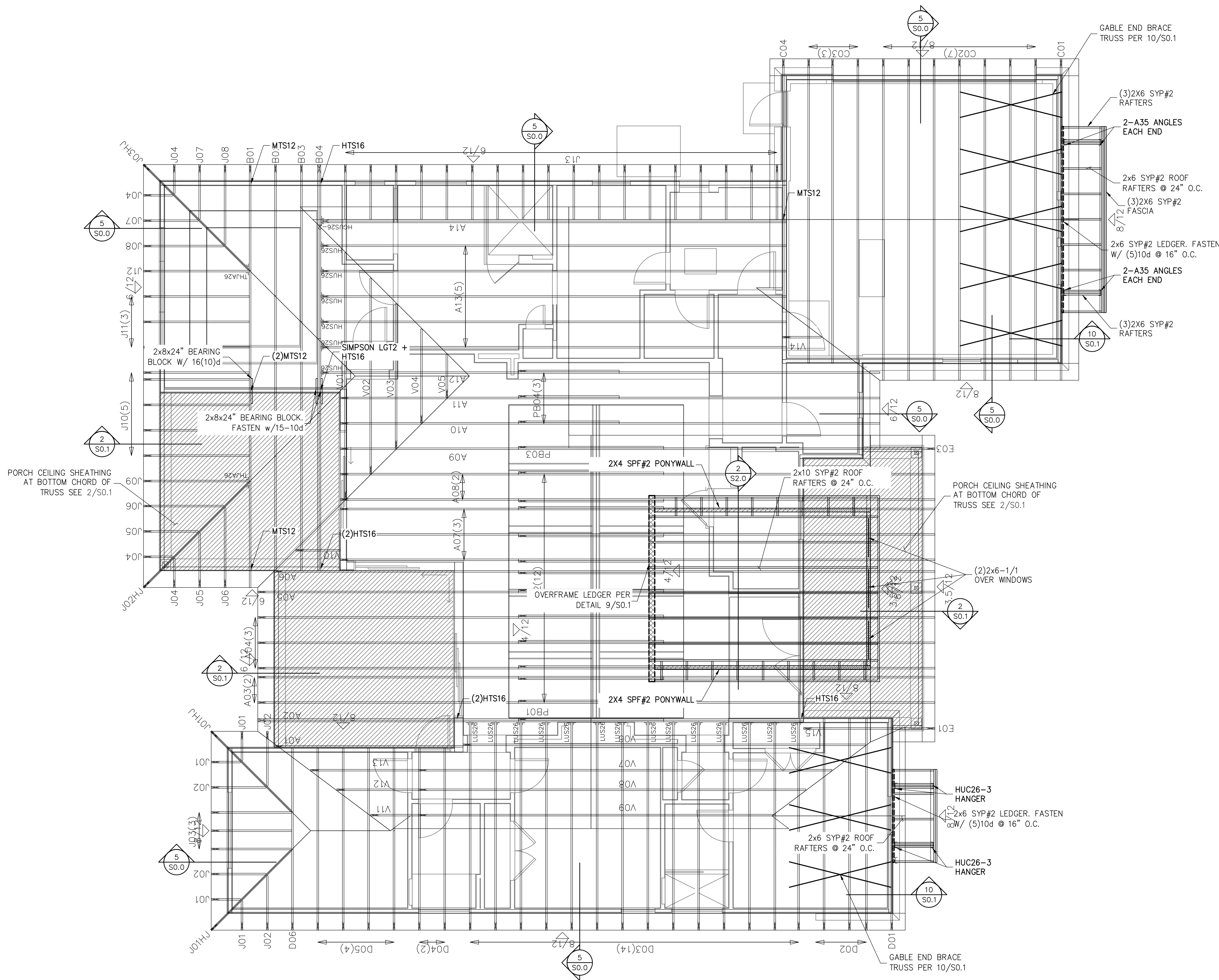
ISSUE	DATE
PERMIT	08.02.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
HENDRICK RESIDENCE AT
279 SW SYDNEY NICOLE CT.
LAKE CITY, FL, 32024

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

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

FIRST LEVEL
WALL
FRAMING
PLAN



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

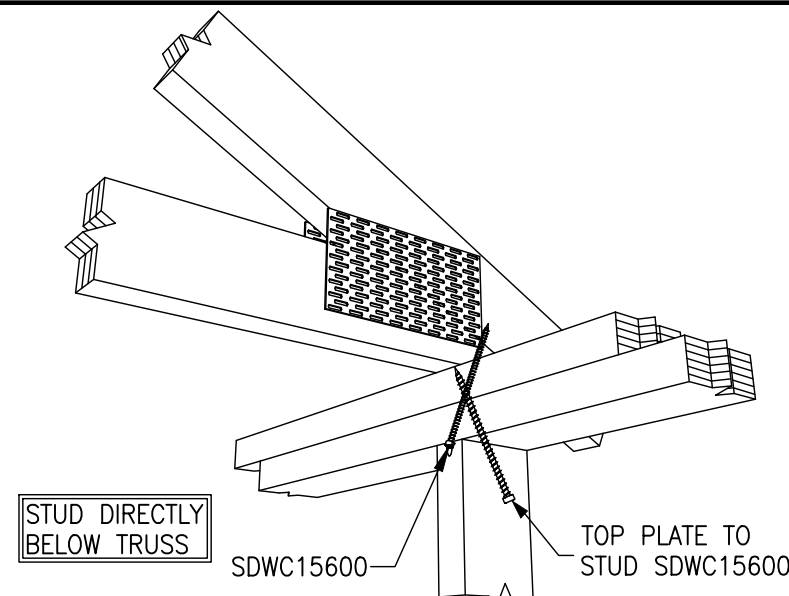
ROOF TRUSS PLACEMENT PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

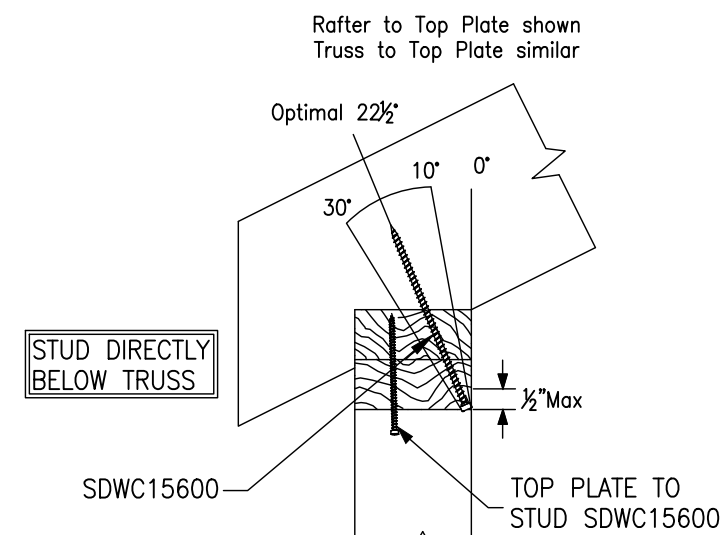
HTS16 DESIGNATES UPLIFT CONNECTION.

- FRAMING PLAN NOTES:
1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET S0.0
 2. FOR SPECIFIC UPLIFT CONNECTIONS, 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.

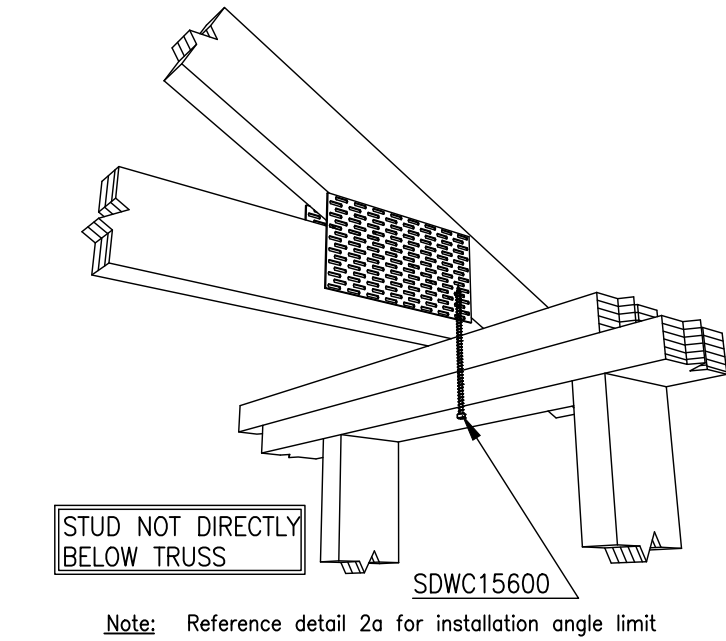
TRUSS FASTENING DETAILS



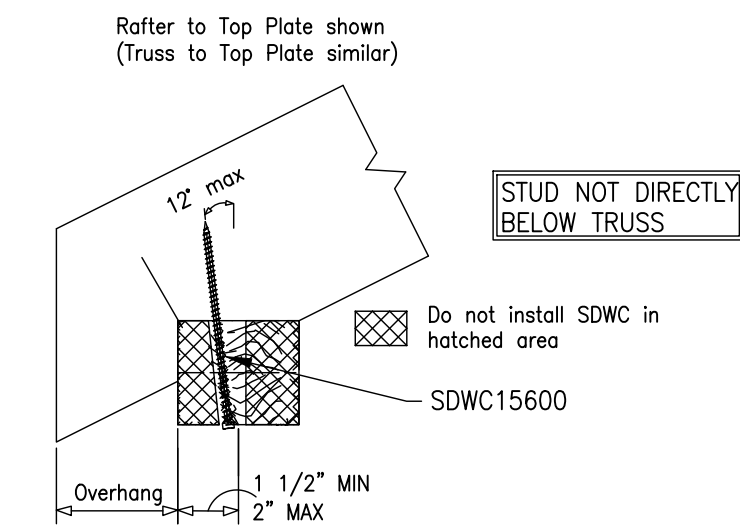
TRUSS TIE DOWN WITH SIMPSON SDWC



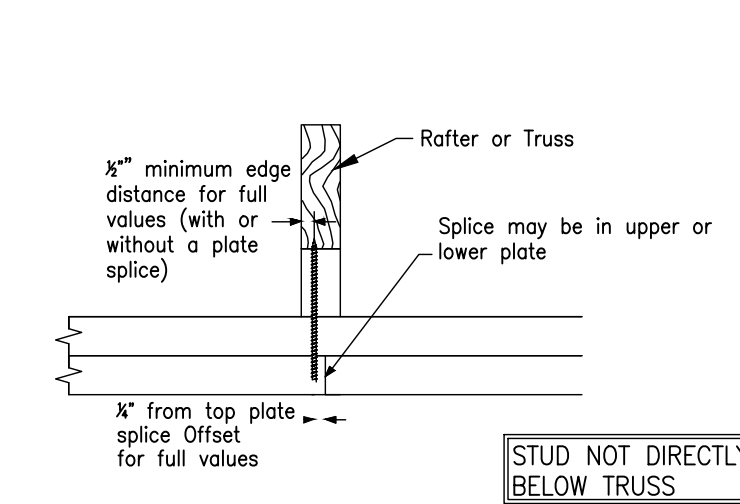
SIMPSON SDWC INSTALLATION RANGE



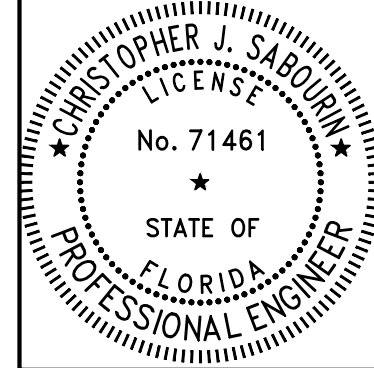
SDWC INSTALLATION



SDWC INSTALLATION RANGE



SDWC AT TOP PLATE SPLICE



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ROOF TRUSS
PLACEMENT
PLAN

SHEET
S1.2
SHEET 6 OF 7

