

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
FLOOR
ROOF
ROOF LOADING: (per 125)
TOP CHORD LIVE LOAD 20 psf
TOP CHORD DEAD LOAD 7 psf (ARCH SHINGLES)
TOP CHORD DEAD LOAD 20 psf (TILE SHINGLES)
BOTTOM CHORD LIVE LOAD 10 psf
BOTTOM CHORD DEAD LOAD 5 psf
FLOOR 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.
0.75" MAX ANY CASE

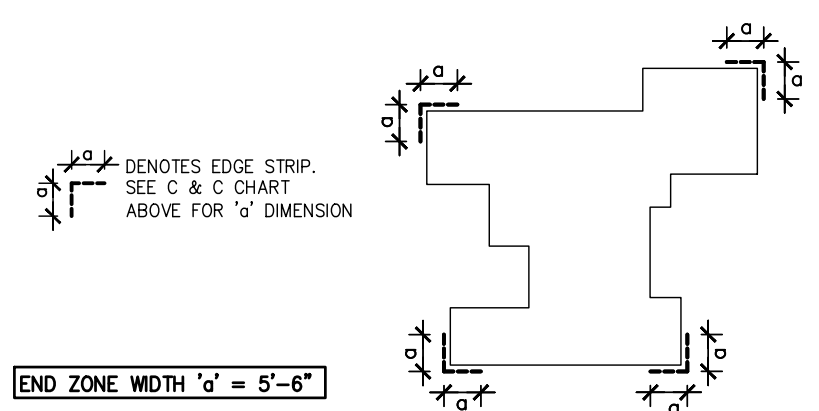
BASIC WIND SPEED (ASCE 7-22) 130 MPH
IMPORTANCE FACTOR 1.00
MEAN ROOF HEIGHT 20.0 FT
ROOF PITCH 7/12
BUILDING CATEGORY II
EXPOSURE CATEGORY C
ENCLOSURE CLASSIFICATION C-ENCLOSED
INTERNAL PRESSURE COEFFICIENT ± .18

MATERIAL SPECIFICATIONS

HARDWARE AND ANCHORS:
ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B)
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.
REINFORCING STEEL: SHALL BE IN ACCORDANCE WITH ASTM A 615, GRADE 60.
STRUCTURAL STEEL: SHALL BE IN ACCORDANCE WITH ASTM A 500, GRADE 50.
WELDED WIRE FABRIC (WFW): 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): 1,900ksi, BENDING STRESS (Fb) 2600psi

COMPONENTS & CLADDING ALLOWABLE DESIGN PRESSURES			
TRIBUTARY AREA (sf)	INTERIOR ZONE (PSF)	EDGE STRIP (PSF): 'a' = 5'-6"	GARAGE DOOR PRESSURES (PSF)
10	+25.5 –27.7	+25.5 –34.2	1 CAR GARAGE DOOR (8'x7')
50	+22.9 –25.0	+22.9 –28.8	2 CAR GARAGE DOOR (16'x7')
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 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. 7/16", 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 SHEATHING 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 301-05. 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 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 STEEWALL CONNECTIONS OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 6" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON 1/5/10. 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. CONCREAT 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 GROUND. IN ALL CONTINUOUS FOOTINGS PROVIDE #3 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS

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

WOOD FRAMING SPECIFICATIONS:
ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESURE-TREATED. IF A QOL OR T&G DOT BORATE 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 SEAM. AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91". AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS. WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, PLACE STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. ASPHALT SHINGS SHALL COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. CLAY AND TILE ROOFS SHALL BE INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL" AND THE MANUFACTURER'S REQUIREMENTS. STANDING SEAM METAL 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	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" = 8d
3"x0.148" = 10d
1 1/2"x0.148" = 10d x 1 1/2"
2 1/2"x0.131" = RINK SHANK
3/2"x0.162" = 8d
1 1/2"x0.131" = 8d x 1 1/2"

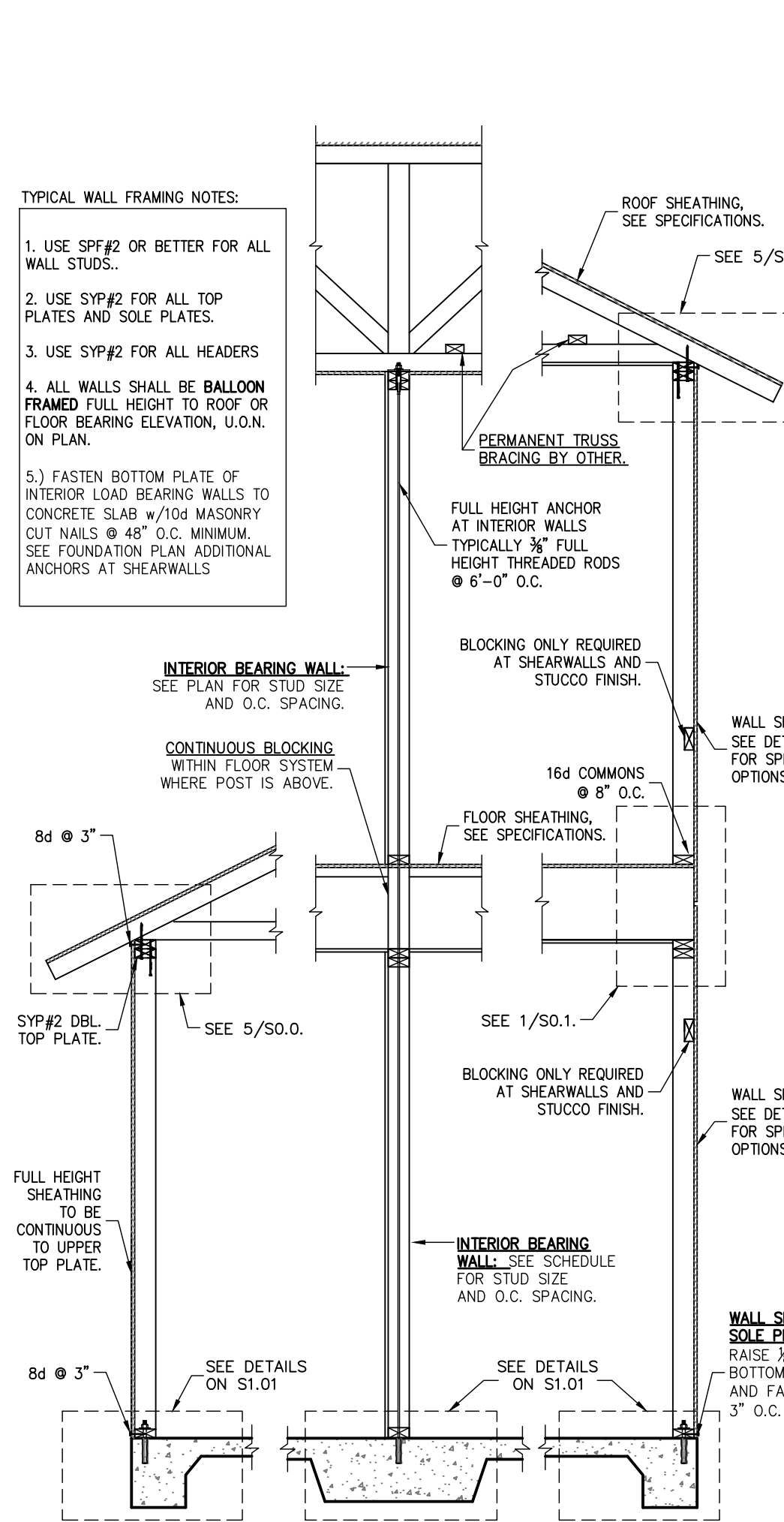
BRICK NOTES / LINTEL SCHD		
LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
L3 1/2"x3 1/2"x 1/4"	4"	6'-0"
L4x3 1/2"x 1/4"	6"	8'-0"
L5x3 1/2"x 1/4"	6"	10'-0"
L6x3 1/2"x 1/4"	6"	12'-0"
L7x3 1/2"x 1/4"	6"	16'-0"

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 CONCRETE. 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 1/2" WEEP HOLES @ 33" O.C. IMMEDIATELY ABOVE FLASHING.

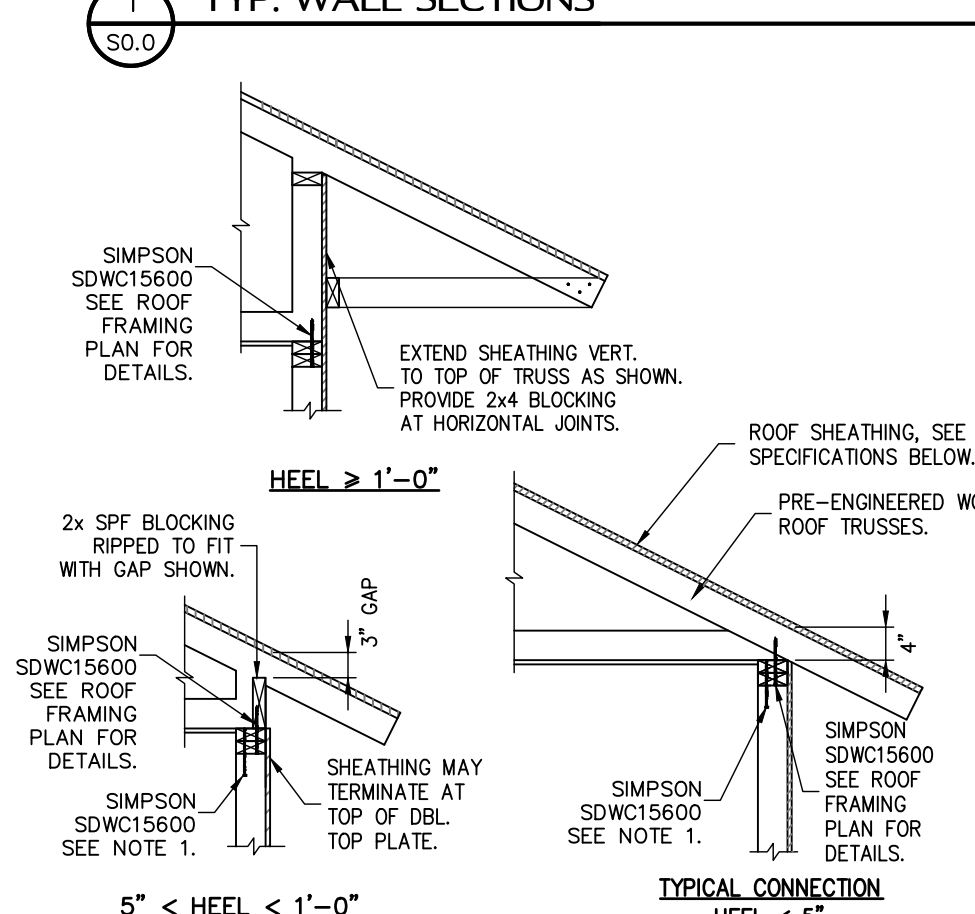
PLAN LEGEND AND ABBREVIATIONS	
INTERIOR LOAD BEARING WALL	BUILT-UP POST IN THE WALL
GABLE X-BRACE, SEE DETAIL 10/SO.1	HEADER SIZE, JACK AND KING STUD QUANTITY.
DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL. SHEARWALL SHEATHING TO BE APPLIED. 8d @ 5/8" DESIGNATES 8d COMMON @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"	
ADJ. – ADJACENT BW – 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 F10 – FOOTING 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 PSI – Pounds per Square Inch PT – PRESSURE TREATED QT – Quick Tie REIN – Reinforce SF – Square Foot SPF – Spruce Pine Fir T&G – Through TYP – Typical UN – Unless Otherwise Noted VERT – Vertical WWF – Welded Wire Fabric

USP CONNECTORS	
CONNECTOR	UPLIFT
	SYP SPF
USP A35	450 450
USP RT7	585 495
USP RT8A	775 650
USP MTW12	1195 860
USP HTW20	1450 1245
USP MSTA24	1640 1455
USP MSTA36	2065 2065
USP LITS208	1105 1105
USP JUS28	1205 1205
USP HTT16	4290 4290
USP HTT22	5370 5370
USP PAU44	2535
USP PAU66	2535
USP MSTM24	1545 1455

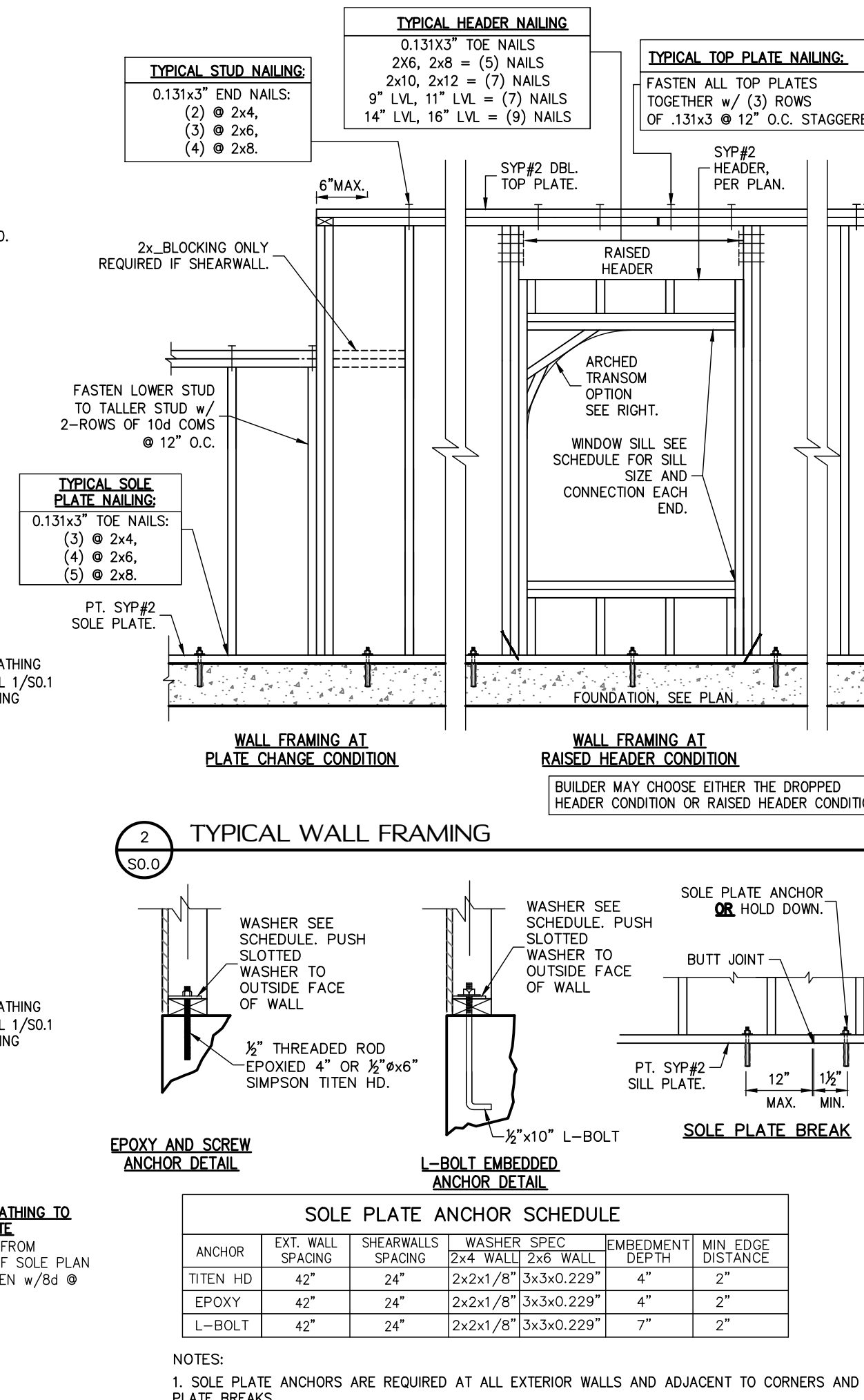
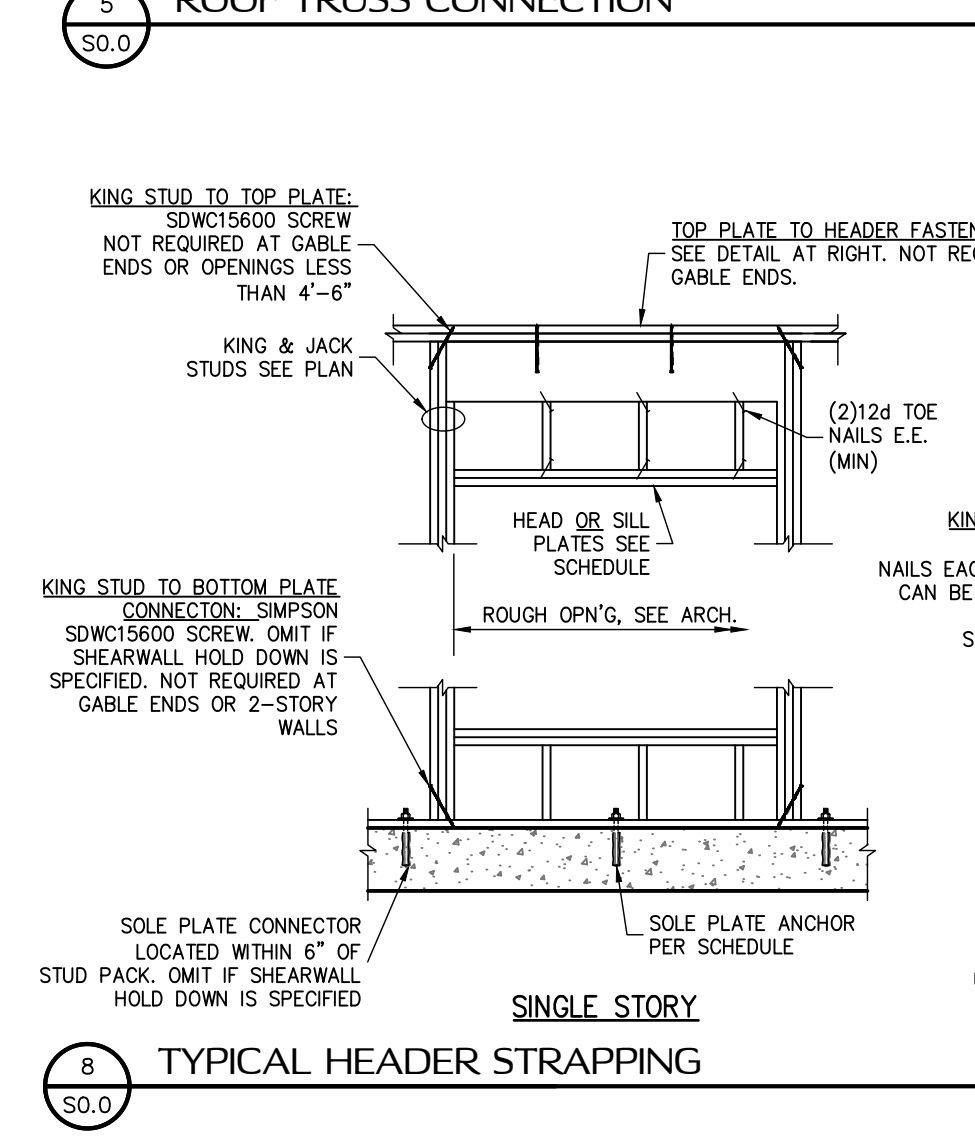
SIMPSON CONNECTORS	
CONNECTOR	UPLIFT
	SYP SPF
A35	450 450
H2.5T	600 520
HTS16	1150 1085
MTS12	1000 860
HTS20	1450 1245
MSTA24	1765 1270
MSTA36	2050 1870
HTT4	3480 3080
HTT5	5250 4670
LITS28	930 780
HU410	905 785
ABU44	2200
ABU66	2300
SET	N/A N/A
LT7208	1675 1675
LSTA12	805 695
CS16	1705 1705



TYP. WALL SECTIONS



ROOF TRUSS CONNECTION

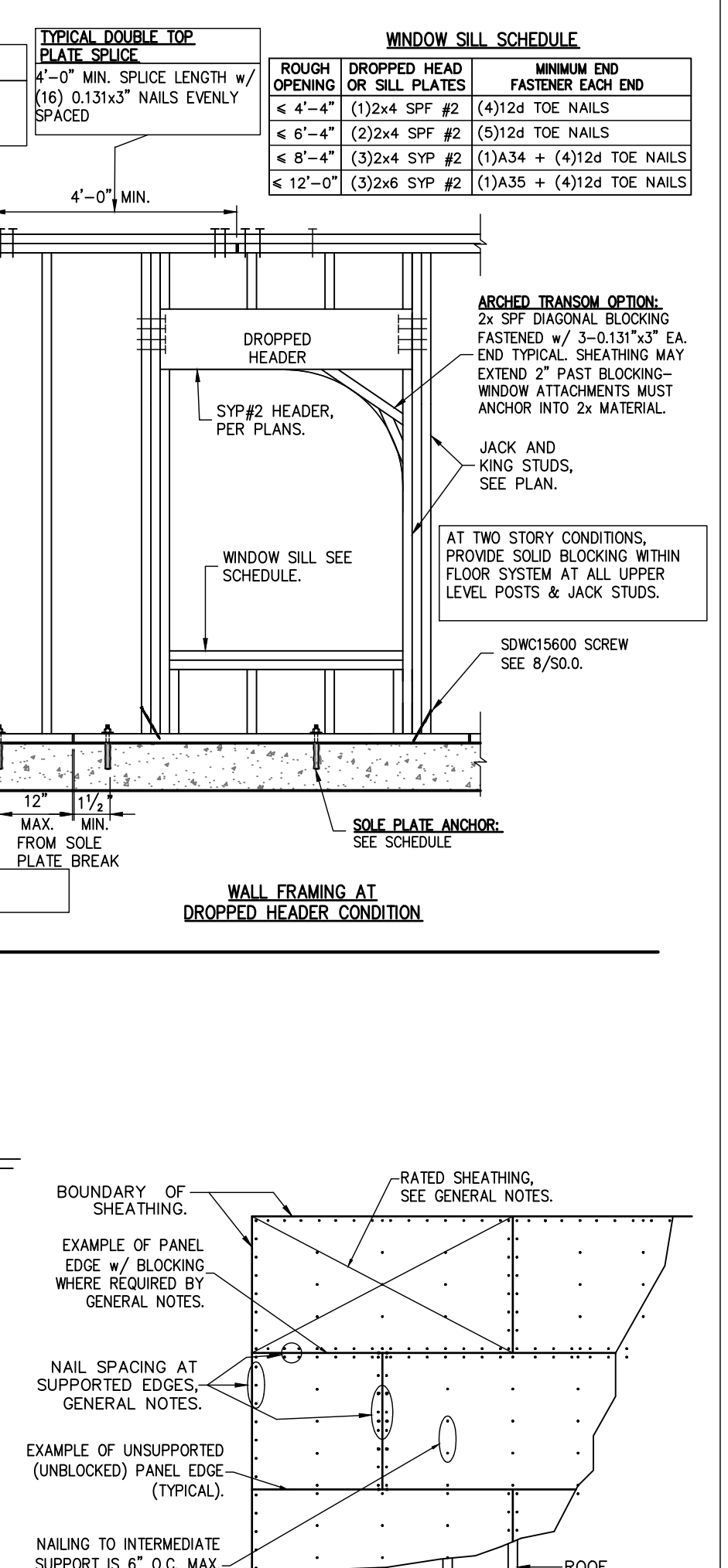
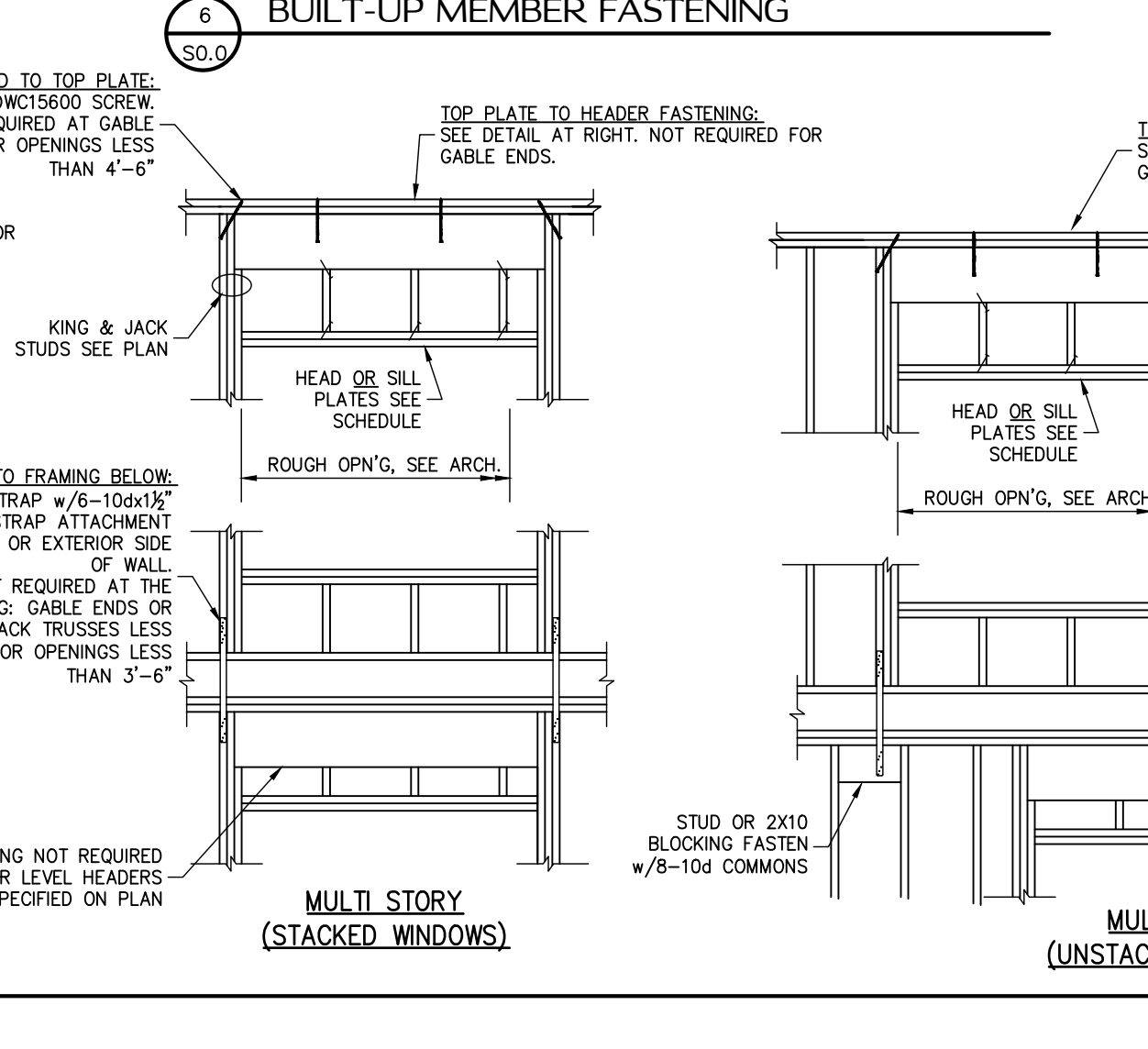


SOLE PLATE ANCHOR DETAIL & SCHEDULE

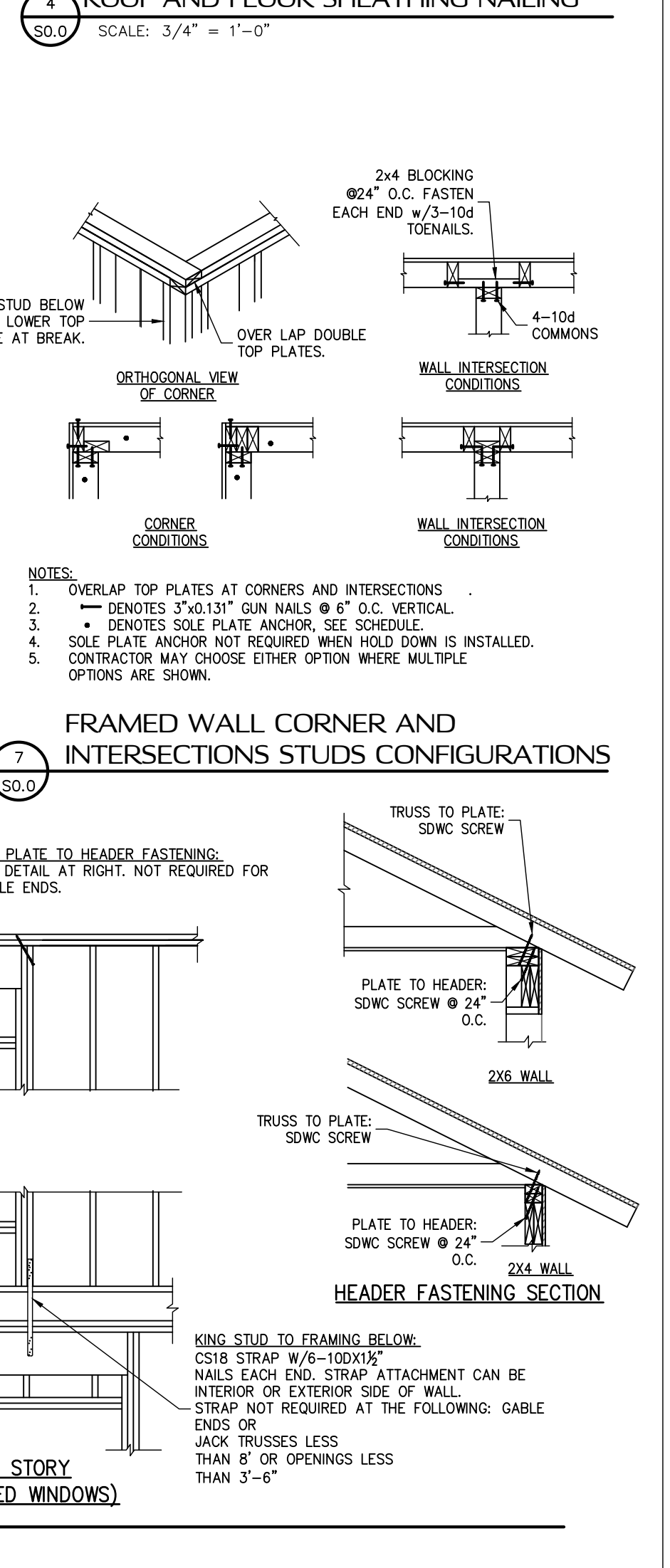
SOLE PLATE ANCHOR SCHEDULE					
ANCHOR	EXT. WALL SPACING	SHEARWALLS	WASHER SPEC	EMBEDMENT DEPTH	MIN. EDGE DISTANCE
TITEN HD	42"	24"	2x2x1/8" 3x3x0.229"	4"	2"
EPOXY	42"	24"	2x2x1/8" 3x3x0.229"	4"	2"
L-BOLT	42"	24"	2x2x1/8" 3x3x0.229"	7"	2"

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

BUILT-UP MEMBER FASTENING



FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS



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

10.23.24
Christopher J. Sabourin
FL PE#71461

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

PLAN NAME
B2EC
SSE NO.
24-0496

ISSUE	DATE
PERMIT	10.23.24
REVISIONS	DATE

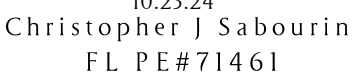
STRUCTURAL ENGINEERING FOR
LOT 18, OAK RIDGE ESTATES
TBD SW RIDGE ST
LAKE CITY, FL 32024

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
OBTAINING APPROVAL 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

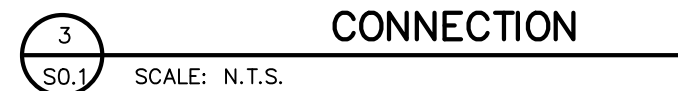


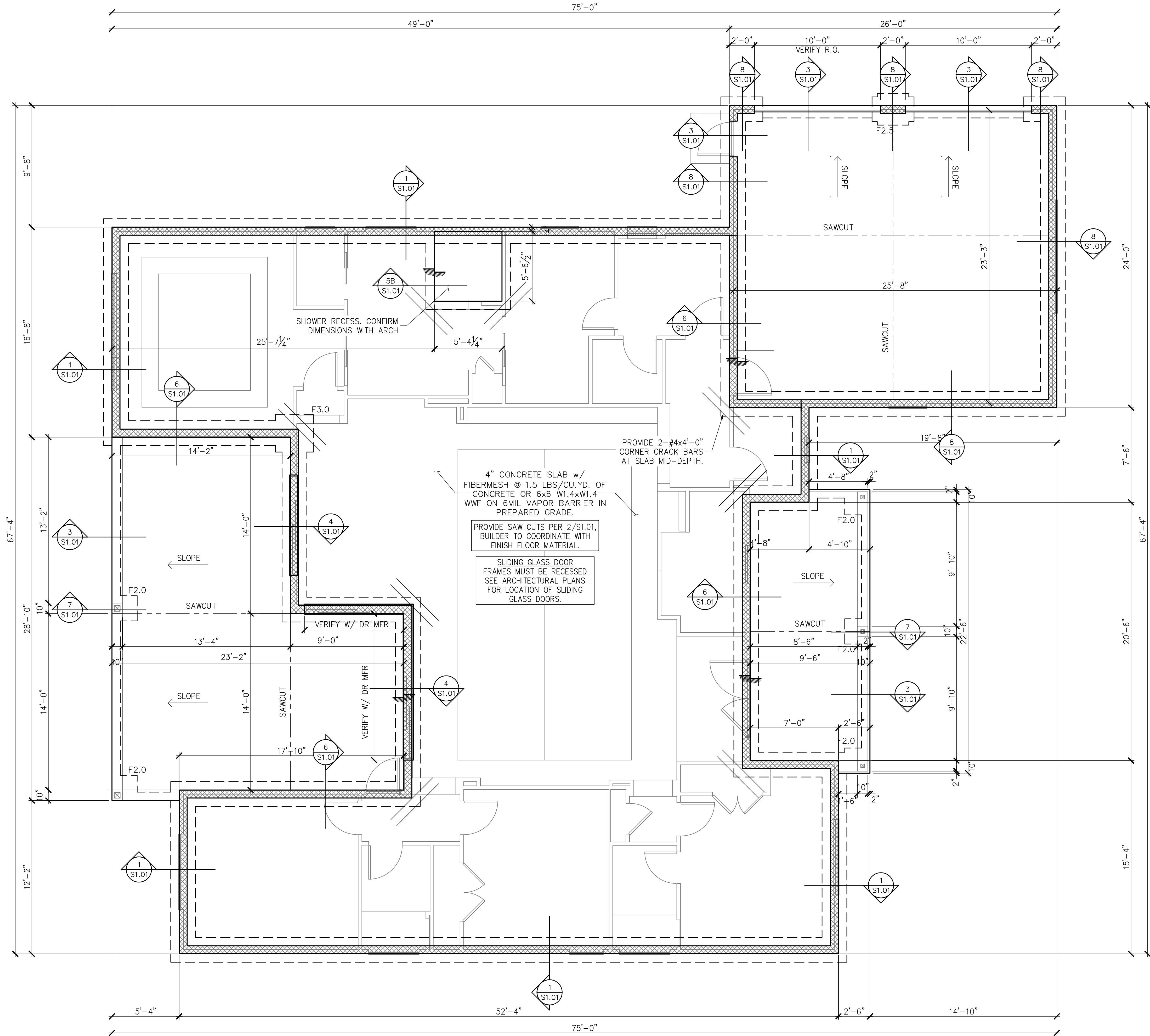
PLAN NAME
BZEC
SSE No.
24-0496

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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

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.

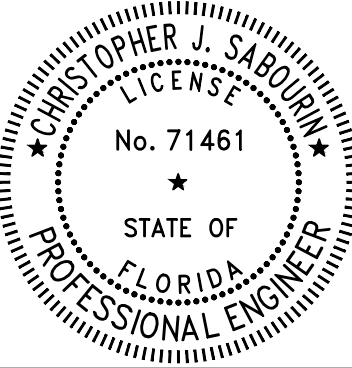
3.

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



10.23.24
Christopher J Sabourin
FL PE#71461

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CHRIS@SABOENG.COM

PLAN NAME
BZEC
SSE No.
24-0496

ISSUE	DATE
PERMIT	10.23.24
REVISIONS	DATE

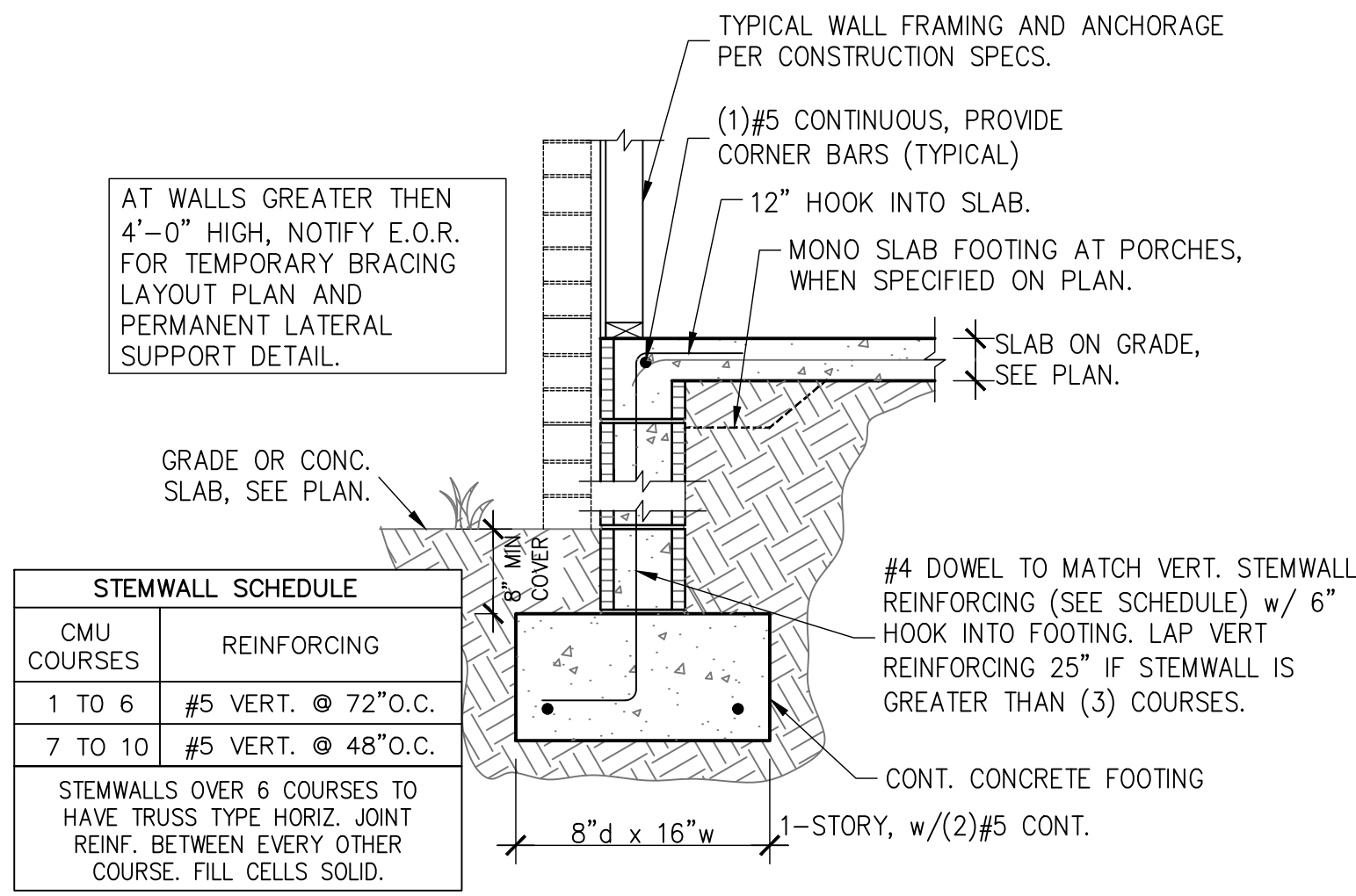
STRUCTURAL ENGINEERING FOR
LOT 18, OAK RIDGE ESTATES
TBD SW RIDGE ST
LAKE CITY, FL 32024

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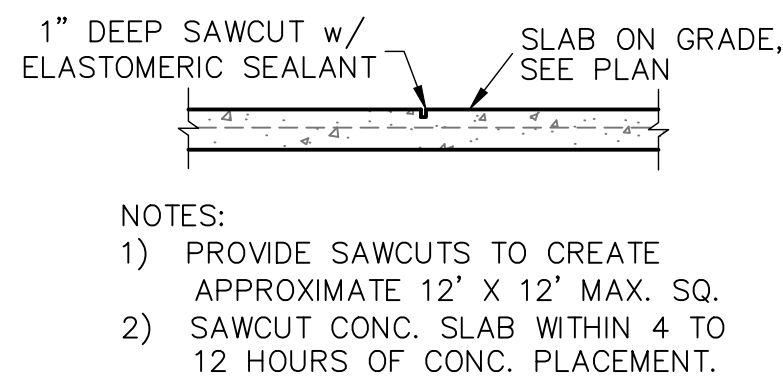
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FOUNDATION
PLAN

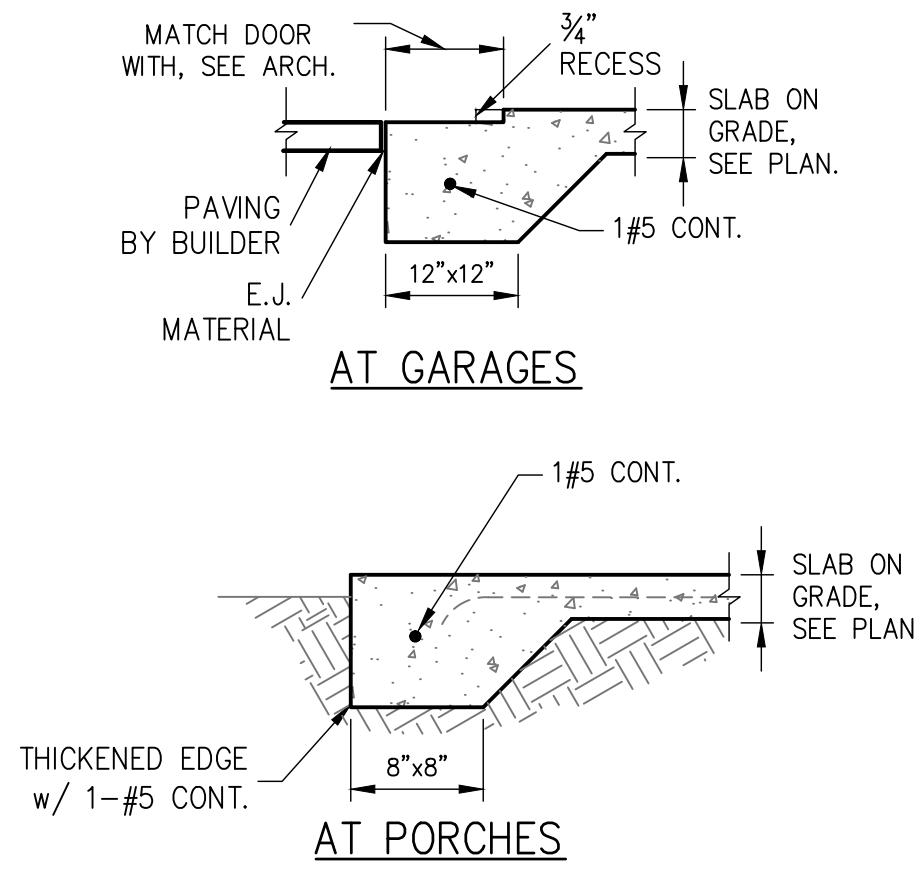
SHEET
S1.0
SHEET 3 OF 7



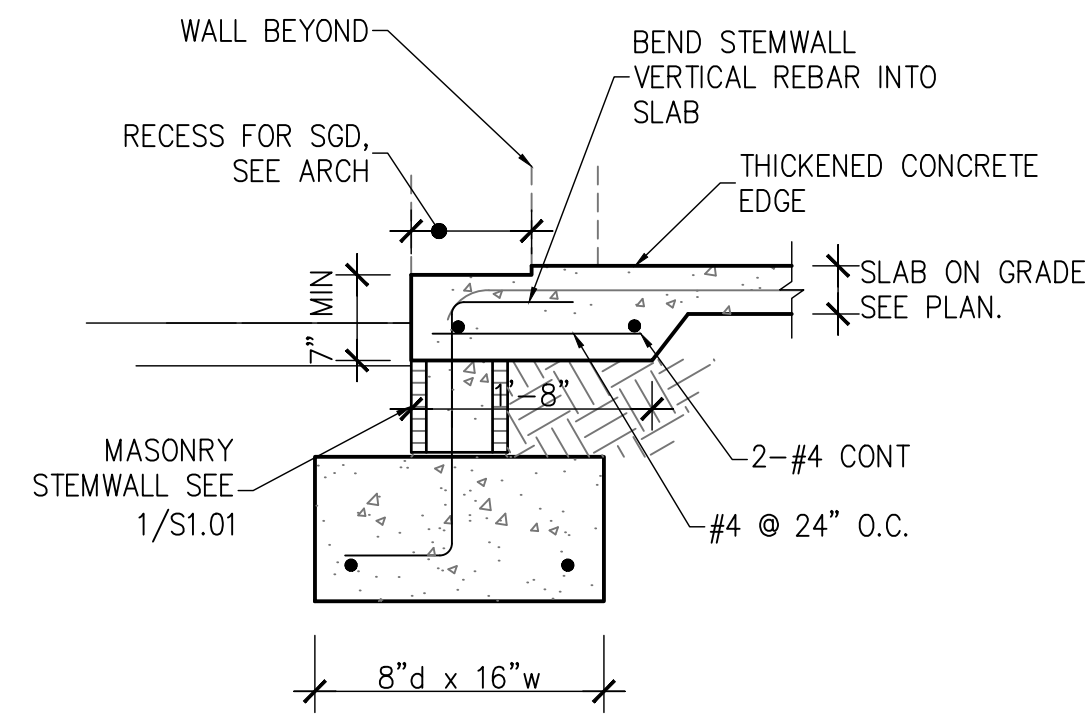
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



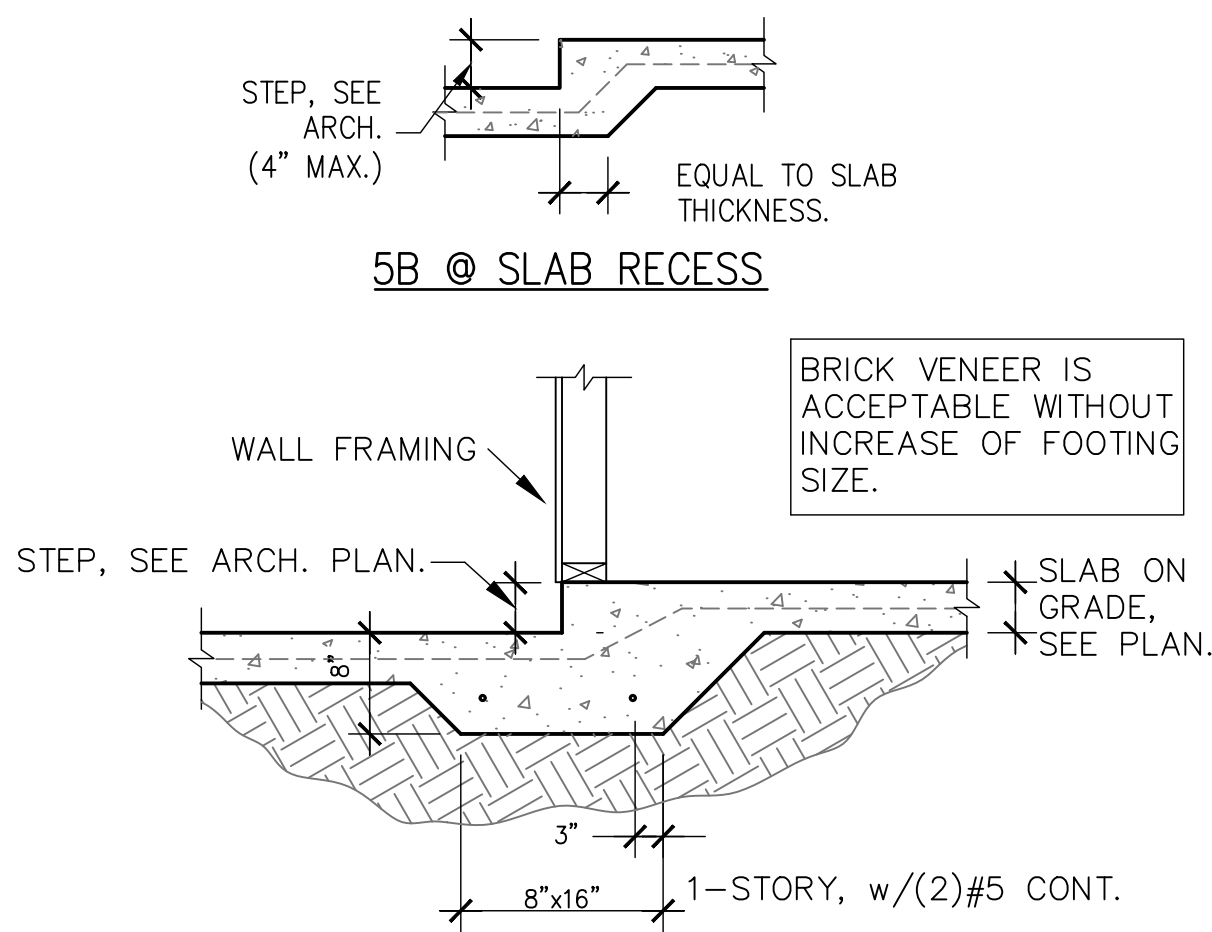
2 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



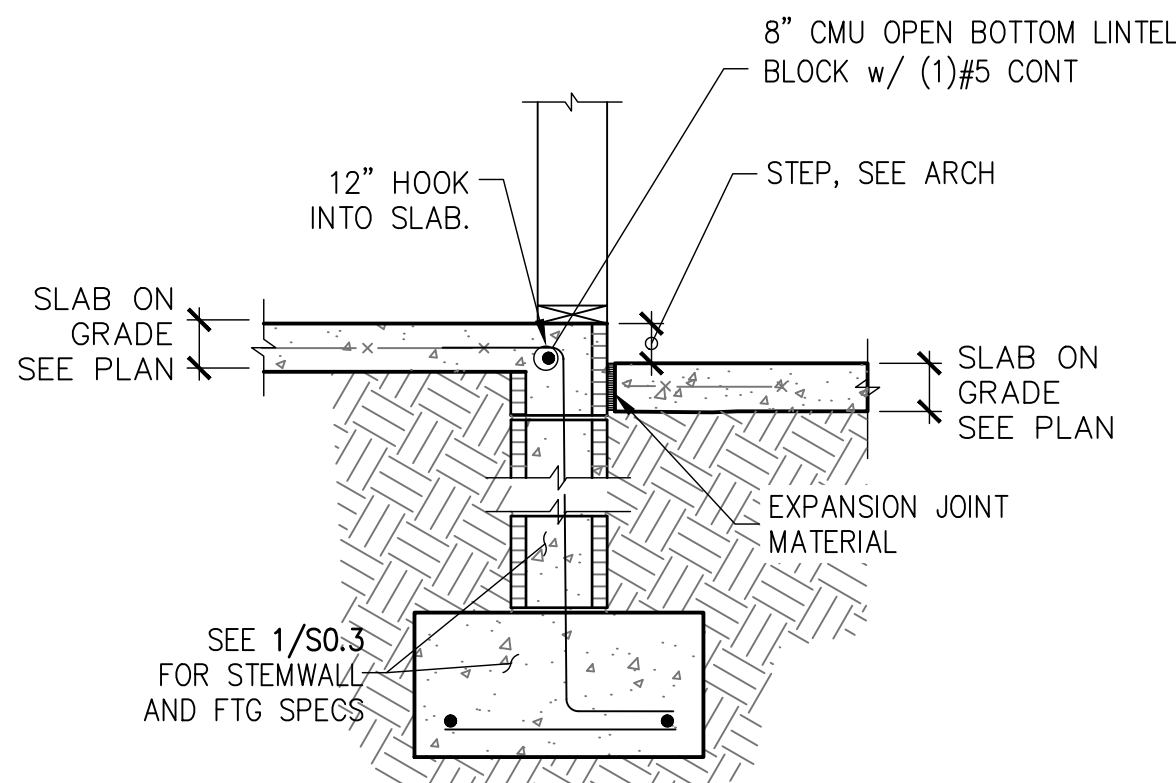
3 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"



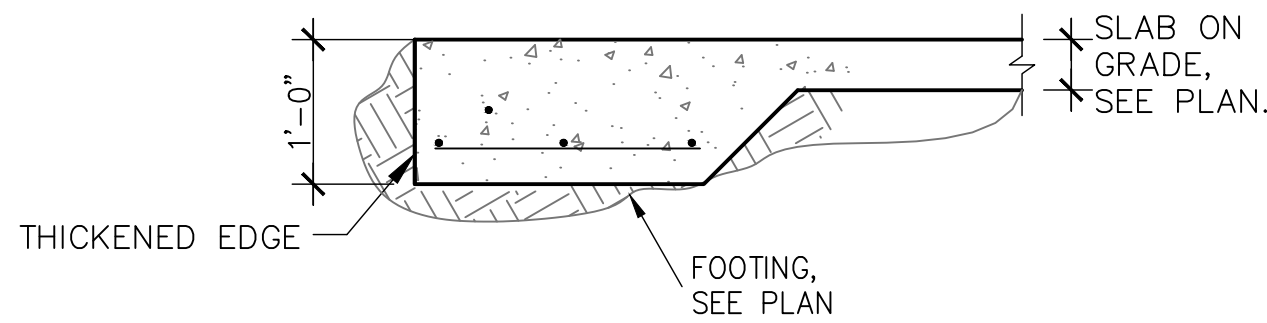
4 STEMWALL FOOTING AT SLIDER
S1.01 SCALE: 3/4" = 1'-0"



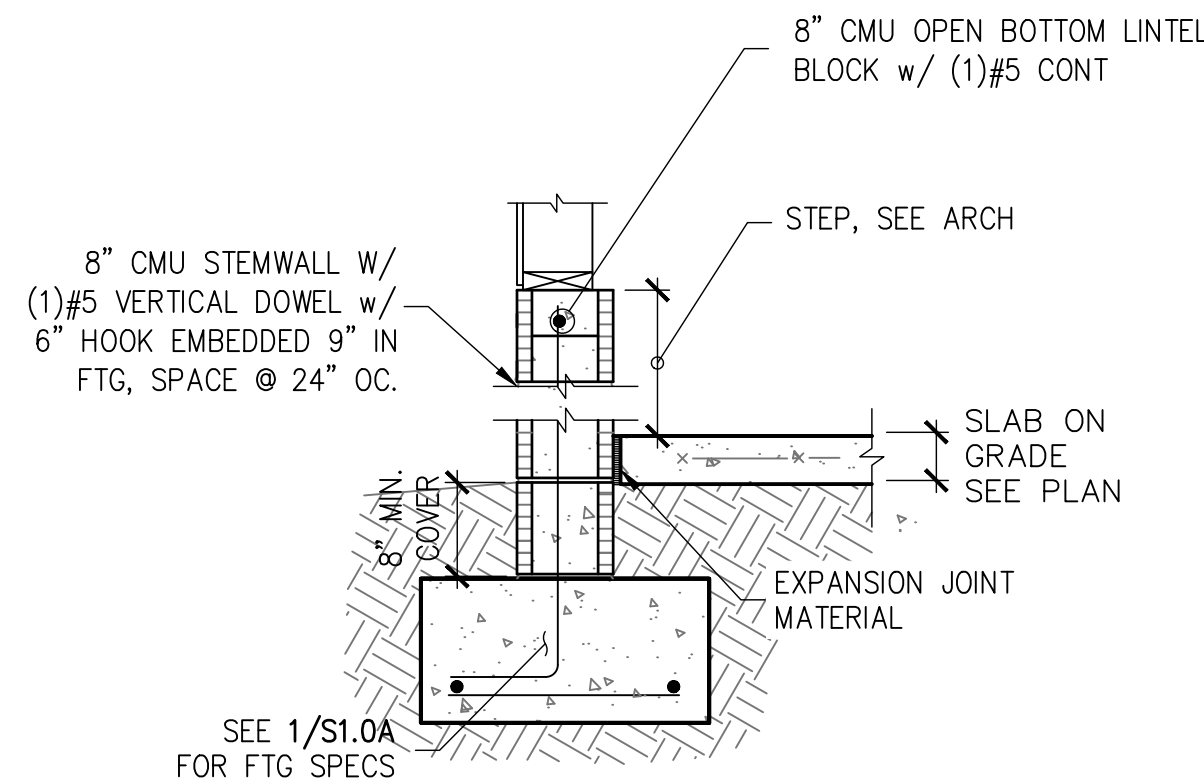
5 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"



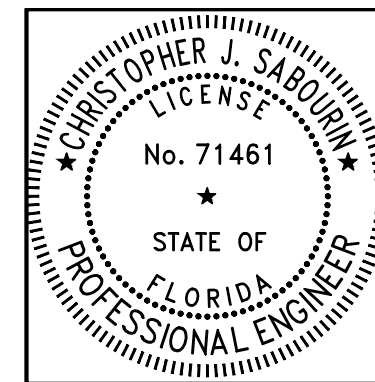
6 STEP AT STEMWALL
S1.01 SCALE: 3/4" = 1'-0"



7 PEDESTAL AT PORCH SLAB
S1.01



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



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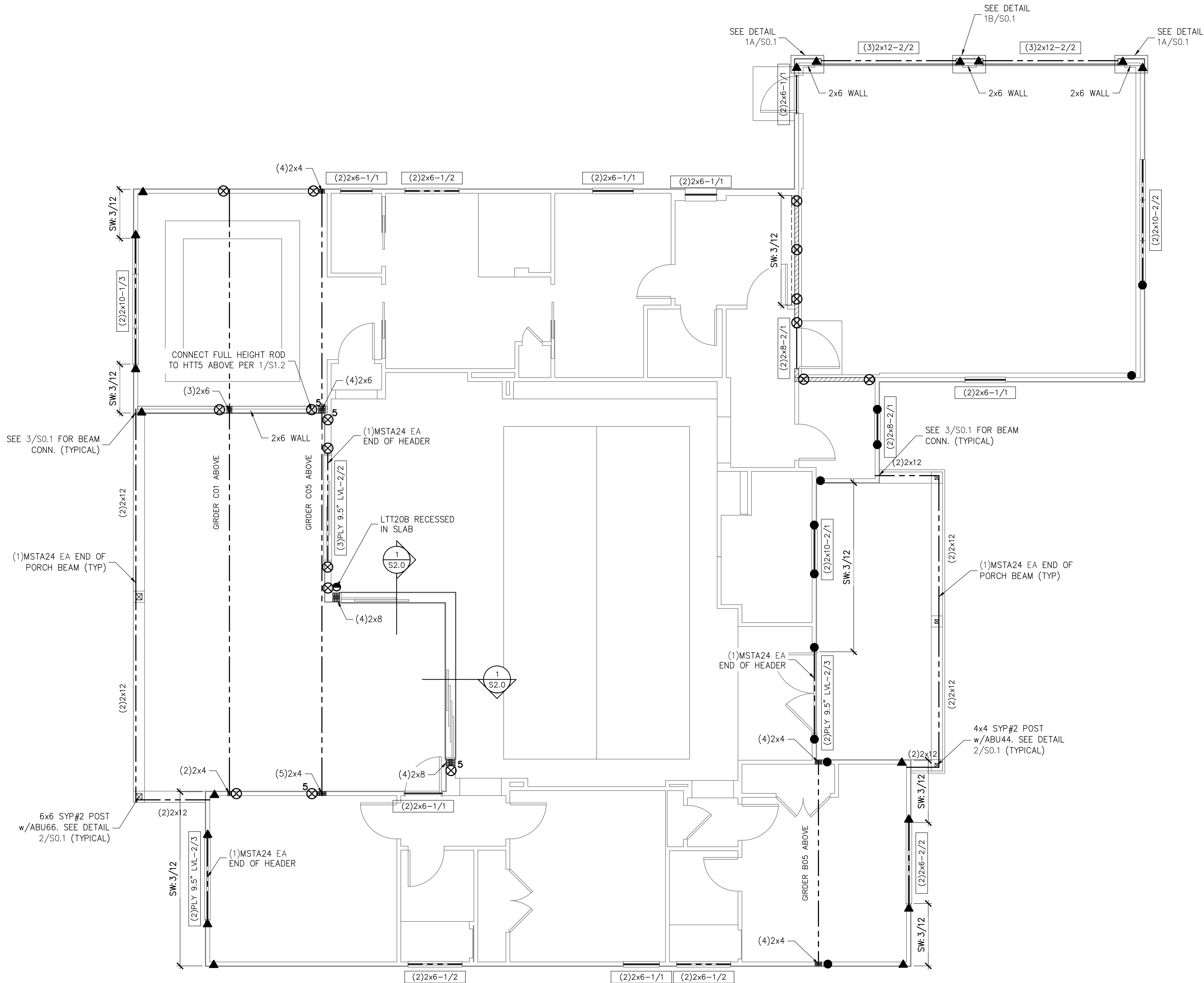
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FOUNDATION
DETAILS

SHEET
S1.01
SHEET 4 OF 7



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 @ 12" O.C. "IN THE FIELD"

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

BEAM OR TRUSS, SEE PLAN

ANCHOR LEGEND

3/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

5/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1

3/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1

SIMPSON HTTS SEE DETAIL 15/SO.1

SIMPSON DT22 SEE DETAIL 15/SO.1

SIMPSON LTT20B 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

COMBINED USE PANEL NOTES

1. EXTERIOR WALL SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO UPPER MOST TOP PLATE. SEE DETAIL 1/SO.1 FOR SHEATHING SPLICE LOCATIONS FOR MULTI STORY CONDITIONS

2. SEE SHEET SO.0 FOR WALL SHEATHING SPECIFICATIONS.

3. UPPER MOST TOP PLATE SUPPORTING ROOF MEMBERS SHALL BE STRAPPED AS SHOWN IN DETAIL 1/SO.0

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

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/GRIDER PLIES.

2. SEE SHEET SO.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" 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 3/SO.0

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

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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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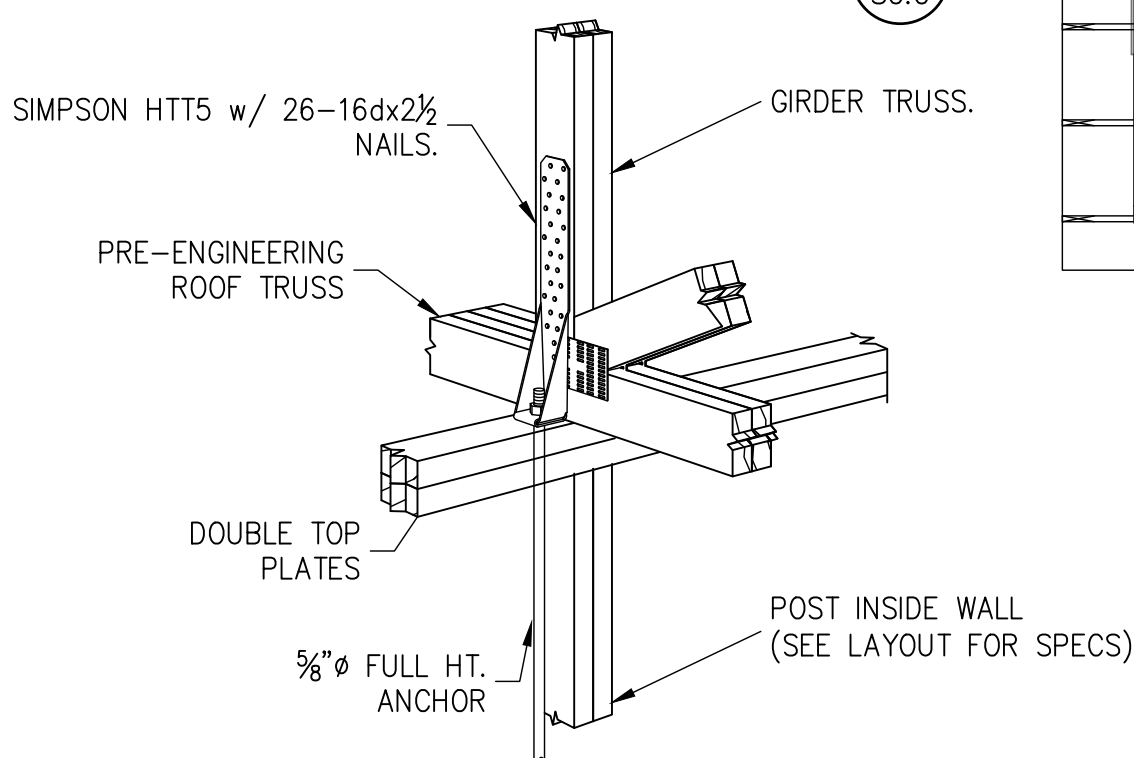
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FIRST LEVEL
WALL
FRAMING
PLAN

SHEET
S1.1
SHEET 5 OF 7



1 HTT5 HIGH UPLIFT CONNECTION
S1.2 SCALE: N.T.S.

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

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)H/2-S1 CLIPS ON 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.

TRUSS FASTENING DETAILS

Rafter to Top Plate shown
Truss to Top Plate similar

Optimal 22½°

30° 10° 0°

STUD DIRECTLY BELOW TRUSS

SDWC15600

TOP PLATE TO STUD SDWC15600

½" Max

Note: 1. Sloped-roof rafters may be sloped up to and including a 12½° 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)

1½" 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

x" minimum edge distance for full values (with or without a plate splice)

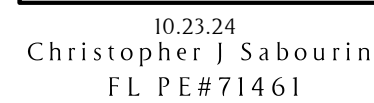
Splice may be in upper or lower plate

SDWC15600

x" from top plate splice Offset for full values

STUD NOT DIRECTLY BELOW TRUSS

SDWC AT TOP PLATE SPLICE



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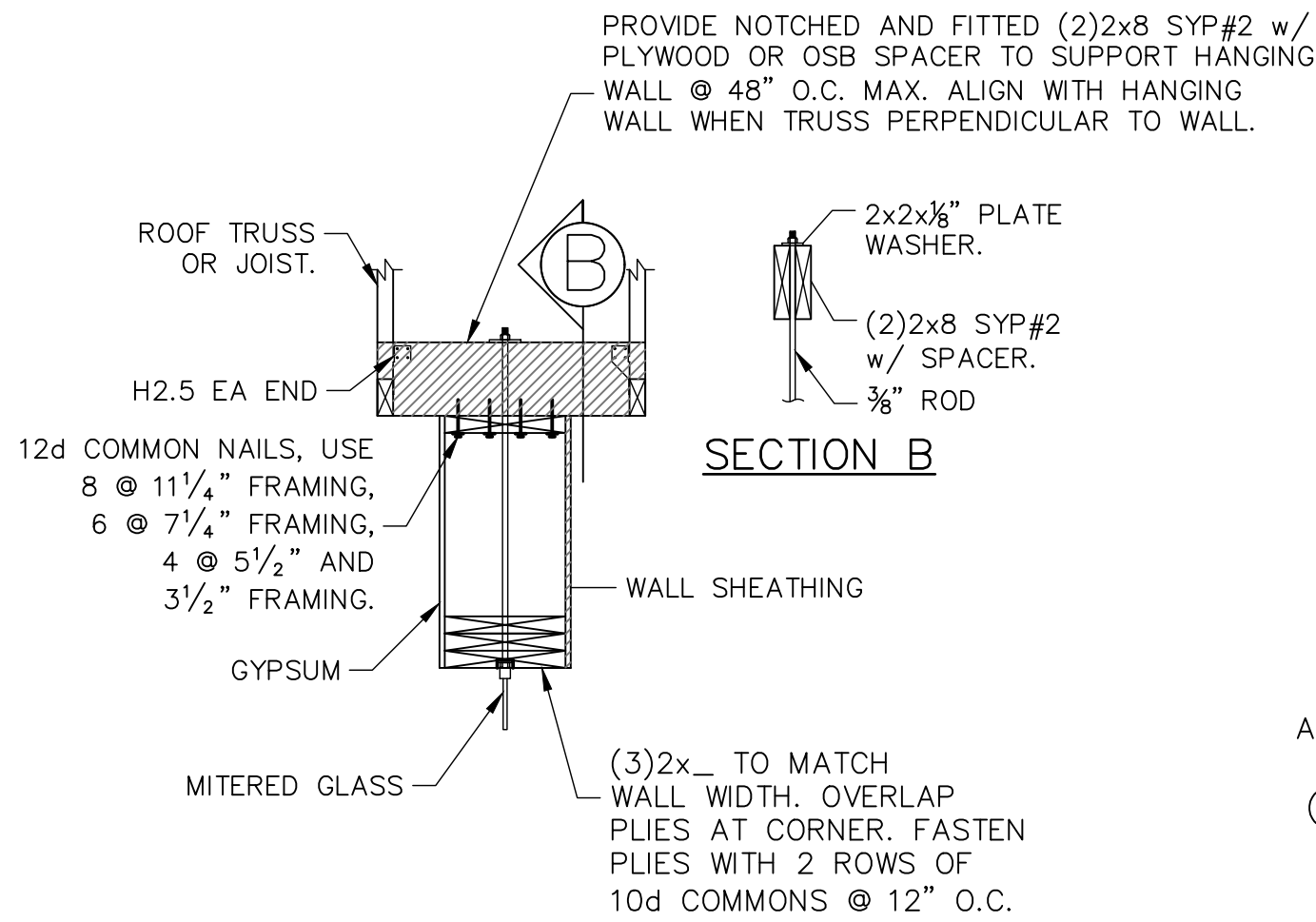
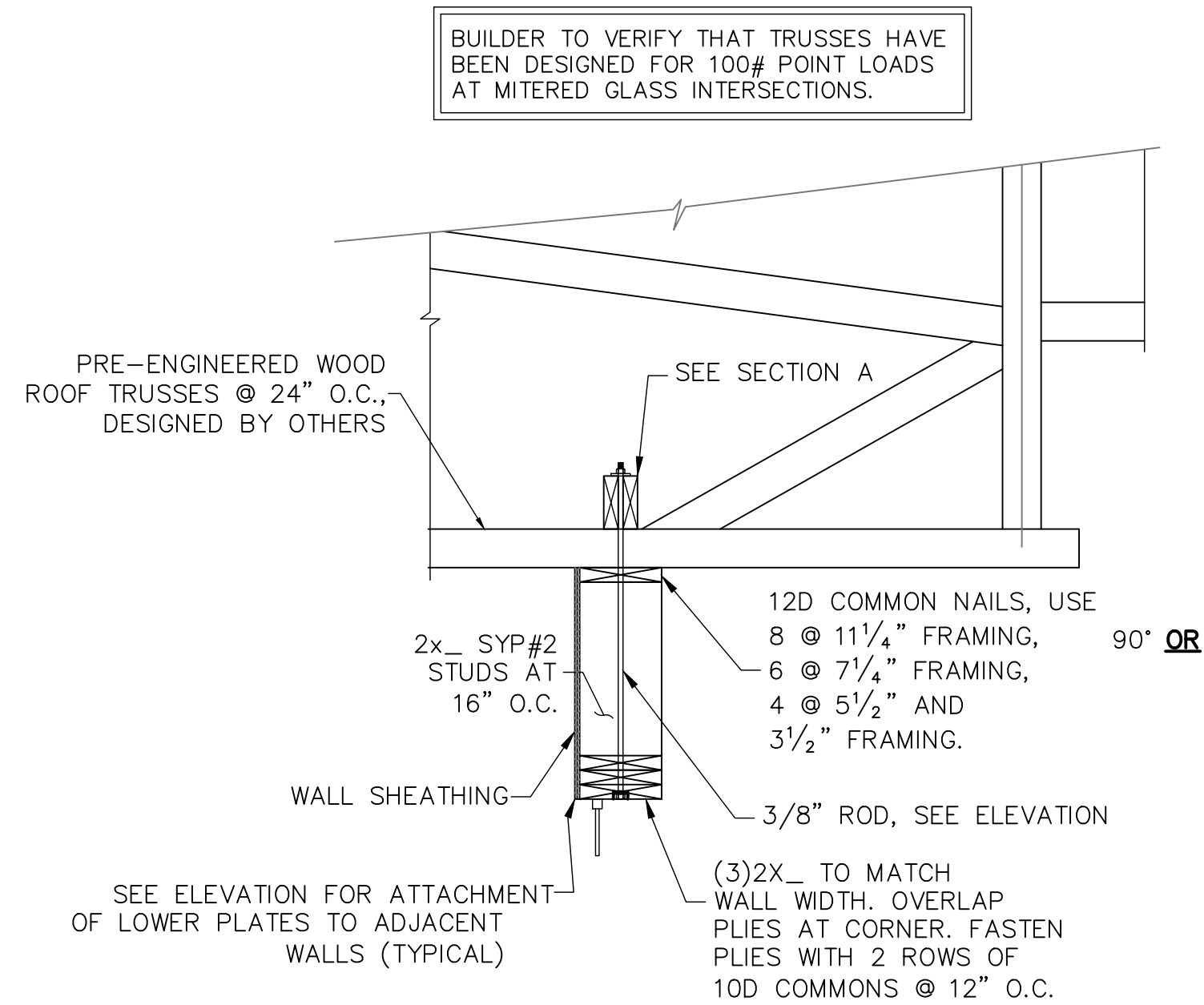
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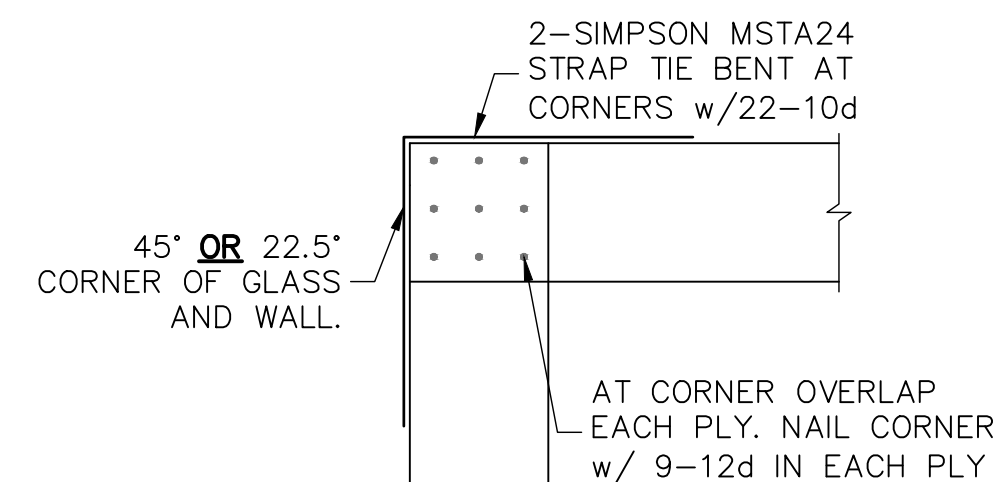
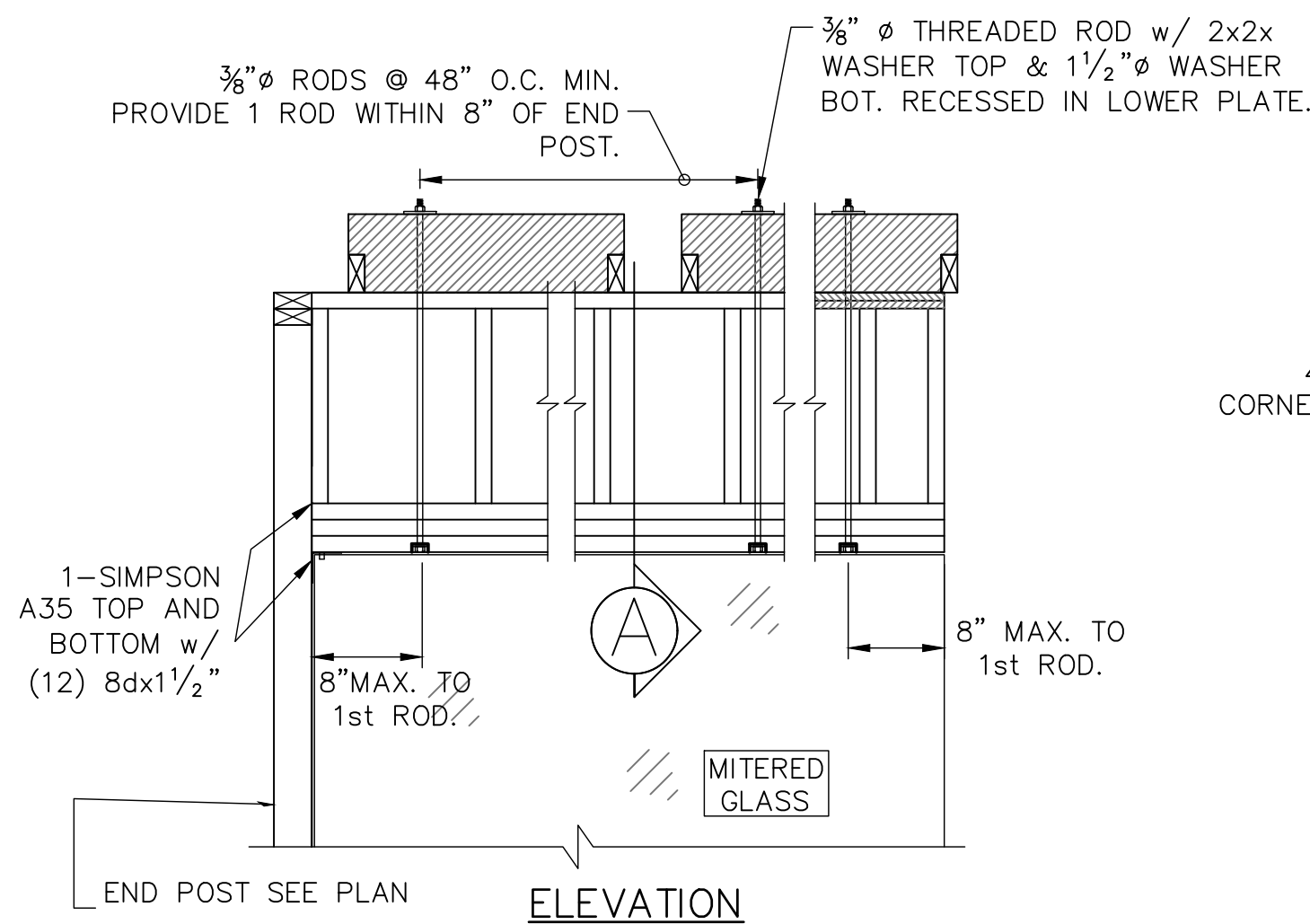
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ROOF TRUSS PLACEMENT PLAN

SHEET
S1.2
SHEET 6 OF 7



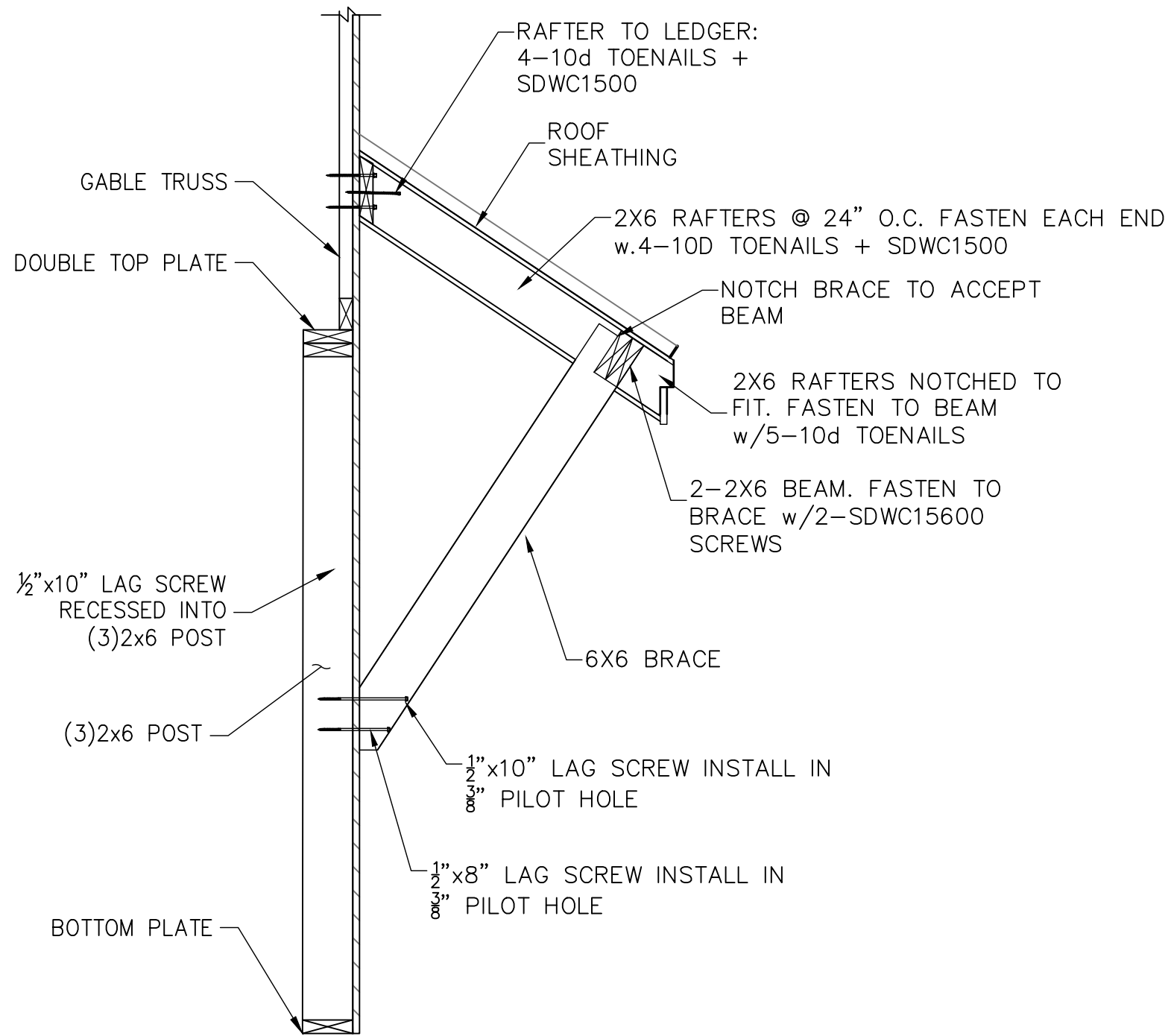
SECTION A



SECTION AT CORNER

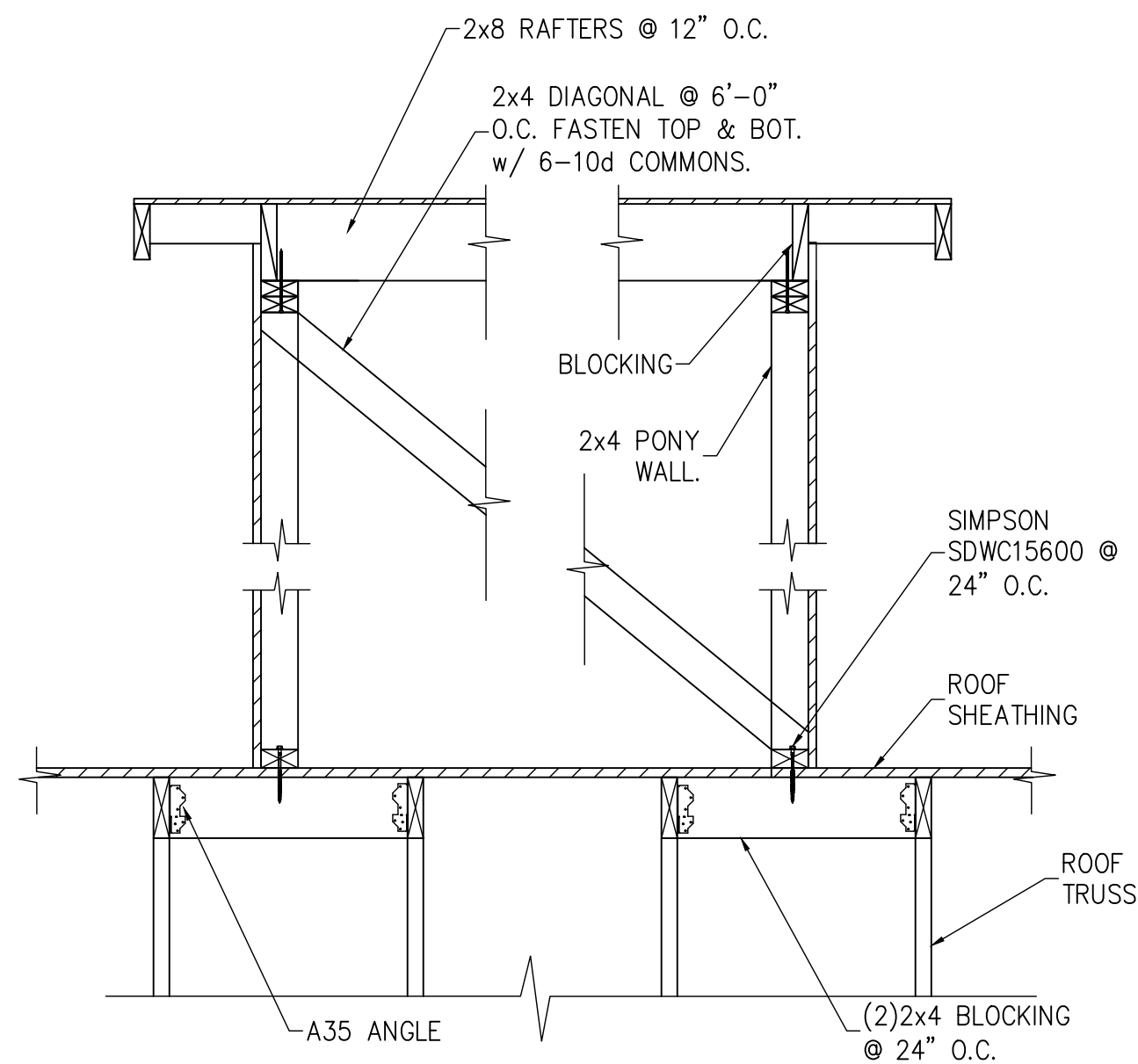
1 MITERED WINDOW HEAD FRAMING

SCALE: N.T.S.



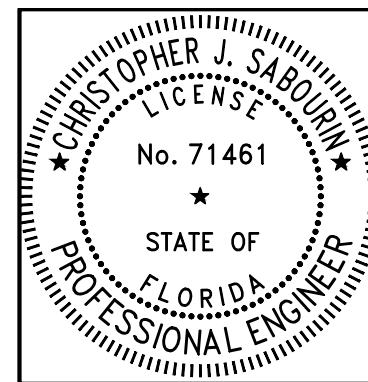
2 BRACE DETAIL

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



3 DORMER DETAIL

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



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MISC
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S2.0
SHEET 7 OF 7