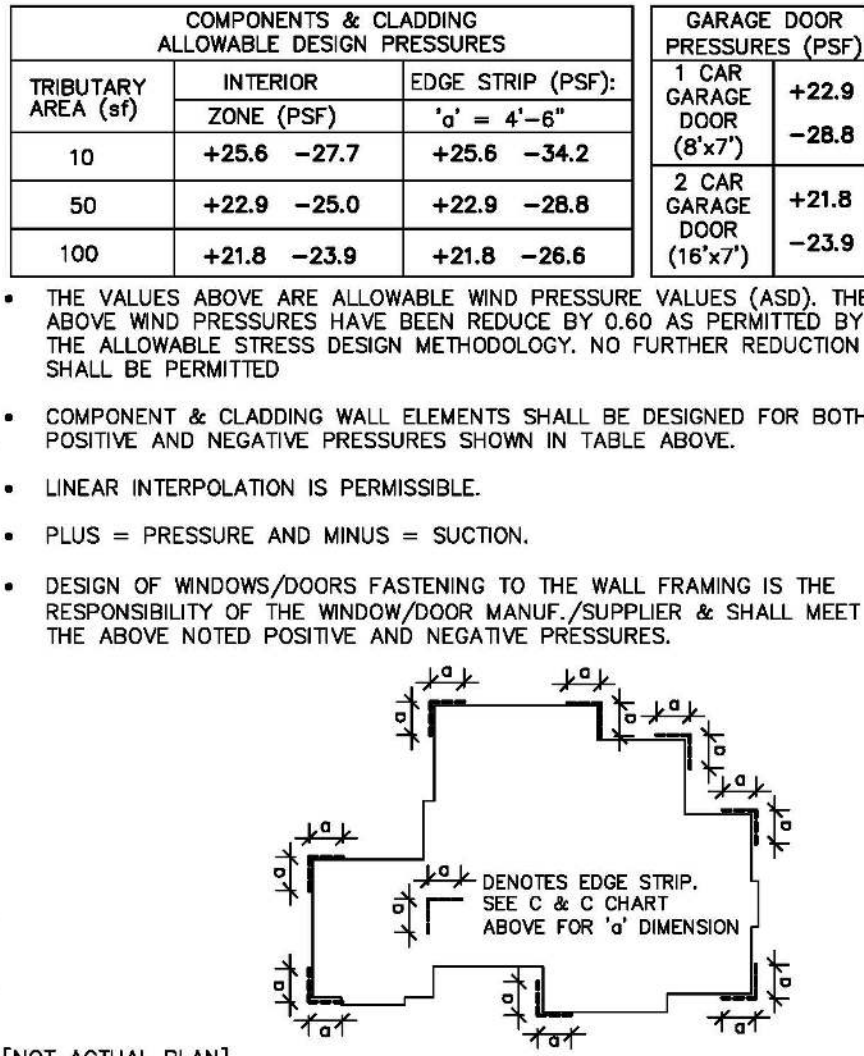


DESIGN SPECIFICATIONS

DESIGN CODE: 2017 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 DEAD LOAD BOTTOM CHORD DEAD LOAD	ROOF (cd=1.25) 20 psf 7 psf (ARCH SHINGLES) 20 psf (TILE SHINGLES) 10 psf 5 psf	FLOOR (cd=1.00) 40 psf 10 psf 40 psf 5 psf 5 psf
DEFLECTION CRITERIA: ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180 FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240 0.75" MAX ANY CASE		
WIND LOADING: ASCE 7/10 FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. DEAD LOAD CONDITION OF 5 PSF TOP CHORD AND 5 PSF BOTTOM CHORD. REACTIONS CALCULATED FOR THE BEARING POINTS OF ROOF TRUSSES SHALL BE REDUCED. SPECIFICALLY, ATTIC FLOOR LIVE LOADS COMBINED WITH ROOF LIVE LOADS SHALL BE MULTIPLIED BY 0.75 WHEN COMBINED w/ DEAD LOAD.		
BASIC WIND SPEED (ASCE 7-10) 130 MPH		
IMPORTANCE FACTOR 1.00		
MEAN ROOF HEIGHT 20.0 FT		
ROOF PITCH 7/12		
BUILDING CATEGORY C		
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.
 RETROFIT REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM. HOLES SHALL BE 1/4" LARGER THAN REBAR SIX AND 1/4" LARGER THAN THREADED ROD SIZE (U.O.N.)
 ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (QUAL CARTRIDGE INSTALLATION ONLY):
 EPOXY: ITW RED HEAD AT
 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), 1,900ksi, BENDING STRESS (Fb) 2600psi



SCOPE OF SERVICE

MEANS AND METHODS:
 THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES; FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE FOR ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
LIMITS OF STRUCTURAL ENGINEERING DESIGN RESPONSIBILITIES:
 THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING: CONTINUOUS LOAD PATH FOR WIND UPLIFT, WOOD PANEL SHEARWALLS, WALL FRAMING AND REQUIRED SHEATHING AND HEADERS DIRECTLY SUPPORTING ROOF FRAMING. ITEMS NOT DESIGNED PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES, FLOOR FRAMING NOT SPECIFICALLY ADDRESSED, TRUSSES TO TRUSS CONNECTION, AND ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEM.

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

FLOOR SHEATHING SPECIFICATIONS:
 23/32" 1&G OSB OR PLYWOOD SHEATHING, GABLE AND NAIL WITH 10d COMMON @ 6" O.C. EDGE & FIELD

ROOF SHEATHING SPECIFICATIONS:
 SINGLE - MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.113x2" 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/ 0.113x2" 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/ 0.113x2" 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 1/2" 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 ACI530.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI PER ASTM C910. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" 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 LASHING.

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 STEEWALLS:
 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 PEA ROCK CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH - #4 @ 4'-0" O.C. MAX. AND AT EACH CORNER, WALL END, AND WALL INTERSECTIONS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. AT STEEWALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY. (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON 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, CONDUTIS, 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. AT STEEWALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY. (EVERY OTHER COURSE), AND VERTICAL REINF. SHALL BE INCREASED AS NOTED ON 1/51.0. UNLESS NOTED OTHERWISE, LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

CONCRETE SLABS ON GRADE:
 SHALL BE SAWCUT FOR CONTROLLED CRACKING OUT A 1" SAWCUT INTO SLAB IN A 12x12' 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 STEEL- TREATED, IF ACQ OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF AZZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

PRE-ENGINEERED WOOD TRUSSES:
 SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER COMMENTARY AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSSES. 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 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	(18d @ 16") GUN NAIL @ 6"

BRICK NOTES / LINTEL SCHD

LINTEL DIMENSION	MIN. BRG.	MAX. SPAN
13 1/2"x3 1/2"x1/4"	4"	6'-0"
14x3 1/2"x1/4"	6"	8'-0"
15x3 1/2"x1/4"	8"	10'-0"
16x3 1/2"x1/4"	8"	12'-0"
17x3 1/2"x1/4"	8"	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 TO NOT EXCEED 8 FT. O.C. w/ 2-1/2"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 10mph WIND-ZONE VERT. TIES @ 16" O.C.). AT ALL OPENINGS SPACE TIES WITHIN 12" OF OPENINGS. PROVIDE 3/8" WEEP HOLES @ 33" O.C. IMMEDIATELY ABOVE LASHING.

PLAN LEGEND AND ABBREVIATIONS

INTERIOR LOAD BEARING WALL CABLE X-BRACE, SEE DETAIL 10/SO.1 DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED 8d @ 5/8" O.C. EDGE & 6" O.C. "IN THE FIELD" SW 3/8"	BUILD-UP POST IN THE WALL (2)2x8-1/2" HEADER SIZE, JACK AND KING STUD QUANTITY. LG - Long MANUF - Manufacture MONO - Monolithic OC - On Center OSB - Oriented Strand Board PERP - Perpendicular PRE ENG - Pre Engineered PSF - Pounds per Square Foot PSI - Pounds per Square Inch PT - PRESSURE TREATED QT - Quick Tie REINF - Reinforce SF - Square Foot SYP - Spruce Pine Fir SYP - Southern Yellow Pine THRU - Through TYP - Typical UN - Unless Otherwise Noted VERT - Vertical WFT - Welded Wire Fabric
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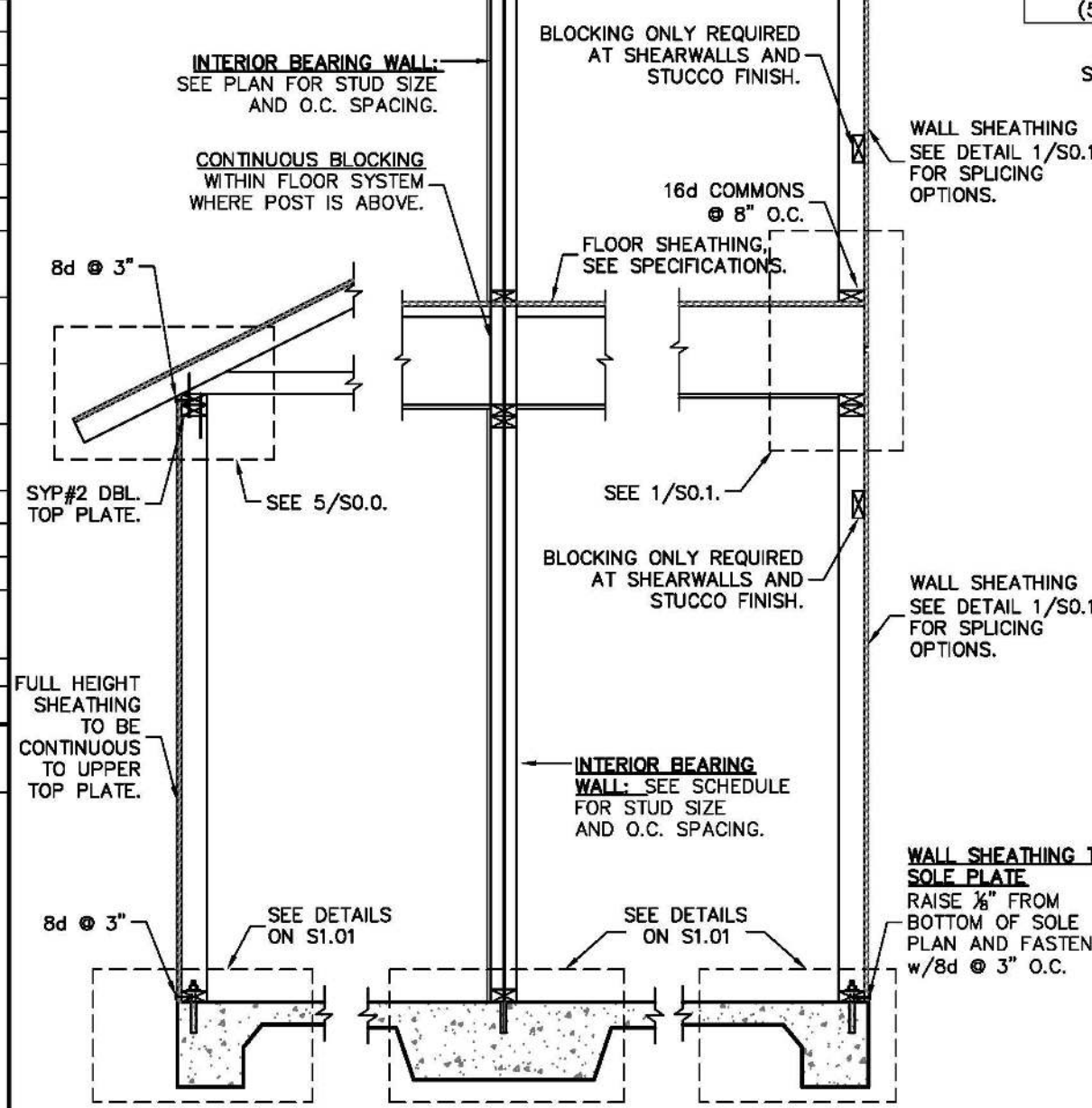
USP CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10d1 1/2"	
USP R77	585	495	(5)8d EA. END	
USP RT8A	775	850	(5)10d1 1/2" EA. END	
USP MTW12	1195	860	(7)10d1 1/2" EA. END	
USP HTW20	1450	1245	(12)10d1 1/2" EA. END	
USP MSTA24	1640	1455	(9)10d EA. END	
USP MSTA36	2065	2065	(13)10d EA. END	
USP LTS20B	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)1/4"x2-1/4" TAPCONS	

SIMPSON CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8d1 1/2"	10446.4
H25T	600	520	5-8d EA. END	11478.3
HTS16	1150	1085	16-10d EA. END	10456.6
MTS12	1000	860	7-10d1 1/2" EA. END	10456.3
HTS20	1450	1245	24-10d1 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	11496.2
			1-1/4" ROD TO FTG.	
HTT5	5250	4670	32-16d TO TRUSS/BEAM	11496.2
			1-1/4" ROD TO FTG.	
LUS28	930	780	6-10d TO HEADER	10655.113
			4-10d TO JOIST	
HU410	905	785	14-16d TO HEADER	10531.36
			6-16d TO JOIST	
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
LTT20B	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 SYP#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 TYPICALLY 3" FULL HEIGHT THREADED ROD @ 6'-0" O.C.

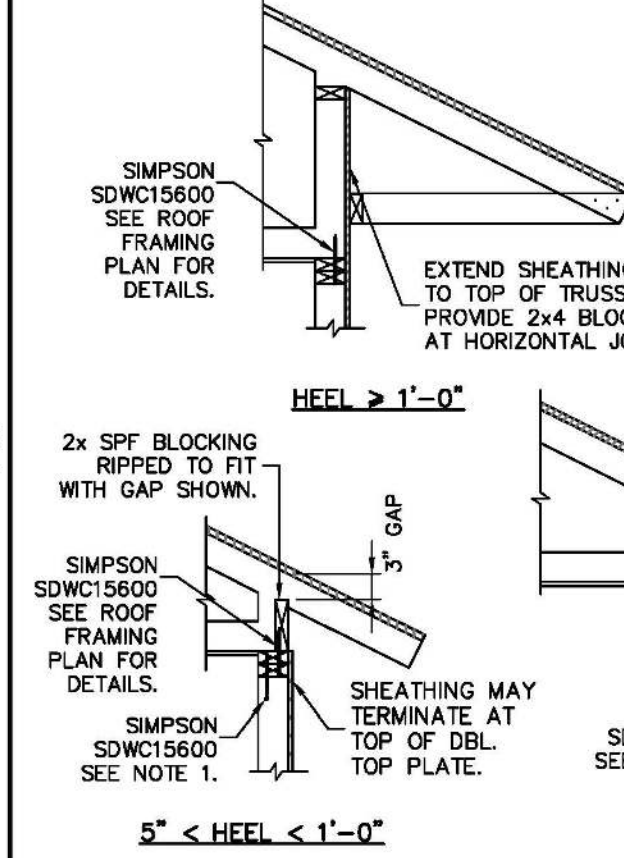


SINGLE STORY

MULTY STORY

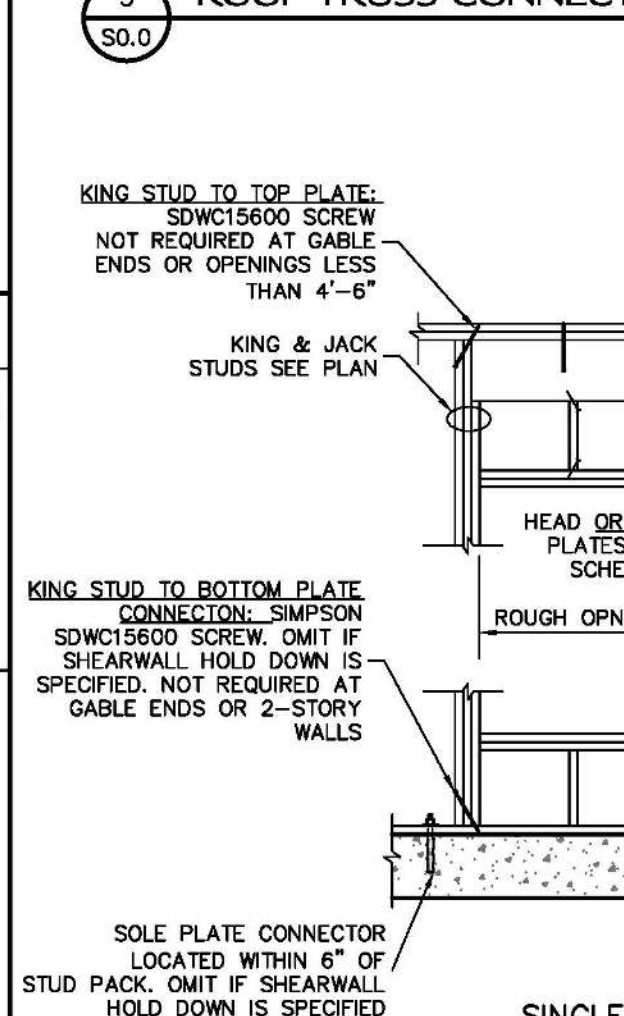
1 TYP. WALL SECTIONS

SO.0



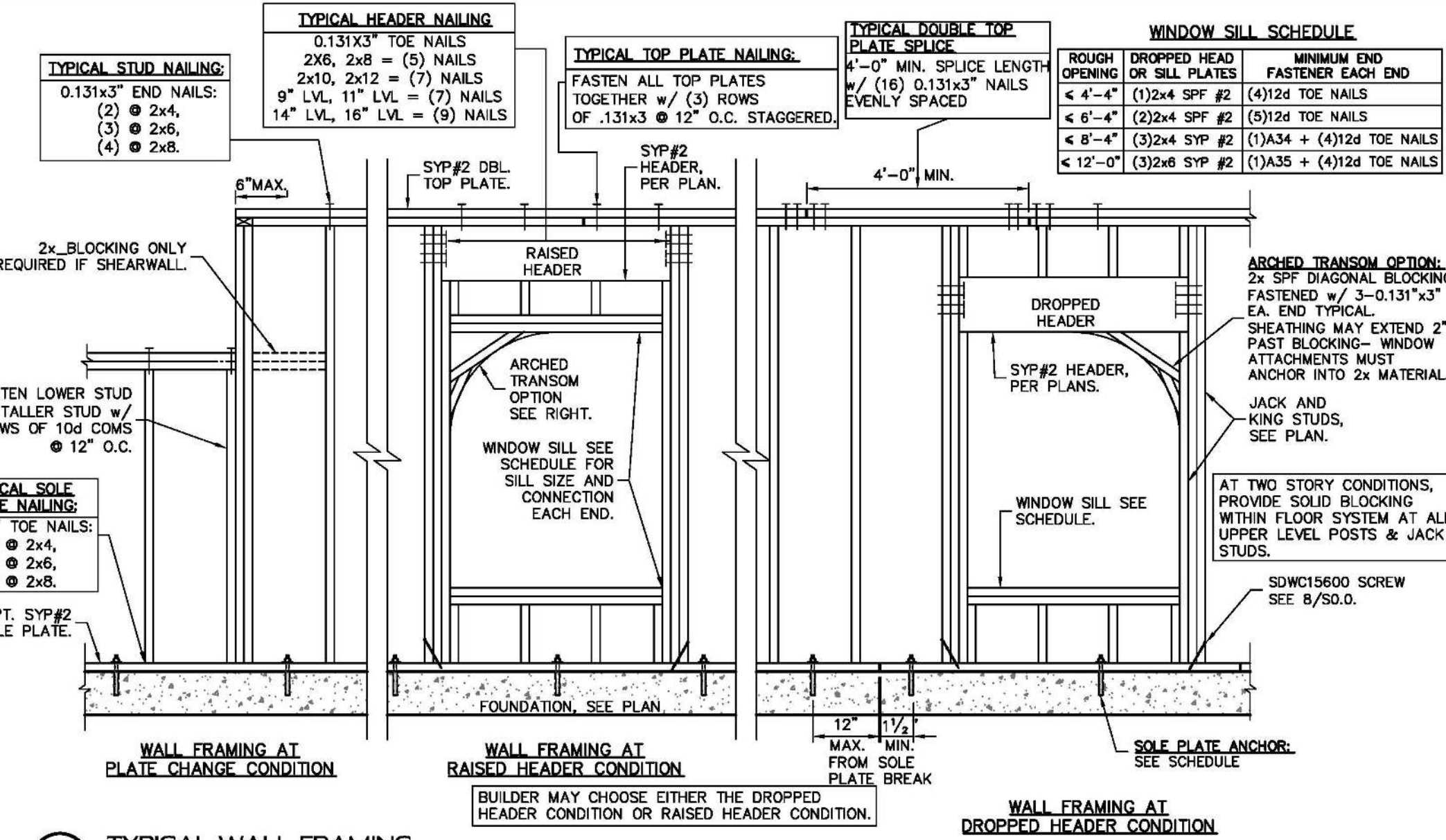
5 ROOF TRUSS CONNECTION

SO.0



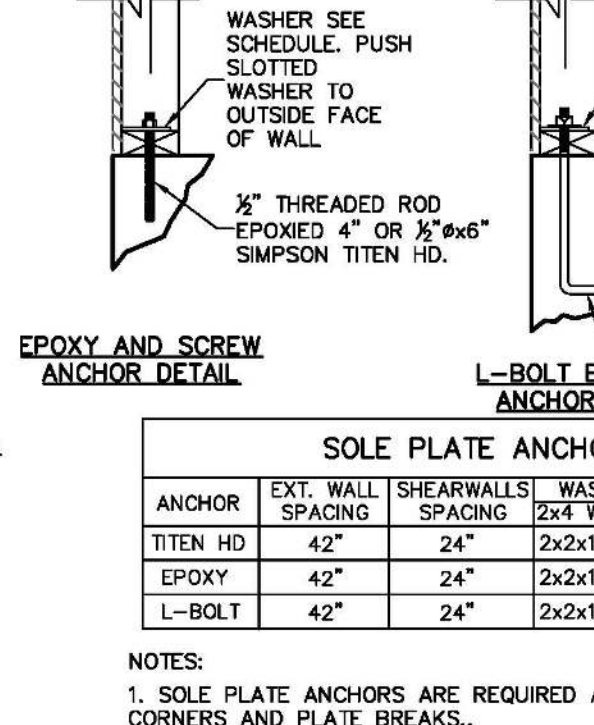
8 TYPICAL HEADER STRAPPING

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2 TYPICAL WALL FRAMING

SO.0



3 SOLE PLATE ANCHOR SCHEDULE

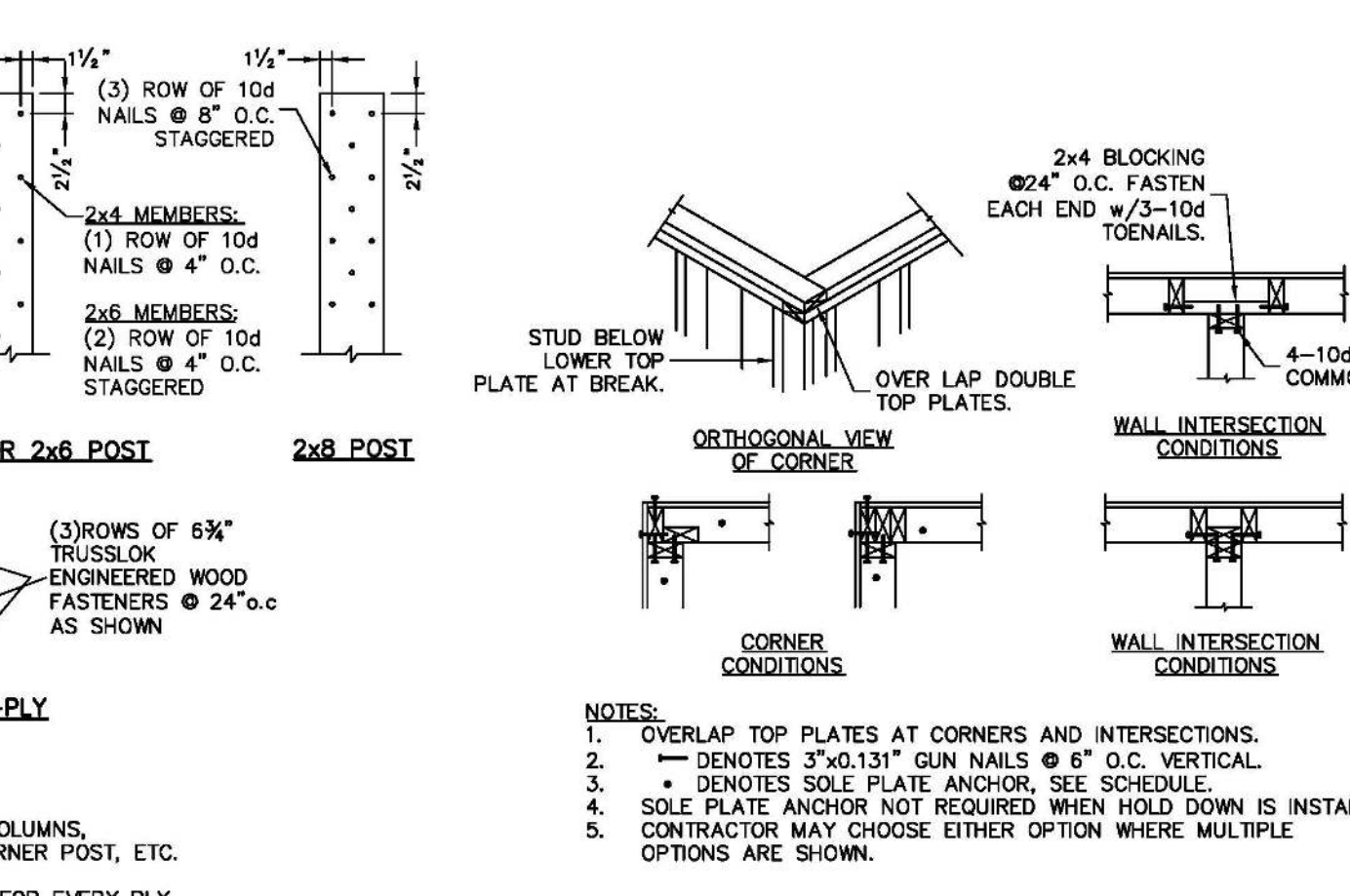
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ANCHOR	EXT. WALL SPACING	SHEARWALLS SPACING	WASHER SPEC	EMBEDMENT DEPTH	MIN EDGE DISTANCE
TITEN HD	42"	24"	2x2x1/8"	3x3x0.229"	4"
EPOXY	42"	24"	2x2x1/8"	3x3x0.229"	4"
L-BOLT	42"	24"	2x2x1/8"	3x3x0.229"	7"

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"x1/4" PLATE WASHER, A 3"x3"x1/4" W/ 1 1/2" ROUNO STEEL WASHER MAY BE USED.

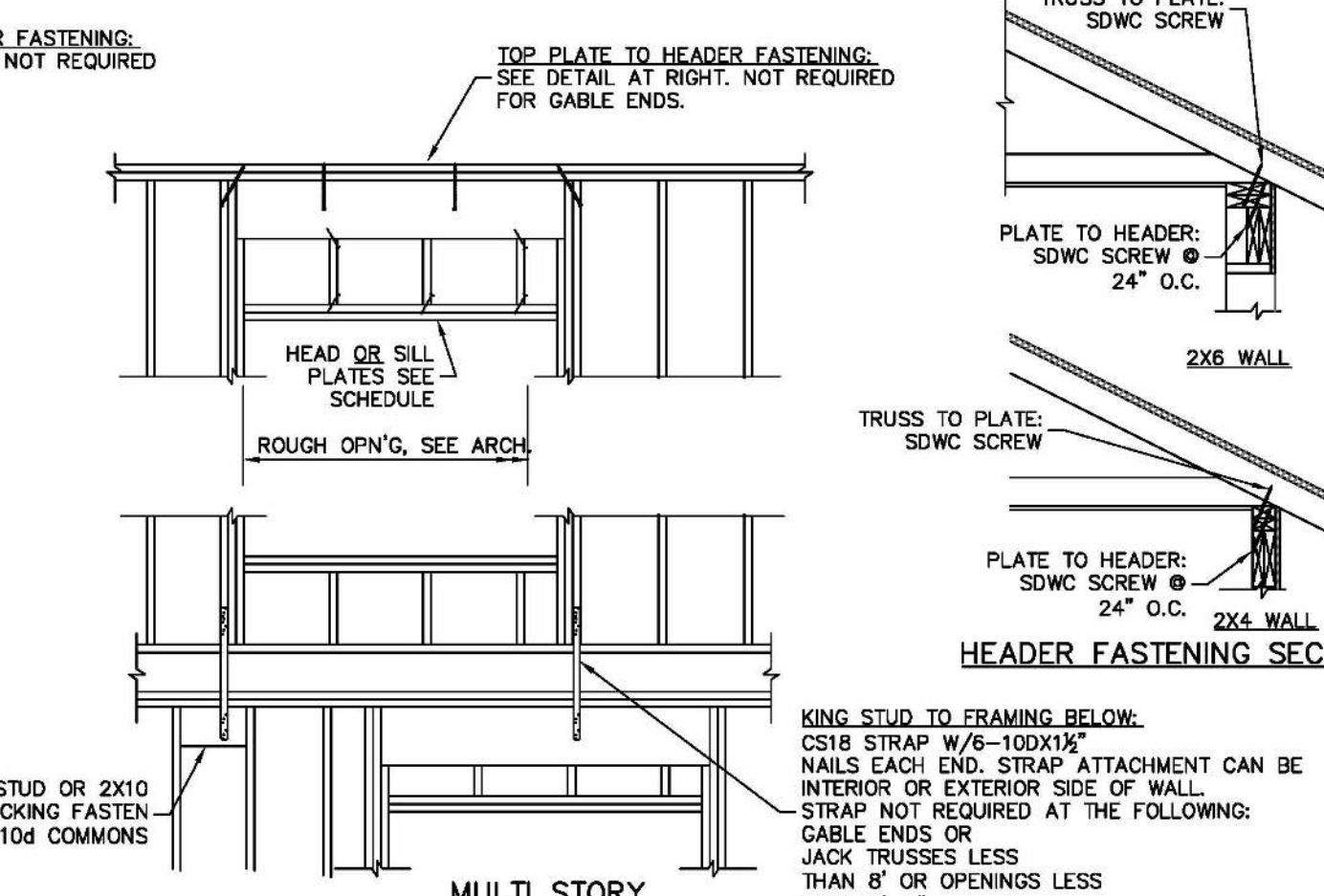
4 ROOF AND FLOOR SHEATHING NAILING

SO.0



6 BUILT-UP MEMBER FASTENING

SO.0



7 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS

SO.0

SO.0

10.22.20
 Christopher J Sabourin
 FL PE#71461

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

PLAN NAME	REITER RESIDENCE
SSE No.	20-0411

ISSUE	DATE
PERMIT	10.22.20
REVISIONS	DATE

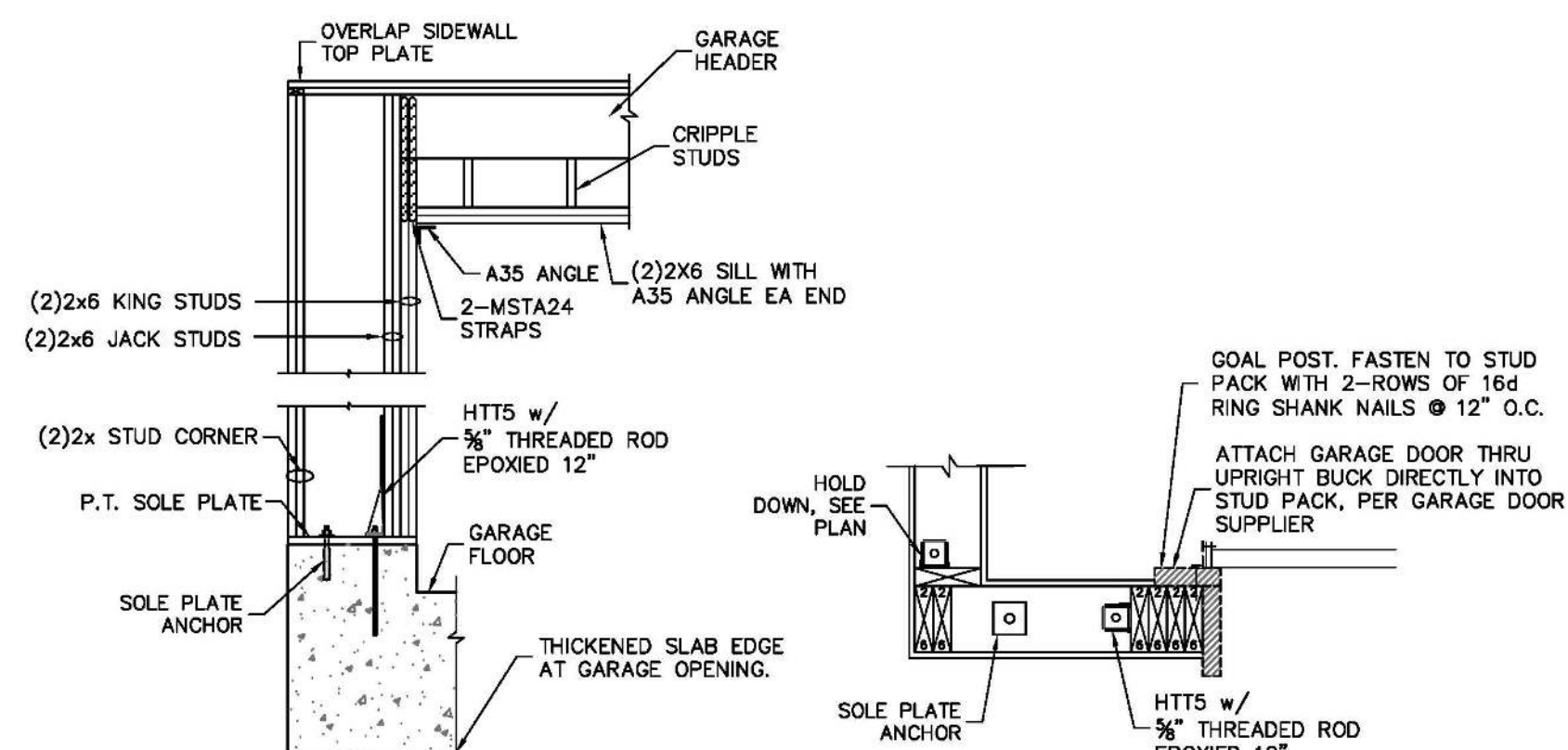
STRUCTURAL ENGINEERING
 FOR REITER RESIDENCE

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.B.

DESIGN CRITERIA AND GENERAL NOTES

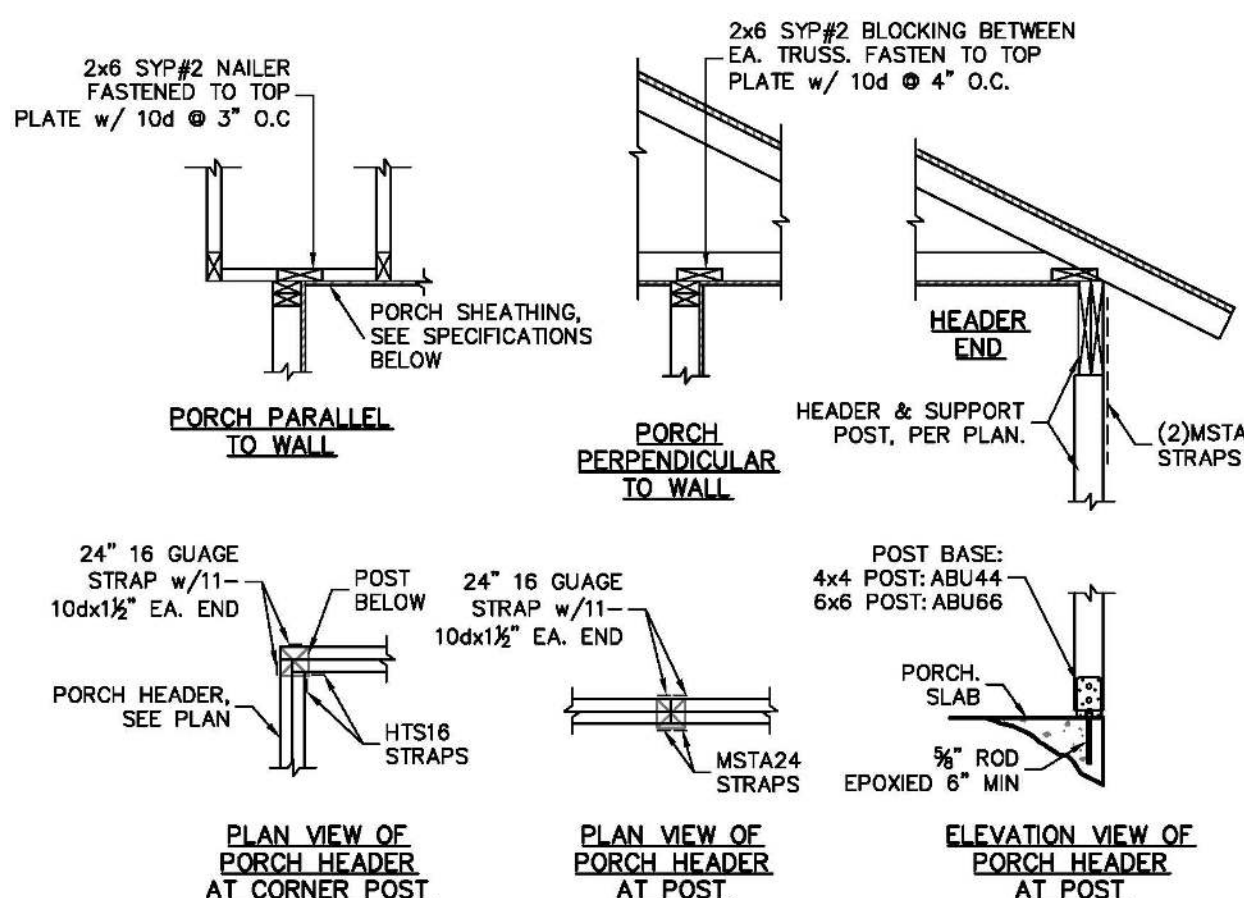
SHEET
SO.0
 SHEET 1 OF 15



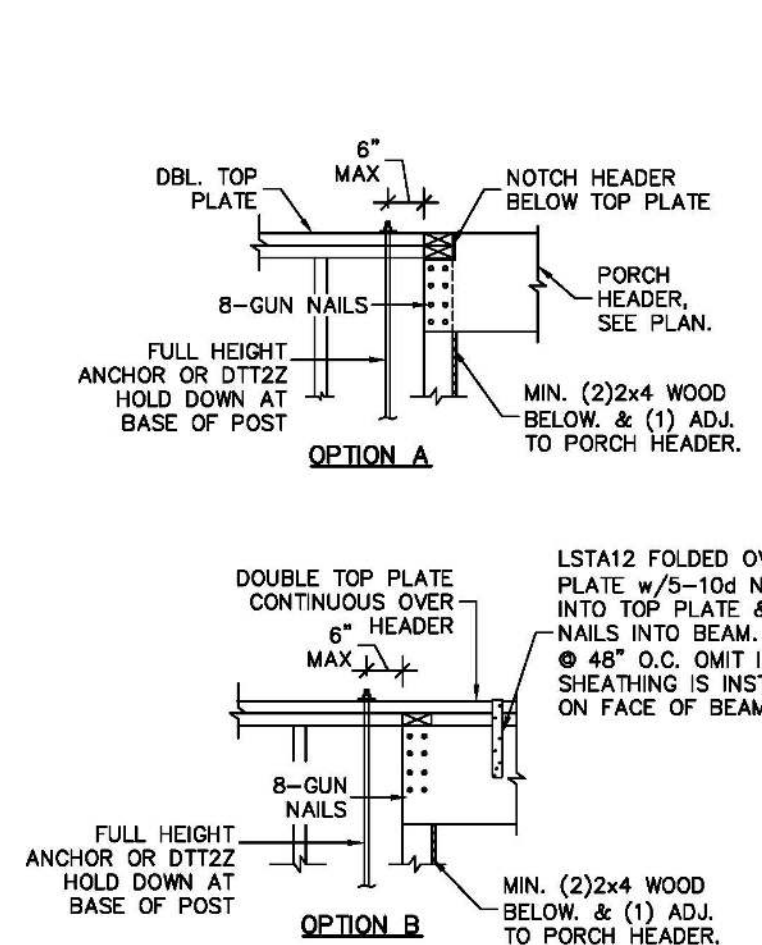
GARAGE WING WALL ELEVATION

GARAGE WING WALL SECTION

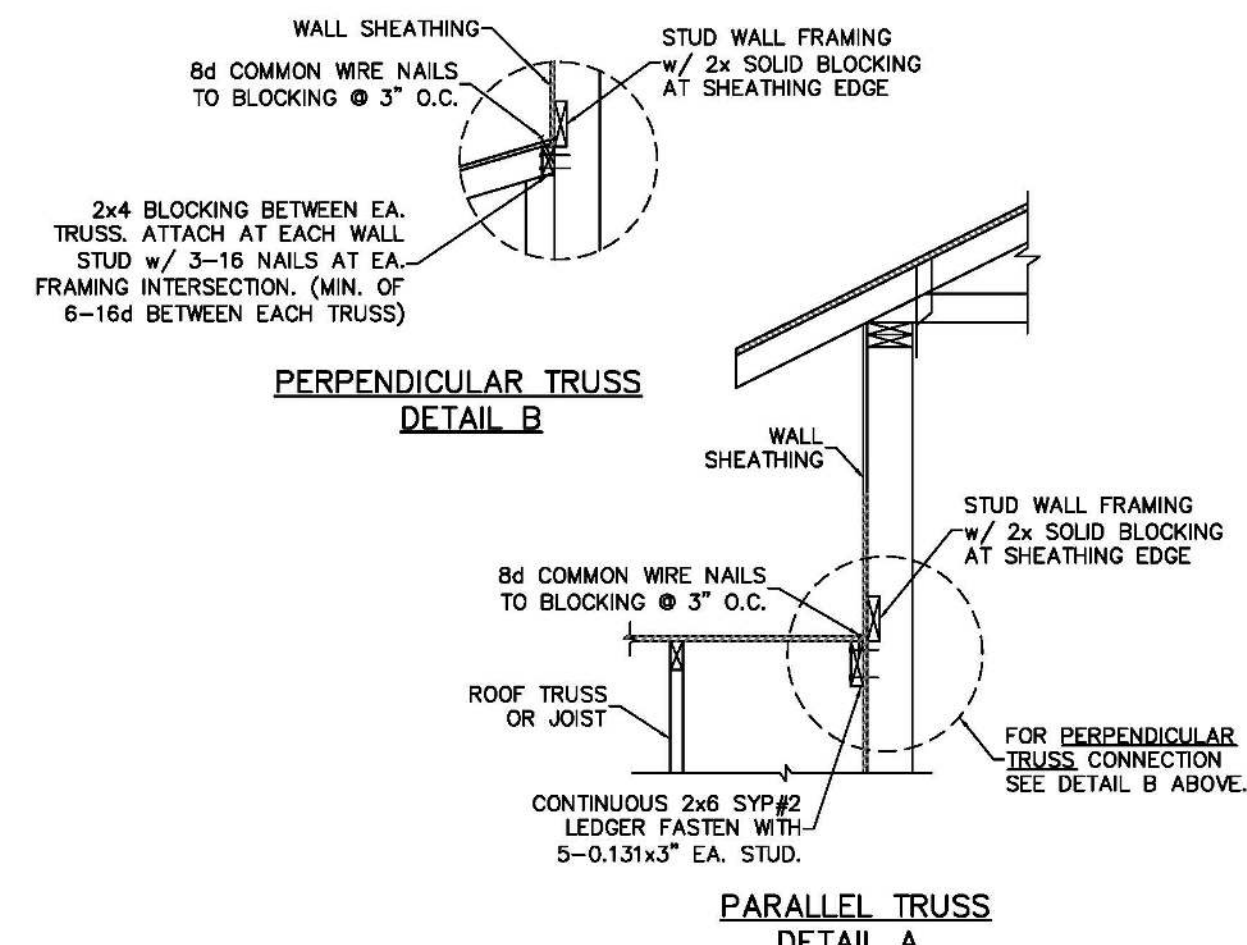
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GARAGE HEADER FRAMING
SCALE: N.T.S.



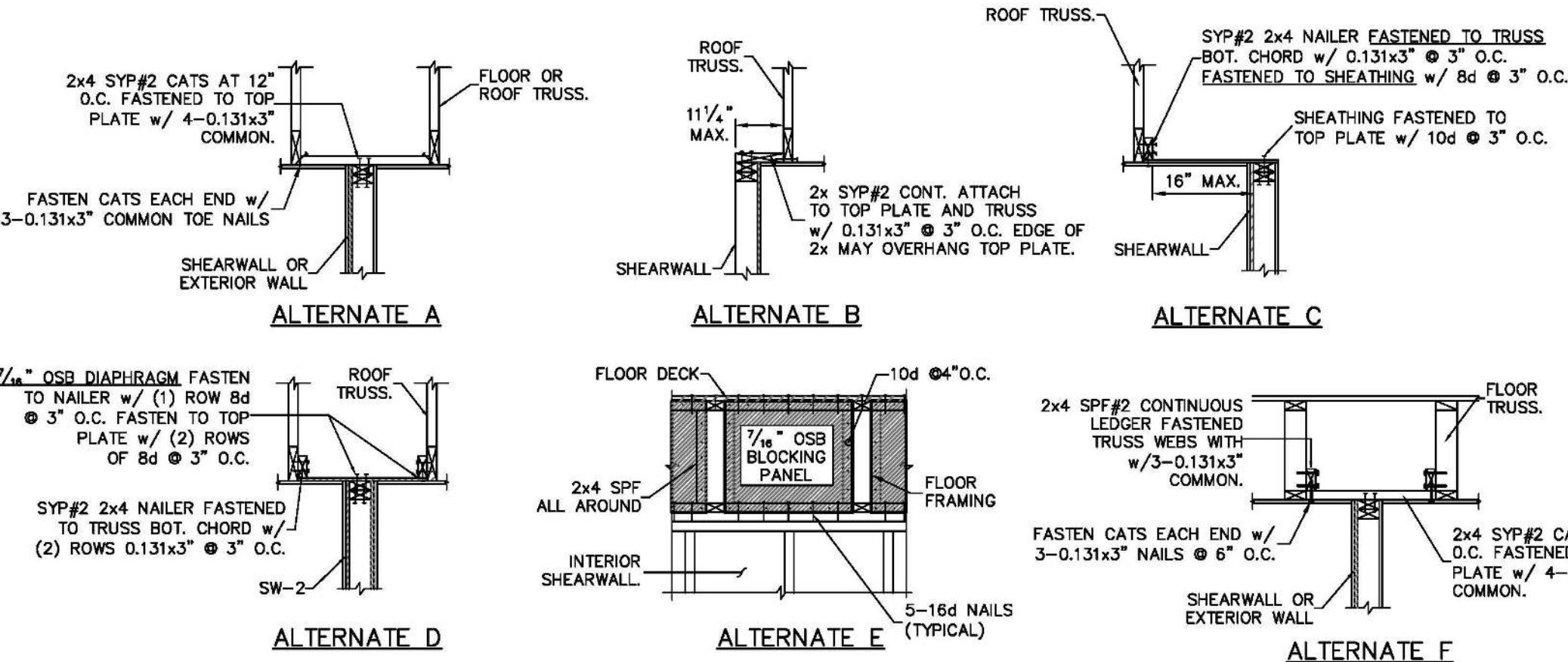
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TYPICAL PORCH FRAMING DETAILS
SCALE: N.T.S.



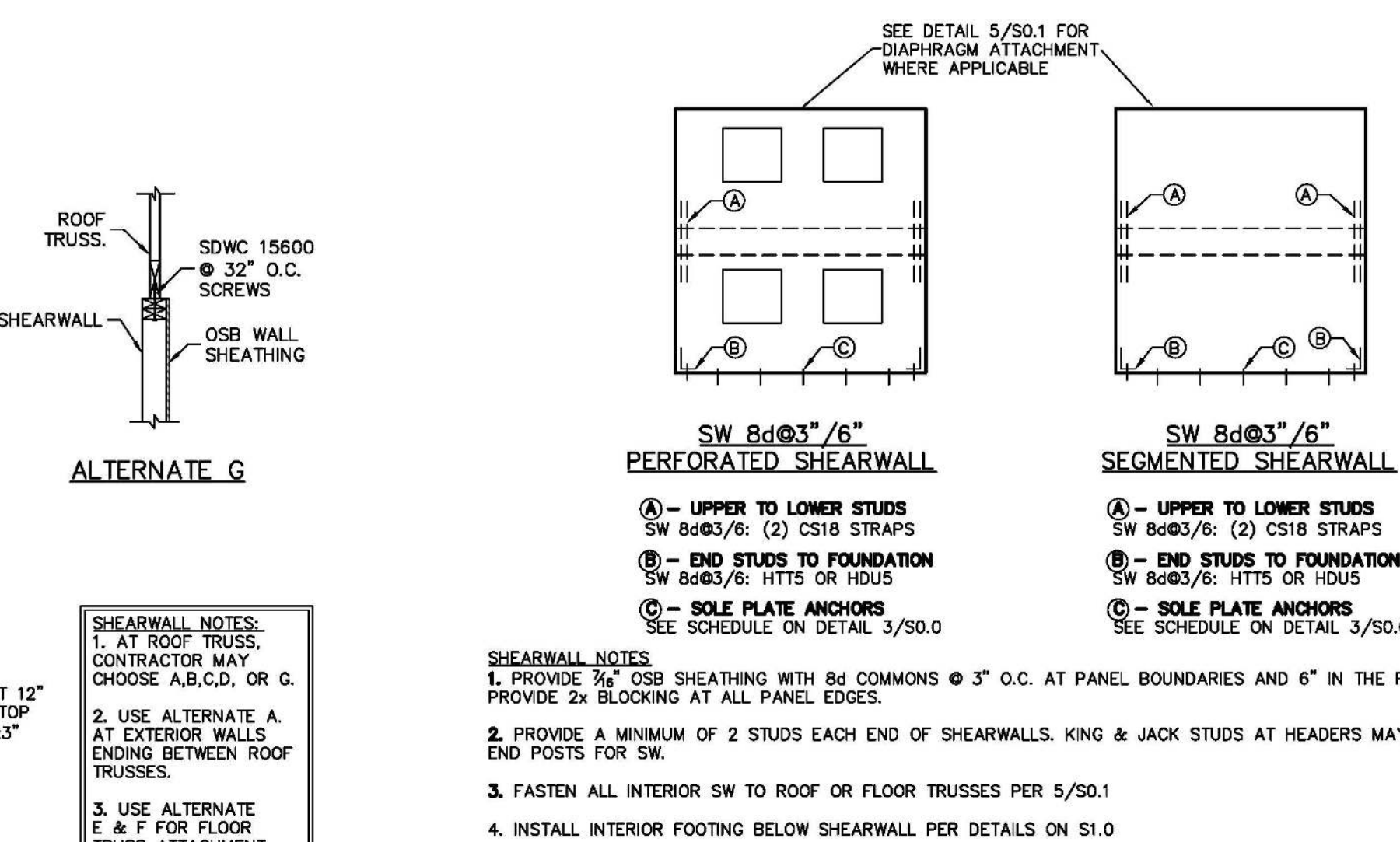
3
TYPICAL PORCH BEAM CONNECTION
SCALE: N.T.S.



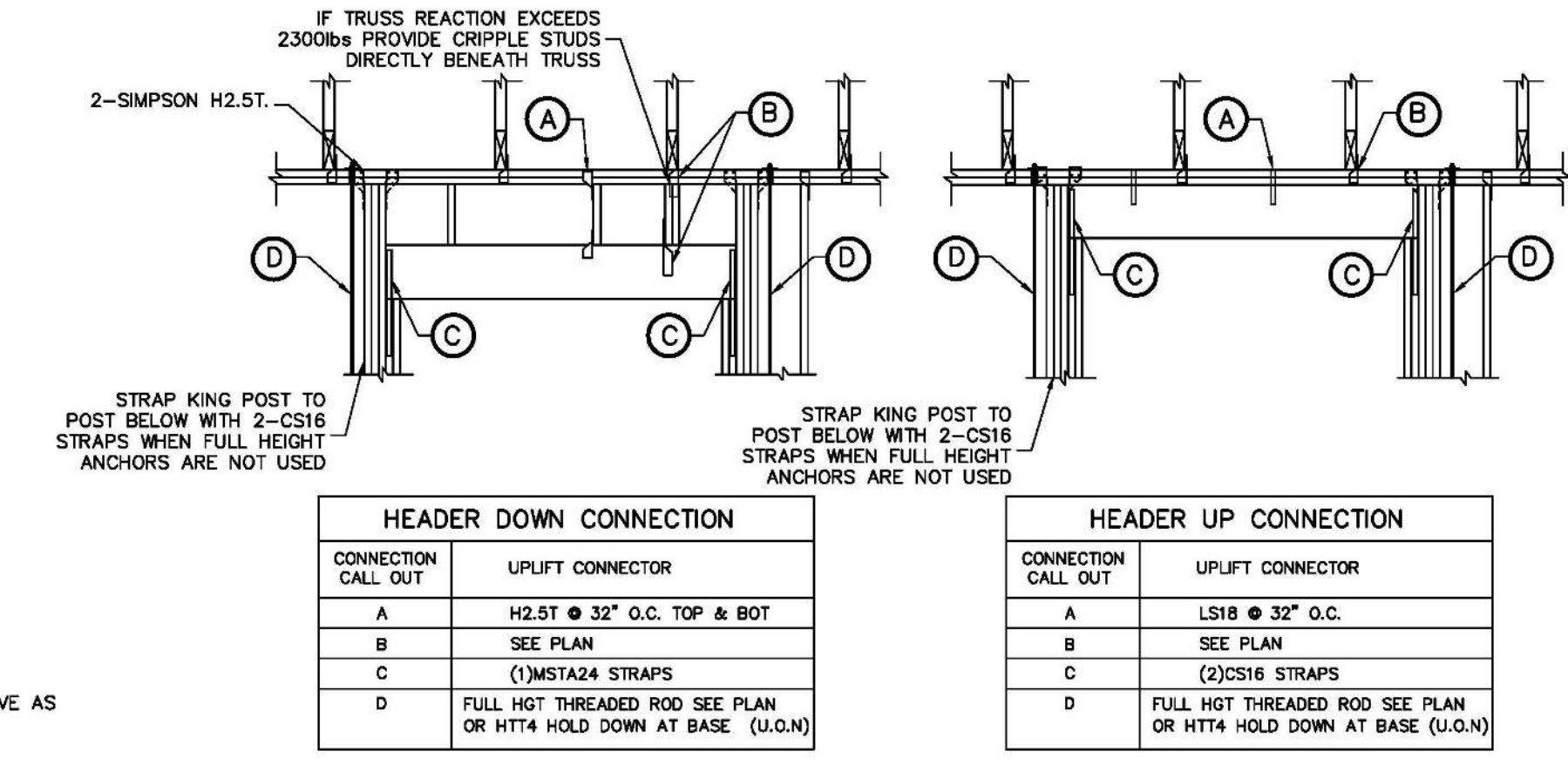
4
WALL ADJ. TO ROOF CONNECTION
SCALE: N.T.S.



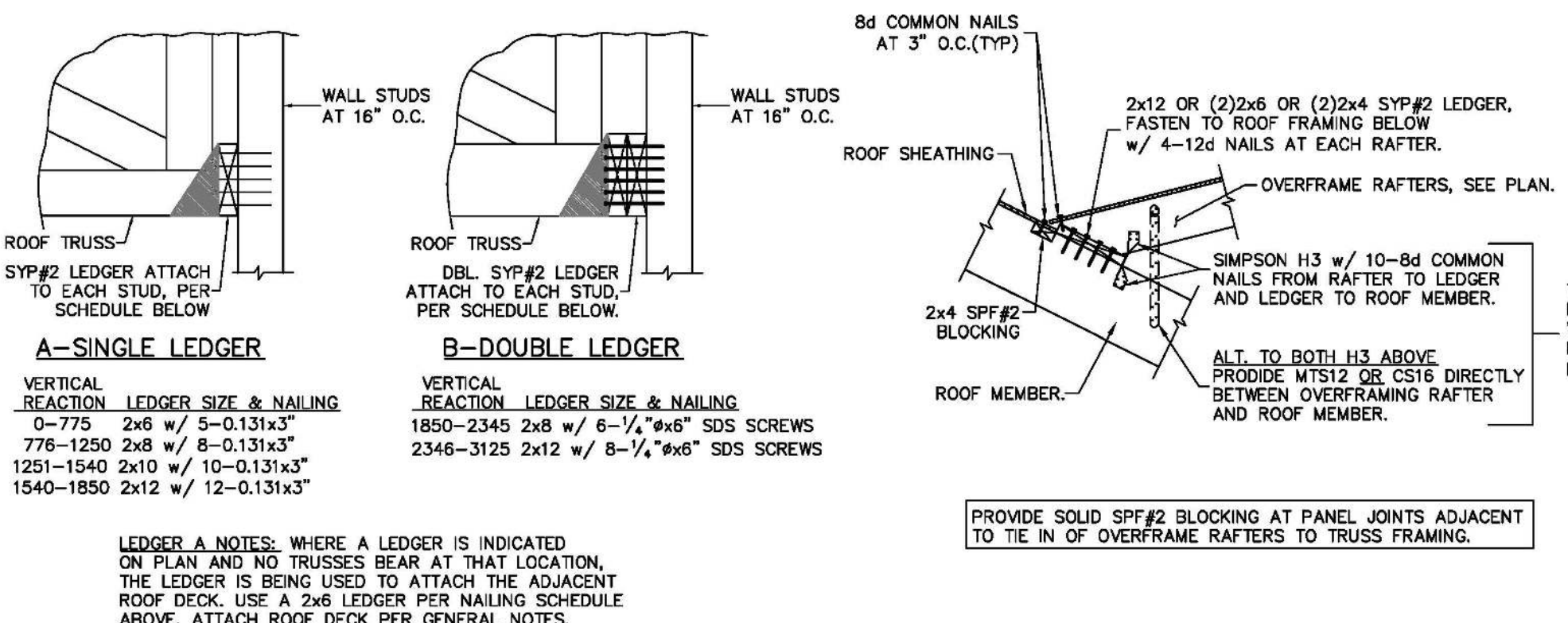
5
SHEARWALL ATTACHMENT AT ROOF & FLOOR
SCALE: N.T.S.



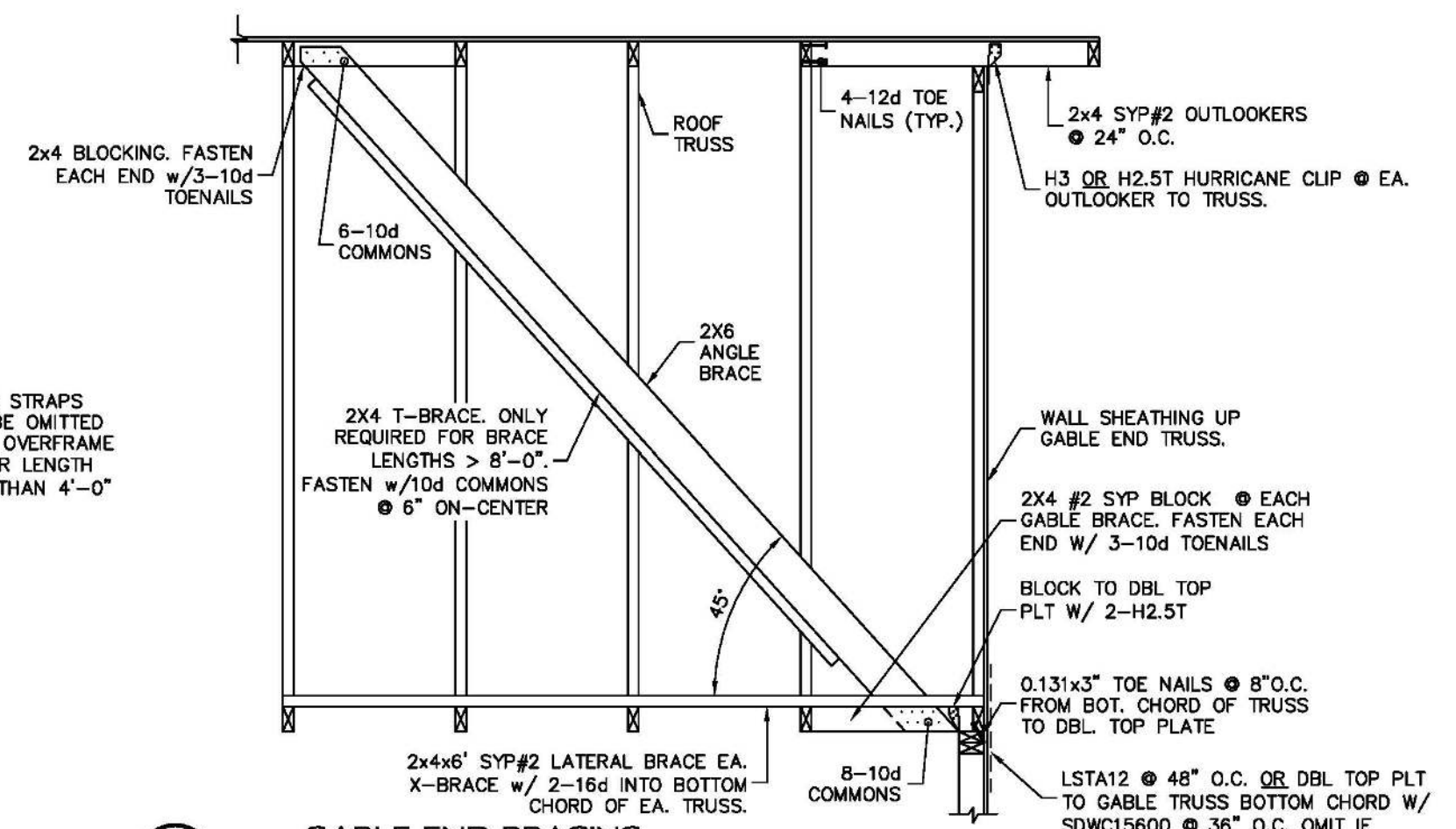
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TYPICAL SHEARWALL ELEVATION
SCALE: N.T.S.



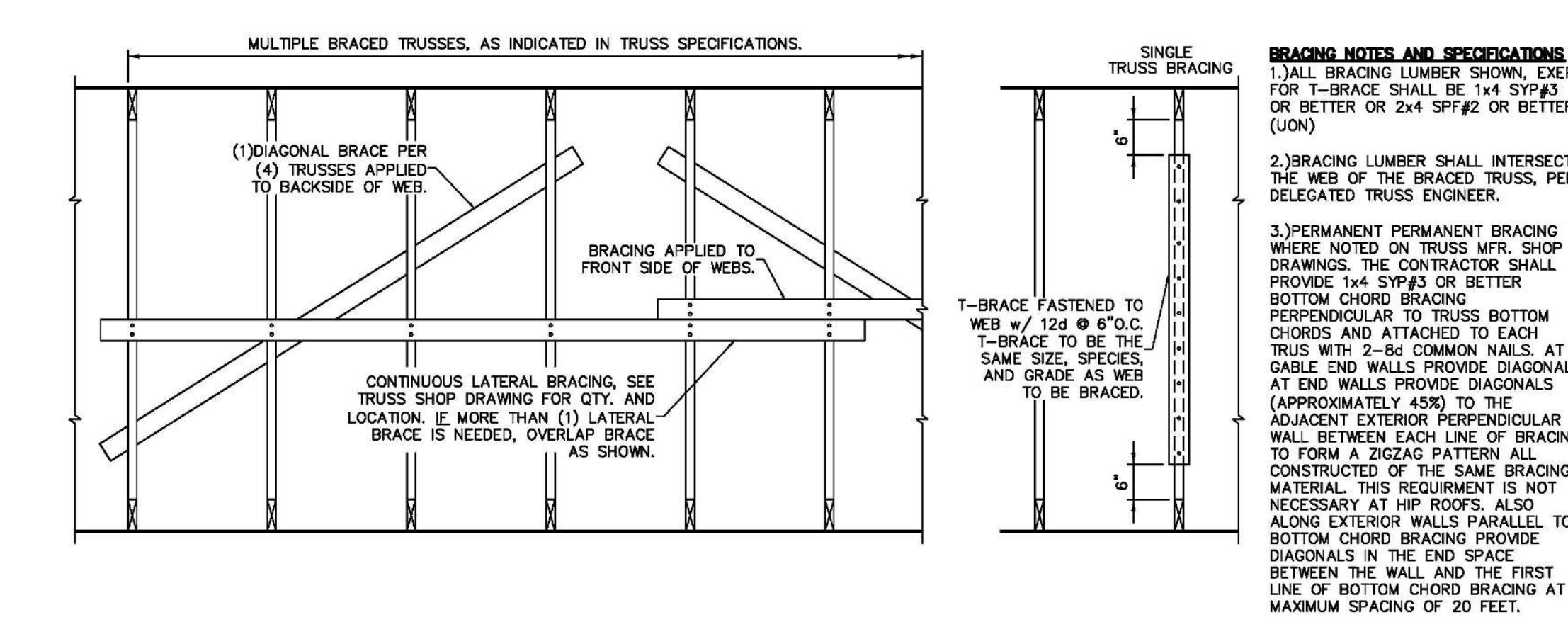
7
HEADER TIE DOWN
SCALE: N.T.S.



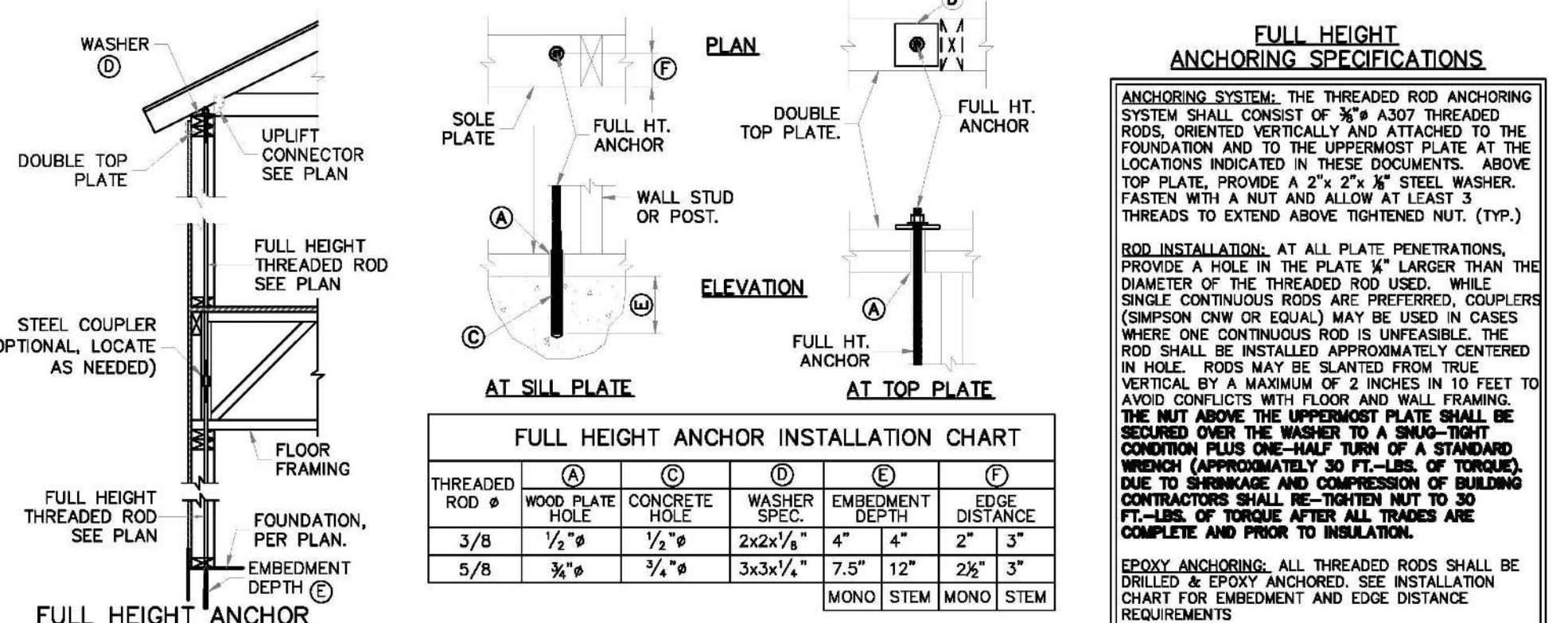
8
LEDGER CONNECTION
SCALE: N.T.S.



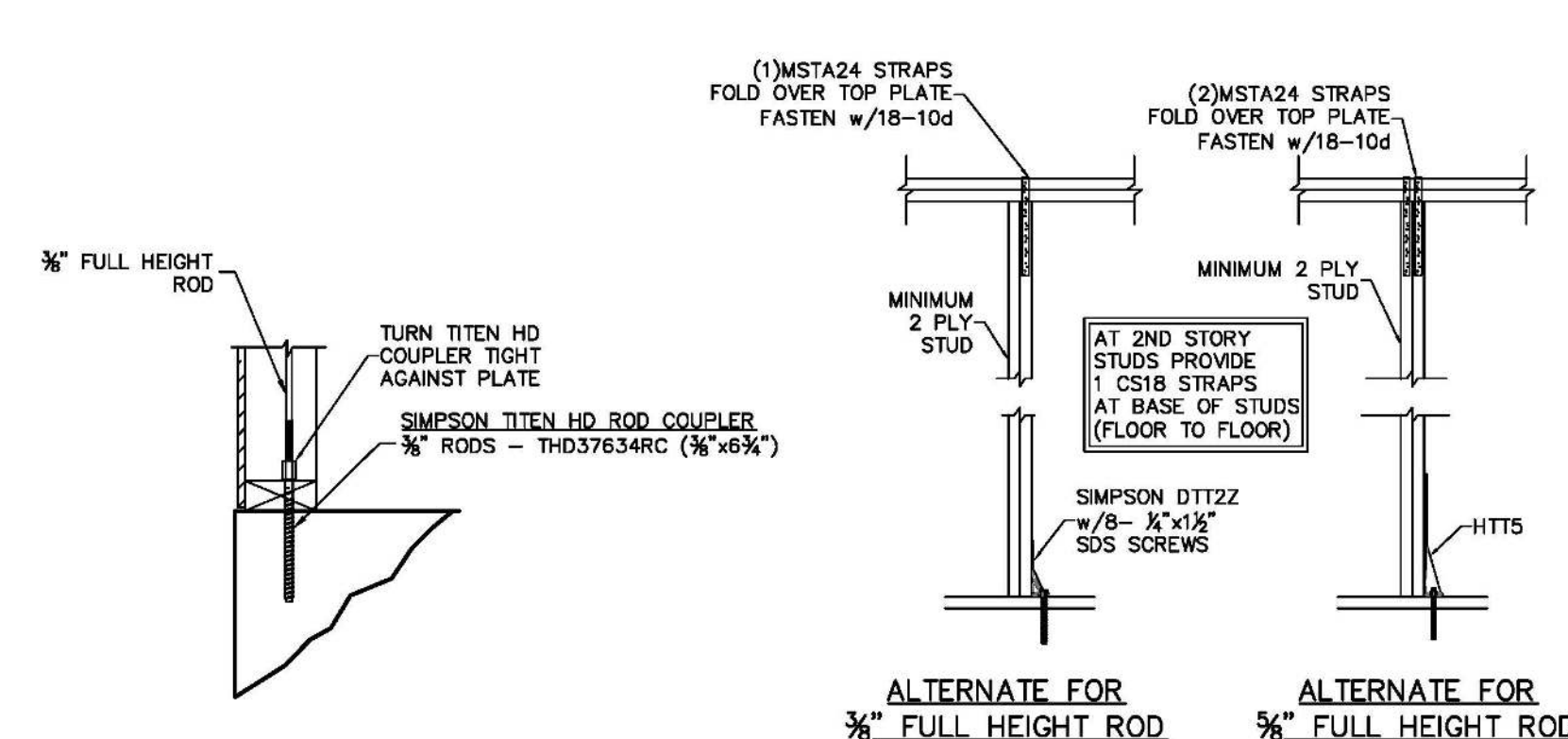
9
DECK LEDGER AT OVERFRAME RAFTERS
SCALE: N.T.S.



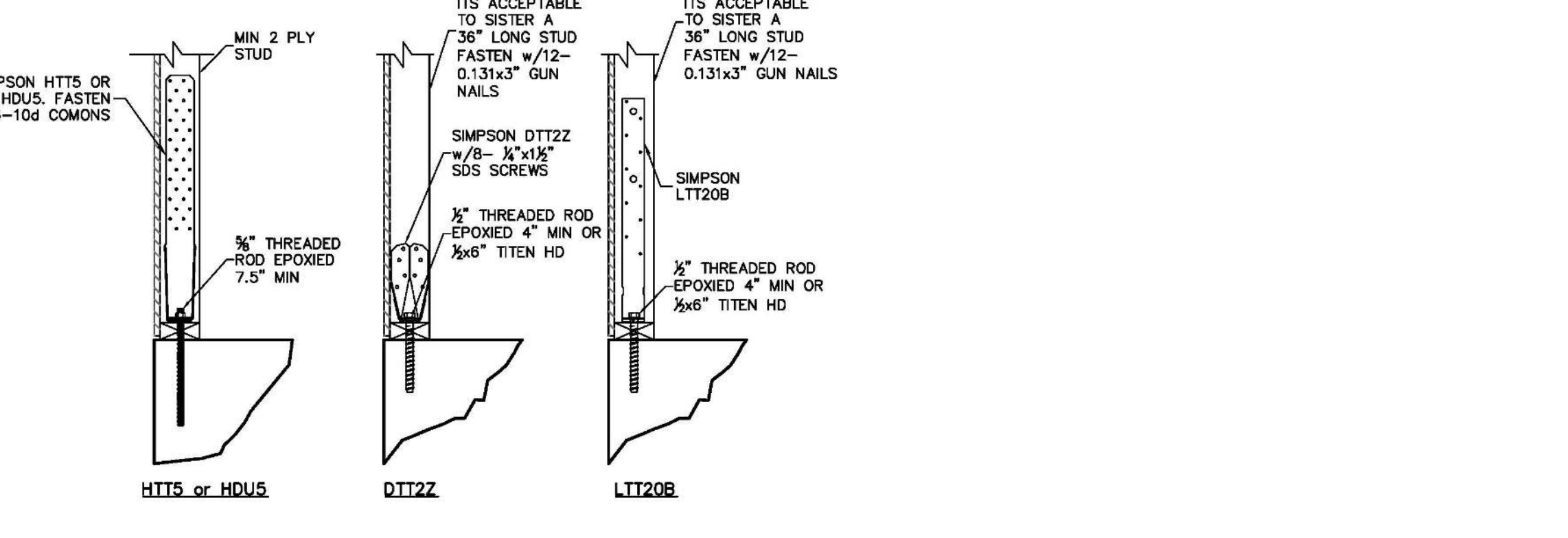
10
PERMANENT TRUSS BRACING
SCALE: 3/4" = 1'-0"



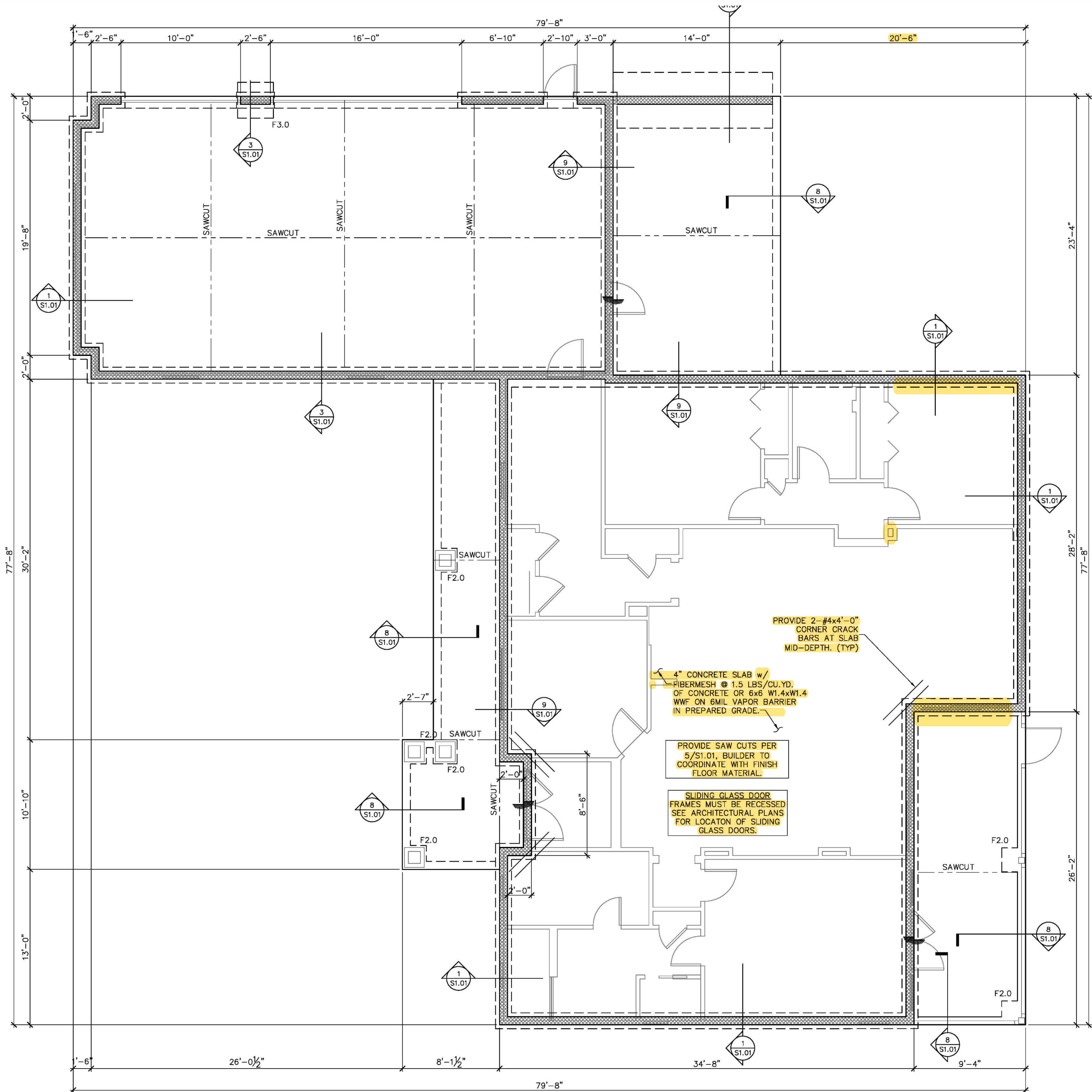
11
FULL HEIGHT WOOD FRAME WALL ANCHORING SYSTEM
SCALE: N.T.S.



12
FULL HEIGHT THREADED ROD ALTERNATE
SCALE: N.T.S.

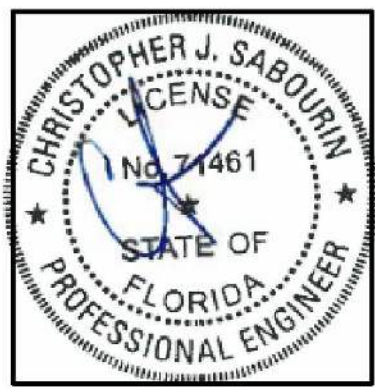


13
HOLD DOWN ATTACHMENT DETAIL
SCALE: N.T.S.



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

SYMBOLS LEGEND	
	DESIGNATES FOOTING LINE
	DESIGNATES SAWCUT LINE
	INTERIOR LOAD BEARING WALL
	DESIGNATES SLAB RECESS



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FIELD ALTERATION
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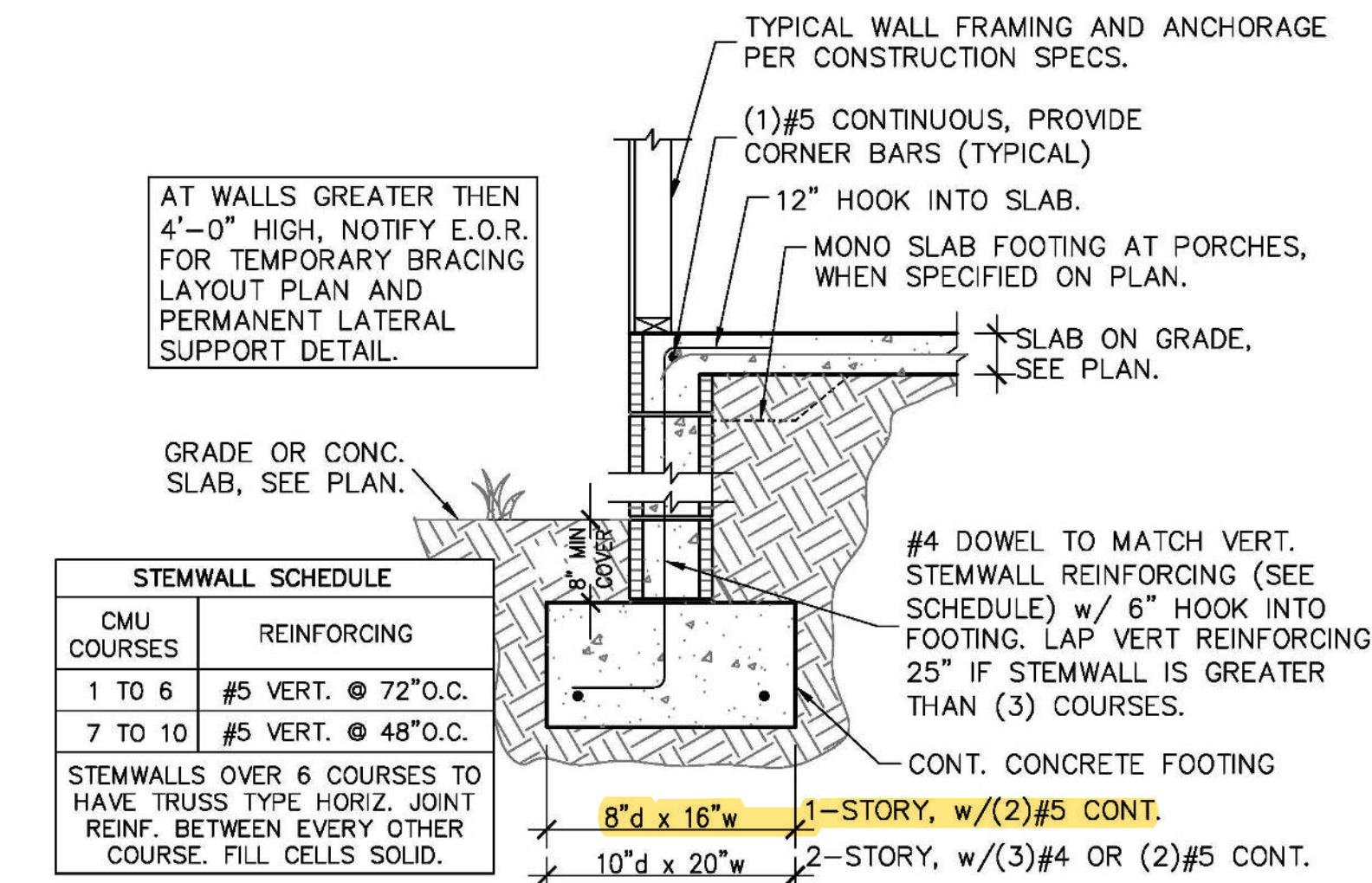
FOUNDATION
PLAN

SHEET

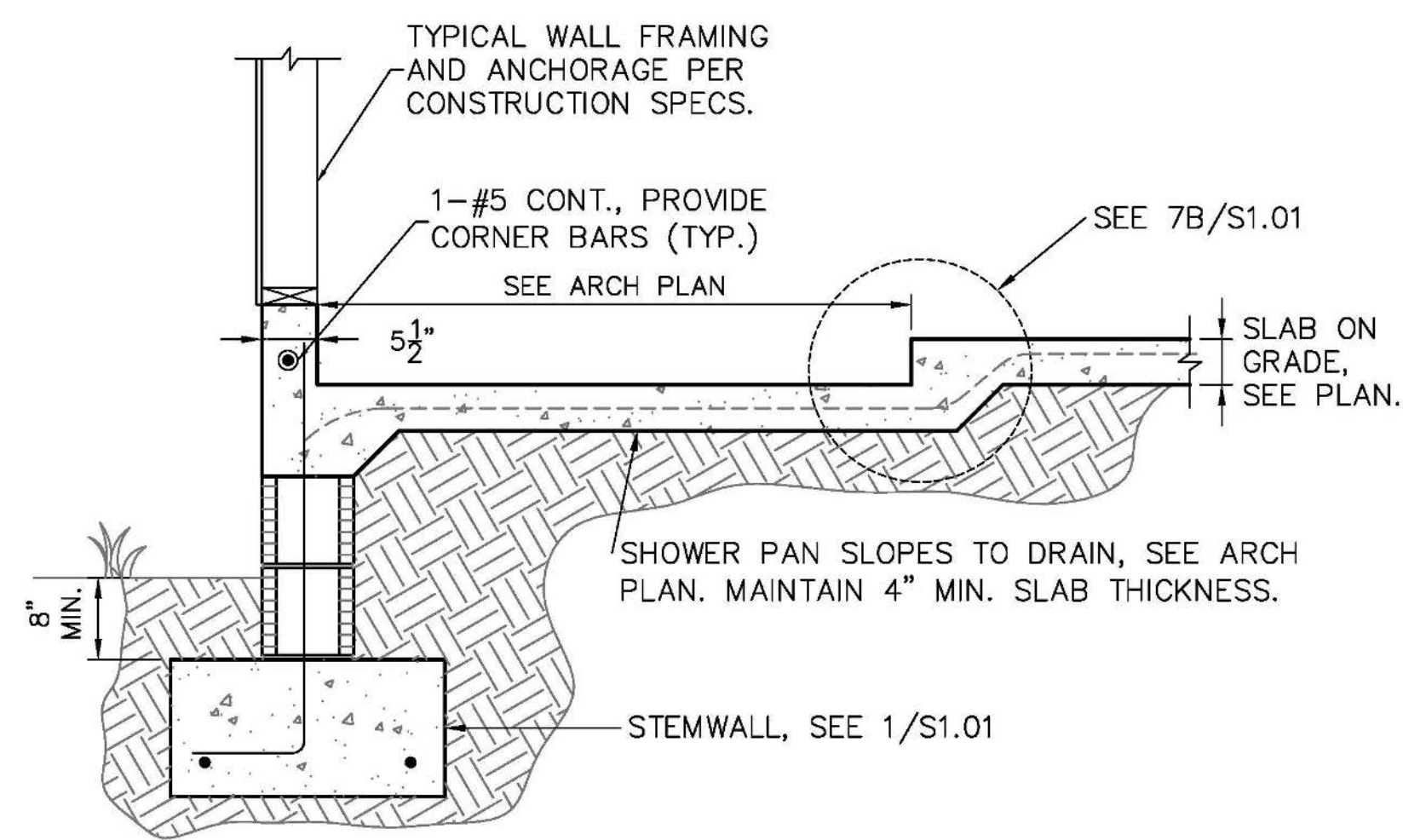
S1.0

SHEET 3 OF 15

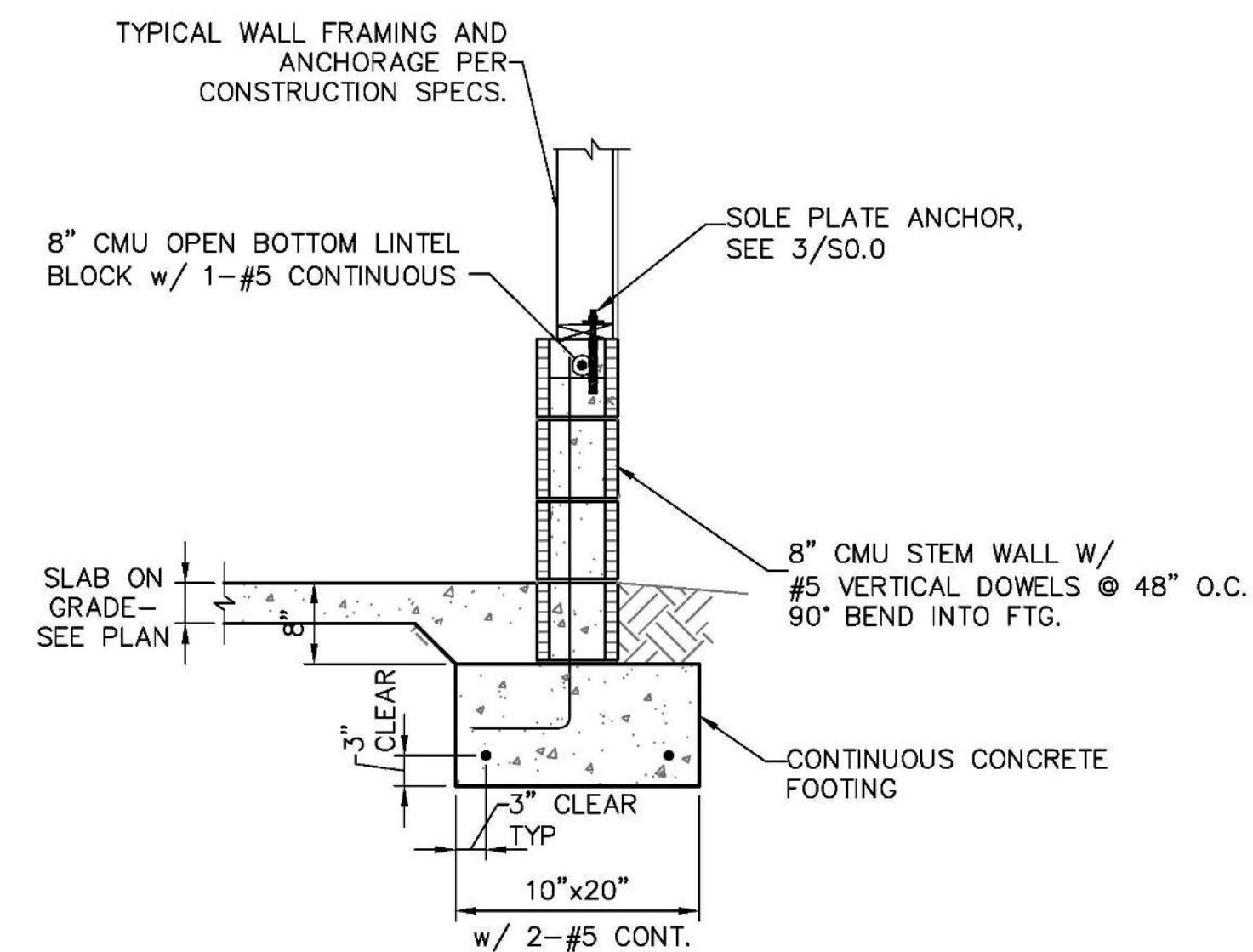
FOOTING SCHEDULE AND NOTES				
TYPE	LENGTH	WIDTH	DEPTH	BOTTOM BARS
F2.0	2'-0"	2'-0"	1'-0"	3-#5 EA. WAY BOT.
F2.5	2'-6"	2'-6"	1'-0"	3-#5 EA. WAY BOT.
F3.0	3'-0"	3'-0"	1'-0"	3-#5 EA. WAY BOT.
F3.5	3'-6"	3'-6"	1'-0"	4-#5 EA. WAY BOT.
F4.0	4'-0"	4'-0"	1'-0"	4-#5 EA. WAY BOT.
F4.5	4'-6"	4'-6"	1'-0"	4-#5 EA. WAY BOT.
1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFO. RELATED TO THE FOUNDATION. FOR GENERAL FEATURES, DIMENSIONS, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ECT., SEE ARCH. PLAN, ARCHITECTURAL PLAN SHOWN HERE IN FOR REFERENCE ONLY.				
2. FTGS. & FND. SHALL BE IN ACCORDANCE w/ LOCAL BUILDING CODES.				
3. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.				



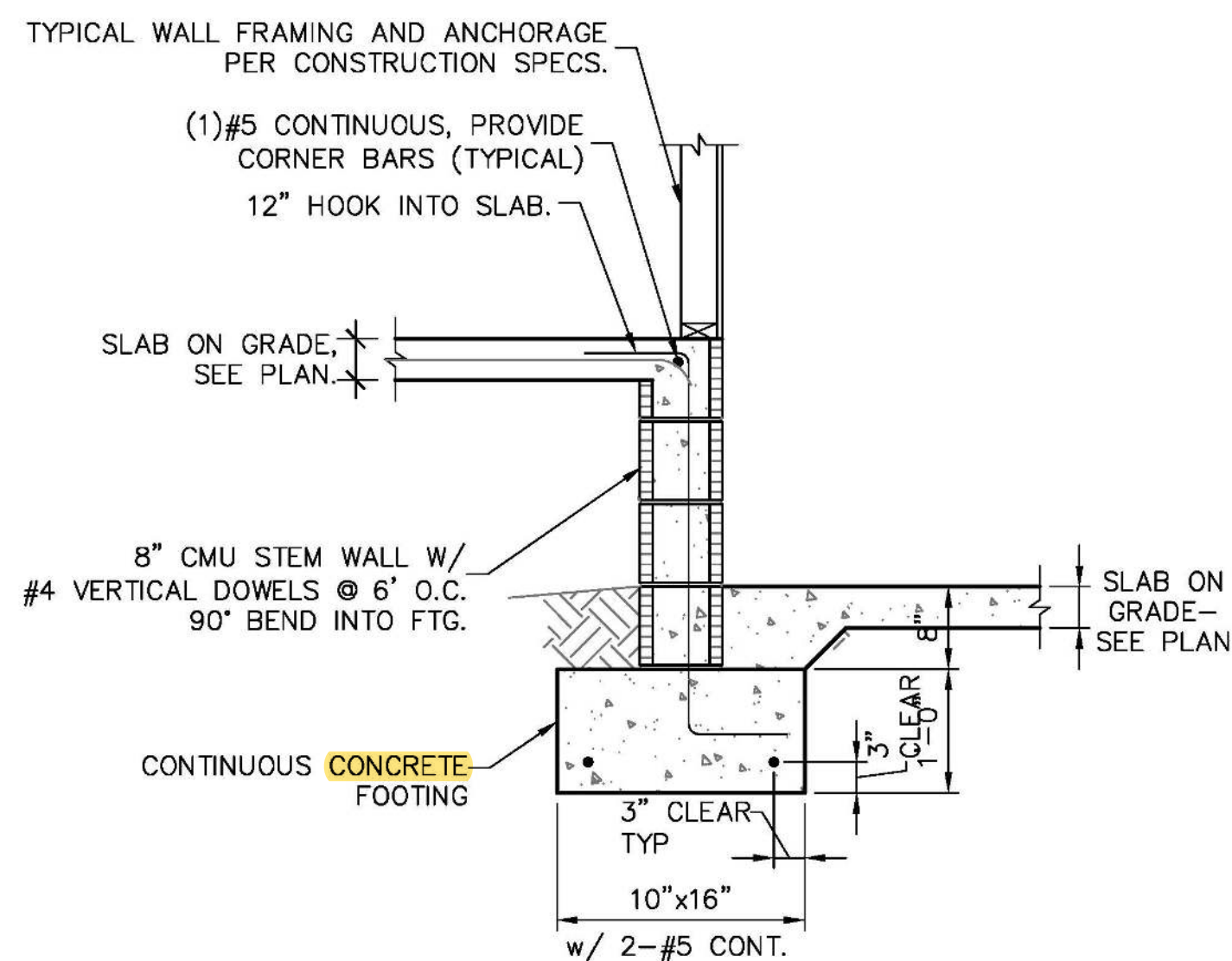
1 STEMWALL FOOTING
S1.01 SCALE: 3/4" = 1'-0"



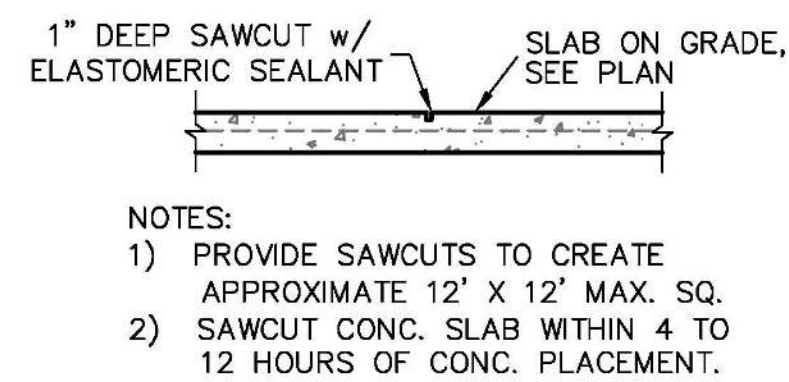
2 FOOTING W/ SHOWER RECESS
S1.01 SCALE: 3/4" = 1'-0"



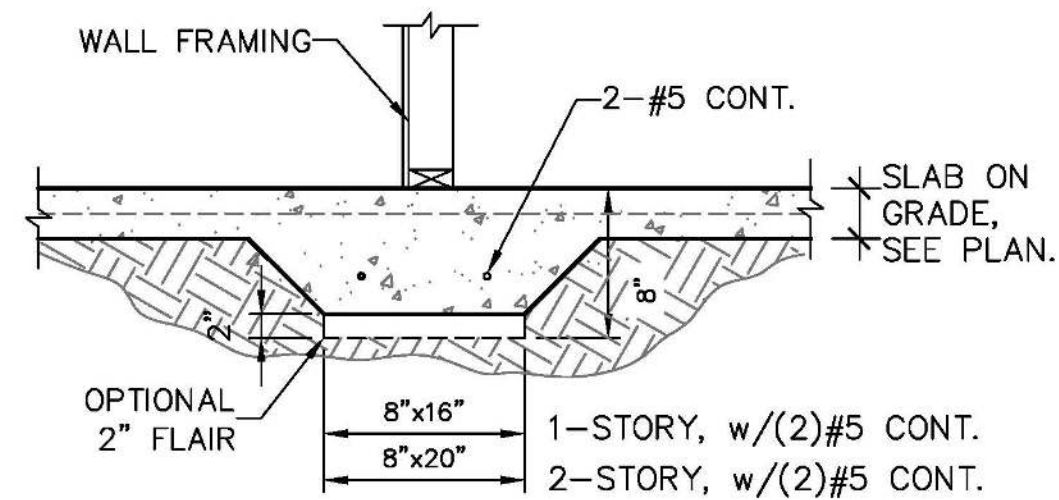
3 GARAGE STEM WALL
S1.01 SCALE: 3/4" = 1'-0"



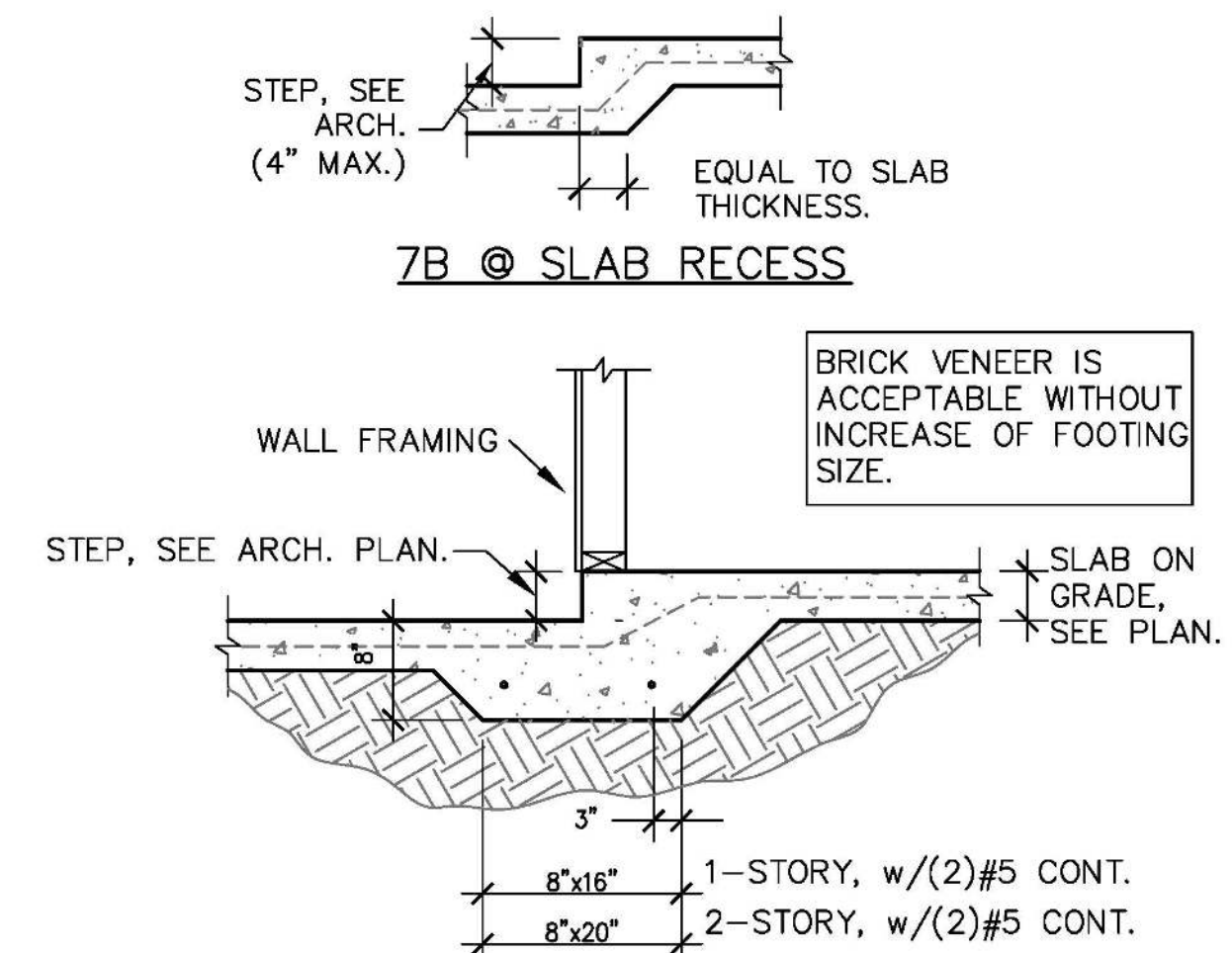
4 STEMWALL AT GARAGE
S1.01 SCALE: 3/4" = 1'-0"



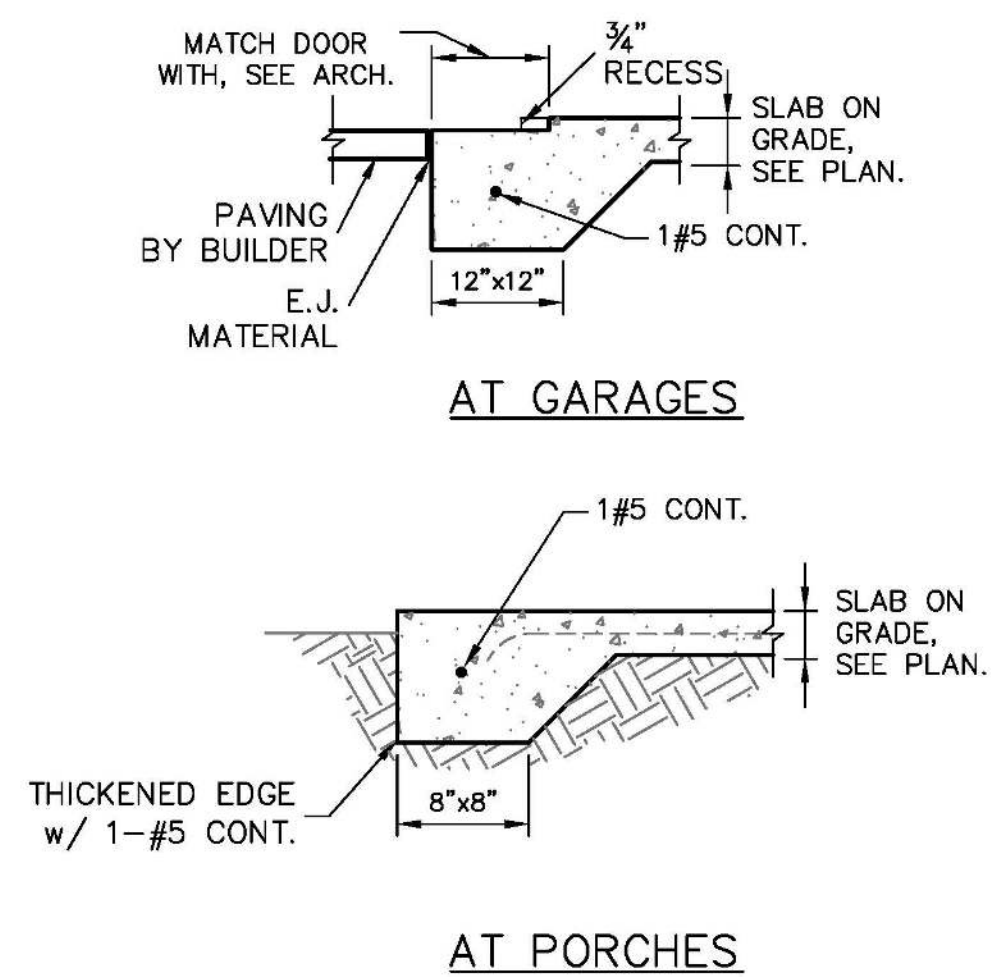
5 SAW CUT DETAIL
S1.01 SCALE: 3/4" = 1'-0"



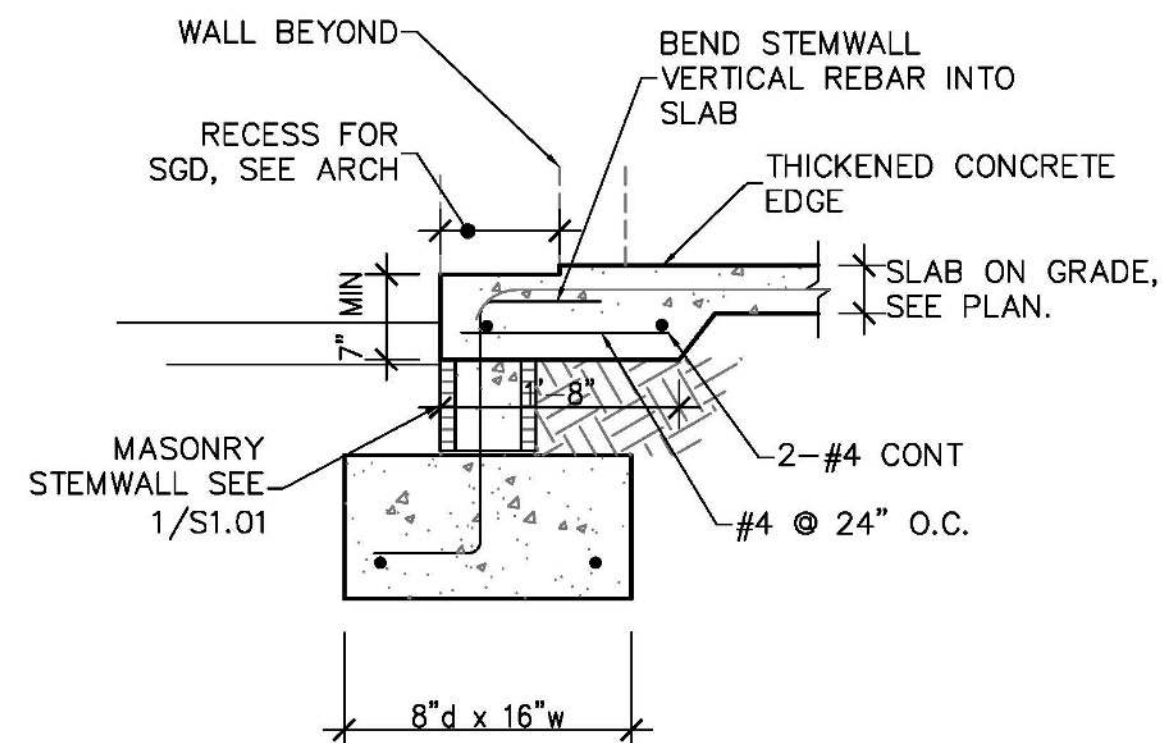
6 BEARING AT INTERIOR
S1.01 SCALE: 3/4" = 1'-0"



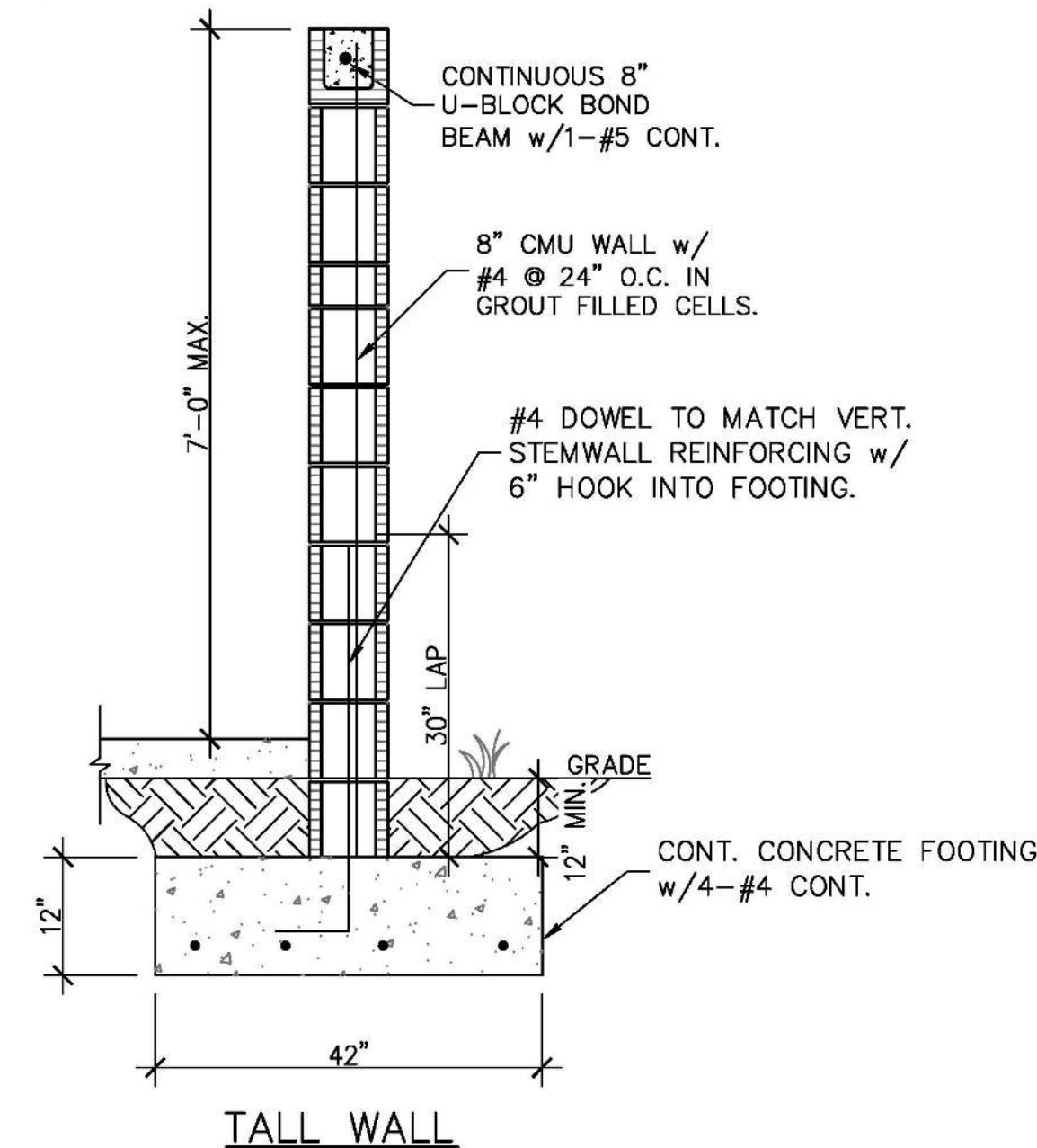
7 MONO. FOOTING AT STEP-DOWN
S1.01 SCALE: 3/4" = 1'-0"



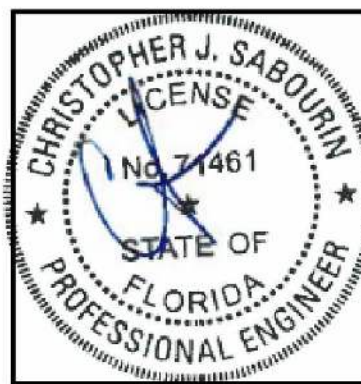
8 THICKENED SLAB
S1.01 SCALE: 3/4" = 1'-0"



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



10 A/C SCREEN WALL
S1.01 SCALE: NTS



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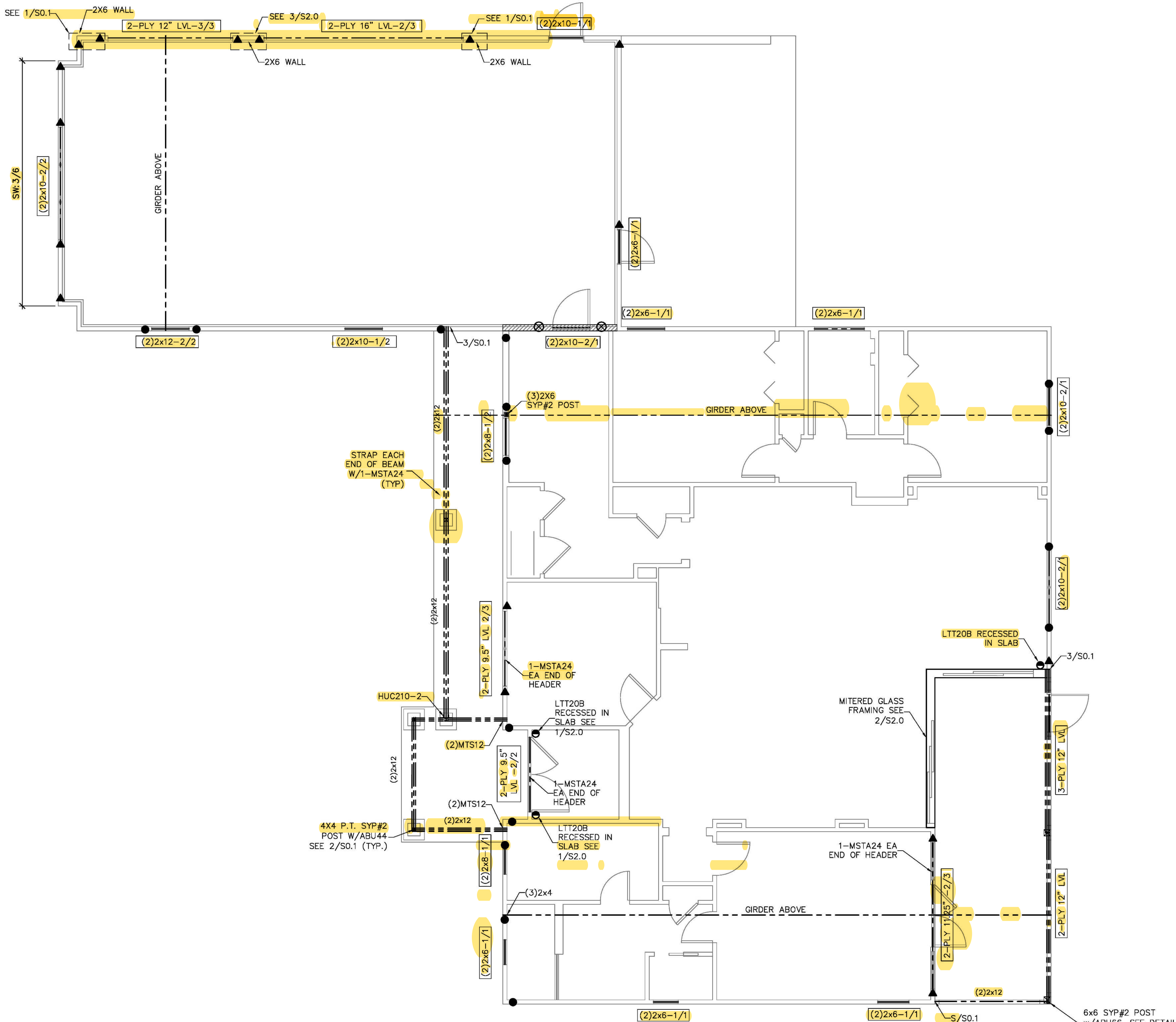
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FOUNDATION
DETAILS

SHEET
S1.01
SHEET 4 OF 15



FIRST FLOOR 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 @ 8" DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 8" O.C. "IN THE FIELD"
	DESIGNATES THE HEADER SIZE, NUMBER OF PLYS & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.
	BEAM OR TRUSS, SEE PLAN

ANCHOR LEGEND

	3/4" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1
	3/4" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 12/SO.1
	3/4" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1
	3/4" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 12/SO.1
	SIMPSON HTTS SEE DETAIL 15/SO.1
	SIMPSON DT22Z SEE DETAIL 15/SO.1
	SIMPSON LTT20B SEE DETAIL 15/SO.1

WALL STUD SCHEDULE

LOCATION	PLATE HEIGHT	STUD SIZE & SPACING
EXTERIOR	8'-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 S0.0 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.

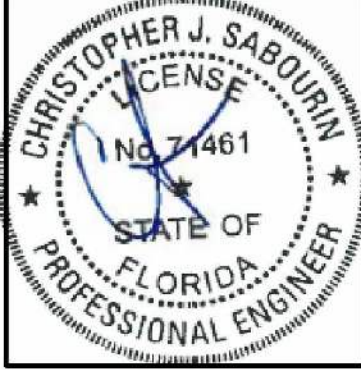
GENERAL NOTES

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/GIRDER PLIES.
2. SEE SHEET S0.0 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@3"/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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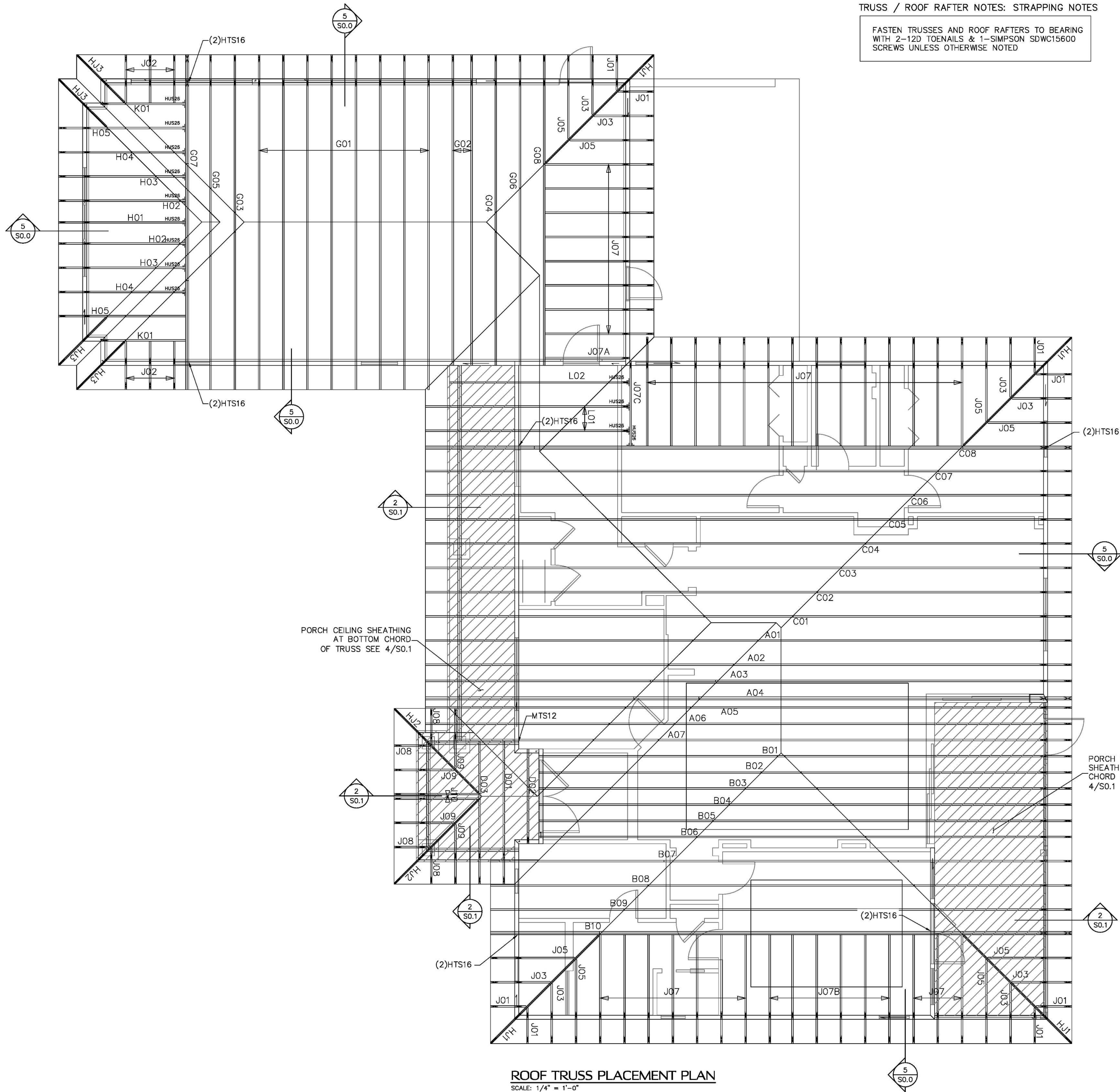
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FIRST FLOOR
FRAMING
PLAN



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

TRUSS / ROOF RAFTER NOTES: STRAPPING NOTES

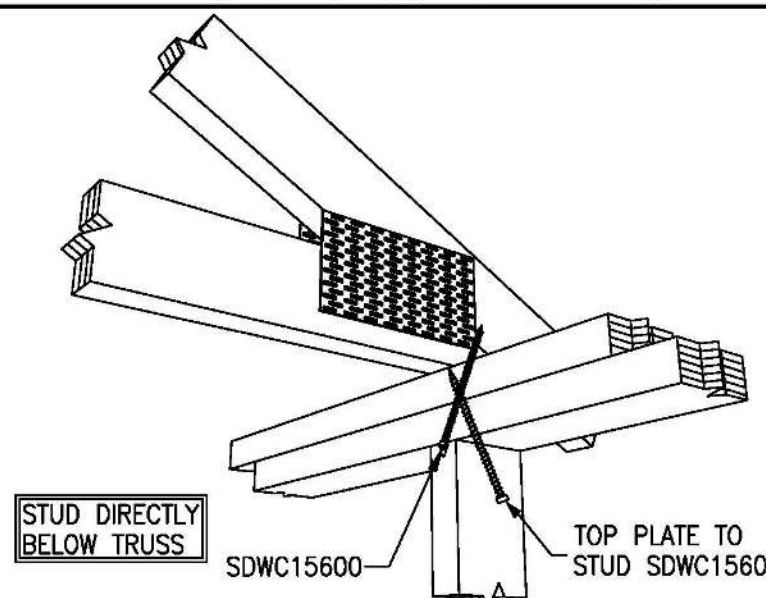
FASTEN TRUSSES AND ROOF RAFTERS TO BEARING
WITH 2-12D TOENAILS & 1-SIMPSON SDWC15600
SCREWS UNLESS OTHERWISE NOTED

SYMBOLS LEGEND

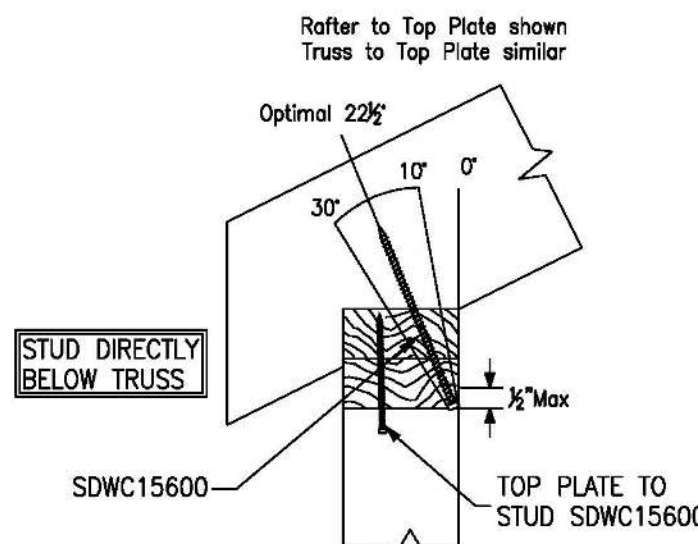
HTS16 DESIGNATES UPLIFT CONNECTION.

- 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

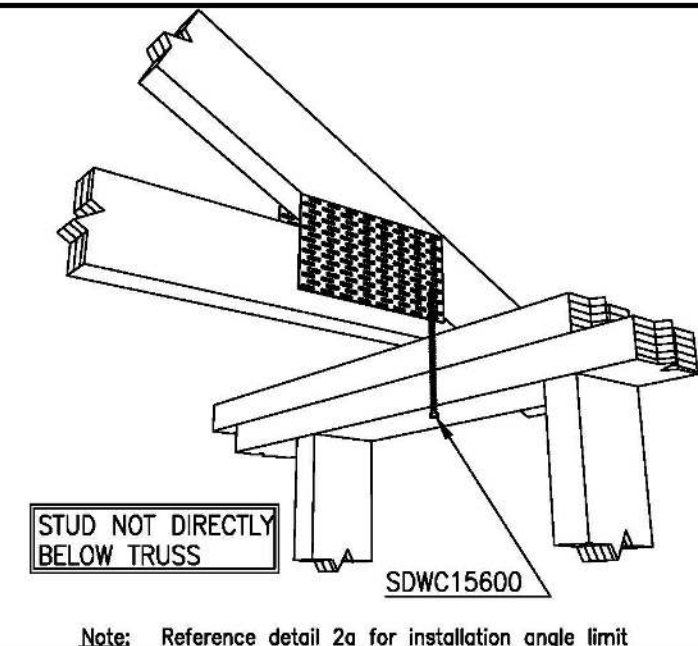


TRUSS TIE DOWN WITH SIMPSON SDWC

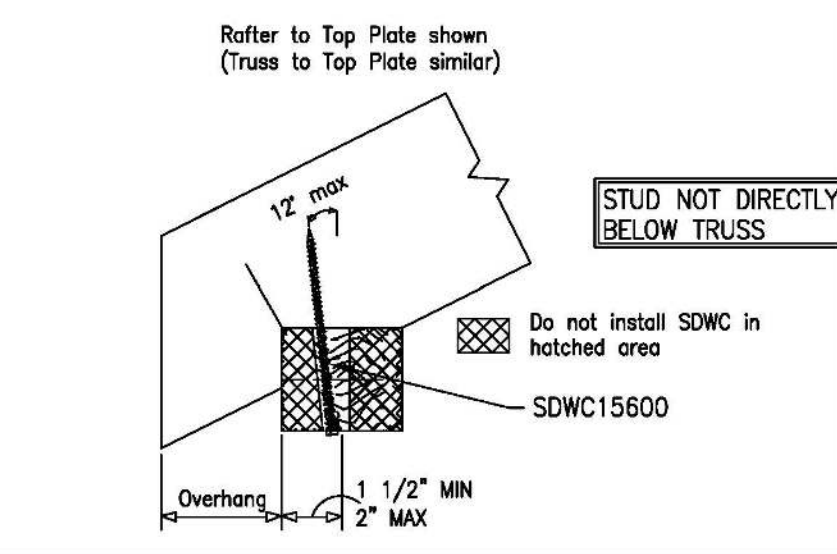


Note: 1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birdsmouth" cut.
2. Reference detail 4 for installation instructions.

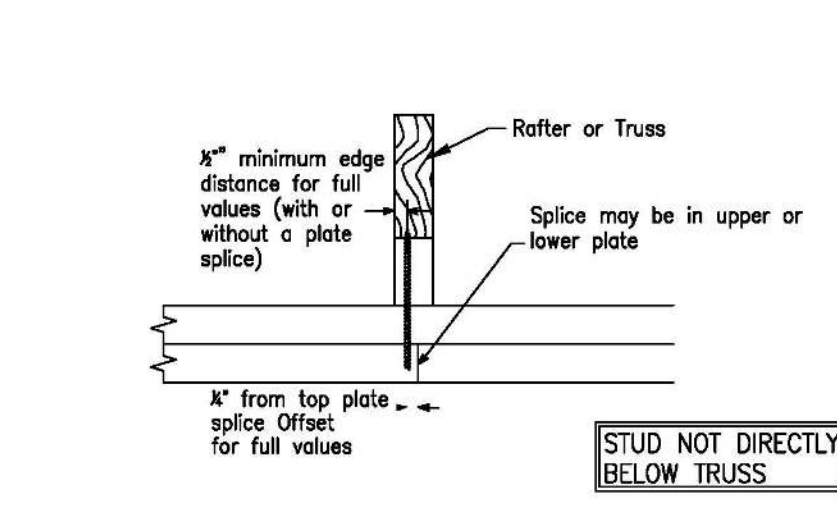
SIMPSON SDWC INSTALLATION RANGE



SDWC INSTALLATION



SDWC INSTALLATION RANGE



SDWC AT TOP PLATE SPLICE



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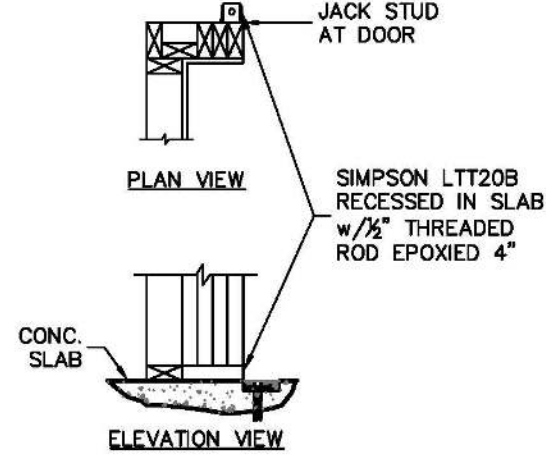
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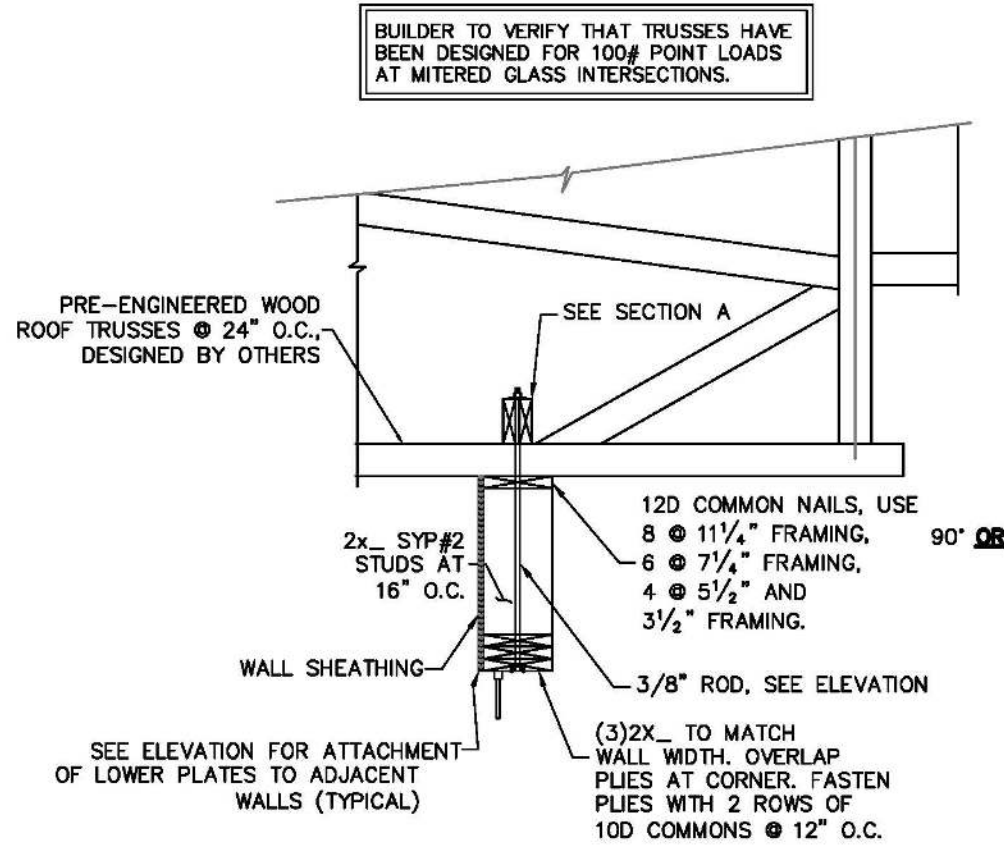
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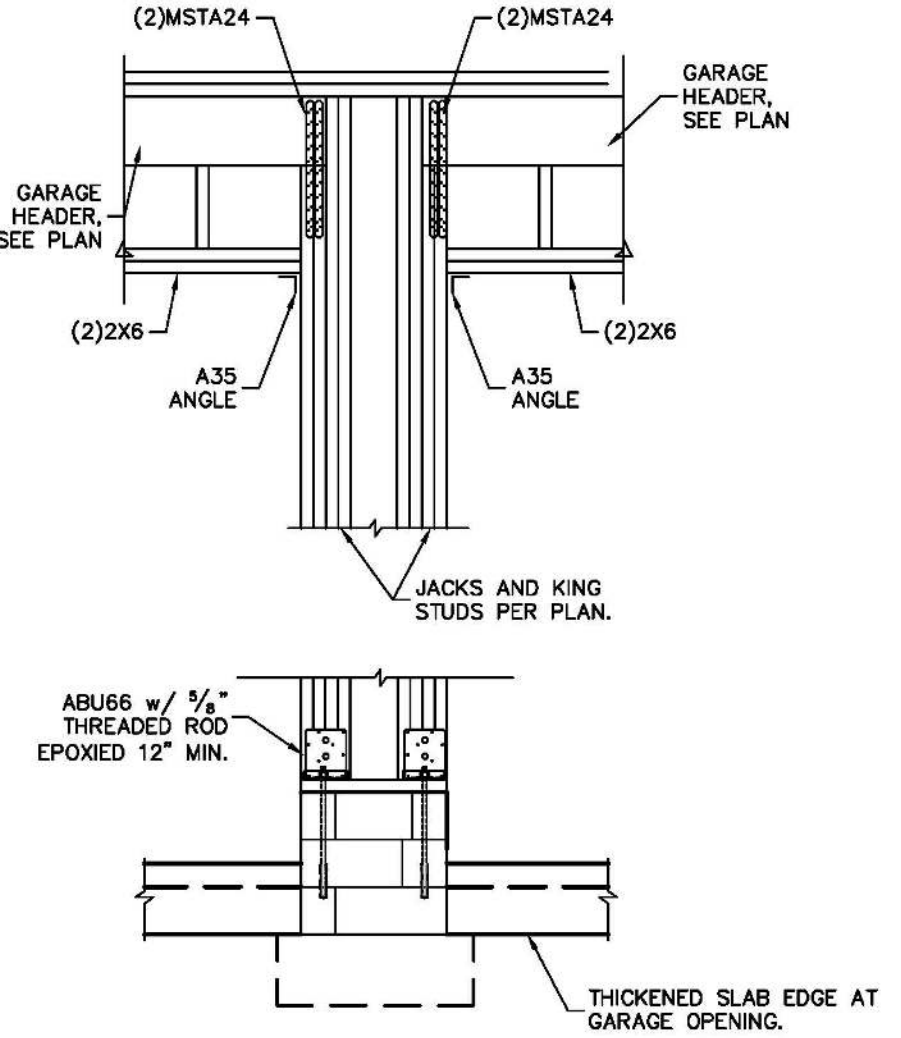
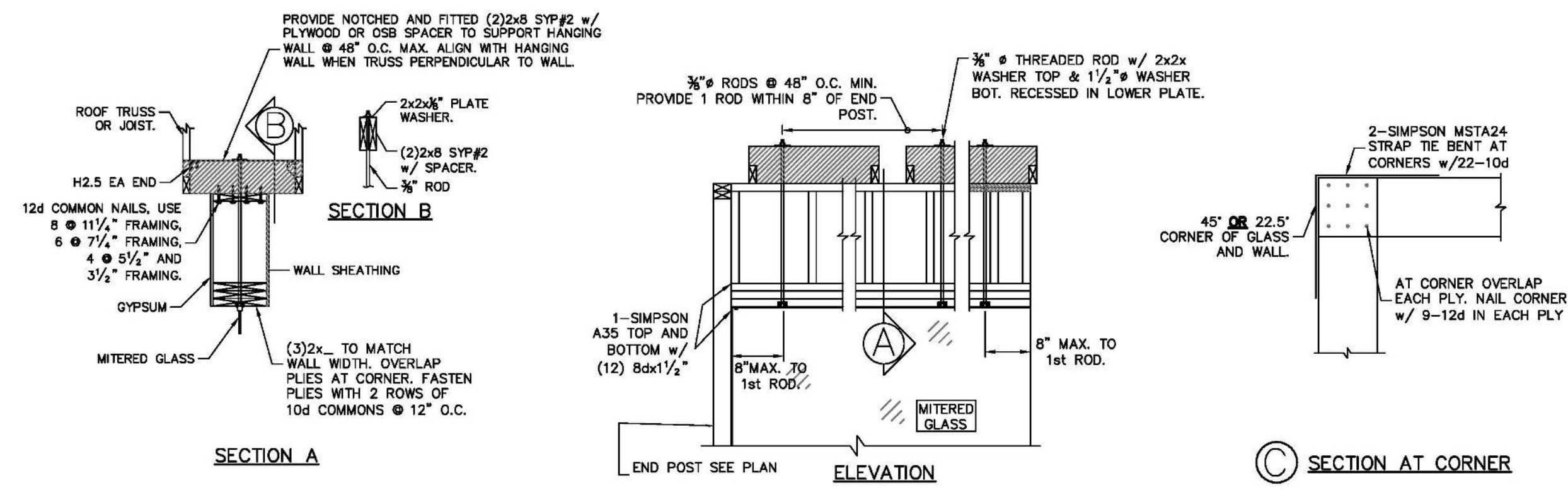
ROOF TRUSS
PLACEMENT
PLAN



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



2 MITERED WINDOW HEAD FRAMING
SCALE: N.T.S.



3 GARAGE CENTER WALL FRAMING
SCALE: 3/4" = 1'-0"



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MISC
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