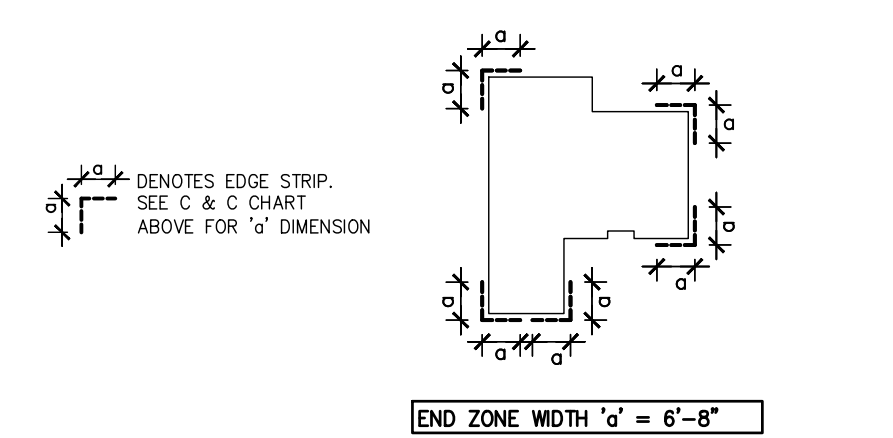


## DESIGN SPECIFICATIONS

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| <b>DESIGN CODE:</b><br>2023 FLORIDA BUILDING CODE – RESIDENTIAL<br><b>DESIGN IS VOID ONE YEAR AFTER THE DATE OF THE ORIGINAL PLANS, UNLESS PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE.</b><br><b>DESIGN LOADS:</b> ACTUAL AND UNIFORM<br><b>ROOF LOADING:</b><br>ROOF: (cd=1.25)<br>TOP CHORD LIVE LOAD: 20 psf<br>TOP CHORD DEAD LOAD: 7 psf (ARCH SHINGLES)<br>BOTTOM CHORD LIVE LOAD: 20 psf (TILE SHINGLES)<br>BOTTOM CHORD DEAD LOAD: 5 psf<br><b>FLOOR LOADING:</b><br>(cd=1.00)<br>40 psf<br>10 psf<br>10 psf<br>0 psf<br>0 psf<br><b>DEFLECTION CRITERIA:</b><br>ROOF FRAMING: LIVE LOAD L/240 TOTAL LOAD L/180<br>FLOOR FRAMING: LIVE LOAD L/360 & TOTAL LOAD L/240<br>0.75" MAX ANY CASE<br><b>WIND LOADING:</b><br>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.<br><b>BASIC WIND SPEED (ASCE 7-22)</b> ----- <b>130 MPH</b><br><b>IMPORTANCE FACTOR</b> ----- <b>1.00</b><br><b>MEAN ROOF HEIGHT</b> ----- <b>20.0 FT</b><br><b>ROOF PITCH</b> ----- <b>6/12</b><br><b>BUILDING CATEGORY</b> ----- <b>II</b><br><b>EXPOSURE CATEGORY</b> ----- <b>C</b><br><b>ENCLOSURE CLASSIFICATION</b> ----- <b>ENCLOSURE</b><br><b>INTERNAL PRESSURE COEFFICIENT</b> ----- <b>+ .18</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
| <b>HARDWARE AND ANCHORS:</b><br><b>ANCHOR BOLTS &amp; THREADED ROD:</b> SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36.<br><b>WASHERS:</b> SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).<br><b>NUTS:</b> SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.<br><b>METAL CONNECTORS:</b> ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.<br><b>REINFORCED CONCRETE:</b> EMBEDMENT OF REINFORCED CONCRETE SHALL BE 12 BAR DIAMETER MINIMUM. HOLES SHALL BE 1/4" LARGER THAN REINFORCED CONCRETE AND 1/4" LARGER THAN THREADED ROD SIZE. (U.O.N.)<br><b>ANCHORING ADHESIVE:</b> SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):<br><b>EPOXY:</b> ITW RED HEAD A7<br><b>REINFORCING STEEL:</b> SHALL BE ASTM A615, GRADE 60.<br><b>STRUCTURAL STEEL:</b> SHALL BE ASTM A992, GRADE 50.<br><b>WELDED WIRE FABRIC (WWF):</b> SHALL BE ASTM A185.<br><b>LAMINATED VENEER LUMBER (LVL):</b> ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E), 900ksi; BENDING STRESS (Fb) 2600psi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>GENERAL NOTES &amp; CONSTRUCTION SPECIFICATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| <b>FLOOR SHEATHING SPECIFICATIONS</b><br>23/32" 1&8 OSB OR PLYWOOD SHEATHING, GLUE AND NAIL, WITH 10d COMMON @ 6" O.C. EDGE & FIELD.<br><b>ROOF SHEATHING SPECIFICATIONS:</b><br>SHINGLE – MIN. 15/32", 32/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.131x2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).<br><b>TILE</b> – 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).<br><b>METAL</b> – 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).<br><b>WALL SHEATHING SPECIFICATIONS:</b><br>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.<br><b>STUCCO FINISH</b> – 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 7/8" STRUCTURAL 1 GRADE SHEATHING OR 7/8" OSB SHEATHING AND ORIENT THE PANELS VERTICALLY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
| <b>MASONRY SPECIFICATIONS:</b><br>MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI530.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 psi PER ASTM C1019. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 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.<br><b>CONCRETE MASONRY UNITS (CMU):</b><br>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".<br><b>MASONRY STEM WALLS:</b> 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. PROVIDE 2x4 BLOCKING AT CORNERS, AND AT STEAMWALL, CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINFORCING SHALL BE A MINIMUM OF 6".<br><b>CONCRETE SPECIFICATIONS:</b><br>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.<br><b>GENERAL NOTES:</b><br><b>FOOTING AND FOUNDATIONS:</b><br>FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTING HAVE BEEN DESIGNED WITH A SOIL BEARING (DESIGN MAXIMUM) OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS. IF THE FOOTING ELEVATIONS SHOW OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.<br>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).<br>UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE. IN ALL CONTINUOUS FOOTINGS PROVIDE #3 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS<br><b>CONCRETE SLABS ON GRADE:</b><br>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.<br><b>WOOD FRAMING SPECIFICATIONS:</b><br>ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED. IF, ACO OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.<br><b>PRE-ENGINEERED WOOD TRUSSES:</b><br>SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER 'COMMENTARY' AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." AT MULTIPLE STRAP CONNECTIONS, STRAP STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS; WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, STRAP STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.<br><b>ROOF COVERING SPECIFICATIONS:</b><br>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. ASPHALT SHINGS COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. CLAY AND TILE ROOFS SHALL BE INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL" AND THE MANUFACTURER'S REQUIREMENTS. STANDING SEAM METAL ROOFS SHALL COMPLY WITH ASTM 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.<br><b>WATERPROOFING:</b><br>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN/INSTALLATION OF ALL WATER PROOFING. |  |  |

| TRIBUTARY AREA (sf) | COMPONENTS & CLADDING ALLOWABLE DESIGN PRESSURES |                  |             |
|---------------------|--------------------------------------------------|------------------|-------------|
|                     | INTERIOR ZONE (PSF)                              | EDGE STRIP (PSF) | PSF         |
| 10                  | +25.5                                            | -27.7            | +25.5 -34.2 |
| 50                  | +22.9                                            | -25.0            | +22.9 -28.8 |
| 100                 | +21.8                                            | -23.2            | +21.8 -26.5 |

- THE VALUES ABOVE ARE ALLOWABLE MIN. PRESSURE VALUES (ASD). THE ABOVE MIN. PRESSURES HAVE BEEN REDUCED BY 0.80 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 = SUCCTION.
- 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.

| CONNECTOR  | UPLIFT |      | FASTENERS              | FL# CODE |
|------------|--------|------|------------------------|----------|
|            | SYP    | SPF  |                        |          |
| USP A35    | 450    | 450  | (9)10dX1 1/2"          |          |
| USP RT7    | 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 LTS208 | 1105   | 1105 | 1/2" ROD TO FTG.       |          |
| USP JUS28  | 1305   | 1305 | (6)10d TO HEADER       |          |
| USP HTT16  | 4290   | 4290 | 5/8" ROD TO FTG.       |          |
| USP HTT22  | 5370   | 5370 | 5/8" ROD TO FTG.       |          |
| USP PAU44  | 2535   |      | 5/8" ROD w/ (12)16d    |          |
| USP PAU66  | 2535   |      | 5/8" ROD w/ (12)16d    |          |
| USP MSTM24 | 1545   | 1455 | (5)1/2"x2-1/4" TAPCONS |          |

## SIMPSON CONNECTORS

| CONNECTOR | UPLIFT |      | FASTENERS                | FL# CODE  |
|-----------|--------|------|--------------------------|-----------|
|           | SYP    | SPF  |                          |           |
| A35       | 450    | 450  | 12-8dX1 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     | 11496.2   |
|           |        |      | 1-5/8" ROD TO FTG.       |           |
| HTT5      | 5250   | 4670 | 32-16d TO TRUSS/BEAM     | 11496.2   |
|           |        |      | 1-5/8" ROD TO FTG.       |           |
| LU528     | 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   |
| LTT208    | 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:**

- USE SPF#2 OR BETTER FOR ALL WALL STUDS.
- USE SYP#2 FOR ALL TOP PLATES AND SOLE PLATES.
- USE SYP#2 FOR ALL HEADERS
- ALL WALLS SHALL BE **BALLOON FRAMED** FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, U.O.N. ON PLAN.
- 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

**TYPICAL STUD NAILING:**  
0.131x3" END NAILS:  
(2) @ 2x4,  
(3) @ 2x6,  
(4) @ 2x8.

**TYPICAL STUD NAILING:**  
0.131x3" TOE NAILS:  
2x6, 2x8 = (5) WALLS  
2x10, 2x12 = (7) NAILS  
9" LVL, 11" LVL = (9) NAILS  
14" LVL, 16" LVL = (9) NAILS

**TYPICAL TOP PLATE NAILING:**  
FASTEN ALL TOP PLATES TOGETHER w/ (3) ROWS OF .131x3 @ 12" O.C. STAGGERED.

**TYPICAL DOUBLE TOP PLATE SPICE:**  
4'-0" MIN. SPICE LENGTH w/ (16) 0.131x3" NAILS EVENLY SPACED

**WINDOW SILL SCHEDULE**

| ROUGH OPENING | DROPPED HEAD OR SILL PLATE | MINIMUM END FASTENER EACH END |
|---------------|----------------------------|-------------------------------|
| < 4'-4"       | (1)2x4 SPF #2              | (4)24d TOE NAILS              |
| < 8'-4"       | (2)2x4 SPF #2              | (5)12d TOE NAILS              |
| < 12'-0"      | (3)2x4 SPF #2              | (1)A34 + (4)12d TOE NAILS     |
| < 12'-0"      | (3)2x6 SPF #2              | (1)A35 + (4)12d TOE NAILS     |

**ARCHED TRANSOM OPTION:**  
2x SPF DIAGONAL BLOCKING FASTENED w/ 3-0.131x4" EA. END TYPICAL SHEATHING MAY EXTEND 2" PAST BLOCKING-WINDOW ATTACHMENTS MUST ANCHOR INTO 2x MATERIAL.

**JACK AND KING STUDS:** SEE PLAN.

**AT TWO STORY CONDITIONS:** PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM AT ALL UPPER LEVEL POSTS & JACK STUDS.

**SOHW15600 SCREW:** SEE S/SO.0.

**SOLE PLATE ANCHOR:** SEE SCHEDULE.

**WALL FRAMING AT RAISED HEADER CONDITION:**  
BUILDER MAY CHOOSE EITHER THE DROPPED HEADER CONDITION OR RAISED HEADER CONDITION.

**WALL FRAMING AT DROPPED HEADER CONDITION:**

**WALL FRAMING AT PLATE CHANGE CONDITION:**

**2 TYPICAL WALL FRAMING**

**WASHER SEE SCHEDULE. PUSH SLOTTED WASHER TO OUTSIDE FACE OF WALL.**

**SOLE PLATE ANCHOR OR HOLD DOWN.**

**BUTT JOINT.**

**PT. SYP#2 SILL PLATE.**

**12" MAX. MIN.**

**SOLE PLATE BREAK.**

**EPOXY AND SOWE ANCHOR DETAIL**

**L-BOLT EMBEDDED ANCHOR DETAIL**

**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:**

- SOLE PLATE ANCHORS ARE REQUIRED AT ALL EXTERIOR WALLS AND ADJACENT TO CORNERS AND PLATE BREAKS.
- 3x3 WASHERS SHALL BE SLOTTED.
- AS AN ALTERNATE TO THE 3"x3"x0" PLATE WASHER, A 3"x3"x1/8" W/ 1 1/2" ROD ROUND STEEL WASHER MAY BE USED.

**SOLE PLATE ANCHOR DETAIL & SCHEDULE**

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

**4 ROOF AND FLOOR SHEATHING NAILING**

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

**1 TYP. WALL SECTIONS**

**2 & 3 PLY BEAMS**

**14" LVL AND GREATER**

**3-PLY**

**4-PLY**

**5 ROOF TRUSS CONNECTION**

**6 BUILT-UP MEMBER FASTENING**

**7 FRAMED WALL CORNER AND INTERSECTIONS STUDS CONFIGURATIONS**

**8 TYPICAL HEADER STRAPPING**

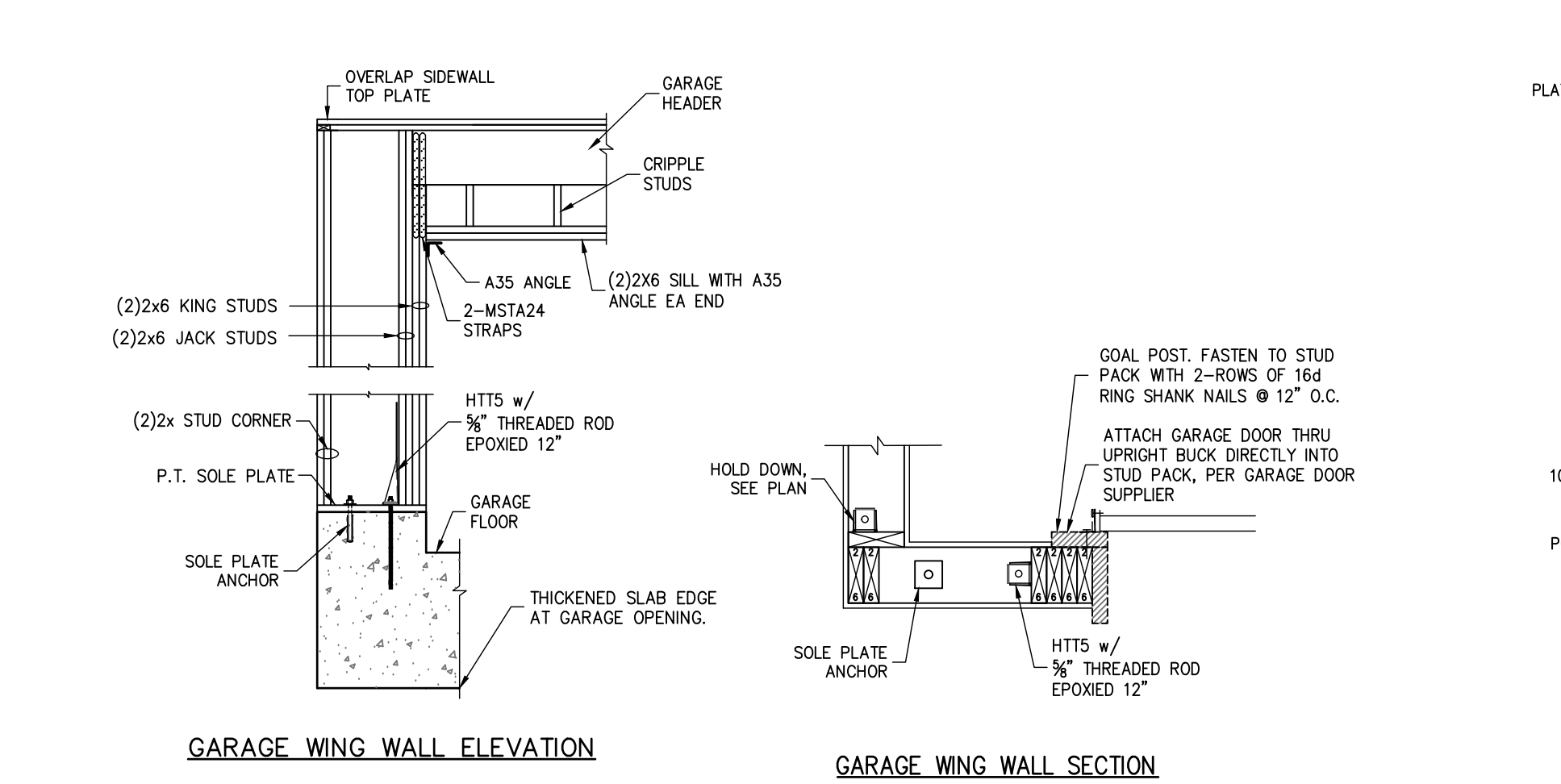
**FIELD ALTERATION**  
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING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

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

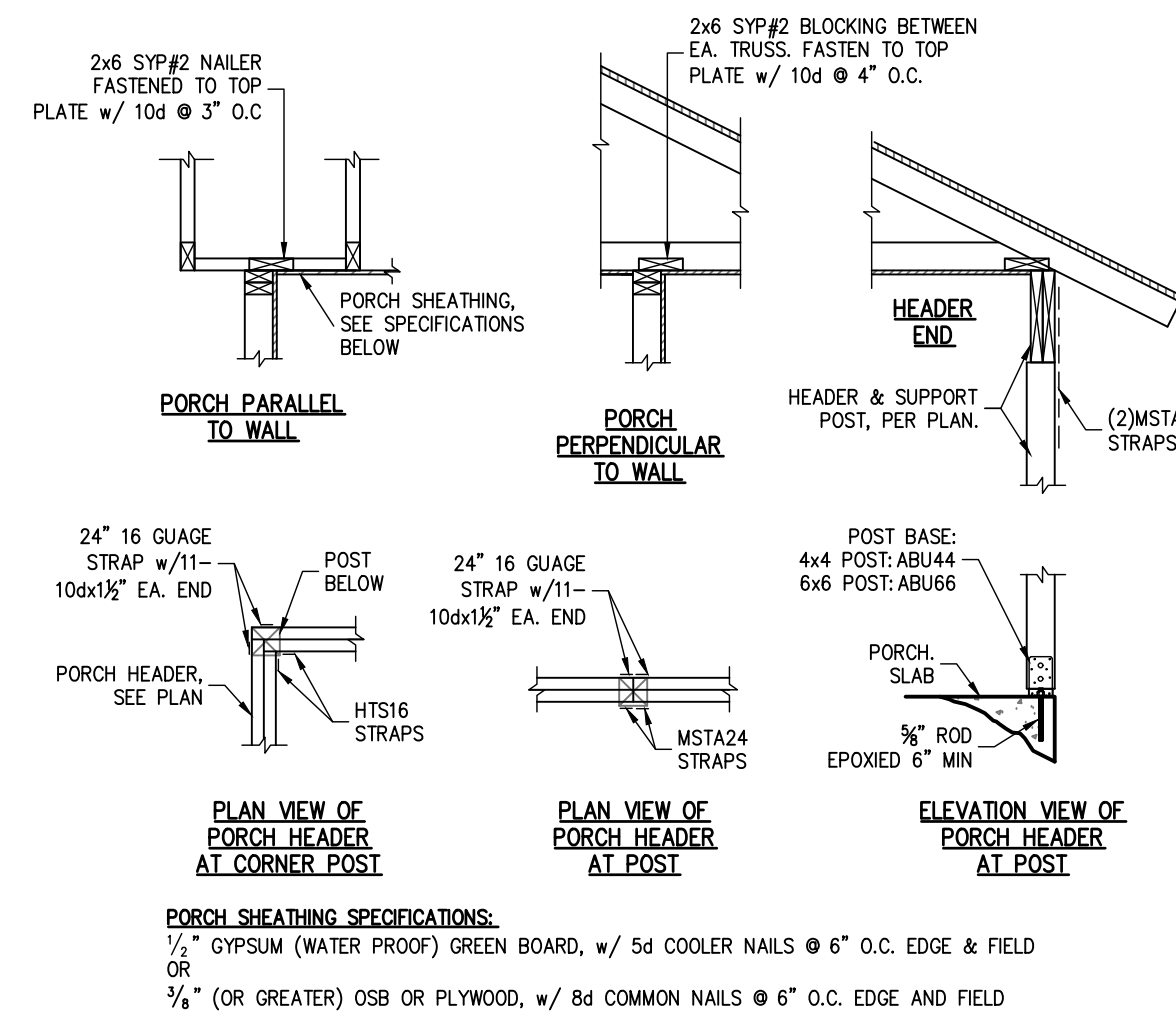
**DESIGN CRITERIA AND GENERAL NOTES**

**SHEET S0.0**  
SHEET 1 OF 8

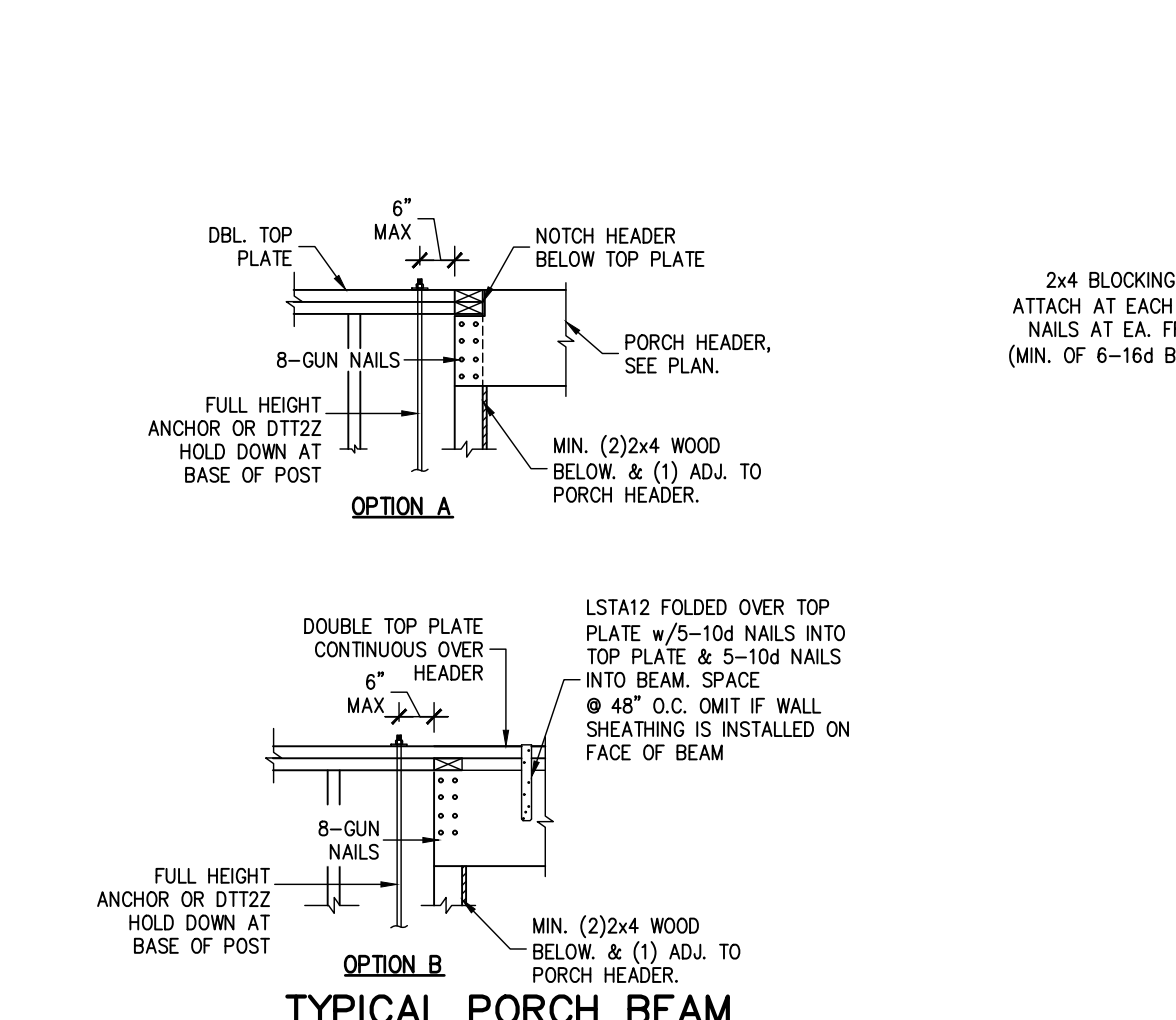




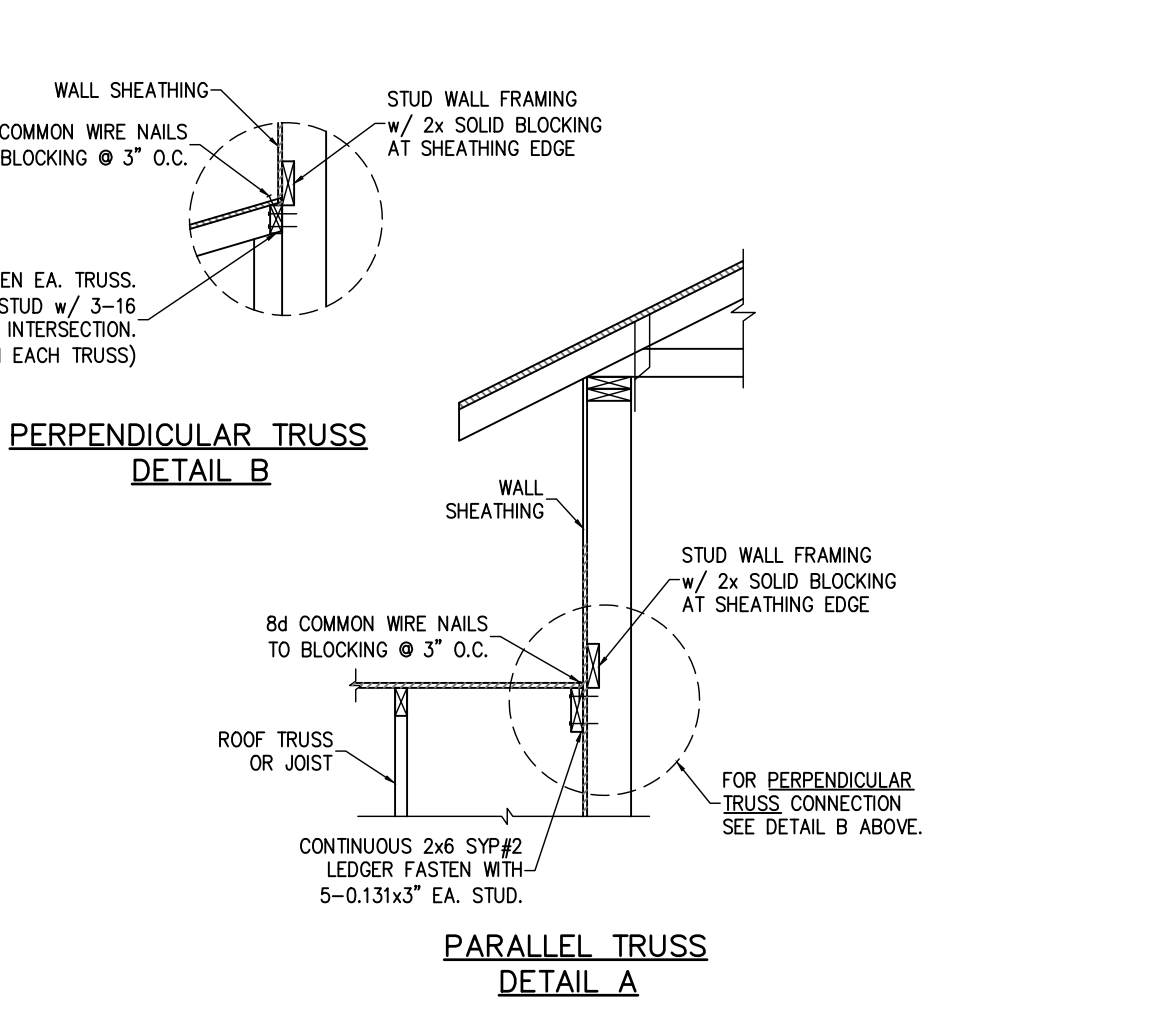
1 GARAGE HEADER FRAMING  
SCALE: N.T.S.



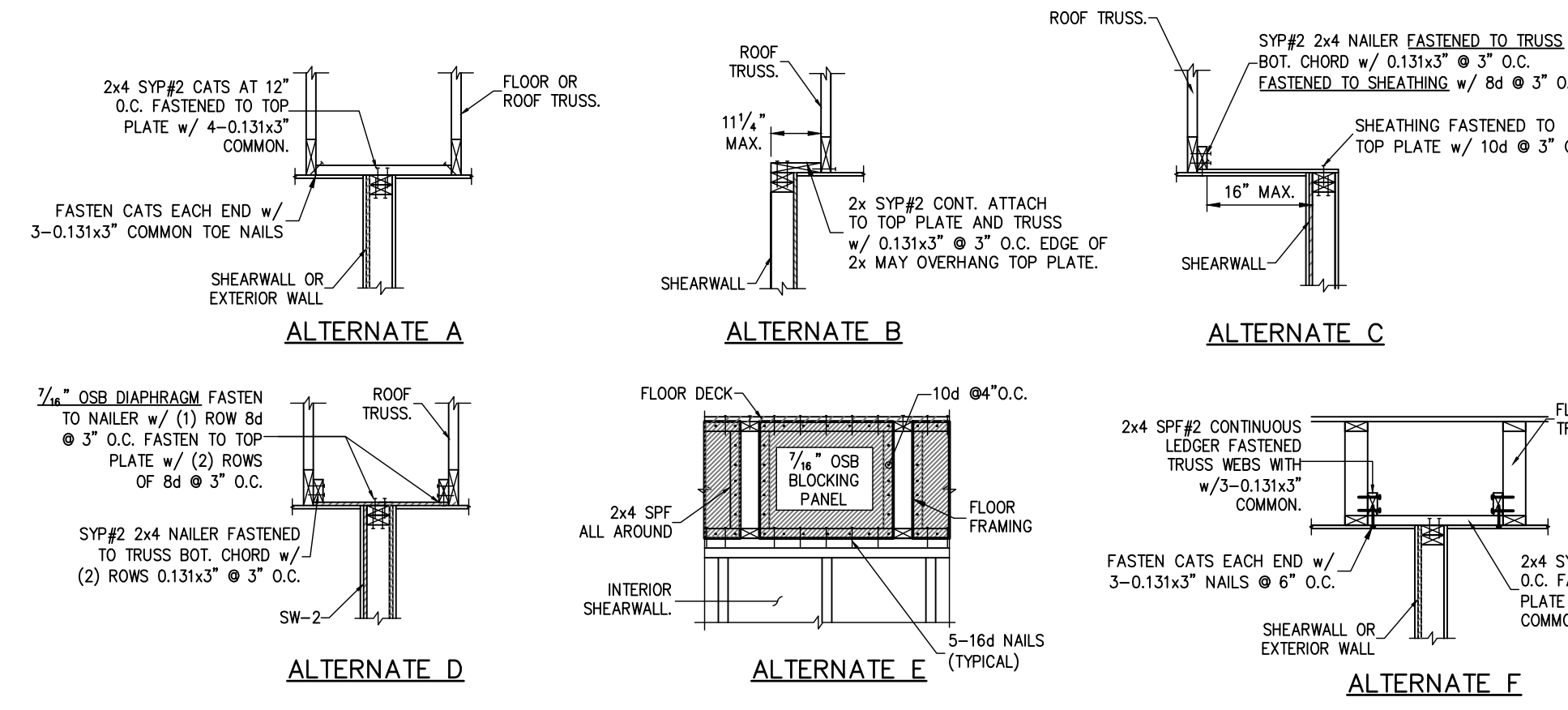
2 TYPICAL PORCH FRAMING DETAILS  
SCALE: N.T.S.



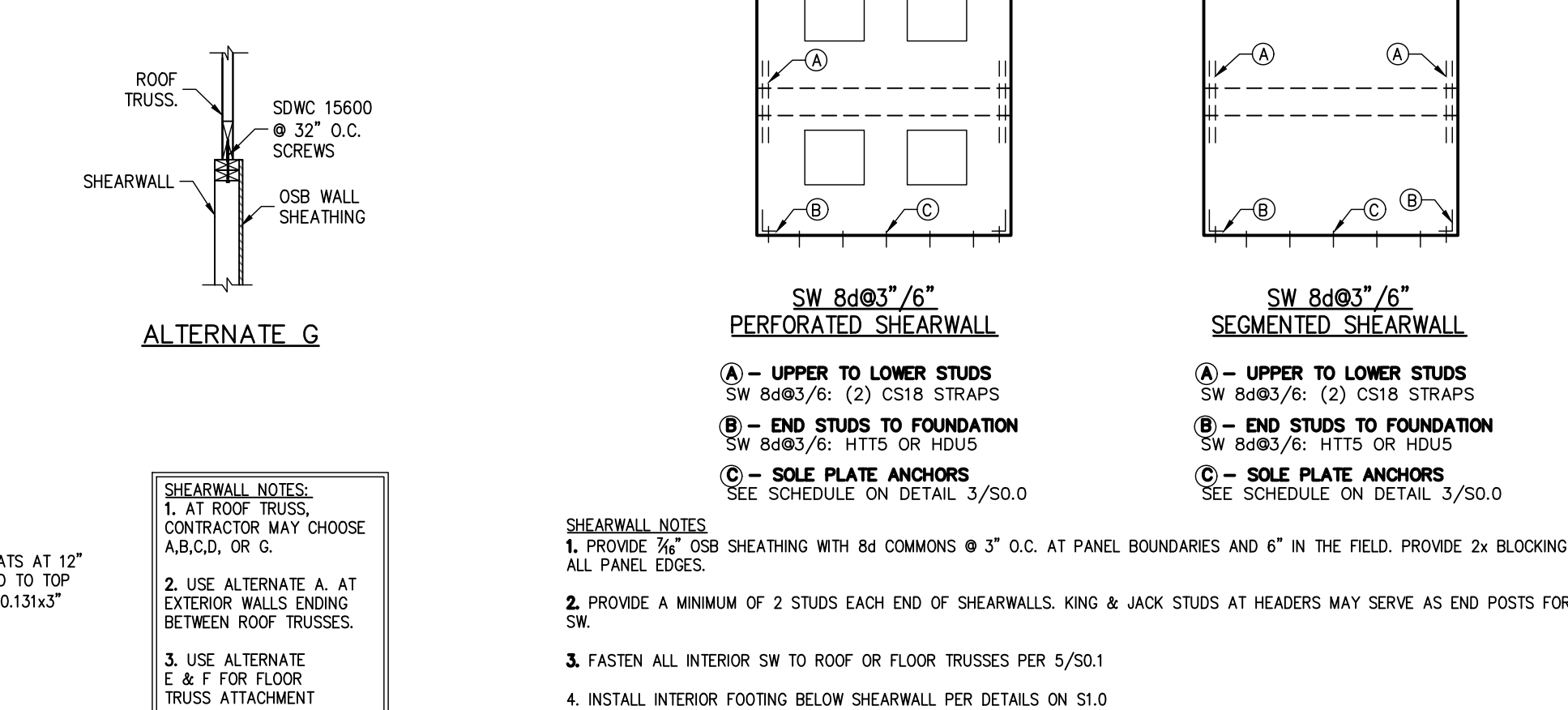
3 TYPICAL PORCH BEAM  
CONNECTION  
SCALE: N.T.S.



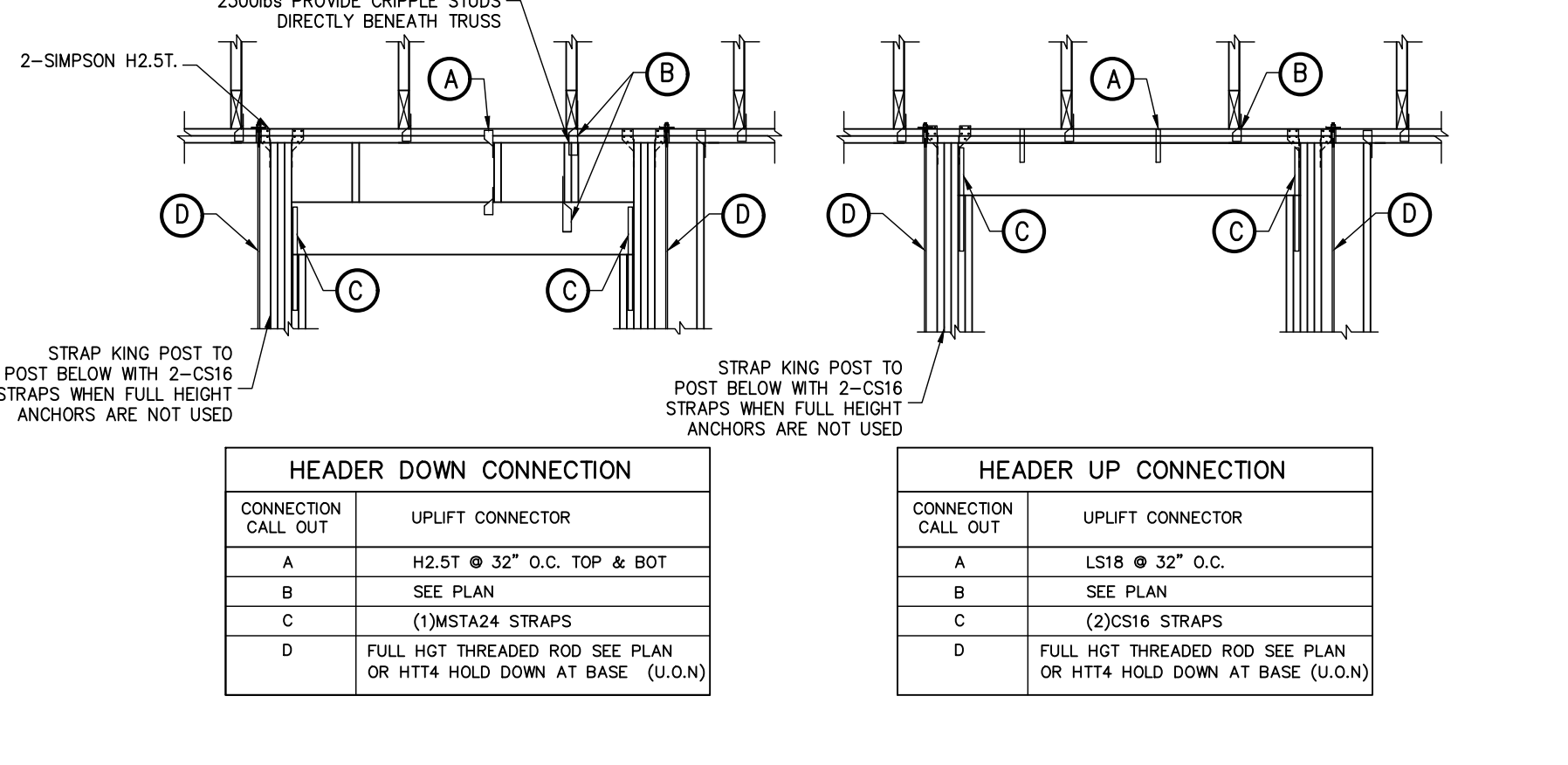
4 WALL ADJ. TO ROOF CONNECTION  
SCALE: N.T.S.



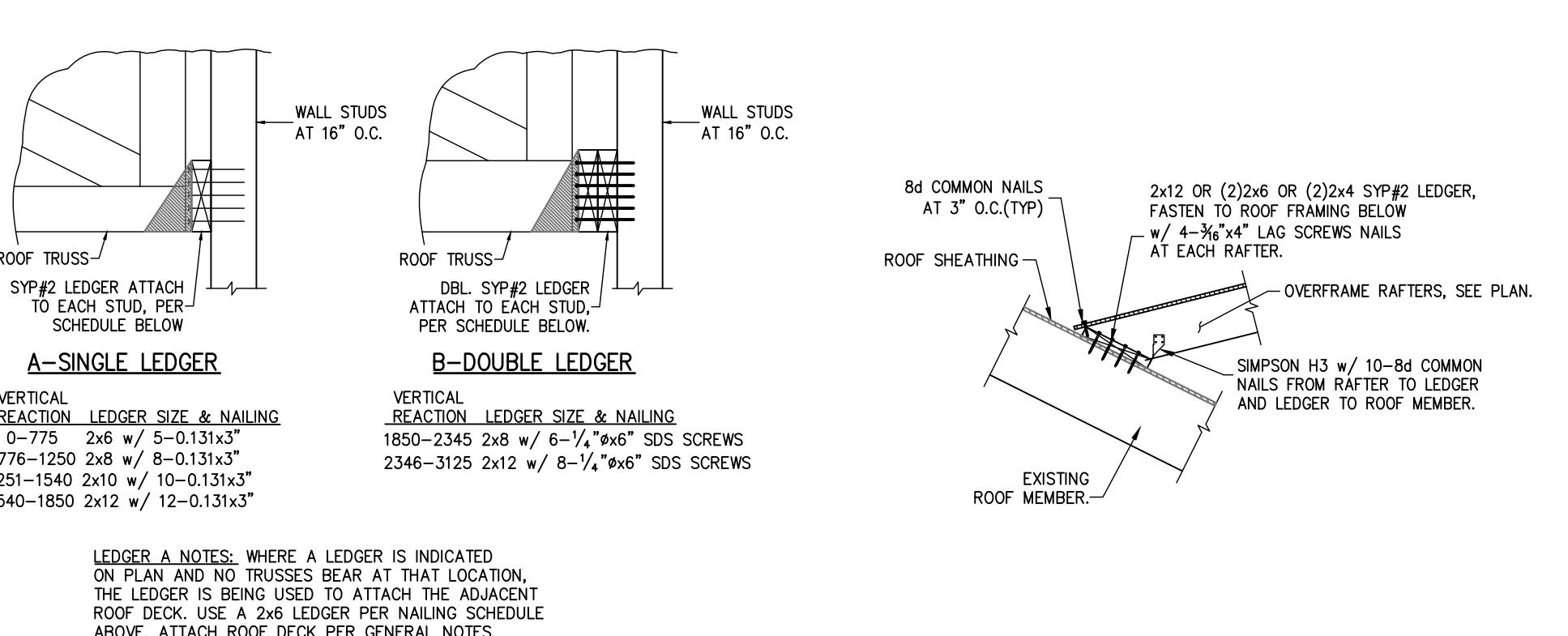
5 SHEARWALL ATTACHMENT AT ROOF & FLOOR  
SCALE: N.T.S.



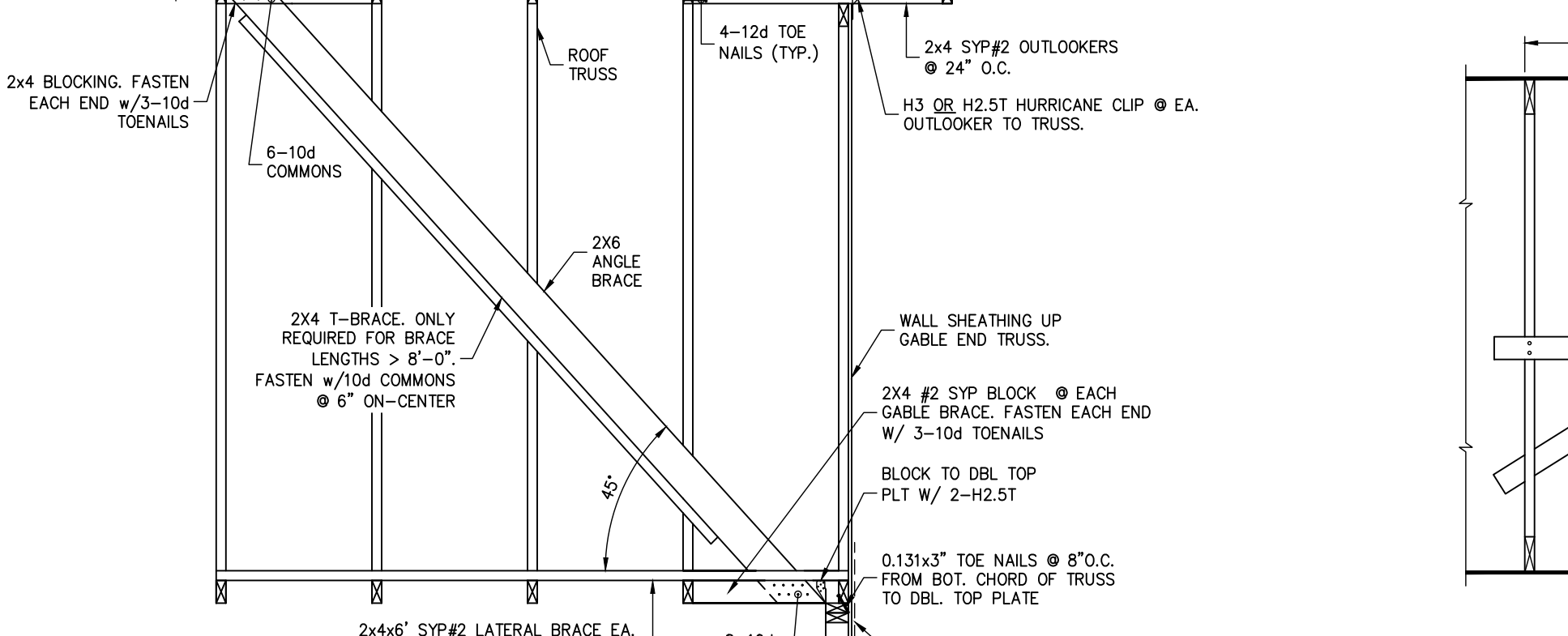
6 TYPICAL SHEARWALL ELEVATION  
SCALE: N.T.S.



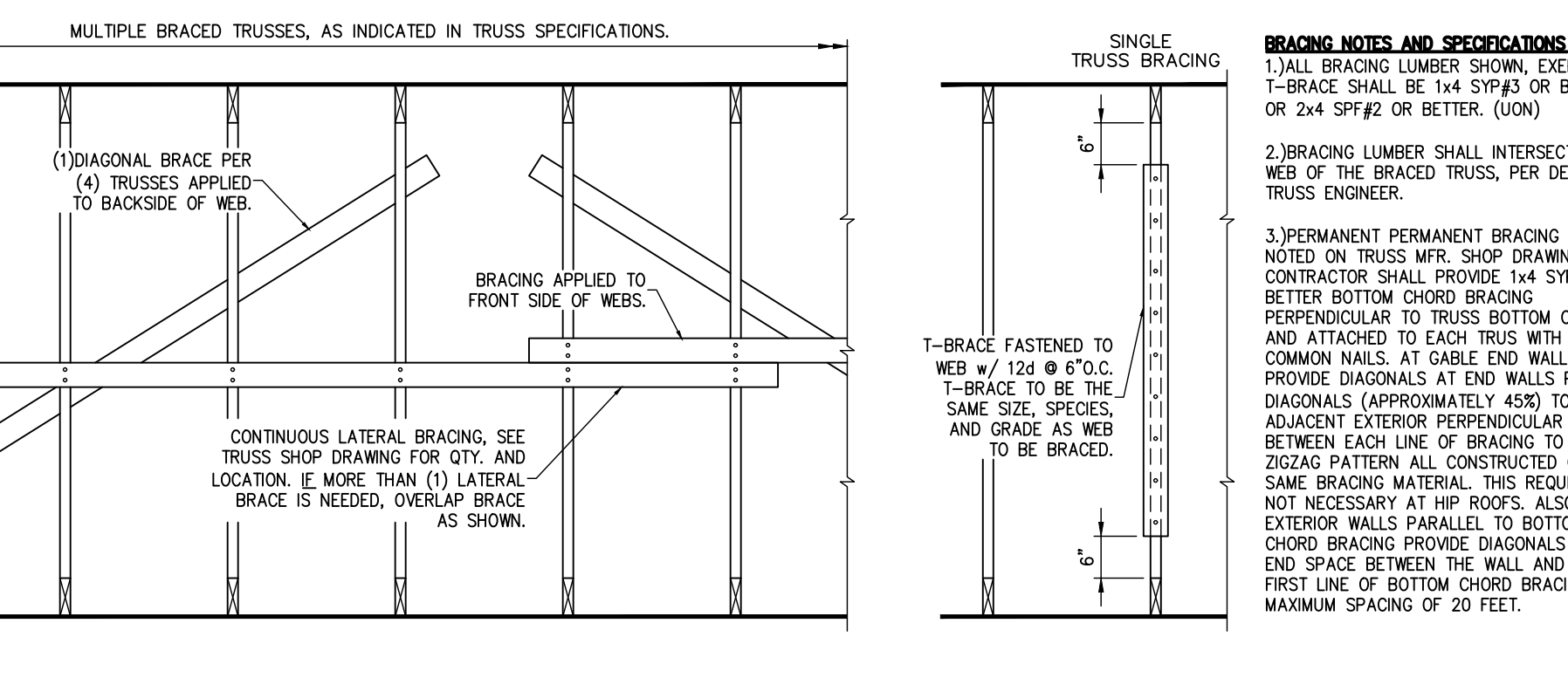
7 HEADER TIE DOWN  
SCALE: N.T.S.



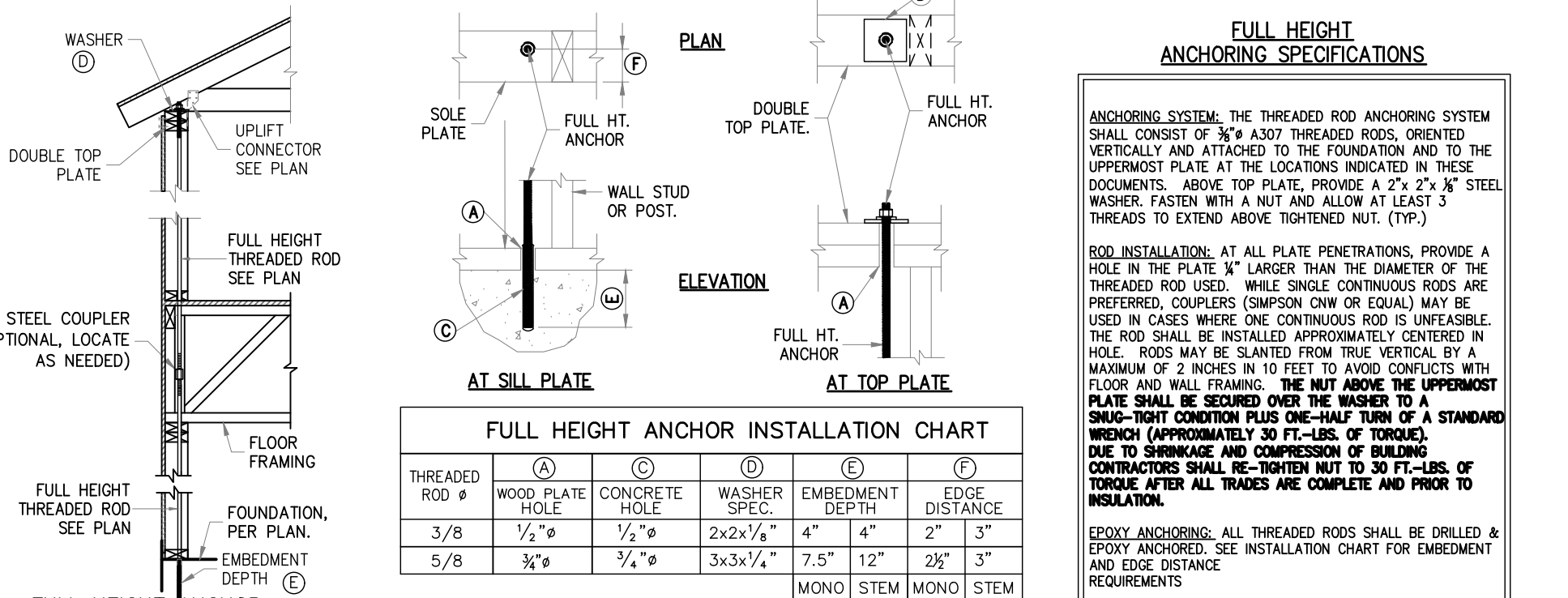
8 LEDGER CONNECTION  
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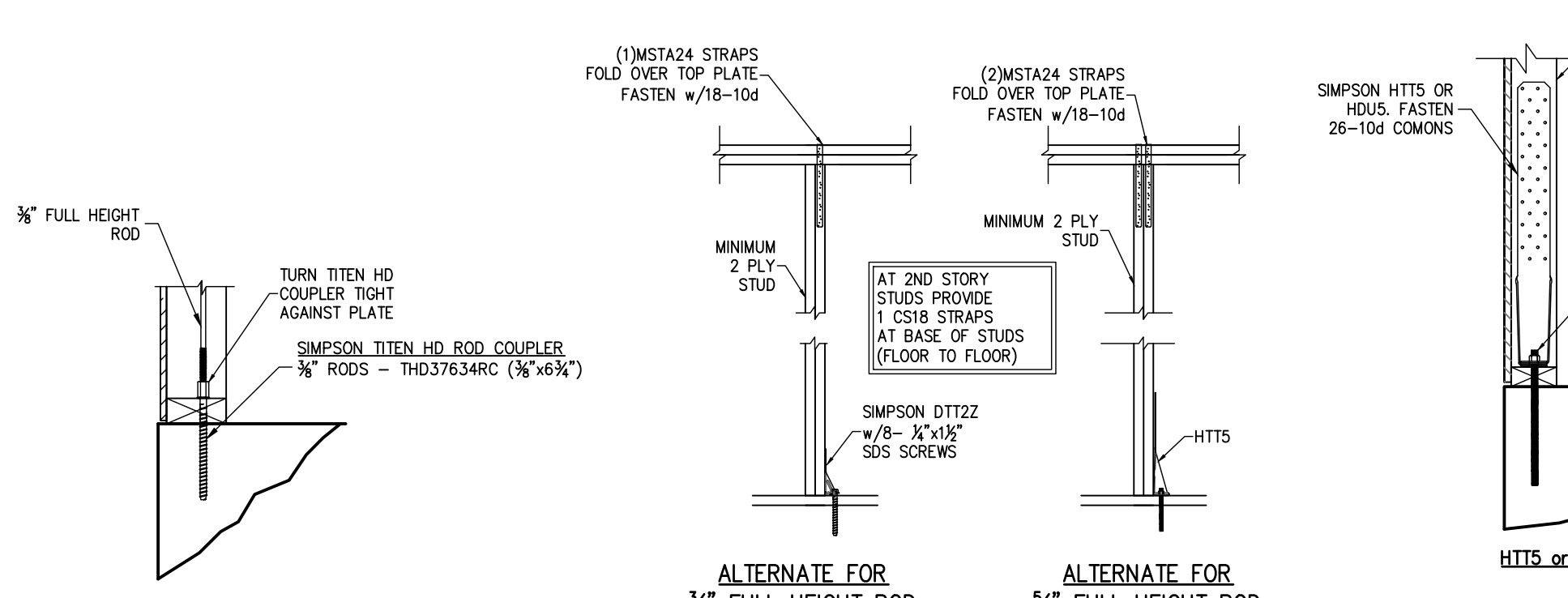
9 DECK LEDGER AT OVERFRAME RAFTERS  
SCALE: N.T.S.



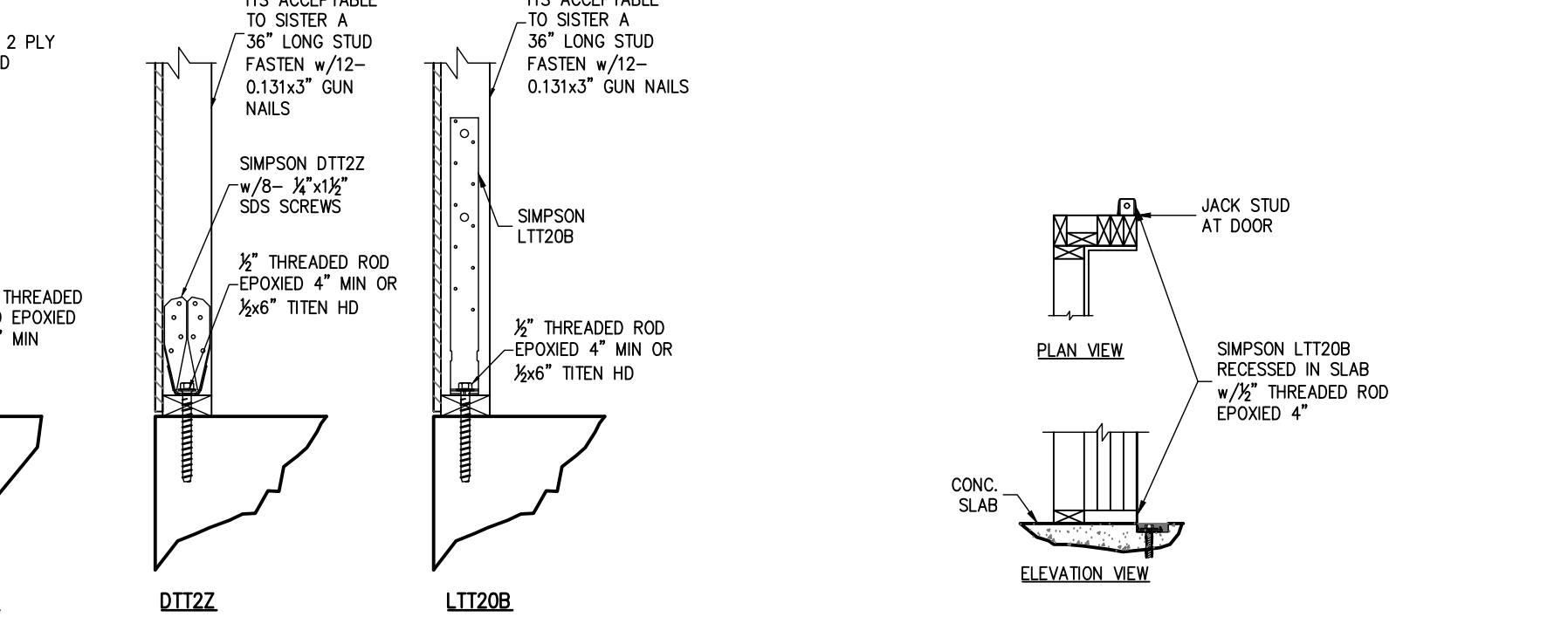
10 GABLE END BRACING  
SCALE: N.T.S.



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

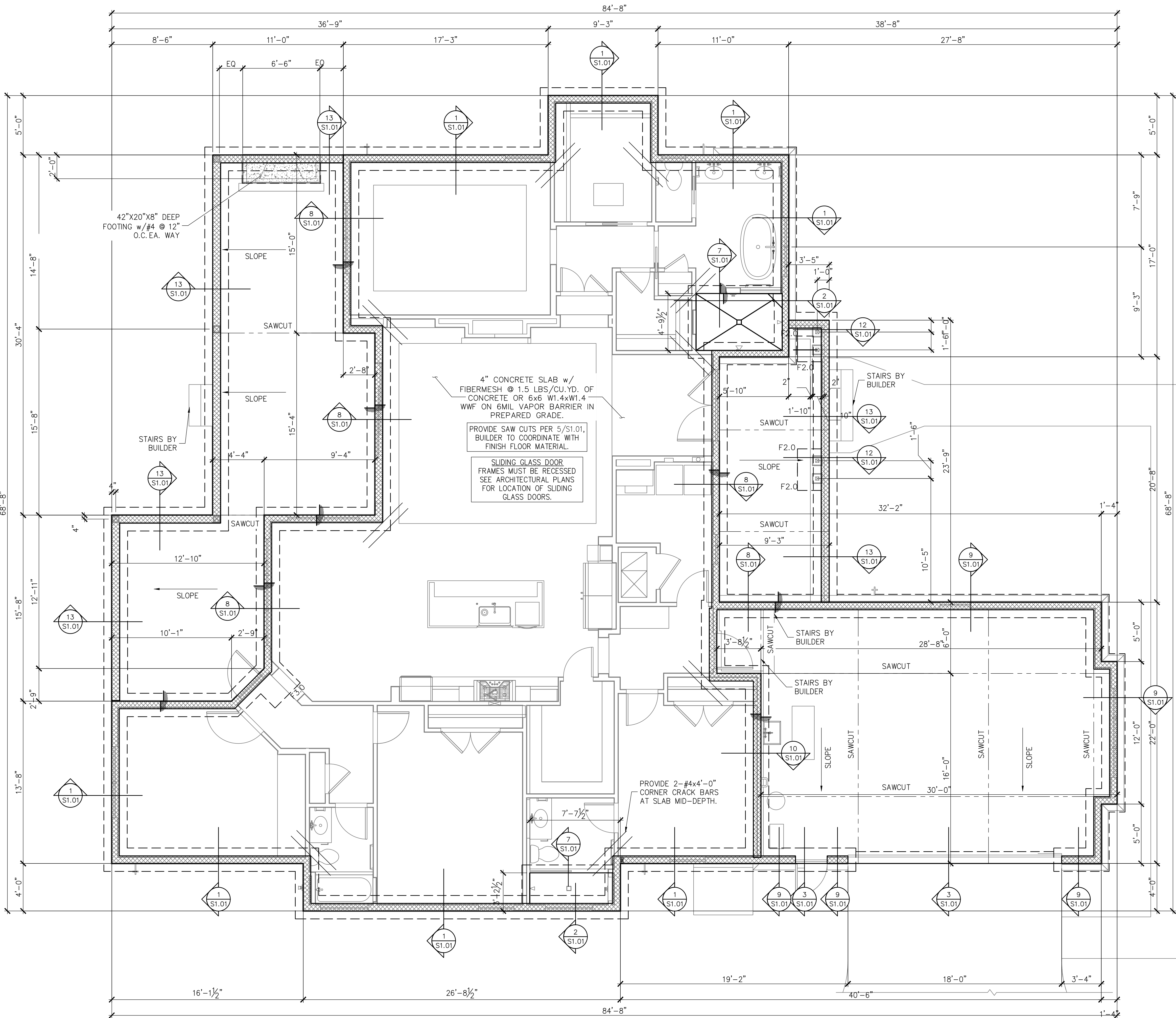


12 FULL HEIGHT ROD ALTERNATE ATTACHMENT  
SCALE: N.T.S.



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





FOUNDATION LEGEND

—

DESIGNATES SLAB EDGE LINE

----

DESIGNATES FOOTING LINE

---

DESIGNATES SAWCUT LINE

DESIGNATES STEMWALL

DESIGNATES SLAB STEP RECESS

FOOTING SCHEDULE

| TYPE | DEPTH | WIDTH       | BOTTOM BARS |
|------|-------|-------------|-------------|
| F2.0 | 1'-0" | 2'-0"x2'-0" | (3) #5 EW   |
| F2.5 | 1'-0" | 2'-6"x2'-6" | (3) #5 EW   |
| F3.0 | 1'-0" | 3'-0"x3'-0" | (3) #5 EW   |
| F3.5 | 1'-0" | 3'-6"x3'-6" | (4) #5 EW   |
| F4.0 | 1'-4" | 4'-0"x4'-0" | (4) #5 EW   |

GENERAL FOUNDATION NOTES

1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. SEE ARCH FOR DIMENSIONS.

2. SEE GENERAL NOTES AND SPECIFICATIONS ON S0.0 FOR FEATURES NOT INCLUDED WITHIN THIS PLAN.

3. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES.

4. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

CONTRACTOR TO VERIFY DIMENSIONS

CHRISTOPHER J. SABOURIN

No. 71461

STATE OF FLORIDA

PROFESSIONAL ENGINEER

08.13.24

Christopher J Sabourin

FL PE#71461

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PLAN NAME

SULLIVAN RESIDENCE

SSE No.

24-0425

ISSUE

DATE

PERMIT

08.13.24

REVISIONS

DATE

STRUCTURAL ENGINEERING FOR THE SULLIVAN RESIDENCE

FIELD ALTERATION

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SCALING

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FOUNDATION PLAN

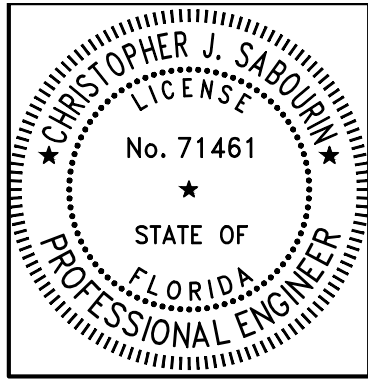
SHEET

S1.0

SHEET 3 OF 8

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





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|           |                    |
|-----------|--------------------|
| PLAN NAME | SULLIVAN RESIDENCE |
| SSE No.   | 24-0425            |

|           |          |
|-----------|----------|
| ISSUE     | DATE     |
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| REVISIONS | DATE     |

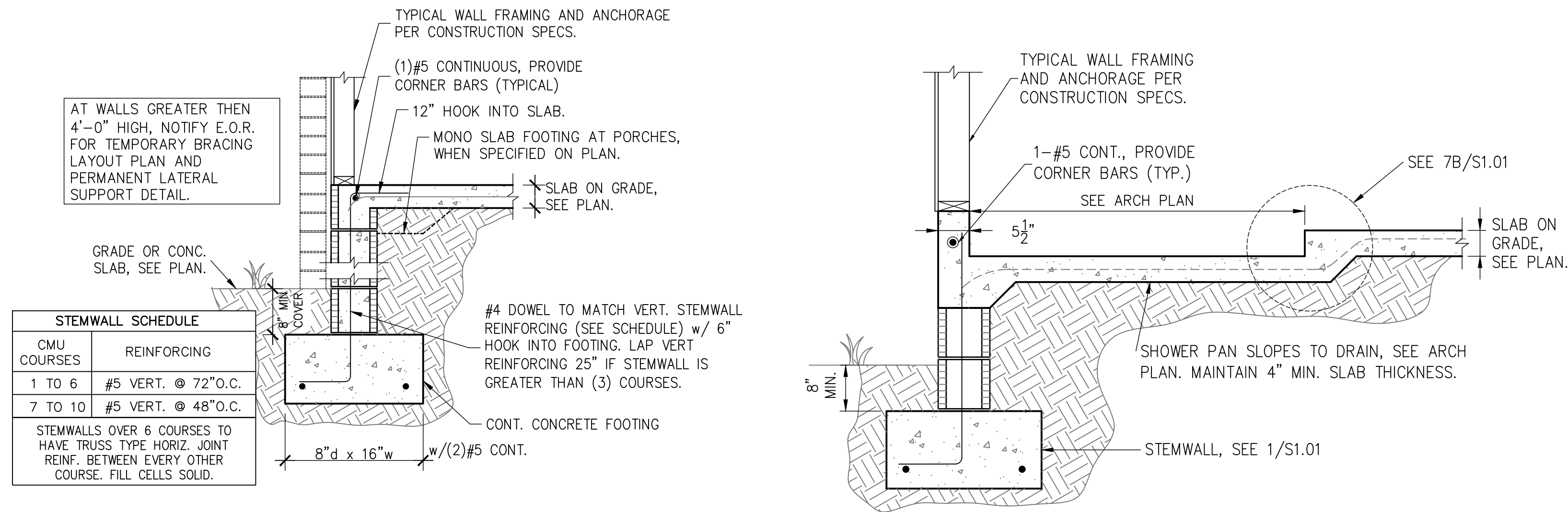
STRUCTURAL ENGINEERING FOR  
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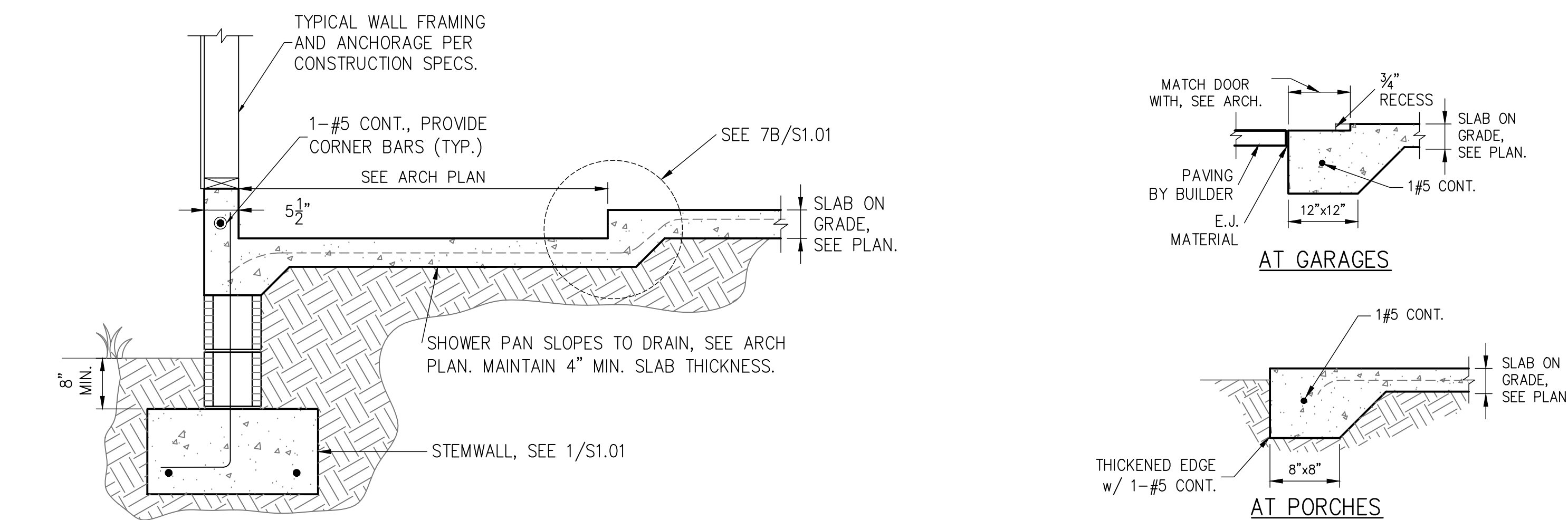
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**FOUNDATION  
DETAILS**

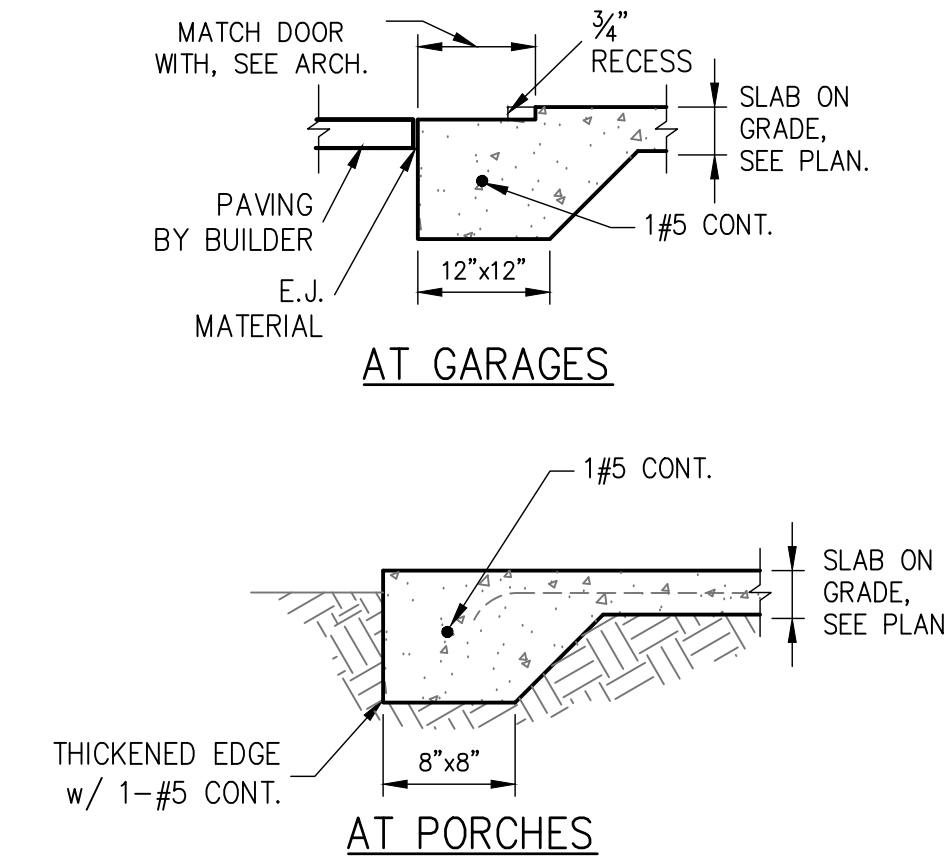
SHEET  
**S1.01**  
SHEET 4 OF 8



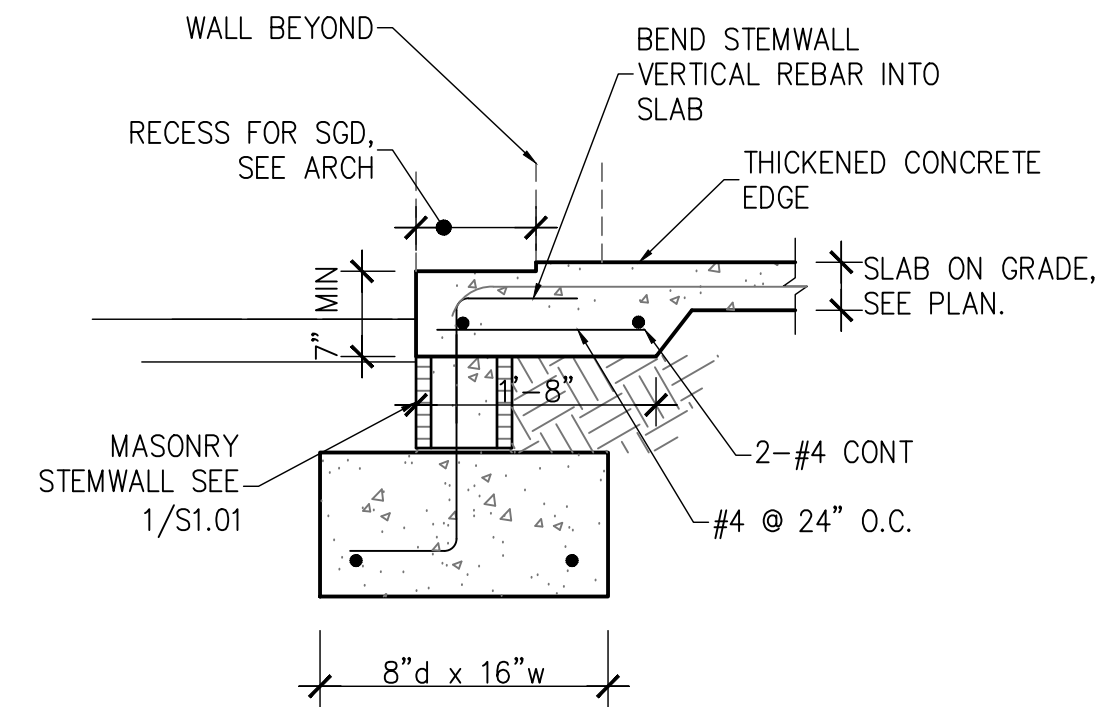
1 STEMWALL FOOTING  
S1.01 SCALE: 3/4" = 1'-0"



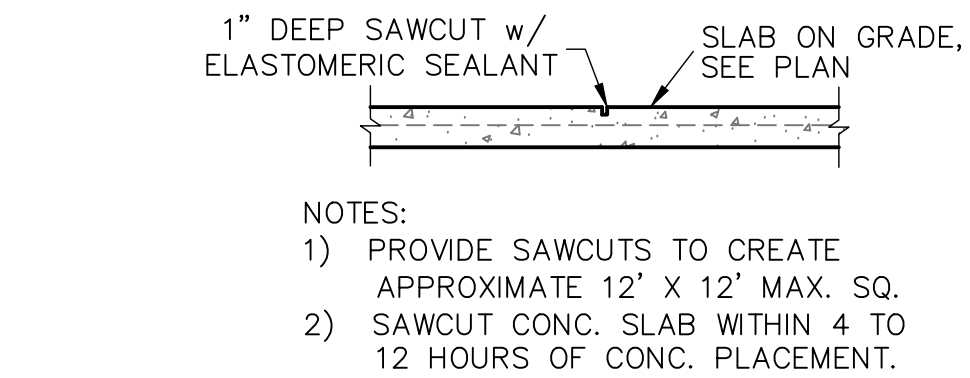
2 FOOTING W/ SHOWER RECESS  
S1.01 SCALE: 3/4" = 1'-0"



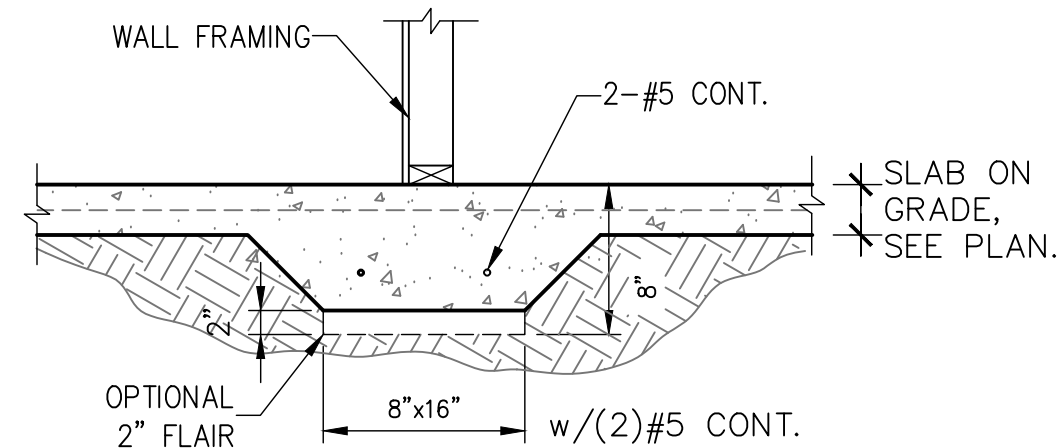
3 THICKENED SLAB  
S1.01 SCALE: 3/4" = 1'-0"



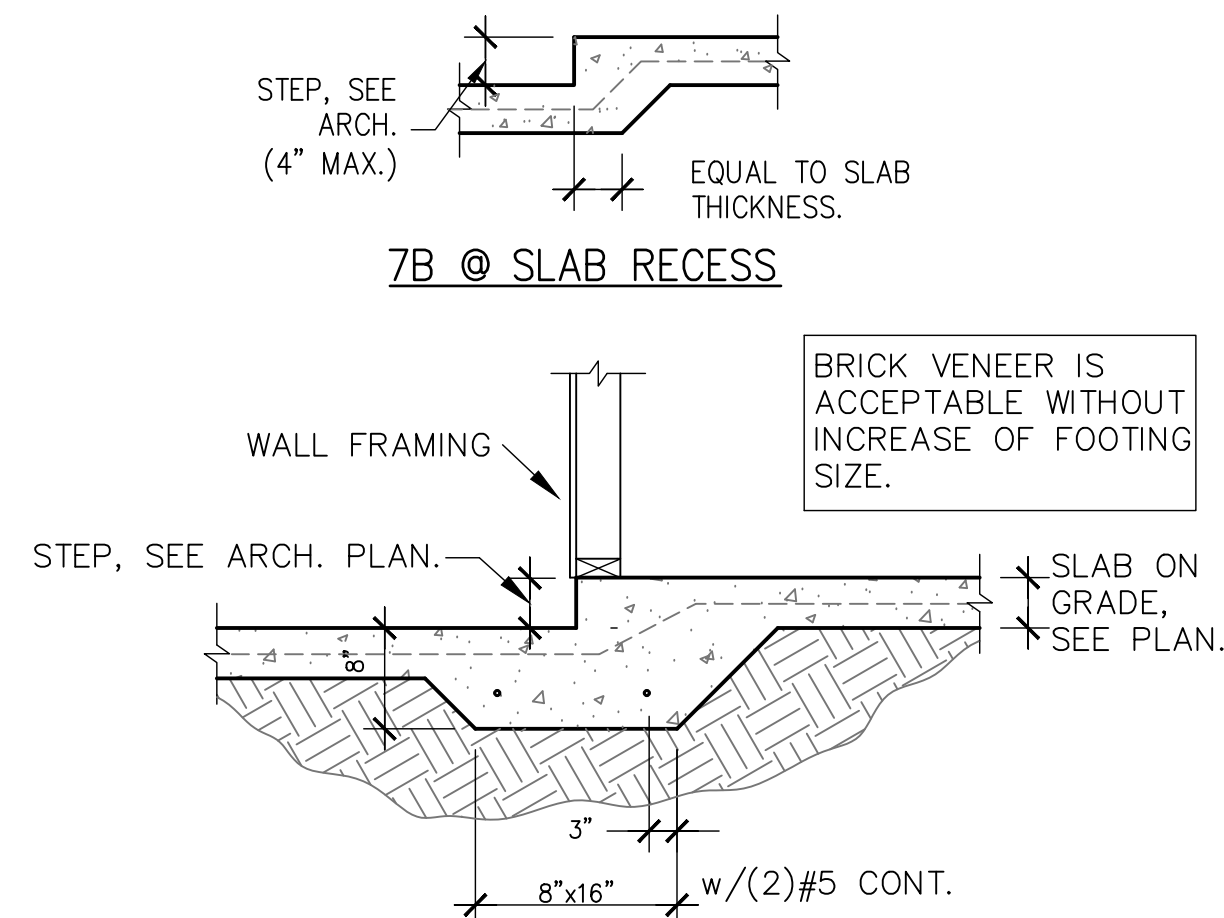
4 STEMWALL FOOTING AT SLIDER  
S1.01 SCALE: 3/4" = 1'-0"



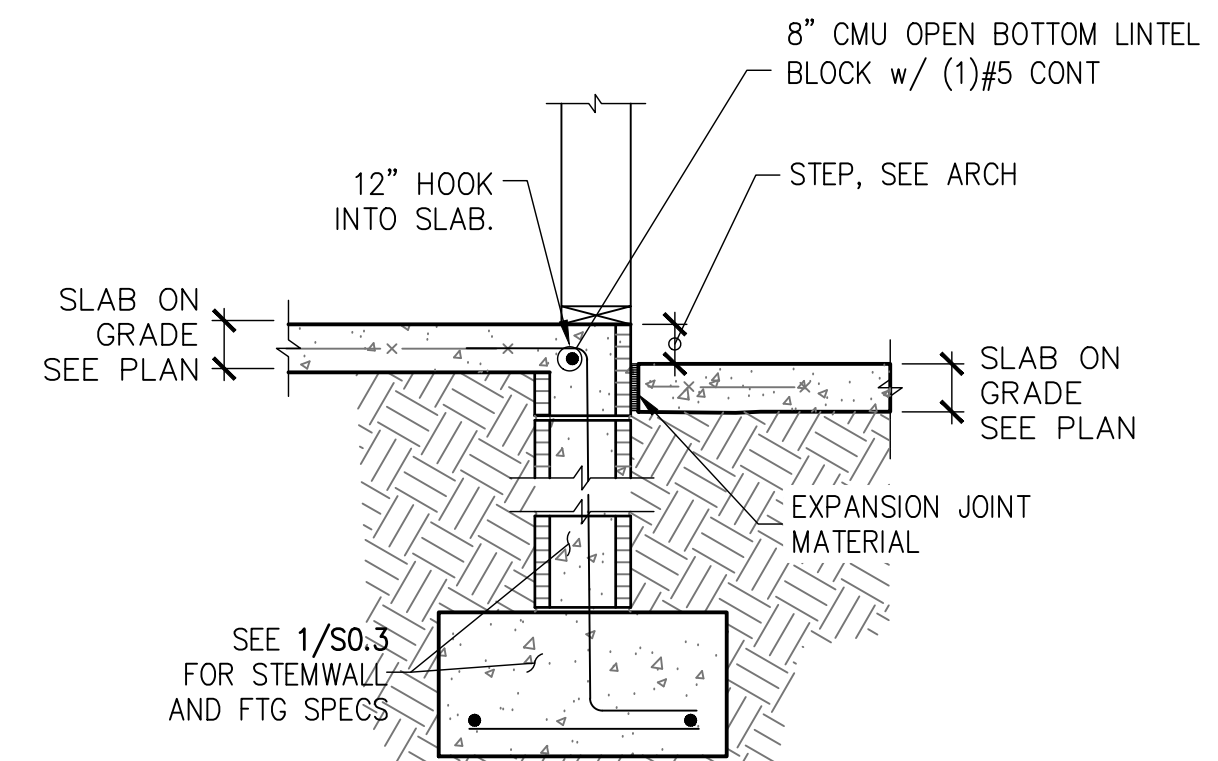
5 SAW CUT DETAIL  
S1.01 SCALE: 3/4" = 1'-0"



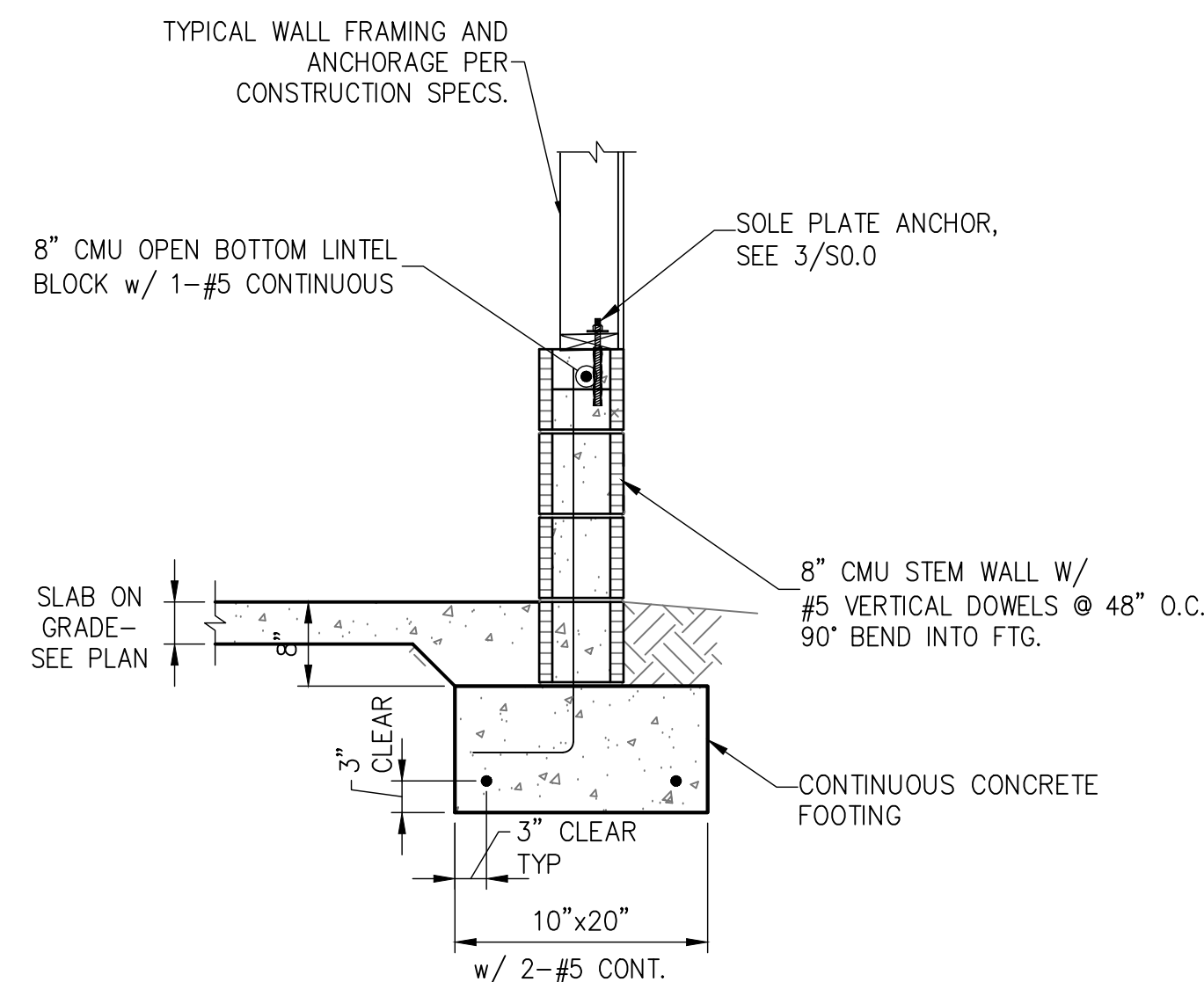
6 BEARING AT INTERIOR  
S1.01 SCALE: 3/4" = 1'-0"



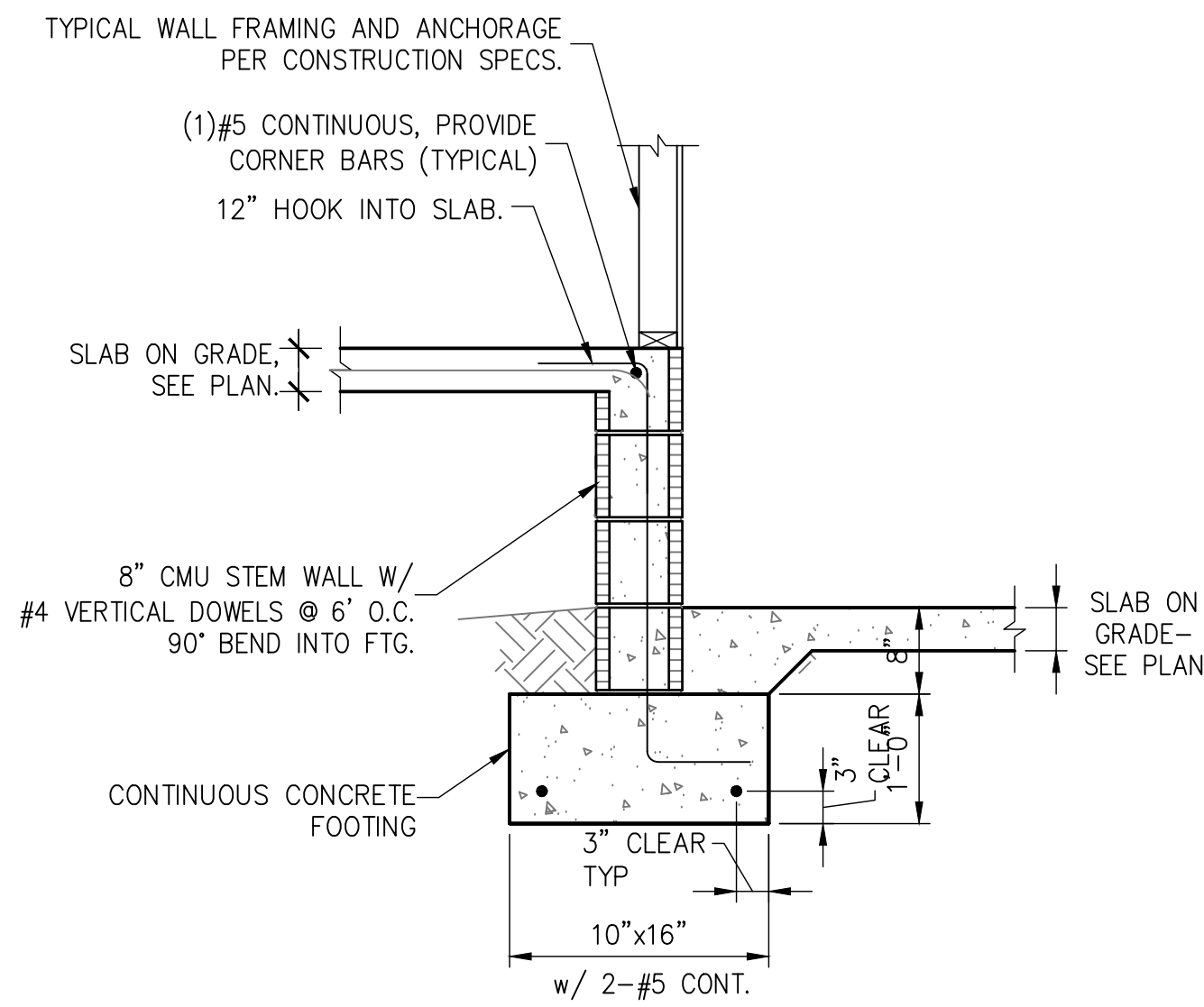
7 MONO. FOOTING AT STEP-DOWN  
S1.01 SCALE: 3/4" = 1'-0"



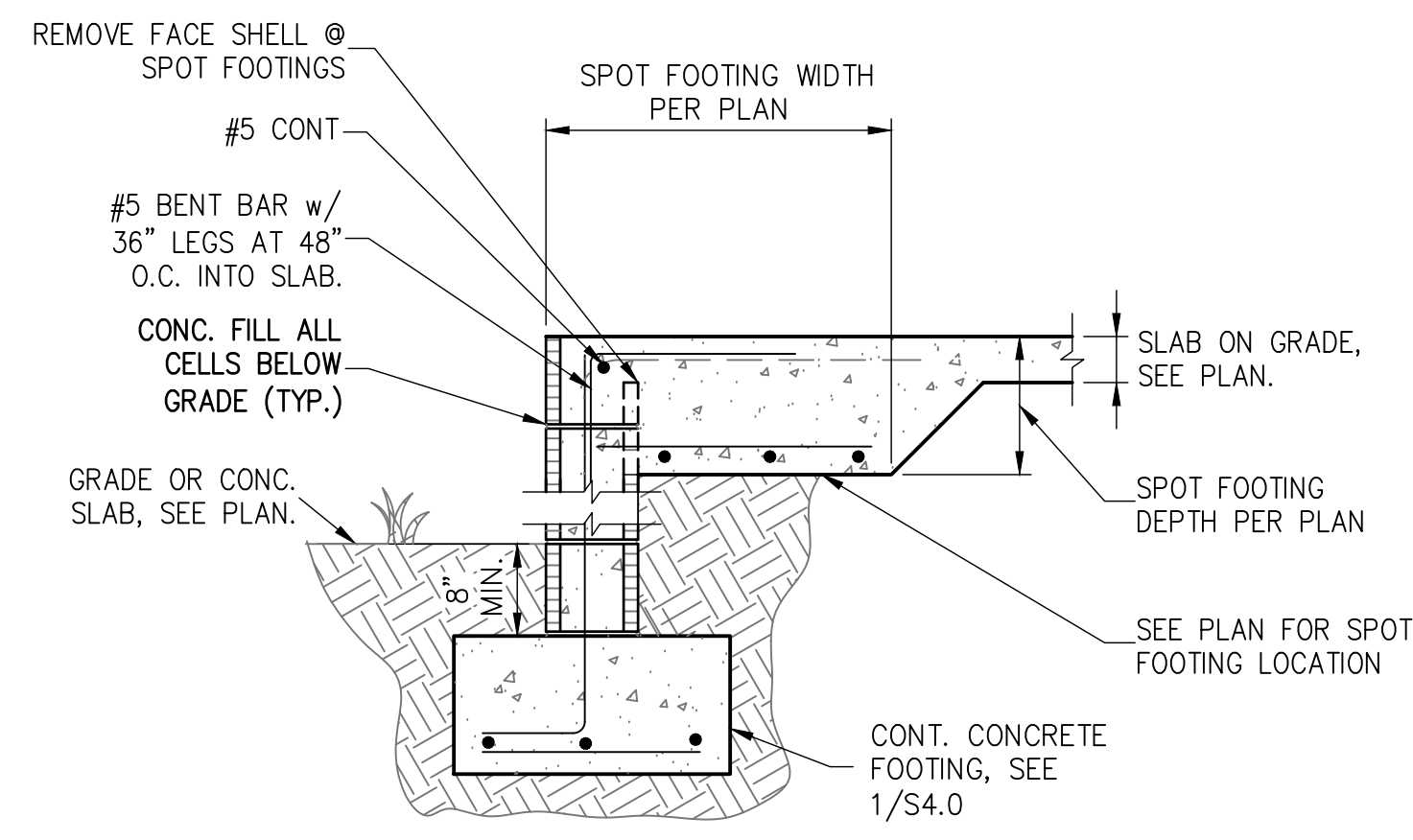
8 STEP AT STEMWALL  
S1.01 SCALE: 3/4" = 1'-0"



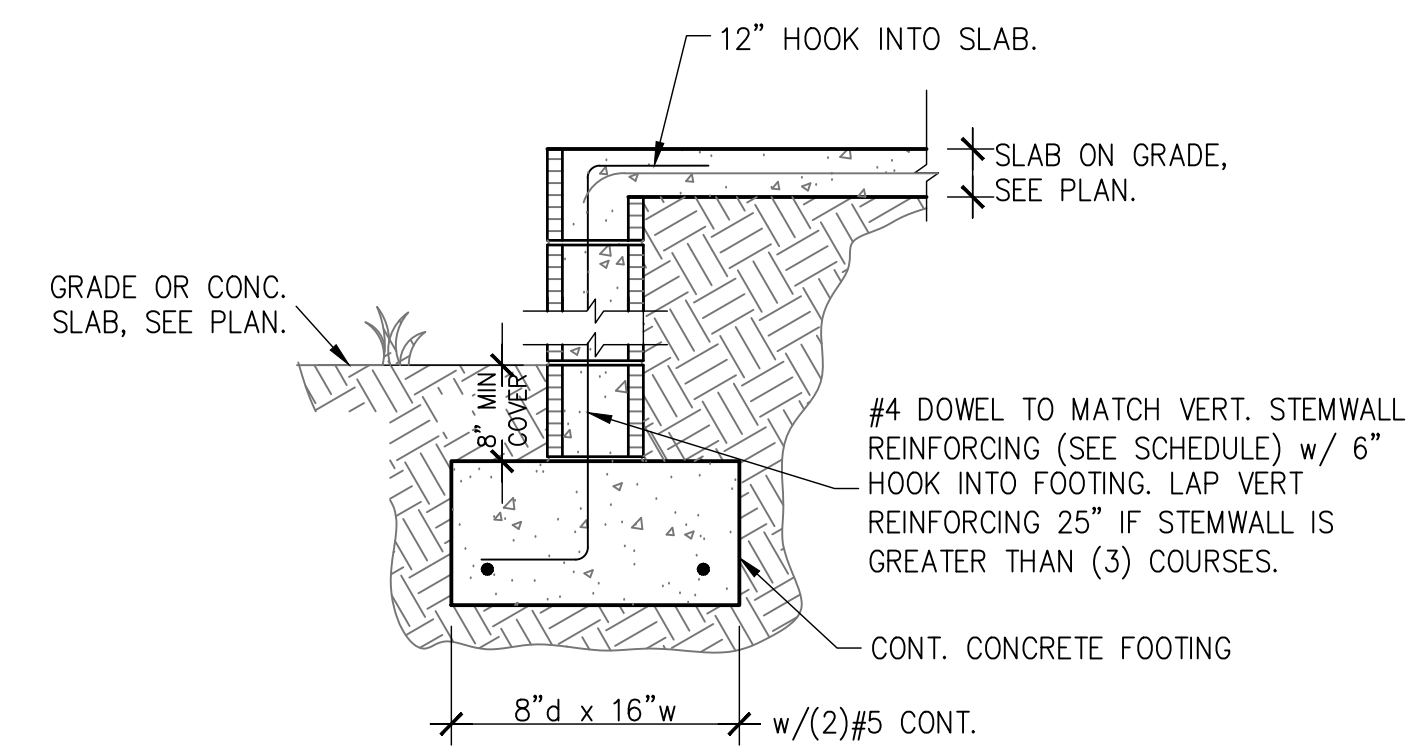
9 GARAGE STEM WALL  
S1.01 SCALE: 3/4" = 1'-0"



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

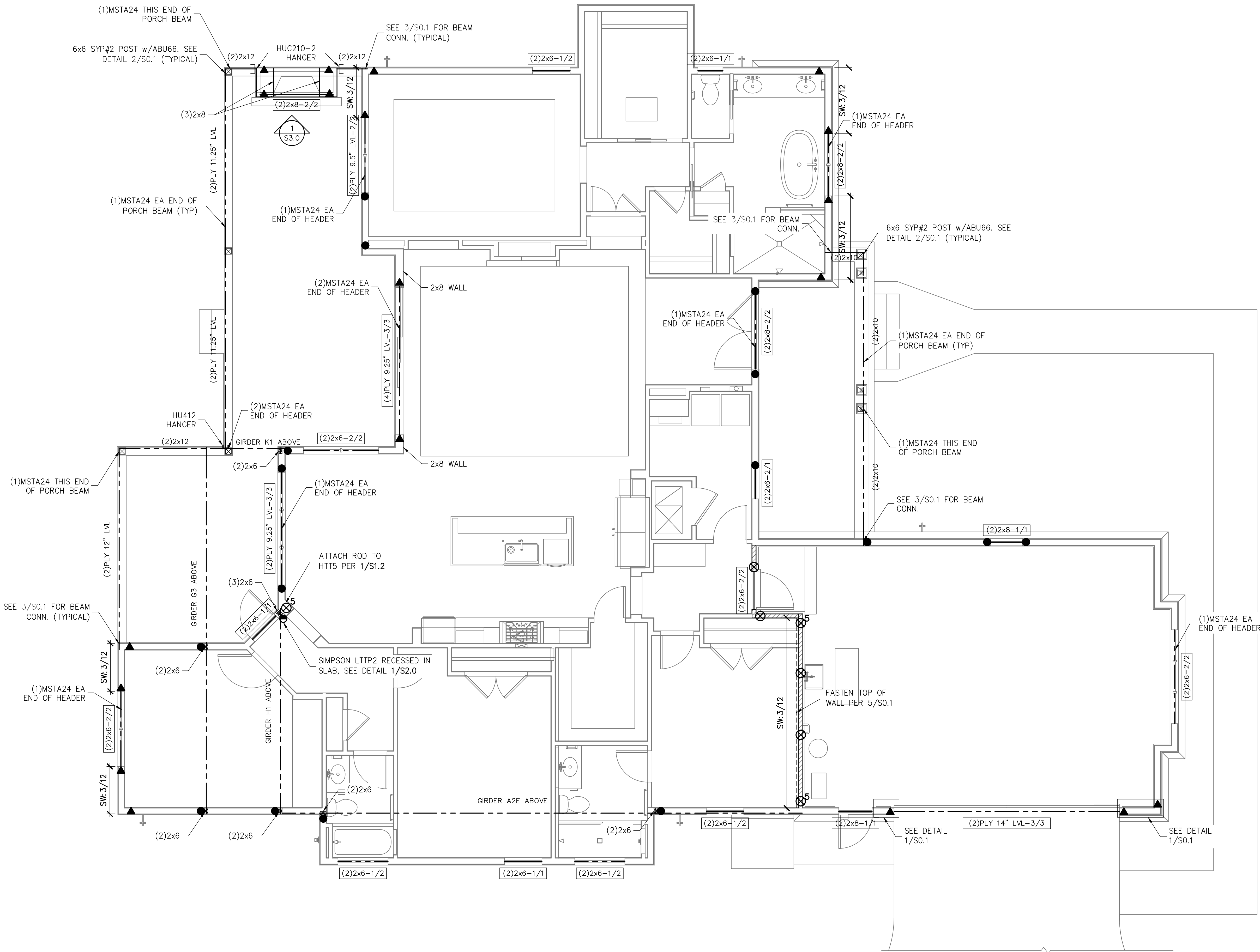


12 FOOTING AT TOP OF SLAB  
S1.01



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





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

SYMBOLS LEGEND

SW-3/12

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

(2)2x8-1/2

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

---

BEAM OR TRUSS, SEE PLAN

ANCHOR LEGEND

X

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

X5

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

X

5

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

X

5

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

▲

SIMPSON HTTS SEE DETAIL 15/SO.1

●

SIMPSON DTT22 SEE DETAIL 15/SO.1

◐

SIMPSON LIT208 SEE DETAIL 15/SO.1

WALL STUD SCHEDULE

| LOCATION | PLATE HEIGHT    | STUD SIZE & SPACING                          |
|----------|-----------------|----------------------------------------------|
| EXTERIOR | 9'-1" MAX       | 2x4 SPF#2 @ 16" O.C.                         |
| EXTERIOR | 10'-1" MAX      | 2x6 SPF#2 @ 16" O.C. OR 2x4 SPF#2 @ 12" O.C. |
| EXTERIOR | 10'-1 TO 14'-0" | 2x6 SPF#2 @ 16" O.C.                         |
| INTERIOR | 10'-0" MAX      | 2x4 SPF#2 @ 16" O.C.                         |
| INTERIOR | 12'-0" MAX      | 2x6 SPF#2 @ 16" O.C. OR 2x4 SPF#2 @ 12" O.C. |

STUD NOTES:

1.) WALL STUDS SPECIFIED ON PLAN SUPERSEDE THIS TABLE

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

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

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

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

GENERAL NOTES

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

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

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

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

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

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

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

SOLE PLATE ANCHOR SPACING SCHD

|                                      |                               |
|--------------------------------------|-------------------------------|
| ALL EXTERIOR WALL UNLESS OTHER NOTED | 42" O.C.                      |
| SHEARWALLS (SW 8d@3"/6")             | 24" O.C.                      |
| SOLE PLT @ #                         | WHEN NOTED ON PLAN SEE NOTE 2 |

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

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

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PLAN NAME  
SULLIVAN RESIDENCE  
SSE No.  
24-0425

| ISSUE     | DATE     |
|-----------|----------|
| PERMIT    | 08.13.24 |
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STRUCTURAL ENGINEERING FOR  
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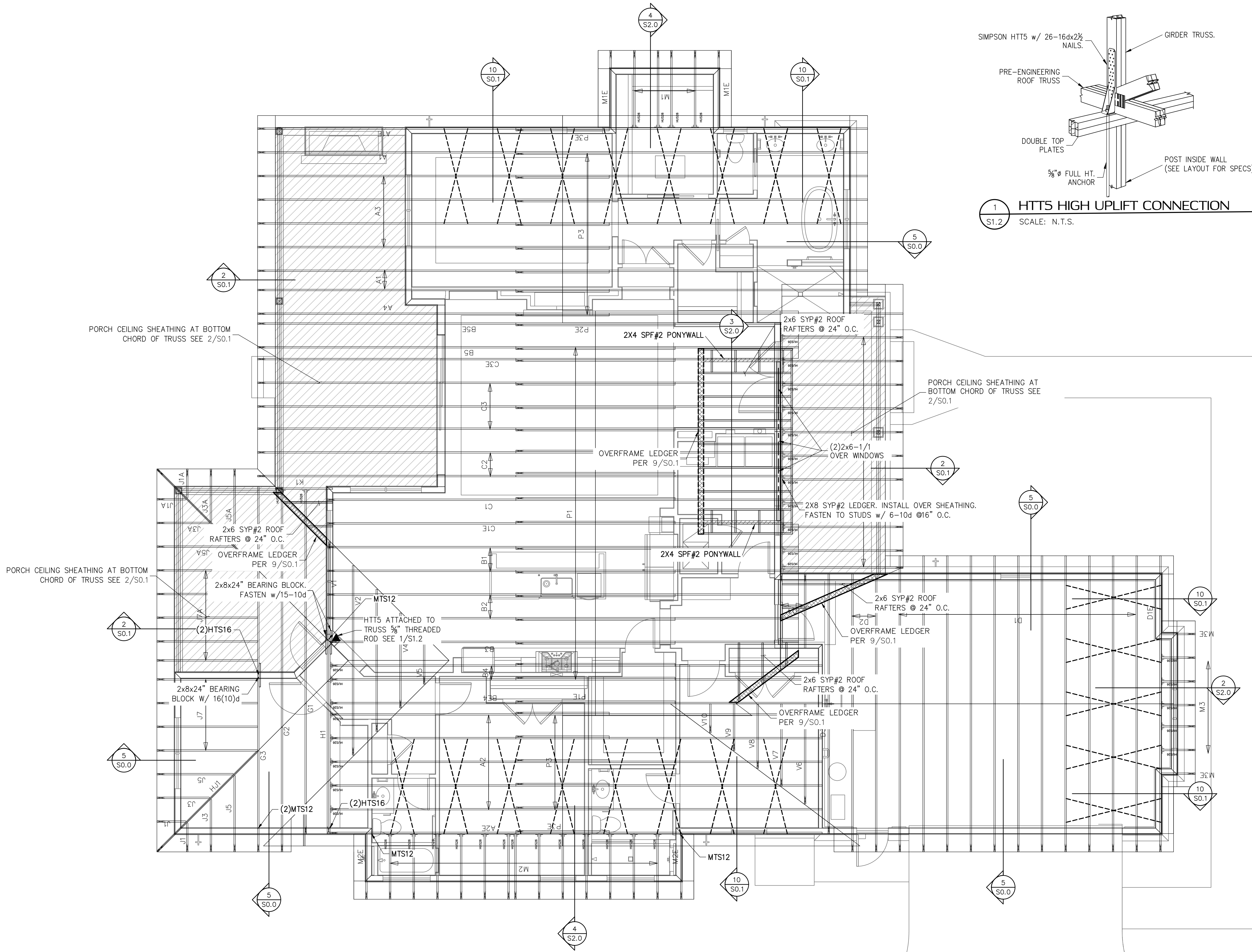
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FIRST LEVEL  
WALL  
FRAMING  
PLAN

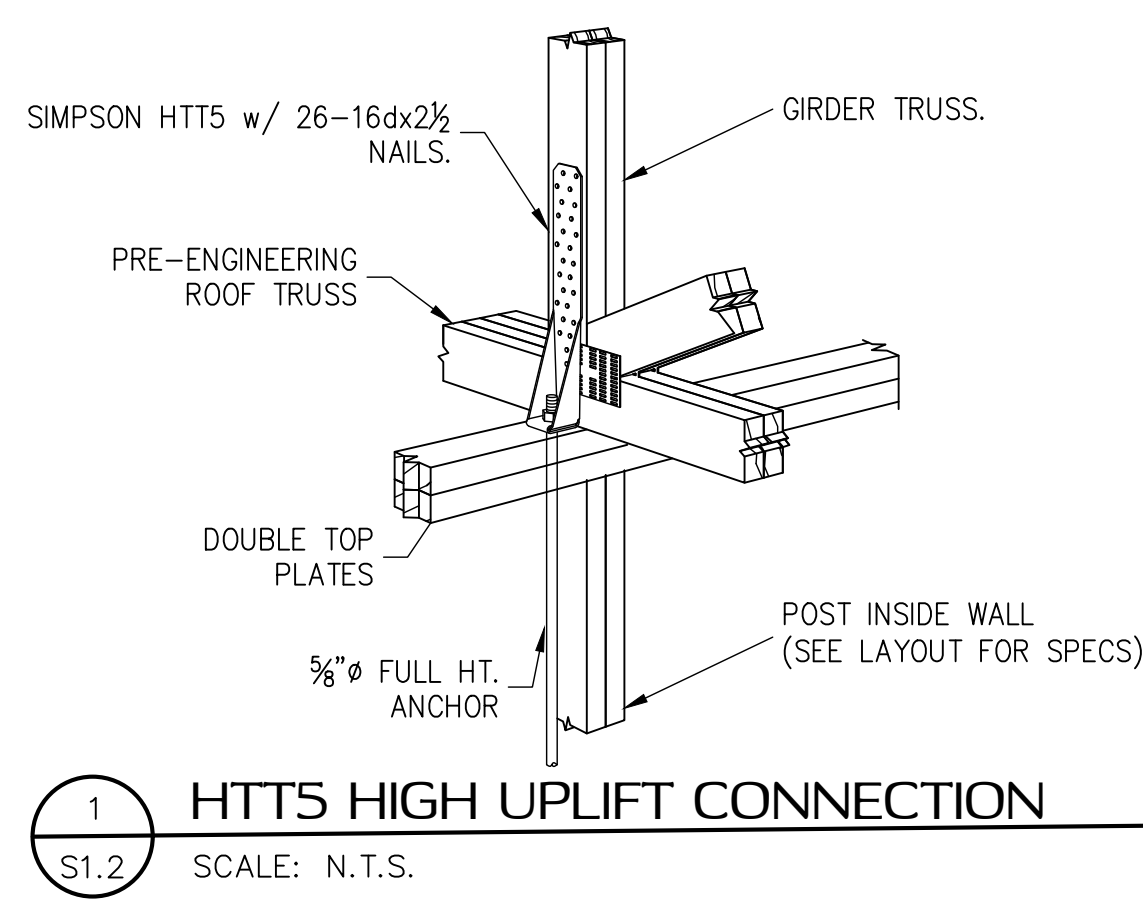
SHEET  
S1.1  
SHEET 5 OF 8





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

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



SYMBOLS LEGEND

HTS16  
DESIGNATES UPLIFT CONNECTION.

FRAMING PLAN NOTES:

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

TRUSS FASTENING DETAILS

STUD DIRECTLY BELOW TRUSS  
SDWC15600  
TOP PLATE TO STUD SDWC15600

TRUSS TIE DOWN WITH SIMPSON SDWC

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

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

SIMPSON SDWC INSTALLATION RANGE

STUD NOT DIRECTLY BELOW TRUSS  
SDWC15600

Note: Reference detail 2a for installation angle limit

SDWC INSTALLATION

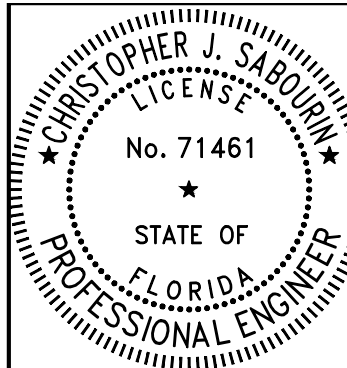
Rafter to Top Plate shown  
(Truss to Top Plate similar)  
1 1/2" MAX  
SDWC15600  
Overhang 1 1/2" MIN 2" MAX

SDWC INSTALLATION RANGE

Rafter or Truss  
SDWC15600  
Overhang 1 1/2" MIN 2" MAX

SDWC AT TOP PLATE SPLICE

Rafter or Truss  
Splice may be in upper or lower plate  
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| PLAN NAME          |          |
|--------------------|----------|
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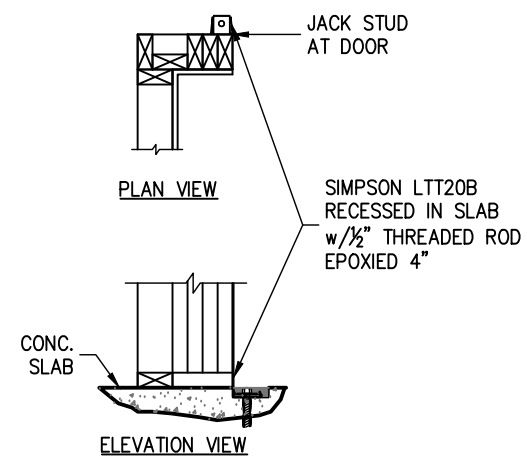
STRUCTURAL ENGINEERING FOR  
THE SULLIVAN RESIDENCE

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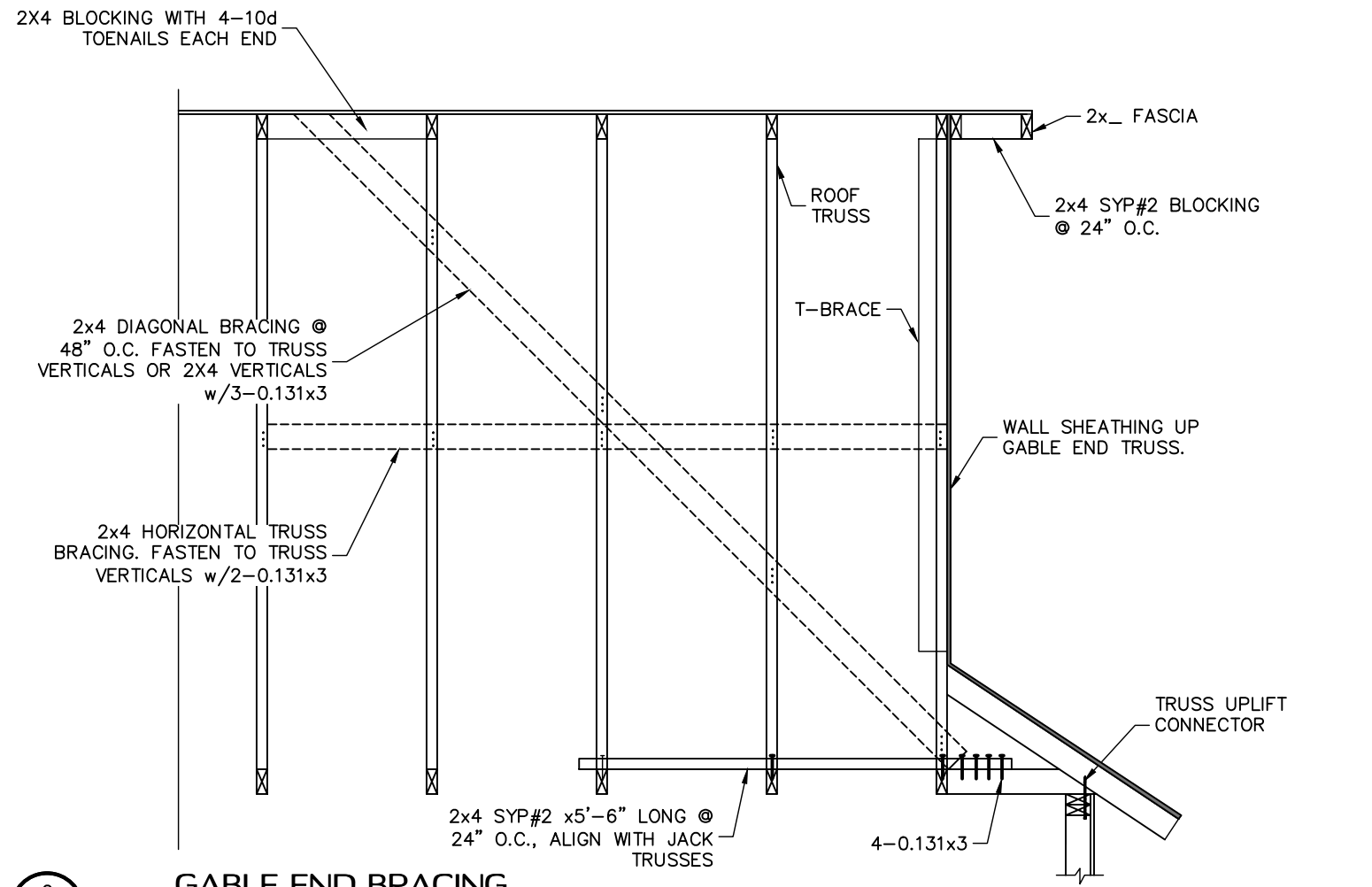
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ROOF TRUSS  
PLACEMENT  
PLAN



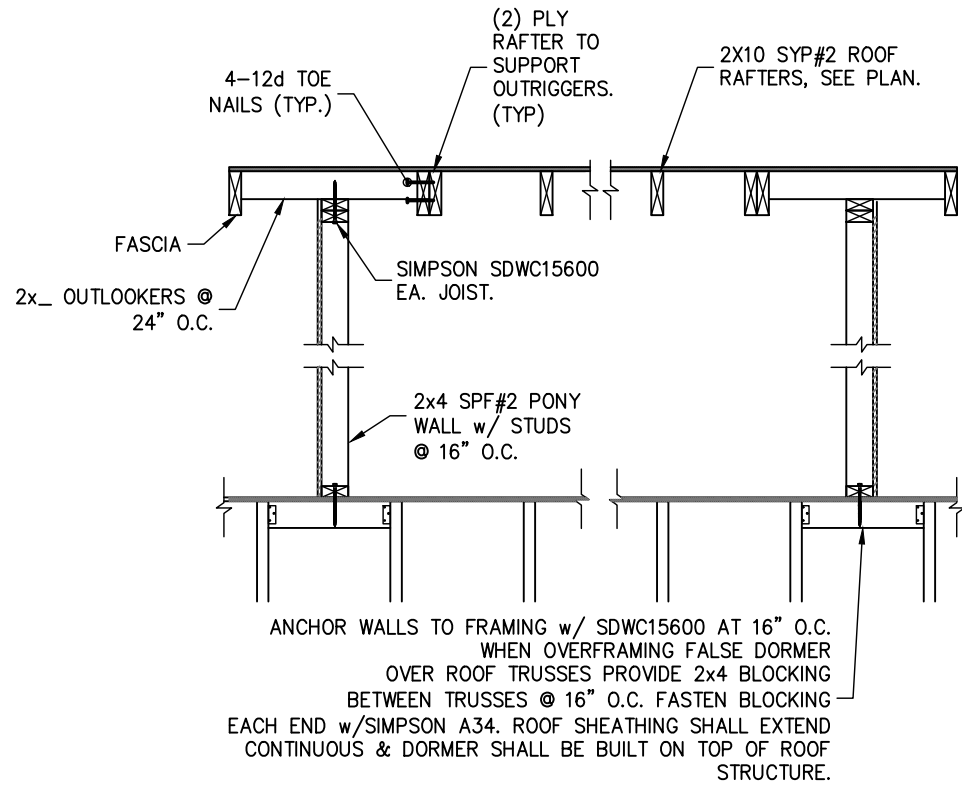


1 DOOR JAMB FASTENING  
THIS DETAIL ONLY APPLIES WHEN NOTED ON PLAN

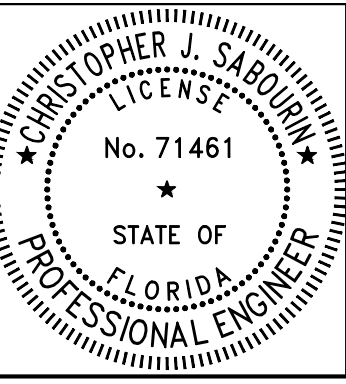


2 GABLE END BRACING

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



3 DORMER DETAIL



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**SABO**  
STRUCTURAL  
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CA#32529  
235 9TH AVE N  
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PLAN NAME  
SULLIVAN RESIDENCE  
SSE No.  
24-0425

| ISSUE     | DATE     |
|-----------|----------|
| PERMIT    | 08.13.24 |
| REVISIONS | DATE     |
|           |          |

STRUCTURAL ENGINEERING FOR  
THE SULLIVAN RESIDENCE

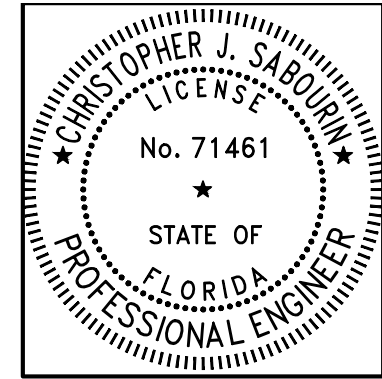
**FIELD ALTERATION**  
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING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

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

MISC DETAILS

SHEET  
S2.0  
SHEET 7 OF 8





08.13.24  
Christopher J Sabourin  
FL PE#71461

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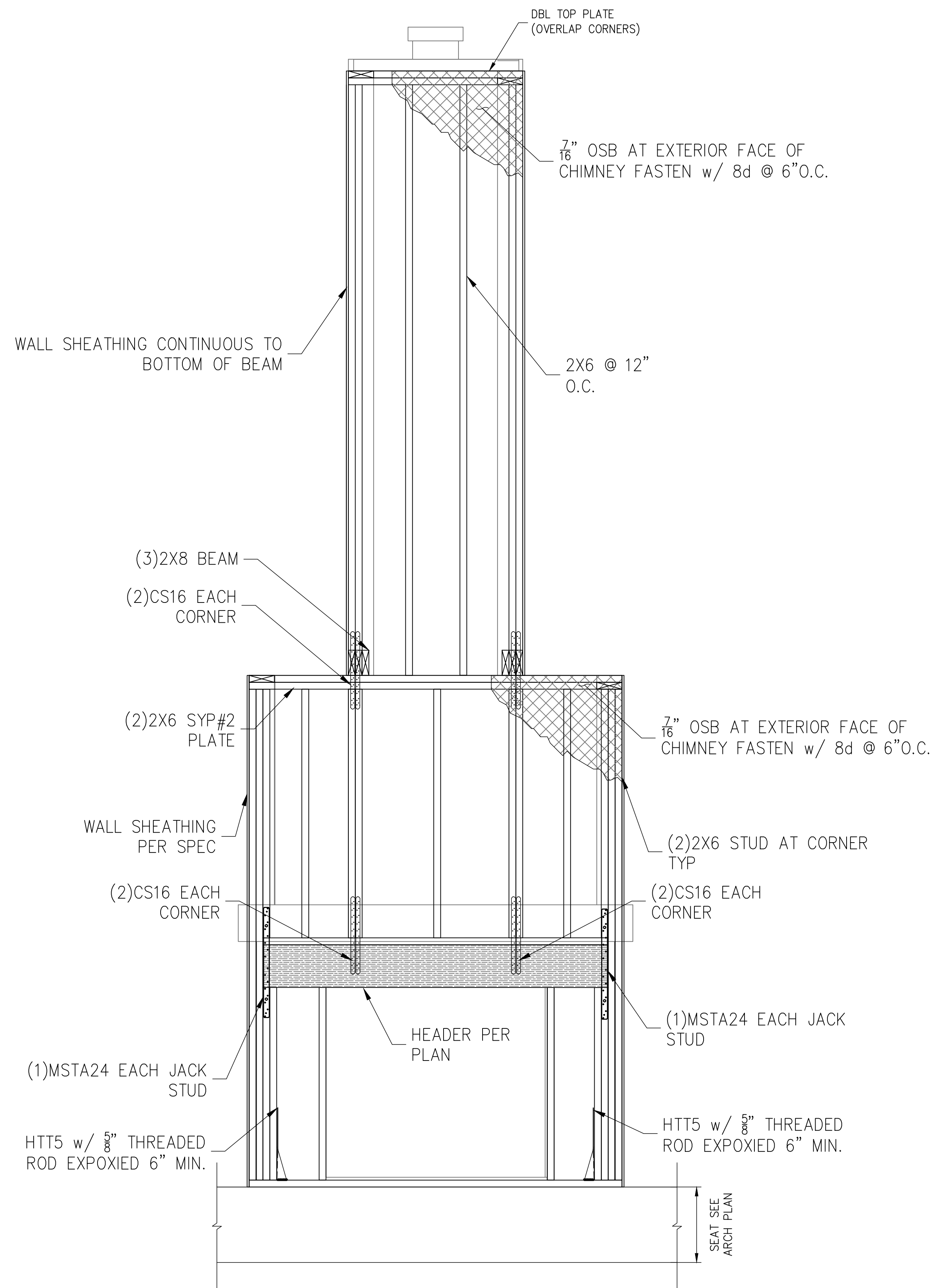
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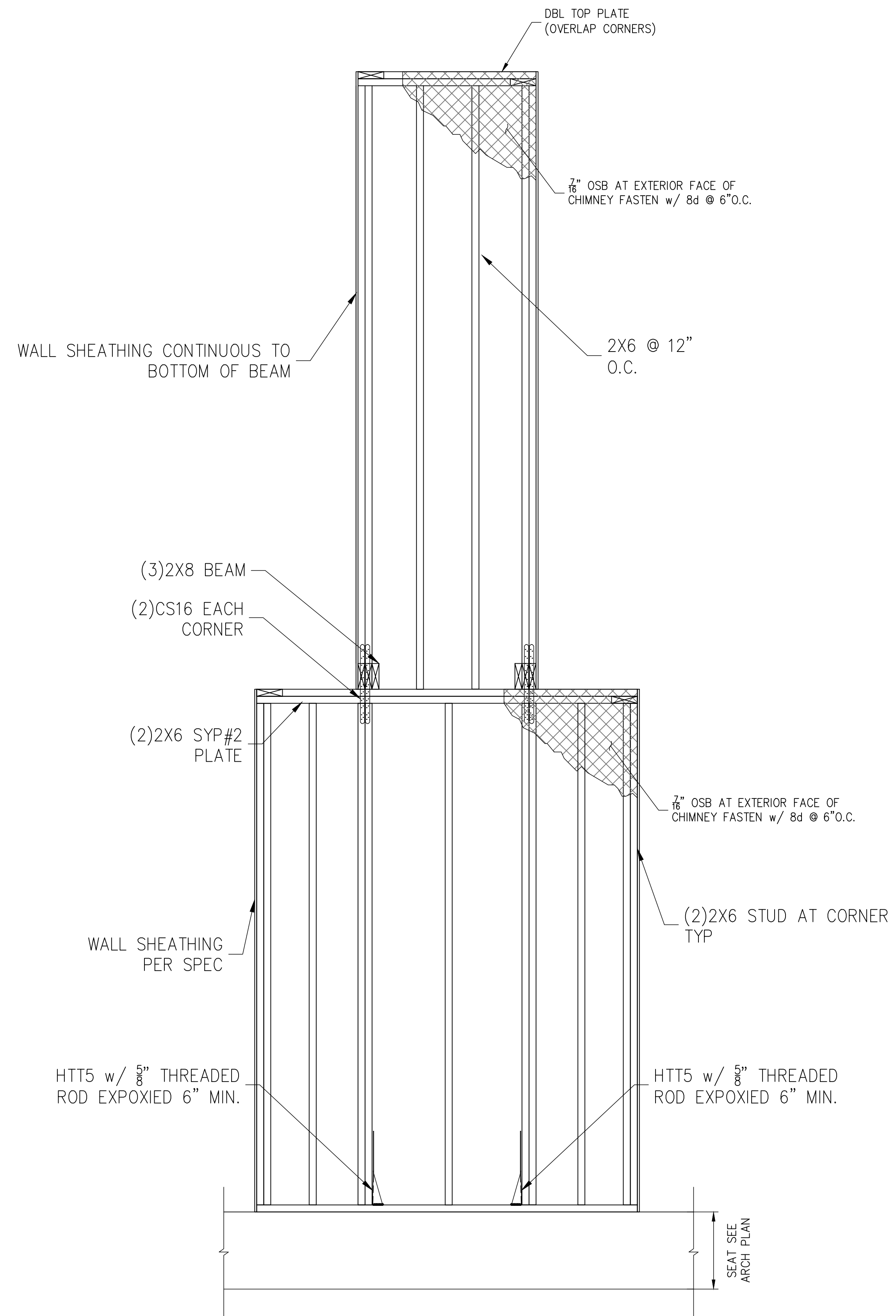
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CHIMNEY  
SECTIONS

SHEET  
**S3.0**  
SHEET 8 OF 8



1  
S3.0 N.T.S.  
CHIMNEY SCHEMATIC ELEVATION (FRONT)



2  
S3.0 N.T.S.  
CHIMNEY SCHEMATIC ELEVATION (REAR)