

DESIGN SPECIFICATIONS			
DESIGN CODE: 2023 FLORIDA BUILDING CODE – RESIDENTIAL			
DESIGN LOADS: ACTUAL AND UNIFORM			
ROOF LOADS: (cd=1.25) TOP CHORD LIVE LOAD TOP CHORD DEAD LOAD TOP CHORD DEAD LOAD BOTTOM CHORD LIVE 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 10 psf 0 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 7/22 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.		
	BASIC WIND SPEED (ASCE 7-22) ----- 130mph IMPORTANCE FACTOR ----- 1.00 MEAN ROOF HEIGHT ----- 20.0 FT ROOF PITCH ----- 7/12 BUILDING CATEGORY ----- II EXPOSURE CATEGORY ----- C ENCLOSURE CLASSIFICATION ----- ENCLOSED INTERNAL PRESSURE COEFFICIENT ----- ± 18		

MATERIAL SPECIFICATIONS

HARDWARE AND ANCHORS:
ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36.
WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).
NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.
METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED.
RETIROFIT 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 1/2" LARGER THAN THREADED ROD SIZE. (U.O.M.)
ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
EPDM: 17W RED HEAD A7
REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.
STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.
WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185.
LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E)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, TRUSS-TO-TRUSS CONNECTION, AND ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEM.			

GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

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

ROOF SHEATHING SPECIFICATIONS:
SHINGLE – MIN. 15/32", 32/16, APA RATED OSB OR PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

TILE – MIN. 15/32" 32/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" RING SHANK @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

METAL – MIN. 1/2", 24/16, APA RATED PLYWOOD SHEATHING, NAILED w/ 0.131x2 1/2" RING SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD (AT GABLE ENDS DECREASE EDGE NAIL SPACING TO 4" O.C. WITHIN 4'-0" OF ROOF EDGE).

WALL SHEATHING SPECIFICATIONS:
FLEXIBLE FINISH – MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL EXTEND FULL HEIGHT FROM BOTTOM PLATE TO UPPER TOP PLATE. FLEXIBLE FINISH WALLS INCLUDE: WOOD, CEMENT, OR VINYL SIDING, HARDI PANEL & BRICK. ALL OTHER WALL SHALL BE CONSIDERED BRITTLE FINISH.

STUCCO FINISH – MIN. 7/8", 24/16, APA RATED OSB OR PLYWOOD SHEATHING, FASTENED w/ 8d @ 6" O.C. EDGE AND 6" O.C. FIELD. SHEATHING SHALL ORIENTED WITH THE LONG DIMENSION PERPENDICULAR TO THE STUDS. CONTRACTOR MAY USE 7/8" STRUCTURAL 1 GRADE SHEATHING OR 1 1/2" OSB SHEATHING AND ORIENT THE PANELS VERTICALLY.

MASONRY SPECIFICATIONS:
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 530.1-05. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2000 psi PER ASTM C1019. GROUT SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" 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 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 C90C, 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 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 STEM WALL CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, (EVERY OTHER COURSE), AND VERTICAL REINFORCING SHALL BE INCREASED AS NOTED ON 1/S1.0. UNLESS NOTED OTHERWISE, LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

CONCRETE SPECIFICATIONS:
ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-08, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS CONCRETE AT GARAGE AND PORCH SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.

GENERAL NOTES:

FOOTING AND FOUNDATIONS:
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTING HAVE BEEN DESIGNED WITH A SOIL BEARING (DESIGN MAXIMUM) OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS. IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS, ETC., SEE ARCHITECTURAL PLANS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATION FROM THE FOUNDATION PLAN SHOWN ON S1.0. DO NOT DETERMINE FOOTING LOCATION BASED ON EITHER THE ARCHITECTURAL PLAN OR FRAMING PLAN, BUT BY DIMENSIONS PROVIDED ON FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN THEN CONTACT ENGINEER OF RECORD (EOR)

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE. IN ALL CONTINUOUS FOOTINGS PROVIDE #3 @ 48" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS

CONCRETE SLABS ON GRADE:
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 ACQ OR NON-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 SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NPFA, 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 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 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			BRICK NOTES / LINTEL SCHD			PLAN LEGEND AND ABBREVIATIONS		
MEMBERS	CONNECTION TYPE	FASTENER	LINTEL DIMENSION	MIN. BRG.	MAX. SPAN			
TOP PLATE TO TOP PLATE	FACE NAIL	2-GUN NAILS @ 12" STAG.	L3 1/2"x3 1/2"x1/4"	4"	6'-0"	INTERIOR LOAD BEARING WALL		
TOP PLATE, LAPS/INTERSECTION	FACE NAIL	(2-16d) 3-GUN NAILS	L4x3 1/2"x1/4"	6"	8'-0"	GABLE X-BRACE, SEE DETAIL 10/S0.1		
DBL. TOP PLATE TO STUD	FACE NAIL	(2-16d) 3-GUN NAILS	L5x3 1/2"x1/4"	6"	10'-0"	DESIGNATES SHEARWALL, THE HIDDEN LINE DESIGNATES SIDE OF WALL THE SHEARWALL SHEATHING TO BE APPLIED.	(2)x2x8-1/2	HEADER SIZE, JACK AND KING STUD QUANTITY.
RIM JOIST TO TOP PLATE	TOE NAIL	(8d @ 6") GUN NAIL @ 6"	L6x3 1/2"x1/4"	6"	12'-0"	SW 3/6"		
CEILING JOIST TO TOP PLATE	TOE NAIL	(3-8d) 5-GUN NAILS	L7x3 1/2"x1/4"	6"	16'-0"			
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	FACE NAIL	(3-16d) 4-GUN NAILS						
STUD TO SOLE PLATE	FACE NAIL	(3-16d) 4-GUN NAILS						
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL	(16d @ 16") GUN NAIL @ 8"						
NAIL SPECIFICATIONS			1. STEEL LINTELS TO BE MINIMAL 36" LINTEL MUST HAVE CORROSION RESISTANT COATING OF EPOXY BASED PAINT.			ADJ – ADJACENT BM – BEAM BOT – BOTTOM BRG – BEARING CMU – CONCRETE MASONRY UNIT DBL – DOUBLE DIA – DIAMETER EA – EACH EE – EACH END EOR – ENGINEER OF RECORD EQ – EQUAL EXT – EXTERIOR FBD – FLORIDA BUILDING CODE FDN – FOUNDATION FT – FOOT FTG – FOOTING HDR – HEADER HORIZ – HORIZONTAL LBS – LOADS		
3"x0.131" = GUN NAILS 2"x0.113" = 6d 3"x0.148" = 10d 1 1/2"x0.148" = 10dx1 1/2"			2 1/2"x0.113" = RINK SHANK 2 1/2"x0.131" = 8d 3 1/2"x0.162" = 16d 1 1/2"x0.131" = 8dx1 1/2"			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 THRU – Through TYP – Typical UON – Unless Otherwise Noted VERT – Vertical WWF – Welded Wire Fabric		

USP CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
USP A35	450	450	(9)10dx1 1/2"	
USP 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 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 MSTA24	1545	1455	(5)3/4"x2-1/4 TAPCONS	

SIMPSON CONNECTORS

CONNECTOR	UPLIFT		FASTENERS	FL# CODE
	SYP	SPF		
A35	450	450	12-8dx1 1/2"	10446.4
H2.5T	600	520	5-8d EA. END	11478.3
HTS16	1150	1085	16-10d EA. END	10456.6
MTS12	1000	860	7-10dx1 1/2" EA. END	10456.3
HTS20	1450	1245	24-10dx1 1/2" EA. END	13872.3
MSTA24	1765	1270	9-10d EA. END	13872.4
MSTA36	2050	1870	13-10d EA. END	13872.8
HTT4	3480	3080	18-16d TO TRUSS/BEAM 1-3/4" ROD TO FTG.	11496.2
HTT5	5250	4670	32-16d TO TRUSS/BEAM 1-3/4" ROD TO FTG.	11496.2
LUS28	930	780	6-10d TO HEADER 4-10d TO JOIST	10655.113
HU410	905	785	14-16d TO HEADER 6-16d TO JOIST	10531.36
ABU44	2200		3/4" ROD EPOKID 6" MIN	10849.6
ABU66	2300		3/4" ROD EPOKID 6" MIN	10849.6
SET	N/A	N/A	SIMPSON EPOXY-TIE	11506.4
LT720B	1675	1675	10-16d TO STUD/BEAM/POST 1-1/2" ROD TO FTG.	11496.3
LSTA12	805	695	10-10d	13872.5
CS16	1705	1705	13-8d	10852.1

1 ROOF TRUSS CONNECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

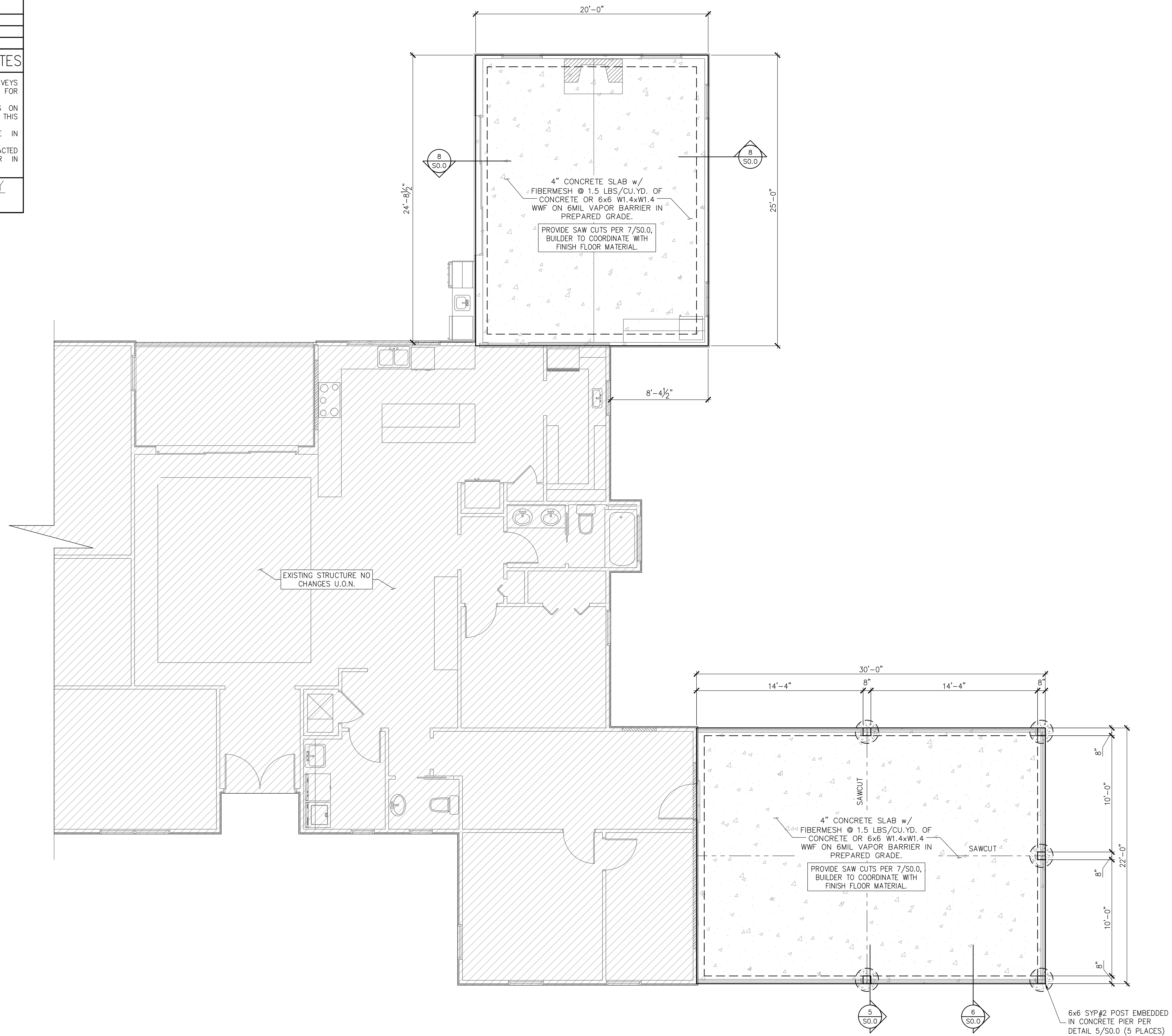
SCALE: 3/4" = 1'-0"

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

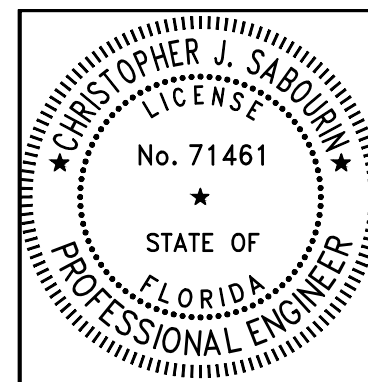
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1

FOUNDATION LEGEND	
	DESIGNATES SLAB EDGE LINE
	DESIGNATES FOOTING LINE
	DESIGNATES SAWCUT LINE
GENERAL FOUNDATION NOTES	
1. THIS FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. SEE ARCH FOR DIMENSIONS 2. SEE GENERAL NOTES AND SPECIFICATIONS ON SOLO 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	



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



02.28.24
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
LANE RESIDENCE
SSE No.
24-0103

ISSUE	DATE
PERMIT	02.28.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
830 SW MANDIBA DR
LAKE CITY, FL 32025

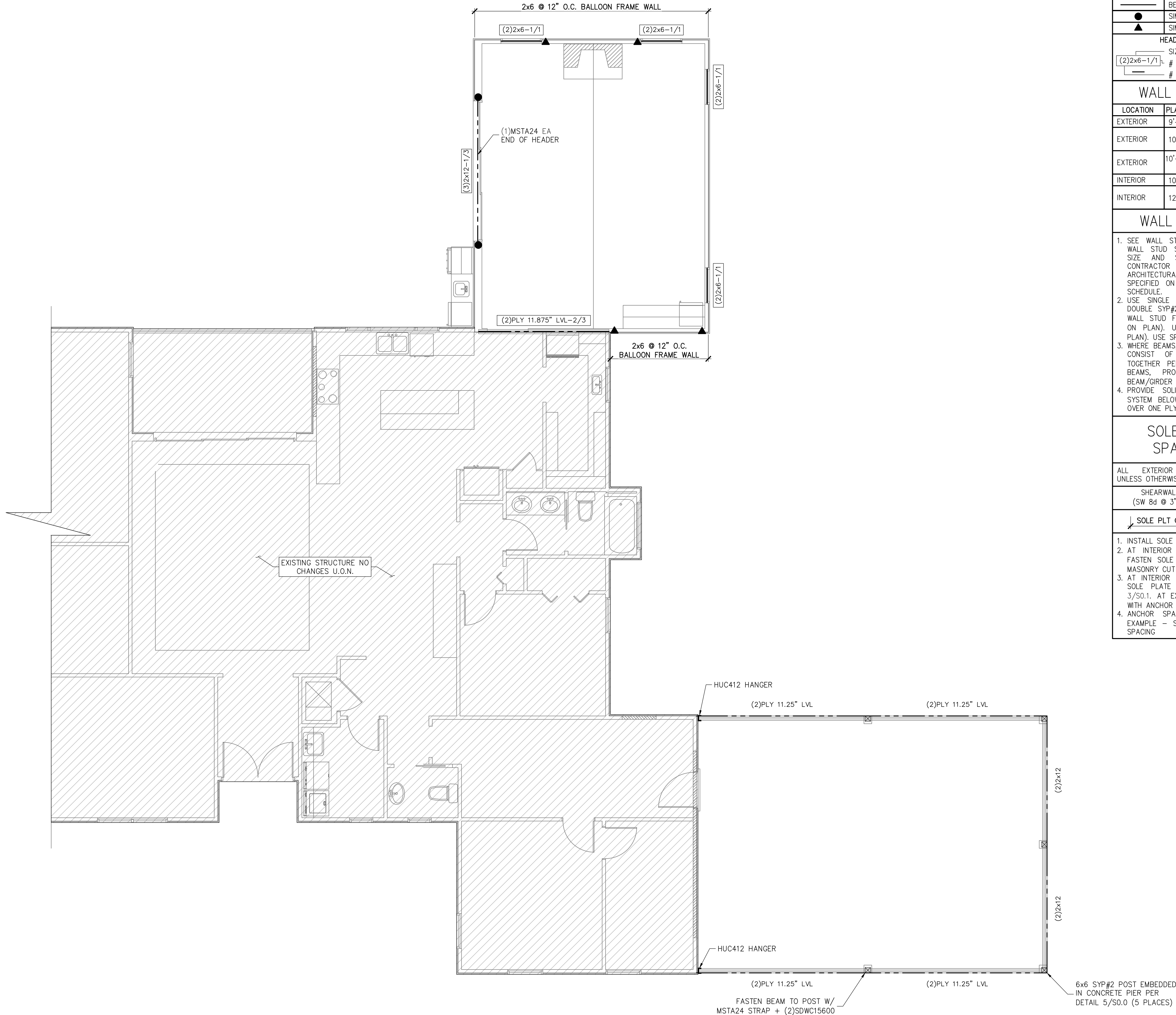
FIELD ALTERATION

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.

CARPORT
FOUNDATION,
FRAMING AND
ROOF PLAN

SHEET
S1.0
SHEET 3 OF 5



WALL FRAMING PLAN

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

WALL FRAMING LEGEND

	BEAM OR PRE-ENGINEERED TRUSS
	SIMPSON DTT2Z SEE DETAIL 9/S2.0
	SIMPSON HTTS SEE DETAIL 9/S2.0
HEADER OVER ROUGH OPENING	
SIZE OF PLYS	
	# OF JACK/KING STUDS
	# OF WOOD PLYS

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"~14'-0" MAX	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.

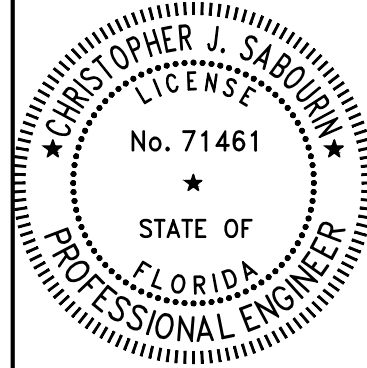
WALL FRAMING NOTES

- SEE WALL STUD SCHEDULE ABOVE FOR TYPICAL WALL STUD SIZES AND SPACING. MINIMUM STUD SIZE AND SPACING ARE SHOWN ON PLAN. CONTRACTOR MAY INCREASE STUD SIZE TO MEET ARCHITECTURAL REQUIREMENTS. WALL STUDS SPECIFIED ON PLAN SUPERSEDE THE WALL STUD SCHEDULE.
- USE SINGLE PT SYP#2 FOR SOLE PLATE. USE DOUBLE SYP#2 FOR TOP PLATES. USE SPF#2 FOR WALL STUD FRAMING PER SCHEDULE ABOVE (UON ON PLAN). USE SYP#2 FOR HEADERS (UON ON PLAN). USE SPF#2 FOR ALL POST (UON ON PLAN).
- WHERE BEAMS, HEADERS, POST, AND STUD GROUPS CONSIST OF MULTIPLE PLIES, FASTEN PLIES TOGETHER PER DETAIL 4/S0.1 AT GIRDERS AND BEAMS, PROVIDE STUDS BELOW TO MATCH BEAM/GIRDER # PLY'S. (UON ON PLAN).
- PROVIDE SOLID BEARING BLOCKS WITHIN FLOOR SYSTEM BELOW ALL POST AND JACK/KING STUDS OVER ONE PLY.

SOLE PLATE ANCHOR SPACING SCHEDULE

ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED	48" O.C.
SHEARWALLS (SW 8d @ 3"/6")	24" O.C.
SOLE PLT @ #	WHEN NOTED ON PLAN SEE NOTE 4

- INSTALL SOLE PLATE ANCHORS PER DETAIL 3/S0.1
- AT INTERIOR WALLS W/ FLOOR BEARING ONLY, FASTEN SOLE PLATE TO CONCRETE SLAB W/ 16d MASONRY CUT NAILS @ 16" OC
- AT INTERIOR WALLS WITH ROOF BEARING, FASTEN SOLE PLATE WITH ANCHOR BOLTS PER DETAIL 3/S0.1. AT EXTERIOR WALLS, FASTEN SOLE PLATE WITH ANCHOR BOLTS PER DETAIL 3/S0.1
- ANCHOR SPACING SHALL BE AS NOTED. FOR EXAMPLE - SOLE PLT @ 36" = 36" ON-CENTER SPACING



02.28.24
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
LANE RESIDENCE
SSE No.
24-0103

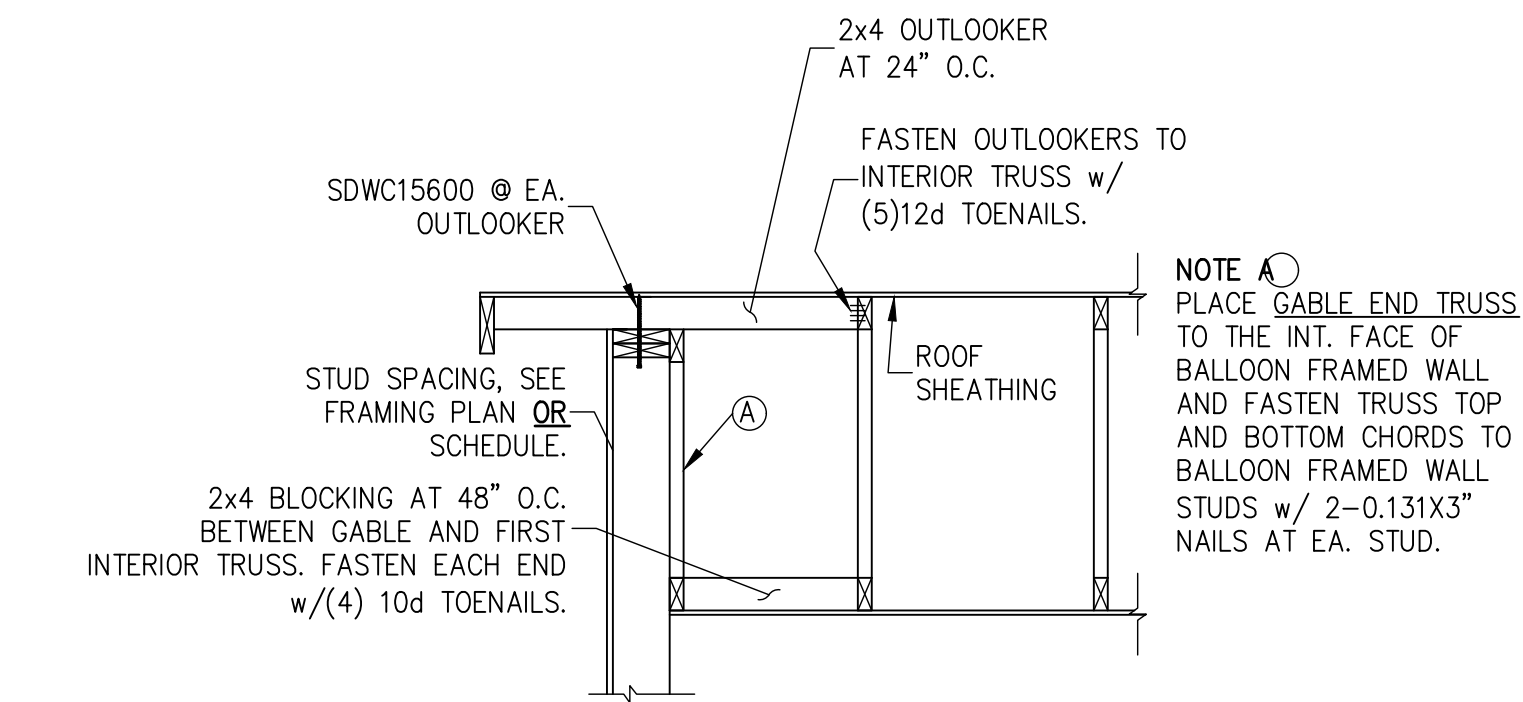
ISSUE	DATE
PERMIT	02.28.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
830 SW MANDIBA DR
LAKE CITY, FL 32025

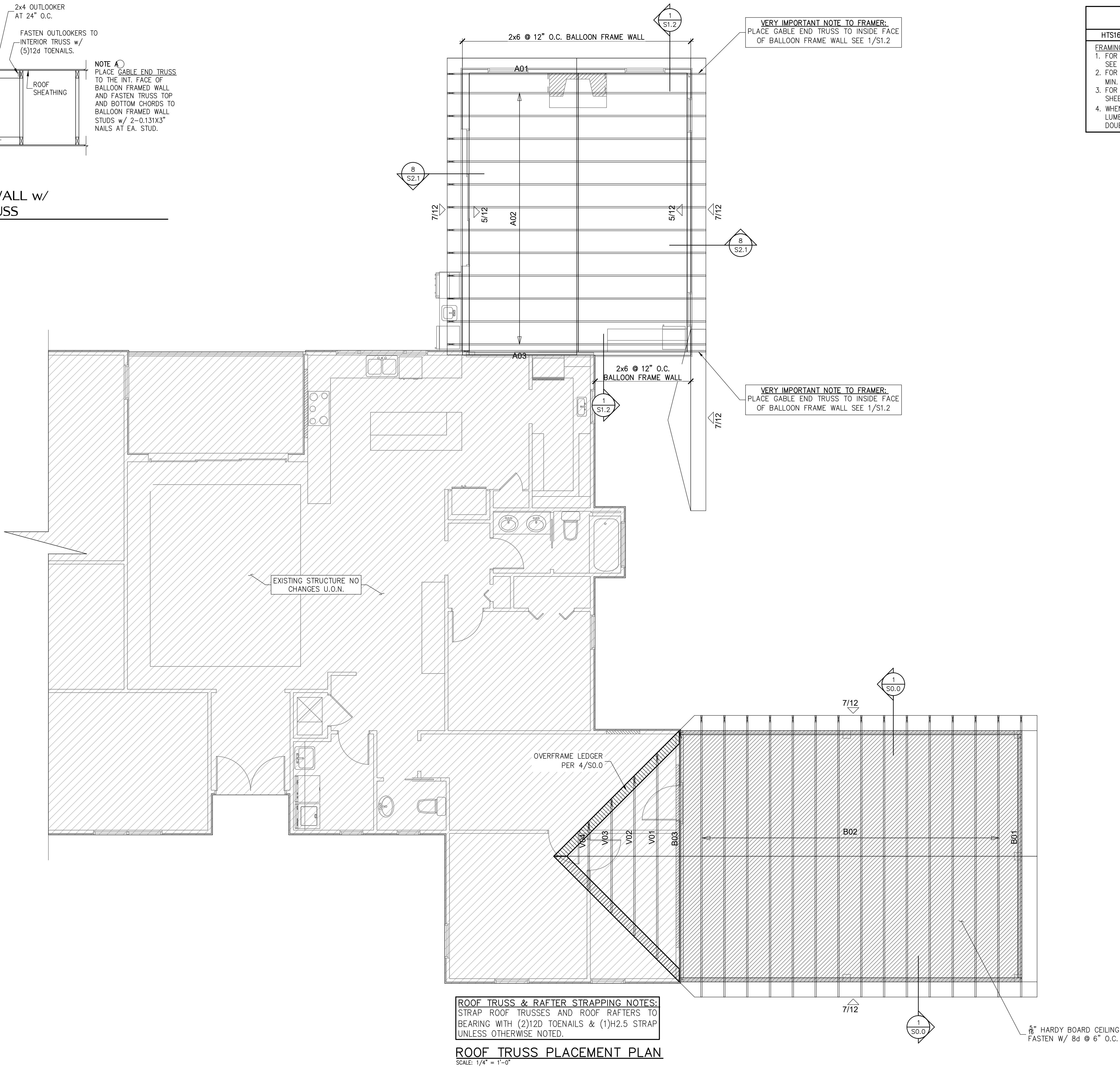
FIELD ALTERATION
CONTRACTOR SHALL CONTACT SABO STRUCTURAL ENGINEERING PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY CHRISTOPHER SABOURIN MAY RESULT IN ADDITIONAL ENGINEERING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

WALL
FRAMING
PLAN



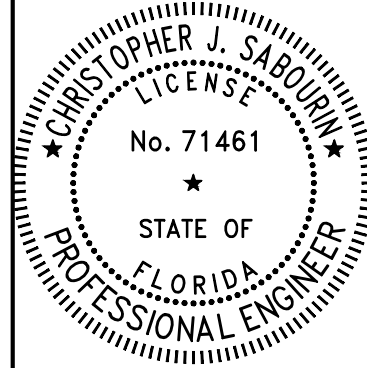
BALLOON FRAMED WALL w/ VAULTED GABLE TRUSS
SCALE: 3/4" = 1'-0"



SYMBOLS LEGEND

HTS16	DESIGNATES UPLIFT CONNECTION
-------	------------------------------

FRAMING PLAN NOTES:
1. FOR TYPICAL ROOF SHEATHING AND FRAMING, SEE SHEET SO.0
2. FOR SPECIFIC UPLIFT CONNECTORS, SEE PLAN. MIN. (1)SDWC CONNECTOR.
3. FOR GENERAL DESIGN SPECIFICATIONS SEE SHEET SO.0
4. WHEN USING (2)H2.5T CLIPS ON 1 1/2" WIDE LUMBER, PLACE CLIPS DIAGONALLY ACROSS DOUBLE TOP PLATE FROM EACH OTHER.



02.28.24
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	LANE RESIDENCE
SSE No.	24-0103

ISSUE	DATE
PERMIT	02.28.24
REVISIONS	DATE

STRUCTURAL ENGINEERING FOR
830 SW MANDIBA DR
LAKE CITY, FL 32025

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.

**ROOF TRUSS
PLACEMENT
PLAN**