

# CITY OF SANIBEL

## HISTORICAL MUSEUM AND VILLAGE

### RUTLAND HOUSE ROOF REPLACEMENT PROJECT

950 DUNLOP RD, SANIBEL, FL



Weston & Sampson Engineers, Inc.  
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Issue Date: 07/17/2025

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1.01 THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS. REFER TO CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATION, DIMENSIONS, AND DETAILS OF OPENINGS, SLEEVES, EMBEDMENTS, INSERTS, PADS, CURBS, DEPRESSIONS, ANCHOR BOLTS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS.

1.03 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING IN THE FIELD THE EXISTENCE AND LOCATION OF OVERHEAD, BURIED AND/OR EMBEDDED UTILITIES, AND DETERMINING LOCATIONS OF ALL EMBEDDED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AFFECTED BY THE WORK OF THIS CONTRACT.

(A) FLORIDA BUILDING CODE (FBC 2023)  
(B) FLORIDA BUILDING CODE, EXISTING BUILDING (FBCE 2023)  
(C) INTERNATIONAL BUILDING CODE (IBC 2021 WITH AMENDMENTS)  
(D) "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" - AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-22)

1.05 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF UNFORESEEN CONDITIONS THAT MAY BE UNCOVERED DURING DEMOLITION AND CONSTRUCTION AS A REQUEST FOR INFORMATION (RFI) BEFORE PROCEEDING WITH WORK.

1.07 IN ACCORDANCE WITH SPECIFICATION SECTION 01 45 23, TESTING AND INSPECTION OF STRUCTURAL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COSTS FOR TESTING AND INSPECTIONS WILL BE PAID BY THE CONTRACTOR. PROVIDE TEST RESULTS TO THE ENGINEER IN A TIMELY MANNER.

1.09 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.

2.01	GENERAL DESIGN REQUIREMENTS (A) RISK CATEGORY	(FBC 2023, SECTION 1604) II (FBC 2023, TABLE 1604.5)
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2.03	LIVE LOADS (A) ROOF LIVE LOADS	(FBCE 2023, SECTION 807.3 & 807.4) 20 PSF, 300 LB
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2.04	WIND LOADS	(FBC 2023, SECTION 1609)
	(A) ULTIMATE DESIGN WIND SPEED, $V_{ULT}$	163 MPH (FBC 2023, FIGURE 1609.3)
	(B) NOMINAL DESIGN WIND SPEED, $V_{ASD}$	126 MPH (FBC 2023, SEC. 1609.3.1)
	(C) BUILDING ENCLOSURE CLASSIFICATION	ENCLOSURE 2 (FBC 7.22, SEC. 26.12)
	(D) WIND EXPOSURE CATEGORY	C (FBC 2023, SEC. 1609.4)
	(E) INTERNAL PRESSURE COEFFICIENT, $G_{CPI}$	+0.18 (ASCE 7-22, TABLE 26.13-1)
	(F) COMPONENTS AND CLADDING	SEE TABLE & FIGURE BELOW

3.01 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS INCLUDING:

3.02 IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO THE REVIEW AND ACCEPTANCE OF THE ENGINEER

4.01 ALL WOOD CONSTRUCTION SHALL CONFORM TO THE AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION AND ALL STATE AND LOCAL CODES.

4.02 ALL SAWN LUMBER SHALL BE SOUTHERN PINE #1 WITH THE ALLOWABLE FIBER STRESSES PER THE AWC NATIONAL DESIGN SPECIFICATION (NDS).

4.03 SAWN LUMBER AND TIMBER SHALL BE KILN DRIED TO A MOISTURE CONTENT OF 19%.

4.04 ALL TIMBER SHALL BE PRESSURE TREATED (P.T.) WITH A WOOD PRESERVATIVE TO MEET AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) USE CATEGORY 3B. FOR FRAMING IN CONTACT WITH THE GROUND, MEET AWPA USE CATEGORY 4A. FRAMING SHALL NOT BE INCISED WITHOUT PRIOR APPROVAL BY THE ENGINEER.

4.05 CONNECTION ELEMENTS INCLUDING BUT NOT NECESSARILY LIMITED TO NAILS, SCREWS, BOLTS, NUTS, WASHERS, CLIPS, ETC. EXPOSED TO THE ELEMENTS SHALL BE HOT-DIP GALVANIZED (HDG). PRE-ENGINEERED CONNECTORS SHALL BE G185 GALVANIZED (E.G. SIMPSON ZMAX) OR HOT-DIP GALVANIZED. ALL OTHERS SHALL BE PRIMED AND PAINTED.

4.06 ALL FRAMING NAILS SHALL BE COMMON NAILS AND SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS. NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.10.1 OF THE FBC.

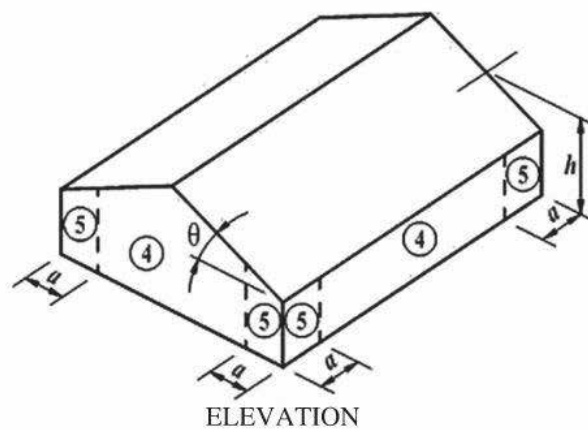
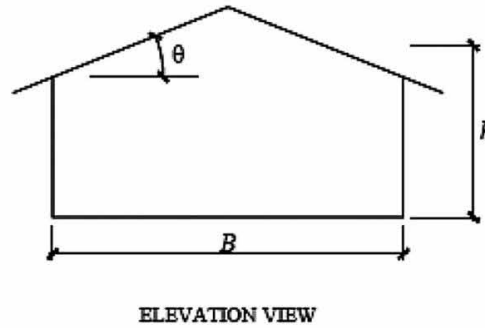
4.07 BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.1 AND ASTM A307. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS.

4.08 FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL CONNECTORS SHALL BE GALVANIZED. UNLESS SHOWN OTHERWISE, INSTALL MAXIMUM SIZE AND NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

4.09 SUBMIT PRODUCT DATA FOR SAWN LUMBER/TIMBER, CONNECTION MATERIALS, AND OTHER ACCESSORIES FOR APPROVAL

NOTES:

1. POS - INDICATED POSITIVE PRESSURE (INWARD OR TOWARD THE SURFACES)
2. NEG - INDICATES NEGATIVE PRESSURE (OUTWARD OR AWAY FROM SURFACES)
3. MINIMUM PRESSURE ON ANY SURFACE SHALL BE 16 PSF.
4. TABLE PRESSURES ARE FOR SQUARE FOOT (SF) TRIBUTARY AREA, FOR OTHER AREAS LINEAR INTERPOLATION BETWEEN AREAS ABOVE.
5.  $a = 3.6 \text{ FT}$



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### Consultants

Revisions:

COA

Seal:

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## BIDDING

Scale: 12" = 1'-0"

**Key Plan:**

Date: 07/17/2025

Drawn By: RG

Reviewed By: CK

Approved By: RJ

W&amp;S Project No.: ENG25-0681

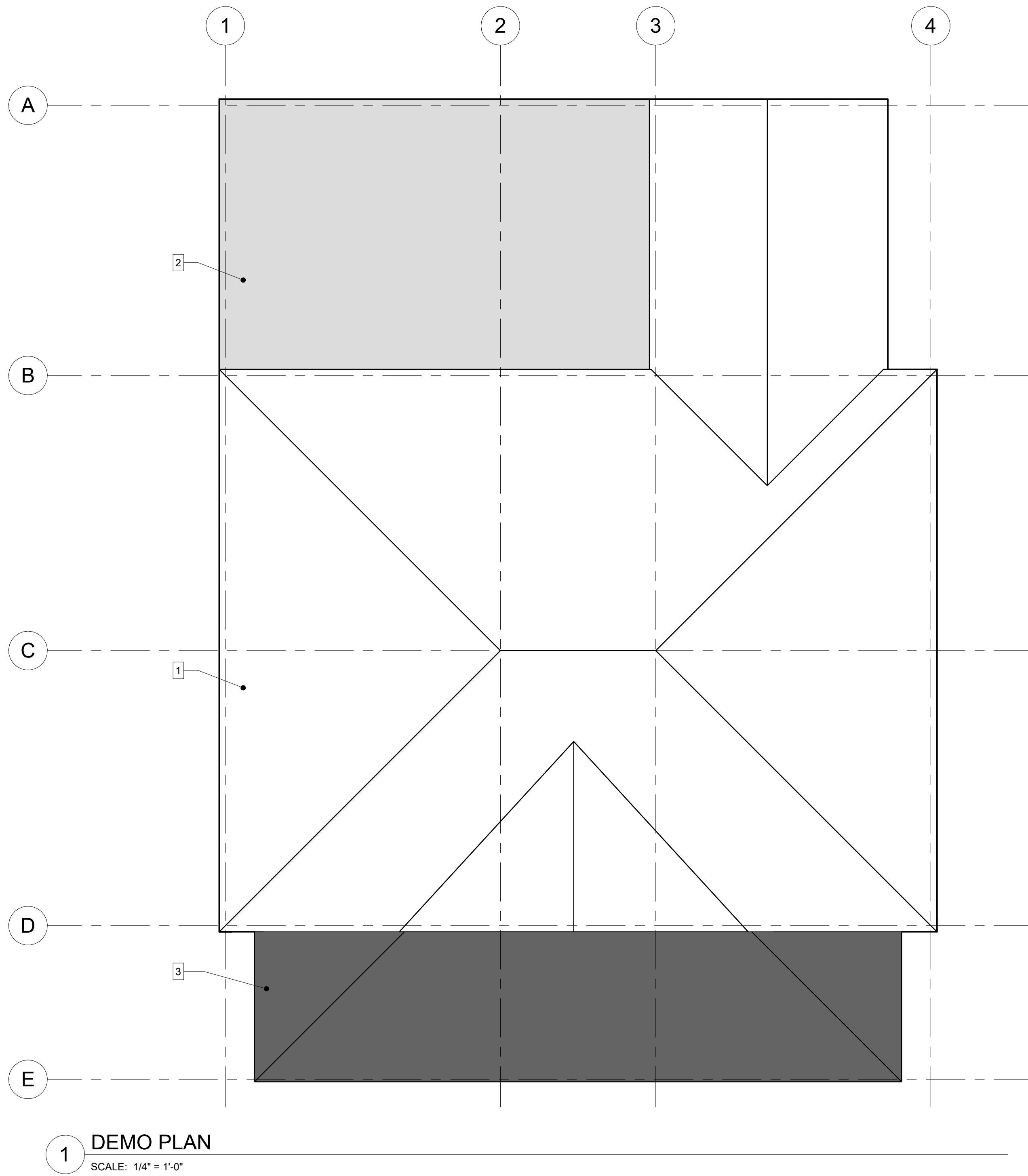
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Drawing Title:

## GENERAL NOTES

Sheet Number:

S001



**KEYNOTE LEGEND:**  
1.) COMPLETE REMOVAL OF METAL DECK PANELS AND NAILER BOARDS AT HIP & GABLE ROOFS. COMPLETE REMOVAL OF INSULATION BETWEEN CEILING BEAMS UNDER HIP & GABLE ROOF AREAS.  
2.) COMPLETE REMOVAL OF METAL DECK PANELS, NAILER BOARDS AND INSULATION AT MONOSLOPE ROOF.  
3.) COMPLETE REMOVAL OF METAL DECK PANELS AND NAILER BOARDS AT PORCH HIP ROOF.

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

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Reviewed By: RJ  
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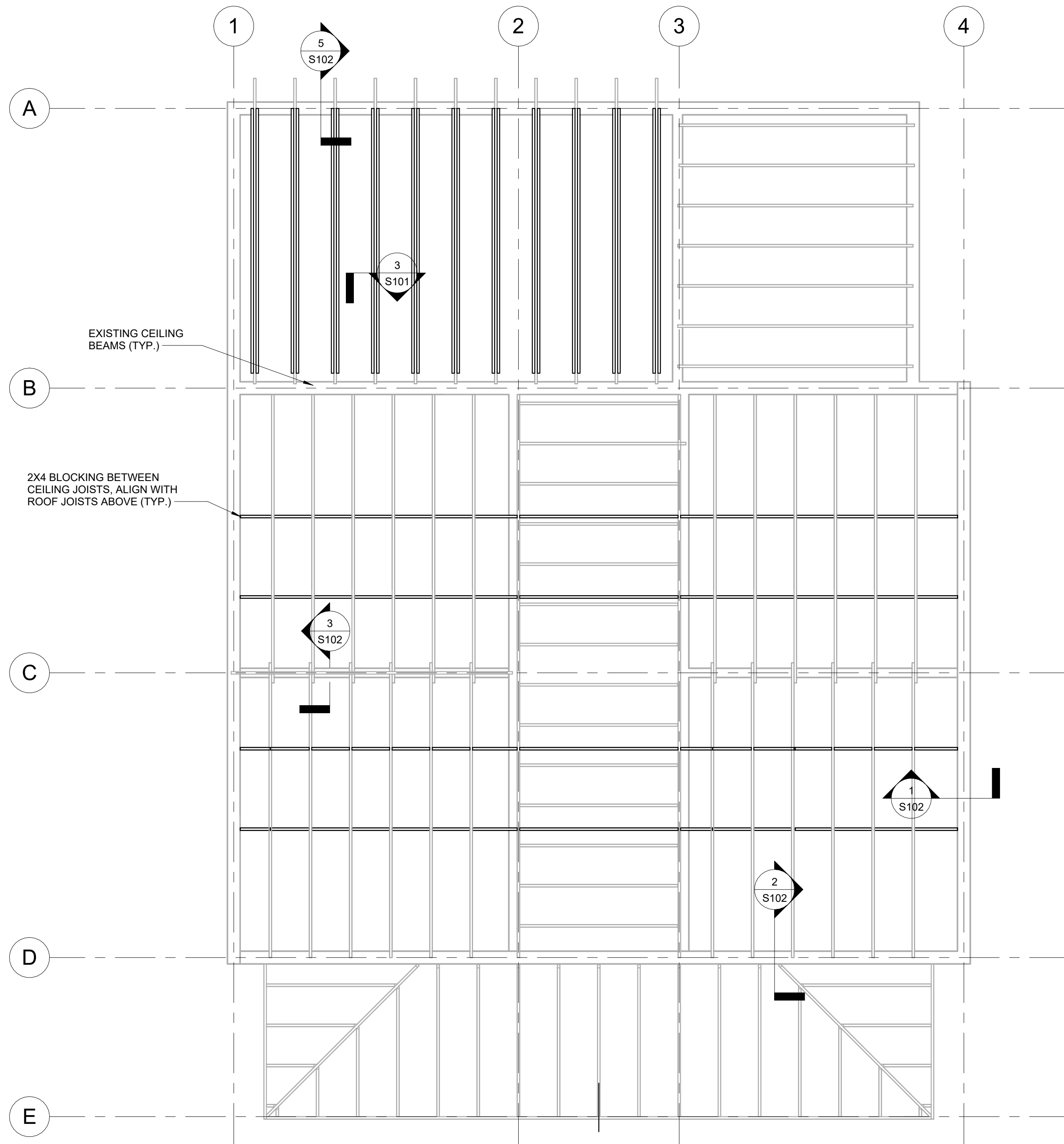
**ROOF DEMO PLAN**

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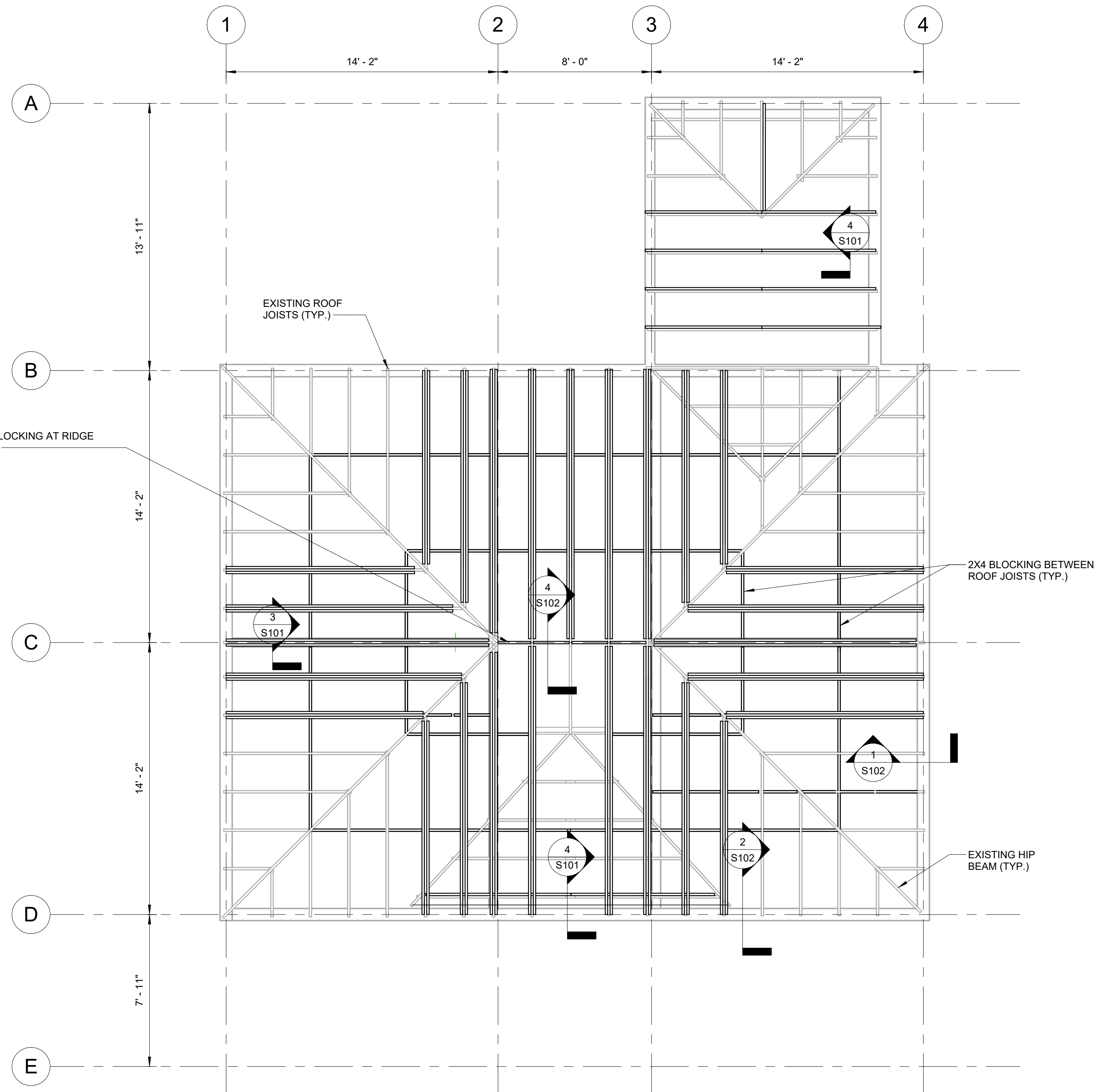
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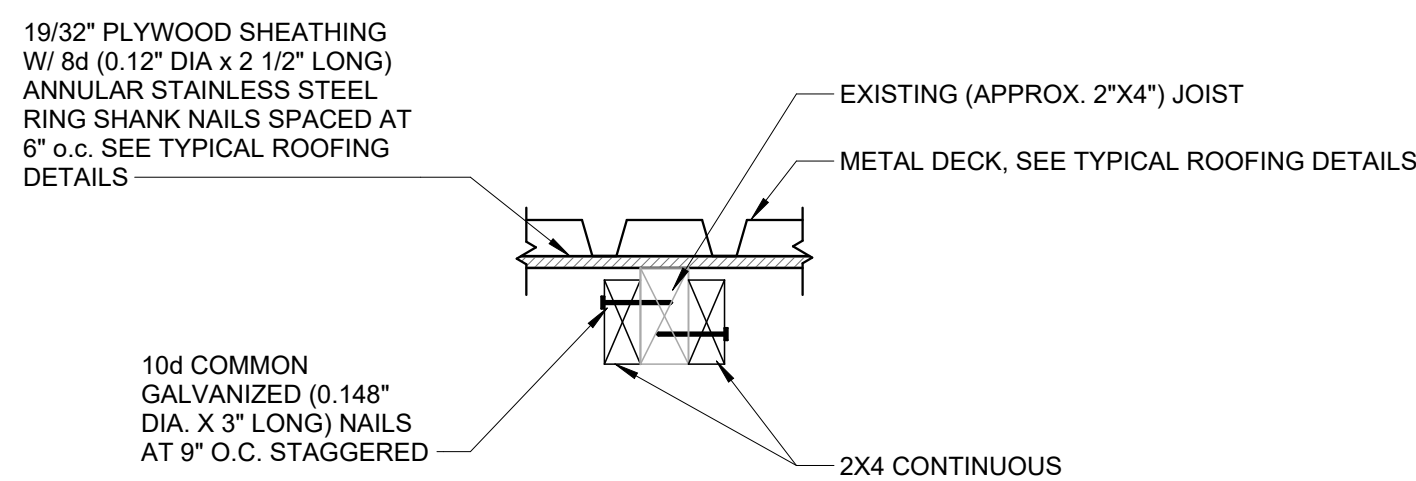
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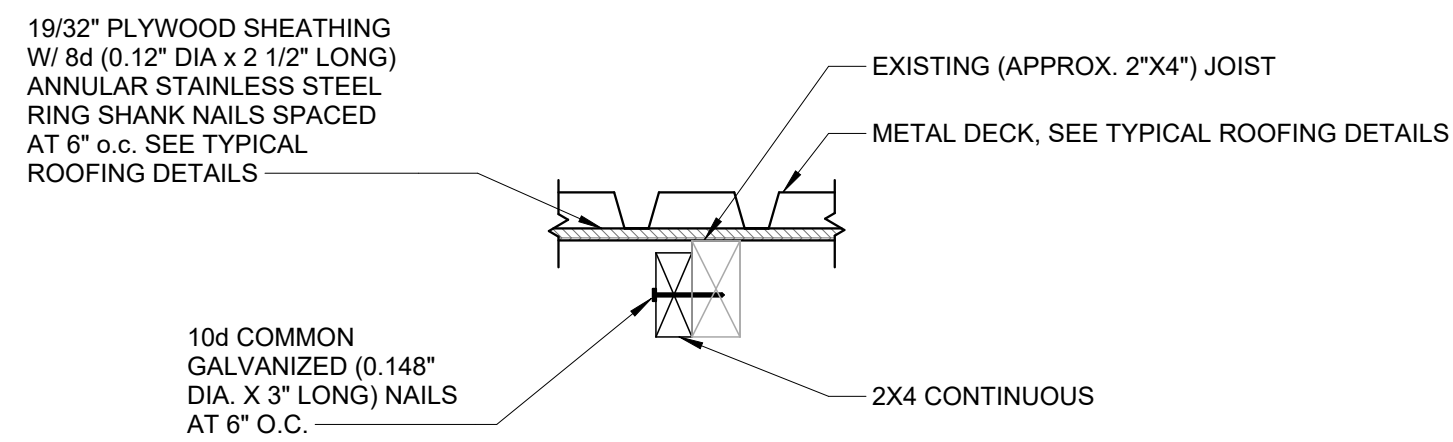
1 MONOSLOPE FRAMING PLAN  
SCALE: 1/4" = 1'-0"



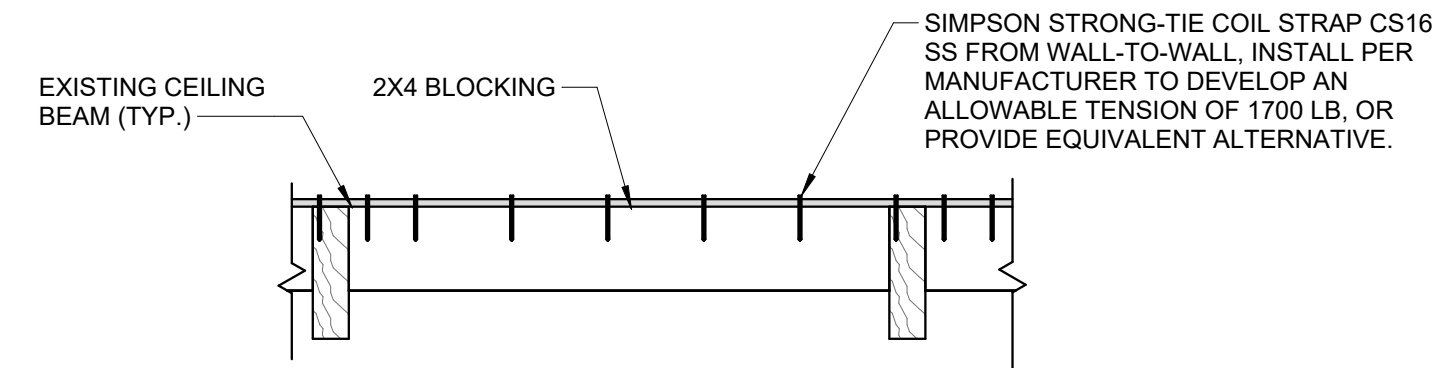
2 SLOPED FRAMING PLAN  
SCALE: 1/4" = 1'-0"



3 DOUBLE SISTERED JOIST  
SCALE: 1 1/2" = 1'-0"



4 SINGLE SISTERED JOIST  
SCALE: 1 1/2" = 1'-0"



5 BLOCKING BETWEEN CEILING BEAMS  
SCALE: 1 1/2" = 1'-0"

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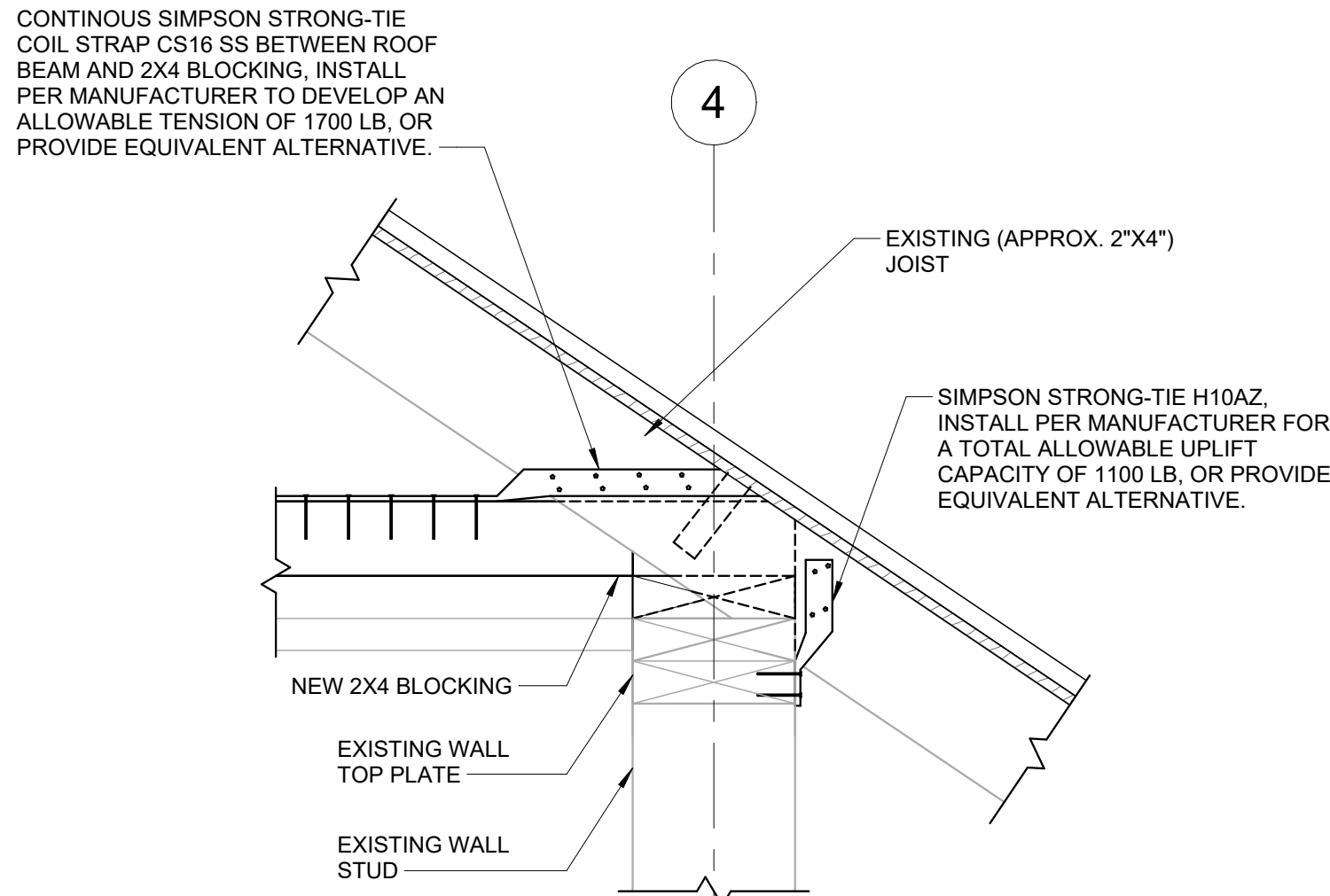
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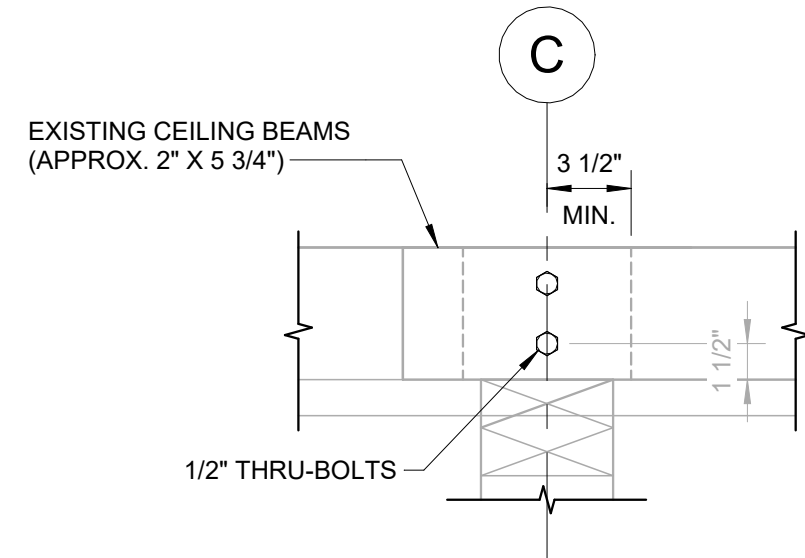
ROOF FRAMING PLAN

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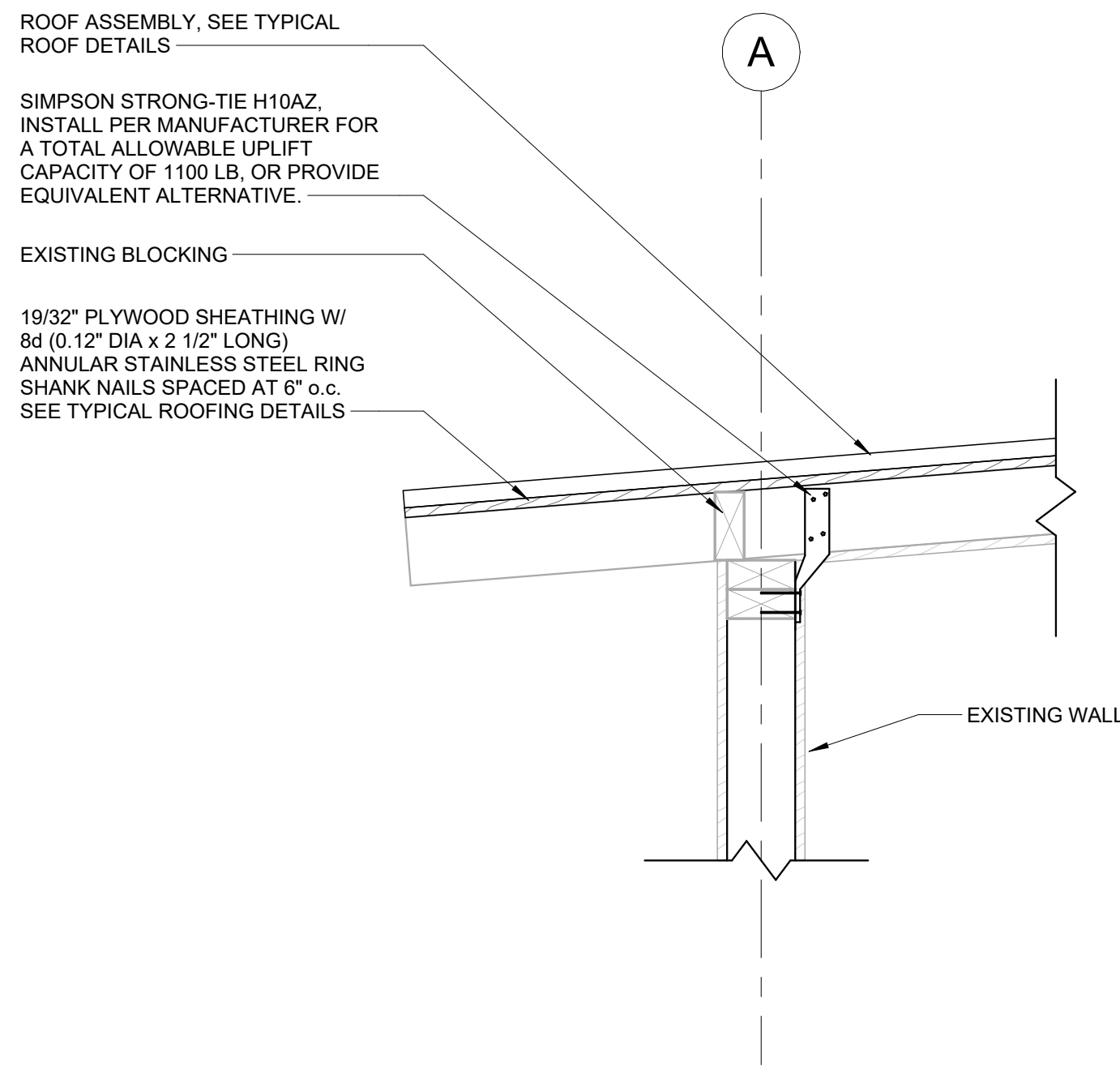
S101



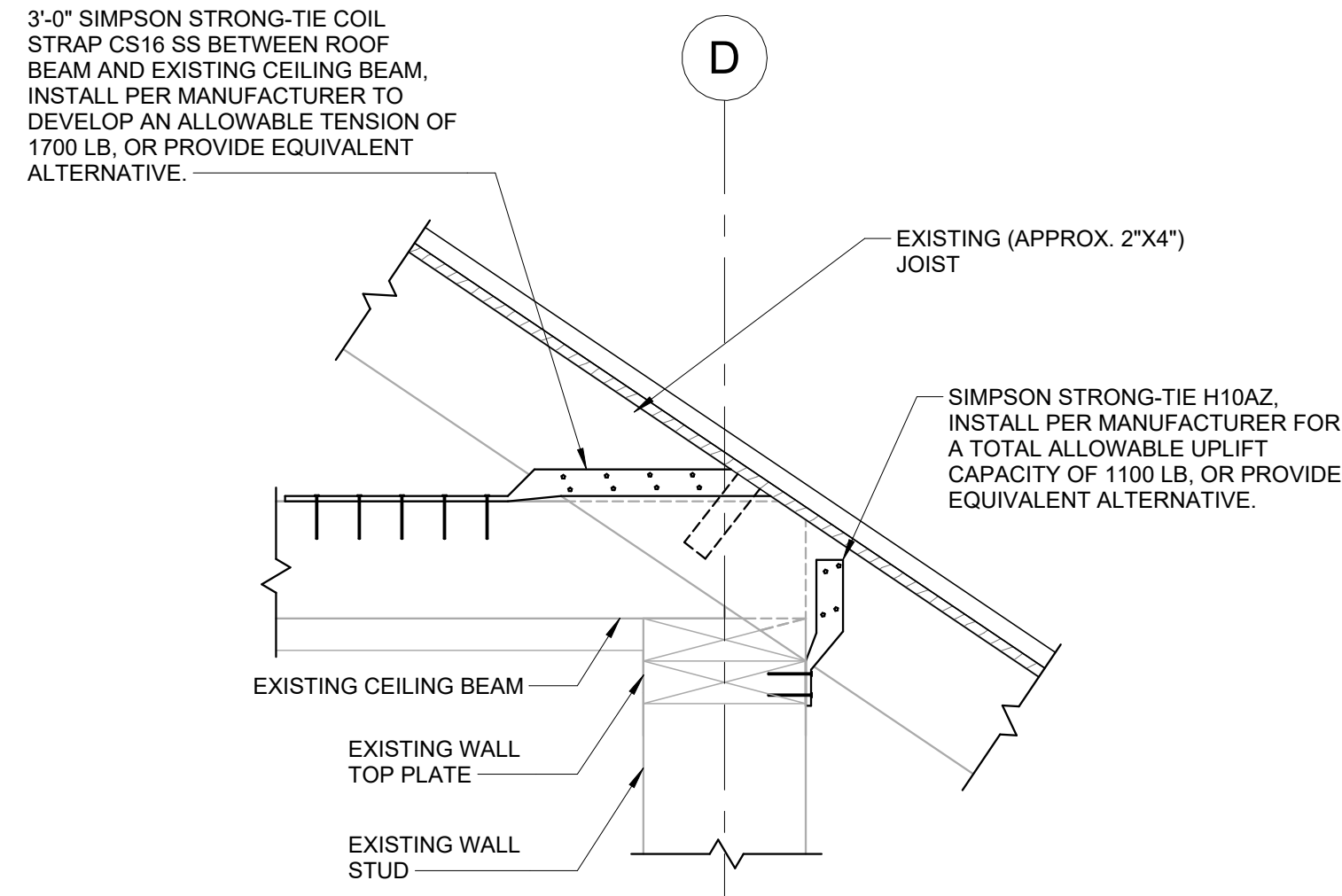
**1 TIE DOWNS AT PERIMETER AT 2X4 BLOCKING**  
SCALE: 1 1/2" = 1'-0"



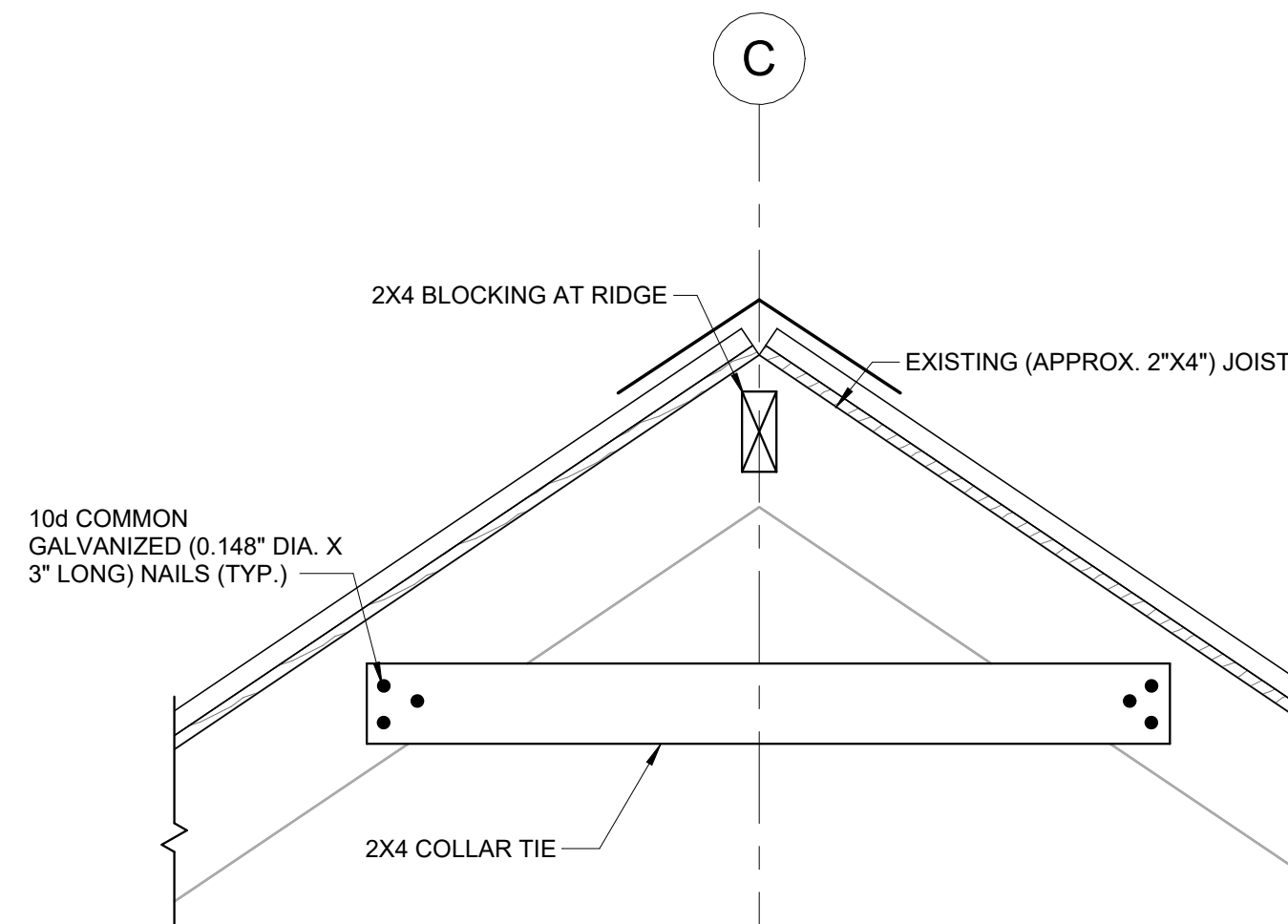
**3 CONNECTION BETWEEN EXISTING CEILING BEAMS AT GRID C**  
SCALE: 1 1/2" = 1'-0"



**5 HURRICANE STRAPS AT MONOSLOPE ROOF**  
SCALE: 1 1/2" = 1'-0"



**2 TIE DOWNS AT PERIMETER AT CEILING BEAM**  
SCALE: 1 1/2" = 1'-0"

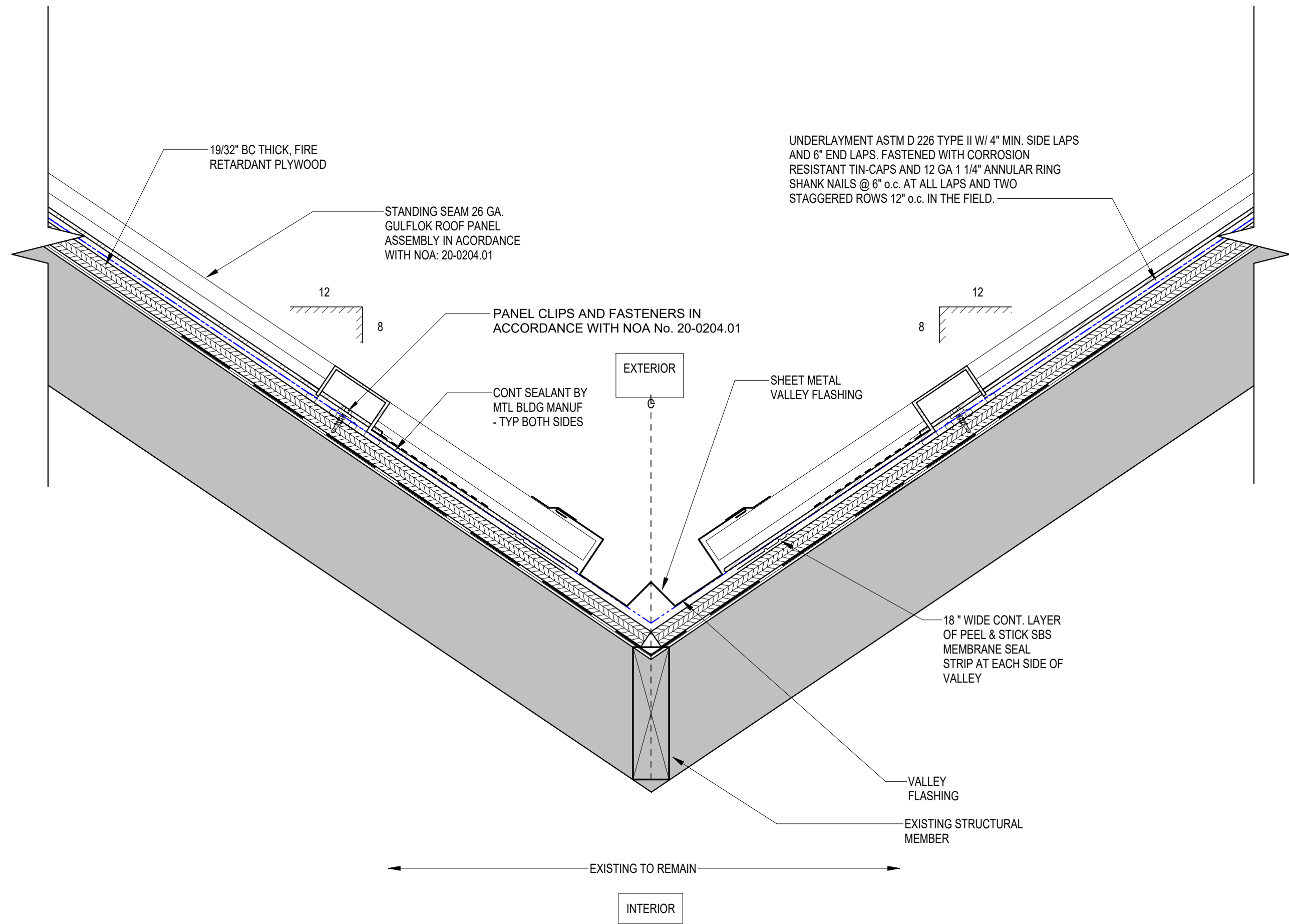


**4 COLLAR TIES AND RIDGE BLOCKING**  
SCALE: 1 1/2" = 1'-0"

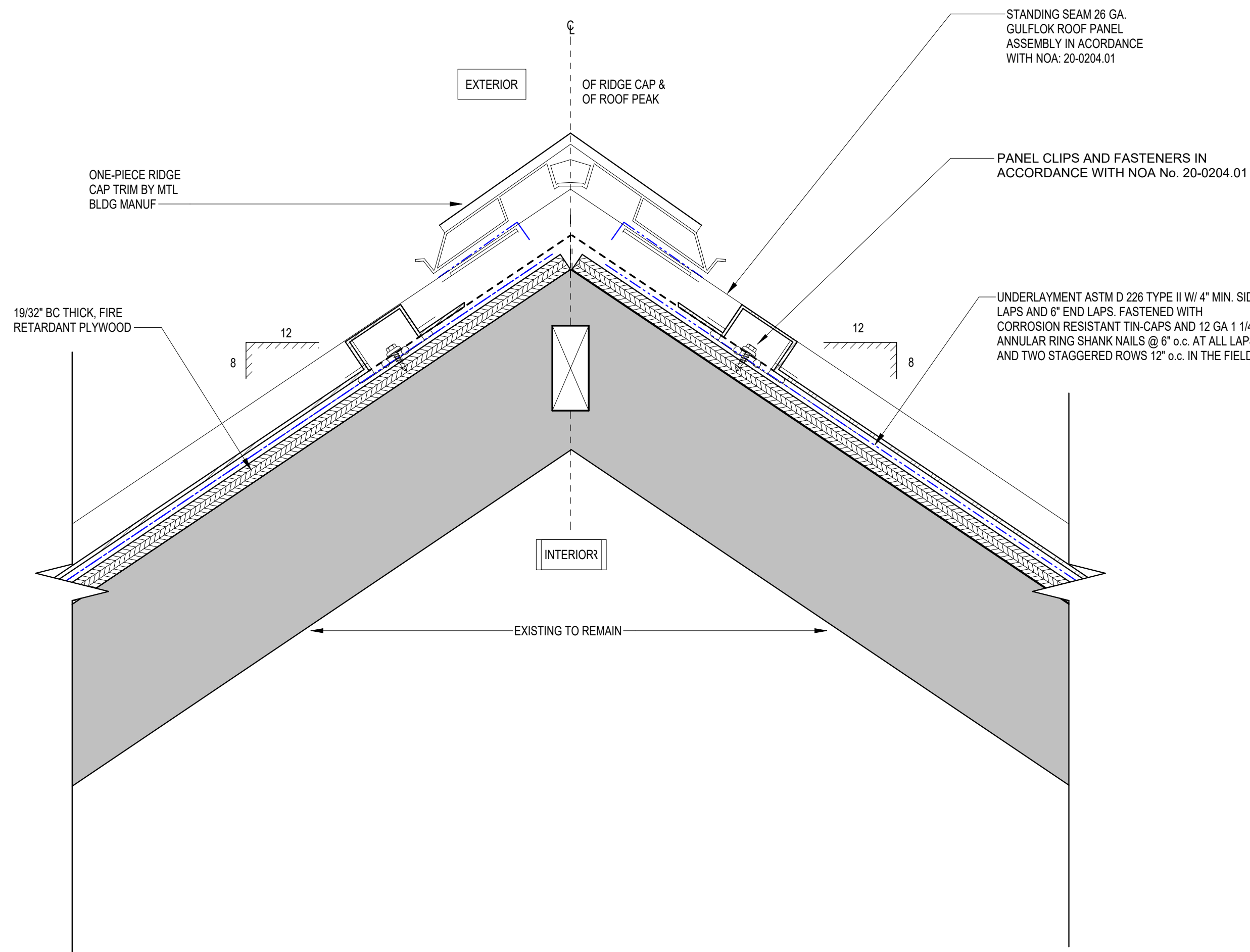
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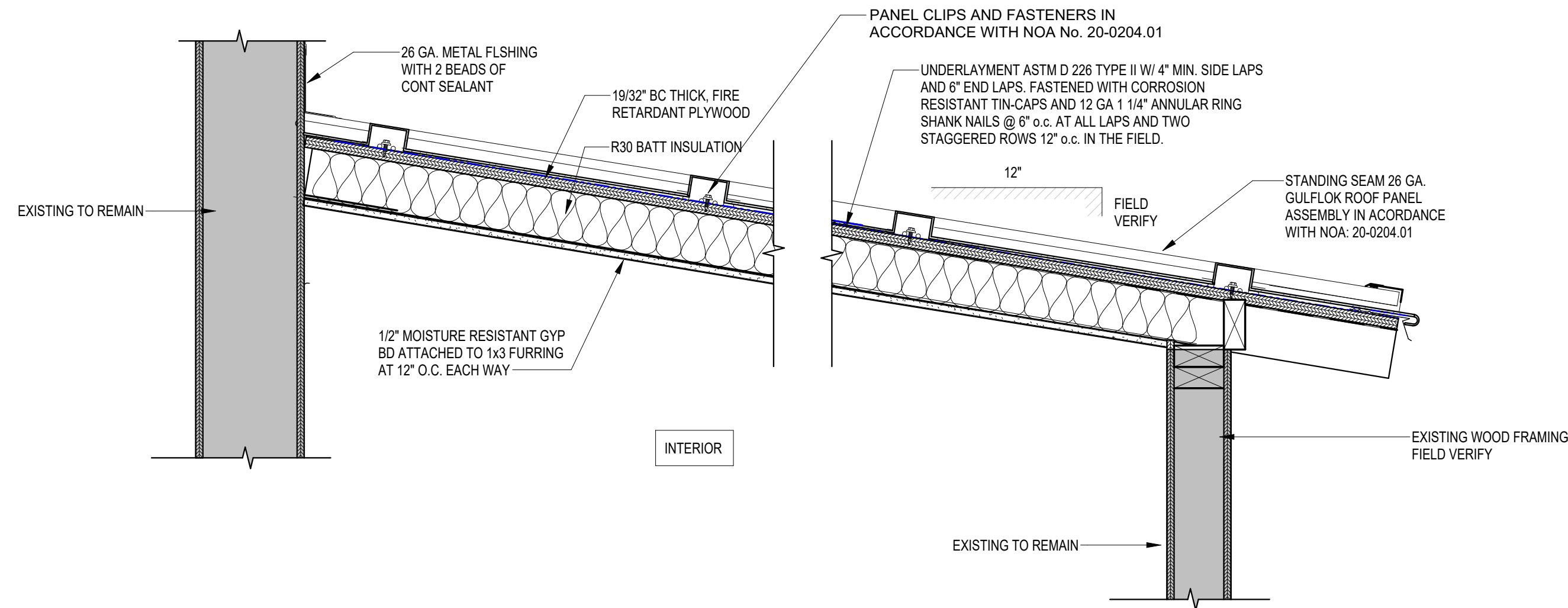
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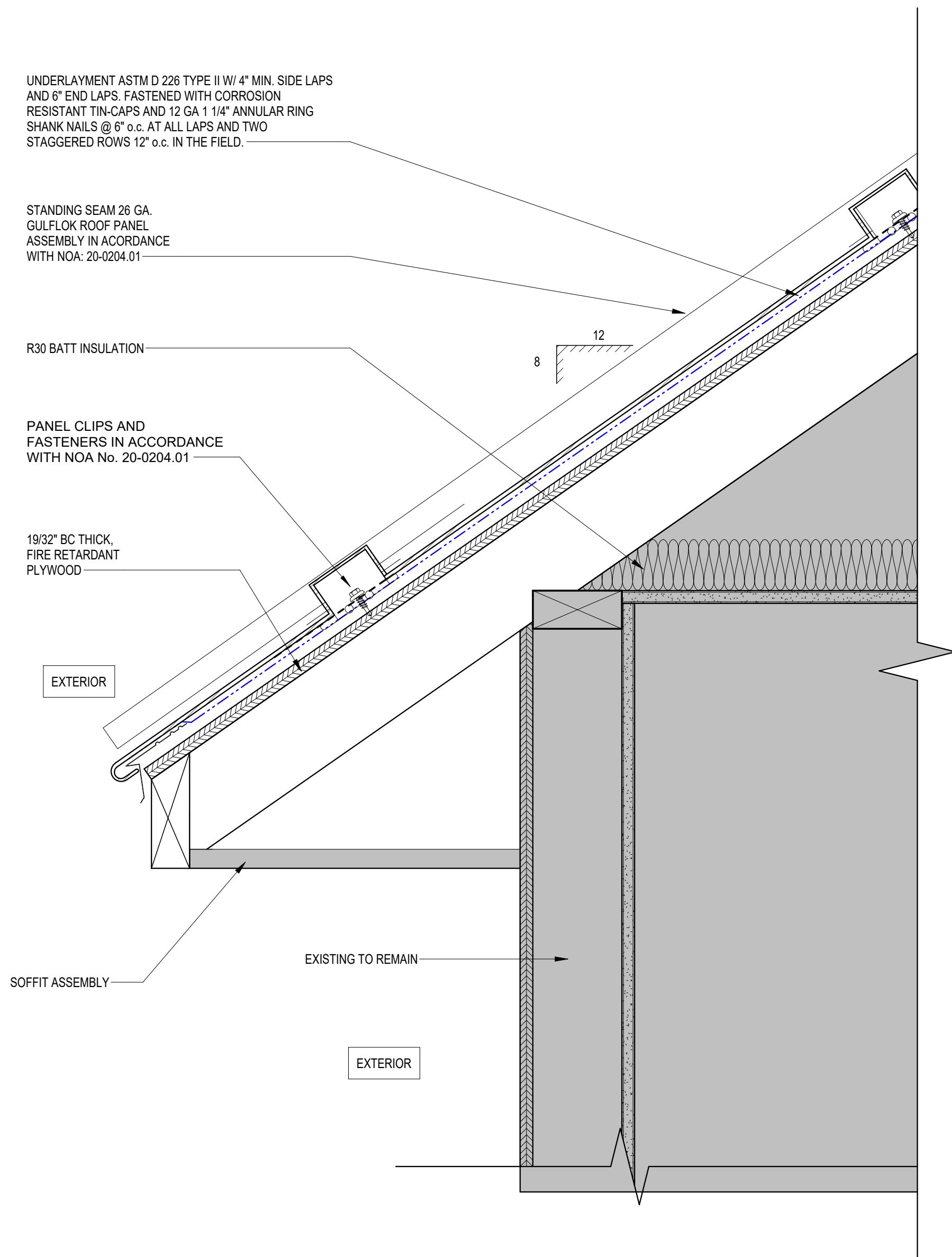
4 VALLEY DETAIL  
SCALE: 3" = 1'-0"



2 RIDGE CAP DETAIL  
SCALE: 3" = 1'-0"



3 MONOSLOPE STANDING SEAM ROOF DETAIL  
SCALE: 1 1/2" = 1'-0"



1 EAVE DETAIL  
SCALE: 3" = 1'-0"

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Drawing Title:

ROOF DETAILS

Sheet Number:

S501