

**GENERAL NOTES**

- STRUCTURAL WORK SHALL BE DONE WITH THE LATEST FLORIDA BUILDING CODE (FBC 2023 8TH EDITION).
- THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT BETWEEN STANDARDS, LOCAL CODES, AND THESE DRAWINGS.
- OBTAIN ALL REQUIRED PERMITS FOR THE PROPER LEGAL EXECUTION OF THE WORK DESCRIBED IN THESE DRAWINGS.
- CONTRACTOR TO PROVIDE A CONTINUOUS LOAD PATH FROM RAFTERS TO FOUNDATION FOR ALL NEW CONSTRUCTION AND PROPER SHORING/RESHORING OF LOAD-BEARING ELEMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS INDICATED ON THESE DRAWINGS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
- CONTACT THE ENGINEER OF RECORD (EOR) IF ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED. FAILURE BY THE CLIENT OR CONTRACTOR TO NOTIFY THE EOR, RELIEVES THE EOR OF THE COST OF REMEDYING THE DEFECT.
- THE EOR SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OVER THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR WILL THE EOR BE RESPONSIBLE FOR CONTRACTOR'S SAFETY PRECAUTIONS OR FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THESE DRAWINGS. FURTHERMORE, THE EOR SHALL NOT BE RESPONSIBLE FOR THE ERROR AND OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OF THEIR RELATED AGENTS.
- CONSTRUCTION ACTIVITIES MAY BE SUBJECT TO REGULAR INSPECTIONS. CONTRACTOR SHALL MAINTAIN RECORDS FOR FUTURE REFERENCE.

**DESIGN LOADS**

- LIVE LOAD - HABITABLE 40 PSF
- ROOF LIVE LOAD 20 PSF
- ROOF DEAD LOAD 13 PSF
- CEILING LIVE LOAD 10 PSF
- CEILING DEAD LOAD 2 PSF
- GUARDS & IN-FILL 50 PSF
- GARAGES 50 PSF

**FOUNDATIONS**

- FOUNDATION DESIGN BASED ON PRESUMPTIVE LOAD-BEARING VALUES SPECIFIED IN FBC TABLE R401.4.1.
- A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED AT THIS TIME. FOUNDATION DESIGN IS BASED ON AN ASSUMED 2,000 PSF MINIMUM SOIL BEARING PRESSURE. GEOTECHNICAL ENGINEER SHALL BE CONSULTED IF UNSATISFACTORY SOIL CONDITIONS ARE PRESENT.
- PROVIDE TESTING ON SOIL COMPACTION PRIOR TO CONCRETE PLACEMENT OPERATIONS. SOIL COMPACTION SHOULD ACHIEVE 95% MODIFIED PROCTOR DENSITY.
- BEARING SOILS SHALL BE FREE OF ORGANIC MATERIAL AND FREE OF WATER PRIOR TO CONCRETE PLACEMENT.
- FOUNDATIONS SHALL BE ALLOWED TO SETTLE PRIOR TO VERTICAL CONSTRUCTION.
- SOIL SHALL BE TREATED FOR SUBTERRANEAN TERMITES FOR NEW CONSTRUCTION & FOUNDATION WORK. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- CONTRACTOR SHALL NOTIFY BUILDING DEPARTMENT FOR REQUIRED INSPECTIONS PRIOR TO CONCRETE PLACEMENT.

**CONCRETE**

- EXECUTION OF CAST-IN-PLACE CONCRETE WORK MUST ADHERE TO THE GUIDELINES OUTLINED IN THE ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- CAST-IN-PLACE CONCRETE IS REQUIRED TO BE OF NORMAL WEIGHT STRUCTURAL CONCRETE, POSSESSING A 28-DAY COMPRESSIVE STRENGTH (F<sub>c</sub>) OF 3,000 PSI.
- CONCRETE FOR FOOTINGS SHOULD MAINTAIN A MAXIMUM WATER-TO-CEMENT (W/C) RATIO OF 0.50, WHILE A RATIO OF 0.45 IS SPECIFIED FOR ALL OTHER CONCRETE.
- DEFORMED REINFORCING BARS MUST MEET THE STANDARDS OF ASTM A615, GRADE 40, WITH A YIELD STRENGTH (F<sub>y</sub>) OF 40 KSI. LAP REINFORCEMENT SHOULD BE 48 BAR DIAMETERS UNLESS OTHERWISE INDICATED, AND THE STANDARD HOOK LENGTH EQUALS 12 BAR DIAMETERS UNLESS SPECIFIED OTHERWISE.
- PROVIDE CORNER BARS AT FOOTING & BEAM CORNER LOCATIONS, MATCHING HORIZONTAL SIZE W/ 25" MINIMUM LAP SPLICE LENGTH.
- REINFORCEMENT SHALL MAINTAIN 3" OF COVER AT LOCATIONS EXPOSED TO EARTH, 2" AT LOCATIONS EXPOSED TO WEATHER, AND 1 1/2" AT INTERIOR LOCATIONS.
- WELDED WIRE FABRIC (WWF) IS TO CONFORM TO ASTM A185. DURING CONCRETE PLACEMENT, PROVIDE SUPPORT TO WWF USING CHAIRS TO ENSURE MID-DEPTH PLACEMENT IN THE SLAB. ALTERNATIVELY, FIBER-REINFORCED CONCRETE (FRC) MAY BE UTILIZED IN LIEU OF WWF.
- PROVIDE 1/4" DEPTH SAW-CUT EXPANSION JOINTS FOR CONCRETE SLABS SPACED NO MORE THAN 18' O.C. EACH WAY
- ICC APPROVED ADHESIVE SHALL AFFIX PROPOSED DOWELS TO EXISTING CONCRETE SLAB. ADHESIVE ANCHORING SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXISTING REBAR SHALL BE LOCATED BY NON-DESTRUCTIVE METHODS.
- EXTERIOR & GARAGE SLABS SHALL SLOPE 1/8" PER FOOT AWAY FROM BUILDING

**MASONRY**

- THE CONSTRUCTION OF CONCRETE MASONRY MUST ALIGN WITH THE STANDARDS SET FORTH IN TMS 402/602-16, WHICH OUTLINES THE BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- THE CONCRETE MASONRY'S MINIMUM COMPRESSIVE STRENGTH (F<sub>m</sub>) IS REQUIRED TO BE 1,500 PSI.
- CONCRETE BLOCKS ARE TO BE OF NORMAL WEIGHT (WITH A MINIMUM DENSITY OF 125 PCF) AND MUST CONFORM TO ASTM C90.
- MORTAR MUST BE OF TYPE S OR M, CONFORMING TO ASTM C476.
- GROUT USED FOR CONCRETE MASONRY SHOULD POSSESS A MINIMUM COMPRESSIVE STRENGTH (F<sub>c</sub>) OF 3,000 PSI. FOR MASONRY CELL FILL, THE GROUT MUST MAINTAIN A MINIMUM WATER-TO-CEMENT (W/C) RATIO OF 0.60.
- CMU SHALL BE LAID IN RUNNING BOND, UNLESS OTHERWISE NOTED W/ VERTICAL JOINTS STAGGERED MIN. 1/4" UNIT LENGTH ENSURE COMPLETE MORTAR COVERAGE ON FACESHELL AND WEBS DURING CONSTRUCTION.
- VIBRATE GROUT TO REMOVE AIR POCKETS FOR LIFTS EXCEEDING 12" IN HEIGHT. A 4"x4" CLEAN OUT SHALL BE PROVIDED AT THE BASE OF GROUT LIFTS OVER 5' IN HEIGHT.
- BRICK VENEER SHALL BE ANCHORED AT 16" O.C. VERTICALLY & HORIZONTALLY, A 1" AIRSPACE SHALL BE PROVIDED BEHIND VENEER.

- MASONRY CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING TOLERANCES:

- MORTAR JOINT THICKNESS: 3/8" ± 1/8"
  - REBAR PLACEMENT: ± 1/2"
  - WALL PLUMBNESS & ALIGNMENT: ± 1/4" IN 10' AND ± 3/8" IN 20'
  - STORY HEIGHT: ± 1/4" < 8' AND ± 1/2" > 8'
  - WALL THICKNESS: ± 1/4"
  - STORY OFFSETS: ± 1/2"
- CMU CONTROL JOINTS SHALL BE PROVIDED AT 25' INTERVALS OR 1.5X WALL HEIGHT, WHICHEVER IS LESS, UNLESS OTHERWISE STATED.

**WOOD FRAMING**

- WOOD FRAMING MUST COMPLY WITH THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION - 2018.
- EMPLOY DRESSED SEASONED LUMBER WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF DRESSING.
- ALL WOOD FRAMING MEMBERS ARE REQUIRED TO BE SOUTHERN YELLOW PINE (SYP) NO. 2 OR BETTER, UNLESS OTHERWISE INDICATED.
- ALL ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES.
- FLOOR SHEATHING SHALL BE 3/4" CDX-RATED PLYWOOD, ATTACHED WITH GLUE AND #10 SCREWS AT 6" PANEL EDGES AND 12" FIELD. PANEL STAGGERING ALONG EDGES IS NECESSARY. WALL & ROOF SHEATHING SHALL BE INSTALLED W/ 8D RING SHANK NAIL @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE SUPPORTS.
- PROVIDE SOLID BLOCKING AT MID-SPAN OR INTERVALS NOT EXCEEDING 8' INTERVALS FOR JOISTS WHEN A DEPTH TO WIDTH RATIO EXCEEDS 6.
- RAFTERS ARE TO BE SPACED AT INTERVALS NOT EXCEEDING 24" O.C. W/ LATERAL BRACING PROVIDED VIA SHEATHING OR 1"x4" PURLINE. ROOF RIDGE BOARDS ARE TO BE ONE SIZE LARGER THAN CONNECTED RAFTERS.
- INSTALL FIREBLOCKING AT INTERCONNECTIONS OF CONCEALED SPACES IN WALLS, FLOORS, CEILINGS, AND ROOFS, AND PENETRATIONS. ACCEPTABLE MATERIALS INCLUDE: 2X LUMBER: GYPSUM BOARD, AND FIRE-RESISTANT SEALANTS. HORIZONTAL FIREBLOCKING REQUIRED AT 10' HORIZONTAL INTERVALS AND AT CEILING & FLOOR LEVELS.
- WOOD IN CONTACT WITH MASONRY OR CONCRETE MUST BE PRESSURE-TREATED (P.T.) LUMBER, AND THE USE OF GALVANIZED NAILS IN P.T. LUMBER IS MANDATORY.
- ALL FRAMING ANCHORS, CLIPS, STRAPS, ETC., MUST BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY OR AN APPROVED EQUAL. ENSURE THAT ALL SPECIFIED FASTENERS ARE INSTALLED FOLLOWING THE WRITTEN MANUFACTURER'S INSTRUCTIONS.
- ALL PRE-ENGINEERED WOOD TRUSSES ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

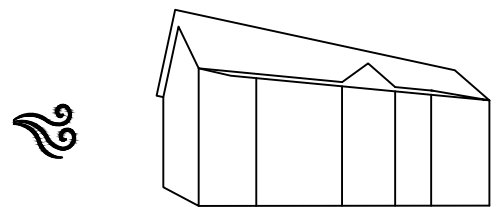
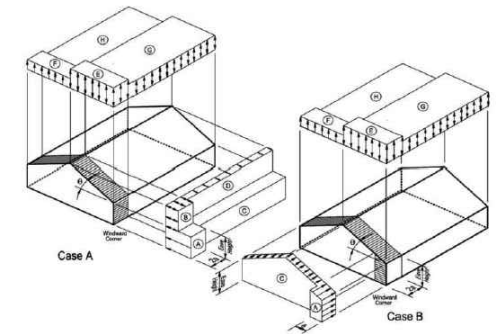
**WIND LOAD DESIGN CRITERIA**

PRESSURES DETERMINED FROM: ASCE 7-16 CH. 28 & CH.30; MAIN FORCE RESISTING SYSTEM (MWFRS) AND WIND LOADS COMPONENTS & CLADDING (C&C)

ROOF TYPE	GABLE
ROOF ANGLE (θ)	27° - 45°
MEAN ROOF HEIGHT (h)	20 FT
ULTIMATE WIND VELOCITY (V <sub>ULT</sub> )	121 MPH
RISK CATEGORY	II
WIND EXPOSURE CATEGORY	C
TOPOGRAPHIC FACTOR	1
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	± .18
DIMENSION "A"	6 FT

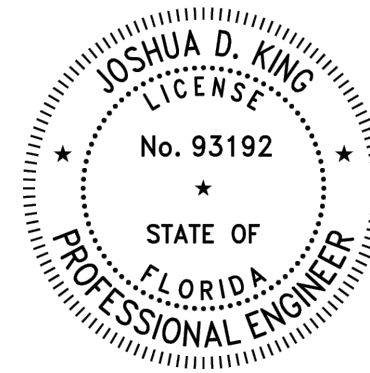
MAIN WIND FORCE RESISTING SYSTEM (MWFRS) ROOF AND WALLS (PSF) (FIG 28.5-1) (EXPOSURE C 1.29 ADJUSTMENT FACTOR)

ZONE	A	B	C	D	E	F	G	H
P <sub>S30</sub>	36.9	6.0	26.7	6.1	-16.4	-22.3	-11.9	-17.9
ZONE	E <sub>OH</sub>	G <sub>OH</sub>	-	-	-	-	-	-
P <sub>S30</sub>	-30.6	-26.0	-	-	-	-	-	-



**BUILDING ELEVATION**

N.T.S.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSHUA D. KING ON THE DATE ADJACENT TO THE SEAL USING SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	REVISION	BY



DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

**GENERAL NOTES**

SCALE:	N.T.S.	SHEET: <b>GN-01</b>
PROJECT NO:	JB-052	
CAD FILE:	Proposed Home.dwg	

C:\Stuff\Business\Home Inspection\Clients\2678 SW County Road 778 - Fort White, FL 32038 (2nd Story Barndominium) 12/23/2025 5:27:13 PM