

GENERAL NOTES

1. CODES USED: 2007 FLORIDA BUILDING CODE, RESIDENTIAL EDITION, ACI, NDS, APA AND ASCE-7. ALL LATEST EDITIONS USED.
2. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS NOTED OTHERWISE ON THE PLANS.
5. SUBSURFACE SOIL CONDITIONS WERE NOT AVAILABLE AT THE TIME OF THIS DESIGN. THE OWNER SHALL PROVIDE TO THE CONTRACTOR A REPORT OF THE SUBSURFACE CONDITIONS. SOIL PREPARATIONS NOTED IN SAID REPORT SHALL BE FOLLOWED UNLESS MORE STRINGENT DESIGN IS SPECIFIED WITHIN THESE PLANS.

CONCRETE NOTES

1. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF ALL CONCRETE IS 3000 PSI AT 28 DAYS.
2. 6X6 W1.4 X W1.4 WWM TO BE PLACED IN THE CENTER OF THE SLAB. WWM SHALL BE LAPPED 8". THE USE OF FIBERMESH SHALL BE ALLOWED IN LIEU OF WWM. MINIMUM FIBER LENGTH = 1/2".
3. SLAB THICKNESS IS 4", UNLESS NOTED OTHERWISE ON THE PLANS. SLAB SHOULD BE POURED OVER A 6 MIL. VAPOR BARRIER AND THE SOIL SHOULD BE TREATED WITH TERMIT E POISON PRIOR TO POURING.
4. THE FILL BELOW THE FOUNDATION SHOULD BE FREE OF DEBRIS, ORGANIC MATERIAL, COHESIVE SOILS OR ANY OTHER DELETERIOUS MATERIAL. SOIL MUST BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR TWO FEET BELOW THE BOTTOM OF THE FOOTING.
5. ALL REINFORCEMENT SHALL BE GRADE 40 DEFORMED BARS CONFORMING TO ASTM-A615.
6. VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
7. CORNER REINFORCEMENT SHALL BE LAPPED 25".
8. REINFORCEMENT SHALL HAVE THE FOLLOWING COVER REQUIREMENTS;
 - 8.1. 3" FOR CONCRETE CAST AND PERMANENTLY EXPOSED TO EARTH
 - 8.2. 2" FOR CONCRETE EXPOSED TO EARTH AND WEATHER
 - 8.3. 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR EARTH FOR THE PRIMARY REINFORCEMENT.
9. ONLY DIMENSIONS FOUND ON THE FOUNDATION PLAN BY GEOFF GARTNER, PE, SHOULD BE USED FOR FOUNDATION CONSTRUCTION. IF DIMENSIONS CAN NOT BE DETERMINED FROM FOUNDATION PLAN, CONTACT THE ENGINEER OF RECORD.
10. STEMWALL TO BE A MAXIMUM OF SIX (6) COURSES TALL. CONTACT ENGINEER OF RECORD IF STEMWALL WILL EXCEED SIX (6) COURSES IN HEIGHT.
11. WHERE THREADED RODS ARE EMBEDDED 12" INTO STEMWALLS, THE TOP TWO COURSES OF STEMWALL MUST BE FILLED.

1. DESIGN OF WOOD COMPONENTS IN THIS STRUCTURE IS BASED ON THE 2007 FLORIDA BUILDING CODE, RESIDENTIAL EDITION AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
2. DESIGN LOADING FOR THIS STRUCTURE IS FOUND IN THE LOAD TABLE ON THIS SHEET.
3. ALL FRAMING ANCHORS SHOWN ON PLANS ARE SIMPSON. ALTERNATE CONNECTORS ARE ACCEPTABLE PROVIDED EQUAL OR GREATER CAPACITIES ARE ACHIEVED. CONTACT ENGINEER OF RECORD IF EQUAL CAPACITIES ARE NOT APPARENT.
4. ALL WOOD DIRECTLY EXPOSED TO CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED.
5. ALL WOOD DIRECTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
6. NAILS OR CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED.
7. DIMENSION LUMBER
 - 7.1. ALL MEMBER SIZES GIVEN IN THE DRAWINGS ARE NOMINAL DIMENSIONS
 - 7.2. WHERE POSTS ARE CALLED OUT, HEADERS SHALL BEAR FULLY ON POSTS.
 - 7.3. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH SIMPSON STRONG-TIE JOIST HANGERS OR EQUAL PER APPROVAL OF THE ENGINEER OF RECORD. THE JOIST HANGERS SHALL BE NAILED WITH NAILS MEETING THE DIAMETER AND LENGTH PER THE DETAILS.
8. ALL NAILS SHALL BE COMMON NAILS, UNLESS OTHERWISE NOTED. NAIL SIZES ARE DEFINED BELOW:

8d = 0.131" x 2-1/2"

10d = 0.148" x 3"

12d = 0.148" x 3-1/4"

16d = 0.162" x 3-1/2"
9. WHERE FRAMING DETAILS SHOW FOOTINGS, SEE FOOTING DETAILS ON THE FOUNDATION PLAN AND/OR THE FOOTING DETAILS SHEET.
10. CONVENTIONAL FRAMING LUMBER IS 2x No.2 SYP UNLESS NOTED OTHERWISE.

LOAD TABLE

ROOF:	
LIVE LOAD:	20.0 PSF
DEAD LOAD:	7.0 PSF
CEILING:	
LIVE LOAD:	10.0 PSF
LIVE LOAD-STORAGE:	30.0 PSF
DEAD LOAD:	5.0 PSF
FLOOR:	
LIVE LOAD:	40.0 PSF
DEAD LOAD:	10.0 PSF
DECK LIVE LOAD:	50.0 PSF
WIND LOADS:	
ASCE7-02, 120 MPH WIND, FLORIDA BUILDING CODE, RESIDENTIAL EDITION AND EXISTING BUILDING EDITION	
EXPOSURE:	C
IMPORTANCE:	1.0
BUILDING CATEGORY:	II
ENCLOSED BUILDING:	
INTERIOR PRESSURE COEFFICIENT:	0.18
ROOF PITCH:	MATCH EXISTING

COMPONENT AND CLADDING DESIGN PRESSURES

EFFECTIVE AREA, SF	END ZONES, PSF		INTERIOR ZONES, PSF	
0-20	35	-45	35	-38
20-50	33	-41	33	-36
50-100	31	-39	31	-34
100-200	29	-35	29	-33

ALL-THREAD NOTES

1. ALL-THREAD CONNECTORS TO BE 1/2" DIAMETER BARS PLACED AT 4' O.C. IN ALL EXTERIOR BEARING WALLS, 4' O.C. IN ALL INTERIOR WALLS, UNLESS NOTED OTHERWISE ON PLANS.
2. ALL-THREAD USED IN SHEARWALL AND HIGH UPLIFT TRUSS HOLD-DOWN APPLICATIONS MAY BE COUNTED AS PART OF THE DESIGNATED O.C. SPACING.
3. PLACE ALL-THREAD RODS WITHIN 6" TO 10" OF EACH CORNER AND AT EACH INTERSECTION OF BEARING WALLS. RECOMMENDED INSTALLATION SEQUENCE IS:

A. PLACE SHEARWALL RODS (SPECIFIED ON PLANS)

B. PLACE HIGH UPLIFT RODS (SPECIFIED ON PLANS)

C. PLACE CORNER RODS

D. PLACE ALL OTHER RODS.
4. ALL-THREAD SHALL BE DRILLED AND EPOXIED INTO FOOTING WITH SIMPSON SET EPOXY SYSTEM, OR APPROVED EQUIVALENT. ALL-THREAD EMBEDMENTS FOR SHEAR WALLS AND HIGH UPLIFT TRUSS CONNECTIONS ARE SPECIFIED IN THEIR RESPECTIVE DETAILS.
5. WHERE NECESSARY, ALL-THREAD COUPLERS SHALL BE RATED NOT LESS THAN 3200 LBS.
6. MINIMUM EMBEDMENT OF ALL-THREAD SHALL BE:

6" - TYPICAL WALLS, MONOLITHIC FOOTING

7" - EXTERIOR WALLS, STEMWALL FOOTING

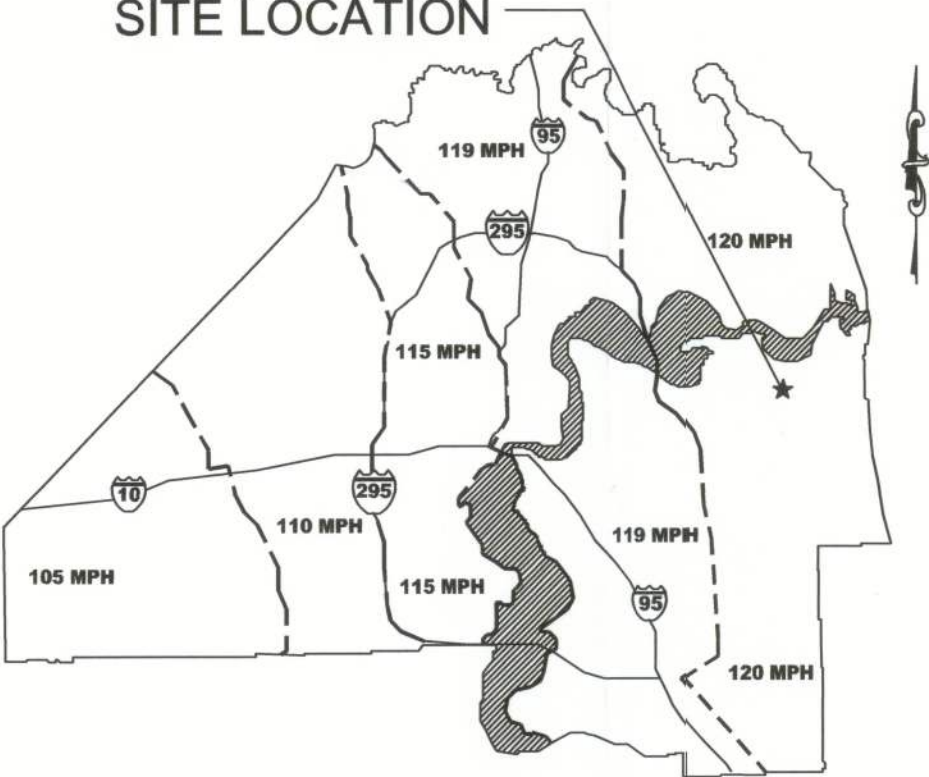
8" - MASONRY WALLS
7. ALL-THREAD EMBEDMENTS FOR SHEARWALLS AND HIGH UPLIFT CONNECTIONS ARE SHOWN IN THEIR RESPECTIVE DETAILS ON THIS SHEET.
8. USE 2" SQUARE WASHERS ON ALL-THREAD AND ANCHOR BOLT LOCATIONS, U.N.O.
9. WHERE THREADED RODS ARE NOT ABLE TO BE INSTALLED DUE TO FIELD LIMITATIONS, IT IS ACCEPTABLE TO PLACE A DOUBLE 2X STUD GROUP. FASTEN STUDS TOGETHER WITH (1) ROW OF 16d NAILS. FASTEN THE STUDS TO THE TOP AND BOTTOM PLATES WITH (2) SPH. PLACE A 1/2" ANCHOR BOLT WITH 6" EMBEDMENT WITHIN 6" OF DOUBLE STUD GROUP.

CONVENTIONAL FRAMING NOTES

1. ALL CONVENTIONAL FRAMING LUMBER IS No.2 SYP.
2. ALL RIDGE AND VALLEY BEAM SIZES ARE NOTED ON THE PLANS.
3. ALL ROOF RAFTER SIZES ARE NOTED ON THE PLANS.
4. FASTEN ROOF RAFTERS TO RIDGE BEAMS WITH (4) 16d TOE-NAILS.
5. FASTEN ROOF RAFTERS TO BEARING WALLS WITH A SIMPSON H2.5A WITH (5) 8d NAILS INTO THE RAFTER AND (5) 8d NAILS INTO THE TOP PLATE.
6. FASTEN ROOF RAFTERS TO SLEEPER WITH SIMPSON H3 WITH (5) 8d NAILS INTO THE RAFTER AND (5) 8d NAILS INTO THE SLEEPER.
7. 2X6 No.2 SYP COLLAR TIES TO BE APPLIED. FASTEN EACH END WITH (6) 16d NAILS. BOTTOM OF COLLAR TIES TO BE NO LOWER THAN 1/3 THE DISTANCE FROM THE TOP PLATE TO THE PEAK.
8. ALL SLEEPERS ARE 2x6 No.2 SYP FASTENED TO EXISTING FRAMING WITH (4) 16d NAILS AT EACH INTERSECTION OF SLEEPER AND EXISTING FRAMING.

- ROOF RAFTER
- RIDGE BEAM
- COLLAR TIE
- (2) 2x4 SYP COLUMN FOR RIDGE/VALLEY BEAM SUPPORT, FASTENED TOGETHER WITH (1) ROW OF 8d NAILS AT 12" O.C. FASTEN RAFTER TO COLUMN WITH 18 GA STRAP WITH (4) 8d NAILS IN RAFTER. (4) 8d NAILS IN COLUMN. FASTEN COLUMN TO TOP PLATE OR HEADER WITH 18 GA STRAP WITH (4) 8d NAILS IN COLUMN, (4) 8d NAILS IN TOP PLATE/HEADER.

APPROXIMATE SITE LOCATION



DUVAL COUNTY WIND SPEED MAP

AS THIS SITE LIES WITHIN THE HURRICANE DEBRIS REGION, PERMANENT OPENING PROTECTION WILL BE REQUIRED. THE CONTRACTOR MAY USE IMPACT GLAZINGS, PERMANENT SHUTTERS OR 5/8" PLYWOOD, CUT TO FIT THE OPENINGS AND LABELED. PLYWOOD MUST BE FASTENED WITH 1/4"X6" WOOD SCREWS AT 12" O.C.

NOTE FOR BRICK VENEER SIDING

1. HORIZONTAL TIES AT 24" O.C.
2. VERTICAL TIES AT 24" O.C.
3. WEEP HOLES AT 33" O.C.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER a,b,c				
SIZE OF STEEL ANGLE a,c (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	No. OF 1/2" EQUIVALENT REINFORCING
3x3x1/4	6'-0"	4'-6"	3'-0"	1
4x3x1/4	8'-0"	6'-0"	4'-6"	1
5x3 1/2x5/16	10'-0"	8'-0"	6'-0"	2
6x3 1/2x5/16	14'-0"	9'-6"	7'-0"	3
2-6x3 1/2x5/16	20'-0"	12'-0"	9'-0"	4

FOR SL: 1 INCH=25.4 MM, 1 FOOT=304.8 MM

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

B. DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8" AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8" INCHES INTO THE SUPPORT.

C. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

