

GENERAL NOTES

1. CODES USED: 2023 FLORIDA BUILDING CODE, BUILDING EDITION AND EXISTING BUILDING EDITION, ACI, NDS, APA AND ASCC7-22.
2. THE ALTERATIONS FOUND WITHIN THESE PLANS ARE DESIGNATED LEVEL 3 ALTERATIONS IN COMPLIANCE WITH SECTION 301.1.2 OF THE EXISTING BUILDING CODE.
3. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
5. 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.
6. 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. DESIGN OF THIS STRUCTURE WAS PERFORMED ASSUMING 2500 PSF SOIL CAPACITY.
7. THE SCOPE OF WORK OF THIS PROJECT IS LIMITED TO THE CHANGES SHOWN ON THESE PLANS, THE SCOPE OF WORK SPECIFICALLY EXCLUDES ANY AND ALL ARCHITECTURAL, WATERPROOFING, MECHANICAL, PLUMBING OR ELECTRICAL WORK.
8. EXISTING STRUCTURES ARE SHOWN ON DRAWINGS FOR CLARITY ONLY. VERIFY ALL EXISTING/NEW ELEVATIONS AND TYPE OF CONSTRUCTION OF THOSE STRUCTURES, AND NOTIFY ENGINEER IMMEDIATELY BEFORE BEGINNING NEW CONSTRUCTION OF ANY INTERFERENCES AND/OR DISCREPANCIES THAT MIGHT EXIST BETWEEN CONSTRUCTION DOCUMENTS AND/OR ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING/SHORING, TEMPORARY SUPPORTS AND OTHER SUCH ITEMS OR OTHER MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY PERSONNEL DURING CONSTRUCTION. THE DESIGN ADEQUACY AND SAFETY OF ABOVE ITEMS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONCRETE NOTES

1. ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH ACI 318, LATEST EDITION, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND ACI 301, LATEST EDITION, "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, (145 PCF +/-) ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. MAXIMUM AGGREGATE SIZE SHALL BE 1½" INCHES FOR FOUNDATIONS, AND ¾" FOR ALL SLABS AND SHALL CONFORM TO ASTM C33.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF ALL CONCRETE IS 3000 PSI AT 28 DAYS.
4. 4" 3000PSI CONCRETE SLAB WITH 6X6 W1.4 X W1.4 WWM OR 1/2" FIBERMESH OVER A 6 MIL. VAPOR BARRIER AND TERMITE TREATED SOIL.
5. 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.
6. ALL REINFORCEMENT SHALL BE GRADE 40 DEFORMED BARS CONFORMING TO ASTM-A615. ALL CONCRETE REINFORCEMENT SHALL BE FABRICATED, INSTALLED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".
7. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.
8. VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
9. CORNER REINFORCEMENT SHALL BE LAPPED 25".
10. REINFORCEMENT SHALL HAVE THE FOLLOWING COVER REQUIREMENTS:
10.1. 3" FOR CONCRETE CAST AND PERMANENTLY EXPOSED TO EARTH
10.2. 2" FOR CONCRETE EXPOSED TO EARTH AND WEATHER
10.3. 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR EARTH FOR THE PRIMARY REINFORCEMENT.
11. ONLY DIMENSIONS FOUND ON THE FOUNDATION PLAN BY ALEXANDER GRACE CONSULTING, INC., SHOULD BE USED FOR FOUNDATION CONSTRUCTION. IF DIMENSIONS CAN NOT BE DETERMINED FROM FOUNDATION PLAN, CONTACT THE ENGINEER OF RECORD.
12. STEM WALL TO BE A MAXIMUM OF SIX (6) COURSES TALL. CONTACT ENGINEER OF RECORD IF STEM WALL WILL EXCEED SIX (6) COURSES IN HEIGHT.
13. WHERE THREADED RODS ARE EMBEDDED 12" INTO STEM WALLS, THE TOP TWO COURSES OF STEM WALL MUST BE FILLED.

FRAMING NOTES

1. DESIGN OF WOOD COMPONENTS IN THIS STRUCTURE IS BASED ON THE 2023 FLORIDA BUILDING CODE, 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 = 0.131" x 3"
10d = 0.131" x 1-1/2" (STUBBY NAIL)
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.

EXTERIOR WALL STUD SPACING											
		BRITTLE FINISH WALL HEIGHT (L/360)					FLEXIBLE FINISH WALL HEIGHT (L/120)				
BEARING CONDITION	STUD SIZE AND GRADE	8 FT	9 FT	10 FT	11 FT	12 FT	8 FT	9 FT	10 FT	11 FT	12 FT
ONE STORY	2X4 SPF STUD	16	12				16	16			
	2X4 NO.2 SPF	16	12				16	16	16	12	
	2X6 SPF STUD GRD OR NO.2	16	16	16	16	16	16	16	16	16	16
TWO STORY	2X4 SPF STUD	16	12				16	12			
	2X4 NO.2 SPF	16	12				16	16	12		
	2X6 SPF STUD GRD OR NO.2	16	16	16	16	16	16	16	16	16	16

NOTES

1. ALL NON-CORNER STUDS LOCATED IN WALL END ZONES TO BE DOUBLED, FASTEN STUDS TOGETHER WITH 12d COMMONS AT 8" O.C.
2. NON-BEARING WALLS MAY BE FRAMED WITH 2X STUDS AT 24" O.C. MAX.

ALL-THREAD NOTES

1. ALL-THREAD CONNECTORS TO BE 3/8" DIAMETER BARS PLACED AT 4' O.C. IN ALL BEARING 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 10d 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.
10. IN LOCATIONS WHERE SECOND FLOOR BEARING WALLS BEAR ON BEAMS/HEADERS BELOW, IT IS ACCEPTABLE TO DRILL THE THREADED RODS THROUGH THE HEADER AND FASTEN THE BOTTOM OF THE ROD WITH A 3" SQ WASHER AND NUT.

MASONRY NOTES

1. ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1) OF THE AMERICAN CONCRETE INSTITUTE.
2. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT WITH A MIN. NET COMPRESSIVE STRENGTH OF 1500 PSI, HOLLOW, LOAD-BEARING UNITS. CONFORMING TO ASTM C90, TYPE N-II
3. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150 TYPE I. LIME SHALL CONFORM TO ASTM C207. ALL MASONRY CEMENT SHALL CONFORM TO ASTM C91. THICKNESS OF MORTAR SHALL NOT EXCEED ¾". FULL BEAD AND HEAD JOINTS SHALL BE USED.
4. MASONRY GROUT SHALL CONFORM TO ASTM C476. FC OF GROUT SHALL BE 3000 PSI MIN. THE MAXIMUM AGGREGATE SIZE SHALL BE ¾" GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404. SLUMP OF GROUT SHALL BE 8 TO 10 INCHES.
5. MASONRY WALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE 48 BAR DIA LAP ON ALL SPLICES. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING IN CELLS.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING OF ALL MASONRY CONSTRUCTION TO RESIST WIND, BACKFILLING, SOIL COMPACTION AND OTHER NATURAL AND CONSTRUCTION FORCES OCCURRING DURING CONSTRUCTION. THE BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETE.
7. HORIZONTAL JOINT REINFORCING SHALL BE USED FOR ALL MASONRY CONSTRUCTION, AND SHALL CONSIST OF 9 GAGE, GALVANIZED, LADDER TYPE REINFORCING CONFORMING TO ASTM A82, SPACED AT 16" O.C. VERTICAL MAX.
8. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR, DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.
9. ALL MASONRY WALLS SHALL BE SECURELY BRACED UNTIL FLOOR OR ROOF SYSTEM HAS BEEN INSTALLED AND HAS BECOME CAPABLE OF STABILIZING THE WALLS. REINFORCED MASONRY UNITS SHALL BE FILLED SOLID WITH 3000 PSI GROUT AS INDICATED ON PLANS.
10. CASTCRETE PRECAST LINTELS TO BE USED OVER ALL OPENINGS, UNO. SEE PLAN FOR SIZE AND REINFORCEMENT.

LOAD TABLE

ROOF:
LIVE LOAD: 20.0 PSF
DEAD LOAD: 7.0 PSF

CEILING:
LIVE LOAD: 0.0 PSF
DEAD LOAD: 5.0 PSF

FLOOR:
OFFICE LIVE LOAD: 65.0 PSF
DEAD LOAD: 15.0 PSF
DECK LIVE LOAD: 100.0 PSF

WIND LOADS:
WIND SPEED: 130 MPH
EXPOSURE: C
IMPORTANCE: 1.0
BUILDING CATEGORY: II
ENCLOSED BUILDING:
INTERIOR PRESSURE COEFFICIENT: 0.18
ROOF PITCH: .25 AND 1 : 12

COMPONENT AND CLADDING DESIGN PRESSURES

EFFECTIVE AREA, SF	END ZONES, PSF		INTERIOR ZONES, PSF	
0-20	24.4	-32.0	24.4	-26.6
20-50	22.9	-28.8	22.9	-25.3
50-100	21.6	-27.2	21.6	-24.0
100-200	20.8	-24.4	20.8	-22.9

EPOXY NOTES

1. ANCHOR BOLTS, REINFORCING STEEL, THREADED RODS, STAIR HANDRAILS, AND OTHER EMBEDDED STEEL ITEMS SHALL BE SET INTO HARDENED CONCRETE WITH EPOXY OR EPOXY GROUT ONLY WHERE DETAILED ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.
2. MANUFACTURER'S DATA FOR ALL EPOXY AND EPOXY GROUT SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. ACCEPTABLE EPOXY PRODUCTS ARE:

HILTI HY150, HILTI HSE2421, SIMPSON STRONG-TIE SET OR APPROVED EQUAL.

IN USING THE ABOVE PRODUCTS, FOLLOW STRICTLY THE MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS FOR MIXING AND APPLICATION. HEED ALL LABEL WARNINGS. INSTALL IN ACCORDANCE WITH APPLICABLE SAFETY LAWS.
3. ALL EPOXY AND EPOXY GROUT SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AND TENSILE STRENGTH OF 2,300 PSI.
4. ALL HOLES SHALL BE DRILLED WITH A DIAMETER NO LARGER THAN 1/8" GREATER THAN THE DIAMETER OF THE STEEL MEMBER BEING INSTALLED.
5. ALL HOLES SHALL BE CLEANED WITH COMPRESSED AIR AND SHALL BE DRY PRIOR TO INSTALLATION OF EPOXY. HOLES SHALL BE FREE OF ALL DELETERIOUS MATERIAL SUCH AS LAITANCE, DUST, DIRT, AND OIL.
6. CONTRACTOR PERFORMING EPOXY WORK SHALL BE AN APPROVED CONTRACTOR BY THE MANUFACTURER FURNISHING THE EPOXY MATERIALS, AND SHALL HAVE NO LESS THAN FIVE YEARS EXPERIENCE IN THE VARIOUS TYPES OF EPOXY RELATED WORK REQUIRED IN THIS PROJECT. A NOTARIZED CERTIFICATION FROM THE MANUFACTURER ATTESTING TO THE TRAINING SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT ALONG WITH THE PROPOSAL TO DO THE WORK.

SHEATHING NOTES

FOR WALL SHEATHING:

1. FOR STUCCO AND STONE: MIN 1½" OSB OR PLYWOOD, SPAN RATING 32/16, INSTALLED VERTICALLY, OR MIN 1½" OSB OR PLYWOOD, SPAN RATING 32/16, INSTALLED HORIZONTALLY, TO WALL FRAMING. FASTEN WITH 8d NAILS AT 6" O.C. ON EDGE, 12" O.C. IN FIELD.
2. FOR ALL OTHER VENEER: MIN 1½" OSB OR PLYWOOD, SPAN RATING 24/16, INSTALLED VERTICALLY OR HORIZONTALLY, TO WALL FRAMING. FASTEN WITH 8d NAILS AT 6" O.C. ON EDGE, 12" O.C. IN FIELD (BLOCKED PANEL EDGES) OR 6" O.C. EDGE AND FIELD (UNBLOCKED PANEL EDGES).
3. FOR CURVED WALLS: TWO (2) LAYERS OF 1" PLYWOOD, FASTEN WITH 10d NAILS AT 6" O.C. ON EDGE AND 12" O.C. IN FIELD. OUTER LAYER OF PLYWOOD PANEL EDGES MUST BE LAPPED 24" MIN WITH INNER LAYER. SHIM FRAMING AS NEEDED FOR TIGHT FIT.

FOR ROOF SHEATHING:

1. FOR SHINGLE AND METAL ROOF: MIN 1½" OSB OR PLYWOOD, SPAN RATING 24/16, INSTALLED PERPENDICULAR TO ROOF FRAMING. FASTEN WITH 8d RING SHANK NAILS AT 6" O.C. ON EDGE, 12" O.C. IN FIELD.
2. FOR TILE ROOF: MIN 1½" PLYWOOD, SPAN RATING 32/16, INSTALLED PERPENDICULAR TO ROOF FRAMING. FASTEN WITH 8d RING SHANK NAILS AT 6" O.C. ON EDGE, 12" O.C. IN FIELD.
3. SINGLE CLIP PANEL EDGES. INSTALL PANELS CONTINUOUS OVER TWO OR MORE SPANS WITH STAGGERED END JOINTS. WHERE PANELS ARE INSTALLED OVER SINGLE SPANS DUE TO FIELD CONDITIONS, BLOCK PANELS AT 12" O.C.

FOR FLOOR DECKING:

1. MIN 3/4" T&G OSB OR PLYWOOD, SPAN RATING 48/24, INSTALLED PERPENDICULAR TO FLOOR FRAMING. FASTEN WITH 8d NAILS AT 6" O.C. ON EDGE, 12" O.C. IN FIELD.
2. USE OF APA RATED STURD-FLOOR IS ALLOWED WITH A MINIMUM SPAN RATING OF 48/24 AND MINIMUM 3/4" THICKNESS.

FOR PORCH CEILING SHEATHING:

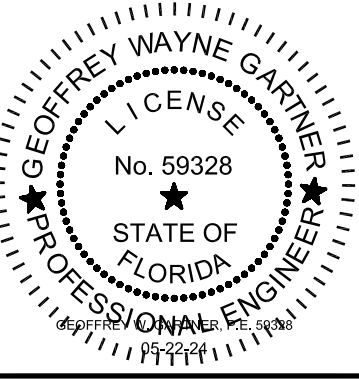
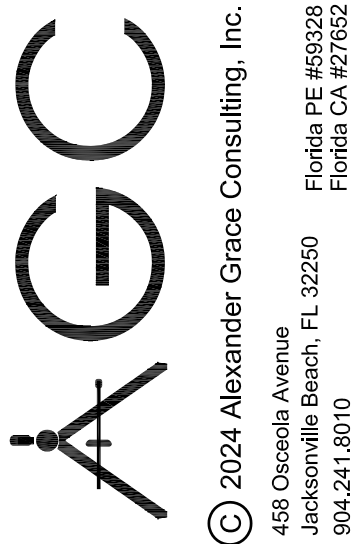
1. MIN 3/8" OSB OR PLYWOOD, SPAN RATING 24/0, INSTALLED PERPENDICULAR TO CEILING FRAMING. FASTEN WITH 8d NAILS AT 3" O.C. ON EDGE, 12" O.C. IN FIELD.

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S2.02	SECOND LEVEL FLOOR FRAMING PLAN
S2.03	SECOND LEVEL WALL FRAMING PLAN
S2.04	SECOND LEVEL ROOF FRAMING PLAN
S3.01	FRAMING DETAILS
S3.02	FRAMING DETAILS

CONNECTION SCHEDULE	
CONNECTOR	FASTENERS
H2.5A	(10) 8d NAILS IN ALL HOLES
H3	(8) 8d NAILS IN ALL HOLES
MSTA12	(10) 10d NAILS IN ALL HOLES
MSTA18	(14) 10d NAILS IN ALL HOLES
MSTA24	(18) 10d NAILS IN ALL HOLES
MSTA49	(26) 10d NAILS IN ALL HOLES
ABU44	(12) 10d NAILS IN ALL HOLES, 5/8" ANCHOR, DRILLED AND EPOXIED.
ABU66	(12) 10d NAILS IN ALL HOLES, 5/8" ANCHOR, DRILLED AND EPOXIED.
LTS12, LTS16, LTS20	(12) 10d NAILS IN ALL HOLES
MTS12, MTS16, MTS20	(14) 10d NAILS IN ALL HOLES
HTS16, 20	(16) 10d NAILS IN ALL HOLES
A34	(12) 10d NAILS IN ALL HOLES
A35	(12) 10d NAILS IN ALL HOLES
LUS28	(6) 10d NAILS IN HEADER, (4) 10d NAILS IN JOIST
LUS210	(8) 10d NAILS IN HEADER, (4) 10d NAILS IN JOIST
HU210-2/HUC210-2	(18) 16d NAILS IN HEADER, (10) 10d NAILS IN JOIST
HU212-2/HUC212-2	(22) 16d NAILS IN HEADER, (10) 10d NAILS IN JOIST
DTT2Z	(8) 1 1/4" X 1-1/2" SDS SCREWS IN ALL HOLES, 3/4"x8" ANCHOR, DRILLED AND EPOXIED.
LTTP2	(12) 10d NAILS IN HEADER, 1"x8"x8" ANCHOR, DRILLED AND EPOXIED.
LTTT31	(18) 10d NAILS IN ALL HOLES, 5/8"x8" ANCHOR, DRILLED AND EPOXIED.
HTT4	(18) 10d NAILS IN ALL HOLES, 5/8"x8" ANCHOR, DRILLED AND EPOXIED.
HTT5	(26) 10d NAILS IN ALL HOLES, 5/8"x8" ANCHOR, DRILLED AND EPOXIED.
HD5B	(2) 3/4"x8 BOLTS IN STUDS, 5/8"x8" ANCHOR, DRILLED AND EPOXIED.
HD7B	(3) 3/4"x8 BOLTS IN STUDS, 5/8"x8" ANCHOR, DRILLED AND EPOXIED.
LCE4	(3) 3/4"x8 BOLTS IN STUDS, 5/8"x8" ANCHOR, DRILLED AND EPOXIED.
SSP	(4) 0.148"x3" NAILS INTO STUD, (1) 0.148"x3" INTO SILL PLATE, (3) 0.148"x3" INTO DOUBLE TOP PLATE.

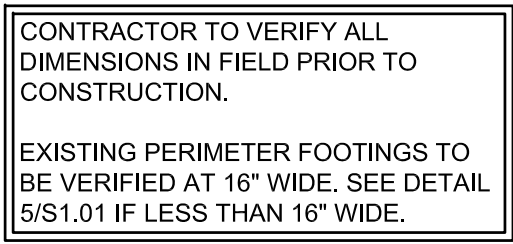
BARNETT CUSTOM HOMES
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JACKSONVILLE BEACH, FL

COVER PAGE/
GENERAL NOTES



Sheet No.

S0.01



A 48"x48"x12" DEEP FOOTING WITH (5) #5 BARS EACH WAY

B 12" DEEP FOOTING WITH #5 BARS AT 12" O.C. EACH WAY, MIN (2).

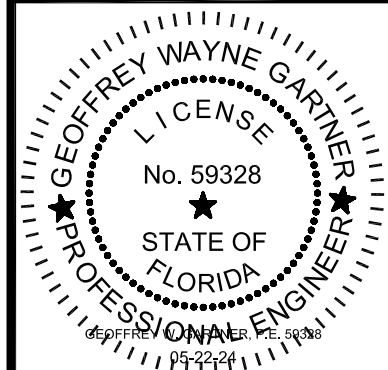
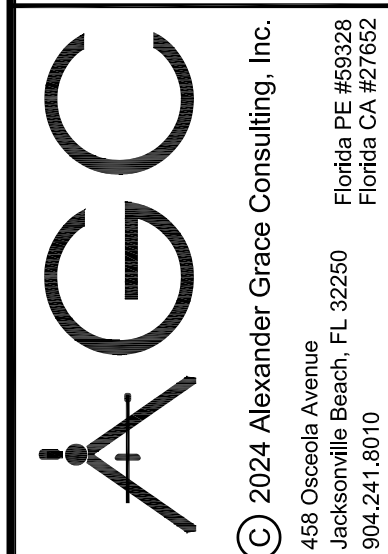
REVIEWS			Job Number:	24-050	
No.	DATE	DESCRIPTION	BY	APPD	
1	05-22-24	ISSUED FOR COMMENT AND REVIEW	GWG	GWG	

BARNETT CUSTOM HOMES
BCH OFFICE

JACKSONVILLE BEACH, FL

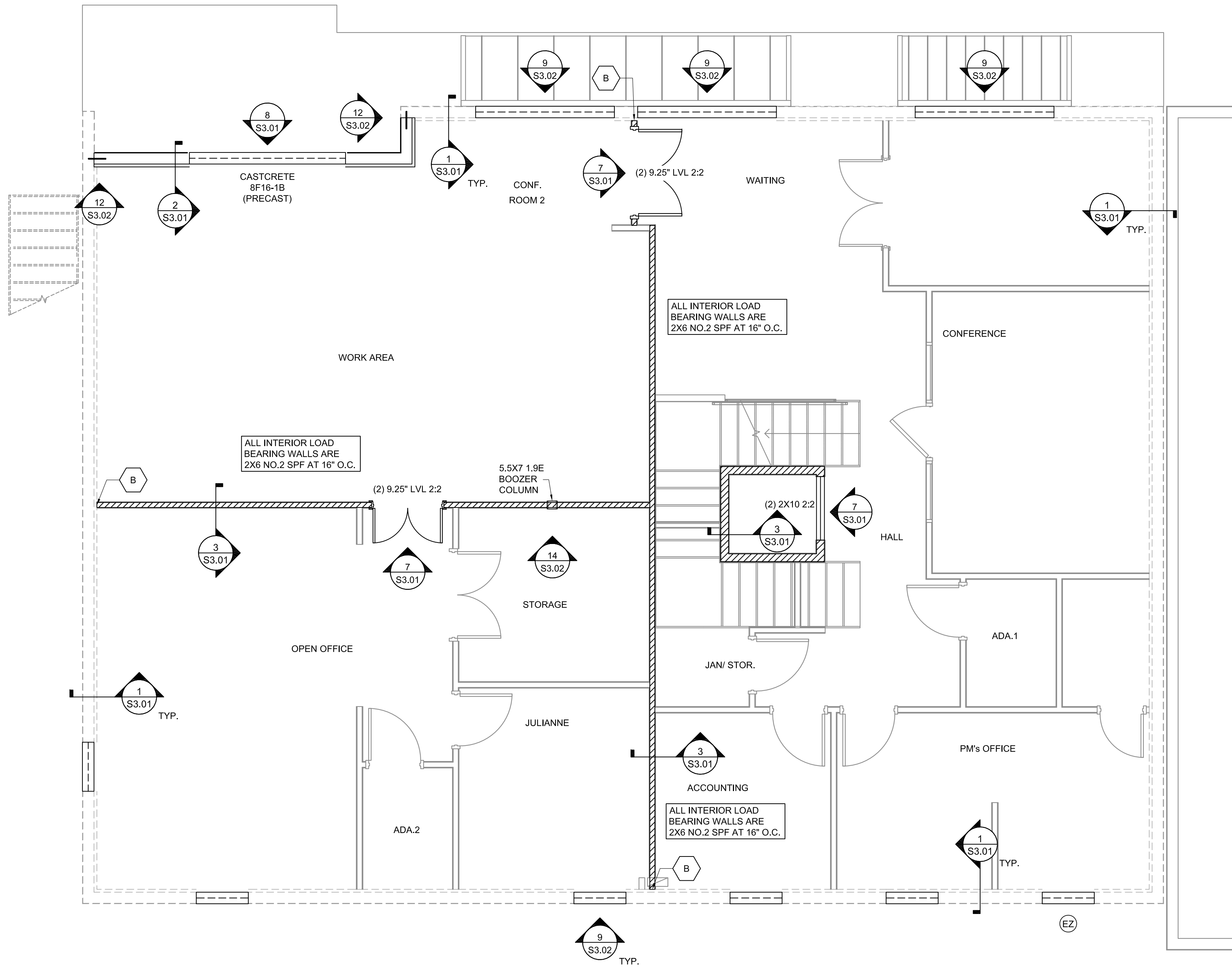
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FOUNDATION PLAN AND DETAILS



Sheet No.

S1.01



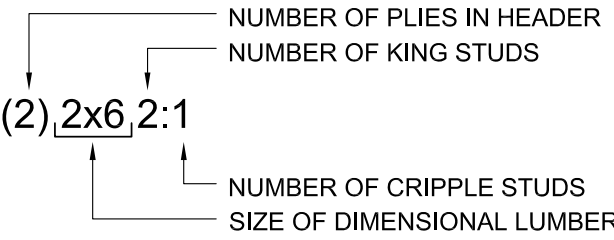
FIRST LEVEL WALL PLAN
1/4" = 1'-0"

FRAMING NOTES AND LEGEND

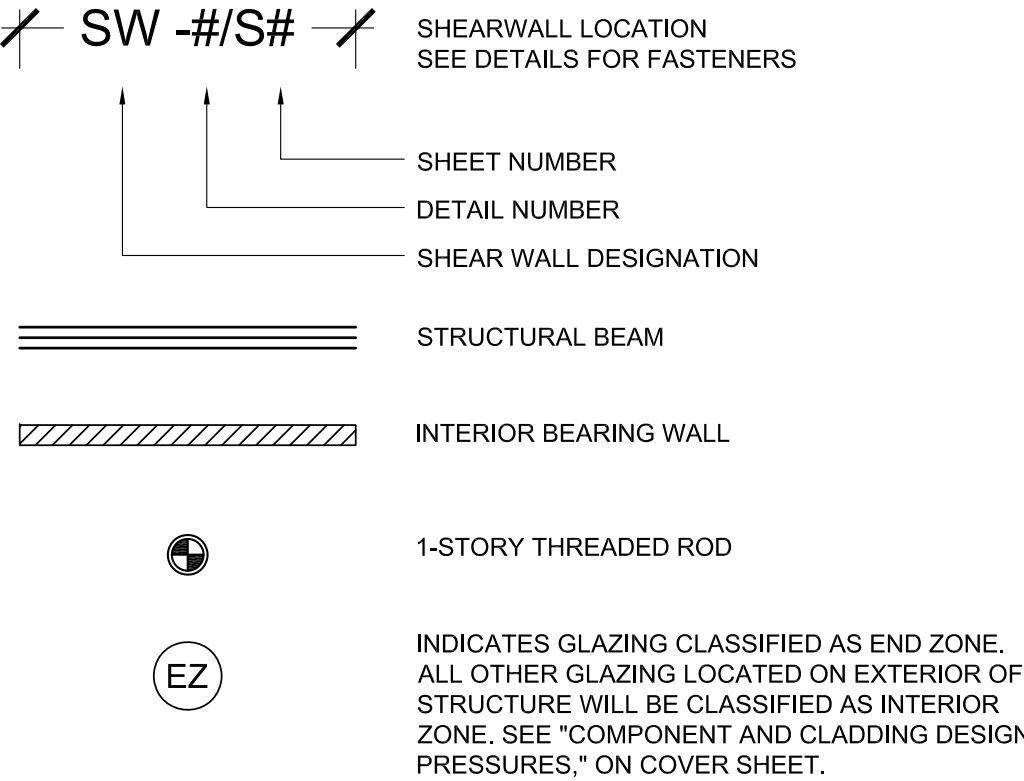
TOP AND BOTTOM PLATE MATERIAL: 2x No. 2 SYP, UNO.
STUD MATERIAL: 2x No. 2 SPF, UNO.

HEADERS:
ALL HEADERS ARE (2) 2x6 No. 2 SYP WITH TWO KINGS AND ONE CRIPPLE, UNO. FASTEN HEADER LUMBER TOGETHER USING (2) ROWS OF 16d (0.148" X 3.5") COMMON NAILS AT 12" ON CENTER. SEE THE HEADER DETAIL FOR FASTENING SPECIFICATIONS.

HEADER NOTATION IS:



SHEAR WALLS:
ALL WALLS ACT AS LATERAL FORCE RESISTING ELEMENTS BASED ON THE TYPICAL WALL SECTION, THREADED ROD SPACING, AND SPECIFIC THREADED ROD LOCATIONS SHOWN ON THE FRAMING PLAN, AS NOTED BELOW. WALLS REQUIRING ADDITIONAL NAILING AND HOLDDOWNS, IF ANY, ARE NOTED ON THE PLAN.



ABBREVIATIONS:

ICR INTERMEDIATE CRIPPLES REQUIRED. FASTEN EACH END OF CRIPPLE WITH SDWC15600 SCREWS.
LVL 1.75" WIDE 2.0E TRUS/JOIST 2.0E MICROLAM LVL OR EQUIVALENT
MIR MIRROR.
MSR MACHINE STRESS RATED LUMBER.
O.C. ON CENTER.
OSB ORIENTED STRAND BOARD.
SIM SIMILAR.
SPF SPRUCE PINE FIR.
SPH STRUCTURAL PANEL HEADER.
SYP SOUTHERN YELLOW PINE.
TYP TYPICAL.
UNO UNLESS NOTED OTHERWISE.
CANT CANTILEVER

A PLACE 6x6 POST UNDER BEAM BEARING. FASTEN BEAM TO POST WITH (2) MSTA24. FASTEN POST TO FOOTING PER DETAIL 16/S3.02.
B FASTEN LAST STUD OF PROPOSED WALL TO EXISTING CMU WITH 3/8" TAPCONS AT 12" O.C.
C SHEATH PORCH BOTTOM CHORDS/CEILING JOISTS WITH 7/16" OSB FASTENED WITH 8d COMMON NAILS AT 6" O.C. ON EDGE, 12" O.C. IN FIELD.

REVISONS	No.	DATE	DESCRIPTION	BY	APPD
	1	05-22-24	ISSUED FOR COMMENT AND REVIEW	GWG	GWG

BARNETT CUSTOM HOMES BCH OFFICE JACKSONVILLE BEACH, FL					
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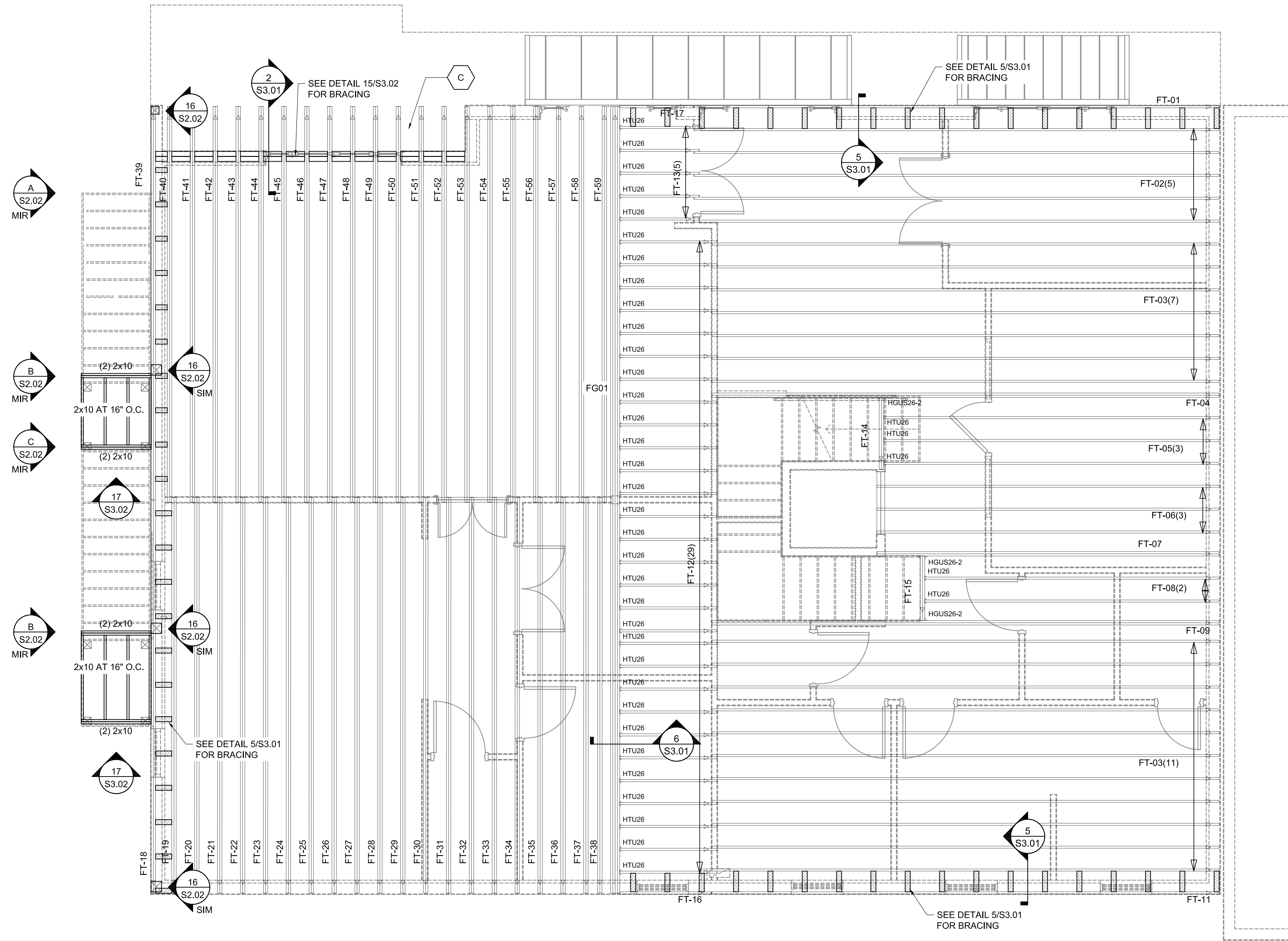
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Check by:	GWG
Approved by:	GWG
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FIRST LEVEL WALL FRAMING PLAN

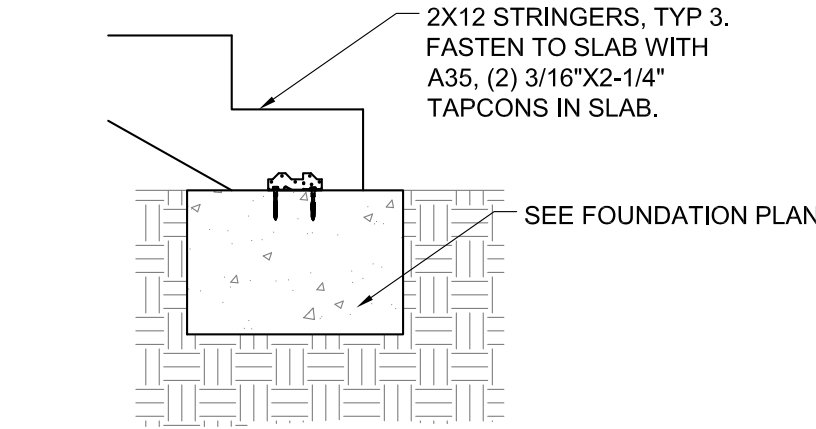
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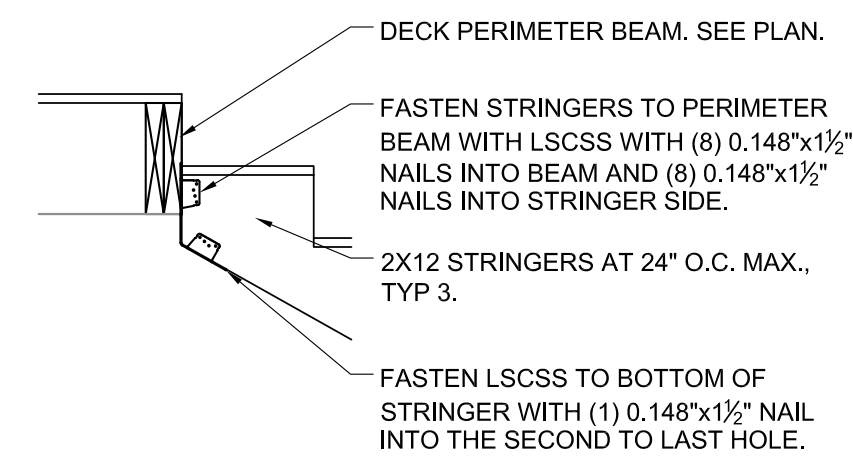
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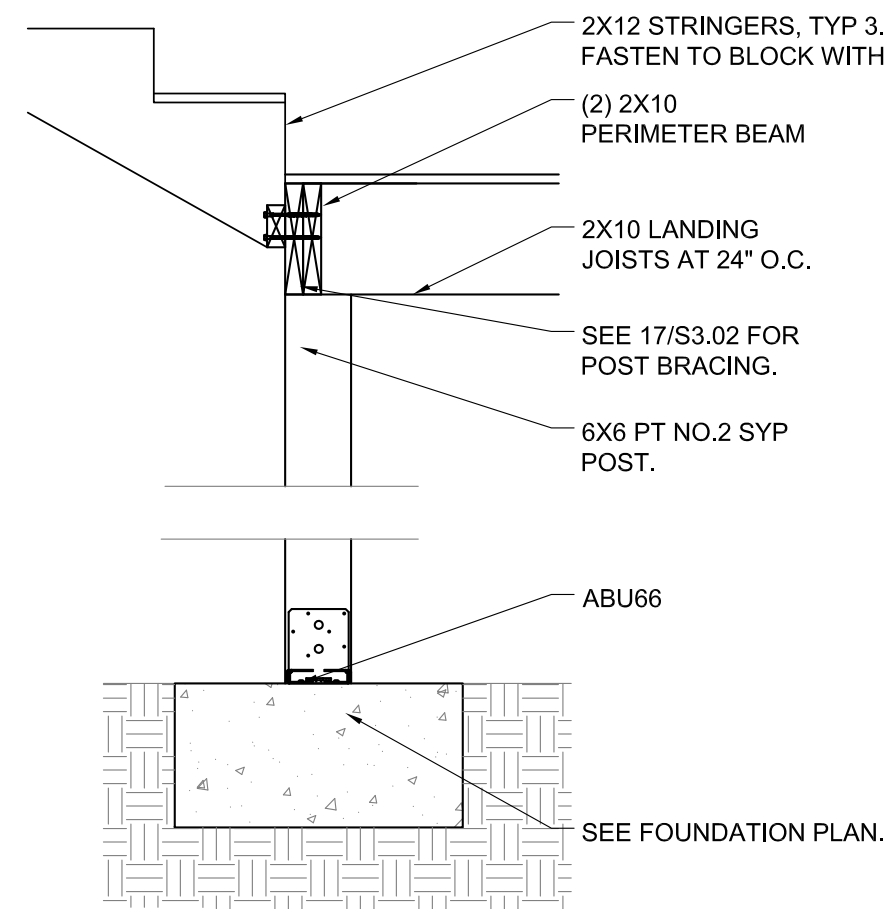
SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"



A STAIR LANDING SECTION
3/4" = 1'-0"



B STRINGER TO BEAM
3/4" = 1'-0"



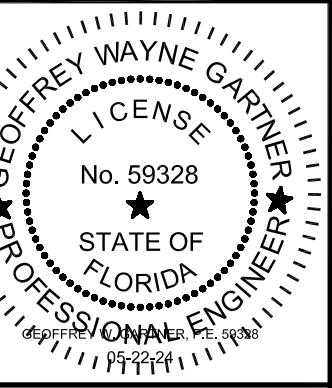
C STAIR LANDING SECTION
3/4" = 1'-0"

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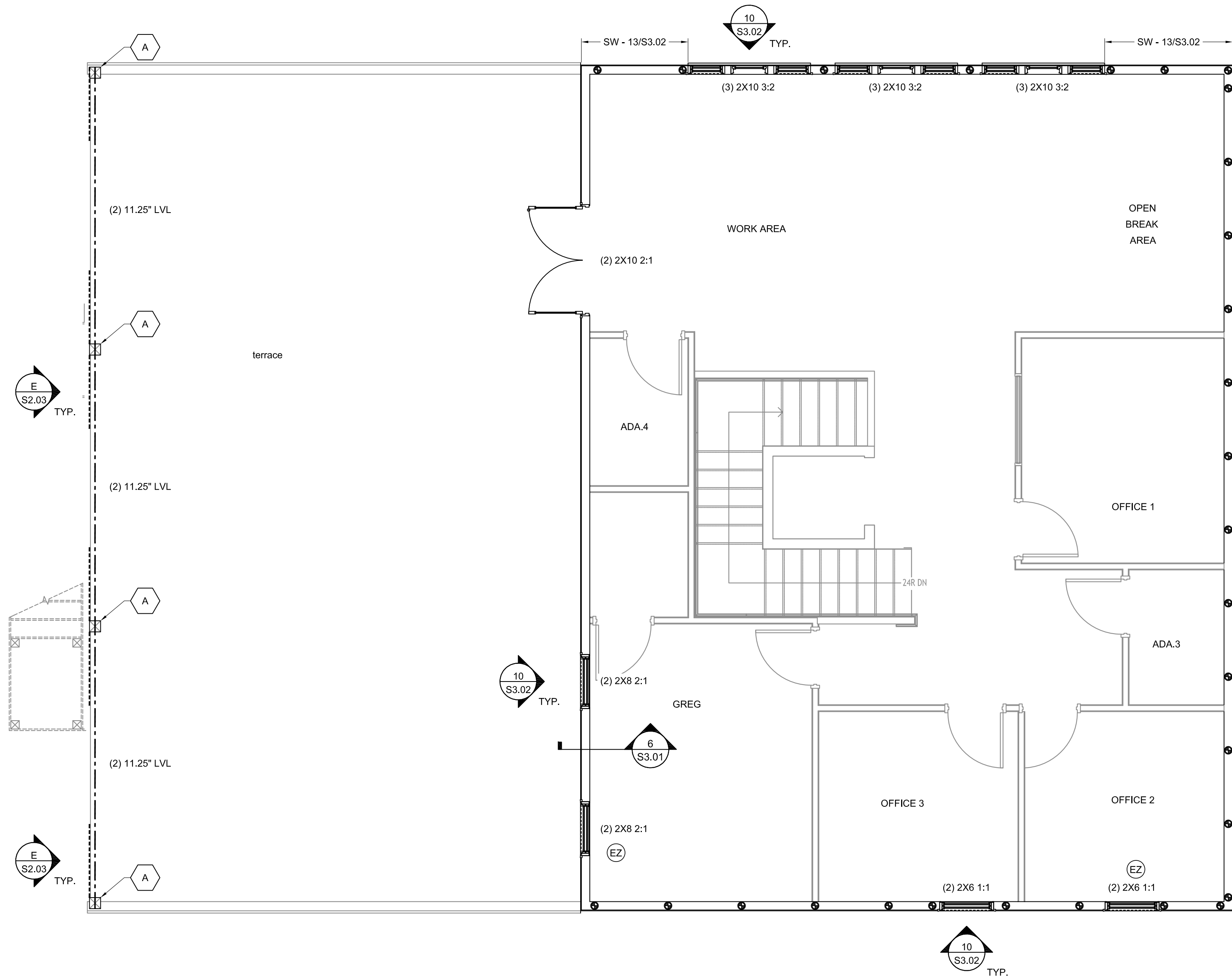
Drawn by:	GWG
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SECOND LEVEL
FLOOR FRAMING PLAN

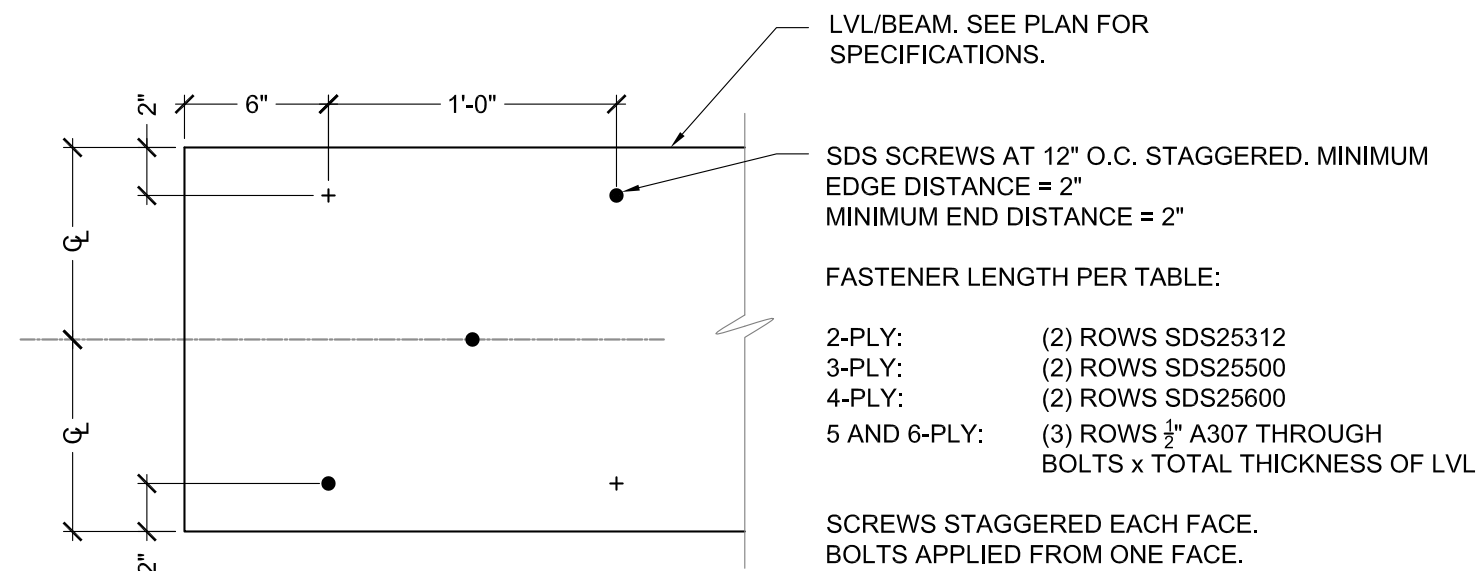


Sheet No.

S2.02



SECOND LEVEL WALL PLAN
1/4" = 1'-0"



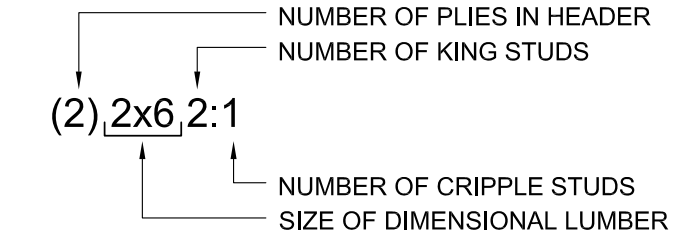
MULTI-PLY FASTENING
1-1/2" = 1'-0"

FRAMING NOTES AND LEGEND

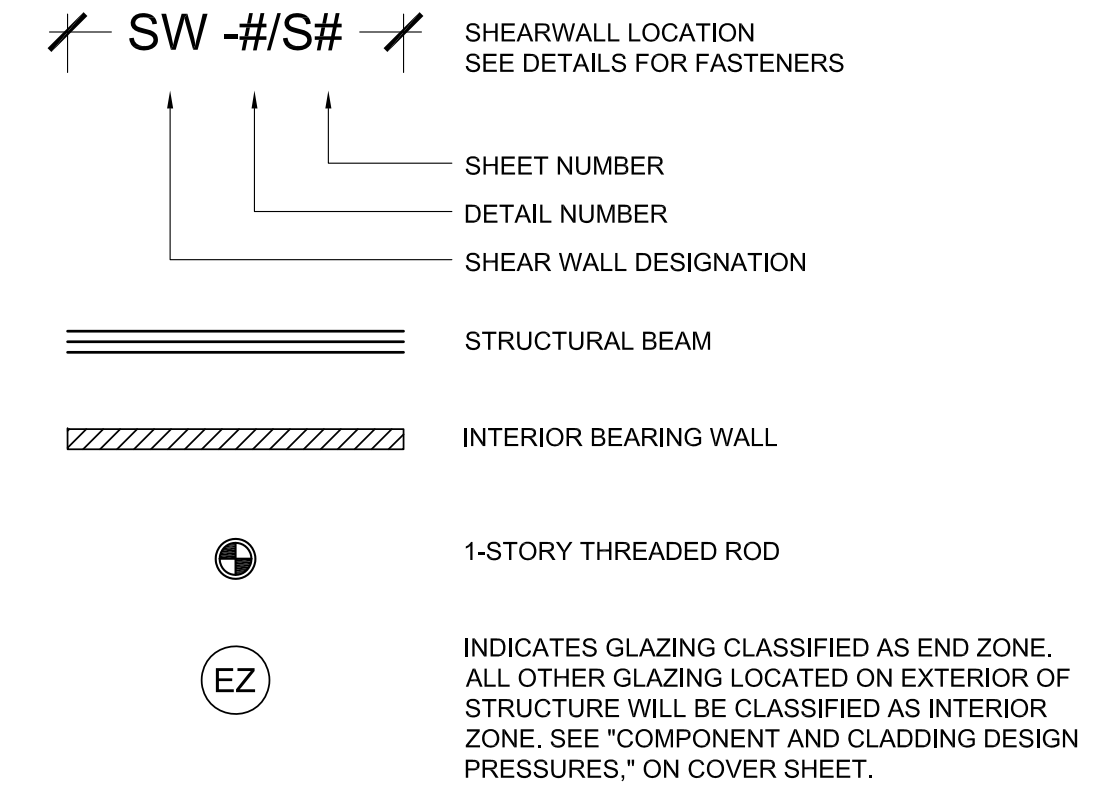
TOP AND BOTTOM PLATE MATERIAL: 2x No. 2 SYP, UNO.
STUD MATERIAL: 2x No. 2 SPF, UNO.

HEADERS:
ALL HEADERS ARE (2) 2x6 No. 2 SYP WITH TWO KINGS AND ONE CRIPPLE, UNO. FASTEN HEADER LUMBER TOGETHER USING (2) ROWS OF 16d (0.148" X 3.5") COMMON NAILS AT 12" ON CENTER. SEE THE HEADER DETAIL FOR FASTENING SPECIFICATIONS.

HEADER NOTATION IS:



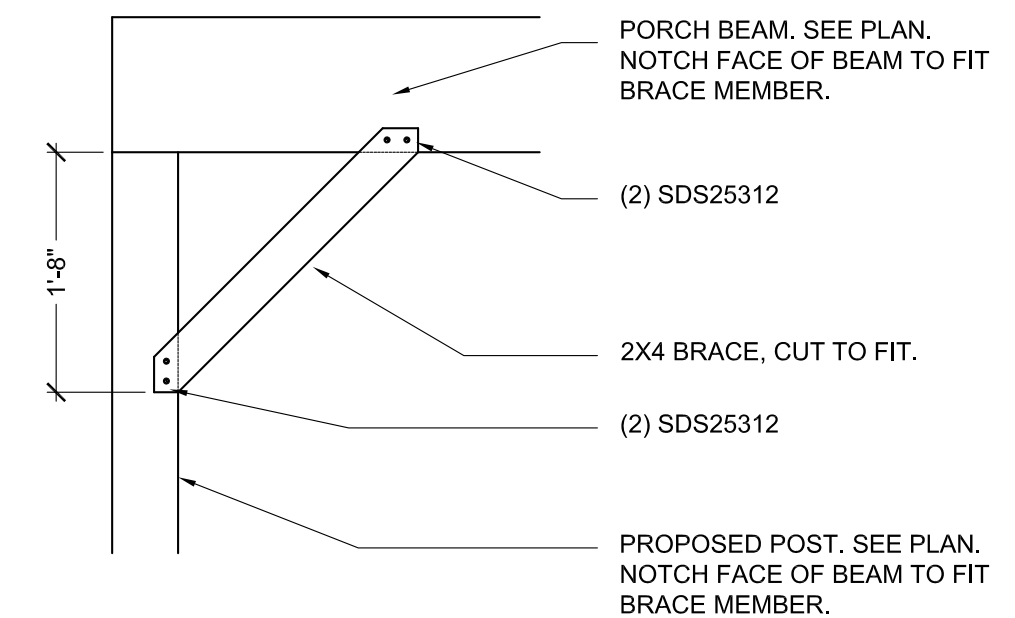
SHEAR WALLS:
ALL WALLS ACT AS LATERAL FORCE RESISTING ELEMENTS BASED ON THE TYPICAL WALL SECTION, THREADED ROD SPACING, AND SPECIFIC THREADED ROD LOCATIONS SHOWN ON THE FRAMING PLAN, AS NOTED BELOW. WALLS REQUIRING ADDITIONAL NAILING AND HOLDDOWNS, IF ANY, ARE NOTED ON THE PLAN.



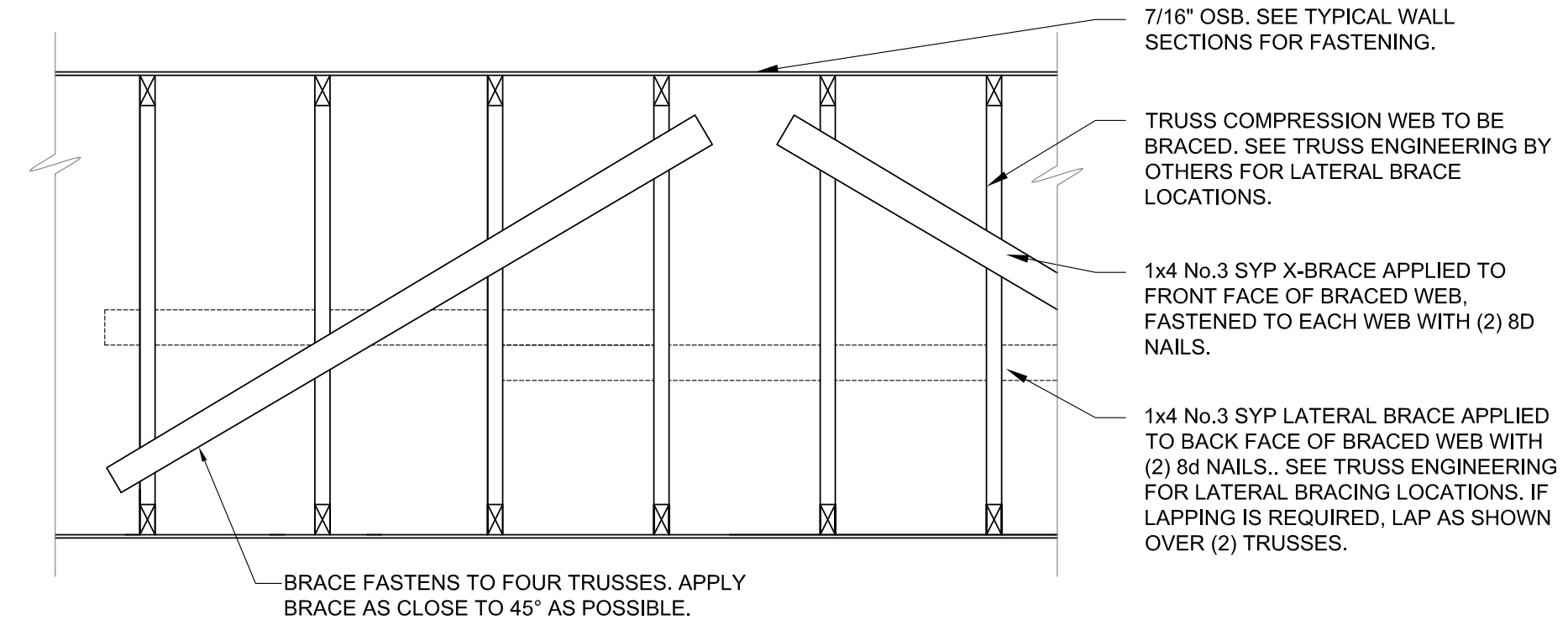
ABBREVIATIONS:

ICR INTERMEDIATE CRIPPLES REQUIRED. FASTEN EACH END OF CRIPPLE WITH SDWC15600 SCREWS.
LVL 1.75" WIDE 2.0E TRUS/JOIST 2.0E MICROLAM LVL OR EQUIVALENT
MR MIRROR.
MSR MACHINE STRESS RATED LUMBER.
O.C. ON CENTER.
OSB ORIENTED STRAND BOARD.
SIM SIMILAR.
SPF SPRUCE PINE FIR.
SPH STRUCTURAL PANEL HEADER.
SYP SOUTHERN YELLOW PINE.
TYP TYPICAL.
UNO UNLESS NOTED OTHERWISE.
CANT CANTILEVER

- A PLACE 6x6 POST UNDER BEAM BEARING. FASTEN BEAM TO POST WITH (2) MSTA24. FASTEN POST TO FOOTING PER DETAIL 16/S3.02.
- B FASTEN LAST STUD OF PROPOSED WALL TO EXISTING CMU WITH 3/8" TAPCONS AT 12" O.C.
- C SHEATH PORCH BOTTOM CHORDS/CEILING JOISTS WITH 7/16" OSB FASTENED WITH 8d COMMON NAILS AT 6" O.C. ON EDGE, 12" O.C. IN FIELD.



KNEE BRACE
3/4" = 1'-0"



PERMANENT TRUSS BRACING

3/4" = 1'-0"

SECOND LEVEL ROOF PLAN

1/4" = 1'-0"

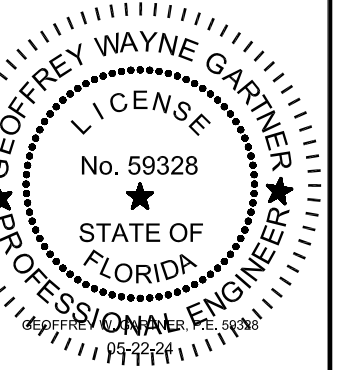
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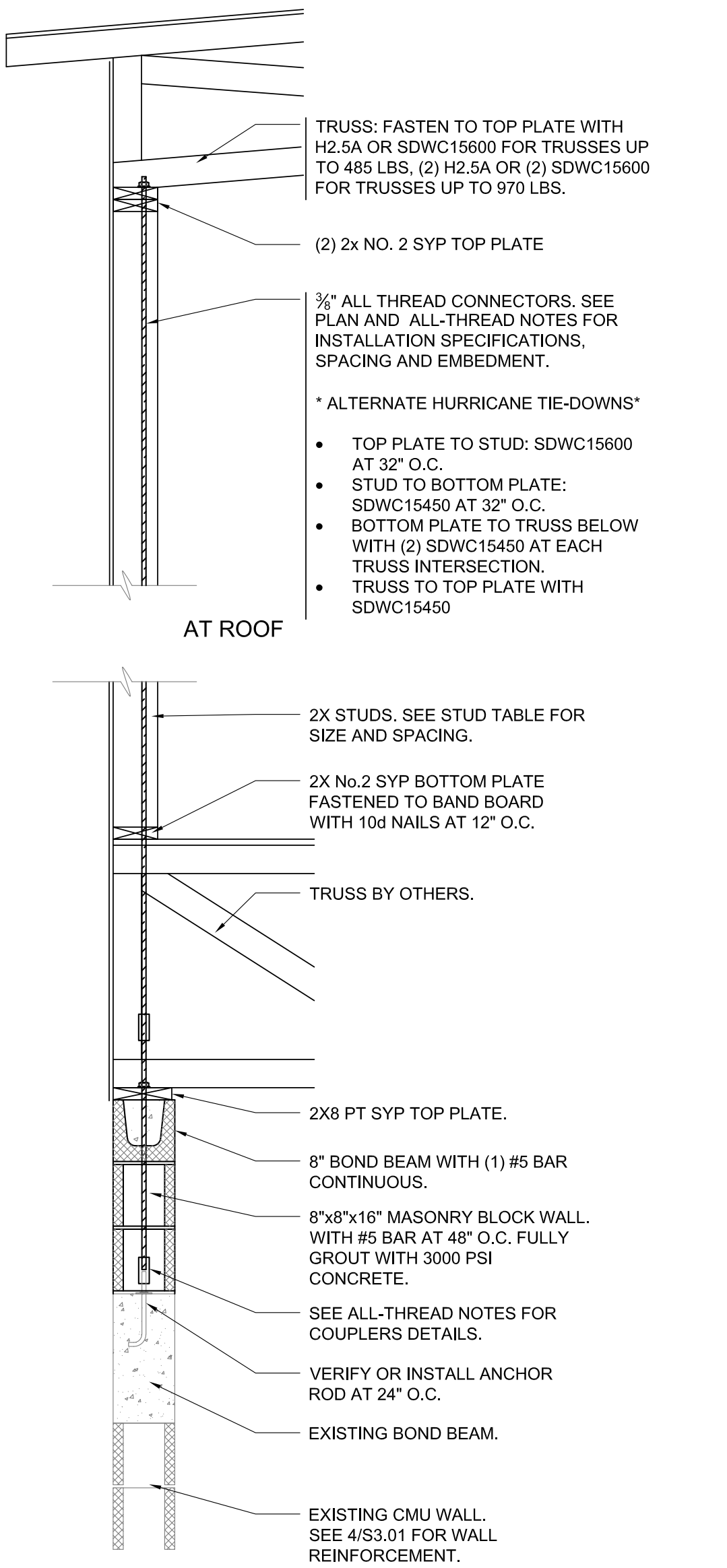
SECOND LEVEL ROOF FRAMING PLAN

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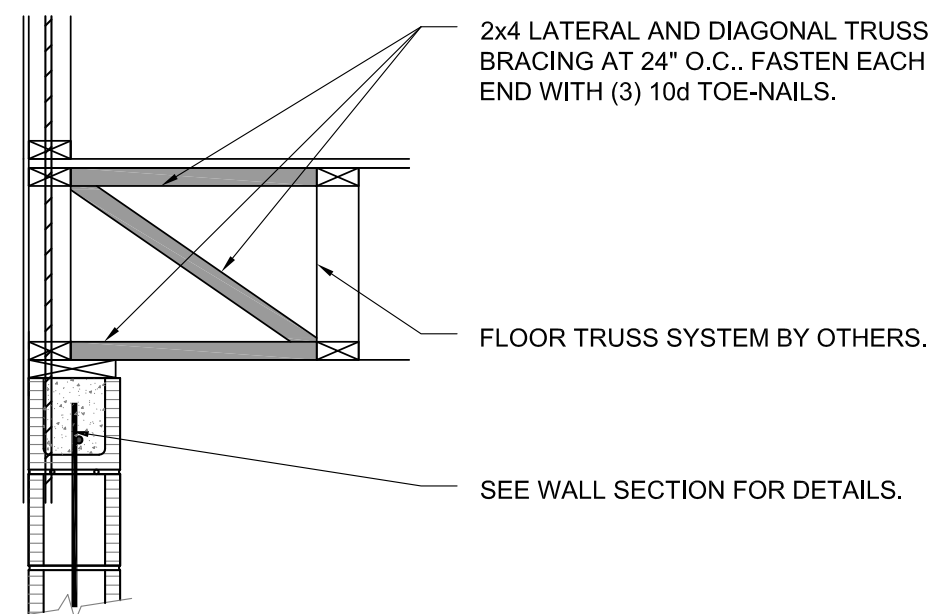
Sheet No.

S2.04



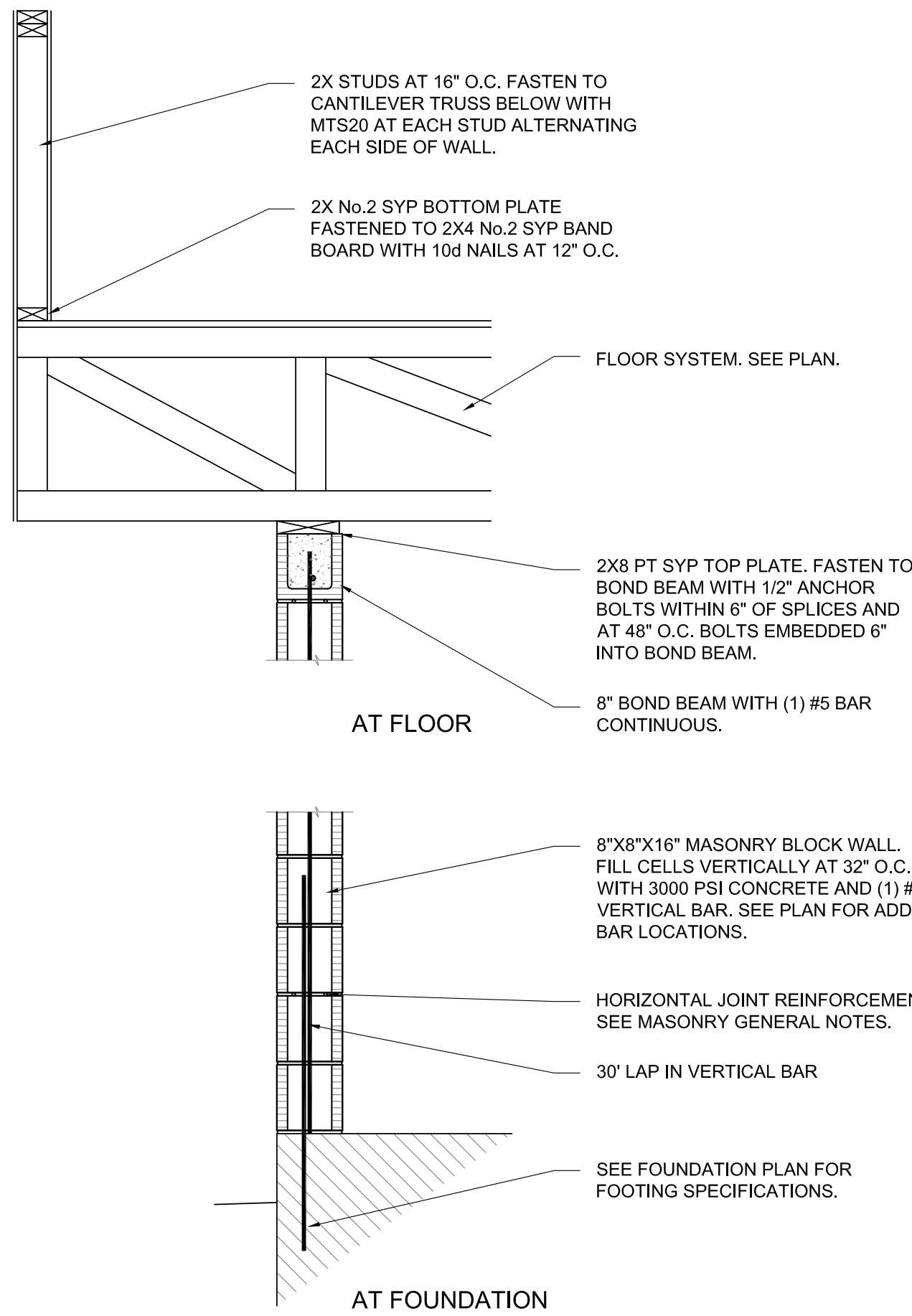
1 SECTION AT WALL

- 3/4" = 1'-0"
- SEE SHEATHING NOTES FOR ROOF, WALL AND FLOOR SHEATHING SPECIFICATIONS.
 - TOP PLATES FASTENED WITH (2) ROWS 10d AT 16" O.C. STAGGERED. MINIMUM 24" LAP WITH (12) 10d IN LAP.



5 TRUSS BRACING AT WALL

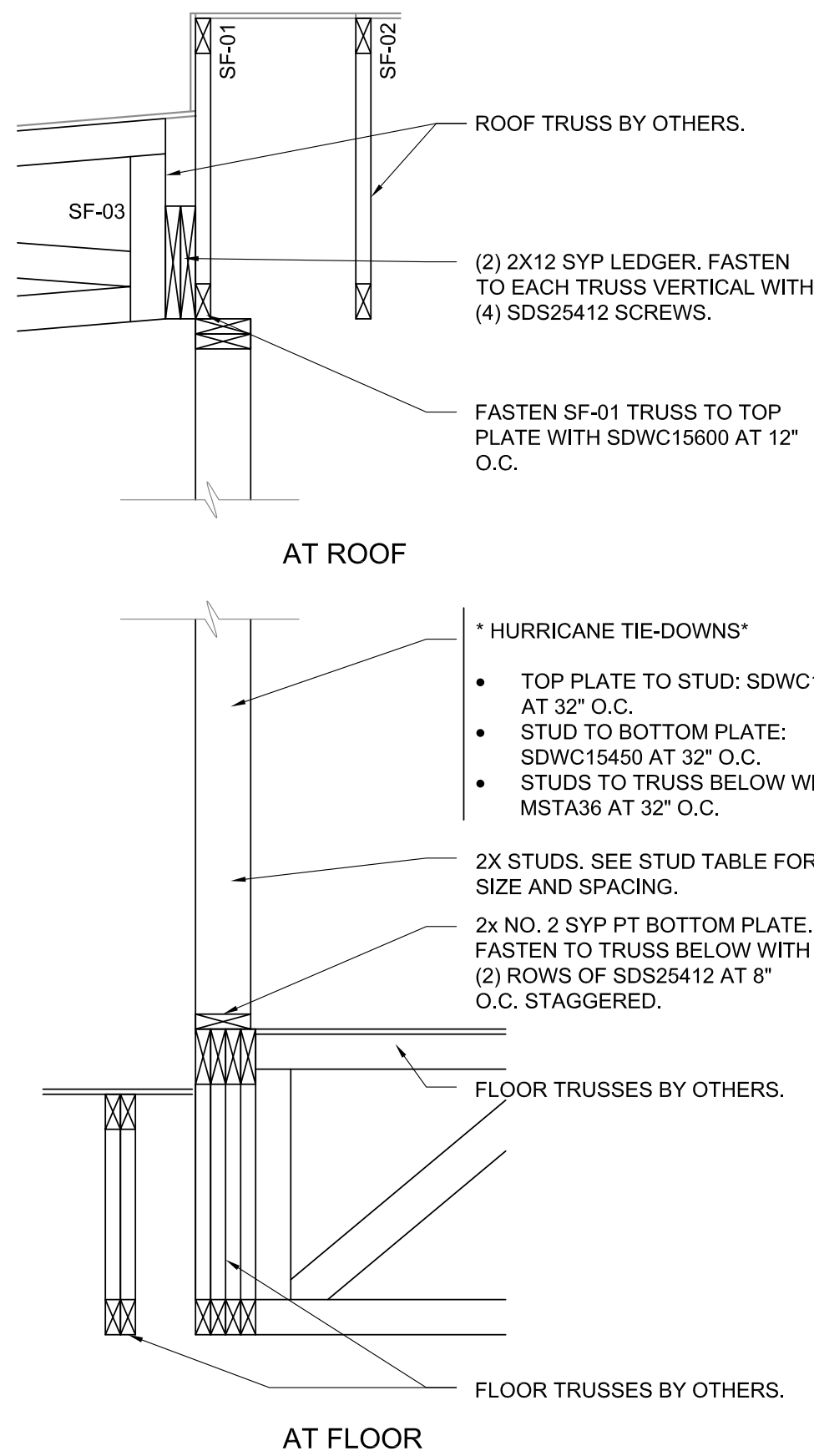
3/4" = 1'-0"



2 SECTION AT WALL

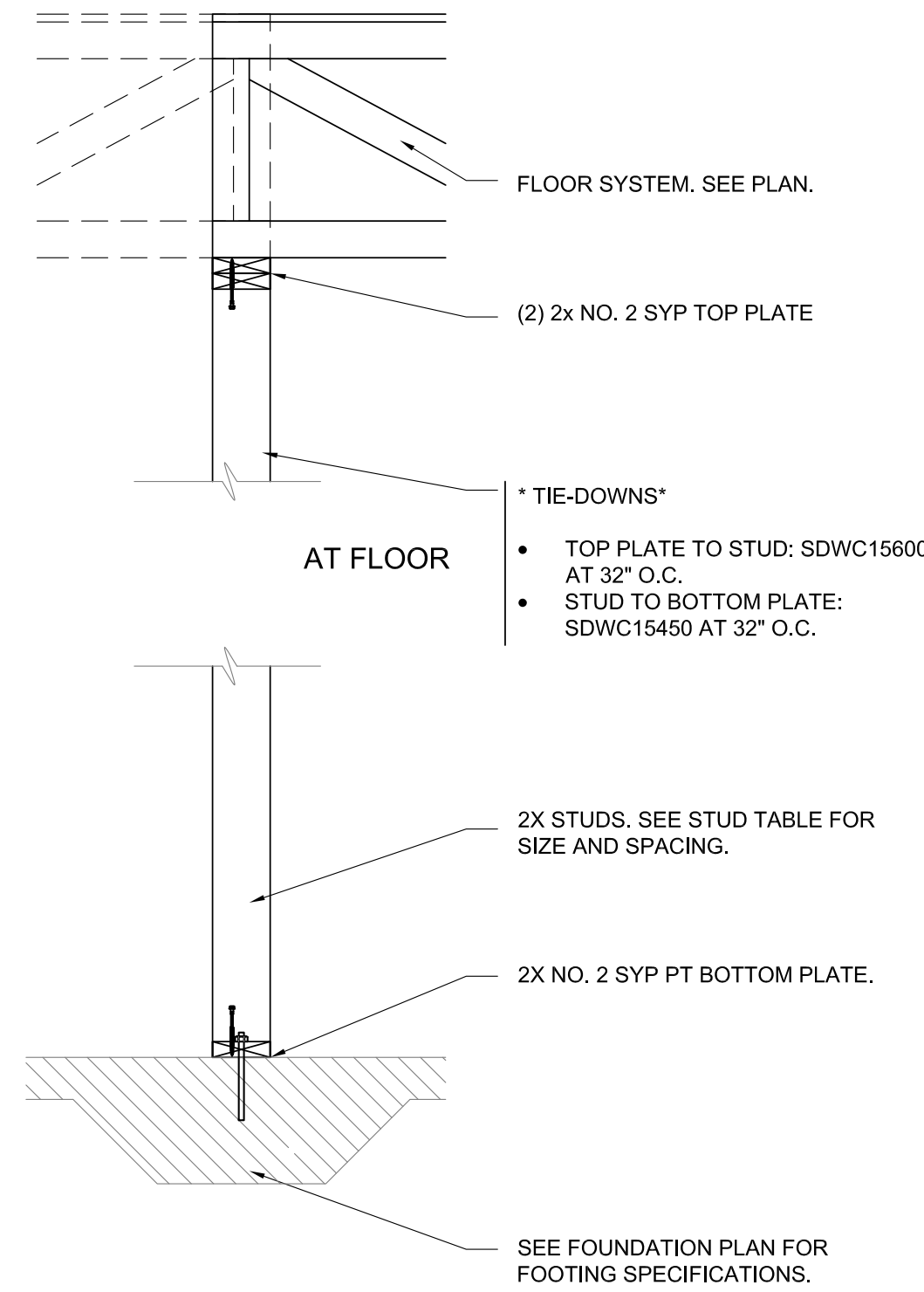
3/4" = 1'-0"

- SEE SHEATHING NOTES FOR ROOF, WALL AND FLOOR SHEATHING SPECIFICATIONS.
- TOP PLATES FASTENED WITH (2) ROWS 10d AT 16" O.C. STAGGERED. MINIMUM 24" LAP WITH (12) 10d IN LAP.



6 WALL SECTION ON GIRDER

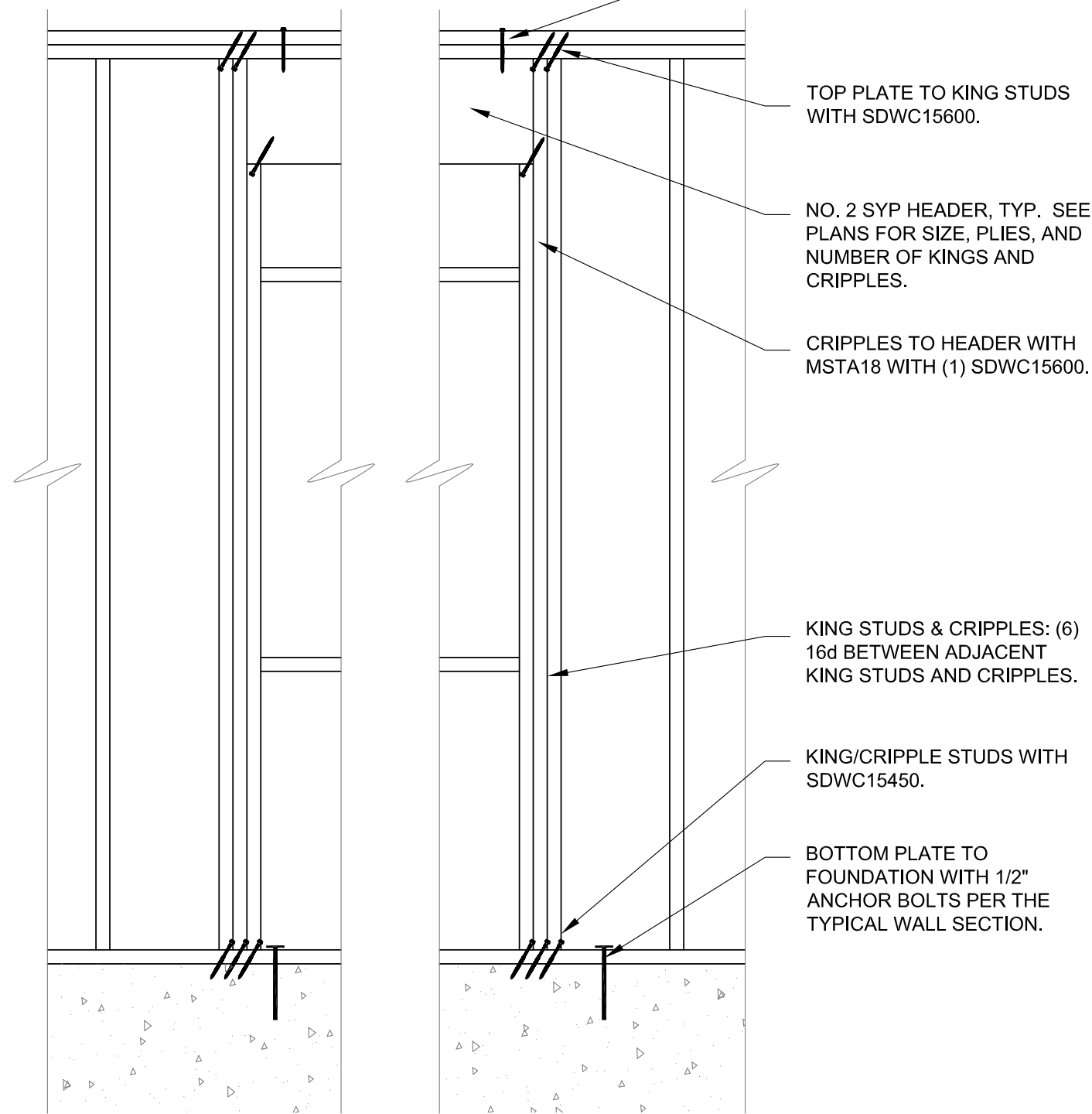
3/4" = 1'-0"



3 TYPICAL WALL SECTION

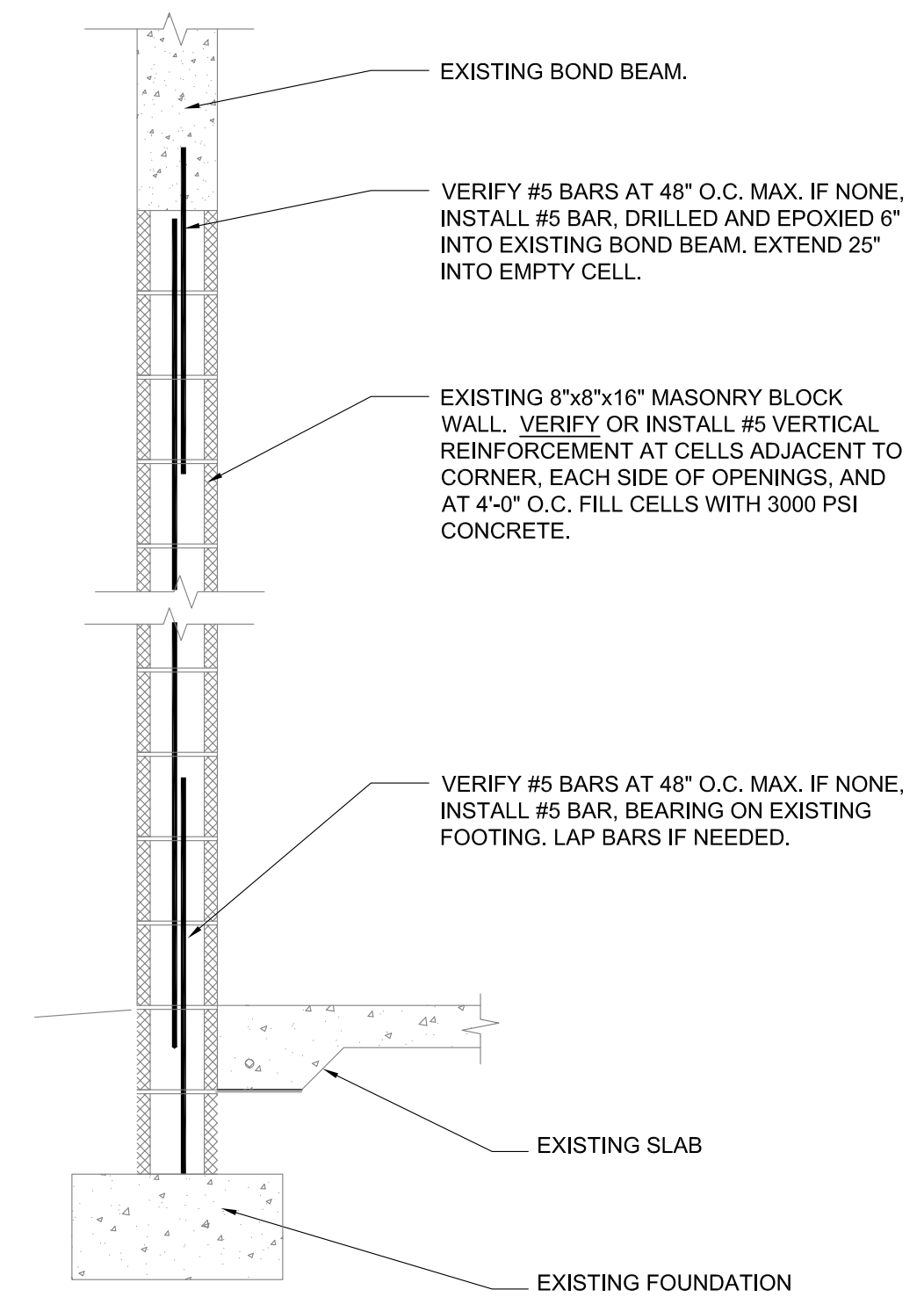
3/4" = 1'-0"

- TOP PLATES FASTENED WITH (2) ROWS 10d AT 16" O.C. STAGGERED. MINIMUM 24" LAP WITH (12) 10d IN LAP.
- APPLY 1/2" ANCHOR BOLTS OR TITEN ANCHORS AT CORNERS, BOTTOM PLATE SPLICES, AND AT 48" O.C.



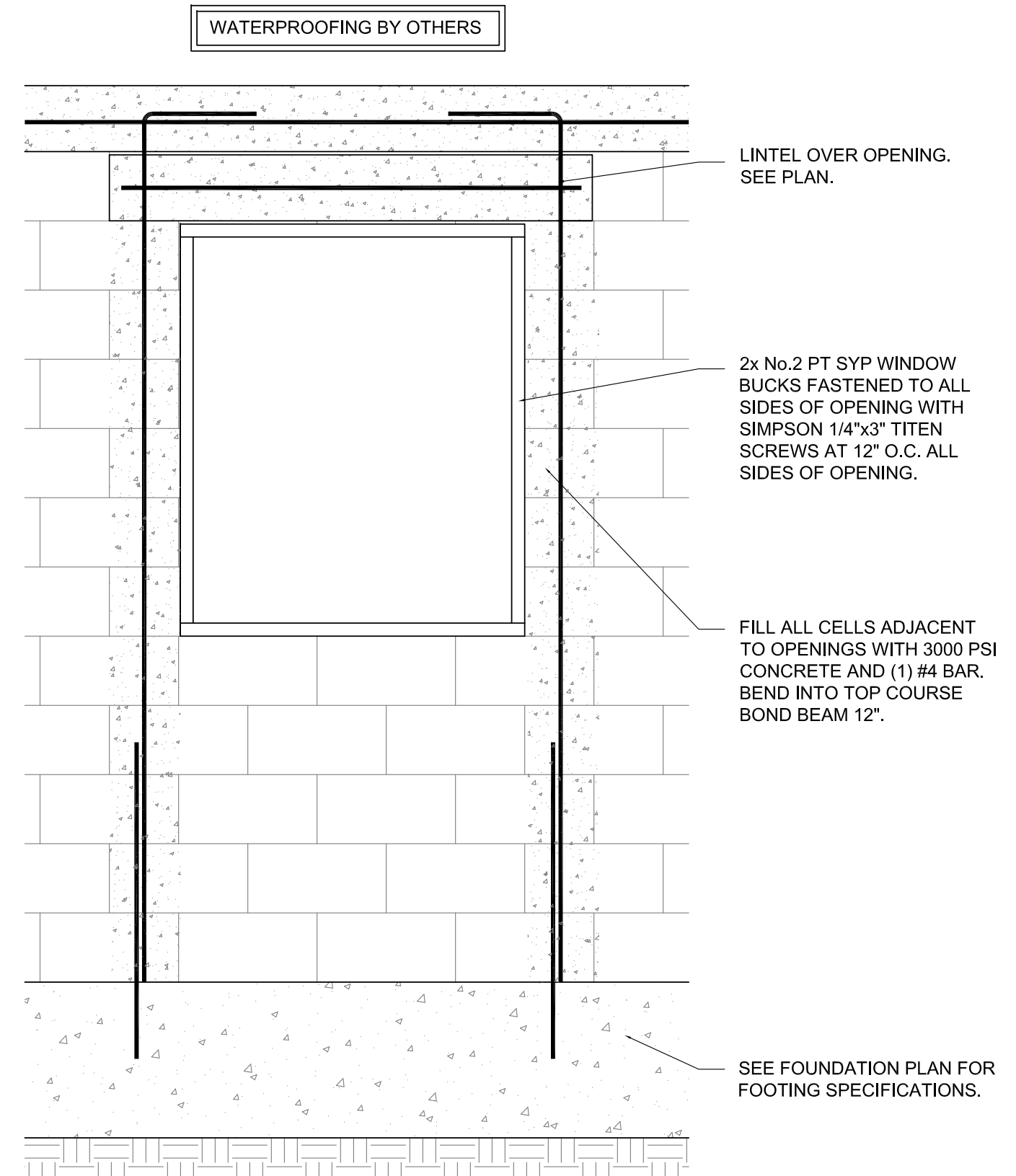
7 TYPICAL HEADER FRAMING DETAIL

3/4" = 1'-0"



4 TYPICAL WALL SECTION

3/4" = 1'-0"



8 TYPICAL MASONRY OPENING

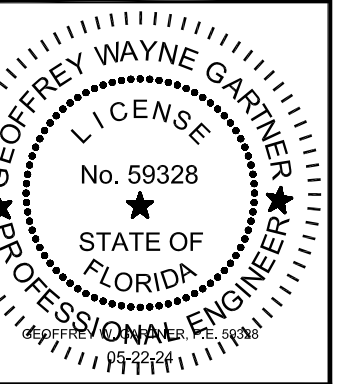
3/4" = 1'-0"

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		GWG	GWG

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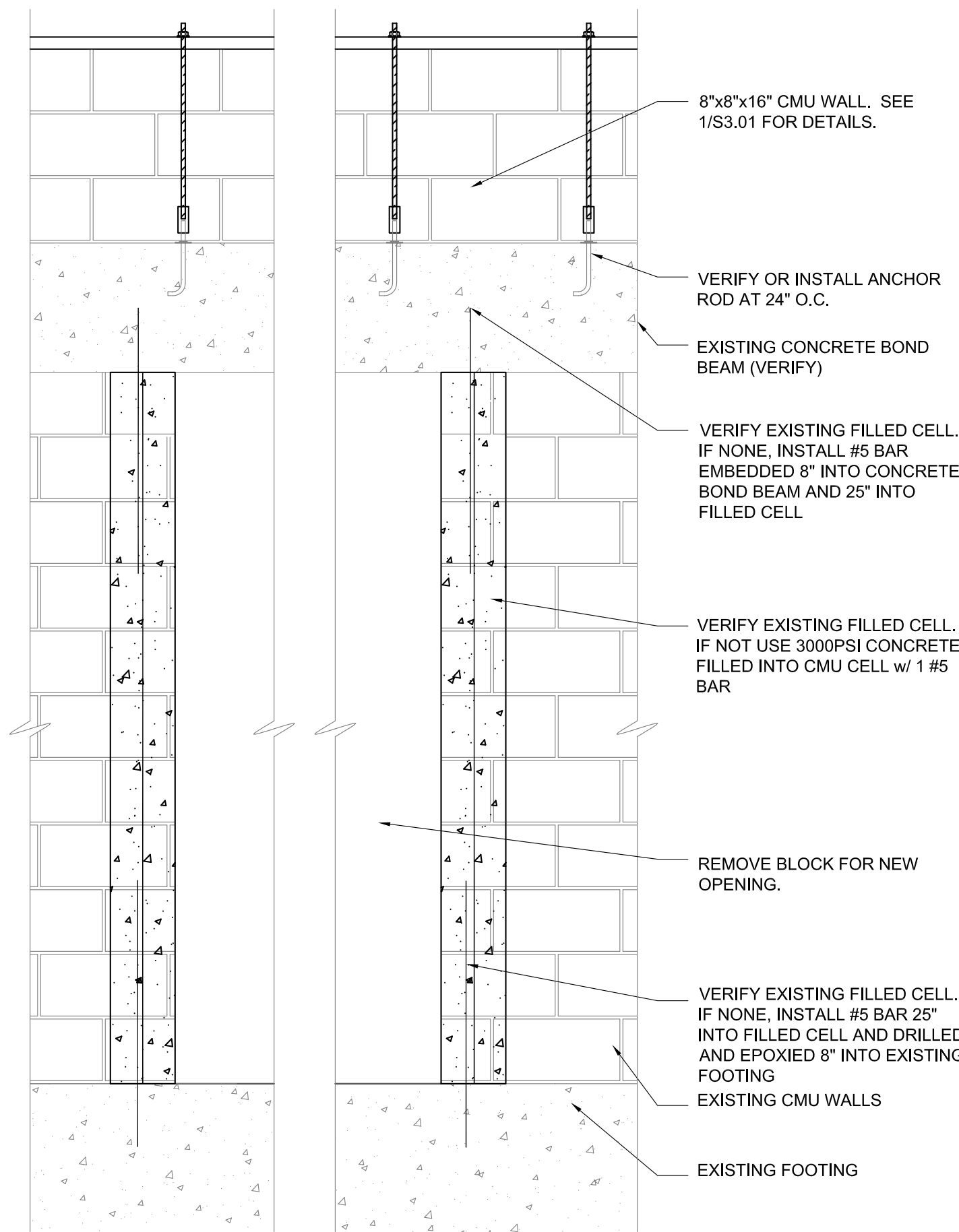
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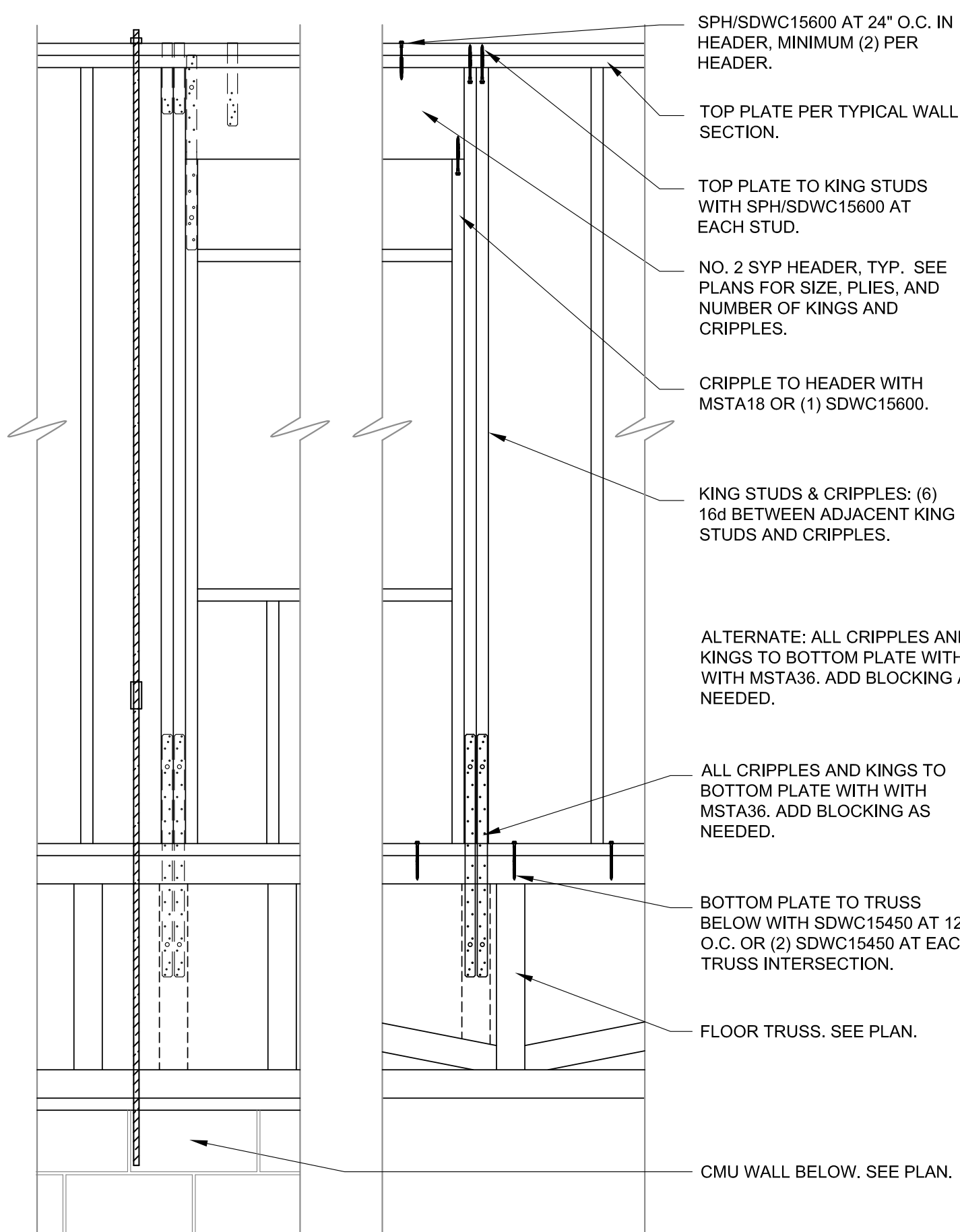


Sheet No.

S3.01

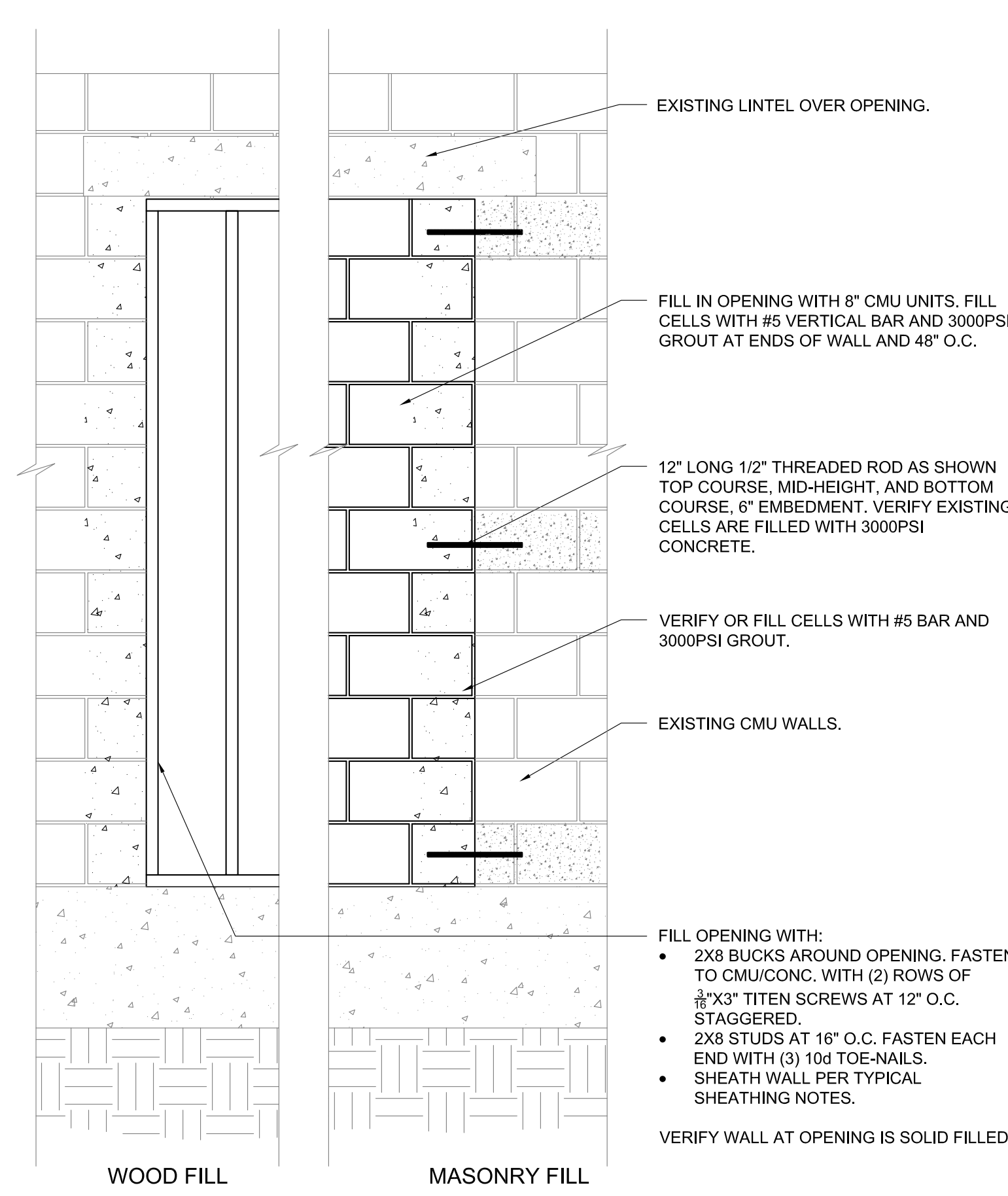


9 PROPOSED OPENING
1/2" = 1'-0"

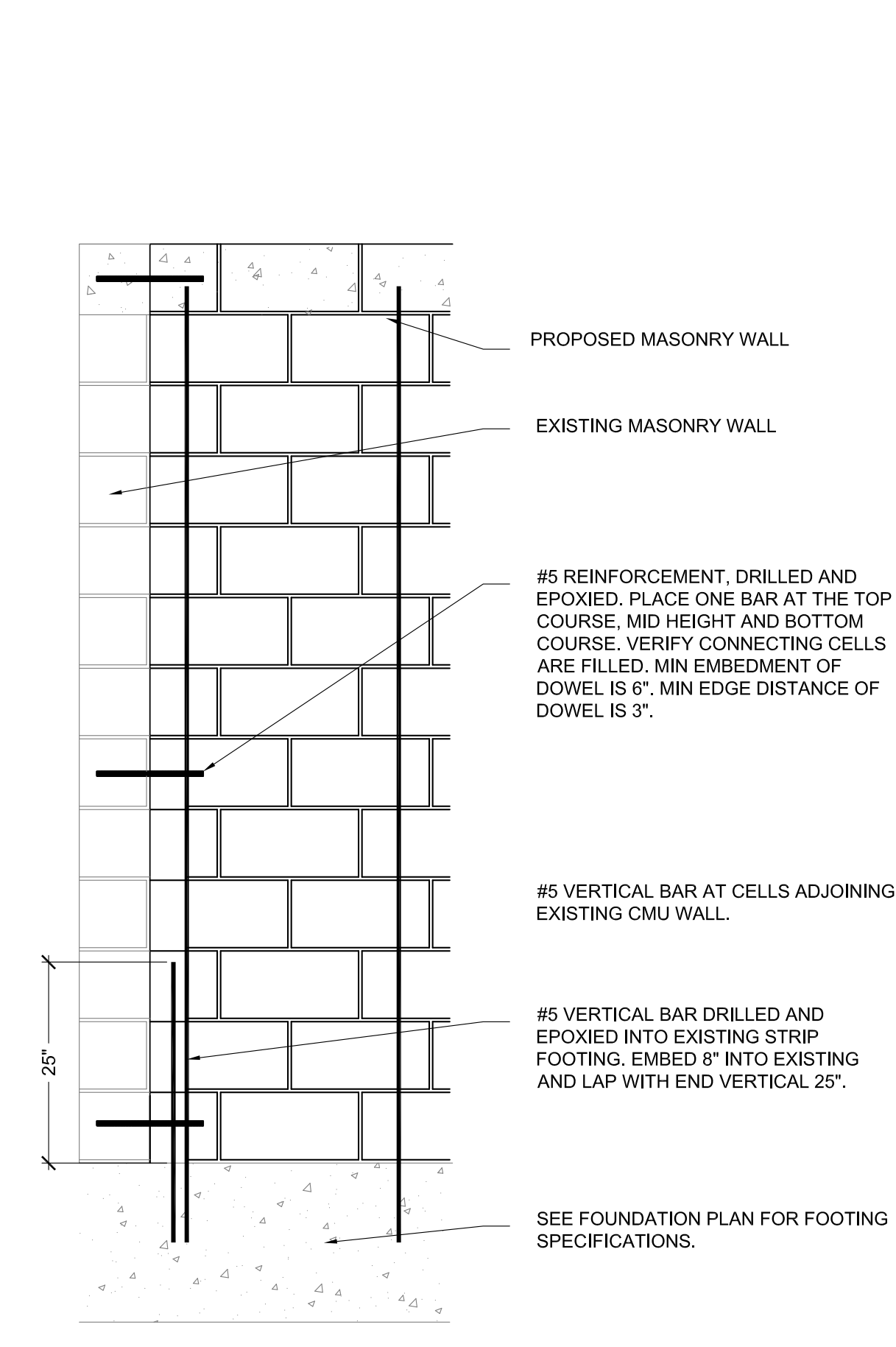


10 TYPICAL HEADER DETAIL
3/4" = 1'-0"

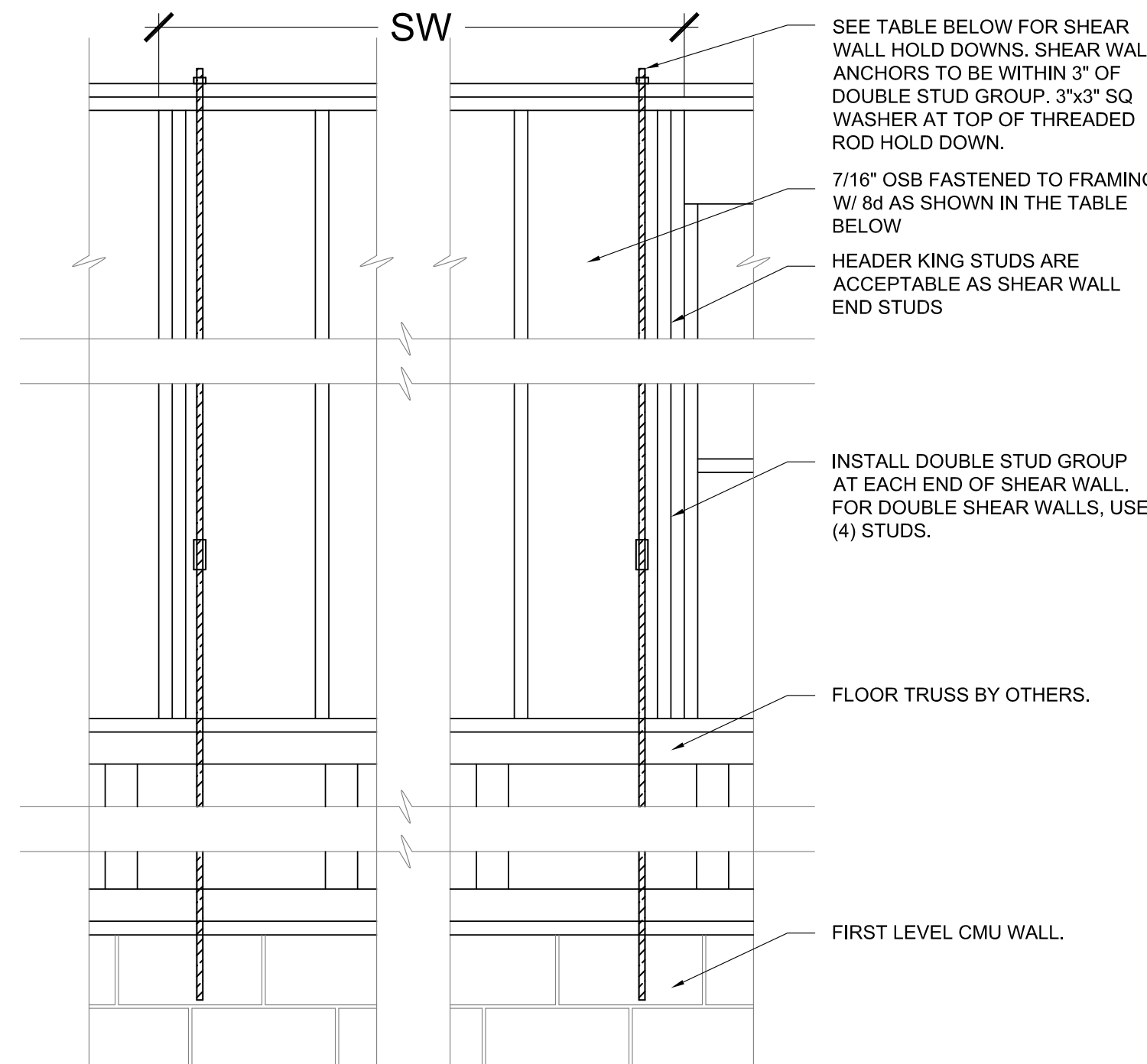
NOTES
1. IF OPENINGS ARE LOCATED BETWEEN STANDARD ALL THREAD SPACING, NO ADDITIONAL CONNECTORS ARE REQUIRED FOR THE HEADER, CRIPPLES, KINGS OR TOP PLATE.



11 CMU FILL DETAIL
3/4" = 1'-0"



12 MASONRY WALL CONNECTION
3/4" = 1'-0"

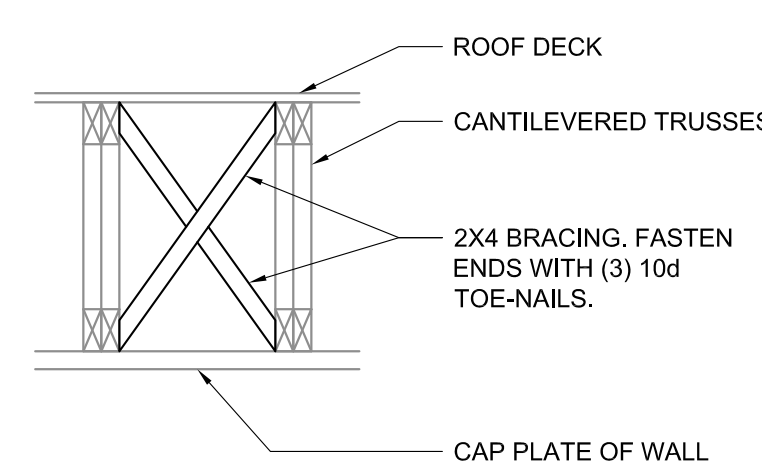


SHEARWALL SCHEDULE

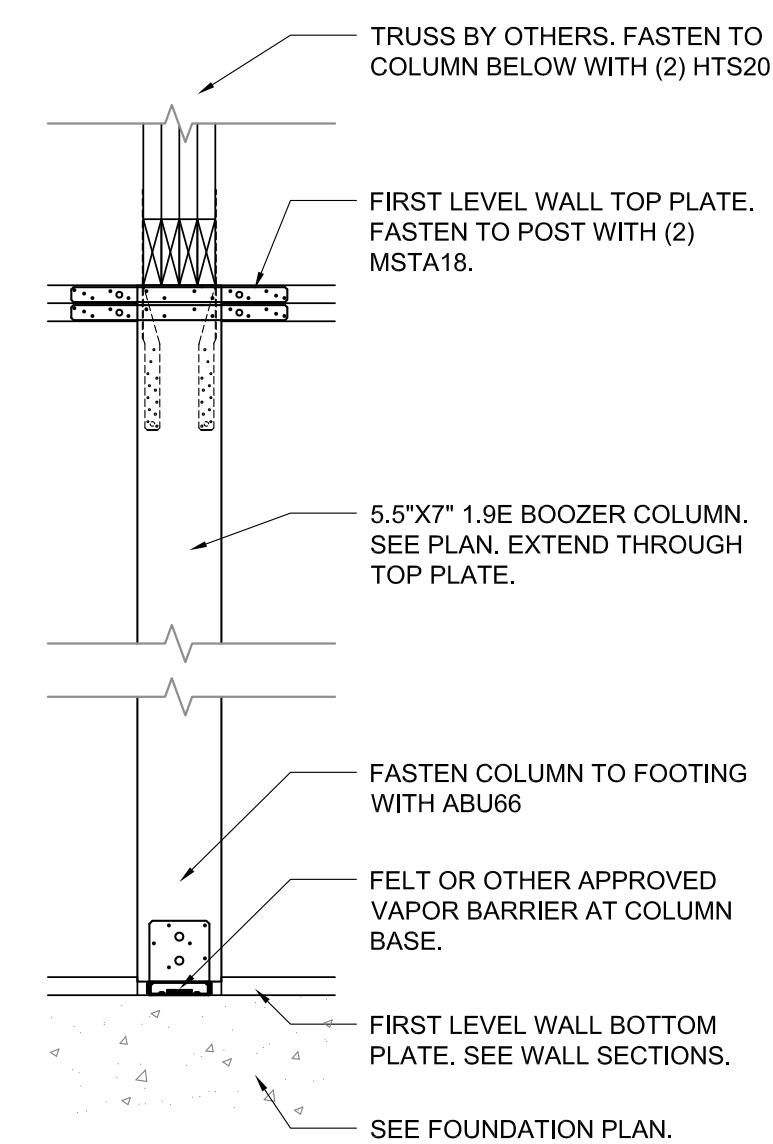
SHEARWALL DESIGNATION	EDGE SPACING 8d NAILS	SHEARWALL ANCHOR	ANCHOR SIZE AND EMBED DEPTH
SW	3" O.C.	1/2" ROD	1/2", 12" DEEP

- 5/16" HARD-PANEL IS ONLY PERMITTED IN LIEU OF THE 7/16" OSB ON EXTERIOR WALLS IF SHOWN ON THE FRAMING PLAN.
- OPENINGS IN SHEAR WALL SEGMENTS ARE PERMITTED ONLY IF SHOWN ON THE FRAMING PLAN. SHEAR WALL NAILING PATTERN MUST BE PROVIDED ABOVE AND BELOW OPENINGS.
- SHEARWALL SECTIONS ARE NAILED AT 6" O.C. IN FIELD WITH 8d COMMON NAILS. SEE TABLE FOR EDGE SPACING.

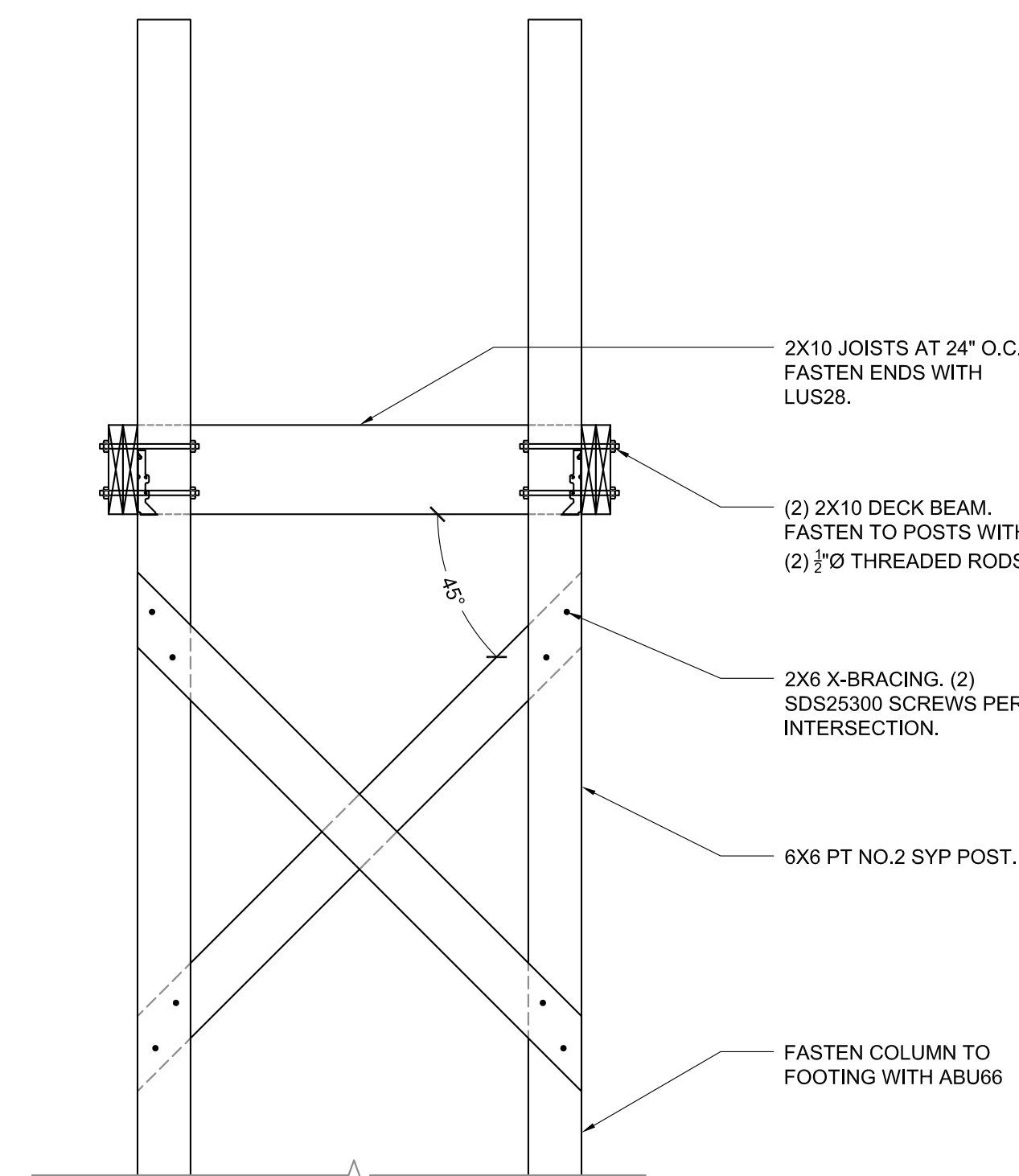
13 SHEAR WALL ASSEMBLY DETAIL
3/4" = 1'-0"



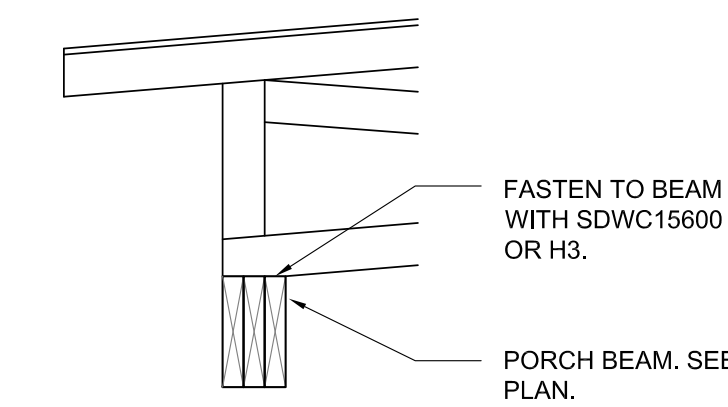
14 CANT. BRACING
3/4" = 1'-0"



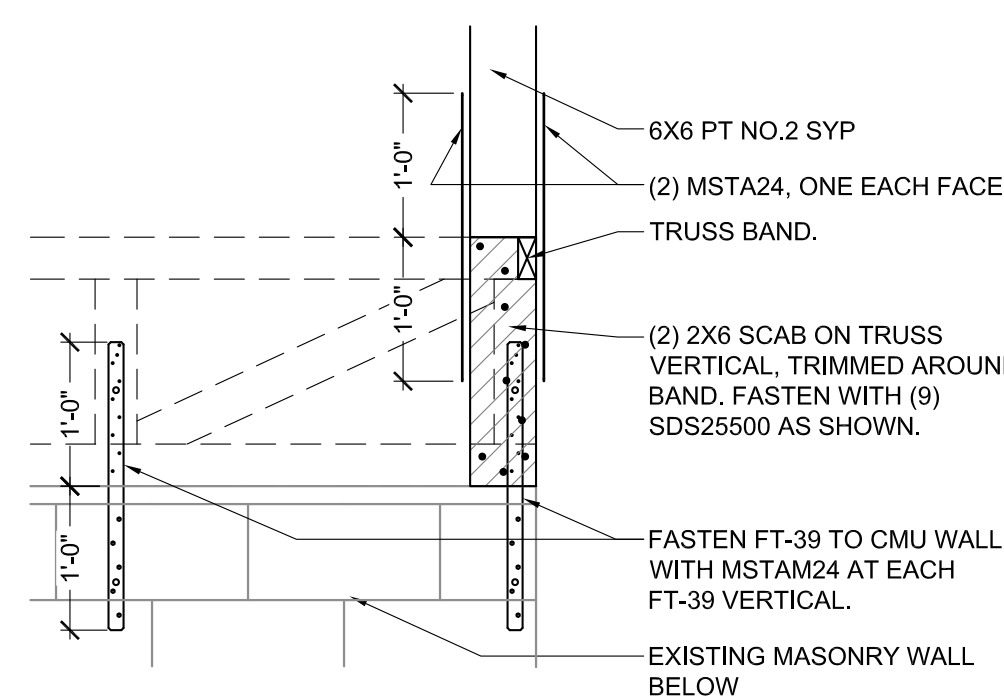
15 SECTION AT COLUMN
3/4" = 1'-0"



16 COLUMN DETAIL
3/4" = 1'-0"



17 STAIR POST BRACING DETAIL
3/4" = 1'-0"



18 SECTION
3/4" = 1'-0"

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FRAMING DETAILS

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