DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023)
- FLORIDA BUILDING CODE - EXISTING BUILDING, 8TH EDITION (2023)
- ASCE/SEI 7-22 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES"

WIND (C_d = 1.60)

WIND SPEED (MPH)	125(ULT)/ 97(ASD)
EXPOSURE CATEGORY	D
ENCLOSURE CLASSIFICATION	ENCLOSED (GCpi=+/-0.18)
OCCUPANCY	RESIDENTIAL
RISK CATEGORY	II
WIND BOURNE DEBRIS	NO
ALTERATION	LEVEL 2

SNOW (C_e = 1.15)

GROUND SNOW LOAD (p_g)	0 psf

SEISMIC (C_d = 1.60)

RISK CATEGORY	II
SEISMIC DESIGN CATEGORY (SDC)	B
SITE CLASS	D

RAIN LOAD DATA

RAIN INTENSITY, *i* (IN/HR)	4.5

FLOOR LOADING (C_d = 1.00)

	LIVE LOAD	DEAD LOAD
DECKS	40 psf	15 psf

DEFLECTION CRITERIA

FLOOR:	LL	L/360
	TL	L/240

GENERAL NOTES

1. THESE PLANS ARE LIMITED TO STRUCTURAL DESIGN SCOPE ONLY. CONTRACTOR SHALL COORDINATE THESE DOCUMENTS WITH ALL OTHER DISCIPLINES AND CONTACT EOR FOR ANY COORDINATION NEEDED PRIOR TO BEGINNING CONSTRUCTION.
2. THESE PLANS AND ANY OTHER ASSOCIATED DOCUMENTS SHALL BE OWNED AND ARE THE SOLE PROPERTY OF RUSSELL ROWLAND, INC. PLANS ARE INTENDED FOR THE EXCLUSIVE USE ON THIS PROJECT LOCATED AT THE SPECIFIED LOCATION AND MAY NOT BE DUPLICATED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF RUSSELL ROWLAND, INC.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND THE DESIGN OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED DURING CONSTRUCTION.
4. DO NOT SCALE DIMENSIONS SHOWN ON PLAN. REFER TO ARCHITECTURAL PLANS AND FIGURES SHOWN FOR ALL DIMENSIONS. CONTACT RUSSELL ROWLAND, INC. WITH ANY DISCREPANCIES.
5. DETAILS SHOWN ON PLAN ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SCENARIOS, UNO. SPECIFIC SPECIAL CONDITIONS TO BE SHOWN ON PLAN.

CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" (2019)
2. MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ACI 318, ACI 301, AND ASTM C94. CONCRETE SLUMP NOT TO EXCEED 6" IN ACCORDANCE WITH ASTM C143
3. CONCRETE SHALL MEET THE MIN COMPRESSIVE STRENGTH (f'c) AT 28 DAYS AS FOLLOWS:
   a. SLABS ON GROUND AND FOOTINGS — f'c = 2,500 psi
   b. STRUCTURAL WALLS, BEAMS, AND COLUMNS — f'c = 3,000 psi
4. STEEL REINFORCING FOR FOOTINGS SHALL COMPLY WITH ASTM A615 DEFORMED BARS AND HAVE A MIN YIELD STRENGTH OF 40,000 psi (GRADE 40)
5. SEE FOUNDATION PLAN AND DETAILS FOR ALL ADDITIONAL CONCRETE AND REINF REQUIREMENTS AND SPECIFICATIONS
6. SLABS ON GROUND SHALL BE REINFORCED PER ONE OF THE FOLLOWING METHODS:
   a. 6x6 W1.4xW1.4 WWF SHALL PLACED IN THE MIDDLE TO UPPER THIRD OF THE SLAB, SUPPORTED AT A MAX 3FT SPACING, AND SHALL CONFORM TO ASTM A1064/A1064M. EDGES SHALL BE LAPPED A MINIMUM OF 8"
   b. SYNTHETIC FIBER REINFORCEMENT - FIBER LENGTH BETWEEN ½"-2¼", DOSAGE AMOUNTS SHALL BE 0.75-3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY W/ ASTM C116

SOILS

1. ALL SLABS ON GROUND AND FOOTINGS HAVE BEEN DESIGNED ASSUMING NON-EXPANSIVE SOIL WITH A MIN ALLOWABLE SOIL CAPACITY OF 2,000 psf
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SOILS INVESTIGATION REPORT FROM A LICENSED GEOTECHNICAL ENGINEER AND SHALL NOTIFY EOR IF ANY SOIL CONDITIONS DIFFER FROM THE ASSUMPTIONS STATED ON THIS PLAN SET
3. FDN'S SHALL BE FULLY SUPPORTED BY UNDISTURBED NATURAL SOILS OR STRUCTURAL COMPACTED FILL FREE OF ORGANICS, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.
4. STRUCTURAL COMPACTED FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ALL FILL GREATER THAN 12" IN DEPTH SHALL BE INSPECTED FOR PROPER COMPACTION PRIOR TO CONCRETE POUR IN ACCORDANCE WITH ASTM D1557
5. SOILS SHALL BE TREATED FOR SUBTERRANEAN TERMITES OR BY OTHER CODE APPROVED TERMITE PREVENTION METHOD AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. SLABS ON GROUND SHALL BE PLACED OVER A MIN 6-MIL (0.006") POLYETHYLENE VAPOR RETARDER, ALL JOINTS SHALL BE LAPPED A MINIMUM OF 6"

WOOD FRAMING

1. ALL WOOD AND WOOD-BASED PRODUCTS HAS BEEN DESIGNED IN ACCORDANCE WITH NDS FOR WOOD CONSTRUCTION AND NDS SUPPLEMENT (2018)
2. ALL STRUCTURAL SAWN LUMBER AND ENGINEERED WOOD PRODUCT SHALL BE IDENTIFIED BY GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY
3. ALL STRUCTURAL WOOD OR WOOD-BASED MEMBERS IN CONTACT WITH SOIL, CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PT ACCORDING TO AWPA U1 AND/OR AWPA M4, BASED ON INTENDED USE.
4. REFERENCE FBC2304.10.1 FOR CODE PRESCRIBED CONNECTIONS. ALL FRAMING CONNECTIONS SPECIFIED ON PLAN ARE IN ADDITION TO THESE MIN CODE REQUIREMENTS

WATERPROOFING

1. DESIGN AND INSTALLATION OF ALL WATERPROOFING, FLASHING, AND ROOF/WALL COVERING ASSEMBLIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECT OF RECORD.

NAIL SIZES

SPECIFICATION	DIAMETER (Ø)	LENGTH
8d COMMON	0.131"	2½"
RSRS-01	0.113"	2⅜"
RSRS-03	0.131"	2½"
10d x 1½"	0.148"	1½"
10d	0.131"	3"
10d COMMON	0.148"	3"
16d SINKER	0.148"	3¼"
16d COMMON	0.162"	3½"

NOTE: ALL CONNECTIONS ON PLAN SHALL BE W/ 10d, UNO

METAL CONNECTOR SCHEDULE

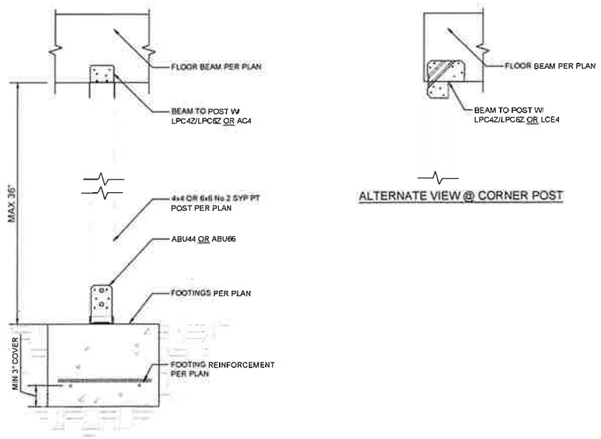
SIMPSON	USP	QUICK-TIE	CONNECTION AT MEMBER	ANCHORAGE
MSTA24	MSTA24	CSMS24	(9) 10d COMMON EACH END	- -
MSTA36	MSTA36	CSMS36	(13) 10d COMMON EACH END	- -
CS18	CS20	CS18-200	(9) 10d COMMON EACH END	- -
ABU44Z	PAU44	PBA44	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED
ABU66Z	PAU66	PBA66	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED

NOTES
1. ALL CONNECTORS SPECIFIED PER SIMPSON STRONG-TIE "WOOD CONSTRUCTION CONNECTORS" CATALOG (2024-2025), MITEK "STRUCTURAL CONNECTORS," 61ST EDITION, & QUICK-TIE "PRODUCT CATALOG" (FALL 2022)
2. ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. ANY CONNECTORS NOT SPECIFIED IN TABLE ABOVE, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
4. POSITIVE PLACEMENT GUN NAILS W/ EQUAL DIAMETER & MIN 2½" LONG MAY BE USED ILO COMMON NAILS ON CS18 STRAPS, MSTA STRAPS, AND ABU POST BASE ANCHORS
5. PLAN SPECIFIED CONNECTORS MAY BE SUBSTITUTED W/ EQUAL OR GREATER ALTERNATIVE AS DETERMINED BY PRODUCT MANUFACTURER
6. ALL POST-INSTALLED AND EMBED ANCHORS IN CONCRETE SHALL BE INSTALLED W/ SIMPSON SET-3G, AT-3G, QUICK-TIE QF-2, OR EQUIVALENT
7. FASTENERS, CONNECTORS, AND ACCESSORIES IN CONTACT WITH PT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
8. IF FOR EXTERIOR USE OR WITH ACQ/CA/MCA TREATED WOOD, CONNECTORS & FASTENERS SHALL BE HOT-DIPPED GALVANIZED, G-185 (Z-MAX), OR STAINLESS STEEL

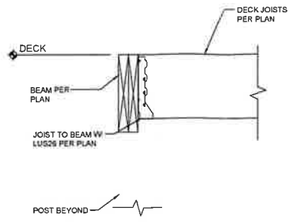
SHEET INDEX

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDT	ADDITIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	THE ENGINEERED WOOD ASSOCIATION
ARCH	ARCHITECTURAL DRAWINGS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL-THREAD ROD
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION
BC	BOTTOM CHORD
BCSI	BUILDING COMPONENT SAFETY INFORMATION
BRG	BEARING
C&C	COMPONENTS & CLADDING
CLG	CEILING
CONC	CONCRETE
C_d	LOAD DURATION FACTOR
CONT	CONTINUOUS
CONV	CONVENTIONAL
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DIAG	DIAGONAL
DL	DEAD LOAD
DOC	DEPARTMENT OF COMMERCE
EOR	ENGINEER OF RECORD
EW	EACH WAY
EWP	ENGINEERED WOOD PRODUCT
f'c	CONCRETE COMPRESSIVE STRENGTH
FBC	FLORIDA BUILDING CODE
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
f'm	MASONRY COMPRESSIVE STRENGTH
FRC	FLORIDA RESIDENTIAL CODE
FT	FEET
FTG	FOOTING
GC_{pi}	INTERNAL PRESSURE COEFFICIENT
HDR	HEADER
HGT	HEIGHT
ILO	IN LIEU OF
ksi	KIPS PER SQUARE INCH
LL	LIVE LOAD
LSL	LAMINATED STRAND LUMBER (1.55E- 1 ¾" WIDE PLIES UNO)
LVL	LAMINATED VENEER LUMBER (2.0E- 1 ¾" WIDE PLIES UNO)
MAX	MAXIMUM
MIN	MINIMUM
NDS	NATIONAL DESIGN SPECIFICATION
No	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PERP	PERPENDICULAR
PLT	PLATE
psf	POUNDS PER SQUARE FOOT
psi	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REINF	REINFORCEMENT
REQ	REQUIRED
RSRS	ROOF SHEATHING RING SHANK
SBCA	STRUCTURAL BUILDING COMPONENTS ASSOCIATION
SEI	STRUCTURAL ENGINEERING INSTITUTE
SF	SQUARE FEET (AREA)
SIM	SIMILAR TO DETAIL/CALLOUT
SPEC	SPECIFICATION
SPF	SPRUCE PINE FIR
SW	SHEARWALL
SYP	SOUTHERN YELLOW PINE
TC	TOP CHORD
TL	TOTAL LOAD
TMS	THE MASONRY SOCIETY
TOP	TOP OF PLATE
TOM	TOP OF MASONRY
TPI	TRUSS PLATE INSTITUTE
TYP	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT
WSP	WOOD STRUCTURAL PANEL
WWF	WELDED WIRE FABRIC



A1 POST TO FOOTING DETAIL



A2 DECK JOIST TO BEAM DETAIL

219 Spring Street

JOB COPY

Bid - 24-0636

Jacqueline Rowland

Digitally signed by Jacqueline Rowland
Date: 2024.09.27 16:20:15 -04'00'

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BOURRÉ CONSTRUCTION GROUP

SPRING ST RENOVATION
219 SPRING ST
GREEN COVE SPRINGS, FL
ST. JOHNS COUNTY

PROJECT NUMBER 24-0726

SHEET NUMBER S0.0

SHEET NAME GENERAL NOTES

REVISIONS

DATE	DESCRIPTION

DESIGNED MJP

REVIEWED BDP

Russell Rowland
12854 KENAN DR #125
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32756

JACQUELINE E ROWLAND LICENSE No. 80499 STATE OF FLORIDA PROFESSIONAL ENGINEER

JACQUELINE E ROWLAND, PE
FL LICENSE NO 80499
09-27-2024

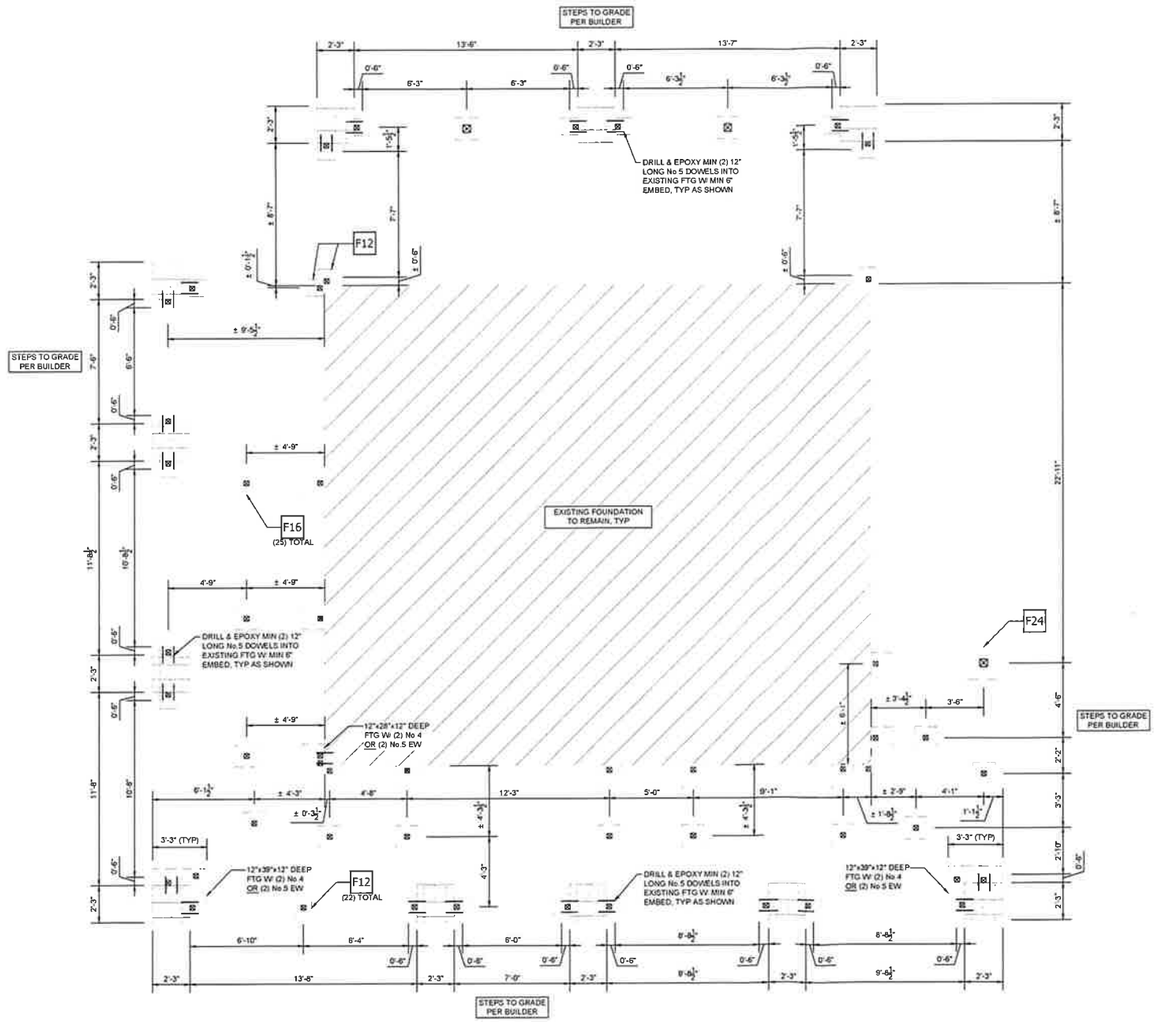
FOUNDATION NOTES:

SEE CONCRETE AND SOIL GENERAL NOTES SHEET S0 0 FOR ALL ADDITIONAL SPECIFICATIONS

CONCRETE FOOTINGS

1 MINIMUM COMPRESSIVE STRENGTH f'c=2,500psi AT 28 DAYS
2 SEE FOUNDATION DETAILS FOR FOOTING THICKNESS, WIDTH AND REINF REQUIREMENTS
3 REINF SHALL BE MIN GRADE 40 AND LAPPED AS FOLLOWS
   a No.4 (48) BAR DIAMETERS MIN 24" LAP
   b No 5 (48) BAR DIAMETERS MIN 30" LAP
4 PROVIDE BENT BARS AT ALL CORNERS TO MATCH CORNER ANGLE, CORNER BARS SHALL EXTEND MIN 24" EACH SIDE

FOOTING SCHEDULE	
F12	12"x12"x12" DEEP W (2) No 4 OR (2) No 5 EW
F16	16"x16"x12" DEEP W (2) No 4 OR (2) No 5 EW
F24	24"x24"x18" DEEP W (4) No 4 OR (3) No 5 EW



0.1 DECK FOUNDATION PLAN
Scale: 1/4"=1'-0"

NOTES

1. EOR ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. SHOULD OWNER/CONTRACTOR FIND AREAS OF CONCERNS IN THE EXISTING STRUCTURE, CONTACT EOR.
2. DO NOT SCALE OR DIMENSION FROM THESE DRAWINGS. SHOULD A DIMENSION BE UNCLEAR, CONTACT OWNER FOR APPROVAL.
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT EXISTING FRAMING UNTIL ALL NEW STRUCTURAL MATERIALS AND CONNECTIONS ARE IN PLACE AND INSPECTED.

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SPRING ST RENOVATION
219 SPRING ST
GREEN COVE SPRINGS, FL
ST. JOHNS COUNTY

PROJECT NUMBER 24-0726
SHEET NUMBER S0.1
SHEET NAME FOUNDATION PLAN

REVISIONS

DATE	DESCRIPTION

DESIGNED MJP
REVIEWED BDP

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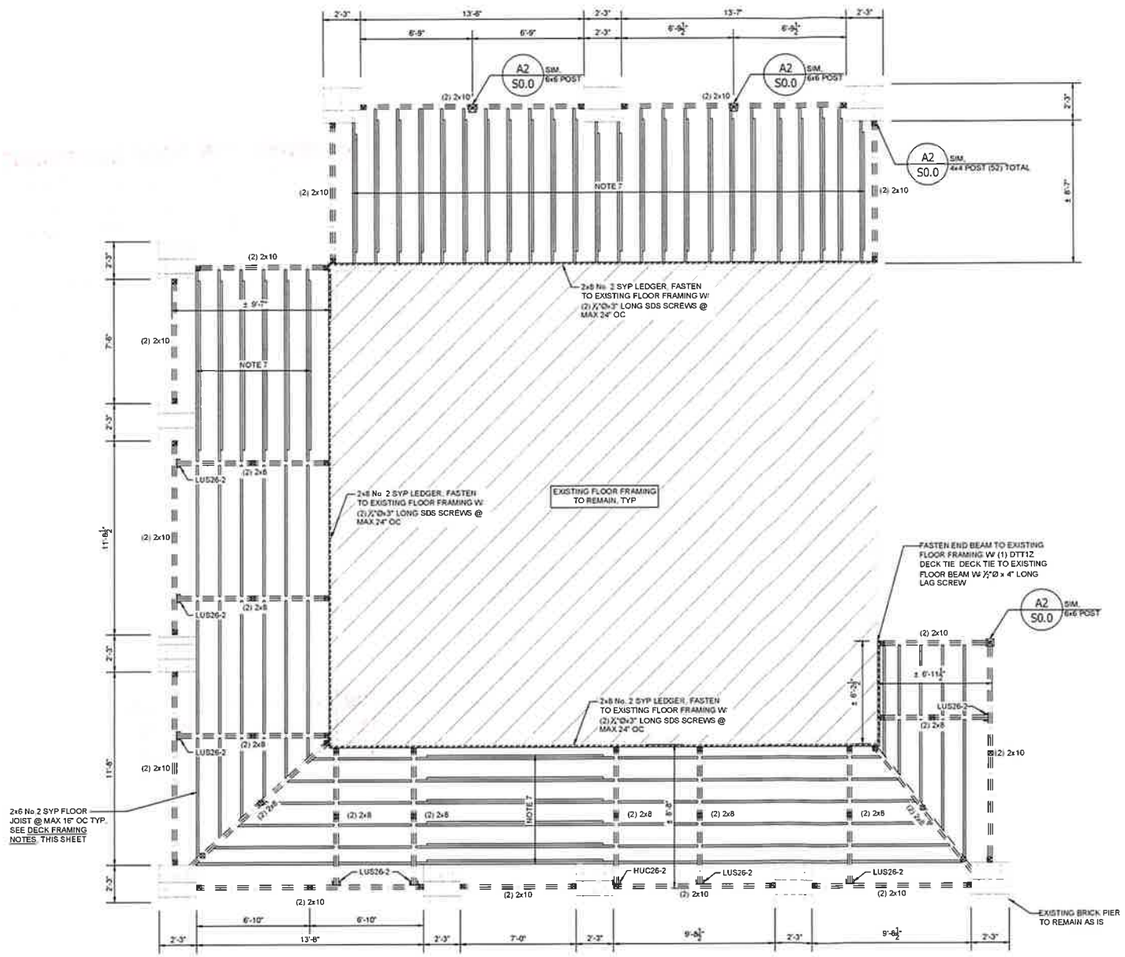
09-27-2024



DECK FRAMING NOTES

DECK JOIST *No.2 SYP*

1 ALL JOISTS TO BE MIN 2x6 No 2YP @ MAX 16" OC, UNO
2 FASTEN JOISTS TO BEAM/LEDGER W/ LUS26
3 FASTEN END JOIST TO CONT POST W/ 10d TOE-NAILS @ 4" OC
4 FASTEN ALL MULTI-PLY JOISTS TOGETHER W (2) ROWS 10d @12" OC
5 ALL DECK JOISTS WITHIN 12" OF GRADE TO BE PT
6 PROVIDE FULL HEIGHT MID SPAN BLOCKING, FASTEN TO JOIST W/ (5) 10d TOE-NAILS EACH SIDE
7 PROVIDE (1) 2x6 CONT SCAB TO FULL LENGTH 2x6 JOISTS. SCAB MAY STOP MAX 6" AWAY FROM EACH END OF BEARING. FASTEN SCAB TO JOIST W/ (2) ROWS 10d @ 8" OC, STAGGERED

DECK BEAMS

8 BEAM SIZE PER PLAN
9 FASTEN EACH BEAM TO POST W/ LPC4Z (4x4 POSTS) / LPC6Z (6x6 POSTS) OR
  a AC4 — EACH SIDE OF 4x4 OR 6x6
  b LCE4 — EACH SIDE OF 4x4 OR 6x6
  c LCE4 — EACH SIDE OF MITERED CORNER

10 FASTEN EACH BEAM PLY TOGETHER WITH THE FOLLOWING, UNO ON PLAN
  a 2-PLY — (3) ROWS 10d @ 12" O.C. STAGGERED
  b 3-PLY — (3) ROWS 10d @ 6" O.C. STAGGERED
  c 4-PLY — (2) ROWS ½" DIA THRU BOLT W/ NUT AND WASHER @ 16" O.C. STAGGERED. PROVIDE 2" EDGE DISTANCE

DECK SHEATHING

11 DECKING BY BUILDER. PROVIDE MIN (2) FASTENERS @ EACH DECK BOARD
12 HANDRAILS, DECK SLOPE, & WATERPROOFING BY BUILDER

LEGEND & SYMBOLS

EXISTING FLOOR FRAMING TO REMAIN
BEAM
POST PER PLAN

****NOTES****

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2. DO NOT SCALE OR DIMENSION FROM THESE DRAWINGS. SHOULD A DIMENSION BE UNCLEAR, CONTACT OWNER FOR APPROVAL.
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT EXISTING FRAMING UNTIL ALL NEW STRUCTURAL MATERIALS AND CONNECTIONS ARE IN PLACE AND INSPECTED.

1.0 1ST LEVEL DECK FRAMING PLAN
Scale: 1/4"=1'-0"

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Bid_ 24-0636

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BOURRÉ CONSTRUCTION GROUP

SPRING ST RENOVATION
219 SPRING ST
GREEN COVE SPRINGS, FL
ST. JOHNS COUNTY

PROJECT NUMBER 24-0726

SHEET NUMBER S1.0

SHEET NAME 1ST LEVEL FRAMING

REVISIONS

DATE	DESCRIPTION

DESIGNED MJP

REVIEWED BDP

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JACQUELINE E ROWLAND, PE
FL LICENSE NO 80499
09-27-2024

219 Spring Street

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B.D - 24 - 0636

"REVIEWED FOR CODE COMPLIANCE"

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, ordinances or amendments thereto.

Signature CBO Date 10/01/2024

City of Green Cove Springs

PERMIT AND APPROVED PLANS
MUST BE KEPT ONSITE
UNTIL COMPLETION OF PROJECT