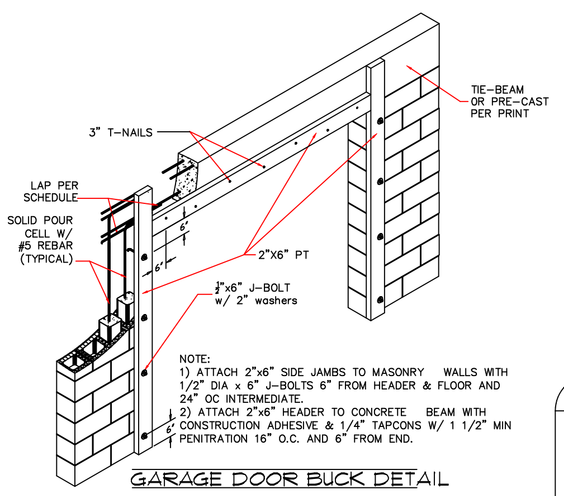
NOTE:
GENERAL CONTRACTOR AND OWNER TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTUCTION.

GENERAL NOTES

1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL, OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR.
2. DESIGN SOIL PRESSURE -----2,000 P.S.F.
3. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS (2,500 P.S.I. FOR SLABS) UNLESS NOTED OTHERWISE ON PLANS OR DETAILS MORTAR SHALL BE TYPE 'M' OR 'S'
4. REINFORCING STEEL TO BE ASTM A-615 GR 60. UNLESS NOTED OTHERWISE.
5. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
6. JAMBS @ OPENINGS , 6' SHALL BE FILLED SOLID AND REINFORCED WITH 1-#5 UNLESS NOTED OTHERWISE
7. MASONRY WALLS OVER 10' HIGH TO BE BRACED IN ACCORDANCE W/ THE "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" OR PROVIDE AN EVACUATION ROUTE PER THE ABOVE STANDARD
8. EPOXY SET THREADED RODS & REINFORCING SHALL BE SET WITH SIMPSON ET' IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH
9. TERMITE PROTECTION TO BE COMPLIANT WITH FBC , SOIL PROTECTION TO EXTEND 12' BEYOND EXTERIOR WALL OF STRUCTURE.

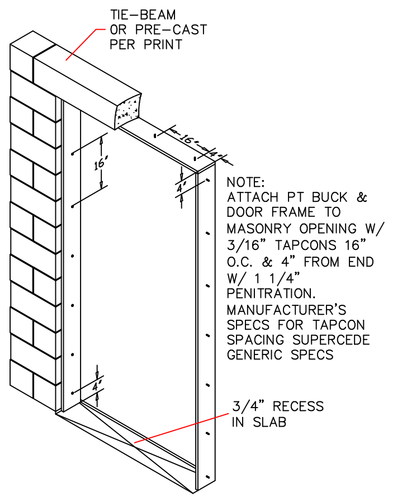
DESIGN CRITERIA

DWELLING FLOORS/SLAB ON GRADE - 40 PSF LIVE LOAD + 55 PSF DEAD LOAD.
DWELLING FLOORS/WOOD DECKING - 40 PSF LIVE LOAD + 15 PSF DEAD LOAD.
BALCONIES & PORCHES - 40 PSF LIVE LOAD + 15 PSF DEAD LOAD.
ROOF LOADS = 30 PSF LIVE LOAD, 17 PSF DEAD LOAD
BASIC WIND SPEED - 160 MPH, PER FBC UNLESS NOTED OTHERWISE.
IMPORTANCE FACTOR = 1.0
EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = .18(BUILDING, FULLY ENCLOSED)



NOTE:
1) ATTACH 2"x6" SIDE JAMBS TO MASONRY WALLS WITH 1/2" DIA x 6" J-BOLTS 6" FROM HEADER & FLOOR AND 24" OC INTERMEDIATE.
2) ATTACH 2"x6" HEADER TO CONCRETE BEAM WITH CONSTRUCTION ADHESIVE & 1/4" TAPCONS W/ 1 1/2" MIN PENITRATION 16" O.C. AND 6" FROM END.

GARAGE DOOR BUCK DETAIL

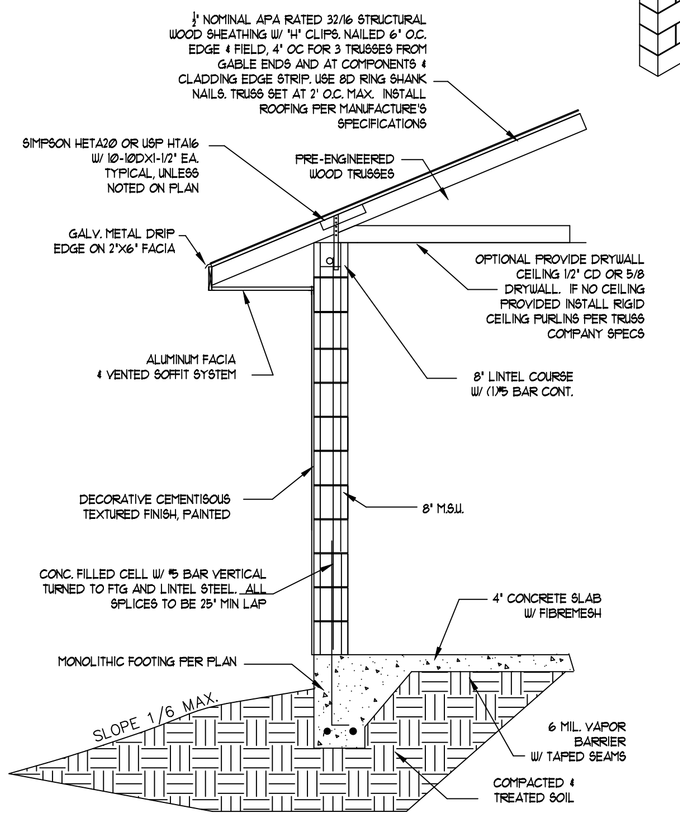


EXTERIOR DOOR/WINDOW BUCK DETAIL

PRECAST LINTEL SCHEDULE

8"H. knockout block FILLED SOLID W/ (1) #5 BAR OR 4" TO 7" H FORMED & POURED BEAM W/ (1)#5 BAR.
8" X 8" PRECAST CONC. "U" LINTEL. Provide 6" bearing at eq end. FILLED SOLID w/ (1) #5 BAR
NOTE: SET LINTEL AT REQUIRED HEADER HGT. ADDITIONAL COURSES OF STD BLK CAN BE ADDED BETWEEN LINTEL COURSE AND PRECAST. SOLID GROUT ENTIRE ASSEMBLY
PCL 1 — TYP. OVER ALL OPENINGS (U.N.O.)

8"H. knockout block FILLED SOLID W/ (1) #5 BAR OR 4" TO 7" H FORMED & POURED BEAM W/ (1)#5 BAR.
8" X 8" PRECAST CONC. "U" LINTEL. Provide 6" bearing at eq end. UN-FILLED
NOTE: SET LINTEL AT REQUIRED HEADER HGT. ADDITIONAL COURSES OF STD BLK CAN BE ADDED BETWEEN LINTEL COURSE AND PRECAST.
PCL 2



EXTERIOR WALL SECTION A
(TYPICAL)

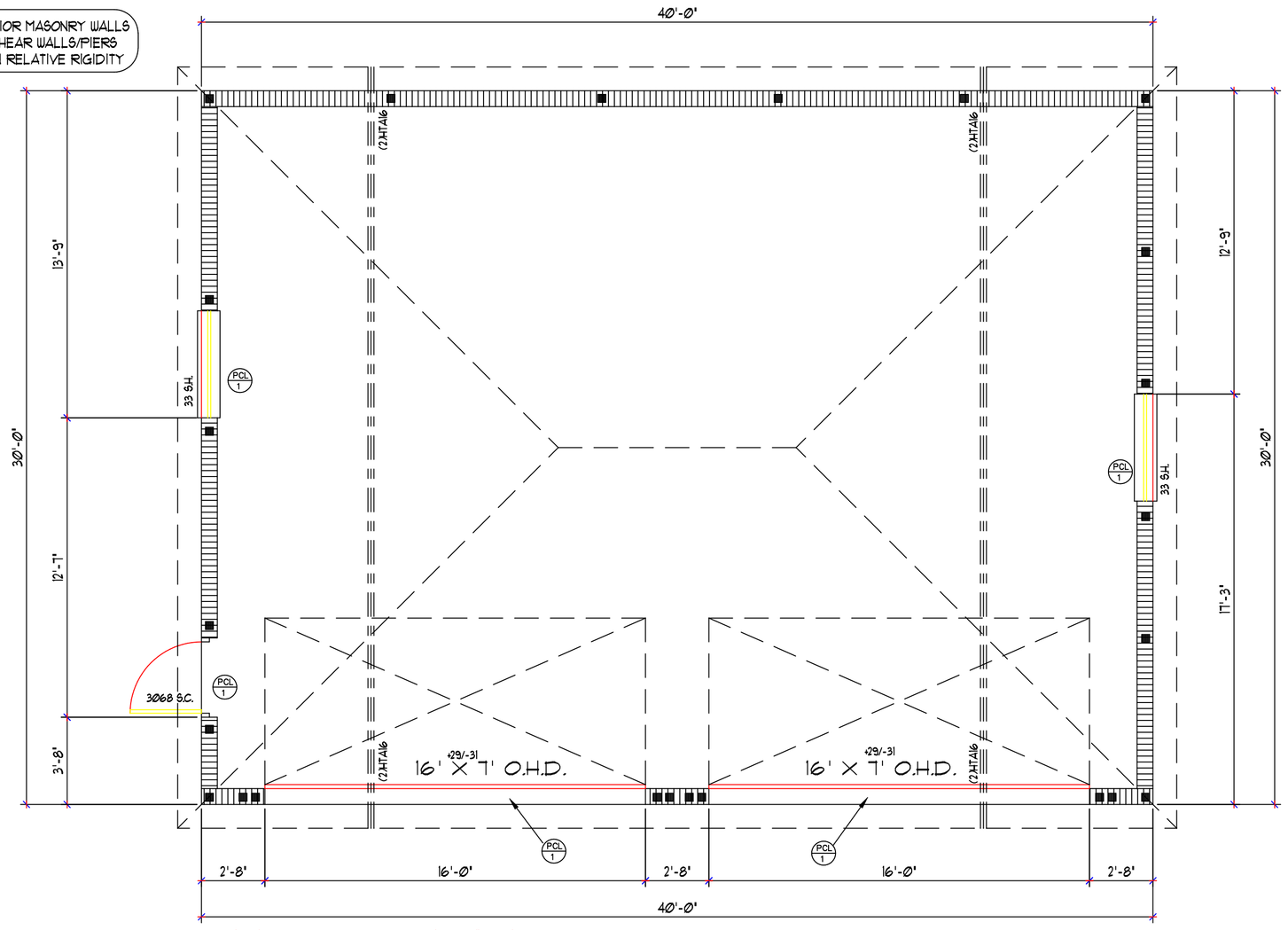
CONNECTOR TABLE

SIMPSON	USP	UPLIFT Lbs	FASTENING INFORMATION	ADDITIONAL INSTRUCTIONS
WOOD TO WOOD				
HTS20	HTW20	1450	(20) 10D NAILS TOTAL	
(2) HTS20	(2) HTW20	2900	(20) 10D NAILS EACH STRAP	
H10A	RT16A	1140	(9) 10DX1-1/2" NAILS TO RAFTER & (8)10D TO PLATE	
SPH4/6/8	SPTH4/6/8	1360	(12) 10D NAILS TO STUD	
WOOD TO CONCRETE				
META20	–	1450	(7) 10DX1-1/2" NAILS & 4" EMBEDMENT[3]	TYP FOR HIP JACKS OR 1-PLY TRUSSES
HETA20	–	1810	(10) 10DX1-1/2" NAILS & 4" EMBEDMENT[3]	TYP FOR HIP JACKS OR 1-PLY TRUSSES
–	HTA16	1615	(10) 10DX1-1/2" NAILS & 4" EMBEDMENT[3]	TYP FOR HIP JACKS OR 1-PLY TRUSSES
HTSM20	HTWM20	1175	(8) 10D NAILS & (4) 1/4"X2-3/4" TAPCONS	TYP FOR MISSED STRAPS (NO LIMIT)
(2) META20	–	1985	(5) 10DX1-1/2" NAILS EACH STRAP	TYP FOR 1-PLY TRUSSES / GIRDERS[4]
(2) HETA20	–	2500	(7) 16D NAILS EACH STRAP & 4" EMBEDMENT	TYP FOR 2-PLY TRUSSES / GIRDERS[4]
–	(2) HTA16	3230	(10) 10D NAILS EACH STRAP & 4" EMBEDMENT	TYP FOR 1 or 2-PLY TRUSSES / GIRDERS[4]
OTHER CONNECTORS				
MGT	MUGT15	3965	5/8" ATR EMBED 6" & (22) 10D NAILS TO WOOD	ADD 4" TO EMBED FOR LINTEL BEAMS
HGT	HUGT	9790	(2)3/4" ATR EMBED 10" & (8) (16 FOR HGT) 10D NAILS	ADD 4" TO EMBED FOR LINTEL BEAMS
FGTR	–	5000	(2) 1/2"X5" TITEN HD & (18) SDS1/4X3 TO WOOD	MAY BE FGTRHL/R (3850 MAX UPLIFT)
(2) FGTR	–	9400	(2) 1/2"X5" TITEN HD & (18) SDS1/4X3 TO WOOD (EA)	MAY BE (2) FGTRHL/R (7200 MAX UPLIFT)
HTT4	HTT4	4235	5/8" ATR EMBED 6" & (18) 16D NAILS TO WOOD	ADD 4" TO EMBED FOR LINTEL BEAMS
HTT5	HTT5	5090	5/8" ATR EMBED 6" & (28) 16D NAILS TO WOOD	ADD 4" TO EMBED FOR LINTEL BEAMS
HDQ8-SDS	PHD8	7630	7/8" ATR EMBED 12" & (20) 3" WOOD SCREWS	3 1/2" MIN WOOD MEMBER
HHDQ11-SDS	UPHD9	11810	1" ATR EMBED 12" & (24) 3" WOOD SCREWS	5 1/4" MIN WOOD MEMBER
HHDQ14-SDS	UPHD14	13710	1" ATR EMBED 12" & (30) 3" WOOD SCREWS	5 1/4" MIN WOOD MEMBER
MBHA	NFMAXU	3165	3/4"X8" ATR EMBED FACE & TOP (1/2" TOP FOR NFM)	ENGINEER TO SPECIFY USAGE ON PLANS

GENERAL NOTES

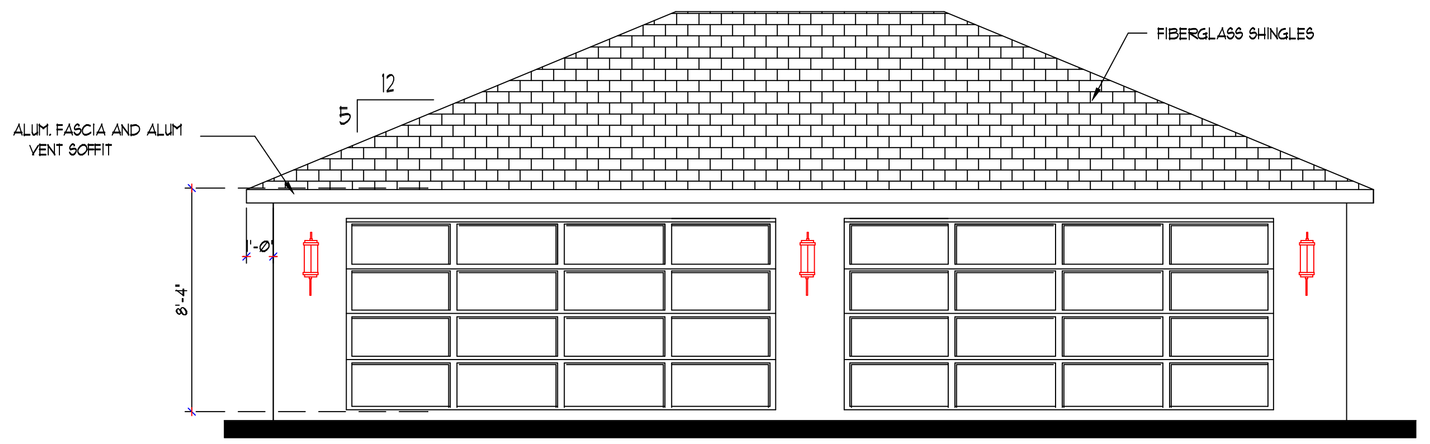
1) NAILING MAY BE REDUCED FOR LOWER UPLIFTS. PROVIDE (1) 10DX1-1/2" NAIL FOR EA 100 LBS OF UPLIFT (4 NAILS MIN).
2) MISSED STRAPS PROVIDE HTSM20/MTWM20 1-1/2" MIN EDGE DISTANCE. UNLIMITED USE MAXIMUM UPLIFT 1175#. FOR UPLIFTS TO 3965# PROVIDE MUGT15/MGT.
3) WHERE ENGINEER SPECIFIES REFERENCED STRAP FOR 1-PLY TRUSSES, ADD 24" MIN 2X SCAB TO TRUSS CHORD
4) REPLACEMENT OF CONNECTOR ON PLAN WITH EQUAL PER THIS TABLE IS ACCEPTABLE

ALL EXTERIOR MASONRY WALLS ACT AS SHEAR WALLS/PIERS BASED ON RELATIVE RIGIDITY

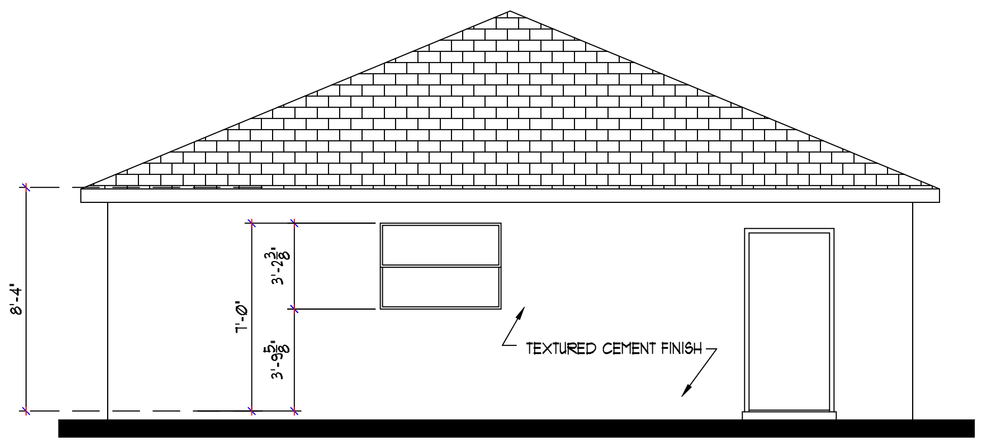


FLOOR PLAN
SCALE = 1/4"=1'-0"

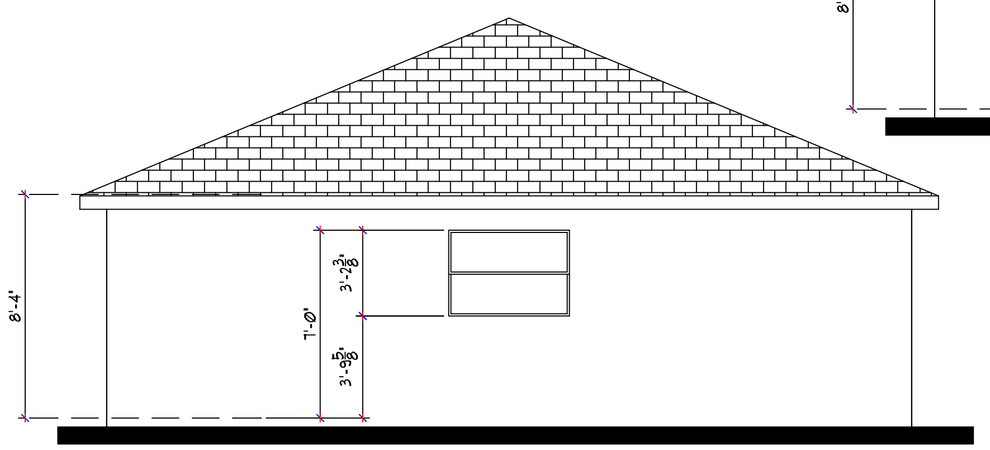
BUILDING AREA 1200 S.F.



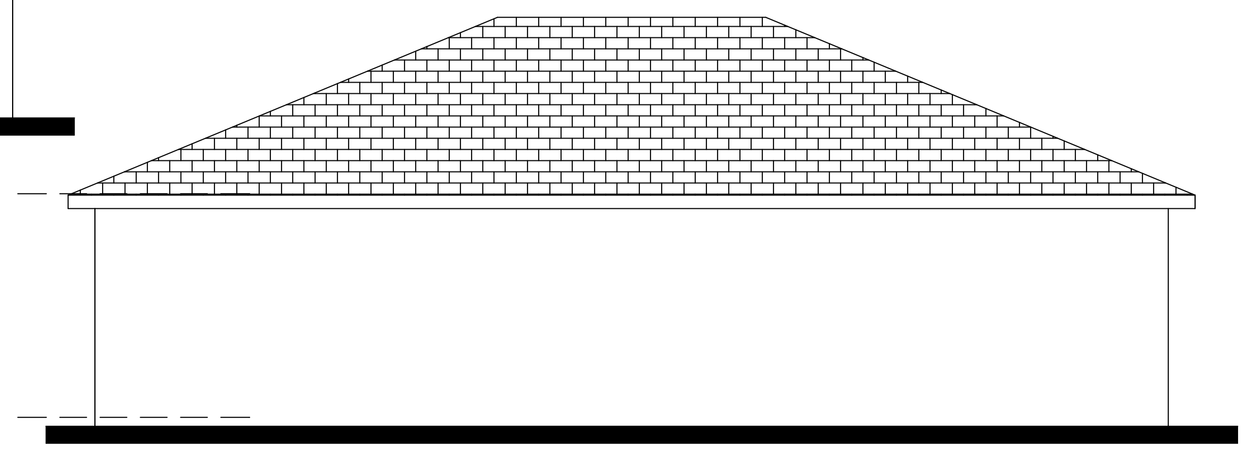
FRONT ELEVATION
SCALE = 1/4"=1'-0"



LEFT ELEVATION
SCALE = 1/4"=1'-0"



RIGHT ELEVATION
SCALE = 1/4"=1'-0"



REAR ELEVATION
SCALE = 1/4"=1'-0"

BUILDER
K.R. BROBST BUILDER

A PROPOSED GARAGE FOR
TROMBLEY
4151 BIG LEAF ST. NORTH PORT

SNYDERS DRAFTING
1578 EL JOBEAN RD
PORT CHARLOTTE, FL. 33948
(941) 766-7977

DRAWING DATE
11-5-14

REVISION DATE

DRAWN BY:
RLS

DRAWING NO.
BROBSTTROMBLEYGARAGE

SHEET
1 OF 2

WOOLF & ASSOCIATES
20020 VETERANS BLVD
PORT CHARLOTTE, FL
PH: (941) 764-2003

RAISED SEAL WITH ENGINEER'S SIGNATURE CERTIFIES THAT THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE TO THE 2007 FLORIDA BUILDING CODES WITH 2009 AMENDMENTS.RESISTANCE TO WIND PRESSURE IS IN COMPLIANCE TO SECTION 1609. PLAN IS VALID WITH RAISED SEAL ONLY.

MICHAEL S. WOOLF - FL PE 55307 - CERT OF AUTH. 26845