

A. GENERAL

- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUB-CONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOBSITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES ANY REQUIRED SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE PROJECT.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS TO COORDINATE ALL DETAILS, DIMENSIONS, ELEVATIONS, ETC. NOTIFY ARCHITECT/ENGINEER IN WRITING OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- THE ADDITIONS & ALTERATIONS INDICATED ON THESE PLANS COMPLY WITH SECTIONS 3403 & 3404 OF THE INTERNATIONAL BUILDING CODE.
- AWNINGS & CANOPIES INDICATED ON ARCHITECTURAL PLANS SHALL BE DESIGNED FOR LOADS INDICATED ON STRUCTURAL PLANS AND SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND SUBMITTED FOR REVIEW.

B. GOVERNING CODE: INTERNATIONAL BUILDING CODE - 2015

- WIND LOADING**
ULTIMATE DESIGN WIND SPEED - 130 MPH
NOMINAL DESIGN WIND SPEED - 101 MPH
WIND EXPOSURE - B
RISK CATEGORY - II
INTERNAL PRESSURE COEFF. = +/- 0.18
- LIVE LOADS**
FLOOR LIVE LOAD - 100 PSF
ROOF LOAD (NON-REDUCIBLE) - 20 PSF
GROUND SNOW LOAD - 0 PSF
FLAT ROOF SNOW LOAD - 0 PSF (MIN)
- SEISMIC LOADING**
Ss = .114
S1 = .06
IMPORTANCE FACTOR = 1.0
RISK CATEGORY = II
SITE CLASS = D
SDS = 0.122
SD1 = 0.096
SEISMIC DESIGN CATEGORY - B
SEISMIC RESPONSE COEFF. (Cs) - .02
RESPONSE MODIFICATION FACTOR - 6.5
ANALYSIS PROCEDURE - EQUIVALENT LATERAL FORCE ANALYSIS
BASIC SEISMIC FORCE RESISTING SYSTEM:
BEARING WALL SYSTEM-LIGHT FRAMED SHEATHED WALLS
DESIGN BASE SHEAR (ADDITION ONLY) = 194 LBS

NOTE: THE NET DESIGN WIND PRESSURE ACTING IN EITHER DIRECTION NORMAL TO THE SURFACE OF THE COMPONENTS AND CLADDING MATERIALS SHALL NOT BE LESS THAN 16 PSF.

COMPONENTS & CLADDING WIND PRESSURES			
ZONE	EFFECTIVE WIND AREA (SF)	DESIGN WIND PRESSURE (PSF)	
1	10	12.4	-30.4
1	20	11.6	-29.6
1	50	10.6	-28.6
1	100	9.8	-27.8
2	10	12.4	-51.0
2	20	11.6	-45.6
2	50	10.6	-38.4
2	100	9.8	-33.0
3	10	12.4	-76.8
3	20	11.6	-63.6
3	50	10.6	-46.2
3	100	9.8	-33.0
4	10	30.4	-33.0
4	20	29.0	-31.6
4	50	27.2	-29.8
4	100	25.9	-28.4
4	500	22.7	-25.2
5	10	30.4	-47.7
5	20	29.0	-34.0
5	50	27.2	-31.6
5	100	25.9	-31.6
5	500	22.7	-25.2

C. FOUNDATIONS

- FOUNDATIONS ARE DESIGNED BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF.
- GENERAL CONTRACTOR SHALL VERIFY SOIL PRESSURE AND NOTIFY ENGINEER IF LESS THAN ASSUMED.
- BOTTOM OF FOOTING ELEVATION TO BE DETERMINED BY THE SOIL CONDITIONS AND FROST LINE DEPTH.
- ALL LONGITUDINAL REINFORCING IN THE WALL FOOTINGS SHALL BE CONTINUOUS AND SPLICED AS SPECIFIED. CONTINUE ALL HORIZONTAL REINFORCING AT BENTS AND CORNERS BY BENDING THE REINFORCING 48 BAR DIAMETERS AROUND CORNERS OR ADDING MATCHING CORNER BARS, EXTENDING 48 BAR DIAMETERS INTO THE FOOTING EACH SIDE OF CORNER OR BENT.

D. REINFORCED CONCRETE

- MATERIALS:**
 - SPECIFICATIONS IN GENERAL, COMPLY WITH ACI 318-11 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
 - STRUCTURAL CONCRETE & REINFORCING:
ALL CONCRETE UNLESS NOTED - Fc = 3,000 PSI
REINFORCING BARS: ASTM A615 GRADE 60
- FIELD MANUAL:** PROVIDE AT LEAST ONE COPY OF THE ACI FIELD REFERENCE MANUAL, SP-15, IN THE FIELD OFFICE AT ALL TIMES.
- PROVIDE SUPPORTS AS REQUIRED TO MAINTAIN ALIGNMENT AND CONCRETE COVER OVER THE REINFORCING.
- FOOTINGS:**
 - PROVIDE MUD SILL UNDER FOUNDATIONS FOR ACCIDENTAL OVER EXCAVATION, SOFT SPOTS AND TRNCHES.
- SPLICES:** UNLESS NOTED OTHERWISE, MINIMUM LAP SPICE LENGTHS TO BE:
 - VERTICAL BARS IN WALLS, PIERS - 30 BAR DIAMETERS
 - HORIZONTAL BARS IN SLABS & FOOTINGS - 35 BAR DIAMETERS
 - HORIZONTAL BARS IN WALLS - 45 BAR DIAMETERS
- SAW CUT & CONSTRUCTION JOINTS**
 - PROVIDE JOINTS IN ALL SLABS ON GRADE-MAX SPACING = 16'-0" O.C.
- CONCRETE COVER:** UNLESS OTHERWISE NOTED, DETAIL REINFORCING TO PROVIDE CONCRETE COVER AS FOLLOWS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER - #5 BARS AND SMALLER - 1 1/2" OTHER BARS - 2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
BEAM & COLUMN BARS INCLUDING TIES, STIRRUPS & SPIRALS - 1 1/2" SLABS, WALLS, JOISTS (#11 & SMALLER) - 1"

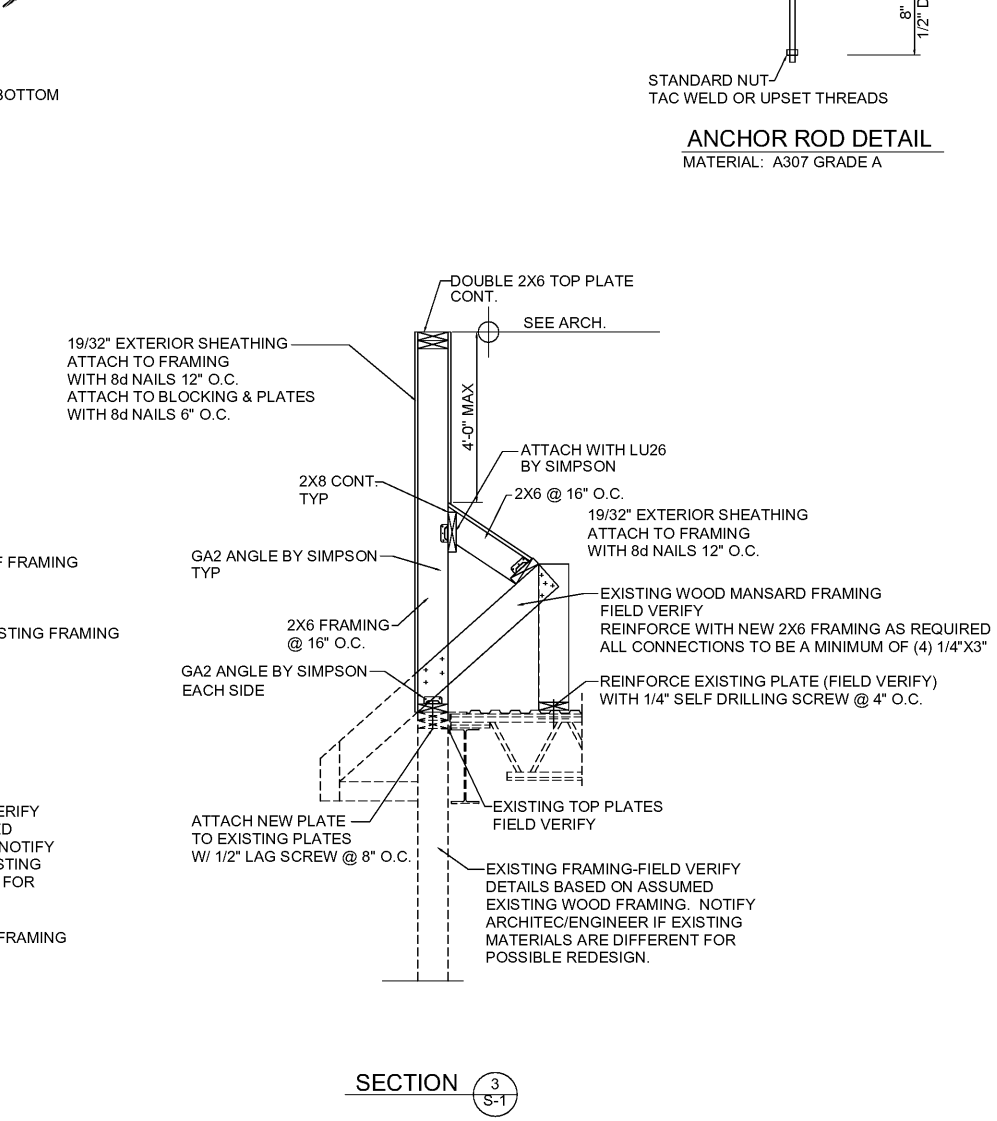
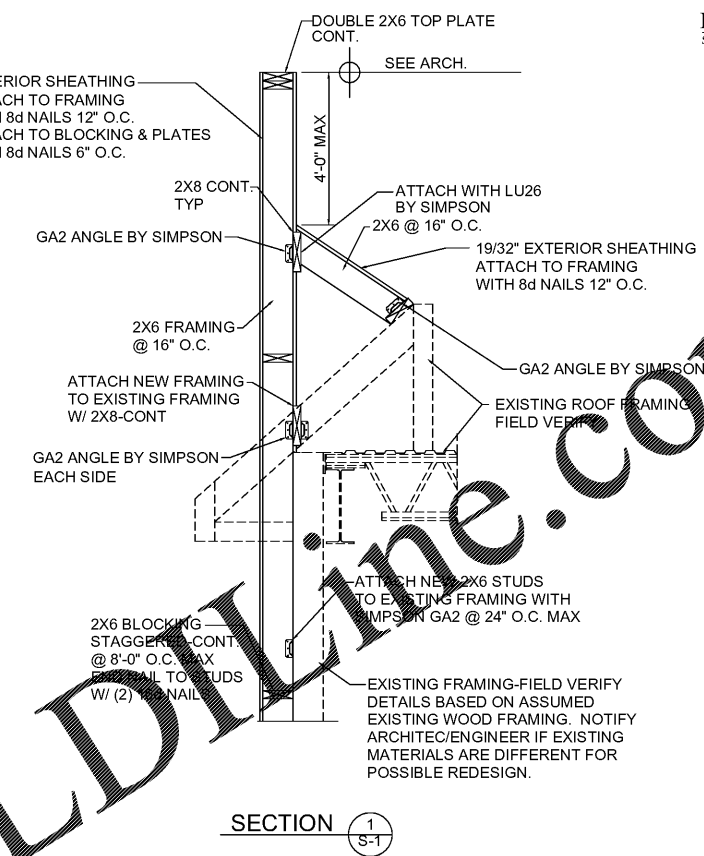
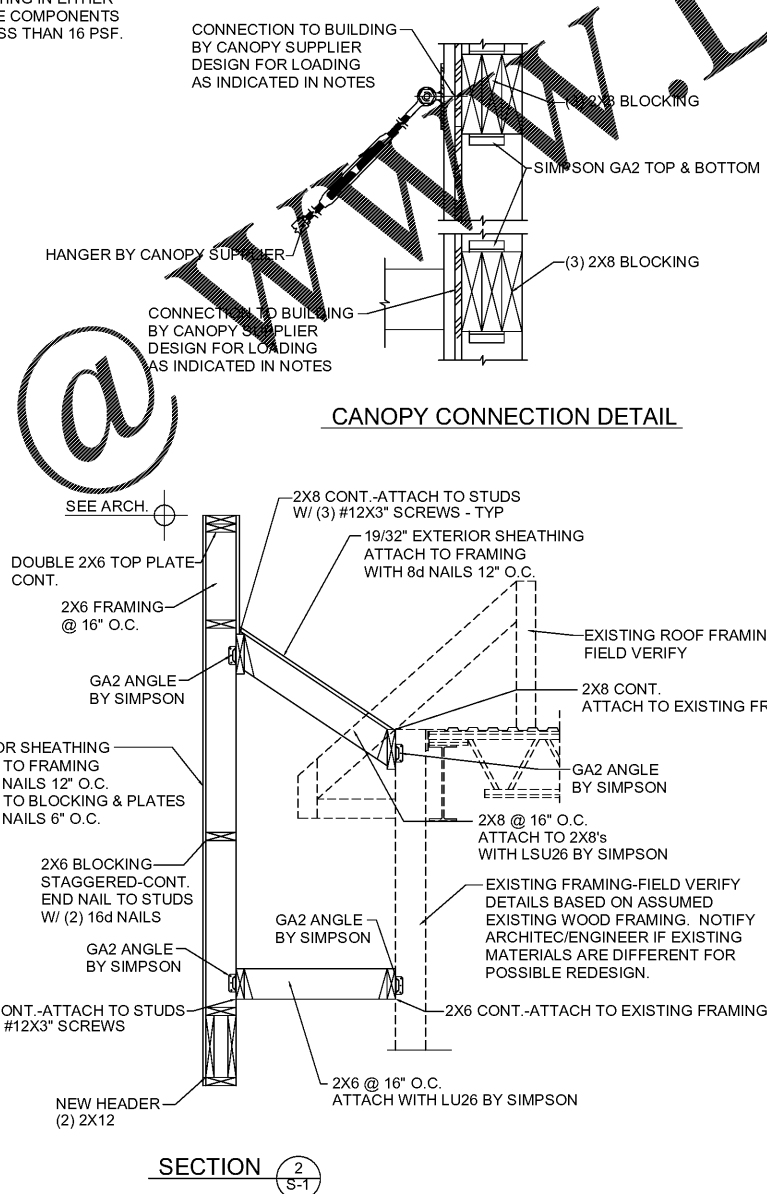
E. STRUCTURAL LUMBER

1. MATERIALS:

A. STUDS: SOUTHERN YELLO PINE #2 OR APPROVED EQUAL:

SIZE	Fb	Ft	Fv	Fc	Fc	E
2X4	1,500	825	90	565	1,650	1,600,000
2X6	1,250	725	90	565	1,600	1,600,000
2X8	1,200	650	90	565	1,550	1,600,000
2X10	1,050	600	90	565	1,500	1,600,000
2X12	975	550	90	565	1,450	1,600,000

- ROOF/WALL:** ORIENTED STRAND BOARD-STRUCTURAL 1, EXPOSURE I, EXTERIOR GLUE FOR ROOF AND WALLS PANEL IDENTIFICATION INDEX 24/16 - 5/8" OR 24/0 - 1/2" (WITH PLYWOOD CLIPS AT ROOF).
- ROOF/WALL:** PLYWOOD-C-PLUGGED, STRUCTURAL 1, EXPOSURE 1. EXTERIOR GLUE FOR ROOF AND WALL PANEL IDENTIFICATION INDEX 24/16 - 5/8" OR 24/0 - 1/2" (WITH PLYWOOD CLIPS AT ROOF).
- SILL PLATES:** NO. 2 SPRUCE-PINE-FIR OR EQUAL, Fc=675 PSI, Fv=70 PSI, E=1,200,000 PSI. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
 - NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
 - U.S. PRODUCT STANDARD PS-1 FOR SOFTWOOD PLYWOOD - CONSTRUCTION AND INDUSTRIAL.
- CONNECTIONS:**
 - JOISTS TO BEAMS - 16 GAGE GALVANIZED STANDARD JOIST HANGERS, UNLESS NOTED OTHERWISE.
 - PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILED - USE 8d RING SHANK NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE PLYWOOD CLIPS AT MID SPAN OF PLYWOOD BETWEEN SUPPORTS.
- ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S4S) AND MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
- ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED WITH AN E.P.A. ACCEPTABLE WOOD PRESERVATIVE (SUCH AS "AOC" - ALKALINE-COPPER-QUATERNARY OR "CBA-A" - COPPER AZOLE TYPE A & B).
- ALL WOOD CONNECTIONS SHALL BE GALVANIZED STEEL OR RUST PROOF PAINTED STEEL (U.O.N.). ALL GALVANIZED METAL CONNECTIONS IN CONTACT WITH TREATED WOOD (ITEM #5) SHALL BE "TRIPLE-ZINC G-185" GALVANIZED. ANY FIELD WELDS (INTERIOR OR EXTERIOR) OF SUCH CONNECTIONS SHALL BE WIRE BRUSHED CLEAN AND RUST PROOF PAINTED.
- MISCELLANEOUS:**
 - USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O.C. MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOISTS AND RAFTER BEARING.
 - USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS.
 - USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.



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MADE 07/20 - DECEMBER 2016 STANDARDS
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architecture • planning • interior design