

JACK



OWNER:

Dana Whicker

ADDRESS:

**2805 S Fletcher Ave,
Fernandina Beach, FL 32034, USA**

Parcel ID:

00-00-31-114A-0088-0000



GENERAL REQUIREMENTS:

1. Material Specification: All structural framing lumber (joists, beams, blocking, posts, and ledgers) shall be Pressure-Treated (PT) Southern Yellow Pine (SYP), Grade #2 or better, rated for exterior ground-contact or above-ground use as required. All wood-to-wood and wood-to-concrete connections must be treated to prevent decay.

2. Decking Material: Deck surface material shall be 5.5" Composite Decking Boards installed per manufacturer specifications and fastening systems. A perimeter picture frame border around the deck shall utilize matching composite boards placed over solid framing layout with complete blocking underneath.

3. Code Compliance: All materials, structural design, and construction methods must strictly comply with the 2023 Florida Building Code (FBC), Residential (8th Edition) along with all local Fernandina Beach and Nassau County amendments.

4. Fasteners & Hardware: All screws, nails, bolts, joist hangers, and framing connectors must be Hot-Dipped Galvanized (Z-Max coating) or Stainless Steel approved for continuous contact with ACQ or CA-C pressure-treated lumber. All post bases shall utilize Simpson Strong-Tie ABU66Z or approved equivalents anchored to the support structure.

5. Electrical Requirements: All outdoor receptacles, switches, and lighting fixtures must completely comply with the National Electrical Code (NEC) as adopted and amended by the State of Florida. At least one GFCI-protected outdoor receptacle with a weatherproof "While-In-Use" cover is required on the deck.

6. Deck Attachment: The deck shall be connected via a PT 2"x10" Ledger Board to the existing house band joist using 1/2" diameter approved lag screws or through-bolts staggered per 2023 FBC Section R507.9.1.3(1). Provide code-approved, multi-layer weatherproof flashing (minimum 2 layers) at the ledger interface to ensure zero water infiltration into the existing building envelope.

7. Design Load Data: Structural framing design parameters must strictly meet or exceed the following design load criteria for Nassau County, FL: Live Load: 40 PSF; Dead Load: 10 PSF (Composite decking factored); Ground Snow Load: 0 PSF; Ultimate Design Wind Speed (Vult): 140 MPH (Exposure Category C).

8. Footing & Support Structure Dimensions: All structural support footings (if touching grade) must be a minimum 16" in diameter and extend at least 36 inches deep to resist high wind uplift forces in accordance with 2023 FBC Table R401.4.1. Presumptive soil bearing capacity is assumed at 1,500 PSF. Specialized engineered roof attachment brackets with heavy-duty flashing boots must be used to transfer structural loads directly to the bearing walls/beams below.

9. Guardrail Specifications: Required minimum 36" high wood or composite guardrail system capable of withstanding a 200 lb concentrated lateral load applied at any point along the top rail. Vertical baluster or cable spacing must be strict and must not allow a 4" sphere to pass through at any point.

10. Project Restrictions & Safety: Not approved for privacy screens, hot tubs, heavy planters, or built-in seating unless separately detailed and structurally stamped by a licensed engineer. Provide approved lateral tension ties—minimum (4) Simpson Strong-Tie DTT2Z or equivalent mechanical hold-down devices with 750 lb capacity—per 2023 FBC Section R507.9.2.



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APPLICABLE DESIGN CODES:

2023 Florida Building Code,
Residential (8th Edition)

COVER PAGE

D-101

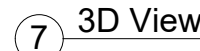
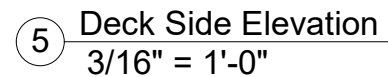
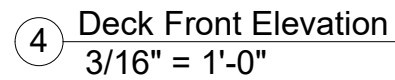
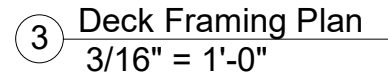
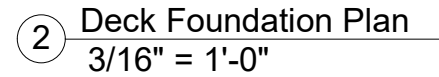
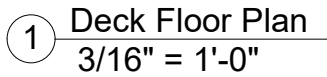
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Scale: 3/16" = 1'-0"

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2023 Florida Building Code,
Residential (8th Edition)

D-102

Scale: As indicated

JACK



OPTION 1



OPTION 2

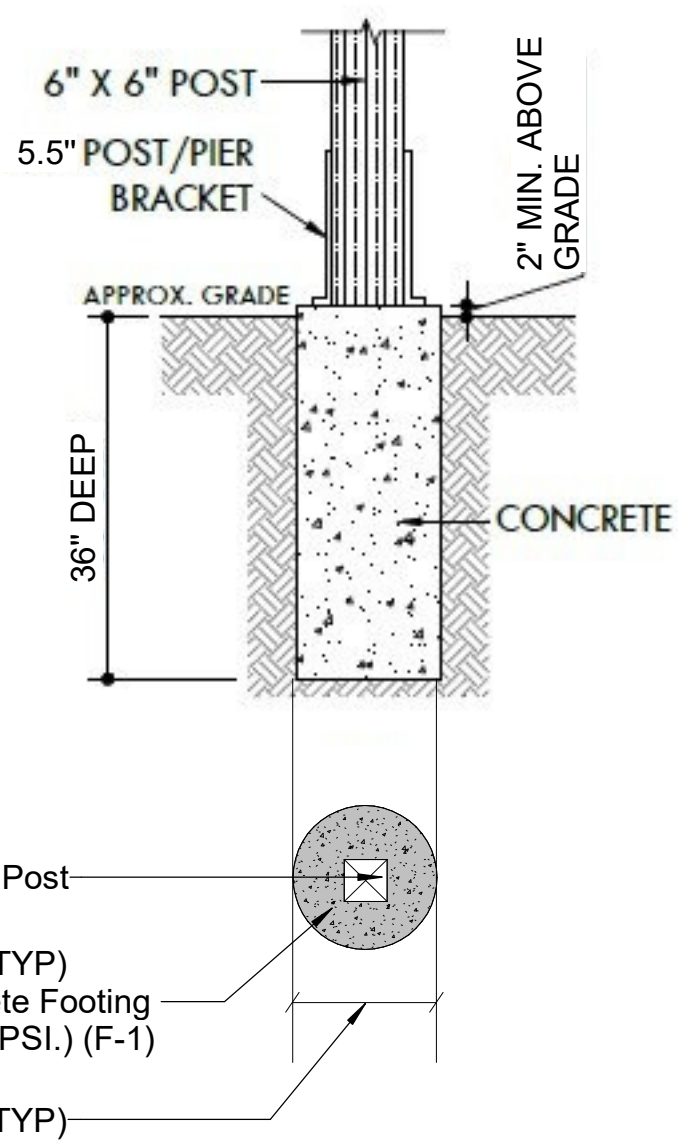


FLOOR JOIST CONNECTION CHIMNEY
N.T.S



STAIR NOTES:

1. Stair Geometry Must Consist Of Exactly 6-1/2" Riser Height And 11" Tread Depth.
2. All Treads And Risers Must Be Uniform Within A Max. Tolerance Of 3/8".
3. Base Of The Stair Stringers Must Be Securely Anchored To A Min. 5" Thick Solid Concrete Pad.



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D-103

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