

GENERAL NOTES

1. CODES USED: 2001 FLORIDA BUILDING CODE, ACI, NDS, APA AND ASCE-7-98. ALL LATEST EDITIONS USED.
2. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. 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.
5. 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 CODE: The 2001 Florida Building Code (FBC)

OCCUPANCY: Residentail Group R-3 (One- and Two-Family Dwellings)

CONSTRUCTION: Type VI, Unprotected

BASIC WIND SPEED: 110 mph

WIND IMPORTANCE FACTOR: 1.0 (Category II Building)

WIND EXPOSURE: B (Greater than 1500 ft from CCL or mean high tide)

INTERNAL PRESSURE COEFFICIENT: ± 0.18 (Enclosed Building - Not in the Wind-Borne Debris Region)

MAXIMUM DESIGN WIND PRESSURES (psf):

Opening Size (sf)	Edge zones (3'-0" from outside corners)	Interior Zone
0-20	+26 and (-)35	+26 and (-)28
21-50	+25 and (-)32	+25 and (-)27
51-100	+23 and (-)29	+23 and (-)25
>100	+22 and (-)27	+22 and (-)24

DESIGN LIVE LOADS:

Roof: 20 psf  
Attics with Storage: 30 psf  
Attics without Storage: 10 psf  
Floors/Stairs/BALCONY: 40 psf

CAST-IN-PLACE CONCRETE: shall have a compressive strength of 2500 psi at 28 days.

CONCRETE MASONRY UNITS: shall be hollow unit masonry in accordance with ASTM C 90 and shall have a minimum

net area compressive strength of 1900 psi when using Type M or S mortar (ASTM C 270).

In accordance with ACI 530, the 1900 psi block in combination with Type M or S mortar provides a design compressive

strength (f'm) of 1500 psi.

GROUT: The grout shall be in accordance with ASTM C 476 and shall have a maximum course aggregate size of 3/8 "

placed at an 8" to 11" slump and have a minimum specified compressive strength of 2000 psi at 28 days when tested in

accordance with ASTM C 1019.

REINFORCING STEEL: shall be ASTM A615, Grade 40

STRUCTURAL STEEL: shall be ASTM A36.

STEEL PIPE AND STRUCTURAL TUBING: shall be ASTM A500 (Grade B)

WELDED WIRE FABRIC (WWF): shall be ASTM A185.

ANCHOR BOLTS AND THREADED RODS: shall be in accordance with ASTM A 307 or ASTM F 1554 Grade 36.

WASHERS: shall be in accordance with ASTM F 436 Grade 36.

NUTS: shall be in accordance with ASTM A 563 Grade A Hex.

ANCHORING ADHESIVE: shall be one of the following products (DUAL CARTRIDGE INSTALLATION ONLY):

- \* Simpson Strong-tie Co., Product: Epoxy-Tie SET
- \* Simpson Strong-tie Co., Product: Acrylic-Tie AT

METAL CONNECTORS: All metal connectors which are exposed to exterior shall be galvanized, Z-MAX or stainless steel. All metal connectors which are exposed to pressure treated wood shall have a Z-max finish.

Roof Assemblies shall be in accordance with FBC chapter 15.

Masonry construction shall be in accordance with FBC chapter 21 and in accordance with the Specifications for Masonry Structures ACI 530.1-99. ACI 3.5 D limits the grout lift height to 5 ft and requires a 1-hour initial set time between lifts.

Steel Construction shall be in accordance with FBC chapter 22.

Wood framing shall be in accordance with FBC chapter 23 except as noted in these plans.

The "Fastening Schedule" in Table 2306.1 shall be used U.N.O. in these plans and as follows: The double top plate shall provide a 4 ft lap and shall be face-nailed with (8) 12d sinkers.

Footings and foundations shall be in accordance with FBC chapter 18. Soil compaction shall be in accordance with 1804.2

Typical anchor bolts are required at the following locations:

Spaced @ 6' o.c. at the exterior wall sill plate where the thru-bolt spacing is greater than 6' o.c.

At the exterior wall sill plates where the thru-bolt is more than 12" from the end of the plate, or at 36" o.c. where thru rods are not used.

Anchor bolts are also required at the ends of stemwall at porches. Anchor bolts are not required at interior bearing wall sill plates.

The nut at the double top plate shall be receive a final tightening after the roof system is installed.

Use 2x4 AND 2X6 studs for exterior walls WHERE NOTED and 2x4 studs for all interior walls U.N.O. in these plans. Space studs @ 16" o.c

at all exterior walls, interior bearing walls and interior shear walls. Space studs @ 24" o.c. at interior non-bearing walls.

Use SPF stud grade (or better) for all walls U.N.O. in these plans.

Use SYP #2 top plates and PT SYP #2 sill plates.

In general the thru-bolts serve as the continuous load path from the double top plate to the foundation.

Where "CONVENTIONAL STRAPPING" is shown in these plans, use:

Simpson SP2 w/ (6) 10d nails each end for wall stud to top plate connections @ 32" O.C.

Simpson CS20 strapping w/ (7) 10dx1.5" nails each end for second story wall stud connections @ 32" O.C.

Simpson SP1 w/ (6) 10d nails to stud and (4) 10d nails to sill plate @ 16" O.C. and anchor bolts at 32" O.C.

All conventional framing shall be SYP #2. Refer to truss shop drawings for truss details. Provide 1x4 purlin bracing above

the bottom chord of roof trusses at the spacing indicated in the shop drawings. Fasten w/ (2) 6d nails at each truss.

Provide solid blocking at roof sheathing joints in the first two rafter or truss spaces from gable ends.

Attach headers to posts w/ (2) Simpson CS20 flat straps w/ (7) 10dx1.5" nails to header and (7) 10dx1.5" nails to post.

Notch headers under top plates and bear on jack studs or use Simpson HUC410 hanger w/ (8) 16d to wall (8) 16d to header.

Anchor posts to foundation w/ Simpson ABU post base w/ (1) 5/8 " threaded rod set 7" into footing and (12) 16d nails to post

or use (1) Simpson HTT16 w/ (1) 5/8 " threaded rod set 7" into footing (18) 16d nails to post.

EXTERIOR WALL & INTERIOR SHEARWALL SHEATHING:

GENERAL AND RATED SHEATHING:

Fasten 1/2" thick sheathing w/ 8d common nails on 6"O.C. & supported edges & 12"O.C. & intermediate supports.

Reduce nail spacing to 3"O.C. around all openings. Use 3" edge nailing in the lower top plate on all exterior walls.

SW-3 indicates 3" EDGE NAILING is also required at the bottom and side edges of the sheathing.

SW-2 indicates 2" EDGE NAILING is also required at the bottom and side edges of the sheathing.

Where stucco, brick veneer, or hardiplank lap siding, or interior shear wall indicated, underlay with 7/16 " Rated sheathing fastened

w/ 8d nails. Unless noted as above, space nails at 6" o.c. edges, and 12" o.c. intermediate.

ROOF SHEATHING AND DIAPHRAGM ATTACHMENT

Use 15/32" APA Rated sheathing fastened w/ 8d nails 6" o.c edges, 6" o.c. intermediate.

SUBFLOORS:

Where subflooring is indicated in these plans use 3/4 " T&G plywood glued with a construction adhesive and fastened per Table 2306.1.

FOUNDATION AND SLAB NOTES

1. 6X6 W1.4 X W1.4 WWF TO BE PLACED IN THE CENTER OF THE SLAB. WWF SHALL BE LAPPED 8". THE USE OF

FIBERMESH SHALL BE ALLOWED IN LIEU OF WWF. MINIMUM FIBER LENGTH = 1/2".

2. SLAB THICKNESS IS 4", UNLESS NOTED OTHERWISE ON THE PLANS. SLAB SHOULD BE POURED OVER A 6 MIL.

VAPOR BARRIER AND THE SOIL SHOULD BE TREATED WITH TERMITE POISON PRIOR TO POURING.

3. 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.

4. VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.

5. CORNER REINFORCEMENT SHALL BE LAPPED 30".

6. REINFORCEMENT SHALL HAVE THE FOLLOWING COVER REQUIREMENTS;

3" FOR CONCRETE CAST AND PERMANENTLY EXPOSED TO EARTH

2" FOR CONCRETE EXPOSED TO EARTH AND WEATHER

1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR EARTH FOR THE PRIMARY REINFORCEMENT.

7. ONLY DIMENSIONS FOUND ON THE FOUNDATION PLAN BY THE ARCHITECT SHOULD BE USED FOR FOUNDATION

CONSTRUCTION. IF DIMENSIONS CAN NOT BE DETERMINED FROM FOUNDATION PLAN, CONTACT THE ENGINEER OF RECORD.

8. STEMWALL TO BE A MAXIMUM OF (6) COURSES TALL. CONTACT ENGINEER OF RECORD IF STEMWALL WILL EXCEED

6 COURSES IN HEIGHT.

9. WHERE THREADED RODS ARE EMBEDDED 12" INTO STEMWALLS, THE TOP TWO COURSES OF STEMWALL MUST BE FILLED.

CONVENTIONAL FRAMING NOTES:

1. ALL CONVENTIONAL FRAMING SHALL BE SYP. NO. 2 OR BETTER.
2. ALL RAFTERS SHALL BE 2X6' s @ 16" O.C. U.N.O.
3. FASTEN ALL RAFT. TO PLATES WITH SIMP. H8 CLIPS w/ (5) 10d X 1.5" NAILS EACH END.
4. FASTEN ALL RAFTERS AT RIDGES WITH 2X6 COLLAR TIES.
5. FACE-NAIL COLLAR TIES TO RAFTERS WITH (5) .131 X 3" NAILS.
6. FASTEN ALL JACK RAFT. TO HIPS AND VALLEYS w/(4) .131 X 3" TOE-NAILS.
7. ALL RIDGES, HIPS AND VALLEYS SHALL BE ONE (1) NOM. SIZE LARGER THAN ADJOINING RAFTERS U.N.O.
8. FASTEN RAFTERS TO CEILING JOISTS WITH (4) .131 X 3" NAILS.
9. FASTEN RAFTERS AND CEILING JOISTS TO PLATES WITH (3) .131 X 3" TOE-NAILS.
10. FASTEN NAILERS/LEDGERS TO EA. STUD W/ (4) .131X3" NAILS.

11. ALL NAILERS SHOULD BE THE SAME SIZE OR (1) NOMIMNAL SIZE LARGER THAN ADJ. MEMBERS.
12. FASTEN ALL 2X6 EXTERIOR STUDS TO PLATES W/ (6) 8D TOENAILS @ EA. END. TYP.

MAX. DESIGN WIND PRESSURE = -24.6 PSF AND +21.8 PSF  
FOR GARAGE DOOR



Baker Engineering & Consulting, P.L.

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PHONE: 904-398-9837 FAX: 904-398-9838  
CERTIFICATE OF AUTHORIZATION #26227

FLORIDA PRODUCT APPROVAL LIST

LEGEND:	
* Indicates bearing w all below with studs spaced at 16" o.c.	
** See Sheet DETAILS for garage header tie down	
*** See Sheet DETAILS for gable end truss tie down and platform framing in attic	
Hurricane clips and twist straps:	
H3 = (Prod. Code- FL474.116) Simpson H3 w/ (4) 8d nails each end - Capacity = 455 lb	
H8 = (Prod. Code- FL1423.7) Simpson H8 w/ (5) 10dx1.5" nails each end - Capacity = 745 lb	
MTS = (Prod. Code- FL474.325) Simpson MTS12 w/ (7) 10dx1.5" nails each end - Capacity = 1000 lb	
HTS = (Prod. Code- FL538.9) Simpson HTS20 w/ (24) 10d nails each end - Capacity = 1450 lb	
Flat straps:	
MSTA24 = (Prod. Code- FL1901.57) Simpson MSTA24 w/ (9) 10d nails each end - Capacity = 1640	
MSTA36 = (Prod. Code- FL1901.59) Simpson MSTA36 w/ (13) 10d nails each end - Capacity = 2135	
MSTAM24 = (Prod. Code- FL1901.61) Simpson MSTAM w/ (9) 10d nails and 5-1/4"x 2-1/4" Titen Screws in Concrete	
MSTC28 = (Prod. Code- FL1901.63) Simpson MSTC28 w/ (18) 16d sinkers each end - Capacity = 3310 lb	
MSTC40 = (Prod. Code- FL1901.64) Simpson MSTC40 w/ (26) 16d sinkers each end - Capacity = 4740 lb	
MSTC96 = (Prod. Code- FL1901.67) Simpson MSTC96 w/ (36) 16d sinkers each end - Capacity = 5655 lb	
Heavy girder tie downs	
MGT = (Prod. Code- FL1423.15) Simpson MGT w/ (22) 10d nails into truss and (1) 1/2" thru-bolt into flg. - Capacity = 3965 lb	
RH2 = (Prod. Code- FL503.27) Simpson RH2 w/ (10) SDS1/4x3" screw s into truss and (1) 1/2" thru-bolt into flg. - Capacity = 3610 lb	
RH2 = (Prod. Code- FL503.28) Simpson RH2 w/ (14) SDS1/4x3" screw s into truss and (1) 5/8" thru-bolt into flg. - Capacity = 4685 lb	
HTT16 = (Prod. Code- FL503.29) Simpson HTT16 w/ (18) 16d nails into truss and (1) 1/2" thru-bolt into flg. - Capacity = 4175 lb	
HTT22 = (Prod. Code- FL503.21) Simpson HTT22 w/ (32) 16d nails into truss and (1) 5/8" thru-bolt into flg. - Capacity = 5260 lb	
HDQ8 = (Prod. Code- FL1463.25) Simpson HDQ8 w/ (20) SDS1/4X3" screw s into truss and (1) 7/8" thru-bolt into flg. - Capacity = 8235 lb	
THA-2 = (Prod. Code- FL474.414) Simpson THA-2 inverted heavy girder hanger w/ (30) 10d nails into face - Capacity = 4135 lb	
Face Mount Hangers	
LUS28 = (Prod. Code- FL474.264) Simpson LUS28 face mount hanger w/ (6) 10d nails into hdr and (4) 10d nails into joist- Capacity = 1115 lbs.	
HUS26 = (Prod. Code- FL474.192) Simpson HUS26 face mount hanger w/ (14) 16d nails in header (6) 16d nails into joist- Capacity = 1550 lbs.	
HGUS262 = (Prod. Code- FL474.139)Simp. HGUS262 facemount hanger w/ (36)16d nails carrying mem.(12)16d carried mem-Capacity=3220lbs.	
HU410 = (Prod. Code- FL1218.148) Simpson HU410 face mount hanger w/ (14) 16d nails in header (6) 16d nails into joist- Capacity = 1715 lbs.	
Adjustable and Standoff Post Bases	
ABU44 = (Prod. Code- FL474.21) Simpson ABU44 Adjustable Standoff Post Base 5/8" Anchor w/ (12)-16d nails- Capacity = 2200 lbs.	
ABU66 = (Prod. Code- FL1725.1) Simpson ABU66 Adjustable Standoff Post Base 5/8" Anchor w/ (12)-16d nails- Capacity = 2300 lbs.	
Column Caps	
CC44 = (Prod. Code- FL1218.12) Simpson CC44 Column Cap w/ (2) 5/8" bolts in bm & (2) 5/8" bolts in post- Capacity = 1465 lbs.	
CC66 = (Prod. Code- FL1218.18) Simpson CC66 Column Cap w/ (4) 5/8" bolts in bm & (2) 5/8" bolts in post- Capacity = 4040 lbs.	
Holddowns	
PAS1 = (Prod. Code- FL474.335) Simpson PAS1 Embedded Anchor w/ (9) 16d nails- Capacity = 2030 lbs.	
Anchoring Adhesive	
SET = (Prod. Code- FL402.3) Simpson Epoxy-Tie	
AT = (Prod. Code- FL2304.1) Simpson Acrylic-Tie	
Coiled Straps	
CS20 = (Prod. Code- FL1901.6) Simpson CS20 20 Ga. Coiled Strap w/ (18) 8d nails- Capacity = 1030 lbs.	
Stud Plate Ties	
SP1 = (Prod. Code- FL474.364) Simpson SP1 Stud Plate Tie w/ (6) 10d nails in stud and (4) 10d nails into top plate- Capacity = 535 lbs.	
SP2 = (Prod. Code- FL474.365) Simpson sp2 Stud Plate Tie w/ (6) 10d nails in stud and (6) 10d nails into top plate- Capacity=605 lbs.	
SP4 = (Prod. Code- FL474.366) Simpson SP4 Stud Plate Tie w/ (8) 10dx1.5" nails in stud- Capacity = 760 lbs.	
SP4 = (Prod. Code- FL538.34) Simpson SP4 Stud Plate Tie w/ (10) 10dx1.5" nails in stud- Capacity = 1065 lbs.	
SP6 = (Prod. Code- FL538.35) Simpson SP6 Stud Plate Tie w/ (10) 10dx1.5" nails in stud- Capacity = 1065 lbs.	
SSP = (Prod. Code- FL1423.21) Simpson SSP Single Stud Plate Tie w/ (4) 10d nails in stud (1) 10d nail into top plate	
Framing Anchors	
LTP4 = (Prod. Code- FL474.266) Simpson LTP4 Framing Anchor- Capacity = 670 lbs.	
A35 = (Prod. Code- FL474.4) Simpson A35 Framing Anchor- Capacity = 450 lbs.	
Tension Tie	
LTT20B = (Prod. Code- FL474.264) Simpson LTT20B Tension Tie w/ 1/2" Anchor and (10)16d nails- Capacity = 1750lbs.	

SYMBOL KEY

- THRU-BOLT LOCATION
- \*\* CONVENTIONAL STRAPPING (SEE VERTICAL FRAMING ON SHT. S-1)
- SW-3 SHEARWALL W/ 3" NAILING PATT. (SEE GENERAL NOTES)
- 
- SIMPSON HDQ8 HOLDDOWN LOCATION (SEE UPLIFT SCHEDULE)
- // FASTEN (2) SIMPSON MSTA36 FLAT STRAPS
- ⊙ SIMPSON HTT22 HOLDDOWN

TRUSS UPLIFT SCHEDULE:

USE MIN. (1) SIMPSON H8 EA. END  
OF EACH TRUSS TYP.

USE HOLDDOWNS WHERE SPECIFIED (SEE PLANS)

BAKER ENGINEERING & CONSULTING, P.L.

CERTIFICATE OF AUTHORIZATION # 26227

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REMODELING/ADDITION TO

EXISTING RESIDENCE FOR

ED & DIANNE BISHOP WHITE

LAKE CITY, FLORIDA

Drawn by:

TGB

Check by:

TGB

Approved by:

TGB

Date:

4/29/05

GENERAL NOTES

AND FLORIDA

PRODUCT

APPROVAL

REVISIONS

NO.	DATE	REVISED

05-98

S-1