

1.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2020 EDITION.
2.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS WITH THE ENGINEER.
3.

SPLICES IN REBARS SHALL BE A MINIMUM OF 48 BAR DIAMETER EXCEPT WHERE DIMENSIONED OTHERWISE.
4.

EXCEPT WHERE OTHERWISE DIMENSIONED, ALL HOOKS ON REBARS SHALL BE STANDARD ACI 318-08 HOOKS.
5.

REBARS: NEW ASTM A-615 GRADE 60, FABRICATE AND DETAIL IN ACCORDANCE WITH ACI-315. HORIZONTAL JOINT REINF.: "DUR-0-WALL" LADUR TYPE 9-5, LOX-ALL #9 STD. OR APPROVED EQUAL WITH "T" & "L" FOR INTER-SECTIONS AND CORNERS.
6.

CONCRETE COVER OVER THE REBARS SHALL BE AS DETAILED IN THE DRAWINGS. WHERE COVER IS NOT DIMENSIONED, USE THE SAME COVER AS DIMENSIONED FOR SIMILAR ITEMS. WHERE THERE ARE NO SIMILAR ITEMS, USE THE FOLLOWING: 3" FOR BOTTOM AND ENDS OF FOOTING; 1 1/2" FOR TIES OR STIRRUPS ON COLUMNS AND BEAMS (2" OVER MAIN REINFORCING); 2" FOR FORMED CONCRETE IN CONTACT WITH THE GROUND; SLABS = 3/4" FOR INTERIOR EXPOSURE AND 1 1/2" FOR EXPOSURE TO WEATHER.
7.

BLOCKS IN WALLS AND FOUNDATIONS SHALL BE ACCORDING TO ASTM C90, TYPE I, GRADE N-1 WITH MINIMUM FACE SHELL THICKNESS OF 1-1/4". MINIMUM COMPRESSIVE STRENGTH SHALL BE 1,500 P.S.I.
8.

ALL LOAD BEARING EXTERIOR MASONRY WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL BE IN PLACE PRIOR TO FORMING OR PLACING CONCRETE IN COLUMNS AND BEAMS OVER THE WALLS, EXCEPT AS OTHERWISE SPECIFIED. PROVIDE VERTICAL REINFORCING IN BLOCK CELLS AND FILL CELLS WITH CONCRETE AS INDICATED ON THE DRAWINGS. PROVIDE HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. HORIZONTAL JOINT REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO ALL ABUTTING COLUMNS.
9.

COMPRESSIVE STRENGTH OF CONCRETE @ 28 DAYS = 2000 P.S.I.
10.

CONCRETE SLUMP: 8" + 1" FOR MASONRY INFILL GROUT. 4" + 1" FOR ALL CONCRETE. MAKE SLUMP TESTS WHEN CYLINDERS ARE MADE AND AT OTHER TIMES AS NECESSARY TO VERIFY SLUMP.
11.

ALL STEEL COLUMNS ON CONCRETE SHALL BE ERECTED WITH BASE PLATES AND LEVELING NUTS ON THE ANCHOR BOLTS AT THE BASE OF THE COLUMN. AFTER THE COLUMN IS PLUMBED, BROUGHT OT THE PROPER ELEVATION AND SECURED IN POSITION THE SPACE BETWEEN THE BASE PLATE AND CONCRETE SHALL BE PACKED WITH NON-SHRINK GROUT.
12.

STRUCTURAL STEEL:

A.

CONFORMING TO ASTM A-36. PIPE COL. TO ASTM A501.

B.

H.S. BOLTS CONFORMING TO ASTM A-325, FRICTION TYPE CONNECTIONS.

C.

ALL ANCHOR BOLTS SHALL BE ASTM A-307, HOT-DIP GALVANIZED.

D.

PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT (MINIMUM .3 MIL. DRY FILM THICKNESS.)

E.

FABRICATION AND ERECTION ACCORDING TO AISC SPECS.
13.

WELDING:

A.

ALL WELDING IS TO BE PERFORMED BY CURRENT CERTIFIED WELDERS.

B.

ELECTRODES TO BE E-70 SERIES, LOW HYDROGEN (STORED ACCORDING TO A.W.S. REQUIREMENTS).
14.

SOIL COMPACTION REQUIREMENTS:

COMPACT FILL UP TO MINIMUM OF 98% OF PROCTOR MAXIMUM DAY DENSITY.

FRAMING LUMBER

15.

FRAMING LUMBER:

A.

NOMINAL SIZE INDICATED, DRESSED S4S

B.

SPECIES: SOUTHERN PINE NO. 2.

C.

MOISTURE CONTENT. 19% MAXIMUM

D.

MINIMUM EXTREME FIBER BENDING STRESS (FB) = 1,500 P.S.I.
16.

FRAMING BLOCKING AND NAILERS EXPOSED TO MOISTURE OR DIRECTLY ATACHED TO MASONRY OR CONCRETE SHALL BE UTILITY GRADE OR BETTER YELLOW PINE, PRESSURE TREATED.
17.

PLYWOOD ROOF DECKS:

A.

5/8" C-D INT-APA STRUCTURAL 1 WITH EXTERIOR GLUE

B.

EDGE SUPPOT: PLY CLIPS

C.

NAILING 10d COMMON SPIRAL OF EDGES 6" O.C. AND 4" o/c @ GABLE ENDS.
18.

ROUGH SAWN FRAMING TIMBER (TRUSSES AND BEAMS):

A.

FULL SIZE INDICATED

B.

SPECIES:

1.

SOUTHERN PINE No. 2 FB=1100 PSI MINIMUM

C.

MOISTURE CONTENT 19% MAX.

D.

FREE OF DRY ROT AND OTHER VOIDS

E.

SMALL TRIM MEMBERS WILL BE FREE OF KNOTS
19.

ALL FASTENERS AND HARDWARE WXPOSED TO WEATHER TO BE HOT DIPPED GALVANIZED.

Contractors shall immediately notify the Architect or Engineer of any conditions which in his opinion might endanger the stability of the structure, or cause distress of structure.

Contractor shall verify all existing conditions and dimensions, and notify Enginner/Architect of any discrepancies prior to proceeding with work.

All work shall be done in accordance with the Florida Building Code.

Datum elevation 0'-0" established as top of existing floor.

STRUCTURAL NOTES AND SPECIFICATIONS

CONCRETE

All concrete shall develop a minimum 28 day compressive strength of 2000 P.S.I.

Concrete coverage unless otherwise noted or shown:

- A.

Footings-----3" for bottom and sides.
- B.

Beams-----1 1/2" to stirrups or ties.
- C.

Columns-----1 1/2" to ties.
- D.

Slabs on grade-----reinf. at mid. depth.

All concrete slabs and beams shall have no horizontal joints. Any stop in concrete work shall be made at center of span with vertical bulkheads.

Columns shall be poured to full height and allowed to attain initial set prior to placing beams above. Minimum time interval 3 hours.

All concrete shall contain an enginerr-approved A.S.T.M. C494 type "D" admixture (water-reducing retarder).

Transportation, placing, and curing of concrete shall comply with A.C.I. 318 building code (latest edition).

Concrete mix design shall be submitted to architect's office for review.

FOUNDATIONS

Shall be spread and continuous footings bearing on clean sand and free of organics with a soil pressure of 2000 P.S.F.

Geotechnical engineer shall inspect the soil condition prior to the placement of any foundation and state there is compliance with the above given soil criteria.

BRACING

The frame shal be built true and plumb and temporary bracing shall be introduced wherever necessary to take care of all loads towich the structure may be subjected. Including equiment and operation of same. Such bracing shall be the responsibility the general contractor and shall be left in place as long as required for safety.

SOIL STATEMENT

Prior to the installation of any footing foundation system the contractor must provide the building official with a certified soil test report and recommendation. the report shall clearly identify the allowable in-place bearing capacity of the building

(min of 2000 pfs) and existing soil conditions. and the soil test have been determined using recognized tests or rational analysis and shall meet or exeed the design bearing capacity in accordance with section 1818 of FBC.

TERMITE PROTECTION

PROVIDE CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH FBC. SECTION 1816

BY THE REGISTERED TERMITICIDES COMPANY THAT THE BUILDING HAS RECEIVED

A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN pad for the new addition in accordance with foundations design criteria ACCORDANCE WITH THE FLORIDA DEP. OF AGRICULTURE RULES.

WELDED WIRE FABRIC

Shall conform to A.S.T.M. A185 (latest edition), and be supported on slab bolsters spaced at 3'-0" c/c.

CONCRETE SLAB ON FILL

Shall be placed on clean, non-organic soil, compcted to 95% standard proctor density at optimum moisture content in lifts not exceeding 12" in depth.

Fill shall be thoroughly moistened immediately before concrete is placed as described below

Columns, beams, walls or any other structural member penetrating slabs on fill shall be isolated by pre-molded joint filler (1/2" thick) complying with A.S.T.M. D1752, type 1.

Reinforcing in slabs on fill shall be as noted in plans, and placed in accordance with " REINFORCING STEEL " and " WELDED WIRE FABRIC " section of these structural notes.

Provide 6 mil " VISQUEEN " vapor barrier under all slabs unless otherwise noted on plans.

ROOF FELT / TIN TAGS

90 lb. felt hot mopped to 30 lb. felt with 4" lap. Tin tags 6" o/c in direction of roll 12" o/c accross with of roll with 12 ga. nail in accordance with Florida Building Code

ROOF SHEATHING

5/8" CDX PLYWOOD NAILED TO RAFTERS W/ 8d RING SHANK NAILS @ 6" O/C ALONG INTERMEDIATE SUPPORTS AND@ 6" O/C ALONG PANEL EDGES AND PERIMETER ALTERNATE THE PLY-WD @ 4' OC.

REINFORCING STEEL

Provide 2#6 bar in concrete filled cells on each side of all wall openings between 3 and 8 ft. in width (provide 30" splices typical).

Reinforcing steel shall be in accordance with A.S.T.M. specification A-615, grade 60.

Reinforcing steel shall be bent, lapped and spliced in accordance with A.C.I. standard details and specifications. Minimum lap = 30" FOR SLAB.

Dowel all columns to foundation with bars of same size and number as in column. Dowel splice to be 36 bar diameters (min. 36 inches).

All concrete, beams marked T.B. shall be place using walls as bottom forms and shall have continuous top and bottom reinforcing. Splices, where necessary, shall be made in the middle 1/3 of span for top bars and end 1/3 of span for bottom bars. Provide 40 diameter lap minimum at all splices. All exterior corners shall have 2 #5 x 6'-0" corner bars, 1 top and 1 bottom, bent at mid-point.

Shall be deformed bars, free from loos rust and scale, and conforming to A.S.T.M. A615, grade 60.

All accessories shall have upturned legs, and be plastic dipped after fabrication. accessories for reinforcing shall be installed in accordance with A.C.I. 315 current edition.

All placement of reinforcing bars shall be in accordance with the manual of standard practice of the concrete reinf. steel institute.

Plastic dipped column spacers shall be provided for vertical column reinforcing steel, such that a 2" minimum clearance is maintained.

WOOD

Prefab. roof trusses shall be designed by Florida Registered Professional engineer. Submit shop drawings and calculations of wood trusses prior to fabrication for review by architect. other members in conventional framing to be southern pine # 2 with 19% moisture content.

All lumber shall have an extreme fiber stress in bending of 1200 P.S.I.

MASONRY

All exterior concrete masonry unit walls shall be provided with horizontal joint reinforcing at every second course, standard No. 9 truss type for reinforced masonry and truss type for non-reinforced masonry. This reinforcement shall extend 4" into the tie columns.

All masonry blocks used shall conform to ASTM C90, type I, grade N-1 with minimum face shell thickness of 1-1/4". Minimum compressive strength shall be 2,500 P.S.I., except non-load bearing may be 1,500 P.S.I. Mortar shall conform to ASTM C270, type M.

SHORING

Forms and shores for concrete slabs and beams shall be designed to withstand the dead load of concrete and the anticipated construction loads.

in on case shall wall, or bottom beam forms be stripped earlier than 3 days after placement and until the compressive strength of 2500 PSI has been attained.

Design and construction of formwork and shoring shall comply with the A.C.I. 318 building code (latest edition) and be entirely the responsibility of the general contractor.

WINDOW INSTALATION SPECIFICATION

SILL : 3/16" x 2-3/4" FH TAPCONS located 6 1/2" from corners and 24-1/8" o/c max.

HEADER : 3/16" x 2-3/4" FH TAPCONS located @ 6 1/2" from corners and 24-1/8" o/c max.

JAMBS : 3/16" x 2-3/4" FH TAPCONS located @ 6 1/2" from corners and 18-1/4" o/c max.

SUB-BUCKS : 1" X 3" P.T. buck attached to conc. by 3/16" x 2-1/2" FH TAPCONS located 6" from corners and 12" o/c max.

" SUBMIT PRODUT CONTROL APPROVAL TO BUILDING DEP."

GLASS DOOR SPECIFICATION

SILL : Double row # 10 x 2" PFH SMS W/LEAD SHIELD in to conc. located 5" from corners and 22" o/c. max.

SILL : Double row # 10 x 2" PFH SMS in to 2 x wood buck located 5" from corners and 22" o/c. max.

SILL : Double row # 10 x 2" PFH SMS in to 2 x wood buck located 6" from corners and 14" o/c. max.

SUB-BUCKS : 1" X 3" P.T. buck attached to conc. by 3/16" x 2-1/2" FH TAPCONS located 6" from corners and 12" o/c max.

" SUBMIT PRODUT CONTROL APPROVAL TO BUILDING DEP."

TOWNHOUSES AT NW 19 AVE

MIAMI
ARCHITECT
INC.

7755 SW 117 ST. MIAMI, FL 33156

Tel: (305) 256-1720

AA 28000671

Taghi Afkham
Digitally signed by Taghi Afkham
Date: 2023.07.27 20:17:51 -04'00'

This item has been digitally signed by Taghi Afkham AR0014758. Printed copy of this document are not considered signed and sealed with SIGNATURE SEAL, NUMBER 6832C380C0485702744

TAGHI AFKHAM
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11/15/2023

GENERAL NOTES