



PROPOSED 3 STORY TOWNHOUSES

CONSTRUCTION DOCUMENT NOTES

- THESE PRINTS ARE AN INSTRUMENT OF SERVICE ONLY. ALL IDEAS, DESIGN AND ARRANGEMENTS INDICATED ARE THE PROPERTY OF THE ENGINEER DESIGNER
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
- CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT.
ENGINEER MUST BE NOTIFIED BY THE CONTRACTOR OF ANY CONDITIONS NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT/
CONSTRUCTION DOCUMENTS AND/OR ORDINANCES OF REGULATORY AGENCIES. ERRORS, AMBIGUITIES AND/OR OMISSIONS. RETURN TO ARCHITECT OF RECORD
FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED.

GENERAL NOTES

THE CONTRACTOR SHALL COORDINATE ALL OF THE WORK OF ALL TRADES.

THE CONTRACTOR SHALL REVIEW THE DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. BACKCHARGES WILL NOT BE ACCEPTED.

DO NOT SCALE DRAWINGS

SUBMIT A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS FOR FLOOR AND ROOF SYSTEMS FOR REVIEW AND APPROVAL BY THE ENGINEER'S PRIOR TO FABRICATION.

THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA ENERGY CODE FOR BUILDING CONSTRUCTION INCORPORATED AS CHAPTER 13 OF THE FLORIDA BUILDING CODE.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY.

THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

THE WINDOW AND DOOR SUPPLIER, AND CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS TO THE CONTRACTOR.

ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED.

PROVIDE METAL THRESHOLD AT ALL EXTERIOR DOORS AND AT DOOR BETWEEN GARAGE AND LIVING AREA.

PROVIDE NOMINAL 1 X 3 P.T. FIRESTOPPING HORIZONTAL AT CEILING & WALL INTERSECTIONS.

WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.

GLAZING IN SWING DOORS AND FIXED AND SLIDING PANELS OF SLIDING GLASS DOORS SHALL BE TEMPERED

GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR TUBS AND SHOWERS OR MIRRORS LOCATED WITHIN 36" HORIZONTALLY AND 60" VERTICALLY FROM THE WALKING SURFACE SHALL BE TEMPERED

GLAZING IN SIDELITES LOCATED WITHIN 48" OF THE DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR SHALL BE TEMPERED.

EGRESS WINDOWS SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA MINIMUM. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR LATCHING DEVICES TO BE LESS THAN 54"

ALL BATHROOM FLOORS AND WALLS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

UNIT MASONRY INSTRUCTIONS

- HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF $f_m=2,000$ (PSI). CONSTRUCTION SHALL BE IN ACCORDANCE WITH AOI 530.1 SPECIFICATIONS.
- QUALITY ASSURANCE INSPECTIONS ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE INSPECTOR SHALL INSPECT THE FOLLOWING:
 - PLACING OF THE REBARS IN THE CELLS (POSITION IN THE CELL, LAPPING AND SPLICES, BAR SUPPORT AT 10 FT. HEIGHTS).
 - VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED. INSPECTION HOLES AND THE BOTTOM OF THE POUR AND MORTAR PROJECTING INTO CELLS TO BE GROUTED.
 - OBSERVE AND BE PRESENT DURING THE PLACING OF THE GROUT OR CONCRETE INTO THE VERTICAL CELLS.
 - THE ABOVE APPLIES FOR MASONRY BEAMS AND BOND BEAM INSPECTION AS WELL.
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M".
- LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
- MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
- THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
- VERTICAL REINFORCING:
 - ASTM A-615 PER REINFORCING SECTION.
 - WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.
 - VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL. LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION (AT 10 FT. VERTICAL SPACING).
 - VERTICAL REINFORCING SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN A #5 REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.
 - ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
 - PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 4 FT.
- HORIZONTAL REINFORCING:

PROVIDE GALVANIZED #9 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4" O.C. VERTICALLY) LAPPED 7-1/2". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTION. ANCHOR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF POUR.

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REVISIONS:

DATE 06/27/2023

DRAWN : REVIEW

SCALE

DRAWING TITLE:
COVER SHEET

SHEET No:

A-1