GENERAL STRUCTURAL NOTES

A. GENERAL NOTES

1. ALL FILL AND BACKFILL SHALL BE CLEAN SAND, FREE OF DELETERIOUS OR ORGANIC MATTER. FILL SHALL BE COMPACTED TO A DENSITY OF MIN. 95% OF MATERIAL DENSITY, AS DETERMINED BY STANDARD PROCTOR TESTING.

2. NEW SOIL PADS UNDER NEW CONCRETE SLABS AND SPREAD FOOTINGS SHALL BE TREATED FOR TERMITE INFESTATION BY A LICENSED PEST CONTROL OPERATOR. CERTIFICATION OF SPRAY PERFORMANCE SHALL BE POSTED ON PERMIT BOARD FOR BUILDING INSPECTOR'S REVIEW.

3. ALL FOOTINGS AND FOUNDATIONS HAVE BEEN DESIGNED, UNLESS OTHERWISE NOTED, FOR A MIN. OF 1,800# P.S.F. SOIL BEARING CAPACITY, AS PRESCRIBED IN 2017 FBC RESID. CODE, SECTION R405.3.1,. THIS VALUE IS ACCEPTED AS THIS LOT HAS BEEN VACANT FOR AT LEAST 30 YEARS, AS VERIFIED BY OWNER. OWNER HAS OPTION TO VERIFY THESE VALUES BY ATTAINING SOIL BORINGSS. BUILDER SHALL COMPACT GRADE AS DESCRIBED IN NOTE #1 ABOVE TO ATTAIN THE MIN. REQUIRED SOIL CAPACITY. ANY CONFLICTS ARISING WITH ARCHITECTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SOIL REPORT ENGINEER IMMEDIATELY.

4. ALL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2,500 P.S.I. ATTAINED AT A MAXIMUM OF 28 DAYS AFTER PLACING OF CONCRETE. A CERTIFICATE FROM THE SUPPLIER INDICATING MIX AND STRENGTH SHALL BE COLLECTED BY THE G. C. AT THE TIME OF ORDERING, AND BE KEPT FOR OWNER'S PERMANENT RECORDS. READY-MIX CONCRETE DELIVERED TO THE JOB SITE SHALL HAVE NO WATER ADDED TO THE MIX AFTER TRUCK MIXER LEAVES BATCHING PLANT. MAXIMUM TIME USAGE AFTER INITIAL MIX SHALL BE 90 MINUTES. ALL CONCRETE MIXING PROCEDURES SHALL CONFORM TO LATEST-DATED ASTM C-94 STANDARD, AS WELL AS LATEST EDITION OF ACI-301. AGGREGATE SHALL BE MAXIMUM 3/8" PEA ROCK FOR ANY PUMP MIX. (2,500 PSI @ 28 DAYS) AND MEET REQ'MTS. OF 2017 V-6 FBC SECTION 1905. MESH TO BE 6X6 W1.2 X W1.2 THROUGHOUT. CERTIFIED 3,000 PSI CONCRETE STRENGTH SHALL BE USED EXCLUSIVELY IF THE USE OF FIBROCRETE REINFORCING IS INTRODUCED, IF AND AS APPROVED BY BLDG. OFFICIAL.

5. ALL CONCRETE SLABS SHALL HAVE SMOOTH ROTARY-TOOL STEEL-TROWEL CONCRETE FINISH SUITABLE FOR CERAMIC TILE OR MARBLE FINISH.

6. ALL WINDOW AND DOOR OPENINGS IN EXT'R WALLS SHALL HAVE #5 VERTICAL RE-BARS AT EACH JAMB. IN ADDITION, #5 BARS SHALL OCCUR AT MIDPOINT UNDER WINDOW SILLS, AS INDICATED ON PLANS.

7. MASONRY SUB-CONTRACTOR IS TO COORDINATE WITH GENERAL CONTRACTOR ON PROVIDING THE FINAL VERTICAL RE-BAR LOCATIONS AT JAMBS, AND FINALIZING LOCATIONS OF SLIDING DOORS, AND ALL WINDOWS AND EXTERIOR DOORS, PRIOR TO PLACING FOUNDATION AND SLABS, AND CASTING-IN OPENING JAMB BARS. IN ADDITION, G.C. AND MASONRY CONTRACTOR SHALL COORDINATE ALL VERTICAL BAR PLACEMENTS DEPICTED ON THESE FLOOR PLANS.

8. EXTERIOR WALLS ARE ENGINEERED UNIT MASONRY DESIGNED IN ACCORDANCE WITH ACI 530-2 & ASCE-5, / TMS 402 LATEST VERSION. VERTICAL REINFORCING SPACING SHALL BE AS NOTED ON THESE DRAWINGS. OWNER SHALL ENGAGE THE SERVICES OF A SPECIAL INSPECTOR FOR INSPECTION OF ALL ENGINEERED UNIT MASONRY AND REINFORCED LINTEL BEAMS.

B. CONCRETE REINFORCING:

1. ALL CONCRETE REINFORCING SHALL BE PROVIDED AND ALL WORK PERFORMED IN ACCORDANCE TO ACI 301, ACI-318, CRSI "MANUAL OF STANDARD PRACTICE", ALL LATEST EDITIONS. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION AG 15, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, LATEST EDITION. ALL CONCRETE COVER SHALL BE AS FOLLOWS:

CAST AGAINST AND EXPOSED TO EARTH: -------- 3"
FORMED, EXPOSED TO WEATHER OR EARTH ------ 2" ALL SIZES OF BARS
SLABS AND WALLS, NO WEATHER EXPOSURE ----- 1" IN ALL CASES INCLUDING 2 HR. FIRE-RATINGS.

2. CONTRACTION JOINTS IN SLABS AND BEAMS ARE TO OCCUR WITHIN THE MIDDLE 1/3 PORTION OF THE SPAN, OR 20' MAX. O/C EACH WAY. JOINTS SHALL BE SAWED TO 1" DEPTH. REINFORCING SHALL BE CONTINUOUS.

C. STRUCTURAL AND MASONRY GENERAL NOTES:

1. THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF ASCE 7-10, WIND @ 170 MPH, WIND-BORN DEBRIS REGION HVHZ EXPOSURE "C", 3-SEC GUST AT 33' ABOVE GRADE PER F.B.C. 2017 VERSION 6, PER FBC RESID. CODE AND SECTION R301). SEE EXTERIOR ELEVATIONS ON DRAWING A-3 & A3a, FOR WIND LOADINGS. LOADINGS CORRESPOND TO THOSE SHOWN ON BROWARD CO. RESIDENTIAL FENESTRATION VOLUNTARY WIND LOAD CHART OF 1-1-18.

2. DIMENSIONAL INFORMATION IS BASED ON THE ENTIRE SET OF PERMIT DOCUMENTS. COORDINATE ALL CIVIL, ARCHITECTURAL, M.E.P. AND I.D. DRAWINGSAS REQUIRED. REPORT ANY DISCREPANCIES OR CONFLICTS TO ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH WORK.

3. EXTERIOR WALLS ARE ENGINEERED UNIT MASONRY CONFORMING TO ASTM C-90, AND WALLS ARE DESIGNED IN ACCORDANCE WITH ACI-530 2, /ASCE 5-92 /TMS 402-92. VERTICAL REINFORCEMENT SIZE AND SPACING IS AS SHOWN ON THESE DRAWINGS.

4. ALL INTERIOR OR EXTERIOR 8" BLOCK WALLS SHALL HAVE 9 GA. HORIZONTAL JOINT REINF. EQUIV. TO "DUROWALL" OR EQUAL, SPACED 16" O/C VERT.

5. CONTRACTOR(S) SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN HEREIN BEFORE PROCEEDING WITH ANY WORK, AND REPORT ANY DISCREPANCIES, AS FORMULATED BELOW, TO THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH WORK.

6. WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, WHERE WORK ADJOINS EXIST. CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL OF A MORE RESTRICTIVE NATURE, G.C. SHALL TAKE FIELD MEASUREMENTS AND PROVIDE A DRAWING TO ARCHITECT OR ENGINEER, OF REQUESTED CHANGES, IF DISCREPANCIES OF MORE THAN 3% OCCUR, BETWEEN FIELD CONDITIONS AND DIMENSIONED DRAWINGS. DO NOT PROCEED UNTIL SUCH DISCREPANCIES, IF ANY OCCUR, ARE CLEARED, CONCURRED IN WRITING TO AND UNDERSTOOD AND AGREED BY ALL.

D. STRUCTURAL FLOOR & WALLS LOADINGS

1. THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 2017 FBC SECTION R

WIND LOADINGS AS PER 2017 VERSION 6 FLORIDA BUILDING CODE, RESIDENTIAL

PRIMARY WIND LOADS ARE DERIVED FROM FBC 2017 VERSION 6, SECTION 301.2, , AND WITH EXCEPTIONS FOUND IN ASCE 7 2010 - VERSION 10.12.021, WHICH HAS BEEN ACCEPTED FOR BROWARD COUNTY VOLUNTARY WIND LOAD CHART, FOR THIS HIGH WIND DEBRIS REGION REQUIRING 170 MPH WIND RESISTANCE, AS DESCRIBED ALSO IN FBC 2014 V-5, CHAPTER 1620.2

HIGHEST GLASS HEIGHT: ----- 8'-0"
MEAN ROOF HEIGHT: ----- 15'-0" (5:12 PITCH MAX.)
BUILDING RISK CATAGORY: ----- ii RESIDENTIAL OCCUPANCY
BUILDING OCCUPANCY: ----- RESIDENTIAL DUPLEX 2 UNITS
EXPOSURE TYPE: ----- 1.29 FOR 'C' EXPOSURE
NTERIOR FLAT TERRAIN ---- 1.00

WIND REDUCTION FACTORS: ----- CONVERS, FOR R-3-170 MPH = 132 MPH (CONVERSION FACTOR OF .77)

TOPOGRAPHIC FACTPRS:: ----- ZONE 1: +16.0 PSF, -36.8 PSF
ZONE 2: +16.0 PSF, -63.4 PSF
BASED ON WORST CASE OF 10 SQ. FT. FOR 5:12 PITCH ROOF.
* NOTE THAT ZONE 3 FOR ROOF (OR WALLS) MAY BE TREATED AS ZONE '2'.

SEE ATTACHED BROWARD CO. FENESTRTION VOLUNTARY WIND LOAD CHART ATTACHED

1. PRODUCT AND PRODUCT APPROVALS REQUIRED: ALL FACTORY-FABRICATED AND PREFINISHED CLADDING AND COMPONENTS: (ENTRY DOOR AND FRAME, WINDOWS, SLIDING GLASS DOORS, GARAGE DOORS (AS SHOWN); G.C. IS OBTAINING OR HAS OBTAINED CERTIFICATION DOCUMENTS (N.O.A.'S) FROM SUPPLIER TO MEET SPECIFIED WIND LOAD. PROJECT IS IN A HIGH-WIND DEBRIS REGION; HURRICANE SHUTTERS ARE REQUIRED IF IMPACT-RESISTANT FENESTRATION IS NOT CONSIDERED.

2. FOR ALL SPECIFICATIONS AND NOTES RELATED TO WOOD TRUSSES AND GIRDER TRUSSES, SEE DRAWING S-1.

3. ALL TRUSS TO TRUSS CONNECTORS AND UP/DOWN LOADINGS ARE BEING SPECIFIED BY TRUSS SUPPLIER IN REQUIRED SHOP DRAWINGS.

ROOF UPLIFT FORCES & NAILING (19/32" PLYWOOD)
(WITH REDUCTION FACTOR OF .77 SHOWN)
ZONE 1 = -37.8 PSF - 8d NAILS @ 6" O/C
ZONE 2 = -63.4 PSF - 8d NAILS @ 4" O/C
ZONE 3 = -96.3 PSF - 10d NAILS @ 4" O/C
ABOVE FIGURES CORRESPOND TO GRAPHED LISTINGS SHOWN ON FBC 6TH ED. FORM. INTERPR. #5, FENESTR. VOLUNT. WIND LOAD CHART

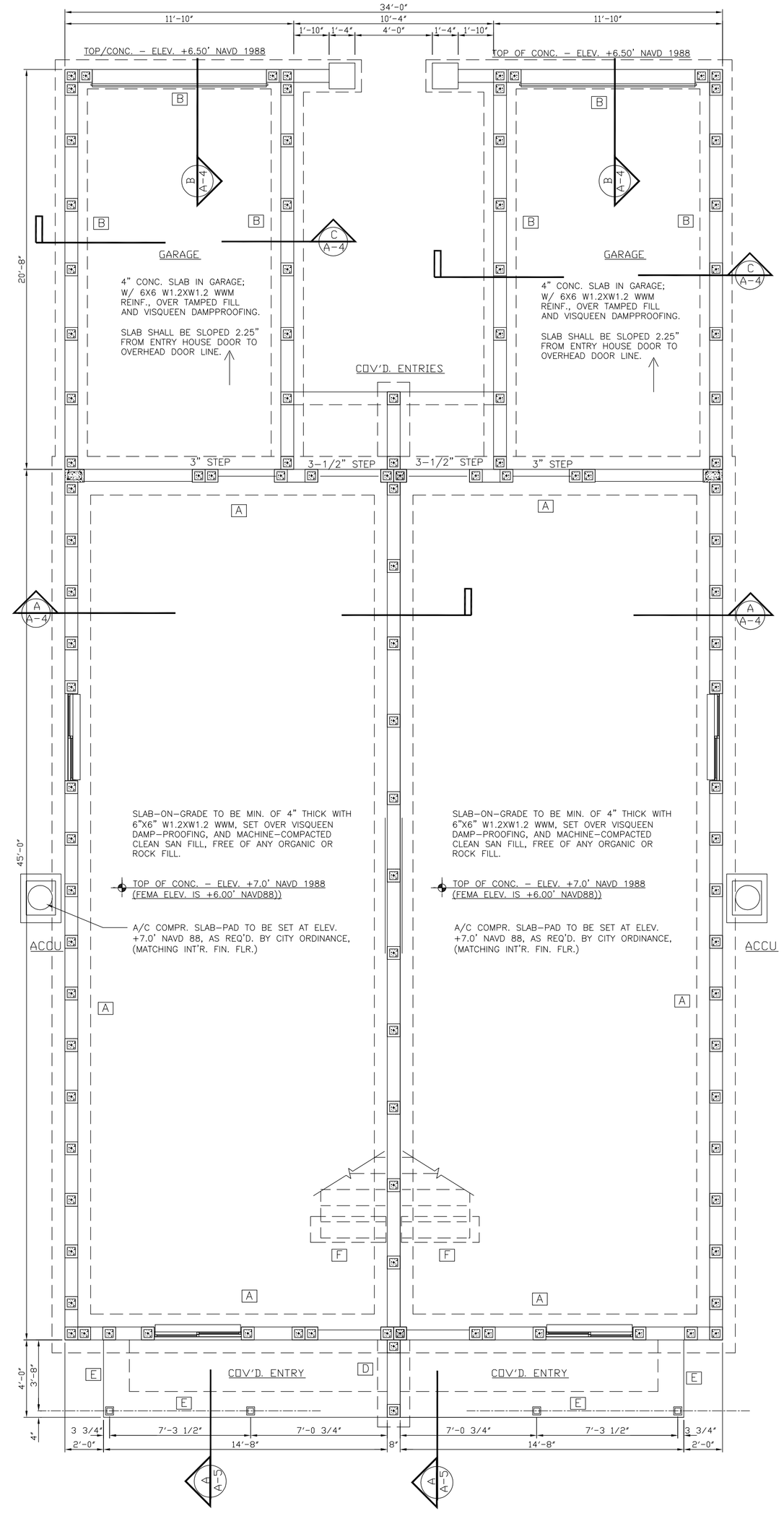
FOUNDATION AND FOOTING SCHEDULE

MK.	SIZE	REINFORCING CONT.	REINFORCING LONGIT.	REINFORCING TRANSV.	ELEV. @ T/CONC. (FROM +7.00' NAVD88)AS 0'-0")	REMARKS
A	24"WX12"D FTG. SPREAD FTG. *	3 #5	---	1#5 @48"O/C	-2'-1" (+4.90')	#5 VERT. BARS @32"O/C, ALL CELLS FILLED W/ CONC., UP TO TIE BMS.
A1	24"WX12"D FTG. SPREAD FTG. *	3 #5	---	1#5 @48"O/C	-2'-1" (+4.90')	#5 VERT. BARS @48"O/C, ALL CELLS FILLED W/ CONC., UP TO TIE BMS.
B	18"WX12"D FTG. SPREAD FTG.	2 #5	---	1#5 @48"O/C	-2'-1" (+4.90')	#5 VERT. BARS @ 40" O/C; 3/4"X12" RECESS AT GARAGE DOORS
C	8"W. X16"D. MONO. SLAB-ON-GRADE	2 #5	---		ELEV. VARIES	THICKENED EDGE AT FRONT ENTRY WALKS, & AT SLABS-ON-GRADE FRONT AND REAR
D	UNUSED					
E	16"WX16"D X24" L. FTG. SPREAD	2 #5			-5' (+6.58')	PROVIDE 8"X8" 4"H. RAISED CONC. PEDESTAL FOR FURRED 3.5" SQ. WD. COL., SEE DTL. _/A-5
F	8"D. X 12"W FTG. MONOLITHIC	2 #4		1#5 @48"O/C	0'-0" (+7.0')	STAIR BASE SUPPORT MONO. W/ SLAB

1. ALL PERIMETER SPREAD FOOTINGS 'A', 'A1', & 'B' (*) SHALL BE SET ON TAMPED VIRGIN SOIL OF MIN. 2,500 PSF BEARING. IN ADDITION, BENT #5 DOWELS @ 32" OR 40" O/C FOR VERT. STEEL SHALL START AT HORIZ. 5's AT ALL FTG. BOTTOMS. SEE DTLS. FOR DATA.

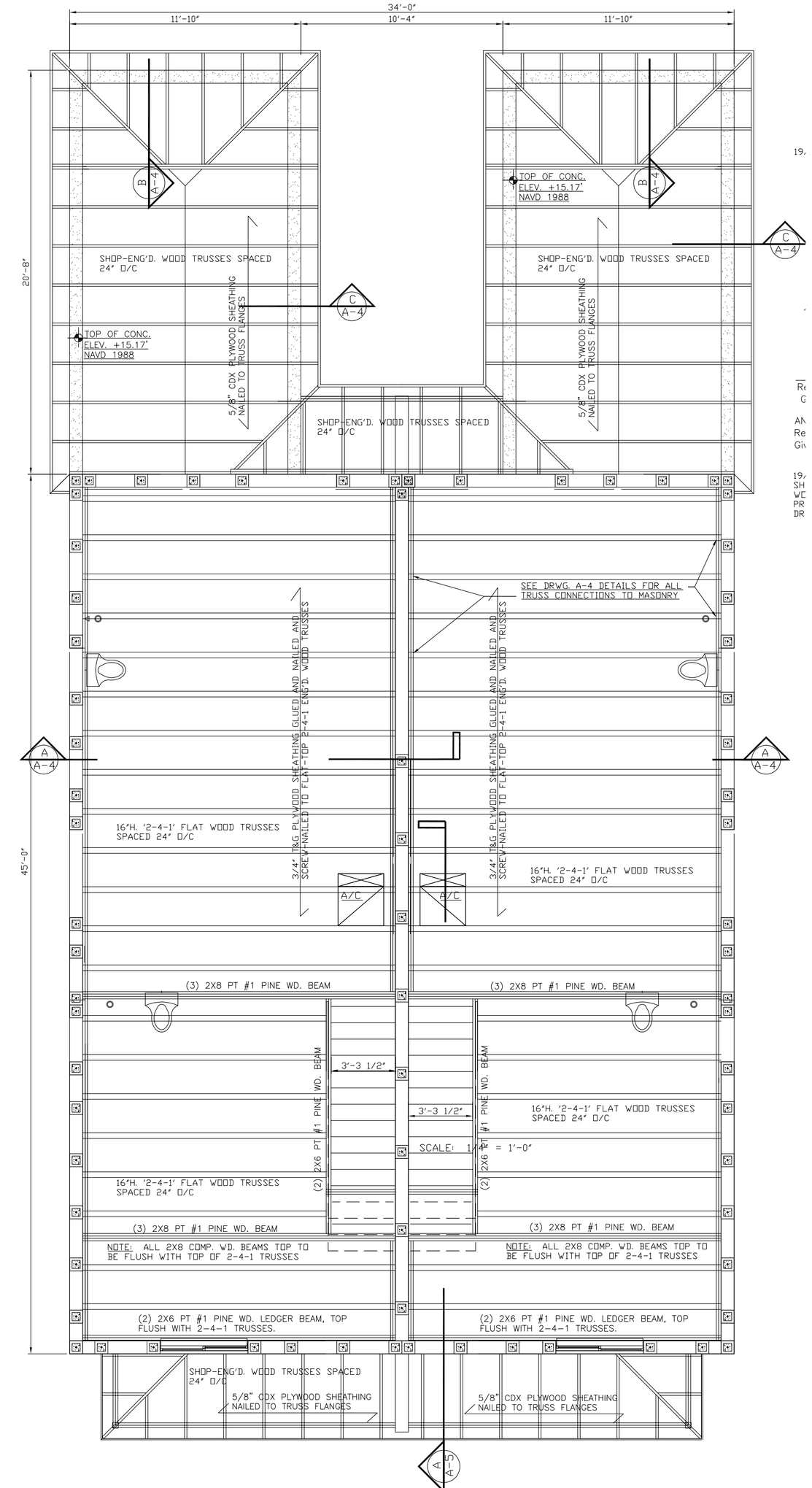
2. ALL FILL AND BACKFILL SHALL BE CLEAN SAND, FREE OF DELETERIOUS OR ORGANIC MATTER. FILL SHALL BE COMPACTED TO A DENSITY OF MIN. 95% OF MATERIAL DENSITY, AS DETERMINED BY STANDARD PROCTOR TESTING.

ALL GRADE, SLAB AND FOOTING FINISHED ELEVATIONS ARE SHOWN IN VALUES PER NAVD 1988. NGVD 1929 IS NO LONGER USED OR ACCEPTED.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

2nd FLOOR TRUSS ANCHOR SCHEDULE

MARK	TYPE	CONNECTOR SPEC. & FABRICATOR	# OF CONN.	16d/10d NAILS	TIE BM. EMBED	LAT. CAP. (TO TRUSS) PERPIN.	LAT. CAP. (TO TRUSS) PARALLEL	DOWNLOAD REQ'D.	DOWNLOAD CAPACITY
A	TRUSS TO CONC. BM.	SIMPSON MBHU3.56/9.25 W/(2) TITEN HD 3/4"X5"	1	12	2.5"	N.A.	N.A.	950 lbs	2,440 CAPACITY lbs.
B	TRUSS TO CONC. BM.	SIMPSON HETA16	1	9	5.1"	340 lbs.	725 lbs.	1412 TO 1710 lbs.	1810 CAPACITY lbs.
C	GIRDER TR. TO CONC. BM.	SIMPSON DETAL20	2	6 EA.	4.5"	210 lbs.	595 lbs.	2360 lbs.	2480 CAPACITY lbs.

PER CITY MTG. 10-8-2018 DUPLIC. FOR PERMIT ISSUE 100% COMPLETE-SEPAR. 6 BLDGS S&S -OCT. 15, 2018

OWNER REVIEW ISSUE- FOR APPR. & PERMIT ISSUE -100% COMPLETE OCT. 5-2018

OWNER REVIEW ISSUE- FOR APPR. -75% COMPL. AUG-29-2018

FIRST OWNER ISSUE- FOR REVIEW AND APPR. AUG-03-2018

ISSUE DATES

TOWNHOUSES

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DRAWN BY:

S-1

BLDGS. 3 to 6

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STRUCT. SPECIFICATIONS AND SCHEDULES

BUILDING TYPE 'B' -BLDGS. #3, #4, #5, & #6