









GENERAL PROJECT REQUIREMENTS

SECTION 00 - GENERAL PROJECT REQUIREMENTS

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, 8TH EDITION, THE FLORIDA PLUMBING CODE, FLORIDA MECHANICAL CODE, NATIONAL ELECTRIC CODE, NFPA 101 LIFE SAFETY CODE, FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION, ALL APPLICABLE ACCEPTED CONSTRUCTION INDUSTRY STANDARDS AND ALL LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REQUIREMENTS PERTAINING TO THIS PROJECT.

THE DRAWINGS DEFINE THE SIZE AND GENERAL CHARACTER OF THE PROJECT AND REPRESENT MINIMUM CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SECURE THE BUILDING PERMIT AND PROVIDE ALL REQUIRED INSURANCE, CALCULATIONS AND DOCUMENTATION NEEDED FOR THIS PURPOSE. THE GENERAL CONTRACTOR SHALL INSURE THE COMPLIANCE WITH ALL REFERENCED CODES AND QUALITY STANDARDS, PROVIDE THE MEANS AND METHODS OF CONSTRUCTION AND COORDINATE ALL THE TRADES AND SUPPLIERS TO INSURE A COMPLETE AND WORKING INSTALLATION.

THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS, ASSOCIATED DOCUMENTS AND SITE CONDITIONS TO DETERMINE IF ANY DISCREPANCIES EXIST. SHOULD DISCREPANCIES BE NOTED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IN WRITING SO THAT A DIRECTIVE CAN BE ISSUED. IF THE CONTRACTOR COMMENCES THE WORK HE IS THUS INDICATING THAT THE WORK CAN BE DONE IN ACCORDANCE WITH THE DRAWINGS AND ALL REFERENCED QUALITY STANDARDS AND THUS TAKES UPON HIMSELF THE RESPONSIBILITY FOR ALL COMPLIANCE. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR WORK BY THE CONTRACTOR OR THE OWNER NOT IN STRICT ACCORDANCE WITH THE DRAWINGS AND THE REFERENCED QUALITY STANDARDS.

CONCRETE SHALL BE MINIMUM 3000PSI REINFORCING SHALL BE MIN. GRADE 40 KSI

IT SHALL BE THE CONTRACTOR'S REponsibility TO INSURE THAT A MINIMUM SAFE SOIL BEARING CAPACITY OF 2,000 PSF IS ACHIEVED UNDER THE BUILDING SITE.

ALL WORK SHALL BE GOVERNED BY AISC CODE OF STANDARD PRACTICE, MANUAL OF STEEL CONSTRUCTION, 7TH EDITION, S310 SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS AND REQUIREMENTS OF MBMA METAL BUILDING MANUFACTURER'S ASSOCIATION.

SEE CIVIL ENGINEERING DRAWINGS FOR ALL GRADING, DRAINAGE, AND SITE IMPROVEMENTS.

ANY PROVIDED CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS NOT SIGNED AND SEALED ARE FOR GENERAL REFERENCE ONLY AND SHALL BE TREATED AS NOT BEEN ENGINEERED. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR WORK BY THE CONTRACTOR OR THE OWNER NOT IN STRICT ACCORDANCE WITH THE 2020 FLORIDA EXISTING BUILDING CODE 7TH EDITION.

DIVISION 00 - GENERAL REQUIREMENTS

1/4" = 1'-0"

MECHANICAL

SECTION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

1 ALL WORK INCLUDED IN THIS DIVISION SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES GOVERNING THE WORK AND WITH MANUFACTURER'S RECOMMENDATIONS. THE WORK, MATERIALS AND EQUIPMENT SHALL COMPLY WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

- NATIONAL PLUMBING CODE
NATIONAL ELECTRICAL CODE
STANDARD BUILDING CODE
STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS
ASA CODES FOR REFRIGERATION APPARATUS
FLORIDA STATE BOARD OF HEALTH
FLORIDA MODEL ENERGY EFFICIENCY CODE
ALL LOCAL PLUMBING AND HEATING AND AIR CONDITIONING CODES AND REGULATIONS

IF PROPOSED WORK, AS INDICATED ON THE DRAWINGS OR AS SPECIFIED HEREIN, CONTRADICTS OR IS IN CONFLICT WITH THE ABOVE MENTIONED STANDARDS, THE CONTRACTOR SHALL REPORT SUCH CONTRADICTIONS TO THE ARCHITECT.

2 ALL MECHANICAL AND PLUMBING WORK SHALL BE AS DIAGRAMMATICALLY INDICATED ON THE DRAWINGS, IN STRICT ACCORDANCE WITH ABOVE-REFERENCED STANDARDS, WITH ANY FIXTURES, EQUIPMENT, TRIM, OR ACCESSORIES NOT SPECIFICALLY NOTED ON THE DRAWINGS TO BE SELECTED BY THE OWNER. IT SHALL BE THE RESPONSIBILITY OF TEH CONTRACTOR TO SUPPLEMENT DRAWINGS AND INFORMATION SHOWN WITH KNOWLEDGE AND EXPERIENCE, AND, WITH THE APPROVAL OF THE ARCHITECT, TO MAKE ANY MODIFICATIONS NECESSARY TO FIT SPECIFIC EQUIPMENT OR MATERIALS USED AND TO PROPERLY EXECUTE THE WORK.

3 THIS CONTRACTOR SHALL, AT THE COMPLETION OF THE WORK, PROVIDE THE OWNER WITH COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED UNDER THIS DIVISION.

4 IN ADDITION TO PROVIDING MANUFACTURER'S STANDARD WRITTEN GUARANTEE FOR EACH ITEM OF EQUIPMENT INSTALLED, THE CONTRACTOR SHALL GUARANTEE ALL WORK INCLUDED IN THIS DIVISION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE TEST AND WILL MAKE ALL NECESSARY REPAIRS, REPLACEMENTS OR ADJUSTMENTS OF DEFECTIVE MATERIALS OR WORKMANSHIP PROMPTLY, AT NO EXPENSE TO THE OWNER.

DIVISION 23 - MECHANICAL 1/4" = 1'-0"

CONCRETE WORK

SECTION 03 - CONCRETE

1 ALL CONCRETE MIXING, DELIVERY, PLACING AND CURING SHALL BE IN STRICT ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-76), AND THE STANDARD BUILDING CODE.

2 ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE, ASTM C94-71. ALL CONCRETE EXCEPT FOR USE AT SIDEWALKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. CONCRETE FOR USE AT SIDEWALKS MAY BE 2,500 PSI CONCRETE. ALL CONCRETE FOR FILLED CELLS AND LINTELS SHALL BE 3,000 PSI PEA-ROCK CONCRETE, OR AT THE CONTRACTOR'S OPTION, A 3,000 PSI PUMP MIX APPROVED IN ADVANCE BY THE ARCHITECT.

3 ALL REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL BARS, GRADE 40 FOR NO. 5 AND SMALLER AND GRADE 60 FOR NO. 6 AND LARGER, AND SHALL CONFORM TO ASTM A615, LATEST REVISION. WELDED WIRE FABRIC SHALL BE SIZE AND GAUGE AS CALLED FOR ON THE DRAWINGS AND SHALL CONFORM TO ASTM 185, LATEST REVISION. BAR SUPPORTS, CHAIRS, SPREADER TIES, AND OTHER ACCESSORIES REQUIRED FOR PLACEMENT OF STEEL REINFORCEMENT SHALL BE AS RECOMMENDED B THE LATEST SPECIFICATIONS OF THE CONCRETE REINFORCING STEEL INSTITUTE, AS APPROVED BY LOCAL BUILDING OFFICIALS, AND EQUAL TO PRODUCTS AS MANUFACTURED BY BURKE, DAYTON-SURE-GRIP OR THE SHORE COMPANY.

4 EXPANSION JOINTS SHALL BE PREFORMED FIBRE EXPANSION JOINTS IN CONFORMANCE WITH ASTM D1751, AND SHALL BE OF THICKNESS INDICATED ON THE DRAWINGS AND DEPTH AS REQUIRED TO PROVIDE INSTALLATION OF THE MATERIAL 1/2 INCH BELOW THE CONCRETE SURFACE. ALL FIBRE EXPANSION JOINTS SHALL BE SEALED WITH MATERIAL MEETING THE REQUIREMENTS OF FSTT-S-22E, CLASS A, TYPE 1; VULKEM 245, AS MANUFACTURED BY MAMECO INTERNATIONAL, OR PECORA NR 200, AS MANUFACTURED BY THE PECORA CORPORATION. CONTROL JOINT SCREEDS, WHERE INDICATED ON THE DRAWINGS, EQUAL TO NO. 95 TONGUE AND GROOVE CONTROL JOINT, AS MANUFACTURED BY HECKMAN BUILDING PRODUCTS, OR BURKE KEYED KOLD JOINT, AS MANUFACTURED BY THE BURKE COMPANY.

5 ALL REINFORCING STEEL SHALL BE PLACED AS DETAILED ON THE DRAWINGS AND ALL HOOKS, BENDS, SPLICES AND COVERAGES SHALL BE IN STRICT ACCORDANCE WITH ACI MANUAL 318-76.

6 ALL EXPOSED CONCRETE SHALL BE FINISHED IN A MANNER AS APPROVED BY THE ARCHITECT. SLABS SCHEDULED TO RECEIVE CARPET OR RESILIENT FLOORING SHALL RECEIVE A SMOOTH, STEEL TROWELED FINISH. SLABS SCHEDULED TO RECEIVE HARD TILE SHALL BE FINISHED TO A LIGHT BROOM FINISH. SIDEWALKS SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL AND SCORED AS INDICATED ON THE DRAWINGS. INTERIOR EXPOSED CONCRETE FLOORS SHALL RECEIVE A SMOOTH, STEEL TROWELED FINISH AND A CLEAR HARDENER SEALER EQUAL TO LAPIDOLITH, AS MANUFACTURED BY SONNEBORN, HORNOLITH, AS MANUFACTURED BY HORN COMPANY, OR CRYSTAL CLEAR SEAL AS MANUFACTURED BY LAMBERT.

7 NO CONCRETE SHALL BE PLACED UNTIL FORMWORK AND REINFORCEMENT IS INSPECTED AND APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED NOT LESS THAN 24 HOURS PRIOR TO SCHEDULED POUR AND ADEQUATE TIME SHALL BE ALLOWED WHEN SCHEDULING THE ARCHITECT'S INSPECTION TO PROVIDE FOR ADJUSTMENT OR REVISION OF FORMWORK OR REINFORCEMENT TO THE ARCHITECT'S APPROVAL PRIOR TO THE ARRIVAL OF THE CONCRETE.

8 THE ARCHITECT RESERVES THE RIGHT TO REQUEST TEST CYLINDERS AND SLUMP TESTS ON CONCRETE USED IN THIS PROJECT AT ANY TIME. TEST CYLINDERS AND SLUMP TESTS SHALL BE MADE BY AN INDEPENDENT TESTING LABORATORY AT CONTRACTOR'S EXPENSE.

DIVISION 03 - CONCRETE 1/4" = 1'-0"

CONTINUOUS LOAD PATH TIE-DOWN SYSTEM

CONTINUOUS LOAD PATH TIE-DOWN SYSTEM SHALL BE PROVIDED BY TYPICAL INDIVIDUAL PLATE TIES, JOIST STRAPPING, AND TRUSS TIE-DOWNS. AN APPROVED ALTERNATE IS THE SIMPSON STRONG-TIE STRONG-ROD SYSTEM. THE SIMPSON STRONG-TIE STRONG-ROD SYSTEM IS A CONTINUOUS LOAD PATH TIE DOWN SYSTEM. PROVIDE A ROD DIAMETER OF 5/8" TO TIE THE COUPLER INTO THE 5/8" J-BOLTS AND/OR 5/8" SLEEVE ANCHORS IN THE FOUNDATION. STRONG-ROD (5/8") RATED AT 13,805 LBS PER ROD. INSTALL THE STRONG-ROD SYSTEM PER THE MANUFACTURERS RECOMMENDATIONS. SPACING OF THE STRONG-ROD SHALL BE 5'-4" TYPICAL BUT NOT TO EXCEED 8'-0", AND WITHIN 1'-0" OF CORNERS AND AT EACH SIDE OF OPENINGS. ADJUST SPACING TO AVOID DISCONTINUITY IN THE STRONG-ROD WHEREVER POSSIBLE. IN THE EVENT A DISCONTINUITY CANNOT BE AVOIDED, FOLLOW THE MANUFACTURERS RECOMMENDATION AND APPROPRIATE HARDWARE TO MAINTAIN A CONTINUOS LOAD PATH. NOTE THAT THE REQUIREMENT OF TOP PLATE TO TRUSS TIE-DOWNS REMAIN WITH THE STRONG-ROD SYSTEM. SIMPSON H2.5 TRUSS TIE DOWN CLIPS OR PROVIDE STRONG-DRIVE SDWC TRUSS SCREWS AT EACH TOP PLATE TO TRUSS CONNECTION. CALCULATED REQUIRED UPLIFT FOR WIND LOAD IS 767 LBS PER TRUSS END. EACH SDWC TRUSS SCREW IS RATED FOR 805 LBS IN UPLIFT IN SOUTHERN YELLOW PINE.

ELECTRICAL

SECTION 26 - ELECTRICAL

1 ALL WORK INCLUDED WITHIN THIS DIVISION SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES GOVERNING THE WORK AND WITH MANUFACTURER'S RECOMMENDATIONS. THE WORK, MATERIALS AND EQUIPMENT SHALL COMPLY WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

- NATIONAL ELECTRICAL CODE - 1978 EDITION (NEC)
AMERICAN STANDARDS ASSOCIATION (ASA)
NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
UNDERWRITERS' LABORATORY (UL)
NATIONAL ELECTRICAL SAFETY CODE (NES)
OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
ALL LOCAL ELECTRICAL CODES, REGULATIONS AND ORDINANCES.

IF PROPOSED WORK, AS INDICATED ON THE DRAWINGS OR AS SPECIFIED HEREIN, CONTRADICTS OR IS IN CONFLICT WITH THE ABOVE-MENTIONED STANDARDS, THE CONTRACTOR SHALL REPORT SUCH CONTRADICTIONS TO THE ARCHITECT.

2 ALL ELECTRICAL WORK SHALL BE AS DIAGRAMMATICALLY INDICATED ON THE DRAWINGS, IN STRICT ACCORDANCE WITH ABOVE-REFERENCED STANDARDS, WITH ANY FITURES, EQUIPMENT, TRIM OR ACCESSORIES NOT SPECIFICALLY NOTED ON THE DRAWINGS TO BE AS SELECTED BY THE OWNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLEMENT DRAWINGS AND INFORMATION SHOWN WITH KNOWLEDGE AND EXPERIENCE, AND WITH THE APPROVAL OF THE ARCHITECT, TO MAKE ANY MODIFICATIONS NECESSARY TO FIT SPECIFIC EQUIPMENT OR MATERIALS USED AND TO PROPERLY EXECUTE THE WORK.

3 TEMPORARY ELECTRIC SERVICE SHALL BE PRODED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH DIVISION ONE, SECTION 100, HEREIN, DURING THE CONSTRUCTION OF THE BUILDING AND SHALL BE CAREFULLY COORDINATED WITH THE SERVING UTILITY.

4 THE BUILDING SERVICE REQUIREMENTS SHALL BE CAREFULLY COORDINATED WITH THE LOCAL SERVING UTILITY TO VERIFY EXACT LOCATION, TYPE AND CAPACITY OF ELECTRIC SERVICE. ANY DISCREPANCIES BETWEEN AVAILABLE SERVICE AND THAT INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

5 WHEN TELEPHONE OR CABLE TELEVISION OUTLETS ARE INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL SERVING COMPANIES AND THE OWNER THE REQUIREMENTS FOR CONDUIT RUNS OR PRE-WIRING OF SYSTEMS FOR THE PROVISION OF THE INDICATED TELEPHONE OR CABLE TELEVISION SYSTEMS.

6 IN ADDITION TO MANUFACTURER'S STANDARD WRITTEN GUARANTEE ON EACH ITEM OF EQUIPMENT, THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND WORKMANSHIP AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AND SHALL MAKE GOOD ANY DEFECTS OCCURRING DURING THIS PERIOD AT NO ADDITIONAL COST TO THE OWNER. ALL LAMPS AND BALLASTS SHALL BE GUARANTEED FOR A PERIOD OF THIRTY (30) DAYS.

DIVISION 26 - ELECTRICAL 1/4" = 1'-0"



www.DwellingPlace.Homes



Sean S Holway

Sean S. Holway FL. P.E. Reg. 69041

Digitally signed by Sean S Holway Date: 2025.01.12 21:26:44 -05'00'

This document has been electronically signed and sealed by the individual named above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Table with 3 columns: No., Description, Date

Knuckles House Repair

1062 SW BLUFF DRIVE FORT WHITE, FL 32038

STRUCTURAL NOTES

Table with 2 columns: Field, Value (Project number: 2024-12 Knuckles, Date: 1/12/2025, Drawn by: Author, Checked by: Checker)

10-S100

Scale 1/4" = 1'-0"

