

## TERMITE SPECIFICATIONS:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.(FBC 104.2.6)
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS.(FBC 1503.4.4)
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.(FBC 1503.4.4)
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES.  
EXCEPTION: PAINT OR DECORATIVE CEMENTATION FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.(FBC 1403.1.6)
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.(FBC 1816.1.1)
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.(FBC 1816.1.2)
- BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.(FBC 1816.1.3)
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.(FBC 1816.1.4)
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.(FBC 1816.1.6)
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.(FBC 1816.1.6)
- ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(FBC 1816.1.7)
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."(FBC 1816.1.7)
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GDE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.(FBC 2303.1.3)
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.1.4)

## STRUCTURAL NOTES:

### FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 ( MODIFIED PROCTOR )

### FOUNDATION INSPECTIONS

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

### CAST IN PLACE CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI, A SLUMP OF 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 40.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
- MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

### MASONRY WALL CONST.

- LOW WALL BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C80, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1800 PSI ( fm = 1350 PSI )
- MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270.
- COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SLUMP 8" TO 11".
- VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.
- REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
- GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

### WOOD CONSTRUCTION

- WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
- ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, ( I.E. BLOCKING OR GABLE END BRACING ) SHALL BE EITHER SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.

### WOOD FRAMING INSPECTION

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING FRAMING INSPECTION.

### PREFABRICATED WOOD TRUSSES

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
- PREFABRICATED WOOD TRUSSES SHALL BE SPECIFIED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED ( WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25% ) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
- TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:
- DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

### UPLIFT CONNECTORS

- UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.

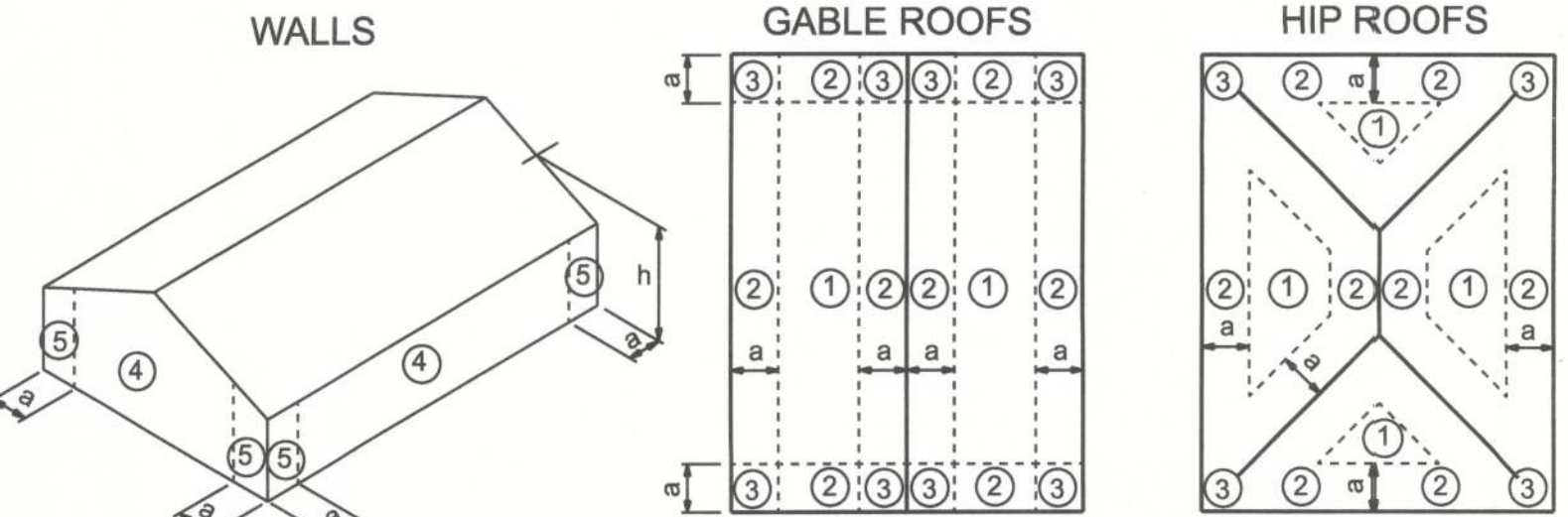
### FIELD REPAIR NOTES

- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (4) "SIMPSON MTS16 TWIST STRAP W/ (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM BLOCK AND (7) 104 TO THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS ( OR 1/2" X 8" RAWL STUD EXPANSION ANCHORS. )
- REGARDING MISSED REBAR IN VERTICAL FILLED CELLS: DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDDEMENT EPOXY ( SIMPSON "EPOXY TIE SET", OR HILTI "2 PART" EMBEDDEMENT EPOXY ), MIXED PER MANUFACTURERS INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURERS SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLDOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION INSTRUCTIONS ARE FOLLOWED.
- FOR MORTER JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT ( BAR DOES NOT HAVE TO BE CONT. TO FOOTING )

## STRUCTURAL DESIGN CRITERIA

<b>CODES:</b>	FLORIDA BUILDING CODE, 2023 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-19) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-19) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION APA PLYWOOD DESIGN SPECIFICATION	
<b>LIVE LOADS:</b>	ROOF RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED BALCONIES STAIRS LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF (REDUCIBLE) 40 PSF 40 PSF 40 PSF 20 PSF
<b>WIND LOADS: (F.B.C.)</b>	WIND LOADS BASED ON FBC, SECTION 1609 WIND VELOCITY: 125 M.P.H., USE FACTOR: 1.0	
<b>CONCRETE STRENGTH @ 28 DAYS</b>	ALL CONCRETE UNLESS OTHERWISE INDICATED PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	3000 PSI 3000 PSI
<b>REINFORCING:</b>	WELDED WIRE FABRIC SHALL CONFORM TO ALL REINFORCING BARS ALL STIRRUPS AND TIES	ASTM A185 ASTM A615-40 40,000 PSI ASTM A615-40 40,000 PSI
<b>CONCRETE MASONRY UNITS:</b>	ASTM C90-99b, STANDARD WEIGHT UNITS, fm=1500 PSI MORTAR TYPE "S" 1800 PSI CONCRETE GROUT 3000 PSI CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION	
<b>STRUCTURAL STEEL:</b>	ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O SHOP AND FIELD WELDS: E70XX ELECTRODES ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307	
<b>WOOD FRAMING:</b>	BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O. NO. 2 SOUTHERN YELLOW PINE (19% M.C.) ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, or OSB FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB VERSA LAM BEAM Fb = 2900 PSI (2.0E) WOOD COLS. PARALLAM 2.0E U.N.O.	
<b>WOOD ROOF TRUSSES:</b>	DESIGN LOADS: TOP CHORD LIVE: TOP CHORD DEAD LOAD: BOTTOM CHORD DEAD LOAD: TOTAL:	20 PSF 10 PSF 10 PSF 40 PSF
<b>WOOD FLOOR TRUSSES:</b>	DESIGN LOADS: DEAD LOAD: LIVE LOAD: TOTAL:	15 PSF 40 PSF 55 PSF
<b>SOIL BEARING VALUE:</b>	ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2,000 PSF SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.	

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2023											
BASIC WIND SPEED		125 MPH									
IMPORTANCE FACTOR		1.00									
BUILDING CATEGORY		II									
EXPOSURE		C									
INTERNAL PRESSURE COEFFICIENT		+/- 0.18									
TYPE OF STRUCTURE		ENCLOSED									
MMFRS PER ASCE 7-16 DESIGN WIND PRESSURES WORST CASE		Zone 1 - Windward Wall				+26.5 psf					
		Zone 2 and 3 - Windward and Leeward Roof				-29.1 psf					
		Zone 2 - Sloped Windward Roof				-29.1 psf					
		Zone									
		3 - Leeward Roof				-29.1 psf					
		4 - Leeward Wall				-18.6 psf					
		5 & 6 Sidewalls				-23.9 psf					
		Zone 7 - Overhang				+20.9 psf					
COMPONENTS AND CLADDING PER ASCE 7-21 DESIGN WIND PRESSURES WORST CASE (PSF)		Roof		10 sf		20 sf		50 sf		100 sf	
				pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
			Zone 1	18.06	-28.70	16.50	-27.88	14.34	-26.84	12.78	-30.16
			Zone 2	18.06	-49.96	16.50	-53.12	14.34	-46.96	12.78	-44.27
			Zone 3	18.06	-73.9	16.50	-69.14	14.34	-62.74	12.78	-66.88
		Wall	Zone 4	31.38	-34.04	29.94	-32.62	28.08	-30.76	29.72	-29.32
			Zone 5	31.38	-42.00	29.94	-39.20	28.08	-35.40	26.72	-32.62

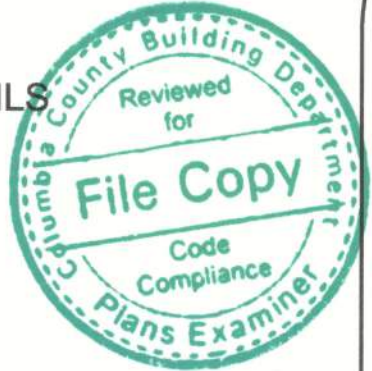


a: 10% of least horizontal dim. or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.  
h: mean roof height, in feet.

## COMPONENTS AND CLADDING

## INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
A-1	GENERAL NOTES SHEET
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A-3	FLOOR PLAN
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A-5	FOUNDATION PLAN
A-6	ROOF PLAN
A-7	FRAMING DETAILS
A-8	SHEARWALL DETAILS
A-9	ELECTRICAL PLAN



REYNA AND POOLE HOUSE  
GENERAL NOTES SHEET

A.B. Anchor Bolt	F.B.C. Florida Bldg. Code	Opn'g. Opening
Abv. Above	Fin. Flr. Finished Floor	Opt. Optional
A/C Air-Conditioner	F.G. Fixed Glass	Pc. Piece
Adj. Adjustable	Flr. Floor	Ped. Pedestal
A.F.F. Above Finished Floor	Fdn. Foundation	PL. Parallam
A.H.U. Air Handler Unit	Flr. Sys. Floor System	PLF Pounds per linear foot
ALT. Alternate	F.PI. Fireplace	Plt. Ht. Plate Height
B.C. Base Cabinet	Fl. Foot / Feet	Plt Sh. Plant Shelf
B.F. Bifold Door	Ftg. Footing	PSF Pounds per square foot
Bk Sh Book Shelf	FX Fixed	PSF Pressure Treated
Bn. Beam	Galv. Galvanized	P.T. Powder Room
BOT. Bottom	G.C. General Contractor	Rad. Radius
B.P. Bypass door	G.F.I. Ground Fault Interrupter	Ref. Refrigerator
Brg. Bearing	G.T. Girder Truss	Req'd. Required
Cir. Circle	Hdr. Header	Rm. Room
Clg. Ceiling	Hgt. Height	Rnd. Round
Col. Column	HB Hose Bibb	R/SH Rod and Shelf
Comp. A/C Compressor	Int. Interior	SD. Smoke Detector
C.T. Ceramic Tile	K/Wall Kneewall	S.F. Square Ft.
D. Dryer	K.S. Knee Space	Sh. Shelves
Dec. Decorative	Laun. Laundry	SHT Sheet
Ded. Dedicated Outlet	Lav. Lavatory	S.L. Side Lights
Dbl. Double	L.F. Linear Ft.	S.P.F. Spruce Pine Fir
Dia. Diameter	L.T. Laundry Tub	Sq. Square
Disp. Disposal	Mas. Masonry	S.Y.P. Southern Yellow Pine
Dist. Distance	Max. Maximum	Temp. Tempered
D.S. Drawer Stack	M.C. Medicine Cabinet	Thik'n. Thicken
D.V. Dryer Vent	MDP Master Distribution Panel	T.O.B. Top of Block
D.W. Dishwasher	Mfr. Manufacturer	T.O.M. Top of Masonry
Ea. Each	Micro. Microwave	T.O.P. Top of Plate
E.W. Each Way	Min. Minimum	Trans. Transom Window
Elec. Electrical	M.L. Microlam	Typ. Typical
Elev. Elevation	Mir. Mirror	UCL Under Cabinet Lighting
Ext. Exterior	Mono. Monolithic	Unless Noted Otherwise
Exp. Expansion	N.T.S. Not to Scale	VB Vanity Base
		Vert. Vertical
		V.L. Versalam
		VTR Vent through Roof
		W Washer
		W/ With
		W/C Water Closet
		W.A. Wedge Anchor
		Wd Wood
		WP Water Proof

PROJECT LOCATION  
Property ID: 09807-002

