

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE LATEST FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES. OBTAIN ALL REQUIRED PERMITS FOR THE PROPER LEGAL EXECUTION OF THE WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS.
- PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES OR RAFTERS TO FOUNDATION FOR ALL NEW CONSTRUCTION. IF ANY DISCREPANCIES, CALL ENGINEER FOR CLARIFICATION BEFORE PROCEEDING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. HE/SHE SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL SITE CONDITIONS FOUND DURING OR PRIOR TO DEMOLITION.
- PROVIDE ADEQUATE BLOCKING BEHIND ALL WALL MOUNTED FIXTURES
- PROVIDE ALL ACCESSORIES, HARDWARE AND MISC. ITEMS AS PER DRAWINGS AND SPECIFICATIONS. ALL ITEMS SHALL BE INSTALLED AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND CUT SHEETS.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. NOR WILL HE BE RESPONSIBLE FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

FOUNDATION

- BEARING SOILS SHALL BE FREE OF ORGANIC MATERIAL AND MEET THE FBC REQUIREMENTS TO PROVIDE A MINIMUM OF 1,500 PSF SOIL BEARING DESIGN PRESSURES. PER TABLE R401.4.1 OF THE FLORIDA RESIDENTIAL BUILDING CODE. IT IS THE HOMEOWNER'S RESPONSIBILITY TO VERIFY THAT THE SOIL CONDITIONS ARE SUITABLE FOR THESE ASSUMPTIONS. IT IS SUGGESTED THAT PRIOR TO CONSTRUCTION A GEOTECHNICAL INVESTIGATION BE MADE TO VERIFY THE BEARING PRESSURE AND SUBSURFACE CONDITIONS. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
- PROVIDE TESTING ON SOIL COMPACTION PRIOR TO LAYING STEEL OR POURING CONCRETE. COMPACTION SHOULD ACHIEVE 95% MODIFIED PROCTOR DENSITY.
- REMOVE FREE WATER FROM EXCAVATIONS BEFORE PLACING CONCRETE.
- FOUNDATIONS SHALL BE ALLOWED TO SETTLE PRIOR TO COMMENCEMENT OF WOOD FRAMED CONSTRUCTION.

REINFORCEMENT

- REINFORCING BARS: ASTM A615, GRADE 60
- REINFORCEMENT PLACEMENT (UNO)
  - CONCRETE REINFORCEMENT COVER
    - BELOW GRADE: UNFORMED 3" CLEAR FORMED 2" CLEAR
  - CENTER REBAR IN MASONRY CELLS UNO.
- REINFORCEMENT SPLICES
  - LAP REINFORCEMENT: 48 BAR DIAMETERS

CAST-IN-PLACE CONCRETE

- CONCRETE:
  - NORMAL WEIGHT STRUCTURAL CONCRETE
  - MINIMUM 28-DAY COMPRESSIVE STRENGTH, f<sub>c</sub>: 3,000 PSI
- PROVIDE NORMAL WEIGHT CONCRETE WITH CURED DENSITY OF 145 +/- 5 PCF, AND AGGREGATE CONFORMING TO ASTM C33, UNO.
- THE USE OF CALCIUM CHLORIDE AND OTHER CHLORIDE CONTAINING AGENTS IS PROHIBITED. THE USE OF RECYCLED CONCRETE IS PROHIBITED. PLACEMENT WITHIN AND CONTACT BETWEEN ALUMINUM ITEMS, INCLUDING ALUMINUM CONDUIT, AND CONCRETE IS PROHIBITED. ALL CAST-IN-PLACE CONCRETE WILL EXPERIENCE DIFFERING VARIATIONS OF CRACKING. ANY ELEMENT EXPOSED TO DIRECT WEATHER AND/OR TEMPERATURE VARIATIONS DURING CONSTRUCTION OR IN THE FINAL CONDITION IS TO BE TREATED AND REGULARLY MAINTAINED TO PREVENT PROPAGATION OF CRACKS AND WATER PENETRATION. THE CONTRACTOR SHALL DEVELOP A REGULAR MAINTENANCE PROGRAM AND SUBMIT IT TO THE OWNER.
- MAXIMUM W/C RATIO OF 0.50 FOR FOOTINGS AND 0.45 FOR OTHER CONCRETE. CMU GROUT SHALL HAVE W/C RATIO OF 0.60 OR HIGHER.
- ALL FORMWORK SHALL BE DESIGNED, ERECTED, SUPPORTED, BRACED, AND MAINTAINED ACCORDING TO ACI 347, RECOMMENDED STANDARD PRACTICE FOR CONCRETE FORMWORK. RESPONSIBILITY: THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED UNLESS OTHERWISE SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.

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- THE USE OF CALCIUM CHLORIDE AND OTHER CHLORIDE CONTAINING AGENTS IS PROHIBITED. THE USE OF RECYCLED CONCRETE IS PROHIBITED. PLACEMENT WITHIN AND CONTACT BETWEEN ALUMINUM ITEMS, INCLUDING ALUMINUM CONDUIT, AND CONCRETE IS PROHIBITED. ALL CAST-IN-PLACE CONCRETE WILL EXPERIENCE DIFFERING VARIATIONS OF CRACKING. ANY ELEMENT EXPOSED TO DIRECT WEATHER AND/OR TEMPERATURE VARIATIONS DURING CONSTRUCTION OR IN THE FINAL CONDITION IS TO BE TREATED AND REGULARLY MAINTAINED TO PREVENT PROPAGATION OF CRACKS AND WATER PENETRATION. THE CONTRACTOR SHALL DEVELOP A REGULAR MAINTENANCE PROGRAM AND SUBMIT IT TO THE OWNER.
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ELEVATOR

- PROVIDE AMERIGLIDE - ELITE RESIDENTIAL ELEVATORS OR EQUAL.

WOOD

- STRUCTURAL FRAMING PLANS DEPICT THE PRIMARY STRUCTURAL FRAMING SYSTEM. CONTRACTOR SHALL PROVIDE SECONDARY AND MISCELLANEOUS FRAMING AS REQUIRED TO COMPLETE THE PROJECT (SEE ARCHITECTURAL DRAWINGS).
- DRESSED SEASONED LUMBER: S4S, 19% MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING.
  - INTERIOR AND EXTERIOR LOADING WALLS: SOUTHERN PINE, NO. 2 GRADE OR STRONGER.
  - LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE, NO. 2 GRADE
  - WOOD IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER:
    - ABOVE-GROUND PRESSURE-TREATED.
    - USE HOT-DIP GALVANIZED NAILS IN PRESSURE TREATED WOOD.
- STRUCTURAL PANELS
  - WALL PANELS: 1/2" APA RATED SHEATHING MINIMUM.
  - ROOF PANELS: 1/2" APA RATED SHEATHING MINIMUM.
- WOOD SHEAR WALLS
  - PANELS SHALL BE ORIENTED WITH THE LONG DIMENSION IN THE VERTICAL DIRECTION.
  - SOLID 2x BLOCKING SHALL BE PROVIDED AT UNSUPPORTED, HORIZONTAL PANEL EDGES.
  - NAIL PANELS WITH 8d GALVANIZED RINGS/NAIL'S SPACING AT 6" AT THE PERIMETER OF THE PANELS AND AT 12" AT INTERMEDIATE SUPPORTS, UNO.
  - DOUBLE 2x FRAMING STUDS SHALL BE USED AT THE ENDS OF EACH SHEAR WALL, UNO.
  - CONNECTIONS FOR STRUCTURAL TIMBER:
    - GALVANIZED STRONG-TIE CONNECTORS BY THE SIMPSON STRONG TIE COMPANY OR APPROVED EQUAL.
- LAMINATED VENEER LUMBER (LVL) SHALL BE WEYERHAEUSER/TRUS JOIST MICROLAM LVL (OR EQUAL) WITH Fb NOT LESS THAN 2,600 PSI AND MINIMUM 2.0E.

MASONRY

- CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530-05, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
- LOAD BEARING, NON-LOAD BEARING, AND BACKUP WALL CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE FOLLOWING MATERIAL STANDARDS:
  - CONCRETE BLOCK: ASTM C90, NORMAL WEIGHT (MINIMUM 125 PCF) OR LIGHTWEIGHT (105 PCF) (MINIMUM 28 DAY COMPRESSIVE STRENGTH 1900 PSI FOR S OR M OR 2350 PSI FOR N) ASTM C270, TYPE S, M OR N PORTLAND CEMENT / LIME ONLY BY PROPORTION. ASTM C476 BY PROPORTION (MINIMUM 28 DAY COMPRESSIVE STRENGTH 1500 PSI)
  - MORTAR:
  - MORTAR
  - MORTAR USAGE (UNO ON DRAWINGS):
    - USE TYPE S OR M MORTAR WHEN MASONRY IS IN DIRECT CONTACT WITH SOIL; USE TYPE S MORTAR FOR ALL EXTERIOR AND INTERIOR LOAD-BEARING WALLS; USE TYPE N MORTAR FOR ALL EXTERIOR AND INTERIOR NON-LOAD-BEARING WALLS
  - JOINT REINFORCEMENT: ASTM A82, TRUSS OR LADDER TYPE SPACED AT 16" O.C.
  - EXTERIOR, JT. REINF: GALVANIZE PER ASTM A153
  - INTERIOR, JT. REINF:
    - TYPICAL
    - RELATIVE HUMIDITY >75% GALVANIZE PER ASTM A641
  - ADHESIVE ANCHORS:
    - HIT-HY 270 BY HILTI, TULSA, OK
- MATERIAL SHALL CONFORM TO THE FOLLOWING, EXCEPT AS NOTED:
  - PLATE AND BENT BAR ANCHORS: ASTM A672, GRADE 50.
  - SHEET METAL ANCHORS AND TIES: ASTM A368/A368M
  - WIRE MESH TIES: ASTM A 185 OR ASTM A 497.
  - WIRE TIES AND ANCHORS: ASTM A 82, AND ASTM A167, TYPE 304
  - ANCHOR BOLTS: F1554 GR.55
- HAND MIXING MORTAR IS NOT ALLOWED.
- PIGMENTS WILL NOT BE ALLOWED IN MORTAR MIX UNLESS OTHERWISE SPECIFIED.
- PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE HOT-DIP GALVANIZED LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC. WHERE REQUIRED. REINFORCE JOINTS WITH LADDER-TYPE REINFORCEMENT CONFORMING TO ASTM A951 AT 16" O.C. MEASURED VERTICALLY. LAP ALL JOINT REINFORCEMENT 6" MIN. THE MINIMUM COMPRESSIVE STRENGTH OF THE MASONRY (f<sub>m</sub>) SHALL BE 1,500 PSI UNO, VERIFIED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH THE ABOVE REFERENCED SPECIFICATIONS.
- CALCIUM CHLORIDE SHALL NOT BE USED IN MORTAR OR GROUT.
- PROVIDE FULL FACE SHELL MORTAR COVERAGE ON MASONRY UNIT HORIZONTAL AND VERTICAL (BED AND HEAD) FACE SHELL JOINTS.
- PROVIDE FULL MORTAR COVERAGE ON WEBS AROUND ALL GROUTED CELLS.
- LAY MASONRY UNITS IN RUNNING BOND UNO WITH UNITS DESIGNED TO ALIGN WITH WEBS IN EACH COURSE.
- REFER TO PLANS AND DETAILS FOR BONDED JOINT REQUIREMENTS AT WALL CORNERS AND INTERSECTIONS. USE (2) 24"x24" NO. 4 CORNER BARS AT WALL CORNERS/INTERSECTIONS OF BOND BEAMS.
- IF TEMPERATURE FALLS BELOW 40 DEG F, OR EXCEEDS 100 DEG. F SPECIAL CONSTRUCTION MEASURES SHALL BE TAKEN AS PER FBC 2104.3 AND 2104.4.
- GROUT PLACEMENT STOPPED FOR ONE HOUR OR MORE SHALL BE STOPPED 1 1/2" BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A SHEAR KEY FOR SUBSEQUENT GROUTING.

POST-INSTALLED ANCHORS

- ANCHOR PRODUCTS APPROVED FOR USE ON THIS PROJECT ARE LISTED BELOW UNLESS OTHERWISE SPECIFIED IN SECTIONS/DETAILS. ADHESIVE ANCHORS INTO CONCRETE SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE:
  - USE THE FOLLOWING (UNO):
    - HILTI "HIT-HY 200" ADHESIVE (ICC-ES ESR-3187)
    - HILTI "HIT-RE 500-S0" ADHESIVE (ICC-ES ESR2322)
    - EPICON "S5" ADHESIVE (ICC-ES ESR1137)
    - SIMPSON STRONG-TIE "SET-XP" ADHESIVE (ICC-ES ESR2508)
    - SIMPSON STRONG-TIE "AT-XP" ADHESIVE (IAPMO-ES ER263)
    - EPICON "S7" ADHESIVE (ICC-ES ESR2308)
  - ADHESIVE ANCHORS INTO MASONRY LINTELS OR GROUT FILLED CELLS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC58:
    - USE THE FOLLOWING (UNO):
      - HILTI HIT HY 270 ADHESIVE (ICC-ES ESR4143)
      - SIMPSON STRONG-TIE "SET" (ICC-ES ESR3342)
      - SIMPSON STRONG TIE "SET-XP" (ICC PENDING)
- OVERHEAD AND/OR CONSTANT TENSION EPOXY ANCHOR INSTALLATIONS NOT SHOWN ON THE DRAWINGS SHALL NOT BE PERMITTED UNLESS EACH CONDITION IS REVIEWED AND APPROVED IN WRITING BY THE SER.
- INSTALL ANCHORS TO MEET THE REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S RECOMMENDATIONS.
- LOCATE, BY NON-DESTRUCTIVE MEANS, AND AVOID ALL EXISTING REINFORCEMENT PRIOR TO INSTALLATION OF ANCHORS. IF EXISTING REINFORCING LAYOUT PROHIBITS THE INSTALLATION OF ANCHORS AS INDICATED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS IMMEDIATELY.
- INSTALL MASONRY ANCHORS IN SOLID MASONRY OR IN HOLLOW MASONRY THAT HAS BEEN GROUTED SOLID AT LEAST ONE COURSE ABOVE AND ONE COURSE BELOW THE ANCHOR. UNO. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM STRUCTURAL ENGINEER OF RECORD (SER) PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
- ANCHOR INSTALLER SHALL BE TRAINED BY THE MANUFACTURER ON PROPER INSTALLATION METHODS.
- CARE SHALL BE EXERCISED TO AVOID CONFLICTS WITH EXISTING REINFORCING WHEN DRILLING HOLES. PILOT HOLES SHALL BE INSTALLED AS REQUIRED. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S INSTRUCTIONS. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCES AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE OR ON THE STRUCTURAL DRAWINGS. EMBEDMENT SHALL BE THE MINIMUM SPECIFIED ON THE STRUCTURAL DRAWINGS.

| Area Schedule (Gross Building) |      |
|--------------------------------|------|
| Area                           | Name |

Unit A

Conditioned

|         |                     |
|---------|---------------------|
| 769 SF  | First Floor Living  |
| 1223 SF | Second Floor Living |
| 1400 SF | Third Floor Living  |
| 3392 SF |                     |

Unconditioned

|         |             |
|---------|-------------|
| 41 SF   | Rear Entry  |
| 94 SF   | Front Entry |
| 560 SF  | Garage      |
| 221 SF  | Balcony     |
| 917 SF  |             |
| 4309 SF |             |

Unit B

Conditioned

|         |                     |
|---------|---------------------|
| 769 SF  | First Floor Living  |
| 1223 SF | Second Floor Living |
| 1400 SF | Third Floor Living  |
| 3392 SF |                     |

Unconditioned

|         |             |
|---------|-------------|
| 560 SF  | Garage      |
| 41 SF   | Rear Entry  |
| 94 SF   | Front Entry |
| 221 SF  | Balcony     |
| 917 SF  |             |
| 4309 SF |             |
| 8617 SF |             |

| Sheet List   |            |
|--------------|------------|
| Sheet Number | Sheet Name |

|     |                                      |
|-----|--------------------------------------|
| A0  | Cover, Location, Notes               |
| A1  | Site Plan                            |
| A2  | First Floor Plan                     |
| A3  | Second Floor Plan                    |
| A4  | Third Floor Plan                     |
| A5  | South Elevation                      |
| A6  | North Elevation                      |
| A7  | East and West Elevations             |
| A8  | Foundation Plan                      |
| A9  | Slab Plan                            |
| A10 | Second Floor Framing Plan            |
| A11 | Third Floor Framing Plan             |
| A12 | Roof Plan                            |
| A13 | Details                              |
| A14 | Details                              |
| A15 | Details                              |
| A16 | Details                              |
| A17 | Details                              |
| A18 | Details                              |
| E1  | Electrical Plan First & Second Floor |
| E2  | Electrical Plan Third Floor          |

Project Identification

Gosslin Duplex

Project Location

2114 W. University Ave.  
Gainesville, Florida  
32601

Owner

Client Name

Architect

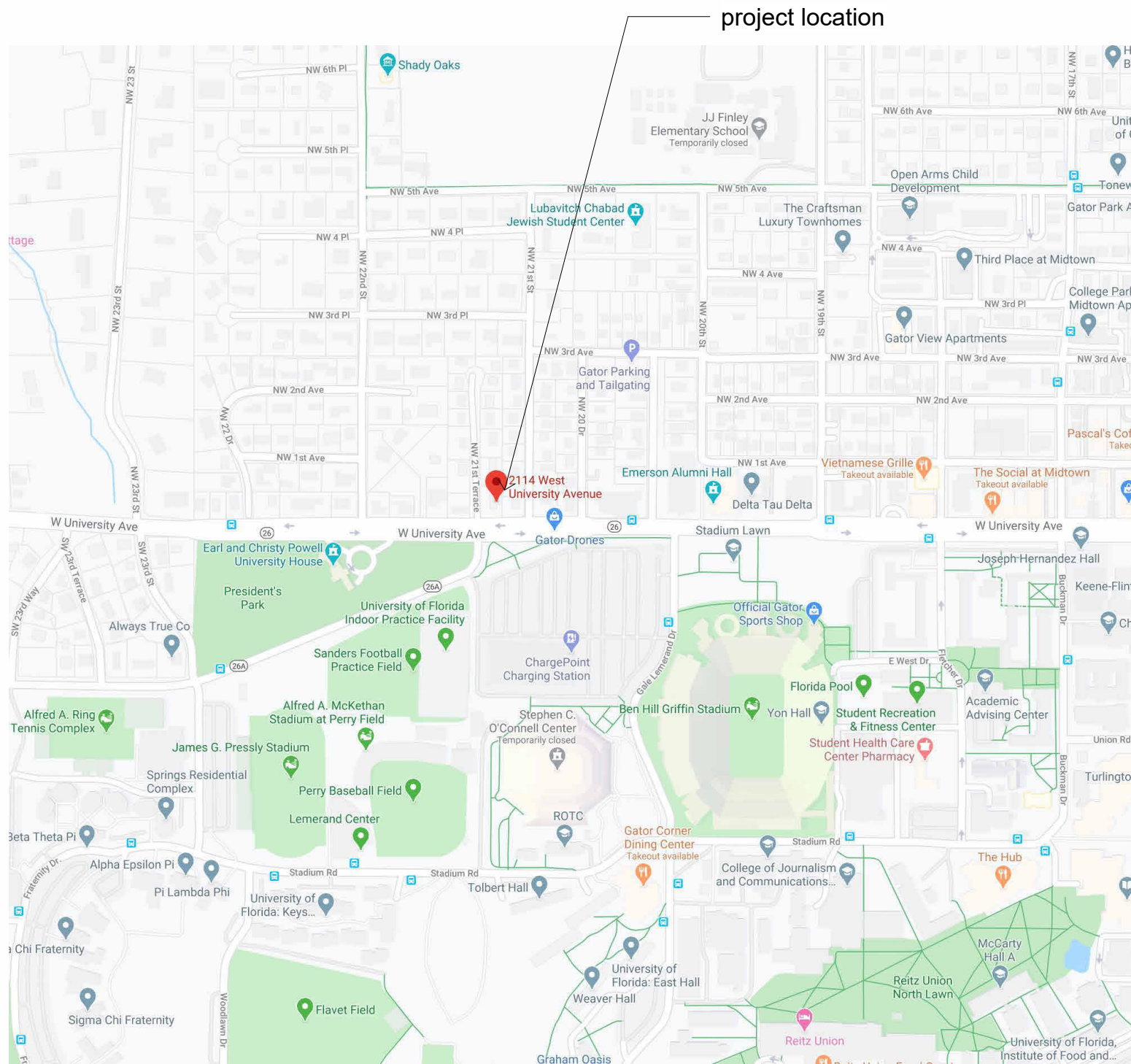
Victor Raymos Architect, Inc.  
AA 0002909

Building Code

All areas of construction shall comply with Florida Building Code 7th Addition 2020

Project Scope

- New 3 Story Duplex



Location Map

N.T.S.



Sketch 1



Sketch 2

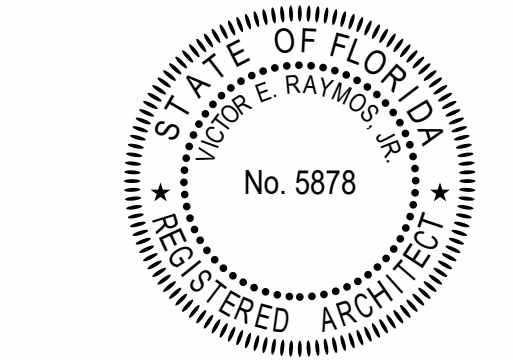


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SUBCONTRACTORS AND CONTRACTORS SHALL BE IN CONFORMANCE WITH APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES. ALL DISCREPANCIES WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO PROCEEDING. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.

THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHTS AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CHANGES TO THE DRAWING MAY ONLY BE MADE BY THE ARCHITECT. ANY OTHER CHANGES SHALL BE CONSIDERED AS A DEROGATION OF THE ARCHITECT'S COPYRIGHTS OR OTHER RESERVED RIGHTS.

**VICTOR E. RAYMOS, JR.**  
ARCHITECTS SEAL  
NOT VALID WITHOUT ORIGINAL SIGNATURE, DATE & RAISED SEAL OR DIGITAL SEAL, DIGITAL SIGNATURE & DATE.



Gosslin Duplex

South Building 15136-015-001

Job Number: 574

Document Date: 07.17.2023

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Cover, Location, Notes

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