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Miguel F de Diego

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GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
2. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. DISCREPANCIES BETWEEN FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
5. CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
6. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
7. ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
8. ALL COUNTERS AND CABINETS ARE BY OTHERS
9. AIR CONDITIONING CONTRACTOR TO PROVIDE FULL SET OF A/C SHOPDRAWINGS OF ALL A/C LAY-OUT AND DESIGN TO INCLUDE ALL REQUIRED ENENGY CALCULATIONS AND HEAT LOAD CALCULATIONS.
10. TOP OF A/C COMP. PAD TO BE LOCATED AT THE SAME HEIGHT AS THE REQUIRED FINISHED FLOOR ELEVATION AT THE LIVING ROOM.
11. CONTRACTOR TO VERIFY ALL EGRESS CAPABILITY WITH WINDOW MANUFACTURER
12. ARCHITECTS ERRORS OR OMISIONS DO NOT RELIEVE THE CONTRACTORS FROM COMPLING WITH THE LATEST EDITION OF THE FL. BLDG. CODE
13. NOT USED
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ON THE PLANS. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WINDOWS AND DOORS SIZES AND REQUIREMENTS WITH THE MANUFACTURERS.
16. GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C. COORDINATE STYLE AND COLOR WITH THE OWNER. (GREEN BOARD SHALL NOT BE USED)
17. ALL FINISHES ARE TO BE COORDINATED WITH THE OWNER. COORDINATE ALL DOOR TYPES AND DOOR HARDWARE WITH OWNER
18. ALL DRAWINGS UNDER THIS SET OF PLANS ARE TO BE SUBMITTED TO ALL THE PROPER AUTHORITIES AND BUILDING DEPTS. FOR REVIEW AND PROCESSING. NO WORK IS TO BE STARTED UNTILL ALL PROPER PERMITS ARE ISSUED.
19. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. TO BE DONE PRIOR TO ANY CONSTRUCTION.
A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TRATMENT CONTRACT RENUAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
20. FOR WOOD STUD PARTITIONS.:
U.O.N. WOOD STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4 WHERE SPACED NOT MORE THAN 16" O.C., NOR LESS THAN 2X6 WHERE SPACED NOT MORE THAN 24" O.C. A MIN. 2X4 HORRIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINETS.
FOR STEEL STUD PARTITIONS.:
STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.
A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.
WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
21. ALL GLAZING ADJACENT TO DOORS WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING. ALL WINDOWS LESS THAN 18 INCHES FROM THE INTERIOR SLAB, ARE TO BE CAT-2 SAFETY GLAZING.
22. ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRRED STOPPED TO LIMIT MAXIMUM VERTICAL DIMENSION TO 8 FEET AS PER F.B.C. 2007 EDITION.
23. ALL SMOKE DETECTORS MUST BE COMBINATION SMOKE / CARBON MONOXIDE ALARM DETECTORS THEY MUST BE HARD WIRED, INTERCONNECTED WITH A BATTERY BACKUP AND AT LEAST 4 INCHES AWAY FROM THE NEAREST SIDEWALL TO THE EDGE OF THE DETECTOR. DERECTORS CAN BE NO CLOSER THAN 3 FEET TO THE DOOR OF ANY BATHROOM OR KITCHEN, AND NO CLOSER THAN 3 FEET TO A FAN AND OR AIR CONDITIONING DUCT OUTLET. IF DETRECTORS ARE NOT MOUNTED ON A SIDEWALL, THEY MUST BE LOCATED BETWEEN 4 AND 12 INCHES FROM THE CEILING TO THE TOP EDGE OF THE DETECTORS. ALL DETECTORS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
24. ADRESS NUMBERS SHALL BE PROVIDED ON OR BY THE MAIN ENTRANCE DOOR. NUMERALS SHALL CONTRAST WITH BACKGROUND AND BE AT LEAST 3 INCHES IN HEIGHT.
25. SECONDARY MEANS OF ESCAPE EGRESS WINDOWS TO BE AS FOLLOWS: N.F.P.A 101.24.2.2.3 (C) AN OUTSIDE WINDOW USED AS A SECONDARY MEANS OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPACIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SQ. FT. IN AREA. WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES. HEIGHT NO LESS THAN 24 INCHES. AND THE BOTTOM OF THE WINDOW NO MORE THAN 44 INCHES ABOVE THE FLOOR.
WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF ANY WINDOW AND THE SILL IS LESS THAN 36 INCHES ABOVE THE NEAR SIDE WALKWAY SURFACE, SAFEGUARD SHALL BE PROVIDE AT 42" FROM FIN. FLOOR.
26. THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF ONE INCH APACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
27. ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET, AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES BY 36 INCHES AND SHALL BE LOCATED WHERE A 30 INCH MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE IS PROVIDED ABOVE THE ACCESS OPENING.
28. PROVIDE CONTINUOUS DRAFTSTOP AT ALL ROOFS ATTIC AREAS AND FLOORS. TO BE INSTALLED SO THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. DRAFTSTOP MATERIAL TO BE 1/2" GYP BOARD WITH TAPED JOINTS, TO BE INSTALLED PARALLEL TO THE FRAMING MEMBERS.

DESIGN LOADS:

THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING SUPERIMPOSED LOADS.
DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH ASCE 7-10.

ROOF:
LIVE LOAD..................................30 PSF
DEAD LOAD.................................25 PSF

DESIGN WIND SPEED = 176 MPH
IMPORTANCE FACTOR = 1.0
KD = 1.0
EXPOSURE C
BUILDING TYPE VB
CODE USED FL. BLDG. CODE 2017 SIXTH EDITION

INTERNAL PRESSURE COEFFICIENT = + 0.18 /- 0.18

SHOPDRAWING NOTES

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
2. NO SHOP DRAWINGS SHALL BE SUBMITED FOR ARCHITECT REVIEW UNTIL AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS AND STAMPED WITH THE CONTRACTOR'S APPROVALSTAMP. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR. IRRESPECTIVE OF RECEIPT CHECKING OR REVIEW OF DRAWINGS BY THE ARCHITECT AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.
3. ALL SHOP DRAWINGS AND RELATED CALCULATIONS SHALL BE DESIGNED AND SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

CONCRETE

CONCRETE:
CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
3,000 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
3,000 PSI REGULAR WEIGHT FOR BEAMS, AND COLUMNS
CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 4" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL CONCRETE SHALL BE CURED USING A CURING COMPOUND MEETING ASTM STANDARD C-309, TYPE 1. CURING COMPOUNDS SHALL HAVE A FUGITIVE DYE. THE CURING COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE VISIBLE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER. REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:

A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
1/2" FOR #5 AND SMALLER
2" FOR #6 AND LARGER
C. FOR CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
3/4" FOR SLABS, WALLS, AND JOISTS
1-1/2" FOR BEAM AND COLUMN PRIMARY REINF., TIES, STIRRUPS

THE REINFORCEMENT FOR FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS DEPOSITED AGAINST THE GROUND SHALL HAVE NOT LESS THAN 3 INCHES OF CONCRETE BETWEEN THE REINFORCEMENT AND THE GROUND CONTACT SURFACE. IF CONCRETE SURFACES AFTER REMOVAL OF THE FORM ARE TO BE EXPOSED TO THE WEATHER OR BE IN CONTACT WITH THE GROUND, THE REINFORCEMENT SHALL BE PROTECTED WITH NOT LESS THAN 2 INCHES OF CONCRETE FOR BARS LARGER THAN #5 AND 1-1/2" FOR #5 OR SMALLER BARS. EXCAVATIONS FOR CONTINUOUS FOOTINGS SHALL BE CUT TRUE TO LINE AND GRADE AND THE SIDES OF FOOTINGS SHALL BE FORMED, EXCEPT WHERE SOIL CONDITIONS ARE SUCH THAT THE SIDES OF THE EXCAVATION STAND FIRM AND SQUARE. EXCAVATIONS SHALL BE MADE TO FIRM, CLEAN BEARING SOIL.
WHEN POLYETHYLENE SHEETS ARE USED AS A VAPOR BARRIER BENEATH A GROUND FLOOR SLAB, THE SUB GRADE FOR THAT SLAB SHALL BE CONSIDERED A FORMED SURFACE FOR THE PURPOSE OF REINFORCING STEEL COVERAGE.

CURING & PROTECTION: ALL STRUCTURAL SLABS AND SLABS-ON-GRADE SHALL BE CURED WITH MOIST BURLAP COVER (KEPT MOIST FOR 7 DAYS). SPRAY ON CURING COMPOUNDS (INCLUDING CURING/SEALERS/HARDENERS) MAY BE CONSIDERED. CONTRACTOR ACCEPTANCE PRIOR TO APPLICATION.

REINFORCING STEEL:

GRADE OF STEEL: 50 KSI
BOLTS: A 325

ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.

REINFORCING STEEL BARS, SHALL BE FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 X BAR NO., UNLESS OTHERWISE NOTED. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW. PROVIDE 30" X 30" CORNER BARS LAPPED AND TIED TO EACH BEAM REBAR, TYPICAL AT ALL CORNERS. THESE CORNER BARS SHALL BE THE SAME SIZE AS LONGITUDINAL BEAM BARS. SEE DETAILS FOR ADDITIONAL INFORMATION.

CONSTRUCTION MEANS AND METHODS

1. THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF LOCAL BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
3. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
4. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, ABSTRACTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.
5. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE. PROVIDE ADEQUATE BRACING TO THE ELEMENTS ALREADY IN PLACE (ESPECIALLY MASONRY WALLS) AGAINST WIND FORCES CAPABLE OF DAMAGING THIS WORK.
6. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.
8 "OSHA" SAFETY INSPECTIONS ARE NOT A PART OF OUR SERVICES. OUR PRESENCE ON SITE (FOR OBSERVATIONS, INSPECTIONS OF THE WORK IN PROGRESS OR MEETINGS) SHALL NOT CONSTRUED AS OUR ACTING AS "OSHA" INSPECTORS. CONFORMING WITH ALL APPLICABLE "OSHA" SAFETY REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MASONRY:

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE N, f'm = 2,000 PSI. BLOCK SHALL BE PLACED USING RANDOM BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. THE ARCHITECT / ENGINEER SHALL FURNISH INSPECTION OF ALL REINFORCED MASONRY STRUCTURES. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COARSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE S MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERT. MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. HORIZONTAL MORTAR JOINTS SHALL BE REINFORCED WITH STANDARD 9 GAGE LADUR-TYPE DUR-O-WALL (ASTM CLASS B-2, HOT-DIPPED GALVANIZED) AT ALTERNATE COURSES (16" ON CENTER), UNLESS OTHERWISE NOTED. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MINIMUM 8". THIS REINFORCEMENT SHALL EXTEND 6 INCHES INTO TIE COLUMNS OR BE TIED TO STRUCTURAL COLUMNS WITH APPROVED METHODS WHERE STRUCTURAL COLUMNS REPLACE THE TIE COLUMNS.
LAP VERTICAL REBAR 6 X BAR NO., U.O.N.
MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE LAST EDITION OF FLORIDA BUILDING CODE
MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

WOOD:

1. STRUCTURAL LUMBER TO HAVE A MINIMUM TENSILE STRENGTH OF 1,500 PSI AND SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUNBER GRADING OR INSPECTION BUREAU OR AGENCY APPROVED BY THE BOARD OF REVIEW OF THE AMERICAN LUMBER STANDARDS COMMITTEE OR THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
ALL LUMBER USED FOR STRUCTURAL MEMBERS SHALL BE OF NO LESS STRENGTH THAN NO. 2 GRADE OF SOUTHERN PINE, DOUGLAS FIR-LARCH, HEM-FIR OR SPRUCE-PINE-FIR.
ALL WOOD IN CONTACT WITH CONC OR MASONRY, TO BE SEPARATED BY MEANS OF A METAL SHEET.
2. ALL NAILS, SCREWS, AND BOLTS SHALL BE HOT-DIPPED GALVANIZED.
3. IN HIGHLY CORROSIVE ENVIRONMENTS, ALL WIND RESISTING HARDWARE INCLUDING THE HURRICANE STRAPS, SHALL BE MADE OF STAINLESS STEEL, OR SHALL BE DIPPED (AND SCRATCHES REPAINTED) IN COAL-TAR EPOXY PAINT.
4. WOOD PREVIOUSLY USED AS FORMWORK SHALL NOT BE USED AS ROOF FRAMING OR SHEATHING.
5. HURRICANE STRAPS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
6. HANGERS OR STRAPS THAT DO NOT MATCH EXACTLY THE ONES SPECIFIED ON THE DRAWINGS IN STEEL YIELD OR ULTIMATE STRENGTH, STEEL DIMENSIONS (LENGTH AND WIDTH), NUMBER AND DIAMETER OF HOLES FOR THE SAME SIZES OF NAILS OR BOLTS, AND/OR DO NOT HAVE THE SAME GENERAL SHAPE, WILL NOT BE ACCEPTABLE.
7. NO POCKETS WILL BE ALLOWED IN CONCRETE OR STEEL MEMBERS FOR CONNECTION OF WOOD MEMBERS UNLESS THE CONNECTION DETAIL IS IN WRITING PRIOR TO INSTALLATION.

GENERAL STRUCTURAL NOTES:

1. ALL POURED IN PLACE CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS. ALL REINFORCING STEEL TO BE NEW BILLET CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60. FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE.
2. STRUCTURE IS DESIGNED BY THE 2017 FLORIDA BUILDING CODE (HIGH VELOCITY HURRICANE ZONE)
3. DISTURBED SOILS FOR TRENCHING WILL REQUIRE TERMITE TREATMENT AND VAPOR BARRIER. ON COMPACTED FILL.
4. ALL WOOD IN CONTACT WITH CONCRETE TO BE SETERATED BY MEANS OF METAL SEATS.
5. SPLICES IN REINFORCING BARS SHALL BE NOT LESS THAN 36 BAR DIAMETERS AN REINFORCEMENT SHALL BE CONTINUOS AROUND ALL CORNERS AND CHANGE IN DIRECTIONS. CONTINUITY SHALL BE PROVIDED AT ALL CORNERS OR CHANGE IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNERS 48 BAR DIAMETERS OR BY ADDING MATCHING REINFORCING STEEL, WHICH SHALL EXTEND 48 BAR DIAMETERS FROM EACH CORNER OR CHANGE IN DIRECTION WHEN THREE OR MORE BARS ARE REQUIRED, THE BARS SHALL BE HELD IN PLACE AND ALIGNMENT BY TRANSVERSE BARS SPACED NOT MORE THAN FOUR FEET APART.
6. FOOTINGS TO BEAR ON UNDISTURBED NATURAL SAND AND ROCK ON A MINIMUM BEARING CAPACITY OF 2000 P.S.F. VERIFY SOIL BEARING WITH TESTING COMP. IF SUITABLE BEARING CANNOT BE OBTAINED, NOTIFY THE ARCHITECT FOR POSSIBLE REDESIGN OF FOOTINGS.
7. ALL NAILS AND CONNECTORS TO BE GALVANIZED.
8. ALL FOUNDATION CORNERS OR CHANGE OF DIRECTION SHALL HAVE #5 BARS BEND 30" EACH WAY, AT EACH FOOTING LONGITUDINAL BAR.
9. THE DESIGN IS IN COMPLIANCE WITH THE 2017 FBC FOR THE HIGH VELOCITY HURRICANE ZONE III, PER ASCE 7-10 170 MPH WIND GUST AT 3 SEC. FOR EXPOSURE (C) IMPORTANCE FACTOR 1.0
10. ALL OPENINGS NOT HAVING AN ADJACENT TIE COLUMN, SHALL HAVE ONE VERT. #5 BAR AT EACH SIDE. THE VERTICAL BARS SHALL BE PLACED IN CONCRETE FILLED CELLS AND SHALL EXTEND INTO FOOTINGS AND INTO TIE BEAMS WITH AN 12" BEND AT FOOTINGS. ALL SUCH BARS SHALL BE CONTINUOS FROM FTG. TO TIE BEAM. ALL SPLICES WHERE NEEDED SHALL BE 30" MINIMUM.
11. CHANGES IN LEVEL OF BEAMS OR STRUCTURAL CONC. BEAMS, SHALL BE MADE AT TIE COLUMNS OR STRUCTURAL CONC. COLUMNS. AND SAID COLUMNS OR STRUCTURAL CONC. COLUMNS SHALL BE CONTINUOUS FROM BEAM TO BEAM. THIS CONTINUATION SHALL BE ATTAINED BY MEANS OF VET. "Z" REINFORCING OF THE SAME SIZE STL. AS THE COLUMNS. THE LEGS OF THE "Z" BARS THAT EXTEND INTO THE UPPER NAD LOWER BEAMS SHALL BE 32" MIN.
12. TRUSS MANUFACTURER TO PROVIDE COMPLETE SHOP DRAWINS OF DESIGN AND LAYOUT OF TRUSS SYSTEM AND PERMANENT TRUSS BRACING, INCLUDING UP LIFT VALUES ,SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER; SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF TRUSSES.
(TRUSS COMP. TO PERFORM SITE MESUREMENTS VERIFICATION TO INSURE THAT ALL NEW TRUSSES MATCH THE EXISTING ROOF SYSTEM AS FAR AS PITCH, OVERHANG, HEEL HEIGHT ETC.)
AS PER F.B.C. ROOF TRUSSES SHALL BE DESIGNED FOR A MIN. LIVE LOAD OF 30 P.S.F. A MIN. DEAD LOAD OF 15 P.S.F. ON THE TOP CHORD. AND A MIN. DEAD LOAD OF 10 P.S.F. ON THE BOTTOM CHORD, AND WIND LOADS AS PER F.B.C. 2010.

FORMWORK:

FORMWORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".

WELDED WIRE MESH:

WELDED WIRE MESH SHALL BE ASTM A-185, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND SHALL BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

FINISHING:

1. ALL EXISTING SURFACES SUCH AS WALLS, FLOORS, CEILINGS, BASES, ETC. THAT ARE AFFECTED BY THIS WORK ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES
2. GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF ALL CONCRETE WORK, PARTITIONS, ETC...AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH ALL ADJACENT AREAS SO AS TO MAKE THE "PATCHED AREA" INDISCERNIBLE FROM THE EXIST. ADJACENT AREA.
3. ALL BUILDING TO BE PAINTED INSIDE AND OUT AS PER OWNERS SPECS. COORDINATE ALL COLORS , COATS AND PAINT MNFGR WITH THE OWNERS.

NOTE:
FLAME SPREAD FOR WALL AND CEILING FINISHES MAX 200 SMOKE DEVELOPMENT MAX. TO COMPLY WITH 450 FBC 2014 R 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25 SMOKE DEVELOPMENT MAX. 450

NOTE:
TEMPORARY SILT FENCE TO BE LOCATED AT THE PROPERTY LINES IN ORDER TO PREVENT THE DIRT TO RUN OFF INTO THE ADJACENT PROPERTIES.

F0UNDATION

1. FOUNDATIONS ARE DESIGNED TO BEAR ON WELL COMPACTED GRADE OR CLEAN FILL OF AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF MINIMUM. A CERTIFIED TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER TO VERIFY THAT THE REQUIRED MINIMUM BEARING CAPACITY WAS OBTAINED.
SAID SOIL CAPACITY SHALL BE CERTIFIED AND TESTED BY A REGISTERED FOUNDATION ENGINEER, PRIOR TO CASTING OF CONCRETE IN THE FOOTINGS.
2. NATURAL GRADE (OR FILL) BELOW FOOTINGS SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR (ASTM D-1557).
3. TOP OF ALL FOOTINGS TO BE A MINIMUM 1'-4" BELOW THE TOP OF THE EXISTING GRADE (UNLESS OTHERWISE NOTED)
IN THE EVENT THAT THE SLAB STEPS ON EACH SIDE OF THE FOOTING, THE FOOTING SHALL BE 1'-4" BELOW TOP OF THE LOWER SLAB. TO ACCOMMODATE A CONTINUOS WALL FOOTING, A STEPPED FOOTING MAY BE REQUIRED (SEE DETAIL ON PLAN).
4. REINFORCING IN THE CONTINUOUS WALL FOOTINGS (MONOLITHIC AND/OR NON-MONOLITHIC) SHALL BE SPLICED 36 BAR DIAMETERS MINIMUM AND SHALL EXTEND CONTINUOUSLY THRU ALL FOOTING PADS.
5. ALL LONGITUDINAL REBARS IN THE CONTINUOUS WALL FOOTINGS, SHALL BE CONTINUED AT BENTS AND CORNERS BY BENDING THE REBARS 48 BAR DIAMETERS AROUND THE CORNERS OR ADDING MATCHING CORNER BARS, EXTENDING 48 BAR-DIAMETERS INTO FOOTING EACH SIDE OF CORNER OR BENT. (30 INCHES MIN.)
6. ALL FOOTINGS (MONOLITHIC OR NOT) SHALL BE 12" MINIMUM THICK. BOTTOM OF ALL FOOTINGS SHALL BE EMBEDDED 8" MINIMUM BELOW LOWEST ADJACENT FINISHED GRADE OR SLAB.
7. IN THE CASE OF NEW FOUNDATIONS CONNECTING INTO EXISTING FOOTINGS (WALL FOOTINGS OR COLUMN PADS), THE ELEVATION OF THE NEW FOOTING SHALL BE ADJUSTED SO THE BOTTOM ELEVATIONS OF THE NEW AND THE EXISTING MATCH (U.O.N.). THIS MAY REQUIRE STEPPING OF THE NEW FOUNDATION UP OR DOWN TO MEET THE EXISTING. UNLESS OTHERWISE NOTED, THE NEW FOUNDATION SHALL BE DOWELED INTO THE EXISTING WITH A MINIMUM OD (2)#5'S 30" LONG, DRILLED (6" EMBEDMENT) AND EPOXY BONDED INTO THE EXISTING FOOTING.

REINFORCED MASONRY WALLS

1. THE COMPRESSIVE STRENGHT OF THE CONCRETE MASONRY SHALL BE f'm = 2000 PSI. HOLLOW LOAD MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C 90-03 WITH A MIN. NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530.1 SPECIFICATIONS.
2. QUALITY ASSURANCE INSPECTIONS ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE INSPECTOR SHALL INSPECT THE FOLLOWING:
A. PLACING OF THE REBARS IN THE CELLS (POSITION IN THE CELL, LAPPING AND SPLICES, BAR SUPPORT AT 10 FT. HEIGHTS).
B. VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED. INSPECTION HOLES AND THE BOTTOM OF THE POUR AND MORTAR PROJECTING INTO CELLS TO BE GROUTED.
C. OBSERVE AND BE PRESENT DURING THE PLACING OF THE GROUT OR CONCRETE INTO THE VERTICAL CELLS.
D. THE ABOVE APPLIES FOR MASONRY BEAMS AND BOND BEAM INSPECTION AS WELL.
3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M".
4. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
5. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
6. VERTICAL REINFORCING :
(A) ASTM A-615 PER REINFORCING SECTION.
(B) 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.
(C) 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 THE SPECIFIED VERTICAL SPACING). SEE COLUMN SCHEDULE.
(D) VERTICAL REINFORCEMENT 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.
(E) ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
(F) PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 4 FT.
7. HORIZONTAL REINFORCING :
PROVIDE GALVANIZED #9 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4" O.C. VERTICALLY) LAPPED 7-1/2".
8. CELL FILLING CONCRETE SHALL BE "PEA ROCK" CONCRETE MIX (8" TO 9" SLUMP) OR GROUT WITH f'c=3,500 PSI MIN. AT 28 DAYS.
9. GROUTING SHALL BE IN CONTINUOUS OPERATIONS IN LIFTS NOT EXCEEDING 4 FT. AND A MAXIMUM POUR HEIGHT OF 12 FT.
10. IN COMPLIANCE WITH "OSHA" REQUIREMENTS (29 CFR 1926.706(b)) WALLS HIGHER THAN 8 FT. SHALL BE LATERALLY BRACED DURING CONSTRUCTION. BRACING SHALL REMAIN IN PLACE TILL THE ROOF AND/OR FLOOR STRUCTURES HAVE BEEN SECURED TO PROVIDE THE REQUIRED PERMANENT BRACING. CONTRACTOR SHALL PROVIDE LATERAL BRACING SHOP DRAWINGS OR DATA SHEETS, DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.
9. REINFORCED MASONRY IS DESIGED AS PER ASCE 7-10 WITH SPECIAL INSPECTION REQUIRED.

NOTE:
ALL EXCAVATION SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUSTERRANEAN TERMITES AS PER FBC 1816.1.7 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PET CONTROL COMPANY THAT COTAINS THE FOLLOWING STATEMENT, THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

NOTE:
1. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GRADER THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT GREADER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10
2. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8 FT AT INTERCONNECTIONS BETWEEN STAIR STRINGERS AT OPENINGS, AT FLOOR JOIST AND AROUND DOOR POCKETS.

9-19-2022
STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
REGISTERED ARCHITECT

DRC
PZ23-12000051
12/20/2023

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NO.	DATE	REVISION

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CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK