

GENERAL NOTES

GENERAL CONDITIONS

CONTRACTOR TO INCLUDE MOT TO CONTROL TRAFFIC ON US-1 DUE TO LIMITED SPACE FOR WORK.

THESE DRAWINGS ARE NOT TO BE SCALED; USE DIMENSIONS AND INFORMATION SHOWN.

THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH ANY ARCHITECTURAL DRAWINGS FOR DIMENSIONS SHOWN OR NOT SHOWN ON THE STRUCTURAL DRAWINGS. ANY DISCREPANCY FOUND ON THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED AN ERROR AND CORRECTED BY THE CONTRACTOR. CONTRACTOR SHALL FURTHER VERIFY AND CONFIRM WITH THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR RESOLUTION OF SUCH DISCREPANCIES.

VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, UTILITIES, PLANTERS, TREES, FACILITIES AND THEIR CONTENTS.

CONTRACTOR TO BRING PLANTERS TO ITS ORIGINAL CONDITION PRIOR TO WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL STRUCTURAL MEMBERS, WALLS AND NON STRUCTURAL ITEMS DURING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UNDERGROUND UTILITIES, OPENINGS, CONDUITS, SLEEVES, ETC. NOT SHOWN ON THIS DRAWING.

EMBEDMENT OF PIPES AND CONDUITS IN CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF THE CHAPTER SIX (6), SECTION 6.3 ACI-318 LATEST EDITION.

FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S INSTRUCTIONS UNLESS INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

THE GENERAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN AT THE JOBSITE A CURRENT APPROVED SET OF DRAWINGS.

CONCRETE

SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301(LATEST EDITION) TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I. AND A MAXIMUM WATER-CEMENT RATIO OF 0.40 AND A SLUMP OF 4" ± 1".

ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED A.S.T.M. C494 TYPE "D" ADMIXTURE (WATER-REDUCING RETARDER).

CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL BE TESTED IN ACCORDANCE WITH A.C.I. 318(LATEST EDITION) OR ENGINEER-APPROVED EQUIVALENT. WATER-CEMENT RATIO IN EXPOSED BALCONIES SHALL BE 0.40.

TRANSPORTATION, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318 BUILDING CODE (LATEST EDITION).

ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.C.I. 318(LATEST EDITION) FLORIDA BUILDING CODE 2010 AND ACI 318(LATEST EDITION). TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS OF CONCRETE PRIOR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TESTS RESULTS TO ENGINEER'S OFFICE FOR REVIEW.

CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER'S OFFICE FOR REVIEW.

CONCRETE SLABS ON FILL

SHALL BE PLACED ON CLEAN, NON-ORGANIC FILL SOIL, COMPACTED TO A DENSITY OF 1.25 TONS/SYCU. DENSITY TEST AND OPTIMUM SOIL CONTENT IN LIFTS NOT EXCEEDING 12" IN DEPTH IN ACCORDANCE WITH ASTM D1557.

THE MAXIMUM SIZE OF ROCK, WITHIN 12" BELOW THE SLAB, ON COMPACTED FILL SHALL BE 12" IN DIAMETER. SMALLER ROCKS, INCLUDING MATERIALS SUCH AS STONES, LARGES ROCKS SHALL NOT BE ALLOWED TO NEST AND ALL VOIDS SHALL BE CAREFULLY FILLED WITH SMALL STONES AND SAND AND PROPERLY COMPACTED.

FILL SHALL BE THOROUGHLY MOISTENED IMMEDIATELY BEFORE CONCRETE IS PLACED AS DESCRIBED BELOW.

THE CONCRETE FOR WALLS BELOW GRADE SHALL BE INTERNALLY DAMPENED AND MOISTENED BY THE CONTRACTOR OR ENGINEER-APPROVED EQUAL, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

COLUMNS, BEAMS, WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED FROM THE FILL MATERIAL, INCLUDING ROCKS. LARGE ROCKS SHALL NOT BE ALLOWED TO NEST AND ALL VOIDS SHALL BE CAREFULLY FILLED WITH SMALL STONES AND SAND AND PROPERLY COMPACTED.

REINFORCING IN SLABS ON FILL SHALL BE AS NOTED IN PLANS, AND PLACED IN AN APPROPRIATE MANNER. REINFORCING STEEL PROVIDED IN THE FLOOR SECTIONS OF THESE GENERAL NOTES, PROVIDE 6 MIL "VISQUEEN" VAPOR BARRIER UNDER ALL SLABS (UNLESS OTHERWISE NOTED ON PLANS).

DEMOLITION NOTES

1.—ALL CONSTRUCTION SHALL COMPLY WITH THE F.B.C. 2010 EXISTING AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

2.—NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THOSE SHOWN ON THE PLANS AND OF ANY DISCREPANCY IN THE PLANS AND IN THE FIELD CONDITIONS. DO NOT CONTINUE WORK UNTIL THE ENGINEER HAS BEEN NOTIFIED.

3.—CONTRACTOR, BEFORE SUBMITTING BIDS, VISIT THE SITE, EXAMINE THE EXISTING STRUCTURES, NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED.

4.—PROCURE AND PAY FOR ALL NECESSARY PERMITS OR CERTIFICATES REQUIRED TO COMPLETE THE WORK SHOWN, OR SPECIFIED. MAKE ANY AND ALL REQUIRED NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES.

5.—EXECUTE ALL DEMOLITION WORK IN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ANY EXISTING STRUCTURES, INCLUDING ANY PARTS OF THE SURROUNDING AREAS WHICH ARE TO REMAIN. BARRICADE AND COVER AS NECESSARY TO PROTECT PEDESTRIANS, WORKMEN AND ADJACENT PROPERTIES.

6.—AVOID ANY ENCROACHMENT ON ADJACENT PROPERTIES. REPAIR AND MAKE GOOD ANY DAMAGE TO ADJOINING PROPERTIES OR IMPROVEMENTS CAUSED BY OPERATIONS, INCLUDING ANY DAMAGE OR LOSS TO ADJOINING TENANT OR PROPERTY OWNER WHETHER TO BUILDINGS, STOCKS OF MERCHANDISE, TRADE FIXTURES, OR THE LIKE.

7.—DISCONNECT ANY ELECTRIC, TELEPHONE, GAS, WATER, STEAM, OR OTHER LINES SERVICING THE STRUCTURE PER RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION, AS SPECIFIED, OR AS DIRECTED BY THE ENGINEER.

8.—REPAIR ALL DAMAGE TO SIDEWALKS OR PAVING CAUSED BY SITE WORK. SIDEWALKS AND CURBS MUST NOT BE PATCHED, BUT REPAIRED BY REPLACING ENTIRE SECTION.

9.—ALL MATERIAL REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL MATERIAL REMOVED FROM THE SITE DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE.

10.—ON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS IN A CLEAN CONDITION, SATISFACTORY TO LOCAL AUTHORITIES AND THE ENGINEER.

11.—PROVIDE ALL NECESSARY SHORING, BRACING AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OF ELEMENTS WHICH MAY BE LEFT IN PLACE. ADJACENT PROPERTIES OR ELEMENTS SHOWN TO REMAIN, SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLY JURISDICTION. SUBMIT TO ENGINEER OF RECORD FOR REVIEW.

REPAIR AREA	DISTANCE FROM POINT A (FT)	APROX. COORDINATE	* LENGTH TO BE REPAIRED	DESCRIPTION
REPAIR 1	177.23 FT	25° 45' 00.43"N 80° 12' 18.12"W	12 FT	DEMOLITION
REPAIR 2	302.30 FT	25° 45' 00.30"N 80° 12' 19.48"W	40 FT	DEMOLITION
REPAIR 3	331.82 FT	25° 45' 00.26"N 80° 12' 19.78"W	12 FT	DEMOLITION
REPAIR 4	461.41 FT	25° 45' 00.20"N 80° 12' 20.07"W	10 FT	DEMOLITION
REPAIR 5	485.32 FT	25° 45' 00.16"N 80° 12' 21.46"W	22 FT	PATCH CRACKS
REPAIR 6	106 FT	25° 44' 59.72"N 80° 12' 17.04"W	13 FT	DEMOLITION
REPAIR 7	85 FT	25° 44' 59.84"N 80° 12' 16.88"W	13 FT	DEMOLITION

* LENGTH MAY INCREASE DUE TO ADJACENT WALL CONDITION

SCOPE OF THE WORK DEMOLITION

1. DEMOLISH AND REBUILD 100 FT OF EXISTING MASONRY WALL.
2. REPAIR HAIRLINE CRACKS
3. APPLY STUCCO SIMILAR TO EXISTING AND PAINT.

SOIL STATEMENT

BASED ON A VISUAL INSPECTION OF THE JOB SITE, THE FOUNDATIONS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 3,000 P.S.I. AT THE TIME OF CONSTRUCTION, THE ENGINEER OF RECORD SHALL SUBMIT TO THE BUILDING OFFICIAL A SIGNED AND SEALED LETTER AFTER THE CONSTRUCTION HAS BEEN OBSERVED AND THE FOUNDATIONS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

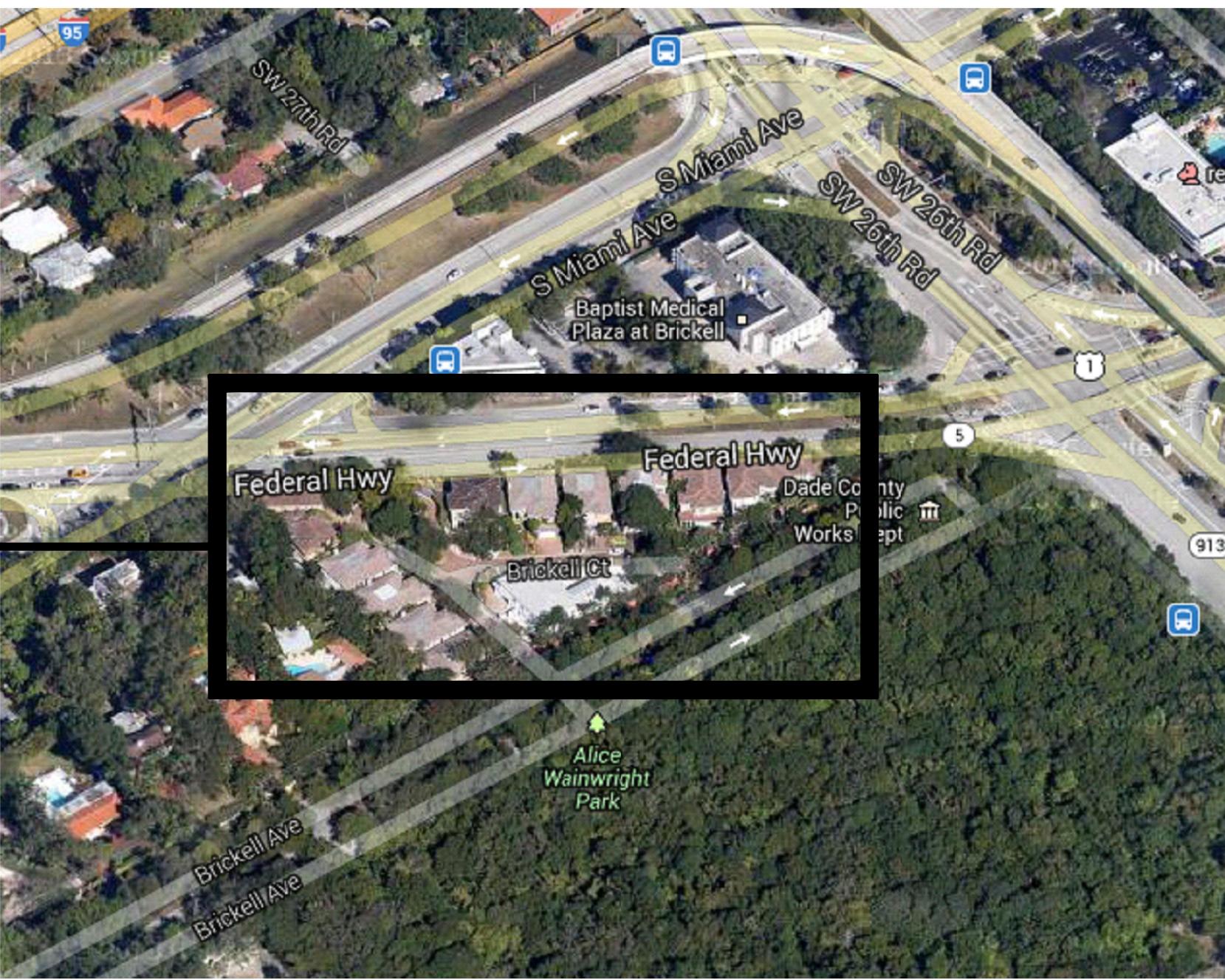
SCOPE OF THE WORK PATCH

1. SAND AND REMOVE AREA OF AN APPROXIMATE 21 FT LONG WALL.
2. FINISH WALLS WITH STUCCO TO MATCH COLOR AND THICKNESS OF EXISTING AND PAINT.

WIND DESIGN INFORMATION

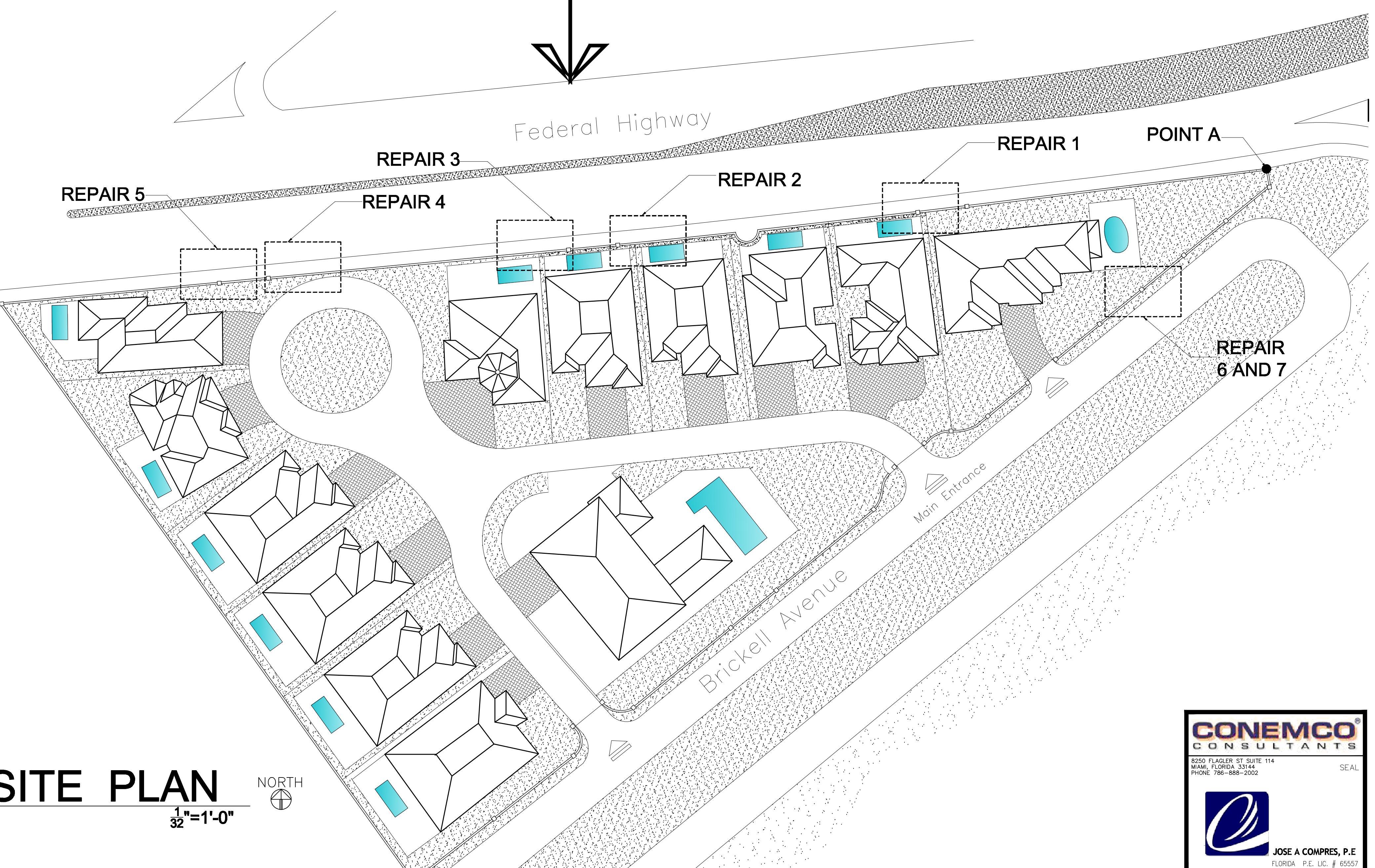
WIND SPEED	175
BUILDING CATEGORY	Z
EXPOSURE CATEGORY	C
Kd	0.85

SOIL UNIT WEIGHT FOR DESIGN: 120 POF



LOCATION PLAN

NORTH



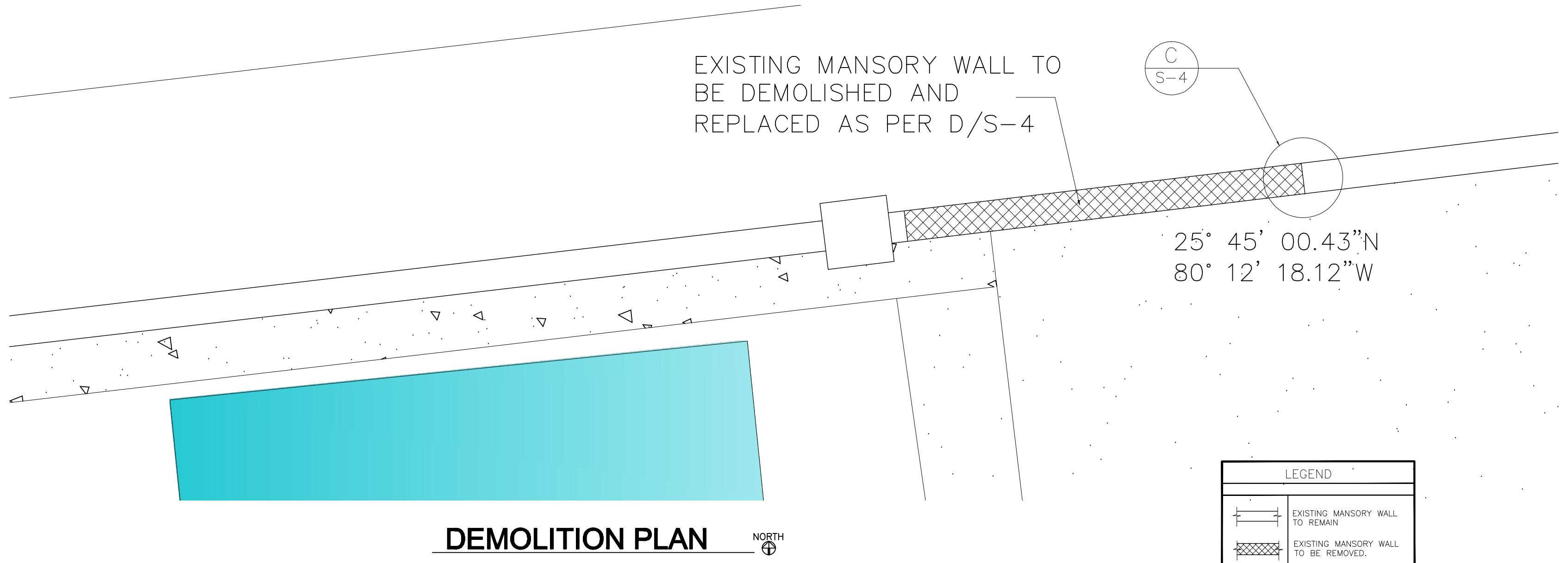
CLIENT/OWNER:
VILLAS DE VIZCAYA O.H.A.
2745 BRICKELL COURT
MIAMI, FL

Date
By
Revisions

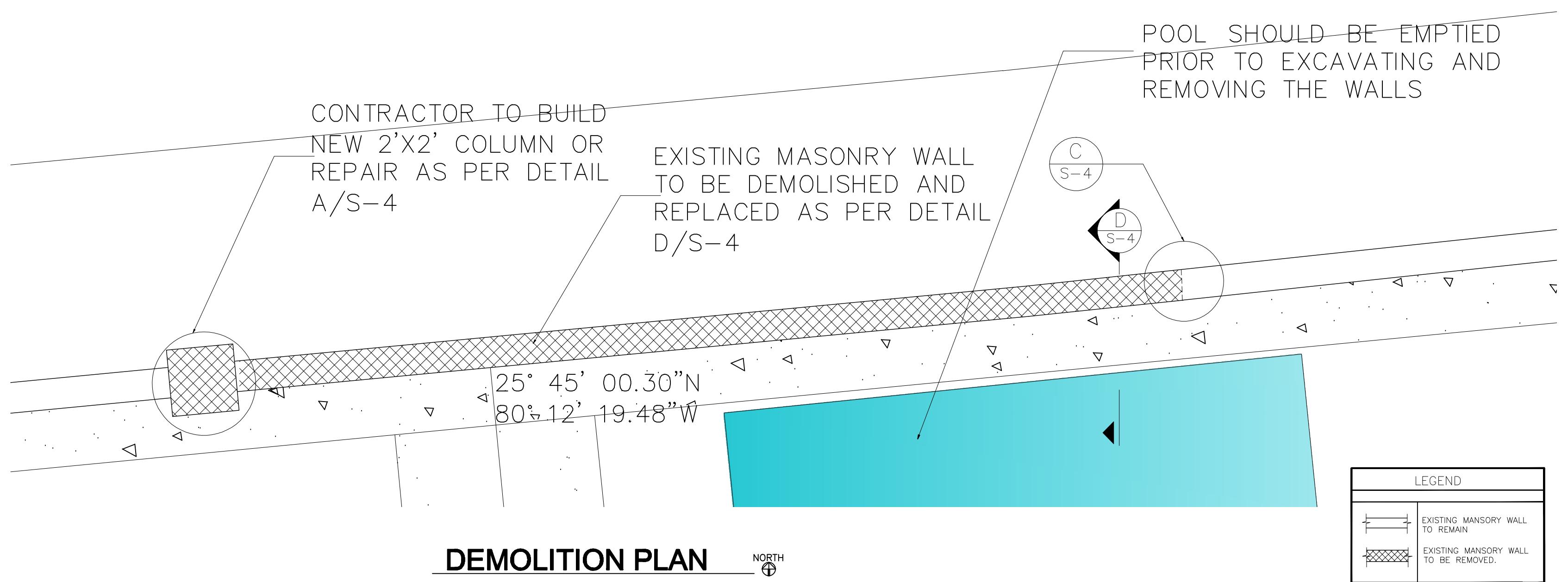
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SITE PLAN

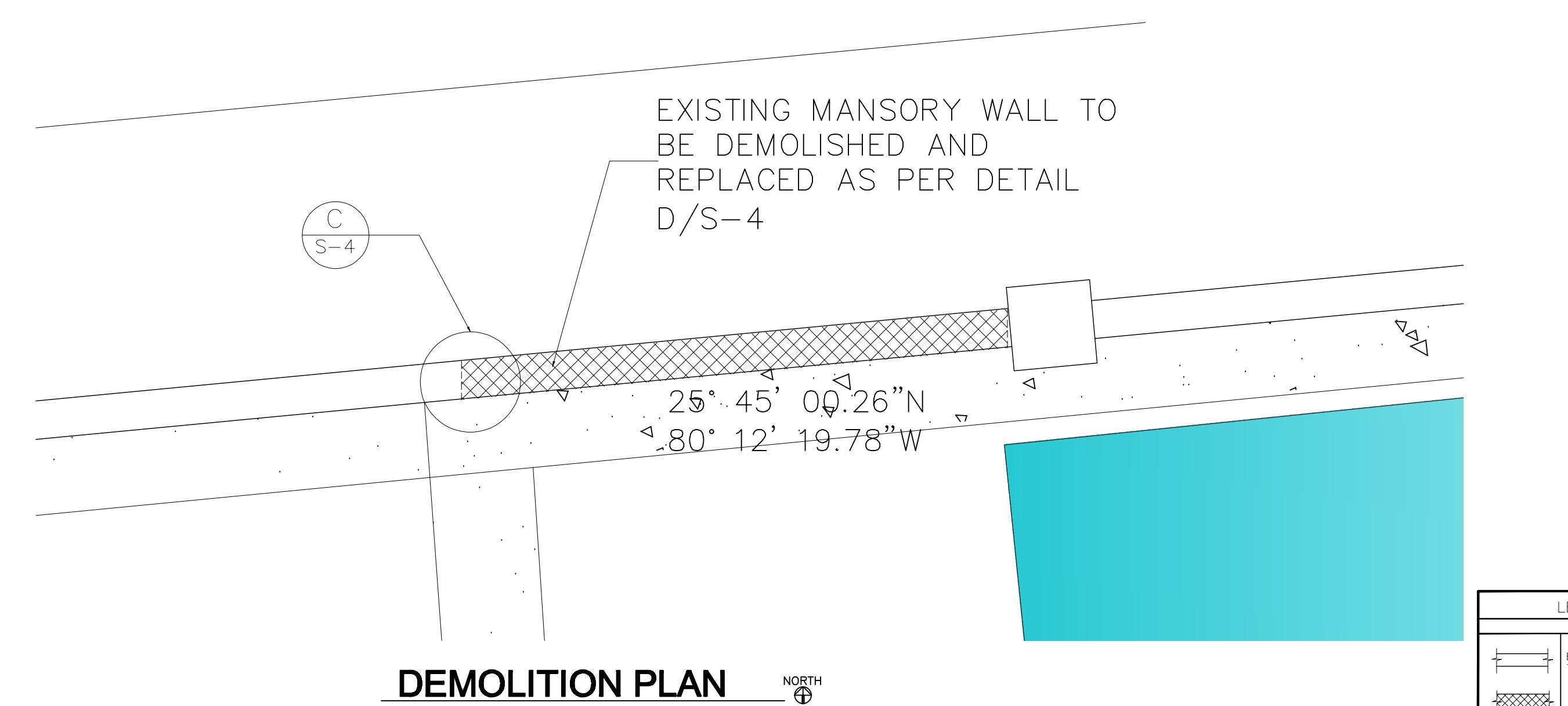
REPAIR 1



REPAIR 2



REPAIR 3



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EXISTING AND DEMOLITION PLAN

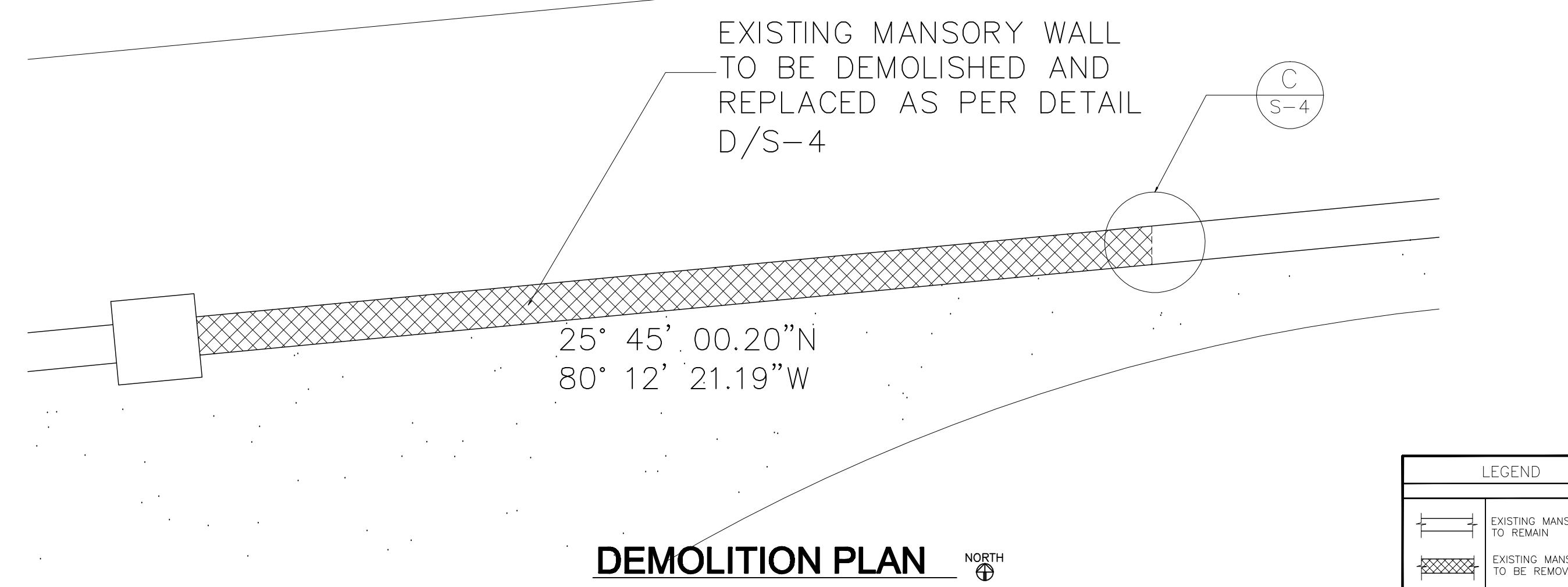
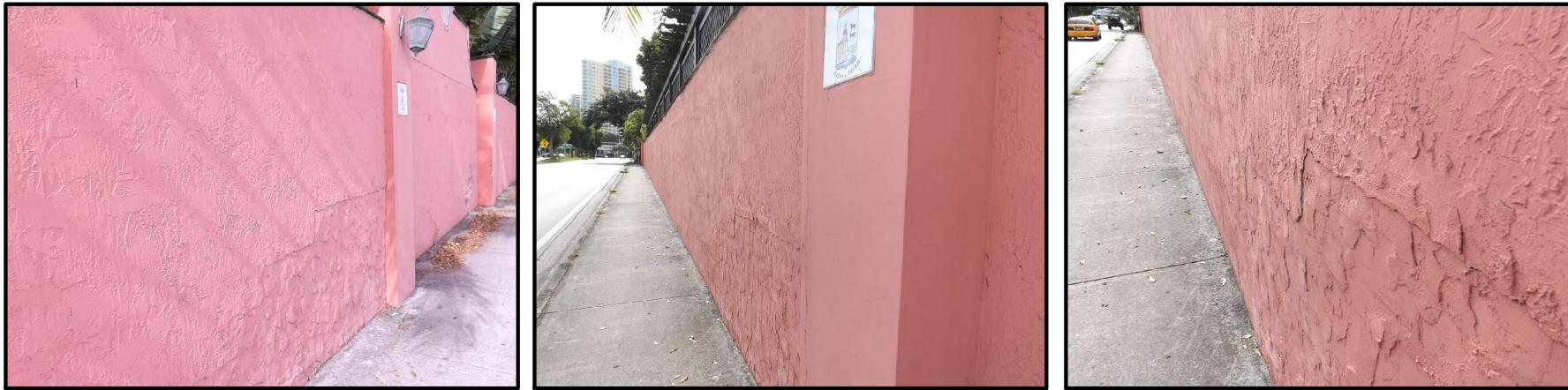
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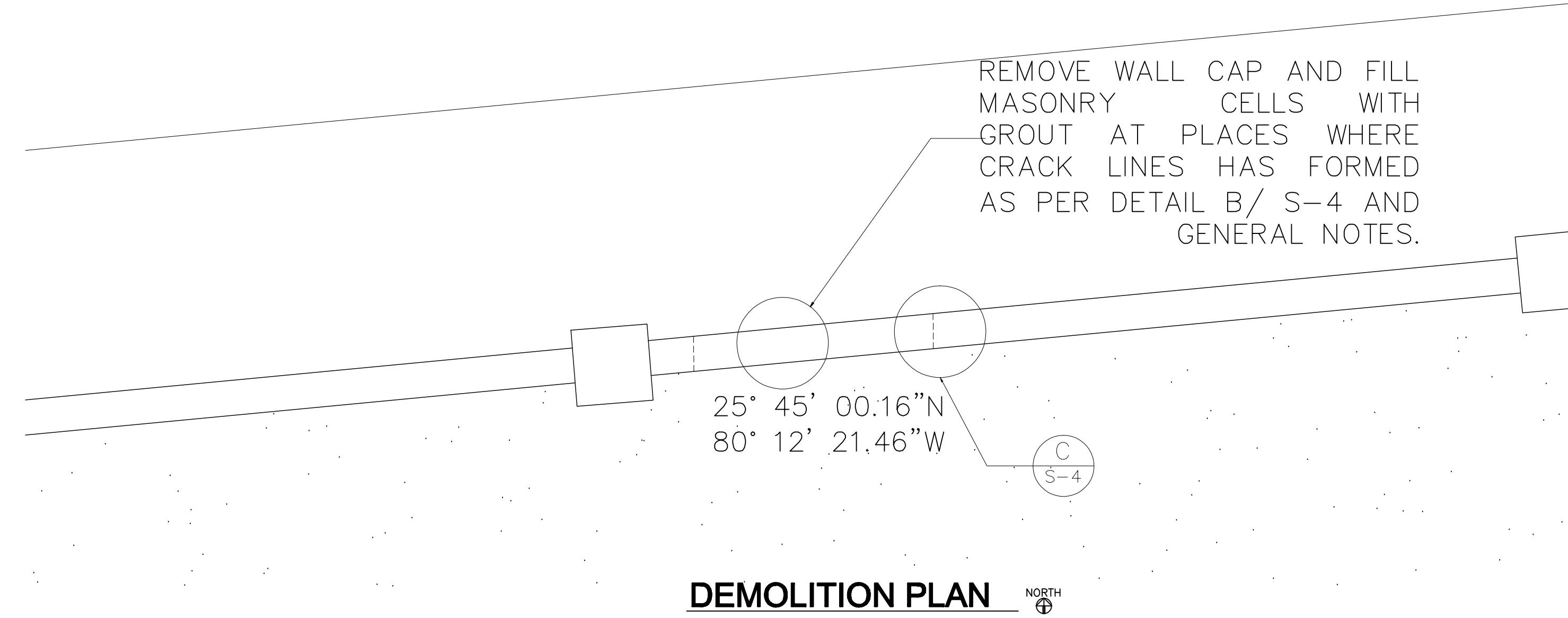
CONEMCO
CONSULTANTS
8250 FLAGLER ST SUITE 114
MIAMI, FLORIDA 33144
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JOSE A COMPRES, P.E.
FLORIDA P.E. LIC. # 65557

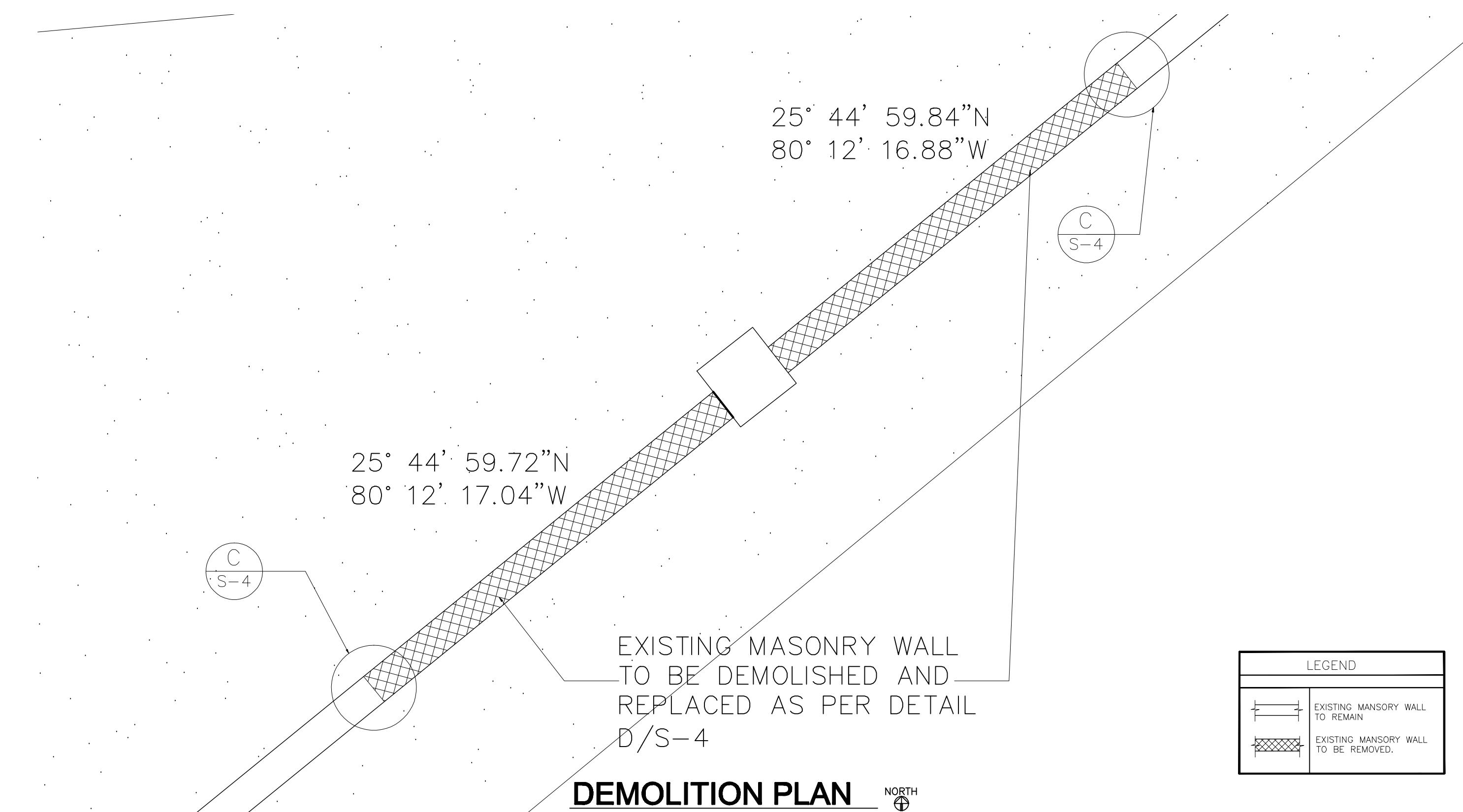
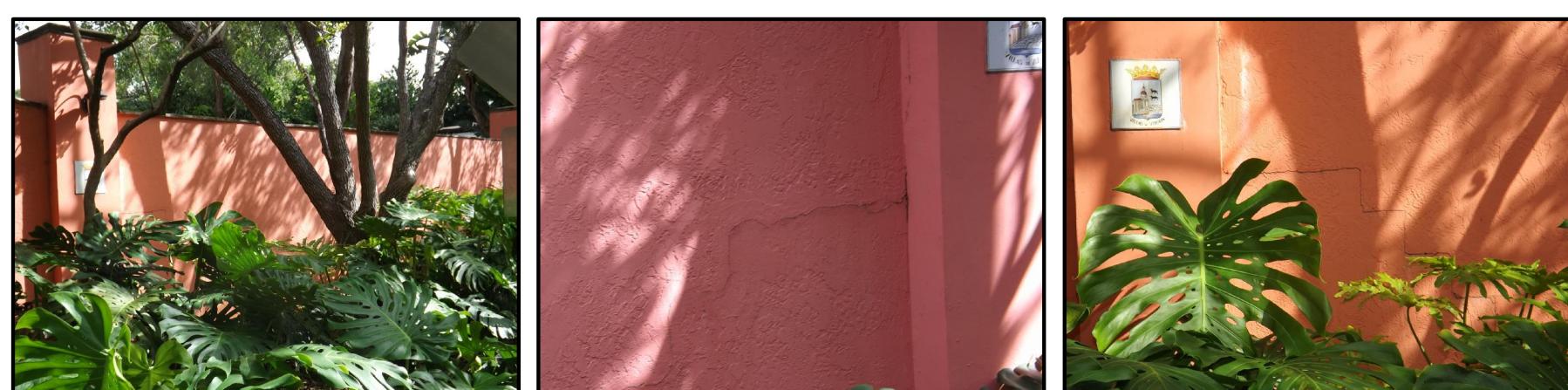
REPAIR 4



REPAIR 5



REPAIR 6 AND 7



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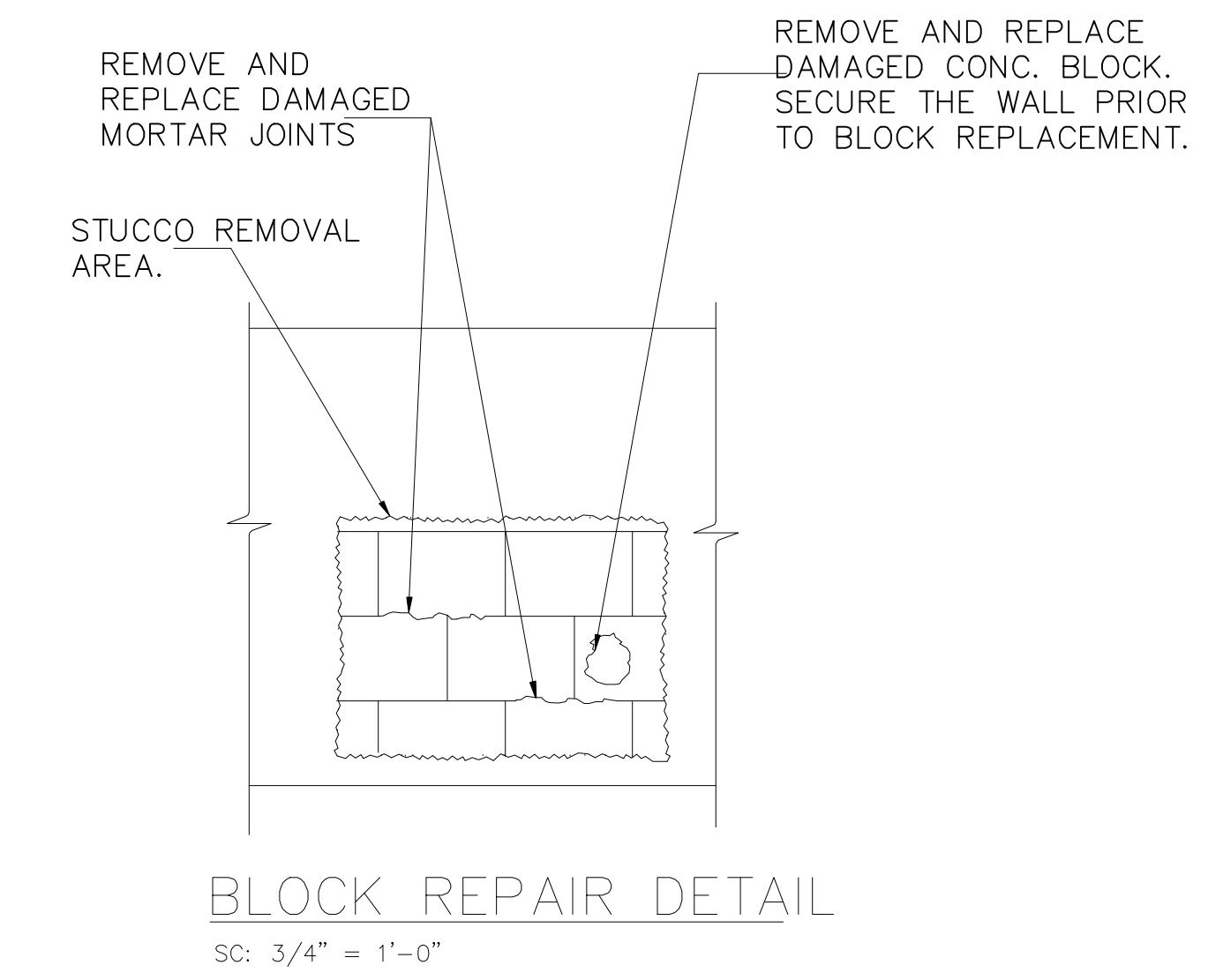
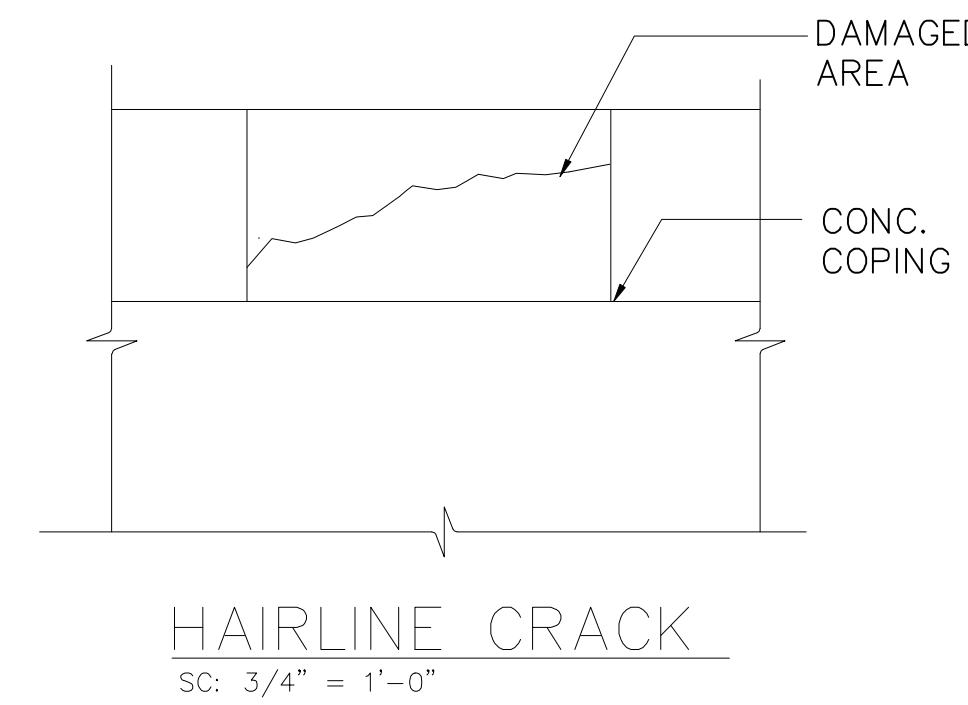
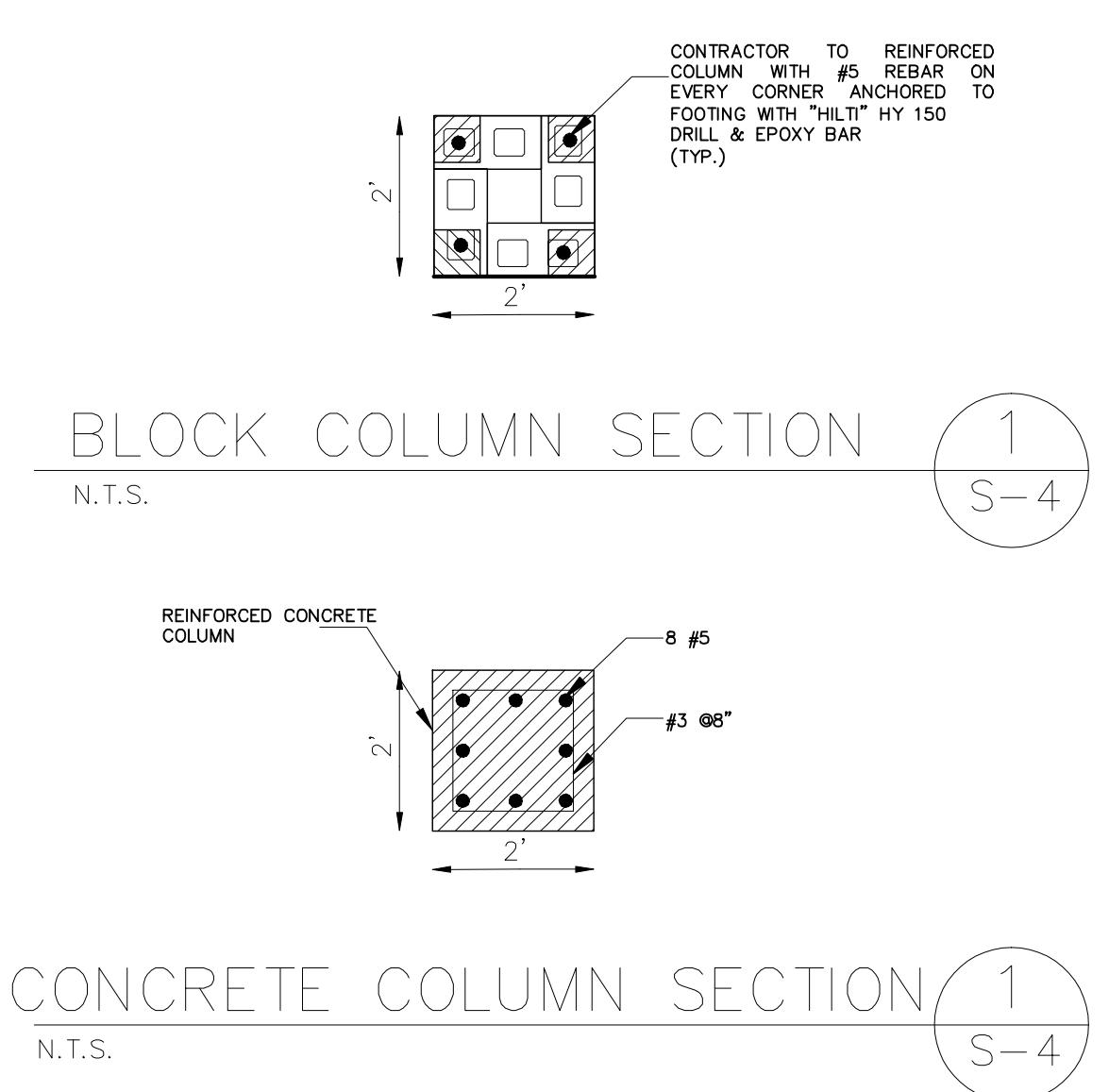
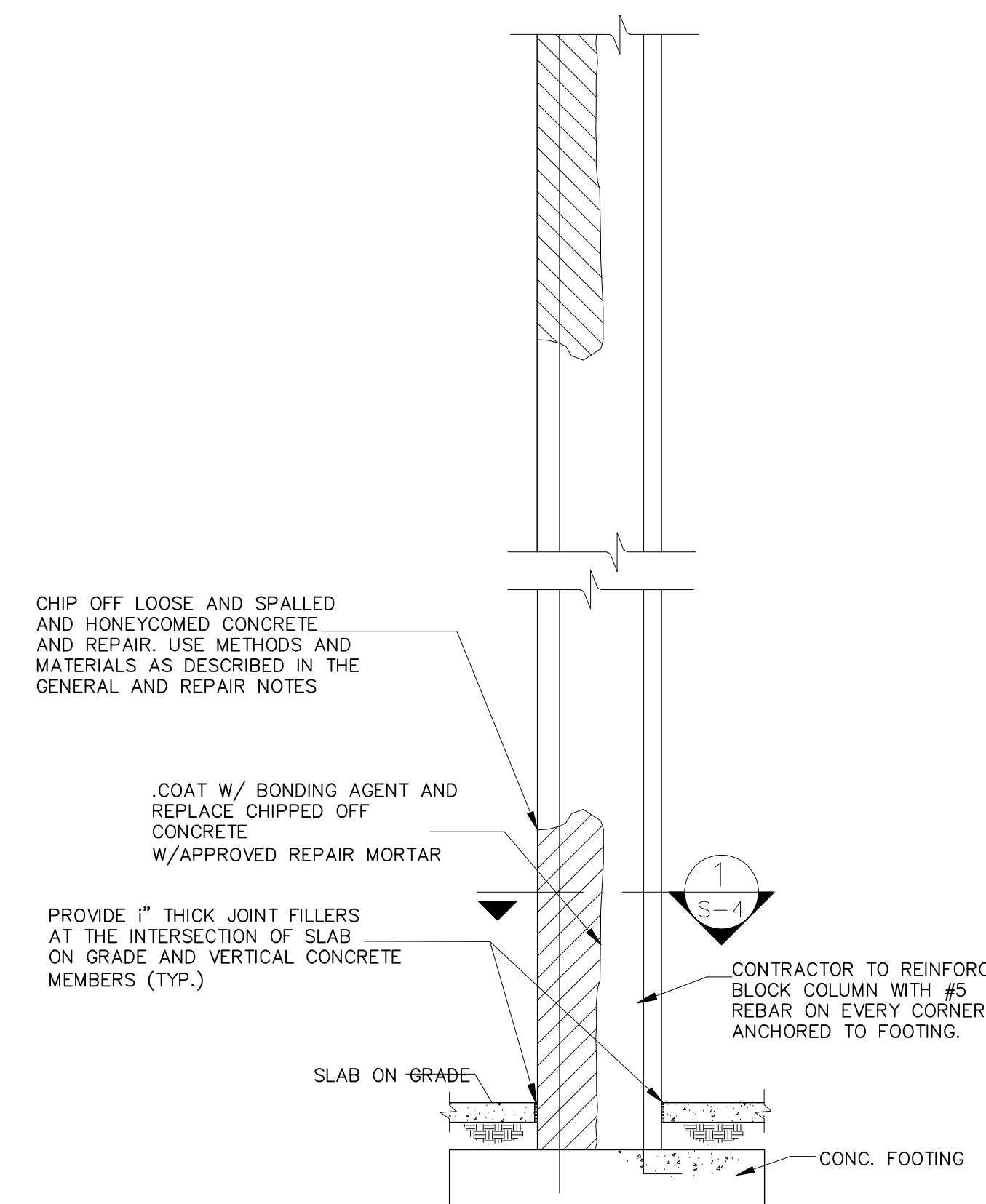
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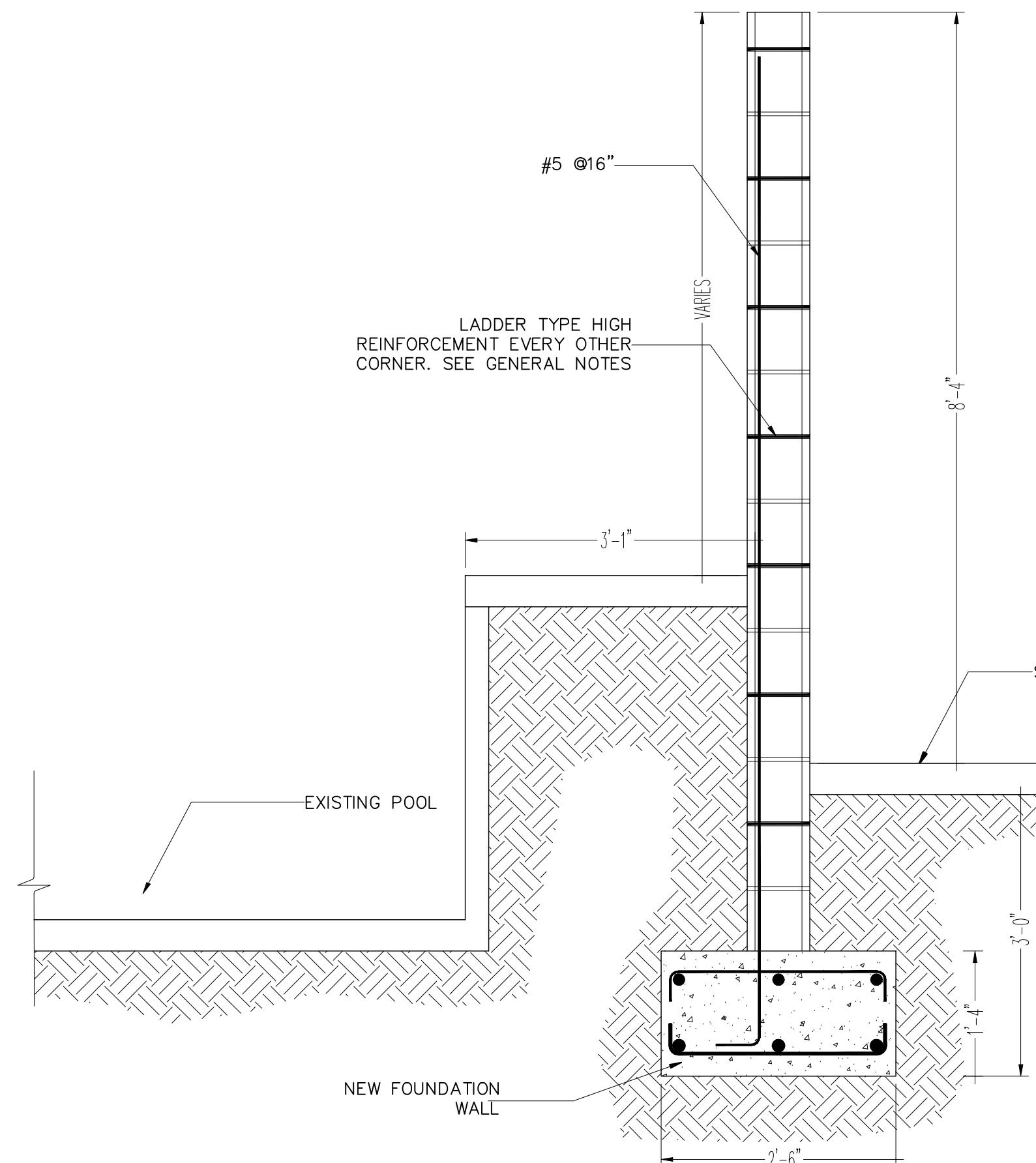
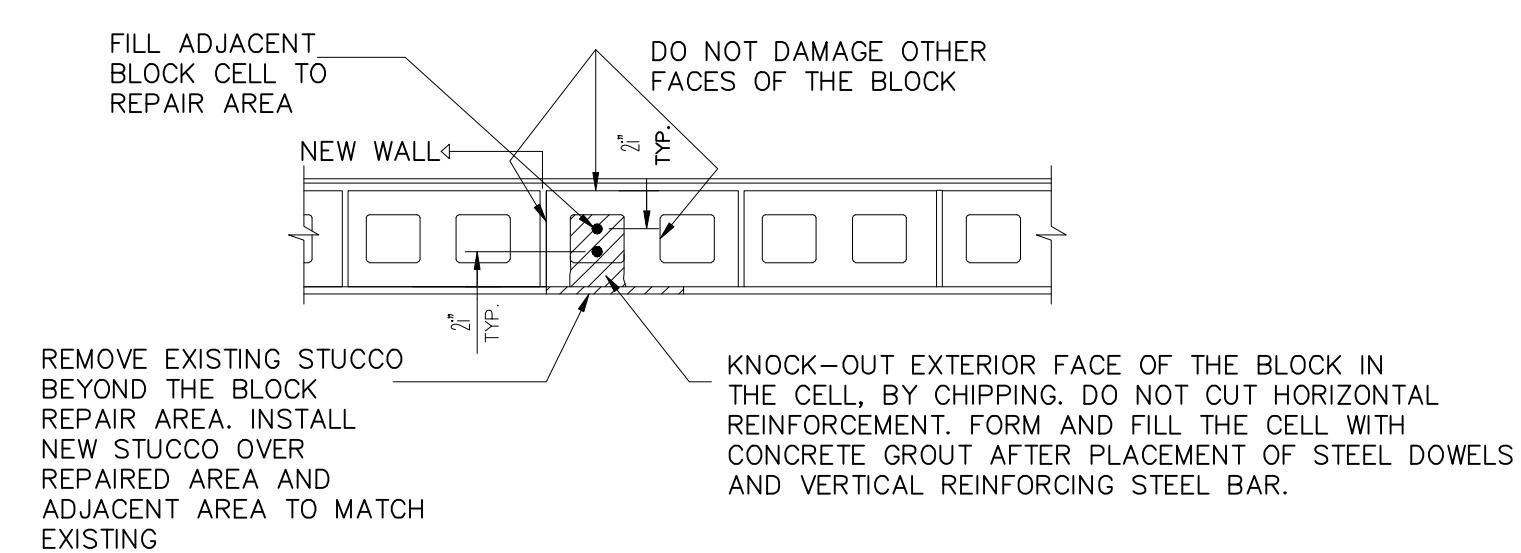
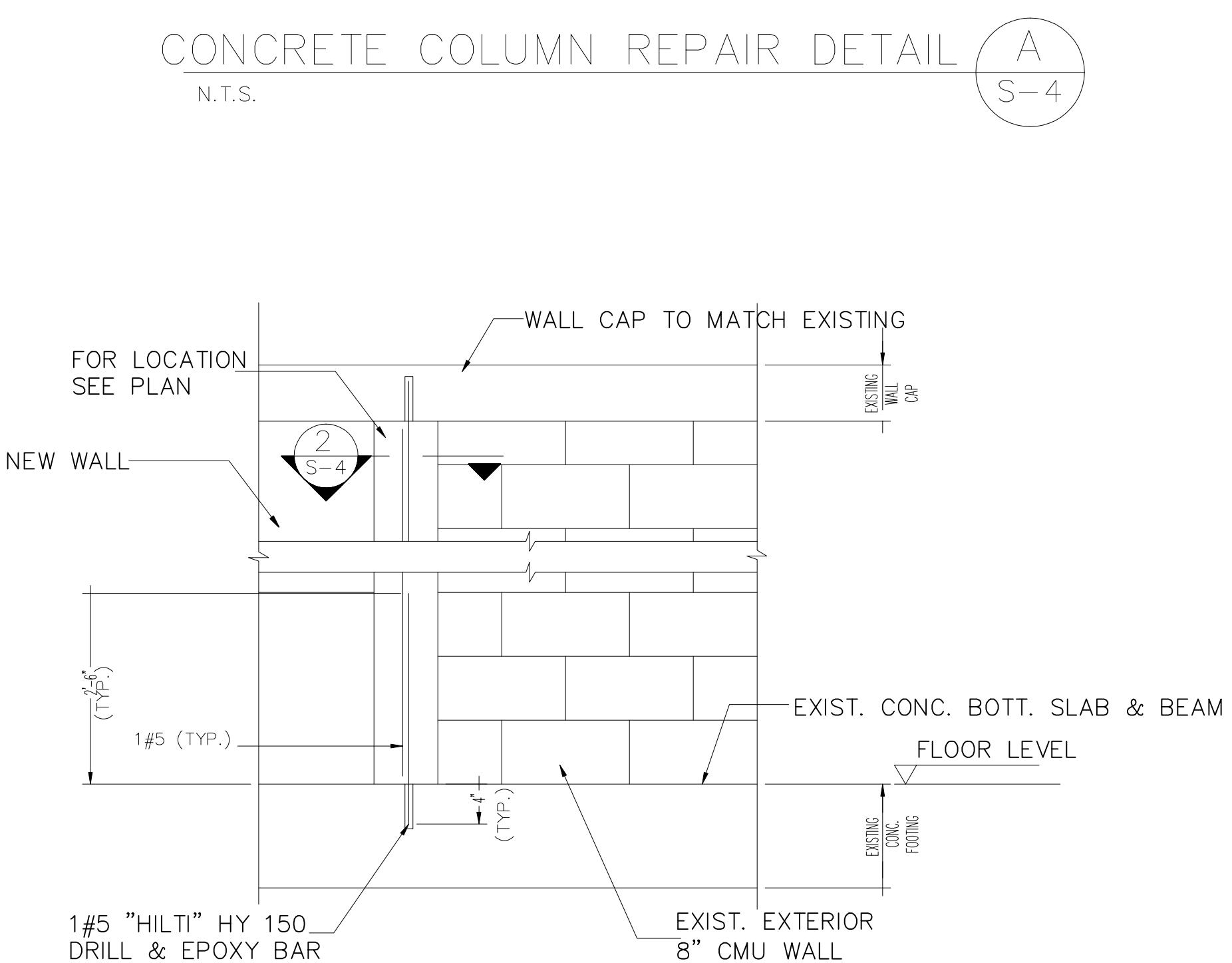
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EXISTING AND DEMOLITION PLAN



NOTES:

1. REMOVE THE DAMAGED MORTAR AT MASONRY BLOCK WALL JOINTS WITH A GRINDER.
2. REPLACE THE EXISTING MORTAR WITH NON-SHRINK REPAIR MORTAR



TYPICAL DETAIL FOR PROVIDING REINFORCED GROUTED CELL IN EXISTING MASONRY WALL

SC: 3/4" = 1'-0"



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