

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 AS REFERENCE ONLY.

PRIOR TO PROCEEDING WITH ANY WORK AND FABRICATION, THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH ANY ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS SHOWN OR NOT SHOWN. IN THE EVENT OF A MATERIAL DISCREPANCY, THE MATERIAL DISCREPANCY FOUND ON THE STRUCTURAL DRAWINGS SHALL BE CONTROLLED BY THE DIMENSIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE CONTRACTOR OF SUCH DISCREPANCY.

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, OPENING CONDUITS, SLEEVES, ETC. NOT SHOWN ON THIS DRAWINGS.

EMBELLISHMENT 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 ACI 301(LATEST EDITION) TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A MAXIMUM WATER-CEMENT RATIO OF 0.40 AND A SLUMP OF 4"±1".

ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED ACI. C494 TYPE "D" ADMIXTURE (WATER-REDUCING RETARDER).

CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE A TOP SURFACE COATED WITH "ALKYL-ALKOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER-CEMENT RATIO IN EXPOSED BALCONIES SHALL BE 0.40.

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

ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS, FLORIDA BUILDING CODE 2010 AND ACI 318(LATEST EDITION). TEST OWNERSHIP OF CONCRETE TESTERS FOR CONCRETE TESTS 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 95% MODIFIED PROCTOR DENSITY TEST AT OPTIMUM MOISTURE CONTENT AND NOT EXCEDING 12" IN DEPTH IN ACCORDANCE WITH ASTM D1557.

THE MAXIMUM SIZE OF ROCK, WITHIN 12" BELOW THE SLAB ON COMPACTED FILL SHALL BE 3" IN DIAMETER. WHERE THE FILL MATERIAL INCLUDES ROCKS, LARGER ROCKS SHALL NOT BE ALLOWED TO REST ON THE FLOOR. ROCKS SHALL BE REPACKED 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 DAMP-PROOFED WITH HYDRANT LIQUID OR ENGINEER-APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

COLUMNS, BEAMS, STAIRS, OR ANY OTHER STRUCTURAL MEMBER PENETRATING THE FILL ON THE SLAB ON FILL SHALL BE PRE-ROUTED AND JOINT FILLER (1/2" THICK) COMPLYING WITH A.S.T.M. D1752, TYPE 1.

REINFORCING IN SLABS ON FILL SHALL BE AS NOTED IN PLANS, AND PLACED IN ACCORDANCE WITH "REINFORCING STEEL" AND "WELDED REINFORCING" SECTIONS OF THESE GENERAL NOTES. PROVIDE A "VISQUEEN" VAPOR BARRIER UNDER ALL SLABS (UNLESS OTHERWISE NOTED ON PLANS).

REINFORCING STEEL
SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, AND CONFORMING TO A.S.T.M. A615 GRADE 60.
ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 315 CURRENT EDITION.

ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE CONCRETE REINFORCING INSTITUTE.

PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 1 1/2" MINIMUM CLEARANCE IS MAINTAINED.

MASONRY

BLOCK UNITS SHALL CONFORM TO ACI 530.1-2002.

MOISTURE CONTENT OF BLOCKS SHALL NOT EXCEED 35% OF TOTAL ABSORPTION AT THE TIME OF PLACEMENT. THE MAXIMUM LINEAR EXPANSION FOR BLOCK UNITS USED FOR EXTERIOR WALL SHALL NOT EXCEED 0.4%.

THE NET AREA COMPRESSIVE STRENGTH OF MASONRY WALL SHALL BE F'm=1,500 PSI AND THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE 1,900 PSI AS PER ACI 530.1-2002.

MORTAR SHALL CONFORM TO A.S.T.M. C270, TYPE 'M' WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI.

STANDARD NO. 8 TRUSS DESIGN "DUR-O-WAL" OR ENGINEER-APPROVED EQUIVALENT PROVIDED BY 2ND BLOCK COMPANY (V-TYPE) FOR EXTERIOR UNREINFORCED MASONRY WALLS AND LADDER TYPE FOR REINFORCED MASONRY.

NON-LOAD-BEARING MASONRY WALLS SHALL BE HELD CLEAR OF OVERHEAD SLABS AND BEAMS UNTIL DEFLECTION DUE TO APPLIED LOAD IS REMOVED. IF NO DEFLECTION OCCURRED, THEN GROUT WALL TIGHT BELOW MEMBER.

AFTER UPPER WALL HAS BEEN PLACED ON SLAB OR BEAM ABOVE, LOWER NON-LOAD BEARING MASONRY WALL SHALL BE GROUTED TIGHT BELOW MEMBER.

14 GAUGE DOVETAIL ANCHORS (5 1/2" LONG) AND INSERTS SHALL BE USED EVERY 2ND BLOCK COURSE AT BLOCK-COLUMN INTERSECTIONS.

GROUTING OF BLOCK CELLS SHALL BE A CONTINUOUS OPERATION IN LIFTS NOT EXCEDING 4 FEET.

TESTING TO BE DONE FOLLOWING A.S.T.M. C140 "SAMPLE AND TESTING OF CONCRETE MASONRY UNITS": BLOCK PRISM STRENGTH F'm TO BE 1,500 P.S.I.

TESTING LAB SHALL PROVIDE COPIES OF MASONRY TESTS RESULTS TO ENGINEER'S OFFICE FOR REVIEW.

FOR HIGH LIFT GROUTING OF MASONRY CELLS, CLEAN-OUTS SHALL BE PROVIDED.

PROVIDE SPACERS AT THE TOP, INTERMEDIATE, BOTTOM AND BASE OF WALLS TO KEEP VERTICAL REINFORCING CENTERED IN BLOCK CELLS.

CONCRETE COVER

MINIMUM CONCRETE COVER TO REINFORCING STEEL IN ACCORDANCE WITH ACI 318-08 AND SHALL BE AS FOLLOWS:

ELEMENT	BOTTOM	TOP	SIDE
FOUNDATION	3"	2"	2"
BEAMS	1 1/2"	1 1/2"	1 1/2"
COLUMNS / WALLS	-	-	1 1/2"
SLAB ON GRADE	2"	1"	-
INT. STRUCT. SLAB	1"	1"	1 1/2"
EXT. STRUCT. SLAB	1"	1 1/2"	1 1/2"

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REPAIR AREA	DISTANCE FROM POINT A (FT)	APROX. COORDINATE	* LENGTH TO BE REPAIRED	DESCRIPTION
REPAIR 1	177.23 FT	25° 45' 00.37"N 80° 12' 59.87"W	12 FT	DEMOLITION
REPAIR 2	302.30 FT	25° 45' 00.30"N 80° 12' 59.45"W	40 FT	DEMOLITION
REPAIR 3	331.82 FT	25° 45' 00.26"N 80° 12' 59.78"W	12 FT	DEMOLITION
REPAIR 4	481.41 FT	25° 45' 00.20"N 80° 12' 21.19"W	10 FT	DEMOLITION
REPAIR 5	485.32 FT	25° 45' 00.16"N 80° 12' 21.72"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' 16.85"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 PRESSURE OF 2,000 PSF AT THE TIME OF CONSTRUCTION. THE DESIGN OF RECORD WAS SUBMITTED TO THE BUILDING OFFICIAL A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

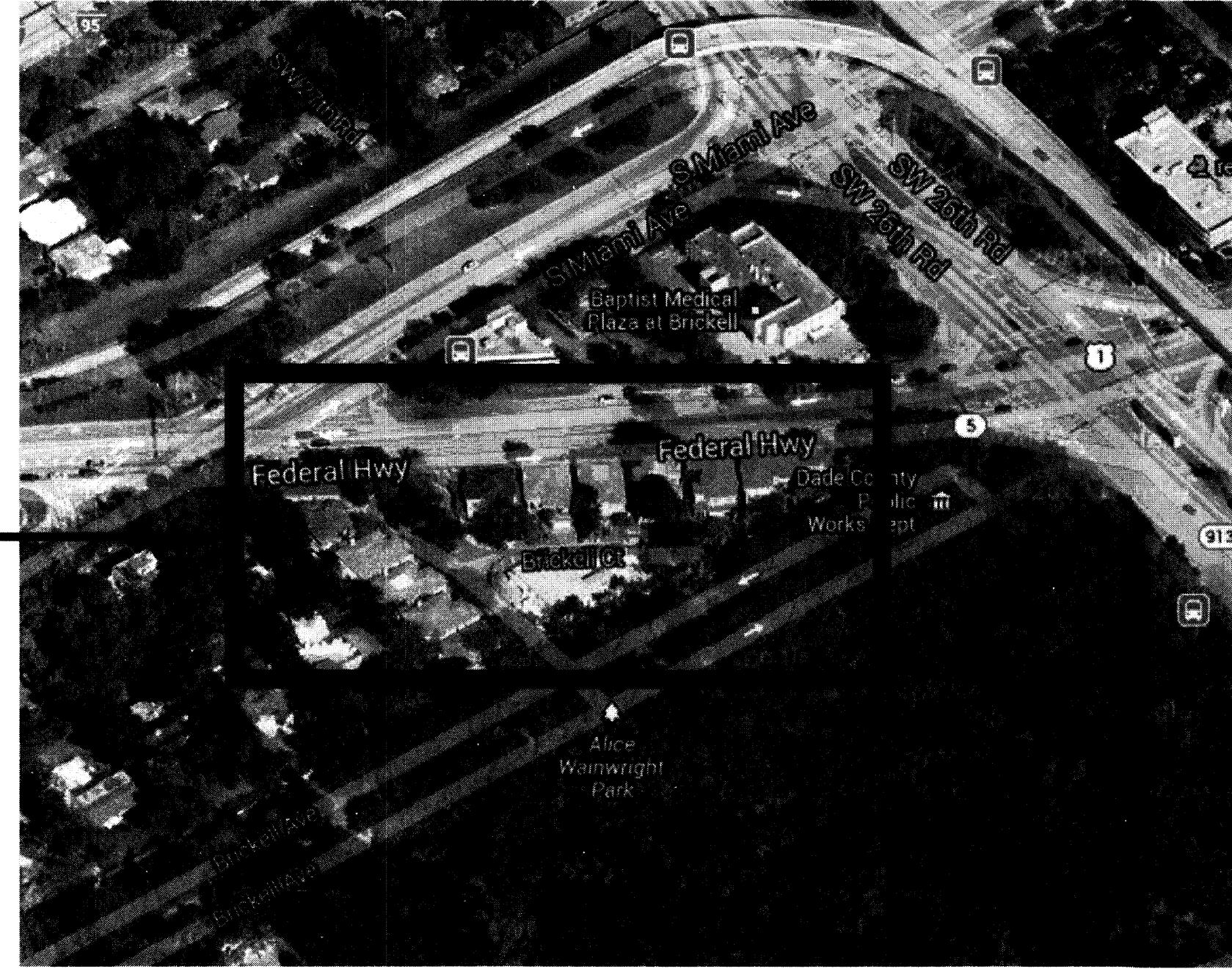
SCOPE OF THE WORK PATCH

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

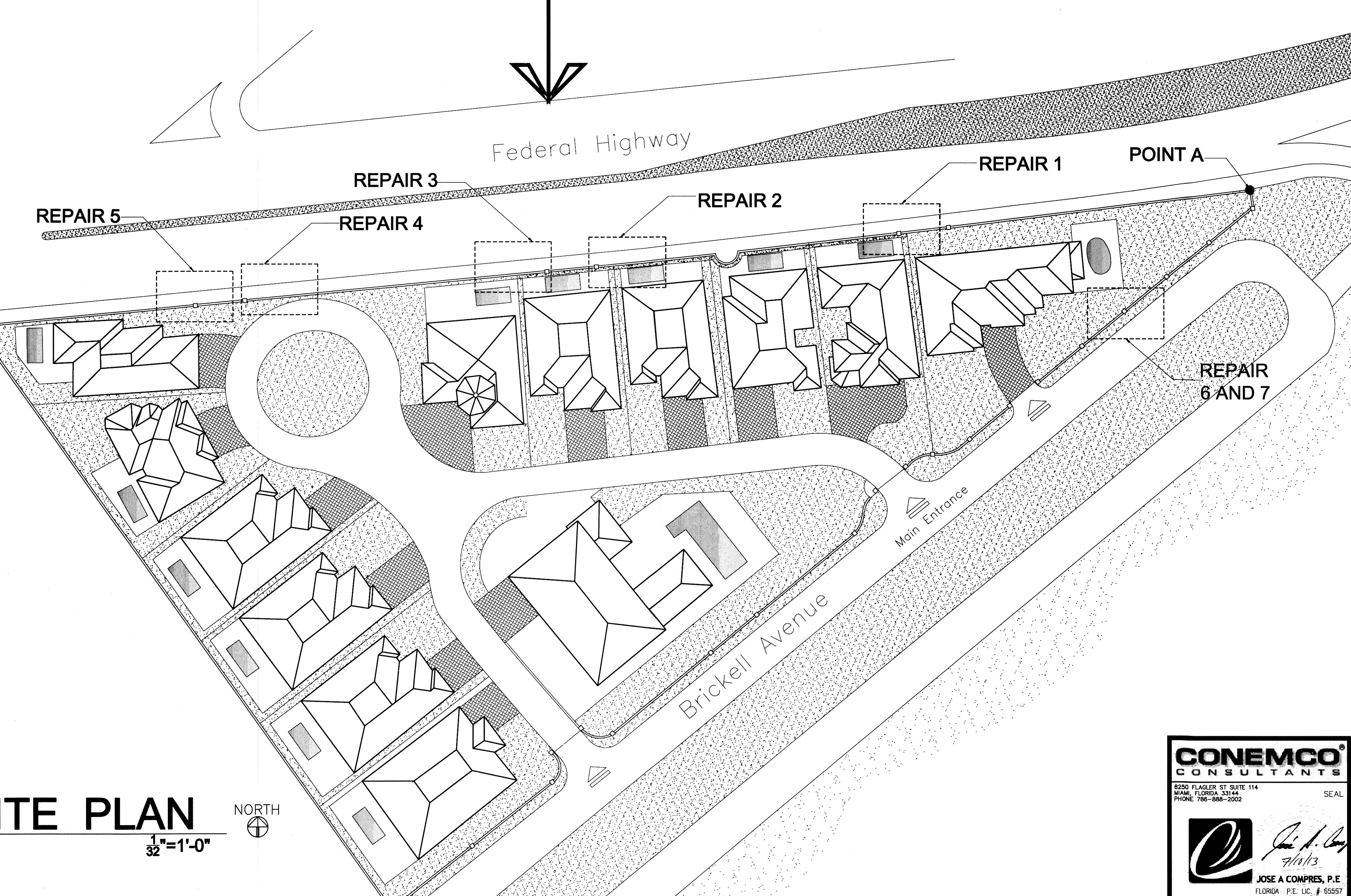
WIND SPEED	BUILDING CATEGORY	EXPOSURE CATEGORY
175	2	C

SOIL UNIT WEIGHT FOR DESIGN: 120 PCF

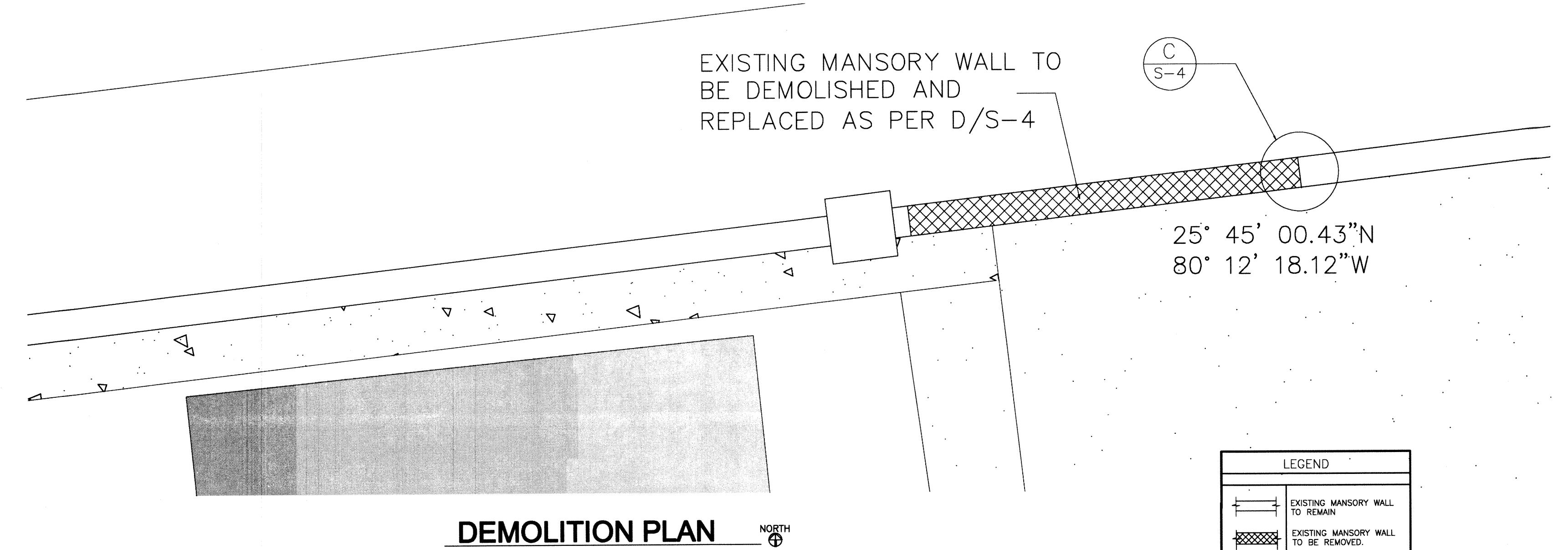
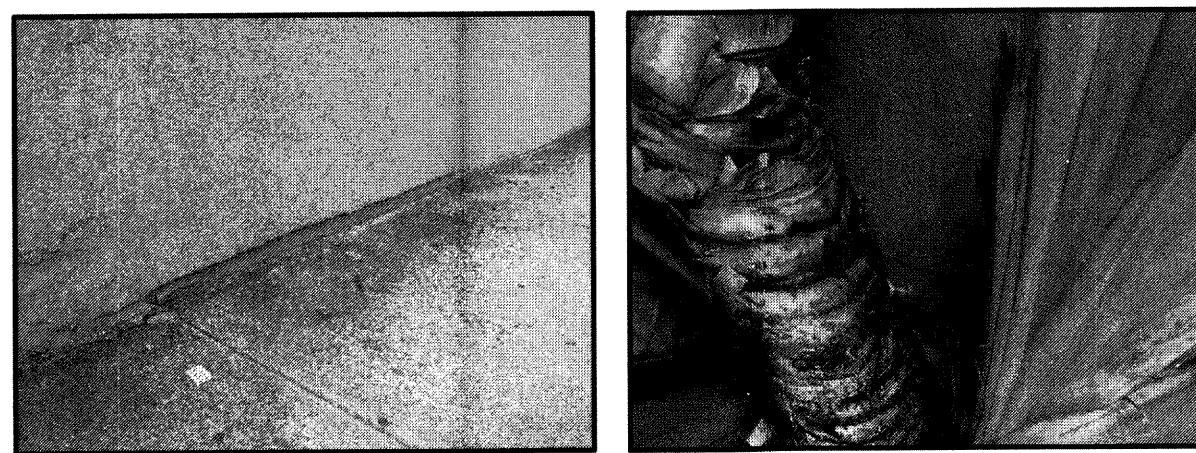


LOCATION PLAN

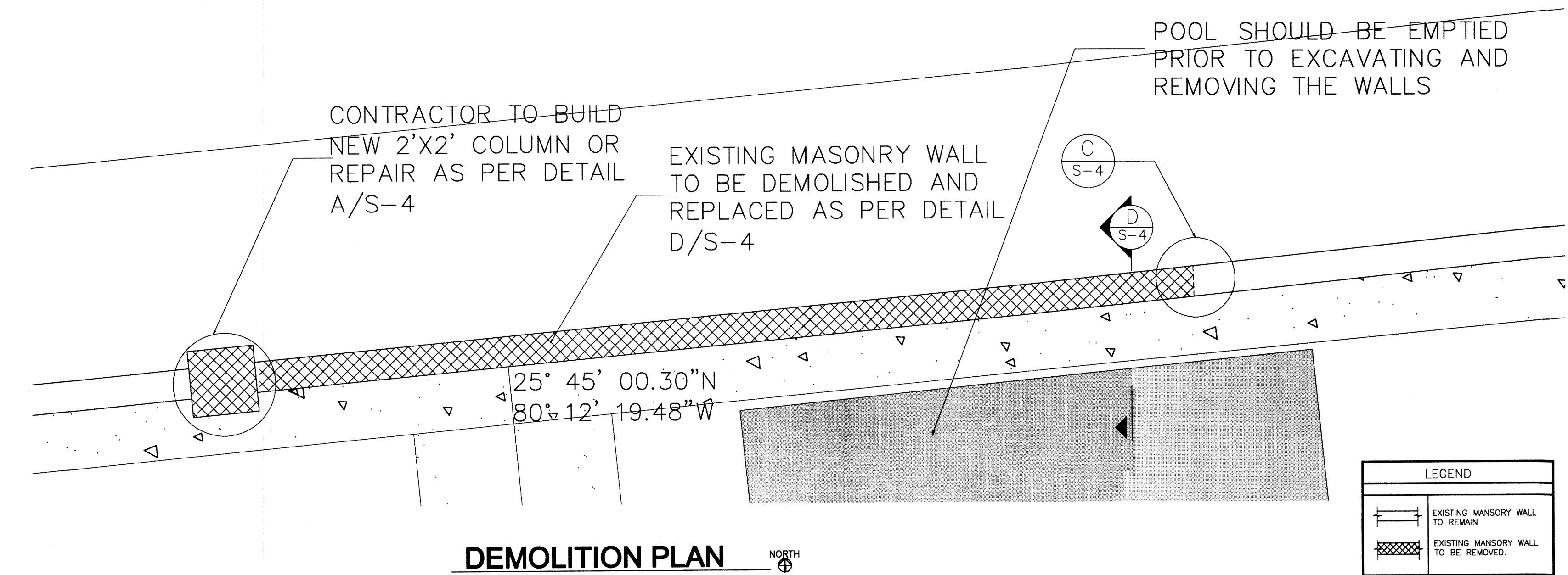
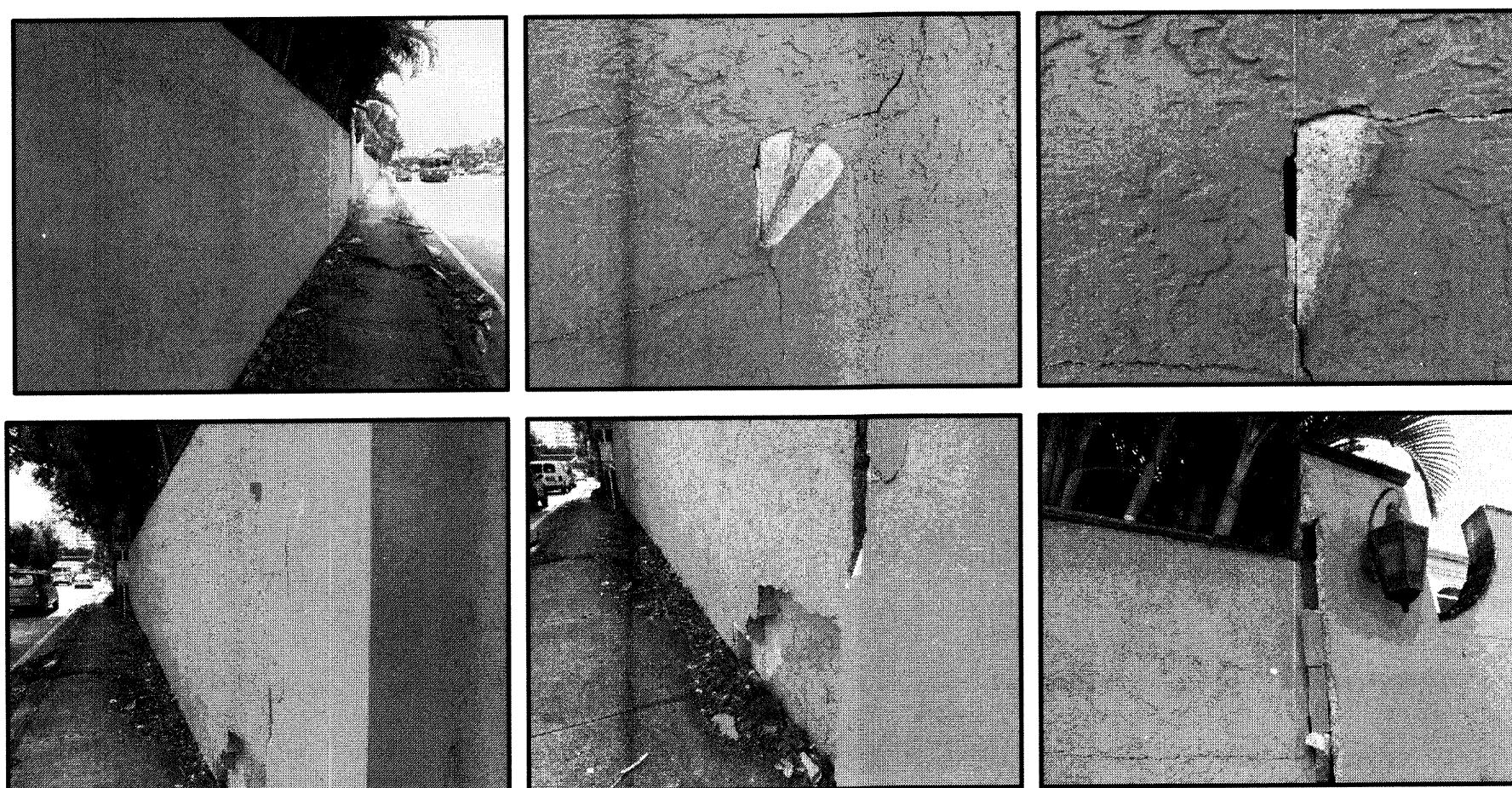
NORTH



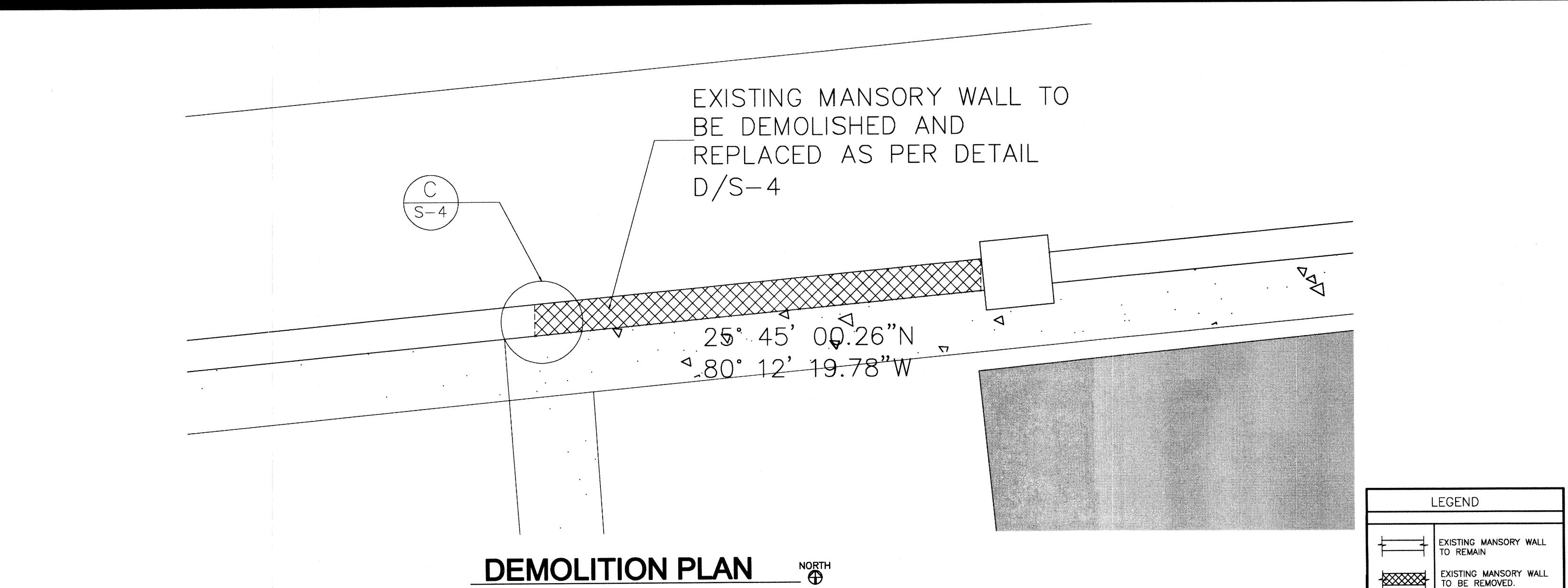
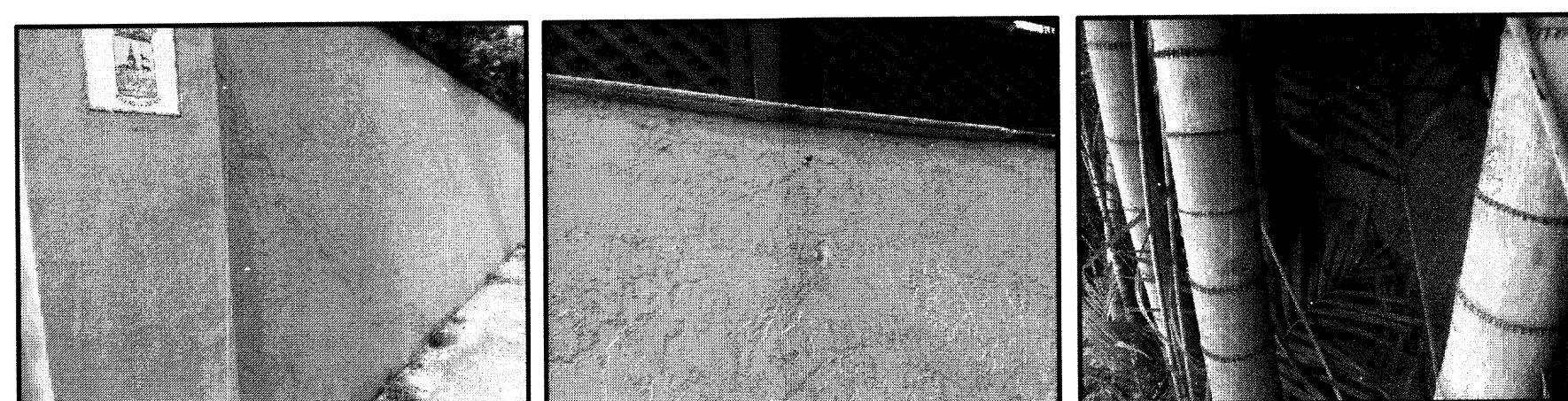
REPAIR 1



REPAIR 2



REPAIR 3



CONEMCO
CONSULTANTS

8250 FLAGLER ST SUITE 114
PHONE 786-486-2002

JOSE A COMPRES, P.E.
FLORIDA P.E. LIC. # 65557

7/10/13

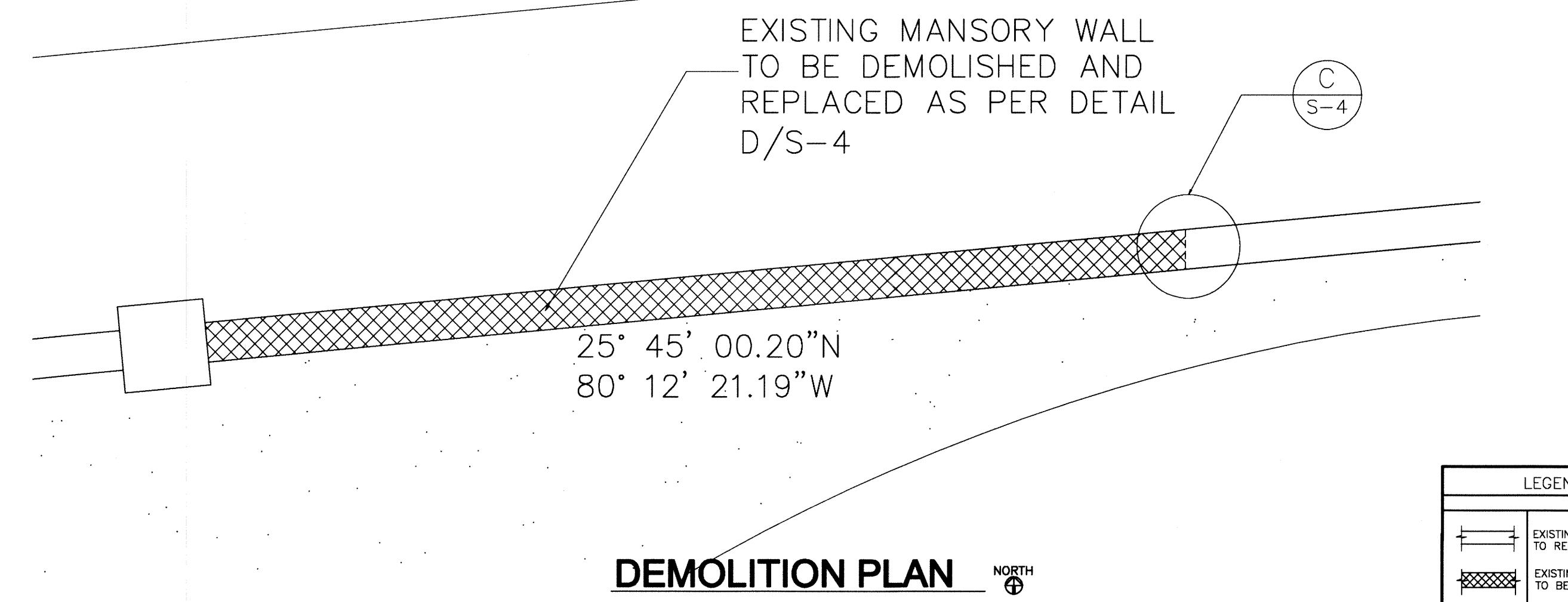
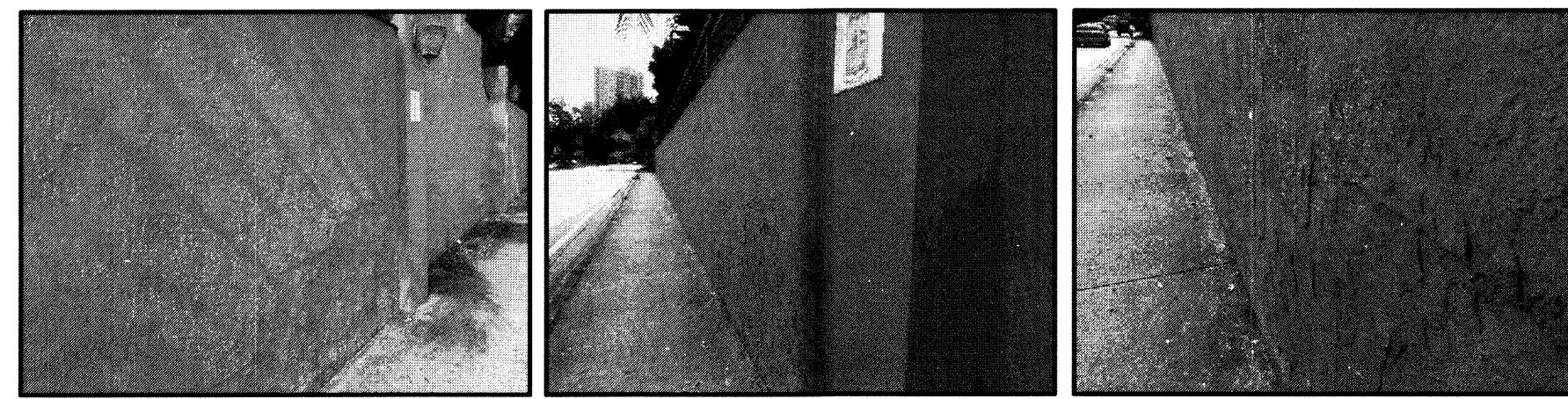
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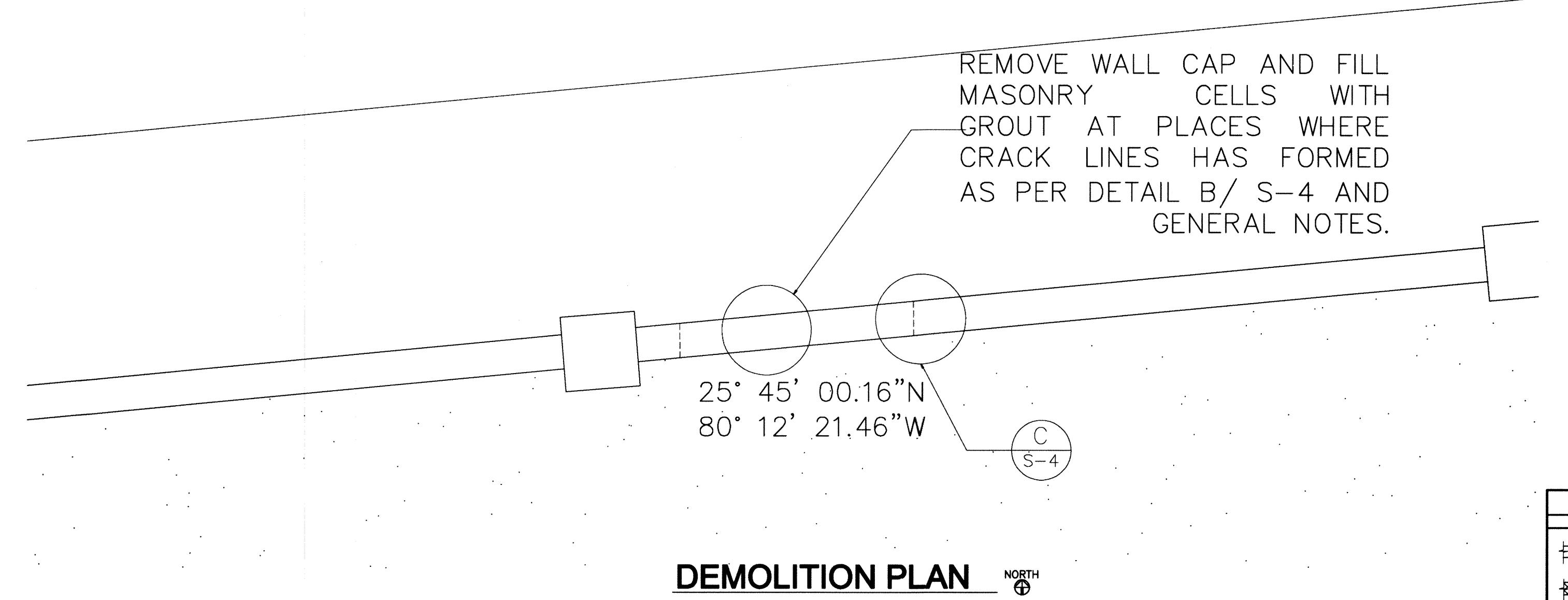
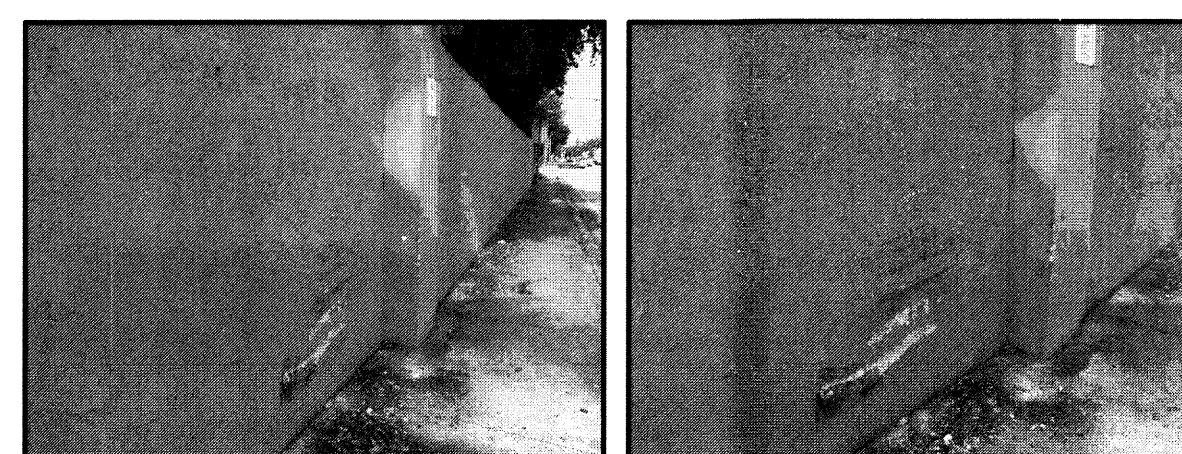
CLIENT/OWNER:
VILLAS DE VIZCAYA O.H.A.
2745 BRICKELL COURT
MIAMI, FL 33129

REPAIR 4



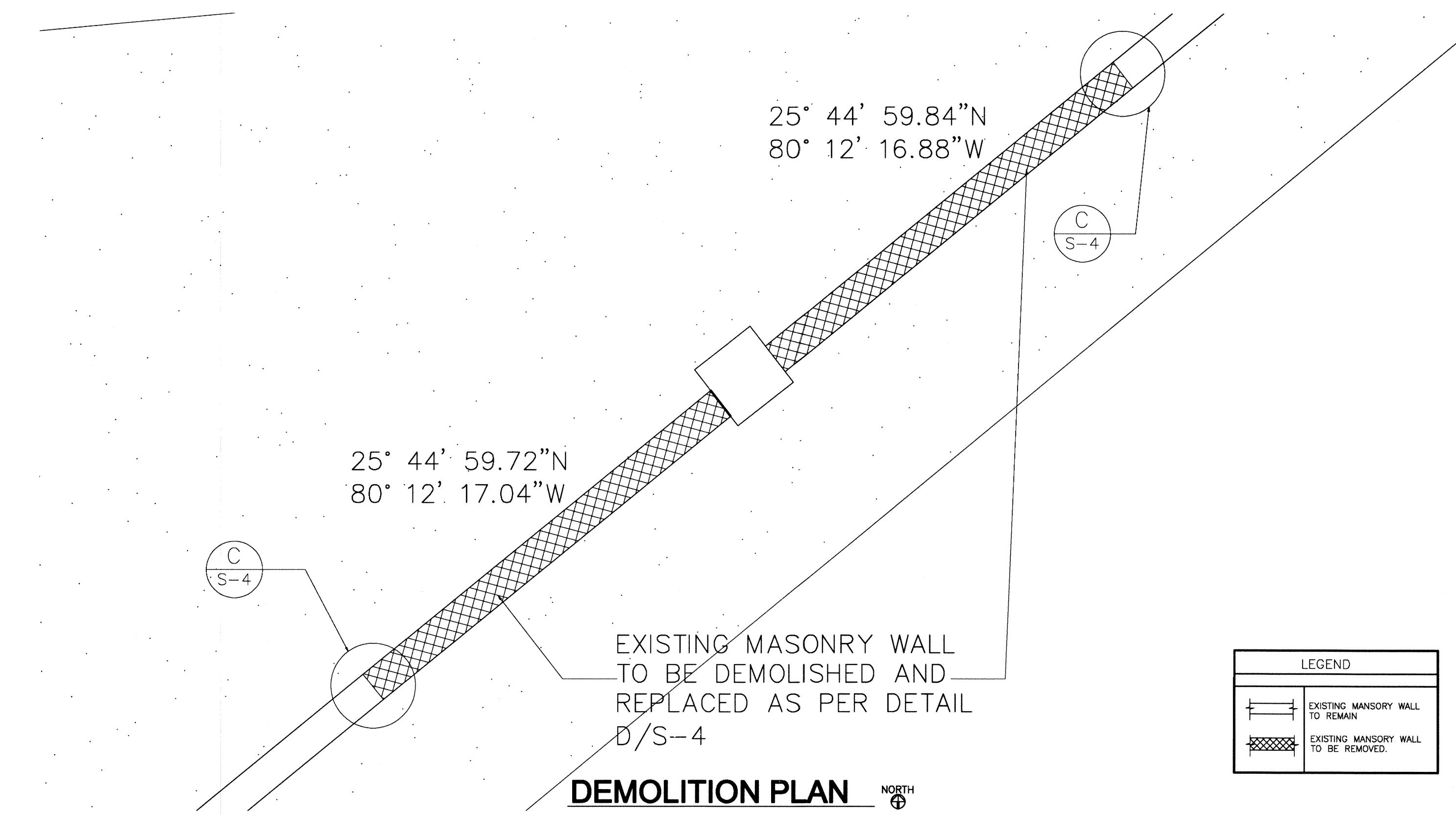
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REPAIR 5



VILLAS DE VIZCAYA

REPAIR 6 AND 7



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CLIENT / OWNER:
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/OWNER:
DE VIZCA
RICKELL C
FL. 33129

VILLAS DE VISCAYA

DETAILS

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