

# GENERAL NOTES

## ABBREVIATIONS

<p> <b>A/C</b> ACUST.  <b>ACP</b> ACUST. CEILING PANEL  <b>ACT</b> ACUSTICAL TILE  <b>AD</b> AREA DRAIN  <b>AFF</b> ABOVE FINISH FLOOR  <b>AL/ALUM.</b> ALUMINUM  <b>ALT</b> ALTERNATE  <b>AND.</b> AND  <b>AUTO</b> AUTOMATIC         </p>	<p> <b>AT</b> ANCHOR  <b>AIR</b> AIR CONDITIONING  <b>ACOUSTICAL</b> ACOUSTICAL  <b>ACOUSTICAL TILE</b> ACOUSTICAL CEILING PANEL  <b>AREA DRAIN</b> AREA DRAIN  <b>BEAM</b> BEAM  <b>BLK.</b> BLOCK  <b>BLK/G.</b> BLOCKING  <b>BM.</b> BENCH MARK  <b>B.O.</b> BY OTHERS  <b>BOTTOM</b> BOTTOM  <b>BRK.</b> BRICK  <b>BRZ</b> BRONZE  <b>BW</b> BOTH SIDES  <b>BW</b> BOTH WAYS         </p>	<p> <b>GA.</b> GALV.  <b>GC</b> GENERAL CONTRACTOR  <b>GI</b> GALVANIZED IRON  <b>GL.</b> GLASS / GLAZING  <b>GP</b> GYPSUM PLASTER  <b>GP, PL.</b> GYPSUM TILE  <b>GRT</b> GRANITE  <b>GRN</b> GALVANIZED STEEL  <b>GS.</b> GYPSUM WALLBOARD  <b>GWB</b> GYPSUM BOARD  <b>GYP.</b> GYPSUM BOARD         </p>	<p> <b>H.B.</b> HOSE BIBB  <b>HBD</b> HARDBOARD  <b>HC</b> HOLLOW CORE  <b>HCM</b> HOLLOW CORE MASONITE  <b>HCPD.</b> HANDICAPPED  <b>HCW</b> HOLLOW CORE WOOD  <b>HDWE.</b> HARDWARE  <b>HM</b> HOLLOW METAL  <b>HORIZ</b> HORIZONTAL  <b>H.P.</b> HIGH POINT  <b>HT.</b> HEIGHT  <b>HFD</b> HEATING  <b>HWD</b> HARDWOOD  <b>HWH</b> HOT WATER HEATER         </p>	<p> <b>R</b> RISER(S)  <b>R.D.</b> REFER TO  <b>RE</b> REFRIGERATOR  <b>REF.</b> REINFORCING  <b>REIN.</b> REINFORCING  <b>REQ'D</b> REQUIRED  <b>RES</b> RESILIENT  <b>REV.</b> REVERSE / REVISION  <b>RFC</b> RECESSED FIRE EXTING. CABINET  <b>RH</b> RIGHT HAND  <b>RM</b> ROOM  <b>R.O.</b> ROUGH OPENING  <b>ROW</b> RIGHT OF WAY  <b>RS</b> ROD AND SHELF  <b>S/A</b> SUPPLY AIR  <b>SAN</b> SANITARY  <b>SC</b> SCALED CONCRETE / SOLID CORE  <b>SCH./SCH</b> SCHEDULE / SELF CLOSING HINGE  <b>SCM</b> SOLID CORE MASONITE  <b>SCW</b> SOLID CORE WOOD  <b>SECT.</b> SECTION  <b>SFC</b> SEMI-RECESSED FIRE EXTING. CABINET  <b>SH</b> SHOWER  <b>SHT.</b> SHEET  <b>SM</b> SIMILAR  <b>S.P.</b> STAND PIPE  <b>SPEC'S</b> SPECIFICATIONS  <b>S.S.</b> STAINLESS STEEL  <b>STL.</b> STEEL  <b>STD.</b> STANDARD  <b>ST./STD./STOR.</b> STORAGE STRUCTURE / STRUCTURAL SYMMETRICAL  <b>SYM.</b> SYMMETRICAL         </p>	<p> <b>GAUGE</b> GALVANIZED  <b>GENERAL CONTRACTOR</b> GENERAL CONTRACTOR  <b>GLASS / GLAZING</b> GLASS / GLAZING  <b>GYPSUM PLASTER</b> GYPSUM PLASTER  <b>GYPSUM TILE</b> GYPSUM TILE  <b>GRANITE</b> GRANITE  <b>GALVANIZED STEEL</b> GALVANIZED STEEL  <b>GYPSUM WALLBOARD</b> GYPSUM WALLBOARD  <b>GYPSUM BOARD</b> GYPSUM BOARD         </p>	<p> <b>GA.</b> GALV.  <b>GC</b> GENERAL CONTRACTOR  <b>GI</b> GALVANIZED IRON  <b>GL.</b> GLASS / GLAZING  <b>GP</b> GYPSUM PLASTER  <b>GP, PL.</b> GYPSUM TILE  <b>GRT</b> GRANITE  <b>GRN</b> GALVANIZED STEEL  <b>GS.</b> GYPSUM WALLBOARD  <b>GWB</b> GYPSUM BOARD  <b>GYP.</b> GYPSUM BOARD         </p>
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## GENERAL NOTES:

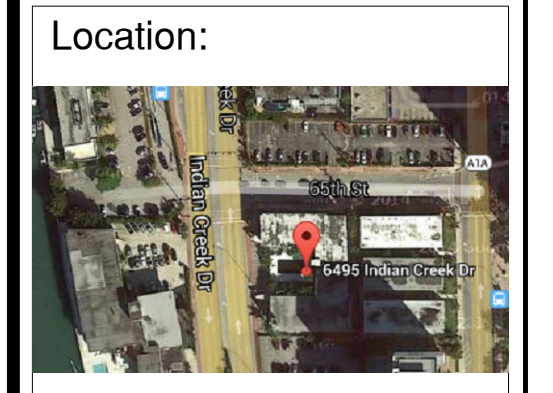
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES. PERMITS SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES (ON AND OFF SITE), ACCESS ROADS AND OTHER SUPPORT FACILITIES.
- CONTRACTOR TO REMOVE, RELOCATE OR REROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR PREVIOUSLY UNKNOWN FIELD CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATION.
- CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES IN THE DRAWINGS BETWEEN DISCIPLINES (ARCHITECTURAL, STRUCTURAL, ELECTRICAL, ETC.) ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED AS IF IT WAS BASED ON THE MOST EXPENSIVE METHOD OF FINISH.
- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
- UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM.
- CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND / OR THE REPLACEMENT OF ANY EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
- DRAWINGS SHALL NOT TO BE SCALED, DIMENSIONS SHALL RULE.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTSIDE FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW.
- CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE-RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED SEPARATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE-RATED CONSTRUCTION OR ASSEMBLY.
- (NOT USED).
- ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS, OR USED FOR THEIR SUPPORT, SHALL BE FIRE RETARDANT. PRESSURE-TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY.
- ALL PIPING SHALL BE SLEEVED THROUGH SLAB. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. APPROVED FIRE RESISTIVE THERMAFIBER® GLASS FIBER SAVING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR. PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE-RATING OF SAID WALL.
- (NOT USED).

## STRUCTURAL NOTES:

- CONCRETE**
- SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 318 (LATEST EDITION) TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 5,000 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 HAVE A TOP SURFACE COATED WITH "ALKYL-ALKOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 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).
  - MINIMUM CONCRETE COVER TO REINFORCING STEEL IN ACCORDANCE WITH ACI 318-08.
- 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 SHRINKAGE FOR BLOCK UNITS USED FOR EXTERIOR WALL SHALL NOT EXCEED 0.4%.
  - THE NET AREA COMPRESSIVE STRENGTH OF MASONRY WALL SHALL BE F<sub>m</sub>=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 EQUAL SHALL BE PROVIDED EVERY 2ND BLOCK COURSE (1'-4" VERTICALLY) 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 LOADS AND SHORE REMOVAL ABOVE HAS 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.
  - GROUT SHALL CONFORM TO A.S.T.M. C-476 SPECIFICATIONS FOR GROUT MIX. SUBMIT GROUT MIX TO ENGINEER'S OFFICE FOR REVIEW. GROUT COMPRESSIVE STRENGTH TO BE 3,000 P.S.I. MINIMUM.
  - 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.

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PROJECT No. 14-110

**INTERIOR BUILDING REMODELING**

**RESIDENCE OCCUPANCY**

Address:  
 6495 Indian Creek  
 Miami FL, 33141

Contents:  
**GENERAL NOTES**

Date Issued: June 9, 2014  
 Date: June 9, 2014  
 Drawn by: J.C.  
 Checked By: J.C.

Revisions

No.	Date	Description
1	06/16/2014	Building Comments
2	09/15/2014	Building Comments
3	10/05/2014	Building Comments

## LEGEND

	STUD PARTITION		ANGLE
	STUD PARTITION (1 HR FIRE RATED)		CHANNEL
	STUD PARTITION (2 HR FIRE RATED)		PLATE/PROPERTY LINE
	CONCRETE BLOCK		CENTER LINE
	CONCRETE COLUMN		PERPENDICULAR
	REINFORCED MASONRY	45°	DEGREE
	PROPOSED CONTOUR		
	EXISTING CONTOUR		
	CENTER LINE		
	WORK ABOVE OR BELOW OR BEYOND ALL AS NOTED		
	MATCH LINE		

## MATERIALS SYMBOLS

	STRUCTURAL CONCRETE		NORTH ARROW
	CONCRETE MASONRY		COLUMN REFERENCE GRIDS
	WOOD (FINISH)		WALL SECTION
	WOOD (ROUGH)		SHT. ON WHICH SECTION IS SHOWN
	GROUT		BUILDING SECTION
	INSULATION (FIBROUS)		SHT. ON WHICH SECTION IS SHOWN
	INSULATION (RIGID)		BREAK OR CUT LINE
	STEEL		ELEVATION NGVD RELATED
	GLASS		FIN. FLOOR ELEVATION T.O. SLAB ELEVATION
	ALUMINUM		
	STUCCO OR PLASTER ON MTL. LATH		
	GYPSUM BOARD		

Sheet  
**A-1.0.1**