General Notes

WORK MUST COMPLY WITH FBC 2010:

WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: THESE GENERAL NOTES, UNLESS OTHERWISE NOTED. NATIONAL ELECTRIC CODE, NFPA, ANSI AND ALL APPLICABLE LOCAL AND STATE ORDINANCES.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREP-ANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE, BEFORE PROCEEDING.

CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMIL-IARIZE THEMSELVES WITH EXISTING SITE CONDITIONS, BEFORE BIDDING.

ALL MATERIAL SHALL BE NEW.

ALL MATERIALS AND LABOR SHALL HAVE A ONE YEAR GUARANTEE (MIN.).

CONTRACTOR TO VERIFY ALL WORK UNDER THIS PERMIT WITH WORK UNDER SEPARATE PERMITS, AND REPORT ALL DIFFER-ENCES TO ARCHITECT.

ARCHITECT SHALL HAVE FINAL APPROVAL ON ALL WORK AND MATERIALS

THESE DRAWINGS AND IDEAS ARE COPYWRITTEN AND SOLE PROPERTY OF THE ARCHITECT. NO USE OF THESE DRAWINGS BY ANY MEANS OF REPRODUCTION SHALL OCCUR WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

SITE WORK

SOIL UNDER CONCRETE WALKS SHALL BE CAPABLE OF SUPPORTING THE DESIGN LOAD. SOIL SHALL BE VERIFIED BY SOIL ENGINEER UNDER SEPERATE CONTRACT. IF ANY OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY THE ARCHITECT AT ONCE.

SITE SHALL BE CLEARED OF ALL FALLEN TREES, SHRUBS, RESULTING TRASH, STUMPS AND VEGETATION.

PROVIDE GROUND POISONING / TERMITE TREATING PER F.H.A. MPS UNDER ENTIRE NEW CONCRETE (WALKS & STOOPS)

ALL INTERIOR PAINT MUST BE LATEX.

ALL SEALANTS TO BE SILICONE.

EXTERIOR SWING DOORS MUST HAVE RUBBER SEALS ON HEAD, JAMB AND SILLS,

A/C DUCTS TO BE SEALED DURING CONSTRUCTION.

A/C DUCTS TO HAVE INSULATION ON OUTSIDE OF DUCT. OCCUPANTS SHALL NOT LIVE IN STRUCTURE DURING CONSTRUCTION.

LEAD IS PROHIBITED ON JOB SITE.

ASBESTOS IS PROHIBITED ON JOB SITE.

MERCURY IS PROHIBITED ON JOB SITE.

100% VENTILATION REQUIRED WHEN USING ANY CONSTRUCTION CHEMICAL.

FORMALDEHYDE IS PROHIBITED ON SITE, USE PHENOL-FOR-MALDEHYDE, (TYP. IN EXT. PLYWOOD), OR ISOCYANATE BINDER (TYP. IN LOUISIANA PACIFIC PRODUCTS).

ALL WATER LINES MUST BE COPPER, DO NOT JOIN WITH LEAD SOLDER.

VINYL TO BE APPLIED WITH A.F.M. OR AURO LOW V.O.C. ADH SERIES.

CONCRETE

CONCRETE TO BE MACHINE MIXED WITH A MAXIMUM OF 6 1/2 GALLONS OF POTABLE WATER PER 94-LB SACK OF CEMENT FOR A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE WITH MAX. 6" SLUMP.

ALL 4" SLABS SHALL BE REINFORCED WITH FIBER MESH

FIBER MESH SHALL BE 'NYCON' BRAND.

SYNTHETIC FIBERS SHALL BE INCORPORATED INTO ALL CON-CRETE AS INDICATED IN THE DRAWINGS. THE INCORPORATION OF SAID FIBERS SHALL BE DOCUMENTED ON THE DELIVERY TICKET FROM THE READY MIX PRODUCER.

FIBERS SHALL BE ADDED TO THE CONCRETE IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. FIBERS SHALL BE 3/4" IN LENGTH AND SHALL BE ADDED AT THE RATE OF 1 Ib/CUBIC YARD OF CONCRETE.

ALL POURED-IN-PLACE CONCRETE TO BE MINIMUM 3000 P.S.I. IN 28 DAYS, FOR TIE BEAMS AND COLUMNS AND 2500 P.S.I. FOR SLAB ON GRADE.

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI-301-71).

REINFORCING STEEL TO BE NEW BILLET STEEL CONFORMING TO LATEST ASTM A-615 GRADE 60 SPECIFICATIONS FABRICAT-ED IN ACCORDANCE WITH ACI BUILDING CODE AND MANUAL OF STANDARD PRACTICE.

MINIMUM CONCRETE OVER REINFORCING STEEL: FOOTINGS 3" COLUMNS 1 1/2"; BEAMS 1 1/2"; INT. SLABS 1"; EXT. SLABS 1 1/2"; ALL BEAM STEEL TO BE CONTINUOUS WITH CORNER BARS OR CORNER BENDS.

ALL VERTICAL BARS SHALL HAVE A MINIMUM LAP OF 48 DIAMETERS.

MASONRY

CONCRETE MASONRY UNITS SHALL BE ASTM C90-70. GRADE A AND STORED IN A DRY PLACE UNDER COVER. FACE SHELL THICKNESS SHALL BE NO LESS THAN 1 1/4" THICK WITH A 1" MIN. WEB THICKNESS.

ERECT MASONRY INCLUDING REINFORCING AND SET BOLTS, ANCHORS, STRAPS, SLEEVES AND OTHER NECESSARY ITEMS

MASONRY SHALL BE LAID IN FULL MORTAR BEDS.

PROVIDE OPENINGS REQUIRED BY OTHER TRADES. DO NOT USE SQUARE END BLOCKS ABUTTING CONCRETE

COLUMNS. MORTAR SHALL CONFORM TO ASTM C-270 TYPE M.

METALS

PIPE COLUMNS IF SHOWN, SHALL BE DOMESTIC STEEL CON-FORMING TO ASTM A-36 GRADE B WELDED AND SEAMLESS. PROVIDE PLATES, ANCHORS AND BEAM CONNECTORS AS NECESSARY. HOOK HURRICANE STRAPS UNDER REINFORCING IN TIE BEAMS.

ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 OR AS NOTED.

SHOP COAT ALL STRUCTURAL STEEL WITH A NON-LEADED RED PRIMER

STRAP ANCHORS AND TRUSS BEARING PLATES TO BE HOT DIPPED GALV. IRON AS MANUFACTURED BY TECO, BASCH OR APPROVED EQUAL. METAL HANGERS TO BE 18 GA. GALV. IRON.

CARPENTRY

ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS-GRADE LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR OR APPROVED EQUAL. (PLASTIC MOULDING ONLY) STRESS GRADE LUMBER AND IT'S FASTENINGS" LATEST EDITION WITH 1200 P.S.I. MINIMUM FIBER STRESS IN BENDING AND

FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BY SKILLED LABOR.

ALL NAILING SHALL CONFORM TO THE FLORIDA BUILDING CODE NAILING SCHEDULE.

ALL NAILS TO BE GALVANIZED STEEL UNLESS SPECIFIED BY ARCHITECT.

ALL STRAPS, METAL ANCHORS, BRACKETS TO BE GALVANIZED UNLESS SPECIFIED BY ARCHITECT.

PROVIDE DOUBLE STUDS EACH SIDE OF DOOR OPENINGS. CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN

ACCORDANCE TO THE BUILDING CODE.

ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE C/D STRUCTURAL 1.

INTERIOR NON-BEARING

22 GAUGE METAL STUDS AT 24" O.C.

GYPSUM WALLBOARD SHALL COMPLY WITH GA-216 "APPLI-CATION AND FINISHING OF GYPSUM BOARD."

TWO COATS OF PAINT SHALL BE APPLIED TO ALL EXPOSED SURFACES. ALL PAINT SHALL BE APPLIED AS PER MANU-FACTURER'S SPECS. ALL PAINT SHALL CONFORM TO ASTM.

PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVERS BUREAU."

INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED AND FREE FROM DEFECTS.

ALL ROUGH HARDWARE FOR EXTERIOR USE SHALL BE HOT-DIPPED GALVANIZED.

ALL ROOF SHEATHING SHALL BE NAILED, STAPLES ARE NOT PERMITTED.

ALL ROOFING SHALL HAVE AN UNDERLAYMENT OF 30# ASTM #226 ASPHALT SAT FELT, WITH PLASTIC 'TIN-TAGS' @ 12"O.C.

PROVIDE W/P MASTIC BASE SEALANT UNDER ALL EXTERIOR THRESHOLDS AND G.E. SILICONE SEALANT COMPOUND AT DOORS, WINDOWS AND OTHER AREAS AS REQUIRED.

ALL ROOF TILES, ASPHALT OR CONCRETE SHALL BE INSTALLED PER N.O.A.

2X4 DIAGONAL BRACING AT ALL GABLE ENDS-REFER TO STRUCT STRAP ALL GABLE ENDS OUTRIGGERS WITH GALV. STRAPS.

DOORS AND WINDOWS

ALL WOOD DOORS SHALL SHOW NWMA STAMP; OBTAIN DOORS FROM A SINGLE MANUFACTURER.

ALL DOOR AND WINDOW OPENINGS SHALL BE VERIFIED WITH DOORS AND WINDOWS SUPPLIED.

ALL DOORS ARE PAINT GRADE UNLESS NOTED.

GLAZING TO BE IMPACT LAM MEETING FBC

ALL DOORS SHALL HAVE HANDICAP A.D.A. APPROVED LOCK & LOCKSETS.

FINISHES

ALL EXTERIOR STUCCO TO BE APPLIED AS PER MANUFACTURER SPECIFICATIONS.

ALL FINISHED COUNTER TOP MATERIAL SHALL BE INSTALLED ON 3/4" EXT. GRADE PLYWOOD OR HARDBOARD BACKUP. PLASTIC LAMINATE SHALL BE BY "FORMICA CORP." OR APPROVED EQUAL, COLOR TO BE SELECTED BY OWNER.

ALL INTERIOR AND EXTERIOR WOOD SURFACES TO RECEIVE STAIN IF SPECIFIED, ALL OTHER SURFACES, INTERIOR AND EXTERIOR, TO RECEIVE 2 COATS OF TOP QUALITY LATEX PAINT.

ALL STUCCO TRIMS AROUND WINDOWS AND DOORS TO BE DONE WITH 'J' BEADS AS PER "UNITED STATES GYPSUM"

CONTRACTOR SHALL MAKE A FINISH HARDWARE ALLOWANCE 12% OR LESS MOISTURE CONTENT, UNLESS OTHERWISE NOTED. AND SUBMIT SAMPLES FOR APPROVAL.

> ALL GYPSUM BOARD TO HAVE 'U.S. GYPSUM' "FIRST COAT" OR EQUAL, BEFORE PAINTING.

ALL WALL CERAMIC TILE TO BE BACKED BY 'DURO-ROCK'.

SPECIALTIES

ALL CLOSET SHELVING TO BE VINYL COVERED OPEN METAL TYPE AS MANUFACTURED BY "CLOSET MAID" OR APPROVED EQUAL.

EQUIPMENT

ALL APPLIANCES TO BE ELECTRICAL, AND OF THE TYPE AS SHOWN ON THE DRAWINGS.

ELECTRICAL CONTRACTOR TO VERIFY ALL LOADS.

MECHANICAL

ALL SHOWERS TO BE CERAMIC TILE WITH INTEGRAL SHOWER PAN AND DELTA 3 G.P.M. SHOWER HEAD OR FIBERGLASS SHOWER PAN..

PROVIDE WATER LINE FOR REFRIGERATOR OR ICE MAKER WITH REMOTE SHUT-OFF.

ALL MATERIALS SHALL BE APPROVED BY THE APPROPRIATE CODES.

PLUMBING CONTRACTOR TO PROVIDE ALL PLUMBING PERMITS.

P.C. TO FURNISH AND INSTALL WATER AND SANITARY TO THE BUILDING. ALL DOMESTIC WATER PIPING SHALL BE COPPER. ALL SANITARY PIPING SHALL BE HUBLESS C.I. OR P.V.C. AS CODE PERMITS.

EXTEND SERVICE TO WATER METER AND PROVIDE SHUT-OFF IN VALVE BOX OUTSIDE BUILDING. VERIFY CONDITIONS IN FIELD

ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.

DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT ETC.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATION UNION SHALL BE USED.

CODES

Non-Sprinkled Type = II B Building Not In A Flood Zone

Occupancy = BUSINESS (OFFICE)

WIND LOADS PER F.B.C. = 170 MPH ULTIMATE / 132 NOMINAL EXPOSURE = C - MEAN ROOF HEIGHT = 25' ENCLOSED BUILDING RISK CATEGORY II INT PRESSURE COEFF = 0.18

APPLICABLE CODES:

FBC (FLORIDA BUILDING CODE) 2014 RESIDENTIAL FBC- EXISTING BUILDING FBC- MECHANICAL FBC- PLUMBING FBC- ACCESSIBILITY

FLORIDA FIRE PREVENTION CODE 2014 EDITION NFPA 1 & NFPA 101

NEC 2008

SCOPE OF WORK

NEW 1 STORY SHELL BUILDING OF CONCRETE BLOCK AND WOOD TRUSS ROOF AS OFFICE BUILDING AS SHOWN IN THESE PLANS.

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Seal

No.	Description	Date

Sea Ya Holdings Mary Circle **GENERAL NOTES**

Project Number Project number Issue Date Date Drawn by Author Checked by Checker A-0.3

Scale

1/16" = 1'-0"