

GENERAL NOTES

COMPLIANCE WITH CODES AND AUTORITIES

1. ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE AMERICANS WITH DISABILITIES ACT (ADA) JULY 26 1991 (REVISED SEPTEMBER 15, 2010) AND THE ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARDS (ABAAS) 2004 GUIDELINES.

2. ALL WORK SHALL COMPLY WITH REGULATIONS, CODES AND AUTHORITIES OF THE:

2023 FLORIDA BUILDING CODE

- RESIDENTIAL
- EXISTING BUILDINGS
- ENERGY CONSERVATION
- FUEL GAS
- PLUMBING
- MECHANICAL
- TEST PROTOCOLS
- ACCESSIBILITY

3. ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE CITY OF MIAMI CODE OF ORDINANCES FOR BUILDINGS AND CONSTRUCTION.

CONTRACTOR RESPONSABILITIES

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK.

2. CONFLICT, DISCREPANCIES OR NONCONFORMITY WITH THE BUILDING CODE NOTED BY CONTRACTOR OR SUBCONTRACTOR, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND/OR OWNER IN WRITING.

3. IN CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION, OR THE MATERIALS SPECIFIED, DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ALL CONFLICTS IN WRITING.

4. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS NOT REPORTED DURING THE BIDDING PERIOD SHALL BE THE RESPONSABILITY OF THE GENERAL CONTRACTOR WHO SHALL PERFORM THE CORRECCTED WORK AS PER THE ENGINEERS INSTRUCTIONS.

5. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF THE WORK. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS CONCEALED BELOW FLOOR, AND ABOVE CEILINGS, INCLUDING, BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, TELEPHONE, COMMUNICATIONS, SECURITY AND FIRE ALARM SYSTEMS. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON IT'S PART.

6. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENT DISCREPANCIES SHALL BE NOTIFIED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING WITH THE WORK.

7. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL DRAIN PIPES, DOORWAYS AND VENTILATION OPENINGS SO AS NOT TO INTERFERE WITH THE LOCATIONS OF ARCHITECTURAL FINISH ITEMS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.

8. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS. OR OTHER CONDITIONS EXISTING. PRIOR TO DRILLING OR CUTTING OF SLAB OR STRUCTURAL MEMBERS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.

9. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM INFORMATION CONTAINED IN THE SPECIFICATIONS AND DRAWINGS.

10. THE CONTRACTOR SHALL BE GOVERNED AS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND/OR COORDINATING ALL ITEMS NOTED IN THE CONTRACT DOCUMENTS.

11. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE ARCHITECT AND OWNER HARMLESS FOR INJURY OR DEATH TO PERSONS, OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES OR SUBCONTRACTOR.

12. THE ARCHITECT SHALL NOT BE OBLIGATED TO ACT AS AN ARBITER BETWEEN THE CONTRACTOR AND IT'S SUBCONTRACTORS, OR BETWEEN SUBCONTRACTORS, DUE TO REAL OR ALLEGED ERROR IN THE ARRANGEMENT OF THE CONTENTS OF THE CONTRACT DOCUMENTS.

13. BIDDER MUST REVIEW ALL PLANS WITH ARCHITECT PRIOR TO BIDDING WORK. ARCHITECT SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS TO THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS, THE BIDDER MUST REQUEST THIS INFORMATION AND/OR CLARIFICATION, IN WRITING. ARCHITECT OR ENGINEERS SHALL RESPOND TO ANY INQUIRY IN WRITING.

14. CONTRACTOR SHALL INCLUDE WITHIN THE BID COSTS ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, HOISTING, ADMINISTRATION, FIELD SUPERINTEND AND COORDINATION OF ALL SUBCONTRACTORS AND ALSO OTHER CNTRACTORS OR VENDORS RETAINED BY THE OWNER, AS REQUIRED FOR COMPLETION OF THE WORK.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.

16. ALL INFORMATION SHOWN ON THE DRAWINGS IS RELATIVE TO EXISTING CONDITIONS, AND IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND WITH THE CONSTRUCTION SCHEDULE.

18. THE GENERAL CONTRACTOR SHALL COORDINATE, SUPERVISE AND CLEAN UP ALL DEBRIS AFTER INSTALLATION AND CONSTRUCTION. KEEPING THE PREMISES FREE FROM ACCUMULATION OF EXCESS MATERIALS AND RUBBISH, EQUIPMENT AND SURPLUS MATERIALS AND LEAVE THE SITE CLEAN AND THE BUILDING BROOM CLEAN.

19. THE GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL STUDS, TEMPORARY BLOCKING AND FRAMING SUPPORTS IN PARTITIONS, AND IN CEILINGS, FOR THE ANCHORING AND INSTALLATION OF ALL LIGHT FIXTURES AND OTHER CEILING OR WALL MOUNTED INSTALLATIONS AS REQUIRED BY THE DOCUMENTS.

20. THE CONTRACTOR SHALL RESTRICT AND PROPERLY ISOLATE ALL CONSTRUCTION EQUIPMENT AND LOADS FROM INDUCING OR TRANSMITTING VIBRATIONS TO THE STRUCTURE DURING CONSTRUCTION.

21. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT-ENGINEER.

22. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS, SPECIFICATIONS, FIELD ORDERED CHANGE ORDERS, AND CLARIFICATIONS SKETCHED ISSUED DURING THE COURSE OF CONSTRUCTION.

23. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHOULD BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.

24. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION, IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

25. TEMPORARY BRACING SHALL BE PROVIDE AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.

26. GENERAL CONTRACTOR SHALL PERFORM ALL WORK WITH THE LEAST POSSIBLE DISTURBANCE TO NEIGHBORING OCCUPANTS. AIR OPERATED HAMMERS AND OTHER SUCH MACHINERY MAY BE USED ONLY WITH PRIOR APPROVAL OF THE OWNER AT TIMES WHICH THE OWNER MAY DETERMINE.

27. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEER.

28. CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PRE-FINISHED SURFACES, OR SURFACES TO BE FINISHED AT A LATER DATE, ARE NOT MARRED. EACH CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ADJACENT WORK AND IS RESPONSIBLE FOR THE REPAIR OS SAID DAMAGE AT HIS OWN COST.

29. COMMENCEMENT OF WORK BY ONE TRADE OR SUBCONTRACTOR OVER THE EXISTING FINISHED WORK OF A PREVIOUS TRADE OR SUBCONTRACTOR SHALL CONSTITUTE ACCEPTANCE OF THAT PREVIOUS WORK BY THE NEW TRADE OR SUBCONTRACTOR.

30. ALL CONTRACTORS SHALL HAVE PROPER EVIDENCE OF LIABILITY INSURANCE AND LOCAL LICENSE UNLESS OTHERWISE SPECIFIED.

24. ALL WORK SHALL BE GUARANTEED BY CONTRACTOR OR SUBCONTRACTOR IN WRITING FOR ONE YEAR AGAINST FAULTY MATERIALS AND/OR POOR WORKMANSHIP.

25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TEMPORARY CONNECTIONS FOR WATER, ELECTRICAL OR SANITARY LINES THAT MAY BE REQUIRED FOR THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY SANITARY FACILITIES FOR THE USE OF WORKMAN AND SUBCONTRACTOR PERSONNEL DURING THE PROCESS OF THE PROJECT.

26. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW. ALL LABORERS SHALL BE SKILLED IN THEIR TRADE.

27. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS/HER WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS/HER WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

28. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

29. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH ONE SEPARATE COPY OR SIX BLUE LINE COPIES OF SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEERS IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, OR THAT IT INFERS THAT THEY SUPERSEDED THE STRUCTURAL DRAWINGS.

30. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED, UNLESS NOTED OTHERWISE.

31. ALL FINISHES, MATERIALS, COLORS, TREATMENTS, ETC., NOT SPECIFIED HERE IN SHALL BE SELECTED BY OWNER.

18. KITCHEN CABINETS, BAR CABINETS, COUNTER, VANITIES AND VANITY TOPS SHALL BE SELECTED BY OWNER.

19. ALL CLOSETS SHELVING SHALL BE SELECTED BY OWNER.

32. ALL PARTITION SHALL BE WOOD STUDS AT 16" O.C.UNLESS OTHERWISE SPECIFIED.

33. WINDOWS AND DOORS SHALL MEET THE REQUIREMENTS FOR WIND PRESSURE AND IMPACT LOADS AS SET FORTH IN FLORIDA BUILDING CODE, ENGINEERED STORM SHUTTERS SHALL PROTECT DOORS AND WINDOWS THAT DO NOT MEET THE REQUIREMENTS FOR IMPACT LOADS.

34. ALL STRUCTURAL WOOD MEMBERS SHALL BE DOUGLAS FIR, WITH A MINIMUM FIBER STRESS OF FB 1200 P.S.I OR TO BE SOUTHERN PINE WITH A MINIMUM FIBER STRESS OF FB 1000 P.S.I UNLESS OTHERWISE NOTED ON PLAN.

35. EGRESS WINDOWS AND DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A TOOL AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 S.F IN AREA, THE BOTTOM OF THE WINDOWS SHALL BE NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.

36. EXTERIOR WINDOWS AND ADJACENT WALLS SHALL HAVE A MAXIMUM: 3 CFM/SQ. FT. DOOR AREA.

37. EXTERIOR AND ADJACENT WALLS SHALL CAULK, GASKET WEATHERSTRIP OR SEAL BETWEEN: WINDOWS /DOORS AND FRAMES, SURROUNDING WALL, FOUNDATION AND WALL SOLE OR SILL PLATE, JOINTS BETWEEN EXTERIOR WALL PANELS AT CORNERS, UTILITY PENETRATIONS, BETWEEN WALL PANELS AND TOP/BOTTOM PLATES, BETWEEN WALLS AND FLOORS, EXCEPTION: FRAME WALLS WHERE A CONTINUOUS INFILTRATION BARRIER IS INSTALLED THAT EXTENDS FROM, AND IS SEALED TO THE FOUNDATION TO THE TOP PLATE.

38. CEILINGS BETWEEN WALLS AND CEILINGS: PENETRATIONS OF CEILING PLANE OF TOP FLOOR, AROUND SHAFTS, CHASES SOFFITS CHIMNEYS, CABINETS SEALED TO CONTINUOUS AIR BARRIER, GAPS IN GYP BOARD AND TOP PLATE, ATTIC ACCESS, EXCEPTION: FRAME CEILINGS WHERE CONTINUOUS INFILTRATION BARRIER IS INSTALLED THAT IS SEALED AT THE PERIMETER, AT PENETRATIONS AND SEALS.

BATHROOM ENCLOSURE NOTES

1. ALL BATHROOM DOOR LOCKS SHALL BE DESIGNED TO PERMIT THE OPENING OF THE DOOR FROM THE OUTSIDE IN CASE OF AN EMERGENCY.

2. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR. BATHROOM FINISHED FLOOR SHALL BE OF IMPERVIOUS MATERIAL AS TILES.

CLOSET DOOR LOCKING NOTES

1. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

NOTES

- TYPE OF USE: RESIDENTIAL- SINGLE FAMILY
- TYPE OF CONSTRUCTION: TYPE III/B
- WALL AND CEILING FINISHED SHALL HAVE A SMOKE DEVELOPMENT INDEX NO GREATER THAN 450 AS PER FBC R302.9.2
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NO GREATER THAN 200 AS PER FBC R302.9.1
- THE GENERAL CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL IN THE CITY OTHERS PERMITS

WINDOW NOTES

- 1. ALL EXTERIOR WINDOWS SHALL BE A PRODUCT APPROVAL AND INSTALLED ACCORDING TO APPROVAL FOR SEPARATE PERMIT
- 2. ALL EXTERIOR WINDOWS SHALL MEET CODE REQUIREMENT FOR SECURITY AND FORCED ENTRY.
- 3. WINDOW SIZE MAY VARY DUE TO DIFFERENT MANUFACTURES AND THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE OPENING SIZE WITH THE MANUFACTURED SELECTED.
- 4. GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY I SAFETY GLAZING. (FBC R4410.2.3.1.3.2).
- 5. GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY I SAFETY GLAZING. (FBC R4410.2.4.3(2)).
- 6. GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY I SAFETY GLAZING. (FBC R4410.2.3.1.3.2 & R4410.2.6.2.).
- 7. GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY I SAFETY GLAZING. (FBC R4410.2.3.1.3.2)

TERMITE PROTECTION

FBC SECTION 1816.1.7 TERMITE PROTECTION. PRIOR TO THE BUILDING FINAL INSPECTION, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

ACCESSIBILITY COMPLIANCE NOTES:

Entrance Accessibility:

- Two entrances accessible on the first floor, two on the second floor.
- Door clearance width for all egress doors equal to or greater than **32 inches** when open 90 degrees.
- Door hardware: operable with one hand, no tight grasping, pinching, or twisting required.

Interior Accessible Route on the First Floor:

- All areas on the first floor, including individual office units, common spaces, and restrooms are connected by an accessible route with a minimum width of **36 inches**.

Accessible Restroom Design:

- At least one accessible restroom is provided on each floor.
- Restrooms include a clear floor space of **60 inches diameter** for a wheelchair to turn.
- Toilet seat heights are **17-19 inches** above the floor.
- Horizontal grab bars on the rear and side walls (33-36 inches above the floor).
- Lavatory has a clear knee space of **27 inches minimum height, 30 inches width, and 19 inches depth**.
- Faucet is operable without tight grasping, pinching, or twisting.
- Mirror mounted with the bottom edge no higher than **40 inches** above the floor.

Drinking Fountains:

- At least one drinking fountain will accommodate wheelchair users (spout height of **36 inches** maximum).

Accessible Signage:

- Permanent room signs (e.g., restroom, exit) will have raised characters and Braille.
- Signs mounted on the latch side of door will have the centerline of the sign at **48-60 inches** above the floor.

Reach Ranges

- Light switches, thermostats, and other operable controls will be installed within reach ranges: Forward reach: **48 inches** maximum height, **15 inches** minimum height, Side reach: **54 inches** maximum height.

Elevator Exemption - Elevator Not Required (if qualifying for exemption):

- First floor will offer equivalent services and amenities to the second floor so that individuals with disabilities do not require access to the second floor.

Protruding Objects:

- Objects (e.g., wall-mounted fixtures, signs) protruding more than **4 inches** into circulation paths are mounted at a height of **27 inches** or lower, or **80 inches** or higher, to avoid creating hazards for visually impaired individuals.

Floor Surfaces:

- All floor surfaces along accessible routes are stable, firm, and slip-resistant.
- No changes in level greater than **¼ inch** that require a ramp or beveled edge with a slope not exceeding **1:2**.

Scope & Reference:

Legalization/Remodeling & Repair

#BB2019008085

Department Seal:



MEC DESIGN

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Client Name:
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Project name/address:
Office Building

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Seal:

Revision Schedule		
Revision	Date	By
2	12/12/2024	JL
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Checked by:
HC

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