

GENERAL NOTES

THE WORK SHALL INCLUDE THE FURNISHING OF ALL TRANSPORTATION, LABOR, MATERIALS SCAFFOLDING, APPARATUS AND EQUIPMENT NEEDED FOR THE PERFORMANCE OF ALL THE WORK SPECIFIED TO BE PROVIDED UNDER THE TRADE SUBDIVISION REQUIRED TO PRODUCE THE CONSTRUCTION OF THE PROJECT.

THE ARCHITECT WILL BE, IN THE FIRST INSTANCE, THE INTERPRETER OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE JUDGE OF THE PERFORMANCE THEREUNDER BY BOTH THE OWNER AND THE CONTRACTOR. IN MATTERS RELATED TO ARTISTIC EFFECTS THE ARCHITECT'S DECISIONS WILL BE FINAL IF CONSISTENT WITH THE CONTRACT DOCUMENTS.

THE OWNER SHALL FURNISH ALL SURVEYS, AND HE SHALL SECURE AND PAY FOR EASEMENTS FOR PERMANENT CHANGES IN EXISTING FACILITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT DOCUMENTS.

REFERENCES MUST BE MADE TO THE EXISTING BUILDING SITE, AS THE DRAWINGS FOR ALL MEASUREMENTS BEFORE ORDERING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING FOR HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR ON ACCOUNT OF DIFFERENCES IN ACTUAL DIMENSIONS AND THE MEASUREMENTS SHOWN BY THE DRAWINGS, ANY NOTICEABLE DISCREPANCY IN THIS RESPECT SHALL BE REPORTED TO THE ARCHITECT FOR HIS CONSIDERATION AND DECISION.

ALL MATERIAL AND WORKMANSHIP SHALL BE THE BEST OF THEIR KIND AND INSTALLED IN THE BEST STANDARD OF THE TRADE INVOLVED, NO SUBSTITUTIONS WILL BE PERMITTED EXCEPT WITH A WRITTEN CHANGE ORDER FROM THE ARCH.

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

SLAB ON GRADE NOTES :

1 - PROVIDE 4 IN SLAB OVER VAPOR BARRIER AS SPECIFIED IN FOUNDATION PLANS WITH 6"x6"-W1-xW1-4 KEVELD WIRE FABRIC (UNLESS OTHERWISE NOTED ON PLAN)

2 - ALL FLOOR FILL SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING NO.1/2 SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. FLOOR FILL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D - 698.

NOTE:

WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANCE SURFACE AND SECURELY ATTACHED TO COMPLY WITH FBC 1009.4.2011 EDITION

NOTE:

ALL ROOFTOP EQUIPMENT AND SUPPORTS SHALL BE SECURED TO THE STRUCTURE IN COMPLIANCE WITH THE LOADING REQUIREMENTS OF CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES)

NOTE:

FIBER-CEMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2020 R702.4.2)

NOTE TERMITE PROTECTION (FBC.):

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PETS 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 "

SEPARATE PERMIT NOTES

SEPARATE PERMITS AND OR PRODUCT CONTROL APPROVAL WHEN APPLICABLE SHALL BE REQUIRED FOR THE FOLLOWING: HANDRAILS, DOORS, ROOFING, DEMOLITION, AVININGS, FENCES, RAILINGS, SHUTTERS, WINDOWS, STOREFRONTS, STEEL JOISTS, MULLIONS, SIGNS, RIDGE VENTILATION, GARAGE DOORS ETC.

NOTE:

ROOMS OR SPACES FOR SERVICE EQUIPMENT, HAZARDOUS OPERATIONS OR PROCESSES, AND STORAGE FACILITIES SHALL BE PROTECTED IN ACCORDANCE TO NFPA 101-12.3.2.1.2 2018 EDITION.

- SEPARATION FROM THE REMAINDER OF THE BUILDING BY FIRE BARRIERS HAVING A MIN. 1-HR FIRE RATED IV 45 MINUTES RATED DOORS.

FBC 1015.2.1:

TWO EXITS OR EXIT ACCESS DOORWAYS. WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS.

INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

EXCEPTIONS:

- WHERE EXIT ENCLOSURES ARE PROVIDED AS A PORTION OF THE REQUIRED EXIT AND ARE INTERCONNECTED BY A 1-HOUR FIRE-RESISTANCE-RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1010, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.
- WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

FBC - 1210.2.3

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN.

ALL GLASSING MUST BE CATEGORY II, SAFETY GLASS. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION ANY GLAZING MATERIAL WITHIN 48" OF AND EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS.

LEGEND:

- 8" WIDE CONCRETE MASONRY UNIT (C.M.U.) WALL IN ACCORDANCE N/ACI 530-92 / ASCE 5-92 / TMS 402-92. SEE STRUCTURAL DRAWINGS.
- 4" WIDE, 1-HR FIRE-RATED PARTITION UNIT (SEE A-10 FOR DETAIL)
- 4" WIDE, NON BEARING PARTITION (SEE A-10 FOR DETAIL)
- CONCRETE COLUMN (SEE STRUCTURAL PLANS)
- DOOR TYPE
- WINDOW TYPE
- PARKING LOT SPACE
- CONCRETE
- PROPERTY CORNER
- PROPERTY LINE
- WATER METER
- GREEN AREA (GRASS)
- EXISTING ELEVATIONS
- NEW ELEVATIONS

FBC ACC. 302.1

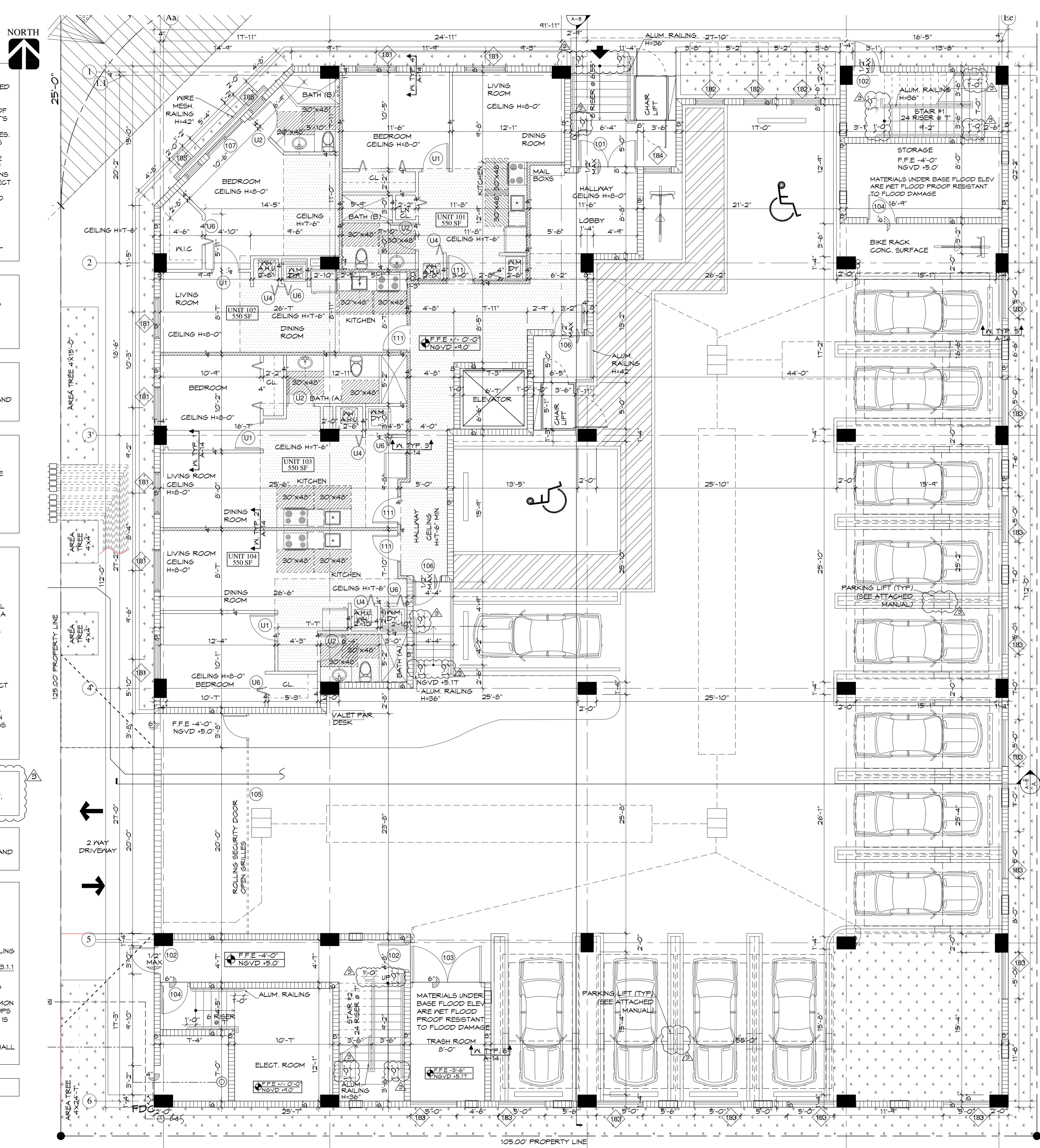
FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH 302.

FBC 1014.3 COMMON PATH OF EGRESS TRAVEL

IN OCCUPANCIES OTHER THAN GROUPS H-1, H-2 AND H-3, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET (22 860 MM).

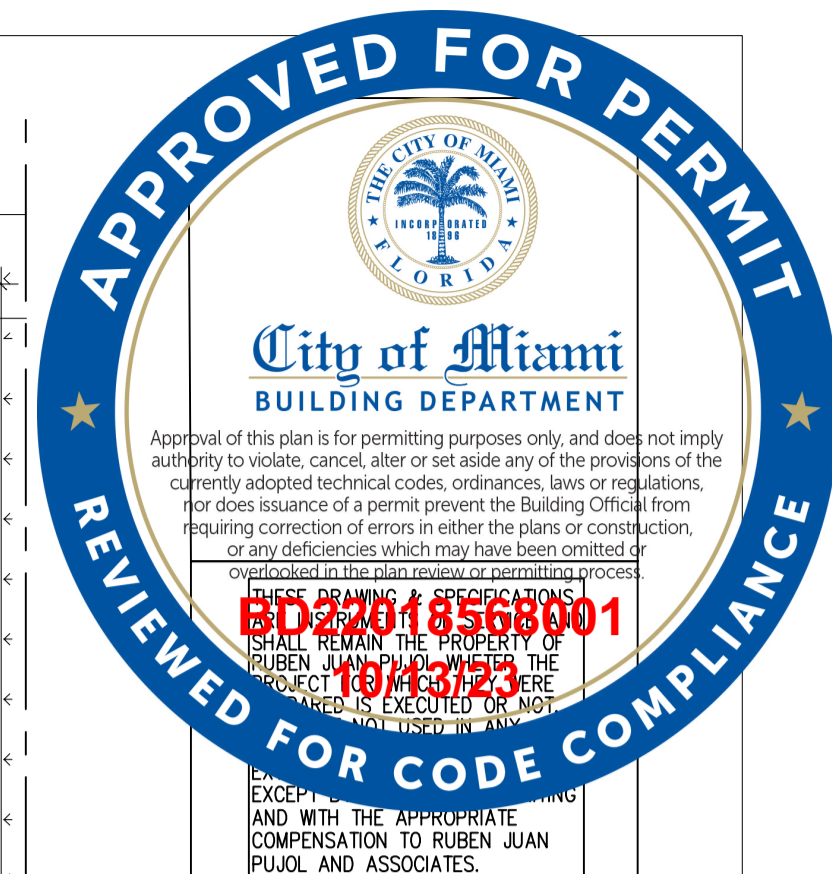
- EXCEPTIONS:
- THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN A GROUP R-2 OCCUPANCY SHALL NOT BE MORE THAN 125 FEET (38 100 MM) WITHIN THE DWELLING UNIT, PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OTHERWISE 75 FEET.
 - THE COMMON PATH OF EGRESS TRAVEL IN GROUP R-1 AND R-2 OCCUPANCIES SHALL NOT EXCEED 95 FEET (10 668 MM). TRAVEL WITHIN A GUESTROOM, GUEST SUITE OR DWELLING UNIT SHALL NOT BE INCLUDED WHEN CALCULATING THE COMMON PATH OF TRAVEL. THE COMMON PATH OF EGRESS TRAVEL IN OCCUPANCY GROUPS R-1 AND R-2 SHALL NOT EXCEED 50 FEET (15 240 MM) PROVIDED THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED, AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
 - THE COMMON PATH OF EGRESS TRAVEL IN GROUP S-2 PARKING GARAGES SHALL BE 50 FEET (15 240 MM).

THE DESIGN SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020.



GROUND FLOOR PLAN

SC.3/16"=1"



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CONSULTANTS:
 Adonal Design & Construction, Inc.
 2307 S. Douglas Rd
 Ste. 501
 Miami, FL 33145

project information:
NEW MULTIFAMILY BUILDING (19 UNITS)
 855 NW 45 AVENUE
 MIAMI, FL 33126

project history:
 REV 11-03-2022
 REV 01-03-2023
 REV 02-15-2023
 REV

DATE: MAY 2022
 JOB NUMBER:
 TITLE: GROUND FLOOR PLAN

A-2