

GENERAL NOTES

- 1. QUALITY ASSURANCE:**
- A) USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED & EXPERIENCED IN THE NECESSARY CRAFTS & WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS & THE METHODS NEEDED FOR THE PROPER PERFORMANCE OF THE WORK OF SPECIFIED HEREIN.
 - B) ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FLORIDA BLDG. CODE 2017 EDIT.
 - C) COORDINATE DIMENSIONS OF ALL DISCIPLINES WITH ENGINEERURAL DRAWINGS.
- 2. SUBMITTALS:**
- A) PRODUCT DATA: WHERE PRODUCT DATA IS CALLED FOR, PROVIDE THE FOLLOWING AS A MINIMUM:
 - 1) MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER SPECIFIC DIVISION OF WORK.
 - 2) MANUFACTURER'S SPECIFICATIONS & OTHER DATA NEED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
 - 3) COLOR & PATTERN CHARTS SHOWING COLORS & PATTERNS AVAILABLE IN THE SPECIFIED PRODUCTS FROM THE PROPOSED MANUF.
 - 4) MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ENGINEER, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.
- 3. SITE CONDITIONS:**
- A) MEASUREMENTS: VERIFY ALL DIMENSIONS ON DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT & ATTACHMENT OF ALL PARTS IS REQUIRED.
 - B) SURFACE CONDITIONS: EXAMINE THE AREAS & CONDITIONS UNDER WHICH WORK SPECIFIED WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY & PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
 - C) COORDINATION: COORDINATE AS REQUIRED WITH OTHER TRADES TO ASSURE PROPER & ADEQUATE PROVISION IN THE WORK OF THOSE TRADES FOR INTERFACE WITH THE WORK SPECIFIED.
- 4. ACCEPTABLE MANUFACTURERS:**
- A) THE SPECIFIED MANUFACTURERS/PRODUCTS/SYSTEMS HAVE BEEN ESTABLISHED AS STANDARDS OF QUALITY, FUNCTION & DESIGN. ALTERNATE MANUFACTURERS WHICH CAN DUPLICATE THE ITEMS DETAILED MAY SUBMIT SHOP DRAWINGS, ENGINEERING/PRODUCT DATA & SAMPLES FOR CONSIDERATION.
- 5. INSTALLATION/APPLICATION:**
- A) INSTALL THE WORK SPECIFIED HEREIN IN STRICT ACCORDANCE WITH THE ORIGINAL DESIGN, THE APPROVED SHOP DRAWINGS, PERTINENT REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION, & THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AS APPROVED BY THE ENGINEER, ANCHORING ALL COMPONENTS FIRMLY INTO POSITION FOR LONG LIFE UNDER HARD USE.
 - 1) ALL DETAILS & SECTIONS SHOWN IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL & TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT, EXCEPT OTHERWISE INDICATED.
 - 2) ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, MATERIALS & QUANTITIES PRIOR TO SUBMITTING BID. IF DISCREPANCIES ARE FOUND NOTIFY ENGINEER IMMEDIATELY.
 - 3) GENERAL CONTRACTOR SHALL CHECK ENGINEERURAL DRAWINGS FOR WALL MOUNTED & CEILING MOUNTED DEVICES PRIOR TO INSTALLATION OF CEILING, & SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATIONS.
 - 4) IF CONTRACTOR/SUBCONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR/SUBCONTRACTOR RESPONSIBILITY TO PROVIDE THE ENGINEER WITH FOUR COPIES OF THE PROPOSED CHANGES FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
 - 5) IN ADDITION THE CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM BUILDING AUTHORITIES FOR THE PROPOSED CHANGES, BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR/SUBCONTRACTOR ARE ALSO RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS & APPROVAL FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
 - 6) CONTRACTOR SHALL PROVIDE & INSTALL THE GREATEST QUANTITY &/OR BEST QUALITY OF WORK AS SHOWN IN, CALLED FOR IN, OR REASONABLY INFERABLE FROM THE BID DOCUMENTS AS REQUIRED TO OBTAIN THE FINAL RESULT & CONFIGURATION CALLED FOR OR SHOWN IN THE BID DOCUMENTS.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ACT	ACOUSTICAL CEILING TILE
BLK	BLOCKING	INFO.	INFO. INFORMATION
CLG	CEILING	MAX	MAXIMUM
CL	CENTER LINE	MATL	MATERIAL
COL	COLUMN	MECH	MECHANICAL
CONC	CONCRETE	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MANUF	MANUFACTURER
DIA	DIAMETER	MLW	MEAN LOW WATER
DIM	DIMENSION	NIC	NOT IN CONTRACT
DF	DRAIN FIELD	NTS	NOT TO SCALE
DWG	DRAWING	OC	ON CENTER
EL	ELEVATION	PT	PRESSURE TREATED
ELECT	ELECTRICAL	SC	SOLID CORE
EXP	EXPOSED	SHT	SHEET
FF	FINISH FLOOR	SIM	SIMILAR
FLR	FLOOR	ST	SEPTIC TANK
FT	FEET	STD	ST&ARD
FIN	FINISH	STRUCT	STRUCTURAL
GALV	GALVANIZED	SPEC	SPECIFIED
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GB	GYPSSUM BOARD	VIF	VERIFY IN FIELD
HT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WF	WOOD FENCE
HYD	HYDRANT	W/	WITH
IN	INCH	W/O	WITHOUT
		W.H.	WAREHOUSE

PROJECT SUMMARY

I. APPLICABLE CODES
THE FOLLOWING BUILDING CODES, CURRENT EDITIONS WITH AMMENDMENTS WILL BE ADHERED TO UNLESS NOTED OTHERWISE:

SCOPE	YEAR / CODE
BUILDING	2017 FLORIDA BUILDING CODE 6TH EDITION, EXISTING BUILDING (101.4.7)
ACCESSIBILITY	2017 FLORIDA BUILDING CODE
LIFE SAFETY	2017 FLORIDA BUILDING CODE
ELECTRIC	2017 FLORIDA BUILDING CODE
PLUMBING	2017 FLORIDA BUILDING CODE
MECHANICAL	2017 FLORIDA BUILDING CODE
ENERGY	2017 FLORIDA BUILDING CODE
FIRE	2017 EDITION OF THE FLORIDA FIRE PREVENTION CODE, 6th EDITION

NOTES:
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE.

II. ZONING DESCRIPTION:
3900 MULTI-FAMILY - 38-62 U/A

I. OCCUPANCY CLASSIFICATION

2017 FBC	2017 FFPC
RESIDENTIAL (CHAPTER 3) 0407 RESIDENTIAL - CONDOMINIUM	RESIDENTIAL (FFPC 16)

II. TYPE OF CONSTRUCTION
II-B 6.601, TABLE 601, 2017 Florida Building Code: BUILDING
Type III-211 Ordinary (Exterior protected) PER FFPC 220

2017 FBC	2017 FFPC
TYPE II (CHAPTER 5, TABLE 503) (CHAPTER 6, TABLE 601)	TYPE III (CHAPTER 16)

BUILDING CONSTRUCTION TYPE	REQUIRED RATING 2017 FBC Table 601	REQUIRED RATING FFPC TYPE III-211 Table 16.1.6.1
STRUCTURAL FRAME	(0 hr.)	(0 hr.)
EXTERIOR BEARING WALLS	(1 hr.)	(1 hr.)
INTERIOR BEARING WALLS	(0 hr.)	(0 hr.)
EXT. NON-BEARING WALLS	(0 hr.)	(0 hr.)
INT. NON-BEARING WALLS & PARTITIONS	(0 hr.)	(0 hr.)
FLOOR CONSTRUCTION	(0 hr.)	(0 hr.)
ROOF CONSTRUCTION	(0 hr.)	(0 hr.)

FIRE RESISTANCE RATINGS AT FIRE WALLS, CHASES & PARTITIONS FBC TABLE 508.4	*Minimum Fire Resistance of Walls & Partitions	
	SHAFTS LESS THAN 4 STORIES	1 HR
FBC 705.1	FIRE SEPERATION BETWEEN OCCUPACIES (CONC DECK 2nd FLOOR)	1 HR
	FIRE SEPERATION BETWEEN TENANTS	1 HR
	FIRE WALL SEPERATION BETWEEN BUILDINGS	1 HR

III. ALLOWABLE HEIGHT / BUILD. AREA

AREA:	EXISTING Building Area
R - OCCUPANCY: ALLOWED PER TABLE 503. EXISTING UNSPRINKLED, 1 STORY	3300 S.F.

HEIGHT IN FEET	EXISTING Building Height
	12'-0"

NUMBER OF STORIES	EXISTING Building
	1

SHEET INDEX

SHT. NO.	DESCRIPTION
GENERAL	
G-0	COVER SHEET
STRUCTURAL	
S-1	FLOOR PLAN AND CALCULATIONS
S-2	DETAILS
SD-1	SAN LAZARO FENCING SHOP DRAWINGS AND ENGINEERING CALCULATIONS
ELECTRICAL	
E-1	ELECTRICAL PLAN
MECHANICAL	
M-1	MECHANICAL PLAN



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RM2 ENGINEERING & DESIGN, LLC
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Seal:

CHARLES C. MITCHELL
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Revisions:

Project Name:
**WINDOW, DOOR,
& M/E SERVICES
REPLACEMENT**

7921 ABBOTT AVENUE
MIAMI BEACH, FL 33141

KEY PLAN

ISSUED FOR:

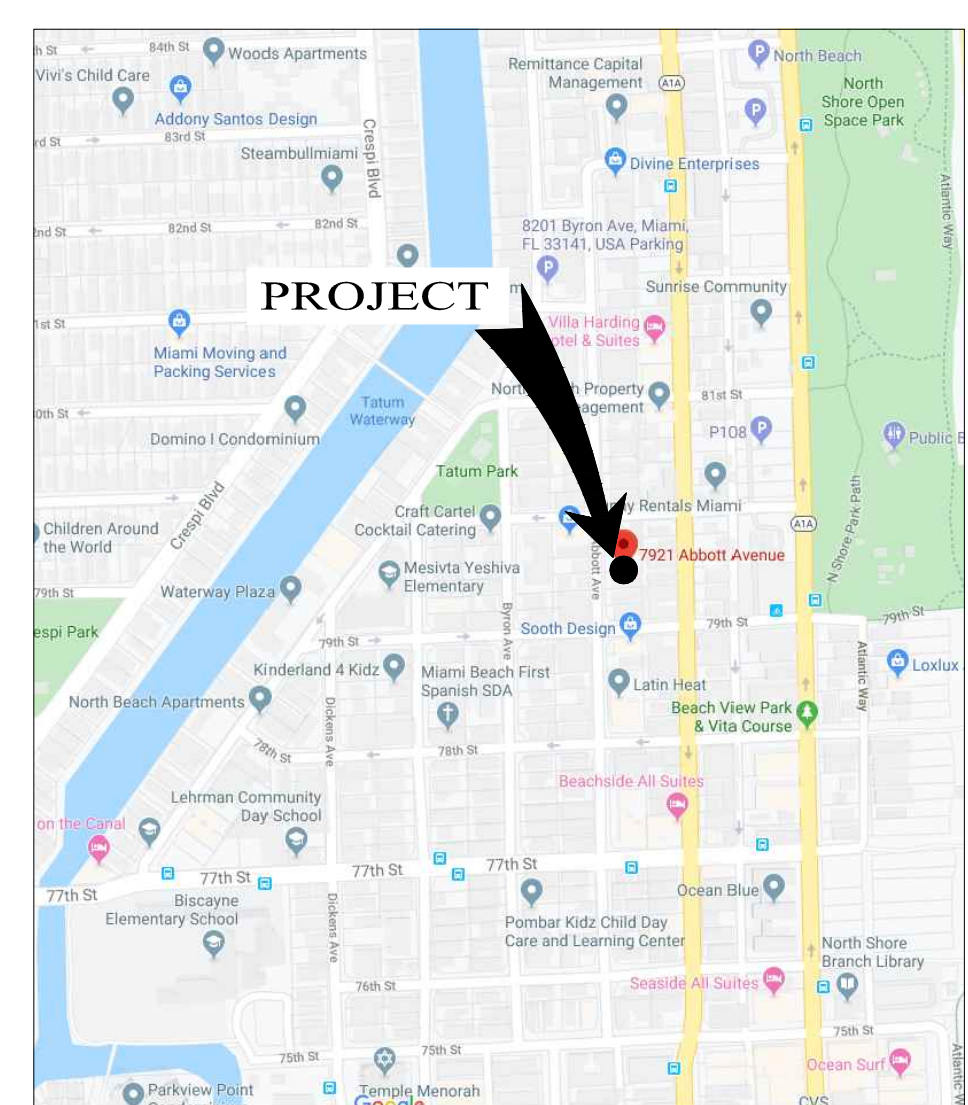
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COVER SHEET

Sheet No.

PROPOSED MIMO ON THE BEACH IX CONDO

7921 ABBOTT AVENUE
MIAMI BEACH FL, 33141



AREA MAP

NTS



SITE MAP

NTS

G-0