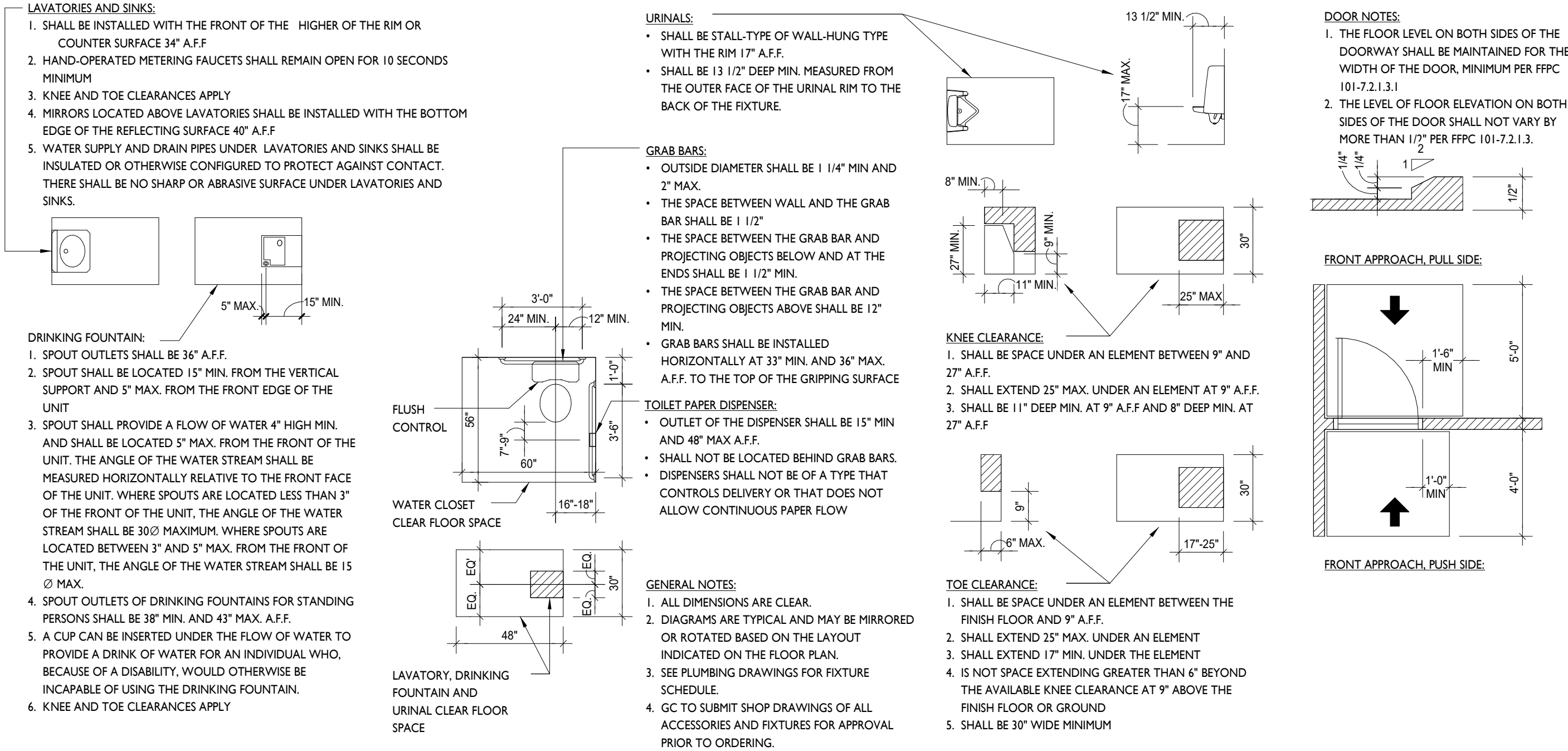




Accessibility Notes

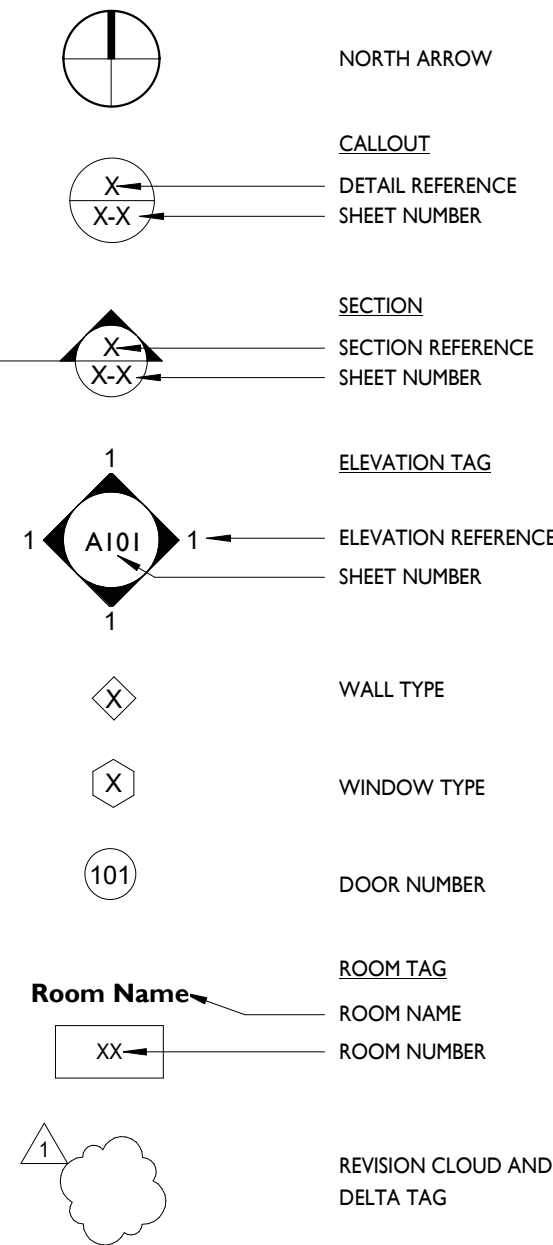
EXISTING ACCESSIBLE ROUTE TO BUILDING IN COMPLIANCE WITH 2023 FBC-ACCESSIBILITY SECTION 206, 402, 403, AND 406 SHALL REMAIN AS IS

EXISTING PARKING COUNT, DIMENSIONS, LOCATION AND SIGNAGE FOR BUILDING IN COMPLIANCE WITH 2023 FBC-ACCESSIBILITY SECTION 502 SHALL REMAIN AS IS

General Notes and Specifications

- ALL WORK IS TO CONFORM TO:
 - 2023 FLORIDA BUILDING CODE (8th EDITION)
 - 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION)
 - ANY ZONING CODE
 - ALL OTHER APPLICABLE CODES AND REGULATIONS.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO FULLY INVESTIGATE AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID. GC SHALL INCLUDE COSTS IN THEIR BID TO ACCOMMODATE ANY NOTED DISCREPANCIES TO PROPERLY COMPLETE THE INTENDED SCOPE OF WORK CONTAINED IN THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- NO SUBSTITUTIONS ARE ALLOWED UNLESS THE CONTRACTOR HAS PRIOR AUTHORIZATION BY THE ARCHITECT IN WRITING.
- CONTRACTOR SHALL FURNISH ALL ITEMS ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE
- ALL MATERIALS PROVIDED FOR THE PROJECT SHALL BE NEW AND STORED IN SUCH A MANNER TO PROTECT THEM FROM DEMOLITION, CONSTRUCTION AND THE ELEMENTS.
- ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED FROM THE DEMOLITION AND CONSTRUCTION BY MEANS OF TEMPORARY PARTITIONS OR BARRIERS AS REQUIRED
- DRAWINGS ARE PROVIDED FOR DESIGN INTENT ONLY. DO NOT SCALE DRAWINGS. EXISTING CONDITIONS PREVAIL OVER DIMENSIONS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- ALL ELECTRICAL COVER PLATES, SMOKE DETECTORS, SWITCHES, RECEPTACLES, ETC. ARE TO BE SUBMITTED FOR APPROVAL.
- PAINT ALL PARTITIONS, GYPSUM BOARD CEILINGS AND ALL OTHER GYPSUM BOARD OR PLASTER SURFACES WITHIN THE AREAS OF NEW WORK, UNLESS OTHERWISE SPECIFICALLY NOTED, WITH 1 COAT PRIMER COAT AND 2 COATS FINISH PAINT MUST ACHIEVE ADEQUATE COVERAGE AND COMPLY WITH MANUFACTURER'S RECOMMENDATIONS.
- WHERE AN EXPOSED CEILING IS SCHEDULED, THE CONTRACTOR SHALL ENSURE THAT THE STRUCTURAL DECK IS FREE FROM SCREWS, METAL FRAMING ELEMENTS, LOOSE WIRING, WIRES, OR ANY OTHER ELEMENT THAT WILL AFFECT THE AESTHETIC OF THE EXPOSED CEILING. DECK SHALL BE LEFT AS CLEAN AS POSSIBLE. EXPOSED DECK SHALL BE PREPARED TO RECEIVE DRYFALL TYPE PAINT. REFER TO CEILING SCHEDULE FOR MORE INFORMATION. PROVIDE ARCHITECT WITH PAINT SUBMITTAL PRIOR TO ORDERING. ALL ELEMENTS IN EXPOSED CEILING AREAS SHALL BE PAINTED AS SCHEDULED INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM, AND STRUCTURAL ELEMENTS THAT BELONG TO THE BASE BUILDING OR THAT PERTAIN TO THE INTERIOR RENOVATION SCOPE OF WORK.
- ALL LUMBER, WOOD GROUNDS, NAILERS AND BLOCKING CONCEALED IN WALLS OR LOCATED IN CEILING PLENUMS SHALL BE FIRE-RETARDANT TREATED PROVIDED BY FRAMING CONTRACTOR
- CONTRACTOR SHALL INSPECT EXISTING CONCRETE SLAB FOR UNEVEN SURFACES. ALL HIGH AND LOW SPOTS SHALL BE DETERMINED PRIOR TO ANY FLOOR, GLASS OR MILLWORK INSTALLATION RELEASED FOR PRODUCTION/INSTALLATION. ALL DIFFERENCES IN FLOOR LEVEL SHALL BE FEATHERED BY SLOPING FROM THE HIGHEST TO LOWEST POINTS IN ALL DIRECTIONS WITH LATICRETE OR OTHER APPROVED METHOD AT A RATE OF 1/8" IN 10' MAX. SLOPE. CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK
- ALL DIMENSIONS ARE TO THE FINISH FACE OF INTERIOR SURFACES, WHETHER EXISTING OR NEW. CONTRACTOR SHALL ACCOUNT FOR ALL WALL FINISH THICKNESSES AS SCHEDULED TO ACHIEVE DIMENSIONS IN ROOMS AND SPACES. CONTRACTOR SHALL COORDINATE THESE ELEMENTS PRIOR TO WALL FRAMING
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE THAT OCCURS TO THE EXISTING BUILDING, OTHER FLOOR AREAS AND TENANT SPACE CAUSED BY THE NEW CONSTRUCTION
- ALL CONSTRUCTION DELIVERIES ARE TO BE COORDINATED WITH THE BUILDING MANAGEMENT.
- CONTRACTOR SHALL COORDINATE AND ARRANGE USE OF TOILET FACILITIES WITH BUILDING MANAGER AT A PRE-CONSTRUCTION MEETING
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE OWNER.
- ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACEMENT LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING THEIR BID.
- WHERE CONFLICTS EXIST OR VARIANCES EXIST BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, THE ARRANGEMENT OF BETTER QUALITY, GREATER QUANTITY, AND HIGHER COST SHALL BE INCLUDED IN THE BID PRICE. THE ARCHITECT WILL HAVE FINAL DECISION REGARDING ITEM AND MANNER IN WHICH WORK SHALL BE INSTALLED.
- CONTRACTOR SHALL PROVIDE ARCHITECT WITH ELECTRONIC SUBMITTALS, SHOP DRAWINGS, CUT SHEETS, AND/OR FINISH SAMPLES FOR APPROVAL OF ALL OBTAINED MATERIALS (I.E. LIGHTING, MILLWORK, FINISHES, METAL WORK, FLOORING, ETC.) FOR REVIEW PRIOR TO ORDERING AND INSTALLATION
- ALL SHOP DRAWINGS, PRODUCT AND SYSTEM SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR REVIEW. IF RECEIVED WITHOUT CONTRACTOR REVIEW AND APPROVAL, THE SHOP, DRAWING AND/OR PRODUCT SUBMITTAL SHALL BE RETURNED WITHOUT REVIEW BY THE ARCHITECT.
- ALL SPRINKLER HEADS, DOWN LIGHTS, SPEAKERS, SMOKE DETECTORS AND ALL OTHER DEVICES, IF AND WHERE REQUIRED, SHALL BE LOCATED CENTERED ON CEILING TILES
- THERE SHALL BE NO POWER, LOW VOLTAGE, AUDIO VISUAL AND/OR SECURITY BOXES LOCATED BACK TO BACK WITHIN A SINGLE WALL. CONTRACTOR SHALL STAGGER ACCORDINGLY
- SUPPORT WIRES FOR CEILINGS, SOFFITS, ETC. SHALL NOT BE CONNECTED TO ANY MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING, ETC.
- ALL FINISHES SHALL MEET THE REQUIREMENTS OF FPFC 8TH EDITION NFPA 101 2021 EDITION SECTION 10.1 FOR FLAME SPREAD AND SMOKE GENERATION
- ALL DETAILS, SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.
- THE CONTRACTOR SHALL COORDINATE ALL INSPECTIONS BY BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.
- ALL FURNITURE, TENANT VENDOR, SUBCONTRACTOR, ETC. SCOPE OF WORK (LOW VOLTAGE, AUDIO VISUAL, SECURITY, MUSIC, PROJECT SPECIALTY EQUIPMENT, ETC.) SHALL BE PROVIDED BY TENANT. CONTRACTOR SHALL COORDINATE WITH TENANT OR TENANT VENDORS DURING CONSTRUCTION ACTIVITIES IN ORDER TO AVOID ANY REWORK IN FIELD ACTIVITIES ONCE THESE ARE PERFORMED
- CONTRACTOR SHALL COORDINATE WITH BUILDING MANAGEMENT ALL LOCATIONS WHERE FLOOR CUTTING IS TO OCCUR. ALL LOCATIONS SHALL BE SUBJECT TO X-RAY VERIFICATION TO AVOID STRUCTURAL DAMAGE TO THE FLOOR SLAB. ALL WORK INVOLVING INSTALLATION OF POKE THROUGH ASSEMBLIES SHALL BE CLOSELY COORDINATED WITH BUILDING MANAGEMENT TO AVOID CAUSING INCONVENIENCE TO THE TENANTS ON THE LOWER FLOOR. THIS WORK SHALL BE COMPLETED DURING OFF HOURS OR WEEKEND AS SUGGESTED BY THE BUILDING MANAGEMENT. CONTRACTOR SHALL ADVISE IF ANY CORE DRILL WILL ADVERSELY AFFECT TENANT BELOW

Symbols Legend



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Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182
Sign & Seal: Angel Lopez
State of Florida: AR 103182

ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct.
Miami Lakes, FL 33016

CLIENT

DATE 06/17/26

Revision

PROJECT # 26009

GENERAL
NOTES AND
INFORMATION

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