

GENERAL NOTES

- THE TERMS "CONSTRUCTION CONTRACTOR", "GENERAL CONTRACTOR", "G.C." AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING. THE ARCHITECT AND OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS, THAT WOULD INTERFERE WITH THE SATISFACTORY EXECUTION OF DESIGN AND/OR COMPLETION OF THE WORK, PRIOR TO THE START OF ANY AND ALL WORK.
- GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIARIZED WITH THE DRAWINGS & SPECIFICATIONS AND WITH THE CONDITIONS AT THE PLACE WHERE THE WORK IS TO BE PERFORMED. FOR DISTRIBUTING THE APPROPRIATE DOCUMENTS TO THE SUBCONTRACTORS IN ORDER TO COORDINATE WITH OTHER TRADES AFFECTING THEIR WORK.
- G.C. SHALL PROVIDE ALL THE REQUIRED DOCUMENTS AND CERTIFICATES OF INSPECTION AND SHALL PERFORM ALL THE CONTROLLED INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT.
- THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE OWNER FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL AN AUTHORIZATION TO PROCEED, SIGNED BY THE OWNER IS RETURNED TO THE GENERAL CONTRACTOR.
- DRAWINGS ARE NOT TO BE SCALED UNLESS PERMITTED BY THE ARCHITECT. DIMENSIONS SHALL GOVERN.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIALS, UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE A DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH MATERIALS TO FACE OF FINISH MATERIALS.
- ALL WORK SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND ALL MATERIAL USED IN THE EXECUTION OF THE WORK SHALL BE NEW AND OF THE BEST QUALITY OF THE TYPE SPECIFIED.
- NO SUBSTITUTIONS OF SPECIFIED MATERIAL SHALL BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER & ARCHITECT. THE OWNER & ARCHITECT WILL CONSIDER MATERIAL OR PRODUCT CHANGE REQUESTS ON AN INDIVIDUAL BASIS. GENERAL CONTRACTOR SHALL COORDINATE ALL PARTS AND COMPONENTS IN RELATION TO THE PROPOSED SUBSTITUTION IN ORDER TO MAINTAIN THE DESIGN INTENT. CONTRACTOR SHALL SUBMIT SAMPLES AND DATA SHEETS FOR WRITTEN REVIEW BY THE OWNER & ARCHITECT PRIOR TO THE PROCUREMENT OF ANY SUCH MATERIAL OR PRODUCT.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
- WHERE C.M.U. ARE INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- THE USE OF FIRE RETARDANT TREATED WOOD IS PROHIBITED. PRESSURE TREATED WOOD SHALL BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).
- CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, TELEVISIONS, SHELVES, BATHROOM FIXTURES, FHA GRAB BARS AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ANY OTHER DISCIPLINE PART OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS PRIOR TO THE START OF WORK. THE OMISSIONS OF ANY REQUIRED ACCESS PANELS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS. ALL DOORS & ACCESS PANELS IN RATED ELEMENTS SHALL HAVE THE SAME FIRE RATING.
- THE GENERAL CONTRACTOR SHALL BE AWARE THAT SPECIFIED FIRE RATED SEPARATIONS WITHIN THE BUILDING CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATION OF MATERIALS WITHIN FIRE RATED ASSEMBLIES ARE CALLED OUT FOR ON DRAWINGS FOR THE PURPOSE OF ACHIEVING THOSE FIRE SEPARATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ANY CHANGE IN MATERIAL THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ANY OF ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRES FIRE RATED ASSEMBLY.
- GENERAL CONTRACTOR SHALL COORDINATE WITH MEP & FP SUBCONTRACTORS ACCESS PANEL LOCATIONS TO MAINTAIN THE REFLECTED CEILING LAYOUTS DESIGN INTENT AND SUBMIT ANY ACCESS PANEL PROPOSED ALTERNATE LOCATION PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS WHERE APPLICABLE
- ALL SHOP DRAWINGS AND DATA SHEETS MARKED "REVIEWED" BY THE ARCHITECT ARE FOR VERIFICATION OF ADHERENCE TO THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, ERRORS AND OMISSIONS ON REVIEWED SHOP DRAWINGS.
- CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A.C. GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN, OWNER, AND ARCHITECT.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL HAVE A TRANSITIONAL COMPONENT (REVEAL, REGLET, CAULK, ECT.) TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS AND TYPE WITH OWNER AND ARCHITECT.
- ALL PIPING SHALL BE SLEEVED THROUGH SLAB. CONTRACTOR SHALL FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. FIRE STOPPING MATERIAL.
- CONTRACTOR TO PROVIDE A SAFETY PLAN PRIOR TO START OF CONSTRUCTION TO CLEARLY DELINEATE AREAS FOR CONSTRUCTION, SAFETY BARRIERS, EXITS, CONSTRUCTION TRAFFIC DURING THE VARIOUS PHASES AND WHEN PROJECTED SCHEDULE CONDITIONS WILL CHANGE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS THROUGHOUT CONSTRUCTION PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS, MILLWORK, LIGHT FIXTURES MECHANICAL EQUIPMENT, ETC 24. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO MAINTAIN HARMONY AMONG ALL TRADES AND AVOID ANY LABOR DISPUTE THAT MAY CAUSE A DELAY IN COMPLETING THE WORK. ANY DAMAGES TO THE BUILDING OR TO THE WORK RESULTING FROM LABOR DISPUTE, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOORS, WINDOWS, SLIDING GLASS DOORS, STORE FRONT, METAL LOUVERS, METAL AND GLASS RAILINGS, STAIR RAILINGS & HANDRAILS, CANOPY, TRELLIS, FLOOD PROOF PANELS, MAIL BOXES, ELEVATORS, CLADDING AND ANY OTHER ITEM AS REQUIRED BY THE FLORIDA BUILDING CODE OR ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION IN THE PROJECT OR BY OWNER.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT FOR REVIEW AFTER THEY HAVE BEEN REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK, AND IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN THE CONTRACT DOCUMENTS.
- ALL SHOP DRAWINGS REQUIRING VERIFICATION OF AS BUILT DIMENSIONS OR CONDITIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT.
- SHOP DRAWINGS DETERMINED TO BE INCOMPLETE OR LACKING SUFFICIENT INFORMATION FOR REVIEW WILL BE RETURNED TO THE GENERAL CONTRACTOR PRIOR TO ARCHITECTS REVIEW. ANY SHOP DRAWING REQUIRING MORE THAN 3 REVIEWS BY THE ARCHITECT WILL REQUIRE AN ADDITIONAL SERVICE TO THE GENERAL CONTRACTOR BASED ON REALIZATION ARCHITECTS STANDARD HOURLY RATE.
- GENERAL CONTRACTOR SHALL SUBMIT ALL REQUIRED SHOP DRAWINGS REQUIRING APPROVAL TO THE CITY, PRIVATE PROVIDER, COUNTY OR MUNICIPALITY HAVING JURISDICTION.
- WHERE THE TERM OR "APPROVED EQUAL" IS USED IN THE PLANS OR SPECIFICATIONS IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE OWNER AND ARCHITECT AND SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL. ACTUAL SAMPLES OF THE SUBSTITUTIONS SHALL ALSO BE SUBMITTED TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- THIRD PARTY INSPECTIONS AND LABORATORY TESTING AS REQUIRED BY F.B.C. OR BY OWNER AGREEMENT SHALL BE COORDINATED THRU GENERAL CONTRACTOR AS AN INTEGRAL PART OF THE CONSTRUCTION SCHEDULE.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR, AT THEIR OWN EXPENSE; THE SERVICES OF

APPROVED TESTING LABORATORIES OR AGENCIES REQUIRED FOR TESTS AND INSPECTIONS OF ALL FIRE STOPPING MATERIALS AND CONSTRUCTION METHODS SUBJECT TO CONTROLLED INSPECTIONS AS REQUIRED BY THE FLORIDA BUILDING CODE AND/OR ANY OTHER APPLICABLE AGENCY.

- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY ITS SUBCONTRACTORS AND VENDORS.
- THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE REQUIRED TO ATTEND PROJECT MEETINGS AT THE PROJECT SITE WHEN REQUIRED BY THE OWNER AND ARCHITECT. GENERAL CONTRACTOR SHALL MAINTAIN RECORDS AND PREPARE MEETING MINUTES OF SUCH MEETINGS.
- THE GENERAL CONTRACTOR SHALL ARRANGE FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES AND CONTROLS AS REQUIRED FOR THE PROPER AND TIMELY EXECUTION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEATHER, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSUFFICIENT PROTECTION.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS.
- CONTRACTOR MUST NOTIFY IN WRITING IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.
- CONTRACTOR SHALL NOTIFY FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS. FAILURE TO REQUEST CLARIFICATION DURING THE BIDDING PROCESS WILL IMPLY THAT THE BID AMOUNT SUBMITTED BY THE GENERAL CONTRACTOR IS BASED ON THE MOST STRINGENT REQUIREMENT.
- CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP.
- DISCREPANCIES, SHALL BE BROUGHT TO OWNER AND ARCHITECTS ATTENTION IN WRITING:
 - SHOULD A DISCREPANCY OR CONFLICT BE DISCOVERED IN THE CONTRACT DOCUMENTS; THE STRICTER REQUIREMENTS SHALL APPLY.
 - THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE OWNER AND ARCHITECT PRIOR TO SUBMITTING A BID, OTHERWISE THE ARCHITECTS INTERPRETATION SHALL BE FINAL.
 - ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ARCHITECT AT ONCE BEFORE PROCEEDINGS.
 - DRAWINGS ARE NOT TO BE SCALED.
- CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS OR AS BUILT SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. AT A MINIMUM, SHOP DRAWINGS SHALL BE PROVIDED AS FOLLOWS: ONE (1) SET TO THE OWNER, ONE (1) SET TO EACH OF THE APPLICABLE DESIGN PROFESSIONALS, AND THE REQUIRED NUMBER (#) OF SETS TO THE APPLICABLE A.H.J (CITY, PRIVATE PROVIDER, COUNTY, OR OTHER GOVERNING AGENCY. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
- ANY DAMAGE TO EXISTING STRUCTURE DURING THE CONSTRUCTION OF THE NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
- AS PER FLORIDA BUILDING CODE (2020) 7TH EDITION, SECTION 1816, CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES. A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
- UNLESS OTHERWISE NOTED ALL EXPOSED C.M.U. WALLS SHALL USE STRIKE BLOCK JOINT.
- CONTRACTOR SHALL COMPLY WITH ALL OSHA STANDARDS AND APPLICABLE REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER, ARCHITECT, AND INTERIOR DESIGNER FOR ALL INTERIOR PRODUCTS, MATERIAL SPECIFICATIONS, AND FINISH SPECIFICATIONS.
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING, PURSUANT TO FBCB 703.7.
- ALL SPACES WITHIN BUILDING INTENDED FOR HUMAN OCCUPANCY WILL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE - HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68° F. PER 2020 FLORIDA BUILDING CODE (7TH EDITION) SECTION 1204 TEMPERATURE CONTROL.
- ALL EXTERIOR WINDOWS, DOORS, GLASS, AND GLAZING MUST COMPLY WITH PROVISIONS OF THE 2020 F.B.C. (7TH EDITION) CHAPTER 2411 HIGH VELOCITY HURRICANE ZONE. CONTRACTOR TO SUBMIT APPROVED N.O.A. AND SHOP DRAWINGS FOR OWNER AND ARCHITECT REVIEW. GLAZING TO COMPLY WITH 16 CFR 1201, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS AND MEET ALL CRITERIA FOR LARGE AND SMALL MISSILE IMPACT RESISTANT GLAZING.
- PROVIDE CATEGORY II SAFETY GLAZING AT ALL LOCATIONS, EXCEPT FOR GLAZING IN STORM DOORS AND OTHER THAN STORM DOORS 9 SF OR LESS IN AREA AND WHICH ARE NOT WITHIN 2 FT OF ANOTHER GLAZED OPENING AND/OR WHICH ARE MORE THAN 60" A.F.F.(REFER TO F.B.C. 2020 CHAPTER 2406 OF FOR ADDITIONAL REQUIREMENTS)
- ALL INTERIOR WINDOWS AND GLAZING @ RATED CORRIDORS (WHERE APPLICABLE) SHALL BE 45MIN LAMINATED FIRE-RATED AND IMPACT SAFETY-RATED GLAZING MATERIAL.
- ALL SHOP DRAWINGS FOR MATERIALS/ PRODUCTS USED FOR THE BUILDING ENVELOPE SHALL HAVE A VALID MIAMI-DADE N.O.A. OR EQUIVALENT FLORIDA PRODUCT APPROVAL.
- SUBMITTALS & REQUESTS FOR INFORMATION (RFI)
 - G.C. TO TRANSMIT ALL SUBMITTALS AND RFI'S FOR REVIEW, DISTRIBUTION, AND APPROVAL BY ARCHITECT AND/ OR APPROPRIATE DISCIPLINE AS REQUIRED.
 - G.C. TO TRANSMIT USING ARCHITECT SPECIFIED GUIDELINES INCLUDING, BUT NOT LIMITED TO: GENERAL FORMATTING, SUBMISSION AND REVIEW PROCESSES, NAMING, NUMBERING, AND SEQUENCING IN ACCORDNACE WITH THE REALIZATION ARCHITECTS PROJECT DOCUMENT MANAGEMENT GUIDELINES TO BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNAGE

- GENERAL CONTRACTOR SHALL CONSULT AND/OR EMPLOY A SPECIALIZED SIGNAGE EXPERT AND/OR SUB-CONTRACTOR TO HANDLE THE SIGNAGE REQUIREMENTS FOR THE PROJECT. CONTRACTOR SHALL PROVIDE FOR ARCHITECTS REVIEW AND APPROVAL SIGNAGE MATERIAL SPECIFICATIONS AND APPLICABLE SHOP-DRAWINGS PRIOR TO PURCHASING AND/OR INSTALLATIONS.
- ALL SIGNAGE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 11-4.30, 1009.5.3 OF THE FLORIDA BUILDING CODE.

INTERIOR NOTES

A. GENERAL REQUIREMENTS:

- DISAGREEMENT OF INCONGRUITY: WHERE OBSERVED DISAGREEMENT OCCURS BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT ITSELF, SUBMIT NOTICE OF THE DISCREPANCY AND SUGGESTION TO AMEND IN PROPOSAL. SUBSEQUENTLY, THE OPTION OF BETTER QUALITY, GREATER QUANTITY OR HIGHER COST SHALL BE INCLUDED IN THE BID.
- CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY AT THE SITE OR STRUCTURE ALL NECESSARY DIMENSIONS AND CONDITIONS PERTAINING TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK UNDER HIS CONTRACT, INCLUDING FAULTY OR IMPROPER WORK BY APPROVED (BY CONSULTANTS) SUBCONTRACTORS. THE CONTRACTOR SHALL PROSECUTE THE WORK AND GIVE HIS ATTENTION AND SUPERVISION. UNTIL WORK IS COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DELAYS CAUSED BY THE NEGLECT OF HIMSELF OR THOSE UNDER HIM BY CONTRACT OR OTHERWISE.
- PERMITS AND CERTIFICATES: THE MILLWORK CONTRACTOR SHALL GIVE ALL NOTICES REQUIRED BY LAW AND COMPLY WITH ALL LAWS, ORDINANCES, FIRE CODES AND REGULATIONS BY PROPER AUTHORITIES HAVING JURISDICTION ON THE WORK AS DRAWN AND SPECIFIED. THE MILLWORKER SHALL OBTAIN AND PAY FOR, AS REQUIRED, ALL INSPECTION AND/ OR ACCEPTANCE OF COMPLETION CERTIFICATES AS ARE REQUIRED BY ANY AGENCIES INVOLVED AND DELIVER TO OWNER.
- ERRORS, AMBIGUITIES AND OMISSIONS: ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO ARCHITECT FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS OTHERWISE CLEARLY PREDETERMINED, NO ADDITIONAL ALLOWANCES WILL BE MADE IN THE MILLWORK CONTRACTORS FAVOR BECAUSE OF ERRORS, AMBIGUITIES AND RB OMISSIONS, WHICH SHOULD REASONABLY HAVE BEEN DISCOVERED BY HIM DURING PREPARATION OF BID ESTIMATE AND DIRECTED TO THE ATTENTION OF STA AND/OR AGENT IN A TIMELY MANNER.
- CHANGES IN WORK: AUTHORIZED DESIGN CHANGES SHALL BE BY WRITTEN CHANGE ORDER BY THE CONSULTANT (AFTER CONTRACT IS LET), PRIOR TO CONTRACT BEING LET, CHANGES SHALL BE ADDENDUM ONLY.
- GUARANTEES: ALL FURNISHINGS, HARDWARE AND EQUIPMENT FURNISHED BY THE MILLWORK CONTRACTOR SHALL BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP, MATERIAL, INSTALLATION. REPAIRS OF SUCH DURING THE FIRST YEAR AND AFTER FINAL COMPLETION AND ACCEPTANCE OF THE INSTALLATION WILL BE MADE BY MILLWORKER AT HIS OWN EXPENSE, AND WITHOUT CHARGE TO THE OWNER. ALL SUCH REPAIRS AND REPLACEMENTS SHALL BE MADE AT A TIME SATISFACTORY TO THE OWNER.
- IDENTIFICATION: ALL UNITS SHALL BE LABELED , TAGGED OR OTHERWISE IDENTIFIED WITH THEIR ASSIGNED NUMBER AND LOCATION AS FOLLOWS: SAMPLE: ROOM TYPE (# -) MILLWORK # (M-XX).
- MATERIALS, WORKMANSHIP AND CONSTRUCTION: MATERIALS USED IN THE FABRICATION OF THIS WORK SHALL BE NEW AND THE BEST GRADE OBTAINABLE OF THEIR PARTICULAR TYPES. THE METHOD OF CONSTRUCTION, FRAMING, JOINTING, FITTING, FASTENING AND FINISHING SHALL BE OF THE HIGHEST STANDARD. WOOD PARTS, EXCLUDING VENEERS, SHALL BE KILN DRIED HARDWOOD, SPECIES TO MATCH SPECIFIED VENEERS. ALL SPECIES SHALL CONFORM TO A UNIFORM FINISH AND COLOR. ALL WOOD SHALL BE UNIFORMLY KILN-DRIED TO A MOISTURE CONTENT OF A PERCENTAGE GENERALLY ACCEPTABLE IN THE AREA OF USE, AS DETERMINED BY OVEN DRY WEIGHT DEPENDENT UPON THE MANUFACTURERS BEST COMMERCIAL PRACTICE. A MOISTURE CONTENT RANGE OF 5-8% ON ALL LUMBER PRODUCTS USED IN MANUFACTURING IS GENERALLY CONSIDERED ACCEPTABLE FOR ALL BUT UNUSUAL AREA CONDITIONS. THE WOOD SHOULD BE HELD IN PROPERLY CONTROLLED, WARM, DRY STORAGE AREA AFTER KILN-DRYING, FOR SUFFICIENT PERIOD OF TIME TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE AMONG THE INDIVIDUAL PIECES.
- TOLERANCES: WHERE TOLERANCES ARE NOT SPECIFIED FOR COMPONENTS, THE FOLLOWING TOLERANCES WILL BE PERMITTED
 - OVERALL DIMENSION MAY HAVE A PLUS/ MINUS TOLERANCE OF 1/4" .
 - DIMENSION OF ANY SOLID WOOD PART: PLUS/ MINUS 1/16".
 - DIMENSION OF PLYWOOD PARTS: PLUS/ MINUS 1/16" FOR PLYWOOD: 3/16" OR THICKER.
- STANDARD OF WORK: ALL WORKMANSHIP SHALL BE OF THE HIGHEST GRADE FURNITURE AND CABINET WORK, AND SHALL CONTAIN ALL STRUCTURAL AND ARTISTIC DETAILS EXEMPLIFIED BY THE BEST STANDARD OF FURNITURE CRAFTSMANSHIP.
- ATTACHING DEVICES: WHERE NECESSARY AND AS INDICATED ON FURNITURE DRAWINGS, MILLWORK SHOP SHALL SUPPLY ALL HARDWARE ESSENTIAL TO THE PROPER INSTALLATION OF THE PIECE. (I.E.: CLEATS, BRACKETS, TOGGLE BOLTS, ETC.)

B. SHOP DRAWING REQUIREMENTS:

- SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL.
- PROVIDE LARGE SCALE PLANS, ELEVATIONS, SECTIONS, AND DETAILS CLEARLY NOTING ALL MATERIALS & THICKNESS.
- CLEARLY LOCATE AND IDENTIFY ALL EXPOSED RUNNING JOINTS WHICH OCCUR IN THE FINISHED WORK. THESE JOINTS SHALL BE SUBJECT TO THE ARCHITECTS ACCEPTANCE OR REJECTION.
- SUBMIT COMPLETE SCHEDULE AND SAMPLES OF CABINETRY HARDWARE AND FINISH WOOD VENEERS.
- PRODUCT LITERATURE: SUBMIT CATALOG CUTS AND DATA SHEETS FOR EACH ITEM OF HARDWARE NOTING SIZES, CHARACTER AND FINISH.
- CLEARLY NOTE RELATED WORK PROVIDED BY OTHER TRADES.

C. SAMPLE REQUIREMENTS

- SUBMIT (2) SAMPLES OF EACH SPECIES OF MILLWORK WOOD (FINISH, CUT OR GRAIN PATTERN) FOR ARCHITECTURAL GROUP ACCEPTANCE. ALONG WITH EACH SAMPLE, INCLUDE A DESCRIPTION OF WHAT OR WHERE IT IS TO BE USED. SUBMIT SAMPLES IN THE FOLLOWING FORMAT:
 - FOR STANDING & RUNNING MILLWORK TRIM - EACH SAMPLE TO BE 12" LONG SECTION OF A TYPICAL SECTION PROFILE, APPLY STAIN OR PAINT FINISH TO HALF THE LENGTH.
 - FINISH WOOD VENEER, PAINT OR STAIN ON PLYWOOD - EACH SAMPLE TO BE 24" LONG X NOMINAL PANEL WIDTH, APPLY VENEER, STAIN OR PAINT TO ONE HALF OF THE PLYWOOD SAMPLE (INCLUDING THE RETURN EDGES)

D. PRODUCT DELIVERY, STORAGE & HANDLING

- DO NOT DELIVER FINISHED MILLWORK MATERIALS TO THE JOBSITE, UNTIL THE INTERIORS ARE DRIED-IN AND TOTALLY AIR-CONDITIONED.
- PROTECT FINISH MILLWORK MATERIALS DURING TRANSIT, DELIVERY, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING AND DETERIORATION.
- IN ADDITION, ALL PAINTING, WET WORK, GRINDING AND SIMILAR OPERATIONS WHICH COULD DAMAGE, SOIL OR DETERIORATE MILLWORK MUST BE COMPLETED IN THE AREAS OF THE INSTALLATION.
- IF, DUE TO UNFORESEEN CIRCUMSTANCES, THE MILLWORK MATERIAL HAS TO BE STORED IN AREAS OTHER THAN THE INSTALLATION AREAS, THESE AREAS MUST COMPLY WITH MILLWORK ON-SITE STORAGE REQUIREMENTS.
- TAKE NECESSARY PRECAUTION TO PROTECT WOOD FROM DAMAGE AFTER IT HAS BEEN INSTALLED. FINISH MILLWORK SURFACES EXPOSED TO VIEW WHICH BECOME DAMAGED IN ANY WAY (IE: SCRATCHED, ABRASIDED) SHALL BE REMOVED AND REPLACED.

E. FABRICATION REQUIREMENTS

- BUILD / ASSEMBLE ALL MILLWORK PIECES, IN THE LARGEST PRACTICAL TRANSPORTABLE SECTIONS AT THE CABINET MANUFACTURING PLANT. COMPLETE ALL MILLWORK JOINERY AT THE PLANT. FIELD ASSEMBLY WILL NOT BE PERMITTED.
- MILLWORK FABRICATIONS SHALL CONFORM TO APPROVED SHOP SUBMITTALS. EXPOSED FASTENERS ARE NOT ACCEPTABLE. FASTENERS IN EXPOSED SURFACES SHALL BE CONCEALED IE: COUNTERSUNK, PUTTIED, SANDED AND FINISHED TO MATCH ADJOINING SURFACES.
- RUNNING JOINTS:
 - MUST NOT BE NOTICABLE.
 - CONTINUOUS SURFACES MUST BE LEVEL OR IN THE SAME PLANE & ALIGN.
- COVER EXPOSED SURFACES, AND EDGES WITH HARDWOOD VENEER IN ACCORDANCE WITH THE SHOP DRAWINGS. WOOD VENEER SURFACES NOT EXPOSED TO VIEW SHALL HAVE A CONTINUOUS WOOD VENEER BACKING. EXPOSED FASTENERS IN THE FINISHED WORK WILL NOT BE PERMITTED.
- WOOD VENEER SHALL CONFORM TO SIZES AND PROFILES NOTED. MITER ALL VERTICAL OUTSIDE CORNERS. AT CORE AREA COUNTERTOPS, HORIZONTAL WOOD VENEER TO RUN PAST EDGE OF VERTICAL.
- WOOD OR PLASTIC LAMINATE VENEER ON SHELVING, WHERE SPECIFIED, SHALL BE APPLIED TO ALL SURFACES

F. CABINETRY LIGHTING

- TYPICAL FURNITURE LIGHT FIXTURES LOCATIONS INCLUDE:
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MILLWORK LIGHTING WITH MILLWORK SHOP.
 - NECESSARY GROMMETS TO BE FIELD COORDINATED AS REQUIRED.

G. MATERIALS AND HARDWARE

- CORE/SUBSTRATE MATERIAL TO RECEIVE HARDWOOD VENEERS SHALL BE THE FOLLOWING:
 - CUSTOM GRADE PLYWOOD TO BE USED AS SUBSTRATE FOR ALL WOOD VENEERS AND SHALL CONFORM TO AWI-400A QUALITY STANDARDS.
 - PREMIUM GRADE PLYWOOD TO BE USED AS SUBSTRATE FOR HARDWOOD VENEERS AND ALL TRANSPARENT STAIN & PAINT FINISH WORK AND SHALL CONFORM TO AWI-400A QUALITY STANDARDS.
- FACE VENEERS SHALL BE OF THE WOOD SPECIFIED, GRADE I FLAT CUT. ALL FACE VENEERS IN ONE PANEL SHALL MATCH IN COLOR AND GRAIN TO PRESENT A UNIFORM APPEARANCE. THIS REQUIREMENT APPLIES TO ALL PANELED SURFACES WHICH ARE IN PLAIN VIEW OF USE AND, IN ADDITION, THE BACK OF THE DESK, TOP SIDE OF SHELVES AND VARIOUS OTHER VISIBLE COMPARTMENTS AND SURFACES.
- DRAWERS FRONTS TO BE OF 3/4" SOLID LUMBER CORE, UNLESS OTHERWISE NOTED. DRAWER SIDES TO BE 1 1/2" THICK AND BOTTOMS 1 1/4". DOVETAIL DRAWER FRONTS TO DRAWER SIDES WITH DRAWER BOTTOMS FULLY DADOED TO SIDES AND FACE. DRAWER CAPACITY:
 - DRAWERS: 4'-8" HIGH - 75 LBS. CAPACITY
 - DRAWERS: 9"HIGH OR MORE - 100 LBS. CAPACITY
- DRAWER PULLS PER CABINETRY ELEVATIONS & DETAILS
- TYPICAL SELF-CLOSING HINGES
- DOOR/DRAWER SHOCK ABSORBER = HAFELE 356.11.410 (TYPICAL, THRU-OUT, BUT NOT INDICATED ON DRAWINGS, SHOW RECOMMENDED LOCATIONS ON SHOP DRAWING SUBMITTAL FOR ACCEPTANCE)

FOR DURABILITY AND EASE OF OPERATION, BALL BEARING ROLLERS ON A STEEL GUIDE SYSTEM WITH NYLON WHEELS AND STOPS PREFERRED WITH POSITIVE DRAWER STOPS REQUIRED AND ALL METAL PARTS CHANNEL FORMED FROM NOT LESS THAN 20 GAUGE (NORMAL THICKNESS 0.0359 INCH) STEEL. THIS GUIDE CHANNEL AND DRAWER SLIDE SHOULD INSURE THE DRAWER DOES NOT DROP EXCESSIVELY WHEN OPENED.

IF WOOD IS USED , THE GUIDE CHANNEL MAY BE ROUTED FROM THE DRAWER SIDE PANELS AND THE DRAWER SLIDE FASTENED IN SUCH A MANNER AS TO PROTRUDE SUFFICIENTLY TO MAKE CONTACT AND BE ACCEPTED BY THE ROUTING. IF THE SIDE GUIDE IS SURFACE MOUNTED ON THE DRAWER SIDE PANELS, IT SHOULD INTERLOCK WITH THE DRAWER SLIDE IN SUCH A MANNER AS TO PREVENT THE DRAWER FROM DROPPING EXCESSIVELY WHEN OPENED.

H. FINISH

- THE COLOR OF THE FINISH SHALL MATCH SAMPLES THAT WILL BE SUPPLIED BY PURCHASING AGENT. ALL EXPOSED SURFACES SHALL BE FINISHED AND SANDED. ALL CORNERS AND EDGES EASED AND THOROUGHLY CLEANED AND FINISHED AS HEREIN SPECIFIED. WHEN SPECIFIED BY THE INTERIOR DESIGNER, THE FINISH SHALL MATCH THE SAMPLE FOR COLOR AND OPEN PORE APPEARANCE. THE INTERIOR OF THE COMPARTMENTS SHALL BE STAINED AND GIVEN A COAT OF SEALER.

PROCEDURE FOR CLEAR WOOD FINISH ON OPEN PORE WOOD:

- SAP STAIN TO EQUALIZE WOOD COLOR.
 - APPLY SELECTED COLORANT TO WOOD TO PRODUCE COLOR SPECIFIED
 - WASH COAT WITH ADHESIVE SEALER
 - SCUFF SAND, USING FINENESS OF SANDPAPER GRIT NEEDED TO PRODUCE PROPER SURFACE.
 - FILL TO DEGREE NECESSARY TO MATCH SAMPLE
 - SEAL WITH ADHESIVE TYPE SEALER
 - SAND, USING FINENESS OF SANDPAPER GRIT NEEDED, TO GIVE A PROPER SURFACE
 - SHADE TO TIE IN COLOR VARIATION, IF NECESSARY. NOTE: STEP "H" MAY BE PERFORMED AFTER OPERATION "E"
 - RUB, STEEL WOOL, WAX OR POLISH, IF REQUIRED
 - UNEXPOSED PARTS AND SURFACES ALL UNEXPOSED INCLUDING THE UNDERSIDE OF THE TOP DRAWER , INTERIOR AND EXTERIOR SURFACES, DRAWER BEARER SECTIONS AND DRAWER GUIDES SHALL BE MACHINED SMOOTH AND CLEANED. AFTER FURNITURE HAS BEEN FINISHED, THE ABOVE PARTS SHALL BE TREATED BY EITHER METHOD I OR METHOD II AS SPECIFIED BELOW:
- A. METHOD I - CHEMICAL TREATMENT:
THESE SURFACES SHALL BE GIVEN A MOISTURE RETARDING AND LUBRICATING TREATMENT. THE ENTIRE SURFACE OF THE UNEXPOSED PARTS OF THE DRAWER SHALL BE SUBMERGED IN THE MOISTURE RETARDING SOLUTION FOR NOT LESS THAN THREE (3) MINUTES. THE DRAWERS SHALL BE ALLOWED TO DRAIN BEFORE INSERTING INTO THE FURNITURE CASES AND ALL SURPLUS SOLUTION SHALL BE THOROUGHLY WIPED FROM FINISHED SURFACES TO INSURE A CLEAN, SMOOTH FINISH AND FREE SLIDING DRAWER OPERATION.
ALTERNATIVELY, THE SOLUTION MAY BE APPLIED BY SPRAYING A HEAVY WET COAT, THEN OVEN DRY FOR NOT LESS THAN THIRTY (30) MINUTES, AT A TEMPERATURE OF NOT LESS THAN 120 DEGREES.
- B. METHOD II - SEALER:
THESE ENTIRE SURFACES SHALL RECEIVE ONE COAT OF SEALER. THE DRAWER GUIDES SHALL BE RUBBED WITH PARAFFIN OR DIPPED IN A WAX SOLUTION (HISTRAND CHEMICAL S-116 DRAWER WAX OR EQUAL).



1701 PONCE DE LEON | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

JUAN ROSELLO
5125 SW 98 CT
MIAMI, FL 33165

CONSULTANTS:

ATRIUM
CONSULTING ENGINEERS
390 W 33RD ST.
HALEAH, FL 33012
ATRIUM.INFO@ATRIUMENGINEERS.COM
786.991.7299

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