



ILLUSTRATION 5-5 (URBAN CENTER TRANSECT ZONE T5)		
<u>BUILDING DISPOSITION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>LOT OCCUPATION</u>		
a. LOT AREA	1200 s.f. - 40,000 s.f.	8,715 SF.
b. LOT WIDTH	16 ft. / 50 ft. MIN.	75 FT MIN.
c. LOT COVERAGE	80% MAX.	2346 SF.
d. FLOOR LOT RATIO (FLR)	N/A	N/A
e. FRONTAGE AT FRONT SETBACK	10% min.	N/A
f. GREEN SPACE	10% LOT AREA MIN.	1,662 SF. (18034 %)
g. DENSITY	65 DU/ACRE MAX.	N/A
<u>BUILDING SETBACK</u>		
a. PRINCIPAL FRONT	10 FT. MIN.	11'-2" (EXISTING)
b. SECONDARY FRONT	10 FT. MIN.	N/A
c. SIDE	0	5'-8" (EAST)
d. REAR	0	38'-1" (WEST)
		17'-9"
<u>OUTBUILDING SETBACK (T3 L ONLY)</u>		
a. PRINCIPAL FRONT	N/A	N/A
b. SECONDARY FRONT	N/A	N/A
c. SIDE	N/A	N/A
d. REAR	N/A	N/A
<u>BUILDING CONFIGURATION</u>		
<u>PRIVATE FRONTAGES</u>		
a. COMMON LAWN	PROHIBITED	N/A
b. PORCH & FENCE	PROHIBITED	N/A
c. TERRACE OR L.G.	PROHIBITED	N/A
d. FORECOURT	PERMITTED	N/A
e. STOOP	PERMITTED	STOOP
f. SHOPFRONT	PERMITTED (T5 L, T5 O)	N/A
g. GALLERY	PERMITTED	N/A
h. ARCADE	PERMITTED	N/A
<u>BUILDING HEIGHT</u>		
a. PRINCIPAL BUILDING	2 STORIES MIN. 5 STORIES MAX.	1 STORY
b. OUTBUILDING	N/A	N/A
c. BENEFIT HEIGHT ABUTTING T6, T5 & T4 ONLY	1 STORY MAX.	1 STORY
<u>THOROUGHFARES</u>		
a. HW & RR	PROHIBITED	N/A
b. BV	PERMITTED	STOOP
c. SR	PROHIBITED	N/A
d. RS	PROHIBITED	N/A
e. SS & AV	PERMITTED	N/A
f. CS & AV	PERMITTED	N/A
g. REAR LANE	PROHIBITED	N/A
h. REAR ALLEY	PERMITTED	N/A
i. PATH	PROHIBITED	N/A
j. PASSAGE	PERMITTED	N/A
k. BICYCLE PATH	PERMITTED	N/A
l. BICYCLE LANE	PERMITTED	N/A
m. BICYCLE ROUTE	PERMITTED	N/A
n. SHARROW	PERMITTED	N/A
o. PRIORITY BICYCLE ROUTE	PERMITTED	N/A
<u>PARKING (ARTICLE 4, TABLE 4)</u>		
COMMERCIAL	3 SPACES PER EVERY 1000 SF.	44'-1" FAÇADE WIDTH EXIST. TO REMAIN

## EXISTING CONSTRUCTION

- A. EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE PLANS REPRESENT ASSUMED CONDITIONS BASED ON EXISTING PLANS. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ALL EXISTING CONDITIONS.
- B. OWNER AND CONTRACTOR SHOULD BE AWARE THAT EXPOSED CONDITIONS MAY DIFFER FROM THOSE WHICH ARE CONCEALED BY FINISHES, OCCUR BELOW GRADE OR ARE SUBJECT TO CHANGES DUE TO TIME, ENVIRONMENT OR MODIF. BY OTHERS.
- C. ANY REMOVAL OR DEMOLITION OF EXISTING CONSTRUCTION REQUIRED TO EXECUTE THE WORK SHOWN IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
- D. EXISTING STRUCTURAL CONDITIONS INDICATED AS V.I.F. (VERIFY IN FIELD) REQUIRE THAT THE CONTRACTOR EITHER VERIFY THE PRESENCE OF SUCH CONDITIONS, PROVIDE NEW MATERIALS TO CREATE SUCH CONDITIONS, OR NOTIFY ARCHITECT OF CONFLICTING CONDITION.
- E. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE ARCHIT. WHERE VISUAL OBSERVATION OR DEMOLITION EXPOSES EXTG. CONDITIONS WHICH CONFLICT WITH THE CONSTRUCTION DOCUMENTS OR REVEAL DAMAGED OR DETERIORATED STRUCT. OR ARCHITECTURAL ELEMENTS THAT ARE TO REMAIN AS PART OF THE FINISHED PRODUCT.
- F. CONTRACTOR SHALL VERIFY CONDITION OF THE EXISTING FOOTINGS AND SHALL NOTIFY THE ARCHITECT AND OWNER REGARDING DAMAGED OR DETERIORATED CONDITIONS.
- G. CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- H. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY SHORING AND BRACING OF THE EXISTING STRUCTURE DURING CONSTRUCTION.
- J. REFER TO PLANS FOR REQUIRED DEMOLITION WORK.
- K. OWNER OR CONTRACTOR SHALL NOTIFY LOCAL GOVERNING AUTHORITY IF VISUAL INSPECTION OR DEMOLITION REVEALS THE PRESENCE OF HAZARDOUS MATERIALS IN ANY PART AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS PRODUCTS, PCB'S OR OTHER TOXIC SUBSTANCES.

### SITE KEY NOTES LEGEND

1	EXISTING ASPHALT PAVEMENT TO BE RE-SEALED AND RE-STRIPED AS SHOWN.
2	DIAGONAL STRIPING 3'-8" CLEAR OVER ASPHALT FOR ACCESSIBLE ROUTE. SEE SHEET A-2.
3	42" HIGH 2-LINE METAL GUARDRAIL TO RECEIVE PAINT, SUBMIT SHOP DRAWINGS.
4	PARALLEL PARKING STALL, SEE DETAIL ON SHEET A-11
5	HANDICAP PARKING STALL SIGN, SEE SHEET A-11.
6	SHADE DENOTES ACCESSIBLE ROUTE AND EGRESS PATH.

EXISTING CONDITIONS SHOWN ON THESE PLANS REPRESENT CONDITIONS REFLECTED ON EXISTING PLANS PROVIDED TO OUR OFFICE. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ACTUAL EXISTING CONDITIONS. JUAN J. FARACH ARCHITECT ASSUMES NO RESPONSIBILITY FOR EXISTING CONDITIONS AND ARE SHOWN ONLY FOR REFERENCE.

2. ANY AND ALL ITEMS REQUIRED TO FURNISH A COMPLETE CONSTRUCTION BUT NOT SPECIFICALLY SHOWN OR SPECIFIED ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE TO THE FLORIDA BUILDING CODE AND LOCAL ORDINANCES AND IN GOOD WORKMANLIKE MANNER.

3. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK.

4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE EXISTING BUILDING, BUILDING UTILITIES OR WORK NOT SPECIFICALLY SHOWN OR SPECIFIED ON THESE DRAWINGS.

5. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BUILDING PERMITS, INSURANCES, LICENSES, TAXES, ETC. REQUIRED TO PERFORM THE WORK OUTLINED IN THE DRAWINGS.

6. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

7. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE ALL THE WORK PERFORMED BY HIS FORCES AND BY SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION & VERIFICATION WITH OTHER TRADES TO ASSURE COMPLIANCE WITH THE APPROVED DRAWINGS.

8. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PRIOR TO COMMENCING THE WORK.

9. THE CONTRACTOR SHALL COORDINATE ALL PARKING, STORAGE, TRASH REMOVAL, ETC. WITH THE OWNER OR BUILDING MANAGER.

10. ABBREVIATIONS NOTED IN THE DRAWINGS OR SPECIFICATIONS ARE THOSE COMMONLY USED. THE ARCHITECT WILL DEFINE ANY ABBREVIATION QUESTIONED UPON REQUEST.

11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING, BRACING, SHORING, FIRE PREVENTION AND OTHER EQUIPMENT NECESSARY TO PROTECT THE SAFETY AND SECURITY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING FINISHES AND/OR ANY ITEMS DAMAGED DURING CONSTRUCTION TO MATCH THE ADJACENT EXISTING.

13. THE PLANS ARE NOT TO BE SCALED. THE PLANS AND DIAGRAMS SHOW RELATIVE LOCATIONS AND ACTUAL EXISTING LOCATIONS MAY VARY IN THE FIELD.

14. THE CONTRACTOR SHALL REVIEW EXISTING BUILDING SYSTEMS AND UTILITIES AS TO THEIR COMPLIANCE WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND NOTIFY THE ARCHITECT OF ANY NON-CONFORMING ITEMS FOUND.

15. SECTIONS AND DETAILS SHOWN TYPICAL ON THE PLANS MAY NOT BE SPECIFICALLY NOTED AT EACH APPLICABLE LOCATION. HOWEVER, THESE DETAILS MAY BE DISCREPANCY OR MAY BE REQUIRED IN MORE THAN ONE LOCATION.

16. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION SCHEDULES, PLANNED POWER OUTGOES, NIGHTTIME WORK, WEEKEND WORK AND WORK IN OTHER ADJACENT TENANT SPACES WITH THE OWNER PRIOR TO PERFORMING THE WORK.

17. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH ALL EQUIPMENT MANUALS AND WARRANTIES.

18. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL AT HIS OWN COST REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY THE WORK WHICH EXHIBITS DEFECTIVE DURABILITY OR DEFECTS. THE GUARANTEE, THE TERMS OF THE GUARANTEE AND OTHER SPECIFIC REQUIREMENTS MAY BE MODIFIED OR EXTENDED BY THE OWNER/CONTRACTOR AGREEMENT.

19. WHERE DISSIMILAR METALS COME IN CONTACT, THE CONTRACTOR SHALL PROVIDE PROPER INSULATION TO PREVENT GALVANIC OR ELECTROLYTIC ACTION AS WELL AS VIBRATION OR NOISE TRANSMISSION.

20. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS BUILT DRAWINGS INDICATING ALL FILED CHANGES, ADDITIONS OR DELETIONS MADE DURING CONSTRUCTION.

21. ALL DEMOLITION SHALL BE COORDINATED WITH THE OWNER PRIOR TO PERFORMING THE WORK.

22. ROOF PENETRATIONS, IF ANY, SHALL BE DONE BY LANDLORD'S ROOFER.

23. ALL NEW MATERIALS/EQUIPMENT SHALL HAVE UL (UNDERWRITER'S LABORATORY) APPROVED LABEL AS ACCEPTED BY LOCAL AUTHORITY.

24. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH THE UTILITY COMPANIES TO ASSURE THAT IT COMPLIES WITH THEIR REQUIREMENTS.

25. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES HAVING JURISDICTION AND WITH ALL REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE USED.

26. ANY SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO FABRICATION OR PURCHASING.

27. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED OR DEVIATIONS FROM THE APPROVED PLANS REQ. BEFORE PROCEEDING WITH THE WORK INVOLVED. COMMENCEMENT OF THE WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.

28. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS TO THE TRUE MEANING OF ANY PART OF THESE CONSTRUCTION DRAWINGS, BIDDER MUST REQUEST THE INFORMATION IN WRITING FROM THE ARCHITECT IMMEDIATELY PRIOR TO SUBMITTING BID.

29. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

30. ALL MATERIALS SHALL HAVE A MINIMUM CLASS 'C' FLAME SPREAD RATING, UNLESS OTHERWISE NOTED ON PLANS.

31. ALL NEW DRYWALL SHALL BE SMOOTH FINISH UNLESS OTHERWISE NOTED.

32. CONTRACTOR SHALL PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS DAMAGED OR AFFECTED NEW CONSTRUCTION. ALL FINISHES SHALL BE COORDINATED WITH THE TENANT.

33. ALL PRE-FABRICATED ITEMS THAT ARE COMPONENTS OF THESE TENANT IMPROVEMENTS SHALL COMPLY WITH DADE COUNTY PRODUCT CONTROL APPROVAL, IF APPLICABLE.

34. EXISTING CONDITIONS SHOWN ON THESE PLANS REPRESENT CONDITIONS REFLECTED ON EXISTING PLANS PROVIDED TO OUR OFFICE. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ACTUAL EXISTING CONDITIONS. JUAN J. FARACH ARCHITECT ASSUMES NO RESPONSIBILITY FOR EXISTING CONDITIONS AND ARE SHOWN ONLY FOR REFERENCE.

35. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK. ACTIVITIES, ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE PROMPTLY REPORTED TO THE ARCHITECT. THE CONTRACTOR'S COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.

36. THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. IT DOES NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT WILL BE REQUIRED TO BE REMOVED TO COMPLETE THE WORK.

37. THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALKTHRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR HIS STORAGE.

38. ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.

39. CONTRACTOR SHALL VERIFY ALL PLUMBING, MECH. AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.

DEMOLITION SHALL CONFORM TO THE FOLLOWING AS PER F.B.C.

## SECTION 3303 - DEMOLITION

3303.2 Pedestrian protection: The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter.

3303.3 Means of egress. A party wall balcony or horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.

3303.5 Water accumulation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

33036 Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the applicable governing authority.

## SECTION 3306 - PROTECTION OF PEDESTRIANS

3306] Protection required. Pedestrians shall be protected during construction, remodeling and demolition activities as required by FBC Chapter 3306 and Table 3306.1 (BELOW). Signs shall be provided to direct pedestrian traffic.

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

For SI: 1 foot = 304.8 mm

## SECTION 3307 PROTECTION OF ADJOINING PROPERTY

33071. Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.