

**GENERAL PROJECT NOTES**

1. WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND BULLETINS ISSUED BY THE ENGINEER.
2. WORK SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL CONSTRUCTION, SAFETY, ACCESSIBILITY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL DISCREPANCIES, VARIATIONS, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE ENGINEER.
3. THE CONTRACTOR SHALL COORDINATE, FILE, OBTAIN, AND PAY FEES FOR BUILDING DEPARTMENT AND OTHER AGENCY APPROVALS, PERMITS, AND INSPECTIONS. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE ENGINEER AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF COMPLETION.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK, DELIVERIES, AND STORAGE OF MATERIALS INCLUDING CLEARANCES, LOUD AND DISRUPTIVE NOISES, ACCESS TO THE PROPERTY, AND TIMING.
6. THE CONTRACT AREA SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ALL DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF ALL WORK.
8. DIMENSIONS ARE GIVEN AS GUIDES TO ESTABLISH THE LAYOUT WHICH IS BASED ON THE GIVEN CONFIGURATION AND FEATURES OF THE EXISTING STRUCTURE. THE CONTRACTOR MUST ASSURE PROPER FIT OF THE NEW WORK WITH PROPER RELATIONSHIP TO EXISTING FEATURES.
9. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
10. THE CONTRACTOR SHALL COORDINATE THE SCHEDULING OF CONSTRUCTION. SCHEDULE SHALL INDICATE THE PHASE DURING WHICH WORK BY OTHERS SHALL BE PERFORMED AND SHALL ALLOW SUFFICIENT TIME FOR THE WORK TO BE DONE EFFICIENTLY.
11. SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE REVIEWED. ANY REQUESTS FOR SUBSTITUTIONS SHALL BE CONSIDERED BY THE ENGINEER ONLY IF SHOWN TO BE ADVANTAGEOUS TO THE PROJECT. SUBMIT SUPPORTIVE INFORMATION FOR REVIEW.
12. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR THE COORDINATION OF WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
13. PROTECT PREMISES AND OCCUPANTS ON PROJECT SITE FROM DAMAGE WITH TEMPORARY PROTECTING COVERS AND BARRIERS, DUST PROOFING, AND SHORING, OR AS REQUIRED. REPAIR ANY DAMAGED IN KIND AT NO ADDITIONAL COST TO THE PARTY AFFECTED.
14. THE PROJECT SITE SHALL BE CLEANED AND DEBRIS REMOVED ON A DAILY BASIS.
15. AT SUBSTANTIAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER FOR THE ON-SITE PUNCH LIST WALK-THROUGH.

**SITE ILLUMINATION NOTE:**

PARKING AREA AND EXTERIOR WALKWAY SITE ILLUMINATION TO PROVIDE MIN. 1 FC IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017 CH-1006 AND MIAMI-DADE COUNTY CODE OF ORDINANCES SECT. 8C-3, AND CITY OF SOUTH MIAMI CODE OF ORDINANCES.

**ZONING LEGEND:**

EXISTING ZONING DISTRICT: "NR" NEIGHBORHOOD RETAIL DISTRICT  
 EXISTING LAND USE: EXISTING COMMERCIAL - RETAIL SALES  
 EXISTING OCCUPANCY: GROUP M1 MERCANTILE

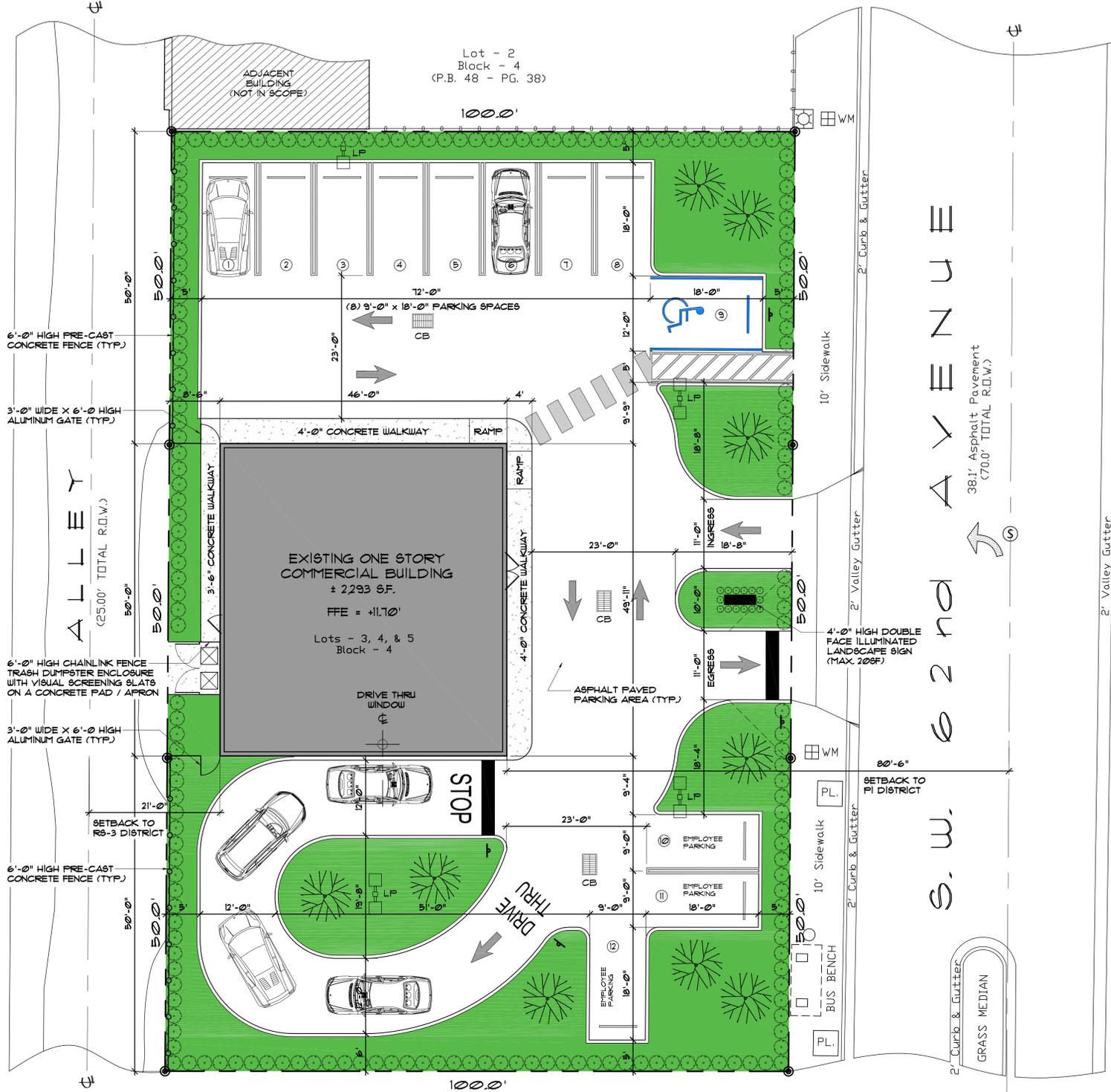
	REQUIRED	PROVIDED
LOT SIZE:	7,500 SF MIN.	15,000 SF ( .34 ACRES )
LOT FRONTAGE:	75 FT MIN.	150 FT
BUILDING SETBACK:		
FRONT	25'-0" MIN.	45'-0" (EXISTING)
REAR	15'-0" MIN.	8'-6" (EXISTING)
SIDE (INTERIOR)	N/A	50'-0" (EXISTING)
SIDE (STREET)	N/A	N/A
ADJ. RES. DIST	25'-0" MIN.	33'-6" (EXISTING)
BUILDING HEIGHT:		
STORIES	2 STORIES MAX.	1 STORY (EXISTING)
FEET	25'-0" MAX.	15'-6" (EXISTING)
BUILDING COVERAGE:	N/A	2293 SF ( 15% )
IMPERVIOUS AREA:	75% MAX. = 11,250 SF	60.5% = 9,065 SF
FLOOR AREA (FAR):	25 MAX. FAR = 3,750 SF	19% = 2,293 SF
PARKING: (1 PER 200 SF)	12 SPACES	12 SPACES (1) DISABLED SPACE (11) STANDARD SPACES
LAND USE SETBACK:		
TO RESIDENTIAL DIST.	300'-0" MIN.	21'-0" (EXISTING)
TO SCHOOL	500'-0" MIN.	80'-6" (EXISTING)

**LANDSCAPE TABULATION:**

	REQUIRED	PROVIDED
LAWN AREA: (TURF)	20% (3,000 SF)	24.2% (3,642 SF)
TREES: (22 PER ACRE)	8 TREES	9 TREES
SHRUBS: (10 PER TREE)	80 SHRUBS	238 SHRUBS

**LEGAL DESCRIPTION:**

LOTS 3, 4, 5, BLOCK-4, COCOPLUM TERRACE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
 LOTS 3 & 4 FOLIO NO: 03-4023-012-0350  
 LOT 5 FOLIO NO: 03-4023-012-0370



**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'-0"



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 &  
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SIGN AND SEAL:  
 DIONISIO F. TORRES, PE

SITE MODIFICATIONS & INTERIOR ALTERATIONS FOR:  
**MARCO DRUGS & COMPOUNDING**  
 6420 S.W. 62nd AVENUE  
 SOUTH MIAMI, FLORIDA 33143

REV	DATE	REMARKS

DRAWN BY: WD  
 CHECKED BY: DT  
 SCALE: AS NOTED  
 ISSUE DATE: 06/16/20  
 PROJECT No. 2020-0098  
 DRAWING No.

**A-1**