



CONSTRUCTION FLOOR PLAN
 1/4" = 1' 0"
LEGEND:
 [Blue Hatched Box] NEW WALLS WITH INSULATION
 [Red Line] REINFORCEMENT WALLS HEIGHT TBD
 [Blue Dotted Box] NEW FLOOR TILE (SEE FLOORING PLAN)

- SCOPE OF WORK:**
- CONSTRUCTION OF NEW WALLS WHERE INDICATED ON PLANS.
 - WALL REINFORCEMENT TO BE INSTALLED ON INDICATED AREAS.
 - NEW LIGHT FIXTURES INSTALLATION ACCORDING TO LIGHTING PLAN.
 - NEW CEILING, NEW CEILING FRAME AND NEW CURTAIN POCKETS WHERE INDICATED ON PLANS TO BE BUILT ACCORDING TO THE CEILING PLAN. PLEASE CONSIDER POWER INSIDE THE CURTAIN POCKETS WHERE INDICATED.
 - NEW DOORS, FRAMES AND CASINGS WHERE INDICATED ON PLANS. PREP THESE AREAS TO RECEIVE NEW DOORS (PLEASE CHECK DOOR SCHEDULE PLAN).
 - NEW BASEBOARD THROUGHOUT THE UNIT. (PLEASE CHECK FLOORING PLAN)
 - INSTALL NEW FLOOR THROUGHOUT THE UNIT. (PLEASE CHECK FLOORING PLAN)
 - INSTALLATION OF DOOR STOPPERS. 12 UNITS
 - POWDER ROOM - NEW INTEGRATED SINK + PEDESTAL BY OTHERS, NEW PEDESTAL REINFORCEMENT, NEW PLUMBING FIXTURES INSTALLATION, NEW ACCESSORIES REINFORCEMENT + INSTALLATION, NEW MIRROR BY OTHERS, NEW FLOOR MOUNTED TOILET INSTALLATION, NEW FLOOR AND WALL TREATMENT. (ACCORDING TO ELEVATIONS AND FLOORING PLAN).
 - GUEST BATHROOM - NEW WALL MOUNTED VANITY WITH SINK BY OTHERS, NEW ACCESSORIES REINFORCEMENT + INSTALLATION, NEW SHOWER ENCLOSURE BY OTHERS, NEW PLUMBING FIXTURES INSTALLATION, NEW MIRROR BY OTHERS, NEW FLOOR AND WALL COVERING. (ACCORDING TO ELEVATIONS AND FLOORING PLAN).
 - LAUNDRY - PREPARE ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING INSTALLATIONS FOR THE AREA BASED ON COMPANY DRAWINGS. NEW LAYOUT (CABINETS BY OTHERS, NEW APPLIANCES INSTALLATION, NEW FLOOR AND WALL TREATMENT. (ACCORDING TO ELEVATIONS AND FLOORING PLAN).
 - MASTER BATHROOM - NEW INTEGRATED SINK IN STONE TBD, NEW COUNTER + COUNTER REINFORCEMENT, NEW PLUMBING FIXTURES INSTALLATION, NEW ACCESSORIES REINFORCEMENT + INSTALLATION, NEW MIRROR BY OTHERS, NEW BATHTUB INSTALLATION, NEW BATHTUB PLATFORM, NEW SHOWER ENCLOSURE BY OTHERS, NEW FLOOR MOUNTED TOILET INSTALLATION, NEW FLOOR AND WALL TREATMENT. (ACCORDING TO ELEVATIONS AND FLOORING PLAN).
 - KITCHEN - PREPARE ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING INSTALLATIONS FOR THE KITCHEN AREA BASED ON KITCHEN COMPANY DRAWINGS. NEW KITCHEN LAYOUT (COUNTERTOP & BACKSLASH & ISLAND IN STONE TBD FABRICATION AND INSTALLATION, CABINETS, INCLUDE CABINETS REINFORCEMENT, NEW APPLIANCES, NEW FLOOR AND WALL TREATMENT, NEW DROP CEILING. (ACCORDING TO ELEVATIONS AND FLOORING PLAN).
 - HANDLING MATERIAL FROM CURBSIDE TO THE APARTMENT UNIT.
 - ADDITION OF OUTLETS ACCORDING TO PROPOSED OUTLET PLAN.
 - LED STRIP PROVIDED BY OTHERS TO BE INSTALLED ON MILLWORK BY GC ACCORDING TO LIGHTING PLAN.
 - ALL WALLS AND CEILING TO BE PAINTED TO MATCH APPROVED COLOR SAMPLES ACCORDING TO WALL AND CEILING FINISH PLAN.
 - PREPARE WALLS TO HAVE WALLPAPER INSTALLED ACCORDING TO WALL FINISH PLAN.
 - MAIN ENTRANCE DOOR TO BE REPLACED BY OTHERS. PLEASE SEE DOOR SCHEDULE.
 - PROVIDE AND INSTALL LINEAR A/C DIFFUSERS THROUGHOUT THE UNIT. (FRAMELESS DIFFUSERS ON COMMON AREAS).

PROJECT NAME:
 SNYDER RESIDENCE
ADDRESS:
 100 South Pointe Dr. Miami Beach, FL 33139.
 South Tower #3606
ALL THE DIMENSIONS MUST BE CHECKED ON SITE

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DESIGN/SOLUTIONS
 INTERIOR DESIGN & ARCHITECTURE

2900 SW 28th Terrace Unit 402 Miami, FL 33133
 TEL: 305.778.6860 / 786.391.1418
<https://ids-miami.com>

REV.	DESCRIPTION:	BY:	DATE:
R00	ORIGINAL DRAWING	ANDRE'S TEAM	08/15/2023
R01	OVERALL UPDATES	ANDRE'S TEAM	08/22/2023

DRAWING TITLE:
CONSTRUCTION FLOOR PLAN

DRAWN BY:
ANDRE'S TEAM

SCALE:
 1/4" = 1'-0"

SHEET NO:
I-104

DATE:
 October 11, 2023

PROJECT NO: