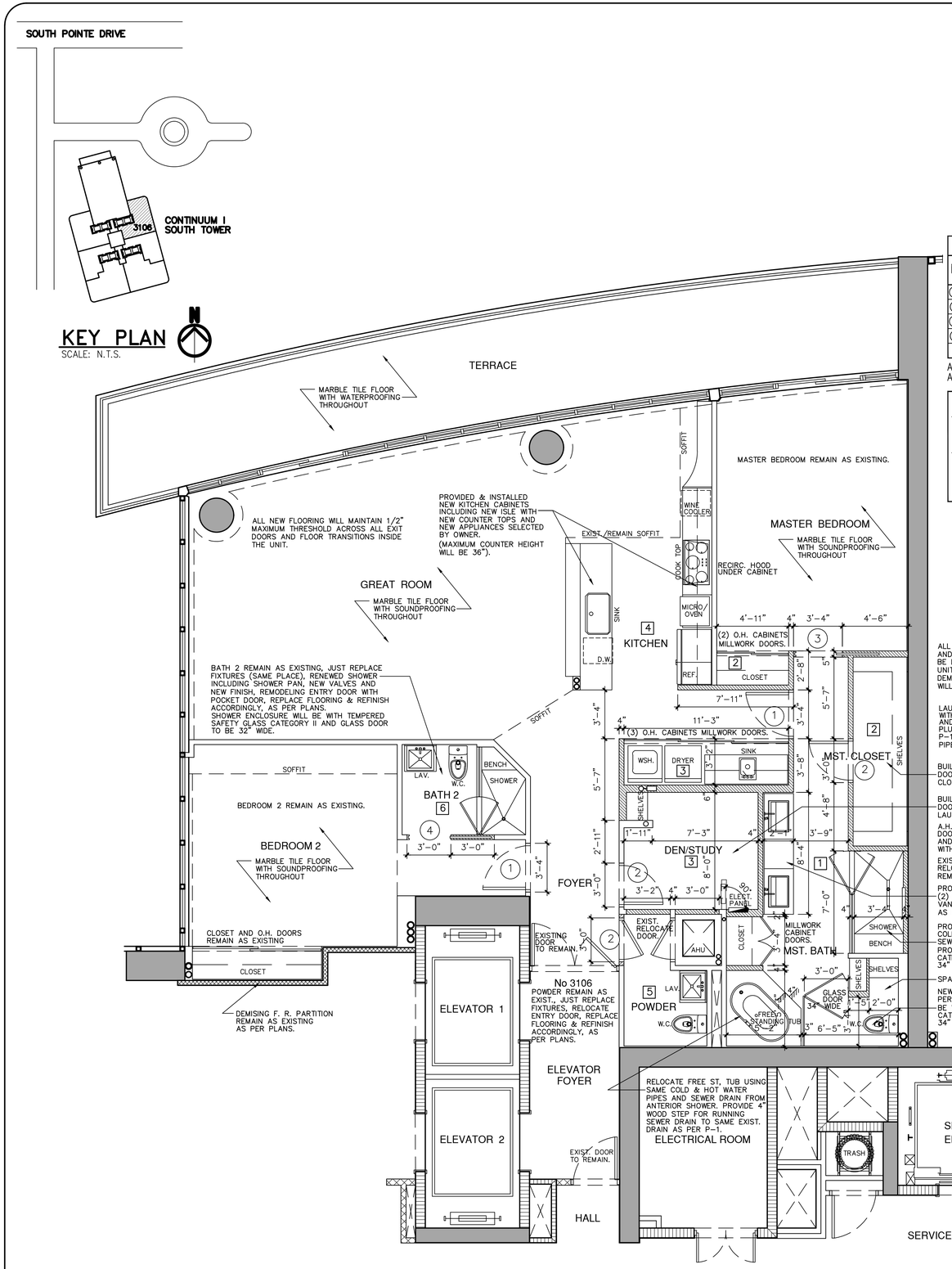

CONDO/UNIT 3106 PROPOSED FLOOR PLAN

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

ALL ENGINEERING WORK WITH PIPES AND/OR ELECTRICAL CABLES WILL BE DONE AT INTERIOR SIDE OF THE UNIT (INTERIOR PARTITIONS) AND ALL DEMISING F.R. WALLS OR PARTITIONS WILL REMAIN UNDISTURBED AS EXISTING.

LAUNDRY CLOSET WILL BE RENEWED WITH NEW WASHER/DRYER MACHINES AND NEW SINK AS SHOWN. RELOCATE PLUMBING PIPES AND DRAIN (SEE P-1) AND RELOCATE EXHAUST PIPE TO EXISTING PIPE (SEE M-1).

BUILD A NEW INTERIOR PARTITIONS & DOORS FOR CREATED NEW MASTER CLOSETS WITH CABINETS AS SHOWN.

BUILD A NEW INTERIOR PARTITIONS AND DOORS FOR CREATED DEN/STUDY AND LAUNDRY CLOSET WITH SINK AS SHOWN.

A.H.U. REMAIN AS EXISTING BUT THE DOOR WILL BE RELOCATE AS SHOWN AND EXISTING DOOR WILL BE CLOSED WITH SAME PARTITION AS PER PLANS.

EXISTING ELECTRIC PANEL WILL BE RELOCATE/ROTATED AS SHOWN AND REMAIN INSIDE DEN/STUDY AREA.

PROVIDED & INSTALLED (2) NEW/RELOCATED VANITY-LAVATORIES AS PER PLANS.

PROPOSED A NEW SHOWER USING COLD & HOT WATER PIPES AND SEWER DRAIN EXISTING AS PER P-1. PROVIDE TEMPERED SAFETY GLASS, CATEGORY II. GLASS DOOR TO BE 34" WIDE.

SPACE FOR EXISTING/REMOVED (CAPPED) BIDET.

NEW TOILET AT SAME LOCATION AS PER PLANS. GLASS ENCLOSURE WILL BE WITH TEMPERED SAFETY GLASS, CATEGORY II AND GLASS DOOR TO BE 34" WIDE.

LEGEND:

- EXISTING CONC. COLUMNS.
- EXISTING CONC. WALLS.
- EXISTING CONC. BLOCK WALLS.
- EXISTING PARTITIONS.
- PARTITIONS TO BE REMOVED.
- EXISTING FIRE RATED PARTITIONS.
- PROPOSED NEW PARTITIONS.

NOTE:

ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE DEMOLITIONS AND CONSTRUCTION PHASES.

NOTE:

PROVIDE 1" UNDERCUTTING ON NEW DOORS TO ACHIEVE PROPER RETURN AIR BALANCE AS PER FBC 2020, 7th EDITION, M601.6

DOOR SCHEDULE (INTERIOR)

No.	LOCATION	SIZE W	SIZE H	SIZE T	TYPE	MATERIAL	FINISH	THRES.	JAM	REMARKS
1	M. BEDROOM & BED. 2	36"	7'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
2	DEN/STUDY & POWDER	34"	7'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
3	MST. BEDROOM	36"	7'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
4	BATH 2	34"	7'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE

ALL EXISTING AND REPLACED NEW DOORS HAVE TO COMPLY WITH "FAIR HOUSING GUIDELINES" AND HAVE TO BE 32" MINIMUM CLEAR SPACE WHEN OPEN 90°.

NOTES:

- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS HAVE TO BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15" AND HAVE TO BE IN FULLY COMPLIANCE W/F.H.A.G. REQUIREMENT 5.
- PROVIDED BACKING REINFORCED IN BATHROOMS WALLS TO ALLOW FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS AND SHOWER STALLS AS PER DETAILS A & B ON SHEET A-3.
(CHECK IF THIS BACKING REINFORCING WAS PREVIOUSLY PROVIDED).

SOUNDPROOFING FOR DEMISING PARTITIONS

THE DEMISING PARTITIONS ARE EXISTING AND REMAIN THE SAME. ALL WORK WILL PERFORM AT INTERIOR SIDE ON ADJACENT PARTITION. JUST IN CASE THAT DEMISING PARTITION HAS A DAMAGED OR MOLD, THE SOUNDPROOFING THAT WILL BE USED IS ROCKWOOL SAFE'nSOUND (ASTM C665) WITH STC = 52.

NOTE:

ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION NFPA 101 Chapter 10.2.

ADDITIONAL NOTES:

- ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION.
- THE CONDO UNIT WILL NOT BE OCCUPIED DURING INTERIOR RENOVATIONS WORK.
- THE DESIGNATED EGRESS AREAS WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
- DURING THE DEMOLITION AND CONST. PROCESS, ALL DEMO/NEW MATERIALS SHALL BE STORED TO VERIFY ITS LOCATION DOES NOT OBSTRUCT THE EXISTING EGRESS PADS.
- THE BALCONY GUARDRAIL WILL REMAIN 42" MINIMUM ABOVE THE FLOOR FINISH AS EXISTING. SEE DETAIL ON THIS SHEET.
- ALL NEW FLOORING WILL MAINTAIN 1/2" MAXIMUM THRESHOLD ACROSS ALL EXIT DOORS AND FLOOR TRANSITIONS INSIDE THE UNIT.

NOTE:

IF ANY FIRE RATED WALLS, PARTITIONS OR DEMISING WALLS ARE DISTURBED DURING RENOVATION OR DEMOLITION WORK, THEY WILL BE REPAIRED TO MAINTAIN THEIR ORIGINAL FIRE RATED. SEE DETAILS ON A-3.

SOUNDPROOFING WHISPER MAT® CS

FOR SOUND CONTROL AND CRACK ISOLATION.
8" Conc. Slab W/Ceiling Assembly:
SOUND TRANSMISSION CLASS STC= 72 dB
IMPACT INSULATION CLASS IIC= 72 dB

WATERPROOFING VULKEM® 350NF BY TREMCO INC.

WATERPROOFING REQUIRED AT BALCONIES AREA.
NOA No 17-0406.02

GENERAL NOTES:

THE INTERIOR REMODELING AND RENOVATIONS DO NOT INCLUDING ANY WORK ON COMMON AREAS OR EXIT DOORS OR CORRIDOR THAT'S WILL REMAINS UNDISTURBED AND HAS NOT ANY MODIFICATIONS.

NO MODIFICATIONS TO EXISTING DRYWALL DEMISING PARTITIONS OR TO FRAMING IN EXISTING DRYWALL DEMISING PARTITIONS TYPICAL. BUILD OUT NEW PARTITIONS AS NECESSARY TO ACCOMMODATE NEW PLUMBING LINES.

THE DEMISING PARTITIONS THAT SEPARATE TWO UNITS CANNOT BE MODIFIED OR PENETRATED IN ANY WAY.

ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) ARE TO COMPLY WITH FBC, BUILDING, CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.

SCOPE OF WORK

INTERIOR REMODELING & RENOVATION LEVEL II
FLORIDA BUILDING CODE 2020 7th. EDITION

1 MASTER BATHROOM AREA

- REMOVE EXISTING F. S. TUB AND KEEP THE PIPES FOR RELOCATE SHOWER.
- BUILD A NEW SHOWER W/SHOWER PAN. USING EXIST. PIPES AS PER P-1.
- ENCLOSED NEW SHOWER WITH GLASS WALL W/DOOR AS PER A-2.
- GLASS HAVE TO BE SAFETY, TEMPERED, CATEGORY II. DOOR HAS 32" WIDE.
- REMOVE EXISTING VANITY/LAVATORIES FOR RELOCATION AS PER SHEETS A-2 AND P-1.
- BUILD NEW A WOOD STEP FLOOR 4" FOR RUNNING PIPES FOR F.S. TUB.
- PROVIDE AND INSTALL F. S. TUB WITH SAME PIPES ON EXIST. SHOWER.
- PROVIDE AND INSTALL NEW TOILET AT SAME LOCATION.

2 MASTER CLOSETS AREA

- REMOVE EXISTING PARTITIONS, DOORS & CABINETS AT WALK-IN-CLOSETS AND BUILD NEW PARTITIONS FOR NEW LAYOUT AS PER A-2.
- PROVIDE A NEW CLOSET CABINETS AS SELECTED BY OWNER.

3 DEN/STUDY & LAUNDRY AREA

- REMOVE EXISTING PARTITIONS & DOORS FOR NEW LAYOUT THAT INCLUDE NEW DEN/STUDY AND LAUNDRY CLOSET W/SINK AS PER A-2.
- EXISTING WASHER & DRYER WILL BE REMOVED AND RELOCATED USING THE SAME EXISTING SEWER & WATER LINES AS PER A-2 AND P-1.
- EXISTING AIR HANDLER UNIT MACHINE REMAIN AT SAME LOCATION BUT DOOR WILL BE RELOCATE AS PER A-2 AND M-1.
- EXISTING ELECTRIC PANEL WILL BE RELOCATE/ROTATE AS SHOWN.

4 KITCHEN

- REMOVE EXISTING PARTITIONS, KITCHEN CABINETS AND FIXTURES FOR KITCHEN RENEWAL AND REMODELING AS PER PLANS.

5 POWDER

- POWDER ROOM REMAIN AS EXISTING BUT WILL BE RENEWED WITH NEW PLUMBING FIXTURES AT SAME LOCATIONS AS PER PLANS.

6 BATH 2

- BATH 2 REMAIN AS EXISTING, JUST REPLACE FIXTURES (SAME PLACE), RENEWED SHOWER INCLUDING SHOWER PAN, NEW VALVES AND NEW FINISH. REMODELING ENTRY DOOR WITH POCKET DOOR, REPLACE FLOORING AND REFINISH ACCORDINGLY, AS PER PLANS.
- SHOWER ENCLOSURE WILL BE TEMPERED SAFETY GLASS CATEGORY II AND GLASS DOOR TO BE 32" WIDE.

GENERAL REMODELING

- PROVIDE AND INSTALL INTERIOR MARBLE TILE FLOOR WITH APPROVED SOUND-PROOFING THROUGHOUT.
- PROVIDE AND INSTALL EXTERIOR MARBLE TILE FLOOR WITH APPROVED WATERPROOFING AT ALL TERRACE AREA.
- PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.
- ALL DOORS WILL BE NEW OR RENEWED AS SELECTED BY DESIGNER/OWNER.
- THE CEILING INCLUDING SOFFITS ARE EXISTING AND REMAIN THE SAME.
- THE EXISTING FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
- THE EXISTING AIR CONDITIONING SYSTEM REMAIN THE SAME (SEE M-1).

WORKED AREA:

KITCHEN RENOVATIONS & REMODELING:
10'-6" by 14'-9" = 154.9 SQ.FT.

MASTER BATH & MASTER CLOSET REMODELING:
12'-6" by 27'-0" = 337.5 SQ.FT.

DEN/STUDY & LAUNDRY REMODELING:
10'-0" by 12'-0" = 120.0 SQ.FT.

TOTAL WORKED AREA: 612.4 SQ.FT.
(THE OTHER AREAS REMAIN AS EXISTING).

NOTES:

1.- THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME FIRE SPRINKLER HEAD RELOCATIONS AS PER PLANS.
2.- THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
3.- THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
4.- THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME BUT INCLUDED SOME DUCTS/GRILLES MODIFICATIONS AS PER M-1.

NOTE:

ON ALL REMODELING AND RENOVATIONS, FIRE WALLS AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT FIRE CODES.

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REGISTERED ENGINEER NO. 32578
STATE OF FLORIDA CA#: 29796

DATE

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INTERIOR REMODELING and FINISHING on CONTINUUM SOUTH TOWER No 3106
for: Steven and Judy Michaelson
100 South Pointe Drive No 3106,
Miami Beach, FL. 33139

JOB No. 2022/05 ROD

STARTED: 07/15/22

COMPLETED: 08/12/22

REVISION

No.	DESCRIPTION	DATE:

A-2

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