- 1. EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURER'S SPECIFICATIONS, AND GENERALLY ACCEPTED CONSTRUCTION STANDARDS.
- 2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL INSPECT THE SITE AND EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID SUBMISSION. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF WORK REQUIRED BASED ON A FULL INSPECTION OF THE SITE.

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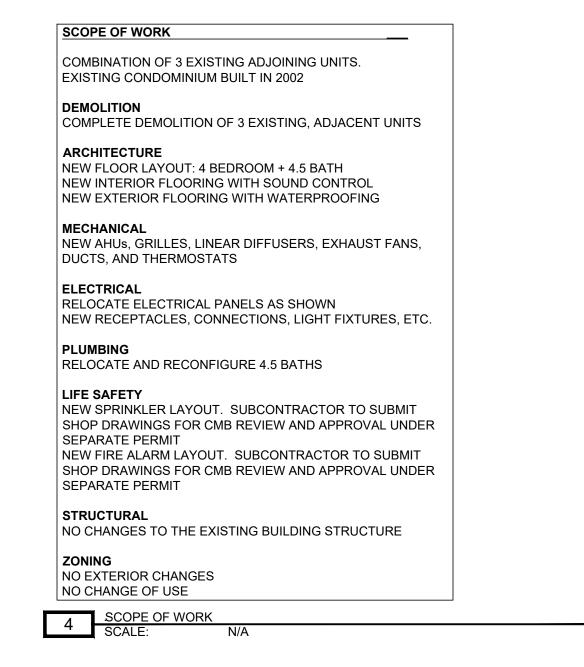
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- 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
- 4. NO MODIFICATIONS ALLOWED TO THE STRUCTURAL ELEMENTS, THE LIFE SAFETY ELEMENTS, OR THE BUILDING INFRASTRUCTURE, UNLESS SPECIFICALLY NOTED ON THE PLANS AND APPROVED BY AUTHORITIES WITH JURISDICTION OVER THE PROJECT. NOTIFY THE ARCHITECT IN CASE OF ANY DISCREPANCIES BETWEEN THE DEMOLITION PLANS AND THE CONDITIONS FOUND IN THE FIELD.
- 5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS
- ANY CHANGES IN CONTRACTOR'S SCOPE OF WORK AND COMPENSATION SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO START OF RELATED WORK.
- 7. PROVIDE BACKING IN FHA BATH PER REQUIREMENT 6 OF THE FHA CODE BOOK, IN CASE OF FUTURE INSTALLATION OF GRAB BARS.
- 8. ALL SWITCHES, LIGHTS, OUTLETS, ETC. TO BE LUTRON MAESTRO, UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE FOR COLORS. SAVE ALL FACEPLATES, SWITCHES, DIMMERS, RECEPTACLES, ETC. FROM DEMOLITION.
- 9. DEMISING WALLS TO REMAIN AS EXISTING, U.O.N.
 10. ADD BLOCKING AS NEEDED AT ALL PARTITION
- MOUNTED PLUMBING, SHELVING, MILLWORK, ETC. 11. ALL NEW PARTITIONS TO BE TYPE WT-1, UNLESS OTHERWISE NOTED.
- 12. VAPOR INSULATION FOIL AROUND ALL CMU AND CONCRETE WALLS WITH DRYWALL FINISH -TYPICAL. R5.1 MINIMUM
- GENERAL CONTRACTOR TO FIRE CAULK (2-HR RATED) AND SEAL ALL SLAB OPENINGS AND DEMISING WALL OPENINGS.
- 14. REFER TO OWNER/INTERIOR DESIGNER SPECIFICATION OF ALL FINISHES. GENERAL CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES TO OWNER FOR FINAL APPROVAL BEFORE INSTALLATION.
- 15. DOORS: 15.1. ALL NEW DOORS TO PROVIDE MINIMUM 2'-8"x6'-8" CLEAR PASSAGE WHEN OPEN. REFER TO DOOR SCHEDULE FOR SIZES
- 15.2. (CLOSETS AND BATHROOMS) NFPA 101 1994 CHAPTER-21 (21-2,4,3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
 15.3. (21-2.4.4) EVERY BATHROOM DOOR LOCK
- SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM OUTSIDE IN AN EMERGENCY.
- 15.4. THE EGRESS DOOR TYPE OF LOCK OR LATCH MUST COMPLY W/FBC R311.4.4.
- 16. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF ALL LOW-VOLTAGE, AUDIO/VIDEO, TELEPHONE, AND INFORMATION TECHNOLOGY WIRING & EQUIPMENT. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF SHADES AND CURTAINS, WHETHER MOTORIZED OR MANUAL.
- 17. ALL KITCHEN APPLIANCES TO HAVE 30"x48" CLEAR SPACE CENTERED IN FRONT. FHA BATHROOM SHOWER AND LAVATORY TO HAVE 30"x48" CLEAR SPACE CENTERED IN FRONT. FHA BATHROOM WC TO HAVE 48"x56" CLEAR SPACE AROUND.
- 18. ALL PLUMBING FIXTURES TO MEET APPLICABLE UL, ANSI, AND ASTM STANDARDS. FIXTURES OR THEIR SPECIFICATIONS MUST SHOW SEAL FROM ANY OF THESE AGENCIES.
- 19. PROVIDE SHOP DRAWINGS OF ALL MILLWORK, STONEWORK, AND GLASSWORK FOR ARCHITECT'S AND/OR INTERIOR DESIGNER'S APPROVAL PRIOR TO FABRICATION.
- 20. GENERAL CONTRACTOR TO INSTALL ALL KITCHEN AND BATHROOM ACCESSORIES, PLUS DOORSTOPS
 21. ALL NEW GLASS PANELS (TYPICAL):
- 21.1. TO BE CATEGORY II SAFETY GLASS
- 21.2. TO BE LOW-LEAD "STARFIRE" GLASS
- 21.3. TO HAVE MAX $\frac{1}{8}$ " GAP AT PERIMETER OF SWING DOOR
- 21.4. TO HAVE SEALS AND DOOR SWEEP AT SHOWER DOOR21.5. PER FBC EXISTING BUILDINGS, CHP. 502.3
- GLAZING IN HAZARDOUS LOCATIONS: REPLACEMENT GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH THE SAFETY GLAZING REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING OR FLORIDA
- BUILDING CODE, RESIDENTIAL AS APPLICABLE 22. NEW FLOORING AT BALCONIES (WHERE APPLICABLE):
- 22.1. INSTALL WATERPROOFING OVER EXISTING CONCRETE SLAB. GENERAL CONTRACTOR TO DOCUMENT & PHOTOGRAPH APPLICATION PRIOR TO INSTALLATION OF MUDSET AND FLOOR TILES.
- 22.1. EXISTING GUARDRAIL TO REMAIN AT 42" AFF MIN. AFTER INSTALLATION OF NEW FLOOR TILE
 23. ELECTRICIAN TO SUPPLY TRANSFORMERS, CONNECTIONS, AND ACCESS PANELS FOR PRE-WIRED MILLWORK FIXTURES, AS NECESSARY. COORDINATE LOCATION WITH MILLWORK SHOP DRAWINGS AND I.D. DRAWINGS
- 24. INTERIOR FINISHES TO COMPLY WITH FLAME SPREAD REQUIREMENTS OF FBC, BUILDING 602.125. GENERAL CONTRACTOR TO VERIFY THE LOCATION
- OF BUILDING'S PLUMBING STACKS AND HVAC SHAFTS AFTER DEMOLITION AND NOTIFY ARCHITECT AND I.D. OF ANY DEVIATION FROM PLANS.
- 26. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF RECEPTACLES, J-BOXES, WATER CONNECTIONS, ACCESS PANELS, ETC. AT ALL AREAS RECEIVING CABINETRY AND CUSTOM MILLWORK, I.E. KITCHEN, BATHROOMS, ENTERTAINMENT CENTERS, ETC. REFER TO I.D. DRAWINGS AND SHOP DRAWINGS.
- 5 <u>GENERAL NOTES</u> SCALE: N/A



DRAWING NUMBER		01-Mar-24
		BID
A0	LOCATION PROJECT DATA DRAWINGS INDEX	1
A1.1	EXISTING / DEMOLITION FLOOR PLAN	
A1.2	EXISTING REFLECTED CEILING PLAN	
A2.1	PROPOSED FLOOR PLAN	
A2.2	PROPOSED REFLECTED CEILING PLAN	
A3.0	WALL TYPES DETAILS	
A3.1	DOOR SCHEDULE DETAILS	
A3.2	FIRE STOP DETAILS	1
A3.3	CONSTRUCTION DETAILS DETAILS	1
E1	LEGEND NOTES	1
E2	POWER PLAN	
E3	LIGHTING PLAN	
E4	PANEL SCHEDULES RISER DIAGRAM DETAILS NOTES	1
FS1	FIRE SAFETY	
LS1	LIFE SAFETY	
M1	MECHANICAL PLAN	
M2	SCHEDULES DETAILS NOTES	1
P1	PLUMBING PLAN	
P2	SCHEDULES NOTES	1
P3	PLUMBING ISOMETRICS	

3 INDEX OF DRAWINGS SCALE:

INTERIOR ALTERATION OF EXISTING CONDOMINIUM BUILT IN 2002

SEE SCOPE OF WORK ON THIS PAGE

- LEVEL II ALTERATION PER FBC EXISTING BUILDING CHP. 603.1
- LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

PER FFPC, 8TH EDITION, CHP. 43.1.1, REHABILITATION WORK ON THIS EXISTING BUILDING SHALL BE CLASSISFIED AS: (3) MODIFICATION

CODES IN EFFECT: 2023 FLORIDA BUILDING CODE, 8th EDITION, EXISTING BUILDING FLORIDA FIRE PREVENTION CODE, 8th EDITION, NFPA 101

UNIT AREA: AREA OF DEMOLITION: AREA OF RENOVATION: AREA OF NEW FLOORING:

4,157 SF (1,591 SF + 1,201 SF + 1,365 SF) 4,157 SF 4,157 SF 3,742 SF INTERIOR + 440 SF EXTERIOR

OCCUPANCY:

BUILDING TYPE

R-2 RESIDENTIAL

THIS BUILDING HAS A FULLY FUNCTIONAL SPRINKLER SYSTEM THIS BUILDING HAS A FULLY FUNCTIONAL FIRE ALARM SYSTEM

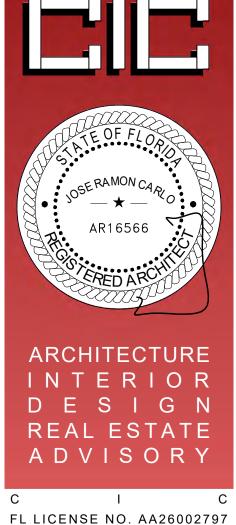


P R I V A T E RESIDENCE

CONTINUUM SOUTH TOWER 100 SOUTH POINTE DRIVE UNIT 1001 MIAMI BEACH, FL 33139 BID SET FEBRUARY 10, 2024







 FL LICENSE NO. AA26002797

 J O S E R . C A R L O

 FL LICENSE NO.: AR-16566

 11 ISLAND AVENUE, #2105

 MIAMI BEACH, FL

 33139

 (3 0 5)
 4 9 0 - 0 4 9 3

 JCARLO@CIC-ARCHITECTURE.COM

MEP ENGINEER: MARCOS MISRAHI, P.E. FLLICENSENO.: P.E.56887

1 9 4 3 1 N E 1 9 P L A C E NORTH MIAMI BEACH, FL 33179

TEL. (305) 527-3220



 PROJECT :
 2205

 DATE :
 SEPTEMBER 30, 2023

 FILE :
 1001/02/03 PERMIT 230915

 REV.
 DESCRIPTION
 DATE

