

LEGEND

EXISTING CONSTRUCTION TO REMAIN
(DEMISING WALLS, COLUMNS)

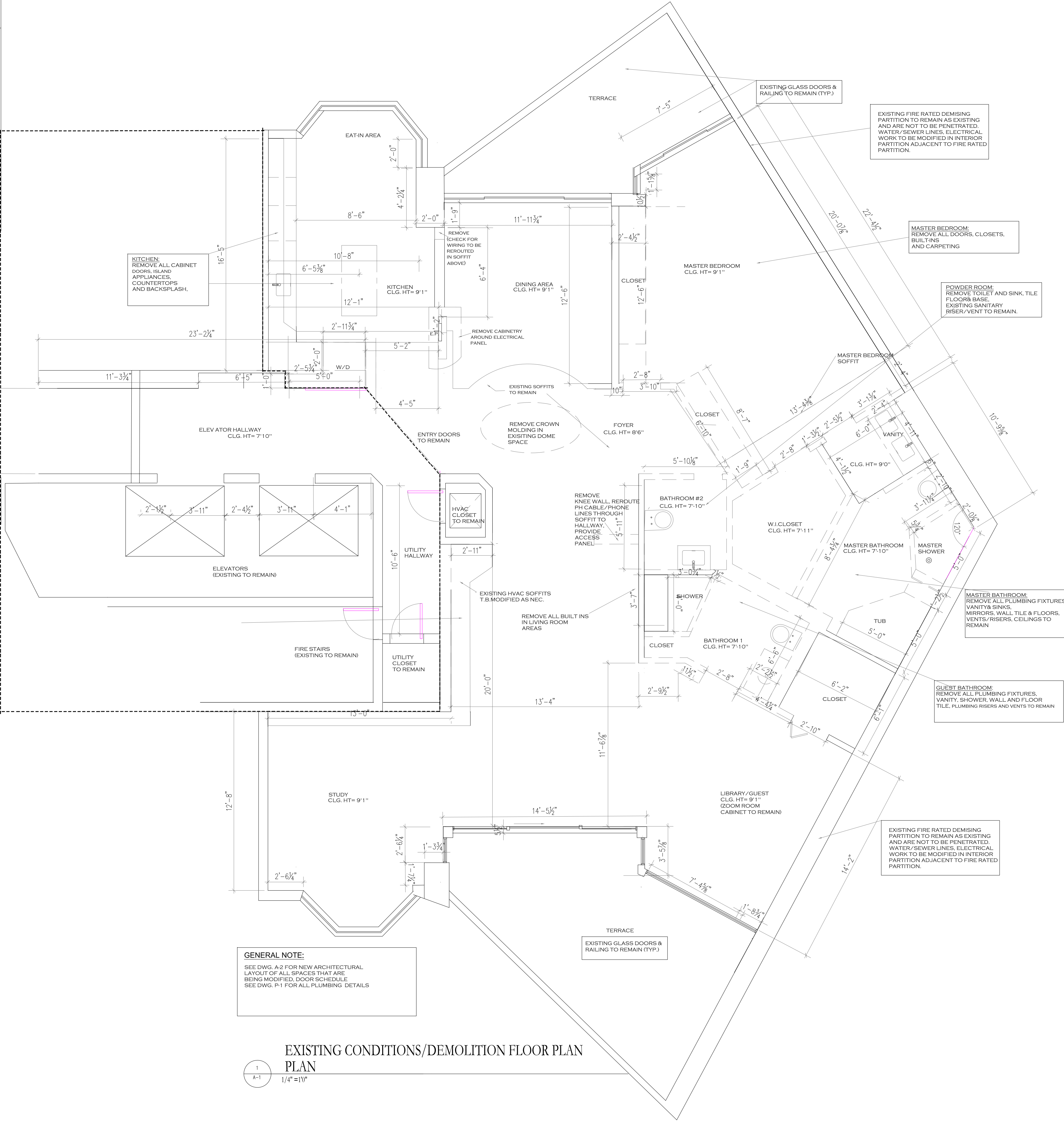
EXISTING PARTITIONS TO BE
DEMOLISHED

EXISTING PARTITIONS TO
REMAIN

NEW FLOOR TO CEILING PARTITIONS
USE 3" PLYWOOD OVER
STUDS FOR WALL
MOUNTED MILLWORK/TV'S.

DOOR NUMBER/TYPE (REFER TO
DOOR SCHEDULE)

KEY PLAN



SCOPE OF WORK

INTERIOR RENOVATION & ALTERATION LEVEL II
AS PER EXISTING BUILDING CH.P. 603.1
FLORIDA BUILDING CODE, EXISTING 2023

DEMOLITION & DUMPSTER NOTES:
EXISTING PARTITIONS AND DOORS TO BE REMOVED AS SHOWN.

INTERIOR WORK:
PROVIDE AND BUILD INTERIOR PARTITIONS AS SHOWN IN ARCHITECTURAL PLAN (A-2)
PROVIDE AND INSTALL NEW DOORS AS PER DOOR SCHEDULE (A-2)

BATHROOMS :
BATHROOM 1:
NEW VANITY AND TOILET TO BE INSTALLED AS SHOWN (A-2).
EXISTING H/V/C LINES, VENT/ SANITARY RISER, SEWER DRAIN FROM EXISTING LOCATION.
NEW SHOWER AS SHOWN (A-2). NEW DRAIN /VENT WITH TEMPERED, SAFETY CATEGORY II GLASS ENCLOSURE.
BATHROOM 2:
NEW VANITY W/ SINK AND NEW WALL HUNG TOILET AS SHOWN (A-2).
NEW SHOWER IN EXISTING LOCATION.

MASTER BATHROOM:
NEW VANITY, W. SINKS AND NEW SHOWER IN EXISTING LOCATION.
NEW WALL HUNG TOILET IN EXISTING LOCATION AS SHOWN (A-2) USING EXISTING WATER LINE/ VENT & SEWER DRAIN.
NEW SHOWER IN EXISTING LOCATION WITH NEW TEMPERED, SAFETY CATEGORY II GLASS ENCLOSURE.

KITCHEN AND LAUNDRY:
NEW KITCHEN CABINETRY TO REPLACE EXISTING AS PER OWNER'S SPECIFICATIONS.
NEW APPLIANCES TO BE INSTALLED IN EXISTING LOCATIONS (REFRIGERATOR, DISHWASHER, SLIDE IN STOVE, NEW UNDERMOUNTED SINK IN EXISTING LOCATION, DRAIN/ VENT).
NEW WASHING/ DRYER UNITS TO BE INSTALLED AS SHOWN (A-2).
NEW ISLAND CABINETS TO BE INSTALLED AS SHOWN (A-2) WITH (2) NEW REFRIGERATOR DRAWERS.

GENERAL NOTES:
SMOKE DETECTORS: EXISTING LOCATIONS, MODIFICATIONS AS PER DWGS. E1 & LS-1.
EXISTING FIRE ALARMS & FIRE SPRINKLERS TO REMAIN IN EXISTING LOCATIONS.
HVAC SYSTEM: EXISTING BLOWER TO REMAIN IN EXISTING HVAC CLOSET. ALL SUPPLY & RETURNS TO REMAIN.
DOORS: ALL DOORS TO BE REMOVED AND REPLACED AS PER DOOR SCHEDULE (SEE A-2).
FINISHING: ENTIRE UNIT IS TO BE PAINTED AS PER OWNER'S SPECIFICATIONS.

MECHANICAL:
AHU TO REMAIN. NO MECHANICAL CHANGES.

ELECTRICAL:
DELETE, RELOCATE, AND ADD OUTLETS, CONNECTIONS LIGHT FIXTURES, ETC. AS SHOWN. ELECTRICAL PANEL TO REMAIN IN PLACE.

PLUMBING:
MASTER BATH:
DELETE EXISTING TUB
REPLACE REMAINING FIXTURES AT SAME LOCATION (AS SHOWN). USING EXISTING WATER SUPPLY & SANITARY LINES AND CONNECTIONS.
BATH 1:
REPLACE EXISTING FIXTURES AT SAME LOCATION USING EXISTING WATER SUPPLY & SANITARY LINES AND CONNECTIONS. REPLACE EXISTING SHOWER (EXISTING DRAIN LOCATION TO REMAIN)
BATH 2:
CONVERT POWDER ROOM TO BATH 2 AS SHOWN.
REPLACE EXISTING FIXTURES IN EXISTING LOCATION USING EXISTING WATER SUPPLY & SANITARY LINES. LAVATORY AND WC AS SHOWN.
ADD NEW SHOWER WITH NEW DRAIN.
KITCHEN:
REPLACE SINK, FAUCET, DW, IN EXISTING LOCATIONS. W/D AS SHOWN IN EXISTING LOCATION AND PLUMBING WALL, NEW UNDERCOUNTER MW OVEN AS SHOWN.

LIFE SAFETY:
FIRE ALARMS TO REMAIN. FIRE ALARM SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS UNDER SEPARATE PERMIT FOR CMB REVIEW AND APPROVAL. IF SPRINKLERS HAVE TO BE RELOCATED.

STRUCTURAL:
NO CHANGES TO THE BUILDING STRUCTURE.
NO CHANNELING, TRENCING, DRILLING, OR SCORING INTO THE BUILDING'S STRUCTURAL ELEMENTS.

ZONING:
NO CHANGES TO THE EXTERIOR OF THE BUILDING. THE EXTERIOR ENVELOPE OF THE BUILDING SHALL REMAIN AS EXISTING.

FAIR HOUSING APPLIES
FOR ALL DOOR WIDTHS,
KITCHEN & BATHROOM.

DEMOLITION NOTES

DEMOLITION & DUMPSTER NOTES:
1. ALL DEMOLITION WORK TO COMPLY WITH THE REQUIREMENT OF THE STATE OF FLORIDA BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS.
PRIOR TO COMMENCING THE WORK THE DEMOLITION WORK, THE GENERAL CONTRACTOR IS TO EXAMINE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING BUILDING AND UNIT STRUCTURE.
2. ALL SALVAGEABLE MATERIAL AND EQUIPMENT TO BE CAREFULLY REMOVED AND STORED. WILL REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
3. PARTIALLY OR FULLY EXISTING PARTITIONS TO BE REMOVED AS INDICATED IN DWGS (A-1) TO BE CAREFULLY REMOVED. UNEVEN LEVELS TO BE CUT/ FILLED/ GROUND TO LEVEL ENTIRE SLAB PRIOR TO NEW FRAMING.
4. ALL DAMAGED AREAS FROM REMOVALS OF PARTITIONS, HUNG CEILING AND SOFFITS TO BE FULLY PATCHED, SKIM COATED AND SANDED PRIOR TO MATCH EXISTING CONDITIONS.
5. ALL NEW AREAS TO BE FULLY PREPARED PRIOR TO PAINTING.

ADDITIONAL NOTES

1. ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FPFPC), 8TH EDITION.
2. THE CONDOMINIUM UNIT WILL NOT BE OCCUPIED DURING INTERIOR RENOVATION WORK.
3. DESIGNATED EGRESS AREAS WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
4. DURING DEMOLITION AND CONSTRUCTION, ALL RUBBISH/ NEW MATERIALS SHALL REMAIN STORED AS NOT TO OBSTRUCT DESIGNATED EGRESS PATHS/ AREAS.
5. THE TERRACE GUARDRAIL WILL REMAIN AT EXISTING 42" AFF" (DWG. A-2)
6. AT EXIT DOORS AND FLOOR TRANSITIONS, A 3/4" THRESHOLD SHALL BE MAINTAINED WITHIN THE UNIT.

GENERAL NOTE:

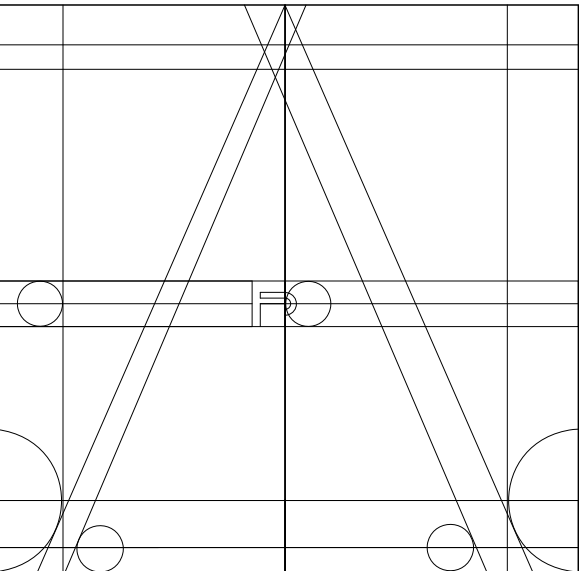
IF ANY FIRE RATED WALLS, PARTITIONS OR DEMISING WALLS ARE DISTURBED DURING CONSTRUCTION OR DEMOLITION, THEY WILL BE RESTORED ACCORDING TO THEIR ORIGINAL FIRE RATING.

FIRE WALL AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT BUILDING AND FIRE CODES.

SEE DWG. A-3 FOR DETAILS.

SQ. FOOTAGE :

SQ. FOOTAGE OF RENOVATION: 1868.97 SQ FT
SQ. FOOTAGE OF PARTITIONS (ONE SIDE ONLY): 589.58 SQ FT FOR AREAS OF 9'0" (65.5x9)
389 SQ FT FOR AREAS OF 8'0" (48.5x8)
HORIZONTAL SQ. FOOTAGE OF SOFFITS:
LIVING ROOM: 102 SQ FT
KITCHEN: 32 SQ FT
ENTRY FOYER: 52 SQ FT
TOTAL: 186 SQ FT
AREA OF NEW FLOORING:
1868.97 SQ FT
NORTH TERRACE: 126.31 SQ FT
SOUTH TERRACE: 163.58 SQ FT



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NOTES

No.	Date	Description

TITLE
EXISTING CONDITIONS
DEMOLITION
FLOOR PLAN

SEAL & SIGNATURE	DATE: 3/3/2026
	PROJECT No: 25004
	DRAWN BY: CM
	CHECKED BY: A.R.E.
	DWG No:

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STATE OF FLORIDA C.A.P. 28796

A.1

SPACE FOR NYC-BRCAN STICKER

LEGEND

- EXISTING CONSTRUCTION TO REMAIN (DEMISING WALLS, COLUMNS)
- EXISTING PARTITIONS TO BE DEMOLISHED
- EXISTING PARTITIONS TO REMAIN
- NEW FLOOR TO CEILING PARTITIONS
- USE 3" PLYWOOD OVER STUDS FOR WALL MOUNTED MILLWORK/TV'S.
- DOOR NUMBER/TYPE (REFER TO DOOR SCHEDULE)



DOTTED AREA IS NOT A PART OF THIS PERMIT

GENERAL NOTE:
ALL FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) MUST COMPLY WITH FBCB CHP, 8 FOR FLAME RESISTANT AND SMOKE DEVELOPMENT CLASSIFICATION.

ADDITIONAL NOTES

- ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC), 7TH EDITION.
- THE CONDOMINIUM UNIT WILL NOT BE OCCUPIED DURING INTERIOR RENOVATION WORK.
- DESIGNATED EGRESS AREAS WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
- DURING DEMOLITION AND CONSTRUCTION, ALL RUBBISH/NEW MATERIALS SHALL REMAIN STORED AS NOT TO OBSTRUCT DESIGNATED EGRESS PATHS/AREAS.
- THE TERRACE GUARDRAIL WILL REMAIN AT EXISTING 42" AFF' (DWG. A-2)
- AT EXIT DOORS AND FLOOR TRANSITIONS, A 1/4" THRESHOLD SHALL BE MAINTAINED WITHIN THE UNIT.

GENERAL NOTE:
ALL FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) MUST COMPLY WITH FBCB CHP, 8 FOR FLAME RESISTANT AND SMOKE DEVELOPMENT CLASSIFICATION.
FOR FLOOR PENETRATIONS, SEE ENGINEERING PLUMBING DRAWINGS, FIRE WALL AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT FIRE CODES.

GENERAL NOTE:
IF ANY FIRE RATED WALLS, PARTITIONS OR DEMISING WALLS ARE DISTURBED DURING CONSTRUCTION OR DEMOLITION, THEY WILL BE RESTORED ACCORDING TO THEIR ORIGINAL FIRE RATING.
FIRE WALL AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT BUILDING AND FIRE CODES.
SEE DWG. A-3 FOR DETAILS.

GENERAL NOTE:
SEE DWG. A-2 FOR NEW ARCHITECTURAL LAYOUT OF ALL SPACES THAT ARE BEING MODIFIED. DOOR SCHEDULE SEE DWG. P-1 FOR ALL PLUMBING DETAILS SEE DWG. M-1 FOR ALL MECHANICAL/HVAC DETAILS SEE DWG. L-5-1 FOR ALL SPRINKLER LOCATION, EGRESS AND FIRE RATING OF DEMISING WALLS.

PROPOSED CONSTRUCTION FLOOR PLAN PLAN

1/4" = 1/8"

PARTITION LEGEND

TYPE	DESCRIPTION	WALL DETAIL	L OCATIONS
W1	INTERIOR PARTITION (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 8" ECO SMART FIRECODE "X" GWB EACH SIDE		MASTER BEDROOM: STC RATING: R-11 BATT INSULATION-99 (2 LAYERS 5/8 GWB#66 TOTAL:105
W2	INTERIOR PARTITION (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 8" MOLD TOUGH FIRECODE "X" GWB ON WALLS TO RECEIVE TILE, WITH 9235 LATICRETE TO CEILING R-11 BATT INSULATION.		MASTER BEDROOM, CLOSETS LIVING ROOM DINING AREA 1-1/2" CONCRETE SCREW @ 16" O.C. (TYP. TOP&BOTTOM TRACKS)
W3	INTERIOR PARTITION (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 8" DUROCK CEMENT BOARD ON WALLS TO RECEIVE TILE, WITH 9235 LATICRETE TO 8" AFF R-11 BATT INSULATION.		MASTER BATHROOM BATHROOM 1 BATHROOM 2 STC RATING: R-11 BATT INSULATION-99 (2 LAYERS 5/8 GWB#66 TOTAL:105
W4	2HR WALL AT RISER COLUMN (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (2) LAYERS USG 8" FIRECODE TYPE X GWB. WITH 9235 LATICRETE TO 8" AFF ON WALLS TO RECEIVE TILE. R-11 BATT INSULATION.		FIRE RATED WALL AT WALLS WITH RISERS (BATHROOM 2)
W5	PARTITION TO HOUSE SLIDING DOOR PANELS WITH 3" PLYWOOD PANEL BEHIND TELEVISION LOCATIONS. USE 3" COLD ROLL CHANNELS AT CONCRETE SHEAR COLUMN W. 1/2" GWB.		LIVING ROOM
W6	1-HR WALL SEPARATING UNIT FROM HALLWAY 3/5/8" METAL STUDS @ 16" O.C. W. (2) LAYERS USG 8" FIRECODE TYPE X GWB. R-11 BATT INSULATION AS PER U419 DESIGN		KITCHEN

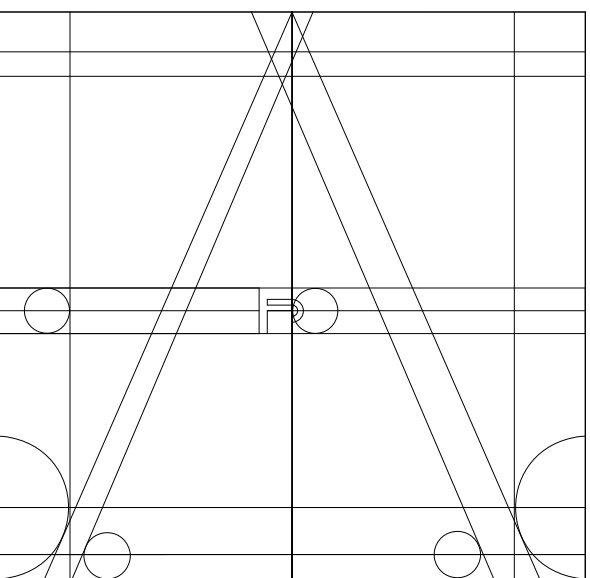
DOOR SCHEDULE TODO!

DOOR NO.	SIZE	TYPE	HARDWARE	REMARKS	FIRE RAT.	QTY.
(1)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	4
(2)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	1
(3)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	1
(4)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	1
(5)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	2
(6)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	2
(7)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	4
(8)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	1
(9)	36"X78"X1-3/4"	SWING PANEL	SWING PANEL	DOOR FRAME	NA	1

GENERAL NOTE:
EXCEPT FOR S/S HINGES (AS SPECIFIED), ALL PASSAGE & LOCKSETS & PULLS ARE TO BE SELECTED AND PROVIDED BY OWNER

**FAIR HOUSING APPLIES
FOR ALL DOOR WIDTHS,
KITCHEN & BATHROOM.**

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NOTES

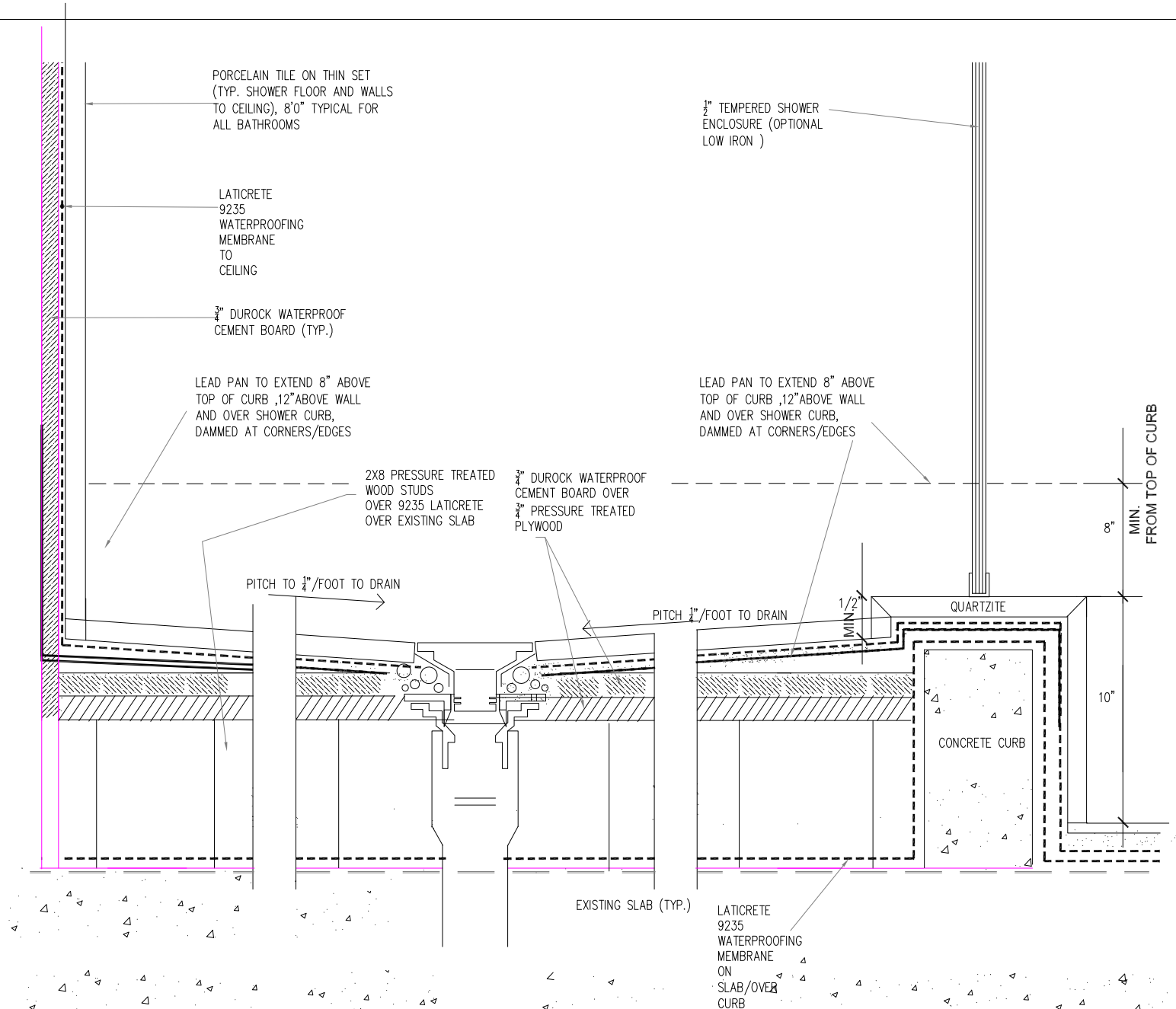
No.	Date	Description

TITLE
PROPOSED
CONSTRUCTION
FLOOR PLAN

SEAL & SIGNATURE DATE: 3/3/2016
PROJECT No.: 25004
DRAWN BY: CM
CHECKED BY: A.R.E.
DWG No:

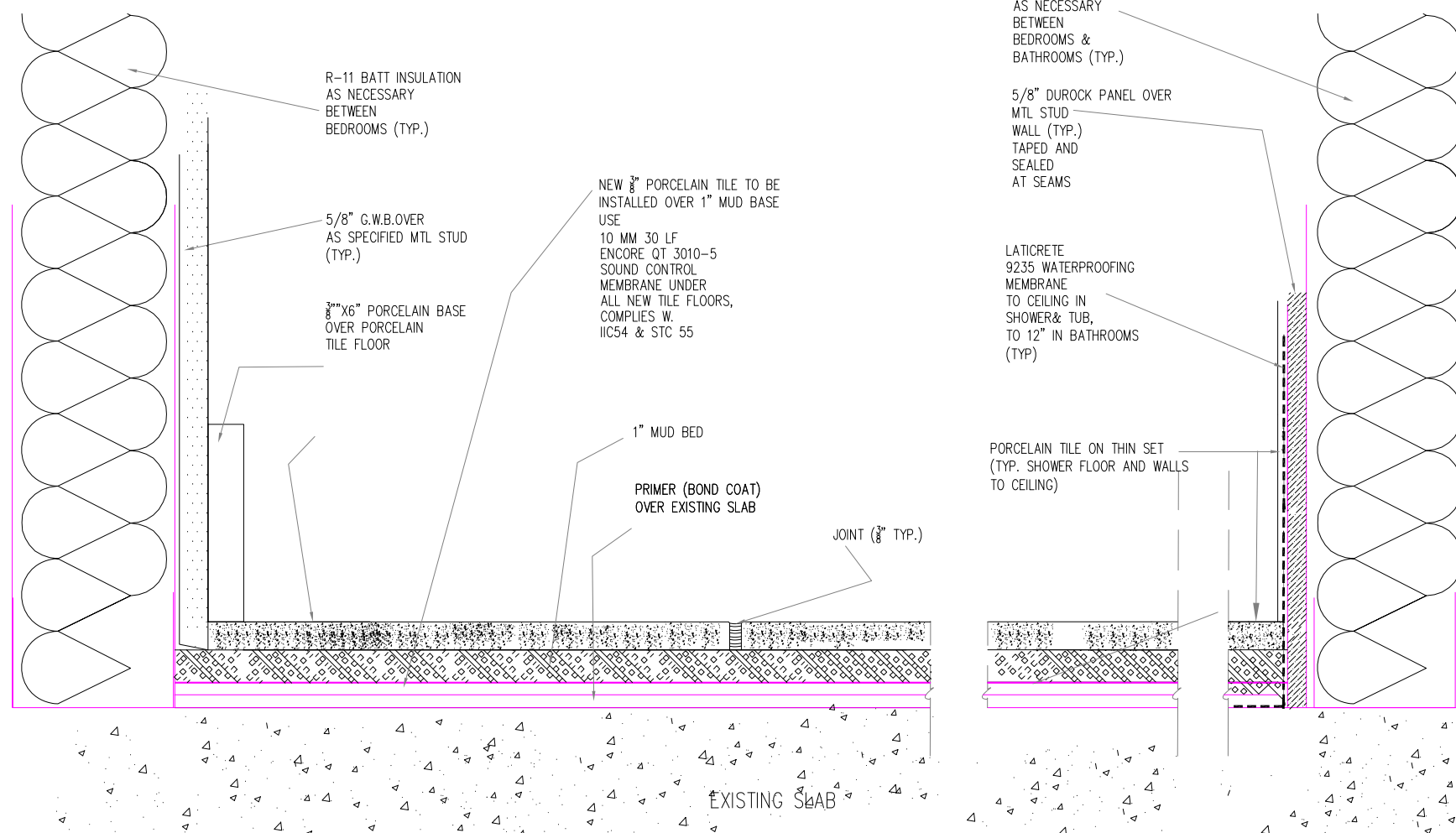
A.2

SPACE FOR NYC-BECHAN STICKER



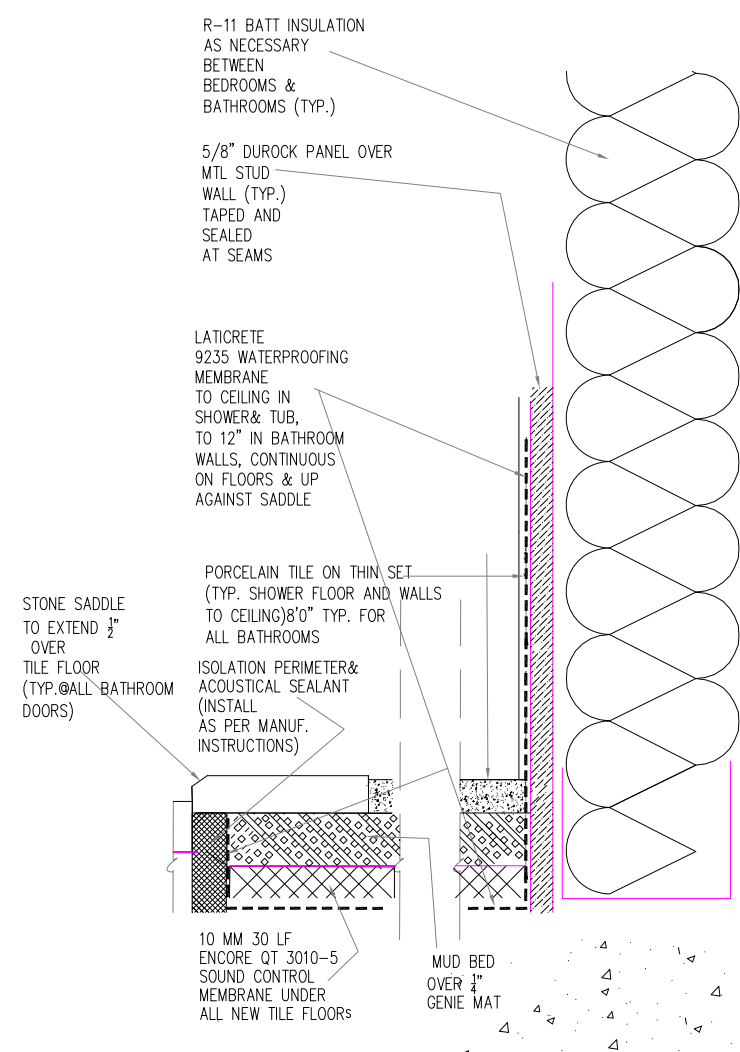
1
A-3
SHOWER PAN DETAIL

NO SCALE



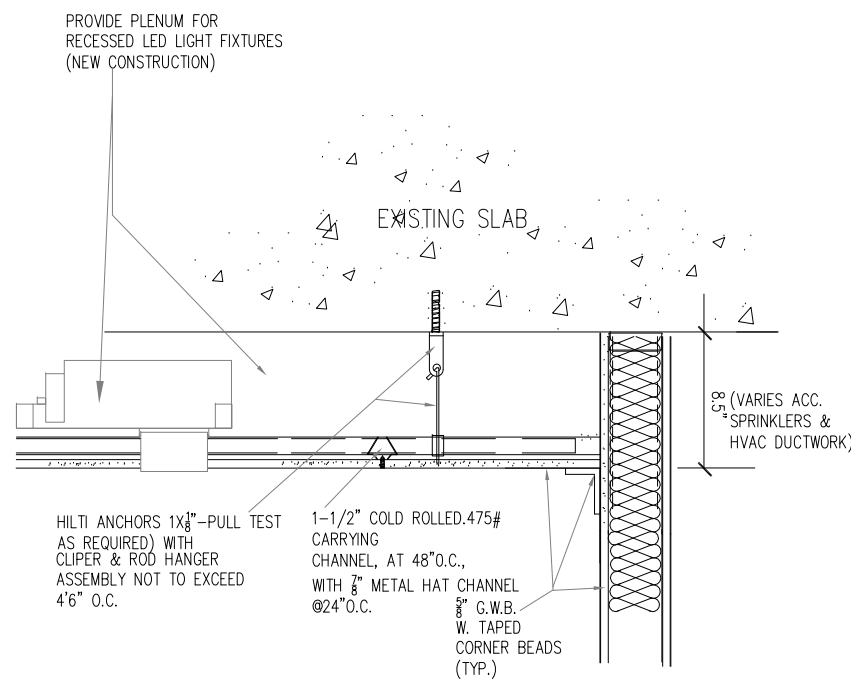
2
A-3
SOUNDPROOFING DETAIL @
PORCELAIN FLOORS, WATERPROOFING @ BATHROOM WALLS

NO SCALE



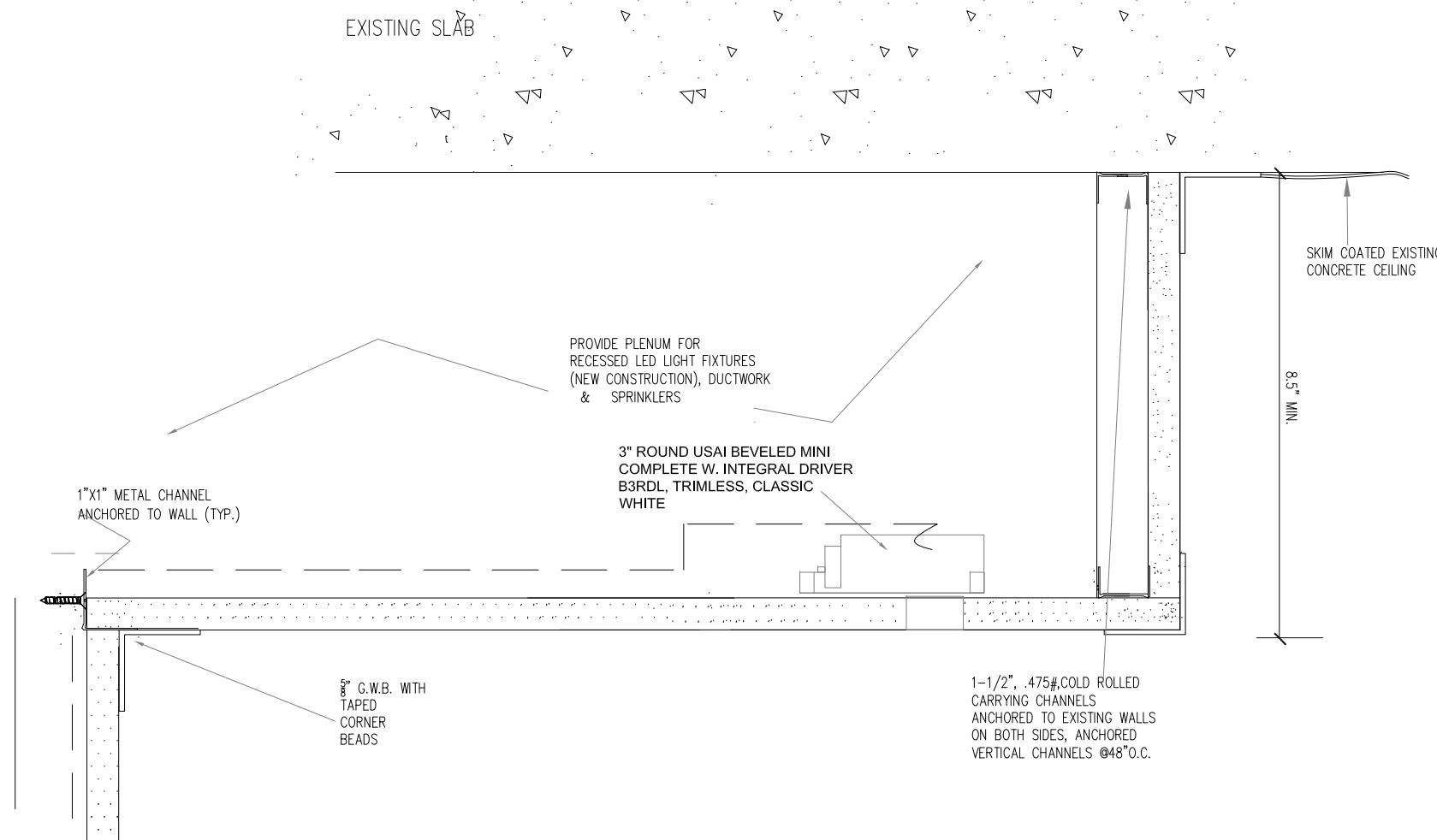
3
A-3
SADDLE DETAIL @ TRANSITIONS BETWEEN
BATHROOM DOORS & MASTER BEDROOM DRESSING &
LIVING SPACES

NO SCALE



5
A-3
HUNG CLG. DET. @ SOFFITS

NO SCALE

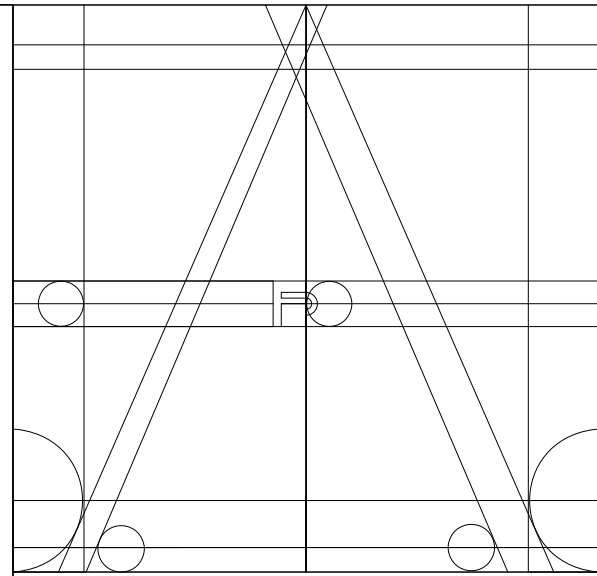


6
A-3
SOFFIT FOR RECESSED LIGHTING, HVAC
DUCTWORK & SPRINKLERS

NO SCALE

**FAIR HOUSING APPLIES
FOR ALL DOOR WIDTHS,
KITCHEN & BATHROOM.**

GENERAL NOTE:
ALL FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR)
MUST COMPLY WITH FBCB CHP. 8 FOR FLAME
RESISTANT AND SMOKE DEVELOPMENT
CLASSIFICATION.
FOR FLOOR PENETRATIONS, SEE ENGINEERING
PLUMBING DRAWINGS. FIRE WALL AND JOINT ASSEMBLY
RATING WILL BE RESTORED TO COMPLY
WITH CURRENT FIRE CODES.



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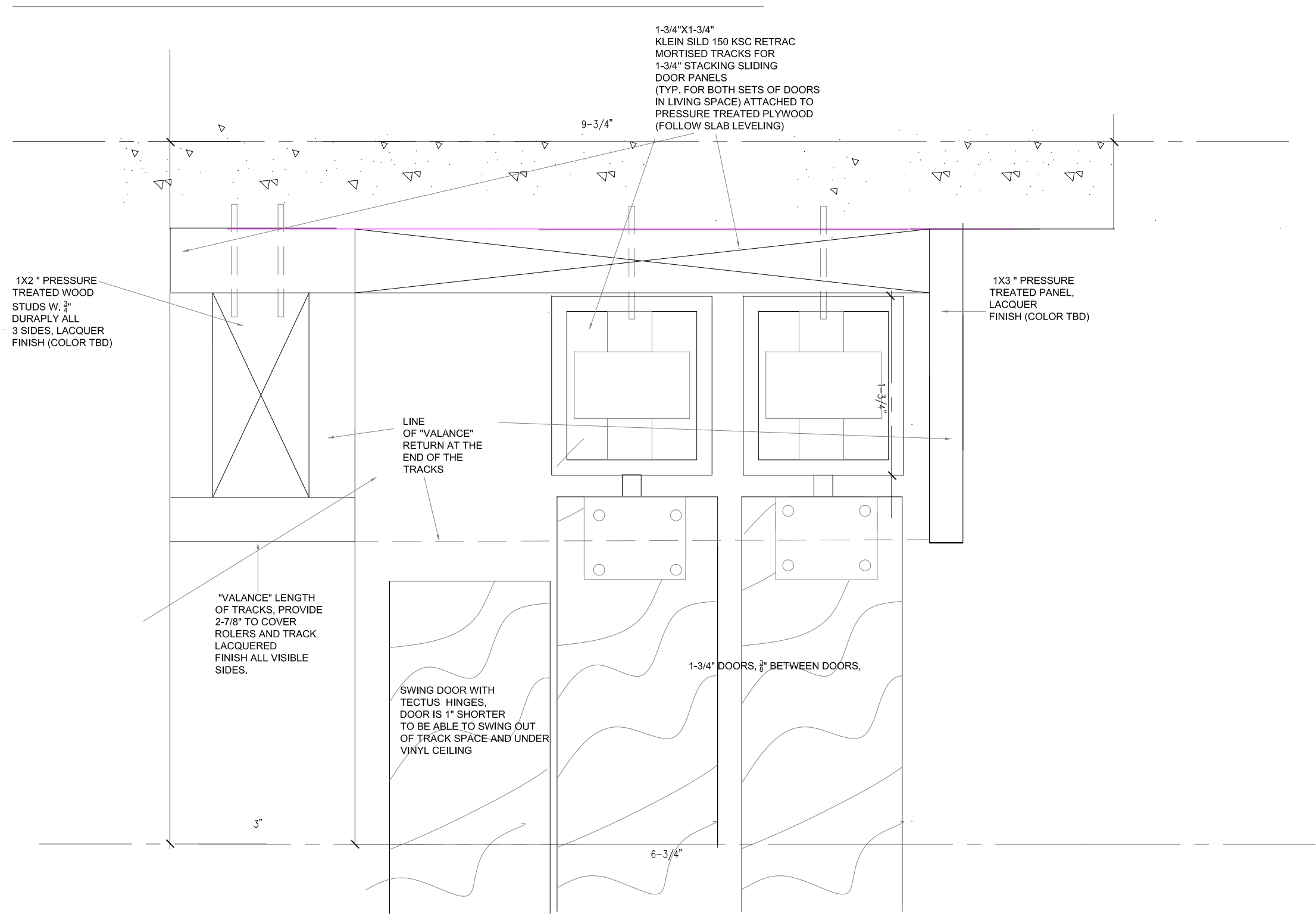
TITLE
PROPOSED
CONSTRUCTION
DETAILS

SEAL & SIGNATURE	DATE: 3/3/2016
	PROJECT No: 25904
	DRAWN BY: C.M.
	CHECKED BY: A.R.E.
	DWG No:

A.3

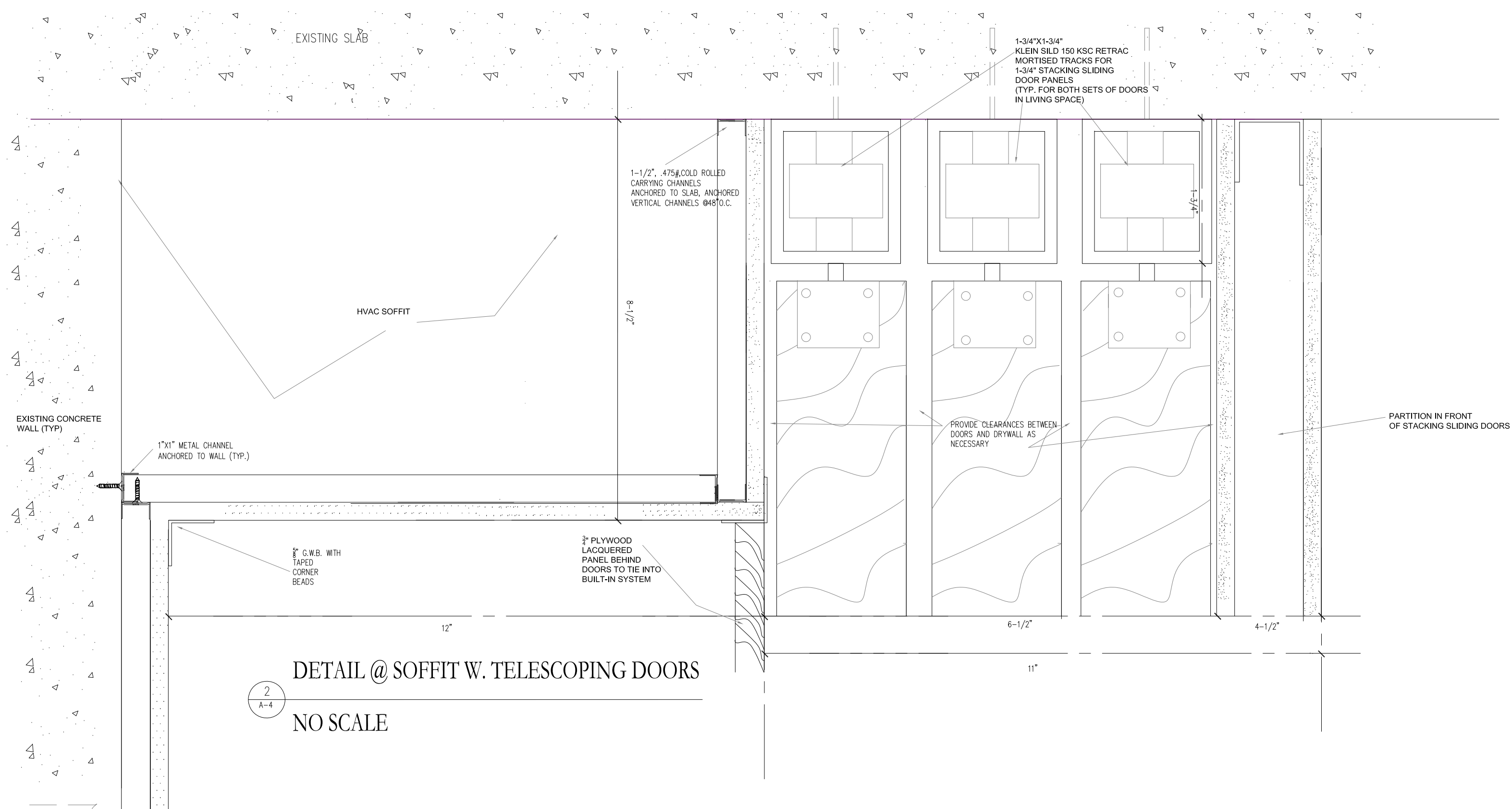
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REGISTERED ENGINEER NO. 30278
STATE OF FLORIDA CAP: 29796

SPACE FOR SYNC-BRAN STICKER



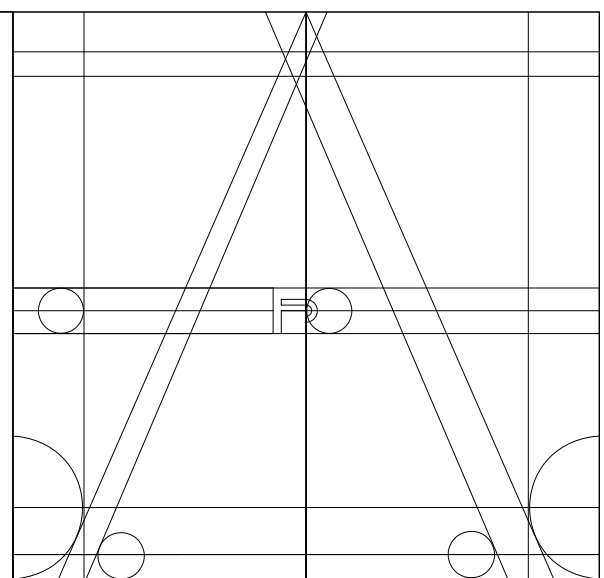
DETAIL @ TELESOPING
DOORS W. SWING DOOR

NO SCALE



DETAIL @ SOFFIT W. TELESOPING DOORS

NO SCALE



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NOTES

No.	Date	Description

TITLE
PROPOSED
CONSTRUCTION
DETAILS

SEAL & SIGNATURE	DATE	3/3/2016
	PROJECT No.	25004
	DRAWN BY:	C.M.
	CHECKED BY:	A.R.E.
	DWG No.	

A.4

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SPACE FOR NYC-BRCAN STICKER