

INTERIOR REMODELING & RENOVATION LEVEL 2
 FLORIDA BUILDING CODE 2023 8th EDITION
 BUILDING AND EXISTING CODE 2023
 FLORIDA FIRE PREVENTION CODE 7th EDITION

DEMOLITION NOTES:

- 1.- ALL DEMOLITION WORK TO COMPLY WITH THE REQUIREMENT OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS. PRIOR TO COMMENCING THE DEMOLITION WORK, THE GENERAL CONTRACTOR IS TO CAREFULLY EXAMINE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE.
- 2.- ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN IN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
- 3.- CAREFULLY REMOVE TOTALLY OR PARTIALLY INDICATED WALLS/PARTITIONS, FILL OR CUT AND GRIND ANY UNEVEN, LOW OR HIGH FLOOR AREAS TO MAKE ENTIRE FINISH FLOOR FLUSH AND UNIFORM, AS PER DESIGN.
- 4.- WHERE WALLS/PARTITIONS ARE TO BE REMOVED FINISH DAMAGED SURFACES (CEILING AND WALLS) TO MATCH.
- 5.- BEFORE PAINTING EXISTING SURFACES, INSPECT THE ENTIRE AREA INVOLVED, PROPERLY PREPARE SURFACES TO RECEIVE PAINT AND PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.

LEGEND:

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

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.

WORKED AREA:

REMODELING/RENOVATION AREA
 LAUNDRY AREA = 53.5 SQ.FT.
 POWDER AREA = 40.7 SQ.FT.
 MST. W.I.C.L. AREA = 161.1 SQ.FT.
 TOTAL REMOD./RENOV. AREA = 255.3 SQ.FT.
 NEW DROP CEILING AREA
 LIVING & KITCHEN CEILING = 898.7 SQ.FT.
 MST. BEDROOM CEILING = 188.6 SQ.FT.
 TOTAL NEW CEILING AREA = 1,087.3 SQ.FT.
 TOTAL WORKED AREA = 1,342.6 SQ.FT.

SCOPE OF WORK

INTERIOR REMODELING & RENOVATION LEVEL 2
 FLORIDA BUILDING CODE 2023 8th EDITION

1. **MASTER BEDROOM AREA**
 -MASTER BEDROOM REMAIN AS EXISTING BUT IT'S WILL BE RENEWED WITH NEW DROP CEILING WITH NEW LIGHTINGS AS PER PLANS.
2. **MASTER CLOSETS AREA**
 -REMOVE EXISTING PARTITIONS, DOORS & CABINETS AT WALK-IN-CLOSETS AND BUILD NEW MILLWORK BUILD-IN CLOSET AS SELECTED BY OWNER.
3. **MASTER BATHROOM**
 -REMOVE EXISTING AND INSTALL NEW TOILET AT SAME LOCATION.
 -RENEWED EXISTING SHOWER WITH NEW SHOWER PAN AND NEW FINISH.
 -ENCLOSED NEW SHOWER WITH GLASS WALL W/DOOR AS PER PLANS.
 -GLASS HAVE TO BE SAFETY, TEMPERED, CATEGORY II. DOOR HAS 32" WIDE.
4. **POWDER**
 -POWDER ROOM REMAIN AS EXISTING BUT WILL BE RENEWED WITH NEW VANITY/LAVATORY AT SAME LOCATIONS AS PER PLANS.
5. **LAUNDRY ROOM**
 -REMOVE PARTIAL PARTITION & DOOR FOR NEW LAYOUT AS PER PLANS.
 -EXISTING WASHER & DRYER WILL BE REMOVED AND RELOCATED USING THE SAME EXISTING SEWER & WATER LINES AS PER A-2 AND P-1.
 -PROVIDE/INSTALL NEW LAUNDRY CABINETS WITH COUNTER TOP AS SHOWN AND RELOCATE SINK USING SAME EXISTING SEWER & WATER LINES.
6. **KITCHEN & LIVING AREA**
 -KITCHEN AND LIVING AREA REMAIN AS EXISTING BUT WILL RENEWED WITH NEW DROP CEILING, NEW LIGHTINGS AND NEW FURNITURE AS SHOWN.

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.

NOTE:

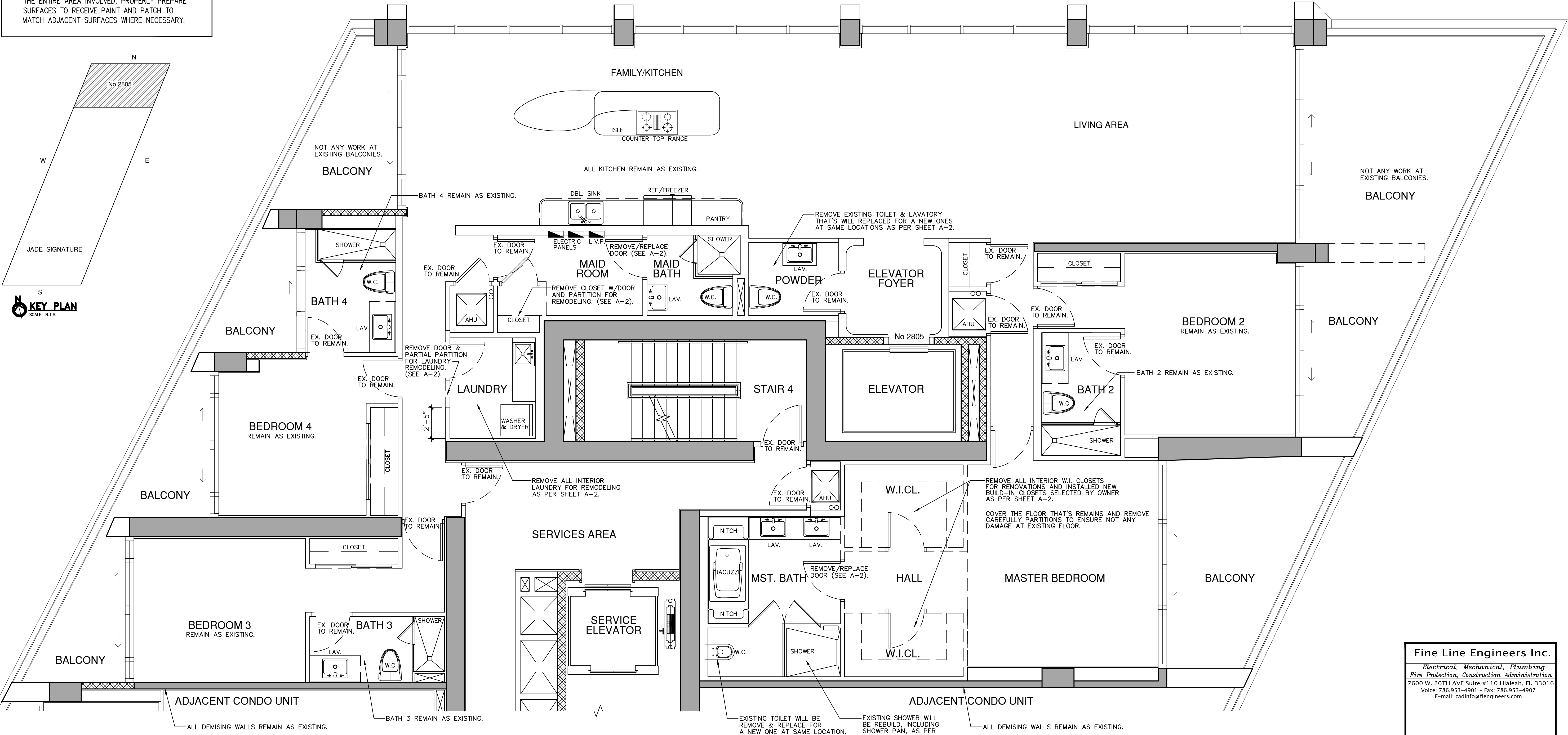
ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION NFPA 101 Chapter 10.2.

NOTE:

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

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.



CONDO/UNIT 2805 EXISTING FLOOR PLAN AND DEMOLITIONS.

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



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INTERIOR RENOVATION FOR:
 JADE SIGNATURE CONDO
 AMANDA and FLAVIO PINHO
 SUITE No 2805
 16901 COLLINS AVE SUNNY ISLES BEACH, FL. 33160

JOB No. 2404 ROD
 STARTED: 04/14/24
 COMPLETED: 05/08/24

REVISION	
No.	DESCRIPTION DATE

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GEORGE FREJO, P.E.
 REGISTERED ENGINEER NO. 32578
 STATE OF FLORIDA CA# 29796

DATE _____

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