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CEILING LEGEND (DROP MEASURED FROM CONC. CEIL. SLAB)
 10'-0" T.O. CONC. FLOOR SLAB TO B.O. OF CONC. CEILING SLAB
 ASSUME 1" THICKNESS OF FINISH FLOORING

SYMBOL	HEIGHT	DESCRIPTION
[Symbol]	9'-11" AFF	UNDERSIDE OF CONCRETE SLAB. PAINTED SKIM COAT FINISH
[Symbol]	9'-4" AFF (7" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 284.6cm AFF
[Symbol]	9'-0" AFF (11" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 274cm AFF
[Symbol]	8'-10" AFF (13" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 268cm AFF
[Symbol]	8'-8 1/2" AFF (14 1/2" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 265cm AFF
[Symbol]	8'-6" AFF (17" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 259cm AFF
[Symbol]	8'-2 1/2" AFF (19 1/2" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 250cm AFF
[Symbol]	8'-6" AFF	EXISTING DROPPED CEILING TO BE DEMOLISHED

SCOPE OF WORK
 COMBINATION OF 3 EXISTING ADJOINING UNITS. EXISTING CONDOMINIUM BUILT IN 2002

DEMOLITION
 COMPLETE DEMOLITION OF 3 EXISTING, ADJACENT UNITS

ARCHITECTURE
 NEW FLOOR LAYOUT: 4 BEDROOM + 4.5 BATH
 NEW INTERIOR FLOORING WITH SOUND CONTROL
 NEW EXTERIOR FLOORING WITH WATERPROOFING

MECHANICAL
 NEW AHUs, GRILLES, LINEAR DIFFUSERS, EXHAUST FANS, DUCTS, AND THERMOSTATS

ELECTRICAL
 RELOCATE ELECTRICAL PANELS AS SHOWN
 NEW RECEPTACLES, CONNECTIONS, LIGHT FIXTURES, ETC.

PLUMBING
 RELOCATE AND RECONFIGURE 4.5 BATHS

LIFE SAFETY
 NEW SPRINKLER LAYOUT. SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CMB REVIEW AND APPROVAL UNDER SEPARATE PERMIT
 NEW FIRE ALARM LAYOUT. SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CMB REVIEW AND APPROVAL UNDER SEPARATE PERMIT

STRUCTURAL
 NO CHANGES TO THE EXISTING BUILDING STRUCTURE

ZONING
 NO EXTERIOR CHANGES
 NO CHANGE OF USE

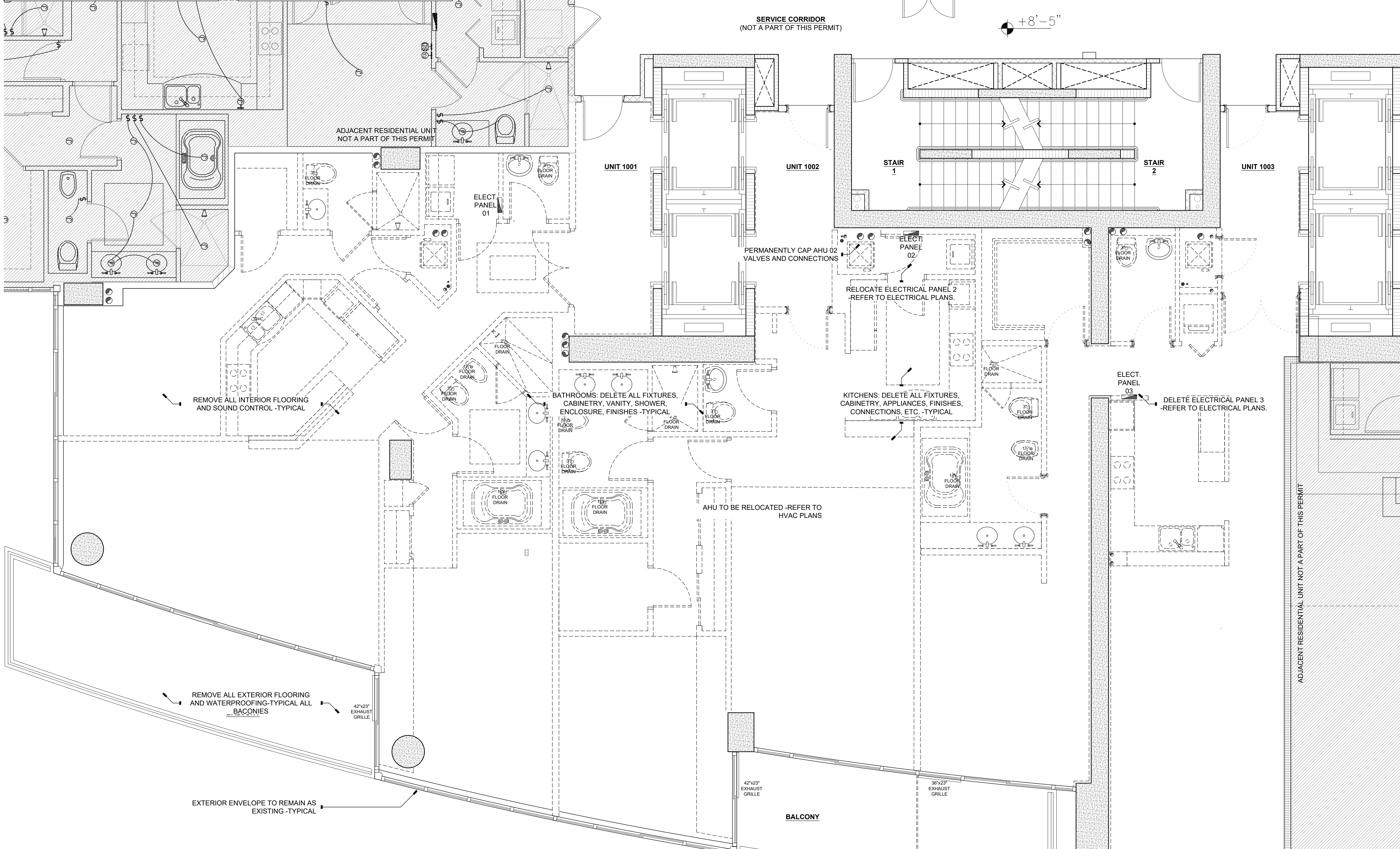
DEMOLITION SCOPE OF WORK
 DEMOLITION OF INTERIOR OF THREE EXISTING CONDOMINIUMS TO BE COMBINED.
 ADJACENT UNITS, COMMON AREAS (INCLUDING EMERGENCY EGRESS STAIRS), AND SERVICE CORRIDOR ARE NOT A PART OF THE SCOPE OF WORK.

DEMOLITION

- KITCHENS: CABINETS, COUNTERTOPS, BACKSPASH, FIXTURES, APPLIANCES, ETC.
- LAUNDRY ROOMS, INCLUDING CABINETS, APPLIANCES, CONNECTIONS, ETC.
- TEMPORARILY CAP EXISTING DRAIN LINES PER CODE IN COORDINATION WITH PROPOSED WORK.
- PARTITIONS AND DROPPED CEILINGS
- ELECTRICAL PANEL 2 TO BE RELOCATED
- AHUs, DISCONNECT SWITCHES, DUCTS, GRILLES, AND THERMOSTATS
- ALL INTERIOR FLOORING AND ALL EXTERIOR FLOORING AT BALCONIES.
- ALL BATHROOMS AND POWDER ROOM: REMOVE CABINETS, COUNTERTOPS, SHOWERS, TUBS, LAVATORIES, FAUCETS, BIDET, AND TOILETS.
- SPRINKLER SYSTEM TO BE MODIFIED AFTER FIRE DEPT. REVIEW & APPROVAL UNDER SEPARATE PERMIT
- FIRE ALARM SYSTEM TO BE MODIFIED AFTER FIRE DEPT. REVIEW & APPROVAL UNDER SEPARATE PERMIT

ITEMS TO REMAIN:

- DEMISING PARTITIONS AND SHAFT WALLS
- REFRIGERANT AND CONDENSATE CONNECTIONS
- MAIN WATER VALVES. SHUT-OFF ALL WATER TO THE UNIT PRIOR TO DEMO START
- SPRINKLER SYSTEM TO REMAIN OPERATIONAL. IF THE SYSTEM IS SHUT DOWN FOR MORE THAN 4 HOURS, G.C. SHALL ESTABLISH A FIRE WATCH DURING THAT TIME.
- AREAS NOT SHOWN AS DEMOLISHED TO REMAIN AS EXISTING.
- BUILDING PLUMBING STACKS
- ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN
- NO CHANGES TO EXTERIOR



FIRE SAFETY NOTES:

- IN CONFORMANCE WITH NFPA 1, CHAPTER 4.5.6: DEMOLITION AND CONSTRUCTIONS SHALL NOT LIMIT OR DEGRADE ANY EXISTING LIFE SAFETY FEATURES OF THE EXISTING FACILITY, INCLUDING, BUT NOT LIMITED TO, EMERGENCY EGRESS, EMERGENCY POWER, EMERGENCY LIGHTING, FIRE ALARM, OR FIRE SPRINKLER FUNCTION. ANY TEMPORARY SHUT DOWN OF ANY SYSTEMS SHALL BE COORDINATED WITH FIRE DEPARTMENT INSPECTION PERSONNEL, IN ADVANCE OF PERFORMING WORK AT THE CONSTRUCTION SITE.
- ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION & BUILD-OUT
- EGRESS TO THE DESIGNATED EXITS FOR THE FLOOR SHALL REMAIN UNOBSTRUCTED AT ALL TIMES

GENERAL DEMOLITION NOTES:

- ALL PERMITTED WORK SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE CURRENTLY IN EFFECT.
- SAFEGUARD MEASURES DURING DEMOLITION SHALL COMPLY WITH NFPA-1 CHAPTER 16
- THE UNIT WILL NOT BE OCCUPIED DURING RENOVATION WORK.
- THE DESIGNATED MEANS OF EGRESS WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
- DURING DEMOLITION AND CONSTRUCTION, ALL DEMOLITION DEBRIS AND ALL NEW MATERIALS SHALL BE STORED SO THAT THEIR LOCATION DOES NOT OBSTRUCT THE MEANS OF EGRESS. EXECUTE ALL WORK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, APPLICABLE CODES, AND GENERALLY ACCEPTED CONSTRUCTION STANDARDS.
- 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 DEMOLITION REQUIRED BASED ON A FULL INSPECTION OF THE SITE.
- 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.
- 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.
- DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS SUPERSEDE 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.
- BEFORE COMMENCING DEMOLITION, GENERAL CONTRACTOR TO VERIFY THAT ALL UTILITIES HAVE BEEN SHUT OFF AND THE SUPPLY LINES DISCONNECTED, EXCEPT WHERE SPECIFICALLY REQUIRED FOR CONSTRUCTION AND SAFETY.
- THE GENERAL CONTRACTOR SHALL UNDERSTAND AND COORDINATE THE DEMOLITION SCOPE OF WORK AND THE NEW BUILDOUT SCOPE OF WORK
- DEMISING WALLS TO REMAIN AS EXISTING, U.O.I.
- ALL AREAS OF DEMOLITION SHALL BE PROPERLY POSTED WITH SIGNS WARNING OF DANGER. UNAUTHORIZED PERSONNEL SHALL BE EXCLUDED FROM DEMOLITION AREAS WHERE WORK IS IN PROGRESS.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL PARTS OF THE BUILDING, ITS CONTENTS, AND OCCUPANTS IN AREAS WHICH MIGHT BE AFFECTED BY THE CONSTRUCTION LOGISTICS AND DEBRIS.
- DEMOLITION SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL DEBRIS TO LEGALLY APPROVED SITES. SITE BURNING OF DEBRIS IS PROHIBITED. EXPLOSIVES SHALL NOT BE USED FOR ANY DEMOLITION. REMOVE AND DISCARD ALL DEMOLISHED ITEMS IN A MANNER FULLY APPROVED BY METRO-DADE COUNTY BUILDING AND ZONING DEPARTMENT AND ANY OTHER GOVERNMENT AGENCY.
- GENERAL CONTRACTOR SHALL BE IN CHARGE OF AND RESPONSIBLE FOR DEMOLITIONS MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- DAMAGE CAUSED TO ANY ADJACENT OR NEARBY PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR. CONTRACTORS SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.
- THE SITE SHALL BE LEFT IN A CLEAN STATE AND READY FOR THE CONSTRUCTION OF NEW WORK.
- GENERAL CONTRACTOR TO COORDINATE CAREFUL REMOVAL AND STORAGE OF ALL LOW-VOLTAGE, AUDIO/VIDEO, TELEPHONE, AND INFORMATION TECHNOLOGY WIRING & EQUIPMENT.
- EXISTING PROPERTY TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION BY THE GENERAL CONTRACTOR. IF DAMAGED, IT SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE DEMOLITION AND ERECTION SEQUENCES AND PROCEDURES, AND TO ENSURE THE SAFETY AND INTEGRITY OF THE EXISTING STRUCTURE AND ITS COMPONENTS, INCLUDING SHORING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ANY AND ALL TEMPORARY SHORING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT.
- BUILDING FIRE SAFETY AND FIRE ALARM SYSTEMS SHALL REMAIN OPERATIONAL AT ALL TIMES. IF THE SPRINKLER SYSTEM IS TO BE SHUT DOWN FOR MORE THAN 4 HOURS, GENERAL CONTRACTOR SHALL ESTABLISH A FIRE WATCH.
- WORK DAMAGED BY THE GENERAL CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING WORK OR WORK INSTALLED UNDER THIS CONTRACT DEPENDING ON WORK REQUIREMENTS.
- FLOOR DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL FINISH FLOORING, MUDSET, LEVELING MEMBRANE, SOUND INSULATION, AND ANY SUPERFICIAL GRIDDING OF THE CONCRETE SLAB, WHICH SHALL BE LEFT IN BROOM-SWEEP CONDITION.
- GENERAL CONTRACTOR TO COORDINATE WITH BUILDING STANDARDS FOR ALL FLOOR AND WALL SOUNDPROOFING AND WATERPROOFING REQUIREMENTS BEFORE THE INSTALLATION OF NEW FINISH MATERIALS.
- THE DEMOLITION WORK SHALL BE PERFORMED WITHIN THE HOURS ALLOWED BY THE CONDOMINIUM ASSOCIATION AND THE CLIENT.
- ALL DEMOLITION WORK TO BE PERFORMED BY QUALIFIED, LICENSED CONTRACTORS AND QUALIFIED PERSONNEL.

THE INTERIOR DESIGN AND ARCHITECTURAL PLANS ARE BASED ON THE ORIGINAL CONSTRUCTION PLANS AND SITE INSPECTIONS THAT DID NOT INCLUDE EXPLORATORY DEMOLITION. GENERAL CONTRACTOR TO EXAMINE & VERIFY THE LOCATION & CONDITION OF ALL INFRASTRUCTURE AND NOTIFY THE INTERIOR DESIGNER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

1 EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

**ARCHITECTURE
 INTERIOR
 DESIGN
 REAL ESTATE
 ADVISORY**

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P R I V A T E
 PRESIDENCE
 CONTINUUM SOUTH TOWER
 100 SOUTH POINTE DRIVE
 UNIT 1001/02/03
 BID SET - FEBRUARY 10, 2024

PROJECT: 2205
 DATE: SEPTEMBER 30, 2023
 FILE: 1001/02/03 PERMIT 230915
 REV. DESCRIPTION DATE

SCALE: AS NOTED

EXISTING /
 DEMOLITION
 FLOOR PLAN
A1.1