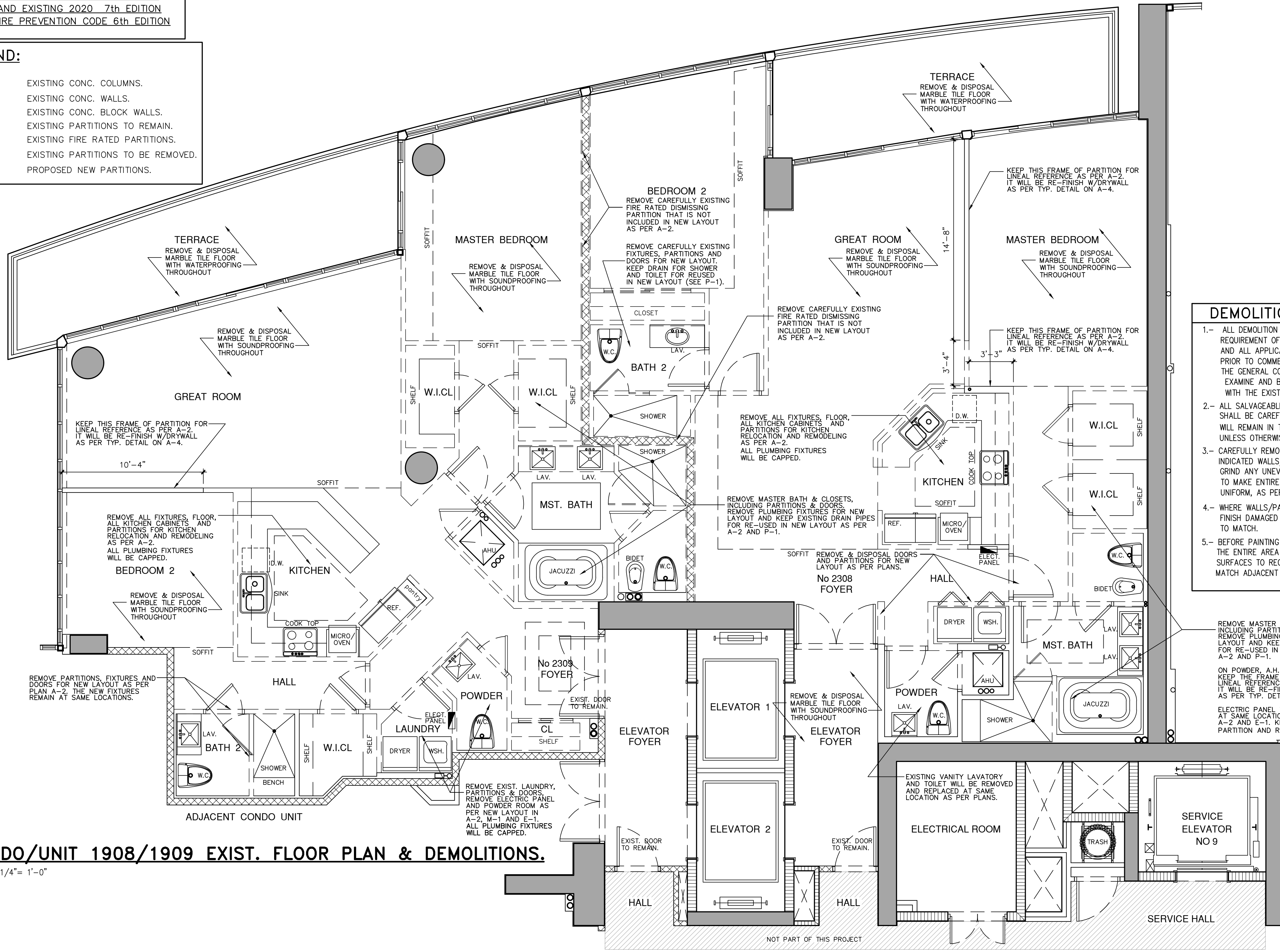


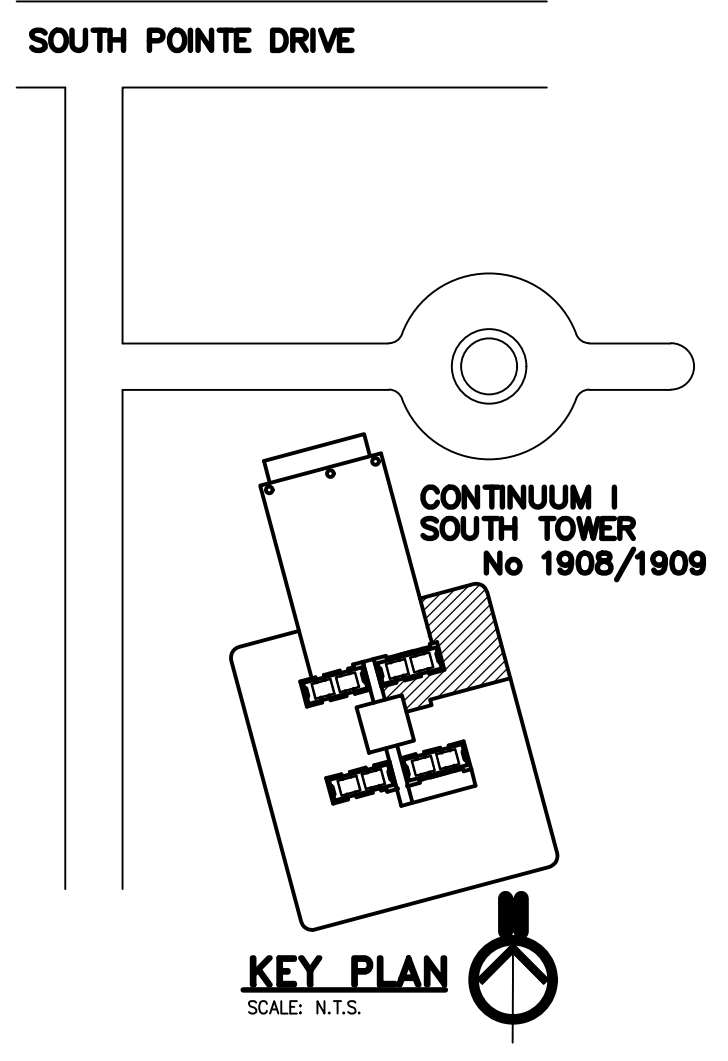
INTERIOR REMODELING & ALTERATION LEVEL II  
 FLORIDA BUILDING CODE 2020 7th EDITION  
 BUILDING AND EXISTING 2020 7th EDITION  
 FLORIDA FIRE PREVENTION CODE 6th EDITION

**LEGEND:**

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



- DEMOLITION NOTES:**
- 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.
  - ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN IN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
  - 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.
  - WHERE WALLS/PARTITIONS ARE TO BE REMOVED FINISH DAMAGED SURFACES (CEILING AND WALLS) TO MATCH.
  - BEFORE PAINTING EXISTING SURFACES, INSPECT THE ENTIRE AREA INVOLVED, PROPERLY PREPARE SURFACES TO RECEIVE PAINT AND PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.



**CONDO/UNIT 1908/1909 EXIST. FLOOR PLAN & DEMOLITIONS.**

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

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JOB No.	2021/05 ROD
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GEORGE FREJO, P.E.  
 REGISTERED ENGINEER NO. 32578  
 STATE OF FLORIDA CA#: 29796

DATE \_\_\_\_\_

**A-1**

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**INTERIOR REMODELING & ALTERATION LEVEL II**  
**FLORIDA BUILDING CODE 2020 7th EDITION**  
**BUILDING AND EXISTING 2020 7th EDITION**  
**FLORIDA FIRE PREVENTION CODE 6th EDITION**

**LEGEND:**

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

**NOTES:**

- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS HAVE TO BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15 INCHES AND HAVE TO BE IN FULLY COMPLIANCE WITH 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 DETAIL "A" & "B". ON SHEET A-4. (CHECKING IF THIS BACKING REINFORCING WAS PREVIOUSLY PROVIDED).

**NOTES:**

ANY WOOD IN CONCEALED SPACE SHALL BE FIRE RETARDANT.  
 ALL INTERIOR FINISH SHALL COMPLY WITH FPCC 7th EDITION, 101-10.2

**NOTE:**

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

**NOTE:**

AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE SPRINKLER AND/OR FIRE ALARM SOUND CONTRACTOR.

**FLAME SPREAD AND SMOKE DENSITY NOTES:**

- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200. (F.B.C. 2020 7th EDITION).
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. (F.B.C. 2020 7th EDITION).

**NOTES:**

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

**NOTES:**

ALL GLASS USED INSIDE DWELLING UNIT SHALL BE TEMPERED SAFETY GLASS, CATEGORY II.  
 ALL ENCLOSURE FOR SHOWERS SHALL HAVE A DOOR NO LESS THAN 22" WIDE.

**GENERAL NOTES:**

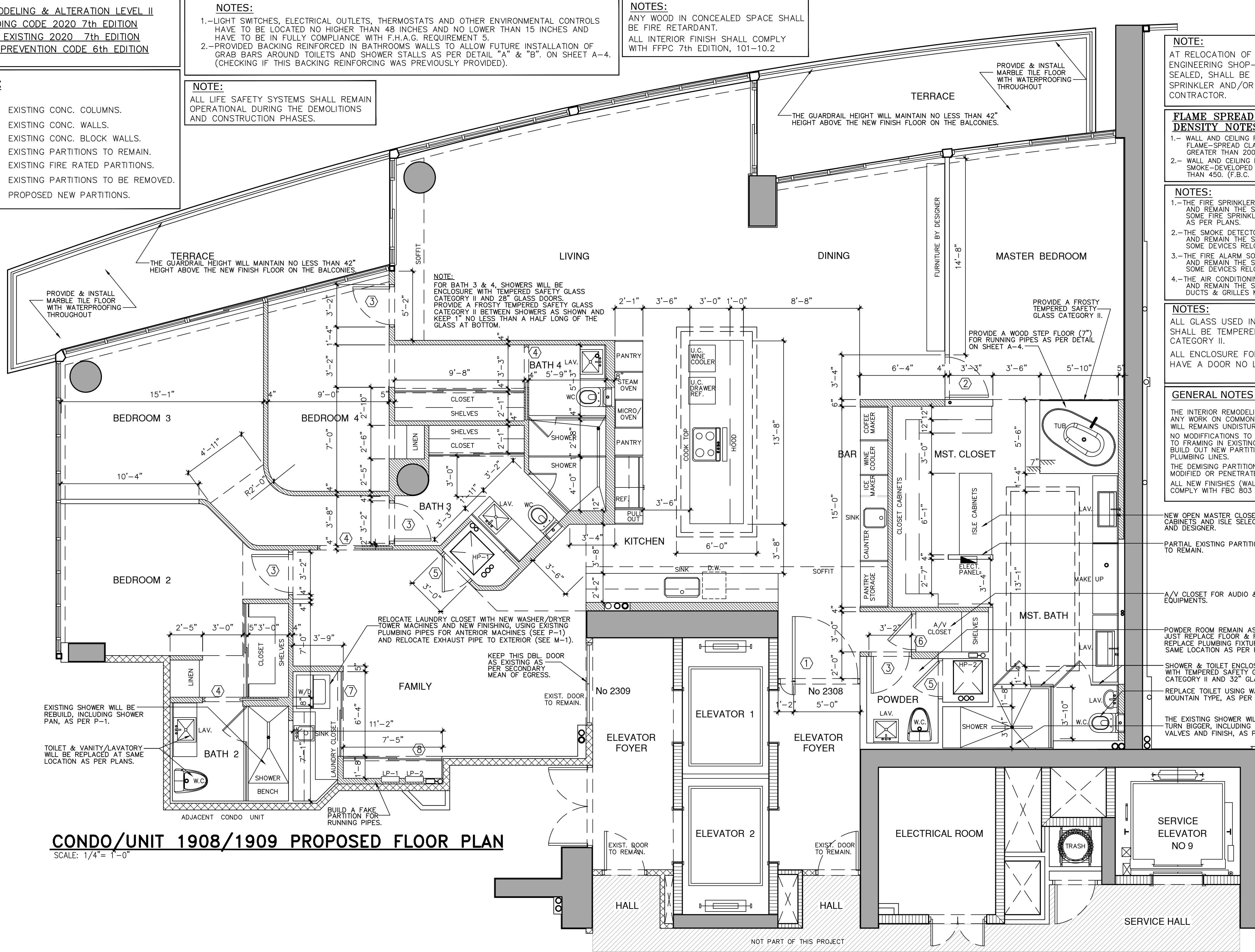
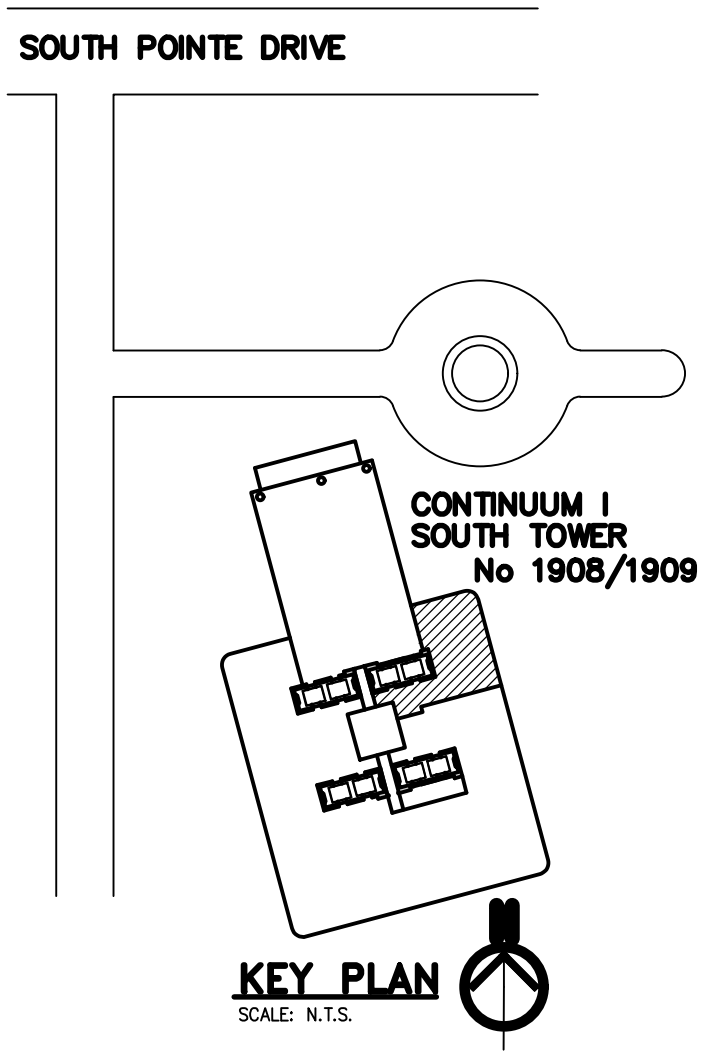
THE INTERIOR REMODELING AND RENOVATIONS DO NOT INCLUDING ANY WORK ON CORRIDOR AREAS OR EXIT DOORS OR CORRIDOR THAT'S WILL REMAINS UNDISTURBED AND HAS NOT ANY MODIFICATIONS.  
 NO MODIFICATIONS TO EXISTING DRYWALL DEMISING PARTITIONS OR TO FRAMING IN EXISTING DRYWALL DEMISING PARTITIONS TYPICAL. BUILD 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) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.

**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.

**NOTE:**

SEE FIXTURES CLEARANCES DETAILS ON SHEET A-4 DETAILS.



**CONDO/UNIT 1908/1909 PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**GENERAL SCOPE OF WORK:**

- REMOVE & DUMPSTER SELECTED PARTITIONS INCLUDING DEMISING FIRE RATED PARTITION FOR NEW LAYOUT AS PER A-1 PLAN.
- REMOVE & DUMPSTER ALL BATH CABINETS & FIXTURES AND REPLACE WITH NEW LAYOUT AS PER PLANS.
- BUILD A NEW PARTITIONS AS PER PLAN AND DETAIL ON SHEET A-4.
- REPLACE INTERIOR DOORS AS PER NEW LAYOUT SHOWN ON PLAN.
- REMOVE & DUMPSTER ALL KITCHEN CABINETS & APPLIANCES AND REPLACE WITH NEW LAYOUT AS PER PLANS.
- REMOVED EXIST. CEILING & REBUILD NEW W/LIGHTINGS AS PER PLANS.
- 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.
- POWDER ROOM REMAIN AS EXISTING BUT WILL BE RENEWED WITH NEW PLUMBING FIXTURES AT SAME LOCATIONS AS PER PLANS.
- THE EXISTING A/C/COND. SYSTEM WILL BE REMODELING: DUCTS/GRILLES WILL BE REMOVED & REPLACING ACCORDING PLANS (SEE M-1).
- THE EXIST. FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME BUT SOME FEATURES WILL BE RELOCATED AS PER PLAN LS-1.
- THE EXISTING ELECTRICAL SYSTEM WILL BE REMODELING: USED ONE ELECTRICAL PANEL AND LUTRON SYSTEM AS PER PLAN (SEE E-1).
- PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.

DOOR SCHEDULE (INTERIOR)										
No.	LOCATION	SIZE			TYPE	MAT.	FINISH	THRES.	JAM	REMARKS
		W	H	T						
1	ENTRY DOOR	60"	8'-0"	1 3/4"	PIVOT SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
2	MASTER BEDROOM	36"	8'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
3	POWDER, BEDROOM 2, 4 & BATH 3	34"	8'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
4	BEDROOM 3, BATH 2 & BATH 4	36"	8'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
5	A/C CLOSET 1 & 2	34"	8'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
6	A/V CLOSET	34"	8'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
7	LAUNDRY CLOSET	(2)36"	8'-0"	1 3/4"	OH SLDG	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
8	LUTRON PANELS CLOSET	(2)45"	8'-0"	1 3/4"	OH SLDG	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE

-A/C CLOSET DOOR TYPE 5 SHALL BE SELF CLOSING AND SELF LATCHING.  
 -ALL NEW DOORS HAVE TO COMPLY WITH "FAIR HOUSING GUIDELINES" AND HAVE TO BE 32" MINIMUM CLEAR SPACE WHEN OPEN 90°.

TERRACE FLOOR AREA	
-TERRACE LEFT	231.1 SQ.FT.
-TERRACE RIGHT	199.7 SQ.FT.
-TOTAL TERRACE AREA	430.8 SQ.FT.

TOTAL WORKING AREA	
-TOTAL INTERIOR AREA	3,548.8 SQ.FT.
-TOTAL TERRACE AREA	430.8 SQ.FT.
-TOTAL WORKING AREA	3,979.6 SQ.FT.

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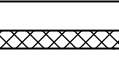
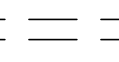
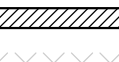

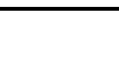
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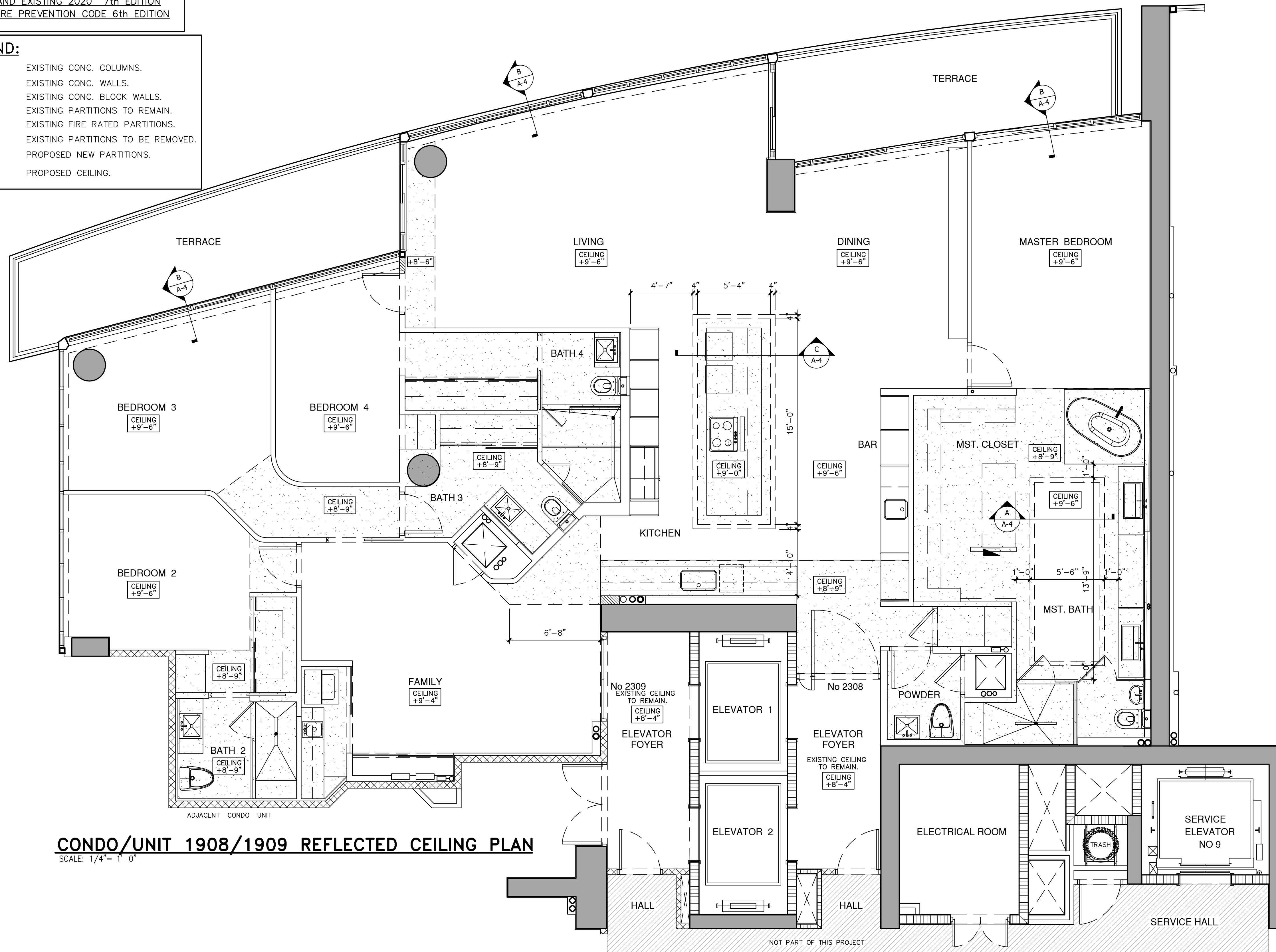
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INTERIOR REMODELING & ALTERATION LEVEL II  
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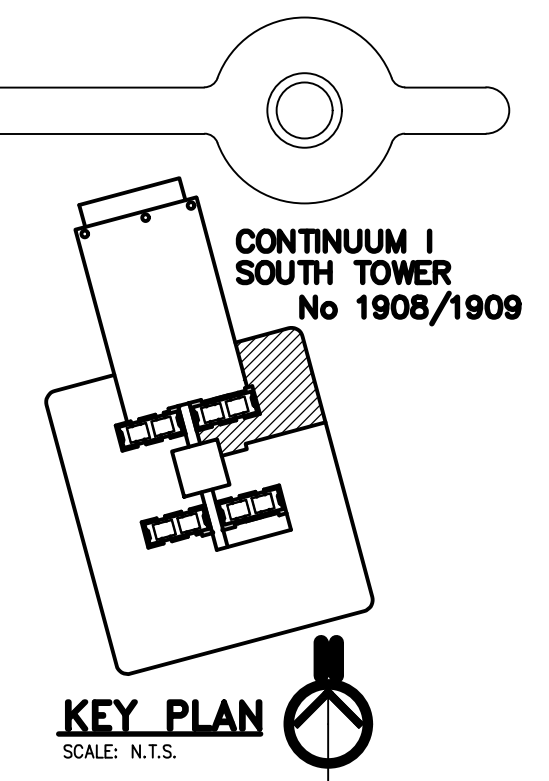
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-  EXISTING PARTITIONS TO BE REMOVED.
-  PROPOSED NEW PARTITIONS.
-  PROPOSED CEILING.



**CONDO/UNIT 1908/1909 REFLECTED CEILING PLAN**  
 SCALE: 1/4" = 1'-0"

SOUTH POINTE DRIVE



**CEILING NOTES:**

ALL INTERIOR CEILING WILL BE RENEWED.  
 REVISED & RENEWED CEILING STRUCTURE.  
 TOTAL CEILING AREA 3,548.8 SQ.FT.

**CEILING PLENUM NOTE:**

BUILD A NEW PLENUM AT CEILING, AS PER MECHANICAL DRAWING M-1.  
 NEW PLENUM SHALL BE CONSTRUCTED AND ONLY CONTAIN NON-COMBUSTIBLE MATERIAL WITH MAXIMUM RATING OF 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED INDEX.

**NOTE:**

SEE CEILING SECTIONS ON SHEET A-4.



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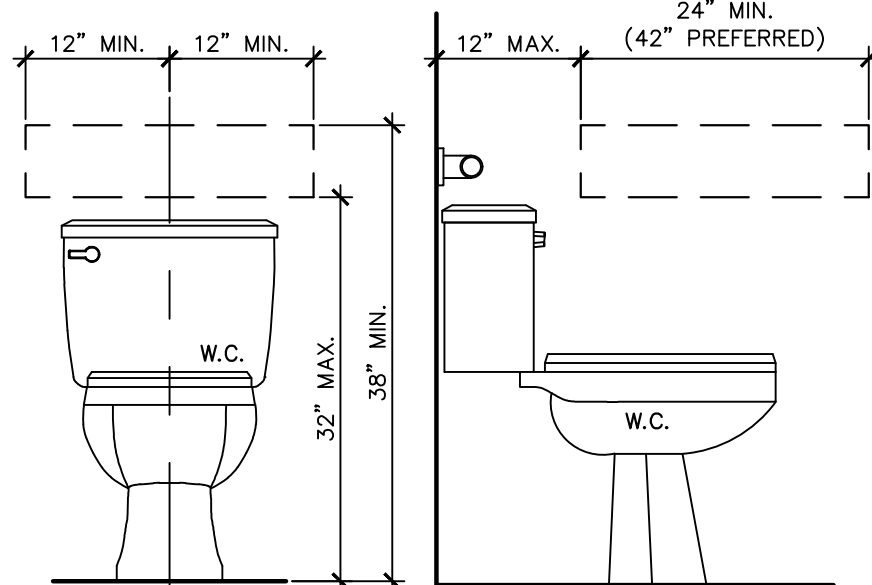
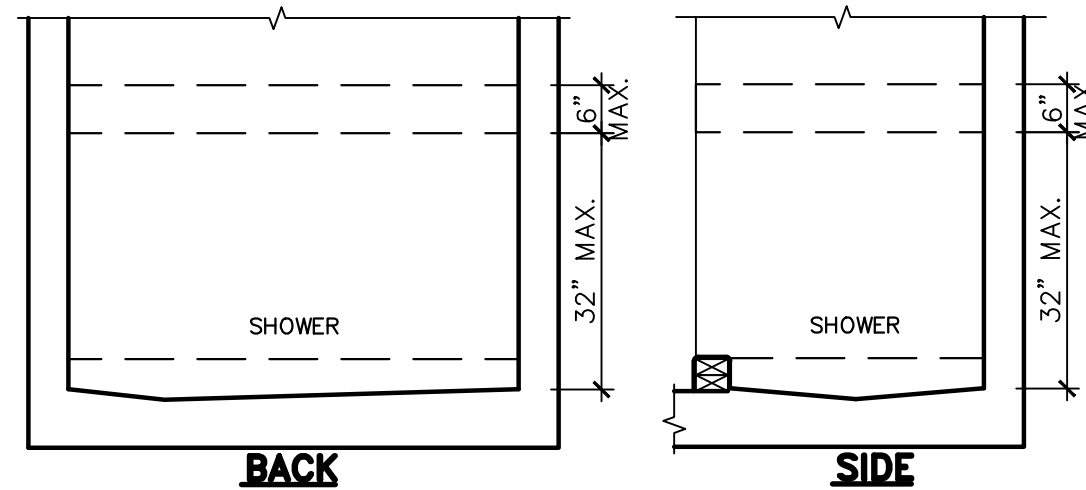
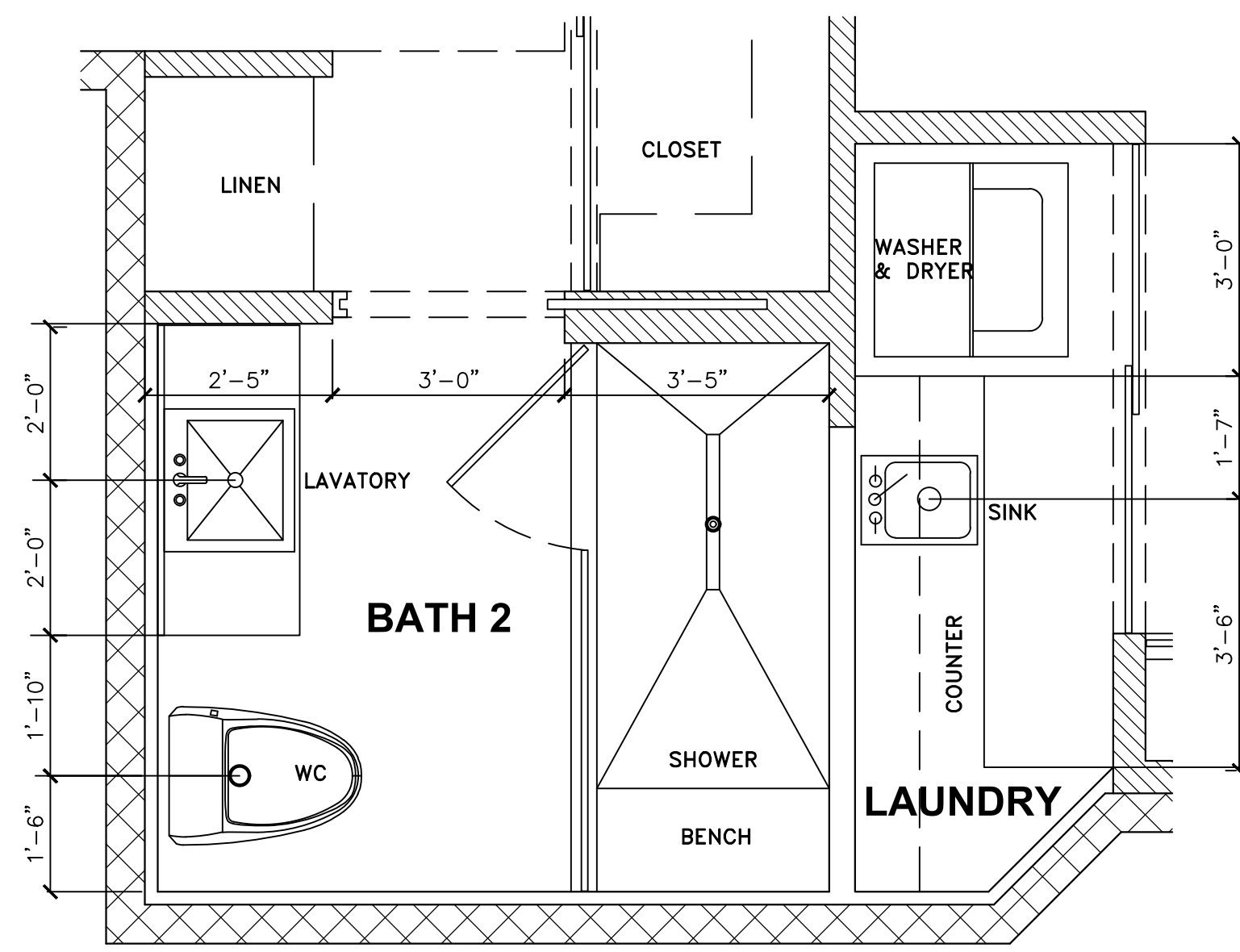
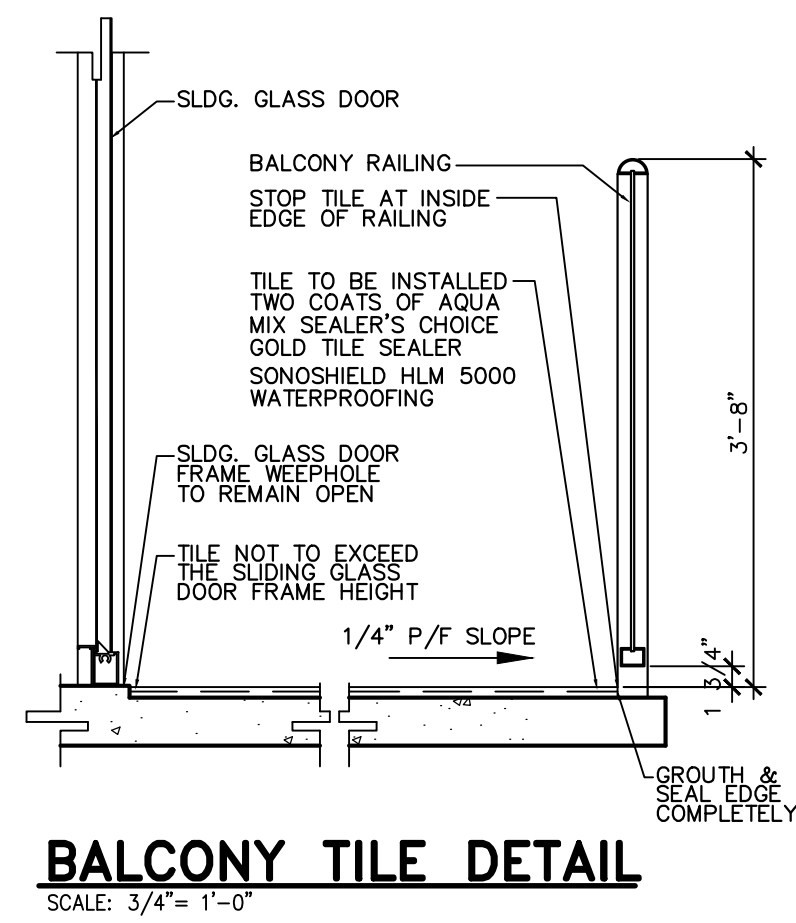
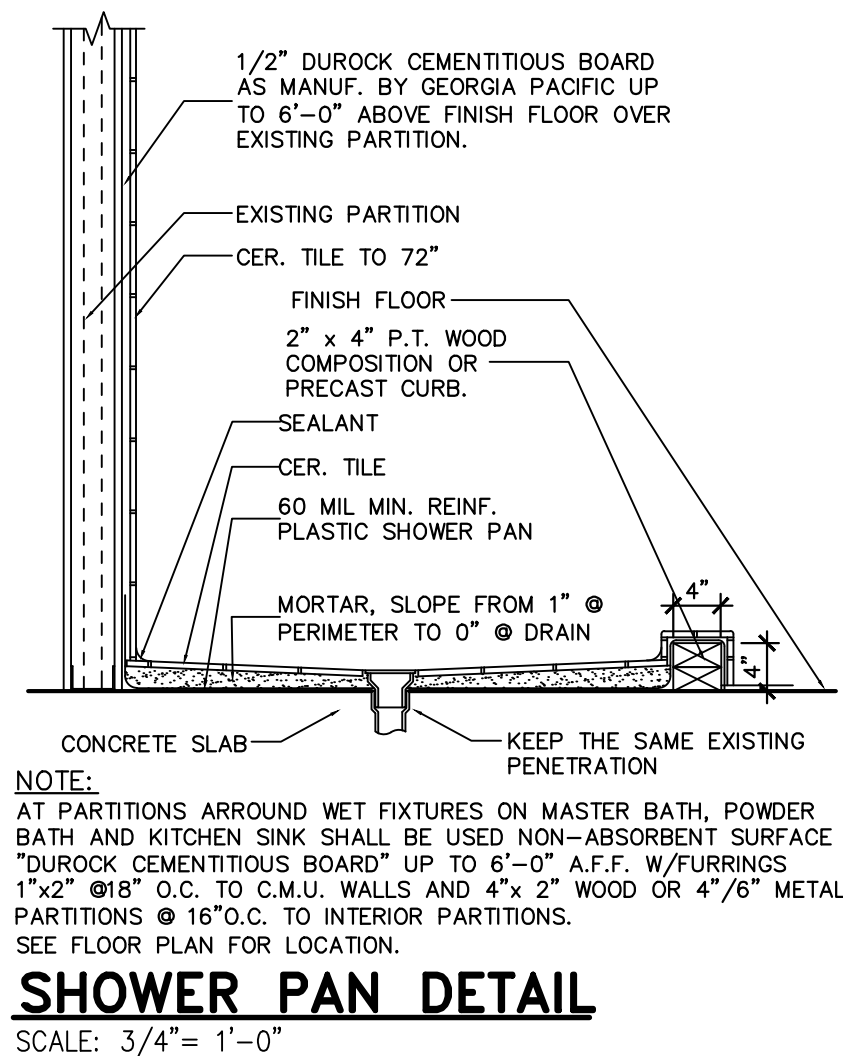
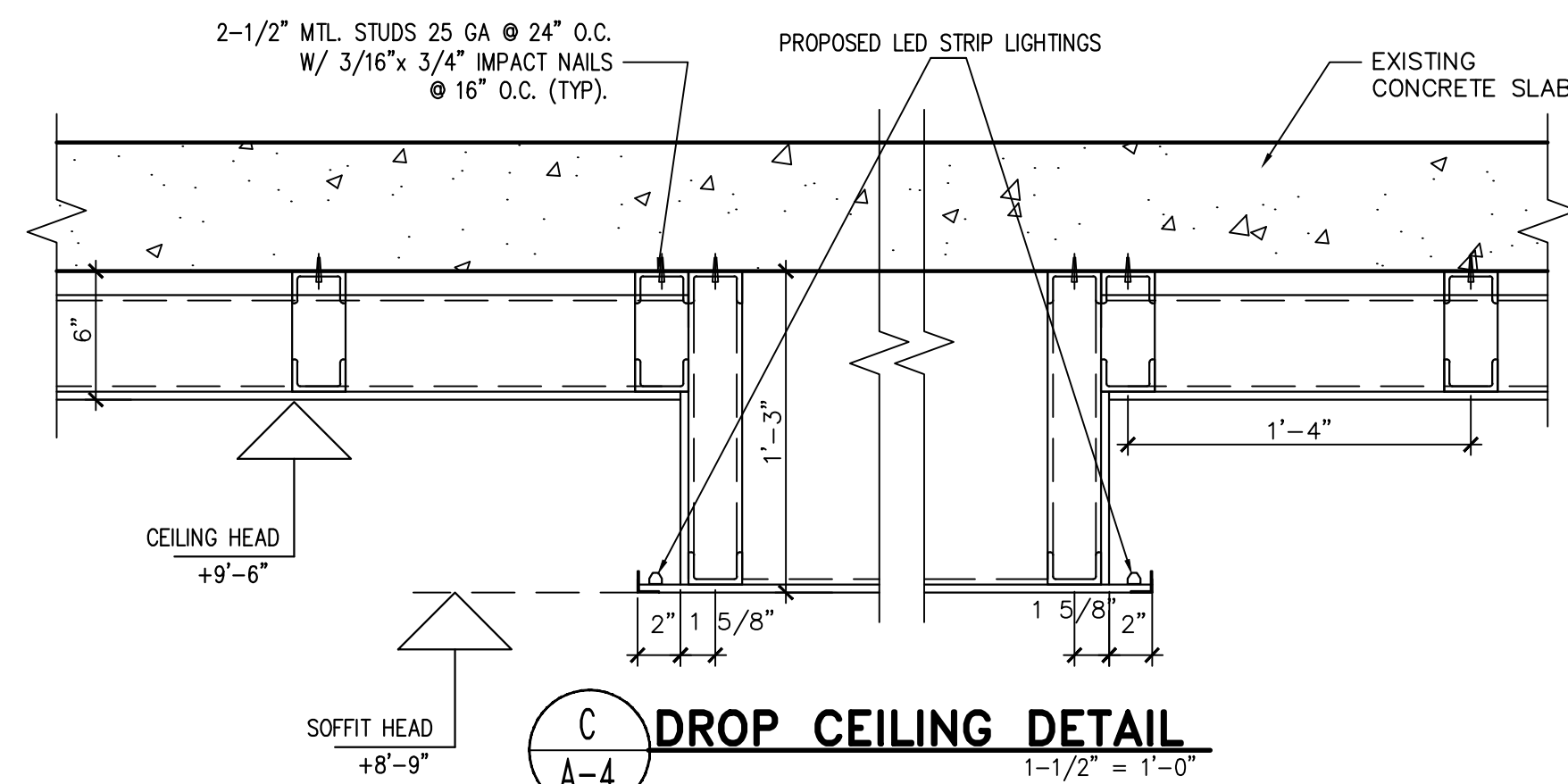
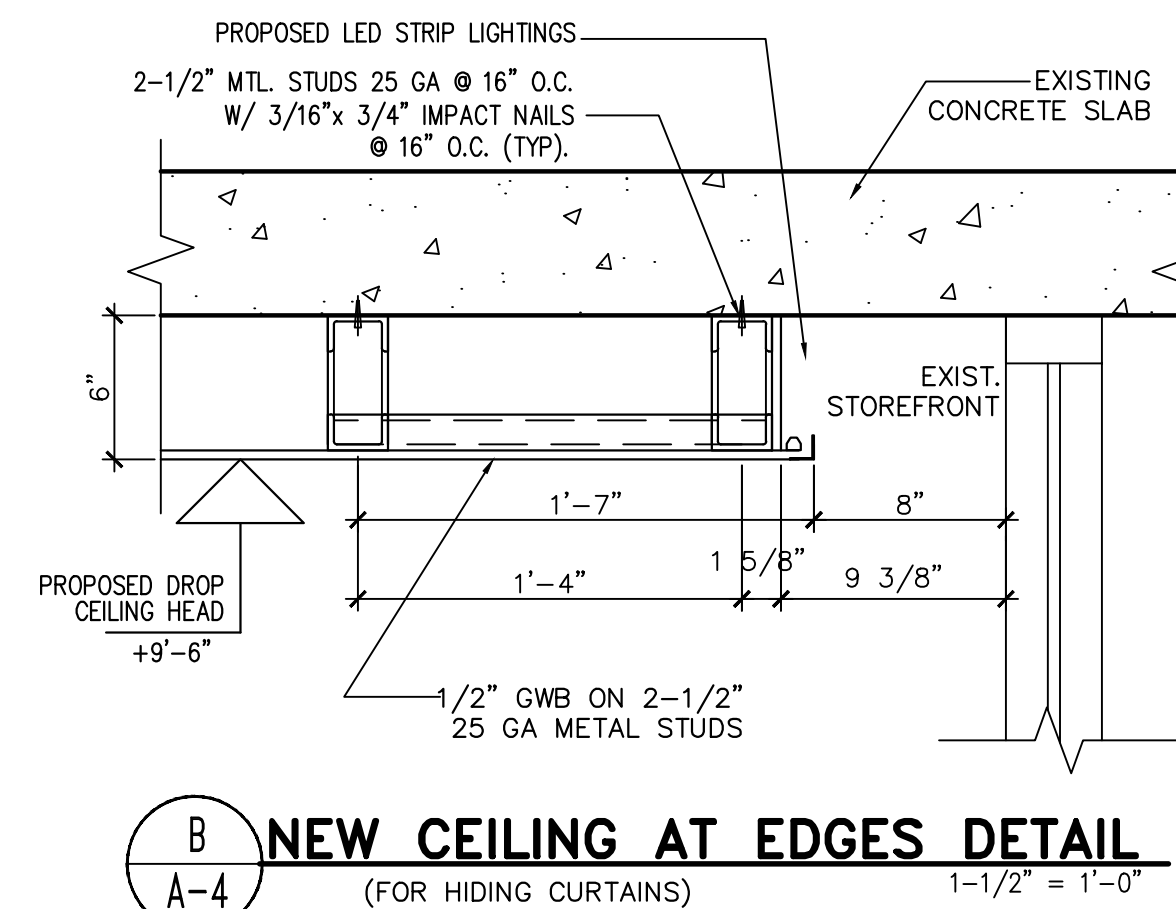
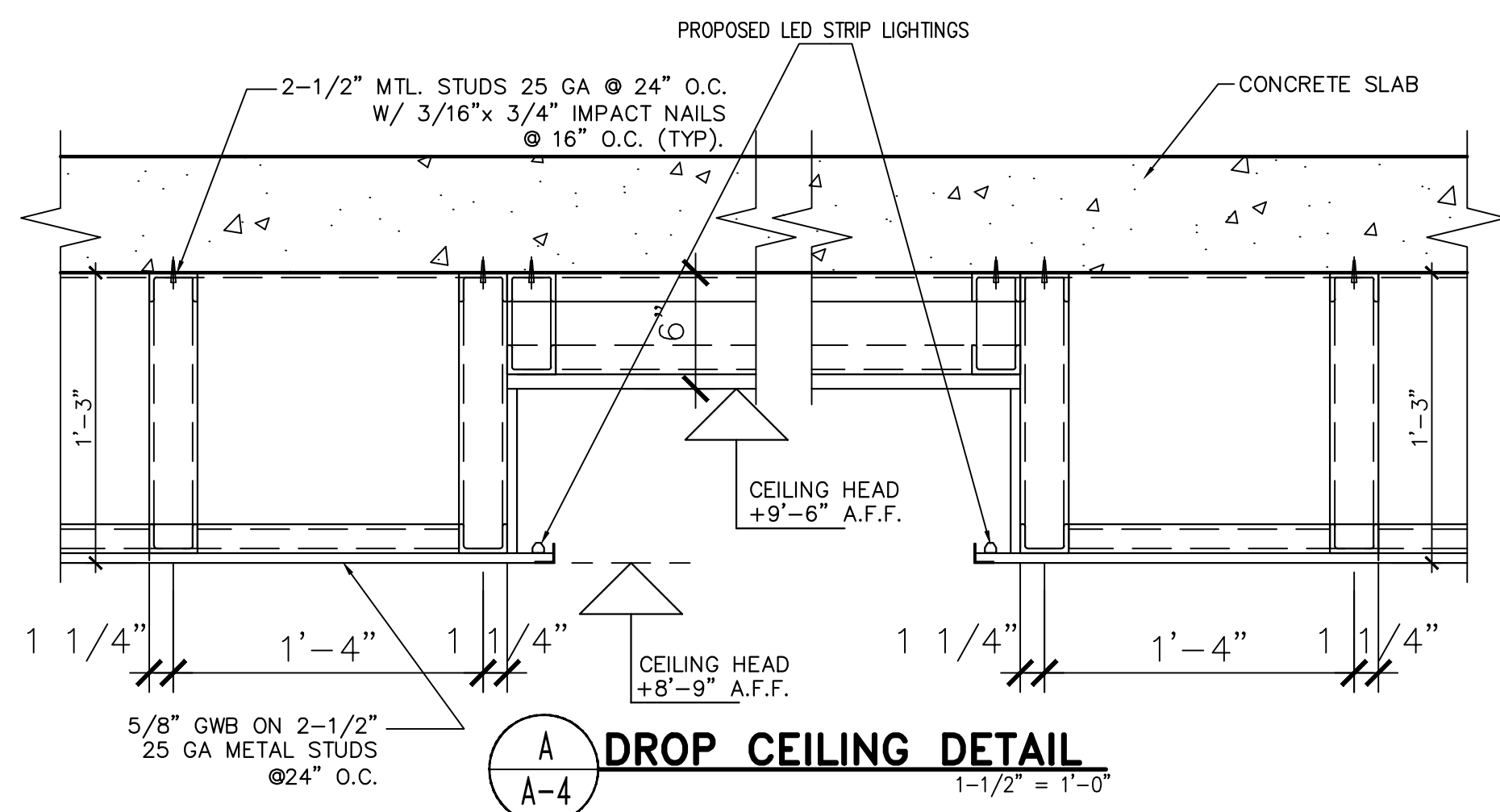
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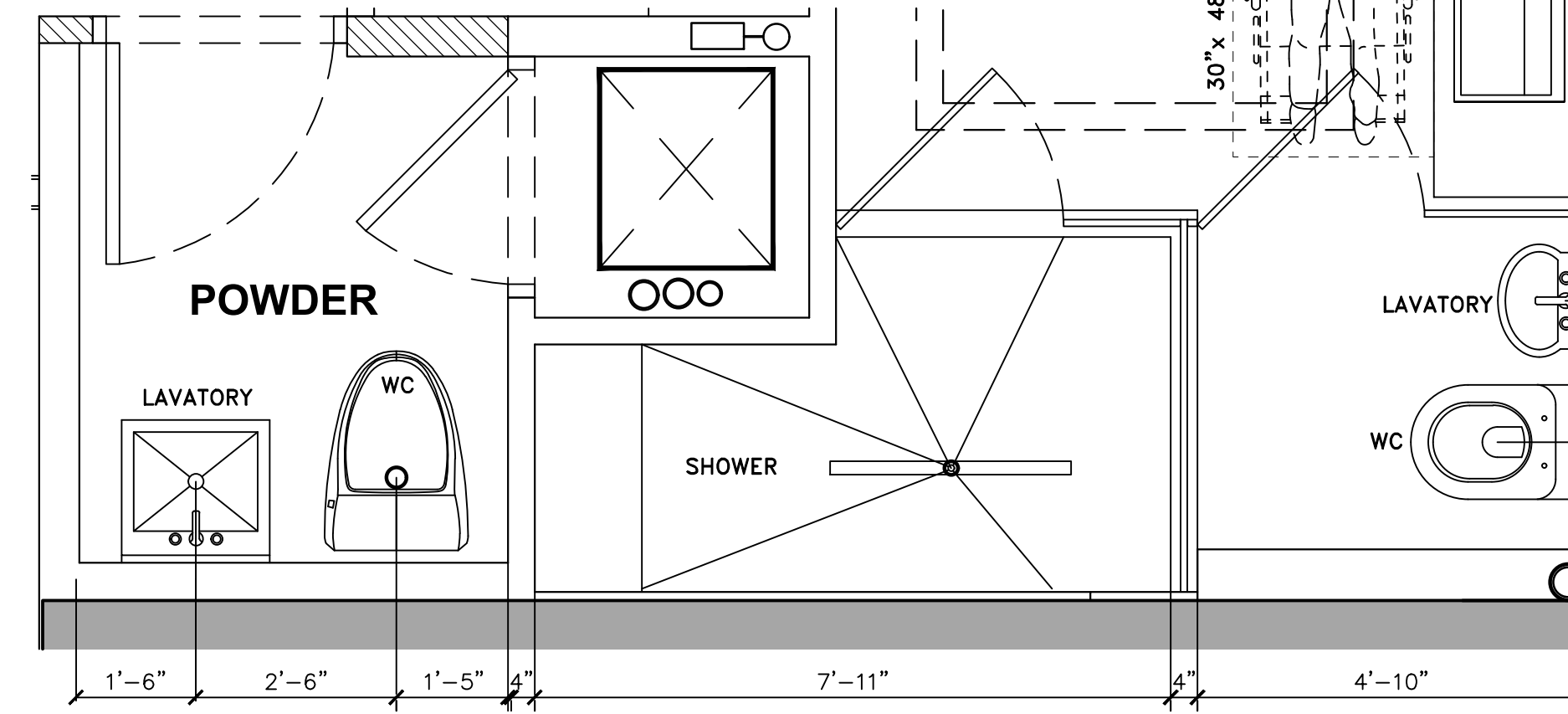
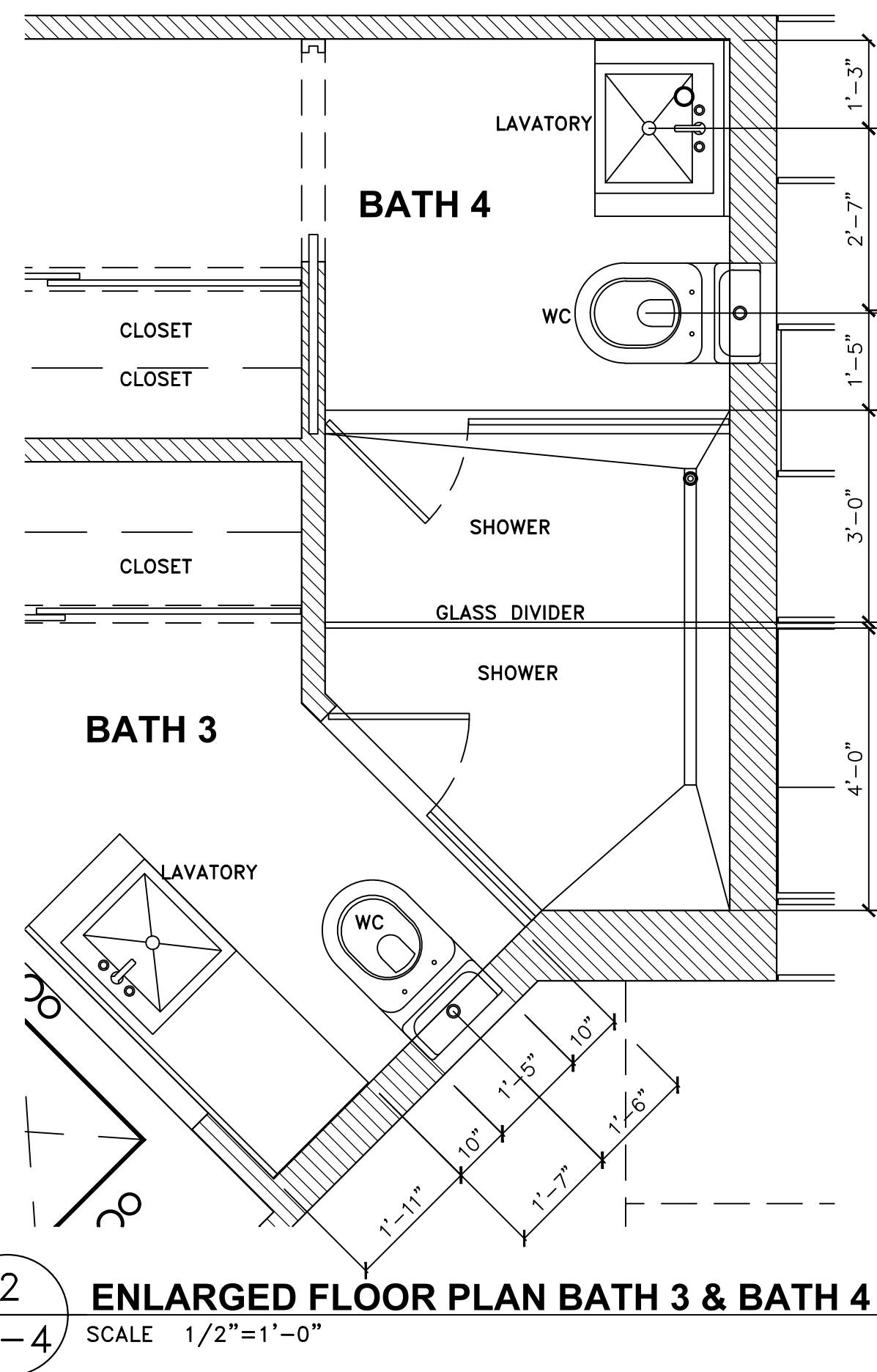
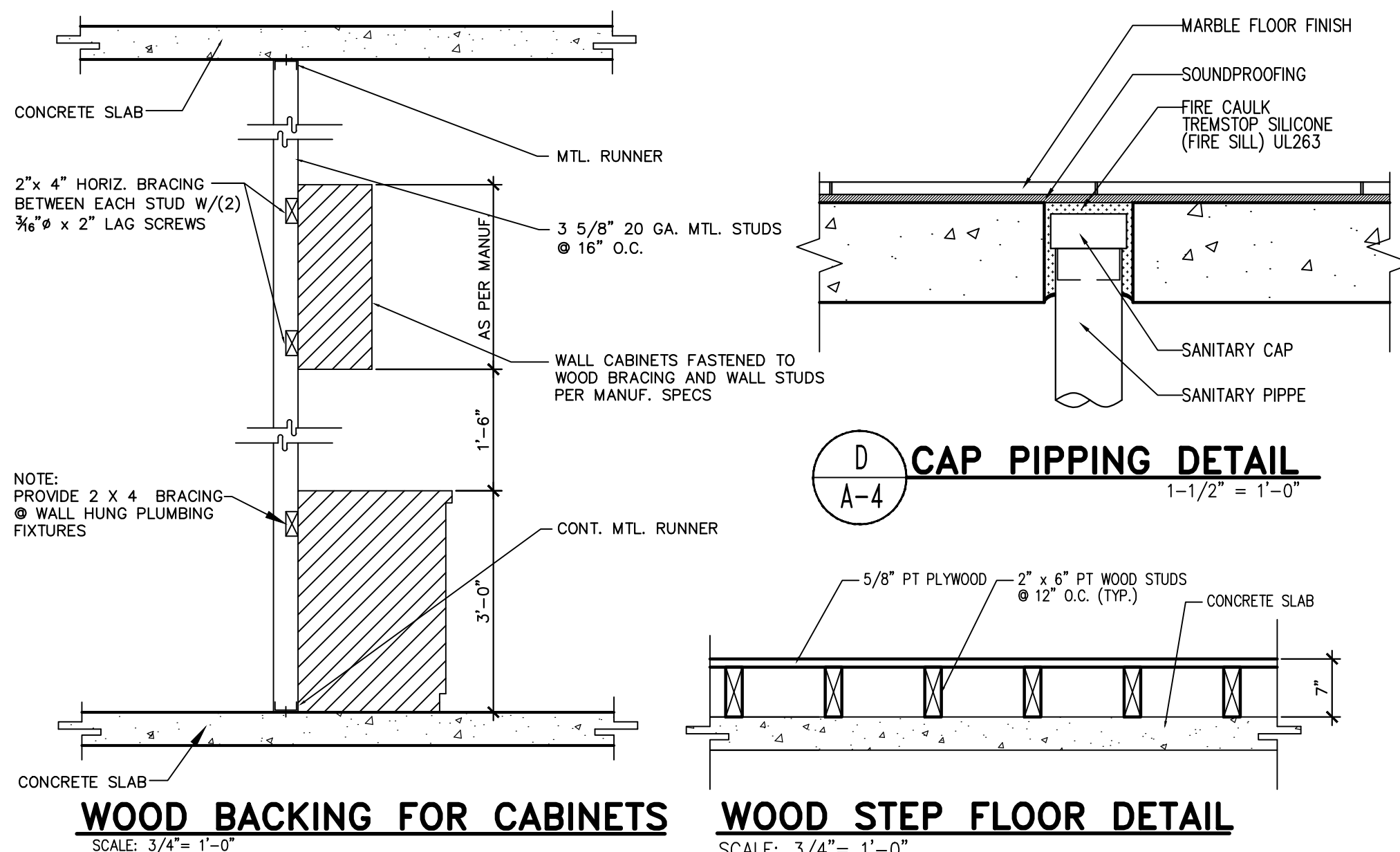
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**REINFORCED AREAS FOR FUTURE GRAB BARS**  
SCALE: 1/2" = 1'-0"



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