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No.	DATE	ISSUED / REVISED
1	26 JAN/17	ISSUED FOR PERMITTING
2	09 MAR/17	PERMITTING REVISION - 1
3	19 APR/17	PERMITTING REVISION - 2
4	15 MAY/17	PERMITTING REVISION - 3
5	06 JUN/17	PERMITTING REVISION - 4
6	12 JUL/17	PERMITTING REVISION - 5

- CONSTRUCTION LEGEND:**
- EXISTING INTERIOR PARTITION TO REMAIN
 - EXISTING MASONRY EXTERIOR WALL TO REMAIN
 - TYPICAL NEW PARTITION WALL
 - TYPICAL LOW WALL 42" AFF.
 - NEW FLOORING JOIST AND LEDGER TO MATCH EXISTING FLOOR (SEE STRUCTURAL DRAWINGS)

GENERAL NOTES

1. ALL ELECTRICAL OUTLETS WITHIN 4' OF SINK SHALL BE G.F.I
2. COORDINATE ALL NEW APPLIANCES WITH ELECTRICAL.
3. COORDINATE ALL NEW FIXTURES WITH PLUMBING.
4. PROTECT ALL DEMISING RATED WALLS. REPAIR ANY DAMAGE.
5. ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE FBC 2509 SHOWERS AND PUBLIC TOILET WALLS SHALL CONFIRM TO SECTION 1210.2 & 1210.
6. INTERIOR FINISHES WILL COMPLY WITH FFPC 101 5TH EDITION 10.2.2.
7. THE PROJECT IS CLASSIFIED IN ACCORDANCE WITH FFPC 101 5TH EDITION CH. 43 BUILDING REHAB.
8. PROVIDE DRAFT STOPPING AT ALL PENETRATIONS FROM CRAWL SPACE TO INTERIOR BUILDING BEHIND DRYWALL.
9. ALL NEW EQUIPMENT SHALL BE ABOVE THE REQUIRED 9'-0" OF ESTABLISHED N.G.V.D.
10. ALL THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT, IN COMPLIANCE WITH CHAPTER FBC 10008.1.7.
11. ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.
12. INTERIOR WALL, CEILINGS, FLOORS, DECORATIONS, AND TRIM SHALL COMPLY WITH FBC CHAPTER 8.
13. ALL INTERIOR FINISHES SHALL COMPLY WITH FFPC 101-10.2.2.

CONSTRUCTION PLAN REFERENCE NOTES

- 1 EXISTING BATHROOM ADJUSTED TO AN ADA BATHROOM.
- 2 EXISTING KITCHEN CABINETS, SINK TO REMAIN AT CURRENT LOCATION.
- 3 EXISTING COLUMN TO REMAIN.
- 4 NEW LOCATION FOR EXISTING AHU.
- 5 NEW AHU VENTED DOOR. DOOR TO HAVE TRANSFER GRILLS OF AT LEAST 50 SQUARE INCHES TO 100 CFM OF SUPPLY AIR. OR FULLY LOUVERED DOOR
- 6 NEW DOOR.
- 7 EXISTING E/P TO BE REMAIN AT CURRENT LOCATION.
- 8 NEW FLOOR JOIST AND LEDGER TO MATCH EXISTING FLOOR (REF. STRUCTURAL DRAWINGS)

NEW DOOR WILL HAVE AN AUTOMATIC DOOR OPENER

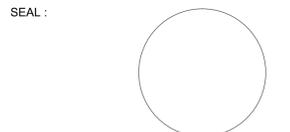
SECONDARY MEANS OF ESCAPE:

- AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN IN WIDTH, 24 IN IN HEIGHT AND 57 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 IN ABOVE THE FLOOR; SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:
1. THE WINDOW IS WITHIN 20FT. OF GRADE.
 2. THE WINDOW IS DIRECTLY ACCESSIBLE TO FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
 3. THE WINDOW OR DOOR OPENS ONTO AN EXTERIOR BALCONY.

EXCEPTION:

1. A SECONDARY MEANS OF EGRESS SHALL NOT BE REQUIRED.
 - A. THE BEDROOM OR LIVING AREA HAS A DOOR LEADING DIRECTLY TO THE OUTSIDE OF THE BUILDING OR AT GRADE LEVEL.
 - B. IF THE DWELLING UNIT IS PROTECTED THROUGHOUT BY AN APPROVED, AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH N.F.P.A.
2. EXISTING APPROVED MEANS OF ESCAPE.

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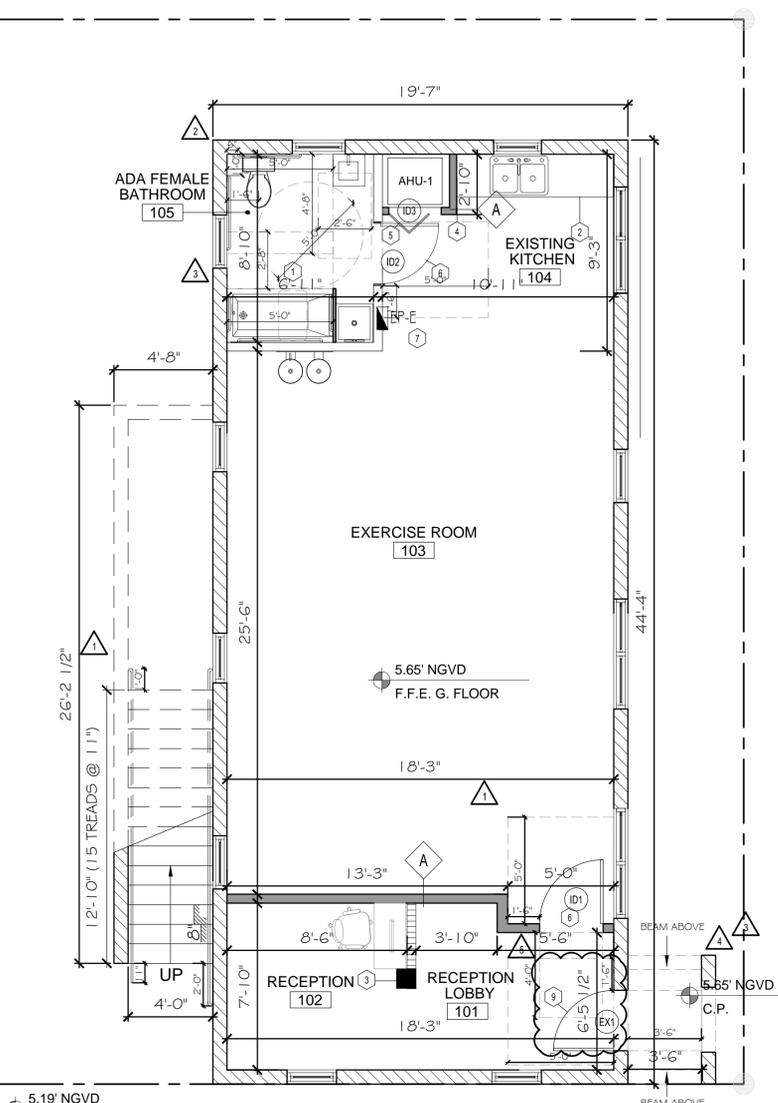


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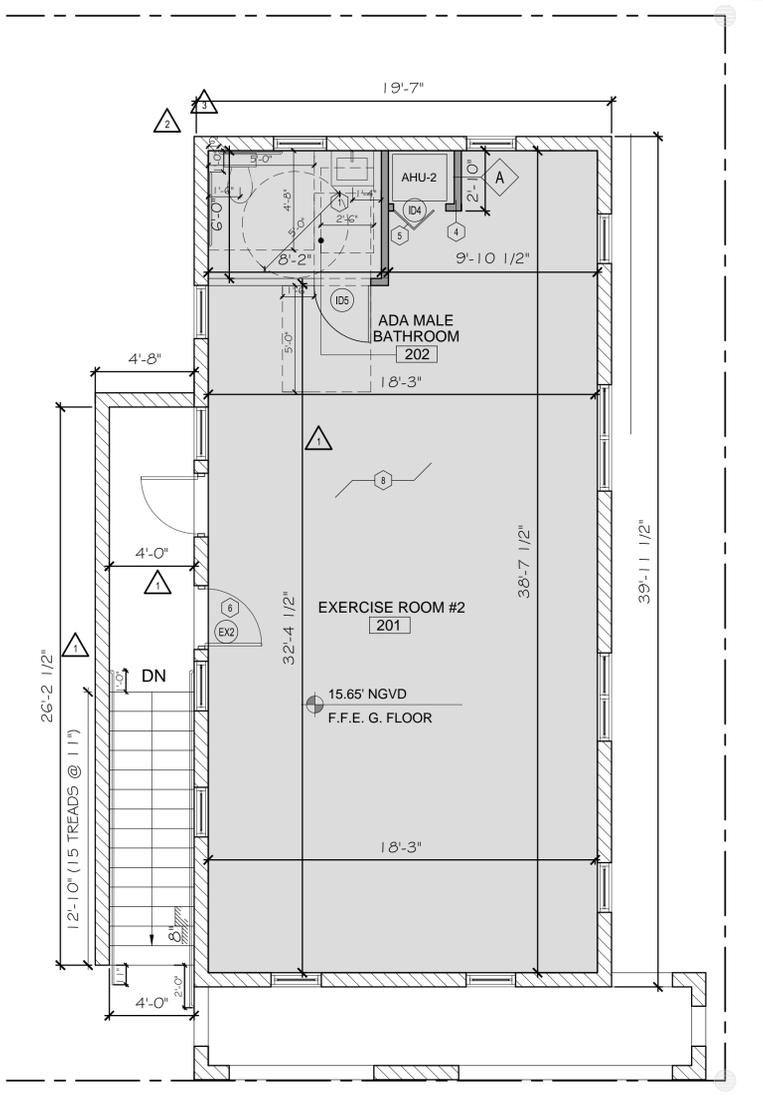
PROJECT NO : 2016-23

PROPOSED FLOOR PLANS

CHECKED BY : WC SHEET NO :
 DRAWN BY : AA
 SCALE: **A-1**
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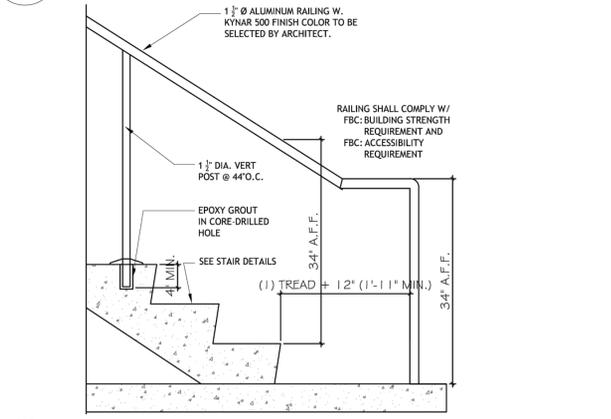


1 PROPOSED GROUND FLOOR
 SCALE: 1/4" = 1'-0"

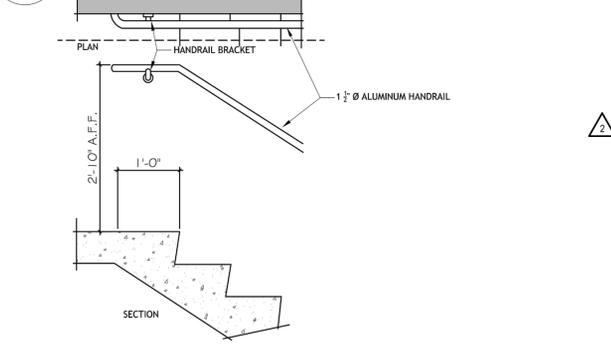


2 PROPOSED SECOND FLOOR
 SCALE: 1/4" = 1'-0"

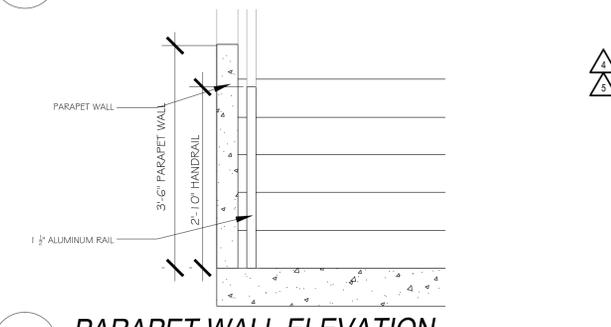
3 EMERGENCY EGRESS STAIRS HANDRAIL
 SCALE: 3/4" = 1'-0"



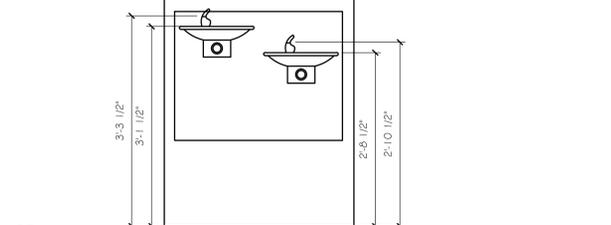
4 HANDRAIL ELEV. AT BOTTOM LANDING
 SCALE: 3/4" = 1'-0"



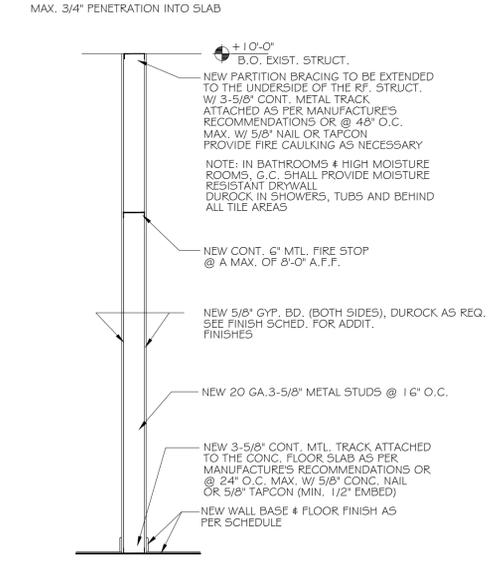
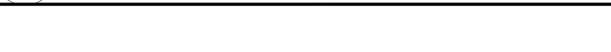
5 HANDRAIL ELEV. AT TOP LANDING
 SCALE: 3/4" = 1'-0"



6 PARAPET WALL ELEVATION
 SCALE: 3/4" = 1'-0"



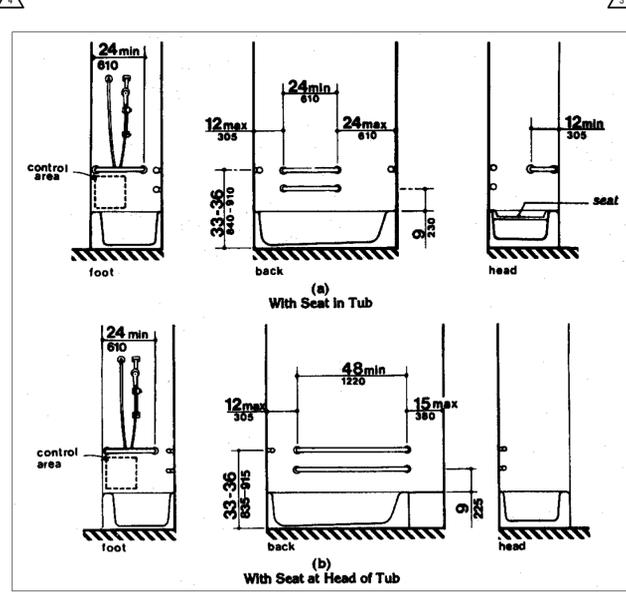
7 HI - LOW DRINKING FOUNTAIN HEIGHT
 SCALE: 1" = 1'-0"



A TYPICAL PARTITION
 SCALE: 1/2" = 1'-0"

WALL & PARTITION NOTES

1. ALL PARTITIONS & WALLS SHALL BE CONSTRUCTED FULL HEIGHT FROM TOP OF SLAB TO BOTTOM OF STRUCTURE
2. PROVIDE CONTINUOUS CAULKING BEAD AT BOTH SIDES OF TOP & BOTTOM AND SIDES OF ALL PARTITIONS
3. SEE FINISH SCHEDULE FOR FINISH AND BASE REQUIREMENTS
4. EXTEND STRUCTURE OF ALL NEW WALLS TO DECK, UNLESS OTHERWISE NOTED
5. PROVIDE 3-5/8" MTL. STUDS LATERAL BRACING @ 4'-0" O.C. AT ALL WALLS WHICH DO NOT EXTEND TO THE UNDERSIDE OF STRUCTURE OR SOFFIT. USE 7/16" FRAMING SCREWS & 5/8" SCREWS AS REQUIRED. PROVIDE MIN. 5/8" EMBEDMENT IF ANCHORING TO CONCRETE
6. ALL STUDS SHALL BE 1" C STUDS AND A MINIMUM OF 20 GAUGE UNLESS OTHERWISE NOTED
7. AT WALL HUNG PLUMBING FIXTURES & CABINETS, STUDS SHALL BE A MINIMUM OF 20 GAUGE STUDS
8. PROVIDE ALL NECESSARY BLOCKING FOR GRAB BARS, ACCESSORIES, PLUMBING FIXTURES, RAILING, ETC.
9. PROVIDE DUROCK AT ALL SHOWERS, TUBS AND LOCATIONS SCHEDULED FOR NEW TILE FINISH (SEE FINISH SCHEDULE)
10. ALL WORK TO CONFORM TO FBC & MANUFACTURER RECOMMENDATIONS
11. 2"x4" WOOD STUDS ARE AN ACCEPTABLE SUBSTITUTE FOR METAL STUDS. ALL WOOD STUDS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
12. PAINT ALL WALLS 9'-0" AND ABOVE IN FLAT BLACK TO UNDERSIDE OF ROOF STRUCTURE.
13. ALL WALLS IN SHOWERS AND WET AREA SHALL HAVE DUROCK OR CEMENT BOARD AT FULL HEIGHT OF WALL.



B ADA TUB ELEVATION DETAILS
 SCALE: 1" = 1'-0"