

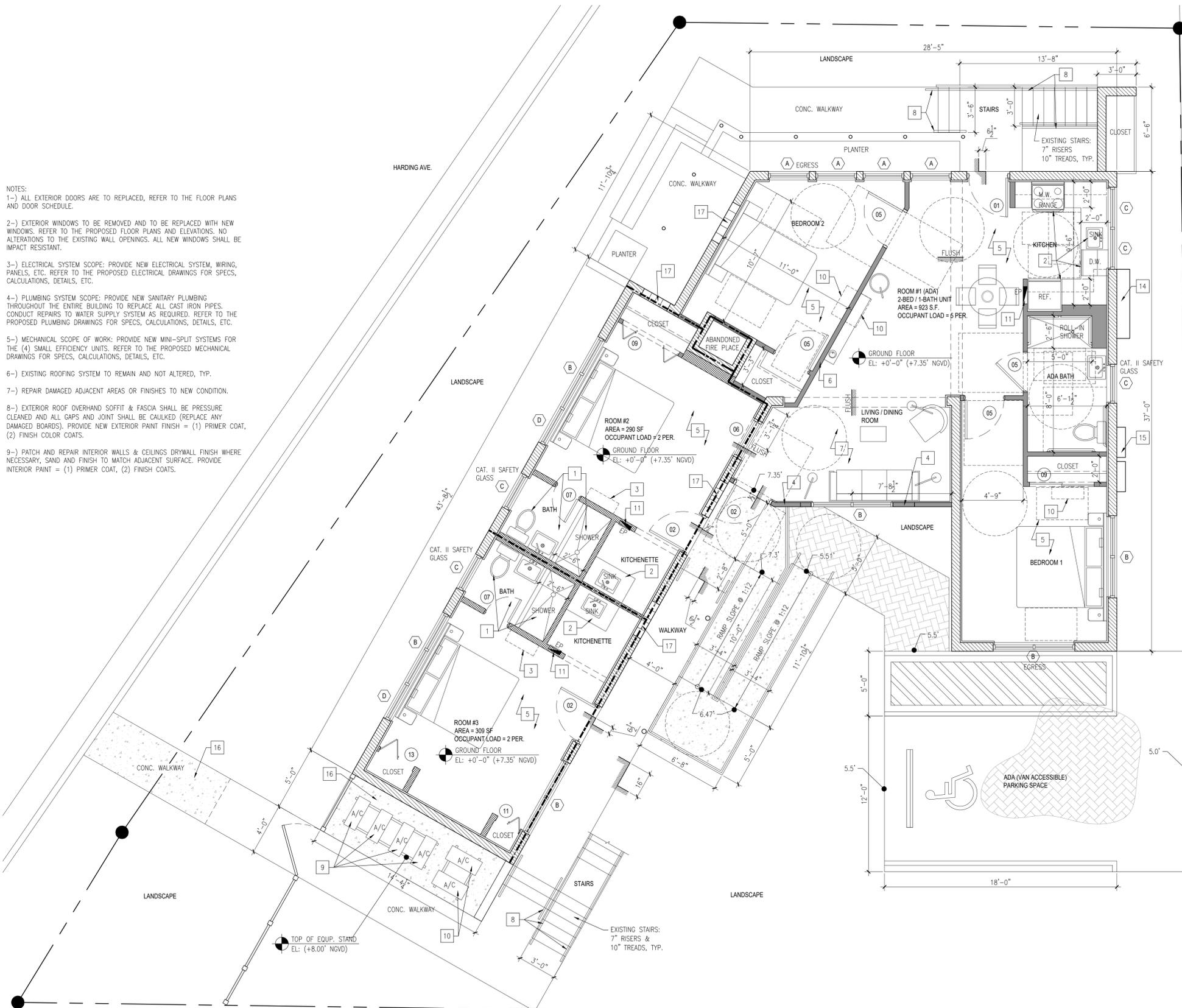
PROPOSED PLAN LEGEND

- EXISTING NON-LOAD BEARING CMU WALLS TO REMAIN AND NOT ALTERED.
- EXISTING NON-LOAD BEARING INTERIOR PARTITION WALLS TO REMAIN AND NOT ALTERED. REFER TO INTERIOR DESIGN DWGS. FOR PAINT FINISH, BASE BOARDS, MOLDINGS, ETC.
- EXISTING NON-BEARING 1 HR FIRE RATED WALLS. REFER TO DETAIL 2 ON A-4.01 FOR SPECS, AND ALSO TO THE UL LISTED ASSEMBLIES ON A-5.00 TO A-5.04, TYP.
- PROPOSED NEW, NON-BEARING WALLS. REFER TO SPECIFIC MARKS ON THE FLOOR PLANS FOR THE SPECIFICATIONS OF NEW WALLS, TYP.
- PROPOSED NEW, NON-BEARING 1 HR FIRE RATED WALLS. REFER TO DETAIL 2 ON A-4.01 FOR SPECS, AND ALSO TO THE UL LISTED ASSEMBLIES ON A-5.00 TO A-5.04, TYP.

- 1 BATHROOM SCOPE OF WORK: PROVIDE NEW FIXTURES & ACCESSORIES (TOILETS, SINKS, ETC.), PROVIDE NEW SHOWERS WHERE TUBS USED TO BE. PROVIDE NEW FLOOR AND WALL FINISHES, AS PER GENERAL SCHEDULE BELOW. BATHROOM LAYOUT AND FIXTURE LOCATIONS TO REMAIN THE SAME, NO ALTERATIONS.
- 2 KITCHEN SCOPE OF WORK: PROVIDE NEW FIXTURES & APPLIANCES (RANGE, SINKS, ETC.), PROVIDE NEW KITCHEN CABINETS AND COUNTER TOPS. KITCHEN LAYOUT AND FIXTURES AND APPLIANCE LOCATIONS TO REMAIN THE SAME, NO ALTERATIONS.
- 3 NEW WALL MOUNTED MINI-SPLIT A/C UNITS, REFER TO THE MECHANICAL DWGS. FOR SPECS, DETAILS, ETC.
- 4 PROVIDE NEW 2x6 P.T. WOOD STUD FRAMING TO ENCLOSED REMOVED DOOR OPENING AND OPENING AROUND WINDOWS. REFER TO STRUCTURAL DWGS. FOR SPECS. PROVIDE PAPER BACKED METAL LATH & 5/8" MIN. STUCCO FINISH ON OUTSIDE FACE OF WALL, OVER PLYWOOD SHEATHING, TYP.
- 5 FLOOR FINISHES:
 - REMOVE OLD OR DAMAGED FLOOR TILE FINISH, WHERE APPLICABLE.
 - PROVIDE NEW TILE FLOOR FINISH. PROVIDE NEW TILE FINISH OVER CORK SOUND UNDERLAY, OVER 1/2" CEMENT BOARD SHEATHING, OVER 30# BUILDING PAPER, OVER EXISTING WOOD PLANK FLOOR.
- 6 PROVIDE NEW 2x4 P.T. WOOD STUD FRAMING FOR NEW INTERIOR PARTITION WALLS. SPACED STUDS @ 16" c/c. PROVIDE 5/8" DRYWALL FINISH ON BOTH SIDES, TYP.
- 7 FLOOR FINISHES @ BEDROOM 2:
 - PROVIDE NEW 2x4 P.T. WOOD FRAMING @ 12" c/c ON TOP OF EXISTING CONC. SLAB TO ELEVATE FLOOR IN THIS AREA SO THAT THE BEDROOM 2 FLOOR IS LEVELLED WITH THE REST OF THE UNIT.
 - PROVIDE 3/4" CDX PLYWOOD SHEATHING FOR DECKING.
 - PROVIDE NEW TILE FLOOR FINISH. PROVIDE NEW TILE FINISH OVER CORK SOUND UNDERLAY, OVER 1/2" CEMENT BOARD, OVER PLYWOOD DECKING.
- 8 PROVIDE NEW ALUMINUM GUARDRAILS AND HANDRAILS FOR STAIRS AND SECOND FLOOR WALKWAY. SHALL BE UNDER A SEPARATE PERMIT; MANUFACTURER / GC SHALL PROVIDE SHOP DRAWINGS, SPECS, DETAILS, CALCULATIONS, ETC. AND SUBMIT THEM FOR APPROVAL. GUARDRAIL SHALL BE 42" HT. A.F.F., DESIGN TO BE SELECTED AND APPROVED BY OWNER. GUARDRAIL SHALL BE ENGINEERED TO WITHSTAND A 200LB IMPACT & SOL P.L.F. PICKETS SHALL BE SPACED TO REJECT A 4" DIAM. SPHERE. SPACE BETWEEN RAILS, RISER, AND TREAD SHALL REJECT A 6" DIA. SPHERE. HANDRAILS SHALL BE INSTALLED AT 36" +/- 2" A.F.F. AND EXTENSIONS SHALL PROJECT 12" AND SHALL BE RETURNED TO THE WALL OR FLOOR. REFER TO SHEET A-4.01 FOR DETAILS.
- 9 NEW MINI-SPLIT A/C SYSTEM CONDENSING UNITS. REFER TO MECHANICAL DWGS FOR SPECS, DETAILS, ETC. OUTSIDE EQUIPMENT TO BE PLACED ON TOP OF AN ALUMINUM STAND. TOP OF THE STAND ELEVATION SHALL BE @ +8'-0" NGVD MIN.
- 10 NEW A/C EQUIPMENT FOR THE (2) 2-BEDROOM APARTMENTS. SEE MECHANICAL DRAWINGS. OUTSIDE EQUIPMENT TO BE PLACED ON TOP OF AN ALUMINUM STAND. TOP OF THE STAND ELEVATION SHALL BE @ +8'-0" NGVD MIN.
- 11 NEW ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR SPECS, DETAILS, CALCULATIONS, ETC.
- 12 EXTERIOR STUCCO FINISH SHALL BE PRESSURE WASH, STUCCO CRACKS SHALL BE PATCHED WITH GROUT OR EPOXY FILLER, AND ALL JOINTS SHALL BE SANDED SMOOTH AND CAULKED. PROVIDE NEW EXTERIOR PAINT FINISH = (1) PRIMER COAT, (2) FINISH COLOR COATS. EXTERIOR PAINTING SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR / OWNER SHALL SUBMIT THE FINAL COLOR SELECTIONS TO THE BUILDING DEPARTMENT FOR APPROVAL BEFORE ORDERING OR INSTALLATION.
- 13 BLOCK UP CMU WALL OPENINGS WHERE A/C WALL UNITS USED TO BE. PROVIDE 3/4" MIN. STUCCO FINISH TO PATCH THE AREA AND MATCH EXISTING STUCCO TEXTURE TYP.
- 14 LOCATION OF NEW ELECTRICAL EQUIPMENT, METERS, DISCONNECTS, ETC. REFER TO ELECT. DWGS. FOR SPECS, DETAILS, ETC.
- 15 NEW, WALL MOUNTED, EXTERIOR RATED, GAS INSTANT (TANK-LESS) WATER HEATER(S). REFER TO M/E/P DWGS. FOR SPECS, DETAILS, ETC.
- 16 NEW CONCRETE SLAB ON GRADE FOR MECHANICAL EQUIPMENT SUPPORT, REFER TO STRUCT. DWGS. FOR SPECS.
- 17 BLOCK-UP EXTERIOR OPENING WHERE DOOR HAS BEEN REMOVED, REFER TO STRUC. DWGS. FOR BLOCK-UP DETAIL.

NOTES:

- 1-) ALL EXTERIOR DOORS ARE TO BE REPLACED, REFER TO THE FLOOR PLANS AND DOOR SCHEDULE.
- 2-) EXTERIOR WINDOWS TO BE REMOVED AND TO BE REPLACED WITH NEW WINDOWS. REFER TO THE PROPOSED FLOOR PLANS AND ELEVATIONS. NO ALTERATIONS TO THE EXISTING WALL OPENINGS. ALL NEW WINDOWS SHALL BE IMPACT RESISTANT.
- 3-) ELECTRICAL SYSTEM SCOPE: PROVIDE NEW ELECTRICAL SYSTEM, WIRING, PANELS, ETC. REFER TO THE PROPOSED ELECTRICAL DRAWINGS FOR SPECS, CALCULATIONS, DETAILS, ETC.
- 4-) PLUMBING SYSTEM SCOPE: PROVIDE NEW SANITARY PLUMBING THROUGHOUT THE ENTIRE BUILDING TO REPLACE ALL CAST IRON PIPES, CONDUCT REPAIRS TO WATER SUPPLY SYSTEM AS REQUIRED. REFER TO THE PROPOSED PLUMBING DRAWINGS FOR SPECS, CALCULATIONS, DETAILS, ETC.
- 5-) MECHANICAL SCOPE OF WORK: PROVIDE NEW MINI-SPLIT SYSTEMS FOR THE (4) SMALL EFFICIENCY UNITS. REFER TO THE PROPOSED MECHANICAL DRAWINGS FOR SPECS, CALCULATIONS, DETAILS, ETC.
- 6-) EXISTING ROOFING SYSTEM TO REMAIN AND NOT ALTERED, TYP.
- 7-) REPAIR DAMAGED ADJACENT AREAS OR FINISHES TO NEW CONDITION.
- 8-) EXTERIOR ROOF OVERHANG SOFFIT & FASCIA SHALL BE PRESSURE CLEANED AND ALL GAPS AND JOINT SHALL BE CAULKED (REPLACE ANY DAMAGED BOARDS). PROVIDE NEW EXTERIOR PAINT FINISH = (1) PRIMER COAT, (2) FINISH COLOR COATS.
- 9-) PATCH AND REPAIR INTERIOR WALLS & CEILINGS DRYWALL FINISH WHERE NECESSARY, SAND AND FINISH TO MATCH ADJACENT SURFACE. PROVIDE INTERIOR PAINT = (1) PRIMER COAT, (2) FINISH COATS.



NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUTES."



1 PROPOSED 1st FLOOR PLAN

A-3.00

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

DESIGN TEAM:



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 LICENSE No. AR13161

PROJECT:
INTERIOR REMODELING & CHANGE OF USE TO HOTEL
 8635 HARDING AVE.
 MIAMI BEACH, FLORIDA

MANAGEMENT:

#	REVISIONS	DATE
1	BUILDING DEPT. COMMENTS OWNER REQUESTED CHANGES	09-20-17

DATE: 03-31-2017
 PROJECT No.: 16-021
 DRAWN BY: JP, SM, JS
 CHECKED BY: JP
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SHEET TITLE:
PROPOSED 1st FLOOR PLAN

SHEET No:
A-3.00