119 BUILDING - INTERIOR ALTERATIONS

119 GRAND AVE.Coral Gables , Florida

ISSUED FOR:
PERMIT

DATE:

APRIL 30, 2020

OWNER:

TERRA URBANA LLC POST OFFICE BOX 331410 MIAMI, FL 33233

CONSULTANTS:



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PROJECT SCOPE:

THE PROJECT CONSISTS OF INTERIOR ALTERATIONS OF AN EXISTING TWO STORY BUILDING. ONLY INTERIOR WORK UNDER THIS PERMIT. THE INTERIOR ALTERATIONS WILL INCLUDE NEW DOORS, CEILING, LIGHTING AND THE ADDITION OF FOUR ADA BATHROOMS.

A-00 COVER SHEET

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SITE CONDITIONS RELATED TO THIS WORK. ANY DISCREPANCY IN DIMENSIONS OR SPECIAL MODIFICATIONS REQUIRED DUE TO FIELD CONDITIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION, OR APPROVAL OR MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY FOR ANY CHANGES MADE ON THE FIELD WITHOUT PRIOR NOTIFICATIONS TO THE ARCHITECT, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

2. THE A.I.A. GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS. ALL SUBCONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREA OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE AND INFORM HIS SUBCONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

3. THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT. PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY REQUISITION.

4. IN THE EVENT THAT DISCREPANCIES OR AMBIGUITIES AND/OR OMISSIONS FROM THE SPECIFICATIONS OR DRAWIGS ARE FOUND, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.

5. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. NOTED DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DRAWINGS. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.

6. ALL WORK SHALL BE IN COMPLIANCE WITH THE FBC (FLORIDA BUILDING CODE LATEST EDITION AND AMENDMENTS) AND ALL APPLICABLE STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.

7. ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATIONS.

8. WOOD: ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED, LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR, GRADE #2, U.O.N.

9. AIR CONDITIONING: SHALL BE ENGINEERED BY AN APPROVED CONTRACTOR AND SHALL COORDINATE SIZE AND LOCATION OF ALL AIR CONDITIONING, VENTILATION EQUIPMENT AND DUCT WORK PRIOR TO CONSTRUCTION.

10. ALL COLORS AND PATTERNS OF FINISHES AND OTHER MATERIALS OF DESIGN SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT.

11. THE MECHANICAL AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATED ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM, BUT REQUIRING THE SAME FOR FINAL COMPLETION.

12. ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT SCAFFOLDING HOISTS. ETC.. SHALL BE AVAILABLE TO THE OWNER/ARCHITECT AND HIS STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.

13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES WITH CONTRACTING OFFICER OF HIS AUTHORIZED REPRESENTATIVE.

14. BID TO INCLUDE ALL NECESSARY AND REQUIRE PERMITS, LICENSES, FEE'S AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER PRIOR TO ANY CONSTRUCTION.

15. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR DAILY TRASH REMOVAL AND PICK-UP.

16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUB-CONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK. THE MECHANICAL PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

17. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

18. CARPET & OTHER FLOORING: TO BE SELECTED BY OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.

19. PAINTING: PAINT MANUFACTURER TO BE SELECTED BY OWNER.

(1) INTERIOR: (SELECTED BY OWNER/INTERIOR DESIGNER).

DRYWALL SURFACES: 1 COAT PRIMER-SEALER, 2 COATS FINISH LATEX.

WOOD SURFACES: 1 COAT PRIMER, 2 COATS ENAMEL, OR STAINED AND SEALED, SEE FINISH SCHEDULES.

2) APPLY AS PER MANUFACTURERS RECOMMENDATIONS.

20. GENERAL CONTRACTOR SHALL PROVIDE ALL OF THE REQUIRED METAL FRAMING, WOOD BLOCKING AND PLYWOOD BACKING NECESSARY, BETWEEN CONCRETE SLAB, CONCRETE BLOCK OR METAL PARTITIONS FOR THE SUPPORT OF ALL EQUIPMENT, SUSPENDED LIGHT FIXTURES, DEMISING WALLS, LIGHT TRACTS, VALANCES, PLUMBING, (FIXTURES AND ACCESSORIES FOR EXACT LOCATION COORDINATE WITH OWNER/ARCHITECT).

21. ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPARATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

22. CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATER TIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

A. INTERIOR WORK: SONNEBORNN, INC. "KAULKIT" OR APPROVED

38. CLEANING:

MATERIAL MANUFACTURER.

AGREED BY BOTH PARTIES.

OTHER WORK, FURNISHINGS OR EQUIPMENTS.

AREAS OFF THE JOB SITE.

A. OVERSEE CLEANING AND ENSURE THAT BUILDING GROUNDS ARE

MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND

SITE AND LEGALLY DISPOSE OF IT AT PUBLIC OR PRIVATE DUMPING

USING ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF SURFACE

A. REMOVE PUTTY STAINS AND PAINT FROM ALL GLASS AND WASH AND

B. REMOVE ALL MARKS, STAINS, FINGERPRINTS AND OTHER SOIL AND/OR

C. CLEAN AND POLISH ALL HARDWARE AND FIXTURES FOR ALL TRADE

INCLUDING REMOVAL FOR ALL STAINS, DUST, ETC. UPON COMPLETION.

39. QUALITY STANDARDS: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE

OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED

HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL HERETO

WITH RESPECT TO THE OWNERS WORK SHALL BE CONTAINED IN THE CONTRACT

CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR

BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND

40. INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL

41. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A

PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS

AS WELL AS PAY ALL COSTS INCIDENTAL THEREOF INCLUDING DAMAGE TO

SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR

SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTED WORK

WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR

OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR

INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT. ALL

WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING

II. SPECIAL CLEANING. BESIDES THE GENERAL BROOM CLEANING. DO THE FOLLOWING SPECIAL CLEANING AT COMPLETION OF WORK (FOR ALL TRADES)

TO BE CLEANED AND ONLY ON SURFACES RECOMMENDED BY CLEANING

DIRT FROM ALL PAINTED, DECORATED AND STAINED WORK.

POLISH THEM. CARE SHALL BE TAKEN NOT TO SCRATCH GLASS.

B. REMOVE WASTE MATERIALS, RUBBISH AND DEBRIS DAILY FROM THE

I. DURING CONSTRUCTION

B. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

23. INTERIOR FINISHES: SEE FINISH SCHEDULES, INTERIOR DRAWINGS AND SPECIFICATIONS. INTERIOR FINISHES TO BE SELECTED BY OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.

24. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUB-CONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

25. GYPSUM WALLBOARD: MANUFACTURED BY UNITED STATES GYPSUM COMPANY, USG INTERIORS, GEORGIA PACIFIC BEST WALL, NATIONAL GYPSUM COMPANY OR APPROVED EQUIVALENT.

> A. 5/8" THICK X 48" WIDE BY HEIGHT REQUIRED APPLIED VERTICALLY ON FURRING STRIPS AT INSIDE OF EXTERIOR MASONRY WALLS AND AT CEILING AS INDICATED.

B. GYPSUM BOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS OR CALLED FOR IN THE PARTITION SCHEDULE. ALL JOINTS SHALL BE LOCATED SO THAT PANELS OPPOSITE ONE ANOTHER SHALL FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH.

C. ALL GYPSUM BOARD CONSTRUCTION SHALL BE ERECTED PLUMB, LEVEL, SQUARE, STRAIGHT AND SECURELY INSTALLED WITH ALL SEAMS TO BE VERTICAL. ALL JOINTS ON EXPOSED SURFACES SHALL BE FLUSH, TIGHT, AND NEATLY CUT AND CLOSELY FIT AT OPENINGS FOR THE WORK OF OTHER TRADES AND AT INTERSECTIONS OF GYPSUM BOARD AND OTHER MATERIALS.

D. CORNER BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS AND ENDS.

E. RESTROOMS AND KITCHEN SHALL HAVE MOISTURE RESISTANT GYPSUM WALLBOARD.

F. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

26. PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

27. ALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION SHALL BLEND TO MEET THE EXISTING CONDITIONS, AND THERE SHALL NOT BE

28. ALL SHELVING AS SELECTED BY OWNER/ARCHITECT, FURNISHED AND

ANY ABRUPT CHANGES IN SURFACES OR UNFINISHED SURFACES.

INSTALLED BY THE GENERAL CONTRACTOR.

29. GENERAL CONTRACTOR TO VERIFY SIZE OF ALL DOOR OPENINGS AND EXACT DOOR SWING AS PER FLOOR PLAN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND BEFORE ORDERING DOORS AND/OR FRAMES.

30. THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (2007 EDITION) AND LATEST AMMENDMENTS. DEPARTMENT OF COMMUNITY AFFAIRS, FLORIDA BOARD OF BUILDING CODES AND STANDARDS, AND ANSI A117.1 - 2003 AMERICAN NATIONAL STANDARD ACCESSIBILITY GUIDELINES SHALL BECOME PART OF THESE DRAWINGS AND SPECIFICATIONS.

31. ALL METAL INTERIOR PARTITIONS SHALL BE 25 GAUGE GALVANIZED METAL STUDS MINIMUM EXCEPT THAT STEEL STUDS SUPPORTING HANGING ITEMS (FIXTURES, CABINETS, GRAB BARS, MONITORS OR EQUIPMENTS) SHALL BE 20 GAUGE GALVANIZED METAL STEEL STUDS AT 16" O.C. MAX.

32. NOT USED

33. EXACT LOCATION OF ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION SO THAT NO INTERFERENCE BY DISRUPTION WILL BE CAUSED.

34. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGEMENT AND APPROVAL OF THE ARCHITECT, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

35. NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

36. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL ACCEPTABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E-814/UL 1479. INSTALLATION SHALL BE OF GOOD WORKMANSHIP AND AS PER MANUFACTURER'S RECOMMENDATIONS.

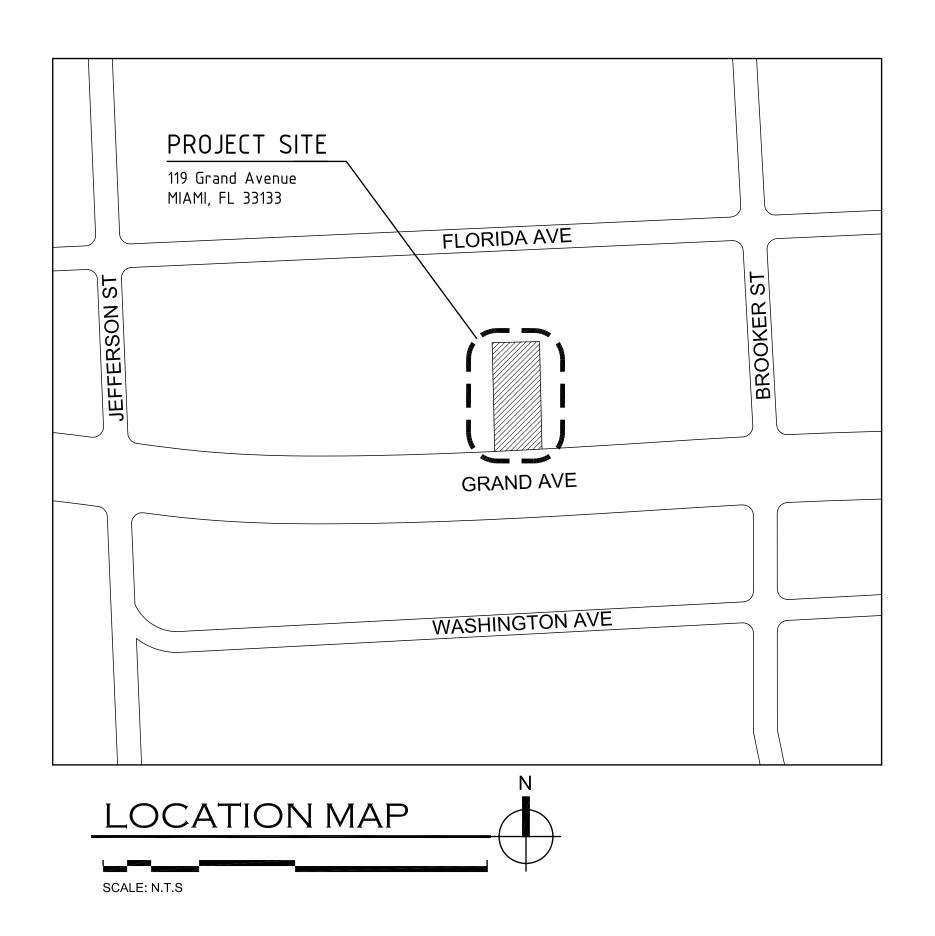
37. UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION, EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

SYMBOLS:

— I.D. SECTION NUMBER WALL SECTION DETAIL REFERENCE — SHEET NUMBER TITLE & GRAPHIC SCALE (X.X) — DOOR NUMBER DOOR MARK **ELEVATION MARK** XX ROOM NUMBER ROOM MARK ROOM → ROOM NAME WALL TYPE — DETAIL NUMBER INTERIOR ELEVATION WINDOW OR LOUVER TYPE NORTH ARROW

COLUMN LINE

REFERENCE



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119 GRAND AVE.

CHANGE OF USE

119 GRAND AVENUE

CORAL GABLES, FLORIDA

OWNER LUIS PROPERTIES LLC POST OFFICE BOX 331410

MIAMI, FL 33233

DNB PROJECT NUMBER 20-120

OWNER'S PROJECT NUMBER

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BUILDING PERMIT

CONSTRUCTION

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DOCUMENTS

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DATE:	SCALE:
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C	Onsultants:

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SHEET TITLE

LOCATION MAP GENERAL NOTES SYMBOLS

SHEET NUMBER

DEMOLITION NOTES

- 1. THE DEMOLITION CONTRACTOR SHALL COMPLY WITH THE FLORIDA BUILDING CODE CHAPTER 33 AND ALL OTHER APPLICABLE LOCAL, STATE OR FEDERAL REGULATIONS.
- 2. THE OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM ALL THE AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL VERIFY WITH ALL UTILITIES COMPANIES (GAS, ELECTRICITY, PHONE, CABLE, WATER AND SEWER, ETC.) AND STAKE OUT IN THE FIELD ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED BEFORE PROCEEDING WITH THE EXCAVATION WORK.
 THE ARCHITECT/ENGINEER SHALL CHECK ANY DEMOLITION AND/OR
- REMOVAL OF STRUCTURAL MEMBERS REQUIRED BY THESE DOCUMENTS BEFORE ACTUAL REMOVAL. ANY ADDITIONAL DOCUMENTATION NECESSARY BECAUSE OF CONCEALED CONDITIONS SHALL BE PREPARED AND APPROVED BEFORE CONTINUATION OF DEMOLITION ACTIVITIES.
- 5. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE NEW CONSTRUCTION AS INDICATED IN THE CONSTRUCTION DOCUMENTS.6. REMOVE ANY ROTTEN WOOD, OXIDIZED METAL OR SPILLED
- CONCRETE THAT MAY BE FOUND. REPLACE AS DIRECTED OR AS REQUIRED.
- 7. DEMOLITION ACTIVITIES TO MAINTAIN THE "DRY-IN" CONDITION OF THE BUILDING INTERIOR.

 8. MAINTAIN FIRE ENVISIONE INTEGRITY AT ALL TIMES DURING
- 8. MAINTAIN FIRE ENVELOPE INTEGRITY AT ALL TIMES DURING DEMOLITION OPERATIONS.
- 9. MAINTAIN CLEAR ACCESS TO AND LIGHTING OF ALL THE REQUIRED MEANS OF EGRESS.
- 10. MAINTAIN NOT LESS THAN SIX 2A:10B:C FIRE EXTINGUISHERS
- LOCATED TO COMPLY WITH NFPA 10.

 11. SALVAGE ELEMENTS THAT ARE SCHEDULED TO BE RE-INSTALLED; ALL OTHER DEBRIS SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN STRICT ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

SCOPE OF WORK

1. WALLS AND PARTITIONS:

- A. REMOVE WALLS AND PARTITIONS INDICATED IN THE DRAWING.
 B. PATCH WALL FINISHES AT INTERSECTIONS OF REMOVED WALLS WITH
- REMAINING WALLS.

 C. PATCH AND REPAIR FLOOR SUBSTRATE AT LOCATIONS OF REMOVED WALLS AND PARTITIONS.

2. DOORS AND GLAZING:

A. REMOVE DOORS AND FRAMES INDICATED THE DRAWING.

3. FLOORING:

A. N/A

4. <u>CEILINGS</u>:

A. REMOVE ANY DRY WALL CEILING AND LIGHTING FIXTURE

5. ELECTRICAL

A. REMOVED ANY ELECTRICAL OUTLETS AND LIGHT FIXTURES
B. ALL EXPOSED ELECTRICAL WIRES TO BE CAPPED

6. PLUMBING

A. REMOVE ANY PLUMBING FIXTURES INDICATED ON PLANS CAP ANY PIPING RELATED TO THE FIXTURES

7. <u>HVAC</u>:

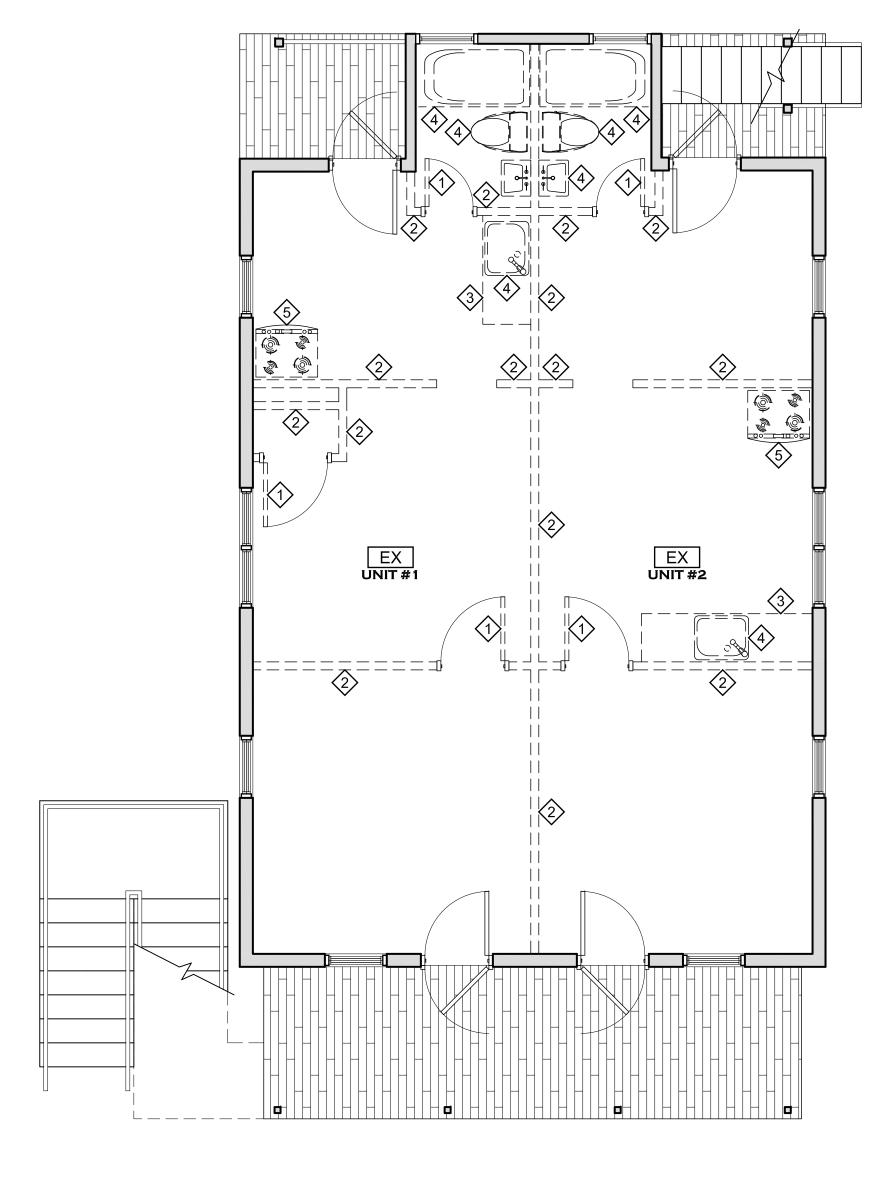
A. REMOVE ALL EXISTING HVAC AND HVAC RELATED EQUIPMENT

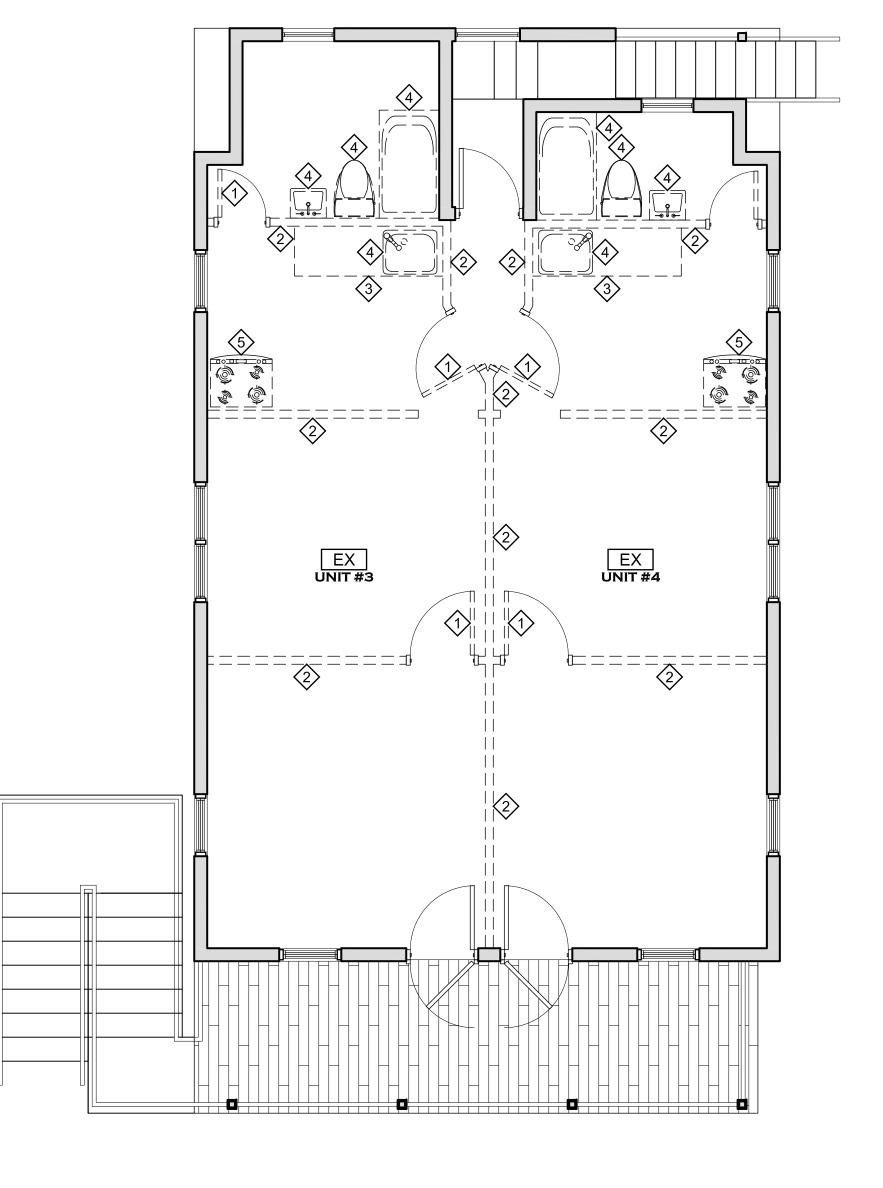
8. <u>ROOF:</u>

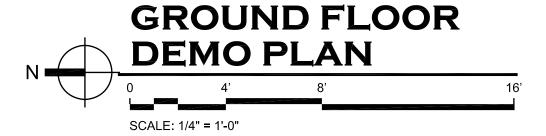
A. N/A

9. EQUIPMENT:

A. ALL EXISTING KITCHEN APPLIANCES AND FIXTURES TO BE REMOVED

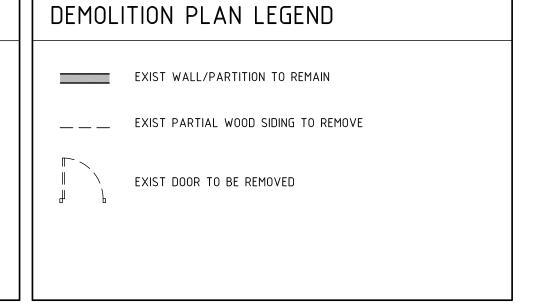








DEMOLITION KEYNOTES EXISTING DOOR + FRAME TO BE REMOVED EXISTING WALL TO BE REMOVED EXISTING MILLWORK TO BE REMOVED EXISTING PLUMBING FIXTURES TO BE REMOVED EXISTING EQUPIMENT, FIXTURES AND APPLIANCES TO BE REMOVED



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MIAMI, FL 33233

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AS SHOWN

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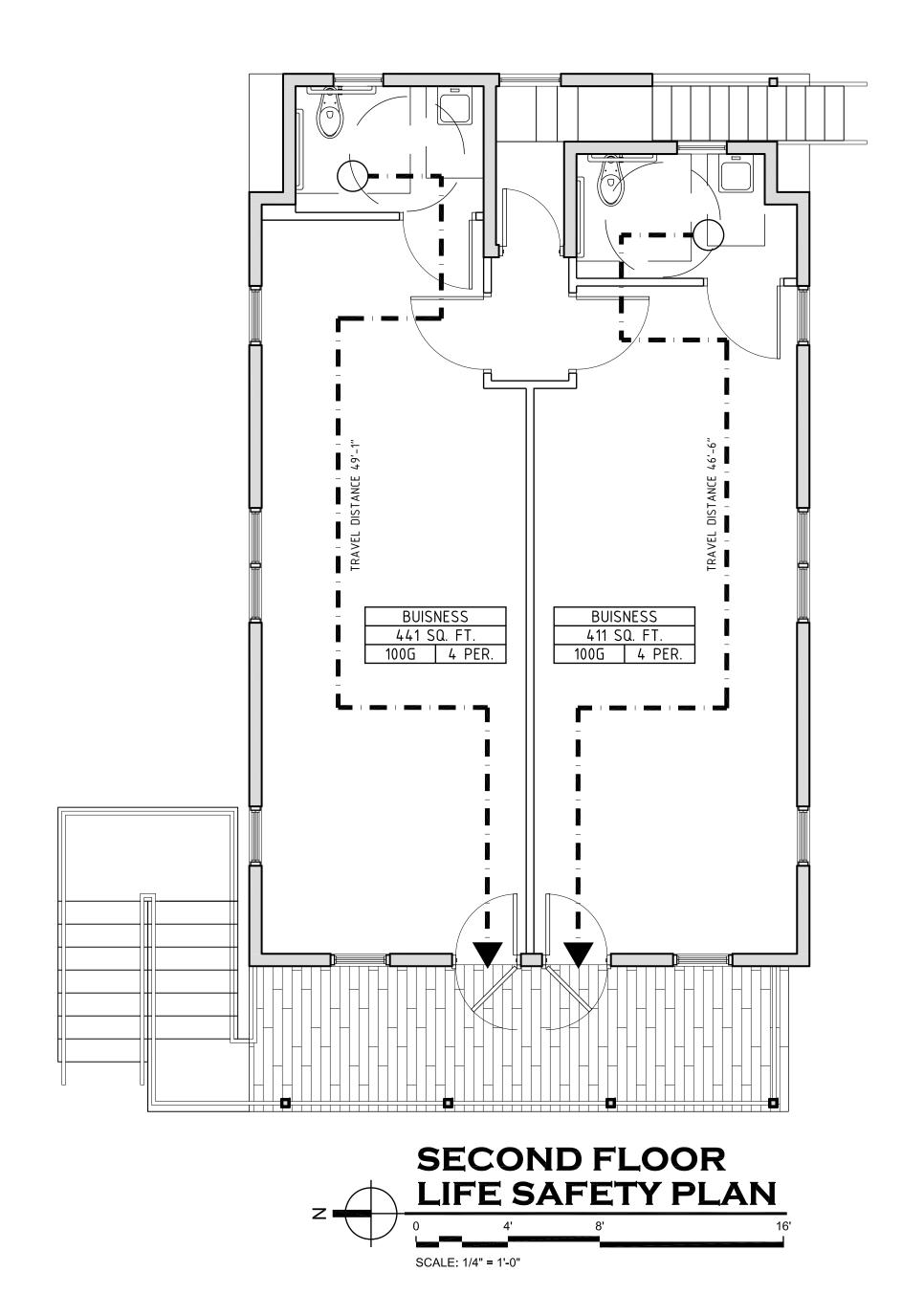
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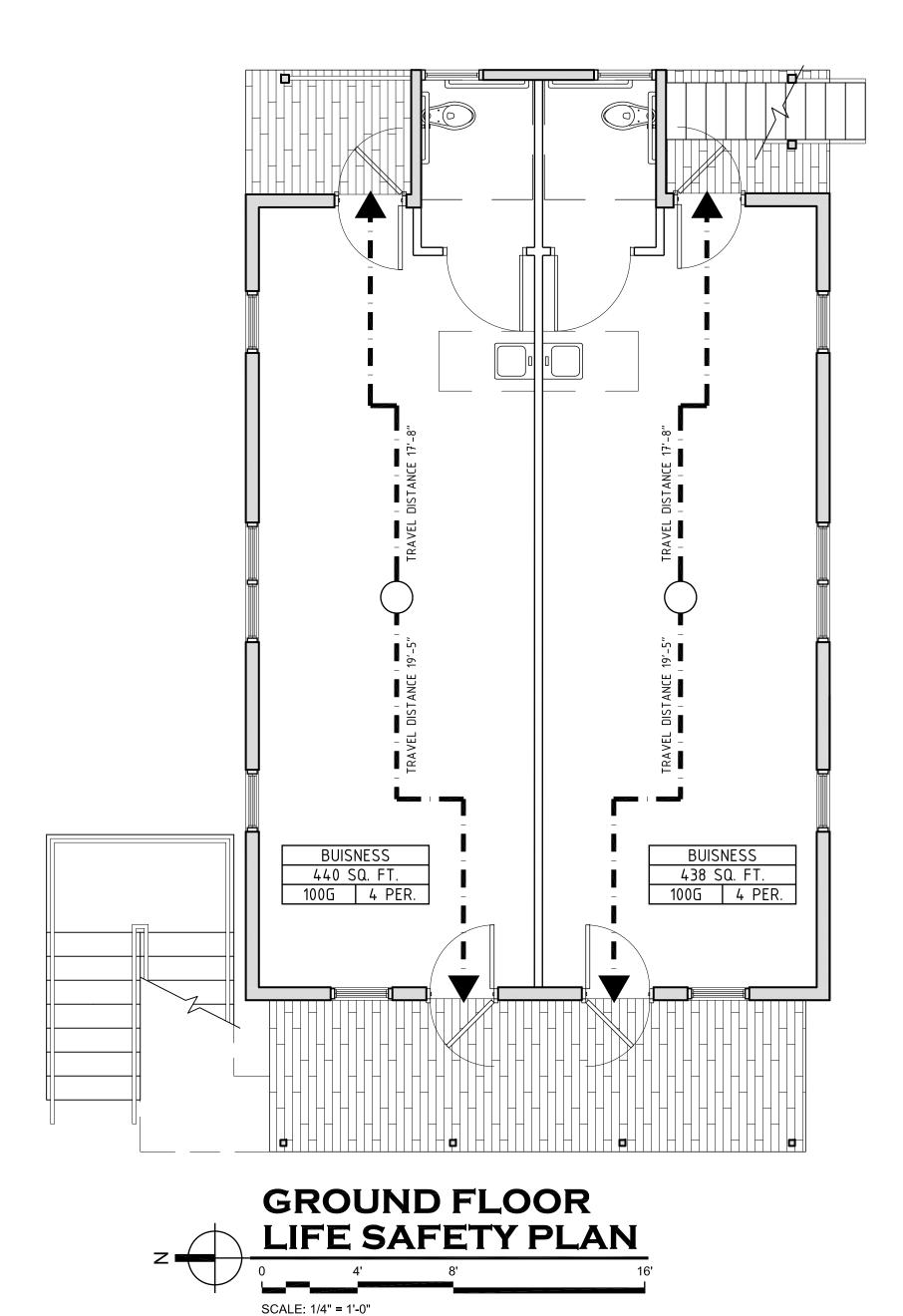
SHEET TITLE

119 BUILDING DEMO PLAN

SHEET NUMBER







LIFE SAFETY CONSTRUCTION NOTES:

COMPLIANCE WITH NFPA 1141 2. ALL FLAMMABLE OR COMBUSTIBLE LIQUIDS TO BE STORED DURING

3. CONTRACTOR TO PROVIDE FIRE & SMOKE SAFING AND CAULKING AS



SYMBOL & LEGEND ONE HOUR FIRE RATED WALL FIRE EXTINGUISHER (WALL MOUNTED) ABC MULTIPURPOSE 3A: 40B:C (POTTER-REOMER TWO HOUR FIRE RATED WALL EXIT SIGN OZ Z ZO COMMON PATH — OCCUPANCY TYPE (MAX 75 FT BUSINESS) NON- SPRINKLERED SPACE USE TRAVEL DISTANCE TO REACH EXIT AREA FLOOR AREA (MAX 200 BUSINESS) - NON-SPRINKLERED LOAD OCCUPANCY LOAD —— OCCUPANCY LOAD FACTOR ---- DEAD END LIMIT (MAX. 20 FT)-SPRINKLERED

BUILDING CLASSIFICATION: TYPE III B

NON SPRINKLER BUILDING

TOTAL OCUPANT LOAD 20 PEOPLE

BUIDLING WILL NOT BE OCCUPY DURING CONSTRUCTION

FIRE NOTES

- PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
- 2. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL COMPLY WITH BUILDING CODES.
- 3. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
- 4. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
- 6. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING:
- 7. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
- 8. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
- 9. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
- 12. DECORATIONS (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL BE NON-COMBUSTIBLE OR BE FLAMEPROOFED IN AN APPROVED MANNER.
- 13. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
- 14. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE

1. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS DURING CONSTRUCTION IN

CONSTRUCTION TO COMPLY WITH NFPA (LATEST EDITION)

REQUIRED FOR ALL PROPOSED PENETRATIONS AT EXISTING AND NEW FIRE

RATED & SMOKE PARTITIONS/ WALLS.

4. SEE M.E.P. FOR ADDITIONAL DETAILS AND NOTES.

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SHEET TITLE

LIFE SAFETY PLAN & NOTES

SHEET NUMBER

LS-1



PROPOSED

SITE PLAN

SCALE: 1/8"=1'-0"

GRAND AVENUE

ZONING ANALYSIS				
PROJECT NAME: PROPERTY ADDRESS:	GRAND MACFARLANE 119 GRAND AVE CORAL GABLES, FLORIDA 33133			
ZONING DISTRICT:	(CL) COMMERCIAL LIMITED			
LAND USE DESIGNATION:	COMMERCIAL LOW-RISE INTENSITY			
OWNER:	LUIS PROPERTIES, LLC			
SITE AREA:	5,000 SQ. FT.			
LEGAL DESCRIPTION LOTS 5 BLOCK L A. MACFARLANE HOMESTEAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 5,000 SQ. FT. AND/OR 0.11 ACRES, MORE OR LESS, BY CALCULATIONS. FOLIO NUMBER: 03-4120-006-0910				
RAINWATER WILL BE RETAINED ON PROPERTY				
THE BUILDING FLOOR ELEVATION IS	S 12" ABOVE ESTABLISH GRADE			

CITY OF CORAL GABLES

SETBACKS	ALLOWED	EXISTING
FRONT (GRAND AVE)	20'-0"	58'-0"
REAR	10'-0"	11'-4"
SIDE	0'-0"	7'-1"
SIDE	0'-0"	-0'-10"
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	3 STORIES - 50'-0"	2-STORIES - 24'-9"
PARKING	REQUIRED	PROVIDED
	0 SPACES (**)	0 SPACES
OPEN SPACE REQUIREMENT	REQUIRED	EXISTING
	N/A	2,126 S.F
LANDSCAPED AREA	500 S.F	976 S.F
FLOOR AREA RATIO (F.A.R.)	ALLOWED	EXISTING
	3.0 (15,000 S.F.)	0.57 (3,788 S.F.)

(**) BUILDINGS BUILT IN 1925 WITHOUT REQUIRED PARKING

SEAL/SIGNATURE

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Design Group, LLC

2020 PONCE de LEON CORAL GABLES, Florida 33134 Tel. 305.444.5545

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119 GRAND AVE.

SIDING, DOORS

& WINDOWS REPLACEMENT 119 GRAND AVENUE

CORAL GABLES, FLORIDA

MIAMI, FL 33233

DNB PROJECT NUMBER

19-169

OWNER'S PROJECT NUMBER

ISSUED FOR: **BUILDING PERMIT**

TYPE OF DOCS:

CONSTRUCTION DOCUMENTS

APPROVED BY:

F.D.

CONSULTANTS:

SCALE:

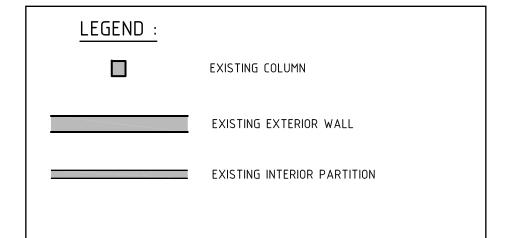
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SHEET TITLE

PROPOSED SITE PLAN PROJECT DATA

SHEET NUMBER A-1



<u>NOTES</u>

1. ALIGN PARTITION FRAMING WITH P.T. 1 5/8" METAL FURRING ON MASONRY

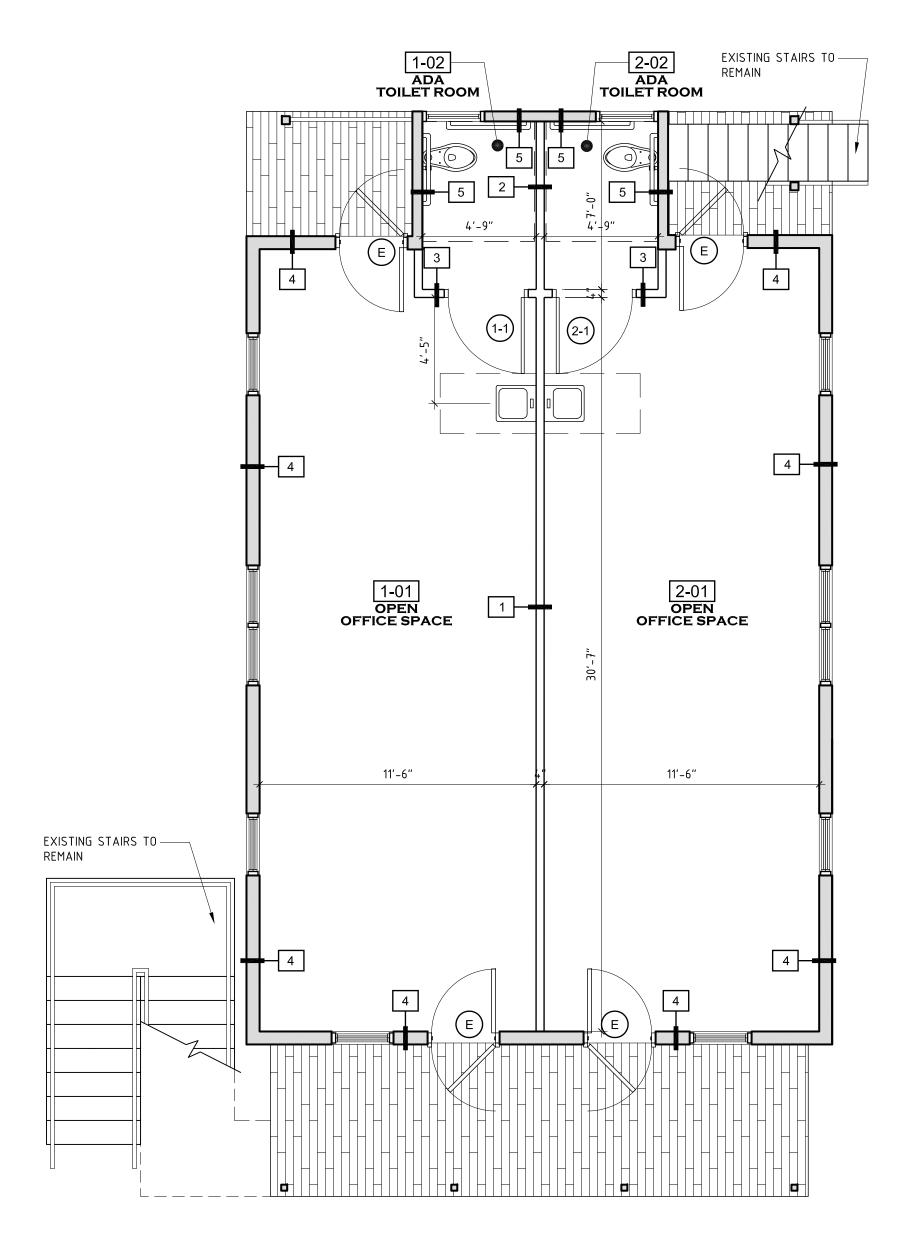
2. ALL TIMBER IN CONTACT WITH CONCRETE OR CONC. BLOCK SHALL BE P.T.

3. ALL GYPSUM WALLBOARD IN BATHROOMS SHALL BE 5/8" MOISTURE-RESISTANT, SUBSTITUTE 5/8" DUROCK TILE BACKER BOARD WHERE WALL TILE IS SPECIFIED.

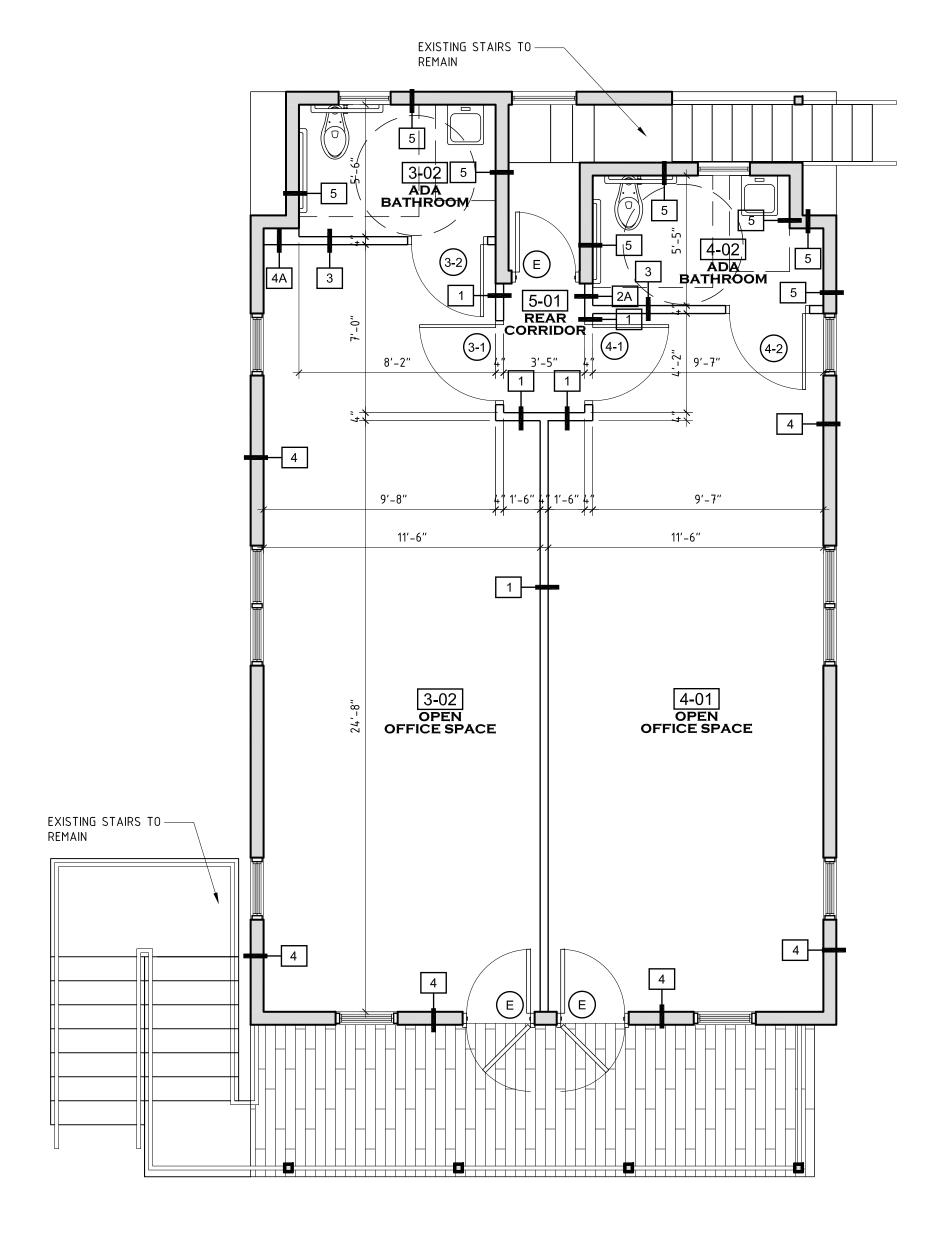
PAINTING NOTES

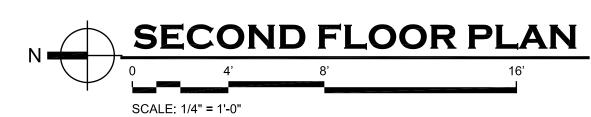
1. ALL WALLS/PARTITIONS SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH-QUALITY INTERIOR GRADE LATEX PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.

2. ALL DOORS AND FRAMES, WOOD BASE & CROWN MOLDING, AND OTHER WOOD TRIM SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH QUALITY INTERIOR GRADE OIL BASE PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.









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119 GRAND AVE.

CHANGE OF USE

119 GRAND AVENUE CORAL GABLES, FLORIDA

OWNER

LUIS PROPERTIES LLC POST OFFICE BOX 331410

MIAMI, FL 33233

DNB PROJECT NUMBER

20-120

OWNER'S PROJECT NUMBER

ISSUED FOR:
BUILDING PERMIT

-

CONSTRUCTION DOCUMENTS

TYPE OF DOCS:

No.	DATE	REVISION	BY

E:
HOWN

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A. AR - 93304

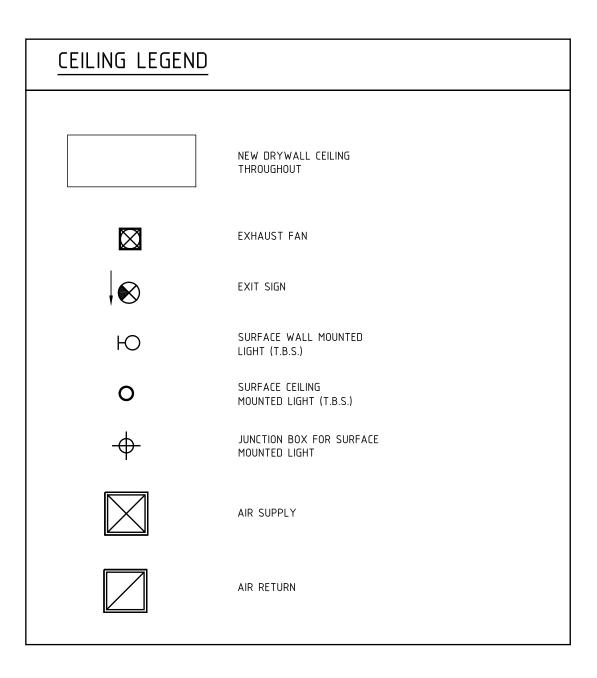
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SHEET TITLE

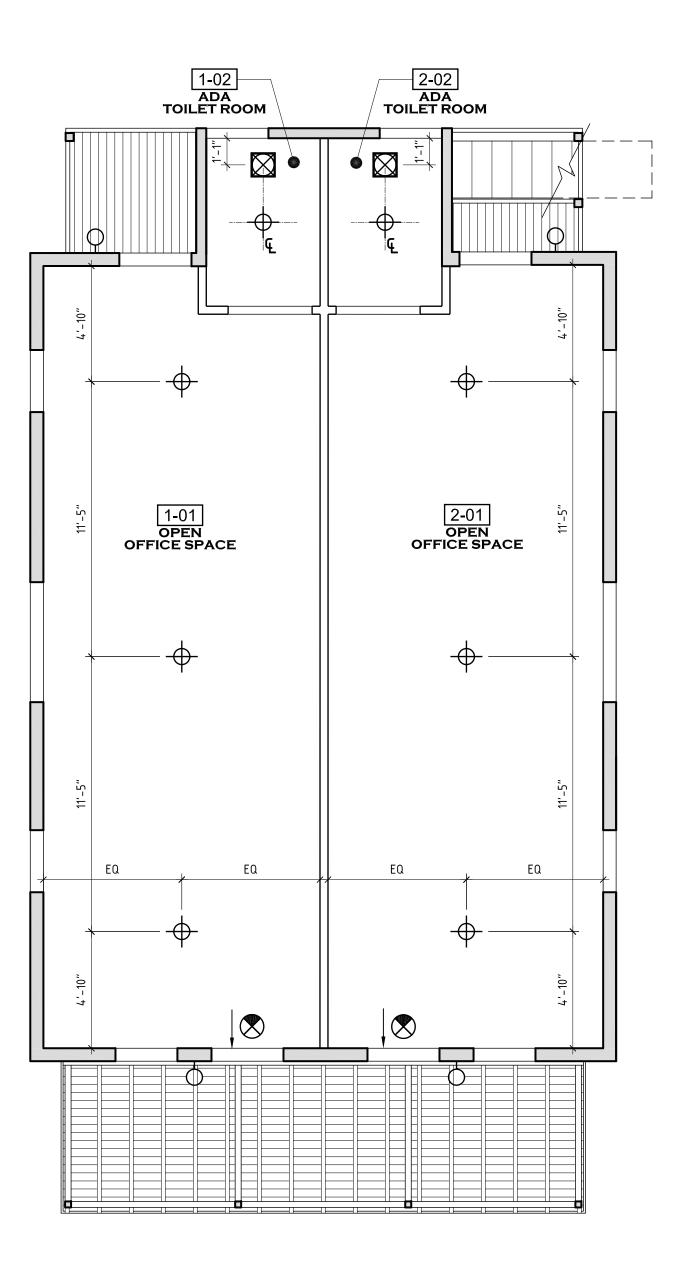
119 BUILDING FLOOR PLANS

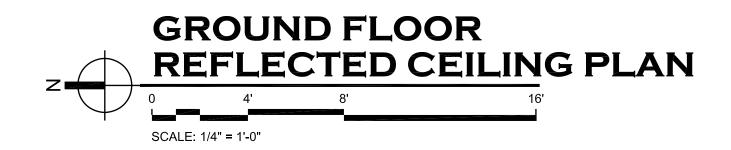
SHEET NUMBER

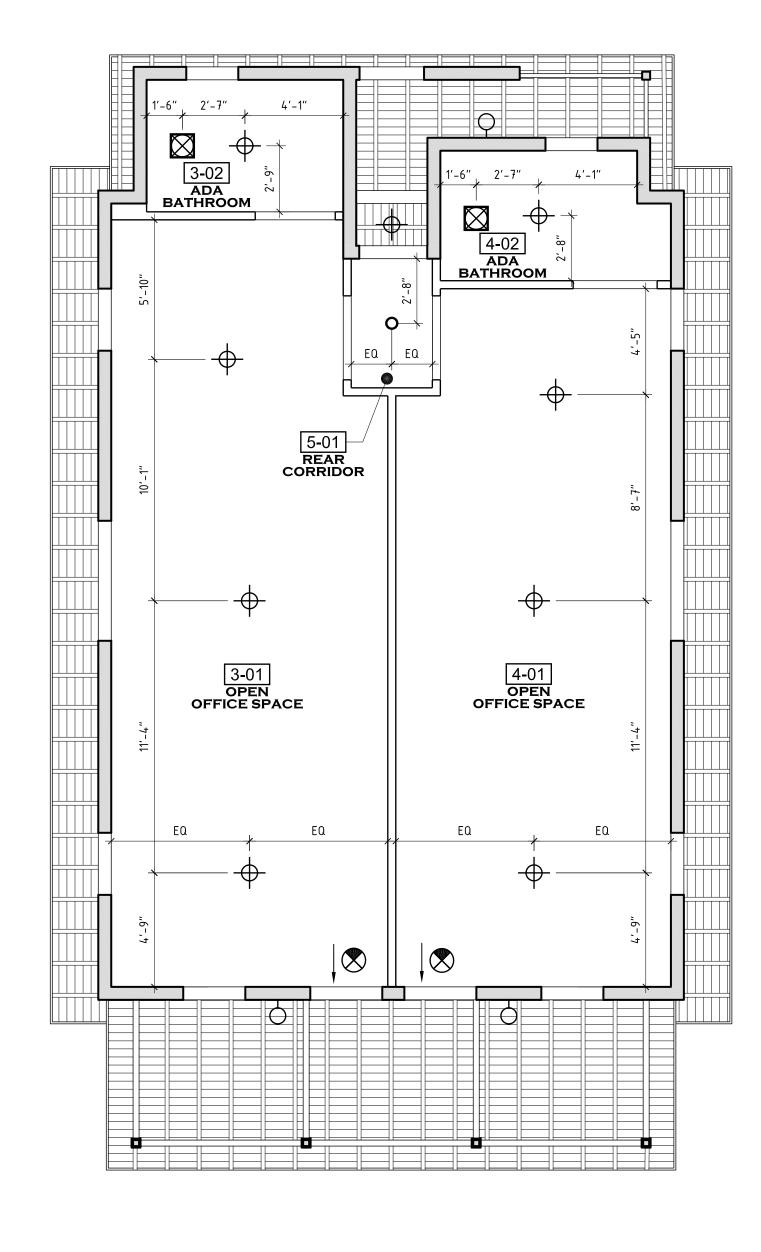


CEILING NOTES:

- ALL OFFICES TO HAVE INDIVIDUAL SWITCHES, BUILDING STANDARD TYPE, WHITE IN COLOR, BUILDING STANDARD MANUFACTURER. PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.
- 2. SPECIFICATION OF SWITCH: BUILDING STANDARD, COLOR: WHITE.
- 3. CEILING HEIGHTS NOTED ON REFLECTED CEILING PLAN.
- REFER TO ENGINEER DOCUMENTS FOR EXIT LIGHT AND SIGN LOCATIONS AND
- 5. FOR ALL ITEMS INSTALLED IN ACOUSTICAL CEILING TILE, INSTALL ITEM AT CENTER OF







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CHANGE OF USE

119 GRAND AVENUE CORAL GABLES, FLORIDA

OWNER

LUIS PROPERTIES LLC POST OFFICE BOX 331410

MIAMI, FL 33233

DNB PROJECT NUMBER

20-120

OWNER'S PROJECT NUMBER

ISSUED FOR:

BUILDING PERMIT

CONSTRUCTION DOCUMENTS

TYPE OF DOCS:

DRAWN BY:	APPROVED BY:
R.B.	F.D.
DATE:	SCALE:
03.17.20	AS SHOWN

SECOND FLOOR REFLECTED CEILING PLAN SCALE: 1/4" = 1'-0"

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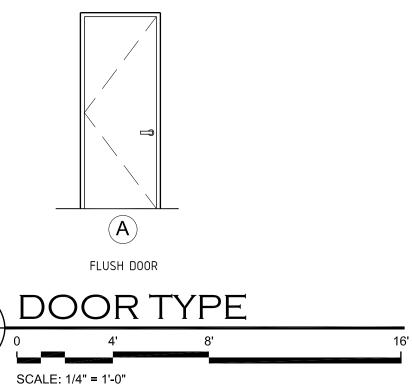
SHEET TITLE

REFLECTED **CEILING PLAN**

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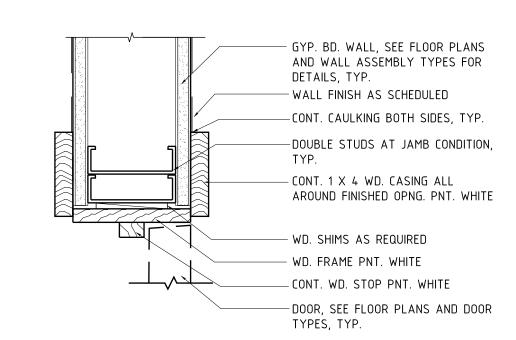
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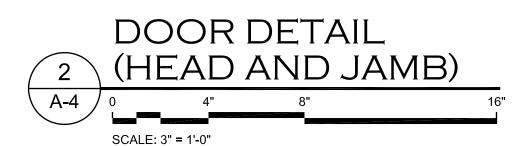
					DOOR SCHEDULE											
		DOOR FRAME									FIDE					
DOOR No		SIZE		TYPE	MATL.	FINISH	DETAIL			TYPE	MATL.	EINIICH	LABEL	FIRE RATED	HARDWARE SET No	REMARKS
	WIDTH	HEIGHT	THK	TIPE	MATE.	LIMOU	HEAD	JAMB	THR	IIPE	MATE.	ГІМІЗП				
1-1	3'-0	6'-8"	1 3/4"	A	WOOD	PAINT	2/A-4	2/A-4			WOOD	PAINT			SET B	
1-2	3'-0	6'-8"	1 3/4"	А	WOOD	PAINT	2/A-4	2/A-4			WOOD	PAINT			SET B	
1-3	3'-0	6'-8"	1 3/4"	А	WOOD	PAINT	2/A-4	2/A-4			WOOD	PAINT			SET B	
(2-1)	3'-0	6'-8"	1 3/4"	А	WOOD	PAINT	2/A-4	2/A-4			WOOD	PAINT			SET B	
2-2	3'-0	6'-8"	1 3/4"	А	WOOD	PAINT	2/A-4	2/A-4			W00D	PAINT			SET B	
2-3	3'-0	6'-8"	1 3/4"	А	WOOD	PAINT	2/A-4	2/A-4			W00D	PAINT			SET B	



DOOR NOTES

- 1. ALL DOOR ARE TO BE LOCATED 4" FROM THE WALL UNLESS LOCATION IS INDICATED IN THE FLOOR PLAN
- 2. SEAL TIGHT WITH BACKER ROD AND SEALANT AT ALL JOINTS BETWEEN DOORS AT ROUGH OPENINGS. APPLY ACOUSTICAL SEALANT AT INTERIOR CONDITIONS.
- 3. DIMENSIONS SHOWN ON PLANS, ELEVATIONS OR SECTIONS DENOTE ROUGH OPENINGS UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY DIMENSIONS AT JOB SITE AND SHALL CONTACT ARCHITECT, IF ANY DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH WORK.
- 4. DOOR MANUFACTURERS SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. ANY REVISION OR CHANGE IN MATERIALS, USE OR MANUFACTURE OF THE PRODUCT SHALL AUTOMATICALLY BE CAUSE FOR TERMINATION, UNLESS PRIOR APPROVAL IS GRANTED FOR REVISION OR CHANGE. ALL UNITS MUST BE LABELED, GIVING THE MANUFACTURER'S NAME, APPROVED ELEVATION AND DATE OF EXPIRATION.
- 5. WOOD DOORS TO BE PAINTED. COLOR T.B.S.
- 6. PROVIDE DOOR STOPS ON ALL DOORS SEE HARDWARE SET..
- 7. CONTRACTOR TO UNDERCUT ALL WOOD DOORS AS REQUIRED.
- 8. ANY KEY LOCK INSIDE TENANT SPACE SHALL BE KEYED TO MASTER.
- 9. WOOD DOOR FRAME ARE TO BE WOOD PAINTED SEMI-GLOSS, COLOR TO MATCH WOOD DOORS.
- 10. HARDWARE FOR ALL DOORS SHALL CONFORM TO SECURITY AND FORCED ENTRY PREVENTION REQUIREMENTS OF FBC
- 11. DOORS INSTALLATION SHALL BE CONDUCTED IN A WORKMANLIKE MANNER AND AS PER MANUFACTURER INSTRUCTIONS.
- 12. ALL DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NOT MORE THAT ONE RELEASING OPERATION





HARDWARE NOTES:

- 1. ENTRY LOCKS TO SUITE SHALL BE KEYED TO BUILDING MASTER.
- 2. ANY KEY LOCK INSIDE TENANT SPACE SHALL BE KEYED TO MASTER.
- 4. ALL HARDWARE TO MEET ADA STANDARDS.
- ENTRANCE/ EXIT & WOULD HAVE TO BE INDICATING TYPE, (OPEN, & LOCKED), OR CAPTIVE KEY.

HARDWARE LEGEND:

SET A

- EXTERIOR DOOR LATCH-SET/LOCK-SET: LEVER TYPE AND EXTERIOR DEAD BOLT
- HINGES. AS PER MANUFACTURE RECOMMENDATIONS
- DOOR STOPS: FLOOR MOUNTED. 4. DOOR SILENCERS: ALL DOORS.

- INTERIOR DOOR LATCH-SET/LOCK-SET: LEVER TYPE
- DOOR STOPS: FLOOR MOUNTED.
- 4. DOOR SILENCERS: ALL DOORS.

- 3. HARDWARE SHALL COMPLY WITH N.F.P.A. 101 38.2.2.2, ADA & F.B.C. 1012.
- LOCKING HARDWARE ON ALL DOORS WITH EXIT SIGNS. NO INTERIORS KEY LOCK ALLOWED EXCEPT ON MAIN THUMBTURN ONLY LOCKS ALLOWED ON ALL.

- HINGES. AS PER MANUFACTURE RECOMMENDATIONS

ROOM FINISH SCHEDULE

DOOM NO	DOOM NAME	EL OOD	FLOOR BASE		WALL	FINISH			CEILING		DEMARKS
ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH	SOUTH	EAST	WEST	MATERIAL	FINISH	HT.	REMARKS
1-01	OPEN OFFICE SPACE	CARPET	WOOD	GWB/PNT	GWB/PNT	GWB/PNT	GWB/PNT	GWB	PNT.	SEE PLAN	1
1-02	ADA TOILET ROOM	TILE	WOOD	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB	PNT.	SEE PLAN	1
2-01	OPEN OFFICE SPACE	CARPET	WOOD	GWB/PNT	GWB/PNT	GWB/PNT	GWB/PNT	GWB	PNT.	SEE PLAN	1
2-02	ADA TOILET ROOM	TILE	WOOD	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB	PNT.	SEE PLAN	1
3-01	OPEN OFFICE SPACE	CARPET	WOOD	GWB/PNT	GWB/PNT	GWB/PNT	GWB/PNT	GWB	PNT.	SEE PLAN	1
3-02	ADA TOILET ROOM	TILE	WOOD	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB	PNT.	SEE PLAN	1
4-01	OPEN OFFICE SPACE	CARPET	WOOD	GWB/PNT	GWB/PNT	GWB/PNT	GWB/PNT	GWB	PNT.	SEE PLAN	1
4-02	ADA TOILET ROOM	TILE	WOOD	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB/PNT/TILE	GWB	PNT.	SEE PLAN	1
5-01	REAR CORRIDOR	CARPET	WOOD	GWB/PNT	GWB/PNT	GWB/PNT	GWB/PNT	GWB	PNT.	SEE PLAN	1

REMARKS

1. N/A

FINISH NOTES

- 1. SUBMIT (3) SAMPLES OF ALL MATERIALS FOR APPROVAL BEFORE ORDERING.
- ITEMS NOTED AS SUCH SHALL BE PURCHASED DIRECTLY BY OWNER AND SUPPLIED TO CONTRACTOR FOR INSTALLATION. CONTRACTOR SHALL PROVIDE OWNER WITH QUANTITIES OF THESE MATERIALS REQUIRED FOR ORDERING.
- 3. INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS
- 4. ALL FLOOR FINISHES AND BASE SHALL BE SUPPLIED AND INSTALLED BY GENERAL

CONTRACTOR. WHERE EXISTING FINISHES ARE TO REMAIN, G.C. SHALL PROTECT.

5. ALL MATERIALS SHALL HAVE A CLASS "C" FLAME SPREAD CLASSIFICATION

SUBMITTALS:

SHOP DRAWINGS: THREE SETS PRODUCT DATA: THREE SAMPLE: THREE

FINISH INSTALLATION NOTES:

- 1. CLEAN SUBSTRATE, FILL CRACKS, HOLES AND DEPRESSIONS AND LEVEL FLOOR WITHIN 1/8"/10'
- 2. THE MOST INCONSPICUOUS MANNER BY SLOPING FROM THE HIGHEST TO LOWEST POINTS IN ALL DIRECTIONS WITH LATICRETE OR OTHER APPROVED METHOD AT A RATE OF 1/8" IN 10' MAX. SLOPE. CONTRACTOR SHALL NOTIFY THE ARCHITECT HIS INTENDED METHOD BEFORE PROCEEDING

PAINT:

HIGH-QUALITY INTERIOR GRADE LATEX PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.

DRAWINGS AND THE ACTUAL BUILDING CONDITIONS OR ENGINEERING DRAWINGS ARISE.

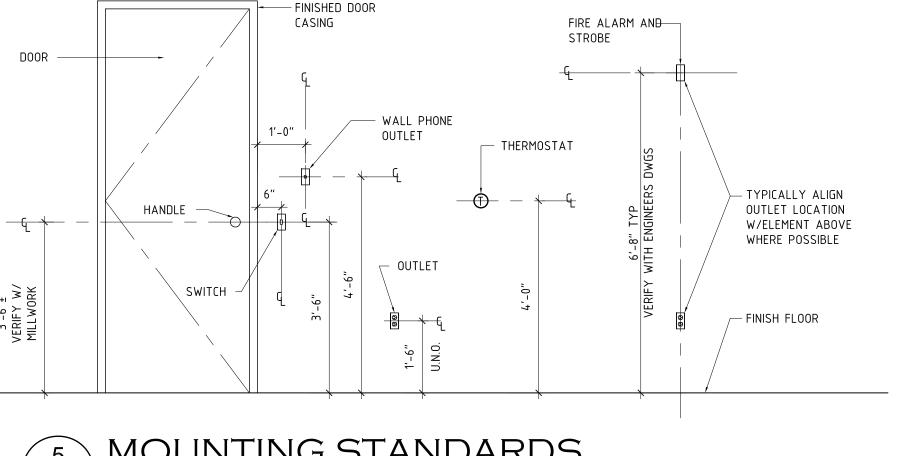
BEFORE INSTALLING FLOOR COVERINGS.

1. N/A

- ALL WALLS/PARTITIONS SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF
- WOOD BASE & CROWN MOLDING, AND OTHER WOOD TRIM SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH QUALITY INTERIOR GRADE OIL BASE PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.

CEILINGS:

1. CONTACT ARCHITECT IMMEDIATELY SHOULD ANY CONFLICT BETWEEN THE REFLECTED CEILING





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119 GRAND AVE.

CHANGE OF USE

119 GRAND AVENUE CORAL GABLES, FLORIDA

OWNER

LUIS PROPERTIES LLC POST OFFICE BOX 331410 MIAMI, FL 33233

DNB PROJECT NUMBER

20-120 OWNER'S PROJECT NUMBER

ISSUED FOR:

BUILDING PERMIT

CONSTRUCTION DOCUMENTS

TYPE OF DOCS:

No.	DATE	REVISION	BY

F.D. SCALE:
SCALE:
00/ (22.
AS SHOWN

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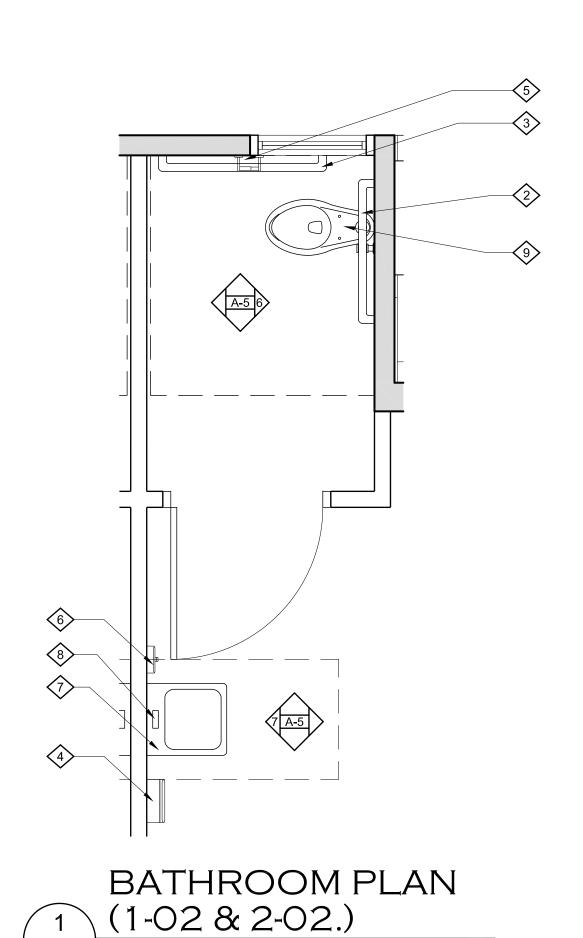
SHEET TITLE

AR - 93304

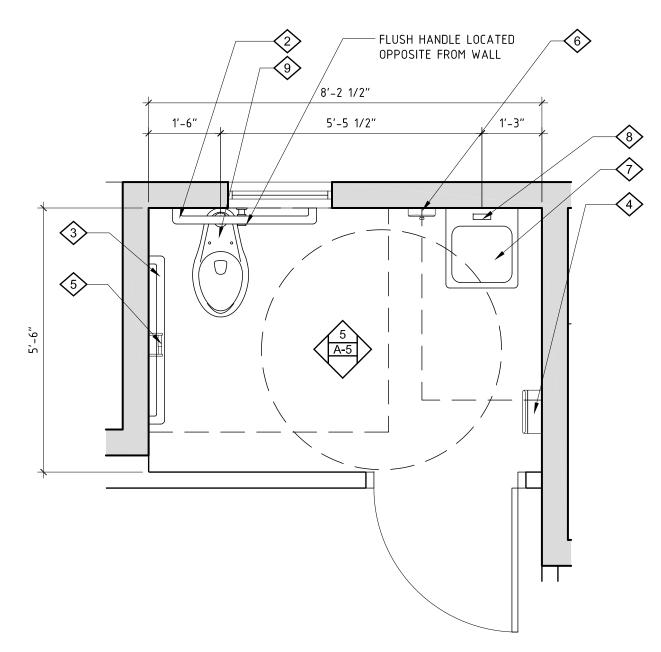
DOOR **SCHEDULES** & NOTES

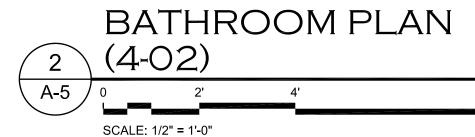
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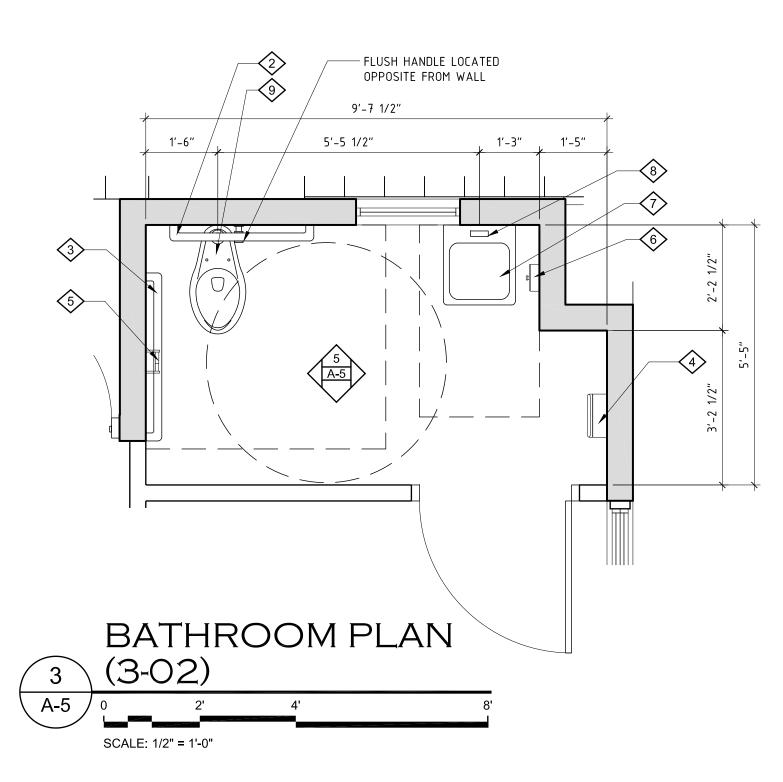
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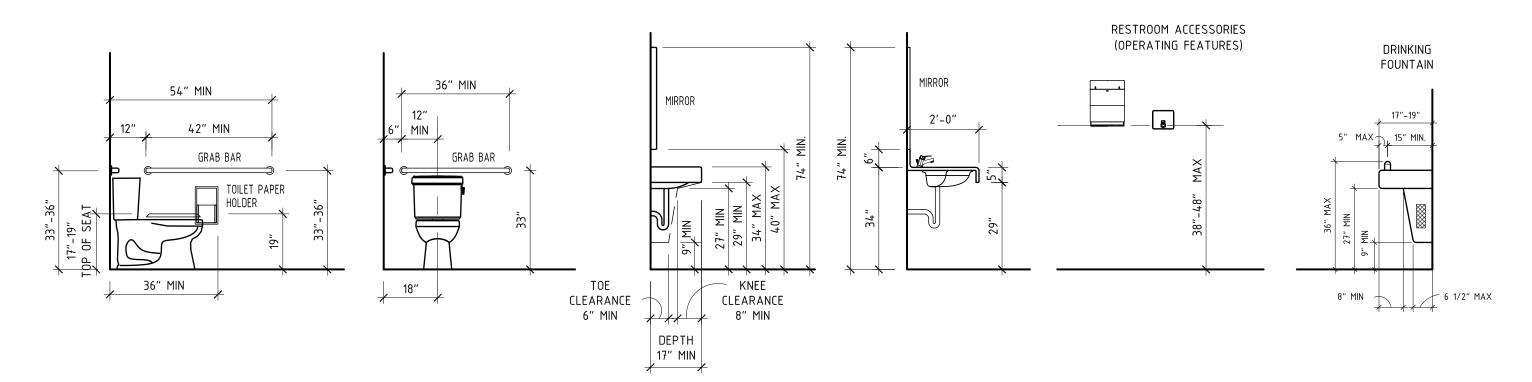


SCALE: 1/2" = 1'-0"



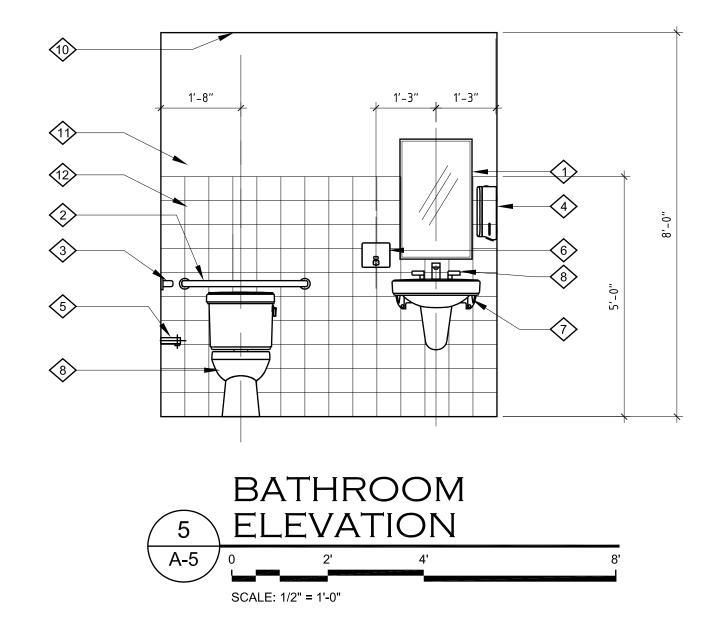


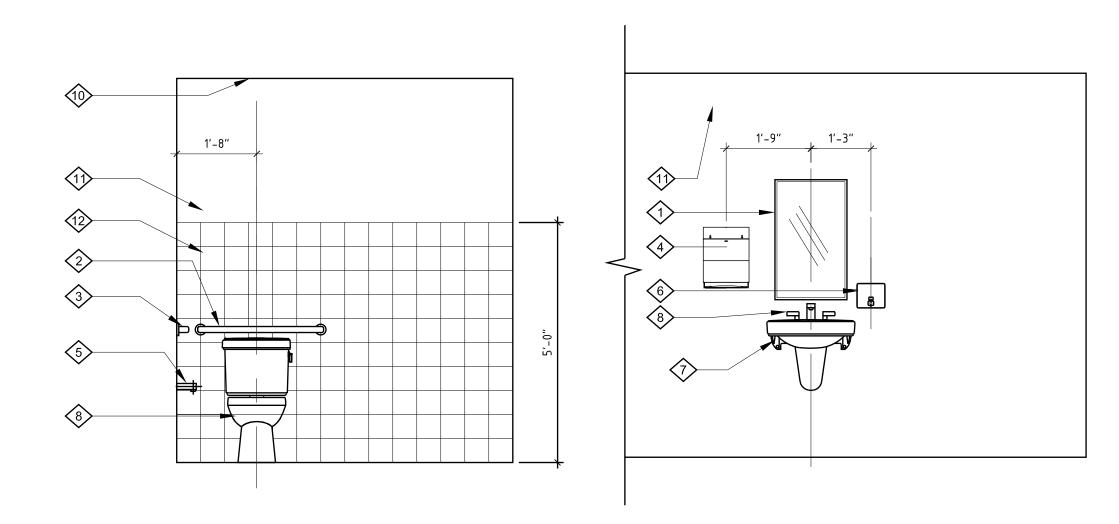


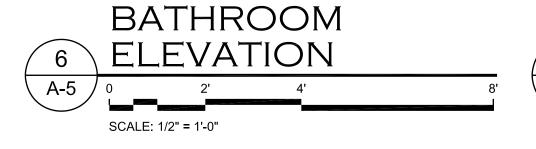


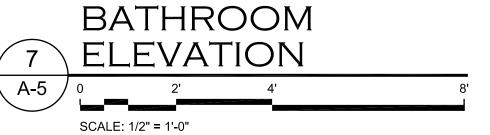












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119 GRAND AVE.

CHANGE OF USE

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KAL OADLLS, I LOND

LUIS PROPERTIES LLC POST OFFICE BOX 331410

> MIAMI, FL 33233 —

DNB PROJECT NUMBER

20-120

OWNER'S PROJECT NUMBER

ISSUED FOR:
BUILDING PERMIT

TYPE OF DOCS:

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No.	DATE	REVISION	BY

F.D.
SCALE:
AS SHOWN

SEAL/SIGNATURE

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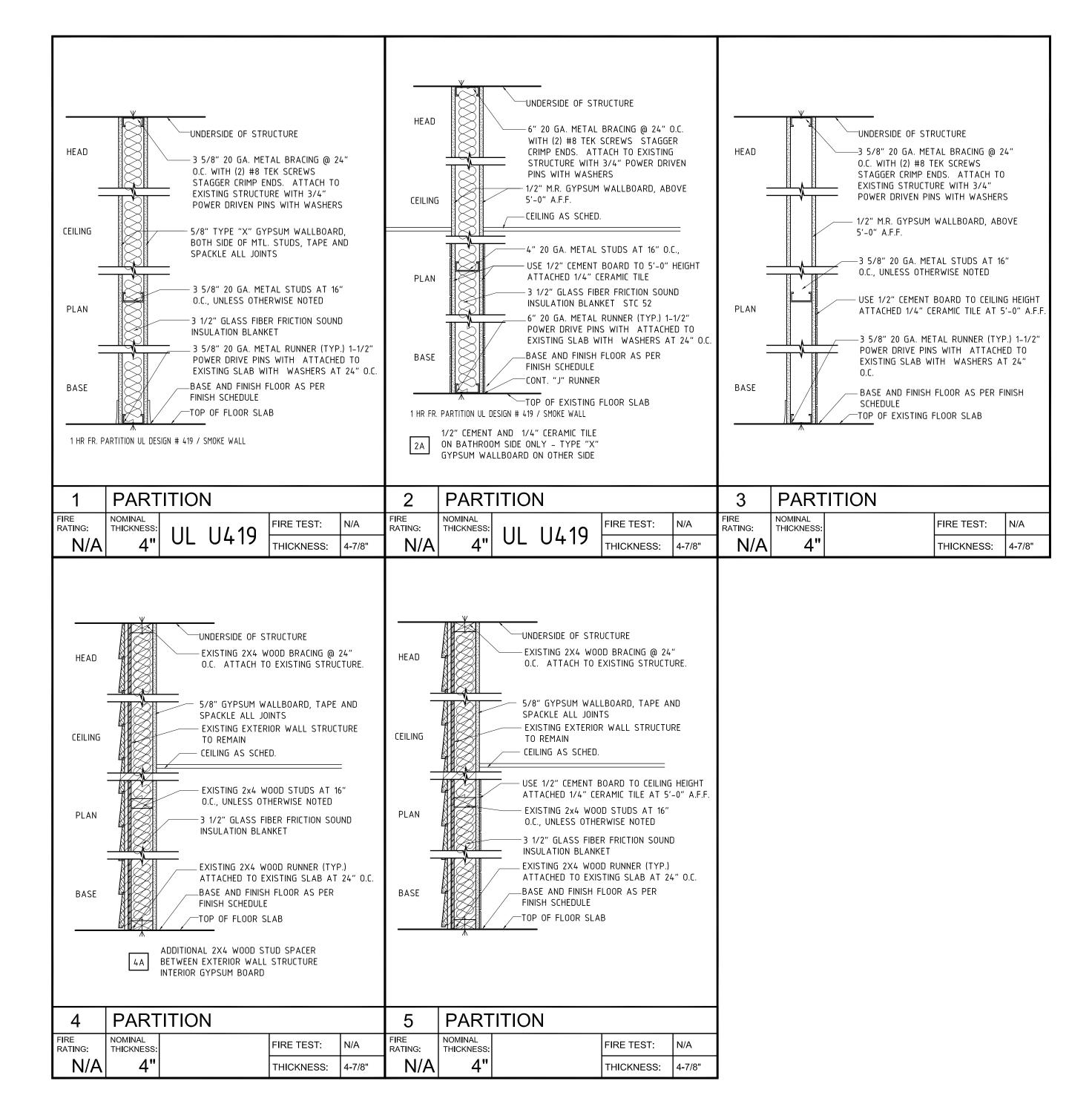
SHEET TITLE

ENLARGE BATHROOM PLAN, ELEVATIONS & NOTES

SHEET NUMBER

GENERAL NOTES

- PROVIDE FIRE RATED GYPSUM BOARD ON ALL WALLS INDICATED TO BE FIRE RATED.
- 2. PROVIDE CONTINUOUS FIRE RATED SEALANT AT THE PERIMETERS OF ALL FIRE RATED WALLS AND CHASES INCLUDING THE TOP, BOTTOM AND SIDE EDGES ON BOTH SIDES OF WALL OF GYPSUM BOARD PARTITIONS.
- 3. PROVIDE CONTINUOUS NON-HARDENING ACOUSTICAL SEALANT AT TOP, SIDES, AND EDGES ON BOTH SIDES OF WALL AT ALL NON-RATED GYPSUM BOARD PARTITIONS
- 4. ALL WALL PENETRATIONS SHALL BE SLEEVED AND PACKED AIRTIGHT WITH SAFING INSULATION AND SEALANT.
- 5. ALL JOINTS SHALL BE STAGGERED, TAPED AND SEALED AT ALL LAYERED GYPSUM BOARD INSTALLATIONS.
- 6. PROVIDE A MINIMUM OF TWO-STUD SEPARATION BETWEEN OUTLET BOXES AND OTHER PENETRATIONS OCCURRING AT OPPOSITE SIDES OF WALLS.
- 7. PROVIDE MOISTURE RESISTANT (MR) GYPSUM WALL BOARD AT ALL WET AREAS SUCH AS TOILETS, JANITOR CLOSETS, SINK ETC.
- 8. PROVIDE WALL REINFORCEMENT BETWEEN STUDS WHERE REQUIRED BY INSTALLATION OF MILLWORK AND/OR WALL HUNG EQUIPMENT.
- PROVIDE BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, DOOR STOPS, DOOR BUMPERS, HAND RAILS, ETC.
- 10. METAL STUDS ARE 20 GA. UNLESS OTHERWISE NOTED, EXCEPT USE 18 GA. AT DOOR JAMBS
- 11. PROVIDE 18 GA. OR HEAVIER METAL STUDS AT ALL OUTSIDE CORNERS OF CORRIDOR WALLS.
- 12. REFER TO WALL SECTIONS, ELEVATIONS, DETAILS, ETC., FOR ADDITIONAL INFORMATION REGARDING INTERIOR PARTITIONS.
- 13. PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUDS AND PARTITIONS, IN FURRED SPACES AT CEILINGS AND FLOOR LEVELS, AND AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND SIMILAR FEATURES, TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8'-0".



DONOB

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MIAMI, FL 33233

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TYPE OF DOCS:

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F.D.
SCALE:
AS SHOWN

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SHEET TITLE

WALL TYPES & DETAILS

SHEET NUMBER