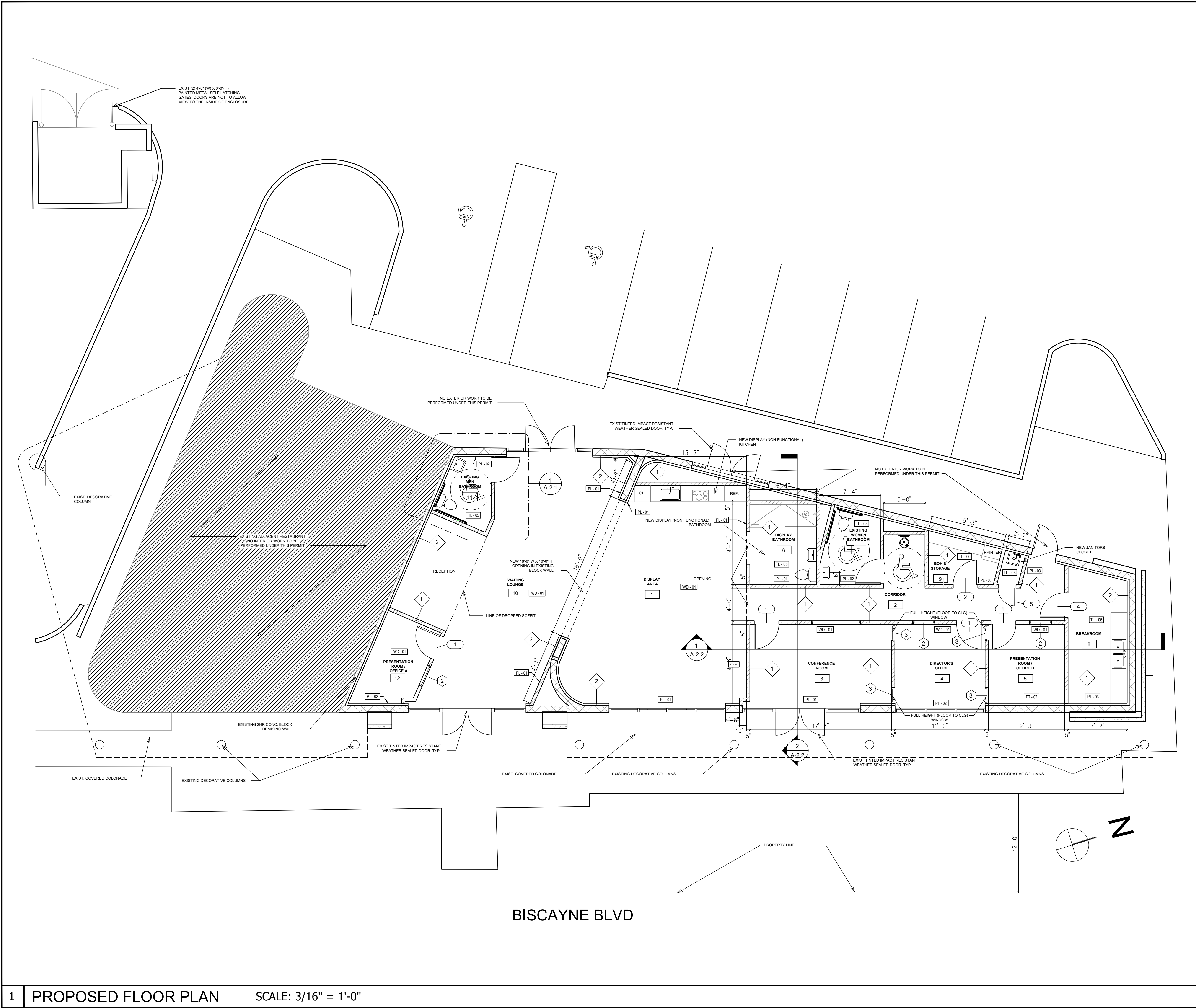




1

PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

2

GENERAL NOTES

3

GENERAL NOTES

WALL LEGEND

1

NEW 3 5/8"-20GA W/L STUD PARTITION @ 16" O.C. WITH ONE LAYER OF 5/8" GIB ON FLOOR TO 4" ABOVE CEILING. PROVIDE MOISTURE RESISTANT 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS. PROVIDE WOOD BLOCKING BETWEEN STUDS AT PARTITIONS W/FIXTURES OR CABINETRY FOR THE FULL LENGTH OF FIXTURE.

2

NEW 2 1/2"-20GA W/L STUD PARTITION @ 16" O.C. WITH A LAYER OF 1/2" GIB ON ONE SIDE, FROM FLOOR TO UNDERSIDE OF STRUCTURE. PROVIDE R-5 MIN. INSULATION.

WALL FINISH SCHEDULE

WALL TAG	DESCRIPTION
PT-01	GYPSUM WALL BOARD; PAINT FINISH
PT-02	GYPSUM WALL BOARD; PAINT FINISH
PT-03	GYPSUM WALL BOARD; PAINT FINISH
PL-01	GYPSUM WALL BOARD; PLASTER FINISH
PL-02	GYPSUM BOARD; PLASTER FINISH PROVIDED BY OWNER

FLOOR FINISH SCHEDULE

FLOOR TAG	DESCRIPTION
TL-01	SHOWER TILE; FINISH PROVIDED BY OWNER
TL-02	ACCENT WORKING BATHROOM TILE; FINISH PROVIDED BY OWNER
TL-03	KITCHEN BACKSPLASH TILE; FINISH PROVIDED BY OWNER
TL-07	TILE; FINISH PROVIDED BY OWNER
TL-08	TILE; FINISH PROVIDED BY OWNER
ST-01	BACKSPLASH TILE; FINISH PROVIDED BY OWNER

GENERAL PLAN NOTES:

- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER FIXTURES THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL.
- SFO OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS.
- CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT.
- CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE.
- CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT.
- CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE.
- PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP).
- ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP).
- TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES. THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
- CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC).
- PROVIDE 15-ml VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP).
- ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE "SAFETY GLAZING" CATEGORY II AS SPECIFIED IN THE FBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2.
- GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97.
- CONTRACTOR SHALL PROVIDE PRE-ENG'D SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
- (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 3/8" METAL FURNISH STRIPS + 3/8" GIB ON CONCRETE BLOCK WALLS.
- GC SHALL PROVIDE AN "AS-BUILT" SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT.
- ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND.
- CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP).
- CONTRACTOR TO PROVIDE "VIBRATION ABSORBING PADS OR SPRINGS" TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP).
- CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/L.D. (TYP).
- PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP).
- ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
- ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY.
- ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
- ALL EXTERIOR SLIDING/BIFFING ALUMINUM AND GLASS DOORS TO BE GREEN IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
- ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.9 OF THE 2017 FBC 6TH EDITION.
- ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

BATHROOM NOTES:

- PROVIDE (MOISTURE RESISTANT) 1/2" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS.
- PROVIDE A WIPABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP).
- ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 6th ED.
- FBC R307.2 - BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1.

SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R. A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER

FLORIDA R.A. # 0009239

PROJECT TITLE

NEXO SALES CENTER

13750 BISCAYNE BLVD

NORTH MIAMI BEACH, FL. 33181

PROPOSED FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.: 22017

DATE: 07/15/22

DRAWN BY: JCR

CHECKED BY: JBK

SHEET

A-1.1