

# CONSTRUCTION DOCUMENTS, CHANGE-OF-USE FROM APARTMENT HOUSE TO TRANSIENT HOTEL — RENOVATION

221 COLLINS AVENUE MIAMI BEACH, FLORIDA 33139-7147

PROJECT DESCRIPTION & SCOPE OF WORK:	GENERAL NOTES: GC RESPONSIBLE FOR COORDINATION AMONG ALL SUB-CONTRACTORS, INCLD THOSE THAT MAY BE OWNER-PROVIDED.	SAFETY NOTES: GC RESPONSIBLE FOR COORDINATION AMONG ALL SUB-CONTRACTORS, INCLD THOSE THAT MAY BE OWNER-PROVIDED.
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WORK INCLUDES INTERIOR BUILD-OUT OF EXISTING 9,338 SQ.FT. GROSS BUILDING & CHANGE-OF-USE FROM AN APARTMENT HOUSE (R-2) TO TRANSIENT HOTEL (R-1). ROOF AND MINOR SITE WORK FOR ADA-IMPROVEMENTS REQ'D. EXISTING EXTERIOR TO REMAIN. REF FOLLOWING SHEETS FOR MORE INFO:

- EXTERIOR WORK** CONSISTS OF MANDATORY IMPROVEMENTS TO ADA PATH, EXIT DISCHARGE & EXTERIOR PATH TO PUBLIC RIGHT-OF-WAY. NO CHANGES TO HISTORIC FEATURES, FENESTRATION OR DECORATIVE ELEMENTS! REF A-300, ELEVATIONS SHTS FOR COLORS.
- PLUMBING:** REMOVE ALL EXISTING. INSTALL ALL-NEW PLUMBING FOR EIGHT (8) HOTEL UNITS, NO COMMON RESTROOMS REQ'D. PROVIDE ALL-NEW KITCHENS, BATHS & CONDENSATE LINES. UTILIZE EXIST CONNECTION TO SEWER LATERAL. REF PLUMBING DWGS FOR MORE INFO.
- FIRE SPRINKLERS:** INSTALL ALL-NEW, QUICK-RESPONSE, MONITORED SYSTEM. NEW STAND-PIPE & FDC. REF FIRE PROTECTION DRAWINGS FOR MORE INFO.
- FIRE ALARM:** INSTALL ALL-NEW SYSTEM.
- ELECTRICAL:** REMOVE ALL EXISTING. PROVIDE ALL-NEW ELECTRICAL FOR EIGHT (8) HOTEL UNITS. REPLACEMENT SERVICE SHALL CONSIST OF ONE (1) METER, DISCONNECTS TO INDIVIDUAL PANELS AT EACH DWELLING UNIT. INSIDE DWELLING, PROVIDE ALL-NEW BRANCH CIRCUIT WIRING, PANELS & DISCONNECTS.
- MECHANICAL:** COMPLETELY REMOVE ALL EXIST SYSTEMS, HVAC STANDS, PIPING & PENETRATIONS. PROVIDE ALL-NEW MULTI-ZONED SPLIT CONDENSERS UNITS (CU) & AIR HANDLERS UNITS (AHU). PROVIDE ALL-NEW SUPPLYS, DUCTWORK, CONTROLS & ROOFTOP STANDS. PROVIDE ALL-NEW RESTRM EXHAUST FANS, DUCTS & TERMINATIONS.

APPLICABLE CODES & REGULATIONS:  
 FLORIDA BUILDING CODE: FBC 2017 PLUMBING CODE: FBC 2017 EDITION  
 ELECTRICAL CODE: NEC 2014 MECHANICAL CODE: FBC 2017 EDITION  
 FIRE PROTECTION: NFPA 2017 6th EDITION ENERGY CODE: FBC 2017 EDITION

CODE CLASSIFICATION:  
 A. OCCUPANCY GROUPS: HOTEL GROUP (R-1), SECTION 310.3  
 B. CONSTRUCTION CLASSIFICATIONS: FBC 504; EXIST BUILDING INT LEVEL 2 ALTERNATION FFPC 101; MODIFICATION, 4.3.5.1.1  
 C. COMPLIANCE METHOD: FBC 301.1.2; WORK AREA COMPLIANCE METHOD, FFPC 101; HISTORIC BUILDING REHABILITATION, 4.6.7(5)  
 D. BUILDING TYPE: ALTERATIONS, COMPLYING WITH CHAPTERS 5 THROUGH 13 TYPE III-B UNPROTECTED COMBUSTIBLE  
 E. FIRE SPRINKLERS: YES, NEW SYSTEM WITH SUPERVISORY SERVICE PFR FBC B901.6

1. CONTRACTOR MUST VERIFY ALL EXIST SITE CONDITIONS & DIMS. IMMEDIATELY CONTACT ARCHITECT IF DISCREPANCIES OCCUR OR FOUND. I.E. PARTITION LINES SHALL BE Laid-OUT & DRAWN DIRECTLY ONTO EXIST FLOOR SUBSTRATE OR EXIST SLAB. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION OF NEW ELEMENTS.

2. CONTRACTOR MUST NOT UNDER ANY CIRCUMSTANCES, SCALE DWGS, DIMENSIONAL CLARIFICATIONS ARE TO BE DIRECTED FROM ARCHITECT THROUGH WRITTEN RFI PROCESS.

3. CONTRACTOR MUST, PRIOR TO CONSTRUCTION, COMPARE ALL RELEVANT DWGS, I.E. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING & STRUCTURAL, FOR THE PURPOSE OF REPORTING ANY DISCREPANCIES TO ARCHITECT. NO INFO OR DETAILS ON THESE DWGS MAY BE USED WITHOUT WRITTEN & EXPRESSED CONSENT OF ARCHITECT.

4. CONTRACTOR MUST PROVIDE ALL LABOR, EQUIPMENT & MATERIALS NECESSARY TO COMPLETE THE WORK AS REQ'D.

5. CONTRACTOR MUST BE RESPONSIBLE FOR OBTAINING ALL REQ'D & NECESSARY PERMITS, INSPECTIONS, APPROVALS, INCLUDING EQUIPMENT USE PERMITS, AS REQ'D BY THE LOCAL GOVERNING BODIES HAVING JURISDICTION.

6. CONTRACTOR MUST BE RESPONSIBLE TO ENSURE ALL REQUIREMENTS & REGULATIONS PERTAINING TO CBC TITLE 24 CH. 11B & OSHA ARE FOLLOWED, INCORPORATED INTO THE WORK EVEN THOUGH THEY MAY NOT BE SPECIFICALLY LISTED OR INDIVIDUALLY AND/OR SEPARATELY IN EITHER THE DWGS OR SPECIFICATIONS.

7. ALL MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO REQ'S OF ALL APPLICABLE BLDG, MECH, ELEC & SAFETY LAWS IN PLACE, CURRENT & ENFORCED IN JURISDICTION WHERE PROJECT IS LOCATED. CONTRACTOR & ALL SUB-CONTRACTORS RESPONSIBLE FOR ANY VIOLATION(S) OF THE SAME & MUST MAKE ALL WORK ACCEPTABLE TO LOCAL BUILDING DEPARTMENTS & AGENCIES HAVING JURISDICTION WITHOUT EXTRA CHARGES WHEN REASONABLE.

8. CONTRACTOR MUST BECOME FAMILIAR & COMPLY WITH ALL RULES & REQ'S OUTLINED, SPECIFIED IN THESE DWGS.

9. CONTRACTOR MUST MAINTAIN SAFE EXITS, CORRIDORS, AISLES, & DOORS WHERE APPLICABLE, FREE OF ANY AND ALL OBSTRUCTION AT ALL TIMES. CONTRACTOR MUST ALSO MAKE ALL REPAIRS TO ANY DAMAGE PRIOR TO TENDERING THE PROJECT FOR ACCEPTANCE BY OWNER.

10. ALL CONSTRUCTION AND/OR DEMOLITION DEBRIS MUST BE REMOVED IMMEDIATELY FROM SITE & DISPOSED OF IN A LEGAL & SECURE MANNER.

11. CONTRACTOR MUST COORDINATE WORK OF ALL TRADES & OVERSEE ALL CUTTING AND/OR PATCHING REQ'D FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED AS DESCRIBED WITHIN THE SCOPE OF WORK AS SHOWN ON DWGS OR OTHER RELATED/ ISSUED DOCUMENTS.

12. STRUCTURAL ALTERATIONS, REINFORCING & FLOOR ELEVATION TRANSITIONS MUST INSURE AND MAINTAIN THE ORIGINAL CONCRETE SLAB SPECIFIED STRENGTH & SEISMIC DIAPHRAGM CHARACTERISTICS.

13. SPRINKLER & SMOKE/HEAT/CARBON MONOXIDE DETECTOR PLAN(S) ALWAYS REQUIRE SEPARATE SUBMITTAL & PERMIT APPROVAL TO THE BUILDING DEPARTMENT IN FLORIDA.

14. CONTRACTOR RESPONSIBLE FOR FIELD-VERIFYING THERE IS ADEQUATE CLEARANCE ABOVE FINISHED CEILING HEIGHT SPECIFIED ON DWGS TO ACCOMMODATE MECHANICAL DUCTWORK, EQUIPMENT, LIGHTING FIXTURES, ETC. "CONCEALED WORK". CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES & AWAIT CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

15. WD CONSTRUCTION MATERIALS CONCEALED WITHIN IN WALLS MAY REQ'D TO BE FIRE-RATED. VERIFY WITH LIFE-SAFETY HOURS OR SUBMIT WRITTEN RFI TO ARCHITECT IF UNSURE.

16. ABSOLUTELY NO SUBSTITUTIONS ALLOWED NOR APPROVED UNLESS SPECIFICALLY APPROVED BY ARCHITECT IN-WRITING.

17. CONTRACTOR MUST FURNISH REFUSE CONTAINER(S) & MEANS OF DISPOSAL DURING DELIVERY FOR OWNER'S USE & DISPOSAL OF WRAPPINGS, CARDBOARD MATERIALS, TRASH, FURNITURE UN-BOXING, ETC.

18. CONTRACTOR MUST PROTECT & REPAIR ANY DAMAGED FIRE-PROOFING, INSULATION OR ALIKE MATERIALS.

19. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE WHEN REASONABLE.

20. CONTRACTOR MUST COMPLY WITH ALL O.S.H.A. REQUIREMENTS.

21. FINAL WORKING DWGS MUST INCLUDE ENGINEERED FIRE SPRINKLER PLAN FOR SUBMITTAL TO BUILDING DEPARTMENT.

22. SHOP DRAWINGS: GC MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS ARISE OUT OF PREPARATION OF SHOP FABRICATIONS. SHOP DWGS MUST BE REVIEWED, APPROVED, VERIFIED & STAMPED AS SUCH BY THE GC PRIOR TO ARCHITECT'S REVIEW.

23. GC MUST SUBMIT SHOP DWGS FOR APPROVAL PRIOR TO COMMENCING FABRICATIONS OF APPLICABLE ITEMS FOR CONSTRUCTION. INCOMPLETE SHOP DWGS OR THOSE LACKING SUFFICIENT INFO MAY BE RETURNED "WITHOUT REVIEW".

24. ARCHITECT REVIEW OF SHOP DWGS IS FOR CONFORMANCE TO DESIGN INTENT ONLY.

25. GC MUST SUBMIT DIGITAL COPIES IN PDF FORMAT, OR FIVE (5) SETS OF HARDCOPY SHOP DWGS OR PRODUCT SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION & OR INSTALLATION OF APPLICABLE ITEMS FOR CONSTRUCTION. SHOP DWGS DIMS SHALL BE VIF & "STAMPED APPROVED BY THE GC BEFORE SUBMITTAL."

26. FINAL FIRE APPROVAL FOR CERTIFICATE OF OCCUPANCY IS CONTINGENT ON FIRE INSPECTOR'S FINAL INSPECTION, HE OR HER INTERPRETATION OF PLANS, CODES & ORDINANCES. SHOULD DISCREPANCY OR DISPUTE DEVELOP, CONTACT ARCHITECT FOR POTENTIAL RESOLUTION.

1. ALL WORK TO BE DONE IN COMPLIANCE WITH MUNICIPAL BLDG CODES & REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

2. MEANS OF EGRESS: ALL MEANS OF EGRESS FOR DWELLINGS WITHIN COMPLETED BUILDING TO BE MAINTAINED CLEAR & FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS ETC.

2B. FIRE SAFETY: CONSULT FIRE MARSHAL APPROVAL FOR TEMPORARY DOWN-TIME OF FIRE ALARM OR SPRINKLER SYSTEMS.

3. SECURITY: BUILDING MATERIALS STORED AT CONSTRUCTION AREAS AND/OR IN ANY AREA OF BUILDING TO BE STORED IN A LOCKED SECURED AREA. ACCESS TO SUCH AREA TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR, SINCE GC WOULD BECOME RESPONSIBLE FOR MISSING TOOLS, FURNISHINGS, MATERIALS OR DAMAGE.

4. DUST CONTROL: DEBRIS, DIRT & DUST TO BE KEPT TO MIN & CONFINED TO IMMEDIATE CONSTRUCTION AREA. CLEAN-UP & CLEAR FROM BLDG DAILY TO AVOID EXCESSIVE ACCUMULATION.

5. NOISE AFTER HOURS: GC TO CONTACT BLDG OWNER FOR CONFIRMATION OF WORK HOURS AND OPERATIONAL REQUIREMENTS.

6. DEMO OR CONSTRUCTION OPERATIONS WILL NOT INTERRUPT HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS IN THE BUILDING.

7. DEMO OR CONSTRUCTION MUST BE CONFINED TO GRND. GC MUST LIMIT DIRT, DUST OR OTHER CREATED TO ALL OTHER AREAS OF BLDG.

8. DEMO OR CONSTRUCTION MUST NOT BLOCK MEANS OF EGRESS. ALL EXIT CORRIDORS SHALL MEET MIN WIDTH & MIN HEADROOM OF +80" AFF.

4. REMOVAL OF DEBRIS & WASTE: GC SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS & CONSTRUCTION MATERIAL FROM SITE IN A LAWFUL MANNER.

5. UNUSED MATERIALS, PAINT & CLEANING PRODUCTS: SHALL BE SORTED & DISPOSED OF IN A MANNER ALLOWED BY FEDERAL LAW. PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT, DUST TO EXIST AREAS OR ADJACENT PROPERTIES, WHICH SHALL BE KEPT CLEAN AS POSSIBLE AT ALL TIMES.

6. STAGING & STORAGE: GC SHALL SEEK APPROVAL FOR ANY STAGING, STORAGE AREAS & ACCESS ROUTES IN OR OUT OF SITE. PLAN MUST BE REVIEWED & APPROVED BY THE OWNER PRIOR TO COMMENCEMENT & IN SOME CASES THE HOMEOWNERS ASSOCIATION, LANDLORD OR PUBLIC WORKS INCLUDING THAT NECESSARY FOR ROAD CLOSURES OR PARKING.

7. ENVIRONMENTAL: GC SHALL SUBMIT REQ'D UTILITY, AIR QUALITY & ENVIRONMENTAL DOCUMENTATION TO COUNTY AUTHORITIES FOR PERMIT REVIEW & APPROVAL. CONTACT THE COUNTY'S ENVIRONMENTAL AIR SECTION FOR MORE INFO.

8. OCCUPATION VS VACANCY: GC SHALL FIELD-SURVEY ALL EXIST AREAS RESPONSIBLE FOR TURNING-OFF WATER, GAS OR OTHER UTILITY EQUIPMENT OR SOURCES PRIOR TO WORK.

**DEFERRED SUBMITTALS:**

MUST BE REVIEWED, APPROVED, VERIFIED & STAMPED BY THE GC PRIOR TO ARCHITECT'S REVIEW IN ACCORDANCE WITH FBC B107.3.4.1. GC MUST SUBMIT FOR APPROVAL \*\*\*PRIOR TO FABRICATION\*\*\* THE FOLLOWING:

EXTERIOR DOORS & HARDWARE  
 REINFORCED MASONRY  
 GUARDRAIL-HANDRAILS

GC MUST SUBMIT DIGITAL COPIES IN PDF FORMAT, OR FIVE (5) SETS OF HARDCOPY SHOP DWGS OR PRODUCT SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION & OR INSTALLATION OF APPLICABLE ITEMS FOR CONSTRUCTION. SHOP DWGS DIMS SHALL BE VIF & "STAMPED APPROVED BY THE GC BEFORE SUBMITTAL."

OTHER SUBMITTALS NOT REQUIRED FOR SUB-PERMITS:  
 MECHANICAL APPLIANCES SUBMITTAL  
 PLUMBING APPLIANCES SUBMITTAL  
 LIGHTING APPLIANCES SUBMITTAL (ELECTRICAL)

drawn by:  
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**SAFEGUARDS:**  
 SITE IN HEAVILY-POPULATED AREA. GC EXPECTED TO COORDINATE WITH ALL STAKEHOLDERS PRIOR TO BID.

**ABBREVIATIONS:**  
 NOTE: NOT ABBREVIATIONS ALL MAY BE USED ON THE FOLLOWING SHEETS.

**DRAWING LIST:**  
 GC RESPONSIBLE FOR COORDINATION AMONG ALL SUB-CONTRACTORS, INCLD THOSE THAT MAY BE OWNER-PROVIDED.

WORK SHOULD HAVE HIGH REGARD TO THE SAFETY OF THE PUBLIC & PROPERTY IN-MIND. FOR REGULATIONS RELATING TO THE SAFETY OF PERSONS EMPLOYED IN CONSTRUCTION OR DEMOLITION OPERATIONS OSHA STANDARDS APPLY. NOTHING IN THIS PLAN SHALL BE CONSTRUED TO RELIEVE PERSONS ENGAGED IN CONSTRUCTION OR DEMOLITION OPERATIONS FROM COMPLYING WITH OTHER APPLICABLE PROVISIONS OF LAW. NOR IS IT INTENDED TO ALTER OR DIMINISH ANY OBLIGATION OTHERWISE IMPOSED BY LAW ON THE OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, CONTRACTORS, MATERIALMEN, REGISTERED DESIGN PROFESSIONALS, OR OTHER PARTY INVOLVED IN A CONSTRUCTION OR DEMOLITION PROJECT TO ENGAGE IN SOUND DESIGN & ENGINEERING, SAFE CONSTRUCTION OR DEMOLITION PRACTICES INCLUDING BUT NOT LIMITED TO DEBRIS REMOVAL, & TO ACT IN A REASONABLE & RESPONSIBLE MANNER TO MAINTAIN A SAFE CONSTRUCTION OR DEMOLITION SITE.

**PROTECTION REQUIRED:** PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, ALTERATION, REMODELING, OR DEMOLITION ACTIVITIES. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIANS OR TRAFFIC WHEN REQUIRED.

**OBSTRUCTIONS & OPENINGS:** WHERE CONSTRUCTION OR OTHER HAZARD IS LOCATED IN OR ADJACENT TO A COMMON AREA OR PUBLIC WAY, SUCH HAZARD SHALL BE INDICATED BY RED TAGS OR SIGNS DURING DAYLIGHT HOURS, & BY RED LANTERNS, FLASHING BEACONS, AT NIGHT.

**ARCHITECTURAL BARRIERS SURVEY:** THE FOLLOWING IS AN ARCHITECTURAL BARRIERS CHECKLIST FOR SURVEYING FACILITIES FOR COMPLIANCE WITH ADA-ACCESSIBILITY GUIDELINES.

A. WALKWAYS  
 1. ARE ACCESSIBLE WALKWAYS, CORRIDORS, AND ALL OTHER ACCESS ROUTES AT LEAST 5 FEET WIDE?  
 2. IF ACCESS ROUTES ARE NOT AT LEAST 5 FEET WIDE, ARE PASSING SPACES PROVIDED AT NOT MORE THAN 200 FEET?  
 3. ARE WALKS OF A CONTINUING COMMON SURFACE AND NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVELS?  
 4. WHEREVER THEY CROSS OTHER WALKWAYS, DRIVEWAYS, OR OTHER ROUTES DO THE WALKWAYS BLEND TO A COMMON LEVEL?

B. ENTRANCES/EXITS  
 1. ARE AT LEAST 50 PERCENT OF THE PUBLIC ENTRANCES (EXITS) ACCESSIBLE TO AND USABLE BY INDIVIDUALS IN WHEELCHAIRS AND THOSE WITH OTHER PHYSICAL DISABILITIES?  
 2. ARE THERE AT LEAST AS MANY ACCESSIBLE ENTRANCES (EXITS) AS THERE ARE EXITS REQUIRED UNDER APPLICABLE BUILDING/FIRE CODES?  
 3. DO ENTRANCES THAT ARE NOT ACCESSIBLE HAVE DIRECTIONAL SIGNAGE SHOWING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE?

AC ACRYLIC	GA GAUGE	PLYD PLYWOOD
A/C AIR CONDITIONING	GALV GALVANIZED	PRE-FAB PRE-FABRICATED
ACCS ACCESSORY	GEN GENERAL	PS PRESSED STEEL
ACT ACOUSTIC CEILING TILE	GL GLASS	PT PAINT
ADA AMERICANS WITH DISABILITIES ACT	GR GRANITE	PTD PAINTED
ADD ADDENDUM	GWB GYPSUM WALLBOARD	R RISER
AFF ABOVE FINISHED FLOOR	GYP GYPSUM	RAD RADIUS
ARCH ARCHITECTURAL / ARCHITECT	H.C. HANDICAPPED	RCP REFLECTED CEILING PLAN
ALUM ALUMINUM	HDWR HARDWARE	REF REFERENCE / REFERENCE DIMENSIONS
ASTM AMERICAN SOCIETY FOR TESTING & MATERIALS	HG HEAVY GAUGE	REQ'D REQUIRED
APPVD APPROVED	HM HOLLOW METAL	REV REVISION
BD BOARD	HOR HORIZONTAL	RM ROOM
BLDG BUILDING	HQ HOUR	R.O. ROOM OPENING
B/O BOTTOM OF	HT HEIGHT	RVL REVEAL
BOH BACK OF HOUSE	HVAC HEATING/VENTILATION/AIR-CONDITIONING	S SOUTH
CL CENTER LINE	IBC INTERNATIONAL BUILDING CODE	S.C. SUSPENDED CEILING
CLG CEILING	ID INSIDE DIAMETER	SCH SCHEDULE
CLOS CLOSET	INT INTERIOR	SECT SECTION
CLR CLEAR	JOINT JOINT	SHT SHEET
CM CENTIMETER	LAM LAMINATED	SIM SIMILAR
CMU CONCRETE MASONRY UNIT	LAV LAVATORY	SPEC SPECIFICATION
COL COLUMN	LBS POUNDS	SQ SQUARE
CONC CONCRETE	L.C. LEASE LINE	SQ. FT. SQUARE FEET
CONT CONTINUOUS / CONTINUED	M METER	STD STANDARD / STANDARDS
COORD COORDINATE	MACH MACHINE	STRUCT STRUCTURE / STRUCTURAL
CTR CENTER	MAX MAXIMUM	STL STEEL
CT CERAMIC TILE	MDF MEDIUM DENSITY FIBERBOARD	ST STL STAINLESS STEEL
DIA DIAMETER	MECH MECHANICAL	SUSP SUSPENDED
DIM DIMENSION	MEZZ MEZZANINE	TBD TO BE DETERMINED
DN DOWN	MFR MANUFACTURER	TELE TELEPHONE
DWG DRAWING	MGR MANAGER	TEMP TEMPORARY / TEMPERATE
(E) EXISTING	MISC MISCELLANEOUS	T&G TONGUE AND GROOVE
ETC ETCETERA	MIN MINIMUM	THK THICK / THICKNESS
ELV ELEVATION	MTD MOUNTED	T.O. TOP OF
ELEC ELECTRICAL	MTL METAL	TYP TYPICAL
EP ELECTRICAL PANEL	MU MAKE-UP UNIT	UBC UNIFORM BUILDING CODE
EQ EQUAL	N NORTH	UNO UNLESS NOTED OTHERWISE
EXT EXTERIOR	N/A NOT APPLICABLE	UL LIFE SAFETY, LEVEL 2
FF FINISH FLOOR	NIC NOT IN CONTRACT	UL UNLESS NOTED OTHERWISE
F.T. FIRE TREATED	NTS NOT TO SCALE	VCT VINYL COMPOSITE TILE
FIN FINISH	OC ON CENTER	VERT VERTICAL
FIXT FIXTURE	OD OUTSIDE DIAMETER	VEST VESTIBULE
FLR FLOOR	OPP OPPOSITE	VIF VERIFY IN FIELD
FT. FOOT / FEET	PART. PARTITION	WD WOOD
	PMU PRIVATE MAKE-UP ROOM	WP WALLPAPER
	PLAM PLASTIC LAMINATE	

<b>GENERAL CONDITIONS</b>	<b>PLUMBING</b>
T-000 COVERSHEET, SHEET INDES, SCOPE OF WORK.	P-000 PLUMBING NOTES.
T-100 RESPONSIBILITY SCHEDULE.	P-100 PLUMBING CRAWL SPACE SANITARY DRAINAGE.
	P-101 PLUMBING CRAWL SPACE WATER DISTRIBUTION.
	P-102 PLUMBING FIRST LEVEL SANITARY DRAINAGE.
	P-103 PLUMBING FIRST LEVEL WATER DISTRIBUTION.
	P-104 PLUMBING SECOND LEVEL SANITARY DRAINAGE.
	P-105 PLUMBING SECOND LEVEL WATER DISTRIBUTION.
	P-106 PLUMBING ROOF PLAN.
	P-200 PLUMBING RISERS.
	P-201 PLUMBING WATER DISTRIBUTION ISOMETRIC.
	P-202 PLUMBING UNITS WATER DISTRIBUTION ISOMETRIC.
	P-300 PLUMBING DETAILS
	<b>MECHANICAL</b>
	M-100 MECHANICAL - FIRST LEVEL CEILING PLAN.
	M-200 MECHANICAL - SECOND LEVEL CEILING PLAN.
	M-300 MECHANICAL ROOF PLAN.
	M-400 MECHANICAL NOTES, SCHEDULES AND DETAILS.
	M-500 MECHANICAL DETAILS.
	<b>ELECTRICAL</b>
	E-100 ELECTRICAL POWER LAYOUT FIRST LEVEL.
	E-101 ELECTRICAL LIGHTING LAYOUT FIRST LEVEL.
	E-200 ELECTRICAL POWER LAYOUT SECOND LEVEL.
	E-201 ELECTRICAL LIGHTING LAYOUT SECOND LEVEL.
	E-300 ELECTRICAL ROOF PLAN
	E-301 ELECTRICAL RISER SCHEDULE & NOTES.
	E-400 PHOTOMETRICS NORMAL FIRST LEVEL
	E-401 PHOTOMETRICS EMERGENCY FIRST LEVEL
	E-402 PHOTOMETRICS NORMAL SECOND LEVEL
	E-403 PHOTOMETRICS EMERGENCY SECOND LEVEL
<b>SITE PLAN</b>	
SP-100 PROPOSED SITE PLAN.	
<b>DEMOLITION</b>	
D-100 DEMOLITION PLAN.	
<b>ARCHITECTURAL</b>	
A-100 PROPOSED PLAN, LEVEL 1.	
A-101 REFLECTED CEILING, LEVEL 1.	
A-200 PROPOSED PLAN, LEVEL 2.	
A-201 REFLECTED CEILING, LEVEL 2.	
A-301 SOUTH ELEVATIONS.	
A-302 NORTH ELEVATIONS.	
A-303 WEST ELEVATIONS.	
A-304 EAST ELEVATIONS.	
A-305 LINE-OF-SIGHT DIAGRAMS.	
A-400 ROOFTOP PLAN.	
A-500 BUILDING SECTIONS.	
A-600 WALL TYPES & DETAILS.	
A-601 ENLARGED ADA RAMP & DOOR SCHEDULE	
A-602 ENLARGED BATHROOMS & KITCHENETTES.	
<b>LIFE SAFETY</b>	
LS-100 LIFE SAFETY, LEVEL 1.	
LS-200 LIFE SAFETY, LEVEL 2.	
LS-300 UL LISTINGS & DATA.	
FA-100 FIRE ALARM, LEVEL 1.	
FA-200 FIRE ALARM, LEVEL 2.	
FS-100 FIRE SPRINKLER, LEVEL 1.	
FS-200 FIRE SPRINKLER LEVEL 2.	

**PROJECT LOCATION: NOT TO SCALE**  
 NOTE: THIS PROPERTY IS LOCATED IN AN AREA THAT MAY BE AFFECTED BY SPECIAL FLOOD AREA.



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project information:  
 date: 10-16-2019  
 project number: 19-05H

sheet title:  
 coversheet, sheet index, scope of work.

sheet number:  
**T-000**

file:  
 19-05h-2019-10-16.dwg

