

SYMBOLS

SHEET NUMBER

A 000.00

REVISION NUMBER
REFERENCE NUMBER
DISCIPLINE LETTER

ROOM TITLES & NUMBERS

GR XXXX
TYP KING, QUEEN, DD
BTH TYP-A 101/A-223

TYPE OF ROOM
KEY NUMBER
BED TYPE
PLAN # / SHEET #
BATHROOM CALL OUT
BATHROOM TYPE

ELEVATION MARKERS

T.O.S. FLOOR 23
EL. +215'-8"

SHAFT OPENING & MECH. DUCT SYMBOL

X COORDINATE
Y COORDINATE
OPENING SIZE

MATCH LINES

MATCH LINE

PROPERTY LINES

OVER SIZE GRILLE

PLAN AND DETAIL BLOW-UP TARGETS

PLAN OR
DETAIL DESIGNATION
X
A-XX
SHEET NUMBER

INTERIOR ELEVATION TARGETS

105-V/10
02/A-501
03/A-501
SHEET NUMBER
ELEVATION
DESIGNATION

INTERIOR DETAIL TARGETS

SHEET NUMBER
12/ A-201.00
SHEET NUMBER

PARTITION TAGS

XX

WALL LEGEND

1 HR RATED PARTITION
EXISTING WALL
NEW PARTITION WALL

RATED PARTITIONS

ONE-HOUR RATED
TWO-HOUR RATED

DOOR NUMBERS

DOOR TYPE
X-1

NORTH ARROW SYMBOL

DRAWING REVISION

REVISION NUMBER
4

FLOOR DRAIN

FD

**FIRE HOSE CABINET
(RECESSED AND SURFACE MOUNTED)**

FHC

**FIRE EXTINGUISHER CABINET
(RECESSED AND SURFACE MOUNTED)**

FEC

SPRINKLERS

SD

SMOKE DETECTOR

SD

CARBON MONOXIDE DETECTOR

CO

TOILET EXHAUST LOUVER

KL

ALIGNMENT OF SURFACES

DIFFUSER GRILL

LINEAR DIFFUSER

UTILITY BOX
WD

COMMUNICATION BOX
IT

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS AND AS-BUILT CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWING; DIMENSION GOVERN. WHERE CONFLICTS OCCUR BETWEEN LARGE AND SMALL SCALE DETAIL DIMENSIONS, NOTIFY ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTION FEES AND DEPOSITS REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION FOR THE INSTALLATION OF ALL WORK. CONTRACT SUM SHALL INCLUDE ALL FEES, DEPOSITS, METER CHARGES, AND COORDINATION WITH THE VARIOUS UTILITY COMPANIES FOR SERVICE. FINAL HOOKUP AND CONNECTION TO BE BY BUILDING GENERAL CONTRACTOR. IT SHALL BE THE BUILDING GENERAL CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND TO OBTAIN APPROVAL FROM LOCAL INSPECTORS.
- MINIMUM HEADROOM CLEARANCE AT STAIRS SHALL BE 6'-8" TO THE TREAD NOSING.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY FOR THE PERFORMANCE OF THE WORK.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
- CONTRACTOR TO SUPPLY REQUIRED SPRINKLER PLANS TO BE APPROVED BY LOCAL FIRE MARSHALL, OWNER'S INSURANCE COMPANY, TENANT'S INSURANCE COMPANY, ARCHITECT AND THE ENGINEER OF RECORD. CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES REQUIRED TO EXECUTE THE WORK.
- COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL AND INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION CONSULT WITH ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- WORKMANSHIP, MATERIALS AND INSTALLATIONS SHALL CONFORM TO LATEST EDITIONS OF THE APPLICABLE BUILDING CODES, AS WELL AS APPLICABLE STATE AND LOCAL CODES, TRADE ASSOCIATION STANDARDS THAT HAVE AUTHORITY OVER THIS PROJECT.
- CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED CONSTRUCTION. THEY DO NOT INDICATE MEANS OR METHODS OF CONSECUTION OF BUILDING AND STRUCTURE. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONS. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE AND COORDINATE VARIOUS TRADES IN ALL MECHANICAL AND EQUIPMENT ROOMS TO ALLOW SUFFICIENT ROOM OF ALL EQUIPMENT.
- STOREFRONT AND CURTAIN WALL SYSTEMS SHOWN ARE THE RESULT OF PRELIMINARY ENGINEERING BY MANUFACTURER. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER PREPARED BY AND BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER. LOAD CALCULATION SHALL REFLECT SUCH DESIGN VALUES AS REQUIRED BY THE CITY AND OTHER APPLICABLE CODES.
- THE INSULATION CONTRACTOR IS TO ISSUE CERTIFICATE OF COMPLIANCE TO ARCHITECT AND OWNER UPON COMPLETION OF WORK.
- ALL SPOILS OF EXCAVATION (PIERS, FOOTINGS, TRENCHES, ETC.) NOT REUSED SHALL BE DISPOSED OF BY THE CONTRACTOR, AS DIRECTED BY THE DEVELOPER.
- THE CONTRACTOR SHALL NOT STORE BUILDING MATERIALS, STAGE CONSTRUCTION OPERATIONS FROM NOR GAIN ACCESS TO THE CONSTRUCTION SITE OVER ADJACENT PROPERTIES WITHOUT THE WRITTEN CONSENT OF THE BUILDING DEVELOPER.
- ALL WELD BURNS, SCRATCHES, ETC. ON ALL STRUCTURAL STEEL AND METAL DECK SHALL BE PROPERLY CLEANED AND REPAINTED.
- ALL HOLES IN CONCRETE FLOOR SLAB CAUSED BY THE ATTACHMENT OF FORM WORK, BRACING CONSTRUCTION TRAFFIC, MATERIAL STORAGE OR OTHER REASONS SHALL BE CLEANED AND PATCHED.
- PROVIDE GROUND FAULT INTERRUPTERS, IN WET AREAS, AS REQUIRED.
- CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS AND FIRE EXTINGUISHERS PER CITY REQUIREMENTS. PROVIDE MOUNTING AND/OR SIGNAGE AS REQUIRED.
- ALL PIPING AND CONDUIT ON THE EXTERIOR FACE OF THE BUILDING SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE.
- PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS.
- CONTRACTOR TO PROVIDE AND INSTALL EXIT AND EMERGENCY LIGHTING PER DRAWINGS AND/OR CITY REQUIREMENTS AND ANY OTHER APPLICABLE CODES.
- THE FLAME SPREAD RATING FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES.
- PENETRATIONS THROUGH WALLS OR CEILINGS NOTED TO BE FIRE RATED ARE TO BE SEALED AS REQUIRED TO MAINTAIN THE RATING OF THE WALL OR CEILING. DUCTWORK PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE PROVIDED WITH AN APPROPRIATELY RATED FIRE DAMPER.
- THIS FACILITY HAS BEEN DESIGNED WITH THE INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). GRAPHIC GUIDELINES FOR CLEARANCES AT DOORS AND TOILET ROOMS HAVE BEEN PROVIDED FOR REFERENCE. WHERE DIMENSIONS INDICATED OR PRODUCTS SPECIFIED HEREIN DO NOT COMPLY WITH GUIDELINES NOTIFY THE ARCHITECT IN WRITING PRIOR TO ORDERING THE ITEM IN QUESTION OR CONSTRUCTION OF THE AFFECTED ASSEMBLY.
- STAGGER ALL JOINTS OF GYPSUM BOARD CONSTRUCTION.
- WHERE POSSIBLE, LAYOUT WALLS FROM INTERIOR COLUMN LINES.
- ALL WOOD BLOCKING, FRAMING AND PLYWOOD TO BE FIRE RETARDANT TREATED AND U.L. NON-COMBUSTIBLE RATED. ALL WOOD IN CONTACT WITH MASONRY OR EARTH SHALL BE WOLMANIZED.
- THE CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SLAB AND WALL OPENINGS REQUIRED BY MECHANICAL AND ELECTRICAL DRAWINGS.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING, AND ASSOCIATED WORK PRIOR TO CONSTRUCTION.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, THE CONTRACTOR IS TO CONSULT THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, BEDDED AND PAINTED UNLESS NOTED OTHERWISE.
- SHEET METAL WORK SHALL CONFORM TO LATEST S.M.A.C.N.A. STANDARDS. SOLDER ALL SEAMS AND CONNECTIONS.
- ARCHITECT RESERVES THE RIGHT TO DIRECT REMOVAL AND REINSTALLATION OF WORK WHICH DOES NOT, THE OPTION OF THE ARCHITECT, MAINTAIN STANDARDS AND WORKMANSHIP OF A CRAFT.
- SHOP DRAWINGS ARE TO COMPLIMENT AND SUPPLEMENT CONSTRUCTION DOCUMENTS. WHEN CONFLICTING INFORMATION IS PROVIDED IN SHOP DRAWINGS AND CONSTRUCTION DOCUMENTS, NOTIFY ARCHITECT PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS BY ARCHITECT DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL MILLWORK, UNLESS NOTED "SUPPLIED BY TENANT".
- THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN ORIGINALLY ISSUED UNLESS AUTHORIZED IN WRITING BY ARCHITECT.
- ALL MEASUREMENTS ARE SUBJECT TO VERIFICATION IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION OR CONSTRUCTION.
- NOTIFY ARCHITECT OF CONFLICT IN DETAILS OR GENERAL NOTES AND TYP. DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK IN THE PROJECT AND APPLICABLE CODES. IN CASE OF PLAN LOCATION CONFLICTS BETWEEN DISCIPLINES, NOTIFY ARCHITECT.
- CONTRACTOR SHALL PROVIDE BACKING BEHIND FINISHED WALL AND CEILING SURFACES FOR SUPPORT AND ATTACHMENT OF CASEWORK, SHELVING, MIRRORS, PEGBOARDS, COUNTERS, TOILET PARTITIONS, DOOR WALL STOPS AND ACCESSORIES, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE BUILDING AND SITE CLEAN, AND PROVIDE ALL AND ANY SAFETY PROVISIONS TO INSURE THE PUBLIC SAFETY.
- MATERIALS, EQUIPMENT, ETC. NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR SUCCESSFUL AND SUFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

GENERAL NOTES (CONT.)

- ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTORS SHALL BE NEW AND FREE FROM DEFECTS. DAMAGED WORK MUST BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
- CONTRACTOR TO VERIFY ALL INFORMATION ON DRAWINGS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO ARCHITECT PRIOR TO COMMENCING ANY AFFECTED WORK.
- FINISHED FLOOR ELEVATIONS ARE TO DESIGNED TOP OF CONCRETE OR TOP OF STONE UNLESS NOTED OTHERWISE.
- CEILING HEIGHT DIMENSIONS ARE FROM DESIGNED FINISHED FLOOR TO FINISHED CEILING SURFACES UNLESS NOTED OTHERWISE.
- ANY DECORATIONS ON INTERIOR WALLS OR CEILINGS SHALL BE NON-COMBUSTABLE OR FIRE RETARDANT TREATED TO COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPMENT CODE REQUIREMENTS.
- ALL STRUCTURAL STEEL SHALL HAVE SPRAY ON FIREPROOFING PER FIRE RESISTIVE REQUIREMENTS OF THE APPLICABLE CODES AND THE SPECIFICATIONS.
- CONCRETE HOUSEKEEPING PADS UNDER ALL MECHANICAL AND ELECTRICAL EQUIPMENT ARE TO BE HIGH MINIMUM. 3000 PSI LIGHTWEIGHT CONC. WITH ONE LAYER MIN. OF 6X6 / 1.4X1.4 WELDED WIRE FABRIC, UNLESS OTHERWISE NOTED.
- MECHANICAL AIR SHAFT WALL SHALL BE INSTALLED TO WITHSTAND AN INWARD AND OUTWARD ACTING PRESSURE OF 7.5 LBS/SQUARE FOOT MINIMUM. ELEVATOR SHAFT WALLS SHALL BE INSTALLED TO WITHSTAND AN INWARD AND OUTWARD ACTING PRESSURE OF 7.5 LBS PER SQ. FT MIN.
- PROVIDE ONE HOUR RATED WALL CONSTRUCTION FOR ALL ELECTRICAL AND TELEPHONE ROOMS UNLESS NOTED OTHERWISE. PROVIDE TWO HOUR RATED WALL CONSTRUCTION FOR ALL SHAFT AND STAIR ENCLOSURES.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR AND GALVANIC ACTION.
- ALL ELEVATOR OPENINGS SHALL BE CERTIFIED BY ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. IF MODIFICATIONS ARE REQUIRED, THE CONTRACTOR SHALL BRING SUCH MODIFICATIONS TO THE ATTENTION OF THE OWNER PRIOR TO FORMING.
- ENTRANCES AND VERTICAL CLEARANCES FOR NON-HANDICAP AREAS IN PARKING GARAGES SHALL BE A MIN. OF 7'-0". CLEAR HEIGHT SHALL BE MAINTAINED UNOBSTRUCTED INCLUDING BEAMS. PIPING, LIGHTING, EXIT SIGNS, ETC.
- PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT ALL CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE. CONSULT WITH ARCHITECT PRIOR TO INSTALLATION.
- EACH PVC PIPE RUNNING ADJACENT TO A COLUMN IN THE PARKING GARAGE AREAS SHALL BE SLEEVED WITHIN A GALVANIZED 18 GAUGE CORNER GUARD BOLTED TO THE COLUMN. SEE DETAILS.
- ALL CORNER GUARDS AND BOLLARDS IN PARKING GARAGE AREAS TO BE PAINTED YELLOW.
- ALL PARKING SPACES TO BE DELINEATED WITH A 4" FLUORESCENT WHITE STRIPE PAINTED ON THE FLOOR.
- DIFFERENCES IN SLAB ELEVATIONS FROM FINISHED INTERIOR FLOOR ELEVATION TO EXTERIOR FLOOR ELEVATION MUST BE NO GREATER THAN 1/2".
- ALL WALLS ADJACENT TO HANDICAPPED (H.C.) TOILETS, H.C. TUBS AND H.C. JACUZZIS TO RECEIVE A 20 GAUGE 6" STRAP FOR INSTALLATION OF HANDICAP GRAB BARS.
- ALL WALLS TO BE TILED TO BE CLAD WITH CEMENT BOARD ALL OTHER WALLS IN WET AREAS TO BE MOISTURE RESISTANT GYPSUM BOARD. SEE SCHEDULE.
- REFER TO M.E.P. DRAWINGS FOR EXACT A/C CHASE DIMENSIONS.

INTERIOR FINISHES-FIRE NOTE:

- FLAME SPREAD RATING FOR CEILING AND WALLS SHALL BE CLASS B OR HIGHER
- FLAME SPREAD FOR DECORATIVE MATERIALS AND TRIM MAY BE CLASS C OR HIGHER
- FLOORS MAY BE CLASS I OR CLASS II
- ALL WOOD FINISHES TO BE FIRE RETARDANT WOOD
- ALL FLOORING MATERIAL TO ALLOW FOR A MAXIMUM 1/2 " THRESHOLD AND TRANSITION AT EACH SIDE OF DOOR.
- ALL WOOD MATERIAL SHALL BE INHERENTLY FIRE RETARDANT
- ALL NEW FINISHES (WALL/CEILING/TRIM/DECOR) ARE TO COMPLY WITH FBCE CHAPTER 8 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASS REQUIREMENTS.

ASBESTOS NOTE:

THE OWNER HAS NO KNOWN KNOWLEDGE OF ASBESTOS MATERIAL IN THE AREAS OF WORK PROPOSED. REFER TO OWNER'S ASBESTOS REPORT & SURVEY OF THE AREAS OF WORK FOR ADDITIONAL INFORMATION.

MEP/FP BUILDING DEPT. NOTE:

- CAP WATER SUPPLY AT SOURCE AND CAP WASTE AT SLAB.
- PROTECT FIRE ALARM SYSTEM SPEAKERS AND ASSOCIATED WIRING FROM DUST, PAINT, AND ANY TYPE OF DAMAGE DURING CONSTRUCTION
- THE SMOKE DETECTORS SHOULD NOT BE ON MORE THAN 1 BRANCH CIRCUIT.
- OTHER THAN OUTLETS SHOWN IN DEMO AND RENOVATED AREAS, ALL OTHER OUTLETS LAYOUT TO REMAIN AS EXISTING.

- SMOKE DETECTOR NOTE:
- PROVIDE INTERCONNECTED SMOKE LARMS IN COMPLIANCE WITH FBCE 704.3
 - FIELD VERIFY LOCATION OF EXISTING S.D.
 - S.D. SHALL BE NO LESS THAN 16" FROM A/C SUPPLY
- FIRE ALARM/FSP NOTE:
- CONTRACTOR SHALL PROVIDE FIRE ALARM AND SPRINKLER SHOP DRAWINGS FOR SUBMITTAL.

SOUNDPROOFING NOTE:

- ALL FLOORING TO HAVE SOUNDPROOFING UNDERLAYMENT MATERIAL IN ALL AREAS.
- SOUNDPROOFING TO HAVE AN STC RATING OF 55 (MIN) CLASS II C
- IC RATING OF 50 MIN WHEN TESTED PER ASTM E 492
- ALL SOUNDPROOFING TO FOLLOW SECTION 1207 FBC

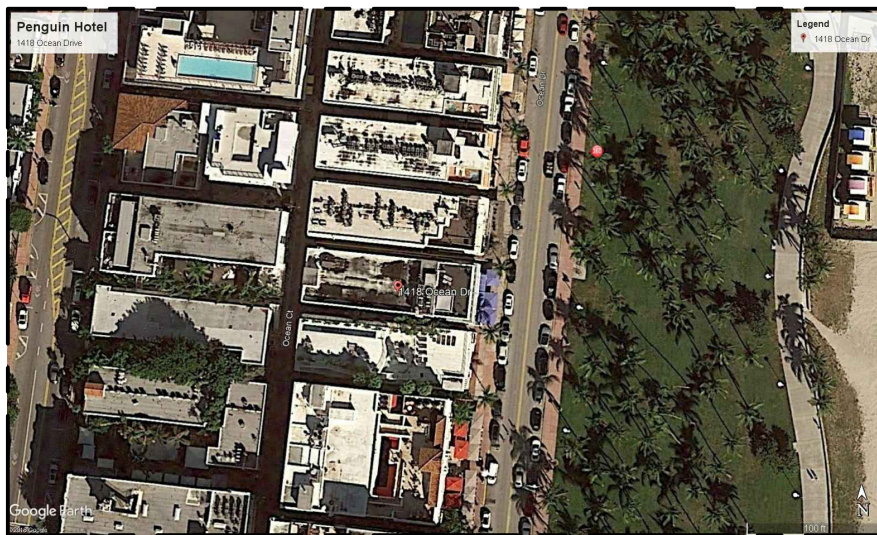
GLAZING NOTE:

- NO GLAZING IN THE SCOPE OF WORK.
- PER FBCE 2406-ANY GLAZING IN BATHROOMS, GUARDRAILS, OR HAZARDOUS LOCATIONS TO BE CATEGORY II.

PUBLIC WORKS NOTE:

- AT RIGHT OF WAY AREAS ADJACENT TO LOT/PARCEL BEING DEVELOPED/IMPROVED/ALTERED/MODIFIED AND CONSTRUCTION STAGING AREAS, ALL MISSING, BROKEN, RACKED, UPLIFTED, AND DAMAGED SIDEWALK, CURB & GUTTER, SWALE AREA, DRAINAGE STRUCTURE, PAVEMENT SHALL BE CONSTRUCTED RECONSTRUCTED, REPAIRED, MILLED AND RESURFACED PRIOR TO PUBLIC WORKS TCD/CO APPROVAL. ALL IMPROVEMENTS SHALL BE ACCORDING TO CITY OF MIAMI BEACH PUBLIC WORKS ENGINEERING STANDARDS AND BULLETINS. SEPARATE PUBLIC WORKS PERMITS ARE REQUIRED FOR IMPROVEMENTS WITHIN RIGHT OF WAY AREAS.

PROJECT DATA



ADDRESS

1418 OCEAN DRIVE
MIAMI BEACH, FL 33139

FOLIO NUMBER

02-3234-185-0450

LEGAL DESCRIPTION

THE PENGUIN CONDO
UNIT CU
UNDIV16.111/13395.115
INT IN COMMON ELEMENTS
OFF REC24728-0812
OR 24694-0248 0706 2

CONSTRUCTION & OCCUPANCY:

TYPE OF CONSTRUCTION: 3-A
THIS IS A FULLY SPRINKLERED BUILDING WITH EXISTING FIRE ALARM. ALL EXISTING SPRINKLERS ANUNCIATORS, PULL STATIONS TO REMAIN IN OPERATION DURING CONSTRUCTION.

OCCUPANCY TYPE: R1

ZONING

ZONING DESIGNATION: RM-3

APPLICABLE CODES AND STANDARDS:

- FLORIDA BUILDING CODE 2017/FLORIDA BUILDING CODE 2017 EXISTING BLDG.
- FLORIDA ACCESSIBILITY CODE 2017
- FLORIDA FIRE PREVENTION CODE (6TH EDITION) 43.1.1.
- NFPA 1 / 101, 2012 EDITION

SCOPE OF WORK

CLASS. OF WORK

ALTERATION LEVEL: LEVEL 2 (PER CHAPTER 5 SECTION 504.1 & 504.2)
LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION FO ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

CHANGE OF USE FROM CU2 USE TO RESIDENTIAL HOTEL USE

- ARCHITECTURAL:
DEMOLITION:
- DEMOLISH ALL INTERIOR FINISHES OF DESIGNATED SPACE
 - REMOVE ALL EQUIPMENT, MECHANICAL UNITS OF THE DESIGNATED SPACE
 - CAP ALL UTILITIES AND MEP SERVICES
 - MAINTAIN EXISTING LIFE SAFETY DEVICES AND EQUIPMENT.

- NEW CONSTRUCTION:
- RE-BUILD ORIGINAL GUESTROOMS PREVIOUS TO EXISTING KITCHEN SPACE
 - BUILD OUT NEW GWB DEMISING PARTITIONS BETWEEN ROOMS
 - NEW GWB CEILINGS
 - NEW BATHROOMS WITH NEW PLUMBING FIXTURES AND FINISHES
 - NEW WINDOW TO REPLACE EXISTING DOORS
 - NEW GUESTROOM ENTRY DOORS
 - NEW HVAC FOR EACH ROOM
 - NEW FIRE SPRINKLER LAYOUT FOR EACH ROOM
 - NEW FIRE ALARM DEVICES FOR EACH ROOM
 - NEW INTERIOR FLOORING AND BASE AND INTERIOR PAINT THROUGHOUT.

AREAS OF WORK;

INTERIOR: 800 SF
AREAS ARE APPROX. AND GC TO PERFORM OWN TAKEOFF FROM THE DRAWINGS

SPRINKLER NOTES:

- THIS IS A FULLY SPRINKLERED BUILDING
- SPRINKLER SHOP DRAWINGS TO BE SUBMITTED BY SPRINKLER CONTRACTOR.

STRUCTURAL NOTE:

- NO INTERIOR STRUCTURAL BEARING WALL DEMOLITION
- NO LOAD BEARING WALLS TO BE DEMOLISHED.

ARCHITECTURAL DRAWING LIST

G101.00-GENERAL NOTES
D101.00-DEMOLITION
A101.00-CONSTRUCTION PLAN
A102.00-UL DETAILS AND PARTITION TYPES
A103.00-DETAILS

+JMJ+

Notes:

Date

BLDG. DEPT
CORRECTIONS

11.15.19
02.11.20

Owner:

Penguin Hotel Corp
1418 Ocean Drive
Miami Beach, FL 33139

Architect:

Juan J. Alayo, AIA
2307 Douglas Road
Suite 503
Miami, FL 33145
Tel: 305.322.1280
Florida Professional License# AR 0016549

Penguin Hotel

Ground Floor

Renovation Permit Set

1418 Ocean Drive
Miami Beach, Florida



Building Department Notes

Submission Date:	November 15, 2019	G101.00
Scale:	As Noted	
Drawn by:	JJA	
Project:	261.01	

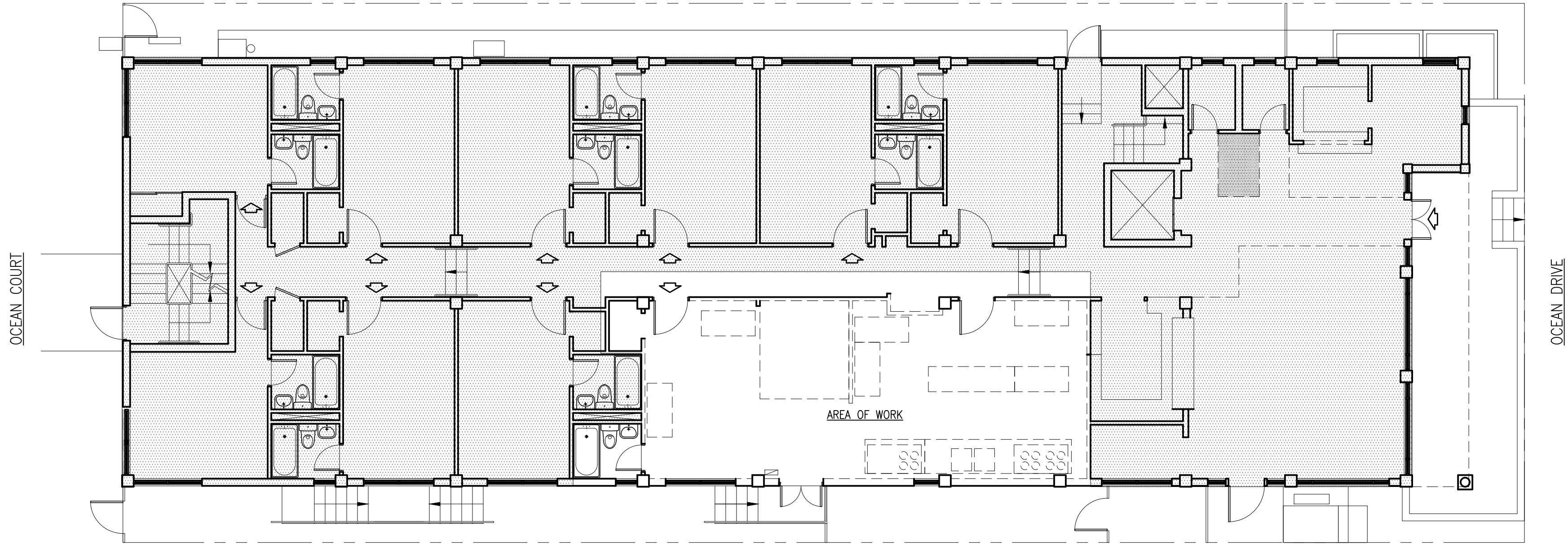
Notes:	Date
BLDG. DEPT	11.15.19
CORRECTIONS	02.11.20

- GENERAL DEMOLITION NOTES:
- GC TO PROTECT ALL ADJACENT AREAS AND MAINTAIN SAFE EGRESS IN THE HOTEL CORRIDOR.
 - REMOVAL OF ALL DEBRIS IS TO BE DONE THROUGH THE SOUTHERN SIDE DOORS.
 - DISCONNECT ALL GAS AND ELECTRIC CONNECTIONS PRIOR TO DEMOLITION.
 - EXHAUST HOOD REMOVAL: REMOVE ALL HOODS, AND ANSUL SYSTEM EQUIPMENT. CAP WALL OPENING/CONNECTION TO MAIN BUILDING KITCHEN EXHAUST RISER. RISER TO REMAIN.
 - PROTECT EXISTING BATHROOM DURING DEMOLITION.
 - CAP AND REMOVE ALL EXISTING FLOOR DRAINS.
 - REMOVE ALL EXISTING CEILINGS AND LIGHTING.
 - REMOVE BUILT IN COOLER
 - REMOVE EXISTING MAKE UP AIR UNIT.
 - REMOVE INTERIOR LAYER OF GWB AND INSULATION.
 - REMOVE TILE FLOORING AND BASE.
 - CAP ALL WATER CONNECTIONS AND ABANDON.
 - LEAVE TEMPORARY LIGHTING IN SPACE AFTER DEMOLITION
 - LEAVE FIRE SPRINKLERS OPERATIONAL AND PROVIDE COVERAGE.
 - EQUIPMENT REMOVAL BY OWNER
 - NO STRUCTURAL DEMOLITION

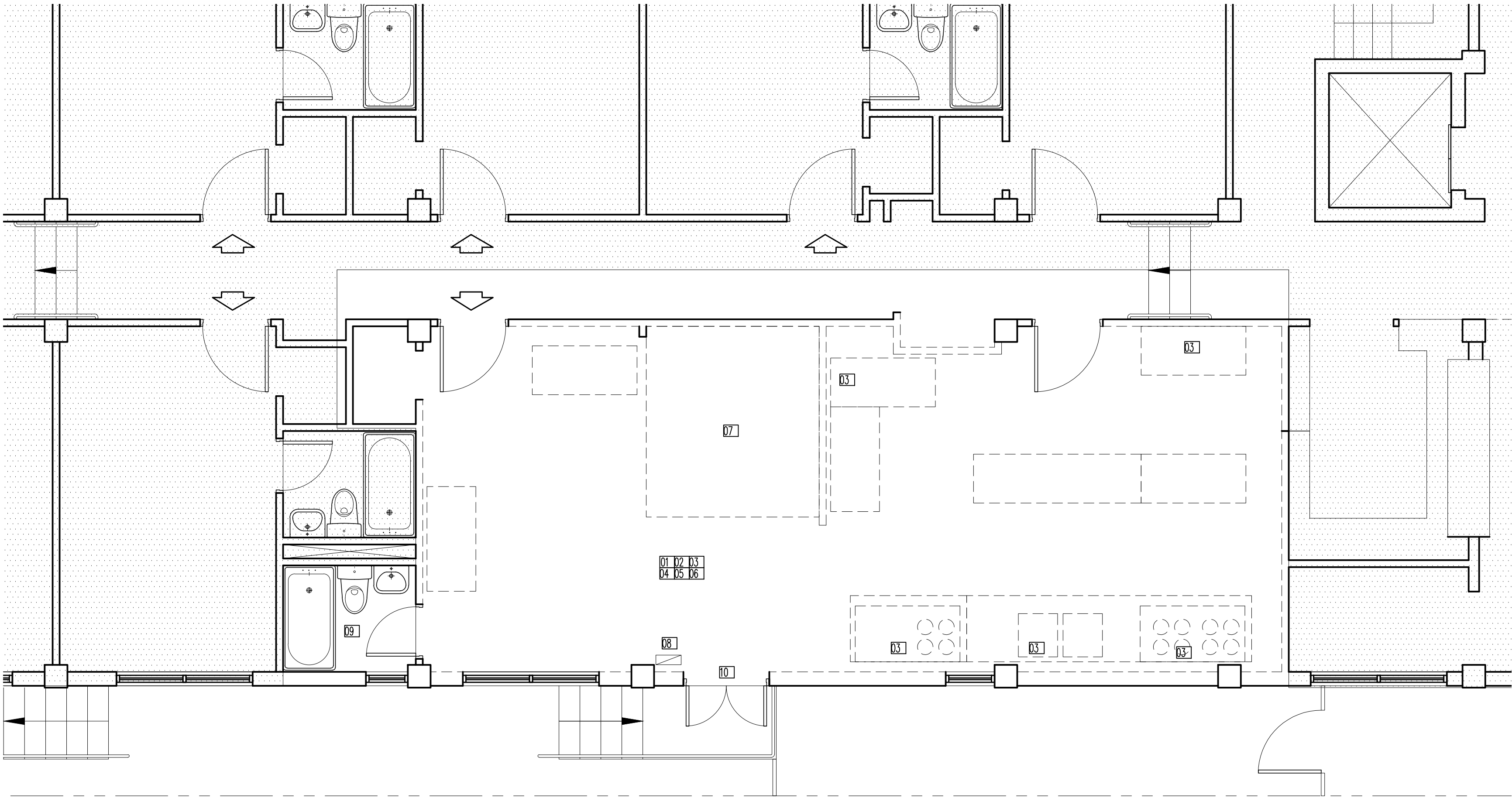
- FIRE DEPARTMENT NOTES:
- BUILDING IS TO REMAIN OCCUPIED DURING CONSTRUCTION.
 - ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE AT ALL TIMES (FIRE ALARM/FIRE SPRINKLER/EGRESS)
 - DEMOLITION SCOPE IS CONTAINED WITHIN THE DEMISED AREAS AND DOES NOT HINDER ANY EGRESS VIA THE CORRIDOR OR LOBBY. ALL DEMOLITION DEBRIS REMOVAL SHALL BE VIA THE EXISTING EXTERIOR DOOR ON THE SOUTH SIDE DIRECTLY TO THE OUTSIDE.

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1 First Floor Demolition Plan (Area of work)
Scale: 1/8"=1'-0"



2 First Floor Demolition Plan
Scale: 1/4"=1'-0"

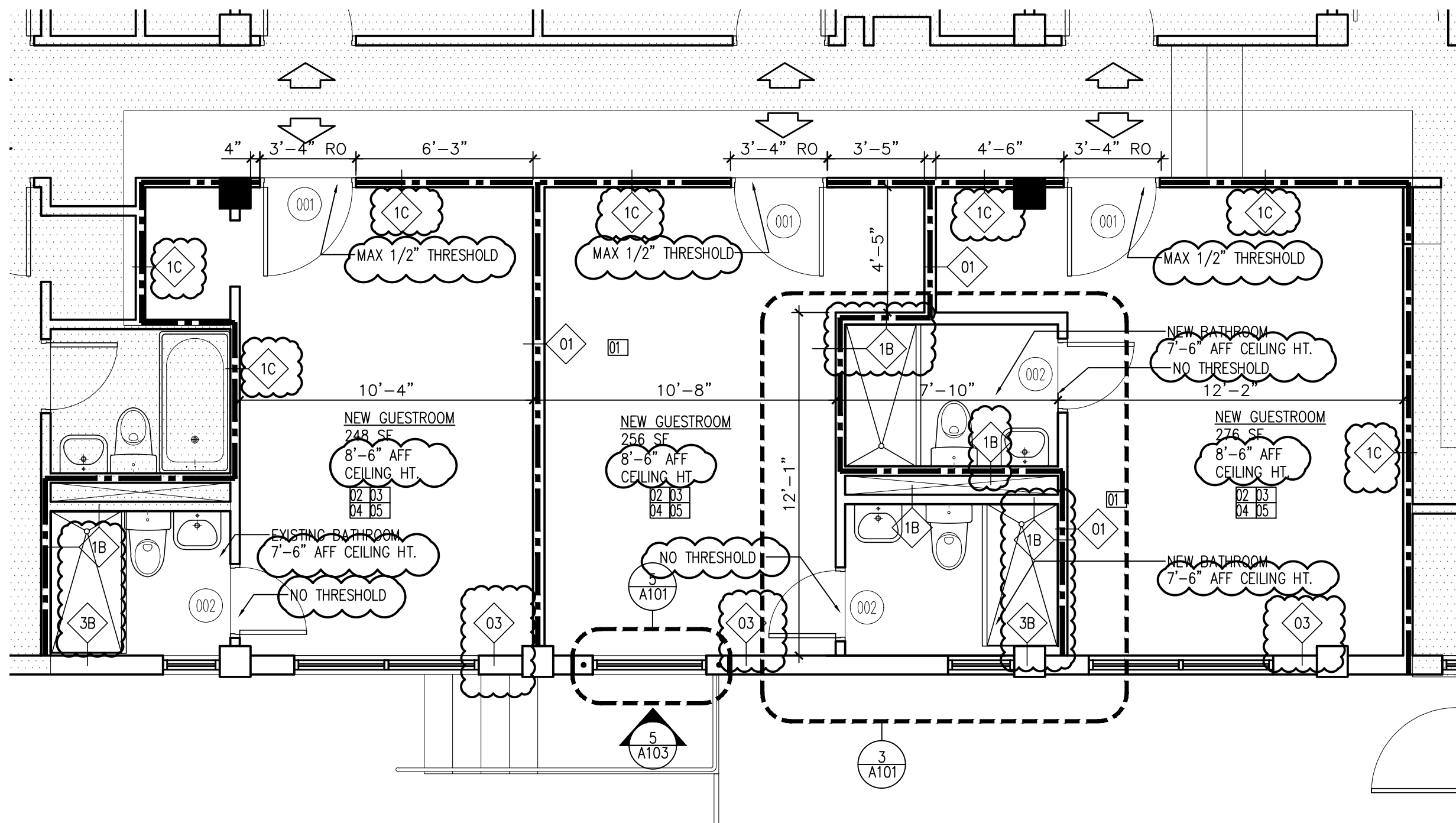
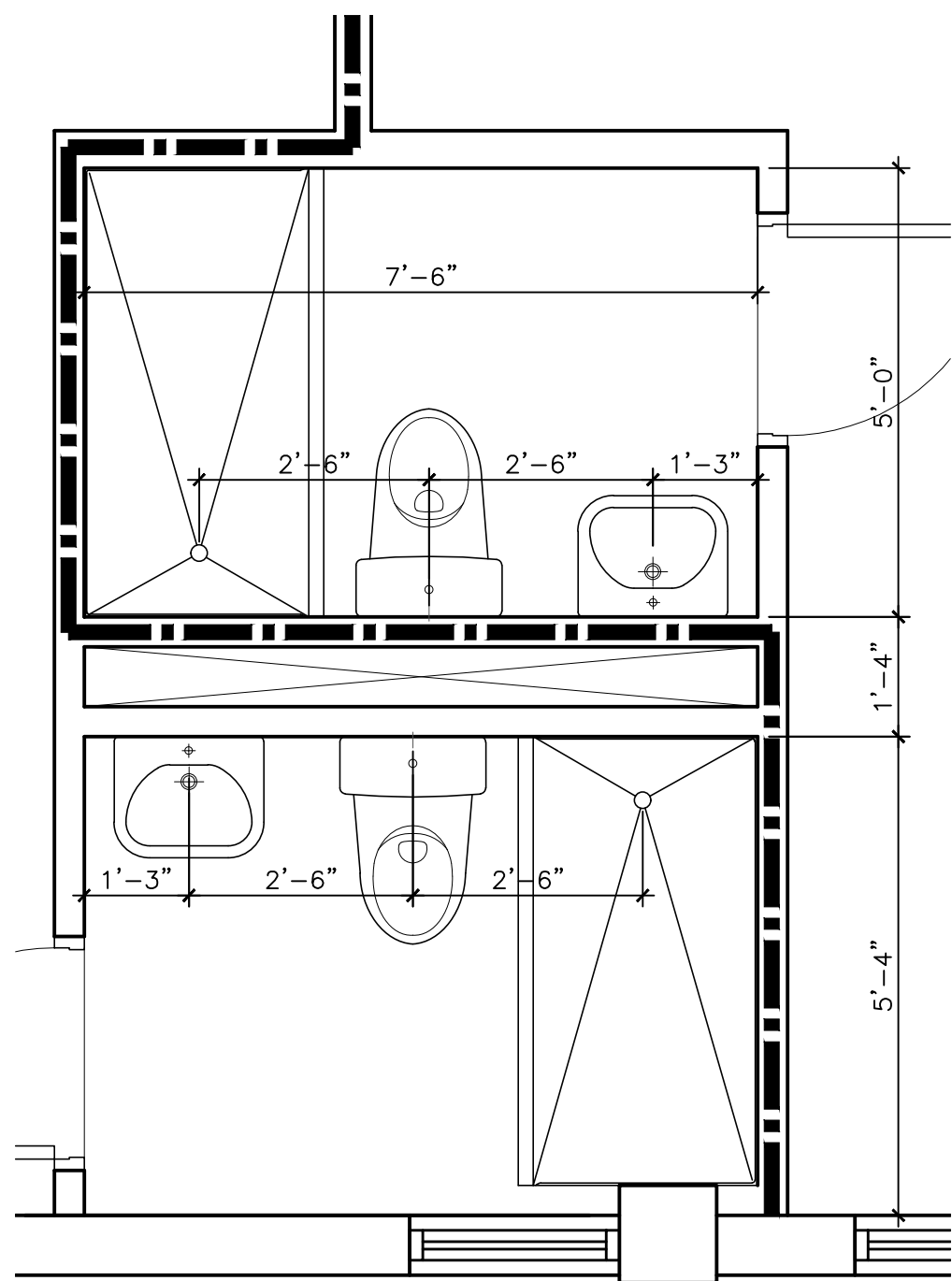
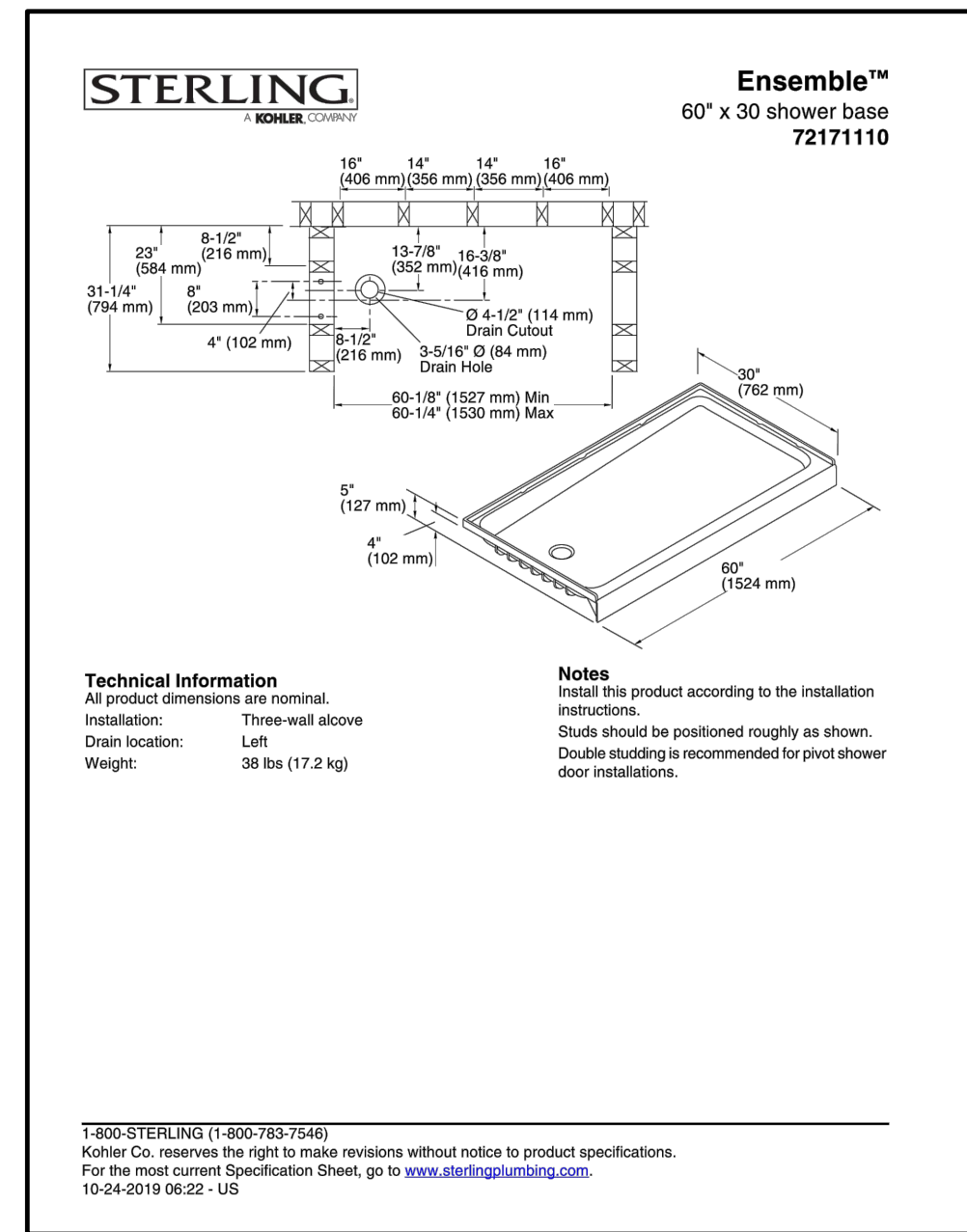
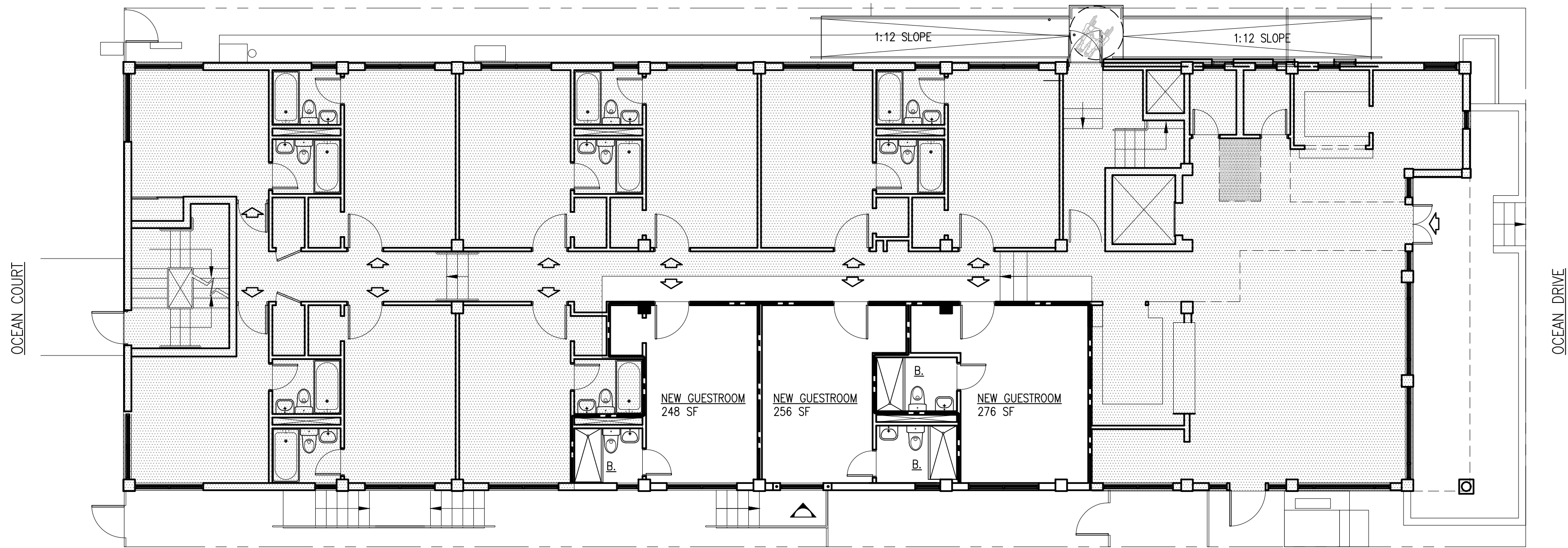
- KEY NOTES:
- REMOVE TILE FLOOR
 - REMOVE CEILINGS
 - CAP. ALL PLUMBING AND GAS CONNECTIONS
 - REMOVE ALL WALL MOUNTED FINISHES
 - REMOVE INTERIOR LAYER OF GWB AND INSULATION
 - CAP AND REMOVE EXISTING FLOOR DRAINS
 - REMOVE BUILT IN COOLER UNIT
 - DISCONNECT ELECTRICAL PANEL
 - KEEP EXISTING BATHROOM OPERATIONAL
 - REMOVE EXISTING DOOR AND PREP. FOR INFILL

Penguin Hotel
Ground Floor
Renovation Permit Set
1418 Ocean Drive
Miami Beach, Florida



DEMOLITION PLAN PLAN
FIRST FLOOR

Submission Date:	November 15, 2019	D101.00
Scale:	As Noted	
Drawn by:	JJA	
Project:	261.01	



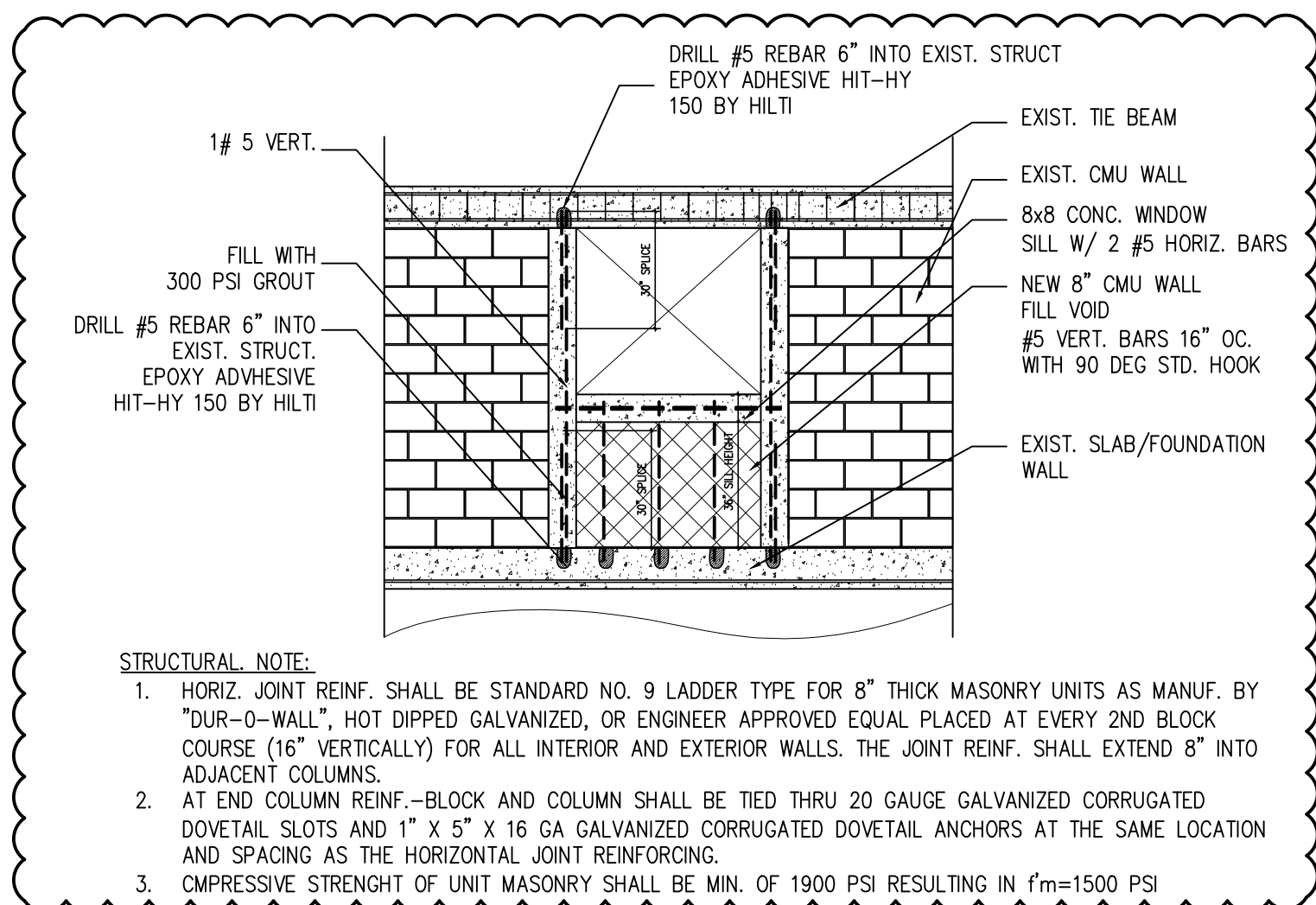
- GENERAL CONSTRUCTION NOTES:
- GC TO PROTECT ALL ADJACENT AREAS AND MAINTAIN SAFE EGRESS IN THE HOTEL CORRIDOR.
 - REMOVAL OF ALL DEBRIS IS TO BE DONE THROUGH THE SOUTHERN SIDE DOORS.
 - REFER TO DEMOLITION PERMIT FOR SCOPE OF DEMOLITION.
 - LEVEL AND PREPARE FLOOR AND SUBFLOOR TO RECEIVE NEW LAMINATED WOOD FLOOR.
 - REPLACE PLUMBING FIXTURES, TILE AND VALVES IN EXISTING BATHROOM.
 - GWB CEILING IN ALL AREAS.
 - WOOD BASE IN ALL AREAS EXCEPT BATHROOM.
 - BM "DECORATOR WHITE" PAINT ON ALL WALL SURFACES.
 - ALL NEW BATHROOM DOORS 36" x 80" SOLID WOOD CORE.
 - PROVIDE NEW ENTRY DOORS PREPARED FOR SAFLOK HARDWARE.
 - DOORS ARE 90 MIN DOOR ASSEMBLY.
 - CLOSE EXISTING EXTERIOR DOOR OPENING WITH MASONRY. STUCCO EXTERIOR TO MATCH.
 - PROVIDE BACKING FOR ALL WALL MOUNTED SINKS

KEY NOTES:

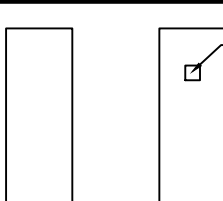
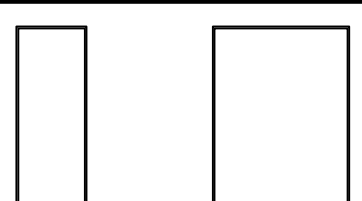
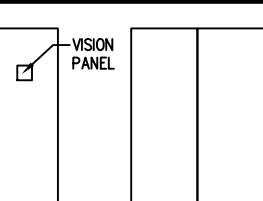
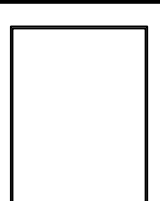
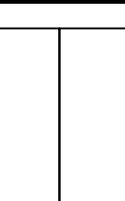
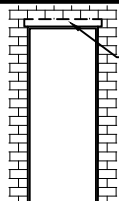
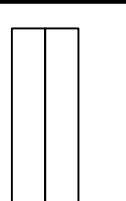
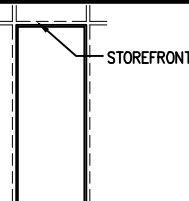
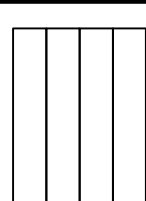
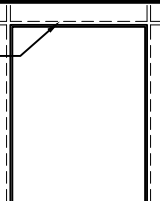
- 01 NEW PARTITIONS
- 02 NEW BATHROOM
- 03 REPLACE FIXTURES WITH NEW
- 04 PAINT THROUGHOUT
- 05 NEW INTERIOR LAYER OF GWB AND INSUL.

- BUILDING DEPT. COMMENTS:
- INSTALL PROFFEX 90 UNDERLAYMENT UNDER ALL GUESTROOM AREAS. NOTE THAT THERE IS NO HABITABLE ROOMS UNDER THESE UNITS (CRAWL SPACE).
 - ALL NEW CEILINGS SHALL BE 8'-6" IN THE GUESTROOM AREAS. 7'-6" INSIDE OF BATHROOMS. CORRIDOR CEILINGS ARE NOT AFFECTED BY THIS SCOPE OF WORK.
 - PER FBCEB-ALL HABITABLE SPACES SHALL HAVE A MINIMUM CEILING HEIGHT OF 7 FEET (FBCEB 801.3.4)

- FIRE DEPARTMENT COMMENTS:
- FIRE ALARM AND FIRE SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDING DEPARTMENT AND FIRE DEPARTMENT FOR REVIEW



DOOR NO.		DOOR							FRAME							COMMENTS
		TYPE	RATING	WIDTH/HEIGHT	THICKNESS	UNDERCUT	MATERIAL	FINISH	TYPE	SADDLE	JAMB	HEADER	THRESHOLD	MATERIAL	FINISH	
TYP. FLOOR																
(001)	GUESTROOM ENTRY/20 MIN FIRE RATED DOOR	A	20 MIN	36" x 80"	1 3/4"	3/8"	WOOD	EP 1	1	ALUM.	HOLLOW MTL	HOLLOW MTL	ALUM.	HOLLOW MTL	EP 1	HWS 1
(002)	BATHROOM DOOR	A		36" x 80"	1 3/8"	3/8"	WOOD	EP 1	1	MARBLE	WOOD	WOOD			EP 1	HWS 2

EGRESS DOOR NOTES:		DOOR TYPES		FRAME TYPES	
1. ALL EGRESS DOORS SHALL SWING IN THE DIRECTION OF TRAVEL. 2. ALL RATED EGRESS DOORS SHALL HAVE SELF CLOSING AND LATCHING HW 3. ALL DOORS SHALL COMPLY WITH FFPC 2017 TABLE 6.3.4.2 ON ALL FLS.		 A		 1 INTERIOR	
		 B		 2 INTERIOR	
		 C		 3 EXTERIOR	
		 D		 4 EXTERIOR	
		 E		 5 EXTERIOR	

HARDWARE SETS	
HWS 1: 1. SAFLOK MT SERIES LOCK, "TROY" LEVER POLISHED CHROME FINISH 2. OVERHEAD CLOSER 3. VIEWER 4. BALL BEARING HINGES (1.5 PAIR) 5. SMOKE SEALS (OWNER FURNISHED/CONTRACTOR INSTALLED)	HWS 2: 1. SCHLAGE "PLYMOUTH STYLE" ELAN LEVER-POLISHED CHROME FINISH 2. HINGES (1.5 PAIR) 3. BATHROOM PRIVACY FUNCTION
	HWS 3: 1. SCHLAGE "PLYMOUTH STYLE" ELAN LEVER-POLISHED CHROME FINISH 2. HINGES (1.5 PAIR) 3. PASSAGE FUNCTION 4. RATED FOR B-LABEL DOOR
	HWS 4: 1. SCHLAGE "PLYMOUTH STYLE" ELAN LEVER-POLISHED CHROME FINISH 2. HINGES (1.5 PAIR) 3. STOREROOM FUNCTION

FIRE DOOR NOTES: (PER FBC 716)
FIRE DOORS SHALL HAVE THE FOLLOWING HARDWARE: 1. SELF CLOSING HINGES OR OVERHEAD CLOSERS 2. ACTIVE LATCH BOLTS ON SINGLE AND DOUBLE LEAF DOORS 3. DOOR FRAMES AND DOOR SHALL BE TREATED AS ONE ASSEMBLY 4. LABELS ON DOOR/FRAME OF DOOR LABEL (C OR B) 5. FIRE DOORS TO BE INSTALLED IN ACCORDANCE WITH NFPA 80 (716.5 FBC)

4 Door Schedule
Scale: NTS

+JMJ+	
Notes:	Date
BLDG. DEPT	11.15.19
CORRECTIONS	02.11.20

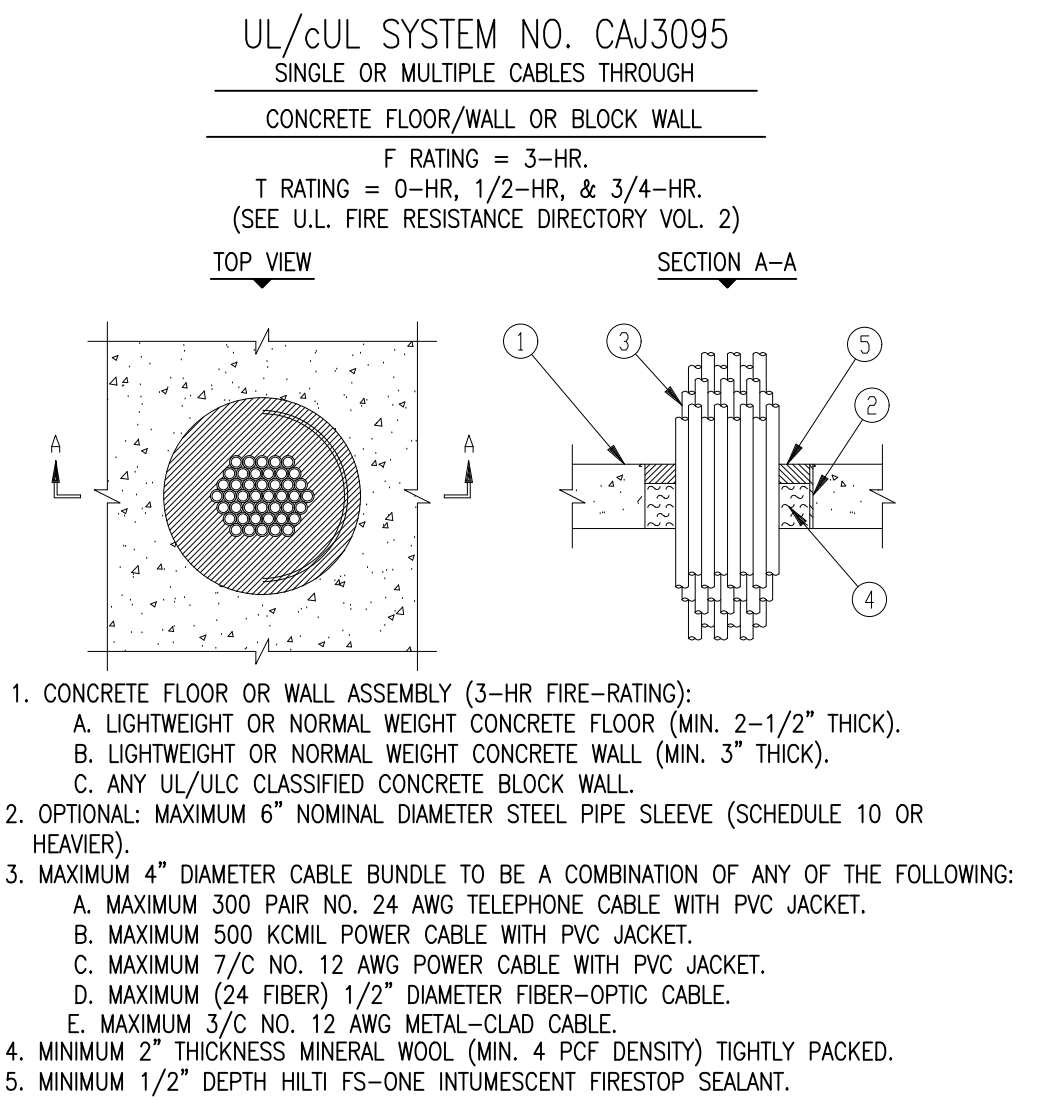
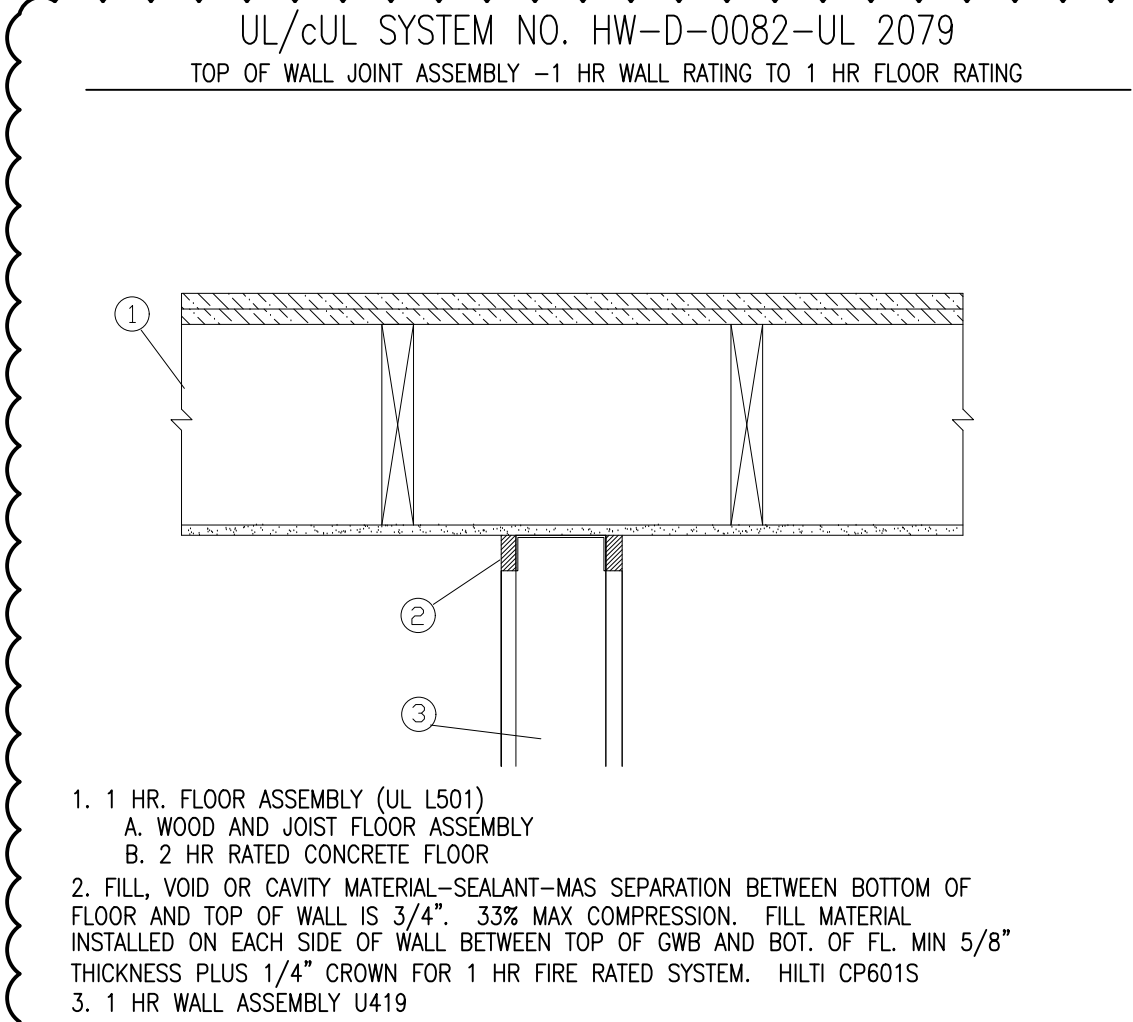
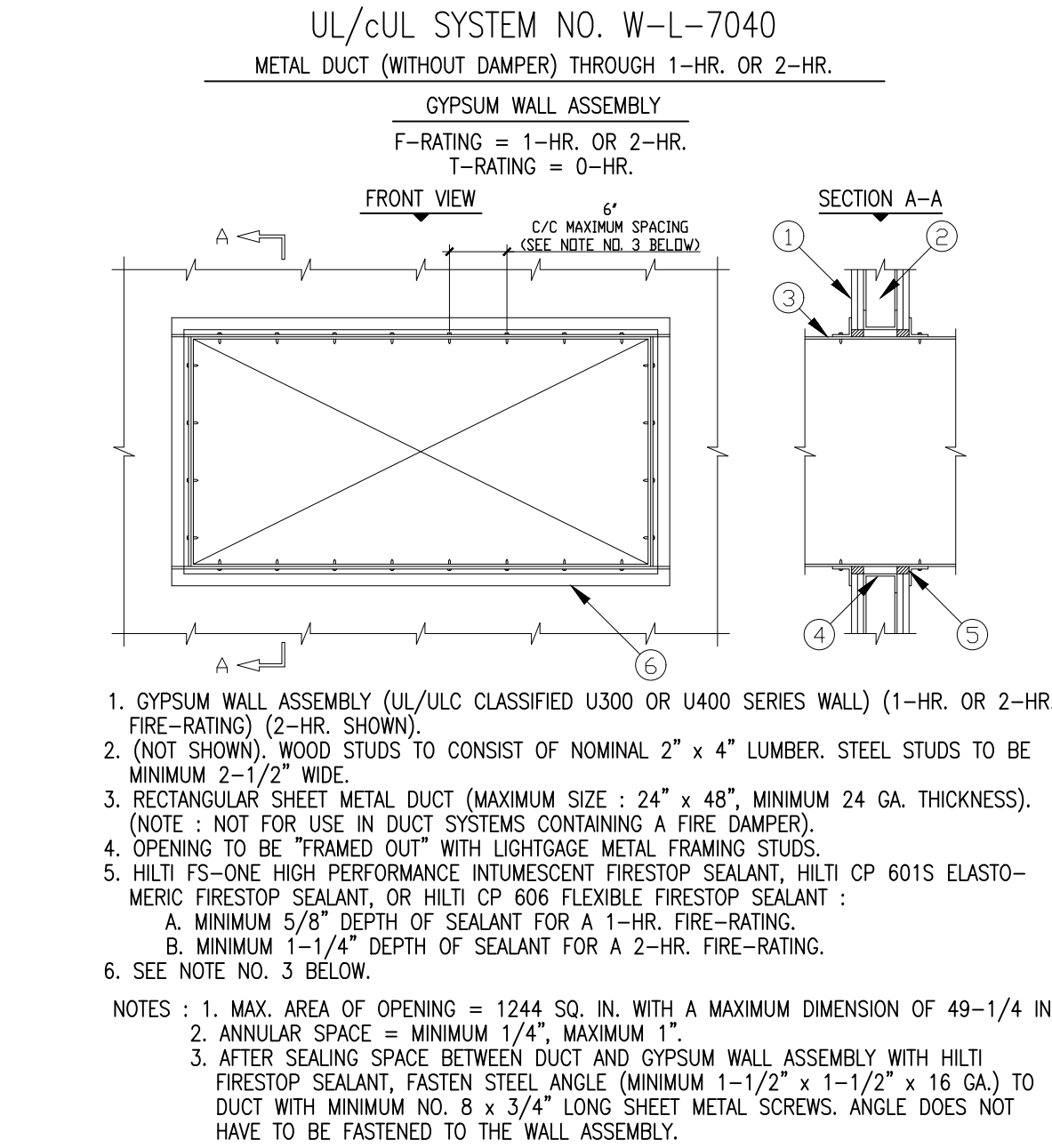
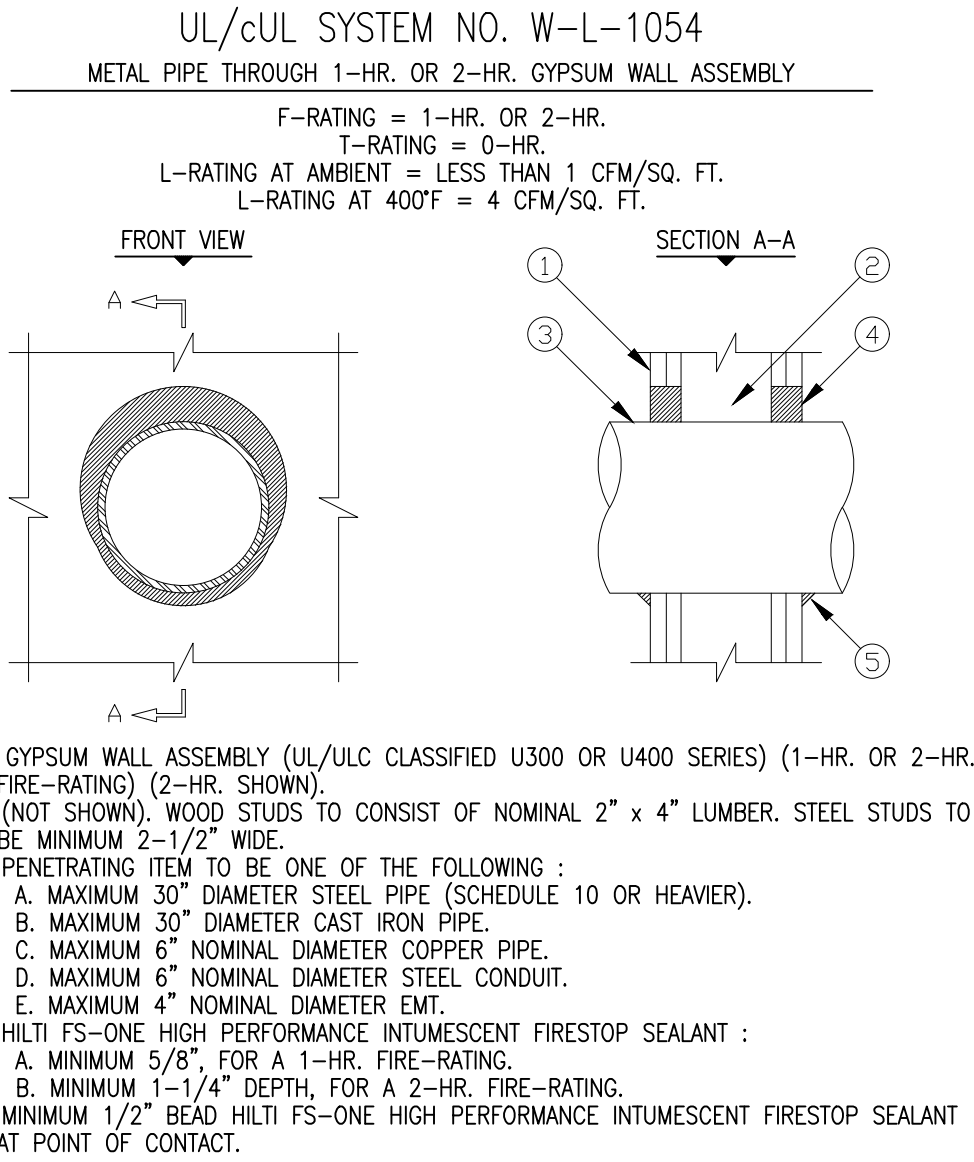
Owner:
Penguin Hotel Corp
1418 Ocean Drive
Miami Beach, FL 33139

Architect:
Juan J. Alayo, AIA
2307 Douglas Road
Suite 503
Miami, FL 33145
Tel: 305.322.1280
Florida Professional License# AR 0016549

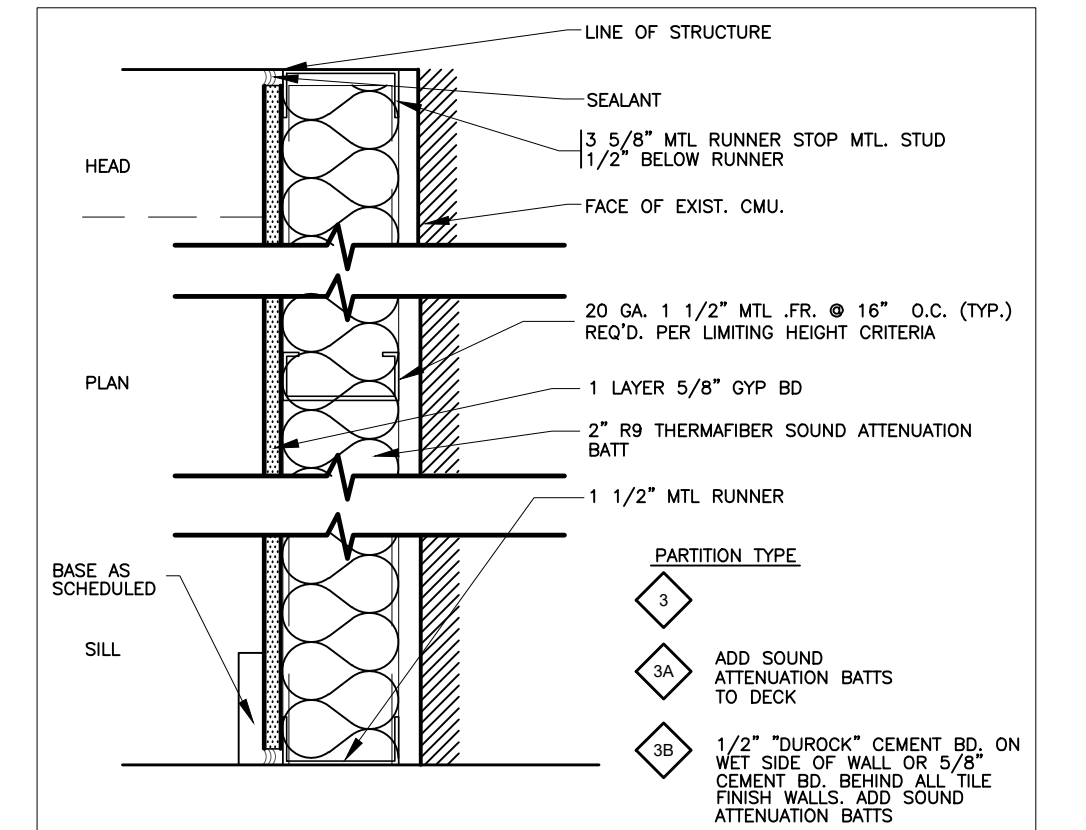
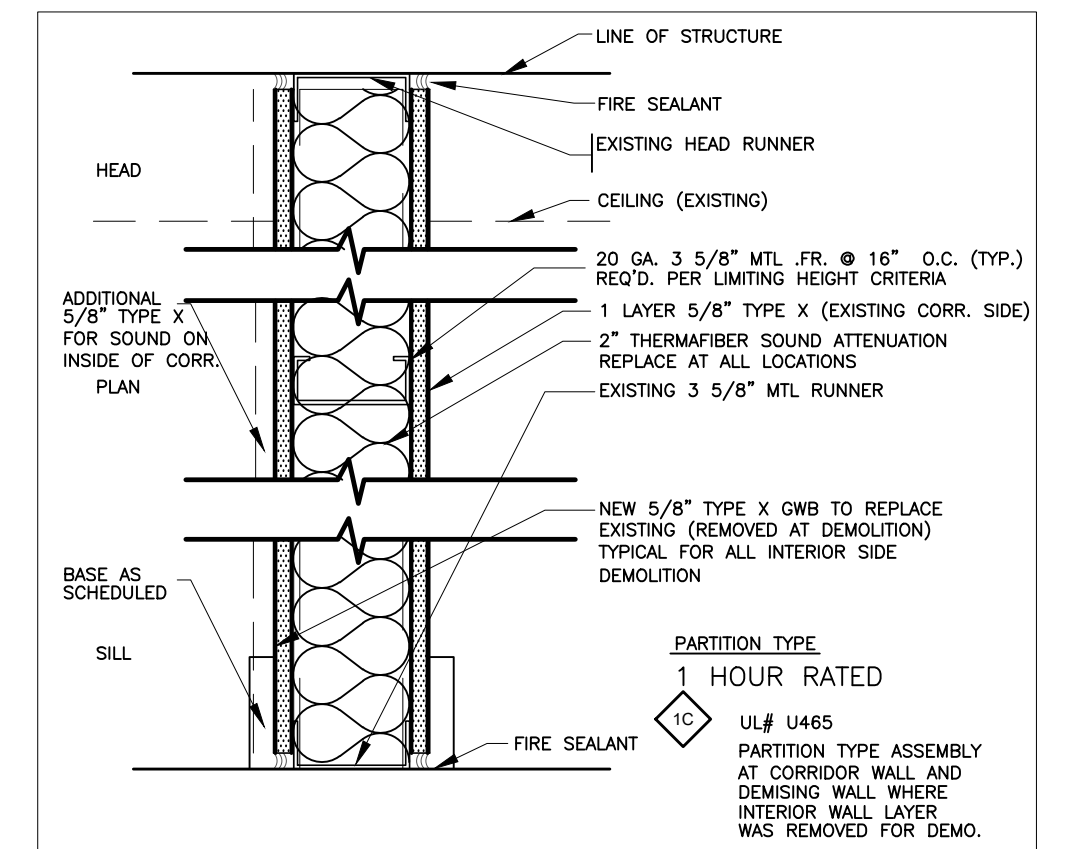
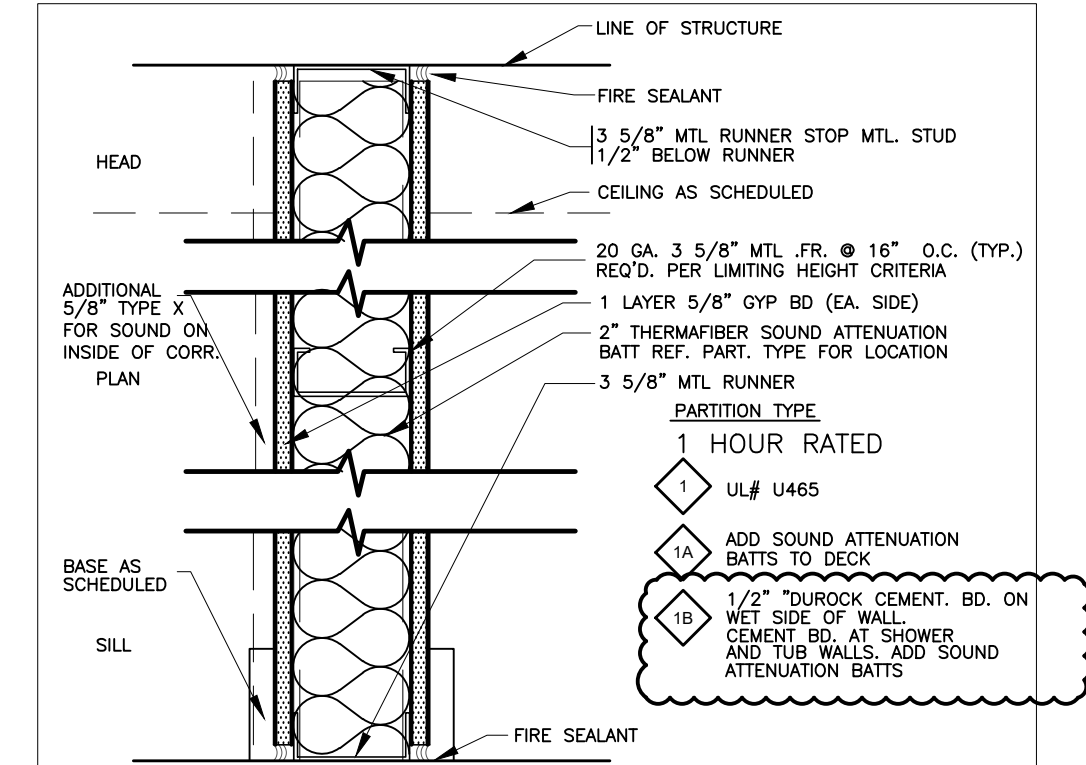
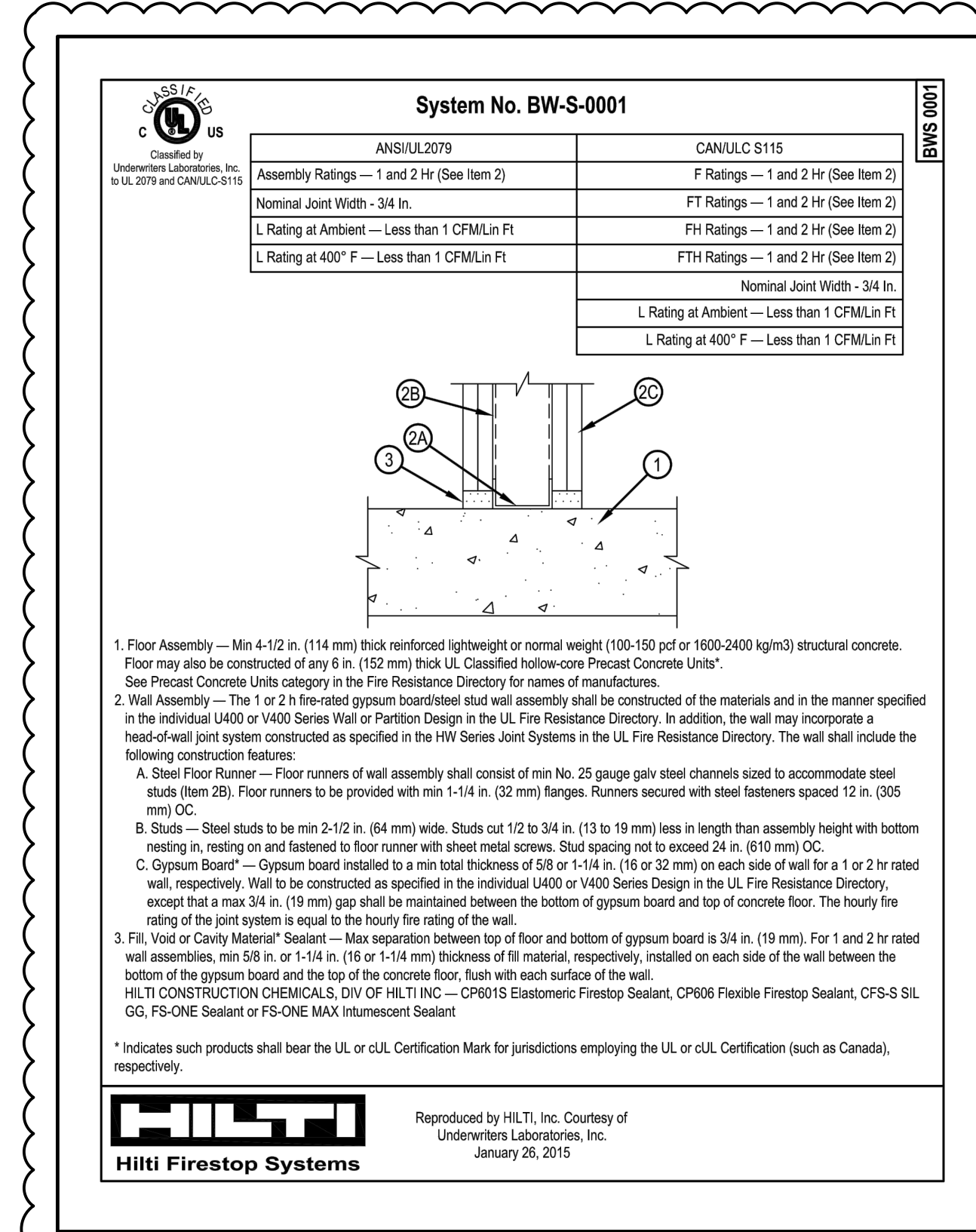
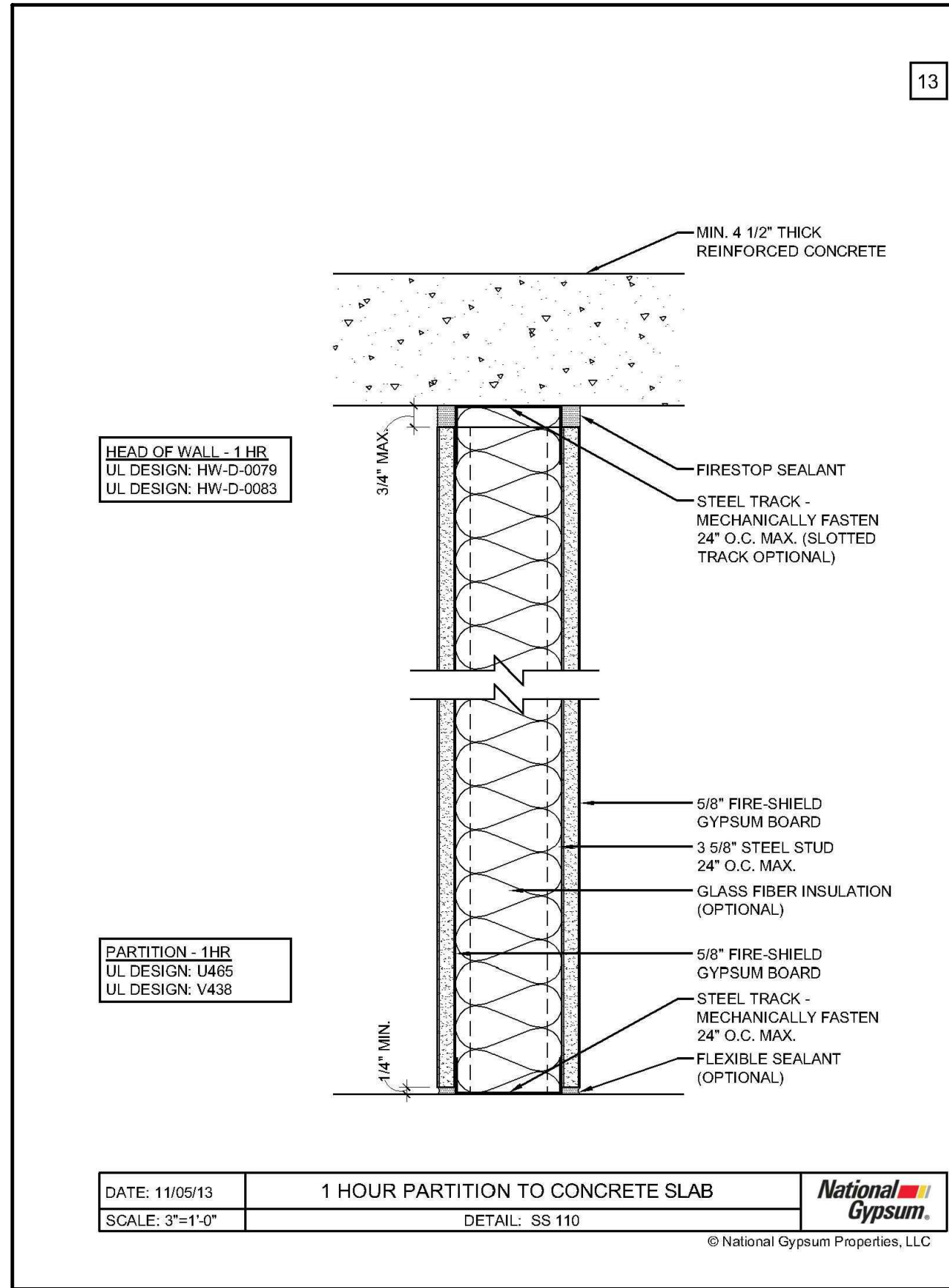
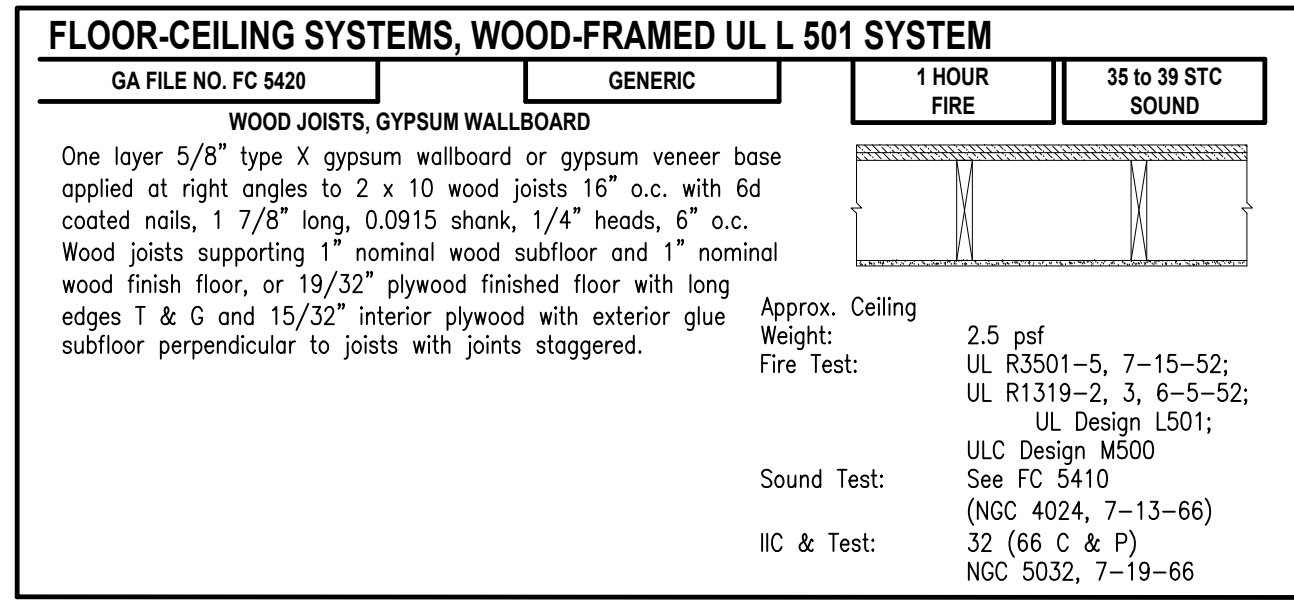
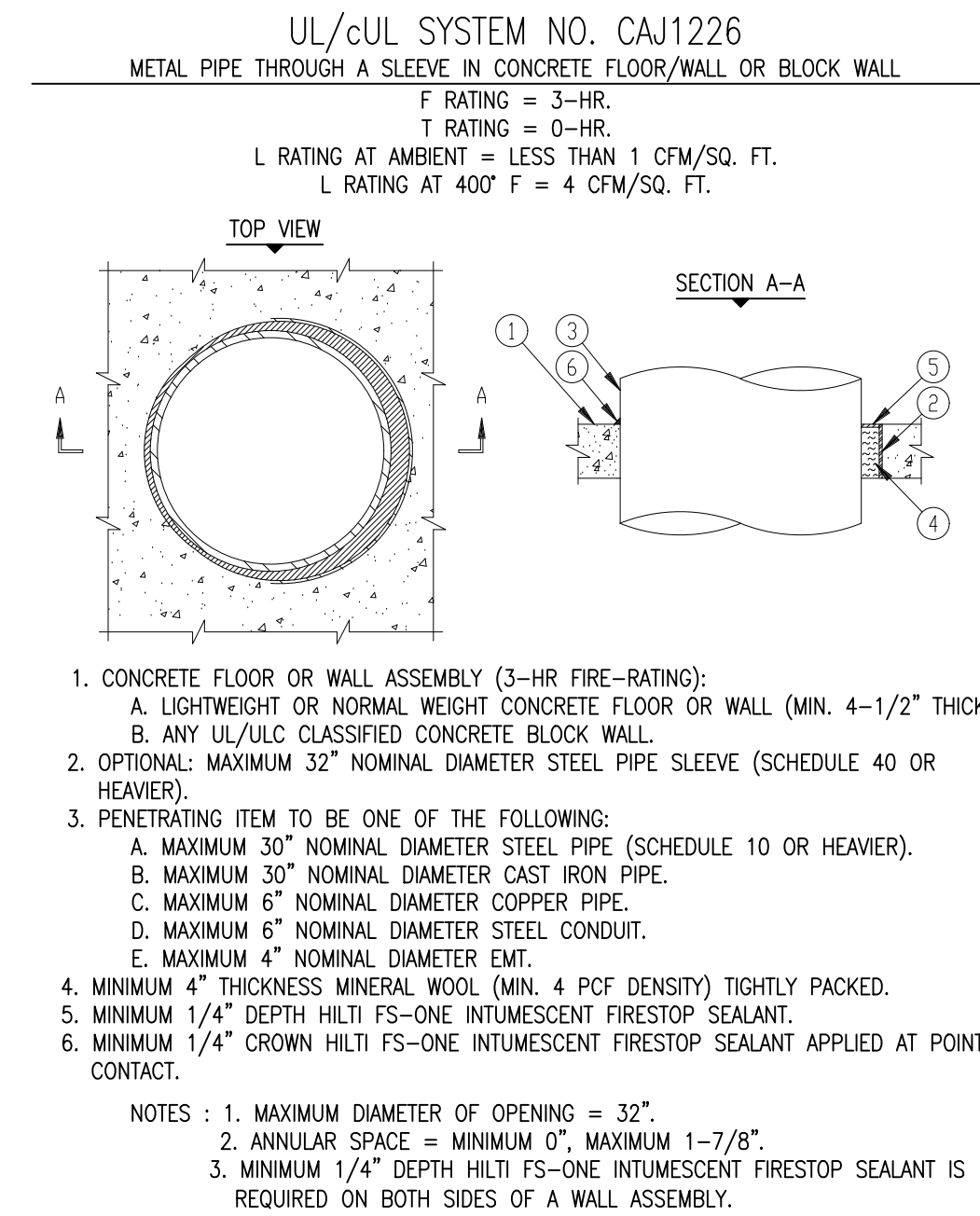
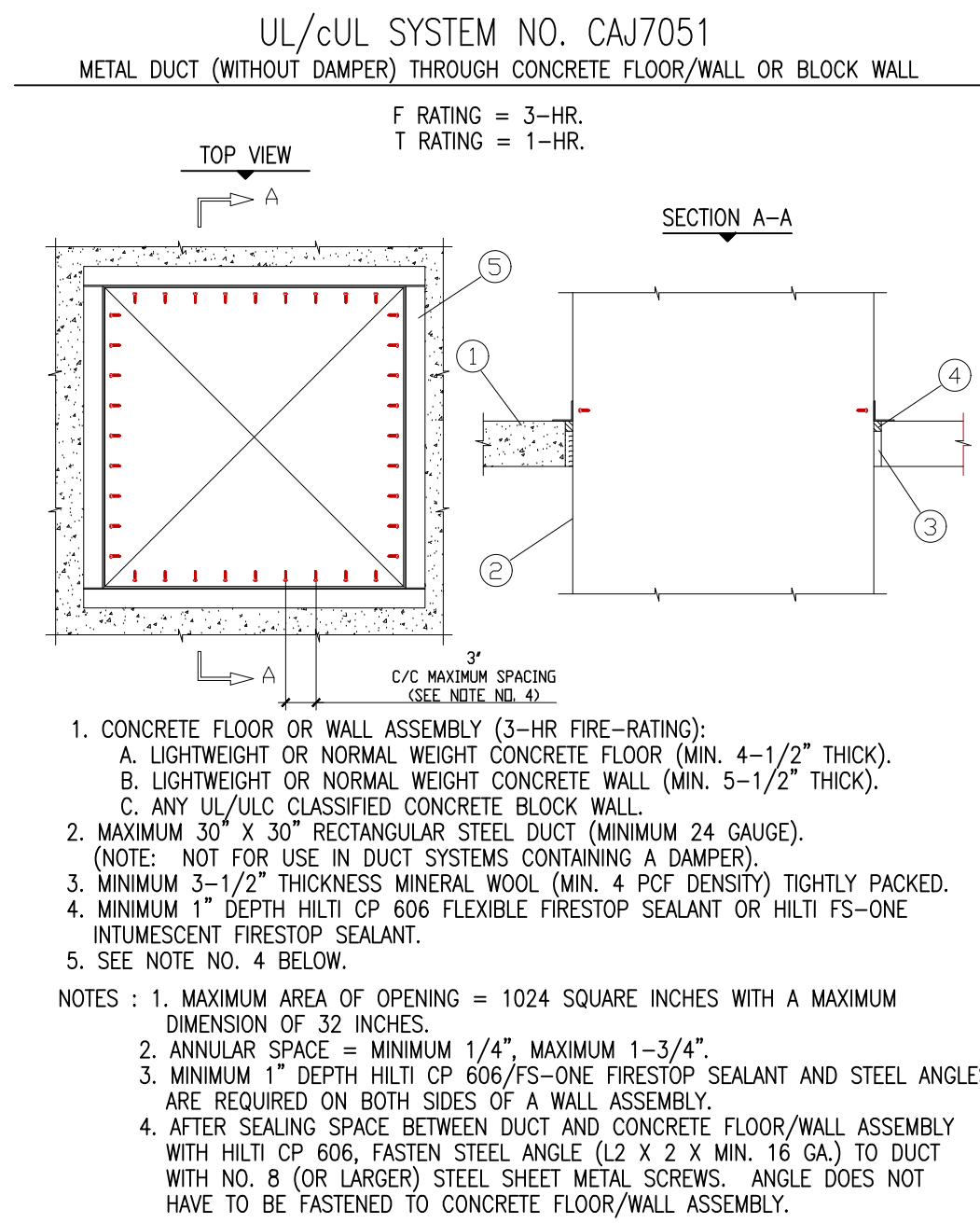
Penguin Hotel
Ground Floor
Renovation Permit Set
1418 Ocean Drive
Miami Beach, Florida

CONSTRUCTION PLAN
FIRST FLOOR

Submission Date:	November 15, 2019	A101.00
Scale:	As Noted	
Drawn by:	JJA	
Project:	261.01	



1. MAXIMUM DIAMETER OF OPENING = 6".
2. CABLES TO FILL MINIMUM 25%, TO MAXIMUM 45% OF CROSS-SECTIONAL AREA OF OPENING.
3. STEEL FLOOR UNIT/FLOOR ASSEMBLY (NOT SHOWN)-THE FLOOR ASSEMBLY MAY ALSO CONSIST OF MINIMUM 2-1/2" CONCRETE OVER (1-1/2" TO 3" DEEP) FLUTED METAL DECK.
4. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IS REQUIRED ON BOTH SIDES OF A WALL.



+JMJ+	
Notes:	Date
BLDG. DEPT	11.15.19
CORRECTIONS	02.11.20

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Ground Floor
Renovation Permit Set
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Miami Beach, Florida

UL DETAILS
PARTITION TYPES

Submission Date:	November 15, 2019	A102.00
Scale:	As Noted	
Drawn by:	JJA	
Project:	261.01	

4 FLOORING UNDERLAYMENT SPEC.

Scale: NTS

