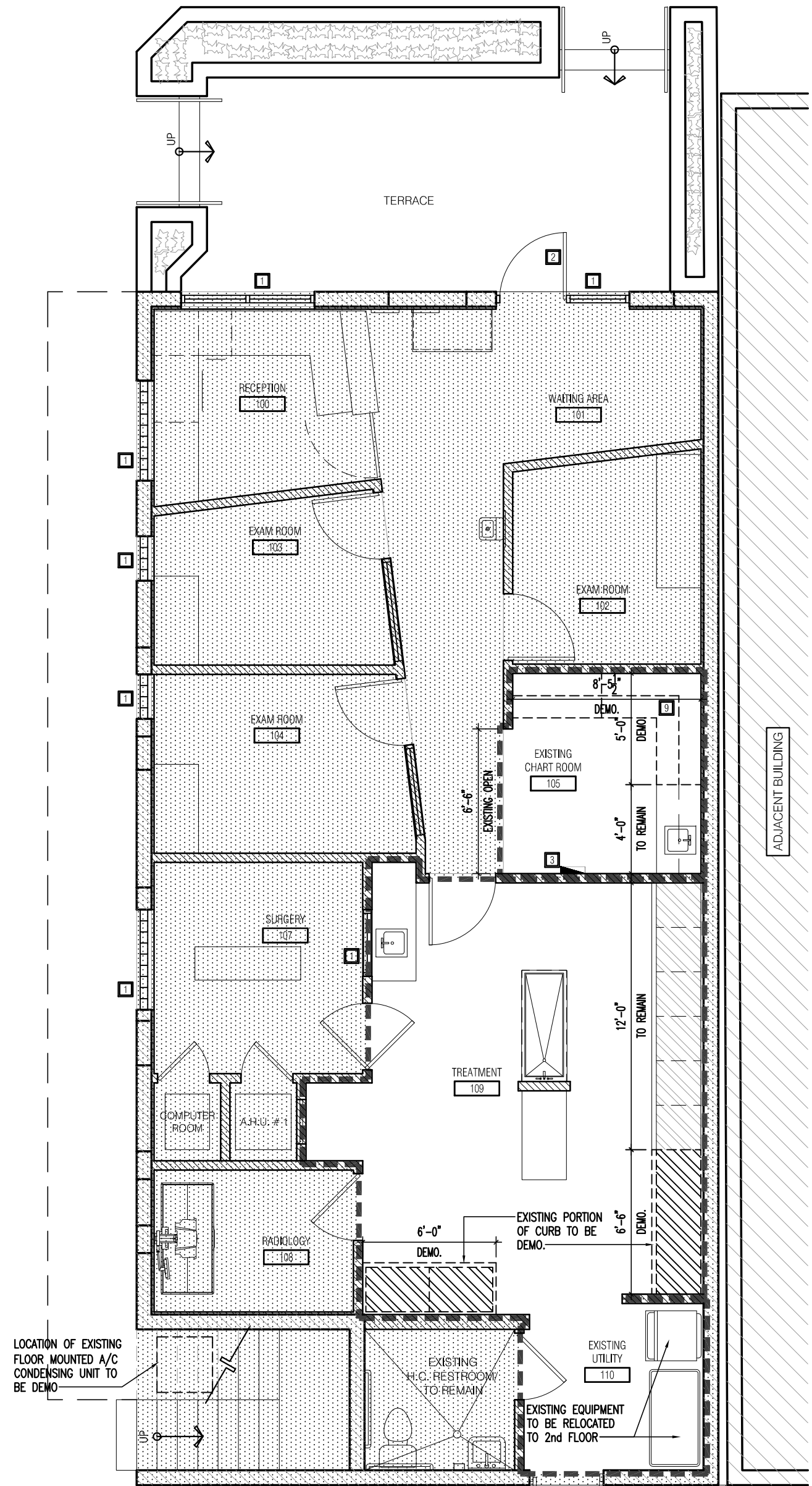


1st FLOOR REFL. CLG. PLAN - EXISTING/ALTERED
SCALE: 3/16" = 1'-0"

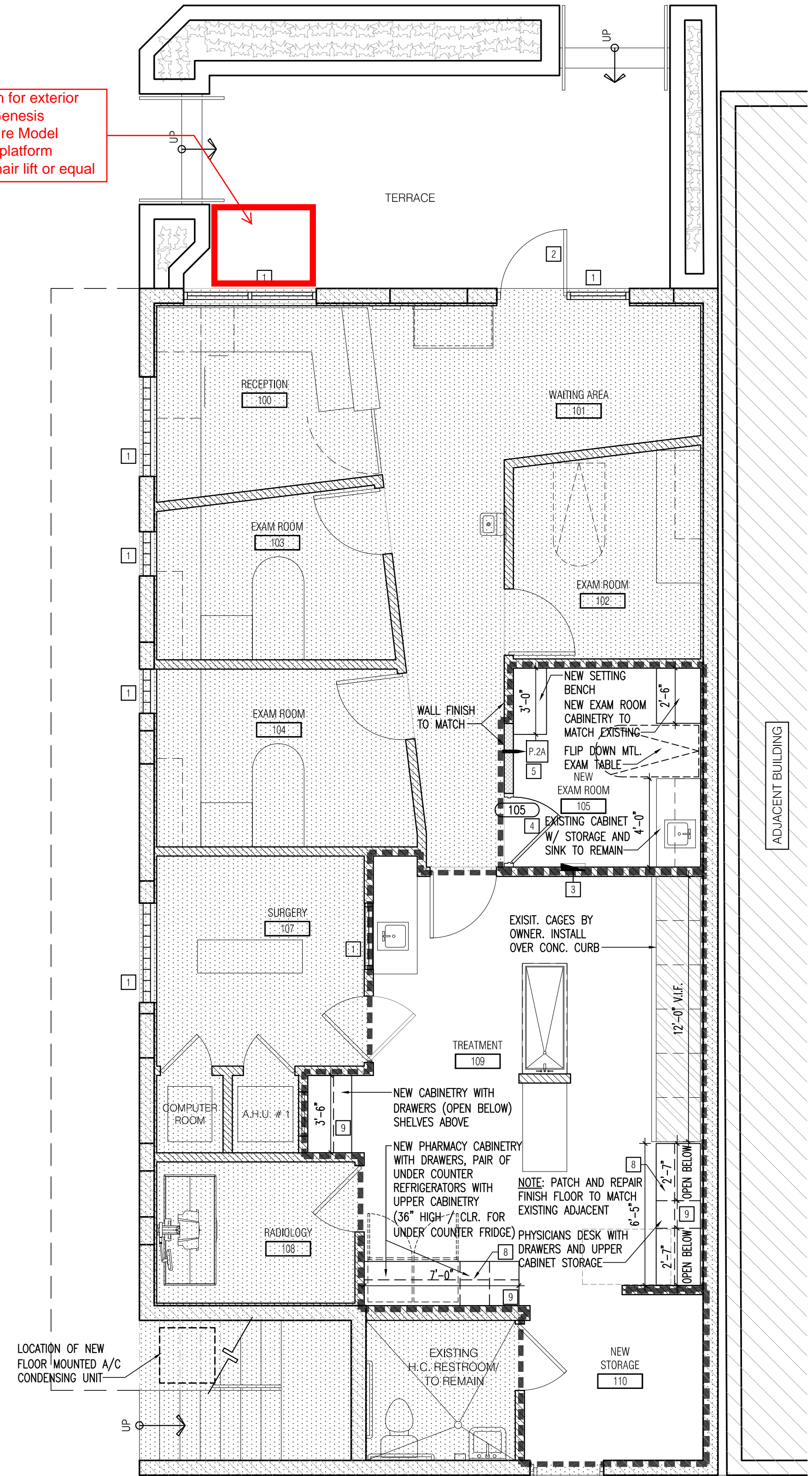
REFL. CLG. PLAN LEGEND	
	AREA OUTSIDE SCOPE OF WORK (EXISTING BUILT STRUCTURE)
	PROJECT LIMIT LINE
	EXIST. WALL TO REMAIN (REFER TO FLOOR PLAN)
	NEW GYP. BD. PARTITION WALL (REFER TO FLOOR PLAN)
	NOTED ITEM TO BE DEMOLISHED/REMOVED (REFER TO DEMO KEY NOTES)
	ROOM NAME TOP
	ROOM NAME BOTT.
	ROOM NUMBER
	CEILING TYPE (1): 2x2 ACOUSTICAL LAY-IN CEILING BASE OF DESIGN: ULTIMA+ SQUARE LAY-IN FINE TEXTURE FILED PANELS - WHITE (ITEM No. 1910) WITH CLEAN ROOM 15/16" SUSPENSION SYSTEM - WHITE
	CEILING TYPE (2): 2x2 ACOUSTICAL LAY-IN CEILING BASE OF DESIGN: CLEAN ROOM™ FL FILED PANELS - WHITE (ITEM No. 1715) WITH CLEAN ROOM 15/16" SUSPENSION SYSTEM - WHITE
	MOISTURE RESISTANT GYPSUM BOARD CEILING - EPOXY PAINT FINISH
	GYPSUM BOARD CEILING - PAINT FINISH



1st FLOOR PLAN - EXISTING / DEMOLITION
SCALE: 3/16" = 1'-0"

DEMOLITION FLOOR PLAN KEY NOTES

- 1 EXISTING WINDOW TO REMAIN (PROTECT AS NEEDED).
- 2 EXISTING DOOR TO REMAIN (PROTECT AS NEEDED).
- 3 EXISTING ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS FOR INFO.



1st FLOOR PLAN - RENOVATION / NEW WORK
SCALE: 1/4" = 1'-0"

NEW FLOOR PLAN KEY NOTES

- 1 EXISTING WINDOW TO REMAIN (PROTECT AS NEEDED).
- 2 EXISTING DOOR TO REMAIN (PROTECT AS NEEDED).
- 3 ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS FOR INFO.
- 4 NEW INTERIOR DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO SCHEDULE FOR TYPE.
- 5 NEW INTERIOR PARTITION WALL. REFER TO WALL TYPE.
- 6 NEW FLOORING TO MATCH EXISTING.
- 7 NEW BUILT-IN CASEWORK.

FLOOR PLAN DEMOLITION GENERAL NOTES

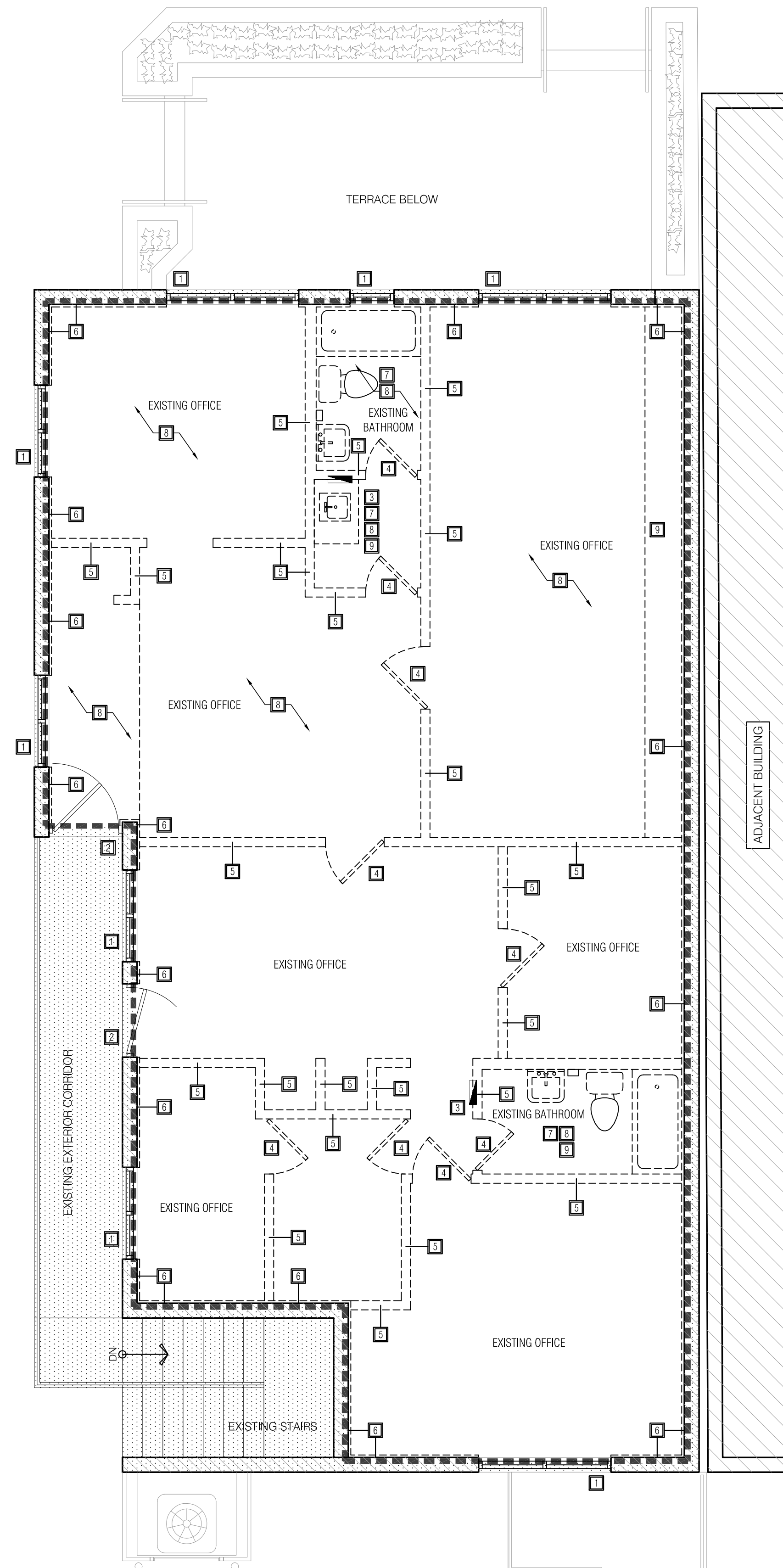
1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE WORK.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK THROUGH OF THE PROJECT TO IDENTIFY POSSIBLE CRITICAL ITEMS NOT OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL / RELOCATION PRIOR TO SUBMITTING A BID TO THE OWNER.
3. CONTRACTOR IS TO COORDINATE LOCATION OF ALL TEMPORARY DUST AND PROTECTION BARRIERS TO MAINTAIN SAFE ACCESS TO EGRESS AT ALL TIMES. CONSTRUCTION IAO MANAGEMENT PLAN SHALL BE POSTED AT ALL TIMES.
4. CUT, REMOVE, PATCH, AND REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
5. CONTRACTOR IS TO PROTECT ALL CONCEALED UTILITIES. CONTRACTOR IS TO INSPECT CEILING AND CHASES TO ASSURE PROPER IDENTIFICATION OF UTILITIES. MECHANICAL AND / OR ELECTRICAL CONTRACTOR ARE TO CAP THEM AS REQUIRED.
6. RENOVATION WORK MAY ENTAIL INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK IN VARIOUS AREAS WITHIN THE SCOPE. IT MAY REQUIRE WORK INVOLVING REMOTE UTILITY LINES (ELECTRICAL, COMMUNICATIONS, DATA, ETC.). ANY WORK IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK SHALL BE ALL-INCLUSIVE, PROVIDING ALL UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS.
7. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
8. CONTRACTOR IS TO PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND / OR INSTALLATION OF NEW MECHANICAL DUCT AND ELECTRICAL CONDUITS ETC. AS REQUIRED, TO MATCH ADJACENT SURFACES AND / OR AS REQUIRED FOR NEW SCHEDULED FINISHES.
9. FOR REMOVAL OF FIXTURES AND EQUIPMENT, REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
10. REFER TO ELECTRICAL DRAWINGS FOR REMOVAL OF ANY ELECTRICAL PANELS, OUTLETS, ETC.
11. ALL AREAS OF DEMOLITION OPERATIONS SHALL BE PROPERLY POSTED WITH SIGNS WARNING OF DANGER. SUFFICIENT WATCH PERSONS SHALL BE PROVIDED TO WARN WORKERS OF IMPENDING DANGERS, AND ALL UNAUTHORIZED PERSONS SHALL BE EXCLUDED FROM PLACES WHERE DEMOLITION IS IN PROGRESS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CARPETS, WALLS, DOORS, ETC.
13. PROTECT ALL STRUCTURAL MEMBERS AS REQUIRED.

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT IF ANY DISCREPANCIES ARE FOUND. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES. ALL PERMITS, UTILITY AND METER CONNECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
3. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. DIMENSIONS ARE TYPICALLY SHOWN FROM FACE OF PARTITION, UNLESS NOTED OTHERWISE CONTRACTOR SHALL NOTE SPECIAL LOCATIONS IN WHICH "CLEAR" DIMENSION IS SPECIFIED. THIS IS A DIMENSION FROM FINISH TO FINISH.
5. CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.
6. DISCREPANCIES
A- IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE MORE STRICT REQUIREMENTS WILL APPLY.
B- THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID, OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
C- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
7. "DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW.
9. ALL EXITS AREA TO BE MAINTAINED WHILE BUILDING IS IN OPERATION.
10. CONTRACTOR TO PROVIDE REQUIRED SAFETY PROVISIONS AT ALL TIMES.
11. CONTRACTOR TO MAINTAIN ALL EXISTING PROTECTED ASSEMBLIES AND OPENING RATINGS.
12. BEFORE INSTALLATION, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATIONS OF ALL EQUIPMENT.
13. ALL WALLS WITHIN PROJECT LIMIT TO BE PATCHED WHERE DAMAGED TO MATCH EXISTING ADJACENT FINISH. ALL WALLS TO HAVE CONTINUOUS SMOOTH FINISH (TO MATCH ADJACENT EXISTING). ALL WALLS TO BE REPAINTED AT RENOVATED AREAS.
14. PROVIDE NEW FLOORING FINISH WITHIN PROJECT LIMIT WHERE NOTED.
15. CONTRACTOR IS TO COORDINATE LOCATION OF ALL TEMPORARY DUST AND PROTECTION BARRIERS TO MAINTAIN SAFE ACCESS TO EGRESS AT ALL TIMES. CONSTRUCTION IAO MANAGEMENT PLAN SHALL BE POSTED AT ALL TIMES.
16. ALL AREAS ARE TO BE REPAIRED TO LIKE NEW CONDITION. CONSTRUCTION STAGING, ACCESS AND DEMOLITION AREAS SHALL BE DOCUMENTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO CONFIRM ALL REPAIR REQUIREMENTS. COORDINATE WITH OWNER PRIOR TO THE REMOVAL OR RELOCATION OF ANY EQUIPMENT, SYSTEM OR UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
18. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS. PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY.
19. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLACKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURE, MILLWORK, SHELVES, BATHROOM FIXTURES AN ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.

PLAN LEGEND

	AREA OUTSIDE SCOPE OF WORK (EXISTING BUILT STRUCTURE)		ROOM NAME TOP
	PROJECT LIMIT LINE		ROOM NAME BOTT.
	EXIST. WALL TO REMAIN (REFER TO FLOOR PLAN)		ROOM NUMBER
	NEW GYP. BD. PARTITION WALL (REFER TO FLOOR PLAN)		INTERIOR ELEVATION TAG (REFER TO FLOOR PLAN)
	NOTED ITEM TO BE DEMOLISHED/REMOVED (REFER TO DEMO KEY NOTES)		FIRE EXTINGUISHER WALL MOUNTED (REFER TO FLOOR PLAN)
	DOOR NUMBER TAG		
	WALL TYPE TAG		

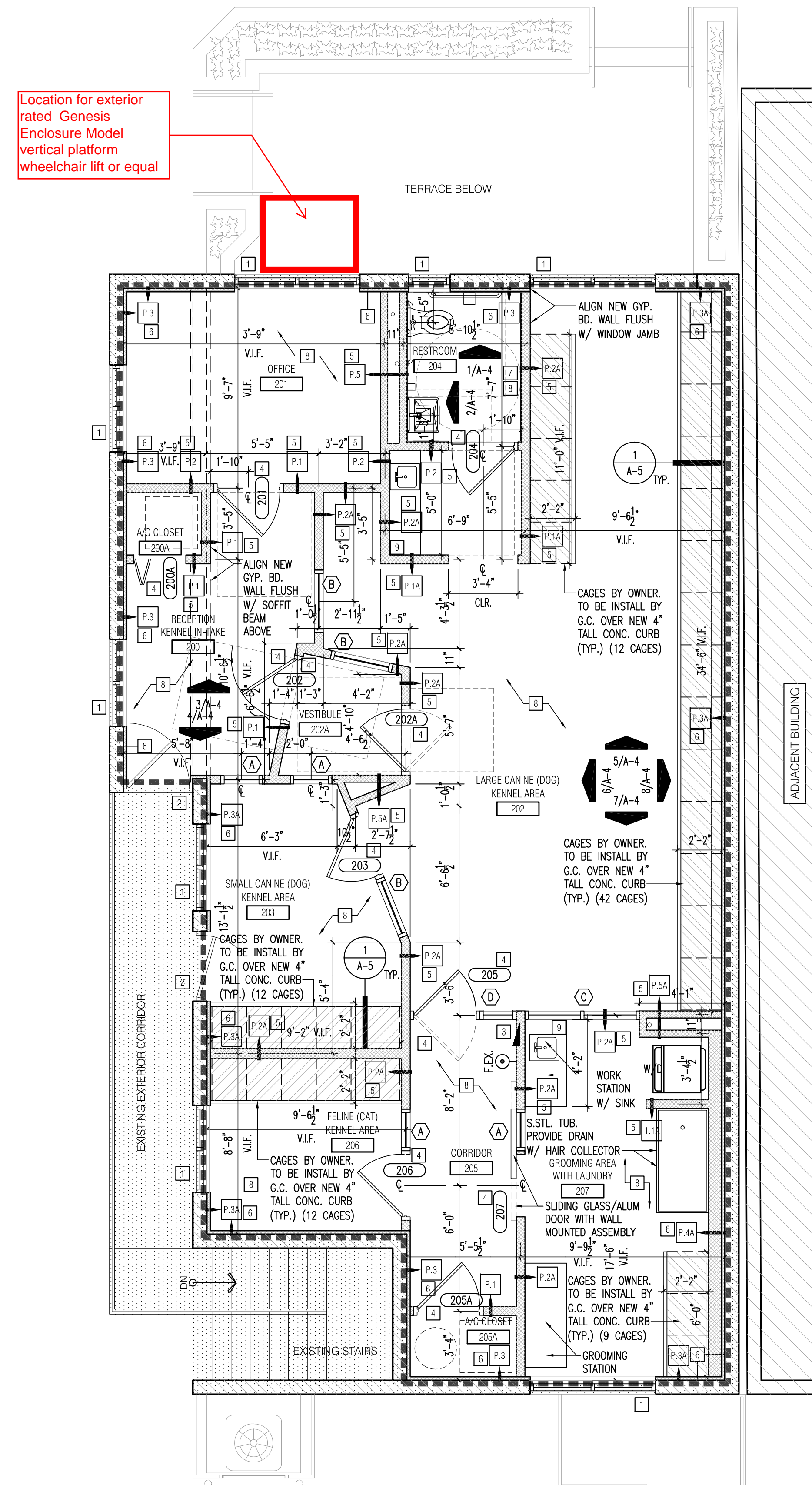


2nd FLOOR PLAN - EXISTING / DEMOLITION

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

DEMOLITION FLOOR PLAN KEY NOTES

- 1. EXISTING WINDOW TO REMAIN (PROTECT AS NEEDED).
- 2. EXISTING DOOR TO REMAIN (PROTECT AS NEEDED).
- 3. EXISTING ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS FOR INFO.
- 4. EXISTING INTERIOR DOOR, FRAME AND ASSOCIATED HARDWARE TO BE REMOVED.
- 5. EXISTING INTERIOR GYP. BD. PARTITION WALL TO BE REMOVED.
- 6. EXISTING INTERIOR GYP. BD. FURRING WALL TO BE REMOVED.
- 7. EXISTING PLUMBING/BATHROOM FIXTURES TO BE REMOVED (SINK, TOILET AND TUB). CAP ALL WATER SERVICE AND DRAINAGE LINES. REFER TO PLUMBING DRAWINGS FOR INFO.
- 8. EXISTING FLOORING TO BE REMOVED. PREPARE AS NEEDED FOR NEW FLOOR SYSTEM.
- 9. EXISTING CASEWORK / BUILT-IN TO BE REMOVED.
- 10. REFER TO EXIST./DEMO. REF.. CLG. PLAN FOR ADDITIONAL INFORMATION.



2nd FLOOR PLAN - RENOVATION / NEW WORK

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

NEW FLOOR PLAN KEY NOTES

- 1. EXISTING WINDOW TO REMAIN (PROTECT AS NEEDED).
- 2. EXISTING DOOR TO REMAIN (PROTECT AS NEEDED).
- 3. ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS FOR INFO.
- 4. NEW INTERIOR DOOR, FRAME AND ASSOCIATED HARDWARE. REFER TO SCHEDULE FOR TYPE.
- 5. NEW INTERIOR PARTITION WALL. REFER TO WALL TYPE.
- 6. NEW FURRING WALL AT EXTERIOR WALL, INTERIOR PERIMETER. REFER TO WALL TYPE.
- 7. NEW PLUMBING FIXTURES, (SINK, TOILET AND ASSOCIATED HARDWARE). REFER TO INTERIOR ELEVATIONS AND PLUMBING DRAWINGS FOR INFO.
- 8. NEW FLOORING (REFER TO FINISH PLAN).
- 9. NEW BUILT-IN CASEWORK WITH SINK.

FLOOR PLAN DEMOLITION GENERAL NOTES

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE WORK.
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3. CONTRACTOR IS TO COORDINATE LOCATION OF ALL TEMPORARY DUST AND PROTECTION BARRIERS TO MAINTAIN SAFE ACCESS TO EGRESS AT ALL TIMES. CONSTRUCTION IAO MANAGEMENT PLAN SHALL BE POSTED AT ALL TIMES.
4. CUT, REMOVE, PATCH, AND REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
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6. RENOVATION WORK MAY ENTAIL INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK IN VARIOUS AREAS WITHIN THE SCOPE. IT MAY REQUIRE WORK INVOLVING REMOTE UTILITY LINES (ELECTRICAL, COMMUNICATIONS, DATA, ETC.). ANY WORK IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK SHALL BE ALL-INCLUSIVE, PROVIDING ALL UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS.
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FLOOR PLAN GENERAL NOTES

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18. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS OR USED FOR SUPPORT OF WALLS AND CEILINGS SHALL MEET CODE REQUIREMENTS. PRESSURE TREATED WOOD SHALL BE USED WHERE IN CONTACT WITH CONCRETE OR MASONRY.
19. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLACKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURE, MILLWORK, SHELVES, BATHROOM FIXTURES AN ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.

PLAN LEGEND

	AREA OUTSIDE SCOPE OF WORK (EXISTING BUILT STRUCTURE)		ROOM NAME TOP
	PROJECT LIMIT LINE		ROOM NAME BOT.
	EXIST. WALL TO REMAIN (REFER. TO FLOOR PLAN)		ROOM NUMBER
	NEW GYP. BD. PARTITION WALL (REFER. TO FLOOR PLAN)		INTERIOR ELEVATION TAG (REFER TO FLOOR PLAN)
	NOTED ITEM TO BE DEMOLISHED/REMOVED (REFER. TO DEMO KEY NOTES)		FIRE EXTINGUISHER WALL MOUNTED (REFER TO FLOOR PLAN)
	DOOR NUMBER TAG		
	WALL TYPE TAG		

Brickell Animal Hospital
Interior Renovation
130 SW 8th Street,
Suites 100 & 200
Miami, FL 33130



Project

Consultant

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carlos luis flores blancameaux

Revision

Project No.

File Name

Drawn by CLF

Checked by CLF

Scale NOTED

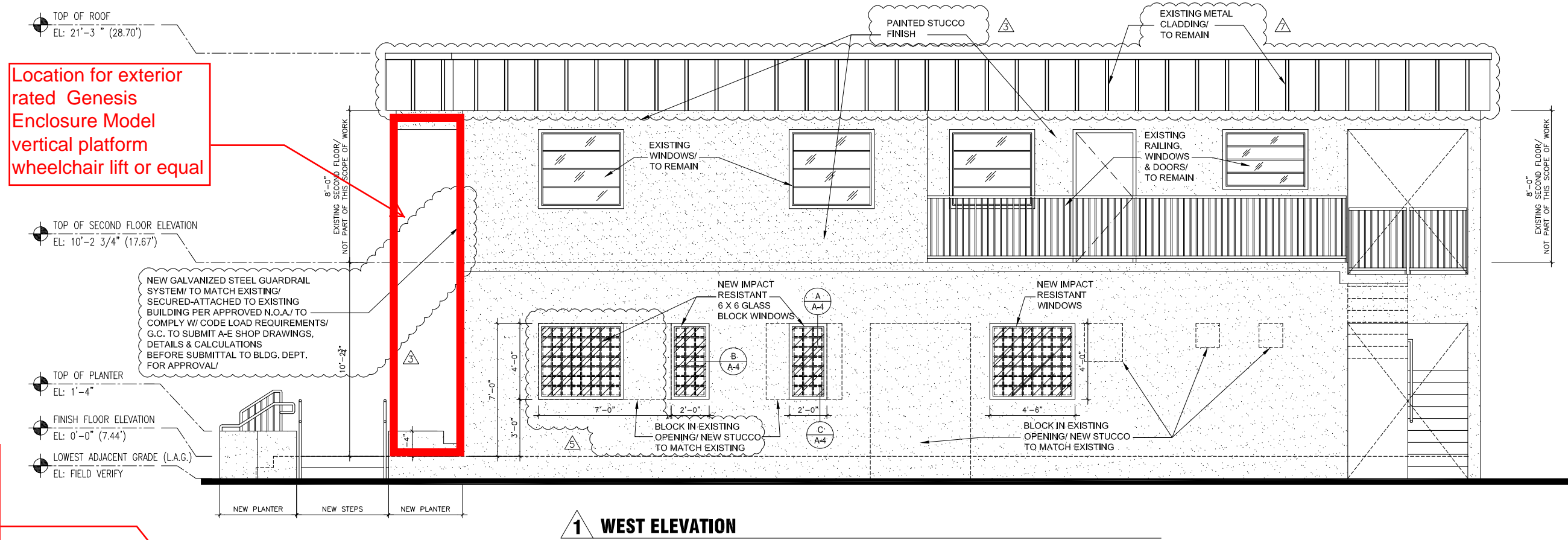
Date 10/01/2015

SECOND FLOOR PLANS AND NOTES

Title

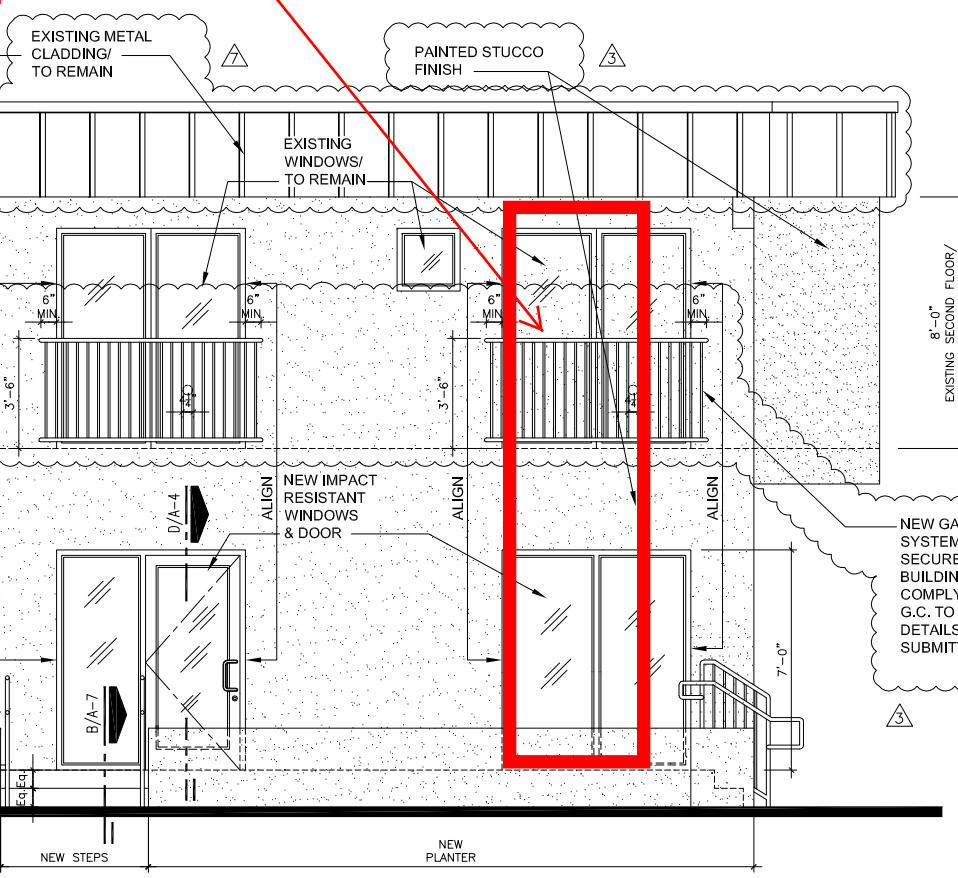
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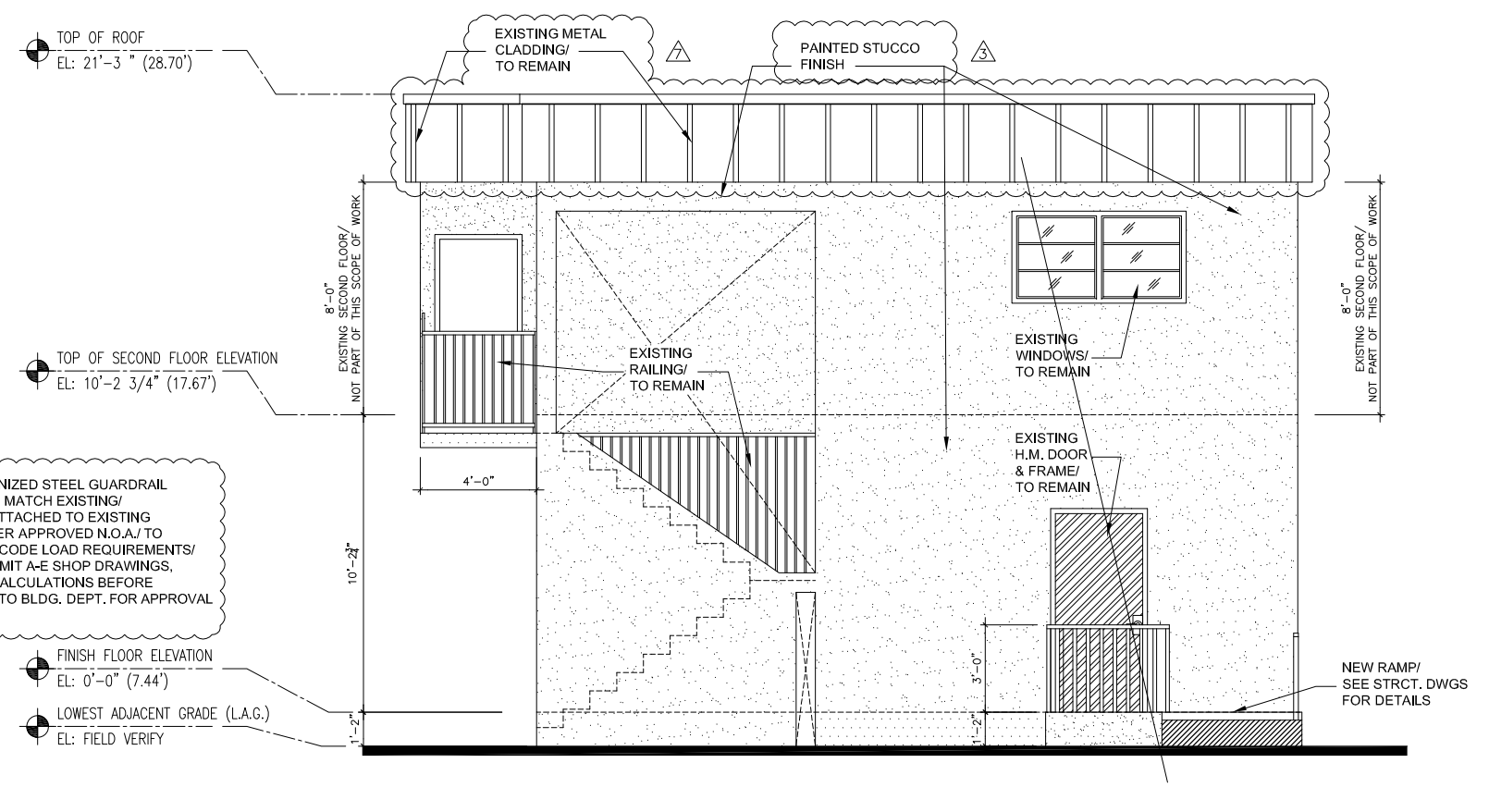
1 WEST ELEVATION

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



2 NORTH ELEVATION

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



3 SOUTH ELEVATION

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

Location for exterior rated Genesis Enclosure Model vertical platform wheelchair lift or equal

Location for exterior rated Genesis Enclosure Model vertical platform wheelchair lift or equal