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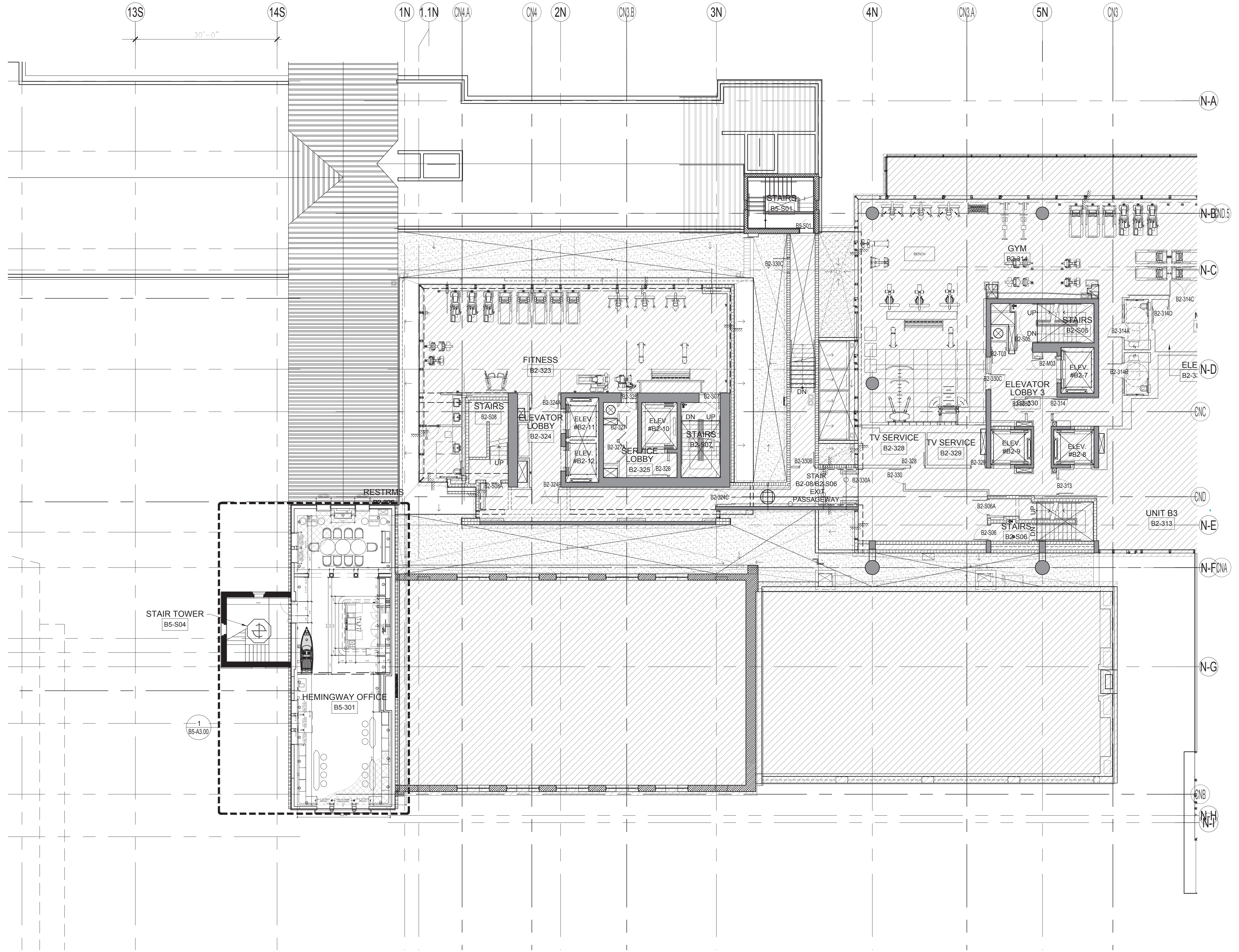
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GENERAL NOTES:

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS).
 - B. FLORIDA BUILDING CODE, LATEST EDITION.
 - C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB-CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.
3. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
4. ALL CONDITIONS AND APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
5. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR DETAIL, ITEMIZATION, OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITION OF NORMAL INDUSTRY STANDARDS.
6. ALL WORK COMPLETE OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICES AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
7. DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY, INSPECT THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATIONS OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
8. OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
9. EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE AND BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
10. THE CONTRACTOR WARRANTS TO THE OWNER AND ARCHITECT THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE OF GOOD QUALITY AND NEW UNLESS OTHERWISE REQUIRED OR PERMITTED BY THE CONTRACT DOCUMENT, THAT THE WORK WILL BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY REQUIRED OR PERMITTED, AND THAT THE WORK WILL CONFORM WITH THE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAYBE CONSIDERED DEFECTIVE.
11. TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECTS CONSULTANTS, AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES OR EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK, PROVIDED THAT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF RESULTING THEREFROM, BUT ONLY TO THE EXTENT CAUSED IN WHOLE OR IN PART TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING LOSS OF USE BY NEGLIGENT ACTS OR OMISSIONS OF THE CONTRACTOR, A SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY PARTY INDEMNIFIED HERE UNDER. SUCH OBLIGATION SHALL, NOT BE CONSTRUED TO NEGATE, ABRIDGE, OR REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY WHICH WOULD OTHERWISE EXIST AS TO A PARTY OR PERSON DESCRIBED IN THIS PARAGRAPH.
12. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE WILL BE PRESSURE TREATED.
 - 12A. METAL HOT DIPPED GALVANIZED.
13. EXISTING ACTIVE UTILITY SERVICES WATER, GAS, SEWER, ELECTRIC, ETC. WHEN ENCOUNTERED MUST BE PROTECTED AGAINST DAMAGE. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES WHICH ARE TO REMAIN. IF ACTIVE SERVICES ARE ENCOUNTERED WHICH REQUIRE RELOCATION, MAKE REQUEST TO AUTHORITIES WITH JURISDICTION FOR TERMINATION PROCEDURES. WHERE EXISTING SERVICES ARE TO BE ABANDONED THEY MUST BE TERMINATED IN CONFORMANCE WITH REQUIREMENTS OF THE LANDLORD, OWNER, SPECIFICATIONS, UTILITY COMPANIES, AND/OR GOVERNING AGENCIES HAVING JURISDICTION.
14. IT IS NOT INTENDED THAT PLANS OR SPECIFICATIONS SHOW OR STATE EVERY DETAILED REQUIREMENT OF THE WORK, BUT RATHER THAT THEY FURNISH ADEQUATE INFORMATION FOR THE CONTRACTOR TO CREATE FULL MECHANICAL SPRINKLER, FIRE ALARM, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING OF CONTRACT DOCUMENTS FOR ALL OTHER TRADES SIMULTANEOUSLY, WITH APPROPRIATE LOCAL JURISDICTIONS BUILDING DEPARTMENT AND ENVIRONMENTAL REVIEW INCLUDING ASBESTOS SURVEY AND ABATEMENT IF NECESSARY. THE CONTRACTOR SHALL PAY FOR AND RECEIVE ALL PERMITS AND INSPECTIONS IN ORDER FOR WORK TO COMMENCE AT OWNER'S LOCATION.
15. ALL WORK TO CONFORM WITH DRAWINGS AND SPECIFICATIONS.
16. THE CONTRACTOR IS TO MAINTAIN A COMPLETE AND UP TO DATE SET OF DRAWINGS ON THE JOB AT ALL TIMES INCLUDING THE CONTRACT DOCUMENTS AND SHOP DRAWINGS.
17. DRAWINGS ARE NOT TO BE SCALED.
18. THE WORD 'ALIGN' DENOTES GYPSUM BOARD SHEATHING AND FURRING OVER FACE OF BASE BUILDING COLUMNS OR WALL SURFACES ADJOINING WITH NEW CONSTRUCTION TO ALIGN THE TWO DISSIMILAR PARTS AND PROVIDE A SMOOTH CRACK FREE SURFACE (TYPICAL CONDITIONS).
19. PERIPHERAL WALL SURFACE OR EXISTING COLUMN FACES EXHIBITING CRAZING, WATER DAMAGE, OR IRREGULARITY, ANY OF WHICH IS LIKELY TO CAUSE UNEVEN APPEARANCE IN THE FINAL FINISH ARE TO BE SHEATHED OVER OR FURRED OUT AS NECESSARY WITH GYPSUM BOARD, TAPED AND COMPOUNDED AS REQUIRED.
20. OFFSET FRAMING FOR PARTITIONS AT DUCTS AS REQUIRED AND CONTINUE TO SLAB ABOVE MAINTAINING PARTITION RATING WHERE RATING IS REQUIRED.
21. UNLESS OTHERWISE NOTED DOUBLE UP METAL STUDS AT ALL DOOR JAMBS WITH CROSS BRACING AT HEAD AND JAMBS.
22. WHERE STEEL STUDS ADJOIN METAL DUCT OR WHERE TWO METALS ARE AFFIXED TO EACH OTHER PROVIDE THE NECESSARY INSULATING MATERIAL SO THAT NO VIBRATION OR NOISE IS TRANSMITTED BETWEEN THE METALS.
23. EACH CONTRACTOR SHALL DO ALL CUTTING AND CHOPPING FOR WORK RELATING TO THEIR TRADE.
24. ALL MATERIAL AND METHODS OF CONSTRUCTION SHALL COMPLY WITH CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
25. CONTRACTOR IS TO REPLACE THE INTEGRITY OF ANY FINISHED PARTITION TYPE, COLUMN AND BEAM FIREPROOFING IF DAMAGED, REPLACEMENT TO COMPLY WITH LATEST EDITION OF FBC.
26. ALL WOODWORK ATTACHED TO PREMISES AND ALL WOOD DOORS SHALL COMPLY WITH THE LATEST EDITION OF THE FBC AND THE REQUIREMENTS OF AGENCIES HAVING JURISDICTION AND THEIR APPROVALS.
27. THE INSTALLATION OF ALL REQUIRED FIREPROOFING REQUIREMENTS SHALL BE PER LOCAL CODES AND BUILDING REGULATIONS.
28. THE CONTRACTOR SHALL NOTE THAT THERE SHALL BE NO SUBSTITUTIONS OF ANY MATERIAL WHERE MANUFACTURERS ARE SPECIFIED. WHERE APPROVED EQUAL IS USED IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE BY JUDGMENT AND APPROVAL OF THE ARCHITECTS AND THE OWNER.
29. ALL EXISTING ELECTRICAL, MECHANICAL, PLUMBING, FIRE ALARM, FIRE PROTECTION TO REMAIN AS PER EXISTING CONDITION. CONTRACTOR RESPONSIBLE FOR DECORATIVE FIXTURES AND FINISHES ONLY.



1 N HEMINGWAY OFFICE LOCATION PLAN
Scale: 3/32" = 1'-0"

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ARCHITECTURE & INTERIOR DESIGN, INC. 05-11-2018

THE SURF CLUB
9101 COLLINS AVE
SURFSIDE, FL 33154

LOCATION PLAN
HEMINGWAY OFFICE

Owner:
SURF CLUB INC.
176 N.E. 43rd St.
Miami, FL 33137
Phone: 305-576-9228
Fax: 305-576-1822

KOBBI KARP
Lic. # AR0012578

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INTERIOR DESIGN
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DRAWN BY: -
CHECKED BY: -
DATE: April 05, 2018

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 HEREON SHALL BE DEEMED TO BE EXCLUDED. THESE OR ANY OTHER
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THE SURF CLUB
 9101 COLLINS AVE
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FINISH PLAN
 HEMINGWAY OFFICE

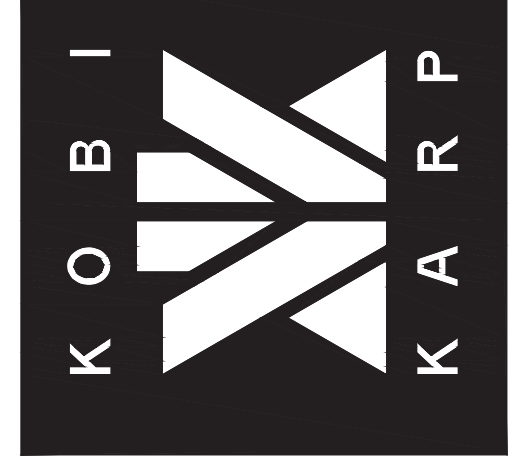
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 176 N.E. 43rd St.
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 Phone: 305.576.8228
 Fax: 305.576.1822

Architect:
KOBBI KARP
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Interior Designer:
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 DATE: April 05, 2018

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FLOOR FINISHES

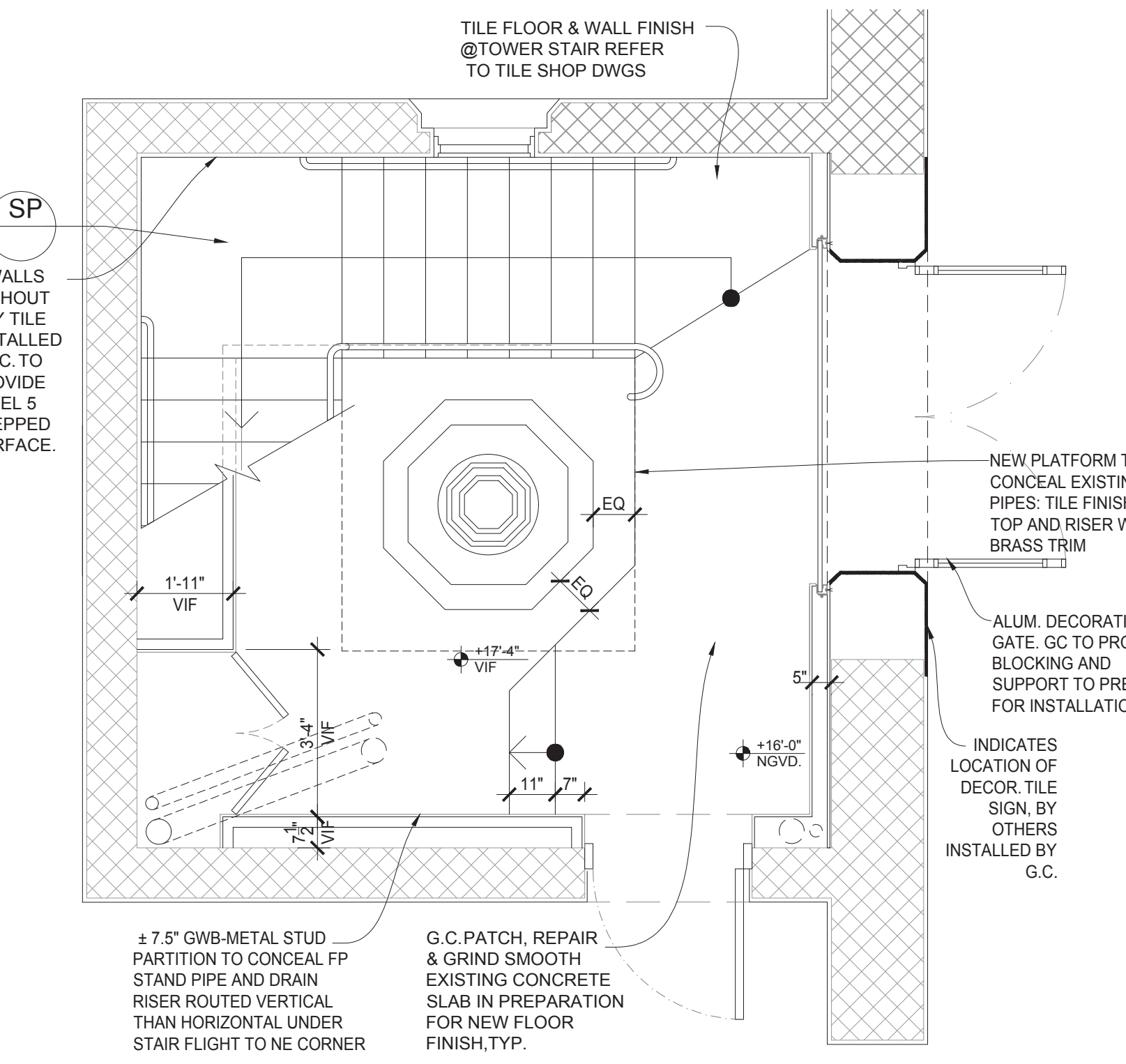
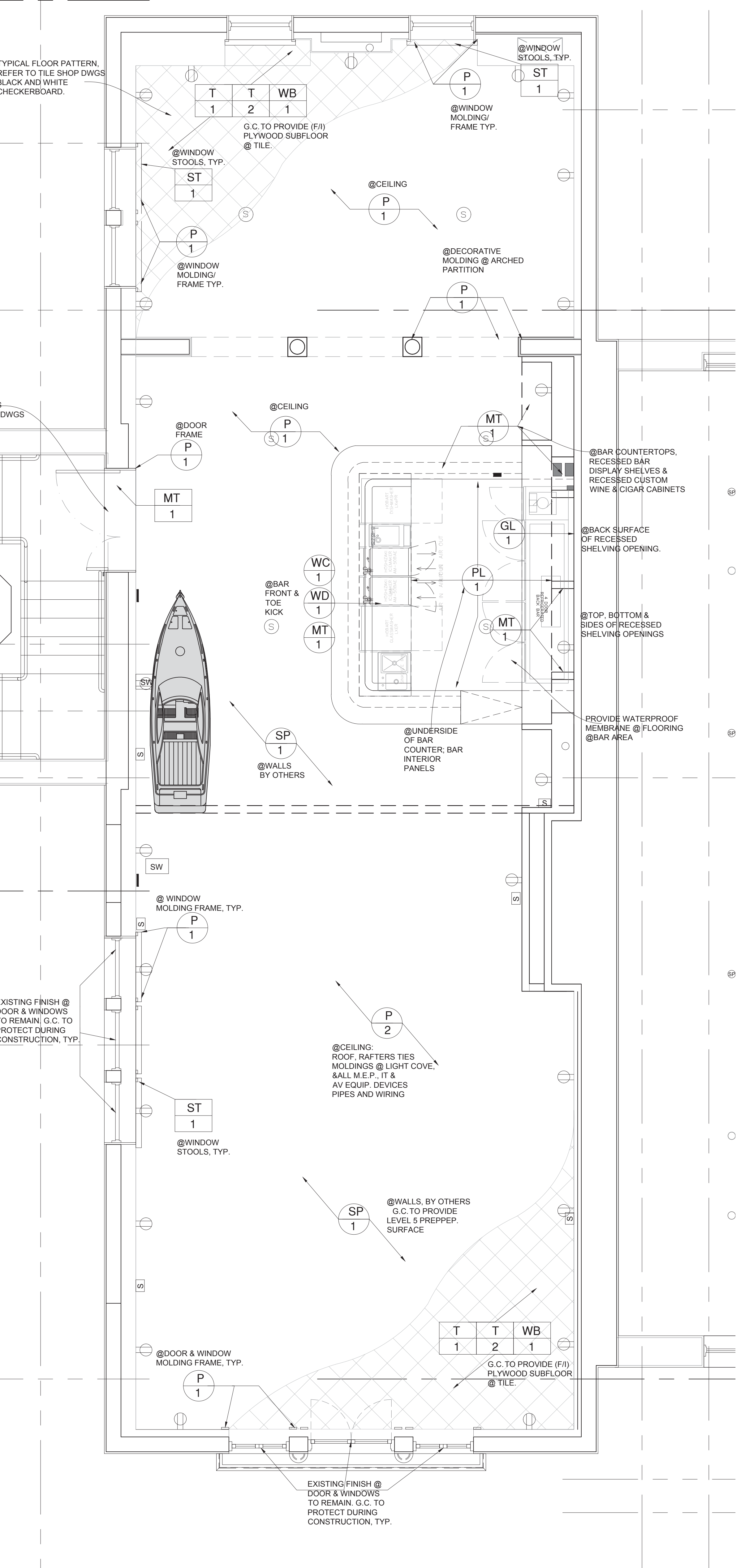
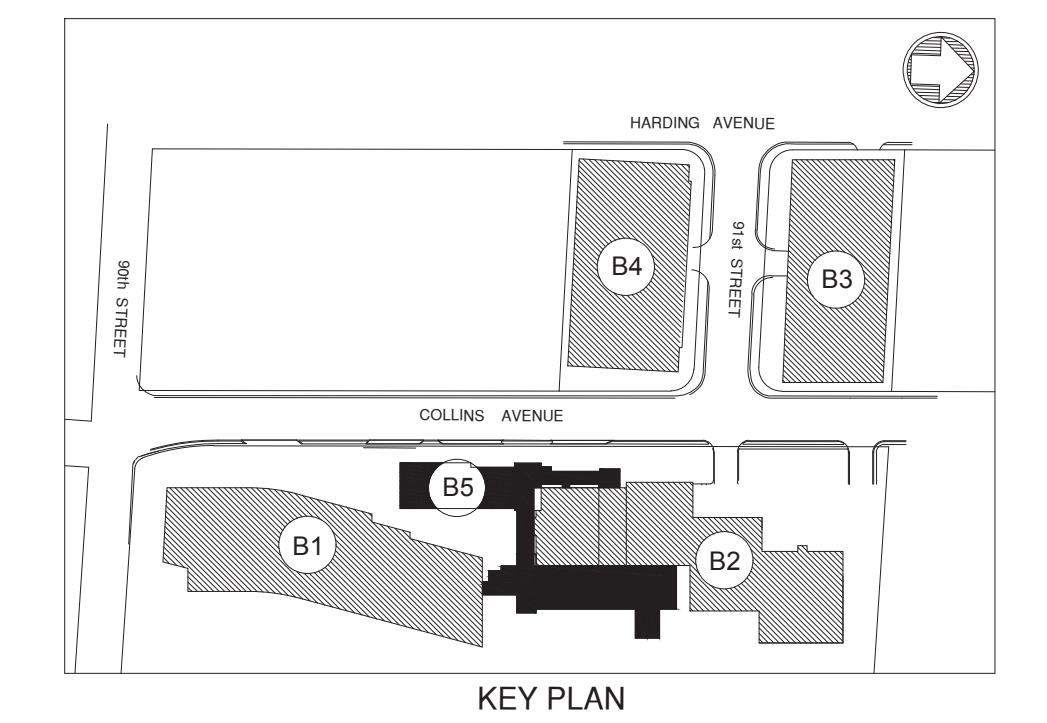
- T 1** **TILE FINISH**
 TERRACOTTA FLOOR TILE, BY OTHERS
 COLOR: WHITE, ANTIQUE GLAZE
 SIZE: 11 3/4" X 11 3/4"
 NOTE: REFERENCE TILE SHOP DRAWINGS:
 GC TO PROVIDE PLYWOOD SUBFLOOR;
 GC TO PROVIDE WATER-RESISTANT MEMBRANE @ WET AREAS
 TILE SUBCONTRACTOR: EDM USA.
- T 2** **TERRACOTTA FLOOR TILE, BY OTHERS**
 COLOR: BLACK, ANTIQUE GLAZE
 SIZE: 11 3/4" X 11 3/4"
 NOTE: REFERENCE TILE SHOP DRAWINGS:
 GC TO PROVIDE PLYWOOD SUBFLOOR;
 GC TO PROVIDE WATER-RESISTANT MEMBRANE @ WET AREAS
 TILE SUBCONTRACTOR: EDM USA.
- WB 1** **WALL BASE**
 WOOD WALL BASE, THROUGHOUT, U.O.N.
 MFR: BY MILLWORKER
 PROFILE: TO MATCH "DYKES LUMBER" #355
 HEIGHT: 6"
 NOTE: SUBSTITUTE ACCEPTED UPON DESIGNER APPROVAL ONLY.
- ST 1** **STONE**
 WINDOW STOOL
 TYPE: CARRARA MARBLE
 PROFILE: REFER DETAIL
 SIZE: 1 1/2" H X 5" D
- MT 1** **METAL, BY OTHERS**
 BRASS SADDLE @ DOOR
 MFR: TBD
 FINISH: SATIN
 NOTE: ALL BRASS FINISHES TO MATCH APPROVED SAMPLE
 FROM MOLteni & C. BRASS SAMPLE #4

WALL FINISHES LEGEND

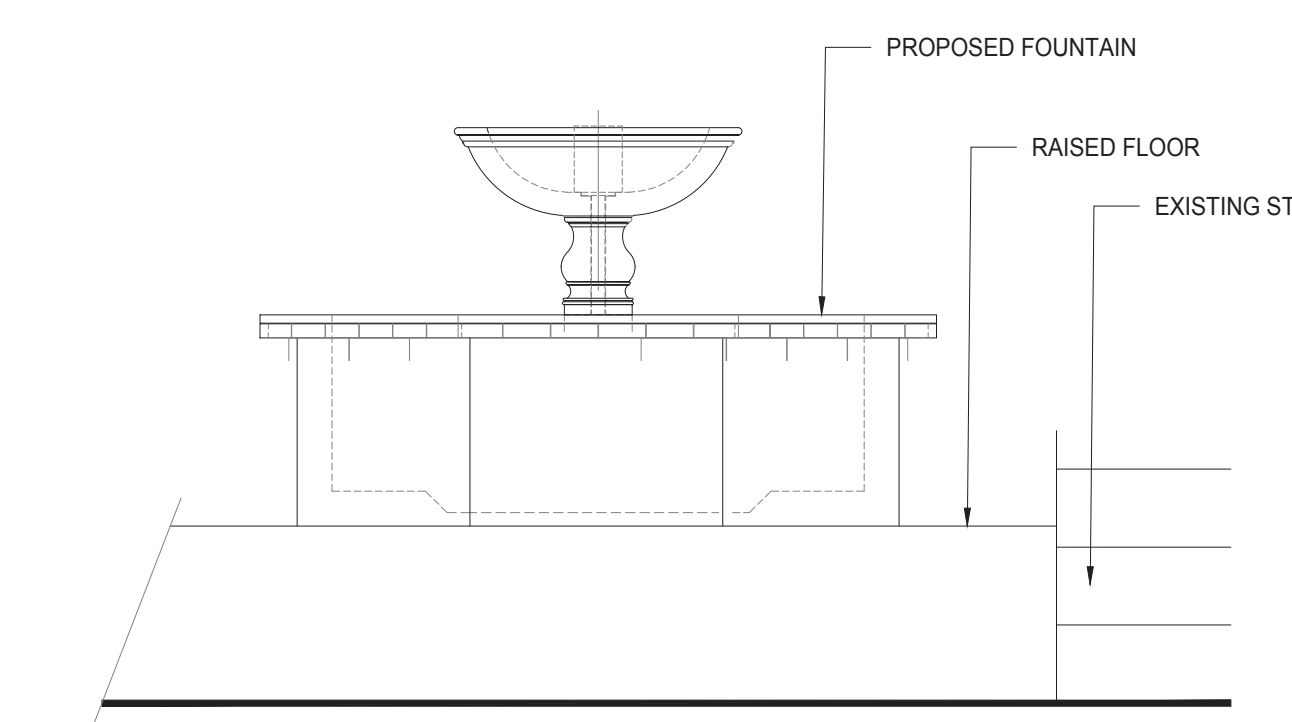
- NOTE: GC TO PROVIDE LEVEL 5 FINISH @ ALL NEW AND EXISTING INTERIOR PARTITIONS TO RECEIVE NEW WALL FINISHES, TYP.
- P 1** **PAINT**
 GENERAL PAINT, U.O.N.
 MFR: BENJAMIN MOORE
 COLOR: TBO
 FINISH: EGGSHELL @ WALLS
 FLAT @ CEILING SOFFIT & CROWN MOULDING.
 - P 2** **CEILING PAINT @ OPEN WOOD RAFTER CEILING**
 MFR: BENJAMIN MOORE
 COLOR: 2007-10 SMOLDERING RED
 FINISH: FLAT @ OPEN WOOD CEILING & CROWN MOULDING.
 - SP 1** **PAINT - SPECIALTY FINISH, BY OTHERS**
 SPECIALTY VENETIAN PLASTER DECORATIVE FINISH @ WALLS
 MFR: TBD
 COLOR: TBO
 - CM 1** **CROWN MOULDING**
 WOOD CROWN MOULDING, THROUGHOUT, U.O.N.
 MFR: DYKES LUMBER
 PROFILE: #355
 HEIGHT: 5 1/2"
 NOTE: SUBSTITUTE ACCEPTED UPON DESIGNER APPROVAL

MILLWORK FINISHES LEGEND

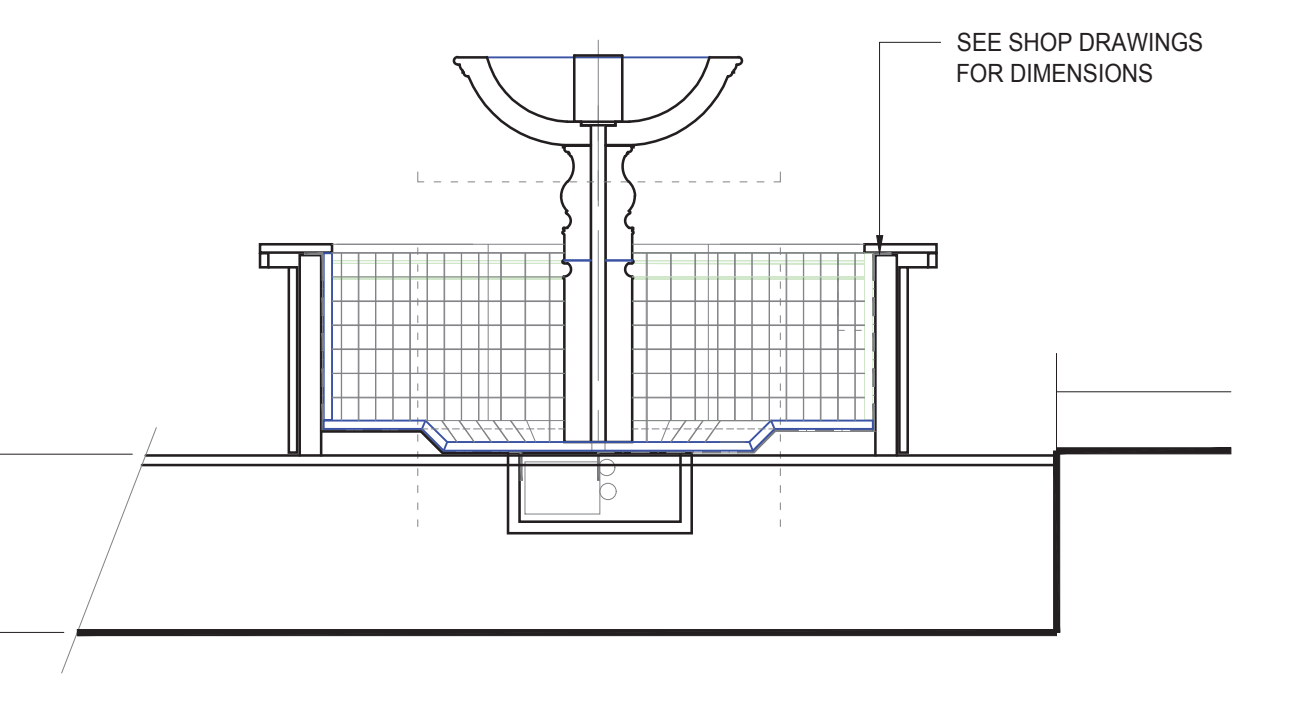
- PL 1** **PLASTIC LAMINATE, BY OTHERS**
 BAR BACKSPLASH & PANELS BELOW BAR COUNTERTOP
 MFR: CHEMETAL
 COLOR: #537 SATIN BRASS
 NOTE: TO MATCH BRASS MT-1
- WC 1** **WALLCOVERING, BY OTHERS**
 CANE RATTAN WEAVE FINISH @ BAR FRONT
 MFR: TBD
 ITEM: #6239 SURF CLUB
 SIZE: 5" HERRING WEAVE
 NOTE: TO BE APPLIED @ BAR FRONT WITH APPROVED MAHOGANY SAMPLE
- MT 1** **METAL, BY OTHERS**
 BRASS FINISH @ BAR COUNTERTOP; BAR LEG FOOT; BAR TOE KICK; BAR DISPLAY SHELVES; AND TOP SIDES OF RECESSED DISPLAY SHELVING OPENING.
 MFR: TBD
 FINISH: SATIN
 NOTE: ALL BRASS FINISHES TO MATCH APPROVED MASTER SAMPLE-MOLteni & C. BRASS SAMPLE #4.
- WD 1** **WOOD, BY OTHERS**
 MAHOGANY WOOD @ BAR PANEL FRAMING & BAR LEG.
 MFR: TBD
 SPECIES: MAHOGANY
 FINISH: SATIN, COLOR TBD
 NOTE: ALL WOOD FINISHES TO MATCH APPROVED MASTER SAMPLE, TBD.
- GL 1** **GLASS**
 DECORATIVE ANTIQUE MIRROR @ BACK OF RECESSED DISPLAY SHELVING OPENING.
 MFR: COLORKOTE CT
 ITEM: MIR. ANTOOAG.S
 NOTE:



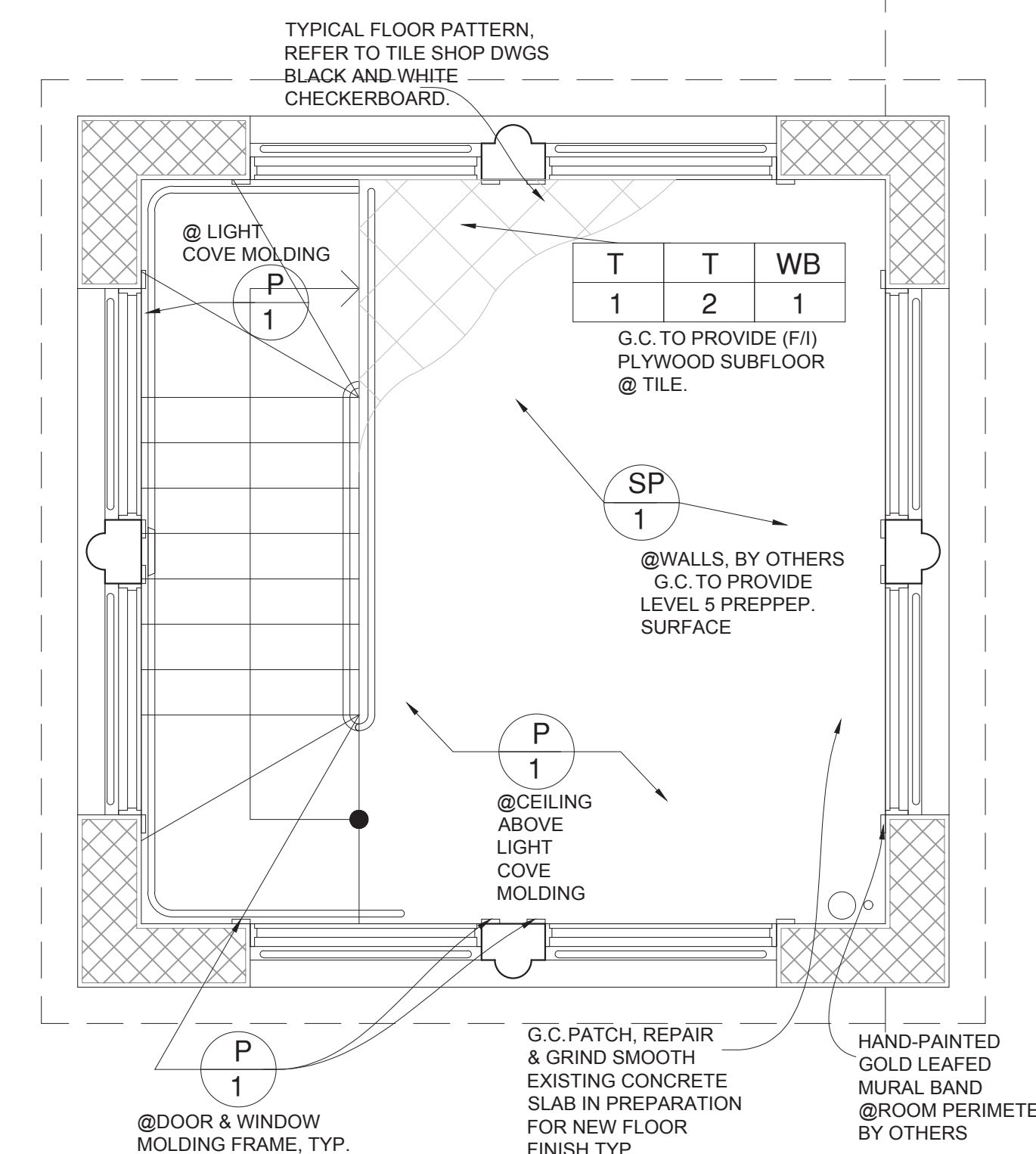
2 STAIR B5-S04 GROUND FLOOR PLAN
 Scale: 3/8" = 1'-0"



4 STAIR FOUNTAIN - ELEVATION
 Scale: 3/4" = 1'-0"



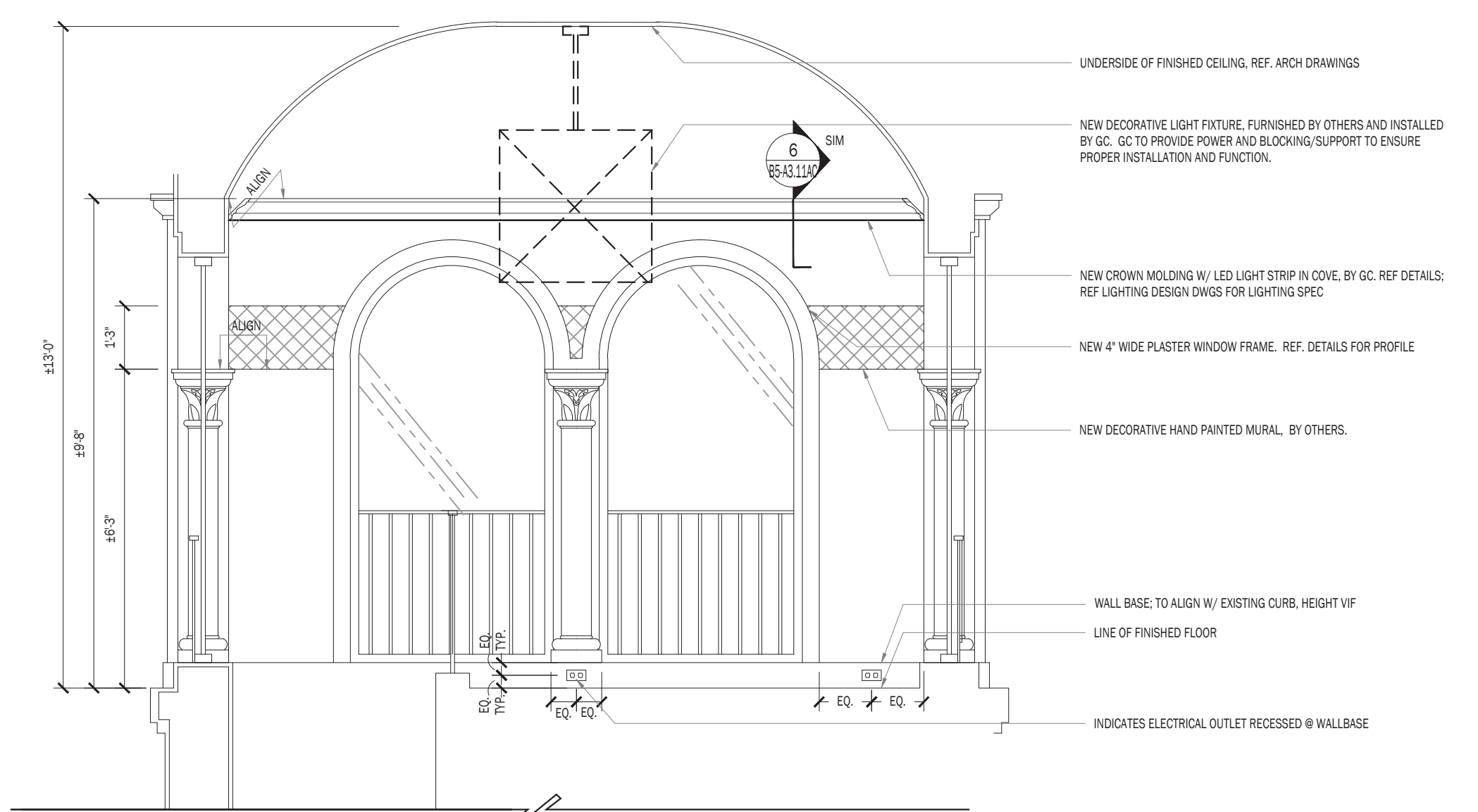
5 STAIR FOUNTAIN - SECTION
 Scale: 3/4" = 1'-0"



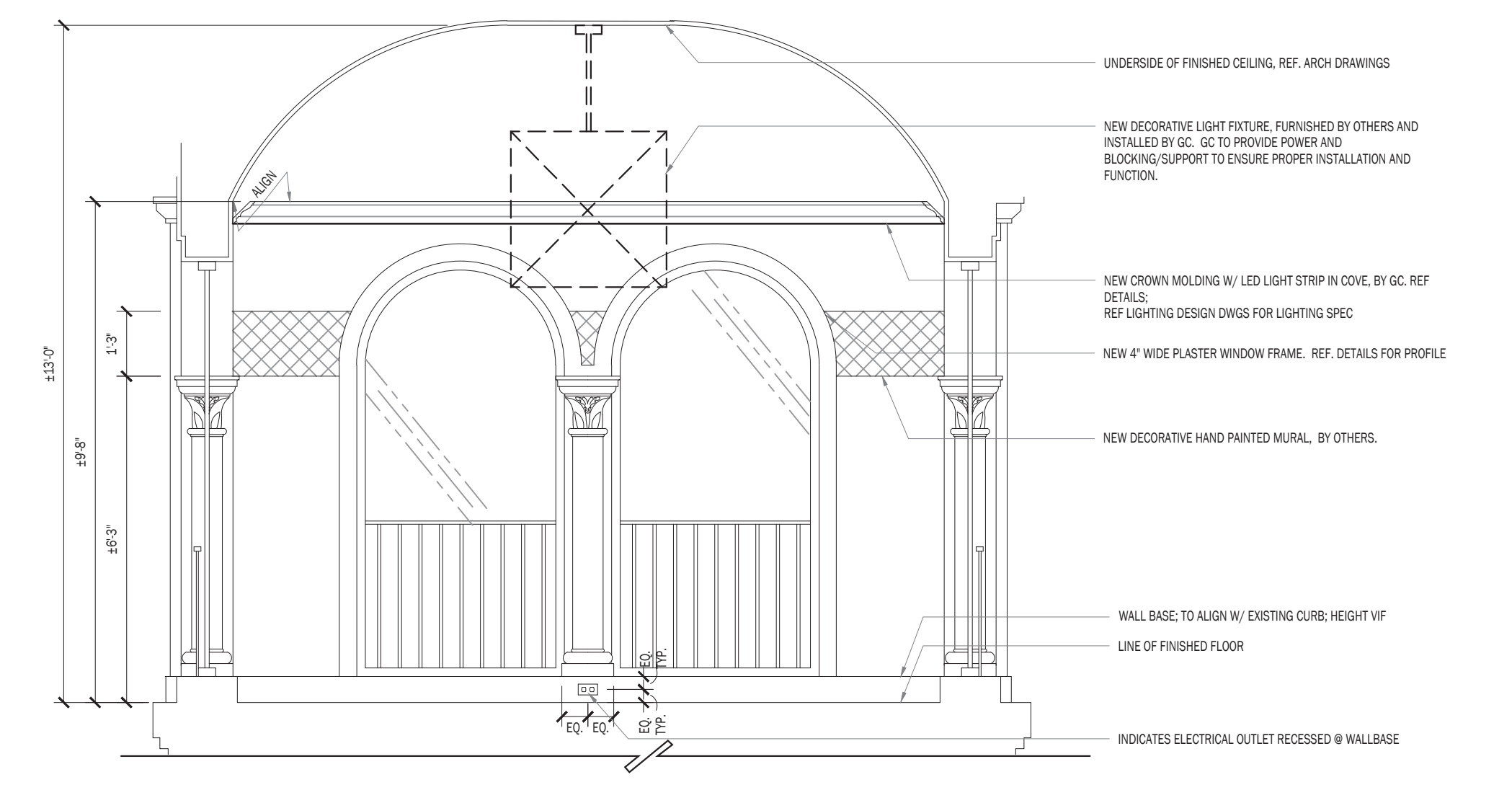
3 STAIR B5-S04 TOWER FLOOR PLAN
 Scale: 3/8" = 1'-0"

1 FINISHES FLOOR PLAN - HEMINGWAY SUITE
 Scale: 3/8" = 1'-0"

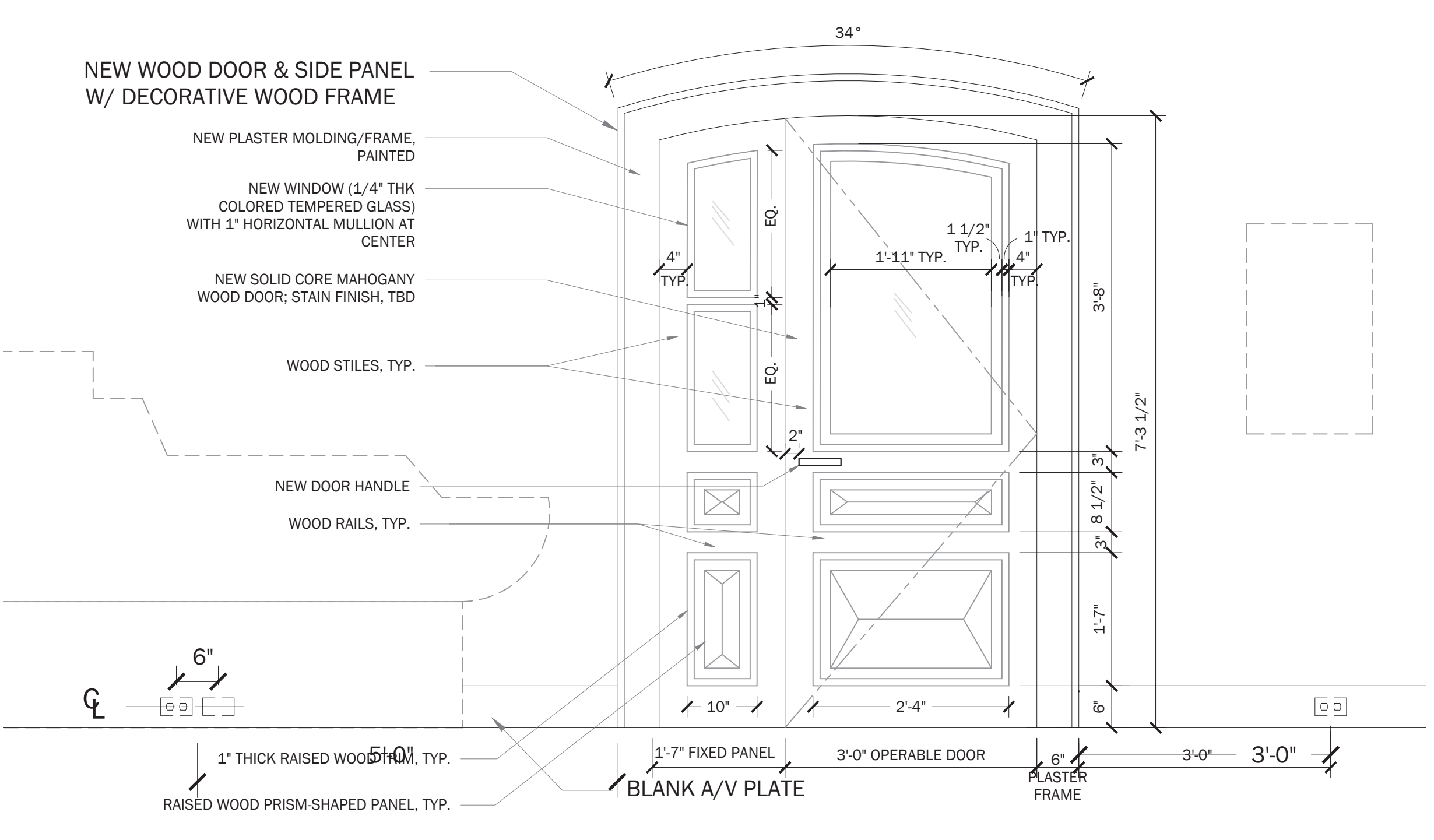
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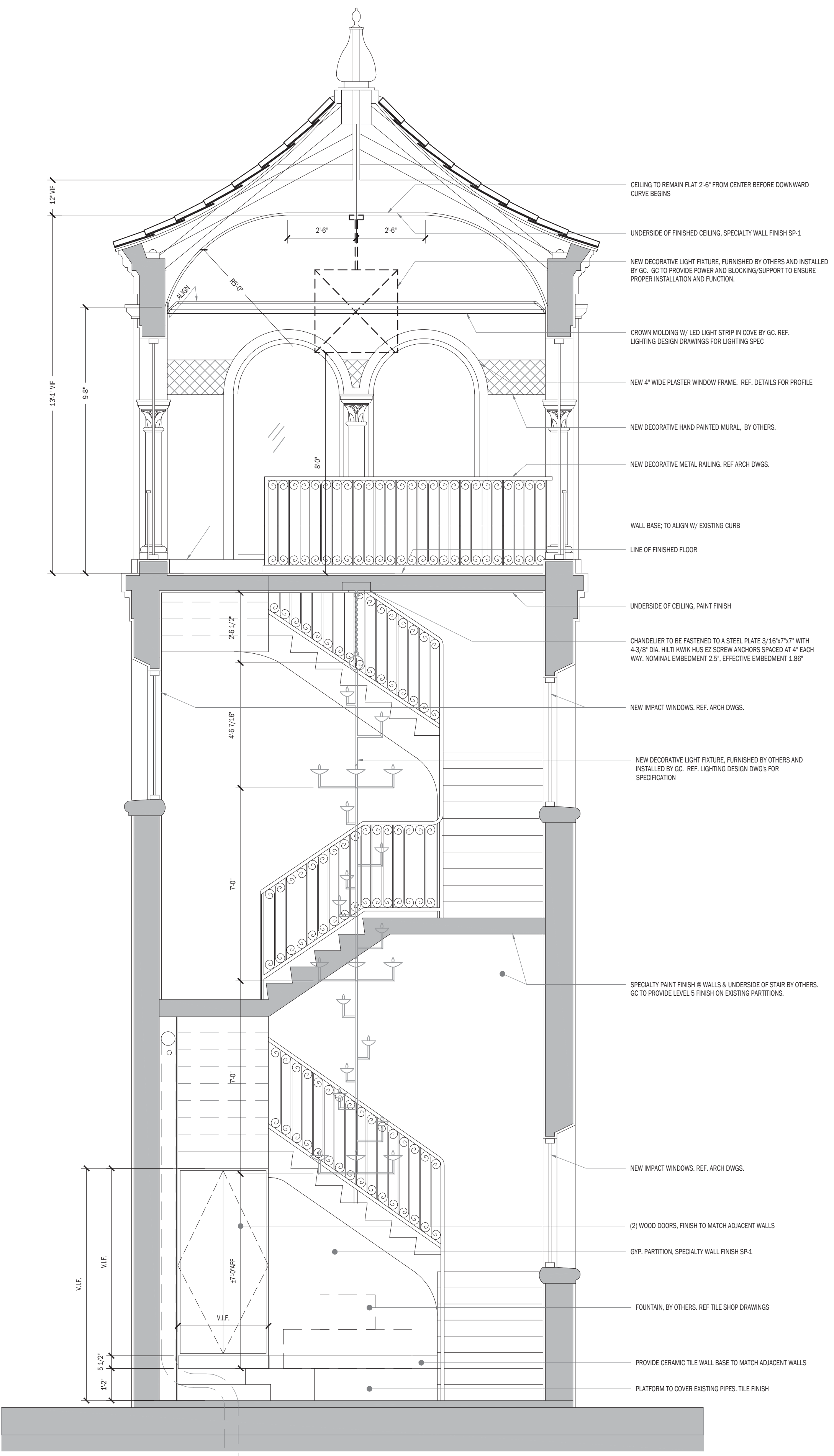
1 WEST SECTION / ELEVATION AT TOWER
Scale: 3/8"= 1'-0"



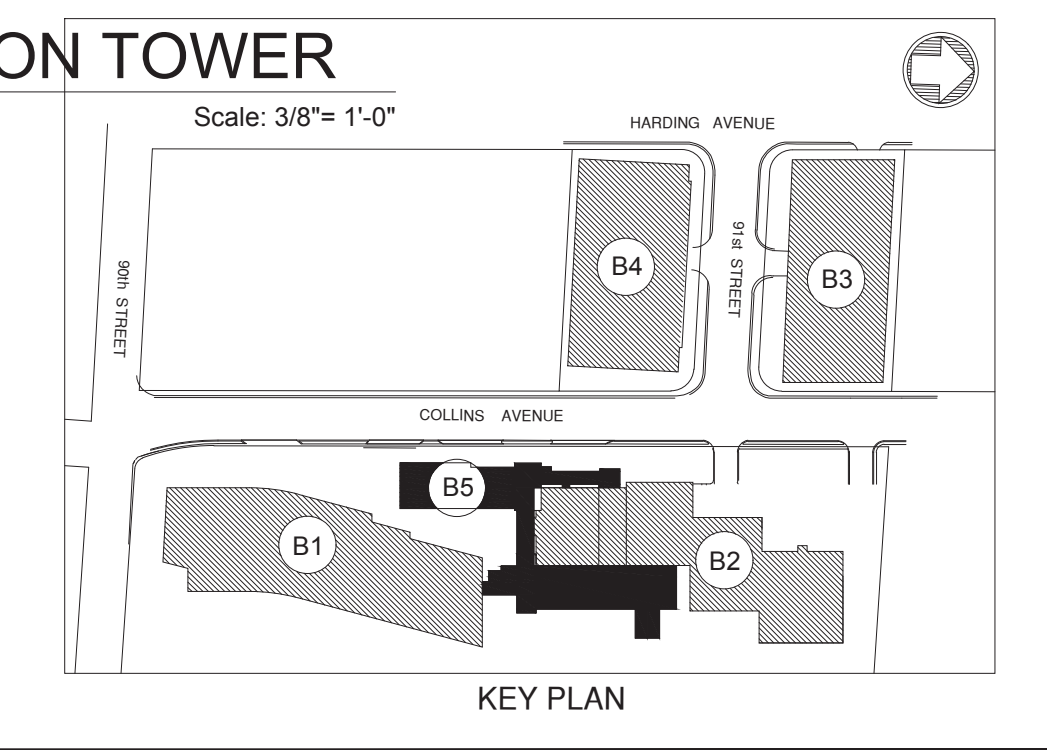
2 NORTH SECTION / ELEVATION AT TOWER
Scale: 3/8"= 1'-0"



3 DOOR ELEVATION @ STAIRWELL
Scale: 3/4"= 1'-0"



4 SOUTH SECTION / ELEVATION TOWER



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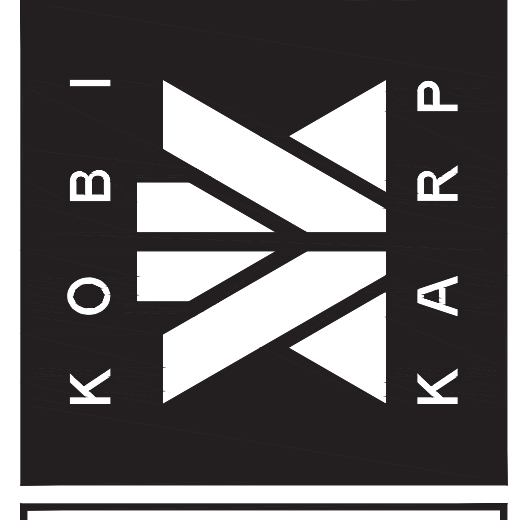
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DATE: April 05, 2018

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