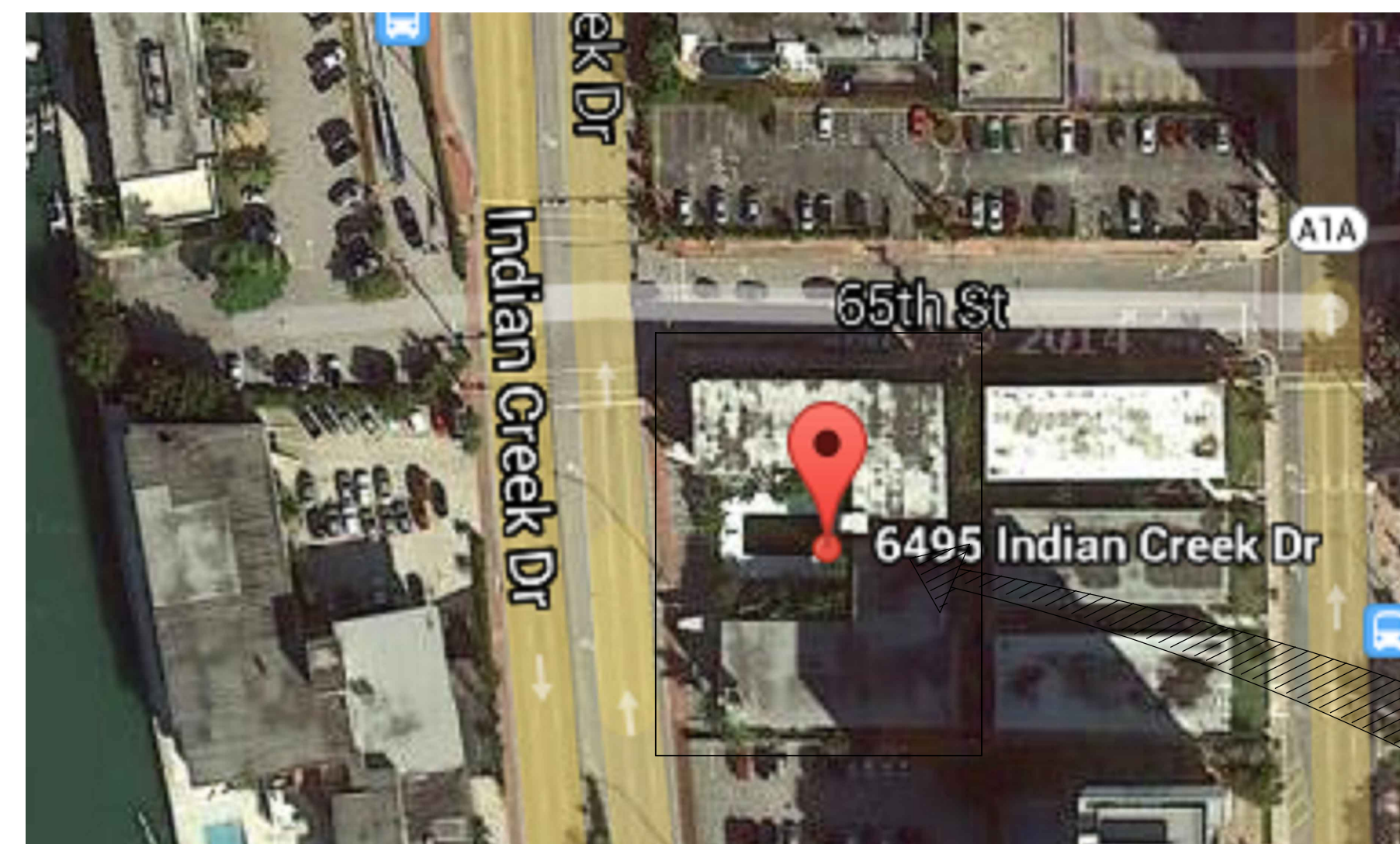


Interior Renovations TO Existing BUILDING

6495 INDIAN CREEK
Miami Beach, FL 33141



Location Map.

Scale: N.T.S.

Legal Description

LOTS 46, 47 AND 48 BLOCK 7 AMENDED PLAT OF SECOND OCEAN FRONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ISSUED FOR: PERMIT

SCOPE OF WORK:

ARCHITECTURAL:

1. REMODELING OF INTERIOR UNITS, INCLUDING APARTMENT UNITS, SINGLE BEDROOM AND TWO BEDROOM UNITS.
2. INSTALL OF A NEW WINDOW ON EXISTING OPENING.
3. INSTALL OF NEW EXTERIOR ENTRY DOORS AT EXISTING OPENING.
4. REPAIR EXTERIOR SURFACES OF STRUCTURE, CRACKED OR BROKEN STUCCO.
5. CLEAN & PAINT EXTERIOR SURFACE OF BUILDING.
6. INSIDE UNIT TO BE PAINT.

PLUMBING:

1. PLUMBING BUILDING SYSTEM EXISTING TO REMAIN. NO PLUMBING WORK TO BE DONE.
2. INSTALLATION OF NEW KITCHEN AND BATHROOM FIXTURES AT EXISTING PLUMBING CONNECTIONS.

ELECTRICAL:

1. ELECTRICAL BUILDING SYSTEM EXISTING TO REMAIN. NO ELECTRICAL WORK TO BE DONE.
2. N/A.

MECHANICAL:

1. MECHANICAL BUILDING SYSTEM EXISTING TO REMAIN. NO MECHANICAL WORK TO BE DONE.
2. ALL A/C UNITS PROPERLY ANCHORED TO WALL AND WEATHERTIGHT SEAL.

STRUCTURAL:

1. STRUCTURAL DETAILS PROVIDE ON S-1 AND S-2 TO REINFORCE WALLS FOR WINDOW AND DOOR INSTALLATION.
2. CONTRACTOR TO PROVIDE CONCRETE REPAIRS WHERE THEY MAY BE REQUIRED THROUGH THE BUILDING.

ELEVATOR:

1. ELEVATOR REPAIRS TO BE DONE UNDER A SEPARATE PERMIT.

POOL:

1. POOL REPAIRS TO BE DONE UNDER A SEPARATE PERMIT.

WINDOWS & DOORS:

1. INSTALLATION OF NEW WINDOWS ON EXISTING OPENINGS.
2. INSTALLATION OF NEW EXTERIOR DOORS ON EXISTING OPENINGS.
3. INSTALLATION OF WINDOWS AND DOORS WILL BE REQUIRED A SEPARATE PERMIT.

CODE COMPLIANCE:

FLORIDA BUILDING CODE EXISTING, 2010 EDITION.
FLORIDA FIRE PREVENTION CODE 2010 EDITION.
NFPA 101 LIFE SAFETY CODE 2009 EDITION.
LOCAL REGULATIONS ON FIRE SAFETY CODE FOR FIRE PROTECTION SYSTEMS.

CATEGORY OF REHABILITATION:

INTERIOR REMODELING.

VIOLATIONS:

STRUCTURAL:

1. THE PROJECT CONSIST IN ADDRESSING VIOLATIONS RELATED TO UNSAFE STRUCTURES CASE NUMBER BV14000516.
 - 1.1 IN THE EVENT THAT WALL OPENINGS FOR DOORS AND WINDOWS REQUIRED REPAIRS WHERE SPALLED CONCRETE AND CORRODED REBARS ARE FOUND, CONTRACTOR TO NOTIFY A/E OF RECORD FOR INSTRUCTIONS AND REPAIR GUIDELINES.
2. THE PROJECT CONSIST IN ADDRESSING VIOLATIONS RELATED TO CASE NUMBER CE14004434
 - 1.1 OWNER TO MAINTAINED BUILDING IN SAFE AND CLEAN CONDITION.
 - 1.2 CONTRACTOR TO FOLLOW SCOPE OF WORK FOR EACH DISCIPLINE TO CORRECT VIOLATIONS.

NOTE:

FBC CHAPTER 4: CLASSIFICATION OF WORK:

SCOPE OF WORK CLASSIFICATION: SECTION 402 REPAIRS

SECTION 404 ALTERATION- LEVEL 2

404.1 SCOPE

LEVEL 2: ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

A/C UNITS:

1. A/C UNITS FACING THE RIGHT OF WAY, THEY SHOULD BE FLUSH MOUNTED TO THE EXTERIOR WALL.

Index of Drawings

ARCHITECTURAL:

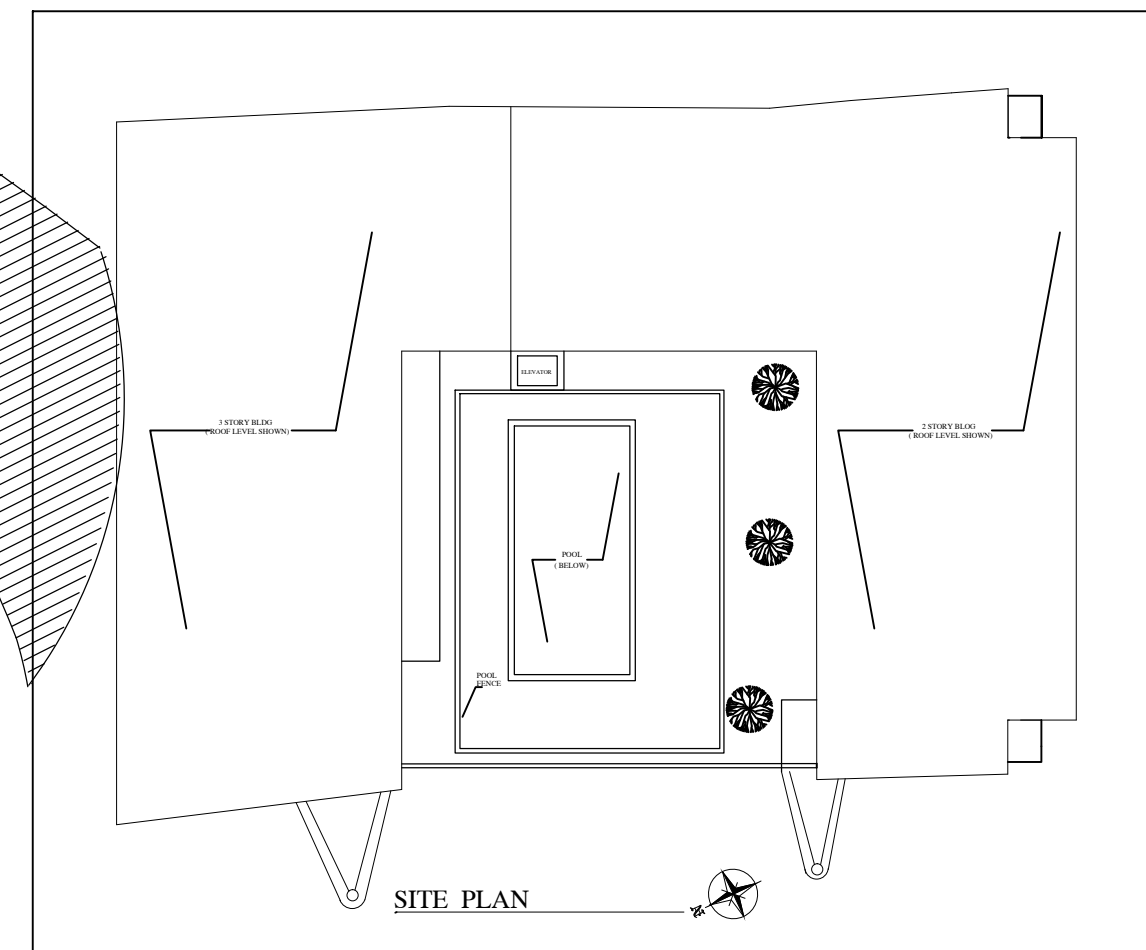
- A-1.0 Cover Sheet
- A-1.0.1 General notes
- A-1.1 Ground Floor
- A-1.1.1 Ground Floor Enlarge Unit
- A-1.2 Second Floor
- A-1.2.2 Second Floor Enlarge Unit
- A-1.3 Third Floor
- A-1.3.3 Third Floor Enlarge Unit
- A-1.4 Windows & Doors Schedule

STRUCTURAL:

- S-1.0 Ground Floor
- S-2.0 Second Floor
- S-3.0 Third Floor
- S-4.0 Exterior South Elevation
- S-4.1 Interior South Elevation
- S-4.2 Exterior North Elevation
- S-4.3 Interior North Elevation
- S-5.0 Exterior East Elevation
- S-5.1 Interior East Elevation
- S-5.2 Exterior West Elevation

PLUMBING:

- P-1.0 Shower Details



IGE

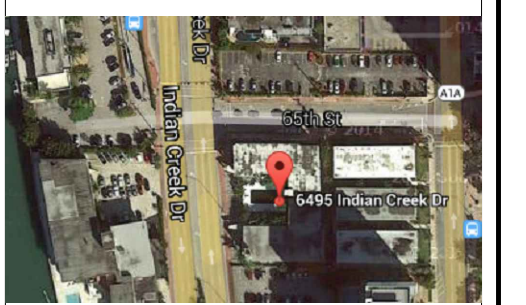
ICON GROUP
ENGINEERS, LLC.

Architecture • Engineering • Construction
7340 SW 48th Street
Suite 104 Miami, Florida 33155
PH (305) 300-7178
FAX (305) 678-0946
WWW.IGEGLOBAL.COM

Seal:

JAVIER BEJARANO, P.E.
FLORIDA P.E. LIC. # 63830

Location:



PROJECT No. 14-110

INTERIOR
BUILDING
REMODELING

RESIDENCE
OCCUPANCY

Address:

6495 Indian Creek
Miami FL, 33141

Contents:

COVER
SHEET

Date Issued: June 9, 2014

Date: June 9, 2014

Drawn by: J.C.

Checked By: J.C.

Revisions

No.	Date	Description
△	06/16/2014	Building Comments
△	09/15/2014	Building Comments
△	10/05/2014	Building Comments

Sheet

A-1.0