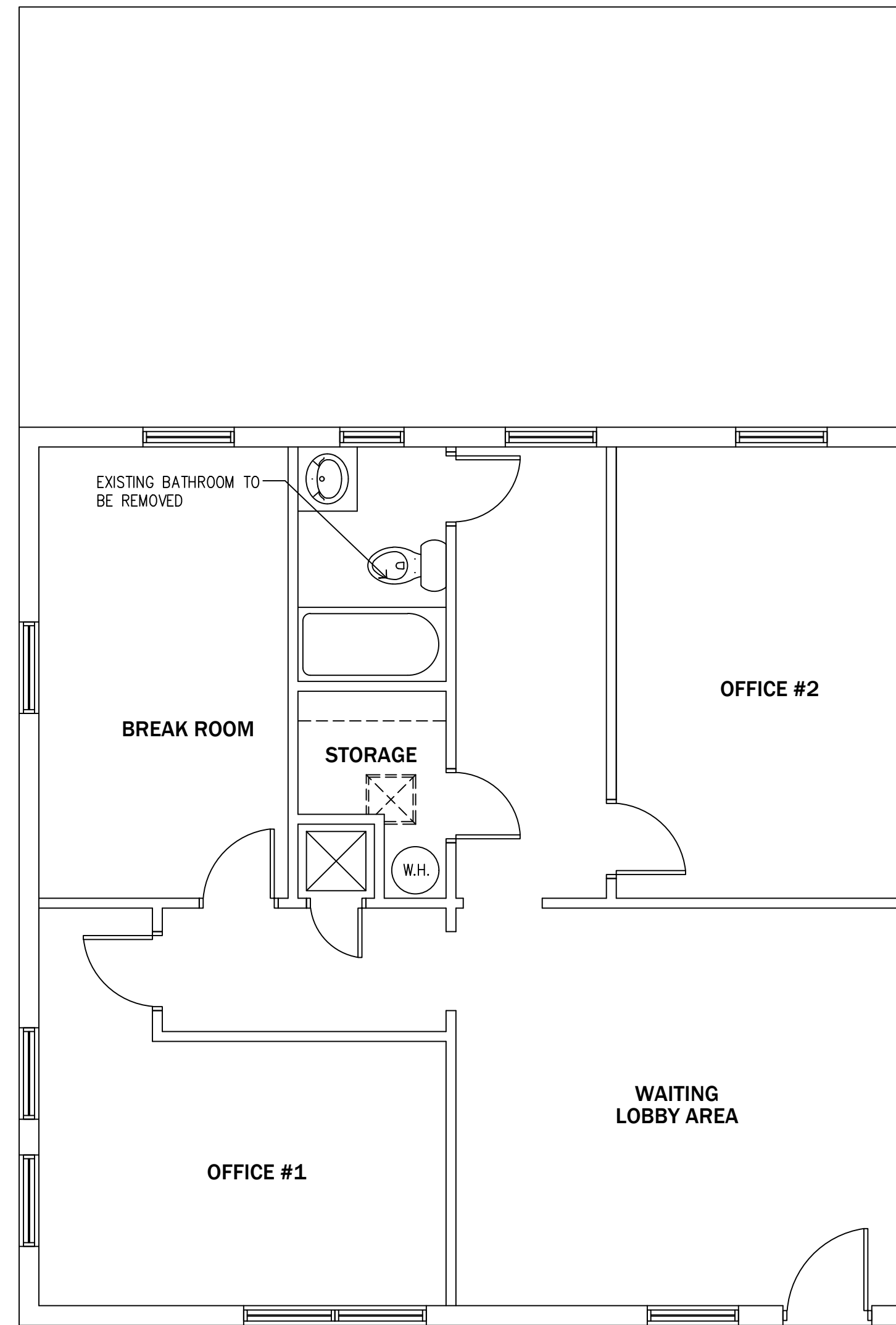


First Floor Demolition Floor Plan 1/4"



Second Floor Demolition Floor Plan 1/4"

DEMOLITION NOTES:

1. THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. IT DOES NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT WILL BE REQUIRED TO BE REMOVED TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALKTHRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR HIS STORAGE.
3. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK, TRASH REMOVAL, STORAGE, ETC. WITH THE OWNER.
4. THE OWNER SHALL SUPPLY THE CONTRACTOR WITH AN ASBESTOS SURVEY IDENTIFYING ANY ITEMS THAT MAY HAVE ASBESTOS. THE CONTRACTOR SHALL FOLLOW THE SURVEY AND ANY ITEMS HAVING ASBESTOS SHALL BE REMOVED OR CONTAINED AS REQUIRED BY A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR.
5. ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.
6. THE CONTRACTOR SHALL PROVIDE SAFETY FEATURES OR METHODS DURING DEMOLITION AS REQUIRED BY APPLICABLE CODES, D.S.H.A. OR SPECIFICATIONS.
7. CONTRACTOR SHALL VERIFY ALL PLUMBING, MECHANICAL AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.
8. ALL SURFACES DAMAGED BY DEMOLITION SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT SURFACES AND AS PER FINISH SCHEDULE.
9. REMOVE ALL EXISTING CABINETS, FURNITURE AND FIXTURES DEPICTED ON THE DRAWINGS. COORDINATE WITH THE OWNER, THE DISPOSAL OR STORAGE OF THESE ITEMS.
10. REMOVE ALL EXISTING FLOOR CARPET, TILE, ETC. AND PREPARE SURFACE TO RECEIVE NEW FINISHES PER FINISH AND/OR INTERIOR DESIGNER'S SPECIFICATIONS. OBSERVE ANY ITEMS ADDRESSED BY THE ASBESTOS SURVEY AS NOTED ABOVE.
11. CONTRACTOR IS TO VERIFY WITH THE OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. PRIOR TO DEMOLITION. CONTRACTOR SHALL IDENTIFY W/ PAINT ALL PIPES, CONDUITS, ETC. THAT ARE NOT GOING TO BE DEMOLISHED OR REMOVED.

EXISTING BUILDING DATA

OCCUPANCY _____ PROPOSED: B (BUSINESS - BEAUTY SHOP)
 EXISTING: M (MERCANTILE - RETAIL) (NON-SEPARATED USES - FBC 302.3.1)

TYPE OF CONSTRUCTION _____ TYPE II (B) - UNSPRINKLED

EXISTING BUILDING IS NOT PROTECTED BY A FULLY OPERATIONAL FIRE SPRINKLER SYSTEM.

CODES UNDER EFFECT _____ FLORIDA BUILDING CODE (2020 EDITION)
 ALTERATION 11

NOTE:
 EXISTING BUILDING IS NOT PROTECTED BY AN EXISTING FIRE ALARM SYSTEM. FIRE FLORIDA FIRE PREVENTION CODE NFPA-101 (2017 EDITION) REHABILITATION LEVEL 3 (MODIFICATION)

GENERAL NOTES

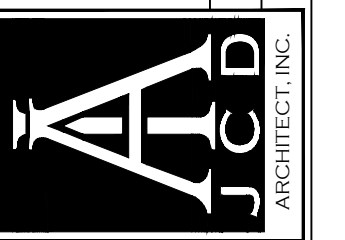
1. THESE DRAWINGS ARE THE PROPERTY OF RODRIGUEZ PEREIRA ARCHITECTS, INC. AND SHALL NOT BE USED, REPRODUCED, OR ALTERED IN ANY WAY WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGES, DELETIONS OR ADDITIONS TO THESE DRAWINGS WITHOUT THE ARCHITECT'S CONSENT IS STRICTLY PROHIBITED.
2. ANY AND ALL ITEMS REQUIRED TO FURNISH A COMPLETE CONSTRUCTION, BUT NOT SPECIFICALLY SHOWN OR SPECIFIED ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE TO THE FLORIDA BUILDING CODE AND LOCAL ORDINANCES AND IN GOOD WORKMANLIKE MANNER.
3. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE EXISTING BUILDING, BUILDING UTILITIES OR WORK NOT SPECIFICALLY SHOWN OR SPECIFIED ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BUILDING PERMITS, INSURANCES, LICENSES, TAXES, ETC. REQUIRED TO PERFORM THE WORK OUTLINED IN THE DRAWINGS.
6. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
7. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE ALL THE WORK PERFORMED BY HIS FORCES AND BY SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION & VERIFICATION WITH OTHER TRADES TO ASSURE COMPLIANCE WITH THE APPROVED DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PRIOR TO COMMENCING THE WORK.
9. THE CONTRACTOR SHALL COORDINATE ALL PARKING, STORAGE, TRASH REMOVAL, ETC. WITH THE OWNER OR BUILDING MANAGER.
10. ABBREVIATIONS NOTED IN THE DRAWINGS OR SPECIFICATIONS ARE THOSE COMMONLY USED. THE ARCHITECT WILL DEFINE ANY ABBREVIATION QUESTIONED UPON REQUEST.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING, BRACING, SHORING, FIRE PREVENTION AND OTHER EQUIPMENT NECESSARY TO PROTECT THE SAFETY AND SECURITY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING FINISHES AND/OR ANY ITEMS DAMAGED DURING CONSTRUCTION TO MATCH THE ADJACENT EXISTING.
13. THE PLANS ARE NOT TO BE SCALED. THE PLANS AND DIAGRAMS SHOW RELATIVE LOCATIONS AND ACTUAL EXISTING LOCATIONS MAY VARY IN THE FIELD.
14. THE CONTRACTOR SHALL REVIEW EXISTING BUILDING SYSTEMS AND UTILITIES AS TO THEIR COMPLIANCE WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND NOTIFY THE ARCHITECT OF ANY NON-CONFORMING ITEMS FOUND.
15. SECTIONS AND DETAILS SHOWN TYPICAL ON THE PLANS MAY NOT BE SPECIFICALLY NOTED AT EACH APPLICABLE LOCATION HOWEVER, THESE DETAILS MAY BE APPLICABLE OR MAY BE REQUIRED IN MORE THAN ONE LOCATION.
16. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION SCHEDULES, PLANNED POWER OUTGOS, NIGHTTIME WORK, WEEKEND WORK AND WORK IN OTHER ADJACENT TENANT SPACES WITH THE OWNER PRIOR TO PERFORMING THE WORK.
17. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH ALL EQUIPMENT MANUALS AND WARRANTIES.
18. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL AT HIS OWN COST REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY THE WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE. THE TERM OF THE GUARANTEE AND OTHER SPECIFIC REQUIREMENTS MAY BE MODIFIED OR EXTENDED BY THE OWNER/CONTRACTOR AGREEMENT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
19. WHERE DISSIMILAR METALS COME IN CONTACT, THE CONTRACTOR SHALL PROVIDE PROPER INSULATION TO PREVENT GALVANIC OR ELECTROLYTIC ACTION AS WELL AS VIBRATION OR NOISE TRANSMISSION.
20. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS BUILT DRAWINGS INDICATING ALL FILED CHANGES, ADDITIONS OR DELETIONS MADE DURING CONSTRUCTION.
21. ALL DEMOLITION SHALL BE COORDINATED WITH THE OWNER PRIOR TO PERFORMING THE WORK.
22. ROOF PENETRATIONS, IF ANY, SHALL BE DONE BY LANDLORD'S ROOFER.
23. ALL NEW MATERIALS/EQUIPMENT SHALL HAVE U.L. (UNDERWRITER'S LABORATORY) APPROVED LABEL AS ACCEPTED BY LOCAL AUTHORITY.
24. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH THE UTILITY COMPANIES TO ASSURE THAT IT COMPLIES WITH THEIR REQUIREMENTS.
25. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES HAVING JURISDICTION AND WITH ALL REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE USED.
26. ANY SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO FABRICATION OR PURCHASING.
27. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED OR DEVIATIONS FROM THE APPROVED PLANS REQ. BEFORE PROCEEDING WITH THE WORK INVOLVED. COMMENCEMENT OF THE WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.
28. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS TO THE TRUE MEANING OF ANY PART OF THESE CONSTRUCTION DRAWINGS, BIDDER MUST REQUEST THE INFORMATION IN WRITING FROM THE ARCHITECT IMMEDIATELY PRIOR TO SUBMITTING BID.
29. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
30. ALL MATERIALS SHALL HAVE A MINIMUM CLASS "C" FLAME SPREAD RATING, UNLESS OTHERWISE NOTED ON PLANS.
31. ALL NEW DRYWALL SHALL BE SMOOTH FINISH UNLESS OTHERWISE NOTED.
32. CONTRACTOR SHALL PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS DAMAGED OR AFFECTED NEW CONSTRUCTION. ALL FINISHES SHALL BE COORDINATED W/ TENANT.
33. ALL PRE-MANUFACTURED ITEMS THAT ARE COMPONENTS OF THESE TENANT IMPROVEMENTS SHALL COMPLY WITH DADE COUNTY PRODUCT CONTROL APPROVAL, IF APPLICABLE.
34. EXISTING CONDITIONS SHOWN ON THESE PLANS REPRESENT CONDITIONS REFLECTED ON EXISTING PLANS PROVIDED TO OUR OFFICE. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ACTUAL EXISTING CONDITIONS. RODRIGUEZ PEREIRA ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING CONDITIONS AND ARE SHOWN ONLY FOR REFERENCE.
35. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE PROMPTLY REPORTED TO THE ARCHITECT. THE CONTRACTOR'S COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.
36. THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. IT DOES NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT WILL BE REQUIRED TO BE REMOVED TO COMPLETE THE WORK.
37. THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALKTHRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR HIS STORAGE.
38. ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.
39. CONTRACTOR SHALL VERIFY ALL PLUMBING, MECH., AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.
40. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE STOPPING TO ALL EXISTING AND NEW PENETRATIONS THROUGH EXISTING AND NEW FIRE-RATED STRUCTURAL ASSEMBLIES (WALLS, PARTITIONS, ROOF), AT NO ADDITIONAL COST TO THE OWNER, REGARDLESS OF WHETHER OR NOT SUCH PENETRATIONS OF FIRESTOPPING DETAILS ARE SPECIALLY INDICATED ON PLANS.
41. EACH FIRESTOPPING SHALL BE RATED BY UNDERWRITERS LABORATORIES (UL) TO PROVIDE THE SAME OR GREATER FIRE-RATING AS THE STRUCTURE THROUGH WHICH THE PENETRATION OCCURS, AND SHALL BE APPROPRIATE FOR THE PENETRATING ELEMENT AND CONDITIONS.
42. FIRESTOPPING ASSEMBLIES SHALL MEET OR EXCEED THE FIRE RESISTANCE REQUIREMENTS FOR BOTH F-RATING AND T-RATING, IN ACCORDANCE TO THE APPLICABLE CODES.

Revisions	
4	06/02/2021

INTERIOR ALTERATION
GABRIEL SAMARA
 2268 SW 22 ST
 MIAMI, FLORIDA

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. # 0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
 1386 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 295-5343 • Fax: (305) 295-4330



Seal
 AA-26001560
 Sheet No.
A-1

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes req'd by actual measurements etc. as addressed prior to submission of any plans for bid or construction.