

PROPERTY INFORMATION	
PROPERTY ADDRESS	129 N. MIAMI AVENUE, MIAMI, FL 33128
FOLIO NUMBER	01-0110-050-1070
ZONING CLASSIFICATION	T6-80-O
YEAR BUILT	1930
LEGAL DESCRIPTION	MIAMI NORTH PB B-41PB N50FT OF 1/2 OF LOT 10 BLK 105 LOT SIZE 50,000 X 50 OR 15350-2103 1291 4
FEMA ZONE	X

ZONING LEGEND (T6-80-O)			
(AS PER MIAMI-21 ARTICLE 5, ILLUSTRATION 5.6)			
	ALLOWED	EXISTING	PROPOSED
LOT OCCUPATION			
LOT AREA	5,000 FT ² (MIN.)	2,500 FT ²	N/A
LOT WIDTH	100 FT (MIN)	49.75 Ft	N/A
LOT COVERAGE	80% (MAX) 1-8 stories	2,386 FT ²	N/A
FLOOR LOT RATIO (FLR)	24 / 50% additional Public Benefit	1.9000	N/A
FRONTAGE FRONT SETBACK	70%	100%	N/A
OPEN SPACE	10% LOT AREA (MIN.)	0 FT ² (00.00%)	N/A
DENSITY	150 DU/ACRE (MAX)	0.0000	N/A
BUILDING SETBACK			
PRINCIPAL FRONT	10'-0" MIN.; 20' MIN. ABOVE 8TH STORY	1.23' - 1.72'	N/A
SECONDARY FRONT	10'-0" MIN.; 20' MIN. ABOVE 8TH STORY	N/A	N/A
SIDE	0'-0" MIN.; 30' MIN. ABOVE 8TH STORY	0'-0" (EAST) 0'-0" (WEST)	N/A
REAR	0'-0" MIN.; 30' MIN. ABOVE 8TH STORY	0'-0"	N/A
FRONTAGE			
COMMON LAWN	PROHIBITED	N/A	N/A
PORCH & FENCE	PROHIBITED	N/A	N/A
TERRACE OR L.C	PROHIBITED	N/A	N/A
FORECOURT	PERMITTED	N/A	N/A
STOOP	PERMITTED	N/A	N/A
SHOPFRONT	PERMITTED (T6-80 L AND T6-80 O ONLY)	PROVIDED	N/A
GALLERY	PERMITTED BY SPECIAL AREA PLAN	N/A	N/A
ARCADE	PERMITTED BY SPECIAL AREA PLAN	N/A	N/A
BUILDING HEIGHT			
MIN. HEIGHT	2 STORIES	2 STORIES	N/A
MAX. HEIGHT	80 STORIES	2 STORIES	N/A
MX. BENEFIT HEIGHT	UNLIMITED STORIES ABUTTING ALL TRANSECT ZONES EXCEPT T3	N/A	

SITE PLAN KEY NOTES	
①	EXISTING 2-STORY CBS BUILDING TO REMAIN. INTERIOR VANILLA SHELL TO BE DONE. NO EXTERIOR WORK ON THIS PERMIT.
②	EXISTING PARTY WALL TO REMAIN. N.I.C.
③	EXISTING COVERED ENTRY AND STOREFRONT TO REMAIN. N.I.C.
④	EXISTING SIDEWALK & PLANTERS TO REMAIN. N.I.C.

PROPOSED INTERIOR "VANILLA SHELL" FOR:
129 BUILDING IMPROVEMENTS
 129 NORTH MIAMI AVENUE
 MIAMI, FL 33128

REVISIONS:		
PR	2021.04.01	PRELIMINARY FINIS

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J.C.
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01.10.2021
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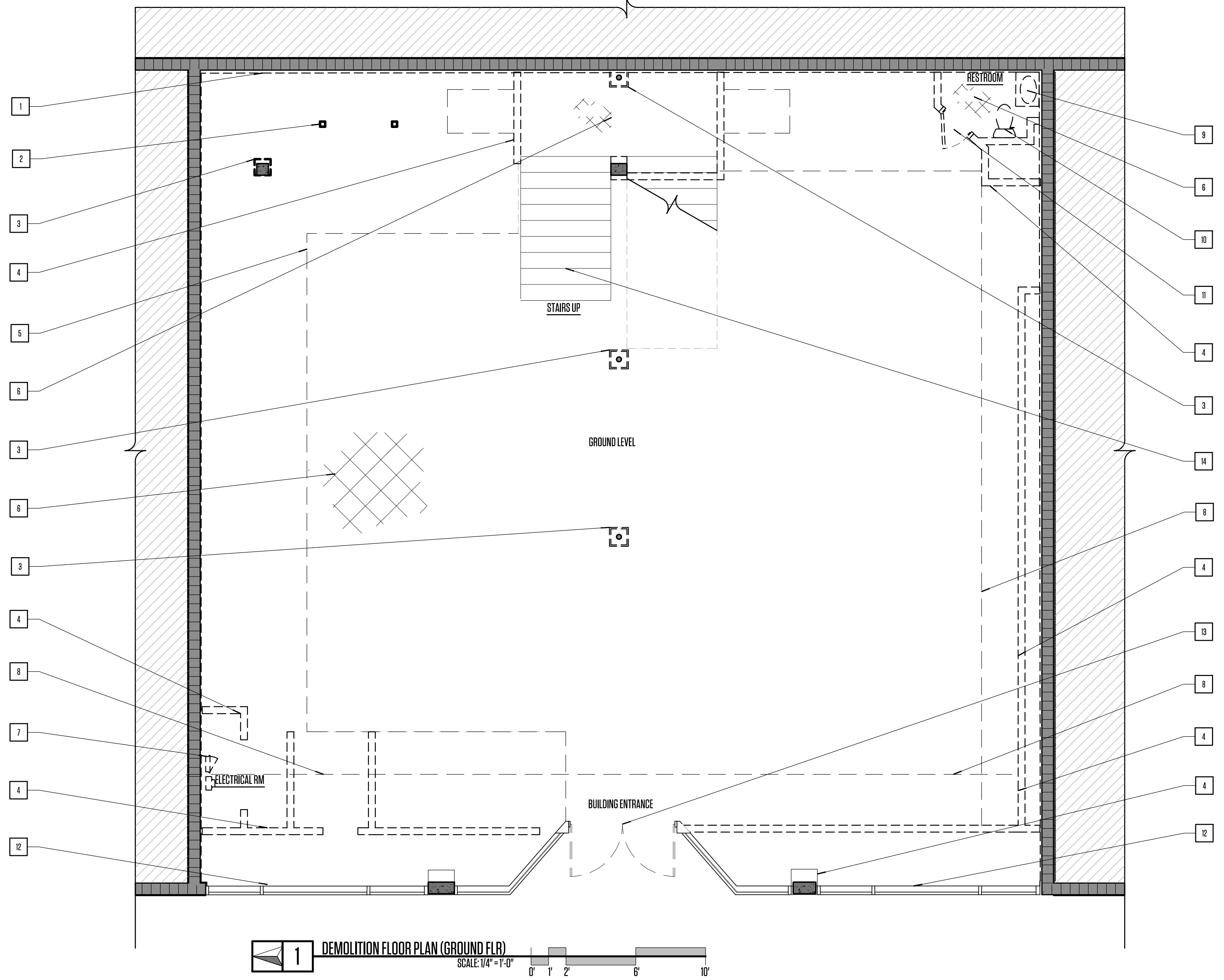
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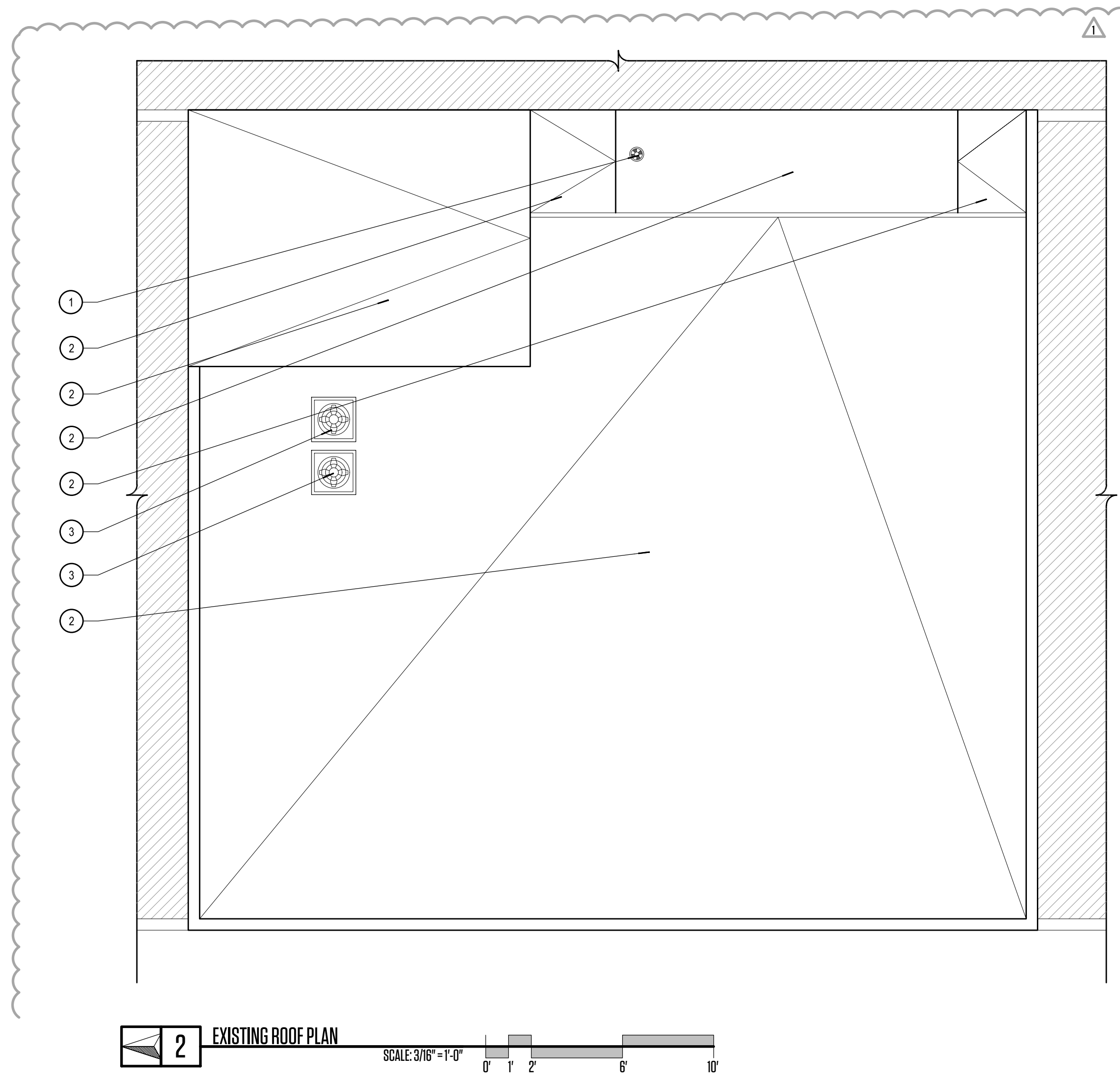


1 DEMOLITION FLOOR PLAN (GROUND FLR)
 SCALE: 1/4" = 1'-0"
 0' 1' 2' 6' 10'

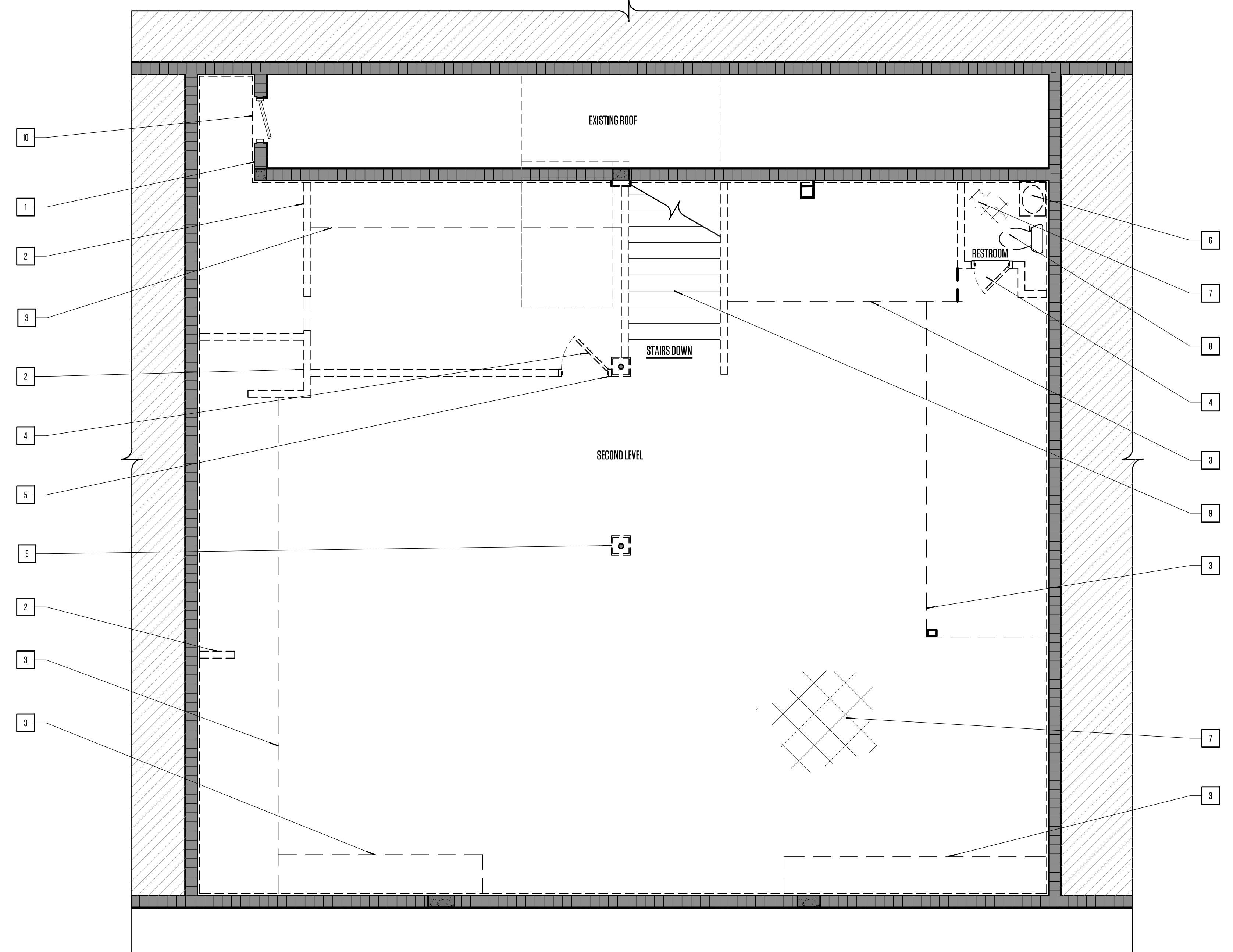
DEMOLITION NOTES:	
1.	DEMOLITION CONTRACTOR SHALL BE FULLY LICENSED AND INSURED AND SHALL MAINTAIN COMPLIANCE WITH ALL O.S.H.A. AND OTHER APPLICABLE SAFETY STANDARDS.
2.	DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL RULES AND REGULATIONS GOVERNING THE DISPOSAL OF CONSTRUCTION DEBRIS.
3.	DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LOCAL JURISDICTION'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
4.	DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL PUBLIC SAFETY PROTOCOLS APPLICABLE TO DEMOLITION WORK WITHIN THE LOCAL JURISDICTION AND SPECIFICALLY AT THIS SITE.
5.	DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LANDLORD'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES AND FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
6.	SHOULD ANY KNOWN HAZARDOUS MATERIALS BE DETECTED WITHIN THE STRUCTURE, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
7.	IMPORTANT: IF THERE IS ANY DOUBT AS TO WHETHER A COMPONENT IS STRUCTURAL OR NON-STRUCTURAL, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL RESUME PURSUANT TO THE ARCHITECT'S WRITTEN INSTRUCTIONS TO PROCEED.
8.	IMPORTANT: IF THE DEMOLITION OF ANY NON-STRUCTURAL COMPONENT THREATENS THE INTEGRITY OF ANY STRUCTURAL COMPONENT, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
9.	REMOVE ALL FINISHES IN ALL AREAS. STRIP AWAY ALL BACKING AND SUPPORT FOR FINISHES, EXPOSING STRUCTURE BENEATH IN ALL AREAS, ALL CONDITIONS THROUGHOUT.
10.	REMOVE ALL NON-BEARING INTERIOR PARTITIONS AS INDICATED ON THIS PLAN. REMOVE ALL RELATED CONSTRUCTION (DOORS, BUILT-INS, MILLWORK, HEADERS, AND SOFFITS)
11.	REMOVE NON-STRUCTURAL CEILINGS AS INDICATED ON THIS PLAN AND FULLY EXPOSE UNDERLYING STRUCTURE.
12.	REMOVE ALL PLUMBING FIXTURES AND RELATED PIPING, BOTH SANITARY SEWER LINES AND WATER SUPPLY LINES. CAP ALL EXISTING PIPES BELOW SLAB.
13.	REMOVE ELECTRICAL COMPONENTS, WIRING, CONDUITS, RACEWAYS, PANELS, JUNCTION BOXES, ELECTRICAL FIXTURES, & RELATED COMPONENTS WITHIN EXISTING BUILDING ELEMENTS TO BE DEMOLISHED. CAP ALL REMAINING PIPES AND CONDUITS BELOW SLAB.

DEMOLITION KEY NOTES:	
1	REMOVE AND DISCARD DRYWALL FROM ALL INTERIOR NON LOAD BEARING PARTITIONS
2	REMOVE AND DISCARD FAUX POST
3	REMOVE AND DISCARD FURRING AROUND COLUMNS, EXISTING COLUMNS TO REMAIN (NIC)
4	REMOVE AND DISCARD NON LOAD BEARING PARTITIONS
5	REMOVE AND DISCARD WOOD FRAMED STORAGE SOFFIT
6	REMOVE AND DISCARD TILE FLOORING THROUGHOUT
7	REMOVE AND DISCARD EXISTING ELECTRICAL PANEL, SEE ENG. DRAWINGS
8	REMOVE AND DISCARD DRYWALL SOFFIT
9	REMOVE AND DISCARD SINK
10	REMOVE AND DISCARD TOILET
11	REMOVE AND DISCARD DOOR
12	EXISTING STOREFRONT TO REMAIN
13	EXISTING DOORS TO REMAIN
14	EXISTING STAIRS TO REMAIN
15	
16	
17	
18	

DEMOLITION LEGEND	
	EXISTING WALLS OR PARTITION TO BE REMAIN
	NEW INTERIOR WALL OR PARTITION (SEE WALL TYPES AND DETAILS)
	EXISTING WALL OR PARTITION TO BE DEMOLISHED
	INDICATES AREA NOT IN CONTRACT (DIAGONALLY HATCHED AREAS)
	INDICATES AREAS WHERE CONCRETE IS TO BE REMOVED
	INDICATES AREA WHERE DEMOLITION IS TO OCCUR



2 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"
0' 1' 2' 6' 10'



1 DEMOLITION FLOOR PLAN (2ND FLR)
SCALE: 1/4" = 1'-0"
0' 1' 2' 6' 10'

DEMOLITION NOTES:

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- DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LANDLORD'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES AND FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
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- IMPORTANT: IF THERE IS ANY DOUBT AS TO WHETHER A COMPONENT IS STRUCTURAL OR NON-STRUCTURAL, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL RESUME PURSUANT TO THE ARCHITECT'S WRITTEN INSTRUCTIONS TO PROCEED.
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- REMOVE ALL FINISHES IN ALL AREAS. STRIP AWAY ALL BACKING AND SUPPORT FOR FINISHES, EXPOSING STRUCTURE BENEATH IN ALL AREAS. ALL CONDITIONS THROUGHOUT.
- REMOVE ALL NON-BEARING INTERIOR PARTITIONS AS INDICATED ON THIS PLAN. REMOVE ALL RELATED CONSTRUCTION (DOORS, BUILT-INS, MILLWORK, HEADERS, AND SOFFITS)
- REMOVE NON-STRUCTURAL CEILINGS AS INDICATED ON THIS PLAN AND FULLY EXPOSE UNDERLYING STRUCTURE.
- REMOVE ALL PLUMBING FIXTURES AND RELATED PIPING, BOTH SANITARY SEWER LINES AND WATER SUPPLY LINES. CAP ALL EXISTING PIPES BELOW SLAB.
- REMOVE ELECTRICAL COMPONENTS, WIRING, CONDUITS, RACEWAYS, PANELS, JUNCTION BOXES, ELECTRICAL FIXTURES, & RELATED COMPONENTS WITHIN EXISTING BUILDING ELEMENTS TO BE DEMOLISHED. CAP ALL REMAINING PIPES AND CONDUITS BELOW SLAB.

DEMOLITION KEY NOTES:

1	REMOVE AND DISCARD DRYWALL FROM ALL INTERIOR WALLS
2	REMOVE AND DISCARD INTERIOR NON-LOAD BEARING PARTITIONS
3	REMOVE AND DISCARD DRYWALL SOFFIT
4	REMOVE AND DISCARD DOOR
5	REMOVE AND DISCARD FURRING AROUND COLUMNS, COLUMN STRUCTURE TO REMAIN
6	REMOVE AND DISCARD SINK
7	REMOVE AND DISCARD FLOORING THROUGHOUT
8	REMOVE AND DISCARD TOILET
9	EXISTING STAIRS TO REMAIN
10	REPLACE WINDOW.

EXISTING ROOF PLAN KEY NOTES:

1	EXISTING ROOF DRAIN TO REMAIN
2	EXISTING ROOF TO REMAIN
3	EXISTING AC CONDENSER TO REMAIN

DEMOLITION LEGEND

	EXISTING WALLS OR PARTITION TO BE REMAIN
	NEW INTERIOR WALL OR PARTITION (SEE WALL TYPES AND DETAILS)
	EXISTING WALL OR PARTITION TO BE DEMOLISHED
	INDICATES AREA NOT IN CONTRACT (DIAGONALLY HATCHED AREAS)
	INDICATES AREAS WHERE CONCRETE IS TO BE REMOVED
	INDICATES AREA WHERE DEMOLITION IS TO OCCUR

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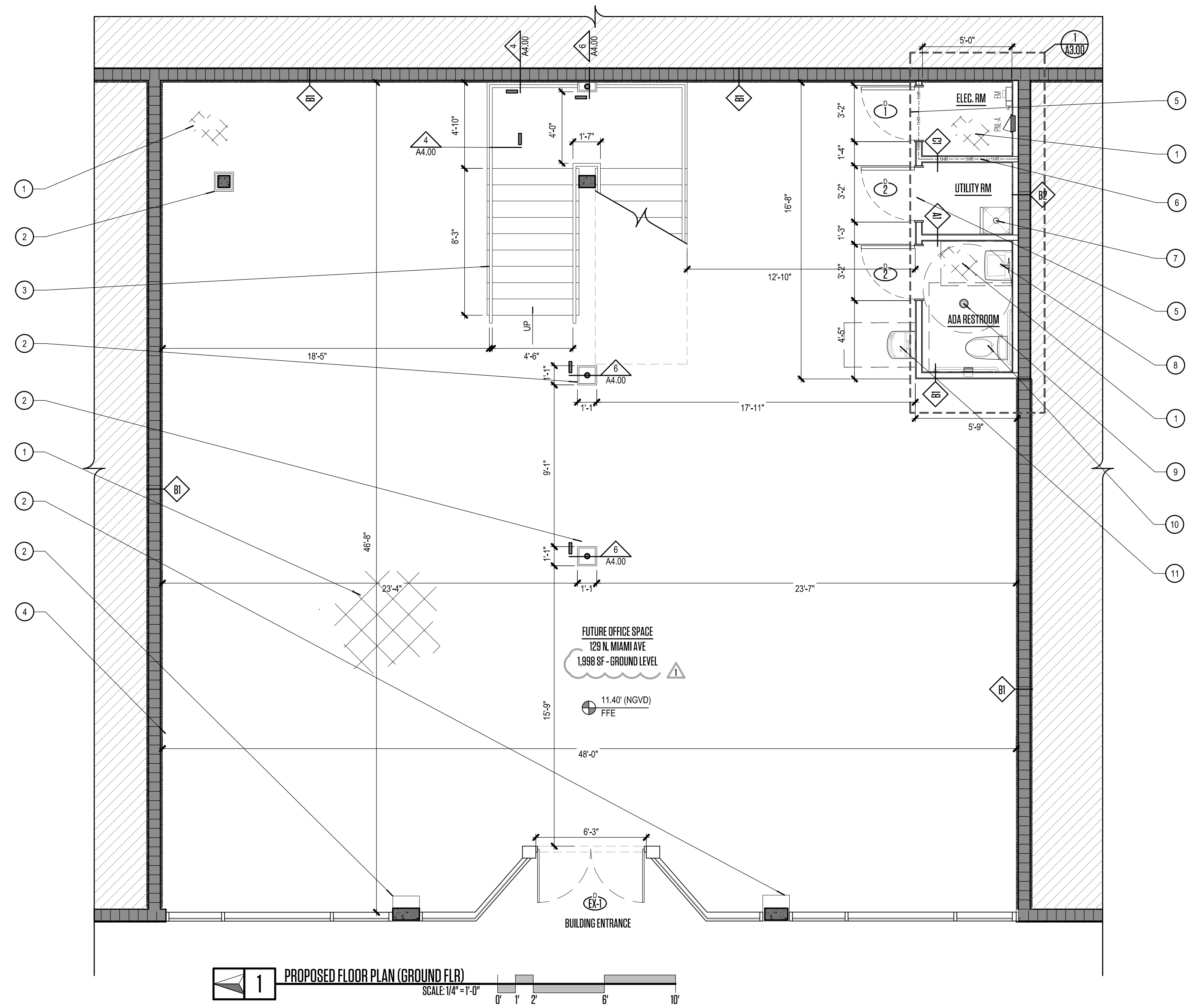
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GENERAL NOTES	
1.	ALL GWB PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQ'D. ALIGNED SURFACES.
2.	ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACES UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARK CLEAR OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF ALL WALL FINISHES.
3.	DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED.
4.	NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION (S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITIONS LAYOUTS, NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO PARTITION INSTALLATION.
5.	ALL EXPOSED GWB EDGES SHALL HAVE EDGES OR CORNER TRIMS AS REQUIRED. ALL WORK SHALL BE INSTALLED PLUM, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
6.	FOR LOCATION OF SWITCHES, OUTLETS, THERMOSTATS AND OTHER DEVICES, REFER TO DRAWINGS.
7.	ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES AND REGULATIONS.
8.	TRIM THE BOTTOM OF DOORS TO CLEAR TOP OF FINISH FLOOR BY 3/8" MINIMUM.
9.	ALL GLASS SHALL BE TEMPERED GLASS UNLESS OTHERWISE NOTED.
10.	F.R. WOOD BLOCKING SHALL BE PROVIDED AT LOCATION(S) WHERE MILLWORK, TOILET ROOM ACCESSORIES, SHELVEING, EQUIPMENT, FIXED FURNISHING ARE TO BE FASTENED TO THE PARTITIONS COORDINATE LOCATION WITH THE DIFFERENT TRADES.
11.	ALL DOORS SHALL HAVE 1'-6" CLEAR ON THE PULL SIDE AND 12" ON THE STRIKE SIDE IF LATCH AND CLOSER ARE PRESENT.
12.	COORDINATE FURNISHING AND EQUIPMENT WITH FURNISHING AND EQUIPMENT PLANS ALL COORDINATE INSTALLATION WORK WITH MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS AND M.E.P. DRAWINGS.
13.	GRID LINES ARE SHOWN FOR REFERENCE ONLY
14.	TENANT IMPROVEMENT RENOVATION WORK SHALL NOT IMPACT THE TENANT DEMISING WALL FIRE RATED ASSEMBLY. REFER TO WALL DETAILS.
15.	GLAZING IN DOORS SHALL BE SAFETY GLAZING, CAT I FOR GLAZING 9 S.F. OR LESS, CAT II FOR GLAZING MORE THAN 9 S.F.
16.	WOOD IN CONTACT WITH CONCRETE, MASONRY WALLS, SHALL BE PRESSURE TREATED

FLOOR PLAN LEGEND	
	NEW INTERIOR PARTITION (DIAGONAL HATCH)
	EXISTING INTERIOR PARTITION (SOLID HATCH)
	EXISTING EXTERIOR CMU PARTITION (SOLID HATCH)
	WINDOW TAG
	DOOR TAG
	WALL TAG (REFER TO PARTITION TYPE DETAILS & NOTES)
	SECTION CUT TAG
	DETAIL TAG
	KEY NOTE TAG
	ELEVATION CHANGE SYMBOL
	REVISION CLOUD AND SYMBOL. REFER TO COVER SHEET FOR REVISION INFORMATION.



PROPOSED FLOOR PLAN KEY NOTES	
①	NEW FLOORING TO BE INSTALLED BY FUTURE TENANT
②	EXISTING COLUMNS TO REMAIN PROVIDE FIRE PROTECTION
③	NEW HANDRAIL TO BE INSTALLED TO EXISTING STAIRWAY
④	NEW GYPSUM TO BE INSTALLED OVER EXISTING CMU WALLS
⑤	NEW DOOR TO BE INSTALLED
⑥	NEW 2-HOUR RATED GYPSUM INSTALLED OVER METAL STUDS. SEE WALL TYPE "C1" ON SHEET A4.00 FOR DETAILS.
⑦	NEW WASH BASIN INSTALLED, FIXTURES TBD OWNER
⑧	NEW WASH BASIN INSTALLED, FIXTURES TBD OWNER
⑨	NEW FLOOR DRAIN TO BE INSTALLED
⑩	NEW TOILET INSTALLED, FIXTURES TBD BY OWNER
⑪	NEW WATER FOUNTAIN, FIXTURES TBD BY OWNER

DOOR SCHEDULE								
TAG	TYPE	DOOR LEAF		TH	IMPACT	MTRL	HDW.	REMARKS
		W	H					
D-1	HINGED	36"	84"	1-3/4"	NO	METAL	PRIVACY LOCK	PROVIDE HINGED B-LABEL, 1 1/2 HR RATED DOOR, PROVIDE LEVER W/ DOOR STOP
D-2	HINGED	36"	84"	1-3/4"	NO	METAL	PRIVACY LOCK	PROVIDE HINGED B-LABEL, 20 MIN. RATED DOOR, PROVIDE LEVER W/ DOOR STOP
D-3	HINGED	2'	84"	1-3/4"	NO	METAL	PRIVACY LOCK	INTERIOR HINGED DOOR, PROVIDE LEVER W/ DOOR STOP
D-EX-1	HINGED	63"	84"	1-3/4"	NO	METAL & GLASS	PRIVACY LOCK	EXISTING FIRE RATED, WITH DOOR CLOSER MECHANISM

INTERIOR FINISH NOTE

ALL NEW FINISHES (WALL/CEILING/FLOOR) TO COMPLY WITH FBC 803 AND FBC 804, FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION

PLUMBING FIXTURE COUNT REQUIREMENT									
OCCUPANCY	WATER CLOSET		LAVATORY		DRINKING FOUNTAIN		SERVICE SINK		
	MALE/FEMALE		MALE/FEMALE		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED					
BUSINESS GROUP	1/25 = 1 WC	2 WC (27 OCC.)	1/40 = 1 LAV	2 LAV (27 OCC.)	1/100 = 1 DF	1 DF (27 OCC.)	1 SERVICE SINK	2 SERVICE SINK	

1. PLUMBING FIXTURE REQUIREMENTS BASED ON FBC-P 2020 (7TH EDITION) TABLE 403.1.
2. PLEASE SEE LIFESAFETY PLANS FOR OCCUPANCY GROUP AND OCCUPANCY LOAD CALCULATIONS.

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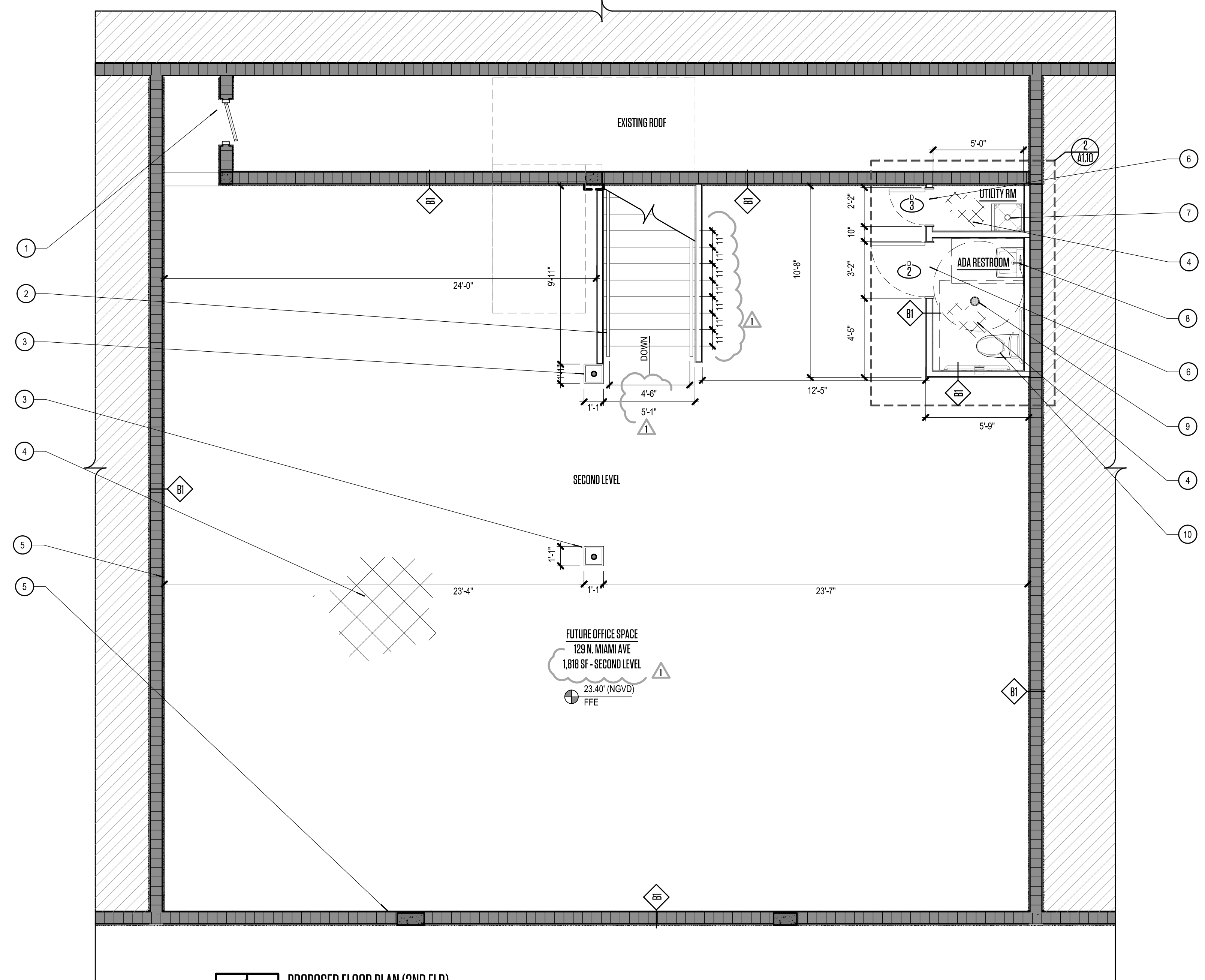
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PLUMBING FIXTURE COUNT REQUIREMENT								
OCCUPANCY GROUP	WATER CLOSET		LAVATORY		DRINKING FOUNTAIN		SERVICE SINK	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BUSINESS GROUP	1/25 = 1 WC	2 WC (27 OCC.)	1/40 = 1 LAV	2 LAV (27 OCC.)	1/100 = 1 DF	1 DF (27 OCC.)	1 SERVICE SINK	2 SERVICE SINK

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FLOOR PLAN LEGEND

	NEW INTERIOR PARTITION (DIAGONAL HATCH)
	EXISTING INTERIOR PARTITION (SOLID HATCH)
	EXISTING EXTERIOR CMU PARTITION (SOLID HATCH)
	WINDOW TAG
	DOOR TAG
	WALL TAG (REFER TO PARTITION TYPE DETAILS & NOTES).
	SECTION CUT TAG
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	KEY NOTE TAG
	ELEVATION CHANGE SYMBOL
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PROPOSED FLOOR PLAN KEY NOTES

1	NEW WINDOW TO BE INSTALLED
2	NEW HANDRAIL TO BE INSTALLED
3	EXISTING COLUMNS TO REMAIN PROVIDE FIRE PROTECTION
4	NEW FLOORING TO BE INSTALLED BY FUTURE TENANT
5	NEW GYPSUM TO BE INSTALLED OVER EXISTING CMU WALLS
6	NEW DOOR TO BE INSTALLED
7	NEW WASH BASIN INSTALLED, FIXTURES TBD OWNER
8	NEW WASH BASIN INSTALLED, FIXTURES TBD OWNER
9	NEW FLOOR DRAIN TO BE INSTALLED
10	NEW TOILET INSTALLED, FIXTURES TBD BY OWNER

DOOR SCHEDULE

TAG	TYPE	DOOR LEAF		TH	IMPACT	MTRL	HDW.	REMARKS
		W	H					
1-D	HINGED	3'	84"	1-3/4"	NO	METAL	PRIVACY LOCK	PROVIDE HINGED B-LABEL, 1/2 HR RATED DOOR, PROVIDE LEVER W/ DOOR STOP
2-D	HINGED	2'	84"	1-3/4"	NO	METAL	PRIVACY LOCK	INTERIOR HINGED DOOR, PROVIDE LEVER W/ DOOR STOP
3-EK	HINGED	63"	84"	1-3/4"	NO	METAL & GLASS	PRIVACY LOCK	EXISTING FIRE RATED, WITH DOOR CLOSER MECHANISM

INTERIOR FINISH NOTE

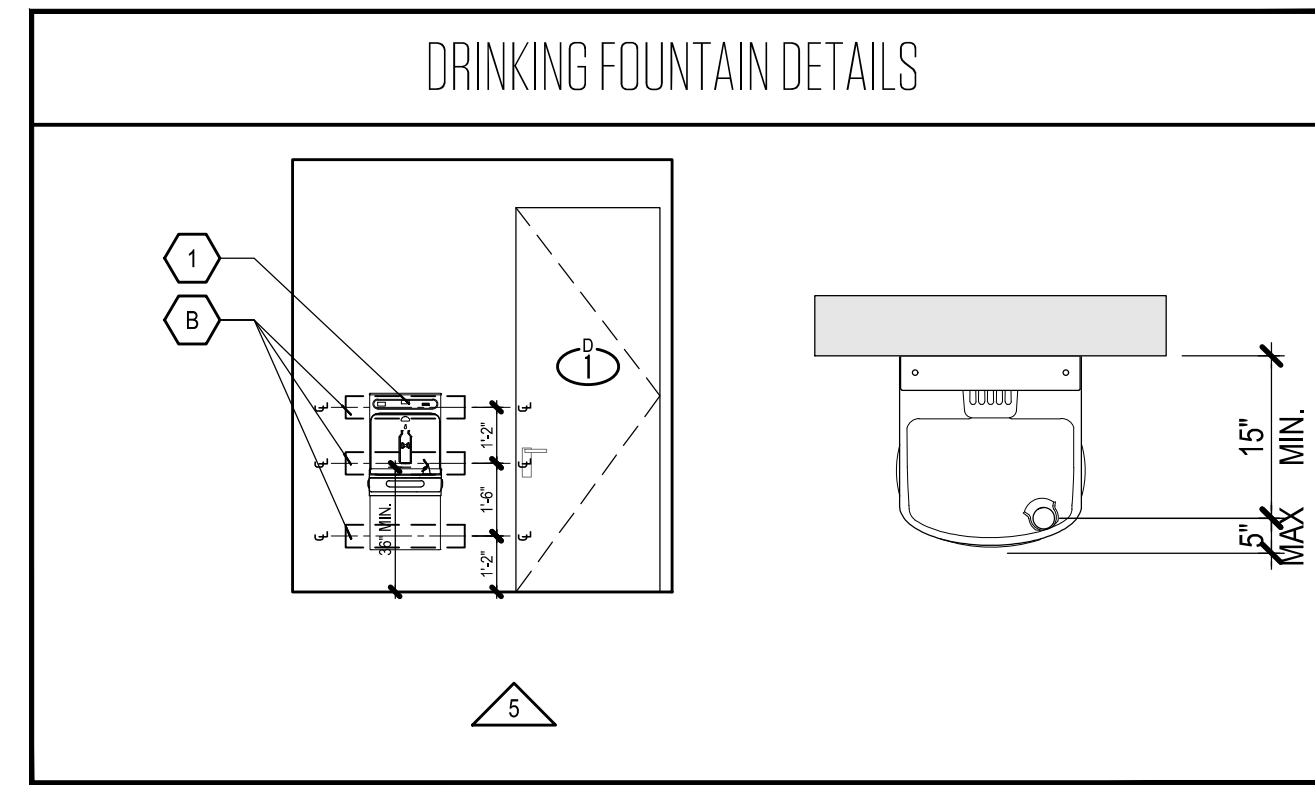
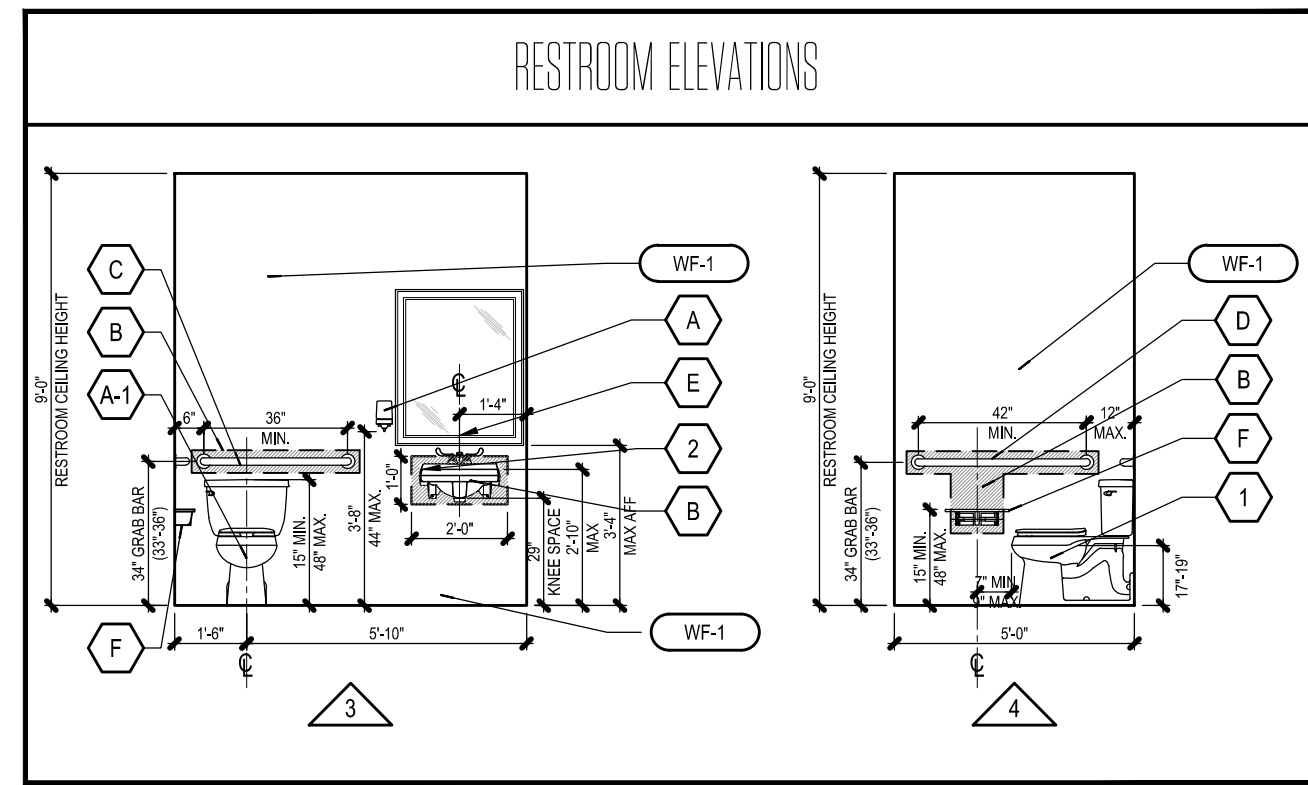
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ANCILLARY RESTROOM EQUIPMENT SPECIFICATIONS

TAG	DESCRIPTION	ADA
A	SOAP DISPENSER MFG: BOBRICK (OR EQUAL) MODEL: B-155 FINISH: POLISHED CHROME	
B	METAL BACKING MFG: TBD MODEL: 6" MIN. 16 GA. GALV. METAL BACKING FINISH: W/A	
C	36" GRAB BAR MFG: BOBRICK (OR EQUAL) MODEL: B-5806 x 36 FINISH: STAINLESS STEEL FINISH	
D	42" GRAB BAR MFG: BOBRICK (OR EQUAL) MODEL: B-5806 x 42 FINISH: STAINLESS STEEL FINISH	
E	CHANNEL FRAME MIRROR (TILTED) MFG: BOBRICK (OR EQUAL) MODEL: B-219-1836 W/ 1/4" TEMPERED GLASS FINISH: STAINLESS STEEL / POLISHED FINISH	
F	TOILET TISSUE DISPENSER MFG: BOBRICK (OR EQUAL) MODEL: 2740 FINISH: ALUMINUM FINISH	

DRINKING FOUNTAIN ADA MOUNTING NOTES

- SPOUT OUTLETS SHALL BE 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- THE SPOUT SHALL BE LOCATED 15 INCHES (380 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (125 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
- THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (103 MM) HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES (125 MM) MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES (75 MM) OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES (75 MM) AND 5 INCHES (125 MM) MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.
- SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES (965 MM) MINIMUM AND 43 INCHES (1090 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

TYP. RESTROOM NOTES

- WATER CLOSETS AND URINAL FLUSH VALVE CONTROLS AND FAUCET AND OPERATING MECHANISM CONTROL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" AFF. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THAN 5 LBS.
- SELF CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS
- WHERE TOWEL, SANITARY NAPKINS WASTE RECEPTACLES AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS INCLUDING COIN SLOTS WITHIN 40" FROM THE FINISHED FLOOR.
- LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH AND 8" MINIMUM DEPTH AT THE TOP TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MIN OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
- ONE UNISEX RESTROOM SHALL BE PROVIDED IN THE TENANT SPACE AS PER FBO-P-403.2 (EXCEPTION #3). SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR FEWER.

RESTROOM PLUMBING EQUIPMENT SPECIFICATIONS

TAG	DESCRIPTION	ADA
1	TWO-PIECE ELONGATED TOILET MFG: KOHLER MODEL: K-3578 TWO-PIECE ELONGATED 1.0 GPF TOILET ADA, OBC, CSA B651 COMPLIANT. COLOR: WHITE	
2	WALL HUNG LAVATORY MFG: KOHLER MODEL: K-1278 "CHESAPEAKE" WALL MOUNTED LAVATORY W/ CHROME P-TRAP AND COVER; PROVIDE ADA COMPLIANT FAUCET: K-15243-4RA-CP "CORALAIS" W/ LEVER HANDLE. COLOR: WHITE	

DRINKING FOUNTAIN EQUIPMENT SPECIFICATIONS

TAG	DESCRIPTION	ADA
3	DRINKING FOUNTAIN / BOTTLE FILLER MFG: ELKAY MODEL: EZSDWSLK EZH2O BOTTLE FILLING STATION WITH SINGLE ADA COOLER, NON-FILTERED NON-REFRIGERATED COLOR: LIGHT GRAY	

RESTROOM FINISH SPECIFICATIONS

TAG	DESCRIPTION
WF-1	GYPSUM BOARD DRYWALL WITH SMOOTH FINISH; PAINT COLOR OR WALLPAPER TBD BY OWNER.

ADA MOUNTING NOTES

- IT IS THE INTENT OF THE DESIGN THAT ALL ITEMS SHOWN AT TYPICAL HEIGHTS BE ACCESSIBLE TO PERSONS WITH DISABILITIES.
- THE MOUNTING HEIGHTS CLEARANCES AND CONFIGURATIONS SHOWN ON THIS SHEET ARE TYPICAL AND SHALL APPLY TO ALL INSTANCES OF THE ITEM SHOWN. THE DIMENSIONS SHOWN ON THIS SHEET TAKE PRECEDENCE OVER TYPICAL DIMENSIONS SHOWN ON THE ELECTRICAL OR MECHANICAL DRAWINGS FOR THE MOUNTING OF ITEMS INSTALLED BY THE ELECTRICAL OR MECHANICAL TRADES. TYPICAL MOUNTING HEIGHTS FOR ITEMS NOT SHOWN ON THIS SHEET MAY BE ILLUSTRATED BY OTHER SHEETS. REFER TO "INDEX OF DRAWINGS" FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL VERIFY IN FIELD THAT EXISTING RESTROOMS FIXTURES AND ACCESSORIES TO REMAIN COMPLY WITH ADA MOUNTING HEIGHTS. IN CASE OF DISCREPANCIES GC SHALL RELOCATE FIXTURES AND PATCH IMPACTED AREAS TO MATCH ADJACENT FINISHES.
- FOR LOCATION OF ACCESSORIES REFER TO RESTROOM INTERIOR ELEVATIONS.
- FOR FIXTURES AND PLUMBING ACCESSORIES REFER TO PLUMBING SCHEDULE.

ADA SIGNAGE AND SIGNAGE NOTES

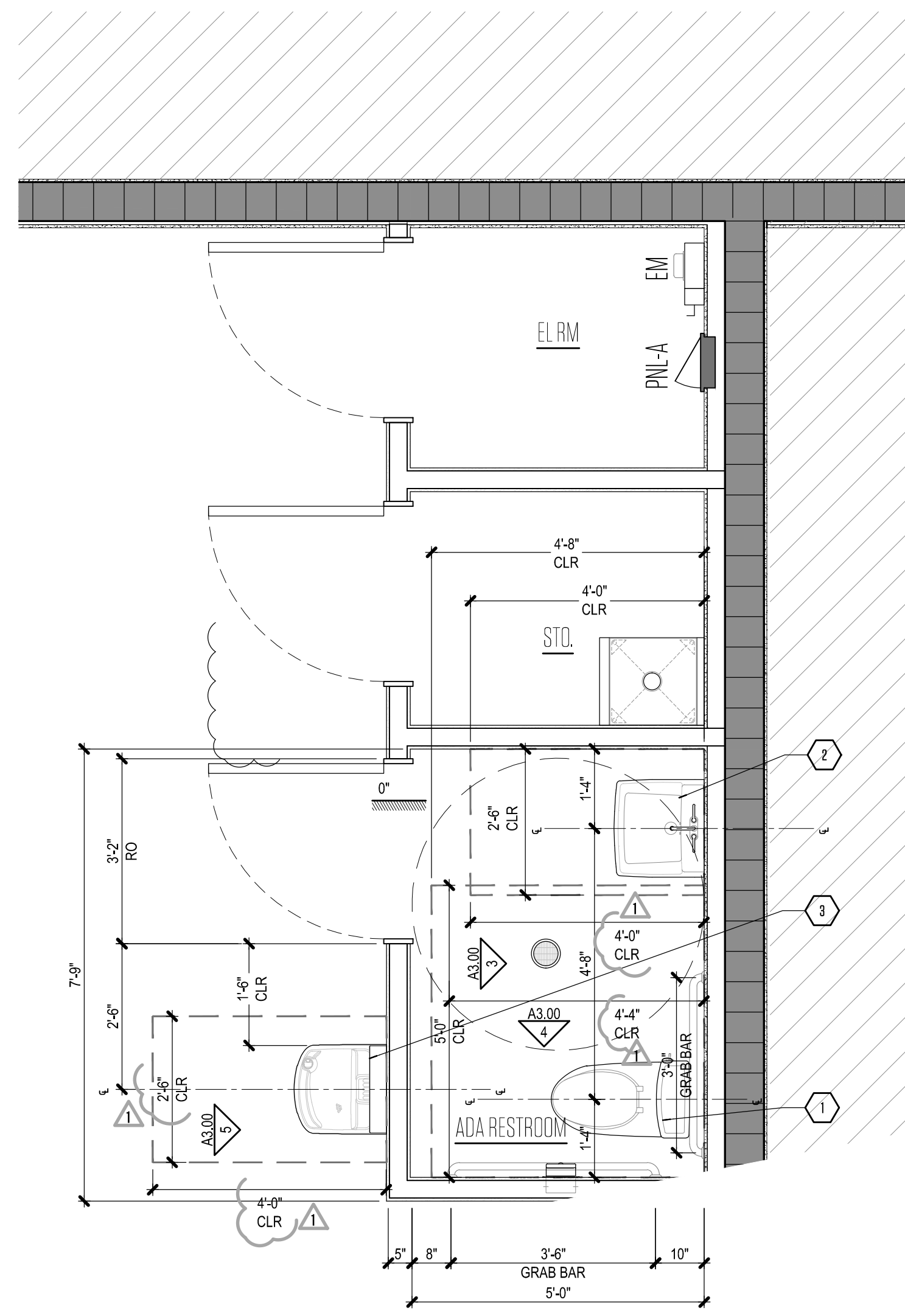
NOTE:
1. ROOM IDENTIFICATION SIGN ON WALL AT LATCH SIDE OF DOOR.

ALL ADA SIGNS SHALL CONFORM WITH FBC ACCESSIBILITY GUIDELINES:

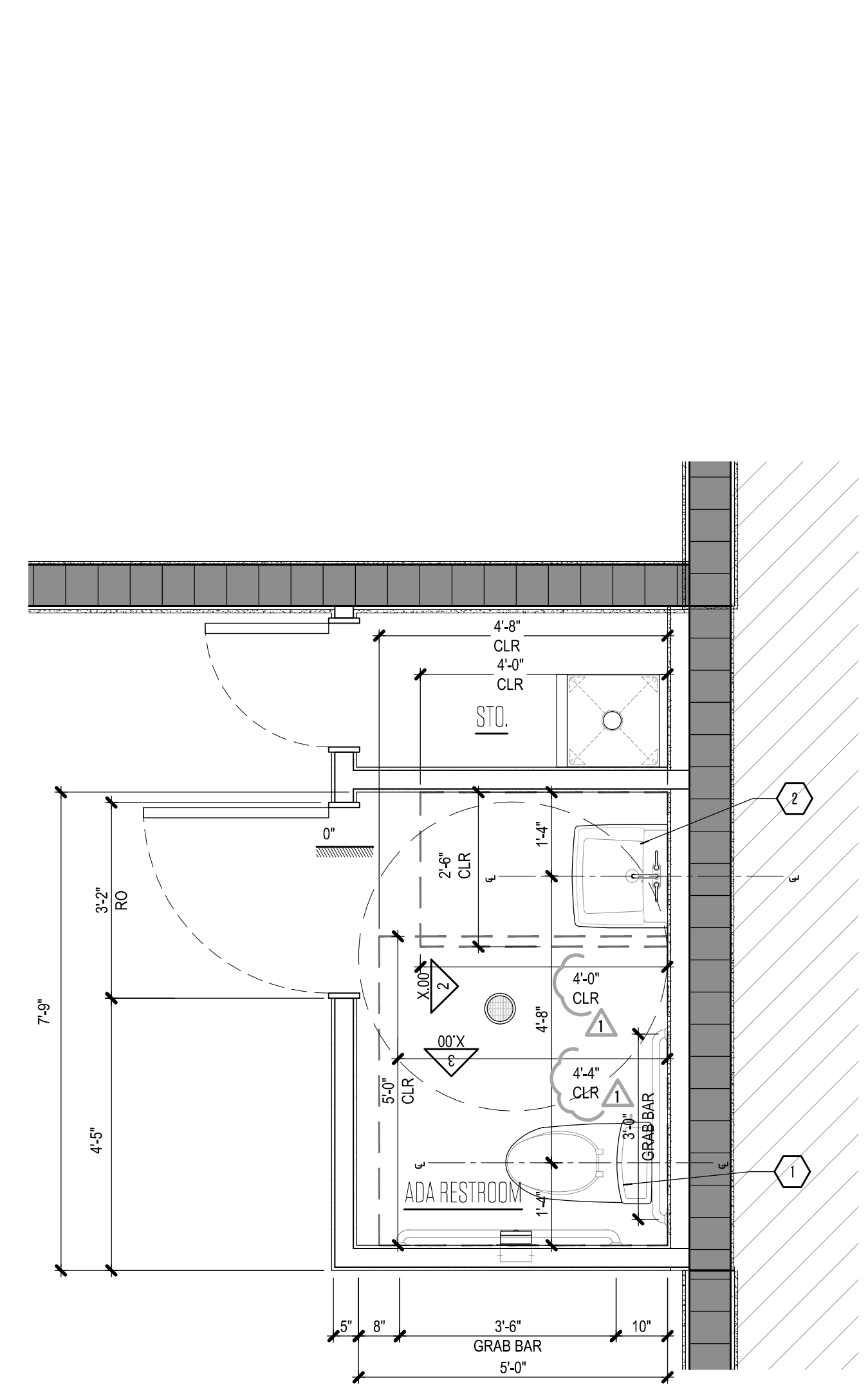
- LETTERS AND NUMBERS MUST BE RAISED 1/32" FROM SIGNAGE SURFACE.
- CHARACTER HEIGHT MUST BE AT LEAST 5/8" BUT NOT TO EXCEED 2". TYPE STYLE FOR LETTERS AND NUMBERS SHALL BE SANS SERIF OR SIMPLE SERIF.
- PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW PICTOGRAM DOOR MOUNTED ACCESSIBILITY SIGN.
- PLASTIC LAMINATE SECURED TO CENTER OF DOOR FACE CENTER LINE AT 60" A.F.F.
- WOMEN SYMBOL 1/4" THICK 12" DIAMETER.
- MEN'S SYMBOL 1/4" THICK TRIANGLE 12" SIDES.
- COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM COLOR AND CONTRAST OF DOOR. USE NEMA RATED SELF EXTINGUISHING ADHESIVE TO MOUNT.

DOOR MOUNTED ACCESSIBILITY SIGN:

- PLASTIC LAMINATE SECURED TO CENTER OF DOOR FACE CENTER LINE AT 60" A.F.F.
- WOMEN'S SYMBOL 1/4" THICK 12" DIAMETER.
- MEN'S SYMBOL 1/4" THICK TRIANGLE 12" SIDES.
- COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM COLOR AND CONTRAS OF DOOR USE NEMA RATED SELF EXTINGUISHING ADHESIVE TO MOUNT



1 ENLARGED RESTROOM PLAN (GROUND FLR)
SCALE: 1/2" = 1'-0"



2 ENLARGED RESTROOM PLAN (SECOND FLR)
SCALE: 1/2" = 1'-0"



EXISTING FACADE KEY NOTES

1	EXISTING DOORS TO REMAIN.
2	EXISTING STOREFRONT ASSEMBLY TO REMAIN (NIC).

PROPOSED INTERIOR "VANILLA SHELL" FOR:
129 BUILDING IMPROVEMENTS
129 NORTH MIAMI AVENUE
MIAMI, FL 33128

REVISIONS:

NO.	DATE	DESCRIPTION
1	2021.04.01	PRELIMINARY REVIEWS

DRAWN	J.C.
CHECKED	
DATE	01.10.2021
SCALE	AS INDICATED
JOB NO.	20-023
SHEET	
A3.00	
14 OF XX SHEETS	