

PROJECT DATA:
EXTENSION OF USE FOR: TANGERINE LEARNING CENTER 7699 BISCAINE BLVD, 2ND FLOOR MIAMI, FL 33138
PROPERTY ADDRESS & FOLIO NUMBER:
7699 BISCAINE BLVD, 2ND FLOOR MIAMI, FL 33138
FOLIO NO: 01-3207-018-0130
PROPERTY OWNER:
EMPIRE PLAZA LLC 1754 BAY RD MIAMI BEACH, FL 33139
FULL LEGAL DESCRIPTION:
AQUA MARINE PB 19-60; LOTS 1 THRU 3 INC BLK 2; LOT SIZE 75X128; OR 21110-3027 0303 1; COC 21660-4487 09 2003 1



SCOPE OF WORK:
THIS SCOPE OF WORK IS INTENDED TO PROVIDE A GENERAL DESCRIPTION OF THE WORK PROPOSED. THE PROJECT ENCOMPASSES THE CHANGE OF USE / OCCUPANCY FROM AN EXISTING COMMERCIAL SPACE TO A PRE-SCHOOL, AS IS AS FOLLOWS: EXTENSION / CONTINUATION OF USE OF AN EXISTING MONTESSORI SCHOOL ON 1ST FLOOR TO THE 2ND FLOOR; NO NEW WORK. TOTAL AREA = 1,400 SQ.FT. (EXISTING & PROPOSED)
-NO INTERIOR WORK -NO EXTERIOR WORK -NO MECHANICAL WORK -NO PLUMBING WORK -NO ELECTRICAL WORK -NO STRUCTURAL WORK
APPLICABLE CODES & DESIGN CRITERIA:
THE FOLLOWING DRAWINGS & SPECIFICATIONS WERE PREPARED USING: - FLORIDA BUILDING CODE 8th EDITION - FLORIDA FIRE PREVENTION CODE 8th EDITION - NEC 2023

OCCUPANCY CLASSIFICATION:
THE OCCUPANCY CLASSIFICATION OF THE SUBJECT PROPERTY IS: BUSINESS GROUP B AS PER, FBC-2023-BUILDING, CHAPTER 3
CONSTRUCTION CLASSIFICATION:
THE CONSTRUCTION CLASSIFICATION OF THE SUBJECT PROPERTY IS: TYPE II-A AS PER, FBC-2023-BUILDING, SECTION 601

SHEET INDEX:
ARCHITECTURAL DRAWINGS: A-00 COVER SHEET A-01 TITLE SHEET, GENERAL NOTES & PROJECT DATA & INFORMATION A-02 SITE PLAN, DATA & INFORMATION A-03 FLOOR PLANS: EXISTING & DEMOLITION A-04 FLOOR PLANS: PROPOSED LS-01 LIFE SAFETY

GENERAL NOTES:	34. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW.
1. THE TERMS GENERAL CONTRACTOR , CONSTRUCTION CONTRACTOR , CONTRACTOR SHALL BE UNDERSTOOD TO BE THE SAME AND UNLESS SPECIFICALLY NOTED OTHERWISE.	35. DISCREPANCIES (BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING):
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.	35.A. SHOULD A DISCREPANCY OR CONFLICT BE DISCOVERED IN THE CONTRACT DOCUMENTS, THE MORE STRICT REQUIREMENTS SHALL APPLY.
3. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS, WHICH WOULD INTERFERE WITH THE SATISFACTORY EXECUTION OF DESIGN AND/OR COMPLETION OF THE WORK, PRIOR TO THE START OF ANY AND ALL WORK.	35.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.
4. GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIARIZED WITH THE DRAWINGS & SPECIFICATIONS AND WITH THE CONDITIONS AT THE PLACE WHERE THE WORK IS TO BE PERFORMED AFFECTING SUCH DRAWINGS AND SPECIFICATIONS. T	35.C. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. HE GENERAL CONTRACTOR IS RESPONSIBLE TO DISTRIBUTE THE APPROPRIATE DOCUMENTS TO THE SUBCONTRACTORS AND VENDORS IN ORDER TO COORDINATE WITH OTHER TRADES AFFECTING THE COMPLETION OF THEIR WORK.	35.D. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL THE REQUIRED DOCUMENTS AND CERTIFICATES OF INSPECTION AND SHALL PERFORM ALL THE CONTROLLED INSPECTIONS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR DEPARTMENT OF BUILDING OR OTHER RELATED AGENCY.	35.E. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS D. SHALL BE FOLLOWED.
7. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE ARCHITECT FOR REVIEW AND ARCHITECT/OWNER APPROVAL. NO WORK IS TO PROCEED UNTIL AN AUTHORIZATION TO PROCEED, SIGNED BY THE ARCHITECT & OWNER IS RETURNED TO THE GENERAL CONTRACTOR.	36. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITH THE BUILDINGS CONSTRUCTION IS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL, THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR HIS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, SHALL NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION ASSEMBLY.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR OWNERS OWN CONTRACTORS. HE/SHE SHALL AFFORD SUCH CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT FOR THE EXECUTION OF THEIR WORK.	37. CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION.
9. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN.	38. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED.
10. ALL WORK SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND ALL MATERIALS USED IN THE EXECUTION OF THE WORK SHALL BE NEW AND OF THE BEST QUALITY OF THE TYPE SPECIFIED.	39. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES, ACCESSORIES AND OTHER ITEMS DESCRIBED IN DRAWINGS.
11. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT AND OWNER WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO THE PROCUREMENT OF ANY SUCH MATERIAL.	40. CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS. THE OMISSIONS OF ANY OR ALL ACCESS PANELS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS PER ARCHITECT'S APPROVAL.
12. SUBSTITUTIONS SHALL NOT DELAY THE PROGRESS OF THE WORK. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.	41. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS, AND OTHER WALL MOUNTED FIXTURES NOT SPECIFIED IN THE DRAWINGS.
13. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO THE WORK BEING PERFORMED, AND IN ACCORDANCE WITH THE PROCEDURE DESCRIBED IN THE CONTRACT DOCUMENTS.	42. CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING ALL DEBRIS AND CONSTRUCTION MATERIALS FROM THE SITE.
14. ALL PUBLIC AREAS SUCH AS AN ELEVATOR, LOBBY, CORRIDOR, TOILET AND SERVICE HALLS SHALL BE PROTECTED FROM DAMAGE. EQUIPMENT OF OTHERS AND ADJACENT PROPERTIES SHALL ALSO BE PROTECTED AND BE RESTORED IF DAMAGED DURING THE COURSE OF CONSTRUCTION, TO THE SATISFACTION OF THE OWNER.	43. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPER REGULAR CLEANING OF ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONTS, FLOORS, CARPETS, WALLS, DOORS, EQUIPMENT, ETC.
15. GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM AND CLEAN ALL CARPETED AREAS, FLOORING, MILLWORK, LIGHT FIXTURES, GLASS, ETC. HE/SHE SHALL ALSO UNCOVER AND VACUUM OUT ALL MECHANICAL UNITS AFTER WORK IS COMPLETED AND MAINTAIN CLEAN CONDITIONS THROUGH THE TENANTS MOVE-IN.	44. ANY DAMAGE TO EXISTING STRUCTURE DURING THE CONSTRUCTION OF THE NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTORS EXPENSE AND SHALL NOT BE A COST OF THE WORK.
16. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO MAINTAIN HARMONY AMONG ALL TRADES AND AVOID ANY LABOR DISPUTE THAT MAY CAUSE A DELAY IN COMPLETING THE WORK. ANY LABOR DISPUTE, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	45. CONTRACTOR SHALL PROVIDE PROPER SAFEGUARDS IN COMPLIANCE WITH O.S.H.A. STANDARDS DURING ALL PHASES OF CONSTRUCTION.
17. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE, WILL BE AS BINDING AS IF CALLED FOR BY ALL.	46. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING, OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND/OR FIRE PROTECTION DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INTERPRETED BASED ON THE MOST EXPENSIVE METHODS OR FINISH REQUIRED TO CORRECT THE DISCREPANCY.
18. ALL SHOP DRAWINGS AND CUT MARKS, ARE FOR REVIEW AND VERIFICATION OF ADHERENCE TO THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, ERRORS, AND/OR OMISSIONS ON THEIR DRAWINGS.	47. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WINDOWS, SLIDING GLASS DOORS, STORE FRONT, METAL LOUVERS, ALUMINUM AND GLASS RAILINGS, STAIR RAILINGS & HANDRAILS, CANOPY, SKYLIGHTS, ALUMINUM TRELIS, METAL STAIRS, FLOOD PROOF PANELS AND ANY OTHER ITEM AS REQUIRED BY THE FLORIDA BUILDING CODE OR ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION IN THE PROJECT.
19. WHERE THE TERM EQUAL IS USED IN SPECIFICATIONS IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL. ACTUAL SAMPLES OF THE SUBSTITUTIONS SHALL ALSO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.	48. SHOP DRAWINGS MAY REQUIRE APPROVAL AT THE BUILDING DEPARTMENT WHICH IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROCURE.
20. THE CONTRACTOR SHALL FURNISH AND PAY FOR AT THEIR OWN EXPENSE; THE SERVICES OF APPROVED TESTING LABORATORIES OR AGENCIES REQUIRED FOR TESTS AND INSPECTIONS OF ALL CONSTRUCTION METHODS SUBJECT TO CONTROLLED INSPECTIONS.	
21. GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT AS REQUIRED ALL TENANT OCCUPIED AREAS WHERE FINISH WORK OR GENERAL CONSTRUCTION IS TO BE PERFORMED. GENERAL CONSTRUCTION TO INSTALL ADEQUATE PROTECTION ON ALL FINISHED SURFACES PRIOR TO THE OWNERS MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE WORK.	
22. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY HIS SUBCONTRACTORS, SUB-SUBCONTRACTORS OR VENDORS.	
23. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY FASTENERS, SUPPORTS, SHIMMING, FLASHING, PATCHING AND OTHER MISCELLANEOUS PARTS FOR THE PROPER INSTALLATION OF SUCH ITEMS AND SHALL CONSULT WITH OWNERS VENDORS.	
24. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE REQUIRED TO ATTEND PROJECT MEETINGS AT THE PROJECT SITE WHEN REQUIRED BY THE ARCHITECT AND OWNER AND PREPARE AND DISTRIBUTE MEETING MINUTES OF SUCH MEETINGS.	
25. THE GENERAL CONTRACTOR SHALL ARRANGE FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES AND CONTROLS AS REQUIRED FOR THE PROPER AND TIMELY EXECUTION OF THE WORK.	
26. THE GENERAL CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROPERLY CONTROL DUST FROM RISING. PROTECT UNALTERED PORTIONS OF THE EXISTING BUILDING AFFECTED BY THE OPERATIONS UNDER THIS SECTION BY DUST PROOF PARTITIONS AND OTHER ADEQUATE MEANS.	
27. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEATHER, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSUFFICIENT PROTECTION.	
28. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THE PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.	
29. CONTRACTOR MUST NOTIFY ARCHITECT AND OWNER IN WRITING IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD AND THE ISSUE MUST BE RESOLVED PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.	
30. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS.	
31. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.	
32. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP.	
33. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION.	

ABBREVIATIONS:			
@	AT	INT.	INTERIOR
A.C.T.	ACOUSTICAL CEILING TILE	L.	LENGTH
A.F.C.	ABOVE FINISHED CEILING	MANUF.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
A.H.U.	AIR HANDLER UNIT	MECH.	MECHANICAL
AL., ALLU.	ALUMINUM	MEZZ.	MEZZANINE
BOT.	BOTTOM	MIN.	MINIMUM
C.B.S./CMU	CONC. BLOCK SYSTEM	MISC.	MISCELLANEOUS
CEIL., CLG.	CEILING	M.O.	MASONRY OPENING
CL.	CENTER LINE	MTL.	METAL
CLO.	CLOSET	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	NO.	NUMBER
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
CORR.	CORRIDOR	PERM.	PERMANENT
CTR.	CENTER	PLMB.	PLUMBING
D.	DEPTH	PNL.	PANEL
DBL.	DOUBLE	PRTN.	PARTITION
DET., DTL.	DETAIL	PNT.	PAINT
DIA.	DIAMETER	P.S.F.	POUNDS SQUARE FOOT
DIM.	DIMENSION	R.	RADIUS
DN.	DOWN	R.C.P.	REFLECTED CEILING PLAN
EL.	ELEVATOR	RD.	ROOF DRAIN
ELEC.	ELECTRICAL	RECP.	RECEPTACLE
EQ.	EQUAL	REF.	REFRIGERATOR
EQUIP.	EQUIPMENT	R.O.	ROUGH OPENING
EXH.	EXHAUST	REQD.	REQUIRED
EXIST.	EXISTING	RM.	ROOM
EXP.	EXPOSED	S.S.	STAINLESS STEEL
EXT.	EXTENSION	S.C.	SOLID CORE
F.D.	FIRE DEPARTMENT	SECT.	SECTION
F.E.	FIRE EXTINGUISHER	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATIONS
F.F.	FINISH FLOOR	SPKLR.	SPRINKLER
F.F.E.	FINISH FLOOR ELEVATION	SQ.	SQUARE FOOT
FL., FLR.	FLOOR	STD.	STANDARD
FT.	FOOT	STL.	STEEL
FIX.	FIXTURE	STRUC.	STRUCTURAL
FTG.	FOOTING	TEL.	TELEPHONE
GA.	GAUGE	THK.	THICK
GALV.	GALVANIZED	T.O.	TOP OF
G.C., GC.	GENERAL CONTRACTOR	T.O.B.	TOP OF BEAM
GPM.	GYP SUM	T.O.S.	TOP OF SLAB
G.W.B.	GYP SUM WALL BOARD	TYP.	TYPICAL
HDWRE.	HARDWARE	U.L.	UNDERWRITERS LABORATORY
H.M.	HOLLOW METAL	VERT.	VERTICAL
HOR.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
H.P.	HIGH POINT	W.	WIDTH
HR.	HOUR	W.	WITH
H.R.	HAND RAIL	W.C.	WATER CLOSET
HW.	HOT WATER	WD.	WOOD
I.D.	INSIDE DIAMETER	W.P.	WATER PROOF
IN.	INCH		
INFO.	INFORMATION		
INSUL.	INSULATION		

EXTENSION OF EXISTING USE
PERMIT SET
TANGERINE LEARNING CENTER
7699 BISCAINE BLVD., 2ND FLOOR
MIAMI, FL 33138

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REVISED:

B.D.C. - 07/2024

GENERAL NOTES &
INFORMATION

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07/03/2024

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