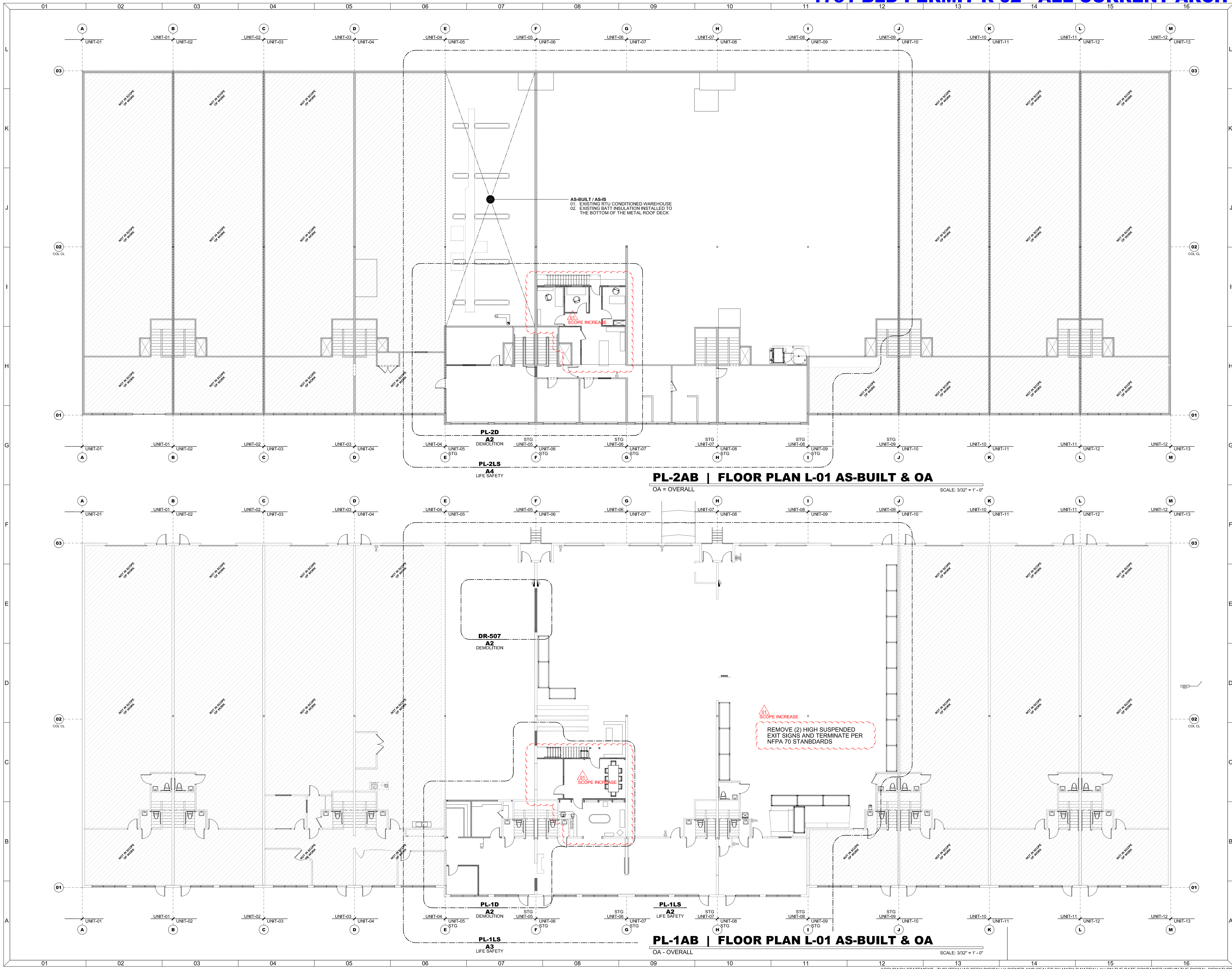




R-01

DATE	MARK	REMARK	BY
2026-03-25	01		

PROJECT NO	CHK BY	DATE
1751	NN	2026-03-25

AS INDICATED	SCALE

2026-03-25

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AR DEMOLITION SPEC

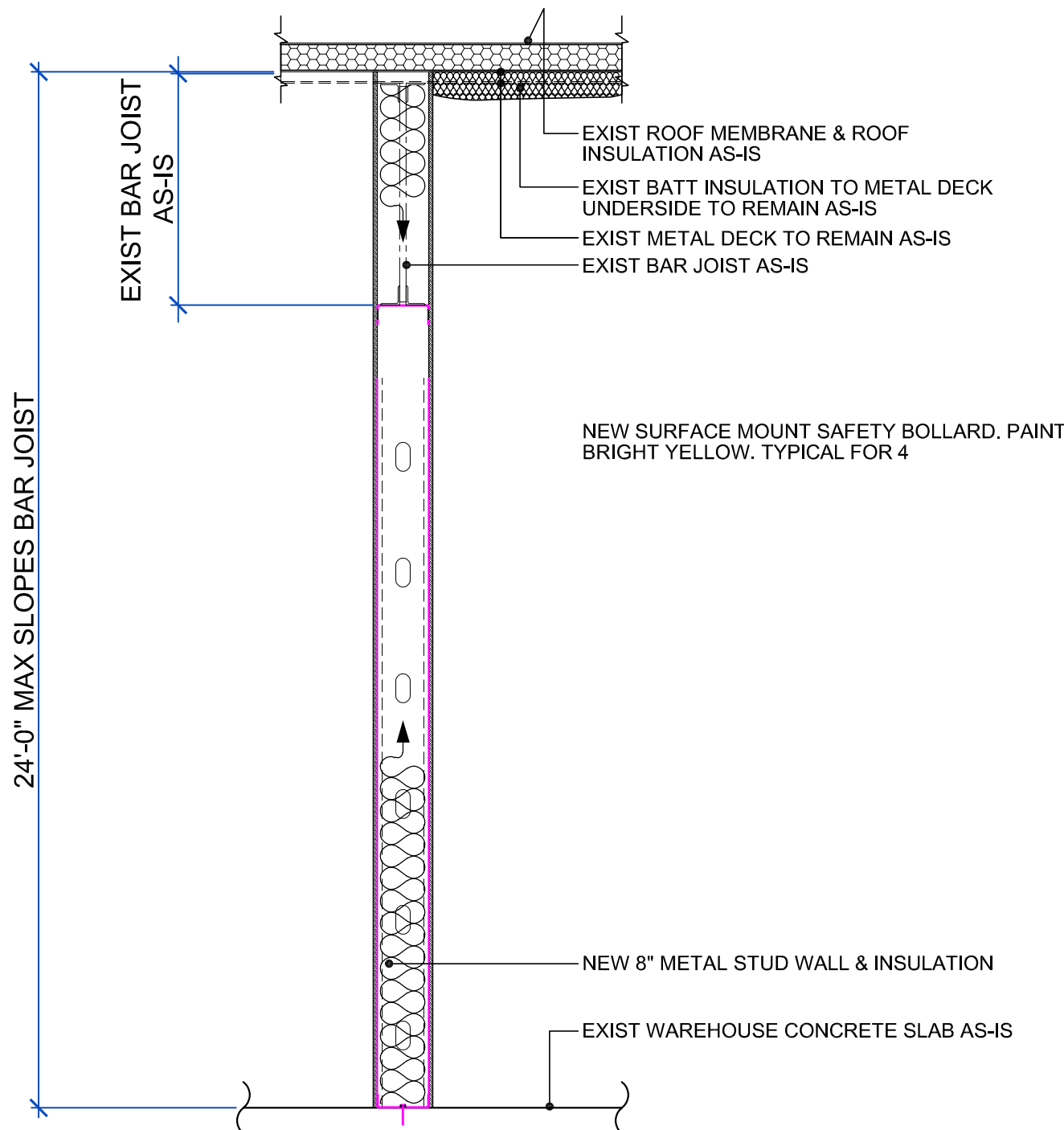
DEMOLITION GENERAL NOTES:

- D-01. SHORING: THE GENERAL CONTRACTOR SHALL CONTRACT WITH A FLORIDA LICENSED SHORING COMPANY AND SUBMIT TO THE ARCHITECT'S OFFICE PDF ELECTRONIC SHORING ENGINEERING.
- D-02. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE APPROVED PORTABLE FIRE EXTINGUISHER PER FBC 906 AND ALSO FOR THE FOLLOWING:
- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED
 - IN EVERY STORAGE AND CONSTRUCTION SHED
 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- D-03. SUBMIT SCHEDULE INDICATING PROPOSED METHODS AND SEQUENCE OF OPERATIONS, FOR SELECTIVE DEMOLITION WORK, TO OWNER'S REPRESENTATIVE, FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. INCLUDE COORDINATION FOR SHUT-OFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR DUST AND NOISE CONTROL PROTECTION.
- D-04. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- D-05. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
- D-06. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY.
- D-07. REMOVE PROTECTIONS AT COMPLETION OF WORK.
- D-08. MAINTAIN EXISTING UTILITIES, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS, TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR, TO LOWEST PRACTICAL LEVEL, COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- D-10. PROVIDE INTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
- D-11. COVER AND PROTECT EQUIPMENT AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS AND AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.
- D-12. PERFORM SELECTIVE DEMOLITION IN A SYSTEMATIC MANNER AND CONFORMING TO GOVERNING REGULATIONS. CONSTRUCTION TO REMAIN USING POWER DRIVEN MASONRY SAW OR HAND TOOL. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
- D-14. PROVIDE SERVICES FOR EFFECTIVE AIR AND AIR POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- D-15. DEMOLISH FOUNDATION WALLS WHERE INDICATED TO DEPTH INDICATED, NO LESS THAN 12" BELOW EXISTING GROUND SURFACE. DEMOLISH AND REMOVE BELOW-GRADE WOOD OR METAL CONSTRUCTION WHERE NECESSARY. BREAKUP BELOW GRADE CONCRETE SLABS.
- D-16. FOR INTERIOR SLABS ON GRADE, USE REMOVAL METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS. USE POWER SAW WHERE POSSIBLE.
- D-17. COMPLETELY FILL BELOW AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL AND SAND, FREE OF TRASH, DEBRIS, OR STONES OVER 4" IN DIAMETER.
- D-18. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS IN CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH THE NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITING.
- D-19. REMOVE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
- D-20. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- D-21. UPON COMPLETION OF DEMOLITION WORK REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
- D-22. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
- D-23. NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.
- D-24. CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.
- D-25. THE OPERATION OF SPRINKLER CONTROL VALVES SHALL BE PERMITTED ONLY BY PROPERLY AUTHORIZED PERSONNEL AND SHALL BE ACCOMPANIED BY NOTIFICATION OF DULY DESIGNATED PARTIES. WHEN THE SPRINKLER PROTECTION IS BEING REGULARLY TURNED OFF AND ON TO FACILITATE CONNECTION OF NEWLY COMPLETED SEGMENTS, THE SPRINKLER CONTROL VALVES SHALL BE CHECKED AT THE END OF EACH WORK PERIOD TO ASCERTAIN THAT PROTECTION IS IN SERVICE.

DP - DEMOLITION PLAN NOTES:

- DP-01. REMOVE WALLS AND RELATED ASSEMBLIES.
- DP-02. REMOVE CEILING GRID AND RELATED ASSEMBLIES.
- DP-03. FIRE PROTECTION: CEILING TO BE REMOVED. REORIENT THE SPRINKLER HEAD FROM DOWN FACING TO UP FACING.
- DP-04. STEEL COLUMN & BEAM - TO REMAIN AS-IS.
- DP-05. HVAC WALL HEADER - ADD DUCT(S) PASSAGE FOR RELOCATED DUCT LOCATION.
- DP-06. REMOVE EXPIRED EXHAUST DUCT.
- DP-07. EXISTING BATHROOM: TERMINATE SERVICE OF WATER & SEWER TO BE CONCEALED IN WALL FOR FUTURE REUSE.
- DP-08. GENERAL CONTRACTOR TO SUBMIT DOCUMENT OF SERVICE LOCATION TO OWNER & ARCHITECT.
- [R-01] REMOVE FLOOR ASSEMBLY.

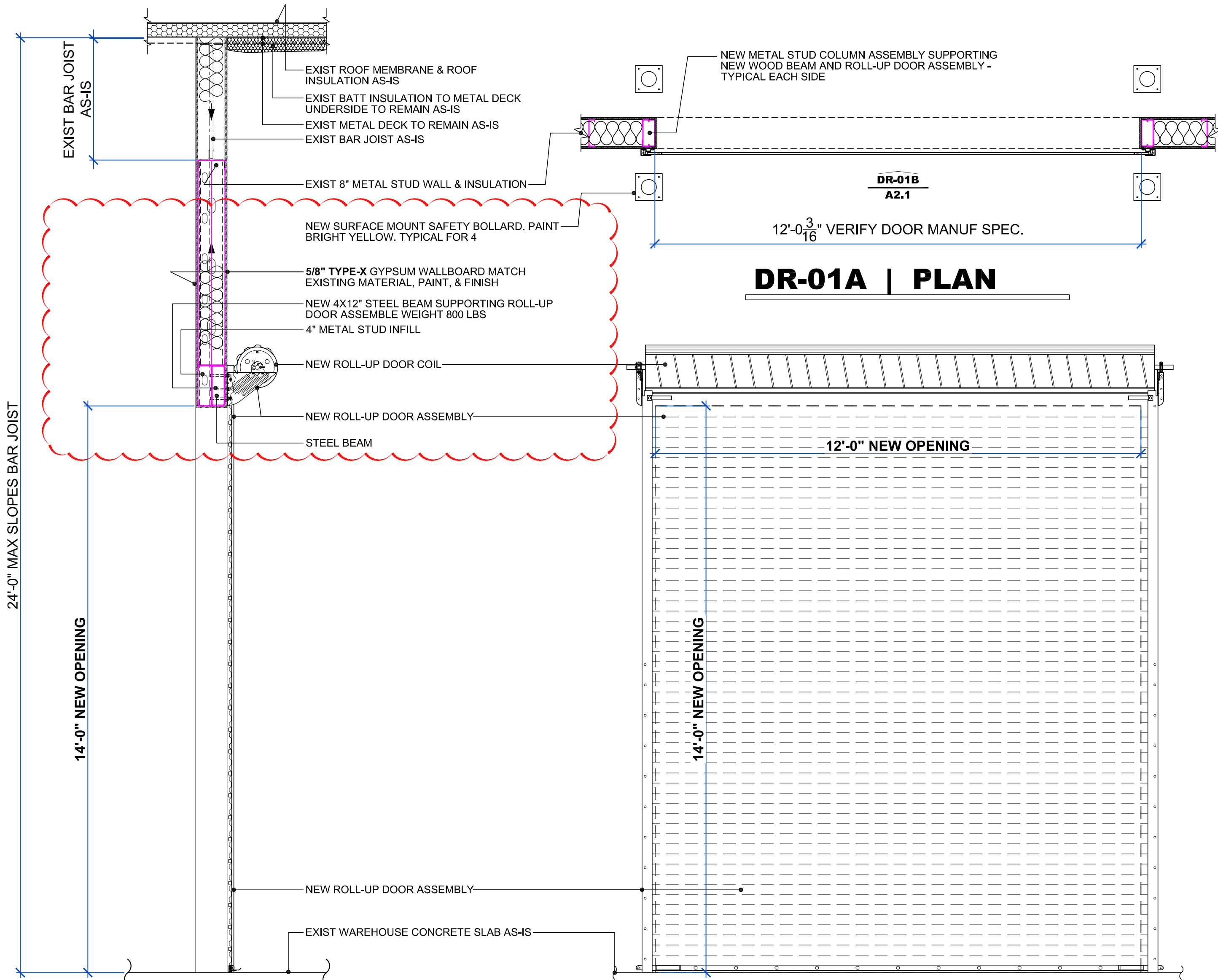
WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE					
GA FILE NO. WP 1072		GENERIC		1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, STEEL STUDS					
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3 5/8" steel studs 24" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at floor and ceiling runners and intermediate studs.					
Joints staggered 24" on each side and on opposite sides. Sound tested with 3 1/2" glass fiber friction fit in stud space. (NLB)					
Thickness:				4 7/8"	
Limiting Height:				Refer to Section IV	
Approx. Weight:				6 p.f.	
Fire Test:				See WP 1200 (FM WP-45, 6-19-68; OSU 1-1770, 8-61; ULC 791664, 791680, 791497, 8-12-81; ULC Design W415)	
Sound Test:				NRCC 816-W, 2-3-81	



DR-01C | SECTION

W-01.1 | WALL PARTITION

SCALE: 1/2" = 1' - 0"



DR-01C | SECTION

DR-01B | ELEV

DR-507 | ROL-UP DOOR

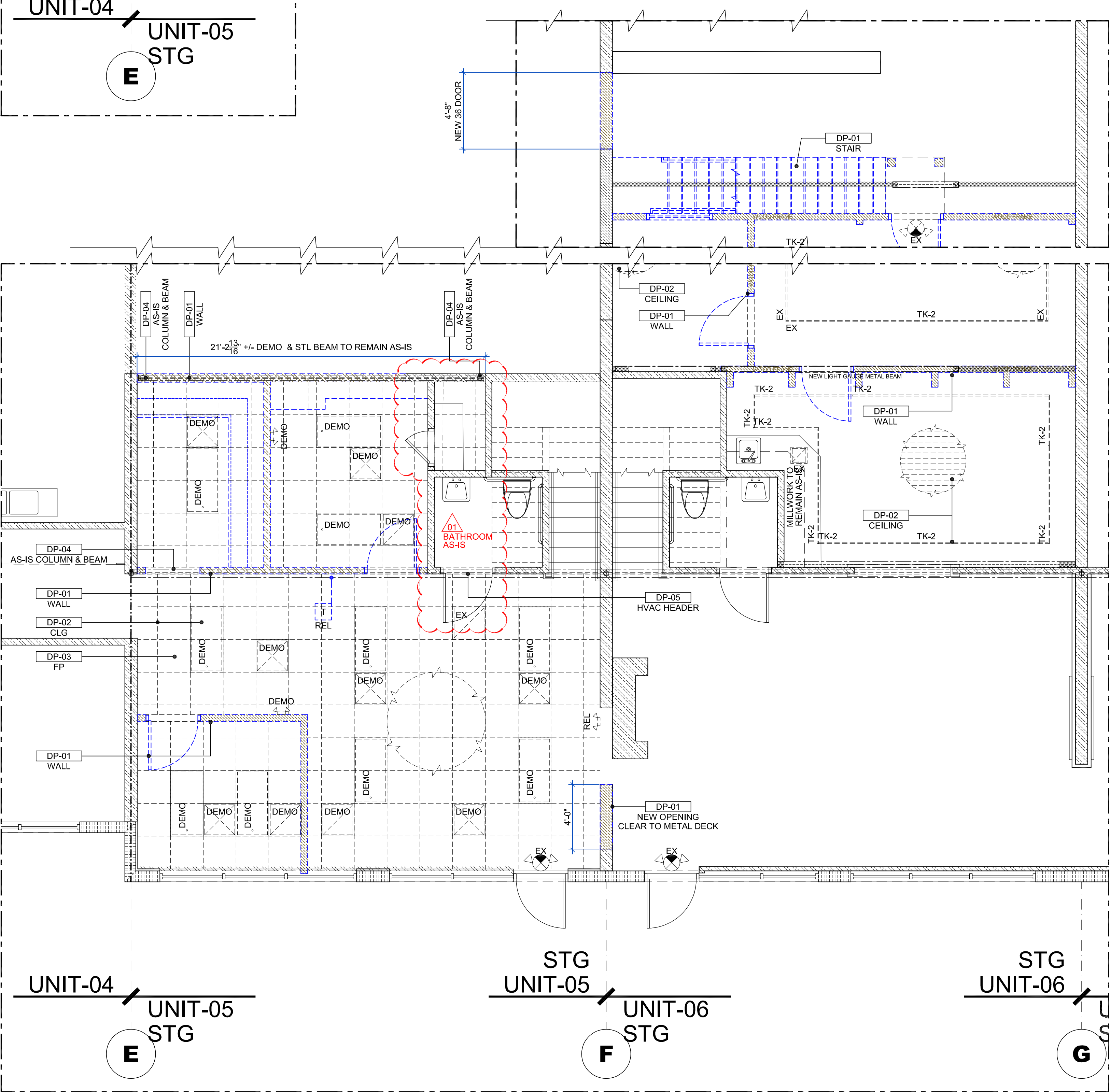
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PL-2D | DEMOLITION PLAN L-02

FLOOR & REFLECTED CEILING PLAN

SCALE: 1/4" = 1' - 0"



SEE A3.1 FOR ARCHITECTURAL NOTES

PL-1D | DEMOLITION PLAN L-01 RCP

REFLECTED CEILING PLAN

SCALE: 1/4" = 1' - 0"

DATE	MARK	REMARK	BY
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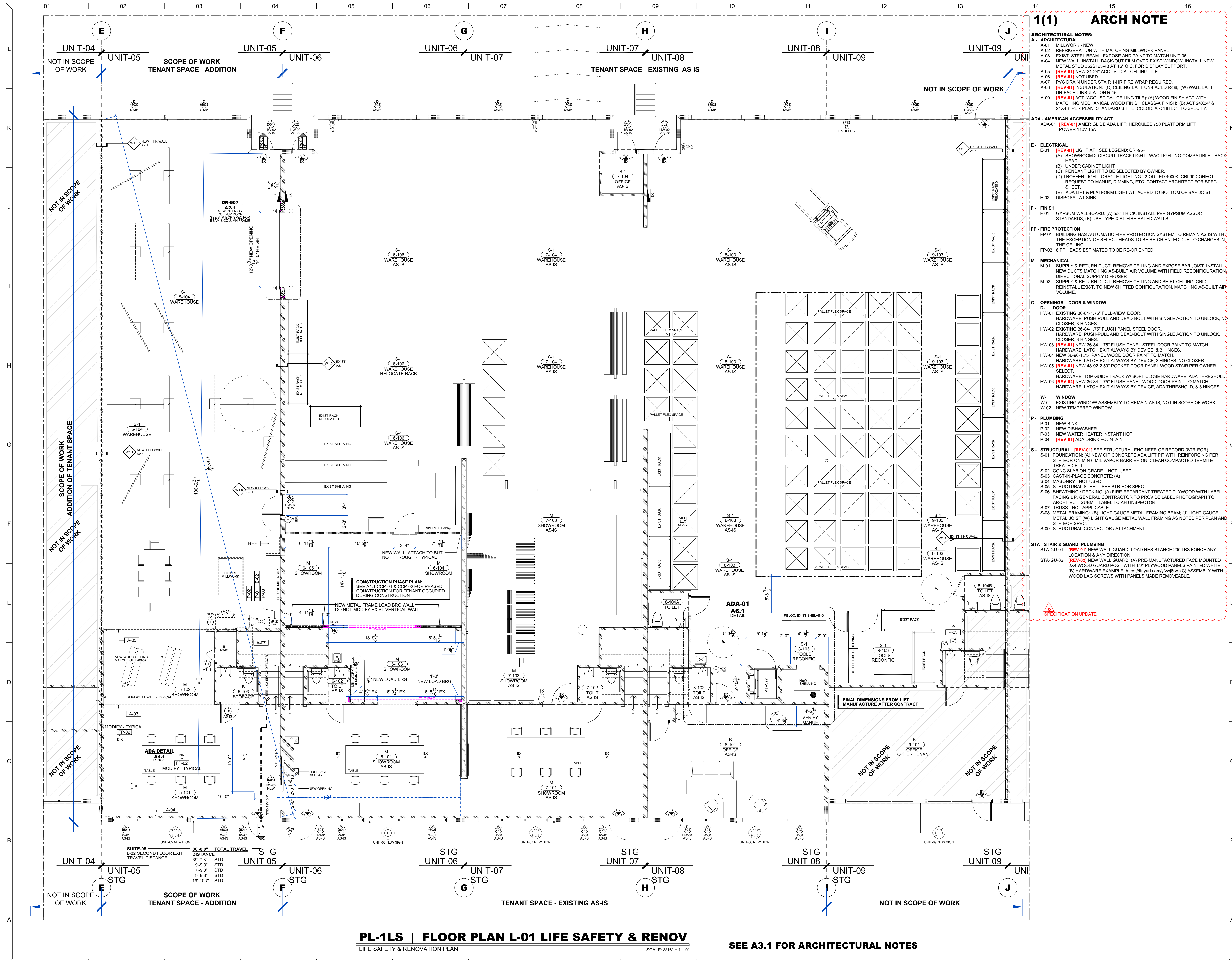
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A2.1

SHEET NO

R-01



1(1) ARCH NOTE

ARCHITECTURAL NOTES:

A-1 MILLWORK - NEW
A-2 REFRIGERATION WITH MATCHING MILLWORK PANEL
A-3 EXIST. STEEL BEAM - EXPOSE AND PAINT TO MATCH UNIT-08
A-4 NEW WALL - INSTALL BACK-OUT FILM OVER EXIST. WINDOW. INSTALL NEW METAL STUD 36x25x125-43 AT 16" O.C. FOR DISPLAY SUPPORT.
A-5 [REV-01] NEW 24"X24" ACOUSTICAL CEILING TILE.
A-6 [REV-01] NOT USED
A-7 PVC DRAIN UNDER STAIR 1-HR FIRE WRAP REQUIRED.
A-8 [REV-01] INSULATION: (C) CEILING BATT UN-FACED R-38; (W) WALL BATT UN-FACED INSULATION R-15
A-9 [REV-01] ACT (ACOUSTICAL CEILING TILE); (A) WOOD FINISH ACT WITH MATCHING MECHANICAL WOOD FINISH CLASS-A FINISH; (B) ACT 24X24" & 24X48" PER PLAN. STANDARD WHITE. COLOR. ARCHITECT TO SPECIFY.

ADA - AMERICAN ACCESSIBILITY ACT
ADA-01 [REV-01] AMERILIDE ADA LIFT: HERCULES 750 PLATFORM LIFT POWER 110V 15A

E - ELECTRICAL
E-01 [REV-01] LIGHT AT : SEE LEGEND: CRI-95+
(A) SHOWROOM 2-CIRCUIT TRACK LIGHT. WAC LIGHTING COMPATIBLE TRACK HEAD
(B) UNDER CABINET LIGHT
(C) PENDANT LIGHT TO BE SELECTED BY OWNER
(D) TROFFER LIGHT: ORACLE LIGHTING 22-00-LED 4000K, CRI-90 CORRECT REQUEST TO MANUF. DIMMING, ETC. CONTACT ARCHITECT FOR SPEC SHEET
E-02 (E) ADA LIFT & PLATFORM LIGHT ATTACHED TO BOTTOM OF BAR JOIST DISPOSAL AT SINK

F - FINISH
F-01 GYPSUM WALLBOARD: (A) 5/8" THICK. INSTALL PER GYPSUM ASSOC STANDARDS; (B) USE TYPE-X AT FIRE RATED WALLS

FP - FIRE PROTECTION
FP-01 BUILDING HAS AUTOMATIC FIRE PROTECTION SYSTEM TO REMAIN AS-IS WITH THE EXCEPTION OF SELECT HEADS TO BE RE-ORIENTED DUE TO CHANGES IN THE CEILING.
FP-02 8 FP HEADS ESTIMATED TO BE RE-ORIENTED.

M - MECHANICAL
M-01 SUPPLY & RETURN DUCT: REMOVE CEILING AND EXPOSE BAR JOIST. INSTALL NEW DUCTS MATCHING AS-BUILT AIR VOLUME WITH FIELD RECONFIGURATION DIRECTIONAL SUPPLY DIFFUSER
M-02 SUPPLY & RETURN DUCT: REMOVE CEILING AND SHIFTE CEILING GRID. REINSTALL EXIST. TO NEW SHIFTE CONFIGURATION. MATCHING AS-BUILT AIR VOLUME.

O - OPENINGS DOOR & WINDOW
D-01 EXISTING 36-84-1.75" FULL-VIEW DOOR.
HARDWARE: PUSH-PULL AND DEAD-BOLT WITH SINGLE ACTION TO UNLOCK. NO CLOSER, 3 HINGES.
HW-02 EXISTING 36-84-1.75" FLUSH PANEL STEEL DOOR.
HARDWARE: PUSH-PULL AND DEAD-BOLT WITH SINGLE ACTION TO UNLOCK. CLOSER, 3 HINGES.
HW-03 [REV-01] NEW 36-84-1.75" FLUSH PANEL STEEL DOOR PAINT TO MATCH. HARDWARE: LATCH EXIT ALWAYS BY DEVICE, & 3 HINGES.
HW-04 NEW 36-96-1.75" PANEL WOOD DOOR PAINT TO MATCH.
HARDWARE: LATCH EXIT ALWAYS BY DEVICE, 3 HINGES. NO CLOSER.
HW-05 [REV-01] NEW 48-92-2.50" POCKET DOOR PANEL. WOOD STAIR PER OWNER SELECT.
HARDWARE: TOP GUIDE TRACK W/ SOFT CLOSE HARDWARE. ADA THRESHOLD.
HW-06 [REV-02] NEW 36-84-1.75" FLUSH PANEL WOOD DOOR PAINT TO MATCH. HARDWARE: LATCH EXIT ALWAYS BY DEVICE, ADA THRESHOLD, & 3 HINGES.

W - WINDOW
W-01 EXISTING WINDOW ASSEMBLY TO REMAIN AS-IS. NOT IN SCOPE OF WORK.
W-02 NEW TEMPERED WINDOW

P - PLUMBING
P-01 NEW SINK
P-02 NEW DISHWASHER
P-03 NEW WATER HEATER INSTANT HOT
P-04 [REV-01] ADA DRINK FOUNTAIN

S - STRUCTURAL - [REV-01] SEE STRUCTURAL ENGINEER OF RECORD (STR-EOR)
S-01 FOUNDATION: (A) NEW CIP CONCRETE ADA LIFT PIT WITH REINFORCING PER STR-EOR ON MIN 6 MIL VAPOR BARRIER ON CLEAN COMPACTED TERMITE TREATED FILL
S-02 CONC SLAB ON GRADE - NOT USED.
S-03 CAST-IN-PLACE CONCRETE: (A)
S-04 MASONRY - NOT USED
S-05 STRUCTURAL STEEL - SEE STR-EOR SPEC.
S-06 SHEATHING / DECKING: (A) FIRE-RETARDANT TREATED PLYWOOD WITH LABEL FACING UP. GENERAL CONTRACTOR TO PROVIDE LABEL PHOTOGRAPH TO ARCHITECT. SUBMIT LABEL TO AIA INSPECTOR.
S-07 TRUSS - NOT APPLICABLE
S-08 METAL FRAMING: (B) LIGHT GAUGE METAL FRAMING BEAM; (J) LIGHT GAUGE METAL JOIST (W) LIGHT GAUGE METAL WALL FRAMING AS NOTED PER PLAN AND STR-EOR SPEC.
S-09 STRUCTURAL CONNECTOR / ATTACHMENT

STA - STAIR & GUARD PLUMBING
STA-GU-01 [REV-01] NEW WALL GUARD; LOAD RESISTANCE 200 LBS FORCE ANY LOCATION & ANY DIRECTION.
STA-GU-02 [REV-02] NEW WALL GUARD: (A) PRE-MANUFACTURED FACE MOUNTED 2X4 WOOD GUARD POST WITH 1/2" PLYWOOD PANELS PAINTED WHITE. (B) HARDWARE EXAMPLE: <https://tinyurl.com/yfw8w9w> (C) ASSEMBLY WITH WOOD LAG SCREWS WITH PANELS MADE REMOVABLE.

SPECIFICATION UPDATE

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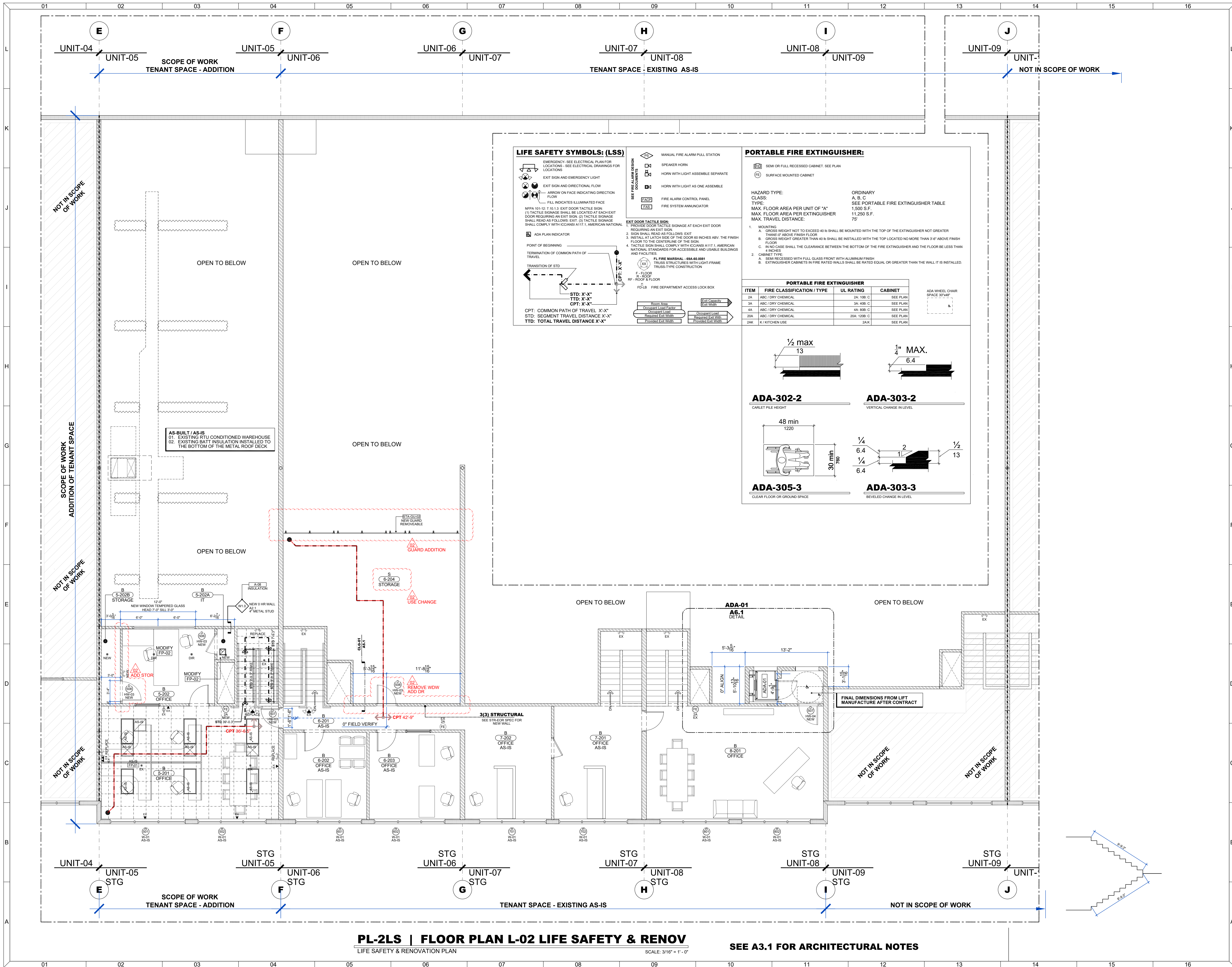
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A3.1
SHEET NO



PL-2LS | FLOOR PLAN L-02 LIFE SAFETY & RENOV
LIFE SAFETY & RENOVATION PLAN

SEE A3.1 FOR ARCHITECTURAL NOTES

SCALE: 3/16" = 1' - 0"

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2026-06-30	01	ADD COORD	JB
2026-06-30	02	ADD COORD	JB

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A3.2
SHEET NO

R-02

G CONSTRUCTION PHASE PLAN

ITEM	DESCRIPTION	AREA	LOAD FACTOR	CALC.	WHOLE NUMBER
1-01	SHOWROOM	751.3 SQ. FT.	60	12.5223 SQ. FT.	13
1-02	MEETING SPACE & BREAK ROOM	369.8 SQ. FT.	15	24.6546 SQ. FT.	25
1-03	WAREHOUSE	1,908.1 SQ. FT.	300	6.3604 SQ. FT.	7
1-04	SHOWROOM	2,507.4 SQ. FT.	60	41.7892 SQ. FT.	42
1-05	OFFICE	498.9 SQ. FT.	150	3.3263 SQ. FT.	4
1-06	WAREHOUSE	8,554.3 SQ. FT.	300	28.5143 SQ. FT.	29
2-01	OFFICE	746.9 SQ. FT.	150	4.9794 SQ. FT.	5
2-02	OFFICE	1,552.6 SQ. FT.	150	10.3508 SQ. FT.	11
			TOTAL OCCUPANT LOAD		136

PL-10C | OCCUPANCY CALC PLAN L-01

001 PHASE-01

A. 1 HR PARTY WALL: CONSTRUCT TWO STORY METAL FRAME WALL.

B. TRADE: ELECTRICAL, LIGHT GAUGE METAL FRAMING, AND GYPSUM WALLBOARD.

002 PHASE 02

002 **PHASE 02**

A. IT ROOM RELOCATION ; CONSTRUCT AS REQUIRED RELOCATING ELECTRICAL POWER, & OTHER SERVICES

B. OFFICE UNIT-05 L-02: COMPLETE ADDITION OF ELECTRICAL, CEILING, POWER, LIGHTS, ETC. ALL LIFE SAFETY EQUIPMENT AND FIRE PROTECTION SERVICES TO BE OPERATIONAL.

C. EGRESS BARRIER UNIT-06 L-02 STAIR: INSTALL TEMPORARY BARRIER TO DIRECT OCCUPANTS TO THE ADJACENT STAIR UNIT-06 L-02 STAIR AS UNIT-05 L-01 IS UNDER CONSTRUCTION.

D. FURNITURE: RELOCATE FURNITURE PRIOR TO DEMOLITION.

E. BARRIER: CONSTRUCT NEW WALL WITH WINDOW AT UNIT-06 L-02

F. TRADES: LIGHT GAUGE METAL FRAMING, INSULATION, ELECTRICAL, MECHANICAL, & FIRE PROTECTION

003 005 AHJ

004 DEMOLITION WOOD CONSTRUCTION:

A. DEMOLITION & TERMINATE SERVICE: REMOVE WALLS, ELECTRICAL, MECHANICAL, & PLUMBING PER CODE. REPAIR ADJACENT PARTY WALLS AS REQUIRED.

B. TRADE: ELECTRICAL, MECHANICAL, & FRAMING.

005 DEMOLITION

A. ADA LIFT: REMOVE CONCRETE, CONSTRUCT NEW LOW LIFT PIT, INSTALL STEEL & CONCRETE METAL DECK, ELECTRICAL, GYPSUM WALLBOARD, & INSTALL ADA LIFT.PER CODE.

B. TOOL STORAGE: INSTALL TOOL STORAGE SHELVEING.

C. TRADE: CONCRETE, STRUCTURAL, METAL FRAMING, ELECTRICAL, FIRE PROTECTION.

206 BUILDING CLIMATE

006 BUILD/RECONSTRUCT UNIT F46-C421

A. TEMPORARY WALLS: CONSTRUCT L-01 TEMPORARY WALLS TO LIMIT ACCESS TO THE CONSTRUCTION AREA. THESE WALLS: ARE TO BE REMOVED PRIOT TO '006 COO' PHASE.

B. NEW CONSTRUCTION: RECONSTRUCT THE SHOW ROOM. INSTALL NEW WALLS, STRUCTURE, CEILING, PAINT, CLEAN, ETC.

C. LIFE SAFETY UNIT-05-06-07-08-09 L-01 & Q2: REVIEW CONSTRUCTION DOCUMENTS FOR MISCELLANEOUS ITEMS SUCH AS PORTABLE FIRE EXTINGUISHERS, EXIT SIGNS REMOVAL, ETC

D. TRADE: LIGHT GAUGE METAL FRAMING, INSULATION, ELECTRICAL, PLUMBING, MECHANICAL, & FIRE PROTECTION

005 ALL 000 CERTIFICATE OF CO-OPERATION

007 AHJ COO: CERTIFICATE OF OCCUPANCY

A. AHJ INSPECTION: GENERAL CONTRACTOR TO REQUEST CERTIFICATE OF OCCUPANCY INSPECTION FROM THE AHJ

CPP-01 | CONSTRUCTION PHASE PLAN

01
CONSTRUCTION PHASE PLAN

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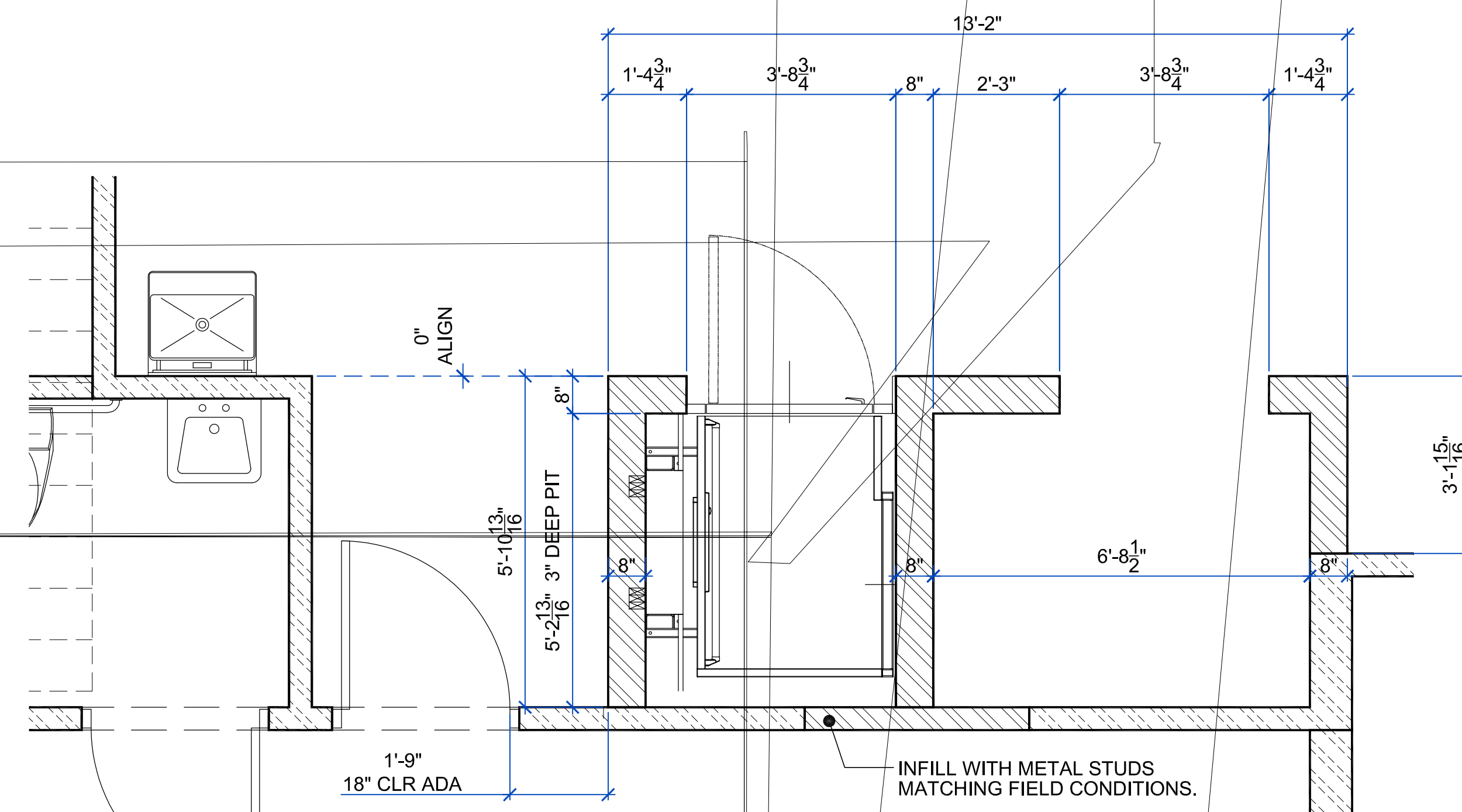
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A4.1

R-01

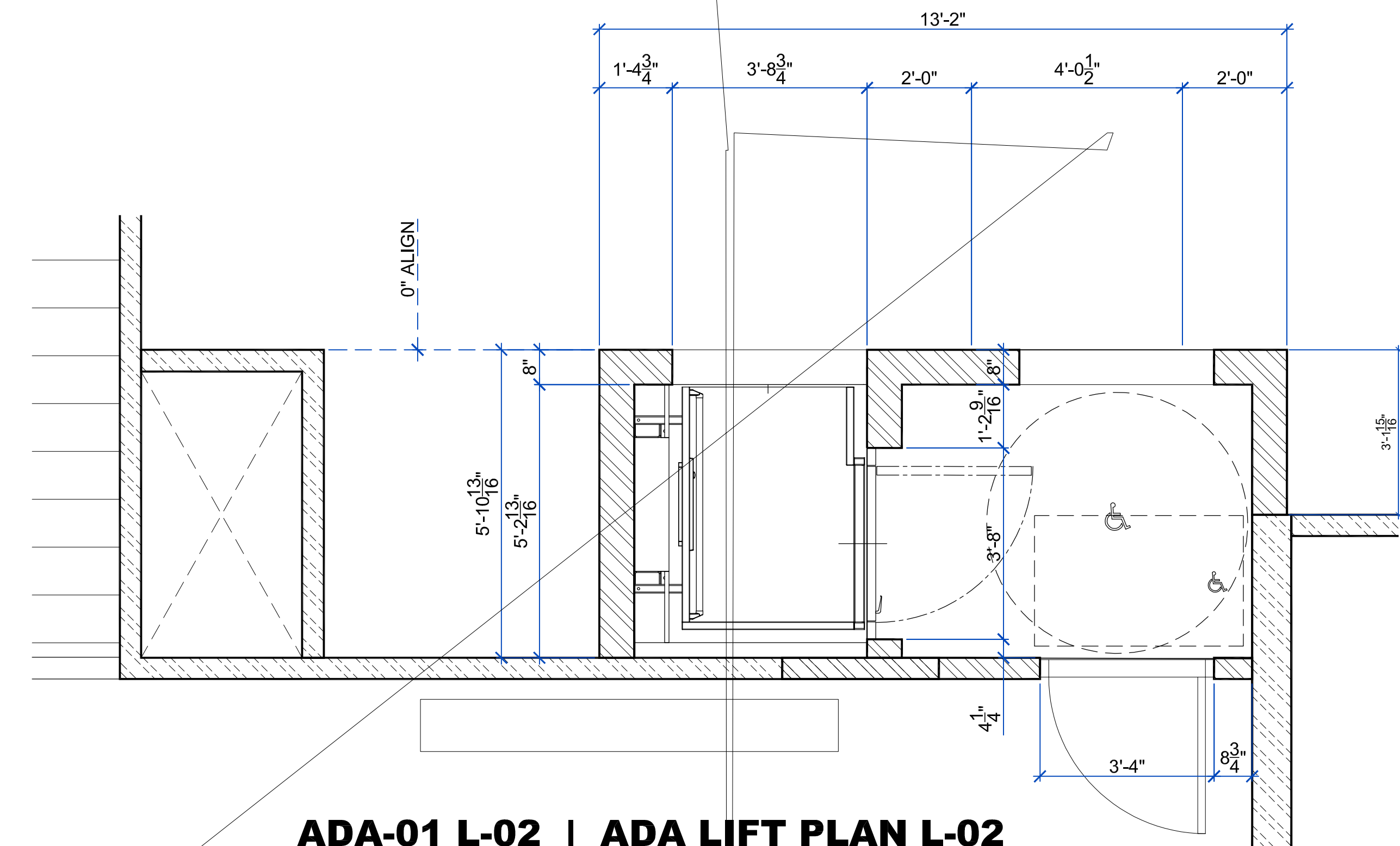
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1751 BLD PERMIT R-02 - ALL CURRENT ARCH



ADA-01 L-01 | ADA LIFT PLAN L-01

SCALE: 1/2" = 1' - 0"



ADA-01 L-02 | ADA LIFT PLAN L-02

SCALE: 1/2" = 1' - 0"

