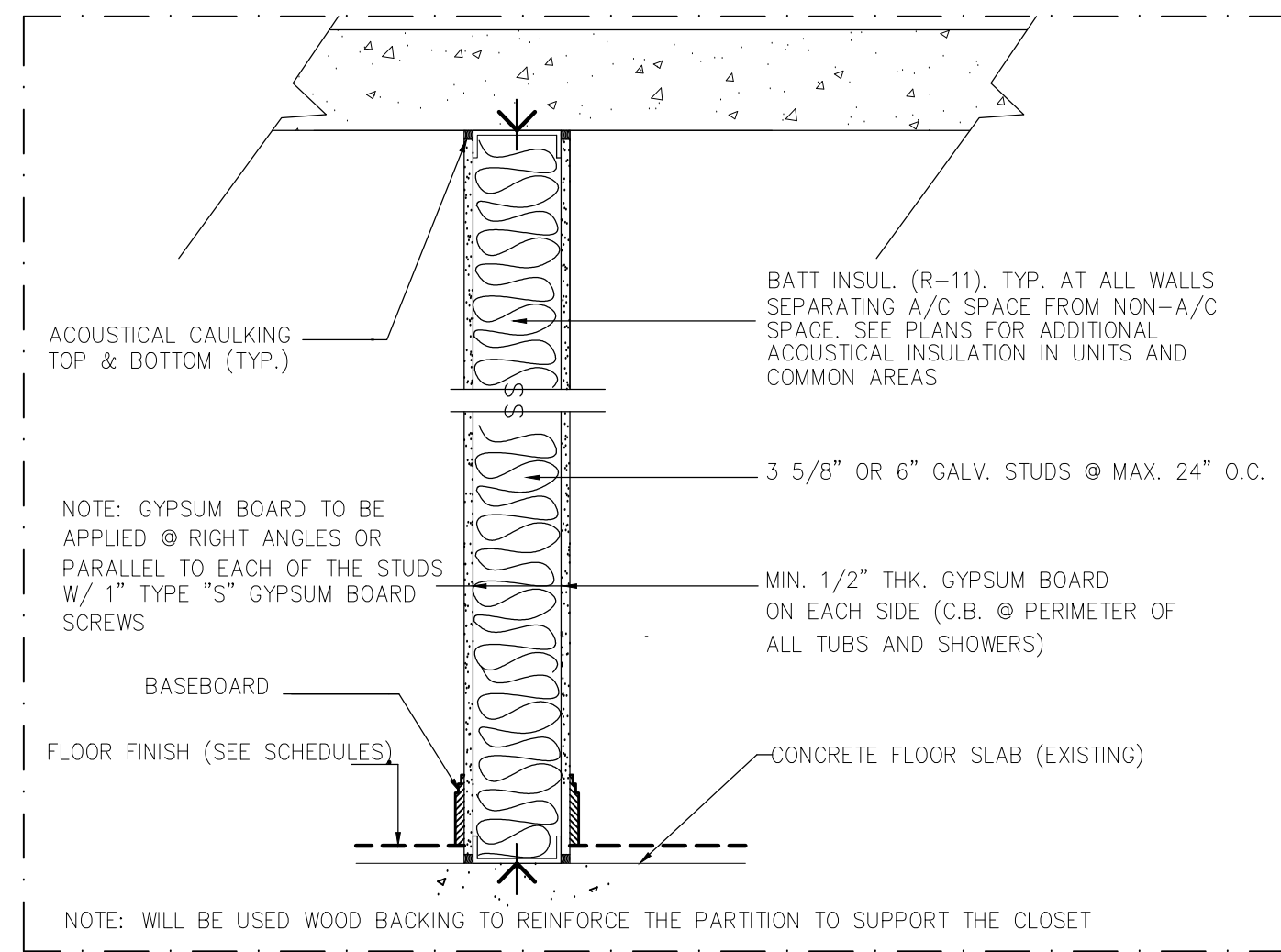


SHEET INDEX:
A-100: DEMOLITION/CONSTRUCTION PLAN - FIRST AND SECOND FLOOR
A-110: FLOORING PLAN - FIRST AND SECOND FLOOR



REPLACE THE EXISTING SWING DOOR FOR A POCKET DOOR

REPLACE THE EXISTING SWING DOOR FOR PANEL INVISIBLE DOOR

REPLACE THE EXISTING COUNTERTOP, SINK AND FAUCET FOR A NEW ONE IN THE SAME POSITION.

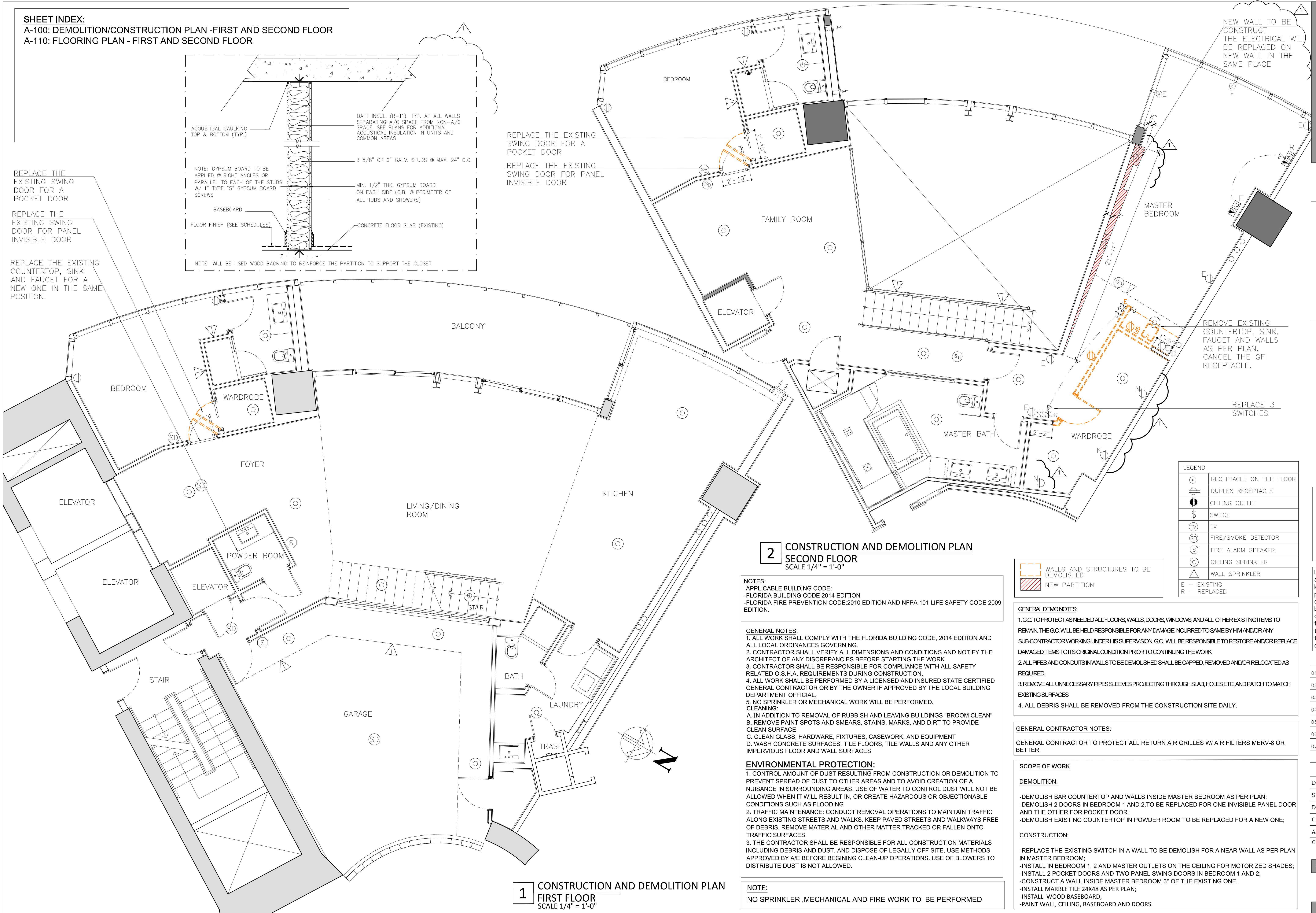
REPLACE THE EXISTING SWING DOOR FOR A POCKET DOOR

REPLACE THE EXISTING SWING DOOR FOR PANEL INVISIBLE DOOR

NEW WALL TO BE CONSTRUCT THE ELECTRICAL WILL BE REPLACED ON NEW WALL IN THE SAME PLACE

REMOVE EXISTING COUNTERTOP, SINK, FAUCET AND WALLS AS PER PLAN. CANCEL THE GFI RECEPTACLE.

REPLACE 3 SWITCHES



1 CONSTRUCTION AND DEMOLITION PLAN
FIRST FLOOR
SCALE 1/4" = 1'-0"

2 CONSTRUCTION AND DEMOLITION PLAN
SECOND FLOOR
SCALE 1/4" = 1'-0"

NOTES:
 APPLICABLE BUILDING CODE:
 -FLORIDA BUILDING CODE 2014 EDITION
 -FLORIDA FIRE PREVENTION CODE:2010 EDITION AND NFPA 101 LIFE SAFETY CODE 2009 EDITION.

GENERAL NOTES:
 1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2014 EDITION AND ALL LOCAL ORDINANCES GOVERNING.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION.
 4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.
 5. NO SPRINKLER OR MECHANICAL WORK WILL BE PERFORMED.

CLEANING:
 A. IN ADDITION TO REMOVAL OF RUBBISH AND LEAVING BUILDINGS "BROOM CLEAN"
 B. REMOVE PAINT SPOTS AND SMEARS, STAINS, MARKS, AND DIRT TO PROVIDE CLEAN SURFACE
 C. CLEAN GLASS, HARDWARE, FIXTURES, CASEWORK, AND EQUIPMENT
 D. WASH CONCRETE SURFACES, TILE FLOORS, TILE WALLS AND ANY OTHER IMPERVIOUS FLOOR AND WALL SURFACES

ENVIRONMENTAL PROTECTION:
 1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER AREAS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING
 2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEAN-UP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

NOTE:
 NO SPRINKLER, MECHANICAL AND FIRE WORK TO BE PERFORMED



GENERAL DEMO NOTES:
 1. G.C. TO PROTECT AS NEEDED ALL FLOORS, WALLS, DOORS, WINDOWS, AND ALL OTHER EXISTING ITEMS TO REMAIN THE G.C. WILL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME BY HIM AND/OR ANY SUB-CONTRACTOR WORKING UNDER HIS SUPERVISION. G.C. WILL BE RESPONSIBLE TO RESTORE AND/OR REPLACE DAMAGED ITEMS TO ITS ORIGINAL CONDITION PRIOR TO CONTINUING THE WORK.
 2. ALL PIPES AND CONDUITS IN WALLS TO BE DEMOLISHED SHALL BE CAPPED, REMOVED AND/OR RELOCATED AS REQUIRED.
 3. REMOVE ALL UNNECESSARY PIPES SLEEVES PROJECTING THROUGH SLAB, HOLES ETC, AND PATCH TO MATCH EXISTING SURFACES.
 4. ALL DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY.

GENERAL CONTRACTOR NOTES:
 GENERAL CONTRACTOR TO PROTECT ALL RETURN AIR GRILLES W/ AIR FILTERS MERV-8 OR BETTER

SCOPE OF WORK
DEMOLITION:
 -DEMOLISH BAR COUNTERTOP AND WALLS INSIDE MASTER BEDROOM AS PER PLAN;
 -DEMOLISH 2 DOORS IN BEDROOM 1 AND 2, TO BE REPLACED FOR ONE INVISIBLE PANEL DOOR AND THE OTHER FOR POCKET DOOR ;
 -DEMOLISH EXISTING COUNTERTOP IN POWDER ROOM TO BE REPLACED FOR A NEW ONE;
CONSTRUCTION:
 -REPLACE THE EXISTING SWITCH IN A WALL TO BE DEMOLISH FOR A NEAR WALL AS PER PLAN IN MASTER BEDROOM;
 -INSTALL IN BEDROOM 1, 2 AND MASTER OUTLETS ON THE CEILING FOR MOTORIZED SHADES;
 -INSTALL 2 POCKET DOORS AND TWO PANEL SWING DOORS IN BEDROOM 1 AND 2;
 -CONSTRUCT A WALL INSIDE MASTER BEDROOM 3" OF THE EXISTING ONE.
 -INSTALL MARBLE TILE 24X48 AS PER PLAN;
 -INSTALL WOOD BASEBOARD;
 -PAINT WALL, CEILING, BASEBOARD AND DOORS.

PORSHE#5203

1855 Collins Avenue - op 5203
 Sunny Isles Beach - FL 33160

INTERIOR DESIGN
 CARLOS FORATO
 FC LIC #B26000626
 20125 NE 18th Place
 MIAMI, FL 33179
 P: 305 860 9272



OWNER
 SAN MARCO ARGENTANO COMPANY CORP.
 1521 ALTON ROAD, SUITE 122
 MIAMI BEACH, FL 33139
 P: 305 283 9272

seal

In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandate by statute, for the jurisdiction in which the structure contained in these documents shall be constructed.

REVISIONS

NO.	REVISION	DATE
01	REVISION	04.12.17
02		
03		
04		
05		
06		
07		

DRAWING INFO

DATE: 04/12/2017
 SCALE: AS NOTED
 DRAWN BY: FDG
 CHECKED BY:
 APPROVED BY:
 CONTRACT NO.

CONSTRUC./DEMOL. PLAN

A-100