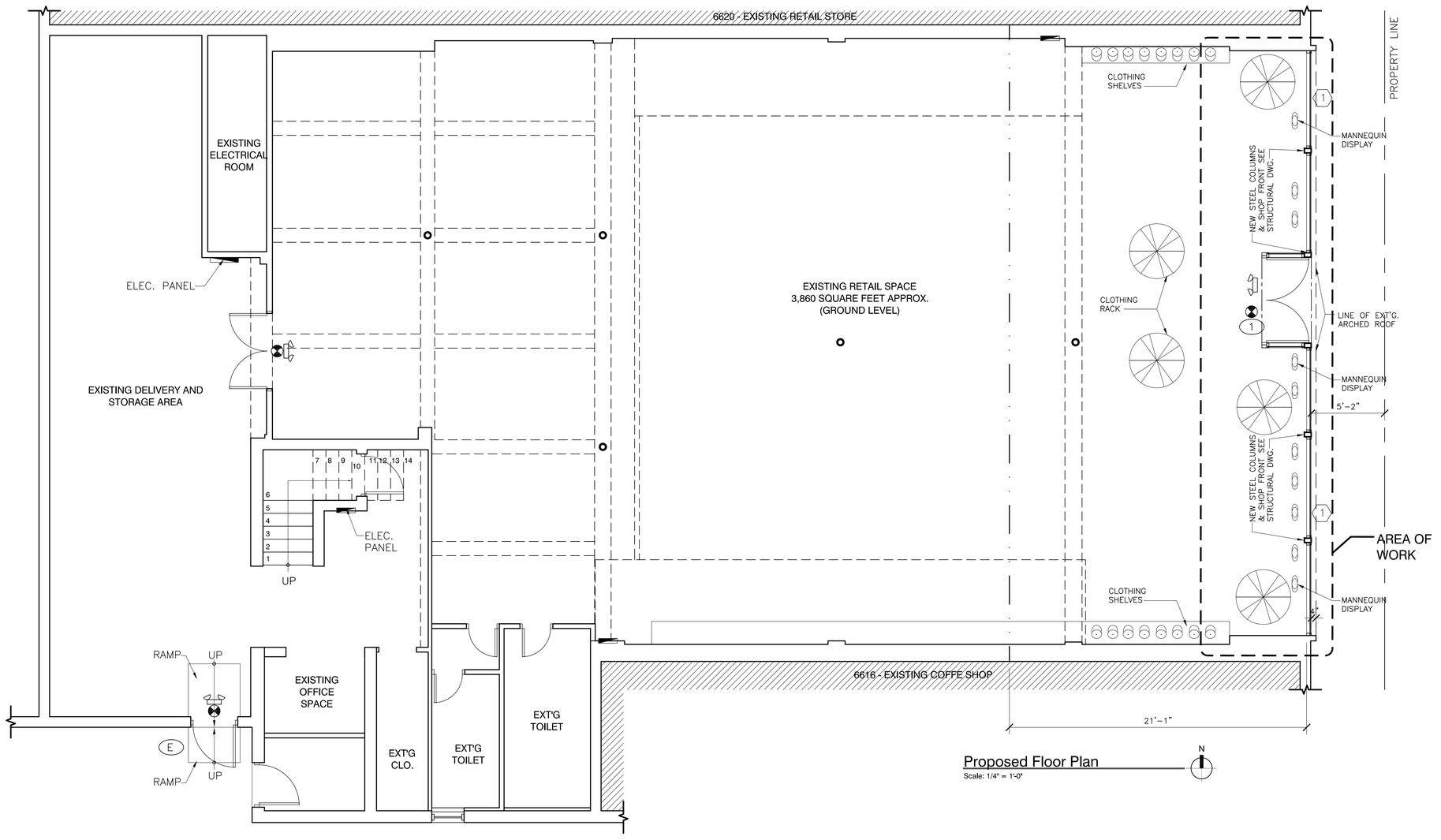

Proposed Floor Plan

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

Legend:

- EXISTING PARTITION / EXTERIOR WALLS TO REMAIN
- NEW PARTITION WALLS
- (E) EXISTING DOOR TO REMAIN
- (1) NEW DOOR TAG
- (E) EXISTING WINDOW TO REMAIN
- (A) NEW WINDOW TAG
- (#) WALL TYPE TAG. REFER TO WALL TYPES ON SHEET A3
- 0'-0" T.O.S. FINISH FLOOR ELEVATION
- ELEC. PANEL
- BATTERY POWERED EXIT SIGN
- BATTERY POWERED EMERGENCY LIGHTING FIXTURE
- BATTERY POWERED EXIT/EMERGENCY LIGHT FIXTURE
- FE 5Lbs. ABC TYPE FIRE EXTINGUISHER

Floor Area Ration (F.A.R.) Table:

FLOOR AREA RATIO (F.A.R.) TABLE

TYPE	AREA.	F.A.R.
RETAIL	2,905 S.F.	-
MEZZANINE/STORAGE	2,226 S.F.	-
TOTAL BUILDING GROSS FLOOR AREA	5,131 S.F.	1.16
LOT AREA (6618 BUILDING ONLY)	4,420 S.F.	-
ALLOWABLE FLOOR AREA (@ 1.5 F.A.R.)	6,630 S.F.	1.50

General Notes:

1. THIS SET OF DRAWINGS IS FOR STOREFRONT RENOVATION WORK ONLY.
2. CONTRACTOR TO VERIFY EXISTING AND NEW CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO ANY WORK.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SECURE ANY ADDITIONAL DATA REQUIRED TO OBTAIN SAID PERMITS PER BUILDING DEPARTMENT REGULATIONS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FIELD SUPERVISION CONSTRUCTION ADMINISTRATION AND REVIEW AND APPROVAL OF ALL SUBMITTALS AND SHOP DRAWINGS FROM SUPPLIERS AND SUBCONTRACTORS.
5. IT IS THE CONTRACTOR AND OWNER/TENANT RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION IS PERFORMED IN THE STRICTEST COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND CODES.
6. AT COMPLETION OF PROJECT OR WORK, THE CONTRACTOR SHALL CLEAN OR RE-CLEAN THE ENTIRE WORK OF ALL CONSTRUCTION DEBRIS AND REMOVE SAME FROM SITE TO LEAVE WORK IN A MANNER FIT FOR THIS TYPE OF BUILDING OCCUPANCY, REMOVE ALL TEMPORARY PROTECTION AND LABELS IF ANY, CLEAN EXPOSED SURFACES, TOUCH UP MINOR DAMAGE AND SWEEP AND WASH PAVED AREAS IF SAID AREA DAMAGE OR DEBRIS ACCUMULATION HAS BEEN CAUSED BY THE CONTRACTOR DURING THE COURSE OF THE WORK.
7. CONTRACTOR TO COORDINATE ALL INTERIOR BUILT IN'S AND INTERIOR FINISHES, (FLOORING, CEILINGS, BLINDS, PAINT, PLASTIC LAMINATING, ETC.) TYP. COLOR AND STYLE WITH OWNER/TENANT PRIOR TO FABRICATION AND OR INSTALLATION.
8. FLAMMABLE AND COMBUSTIBLE MATERIALS IF USED DURING CONSTRUCTION, SHALL BE HANDLED AND STORED IN ACCORDANCE WITH NFPA 30.
9. AISLES OF NOT LESS THAN 44" IN WIDTH SHALL BE ESTABLISHED TO PROVIDE ACCESS TO EXITS.
10. CONTRACTOR TO ENSURE/VERIFY EXISTING POWER SUPPLY AVAILABLE IS ADEQUATE FOR PROPOSED NEW SIGNAGE.

Storefront Notes:

1. PRODUCT APPROVED IMPACT RESISTANT FIXED GLASS & FRAMED ASSEMBLY TO ALL EXTERIOR GLAZED DOORS, WINDOWS, & SLIDING DOORS.
2. ALL DOORS AND WINDOWS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT CODE.
3. CONTRACTOR TO FIELD VERIFY ROUGH OPENING SIZES WITH DOOR/WINDOW MANUFACTURER INSTALLATION REQUIREMENTS PRIOR TO CONSTRUCTION.
4. ALL DOORS SHALL COMPLY WITH NFPA 101-7.2.1.5
5. CONTRACTOR TO ENSURE ALL FIRE RATED DOORS HAVE BALL BEARING HINGES, UL APPROVED LATCHES AND DOOR CLOSERS. SEE LABELS.
6. ALL DOORS IN FIRE RATED WALLS TO HAVE AUTOMATIC OVERHEAD CLOSURES
7. DOORS WITHIN AN ACCESS TO AN EXIT AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AT ALL TIMES WHEN THE PORTION OF THE BUILDING AREA SERVED IS OCCUPIED. THE USE OF A KEY OR A THUMB LOCKING DEVICE ON THE EGRESS DOORS SHALL NOT BE PERMITTED. A SIGN SHALL BE DISPLAYED ON THE INTERNAL FACE OF EACH EXTERIOR DOOR IN LETTERS NOT LESS THAN 1" HIGH READING: "FIRE DOOR - PLACED AS DIRECTED BY FIRE DEPARTMENT DO NOT OBSTRUCT.
8. CONTRACTOR TO COORDINATE DOOR TYPES AND STYLES WITH OWNER/TENANT.
9. SEALANTS SHALL CONFORM TO JOINT DESIGN AND EXPANSION/CONTRACTION PARAMETERS SPECIFIED BY MANUFACTURERS.
10. CONTRACTOR TO PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS AND DOORS BETWEEN A/C AND NON-A/C AREAS.

SEAL:
Steven L. Cohen and Associates, P.A.
License No.: 6819
Signature:

ALL DEAL, ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ME. OFFICE AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND WITH SPECIFIED PROJECT AND NOT FOR USE ON OTHER PROJECTS. SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE KEPT BY OFFICE AND MAY NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF S.C. & ASSOCIATES, P.A. UNAUTHORIZED USE WITHOUT PERMISSION IS PROHIBITED. MAY PRECEDENCE OVER DIMENSIONS, CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECT. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS MUST BE REPORTED TO ARCHITECT IN WRITING AND SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR BEING SO NOTED

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6618 COLLINS AVENUE
EXTERIOR FACADE RENOVATION
6618 COLLINS AVENUE
MIAMI BEACH, FL

Revisions:

No.	Date:	Description:

Date:	08.15.16
Project Number:	16316
Principal:	SLC
Project Manager:	NVP
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Drawing Name:
PROPOSED FLOOR PLAN & NOTES

Drawing No:
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Total Sheets: #

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