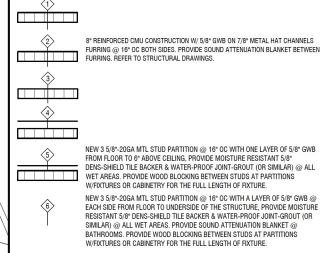


WALL SYMBOL

8" CONCRETE BLOCK WALL	8" CONCRETE BLOCK WALL
INTERIOR GWB PARTITION WALL	1 HR FR WALL
2 HR FR WALL	2 HR FR WALL

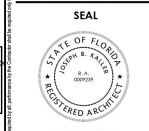


- GENERAL PLAN NOTES:**
1. ALL SUPPLIERS & CABINETS: MILLWORK/SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.
 2. CONTRACTOR TO SUPPLY ALL TREATED WOOD BLOCCING TO SUPPORT ALL FURNITURE & OTHER FIXTURES THAT REQUIRE BEING MOUNTED OR PILED TO THE WALL.
 3. GFCO OUTLETS ARE TO BE PROVIDED @ ALL WEI AREAS & RICHES COUNTERTOPS.
 4. CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT.
 5. CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK/SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION.
 6. CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE.
 7. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A 2021 ESTIMATE PROPOSAL TO CLIENT.
 8. CONTRACTOR SHALL FIELD VERIFY ALL UNRESOLVED DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE.
 9. PROPOSED FRAMING/INSULING SHALL NOT BE LESS THAN 7/8" AFF (TYP).
 10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP).
 11. TERMITES PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
 12. CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (i.e. BEAMS, SLABS, ETC).
 13. PROVIDE 15-MIN IMPACT RESISTANT BARRIER OR EQUAL UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP).
 14. ALL PROPOSED GLASS EXPOSURES (GLAZING) SHALL MEET SAFETY GLAZING CATEGORY II AS SPECIFIED IN THE IBC 2017 6TH EDITION SECTION 2406, TABLE 2406.2.
 15. GLAZING IN DAYLIGHT SPACES SHALL MEET THE REQUIREMENTS OF AND 207.
 16. CONTRACTOR SHALL PROVIDE PRE-IMPACT SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD RAILS & 3" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF 4" DIA. SPINDLE.
 17. (TYPICAL) DIMENSIONS DO NOT CALCULATE INCLUDE THE THICKNESS OF THE 1/2" METAL FURRING STRIPS @ 1/2" ØWB ON CONCRETE BLOCK WALLS.
 18. GC SHALL PROVIDE AN AS BUILT SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT.
 19. ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND.
 20. CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINA FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP).
 21. CONTRACTOR TO PROVIDE VIBRATION ABSORBENT PADS OR SPRINGS TO THE CONNECTION UNITS TO REDUCE NOISE VIBRATION (TYP).
 22. CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONES) W/ OWNER I.D. (TYP).
 23. PROVIDE 5-MIN INSULATION @ ALL EXTERIOR CBS WALLS (TYP).
 24. ALL BALCONIES/TERRACES SLOPES SHALL BE 1:12 (TYP).
 25. ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY.
 26. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
 27. ALL EXTERIOR CLUNG-AWAY ALUMINUM AND GLASS DOORS TO BE GREEN IMPACT RESISTANT SAFETY GL @ GLASS-ALUMINUM DOORS. SEE DOOR SCHEDULE.
 28. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 9, TABLE 903.0 OF THE 2017 IBC 6TH EDITION.
 29. ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

- BATHROOM NOTES:**
1. PROVIDE MOISTURE RESISTANT 1/2" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT GROUT (OR SIMILAR) @ ALL WEI AREAS.
 2. PROVIDE A WATER-RESISTANT SURFACES FINISHES @ ALL BATHROOMS (WEI LOCATIONS) (WALLS & CEILING). FINISH SELECTION BY OWNER/INTERIOR DESIGNER (TYP).
 3. ALL SHOWER ENCLOSURES & GLASS WALLS SHALL BE TEMPLERED SAFETY GLASS CATEGORY II, AS SET FORTH BY IBC 6th ED.
 4. THE SHOWER ENCLOSURES AND SHOWER SPACES, BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A WATER-RESISTANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
 5. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R507.1



JOSEPH B. KALLER + ASSOCIATES
 2417 NE 16th Ave., Fort Lauderdale, Florida 33305
 (954) 534-1744 ext. 1000 • (954) 534-2881 fax
 joseph@kaller.com



PROJECT TITLE
 ADDITION TO RETAIL CENTER
 13750 BISCAYNE BLVD
 NORTH MIAMI BEACH, FL 33181

SHEET TITLE
 PROPOSED FLOOR PLAN

REVISIONS

No.	Date	Description
1	06.25.19	BUILD COMMENTS
2	10.08.19	PRIC COMMENTS

PROJECT No.: 16074
 DATE: 07.26.18
 DRAWN BY: MJB
 CHECKED BY: JBK

SHEET

A-1.1

1 PROPOSED FLOOR PLAN
 3/16" = 1'-0"

4 WALL LEGEND