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PROJECT:

Casa Del Sol

Renovation

Renovation Construction Documents

1234 S Greenway Drive
Coral Gables, FL 33134

DRAWING TITLE:

Floor Plan

SEAL

AR 92953

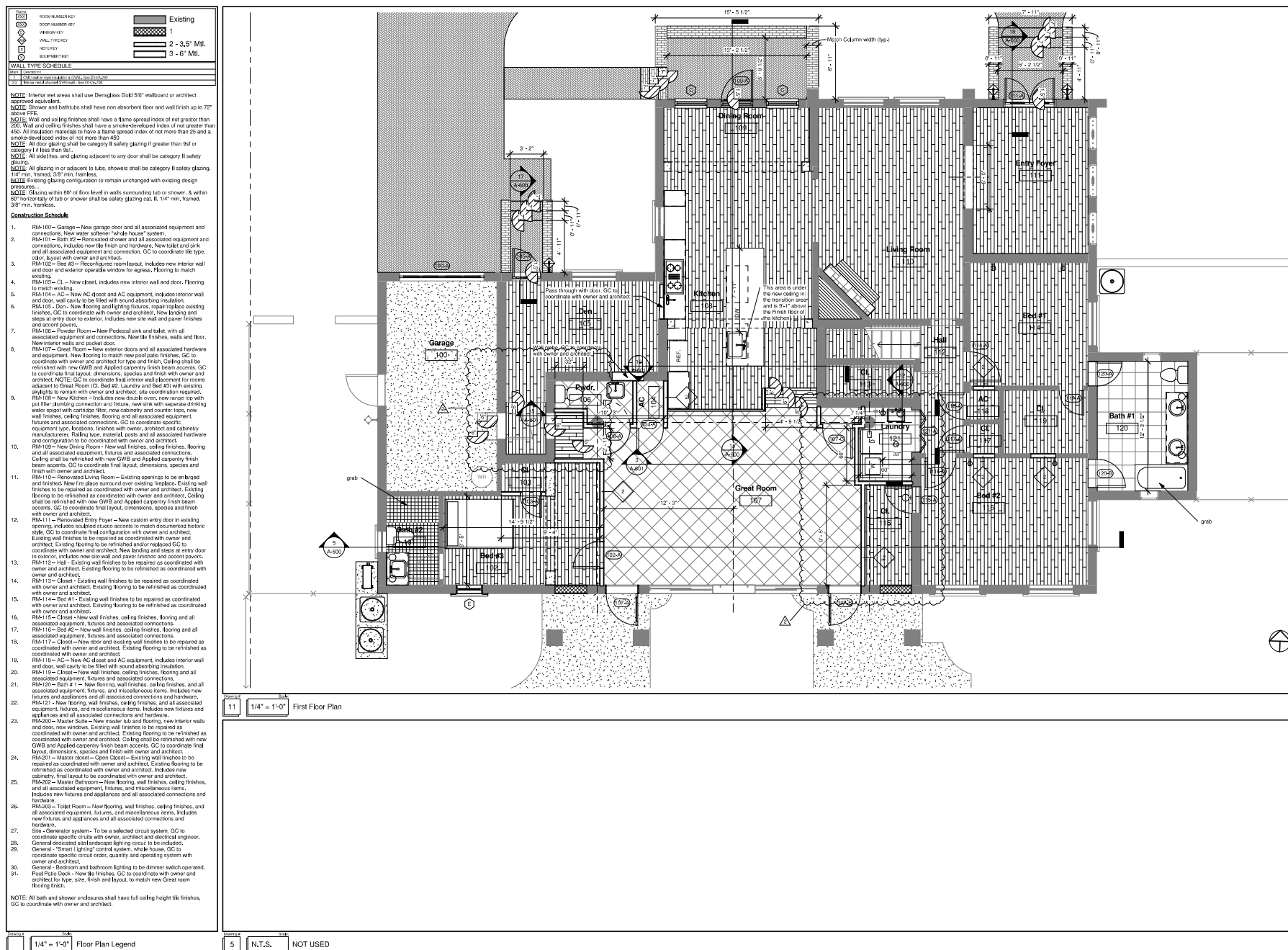
Project number
Date
Drawn by
Checked by

Project Number
December 15, 2015
Author
Checker

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SHEET NO.

A-200



ROOM NUMBER KEY	Existing
DOOR NUMBER KEY	1
WALL TYPE KEY	2 - 3.5" Mit.
NOTIFY KEY	3 - 6" Mit.
ROOF KEY	
WALL TYPE SCHEDULE	
1. EXISTING WALL	
2. NEW WALL	
3. EXISTING DOOR	
4. NEW DOOR	

NOTE: Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent.

NOTE: Shower and bathtubs shall have non absorbent floor and wall finish up to 72" above FFL.

NOTE: Wall and ceiling finishes shall have a flame spread index of not greater than 250. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

NOTE: All door glazing shall be category II safety glazing if greater than 56 sq. category I if less than 56 sq.

NOTE: All side tiles, and glazing adjacent to any door shall be category II safety glazing.

NOTE: All glazing in or adjacent to tubs, showers shall be category II safety glazing. If new, impact 3/8" min. frameless.

NOTE: Existing glazing configuration to remain unchanged with existing design dimensions.

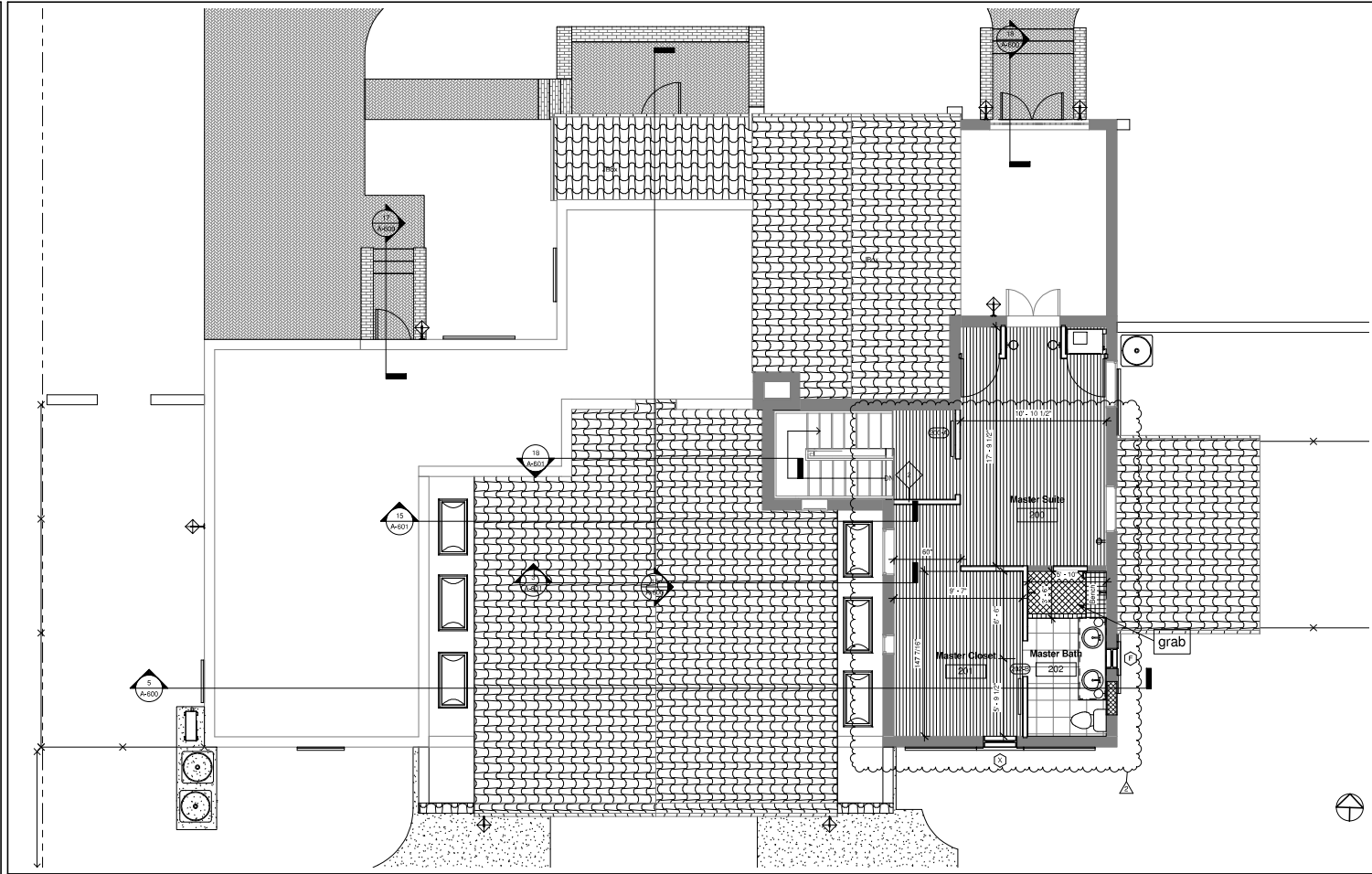
NOTE: Glazing within 60" of floor level in walls surrounding tub or shower, & within 60" horizontality of tub or shower shall be safety glazing cut, II, 1/4" min. framed, 3/8" min. frameless.

Construction Schedule

- RM-105 - Garage - New garage door and all associated equipment and connections. New water actuator "whole house" system.
- RM-101 - Bath #2 - Renovated shower and all associated equipment and connections. Includes new tile finish and hardware. New tub and sink and all associated equipment and connection. GC to coordinate tile type, color, layout with owner and architect.
- RM-102 - Bath #3 - Reconfigured room layout. Includes new interior wall and door and exterior operable window for egress. Flooring to match existing.
- RM-103 - CL - New closet. Includes new interior wall and door. Flooring to match existing.
- RM-104 - AC - New AC duct and AC equipment. Includes interior wall and door, wall cavity to be filled with sound absorbing insulation.
- RM-105 - Don - New flooring and lighting fixtures. repair/replace existing finishes. GC to coordinate with owner and architect. New landing and steps at entry door to exterior. Includes new site wall and paver finishes and accent pavers.
- RM-106 - Powder Room - New Pedestal sink and toilet, with all associated equipment and connections. New tile finishes, walls and floor. New interior walls and pocket door.
- RM-107 - Great Room - New exterior doors and all associated hardware and equipment. New flooring to match new pool/patio finishes. GC to coordinate with owner and architect for type and finish. Ceiling shall be refinished with new GWB and Applied carpentry finish beam accents. GC to coordinate final layout, dimensions, species and finish with owner and architect. NOTE: GC to coordinate final interior wall placement for rooms adjacent to Great Room (CL, Bed #2, Laundry and Bed #3) with existing skidplate to remain with owner and architect. site coordination required.
- RM-108 - New Kitchen - Includes new double oven, new range top with post filter plumbing connection and fixture, new sink with separate drinking water spout with cartridge filter, new cabinetry and counter tops, new wall finishes, ceiling finishes. Flooring and all associated equipment, fixtures and associated connections. GC to coordinate specific equipment type, locations, finishes with owner, architect and cabinetry manufacturer. Railing type, material, posts and all associated hardware and configuration to be coordinated with owner and architect.
- RM-109 - New Dining Room - New wall finishes, ceiling finishes, flooring and all associated equipment, fixtures and associated connections. Ceiling shall be refinished with new GWB and Applied carpentry finish beam accents. GC to coordinate final layout, dimensions, species and finish with owner and architect.
- RM-110 - Renovated Living Room - Existing openings to be enlarged and finished. New fire place surround over existing fireplace. Existing wall finishes to be repaired as coordinated with owner and architect. Existing floors to be refinished as coordinated with owner and architect. Ceiling shall be refinished with new GWB and Applied carpentry finish beam accents. GC to coordinate final layout, dimensions, species and finish with owner and architect.
- RM-111 - Renovated Entry Foyer - New custom entry door in existing opening. Includes sculpted piloso accents to match documented historic style. GC to coordinate final configuration with owner and architect. Existing wall finishes to be repaired as coordinated with owner and architect. Existing flooring to be refinished or replaced GC to coordinate with owner and architect. New landing and steps at entry door to exterior. Includes new site wall and paver finishes and accent pavers.
- RM-112 - Hall - Existing wall finishes to be repaired as coordinated with owner and architect. Existing flooring to be refinished as coordinated with owner and architect.
- RM-113 - Closet - Existing wall finishes to be repaired as coordinated with owner and architect. Existing flooring to be refinished as coordinated with owner and architect.
- RM-114 - Bed #1 - Existing wall finishes to be repaired as coordinated with owner and architect. Existing flooring to be refinished as coordinated with owner and architect.
- RM-115 - Closet - New wall finishes, ceiling finishes, flooring and all associated equipment, fixtures and associated connections.
- RM-116 - Bed #2 - New wall finishes, ceiling finishes, flooring and all associated equipment, fixtures and associated connections.
- RM-117 - Closet - New door and existing wall finishes to be repaired as coordinated with owner and architect. Existing flooring to be refinished as coordinated with owner and architect.
- RM-118 - AC - New AC duct and AC equipment. Includes interior wall and door, wall cavity to be filled with sound absorbing insulation.
- RM-119 - Closet - New wall finishes, ceiling finishes, flooring and all associated equipment, fixtures and associated connections.
- RM-120 - Bath #1 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
- RM-121 - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
- RM-200 - Master Suite - New master tub and flooring, new interior walls and door, new windows. Existing wall finishes to be repaired as coordinated with owner and architect. Existing flooring to be refinished as coordinated with owner and architect. Ceiling shall be refinished with new GWB and Applied carpentry finish beam accents. GC to coordinate final layout, dimensions, species and finish with owner and architect.
- RM-201 - Master closet - Open Closet - Existing wall finishes to be repaired as coordinated with owner and architect. Existing flooring to be refinished as coordinated with owner and architect. Includes new cabinetry. final layout to be coordinated with owner and architect.
- RM-202 - Master Bathroom - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
- RM-203 - Toilet Room - New flooring, wall finishes, ceiling finishes, and all associated equipment, fixtures, and miscellaneous items. Includes new fixtures and appliances and all associated connections and hardware.
- SPS - Generator system - To be a selected circuit system. GC to coordinate specific circuits with owner, architect and electrical engineer. General dedicated subpanel/new lighting circuit to be installed.
- General "Smart Lighting" control system, whole house. GC to coordinate specific circuit order, quantity and operating system with owner and architect.
- General Bedroom and bathroom lighting to be dimmer switch operated.
- Pool Patio Deck - New tile finishes. GC to coordinate with owner and architect for type, size, finish and layout, to match new Great room flooring finish.

NOTE: All bath and shower enclosures shall have full ceiling height tile finishes. GC to coordinate with owner and architect.

1/4" = 1'-0"	1/4" = 1'-0"
5	N.T.S.



11 1/4" = 1'-0" Second Floor Plan

5	N.T.S.
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AR 92953
ID 5054
AA26001202

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2	Construction Revision 2	6-15-2016

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