

Interior Remodeling

Mirai Interior LLC
5701 Marius Street



Address: 5701 Marius St
City Of Coral Gables, Miami 33146

100% Construction Documents

DESIGN TEAM:

YcM

YAN L. SOLIS, P.E.

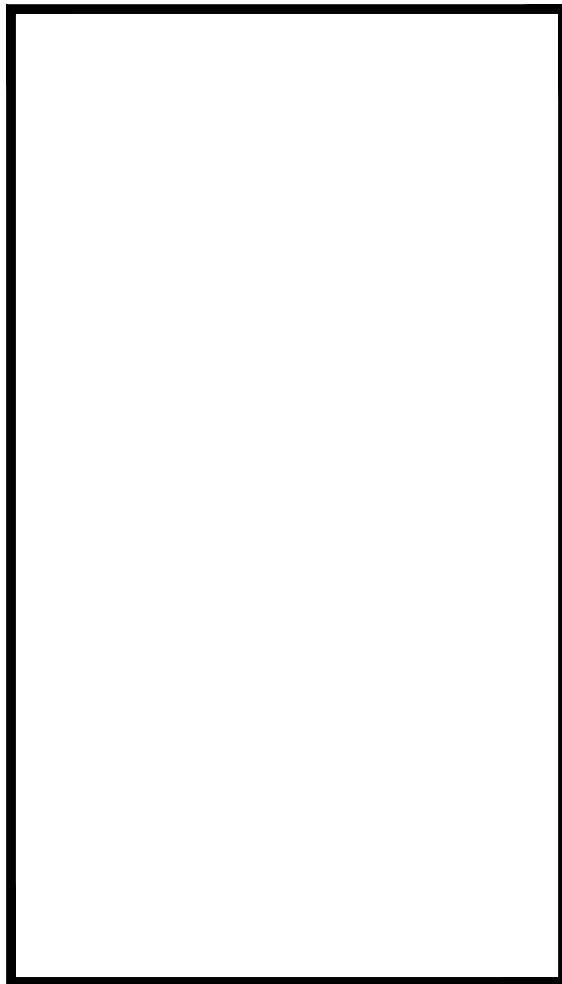
14245 S.W. 21ST TERRACE
MIAMI, FL 33175
PH: (305) 484-5596
PE: 75423

SIGNATURE AND SEAL:

Yan Luis Solis

Digitally signed by
★ Yan Luis Solis
Date: 2023.05.08 17:22:25 -0400

YAN L. SOLIS - PE 75423
NOT VALID FOR CONSTRUCTION OR BIDDING
WITHOUT SIGNATURE & REGULATING AUTHORITIES APPROVAL



PROJECT INFORMATION:

Project NO:
5701-1

Project Name:
Interior Remodeling

Property Owner :
Mirai Interiors LLC
5701 Marius St
Coral Gables FL
Folio#: 03-4129-026-1250
(Reference)

MANAGMENT:

#	REVISIONS	DATE
△	-	
△	-	
△	-	
△	-	
△	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Cover Sheet

SHEET No:

C-000

1 OF 2

PROJECT PHASE:

100 % Construction Documents

ABBREVIATIONS LEGEND

ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION

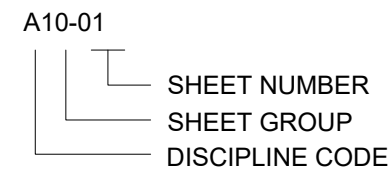
AFF	ABOVE FINISHED FLOOR	JAN	JANITOR*
ADJ	ADJACENT	KIT	KITCHEN*
AHU	AIR HANDLING UNIT	LAB	LABORATORY*
ADA	AMERICANS WITH DISABILITIES ACT	LAV	LAVATORY
APPROX	APPROXIMATE	LTG	LIGHTING
ARCH	ARCHITECTURAL	LF	LINEAR FOOT, (LINEAR FEET)
AD	AREA DRAIN	LLH	LONG LEG HORIZONTAL
B/B	BACK TO BACK	LLV	LONG LEG VERTICAL
B/	BOTTOM OF	LP	LOW POINT
CUH	CABINET UNIT HEATER	LWIC	LIGHTWEIGHT INSULATING CONCRETE SYSTEM
CB	CATCH BASIN	MACH	MACHINE*
CL	CENTERLINE	MAINT	MAINTENANCE*
C/C	CENTER TO CENTER	MH	MANHOLE
CLRM	CLASSROOM*	MFR	MANUFACTURER
CO	CLEANOUT	MO	MASONRY OPENING
CCTV	CLOSED CIRCUIT TELEVISION	MATL	MATERIAL
CLO	CLOSET*	MAX	MAXIMUM
COL	COLUMN	MECH	MECHANICAL*
COMM	COMMUNICATION*	MTG	MEETING*
CONC	CONCRETE	MTL	METAL
CMU	CONCRETE MASONRY UNIT	MEZZ	MEZZANINE
CONF	CONFERENCE CONF*	MIN	MINIMUM
CONT	CONTINUOUS	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	MULL	MULLION
CORR	CORRIDOR*	NOM	NOMINAL
CU	CUBIC	NIC	NOT IN CONTRACT
CUST	CUSTODIAN*	NTS	NOT TO SCALE
DEG	DEGREE	OCC	OCCUPY, OCCUPANT OCC*
DEMO	DEMOLISH, DEMOLITION	OFF	OFFICE OFF*
DEPT	DEPARTMENT DEPT*	OC	ON CENTER
DIAG	DIAGONAL	OPP	OPPOSITE
DIA	DIAMETER	OPP HD	OPPOSITE HAND OPP
DIM	DIMENSION	O/O	OUT TO OUT
DBL	DOUBLE	OD	OUTSIDE DIAMETER
DS	DOWNSPOUT	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
DF	DRINKING FOUNTAIN	OFOI	OWNER FURNISHED, OWNER INSTALLED
EA	EACH	PR	PAIR
EOS	EDGE OF SLAB	PERP	PERPENDICULAR
ELEC	ELECTRIC(AL)	PLAS	PLASTER
EWIC	ELECTRIC WATER COOLER	PTS	PNEUMATIC TUBE SYSTEM
EL	ELEVATION	LB(S)	POUND(S)
ELEV	ELEVATOR ELEV*	PSF	POUNDS PER SQUARE FOOT
ENCL	ENCLOSURE	PSI	POUNDS PER SQUARE INCH
EQ	EQUAL	PREFAB	PREFABRICATE(D)
EQUIP	EQUIPMENT	PREFIN	PREFINISH(ED)
EXH	EXHAUST	PRELIM	PRELIMINARY
EXIST	EXISTING	PROP	PROPERTY
EJ	EXPANSION JOINT	PA	PUBLIC ADDRESS
EXP	EXPOSED	PS	PULL STATION
EXT	EXTERIOR	R	RADIUS
F/	FACE OF	REF	REFERENCE
F/F	FACE TO FACE	REIN	REINFORCE, REINFORCING
F/B	FACE BRICK	REQ	REQUIRED
FT	FEET, FOOT	REV	REVISION/REVISED
FIN	FINISHED	ROW	RIGHT OF WAY
FO	FINISHED OPENING	R	RISER (Stair)
FA	FIRE ALARM	RM	ROOM*
FAAP	FIRE ALARM ANNUNCIATOR PANEL	RO	ROUGH OPENING
FACP	FIRE ALARM CONTROL PANEL	SAN	SANITARY
FDC	FIRE DEPARTMENT CONNECTION	SS	SERVICE SINK
FDDC	FIRE DEPT. CONNECTION CABINET	SIM	SIMILAR
FE	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION CLASS
FEC	FIRE EXTINGUISHER CABINET	SPKLR	SPRINKLER
FHC	FIRE HOSE CABINET	SF	SQUARE FOOT (SQUARE FEET)
FHR	FIRE HOSE RACK	SST	STAINLESS STEEL
FH	FIRE HYDRANT	STOR	STORAGE*
FP	FIRE PROTECTION	STRUCT	STRUCTURE, STRUCTURAL
FD	FLOOR DRAIN	SYS	SYSTEM
FTG	FOOTING	TEL	TELEPHONE
FDTN	FOUNDATION	TV	TELEVISION
FRMG	FRAMING	TEMP	TEMPORARY
FURN	FURNISH, FURNITURE	TLT	TOILET
GA	GAUGE	T/	TOP OF
GALV	GALVANIZED	TOPO	TOPOGRAPHY, TOPOGRAPHIC
GEN	GENERAL	T	TREAD
GL	GLASS	TYP	TYPICAL
GT	GREASE TRAP	UL	UNDERWRITERS' LABORATORIES
GYP BD	GYPSUM BOARD	UH	UNIT HEATER
HVAC	HEATING, VENTILATION, AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
HS	HEAT-STRENGTHENED	VENT	VENTILATION
HP	HIGH POINT	VIF	VERIFY IN FIELD
HO	HOLD OPEN	VERT	VERTICAL
HM	HOLLOW METAL	VEST	VESTIBULE*
HORIZ	HORIZONTAL	WC	WATER CLOSET
HB	HOSE BIBB	WH	WATER HEATER
HSKPG	HOUSEKEEPING*	W/	WITH
INCL	INCLUDE(D), INCLUDING	W/O	WITHOUT
ID	INSIDE DIAMETER	WP	WORKING POINT
INT	INTERIOR		

MATERIALS

	COMPACTED SOIL
	UNDISTURBED SOIL
	COURSE POROUS FILL
	SAND
	BITUMINOUS PAVING
	CONCRETE
	TERRAZZO
	CUT STONE
	BRICK MASONRY
	CONCRETE MASONRY UNIT
	STRUCTURAL CLAY TILE UNIT MASONRY
	STEEL
	ALUMINUM
	ORNAMENTAL METAL
	CONTINUOUS WOOD FRAMING
	WOOD BLOCKING
	FINISH WOODWORK
	PLYWOOD
	PARTICLE BOARD
	GYPSUM WALLBOARD
	WATERPROOFING
	RIGID INSULATION
	BATT INSULATION
	CARPETING
	RESILIENT FLOORING
	PLASTIC LAMINATE
	LEAD-LINED GYPSUM WALLBOARD
	GLAZING
	GLASS BLOCK
	ACOUSTICAL CEILING BOARD
	SEALANT AND BACKER ROD
	WITH
	SPRAY-ON FIREPROOFING
	WORKING POINT

SYMBOLS LEGEND

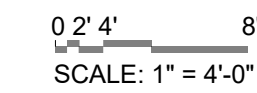
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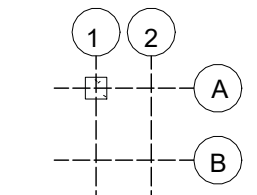
NORTH ARROW



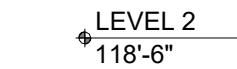
GRAPHIC SCALE



COLUMN SYMBOL & GRID LINES



VERTICAL ELEVATION



SPOT ELEVATION

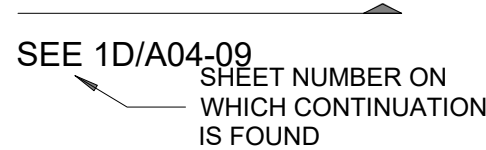


DATUM POINT

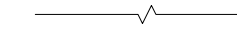


MATCH LINE

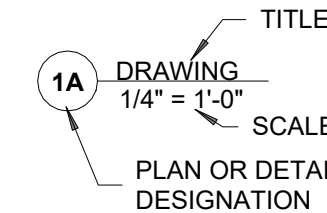
MATCH LINE



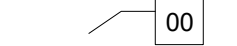
BREAK LINE



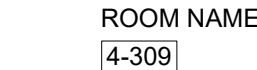
DRAWING TITLE



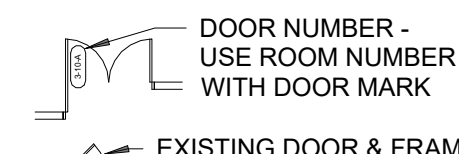
KEY NOTE



ROOM NAME & NUMBER TAG



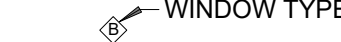
DOOR NUMBER TAG



EXISTING DOOR & FRAME



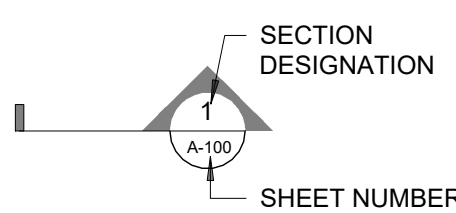
WINDOW TYPE TAG



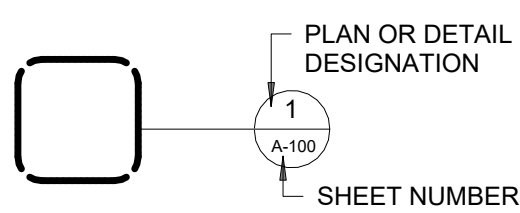
PARTITION TAG



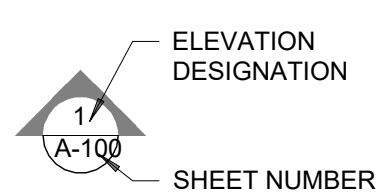
SECTION TAG



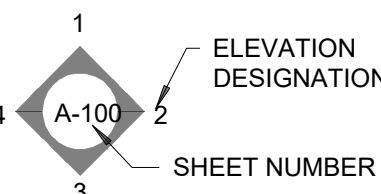
PARTIAL PLAN & DETAIL TAG



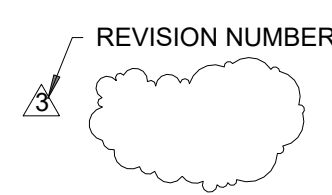
EXTERIOR ELEVATION TAG



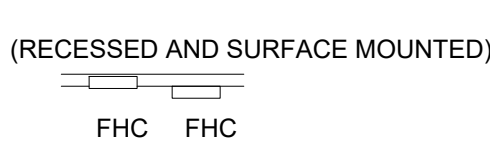
INTERIOR ELEVATION TAG



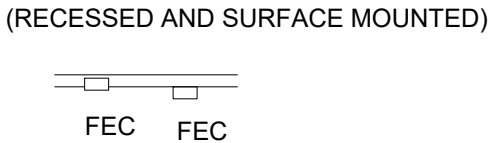
DRAWING REVISIONS



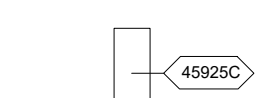
FIRE HOSE CABINET



FIRE EXTINGUISHER CABINET



EQUIPMENT AND FURNITURE TAG



TOILET ACCESSORY TAG



FLOOR DRAIN



GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING CONDITIONS
- ALL DIMENSIONS AT EXISTING CONDITIONS ARE +/- CONTRACTOR TO VERIFY IN FIELD
- REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR OTHER APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
- NOTES APPEAR ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS. REVIEW ALL SHEETS AND APPLY NOTES TO RELATED BUILDING COMPONENTS.
- WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.
- ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
- PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.
- OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SEALANT SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.
- MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.
- PROVIDE CONTINUOUS PERIMETER FIRE SAFING BETWEEN FLOORS AND AT ROOF DECK. COORDINATE THE INSTALLATION WITH THE EXTERIOR WALL. FIRE RATING OF SAFING SHALL MATCH FIRE RATING OF FLOOR CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS.
- FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS.
- PROVIDE STIFFENERS, BRACING, BACKING PLATES AND BLOCKING REQUIRED FOR SECURE INSTALLATION OF TOILET PARTITIONS, DOORS AND DOOR HARDWARE INCLUDING WALL-MOUNTED DOOR STOPS, HANDRAILS, WALL-MOUNTED SHELVES, OPERABLE PARTITIONS, WALL CABINETS, MISCELLANEOUS EQUIPMENT, AND SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.
- COORDINATE ALL BASE AND HOUSEKEEPING PADS WITH MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL REPAIR/REPLACE ANY AND ALL CEILINGS, CEILING TILES, FIXTURE, AND DEVICES THAT ARE REMOVED OR RELOCATED DURING FIRE ALARM/SPRINKLER OR MECHANICAL WORK. SEE MECHANICAL PLANS.
- LOCATE ACCESS PANELS AS INDICATED ON DRAWINGS. FOR ACCESS PANELS NOT SHOWN BUT REQUIRED BY PROVISIONS OF THE CONTRACT DOCUMENTS, LOCATED IN ACCORDANCE WITH APPLICABLE CODES. SUBMIT PROPOSED LOCATIONS TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.

SCOPE

Scope Of Work:
1- Interior Remodeling of Existing Building 777 NE 125 ST.
Air Conditioning Is Existing to Remain (To Be Relocated)
Scope Of Work Will Address Existing violation MHVIO-2012-00154

GENERAL PROJECT INFORMATION

Occupancy Classification:
Multiple Mix Occupancy
(As Per FBC 2020 Seventh Edition, Building Chapter 3)

Classification of Work:
Alteration Level 2: Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment
(As Per FBC 2020 Sixth Edition, Existing Building Chapter 5)

REGULATING AUTHORITIES

City of North Miami
Building Department

APPLICABLE CODES

SCOPE	YEAR / CODE	AUTHORITY
BUILDING	2020 - FLORIDA BUILDING CODE - 7th Edition	Miami Dade County Building Department
ACCESSIBILITY	2020 - FLORIDA BUILDING CODE - ACCESSIBILITY, 7th EDITION	Miami Dade County Building Department
LIFE SAFETY	2018 NFPA 101 LIFE SAFETY CODE	Miami Dade County Building Department
FIRE PREVENTION	FFPC 7th EDITION and NFPA 1 2018 EDITION	Miami Dade County Building Department
ENERGY	2018 - INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	Miami Dade County Building Department
ELECTRIC	2017 - NFPA 70 (ELECTRICAL CODE)	Miami Dade County Building Department
MECHANICAL	2020 - FLORIDA BUILDING CODE M - 8th Edition	Miami Dade County Building Department
PLUMBING	2020 - FLORIDA BUILDING CODE P - 6th Edition	Miami Dade County Building Department
FIRE ALARM	NFPA 72 - 2016 Edition	Miami Dade County Building Department

Index Of Drawings

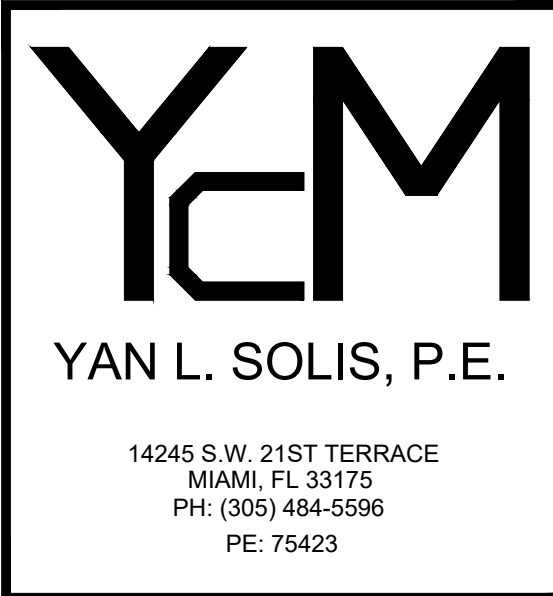
Sheet Number	Sheet Name	Sheet Issue Date	Revisions
01-General			
C-000	Cover Sheet	04/10/2023	
G-100	Index Of Drawings	04/10/2023	
02-Demolition			
D-100	Interior Demolition	04/10/2023	
03-Life Safety Plan			
LS-100	Life Safety Plan	04/10/2023	
03-Architectural			
A-100	Site Plan and Location Plan	04/10/2023	
A-200	Proposed Floor Plan	04/10/2023	
A-300	Sections and Details	04/10/2023	
A-400	Reflected Ceiling Plan	04/10/2023	
04- Electrical			
E-001	Electrical Lighting Plan	04/10/2023	
E-002	Power And Data Plan	04/10/2023	
05-Mechanical Plan			
M-001	Mechanical Notes and Details	04/10/2023	
M-002	Mechanical Plan	04/10/2023	
06- Plumbing			
P-001	Plumbing Site Plan and General Notes.	04/10/2023	
P-002	Plumbing Water and Sewer	04/10/2023	

Space to be used by a single tenant,
Space is Used By Multiple-Mixed Occupancy
In Accordance with NFPA 101: 6.1.14.1.1
and 6.1.14.3

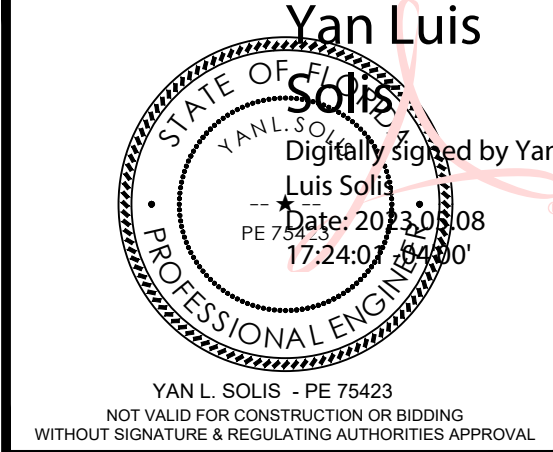
SAFETY DURING CONSTRUCTION:

- CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND THE GENERAL PUBLIC FROM INJURY AND ADJOINING PROPERTY FROM DAMAGE.
- STANDARD INDUSTRY PRACTICES SHALL BE OBSERVED FOR FLASHING AND WATERPROOFING.
- GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL AND FOOD SERVICE EQUIPMENT AND VERIFY HIS WORK SUCH THAT THE STRUCTURAL INTEGRITY IF THE BUILDING NOT LESSEMED.
- GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING AND PLYWOOD BACKING FOR ALL ATTACHMENTS TO WALLS AS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS WORK PRIOR TO SUBMITTING BIDS AND FABRICATION OF NEW BUILDING COMPONENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SECURITY WHILE JOB IS IN PROGRESS AND COMPLY WITH ALL O.S.H.A. STANDARDS.
- ALLOWABLE BEARING CAPACITY FOR SOIL AT THIS SITE IS 2'000 P.S.I. AS PER FLORIDA BUILDING CODES.

DESIGN TEAM:



SIGNATURE AND SEAL:



PROJECT INFORMATION:

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5701-1

Project Name:

Interior Remodeling

Property Owner :
Mirai Interiors LLC
5701 Marius St
Coral Gables FL
Folio#: 03-4129-026-1250
(Reference)

MANAGMENT:

#	REVISIONS	DATE
△	Rev I	03/21/22
△	-	
△	-	
△	-	
△	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Index Of Drawing

SHEET No:

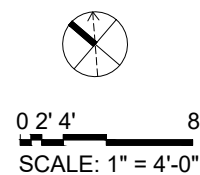
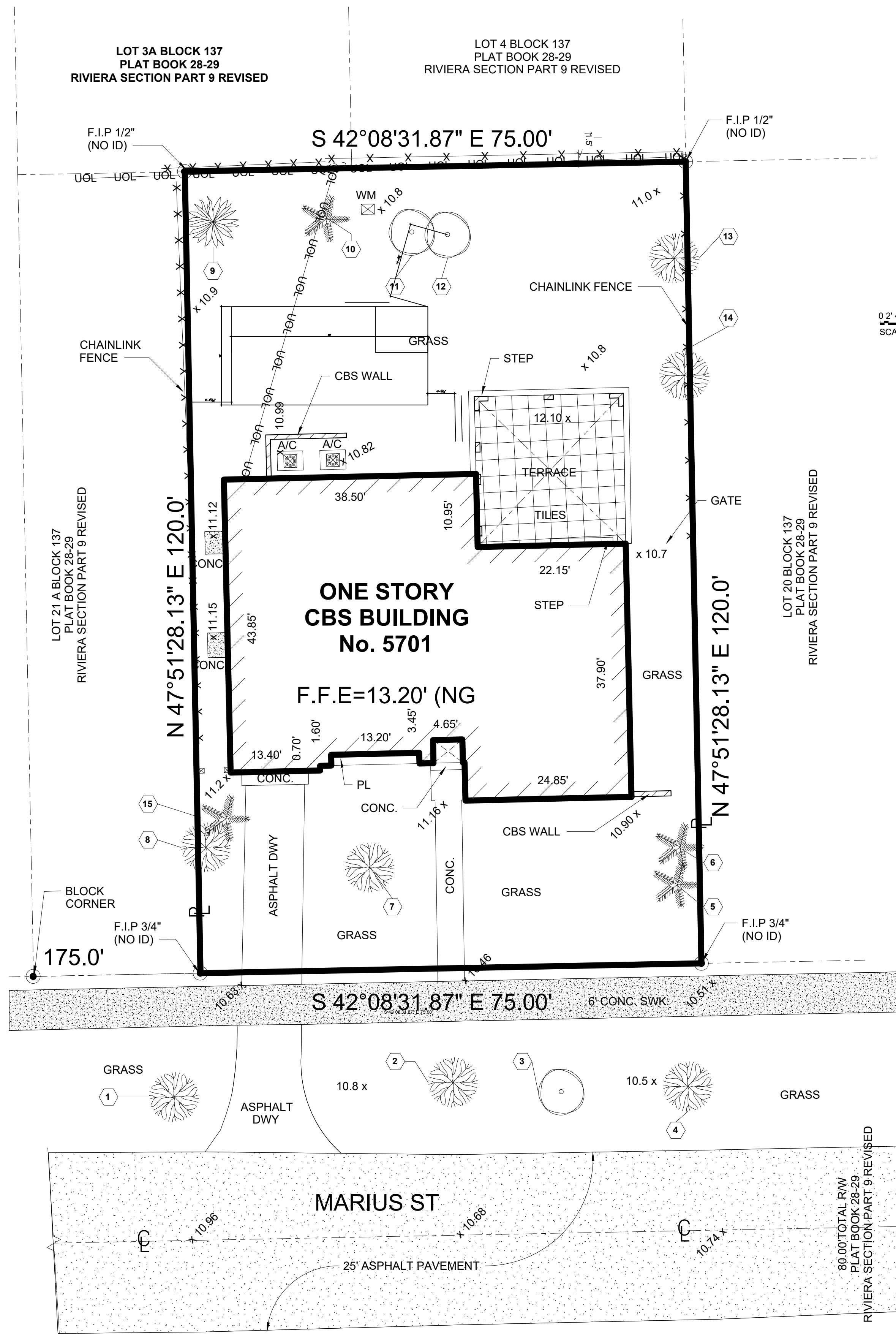
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2 OF 2

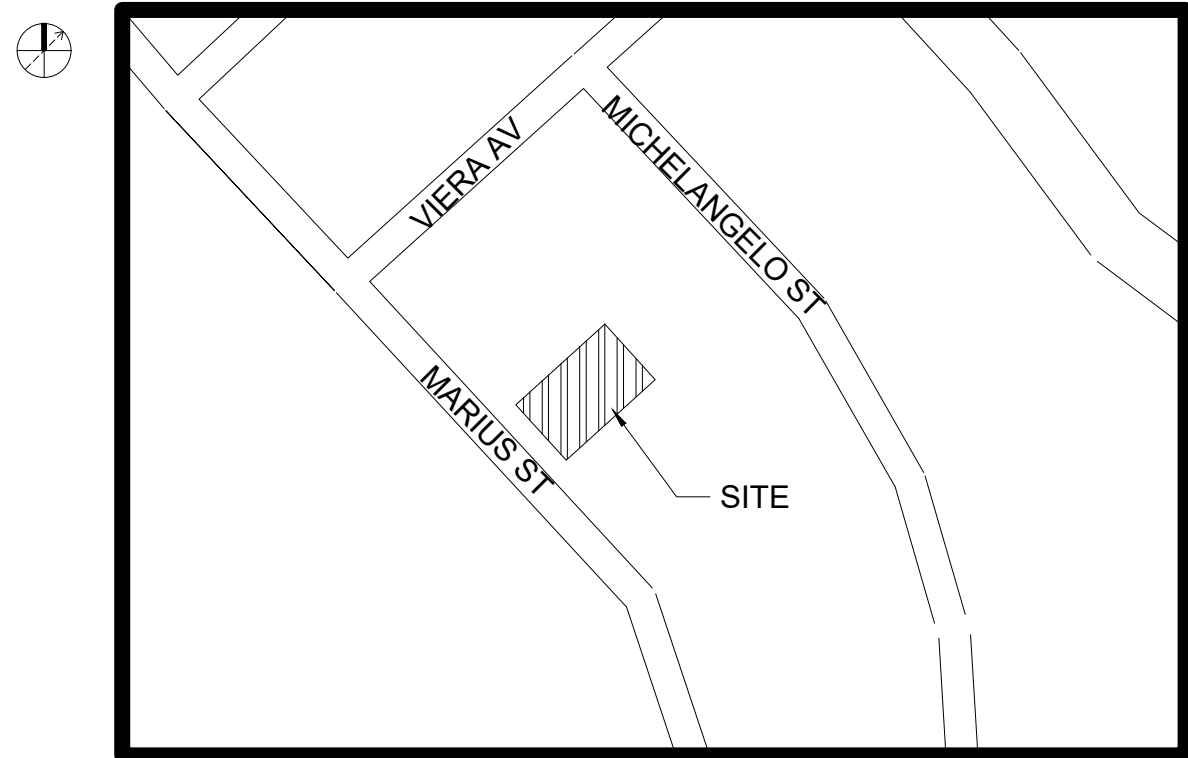
PROJECT PHASE:

100 % Construction Documents

SITE PLAN
SCALE: 3/32" = 1'-0".



LOCATION PLAN
N.T.S.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS "TOPOGRAPHIC SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8025.

BY: Alfredo Diaz
Registered PSM, LS 6903 State of Florida

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S NOTES:

1. FIELD WORK COMPLETED ON: 10-03-2022
2. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
3. LEGAL DESCRIPTION:
LOT 21 & S 1/2, LOT 21A, BLOCK 137, RIVIERA SECTION PART 9 REVISED,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 29 OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING: 9,000.00 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.
4. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION, PROVIDED BY CLIENT.
5. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES ABSTRACT NOT REVIEWED.
6. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
7. EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
8. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
11. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
12. OWNERSHIP SUBJECTS TO OPINION OF TITLE.
13. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
14. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
15. NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 120639 CITY OF CORAL GABLES, MIAMI-DADE COUNTY UNINCORPORATED AREAS, FL MAP NO. 0459, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009.
16. THE ELEVATIONS SHOWN HEREON ARE REFERRED TO NGVD 1929 VERTICAL DATUM. USED BM: CG# 243, ELEV= 10.99(NGVD 1929)
17. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY.

LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- C.B.S. WALL
- UTILITY POWER POLE
- AIR CONDITIONER
- LIGHT POLE
- SEWER MANHOLE
- TRAFFIC SIGN
- WATER METER
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN

DESIGN TEAM:

YLM
YAN L. SOLIS, P.E.
14245 S.W. 21ST TERRACE
MIAMI, FL 33175
PH: (305) 484-5596
PE: 75423

SIGNATURE AND SEAL:

Digitally signed by Yan L. Solis
Date: 2023.05.08 15:53
PE 75423
YAN L. SOLIS - PE 75423
NOT VALID FOR CONSTRUCTION OR BIDDING
WITHOUT SIGNATURE & REGULATING AUTHORITIES APPROVAL

PROJECT INFORMATION:

Project NO: 5701-1
Project Name: Interior Remodeling
Property Owner : Mirai Interiors LLC
5701 Marius St
Coral Gables FL
Folio#: 03-4129-026-1250 (Reference)

MANAGMENT:

#	REVISIONS	DATE
1	-	
2	-	
3	-	
4	-	
5	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Location Plan

SHEET No:

A-100
X OF X

PROJECT PHASE:

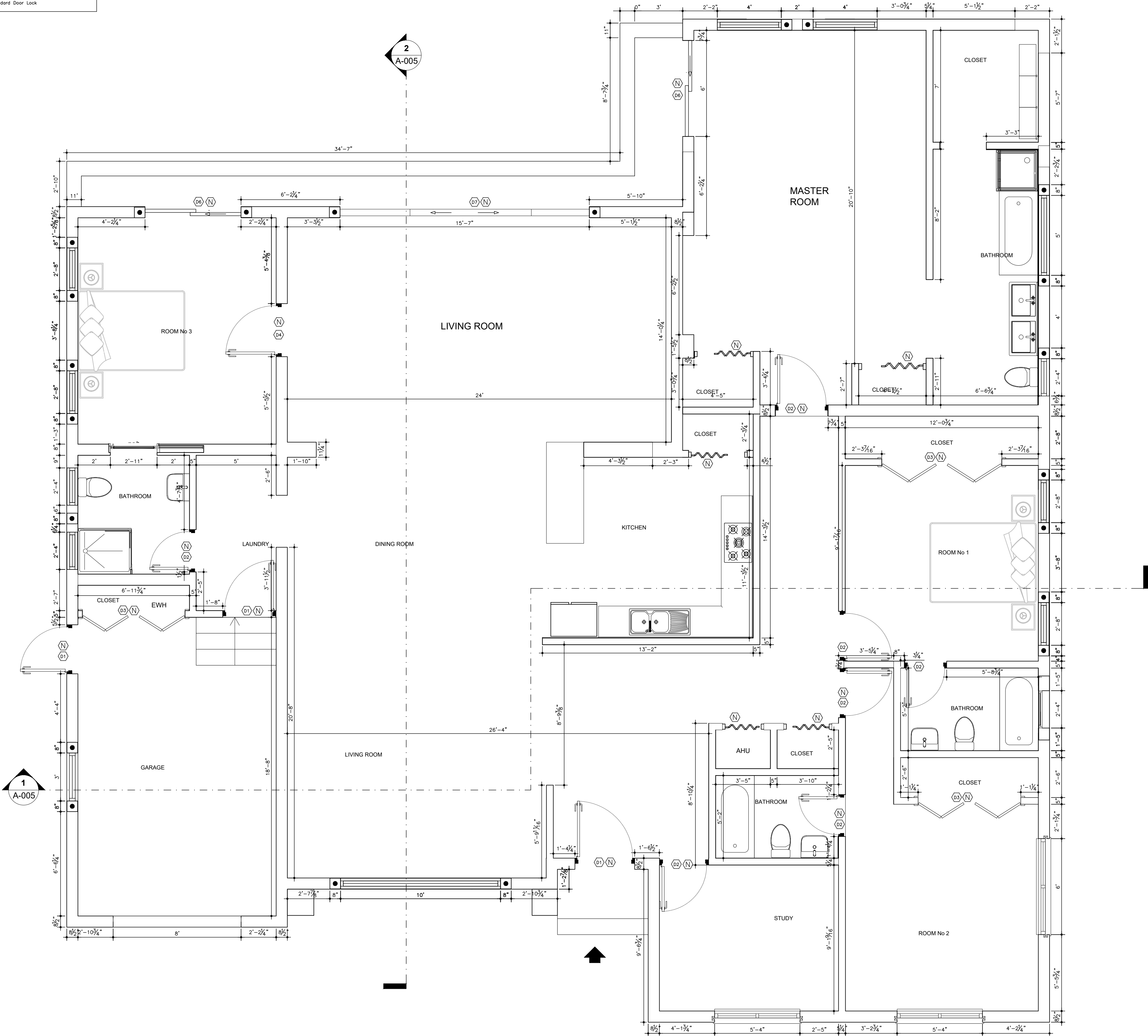
100 % Construction Documents

DOOR SCHEDULE								
MARK	SIZE			MATERIAL	FRAME	TYPE	REMARKS	NOTES
	WIDTH	HEIGHT	CLEAR OPENING					
01	3'-4"	7'-0"	3'-0"	Steel	Steel	OUTWARD SWING DOOR	New	Exterior Door (1 Hr Fire Rated)
02	3'-0"	7'-0"	2'-8"	Wood	Wood	INWARD SWING DOOR	New	Interior Door
03	6'-4"	7'-0"	6'-0"	Wood	Wood	BIFOLD DOOR	New	Interior Door
04	4'-8"	7'-0"	4'-4"	Steel	Steel	OUTWARD SWING DOOR	New	Exterior Door (1 Hr Fire Rated)
05	3'-0"	7'-0"	2'-6"	Wood	Wood	BIFOLD DOOR	New	Interior Door
06	6'-0"	7'-0"	3'-0"	Glass	Aluminum	SLIDING DOOR	New	Exterior Door
07	16'-0"	7'-0"	10'-5"	Glass	Aluminum	SLIDING DOOR	New	Exterior Door
Note: No elevation change across any exit door.				E Existing To Remain N New To Be Installed R Existing To Be Replaced By its Equivalent				

WALL LEGEND

- CONCRETE WALL OR COLUMNS
- EXISTING 8" THICK CMU WALL TO REMAIN
- NEW 8" THICK CMU WALL
- NEW 8" THICK REINFORCED CMU WALL
- EXISTING PARTITION WALL TO REMAIN
- NEW NON-BEARING PARTITION WALL
- NEW LOW PARTITION WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING CMU WALL - CONCRETE COLUMN - PARTITION - DOOR AND/OR FIXTURE TO BE DEMOLISHED AND/OR REMOVED

NOTE:
SOME ITEMS OF THIS LEGEND MAY NOT BEING USED
IN THIS DRAWING.



DESIGN TEAM:

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YAN L. SOLIS, P.E.

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PE: 75423

SIGNATURE AND SEAL:

Yan L. Solis

STATE OF FLORIDA
PROFESSIONAL ENGINEER
PE 75423

Digitally signed by Yan L. Solis
DN: cn=Yan L. Solis, o=Professional Engineer, ou=Professional Engineer, email=yan@ycm.com, c=US
1.2.840.11353.0001
1.2.840.11353.0001

YAN L. SOLIS - PE 75423
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5701-1
Project Name:
Interior Remodeling

Property Owner :
Mirai Interiors LLC
5701 Marius St
Coral Gables FL
Folio#: 03-4129-026-1250
(Reference)

MANAGMENT:

#	REVISIONS	DATE
1	Rev I	03/21/22
2	-	-
3	-	-
4	-	-
5	-	-

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Proposed Floor Plan

SHEET No:

A-200

X OF X

PROJECT PHASE:

100 % Construction Documents

GENERAL DEMOLITION NOTES

1.

THE CONTRACTOR SHALL VERIFY THAT REQUIRED EGRESS IS MAINTAINED FOR ALL OCCUPIED AREAS OF BUILDINGS AND SITE THROUGHOUT DEMOLITION AND CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY TO AN APPROVED DUMPING FACILITY WHICH MEETS FEDERAL AND LOCAL REQUIREMENTS OF A CONTRACTOR SUPPLIED DUMPSTER LOCATED BY OWNER. OWNER'S DUMPSTERS SHALL NOT BE USED. NO BURNING ON SITE SHALL BE ALLOWED.
2.

AFTER DEMOLITION THE CONTRACTOR IS TO REPAIR AND PATCH ALL SURFACES AFFECTED BY DEMOLITION TO A LIKE NEW OR MATCHING ADJACENT CONDITION. MATCH BRICK, BLOCK, STUCCO, ETC. AS MAY BE REQUIRED.
3.

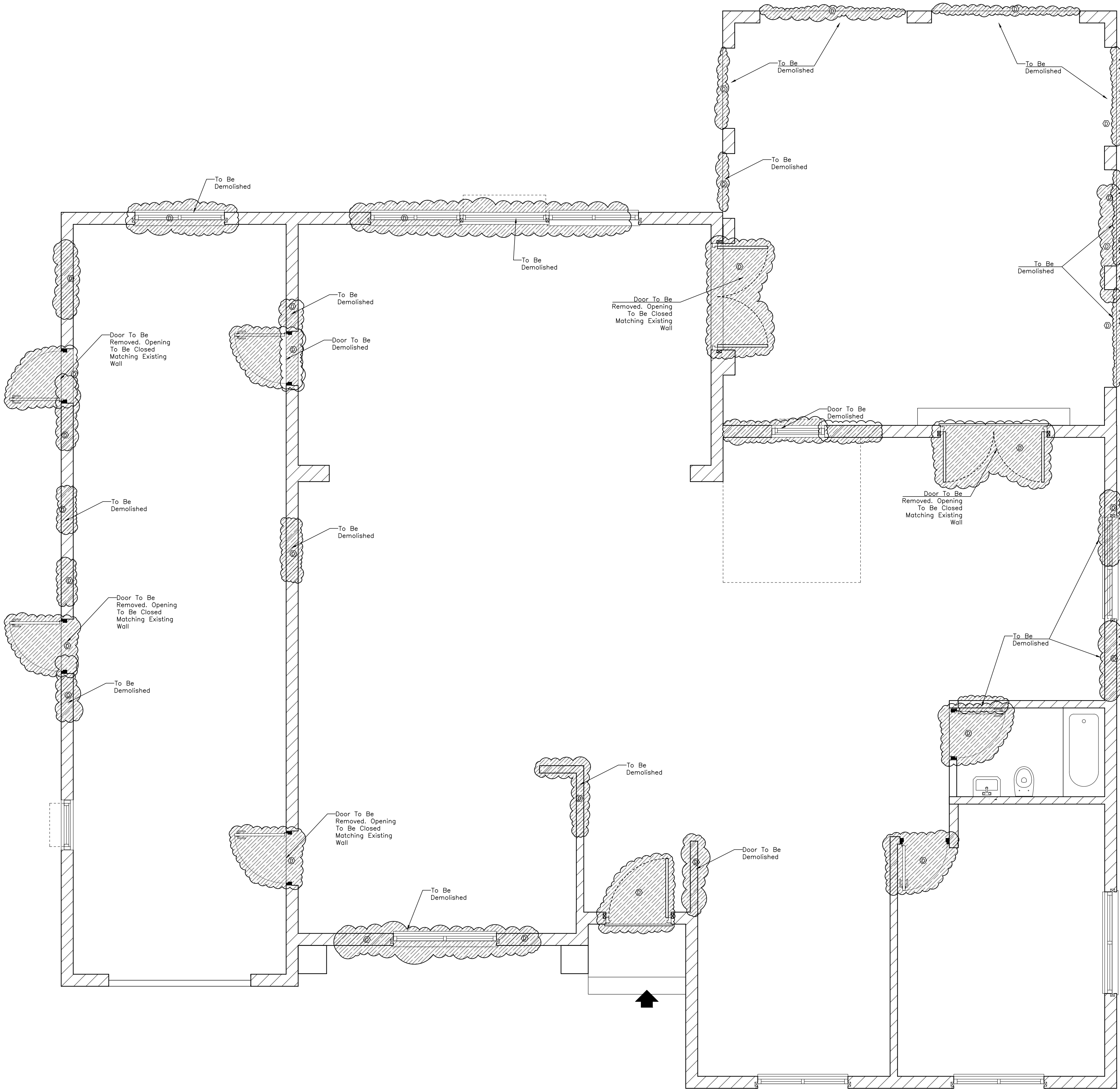
CONTRACTOR TO SURVEY THE WORK PRIOR TO BIDDING AND PROVIDE ALL NECESSARY DEMOLITION AS INDICATED FOR ALL REQUIRED/SIMILAR ITEMS WHETHER INDICATED OR NOT ON THE DRAWING SHEETS.
4.

THE DEMOLITION INFORMATION ON THESE DRAWINGS, AND AS IDENTIFIED IN THE SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT COMMENCE WITH DEMOLITION WITHOUT VERIFYING AND COORDINATING WITH NEW WORK DOCUMENTATION. THE CONTRACTOR SHALL REFER TO AND COORDINATE WITH CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
5.

THE PURPOSE OF THESE DEMOLITION PLANS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GIVE THE GENERAL CONTRACTOR A GENERAL IDEA AS TO THE SCOPE OF ARCHITECTURAL DEMOLITION WORK REQUIRED. THE CONTRACTOR SHALL VISIT THE FACILITY, THOROUGHLY EVALUATE THE EXISTING FACILITY AGAINST THE DRAWINGS AND ACTUAL SITE CONDITIONS.
6.

REVIEW ALL CONTRACT DOCUMENTS AND ARRIVE AT THE SCOPE OF DEMOLITION WORK REQUIRED TO ACHIEVE THE INTENDED RESULTS AND FINISHED PRODUCT. ALL DEMOLITION WORK SHALL BE INCLUDED IN THE BASE SCOPE OF WORK.
8.

CMU WALL TO BE DEMOLISHED DURING CONSTRUCTION PHASE OF THE PROJECT.



Demolition Plan
SCALE: 1/4" = 1'-0".

DESIGN TEAM:

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MIAMI, FL 33175
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PE: 75423

SIGNATURE AND SEAL:

Yan Luis Solis

Digitally signed by Yan Luis Solis
Date: 2023.08.08
PE 75423

YAN L. SOLIS - PE 75423
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PROJECT INFORMATION:

Project NO:
5701-1

Project Name:
Interior Remodeling

Property Owner :
Mirai Interiors LLC
5701 Marius St
Coral Gables FL
Folio#: 03-4129-026-1250
(Reference)

MANAGEMENT:

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△	-	
△	-	
△	-	
DATE : 04/10/2023		
DRAWN BY: Teosvany Acosta		
CHECKED BY: Yan L. Solis		

SHEET TITLE:

Demolition Plan

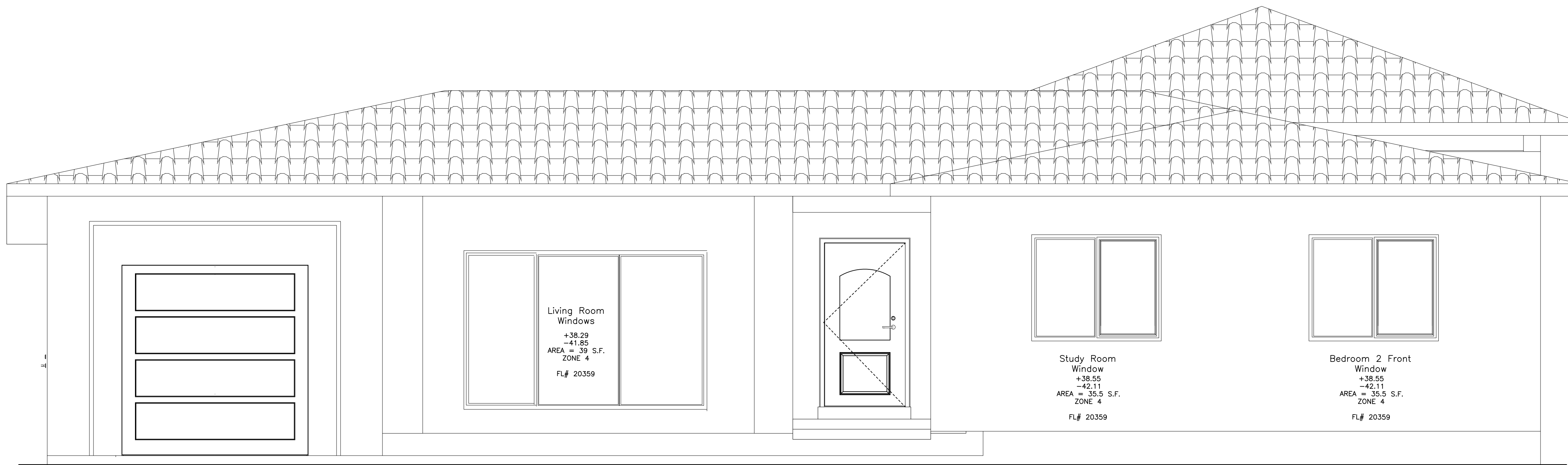
SHEET No:

A-201

X OF X

PROJECT PHASE:

100 % Construction Documents



Garage Door

+37.30
-40.86
AREA = 56 S.F.
ZONE 4

NOA# 20-1116.04

Front Door

+39.56
-43.12
AREA = 24.5 S.F.
ZONE 4

FL# 20359

Living Room
Windows
+38.29
-41.85
AREA = 39 S.F.
ZONE 4
FL# 20359

Study Room
Window
+38.55
-42.11
AREA = 35.5 S.F.
ZONE 4
FL# 20359

Bedroom 2 Front
Window
+38.55
-42.11
AREA = 35.5 S.F.
ZONE 4
FL# 20359

00 FIRST FLR PLN
0' - 0"

1 Front Elevation
Scale: $\frac{1}{4}" = 1'-0"$



Master Bedroom
Window
+24.53
-61.35
AREA = 30 S.F.
ZONE 3
FL# 20359

Master Bedroom
Window
+24.53
-61.35
AREA = 30 S.F.
ZONE 3
FL# 20359

Living Room
Sliding
+17.09
-60.87
AREA = 107 S.F.
ZONE 2r
FL# 20359

Room 3 Sliding
Door
+22.54
-73.28
AREA = 41.4 S.F.
ZONE 2r
FL# 20359

00 FIRST FLR PLN
0' - 0"

2 Rear Elevation
Scale: $\frac{1}{4}" = 1'-0"$

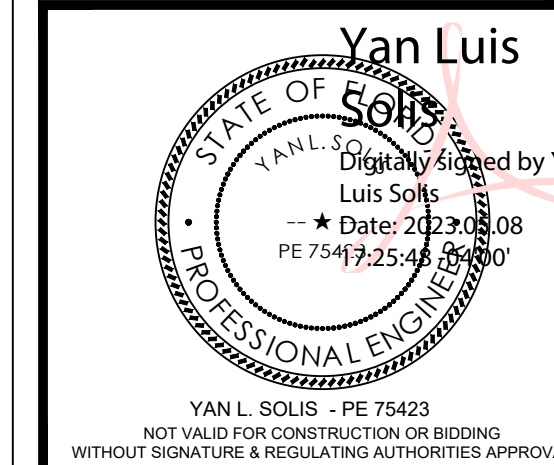
DESIGN TEAM:

YcM

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PH: (305) 484-5596
PE: 75423

SIGNATURE AND SEAL:



PROJECT INFORMATION:

Project NO:

5701-1

Project Name:

Interior Remodeling

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Mirai Interiors LLC
5701 Marius St
Coral Gables FL
Folio#: 03-4129-026-1250
(Reference)

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△	-	
△	-	
△	-	
△	-	
△	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Elevations

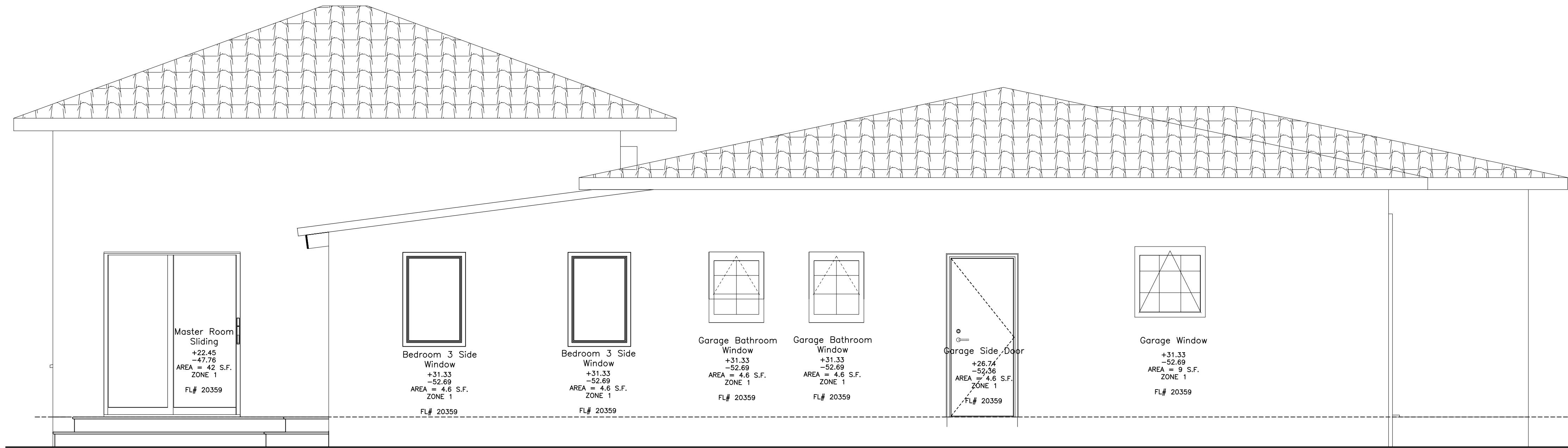
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A-300

X OF X

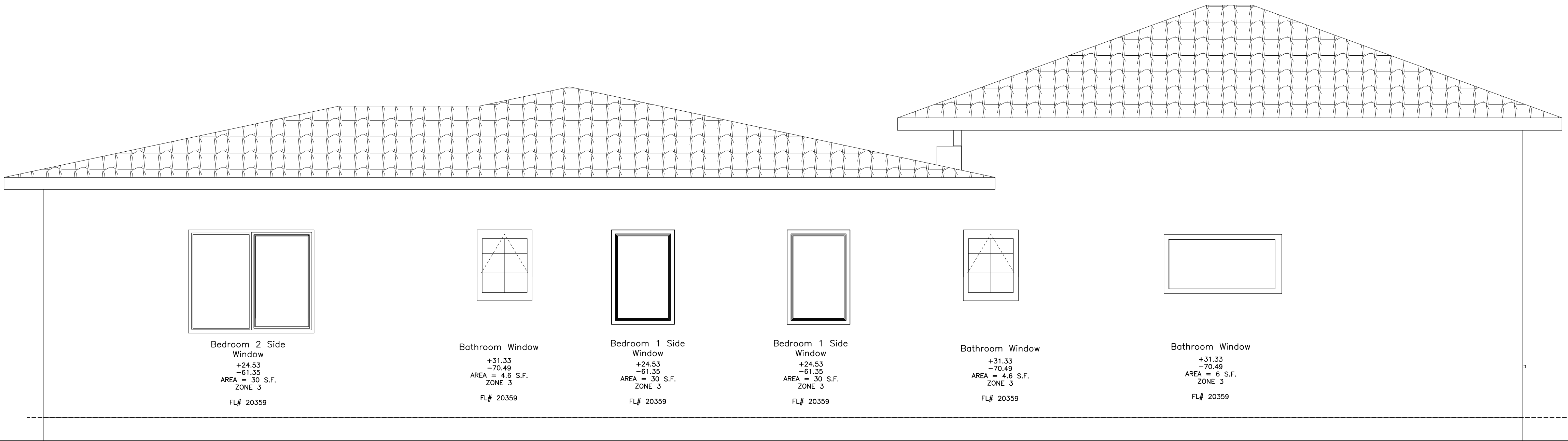
PROJECT PHASE:

100 % Construction
Documents



1 East Side Elevation
Scale: $\frac{1}{4}'' = 1'-0''$

00 FIRST FLR PLN
0' - 0"



2 West Side Elevation
Scale: $\frac{1}{4}'' = 1'-0''$

00 FIRST FLR PLN
0' - 0"

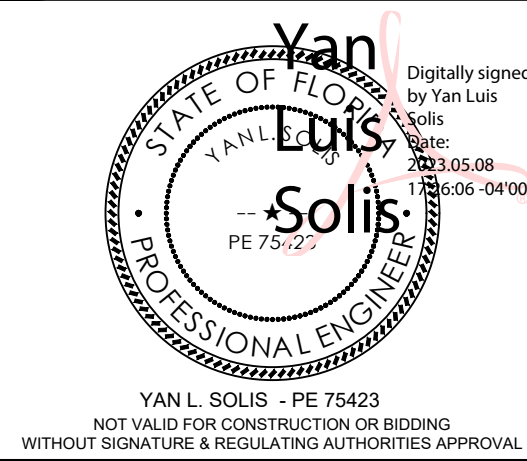
DESIGN TEAM:

YCM

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PROJECT INFORMATION:

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5701-1

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5701 Marius St

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Folio#: 03-4129-026-1250
(Reference)

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△	-	
△	-	
△	-	
△	-	
△	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Elevations

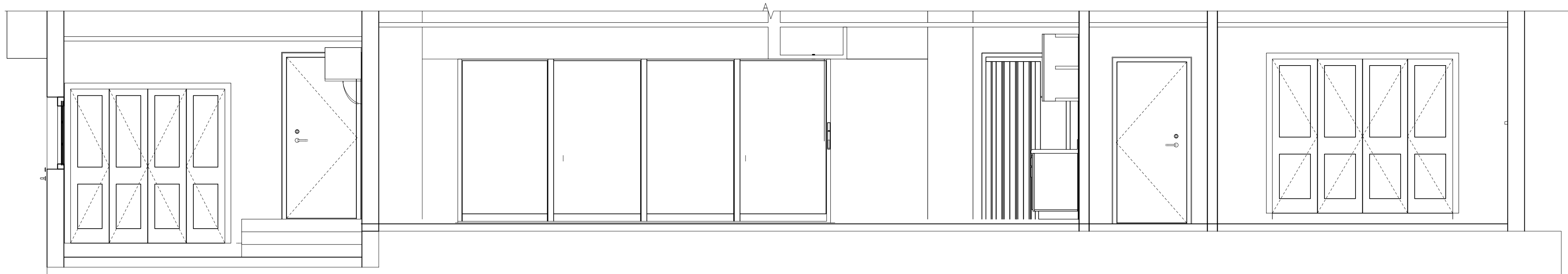
SHEET No:

A-400

X OF X

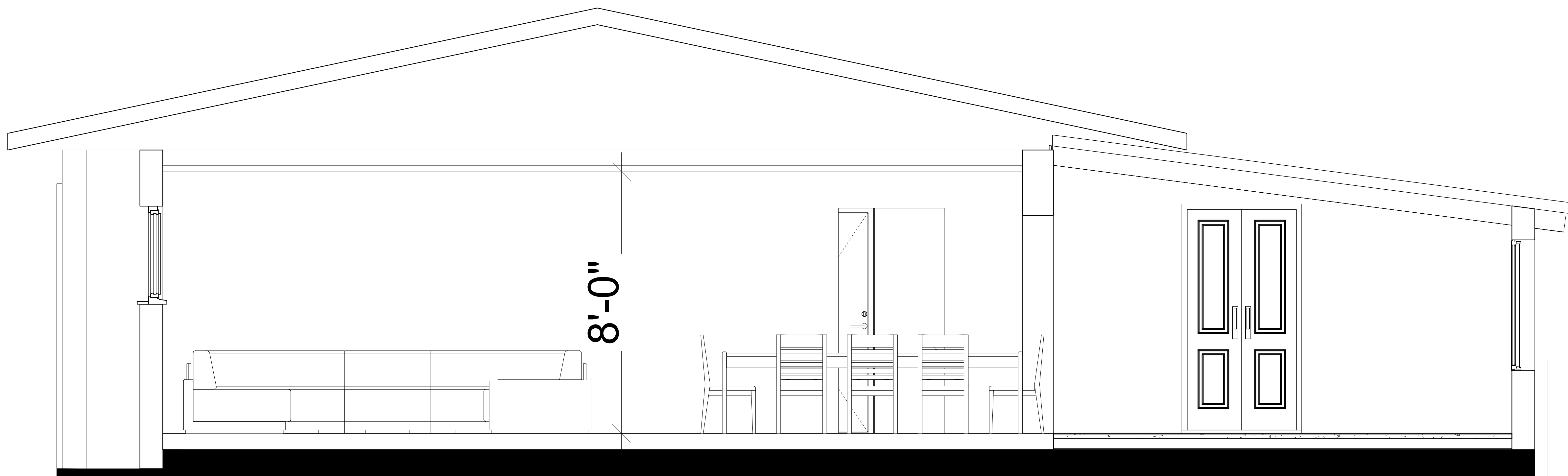
PROJECT PHASE:

100 % Construction
Documents



00 FIRST FLR PLN
0' - 0"

1 Section Detail
Scale: $\frac{1}{4}" = 1'-0"$



00 FIRST FLR PLN
0' - 0"

2 Section Detail
Scale: $\frac{1}{4}" = 1'-0"$

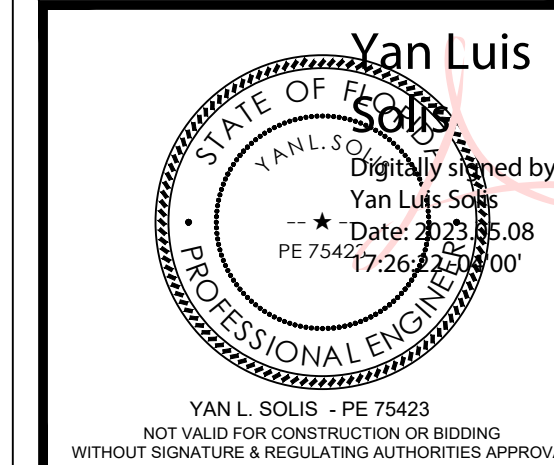
DESIGN TEAM:

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YAN L. SOLIS, P.E.

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MIAMI, FL 33175
PH: (305) 484-5596
PE: 75423

SIGNATURE AND SEAL:



PROJECT INFORMATION:

Project NO:

5701-1

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Interior Remodeling

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5701 Marius St

Coral Gables FL

Folio#: 03-4129-026-1250

(Reference)

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△	-	
△	-	
△	-	
△	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Sections

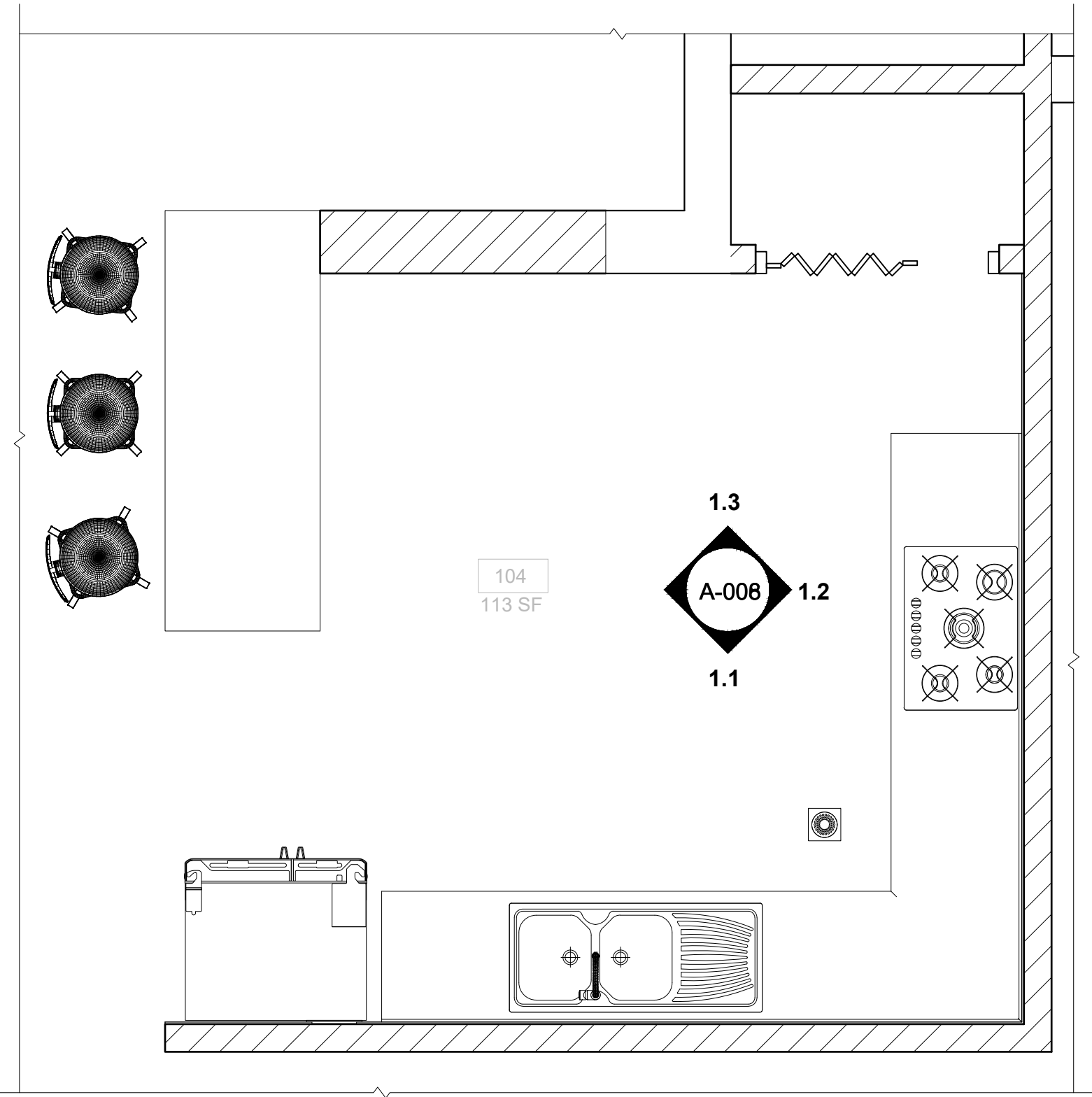
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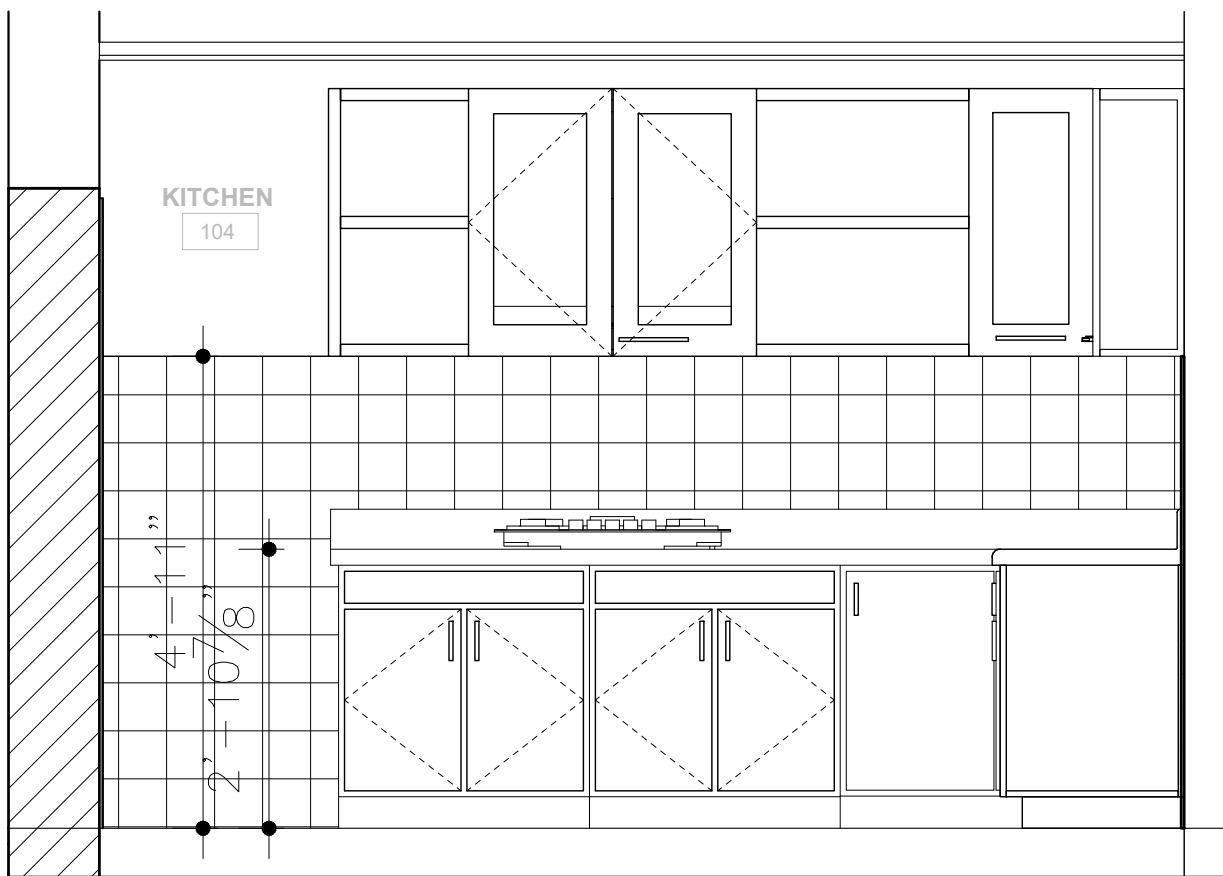
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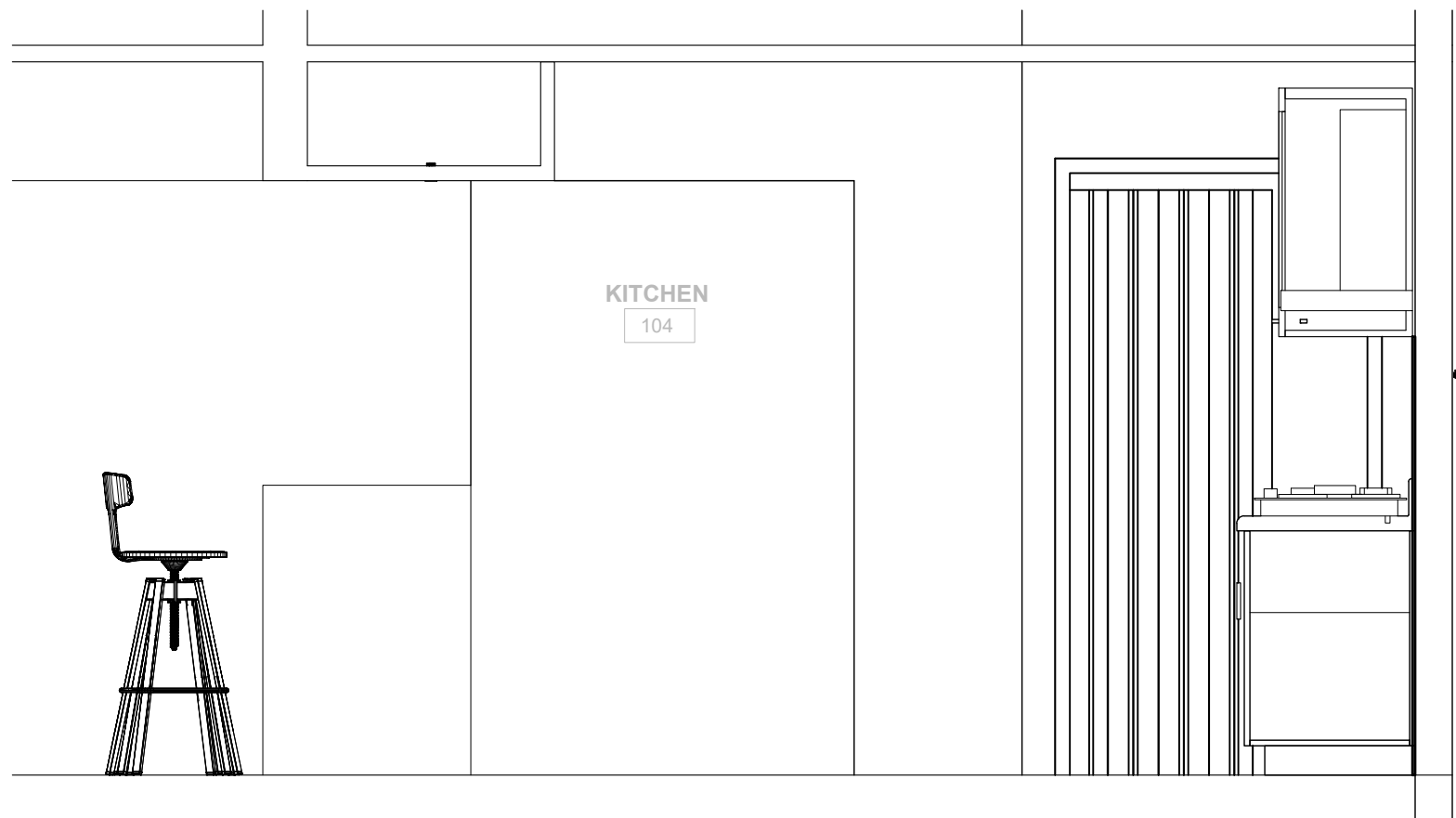
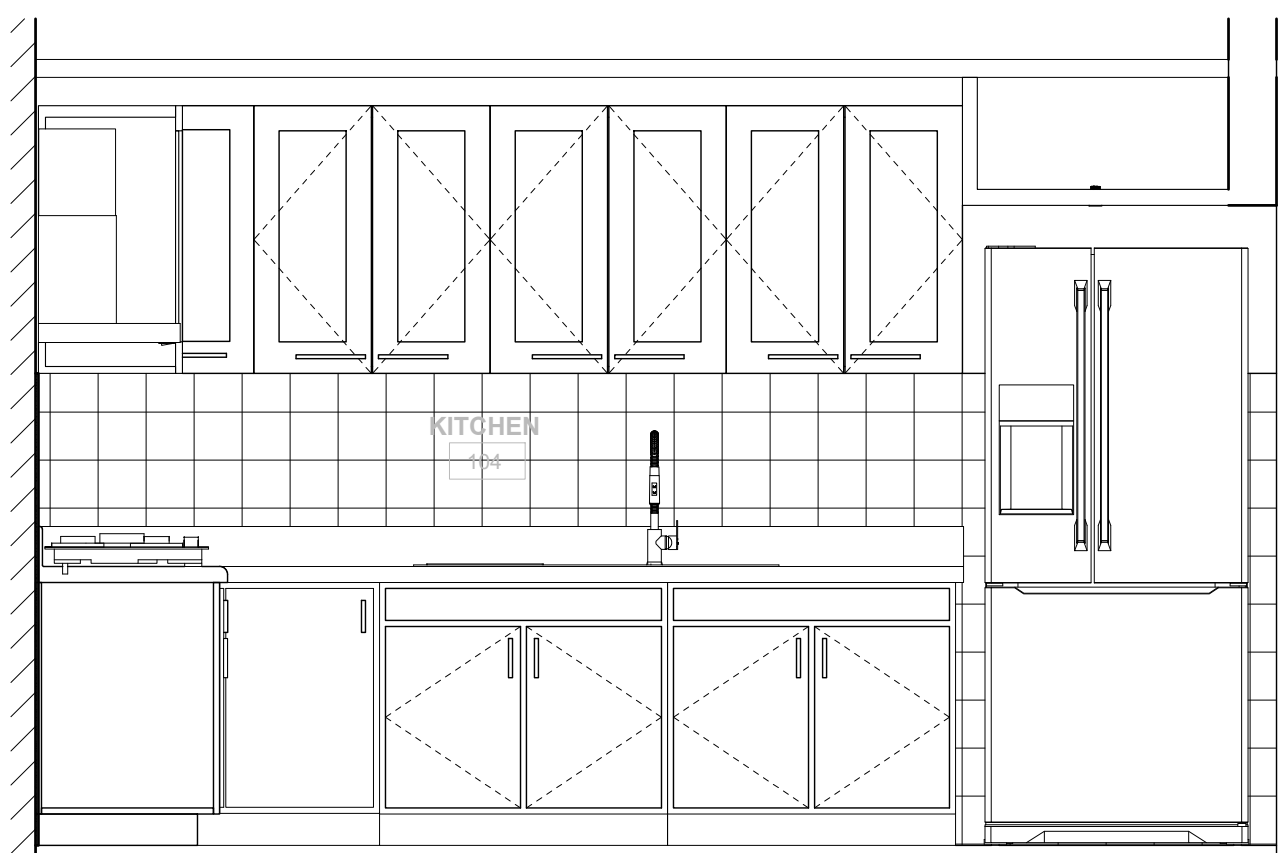
100 % Construction Documents



1 Kitchen Detail
Scale: $\frac{1}{4}" = 1'-0"$



2 Kitchen Detail
Scale: $\frac{1}{4}" = 1'-0"$



DESIGN TEAM:

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SIGNATURE AND SEAL:

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Date: 2023.05.08 12:26:37 -0400
YAN L. SOLIS - PE 75423
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PROJECT INFORMATION:

Project NO:

5701-1

Project Name:

Interior Remodeling

Property Owner :

Mirai Interiors LLC

5701 Marius St

Coral Gables FL

Folio#: 03-4129-026-1250

(Reference)

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△	-	
△	-	
△	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

Interior Elevations

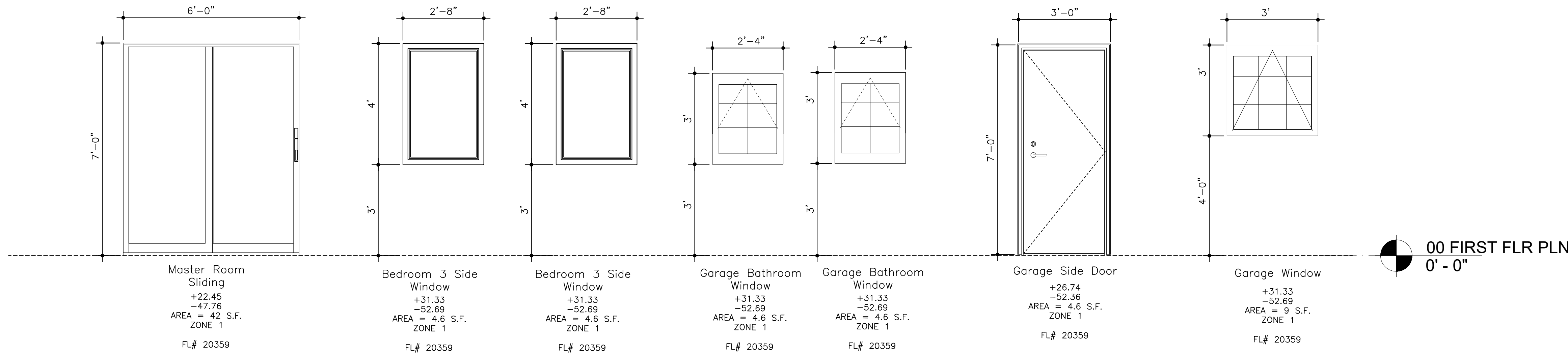
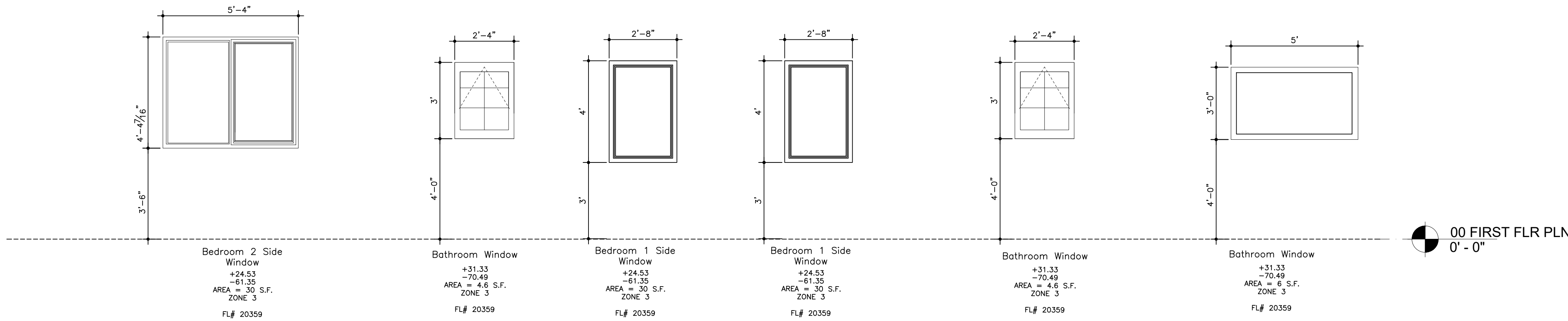
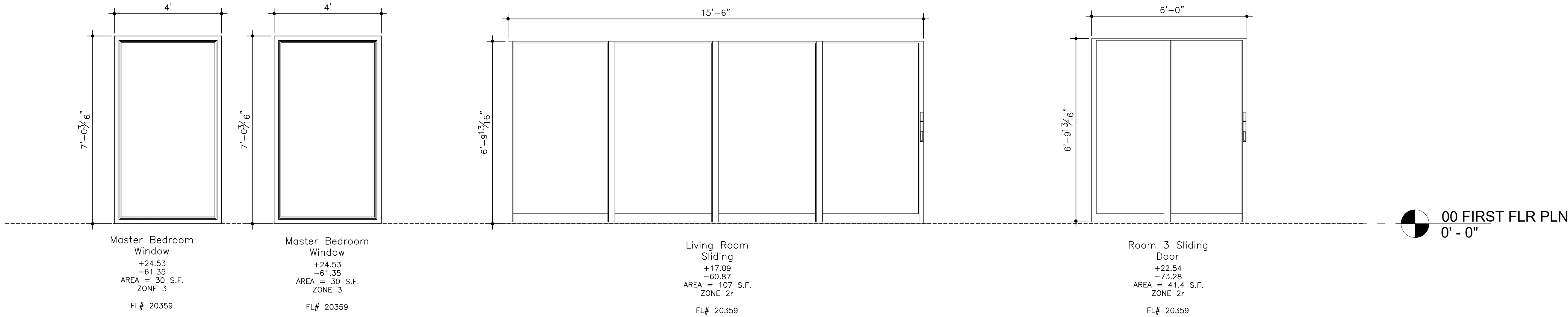
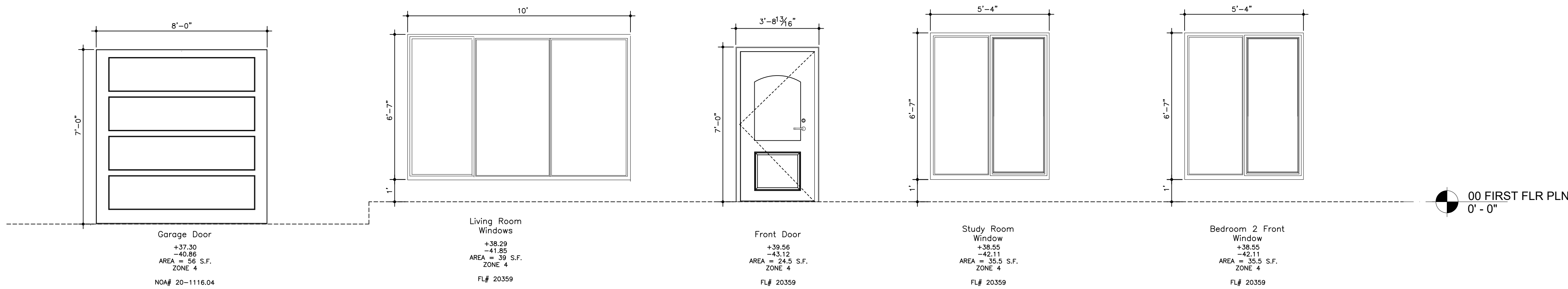
SHEET No:

A-600

X OF X

PROJECT PHASE:

100 % Construction Documents



DESIGN TEAM:

YLM
YAN L. SOLIS, P.E.
14245 S.W. 21ST TERRACE
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PH: (305) 484-5596
PE: 75423

SIGNATURE AND SEAL:

Yan Luis
Digitally signed by
Yan Luis Solis
Date: 2023.08.08
17:26:42 -0400
PE 75423
NOT VALID FOR CONSTRUCTION OR BIDDING
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5701-1
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△	-	
△	-	
△	-	
△	-	

DATE : 04/10/2023

DRAWN BY: Teosvany Acosta

CHECKED BY: Yan L. Solis

SHEET TITLE:

**Windows And
Doors**

SHEET No:

A-700
X OF X

PROJECT PHASE:

**100 % Construction
Documents**