APARTMENT

Owner A.L.Sammons — Permit No. 234 — $300.00

Lot 11 — Block — Subdivision — No. 109 119 — Street Washington — Date June 21, 1948

1108

General Contractor — Address

Front — Depth — Height — Stories — Use

Type of construction — Foundation — Roof

Plumbing Contractor — Address — Date

No. fixtures — Rough approved by — Date

Plumbing Contractor — Address — Date

No. fixtures set — Final approved by — Date

Sewer connection — Septic tank — Make — Date

Electrical Contractor Geo. L.Martin — Address Fulford — Date Jan.19,1925

No. outlets 1 sign. — Heaters — Stoves — Motors — Fans — Temporary service

Rough approved by — Date

Electrical Contractor — Address — Date

No. fixtures set — Final approved by — Date

Alterations or repairs # 27604 Addition of one story only- 1 apartment & 1 hotel room- Martin Hauri, arch: Diez Construction Co, contractor: Spread footing 12x24- ---= 4 5/8 ø- #2 CBS - $ 7,000: June 21, 1948 — Date

* Plumbing #16271- C.J.Dulbs- reset 1 water closet - 1 lavatory - 1 shower - Nov.24, 1941

PLUMBING PERMIT # 27057 Harry Markowitz: 1 sewer, 2 water closets, 2 lavatories, 1 shower, 1 sink 1 gas range- August 6, 1948-- GAS -- OK -- T.A. O'Neill 10/19,1949

PLUMBING PERMIT # 28804 Harry Markowitz: 1 Gas Range, October 4, 1949

Electrical

27176 Astor Electric: 9 switch outlets, 8 light outlets, 11 receptacles, 1 refrigerator outlet, 1 iron outlet, 1 space heater(bath), 2 centers of distribution, 1 meter change - Sept. 10,1948

PLUMBING # 31651 Harry Markowitz: 1 Sink - 5/14/1951 Rough Ok 5/16 LR - Final 6/19/51 L.R.

31668 Harry Markowitz: 1 Gas range, 5/15/51 Rough Ok 5/16 LR

SEE OTHER SIDE

1951

BUILDING PERMIT # 35823 Remodeling: Making 2 rooms into apartment (500 sq ft) Owner builds: $250.00 5/10/-

41234 Roofing: Robbins Roofing & Sheet Metal Co: $200: Apr 21,

#52657 Fred Arnold: Provide 2nd exit concrete stairs outside of bldg on So. side-$500-2/13/57

#78604 Palmer's Roofing Co., Inc.: Reroof - 26 squares - $962 - 7/19/67

#01294 - Orkin Exterminating Co.: - nylon tent fumigation - $435.00 - June 21, 1972

#70049-Ocean Electric- 1 Service Repair-10-11-72

#28459 5/9/86 owner paint exterior white only $1,500.

#28469 5/12/86 owner repair roof 5 sqs use alley only $200.

PLUMBING PERMIT # 31965 Harry Markowitz: 1 lavatory - July 10, 1951-Rough - 7/11/51 Final 7/17/51 LR

ELECTRIC PERMIT #69730- Ocean Electric- 1 service 225 amp-6-8-72

PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED
BCC03135	BCCOMP	TEMP	27-Jan-03	27-Jan-03	17-Sep-04
BCC14164	BCCOMP	COMPLETE	07-Jul-14	18-Jul-14	
BCC13195	BCCOMP	COMPLETE	06-Sep-13	09-Sep-13	
BCC12034	BCCOMP	TEMP	02-Dec-11	05-Dec-11	03-Feb-12
BCC03307	BCCOMP	TEMP	10-Jul-03		
BCC11136	BCCOMP	COMPLETE	30-Sep-11	07-Dec-11	
BCC14165	BCCOMP	TEMP	07-Jul-14	07-Jul-14	05-Sep-14
BCO04387	BCOCC	COMPLETE	13-Aug-04	25-Aug-04	
BCO07110	BCOCC	COMPLETE	15-Mar-07	21-Mar-07	
BCO12072	BCOCC	COMPLETE	21-Dec-11	11-Jan-12	
BCO03322	BCOCC	COMPLETE	12-Aug-03	27-Aug-03	
BCO04333	BCOCC	COMPLETE	25-Jun-04	04-Aug-04	
BCO04409	BCOCC	COMPLETE	31-Aug-04	07-Sep-04	
BCO08006	BCOCC	COMPLETE	03-Oct-07	27-Nov-07	
BCO02179	BCOCC	TEMP	17-Apr-02	27-Jan-03	24-Oct-04
BCO03335	BCOCC	COMPLETE	22-Aug-03	25-Aug-03	
BCO04385	BCOCC	COMPLETE	13-Aug-04	20-Aug-04	
BCO06238	BCOCC	COMPLETE	24-Jul-06	27-Jul-06	
BCO09057	BCOCC	COMPLETE	02-Dec-08	22-Dec-08	
BCO13291	BCOCC	COMPLETE	05-Sep-13		
BCO03302	BCOCC	TEMP	10-Jul-03	22-Jul-03	18-Oct-04
BCO04144	BCOCC	TEMP	20-Jan-04	04-Mar-04	01-Sep-04
BCO04386	BCOCC	COMPLETE	13-Aug-04	25-Aug-04	
BCO06250	BCOCC	COMPLETE	08-Aug-06	10-Aug-06	
BCO09081	BCOCC	COMPLETE	26-Dec-08	26-Dec-08	
BCO03320	BCOCC	TEMP	07-Aug-03		
BCO16044	BCOCC	COMPLETE	21-Oct-15	21-Oct-15	
BC920415	BCOMPL	OTH	16-Jul-92	16-Jul-92	
BC910466	BCOMPL	OTH	12-Sep-91	12-Sep-91	
BC910365	BCOMPL	OTH	08-Jul-91	08-Jul-91	07-Aug-91
BC910197	BCOMPL	OTH	21-Mar-91	21-Mar-91	25-Apr-91
BCU1200141	BCU	PRIMARY	10-Nov-11		
BCU1300876	BCU	PRIMARY	30-Jul-13	28-Aug-13	
BCU1301035	BCU	PRIMARY	24-Sep-13	27-Sep-13	
BCU1400350	BCU	PRIMARY	12-Feb-14	12-Feb-14	
BCU1500032	BCU	ADDITION	08-Oct-14	18-Dec-14	
BCU1100170	BCU	PRIMARY	15-Nov-10	07-Dec-10	
BCU1400993	BCU	PRIMARY	22-Sep-14	25-Sep-14	
BCU1500547	BCU	PRIMARY	31-Mar-15	31-Mar-15	
BCU1001093	BCU	ADDITION	21-Sep-10	28-Oct-10	
BCU1100365	BCU	PRIMARY	24-Jan-11	31-Jan-11	
BCU1200142	BCU	PRIMARY	10-Nov-11	10-Nov-11	
BCU1300891	BCU	PRIMARY	06-Aug-13	29-Aug-13	

BCU1400136	BCU	PRIMARY	14-Nov-13	05-Dec-13	
BCU1400441	BCU	PRIMARY	27-Mar-14	21-Apr-14	
BCU1001125	BCU	PRIMARY	29-Sep-10	28-Oct-10	
BCU1500020	BCU	PRIMARY	06-Oct-14	13-Oct-14	
BCU1500765	BCU	PRIMARY	22-Jun-15	18-Sep-15	
BCU1200410	BCU	PRIMARY	15-Feb-12	16-Feb-12	
BCU1300901	BCU	PRIMARY	12-Aug-13	28-Aug-13	
BCU1400307	BCU	PRIMARY	29-Jan-14	27-Feb-14	
BCU1100068	BCU	PRIMARY	18-Oct-10	19-Nov-10	
BCU1500022	BCU	PRIMARY	07-Oct-14	13-Oct-14	
BCU1500991	BCU	PRIMARY	22-Sep-15	06-Oct-15	
BCU1200139	BCU	PRIMARY	10-Nov-11	19-Jan-12	10-Nov-11
BCU1300114	BCU	PRIMARY	09-Nov-12	09-Nov-12	
BCU1300902	BCU	PRIMARY	12-Aug-13	14-Oct-13	
BCU1400343	BCU	PRIMARY	07-Feb-14	10-Feb-14	
BD920019	BDEMO	OTH	29-Jul-92	01-Sep-92	28-Feb-93
BD150099	BDEMOPRJ	PARTIAL	23-Jan-15	03-Mar-15	01-Dec-15
BD140079	BDEMOPRJ	PARTIAL	03-Dec-13	09-Jan-14	09-Oct-14
BD130130	BDEMOPRJ	PARTIAL	21-Feb-13	28-Feb-13	27-Feb-14
BE031733	BELEC	LOWVOLT	15-May-03	15-May-03	17-Jan-04
BE031870	BELEC	LOWVOLT	03-Jun-03	03-Jun-03	09-Feb-04
BE032292	BELEC	LOWVOLT	22-Jul-03	22-Jul-03	01-Feb-04
BE041066	BELEC	ALTRMDL	06-Feb-04	06-Feb-04	28-Feb-05
BE082625	BELEC	ALTRMDL	11-Aug-08	11-Aug-08	17-Jun-09
BE120753	BELEC	LOWVOLT	22-Dec-11	22-Dec-11	31-Jul-12
BE011685	BELEC		07-Jun-01	07-Jun-01	29-Oct-03
BE041433	BELEC	ALTRMDL	30-Mar-04	30-Mar-04	09-Feb-05
BE062062	BELEC	ALTRMDL	09-May-06	09-May-06	05-Dec-06
BE070036	BELEC	ALTRMDL	09-Oct-06	09-Oct-06	30-Jul-07
BE001811	BELEC		25-Jul-00	26-Jul-00	29-Oct-03
BE090132	BELEC	LOWVOLT	15-Oct-08	15-Oct-08	17-Jun-09
BE090947	BELEC	SIGNAGE	28-Jan-09	28-Jan-09	23-Jan-10
BE020775	BELEC	FALARM	16-Jan-02		
BE070448	BELEC	LOWVOLT	16-Nov-06	22-Nov-06	23-Jul-07
BE112022	BELEC	LOWVOLT	27-May-11	27-May-11	23-Nov-11
BE031778	BELEC	FALARM	21-May-03	22-May-03	17-Jan-04
BE031874	BELEC	ALTRMDL	03-Jun-03	04-Jun-03	01-Feb-04

BE032507	BELEC	ALTRMDL	18-Aug-03	19-Aug-03	27-Oct-04
BE012344	BELEC		29-Aug-01	29-Aug-01	03-Nov-02
BE041690	BELEC	ALTRMDL	30-Apr-04	30-Apr-04	28-Feb-05
BE062416	BELEC	LOWVOLT	19-Jun-06	19-Jun-06	04-Feb-07
BE070075	BELEC	ALTRMDL	12-Oct-06	12-Oct-06	30-Mar-08
BE082946	BELEC	LOWVOLT	10-Sep-08	10-Sep-08	17-Jun-09
BE121582	BELEC	SIGNAGE	21-Mar-12	27-Mar-12	04-Jul-13
BE060587	BELEC	ALTRMDL	05-Dec-05	05-Dec-05	20-Jan-07
BE090221	BELEC	LOWVOLT	24-Oct-08	24-Oct-08	17-Jun-09
BE130131	BELEC	LOWVOLT	12-Oct-12	01-Nov-12	30-Apr-13
BE020826	BELEC	FALARM	23-Jan-02	23-Jan-02	29-Oct-03
BE112493	BELEC	LOWVOLT	20-Jul-11	20-Jul-11	25-Mar-12
BE031787	BELEC	ALTRMDL	22-May-03	22-May-03	09-Feb-04
BE031883	BELEC	FALARM	04-Jun-03	04-Jun-03	09-Feb-04
BE040614	BELEC	SRVCS	05-Dec-03	05-Dec-03	27-Oct-04
BE112920	BELEC	SRVCS	01-Sep-11	01-Sep-11	21-Mar-12
BE121612	BELEC	LOWVOLT	23-Mar-12	26-Mar-12	22-Sep-12
BE010520	BELEC		18-Dec-00	18-Dec-00	29-Oct-03
BE020031	BELEC	NCONST	02-Oct-01	05-Oct-01	29-Oct-03
BE041750	BELEC	ALTRMDL	06-May-04	06-May-04	09-Feb-05
BE062454	BELEC	SRVCS	23-Jun-06	23-Jun-06	20-Jan-07
BE082998	BELEC	LOWVOLT	17-Sep-08	17-Sep-08	17-Jun-09
BE090421	BELEC	SRVCS	18-Nov-08	18-Nov-08	17-Jun-09
BE022392	BELEC	SIGNAGE	16-Aug-02	16-Aug-02	12-Feb-03
BE072493	BELEC	SRVCS	05-Jul-07	05-Jul-07	30-Mar-08
BE011370	BELEC		24-Apr-01	25-Apr-01	09-Feb-03
BE041245	BELEC	LOWVOLT	01-Mar-04	01-Mar-04	28-Feb-05
BE061601	BELEC	ALTRMDL	20-Mar-06	20-Mar-06	04-Feb-07
BE062590	BELEC	LOWVOLT	07-Jul-06	07-Jul-06	20-Jan-07
BE031414	BELEC	NCONST	03-Apr-03	03-Apr-03	17-Jan-04
BE031863	BELEC	SRVCS	02-Jun-03		
BE032247	BELEC	FALARM	17-Jul-03	18-Jul-03	01-Feb-04
BE040952	BELEC	LOWVOLT	26-Jan-04	26-Jan-04	27-Oct-04
BE070351	BELEC	SRVCS	13-Nov-06	13-Nov-06	30-Jul-07
BE111079	BELEC	LOWVOLT	08-Feb-11	18-Feb-11	17-Aug-11
BE112335	BELEC	LOWVOLT	05-Jul-11		
BE001158	BELEC		06-Apr-00	06-Apr-00	16-Jul-02
BE090928	BELEC	SIGNAGE	27-Jan-09		
BE161569	BELEC	SRVCS	01-Apr-16	01-Apr-16	04-Oct-16
BL011902	BELEV	ELEV	01-Oct-15	17-Jul-15	30-Sep-16
BL011901	BELEV	ELEV	01-Oct-15	17-Jul-15	30-Sep-16
BM090053	BMECH	FSUPPRES	16-Oct-08	16-Oct-08	17-Jun-09
BM030944	BMECH	A/C	05-Jun-03	05-Jun-03	01-Feb-04
BM010578	BMECH		23-Mar-01	23-Mar-01	29-Oct-03
BM071233	BMECH	A/C	24-Jul-07	24-Jul-07	30-Mar-08
BM040408	BMECH	A/C	13-Jan-04	13-Jan-04	28-Feb-05

BM060349	BMECH	A/C	28-Dec-05	28-Dec-05	20-Jan-07
BM010992	BMECH		10-Aug-01	10-Aug-01	09-Sep-02
BM030990	BMECH	A/C	18-Jun-03	18-Jun-03	09-Feb-04
BM040855	BMECH	A/C	21-Apr-04	21-Apr-04	18-Oct-04
BM090052	BMECH	HOOD	16-Oct-08	24-Oct-08	17-Jun-09
BM030711	BMECH	A/C	15-Apr-03	15-Apr-03	17-Jan-04
BM010577	BMECH		23-Mar-01	23-Mar-01	29-Oct-03
BM061385	BMECH	A/C	21-Sep-06	21-Sep-06	30-Jul-07
BM040041	BMECH	A/C	09-Oct-03	09-Oct-03	27-Oct-04
BM011003	BMECH		15-Aug-01	15-Aug-01	29-Oct-03
BM110393	BMECH	A/C	13-Jan-11		
BM000884	BMECH		07-Jul-00	07-Jul-00	29-Oct-03
BM060811	BMECH	A/C	28-Apr-06	28-Apr-06	04-Feb-07
BM081385	BMECH	A/C	22-Sep-08	22-Sep-08	17-Jun-09
BM040864	BMECH	A/C	22-Apr-04	22-Apr-04	09-Feb-05
BMS0802599	BMISC	REVISE	24-Jul-08	18-Aug-08	14-Feb-09
BMS0900723	BMISC	OCCLOAD	04-Dec-08	17-Dec-08	15-Jun-09
BMS0900826	BMISC	REVISE	12-Dec-08	12-Dec-08	10-Jun-09
BMS0003136	BMISC		27-Jul-00		
BMS0302276	BMISC		14-Apr-03		
BMS0304080	BMISC		04-Sep-03	04-Sep-03	
BMS1500881	BMISC	DOC HIST	14-Jan-15		
BMS0102042	BMISC		10-Apr-01	20-Jul-04	
BMS1401448	BMISC	DOC HIST	26-Mar-14		
BMS0000596	BMISC		06-Dec-99	06-Dec-99	
BMS0201656	BMISC		14-Mar-02	14-Mar-02	
BMS0403517	BMISC	DOC HIST	24-Jun-04		
BMS0803234	BMISC	REVISE	29-Sep-08	01-Dec-08	30-May-09
BMS0900786	BMISC	REVISE	10-Dec-08	10-Dec-08	08-Jun-09
BMS1203652	BMISC	DOC HIST	25-Sep-12		
BMS0104109	BMISC		26-Sep-01	26-Sep-01	
BMS0201857	BMISC		01-Apr-02	02-Aug-04	
BMS0403792	BMISC	REVISE	14-Jul-04	16-Jul-04	12-Jan-05
BMS0003342	BMISC		15-Aug-00	25-Sep-00	
BMS0302450	BMISC		29-Apr-03	02-May-03	
BMS0604880	BMISC	REVISE	20-Sep-06	06-Oct-06	04-Apr-07
BMS1501733	BMISC	DOC HIST	16-Apr-15		
BMS0400375	BMISC	REVISE	03-Nov-03	03-Nov-03	01-May-04
BMS30048	BMISC	OTH	09-Oct-92	09-Oct-92	
BMS0802472	BMISC	REVISE	11-Jul-08	26-Aug-08	22-Feb-09

BMS0900501	BMISC	REVISE	13-Nov-08	17-Nov-08	16-May-09
BMS0900794	BMISC	REVISE	10-Dec-08	10-Dec-08	08-Jun-09
BMS1301239	BMISC	DOC HIST	30-Jan-13	30-Jan-13	29-Jul-13
BMS0201134	BMISC		29-Jan-02	07-Mar-02	
BMS0201966	BMISC		10-Apr-02	10-Apr-02	
BMS1202463	BMISC	DOC HIST	30-May-12		
BMS0003088	BMISC		24-Jul-00	27-Jul-00	
BMS0301589	BMISC		14-Feb-03	14-Feb-03	
BMS0303686	BMISC		06-Aug-03	06-Aug-03	
BMS0702166	BMISC	REVISE	15-Mar-07	16-Mar-07	12-Sep-07
BMS80686	BMISC	OTH	17-Feb-98	17-Feb-98	
BMS0101536	BMISC		01-Mar-01	15-Jul-04	
BMS0703747	BMISC	REVISE	10-Sep-07	11-Sep-07	09-Mar-08
BMS0200228	BMISC		23-Oct-01	23-Oct-01	
BMS0201945	BMISC		09-Apr-02	09-Apr-02	
BMS0603231	BMISC	REVISE	23-May-06		
BMS0900475	BMISC	REVISE	10-Nov-08	12-Nov-08	11-May-09
BMS0900787	BMISC	REVISE	10-Dec-08	10-Dec-08	08-Jun-09
BMS1300833	BMISC	DOC HIST	13-Dec-12		
BMS0101222	BMISC		01-Feb-01	08-Feb-01	
BMS0702579	BMISC	DOC HIST	19-Apr-07		
BMS0100210	BMISC		25-Oct-00	20-Jul-04	
BMS0303497	BMISC		22-Jul-03	25-Jul-03	
BMS0701071	BMISC	DOC HIST	09-Jan-07		
BMS1501747	BMISC	DOC HIST	17-Apr-15		
BP031443	BPLUM	RGH_SETS	06-Jun-03	06-Jun-03	01-Feb-04
BP040875	BPLUM	ALTRMDL	07-Apr-04	07-Apr-04	09-Feb-05
BP060314	BPLUM	ALTRMDL	15-Dec-05	15-Dec-05	20-Jan-07
BP031080	BPLUM	RGH_SETS	04-Apr-03	04-Apr-03	17-Jan-04
BP001125	BPLUM		28-Jun-00	28-Jun-00	29-Oct-03
BP010670	BPLUM		06-Mar-01	06-Mar-01	29-Oct-03
BP060921	BPLUM	ALTRMDL	03-Apr-06	03-Apr-06	04-Feb-07
BP031595	BPLUM	FPROJECT	01-Jul-03	01-Jul-03	01-Feb-04
BP001156	BPLUM		08-Jul-00	08-Jul-00	29-Oct-03
BP011179	BPLUM		28-Jun-01	28-Jun-01	30-Sep-02
BP031132	BPLUM	FPROJECT	15-Apr-03	15-Apr-03	17-Jan-04
BP061166	BPLUM	PORTABLE	17-May-06	17-May-06	13-Nov-06
BP031440	BPLUM	FPROJECT	06-Jun-03	06-Jun-03	09-Feb-04
BP040622	BPLUM	ALTRMDL	12-Feb-04	12-Feb-04	28-Feb-05
BP001001	BPLUM		01-Jun-00	01-Jun-00	29-Oct-03
BP001368	BPLUM		25-Aug-00	25-Aug-00	11-Mar-01
BP061868	BPLUM	ALTRMDL	29-Sep-06	29-Sep-06	30-Jul-07
BP020844	BPLUM	IRRIG	03-Apr-02	03-Apr-02	01-Oct-02
BP000833	BPLUM		21-Apr-00	21-Apr-00	18-Oct-00
BP001242	BPLUM		26-Jul-00	26-Jul-00	29-Oct-03
BP011537	BPLUM		06-Sep-01	06-Sep-01	05-Mar-02

BP111620	BPLUM	ALTRMDL	11-Jul-11		
BP061092	BPLUM	ALTRMDL	08-May-06	08-May-06	07-Mar-07
BP031413	BPLUM	RGH_SETS	04-Jun-03	04-Jun-03	09-Feb-04
BP031971	BPLUM	RGH_SETS	08-Sep-03	08-Sep-03	27-Oct-04
BP020572	BPLUM	IRRIG	12-Feb-02	12-Feb-02	26-Aug-02
BREV111166	BREV	ALTRMD	15-Aug-11	28-Sep-11	
BREV120418	BREV	ALTRMD	12-Jan-12	19-Jan-12	
BREV110975	BREV	ALTRMD	29-Jun-11	05-Jul-11	
BREV152451	BREV	ALTRMD	22-Jul-15	23-Jul-15	
BREV120074	BREV	ALTRMD	18-Oct-11	20-Oct-11	
BREV110977	BREV	ALTRMD	29-Jun-11	29-Jun-11	
BREV141968	BREV	ALTRMD	27-Jun-14	27-Jun-14	
BREV142041	BREV	ALTRMD	09-Jul-14	15-Jul-14	
BREV110479	BREV	ALTRMD	08-Mar-11	29-Mar-11	
BREV152242	BREV	ALTRMD	30-Jun-15	01-Jul-15	
BREV132005	BREV	ALTRMD	21-Aug-13	22-Aug-13	
BREV120336	BREV	ALTRMD	19-Dec-11	19-Dec-11	
BREV131901	BREV	ALTRMD	02-Aug-13	02-Aug-13	
BREV120087	BREV	ALTRMD	20-Oct-11	20-Oct-11	
BREV141990	BREV	ALTRMD	01-Jul-14	01-Jul-14	
BREV152144	BREV	ALTRMD	17-Jun-15	18-Jun-15	
B0201980	BSBUILD	DR/WNDW	27-Feb-02	08-Mar-02	20-Oct-02
B1603347	BSBUILD	ALTRMD	20-Apr-16	20-Apr-16	17-Oct-16
B0904466	BSBUILD	DRWNW	01-Sep-09		
B0202804	BSBUILD	OTHER	19-Apr-02	16-May-02	12-Nov-02
B0104542	BSBUILD		30-Aug-01	30-Oct-01	28-Jan-03
B0902945	BSBUILD	ALTRMD	11-May-09	15-May-09	19-Apr-10
B0203403	BSBUILD	ALTRMDL	23-May-02	24-May-02	28-Jan-03
B0102847	BSBUILD		09-May-01	09-May-01	28-Jan-03
B0002925	BSBUILD		04-May-00	12-Jun-00	31-Jan-05
B0202805	BSBUILD	ALTRMDL	19-Apr-02	16-May-02	12-Nov-02
B0102323	BSBUILD		02-Apr-01	12-Jul-01	28-Jan-03
B0800850	BSBUILD	PAINT	27-Nov-07	27-Nov-07	27-Aug-08
B9601017	BSBUILD	ALT	31-Jan-96	01-Feb-96	14-Nov-01
BSL92009	BSECLIEN	OTH	26-Nov-91	07-Feb-92	27-Aug-92
BSL91357	BSECLIEN	OTH	03-May-91	19-Jul-91	27-Aug-92
BSE13242	BSPEV	TENTS	03-May-13	07-May-13	09-May-13
BE112061	BSUBELEC	ALTRMDL	02-Jun-11	02-Jun-11	05-Apr-12
BE152698	BSUBELEC	ALTRMDL	29-Jun-15	29-Jun-15	10-Feb-16
BE141514	BSUBELEC	LOWVOLT	07-Mar-14	07-Mar-14	13-Oct-14
BE140924	BSUBELEC	DEMO	08-Jan-14	09-Jan-14	08-Jul-14

BE152401	BSUBELEC	ALTRMDL	29-May-15	04-Jun-15	16-Mar-16
BE150833	BSUBELEC	ALTRMDL	12-Dec-14	12-Dec-14	15-Jun-15
BE131496	BSUBELEC	DEMO	27-Feb-13	28-Feb-13	22-Dec-13
BE112334	BSUBELEC	ALTRMDL	05-Jul-11	05-Jul-11	05-Apr-12
BE132600	BSUBELEC	ALTRMDL	19-Jun-13	19-Jun-13	11-Feb-14
BE141585	BSUBELEC	ALTRMDL	13-Mar-14	13-Mar-14	12-Oct-14
BE142674	BSUBELEC	ALTRMDL	24-Jun-14	24-Jun-14	13-Jan-15
BE142675	BSUBELEC	LOWVOLT	24-Jun-14	24-Jun-14	28-Dec-14
BE132672	BSUBELEC	LOWVOLT	25-Jun-13	25-Jun-13	02-Feb-14
BE120752	BSUBELEC	ALTRMDL	22-Dec-11	22-Dec-11	07-Aug-12
BE151583	BSUBELEC	DEMO	26-Feb-15	03-Mar-15	30-Aug-15
BM120357	BSUBMECH	A/C	16-Dec-11	16-Dec-11	31-Jul-12
BM131319	BSUBMECH	DUCTWORK	20-Jun-13	20-Jun-13	09-Feb-14
BM141454	BSUBMECH	ALTRMDL	26-Jun-14	26-Jun-14	28-Dec-14
BM111144	BSUBMECH	A/C	11-Jul-11	11-Jul-11	05-Apr-12
BM150815	BSUBMECH	DEMO	26-Feb-15	03-Mar-15	30-Aug-15
BM110846	BSUBMECH	A/C	29-Apr-11	29-Apr-11	05-Apr-12
BM151371	BSUBMECH	ALTRMDL	28-May-15	28-May-15	13-Jan-16
BM141025	BSUBMECH	VENT	08-Apr-14	14-Apr-14	12-Oct-14
BP111621	BSUBPLUM	ALTRMDL	11-Jul-11	11-Jul-11	05-Apr-12
BP141805	BSUBPLUM	ALTRMDL	25-Jun-14	25-Jun-14	31-Dec-14
BP110606	BSUBPLUM	ALTRMDL	25-Jan-11	25-Jan-11	05-Apr-12
BP151074	BSUBPLUM	DEMO	26-Feb-15	03-Mar-15	01-Dec-15
BP151936	BSUBPLUM	ALTRMDL	19-Jun-15	19-Jun-15	16-Mar-16
BP140666	BSUBPLUM	DEMO	09-Jan-14	09-Jan-14	08-Jul-14
B0400597	BUILD	ALTRMD	03-Nov-03	09-Jan-04	28-Sep-04
B0302652	BUILD	ALTRMDL	10-Apr-03	20-May-03	09-Feb-04
B0602447	BUILD	ALTRMD	01-Mar-06	21-Jul-06	30-Mar-08
B1101984	BUILD	ALTRMD	02-Mar-11	22-Mar-11	18-Sep-11
B1304246	BUILD	ALTRMD-C	20-May-13	12-Jun-13	16-Feb-14
B9901354	BUILD	ALT	25-Jan-99	07-Jul-99	09-Feb-03
B1100150	BUILD	ALTRMD	13-Oct-10	25-Jan-11	05-Apr-12
B9300398	BUILD	NEW	13-Aug-93		
B0204142	BUILD	SIGNAGE	11-Jul-02	22-Jul-02	30-Apr-03
B0901529	BUILD	SIGNAGE	27-Jan-09	28-Jan-09	23-Jan-10
B0302545	BUILD	ALTRMDL	04-Apr-03	23-May-03	01-Feb-04
B0601395	BUILD	ALTRMD	04-Jan-06	21-Feb-06	04-Feb-07

B1100888	BUILD	FLOOR	06-Dec-10	21-Jan-11	20-Jul-11
B0301647	BUILD	ALTRMDL	31-Jan-03	28-Mar-03	17-Jan-04
B1102823	BUILD	ALTRMD	22-Apr-11	25-May-11	05-Apr-12
B0303102	BUILD	ALTRMDL	14-May-03	16-Jun-03	21-Jul-04
B0402034	BUILD	ALTRMD	18-Feb-04	18-Mar-04	13-Oct-04
B1105030	BUILD	ALTRMD	01-Sep-11	30-Nov-11	07-Aug-12
B0604042	BUILD	ALTRMD	18-May-06	07-Jul-06	30-Jul-07
B1501151	BUILD	ALTRMD	01-Dec-14	05-Dec-14	13-Jul-15
B0804614	BUILD	ALTRMD	07-Aug-08	07-Aug-08	17-Jun-09
B1502493	BUILD	ALTRMD	12-Feb-15	06-Apr-15	17-Apr-16
B0505197	BUILD	ALTRMD	06-Jul-05	29-Sep-05	20-Jan-07
B1404350	BUILD	ALTRMD	05-Jun-14	24-Jun-14	13-Jan-15
B0506704	BUILD	ALTRMD	23-Sep-05	27-Apr-06	05-Mar-07
B0801759	BUILD	ALTRMD	07-Feb-08	23-Jun-08	24-Jan-09
B1402175	BUILD	ALTRMD	07-Feb-14	03-Mar-14	13-Oct-14
BV11000052	BVIO	STRUCT	15-Oct-10	18-Oct-10	18-Oct-10
BV14000420	BVIO	STRUCT	10-Feb-14	10-Feb-14	12-Feb-14
BV04000294	BVIO	ENGINEER	11-Feb-04	11-Feb-04	10-Mar-04
BV04000214	BVIO	ENGINEER	10-Feb-04	10-Feb-04	10-Mar-04
BV01000137	BVIO	BVIO	14-Dec-00	14-Dec-00	06-Mar-01

BV07000446	BVIO	STRUCT	15-Feb-07	15-Feb-07	25-Jul-07
BV11000053	BVIO	STRUCT	15-Oct-10	18-Oct-10	02-Feb-11
BV04000326	BVIO	ENGINEER	11-Feb-04	11-Feb-04	10-Mar-04
BV11000415	BVIO	STRUCT	28-Jan-11	17-Feb-11	10-May-11

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DESCRIPTION
T.C.C. FOR SHELL BUILD NEW OFFICES
CC/ #505/from 4 to 2 offices and 1 conference room include the kitchenette.
CC //#600 New wood flooring, new drywall ceiling, new lighting, new interior partitions, new doors (2 openings)
TCC for office space Int renovation suite 402/403
Int buildout/Nw walls/ele/mech /fire sprk/finishes
CC for office space Int renovation suite 402/403
TCC/ #505/from 4 to 2 offices and 1 conference room/except the kitchenette.
CO Interior Buildout Office Use Suite #500
CO for Int. Build out. Office use. Suite # 602
CO for office interior build out on the 1st. floor.
Certificate of Occupancy Int Build-Out Network Office # 501.
Certificate of Occupancy for New Building Shell & Parking Garage.
CO Interior Buildout Unit # 505
CO for int. Buildout of dental office Unit # 601
TCO Parking Garage.
CO Int Build-Out "Villazo LLC" Office # 502
CO Interior Buildout for Office Space-Suite#504
CO Int Buildout 4 offices 401, 402, 403 & 404.
CO for 176 seats restaurant interior buildout ""RED STEAKHOUSE"
CO /#600 This is a change of use business to mercantile.(real state office)
TCO for office use in suite# 400
T.C.O. for Suite #500.INT BLUE COMET OFFICE BLDG-OUT=NEW WALLS, ELECT,PLUMB, MECH,FIRE SPRINKLERS
CO Int buildout Office Use-Suite #400
CO for Inteirior Buildout Unit # 600. Office use.
CO for 201 seats restaurant interior buildout ""RED STEAKHOUSE"
TCO Int Build-Out "Villazo LLC" Office # 502
CO/New sale center - Office- Site #400.."JHPSB COLLINS VENTURES, LLC"
UNSECURED BLDGS RECENT FIRES
OPEN & UNSECURED BLDG
UNSECURED VAGRANTS LIVING THERE
UNSECURED BLDG
119 WASHINGTON AVE / PARKING GARAGE
Valet Parking Service @ 119 Washington Ave (Red Steak House) Storage On-Site at 119 Washington Ave.
119 Washington Ave- underutilized parking-
NAME CHANGE OF COMPANY. NO CHANGE IN USE. 119 WASHINGTON AVE #400 / CASTING OFFICE, TALENT
Model Agency @ 119 Washington Ave #501 2183sq. ft.
INTERNET SOFTWARE CO. 119 WASHINGTON AVE #505. PRIOR LIC RL-05000912.
REAL ESTATE INVESTMENT OFFICE @ 119 WASHINGTON AVE #505; 3200 SQ FT
OFFICE @ 119 WASHINGTON AVE #405
MANAGEMENT CONSULTANT. 119 WASHINGTON AVE #501. SHARING SPACE WITH RL-07002878. SHARING SPACE LETTER ON FILE.
LAW OFFICE. 119 WASHINGTON AVE #402 & 403. PRIOR LIC RL-10002099 & RL-10001571.
NEW VALET SERVICE APPLICATION / 1 LOCATION 119 WASHINGTON AVE / STORAGE ON SITE / NO LIC REQ FOR ON SITE GARAGE PER SUSANA ALONSO
119 WASHINGTON AVE, SUITE#600, OFFICE SHARING SPACE

Additional valet location 119 Washington Ave (One Sothebys Intl - RL-10005239) with storage at 119 Washington Ave (South Florida Parking - RL-10006633)
119 WASHINGTON AVE # 403 - OFFICE 549 sq ft
Management Consulting firm. 119 Washington Ave #502.
Revised by Lisa Harris on 10/8/14 SHARING SPACE WITH RL-10007458 (ALJ HOLDINGS) @ 119 WASHINGTON AVE #505
Valet Parking Service @ 119 Washington Ave Storage @ 550 Lenox Avenue
119 WASHINGTON AVE, SUITE#403, INTERIOR DECORATOR (confined to furnishing curtains, draperies, hangings, furniture, etc.)
OFFICE SPACE LOCATED @119 WASHINGTON AVE. #600. OWNER WILL DIVIDE SPACE FOR SHARING SPACE.
SHARING SPACE @ 119 WASHINGTON AVE #600 (LETTER ATTACHED) Revised by JeannieCastor on 2/4/14
REAL ESTATE FIRM. 119 WASHINGTON AVE #504. PRIOR LIC RL-05000050.
119 WASHINGTON AVE STE 505 BOOKEEPING OFFICE (NON CPA) SHARING SPACE ALJ HOLDINGS RL-10007458
119 Washington Ave - Parking Garage - Parking Lot-Underutilized/Self-Parking/Parking Lot-Valet. 09/21/2015 LM
REAL ESTATE BROKERAGE FIRM. 119 WASHINGTON AVE. MOVING FROM SUITE 504 TO 102. NO PRIOR FOUND.
119 WASHINGTON AVE #401 1200 sq ft administrative office for holding company
OFFICE AT 119 WASHINGTON AVE SUITE #404. Sq Ft=600
SHARING SPACE @ 119 WASHINGTON AVE #600 (FOR MAILING PURPOSES, THEY USE #608); FINANCIAL ADVISOR OFFICE
TOTAL DEMOLITION OF BUILDING
Partial demo of existing space
unit#505 miscellaneous demolition of office space (interior only partial demolition
Partial demolition. Demolition of tiles, carpet, flooring, non-load bearing walls, dropped ceiling, reception desk, conference furniture and cabinetry.
LOW VOLT DEVICES FOR DATA PHONE CATV
OUTLETS (DATA,SPEAKERS) UNIT 502
10 VOICE,19 DATA
#503/ INTERIOR OFFICE . 41 R/O,1 SERV.REP., 1-200A PANEL, 1 W/H, 1 FAN,1 D/W,1 REF., 1 A/C 7 TON.1 COFFEE URN,45 L/F.EMPTY CONDUITS FOR F/A,PHONE AND TV.
B0804614- "RED RESTAURANT" - INTERIOR BUILDOUT OF RESTURNT ELECTRICAL OUTLETS AND FIXTURE
B1105030 / Low voltage for phone nad wire. 6 devices.
TEMPORARY FOR TEST (30 DAYS)
U-504. 28 R/O, 28 L/F, 1 SERV.,1 FREEZER,2-A/C 2 TON E/A, 1 S/O, EMPTY CONDUITS FOR F/A & PHONE
ELEC. INSTALLATION OF SVCS. (lights, receptacles and switches)
Elec. installation as per plans
SERVICE,OUTLETS,A/C,GEN,MOTORS,LIGHT FIXTURES
B0804614- "RED RESTAURANT" PHONE AND DATA PREWIRE
B0901529///INSTALL ELECTRICAL SIGNAGE "RED"
FIRE ALARM DEVICES (REVISION) -ISSUED UNDER PERT BE020826
Voice, data, shades, low voltage. UNIT NUMBER 6TH FLOOR SUITE 602
B1100150//// LOW VOLTAGE DEVICES (SPEAKERS) 6/15/2011 UPGRADE ELECTRICAL LOW VOLTAGE PERMIT TO INCLUDE 5 PHONE 5 DATA 5 AUDIO 5 CAMERA.
ADD TO F/A SYSTEM
FEEDER,OUTLETS,FIXTURES- 5th floor; (Latin American Network)#501

UNIT # 500 SERVICE,OUTLETS,APPLS,A/C,LIGHT FIXTURES(OUTLETS FOR F/A EMPTY CONDUIT ONLY)
FIRE ALARM SYSTEM (CANCELLED BY CONTRACTOR LETTER).
SUITE=503==TEMPORARY FOR TEST 30 DAY
LOW-VOLTAGE/ cabling, & phone system
601 - Electrical, Int. build-out
B0804614- "RED RESTAURANT" EMPTY CONDUIT FOR LOW VOLTAGE & FIRE ALARM
Illuminated sign.
ELECTRICAL FOR Int office buildout/4 offices (401a-d)
B0804614... "RED RESTAURANT" CCTV 15 DROPS.
RENEW BE121612 TO / 14 devices 1 panel
ADD TO EXISTING F/A (REVISION)- REPLACE PERT # BE020775
B1102823/ Unit#402 Installation of data lines(44) devices
SERVICE OUTLETS CENTRAL A/C 5 TON FIXTURES SMOKE DETECTOR EMPTI CONDUIT FOR FIRE ALARM-suite 502
5TH FLOOR (ADD FIRE ALARM)
U-500. TEMPORARY FOR TEST.
B1100150/ Temp for test 400 amps
RNW BE111079 / 14 devices 1 panel
TEMPORARY FOR CONTRUCTION
TEMPORARY FOR TEST (30 DAYS)
TEMPPORATY ELECTRIC FOR TEST ==30 DAY==SUIT 504
TEMP FOR TEST
b0804614/ - "RED RESTAURANT" - Install burglar alarm.
B0804614/// "RED RESTAURANT" - ELECTRICAL TEMP FOR TEST (Restaraunt on Ground Level)
NEW SIGN 18 FEET OFFICES USE
TEMPORARY POWER FOR TEST
FIRE ALARM SYSTEM(CANCELLED BY CONTRACTOR LETTER ON FILE)
#503/ INTERIOR OFFICE. LOW VOLTAGE FOR VOICE,DATA SPEAKERS, TV. (8 DEVICES
ELEC. AS PER PLANS
office buildout/suites 403 and 404 0nly. LOW VOLTAGE,voice/data
F/A empty Conduit, Recept, Service, Lighting SUITE 400
TEMPORAY FOR TEST (30 DAYS) PERT CANCL
ADD DEVICES TO EXISTING F/A SYST.6 S/D,2 SPEAKERS,7 STROBE LIGHTS,6 RELAY STATIONS
SUITE # 500. LOW VOLTAGE FOR 20 VOICE & 22 DATA
Temp for test
14 devices 1 panel
B1102823/ #402 Relocating (16) data drops; 15 v.o.d & 1 t.v.
TEMPORARY SERV FOR CONSTRUCTION
ELECTRICAL SIGN "RED"
#101/Replace one main breaker 600 amp damaged due to loose connection.
INSTALL A NEW TRACTION ELEVATOR #2 MB-1902
INSTALL A NEW TRACTION ELEVATOR #1 MB-1901
B0804614/ "RED RESTAURANT" FIRE SUPPRESION
New 5T.&3.5T.Duct & press piping.
INSTALL A TRACTION ELEVATOR MB-1902
INSTALLATION OF 7.5 TON A/C SYSTEM.
#503 10.5T, DUCT,PROCCES PIPING,VENT.

INSTALL 12.5T WITH DUCT WORK
REVISE DUCT SYS FOR 4,5TH FL GRD FL TOO
#502. NEW 3.5H.P.,DUCT,DRAIN PUMP
inst 6tons sys dtwk 2 units
B0804614/ "RED RESTAURANT" Install hood system/ (4) commercial hood & (1) dish hood
15.5 tons/dtwk
INSTALL A TRACTION ELEVATOR MB-1901
inst 3 3.5t ht pumps with dtwk
Suite #500 install (2) systems/dtwk
install fuel-oil piping
Unit 403//Installation of a 2 tons simi split system for IT room.
INSTALL 10-T,HT-PUMP, 160T-COOLING-TOWER
INSTALLATION OF 23T (5 UNITS) HEAT PUMP W/ DUCT WORK
B0804614/"RED RESTAURANT" Install hvac w/ ductwork refrigeration for wine room
504 2-3T,DUCT,
B0801759- "RED RESTAURANT" STRUCTURAL SLAB REVISION.
Occupant load for "Red The Steakhouse" Restaurant main area - 260 p private dining - 15 p kitchen - 18 p 3 exits
B0804614.."RED RESTAURANT" .REVISION TO PLUMB
REVISION TO PERMIT #B0002925 /PLUMBING ONLY
4 COPIES OF MICROFILM.
RVSN TO MECH,PLUM & ELEC B0303102
CD
Rvsn to planters (A.S.I. #5).
1 CD
EXTN TO B9901354.
Revis/B0002925/show irrigation connection to cooling tower
SIXTEEN MICROFILM COPIES
Rvsn/B0804614/ "RED RESTAURANT" Mech, ele, arch, safety.
B0804614 RVSN FP080637 \ "RED RESTAURANT" Rvsn to add 9 s/d, 4 h/d, 2 p/s, 1 speaker strobe for FP080637
CD
REVISION FOR MECHANICAL, SQUARE & RECTANGULAR DUCT IS NOW CIRCULAR/ NEW DIMENSION CF LOUVER.
RVSN FOR RAMP & HANDRAIL (ACCESSIBILITY AREA)/B0002925
RV B0400597-CHG FRM ACCESSABILITY TO ADAPTABILITY
REVISION/SHORING DRAWINGS/#B0002925
RVSN TO A/C/ FIRE SPRINKLERS/B0301647
B0602447/ REVISION TO PARTITION, PLUMB, MECH FIRST TIME BUILDOUT
1 cd
B0303102/ REVISION FOR CHANGE OF ENGINEER MECHANICAL, ELECTRICAL, FIRE SPRINKLERS AND PLUMBING.
REMOVAL OF 3 RECORDATION OF VIOLATIONS
B0801759/ "RED RESTAURANT" STRUCTURAL FOR SCRUBBER SLAB, MECHANICAL REVISION, ELEC, PLUMB 07/23/08 Description change: NO STRUCTURAL WORK ON THIS APPLICATION. MEP REVISION ONLY.

B0804614///BM090053... "RED RESTAURANT" REVISION 1 CHANGE TANK LOCATION AND CHANGE SOMEE EQUIPMENT ALSO, MODIFY SUPPLY LINE FIRE SUPPRESSION.
B0804614/ "RED RESTAURANT" SMOKE AND EVACUATION REVISION
CD.
REV BPP01354-PLUMB RV BP001242-STORM WATER
TEMPORARY USE PERMIT (5 MO.) MB-1901
CD
RVSN TO B0002925. (PLUMB).
COPIES OF RECORDS
MECH RVSN ONLY/B0302652
RVSN# B0602447/ ELECTRICAL ONLY
MICROFILM PHOTOCOPIES 6 COPIES
REVISION/BEAM 7TH FLR/ROOF;RFI NO82
MECH REVISION TO DUCT SIZE ONLY/
TEMP. CONSTRUCTION USE PERMIT MB-1901
1 SUPRA BOX
B0506704/ REVISION TO PLANS FOR RELOCATION OF REAR OFFICES
Rvsn/B0804614/ "RED RESTAURANT" MEPs IN KITCHEN AREA
RVSN B0804614/ "RED RESTAURANT" New fire sprinkler heads (6) relocated/ 6" bulk main to fire pump.
CERTF BE121582
REVISION TO PERMIT #B0002925 /COOLING TOWER SUPPORT & ELEVATOR MACHINE ROOM ROOF
28 copies
REVIS/SHORING DRAWING FOR 4TH,5TH FLR AND ROOF.
REV-B0302545, MECH REV.
15 copies
5 MF COPIES-LOST PLANS FEE BD150090
2/sets one cond. 5TH FLR, SW CORNER
#504, INSTALL ONE SINK - ROUGH AND SET
Int office buildout/4 offices (401a-d), 4 SINK R/SETS. ADD TO 4 CONDENSATION DRAINS
paid upgradeone r/s
PLBG SYS-R/S 610 FIX,2 GR TRPS,ETC
BUILD NEW OFFICES
Install water heater, rgh/set kitchen sink, dishwasher, im.
19 heads
2 INTERCEPTORS 1600GAL GR,340 GAL SAND/OIL
add irrigation lines
34 heads
1 PORTABLE TOILET.
12/heads
#503/ I 6/ROUGHS 6/SETS
DISPOSAL WELL FOR NEW OFFICES
FLOW TEST
#602. Add bathroom group, kitchen sink.
irrigation replace permit bp011179
1PORTABLE TOILET
STORM DRAINAGE FOR NEW OFFICES
t/toilet

B1102823/new kitchen sink, dishwasher and refridge..
2 water closets, 2 lavatories, 1 drinking fountain, 1 lounge sink, 2 condensate drains
1/r1/s
Suite #500.sink
backflow eight outlets
REVISION TO B1102823 // Revision to electrical mechanical, electrical layout change and added AHU to IT
Revision/ B1105030/ Relocate outlets & adding a junction box
B1102823 - revision to mech system relocated, cieling layout modified flipped door swing into office, demising wall change to 1 hour.
RSVN/B1502493/Minor building, HVAC, electrical revision due to site conditions.
Revision/ B1102823/ For mechanical smoke candle
B1100150 - REVISION TO FP110413, PIPE LAYOUT REVISION
B1404350--UNIT # 505 - "MAST CAPITAL" RVSN to life safety plan
/B1404350//UNIT # 505// Revision to relocate emergency devices as per field lacation
Rvsn B1100150/ Building, electrical, fire , plumbing & mechanical revision.
RSVN/B1502493/PLAN REVIEW ELECTRICAL & RELOCATE EXISTING ELECTRICAL PANEL.
RELOCATE EMERGENCY LIGHT. ADD DROPPED DOWN CEILING AT ENTRANCE ONLY(80)SQF. CHANGE FLOORING FINISH IN DISPLAY AREA 2 (TO UNFINISHED CONCRETE) NO POCKET DOORS (OMITTED)
B1100150///RVSN FOR FIRE TO REMOVE SHEET E-103 AS PER INSPECTOR
#600 --B1304246---RVSN TO NEW ELECTRICAL DATA OUTLETS,NEW MECH SHEET W/HEAT LOAD CALCS.
Rvsn#B1100150/ Electrical Rvsn
B1404350/ "MAST CAPITAL" Rvsn to kitchen layout only
RSVN/B1502493/Revision to reconfiguration of dry master bathroom, conference area & office and additional GFI outlets. Revision to reconfiguration of a/c system on master bathroom conference area and office.
FURNISH AND INSTALL EXIT DOOR. (1) OPENING
small work permit to update parking calculations
B0902945//NEW IMPACT STOREFRONT WINDOWS TO REPLACE 6 EXISTING WINDOWS TOTAL OPNGS 6
FLOOD BARRIERS
Installation of Rolling doors.
FIRST FLOOR, NORTH WINDOWS AND PARTIAL WALL RENOVATION.
INSTALL FLOODBARRIERS.
WATERPROOF PLAZA DECK.
BUILD NEW OFFICES
INSTL HURRICAN PANELS SHUTTERS (7 OPNNGS)
Furnish/Install impact glass/Aluminum.
PAINT EXTERIOR OF BUILDING
RESURFACE/LANDSCAPING/PLUMB F/DRNGE
LIEN FOR SECURING WORK BY IND. SECURING
LIEN FOR SECURING WORK BY IND. SECURING
Red Steak House / (2) temp tents / the setup date is from 05-07-13 and the breakdown date is 05-09-13
B1100150/ Electrical for new offices; (1) electrical service, (2) new panels.
B1502493/ Low voltage installing for cable for data application. 26 data cables- 1 cable per station, 7- cable for 7 speaker, 2 cable for 2- tv application
b1402175/#505/Low Voltage 30 cable drops
BD140079/unit#505/Provide electrical demo consisting of removing lighting fixtures and electrical outlets.

B1502493/suite #400/Power and lighting renovations
B1501151/#405/Install new recepticles (5) install (2) phone jacks.
BD130130/ Electrical demo outlets and lighting
B1102823/ #402 Remodel, relocating (52) and (52) outlets as per design.
B1304246/#600/Insall & Connect light fix. 15 devices lights & 4 switch controls.
B1402175/Suite 505/Relocating & re-installing (4) exit signs, light fixtures, (25) light switches, (26) duplex recepticles, (28) stub ups for data outlets.
B1404350/UNIT # 505 "MAST CAPITAL" Remodeling of existing office space consisting of relocating 4 duplex recepticles and 8 switches and adding 5 new duplex recepticles, 7 light fixtures.
B1404350/UNIT # 505 "MAST CAPITAL" / Low voltage/6 data outlets.
B1304246/Low Voltage/ Rig and out hangers in existing/ Low Voltage Wiring 20 Cables.
B1105030 / New 100 amp 3ph service(new meter, disconnect, and panel) 8 outlets, 2 switches, and 10 light fixtures.
BD150099- ELECTRICAL DEMOLITION.
B1105030 2 TON A/C /DUCT WORK /24,000 BTU HEATING
B1304246/#600/Relocating 5 ducts.
B1404350/ UNIT # 505 - "MAST CAPITAL" Relocate supply ductwork and return grilles
B1102823/relocation for water cold aire, new ductwork, grills, f/d water lines
BD150099- --MECHANICAL DEMOLITION.
B1100150/New ductwork, a/c equipment.
B1502493 - relocate existingn5.0 ton water sourced heat pump unit. Relocate one existing thermosat.Relocate and extend copper cws/cwrt type L piping. Provide and install new flexiable ductwork and new manual volume dampers at new flex branches. Provide and install new galvanized sheet-metak outside/ make-up air ductwork
B1402175/ Suite 505/ Remove old supply grilles. Install new grilles add some new flex ductwork
B1102823/new kitchen sink, dishwasher and refrig,...
B1404350/UNIT # 505 / "MAST CAPITAL" Removed and install a new sink and ice maker box
B1100150 - TWO NEW BATHROOM, ONE MOP SINK, ONE WATER HEATER AND FOUR A/C DRAIN CONDER.
BD150099--CUT CAP PLUMBING FOR DEMO.
b1502493---8 ROUGH FIXTURES.
BD140079/unit#505 /Cap all plumbing
#503/ INTERIOR OFFICE BUILDOUT NEW WALLS, PL EL MECH, & FIRE SPRINKLERS + FINISHES.
NEW INT BUILD OUT FOR "VILLAZZO LLC" OFFICES-/ELECT/MECH/FIRE SPRK/MINOR PLUMING AND FINISHES-ALL TRADES TO BE DONE BY LICENSED TRADES CONTRACTORS PULLING SEPARATE PERMITS ATTACHED TO MASTER PERMIT
FIRST TIME INT. BUILD-OUT OF SHELL BAY 601 FOR A DENTAL OFFICE /06-25-07 CHNG OF CTR FROM MAINSTAR CONSTRUCTION CORP., TO DIEGON LLC, AS PER MIAMI-DADE COUNTY ORDINANCE, CHAPTER 8, WITH ALL REQUIRED DOCUMENTATION ON FILE. P.PEREZ
INTERIOR ALUMINIUM AND GLASS PARTITION , 1 STOREFRONT 11 FEET LONG, 1 OPENING. 1 DOOR.
#600 New wood flooring, new drywall ceiling, new lighting, new interior partitions, new doors (2 openings) Mechanical work has to be added/ This is a change of use business to business.
BUILD NEW OFFICES & RETAIL
1 ST FLOOR INTERIOR/ALTERATION SQ FT 5,178
NEW 25 UNITS APT BLDG-119/129/137 WASHNG
Install ele sign rvsn chn ltrs "Atlantic Center"
ELECTRICAL SIGNAGE "RED"
INTERIOR BUILDOUT-ELECT, MECH, FIRE SPRKLR, MINOR PLUMBING, FINISHES, NEW WALLS.
INTERIOR BUILDOUT/

BV11000053 - TO CORRECT VIO, REMOVE EXISTING TILE & INSTALL NEW TILES OVER EXISTING CONCRETE (LOBBY AREA)
Int buildout/Nw walls/ele/mech /fire sprk/finishes
Int renovation of existing office space only.
Suite #500.INT BLUE COMET OFFICE BLDG-OUT=NEW WALLS, ELECT,PLUMB, MECH,FIRE SPRINKLERS
INT BUILD OUT FOR OFFICE SPC, PARTITIONS, DRYWALL, 5 INT DOORS, FLOORING, FINISHES, SPRINKLER SYST, ELEC, MECH, PLUM,
Minor electrical, new panel, new AC, new partition, and repairs.
NEW TENANT BUILD OUT.
#405/Partial wall demok, install entrance door & frame, relocate ele receptacles.
"RED RESTAURANT" - INTERIOR BUILDOUT OF RESTAURANT, ELECT, MECH AND PLUMB. KITCHEN FLOORING 4,500 SFT 08-07-08 - Change of contractor from TRIGRAM GC - CGC040101 (old permit B0801759) to U.S. CONSTRUCTION CORP CGC061766 (new permit B0804614)
New sale center - Office- Site #400.."JHPSB COLLINS VENTURES, LLC"
Int office buildout/4 offices (401a-d), 1 ac, ele, fixtures, minor plumb, drywall & finishes
UNIT # 505 - "MAST CAPITAL" Add kitchenette, modify offices (from 4 to 2 offices and 1 conference room.)
Int build out of office - partiton, mech, ele, plum
INTERIOR BUILDOUT OF RESTAURANT, ELECT, MECH AND PLUMB. KITCHEN FLOORING 4,500 SFT 08-07-08 - Change of contractor from TRIGRAM GC - CGC040101 (old permit B0801759) to U.S. CONSTRUCTION CORP CGC061766 (new permit B0804614)
Suite 505/ Office remodeling
NOTICE OF VIOLATION ISSUED FOR TILE INSTALLATION WITHOUT PERMITS. PROPERTY OWNER NEEDS TO OBTAIN REQUIRED PERMIT AND CALL MANDATORY INSPECTIONS. DOUBLE FEES APPLIES.
NOTICE OF VIOLATION ISSUED. Installation of garage door without permit. Need to submit the required documents to obtian approved permit and inspections. Double fees apply.
FAILURE TO OBTAIN FINAL CERTIFICATE OF COMPLETION FOR BCC03135 WHICH EXPIRED ON 01/18/2004. THIS VIOLATION WAS CLOSED FOR COMPLIANCE.
FAILURE TO OBTAIN FINAL CERTIFICATE OF OCCUPANCY FOR BCO02179 WHICH EXPIRED ON 01/25/2004. THIS VIOLATION WAS CLOSED FOR COMPLIANCE.
TEMPORARY SERVICE FALLING OVER AND LEANING ON HIGH TENSION CABLES FROM SLAB. MUST OBTAIN A PERMIT TO RELOCATE FOR CONSTRUCTION SERVICE TEMP. 03/06/2001-CLOSED, COMPLIANCE PERMIT BE010520 APPROVED ON 12/18/2000

SWO ISSUED FOR PERMIT B0506704, CONTRACTOR WITHDRAW FROM JOB, NO MORE WORK UNTIL NEW CONTRACTOR IS ASSIGNED.
NOTICE OF VIOLATION ISSUED FOR TILE INSTALLATION WITHOUT PERMITS. PROPERTY OWNER NEEDS TO OBTAIN REQUIRED PERMIT AND CALL MANDATORY INSPECTIONS. DOUBLE FEES APPLIES.
FAILURE TO OBTAIN A FINAL CERTIFICATE OF COMPLETION FOR BCO03302 WHICH EXPIRED ON 01/20/2004. THIS VIOLATION WAS CLOSED FOR COMPLIANCE
NOTICE OF VIOLATION ISSUED FOR ERECTING STRUCTURE AT THE LOBBY AREA WITHOUT AN APPROVED PERMIT. NEED TO OBTAIN AN APPROVED PERMIT AND FINAL INSPECTIONS IN ORDER TO CORRECT THIS

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PERMIT #

B0102847

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

Building Work Permit

11-2001 Activity Number: B0102847
Status: APPROVED

ceipt

Date Applied: 05/09/2001 Date Issued: 05/09/2001 Entered By: BULLECS
Date Completed Date Expired: 11/05/2001

e Address: 119 WASHINGTON AV MBCH Balance Due: 50.00
rcel #: 4203031200 Valuation: 5102,475.00

plicant: PRO-TECH CAULKING & WATERPROOFING Owner: BLUE COMET L L C
807 LINCOLN RD #SE
MIAMI BCH FL 331393008

escription: WATERPROOF PLAZA DECK

ayments made for this receipt:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

Item#	Description	Account	Fee	Paid	Balance	Sub Item
431	Building Permits		1,275.00	1,275.00	0.00	
432	Plan Processing		637.50	637.50	0.00	
433	Training		25.50	25.50	0.00	
440	Permits In Excess		382.50	382.50	0.00	

[RECEIPT]

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1561
(305) 375-2901 FAX (305)375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2227 FAX (305) 375-2350

CONTRACTOR COMPETENCY SECTION
(305) 375-2946 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2892 FAX (305) 372-6339

MEMO

TO: All Building Officials in Miami-Dade County

FROM: Francisco J. Quintana, R.A., Director
Building Code Compliance Office

DATE: March 17, 2000

SUBJECT: BORA Approved Guidelines for the Waterproofing of Promenade or Plaza Decks, Terraces and Parking Garage Decks.

The Board of Rules and Appeals at its March 16, 2000 meeting approved the following guidelines for the installation of waterproofing systems on the subject decks. The subject decks are to be horizontal or sloped, possess a suitable substrate (as detailed in Chapter 5 of the "SWRI Below Grade Waterproofing Manual" 1999 Copyright version), whether located above occupied or unoccupied space, and be designed for vehicular and/or pedestrian traffic.

1. The waterproofing system for the subject decks should be specified by a State of Florida Professional Engineer or Registered Architect.
2. The waterproofing system should possess a current and valid Notice of Acceptance.
3. The waterproofing assembly must possess a Class A or Class B fire rating as required by the Code.
4. If the waterproofing system does not possess a current and valid Notice of Acceptance, the manufacturers published literature for the intended use of the waterproofing system as an entire assembly must be provided, including requirements for ultra-violet resistance, the structural deck, waterproofing membrane, and if applicable any above membrane components such as, protection layer, drainage board, insulation, and overburden or wearing surface.

5. If an overburden or wearing surface is not to be installed, the waterproofing system must be approved by the manufacturer for use in vehicular and/or pedestrian traffic locations.
6. If any portion of the waterproofing membrane is to remain exposed, the waterproofing system must be ultra-violet resistant.
7. A building permit specifically allowing the installation of the waterproofing system must be obtained.
8. The waterproofing assembly must be designed to comply with the provisions of Chapter 23. If the waterproofing system does not possess a Notice of Acceptance, in situ testing in accordance with TAS 124 must be performed on the entire assembly prior to the issuance of the building permit. Where the overburden is poured in place concrete and this overburden can be designed and shown to comply with the provisions of Chapter 23, testing in accordance with TAS 124 would not be required.
9. The waterproofing system must be installed by a contractor licensed to perform waterproofing and approved/certified by the manufacturer.
10. Flashings must be installed according to the waterproofing manufacturers published specifications.
11. The entire deck shall be flood tested in accordance with ASTM D 5957-96 to determine the watertight integrity of the waterproofing system prior to the installation of the above membrane components and the wearing surface or overburden. This test is to be performed by the waterproofing contractor.
12. The Building Official must perform an inspection of the waterproofing system during the flood test.

MIAMI-DADE COUNTY FLORIDA
METRO DADE FLAGLER BUILDING
BUILDING CODE COMPLIANCE OFFICE
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2901 FAX (305) 375-2559

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2901 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Carlisle Coatings & Waterproofing Incorporated
8810 W. 100th Street S.
Sapulpa OK 74066

Your application for Product Approval of:
CCW-500-R Waterproofing System w/Pavers
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to secure the product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 99-0412.02
Expires: 02/25/2003

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Dade County, Florida under the following conditions:

Ignacio Lamela
Secretary
Building Code & Product Review Committee

Approved: 02/25/2000

Internet mail address: postmaster@buildingcodeonline.com Home page: http://www.buildingcodeonline.com

PRODUCT CONTROL NOTICE OF ACCEPTANCE
ROOFING SYSTEM APPROVAL

Applicant:
Carlisle Coatings & Waterproofing Inc.
8810 West 100th Street-South
Sapulpa, OK 74066-1600

Product Control No: 99-0412.02
Approval Date: February 25, 2000
Expiration Date: February 25, 2003

Category: Waterproofing with Pavers
Sub-Category: Hot-Applied Rubberized Asphalt
Type: Reinforced, Non-reinforced
Sub-Type: Liquid Applied

System Trade Names:

CCW-500 Hot-Applied Liquid Membrane Waterproofing System

Insulation Types:

None

Maximum Design Velocity Pressures

Material	Design Velocity Pressure
Concrete	167.5 psf

Maximum Fire Classification

Material	Classification
Concrete	NA

Frank Zuloaga PE
Roofing Product Control Examiner

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT

Product	Dimensions	Test Specifications	Product Description
CCW-500 Hot-Applied Liquid Membrane	45 lb. Boxes	CGBS-37.50-M89	Single component, hot-applied Rubberized asphalt compound for Reinforced and non-reinforced applications
CCW-550 Primer	5 gal. Pails, 55 gal. Drums	See Product Literature	Concrete surface primer.
CCW Reinforcing Fabric	59" x 610 ft. rolls	See Product Literature	Polyester spunbonded reinforcement fabric.
CCW-711-90 Sheet Membrane and flashing	18, 36, 48" wide 45 ft./roll	See Product Literature	90 mil self-adhesive preformed flashing
CCW-711-150 Sheet Membrane and flashing	18, 36, 48" wide 25 ft./roll	See Product Literature	150 mil self-adhesive preformed flashing
CCW-704 Mastic	5 gal. Pails, 30 oz. Tubes	See Product Literature	Rubberized asphalt mastic for terminating flashing
CCW-703 V Liquid Membrane	4 gal. Kit	See Product Literature	Two-components liquid-applied membrane
CCW Protection Board H	0.125 in x 3ft. x 36 ft.	See Product Literature	Asphalt impregnated protection board
CCW Sure Drain H	4 ft. x 50 ft. roll	See Product Literature	Drainage composite, 0.375" core
CCW Sure Drain H-2	4 ft. x 50 ft. roll	See Product Literature	Drainage composite, 0.45" core
CCW-201 Sealant	1.5 gal. Kit	TT-S-227E	Multi-component polyurethane sealant

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PRODUCTS MANUFACTURED BY OTHERS

Product	Dimensions	Test Specification	Product Description	Manufacturer
Concrete pavers	1" x 1" x 1½" thick	ASTM C936	8600 psi Min. Compressive strength, 5% water absorption max.	PaverModule
Concrete pavers	1" x 1" x 1½" thick	ASTM C936	8000 psi Min. Compressive strength, 5% water absorption max.	TREMRON
Mortar mix	3:1 mix		Three parts white masonry sand to one part cement (Tremec Portland Cement Type I).	

EVIDENCE SUBMITTED

Test Agency	Test Identifier	Test Specification	Product Date
IRT of S. Florida, Inc.	C-99015 3.9.99	PA 114	March 1999

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SYSTEMS

Deck Type I Concrete Decks, New Construction

Deck Description: Min. 2500 psi

System Type A: CCW-500-R Hot Applied Liquid Membrane, reinforced

Substrate: New concrete shall be water cured and be in place for 14 days minimum, 21 days preferred. If curing agents are required, they must be of the self-dissipating type and be approved by the membrane manufacturer. Venting of the deck from the underside is recommended to facilitate drying. Deck shall be sloped to drain and all roof drains shall be the two stage with weep holes to provide drainage at the membrane level.

Substrate Preparation: Surface shall be structurally sound, dry, and free of dust, dirt, laitance, non-approved curing agent or other contamination which may affect adhesion of the membrane. Remove splatters, fins, ridges or other projections to provide a level surface. Fill holes, honeycombs, rock pockets, spalls or other voids and indentations with approved concrete patching compound. Grind or fill surface at cold joints where each pour is at a different plane to provide a smooth and level surface.

Saw cut cracks greater than 1/16" wide to 1/4" X 1/4". Saw cut a 1/4" X 1/4" kerf around drain flanges. Mix CCW-201 Sealant and apply a 1-1/2" X 1-1/2" 45 degree sealant cant at the juncture of all vertical and horizontal surfaces including pipes and all other projections. Fill saw cut cracks and saw cut around drain flanges. Install backer rod and sealant to all expansion joints. Allow the sealant to cure overnight.

Membrane Flashing: Apply a thin, even coat of CCW-550 Primer, 16" wide, centered over all cracks greater than 1/16" wide and all moving cracks. Allow primer to dry. Install a 12" wide strip of CCW-711-90 Sheet Membrane Flashing, centered over the cracks.

At the juncture of all vertical sections with the deck surface, such as parapet walls, columns and all projections through the deck, apply a thin even coat of CCW-550 Primer to the vertical wall section to the height of a minimum of 6" and 8" onto the deck. Flashing must terminate a minimum of 1" below the top of wearing slab. Allow the primer to dry. Apply CCW-711-90 Sheet Membrane flashing over primed area on the vertical section and extend flashing 6" onto the deck surface. Termination of flashing: Terminate flashing on wall per Carlisle 500-9 details. Apply CCW-500-R over all horizontal flashing sections during membrane installation. Install Sure-Seal® EPDM flashing as exposed flashing per Carlisle recommendations and 500-4B tie-in detail.

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Apply a thin, even coat of CCW-550 Primer to drain flange and 4 ft. to 4 ft. area around drain. Allow primer to dry. Install a 5 ft. by 5 ft. piece of CCW-711-90 Sheet Membrane Flashing, centered over the drain. Install drain clamping ring. Cut away flashing inside drain opening. Detail expansion joints per Carlisle approved drawings.

Primer: Apply a thin, even coat of CCW-550 Primer to the entire surface to receive waterproofing. Apply primer at a rate of 350-450 ft² per gallon. Allow the primer to dry. *Note: Membrane will not properly adhere to wet primer.*

Base Coat: Blocks of CCW-500 shall be melted in a twin wall (oil or air jacketed) kettle with continuous agitation. **Caution: Do not exceed maximum safe operating temperature of 400°F.** Apply a 6" wide, 125 mil thickness coat of CCW-500 Hot Applied Liquid Membrane over non-moving cracks and cold joints. Mark off the deck in 9 ft. x 10 ft. sections. Apply CCW-500 Hot Applied Membrane to the primed surface, including over all previously detailed areas, at a rate of 18 ft²/gallon (5 gallons per marked 90 square foot area) as required to obtain 90 mils minimum average thickness.

Apply reinforcement over membrane immediately, while membrane is still warm and tacky to ensure adhesion. Ensure that no air pockets or fishmouths exist.

Reinforcement: Install CCW Reinforcing Fabric as quickly as possible, while the CCW-500 Liquid Membrane is still tacky. Place fabric carefully to avoid wrinkles, overlap edges 0" to ½".

Top Coat: Top coat reinforcing fabric with a second coat of CCW-500 Hot Applied Membrane at a rate of 13 ft²/gallon (125 mils) for 215 mil systems, as required to obtain the specified total system thickness.

Protection Course: Place CCW Protection Board H over the membrane as soon as possible. Tightly butt all protection, leaving no gaps greater than 0.125".

Integrity Test: Allow membrane to cool sufficiently to allow foot traffic. Verify that the structure can support the deadload weight of a watertight test before proceeding. Plug drains and provide necessary barriers to contain flood water. Flood deck with 2" head of water and check for leaks after 24 hours. Any leaks found shall be repaired immediately and the area shall be retested.

Inspection: Inspection shall be witnessed by the Building Official, the building owner's representative, general contractor, architect/engineer, waterproofing contractor, and a representative of Carlisle Coatings & Waterproofing Incorporated.

Repairs: In the event the CCW-500 Hot Applied Liquid Membrane is damaged, clean the area with a cloth wet with mineral spirits and apply CCW-500 Hot Applied Liquid Membrane to the damaged area.

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CARLISLE COATINGS & WATERPROOFING, INC. Product Control No. 99-0412.02

Surfacing: Concrete Pavers by Paver Modules embedded in minimum 2" thick bed of mortar mix.

Maximum Design Pressure: 147.5 psf

Maximum Slope: N/A

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Roofing Product Control Examiner

6636-722 (815)

CARLISLE COATINGS & WATERPROOFING, INC. Product Control No. 99-0412.02

Deck Type 1 Concrete Decks, New Construction

Deck Description: Min. 2500 psi

System Type A: CCW-500-R Hot Applied Liquid Membrane, reinforced

Substrate: New concrete shall be water cured and be in place for 14 days minimum, 21 days preferred. If curing agents are required, they must be of the self-dissipating type and be approved by the membrane manufacturer. Venting of the deck from the underside is recommended to facilitate drying. Deck shall be sloped to drain and all roof drains shall be the two stage with weep holes to provide drainage at the membrane level

Substrate Preparation: Surface shall be structurally sound, dry, and free of dust, dirt, laitance, non-approved curing agent or other contamination which may affect adhesion of the membrane. Remove splatters, fins, ridges or other projections to provide a level surface. Fill holes, honeycombs, rock pockets, spalls or other voids and indentations with approved concrete patching compound. Grind or fill surface at cold joints where each pour is at a different plane to provide a smooth and level surface.

Saw cut cracks greater than 1/16" wide to 1/4" X 1/4". Saw cut a 1/4" X 1/4" kerf around drain flanges. Mix CCW-201 Sealant and apply a 1-1/2" X 1-1/2", 45 degree sealant cant at the juncture of all vertical and horizontal surfaces including pipes and all other projections. Fill saw cut cracks and saw cuts around drain flanges. Install backer rod and sealant to all expansion joints. Allow the sealant to cure overnight.

Membrane Flashing: Apply a thin, even coat of CCW-550 Primer, 16" wide, centered over all cracks greater than 1/16" wide and all moving cracks. Allow primer to dry. Install a 12" wide strip of CCW-711-90 Sheet Membrane Flashing, centered over the cracks.

At the juncture of all vertical sections with the deck surface, such as parapet walls, columns and all projections through the deck, apply a thin even coat of CCW-550 Primer to the vertical wall section to the height of a minimum of 8" and 8" onto the deck. Flashing must terminate a minimum of 1" below top of wearing slab. Allow the primer to dry. Apply CCW-711-90 Sheet Membrane flashing over primed area on the vertical section and extend flashing 6" onto the deck surface. Termination of flashing: Terminate flashing on wall per Carlisle 500-9 details. Apply CCW-500-R over all horizontal flashing sections during membrane installation. Install Sure-Seal® EPDM flashing in exposed areas per Carlisle recommendations and 500-4B tie-in detail

Apply a thin, even coat of CCW-550 Primer to drain flange and a 2 ft. by 2 ft. area around drain. Allow primer to dry. Install a 3 ft. by 3 ft. piece of CCW-711-90 Sheet Membrane Flashing, centered over the drain. Install drain clamping ring. Cut away flashing inside drain opening. Detail expansion joints per Carlisle approved drawings

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Roofing Product Control Examiner

P.9 (818) 227-3245 ACTION MANUF 6/6/99 10:51 AM

CARLISLE COATINGS & WATERPROOFING, INC. Product Control No. 99-0412.02

Primer: Apply a thin, even coat of CCW-550 Primer to the entire surface to receive waterproofing. Apply primer at a rate of 350-450 ft² per gallon. Allow the primer to dry. *Note: Membrane will not properly adhere to wet primer*

Base Coat: Blocks of CCW-500 shall be melted in a twin wall (oil or air jacketed) kettle with continuous agitation. Caution: Do not exceed maximum safe operating temperature of 400°F. Apply a 6" wide, 125 mil thickness coat of CCW-500 Hot Applied Liquid Membrane over non-moving cracks and cold joints. Mark off the deck in 9 ft. x 10 ft. sections. Apply CCW-500 Hot Applied Membrane to the primed surface, including over all previously detailed areas, at a rate 18 ft²/gallon (5 gallons per marked 90 square foot area) as required to obtain 90 mils minimum average thickness.

Apply reinforcement over membrane immediately, while membrane is still warm and tacky to ensure adhesion. Ensure that no air pockets or fish-mouths exist.

Reinforcement: Install CCW Reinforcing Fabric as quickly as possible, while the CCW-500 Liquid Membrane is still tacky. Place fabric carefully to avoid wrinkles overlap edges 6" to 9".

Top Coat: Top coat reinforcing fabric with a second coat of CCW-500 Hot Applied Membrane at a rate of 13 ft²/gallon (125 mils) for 215 mil systems as required to obtain the specified total system thickness

Protection Course: Place CCW Protection Board H over the membrane as soon as possible. Tightly butt all protection, leaving no gaps greater than 0.125"

Integrity Test: Allow membrane to cool sufficiently to allow foot traffic. Verify that the structure can support the deadload weight of a watertight test before proceeding. Plug drains and provide necessary barriers to contain flood water. Flood deck with 2" head of water and check for leaks after 24 hours. Any leaks found shall be repaired immediately and the area shall be retested

Inspection: Inspection shall be witnessed by the Building Official, the building owner's representative, general contractor, architect/engineer, waterproofing contractor and a representative of Carlisle Coatings & Waterproofing Incorporated

Repairs: In the event the CCW-500 Hot Applied Liquid Membrane is damaged, clean the area with a cloth wet with mineral spirits and apply CCW-500 Hot Applied Liquid Membrane to the damaged area

Surfacing: Concrete Pavers by TREMRON embedded in minimum 2" thick bed of mortar mix.

Maximum Design Pressure: 167.5 psf

(818) 305-632-3800

Maximum Slope: N/A

Frank Zuloaga RRC
Roofing Product Control Examiner

General Limitations:

1. A copy of the integrity test described in this approval shall be provided to the Building Official at time of final inspection.
2. Fire ratings are determined by a combination of slope, deck type and assembly. CCW-500 does not require a separate fire rating. Fire ratings shall be in compliance with Sections 3401.5 and 3401.6 of the South Florida Building Code.
3. All work shall be performed by a Contractor licensed to do roofing/waterproofing work in Miami-Dade County. Contractor shall be familiar with the details and specifications published by the manufacturer and shall be approved by the manufacturer.
4. The submission of system specifications and details shall accompany the Section II Building Code Permit Application. This information is available in the publications listed in the 'System Description' of this Product Control Approval. Submission of these documents, as well as the proper application and installation of all materials shall be the sole responsibility of the contractor.
5. Flashings shall be installed according to the manufacturers standard details, specific details, approved by the manufacturer, shall be submitted with the Section II Permit Application
6. Carlisle Hot Applied Liquid Membrane Systems shall not be exposed and shall be protected by a protection sheet or other approved protection method from traffic.

Frank Zuloaga RRC
Roofing Product Control Examiner

Carlisle Coatings & Waterproofing Inc.
8810 W. 108 St.
Sapulpa, OK 74066

ACCEPTANCE NO: 99-0412.02
APPROVED: February 25, 2000
EXPIRES: February 25, 2003

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1 Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years.

2 Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3 Renewals of Acceptance will not be considered if:
a) There has been a change in the South Florida Building Code affecting the evaluation of this product, and the product is not in compliance with the code changes.
b) The product is no longer the same product (identical) as the one originally approved.
c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession.

4 Any revision or change in the materials, use, and or manufacture of the product or process that, in the end, may be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application with appropriate fee, and granted by this office.

5 Any of the following shall also be grounds for removal of this Acceptance:
a) Unsatisfactory performance of this product or process.
b) Misuse of this Acceptance as an endorsement of any product for sales, advertising or any other purposes.

6 The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.

7 A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at all times. The copies need not be retained by the engineer.

8 Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

9 This Acceptance contains pages 1 through 11.
END OF THIS ACCEPTANCE

Frank Zuloaga RRC
Roofing Product Control Examiner

CARLISLE Coatings & Waterproofing

CCW-500-R
REINFORCED HOT APPLIED, LIQUID MEMBRANE SYSTEM

DESCRIPTION

The CCW-500-R System utilizes CCW-500 Hot Applied Liquid Membrane; a single component, rubberized asphalt compound that forms a tough, flexible, thick, waterproofing membrane. Its rubber like properties provide a self-healing characteristic which help ensure waterproofing integrity. CCW-500 adheres tenaciously to virtually any sound surface, vertical or horizontal to assure water will not migrate beneath the membrane in the event of physical damage. The fast set up time speeds the completion of waterproofing. CCW-500 Hot Applied Liquid Membrane is applied in a thick, monolithic coating utilizing CCW Reinforcing Fabric which allows for a wide variety of substrate conditions.

TYPICAL USES

CCW-500-R is used for waterproofing split slab construction projects and is especially suited as the waterproofing membrane on roof decks using the inverted roof system.

LIMITATIONS

- Not recommended for exposed or wearing surface. Not recommended over lightweight insulated concrete. If metal pan is used for concrete form, the metal pan must be vented.
- Consult with Carlisle's representative before using CCW-500-R on any type lightweight concrete, concrete with curing compounds or additives, decks which have existing waterproofing materials
- Do not apply to damp, frosty or contaminated surface.

PACKAGING

CCW-500 is packaged in 45 lb. blocks, one block per carton, 64 cartons per pallet. Each block is sealed in a polyethylene bag inside the carton. The block, including the bag, is placed in the kettle, leaving only disposal of the carton.

The CCW Reinforcing Fabric is packaged in rolls of: 36" x 667' (2000 sq ft) weight approx. 25 lbs., 59" X 510' (30000ft²) weight approx. 39 lbs.

APPLICABLE STANDARDS

1. Canadian Specification CGSB-37.50-M89
2. UL 790 Class A
3. City of New York MEA#63-96-M

COVERAGE

The following is a guide to estimate the amount of material required for various membrane thicknesses.

215 mils applied =	1.10 lbs/ft² =	7 ft²/gal.
180 mils applied =	1.00 lbs/ft² =	9 ft²/gal.
150 mils applied =	.83 lbs/ft² =	10 ft²/gal.
125 mils applied =	.69 lbs/ft² =	13 ft²/gal.
90 mils applied =	.50 lbs/ft² =	18 ft²/gal.
75 mils applied =	.42 lbs/ft² =	20 ft²/gal.

PROPERTY	TEST METHOD	RESULTS
Solids content	ASTM D-1644 (B)	100%
Flow	ASTM D-1191	@ 140°F, 1 mm max
Penetration (1/10th mm)	ASTM D-1191	@ 77°F = Avg. 97 @ 122°F = Avg. 185
Flash Point	ASTM D-92	400°F
Water Vapor Permeance	ASTM E-96 (E)	.025 perms
Toughness	CGSB-37.50-M89	250
Ratio of Toughness to peak load	CGSB-37.50-M89	.12
Adhesion	CGSB-37.50-M89	Pass
Softening	ASTM D-36	212°F
Viscosity	CGSB-3756-M89 Brookfield	6 seconds spin rate @ 400°F
Water Absorption	CGSB-37.50-M89	24 hrs. = .09% 48 hrs. = .02% 72 hrs. = .04% 96 hrs. = .05%
Pliability	CGSB-37.50-M89	No visible plasticity
Low Temperature flexibility	CGSB-37.50-M89	No cracks or loss of adhesion
Low temperature crack bridging	CGSB-37.50-M89	No cracks or loss of adhesion
Heat stability	CGSB-37.50-M89	No change in viscosity, penetration, flow or low temp flexibility after aging
Resistance to alkali acids		No effect
Minimum ambient temperature for application		0°F

WARNINGS AND HAZARDS

Use with adequate ventilation. Workers must use proper protection to prevent burns. *Refer to the MSDS for important warnings and product information.*

LLATION

Preparation: New concrete shall be water cured, ...ight, hair broom finish and in place for 14 days ...m, 21 days preferred. Surface shall be structur... dry, and free of dust, dirt, frost, laitance, sea... curing agent or other contamination which may ...rbonation of the membrane.

...e spinters, fins, ridges or other projections to pro... ...l level surface. Fill holes, honeycombs, rock pock... ...ets or other voids and indentations with approved ...te patching compound.

...or fill surface at cold joints where each pour is at a ...nt plane to provide a smooth and level surface.

...l Work: Mix CCW-201 Sealant and apply a 1-1/2" X ...", 45 degree sealant cant at the junctures of all verti... and horizontal surfaces including pipes and all other ...ections. Allow the sealant to cure overnight.

...a expansion joints and drains per manufacturer's rec...mendation.

...y a thin, even coat of CCW-550 Primer, 6" wide, con... ...d over all non-moving cracks less than 1/16" wide ...t cold joints. Apply primer at a rate of 350 - 450 ft² per ...on. Allow primer to dry. Apply a 12S mil thickness ...t of CCW-500 Hot Applied Liquid Membrane over the ...ed crack or cold joint.

...pply a thin, even coat of CCW-550 Primer, 16" wide, ...ply a thin, even coat of CCW-550 Primer, 16" wide, at moving ...tered over all cracks greater than 1/16" wide, all moving ...cks and all previously sealed expansion joints. Allow ...mer to dry. Install a 12" wide strip of CCW-711-90 Sheet ...membrane Flashing, centered over the cracks and ...pansion joints.

...t the juncture of all vertical sections with the deck sur... ...ce, such as parapet walls, columns and all projections ...rough the deck, apply a thin even coat of CCW-550 ...rimer to the vertical section to the height indicated on ...he drawings (8" minimum recommended) and 6" onto ...the deck. Allow the primer to dry. Apply CCW-711-90 ...Sheet Membrane flashing over primed area on the verti... ...cal section and extend flashing 6" onto the deck surface.

Termination of flashing: Terminate flashing on wall per ...Carlisle 500-9 details. Apply CCW-500-R over all hori... ...zontal flashing sections during membrane installation. ...Install Sure-Seal® EPDM flashing in exposed areas per ...Carlisle recommendations.

Application: Blocks of CCW-500 shall be melted in a twin ...wall kettle with continuous agitation. Caution: Do not ...exceed maximum safe operating temperature of ...400°F.

Apply a thin, even coat of CCW-550 Primer to the entire ...surface to receive membrane flashing. Apply primer at a rate of 350-450 ft² per gallon. Allow the primer to dry. *Note: Membrane will not properly adhere to wet primer.*

Apply CCW-500 Hot Applied Membrane to the primed surface, reinforcing over all previously detailed areas, at a rate of 20 ft²/gallon (75 mils) for 150 mil systems and 16 ft²/gallon (60 mils) for thicker systems. Apply CCW Reinforcing fabric while membrane is warm and tacky. Apply second coat of CCW-500 Hot Applied Membrane at the rate required to obtain the specified total system thickness.

Note: Where CCW-500 Hot Applied Liquid Membrane is installed as the flange of a two stage drain, use care not to fill the weep holes.

Flood Test. (Optional and at the direction of structural engineer) Plug drains and provide necessary barriers to contain flood water. Flood deck with 2" head of water and check for leaks after 24 hours.

Protection Course: The membrane must be protected from damage. Install CCW Sure Drain™ or CCW Protection Board immediately following flood test.

REPAIRS

In the event the CCW-500 Hot Applied Liquid Membrane is damaged, clean the area with a cloth wet with mineral spirits and apply CCW-500 Hot Applied Liquid Membrane to the damaged area.

LIMITED WARRANTY

CARLISLE COATINGS & WATERPROOFING INCORPORATED (CARLISLE) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any CARLISLE materials prove to contain manufacturing defects that substantially effect their performance, CARLISLE will, at its option, replace the materials or refund its purchase price.

This limited warranty is the only warranty extended by CARLISLE with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. CARLISLE specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever.

The dollar value of CARLISLE's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the CARLISLE material in question.

CARLISLE
Coatings & Waterproofing

Carlisle Coatings & Waterproofing Incorporated
Subsidiary of Carlisle Corporation
P.O. Box 1600, Stillwater, OK 74067-1600
Telephone: 1-800-336-6701
Website: www.carlisle-cor.com

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CARLISLE
Coatings & Waterproofing

CCW-711-90
90 MIL SHEET MEMBRANE & FLASHING

DESCRIPTION

CCW-711-90 Sheet Membrane and Flashing is a 90 mil thick composite consisting of a self adhering rubberized asphalt membrane laminated to a high strength, heat resistant woven polypropylene mesh. A siliconized release liner prevents the material from sticking in the roll, and is easily removed for installation.

The factory controlled quality assures uniform thickness on the job, while the inherent waterproofing properties of the rubberized asphalt membrane provide an excellent water barrier. The woven mesh is designed to withstand high temperatures, allowing the membrane to become an integral part of the CCW-500 Hot Applied Membrane System.

TYPICAL USE

CCW-711-90 Sheet Membrane and Flashing is primarily designed to be used in conjunction with CCW-500 Hot Applied Membrane. It may be used as a preformed first course on difficult to coat substrates such as lightweight structural concrete. As a flashing, it provides a reinforced, uniform 90 mil layer on vertical surfaces while reinforcing cracks and joints.

LIMITATIONS

- Not recommended in areas where membrane will be subject to continuous exposure to sunlight.
- Do not apply primer or membrane to frozen concrete. Between 25° and 40°F use CCW-711-90LT Low Temperature Membrane.
- Do not apply primer or membrane to damp, frosty, or contaminated surfaces.
- Not recommended for use over sealants containing coal tar or polysulfides. If these materials are present, they must be removed and the surfaces thoroughly cleaned.

ADVANTAGES

- When used as a first course, this reinforced membrane provides a uniform, pinhole-free layer, providing an excellent substrate for the monolithic hot applied layer.
- As a flashing for the CCW-500 System, the membrane combines the strength of the woven mesh with the self-adhering and elastomeric properties of the rubberized asphalt. This combination provides a durable, reinforced flashing.
- The membrane adheres tenaciously to the primed substrate while the CCW-500 Hot Applied Membrane bonds with the mesh, assuring a waterproof condition.
- The inherent durability and heat resistant properties of the mesh ensures the integrity of the membrane when the CCW-500 Hot Applied Membrane is installed over it.

TECHNICAL DATA

PROPERTY	ASTM TEST METHOD	RESULTS
Tensile Strength	D-882	53 lb./in.
Elongation*	D-882	350%
Permeance (perms)	E-96 (B)	0.1
Pliability	D-146	Pass @ -25°F, 1/4" mandrel
Puncture Resistance	E-154	200 lbs

*% Elongation to failure of reinforced asphalt membrane

PACKAGING

18"x 45' (67.5 sq. ft.)	50 rolls/pallet, 38 lbs./roll
36"x 45' (135 sq. ft.)	25 rolls/pallet, 75 lbs./roll
48"x 32' (128 sq. ft.)	25 rolls/pallet, 70 lbs./roll

INSTALLATION

Surface Preparation: Structural concrete shall be in place for 7 days minimum (14 days preferred) and shall be dry. Lightweight, air-entrained structural concrete shall be in place for 14 days minimum (21 days preferred) and shall be dry. Surface shall have a smooth finish and be free of voids, spalled areas, sharp protrusions, loose aggregate, laitance and form release agents. Curing agents containing wax, oil or pigments must not be used. Only self-dissipating type curing agents are acceptable. Forms should be removed as quickly as possible. If metal decking is used as a permanent form, the metal must be vented.

Primer: Apply CCW-702 Primer by spray or with a long nap roller at 250 to 300 sq. ft. per gallon. At 75° F, allow primer to dry 1 hour minimum. Prime only areas to be waterproofed the same day. Reprime if area becomes dirty. Primer has a satisfactory cure when it will not transfer when touched.

Full Coverage Installation: Apply CCW 711-90 Sheet Membrane from low to high point, so that lap seams will shed water. Overlap edge seams 2½ inches, end seams 4 inches and staggered. Snap a chalk line for a starting point. Pull back about 2 feet of release paper and place adhesive side of membrane along chalk line. As the roll is dispensed, simultaneously remove the release paper and maintain alignment along the chalk line. Immediately after installation, roll the membrane with a metal roller 18" to 24" wide weighing at least 100 lbs. CCW-500 Hot Applied Membrane may be applied immediately. Prime CCW-711-90 if membrane surface becomes dirty before CCW-500 can be installed.

Flashing Installation: Install a 1" x 1" cant of CCW-201 Sealant in all inside corners, and around projections and penetrations. Allow sealant to cure overnight. Prime all areas to receive flashing. Apply CCW-711-90 Flashing to the height specified (8" minimum recommended). Final height shall be below the finished deck surface. Extend flashing 4" minimum onto the horizontal deck surface.

Terminations: Terminate membrane on vertical surfaces per Carlisle 500-9 Details. Press terminating edge firmly in place with a hand roller, hacmer handle or similar tool. Apply CCW-704 Mastic or CCW-500 Hot Applied Membrane to all terminating edges and 'T'-joints.

Note: Failure to use adequate pressure at terminating edges will result in vapor seal and potential leak. The use of mastic is not a substitute for a good seal.

Protection: CCW-711-90 Sheet Membrane must be protected from damage prior to installation of CCW-500. The applicator may install a temporary protection course of CCW Protection Board-H or plywood walkways if required by jobsite conditions. This protection course must be removed before installation of the CCW-500.

WARNINGS AND HAZARDS

Avoid contact with eyes and skin. Wash thoroughly after use. Avoid breathing vapors from the primer and mastic. Use these only in areas with adequate ventilation. *Refer to MSDS for important warnings and safety information.*

STORAGE

Protect material from excessive heat and cold. Store materials away from open flame, sparks, or welding. For outside storage, protect materials from direct sunlight, rain or other harmful environmental conditions.

LIMITED WARRANTY

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CARLISLE
Coatings & Waterproofing

Carlisle Coatings & Waterproofing Incorporated
Subsidiary of Carlisle Corporation
P.O. Box 1600, Stillwater, OK 74067-1600
Telephone: 1-800-336-6701
Website: www.carlisle-cor.com

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CCW-711-90 1098 pp

CARLISLE
Coatings & Waterproofing

CCW-550

DESCRIPTION

CCW-550 Primer is a single component, solvent based primer especially designed to promote adhesion of the CCW-500 Hot Applied Liquid Membrane by preparing the concrete surface.

TYPICAL USES

Use on all concrete surfaces to which CCW-500 Hot Applied Membrane is to be applied.

PACKAGING

CCW-500 Primer is packaged in 5 gallon pails and 55 gallon drums.

COVERAGE

Coverage rate will vary. The following is a guide, but Carlisle Coatings & Waterproofing Incorporated can not guarantee coverage rates. The concrete should show a deep stain as opposed to being fully colored black.

For smooth, hair broom finish concrete	350 to 450 sq. ft. per gallon
For rough finish concrete	250 to 350 sq. ft. per gallon

APPLICATION

CCW-550 Primer is best applied with airless spray equipment. CCW-550 Primer can also be applied by roller. Use a screen in the pail to roll off excess primer. Primer has a satisfactory cure when it will not transfer when touched. Prime only areas to be waterproofed the same day. Reprime if area becomes dirty or wet.

WARNINGS

Flammable liquid and vapors. Use only with adequate ventilation. Keep liquid and vapors away from open flames. Avoid contact with eyes and skin. In the event of contact, wash off immediately. Wear protective clothing, especially impervious rubber gloves and eye protection. *Refer to the MSDS for important warnings and product information.*

TYPICAL PROPERTIES

Color	Black
Weight per gallon	7.5 lbs.
VOC Content	680 g/l
Tack Free Time	1 hour @ 77°F
Flash Point	44°F

LIMITED WARRANTY

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CARLISLE
Coatings & Waterproofing

CCW-201
MULTI COMPONENT, SINGLE BASE NON-SAG POLYURETHANE SEALANT

DESCRIPTION

CCW-201 is a multi-component, chemical curing, low modulus, non-sag, polyurethane sealant especially formulated for dynamically moving joints. CCW-201 is designed to provide long term performance +50% movement capability and excellent weathering characteristics. CCW-201 offers primerless adhesion to commonly used construction materials.

TYPICAL USES

CCW-201 is recommended for joints in fill-up construction, pre-cast panels and other masonry surface, joints in metal curtain wall, sealing window and door perimeters, control joints, and for most horizontal joints in decks or pavements.

LIMITATIONS

CCW-201 Sealant is not recommended for:

- Structural, Butt, Cap, Heel or Toe Bead glazing with certain glass or acrylic sheets.
- Joints less than 1/4" wide x 1/4" deep.
- Continuous immersion without a primer. (Avoid continuous immersion applications if chlorine content is greater than 3ppm)
- Painted surfaces without prior testing.
- Damp or contaminated surfaces, especially joints with polysulfide residue.
- Consult manufacturer when temperature is below 40°F.

PACKAGING AND COLORS

1.5 Gallon kit (in 2 gallon pail, plus color pack)

Standard color packs: White, Off White, Gray, Tan Precast, Limestone, Bronze, Redwood Tan, Charcoal, Beige and Buff.

Note: Sealant colors may be effected by acid type cleaning solutions.

Color Pack must always be used.

PROPERTY	TEST METHOD	RESULTS
Elongation	ASTM D 412	700%
Tensile Strength	ASTM D 412	200 psi
Hardness	ASTM C 661	30±5 Shore A
Tack Free	ASTM C 679	12 hours
Pot Life	ASTM C 603	4-1/2 hours
Sag (Slump)	ASTM C 639	1/16" Maximum
Adhesion-in-peal	ASTM C 794	20 lb./in.
Adhesion after cyclic movement**	ASTM C 719	No failures at ±50% movement
Weight Loss*	ASTM C 792	3% wt. loss
Crack & Chalk*	ASTM C 792	None
Staining	ASTM C 510	No stain

Values typical at standard conditions: 75° F, 50% R•H.
* After Heat Aging
** Poured concrete

APPLICABLE STANDARDS

Fed Specifications TT-S-00227E, Type II, Class A

ASTM C 920-79 Type M, Grade NS, Class 25

INSTALLATION

Joint Design: Width of joint should be 4 times the anticipated joint movement. Minimum width and depth of joint shall be 1/4"

Surface Preparation: Joint surfaces must be dry, clean and free of dust, laitance, or contamination which may affect the adhesion of the sealant. Saw cut, grinding, wire brush, sand blast or solvent cleaning may be required.

In the event of mechanical cleaning, solvent wipe joints and allow solvent to evaporate.

Joint Backing: Backer rod shall be flexible, closed cell polyethylene. The backer rod should be 1/8" to 1/4" larger in diameter than the joint width. Use a blunt tool to install the backer rod to prevent puncture or damage. Do not stretch the rod when installing.

In the event depth of joint prevents use of a backer rod, bondbreaker tape must be installed to prevent three sided adhesion.

of Sealant: Joint widths 1/4" to 3/8": sealant *= joint width; joint width 1/2" to 1": sealant depth* *half of joint width; joint width greater than 1": seal-* *pth shall be 1/2" to 5/8" (max.).*

: Usually not required except for continuous im- *n. Use CCW-555 Primer for porous surfaces, CCW-* *rimer for metal. Consult with the Carlisle Represen-*

Due to the use of various building materials and e treatments, it is recommended that field test be to ensure proper adhesion. Marble and granite may sily, requiring field test to determine acceptance of ble bleeding.

g: Use a flat paddle with a heavy duty drill motor. e Base until it is a smooth, heavy liquid. Add the rt and the color pack to the Base and mix until the ound is completely blended, of an even color with reaks. (Color pack *must* be used.) Mixing time is outes minimum. Scrape sides of container and the g paddle periodically during mixing.

ot exchange catalyst from one unit to another. Each has proper, premeasured amounts. Mix only com- units.

ant Application: Apply sealant with standard caulk- equipment using sufficient pressure to ensure com- e filling of the joint.

ing: Using proper shape and size tool for joint, tool t immediately after application. Use sufficient pres- to ensure any air which may be in the sealant is ed out, and that sealant is pressed firmly against the es of the joint.

an-Up: Remove uncured sealant and clean tools or ipment with xylene or toluene.

UTION: Xylene and toluene are combustible solvents. serve solvent manufacturer's instructions and precau- ns.

AINTENANCE

sealant is damaged, cut out damaged portion, apply CW-555 Primer and apply new sealant.

WARNINGS AND HAZARDS

Avoid breathing vapors. Avoid contact with the skin and eyes. In the event of contact with the skin, clean off immediately and wash in warm soapy water. Refer to MSDS for other important warnings and product information.

SHELF LIFE

At temperatures below 80° F, shelf life is 12 months in the original, unopened container.

LIMITED WARRANTY

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COVERAGE

The following table is a guide to estimate the number of lineal feet of various size joints filled by one gallon of sealant.

Joint Depth	Joint Width 1/4"	3/8"	1/2"	5/8"	3/4"	1"
1/4"	310	210	160	128		
3/8"		142		85	70	
1/2"					59	40

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CCW-704 11/98 pb

CCW-704 MASTIC

DESCRIPTION

Carlisle CCW-704 is a solvent base, rubberized bitumen mastic. After evaporation of the solvent, the remaining compound is a rubber-like material that adheres tenaciously to the polyethylene face of the sheet membrane.

USE

CCW-704 Mastic is used as a secondary seal on the seams, T-joints, overlaps and other terminations of the CCW Sheet Membrane waterproofing. It is designed for use on the top surface and edges of the CCW Sheet Membrane and should never be used underneath the membrane.

COVERAGE RATE

A 1/2" bead yields approximately 100 linear feet per gallon.

Estimate one 30 oz. tube for "T" joint and end lap treatment for every 200 sq. ft. of membrane installed.

PACKAGING

Quart Cartridges	12 cartridges per case
Five gallon pails	45 pails per pallet

WARNINGS AND HAZARDS

Contains combustible solvents. Use only with adequate ventilation. Avoid contact with the skin, especially open breaks in the skin. In the event of skin contact, remove immediately and wash with hot, soapy water. *Refer to MSDS before use for other warnings and product information.*

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TECHNICAL DATA

Color		Black
Weight		10.4 lbs/gallon
Viscosity	Brookfield #5 @ 20 rpm	<4,000 poise
VOC (Volatile Organic Compound)		200 grams per liter max.
Flash Point		104°F

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CARLISLE
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SURE-DRAIN™ DRAINAGE COMPOSITES

DESCRIPTION

SURE-DRAIN Drainage Composites replace costly, old style aggregate drains of stone, pipe and fabric.

SURE-DRAIN-V is a high-impact polystyrene core covered on one side with a non-woven, needle-punched polypropylene filter fabric and on the other with a solid polymeric film. The film provides extra protection for waterproofing membranes under high static loads.

SURE-DRAIN H consists of a high compressive strength, high-impact polystyrene core covered on one side with a non-woven polypropylene geotextile filter fabric.

SURE-DRAIN-HD uses a woven polypropylene filter fabric. The fabrics allow water to pass into the drain core while restricting the movement of soil particles which might clog the core. The core allows water to flow to designated drainage exits.

TYPICAL USE

SURE-DRAIN-V is designed for use in vertical, below grade applications such as waterproofed foundation walls, retaining walls, and tunnels.

SURE-DRAIN-H is designed for use in horizontal applications between concrete slabs or with pavers. SURE-DRAIN-HD is intended for use on horizontal decks or in planters; overburden may be soil, concrete, or pavers.

SURE-DRAIN is an approved protection course over all Carlisle Waterproofing Systems.

LIMITATIONS

- Consult Carlisle Representative in the event of unusual soil or environmental conditions. Hydrocarbon resistant versions of SURE-DRAIN composite are also available.
- Not recommended for exposed conditions. Backfill should be placed within 2 weeks to prevent damage.
- Construction traffic, vehicles and equipment should not be allowed directly on the SURE-DRAIN.
- Do not use SURE-DRAIN-H with soil or compacted earth overburdens.

PACKAGING

SURE-DRAIN is packaged in rolls 4' wide by 50' in length. Other thicknesses, fabrics and configurations are available by special order.

STORAGE

Protect materials from excessive heat or cold. Store away from open flames, sparks or welding. Protect from rain, direct sunlight or any harmful environment conditions during jobsite storage.

TECHNICAL DATA

		ASTM TEST		
PROPERTY	METHOD	TYPE "V"	TYPE "H"	TYPE "HD"
CORE				
Color	—	Black	Black	Black
Thickness	D-1777	0.25"	0.437"	0.25"
Compressive Strength	D-1621	15,000 psf	10,000 psf	21,000 psf
FILTER FABRIC				
Grab Tensile, lbs.	D-4632	115	200	410 X 285
Flow Rate	D-4491	170 gpm/ft²	80 gpm/ft²	28 gpm/ft²
Opening (Std Sieve)	D-4751	80	100	60
Weight	D-3776	4.0 oz/yd²	8.0 oz/yd²	8.6 oz/yd²
Trapezoidal Tear Strength, lbs.		50	80	115 X 70
Permeability, cm/sec	D-4491	0.20	0.10	0.011
Puncture Strength, psi	D-3787	70	130	185
ASSEMBLY				
Flow Rate	D-4716	9 gpm/ft²	75 gpm/ft²	9 gpm/ft²

INSTALLATION

SURE-DRAIN can be attached to the CCW waterproofing with double face tape, construction adhesives, or most approved methods used for adhering protection board. Discuss materials compatibility with Carlisle representative before using adhesives. SURE-DRAIN-H and HD may be loosely laid on horizontal substrates directly over Carlisle waterproofing membranes. Temporary ballasting is required if high winds are expected prior to overburden placement.

Make all overlaps of core and fabric edges in a shingle fashion so that water flows in the same direction as the overlap. If necessary, use tape or spray adhesive to keep fabric in place prior to backfilling. To attach the end of a roll of drain to the end of the next, peel back filter fabric and overlap two rows of dimples. Press to interlock the panels, then pull the fabric back over the joint, overlapping both in the direction of expected water flow.

All terminating edges of the drainage composite should have extra fabric tucked behind core to seal the edge and prevent soil from entering the core.

VERTICAL WALL: Place the first panel of SURE-DRAIN-V at the bottom of the wall. Install with the flange edge up, the geotextile filter fabric out, and the polymeric film against the wall. Where a drain pipe will be used, position the lower end of core horizontally to allow drainage pipe to rest on core. Pull fabric around pipe and tuck under core. If weep holes or discharge pipes in the wall are used instead of a drain pipe, cut 1/2" holes in the flat back of the core at these locations; do not cut fabric. Place the lower edge of next panel (edge without a flange) overlapping the flange of the previously installed panel. Overlap the fabric in the direction of the water flow.

HORIZONTAL DECKS: Install SURE-DRAIN-H or HD with the geotextile fabric side up. The flange edge of the core should be placed up slope, away from the drains, so that subsequent layers will overlap in a shingle fashion to shed water. Cut core and fabric to fit tightly around floor drains. Ensure that paths to weep holes on two stage drains will remain open. Concrete, sand or mortar may be placed directly on SURE-DRAIN-H or HD. Use care to prevent punctures or tearing of the geotextile filter fabric.

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SURE-DRAIN 11/99 pb

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ARCHITECTURAL DETAILS

CCW-500-R
REINFORCED HOT APPLIED LIQUID MEMBRANE SYSTEM

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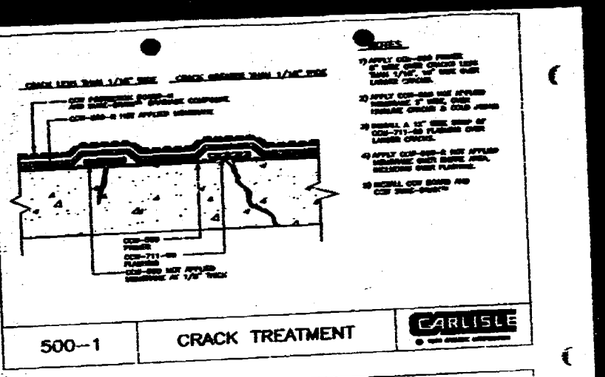
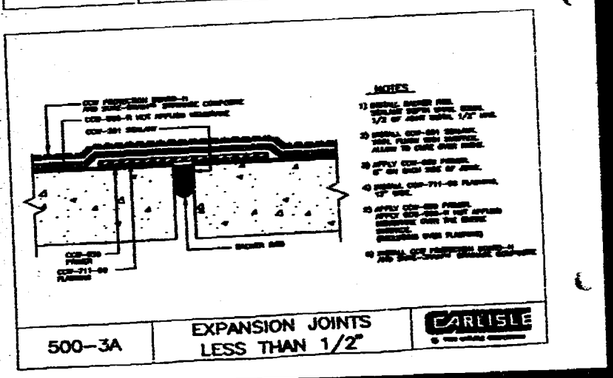
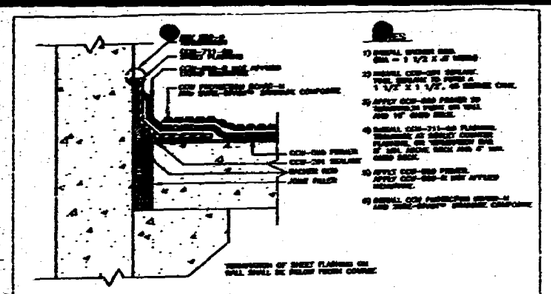


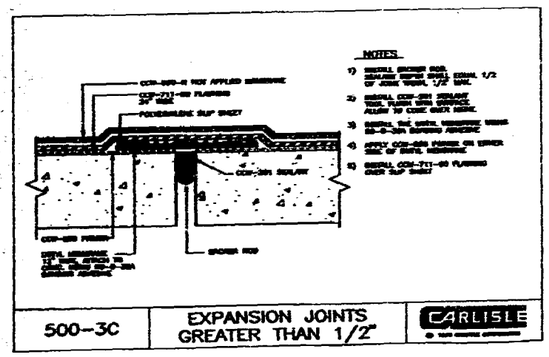
500–1 CRACK TREATMENT CARLISLE



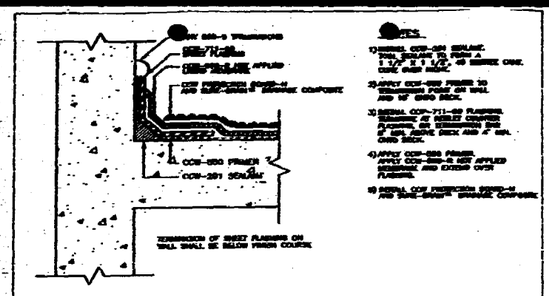
500–3A EXPANSION JOINTS LESS THAN 1/2" CARLISLE



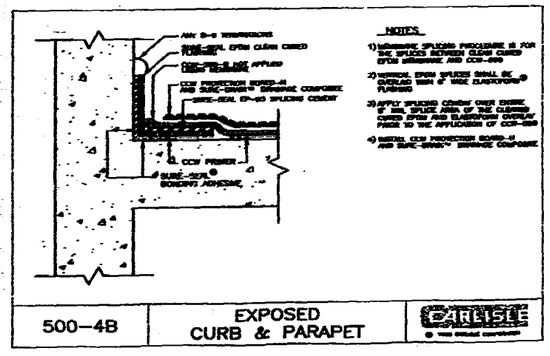
500–3B PERIMETER EXP. JOINT CARLISLE



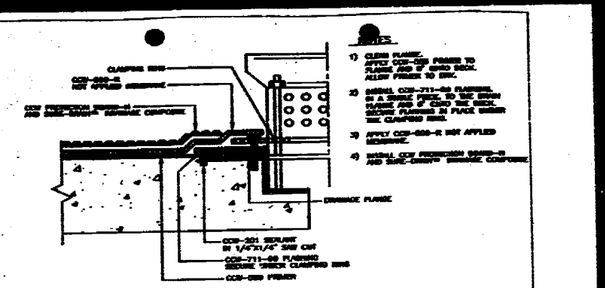
500–3C EXPANSION JOINTS GREATER THAN 1/2" CARLISLE



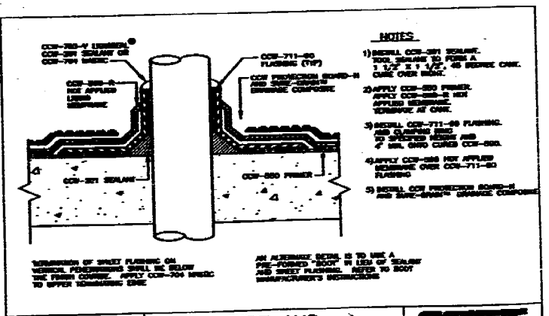
500–4A CURB & PARAPET CARLISLE



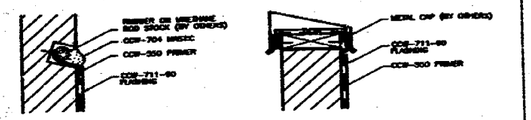
500–4B EXPOSED CURB & PARAPET CARLISLE



500–6 | DOUBLE DRAIN | CARLISLE

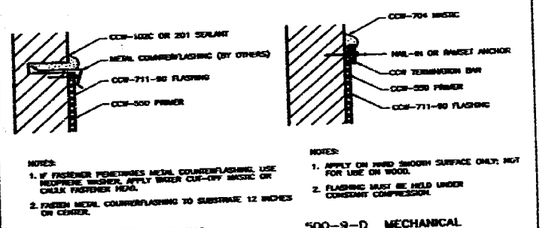


500–8 | PIPE AND PENETRATION FLASHING | CARLISLE



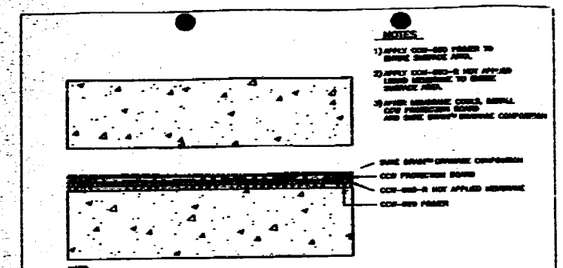
500–9–A REGLET 500–9–B CAP FLASHING

500–9 | VERTICAL TERMINATIONS | CARLISLE

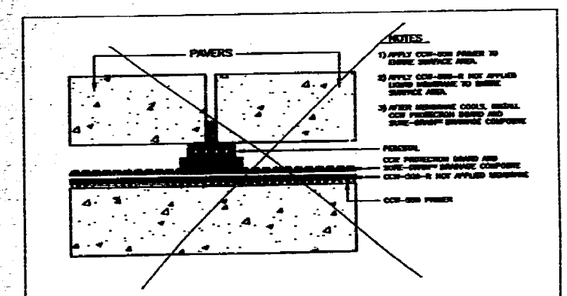


500–9–C COUNTERFLASHING 500–9–D MECHANICAL

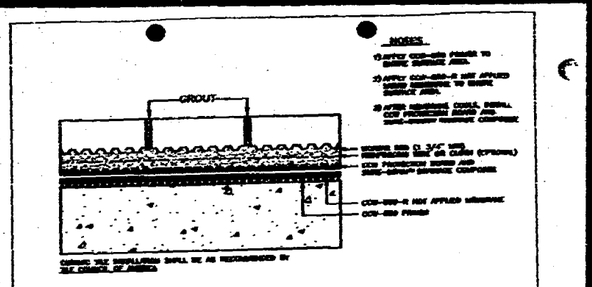
500–9 | VERTICAL TERMINATIONS | CARLISLE

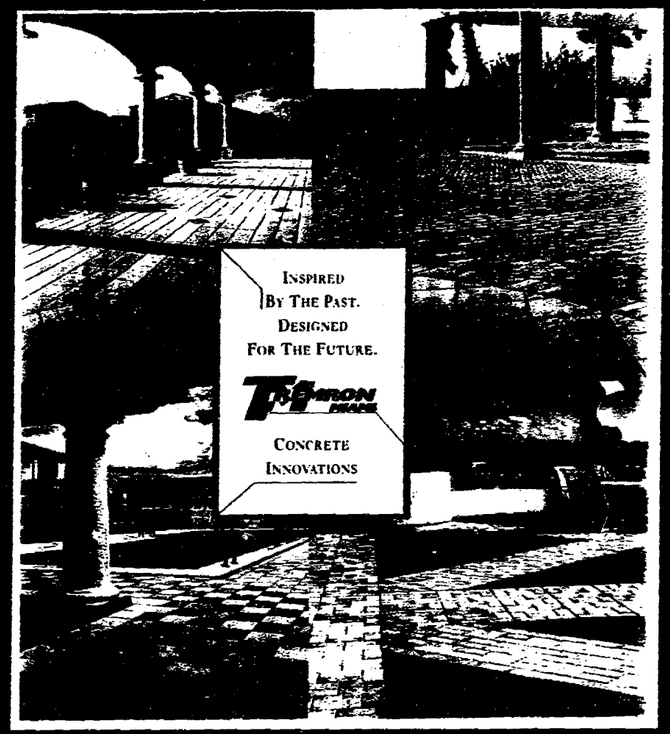


500–10A | INSULATED PLAZA DECK (LEVEL 2) | CARLISLE



500–10B | PAVER PLAZA DECK | CARLISLE





INSTALLATION PROCEDURES

2 3/8" PAVER SPECIFICATIONS

1. Excavate unsuitable, unstable or unconsolidated subgrade material and compact the area which has been cleared. Backfill and level with dense graded aggregate suitable for base material (limerock screenings). Typically 4-6 inches of compacted base for light vehicular and pedestrian use, increasing to 8 1/2 inches for heavy vehicular and industrial uses. (Or as otherwise directed by Site Engineer).

2. Place bedding course of washed concrete sand conforming to the grading requirements of ASTM C-33 to a uniform depth of 1-1½ inches levelled to the grade and profile required. (DO NOT USE MASON SAND) Using a level 2 x 4 or pvc pipe, screed the sand to the desired level and leave loose.

3. Install Tremron Miami paving stone product desired. Allow approximately 1/8" to 1/16" joint width between pavers. Tremron paving stones with spacers automatically provide required joint.

4. Where required cut pavers to fit accurately, neatly and without damaged edges (use guillotine type stone cutter or masonry saw).

5. Tamp pavers with a vibratory plate compactor, uniformly, true to grade desired and free of movement.

6. Sweep additional sands into joints to complete the installation process.

1" PAVER SPECIFICATIONS*

1. The 1" paver is a durable product manufactured for the purpose of resurfacing pool decks, patios and walks. Ideal for placement on existing chattahoochee without having to remove existing surfaces.

2. The 1" paver can be installed on a sand bed just like the regular 2 3/8" pavers (pedestrian traffic only) or on thin set like tile installation.

3. On sand installations, use minimum sand (maximum 7/8"), as necessary to obtain the desired pitch.

4. When all the cuts and borders are in place, sweep silica sand work water sand installation won't take anymore sand. Go over all installation and level off any paver cut is higher with a rubber mallet. Sweep job clean and replace any pavers that may be chipped.

5. Do not use vibrating compactor on 1" pavers. A water filled hand roller may be used to level sand installation.

* "Masonry Max" Tremron Miami for extra warranty 1" pavers when used for vehicular traffic

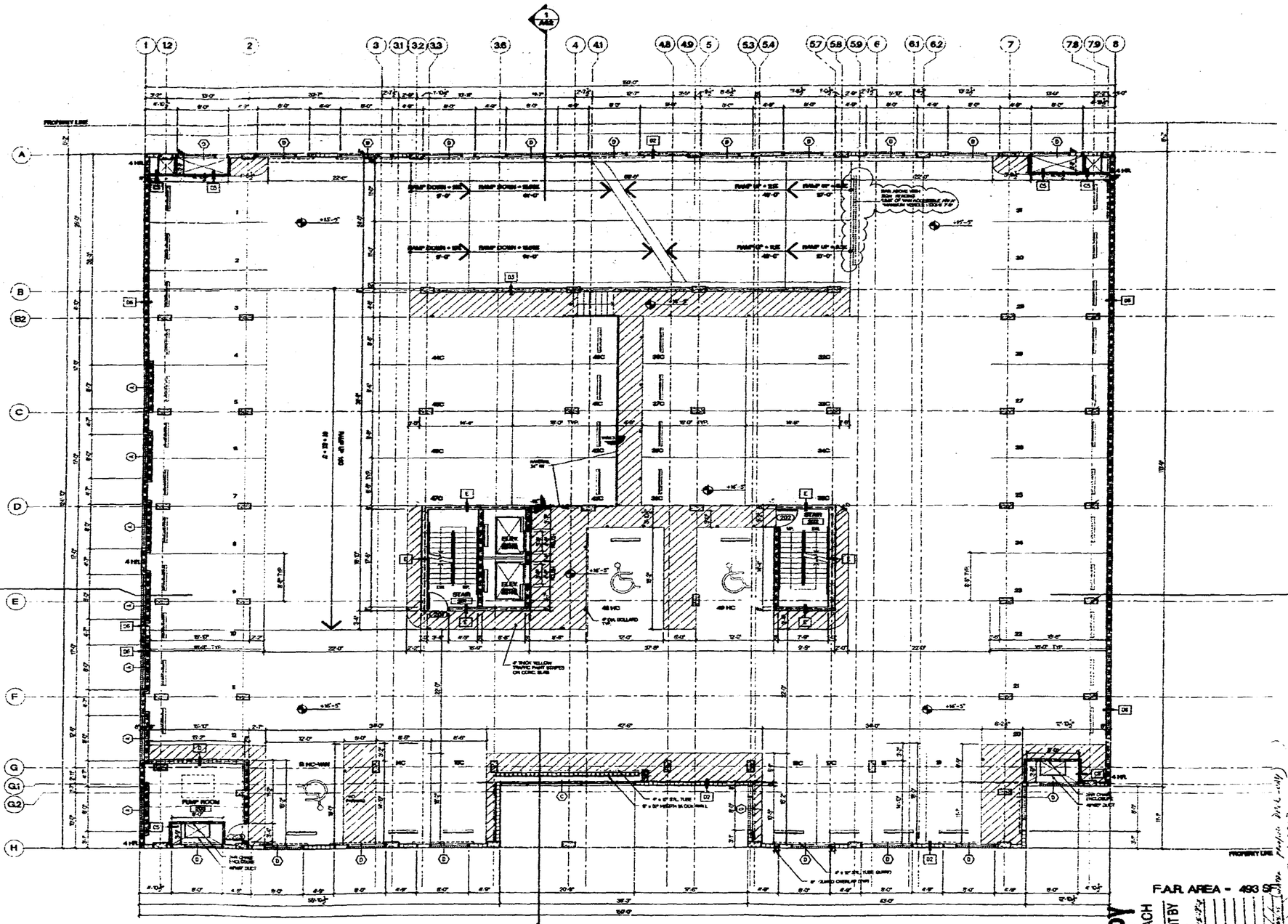
For complete installation and specification guidelines contact Tremron Miami.

"Warning" do not use muriatic acid or any acid based cleaners on this product. Acid will stain the color and expose the aggregate.

305-632-3000
Alley

TREMRON PAVERS

11321 North West 138th Street, Miami, Florida 33178



PARTITION WALL LEGEND

- POURED CONCRETE WALL AS DIMENSIONED
- CMU BLOCK WALL AS DIMENSIONED
- 1 HOUR FIRE + SMOKE RATED CMU WALL
- 2 HOUR FIRE + SMOKE RATED CMU WALL
- 2 HOUR FIRE + SMOKE RATED BRICK WALL
- 3 HOUR FIRE + SMOKE RATED BRICK WALL
- 4 HOUR FIRE + SMOKE RATED BRICK WALL
- CHASE WALL RATED 2 HOUR

2ND FLOOR PLAN - PARKING

1 / A1.2 SCALE 1/8"=1'-0"

0 6 12 24

ALL FLOOR IS VAN ACCESSIBLE

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

F.A.R. AREA - 493 SF

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRAWPR:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

ATLANTIC CENTER
119 WASHINGTON AVENUE, MIAMI BEACH

SEAL/SIGNATURE

ARCHITECT
ARQUITECTONICA
Biscayne Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 864-4104 FAX 858-3076

M&P
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-6235

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
ABSMT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6809 SW 81 ST.
MIAMI, FL 33143
(305) 666-6666 FAX 666-6436

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
305 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

PRO-TECH SHOP DRAWINGS

Office Registration #AA C000465

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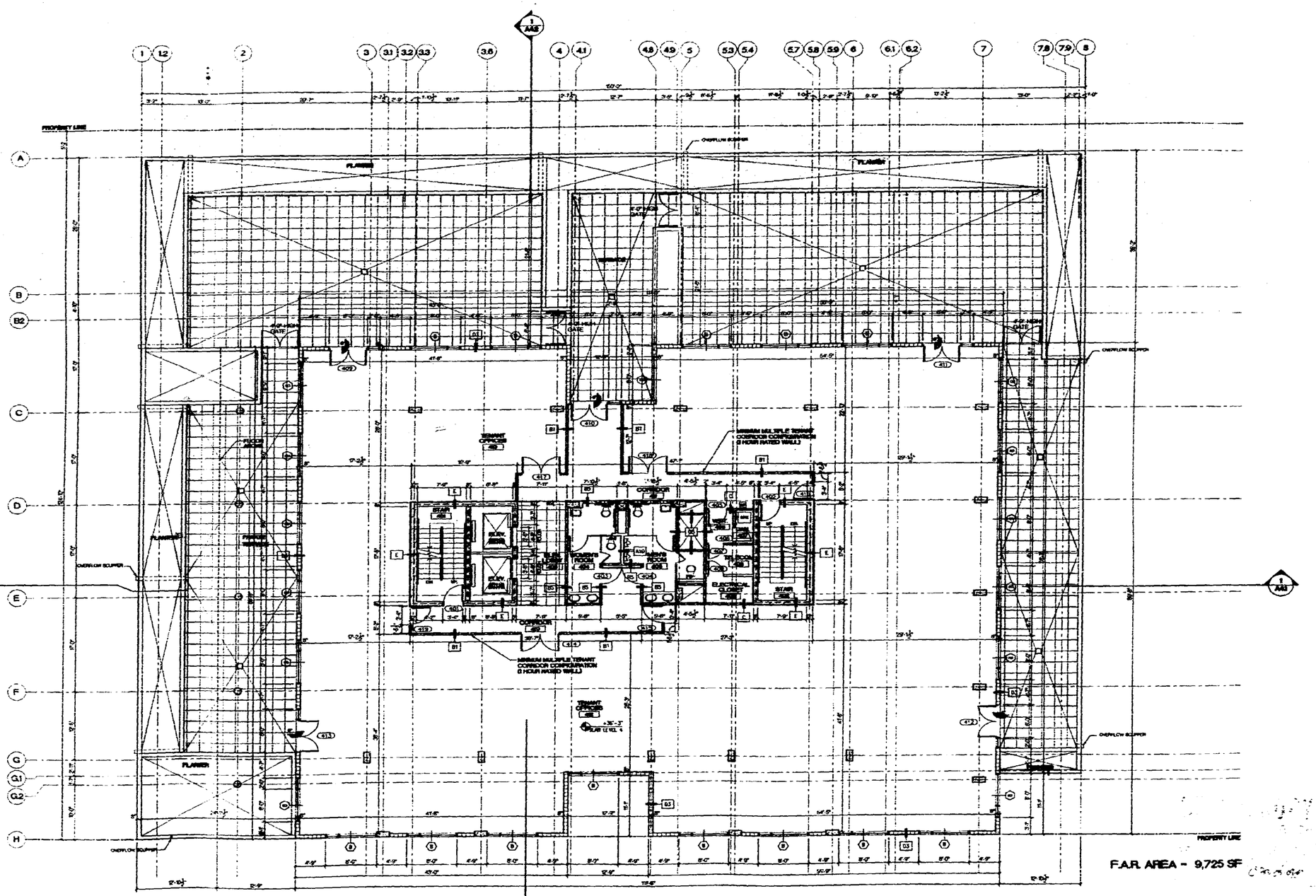
2nd FL. PLAN PARKING



PARTITION WALL LEGEND

- POURED CONCRETE WALL AS DIMENSIONED
- CMU BLOCK WALL AS DIMENSIONED
- METAL STUD PARTITION
- 1 HOUR FIRE + SMOKE RATED CMU WALL
- 1 HOUR FIRE + SMOKE RATED STUD WALL
- 2 HOUR FIRE + SMOKE RATED CMU WALL
- 2 HOUR FIRE + SMOKE RATED STUD WALL
- 3 HR.
- 4 HR.
- 4 HOUR FIRE + SMOKE RATED STUD WALL
- CHASE WALL RATED 2 HOUR

F.A.R. AREA - 9,725 SF

1 4TH FLOOR PLAN - OFFICE
A1.4 SCALE 1/8"=1'-0"

0 6 12 24

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

ATLANTIC CENTER
119 WASHINGTON AVENUE, MIAMI BEACH

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800 Brickell Avenue
Miami, FL 33131
Tel. (305) 372-1812
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1390 CORAL WAY, SUITE 202
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(305) 861-6184 FAX 858-2878

MEP
MDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

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(305) 653-0212 FAX (305) 653-0232

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GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
308 NW 170 ST.
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CONSTRUCTION DOCUMENTS

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4th FL. PLAN OFFICE

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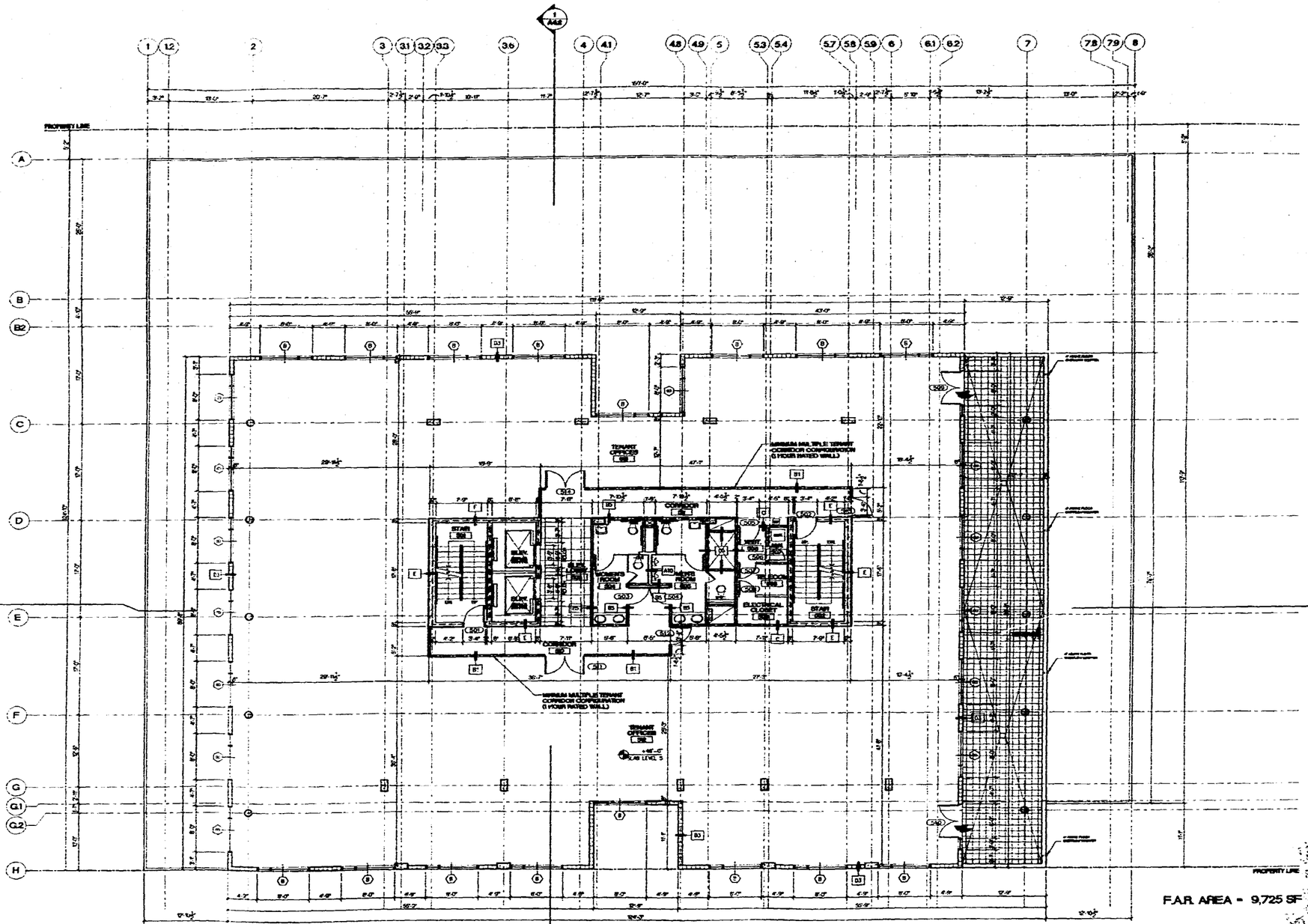

PARTITION WALL LEGEND

- POURED CONCRETE WALL AS DIMENSIONED (LINE INDICATES GYP. BOARD OVER METAL FURRING SEE DETAIL A5.1-5)
- CMU BLOCK WALL AS DIMENSIONED (LINE INDICATES GYP. BOARD OVER METAL FURRING SEE DETAIL A5.1-5)
- METAL STUD PARTITION BOARD INSULATION SEE DETAILS
- 1 HOUR FIRE + SMOKE RATED CMU WALL SEE DETAIL A5.1-9
- 1 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A5.1-9
- 2 HOUR FIRE + SMOKE RATED CMU WALL SEE DETAIL A5.1-9
- 2 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A5.1-9
- 3 HR.
- 3 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A5.1-9
- 4 HR.
- 4 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A5.1-9
- CHASE WALL, RATED 2 HOUR SEE DETAIL A5.1-5

1 A1.5 **5TH FLOOR PLAN - OFFICE**

SCALE 1/8"=1'-0"

0 6 12 24

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

F.A.R. AREA = 9,725 SF

PROPERTY LINE

COPY

BEACH

MIT BY

3/16/09

Not

ATLANTIC CENTER

ARCHITECT

ARQUITECTONICA
320 Sixteenth Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER

G. V. PIREZ ASSOCIATES, INC.
1385 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 858-2078

MEP

IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

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(305) 653-8212 FAX (305) 653-8232

CIVIL ENGINEER

AB2MT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC
6600 SW 81 ST.
MIAMI, FL 33143
(305) 665-6686 FAX 666-8426

GEOTECHNICAL CONSULTANT

INTERCOUNTY LABORATORIES, INC.
306 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

CONSTRUCTION DOCUMENTS

Issue Date: 09-15-09 Project No.: 9766
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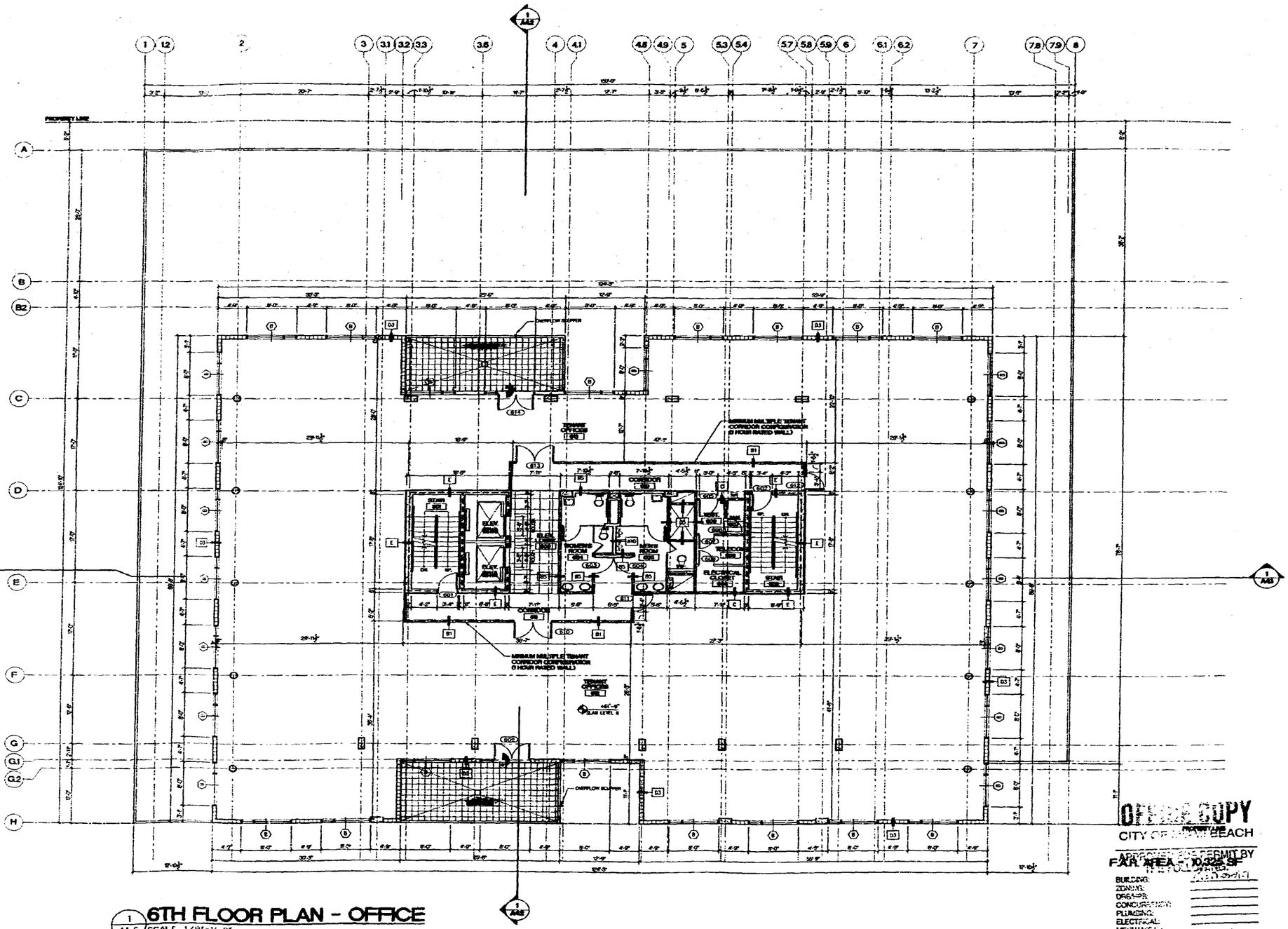
A-1.5

5th FL PLAN OFFICE



PARTITION WALL LEGEND

- POURED CONCRETE WALL, AS DIMENSIONED (LINE INDICATES CRF BOARD CHASE METAL METAL FURRING SEE DETAIL A51-1)
- CMU BLOCK WALL, AS DIMENSIONED (LINE INDICATES CRF BOARD CHASE METAL METAL FURRING SEE DETAIL A51-1)
- METAL STUD PARTITION BOARD INSULATION SEE DETAIL A51-1
- 1 HOUR FIRE + SMOKE RATED CMU WALL SEE DETAIL A51-2
- 1 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A51-3
- 2 HOUR FIRE + SMOKE RATED CMU WALL SEE DETAIL A51-5
- 2 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A51-4
- 3 HR — 3 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A51-5
- 4 HR — 4 HOUR FIRE + SMOKE RATED STUD WALL SEE DETAIL A51-6
- CRWE WALL RATED 2 HOUR SEE DETAIL A53-10

1/A1.6 6TH FLOOR PLAN - OFFICE

SCALE 1/8"=1'-0"

0 8 12 24

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

FAR AREA - 10,325 SF

BUILDING:	
ZONING:	
DRAINAGE:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	11/3/99
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

ATLANTIC CENTER

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AR # 0010008

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TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
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(305) 854-4164 FAX 858-2078

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IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

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CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
1450 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33138
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
8950 SW 81 ST.
MIAMI, FL 33143
(305) 665-6866 FAX 666-8428

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
308 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4490

CONSTRUCTION DOCUMENTS

Office Registration #AA C000485

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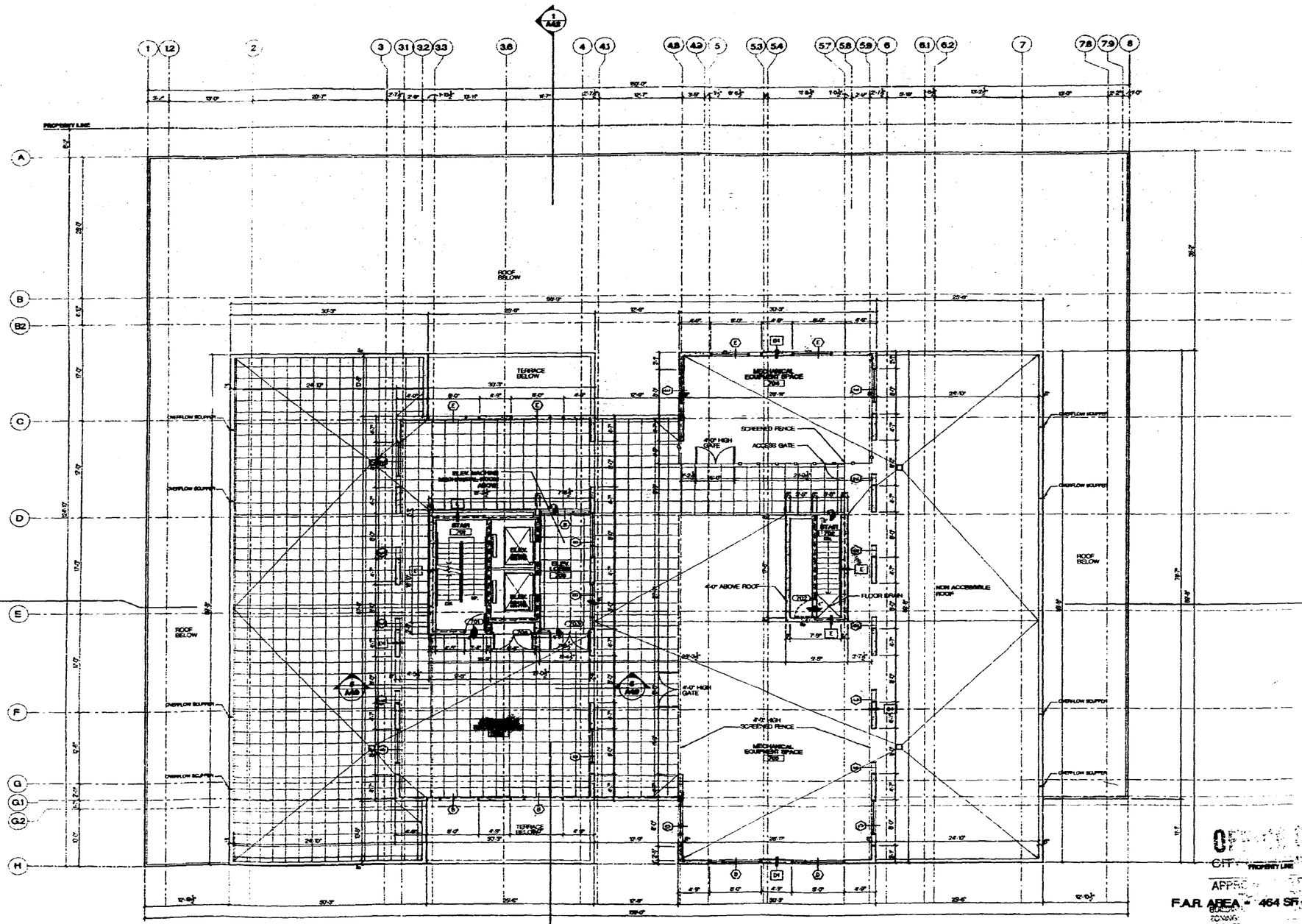
A-1.6

6th FL. PLAN OFFICE



PARTITION WALL LEGEND

- POURED CONCRETE WALL AS DIMENSIONED
- CMU BLOCKWALL AS DIMENSIONED
- METAL STUD PARTITION
- 1 HOUR FIRE + SMOKE RATED CMU WALL
- 1 HOUR FIRE + SMOKE RATED STUD WALL
- 2 HOUR FIRE + SMOKE RATED CMU WALL
- 2 HOUR FIRE + SMOKE RATED STUD WALL
- 3 HR.
- 3 HOUR FIRE + SMOKE RATED STUD WALL
- 4 HR.
- 4 HOUR FIRE + SMOKE RATED STUD WALL
- CHASE WALL RATED 2 HOUR

1 / A1.7 ROOF PLAN

SCALE 1/8"=1'-0"

0 8 12 24

NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

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CITY OF MIAMI BEACH
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BUILDING
ZONING
DRAINAGE
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

F.A.R. AREA = 464 SF

ATLANTIC CENTER
110 WASHINGTON AVENUE, MIAMI BEACH

SEAL/SIGNATURE

Signature:
AR # 0010388
ARCHITECT

ARQUITECTONICA
550 Biscayne Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 856-2976

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6600 SW 91 ST.
MIAMI, FL 33143
(305) 665-6688 FAX 666-8425

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
398 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-4483 FAX 651-4480

CONSTRUCTION DOCUMENTS

Office Registration #AA C000468

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A-1.7

ROOF PLAN

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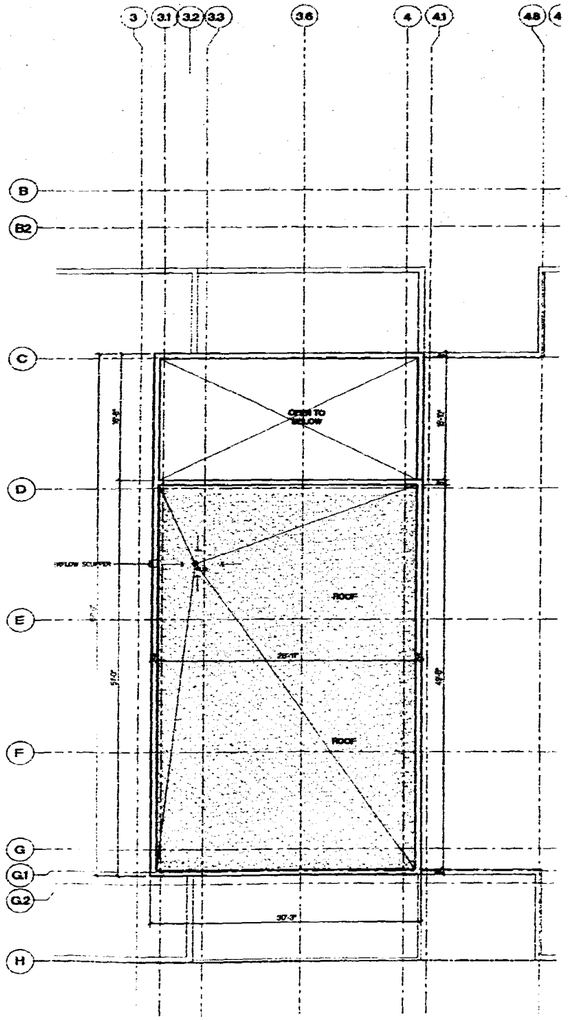

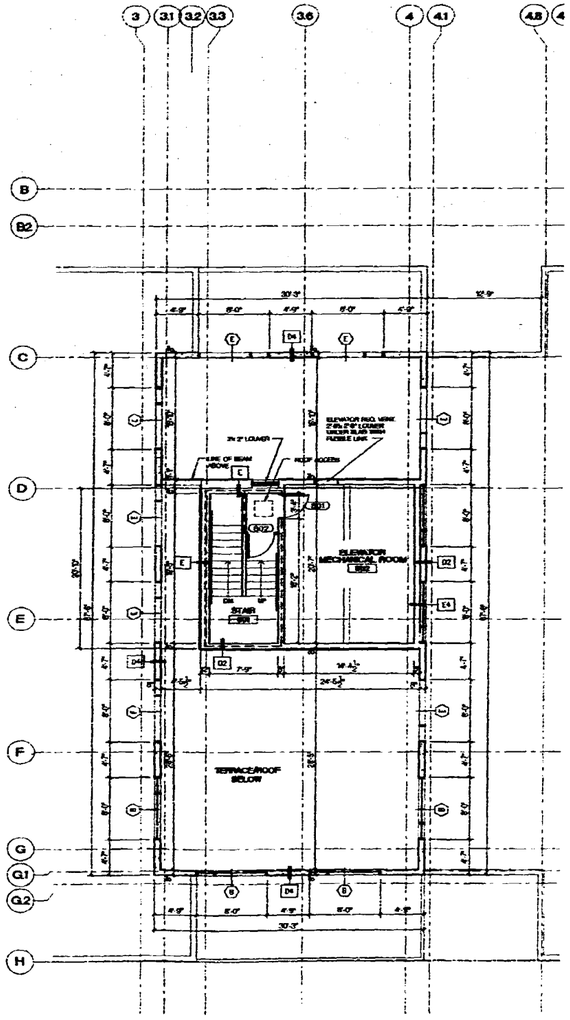

PARTITION WALL LEGEND

- 8" R.C.
- CMU
- METAL STUD PARTITION
- 1 HOUR FIRE + SMOKE RATED CMU WALL
- 1 HOUR FIRE + SMOKE RATED STUD WALL
- 2 HOUR FIRE + SMOKE RATED CMU WALL
- 2 HOUR FIRE + SMOKE RATED STUD WALL
- 3 HR.
- 3 HOUR FIRE + SMOKE RATED STUD WALL
- 4 HR.
- 4 HOUR FIRE + SMOKE RATED STUD WALL
- CHASE WALL RATED 2 HOUR

1 A1.8 **ROOF - ELEV.MECH. ROOM**
SCALE 1/8"=1'-0"

0 8 12 24

1 A1.8 **ELEVATOR MECHANICAL ROOM**
SCALE 1/8"=1'-0"

0 8 12 24

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CITY OF MIAMI BEACH

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BUILDING:	
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

ATLANTIC CENTER
710 WASHINGTON AVENUE, MIAMI BEACH

Signature:

AR # 0010809
ARCHITECT

ARQUITECTONICA
520 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1778

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1395 CORAL WAY, SUITE 202
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(305) 854-4764 FAX 856-2978

MEP

IMDC
4141 NE 2ND AVENUE SUITE 107
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(305) 573-8255

FLORIDA ENGINEERING SERVICES

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(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER

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CONSTRUCTION DOCUMENTS

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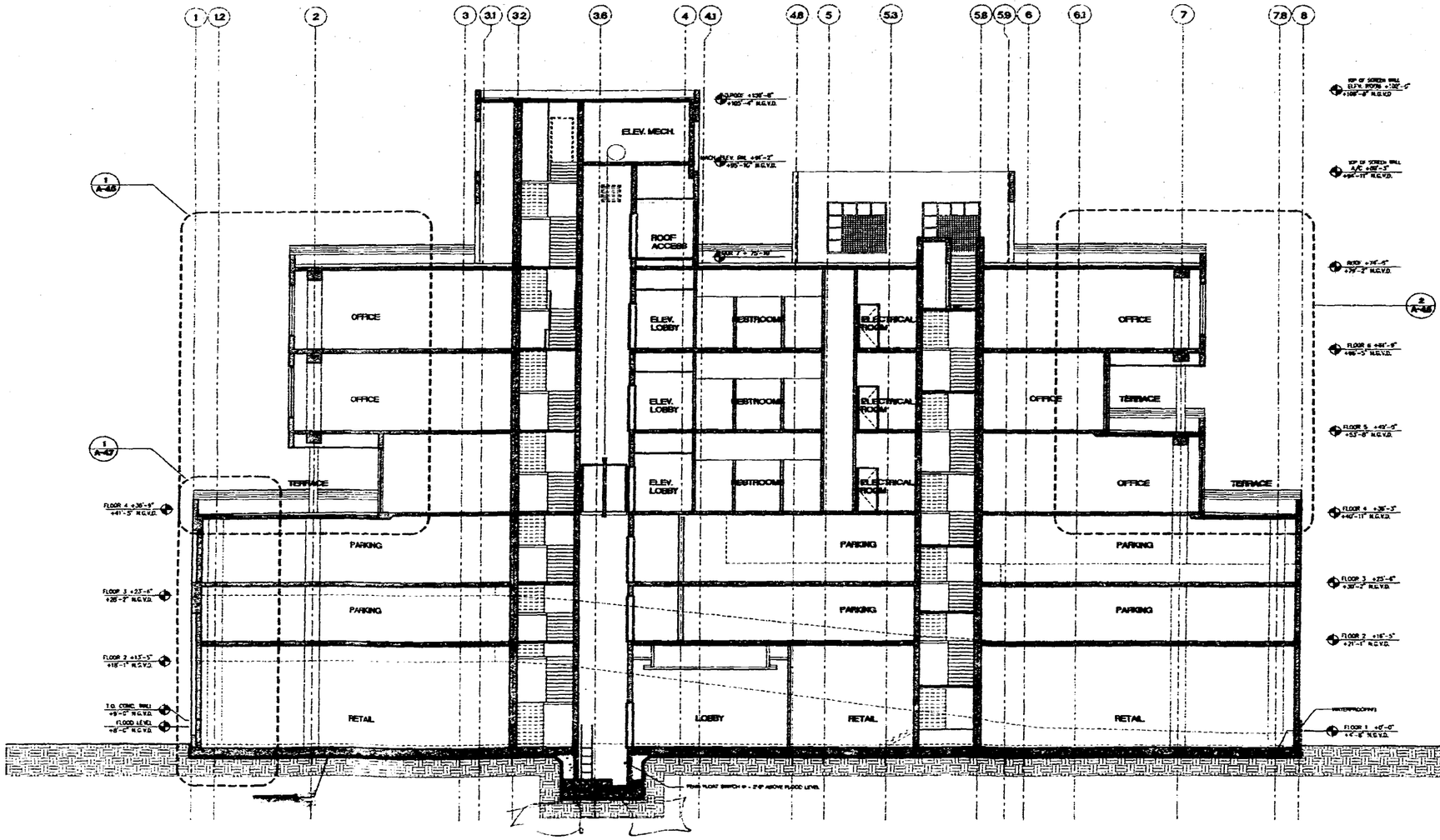
ELEV. MECH. ROOF PLANS



1 A4.1 **LONGITUDINAL SECTION**
SCALE 1/8"=1'-0"

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BUILDING:
ZONING:
DRAWS:
CONSERVATION:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

ATLANTIC CENTER
115 WASHINGTON AVENUE, MIAMI BEACH

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AR # 0010088
ARCHITECT
ARQUITECTONICA
800 Brickell Avenue
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

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(305) 665-6886 FAX 666-8428

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INTERCOUNTY LABORATORIES, INC.
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NORTH MIAMI BEACH, FL 33169
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CONSTRUCTION DOCUMENTS

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LONGITUDINAL SECTION

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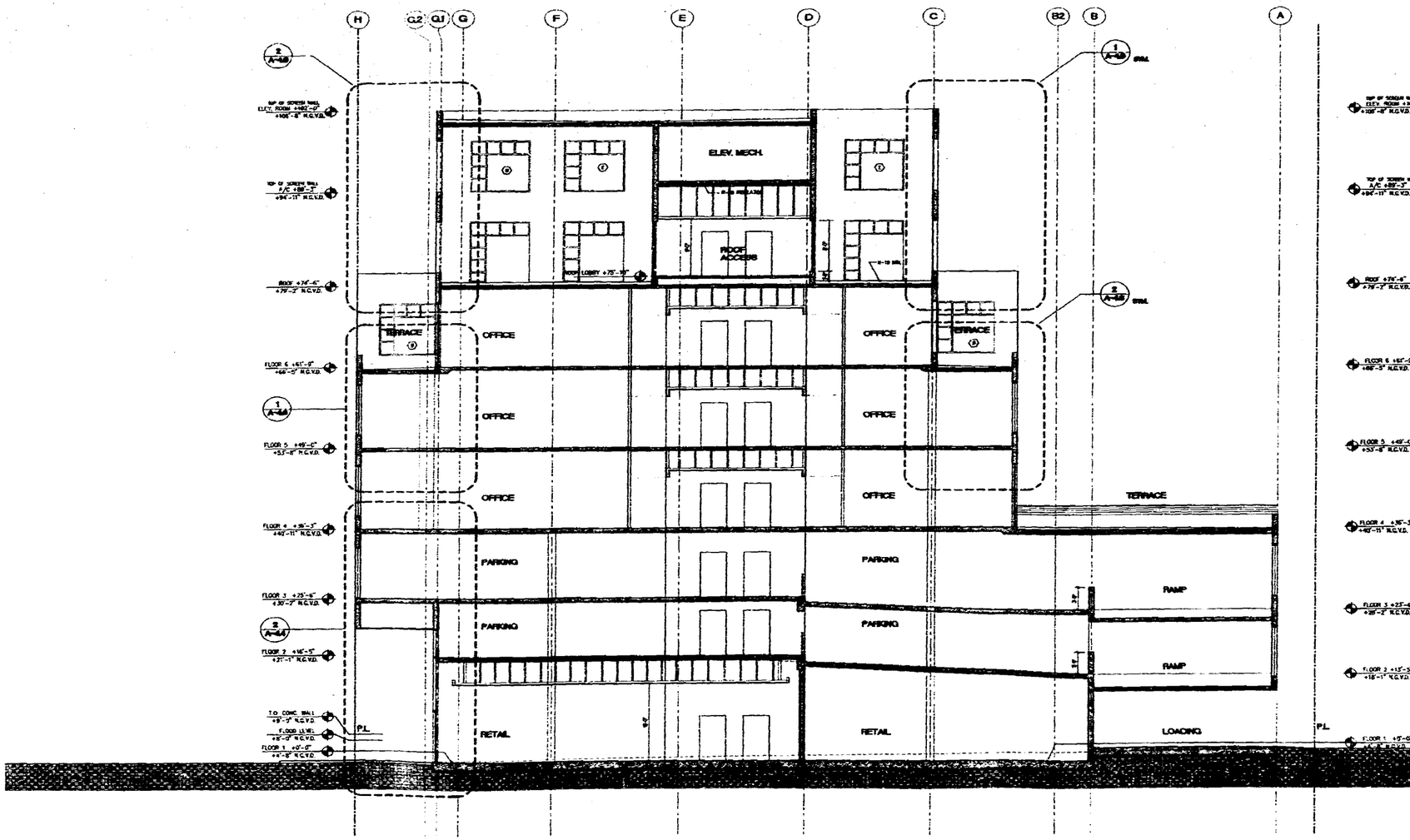

1 A4.2 TRANSVERSAL SECTION
SCALE 1/8"=1'-0"

ATLANTIC CENTER
110 WASHINGTON AVENUE, MIAMI BEACH

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Signature:

AR # 0011088
ARCHITECT

ARQUITECTONICA
2327 Ponce de Leon Blvd.
Miami, FL 33134
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 856-2076

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

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NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

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MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6998 SW 81 ST.
MIAMI, FL 33143
(305) 666-6668 FAX 666-6428

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
300 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-6483 FAX 651-6480

CONSTRUCTION DOCUMENTS

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TRANSVERSAL SECTION

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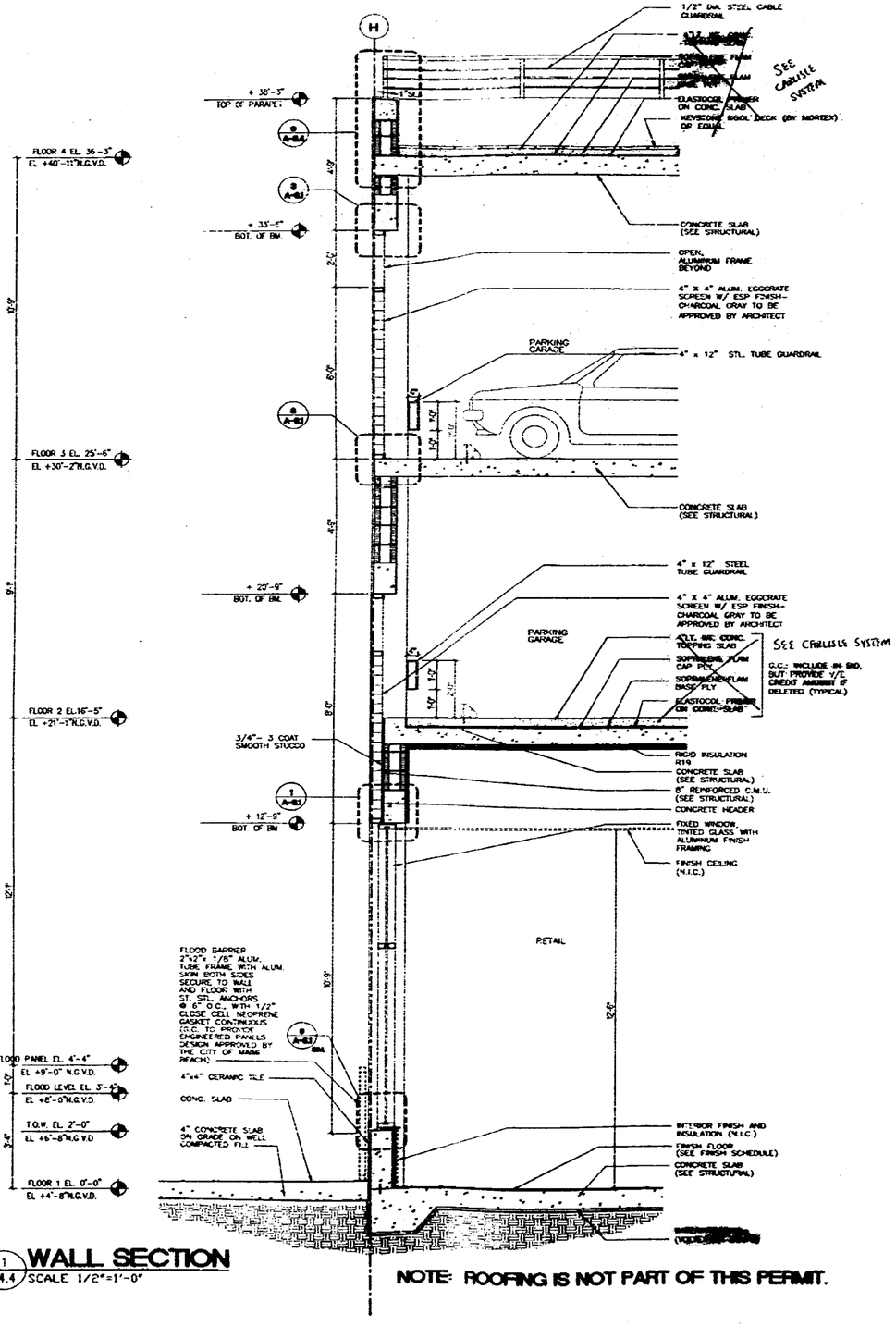
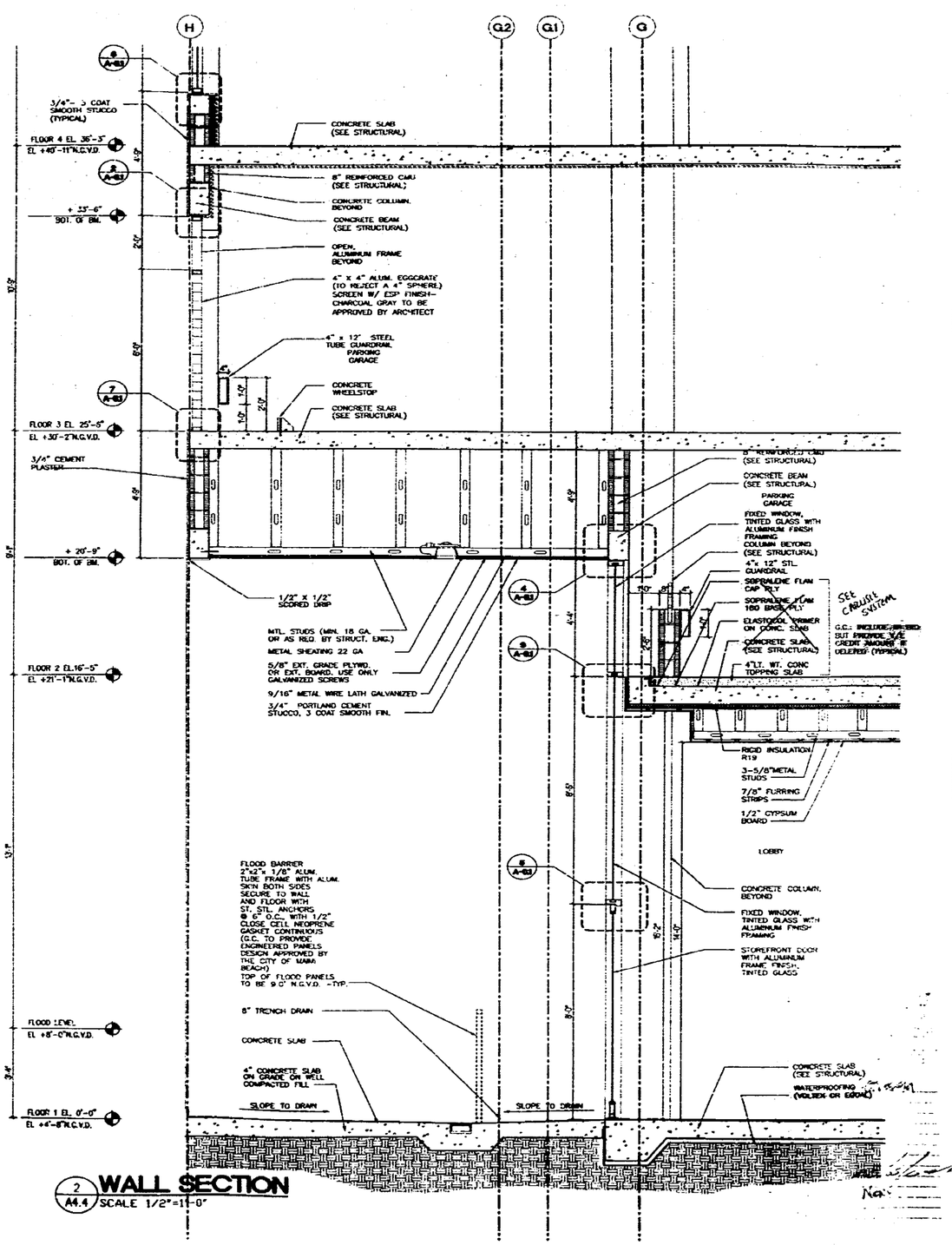
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR



1 A4.4 **WALL SECTION**
SCALE 1/2"=1'-0"

NOTE: ROOFING IS NOT PART OF THIS PERMIT.



2 A4.4 **WALL SECTION**
SCALE 1/2"=1'-0"

ATLANTIC CENTER
110 WASHINGTON AVENUE, MIAMI BEACH

SEAL/SIGNATURE

Signature:
AR # 0010008
ARCHITECT

ARQUITECTONICA
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FAX (305) 372-1175

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(305) 854-4104 FAX 856-2076

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4141 NE 2ND AVENUE SUITE 107
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NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
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MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

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6880 SW 81 ST.
MIAMI, FL 33143
(305) 665-6886 FAX 669-8426

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
338 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

CONSTRUCTION DOCUMENTS

Office Registration #AA C000165

Issue Date: 09-15-99 Project No.: 9766
Drawn by: MA, JH, AC, YR Approved by: BLSC
Permit Set 100% CD
Revision/Date

Sheet No.

A-4.4

WALL SECTIONS

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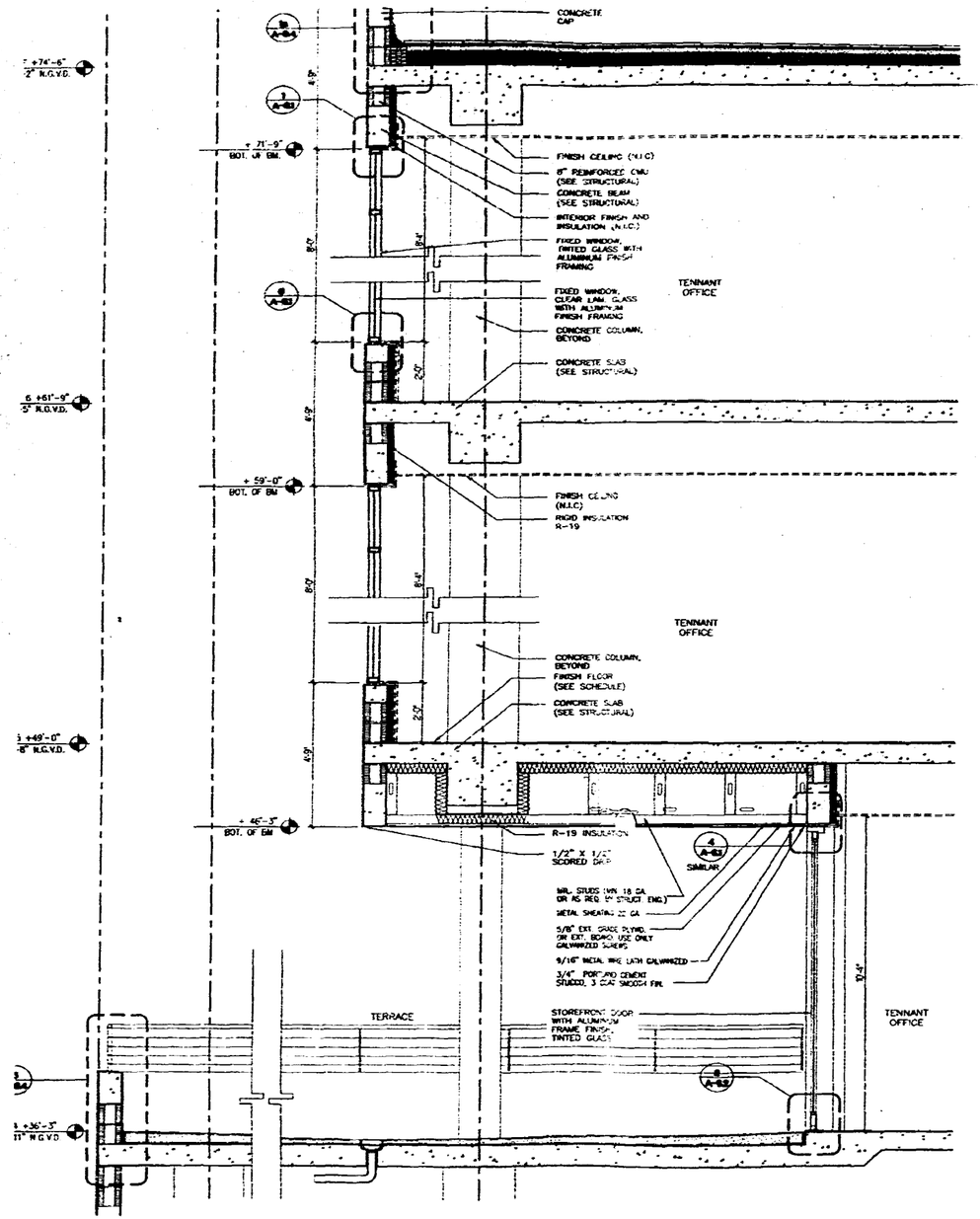

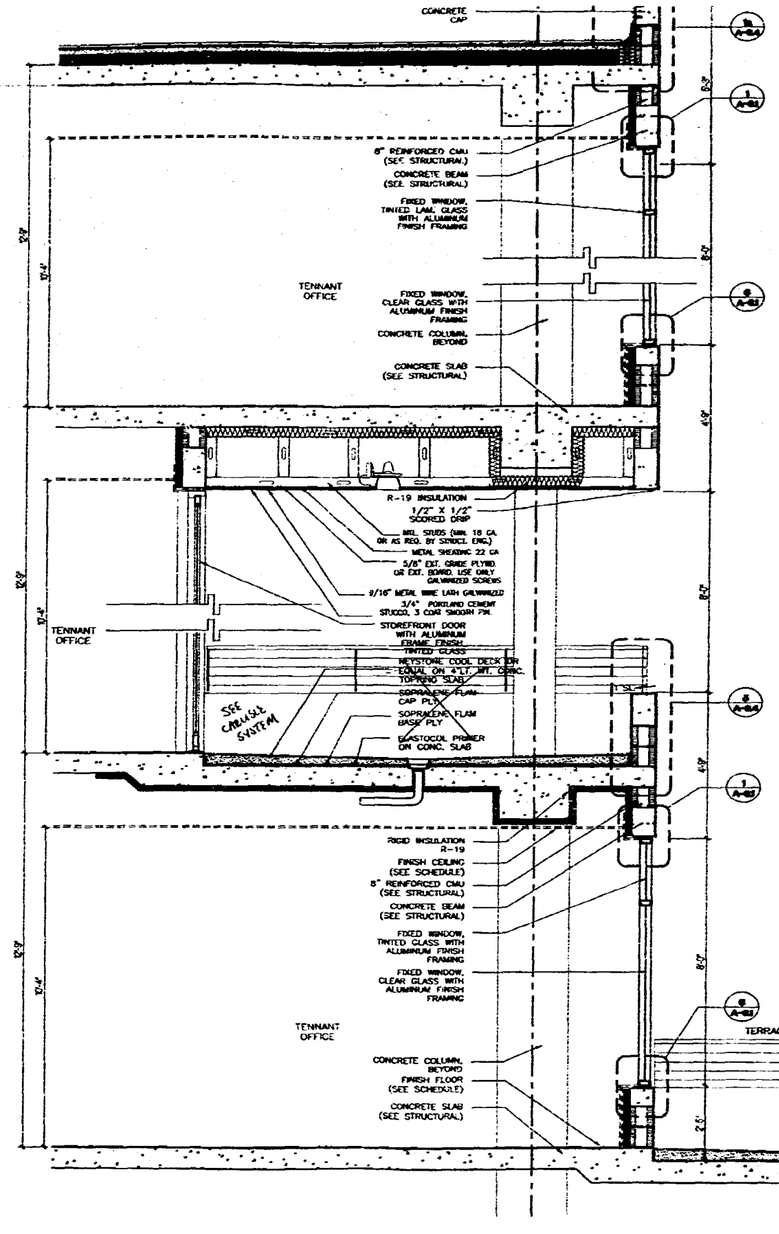

1 A4.5 **WALL SECTION**
SCALE 1/2"=1'-0"

2 A4.5 **WALL SECTION**
SCALE 1/2"=1'-0"

NOTE: ROOFING IS NOT PART OF THIS PERMIT.

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING
PLANNING
ENGINEERING:
CONCURRENCY:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

ATLANTIC CENTER
1110 WASHINGTON AVENUE, MIAMI BEACH

Signature:
AR # 0010068
ARCHITECT
ARQUITECTONICA
550 Brickell Avenue
Miami, FL 33131
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1395 CORAL WAY, SUITE 202
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GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
306 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4480

CONSTRUCTION DOCUMENTS

Office Registration #AA C000405

Issue Date: 09-15-99 Project No.: 9756
Drawn by: MA, JH, AG, WR Approved by: BLC
Permit Set 100% CD
Revision/Date

Sheet No.

A-4.5

OFFICE SECTIONS

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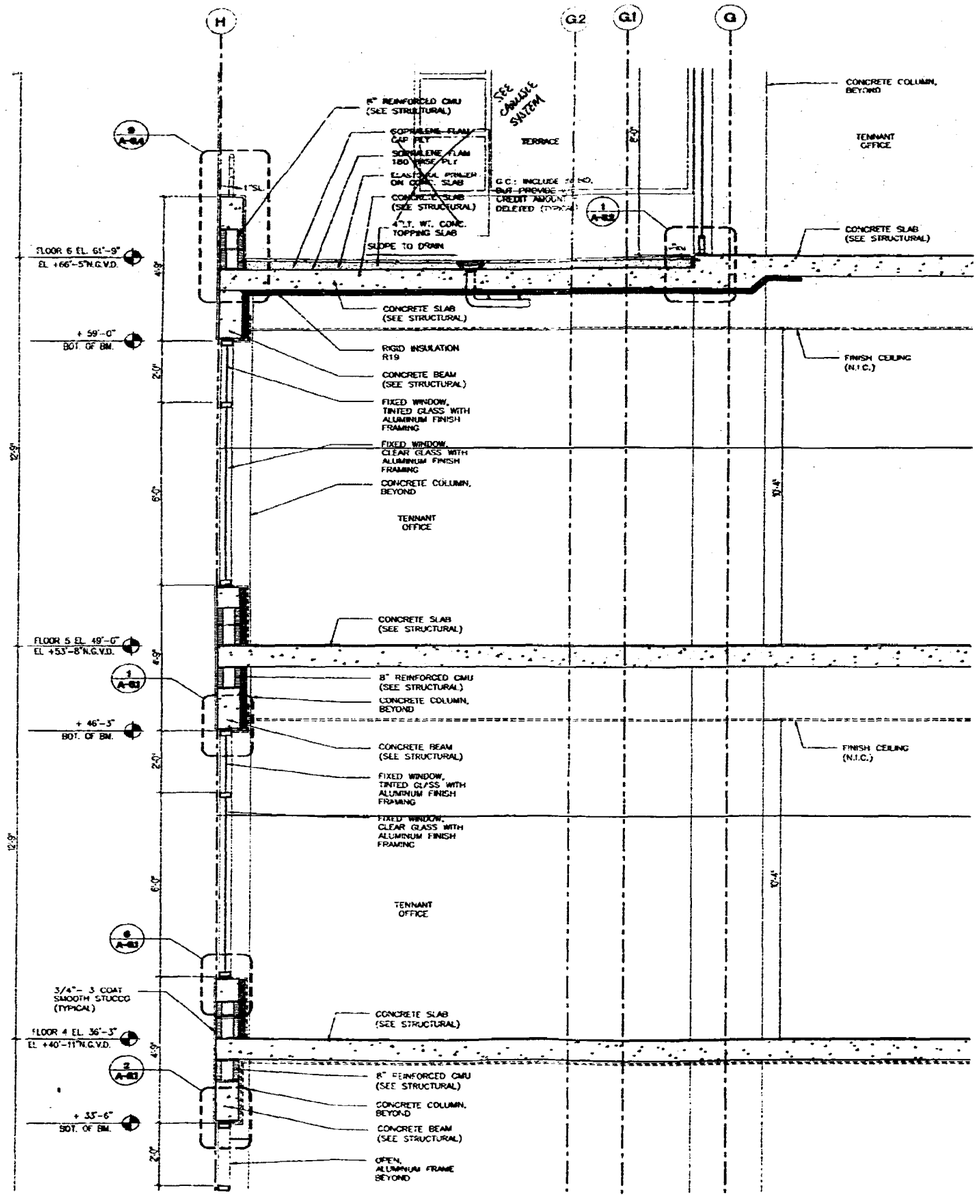

1 **WALL SECTION**
A4.6 SCALE 1/2"=1'-0"

2 **WALL SECTION**
A4.6 SCALE 1/2"=1'-0"

NOTE: ROOFING IS NOT PART OF THIS PERMIT.

ATLANTIC CENTER
119 WASHINGTON AVENUE, MIAMI BEACH

SEAL/SIGNATURE

Signature:

AR # 0010568
ARCHITECT

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CONSTRUCTION DOCUMENTS

Office Registration #AA C000485

Issue Date: 09-15-99 Project No.: 9766
Drawn by: MA, JL, AG, YM Approved by: BLSC
Permit Set 100% CD
Revision/Date

Sheet No.

A-4.6

WALL SECTIONS

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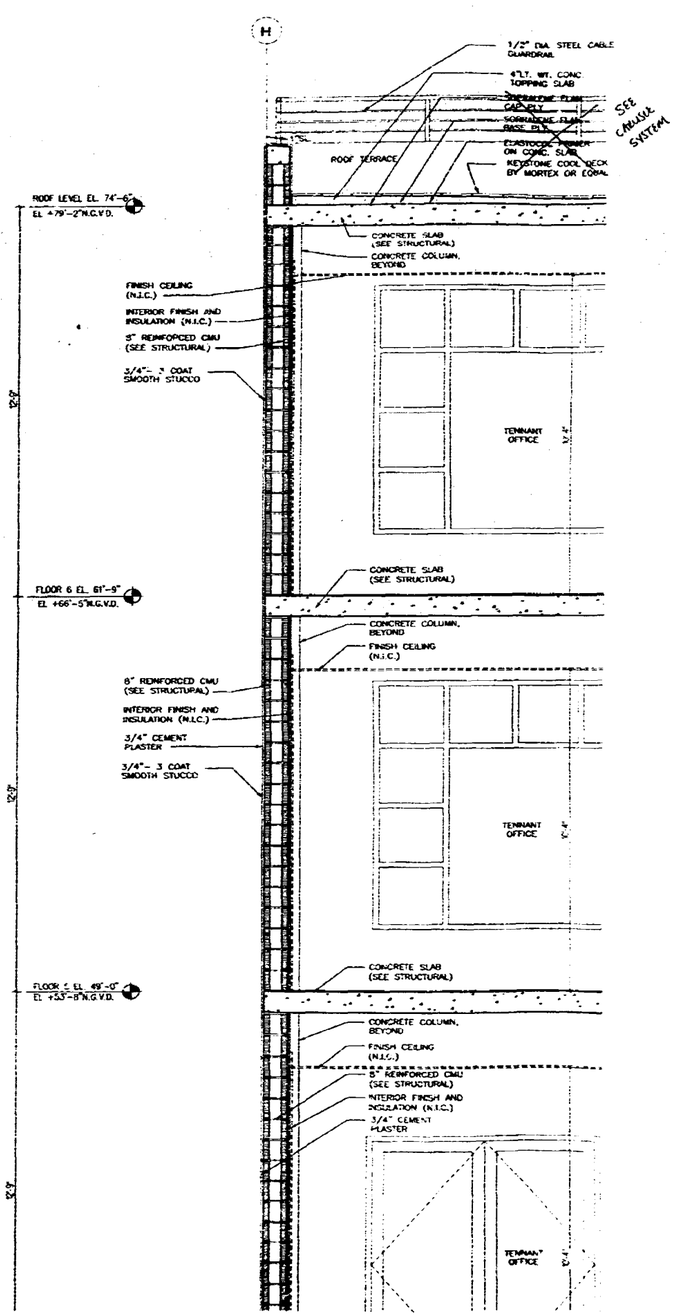
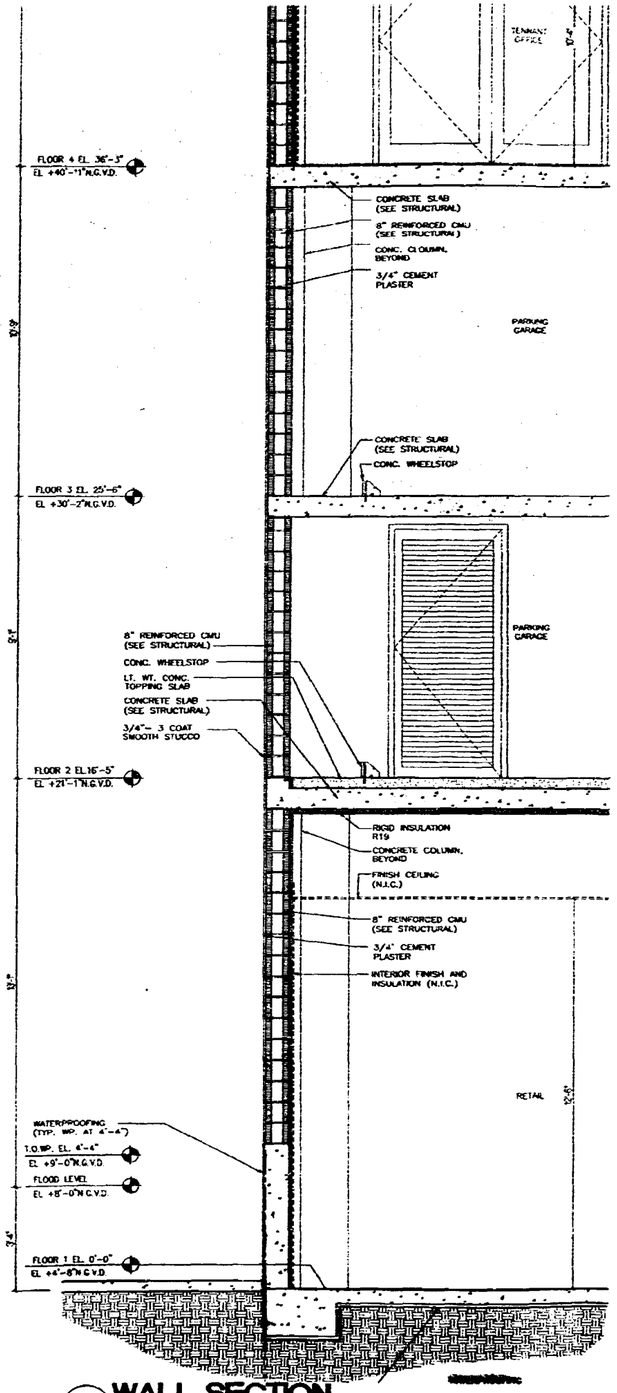


3 **WALL SECTION**
A4.7 SCALE 1/2"=1'-0"



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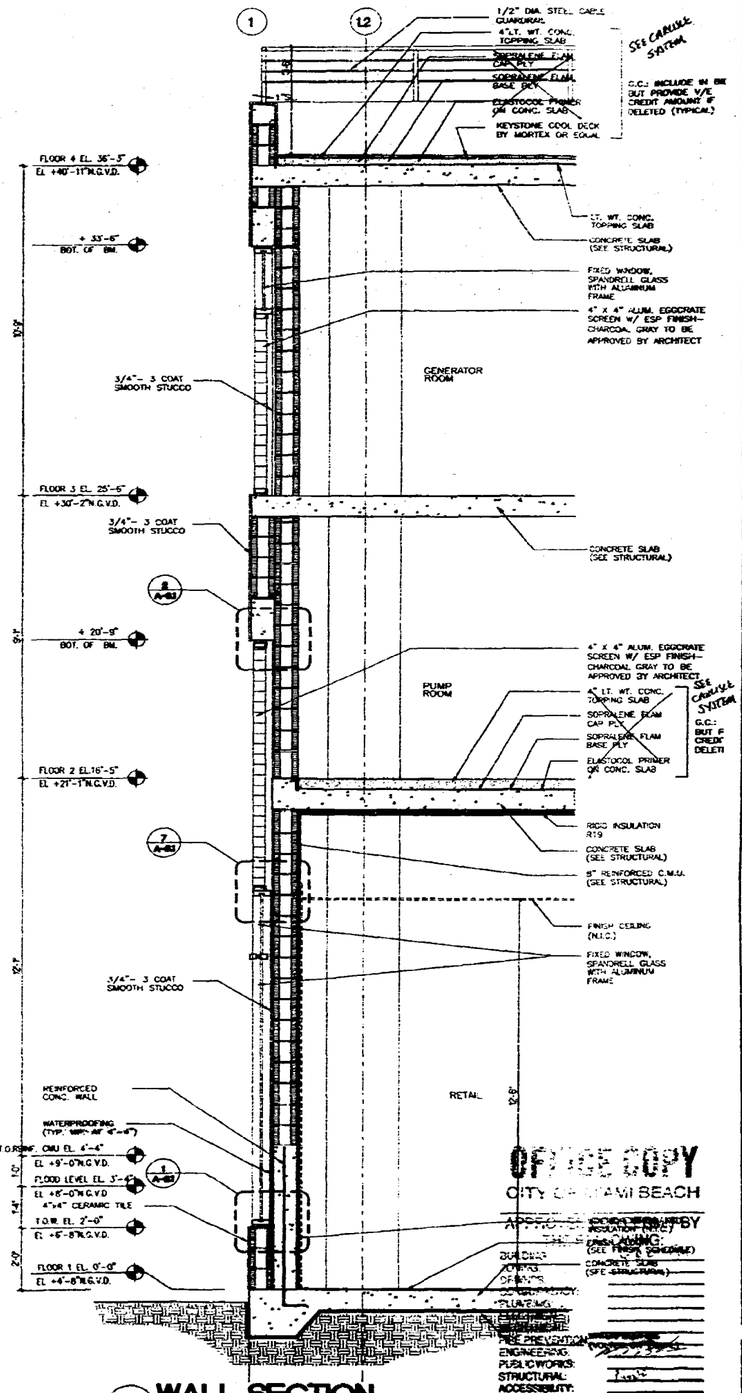

1 **WALL SECTION**
A4.7 SCALE 1/2"=1'-0"

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(SEE FINISH SCHEDULE)
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STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

ATLANTIC CENTER
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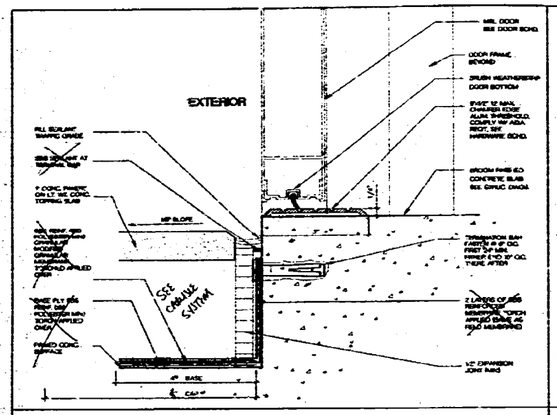
CONSTRUCTION DOCUMENTS

Office Registration #AA C000466

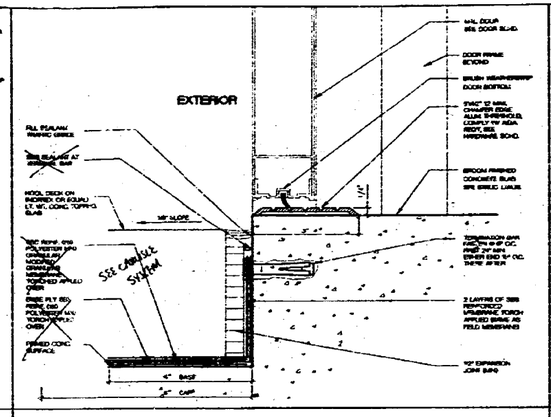
Issue Date: 09-15-99 Project No.: 9756
Drawn by: MK, JH, AC, WH Approved by: BLSC
Permit Set 100% CD
Revision/Date

Sheet No.
A-4.7

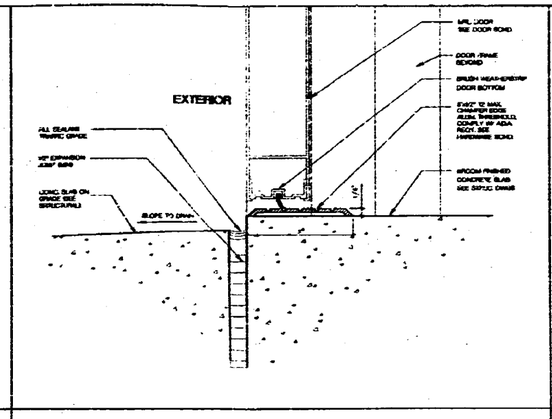
WALL SECTIONS



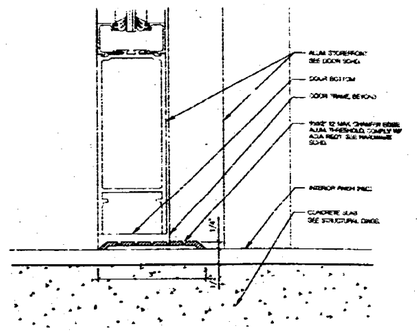
1 EXTERIOR THRESHOLD
PAVERS/CONCRETE
SCALE 6"=1'-0"



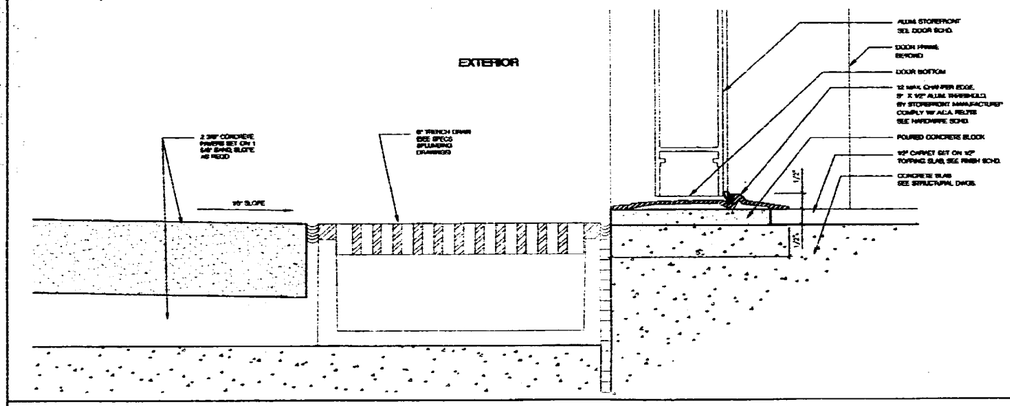
2 EXTERIOR THRESHOLD
COOL DECK/CONCRETE
SCALE 6"=1'-0"



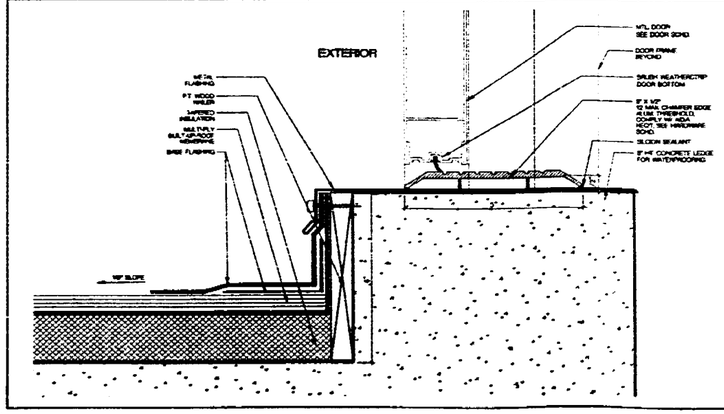
3 EXTERIOR THRESHOLD
CONCRETE/CONCRETE
SCALE 6" = 1'-0"



5 INTERIOR THRESHOLD
SCALE 6" = 1'-0"



4 EXTERIOR THRESHOLD
CONCRETE PAVERS / CONCRETE W/ TRENCH DRAIN
SCALE 6" = 1'-0"



6 EXTERIOR THRESHOLD
BUILT-UP ROOF/CONCRETE LEDGE
SCALE 6" = 1'-0"

REALDESIGNS

Signature:

AA # 0010088
ARCHITECT

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ATLANTIC CENTER
190 WASHINGTON AVENUE, MIAMI BEACH

CONSTRUCTION DOCUMENTS

Office Registration #AA C000455

Issue Date: 09-15-99 Project No.: 9766
Drawn by: MB, JH, AL, YH Approved by: BSC
Permit Set 100% CD
Revision/Date

Sheet No.

A-6.2

DOOR DETAILS

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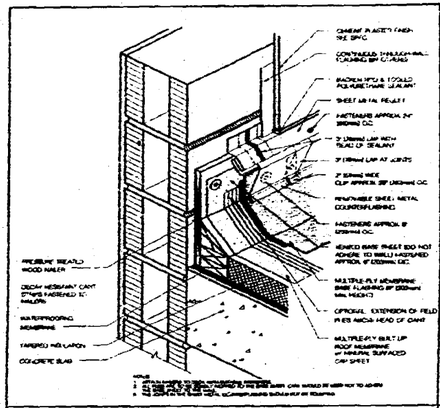
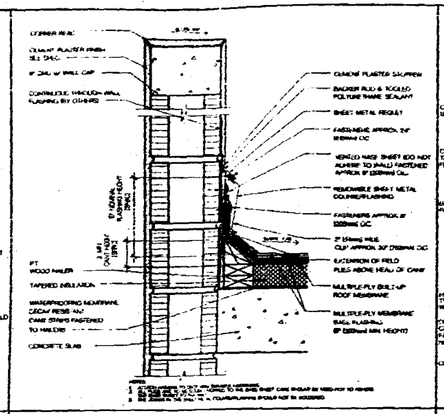
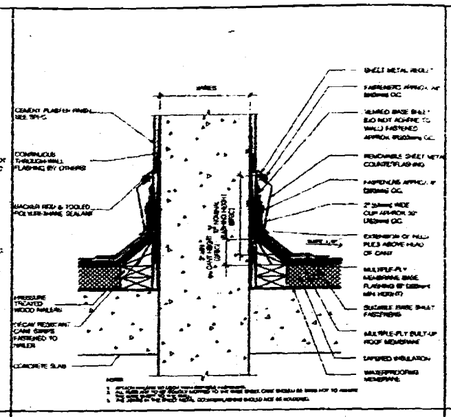


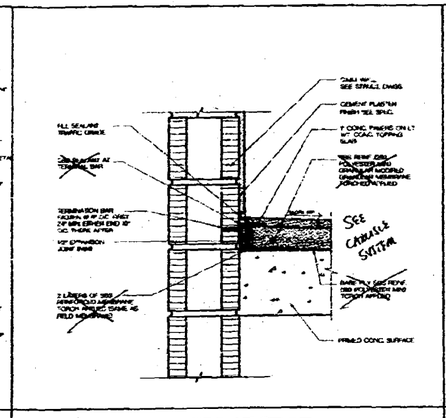
1 TYPICAL BASE FLASHING AT PARAPET
ROOF LEVEL (AXONOMETRIC)
SCALE: 1-1/2" = 1'-0"



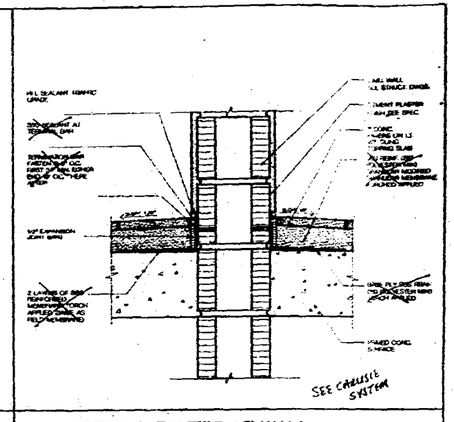
1a TYPICAL BASE FLASHING AT PARAPET
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



2 BASE FLASHING AT SHEAR WALL
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



3 TYPICAL PAVERS AT EDGE
ROOF LEVEL - TERRACE
SCALE: 1-1/2" = 1'-0"



4 TYPICAL PAVERS AT WALL
ROOF LEVEL - TERRACE
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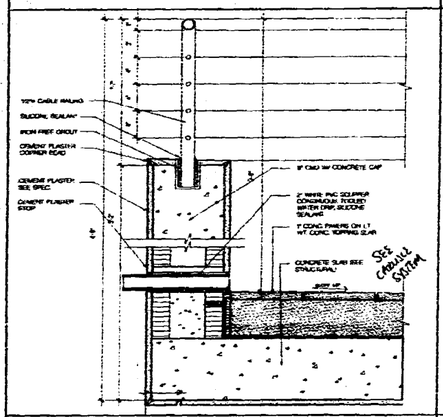
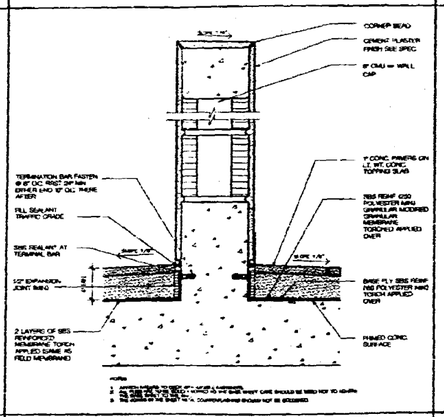
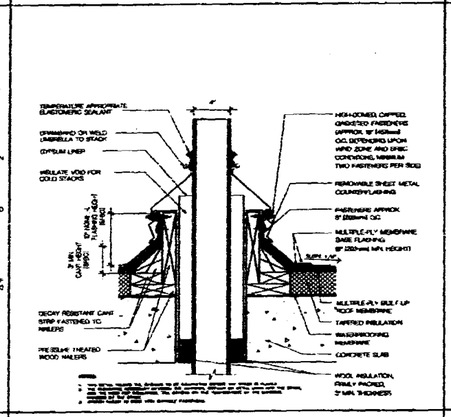


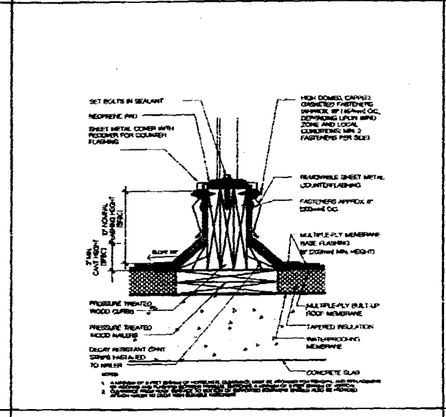
5 TYPICAL BALCONY RAILING EDGE
TERRACE LEVEL
SCALE: 1-1/2" = 1'-0"



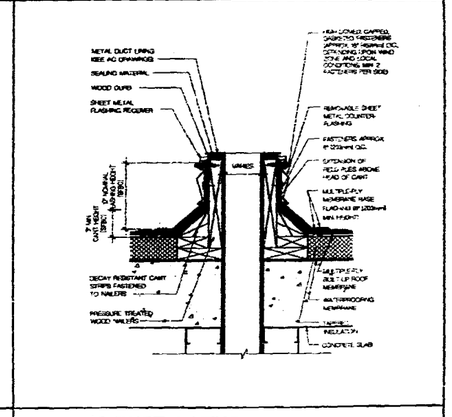
6 EGRESS PATH, WALL FLASHING
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



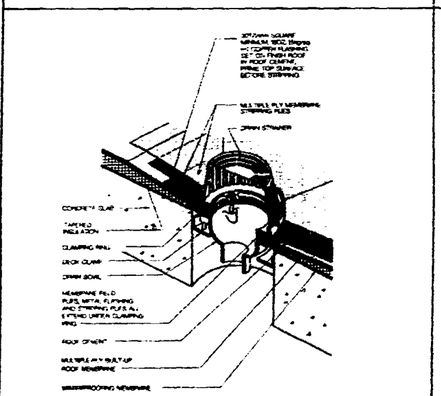
7 ISOLATED STACK FOR 4" PIPE / VENT
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



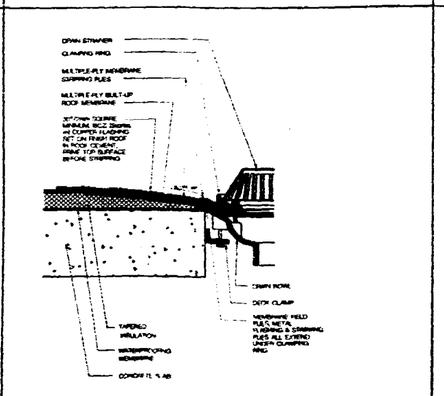
8 EQUIPMENT SUPPORT CURB
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



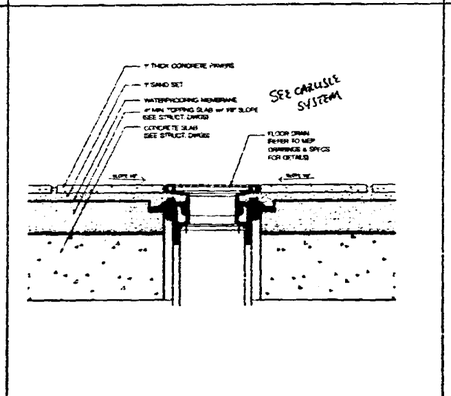
9 A/C DUCT + VENT
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



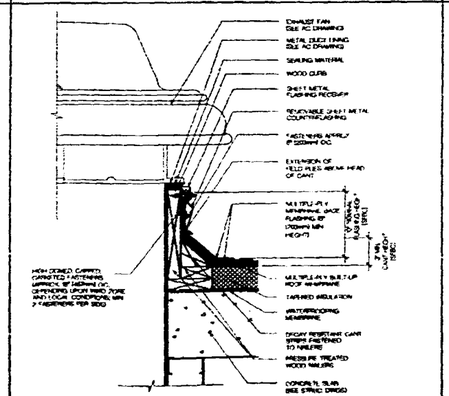
10 ROOF DRAIN
ROOF LEVEL (AXONOMETRIC)
SCALE: 1-1/2" = 1'-0"



10a ROOF DRAIN
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"



11 ROOF DECK DRAIN
SCALE: 1-1/2" = 1'-0"



12 A/C EXHAUST FAN DUCT
ROOF LEVEL
SCALE: 1-1/2" = 1'-0"

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CONSTRUCTION DOCUMENTS

Office Registration #AA C000495

Issue Date: 09-15-99 Project No.: 9766
Drawn by: MA, JH, AD, HR Approved by: ES
Permit Set: 100% CD
Revision/Date

Sheet No.

A-6.4

ROOF DETAILS

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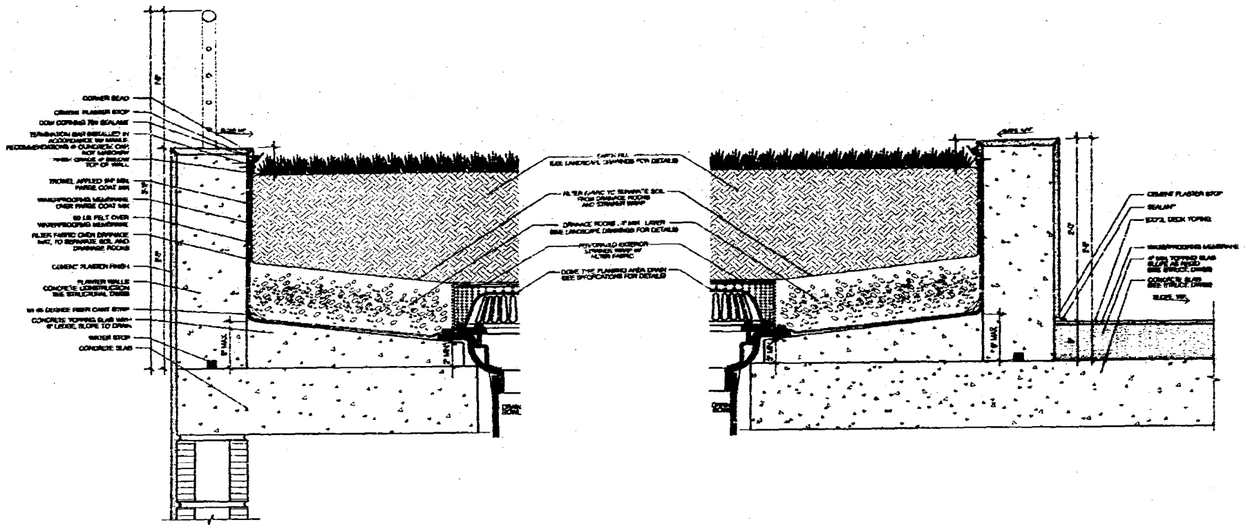
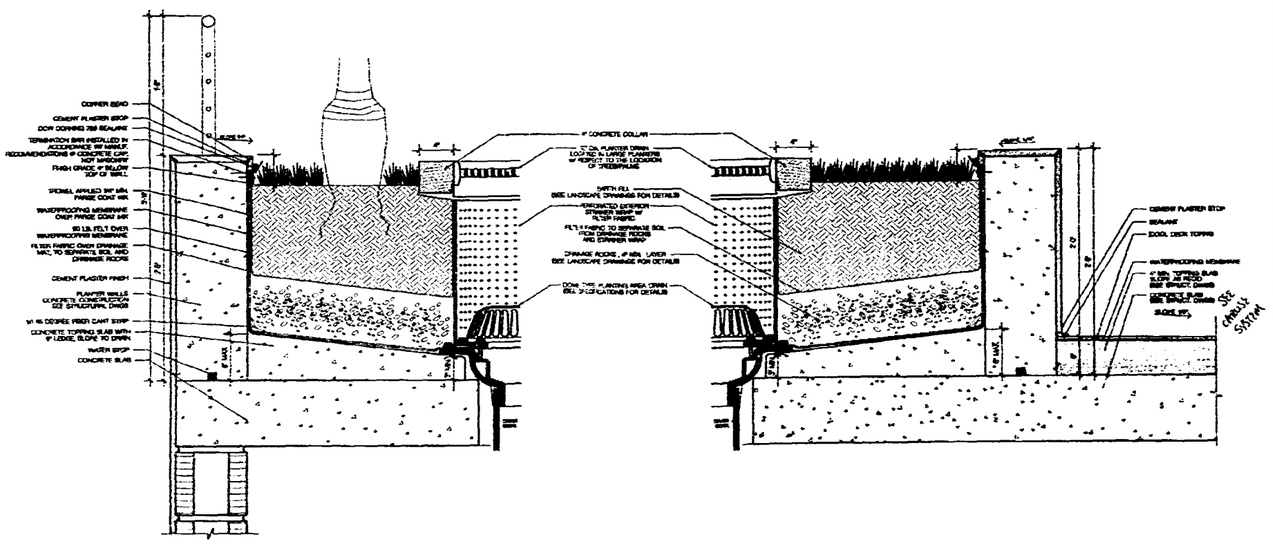
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



1 TYPICAL PLANTER AT PARAPET
PODIUM LEVEL 4
SCALE 1-1/2" = 1'-0"

2 TYPICAL PLANTER
PODIUM LEVEL 4
SCALE 1-1/2" = 1'-0"



3 TYPICAL TREE/PALM PLANTER AT PARAPET
PODIUM LEVEL 4
SCALE 1-1/2" = 1'-0"

4 TYPICAL TREE/PALM PLANTER
PODIUM LEVEL 4
SCALE 1-1/2" = 1'-0"

ATLANTIC CENTER
700 WASHINGTON AVENUE, MIAMI BEACH

REVISIONS

Signature:

Art # 0010606

ARCHITECT

ARQUITECTONICA
Gran Bay Building Associates
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1178

STRUCTURAL ENGINEER

G. V. PEREZ ASSOCIATES, INC.
1395 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-1104 FAX 858-2076

MEP

IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER

ABZMT CONSULTANTS, INC.
8950 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC
8950 SW 81 ST.
MIAMI, FL 33143
(305) 665-8668 FAX 666-8425

GEOTECHNICAL CONSULTANT

INTERCOUNTY LABORATORIES, INC.
308 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4460

CONSTRUCTION DOCUMENTS

Office Registration #AA C000488

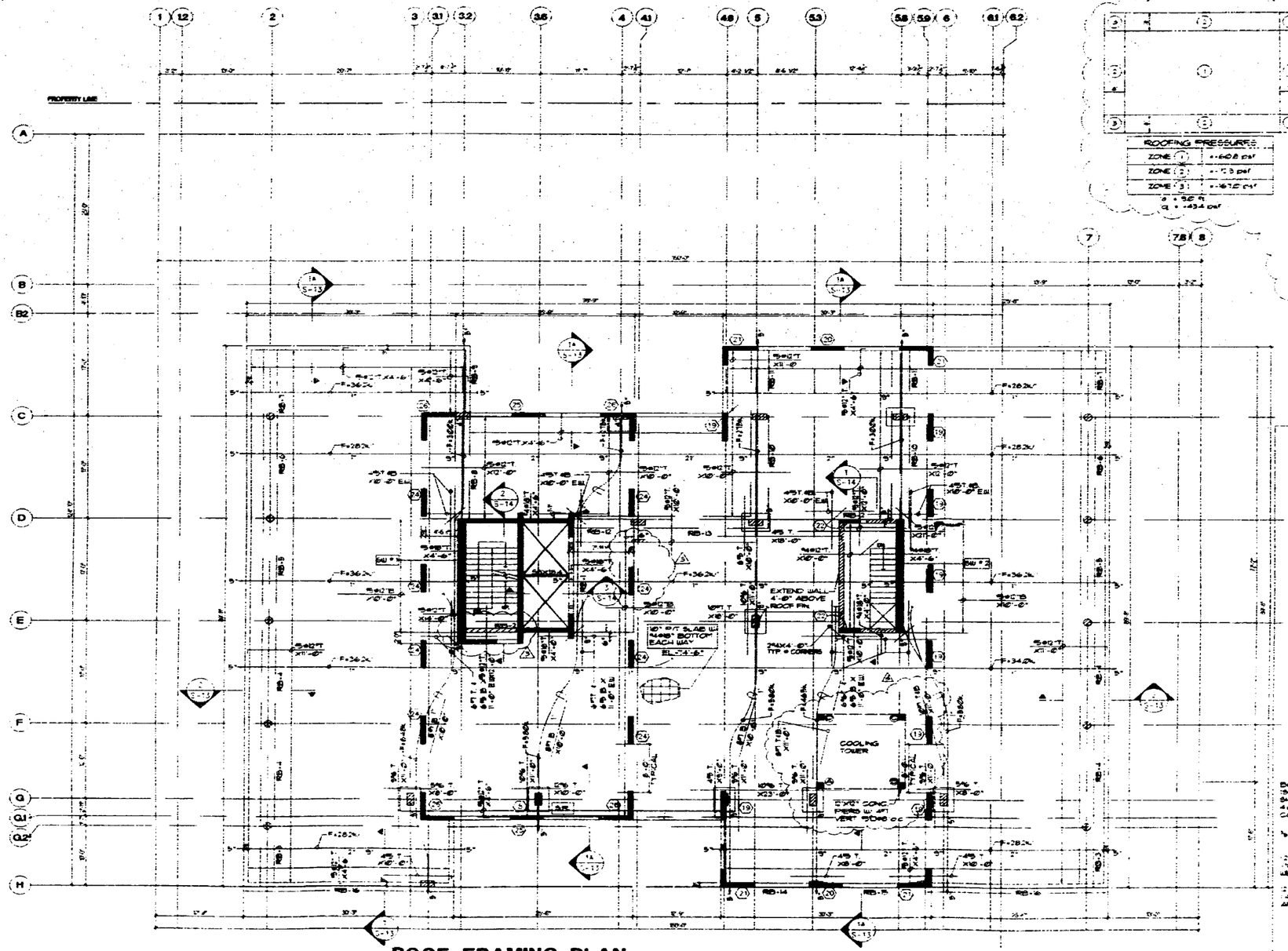
Issue Date: 09-15-99 Project No.: 9766
Drawn by: MA, JH, KC, MR Approved by: BLSC
Permit Set 100% CD
Revision/Date

Sheet No.

A-6.5

PLANTER DETAILS

© 1997 ARQUITECTONICA INTERNATIONAL INC

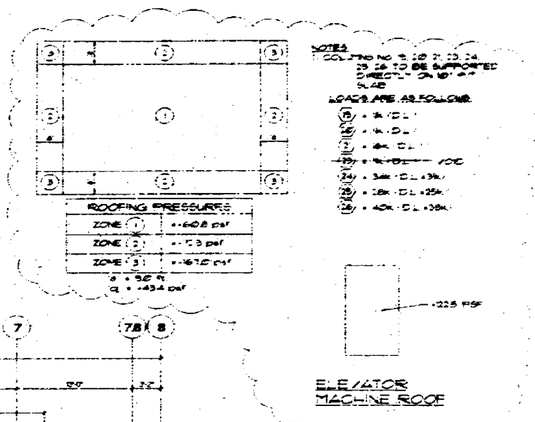


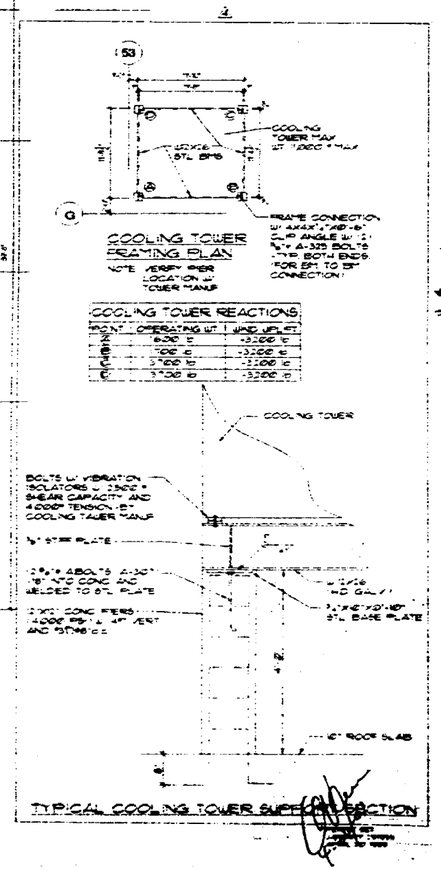
ROOF FRAMING PLAN

SC. 1/8" = 1'-0"

NOTES:
1. '#' INDICATES FINAL POST-TENSIONING FORCES. TENDON PROFILES INDICATED ARE MEASURED FROM BOTTOM OF SLAB.
2. CONCRETE STRENGTH THIS FLOOR = 4000 PSI.

LOADING:
PUBLIC AREAS
ROOFING INSULATION TOPPING ..... 30 PSF
LIVE LOAD ..... 100 PSF





COOLING TOWER REACTIONS		
POINT	OPERATING WT.	WIND UPLIFT
A	6,000 lb	+3,000 lb
B	7,000 lb	+3,000 lb
C	5,000 lb	+3,000 lb
D	5,000 lb	+3,000 lb

G. V. PIREZ ASSOCIATES, INC.
STRUCTURAL ENGINEERS EB 0001830
DESIGN/APPR. G.V.P.
DRAWN/CHK. S.J.

ATLANTIC CENTER

SEAL/SIGNATURE

AR # 0010566
ARCHITECT
ARQUITECTONICA
Miami, FL 33131
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
1396 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 856-2076

MEP
FLORIDA ENGINEERING SERVICES
8343 NE 2ND AVENUE SUITE 107
MIAMI, FL 33138
(305) 573-8255
FLORIDA ENGINEERING SERVICES
NORTH MIAMI BEACH, FL 33162
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
AB2MT COSULTANTS, INC.
2400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMATIC DESIGNS, INC
MIAMI, FL 33143
(305) 665-9088 FAX 665-9438

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
308 NW 170 ST
NORTH MIAMI BEACH, FL 33169
(305) 651-8463 FAX 651-4400

CONSTRUCTION DOCUMENTS

Office Registration #AA C000466

Issue Date 4-07-99	Project No. 9766
Drawn By	Approved By
Revision/Date	3. 5-4-99
	2. 4-27-99
COOLING TOWER	1. 1-24-01
ROOF UPLIFT PRESSURES	5. 4-11-01

S-7

ROOF FRAMING PLAN

B0102847

119 Washington Ave

PERMIT #

B0104542

25

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

Building Work Permit

Activity Number: B0104542
Status: APPROVED

08/30/2001 Date Issued: 10/30/2001 Entered By: BUILWILR
Date Approved: 04/28/2002

1190 WASHINGTON AV MBCH Balance Due: $0.00
4203601512000 Valuation: $3,900.00

PRESTIGE GARAGE DOORS (Owner: BLUE COMET L L C
1767 WEST 37 STREET #14
HIALEAH, FLORIDA 33012
305/364-5999

Installation of Rolling Doors

ts made for this receipt:

t Payment Made to the Following Items:

t Summary for Fees and Payments:

108-08340-01
710616
APP 97766

MIAMI-DADE COUNTY, FLORIDA
METRO DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2527 FAX (305) 375-2578

CONTRACTOR ENFORCEMENT DIVISION
(305) 375-2906 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2902 FAX (305) 372-6339

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Best Rolling Doors, Inc.
9625 NW 80TH AVENUE
Hialeah Gardens ,FL 33016-2313

RECEIVED

Your application for Notice of Acceptance (NOA) of :
Roll-Up Door
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to secure this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO.: 00-0426.07
EXPIRES: 02/22/2004

Raul Rodriguez
Chief Product Control Division

SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE & PRODUCT REVIEW COMMITTEE

OFFICE COPY
CITY OF MIAMI BEACH

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee to be used in Miami-Dade County, Florida under the conditions set forth herein.

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: 10/29/01
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING: 01/11/1001
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: 10/30/01
ENGINEERING:
PUBLIC WORKS: E.S. 10-30-01
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

B0104542

Francisco J. Quintana, R.A
Director
Miami-Dade County
Building Code Compliance Office

Email mail address: questions@buildingcodeonline.com Homepage: http://www.buildingcodeonline.com

Best Rolling Doors, Inc.

ACCEPTANCE NO.: 00-0426.07
APPROVED: FEB 2 2 2001
EXPIRES: FEB 2 2 2004

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A DRAWING:

1 Drawing No. 99-156, titled "Roll-Up Door" sheet 1 and 3 of 3, prepared by Tilteco, Inc. dated 05/24/99, with latest revision on 06/15/00, signed and sealed by W. A. Tillit Jr., PE

B TEST:

1 Test report on Large Missile Impact Test per PA 201 Cyclic Wind Pressure Test per PA 203 and Uniform Static Air Pressure Test per PA 202 on "Series Roll-Up Door, Steel Garage Door", Prepared by Fenestration Testing Laboratory, Inc., report No. 2337, dated 01/09/99, signed and sealed by A. P. Gonzalez, PE

C CALCULATIONS:

1. Calculations for attachment of guide to steel or masonry jamb, prepared by Tilteco, Inc. with no date, sheets 1 to 26, signed and sealed by W. A. Tillit Jr., PE on 06/27/99.

D STATEMENTS:

1 Code Compliance letter issued by Tilteco, Inc., on 06/27/99, signed and sealed by W. A. Tillit Jr., P.E.
2 No Financial Interest letter issued by Tilteco, Inc., on 06/27/99, signed and sealed by W. A. Tillit Jr., P.E.
3 Test Compliance letter issued by Fenestration Testing Laboratory, Inc. on 12/06/99, signed and sealed by A. P. Gonzalez, PE

E. MATERIAL CERTIFICATION:

1 Tensile Test Report No. ATC 13974.000(per ASTM A 370 on slats material, prepared by ATC Associates, Inc. on 05/24/99 and 10/18/99, signed and sealed by S. E. Black, PE
2 Tensile Test Report No. ATC 13974.000) per ASTM A 370 on components prepared by ATC Associates, Inc. on 05/24/99, signed and sealed by S. E. Black, PE

Candido Font, PE - Sr. Product Control Examiner
Product Control Division

11

25

Shop Drawing Review

Reviewed [X]
Reviewed with Comments [ ]

Sec: 102-08290-01

By: 9/28/01

550 ... Avenue, Suite 200

25

Best Rolling Doors, Inc.

ACCEPTANCE NO: 00-0426.07

APPROVED: FEB 2 2 2001

EXPIRES: FEB 2 2 2004

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1.0 SCOPE:

1.1 This approves a roll up door with maximum dimensions of 16'-0" wide x 28'-0" high as described in section 2 of this Notice of Acceptance. It is designed to comply with the South Florida Building Code, 1994 edition for Miami-Dade County (S.F.B.C.) For the locations where the pressure requirements, as determined by the S.F.B.C. chapter 23, do not exceed the design pressure rating values indicated on the approved drawings

2.0 PRODUCT DESCRIPTION:

2.1 The **Best roll-Up Door** and its components shall be built in strict compliance with the following documents: Drawing No. 96-156, sheets 1 and 3 of 3, titled "ROLL-UP DOOR", prepared by Tilteco Inc. dated 05/05/99 and with latest revision on 06/15/00. The drawing shall bear the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3.0 LIMITATION:

3.1 Units with dimensions equal to or smaller than those shown on the approved drawing shall qualify under this approval.
3.2 This approval requires the manufacturer to do testing of all coils used to fabricate door slats under this Notice of Acceptance. A minimum of 2 specimens shall be cut from each coil and tensile tested according to ASTM E-8 by a Dade County Approved Laboratory selected and paid by the manufacturer. Every 3 months, 4 times a year the manufacturer shall mail to this office a copy of the Test Reports with confirmation that the specimens were selected from coils at the manufacturer's production facilities and a notarized statement from the manufacturer that only coils with yield strength of 40 ksi or more shall be used to make door panels for DADE COUNTY under this Notice of Acceptance

4.0 INSTALLATION:

4.1 The Roll-Up Door and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this door does not require a hurricane protection system.
4.3. The door operating mechanism (not included on this approval) shall be certified by Underwriters Laboratories or other recognized agency.

5.0 LABELLING.

5.1 Each door shall bear a permanent label with the manufacturer's name or logo, city, state and the following statement "Miami-Dade County Product Control Approved"

6.0 BUILDING PERMIT REQUIREMENTS:

6.1 Application for Building Permit shall be accompanied by copies of the following
6.1.1 This Notice of Acceptance including duplicate copies of the approved drawings, identified in section 2, clearly marked to show the components selected for the proposed installation.
6.1.2 Any other document required by the building Official or the S.F.B.C. in order to properly evaluate the installation of this system

Candido Font, PE, Sr. Product Control Examiner
Product Control Division

Best Rolling Doors, Inc.

ACCEPTANCE NO: 00-0426.07

APPROVED: FEB 2 2 2001

EXPIRES: FEB 2 2 2004

NOTICE OF ACCEPTANCE STANDARD CONDITIONS:

1 Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test supporting data, engineering documents, are no older than eight (8) years

2 Any and all approved products shall be permanently labeled with the manufacturer's name, city, state and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance

3 Renewals of Acceptance will not be considered if:
a) There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes,
b) The product is no longer the same product (identical) as the one originally approved,
c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product,
d) The engineer, who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering professions

4 Any revision or change in the materials use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office

5 Any of the following shall also be grounds for removal of this Acceptance
a) Unsatisfactory performance of this product or process,
b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose

6 The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety

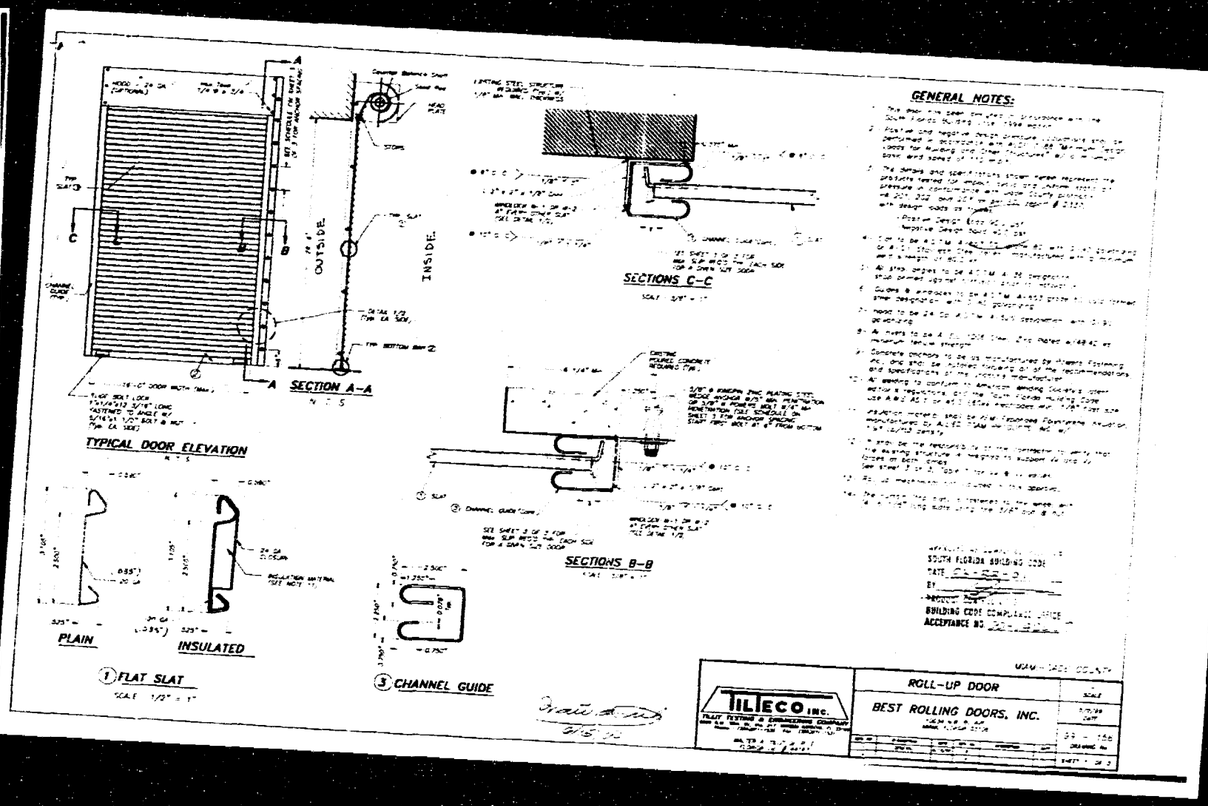
7 A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all times. The engineer need not reveal the copies

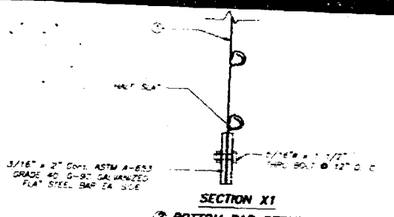
8 Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance

9 This Acceptance contains pages 1, 2, and this last page 3

Candido Font, PE, Sr. Product Control Examiner
Product Control Division

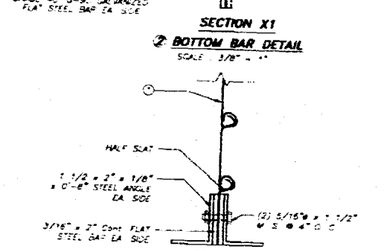
END OF THIS ACCEPTANCE





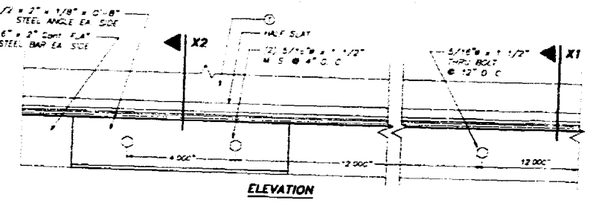
SECTION X1

② BOTTOM BAR DETAIL
SCALE: 3/8" = 1"



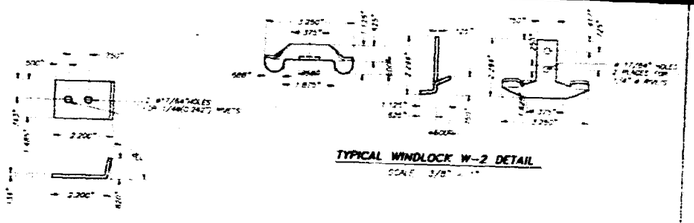
SECTION X2

BOTTOM BAR ② W/ BRACKET DETAIL
SCALE: 3/8" = 1"



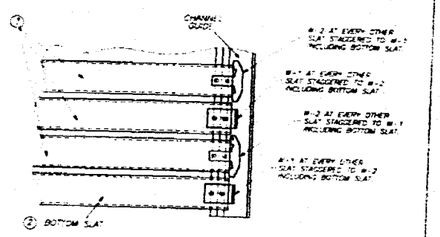
ELEVATION

BOTTOM BAR ② W/ BRACKET
SCALE: 3/8" = 1"



TYPICAL WINDLOCK W-1 DETAIL
SCALE: 3/8" = 1"

TYPICAL WINDLOCK W-2 DETAIL
SCALE: 3/8" = 1"



DETAIL 1 (ELEVATION)
N. T. S.

DESIGNED TO COMPLY WITH THE SOUTH FLORIDA BUILDING CODE
DATE 02-22-01
BY
PRODUCT CONTROL # 0129
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 00426.7

MIAMI-DADE COUNTY

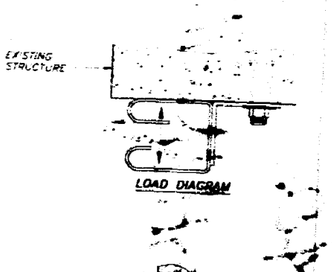
TILTECO INC.	ROLL-UP DOOR	SCALE: AS SHOWN
	BEST ROLLING DOORS, INC.	DATE: 3/5/01
		DRAWING No. 99 - 156
		SHEET 2 OF 3

Vx & Vy REACTIONS & ANCHOR SCHEDULE

MAXIMUM DESIGN LOAD (PSF)	DOOR WIDTH (Ft.)	SLAT (In.)	W (LB/Ft.)	Vy (LB/Ft.)	ANCHOR SPACING For Min. f'c = 2500 psi CONCRETE		For Min. f'c = 4000 psi CONCRETE	
					TYPE 1 *	TYPE 2 **	TYPE 1 *	TYPE 2 **
+80, -80	8'-0" OR LESS	3/16"	1264	320	11"	12"	12"	12"
	12'-0"	5/8"	1735	480	7 1/2"	10 1/2"	9 1/2"	12"
	14'-0"	7/8"	1970	560	6 1/2"	9"	8"	10 1/2"
	16'-0"	7/8"	2530	640	5 1/2"	7 1/2"	7"	9"
+90, -90	8'-0" OR LESS	3/16"	1525	380	9 1/2"	12"	12"	12"
	12'-0"	5/8"	1995*	540	6 1/2"	9 1/2"	8 1/2"	11"
	14'-0"	7/8"	2250	630	6"	8"	7"	9 1/2"
	16'-0"	7/8"	2870	720	5"	7"	6"	8"

* TYPE 1 ANCHOR : 5/8" ø KWIKPIN WEDGE BOLTS ZINC PLATING W/ 5" MINIMUM EMBEDMENT
** TYPE 2 ANCHOR : 5/8" ø RAWL POWERS BOLT W/ 4" MINIMUM EMBEDMENT

MAXIMUM SPACINGS FOR f'c = 3000 psi CONCRETE MAY BE INTERPOLATED IN BETWEEN f'c = 2500 psi AND f'c = 4000 psi



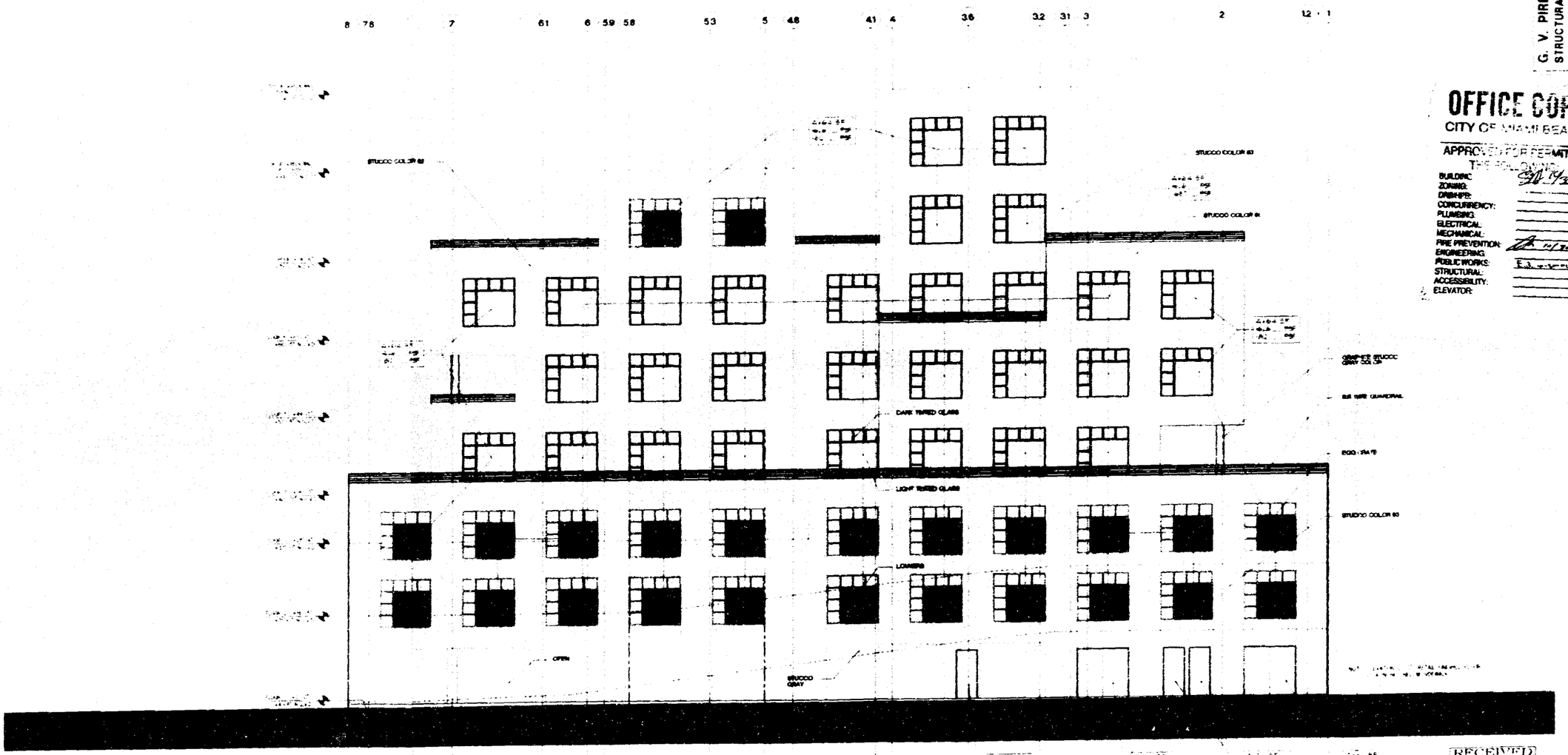
DESIGNED TO COMPLY WITH THE SOUTH FLORIDA BUILDING CODE
BUILDING CODE COMPLIANCE OFFICE

MIAMI-DADE COUNTY

TILTECO INC.	ROLL-UP DOOR	SCALE: AS SHOWN
	BEST ROLLING DOORS, INC.	DATE: 3/5/01
		DRAWING No. 99 - 156
		SHEET 3 OF 3

B0104548

119 WASHINGTON AVE



EAST ELEVATION

G. V. PIREZ ASSOCIATES, INC.
STRUCTURAL ENGINEERS EB 0001639

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE BUILDING
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

RECEIVED
SEP 28 2007
BY

Roll up doors
NOTE: ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT
Door Permit #0704542

WINDOW/DOOR PRESSURES

SITE

ARCHITECT

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
7205 CORAL WAY SUITE 202
MIAMI FL 33145
305 854-4104 FAX 856-7076

MEP
IMDC
4747 NE 2ND AVENUE SUITE 107
MIAMI FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
ABZMT CONSULTANTS, INC.
9400 S DADELAND BLVD SUITE 370
MIAMI FL 33156
305 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6900 SW 81 ST
MIAMI FL 33143
305 666-9668 FAX 666-8429

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES INC
328 NW 1/2 ST
NORTH MIAMI BEACH FL 33169
305 651-8483 FAX 651-4460

CONSTRUCTION DOCUMENTS

Office Registration #AA C000486

S-22

EAST ELEVATION

25

PREVIOUS
DOCUMENT

I S
in poor
condition

LASON
The Information Management Company

PERMIT #

B0301647

04

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

03-31-2003

Receipt:

Activity Number: B0301647
Status: APPROVED

Date Applied: 01/31/2003
Date Completed:

Date Issued: 03/28/2003
Date Expired: 09/24/2003

Entered By: BUILWILR

Site Address: 119 WASHINGTON AV MBCH
Parcel #: 4203003l200

Balance Due: $0.00
Valuation: $60,000.00

Applicant: BUILDTECH LLC
MOHEDDIAN ZARIF
2401 COLLINS AVE 33139
305-674-7451

Owner: BLUE COMET L L C
427 LINCOLN RD #SB
MIAMI BCH FL 331393025

Description: lcc buildout/Nw walls/ele/mech /fire sprk/finishes

Payments made for this receipt:

Type	Method	Description	Amount

Payment Made: Accepted By:

Total Payment: .00 Payee:

Current Payment Made to the Following Items:

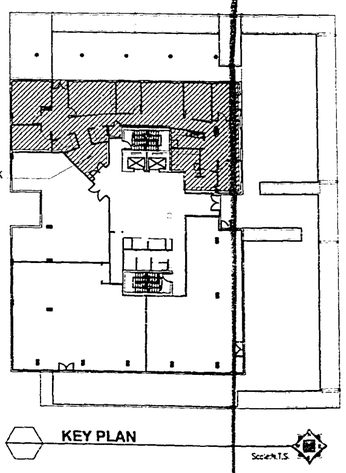
Account Summary for Fees and Payments:

Item	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
10	Building Permits	0118005322100	1,107.00	1,107.00	1,107.00	.00
370	Zoning	0118005322403	60.00	60.00	60.00	.00
425	SFBC Compliance fee	6017002229217	36.00	36.00	36.00	.00
435	Training	6017002229213	15.00	15.00	15.00	.00
445	Sanitation Impact Fe	6318005363293	180.00	180.00	180.00	.00
460	BAOOM Surcharge	6017002229213	32.00	32.00	32.00	.00

04

id

insight
design



Work
for

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CONCURRENCY
☐ Yes
☐ No
☐ Conditional
Comments:
Signature: Date: 3/5/03

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: SDA 3/5/03
ZONING: INSL 3 24-03
PLUMBING: 25 3-3-03
ELECTRICAL: 2/27/03
MECHANICAL: 2/27/03
FIRE PREVENTION:
ENGINEERING: 2/28/03
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: 02/27/03

NON-STRUCTURAL INTERIOR WORK

CODE PATHS ON G-1

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REVIEWED FOR CODE COMPLIANCE
As per Florida Building Code Section 104.5.3

LARRY JOHNSTON R.A.
AR0014907
2/28/03

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JAN 23 2003
TH CONSULTANTS

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GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK AND FIELD VERIFY ALL DIMENSIONS, CONDITIONS, AND CONSULT WITH THE ARCHITECT FOR CLARIFICATION OF ANY OMISSIONS AND CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING AND DEPARTMENT, THE FLORIDA BUILDING CODE, FEDERAL, STATE AND ALL APPLICABLE CODES AND ORDINANCES.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL NOT PROCEED WITH ANY WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE BUILDING MANAGEMENT AND THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
4. ALL REQUESTS FOR SUBSTITUTIONS OF ALL ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE BUILDING MANAGEMENT AND ARCHITECT.
5. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING " CERTIFICATE OF OCCUPANCY" FOR THE TENANT, PRIOR TO TENANT MOVE-IN. COPIES OF CERTIFICATE TO BE PROVIDED TO THE BUILDING MANAGEMENT.
7. U.O.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING/COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
8. DO NOT SCALE CONTRACT DOCUMENTS. ALL WRITTEN DIMENSIONS GOVERN, DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE OF DRYWALL U.O.N. LARGER SCALE DRAWINGS GOVERN SMALLER SCALE. NOTIFY INSIGHT DESIGN IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. DIMENSIONS NOTED AS "MINIMUM DIMENSION" OR "CLEAR" SHALL BE MAINTAINED.
9. THE HVAC CONTRACTOR SHALL NOT PLACE CEILING REGISTERS WHEREVER SHELVING, FILES OR OVERHEAD UNITS ARE INDICATED ON THE CONTRACT DOCUMENTS.
10. ALL NEW CONSTRUCTION ALIGNING WITH BASE BUILDING CONSTRUCTION IS TO MATCH EXISTING ADJACENT AREAS, EXCEPT WHERE INDICATED OTHERWISE; AND ALL DRYWALL COLUMNS AND PERIPHERY OF EACH FLOOR AND AREAS NOT DEFINED WITH BASE TYPE SHALL BE TO MATCH EXISTING ADJACENT AREA WALL BASE U.O.N. WHEN NEW GYPSUM BOARD CONSTRUCTION MEETS EXISTING CONSTRUCTION IN SAME PLANE IT SHALL BE FEATHERED FLUSH WITH NO VISIBLE JOINT SHOWING.
11. THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, ETC. IN A WORKMANSHIP-LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS, SURFACES OR MATERIALS DAMAGED OR DISTURBED AS A RESULT OF THE WORK. IN ADDITION, THOSE EXISTING SURFACES OR MATERIALS SERVING AS A SUBSTRATE FOR NEW MATERIALS OR FINISHES WHICH HAVE BEEN DAMAGED SHALL BE REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW MATERIALS AND FINISH WORK FREE FROM FLAWS AND DEFECTS.
12. THE GENERAL CONTRACTOR SHALL PROVIDE ALL BLOCKING IN PARTITIONS AS REQUIRED.
13. THE GENERAL CONTRACTOR SHALL COORDINATE AND ASSURE ALL CLEARANCES REQUIRED FOR CEILING TYPES, LIGHT FIXTURES, PLUMBING, HVAC, FIRE PROTECTION, ETC., PRIOR TO INSTALLATION. SUBMIT COORDINATED SHOP DRAWINGS TO INSIGHT DESIGN FOR REVIEW.
14. THE GENERAL CONTRACTOR SHALL PROVIDE FULLY RECESSED "WHITE" BUILDING APPROVED SPRINKLER HEADS CENTERED ON CEILING TILES U.O.N. ALL LOCATIONS TO BE APPROVED BY INSIGHT DESIGN.
15. ALL HARDWARE AND RELATED SECURITY DEVICES SHALL BE COORDINATED FOR DESIGN INTENT BY THE GENERAL CONTRACTOR AND SUBMITTED TO INSIGHT DESIGN FOR REVIEW PRIOR TO INSTALLATION.
16. THE GENERAL CONTRACTOR SHALL COORDINATE WITH TENANT, COMMUNICATIONS CONSULTANT, COMPUTER CONSULTANTS AND INSIGHT DESIGN FOR INSTALLATION OF THEIR WORK. PROVIDE ALL NECESSARY LABOR, CONDUIT, FLOOR CORING, ACCESS PANELS, ETC. AS REQUIRED.
17. THE GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF OUTLETS FOR SPECIAL EQUIPMENT NOTED ON INSIGHT DESIGN CONTRACT DOCUMENTS AND MANUFACTURERS SPECIFICATIONS.
18. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTION.
19. EXISTING TAPED JOINTS, CORNERS, DIMPLES OR SCREW HEADS SHALL BE FINISHED SMOOTH AND LEVEL WITH ADJACENT BOARD SURFACE.
20. ALL WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. COMPLY WITH CLASS "C" INTERIOR FINISH FLAME SPREAD CLASSIFICATION.
21. PROVIDE SAMPLES OF CARPET, MARBLE, GRANITE, VCT TILE AND CERAMIC TILE AS SPECIFIED IN PLANS FOR REVIEW BY INSIGHT DESIGN PRIOR TO PURCHASING AND/OR ANY WORK BEING PERFORMED
22. THIS SET OF WORKING DRAWING SHALL BE ADDRESSED AS A COMPLETE SET, AND IT SHALL NOT BE USED IN PARTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SET OF DRAWINGS WITH ALL TRADES, SO THAT THE WORK WILL BE PERFORMED CORRECTLY AND COORDINATED AMONG ALL TRADES.
23. NO ASSUMPTION SHALL BE MADE BY THE CONTRACTORS, ANY CLARIFICATIONS NEEDED IN THE PLANS SHALL NEVER BE ASSUMED BY THE CONTRACTOR. INSIGHT DESIGN WILL CLARIFIED ANY QUESTIONS, IF AND WHEN NEEDED.
24. THE GENERAL CONTRACTOR IS TO COORDINATE THE WORK OF ALL OTHER SUB-CONTRACTORS AND TRADES, WHETHER HIS OWN OR THOSE OF ANY SEPARATE CONTRACTORS LET BY THE OWNER.
25. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL PREMISES ARE ACCEPTED IN A CLEAN, HABITABLE CONDITION BY OWNER.
26. THE GENERAL CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES DURING ALL PHASES OF CONSTRUCTION.
27. THE GENERAL CONTRACTOR IS TO NOTIFY INSIGHT DESIGN IMMEDIATELY IF BASIS A/C DUCT SYSTEM INTERFERES WITH THE INSTALLATION OF LIGHT FIXTURES IN ANY AREA. EACH AFFECTED SUB-CONTRACTOR SHALL REVIEW MECHANICAL DRAWINGS FOR PIPES AND DUCTS FURRED IN WALLS.
28. THE GENERAL CONTRACTOR IS TO CHALK-UP ALL PARTITIONS IN THE FIELD AND NOTIFY INSIGHT DESIGN PRIOR TO CONSTRUCTION TO VERIFY LOCATIONS.
29. ALL LUMBER AND DECKING TO BE FIRE RETARDANT AS REQUIRED BY ALL APPLICABLE CODES.
30. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISH MATERIALS COMPLY WITH THE FLAME SPREAD RATING AS REQUIRED BY THE FLORIDA BUILDING CODE FOR A TYPE "C" BUILDING.
31. ALL OUTLETS ABOVE COUNTER SHALL BE CENTERED, HORIZONTAL @ 6" ABOVE COUNTER T...
32. PIPES OF APPROVED MATERIAL PENETRATING WALLS, CEILINGS AND FLOORS REQUIRED TO BE FIRE RESISTIVE, SHALL BE SEALED WITH AN APPROVED MATERIAL EQUIVALENT TO THE FIRE RESISTANCE OF THE WALL, FLOOR AND CEILING.
33. AL NEW WORK SHALL COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA), GUIDELINES AND ASHRAE STANDARDS FOR INDOOR AIR QUALITY.
34. THE GENERAL CONTRACTOR TO COORDINATE AND INFORM ALL SUB-CONTRACTORS OF ALL (ADA) REQUIREMENTS. ANY AND ALL ADJUSTMENTS NEEDED FOR (ADA) MUST BE REVIEW BY INSIGHT DESIGN.
35. ALL MAJOR MATERIALS DELIVERY MUST BE COORDINATE THROUGH THE BUILDING MANAGEMENT.
35. FLOOR PREPARATION IS THE RESPONSIBILITY OF THE CONTRACTOR; THEREFORE THE CONTRACTOR SHALL LEVEL EXISTING CONCRETE SLABS AS PER SPECIFICATIONS. VERTICAL DIMENSIONS AND ELEVATIONS SHOWN ON PLANS ARE FROM TOP OF LEVELED SLAB EXCEPT WHERE NOTED.
37. U.O.N. , GENERAL CONTRACTOR TO REMOVE ALL EXISTING FLOORING IN PLACE AND RESTORE CONCRETE SLAB TO LEVEL CONDITION. CLEAN SUBSTRATE. FILL CRACKS, HOLES, DEPRESSIONS AND LEVEL FLOOR WITHIN 1/8" PER 10'-10" RADIUS.
38. THE GENERAL CONTRACTOR IS TO VERIFY CONDITION OF EXISTING SYSTEMS AND ACCOUNT FOR ALL REPAIRS AND RELOCATIONS.
39. TEST AND BALANCE REQUIRED FOR BUILDING SPECIFICATIONS AND REQUIREMENTS.
40. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH INSIGHT DESIGN THE EXACT LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
41. THE GENERAL CONTRACTOR IS TO REVIEW WITH INSIGHT DESIGN ALL WALL AREAS WITHIN THE EXISTING SPACE WHICH ARE IN NEED OF PATCHING AND FINISH REPAIR.
42. THE GENERAL CONTRACTOR IS TO REVIEW THE EXISTING SPACE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND FINISHES.
43. THE GENERAL CONTRACTOR IS TO ISOLATE AND PROTECT ALL EXISTING OPERATING AREAS FROM DISRUPTION DUE TO NEW CONSTRUCTION. ANY OPERATING AREAS WHICH MUST BE DISTURBED SHOULD BE NOTED TO THE OWNER TWO DAYS BEFORE WORK IS TO BEGIN AND WORK SCHEDULE MUST BE APPROVED BY THE OWNER.
44. THE GENERAL CONTRACTOR IS TO MATCH ALL NEW WORK WITH THE CORRESPONDING EXISTING CONDITIONS. ANY VARIATIONS, QUESTIONS OR ALTERNATIVES MUST BE REVIEWED WITH INSIGHT DESIGN BEFORE WORK IS TO BEGIN.
45. ALL DOORS, FRAMES AND HARDWARE TO MATCH BUILDING STANDARD. REVIEW WITH INSIGHT DESIGN BEFORE FINAL INSTALLATION U.O.N.
46. ALL FINISHES MUST BE SUBMITTED (MINIMUM OF 3 SAMPLES) TO INSIGHT DESIGN FOR REVIEW BEFORE INSTALLATION.
47. THE GENERAL CONTRACTOR IS TO PROVIDE TO THE OWNER AND INSIGHT DESIGN A SCHEDULE OF CONSTRUCTION BEFORE WORK BEGINS. ANY VARIATION OR ADJUSTMENTS TO THIS SCHEDULE SHOULD IMMEDIATELY BE NOTED TO INSIGHT DESIGN AND THE OWNER.
48. THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS (ONE SEPIA AND ONE COPY) FOR REVIEW BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND REVIEWED BY CONTRACTOR PRIOR TO SUBMITTAL.
49. ONE FIRE EXTINGUISHER PER 3,000 SQ. FT., CLASS "ABC" SHALL BE PROVIDED, TO BE INSTALLED BY THE GENERAL CONTRACTOR AT THE LOCATIONS SHOWN ON PLANS WITH THE SYMBOL "FE" AND NOT EXCEEDED 75' OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5' A.F.F. GENERAL CONTRACTOR TO SUBMIT SPECIFICATIONS FOR REVIEW BY INSIGHT DESIGN.
50. ALL DRYWALL CONSTRUCTION, FURRING, SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
51. DRYWALL JOINTS SHALL BE TAPED, SPACKLED, POLISHED AND FINISHED TO SMOOTH AND LEVEL FINISH FLUSH WITH FACE OF BOARD SURFACE. THE SAME FOR EXTERIOR CORNERS AND THESE SHALL RECEIVE METAL CORNERS BEADS.
52. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CORNER CONDITION, GENERAL CONTRACTOR SHALL REMOVE EXISTING CORNER BEAD AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL.
53. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.
54. U.O.N. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND/OR COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
55. ARCHITECTURAL DRAWINGS SHALL GOVERN OVER ENGINEERING DRAWINGS FOR LOCATION OF LIGHTING, TELEPHONE, OUTLETS, CEILING DIFFUSERS, LIGHT FIXTURES, ETC.
56. REFER TO ENGINEERING DRAWINGS FOR LOCATION OF EMERGENCY LIGHTING, STROBES, EXIT LIGHTS, SPRINKLERS AND OTHER LIFE SAFETY DEVICES.
57. THE GENERAL CONTRACTOR IS TO SUBMIT A COMPLETE REDLINE SET OF AS-BUILTS PLANS, OPERATION AND MAINTENANCE MANUALS (THREE SETS) AND WARRANTIES FOR EQUIPMENT TO BE PROVIDED.
58. MATERIALS WHICH ARE SHOWN ON THE DRAWINGS AND WHICH MAY NOT BE SPECIFICALLY DESCRIBED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE FURNISHED BY THE CONTRACTOR, SHALL BE SUITABLE FOR THE INTENDED USE, SHALL BE IN HARMONY WITH ADJACENT MATERIALS, AND SHALL BE SUBJECT TO REVIEW FOR CONFORMANCE TO THE INTENT OF THE CONTRACT DOCUMENTS. WHERE INSTALLATION TECHNIQUES ARE NOT SPECIFIED, THEY SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PRINTED INSTRUCTIONS AND INDUSTRY STANDARDS.
59. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASURING REQUIRED FOR TENANT'S BUILT-IN EQUIPMENT, FURNISHINGS, ETC... REPORT ANY DISCREPANCIES TO INSIGHT DESIGN.
60. DELIVER, STORE AND HANDLE ALL MATERIALS IN A MANNER THAT WILL PREVENT DAMAGE. STORE MATERIALS PER RECOMMENDATION OF SUPPLIER AND MANUFACTURER. REPLACE DAMAGED MATERIALS.
61. ALL PENETRATIONS ON GYPSUM BOARD CONSTRUCTION ABOVE AND BELOW FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
62. MAINTAIN CONTINUITY OF EXISTING ELECTRICAL CIRCUITRY AND HVAC SYSTEMS. ELECTRICAL, HVAC, AND LIFE SAFETY CONTRACTORS TO FIELD CONFIRM ANY REMOVAL AND RELOCATION REQUIREMENTS PRIOR TO FINAL PRICING SUBMITTALS.
63. ALL PARTITIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION. REFER TO ARCHITECTURAL PLAN FOR PARTITIONS REQUIRING FIRE RESISTIVE RATINGS.
64. PROVIDE 3/4" FIRE RATED PLYWOOD BLOCKING FOR WALL MOUNTED EQUIPMENT (CASEWORK, DOOR STOPS, ACCESSORIES, ETC...) VERIFY WITH INSIGHT DESIGN.
65. FIREPROOFING SHALL BE UNPIERCED. ANY CONTRACTOR PENETRATING THE FIREPROOFING SHALL BE REQUIRED TO REPLACE FIREPROOFING TO THE ORIGINAL CONDITION AND FIRE RATING AT NO ADDITIONAL COST.
66. WHEREVER OPENINGS ARE CUT OR UNCOVERED ON EXISTING OR NEW PARTITIONS, FOR NEW SERVICES. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PATCH AND REPAIR ALL OPENINGS TO MAINTAIN THE INTEGRITY OF THE FIRE RATING REQUIRED BY CODE.
67. ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING PIPING, DUCTS, ETC. PENETRATING THROUGH FIRE RATED WALL PARTITIONS AND FLOOR SLABS ABOVE AND BELOW THE FINISHED CEILING ARE TO HAVE AN APPROVED UL LISTED BETWEEN THE FINISHED SURFACE AND PIECE OF EQUIPMENT.
68. ALL DUCTWORK PENETRATING RATED PARTITIONS SHALL HAVE APPROVED SMOKE/FIRE DAMPERS AS REQUIRED BY CODE.
69. MAINTAIN ALL FIRE ALARM AND SPRINKLER SYSTEM DURING CONSTRUCTION. REFER TO LIFE SAFETY CODE FOR ADDITIONAL REQUIREMENTS.
70. MAINTAIN THE FIRE RATING OF ALL EXISTING STRUCTURAL MEMBERS.
71. ALL DIMENSIONS TO DOOR ARE TO THE EDGE OF DOOR. MAINTAIN 1'-6" CLEAR ADJACENT TO IN SWINGING DOORS AND 1'-0" CLEAR ADJACENT TO OUT SWINGING DOORS AT STRIKE JAMB, UNLESS OTHERWISE NOTED.
72. VERIFY LOCATION OF ALL THERMOSTATS WITH BUILDING MANAGEMENT AND INSIGHT DESIGN.

GENERAL FINISH NOTES

1. REFER TO SPECIFICATIONS FOR ALL PERFORMANCE AND QUALITY GUIDELINES AND FOR ADDITIONAL SUBMITTAL INFORMATION.
2. INTERIOR FINISH MATERIALS AND THE INSTALLATION PROCESS SHALL BE IN COMPLIANCE WITH ALL LOCAL GOVERNING CODES INCLUDING BUT NOT LIMITED TO FLAMMABILITY RATINGS AND VOLATILE ORGANIC COMPOUND REQUIREMENTS.
3. THE GENERAL CONTRACTOR SHALL INSPECT ALL SURFACES SCHEDULED TO RECEIVE NEW MATERIAL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR APPLICATION OF FINISH MATERIAL PRIOR TO INSTALLATION INCLUDING, BUT NOT LIMITED TO, PROVIDING A SURFACE THAT IS DRY, CLEAN AND FREE OF OIL, GREASE, MILDEW, LOOSE AND FLAKING PAINT AND OR ANY OTHER FOREIGN SUBSTANCES. IF NOT, CONTACT INSIGHT DESIGN FOR DIRECTION.
4. TYPICAL PAINTED WALL FINISHES SHALL BE ONE (1) COAT LATEX PRIMER WITH MINIMUM OF THREE (3) COATS OF SPECIFIED PRODUCT, EGGSHELL FINISH. REFER FINISH LEGEND FOR SPECIFIC FINISH. WHERE NEW PARTITION MEETS EXISTING PARTITION IN THE SAME PLANE, THE ENTIRE PLANE SHALL BE PAINTED. CONTRACTOR SHALL SUBMIT THREE (3) 12" X 12" GYPSUM BOARD SAMPLES OF EACH SCHEDULED PAINT COLOR TO INSIGHT DESIGN FOR APPROVAL PRIOR TO APPLICATION. SAMPLE IS TO REPRESENT FINISH SHEEN, TEXTURE, AND NUMBER OF COATS OR APPLICATIONS AS SPECIFIED. EACH SAMPLE IS TO BE LABELED BY THE CORRESPONDING FINISH PLAN KEY NOTE AND PAINT SPECIFICATION.
5. FIRE RATED PLYWOOD BACKBOARD FOR TELEPHONE/DATA OR SECURITY EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL ON WHICH IT IS MOUNTED. PAINT PLYWOOD ALKYD SEMI GLOSS ENAMEL PRIOR TO INSTALLATION OF THE EQUIPMENT. IF REQUIRED, PLYWOOD SHALL BE PAINTED PRIOR TO PAINTING OF WALL ON WHICH IT IS MOUNTED. PLYWOOD SHALL BE SMOOTH, CLEAN, SQUARE AND HAVE EDGES FILLED AND SANDED.
6. THE GENERAL CONTRACTOR SHALL INSPECT PREMISES AND INCLUDE ALL FLOOR PREPARATION INCLUDING, BUT NOT LIMITED TO, FILLING, LEVELING, GRINDING, CLEANING, ETC. FOR INSTALLATION OF SPECIFIED FLOOR COVERING.
7. FLOORING TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR OR OPENING UNLESS NOTED OTHERWISE.
8. THE GENERAL CONTRACTOR SHALL PROVIDE HARD RUBBER TRANSITION STRIP BETWEEN CARPET AND RESILIENT FLOORING. COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SELECTION.
9. THE GENERAL CONTRACTOR SHALL SUPPLY THREE (3) SAMPLES OF EACH FLOOR COVERING SPECIFIED PRIOR TO INSTALLATION. EACH SAMPLE SHALL BE LABELED WITH THE CORRESPONDING FINISH PLAN KEY NOTE AND SPECIFICATION. SAMPLES SHALL BE REPRESENTATIVE OF ALL DYE LOTS WHICH ARE TO BE USED ON THE PROJECT.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CROSS-REFERENCING FINISH NOTES BETWEEN PLANS AND ELEVATIONS. IF A DISCREPANCY IS FOUND, IMMEDIATELY NOTIFY INSIGHT DESIGN FOR INSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY SURFACES NOT HAVING A FINISH SPECIFIED PRIOR TO SUBMITTING FINISH BID.
12. THE GENERAL CONTRACTOR IS TO PROVIDE FLOOR LEVELING AS REQUIRED. PROVIDE FLOOR TOLERANCES ACCEPTABLE FOR FLOORING INSTALLATION AS REQUIRED BY THE FEDERAL ADA LAW AND MFG. SPECIFICATIONS.
13. WALL BASE AT MILLWORK TOE KICK SPACE TO BE 4" HIGH AND TO MATCH PLASTIC LAMINATE ON MILLWORK U.O.N.
14. REFER TO ELEVATIONS FOR ADDITIONAL FINISH INFORMATION RELATING TO ALL MILLWORK.
15. ALL FIRE EXTINGUISHERS CABINETS TO BE PAINTED TO MATCH ADJACENT WALL.
16. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISHES MATCH EXISTING FINISHES. GENERAL CONTRACTOR SHALL NOTIFY INSIGHT DESIGN IMMEDIATELY OF ANY DISCREPANCIES SHOWN ON THE FINISH PLAN AND/OR FINISH SCHEDULE.
17. CARPET SEAMING DIAGRAMS SHALL BE SUBMITTED BY THE CARPET INSTALLER TO INSIGHT DESIGN, FOR REVIEW PRIOR TO INSTALLATION.
18. ALL WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM PAINTING AND FROM THE APPLICATION OF VARIOUS ADHESIVES USED IN INSTALLING WALL COVERINGS ON COMPLETION, ALL OTHER WORK SHALL BE FREE OF DAUBS, SPOTS AND SPLATTERS OF PAINT AND ADHESIVES.

GENERAL DEMOLITION NOTES

1. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF DEMOLITION AND CONSTRUCTION. GENERAL CONTRACTOR SHALL VISIT JOB LOCATION TO BECOME THOROUGHLY FAMILIAR WITH THE WORK AND SHALL VERIFY ALL EXISTING CONDITIONS APPLICABLE TO THE DEMOLITION WORK PRIOR TO SUBMITTING A BID FOR THE WORK. IF ANY ITEMS AND/OR SYSTEMS ARE OTHER THAN AS DESCRIBED ON THESE DRAWINGS, THE CONTRACTOR SHALL SUBMIT A BID ON THE BASIS OF THE WORK. ACTUALLY REQUIRED TO DEMOLISH, PROVIDE, OR INSTALL ANY ITEMS OR SYSTEMS EQUAL TO THE DESIGN AS DRAWN AND QUALIFY THE BID ACCORDINGLY. ADDITIONAL COSTS SHALL NOT BE ACCEPTED FOR ADDITIONAL EXPENSES FOR ANY BUILDING.
2. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE JOB SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF THE DEMOLITION.
3. DEMOLITION TO OCCUR IN SUCH A MANNER SO THAT ALL BUILDING STANDARD COMPONENTS SUCH AS LIGHT, SWITCHES, ALL DIFFUSERS AND RETURN AIR GRILLES, POWER DEVICES, DOORS, FRAMES, HARDWARE, ETC. ARE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
4. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
5. REMOVE ABANDONED DUCTWORK, WIRES, PIPES, ETC. SERVING THIS TENANT SPACE FROM PLENUM ABOVE AND BELOW THE CEILING AND FLOOR SLAB. INSTALL VALVE SAND CAPS AS REQUIRED. ALL ABANDONED OPENINGS THROUGH THE SLAB (PLUMBING, ELECTRICAL, ETC.) TO BE REPOURED TO MAINTAIN FIRE RATING. THE BASE BUILDING SPECIFICATIONS SHALL APPLY. REPLACE FIREPROOFING.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING COURSE OF WORK.
7. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK DESCRIBED HEREIN.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, COUNTY AND STATE LICENSES PRIOR TO COMMENCING CONSTRUCTION. IF SPECIAL PERMITS ARE REQUIRED FOR ANY OF THE WORK, THEY SHALL BE OBTAINED AND EXHIBITED. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH THE LAWS, ORDINANCES, CODES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED.
9. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY CONTRACTOR AND ALL AREAS SHALL BE LEFT IN A BROOM CLEAN CONDITION AT ALL TIMES.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES, AND BE RESPONSIBLE FOR THE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL ITS COMPLETION.
11. THE GENERAL CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE.
12. ALL FINISHES AND SURFACES WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND OR REPLACED TO THE SATISFACTION OF INSIGHT DESIGN AT NO ADDITIONAL COST TO OWNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DEMOLITION WORK.
14. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH BY THE FLORIDA BUILDING CODE, FEDERAL, STATE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
15. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
16. THE CONTRACTOR IS TO CONDUCT ALL NECESSARY DEMOLITION AND WORK AS REQUIRED TO PRODUCE A COMPLETE JOB READY FOR PROPOSED NEW WORK AS OUTLINED ON THE CONTRACT DOCUMENTS.
17. REMOVE EXISTING FLOORING AS REQ. PATCH/REPAIR/PREPAIR AREAS REQ. TO RECEIVE NEW FINISHES.
18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WALLS, ALL DOORS AND FRAMES AS INDICATED BY DASHED LINE ON THE DEMOLITION PLAN.
19. REMOVE ALL WORK CAREFULLY TO EXTENT REQUIRED FOR FINAL WORK. REMOVE LOOSE OR CRACKED MATERIAL CAUSED BY DEMOLITION/DISMANTLING WORK AT ADJACENT AREAS AND PATCH TO MATCH EXISTING WORK. NEATLY CUT OPENINGS, POCKETS, HOLES, WALL INTERSECTIONS AND SIMILAR CUTS. PARTITIONS TO BE REMOVED SHALL BE REMOVED FULL HEIGHT UNLESS INDICATED OTHERWISE.
20. PROMPTLY REMOVE DEBRIS TO AVOID IMPOSING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR FRAMING.
21. ALL EXISTING FLOOR PENETRATIONS ARE TO BE PROPERLY PATCHED AND SEALED WITH FIRE-RATED MATERIAL.
22. ELECTRICAL CONTRACTOR TO REWIRE ALL ELECTRICAL ITEMS AS REQUIRED BY DEMOLITION WORK. MAINTAIN EXISTING CONTINUITY OF ALL ELECTRICAL CIRCUITRY AND HVAC SYSTEMS. U.O.N.
23. ALL EXISTING WALL ELECTRICAL OUTLETS ARE TO REMAIN UNLESS INCORPORATED INTO DEMOLITION AREA. ELECTRICAL CONTRACTOR TO VERIFY EXACT AMOUNT OF ELECTRICAL DEMOLITION TO BE REMOVED FROM ALL AREAS.
24. ELECTRICAL CONTRACTOR TO REMOVE AND/OR RELOCATE ALL EXISTING LIGHT FIXTURES AND SWITCHES AS REQUIRED TO REFLECT SWITCH LOCATIONS AS INDICATED ON REFLECTED CEILING PLAN, ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FINAL PRICING SUBMITTALS.
25. THE GENERAL CONTRACTOR TO VERIFY EXISTING ITEMS TO BE REUSED (DOORS, FRAMES, GRID, TILE, ETC...) REPAIR TO LIKE-NEW CONDITION WHEN POSSIBLE. RETURN ITEMS NOT TO BE REUSED TO BUILDING STOCK.
25. REMOVE EXISTING WALL AND FLOOR FINISHES ARE INDICATED. PATCH AND REPAIR SUBSTRATES (I.E. FLOOR SLAB, WALL SURFACES) FOR A SMOOTH AND LEVEL SURFACE AS NECESSARY FOR NEW FINISHES.

ABBREVIATIONS

ADDL.	ADDITIONAL	F.A.	FIRE ALARM	O.C.	ON CENTER
A.F.F.	ABOVE FINISHED FLOOR	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
A.P.	ACCESS PANEL	F.E.C.	FIRE EXTINGUISHER CABINET	OFF.	OFFICE
APPROX.	APPROXIMATE	F.F.	FINISH FLOOR	O.H.	OVERHEAD
ARCH.	ARCHITECTURAL	F.H.C.	FIRE HOSE CABINET	OPP.	OPPOSITE
A.V.	AUDIO VISUAL	FIN.	FINISH	PL.	PLATE
BLK'G	BLOCKING	FIXT.	FIXTURE	PLAS.	PLASTER
BLDG	BUILDING	FL.	FLOOR	PLY.	PLYWOOD
BLK	BLOCK	FLOUR.	FLUORESCENT	PT.	PAINT
BM.	BEAM	FOLD.	FOLDING	REF.	REFRIGERATOR
BOT.	BOTTOM	F.P.	FIRE PROOF	R.B.	RUBBER BASE
CAB.	CABINET	FR.	FRAME	REC.	RECESSED
CEM.	CEMENT	FSC.	FASCIA	REINF.	REINFORCED
C.J.	CONTROL JOINT	FUR.	FURRING	REQ'D.	REQUIRED
	CENTER LINE	GA.	GAUGE	RM.	ROOM
CLG.	CEILING	G.B.	GRAB BAR	SDP.	SOUND PROOF
CLR.	CLEARANCE	G.C.	GENERAL CONTRACTOR	SECT.	SECTION
C.M.U.	CONCRETE MASONRY UNIT	GL.	GLASS	SPEC.	SPECIFICATION
		GR.	GRILLE	SPK.	SPEAKER
CONC.	CONCRETE	G.W.B.	GYPSUM WALL BOARD	SPRKL.	SPRINKLER
COL.	COLUMN	HCPD	HANDICAPPED	S.S.	STAINLESS STEEL
CONN.	CONNECTION	HDW	HARDWARE	STD.	STANDARD
CONST.	CONSTRUCTION	HOR.	HORIZONTAL	STOR.	STORAGE
CONT.	CONTINUOUS	H.P.	HIGH POINT	STRUC.	STRUCTURAL
CONTR.	CONTRACTOR	H.P.L.	HIGH PRESSURE LAMINATE	SUSP.	SUSPENDED
CONV.	CONVECTOR			SYM.	SYMMETRICAL
CORR.	CORRIDOR	HR.	HAND RAIL	SHT.	SHEET
CPT.	CARPET	HVAC	HEATING/VENTILATION AIR CONDITIONING	TEL.	TELEPHONE
CSK.	COUNTERSINK	H.C.	HUNG CEILING	THRSH.	THRESHOLD
C.T.	CERAMIC TILE	HT.	HEIGHT	THK.	THICK(NESS)
CTR.	COUNTER	INSUL.	INSULATION	TK.BD.	TACK BOARD
DET.	DETAIL	INT.	INTERIOR	T.O.S.	TOP OF SLAB
D.F.	DRINKING FOUNTAIN	J.C.	JANITOR'S CLOSET	TYP.	TYPICAL
DIA.	DIAMETER	JT.	JOINT	TEMP.	TEMPERED
DIFF.	DIFFUSER	LAV.	LAVATORY	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	L.D.	LINEAR DIFFUSER	U/S	UNDERSIDE
DN.	DOWN	L.P.	LOW POINT	VAR.	VARIES
DR.	DOOR	LT.	LIGHT	V.C.T.	VINYL COMPOSITE TILE
D.W.	DISH WASHER	MFR.	MANUFACTURER	VERT.	VERTICAL
DWG.	DRAWING	MAR.	MARBLE	VEST.	VESTIBULE
EA.	EACH	MAT.	MATERIAL	V.F.	VINYL FABRIC
EL.	ELEVATION	MAX.	MAXIMUM	V.I.F.	VERIFY IN FIELD
E.C.	ELECTRICAL CLOSET	MECH.	MECHANICAL	W/	WITH
ENC.	ENCLOSURE	MET.	METAL	W/O	WITHOUT
EQ.	EQUAL	MIN.	MINIMUM	WD	WOOD
EQUIP.	EQUIPMENT	N.I.C.	NOT IN CONTRACT	WD.BLK	WOOD BLOCKING
E.W.C.	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE	WOM	WOMEN
EXIST.	EXISTING			W.P.	WATERPROOFING
EXH.	EXHAUST				
EXP.BT.	EXPANSION BOLT				
EXT.	EXTERIOR				

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 3/5/3
ZONING: 3-28-03
PLUMBING: 2-3-03
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING: 03/28/03
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: 02/21/03

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

2/28/03

01/15/03

id
insight design

REVISIONS

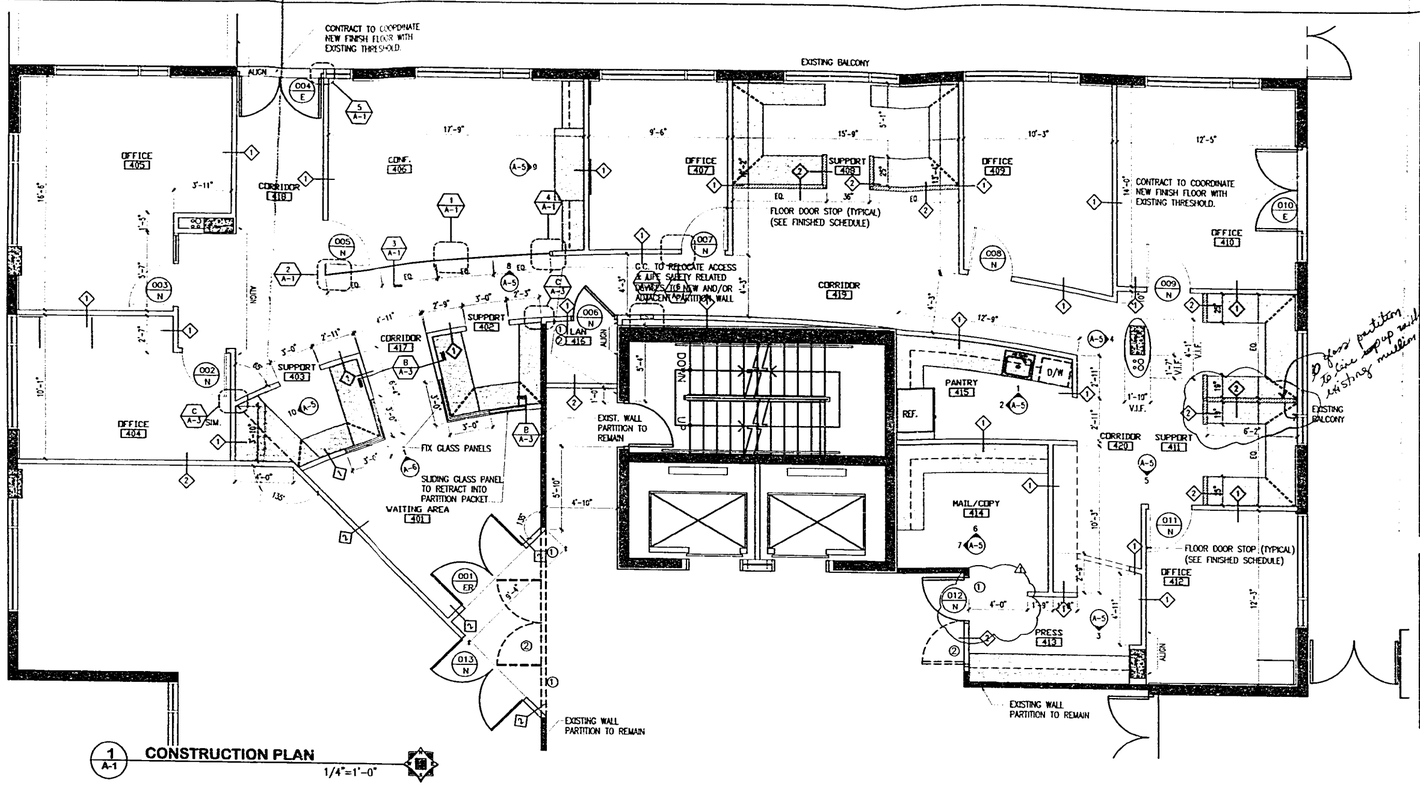
SHEET TITLE: GENERAL NOTES, SYMBOLS & LEGENDS

Work for
WILLIAM MORRIS AGENCY
119 Washington Avenue, Miami Beach, Florida

insight design
ARCHITECTURE o INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305 535 9909
AR0014302 o ID0003904

PROJECT NO: 0217-04
DRAWN BY: J.C.
DATE: 11/22/02
SCALE: N/A
SHEET NO: G-1

04



1 A-1 **CONSTRUCTION PLAN** 1/4"=1'-0"

BUILDING CLASSIFICATION	
PROPERTY MANAGEMENT:	WAVE GROUP DEVELOPMENT 407 LINCOLN ROAD SUITE 8R MIAMI, FLORIDA 33139 (305) 674-7451 CONTACT: MO ZARIF
TENANT:	WILLIAM MORRIS AGENCY
BUILDING ADDRESS:	119 WASHINGTON AVE. 4th FLOOR MIAMI BEACH, FL 33139
ARCHITECT:	INSIGHT DESIGN: ARCHITECTURE, INTERIORS, PLANNING 1210 WASHINGTON AVE. SUITE 225 MIAMI BEACH, FLORIDA 33139 (305) 535-9909 CONTACT: IRAKI MUGURUZA/JUDY SANTOS
MEP:	FES, FLORIDA ENGINEERING SERVICES MECHANICAL, ELECTRICAL AND PLUMBING 34 N.W. 168th STREET NORTH MIAMI BEACH, FLORIDA 33169 PHONE: 305-6530212 CONTACT: ALBERT SHUB
BUILDING USE:	OFFICE SPACE
OCCUPANCY GROUPS:	GROUP B OCCUPANCY
APPLICABLE CODE:	ZONING - CITY OF MIAMI BEACH FLORIDA BUILDING CODE ANSI / NFPA 101 LIFE SAFETY CODE
CONSTRUCTION:	INTERIOR REMODELING IN FULLY SPRINKLED BUILDING

GENERAL NOTES

ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR RELOCATED THEY WILL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO SUBMITTING A BID. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.

DEMISING WALL ASSEMBLY MUST EXTEND TO EXISTING STRUCTURE ABOVE.

ARCHITECTURAL LEGEND

	EXISTING COLUMN
	EXISTING BUILDING CORE
	NEW WALL PARTITION
	DENOTES BORROW LIGHT
	LOW PARTITION
	DOOR
	REMOVE EXISTING DOOR
	REMOVE EXISTING DOOR
A-1 /2	INTERIOR ELEVATION SEE INTERIOR ELEVATION SHEETS
012 N	DOOR NUMBER SEE DOOR SCHEDULE SHT. A-4 N- NEW E- EXISTING ER- EXISTING TO REMAIN
MECH. ROOM 1000	DENOTES ROOM NAME & NUMBER SEE SHT. A-4 FOR FINISHES
1	PARTITION TYPE (SEE SHEET A-3)
	DENOTES MILLWORK
	DENOTES FIRE EXTINGUISHER CABINET SEE DETAIL SHT. A-3
	DENOTES LOW PARTITION SUPPORT PIPE SEE PARTITION TYPES

① G.C. TO CAREFULLY REMOVE EXISTING PARTITION AS INDICATED PATCH/REPAIR/PREPARE AS REQUIRED.

② G.C. TO CAREFULLY REMOVE EXISTING DOORS AND FRAMES AND SAFEGUARD FOR REUSE

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2004 EDITION
SECTION 11-4.1.1 (1) (a) 1045.3
REVIEWED FOR CODE COMPLIANCE

insight design

REVISIONS
1 02-25-03

SHEET TITLE: Construction Plan

Work for: WILLIAM MORRIS AGENCY
119 Washington Avenue, 4th Floor
Miami Beach, Florida

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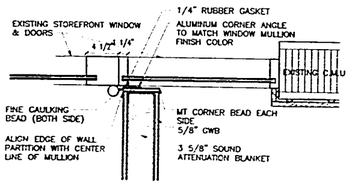
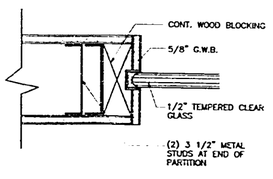
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 3/05/03 AHF
ZONING: 2/27-03
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

insight design
ARCHITECTURE • INTERIORS • PLANNING
1210 Washington Avenue Suite 225
Miami Beach, Florida 305 535 9909
AR0014302

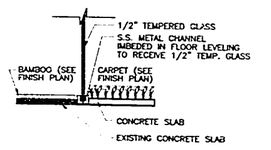
PROJECT NO: 0227-01
DRAWN BY: SS
DATE: 1/14/02
SCALE: 3/16"=1'-0"
SHEET NO: A-1



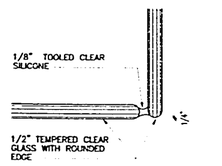
5 A-1 **DETAIL** 1-1/2" =1'-0"



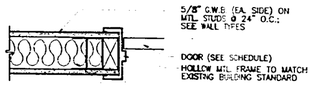
4 A-1 **DETAIL** 1-1/2" =1'-0"



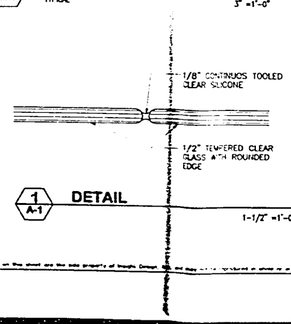
3 A-1 **DETAIL** N.T.S.



2 A-1 **DETAIL** 1-1/2" =1'-0"



6 A-1 **JAMB DETAIL** TYPICAL 3" =1'-0"



1 A-1 **DETAIL** 1-1/2" =1'-0"

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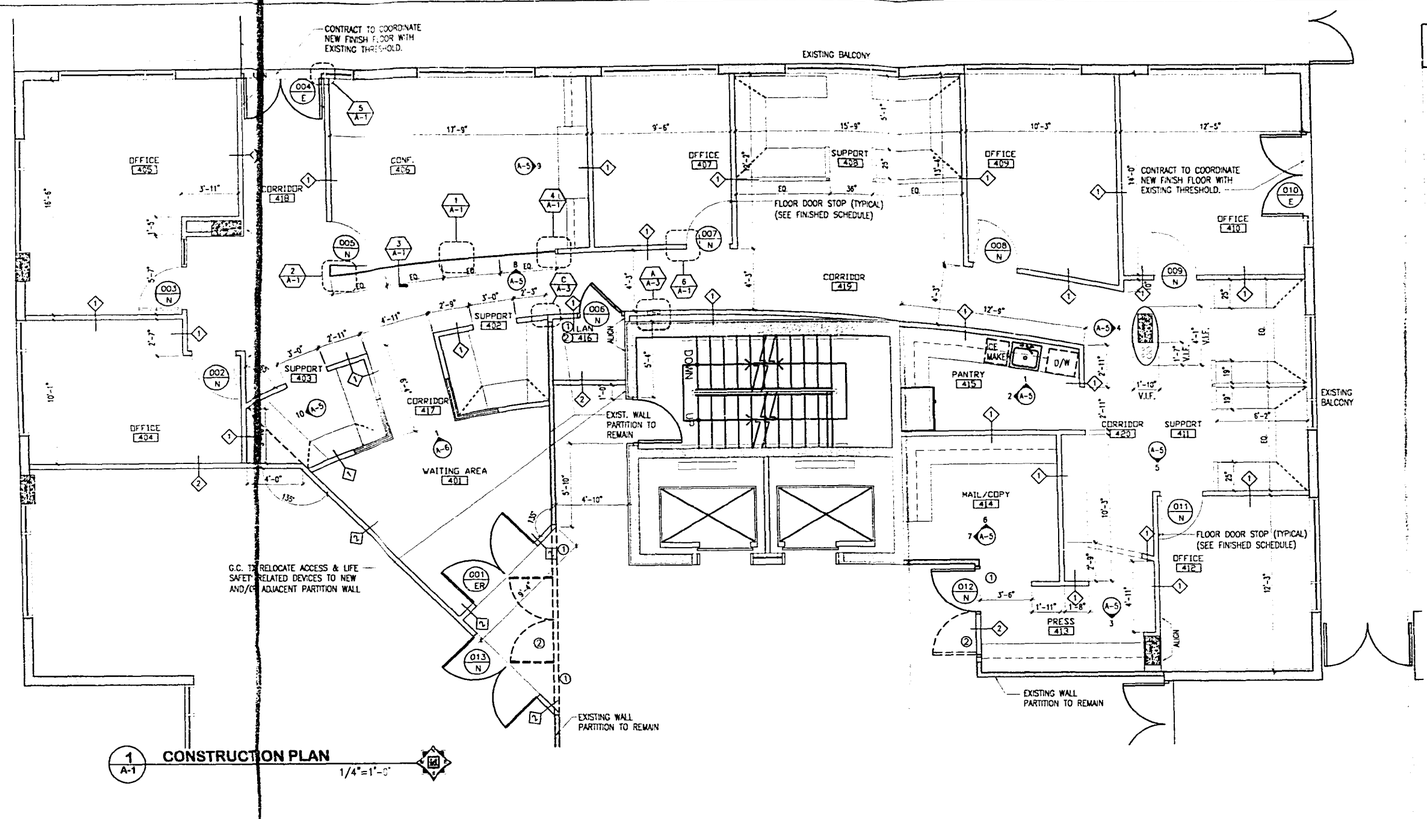

1 A-1 **CONSTRUCTION PLAN**
1/4"=1'-0"

BUILDING CLASSIFICATION

PROPERTY MANAGEMENT: WAVE GROUP DEVELOPMENT
407 LINCOLN ROAD
SUITE 6R
MIAMI, FLORIDA 33139
(305) 674-7451
CONTACT: MO ZARIF

TENANT: WILLIAM MORRIS AGENCY

BUILDING ADDRESS: 119 WASHINGTON AVE. 4th FLOOR
MIAMI BEACH, FL 33139

ARCHITECT: INSIGHT DESIGN:
ARCHITECTURE, INTERIORS, PLANNING
1210 WASHINGTON AVE. SUITE 225
MIAMI BEACH, FLORIDA 33139
(305) 535-9909
CONTACT: IRAKI MUGURUZA/JUDY SANTOS

MEP: FES, FLORIDA ENGINEERING SERVICES
MECHANICAL, ELECTRICAL AND PLUMBING
34 N.W. 168th STREET
NORTH MIAMI BEACH, FLORIDA 33169
PHONE: 305-6530212
CONTACT: ALBERT SHUB

BUILDING USE: OFFICE SPACE

OCCUPANCY GROUPS: GROUP B OCCUPANCY

APPLICABLE CODE: ZONING – CITY OF MIAMI BEACH
FLORIDA BUILDING CODE
ANSI / NFPA 101 LIFE SAFETY CODE

CONSTRUCTION: INTERIOR REMODELING IN FULLY SPRINKLED BUILDING

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

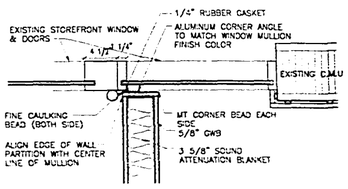
GENERAL NOTES

ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR RELOCATED THEY SHALL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO SUBMITTING A BID. CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.

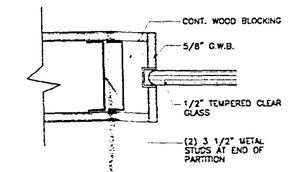
DEMISING WALL ASSEMBLY MUST EXTEND TO EXISTING STRUCTURE ABOVE.

ARCHITECTURAL LEGEND

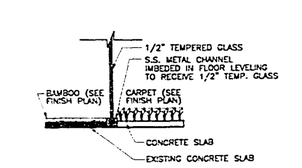
- EXISTING COLUMN
- EXISTING BUILDING CORE
- NEW WALL PARTITION
- DENOTES BORROWED LIGHT
- LOW PARTITION
- DOOR
- REMOVE EXISTING PARTITION
- REMOVE EXISTING DOOR
- A-1/2 — INTERIOR ELEVATIONS SEE INTERIOR ELEVATION SHEETS
- 001 N — DOOR NUMBER SEE DOOR SCHEDULES SHT. A-4 N- NEW E- EXISTING ER- EXISTING TO RELOCATE
- MECH. ROOM 1007 — DENOTES ROOM NAME & NUMBER SEE SHT. A-4 FOR FINISHES
- 1 — PARTITION TYPE (SEE SHEET A-3)
- DENOTES MILLWORK
- DENOTES FIRE EXTINGUISHER CABINET SEE DETAIL SHT. A-3
- DENOTES LOW PARTITION SUPPORT PIPE SEE PARTITION TYPES
- ① G.C. TO CAREFULLY REMOVE EXISTING PARTITION AS INDICATED PATCH/REPAIR/PREPARE AS REQUIRED
- ② G.C. TO CAREFULLY REMOVE EXISTING DOORS AND FRAMES AND SAFEGUARD FOR REUSE



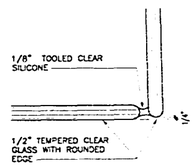
5 A-1 **DETAIL**
1-1/2" =1'-0"



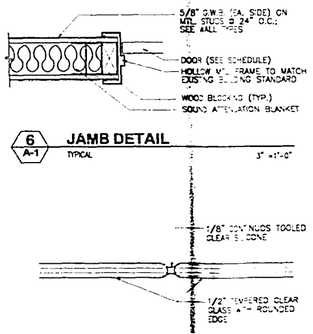
4 A-1 **DETAIL**
1-1/2" =1'-0"



3 A-1 **DETAIL**
N.T.S.



2 A-1 **DETAIL**
1-1/2" =1'-0"



6 A-1 **JAMB DETAIL**
TYPICAL
3" =1'-0"

1 A-1 **DETAIL**
1-1/2" =1'-0"

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ARCHITECTURE • INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305.535.9909
AR0014302 ID0003984

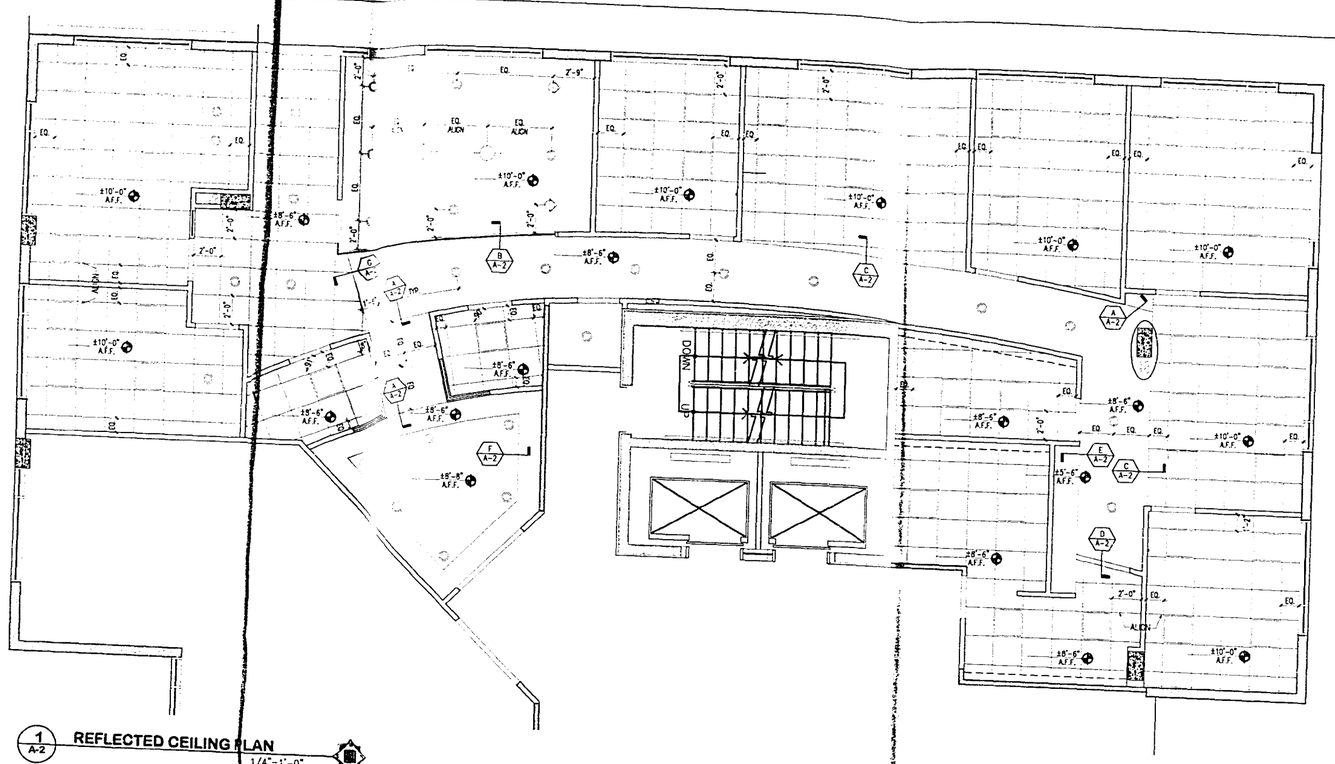
REVISIONS

Construction Plan

WILLIAM MORRIS AGENCY
119 Washington Avenue 4th Floor
Miami Beach, Florida

PROJECT NO 0227-01
DRAWN BY SS
DATE 1/14/02
SCALE 3/15"=1'-0"
SHEET NO **A-1**

04



1 A-2 **REFLECTED CEILING PLAN**
1/4"=1'-0"

REFLECTED CEILING LEGEND

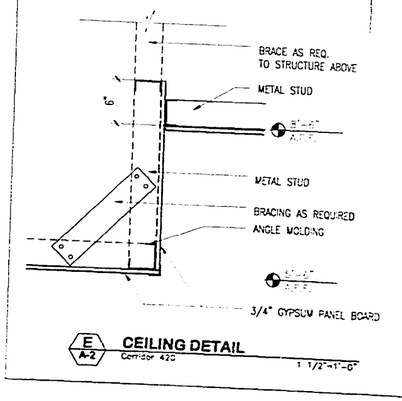
SYMBOL	DESCRIPTION
	NEW 2'X2' ACOUSTICAL CEILING TILE & GRID (BUILDING STANDARD) TO MATCH & ALIGN WITH EXISTING
	2'X2' PARABOLIC FLUORESCENT FIXTURE
	FLUORESCENT RECESSED DOWN LIGHT
	WALL WASH
	PENDANT
	UNDER CABINET LIGHT

REFLECTED CEILING NOTES:

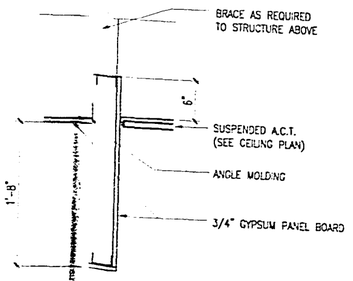
- LIGHT SWITCHES WILL BE LOCATED VERTICALLY, CENTERLINE OF LIGHT SWITCHES WILL BE LOCATED 36" FROM CONCRETE FLOOR, U.O.N.
- LIGHT SWITCHES WILL BE WHITE AND GANGED ON COMMON PLATE WHENEVER SHOWN IN PAIR OR GROUP.
- THIS DRAWING IS FOR CEILING DESIGN AND LOCATION OF LIGHT FIXTURES ONLY. SEE CORRESPONDING ENGINEERING DRAWINGS FOR COMPLETE LIGHT FIXTURE SPECIFICATIONS, SPRINKLER HEADS, EXIT LIGHTS, H.V.A.C. SUPPLY AND RETURN REGISTERS OR DIFFUSERS.
- WHENEVER LOCATED ON TOP OF EACH OTHER, THE CENTERLINE OF A LIGHT SWITCH OR THE CENTERLINE OF A GROUP OF SWITCHES WILL ALIGN WITH CENTERLINE OF THE CONVENIENCE OUTLET LOCATED BELLOW.
- ALL DOWN LIGHTS, SPEAKERS & SPRINKLER HEADS TO BE CENTERED ON CEILING TILES.
- ALL CEILING HEIGHTS TO BE ±10'-0" U.O.N. CEILING SYSTEM TO ALIGN WITH UPPER EDGE OF WINDOW MULLION.
- PROVIDE 2 BALLAST IN FIXTURES CONNECTED TO EMERGENCY PANEL.
- LIGHT FIXTURES TO BE PROVIDED W/ 3,500 KELVIN WARM WHITE.

GENERAL NOTE:

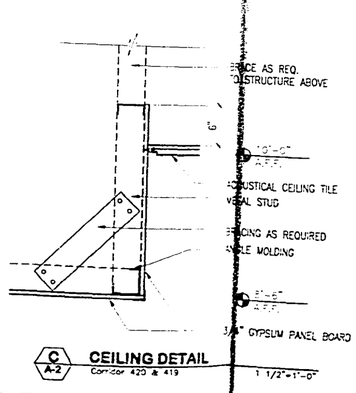
ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR RELOCATED THEY WILL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO SUBMITTING A B.O. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.



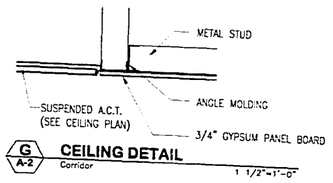
E A-2 **CEILING DETAIL**
Corridor 420
1 1/2"=1'-0"



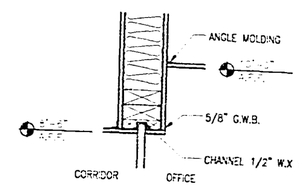
D A-2 **CEILING DETAIL**
Corridor 413 & 420
1 1/2"=1'-0"



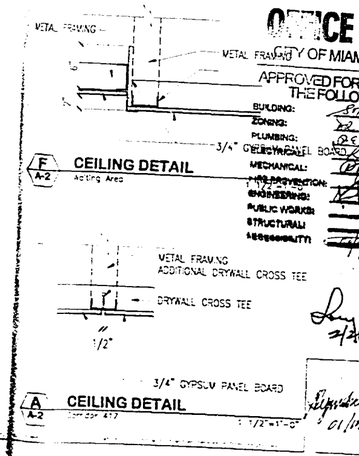
C A-2 **CEILING DETAIL**
Corridor 420 & 419
1 1/2"=1'-0"



G A-2 **CEILING DETAIL**
Corridor
1 1/2"=1'-0"



B A-2 **CEILING DETAIL**
Waiting Area
1 1/2"=1'-0"



F A-2 **CEILING DETAIL**
Waiting Area

A A-2 **CEILING DETAIL**
Corridor 417
1 1/2"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 03/28/05
ZONING:
PLUMBING:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

REVIEWED FOR CODE COMPLIANCE
Per Section 104.5.3 Work
448 Washington Avenue, 4th Floor
Miami Beach, Florida

id insight design

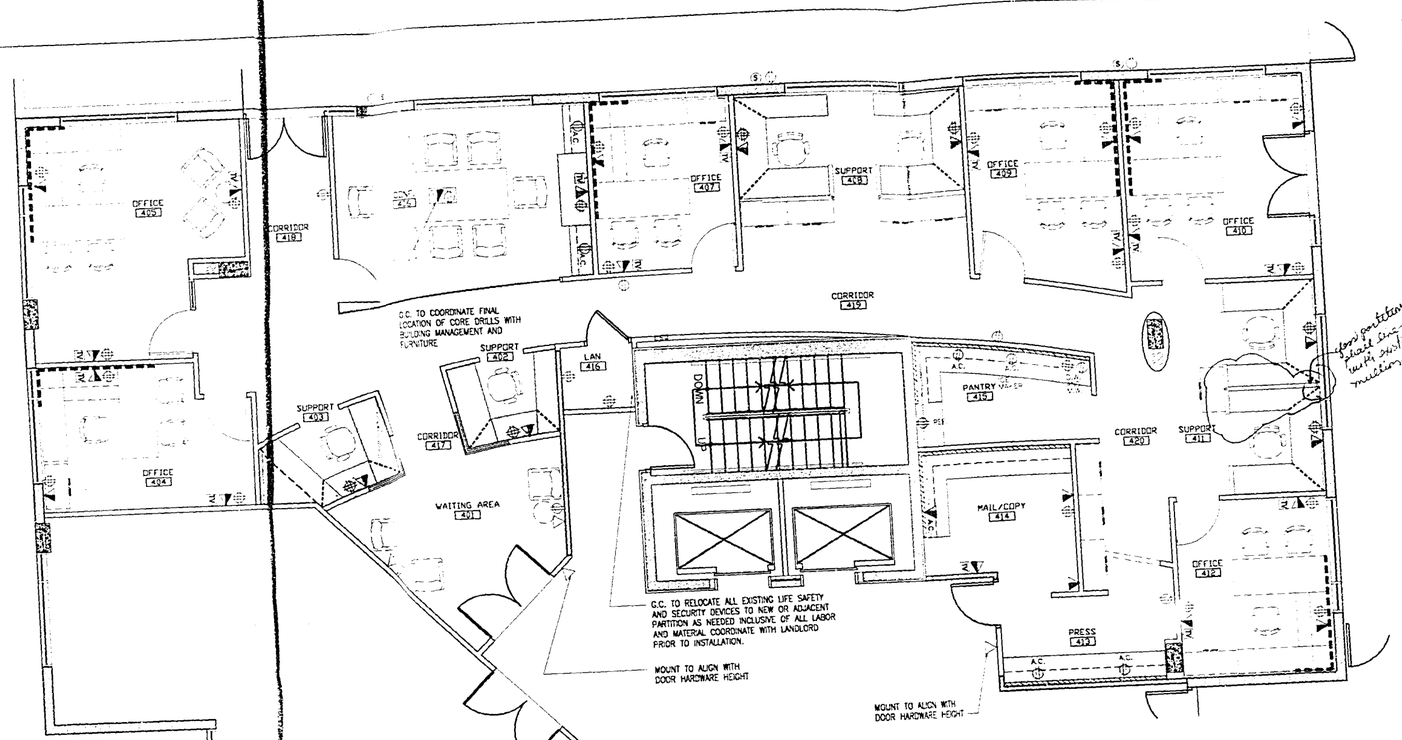
REVISIONS

SHEET TITLE: **Reflected Ceiling Plan**

insight design
ARCHITECTURE • INTERIOR DESIGN
1210 Washington Avenue Suite 201
Miami Beach, Florida 305.535.9999
AR0014302 ID0000984

PROJECT NO. 0227-01
DRAWN BY SS
DATE 1/14/05
SCALE 1/4"=1'-0"
SHEET NO. A-2

04



1 A-3 **POWER & COMMUNICATION PLAN** 1/4"=1'-0"

G.C. NOTE:
ALL FURNITURE SHOWN IS FOR GRAPHIC REPRESENTATION ONLY.
G.C. TO COORDINATE THE MOUNTING HEIGHT OF ALL T.V. OUTLETS WITH TENANT PRIOR TO THEIR INSTALLATION.

POWER & COMMUNICATIONS NOTES

- ALL CONVENIENCE OUTLETS ARE TO BE LOCATED HORIZONTALLY. CENTERLINE OF CONVENIENCE OUTLETS TO BE LOCATED 18" A.F.F. U.O.N.
- OUTLETS WILL BE LOCATED 6" ON CENTER FROM EACH OTHER U.O.N.
- THIS DRAWING IS FOR NEW JACK LOCATION ONLY. FOR COMPLETE SPECIFICATIONS AND LOCATIONS REFER TO ENGINEERING DRAWINGS.
- ELECTRICAL SYMBOLS ARE NOT DRAWN TO SCALE.
- WHENEVER LOCATED ON TOP OF EACH OTHER, THE CENTERLINE OF A LIGHT SWITCH OR GROUP OF SWITCHES WILL ALIGN WITH THE CENTERLINE OF THE CONVENIENCE OUTLET.
- ALL TELEPHONE & DATA OUTLETS SHOWN WILL CONSIST OF A SINGLE 3/4" CONDUIT CONNECTED TO A SINGLE QUAD BOX. CONDUIT TO RISE 8" ABOVE CEILING LINE WITHIN PLENUM.
- REFER TO ELECTRICAL PLANS FOR CIRCUITING SPECIFICATIONS ON ALL OUTLETS.
- ALL TELEPHONE & DATA CONNECTIONS TO BE RING & STRING TYPE.
- ALL PANTRY OUTLETS (IF APPLICABLE) TO BE G.F.I. TYPE U.O.N.
- G.C. TO VERIFY THE AVAILABILITY OF POWER IS IN GOOD WORKING ORDER.
- ALL OUTLETS TO BE 18" A.F.F. TO CENTERLINE U.O.N.
- COORDINATE ALL POKE-THROUGHS WITH FURNITURE SYSTEM REPRESENTATIVE AND BUILDING MANAGEMENT.
- G.C. TO FURR-OUT AS REQUIRED INTERIOR SIDE OF PERIMETER EXTERIOR WALL FOR ELECTRICAL BOX INSTALLATIONS.
- ALL EXTERIOR OUTLETS & SPEAKERS TO HAVE U.L. OUTDOOR RATING.

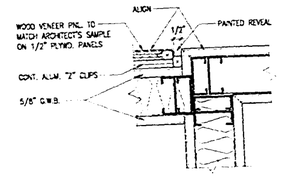
Low partition shall run up to the ceiling insulation.

POWER & COMMUNICATIONS LEGEND

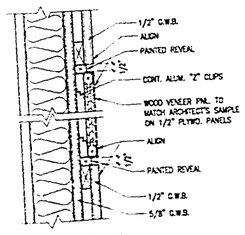
SYMBOL	DESCRIPTION
⊖	DUPLEX OUTLET
▶	TELEPHONE/DATA OUTLET
$\ominus_{GF}$	DENOTES GROUND FAULT INTERRUPTED OUTLET
◆	QUADRAPLEX
▲○	FLOOR POWER, TELEPHONE AND DATA (FLUSH MOUNTED)
TV	DENOTES T.V CABLE JUNCTION BOX.
D	DENOTES "DEDICATED OUTLET"
A.C.	DENOTES 6" ABOVE COUNTER HIGTH
(S)	SPEAKER CONECTION
▷	TELEPHONE OUTLET

GENERAL NOTE:

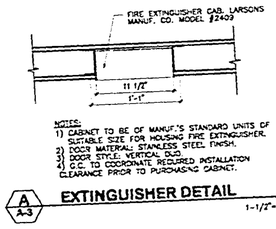
ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE WHERE ITEMS ARE REVISED AND/OR RELOCATED THEY WILL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO SUBMITTING A BID. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.



C A-3 **PLAN DETAIL** 3"=1'-0"

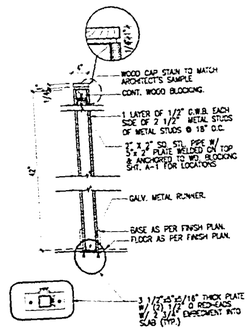


B A-3 **SECTION DETAIL** 3"=1'-0"

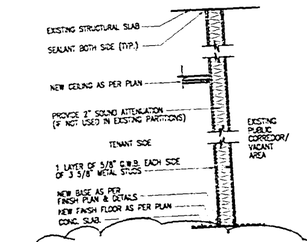


NOTES:
1) CABINET TO BE OF MANUF'S STANDARD UNITS OF SUITABLE SIZE FOR HOUSING FIRE EXTINGUISHER.
2) DOOR MATERIAL: STAINLESS STEEL FINISH.
3) DOOR STYLE: VERTICAL DUO.
4) G.C. TO COORDINATE REQUIRED INSTALLATION CLEARANCE PRIOR TO PURCHASING CABINET.

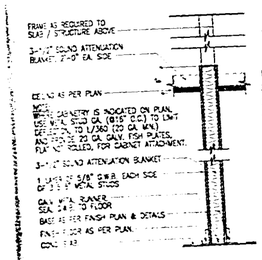
A A-3 **EXTINGUISHER DETAIL** 1-1/2"=1'-0"



3 **WALL PARTITION**
Low Partition



2 **WALL PARTITION** M.L. 4605
Demising Wall Assembly THE RELEASED



1 **WALL PARTITION**
M.T.S.

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING
BUILDING: SHA 3/6/03
ZONING: DTD 2-24-03
PLUMBING: 2/25/03
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING: 2/25/03
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
01/16/03

id insight design
ARCHITECTURE • INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305.535.9000
AR0014302 ID0003984

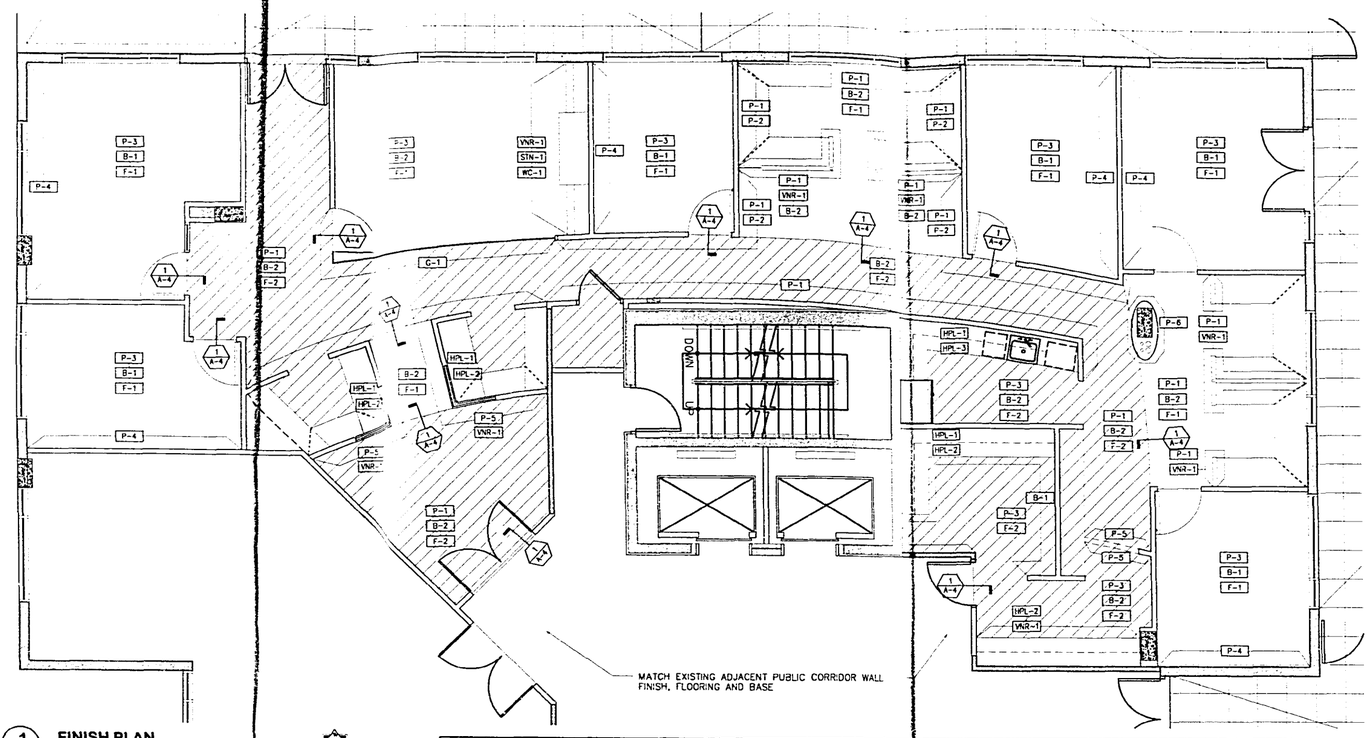
REVISIONS

SHEET TITLE: **Power & Comm. Plan**

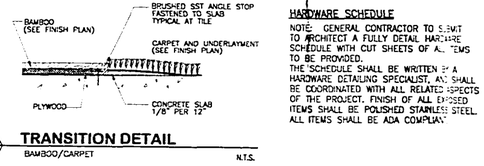
WILLIAM MORRIS AGENCY
119 Washington Avenue, 4th Floor
Miami Beach, Florida

PROJECT NO. 0227-01
DRAWN BY SS
DATE 1/14/03
SCALE 1/4"=1'-0"
SHEET NO. A-3

04



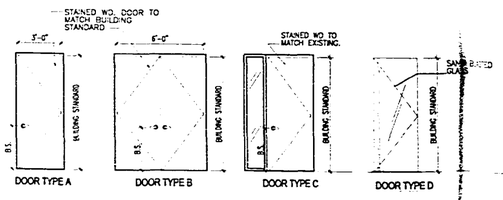
1 A-4 **FINISH PLAN** 1/4"=1'-0"



1 A-4 **TRANSITION DETAIL**
BAMBOO/CARPET N.T.S.

HARDWARE SCHEDULE

NOTE: GENERAL CONTRACTOR TO SUBMIT TO ARCHITECT A FULLY DETAIL HARDWARE SCHEDULE WITH CUT SHEETS OF ALL ITEMS TO BE PROVIDED.
THE SCHEDULE SHALL BE WRITTEN BY A HARDWARE DETAILING SPECIALIST, AND SHALL BE COORDINATED WITH ALL RELATED ASPECTS OF THE PROJECT. FINISH OF ALL EXPOSED ITEMS SHALL BE POLISHED STAINLESS STEEL. ALL ITEMS SHALL BE ADA COMPLIANT.



MANUF. - BILLINCRAFT OF PITTSBURGH
SERIES # 1301
HARDWARE- #08-130-F CLOSET HARDWARE
FINISH- STAINLESS STEEL HIGH POLISHED
GLASS- 1/2" THK. TEMPERED

1 A-4 **DOOR TYPES** N.T.S.

DOOR SCHEDULE

DOOR LOCATION	DOOR No.	TYPE	HARDWARE SET	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS (NOM.)	SIZE UNDERCUT	DESCRIPTION MATERIAL	DESCRIPTION FINISH	DESCRIPTION LABEL	DESCRIPTION GLASS TYPE	DESCRIPTION SOLID CORE	DESCRIPTION HOLLOW CORE	DESCRIPTION LOUVERED	DESCRIPTION FLUSH	DESCRIPTION BY-PASS	DESCRIPTION BI-FOLD	DESCRIPTION FIXED	DESCRIPTION SGL. ACTING	DESCRIPTION DBL. ACTING	DESCRIPTION SLIDING	FRAME MATERIAL	FRAME FINISH	FRAME LABEL	DET PANIC HARDWARE	DET JAMB	DET HEAD	THR SILL	THR VINYL	THR MARBLE	THR ALUMINUM	THR TRANSOM	CLOSER	WEATHERSTRIP	REMARKS
RECEPTION 401	001			(2)3'-0"				WD	PNT			•							•			HM	PNT										•		RELOCATED DOOR
OFFICE 404	002	A	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT												
OFFICE 405	003	C	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT												
CORRIDOR	004			(2)3'-0"								•							•														•		EXISTING TO REMAIN
CONFERENCE 406	005	D	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT												TEMPERED GLASS DOOR
LAN ROOM 416	006	A	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT										•		
OFFICE 407	007	A	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT												
OFFICE 409	008	A	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT												
OFFICE 410	009	A	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT												
OFFICE 410	010			(2)3'-0"								•							•														•		EXISTING TO REMAIN
OFFICE 412	011	A	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT												
PRESS RM 413	012	A	**	3'-0"	BS	1-3/4"		WD	PNT			•							•			HM	PNT										•		
MAIN CORRIDOR 400	013	B	**		BS	1-3/4"		WD	PNT			•							•			HM	PNT										•		

*NOTES:
1. (BS) DENOTES BUILDING STANDARD
2. TO MATCH EXISTING

SYMBOLS: R- RELOCATED; N- NEW; E- EXISTING TO REMAIN; WD- WOOD FINISH; PNT- PAINT TO MATCH ARCHITECT'S SAMPLE; STN- STAIN TO MATCH ARCHITECT'S SAMPLE; HM- HOLLOW METAL

B.S. - TO MATCH EXISTING OFFICE STANDARD HOLLOW METAL FRAMES, SOLID CORE WOOD DOORS & HARDWARE.

** ALL HARDWARE ACCESSORIES AND DEVICES TO MATCH EXISTING IN THE PARTICULAR DOOR TYPE, INCLUSIVE BUT NOT LIMITED TO DOOR SILENCERS, DOOR STOPS, HINGES, CLOSURES, ETC. GENERAL CONTRACTOR TO COORDINATE ALL KEYING WITH TENANT AND BUILDING MANAGEMENT.

GENERAL NOTE:

- ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR RELOCATED THEY WILL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO SUBMITTING A BID. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.
- ALL FINISH MATERIALS TO ALIGN AT THE SAME FINISH ELEVATION
- ALL EXPOSED ELEMENT SUCH AS BUT NOT LIMITED TO ELECTRICAL CONDUITS, ETC ARE TO BE COIL GALVANIZED METAL.

FINISH SCHEDULE

FLOORING

F-1 CARPET
Interface
Style: Sobi
Color: #3960 One-of-a-Kind
Installation Method: Quarter Turn

F-2 BAMBOO
Constantine Commercial
Style: Unilock
Color: Vertical Carbonized

NOTE: ALL CARPET TO BE INSTALLED GLUE DOWN.

BASE

B-1. RUBBER BASE
Allstate
Color: #12
Size: 4" w/o cove

B-2. WOOD BASE
Solid maple wood to match natural maple wood from Brayton
Size: 4" H (SEE SHT. A-6)

WALLS

P-1. PAINT
Benjamin Moore
Color: #HC-26
Finish: Eggshell

P-2. PAINT
Benjamin Moore
Color: #HC-25
Finish: Eggshell

P-3. PAINT
Benjamin Moore
Color: #HC-27
Finish: Eggshell

P-4. PAINT
Benjamin Moore
Color: #HC-24
Finish: Eggshell

P-5. PAINT
Benjamin Moore
Color: #524
Finish: Eggshell

P-6. PAINT
Benjamin Moore
Color: #195
Finish: Eggshell

G-1 GLASS
Cesar Color, Inc.
Chromafusion Sandblasted Glass
w/visual privacy density band.
O.C. to submit sample for approval.

CEILINGS

C-1. PAINT
Pratt & Lambert
Color: Seed Pearl #2314
Finish: Eggshell

MILLWORK

HPL-1 HIGH PRESSURE LAMINATE
Wilsonart
Color: #0331-60 Sand
Finish: Matte
Vertical Surface Only

HPL-2 HIGH PRESSURE LAMINATE
Wilsonart
Color: #4669-60 Natural Tigris
Finish: Matte
Horizontal Surface Only

HPL-3 HIGH PRESSURE LAMINATE
Nevamar
Color: #M-2-11
Finish: Matte
Horizontal Surface Only

VNR-1 NATURAL MAPLE WOOD VENEER to match architect's sample

STN-1 STONE
Stone & Tile Supply, Inc.
Tel: (954) 979-3393
Style: Kota Olive Limestone
Finish: Polished

FBC-1 FABRIC WALLCOVERING
Maharam
Pattern: Tex-Wall Retrospect #395630
Color: 002 Pace

id insight design

REVISIONS

SHT. TITLE: **Finish Plan**

Work for
WILLIAM MORRIS AGENCY
1118 Washington Avenue, 4th Floor
Miami Beach, Florida

4a per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT
THE FOLLOWING:

BUILDING:	5/14/3/5/13 **
ZONING:	32 3.24 CBE
PLUMBING:	05 223-05
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	07/20/13
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	

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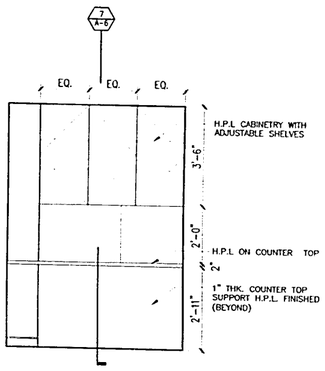
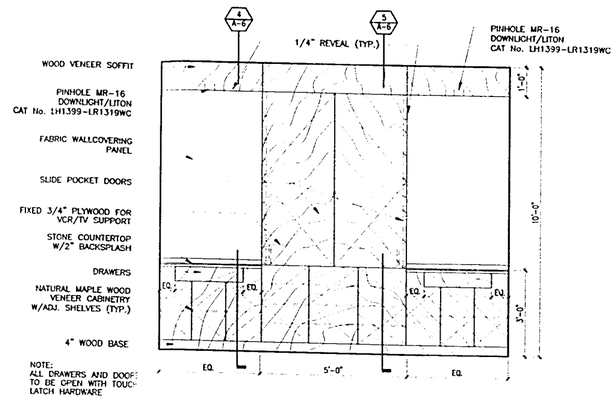
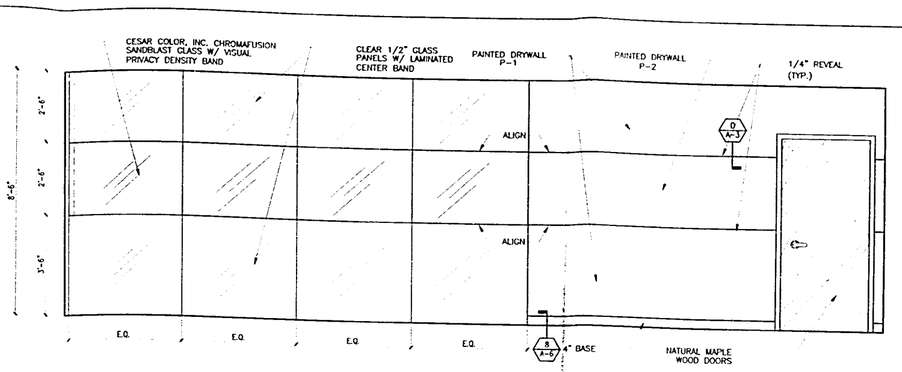
AR0014302 IDO003984

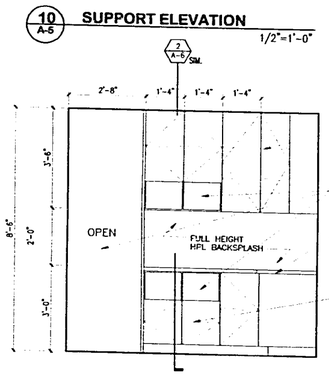
PROJECT NO 0227-01
DRAWN BY SS
DATE 1/14/02
SCALE 1/4"=1'-0"
SHEET NO **A-4**

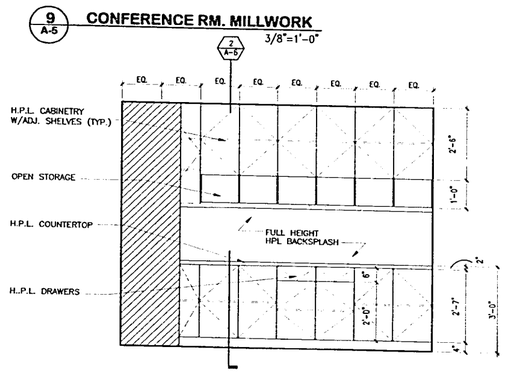
04

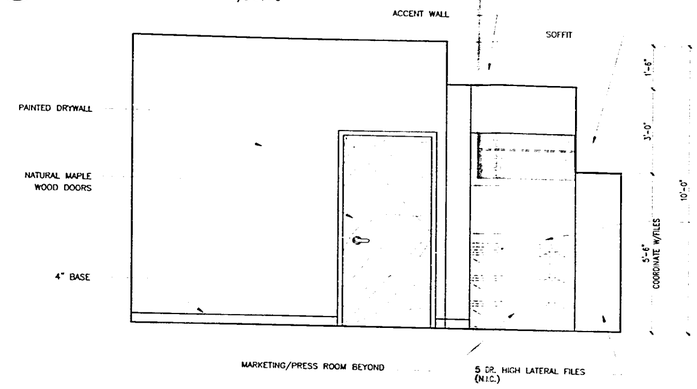


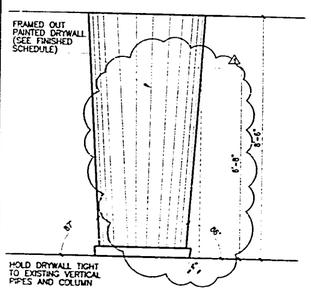


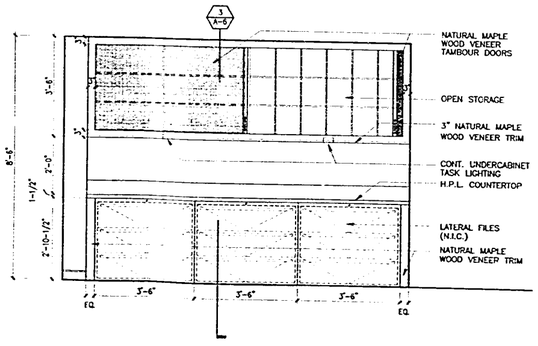


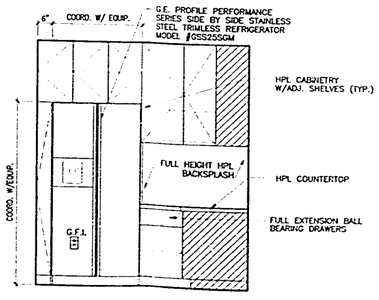


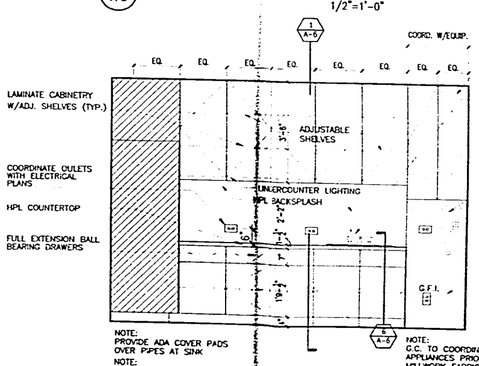












10 A-5 **SUPPORT ELEVATION** 1/2"=1'-0"

9 A-5 **CONFERENCE RM. MILLWORK** 3/8"=1'-0"

8 A-5 **CORRIDOR ELEVATION** 3/8"=1'-0"

7 A-5 **MAIL ROOM ELEVATION** 1/2"=1'-0"

6 A-5 **MAIL ROOM ELEVATION** 1/2"=1'-0"

5 A-5 **ACCENT WALL ELEVATION** 1/2"=1'-0"

4 A-5 **COLUMN ELEVATION** 1/2"=1'-0"

3 A-5 **MARKETING ROOM ELEVATION** 1/2"=1'-0"

2 A-5 **PANTRY ELEVATION** 1/2"=1'-0"

1 A-5 **PANTRY ELEVATION** 1/2"=1'-0"

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insight design

REVISIONS
1 01/10/03

SHT. TITLE
ELEVATIONS

Work for
LEVY MORRIS AGENCY
1680 Washington Avenue, 4th Floor
Miami Beach, Florida

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	2/3/03
ZONING:	2/5/03
RAMPS:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	2-3-03
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	2/12/03
ELEVATOR:	

PATCH DENOTES 24" DEEP CABINETS

STAINLESS STEEL KITCHEN SINK BY KOHLER "TOCCATA" MODEL #K-3348-4 WITH S.S. SINK STRAINER #K-8813 FAUCET BY KOHLER "TRITON" W/LEVER HANDLES MODEL #K-7765-K/T16012-4 FINISH: POLISHED CHROME

MICROWAVE AMANA # ACM2160AS

ASKO STAINLESS STEEL DISHWASHER MODEL # D1716SS

As per Florida Building Code Section 107.3.4
REVIEWED FOR CODE COMPLIANCE

insight design
ARCHITECTURE • INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305 535 9909
AR0014302 ID0003984

PROJECT NO 0227-01
DRAWN BY BS
DATE 1/14/02
SCALE 1/4" = 1'-0"
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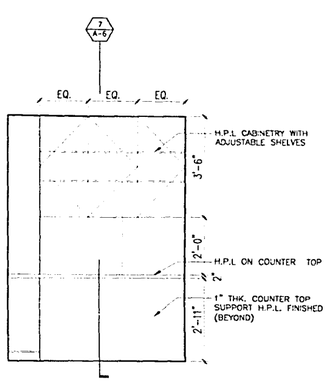
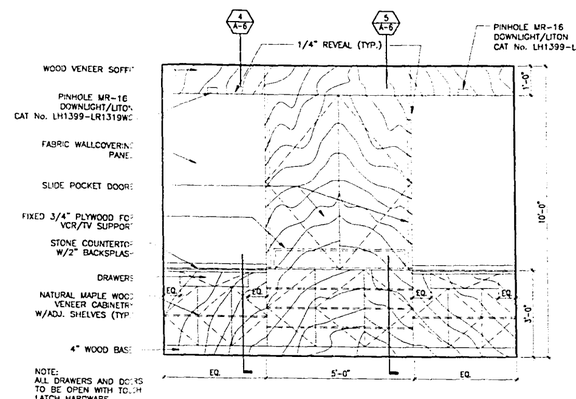
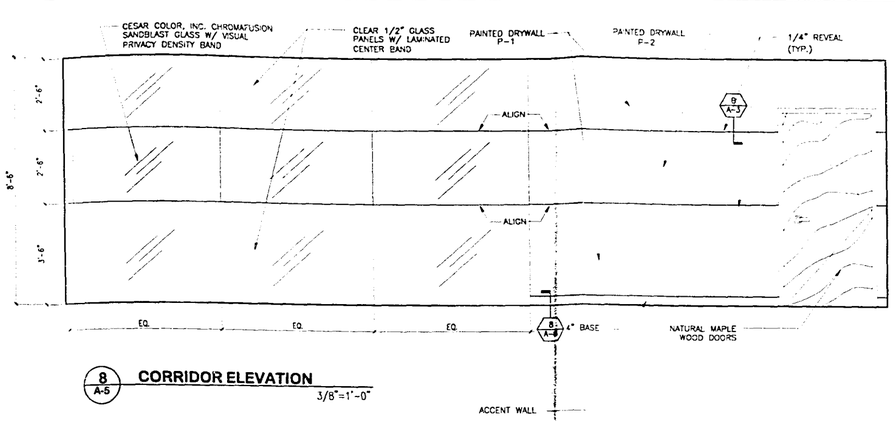
04



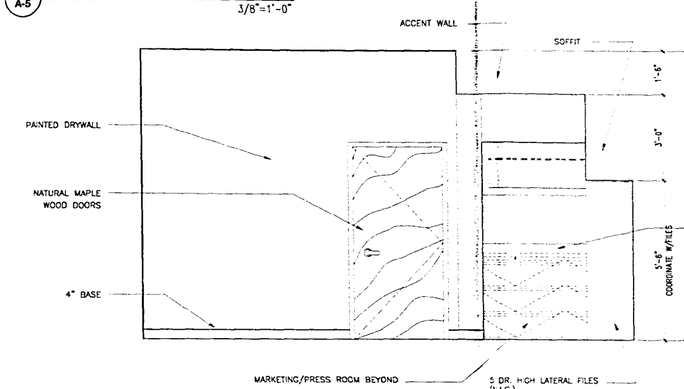
10 A-5 SUPPORT ELEVATION
1/2"=1'-0"



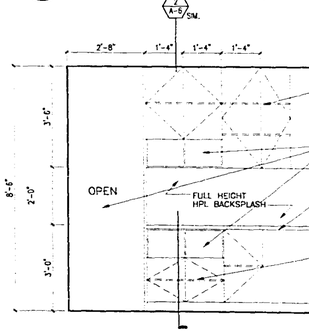
9 A-5 CONFERENCE RM. MILLWORK
3/8"=1'-0"



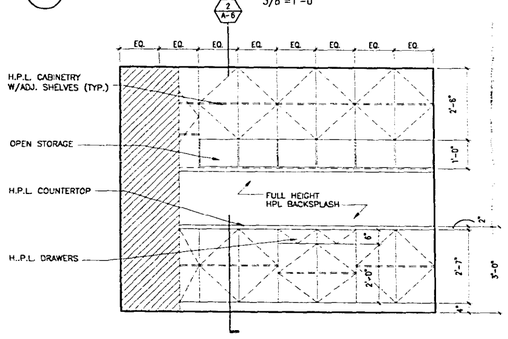
8 A-5 CORRIDOR ELEVATION
3/8"=1'-0"



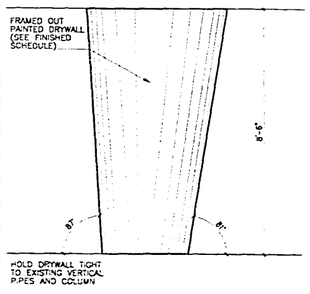
5 A-5 ACCENT WALL ELEVATION
1/2"=1'-0"



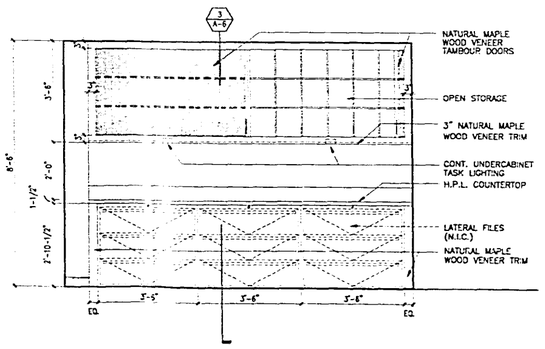
7 A-5 MAIL ROOM ELEVATION
1/2"=1'-0"



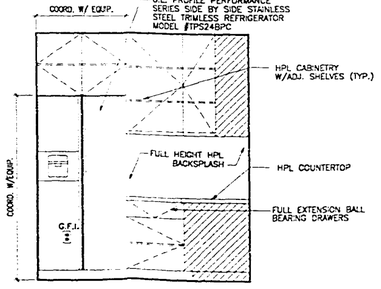
6 A-5 MAIL ROOM ELEVATION
1/2"=1'-0"



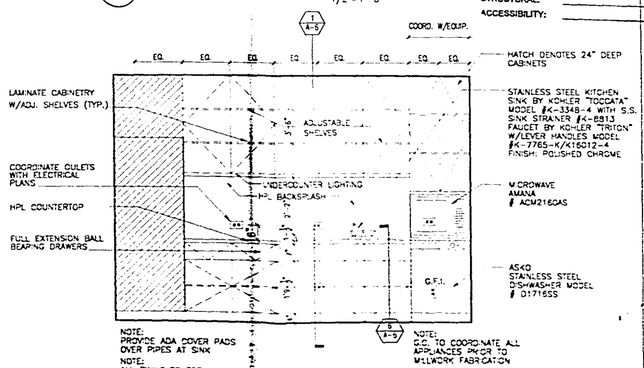
4 A-5 COLUMN ELEVATION
1/2"=1'-0"



3 A-5 MARKETING ROOM ELEVATION
1/2"=1'-0"



2 A-5 PANTRY ELEVATION
1/2"=1'-0"



1 A-5 PANTRY ELEVATION
1/2"=1'-0"

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REVISIONS

SHEET TITLE: ELEVATIONS

WILLIAM MORRIS AGENCY
119 Washington Avenue, 4th Floor
Miami Beach, Florida

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BUILDING:
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ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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ARCHITECTURE • INTERIORS
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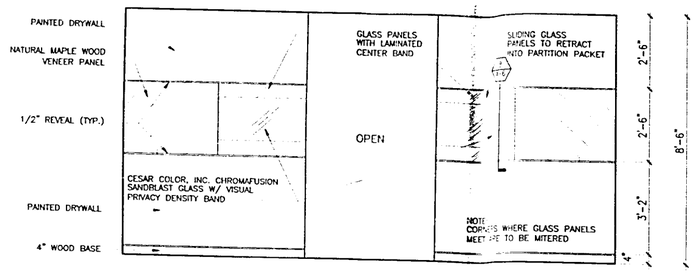
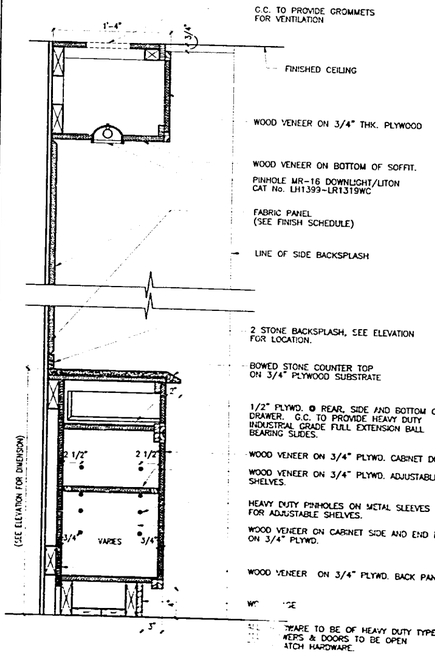
Miami Beach, Florida 305 535 9909
AR0014302 ID0003984

PROJECT NO 0227-01
DRAWN BY SS
DATE 1/14/03
SCALE 1/4"=1'-0"
SHEET NO A-5

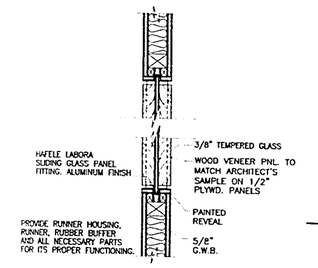
04



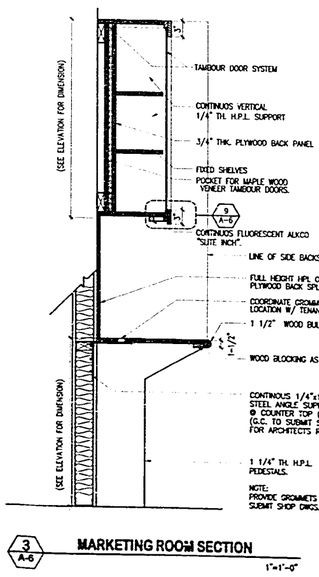
10 / A-5 RECEPTION AREA ELEVATION
3/8"=1'-0"



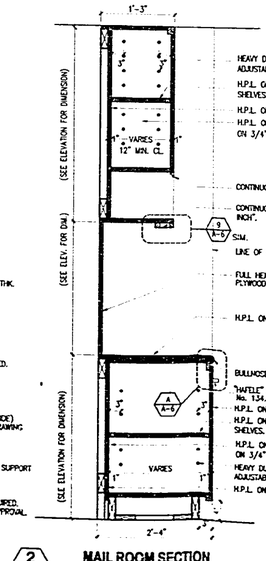
4 / A-6 SECTION DETAIL
1-1/2"=1'-0"



8 / A-6 DETAIL
1-1/2"=1'-0"



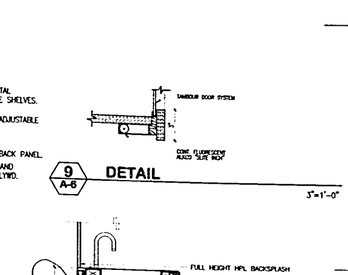
3 / A-6 MARKETING ROOM SECTION
1"=1'-0"

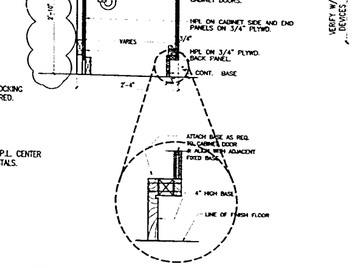


2 / A-6 MAIL ROOM SECTION
FOR ELEVATION 7/A-5 PROVIDE OPEN STORAGE UNDER COUNTERTOP AREA
1"=1'-0"

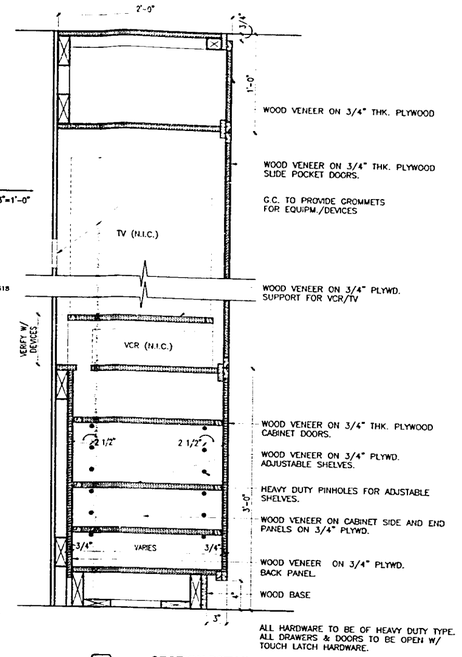
7 / A-6 SECTION DETAIL
1"=1'-0"

1 / A-5 PANTRY SECTION
1"=1'-0"

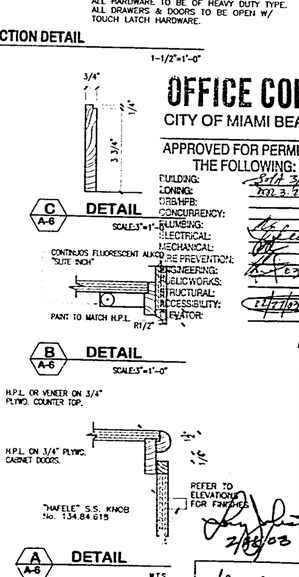




6 / A-6 DETAIL
N.T.S



5 / A-6 SECTION DETAIL
1-1/2"=1'-0"



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STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
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AR0014302 ID0003984

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1 02/20/03

SHT. TITLE
ELEVATIONS

Work for
WILLIAM MORRIS AGENCY
1610 Washington Avenue, 4th Floor
Miami Beach, Florida

PROJECT NO.	0227-01
DRAWN BY:	SS
DATE:	1/14/02
SCALE:	varies
SHEET NO.	A-6

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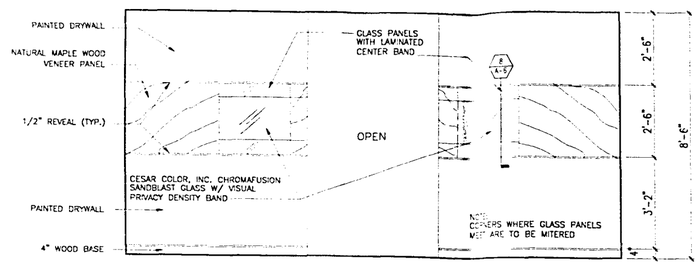
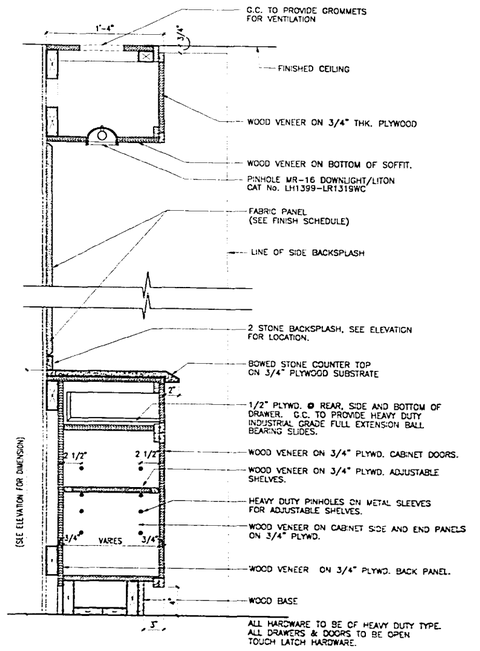
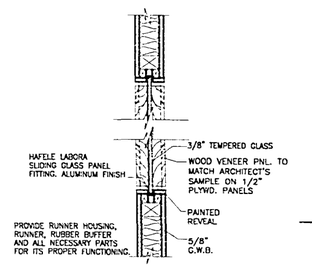


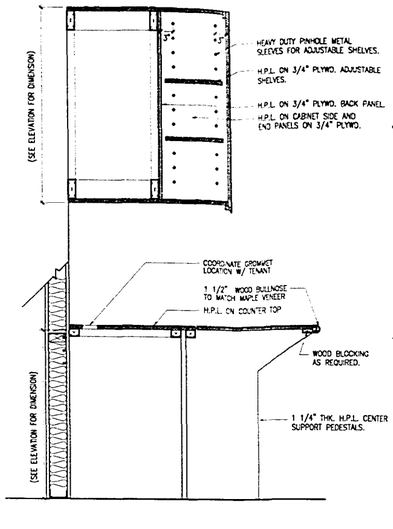
10 A-5 **RECEPTION AREA ELEVATION**
3/8"=1'-0"



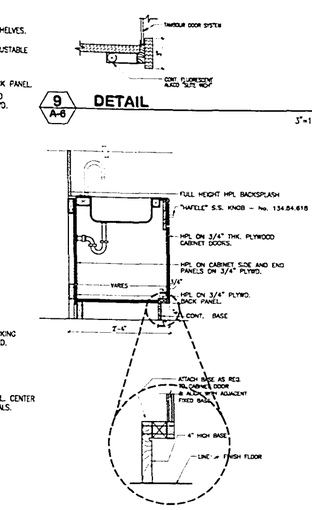
4 A-6 **SECTION DETAIL**
1-1/2"=1'-0"



8 A-6 **DETAIL**
1-1/2"=1'-0"

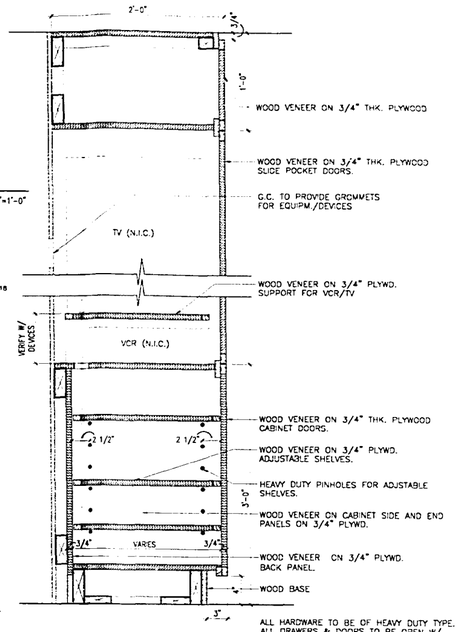


7 A-6 **SECTION DETAIL**
1"=1'-0"

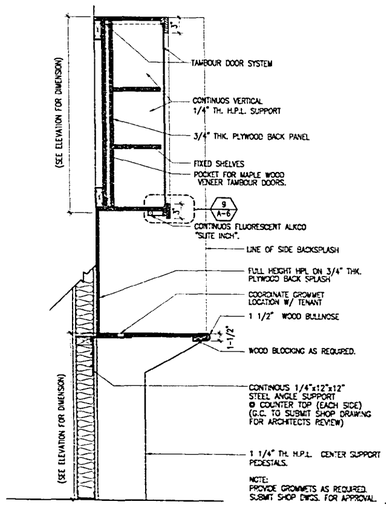


9 A-6 **DETAIL**
3"=1'-0"

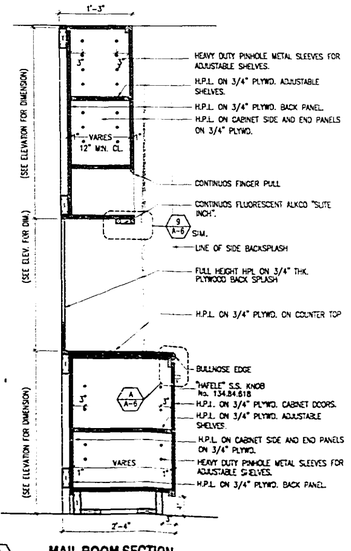
6 A-6 **DETAIL**
N.T.S.



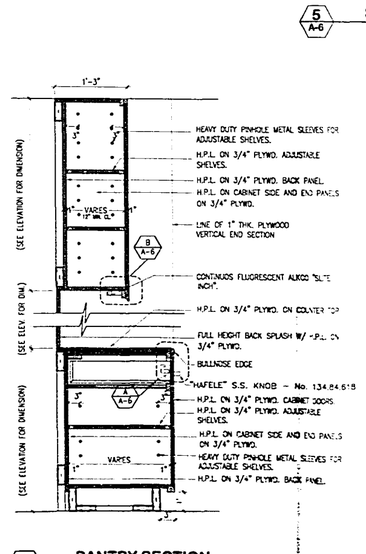
5 A-6 **SECTION DETAIL**
1-1/2"=1'-0"



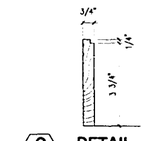
3 A-6 **MARKETING ROOM SECTION**
1"=1'-0"



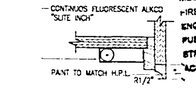
2 A-6 **MAIL ROOM SECTION**
FOR ELEVATION 7/A-5 PROVIDE OPEN STORAGE UNDER COUNTERTOP AREA
1"=1'-0"



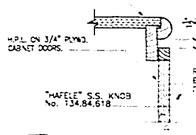
1 A-5 **PANTRY SECTION**
1"=1'-0"



C A-6 **DETAIL**
SCALE:3"=1'-0"



B A-6 **DETAIL**
SCALE:3"=1'-0"



A A-6 **DETAIL**
N.T.S.

NOTE:
G.C. TO PROVIDE SHOP DRAWINGS FOR INSIGHT DESIGN REVIEW

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THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 05-2-05
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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REVISIONS

SHEET TITLE
ELEVATIONS

Work for
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Miami Beach, Florida

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ARCHITECTURE • INTERIORS
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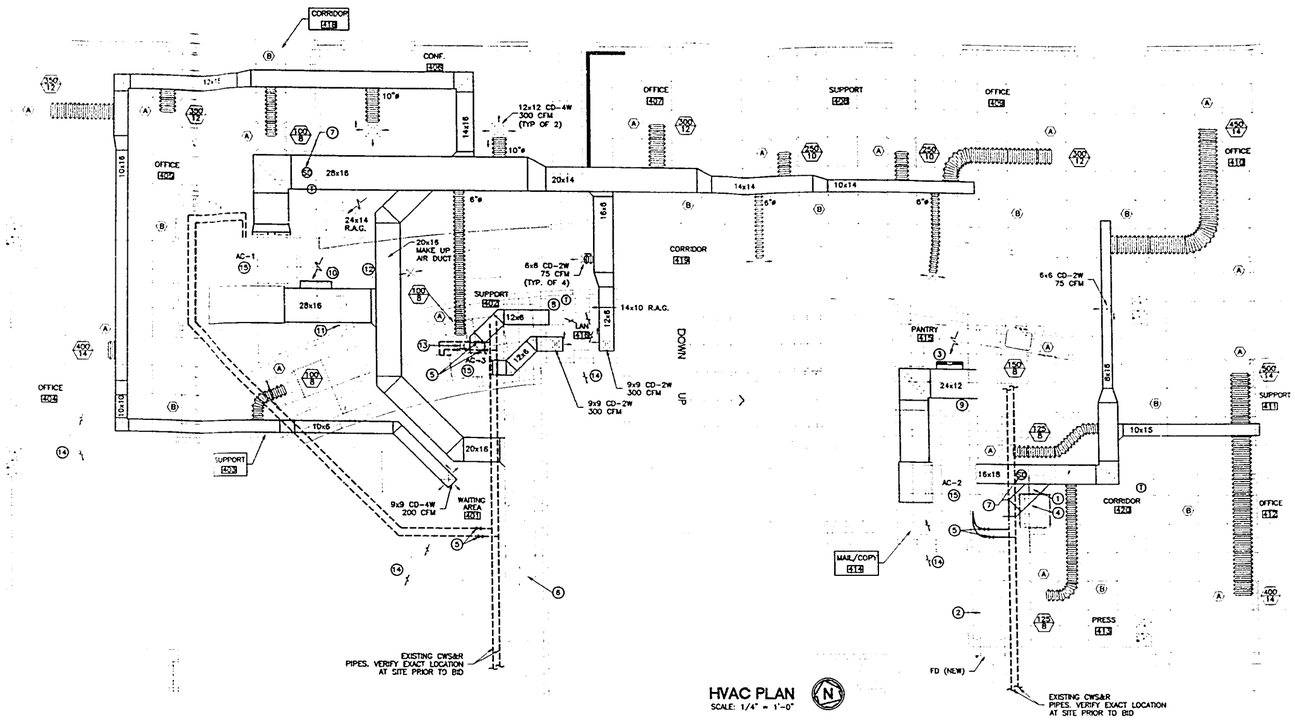
Miami Beach, Florida 305.535.9909
AR0014302 ID0003964

PROJECT NO 0227-01
Drawn BY SS
DATE 1/14/02
SCALE varies
SHEET NO A-6

04



HVAC PLAN
SCALE: 1/4" = 1'-0"

DRAWING NOTES: ○

1. 14x14 SMOKE CONTROL MAKE UP AIR DUCT (1700 CFM).
2. EXISTING 20x14 VENTILATION AIR INTAKE AND MAKE UP AIR DUCT. VERIFY EXACT LOCATION AT SIDE PRIOR TO BID.
3. 22x12 RETURN AIR OPENING WITH GRAVITY BACKDRAFT DAMPER.
4. 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 1700 CFM OF MAKE UP AIR MAX. IN SMOKE CONTROL MODE, AND CLOSED IN NORMAL HVAC MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM.
5. EXISTING CONDENSER WATER SUPPLY AND RETURN VALVED STUB-OUTS. VERIFY EXACT LOCATION AT SITE PRIOR TO BID. CONNECT NEW HEAT PUMP TO THESE VALVES USING PLENUM RATED STAINLESS STEEL BRAIDED HOSES AND BRASS FITTINGS.
6. EXISTING 24x16 OUTSIDE AIR INTAKE AND MAKE UP AIR DUCT. VERIFY EXACT LOCATION AT SIDE PRIOR TO BID.
7. PHOTOELECTRIC TYPE DUCT SMOKE DETECTOR. DETECTOR TO SHUT OFF AC UNIT UPON DETECTION OF SMOKE AND SEND SUPERVISORY "DETECTOR TROUBLE" SIGNAL TO FIRE ALARM PANEL. PROVIDE DETECTOR WITH REMOTE TEST/RESET SWITCH VISUAL AND AUDIBLE ALARMS IN OCCUPIED AREAS.
8. 12x12 R.A.G.
9. 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 150 CFM MAX. OF VENTILATION AIR IN NORMAL HVAC MODE, AND CLOSED IN SMOKE CONTROL MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM.
10. 26x16 RETURN AIR OPENING WITH GRAVITY BACKDRAFT DAMPER.
11. 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 260 CFM MAX. OF VENTILATION AIR IN NORMAL HVAC MODE, AND CLOSED IN SMOKE CONTROL MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM.
12. 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 3200 CFM MAX. OF MAKE UP AIR IN SMOKE CONTROL MODE, AND CLOSED IN NORMAL HVAC MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM. PROVIDE ACCESS PANEL AT CEILING.
13. CIRCULATING PUMP GRUNDFUS MODEL UP15-42BUC7, 65W AT 120-1-60, 3 GPM AT 12' HEAD, STAILESS STEEL CONSTRUCTION.
14. NEW 18x12 COMBINATION FIRE SMOKE DAMPER. DAMPER CONTROL TO BE BY FIRE ALARM SYSTEM. DAMPER SHALL ONLY OPEN IN THE EVENT OF A FIRE CONDITION ON THIS FLOOR, OTHERWISE THE DAMPER SHALL REMAIN CLOSED.
15. NEW HORIZONTAL WATER SOURCE HEAT PUMP (SEE SCHEDULE) AND DRAIN PAN SUSPENDED FROM STRUCTURE ABOVE. PROVIDE DRAIN PAN MICRO FLOAT SWITCH WIRED TO SHUT OFF A/C UNIT IN CASE OF CONDENSATE DRAIN CLOGGING.

NOTE:

ALL CEILING SPACE TO BE RETURN AIR/SMOKE EVAC. PLENUM. NO COMBUSTIBLE MATERIALS ALLOWED.

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MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

ALBERT J. [illegible]
PE# 0043474 M.E.
EB0003862
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL ENGINEERS
FES
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NORTH MIAMI BEACH, FL. 33169
TELEPHONE (305) 653-0212
FAX: (305) 653-0232

2/21/03

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REVISIONS
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SHEET TITLE

Work for
MORRIS AGENCY
Collins Avenue
Beach, Florida
MECHANICAL PLANS

As per Florida Building Code
REVIEWED FOR COMPLIANCE

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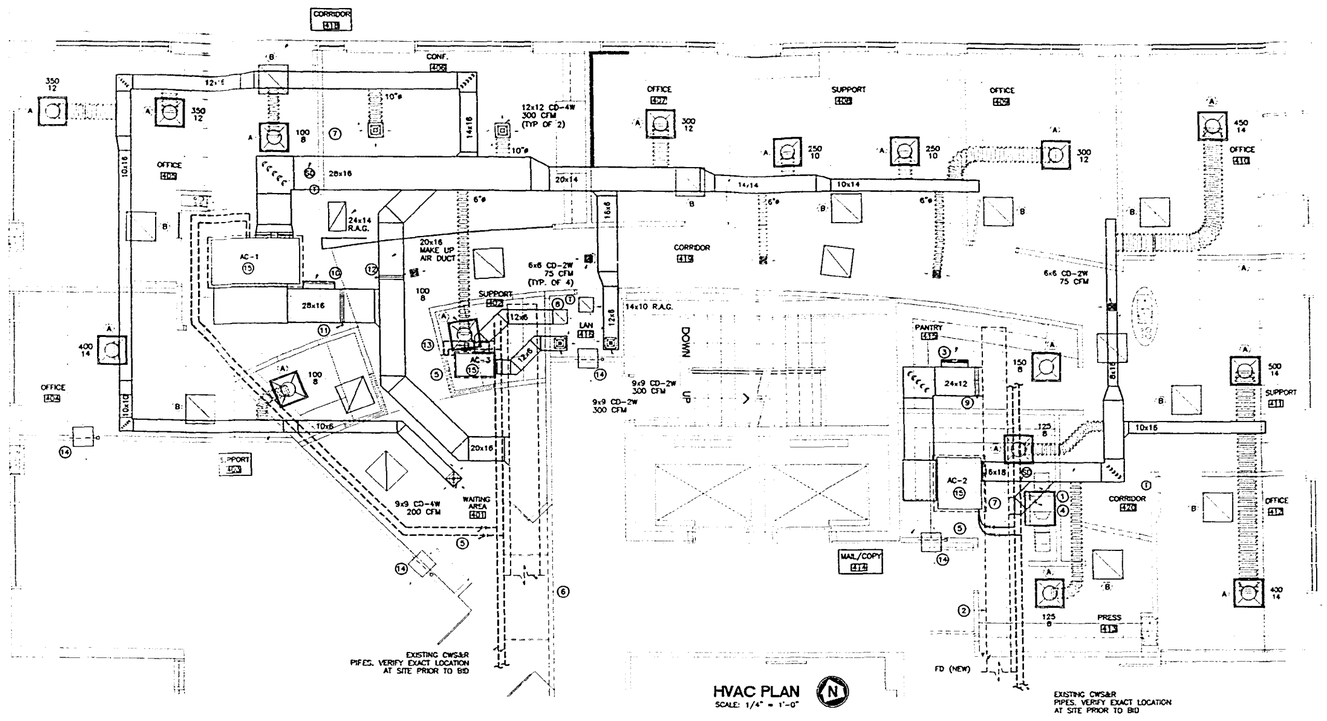
Miami Beach, Florida 305 535 0399
AR0014002 ID0003984

PROJECT NO.	02108
DRAWN BY	MEV
DATE	1/14/03
SCALE	
SHEET NO.	AC-1

04



HVAC PLAN
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

1 14x14 SMOKE CONTROL MAKE UP AIR DUCT (1700 CFM).

2 EXISTING 20x14 VENTILATION AIR INTAKE AND MAKE UP AIR DUCT. VERIFY EXACT LOCATION AT SIDE PRIOR TO BID.

3 22x12 RETURN AIR OPENING WITH GRAVITY BACKDRAFT DAMPER.

4 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 1700 CFM OF MAKE UP AIR MAX. IN SMOKE CONTROL MODE, AND CLOSED IN NORMAL HVAC MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM.

5 EXISTING CONDENSER WATER SUPPLY AND RETURN VALVED STUB-OUTS. VERIFY EXACT LOCATION AT SITE PRIOR TO BID. CONNECT NEW HEAT PUMP TO THESE VALVES USING PLENUM RATED STAINLESS STEEL BRAIDED HOSES AND BRASS FITTINGS.

6 EXISTING 24x16 OUTSIDE AIR INTAKE AND MAKE UP AIR DUCT. VERIFY EXACT LOCATION AT SIDE PRIOR TO BID.

7 PHOTOELECTRIC TYPE DUCT SMOKE DETECTOR. DETECTOR TO SHUT OFF AC UNIT UPON DETECTION OF SMOKE AND SEND SUPERVISORY "DETECTOR TROUBLE" SIGNAL TO FIRE ALARM PANEL. PROVIDE DETECTOR WITH REMOTE TEST/RESET SWITCH VISUAL AND AUDIBLE ALARMS IN OCCUPIED AREAS.

8 12x12 R.A.G.

9 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 150 CFM MAX. OF VENTILATION AIR IN NORMAL HVAC MODE, AND CLOSED IN SMOKE CONTROL MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM.

10 25x16 RETURN AIR OPENING WITH GRAVITY BACKDRAFT DAMPER.

11 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 260 CFM MAX. OF VENTILATION AIR IN NORMAL HVAC MODE, AND CLOSED IN SMOKE CONTROL MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM.

12 2-POSITION AUTOMATIC CONTROL DAMPER SET OPEN TO ALLOW 3300 CFM MAX. OF MAKE UP AIR IN SMOKE CONTROL MODE, AND CLOSED IN NORMAL HVAC MODE. CONTROL OF DAMPER TO BE BY FIRE ALARM SYSTEM. PROVIDE ACCESS PANEL AT CEILING.

13 CIRCULATING PUMP GRUNDFUS MODEL UP15-42SUC7, 85W AT 120-1-60, 3 GPM AT 12' HEAD, STAILESS STEEL CONSTRUCTION.

14 NEW 18x12 COMBINATION FIRE SMOKE DAMPER. DAMPER CONTROL TO BE BY FIRE ALARM SYSTEM. DAMPER SHALL ONLY OPEN IN THE EVENT OF A FIRE CONDITION ON THIS FLOOR, OTHERWISE THE DAMPER SHALL REMAIN CLOSED.

15 NEW HORIZONTAL WATER SOURCE HEAT PUMP (SEE SCHEDULE) AND DRAIN PAN SUSPENDED FROM STRUCTURE ABOVE. PROVIDE DRAIN PAN MICRO FLOAT SWITCH WIRED TO SHUT OFF A/C UNIT IN CASE OF CONDENSATE DRAIN CLOGGING.

NOTE:

ALL CEILING SPACE TO BE RETURN AIR/SMOKE EVAC. PLENUM. NO COMBUSTIBLE MATERIALS ALLOWED.

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PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____

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Miami Beach, Florida 305 535 9909
AR0014302 1000003984

PROJECT NO.	02106
DRAWN BY	MEV
DATE	1/14/03
SCALE	1/4"
SHEET NO.	AC-1

04

HEAT PUMP SCHEDULE

UNIT NUMBER	NOMINAL TONS	TOTAL CFM	OA CFM	ESP (in wg)	EAT (dbwb °F)	LAT (dbwb °F)	EWT (°F)	TOTAL CAP (MBH)	SENSIBLE CAP (MBH)	EER	COP	VOLTAGE	UNIT F.L.A.	RECOMMENDED MCP & F.L.A.	COMPRESSOR RLA	MIN CKT AMP	MAXIMUM FUSE SIZE	MANUFACTURER	MODEL NUMBER	UNIT DIMENSIONS (HxWxD) in	GPM	WATER PRESS DROP (ft wg)	SERVICE
AC-1	10.0	3900	260	0.7	77/64.9	57.7/54.5	85	117.5	78.8	14.0	5.0	208-3/60	43.6	3.0/9.0	2@17.3 ea	47.9	60	FHP	EM120-HZ	78.5x39W/21.5H	30	15.1	401,402,403,404 405,406,407,408 409 CORRIDOR/LAN
AC-2	5.0	1825	150	0.5	78.0/64.4	56.5/53.3	95	57.3	38.9	12.7	4.4	208-3/60	22.9	0.75/5.2	17.7	27.3	45	FHP	EM060-HZ	43.5x36W/21.5H	14.8	19.2	410,411,412,413 414,415 CORRIDOR PANTRY
AC-3	0.5	300	-	0.4	-	-	85	7.2	4.9	12.0	4.5	208-1/60	4.06	0.10/0.5	3.1	4.8	15	FHP	EM009-HZ	31.5x19W/11.25H	1.8	3.7	LAN

ACCESSORIES:
1. EXTRA QUIET SOUND PACKAGE FOR ALL UNITS.
2. PLENUM RATED STAINLESS STEEL OVERBRAID HOSE WITH FULL PORT BALL VALVES (RETURN VALVE W/MEMORY STOP) AS MANUFACTURED BY HAYS FLUID CONTROLS.
3. STAINLESS STEEL DRAIN PANS FOR ALL UNITS. (PLASTIC NOT ALLOWED)
4. COAXIAL CONDENSER WATER HEAT EXCHANGER (SHELL AND TUBE NOT ALLOWED).
5. UNITS SHALL BE ARI/ISO RATED. ACTUAL DATA SHOWN AT PROJECT CONDITIONS.
6. DIGITAL PROGRAMMABLE THERMOSTAT FOR EACH SYSTEM.
7. UNITS SHALL BE ARI/ISO RATED. ACTUAL DATA SHOWN AT PROJECT CONDITIONS.

VENTILATION CALCULATION PER FMC TABLE 401

AC-1: 1720 SQ.FT. (OFFICE SPACE) X 7 PERSONS/1000 SQ.FT. X 20 CFM/PERSON = 250 CFM REQUIRED
AC-2: 952 SQ.FT. (OFFICE SPACE) X 7 PERSONS/1000 SQ.FT. X 20 CFM/PERSON = 134 CFM REQUIRED

A/C LEGEND :

- COMBINATION FIRE/SMOKE DAMPER WITH ACCESS PANEL
- FIRE DAMPER WITH ACCESS PANEL
- THERMOSTAT WITH SUBBASE
- SUPPLY AIR (DIRECTION OF THROW)
- RETURN AIR
- DUCT SECTION - SUPPLY
- DUCT SECTION - RETURN
- DUCT TRANSITION @ 30° MAX.
- 24x12 — DUCT (1ST FIGURE, SIDE SHOWN, 2ND FIGURE, SIDE NOT SHOWN)
- STANDARD BRANCH FOR SUPPLY AND RETURN (NO SPLITTER OR EXTRACTOR)
- SPLITTER WITH VOLUME DAMPERS.
- FLEXIBLE DUCT
- ELBOW WITH "AIRFOIL" TURNING VANES
- SUPPLY CEILING GRILLE
- RETURN AIR GRILLE
- SPIROnolle DOUBLE WALL DUCT BRANCH TYPE TBSRU
- SPIROnolle DOUBLE WALL 90° ELBOW TYPE EUI
- SPIROnolle DOUBLE WALL Y BRANCH TYPE YWU
- SPIROnolle DOUBLE WALL TEE TYPE TCPUI
- 400 / 14 — AIR FLOW THRU PERFORATED DIFFUSER (CFM) / DIFFUSER NECK SIZE

AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MATERIAL	REMARKS
A	PERF. CEILING DIFF.	TITUS	PAS-AA	ALUMINUM	24x24 MODULE WITH AIR PATTERN DEFLECTORS, NECK SIZE PER PLAN
B	RETURN AIR GRILLE	TITUS	PAR	ALUMINUM	24x24 NECK SIZE WITH 22x22 NECK
RAG	RETURN AIR GRILLE	TITUS	350F	ALUMINUM	W/ OBD
CD	CEILING DIFFUSER	TITUS	TDC	ALUMINUM	W/ OBD

NOTES:

TITUS IS THE BASIS OF DESIGN, PRICE, METALAIRE AIR GUIDE ARE ACCEPTABLE SUBSTITUTIONS.

GENERAL AND HVAC CONTRACTOR TO COORDINATE FINISH AND COLOR OF ALL AIR DISTRIBUTION PRODUCTS PRIOR TO ORDERING.

HVAC DESIGN REQUIREMENTS		
DUCT SMOKE DETECTOR	YES	
FIRE DAMPER(S)	YES	
SMOKE DAMPERS	YES	
FIRE RATED ENCLOSURE	NO	
FIRE RATED ROOF/ CEILING ASSEMBLY	NO	
FIRE STOPPING	YES	
SMOKE CONTROL	YES **	

HVAC SYSTEM REQUIREMENTS
PER DADE CO. CHAPT. 8

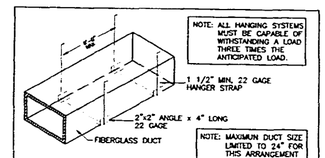
** ZONE OCCUPANCY CALCULATION PER SFBC 3905.9(C)

TENANT FLOOR AREA = 2,580 SQ.FT.
COMMON FLOOR AREA = 775 SQ.FT.
TOTAL ZONE AREA = 8,900 SQ.FT.

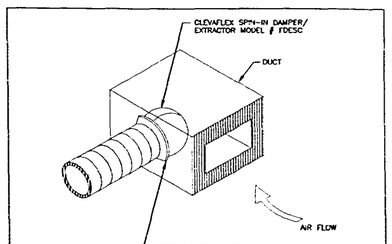
PERCENTAGE OF ZONE OCCUPANCY = 37%

SMOKE TESTING OF THIS TENANT TO BE PERFORMED WHEN 75% OF THE OVERALL SMOKE ZONE CONTAINING THIS TENANT (4TH FLOOR) IS OCCUPIED PER SFBC 3905.9 (C)

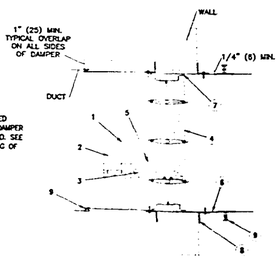
SMOKE TEST CHRONOLOGY	
Time (min)	Event
0:00	Ignition of smoke generators (bombs)
0:30 Monitor	Activate smoke control system, smoke zone boundaries for any smoke migration prior to activation.
3:00	Verify movement of smoke in the fire zone. Monitor smoke zone boundaries for migration.
13:00	Determine whether an exit sign in the test zone is visible from a height of 5 feet at a distance of 20 feet.



FIBERGLASS DUCT HANGING DETAIL
N.T.S.



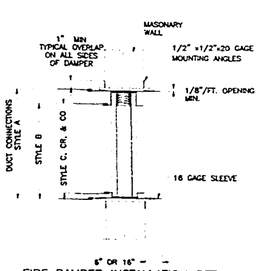
FLEXIBLE DUCT TAKEOFF
N.T.S.



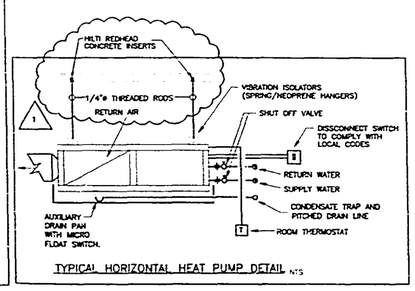
ITEM	DESCRIPTION
1.	ACTUATOR (LOCATION MAY VARY). DAMPER MAY BE SUPPLIED WITHOUT ACTUATOR INSTALLED. RUSKIN'S UL LISTED FIRE DAMPER ACTUATORS MAY BE FIELD INSTALLED IF PROPERLY LABELED. SEE ACTUATOR INSTALLATION INSTRUCTIONS FOR FIELD MOUNTING OF DAMPER ACTUATORS.
2.	OPTIONAL FIRESTAT - OR SP100
3.	AUXILLARY OPERATING JACK SHAFT
4.	DAMPER
5.	OVER CENTER LOCK
6.	SLEEVE
7.	CAULKING MATERIAL (MAY BE ON EITHER SIDE OF DAMPER FRAME
8.	PFMA OR CONVENTIONAL MOUNTING ANGLES
9.	S-JOINT/DUCT MATE, SLEEVE TO DUCT

6" (152) MIN.

COMBINATION FIRE SMOKE DAMPER INSTALLATION DETAIL
TYPICAL AIRFOIL INSTALLATION - RUSKIN MODEL FSD-36 VERTICAL INSTALLATION N.T.S.



FIRE DAMPER INSTALLATION DETAIL
VERTICAL INSTALLATION - RUSKIN MODEL DIBD2 N.T.S.
SEE MANUFACTURER INSTALLATION INSTRUCTIONS FOR COMPLETE INSTALLATION DETAILS.



TYPICAL HORIZONTAL HEAT PUMP DETAIL N.T.S.

GENERAL AIR CONDITIONING NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE AIR CONDITIONING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEADROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OF FOR PROPER EXECUTION OF THE WORK.

3. CONTRACTOR SHALL VISIT THE BUILDING AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID OF COMENCING ANY WORK.

4. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL AIR CONDITIONING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS, WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.

6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL AIR CONDITIONING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.

8. THE WORD "AIR CONDITIONING" MEANS HEATING, VENTILATION, AIR CONDITIONING, DUCTWORK, PIPING, REFRIGERANT LINES, CONTROLS, SMOKE AND FIRE DAMPERS ETC.

9. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.

10. AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT INSTALLATION.

11. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.

12. THE HVAC CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER. THE COMPRESSOR (S) SHALL HAVE A FIVE YEAR WARRANTY.

14. MATERIALS

A. AIR CONDITIONING RIGID DUCTWORK SHALL BE CONSTRUCTED OF 1" THICK R=4.2 STANDARD DUTY FIBERGLASS BOARD FLAMEPROOF REINFORCED ALUMINUM FACED COVER IN ACCORDANCE WITH S.M.A.C.N.A. AS MANUFACTURED BY Owens-Corning. DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING WITH MANUFACTURER'S INSTRUCTIONS. INSTALL AIR VOLUME EXTRACTORS AT EACH DUCT TAP.

B. FLEXIBLE DUCTWORK SHALL BE CLASS 1 AIR DUCT, U.L. 181 LISTED AS MANUFACTURED BY ATCO FLEXAIRE OR APPROVED EQUAL AND OF R=4.2. INSTALL PER LATEST S.M.A.C.N.A. STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE, AND PREVENT THE CONSTRICTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
2. BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
3. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
4. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS.
5. VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.
6. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE NOT LESS THAN 1-1/2 INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER.

C. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION, TITUS, and METALAIRE OR AS APPROVED BY ENGINEER.

D. CONDENSATE DRAIN-PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX, PAINTED WHITE WHERE EXPOSED.

E. FILTERS SHALL BE OF DISPOSABLE TYPE AND HAVE CLEAN PRESSURE DROP OF 0.1 INCHES W.G. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AFTER OCCUPANCY.

F. FIRE DAMPERS SHALL BE RUSKIN MODEL DIBD2 OR EQUAL, DYNAMIC TYPE, 285 DEG. FUSIBLE LINK, STYLE "B", WITH 20 GAGE SLEEVE, U.L. LISTED

G. COMBINATION FIRE/SMOKE DAMPERS SHALL BE RUSKIN MODEL FSD-36, CLASS 1 LEAKAGE, 285 DEG. FUSIBLE LINK, ELECTRIC ACTUATOR 120-1-60 VOLT, 20 GAGE SLEEVE, U.L. LISTED.

H. 2-POSITION CONTROL DAMPERS SHALL BE RUSKIN MODEL CD-50. DAMPER POSITION SHALL BE SET IN THE FIELD TO ALLOW PROPER AIR FLOW RATES FOR SMOKE CONTROL AND VENTILATION.

I. COUNTERBALANCED BACKDRAFT DAMPERS SHALL BE LOW LEAKAGE RUSKIN MODEL CBDR8 TO BEGIN OPENING AT 0.01"wc.

J. EXPOSED SPIRAL METAL DUCTWORK SHALL BE SPIROSAFE DOUBLE WALL DUCT MANUFACTURED BY LINEAR. DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS. SPIRAL DUCT SHALL BE DOUBLE WALL CONSTRUCTION OF ALUMINUM SHEET METAL WITH PERFORATED INTERNAL METAL LINER INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND LATEST SMACNA STANDARDS.

SMOKE CONTROL SYSTEM SEQUENCE OF OPERATIONS.

ALL AREA SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING FIRE ALARM PANEL. ACTIVATION OF AN AREA DETECTOR OR A SPRINKLER SYSTEM WATER FLOW SWITCH SERVING THIS FLOOR, THE FIRE ALARM PANEL SHALL SHALL COMMENCE THE SEQUENCE OF OPERATIONS FOR THE BASE BUILDING SYSTEMS. THE FOLLOWING SHALL THEN OCCUR ON THIS FLOOR OF INCIDENCE:

1. ALL AC UNITS SHALL SHUT DOWN.
2. 2-POSITION DAMPERS IN MAKE UP AIR DUCTS FOR AC-1,2 SHALL OPEN FULLY.
3. ALL COMBINATION FIRE SMOKE DAMPERS SERVING AIR TRANSFER OPENINGS SHALL OPEN FULLY.
4. 2-POSITION DAMPERS IN VENTILATION AIR INTAKE DUCTS SHALL CLOSE.

UPON RECEIVING A SIGNAL FROM A SMOKE DETECTOR OR WATER FLOW SERVING THE FLOOR ABOVE OR BELOW, THE FIRE ALARM PANEL SHALL COMMENCE THE SEQUENCE OF OPERATIONS FOR THE BASE BUILDING SYSTEMS. THE FOLLOWING SHALL THEN OCCUR ON THIS FLOOR:

1. ALL AC UNITS SHALL SHUT DOWN.
2. 2-POSITION DAMPERS IN OUTSIDE AIR INTAKE DUCTS FOR AC-1,2 SHALL OPEN FULLY.
3. 2-POSITION DAMPERS IN VENTILATION AIR INTAKE DUCTS SHALL CLOSE.
4. ALL COMBINATION FIRE SMOKE DAMPERS SERVING AIR TRANSFERS OPENINGS SHALL REMAIN CLOSED.

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id insight design

REVISIONS
1 BLDG DEPT COMM 12-16-03

WILLIAM MORRIS AGENCY
1110 Washington Avenue,
Miami Beach, Florida

Applicable Building Code Section 104.4.3
WORK NOT TO CODE COMPLIANCE
Work

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
CONCURRENCY:
MECHANICAL
FIRE PREVENTION
ENGINEERING
CERTIFICATE OF USE
ACCESSIBILITY

insight design
ARCHITECTURE • INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305 535 5909
AR0014302 ID0003984

PROJECT NO. 02108
DRAWN BY MEV
DATE 1/14/03
SCALE
SHEET NO. AC-2

04

HEAT PUMP SCHEDULE

UNIT NUMBER	NOMINAL TONS	TOTAL CFM	O.A. CFM	S.P. (in w.g.)	E.A.T. (DB/WB °F)	L.A.T. (DB/WB °F)	E.W.T. (°F)	TOTAL CAP. (MBH)	SENSIBLE CAP. (MBH)	L.W.T. (°F)	HEATING CAP. (MBH)	E.E.R.	C.O.P.	VOLTAGE	UNIT F.L.A.	MCA (MIN. CIRCUIT AMP)	C.O.MAKER SIZE R.E.A.	MAX. FUSE/CKT. BKR. AMP	MAXIMUM FUSE SIZE	MANUF. ACTUATOR #	MODEL NUMBER	UNIT LOCATION (INDOOR) #	C.F.M.	WEIGHT IN POUNDS (APPROX.)	SERVICE
AC-1	10.0	3600	250	0.7	77.9/64.9	54.7/56.5	85	117.5	78.8	70.0	140	14.0	5.0	208-3-60	43.8	3.09.0	2@173 mm	47.9	60	FHP	EM120-HZ	78L30WH21 SH	30	1511	401,402,403,404 405,406,407,408 409 CORRIDOR/LAN
AC-2	5.0	1825	150	0.5	78.0/64.4	56.9/55.3	85	57.3	38.8	41.0	127	14.4	4.4	208-3-60	22.9	0.75/5.2	177	27.3	45	FHP	EM060-HZ	43L30WH21H	1416	1012	410,411,412,413 414,415 CORRIDOR PANTRY
AC-3	0.5	300	-	0.4	-	-	85	7.2	4.8	7.0	12.0	4.5	2.66-1-60	4.08	0.1/0.85	3.1	4.8	15	FHP	EM007-HZ	31L21WH11 2SH	119	317	1 AN

ACCESSORIES:
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- FIRE DAMPER WITH ACCESS PANEL
- THERMOSTAT WITH SUBBASE
- SUPPLY AIR (DIRECTION OF THROW)
- RETURN AIR
- DUCT SECTION - SUPPLY
- DUCT SECTION - RETURN
- DUCT TRANSITION @ 30° MAX.
- 24x12 — DUCT (1ST FIGURE, SIDE SHOWN. 2ND FIGURE, SIDE NOT SHOWN)
- 24x12 / 12x8 — STANDARD BRANCH FOR SUPPLY AND RETURN (NO SPLITTER OR EXTRACTOR)
- 24x12 — SPLITTER WITH VOLUME DAMPERS.
- FLEXIBLE DUCT — 400 AIR FLOW THRU PERFORATED DIFFUSER (CFM) 14" DIFFUSER NECK SIZE
- ELBOW WITH "AIRFOIL" TURNING VANES
- SUPPLY CEILING GRILLE
- RETURN AIR GRILLE
- SPIROsafe DOUBLE W., DUCT BRANCH TYPE TBSRU
- SPIROsafe DOUBLE W., 90° ELBOW TYPE BUI
- SPIROsafe DOUBLE W., Y BRANCH TYPE TWU
- SPIROsafe DOUBLE W., TEE TYPE TDPUI

AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MATERIAL	REMARKS
A	PERF. CEILING DIFF	TITUS	PAS-AA	ALUMINUM	24x24 MODULE WITH AIR PATTERN DEFLECTORS. NECK SIZE PER PLAN
B	RETURN AIR GILLE	TITUS	PAR	ALUMINUM	24x24 NECK SIZE WITH 22x22 NECK
RAG	RETURN AIR GILLE	TITUS	55F	ALUMINUM	W/ OBD
CD	CEILING DIFFUSER	TITUS	TDC	ALUMINUM	W/ OBD

NOTES:
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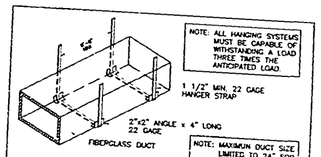
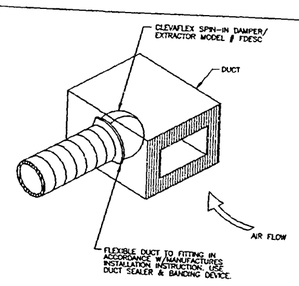
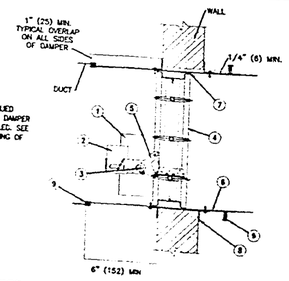


FIBERGLASS DUCT HANGING DETAIL
N.T.S.

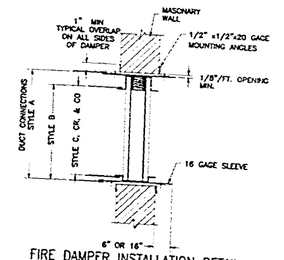


FLEXIBLE DUCT TAKEOFF
N.T.S.

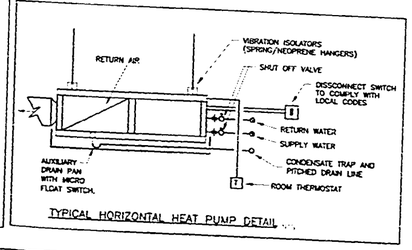


ITEM DESCRIPTION
1. ACTUATOR (LOCATION MAY VARY). DAMPER MAY BE SUPPLIED WITHOUT ACTUATOR INSTALLED. RUSKIN'S UL LISTED FIRE DAMPER ACTUATORS MAY BE FIELD INSTALLED IF PROPERLY LABELED. SEE ACTUATOR INSTALLATION INSTRUCTIONS FOR FIELD MOUNTING OF DAMPER ACTUATORS.
2. OPTIONAL FIRESTAT OR SP100
3. AUXILIARY OPERATING JACK SHAFT
4. DAMPER
5. OVER CENTER LOCK
6. SLEEVE
7. CAULKING MATERIAL (MAY BE ON EITHER SIDE OF DAMPER FRAME
8. PTMA OR CONVENTIONAL MOUNTING ANGLES
9. S-JOINT/DUCT MATE SLEEVE TO DUCT

COMBINATION FIRE SMOKE DAMPER INSTALLATION DETAIL
TYPICAL AIRFOIL INSTALLATION - RUSKIN MODEL FSD-36 VERTICAL INSTALLATION
N.T.S.



FIRE DAMPER INSTALLATION DETAIL
VERTICAL INSTALLATION - RUSKIN MODEL DIBD2 N.T.S.
SEE MANUFACTURER INSTALLATION INSTRUCTIONS FOR COMPLETE INSTALLATION DETAILS.



TYPICAL HORIZONTAL HEAT PUMP DETAIL

GENERAL AIR CONDITIONING NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE AIR CONDITIONING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEADROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OF FOR PROPER EXECUTION OF THE WORK.

3. CONTRACTOR SHALL VISIT THE BUILDING AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID OR COMMENCING ANY WORK.

4. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL AIR CONDITIONING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS, WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.

6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL AIR CONDITIONING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BYLAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES

8. THE WORD "AIR CONDITIONING" MEANS HEATING, VENTILATION, AIR CONDITIONING, DUCTWORK, PIPING, REFRIGERANT LINES, CONTROLS, SMOKE AND FIRE DAMPERS ETC.

9. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.

10. AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT INSTALLATION.

11. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.

12. THE HVAC CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER. THE COMPRESSOR (S) SHALL HAVE A FIVE YEAR WARRANTY.

14. MATERIALS

A. AIR CONDITIONING RIGID DUCTWORK SHALL BE CONSTRUCTED OF 1" THICK R=4.2 STANDARD DUTY FIBERGLASS BOARD FLAMEPROOF REINFORCED ALUMINUM FACED COVER IN ACCORDANCE WITH S.M.A.C.N.A. AS MANUFACTURED BY Owens-Corning. DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING WITH MANUFACTURER'S INSTRUCTIONS. INSTALL AIR VOLUME EXTRACTORS AT EACH DUCT TAP.

B. FLEXIBLE DUCTWORK SHALL BE CLASS 1 AIR DUCT, U.L. 181 LISTED AS MANUFACTURED BY ATCO FLEXAIRE OR APPROVED EQUAL AND OF R=4.2. INSTALL PER LATEST S.M.A.C.N.A. STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE, AND PREVENT THE CONSTRICTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
2. BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
3. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
4. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS.
5. VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.
6. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE NOT LESS THAN 1-1/2 INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER.

C. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION, TITUS, and METALAIRE OR AS APPROVED BY ENGINEER.

D. CONDENSATE DRAIN-PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX, PAINTED WHITE WHERE EXPOSED.

E. FILTERS SHALL BE OF DISPOSABLE TYPE AND HAVE CLEAN PRESSURE DROP OF 0.15" PROVIDE TWO SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AFTER OCCUPANCY.

F. FIRE DAMPERS SHALL BE RUSKIN MODEL DIBD2 OR EQUAL, DYNAMIC TYPE, 285 DEG. FUSIBLE LINK, STYLE "B", WITH 20 GAGE SLEEVE, U.L. LISTED

G. COMBINATION FIRE/SMOKE DAMPERS SHALL BE RUSKIN MODEL FSD-36, CLASS II LEAKAGE, 285 DEG. FUSIBLE LINK, ELECTRIC ACTUATOR 120-1-60 VOLT, 20 GAGE SLEEVE, U.L. 555 LISTED.

H. 2-POSITION CONTROL DAMPERS SHALL BE RUSKIN MODEL CD-50. DAMPER POSITIONS SHALL BE SET IN THE FIELD TO ALLOW PROPER AIR FLOW RATES FOR SMOKE CONTROL AND VENTILATION.

I. COUNTERBALANCED BACKDRAFT DAMPERS SHALL BE LOW LEAKAGE RUSKIN MODEL CBD2 SET TO OPENING AT 0.01"wc.

J. EXPOSED SPIRAL METAL DUCTWORK SHALL BE SPIROSAFE DOUBLE WALL DUCT MANUFACTURED BY LINCLAB. DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS. SPIRAL DUCT SHALL BE DOUBLE WALL CONSTRUCTION OF ALUMINUM SHEET METAL WITH PERFORATED INTERNAL METAL LINER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND LATEST SMACNA STANDARDS.

SMOKE CONTROL SYSTEM SEQUENCE OF OPERATIONS.

ALL AREA SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING FIRE ALARM PANEL UPON ACTIVATION OF AN AREA DETECTOR OR A SPRINKLER SYSTEM WATER FLOW SWITCH SERVING THIS FLOOR, THE FIRE ALARM PANEL SHALL SHALL COMMENCE THE SEQUENCE OF OPERATIONS FOR THE BASE BUILDING SYSTEMS. THE FOLLOWING SHALL THEN OCCUR ON THIS FLOOR OF INCIDENCE:

1. ALL AC UNITS SHALL SHUT DOWN.
2. 2-POSITION DAMPERS IN MAKE UP AIR DUCTS FOR AC-1,2 SHALL OPEN FULLY.
3. ALL COMBINATION FIRE SMOKE DAMPERS SERVING AIR TRANSFER OPENINGS SHALL OPEN FULLY.
4. 2-POSITION DAMPERS IN VENTILATION AIR INTAKE DUCTS SHALL CLOSE.

UPON RECEIVING A SIGNAL FROM A SMOKE DETECTOR OR WATER FLOW SERVING THE FLOOR ABOVE OR BELOW, THE FIRE ALARM PANEL SHALL COMMENCE THE SEQUENCE OF OPERATIONS FOR THE BASE BUILDING SYSTEMS. THE FOLLOWING SHALL THEN OCCUR ON THIS FLOOR:

1. ALL AC UNITS SHALL SHUT DOWN.
2. 2-POSITION DAMPERS IN OUTSIDE AIR INTAKE DUCTS FOR AC-1,2 SHALL OPEN FULLY.
3. 2-POSITION DAMPERS IN VENTILATION AIR INTAKE DUCTS SHALL CLOSE.
4. ALL COMBINATION FIRE SMOKE DAMPERS SERVING AIR TRANSFERS OPENINGS SHALL REMAIN CLOSED.

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id insight design

REVISIONS

SHEET TITLE

Work for
WILLIAM MORRIS AGENCY
1100 Washington Avenue,
Miami Beach, Florida

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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PROJECT NO.	02106
DRAWN BY	MEV
DATE	1/14/03
SCALE	
SHEET NO.	AC-2

04

GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.

3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE'S OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS OF WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF THE CONTRACTOR.

5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCES WITH OTHER TRADES.

6. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.

7. PROVIDE MEANS "TURNISHED AND INSTALL".

8. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.

9. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.

10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT INSTALLATION.

11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.

12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.

13. PLUMBING FIXTURES SHALL BE PROVIDED BY THE OWNER AND SHALL BE HANDLED / INSTALLED BY THE PLUMBING CONTRACTOR. PLUMBING FIXTURE RELATED SUPPLIES (P-TRAPS, ETC.) ARE NOT PART OF THE FIXTURE PLUMBING PACKAGE ALLOWANCE AND SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR. WATER HEATERS ARE NOT PART OF THE PLUMBING FIXTURE PACKAGE AND SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.

14. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE.

15. WHEREVER DISSIMILAR METALS ARE TO JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.

17. MATERIALS

A. DOMESTIC WATER PIPING

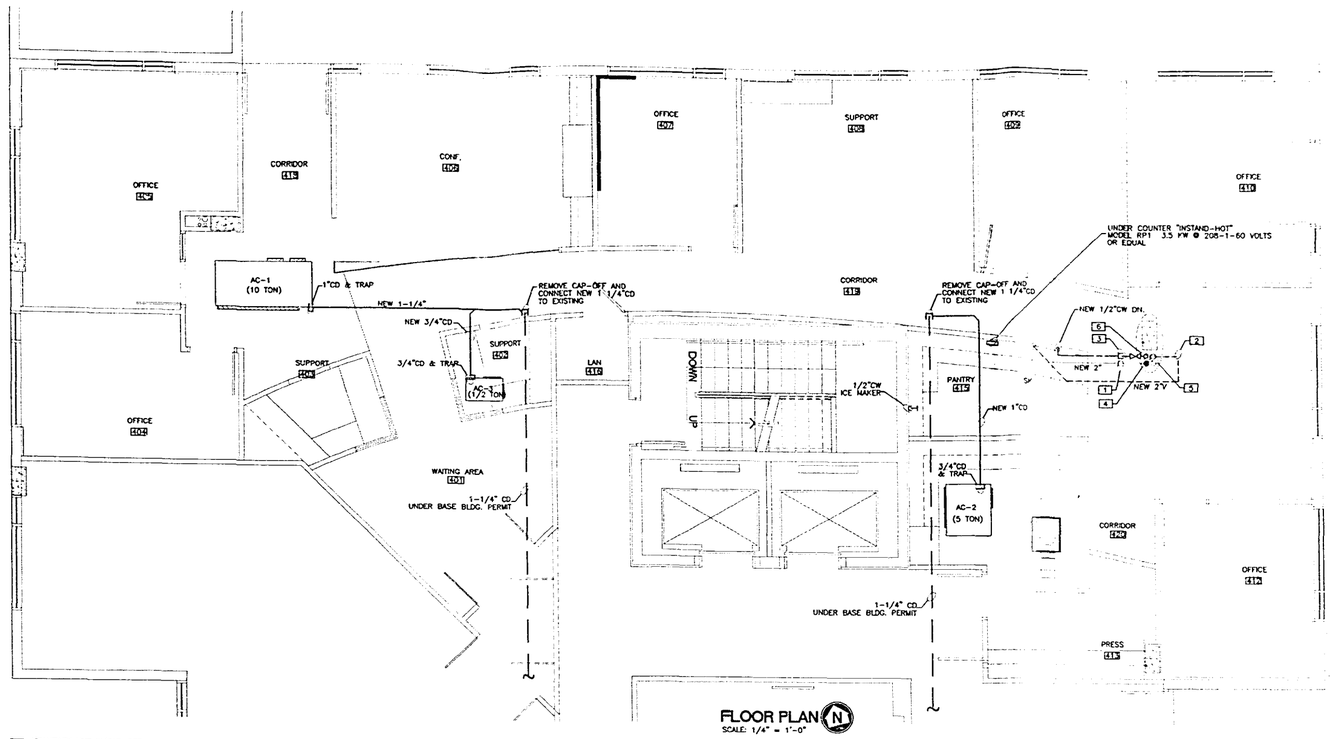
1. DOMESTIC WATER PIPING INSIDE OF BUILDING SHALL BE TYPE 'M' COPPER PIPE AND FITTING.

B. SANITARY PIPING

1. SANITARY PIPING WITHIN THE BUILDING SHALL BE CENTRIFUGAL SPUN, HUBLESS, SERVICE WEIGHT CAST IRON PIPE.
2. CONCEALED SANITARY PIPING ABOVE SLAB (SINK AND LAVATORY TRAPS, ARMS) SHALL BE DWV COPPER.

C. STORM WATER & SERVICE PIPING

1. CONDENSATE DRAIN PIPING SHALL BE INSULATED DWV COPPER.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

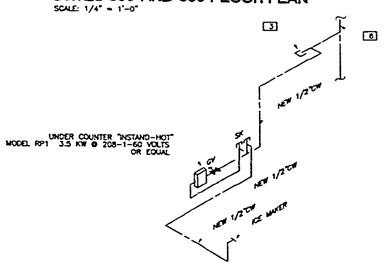
1. 4"SANITARY LINE W/CAP-OFF UNDER BASE BLDG. PERMIT
2. 3"VENT LINE W/CAP-OFF UNDER BASE BLDG. PERMIT
3. 1"CW SHUT-OFF VALVE W/ CAP-OFF UNDER BASE BLDG. PERMIT
4. 4"S.S. RISER UNDER BASE BLDG. PERMIT
5. 3"V.S. RISER UNDER BASE BLDG. PERMIT
6. 2"CW RISER UNDE BASE BLDG. PERMIT

NOTE:

ALL CEILING SPACE TO BE RETURN AIR/SMOKE EVAC. PLENUM. NO COMBUSTIBLE MATERIALS ALLOWED.

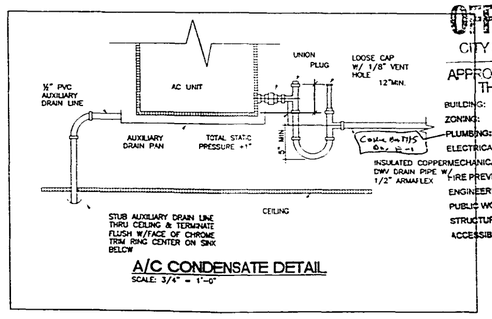
SUITES 500 AND 550 FLOOR PLAN

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



SANITARY RISER DIAGRAM
NTS

WATER RISER DIAGRAM
NTS



A/C CONDENSATE DETAIL
SCALE: 3/4" = 1'-0"

PLUMBING LEGEND			
L		SOIL OR WASTE LINE	
		VENT LINE	
SK.	KITCHEN Sink	COLD WATER LINE	
AC	AIR CONDITIONING	HOT WATER LINE	
CD	CONDENSATE DRAIN	CONDENSATE DRAIN LINE	
GV	GATE VALVE	GATE VALVE	
FU	FIXTURE UNITS	STORM LINE	
HW	HOT WATER	NOTES	
CW	COLD WATER		
C.O.	CLEANOUT		
V	VENT		

FIXTURE CONNECTION SCHEDULE					
ITEM	C.W. CONN	H.W. CONN	TRAP SIZE	F.U. COUNT	REMARKS
KITCHEN SINK	1/2"	1/2"	1 1/2"	2	

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CITY OF MIAMI BEACH
APPROVED FOR PERMITS
THE FOLLOWING:
BUILDING: BK 3-26-03
ZONING:
PLUMBING: DE 3-2-03
ELECTRICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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insight design

REVISIONS

SHEET TITLE

As per Florida Building Code Section 104.6.3
CODE COMPLIANCE
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Miami Beach, Florida

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AR0014632 0

PROJECT NO.	02108
DRAWN BY	MEV
DATE	1/14/03
SCALE	
SHEET NO.	P-1

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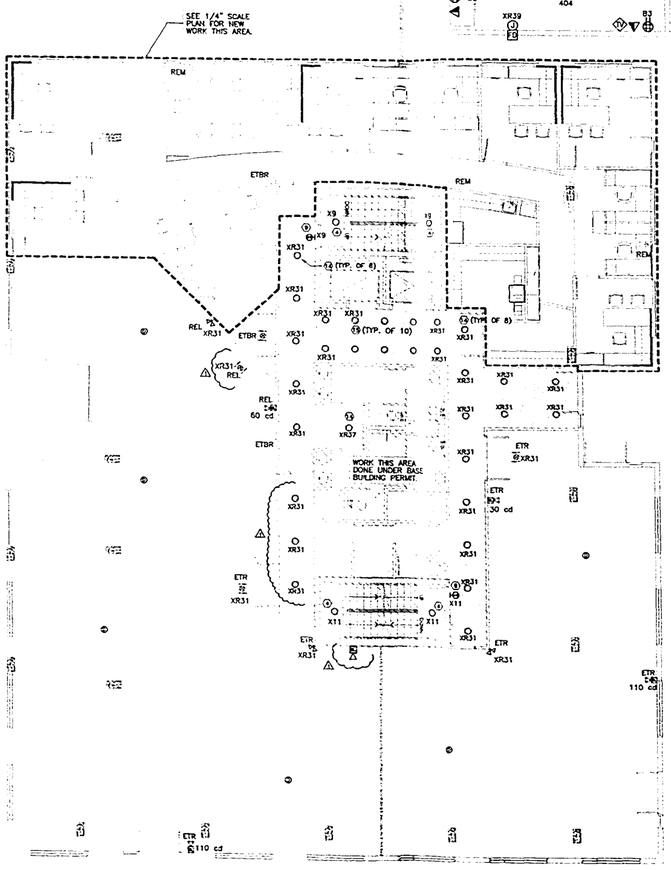

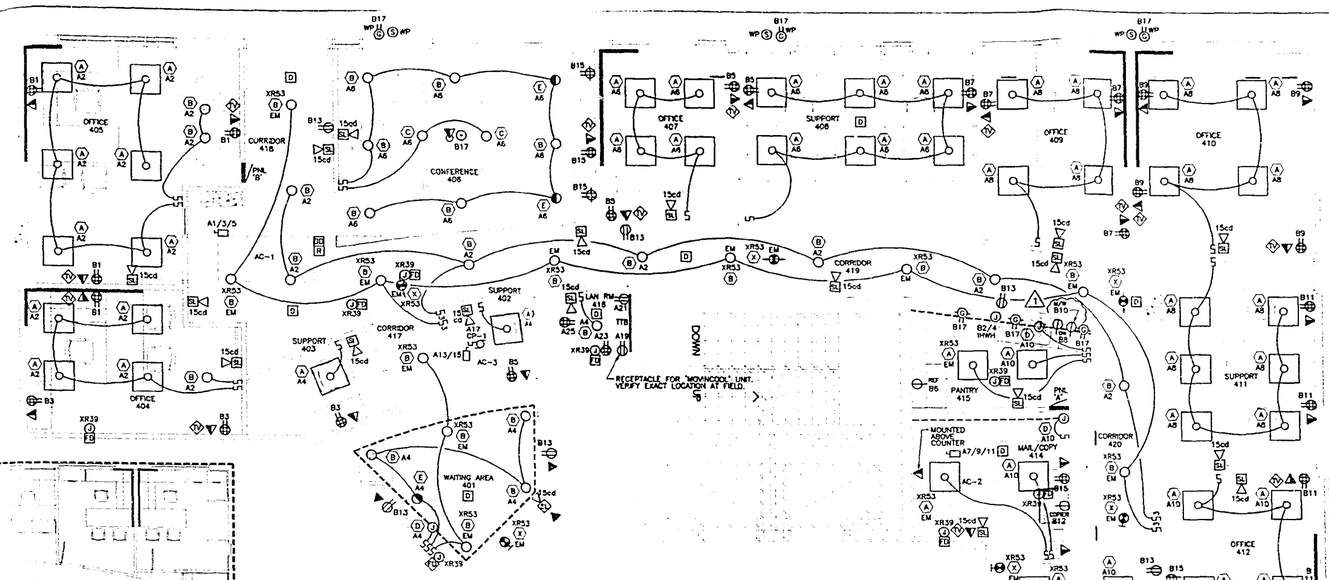

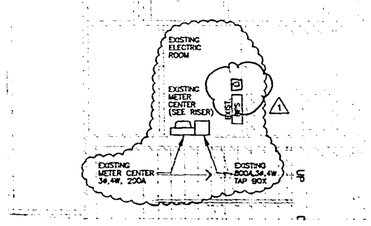

FIRE ALARM DEVICE LEGEND

ETR	EXISTING TO REMAIN
ETBR	EXISTING TO BE RELOCATED
REL	RELOCATED EXISTING DEVICE – NEW LOCATION
REM	DELETE EXISTING DEVICE
	EXISTING FLOOD LIGHT FIXTURE
	EXISTING STROBE/HORN UNIT
	EXISTING EXIT SIGN
	NEW SMOKE DETECTOR
	DASHED, LIGHT LINE WEIGHTS INDICATE, EXISTING DEVICE IS REMOVED OR RELOCATED.
	DASHED, HEAVY LINE WEIGHTS INDICATE, EXISTING DEVICE REMAINS OR IS RELOCATED.

SMOKE DETECTOR NOTE:
CONNECT NEW SMOKE DETECTORS TO EXISTING BMS. SMOKE DETECTORS SHALL BE OF THE SAME MANUFACTURE AND MODEL MATCHING THE EXISTING FIRE ALARM SYSTEM. RE-CERTIFY FIRE ALARM SYSTEM IN COMPLIANCE WITH LOCAL FIRE DEPARTMENT AUTHORITY HAVING JURISDICTION.

PARTIAL 4TH FLOOR PLAN - (FUTURE RETAIL SPACES) FIRE ALARM DEVICES

SCALE: 1/8" = 1'-0"

4TH FLOOR SUITES ELECTRICAL PLAN

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

ELECTRICAL LEGEND

2'x2' RECESSED FLUORESCENT	120V SIMPLEX RECEPTACLE
COVE W/D FLUORESCENT FIXTURES	120V ABOVE COUNTER, GROUND FAULT DUPLEX RECEPTACLE
CEILING LIGHT FIXTURE	120V GROUND FAULT DUPLEX RECEPTACLE
RECESSED LIGHT FIXTURE	JUNCTION BOX
WALL MOUNTED EXIT SIGN	COMBINATION VOICE/DATA OUTLET
CEILING MOUNTED DIRECTIONAL EXIT SIGN	FLOOR MOUNTED COMBINATION DATA/TELEPHONE OUTLET
INDICATES TYPE OF LIGHTING – SEE LIGHT FIXTURE SCHEDULE	TELEVISION OUTLET
120V TOGGLE SWITCH	COMBINATION SPEAKER/STROBE LIGHT (CANDELLA NOTED) – FIRE ALARM
120V 3-WAY TOGGLE SWITCH	TELEPHONE OUTLET
METER CENTER AND TAP BOX	SPEAKER
ELECTRIC PANEL	SMOKE DETECTOR – FIRE ALARM
DISCONNECT SWITCH	DUCT MOUNTED SMOKE DETECTOR
120V PUMP MOTOR W/DISCONNECT SWITCH	RELAY
120V QUADRAPLEX RECEPTACLE	FIRE DAMPER – FIRE ALARM
120V DUPLEX RECEPTACLE	LIGHT FIXTURE CONNECTED TO BUILDING EMERG. SYSTEM (VIA EMERG. GENERATOR).
120V ABOVE COUNTER DUPLEX RECEPTACLE	WEATHERPROOF
120V FLOOR MOUNTED DUPLEX RECEPTACLE	

DRAWING NOTES:
1. ALL NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM AND DEVICES.
2. EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS CONNECTED TO EXISTING EMERGENCY POWER SYSTEM ARE INDICATED BY "EM".

BUILDING & ZONING DEPARTMENT
REVIEWED FOR COMPLIANCE
Building Code Section 105.3
CODE COMPLIANCE OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
FIRE:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
DUPLICATION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

ERNESTO R TORRES
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1/14/03

id insight design

REVISIONS

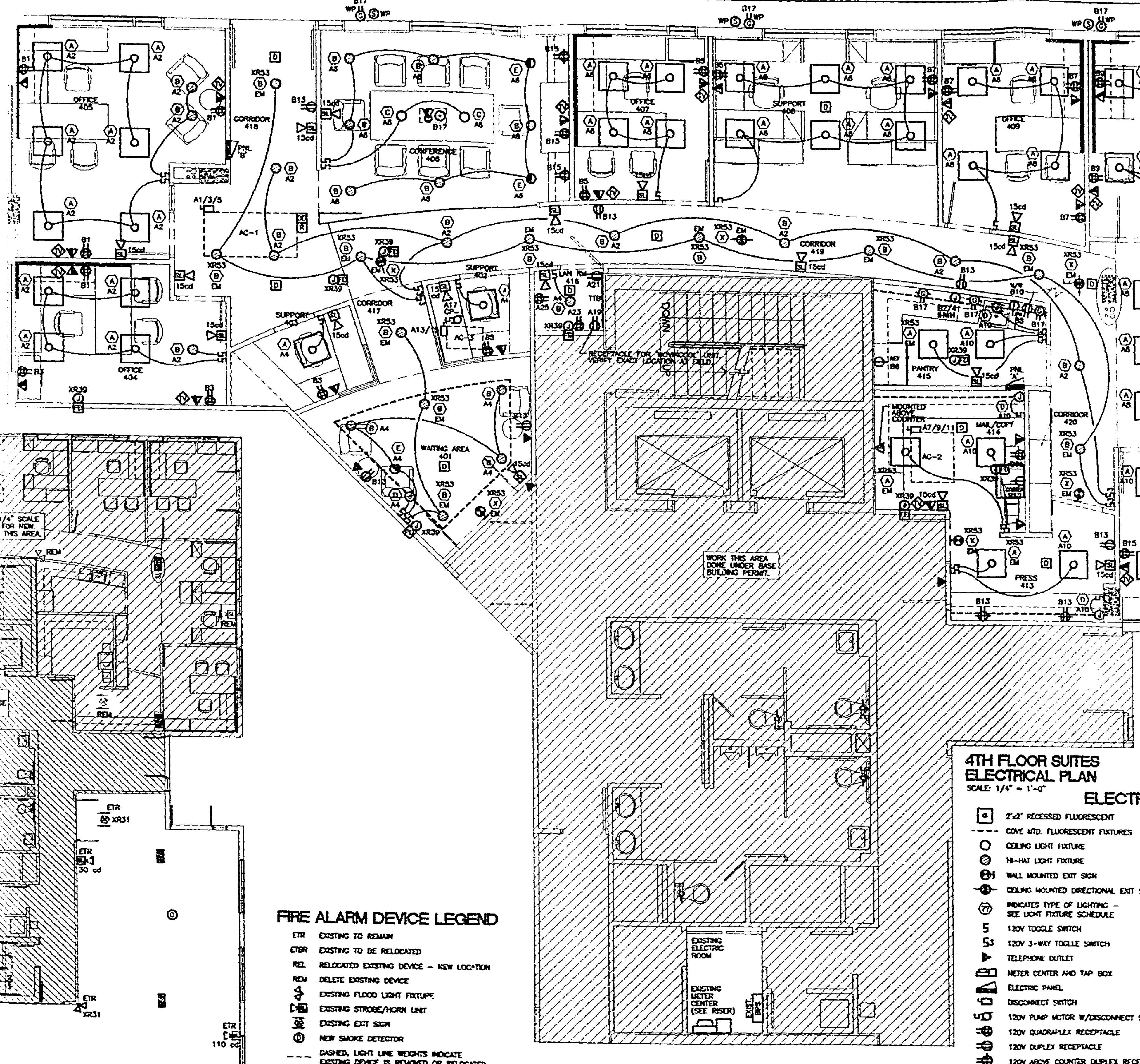
Work for
LEE MORRIS AGENCY
Washington Avenue,
Miami Beach, Florida

SHEET TITLE

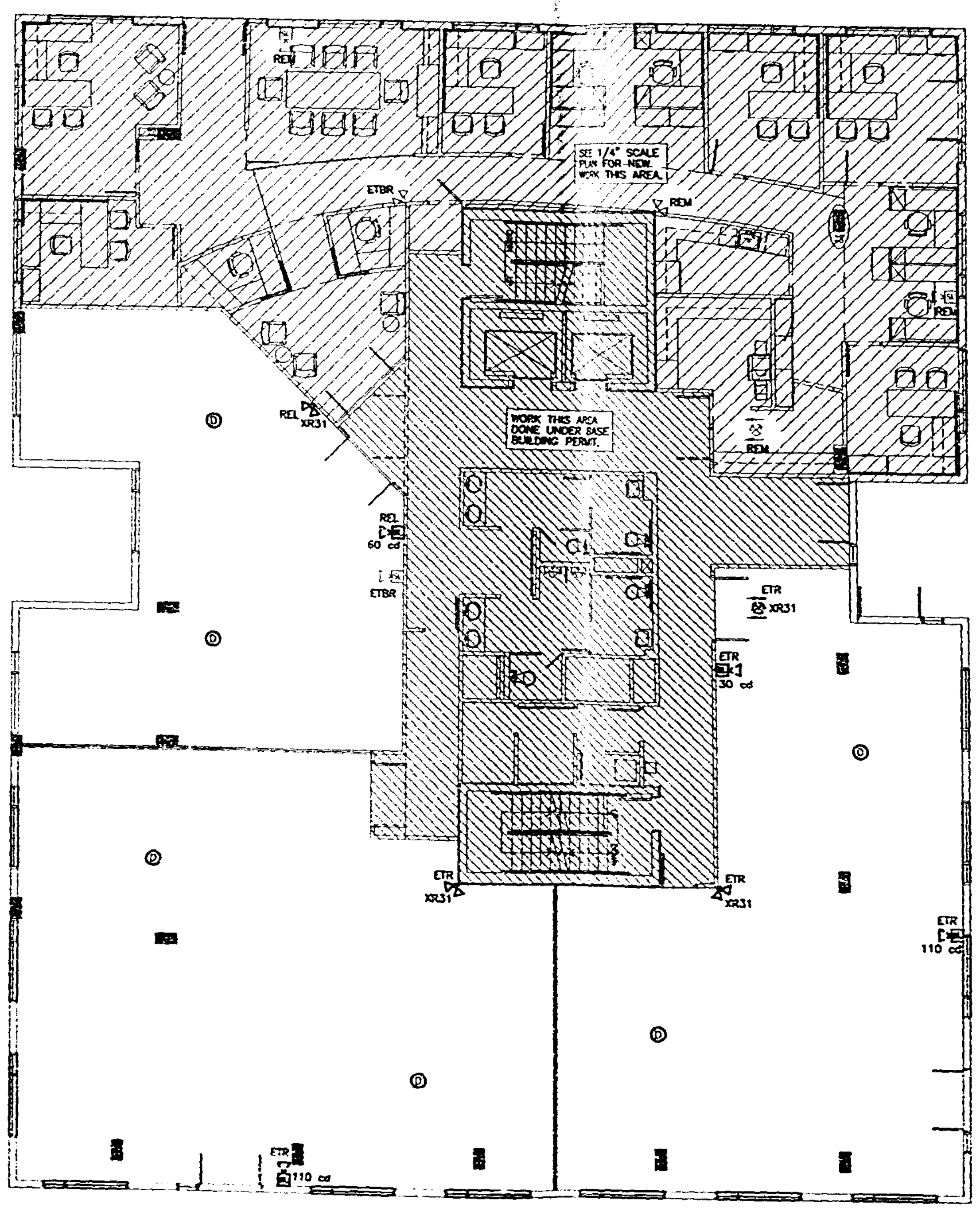
insight design
ARCHITECTURE • INTERIORS
1210 Washington Avenue Suite 224
Miami Beach, Florida 305 535 9909
AR0014302 IDO003984

PROJECT NO.	02108
DRAWN BY	
DATE	1/14/03
SCALE	
SHEET NO.	E-1

04



4TH FLOOR SUITES ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



PARTIAL 4TH FLOOR PLAN - (FUTURE RETAIL SPACES) FIRE ALARM DEVICES
SCALE: 1/8" = 1'-0"

FIRE ALARM DEVICE LEGEND

- ETR — EXISTING TO REMAIN
- ETBR — EXISTING TO BE RELOCATED
- REL — RELOCATED EXISTING DEVICE – NEW LOCATION
- REM — DELETE EXISTING DEVICE
- EXISTING FLOOD LIGHT FIXTURE
- EXISTING STROBE/HORN UNIT
- EXISTING EXIT SIGN
- NEW SMOKE DETECTOR
- DASHED, LIGHT LINE WEIGHTS INDICATE EXISTING DEVICE IS REMOVED OR RELOCATED.
- DASHED, HEAVY LINE WEIGHTS INDICATE EXISTING DEVICE REMAINS OR IS RELOCATED.

SMOKE DETECTOR NOTE:
CONNECT NEW SMOKE DETECTORS TO EXISTING BPS. SMOKE DETECTORS SHALL BE OF THE SAME MANUFACTURE AND MODEL, MATCHING THE EXISTING FIRE ALARM SYSTEM. RE-CERTIFY FIRE ALARM SYSTEM IN COMPLIANCE WITH LOCAL FIRE DEPARTMENT AUTHORITY HAVING JURISDICTION.

ELECTRICAL LEGEND

- 2'x2' RECESSED FLUORESCENT
- COVE MTD. FLUORESCENT FIXTURES
- CEILING LIGHT FIXTURE
- HI-HAT LIGHT FIXTURE
- WALL MOUNTED EXIT SIGN
- CEILING MOUNTED DIRECTIONAL EXIT SIGN
- INDICATES TYPE OF LIGHTING – SEE LIGHT FIXTURE SCHEDULE
- S — 120V TOGGLE SWITCH
- S3 — 120V 3-WAY TOGGLE SWITCH
- TELEPHONE OUTLET
- METER CENTER AND TAP BOX
- ELECTRIC PANEL
- DISCONNECT SWITCH
- 120V PUMP MOTOR W/DISCONNECT SWITCH
- 120V QUADRAPLEX RECEPTACLE
- 120V DUPLEX RECEPTACLE
- 120V ABOVE COUNTER DUPLEX RECEPTACLE
- 120V FLOOR MOUNTED DUPLEX RECEPTACLE
- 120V SIMPLEX RECEPTACLE
- 120V ABOVE COUNTER, GROUND FAULT DUPLEX RECEPTACLE
- 120V GROUND FAULT DUPLEX RECEPTACLE
- JUNCTION BOX
- COMBINATION DATA/TELEPHONE OUTLET
- FLOOR MOUNTED COMBINATION DATA/TELEPHONE OUTLET
- TELEVISION OUTLET
- COMBINATION SPEAKER/STROBE LIGHT (CANDELLA NOTED) – FIRE ALARM
- SPEAKER
- SMOKE DETECTOR – FIRE ALARM
- DUCT MOUNTED SMOKE DETECTOR
- RELAY
- FIRE DAMPER – FIRE ALARM
- EM — LIGHT FIXTURE CONNECTED TO BUILDING EMERG. SYSTEM (VIA EMERG. GENERATOR).
- WP — WEATHERPROOF

DRAWING NOTES:
1. ALL NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM PANEL AND DEVICES.
2. EMERGENCY LIGHT FIXTURES AND EXIT SIGNS CIRCUITED TO EXISTING EMERGENCY PANEL "XR" ARE INDICATED BY THE DESIGNATION "EM".

LIGHT FIXTURE SCHEDULE

◯	MANUFACTURER	CATALOG No.	LAMPS No.	LAMPS TYPE	VOLTS	MOUNTING	REMARKS
A	DAYBRITE	2LP3BS231U6-33AL -1/2EB-GLR	2	F31WT8	120	RECESS	PARABOLIC
B	CAPRI	CM8-F226/32/42 -U-F32-HBS	2	PL26W	120	RECESS	DOWNLIGHT
C	TO-BE-SELECTED-BY-OWNER	–	1	–	120	PENDANT	(100W MAX)
D	TO-BE-SELECTED-BY-OWNER	–	1	–	120	COVE	(25W/FT MAX)
E	TO-BE-SELECTED-BY-OWNER	–	1	–	120	RECESS	(75W MAX.) WALL WASH
X	McPHILBEN	XRWE4	–	LED	120	UNIVERSAL	EXIT SIGN

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

WILLIAM MORRIS AGENCY
119 Washington Avenue, Miami Beach, Florida

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PE# 0049958 E.E.
EB0003862
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AR0014302 ◦ ID0003964

REVISIONS

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DRAWN BY:
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04

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL CONFORM WITH LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING INSTALLATION OF THE ELECTRICAL SYSTEM. IF WORK AS INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH SUCH ORDINANCES, BUILDING CODES & REGULATIONS, THE CONTRACTOR SHALL NOTIFY IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID, THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS REGARDING HOW TO PROCEED.
2. THESE DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL PLANS, ARCHITECTURAL PLANS & SHOP DRAWINGS SHALL GOVERN EXACT DEVICE LOCATIONS. CONTRACTOR SHALL VISIT THE SITE BEFORE PROCEEDING IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES AND FOLLOW DRAWINGS IN WHICH WORK WILL BE INSTALLED & MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS. TO VERIFY SPACE CONDITIONS AT ALL POINTS, WHERE HEADROOM, OR HEADROOM AND SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL MAKE FIELD MODIFICATIONS IN LAYOUTS AS NEEDED WITHOUT EXTRA CHARGE, TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF WORK.
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING OR SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR EXISTING CONDITIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER OF SUCH OMISSIONS SUFFICIENTLY IN ADVANCE TIME TO ALLOW REVISIONS BEFORE BIDS ARE SUBMITTED.
4. VERIFY SERVICE CHARACTERISTICS, LOCATION & CONNECTION WITH TELEPHONE & ELECTRIC UTILITY COMPANIES. PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT & FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL & REPLACEMENT OF ITEM WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT & WORKMANLIKE APPEARANCE. REMOVAL & REPLACEMENT SHALL BE DONE IMMEDIATELY AND SHALL BE DONE AT NO EXPENSE TO THE OWNER. ALL EXPENSE OF CONTRACTOR, WHEN DIRECTED BY THE OWNER IN WRITING, AT SOLE EXPENSE OF CONTRACTOR.
6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CONDITIONS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE & REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH SHALL HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES. MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES & TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY CHARGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
8. ALL WIRE COPPER, IN RACEWAY, OR AS OTHERWISE SHOWN ON PLANS. MC CABLE IS ALLOWED.
9. WIRE UP COMPLETE ALL HVAC EQUIPMENT & CONTROLS AS DIRECTED BY THE HVAC CONTRACTOR. CONTROL WIRING SHALL BE IN SEPARATE RACEWAY FROM POWER WIRING.
10. PROVIDE WORK "FURNISH AND INSTALL".
11. COORDINATE WORK WITH OTHER TRADES TO AVOID PREVENTABLE CONFLICTS.
12. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
13. PROVIDE TEMPORARY WIRING SYSTEM FOR USE OF ALL TRADES, ADEQUATE ENTIRE JOB OF THIS PROJECT.
14. CONNECT ALL MOTORS, STARTERS, CONTROLLERS, DISCONNECT SWITCHES, CIRCUIT BREAKERS, ETC., WHETHER FURNISHED UNDER THIS CONTRACT BY THE GENERAL CONTRACTOR, OTHER SUBCONTRACTORS, OR THE OWNER.
15. PROVIDE ALL FIXTURES AS PER LIGHTING FIXTURE SCHEDULE.
16. PROVIDE ALL WIRING DEVICES AS PER OWNER REQUIREMENTS.
17. IDENTIFY CLEARLY ON A TYPEWRITTEN FORM ALL CIRCUITS & EQUIPMENT TO CORRESPOND WITH PLANS AND PANEL SCHEDULES. ATTACH FORM INSIDE THE PERTAINING PANEL.
18. PROVIDE FIRE ALARM SYSTEM AS PER LOCAL AUTHORITY'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR'S FIRE ALARM VENDOR SHALL BE RESPONSIBLE FOR COORDINATION W/THE MIAMI BEACH FIRE MARSHAL AND ASSURE THAT THIS JOB IS IN ACCORDANCE WITH HIS INTERPRETATION OF THE CODE. NO EXTRAS WILL BE ALLOWED IF ADDITIONAL SPEAKERS, STROBE LIGHTS, ETC. HAVE TO BE ADDED AT THE END BY DIRECTION OF THE FIRE INSPECTORS. BE SURE TO HAVE THIS JOB INSPECTED DURING THE ROUGH INSTALLATION AND NOT DURING CERTIFICATION FOR OCCUPANCY.
19. RACEWAYS: ALL RACEWAYS INSIDE PARTITIONS SHALL BE EMT OR EMT.
20. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT FOR APPROVAL PRIOR TO PURCHASE.
21. TESTING: CONTRACTOR SHALL TEST ALL WORK & EQUIPMENT AS DIRECTED BY THE ARCHITECT & BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL THE EQUIPMENT, NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS AND OPEN CIRCUITS. ALL DEFICIENCIES SHALL BE DEMONSTRATED TO BE IN PROPER WORKING & OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
22. GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.
23. UPON COMPLETION OF PROJECT, ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT ELECTRICAL SYSTEM INSTALLATION.
24. BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
25. EXTEND CONDUIT AND WIRE TO MAKE ALL FINAL CONNECTIONS WITH AIR COND. UNITS, FIRE DAMPERS, WATER HEATERS, ETC. PROVIDE DISCONNECT SWITCHES AS REQUIRED.
26. CONTROL WIRING WHICH SHALL BE DONE BY THE ELECTRICAL CONTRACTOR:
    a. AIR CONDITIONING THERMOSTATS
    b. ALL SMOKE AND FIRE DAMPERS AS SHOWN ON HVAC DRAWINGS.

PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE	PHASE	MAIN	MOUNTING	LOCATION	CATALOG NUMBER
A	200	120/208	30	4	3	LUGS ONLY	RECESSED	CORRIDOR 418	CU LOAD CENTER

CKT. NO.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	WATTS	CKT. NO.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	WATTS
1							2	12	1/2	1	20	LTS – 404,405,418-420	1260
3	8	3/4	3	60	AC-1 (HEAT PUMP)	15708	4	12	1/2	1	20	LTS – 401,402,403,416	1298
5							6	12	1/2	1	20	LTS – 406, 407 & 408	1506
7							8	12	1/2	1	20	LTS – 409, 410 & 411	1400
9	8	3/4	3	45	AC-2 (HEAT PUMP)	9835	10	12	1/2	1	20	LTS – 412,413,414,415	1550
11							12	–	–	–	–	SPACE	–
13	12	1/2	2	20	AC-3 (HEAT PUMP)	1729	14	–	–	–	–	SPACE	–
15	12	1/2	1	20	CIRCULATION PUMP P-1	65	16	–	–	–	–	SPACE	–
17	12	1/2	1	20	MONITOR UNIT	300	18	–	–	–	–	SPACE	–
19	12	1/2	1	20	TELEPHONE BOARD	180	20	–	–	–	–	SPACE	–
21	12	1/2	1	20	LAN EQUIPMENT	360	22	–	–	–	–	SPACE	–
23	12	1/2	1	20	LAN EQUIPMENT	360	24	–	–	–	–	SPACE	–
25	12	1/2	1	20	LAN EQUIPMENT	360	26	–	–	–	–	SPACE	–
27	–	–	–	–	SPACE	–	28	3	1-1/2	3	100	SUB FEED TO PNL 'B'	19580
29	–	–	–	–	SPACE	–	30						
					TOTAL	25557						TOTAL	26594

TOTAL WATTS LINE: 52151 — TOTAL AMPS LINE: 145 — TOTAL WATTS NEUTRAL: 5299 (+16080 = 21379) — TOTAL AMPS NEUTRAL: 59

FEEDER THWN CU: 4#3/0 & 1#6 (G) 2"

SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN: SIEMENS

1 *ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUIT BREAKER SIZE W/EQUIPMENT NAMEPLATE RATING PRIOR TO INSTALLATION.
**COMPRESSOR IS INSIDE HEAT PUMP A/C UNIT LOCATED AT CEILING SPACE

PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE	PHASE	MAIN	MOUNTING	LOCATION	CATALOG NUMBER
B	100	120/208	30	4	3	LUGS ONLY	RECESSED	ROOM 415	CU LOAD CENTER

CKT. NO.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	WATTS	CKT. NO.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	WATTS
1	12	1/2	1	20	RECS – 404 & 405	1440	2	10	1/2	2	25 LOCK OFF	INSTANT WATER HEATER	3500
3	12	1/2	1	20	RECS – 403 & 404	1440	4						
5	12	1/2	1	20	RECS – 402,407 & 408	1440	6	12	1/2	1	20	REC – REFRIGERATOR	700
7	12	1/2	1	20	RECS – 408 & 409	1440	8	12	1/2	1	20	REC – DISHWASHER	1200
9	12	1/2	1	20	RECS – 410	1440	10	12	1/2	1	20	REC – MICROWAVE	800
11	12	1/2	1	20	RECS – 411 & 412	1440	12	12	1/2	1	20	REC – COPY MACHINE	600
13	12	1/2	1	20	RECS –401,413,418-420	1440	14	–	–	–	–	SPACE	–
15	12	1/2	1	20	RECS – 406,412 & 414	1440	16	–	–	–	–	SPACE	–
17	12	1/2	1	20	RECS – 415, EXTERIOR	1260	18	–	–	–	–	SPACE	–
19	–	–	–	–	SPACE	–	20	–	–	–	–	SPACE	–
21	–	–	–	–	SPACE	–	22	–	–	–	–	SPACE	–
23	–	–	–	–	SPACE	–	24	–	–	–	–	SPACE	–
25	–	–	–	–	SPACE	–	26	–	–	–	–	SPACE	–
27	–	–	–	–	SPACE	–	28	–	–	–	–	SPACE	–
29	–	–	–	–	SPACE	–	30	–	–	–	–	SPACE	–
					TOTAL	12780						TOTAL	6800

TOTAL WATTS LINE: 19580 — TOTAL AMPS LINE: 54 — TOTAL WATTS NEUTRAL: 16080 — TOTAL AMPS NEUTRAL: 45

FEEDER THWN CU: 4#3 1-1/2"

SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN: SIEMENS

FIRE ALARM LEGEND

- COMBINATION SPEAKER/STROBE LIGHT (CANDELLA NOTED)
- SMOKE DETECTOR
- DUCT MOUNTED SMOKE DETECTOR
- RELAY
- FIRE DAMPER

(EXISTING WORK IS SHOWN LIGHTLY)

EXISTING

PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE	PHASE	MAIN	MOUNTING	LOCATION	CATALOG NUMBER

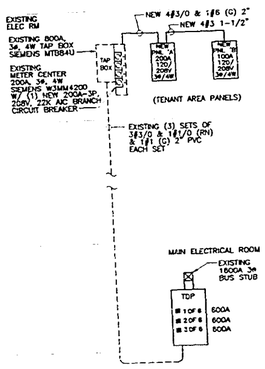
CKT. NO.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	WATTS	CKT. NO.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	WATTS
1							2						
3							4						
5							6						
7							8						
9							10						
11							12						
13							14						
15							16						
17							18						
19							20						
21							22						
23							24						
25							26						
27							28						
29							30						
31							32						
33							34						
35							36						
37							38						
39						1300	40						
41							42						
43							44						
45							46						
47							48						
49							50						
51							52						
53	12	1/2	1	20	4TH FL EM LTG	635	54						
55							56						
57							58						
59							60						
					TOTAL	130345						TOTAL	

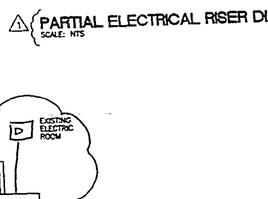
TOTAL WATTS LINE: 156487 — TOTAL AMPS LINE: 418 — TOTAL WATTS NEUTRAL: 15735 — TOTAL AMPS NEUTRAL: 44

FEEDER THWN CU:

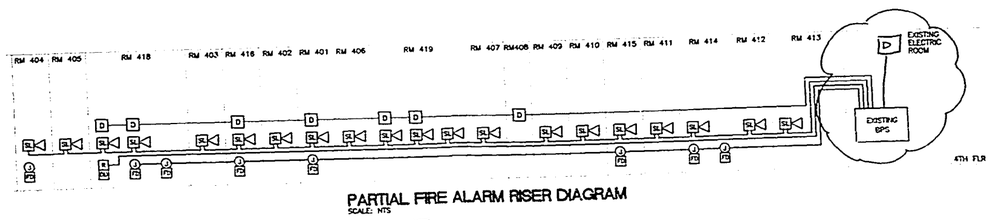
SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN:

● FOR THIS PERMIT ONLY.





1 PARTIAL ELECTRICAL RISER DIAGRAM
SCALE: NTS



PARTIAL FIRE ALARM RISER DIAGRAM
SCALE: NTS

NOTE:
ALL NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM PANEL AND DEVICES.

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CITY OF MIAMI BEACH

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BUILDING:
ZONING:
CRB/MPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
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ELEVATOR

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE
WILLIAM MORRIS AGENCY
1100 Washington Avenue,
Miami Beach, Florida

id insight design

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ARCHITECTURE o INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305 535 9909
AR0014302 IDD003984

REVISIONS
1 12-26-02 DRF COMM

SHEET TITLE

PROJECT NO	02108
DRAWN BY	
CHK'D BY	
DATE	1/14/03
SHEET NO	E-2

04

GENERAL ELECTRICAL NOTES

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2. THESE DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC SHOWING IN DETAIL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL PLANS, ARCHITECTURAL PLANS & DIMENSIONS ARE SHOWN, THE STRUCTURAL PLANS, ARCHITECTURAL PLANS & DIMENSIONS ARE SHOWN THE GOVERN EXACT DEVICE LOCATIONS. CONTRACTOR SHALL SITE CONDITIONS SHALL GOVERN EXACT DEVICE LOCATIONS. CONTRACTOR SHALL VISIT SITE CONDITIONS SHALL CHECK DRAWINGS OF ALL TRADES FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES FOLLOW DRAWINGS IN LAYING OUT WORK. WORK SHALL BE INSTALLED & MAINTAIN MAXIMUM TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED & MAINTAIN MAXIMUM TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED & MAINTAIN MAXIMUM HEADROOM AT ALL POINTS, WHERE HEADROOM, OR HEADROOM, OR SPACE CONDITIONS AT ALL POINTS, WHERE HEADROOM, OR HEADROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION, THIS CONTRACTOR SHALL NOTIFIED BEFORE PROCEEDING WITH INSTALLATION, THIS CONTRACTOR SHALL WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUTS AS NEEDED WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUTS AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF WORK.

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4. VERIFY SERVICE CHARACTERISTICS, LOCATION & CONNECTION WITH TELEPHONE & ELECTRIC UTILITY COMPANIES. PERFORM ALL WORK RELATED TO SERVICE IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS. STRICT ACCORDANCE

5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT & FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL & REPLACE- MENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT & WORK- MANLIKE APPEARANCE. REMOVAL & REPLACEMENT SHALL BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT SOLE EXPENSE OF CONTRACTOR.

6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE & RE-PLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, & TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.

8. ALL WIRE COPPER, IN RACEWAY, OR AS OTHERWISE SHOWN ON PLANS. MC CABLE IS ALLOWED.

9. WIRE UP COMPLETE ALL HVAC EQUIPMENT & CONTROLS AS DIRECTED BY THE HVAC CONTRACTOR. CONTROL WIRING SHALL BE IN SEPARATE RACEWAY FROM POWER WIRING.

10. PROVIDE MEANS "TURNISH AND INSTALL".

11. COORDINATE WORK WITH OTHER TRADES TO AVOID PREVENTABLE CONFLICTS.

12. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.

13. PROVIDE TEMPORARY WIRING SYSTEM FOR USE OF ALL TRADES, ADEQUATE ENTIRE NEEDS OF THIS PROJECT.

14. CONNECT ALL MOTORS, STARTERS, CONTROLLERS, DISCONNECT SWITCHES, CIRCUIT BREAKERS, ETC., WHETHER FURNISHED UNDER THIS CONTRACT BY THE GENERAL CONTRACTOR, OTHER SUBCONTRACTORS, OR THE OWNER.

15. PROVIDE LIGHT FIXTURES AS PER LIGHTING FIXTURE SCHEDULE.

16. PROVIDE ALL 3-WIRE DEVICES AS PER OWNER REQUIREMENTS.

17. IDENTIFY CLEARLY ON A TYPEWRITTEN FORM ALL CIRCUITS & EQUIPMENT TO CORRESPOND WITH PLANS AND PANEL SCHEDULES. ATTACH FORM INSIDE THE PERTAINING PANEL.

18. PROVIDE FIRE ALARM SYSTEM AS PER LOCAL AUTHORITY'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR'S FIRE ALARM VENDOR SHALL BE RESPONSIBLE FOR COORDINATION W/THE MIAMI BEACH FIRE MARSHAL, AND ASSURE THAT THIS JOB IS IN ACCORDANCE WITH HIS INTERPRETATION OF THE CODE. NO EXTRAS WILL BE ALLOWED IF ADDITIONAL SPEAKERS, STROBE LIGHTS, ETC. HAVE TO BE ADDED AT THE END BY DIRECTION OF THE FIRE INSPECTORS. BE SURE TO HAVE THIS JOB INSPECTED DURING THE ROUGH INSTALLATION AND NOT DURING CERTIFICATION FOR OCCUPANCY.

19. RACEWAYS: ALL RACEWAYS INSIDE PARTITIONS SHALL BE EMT OR ENT.

20. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT FOR APPROVAL PRIOR TO PURCHASE.

21. TESTING: CONTRACTOR SHALL TEST ALL WORK & EQUIPMENT AS DIRECTED BY THE ARCHITECT & BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT, NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS AND OPEN CIRCUITS. ALL DEFICIENCIES SHALL BE DEMONSTRATED TO BE IN PROPER WORKING & OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.

22. GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

23. UPON COMPLETION OF PROJECT, ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT ELECTRICAL SYSTEM INSTALLATION.

24. BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.

25. EXTEND CONDUIT AND WIRE TO MAKE ALL FINAL CONNECTIONS WITH AIR COND. UNITS, FIRE DAMPERS, WATER HEATERS, ETC. PROVIDE DISCONNECT SWITCHES AS REQUIRED.

26. CONTROL WIRING WHICH SHALL BE DONE BY THE ELECTRICAL CONTRACTOR:
    a. AIR CONDITIONING THERMOSTATS
    b. ALL SMOKE AND FIRE DAMPERS AS SHOWN ON HVAC DRAWINGS.

PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE	PHASE	MAIN	MOUNTING	LOCATION	CATALOG NUMBER
A	200	120/208	30	4	3	LUGS ONLY	RECESSED	CORRIDOR 418	CU LOAD CENTER

CKT. NO.	WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS	CKT. NO.	WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS
1							2	12	1/2	1	20	LTS - 404,405,418-420	1260
3	8	3/4	3	60	AC-1	15708	4	12	1/2	1	20	LTS - 401,407,403,419	1296
5							6	12	1/2	1	20	LTS - 406, 407 & 408	1508
7							8	12	1/2	1	20	LTS - 409, 410 & 411	1400
* 9	8	3/4	3	45	AC-2	9835	10	12	1/2	1	20	LTS - 412,413,414,415	1550
11							12	-	-	-	-	SPACE	-
13							14	-	-	-	-	SPACE	-
15	12	1/2	2	20	AC-3	1729	16	-	-	-	-	SPACE	-
17	12	1/2	1	20	CIRCULATION PUMP P-1	85	18	-	-	-	-	SPACE	-
* 19	12	1/2	1	20	"MONOBOOL" UNIT	300	20	-	-	-	-	SPACE	-
21	12	1/2	1	20	TELEPHONE BOARD	180	22	-	-	-	-	SPACE	-
23	12	1/2	1	20	LAN EQUIPMENT	360	24	-	-	-	-	SPACE	-
25	12	1/2	1	20	LAN EQUIPMENT	360	26						
27	-	-	-	-	SPACE	-	28	3	1-1/2	3	100	SUB FEED TO PNL 'B'	19580
29	-	-	-	-	SPACE	-	30						
					TOTAL	25557						TOTAL	26594

TOTAL WATTS LINE	TOTAL AMPS LINE	TOTAL WATTS NEUTRAL	TOTAL AMPS NEUTRAL
52151	145	5299 (+16080 = 21379)	59

FEEDER THWN CU: 4#3/0 & 1#6 (G) 2"

SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN: SIEMENS

*ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUIT BREAKER SIZE W/EQUIPMENT NAMEPLATE RATING PRIOR TO INSTALLATION.

PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE	PHASE	MAIN	MOUNTING	LOCATION	CATALOG NUMBER
B	100	120/208	30	4	3	LUGS ONLY	RECESSED	ROOM 415	CU LOAD CENTER

CKT. NO.	WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS	CKT. NO.	WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS
1	12	1/2	1	20	RECS - 404 & 405	1440	2	10	1/2	2 Unco 6#	25	INSTANT WATER HEATER	3500
3	12	1/2	1	20	RECS - 403 & 404	1440	4						
5	12	1/2	1	20	RECS - 402,407 & 408	1440	6	12	1/2	1	20	REC - REFRIGERATOR	700
7	12	1/2	1	20	RECS - 408 & 409	1440	8	12	1/2	1	20	REC - DISHWASHER	1200
9	12	1/2	1	20	RECS - 410	1440	10	12	1/2	1	20	REC - MICROWAVE	800
11	12	1/2	1	20	RECS - 411 & 412	1440	12	12	1/2	1	20	REC - COPY MACHINE	800
13	12	1/2	1	20	RECS -401,413,415-420	1440	14	-	-	-	-	SPACE	-
15	12	1/2	1	20	RECS - 406,412 & 414	1440	16	-	-	-	-	SPACE	-
17	12	1/2	1	20	RECS - 415, EXTERIOR	1260	18	-	-	-	-	SPACE	-
19	-	-	-	-	SPACE	-	20	-	-	-	-	SPACE	-
21	-	-	-	-	SPACE	-	22	-	-	-	-	SPACE	-
23	-	-	-	-	SPACE	-	24	-	-	-	-	SPACE	-
25	-	-	-	-	SPACE	-	26	-	-	-	-	SPACE	-
27	-	-	-	-	SPACE	-	28	-	-	-	-	SPACE	-
29	-	-	-	-	SPACE	-	30	-	-	-	-	SPACE	-
					TOTAL	12780						TOTAL	6800

TOTAL WATTS LINE	TOTAL AMPS LINE	TOTAL WATTS NEUTRAL	TOTAL AMPS NEUTRAL
19580	54	16060	45

FEEDER THWN CU: 4#3 1-1/2"

SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN: SIEMENS

EXISTING (2) SECTION PANEL OF 30 CIRCUITS EACH SECTION (EXISTING WORK IS SHOWN LIGHTLY.)

PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE	PHASE	MAIN	MOUNTING	LOCATION	CATALOG NUMBER
XR	600	120/208	60	4	3	LUGS ONLY	SURF.	1ST FLOOR ELEC RM	SIEMENS

CKT. NO.	WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS	CKT. NO.	WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS
1							2						
* 3	3	1-1/4	3	110	25HP ELEVATOR	[illegible]	4	12	1/2	3	70	1-1/2HP SF2	[illegible]
5							6						
7							8						
* 9	3	1-1/4	3	110	25HP ELEVATOR	[illegible]	10	12	1/2	3	70	1-1/2HP SF2	[illegible]
11							12						
13							14						
15	4	1	3	90	FAN SEF2 15HP	15000	16	12	1/2	2	20	ELEV MACH RM AHU	2808
17							18						
19							20	8	3/4	3	40	ELEV MACH RM A/C	6700
21	4	1	3	100	FAN SEF1 20HP	20000	22						
23							24	12	1/2	1	20	ELEV CAB LTS.	1320
25							26	12	1/2	1	20	ELEV CAB LTS.	1320
27	3	1-1/4	3	110	FAN SF4 25HP	25000	28	12	1/2	1	20	ELEV MACH RM LTS.	500
29							30	12	1/2	1	20	ELEV CONTROLLER	1800
31	12	1/2	1	20	4TH FL CORR LTS.	1260	32	12	1/2	1	20	ROOF LTS.	500
33	12	1/2	1	20	5TH FL CORR LTS.	1260	34	12	1/2	1	20	FIRE ALARM	700
35	12	1/2	1	20	6TH FL CORR LTS.	1260	36	12	1/2	1	20	OUTSIDE LIGHTS	1000 *
37	12	1/2	1	20	MOTORIZED DAMPER	1500	38						
• 39	12	1/2	1	20	MOTORIZED DAMPER	1500	40	12	1/2	2	20	A/C-1	400
41	12	1/2	1	20	MOTORIZED DAMPER	1500	42	12	1/2	2	20	A/C-1	400
43							44						
45	12	1/2	3	20	ELEV PRESS FAN SET 1.5HP	2160	46	12	1/2	2	20	A/C-1	400
47							48						
49	12	1/2	1	20	ROOF LTS.	1500	50						
51	12	1/2	1	20	5TH FL EM LTS.	1440	52	12	1/2	3	20	STAIR PRESS FAN SET 1.5HP	1664
• 53	12	1/2	1	20	4TH FL EM LTS.	635	54						
55	-	-	-	-	SPACE	-	56	12	1/2	2	20	A/C 3	400
57	-	-	-	-	SPACE	-	58						
59	-	-	-	-	SPACE	-	60	12	1/2	1	20	EMERG LANDSCAPE EXT LT	1500
					TOTAL	130345						TOTAL	25952

TOTAL WATTS LINE	TOTAL AMPS LINE	TOTAL WATTS NEUTRAL	TOTAL AMPS NEUTRAL
150487	418	15735	44

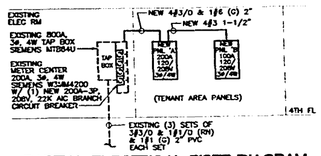
FEEDER THWN CU: (2) SETS OF 3#250 MCM & 1#1/0 ST EACH SET

SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN: SIEMENS

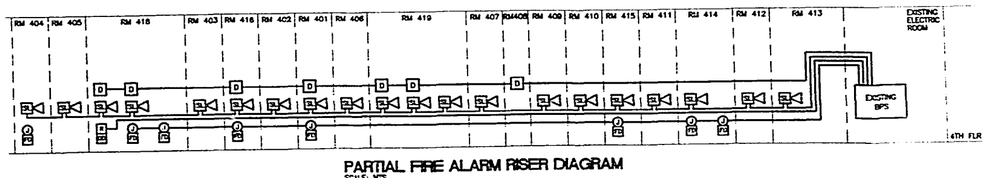
* PROVIDE SHUNT TRIP OPERATED CIRCUIT BREAKER CONNECT TO HEAT DETECTOR AT BOTTOM OF ELEVATOR SHAFT AND SMOKE DETECTOR AT TOP OF ELEVATOR SHAFT AND HEAT DETECTOR INSIDE THE ELEVATOR MACHINE ROOM

** THRU TIME SWITCH & PHOTOCELL

• FOR THIS PERMIT ONLY.



PARTIAL ELECTRICAL RISER DIAGRAM
SCALE: NTS



PARTIAL FIRE ALARM RISER DIAGRAM
SCALE: NTS

NOTE:
ALL MEP FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM PANEL AND DEVICES.

FIRE ALARM LEGEND

- COMBINATION SPEAKER/STROBE LIGHT (CANDELLA NOTED)
- SMOKE DETECTOR
- DUCT MOUNTED SMOKE DETECTOR
- RELAY
- FIRE DAMPER

ERNESTO R TORRES
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MECHANICAL AND ELECTRICAL ENGINEERS
FES
34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL. 33169
TELEPHONE: (305) 653-0212
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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

id insight design

REVISIONS

SHEET TITLE

Work for
WILLIAM MORRIS AGENCY
119 Washington Avenue, Miami Beach, Florida

insight design
ARCHITECTURE ° INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305.535.9909
AR0014302 ° 1000003964

PROJECT NO.	0210B
DRAWN BY:	
DATE	1/14/03
SCALE	
SHEET NO.	E-2

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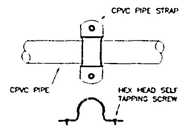
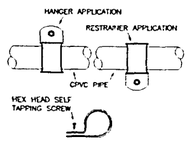
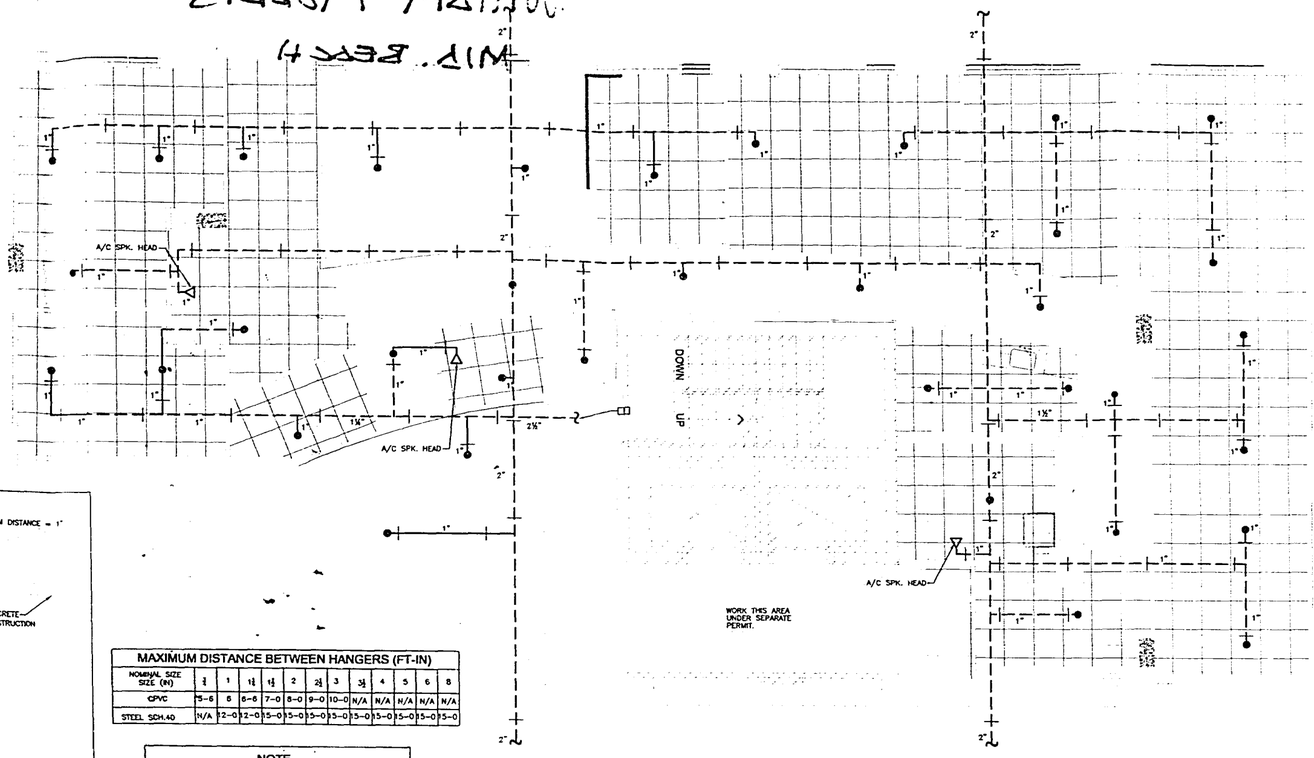


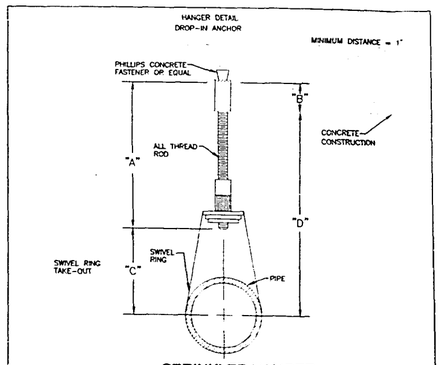
DOUBLE FASTENER CPVC PIPE STRAP



SINGLE FASTENER CPVC PIPE STRAP



SPRINKLER PLAN
SCALE: 1/4" = 1'-0"



SPRINKLER HANGER
N.T.S

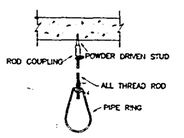
PIPE SIZE	ROD SIZE	TYPE OF FASTENER	MIN. "C" DIM.	MAX. "C" DIM.
3/4"	3/8"	1-3/8" X 1-17/32" DROP-IN ANCHOR	1/2"	1-5/8"
1"			5/8"	1-3/4"
1-1/4"			13/16"	1-7/8"
1-1/2"			15/16"	2"
2"			1-3/16	2-1/8"
2-1/2"	1/2"	1-1/2" X 2-1/32" DROP-IN ANCHOR	1-7/16"	2-3/4"
3"			1-3/4"	3-1/4"
3-1/2"			2"	3-5/8"

MAXIMUM DISTANCE BETWEEN HANGERS (FT-IN)												
NOMINAL SIZE SIZE (IN)	¾	1	1¼	1½	2	2½	3	3½	4	5	6	8
CPVC	5-6	6	6-6	7-0	8-0	9-0	10-0	N/A	N/A	N/A	N/A	N/A
STEEL SCH.40	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0

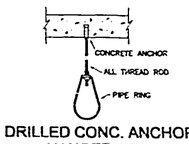
NOTE

THE EXACT LOCATION OF ALL PIPE HANGERS MAY VARY. IN NO CASE SHALL PIPE HANGERS BE SPACED AT DISTANCES LARGER THAN INDICATED IN THE SHCEDULE ABOVE.

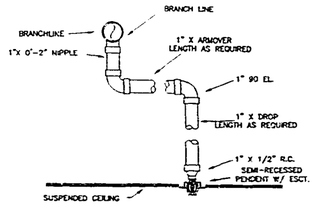
PROVIDE PIPE HANGERS IMMEDIATELY AFTER ALL ELBOWS OR TEES. EXACT LOCATION OF ALL PIPE HANGERS TO BE SHOWN ON AS BUILT DRAWINGS.



POWDER DRIVEN STUD HANGER



DRILLED CONC. ANCHOR HANGER



TYP. SWING AND DROP ASSEMBLY

SPRINKLER LEGEND	
— — —	PIPING EXISTING TO REMAIN
———	NEW PIPING
☐	EXITING CONNECTION TO REMAIN SEE BASE BUILDING FOR CONTINUATION

SCALE 1/4"=1'-0"

FIRE SPRINKLER NOTES:

1. ALL FIRE SPRINKLER WORK SHALL BE DONE ACCORDING TO LATEST N.F.P.A. 13, STATE AND LOCAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.
3. SPRINKLER CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
4. COORDINATE WORK WITH OTHER TRADES.
5. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS, LAYOUTS AND CALCULATIONS, PRIOR TO INSTALLATION.
6. SPRINKLER CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
7. ALL AUTOMATIC FIRE SPRINKLER PIPING, SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR AS PER FLORIDA ADMINISTRATIVE CODE.
8. SPRINKLER LEGEND:
   - ● PENDANT SPRINKLER HEAD
   - ◁ SIDEWALL SPRINKLER HEAD
   - SPK. SPRINKLER
9. FIRE LINES (INCLUDING FIRE SPRINKLER LINES)
   1. ABOVE GROUND
      SCHEDULE 10 ALLIED XL IN CONCEALED SPACE OR CPVC BLAZEMASTER: USE SCH. 10 IN ATTIC SPACE
10. SPRINKLER HEADS

SYMBOL	SERVICE	K FACTOR	TEMP. RATING	ORIFICE	MODEL	MFG.
●	COMMON AREA	5.6	155°F	1/2"	BY-OR EQUES. PENDANT	CENTRAL
◁	ATTIC SPACE	5.6	200°F	1/2"	BY-OR SIDEWALL	CENTRAL

11. TESTS:
    WATER PIPING: TEST 200 PSI

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APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

id insight design

REVISIONS

Work for
WILLIAM MORRIS AGENCY
119 Washington Avenue,
Miami Beach, Florida

SHEET TITLE

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PROJECT NO.	J2108
DRAWN BY	MEV
DATE	1/14/23
SCALE	
SHEET NO.	SP-1

04

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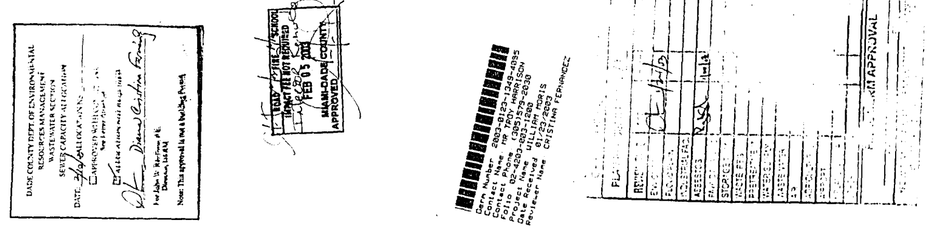

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119 WASHINGTON AVE

WILLIAM MORRIS
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LASON
The Information Management Company

PERMIT #

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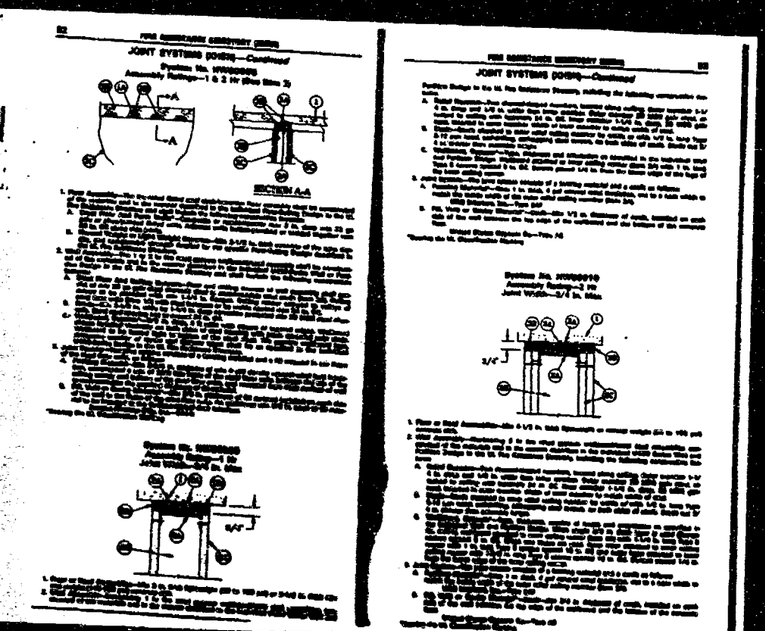
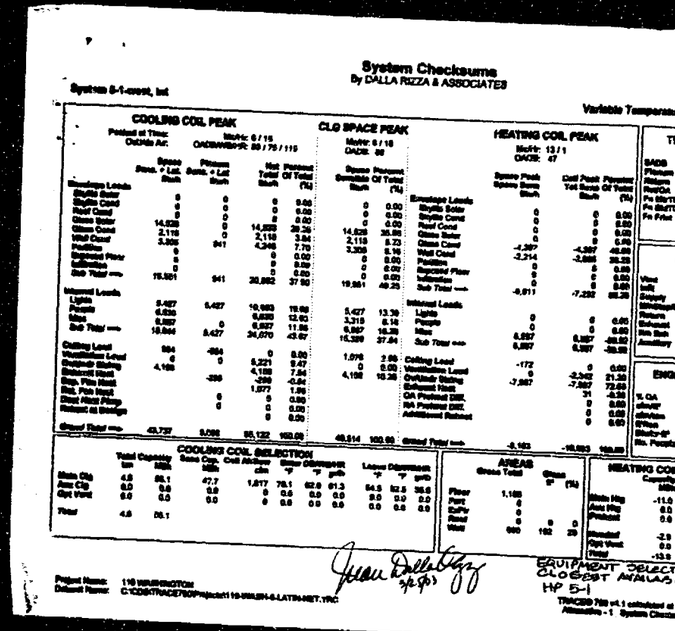


JOINT SYSTEMS (DSEN)—Continued

SECTION A-A

JOINT SYSTEMS (DSEN)—Continued



System Checksums
By DALLA RIZZA & ASSOCIATES

System 5-1-west, Int

Variable Temperature Constant Volume

COOLING COIL PEAK

Peaked at Time: Month: 6 / 15
Outside Air: DADB/WB/HR: 89 / 75 / 115

CLG SPACE PEAK

Month: 6 / 15
DADB: 89

HEATING COIL PEAK

Month: 12 / 1
DADB: 47

TEMPERATURES

AIRFLOWS

ENGINEERING CKS

COOLING COIL SELECTION

AREAS

HEATING COIL SELECTION

EQUIPMENT SELECTED IS THE CLOSEST AVAILABLE SIZE.
HP 5-1

Project Name: 116 WASHINGTON
Drawn Name: C:\2005\TRACE700\Projects\116-WASH-5-LATIN-WEST.TRC

TRACE® 700 v4.1 scheduled at 04:06 PM on 03/29/2005
Airmaster - 1 System Checksums report Page 1 of 2

System Checksums

By DALLA RIZZA & ASSOCIATES

Variable Temperature Constant Volume

COOLING COIL PEAK

CLG SPACE PEAK

HEATING COIL PEAK

TEMPERATURES

AIRFLOWS

ENGINEERING CKS

COOLING COIL SELECTION

AREAS

HEATING COIL SELECTION

EQUIPMENT SELECTED IS THE CLOSEST AVAILABLE SIZE.
HP 5-C

LATIN AMERICAN NETWORK

SUITE # , 5th FLOOR, ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY

All construction and/or use of encroachments in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk, onsite area conditions (pictures) and/or posting of sidewalk/roadway bonds. (Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C. / C.O., or the release of bonds.)

Approved Reviewed By: EB Date: 4-4-03

ARCHITECT
INTERNATIONAL DESIGN PARTNERSHIP, INC.
30 W. MASHTA DRIVE, SUITE #401
KEY BISCAYNE, FLORIDA 33149
(305)365-8338

ENGINEERS (M.E.P.)
DALLA RIZZA & ASSOCIATES
3011 S.W. 28 LANE
MIAMI, FLORIDA, 33133
(305) 445-5200

BUILDING OWNER
BLUE COMET LLC
407 LINCOLN ROAD 8 R
MIAMI BEACH, FLORIDA 33139

ROAD FIRE SCHOOL
IMPACT FEE NOT REQUIRED
APR 07 2003
MIAMI-DADE COUNTY
APPROVED
PBD # 01999 01354

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	4/5/03
ZONING:	4-7-03
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	4/7/03
ELEVATOR:	

Interior only
* Exterior alterations only NO exterior alterations

APR 14 2003

B0302545
119 WASHINGTON AVE

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date
BID SET		03 28 03

CLIENT APPROVAL
I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.
☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED
Signature Date

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Architect of Record:
Charles Myers
State of Florida
Registration #
AR0014546

LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD 8 R
MIAMI BEACH, FL 33139
Contact: MOIRA DIAZ tel 305 673 1636

Date:	February 17, 2003
Project No:	2155
Drawn By:	LAW
Checked By:	lw, cm
CAD File:	C:\in-sby\latin\latin reserves arrivals\

Title:
COVER

Scale: 1/8" = 1'-0" U.N.O.

Sheet Number
A2-1

ARCHITECTURAL ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
CR	CARD READER
CAB	CABINET
CG	CORNER GUARD
CLG	CEILING
CLR	CLEAR(ANCE)
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CORR	CORRIDOR
CTR	COUNTER
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ES	ELECTRIC STRIKE
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXIST	EXISTING
EXT	EXTERIOR
F	FIRE ALARM
FP	FIRE ALARM PULL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FLR	FLOOR(ING)
FOF	FACE OF FINISH
FLUOR	FLUORESCENT
FR	FIRE RATED
FS	FIRE STROBE
FT	FOOT, FEET
FUR	FURRED(ING)
FWC	FABRIC WALLCOVERING
GA	GAGE, GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GWB	GYPSUM WALLBOARD
GYP.BD.	GYPSUM BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR COND.
H	HIGH
INCL	INCLUDE(D)(ING)
INS	INSULATE(D)(ING)
INT	INTERIOR
JB	JUNCTION BOX
JAN	JANITOR
JC	JANITOR'S CLOSET
KEY	ALARM KEYPAD
LAB	LABORATORY
LAM	LAMINATED
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL(LY)
MFR	MANUFACTURER(ED)
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
P LAM	PLASTIC LAMINATE
PNL	PANEL
PTD	PAINT(ED)
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTN	PARTITION
PLYWD	PLYWOOD
QTY	QUANTITY
RAD	RADIUS
RA	RETURN AIR
REC	RECESSED
REFR	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION(S)
RH	RIGHT HAND
RM	ROOM
RTE	RELEASE TO EXIT
SC	SOLID CORE
SCH	SCHEDULE
SD	SMOKE/HEAT DETECTOR
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STO	STORAGE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	THERMOSTAT
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)
TV	TELEVISION/CABLE
TYP	TYPICAL
TZ	TERRAZZO
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALLCOVERING
WC	WATER CLOSET/TOILETS
WD	WOOD
W/O	WITHOUT

ARCHITECTURAL SYMBOLS

- BASE BLDG. CORE WALLS & COLUMNS
- EXISTING PARTITION TO REMAIN
- TO BE DEMOLISHED.
- NEW INTERIOR GYP. BD. PARTITION
- 804 — ROOM NUMBER
- 25 — DOOR NUMBER
- 2 — WALL TAG
- PARTITION TYPE
- ELEVATION / SHEET NUMBER
- SECTION / SHEET NUMBER
- DETAIL / SHEET NUMBER
- ALIGN — ALIGN W/ESTABLISHED SURFACE
- DETAIL / SHEET NUMBER
- DETAILED AREA

CEILING PLAN SYMBOLS

(SEE REFLECTED CEILING PLAN)

MASTER LEGEND
POWER & COMMUNICATION SYMBOLS

AN "E" INDICATES EXISTING TO REMAIN

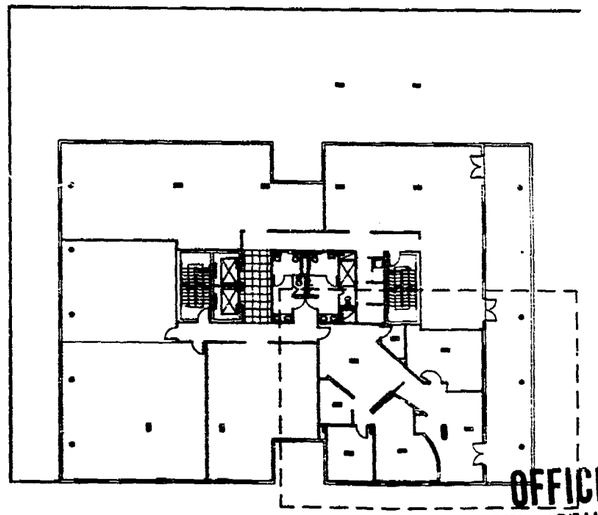
- TEL/DATA OUTLET
- DATA OUTLET
- PHONE OUTLET
- WALL PHONE OUTLET (MTD. @ 48" AFF)
- POWER OUTLET, (DUPLEX)
- DEDICATED POWER OUTLET
- ISOLATED GROUND POWER OUTLET
- QUADRUPLEX POWER OUTLET
- WALL MTD. JUNCTION BOX
- CABLE TV OUTLET
- FLUSH MTD QUADRUPLEX/TELEPHONE & DATA COMBO. WITH ONE DUPLEX ISOLATED GROUND SIM. TO WIREMOLD RC-4 (SEE ENGINEERING DRAWINGS).
- J-BOX W/WHIPS FOR ELECTRIFIED FURNITURE PANELS. (SEE ENGINEERING DRAWINGS).
- J-BOX FOR PHONE & DATA
- ELECTRIC STRIKE
- ALARM KEYPAD
- CARD READER
- THERMOSTAT

INDEX OF DRAWINGS

A2-1	COVER
A2-2	INDEX, SYMBOLS, LEGEND, ABBREVIATIONS & KEY PLAN
A2-3	PARTITION PLAN
A2-4	POWER & COMMUNICATION PLAN
A2-5	REFLECTED CEILING PLAN
A2-6	PARTITION DETAILS
A2-7	ELEVATIONS & DETAILS
A2-8	ELEVATIONS & DETAILS
A2-9.1	DOOR SCHEDULE & HARDWARE
A2-9.2	FINISH PLAN, SCHEDULE & SPECIFICATIONS
A2-10.1	SPECIFICATIONS
A2-10.2	SPECIFICATIONS
A2-10.3	SPECIFICATIONS
A2-10.4	SPECIFICATIONS
A2-10.5	SPECIFICATIONS
A2-10.6	SPECIFICATIONS

ENGINEERING DRAWINGS

5FP-1	FIRE PROTECTION PLAN
5M-1	MECHANICAL PLAN
5E-1	LIGHTING & FIRE ALARM PLAN
5E-2	POWER & COMMUNICATION PLAN
	GENERAL NOTES, SCHEDULES, LEGEND & RISERS



AREA OF WORK

REVIEWED FOR COMPLIANCE

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ADA/HC:

KEY PLAN

5th FLOOR

NOTES:
1. TENANT AREA IS ±1,761 U.S.F. APPROX.
2. REFER TO LARGER SCALE DRAWINGS FOR EXACT LOCATION OF DEMISING PARTITIONS

THIS DRAWING IS NOT TO SCALE

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel 305.365.9235 Fax 305.365.9239

No.	Issue	Date
	BID SET	03 28 03

CLIENT APPROVAL

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☐ ACCEPTED AS NOTED

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Architect of Record:
Charles Myers
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Registration #
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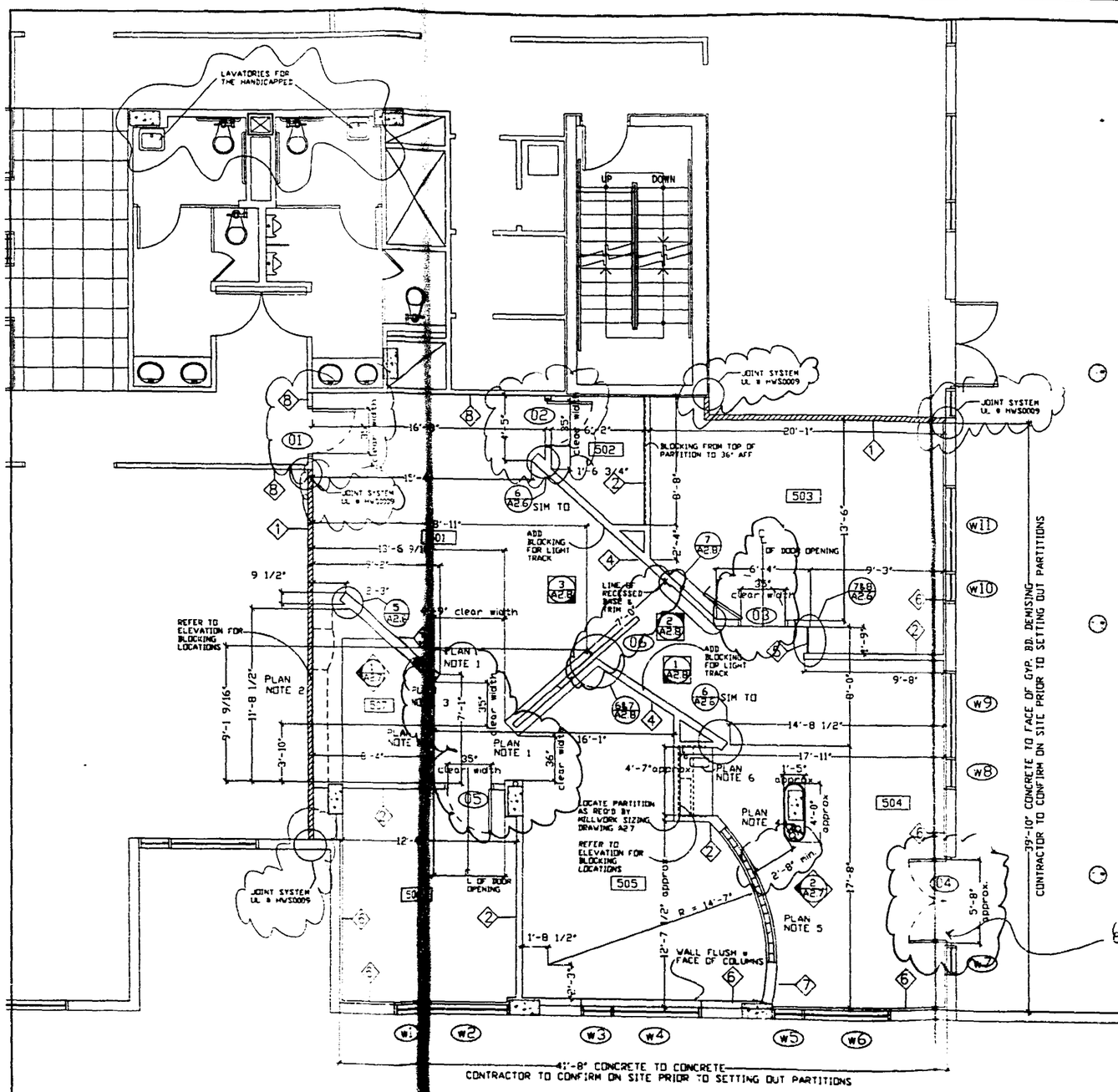
LATIN AMERICAN NETWORK

5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE CUBBIT LLC
827 LINCOLN ROAD # 8
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1838

Date: February 17, 2003
Project No: 2155
Drawn By: LAW
Checked By: br, cm
CAD File: C:\Jobs\Miami Beach\Latin American Network\Arch\A2-2.dwg

Title: INDEX, SYMBOLS LEGEND, ABBREVIATIONS & KEY PLAN
Scale: 1/4" = 1'-0" U.N.O.
Sheet Number: A 2-2



PARTITION PLAN

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

GENERAL NOTES

1. ALL NEW PARTITIONS ARE PARTITION TYPE '2' U.N.O. ON PLANS.
2. ALL NEW DOORS & HARDWARE ARE TO COMPLY WITH SECTION 5-2.1.5 OF THE N.F.P.A. 101 LIFE SAFETY CODE HANDBOOK.
3. ALL FINISHES ARE TO COMPLY WITH SECTION 26-3.3 OF THE N.F.P.A. LIFE SAFETY CODE HANDBOOK.
4. CONTRACTOR TO ENSURE THAT THE INTEGRITY OF THE FIRE ENVELOPE BE MAINTAINED DURING DEMOLITION AND CONSTRUCTION.
5. USE 20 GA STUDS @ 16" O.C. AT ALL BEARING WALLS & WHERE MILLWORK IS ATTACHED TO PARTITIONS.
6. GC IS TO FULLY CLEAN ENTIRE CONSTRUCTION WORK AREA AS REQUIRED UPON COMPLETION OF WORK. WORK MAY INCLUDE: SHAMPOOING OF CARPET, TOUCHUP PAINTING, REPLACEMENT OF DAMAGED CEILING TILES, CLEANING OF WINDOW BLINDS, REPLACEMENT AND/OR CLEANING OF VINYL BASE, ETC. GC IS RESPONSIBLE FOR A CLEAN AND CONTINUOUS SPACE.
7. PROVIDE BLOCKING IN VALENCES FOR SUPPORT OF WINDOW BLINDS.
8. PROVIDE ADEQUATE SUPPORT FOR FIXING OF DOOR HINGES AND CONCEALED CLOSERS.
9. CONTRACTOR SHALL SITE VERIFY EXTENT OF EXISTING DEMISING CONSTRUCTION.
10. ALL DIMENSIONS ARE OUTSIDE FINISHED DIMENSIONS U.N.O.

PLAN NOTES

1. PROVIDE CROSS BRACING IN CEILING PLENUM, SECURED TO STRUCTURE ABOVE, TO BRACE PARTITIONS AND DOOR FRAMES AS NEEDED.
2. ALL MILLWORK SUPPORT IN WALLS TYPE 1 TO BE HAVE U.L. FIRE RATING SUITABLE FOR PARTITION CONSTRUCTION.
3. FIRE EXTINGUISHER CABINET TO BE LARSENS #2409-R2 FULLY RECESSED CABINET WITH SOLID DOOR WITH DIE CUT TYPE A LETTERS FINISH CABINET WITH ALKYD ENAMEL HIGH GLOSS PAINT TO MATCH ADJACENT WALL PROVIDE LARSEN'S MULTI PURPOSE DRY CHEMICAL EXTINGUISHER #MP10 LARSENS tel 954 486 3325
4. COLUMN COVER TO BE PITCON INDUSTRIES, SERIES 1500 METAL COLUMN COVER, INCLUDE THE CEILING TRIM RING FOR ACOUSTICAL TILE INSTALLATIONS COLOR COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARDS PITCON TEL 800 637 7638
5. GLASS BLOCKS PITTSBURGH CORNING PATTERN ARGUS PARALLEL FLUTED SIZE nominal 8" X 8" thickness 3 7/8" CLEAR FLUTES TO BE INSTALLED IN A HORIZONTAL DIRECTION
6. SINK & FAUCET - REFER TO MECHANICAL DRAWINGS FOR PLUMBING INFORMATION SINK SHALL BE ELKAY #ELU-715 FAUCET SHALL BE DELTA BRACH# 817.510.880 MATTE PLATINUM FINISH, RIGHT HAND OPERATION SUPPLIER FARRETS TEL 305 445 2244 CONTACT PETE FERNANDEZ DECK MOUNT BY RIGHT BACK CORNER OF SINK
7. FIRE ALARM HORNS, STROBES AND PULLS COVER PLATES TO BE WHITE
8. WINDOW COVERINGS: ALL WINDOWS EXCEPT W-7 SHALL HAVE BUILDING STANDARD MECHO SHADES EUROVEIL STYLE #3300, MESH COLOR #551 GRAPHITE, SUPPLY ONE SHADE PER WINDOW CEILING MOUNTED IN VALENCE POCKET DETAILED ON DRAWING A25
9. THE CONTRACTOR SHALL SUPPLY AND INSTALL SMALL APPLIANCES AS FOLLOWS:
ROOM 504: REFRIGERATOR/ICEMAKER COMBO U-LINE #29FFB BLACK CONNECT ICEMAKER TO SINK PLUMBING WITH 1/4" dia. WATER LINE, NO DRAIN REQ'D
ROOM 507: REFRIGERATOR U-LINE 75R WHITE, NO ICEMAKER OR DRAIN REQ'D, AND MICROWAVE WHIRLPOOL MT4110SKQ WHITE ON WHITE SUPPLIER FLORIDA BUILDER APPLIANCES, GRISEL FERNANDEZ tel 3056691410 Fax 3056614322

ROOM LEGEND:

501 RECEPTION AND HALLWAY
502 TELEPHONE EQUIPMENT ROOM
503 OFFICE
504 OFFICE AREA
505 OFFICE AREA
506 OFFICE
507 COPIER ROOM

PARTITION TYPE

'1' DEMISING WALL ONE HOUR FIRE RATED (1 A26)
'2' TYPICAL INTERIOR WALL - NO INSULATION ALL WALLS UNO (2 A26)
'3' INTERIOR WALL (3 A26)
'4' INTERIOR WALL (4 A26)
'5' INTERIOR GLAZING (7 A26)
'6' PERIMETER FURRING - INSULATED (9 A26)
'7' INTERIOR PARTITION w GLASS BLOCK (10 A26)
'8' EXISTING SHEETROCK FINISH

REVIEWED FOR CODE COMPLIANCE

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: 5/7/03
ZONING:
HISTORIC:
OCCUPANCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.9328/Fax: 305.365.5339

No	Issue	Date
BID SET		03.28.03
PERMIT REV. 04.08.03		

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature Date

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Charles Myers
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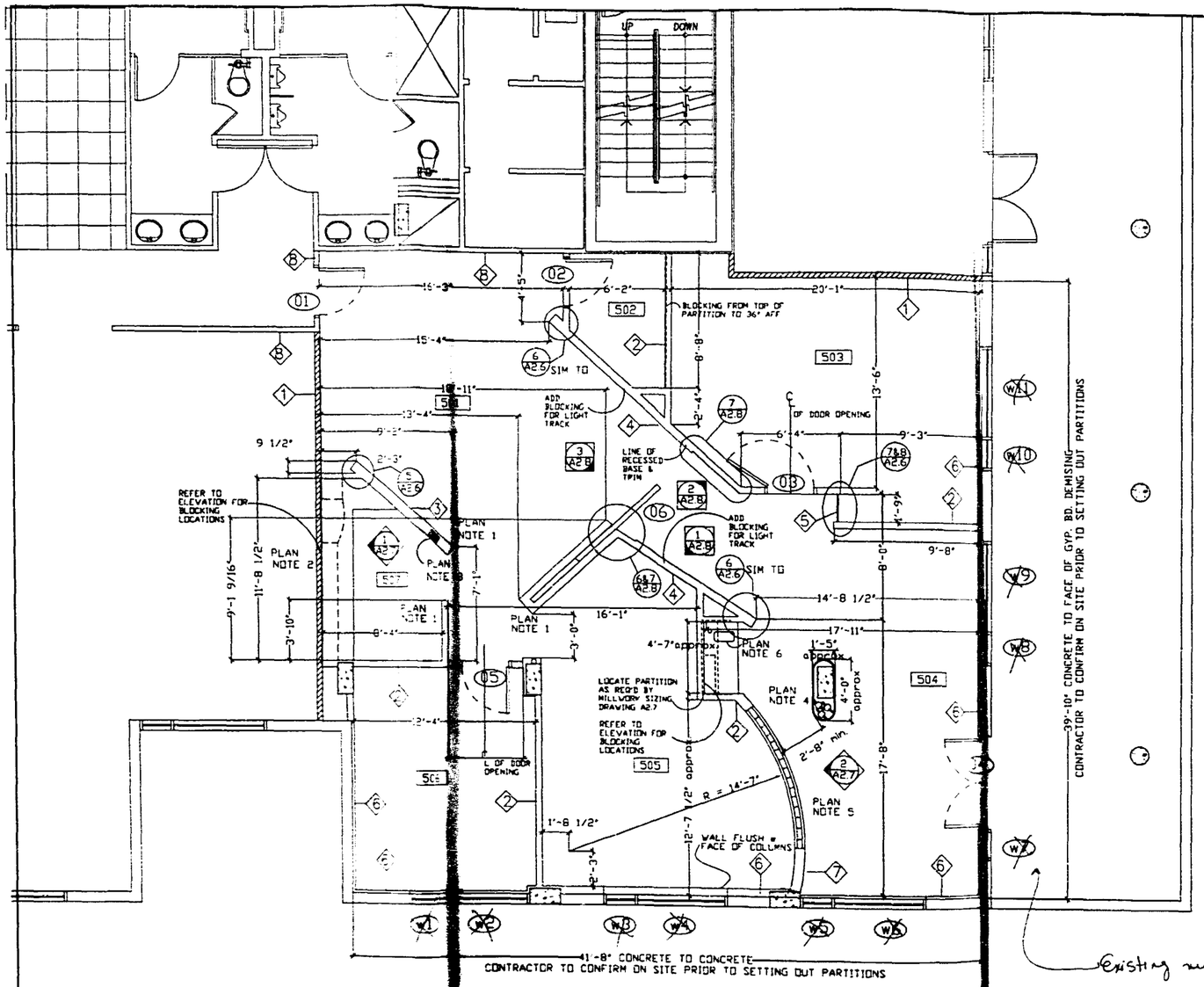
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD S R
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel 305 673 1636

Date: February 17, 2003
Project No 2155
Drawn By: LAW
Checked By: lw, cm
CAD File: C:\...\Latin americana network\

Title: PARTITION PLAN
Scale: 1/4" = 1'-0" U.N.O.

Sheet Number
A 2-3



Existing windows & exterior doors to remain *

PARTITION PLAN

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

GENERAL NOTES

1. ALL NEW PARTITIONS ARE PARTITION TYPE 'P' UNO ON PLANS.

2. ALL NEW DOORS & HARDWARE ARE TO COMPLY WITH SECTION 5-213 OF THE NFPA 101 LIFE SAFETY CODE HANDBOOK.

3. ALL FINISHES ARE TO COMPLY WITH SECTION 26-33 OF THE NFPA LIFE SAFETY CODE HANDBOOK.

4. CONTRACTOR TO ENSURE THAT THE INTEGRITY OF THE FIRE ENVELOPE BE MAINTAINED DURING DEMOLITION AND CONSTRUCTION.

5. USE 20 GA STUDS @ 16" OC AT ALL BEARING WALLS & WHERE MILLWORK IS ATTACHED TO PARTITIONS.

6. GC IS TO FULLY CLEAN ENTIRE CONSTRUCTION WORK AREA AS REQUIRED UPON COMPLETION OF WORK. WORK MAY INCLUDE: SHAMPOOING OF CARPET, TOUCHUP PAINTING, REPLACEMENT OF DAMAGED CEILING TILES, CLEANING OF WINDOW BLINDS, REPLACEMENT AND/OR CLEANING OF VINYL BASE, ETC. GC IS RESPONSIBLE FOR A CLEAN AND CONTINUOUS SPACE.

7. PROVIDE BLOCKING IN VALENCES FOR SUPPORT OF WINDOW BLINDS.

8. PROVIDE ADEQUATE SUPPORT FOR FIXING OF DOOR HINGES AND CONCEALED CLOSERS.

9. CONTRACTOR SHALL SITE VERIFY EXTENT OF EXISTING DEMISING CONSTRUCTION.

10. ALL DIMENSIONS ARE OUTSIDE FINISHED DIMENSIONS UNO.

PLAN NOTES

1. PROVIDE CROSS BRACING IN CEILING PLENUM, SECURED TO STRUCTURE ABOVE, TO FACE PARTITIONS AND DOOR FRAMES AS NEEDED.

2. ALL MILLWORK SUPPORT WALLS TYPE 1 TO BE HAVE UL FIRE RATING SUITABLE FOR PARTITION CONSTRUCTION.

3. FIRE EXTINGUISHER CABINET TO BE LARSENS #2409-R2 FULLY RECESSED CABINET WITH SOLID DOOR WITH DIE CUT TYPE A LETTERS FINISH: CABINET WITH ALKYD ENAMEL HIGH GLOSS PAINT TO MATCH ADJACENT WALL. PROVIDE LARSEN'S MULTI PURPOSE DRY CHEMICAL EXTINGUISHER #MP10 LARSENS tel: 954 486 3325

4. COLUMN COVER TO BE PITCON INDUSTRIES, SERIES 1500 METAL COLUMN COVER INCLUDE THE CEILING TRIM RING FOR ACOUSTICAL TILE INSTALLATIONS COLOR: COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARDS PITCON TEL 800 637 7638

5. GLASS BLOCKS PITTSBURGH CORNING PATTERN ARGUS PARALLEL FLUTED SIZE: NOMINAL 8" X 8" thickness 3 7/8" CLEAR. FLUTES TO BE INSTALLED IN A HORIZONTAL DIRECTION.

6. SINK & FAUCET - REFER TO MECHANICAL DRAWINGS FOR PLUMBING INFORMATION. SINK SHALL BE ELKAY #ELU-715 FAUCET SHALL BE ZURN #AZ870-BBD MATTE PLATINUM FINISH, RIGHT HAND OPERATION SUPPLIER FARRETS TEL 305 445 2244 CONTACT: PETE FERNANDEZ DECK MOUNT BY RIGHT BACK CORNER OF SINK.

7. FIRE ALARM HORNS, STROBES AND PULLS: COVER PLATES TO BE WHITE.

8. WINDOWCOVERINGS: ALL WINDOWS EXCEPT W-7 SHALL HAVE BUILDING STANDARD MECHO SHADES EUROVEIL STYLE #5300, MESH COLOR #53: GRAPHITE, SUPPLY ONE SHADE PER WINDOW, CEILING MOUNTED IN VALENCE POCKET DETAILED ON DRAWING A2.5

9. THE CONTRACTOR SHALL SUPPLY AND INSTALL SMALL APPLIANCES AS FOLLOWS:
ROOM 504: REFRIGERATOR: DANBY COMPACT U-LINE #29FFD BLACK. CONNECT ICEMAKER TO SINK PLUMBING WITH 1/4" dia. WATER LINE, NO DRAIN REQ'D
ROOM 507: REFRIGERATOR: U-LINE 75F WHITE, NO ICEMAKER OR DRAIN REQ'D, AND MICROWAVE: WHIRLPOOL, MT4110SKQ WHITE ON WHITE. SUPPLIER: FLORIDA BUILDER APPLIANCES: GRISEL FERNANDEZ tel: 3056699[illegible] Fax: 3056614322

ROOM LEGEND:

501 RECEPTION AND HALLWAY
502 TELEPHONE EQUIPMENT ROOM
503 OFFICE
504 OFFICE AREA
505 OFFICE AREA
506 OFFICE
507 COPIER ROOM

PARTITION TYPE

'1' DEMISING WALL ONE HOUR FIRE RATED
'2' TYPICAL INTERIOR WALL - NO INSULATION ALL WALLS UNO
'3' INTERIOR WALL
'4' INTERIOR WALL
'5' INTERIOR GLAZING
'6' PERIMETER FURRING - INSULATED
'7' INTERIOR PARTITION + GLASS BLOCK
'8' EXISTING SHEETROCK FINISH

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
HISTORIC

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, FL 33149
Tel: 305.365.8338 Fax: 305.365.8339

No.	Issue	Date
	BID SET	03 28 03

CLIENT APPROVAL

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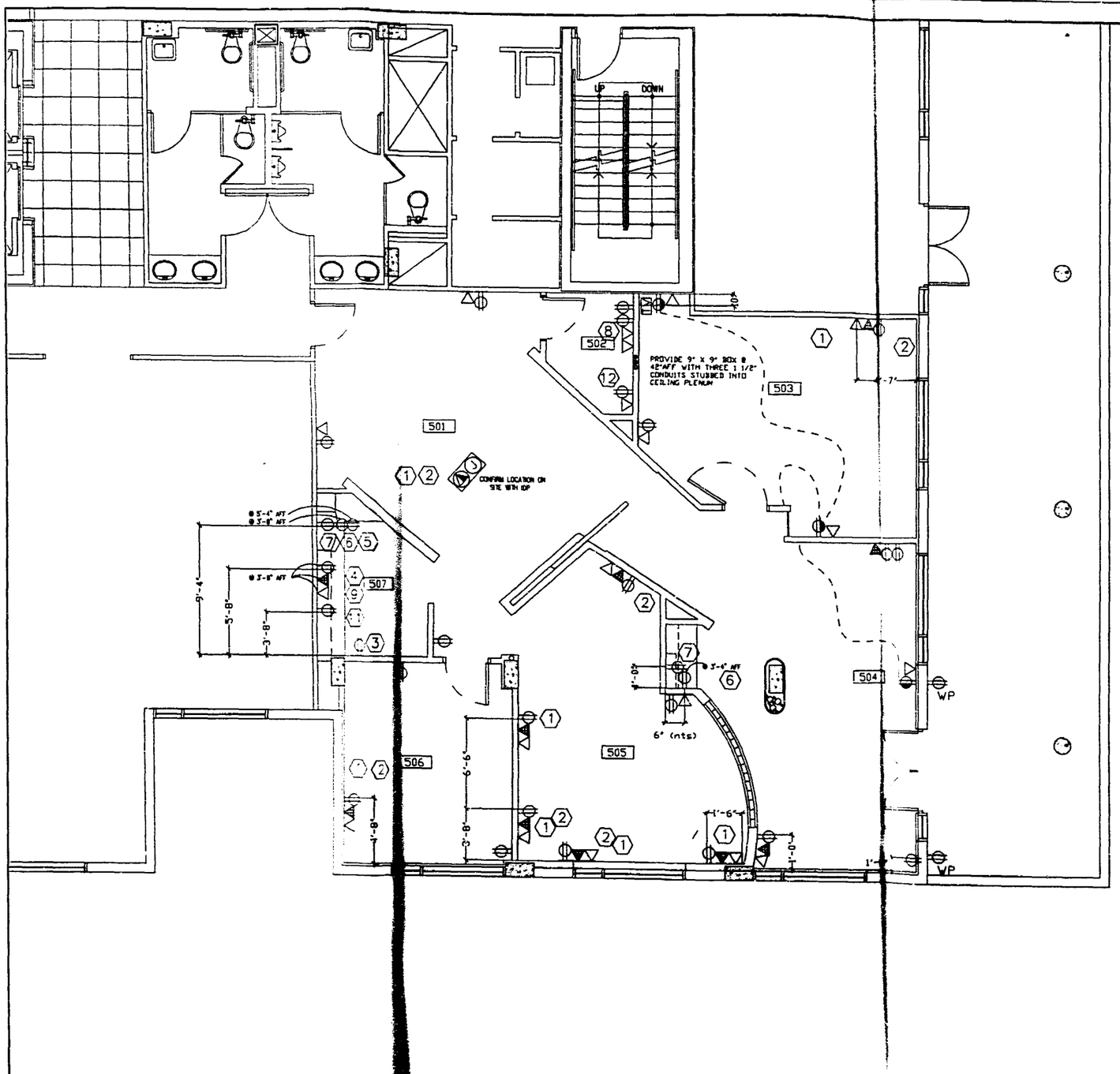
Architect of Record:
Charles Myers
State of Florida
Registration #
AR0014546

LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD S R
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel 305 673 1636

Date: February 17, 2003
Project No: 2155
Drawn By: LAB
Checked By: lm, cm
CAD File: C:\...\latin\latin american network\drawings\A2-3.dwg

Title: PARTITION PLAN
Scale: 1/4" = 1'-0" UNO
Sheet Number: A 2-3



POWER & COMMUNICATION PLAN

SCALE: ." = 1'-0"

POWER & COMMUNICATION NOTES

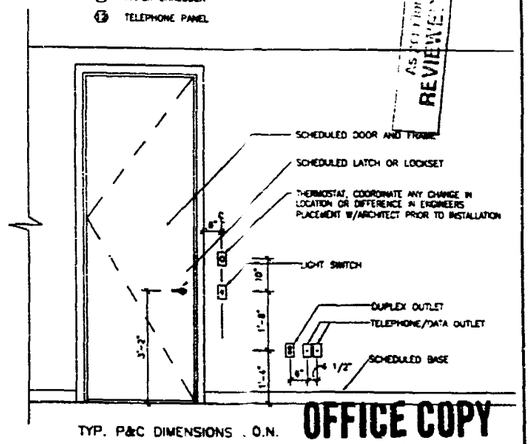
1. ALL OFFICES AND WORKSTATIONS ARE TO BE EQUIPPED FOR A MINIMUM OF ONE COMPUTER EACH.
2. DATA CONDUIT IS TO BE STUBBED UP ABOVE CEILING, PROVIDE PULL STRING (2x4 J-BOX @ WALL SURFACE, STANDARD).
3. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & NOTIFY THE ARCHITECT & BUILDING MANAGEMENT OF ANY DISCREPANCIES PRIOR TO FINAL PRICING SUBMITTAL AND COMMENCEMENT OF THE WORK.
4. ALL OUTLETS AND SWITCHES TO BE DECORA STYLE COLOR: WHITE

POWER & COMMUNICATION SYMBOLS

- FLUSH MTD QUADRUPLEX/TELEPHONE & DATA COMBO (SEE ENGINEERING DRAWINGS).
- TELEPHONE OUTLET
- DATA OUTLET
- FLUSH MOUNTED FLOOR POWER/TEL/DATA OUTLET
- FLOOR DUPLEX RECEPTACLE OUTLET
- POWER OUTLET, (DUPLEX)
- POWER OUTLET, (DUPLEX) SPLIT WIRED FOR SWITCH CONTROL OF ONE RECEPTACLE PER OUTLET
- TV TELEVISION CABLE OUTLET
- $ SWITCH
- $D DIMMER SWITCH - SLIDE TYPE WITH PRESET BUTTON REFER TO A2.5 FOR SWITCH LOCATIONS
- (T) THERMOSTAT (SEE ENGINEERING DRAWINGS).
- FA FIRE ALARM (SEE ENGINEERING DRAWINGS).

EQUIPMENT LEGEND

1. COMPUTER
2. PRINTER
3. COPIER
4. FAX
5. MICROWAVE
6. COFFEE MAKER
7. REFRIGERATOR
8. SERVERS
9. MAIL MACHINE
10. WATER COOLER - FREE STANDING, NO DRAIN REQ'D
11. PAPER SHREDDER
12. TELEPHONE PANEL



TYP. P&C DIMENSIONS . O.N.

ASSISTANT DIRECTOR REVIEWED FOR COMPLIANCE

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING: 3/24/03
DRAMPS:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
HISTORIC:

International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel. 305.365.8238/Fax 305.365.8339

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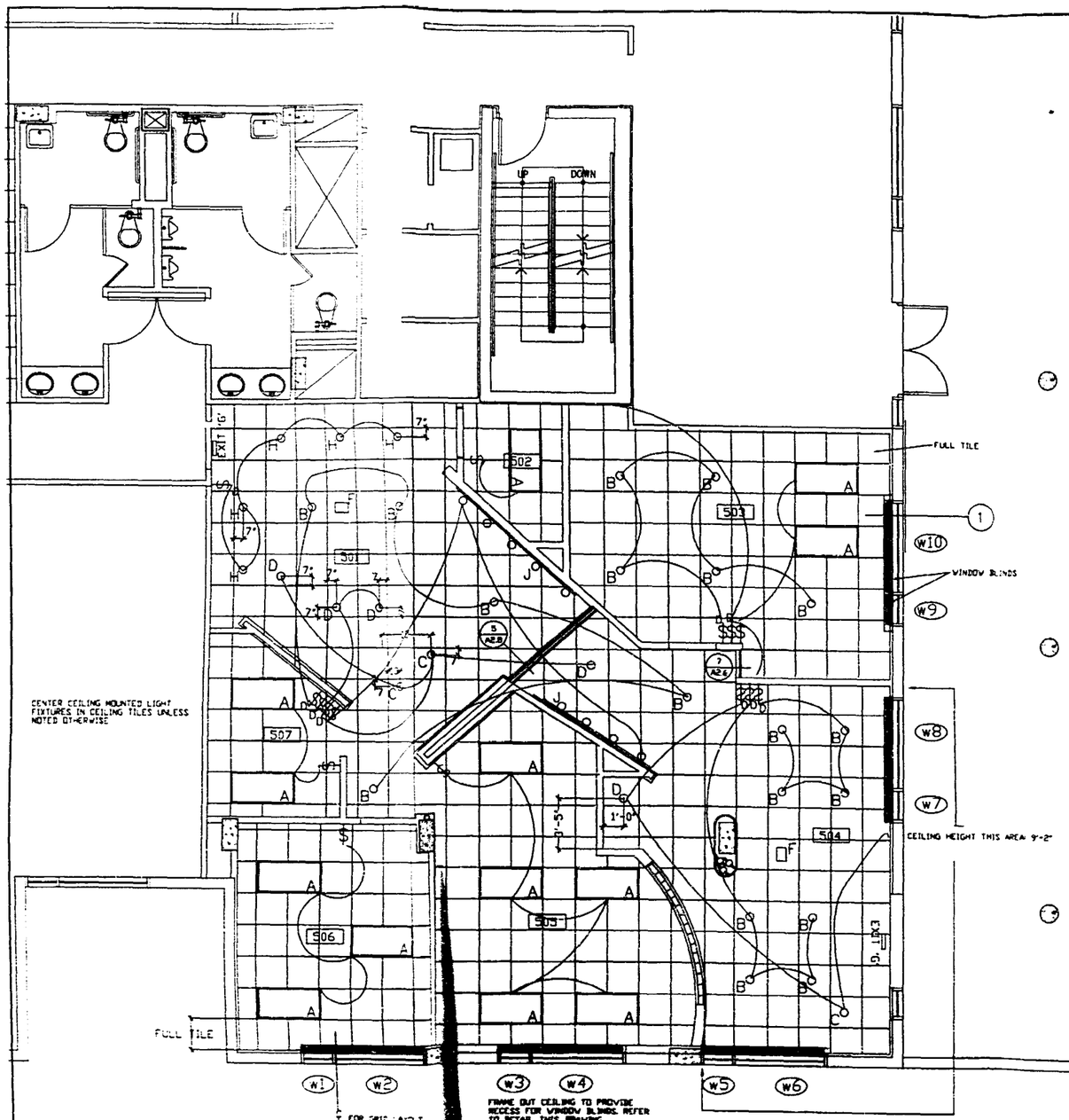
Contact: NORA DIAZ tel 305 672 1636

Date: February 17, 2003
Project No. 2155
Drawn By: LAB
Checked By: hr, cm
CAD File: C:\...\...

Title:
POWER & COMMUNICATION PLAN

Scale: 1/4" = 1'-0" U.N.O.

Sheet Number
A2-4



REFLECTED CEILING PLAN

SCALE: ." = 1'-0"

N

CEILING NOTES:

1. SUB-CONTRACTORS TO FIELD VERIFY CEILING CONDITIONS AS REQUIRED PRIOR TO FINAL PRICING SUBMITTALS AND NOTIFY THE ARCHITECT & ENGINEERS OF ANY DISCREPANCIES.

2. ELECTRICAL & LIFE SAFETY CONTRACTORS TO COORDINATE AND PROVIDE EMERGENCY LIGHTING, EXIT LIGHTING, NIGHT LIGHTING & STROBES AS REQUIRED TO MEET ALL APPLICABLE CODES. VERIFY PLACEMENT WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

3. SPRINKLER & LIFE SAFETY CONTRACTOR TO LOCATE ALL SPRINKLER HEADS AS REQUIRED TO CONFORM TO ALL NEW LIGHT FIXTURE/HVAC & PARTITION LAYOUTS AND TO MEET ALL APPLICABLE CODES. FIELD VERIFY PRIOR TO COMMENCEMENT OF WORK. (SUBMIT SHOP DRAWINGS TO ARCHITECT).

4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE TENANT IMMEDIATELY SHOULD UNUSUAL CONDITIONS BE ENCOUNTERED, WHICH PREVENT CEILING AND CEILING FIXTURE INSTALLATION AS CALLED FOR ON THE DRAWINGS.

5. VERIFY ALL EMERGENCY LIGHTING LOCATIONS WITH CITY CODE OFFICIALS.

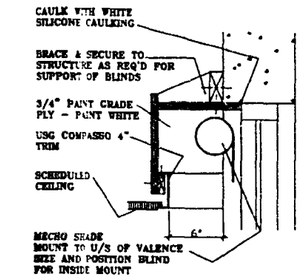
6. CEILING HEIGHT IS 8'9"-0" AFF UNLESS NOTED OTHERWISE ON THE DRAWINGS. CONFIRM ON SITE THAT THIS WILL PROVIDE ADEQUATE CLEARANCE FOR LIGHT FIXTURE AND HVAC EQUIPMENT.

CEILINGS:

ACT 1 2x2 ACOUSTICAL TILE/GRID
TILE: USG MILLENNIA 2' X 2' X 3/4" - FLB EDGE
GRID: USG CENTRICITEE DXT, 2' X 2' X 9/16" - FLAT WHITE
TRIM: USG COMPASSO 4" FLAT WHITE

CEILING PLAN SYMBOLS & FIXTURE SCHEDULE

- A — BUILDING STANDARD FLUORESCENT FIXTURE
- B° — RECESSED INCANDESCENT DOWN LIGHT
- C° — RECESSED HALOGEN ACCENT LIGHT
- D° — RECESSED HALOGEN ACCENT LIGHT
- F — HALOGEN EMERGENCY LIGHT
- H° — RECESSED HALOGEN ACCENT LIGHT
- J — WALL MOUNTED HALOGEN TRACK LIGHT
- $ — SWITCH
- $D — DIMMER SWITCH



1 SECTION THRU VALENCE
Scale: 1 1/2" = 1'-0"

LIGHTING FIXTURE SCHEDULE

ENG. TYPE	ARCH TYPE	MANUFACTURER	FIXTURE DESCRIPTION	CATALOG NUMBER	VOLT	LAMPS	MOUNTING	REMARKS
	A	LITHONIA	2x4 FLUORESCENT 3-LAMP PARABOLIC LOUVER IB CELL, ELECTRONIC BALLAST		277	(3) 32 W T8 SPX35 FLUORESCENT 46 CRI Building standard	GWB	BUILDING STANDARD FIXTURE
	B	LITON	6" LINE VOLTAGE RECESSED INCANDESCENT 300W LIGHT, 7 1/4" HOUSING HEIGHT, 150 W MAX	HOUSING: LH 7 TRIM: LRS 30C	120	75W PAR LAMP	RECESSED	NOTE 4
	C	LITON	4" LOW VOLTAGE HALOGEN ACCENT LIGHT, 5 1/2" HOUSING HEIGHT, 50w MAX	HOUSING: LH 1499 TRIM: LR 34674	120	(1) 39 w MR16 FL	RECESSED	NOTE 1 & 2
	D	LITON	4" LOW VOLTAGE HALOGEN ACCENT LIGHT, 5 1/2" HOUSING HEIGHT, 50w MAX	HOUSING: LH 1499 TRIM: LR 34674	120	(1) 50 w MR16 NSP	RECESSED	NOTE 1 & 2
	E	FIXTURE DELETED						
	F	SIGNTECH	RECESSED EMERGENCY LIGHT	CVR-SD-LC-15-C	120	(2) 20 w MR16 MFL	RECESSED	
	G	ENERGY-LITE	EXIT LIGHT	W-LR-1-GC BLANK-C-U	120	LED	RECESSED CEILING MOUNT	
	H	LITON	3" LOW VOLTAGE HALOGEN ACCENT LIGHT, 4 3/4" HOUSING HEIGHT, 50w MAX	HOUSING: LH 1399 TRIM: LR 35BDW	120	(1) 39 w MR16 MFL	RECESSED	NOTE 1 & 2
	J	LINE CABLE LIGHT FIELD NEW WIRES LIGHTING 888-436-7776	LOW VOLTAGE HALOGEN TRACK LITE IN WALL MOUNTED TRACK	ANTRIM SYSTEM - REFER TO NOTE 6 FOR DETAILED SPEC.	120	(3) 20 w MR16 MFL	RECESSED	NOTE 2 & 5 PROVIDE 2M TRANSFORMER FOR EACH - REFER TO ELEVATION SIZING AND MOUNTING LOCATION

NOTES
1. HOUSING INCLUDES INTEGRAL TRANSFORMER
2. FIXTURES TO BE CONTROLLED BY MANUFACTURER LOW VOLTAGE DIMMER SWITCHES WITH SLIDE ADJUSTMENT AND PRE-SET BUTTON
3. ARM HEIGHT - CENTER OF FIXTURE TO BE 27" ABOVE FINISHED FLOOR
4. FIXTURES TO BE CONTROLLED BY DIMMER SWITCHES WITH SLIDE ADJUSTMENT AND PRE-SET BUTTON
5. PROVIDE REMOTE LOW VOLTAGE MAGNETIC TRANSFORMER IN CEILING PLENUM.
6. SUPPLY WIRES REQ. 1 METER SECTIONS SIZE TO SUIT, WIRE-TO WALL SUPPORTS BY EACH END AND EACH TRACK SECTION JOINT. HEADS TO BE ANGLE ADJUSTABLE. FIXTURES, END CAPS, STANDARD CONNECTORS AND CEILING FEED POWER CONNECTORS AS REQUIRED. SUPPLY EACH TRACK WITH A 300w REMOTE TRANSFORMER LV CONNECTION FROM TRANSFORMER TO TRACK TO BE ENCASED IN

REVIEWED FOR COMPLIANCE
JAN 05 2003

APPROVED FOR PERMIT BY THE FOLLOWING:
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FIRE/LIFE:
CONCURRENCY:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIREPREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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International Design Partnership Incorporated
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Tel 305 365 8338/Fax 305 365 8339

No.	Issue	Date
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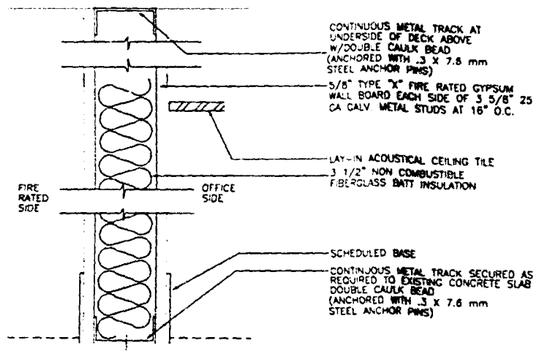
Date: February 17, 2003
Project No:
Drawn By:
Checked By:
CAD File:

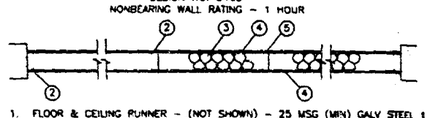
Title:
REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

Sheet Number:
A2-5



MATERIALS AND INSTALLATION OF ONE HOUR PARTITION (S) TO SATISFY ALL REQUIREMENTS OF UNDERWRITER'S LABORATORY DESIGN NO. U465 INCLUDED AT RIGHT.

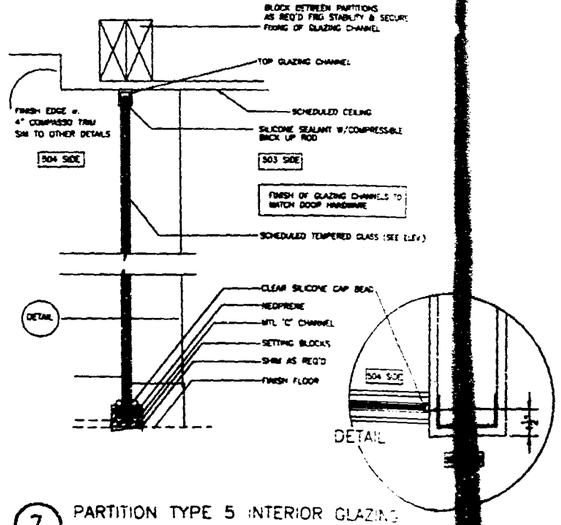
DESIGN NO. U465
NONBEARING WALL RATING – 1 HOUR



1. FLOOR & CEILING RUNNER – (NOT SHOWN) – 25 MSG (MIN) GALV STEEL 1 IN. HIGH, RETURN LEGS 3-5/8 IN. WIDE (MIN), ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24 IN. O.C.
2. STEEL STUDS – 3-5/8 IN. WIDE (MIN), 1-1/4 IN. LEGS, 3/8 IN. RETURN, FORMED OF 25 MSG (MIN) GALV STEEL MAX STUD SPACING 24 IN. O.C.
3. BATTS AND BLANKETS – MINERAL WOOL OR GLASS FIBER BATTS OR COMPLETELY FILLING STUD CAVITY. SEE BATTS AND BLANKETS (BZJZ) CATEGORY FOR NAMES OF CLASSIFIED COMPANIES.
4. WALLBOARD, GYPSUM – 5/8 IN. THICK, 4 FT. WIDE, ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1 IN. LONG, TYPE S SELF-TAPPING STEEL SCREWS SPACED 8 IN. O.C. ALONG EDGES OF BOARD AND 12 IN. O.C. IN THE FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDE OF THE ASSEMBLY.
   CANADIAN GYPSUM CO., LTD. – TYPES C, SCX, SHX, WRX.
   GEORGIA – PACIFIC CORP., GYPSUM DIV. – TYPE GPFS-C.
   PABCO GYPSUM CO. – TYPE PG-C.
   U.S. GYPSUM CO.– TYPES C, FCV, PX2, SCX, SHX, WRC OR WRX
5. JOINT TAPE AND COMPOUND – VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 1/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

1 PARTITION TYPE '1' FULL HT. DEMISING WALL
scale: 3"=1'-0"

JOINT SYSTEM TO BE UL #HWS0009 FOR 1 HOUR RATED WALLS



7 PARTITION TYPE 5 INTERIOR GLAZING
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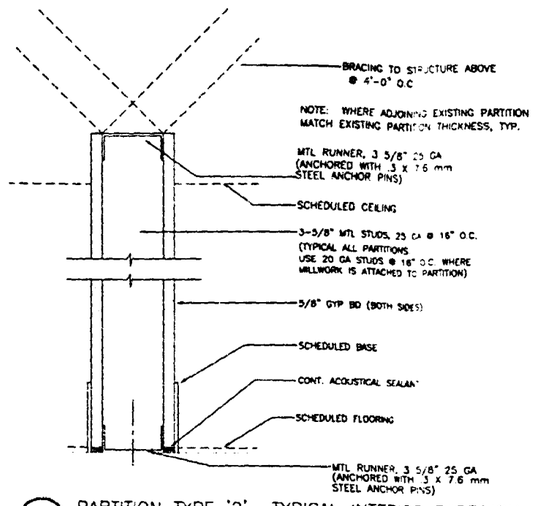

2 PARTITION TYPE '2' TYPICAL INTERIOR PARTITION
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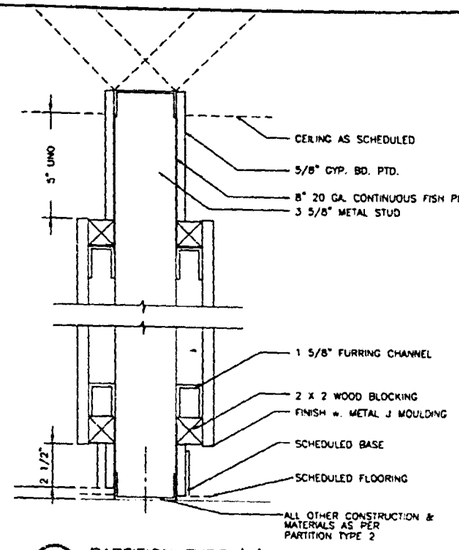

3 PARTITION TYPE '3'
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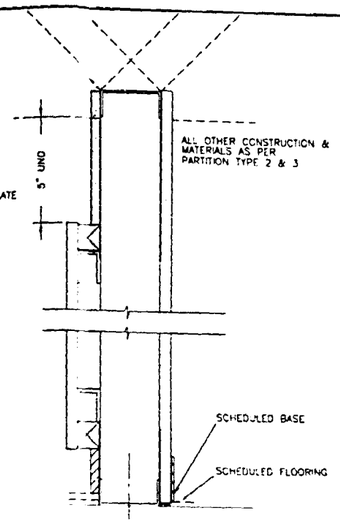

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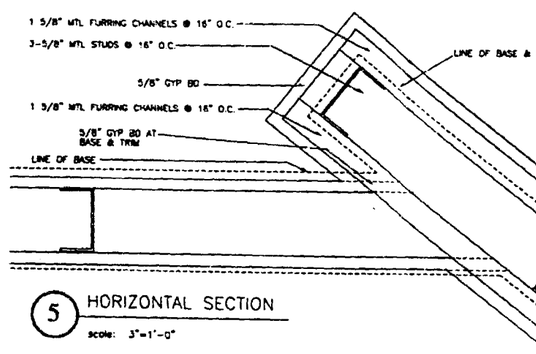
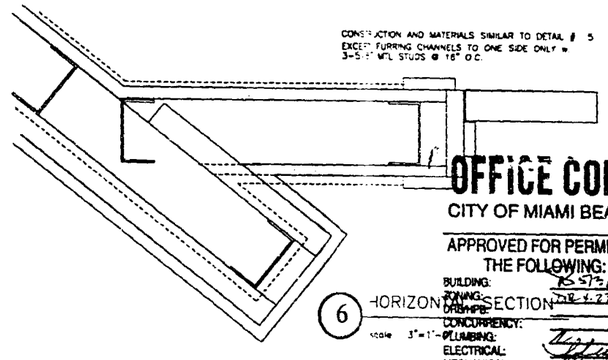
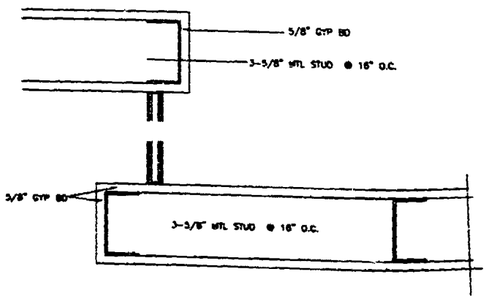


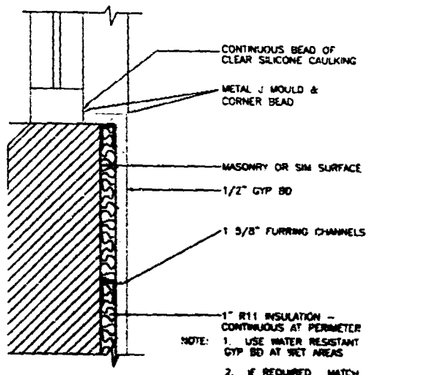
5 HORIZONTAL SECTION
scale: 3"=1'-0"



6 HORIZONTAL SECTION
scale: 3"=1'-0"



8 HORIZONTAL SECTION THRU WALLS AT GLAZING
scale: 3"=1'-0"



9 PARTITION TYPE '6' TYPICAL AT PERIMETER
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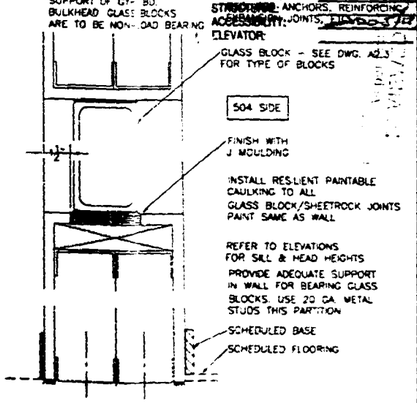

10 PARTITION TYPE '7' – w. GLASS BLOCK
scale: 3"=1'-0"

International Design Partnership Incorporated
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No.	Issue	Date
	BD SET	03 28 03
	PERMIT SET	04 08 03

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BUILDING:
ZONING:
DRWPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING: SPECIFICATIONS 4/30/03
PUBLIC WORKS: ALLOCATION REQUIRED
STRUCTURAL: ANCHORS, REINFORCING
ACCESSIBILITY: JOINTS, SILLS, ETC.
ELEVATOR:

Architect of Record
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State of Florida Registration # AR0014546

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Date:	February 17, 2003
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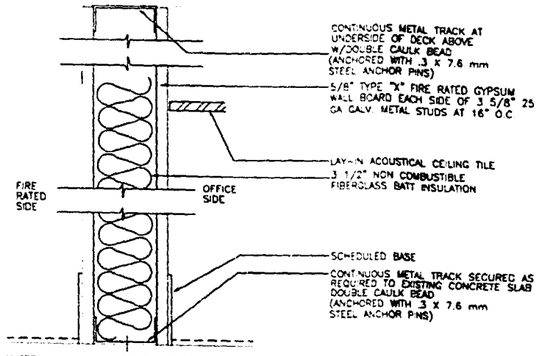
Drawn By:	LAV
Checked By:	br, cm
CADD File:	C:\e-stb\Jordan\Latino americano\Archivos\

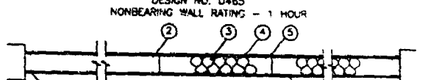
Title:
PARTITION DETAILS
Scale: 1/4" = 1'-0" U.N.O

Sheet Number
A2-6



MATERIALS AND INSTALLATION OF ONE HOUR PARTITION (S) TO SATISFY ALL REQUIREMENTS OF UNDERWRITER'S LABORATORY DESIGN NO. U465 INCLUDED AT RIGHT.

DESIGN NO. U465
NONBEARING WALL RATING – 1 HOUR



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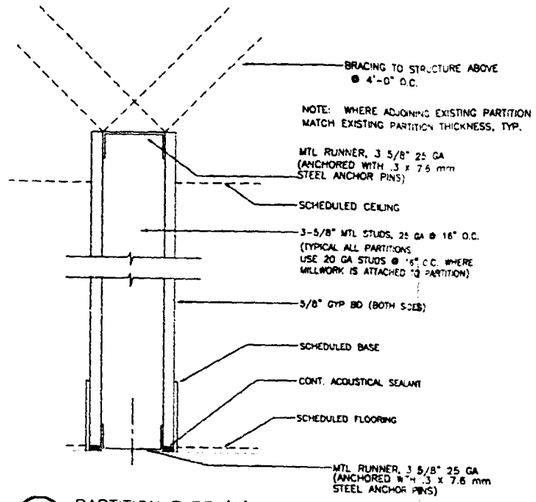
   PABCO GYPSUM CO. – TYPE PG-C.
   U.S. GYPSUM CO.– TYPES C, FCV, PX2, SCX, SHX, WRC OR WRX
5. JOINT TAPE AND COMPOUND – VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS AS AN ALTERNATE, NOMINAL 1/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

1 PARTITION TYPE '1' FULL HT. DEMISING WALL
scale: 3"=1'-0"



2 PARTITION TYPE '2' TYPICAL INTERIOR PARTITION
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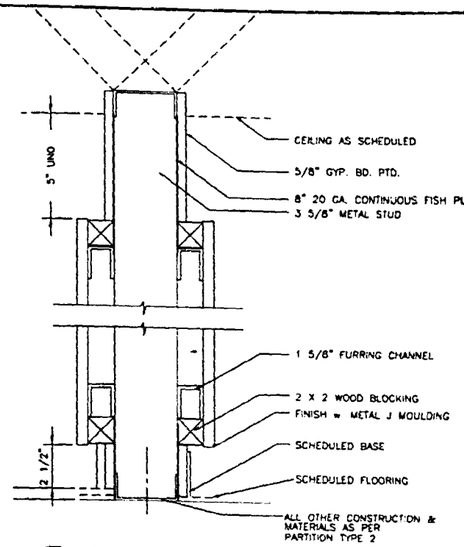

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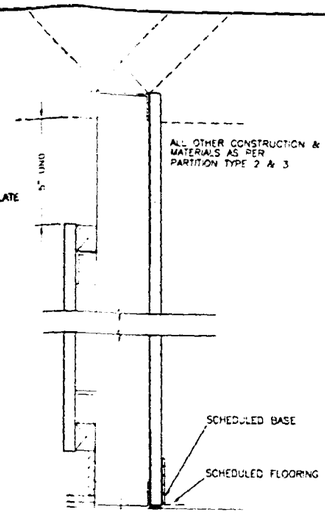
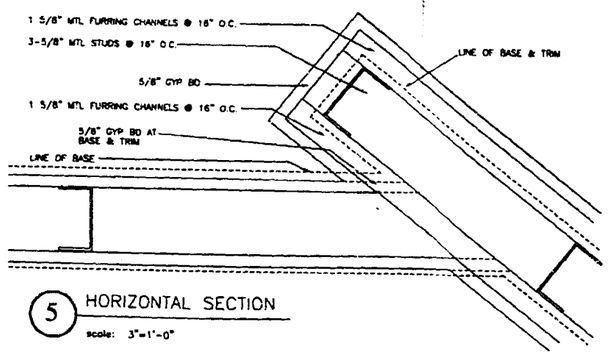
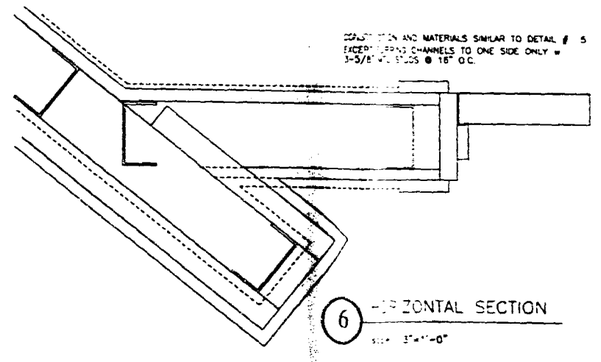


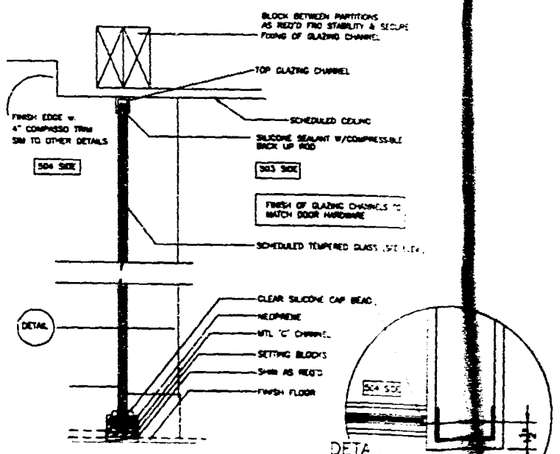
4 PARTITION TYPE '4'
scale: 3"=1'-0"



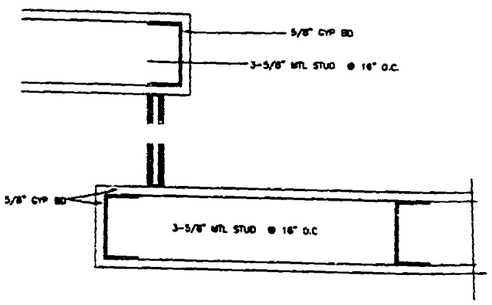
5 HORIZONTAL SECTION
scale: 3"=1'-0"



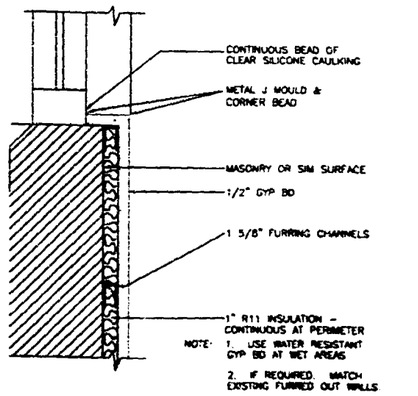
6 HORIZONTAL SECTION
scale: 3"=1'-0"



7 PARTITION TYPE 5 INTERIOR GLAZING
scale: 3"=1'-0"



8 HORIZONTAL SECTION THRU WALLS AT GLAZING
scale: 3"=1'-0"



9 PARTITION TYPE '6' TYPICAL AT PERIMETER
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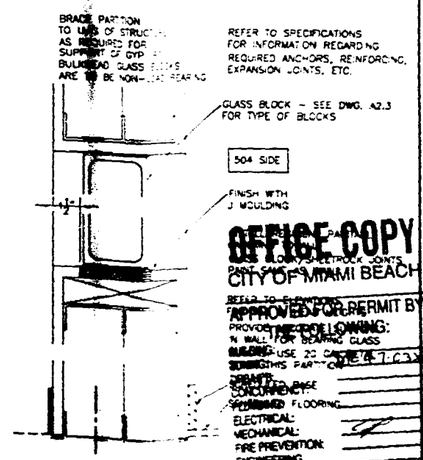

10 PARTITION TYPE – GLASS BLOCK
scale: 3"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
PROVIDED THE FOLLOWING:
¼ WALL FOR BEARING GLASS
BUILDING: USE 20 GA STUDS @ 16" O.C.
STRENGTHS PARTITIONS
GRANITE:
CONCURRENCY:
SCHEDULED FLOORING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, FL 33149
Tel: 305.365.9224 Fax: 305.365.9339

No	Issue	Date
BID SET		03.28.03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

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☐ ACCEPTED AS NOTED

Signature Date

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Architect of Record
Charles Myers
State of Florida
Registration #
AR0014546

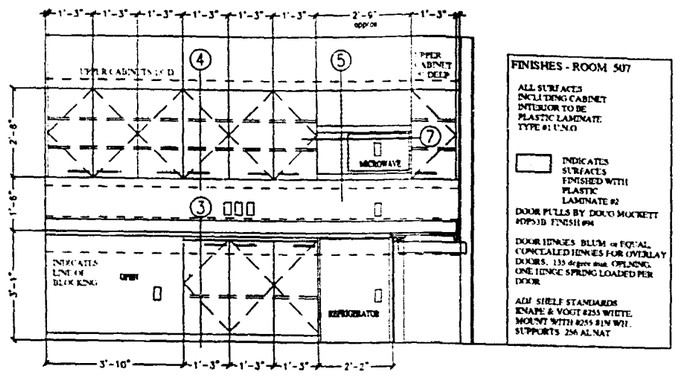
LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD S.2
MIAMI BEACH, FL 33139
Contact: MORA DIAZ tel 305 673 1636

Date: February 17, 2003
Project No: 2155
Drawn By: LAN
Checked By: lw, cm
CAD File: C:\ie-idp\Jobs\Jobs americas network\

Title:
PARTITION DETAILS
Scale: 1/4" = 1'-0" UNO

Sheet Number
A2-6



FINISHES - ROOM 507

ALL SURFACES INCLUDING CABINET INTERIOR TO BE PLASTIC LAMINATE TYPE #1 U.N.O.

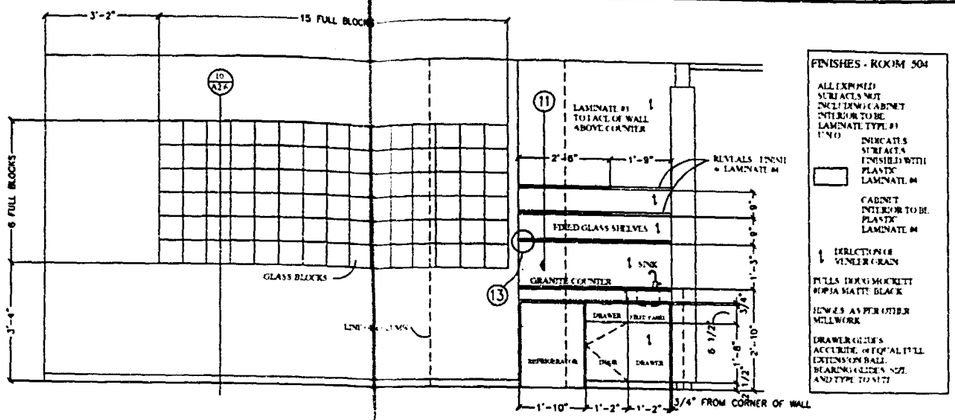
INDICATES SURFACES FINISHED WITH PLASTIC LAMINATE #2

DOOR PULLS BY DOUG MOCKETT #DP530 FINISH #94

DOOR HINGES BLUM or EQUAL CONCEALED HINGES FOR OVERLAY DOORS. 135 degree max. OPENING. ONE HINGE SPRING LOADED PER DOOR.

ADJ. SHELF STANDARDS KNAPE & VOGT #255 WHITE MOUNT WITH #255 H/W WH. SUPPORTS 256 AL/NAT

1 ELEVATION
Scale: 1/2" = 1'-0"



FINISHES - ROOM 504

ALL EXPOSED SURFACES NOT INCLUDING CABINET INTERIOR TO BE LAMINATE TYPE #1 U.N.O.

INDICATES SURFACES FINISHED WITH PLASTIC LAMINATE #4

CABINET INTERIOR TO BE PLASTIC LAMINATE #4

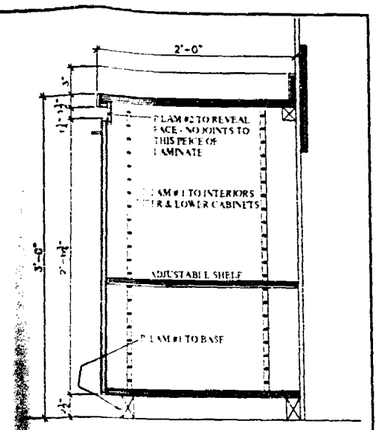
DIRECTION OF VENEER GRAIN

PULLS DOUG MOCKETT #DP34 MATTE BLACK

HINGES AS PER OTHER MILLWORK

DRAWER GLIDES ACCURIDE, or EQUAL FULL EXTENSION BALL BEARING GLIDES N.O.T. AND TYPE TO MATCH

2 ELEVATION
Scale: 1/2" = 1'-0"



3 SECTION
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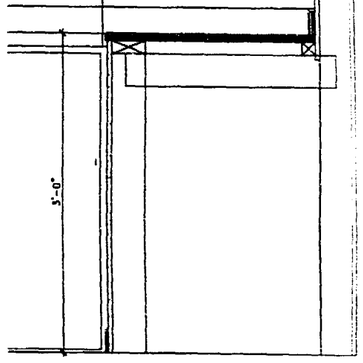

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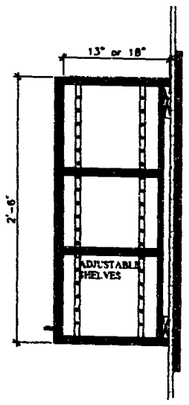
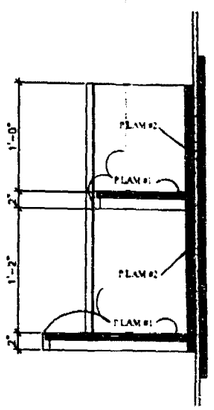
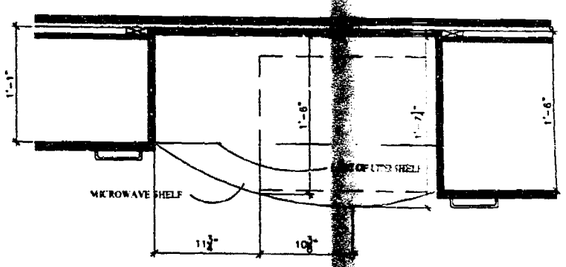


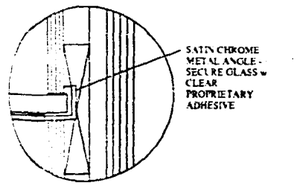
5 SECTION
Scale: 1 1/2" = 1'-0"



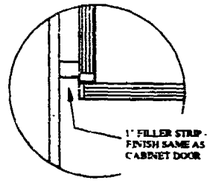
6 SECTION
Scale: .1 1/2" = 1'-0"



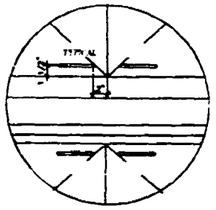
7 SECTION
Scale: 1 1/2" = 1'-0"



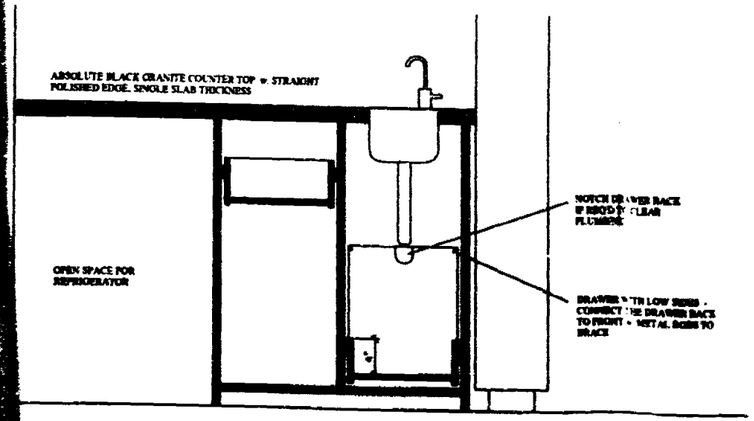
DETAIL
Scale: NTS



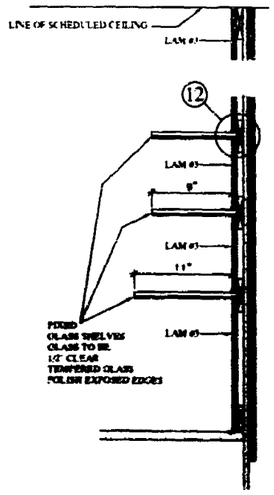
8 SECTION
Scale: NTS



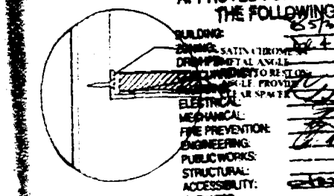
9 SECTION
Scale: NTS



SECTION
Scale: 1 1/2"" = 1'-0"



11 SECTION
Scale: .1 1/2" = 1'-0"



13 DETAIL
Scale: NTS

International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl. 33149
Tel. 305.365.9338 Fax. 305.365.5339

No.	Issue	Date
	BID SET	03 28 03

CLIENT APPROVAL

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Signature: Date:

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Architect of Record
Charles Myers
State of Florida Registration # AR0014546

LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR

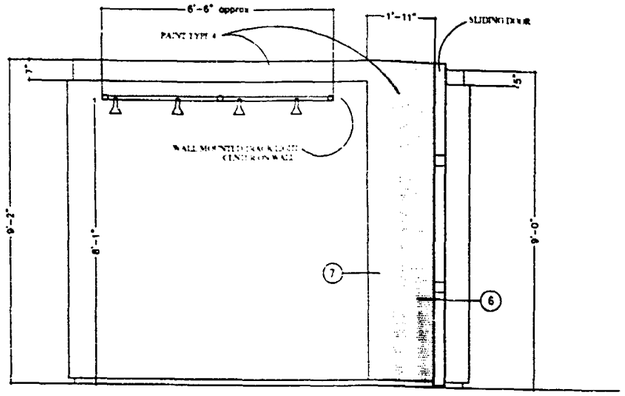
Owner: BLUE COMET LLC
407 LINCOLN ROAD S R
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel 305 673 1836

Date: February 17, 2003
Project No. 2150
Drawn By: LAN
Checked By: kr, cm
CAD File: C:\p~wp\latin\latin american network\

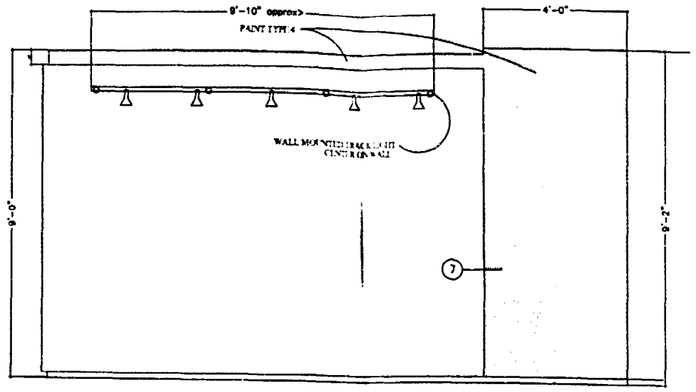
Title: ELEVATIONS & DETAILS

Scale: 1/4" = 1'-0" U.N.O.

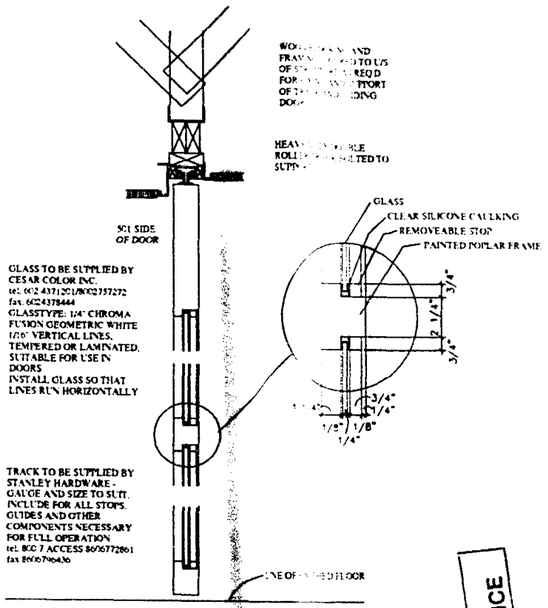
Sheet Number: A2-7



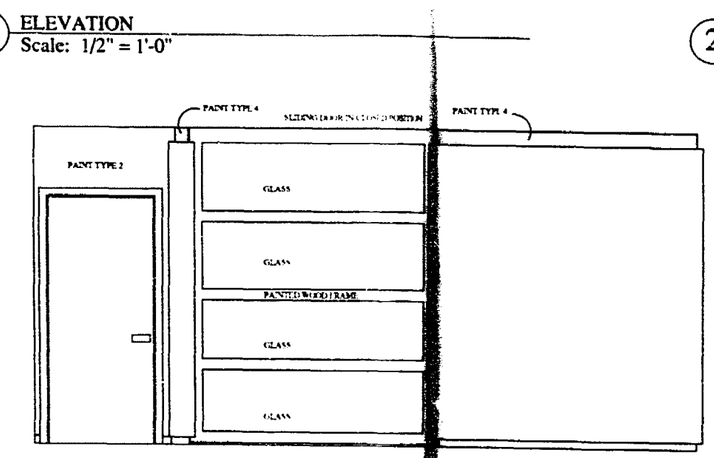
1 ELEVATION
Scale: 1/2" = 1'-0"



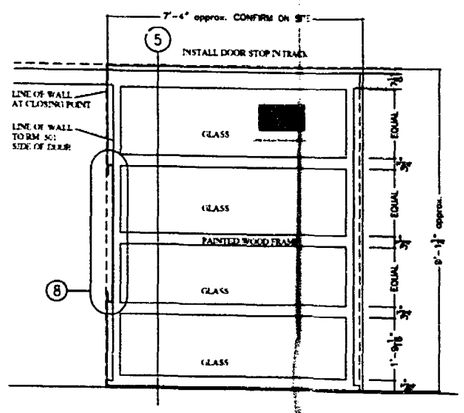
2 ELEVATION
Scale: 1/2" = 1'-0"



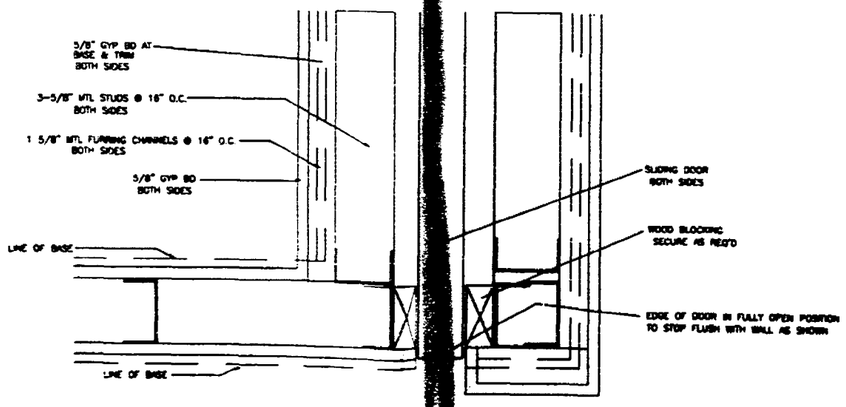
5 SECTION THRU SLIDING DOOR
Scale: 1 1/2" = 1'-0"



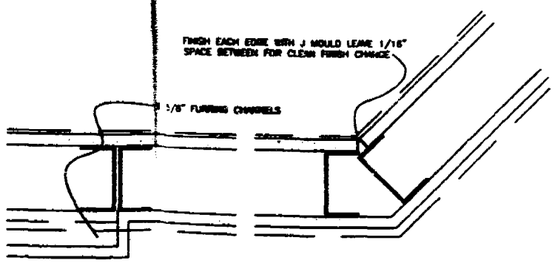
3 ELEVATION
Scale: 1/2 " = 1'-0"



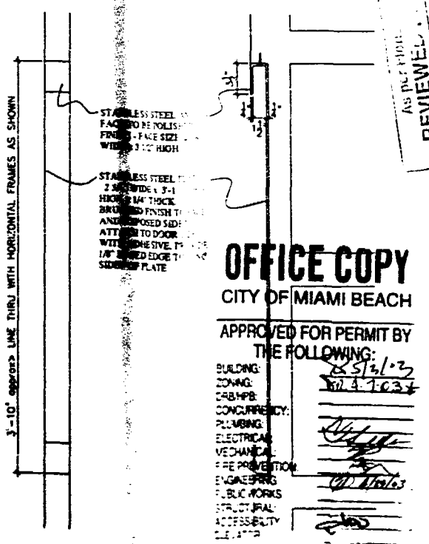
4 ELEVATION OF SLIDING DOOR
Scale: 1/2" = 1'-0"



6 HORIZONTAL SECTION
Scale: 3" = 1'-0"



7 HORIZONTAL SECTION
Scale: 3" = 1'-0"



8 DETAIL
Scale: 1 1/2" = 1'-0"

AS PER FBC SECTION 1045.3
REVIEWED FOR COMPLIANCE

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8328 Fax: 305.365.8329

No.	Issue	Date
BID SET		03 28 03

CLIENT APPROVAL

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Signature Date:

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Architect of Record:
Charles Myers
State of Florida
Registration #
AR0014546

LATIN
AMERICAN
NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD S.B.
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1636

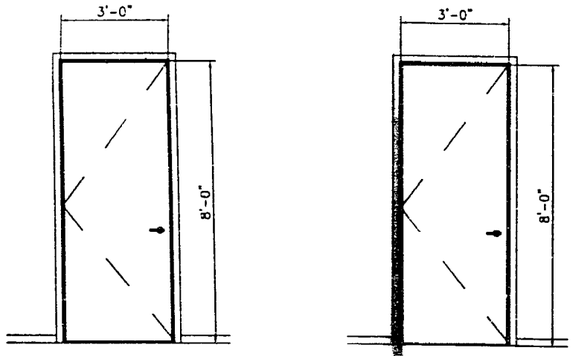
Date: February 17, 2003
Project No: 2155
Drawn By: LAH
Checked By: br, cm
CAD File: C:\...\...\...

Title:
ELEVATIONS & DETAILS
Scale: 1/4" = 1'-0" U.N.O.

Sheet Number:
A2-8

DOOR SCHEDULE

DOOR NO	ROOM NO	LOCATION	LABEL	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	FRAME MATERIAL	FRAME FINISH	HDWRE. SET	REMARKS
01	501	RECEPTION/ENTRY	45 MINUTE	B	WD		3'-0"	8'-0"	1 3/4"	MTL	PT 2	2	EXISTING DOOR AND HARDWARE TO REMAIN, REFINISH FRAME TO TENANT SIDE ONLY
02	502	EQUIPMENT ROOM		A	WD	PT	3'-0"	8'-0"	1 3/4"	WD	PT	1	
03	503	OFFICE		A	WD	PT 1	3'-0"	8'-0"	1 3/4"	WD	PT	1	
04	504	3D GALLERY	Existing/To Remain										EXISTING DOOR AND HARDWARE TO REMAIN, KEY ALIKE WITH ENTRY DOOR.
05	506	OFFICE		A	WD	PT 1	3'-0"	8'-0"	1 3/4"	WD	PT	1	
06	501	RECEPTION/HALLWAY			WD	PT 1	*	*	*			*	REFER TO DRAWING DETAILS FOR CONSTRUCTION AND HARDWARE INFORMATION



DOOR TYPE A

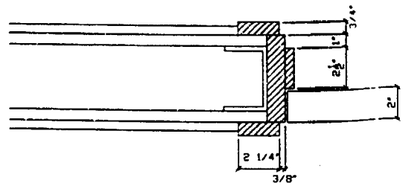
DOOR TYPE B

DOOR SCHEDULE NOTES:

1. ALL NEW DOORS & HARDWARE ARE TO COMPLY WITH SECTION 5-2.1.3 OF THE N.F.P.A. 101 LIFE SAFETY CODE HANDBOOK
2. KEYING FOR HARDWARE IS TO BE COORDINATED WITH BUILDING OWNER AND ENGINEER FOR COMPLIANCE AND ACCESS BY ENGINEERING SECURITY AND FIRE DEPARTMENT.
3. FINISH OF ANY NEW HARDWARE USED TO BE SATIN CHROME OR BRUSHED STAINLESS STEEL OR NATURAL ALUMINUM AS INDICATED IN SETS - UNO
4. ANY DOORS WITH CARD READERS SHALL UNLOCK AUTOMATICALLY WHEN FIRE ALARM IS ACTIVATED (FAIL SAFE)
5. DOOR AND FRAME TYPE 'A' TYPICAL INTERIOR DOOR - WOOD FRAME AND SOLID CORE PAINT GRADE ARCHITECTURAL DOOR
6. DOOR AND FRAME B BUILDING STANDARD ENTRANCE DOOR CURRENTLY IN PLACE TO REMAIN AS EXISTING. TOUCH UP WITH CLEAR COAT AND PAINT IF REQUIRED

HARDWARE

NO.	QTY	DESCRIPTION	FINISH	MANUFACTURER
(1)	2 PR	BUTT HINGES	BRUSHED STAINLESS	HAGER BB1191
	1	FLOOR STOP	SATIN STAINLESS	DOUG MOCKETT #DS3
	1 SET	SET SILENCERS FOUR PER DOOR	WHITE	GLYNN JOHNSON GJ-66
	1	PASSAGE SET	SATIN CHROME	ONMA #368 COMMERCIAL GRADE LEVER PASSAGE
(2)	EXISTING BUILDING STANDARD HARDWARE TO REMAIN			
	INCLUDES: 2 PR. HINGES, SURFACE MOUNTED DOOR CLOSURE, MORTISE LEVER LOCKSET			
	1	FLOOR STOP	SATIN STAINLESS	DOUG MOCKETT #DS3
	1 SET	SET SILENCERS FOUR PER DOOR	WHITE	GLYNN JOHNSON GJ-66



1 TYPICAL INTERIOR DOOR & FRAME
Scale: 3" = 1'-0"

As per 7.4.5.3
REVIEWED
FOR COMPLIANCE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DASHPB
CONCURRENCY:
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
PROPERTY MGMT.
PUBLIC WORKS
PLANNING
HOUSING & COMMUNITY DEVELOPMENT
ELEVATOR

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8328/Fax: 305.365.8329

No.	Issue	Date
	BID SET	03 28 03
	PERMIT SET 04 08 03	

CLIENT APPROVAL
I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling
☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED
Signature Date

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Architect of Record:
Charles Myers
State of Florida
Registration #
AR0014546

LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD S.E
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel 305 673 1638

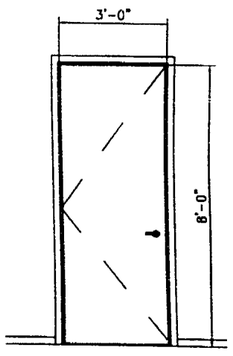
Date: February 17, 2003
Project No 2150
Drawn By: LAN
Checked By: br, cm
CADD File C:\p-ap\Admin\Jobs overtown network\drawings\d-01*

Title
DOOR SCHEDULE SPECIFICATIONS & DETAILS
Scale 1/4" = 1'-0" U.N.O.

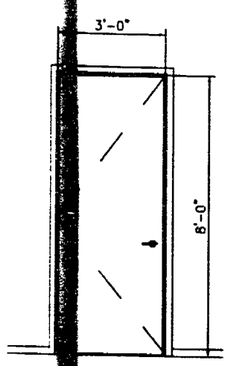
Sheet Number
A2-9.1

DOOR SCHEDULE

DOOR NO	ROOM NO.	LOCATION	LABEL	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	FRAME MATERIAL	FRAME FINISH	HDWRE. SET	REMARKS
01	501	RECEPTION/ENTRY		B	WD		3'-0"	8'-0"	1 3/8"	MTL	PT 2	2	EXISTING DOOR AND HARDWARE TO REMAIN, REFINISH FRAME TO TENANT SIDE ONLY
02	502	EQUIPMENT ROOM		A	WD	PT	3'-0"	8'-0"	1 3/8"	WD	PT	1	
03	503	OFFICE		A	WD	PT 1	3'-0"	8'-0"	1 3/8"	WD	PT	1	
04	504	TO BALCONY											EXISTING DOOR AND HARDWARE TO REMAIN, KEY ALIKE WITH ENTRY DOOR.
05	506	OFFICE		A	WD	PT 1	3'-0"	8'-0"	1 3/8"	WD	PT	1	
06	501	RECEPTION/HALLWAY			WD	PT 1	*	*	*			*	REFER TO DRAWING DETAILS FOR CONSTRUCTION AND HARDWARE INFORMATION



DOOR TYPE A



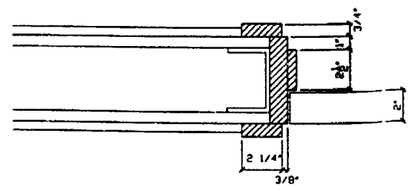
OR TYPE B

DOOR SCHEDULE NOTES:

1. ALL NEW DOORS & HARDWARE ARE TO COMPLY WITH SECTION 5-2.1.5 OF THE N.F.P.A. 101 LIFE SAFETY CODE HANDBOOK
2. KEYING FOR HARDWARE IS TO BE COORDINATED WITH BUILDING OWNER AND ENGINEER FOR COMPLIANCE AND ACCESS BY ENGINEERING SECURITY AND FIRE DEPARTMENT
3. FINISH OF ANY NEW HARDWARE USED TO BE SATIN CHROME OR BRUSHED STAINLESS STEEL OR NATURAL ALUMINUM AS INDICATED IN SETS - UNO
4. ANY DOORS WITH CARD READERS SHALL UNLOCK AUTOMATICALLY WHEN FIRE ALARM IS ACTIVATED (FAIL SAFE)
5. DOOR AND FRAME TYPE 'A': TYPICAL INTERIOR DOOR - WOOD FRAME AND SOLID CORE FLAT GRADE ARCHITECTURAL DOOR
6. DOOR AND FRAME B: BUILDING STANDARD ENTRANCE DOOR CURRENTLY IN PLACE. TO REMAIN AS EXISTING. TOUCH UP WITH CLEAR COAT AND PAINT IF REQUIRED

HARDWARE

NO.	QTY	DESCRIPTION	FINISH	MANUFACTURER
(1)	2 PR	BUTT HINGES	BRUSHED STAINLESS	HAGER BB1191
	1	FLOOR STOP	SATIN STAINLESS	DOUG MOCKETT #DS3
	1 SET	SET SILENCERS FOUR PER DOOR	WHITE	GLYNN JOHNSON GJ-66
	1	PASSAGE SET	SATIN CHROME	OMNIA #368 COMMERCIAL GRADE LEVER PASSAGE
(2)	EXISTING BUILDING STANDARD HARDWARE TO REMAIN			
	INCLUDES: 2 PR. HINGES, SURFACE MOUNTED DOOR CLOSURE, MORTISE LEVER LOCKSET			
	1	FLOOR STOP	SATIN STAINLESS	DOUG MOCKETT #DS3
	1 SET	SET SILENCERS FOUR PER DOOR	WHITE	GLYNN JOHNSON GJ-66



1 TYPICAL INTERIOR DOOR & FRAME
Scale: 3" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING: Ext 4-7-03*
DRB/MPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

International
Design Partnership
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30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8335 Fax: 305.365.8336

No.	Issue	Date
	BID SET	03 28 03

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LATIN AMERICAN NETWORK

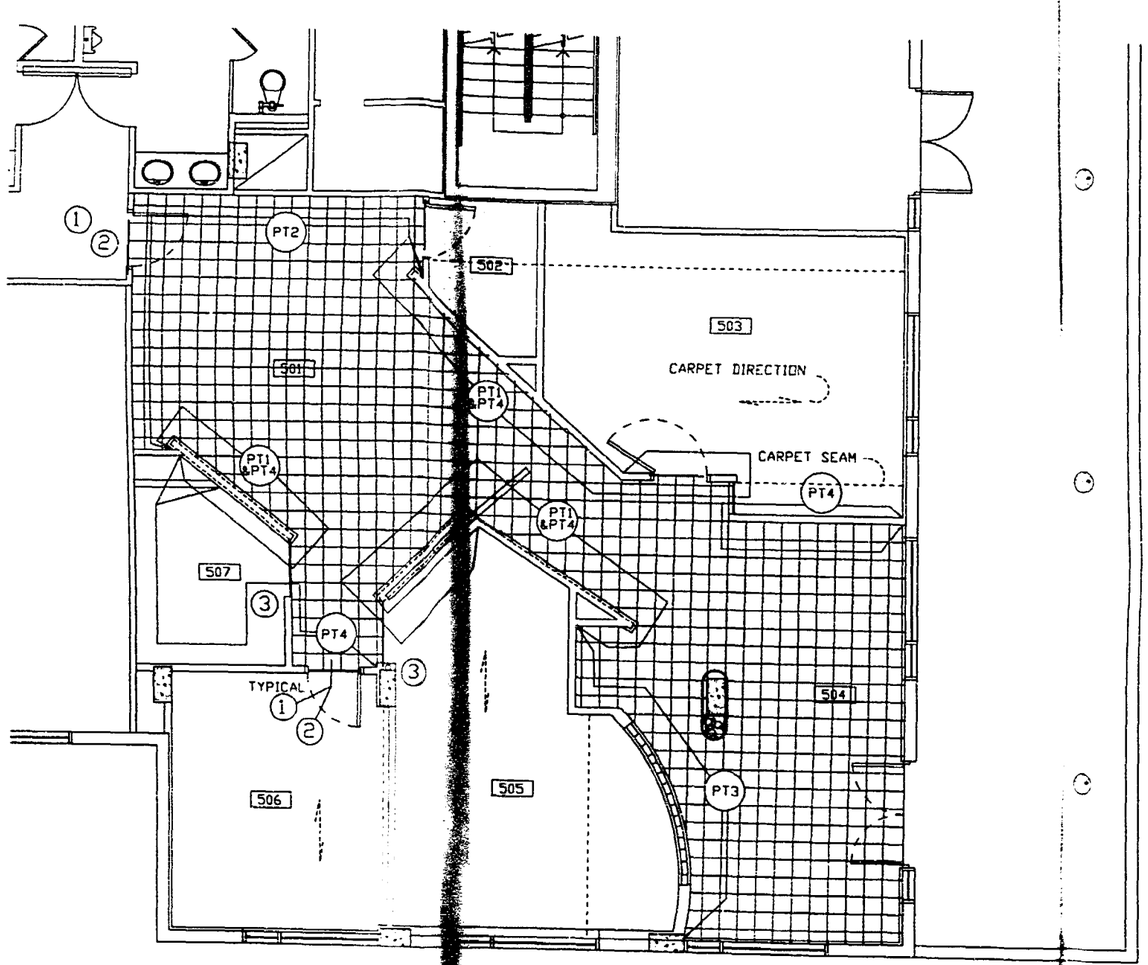
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
427 LINCOLN ROAD S.B
MIAMI BEACH, FL 33139
Contact: MORA [illegible] tel: 305 673 1636

Date: [illegible]ry 17, 2003
Project No 2.56
Drawn By: LAN
Checked By: lw, cm
CAD File: C:\projects\[illegible]

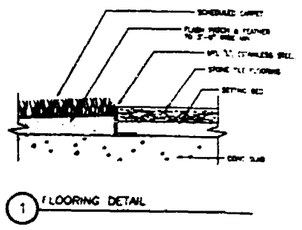
Title:
DOOR SCHEDULE SPECIFICATIONS & DETAILS
Scale: 1/4" = 1'-0" UNO

Sheet Number
A2.9.1

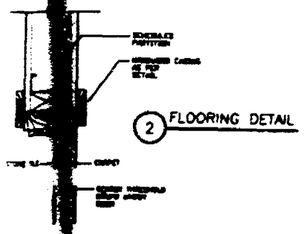


FINISHES PLAN - 2ND FLOOR

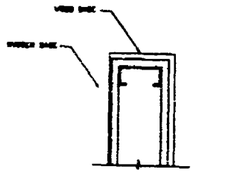
SCALE: 1/4" = 1'-0"



1 FLOORING DETAIL



2 FLOORING DETAIL



3 BASE DETAIL

FINISH NOTES:

1. ALL FINISHES ARE TO COMPLY WITH SECTION 26-3.1 OF THE N.F.P.A. 101 LIFE SAFETY CODE HANDBOOK, 2000 EDITION.
2. SUBMIT SAMPLES OF ALL FINISHES TO ARCHITECT FOR APPROVAL.
3. PROVIDE A RUBBER REDUCER STRIP AT ALL LOCATIONS WHERE STONE OR CARPET MEETS RESILIENT FLOORING
STONE TO VCT: MERCER #140 BLACK
CARPET TO VCT: MERCER #710 BLACK
4. G.C TO SUBMIT CARPET SEAMING DIAGRAM TO ARCHITECT PRIOR TO ORDERING AND INSTALLATION
FOLLOW BASIC LOCATIONS AND DIRECTION SHOWN ON THIS PLAN.
NO END TO END SEAMS
5. INSTALL CARPET BY DIRECT GLUE DOWN METHOD, ACCORDING TO SEQUENTIAL DYE LOTS FROM MANUFACTURER.
6. JOIN PUBLIC CORRIDOR CARPET AND TENANT CARPET AT CENTER LINE OF ENTRY DOOR. APPLY EXTRA ADHESIVE TO ENSURE A TIGHT STRONG JOINT.
7. INSTALL STONE TILE BY THIN SET METHOD. GROUT JOINTS TO BE 1/16"
8. INSTALL PAINTED WOOD BASE TO ALL WALLS ABUTTING STONE OR STONE TILE FLOORING. BASE TO BE PAINTED TO MATCH WALL COLOR.
9. ALL DOORS, FRAMES & CASINGS TO BE PAINTED PT 1 UNO
10. THE PAINTER IS TO REVIEW LOCATIONS OF ALL PAINT TYPES WITH OP PRIOR TO COMMENCEMENT OF WORK.

FINISH LEGEND:

FLOORING:

CPT1 — MOHAWK COMMERCIAL CARPET
PATTERN: CALLANCA
COLOR: 898 AGOUTI UMBER

VCT — ARMSTRONG
EXCELON COMPANION SQUARE
COLOR: 31970 MONO BLACK
SIZE: 12" X 12" GAUGED 1/8"
INSTALL TILE WITH ALTERNATE GRAINING AS PER MANUFACTURER'S RECOMMENDATIONS

STONE — INTERCONTINENTAL MARBLE, MAW
TYPE: 12" X 12" MARBLE TILE
COLOR: CALCATTA GOLD

WALLS:

PT 1 — BENJAMIN MOORE/SHERWIN WILLIAMS
COLOR TO BE SELECTED
PT 1 TYPICAL TO WALLS U.N.O.

PT 2 — BENJAMIN MOORE/SHERWIN WILLIAMS
COLOR TO BE SELECTED

PT 3 — BENJAMIN MOORE/SHERWIN WILLIAMS
COLOR TO BE SELECTED

PT 4 — BENJAMIN MOORE/SHERWIN WILLIAMS
COLOR TO BE SELECTED

WALL BASES:

RB 1 — RESILIENT BASE, MERCER or JOHNSONITE 4" x 1/2" STRAIGHT RUBBER BASE, 1/8" THICK, ROLLED @ DOORS ONLY
COLOR TO BE SELECTED
TYPICAL TO ALL WALLS ADJACENT PT 1 U.N.O.

RB 2 — RESILIENT BASE, MERCER or JOHNSONITE 4" x 1/2" STRAIGHT RUBBER BASE, 1/8" THICK, ROLLED @ DOORS ONLY
COLOR TO BE SELECTED
TYPICAL TO ALL WALLS ABUTTING PT 4 U.N.O.

RB 3 — RESILIENT BASE, MERCER or JOHNSONITE 4" x 1/2" COVED RUBBER BASE, 1/8" THICK, ROLLED @ DOORS ONLY
COLOR TO BE SELECTED
TYPICAL TO ALL WALLS ABUTTING VINYL TILE U.N.O.

WB 1 — WOOD BASE, 2 1/2" x 1/2" STRAIGHT BASE, PAINT TO MATCH WALL U.N.O.

PLASTIC LAMINATES:

PL1 TO BE SELECTED
PL2 TO BE SELECTED
PL3 FORMICA "LIGNA" SERIES #4285 WENGE
PL4 TO BE SELECTED

STONE COUNTER:

GRANITE ABSOLUTE BLACK POLISHED
ALL EXPOSED EDGES TO BE POLISHED

CEILINGS:

ACT 1 — REFER TO REFLECTED CEILING PLAN FOR PRODUCT SPECIFICATION

As per Florida Accessibility Code Section 104.5.3 REVIEWED FOR COMPLIANCE

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: 3/24/03
ZONING
DRB/HPB
CONCURRENCY:
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION: 4/16/03
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING	REMARKS
501	RECEPTION	STONE	RB1	PT1	PT1	PT1	PT1	ACT1	
502	EQUIPMENT ROOM	VCT	RB1	PT1	PT1	PT1	PT1	ACT1	
503	OFFICE	CPT1	RB1/RB2	PT1	PT1	PT1	PT1	ACT1	
504	OFFICE AREA	STONE	RB1/RB2	PT1	PT1	PT1	PT1	ACT1	
505	OFFICE AREA	CPT1	RB1/RB2	PT1	PT1	PT1	PT1	ACT1	
506	OFFICE	CPT1	RB1	PT1	PT1	PT1	PT1	ACT1	
507	COPIER ROOM	VCT	RB2	PT1	PT1	PT1	PT1	ACT1	

International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.9235 Fax: 305.365.9239

No.	Issue	Date
	BID SET	03 26 03

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LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD B 8
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel 305 673 1636

Date: February 17, 2003
Project No: 2003
Drawn By: LAN
Checked By: br, cm
CAD File: C:\ir-lap\Active\latin american network\finish\A2-9.2

Title: FINISH PLAN, SHEDULE & SPECIFICATIONS
Scale: 1/4" = 1'-0" U.N.O.

Sheet Number: A2-9.2

SPECIFICATIONS TABLE OF CONTENTS FOR
LATIN AMERICAN NETWORK

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0	00800	SUPPLEMENTARY CONDITIONS
0	00900	PROJECT ALLOWANCES
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1	01040	COORDINATION
1	01045	CUTTING AND PATCHING
1	01120	PROJECT PROCEDURES
1	01200	PROJECT MEETINGS
1	01340	SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES
1	01560	TEMPORARY CONTROLS
1	01600	MATERIALS AND EQUIPMENT
1	01630	SUBSTITUTIONS
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11	11900	APPLIANCES
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15	15000	MECHANICAL, ELECTRICAL & PLUMBING
16	16000	FIRE & LIFE SAFETY

DIVISION 0: GENERAL CONDITIONS

GENERAL CONDITIONS (00700)

THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS AIA DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT", 1987, FOURTEENTH EDITION WHICH IS HEREBY MADE A PART OF THIS DOCUMENT

SUPPLEMENTARY CONDITIONS (00800)

1. PROJECT REPRESENTATIVES
   A. OWNER/LANDLORD - BLUE COMET LLC
      407 LINCOLN ROAD 6R MIAMI BEACH FLORIDA 33139 TEL:(305)672-5152
      CONTACT: NORA DIAZ
   B. TENANT: LATIN AMERICAN NETWORK
      CONTACT: CATRIEL BOETTO, TEL:(054)729-5813
   C. CONTRACTOR - CONTRACTOR WHO ENTERS INTO CONTRACT WITH OWNER
   D. ARCHITECT - INTERNATIONAL DESIGN PARTNERSHIP, INC.
      SUITE 401, 30 W. MASHTA DR.
      KEY BISCAYNE, FL 33149 TEL:(305)365-8338
      CONTACT: BOBETTE ROUSSEAU
      IDP AA LICENSE #AA 0002386
      ARCHITECT OF RECORD - CHARLES MYERS
      STATE OF FLORIDA REGISTRATION #AR 0014546
   E. M.E.P. ENGINEERS - DALLA RIZZA & ASSOCIATES
      3011 SW 28TH LANE 28
      COCONUT GROVE, FL 33133 TEL:(305)445-5200
      ENGINEER OF RECORD - JUAN DALLA RIZZA
      STATE OF FLORIDA REGISTRATION # 17911

2. OMISSIONS
   A. DRAWING AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING SHOWN ON ONE [illegible] AS BEING IN BOTH AND ANYTHING, ALTHOUGH NOT SHOWN, BUT REASONABLY IMPLIED SHALL [illegible] FURNISHED OR CONSTRUCTED ACCORDINGLY WITHOUT EXTRA CHARGE TO BE RESPONSIBLE FOR COMMUNICATING INFORMATION REQUIRED BY SUBCONTRACTS IN ITS ENTIRETY FROM ALL [illegible] PROVIDED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND SPECIFICATIONS OR WITHIN SPECIFICATION OF A CERTAIN PRODUCT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ARCHITECT OF THE DISCREPANCY, PRIOR TO ORDERING THE PRODUCT OR PRIOR TO CONSTRUCTION APPLICABLE.

3. DIMENSIONS
   A. DO NOT SCALE DRAWINGS. PLAN DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE INDICATED.
   B. THE CONTRACTOR AND DRYWALL SUBCONTRACTOR ARE TO LAY OUT ENTIRE PROJECT, CHALK THE LOCATION OF THE WALLS AND CHECK DIMENSIONS. OWNER AND CONSULTING ARCHITECT TO REVIEW WALL LOCATIONS PRIOR TO CONSTRUCTION OF PARTITIONS. CONTRACTOR TO PROVIDE TWO [illegible] WRITTEN NOTICE TO CONSULTING ARCHITECT WHEN LAYOUT WILL BE COMPLETE FOR REVIEW, OBTAINING VERBAL CONFIRMATION OF RECEIPT OF SUCH NOTICE.
   C. ON SITE VERIFICATION OF DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR CONFLICTS TO THE CONSTRUCTION MANAGER AND ARCHITECT IMMEDIATELY FOR CLARIFICATION OR COORDINATION.
   D. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS. ANY INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK FOR CLARIFICATION.

4. PERMITS
   A. CONTRACTOR TO PROVIDE AND PAY FOR ALL PERMITS, SALES TAXES, ETC. REQUIRED FOR THE WORK. TWO SETS OF SIGNED AND SEALED DOCUMENTS WILL BE PROVIDED TO THE CONTRACTOR FOR PERMITTING, AS WELL AS THREE COPIES OF DRAWINGS AND SPECIFICATIONS AT NO CHARGE. ADDITIONAL SETS WILL BE FURNISHED AT COST OF REPRODUCTION, POSTAGE AND HANDLING.

5. CODES
   A. ALL WORK SHALL COMPLY WITH SBBCI, 1999 STANDARD BUILDING CODE AND ALL AMENDMENTS, ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ALL AUTHORITIES [illegible], INCLUDING NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES ACT (ADA), AND LIFE SAFETY CODE

6. LABOR LAWS AND EEO
   A. CONTRACTOR AGREES TO CONFORM TO EQUAL EMPLOYMENT OPPORTUNITY REQUIREMENTS AND APPLICABLE LABOR LAWS DURING PERFORMANCE OF WORK.

ARTICLE 2: OWNER

2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER DELETE SUBPARAGRAPH 2.2.5. AND SUBSTITUTE THE FOLLOWING: 2.2.5. THE CONTRACTOR WILL BE FURNISHED FREE OF CHARGE 6 COPIES OF DRAWINGS AND SPECIFICATIONS. ADDITIONAL SETS WILL BE FURNISHED AT THE COST OF REPRODUCTION, POSTAGE AND HANDLING.

ARTICLE 3: CONTRACTOR

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR.
ADD SUBPARAGRAPH 3.2.4 AS FOLLOWS:
3.2.4 CONTRACTOR SHALL MEASURE OVERALL AS-BUILT SPACE AND COMPARE TO AS-DRAWN DIMENSIONS SHOWN IN THE CONTRACT DOCUMENTS. PRIOR TO COMMENCING WORK RELATED TO LAYOUT OF PARTITIONS, CONTRACTOR SHALL CHALK OFF THE FLOOR SLABS IN THEIR ENTIRETY AND INFORM THE ARCHITECT OF ANY DIMENSIONS WHICH CANNOT BE ACCOMMODATED BASED ON AS-BUILT SHELL CONDITIONS BY WAY OF MARKED UP DRAWINGS. THE ARCHITECT SHALL REVIEW THESE DIMENSIONS AND VISIT THE SITE TO DETERMINE ANY NEEDED ADJUSTMENTS IN CONCERT WITH THE CONTRACTOR'S ASSISTANCE. CONTRACTOR SHALL NOTIFY ARCHITECT TWO DAYS IN ADVANCE OF THE SCHEDULED VISIT. FINAL AS-BUILT DIMENSIONS SHALL BE RED-LINED ON A SET OF DOCUMENTS TO BE DELIVERED TO THE ARCHITECT AS A RECORD COPY NOT LATER THAN 5 WORKING DAYS FOLLOWING THE SITE VISIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL RELATED WORK WHERE DIMENSIONS ARE MODIFIED.

3.4 LABOR AND MATERIALS
DELETE SUBPARAGRAPH 3.4.2. AND SUBSTITUTE THE FOLLOWING:
3.4.2 AFTER THE CONTRACT HAS BEEN EXECUTED, THE OWNER AND THE ARCHITECT WILL CONSIDER A FORMAL REQUEST FOR THE SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THE STRICT CONDITIONS SET FORTH IN THE GENERAL REQUIREMENTS. (DIVISION 1 OF THE SPECIFICATIONS).
3.4.2.1 BY MAKING REQUEST FOR SUBSTITUTIONS, THE CONTRACTOR:
.1 REPRESENTS THAT THE CONTRACTOR WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION THAT WOULD HAVE BEEN PROVIDED FOR THAT ORIGINALLY SPECIFIED:
.2 REPRESENTS THAT THE CONTRACTOR HAS PERSONALLY INVESTIGATED THE SUBSTITUTION THAT WOULD HAVE BEEN PROVIDED FOR THAT ORIGINALLY SPECIFIED:
.3 CERTIFIES THAT THE COST DATA PRESENTED IS COMPLETE AND INCLUDES ALL RELATED COSTS UNDER THIS CONTRACT, INCLUDING RE-DESIGN FEES OF ARCHITECT AND ENGINEER, AND WAIVES ALL CLAIMS FOR ADDITIONAL COSTS RELATED TO THE SUBSTITUTION WHICH MAY SUBSEQUENTLY BECOME APPARENT; AND
.4 WILL COORDINATE THE INSTALLATION OF THE ACCEPTED SUBSTITUTE, MAKING CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS.

3.6 TAXES
ADD SUBPARAGRAPH 3.6.2. AS FOLLOWS:
3.6.2 THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT SUM ALL COSTS ASSOCIATED WITH TAXES AS DEFINED IN THIS SECTION.

3.7 PERMITS, FEES AND NOTICES
ADD SUBPARAGRAPH 3.7.5 AS FOLLOWS:
3.7.5 THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT SUM ALL COSTS ASSOCIATED WITH OBTAINING AND EXPEDITING RELATED TO PERMIT FEES, LICENSES, ETC. COVERED UNDER THIS SECTION.

3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES
ADD CLAUSE 3.10.3.1 TO SUBPARAGRAPH 3.10.3 AS FOLLOWS:
3.10.3.1 PRIOR TO COMMENCING WORK, CONTRACTOR SHALL PREPARE A MASTER SUBMITTAL LOG SHOWING EACH REQUIRED SUBMITTAL, SCHEDULING AND SEQUENCING OF SUBMITTALS, AND EACH SUBCONTRACTOR AFFECTED. ARCHITECT SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS NOT SHOWN ON CONTRACTOR'S MASTER SUBMITTAL LOG. ARCHITECT SHALL NOT BE RESPONSIBLE FOR TIMELY REVIEW OF ANY SUBMITTAL NOT PROPERLY IDENTIFIED AND SCHEDULED ON THE MASTER LOG.

3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES
ADD THE FOLLOWING SENTENCE TO THE END OF SUBPARAGRAPH 3.12.5:
ANY SUBMITTAL NOT PROPERLY REVIEWED AND APPROVED BY CONTRACTOR SHALL BE RETURNED TO THE CONTRACTOR WITHOUT ACTION - NOR EXCEPTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAY OR COORDINATION BASED ON INAPPROPRIATE SUBMITTALS.

ARTICLE 7 CHANGES IN THE WORK

7.3 CONSTRUCTION CHANGE DIRECTIVE
7.3.6 IN THE FIRST SENTENCE, DELETE THE WORDS "A REASONABLE ALLOWANCE FOR OVERHEAD AND PROFIT" AND SUBSTITUTE "IN THE AMOUNT INDICATED AND PRE-DETERMINED IN THE BID FORM FOR OVERHEAD, PROFIT, AND GENERAL CONDITIONS".
7.3.10 ADD THE FOLLOWING SUBPARAGRAPH:
IN ORDER TO FACILITATE CHECKING OF QUOTATIONS FOR EXTRAS OR CREDITS, ALL PROPOSALS SHALL BE ACCOMPANIED BY A COMPLETE ITEMIZATION OF COSTS INCLUDING LABOR, MATERIALS, AND SUBCONTRACTS. WHERE SUBCONTRACTS ARE UTILIZED, THEY SHALL BE ITEMIZED ALSO. IN NO CASE WILL A CHANGE INVOLVING OVER $100.00 BE APPROVED WITHOUT SUCH ITEMIZATION.

ARTICLE 8:

ADD THE FOLLOWING CLAUSE TO 8.2.3
8.2.3.1 CONTRACTOR SHALL PERFORM INSTALLATION OVERTIME AS NECESSARY TO FULFILL AGREED UPON SCHEDULING REQUIREMENTS, AT NO COST TO THE OWNER.

ARTICLE 9: PAYMENTS AND COMPLETION

9.3 APPLICATIONS FOR PAYMENT
9.3.1 ADD THE FOLLOWING SENTENCE TO SUBPARAGRAPH 9.3.1: "THE FORM OF APPLICATION FOR PAYMENT SHALL BE A NOTARIZED AIA DOCUMENT G702 SUPPORTED BY AIA DOCUMENT G703." ADD THIS CLAUSE TO SUBPARAGRAPH 9.3.1 AS FOLLOWS:

9.3.1.3 UNTIL THE WORK IS 100 PERCENT COMPLETE, THE OWNER SHALL PAY UP TO 90 PERCENT OF THE AMOUNT DUE THE CONTRACTOR ON ACCOUNT OF PROGRESS PAYMENTS FOR EACH CATEGORY SHOWN.

9.4 CERTIFICATE OF PAYMENT
DELETE SUBPARAGRAPH 9.4.1 IN ITS ENTIRETY AND SUBSTITUTE THE FOLLOWING:
9.4.1 ARCHITECT WILL, WITHIN 10 WORKING DAYS AFTER RECEIPT OF CONTRACTOR'S APPLICATION FOR PAYMENT, TAKE APPROPRIATE ACTION ON SAME.

ADD SUBPARAGRAPH 9.8.6 TO PARAGRAPH 9.8 AS FOLLOWS:
9.8.6 AS A PREREQUISITE TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS TO THE ARCHITECT, PROPERLY EXECUTED:
1. AIA DOCUMENT G706, "CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS;
2. AIA DOCUMENT G706A "CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS", CONDITIONAL UPON RECEIPT OF FINAL PAYMENT.
3. GUARANTEE BY CONTRACTOR AND EACH SUBCONTRACTOR THAT THE WORK WILL BE FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, EXCEPT AS OTHERWISE SPECIFIED.

ADD THE FOLLOWING SUBPARAGRAPH 9.8.7 TO 9.8:
9.8.7 THE OWNER WILL RETAIN 10% OF PAYMENT DUE FOR EACH PORTION UNTIL CONTRACTOR OBTAINS A CERTIFICATE OF FINAL COMPLETION AND RELEASE(S) OF LIEN.

ADD 9.11 AND 9.12 TO ARTICLE 9 AS FOLLOWS:
9.11 LIQUIDATED DAMAGES
9.11.1 IF OWNER CHOOSES TO INCLUDE LIQUIDATED DAMAGES IN THE CONTRACT, THE CONTRACTOR SHALL BE LIABLE FOR AND PAY THE OWNER THE SUMS HEREINAFTER STIPULATED FOR EACH CALENDAR DAY OF DELAY UNTIL THE WORK IS SUBSTANTIALLY COMPLETE. THE AMOUNT SHALL BE DETERMINED PRIOR TO EXECUTING THE OWNER CONTRACTOR AGREEMENT.

9.12 CONTRACTOR SHALL PROVIDE INSURANCE AS SPECIFIED IN THE BID DOCUMENTS.

ARTICLE 13: MISCELLANEOUS PROVISIONS

ADD THE FOLLOWING SUB PARAGRAPH 13.8 TO PARAGRAPH 13:
13.8 ADDITIONAL SUPPLEMENTARY CONDITIONS ARE REQUIRED BY THE BUILDING LANDLORD WHICH FURTHER MODIFY THE GENERAL CONDITIONS (SEE ATTACHED BUILDING RULES AND REGULATIONS) IN NO CASE SHALL THEY BE CAUSE FOR DILUTION OF THE OWNERS SUPPLEMENTARY CONDITIONS CONTAINED HEREIN. THEY SHALL BE A PART OF THE GENERAL CONDITIONS, WITHOUT ADDITIONAL COST TO THE OWNER OR EXTENSION OF CONTRACT TIME.

PROJECT ALLOWANCES (00900)

1. THIS SECTION SPECIFIES THE ALLOWANCES TO BE INCLUDED IN THE CONTRACT AMOUNT: NONE REQUIRED
2. THE PROJECT ALLOWANCES NOTED ABOVE SHALL BE SET ASIDE FOR WORK YET TO BE DESIGNED OR FURTHER DEFINED. WORK TO BE PERFORMED UNDER THESE ALLOWANCES WILL PROCEED AS DIRECTED BY THE OWNER AND AS DEFINED IN THE CONTRACT TERMS.

DIVISION 1: GENERAL REQUIREMENTS

SUMMARY OF WORK (01010)

1. WORK INCLUDES DEMOLITION AND NEW CONSTRUCTION FOR INTERIOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND LIFE SAFETY IMPROVEMENTS TO TENANT SPACE LOCATED ON THE 5TH FLOOR OF THE COMMERCIAL OFFICE BUILDING KNOWN AS THE ATLANTIC CENTER, 119 WASHINGTON AVENUE, MIAMI, FLORIDA, 33139. THE PROJECT SQUARE FOOTAGE IS APPROXIMATELY 1,761 USF.
2. CONTRACTOR'S USE OF PREMISES:
   CONTRACTOR SHALL:
   A. LIMIT HIS USE OF THE PREMISES TO PROJECT RELATED WORK AND FOR STORAGE.
   B. ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS UNDER THIS CONTRACT, STORED ON THE SITE.
   C. MOVE ANY STORED PRODUCTS, UNDER CONTRACTOR'S CONTROL, WHICH INTERFERE WITH OPERATIONS OF THE EXISTING TENANT(S).

ALTERNATES (01030)

GENERAL

1. THIS SECTION IDENTIFIES EACH ALTERNATE BY NUMBER, AND DESCRIBES THE BASIC CHANGES TO BE INCORPORATED INTO THE WORK, ONLY WHEN THAT ALTERNATE IS MADE A PART OF THE WORK BY SPECIFIC PROVISIONS IN THE OWNER-CONTRACTOR AGREEMENT.
2. COORDINATE RELATED WORK AND MODIFY OR ADJUST ADJACENT WORK AS REQUIRED TO ENSURE THAT WORK AFFECTED BY EACH ACCEPTED ALTERNATE IS COMPLETE AND FULLY INTEGRATED.
3. IMMEDIATELY FOLLOWING AWARD OF CONTRACT, PREPARE AND DISTRIBUTE TO EACH PARTY INVOLVED, NOTIFICATION OF THE STATUS OF EACH ALTERNATE. INDICATE WHETHER ALTERNATES HAVE BEEN ACCEPTED, REJECTED OR DEFERRED FOR CONSIDERATION AT A LATER TIME. INCLUDE A COMPLETE DESCRIPTION OF ANY NEGOTIATED MODIFICATIONS.
4. ANY BIDS THAT DO NOT INCLUDE THE REQUIRED PRICING FOR ALTERNATES PER THE DOCUMENTS MAY BE CONSIDERED UNRESPONSIVE.

ALTERNATE SCHEDULE

1. ALTERNATES ARE FOR COMPLETE WORK, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. PROVIDE OWNER WITH COST AND ANY RELATED DATA FOR OWNER'S CONSIDERATION AND NOTE WHETHER COST IS ADDITIVE OR DEDUCTIVE.

ALTERNATES LIST

ALTERNATE #1: SUBSTITUTE THASSOS WHITE A-1 STONE TILE, FROM INTERCONTINENTAL MARBLE 12" X 12" SIZE FOR THE CALCATTA GOLD STONE TILE SPECIFIED

ALTERNATE #2: DELETE STONE FLOOR TILE AND SUBSTITUTE CARPET CPT1

ALTERNATE #3: DELETE METAL COLUMN COVER AND BOX COLUMN IN WITH SHEETROCK AND WOOD BASE

COORDINATION (01040)

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT AND FOR BEING AWARE OF ASSOCIATED WORK BY LANDLORD OR ADJACENT TENANTS, WHICH MAY AFFECT THE WORK UNDER THIS CONTRACT, WHETHER THE ASSOCIATED WORK IS CURRENTLY UNDER WAY OR SCHEDULED FOR FUTURE EXECUTION.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF OWNER'S DATA AND TELCOM CABLING VENDORS, AS WELL AS SECURITY AND AUDIO VISUAL VENDORS. THESE VENDORS SHALL BE UNDER CONTRACT TO THE GC.

CUTTING AND PATCHING (01045)

1. INSPECT PROJECT CONDITIONS TO DETERMINE SCOPE OF CUTTING AND PATCHING WORK REQUIRED. NOTIFY CONSTRUCTION MANAGER IN ADVANCE OF WORK REQUIRING INTERRUPTION OF BUILDING SERVICES OR POTENTIAL DISTURBANCE OF NEIGHBORING TENANTS.
2. ABSOLUTELY NO CORE DRILLING OR CORING BETWEEN 8AM AND 5PM WITHOUT PRIOR SCHEDULING WITH THE CONSTRUCTION MANAGER.
3. MATCH EXISTING MATERIALS FOR CUTTING AND PATCHING WORK WITH NEW MATERIALS THAT MEET APPLICABLE REQUIREMENTS OF CONTRACT DOCUMENTS.
4. MAINTAIN FIRE RESISTANCE RATINGS AS NECESSARY.
5. CLEAN AREAS AFFECTED BY CUTTING AND PATCHING OPERATIONS.
6. PATCH LEVEL AND [illegible] EXISTING CONCRETE FLOOR SLAB AS NEEDED TO RECEIVE NEW FINISHES [illegible] AS SMOOTH AND LEVEL AS POSSIBLE. REFINISH AREAS OF WALLS, COLUMNS, SOFFITS AND OTHER AREAS SMOOTH AND FLUSH WITH ADJACENT CONSTRUCTION, READY TO RECEIVE FINISH MATERIALS.
7. ENSURE THAT WORK IS PERFORMED BY WORKERS QUALIFIED FOR EACH CONDITION AND MATERIAL REQUIRED, IN CONFORMANCE WITH APPLICABLE SPECIFICATIONS.
8. WHERE NEW OR ALTERED WORK IS ALREADY FINISHED, PATCHING AND REFINISHING SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.

PROJECT PROCEDURES (01120)

1. WORK SHALL BE PERFORMED DURING NORMAL HOURS OF OPERATIONS OF BUILDING, AFTER HOURS AND ON WEEKENDS AS NECESSARY TO MEET CONSTRUCTION SCHEDULE [illegible] BY THE AGREEMENT BETWEEN OWNER AND CONTRACTOR. [illegible] WORK AND SCHEDULES CAREFULLY WITH LANDLORD [illegible] OF BUILDING'S AND TENANT [illegible] OPERATIONS. [illegible] TIME WORK, IF REQUIRED, SHALL BE INCLUDED IN BASE BID CONTRACT AMOUNT.
2. MAINTAIN [illegible], EXITS AND CORRIDORS CLEAR AND FREE FROM OBSTRUCTION AT ALL TIMES TO [illegible] SAFETY AND CONVENIENCE OF BUILDING OCCUPANTS. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND SYSTEMS AND ALARMS DURING ENTIRE PERIOD OF CONSTRUCTION.
3. DURING CONSTRUCTION, OUTSIDE TENANT CORRIDORS AND ELEVATOR LOBBY SHALL BE VACUUMED ON A DAILY BASIS OR MORE OFTEN IF REQUIRED.

PROJECT MEETINGS (01200)

1. BEFORE [illegible], MATERIAL DELIVERY, OR NEW CONSTRUCTION, CONTRACTOR SHALL MEET WITH ARCHITECT AND LANDLORD TO ENSURE THAT ALL PARTIES ARE FAMILIAR WITH BUILDING REGULATIONS AND ACCESS LIMITATIONS, TO CLARIFY [illegible] AND CONFLICTS, TO ESTABLISH METHODS OF COMMUNICATIONS AMONG PARTIES INVOLVED, AND TO ESTABLISH SCHEDULE FOR SUBSEQUENT PROJECT MEETINGS.
2. AT INITIAL PROJECT MEETING, CONTRACTOR SHALL SUBMIT A LIST OF ALL ITEMS INITIALLY SUBMITTED DURING THE BIDDING PHASE, WHICH HAVE BEEN CONFIRMED TO REQUIRE MORE THAN FOUR (4) WEEKS DELIVERY [illegible] OF PLACING ORDERS [illegible] WITH SCHEDULED ORDERING AND DELIVERY [illegible] FOR [illegible].
3. IF THE CONTRACTOR [illegible] TO BE [illegible] THE [illegible] PHASE OR DURING CONSTRUCTION, DUE TO APPROVAL OF [illegible] ANY [illegible] CHANGE. [illegible] HE SHALL PAY ALL COSTS ASSOCIATED WITH SUCH CHANGE, INCLUDING ARCHITECTURAL AND [illegible] FEES REQUIRED TO [illegible] THE [illegible] OF SUCH CHANGES, WHETHER OR NOT THESE CHANGES ARE ACCEPTED BY THE TENANT/OWNER.

SUBMITTALS (01340)

SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

1. PRIOR TO COMMENCING WORK, PREPARE A MASTER SUBMITTAL LOG SHOWING EACH REQUIRED SUBMITTAL AND SPECIFICATION SECTION NUMBER. THE PROPOSED SCHEDULE AND SEQUENCING OF SUBMITTALS AND EACH AFFECTED SUBCONTRACTOR. MAINTAIN THE LOG OF SUBMITTALS AS CURRENT AND AN ORDERLY FILE OF ALL APPROVED SUBMITTALS FOR DELIVERY TO OWNER AT TIME OF SUBSTANTIAL COMPLETION UPON REVIEW OF MASTER SUBMITTAL LOG. THE ARCHITECT MAY WAIVE THE REQUIREMENTS FOR CERTAIN SUBMITTALS. NO SUBMITTAL WILL BE REVIEWED PRIOR TO CONTRACTOR ESTABLISHING A MASTER SUBMITTAL LOG.
2. SUBMITTALS ARE REQUIRED FOR ALL PRODUCTS AND FINISHES SPECIFIED ON THE PROJECT INCLUDING, BUT NOT LIMITED TO: GLAZING, ACOUSTICAL CEILING, DOORS, FLOORING MATERIALS, PAINT, WALLCOVERINGS, HARDWARE, ACCESS FLOORING, MILLWORK AND FINISHES ASSOCIATED WITH IT, RESILIENT [illegible], WINDOW TREATMENT, FIRE EXTINGUISHERS, APPLIANCES, ETC. TO THE EXTENT OF ALL [illegible] INCLUDED IN THESE SPECIFICATIONS.
3. CONTRACTOR TO MAKE SUBMITTALS DIRECTLY TO THE ARCHITECT. REVIEW SUBMITTALS AND INDICATE RESULTS OF REVIEW PRIOR TO SUBMITTING TO ARCHITECT. SUBMITTALS WHICH DO NOT INCLUDE RESULTS OF CONTRACTOR REVIEW WILL BE RETURNED TO CONTRACTOR, UNREVIEWED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROJECT DELAY BASED ON INAPPROPRIATE SUBMITTAL.
4. TRANSMIT EACH ITEM UNDER AIA FORM G810 OR SIMILAR DOCUMENT, NUMBERED CONSECUTIVELY. ATTACH A ROUTING SHEET WITH EACH SUBMITTAL.
5. SUBMITTAL SHALL IDENTIFY PROJECT, CONTRACTOR, SUBCONTRACTOR AND SUPPLIER. ALLOW SPACE OF A MINIMUM 3" X 3" ON SHEET FOR REVIEWER'S STAMP.
6. AFTER REVIEW, REVISE AND RESUBMIT IF SO INDICATED, IDENTIFYING CHANGES MADE.
7. MAKE SUBMITTALS FAR ENOUGH IN ADVANCE TO PROVIDE TIME FOR REVIEW, RESUBMITTING IF REQUIRED AND FOR PLACING ORDERS AND SECURING DELIVERY.
8. WHERE ITEMS REQUIRE COLOR SELECTION RELATED TO ONE ANOTHER, SUBMIT ALL ITEMS AFFECTED CONCURRENTLY.
9. SAMPLE SUBMITTALS TO BE MADE IN TRIPLICATE, ONE TO BE RETAINED BY ARCHITECT.
10. SHOP DRAWINGS:
    A. SUBMIT ONE REPRODUCIBLE TRANSPARENCY, REVERSE READ AND ONE PRINT OF EACH SHEET.
    B. SHEET SIZE SHALL BE A MINIMUM 8 1/2" X 11", UP TO 24" X 36" MAXIMUM. ILLEGIBLE SHOP DRAWINGS WILL BE RETURNED TO THE CONTRACTOR, UNREVIEWED.
    C. ELECTRONIC FILES WILL NOT BE PROVIDED FOR USE BY SUBCONTRACTOR FOR PREPARING SHOP DRAWINGS. SUBCONTRACTOR DRAWINGS SHALL EXPAND UPON ARCHITECTS DOCUMENTS TO INCLUDE METHODS OF CONSTRUCTION. IT IS THE INTENT OF THIS PROCESS TO UTILIZE THE EXPERTISE AND RECOMMENDATIONS OF CONTRACTOR AND SUBCONTRACTORS.
11. PRODUCT DATA:
    A. MARK EACH COPY OF CATALOG CUT TO IDENTIFY THE SPECIFIC MODEL, OPTIONS, AND OTHER RELATED INFORMATION REQUIRED FOR THE WORK.
    B. WHERE CHOICE OF COLOR IS REQUIRED, PROVIDE ORIGINAL COLOR SAMPLES, NOT PHOTOCOPIES OR OTHER REPLICATIONS.
12. SAMPLES:
    A. SUBMIT MANUFACTURER'S FULL RANGE OF FINISHES, PATTERN AND COLORS FOR SELECTION WHERE SPECIFICATION IS INCOMPLETE OR WHERE SUBSTITUTIONS ARE PROPOSED.
    B. COORDINATE SUBMISSIONS WITH OTHER INTERFACING WORK.
    C. IDENTIFY EACH SAMPLE CLEARLY, GIVING FULL INFORMATION.
    D. LIQUID COATED SUBMITTALS SUCH AS PAINT SHALL BE 12" SQUARE MINIMUM. WHERE PATTERN IS INDICATED BY UNITS OF 2" SQUARE OR LESS, THE SAMPLE SHALL REPLICATE THE PATTERN AS SPECIFIED.
    E. TEXTILES OR FLAT PRODUCTS SHALL BE MINIMUM 8" SQUARE.
    F. STONE OR CERAMIC SAMPLES SHALL BE MINIMUM 12" SQUARE. WHERE A PATTERN IS INDICATED BY UNITS OF 2" SQUARE OR LESS. THE SAMPLE SHALL REPLICATE THE PATTERN AS SPECIFIED.
    G. PREFABRICATED UNITS SHALL BE SUBMITTED IN QUANTITY OF ONE.
    H. PROVIDE ALL PAINT SAMPLE BRUSHOUTS SIMULTANEOUSLY ON SITE FOR FINAL APPROVAL PRIOR TO COMMENCING PAINTING. TWO DAYS NOTICE OF SCHEDULED BRUSHOUT SHALL BE PROVIDED. LIGHTING MUST BE FULLY OPERATIONAL AT THIS TIME.
13. MANUFACTURERS' CERTIFICATES
    A. PROVIDE COPIES OF CERTIFICATES WITH ORIGINAL SIGNATURES ON EACH.
14. RESUBMISSION REQUIREMENTS
    A. MAKE ANY CORRECTIONS OR CHANGES IN SUBMITTALS REQUIRED BY ARCHITECT-ENGINEER AND RESUBMIT UNTIL ACCEPTED.
    B. SHOP DRAWINGS AND PRODUCT DATA
       1) REVISE INITIAL DRAWINGS OR DATA AND RESUBMIT AS SPECIFIED FOR INITIAL SUBMITTAL.
       2) INDICATE ANY CHANGES WHICH HAVE BEEN MADE OTHER THAN THOSE REQUIRED BY ARCHITECT-ENGINEER
    C. SAMPLES: SUBMIT NEW SAMPLES AS REQUIRED FOR INITIAL SUBMITTAL.

TEMPORARY CONTROLS (01560)

1. PROVIDE ALL NECESSARY [illegible] FOR NOISE AND DUST CONTROL DURING THE CONSTRUCTION PERIOD, INCLUDING VACUUMING OF CORRIDOR CARPET. NOISE AND DUST CONTROL [illegible] SHALL CONFORM TO ALL APPLICABLE OSHA REQUIREMENTS AND [illegible] CODES AND LOCAL ORDINANCES HAVING JURISDICTION OVER THE [illegible].
2. NOTIFY THE LANDLORD [illegible] TO LOUD NOISE AND VIBRATIONS PRODUCING OPERATIONS. COORDINATE WITH LANDLORD'S REQUIREMENTS AND SCHEDULE OPERATIONS AS AGREED UPON WITH LANDLORD. [illegible] HOURS OR OVERTIME WORK TO MEET LANDLORD'S REQUIREMENTS SHALL BE INCLUDED IN THE BASE PRICE OF THE WORK. UNLESS OTHERWISE AGREED, NO LOUD OR VIBRATING WORK SHALL BE [illegible] BETWEEN 8 AM AND 5 PM.

As per [illegible] section 104.5.3
REVIEWED [illegible] COMPLIANCE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
CERTIFICATE OF OCCUPANCY
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date
	BID SET	03 28 03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD 6 R
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 [illegible]

Date:	February 17, 2003
Project No.	2186
Drawn By:	LAW
Checked By:	br, cm
CADD File:	C:\[illegible]\latin american network\[illegible]

Title:
SPECIFICATIONS

Scale: 1/4" = 1'-0" U.N.O.

Sheet Number:
A2-10.1

MATERIALS AND EQUIPMENT (01600)

1. DO NOT REUSE EXISTING MATERIALS EXCEPT THOSE BASE BUILDING MATERIALS SPECIFICALLY INTENDED FOR INTERFACE OR ITEMS INTENDED TO BE RE-USED OR SALVAGED.
2. DO NOT REUSE EXISTING PRODUCTS CONTAINING HAZARDOUS MATERIALS. SPECIFICALLY EXCLUDED MATERIALS AND ACTIVITIES INCLUDE THE USE, DETECTION, REMOVAL CONTAINMENT OR TREATMENT OF ANY ASBESTOS OR POLLUTANTS, HAZARDOUS WASTES, HAZARDOUS MATERIALS AND CONTAMINANTS.
3. PROVIDE NEW PRODUCTS FREE FROM ASBESTOS AND OTHER DOCUMENTED HAZARDOUS MATERIALS.
4. WHERE BUILDING STANDARD MATERIALS AND PRODUCTS HAVE BEEN SPECIFIED, CONTRACTOR SHALL OBTAIN THESE ITEMS FROM THE LANDLORD'S STOCK TO THE DEGREE THAT THEY ARE AVAILABLE.
5. THE DRAWINGS AND SPECIFICATIONS INTEND FOR THE CONTRACTOR TO PROVIDE EXPERTISE WHERE ACTUAL CONDITIONS CANNOT BE ANTICIPATED BY THE DRAWINGS AND SPECIFICATIONS OR WHERE THE CONTRACTOR CAN MAKE SUBSTANTIAL IMPROVEMENT TO THE WORK WITHOUT INCREASE OF CONTRACT TIME OR COST.
6. THE DRAWINGS AND SPECIFICATIONS ESTABLISH THE GENERAL DESIGN CONCEPT AND CHARACTERISTICS OF THE WORK, AND ARE MEANT TO UTILIZE THE CONTRACTOR'S EXPERTISE AND CHOICE OF FABRICATION PROCESSES AND TECHNIQUES, COORDINATION OF THE TRADES AND SEPARATE CONTRACTS, CONFIRMATION OF DIMENSIONS AND OTHER ASPECTS OF CONSTRUCTION CONTROL, OR BECAUSE CONCEALED CONDITIONS ARE NOT KNOWN TO THE ARCHITECT.
7. ENGINEERING OF THE DESIGN AND ITS DETAILS WITHIN THE ARCHITECT'S GENERAL CONCEPT IS THE RESPONSIBILITY OF THE CONTRACTOR. WHEN PRODUCT ENGINEERING DESIGN IS REQUIRED, ENGAGE THE SERVICES OF ANY ENGINEER LICENSED TO PRACTICE THE APPLICABLE ENGINEERING DISCIPLINE IN THE STATE OF FLORIDA. SEAL ENGINEERING DESIGN DRAWINGS, CALCULATIONS AND SUBMITTAL DATA AND PROCESS AS SUBMITTAL DATA. WHERE ENGINEERING SEALS ARE NOT REQUIRED, PROVIDE A LETTER OF CERTIFICATION OR STATEMENT OF COMPLIANCE SIGNED BY APPLICABLE CONTRACTOR STATING PRODUCTS ARE FABRICATED AND INSTALLED TO MEET OR EXCEED REQUIREMENTS.
8. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE QUALITY WORK IN COMPLIANCE WITH APPLICABLE PORTIONS OF REFERENCED PERFORMANCE STANDARDS FOR WORKMANSHIP.
9. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED TO WITHSTAND STRESSES, VIBRATIONS AND RACKING AND TO SUPPORT IMPOSED LOADS.
10. WORK IS HEREBY SPECIFIED TO COMPLY WITH MANUFACTURERS' INSTRUCTIONS, SUBMIT COPIES OF MANUFACTURER'S RECOMMENDATIONS. PERFORM WORK IN ACCORDANCE WITH SPECIFIED MANUFACTURER'S REQUIREMENTS TO RETAIN ALL PRODUCT WARRANTIES.
11. TRANSPORT PRODUCTS BY METHODS TO AVOID PRODUCT DAMAGE. DELIVER IN MANUFACTURER'S UNOPENED CONTAINERS, WITH IDENTIFYING LABELS INTACT AND LEGIBLE.
12. PROMPTLY INSPECT SHIPMENTS UPON RECEIPT TO ASSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED. IF DAMAGED OR IMPROPER PRODUCTS ARE RECEIVED, PROCESS CLAIMS AND REPLACEMENTS AS NEEDED.
13. STORE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
14. FOR PERMITTED EXTERIOR STORAGE OF FABRICATED PRODUCTS, PLACE ON SLOPED SUPPORTS ABOVE GROUND. COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET COVERING. PROVIDE VENTILATION TO PREVENT CONDENSATION.
15. PERIODICALLY INSPECT TO ASSURE PRODUCTS ARE UNDAMAGED AND ARE MAINTAINED UNDER REQUIRED CONDITIONS.

SUBSTITUTIONS (01630)

1. DO NOT ORDER OR PROVIDE SUBSTITUTES PRODUCTS WITHOUT PRIOR APPROVAL BY THE ARCHITECT.
2. SUBMIT SEPARATE REQUESTS FOR EACH PROPOSED SUBSTITUTION. INCLUDE REASON FOR REQUEST, PRODUCT SPECIFICATIONS, SAMPLES, NAMES AND ADDRESS OF SIMILAR PROJECTS ON WHICH PRODUCTS HAVE BEEN USED.
3. PROVIDE AN ITEMIZED COMPARISON OF SUBSTITUTIONS WITH PRODUCTS SPECIFIED AND VARIATIONS. INCLUDE ACCURATE COST DATA COMPARISON, WITH NET CHANGE IN THE CONTRACT PRICE. CONTRACTOR TO SUBMIT A MINIMUM OF TWO ALTERNATE CHOICES FOR PRODUCTS WITH LONGER LEAD TIME THAT WOULD AFFECT THE CONSTRUCTION SCHEDULE.
4. SUBSTITUTIONS WILL NOT BE CONSIDERED IF THEY ARE IMPLIED ON A SUBMITTAL WITHOUT FORMAL REQUEST OF SUCH, OR IF SUBSTITUTION REQUIRES ADDITIONAL DESIGN TIME OR REVISIONS TO DOCUMENTS, UNLESS CONTRACTOR WILL PAY FOR ARCHITECTURAL AND/OR ENGINEERING TIME AND DOCUMENTATION AS REQUIRED.
5. THE BURDEN OF PROOF OF MERIT FOR PROPOSED SUBSTITUTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. BY PROPOSING A SUBSTITUTION, CONTRACTOR WARRANTS THAT THE PRODUCT HAS BEEN INVESTIGATED AND HAS DETERMINED THAT IT MEETS OR EXCEEDS THE QUALITIES AND PROPERTIES, IN ALL RESPECTS, OF THE SPECIFIED PRODUCT, INCLUDING REQUIRED APPROVAL FROM AUTHORITIES HAVING JURISDICTION.
7. ACCEPTANCE OF SUBSTITUTION IS AT THE SOLE DISCRETION OF ARCHITECT AND TENANT REPRESENTATIVE.
8. IF ACCEPTED, CONTRACTOR WILL PROVIDE THE SAME WARRANTIES FOR SPECIFIED PRODUCT. COORDINATE INSTALLATION AND MAKE OTHER CHANGES WHICH MAY BE REQUIRED FOR WORK TO BE COMPLETE IN ALL RESPECTS, AND WAIVES CLAIMS FOR ADDITIONAL COSTS WHICH MAY SUBSEQUENTLY ARISE.
9. IF CONTRACTOR MAKES, OR CAUSES TO BE MADE DURING THE BIDDING PHASE OR DURING CONSTRUCTION, DUE TO APPROVAL OF SUBSTITUTE OR OTHERWISE, ANY CHANGE FROM THE DRAWINGS, HE SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH SUCH CHANGE, INCLUDING ARCHITECTURAL AND ENGINEERING FEES, REQUIRED TO CHECK THE ADEQUACY OF SUCH CHANGES, WHETER OR NOT THESE CHANGES ARE ULTIMATELY ACCEPTED BY THE TENANT.

CONTRACT CLOSEOUT (01700)

1. SUBMIT REQUIRED CERTIFICATES AND WARRANTIES TO OWNER UPON COMPLETION OF WORK.
2. REMOVE AND DISPOSE OF ALL RUBBISH AND WASTE MATERIALS IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES, REGULATIONS AND ANTI-POLLUTION LAWS, AND WITH REQUIREMENTS OF BUILDING MANAGEMENT.
3. CLEAN SURFACES OF DIRT GRIME AND FOREIGN MATERIALS, USING METHODS AND CLEANING MATERIALS RECOMMENDED BY MANUFACTURERS. CLEAN WINDOW BLINDS OF DUST AND DIRT.
4. REPAIR OR REPLACE MISSING AND DAMAGED MATERIALS AS DIRECTED BY ARCHITECT OR CONSTRUCTION MANAGER.
5. MAINTAIN FULL SET OF CONTRACT DOCUMENTS AT PROJECT, ANNOTATED WITH REVISIONS, CHANGE ORDERS AND CLARIFICATIONS AND SUBMIT COMPLETE SET OF REPRODUCIBLE AS-BUILT DRAWINGS AND SPECIFICATIONS TO OWNER UPON COMPLETION OF WORK.
6. PROVIDE CONTRACTOR WARRANTY, SUBCONTRACTOR WARRANTIES, AND WARRANTIES FOR ALL EQUIPMENT AND PRODUCTS INSTALLED. BEGIN THESE ON DATE OF SUBSTANTIAL COMPLETION. INDICATE EXPIRATION DATES, ON SUMMARY SHEET, OF ALL WARRANTIES PROVIDED.
7. PROVIDE TAGGED KEYS FOR ALL KEYED DOORS. COORDINATE WITH TENANT AND LANDLORD.
8. PROVIDE COPIES OF INSPECTION REPORTS AS REQUIRED BY THE JURISDICTION. PROVIDE A MINIMUM OF TWO BUSINESS DAYS NOTICE OF DATE(S) FOR INSPECTIONS.
9. COORDINATE WITH ARCHITECT AND ENGINEERS FOR ON-SITE INSPECTIONS AS REQUIRED BY THE JURISDICTION. PROVIDE A MINIMUM OF TWO BUSINESS DAYS NOTICE OF DATE(S) FOR INSPECTIONS.

DIVISION 2: SITE WORK

SELECTIVE DEMOLITION (02070)

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE ALL ITEMS REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE CONSTRUCTION AS INDICATED ON THE DRAWINGS.
2. N/A
3. CONTRACTOR TO OBTAIN DEMOLITION PERMIT(S) AND/OR CONSTRUCTION PERMIT(S) PRIOR TO COMMENCING WORK.A COPY OF SUCH DOCUMENTS SHALL BE FURNISHED TO THE BUILDING MANAGEMENT, OWNER AND ARCHITECT PRIOR TO COMMENCEMENT.
4. OBTAIN PERMITS IF REQUIRED FOR REMOVAL AND DISPOSAL OF DEBRIS. DO NOT MIX RUBBISH WITH THAT OF BUILDING OCCUPANTS.
5. PROVIDE AND MAINTAIN PROTECTION FOR BASE BUILDING CONSTRUCTION AND ALL OTHER TENANT CONSTRUCTION.
6. INSPECT, TEST AND DISCONNECT UTILITY SERVICES AT MAIN SOURCE OR MAIN BRANCH WITHOUT DISRUPTING UTILITY SERVICES OF BASE BUILDING OR OF OTHER BUILDING TENANTS.
7. CAP AND IDENTIFY EXPOSED UTILITIES.

DIVISION 3: CONCRETE

BASE BUILDING SLAB PREPARATION (03740)

1. CONCRETE AND PATCHING AND "SCAR" PATCHING MATERIALS SHALL BE APPROPRIATE AND COMPATIBLE WITH INSTALLATION REQUIREMENTS OF DECORATIVE FLOOR FINISHES AND EXISTING CONCRETE SLAB. SEE ALSO "CUTTING AND PATCHING" SECTION 01045.
2. PATCH CONCRETE FLOOR SURFACES TO PROVIDE.
   A. DEAD LEVEL SURFACE AT FILES, FLOOR STANDING EQUIPMENT AND DESK CHAIR AREAS AND SLOPES REQ'D FOR FLUSH JUNCTIONS OF FLOOR FINISH MATERIALS. CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 302 AND AC 1304.
   B. N/A
   C. AT FILE ALCOVES, LEVEL SLAB TO ENSURE A MAXIMUM VARIATION OF 1/16" IN 10'-0".
3. FILE UNDERLAYMENT : N/A

DIVISION 4: MASONRYTITUT

GLASS UNIT MASONRY (04270)

PART 1

1. SUBMITTALS:
   A. SUBMIT PROPERLY IDENTIFIED MANUFACTURER'S PRODUCT DATA ON STAINLESS STEEL SUPPORTS AND CHANNELS, AND ON JOINT REINFORCING AND ANCHORS.
   B. SUBMIT PROPERLY IDENTIFIED SAMPLES OF GLASS BLOCK UNITS, JOINT REINFORCING AND ANCHORS FOR REVIEW.
   C. SUBMIT SHOP DRAWINGS TO ARCHITECT PROPERLY IDENTIFYING GLASS BLOCK LAYOUT.
2. PRODUCTS
   A. AS SPECIFIED ON DRAWING A 2-3. DETAILED A 2-6.
3. MORTAR
   A. PORTLAND CEMENT: ASTM C150, TYPE 1, COLOR:
   B. HYDRATED LIME: C207, TYPE S
   C. USE SAND: ASTM C144, COLOR TBD
   D. WATER: POTABLE
   E. MORTAR MIX: ASTM C270, TYPE S. MIX ACCURATELY BY FOLLOWING PROPORTIONS BY VOLUME: 1 PART PORTLAND CEMENT, 1/2 PART MORTAR ADDITIVE TO 3 PARTS WATER.
4. EXPANSION STRIPS
   A. APPROXIMATELY 6 INCH BY 1/4" INCH THICK SOFT FIBER GLASS STRIPS AS SUPPLIED BY PITTSBURGH CORNING CORP., OR APPROVED EQUAL.

PART II

1. ERECTION
   A. LAYING UNITS: LAY GLASS BLOCK UNITS PLUMB, TRUE TO LINE, WITH LEVEL AND ACCURATELY SPACED COURSES. KEEP SAND PLANE THROUGHOUT.
   B. TOLERANCES: PLUMB WORK WITHIN TOLERANCE OF +1/8 INCH IN 8 FEET. LEVEL COURSES WITHIN TOLERANCE OF 1/4 INCH IN LENGTH OF ANY RUN.
   C. BOND: LAY GLASS BLOCK UNITS IN STACK BOND WITH VERTICAL JOINTS BELOW WITH EACH SUCCESSIVE VERTICAL.
   D. JOINT: PLACE FULL MORTAR BED JOINTS. ALL MORTAR JOINTS SHALL BE FULL AND NOT FURROWED. STEEL TOOLS SHALL NOT BE USED TO TIP GLASS BOND PLANTER. JOINTS SHALL BE 1/4 INCH, STRUCK FLUSH AND CONCAVE FINISH BEFORE FINAL SET.
   E. EXPANSION JOINTS: PROVIDE FIBER GLASS EXPANSION JOINT FILLER STRIPS BUILT INTO GLASS BLOCK WALLS, VERTICALLY AT WALLS ABUTTING GYPSUM CONSTRUCTION, CONCRETE JAMBS AND CONCRETE MASONRY WALLS, VERTICALLY AT WALLS ABUTTING HOLLOW METAL DOOR FRAMES AND HORIZONTALLY WHERE WALL ABUTS UNDERSIDE OF CONCRETE BEAMS AND HOLLOW METAL FRAMES.
      1. EXPOSED EXPANSION JOINT MATERIAL SHALL BE RECESSED TO RECEIVE JOINT SEALANTS ADHERE FIBER GLASS EXPANSION JOINT FILLER STRIPS IN PLACE WITH DABBS OF LATEX SEALANT ADHESIVE.
   F. PANEL ANCHORS: PROVIDE PERFORATED METAL ANCHORS 24 INCHES O.C. LOCATED IN SAME JOINT AS REINFORCING AND COMPLETELY EMBEDDED IN MORTAR JOINTS ANCHOR ENDS SHALL BE BENT 90 DEGREE UP, AND EACH EACH SECURED ONTO SUPPORTING CONSTRUCTION WITH NOT LESS THAN TWO SCREWS. AT HOLLOW METAL FRAMES, DRILL AND TAP FASTENINGS INTO METAL CLOSURES ON FRAMES. AT REINFORCED CONCRETE AND CONCRETE MASONRY, PROVIDE LEAD EXPANSION SHIELDS FOR SCREWS OR USE TAP-CON FASTENERS.
   G. PANEL REINFORCING
      1. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING IN JOINT ABOVE FIRST COURSE OF BLOCK AND 24 INCHES O.C. WITH MINIMUM 6 INCH LAP JOINT SPLICES FOR REMAINING COURSES, UNLESS OTHERWISE NOTED.
      2. AT EACH HORIZONTAL MORTAR BED WITH REINFORCING, PLACE LOWER HALF OF MORTAR IN BED JOINT. PRESS REINFORCING PLACE THEN COVER REINFORCING WITH UPPER HALF OF MORTAR BED AND TROWEL SMOOTH.
      3. CLEAN-UP
         A. REMOVE SURPLUS MORTAR AND WIPE FACES DRY AT TIME JOINTS ARE TOOLED FLUSH.
         B. FINAL CLEANING OF BLOCK FACES SHALL BE DONE AFTER MORTAR HAS ATTAINED FINAL SET BUT BEFORE BECOMING DRY ON BLOCK SURFACES.
         C. DO NOT USE ABRASIVE CLEANERS SUCH AS STEEL WOOL OR WIRE BRUSHES TO REMOVE MORTAR FROM FACES OF BLOCK.
         D. DO NOT USE CORROSIVE ACID CLEANERS TO REMOVE MORTAR FROM FACES OF BLOCK.

DIVISION 5: METALS

ARCHITECTURAL METALWORK (05600)

1. N/A
2. FASTENERS ARE NOT TO BE EXPOSED. ----.
3. N/A
4. SIZE AND SHAPE OF METALWORK AS INDICATED ON DRAWINGS.
5. WASH ALL SURFACES CLEAN FOLLOWING INSTALLATION.
6. METAL WORK TO BE PROTECTED FROM DAMAGE BY OTHER TRADES AFTER INSTALLATION BY GENERAL CONTRACTOR.
7. N/A
8. N/A

DIVISION 6: WOOD AND PLASTICS

ROUGH CARPENTRY (06100)

1. WOOD BLOCKING IN WALLS AND ABOVE CEILINGS
2. PLYWOOD PANEL BOARDS AND SUBSTRATE
3. PLYWOOD UNDERLAYMENT FOR FILE CABINETS (N/A)
4. FIRE-RETARDING TREATMENT

EXECUTION:

1. CORRELATE LOCATION OF FURRING, NAILERS, BLOCKING GROUNDS AND SIMILAR SUPPORTS SO THAT ATTACHED WORK WILL COMPLY WITH DESIGN REQUIREMENTS AND BE PROPERLY LOCATED. LOCA
2. CONSTRUCT MEMBERS OF CONTINUOUS PIECES OF LONGEST POSSIBLE LENGTHS.
3. FIT CARPENTRY WORK TO OTHER WORK. SCRIBE AND COPE AS REQUIRED FOR ACCURATE FIT.
4. SHIM WITH METAL OR SLATE FOR BEARING ON CONCRETE AND MASONRY SUBSTRATES.
5. SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING AND FASTENING AS REQUIRED BY RECOGNIZED STANDARDS.
   A. PROVIDE WASHERS UNDER BOLT HEADS AND NUTS IN CONTACT WITH WOOD.
   B. NAIL PLYWOOD TO COMPLY WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION.
6. WOOD GROUNDS, NAILERS, BLOCKING AND FURRING:
   A. PROVIDE FOR SCREENING AND ANCHORAGE OF OTHER WORK. FORM TO SHAPES SHOWN AND AS REQUIRED.PROVIDE BLOCKING TO PROVIDE ADEQUATE SUPPORT FOR STRUCTURAL LOADS AS REQUIRED BY CODE.
   B. COUNTERSINK BOLTS AND NUTS FLUSH WITH SURFACES WHERE NECESSARY FOR FLUSH INSTALLATION.
   C. PROVIDE GROUNDS OF DRESSED, KEY-BEVELED LUMBER NOT LESS THAN 1" WIDE AND OF THICKNESS REQUIRED TO BRING FACE OF GROUND TO EXACT THICKNESS OF FINISH MATERIAL INVOLVED. REMOVE TEMPORARY GROUNDS WHEN NO LONGER REQUIRED. WHERE GROUNDS AS PERMANENT GROUNDS, PROVIDE TREATED LUMBER.
7. FRAMING: COMPLY WITH RECOMMENDATIONS OF NATIONAL FOREST PRODUCTS ASSOCIATION REFERENCED STANDARDS FOR FABRICATION AND INSTALLATION.
8. PLYWOOD: COMPLY WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION (APA) FOR FABRICATION AND INSTALLATION OF PLYWOOD WORK.
   A. ATTACH PLYWOOD UNDERLAYMENT FOR FILE CABINETS WITH ADHESIVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANEL PANELS AT 4" FROM EACH CORNER AND AT PANEL CORNER WITH CONCRETE NAILS PENETRATING 1" INTO CONCRETE. IF NECESSARY USE ADDITIONAL NAILING TO KEEP PANELS FLAT, WITH NO ADJACENT PANELS OUT OF FLATNESS BY MORE THAN 1/32". ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES AT WALLS FOR EXPANSION.

CABINETWORK AND MILLWORK (06410)

1. PROVIDE SHOP FABRICATED AND FINISHED CABINETWORK AND ARCHITECTURAL WOODWORK ITEMS COMPLETE WITH HARDWARE AND ACCESSORIES, AS INDICATED ON ARCHITECTURAL DRAWINGS.
2. ALL CABINETWORK AND ARCHITECTURAL WOODWORK INDICATED ON ARCHITECTURAL DRAWINGS SHALL BE FABRICATED IN ACCORDANCE WITH THE STANDARDS OF THE "ARCHITECTURAL WOODWORK INSTITUTE" (AWI), INCLUDING WOOD SELECTION, JOINERY, SIGNAL, FASTENINGS AND SHOP FINISHING AS FOLLOWS:
   A. "WOOD PREFINISHED LAMINATE AS AN ARCHITECTURAL WOODWORK MATERIAL" REFERENCED FOR PLASTIC LAMINATE MILLWORK.
   B. "PREMIUM GRADE" FOR EXPOSED WOOD VENEER MILLWORK.
3. ALL WOOD SHALL FIRE-RETARDING TREATED AND SHALL COMPLY WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODES.
4. SUBMITTALS:
   A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH DIVISION 1, SECTION 01340.
   B. SUBMIT SHOP DRAWINGS FOR ALL ARCHITECTURAL WOODWORK INCLUDING DIMENSIONED PLANS, ELEVATIONS, CROSS-SECTIONS, AND LARGE-SCALE DETAILS OF CONSTRUCTION TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INDICATE MATERIALS AND WOOD SPECIES, COMPONENT PROFILES, FINISHING, JOINTING, FINISHES, HARDWARE AND ACCESSORIES, AND ADJACENT WORK OF OTHER TRADES
   C. SUBMIT THREE (3) SAMPLES OF EACH ARCHITECTURAL WOODWORK FINISH INDICATED ON DRAWINGS: PAINT, LACQUER, AND PLASTIC LAMINATE AND OTHERS IF ANY, AS INDICATED ON THE DRAWINGS TO ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION
   D. SUBMIT CERTIFICATION OF FIRE-RETARDING TREATMENT OF WOOD STATING NAME OF FIRE-RETARDING MATERIALS USED AND COMPLIANCE WITH AWPA SPECIFICATION C1 AND C20 FOR LUMBER AND C27 FOR PLYWOOD, IF REQUIRED.
5. PROTECT ALL ARCHITECTURAL WOODWORK ITEMS DURING TRANSIT, DELIVERY, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING AND DETERIORATION. THE WOODWORK CONTRACTOR AND GENERAL CONTRACTOR SHALL BE JOINTLY RESPONSIBLE TO MAKE CERTAIN THAT WOODWORKING IS NOT DELIVERED UNTIL PAINTING, WET WORK AND SIMILAR OPERATIONS WHICH COULD DAMAGE FINISH WORK HAVING BEEN COMPLETED.
6. WITH THE CONTRACT DOCUMENTS IN HAND, CONTRACTOR AND WOODWORK SUBCONTRACTOR SHALL EXAMINE THE PROJECT SITE SUFFICIENTLY IN ADVANCE OF DEMOLITION AND ANY CONSTRUCTION TO ENSURE HIS/HER SATISFACTION AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. RELEVANT CONDITIONS MAY INCLUDE LOADING/UNLOADING FACILITIES, LOCATION AND SIZE OF SERVICE ELEVATOR(S).
7. WOODWORK CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS AND SHALL NOT PROCEED WITH THE PORTIONS OF WORK IN QUESTION UNTIL THE DISCREPANCIES ARE RESOLVED TO THE ARCHITECT'S SATISFACTION.
8. MATERIALS
   A. PLASTIC LAMINATE: COLOR, MANUFACTURER, AND FINISH AS DESIGNATED ON DRAWINGS, SHALL BE OF THE FOLLOWING TYPES FOR SPECIFIC APPLICATION, CONFORMING TO NEMA POST LD-3 AND ARCHITECT APPROVED SAMPLES. ADHESIVE: CONTACT TYPE, FS MM-A-30, AS RECOMMENDED BY MANUFACTURER TO SUIT APPLICATION.
      1. CASEWORK HORIZONTAL SURFACES: GENERAL PURPOSE TYPE, NOMINAL 0.050 INCH, (INCLUDING ALL CABINET INTERIORS)
      2. CASEWORK VERTICAL SURFACE: GENERAL PURPOSE TYPE, NOMINAL 0.030 INCH BALANCED WITH .020 INCH BACKING SHEET. (INCLUDING ALL CABINET INTERIORS)
      3. UNEXPOSED SURFACES: BALANCED WITH 0.020 INCH BACKING SHEET.
      4. BASES: SPECIFIED PURPOSE TYPE, NOMINAL 0.125 INCH.
      5. POSTFORMED COUNTERTOPS AND WALL PANELS: POSTFORMING TYPE, NOMINAL 0.039 INCH.
   B. WOOD VENEER N/A
   C. LACQUERED MATERIALS N/A
   D. HARDWOOD STAIR TREADING N/A
9. CABINET HARDWARE AND RELATED ACCESSORIES AS REQUIRED FOR A FULL AND OPERATIONAL ASSEMBLY, WHETHER LOCATED ON DRAWINGS OR NOT SHALL BE PROVIDED. REFER TO MILLWORK DETAILS FOR HARDWARE SPECIFIED..
10. JUST PRIOR TO OWNER'S ACCEPTANCE, REMOVE PROTECTIVE COVERING TOUCH UP AS REQUIRED, WIPE CLEAN, ADJUST AND LUBRICATE HARDWARE, CHECK FOR PROPER OPERATION OF ALL DOORS, AND COORDINATE THIS WITH THE GENERAL CONTRACTOR.
11. WOOD SUBSTRATE SHALL BE ¾" PLYWOOD WITH LAMINATE APPLIED FINISH.

SOLID SURFACE MATERIAL (CORIAN) CHEF 1000

1. FABRICATION AND ASSEMBLY
   A. STORAGE
      1. SHEETS MATERIAL STORED IN THEIR SHIPPING CRATES. IF STACKED, LIMIT STACK TO MAXIMUM (3) CRATES HIGH AND ONLY STACK CRATES OF THE SAME SIZE. STORE CRATES ON A FLAT SURFACE OR ALTERNATELY SUPPORT WITH AT LEAST THREE CANTILEVER RACK ARMS.
      2. LAVATORY BOWLS MAY BE STACKED IN SHIPPING BOXES UP TO (6) SIX BOXES HIGH.
      3. VANITY TOPS MAY BE STACKED IN SHIPPING BOXES UP TO (5) FIVE BOXES HIGH.
   B. RECONDITIONING
      1. MATERIAL AND ADHESIVES SHOULD BE AT 65F OR WARMER PRIOR TO FABRICATION.
   C. SUBSTRATES AND SUPPORTS D 5G
      1. SHEETS FOR HORIZONTAL SURFACES SUCH AS COUNTERTOPS SHOULD BE SUPPORTED BASE CABINETS EVERY 24" FOR 3/4" THICKNESS AND 16" FOR 1/2" THICKNESS. DO NOT USE 1/4" THICK SHEETS FOR HORIZONTAL APPLICATIONS.
      2. DO NOT USE PLYWOOD UNDERLAYMENT AS A SUPPORT FOR HORIZONTAL SHEETS.
   D. ADHESIVES
      1. FOR SEAMS AND DROP EDGES, USE SEAMING COMPOUND OR SEAMING CARTRIDGES AS PER MANUFACTURERS WRITTEN RECOMMENDATIONS.
      2. WHEN ATTACHING COUNTERTOPS AND VANITIES, USE BARS OF A CLEAN ED LA WILDCAT SILICONE EVERY 10" TO 12" IN BOTH DIRECTIONS, THEN LOWER THE UNIT INTO PLACE.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRC/PB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per FBC 2001 5.3
REVIEWED FOR COMPLIANCE

International Design Partnership Incorporated
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No.	Issue	Date
	BID SET	03 28 03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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Date: February 17, 2003
Project No: 2155
Drawn By: LAM
Checked By: lw, cm
CAD File: c:\w-ship\latin\latex american contracts\

Title: SPECIFICATIONS
Scale: 1/4" = 1'-0" U.N.O.

Sheet Number: A2-10.2

3. WHEN INSTALLING BACKSPLASH SECTIONS, USE A CLEAR SILICONE SEALANT. IF THE BACKSPLASH IS LESS THAN 8" HIGH, IT MAY BE BONDED TO THE COUNTERTOP USING SEAMING COMPOUND OR SEAMING CARTRIDGE.

E. ASSEMBLY

1. WHEN VANITIES AND COUNTERTOPS ARE PLACED BETWEEN WALLS, ALLOW 1/8" SPACE PER 10' LENGTH TO ALLOW FOR DIMENSIONAL MOVEMENT.

2. ALL INSIDE CORNERS OF CUTOUTS MUST BE RADIUSED AS LARGE AS POSSIBLE (1" MINIMUM) TO AVOID STRESS CRACKING. THE EDGES AND CORNERS SHOULD BE FILED SMOOTH AND FREE OF CHIPS OR NICKS.

F. PRODUCT

1. SEE DRAWINGS/FINISH SCHEDULE AND LEGENDS FOR TYPES OF MATERIALS USED.

2. SUBMITTALS: SUBMIT SHOP DRAWINGS AND SAMPLES FOR ARCHITECT'S REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION (07210)

1. GENERAL

A. WHERE ORIGINAL BUILDING INSULATION IS DISTURBED RESTORE TO ORIGINAL CONDITION.

B. WHERE ORIGINAL BUILDING INSULATION IS DAMAGED REPLACE WITH IDENTICAL MATERIALS.

C. WHERE ORIGINAL BUILDING INSULATION DOES NOT EXIST IN A REQUIRED LOCATION, INSTALL MATERIALS AND NOTIFY OWNER.

JOINT SEALANTS AND CAULKING (07900)

1. GENERAL

A) PROVIDE SEALANT AND CAULKING MATERIALS AS INDICATED OR REQUIRED.

B) PROVIDE ONLY MATERIALS WHICH ARE SUITABLE FOR THE INTENDED APPLICATION.

DIVISION 8: DOORS AND WINDOWS

STEEL FRAMES (08100)

1. GENERAL

A. PROVIDE NEW AND/OR REFINISHED BUILDING STANDARD H.M. FRAMES OPENINGS AS INDICATED ON THE DOR SCHEDULE.

DOORS - WOOD, WOOD AND GLASS & METAL AND GLASS DOORS (08210)

1. GENERAL

A) PROVIDE NEW DOORS AS INDICATED ON DRAWINGS/DOOR SCHEDULE AND DETAILS.

B) SUBMITTALS

1. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA AND SPECIFICATIONS.

2. SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING DOOR LOCATIONS, THICKNESS, SIZES, TYPE, GRADE, FACE VENEERS, EDGE BANDING, CORES, OPENINGS, FRAMES, LOUVER OPENINGS, KICKPLATES, UNDERCUTS, FINISHES, BUMPER AND HANDSET LOCATIONS.

3. SAMPLES: FOR TRANSPARENT FINISHED DOORS, SUBMIT PROPERLY IDENTIFIED SAMPLES OF SELECTED VENEERS WITH SPECIFIED FINISHES.

2. EXECUTION

A. INSTALL DOORS PLUMB AND LEVEL.

B. CHECK DOOR OPERATION AND REMEDY ANY BINDING SAGGING OR OTHER IMPROPER OPERATION.

C. FINISH DOORS AS SPECIFIED OR INDICATED ON DRAWINGS.

SAFETY GLASS DOORS (08585) (NOT USED)

1. GENERAL

A. PROVIDE GLASS DOORS AS INDICATED ON DRAWINGS.

B. SUBMITTALS (FOR NON-BUILDING STANDARD DOORS)

1. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA AND SPECIFICATIONS

2. SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING DOOR LOCATIONS, SIZES, THICKNESS, CUSTOM DETAIL/SURFACE TREATMENT AND BUMPER AND PULL OR HANDSET LOCATIONS (CUTOUTS), AND HARDWARE. (INCLUDING INTEGRATION WITH SECURITY HARDWARE, I.E. FAIL SAFE, IF APPLICABLE).

3. SAMPLES: SUBMIT PROPERLY IDENTIFIED SAMPLES OF SURFACE TREATMENT OR OTHER SPECIAL CONDITIONS.

2. PRODUCTS

A. ENTRY DOORS: 1¾" THICK, CLEAR, FULLY TEMPERED SAFETY GLASS DOOR SIZE PER DOOR SCHEDULE, WITH CONTINUOUS BAR, BOTTOM AND TOP) WITH BOTTOM PIVOT TYPE [ ] AND BOTTOM PATCH DEADLOCK L-02, CLOSER MAY BE INSTALLED IN EITHER THE FLOOR OR OVERHEAD (PER MANUFACTURER'S RECOMMENDATIONS).

3. LOCATE AND PROVIDE HOLES AND CUTOUTS TO RECEIVE HARDWARE BEFORE TEMPERING GLASS. DO NOT ALLOW CUTTING, DRILLING, SANDBLASTING, OR ANY OTHER ALTERATIONS TO THE GLASS AFTER TEMPERING.

FINISH HARDWARE (08710)

1. GENERAL

A. PROVIDE ALL FINISH HARDWARE AS REQUIRED, OR AS INDICATED ON DRAWINGS.

B. SEE DOOR SCHEDULE AND HARDWARE SCHEDULE FOR ALL HARDWARE SPECIFICATIONS

C. FOR SPECIAL HARDWARE, I.E., FAIL SAFE, SEE DOOR HARDWARE SCHEDULE AND/OR SECURITY PACKAGE. IF SUCH HARDWARE IS NOT PART OF THE GENERAL CONTRACT, ENSURE COORDINATION OF RELATED PRODUCTS DURING THE SUBMITTAL PROCESS.

2. INSTALLATION

A. INSTALL DOOR PLUMB AND LEVEL, SECURING ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. COMPLETE INSTALLATION WITH SPECIFIED HARDWARE AND COORDINATE WITH TENANT'S SECURITY VENDOR.
(SEE ALTERNATE CONCERNING SECURITY VENDOR UNDER CONTRACT TO OC)

B. DOORS TO BE LUBRICATED AND ADJUSTED TO PROVIDE EASY OPERATION.

C. CLEAN ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.

3. SUBMITTALS:

A. PROVIDE COMPLETE SUBMITTAL OF ALL HARDWARE FOR ARCHITECT'S REVIEW AND ACCEPTANCE PRIOR TO ORDERING PRODUCT.

GLAZING (08800)

1. PROVIDE TEMPERED GLASS VISION PANELS W/ SIZES AS INDICATED ON ARCHITECTURAL DRAWINGS.

2. SUBMITTALS:

A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH DIVISION 1, SECTION 01340.

B. SHOP DRAWING: INDICATE COMPONENT DETAILS, MATERIALS, FINISHES, DIMENSIONS, HARDWARE AND FITTINGS, AND METHOD OF ANCHORAGE.

C. SAMPLES: 12 INCH SQUARE OF EACH TYPE AND COLOR OF GLASS SPECIFIED ON PROJECT.

DIVISION 9: FINISHES

GYPSUM WALLBOARD SYSTEMS (09250)

1. THE OTHER CONTRACT DOCUMENTS COMPLEMENT THE REQUIREMENTS OF THIS SECTION.

2. SUBMITTALS:

A. SUBMIT PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS.

B. WHERE FIRE RATED PARTITIONS AND CEILINGS ARE INDICATED, SUBMIT MANUFACTURER'S U.L. DESIGN FOR EACH ITEM OF CONSTRUCTION.

3. ENVIRONMENTAL CONDITIONS: PROCEED WITH INSTALLATION OF GYPSUM BOARD MATERIALS ONLY AFTER BUILDING IS WEATHER TIGHT, WARM(AIR TEMPERATURE IN AREAS RECEIVING GYPSUM BOARD MATERIALS BETWEEN 50 DEGREES AND 95 DEGREES FAHRENHEIT DURING AND SUBSEQUENT TO INSTALLATION AND FINISH ASSEMBLIES VENTILATED.

4. QUALITY ASSURANCE

A. COMPLY WITH APPLICABLE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES AND ASTM C840-88 AND C754-88.

B. COMPLY WITH FIRE-RESISTANCE RATINGS AS REQUIRED BY GOVERNING AUTHORITIES AND CODES. MATERIALS MUST BE LISTED BY UNDERWRITERS LABORATORIES OR TESTED IN ACCORD WITH ASTM E119-88

C. THE VARIOUS OF COMPONENTS OF GYPSUM BOARD SHAFT WALL CONSTRUCTION SHALL BE BY ONE MANUFACTURER.

PRODUCTS

1. MANUFACTURERS

A. GEORGIA PACIFIC BESTWALL

B. NATIONAL GYPSUM COMPANY

C. UNITED STATES GYPSUM COMPANY

D. DIETRICH INDUSTRIES.

E. DALE INDUSTRIES INC.

F. THE CELOTEX CORP.

G. OR EQUAL

2. STEEL FRAMING MEMBERS:

METAL STUDS: ASTM C645-88; 20 AND 25 GAUGE SCREW TYPE, ROLL-FORMED GALVANIZED STEEL.

FLOOR AND CEILING RUNNERS: GALVANIZED STEEL; WIDTH AS REQUIRED TO RECEIVE STUDS. CEILING RUNNERS SHALL BE LONG LEG TYPE 1 1" FLANGE DEPTH MINIMUM. PROVIDE FLOOR RUNNERS OF SPECIAL HEIGHT WHEN INDICATED. GAUGE OF RUNNERS SHALL BE THE SAME AS THE STUDS.

FURRING: MINIMUM 25 GAUGE GALVANIZED STEEL.

HORIZONTAL STIFFENERS: 16 GAUGE COLD-ROLLED CHANNELS; 3/4" WITH 1/2 FLANGE.

CHANNEL TIE WIRE: 18 GAUGE GALVANIZED SOFT ANNEALED WIRE.

3. COMPONENTS FOR SUSPENDED CEILINGS:

HANGER ATTACHMENT DEVICES FOR CONCRETE: NO. 75 HANGER INSERTS MANUFACTURED BY ADVANCE METAL PRODUCTS, INC.

HANGER DEVICES FOR EXISTING CONCRETE TO BE USED ONLY IN PRE STRESSED CABLE-FREE AREAS AND WITH PRIOR APPROVAL: NO. 3001 POWER DRIVEN EYE PINS MANUFACTURED BY RAMSET: NO. SA-1825 SLEEVE TYPE CONCRETE EXPANSION ANCHORS WITH WIRE EYES, MANUFACTURED BY PHILLIPS DRILL CO.; SELF-DRILLING CONCRETE EXPANSION ANCHOR WITH WIRE EYES IN ACCORD WITH FED. SPEC. FF-S-325(3), GROUP IV, FIGURE 15 (D)

HANGERS: GALVANIZED, ANNEALED, PRE STRAIGHTENED STEEL WIRE, NO 12 GAUGE WHERE SUPPORTING UP TO 12.5 SQUARE FEET OF CEILING AND GAUGE AS REQUIRED BY STRUCTURAL ENGINEER WHERE SUPPORTING UP TO 10 SQUARE FEET OF CEILING.

CHANNEL TIE WIRE: 18 GAUGE GALVANIZED SOFT ANNEALED STEEL WIRE.

CHANNEL CLIPS: GALVANIZED WIRE DESIGNED TO ATTACH FURRING CHANNELS TO 1½" MAIN RUNNERS.

MAIN RUNNERS: COLD-ROLLED PAINTED STEEL CHANNELS.1 1/2" X .475 POUNDS PER FOOT AND 2" 1.26 LBS PER FOOT AS REQUIRED

CROSS FURRING: 25 GAUGE HAT-SHAPED GALVANIZED STEEL FURRING CHANNEL; ¾" DEEP X 1½" FACE WIDTH.

METAL SCREW STUD FURRING: ASTM C645-88 SCREW TYPE, ROLL FORMED GALVANIZED STEEL, 25 GAUGE OF DEPTHS AS INDICATED OR AS REQUIRED BY TABLE 2.

DO NOT USE CORROSIVE ACID CLEANERS TO REMOVE MORTAR FROM FACES OF BLOCK.

4. GYPSUM BOARD ACCESSORIES:

CORNER BEADS: "DUR-A-BEAD NO. 101" MANUFACTURED BY UNITED STATES GYPSUM; HEAVY DUTY, ELECTRO-GALVANIZED STEEL; 1 INCH X 1 INCH.

CASING BEADS: "NO 200 SERIES" MANUFACTURED BY UNITED STATES GYPSUM; ROLL FORMED ELECTRO-GALVANIZED STEEL.

CHANNEL REVEALS: N/A

CONTROL JOINTS: "NO. 093" OF ROLL FORMED ZINC, MANUFACTURED BY UNITED STATES GYPSUM, WITH TAPE PROTECTED ¾" WIDE, ⅜" DEEP OPENING.

5. GYPSUM BOARD: 48 INCHES WIDE; THICKNESSES AS INDICATED; LENGTHS AS GREAT AS PRACTICABLE TO MINIMIZE JOINTS; IN ACCORD WITH ASTM C36-85 (1988) AND THE FOLLOWING:

REGULAR GYPSUM BOARD: PAPER-FACED SURFACE SUITABLE TO RECEIVE DECORATIVE FINISH WITH LONG EDGES TAPERED.

FIRE-RATED GYPSUM BOARD: SPECIALLY FORMULATED MINERAL CORE AND TREATED PAPER FACE WITH LONG EDGES TAPERED. TYPE X.

WATER-RESISTANT GYPSUM BOARD: MULTI-LAYERED CHEMICALLY TREATED FACE AND BACK PAPER AND ASPHALT COMPOSITION CORE 64 ACCORD WITH ASTM C630-85 WITH LONG EDGES TAPERED.

6. FASTENERS:

A. GYPSUM BOARD SCREWS: NO. 6 SELF-DRILLING, CROSS SLOT COUNTERSUNK BUGLE HEAD, ZINC PLATED, 1 INCH LONG FOR SINGLE GYPSUM BOARD LAYER APPLIED TO METAL STUDS, AND METAL FURRING AND NOT LESS THAN ⅝" LONG FOR DOUBLE LAYER GYPSUM BOARD APPLIED TO METAL STUDS. PROVIDE 1¼" SCREWS FOR GYPSUM BOARD APPLIED TO WOOD FURRING OR BLOCKING.

B. RUNNER AND METAL FURRING FASTENERS: ZINC PLATED HARDENED STEEL STUB NAILS.

C. STUB AND SCREW FRAME SCREWS: NO. 6 SELF-DRILLING, CROSS SLOT PAN HEAD, ZINC PLATED, ¾" OR ⅝" LONG, AS REQUIRED.

D. STAPLES FOR GYPSUM BOARD ASSEMBLIES: ZINC PLATED; LENGTH AS REQUIRED.

7. JOINT TREATMENT MATERIALS: TAPE AND JOINT COMPOUND FOR EMBEDDING AND FILL COAT APPLICATION AND FINISHING IN ACCORD WITH ASTM-C475-88, READY MIXED.

8. SOUND ATTENUATION BLANKETS: IN ACCORD WITH FED. SPEC. HH-I-558F, TYPE I, CLASS A; INCLUDES A DESIGNER "THERMAFIBER" BY U.S. GYPSUM COMPANY; "PERMA SOUND ATTENUATION BLANKETS" BY PABTEX SCHALLDAMM, INC.; MINERAL WOOL BLANKETS OR BATTS BY ROCKWOOL, GYPSUM CO.; "FIBERGLAS" BLANKETS BY OWENS-CORNING FIBERGLASS CORP.

9. BUTYL ACOUSTICAL SEALER TAPE: ½" BY 1", TREMCO 142-1 OR 2S GRADE.

10. ACOUSTICAL SEALANT: ACRYLIC OR VINYL EMULSION TYPE, U.S. GYPSUM SEALANT OR ACCEPTED EQUIVALENT.

11. FOAM TAPE: SOFT VINYL FOAM TAPE, SELF STICK TYPE, GRY-WHITE COLOR; 1" WIDE BY ¼ THICK "VINYL U GASKET, 9000 SERIES" MANUFACTURED BY WILLIAMS EQUIPMENT AND SUPPLY COMPANY OR ACCEPTED EQUIVALENT BY ENGINEER CORP.

EXECUTION

1. GENERAL: INSTALL GYPSUM BOARD SYSTEM IN ACCORD WITH MANUFACTURER'S PUBLISHED INSTALLATION DIRECTIONS, AND AS SPECIFIED HEREIN.

2. INSTALLATION OF STEEL FRAMING FOR GYPSUM BOARD PARTITIONS:

A. INSTALL FLOOR AND CEILING RUNNERS AS REQUIRED; DO NOT MITER AT CORNERS.

B. INSTALL STUDS, FURRING MEMBERS, PLUMB, LEVEL, TRUE TO LINE, AND SECURED WITH PROPER FASTENERS.

C. TERMINATE PARTITIONS AT HEIGHTS INDICATED ON THE DRAWINGS.

1. WHERE PARTITIONS TERMINATE AT UNDERSIDE OF STRUCTURAL DECK:

a) SECURE CEILING RUNNERS TO CONCRETE STRUCTURE WITH HARDENED STUB NAILS OR POWER DRIVEN FASTENERS AT 24" O.C.

2. WHERE PARTITIONS TERMINATE AT SUSPENDED ACOUSTICAL CEILINGS, ATTACH CEILING RUNNER TO SUSPENDED TEES WITH 1 INCH SELF-DRILLING, CROSS SLOT COUNTERSUNK BUGLE HEAD SCREWS AT 16 INCHES O.C. ATTACH CASING BEADS TO CEILING RUNNER BEFORE ATTACHMENT. SEAL GAP BETWEEN PARTITION TOP AND ACOUSTICAL CEILING WITH TWO CONTINUOUS STRIPS OF FOAM TAPE APPLIED TO TOP OF CEILING RUNNERS.

D. PROVIDE ADDITIONAL STUDS TO SUPPORT NOSE CORNERS AT PARTITION INTERSECTIONS AND CORNERS AND TO SUPPORT OUTSIDE CORNERS, TERMINATIONS OF PARTITIONS AND BOTH SIDES OF CONTROL JOINTS. PROVIDE NOT LESS THAN 3 STUDS AT PARTITION EXTERNAL CORNERS AND INTERSECTIONS.

E. PROVIDE 20 GAUGE METAL STUDS AT DOOR JAMBS AND AT PARTITIONS SUPPORTING HEAVY LOADS SUCH AS BUILDING WALL CABINETS, AND PLUMBING FIXTURES. PROVIDE STUDS, OF GAUGE INDICATED, OR OTHER LOCATIONS EXCEPT WHERE PARTITIONS EXCEED 10 FEET IN HEIGHT IN WHICH CASE STUD DEPTH AND GAUGE SHALL MEET U.S. GYPSUM SYSTEM FLOOR SA-923 TABLE 10 REQUIREMENT. PROVIDE 20 GAUGE METAL STUDS BEHIND BUILDING EXPANSION JOINT COVERS.

F. COORDINATE FRAME OPENINGS WITH HOLLOW METAL FRAMES. PROVIDE 20 GAUGE METAL STUDS ON EACH SIDE OF DOOR FRAME OPENINGS EXTENDED TO OVERHEAD STRUCTURE. FRAMING ACROSS TOP OF DOOR FRAMES SHALL BE MADE OF STANDARD FLOOR AND CEILING RUNNER WITH FLANGES CUT AND BENT 90 DEGREES AT EACH END. INSTALL SHORT LENGTHS OF STUDS VERTICALLY 16 INCHES O.C. ABOVE DOOR FRAMES, WITH EACH FLANGE OF STUD SECURED TO TOPE AND BOTTON RUNNERS. PROVIDE DIAGONAL STUD BRACING FROM STUD PANELS OVER OPENINGS OVER 4 FEET WIDE. FIT DIAGONAL STUD BRACING BETWEEN TOP AND BOTTOM RUNNERS AND SECURE EACH FLANGE AT EACH END TO RUNNERS.

G. PROVIDE HOLES, CUT OUTS AND NOTCHES IN FRAMING MEMBERS FOR PROPER INSTALLATION OF ELECTRICAL AND MECHANICAL ITEMS. PROVIDE STUD FRAMING FASTENED IN PARTITIONS AS REQUIRED FOR SUPPORT OF ELECTRICAL BOXES, TELEPHONE BOXES, LIGHTS AND OTHER ATTACHED OR RECESSED EQUIPMENT. PROVIDE STUD AND CEILING RUNNER REINFORCING OR ADDITIONAL STUDS AS REQUIRED TO PROVIDE STRAIGHT, PLUMB, AND SAFE PARTITIONS, FREE FROM WEAKNESS. WHERE STUDS ARE CUT FOR PIPE, CONDUIT, AND OTHER WORK, REINFORCE PARTITIONS IN ACCORD WITH MANUFACTURER'S DIRECTIONS AND DETAILS.

H. WHERE CHASE WALLS ARE INDICATED THICKER THAN NOMINAL STUD DEPTH, PROVIDE TWO ROWS OF METAL STUDS. STUDS TO BE SPACED 16" O.C. TO PROVIDE CHASE WALL WIDTH DESIRED OR AS REQUIRED TO ACCOMODATE PIPES AND RECESSED ACCESSORIES INDICATED. BRACE EACH ROW OF STUDS TOGETHER WITH HORIZONTAL METAL STUD SECTIONS SPACED 24" O.C. MAXIMUM, ATTACHED TO EACH VERTICAL STUD FROM METAL STUD FURRED PILASTERS AS REQUIRED TO CONCEAL DUCTS, PIPES, AND CONDUITS IN FINISHED AREAS.

I. MAXIMUM ALLOWABLE PARTITION DEFLECTION 1/240 WITH A HORIZONTAL LOAD OF 5 POUNDS PER SQ. FT. OF PARTITIONS SURFACE.

3. INSTALLATION OF STEEL FRAMING FOR FIXED FURRED WALLS:

A. INSTALL "Z" SHAPED FURRING CHANNELS VERTICALLY ON WALLS AT 16 INCHES O.C., MAXIMUM. INSTALL HORIZONTAL FURRING AT FLOOR, TOP AND ABOVE AND BELOW OPENINGS. SHIM FURRING PLUMB AND LEVEL OR TRUE PLANE AT FACES. AT INSULATED EXTERIOR WALLS EXTEND FURRING UP TO CONCRETE SLAB. COORDINATE FURRING INSTALLATION WITH INSTALLATION OF WALL INSULATION.

B. INSTALL SCREW STUD FURRING CHANNELS VERTICALLY WHERE INDICATED AT 16 INCHES O.C., MAXIMUM, AS SPECIFIED ABOVE FOR STEEL STUD FRAMING. PROVIDE FLOOR AND CEILING RUNNERS.

C. WHERE TOP RUNNER IS NOT ATTACHED TO OVERHEAD SLAB, PROVIDE SUITABLE ADJUSTABLE CLIPS TO SECURE TOP RUNNERS TO WALLS AND COLUMNS AT NOT OVER 4 FEET O.C.

4. INSTALLATION OF SUSPENSION SYSTEM COMPONENTS FOR CEILINGS:

TABLE 1: SPANS AND SPACING OF MAIN RUNNERS

MINIMUM SIZE AND TYPE	MAXIMUM SPAN BETWEEN HANGERS OR SUPPORTS	MAXIMUM CENTER TO CENTER SPACING OF RUNNERS
1.1/2 IN. - 0475 LB./FT. COLD ROLLED CHANNEL	3 FEET, 0 INCHES	5 FEET, 0 INCHES
1.1/2 IN. - 0475 LB./FT. COLD ROLLED CHANNEL	3 FEET, 6 INCHES	4 FEET, 6 INCHES
1.1/2 IN. - 0475 LB./FT. COLD ROLLED CHANNEL	4 FEET, 0 INCHES	4 FEET, 0 INCHES

TABLE 2: SPANS AND SPACING OF FURRING MEMBERS

FURRING MEMBER	24" O.C	16" O.C	12" O.C
FURRING MEMBER SPACING	4'0"	4'6"	5'0"
FURRING CHANNEL	8'6"	9'6"	10'0"

A. HANGERS

1) SECURE HANGERS TO CONCRETE CONSTRUCTION BY ATTACHING TO INSERTS. SECURE TOP ENDS OF HANGERS TO STRUCTURE BY HOOKING TO CONCRETE, BY INSERTING THROUGH ANCHOR EYES AND TWISTING FREE ENDS THREE AROUND WIRE.

2) LOCATION AND SPACING: LOCATE HANGERS PLUMB IN RELATION TO MAIN RUNNERS AND AVOID CONTACT WITH INSULATION COVERING DUCTS AND PIPES. DO NOT PASS HANGERS THROUGH DUCTS OR PIPES. SPACE HANGERS IN ACCORD WITH TABLE 1. ALTER SPACING OF HANGERS OR PROVIDE ADDITIONAL HANGERS SPLAYED TO AVOID DUCTS AND OTHER OBSTRUCTIONS BUT DO NOT EXCEED MAXIMUM ALLOWABLE CEILING AREA TO BE SUPPORTED BY EACH HANGER. OFFSET HORIZONTAL LEGS OF SPLAYED HANGERS BY COUNTER-SPLAYING BRACING OR OTHER SUITABLE MEANS.

3) PROVIDE EXTRA HANGERS WITHIN 6 INCHES OF ENDS OF MAIN RUNNERS, TO SUPPORT LIGHT FIXTURES AND AS REQUIRED TO SUPPORT DIFFUSERS, GRILLES, ACCESS PANELS AND OTHER ITEMS RESTING ON MAIN RUNNERS OF THE CEILING. AT CONTROL AND EXPANSION JOINTS, PROVIDE EXTRA HANGERS AS REQUIRED TO SUPPORT DISCONTINUOUS RUNNERS.

4) WHERE OVERHEAD STRUCTURAL SUPPORTING MEMBERS ARE AT SUCH SPACING THAT ABOVE REQUIREMENTS CANNOT BE COMPLIED WITH, ADEQUATE INTERMEDIATE SUPPORTS SHALL BE PROVIDED, OR MAIN RUNNERS SHALL BE MADE DEEPER, OR HEAVIER, OR CLOSER SPACED MAIN RUNNERS SHALL BE PROVIDED AS REQUIRED.

B. MAIN RUNNERS: SUSPEND MAIN RUNNERS ON HANGERS WIRES, LEVEL AND TRUE. SIZE AND SPACING OF MAIN RUNNERS SHALL BE IN ACCORD WITH TABLE 1. ERECT TO MAIN RUNNERS TO MARRY WITH WALLS. LOCATE MAIN RUNNERS WITHIN 6 INCHES OF PARALLEL WALLS TO PROVIDE SUPPORT FOR CROSS FURRING. SPLICE MAIN RUNNERS BY LAPPING 12 INCHES AND WIRE TYING WITH TWO DIO OF SPLICE WITH TWO DOUBLE STRANDS OF 18 GAUGE WIRE.

C. FURRING: PROVIDE STANDARD METAL STUD OR METAL SCREW STUD TYPE FURRING CHANNELS OF SIZES AND AT SPACINGS INDICATED IN TABLE 2. ATTACH FURRING TO MAIN RUNNERS BY SADDLE TYING WITH WIRE RUNNERS WITH TWO STRANDS OF NO. 18 GAUGE WIRE OR BY SNAPPING WIRE CLIPS SPACED AT 24 INCHES O.C. SPLICE SCREW STUD TYPE FURRING CHANNELS BY LAPPING 8 INCHES AND SECURE WITH TWO HEAD SHEET METAL SCREWS.

D. DO NOT ABUT FURRING AGAINST MASONRY OR CONCRETE CONSTRUCTION. ALLOW 1 INCH CLEARANCE, MINIMUM BETWEEN SUCH CONSTRUCTION AND ENDS OF RUNNERS OR FURRING.

E. INSTALL SUSPENSION SYSTEMS TO REQUIRED PLANE WITHIN +1/8 INCH IN 12 FEET.

F. MAXIMUM ALLOWABLE CEILING DEFLECTION 1/240.

G. SECURELY REINFORCING: AT DOOR FRAMES AND OTHER CEILING OPENINGS THAT INTERRUPT RUNNERS, PROVIDE REINFORCING TO ACCOMPLISH SECURE STRENGTH. PROVIDE FURRING MEMBERS AT PERIMETERS OF CEILING OPENINGS.

H. ACCESS DOORS: INSTALL ACCESS DOORS FURNISHED UNDER THE OTHER TRADES. PROVIDE HANGER WIRE SUPPORTS AT CORNERS OF ACCESS DOORS SIZED 16 INCHES OR LARGER.

I. GRID SYSTEMS FOR CEILINGS OVER 400 SQUARE FEET, IN ADDITION TO WIRE HANGERS, PROVIDE 1 1/2 INCH CHANNEL SPACERS, OF SCREW STUD TYPE STRUTS PER EACH 64 SQUARE FEET OF CEILING, SECURED TO OVERHEAD AND WITH BOTTOM ENDS SECURED TO MAIN RUNNERS. WHERE CEILING IS DIVIDED BY PARTITIONS OR ALL SIDES, PROVIDE PERIMETER SUPPORT CHANNEL OF SIZES AS STATED ABOVE O.C. AS REQUIRED TO MAINTAIN HORIZONTAL STABILITY OF CEILING.

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No.	Issue	Date
BD SET		03 28 03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

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APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
DRBPB:
CONCURRENCY:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR

REVIEWED FOR COMPLIANCE
As per Building & Zoning Dept. Requirements

Project No. 2155
Date February 17, 2003

SPECIFICATIONS

A2-10.3

5. INSTALLATION OF GYPSUM BOARD:

A. GENERAL: CUT AND FIT GYPSUM BOARD BY SCORING AND BREAKING, OR BY SAWING. WORKING FROM FACE SIDE, SMOOTH CUT EDGES AND ENDS OF GYPSUM BOARD TO ACHIEVE NEAT JOINING WHERE GYPSUM BOARD MEETS PROJECTING SURFACES. SCRIBE AND CUT, REMOVE CRACKED, BROKEN, OR OTHERWISE DAMAGED BOARDS AND REPLACE WITH NEW MATERIALS.

B. WALLS AND COLUMNS: APPLY GYPSUM BOARD WITH LONG DIMENSION PARALLEL TO METAL STUD FRAMING MEMBERS OR METAL FURRING CHANNELS. EXCEPT FOR COLUMN EDGES, LAY OUT GYPSUM BOARD ENDS AND EDGES TO OCCUR OVER SUDS OF CHANNELS, HORIZONTALLY AND VERTICALLY. USE GYPSUM BOARD OF MAXIMUM PRACTICAL LENGTH TO MINIMIZE JOINTS. JOINTS TO BE NEATLY FITTED AND STAGGERED ON OPPOSITE SIDES OF STUDS. CUT GYPSUM BOARD TO FIT TIGHT TO PENETRATIONS AND ABUTTING ITEMS. ALLOW 1/4 INCH CLEAR SPACE AT FLOOR TO PREVENT WICKING. REDUCE WICKING GAP TO 1/8 INCH AT SOUND-RATED PARTITIONS. EXTEND GYP. BD UPWARD TO STRUCTURAL OVERHEAD AT EXTERIOR INSULATED WALLS TO ENHANCE COVER INSULATION BOARD. AT UNINSULATED WALLS AND STANDARD PARTITIONS, GYPSUM BOARD MAY BE STOPPED 6 INCHES ABOVE LEVEL OF SUSPENDED CEILING, EXCEPT AT FIRE RATED AND SOUND RATED PARTITIONS AND WHERE INDICATED. COVER GYPSUM BOARD END JOINTS AT MASONRY WALLS WITH METAL TRIM STRIP AGAINST A CONTINUOUS BEAD OF GAULKING.

C. CEILING: APPLY GYPSUM BOARD TO THE CEILING WITH LONG DIMENSION PARALLEL TO FURRING MEMBERS. GYPSUM BOARD MAY BE APPLIED WITH LONG DIMENSION PARALLEL TO FURRING MEMBERS THAT ARE SPACED 16 INCHES O.C. WHEN ATTACHMENT MEMBERS ARE AT END JOINTS.

D. FIRE RATED CONSTRUCTION WHERE FIRE RATED CONSTRUCTION IS INDICATED, IT SHALL BE IN ACCORD WITH APPROVED MANUFACTURER'S U.L. OR F.M. FIRE RATED INSTALLATION DIRECTIONS.

E. ACCESSORIES AND TRIM: INSTALL ACCESSORIES AND TRIM AS ALLOWS:

1. CORNER BEADS: INSTALL SPECIFIED CORNER BEADS FROM FLOOR TO CEILING LINE ON ALL
2. CASING BEADS: WHERE GYPSUM BOARD IS INDICATED TO BE INSERTED IN HOLLOW METAL DOOR FRAMES, SHEETROCK FRAMES, CASING BEADS WILL NOT BE REQUIRED. INSTALL SPECIFIED CASING BEADS IN ALL OTHER LOCATIONS WHERE GYPSUM BOARD ABUTS ANOTHER MATERIAL OR TO EXPOSED GYPSUM BOARD EDGES.
3. CONTROL JOINTS: INSTALL CONTROL JOINTS IN ALL PARTITIONS, CEILINGS AND SOFFITS, SPACED NOT MORE THAN 30 FEET O.C.. LOCATE CONTROL JOINTS IN PARTITIONS AT INTERNAL CORNERS OR AT DOOR FRAME EDGES, EXTENDING FROM TOP OF DOOR FRAME TO TOP OF PARTITION. WHERE NO DOOR OCCURS AND CONTROL JOINTS ARE REQUIRED, INSTALL CONTROL JOINTS FROM FLOOR TO TOP OF PARTITIONS. WHERE CONTROL JOINTS ARE REQUIRED ON ONE SIDE OF A PARTITION, PROVIDE A MATCHING CONTROL JOINT, EXTEND PARTITION CONTROL JOINT THROUGH CEILING AND PARTITION REQUIRES A CONTROL JOINT, EXTEND PARTITION CONTROL JOINT THROUGH CEILING AT SAME LOCATION. AFTER REMOVAL OF TAPE JOIN COVERS, SEAL CONTROL JOINTS WITH SEALANT.
4. FASTEN ABOVE ACCESSORIES AND TRIM WITH STAPLES OR CRIMPS IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS. CUT END JOINTS SQUARE AND ALIGN FOR TIGHT MEAT FIT.
5. FLANGES OF CORNER BEADS AND CONTROL JOINTS SHALL BE COATED WITH NOT LESS THAN TWO COATS OF TAPING COMPOUND SANDED SMOOTH.
6. WHERE SOUND RATED PARTITIONS ARE INDICATED, SOUND AND FIRE SEAL BEHIND CONTROL JOINTS AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER.
7. GYPSUM BOARD ATTACHMENT: SPACE FASTENERS NOT LESS THAN 3/8 INCH NOR MORE THAN 1/2 INCH FROM EDGES AND ENDS OF GYPSUM BOARD, WHILE FASTENERS ARE BEING DRIVEN, HOLD THE GYPSUM BOARD IN FIRM CONTACT WITH UNDERLYING SUPPORT. PROCEED FROM THE CENTER PORTION OF THE GYPSUM BOARD TO THE ENDS AND EDGES. IF THE PAPER SURFACES ARE BROKEN BY FASTENER IN ATTACHMENT, DRIVE ANOTHER FASTENER APPROXIMATELY 2 INCHES FROM THE FAULTY FASTENER.
   a. DRIVE SCREWS WITH A MECHANICAL TOOL, USING A SPECIAL BIT TO PROVIDE SCREW HEAD PENETRATION JUST BELOW GYPSUM BOARD SURFACE, WITHOUT BREAKING SURFACE PAPER OR STRIPPING THE FINISHING MEMBER AROUND THE SCREW.
   b. SPACING OF FASTENERS – SCREW METHOD
      1. WALLS: SPACE SCREWS 16 INCHES O.C. MAXIMUM
      2. CEILINGS: SPACE SCREWS 12 INCHES O.C. MAXIMUM IN FIELD AND 8 INCHES O.C. MAXIMUM.
      3. FIRE RATED CONSTRUCTION: SPACE SCREWS 12 INCHES O.C., MAXIMUM IN FIELD AND 8 INCHES O.C. AT EDGES.
      4. FASTEN CORNER BEADS AND TRIM WITH FASTENERS SPACED 8 INCHES O.C. DRIVEN THROUGH GYPSUM BOARD INTO FRAMING MEMBERS.
8. JOINT AND FASTENER TREATMENT: MIX AND USE JOINT FINISHING MATERIALS IN ACCORD WITH MANUFACTURER'S PUBLISHED DIRECTIONS. ALLOW A MINIMUM DRYING TIME OF 24 HOURS BETWEEN COATS. SAND AS NECESSARY AFTER EACH APPLICATION WITHOUT SCUFFING PAPER SURFACE OF GYPSUM BOARD.
   a. REINFORCE WALL AND CEILING ANGLES AND INSIDE VERTICAL CORNER ANGLES WITH TAPE FOLDED TO CONFORM TO THE ADJOINING SURFACES AND TO FORM A STRAIGHT, TRUE ANGLE.
   b. EMBEDMENT COAT: APPLY A THIN, UNIFORM LAYER OF JOINT COMPOUND (EMBEDDING COMPOUND) APPROXIMATELY 3 INCHES WIDE OVER THE JOINT TO BE REINFORCED. CENTER TAPE OVER THE JOINT AND SEAT INTO THE COMPOUND, LEAVING SUFFICIENT COMPOUND UNDER THE TAPE TO PREVENT PROPER BOND. APPLY A SKIM COAT OF COMPOUND IMMEDIATELY AFTER EMBEDDING TAPE.
   c. FILL COAT: AFTER DRYING, APPLY FILL COAT OVER EMBEDDING COAT BY EVENLY SPREADING COMPOUND OVER AND SLIGHTLY BEYOND THE TAPERED EDGE AREA OF THE GYPSUM BOARD FEATHER AT THE EDGES.
   d. TOPPING: COVER FILL COAT WITH TOPPING COMPOUND, SPREAD EVENLY OVER AND SLIGHTLY BEYOND THE EDGE OF THE PRECEDING COAT; FEATHER TO A SMOOTH, UNIFORM FINISH.
   e. FASTENER CONCEALMENT: TREAT FASTENER DIMPLES AND HOLES A DESCRIBED FOR JOINT TREATMENT.
   f. CONCEAL FLANGES OF CORNER BEADS, CASING BEADS, TRIM MEMBERS AND CONTROL JOINTS BY A MINIMUM OF TWO COATS OF COMPOUND APPLIED IN ACCORD WITH MANUFACTURER'S PUBLISHED DIRECTIONS.
   g. JOINTS AT PENETRATIONS: WHERE PIPES, CONDUITS, DUCTS, ELECTRICAL DEVICES, AND OTHER ITEMS PENETRATE GYPSUM BOARD, CAULK AS DESCRIBED IN THE SEALANTS SECTION.

CERAMIC TILE (09310) (NOT USED)

1. INSTALL WALL TILES IN ACCORDANCE WITH "TILE COUNCIL OF AMERICA HANDBOOK" RECOMMENDATIONS FOR INTERIOR WALL ONE COAT METHOD NO. W222-91.
2. INSTALL FLOOR TILES IN ACCORDANCE WITH "TILE COUNCIL OF AMERICA HANDBOOK" RECOMMENDATIONS FOR CONCRETE SUBFLOORS DRY-SET MORTAR METHOD NO. F113-91
3. PROVIDE CERAMIC TILE OF COLOR, TYPE, AND PATTERN AS INDICATED ON FINISH PLAN
4. PROVIDE FACTORY-MADE CORNER SHAPES AND OTHER SHAPES AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR COMPLETE AND FINISHED INSTALLATION. MINIMIZE NUMBER OF CUT TILES BY PROPER LINES & LEVELS TO CORNER INSTALLATION.
5. WHEN CUTTING IS NECESSARY, CUT OR CRISP EDGES SMOOTH. ACCURATELY CUT UNITS AROUND WIRE OF OTHER TRADES SO THAT MEDICINE CABINET OR OTHER ACCESSORIES COMPLETELY COVER TILE CUT.
6. AT FLOOR DRAINS, INSTALL NOMINAL 3/8" DIAMETER CRUSHED GRANITE AROUND LOWER FLOOR DRAIN FLANGE, PER TCA HANDBOOK.
7. FIRMLY EMBED UNITS IN SETTING MATERIAL WITH FINISHED SURFACES BROUGHT TO TRUE PLANES AS PRECISELY SLOPED TO DRAINS. SET TILES WITH UNIFORM JOINT WIDTH, AND PLANE AND LEVEL AND VERTICALLY AND HORIZONTALLY, AND ALIGN WITH JOINTS OF ADJOINING WALLS. SET ALL TILES TO A FLUSH PLANE WITH NO TWO CONTINUOUS TILES OUT OF FLUSH BY MORE THAN 1/64" MAXIMUM AT COURSING ON ALL SURFACES.
8. SUBMIT SAMPLES OF ALL TYPES INCLUDING TRIMS AND SPECIAL SHAPES REQUIRED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING PRODUCT. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS, PRINTED INSTALLATION AND MIXING INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS. SUBMIT FULL RANGE OF GROUT COLOR SAMPLES. IF PATTERN OCCURS, SUBMIT MINIMUM SIZE REQUIRED FOR ACCURATE REPRESENTATION OF PATTERN.

QUARRY TILE (09330) (NOT USED)

1. SECTION INCLUDES
   A. SLIP-RESISTANT QUARRY TILE
   B. SETTING MATERIALS
   C. GROUT
2. RELATED WORK
   A. JOINT SEALANTS
   B. FLOOR DRAINS
3. SUBMITTALS
   A. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS, PRINTED INSTALLATION AND MIXING INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS.
   B. CERTIFICATES: SUBMIT QUARRY TILE MANUFACTURER'S MASTER GRADE CERTIFICATE SIGNED BY BOTH TILE MANUFACTURER AND TILE INSTALLER.
   C. SUBMIT SAMPLES OF THE FOLLOWING FOR REVIEW AND SELECTION BY ARCHITECT.
      1. PANELS OF FOUR QUARRY TILES MINIMUM OF TILE REQUIRED SHOWING FINISHES AND FULL RANGE OF COLOR DIFFERENTIAL FROM STANDARD PRODUCTION RUN.
      2. EACH TYPE OF QUARRY TILE TRIM UNIT AND SPECIAL SHAPE REQUIRED.
      3. FULL RANGE OF GROUT COLOR SAMPLES
      4. QUALITY ASSURANCE
         a. ALL QUARRY TILE UNITS SHALL BE STANDARD GRADE AND COMPLY WITH REQUIREMENTS OF TCA 137.1 WITH MODIFICATIONS AS SPECIFIED HEREIN.

PRODUCTS

1. SLIP RESISTANT QUARRY TILE
   A. QUARRY NATURALS MANUFACTURED BY AMERICAN OLEAN (QT-1). (OR EQUAL)
   B. COLOR:
   C. SIZE: 6" X 6" X 1/2" THICK MINIMUM WITH ABRASIVE AGGREGATE EMBEDDED IN WEARING SURFACE.
2. QUARRY TILE BASE (QB-1)
   A. QUARRY NATURALS MANUFACTURED BY AMERICAN OLEAN.
   B. COLOR:
   C. SIZE 4 INCHES X 6 INCHES BY 1/2 INCH THICK
3. SETTING MATERIALS
   A. PORTLAND CEMENT MORTARS: IN ACCORDANCE WITH ANSI A108.3.
   B. EPOXY MORTAR: TWO-PART MORTAR, EMPLOYING EPOXY RESIN, AGGREGATES AND HARDENER, AND AN ALKALI RESISTANT COMPLYING WITH ANSI A118.3; LICENSED BY THE TILE COUNCIL OF AMERICA.
4. GROUT
   A. GROUT: ACID-RESISTANT, DENSE GROUT, COLOR AS SELECTED BY ARCHITECT, TO MATCH TILE SPECIFIED. MANUFACTURERS: LAHO STAR BRANDS: L&M SURCO MFG. INC.; UPCO, OR EQUAL U.N.O. ON DRAWINGS.

EXECUTION

1. GENERAL SETTING REQUIREMENTS
   A. SWEEP SLABS IMMEDIATELY BEFORE SETTING ANY UNITS.
   B. SECURE UNITS FIRMLY IN PLACE WITH JOINTS WELL FILLED AND LINES STRAIGHT AND TRUE. BRING FINISHED SURFACE TO TRUE AND LEVEL PLANES. COMPLETED WORK SHALL BE COMPLETELY FREE OF CRACKED, CHIPPED, AND BROKEN UNITS.
   C. WHERE BORDERS, LINES, PATTERNS, PANELS OR OTHER EFFECTS ARE A PART OF THE WORK, PROPERLY SPACE UNITS AND ACCURATELY REPRODUCE REQUIRED DESIGNS.
   D. FORM INTERSECTIONS AND RETURNS PERFECTLY. PERFORM CUTTING AND DRILLING OF UNITS NEATLY WITHOUT MARRING FACE. CAREFULLY GRIND AND JOINT CUT EDGES OF UNITS ABUTTING ANY TRIM, FINISH, AND BUILT-IN FIXTURES. FIT UNITS CLOSE AROUND ELECTRIC OUTLETS, FIXTURES, AND FITTINGS SO THAT USUAL PLATES, COLLARS OR COVERINGS WILL OVERLAP TILE. GRILL TILE CLOSE AROUND PIPES AND OTHER BOUND PENETRATIONS SO THAT ESCUTCHEONS, COLLARS OR COVERINGS WILL OVERLAP TILE.
   E. LAY OUT WORK SO THAT WHEREVER POSSIBLE, NO UNITS LESS THAN HALF FULL SIZE WILL OCCUR.
   F. CUTTING OF STRAIGHT COVE BASE UNITS TO FORM INTERNAL CORNERS IS PROHIBITED. USE SPECIAL COVED CORNER SHAPES.
   G. WHERE UNITS ABUT RESTRAINING SURFACES, CUT UNITS TO MATCH CONTOUR OF THAT SURFACE.
   H. IN ROOMS AND SPACES WHERE FLOOR DRAINS ARE PROVIDED, SLOPE UNITS FROM HIGH POINTS AT WALLS AROUND PERIMETER OF SPACE DOWN TO FLOOR DRAINS. UNITS TO BE INSTALLED FLUSH WITH TOP OF DRAINS.
   I. MAINTAIN UNIFORM 1/4 INCH WIDE JOINTS. TOOL JOINTS SLIGHTLY CONCAVE. AVOID EXCESSIVE VOIDING OF JOINTS. JOINTS SHALL LINE UP IN BOTH DIRECTIONS AND ALIGN WITH JOINTS OF BASE. ALLOW NO TRAFFIC IN INSTALLATION AREAS AFTER START OF WORK AND FOR A PERIOD OF 72 HOURS AFTER COMPLETION.

2. SETTING UNITS WITH PORTLAND CEMENT MORTAR
   A. EXCEPT AS OTHERWISE SPECIFIED SET, GROUT, CURE, AND FINALLY CLEAN UNITS IN ACCORD WITH APPLICABLE REQUIREMENTS OF ANSI A108.1. EXECUTE GROUTING WITH TYPE OF GROUT MATERIAL SPECIFIED HEREIN.
3. SET QUARRY TILE IN ACCORD WITH TCA METHOD F-114 (REINFORCED MORTAR BED OVER CLEAVAGE MEMBRANE WITH EPOXY-GROUT).
4. GROUTING
   A. USE GROUT SPECIFIED FOR EACH UNIT. APPLY GROUT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. CLEANING
   A. UPON COMPLETION OF SETTING AND GROUTING, CLEAN UNITS AS RECOMMENDED BY UNIT MANUFACTURER. PROTECT METAL SURFACES, CAST IRON AND VITREOUS PLUMBING FIXTURES FROM EFFECTS OF ACID CLEANING.
   B. AFTER CLEANING FLUSH WITH CLEAN WATER. LEAVE FINISHED INSTALLATION CLEAN AND FREE OF CRACKED, CHIPPED, BROKEN, UNBONDED, OR OTHERWISE DEFECTIVE TILE.

ACOUSTICAL CEILINGS (09500)

1. CONTRACTOR SHALL PROVIDE A NEW HUNG INTERMEDIATE DUTY ACOUSTICAL TILE CEILING WITH A NEW SUSPENSION SYSTEM AND RELATED APPURTENANCES WHERE SHOWN ON DRAWINGS AND AS SPECIFIED ON DRAWINGS. CEILING TILES SHALL FIT TIGHT TO SUSPENSION SYSTEM.
2. SITE CONDITIONS:
   A. DO NOT INSTALL ACOUSTICAL CEILINGS UNTIL DUST GENERATING ACTIVITIES HAVE TERMINATED AND OVERHEAD MECHANICAL AND ELECTRICAL WORK IS COMPLETED, TESTED AND APPROVED.
   B. PERMIT WET WORK TO DRY PRIOR TO COMMENCEMENT OF INSTALLATION.
   C. MAINTAIN UNIFORM TEMPERATURES OF MINIMUM 61 DEGREES F AND HUMIDITY OF 20 PERCENT PRIOR TO, DURING AND AFTER INSTALLATION.
3. SUSPENSION SYSTEMS:
   A. CEILING GRID SYSTEM SHALL BE AS NOTED ON DRAWINGS, AND SHALL ACCOMMODATE SPECIFIED ACOUSTICAL PANELS, HVAC PENETRATIONS, AND LIGHTING FIXTURES.
   B. CLASSIFICATIONS: CEILING SUSPENSION SYSTEM SHALL COMPLY WITH ASTM E35 INTERMEDIATE DUTY REQUIREMENTS.
   C. COMPRESSION POSTS: ROBLIN BUILDING PRODUCTS SERIES CS. DOWN CORP. CS SERIES, GALVANIZED STEEL.
   D. PERIMETER MOLDINGS: PROVIDE MOLDINGS WITH MATERIAL AND FINISH TO MATCH EXPOSED SUSPENSION COMPONENTS IN SIZES AND PROFILES SHOWN.
   E. ACCESSORIES: AS REQUIRED TO COMPLETE AND COMPLEMENT THE SYSTEM AND INSTALLATION OF LIGHTING AND HVAC.
4. CEILING TILES:
   A. ACOUSTICAL TILES SHALL BE AS NOTED ON DRAWINGS. INSTALL IN ACCORDANCE WITH UBC STANDARD 47- 18.
5. INSTALLATION:
   A. INSTALL ACOUSTICAL CEILING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ASTM C636, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED.
   B. FINISHED CEILINGS SHALL BE TRUE TO LINES AND LEVELS AND FREE FROM WARPED, SOILED, OR DAMAGED GRID OR ACOUSTICAL UNITS.
   C. INSTALL CEILING SYSTEMS IN MANNER CAPABLE OF SUPPORTING ALL SUPERIMPOSED LOADS, WITH MAXIMUM PERMISSIBLE DEFLECTION OF L/360 OR SPAN AND MAXIMUM SURFACE DEVIATION OF 1/8" IN 12 FEET.
   D. INSTALL AFTER MAJOR ABOVE-CEILING WORK IS COMPLETE; COORDINATE THE LOCATION OF HANGERS WITH OTHER WORK. ENSURE HANGERS AND CARRYING CHANNELS ARE LOCATED CORRECTLY AND ARE OF SUFFICIENT STRENGTH TO ACCOMMODATE FITTINGS AND EQUIPMENT WHICH ARE TO BE PLACED THERE AFTER INSTALLATION OF CEILING GRID.
   E. WHERE DUCTS OR OTHER EQUIPMENT PREVENT THE REGULAR SPACING OF HANGERS, REINFORCE THE NEAREST ADJACENT HANGERS AND RELATED CARRYING CHANNELS AS REQUIRED TO SPAN THE REQUIRED DISTANCE.
   F. PROVIDE ADDITIONAL HANGERS AND INSERTS AS REQUIRED BY CODE FOR CEILING INSTALLATION.
   G. HANG SYSTEM INDEPENDENTLY OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT. WHERE CARRYING MEMBERS ARE SPLICED, AVOID VISIBLE DISPLACEMENT OF THE LONGITUDINAL AXIS OR FACE PLANE OF ADJACENT MEMBERS.
   H. DO NOT SUPPORT LIGHTING FIXTURES FROM OR ON MAIN RUNNERS OR CROSS RUNNERS IF WEIGHT OF THE FIXTURE CAUSES THE TOTAL DEAD LOAD TO EXCEED THE DEFLECTION CAPABILITY OF 1/360 OF ITS SPAN. IN SUCH CASES, SUPPORT FIXTURE LOADS BY SUPPLEMENTARY HANGERS LOCATED WITHIN 6" OF EACH CORNER, OR SUPPORT THE FIXTURES INDEPENDENTLY.
   I. DO NOT INSTALL FIXTURES SO THAT THE MAIN RUNNERS AND CROSS RUNNERS WILL BE ECCENTRICALLY LOADED. WHERE FIXTURE INSTALLATION WOULD PRODUCE ROTATION OF RUNNERS, PROVIDE STABILIZING BARS.
   J. INSTALL EDGE MOLDING AT INTERSECTION OF CEILING AND VERTICAL SURFACES, USING MITERED LENGTHS, STRAIGHT, TRUE TO LINE AND LEVEL, WITH CORNERS AND PROVIDE EDGE MOLDINGS AT JUNCTIONS WITH OTHER CEILING FINISHES.
   K. INSTALL UNITS LEVEL, IN UNIFORM PLANE AND FREE FROM TWIST, WARP AND DENTS.
   L. ADJUST ANY BAND OR TWISTED WHICH DEVELOP IN THE CEILING SYSTEMS AND REPLACE ANY PART WHICH IS DAMAGED OR FAULTY.
   M. PAINT MATTE BLACK ALL PLENUM ELEMENTS VISIBLE THROUGH RETURN AIR GRILLES.
6. SUBMIT SAMPLES OF ALL ACOUSTICAL TILES AND SUSPENSION SYSTEMS SPECIFIED ON PROJECT FOR ARCHITECT'S REVIEW AND APPROVAL.

FIRE PROTECTION

A. ACOUSTICAL TILE SHALL HAVE FLAME SPREAD RATING OF CLASS A ACCORDING TO FEDERAL SPECIFICATION AS DETERMINED BY INDEPENDENT LABORATORY TEST.
B. THE CEILING SYSTEM SHALL COMPRISE FIRERATED FIRE-RESISTANT TILE AND 1 1/2" MAIN RUNNER.

STONE (GRANITE) AND MARBLE FLOORING (09600)

STONE FLOORING

1. PROVIDE ALL PREPARATORY WORK TO ENSURE ALL SURFACES ARE CONNECTED AND COMPLETE FOR RECEIPT OF FLOORING, INCLUDING DIMENSIONAL TOLERANCES.
2. SURFACE VARIATION OF THE SLAB SHALL NOT EXCEED 1/4" IN 10' FROM THE REQUIRED PLANE.
3. INSTALL STONE AND MARBLE FLOORING IN ACCORDANCE WITH "TILE COUNCIL OF AMERICA HANDBOOK" RECOMMENDATIONS FOR DIVIDED FLOOR APPLICATION, THIN SET APPLICATION.
4. PROVIDE A METAL "L" AT ALL TRANSITION/EDGES WHERE STONE FLOORING CHANGES FINISH, (LIP OF MTL "L" SHOULD BE SET UNDER STONE) SEE FINISH PLAN / SCHEDULE AND LEGEND FOR SIZES, LAYOUT AND FINISH.
5. PROVIDE STONE AND MARBLE FLOORING OF COLOR & TYPES AS INDICATED ON FINISH PLAN OR SCHEDULE.
6. PROVIDE HEAT CEMENT BOMB COAT NO MORE THAN 15 MINUTES BEFORE INSTALLATION OF PORTLAND CEMENT-BASED SETTING BEDS.
7. PROPORTION AND MIX DRY PRODUCTS WITH LIQUIDS TO ACHIEVE PROPER CONSISTENCY & CURE STRENGTH. DO NOT RETEMPER AFTER INITIAL SET OCCURS.
8. REMOVE EXUDATION OF SETTING BED MATERIAL BEFORE FINAL SET, TO APPROX. 3/4 OF STONE OR MARBLE THICKNESS BELOW TOP FACE.
9. ALLOW BEDS TO CURE ACCORDING TO TCA MINIMUM REQUIREMENTS. SOUND EACH UNIT AND REMOVE AND RE-BED HOLLOW SOUNDING UNITS.
10. MAINTAIN CONSISTENT HUE AND INTENSITY OF GROUT COLOR. FORCE GROUT INTO FULL AVAILABLE DEPTH OF JOINTS. UNLESS SHOWN OTHERWISE, STRIKE JOINTS FLUSH WITH UNIT. INCLUDE ALLOWANCE FOR CUSTOM COLOR "SPOT" AS REQUIRED IN BASIC SCOPE.
11. SUBMITTALS (STONE & MARBLE)
    A. SUBMIT IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS, PRINTED INSTALLATION INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS.
    B. SUBMIT ACTUAL SIZE TILE SAMPLES OF THE STONE AND MARBLE SPECIFIED TO THE ARCHITECT FOR REVIEW AND APPROVAL (OR 12" X 12" MIN. IF SLAB IS SPECIFIED).
    C. SUBMIT GROUT SAMPLES (COLOR TO MATCH STONE AND MARBLE RESPECTIVELY UON) FOR APPROVAL, ALLOWING ENOUGH TIME FOR SPECIAL MIXES IF APPLICABLE.
    D. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL SHOW ALL BEDDING, BORDERS, AND JOINTING DETAILS AND DIMENSIONS OF EACH PIECE OF STONE AND MARBLE, INCLUDING METHOD OF INSTALLATION, JOINERY DETAILS AND LEVELING WITH ADJACENT FINISH MATERIALS.

RESILIENT FLOORING AND BASE (09650)

SUBMITTALS

1. SUBMIT IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS, PRINTED INSTALLATION INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS.
2. SUBMIT ONE FULL TILE OF EACH TILE SPECIFIED AND ONE 12" LENGTH OF EACH BASE SPECIFIED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

RESILIENT FLOORING:

1. PROVIDE RESILIENT FLOORING OF COLOR & MANUFACTURE AS INDICATED ON FINISH PLAN OR SCHEDULE.
2. ENSURE SUBSTRATE SURFACES ARE SMOOTH AND FLAT WITH A MAXIMUM VARIATION OF 1/8" IN 10 FEET. REMOVE SUBSTRATE SURFACE NO BUMPS, FILL LOW SPOTS, CROSS JOINTS, AND DEFECTS WITH LATEX-CEMENT SUBFLOOR FILLER
3. CONTRACTOR SHALL PROVIDE ALL PREPARATORY WORK TO FLOOR SUBSTRATE TO RECEIVE NEW TILE. MANUFACTURER, COLOR AND SIZE AS SHOWN ON FINISH PLAN OR SCHEDULE.
4. TILES SHALL BE INSTALLED WITH GRAINING PATTERN (IF ANY) IN ONE DIRECTION, U.N.O ON DRAWINGS OR APPROVED BY ARCHITECT USING A WATER-RESISTANT ADHESIVE RECOMMENDED BY THE TILE MANUFACTURER.
5. CLEAN, SEAL AND WAX FLOOR SURFACES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR INITIAL INSTALLATION.

RESILIENT BASE:

1. PROVIDE RESILIENT BASE WITH MANUFACTURER, HEIGHT AND COLOR AS INDICATED ON FINISH PLAN OR SCHEDULE. WHERE USING COVED BASE, USE WITH PREFORMED INSIDE AND OUTSIDE CORNER UNITS. USE ROLLED GOODS ONLY, NO STRIP PIECES LESS THAN 24" LONG.
2. PROPERLY PREPARE SURFACES FOR INSTALLATION PER MANUFACTURER'S LATEST PRINTED INSTRUCTIONS.
3. PROVIDE STRAIGHT FINISH BASE AT CARPET CONDITIONS AND COVED BASE AT RESILIENT FLOOR CONDITIONS.
4. CLEAN ALL BASE PRIOR TO OWNER OCCUPANCY

CARPETING (09680)

WORK INCLUDES

1. BROADLOOM CARPET FOR OWNER-BLUE INSTALLATION
2. BROADLOOM CARPET WITH PAD AND ACCESSORIES FOR TACKLESS INSTALLATION.(NOT USED)
3. EDGE STRIPS WHERE CARPETING TERMINATES AT OTHER FLOORING FINISHES:

SUBMITTALS

1. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340.
2. SHOP DRAWINGS/SEAMING DIAGRAMS.
   A. CLEARLY INDICATE METHOD OF JOINING SEAMS FOR EACH TYPE OF CARPET SPECIFIED, TYPE OF ADHESIVE TO BE USED, DIRECTION OF IRREGULAR EDGE STRIPS WITH CARPET AND INSTALLATION PROCEDURES.
   B. SEAMING: SUBMIT COMPLETE LAYOUT PLANS INDICATING LOCATIONS OF SEAMS. IDENTIFY RE-USED PORTIONS (IF ANY).
   C. INDICATE LOCATION OF ANY PROPOSED DYE LOT. IF VARIABLE OWNER IS NOT OBLIGATED TO ACCEPT MORE THAN ONE DYE LOT.
3. SAMPLES:
   A. SUBMIT ONE 3 FOOT X 4 FOOT SAMPLE OF EACH CARPET TYPE AND EACH COLOR REQUIRED AND ONE 2 FOOT X 3 FOOT SAMPLE OF EACH TYPE UNDERLAYMENT. PROVIDE EACH SAMPLE WITH THREE SAMPLE SEAMS, ONE DIAGONALLY FROM CORNER TO CORNER, ONE AT MID-POINT FROM SIDE TO SIDE, AND ONE AT MID POINT FROM TOP TO BOTTOM.
   B. SUBMIT A PILOT (UNSEAMED) SAMPLE PRIOR TO MANUFACTURING OF EACH TYPE AND/OR COLOR OF CARPET, AND A FINISHED (SEAMED) CARPET SAMPLE PRIOR TO SHIPMENT WITH EXHIBITS ALLOWED FOR ANY NECESSARY ADJUSTMENTS. ADDITIONAL 3-FOOT SQUARE SAMPLES MAY BE REQUIRED.
   C. SUBMIT 12-INCH LONG SAMPLES OF EACH TYPE AND COLOR OF RESILIENT AND METAL EDGE STRIPPING.
4. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL LITERATURE FOR EACH TYPE OF CARPET, PAD AND ACCESSORY ITEM INDICATED.
5. CERTIFICATION:
   A. SUBMIT MANUFACTURER'S CERTIFICATION STATING THAT EACH TYPE OF CARPET PRODUCT COMPLIES WITH PERFORMANCE REQUIREMENTS.
   B. LIST MILL RUN/DYE NUMBERS FOR EACH TYPE OF CARPET FURNISHED.
   C. SUBMIT LETTER STATING ACCEPTABILITY OF INSTALLER
6. MAINTENANCE DATA: PROVIDE 3 COPIES OF CARPET MANUFACTURER'S DETAILED MAINTENANCE RECOMMENDATIONS FOR THE CARE, CLEANING AND REPAIR OF CARPETS INSTALLED, IN ACCORDANCE WITH SECTION 01730.

DELIVERY, STORAGE AND HANDLING

1. PROTECT PRODUCTS FROM DAMAGE.
2. DELIVER CARPETING MATERIALS IN ORIGINAL MILL WRAPPING WITH MILL TAGS ATTACHED.
3. STORE CARPET ROLLS IN AREA OF APPLICATION MINIMUM ROOM TEMPERATURE AT STANDING HEIGHT FOR AT LEAST 3 DAYS PRIOR TO INSTALLATION

As per Initial REVIEW

International Design Partnership Incorporated
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Key Biscayne, Fl 33149
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No.	Issue	Date
BID SET		03 28 03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature Date

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Architect of Record:
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119 WASHINGTON AVENUE
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OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY:
THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
CONCURRENCY:
ENGINEERING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

Date: February 17, 2003
Permit No.
Checked By:

SPECIFICATIONS

Sheet Number
A2-10.4

SITE CONDITIONS

1. DO NOT COMMENCE CARPET INSTALLATION UNTIL PAINTING AND FINISHING WORK IS COMPLETE AND CEILING AND OTHER OVERHEAD WORK HAS BEEN TESTED, APPROVED AND COMPLETED.

2. INSTALL CARPETING AFTER LIGHTING SYSTEM IS OPERATIONAL THROUGHOUT DESIGNATED CARPETED AREAS.

WARRANTY

1. PROVIDE WARRANTY, IN ACCORDANCE WITH SECTION 01700, SIGNED BY THE MANUFACTURER, INSTALLER AND CONTRACTOR TO PROVIDE FOR PROMPTLY MAKING GOOD OR REPLACING AT NO COST, DEFECTIVE MATERIALS OR WORKMANSHIP WITHIN THE FOLLOWING PERIODS

   A. WEAR: SURFACE PILE TO WEAR BY NO MORE THAN 10% IN 10 YEARS.

   B. STATIC PROTECTION: 5 YEARS TO MAINTAIN SPECIFIED KV RATING.

   C. BACKING DELAMINATION: 5 YEARS.

   D. DIMENSIONAL STABILITY: 5 YEARS.

   E. INSTALLATION: 2 YEARS; EXCEPT FOR EDGE RAVEL: 5 YEARS.

2. PROVIDE A COPY OF MANUFACTURER'S STANDARD WARRANTY FOR REVIEW PRIOR TO AWARD OF CONTRACT FOR THIS WORK.

MATERIALS

1. BROADLOOM CARPET: PROVIDE CARPET OF COLOR AND MANUFACTURER AS SCHEDULED ON THE DRAWINGS; NO SUBSTITUTIONS. INSTALLATION METHOD SHALL BE AS SPECIFIED ON DRAWINGS.

2. PAD, IF APPLICABLE, SHALL BE 64 OZ. MIN. COMMERCIAL CARPET CUSHION, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

   A. SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL.

3. TACKLESS CARPET STRIP: WATER-RESISTANT PLYWOOD STRIPS, THICKNESS AS REQUIRED TO MATCH PAD THICKNESS WITH ANGULAR PINS PROTRUDING FROM TOP TO GRIP AND HOLD STRETCHED CARPET AT THE BACKING. PROVIDE NARROW STRIPS WITH 2 ROWS OF PINS WHERE STRETCHED WIDTH OF CARPET IS 20 FEET OR LESS; WITH 3 ROWS OF PINS WHERE CARPET WIDTH EXCEEDS 20 FEET.

4. CARPET EDGE GUARD, NON-METALLIC: PROVIDE EXTRUDED OR MOLDED HEAVY-DUTY VINYL OR RUBBER CARPET EDGE GUARD OF SIZE AND PROFILE INDICATED ON DRAWINGS AND WITH MINIMUM 2 INCH WIDE ANCHORAGE FLANGE; COLOR(S) SELECTED BY ARCHITECT FROM STANDARD COLORS AVAILABLE WITHIN THE INDUSTRY.

5. ADHESIVE: WATER-RESISTANT, NON-STAINING TYPE AS RECOMMENDED BY CARPET AND PAD MANUFACTURER, FOR BUTTERING CUT EDGES AT BACKING TO FORM SECURE SEAMS AND PREVENT PILE LOSS AT SEAMS.

6. SEAMING CEMENT FOR DIRECT-GLUE APPLICATIONS: SEAM SEALER AS RECOMMENDED BY CARPET AND PAD AND OTHER CARPETING PRODUCTS, AND SELECTED BY INSTALLER TO MEET APPLICATION AND TRAFFIC LOAD.

7. MISCELLANEOUS MATERIALS: AS RECOMMENDED BY MANUFACTURERS OF CARPET, PAD AND OTHER CARPETING PRODUCTS, AND SELECTED BY INSTALLER TO MEET APPLICATION AND TRAFFIC LOAD.

PRODUCTION LOTS

1. PROVIDE SUFFICIENT MATERIAL OF EACH TYPE OF CARPET PRODUCT TO PREVENT MIXING OF MATERIAL FROM DIFFERENT LOTS IN ANY ONE ROOM, SPACE OR FLOOR AREA.

EXAMINATION

1. EXAMINE SUBSTRATES AND SITE CONDITIONS.

2. EXAMINE AND ENSURE SLAB PREPARATION WORK.

PREPARATION

1. CLEAN FLOORS OF REMAINING FOREIGN MATTER. APPLY SEALER IF REQUIRED TO PREVENT DUSTING.

2. TREAT CONCRETE FLOORS AS REQUIRED TO OBTAIN NEUTRALITY TO ACIDITY AND ALKALINITY.

3. PROTECT OTHER WORK FROM DAMAGE RESULTING FROM CARPET INSTALLATION.

TACKLESS STRIP AND EDGING INSTALLATION (NOT USED)

1. INSTALL TACKLESS CARPET STRIPPING AND EXPOSED EDGING WITH ADHESIVE OR BOTH WHERE REQUIRED FOR ADEQUATE STRENGTH.

   A. LOCATE PROPERLY FOR CONCEALMENT OF CARPET EDGE BETWEEN STRIPPING AND BASE OF WALL.

   B. STRIP ENTIRE PERIMETER OF EACH SPACE SCHEDULED FOR CARPET ON PAD AND WHERE NEEDED AT OBSTRUCTIONS AND CUTOUTS.

   C. INSTALL EDGING STRIPS WHERE CARPET TERMINATES AT OTHER FLOOR COVERINGS UNLESS OTHERWISE INDICATED. USE ONLY FULL LENGTH PIECES AT WALL OPENINGS; BUTT TIGHT TO VERTICAL SURFACES. WHERE SPLICING CANNOT BE AVOIDED SUCH AS AT LONG OR UNINTERRUPTED RUNS, BUTT ENDS TIGHT AND FLUSH.

2. COMPLETE SEAMING AS LAYOUT PROGRESSES AND BEFORE STRETCHING. HAND SEW SEAMS AS REQUIRED. LAY CARPET ON PAD AND POWER STRETCH ON THE TACKLESS STRIPS, FULLY SETTING ALL PINS INTO BACKING WITH EVEN TENSION.

PAD INSTALLATION (NOT USED)

1. INSTALL PAD USING FULL ROLL WIDTH TO MAXIMUM PRACTICAL EXTENT. INSTALL PAD SEAMS AT 90 DEGREES TO CARPET SEAMS.

2. BUTT EDGES FIRMLY TOGETHER AND TIGHT TO FACE OF EDGE STRIPS. TAPE JOINTS.

3. REMOVE AIR POCKETS AND RIDGES AND SLIGHTLY STRETCH. ANCHOR SECURELY AROUND PROJECTIONS AND CONTOURS.

GENERAL CARPET INSTALLATION REQUIREMENTS

1. INSTALL CARPET IN ACCORDANCE WITH CRI-104. LAY OUT CARPET AS DIRECTED BY THE ATTACHED SEAMING DIAGRAM.

2. DO NOT INSTALL SEAMS OCCURRING PERPENDICULAR TO OPENINGS CLOSER THAN 12 INCHES TO SIDE (JAMB) OF OPENING.

3. INSTALL SEAMS OCCURRING PARALLEL TO OPENINGS AT THE CENTERLINE OF DOORS AND AT THE CENTERLINE OF THE OPENING DEPTH WHERE NO DOORS OCCUR.

4. COMPLETE SEAMING AS LAYOUT PROGRESSES AND BEFORE STRETCHING. HAND SEW SEAMS AS REQUIRED.

5. LAY CARPET ON PAD AND POWER STRETCH ONTO TACKLESS TRIPS, FULLY SETTING ALL PINS INTO BACKING WITH EVEN TENSION.

6. BEFORE CUTTING, COMPLETELY UNROLL CARPET AND INSPECT FOR CONSISTENT COLOR AND PATTERN MATCH BETWEEN EACH ROLL FROM EACH PRODUCTION LOT.

7. MAINTAIN PATTERN ALIGNMENT WHERE SEAMS OCCUR IN PATTERNED CARPET.

8. INSTALL CARPET IN FULL-ROLL WIDTH, WHERE LESSER WIDTHS OCCUR, DO NOT INSTALL STRIPS NARROWER THAN 12 INCHES.

9. MAKE REQUIRED CUTS STRAIGHT AND TRUE. JOIN AND SEAL SEAMS WITH SEAM SEALER, USING METHODS RECOMMENDED BY CARPET MANUFACTURER. INSTALL SEAMS STRAIGHT WITHOUT OVERLAPS, PEAKS AND GAPS.

10. LAY CARPET ON FLOORS WITH RUN OF PILE AS SHOWN ON SHOP DRAWINGS. DO NOT CHANGE RUN OF PILE IN ANY ONE ROOM OR FROM ONE ROOM TO THE NEXT.

11. CUT AND FIT CARPET NEATLY AROUND PROJECTIONS THROUGH FLOOR. SNUG TO WALLS AND OTHER VERTICAL SURFACES WHERE NO BASE IS SCHEDULED, FIT CARPET SNUGLY, WITHOUT GAPS OR WAVES WHERE CARPET MEETS OTHER SURFACES.

12. DO NOT PLACE HEAVY OBJECTS SUCH AS FURNITURE ON CARPETED SURFACES FOR MINIMUM 24 HOURS.

13. AT PENETRATIONS, CUT AN "X" IN THE CARPET OF SIZE REQUIRED, TO BE CONCEALED BY ESCUTCHEON OR FLANGES AND FOLD FLAPS UNDER.

14. SALVAGE AS REMAINDER STOCK PIECES LARGER THAN FOUR SQUARE FEET OF WHICH 12 INCH [illegible]

DIRECT-GLUE INSTALLATION

1. APPLY ADHESIVE AT RATES AND WITH METHODS AND TACK-TIME RECOMMENDED BY CARPET MANUFACTURER.

2. LAY CARPET ON PROPERLY CURED ADHESIVE AND ROLL AS REQUIRED TO ACHIEVE FULL BOND BETWEEN ADHESIVE AND BACKING WITHOUT AIR POCKETS AND UNEVEN TENSION.

3. COMPLETE SEAMING AS WORK PROGRESSES.

4. DO NOT ADHERE FLAPS TO SLAB AT "X" CUTS.

CLEANING AND PROTECTION

1. PREPARE FLOOR IN ACCORDANCE WITH CARPET AND ADHESIVE MANUFACTURERS' RECOMMENDATIONS.

2. REMOVE EXCESS ADHESIVE (SPILLS, OXIDATION) AS IT OCCURS. USE SOLVENTS APPROVED BY CARPET MANUFACTURER.

3. REPLACE DAMAGED OR DEFECTIVE WORK WHERE REQUIRED. REPLACE ENTIRE CARPET SURFACE IF REQUIRED TO ACHIEVE COLOR OR PATTERN UNIFORMITY.

4. VACUUM CARPET AFTER INSTALLATION IS COMPLETE.

5. PROTECT CARPET FROM DAMAGE. USE PLYWOOD OR HARDBOARD RUNWAYS TO PROTECT FROM SUBSEQUENT OPERATIONS.

INTERIOR PAINTING (09910)

1. APPLICATOR SHALL INSPECT ALL SURFACES TO RECEIVE NEW FINISH. TAPE JOINTS AND INDENTATIONS SHALL NOT "TELESCOPE" OR READ THROUGH THE PAINT FINISH AND WALLCOVERING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

2. WORK SHALL BE 3-COAT QUALITY, USING COMPATIBLE PRIMERS AND PREPARATION ON SUBSTRATES AS RECOMMENDED BY FINISH COAT MANUFACTURERS. ALL PAINTING MATERIALS SHALL BE USED ONLY IN STRICT CONFORMANCE WITH THE MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND INSTRUCTIONS.

3. PAINT SHALL BE APPLIED BY SKILLED TRADESPEOPLE AND SHALL BE FREE OF ALL RUNS, BRUSH MARKS, SAGS, HOLIDAYS AND OTHER DEFECTS. ARCHITECT WILL REJECT FOR SUCH DEFECTS.

4. EDGES ADJOINING OTHER MATERIALS OR COLORS SHALL BE SHARP AND CLEAN, WITHOUT OVERLAPPING.

5. ARRANGEMENTS SHALL BE MADE FOR PROPER VENTILATION BEFORE PAINTING WORK IS BEGUN.

6. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINT DRIPS, SPLASHES, OVERSPRAY, ETC. ALL GLAZING SHALL BE MASKED ON BOTH SIDES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF MASKING AND CLEANING OF GLAZED AREAS.

7. PAINT COLORS SHALL MATCH ADJACENT AREAS AND SHALL COMPLETELY HIDE AND COVER THE SUBSTRATE. PAINT MANUFACTURER AND COLORS AS INDICATED ON FINISH PLAN/SCHEDULE. PAINT FINISH SHALL BE A LOW SHEEN, EGGSHELL 100% ACRYLIC ENAMEL, LATEX BASED FOR DRYWALL SURFACES AND SEMI-GLOSS ALKYD BASED FOR DOORS, DOOR FRAMES, WOOD BASE, PAINTED METAL AND LIKE SURFACES.

8. PROVIDE A SAMPLE, MINIMUM 8-1/2" X 11" IN SIZE, OF EACH PAINT TYPE AND WHEN LIGHTING THROUGHOUT IS AT FULL FINAL ILLUMINATION LEVEL, PROVIDE A FULL HEIGHT 10' SAMPLE AT SITE ON DRYWALL FOR ARCHITECT'S REVIEW PRIOR TO THE COMMENCEMENT OF WORK.

9. THE FOLLOWING ENVIRONMENTAL CONDITIONS SHALL BE PROVIDED BEFORE PAINTING WORK IS TO BEGIN:

   A. MAINTAIN INTERIOR OF BUILDING SPACE WITH TEMPERATURE OF 80 F MINIMUM AND 85 F MAXIMUM AND A RELATIVE HUMIDITY OF LESS THAN 70% FOR THREE (3) DAYS PRIOR TO START OF PAINTING WORK, DURING THE PAINTING PROCESS AND AFTER PAINTING WORK HAS BEEN APPLIED.

   B. LIGHTING IN ALL SPACES SHALL BE FULL FINAL ILLUMINATION LEVEL. CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING WHERE REQUIRED.

10. WHERE ELECTROSTATIC PAINTS ARE SPECIFIED, CONTRACTOR TO USE THE METHODS AND MATERIALS AS SPECIFIED BY MANUFACTURER. SUBCONTRATOR TO PERFORM THE WORK SHALL BE AS RECOMMENDED BY THE ARCHITECT.

11. COLORS AND FINISHES: AS INDICATED ON FINISH PLAN OR SCHEDULE.

12. ALL DOOR FRAMES TO BE PAINTED TO MATCH COLOR OF ADJACENT WALL FINISH UNO.

13. PROVIDE PAINT SYSTEMS FOR VARIOUS SUBSTRATES AS SCHEDULED ON FINISH PLANS OR SCHEDULE. WORK SHALL BE 3-COAT QUALITY, USING COMPATIBLE PRIMERS ON SUBSTRATES, AS RECOMMENDED BY FINISH COAT MANUFACTURERS. WORK SHALL MATCH EXISTING WHERE APPLICABLE.

   A. FERROUS METAL (DOOR FRAMES):

   1ST COAT: METAL PRIMER-RUST INHIBITIVE
   2ND COAT: SEMIGLOSS ALKYD ENAMEL
   3RD COAT: SEMIGLOSS ALKYD ENAMEL

   B. GYPSUM WALLBOARD:

   1ST COAT: PVA SEALER (ROLLER APPLIED)
   2ND COAT: 100% ACRYLIC ENAMEL, EGGSHELL
   3RD COAT: 100% ACRYLIC ENAMEL, EGGSHELL

   C. WOOD (OPAQUE)

   1ST COAT: ENAMEL UNDERCOAT
   2ND COAT: LO LUSTRE ALKYD ENAMEL
   3RD COAT: LO LUSTRE ALKYD ENAMEL

   D. METAL (DOOR FRAMES):

   1ST COAT: CHROMATE METAL PRIMER
   2ND COAT: LO LUSTRE ALKYD ENAMEL
   3RD COAT: LO LUSTRE ALKYD ENAMEL

   E. (NOT USED) ELEVATOR HOISTWAY DOORS; PROVIDE ONE OF THE FOLLOWING AS SPECIFIED ON DRAWINGS:

   1. PROVIDE ON ELECTROSTATIC PAINT FINISH PER MANUFACTURER DIRECTIONS.

   2. PROVIDE A POLYURETHANE ENAMEL FINISH:

   1ST COAT: PRIMER/SEALER AS RECOMMENDED BY MANUFACTURER.
   2ND COAT: HIGH GLOSS POLYURETHANE ENAMEL.
   3RD COAT: HIGH GLOSS POLYURETHANE ENAMEL.

WALLCOVERING (09950) (NOT USED)

1. PROVIDE WALLCOVERING AND FABRIC AT COVERED PANELS AS INDICATED ON FINISHED PLANS OR SCHEDULE.

2. PROVIDE ALL PREPARATORY WORK TO INSURE ALL SURFACES ARE SMOOTH AND CLEAN TO RECEIVE NEW FINISH AT WALL SURFACES. CONTRACTOR SHALL PROVIDE A PRIME COAT OF SEALER OR BASE PRIMER ACCEPTABLE TO THE MATERIAL MANUFACTURER PRIOR TO THE INSTALLATION.

3. INSTALL MATERIAL PER THE LATEST PRINTED MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS AND FOLLOW THE ESTABLISHED INDUSTRY PRACTICES.

4. MATERIAL SHALL BE OF THE SAME DYE LOT FOR EACH COLOR AND/OR TYPE OF PRODUCT SELECTED. USE PANELS IN EXACT ORDER AS CUT FROM ROLLS. USE ROLLS IN CONSECUTIVE ORDER AS NUMBERED BY MANUFACTURER. FILL IN SPACES ABOVE AND BELOW WINDOWS, ABOVE DOORS AND SIMILAR AREAS IN SEQUENCE FROM ROLL.

5. MATERIAL SHOULD BE STORED HORIZONTALLY OR VERTICALLY AS RECOMMENDED BY THE MANUFACTURER IN A SEALED PROTECTIVE COVERING ELEVATED OFF THE FLOOR IN A SECURED AREA PROVIDED BY THE CONTRACTOR.

6. SEAMS SHALL BE KEPT TO A MINIMUM AND SHALL BE MADE TO BE LEAST VISIBLE. HORIZONTAL SEAMS AND CUTTING AT CORNERS ARE NOT ACCEPTABLE. BUTTING SHALL NOT BE LESS THAN 2 INCHES OFF AN INSIDE CORNER, AND NOT LESS THAN 6 INCHES OFF AN OUTSIDE CORNER.

7. TRIM DEEPLY TEXTURED OR MATCHED PATTERNS ON A FLAT WORK TABLE.

8. HAND SMOOTH, NON-MATCHED PATTERNS ON A FLAT WORK TABLE.

9. APPLY WALLCOVERING SECURE, SMOOTH, CLEAN AND WITHOUT WRINKLES, GAPS OR OVERLAPS. ELIMINATE AIR POCKETS AND ENSURE FULL BOND TO BACKING SURFACE.

10. REMOVE EXCESS ADHESIVE FROM EACH SEAM BEFORE PROCEEDING TO NEXT. WIPE SEAM CLEAN WITH DRY CLOTH TOWEL.

11. WHERE ADHESIVE IS USED, THE ADHESIVE SHALL NOT BLEED THROUGH THE WALLCOVERING MATERIAL OR ALTER THE COLORATION AND/OR TEXTURE OF THE WALLCOVERING MATERIAL. A STRIPPABLE ADHESIVE SHALL BE USED FOR ALL WALLCOVERINGS. ALL FABRIC WALLCOVERINGS DIRECTLY ADHERED TO A WALL SURFACE SHALL BE USED FOR ALL WALLCOVERINGS. ALL FABRIC WALLCOVERINGS DIRECTLY ADHERED TO A WALL SURFACE SHALL BE PAPERBACKED OR ACRYLIC BACKED FOR MANUFACTURER'S INSTRUCTIONS AND ARCHITECT'S SPECIFICATION.

12. WHERE FABRIC WALLCOVERING IS STRETCHED OR UPHOLSTERED ON TO A SUBSTRATE BOARD SUCH AS FIBERGLASS "HOMASOTE", PLYWOOD, PARTICLEBOARD OR FRAME OF EITHER WOOD, PLASTIC OR METAL WITH INFILL MATERIAL, THE FABRIC MATERIAL DOES NOT REQUIRE PAPERBACKING AND SHALL BE INSTALLED WITH FASTENINGS TO ELIMINATE SAGGING, PUCKERING, WRINKLES AND SNAGS.

13. WALLCOVERING SHALL BE INSTALLED WITH THE SAME ENVIRONMENTAL CONDITIONS AS STATED FOR PAINTING WORK HEREIN.

14. WALLCOVERING SHALL BE INSTALLED BEFORE PLUMBING FIXTURES, CASINGS, BASES AND CABINETS.

15. WITHOUT ADDITIONAL COST, FURNISH OWNER ADDITIONAL STOCK OF UNDAMAGED VINYL AND FABRIC WALL COVERING IN AMOUNT OF NOT LESS THAN 1/2 OF 1 PERCENT OF AREAS USED OF EACH COLOR AND PATTERN INSTALLED. MATERIALS TO BE WRAPPED AND IDENTIFIED AS TO MATERIAL, COLOR AND WHERE USED.

16. SUBMITTALS.

   A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340 FOR ALL FABRIC WALLCOVERING PRIOR TO ORDERING MATERIALS.

   1. IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS, PRINTED INSTALLATION INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS

   2. ONE SAMPLE MINIMUM 12" X 12" (OR MINIMUM OF ONE REPEAT FOR PATTERNED MATERIAL) OF EACH WALLCOVERING SPECIFIED.

   3. SHOP DRAWING AND SEAMING DIAGRAMS
      a. CLEARLY INDICATE JOINING OF SEAMS AND INSTALLATION METHOD FOR EACH TYPE OF FABRIC INDICATED.

DIVISION 10: SPECIALTIES

RIGID GRID SYSTEM (10270) - ACCESS FLOORING (NOT USED)

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. WORK OF THIS SECTION INCLUDES, BUT IS NOT LIMITED TO: ACCESS FLOOR PANELS, FLOOR COVERING, UNDERSTRUCTURE, GROUNDING AND VARIOUS ELECTRIC, DATA, COMMUNICATION, AND STRUCTURAL ACCESSORIES

B. RELATED WORK SPECIFIED ELSEWHERE

   1. CONCRETE: DIVISION 3

      A. CAST IN PLACE CONCRETE SHALL BE WITHIN 1" OF SPECIFIED HEIGHT AND SHALL NOT VARY MORE THAN 1/4" IN 10'.

      B. CONCRETE SEALER SHALL BE EUCO FLOOR COAT, CLEARBOND OR AN APPROVED EQUAL THAT IS COMPATIBLE WITH ACCESS FLOOR PEDESTAL ADHESIVE.

      C. DEPRESSED SLAB, IF SPECIFIED SHALL BE COMPATIBLE WITH ACCESS FLOOR.

   2. FINISHES: DIVISION 3

      A. RESILIENT TILE SECTION 09650

   3. MECHANICAL: DIVISION 15, ASSURE COMPATIBILITY OF INSTALLATION DETAILS WITH ACCESS FLOOR.

   4. ELECTRICAL: DIVISION 16, ELECTRICAL CONTRACTOR SHALL CONNECT ACCESS FLOOR TO BUILDING GROUNDS AS SPECIFIED IN PARAGRAPH 3.03 C

1.02 SYSTEM DESCRIPTION

A. ACCESS FLOOR SYSTEM SHALL CONSISTS OF NOMINAL 24" SQUARE, REMOVABLE, MODULAR PANELS WITH STRINGERS AND PEDESTALS. THE STRINGER NETWORK SHALL SUPPORT THE PANELS AND LATERALLY STABILIZE THE SYSTEM. STRINGERS SHALL BE SUPPORTED BY AND BOLTED TO PEDESTALS.

B. ALL COMPONENTS OF THE ACCESS FLOOR SYSTEM ARE TO BE OF STEEL CONSTRUCTION EXCEPT FOR PANEL SURFACING MATERIALS AND SOUND DEADENING PADS BETWEEN PANEL AND SUPPORTS.

C. PANELS SHALL BE EASILY REMOVABLE WITHOUT THE USE OF SPECIAL TOOLS. FASTENERS FOR STRINGER ATTACHMENT SHALL BE ACCESSIBLE FROM THE TOP SURFACE OF THE STRINGER.

1.03 QUALITY ASSURANCE

A. MANUFACTURER SHALL HAVE A HISTORY OF SUCCESSFUL PROJECTS OF SIMILAR SIZE AND COMPLEXITY. ALL STRUCTURAL ACCESS FLOOR COMPONENTS SHALL BE SUPPLIED BY ONE MANUFACTURER TO ENSURE COMPATIBILITY.

B. CONTRACTOR SHALL BE APPROVED BY THE MANUFACTURER. USE MANUFACTURER APPROVED SERVICE PERSONNEL AND SHALL HAVE A HISTORY OF FIVE YEARS OF SUCCESSFUL PROJECTS OF SIMILAR SIZE AND COMPLEX.

C. METHOD FOR TESTING CONCENTRATED AND ROLLING LOADS OF ACCESS FLOOR PANELS SHALL BE IN ACCORDANCE WITH THE CISCA STANDARD TEST PROCEDURE AND TEST SHALL BE PERFORMED BY AND INDEPENDENT TESTING LABORATORY REGULARLY ENGAGED IN THE TESTING OF ACCESS FLOOR SYSTEMS AND COMPONENTS.

D. METHODS OF TESTING RESISTANCE OF THE ACCESS FLOOR SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA NO. 99 CHAPTER 3, MODIFIED WHEN MAINTAINING THE ROOM AT 45% HUMIDITY.

E. PANELS WITHOUT COVERING SHALL HAVE A CLASS A FLAME SPREAD RATING WHEN TESTED IN ACCORDANCE WITH ASTM P 84-61P 84-81A.

1.04 SEQUENCING/SCHEDULING

PRE-JOB CONFERENCE TO ESTABLISH SCHEDULE, REVIEW SHOP DRAWINGS AND COORDINATE TRADES MUST BE ATTENDED BY THE GENERAL CONTRACTOR, THE ACCESS FLOOR CONTRACTOR, THE MECHANICAL CONTRACTOR, THE ELECTRICAL CONTRACTOR AND AL OTHERS WHOSE WORK MAY BE AFFECTED BY THE ACCESS FLOOR SYSTEM.

PEDESTAL LOCATIONS SHALL BE ESTABLISHED FROM APPROVED SHOP DRAWINGS SO THAT MECHANICAL AND ELECTRICAL WORK CAN BE INSTALLED WITHOUT INTERFERING WITH PEDESTAL INSTALLATION.

INSTALLATION OF ACCESS FLOOR SHALL BE COORDINATED WITH OTHER TRADES TO MAINTAIN THE INTEGRITY OF THE INSTALLATED SYSTEM.

TRAFFIC SHALL NOT BE PERMITTED ON ANY FLOOR AREA FOR 24 HOURS TO ALLOW THE PEDESTAL ADHESIVE TO SET.

1.05 SUBMITTALS

A. MANUFACTURER QUALIFICATIONS

B. CONTRACTOR QUALIFICATIONS

C. CERTIFICATION THAT MATERIAL AND INSTALLATION ARE IN ACCORDANCE WITH THE SPECIFICATION.

D. TEST REPORTS BY AN INDEPENDENT TESTING LABORATORY CERTIFYING THAT COMPONENT PARTS PERFORM AS SPECIFIED.

E. ONE EACH OF THE FOLLOWING ARE TO BE SUBMITTED FOR REVIEW AS SPECIFIED: FLOOR PANEL (WITH COVERING), PEDESTAL, STRINGER AND SERVICE OUTLET.

F. SHOP DRAWINGS OF PANEL LAYOUT SHALL INCLUDE RAILINGS, STEPS AND RAMP LOCATIONS WITH DETAILS OF ASSOCIATED COMPONENTS, ANCHORING METHODS, PERIMETER CONDITIONS, SERVICE BOXES, CUTOUTS, UNDERFLOOR SYSTEMS, UNDERFACES AND OTHER VARIATIONS.

1.06 DELIVERY AND PLACEMENT

A. MATERIALS SHALL BE DELIVERED IN ORIGINAL, UNOPENED PACKAGES CLEARLY LABELED WITH THE MANUFACTURER NAME AND ITEM DESCRIPTION.

B. MATERIAL PACKAGES SHALL BE DISTRIBUTED AROUND THE AREAS WHERE THEY WILL BE USED TO AVOID OVERLOADING THE SUBFLOOR AND TO FACILITATE INSTALLATION.

1.07 PROJECT CONDITIONS

A. GENERAL CONTRACTOR SHALL PROVIDE SECURE STORAGE AND A CLEAN SUBFLOOR WHICH IS FREE OF DUST, CONSTRUCTION DEBRIS, AND OTHER DURING THE INSTALLATION OF ACCESS FLOOR.

B. BUILDING SHALL BE ENCLOSED AND THE TEMPERATURE SHALL BE MAINTAINED BETWEEN 40F AND 90F.

PART 2 - PRODUCTS

2.01 MANUFACTURER

PROVIDE AN ACCESS FLOOR SYSTEM AS SPECIFIED IN THESE DOCUMENTS.

2.02 MATERIALS

A. FLOOR PANELS

   1. PANELS SHALL BE 24" SQUARE ALL-STEEL UNITIZED, WELDED CONSTRUCTION WITH A MINIMUM OF 140 WELDS AND A UNIFORM BOTTOM FAN PATTERN OF FORMED MODULAR POCKETS TO RESIST DEFLECTION ANYWHERE ON THE PANEL.

   2. CHIPBOARD OR PARTICLEBOARD CORE IS UNACCEPTABLE

   3. PANELS SHALL BE PROTECTED AGAINST CORROSIVE INSIDE AND OUT WITH CONDUCTIVE EPOXY PAINT APPLIED IN AN IMMERSION DIP PROCESS

   4. PANEL TRIM SHALL BE INTEGRAL TO THE HIGH PRESSURE LAMINATE (HPL). SEPARATE TRIM PIECES ARE NOT ACCEPTABLE.

B. FLOOR COVERING. PANELS SHALL BE SURFACED WITH HPL, HIGH WEAR TYPE, GRADE LD3-1985 STANDARDS.

C. PEDESTALS

   1. PEDESTAL ASSEMBLIES SHALL BE ALL-STEEL WELDED CONSTRUCTION, CORROSION RESISTANT AND CAPABLE OF SUPPORTING A 5,000 LB LOAD WITHOUT PERMANENT DEFORMATION OF ANY PART.

   2. PEDESTAL HEAD SHALL BE DIE-CUT STEEL WELDED TO A 7/8 14 NUT THREADED TUBE WITH A FOYELING NUT AND A GRAVITY-ACTIVATED METAL LOCKING COLLAR. PEDESTAL HEAD ASSEMBLY SHALL PROVIDE VIBRATION-PROOF LEVELING IN INCREMENTS OF 0.012" AND AN OVERALL VERTICAL HEIGHT ADJUSTMENT OF 2".

   3. PEDESTAL BASE SHALL BE OF A GALVANIZED STEEL TUBE WITH A MINIMUM WALL THICKNESS OF 0.060" WELDED TO A 4" SQUARE, 1/8" THICK GALVANIZED STEEL BASE PLATE.

   4. PEDESTAL ASSEMBLIES ADHERED TO SUBFLOOR WITHOUT PANELS OR STRINGERS IN PLACE SHALL BE CAPABLE OF RESISTING A 1,000 IN/LB OVERTURNING MOMENT WITHOUT FAILURE OF ADHESIVE OF ANY PART OF PEDESTAL.

   5. PEDESTALS SHALL BE SECURED TO SUBFLOOR WITH BOGART #882 ADHESIVE OR APPROVED EQUAL.

D. STRINGERS

   1. STRINGERS SHALL SUPPORT EACH EDGE OF PANEL.

   2. STRINGERS SHALL BE GALVANIZED STEEL AND CAPABLE OF SUPPORTING A 450LB LOAD ON 1 SQ. INC. AT THE CENTER OF A 21 1/2" SPAN WITH A PERMANENT SET NOT TO EXCEED 0 .010"

   3. STRINGERS SHALL HAVE CONDUCTIVE MATERIAL FOR SOUND DEADENING AND PLENUM SEAL.

   4. STRINGERS SHALL BE INDIVIDUALLY AND RIGIDLY FASTENED TO THE PEDESTALS WITH ONE 1/4" BOLT FOR EACH FOOT OF STRINGER LENGTH. BOLTS SHALL PROVIDE POSITIVE ELECTRICAL CONTACT BETWEEN THE STRINGER AND PEDESTALS CONNECTIONS DEPENDING ON GRAVITY OR SPRING ACTION ARE UNACCEPTABLE.

   5. STRINGER GRID SHALL BE 4' STRINGERS IN A BASKET WEAVE CONFIGURATION ENSURING MAXIMUM LATERAL STABILITY IN ALL DIRECTIONS. (ALSO AVAILABLE IN 2' X 4' AND 2' X 2' STRINGER SYSTEMS).

E. ACCESSORIES

   1. PROVIDE MANUFACTURER'S STANDARD FASCIA PLATE AND COVE BASE (SEE FINISH SPECS) GROMMETS.

   2. PROVIDE MANUFACTURER'S STANDARD LIFTING DEVICES OF THE TYPE COMPATIBLE WITH THE PANELS COVERING.

F. MAINTENANCE MATERIALS: PROVIDE THE FOLLOWING SPARE MATERIALS

   2 PANELS
   2 STRINGERS
   3 PEDESTALS

2.03 SYSTEM

A. STRUCTURAL PERFORMANCE: THE PANEL / FLOOR GRID SYSTEM SHALL PERFORM AS INDICATED BELOW: PANEL SYSTEM TYPE RATED ROLLING LOAD (LBS) RATED CONC. LOAD (LBS.) RATED ULTIMATE LOAD (LBS) AS1250 800 1250 45X

B. ELECTRICAL RESISTANCE

   1. THE RESISTANCE OF THE ACCESS FLOOR SYSTEM SHALL BE BETWEEN 5.0 X 10' AND 2.0 X 10' OHMS MEASURED FROM THE FLOOR COVERING TO THE PEDESTAL

   2. PANEL-TO- UNDERSTRUCTURE (METAL TO METAL) CONTRACTS SHALL HAVE NO MORE THAN 10 OHMS RESISTANCE. CONTINUITY CLIPS SHALL BE ATTACHED TO THE STRINGERS AS REQUIRED.

PART 3 - EXECUTION

3.01 INSPECTION

A. EXAMINE STRUCTURAL SUBFLOOR FOR UNEVENNESS, IRREGULARITIES AND DAMPNESS THAT WOULD AFFECT THE QUALITY AND EXECUTION OF THE WORK. DO NOT PROCEED WITH INSTALLATION UNTIL STRUCTURAL FLOOR SURFACES ARE LEVEL, CLEAN AND DRY.

B. CONCRETE SEALERS, IF USED, SHALL BE IDENTIFIED AND PROVEN TO BE COMPATIBLE WITH PEDESTAL ADHESIVE IF OTHER THAN USG INTERIORS RECOMMENDED ADHESIVES OR SEALERS ARE USED, VERIFY THAT THE ADHESIVE ADHESIVES BOND TO SLAB BEFORE COMMENCING WORK.

3.02 INSTALLATION

A. PEDESTAL LOCATIONS SHALL BE ESTABLISH FROM APPROVED SHOP DRAWINGS SO THAT MECHANICAL AND ELECTRICAL WORK CAN BE INSTALLED WITHOUT INTERFERING WITH PEDESTAL INSTALLATIONS.

B. INSTALLATION OF ACCESS FLOOR SHALL BE COORDINATED WITH OFFSET TUBES TO MAINTAIN THE INTEGRITY OF THE INSTALLED SYSTEM. TRAFFIC SHALL NOT BE ALLOWED ON ANY FLOOR AREA FOR 24 HOURS TO ALLOW THE PEDESTALS ADHESIVE TO SET.

C. FLOOR SYSTEM AND ACCESSORIES SHALL BE INSTALLED UNDER THE SUPERVISION OF THE MANUFACTURER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

D. NO DUST OR DEBRIS PRODUCING OPERATION BY OTHER TRADES SHALL BE ALLOWED IN AREAS WHERE ACCESS FLOOR IS BEING INSTALLED TO ENSURE PROPER BONDING OF PEDESTALS TO SUBFLOOR.

E. SUBFLOOR SHALL BE KEPT CLEAN AS INSTALLATION PROGRESSES.

F. PARTIALLY COMPLETE FLOORS SHALL BE BRACED AGAINST SHIFTING TO MAINTAIN THE INTEGRITY OF THE INSTALLED SYSTEM.

G. ADDITIONAL PEDESTALS AS NEEDED SHALL SUPPORT PANELS WHERE FLOOR IS DISRUPTED BY COLUMNS, WALLS, AND CUTOUTS.

H. UNDERSTRUCTURE SHALL BE ALIGNED SUCH THAT ALL UNCUT PANELS ARE INTERCHANGEABLE AND FIT SNUGLY BUT DO NOT BIND WHEN PLACED IN ALTERNATE POSITIONS.

I. FINISHED FLOOR SHALL BE LEVEL, NOT VARYING MORE THAN 0.062" IN 10' OR 0.1[illegible]

J. INSTALLED SYSTEM SHALL BE FREE OF VIBRATION, ROCKING, RATTLES, SQUEAKS, AND OTHER UNACCEPTABLE PERFORMANCE.

K. PLENUM DIVIDERS SHALL BE ACCURATELY SCRIBED AND FIT TO THE SUBFLOOR AND [illegible] MASTIC TO ENSURE MAINTENANCE OF PLENUM EFFECT.

L. FASCIA:

   1. SHALL BE ACCURATELY SCRIBED AND FIT TO SUBFLOOR AND ADJACENT FINISH [illegible]

   2. SET IN MASTIC AND SEAL IF REQUIRED FOR PLENUM AFFECT.

M. CUTOUTS

   1. ALLOW FOR (X) CUTOUTS IN PANEL CUTS FOR SERVICES PENETRATING PANELS [illegible]

   2. SEAL EDGES WITH GROMMETS, PLASTIC TRIM MOLDING, AND/OR GASKETS AS [illegible]

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No.	Issue	Date
	BID SET	03 28 03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS

☐ ACCEPTED AS NOTED

Signature: Date:

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AMERICAN
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Date: February 17, 2003
Project No: 2136
Drawn By: LAW
Checked By: br, cm
CAD File: C:\w-idp\latin american network\drawings\a2-x\[illegible]

SPECIFICATIONS

Scale: 1/4" = 1'-0" U.N.O

A2-10.5

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REVIEWED FOR COMPLIANCE
As per Florida [illegible] 104.5.3

M. CUTOUTS

1. ALLOW FOR (5) CUTOUTS IN PANEL EDGES FOR SERVICES PENETRATING PANELS

2. SEAL EDGES WITH GROMMETS, PLASTIC TRIM MOLDING, AND/OR GASKETS AS REQUIRED.

N. ACCEPTANCE: GENERAL CONTRACTOR SHALL ACCEPT FLOOR IN WHOLE OR IN PART PRIOR TO ALLOWING USE BY OTHER TRADES.

3.02 CLEANING, PROTECTION AND GROUNDING AFTER COMPLETION OF INSTALLATION – BY OWNER

A. VACUUM CLEAN THE ENTIRE SYSTEM

B. BEFORE ANY EQUIPMENT IS MOVED ACROSS THE ACCESS FLOOR, THE FLOOR SHALL BE PROTECTED BY 1/4" PLYWOOD

C. ELECTRICAL CONTRACTOR SHALL CONNECT THE ACCESS FLOOR TO BUILDING GROUND AS FOLLOWS: A #12 AWG BASE GROUNDING WIRE SHALL BE ATTACHED TO ONE PEDESTAL EVERY 3,000 TO 4,000 SF AND RUN THE BUILDING GROUND.

CONTACT: AS SPECIFIED ON DRAWINGS

FIRE EXTINGUISHERS (10522)

1. PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH LOCAL CODES AND AS SPECIFIED ON DRAWINGS. USE FULLY RECESSED EXTINGUISHERS EVERYWHERE POSSIBLE, AND SEMI-RECESSED OTHERWISE.

2. EXTINGUISHERS TO BE PLACED IN OR NEAR ACCESS WAYS AT A MAXIMUM TRAVEL DISTANCE OF 75' TO A FIRE EXTINGUISHER.

3. FIRE EXTINGUISHERS TO BE PLACED AT A RATIO OF 1 EVERY 2500 U.S.F. FURNISH AND INSTALL EXTINGUISHERS AS INDICATED ON DRAWINGS.

4. SUBMITTALS:

A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340

B. PRODUCT DATA: MANUFACTURER'S TECHNICAL DATA AND INSTALLATION INSTRUCTIONS

C. INSTALL TAG INDICATING DATE AND NAME OF COMPANY PLACING CHARGE IN CANISTER

D. EXTINGUISHER CABINETS TO BE PAINTED TO MATCH ADJACENT WALL UNLESS OTHERWISE NOTED.

E. AFTER INSTALLATION AND FINISHING IS COMPLETE, APPLY SILK SCREENED INTERNATIONAL FIRE EXTINGUISHER SYMBOL ON CABINET DOOR IN COLOR SELECTED BY ARCHITECT.

OPERABLE PANEL PARTITION (10650) (NOT USED)

1. PRODUCTS

A. OPERABLE WALLS SHALL BE MANUFACTURED BY MODERNFOLD OR EQUAL AND INSTALLED BY AN AUTHORIZED REPRESENTATIVE OF THE MANUFACTURER IN OPENINGS PREPARED BY OTHERS.

B. OPERATION SHALL CONSIST OF MANUALLY OPERATED FLAT PANELS, TOP SUPPORTED. TOP AND BOTTOM SEALS SHALL BE AS SPECIFIED.

C. PANEL CONFIGURATION SHALL BE AS FOLLOWS FOR AREAS INDICATED:

1. PRODUCT: SPACESETTER 201/202 OPERABLE WALL

D. PANELS SHALL BE 2.75" THICK AND NOT MORE THAN 48" WIDE. PANEL FACES SHALL BE ASSEMBLED TO METAL FRAMES. PANELS SHALL HAVE APPROPRIATE INTERNAL REINFORCEMENT TO ACHIEVE SPECIFIED STC. THE TOPS OF THE PANELS SHALL BE REINFORCED TO SUPPORT SUSPENSION COMPONENTS. THE VERTICAL EDGES OF THE PANELS SHALL NOT REQUIRE TRIM THUS MINIMIZING THE APPEARANCE OF THE VERTICAL JOINTS OF THE PANELS.

E. PANELS SHALL BE FACTORY SURFACED WITH CUSTOMERS OWN MATERIAL (POLYCLEF PANEL FABRIC) TO BE SELECTED BY THE ARCHITECT.

F. HANDING WEIGHT OF PANELS SHALL BE NO MORE THAN 9 POUNDS PER SQUARE FOOT.

G. ACOUSTICAL RATINGS AS TESTED BY AN INDEPENDENT ACOUSTICAL LABORATORY IN COMPLIANCE WITH ASTM E90-81 TEST PROCEDURES IN A FULL SCALE. 14'0 X 9'0 OPENING SHALL BE STC 46.

H. SOUND SEALS SHALL BE AS FOLLOWS:

1) VERTICAL SEALS BETWEEN PANELS SHALL CONSIST OF DEEP MESTING, UNIVERSAL INTERLOCKING EXP BRONZE STEEL ASTRAGALS INCORPORATING CONTINUOUS, RESILIENT ACOUSTICAL SEALS SHALL BE INSTALLED ON THE OUTBOARD EDGES OF THE PANEL SKINS IN A DOUBLE ROW WITH AN ACOUSTICAL LABYRINTH.

2) HORIZONTAL TOP SEALS SHALL BE CONTINUOUS CONTACT MULTI-FINGER VINYL TOP SEALS.

3) HORIZONTAL BOTTOM SEALS SHALL BE 1" MINIMUM OPERATING CLEARANCE-TYPE AUTOMATICALLY ACTIVATED BY THE MOVEMENT OF ONE PANEL AGAINST THE OTHER. DOWNWARD PRESSURE OF ALL CLEARANCE TYPE SEAL MECHANISMS SHALL ASSURE AN ACOUSTICAL SEAL AGAINST PANEL MOVEMENT.

I. SUSPENSION SYSTEM SHALL BE HEAVY DUTY ALUMINUM TRACK SUPPORTED BY ADJUSTABLE STEEL HANGER RODS. PANELS SHALL BE SUPPORTED BY RADIAL TYPE STEEL BALL-BEARING WHEELS. TROLLEYS SHALL BE ATTACHED TO PANELS WITH ADJUSTABLE STEEL PENDANT BOLTS.

J. PANELS THAT ARE HINGED TOGETHER SHALL BE HINGED WITH MANUFACTURER'S STANDARD BUTT-TYPE HINGES.

K. ADDITIONAL FEATURES AS FOLLOWS:

1) PANELS SHALL BE PIN TACKABLE, BOTH SIDES, FULL HEIGHT.

2) PASS DOOR SHALL BE STANDARD 3'-0" X 7'-0" (2134) FLUSH HOLLOW METAL FIRE-RATED IN A STANDARD STEEL DOOR FRAME. DOOR SHALL BE ACOUSTICALLY RATED. DOOR AND DOOR SHALL BE FACTORY PRIME PAINTED TO RECEIVE FIELD APPLIED PAINT. PAINT COLOR TO BE SELECTED BY ARCHITECT. HARDWARE SHALL INCLUDE STANDARD BUTT HINGES, FLOOR CUP RIMS.

L. SUSPENSION SYSTEM SHALL BE #14 SUSPENSION SYSTEM MUST BE ALL STEEL WITH 16ga (70A) X 3" X 3" ROLL FORMED STEEL TRACK.

2. SUBMITTALS

A. SUBMIT PRODUCT DATA, SHOP DRAWINGS, SAMPLES AND MANUFACTURER'S CERTIFICATES FOR SECTION 01340.

TOILET AND BATH ACCESSORIES (10800) (NOT USED)

1. GENERAL

1.01 SUBMITTALS

A. PRODUCT DATA INCLUDING MANUFACTURERS LITERATURE AND PRINTED INSTALLATION INSTRUCTIONS.

B. SHOP DRAWINGS SHOWING DETAILS, ROUGH OPENING REQUIREMENT FOR RECESSED ACCESSORIES, GAUGES AND DESCRIPTION OF SHEET METAL, FINISHES, DIMENSIONS AND ANCHORAGE AND FASTENING METHODS.
INDICATE LOCATION OF ACCESSORIES BY DIMENSIONING.

C. SAMPLE OF EACH ITEM SPECIFIED IF REQUESTED. APPROVED SAMPLES MAY BE USED IN THE WORK.

D. MANUFACTURERS 15 YEAR GUARANTEE AGAINST MIRROR SILVER SPOILAGE.

1.02. QUALITY ASSURANCE

A. PROVIDE UL LABEL ON ALL ELECTRICAL ITEMS.

B. INSTALL ALL ACCESSORIES AT HEIGHT TO MEETING "THE AMERICANS WITH DISABILITIES ACT" (ADA) REQUIREMENTS.

2. PRODUCTS

A. MANUFACTURERS: AS NOTED ON DRAWINGS

1) FASTENERS

a) FINISH OR EXPOSED MOUNTED DEVICES AND FASTENERS SHALL MATCH ACCESSORY.

b) ALL FASTENERS SHALL BE THEFT RESISTANT TYPE.

3. EXECUTION

A. INSTALLATION

1) INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS

2) INSTALL ACCESSORIES PLUMB AND TRUE WITH HORIZONTAL LINES LEVEL CONCEALING EVIDENCE OF DRILLING AND FITTING IN ADJACENT SURFACES.

3) INSTALLATION OF RECESSED ACCESSORIES SHALL NOT VIOLATE FIRE RATINGS ON WALLS WHERE ACCESSORIES ARE TO BE INSTALLED.

B. KEYS

1) PROVIDE THREE KEYS FOR EACH KEYED ACCESSORY.

C. CLEANING

1) AFTER INSTALLATION, CLEAN ACCESSORIES IN MANNER NOT TO DAMAGE FINISH.

DIVISION 11– EQUIPMENT

PROJECTION SCREENS / AUDIO VISUAL EQUIPMENT (11152) (NOT USED)

1. AS INDICATED ON DRAWINGS AND PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION METHODS.

APPLIANCES (11900)

1. PROVIDE MISCELLANEOUS APPLIANCES AND EQUIPMENT, INCLUDING RELATED ACCESSORIES, AS SHOWN ON THE DRAWINGS OR INDICATED BELOW.

2. QUALITY ASSURANCE:

A. CERTIFICATION LABELS: PROVIDE APPLIANCES WHICH COMPLY WITH STANDARDS, BEARING APPROPRIATE LABELS AS FOLLOWS:

1. UL STANDARDS: UL LABELS REQUIRED.

3. SUBMITTALS:

A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340.

B. PRODUCT DATA: SUBMIT MANUFACTURER'S SPECIFICATIONS AND INSTALLATION FOR EACH ITEM, INCLUDING DATA INDICATING COMPLIANCE WITH REQUIREMENTS. INCLUDE OPERATING AND MAINTENANCE/PARTS/OPTSE INSTRUCTIONS WITH EACH ITEM.

4. DELIVERY, HANDLING, AND STORAGE

A. ORDER PRODUCTS IN SUFFICIENT TIME TO MEET REQUIREMENTS OF CONSTRUCTION SCHEDULE.

B. DELIVER PRODUCTS TO PROJECT SITE IN MANUFACTURER'S UNDAMAGED PROTECTIVE CONTAINERS.

C. HANDLE AND STORE IN ACCORDANCE WITH REQUIREMENTS OF SECTION 01800.

5. WARRANTY

A. INCLUDE MANUFACTURER'S WARRANTY DATA.

6. COORDINATION:

A. PROVIDE SUBMITTAL DATA TO OTHER CONTRACTORS WHOSE WORK IS REQUIRED TO ACCOMMODATE OR RECEIVE APPLIANCES. COORDINATE ROUGH AND FINAL OPENING REQUIREMENTS.

B. PROVIDE SUBMITTAL DATA TO MECHANICAL ELECTRICAL AND PLUMBING SUBCONTRACTORS AND COORDINATE SERVICE ROUGH-IN SIZES, TYPES, LOCATIONS AND OTHER ASPECTS BEFORE SERVICES ARE CONCEALED OR COVERED BY SUBSEQUENT WORK.

7. ACCEPTABLE MANUFACTURERS.

A. PROVIDE APPLIANCES OF MANUFACTURERS AS SHOWN ON THE DRAWINGS, WITHOUT SUBSTITUTIONS.

8. MATERIAL AND FABRICATION:

A. COLORS: PROVIDE MANUFACTURER'S STANDARD COLORS AS SHOWN OR SCHEDULED. IF NO COLOR INDICATED, INCLUDE COMPREHENSIVE COLOR SAMPLES IN PRODUCT DATA SUBMITTAL.

9. INSTALLATION:

A. INSTALL UNITS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

10. ADJUSTING AND CLEANING:

A. ENSURE THAT OPERATING PARTS WORK FREELY AND FIT NEATLY. ADJUST HARDWARE AND MOVING PARTS AS NECESSARY.

B. REPAIR OR REPLACE DAMAGED PARTS, DENTS, BUCKLES, ABRASIONS OR OTHER DEFECTS AFFECTING APPEARANCE OR SERVICEABILITY, SO THAT UNITS ARE IN UNDAMAGED CONDITION AT TIME OF FINAL ACCEPTANCE.

C. CLEAN AND WAX SURFACES PRIOR TO FINAL COMPLETION.

DIVISION 12: FURNISHINGS

WINDOW TREATMENT (12500)

1. PROVIDE BUILDING STANDARD WINDOW TREATMENT AT ENTIRE OUTSIDE PERIMETER OF SPACE AS NOTED ON THE DRAWINGS W-7 DOES NOT REQUIRE BLINDS.

2. REPLACE ANY DAMAGED WINDOW TREATMENT AS REQUIRED,

3. REFER TO DRAWINGS FOR SPECIFICATIONS AND LOCATION

4. SUBMITTALS

A. MANUFACTURER'S PRODUCT DATA: SUBMIT MANUFACTURER'S DESCRIPTIVE PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF BLIND SPECIFIED.

B. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING THE FOLLOWING:

1) FIELD-MEASURED DIMENSIONS OF OPENING SCHEDULED TO RECEIVE BLINDS.

2) ILLUSTRATIONS OF SPECIAL ACCESSORY COMPONENTS NOT INCLUDED IN MANUFACTURER'S PRODUCT DATA.

3) DETAILS OF HEAD AND SILL CONDITIONS, CORNER CONDITIONS AND CONDITIONS BETWEEN ADJACENT BLIND UNITS.

C. COLOR SAMPLE: SUBMIT TWO 8-INCH (0.15M) SAMPLE OF MATERIAL IN SPECIFIED COLOR(S).

D. PRODUCT SAMPLE: SUBMIT ONE 16-INCH WIDE FULLY FUNCTIONAL SAMPLE BLIND.

DIVISION 13: SPECIAL CONSTRUCTION

NOT USED

DIVISION 14: CONVEYING SYSTEMS

SECTION (14240) HYDRAULIC ELEVATORS

NOT USED

DIVISION 15: MECHANICAL, ELECTRICAL & PLUMBING

REFER TO MEP DOCUMENTS PREPARED BY THE ENGINEERING FIRM INDICATED IN SECTION 00800 FOR SPECIFICATIONS AND SCHEDULES.

DIVISION 16: FIRE & LIFE SAFETY

REFER TO MEP DOCUMENTS PREPARED BY THE ENGINEERING FIRM INDICATED IN SECTION 00800 FOR SPECIFICATIONS AND SCHEDULES.

DIVISION 17: FIRE & LIFE SAFETY

REFER TO MEP DOCUMENTS PREPARED BY THE ENGINEERING FIRM INDICATED IN SECTION 00800 FOR SPECIFICATIONS AND SCHEDULES.

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

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APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	3-4-03
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR	

International
Design Partnership
Incorporated
30 W. Madeira Drive
Key Biscayne, Fl 33149
Tel 305.365.8225, Fax 305.365.9229

No.	Issue	Date
	BID SET	03.28.03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling

☐ ACCEPTED AS IS
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Signature Date

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Architect of Record:
Charles Myers

State of Florida Registration #
AR0014546

LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COAST LLC
407 LINCOLN ROAD # 2
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1638

Date:	February 17, 2003
Project No:	2156
Drawn By:	LAN
Checked By:	br. ccs
CADD File:	C:\a-cdp\Studio\Latin american network\drawings\wd's**

Title:
SPECIFICATIONS

Scale: 1/4" = 1'-0" U.N.O.

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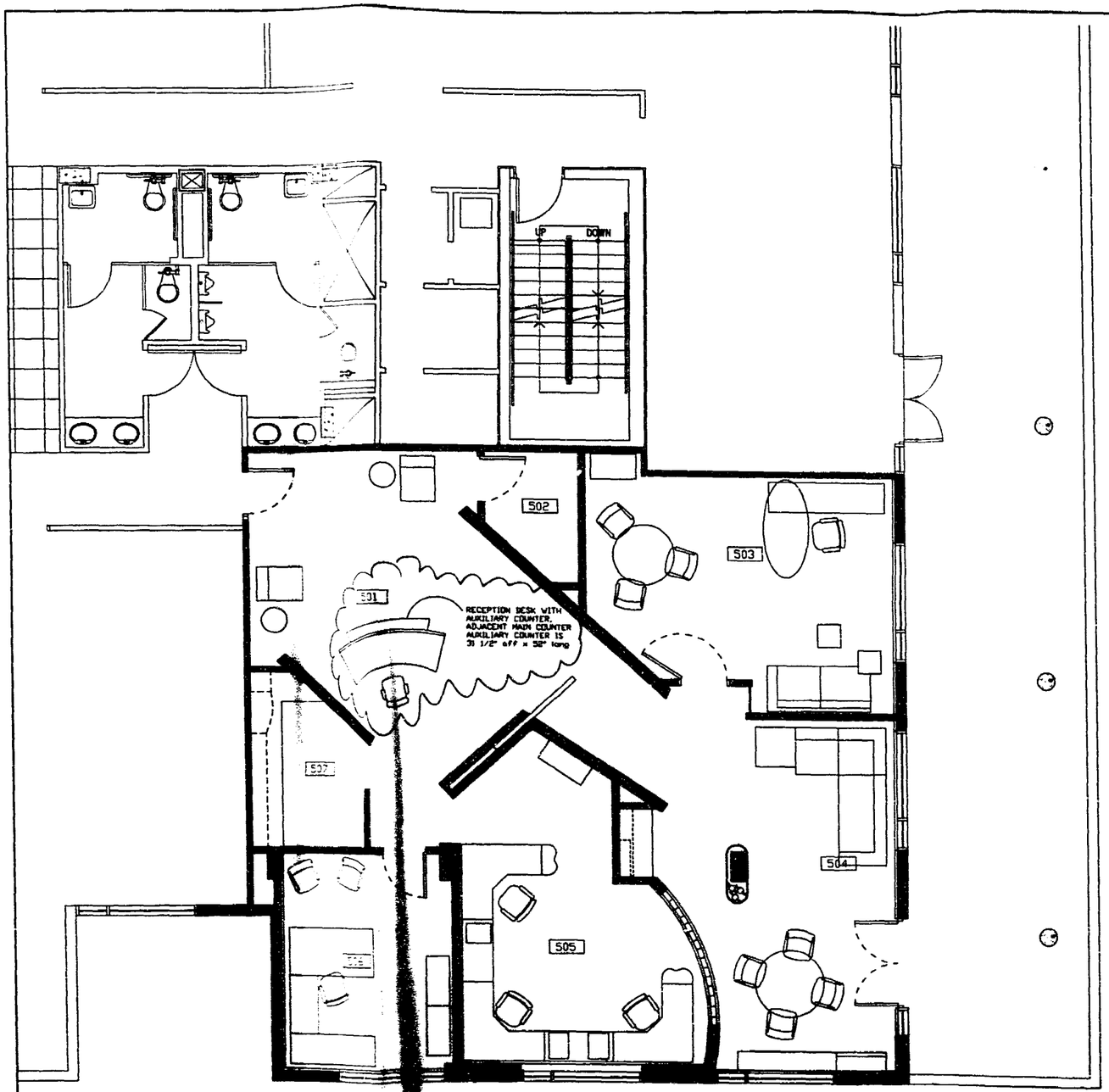

FURNITURE PLAN - . FLOOR

SCALE = 1'-0"

N

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APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLANS:
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MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

International Design Partnership Incorporated

No	Issue	Date
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PERMIT SET	04 09 03	

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ACCEPTED AS IS
ACCEPTED AS NOTED

Signature Date

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architect of record:
Charles Myers
State of Florida Registration # AR0014546

LATIN AMERICAN NETWORK

5th FLOOR
ATLANTIC CENTER
1100 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

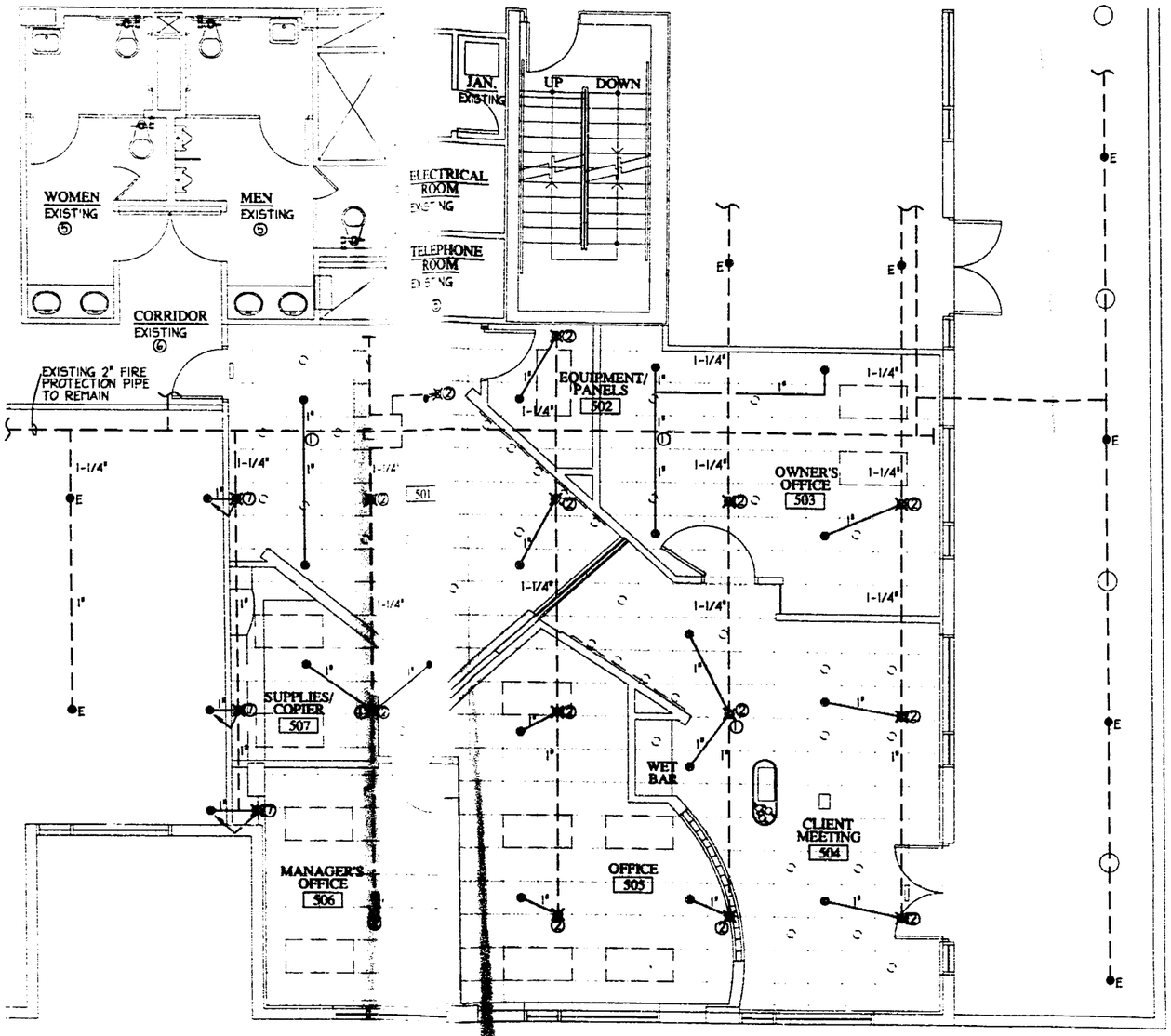
Owner: SILAS COMET LLC
1927 JEFFERSON ROAD, 2-5
MIAMI BEACH FL 33139

Date: February 17 2003
Project No: 0155
Drawn By: JAH
Checked By:
DWG File:

File:
FURNITURE PLAN

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

Sheet Number:
A2- 11

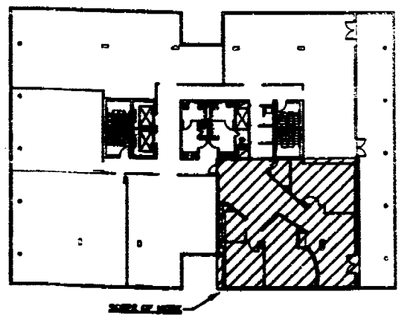


5th Floor Plan - Fire Protection

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

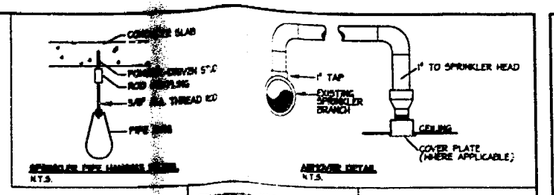
DEMOLITION NOTES:

1. ALL PIPING TO REMAIN.
2. EXISTING SPRINKLER HEAD TO BE REMOVED. EXTEND EXISTING PIPING TO LOCATION INDICATED AND PROVIDE NEW CONCEALED CHROMED SPRINKLER HEAD AS REQUIRED.
3. EXISTING SPRINKLER HEAD OR PIPE TO BE REMOVED. CAP-OFF PIPING AS REQUIRED.
4. EXISTING SPRINKLER PIPE TO REMAIN. CONTRACTOR SHALL VERIFY SIZE AND ROUTE IF POSSIBLE. SEE INDICATED IN DRAWING REFERENCE.
5. EXISTING FIRE ALARM DEVICE IS EXISTING TO REMAIN, NO FIRE ALARM DEVICE IS PROPOSED IN THE ADJACENT AREA.
6. EXISTING SMOKE DETECTOR IS EXISTING TO REMAIN, NO FIRE ALARM DEVICE WORK IS REQUIRED.
7. EXISTING UPRIGHT SPRINKLER HEAD TO BE RELOCATED. EXTEND PIPING AS REQUIRED.



5th Floor - Key Plan

Not to Scale



SPRINKLER PIPE HANGING DETAIL
N.T.S.

ARMOVER DETAIL
N.T.S.

FIRE PROTECTION NOTES:

- EXISTING SPRINKLER PIPE
- NEW SPRINKLER PIPE
- NEW SPRINKLER HEAD
- EXISTING SPRINKLER HEAD TO REMAIN
- EXISTING SPRINKLER HEAD TO BE REMOVED OR RELOCATED

SIZES OF BRANCH LINES SHALL BE PER NFPA IS TABLE 8-8.2.2, AS FOLLOWS

HEADS	PIPE SIZE #
1-2	1"
3	1-1/4"
5	1-1/2"
10	2"

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING FIRE PROTECTION PIPE THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING MECHANICAL WORK.
2. ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TIME SCHEDULE PERMITTED BY THE LANDLORD.
3. ALL EQUIPMENT REMOVED AS PART OF THE DEMOLITION WORK IS THE PROPERTY OF THE LANDLORD. CONTRACTOR SHALL MOVE TO AREA DESIGNATED BY LANDLORD. IN THE EVENT LANDLORD CHOOSES NOT TO ACCEPT ANY OR ALL EQUIPMENT, THEN THE REMOVED EQUIPMENT BECOMES THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE PREMISES.
4. CONTRACTOR SHALL PERFORM THE WORK AS DIRECTED BY LANDLORD, BUT IN NO EVENT SHALL THE WORK PERFORMED UNDER CONTRACT AFFECT THE OPERATING SCHEDULE OF THE EXISTING TENANT ADJACENT TO THIS SPACE.

FIRE / LIFE SAFETY SYSTEM NOTES:

1. CONTRACTOR PERFORMING MODIFICATIONS TO THE FIRE ALARM SYSTEM SHALL:
   A. KEEP FIRE ALARM SYSTEM OPERATIONAL AT ALL TIMES DURING THE ENTIRE CONSTRUCTION PERIOD.
   B. PROTECT SMOKE DETECTOR DEVICES BY COVERING DURING PERIOD OF DEMOLITION. ALL DEVICES SHALL BE UNCOVERED DURING NON-CONSTRUCTION PERIODS.
2. CONTRACTOR PERFORMING MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM SHALL:
   A. KEEP FIRE SPRINKLER SYSTEM OPERATIONAL AT ALL TIMES DURING THE ENTIRE CONSTRUCTION PERIOD.
   B. COORDINATE ALL MODIFICATIONS TO THE SYSTEM, INCLUDING DRAINAGE OF PIPES WITH BUILDING ENGINEER.
3. SYSTEM SHUT-DOWNS DURING CONSTRUCTION:
   A. CONTRACTOR SHALL NOTIFY LANDLORD IF ANY PORTION OF THE FIRE/LIFE SAFETY SYSTEM REQUIRES DISABLING DURING CONSTRUCTION AND PROVIDE WRITTEN NOTICE 72 HOURS PRIOR TO DEACTIVATION OR DISABLING OF ANY PART OF THE SYSTEM.
   B. CONTRACTOR SHALL COORDINATE FIRE/LIFE SAFETY SYSTEM SHUT-DOWNS WITH BUILDING ENGINEER AND RECORD SHUT-DOWN WITH SECURITY.
   C. FIRE/LIFE SAFETY SYSTEM SHALL BE ACTIVATED AND BROUGHT BACK TO FULL OPERATION AT THE END OF EVERY CONSTRUCTION DAY.

GENERAL NOTES - FIRE PROTECTION:

1. MATERIALS - FIRE PROTECTION
   A. PIPING 2" AND SMALLER: XH, PIPE
   B. PIPING 2 1/2" AND LARGER: BLACK STEEL, SCHEDULE 10
   C. SPRINKLER HEADS CONCEALED TYPE, U.L. LISTED "STAR" MODEL PHANTOM FM-1 OR EQUAL. 1/2 NO PLATE SHALL BE WHITE.
   D. ALL MATERIAL EXCEPT AS NOTED SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES LABEL.
2. METHODS OF CONSTRUCTION AND WORKMANSHIP - FIRE PROTECTION
   A. SPRINKLER HEADS IN DRYWALL CEILINGS SHALL BE ALIGNED IN LIGHT FIXTURES.
   B. ALL HEADS SHALL BE INSTALLED WITH 1/2" BUSHING FOR FUTURE RELOCATION.
   C. ALL HANGERS SHALL BE INSTALLED AS PER N.F.P.A. #13.
   D. ALL PIPE SHALL BE HUNG WITH 5/8" ALL THREAD ROD.
   E. SYSTEM HAS BEEN DESIGNED AS PER N.F.P.A. #13 LIGHT HAZARD OCCUPANCY SECTION 7-2.2.1 PIPE SCHEDULE METHOD.
   F. ALL HEADS SHALL BE INSTALLED CENTER IN TILE IN BOTH DIRECTIONS.
3. PROVIDE ICBO FIRE PROTECTION SPRINKLER COVERAGE AS PER BLDG. CONTRACT SPECIFICATION DRAWINGS SPRINKLER HEADS MUST BE ON CENTER OF TILE IN BOTH DIRECTIONS. SUBMIT LAYOUT TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
4. DRAWINGS ABOUT THE GENERAL ARRANGEMENT OF THE SPRINKLER HEADS FOR COORDINATION OF THE MECHANICAL AND ELECTRICAL WORK, BUT DOES NOT INCLUDE HYDRAULIC DESIGN OF THE FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PREPARE AND SUBMIT SIGNED & SEALED FIRE SPRINKLER DRAWINGS FOR PERMIT.

LANDLORD NOTES:

1. ALL DEMOLITION AND NEW CONSTRUCTION WORK, WITHOUT EXCEPTION, SHALL CONFORM TO THE BUILDING RULES AND REGULATIONS FOR CONTRACTORS.
2. ALL WORK AFFECTING BUILDING SYSTEMS SHALL BE COORDINATED WITH AND APPROVED BY BUILDING'S CHIEF ENGINEER.
3. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDLORD ENGINEERING DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND FOUND ACCEPTABLE BY THE LANDLORD.
   A- AS-BUILT DRAWINGS
   B- PANELBOARD DIRECTORIES, TYPED AND ATTACHED TO PANELS
   C- ANALYSIS WITH ON-SITE ENGINEER TO DEMONSTRATE OPERATION OF MECHANICAL AND ELECTRICAL SYSTEM.
   D- OPERATION & MAINTENANCE MANUALS FOR ANY ADDED MECHANICAL/ELECTRICAL SYSTEM
   E- REPLACEMENT AND/OR REMOVAL OF TEMPORARY CONSTRUCTION AND FILTERS.
   F- PROPER IDENTIFICATION OF VALVES, EQUIPMENT, PANELBOARDS, ETC.
   G- DEMOLITION WORK FOUND ACCEPTABLE.

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BUILDING:	
ZONING:	5-7-03
DRAWN:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

International
Design Partnership
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30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date

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DALIA-RUZZA & ASSOCIATES
CONSULTING ENGINEERS, INC
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TELEPHONE [illegible] FAX [illegible]
E-MAIL [illegible]
FLORIDA REGISTRATION NO. [illegible]
Jesus Dalia-Ruzza P.E.
FLORIDA REGISTERED MECHANICAL

LATIN AMERICAN NETWORK

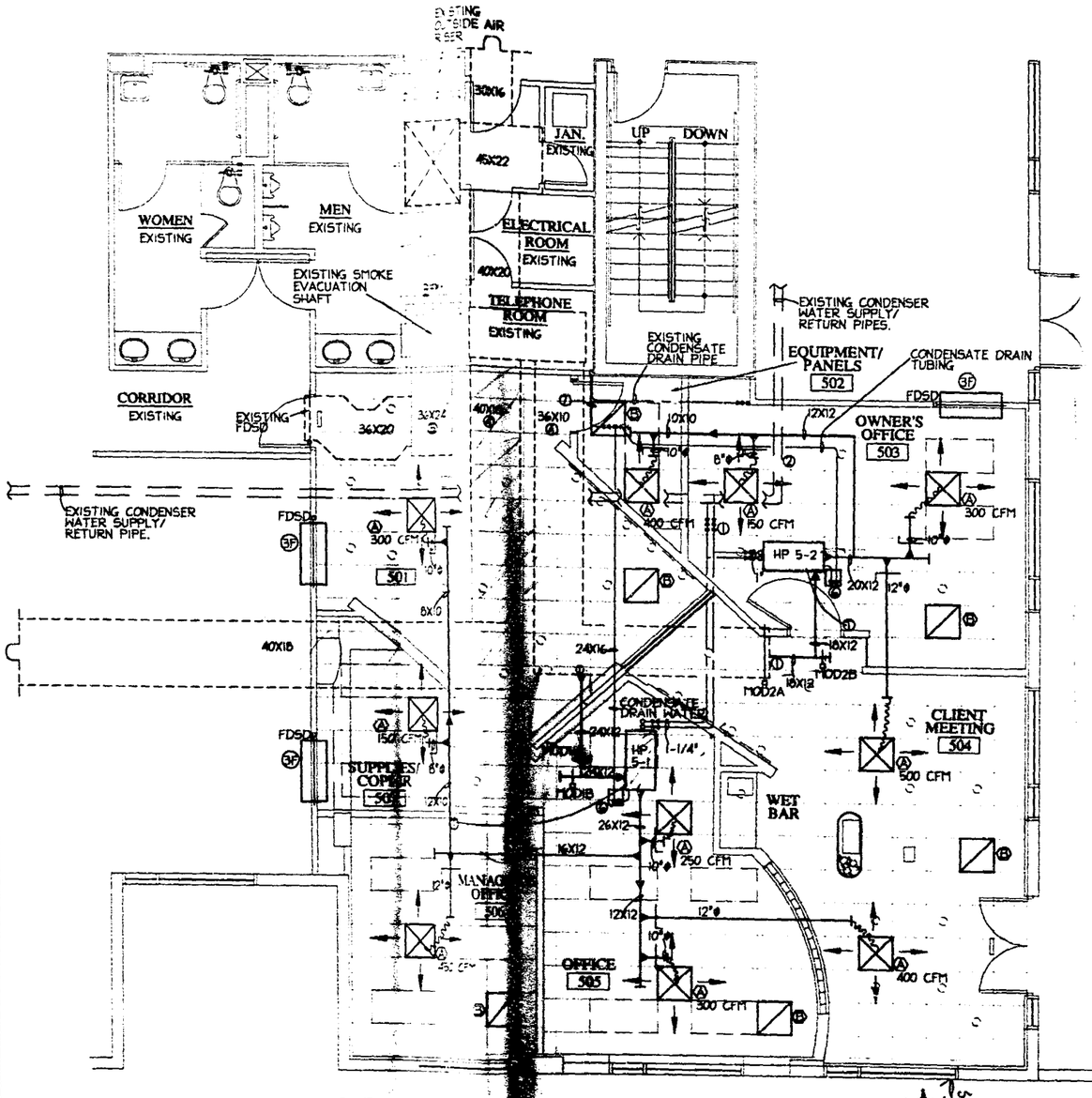
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COAST LLC
1677 LINCOLN ROAD # 2
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1688

Date:	March 25, 2003
Project No:	22046
Drawn By:	MCF/EC
Checked By:	JDR
CADD File	C:\[illegible]\latin american network

Title:
FIRE PROTECTION PLAN
Scale: 1/4" = 1'-0"

Sheet Number:
5FP-1



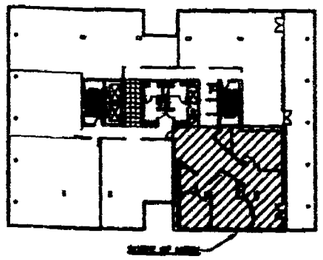
5th Floor Plan - Mechanical

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

CONSTRUCTION NOTES

1. TIE IN TO EXISTING
2. EXISTING 2" GAS LINE
3. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL PIPE, DUCTWORK AND AIR DISTRIBUTION DEVICES THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING MECHANICAL WORK.
4. EXISTING OUTSIDE AIR DUCT
5. EXISTING SMOKE EVACUATION DUCT
6. CONDENSATE PUMP AT TOP OF HEAD HOUSE. CONTRACTOR SHALL PROVIDE AN ALTERNATE CONDENSATE DRAIN SYSTEM TO REPLACE THE EXISTING PIPING THAT WILL BE REMOVED DURING THE INSTALLATION OF THE NEW EQUIPMENT.
7. EXISTING CONDENSATE DRAIN PIPING TO REMAIN. CONTRACTOR SHALL PROVIDE NEW CONNECTIONS TO EXISTING PIPING AS REQUIRED FOR NEW EQUIPMENT.

Burd Smoke detector Plan

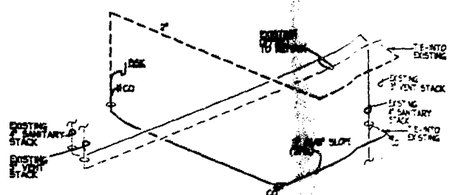


5th Floor- Key Plan

Not to Scale

DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL PIPE, DUCTWORK AND AIR DISTRIBUTION DEVICES THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING MECHANICAL WORK.
2. ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TIME SCHEDULE PERMITTED BY THE LANDLORD.
3. ALL EQUIPMENT REMOVED AS PART OF THE DEMOLITION WORK IS THE PROPERTY OF THE LANDLORD. CONTRACTOR SHALL MOVE TO AREA DESIGNATED BY LANDLORD. IN THE EVENT LANDLORD CHOOSES NOT TO ACCEPT ANY OR ALL EQUIPMENT, THEN THE REMOVED EQUIPMENT BECOMES THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE PREMISES.
4. CONTRACTOR SHALL PERFORM THE WORK AS DIRECTED BY LANDLORD, BUT IN NO EVENT SHALL THE WORK PERFORMED UNDER CONTRACT AFFECT THE OPERATING SCHEDULE OF THE EXISTING TENANT ADJACENT TO THIS SPACE.



Sanitary Isometric

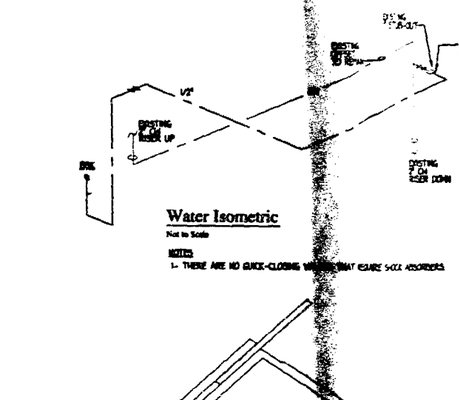
Not to Scale

NOTES:

1- COORDINATE EXACT LOCATION OF ALL FLOOR PENETRATIONS WITH STRUCTURAL ENGINEER. DRILLING OF HOLES TO CLEAR STRUCTURAL BEAMS OR AND PIPE JOISTS, ARE SUBJECT TO APPROVAL OF ANY CONFLICTS

2- CONTRACTOR SHALL PROVIDE VENT TEES AS REQUIRED BY PLUMBING DEPARTMENT.

3- PROVIDE CLEANOUTS AT THE BASE OF ALL STACKS.

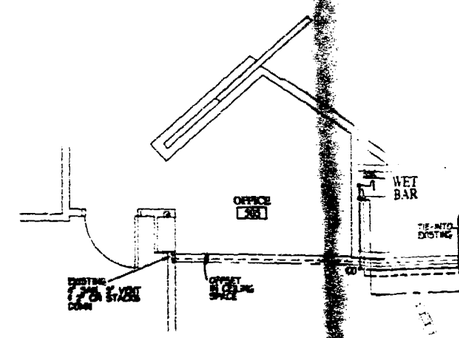


Water Isometric

Not to Scale

NOTES

1- THERE ARE NO QUICK-CLOSING VALVES THAT REQUIRE SHOCK ARRESTERS



Partial Plan - Plumbing

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

GENERAL NOTES

ALL WORK, OR AND NEW CONSTRUCTION HEREIN, WITHOUT EXCEPTION, SHALL COMPLY WITH THE BUILDING RULES AND REGULATIONS FOR CONTRACTORS. CONTRACTOR'S MECHANICAL BUILDING SYSTEMS SHALL BE COORDINATED WITH AND APPROVED BY BUILDING'S CHIEF ENGINEER.

WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDLORD REPRESENTATIVE, INC. ARCHITECTS. THE FOLLOWING DOCUMENTS ARE REQUIRED AND FOUND ACCEPTABLE BY THE LANDLORD.

1. AS-BUILT DRAWINGS
2. OPERATING INSTRUCTIONS, TYPED AND ATTACHED TO PANELS.
3. DEMONSTRATION OF ALL SYSTEMS TO REPRESENTATIVE OF LANDLORD, INC. ARCHITECTS, AND ELECTRICAL SYSTEMS.
4. OPERATION AND MAINTENANCE MANUALS FOR ANY ABOVE MECHANICAL/ELECTRICAL EQUIPMENT.
5. REMOVAL OF AND/OR REMOVAL OF TEMPORARY CONSTRUCTION AIR FILTERS.
6. REPORT ON BALANCING OF AIR AND WATER SYSTEMS, EQUIPMENT, PERFORMANCE, ETC.
7. ALL ITEMS TO BE FOUND ACCEPTABLE.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
DRAWING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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REG. NO. FIRE MECHANICAL

LATIN AMERICAN NETWORK

5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

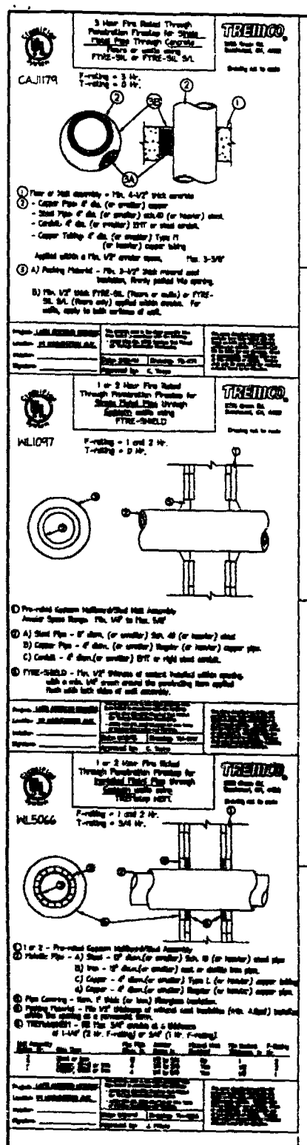
Owner: BLUE COMET LLC
Contact: NORA DIAZ tel: 305 673 1600

Date:	March 25 2003
Project No:	22945
Drawn By:	EC
Checked By:	JDR
CADD File	C:\solutions\latin american network

Title: MECHANICAL PLAN

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

Sheet Number: 5M-1

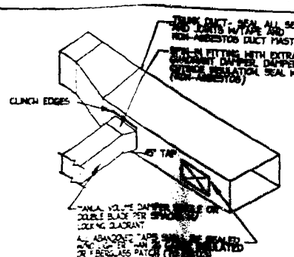


LEGEND (PLUMBING)

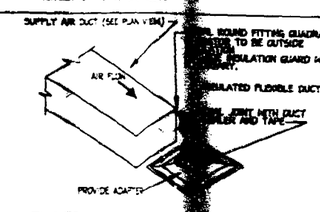
- EXISTING SANITARY PIPE
- NEW VENT PIPE
- EXISTING VENT PIPE
- NEW COLD WATER PIPE
- EXISTING COLD WATER PIPE
- HOT WATER PIPE (INSULATED)
- SHUT-OFF VALVE
- AIR CHAMBER
- CO — CLEANOUT
- NUMBER — CONSTRUCTION NOTE
- CD — CONDENSATE DRAIN PIPING

LEGEND (HVAC)

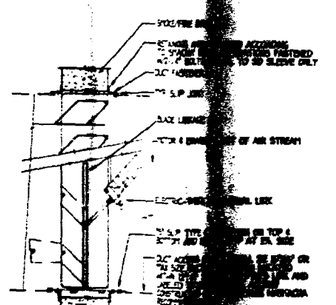
- NEW DUCTWORK
- EXISTING RECTANGULAR DUCTWORK TO REMAIN
- FLEXIBLE DUCTWORK
- NEW SUPPLY AIR DIFFUSER
- EXISTING SUPPLY AIR DIFFUSER
- RELOCATED SUPPLY AIR DIFFUSER
- NEW RETURN AIR GRILLE
- EXISTING RETURN AIR GRILLE
- RELOCATED RETURN AIR GRILLE
- NEW LINEAR DIFFUSER
- EXISTING LINEAR DIFFUSER
- NUMBER — CONSTRUCTION NOTE
- T — THERMOSTAT (48" AFF)



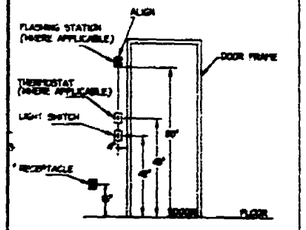
TYPICAL DUCT TAP DETAIL
N.T.S.



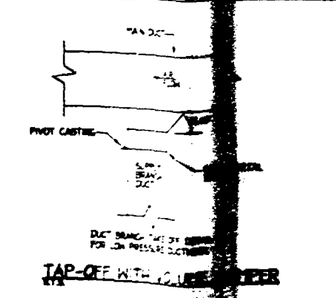
FLEXIBLE DUCT CONNECTION DETAIL
N.T.S.



MOTORIZED FIRE/SMOKE DAMPER IN DUCT DETAIL
N.T.S.



DEVICE INSTALLATION DETAIL
N.T.S.



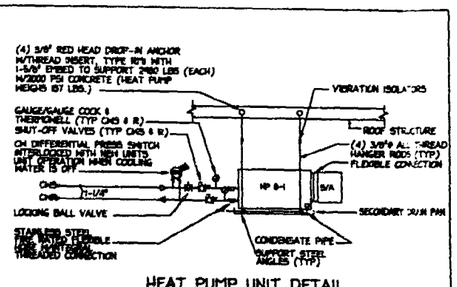
TAP-OFF WITH DAMPER
N.T.S.

PLUMBING FIXTURE SCHEDULE

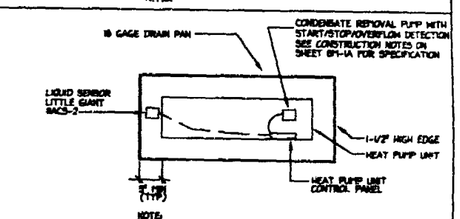
SYMBOL	DESCRIPTION	SOIL WASTE	C.W.	H.W.	REMARKS
BSK	BAR SINK	1-1/2"	1/2"	—	FOR SPECIFICATION SEE ARCHITECTURAL DRAWINGS

AIR DISTRIBUTION SCHEDULE

SYM.	USE	TYPE	MODEL NO.	NECK SIZE	FLEX. SIZE	CFM RANGE
ⓓ	SUPPLY AIR	CEILING DIFFUSER	TITUS TDC-AA W/ O.B.D. PROVIDE 24X24 PANEL FOR TILE CEILINGS	6X6	6"ø	50-100
				9X9	8"ø	101-240
				12X12	10"ø	241-400
				12X12	12"ø	401-560
				15X15	14"ø	561-740
ⓒ	RETURN AIR	CEILING EGGCRATE	TITUS 50F	12X12	——	1100 MAX
				24X12	——	1500 MAX
				24X24	——	1875 MAX
				48X24	——	4500 MAX

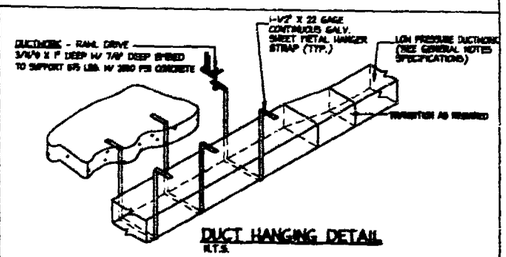


HEAT PUMP UNIT DETAIL
N.T.S.

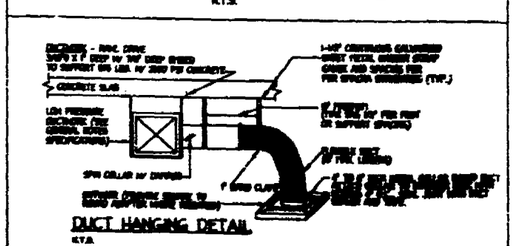


NOTE:
1- SECONDARY DRAIN PAN FOR HEAT PUMP UNIT SHALL BE 3" LARGER THAN UNIT.
2- LIQUID SENSOR SHALL SHUT-OFF HEAT PUMP IF WATER COLLECTS IN DRAIN PAN.

CONDENSATE DRAIN PAN PLAN
N.T.S.



DUCT HANGING DETAIL
N.T.S.



OUTSIDE AIR SCHEDULE

A/C UNIT NUMBER	AREA SERVED	FLOOR AREA OR # OF PEOPLE	FBC TABLE 403.3 OUTSIDE AIR CRITERIA	OUTSIDE AIR (CFM)	
				REQUIRED	PROVIDED
S-1 & S-2	OFFICES	6 PEOPLE	20 CFM PER PERSON	120	209 CFM TOTAL PROV. (105 CFM PER UNIT)
	CONFERENCE ROOM	8 PEOPLE X 50% (OCCUPANCY LESS THAN 3 HOURS)	20 CFM PER PERSON	80	

HEAT PUMP SCHEDULE

HEAT PUMP NO.	AREA SERVED	OPERATING WEIGHT, LBS. (APPROX.)	LOCATION	FLORIDA HEAT PUMP MODEL NO.	FAN: TOTAL AIR (CFM) / EXTERNAL STATIC PRESSURE (IN. WG)	FAN: OUTSIDE AIR CFM / NORMAL / SPACE SYAC	FAN: MOTOR H.P. (NON-OVERLOAD)	FAN: ELECTRICAL SERVICE	COOLING: CONDENSER WATER TEMP. ENTERING/LEAVING(°F)	COOLING: CONDENSER WATER GPM COIL PD (FT. HG)	COOLING: CAPACITY, MBH TOTAL / SENSIBLE	COOLING: ENTERING AIR TEMP. °F. DB/WB	HEATING: TOTAL CAPACITY, MBH	EER / COP	REMARKS
S-1	TENANT SPACE	356	CEILING SPACE	EP036D	0.50	105 / 700	3/4	208/1	85 / 95	14.6 / 10.2	60.0 / 46.8	80 / 67	60.0	13.0/ 4.4	
S-2	TENANT SPACE	367	CEILING SPACE	EP048D	0.50	105 / 700	1/2	208/1	85 / 95	17.4 / 14.0	62.0 / 52.7%	80 / 67	74.0	13.2/ 4.3	

NOTES:
① PROVIDE PIPING, VALVES AND ACCESSORIES PER DETAIL ON THIS SHEET. CONTRACTOR SHALL PROVIDE A SERVICE CONTRACT FOR MAINTENANCE AND 24 HOUR EMERGENCY SERVICE. UNIT SHALL BE TIED TO THE BUILDING EMS "TRACER" CONTROL SYSTEM AND PROVIDE THE FOLLOWING CONTROL/ MONITOR FUNCTIONS:
a. START-STOP
b. TEMPERATURE READOUT
c. ENERGY CONSUMPTION.
② PROVIDE CONDENSATE PUMP, LITTLE GIANT MODEL VCC-20ULS, 76 GPH AT 15' OF HEAD W/ 3/8" COPPER TUBING. CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF EQUIPMENT AND PIPING WITH BUILDING LANDLORD. CONTRACTOR SHALL PROVIDE AN ALTERNATE BID PROPOSAL TO PROVIDE A GRAVITY CONDENSATE DRAIN PIPE IN CEILING SPACE BELOW.

SMOKE EVACUATION CHART

DEVICE	STATUS: SYSTEM OFF	STATUS: NORMAL	STATUS: EMERGENCY OR FS 5, 6	STATUS: EMERGENCY OR FS FL DETAIL
HP S-1	OFF	RUN	RUN	RUN
FCD 80A - O/A	FAIL (120 CFM)	FAIL (100 CFM)	100% OPEN	FAIL (120 CFM)
FCD 80S - R/A	CLOSED	OPEN	CLOSED	OPEN
HP S-2	OFF	RUN	RUN	RUN
FCD 82A - O/A	FAIL (120 CFM)	FAIL (100 CFM)	100% OPEN	FAIL (120 CFM)
FCD 82S - R/A	CLOSED	OPEN	CLOSED	OPEN
R/A TRANSF. FD5FS	CLOSED	CLOSED	OPEN	CLOSED

EMERGENCY SEQUENCE

1. UPON ACTIVATION OF A SMOKE DETECTOR OR WATER FLOW SWITCH IN FLOORS 4, 5 AND 6 THE FOLLOWING OCCURS:
   A. THIS TENANT:
      1. R/A FCD'S 82S AND 2S CLOSE.
      2. O/A FCD'S 82A AND 2A 100% OPEN.
      3. MFS S-1 AND S-2 RUN.
      4. RETURN TRANSFER FD5FS OPEN
   B. BUILDING SYSTEMS:
      1. ELEVATOR HOISTWAYS & STAIR PRESSURIZATION FANS START.
      2. O/A DAMPERS IN ALL UNITS SERVING FLOORS OPEN.
      3. R/A DAMPERS IN ALL UNITS SERVING FLOORS CLOSE.
      4. ALL FAN SECTIONS OF UNITS SERVING FLOORS RUN.
      5. FD5FS IN R/A TRANSFERS OPEN.
      6. FD5FD IN STORGE SHAFT OPENS IN FLOOR OF INCIDENCE.
      7. SF-4, SEF-1 AND SEF-2 RUN.
2. UPON ACTIVATION OF A SMOKE DETECTOR OR WATER FLOW SWITCH IN THE GROUND FLOOR RETAIL SPACE, THE FOLLOWING OCCURS:
   A. THIS TENANT:
      1. R/A FCD'S 82S AND 2S OPEN.
      2. O/A FCD'S 82A AND 2A AT MINIMUM.
      3. MFS S-1 AND S-2 RUN.
      4. RETURN TRANSFER FD5FS CLOSE.
   B. BUILDING SYSTEMS:
      1. ELEVATOR HOISTWAYS AND STAIR PRESSURIZATION FANS START.
      2. O/A DAMPERS IN UNITS SERVING RETAIL OPEN.
      3. R/A DAMPERS IN UNITS SERVING RETAIL CLOSE.
      4. ALL FAN SECTIONS OF UNITS SERVING RETAIL RUN.
      5. RETURN TRANSFER DAMPERS IN RETAIL OPEN.
      6. O/A BYPASS DAMPERS IN RETAIL OPEN.
      7. SF-4, SEF-5, SEF-4 AND SEF 5 CONTROL DAMPERS OPEN AND FANS RUN.
3. UPON AN "ALL CLEAR SIGNAL" FROM THE FIRE DEPARTMENT, THE FOLLOWING OCCURS:
   A. THIS TENANT - DAMPERS AND A/C UNITS RETURN TO NORMAL SETTINGS PER THIS CHART.
   B. BUILDING SYSTEMS:
      1. ELEVATOR HOISTWAYS & STAIR PRESSURIZATION FANS STOP.
      2. SMOKE EVACUATION AND MAKE-UP FANS STOP.
      3. O/A DAMPERS IN ALL UNITS SERVING FLOORS RETURN TO NORMAL POSITION.
      4. R/A DAMPERS IN ALL UNITS SERVING FLOORS OPEN.
      5. LOBBY DOORS MONITORED BY ALARM SYSTEM'S CLOSE.

IMPORTANT NOTES

1- THE PLUMBING CONTRACTOR OF RETAINING A BID PROPOSAL ACKNOWLEDGES [illegible]

2- THE PROPOSED PLUMBING SCOPE OF WORK IS INDICATED ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE ALL COSTS [illegible]

3- CONTRACTOR SHALL DETERMINE SIZE AND LOCATION OF ALL POINTS OF [illegible]

4- [illegible]

5- [illegible]

6- [illegible]

7- [illegible]

HVAC DESIGN REQUIR[illegible]

	YES	NO
DUCT SMOKE DETECTOR		
FIRE DAMPER(S)		
SMOKE DAMPER(S)		
COMBINATION FIRE AND SMOKE DAMPER(S)		
FIRE RATED ENCLOSURE		
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		
FIRE STOPPING		
SMOKE EVACUATION		

GENERAL NOTES:

1. [illegible] CONTRACT SHALL CONFORM TO THE REQUIREMENTS [illegible] SECTION OF THE FLORIDA BUILDING CODE, 2001 EDITION
2. [illegible] DRAWINGS FOR COORDINATION OF FIRE PROTECTION,
3. [illegible] TEST; GENERAL CONTRACTOR TO ARRANGE AND [illegible] TYPES, INSPECTIONS & TESTS. OBTAIN THE REQUIRED [illegible] VERIFICATION SHALL BE FULLY GUARANTEED AGAINST [illegible] MATERIALS & WORKMANSHIP FOR A MINIMUM OF ONE (1) YEAR FOR [illegible].
4. [illegible]
5. [illegible] TO OWNER 4 SETS OF FULLY DESCRIPTIVE SHOP DRAWINGS, INCLUDING, BUT [illegible] CONTROLS AIR DISTRIBUTION, PLUMBING, FIRE PROTECTION AND [illegible] ACCESSORIES.
6. [illegible] SHOP DRAWINGS SHALL NOT BE THE FOLLOWING CERTIFICATION STATEMENT SIGNED BY AUTHORIZED REPRESENTATIVE OF THE SUBCONTRACTOR AND OF THE GENERAL [illegible] TYPE:
   "I CERTIFY THAT THIS SHOP DRAWING, PRODUCT DATA, AND/OR SAMPLE WAS [illegible] BY ME OR UNDER MY DIRECTION AND THAT IT COMPLIES IN ALL RESPECTS [illegible] REQUIREMENTS OF THE CONTRACT DOCUMENTS AND PHYSICAL SPACE [illegible] FOR THIS PROJECT."
7. [illegible] SUBMIT TEST ALL PRODUCTS, MATERIALS AND PROCESSES SUSPECTED [illegible] CONTAIN ASBESTOS OR PCB.
8. [illegible] CONTRACTOR SHALL VISIT JOBSITE BEFORE BIDDING & NOTIFY ARCHITECT/ENGINEER OF [illegible] IN NOT DESIGN DRAWINGS.
9. [illegible] CONTRACTOR SHALL VERIFY DUCT LOCATION OF EXISTING DUCTWORK, FIRE PROTECTION, [illegible] AND DOMESTIC WATER LATERALS, AND CONDENSER WATER PIPING BEFORE [illegible] WORK. COORDINATE ALL WORK WITH OTHER TRADES.
10. [illegible] CONTRACTOR SHALL VERIFY SIZE OF EXISTING DUCTWORK BEFORE FABRICATION OF NEW [illegible].

A. [illegible] - PLUMBING

1. [illegible] DRAIN SERVICE WEIGHT CAST IRON PIPE, TAR COATED INSIDE AND OUTSIDE, [illegible] PURE LEAD AND OAKUM FITTINGS AND JOINTS AND 4 SCREW STAINLESS [illegible] BOARD CLEANOUTS SHALL NOT DRAIN DRINKING EXPOSED TO VIEW SHALL BE [illegible] PIPE OR TUBE, CHROME PLATED. COPPER TUBE TYPE "DWV" ASTM B-88-44 [illegible] TO BE NO SMALLER FOR ABOVE GRADE APPLICATIONS.
2. [illegible] WATER PIPING COPPER TUBING WITH SWEAT WROUGHT COPPER FITTINGS, [illegible] "L" IN CONCEALED SPACES ABOVE GROUND AND TYPE "K" UNDERGROUND. SUPPLY [illegible] SHALL BE IN CHROME FINISH RIGID TUBING WITH ANGLE VALVE. SUPPORT [illegible] 3/4 INCH AND SMALLER 6.0' ON CENTERS. INSULATE HOT WATER PIPING WITH [illegible] FIBERGLASS MOULD ON WITH CANVAS JACKET.
3. [illegible] DRAIN PIPING COPPER PIPE TYPE "L". INSULATE CONDENSATE DRAIN PIPE [illegible] TYPE POLYETHYLENE PLASTIC

B. [illegible] - HVAC

1. [illegible] DUCTWORK GALVANIZED SHEET METAL DUCT NO LIGHTER THAN 26 GAUGE, PER [illegible] EDITION OF SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND [illegible], 1" 4# PRESSURE CLASS WITH 1" DENSITY FIBERGLASS INSULATION [illegible] AND OUTSIDE AIR DUCTWORK GALVANIZED SHEET METAL DUCT NO LIGHTER [illegible] GAGE IS PER LATEST EDITION SMACNA "HVAC DUCT CONSTRUCTION STANDARDS- [illegible] AND FLEXIBLE". 2" 4# PRESSURE CLASS.
2. [illegible] RATED METAL FLEXIBLE DUCTWORK SHALL MEET THE REQUIREMENTS OF NFPA 90A [illegible] SHALL BE TESTED AS CLASS 1 AIR DUCT MATERIAL, UL STANDARD 181. FLEXIBLE [illegible] SHALL BE INSULATED WITH 1-1/2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION [illegible] VAPOR BARRIER JACKET. SHALL NOT EXCEED 5 FEET IN LENGTH, NON-COMPRESSED. [illegible] V-21-2-1-U, OR EQUAL.
3. [illegible] DIFFUSER AND GRILLE, SEQUENCE DIMENSIONS.
4. [illegible] BALANCED AND ADJUSTED WITH BALANCING DAMPER AT ALL DUCT BRANCHES [illegible] TURNING VANES AT ALL ELBOWS.
5. [illegible] WATER PIPING COPPER TYPE "L". PROVIDE FIRE RETARDANT STAINLESS STEEL [illegible] TO BY TJA DESIGN, INC. AND VALVES MODEL 'MS' FOR SUPPLY AND [illegible] FOR RETURN.

C. [illegible] - PLUMBING

1. [illegible] FIXTURES: BUILDING STANDARD, SUPPLIED WITH ALL DRAINS, TRAPS, SUPPLIES [illegible] CONNECTIONS READY FOR AN OPERATIONAL INSTALLATION.
2. [illegible] VALVES: SOLDER END, SWEAT OR SCREWED ENDS.
3. [illegible] COUPLER VALVES: JOMY NO. 80250 SERIES.

D. [illegible] & HVAC

1. [illegible] THERMOSTATS SHALL HAVE A HEATING MODE MAXIMUM SETTING OF 75 DEGREES F. AND [illegible] ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND [illegible] IN ANY ONE. THERMOSTATS SHALL HAVE FAN 'ON-AUTO' AND 'HEAT-OFF-[illegible] SELECTOR SWITCH. PROVIDE THERMOSTAT LOCKING COVER AND INSTALL 4' [illegible] FLOOR.
2. [illegible] REGISTERS AND GRILLES SHALL BE OF ALUMINUM CONSTRUCTION, AS [illegible] IN TITUS, METALAIRE OR APPROVED EQUAL.
3. [illegible] TEMPERATURE CONTROLS AS PER BUILDING STANDARDS.

10. METHOD OF CONSTRUCTION AND WORKMANSHIP - PLUMBING

A. [illegible] CONSTRUCTION AND WORKMANSHIP - PLUMBING
1. [illegible] CAPITAL STORY AND CONDENSATE DRAIN PIPE SHALL SLOPE AT [illegible] MINIMUM UNLESS NOTED OTHERWISE.

B. [illegible] ALL REQUIRED FLASHING FOR PIPES.

C. [illegible] ALL COPPER PIPING FROM CONCRETE AND OTHER METAL WITH ISOLATING FELT [illegible]

D. [illegible] HOT AND WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE [illegible] CONCEALED OR CONNECTED TO EQUIPMENT.

E. [illegible] WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF [illegible] CHLORINE AND AS PER ANSI/AWWA STANDARD C601-68.

F. [illegible] SHALL BE TESTED AT THE BASE OF ALL STACKS, AT 90 DEGREE TURNS [illegible] 75' IN UNDERGROUND SANITARY AND STORM DRAIN PIPING.

11. METHOD OF CONSTRUCTION AND WORKMANSHIP - HVAC

A. [illegible] CONTRACTOR SHALL BALANCE ENTIRE SYSTEM TO PROVIDE AIR QUANTITIES AND [illegible] AS INDICATED ON DRAWINGS.

12. TEST AND BALANCE

A. [illegible] SHALL BE TESTED AND BALANCED TO SPECIFICATIONS AND AIR [illegible] CONFORM TO N.E.B. STANDARDS.

B. [illegible] SHALL BE LICENSED IN DADE COUNTY AS A MECHANICAL CONTRACTOR

C. [illegible] SHALL BE CERTIFIED AND ACCEPTABLE TO BUILDING OFFICIAL.

D. [illegible] CONTRACTOR SHALL BE INDEPENDENT AND CERTIFIED BY NEBB OR AABC.

E. [illegible] SHALL PROVIDE ONE (1) COPY OF TEST AND BALANCE REPORT [illegible] PROPERTY MANAGER.

13. SMOKE [illegible]

A. [illegible] SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE PERFORMANCE OF [illegible] TESTS INCLUDING:
1. [illegible] OF EXISTING CONTROL SYSTEM AND INFORMING MANAGEMENT OF [illegible] DEFECTIVE EQUIPMENT OR PART OF EQUIPMENT NECESSARY [illegible]
2. [illegible] A SPECIALIZED TEST WITHOUT SMOKE APPLIANCES TO ASSURE [illegible] SYSTEM AND EQUIPMENT ARE FULLY OPERATIONAL.
3. [illegible] A SMACNA 2" HVAC TEST AND BALANCE OF THE AIR SUPPLY [illegible] SYSTEMS
4. [illegible] A FINAL SMOKE TEST WITH SMOKE APPLIANCES TO ASSURE [illegible] WITH ENTIRETY OF CODE AND TYPE LIMITS.
5. [illegible] FINAL SMOKE TESTS WITH SMOKE APPLIANCES IN THE PRESENCE OF [illegible] OFFICIAL HAVING JURISDICTION TO SECURE COMPLIANCE WITH [illegible]

B. [illegible] SHALL INCLUDE COSTS FOR ALL SMOKE APPLIANCES, RECEPTORS [illegible] DOOR COVERAGE LADDERS, LOBSTERS.

C. [illegible] SHALL INCLUDE COSTS FOR OVERTIME CHARGES FOR TESTING [illegible] AS ANY OTHER OFFICIAL INSPECTOR NECESSARY TO [illegible] DEFICIENCY POINTS.

REVIEWED FOR CODE COMPLIANCE
As per Florida Building Code, Section 104.5.3

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date

CLIENT APPROVAL
I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.
☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED
Signature: Date:

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DALLA-RIZZA & ASSOCIATES
consulting engineers, inc
[illegible] 5TH LANE, COCONUT GROVE, FL 3313[illegible]
TELEPHONE AND FACSIMILE: [illegible]
E.B. 0000844
Juan Dallarizza, P.E.
LIC. NO. 17961, MECHANICAL

LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

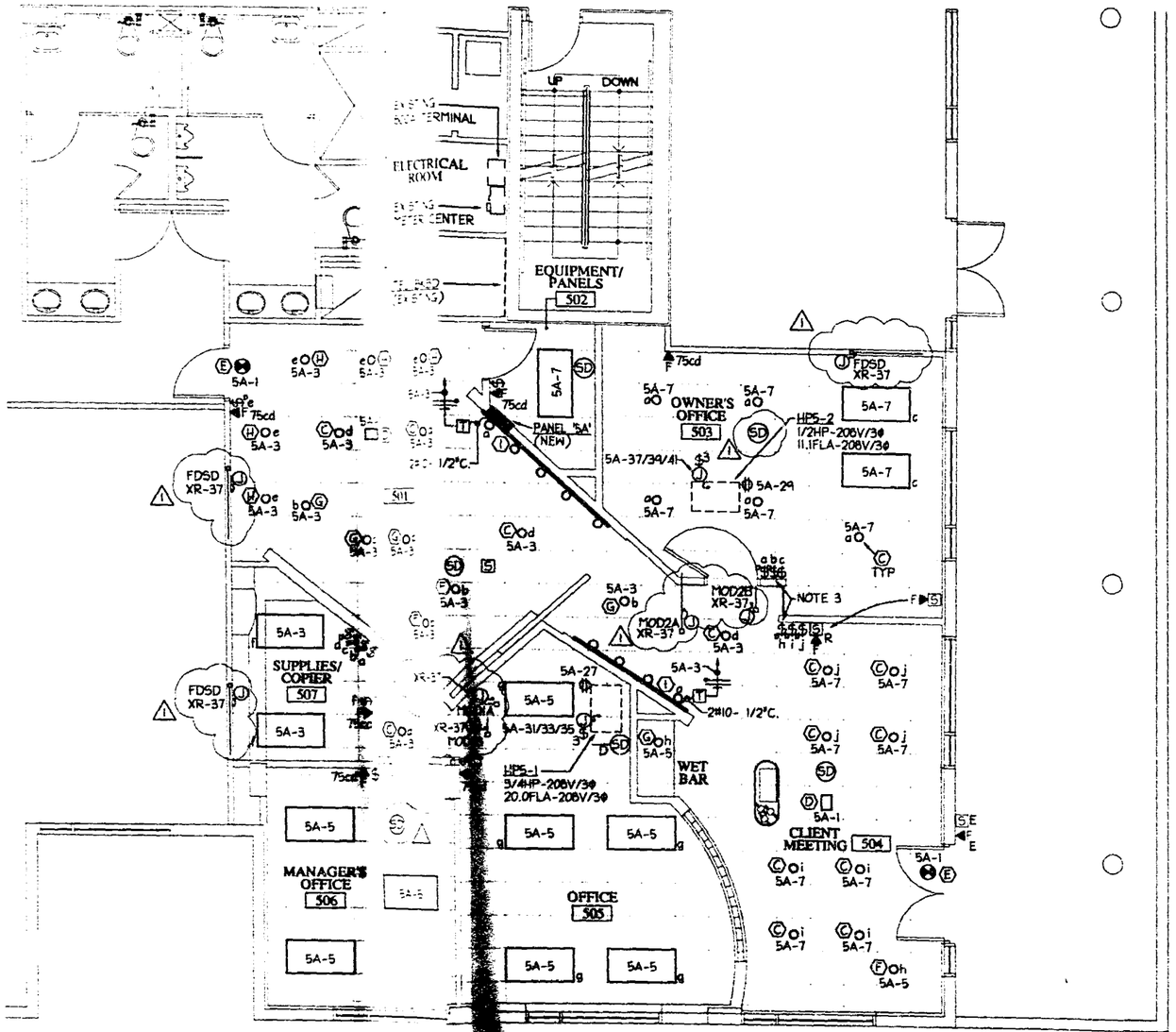
Owner: BLUE COAST LLC
407 LINCOLN ROAD S E
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1630

Date:	March 25, 2003
Project No:	20045
Drawn By:	MCF/BG
Checked By:	JDR
CADD File:	C:\dallarizza\latin american network

General Notes, Schedules, Legend, Risers & Details

Scale: Not to Scale

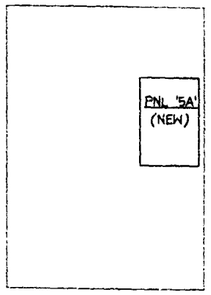
Sheet Number:
5M-2



5th Floor Plan- Lighting & Fire Alarm

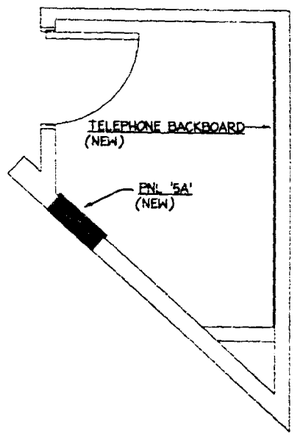
SCALE: 1/4" = 1'-0"

NOTES
1- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES AND CEILING GRID.
2- ALL LIGHT FIXTURES SHALL BE TYPE A UNLESS OTHERWISE NOTED.
3- WSH SWITCH CONTROLS ELECTRICAL OUTLETS SHOWN ON SHEET SE-2



Equipment 502- North Elevation

SCALE: 1/2" = 1'-0"



Partial Plan- Equipment 502

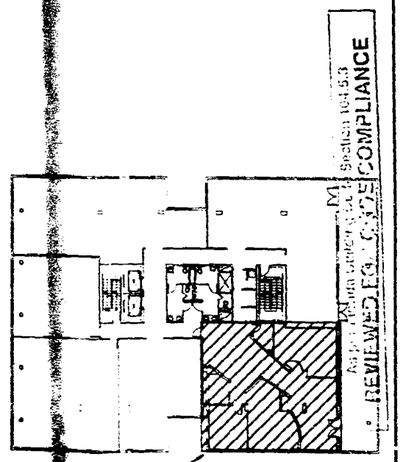
SCALE: 1/2" = 1'-0"

FIRE / LIFE SAFETY SYSTEM NOTES

1. CONTRACTOR PERFORMING MODIFICATIONS TO THE FIRE ALARM SYSTEM SHALL:
   A. KEEP FIRE ALARM SYSTEM OPERATIONAL AT ALL TIMES DURING THE ENTIRE CONSTRUCTION PERIOD.
   B. PROTECT SMOKE DETECTOR DEVICES BY COVERING DURING PERIOD OF CONSTRUCTION. ALL DEVICES SHALL BE UNCOVERED DURING NON-CONSTRUCTION PERIODS.
2. SYSTEM SHUT-DOWNS DURING CONSTRUCTION:
   A. CONTRACTOR SHALL NOTIFY LANDLORD IF ANY PORTION OF THE FIRE/LIFE SAFETY SYSTEM REQUIRES DISABLING DURING CONSTRUCTION AND PROVIDE WRITTEN NOTICE 72 HOURS PRIOR TO DEACTIVATION OR DISABLING OF ANY PART OF THE SYSTEM.
   B. CONTRACTOR SHALL COORDINATE FIRE/LIFE SAFETY SYSTEM SHUT-DOWNS WITH BUILDING ENGINEER AND RESTORE SHUT-DOWN WITH SECURITY.
   C. FIRE/LIFE SAFETY SYSTEM SHALL BE ACTIVATED AND BROUGHT BACK TO FULL OPERATION AT THE END OF EVERY CONSTRUCTION DAY.

DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING RECEPTACLES, LIGHT FIXTURES, SWITCHES, SMOKE DETECTORS, FIRE ALARM SPEAKERS, PULL STATIONS, JUNCTION BOXES, CONDUIT AND WIRING THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING ELECTRICAL WORK.
2. CONTRACTOR SHALL RECORD ON AS-BUILT DRAWINGS ANY BUILDING WORK THAT WILL REMAIN IN THE TENANT IMPROVEMENT WORK, SPECIFICALLY JUNCTION BOXES FOR FIRE ALARM OR OTHER CONTROL WORK.
3. CONTRACTOR SHALL INVESTIGATE AND NOTIFY ENGINEER OF ANY EXISTING JUNCTION BOXES THAT MAY OCCUR OVER ANY HARD TYPE CEILING AS SOON AS THE DEMOLITION WORK IS COMPLETED.
4. CONTRACTOR SHALL INCLUDE ACCESS PANELS OR RELOCATE JUNCTION BOXES ABOVE HARD CEILINGS AS REQUIRED.
5. ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TIME SCHEDULE PERMITTED BY THE LANDLORD.
6. ALL EQUIPMENT REMOVED AS PART OF THE DEMOLITION WORK IS THE PROPERTY OF THE LANDLORD. CONTRACTOR SHALL MOVE TO AREA DESIGNATED BY LANDLORD. IN THE EVENT LANDLORD CHOOSES NOT TO ACCEPT ANY OR ALL EQUIPMENT, THEN THE REMOVED EQUIPMENT BECOMES THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE PREMISES.
7. CONTRACTOR SHALL PERFORM THE WORK AS DIRECTED BY LANDLORD, BUT IN NO EVENT, SHALL THE WORK PERFORMED UNDER CONTRACT AFFECT THE OPERATING SCHEDULE OF THE EXISTING TENANT ADJACENT TO THIS SPACE.



5th Floor- Key Plan

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLANNING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:

International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date
1	BLDG. DEPT. COMMENTS	4-14-03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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DALLA-RIZZA & ASSOCIATES
consulting engineers, pa
FL PE#
Project Manager, P.E.
EOR: NO 17981 MECHANICAL

LATIN AMERICAN NETWORK

5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

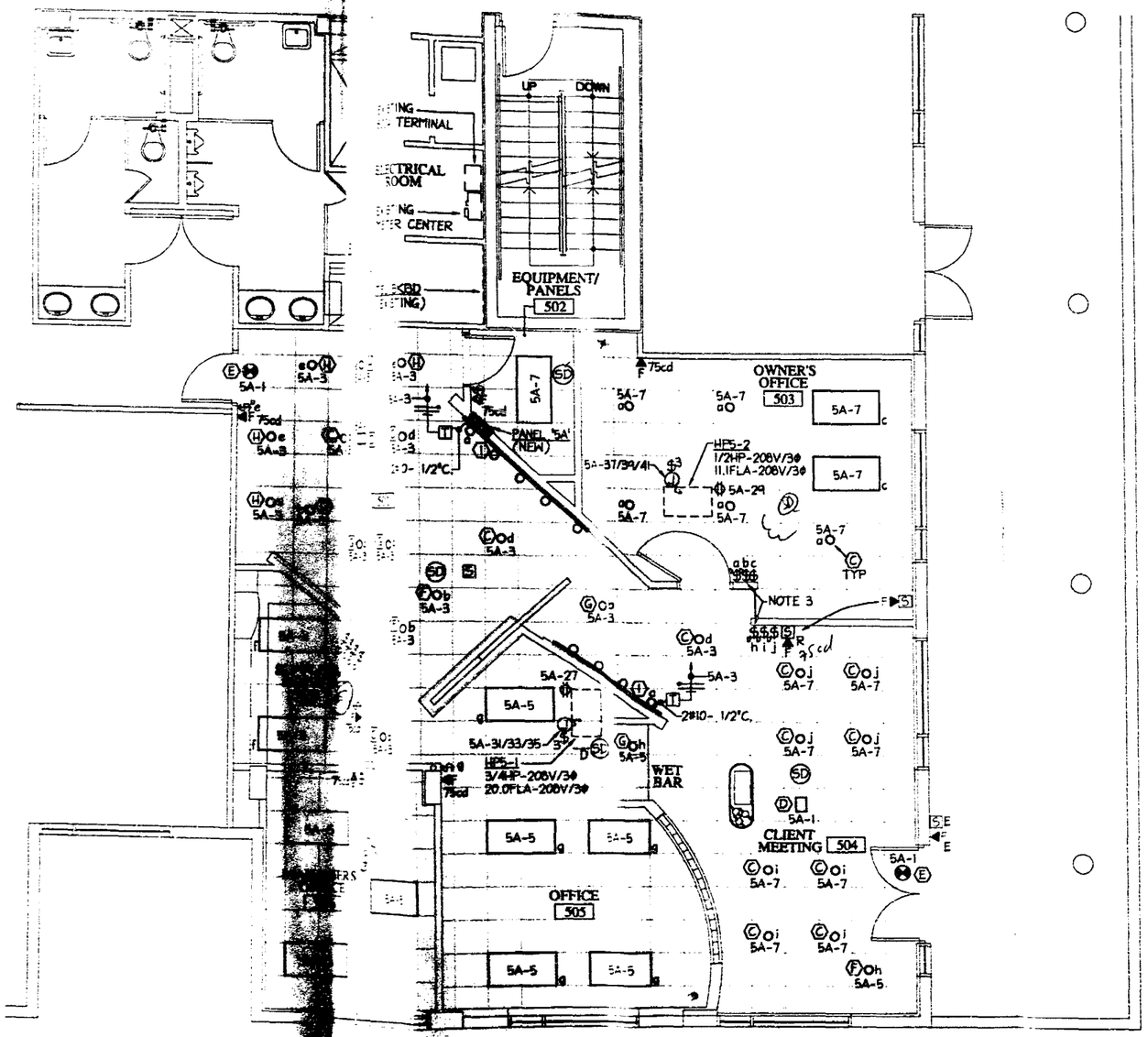
Owner: MIAMI COMEDY LLC
407 LINCOLN ROAD # 2
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1838

Date:	March 25, 2003
Project No:	22845
Drawn By:	SC
Checked By:	JDR
CADD File:	C:\adhermi\latin american network

Title:
LIGHTING & FIRE ALARM PLAN

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

Sheet Number:
5E-1



5th Floor- Lighting & Fire Alarm Plan

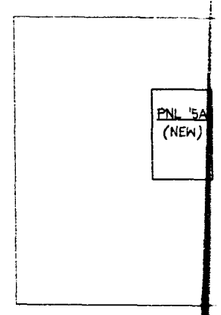
SCALE: 1/4" = 1'-0"

NOTES

1- REFER TO ... FOR EXACT LOCATION OF LIGHTING FIXTURES AND CEILING GRID.

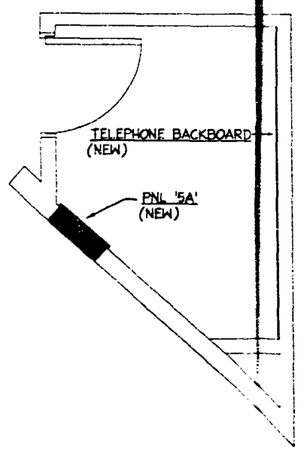
2- ALL LIGHTING ... AS SHOWN ON SHEET EC-2.

3- NEW SMOKE ... AS SHOWN ON SHEET EC-2.



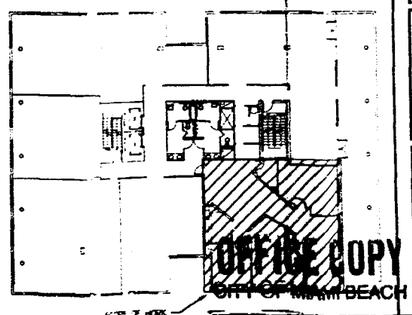
Equipment 502- North Elevation

SCALE: 1/2" = 1'-0"



Partial Plan- Equipment 502

SCALE: 1/2" = 1'-0"



5th Floor- Key Plan

Scale: N.T.S.

30 second Bond.

FIRE / LIFE SAFETY SYSTEM NOTES

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   A. KEEP FIRE ALARM SYSTEM OPERATIONAL AT ALL TIMES DURING THE ENTIRE CONSTRUCTION PERIOD.
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DEMOLITION NOTES

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2. CONTRACTOR SHALL RECORD ON AS-BUILT DRAWINGS ANY BUILDING WORK THAT WILL REMAIN IN THE TENANT IMPROVEMENT WORK SPECIFICALLY JUNCTION BOXES FOR FIRE ALARM OR OTHER CONTROL WORK.
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International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date

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DALLA-RIZZA & ASSOCIATES
Consulting engineers, inc
FL. NO. 19911, MECHANICAL

LATIN AMERICAN NETWORK

5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE CORSET LLC
4477 LINCOLN ROAD S B
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1836

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

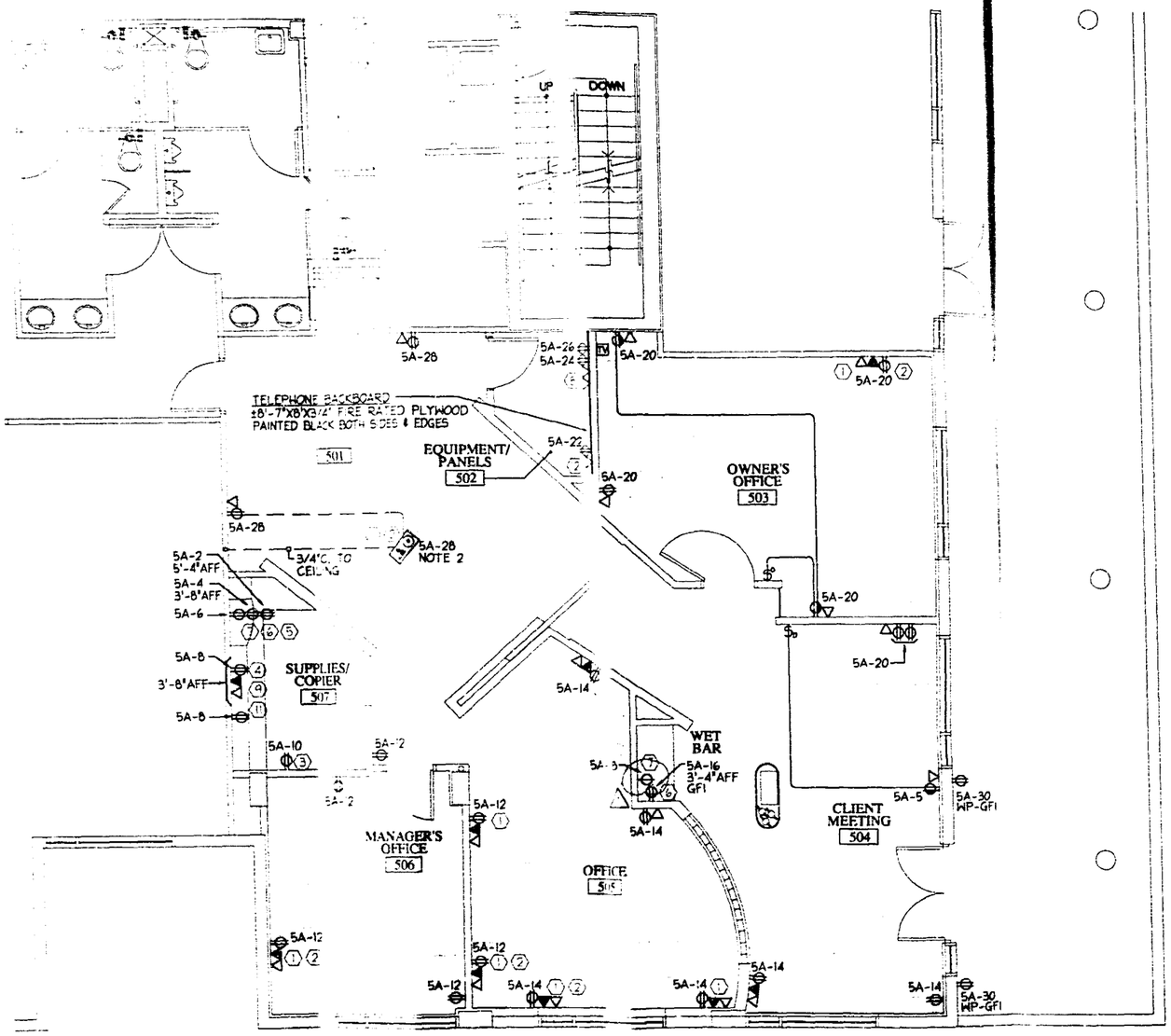
BUILDING:
PLANNING:
FIRE:
PUBLIC WORKS:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PARKING:
CENTRAL:

Date:	March 25, 2003
Project No:	22045
Drawn By:	SC
Checked By:	JDR
CADD File	C:\dallarizza\latin american network

Title:
LIGHTING & FIRE ALARM PLAN

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

Sheet Number:
5E-1



5th Floor Plan- Power & Communication

Scale: 1/8" = 1'-0"

NOTES
1- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WIRING DEVICES.
2- COORDINATE EXACT LOCATION OF FLOOR OUTLET WITH ARCHITECT/FURNITURE SUPPLIER.

DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING RECEPTACLES, LIGHT FIXTURES, SWITCHES, SPACE DETECTORS, FIRE ALARM SPEAKERS, FLASHING STATIONS, JUNCTION BOXES, CONDUIT AND WIRING THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING ELECTRICAL WORK.
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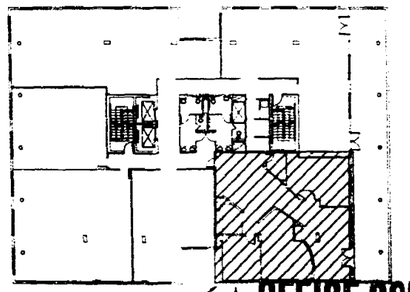
7. CONTRACTOR SHALL PERFORM THE WORK AS DIRECTED BY LANDLORD, BUT IN NO EVENT, SHALL THE WORK PERFORMED UNDER CONTRACT AFFECT THE OPERATING SCHEDULE OF THE EXISTING TENANT ADJACENT TO THIS SPACE.

EQUIPMENT LEGEND

1	COMPUTER	7	REFRIGERATOR
2	PRINTER	8	SERVERS
3	COPIER	9	MAIL MACHINE
4	FAX	10	WATER COOLER
5	MICROWAVE	11	PAPER SHREDDER
6	COFFEE MAKER	12	TELEPHONE PANEL



5th Floor- Key Plan

Scale: N.T.S.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
DRB/MPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:

LANGUAGE NOTES
1. ALL REFERENCES TO AND TEXT CONTAINED WITHIN THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ALL WORK AFFECTING BUILDING STRUCTURAL ELEMENTS AND ALL WORK APPROVED BY BUILDING DEPARTMENT.
2. WORK PERFORMED UNDER THIS PERMIT REQUIRES FINAL ACCEPTANCE BY BUILDING DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF THE CERTIFICATE OF OCCUPANCY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS AS REQUIRED BY THE LANDLORD'S CONSTRUCTION CRITERIA.

A- AS-BUILT DRAWINGS.
B- FIRE ALARM DIRECTORIES, TYPED AND ATTACHED TO PANELS.
C- REMOVAL OF "H" ON-SITE DISAGREE TO REPRESENTATIVE OF BUILDING MECHANICAL AND ELECTRICAL SYSTEMS.
D- OBTAIN ALL "MAINTENANCE PERMITS FOR ANY NEEDED MECHANICAL/ELECTRICAL EQUIPMENT.
E- REPLACEMENT AND/OR REMOVAL OF DEFICIENT CONSTRUCTION AND ITEMS.
F- PROPER IDENTIFICATION OF VALVES, EQUIPMENT, PANELBOARDS, ETC.
G- OBTAIN "C" OF O WHEN FOUND ACCEPTABLE.

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date
1	BLDG. DEPT. COMMENTS	4-14-03

CLIENT APPROVAL

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Signature: Date:

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DALLA-RIZZA & ASSOCIATES
consulting engineers, inc
7551 S.W. 80TH LANE, COCONUT GROVE, FL 33143
TELEPHONE (305) 665-5500 FAX (305) 665-5600
E-MAIL drizza@bellsouth.net
FB 0004644
Jose Dalla Rizza, P.E.
REG NO 17911 MECHANICAL

LATIN AMERICAN NETWORK

5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD S 2
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 672 1636

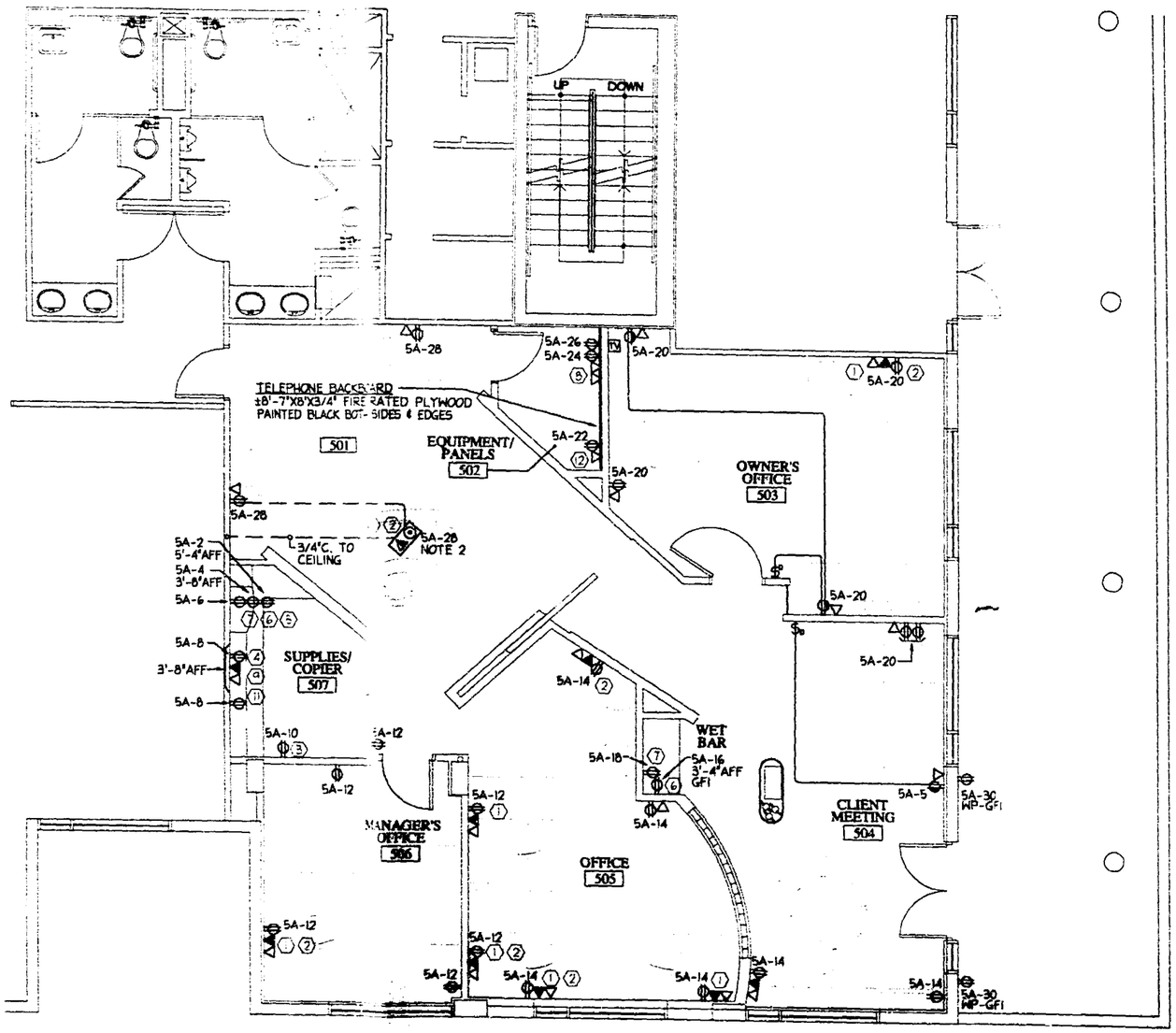
Date: March 25, 2003
Project No: 22045
Drawn By: SC
Checked By: JDR
CADD File: C:\dallarizza\latin american network

Title: POWER & COMMUNICATION PLAN

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

Sheet Number:

5E-2



5th Floor Plan- Power & Communication

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

NOTES
1- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WIRING DEVICES.
2- COORDINATE EXACT LOCATION OF POWER OUTLET WITH ARCHITECT/FURNITURE SUPPLIER.

DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING RECEPTACLES, LIGHT FIXTURES, SWITCHES, SMOKE DETECTORS, FIRE ALARM SPEAKERS, FLASHING STATIONS, JUNCTION BOXES, CONDUIT AND WIRING THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING ELECTRICAL WORK.
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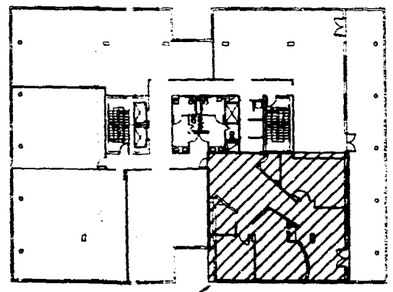
EQUIPMENT LEGEND

1. COMPUTER	7. REFRIGERATOR
2. PRINTER	8. SERVERS
3. COPIER	9. MAIL MACHINE
4. FAX	10. WATER COOLER
5. MICROWAVE	11. PAPER SHREDDER
6. COFFEE MAKER	12. TELEPHONE PANEL



SCALE: 1" = 100'

5th Floor- Key Plan

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	Jul. 4, 7-03
DRAWER:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
SUPERVISOR:	

ADDENDUM NOTES

1. ALL DEMOLITION AND NEW CONSTRUCTION WORK, WITHOUT EXCEPTION, SHALL COMPLY TO THE BUILDING RULES AND REGULATIONS FOR CONTRACTORS.
2. ALL WORK AFFECTING BUILDING SYSTEMS SHALL BE COORDINATED AND AS APPROVED BY BUILDING'S CHIEF ENGINEER.
3. PERMITS OBTAINED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDLORD ENGINEERING DEPARTMENT. THE CITY AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND FOUND ACCEPTABLE BY THE LANDLORD
   A- AS BUILT DRAWINGS.
   B- BALANCED DIRECTIONAL TYPED AND ATTACHED TO PANELS.
   C- BALANCING WITH ON-SITE ENGINEER TO DEMONSTRATE OPERATION OF MECHANICAL AND ELECTRICAL SYSTEMS.
   D- OPERATION & MAINTENANCE MANUALS FOR ANY ADDED MECHANICAL/ELECTRICAL EQUIPMENT.
   E- ANY ADDENDUM AND/OR REVISIONAL OF TEMPORARY CONSTRUCTION AND FILTERS.
   F- PROPER IDENTIFICATION OF VALVES, EQUIPMENT, PANELBOARDS, ETC.
   G- DEMOLITION WORK FOUND ACCEPTABLE.

International
Design Partnership
Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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ID: 0000641
Juan Dalla-Riza, P.E.
REG. NO. 17981, MECHANICAL

LATIN AMERICAN NETWORK

5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: MAIN COURT LLC
407 LINCOLN ROAD S B
MIAMI BEACH, FL 33139
Contact: NORA DIAZ tel: 305 673 1636

Date:	March 25, 2003
Project No:	03046
Drawn By:	SC
Checked By:	JDR
CADD File:	C:\dallariza\latin american network

Title:
POWER & COMMUNICATION PLAN

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

Sheet Number:
5E-2

SYMBOL LEGEND

- BLDG. STD. 2' X 4' FLUORESCENT FIXTURE
- EXIT FIXTURE
- SINGLE POLE SWITCH/DOUBLE POLE SWITCH (36" AFF)
- THREE WAY SWITCH (36" AFF)
- DIMMER SWITCH (+36" AFF) LUTRON NOVA SERIES- 1000 WATT MAXIMUM OR LARGER FOR CONNECTED LOAD.
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE-20A- 125V. GROUNDING TYPE(16" AFF)
- DUPLEX RECEPTACLE WITH UPPER OUTLET SWITCHED (16" AFF)
- ISOLATED GROUND DUPLEX RECEPTACLE-20A- 125V (16" AFF)
- FOURPLEX RECEPTACLE - 125V GROUNDING TYPE (16"AFF)
- TELEPHONE OUTLET (+16"AFF), 3/4"C TO CEILING SPACE WITH PLASTIC BUSHING
- COMBINATION TEL./DATA OUTLET (+16"AFF), 3/4"C TO CEILING SPACE WITH PLASTIC BUSHING.
- JUNCTION BOX - 4"X4"X1 1/2" MIN. W/ COVER PLATE
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- TV OUTLET
- FLEXIBLE CONDUIT, LIQUIDTIGHT BELOW CEILINGS
- TELEPHONE CONDUIT
- E — EXISTING TO REMAIN
- ER — EXISTING TO BE REMOVED
- R — RELOCATED
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- WP — WEATHERPROOF
- GFI — GROUND FAULT INTERRUPTER
- FA — FIRE ALARM FLASHING STATION
- FS — FIRE ALARM SPEAKER
- FA/FF — FIRE ALARM SPEAKER/STROBE
- FD — FIRE ALARM SMOKE DETECTOR
- T — TRANSFORMER FOR TRACK LIGHTING

PANEL '5A'

AIC: 10K AIC
TYPE: 240/7 MOD
MOUNTING: RECESSED
(NEW)
MAINS: M.L.O.
BUS RATING: 225A
VOLTAGE: 120/208V 3Ø 4W

CIR. NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CIR. NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	1200	LTG. EMERGENCY 1 BATTS LA	2	1	20	1000	RECEPT. - MAIN LA
3	1	20	1200	LTG. - ENTRY CANOPY, SOFF. LA	4	1	20	1000	RECEPT. - CENTER LA
5	1	20	1200	LTG. - OFFICES 102-106 LA	6	1	20	1000	RECEPT. - WEST LA
7	1	20	1200	LTG. - OFFICES 107-109 LA	8	1	20	1000	RECEPT. - EAST LA
9	1	20	1200	LTG. - 1ST FLOOR CORRIDOR SOFFITS LA	10	1	20	1000	RECEPT. - COURT 107 LA
11	1	20	1200	SPARE	12	1	20	1000	RECEPT. - COURT 108 LA
13	1	20	1200	SPARE	14	1	20	1000	RECEPT. - OFFICE 109 LA
15	1	20	1200	SPARE	16	1	20	1000	RECEPT. - OFFICE 106 LA
17	1	20	1200	SPARE	18	1	20	1000	RECEPT. - OFFICE 105 LA
19	1	20	1200	SPARE	20	1	20	1000	RECEPT. - OFFICE 104 LA
21	1	20	1200	SPARE	22	1	20	1000	RECEPT. - OFFICE 103 LA
23	1	20	1200	SPARE	24	1	20	1000	RECEPT. - TEL ROOM LA
25	1	20	1200	SPARE	26	1	20	1000	RECEPT. - CORRIDOR LA
27	1	20	1200	SPARE	28	1	20	1000	RECEPT. - ENTRY LA
29	1	20	1200	CONDENSATE PUMP	30	1	20	1000	RECEPT. - ENTRY SOFF LA
31	1	20	1200	CONDENSATE PUMP	32	1	20	1000	RECEPT. - BALCONY LA
33	3	40	5600	UP 5-1	34	1	20	1000	SPARE
35				480- 3/4"C	36	1	20	1000	SPARE
37					38	1	20	1000	SPARE
39	3	30	4700	UP 5-2	40	1	20	1000	SPARE
41				480- 3/4"C	42	1	20	1400	FA POWER SUPPLY

TOTAL 22800 — TOTAL 15400

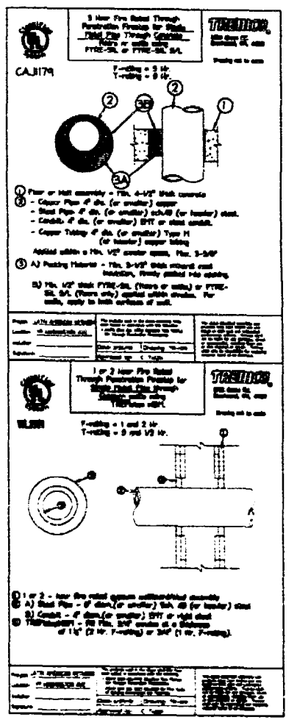
TOTAL CONNECTED LOAD 37.3 KVA = 105 AMPS — CAPACITY PROVIDED 200 AMPS

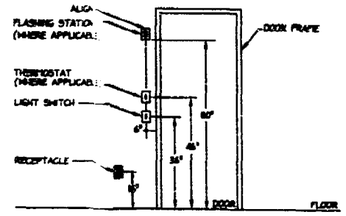
NOTES
1. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
   20 AMP BREAKER - #12 UP TO 100' ONE WAY, #10 UP TO 250'
   30 AMP BREAKER - #10 UP TO 100' ONE WAY, #8 UP TO 250'
   40 AMP BREAKER - #8 UP TO 100' ONE WAY, #6 UP TO 250'
2. ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.
3. PROVIDE COPPER BUS BARS INCLUDING GROUND AND NEUTRAL BUS.

LIGHTING FIXTURE SCHEDULE

ARCH SYM.	ENG. SYM.	TYPE	DETAIL	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS	VOLTS	REMARKS
A	A	FLUOR.		2'X4' RECESSED PARABOLIC TROFFER	LITHONIA	2PF5WH232832LD VSG2232 GLR 35R	3F32T8 3500K-CRI85	120	
E	B								NOT USED
B	C	INCAN		RECESSED DOWNLIGHT	LITON	LH7 LR580C	75W PAR	120	
F	D	LOW VOLT		RECESSED EMERGENCY LIGHT	SIGNTEX	CVR-50-LC-15-C	(1)50W MR16 MFL	120	
G	E	LED		EXIT FIXTURE	EMERGILITE	M-LT-1-RE BLANK-C-W RECESSED MODEL	INCLUDED IN FIXTURE	120	
C	F	LOW VOLT		RECESSED DOWNLIGHT	LITON	LH4PPI LR5457H	(1)50W MR16 FL	120	
D	G	LOW VOLT		RECESSED DOWNLIGHT	LITON	LH4PPI LR5457H	(1)50W MR16 MSP	120	
H	H	LOW VOLT		RECESSED DOWNLIGHT	LITON	LH4PPI LR5520H	(1)20W MR16 NFL	120	
J	I	LOW VOLT		TRACK LIGHT FIXTURE	SEE ARCH DWGS FOR SPEC		(1)50W MR16 NFL	120	

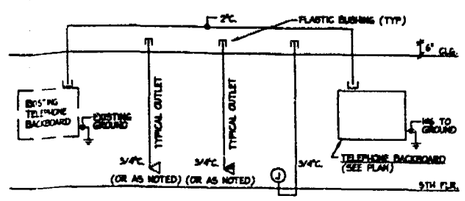
NOTES
1- INSTALL LIGHT FIXTURES IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD, ANSI/NECA/IESNA 500- "RECOMMENDED PRACTICE FOR INSTALLING INDOOR COMMERCIAL LIGHTING SYSTEMS."





DEVICE INSTALLATION DETAIL

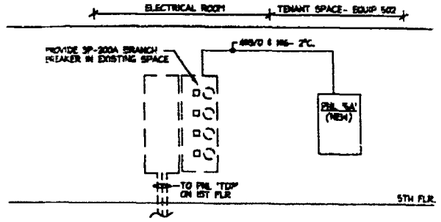
N.T.S.



TELEPHONE/DATA RISER DIAGRAM

N.T.S.

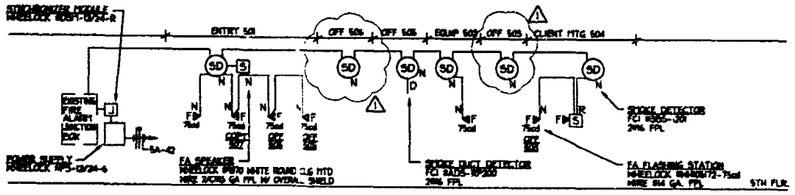
NOTES
1. DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION.
2. TELEPHONE/DATA WIRING SHALL BE U.L. LISTED FOR ENVIRONMENTAL AIR SPACES IN ACCORDANCE WITH NEC ARTICLE 300-22(C).



ELECTRICAL RISER DIAGRAM

N.T.S.

NOTES
1. DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION.



FIRE ALARM RISER DIAGRAM

N.T.S.

NOTES
1. CONTRACTOR SHALL PROVIDE POWER SUPPLY FOR STROBE STATIONS.
2. EXISTING FIRE ALARM SYSTEM IS POWER LIMITED TYPE.
3. COORDINATE COLOR OF DEVICES WITH THE ARCHITECT AND REPLACE AS REQUIRED.
4. INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH "STANDARD FOR FIRE ALARM JOB PRACTICES", NFPA STANDARD 72-2002.

GENERAL NOTES:

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE, 2001 EDITION, AND CITY OF MIAMI BEACH ORDINANCES.
2. ALL WORK AFFECTING THE ELECTRICAL ROOM SHALL BE COORDINATED IN ADVANCE WITH THE BUILDING ENGINEER, AND SHALL CONFORM WITH CONSTRUCTION STANDARDS FOR A CLASS 'A' BUILDING AND LANDLORDS ENGINEERING DEPARTMENT. THESE ROOMS SHALL BE KEPT CLEAN, FREE OF DEBRIS OR HAZARDOUS CONDITIONS AND SHALL BE LOCKED DAILY FOR SAFETY AND SECURITY REASONS.
3. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS, TESTS AND OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
4. THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE (1) YEAR FOR MATERIAL AND LABOR.
5. SHOP DRAWINGS
   A. SUBMIT TO ARCHITECT/ENGINEER 4 SETS OF FULLY DESCRIPTIVE SHOP DRAWINGS, INCLUDING:
      1. FIRE ALARM DEVICES
      2. WIRING DEVICES
      3. LIGHTING FIXTURES.
      4. PANELBOARDS
   B. ALL SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING CERTIFICATION STATEMENT SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE SUBCONTRACTOR AND OF THE GENERAL CONTRACTOR:
      I HEREBY CERTIFY THAT THIS SHOP DRAWING, PRODUCT DATA, AND/OR SAMPLE HAS BEEN CHECKED PRIOR TO SUBMITTAL AND THAT IT COMPLIES IN ALL RESPECTS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND PHYSICAL SPACE LIMITATIONS FOR THE PROJECT.
      I FURTHER CERTIFY THAT ALL PRODUCTS, MATERIALS AND PROCESSES SUBMITTED HEREIN CONTAIN NO ASBESTOS OR PCB.
6. CONTRACTOR SHALL PROVIDE ONE (1) COPY OF THE APPROVED SHOP DRAWING TO THE BUILDING PROPERTY MANAGER
7. CONTRACTOR SHALL VISIT THE SITE AND ASCERTAIN ALL EXISTING CONDITIONS THAT MAY CAUSE LIMITATIONS, AND INCLUDE IN HIS BID PROPOSAL ALL NECESSARY COSTS FOR A COMPLETE AND OPERATIONAL INSTALLATION.
8. CONTRACTOR SHALL PROVIDE ONE SET OF 'AS-BUILTS' TO THE BUILDING PROPERTY MANAGER UPON COMPLETION OF THE WORK.
9. DESIGN BASED ON COPPER CONDUCTORS
10. ALL MATERIALS, EXCEPT AS NOTED, SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES LABEL.
11. WHERE FIRE ALARM WORK IS REQUIRED CONTRACTOR SHALL PREPARE THE NECESSARY SHOP DRAWINGS TO SECURE A PERMIT. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY STATE OF FLORIDA REGISTERED ENGINEER.
12. MATERIALS-ELECTRICAL
   A. MATERIALS SHALL BE NEW, AND BEAR UNDERWRITER'S LABORATORIES LABEL.
   B. RIGID CONDUIT, INCLUDING COUPLINGS, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM COATING, 1/2" MINIMUM.
   C. ELECTRIC METALLIC TUBING, INCLUDING COUPLING, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM ON OUTSIDE AND ENAMEL COATING ON INTERIOR. CONNECTORS SHALL BE ROLLED STEEL, SET SCREW TYPE. CIRCUIT SHALL BE 1/2" MINIMUM.
      GREEN INSULATED WIRE SHALL BE UTILIZED IF A CONTINUOUS GROUNDING CONDUCTOR IS REQUIRED BY ALL RACEWAYS.
   D. FLEXIBLE CONDUIT AND FITTINGS SHALL BE GALVANIZED STEEL. FITTINGS SHALL BE COMPRESSION TYPE APPROVED FOR GROUNDING CONTINUITY AND DAMP LOCATIONS USE LIQUID TIGHT FLEX FITTINGS
   E. OUTLET BOXES SHALL BE PRESSED STEEL KNOCKOUT TYPE OR CAST IRON WITH DRILLED TAPPED AND PLUGGED BOXES. BOXES SHALL BE 4" SQUARE MIN. OF PROPER SIZE FOR NUMBER OF CONDUCTORS INDICATED. LIGHT OUTLET BOXES SHALL HAVE FIXTURE SUPPORTING DEVICE.
   F. CONDUCTORS SHALL BE 98% CONDUCTIVITY, SOFT DRAWN COPPER, STRANDED CONSTRUCTION CONFORMING TO ASTM SPECIFICATIONS AND NEC, AND SHALL HAVE 600 VOLT INSULATION, TYPE THWN/THHN, #12 MINIMUM.
13. EQUIPMENT-ELECTRICAL
   A. PANELBOARDS ARE EXISTING, EXCEPT AS NOTED. PROVIDE TYPE WRITTEN DIRECTORY AND BOLT-IN AND PLUG-IN THERMAL MAGNETIC CIRCUIT BREAKERS, MULTIPLE BREAKERS SHALL BE COMMON TRIP. CIRCUIT BREAKERS SHALL HAVE ADEQUATE INTERRUPTING CAPACITY FOR UNIT INTENDED AT SOURCE OF SUPPLY.
   B. ALL BRANCH BREAKERS SHALL BE FULL SIZE.
   C. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, QUICK-MAKE SAFETY TYPE, WITH OR WITHOUT FUSES AS INDICATED. FUSED UNITS SHALL HAVE STANDARD CLIPS AND LABELS IDENTIFYING FUSE TYPE REQUIRED.
   D. WIRING DEVICES SHALL BE SPECIFICATION GRADE, DECORA, COLOR WHITE AS SELECTED BY ARCHITECT WITH MATCHING NYLON COVERPLATES.
      1. SWITCHES SHALL BE AC TYPE FOR 120 VOLT OPERATION.
      2. DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE.
      3. ALL DEVICES SHALL BE SIDE WIRED.
      4. WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE GANGED TOGETHER.
      5. ALL GFI DEVICES SHALL BE WIRED AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
      6. ALL WIRING DEVICES CONNECTED TO UPS PANEL SHALL BE ORANGE FACE, ISOLATED GROUND.
   E. LIGHTING FIXTURES SHALL BE AS INDICATED ON DRAWINGS AND SHALL BE COMPLETE WITH ALL REQUIRED SUPPORTS, HANGERS, PLASTER FRAMES, LAMPS, ETC., PROVIDE 1 ATTACHED JUNCTION BOXES FOR INCANDESCENT UNITS.
14. METHODS OF CONSTRUCTION AND WORKMANSHIP-ELECTRICAL
   A. GROUNDING SHALL BE PROVIDED IN ACCORDANCE WITH NEC ARTICLE 250.
   B. CONDUIT INSTALLATION
      1. FLEX MAY BE USED FOR SHORT LENGTHS FOR FIXTURE AND SHALL BE USED FOR ALL MOTOR CONNECTIONS.
   C. FIRE ALARM WIRING SHALL BE INSTALLED IN A METALLIC RACEWAY SYSTEM.
   D. POWER AND LIGHTING WIRING SHALL BE INSTALLED IN CONDUIT.
   E. CABLE SHALL BE ROUTED IN ACCESSIBLE CEILING AREAS WHENEVER POSSIBLE. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CABLE SUPPORT HANGERS OR J HOOKS ON 5' CENTERS ALONG A PRESCRIBED PATH FROM THE SECURITY/TELEPHONE EQUIPMENT ROOM TO THE TELEPHONE/DATA/SECURITY OUTLET LOCATIONS. THESE CABLE PATHS MAY BE COORDINATED WITH TELECOM IN ORDER TO CO-LOCATE SECURITY AND TELECOM CABLE IN THE SAME CABLE HAT.
   F. ALL WIRING SHALL BE INSTALLED IN CONDUIT, 1/2" MINIMUM.
   G. CONTRACTOR SHALL COLOR CODE THE FEEDER AND BRANCH WIRING AS FOLLOWS:
      1. 120/208 VOLT, BLACK, RED, BLUE, AND WHITE
15. APPROVED MANUFACTURERS
   A. LIGHTING FIXTURES AS INDICATED IN THE FIXTURE SCHEDULE.
   B. PANELBOARDS, SQUARE-D; SWITCHES, BREAKERS, SQUARE-D.
   C. DEVICES- LEVITON, SLATER
   D. BALLASTS: ADVANCE, TRIAD, UNIVERSAL
   E. LAMPS: SYLVANIA
   F. SUBSTITUTIONS OF EQUIPMENT SHALL BE SUBJECT TO APPROVAL BY OWNER AND/OR ENGINEER

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 12-23-03
ZONING:
DRBP/PB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ENVIRONMENTAL:
As per FINAL REVIEW 3-3-03

LANDLORD NOTES
1. ALL ELECTRICAL WORK AND HVAC CONSTRUCTION WORK, WITHOUT EXCEPTION, SHALL CONFORM TO THE BUILDING RULES AND REGULATIONS FOR CONTRACTORS.
   ALL WORK AFFECTING BUILDING SYSTEMS SHALL BE COORDINATED WITH AND APPROVED BY BUILDING'S CHIEF ENGINEER.
2. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDLORD ENGINEERING DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND FOUND ACCEPTABLE BY THE LANDLORD:
   A- AS-BUILT DRAWINGS
   B- PANELBOARD DIRECTORIES, TYPED AND ATTACHED TO PANELS.
   C- FINAL TEST WITH ON-SITE ENGINEER TO DEMONSTRATE OPERATION OF MECHANICAL AND ELECTRICAL SYSTEMS.
   D- OPERATION & MAINTENANCE MANUALS FOR ANY ADDED MECHANICAL/ELECTRICAL EQUIPMENT.
   E- INSTRUCTION AND/OR REFUND OF TEMPORARY CONSTRUCTION AND FILTERS.
   F- FINAL CERTIFICATION OF VALVES, BALANCING, PANELBOARDS, ETC.
   G- OPERATION HOUR FOUND ACCEPTABLE.

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No.	Issue	Date
1	BLDG. DEPT. COMMENTS	4-14-03

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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James Dallal, P.E.
LEED NO. TYPE MECHANICAL

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MIAMI BEACH, FL 33139

Owner: BLUE COMET LLC
407 LINCOLN ROAD S.E.
MIAMI BEACH, FL 33139
Contact: NORA DIAZ Tel: 305 673 1036

Date:	March 25, 2003
Project No.	22045
Drawn By:	SC
Checked By:	JDR
CADD File	C:\dallarizza\latin american network

Title: GENERAL NOTES, SCHEDULES, LEGEND & RISER

Scale: N.T.S.

Sheet Number: 5E-3

SYMBOL LEGEND

- BLDG. STD 2' X 4' FLUORESCENT FIXTURE
- EXIT FIXTURE
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- THREE WAY SWITCH (36" AFF)
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- COMBINATION TEL/DATA OUTLET (+16"AFF), 3/4"C TO CEILING SPACE WITH PLASTIC BUSHING.
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- TV OUTLET
- FLEXIBLE CONDUIT, LIQUIDTIGHT BELOW CEILINGS
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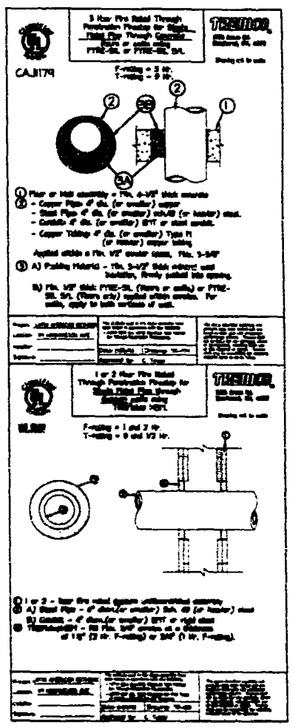


PANEL '5A' (NEW)

MAINS M.L.O.
BUS RATING 225A
VOLTAGE 120/208V, 3Ø, 4W

CIR NO	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION	CIR NO.	NO. OF POLES	TRIP	VOLT AMPS	DESCRIPTION
1	1	20	900	LTG - EMERGENCY & EXITS	2	1	20	1000	RECEPT. - LOBBY
3	1	20	900	LTG - ENTRY CANOPY 107	4	1	20	1000	RECEPT. - 102
5	1	20	900	LTG - OFFICES 106, 105	6	1	20	1000	RECEPT. - 107
7	1	20	900	LTG - OFFICES 104, 103	8	1	20	1000	RECEPT. - 107
9	1	20	900	LTG - RESTROOMS, WAITING 101	10	1	20	1000	RECEPT. - 107
11	1	20	900	SPARE	12	1	20	1000	SPARE
13	1	20	900	SPARE	14	1	20	1000	SPARE
15	1	20	900	SPARE	16	1	20	1000	SPARE
17	1	20	900	SPARE	18	1	20	1000	SPARE
19	1	20	900	SPARE	20	1	20	1000	SPARE
21	1	20	900	SPARE	22	1	20	1000	SPARE
23	1	20	900	SPARE	24	1	20	1000	SPARE
25	1	20	900	SPARE	26	1	20	1000	SPARE
27	1	20	900	CONDENSATE PUMP	28	1	20	1000	SPARE
29	1	20	900	CONDENSATE PUMP	30	1	20	1000	SPARE
31					32				
33	3	60	8800	HP 1-1	34		30	1000	SPARE
35				208V, 3/4"C.	36		30	1000	SPARE
37	3	30	4700	HP 1-3	38		30	1000	SPARE
39				208V, 3/4"C.	40		30	1000	FA POWER SUPPLY

TOTAL 22800 TOTAL 5900

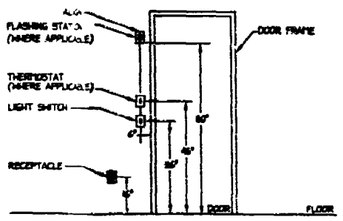
TOTAL CONNECTED LOAD 87.5 KVA = 105 AMPS CAPACITY PROVIDED 202 AMPS

NOTES
- ALL BRANCH CIRCUIT WIRING SHALL BE COPPER THWN/THHN AS FOLLOWS:
  - 15 AMP BREAKER - #12 UP TO 100' ONE WAY, #10 UP TO 250'
  - 20 AMP BREAKER - #10 UP TO 100' ONE WAY, #8 UP TO 250'
  - 40 AMP BREAKER - #8 UP TO 100' ONE WAY, #6 UP TO 250'
- ALL BRANCH CIRCUIT WIRING SHALL BE INSTALLED IN METALLIC RACEWAYS, 1/2" MINIMUM, SIZED IN ACCORDANCE WITH NEC CONDUIT FILL TABLES.
- PROVIDE COPPER BUS BARS INCLUDING GROUND AND NEUTRAL BUS.

LIGHTING FIXTURE SCHEDULE

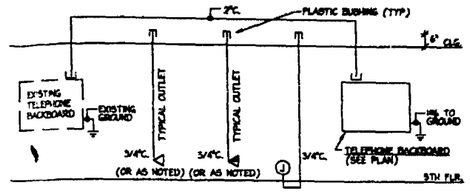
MECH SYM	ELEC SYM	TYPE	DETAIL	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS	VOLTS	REMARKS
A	A	FLUOR.	SECTION	2'X4' RECESSED PARABOLIC TROFFER	LITHONIA	2PM3MDR28GLD V36EDG GLR 28R	3FSST8 3500°K-CRI85	120	
E	B								NOT USED
B	C	INCAN		RECESSED DOWNLIGHT	LITON	LHT LR880C	75W PAR	120	
F	D	LOW VOLT		RECESSED EMERGENCY LIGHT	SIGHTEX	CVR-50-LC-1.5-C	(2)50W MR16 MFL	120	
G	E	LED	EXIT	EXIT FIXTURE	EMERGALITE	M-LH-4E BLANK-C-W RECESSED MODEL	INCLUDED IN FIXTURE	120	
C	F	LOW VOLT		RECESSED DOWNLIGHT	LITON	LHAMR LR1487H	(1)50W MR16 FL	120	
D	G	LOW VOLT		RECESSED DOWNLIGHT	LITON	LHAMR LR1487H	(1)50W MR16 NSP	120	
H	H	LOW VOLT		RECESSED DOWNLIGHT	LITON	LHAMR LR1888H	(1)20W MR16 MFL	120	
J	I	LOW VOLT		TRACK LIGHT FIXTURE	SEE ARCH DWGS FOR SPEC		(1)20W MR16 MFL	120	

NOTES
1. INSTALL LIGHT FIXTURES IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD, ANSI/IRECA/IESNA 500- "RECOMMENDED PRACTICE FOR INSTALLING INDOOR COMMERCIAL LIGHTING SYSTEMS."



DEVICE INSTALLATION DETAIL

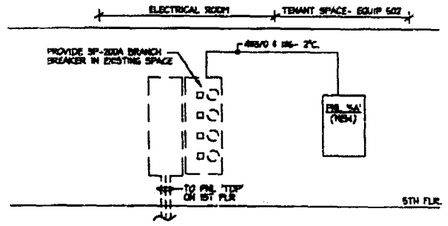
N.T.S.



TELEPHONE/DATA RISER DIAGRAM

N.T.S.

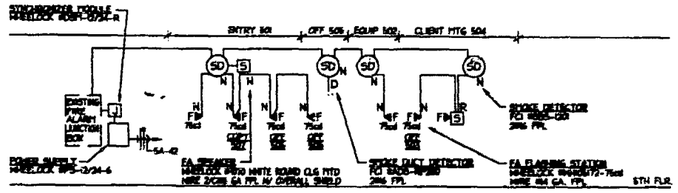
NOTES
1. DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION.
2. TELEPHONE/DATA WIRING SHALL BE U.L. LISTED FOR ENVIRONMENTAL AIR SPACES IN ACCORDANCE WITH NEC ARTICLE 300-22(C).



ELECTRICAL RISER DIAGRAM

N.T.S.

NOTES
1. DASHED LINE DENOTES EXISTING EQUIPMENT AND/OR INSTALLATION.



FIRE ALARM RISER DIAGRAM

N.T.S.

NOTES
1. CONTRACTOR SHALL PROVIDE POWER SUPPLY FOR STROBE STATIONS.
2. EXISTING FIRE ALARM SYSTEM IS POWER LIMITED TYPE.
3. COORDINATE COLORS OF DEVICES WITH THE ARCHITECT AND REPLACE AS REQUIRED.
4. INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH "STANDARD FOR FIRE ALARM AND SIGNALING SYSTEMS", NFPA STANDARD #72-1999.

GENERAL NOTES:

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE, 2001 EDITION, AND CITY OF MIAMI BEACH ORDINANCES.
2. ALL WORK AFFECTING THE ELECTRICAL ROOM SHALL BE COORDINATED IN ADVANCE WITH THE BUILDING ENGINEER, AND SHALL CONFORM WITH CONSTRUCTION STANDARDS FOR A CLASS 'A' BUILDING AND LABORERS ENGINEERING DEPARTMENT. THESE ROOMS SHALL BE KEPT CLEAN, FREE OF DEBRIS OR HAZARDS CONDITIONS AND SHALL BE LOCKED DAILY FOR SAFETY AND SECURITY REASONS.
3. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS, TESTS AND OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
4. THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE (1) YEAR FOR MATERIAL AND LABOR.
5. SHOP DRAWINGS
   A. SUBMIT TO ARCHITECT/ENGINEER 4 SETS OF FULLY DESCRIPTIVE SHOP DRAWINGS, INCLUDING:
      1. FIRE ALARM DEVICES
      2. WIRING DEVICES
      3. LIGHTING FIXTURES.
      4. PANELBOARDS.
   B. ALL SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING CERTIFICATION STATEMENT SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE SUBCONTRACTOR AND OF THE GENERAL CONTRACTOR:
      I HEREBY CERTIFY THAT THIS SHOP DRAWING, PRODUCT DATA, AND/OR SAMPLE HAS BEEN CHECKED PRIOR TO SUBMITTAL AND THAT IT COMPLIES IN ALL RESPECTS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND PHYSICAL SPACE LIMITATIONS FOR THE PROJECT.
      I FURTHER CERTIFY THAT ALL PRODUCTS, MATERIALS AND PROCESSES SUBMITTED HEREIN CONTAIN NO ASBESTOS OR PCB.
6. CONTRACTOR SHALL PROVIDE ONE (1) COPY OF THE APPROVED SHOP DRAWING TO THE BUILDING PROPERTY MANAGER
7. CONTRACTOR SHALL VISIT THE SITE AND ASCERTAIN ALL EXISTING CONDITIONS THAT MAY CAUSE LIMITATIONS, AND INCLUDE IN HIS BID PROPOSAL ALL NECESSARY COSTS FOR A COMPLETE AND OPERATIONAL INSTALLATION.
8. CONTRACTOR SHALL PROVIDE ONE SET OF 'AS-BUILTS' TO THE BUILDING PROPERTY MANAGER UPON COMPLETION OF THE WORK.
9. DESIGN BASED ON COPPER CONDUCTORS.
10. ALL MATERIALS, EXCEPT AS NOTED, SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES LABEL.
11. WHERE FIRE ALARM WORK IS REQUIRED CONTRACTOR SHALL PREPARE THE NECESSARY SHOP DRAWINGS TO SECURE A PERMIT. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY STATE OF FLORIDA REGISTERED ENGINEER.
12. MATERIALS-ELECTRICAL
    A. MATERIALS SHALL BE NEW AND BEAR UNDERWRITER'S LABORATORIES LABEL.
    B. RIGID CONDUIT, INCLUDING COUPLINGS, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM COATING, 1/2" MINIMUM.
    C. ELECTRIC METALLIC TUBING, INCLUDING COUPLING, NIPPLES, LOCKNUTS, ETC., SHALL BE STEEL AND SHALL BE PROTECTED FROM CORROSION BY ZINC OR CADMIUM ON OUTSIDE AND ENAMEL COATING ON INTERIOR. CONNECTORS SHALL BE ROLLED STEEL, SET SCREW TYPE. CONDUIT SHALL BE 1/2" MINIMUM. CAST FITTINGS MAY BE UTILIZED IF A CONTINUOUS GROUNDING CONDUCTOR IS FURNISHED IN ALL RACEWAYS.
    D. FLEXIBLE CONDUIT AND FITTINGS SHALL BE GALVANIZED STEEL. FITTINGS SHALL BE COMPRESSION TYPE APPROVED FOR GROUNDING CONTINUITY AND DAMP LOCATIONS USE LIQUID TIGHT FLEX FITTINGS.
    E. OUTLET BOXES SHALL BE PRESSED STEEL KNOCKOUT TYPE OR CAST IRON WITH DRILLED TAPPED AND PLUGGED SIDES. BOXES SHALL BE 4" SQUARE MIN. OF PROPER SIZE FOR NUMBER OF CONDUCTORS INDICATED. LIGHT OUTLET BOXES SHALL HAVE FIXTURE SUPPORTING DEVICE.
    F. CONDUCTORS SHALL BE 98% CONDUCTIVITY SOFT DRAWN COPPER, STRANDED CONSTRUCTION CONFORMING TO ASTM SPECIFICATIONS AND NEC, AND SHALL HAVE 600 VOLT INSULATION, TYPE THWN/THHN, #12 MINIMUM.
13. EQUIPMENT-ELECTRICAL
    A. PANELBOARDS SHALL BE EXISTING, EXCEPT AS NOTED. PROVIDE TYPE WRITTEN DIRECTORY AND BOLT-ON HARD ALUMINUM THERMAL MAGNETIC CIRCUIT BREAKERS, MULTIPLE BREAKERS SHALL BE COMMON TRIP. CIRCUIT BREAKERS SHALL HAVE ADEQUATE INTERRUPTING CAPACITY FOR UNIT INTENDED AT POINT OF SUPPLY.
    B. ALL BRANCH BREAKERS SHALL BE FULL SIZE.
    C. DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, QUICK-MAKE SAFETY TYPE WITH OR WITHOUT FUSES AS INDICATED. FUSED UNITS SHALL HAVE STANDARD CLIPS AND LABELS FOR TIME FUSE TYPE REQUIRED.
    D. WIRING DEVICES SHALL BE SPECIFICATION GRADE, DECORA, COLOR WHITE AS SELECTED BY ARCHITECT WITH MATCHING NYLON COVERPLATES.
       1. SWITCHES SHALL BE AC TYPE FOR 120 VOLT OPERATION.
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       5. ALL ISOLATED GROUND RECEPTACLES SHALL BE WIRED AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
       6. ALL MISSION CRITICAL DEVICES CONNECTED TO UPS PANEL SHALL BE ORANGE FACE, ISOLATED GROUND.
    E. LIGHTING FIXTURES SHALL BE AS INDICATED ON DRAWINGS AND SHALL BE COMPLETE WITH ALL REQUIRED SUPPORTS, HANGERS, PLASTER FRAMES, LAMPS, ETC., PROVIDE ATTACHED JUNCTION BOXES FOR INCANDESCENT UNITS.
14. METHODS OF CONSTRUCTION AND WORKMANSHIP-ELECTRICAL
    A. GROUNDING SHALL BE PROVIDED IN ACCORDANCE WITH NEC ARTICLE 250.
    B. CONDUIT INSTALLATION
       1. FLEX MAY BE USED FOR SHORT LENGTHS FOR FIXTURE AND SHALL BE USED FOR ALL MOTOR CONNECTIONS.
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    F. ALL WIRING SHALL BE INSTALLED IN CONDUIT, 1/2" MINIMUM.
    G. CONTRACTOR SHALL COLOR CODE THE FEEDER AND BRANCH WIRING AS FOLLOWS:
       1. 120/208 VOLT: BLACK, RED, BLUE, AND WHITE
15. APPROVED EQUAL MANUFACTURERS
    A. LIGHTING FIXTURES AS LOCATED IN THE FIXTURE SCHEDULE.
    B. PANELBOARDS, SWITCHES, BREAKERS: SQUARE 'D'.
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    D. BALLASTS: ADVANCE, TRIAD, UNIVERSAL.
    E. LAMPS: SYLVANIA.
    F. SUBSTITUTIONS OF EQUIPMENT SHALL BE SUBJECT TO APPROVAL BY OWNER AND/OR ENGINEER

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: 12-17-03
ZONING:
PARKING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
PLANNING:

GENERAL NOTES:
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    D. BALLASTS: ADVANCE, TRIAD, UNIVERSAL.
    E. LAMPS: SYLVANIA.
    F. SUBSTITUTIONS OF EQUIPMENT SHALL BE SUBJECT TO APPROVAL BY OWNER AND/OR ENGINEER

International Design Partnership Incorporated
30 W. Mashta Drive
Key Biscayne, Fl 33149
Tel: 305.365.8338/Fax: 305.365.8339

No.	Issue	Date

CLIENT APPROVAL

I have reviewed these plans and have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost and scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

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DALLA-RIZZA & ASSOCIATES
Consulting Engineers, Inc.
[illegible]
TELEPHONE [illegible] FAX [illegible]
E-MAIL [illegible]
STATE REGISTERED
Juan Dalla-Rizza, P.E.
REG. NO. 19981 MECHANICAL

LATIN AMERICAN NETWORK
5th FLOOR
ATLANTIC CENTER
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner: [illegible]
Contact: [illegible]

Date: March 25, 2003
Project No: 20045
Drawn By: SC
Checked By: JDR
CADD File: C:\[illegible]

Title: GENERAL NOTES, SCHEDULES, LEGEND & RISERS

Scale: N.T.S.

Sheet Number: 5E-3

DADE COUNTY DEPT OF ENVIRONMENTAL
RESOURCES MANAGEMENT
WASTEWATER SECTION
SEWER CAPACITY ALLOCATION

DATE 05-[illegible] ALLOCATION No. _____

☐ APPROVED WITH CONDITIONS
See Letter Attached

☑ ALLOCATION NOT REQUIRED

05-11-2005

For John W. Renfrow, P.E.
Director, Dr. RER

Note: This approval is not a Building Permit

Date Number 2005-0437-1344-3642
Contact Name MR MO ZAFIR
Contact Phone (305)674-7451
Folio 02-4203-003-1200
Project Name LATIN AMERICAN NETWORK
Date Received 04-07-2005
Reviewer Name MIGUEL DE ARMAS

DEPT OF ENV. RESOURCES MGMT
OFFICE OF

PLAN REVIEW

REVIEW | INITIAL | DATE

Env. | [illegible] | 4-11-2005

FLOOD | [illegible]

TRAFFIC | [illegible]

ASSIGNMENT | [illegible]

PLAT | [illegible]

SIGN | [illegible]

WATER | [illegible]

FIRE | [illegible]

SEWER | [illegible]

ZONING | [illegible]

ARCH | [illegible]

ENG | [illegible]

LANDSCAPE | [illegible]

PARKS | [illegible]

1 | [illegible]

OTHER | [illegible]

TOTAL