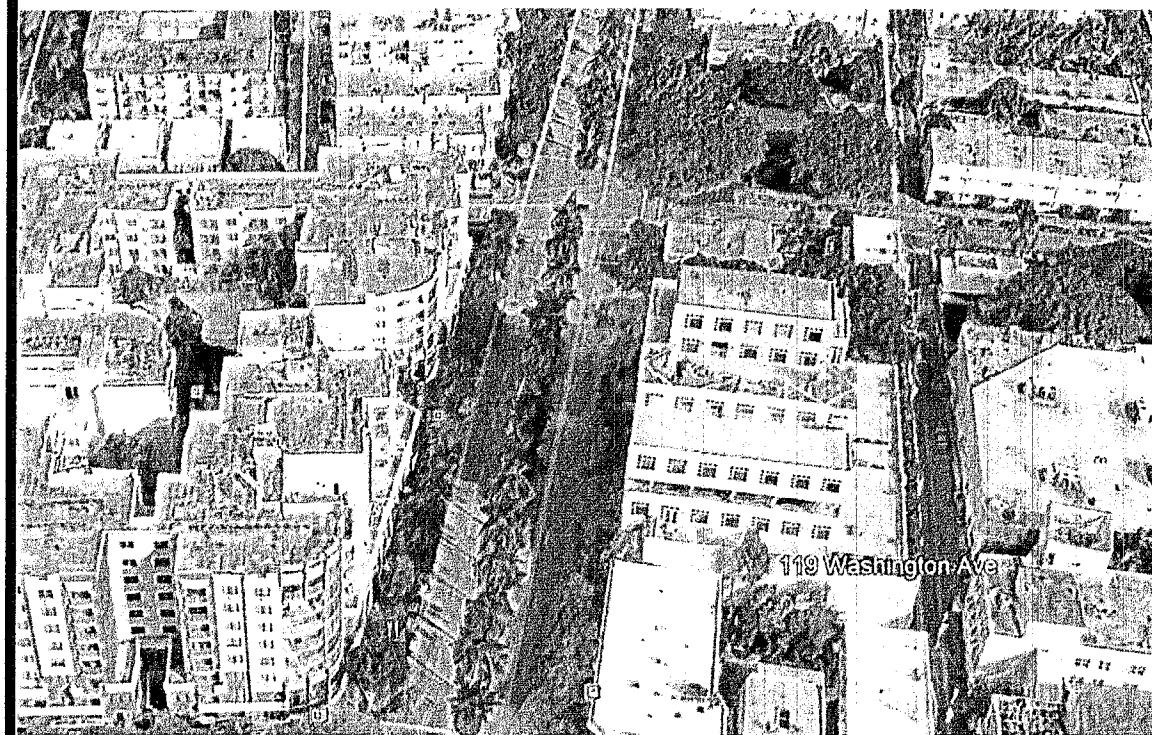
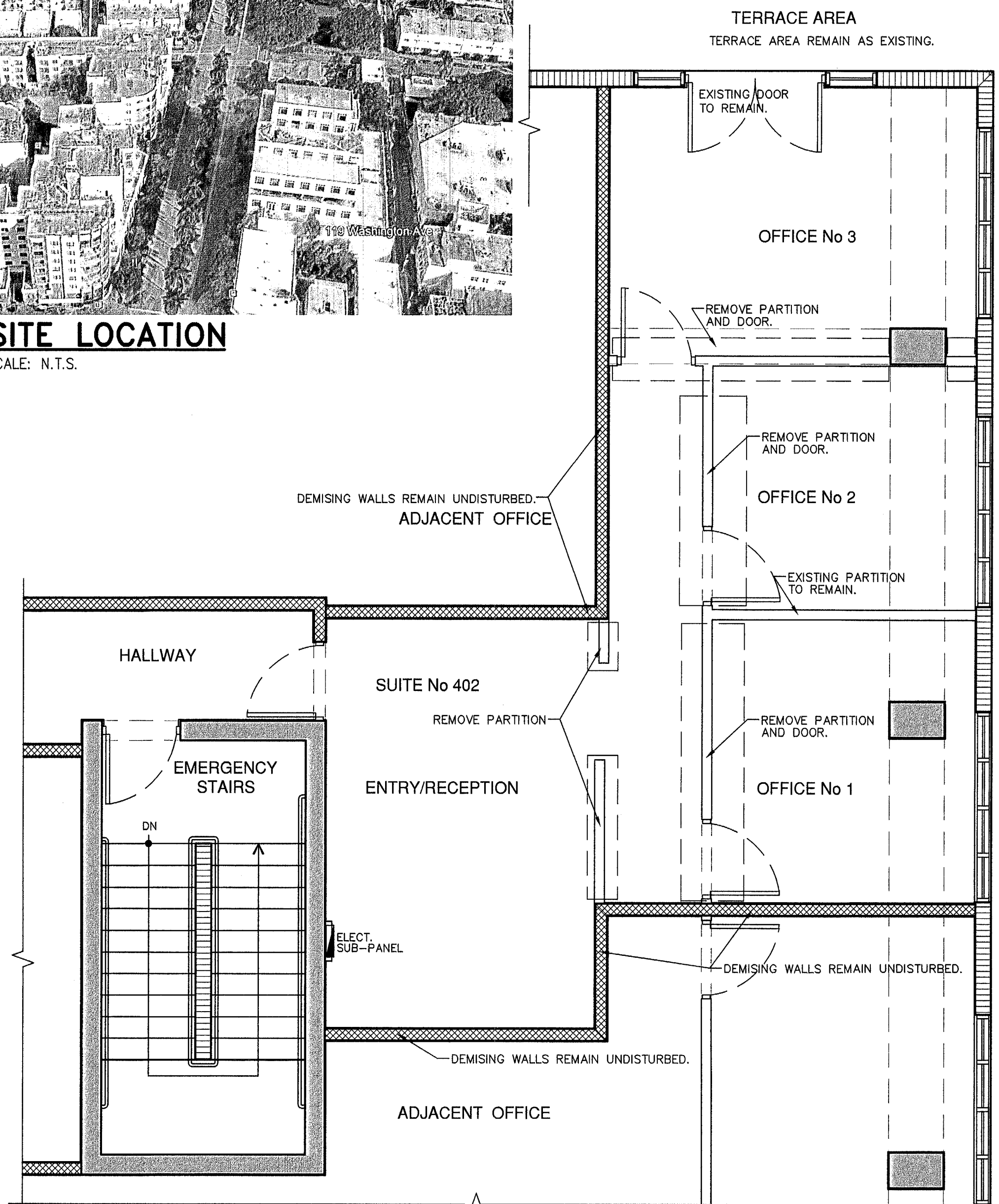


PA1910876



SITE LOCATION

SCALE: N.T.S.

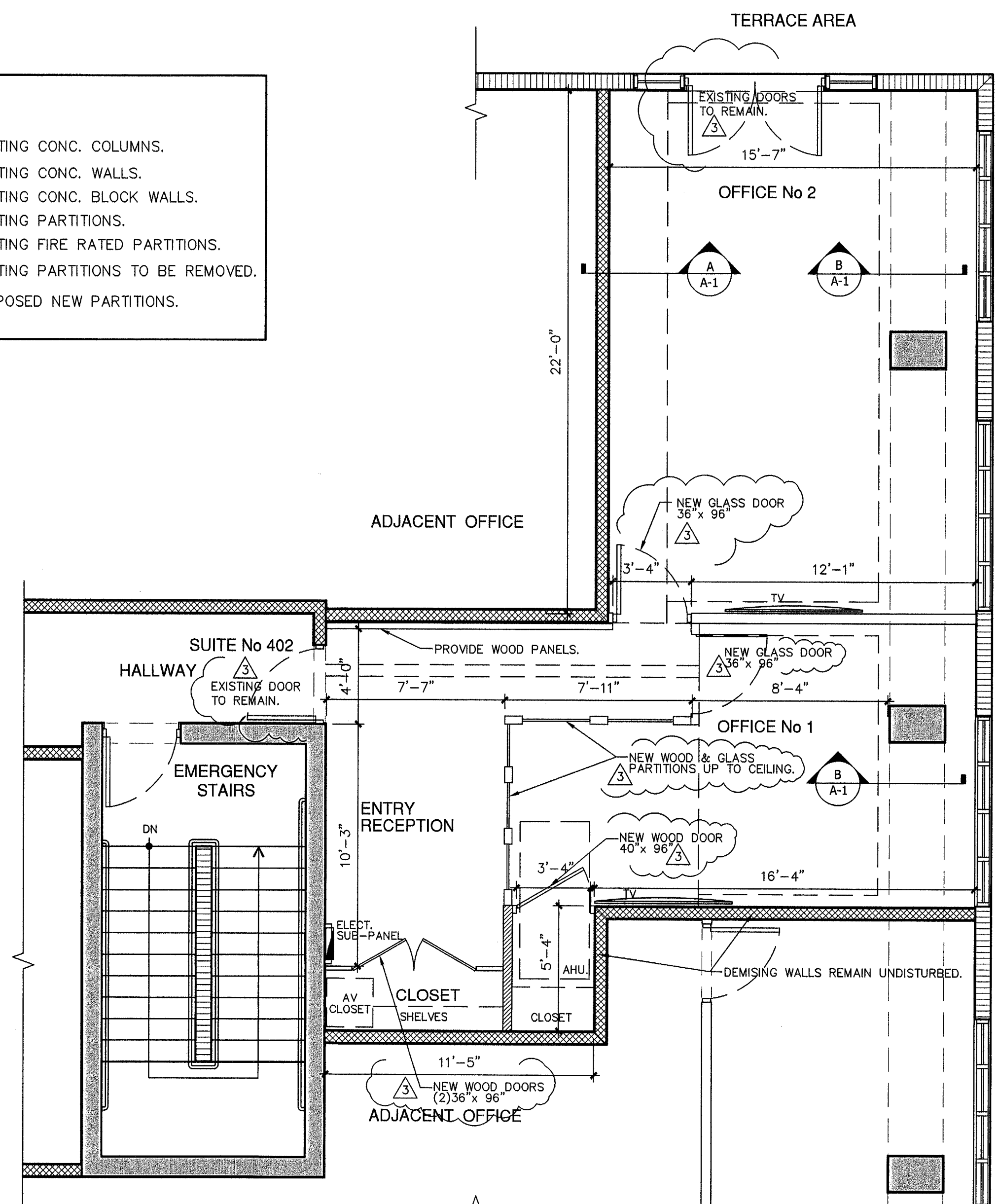


YUKON OFFICES BUILDING SUITE 402 EXISTING FLOOR PLAN & DEMOLITION

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

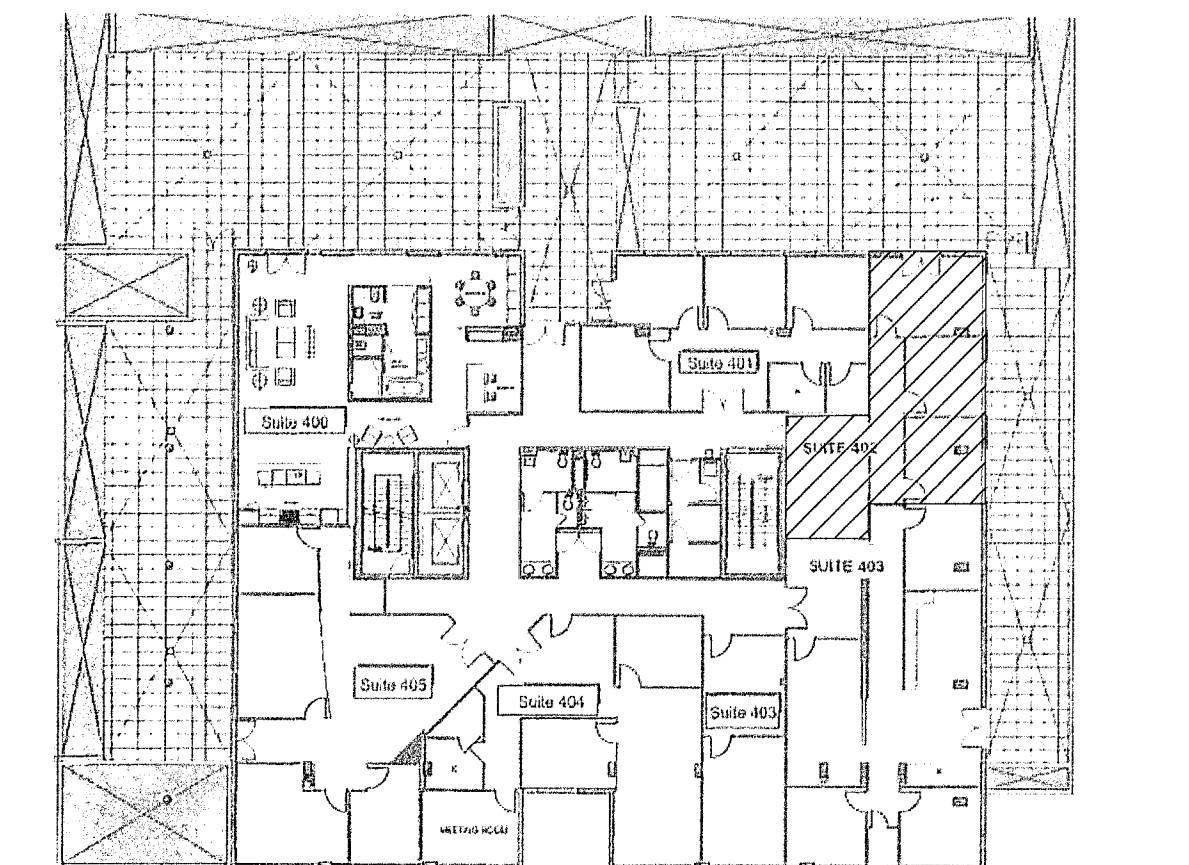
LEGEND:

- EXISTING CONC. COLUMNS.
- EXISTING CONC. WALLS.
- EXISTING CONC. BLOCK WALLS.
- EXISTING PARTITIONS.
- EXISTING FIRE RATED PARTITIONS.
- EXISTING PARTITIONS TO BE REMOVED.
- PROPOSED NEW PARTITIONS.



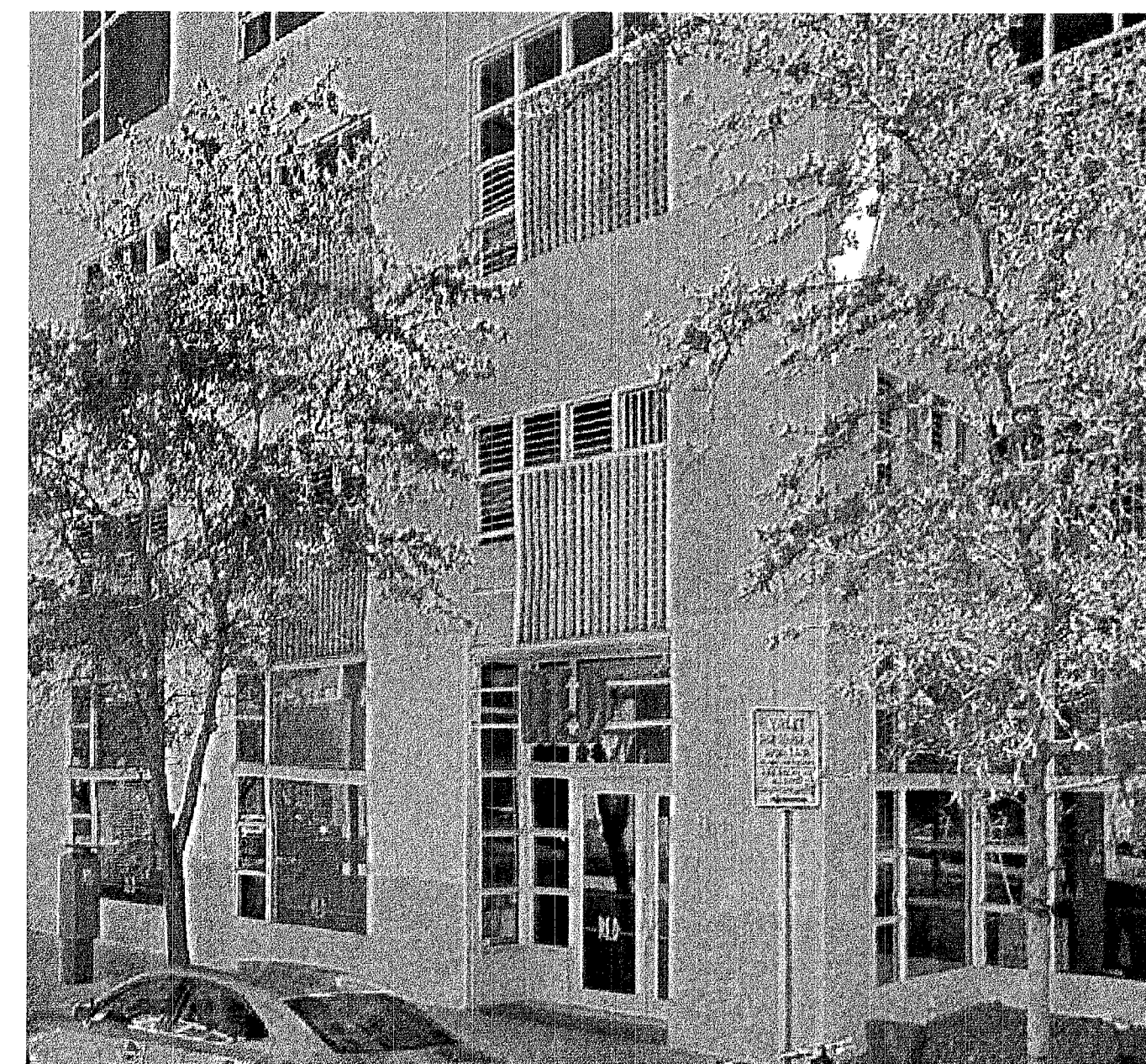
YUKON OFFICES BUILDING SUITE 402 PROPOSED FLOOR PLAN

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



YUKON OFFICE BUILDING KEY PLAN SUITE 402

SCALE: N.T.S.



EXISTING FRONT ELEV. TO REMAIN

SCALE: N.T.S.

NOTICE: In addition to the requirement of this permit there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State and Local Laws, Rules and Regulations.

DEMOLITION NOTES:

- ALL DEMOLITION WORK TO COMPLY WITH THE REQUIREMENT OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS. PRIOR TO COMMENCING THE DEMOLITION WORK, THE GENERAL CONTRACTOR IS TO CAREFULLY EXAMINE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE.
- ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN IN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
- CAREFULLY REMOVE TOTALLY OR PARTIALLY INDICATED WALLS/PARTITIONS, FILL OR CUT AND GRIND ANY UNEVEN, LOW OR HIGH FLOOR AREAS TO MAKE ENTIRE FINISH FLOOR FLUSH AND UNIFORM, AS PER DESIGN.
- WHERE WALLS/PARTITIONS ARE TO BE REMOVED FINISH DAMAGED SURFACES (CEILING AND WALLS) TO MATCH.
- BEFORE PAINTING EXISTING SURFACES, INSPECT THE ENTIRE AREA INVOLVED, PROPERLY PREPARE SURFACES TO RECEIVE PAINT AND PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.

NOTES:

- THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
- THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
- THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME GRILLE-MODIFICATIONS AS PER M-1.

NOTE:

AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE ALARM SOUND CONTRACTOR.

NOTE:

ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE DEMOLITIONS AND CONSTRUCTION PHASES.

NOTE:

ALL GLASS USED INSIDE THE SUITE SHALL BE TEMPERED SAFETY GLASS, CATEGORY II.

WORK AREA:

CARPET FLOOR = 743.9 SQ.FT.
DROP CEILING AREA = 743.9 SQ.FT.
TOTAL WORK AREA = 743.9 SQ.FT.

EXISTING JG&C CORPORATION OFFICES.
EXISTING OFFICES DO NOT CHANGE OF USE.
-REMODELING EXISTING OFFICE LAYOUT AS PER PLAN.

SCOPE OF WORK

INTERIOR REMODELING & RENOVATION LEVEL II
FLORIDA BUILDING CODE 2017 6th EDITION

- REMOVED AND DISPOSAL EXISTING CARPET AND REPLACED FOR A NEW CARPET SELECT BY OWNER, INCLUDING WOOD BASEBOARDS. THE SOUNDPROOFING ARE EXISTING AND REMAIN THE SAME.
- BUILT WOOD-GLASS PARTITIONS WITH SWING DOOR AS PER DESIGN. GLASS PARTITIONS HAVE TO BE SAFETY, TEMPERED GLASS, CATEGORY II.
- BUILD A DRYWALL WITH METAL FRAME DROP CEILING THROUGHOUT FOR NEW LED LIGHTINGS AS PER SHEET E-1 AND DETAILS.
- PROVIDE STRIPPING LED LIGHTINGS AT CEILING EDGES AS PER PLANS.
- MODIFIED THE A/C SUPPLY GRILLES USING LINEAL TYPES AS PER M-1.
- REPAIR AND PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.

THERE ARE NOT ANY PLUMBING JOB

-THE BATHROOMS ARE EXISTING TO REMAIN OUTSIDE TO THE OFFICES.

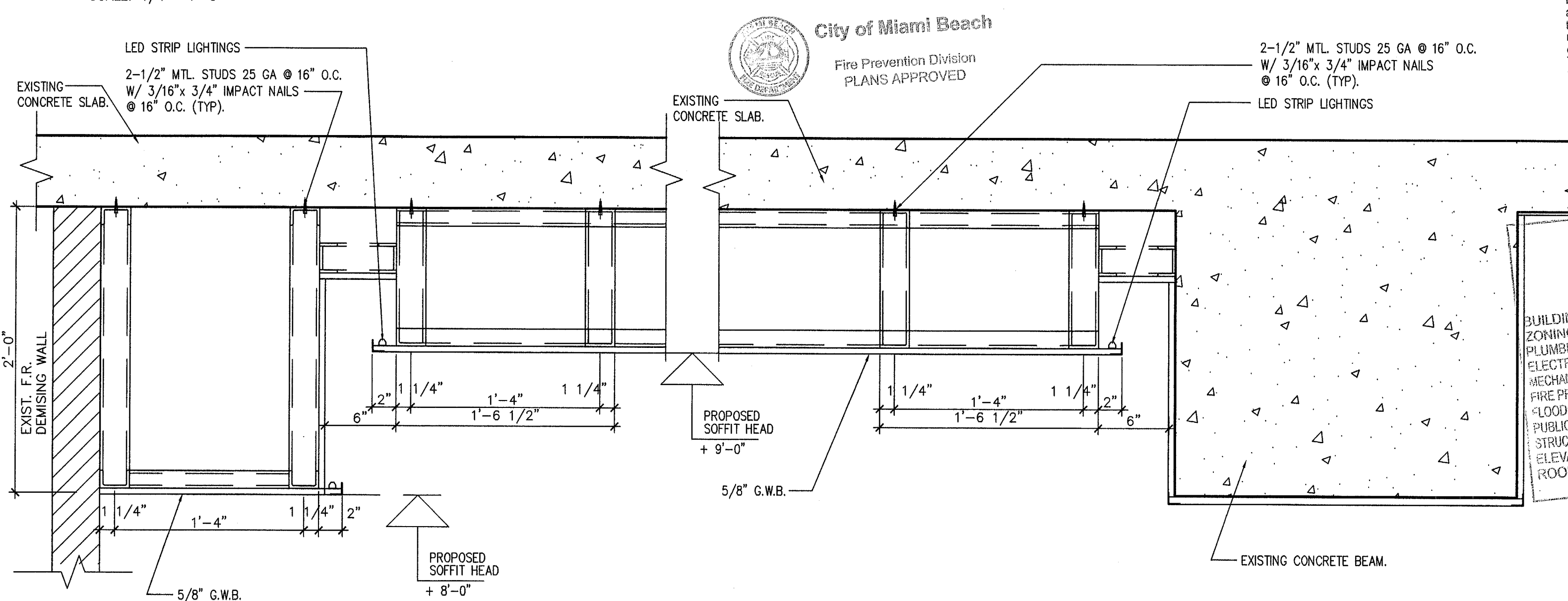
NOTE:

THE INTERIOR REMODELING AND RENOVATIONS DO NOT INCLUDING ANY WORK ON COMMON AREAS OR EXIT DOORS OR CORRIDOR THAT'S WILL REMAINS UNDISTURBED AND HAS NOT ANY MODIFICATIONS.

THE DEMISING PARTITIONS THAT SEPARATE TWO SUITES CANNOT BE MODIFIED OR PENETRATED IN ANY WAY.
ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.

NOTE:

THE NEW CARPET PILE HEIGHT SHALL BE A 1/2" MAX., AS PER F.B.C. ACC. 302.2.

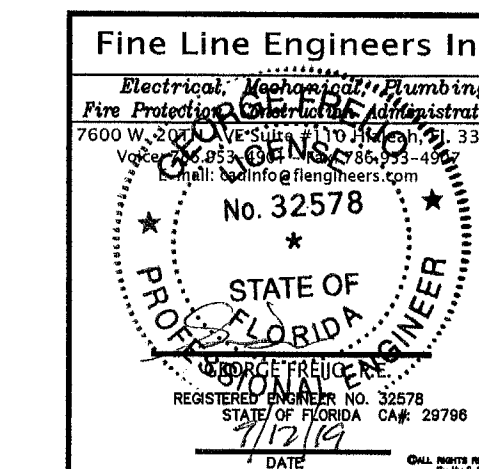


A DROP CEILING DETAIL

1-1/2" = 1'-0"

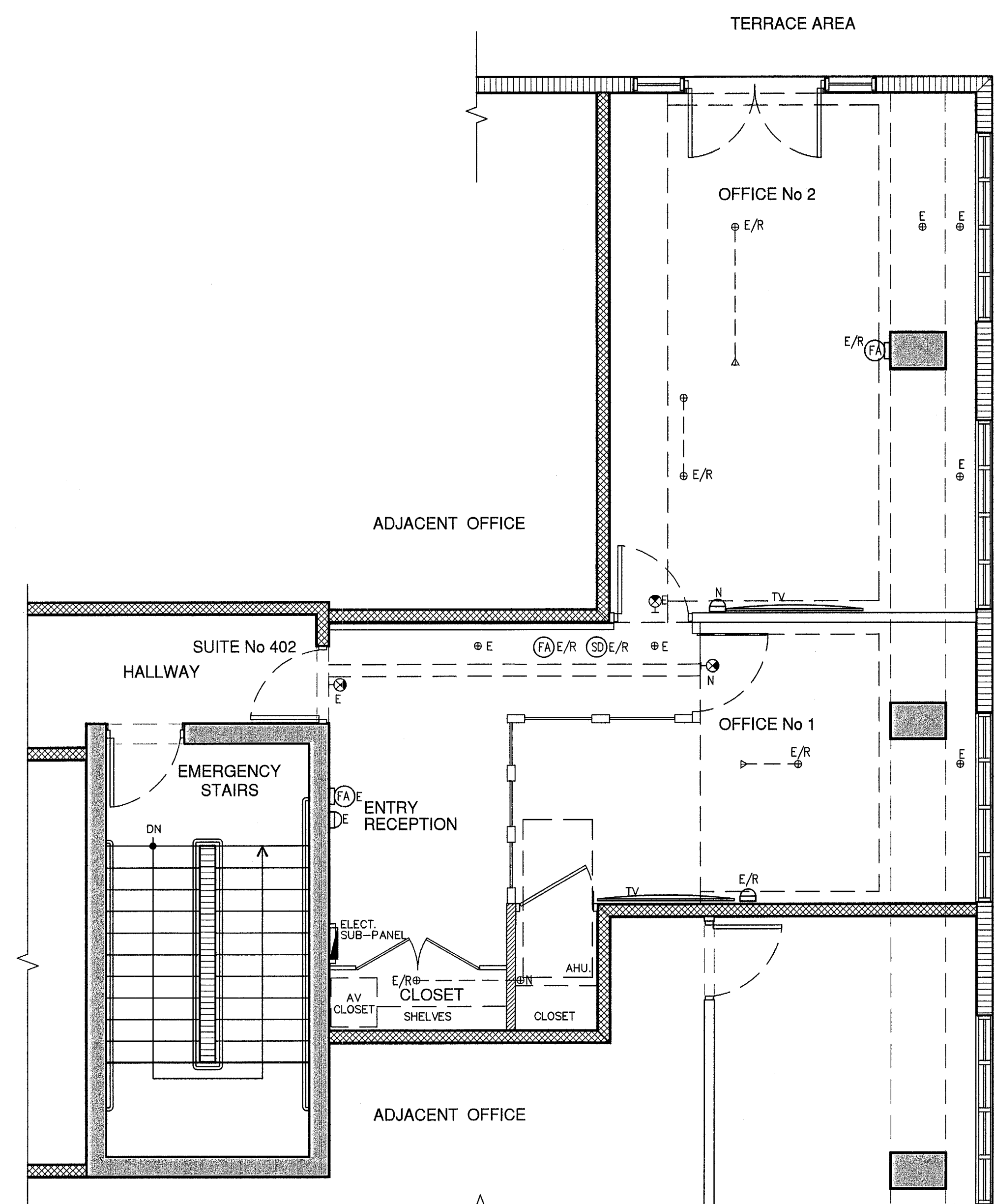
B DROP CEILING DETAIL AT EXISTING CONC. BEAM

1-1/2" = 1'-0"



INTERIOR REMODELING TO:
YUKON OFFICES BUILDING
YANTRA 119 LLC.
SUITE 402
119 Washington Avenue, Miami Beach, FL 33139

A-1



YUKON OFFICES BUILDING SUITE 402
LIFE SAFETY PLAN

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

LEGEND

- SD SMOKE DETECTOR AT CEILING
- SD SMOKE DETECTOR AT WALLS
- FA FIRE ALARM (SOUND) AT CEILING
- FA FIRE ALARM (SOUND) AT WALLS
- E/R FIRE SPRINKLER HEAD CONCEALED
- E/R FIRE SPRINKLER HEAD AT WALL
- E DENOTE EXISTING TO REMAIN
- E/R DENOTE EXISTING TO BE RELOCATED
- N DENOTE NEW PROVIDED
- EXIT SIGN
- EMERGENCY LIGHTS W/BATTERY POWER
- AB TYPE FIRE EXTINGUISHER

NOTES:

- 1.-THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME RELOCATIONS AS PER PLANS.
- 2.-THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME RELOCATIONS AS PER PLANS.
- 3.-THE FIRE ALARM SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME RELOCATIONS AS PER PLANS.
- 4.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME GRILLE-MODIFICATIONS AS PER PLANS.

ALL FIRE PROTECTION DEVICES ARE EXISTING AND REMAIN THE SAME.

NOTE:

AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE ALARM SOUND CONTRACTOR.

NOTE:

ALL SMOKE DETECTORS SHALL BE 120 V. W/ BATTERY BACKUP, INTERCONNECTED AND LOCATED 36" MIN. AWAY FROM ANY A/C GRILLE OR REGISTER.

NOTE:

ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE CONSTRUCTION PHASES.

N.F.P.A. 101 "INTERIOR FINISH"

CLASSIFICATION INTERIOR WALL, CEILING FINISH

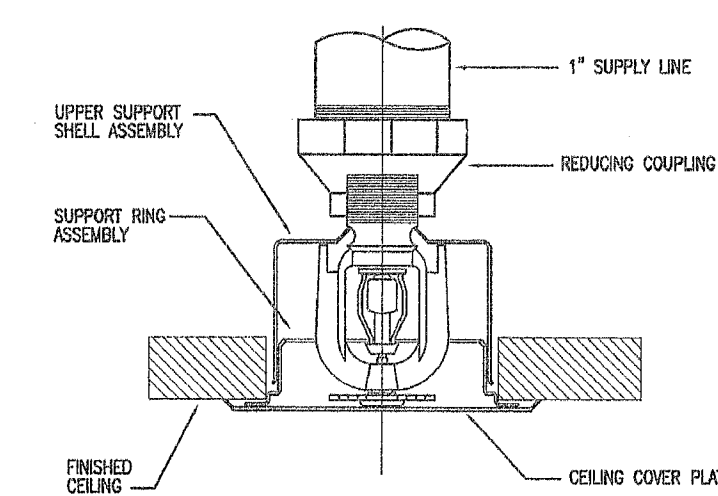
(3) CLASS "C"

a) FLAME SPREAD 76-200

b) SMOKE DEVELOPMENT 0-450

NOTE:

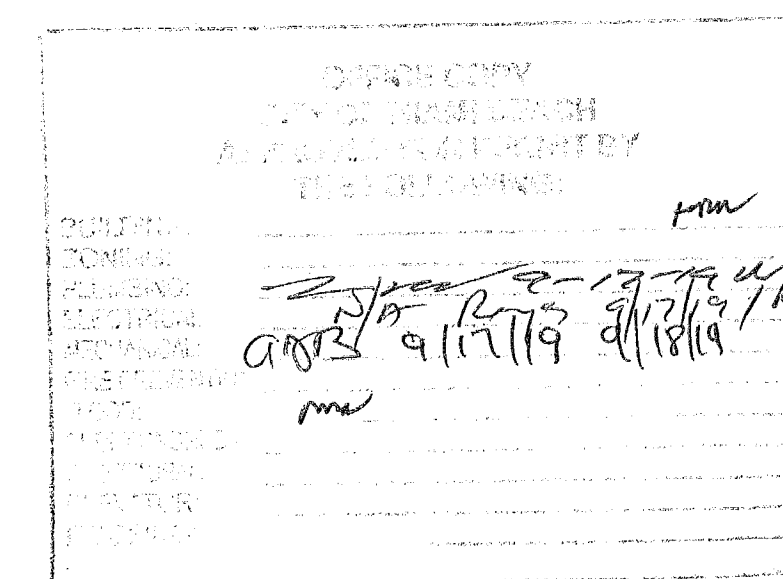
THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MANAGEMENT OFFICE AND ESTABLISH A FIRE WATCH AT ANY TIME THAT THE FIRE SPRINKLER SYSTEM SHOULD BE SHUT DOWN FOR MORE THAN 4 HOURS.



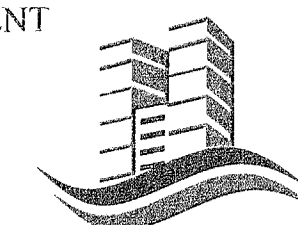
CONCEALED TYPE SPRINKLER HEAD MOUNTING DETAIL

SPRINKLER HEAD SCHEDULE						
AREA SERVED	MFR. & MODEL NO.	ORIFICE K-FACTOR	CONFIGURATION	TEMP. RATING	FINISH	DESIGN INFO.
APARTMENT SPRINKLERS	VESING FREEDOM RESIDENTIAL KX 460	1/2" K= 5.2	RECESSED PENDENT	ORDINARY	WHITE POLYESTER COATING	SEE PLAN

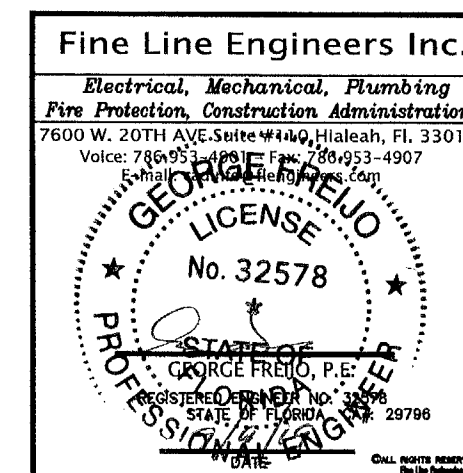
- NOTES:
1. ALL SPRINKLERS TO BE U.L. LISTED QUICK RESPONSE.
 2. WHITE POLYESTER SPRINKLER PIPER TO BE U.L. LISTED CORROSION RESISTANT.
 3. NEW SPRINKLERS SHALL BE OF SAME TEMP. RATING AND K-FACTOR AS EXISTING.
- CONTRACTOR SHALL VERIFY EXISTING SPRINKLER TYPE BEFORE ORDERING NEW HEADS.



APPROVED
MIAMI BEACH
FIRE DEPARTMENT



WESTHAVEN CONSTRUCTION
SERVICES INC.



Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration Services
7600 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA, 33016
Tel: 786-983-4901
E-mail: gffazio@fine-line.com

REVISION BLOCK

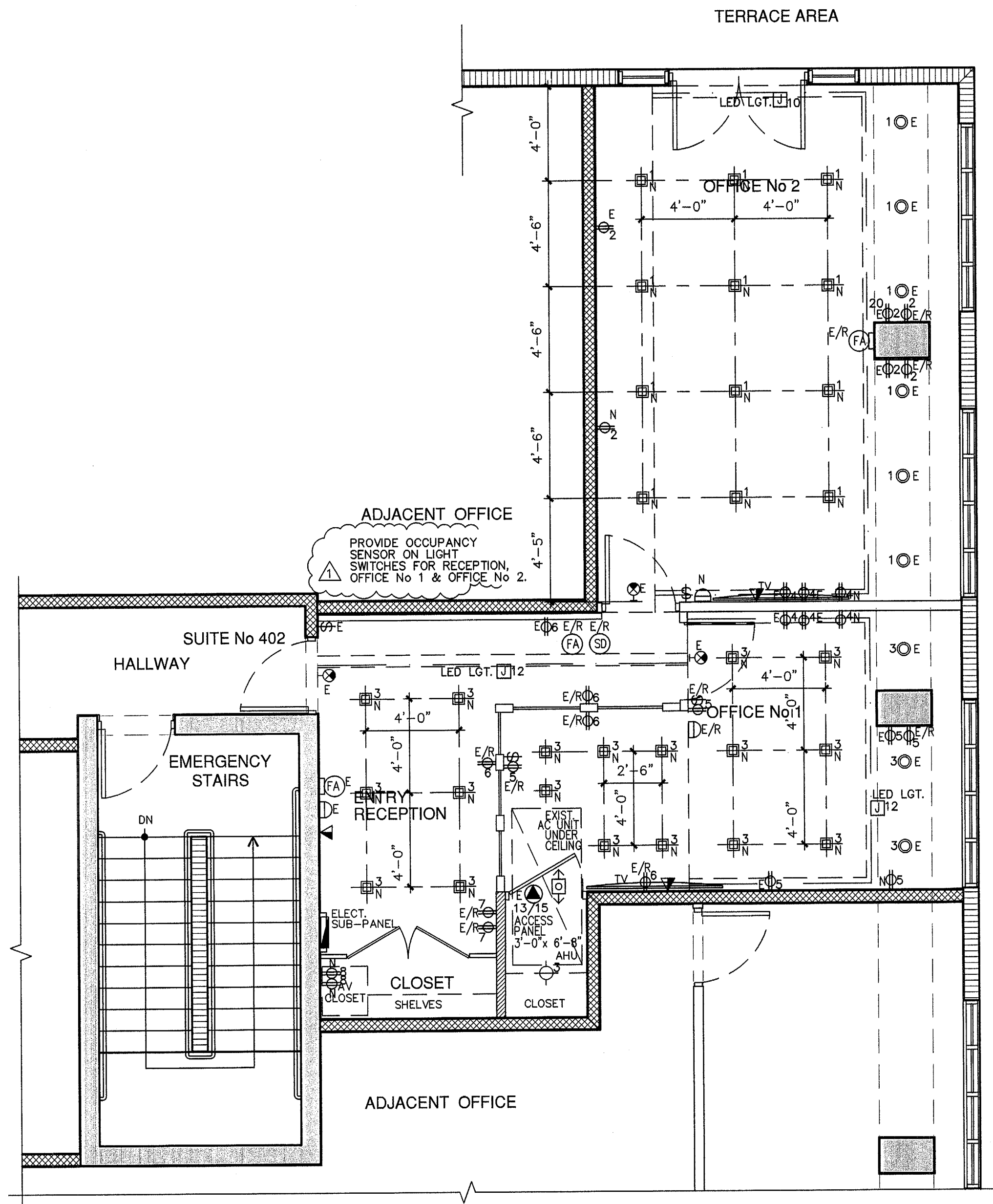
NO. DATE DESCRIPTION

SUBMITAL BLOCK

NO. DATE DESCRIPTION

INTERIOR REMODELING TO:
YUKON OFFICES BUILDING
YANTRA 119 LLC.
SUITE 402
119 Washington Avenue, Miami Beach, FL 33139

LS-1R



YUKON OFFICES BUILDING SUITE 402
ELECTRICAL PLAN

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

LEGEND

- ELECTRICAL DBL. OUTLET
- ELECTRICAL FLOOR OUTLET
- 1-WAY SWITCH
- ELECTRICAL PANEL
- EMERGENCY LIGHTS W/BATTERY POWER
- LIGHT RECEPTACLES
- SMOKE DETECTOR AT CEILING
- SMOKE DETECTOR AT WALLS
- FIRE ALARM (SOUND) AT CEILING
- FIRE ALARM (SOUND) AT WALLS
- JUNCTION BOX
- RECESS LIGHT SQUARE
- RECESS LIGHT ROUND
- KEY PAD
- EXIT SIGN
- DATA-CABLE
- TV SET
- MOTION SENSOR SWITCH

E DENOTE EXISTING TO REMAIN
E/R DENOTE EXISTING TO BE RELOCATED
N DENOTE NEW

NOTES:
1.-NOT ANY APPLIANCE LOAD HAS BEEN ADDED.
2.-ALL SMOKE DETECTORS SHALL BE 120 V. W/ BATTERY BACKUP, INTERCONNECTED AND LOCATED 36" MIN. AWAY FROM ANY A/C GRILLE OR REGISTER.

NOTE:
IF HAVE TO RELOCATED ANY ELECTRIC FIRE ALARM SOUND, THE SHOP-DRAWINGS FOR IT WILL BE PROVIDED.

EXISTING SUB-PANEL													
MODEL: SIEMENS LOAD CENTER EXIST. MAIN FEEDER = 60 AMP. SERVICE: 1Ø 3W-120/240V MOUNTING: RECESSED MAIN FEEDER: 3# 6 THWN CU, 1# 10 THWN(G) IN 1"Ø COND.							MAIN BUS: 60 AMP. NEUTRAL: 60 AMP. MAINS: 60 A MCB A.I.C.: 10,000						
CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.	CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.
1	LIGHTINGS	1.0	20	1	12	1/2"	2	RECEPTACLES	1.0	20	1	12	1/2"
3	LIGHTINGS (SD)	1.0	20	1	12	1/2"	4	RECEPTACLES	1.0	20	1	12	1/2"
5	OUTLETS	1.0	20	1	12	1/2"	6	RECEPTACLES	1.0	20	1	12	1/2"
7	OUTLETS	1.0	20	1	12	1/2"	8	RECEPTACLES	1.0	20	1	12	1/2"
9	OUTLETS	1.0	20	1	12	1/2"	10	RECEPTACLES	1.0	20	1	12	1/2"
11	OUTLETS	1.0	20	1	12	1/2"	12	RECEPTACLES	1.0	20	1	12	1/2"
13	A/C	5.4	40	2	8	3/4"	14	PHONE DISPLAY	1.0	20	1	12	1/2"
15							16	RECEPTACLES	1.0	20	1	12	1/2"
17	SPARE						18	SPARE					
19	SPARE						20	SPARE					
21	SPARE						22	SPARE					
23	SPARE						24	SPARE					
25	SPARE						26	SPARE					
27	SPARE						28	SPARE					
29	SPARE						30	SPARE					

R3-G19AT
3" LINE VOLTAGE GU10 REMODEL HOUSING
120V- Non IC Air Tight GU-10 Housing

Project _____
Location _____

PRODUCT DESCRIPTION
R3-G19AT housing is designed for NON-IC rated ceiling. Accommodates up to 50W GU10 & 9.8W GU10 LED lamps.

SPECIFICATIONS
HOUSING: Low 4" profile for shallow ceilings. Pre-wired .037" steel housing adjusts up to 1 3/4" ceiling thickness. Trim is secured with torsion wing springs/standard coil springs. Designed to be installed in new construction applications. Non IC rated housing must be kept 3" from insulation.
AIR FLOW RESTRICTION: Armatist models are designed to restrict air flow from room into plenums in compliance to the WSEC-Washington State Energy Code (less than 2.8 CFM-Cubic Feet per Minute).
MOUNTING FRAME: Supplied with (2) 24" adjustable bar hangers. Bar hangers equipped with (nail-less installation) 3/4" serrated barbed studs for secure mounting in wood joists.
JUNCTION BOX: Pre-wired, galvanized steel J-box with (4) knock-outs. Strain clamps and ground wire. Equipped with safety standard thermal protector rated for 90°C.
LABELS: ETL/CETL listed (ETL listed number: 4003878) ETL listed for through-branch wiring (4) No. 12 AWG 90°C and damp locations.

COMPATIBLE TRIMS

Model	Description	Finish
R3-409	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel-bronze
R3-421	3" ALZAK TRIM MR16	matte white-brushed nickel
R3-488	3" GIMBLE TRIM MR16	matte white-brushed nickel
R3-495	3" TRIM W/ RH BAFFLE MR16	matte white-brushed nickel
R3-509	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-521	3" SQ ALZAK TRIM MR16	matte white-brushed nickel
R3-535	3" SQ ON SQ TRIM MR16	matte white-brushed nickel
R3-559	3" SQ SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-588	3" SQ GIMBLE TRIM MR16	matte white-brushed nickel
R3-596	3" SQ BAFFLE TRIM MR16	matte white-brushed nickel
R3-599	3" SQ BAFFLE TRIM MR16	matte white
R3-688	3" DIECAST GIMBLE TRIM MR16	matte white
R3-690	3" DIECAST BAFFLE TRIM MR16	matte white
R3-698	3" SQ DIECAST GIMBLE TRIM MR16	matte white
R3-699	3" SQ DIECAST BAFFLE TRIM MR16	matte white
R3-699	3" SQ DIECAST BAFFLE TRIM MR16	matte white

CITY OF MIAMI BEACH
SEP 17 2019
ELECTRICAL REVIEW
BUILDING DEPARTMENT

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
FLOOD: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ELEVATOR: _____
ROOFING: _____

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

WESTHAVEN CONSTRUCTION
SERVICES INC.

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 20TH AVE SUITE 110 HALEAL, FL 33016
VOICE: 285-933-4901
FAX: 285-933-4901
E-MAIL: info@fineengineers.com

FLORIDA
ELECTRICAL
LICENSE
No. 32578
STATE OF
FLORIDA
GEOFFREY P. FINE
REGISTERED PROFESSIONAL ENGINEER
9/1/19

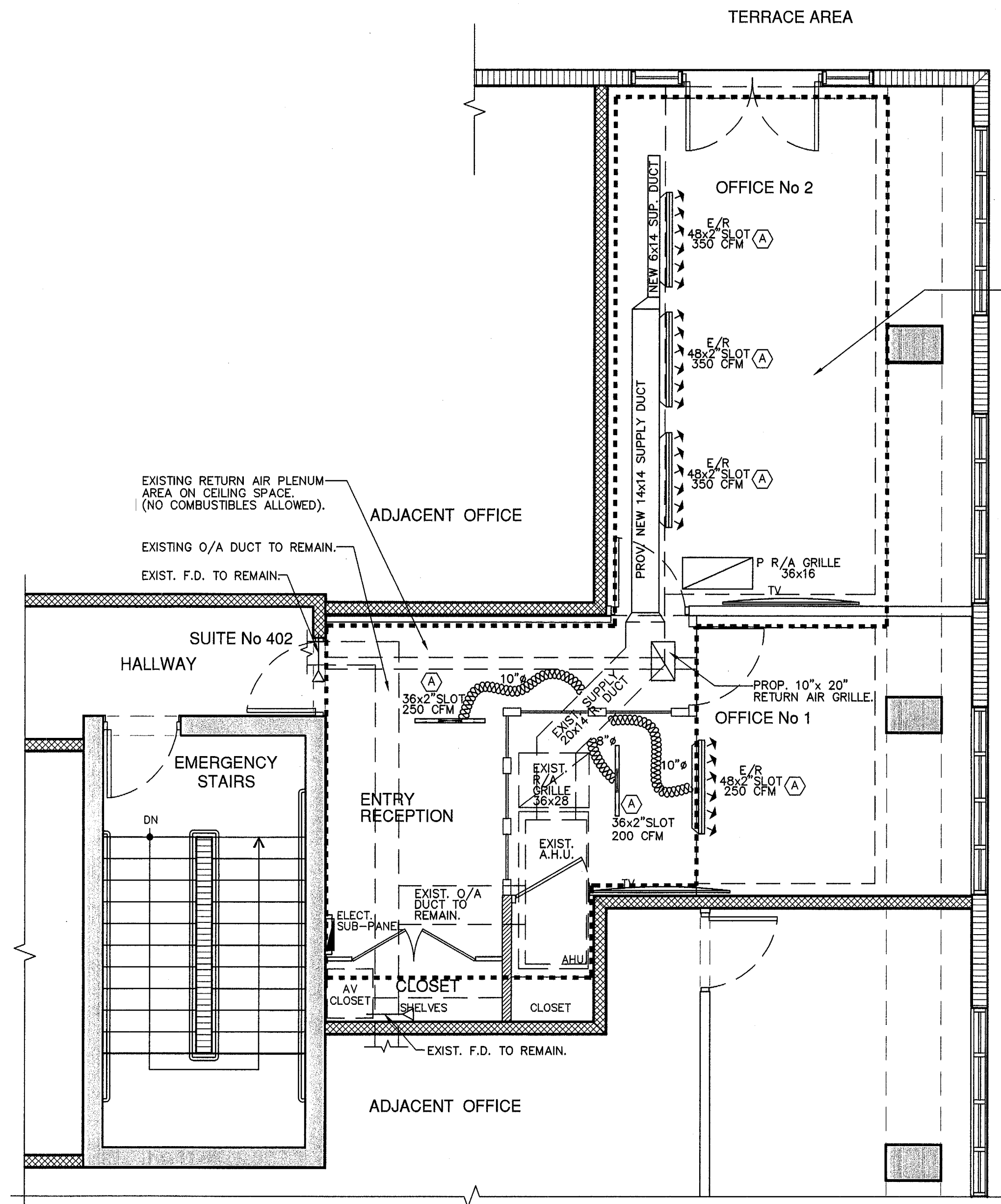
INTERIOR REMODELING TO:
YUKON OFFICES BUILDING
YANTRA 119 LLC.
SUITE 402
119 Washington Avenue, Miami Beach, FL 33139

E-1R

REVISION BLOCK	
NO.	DESCRIPTION
1	ELECTRICAL COMMENTS
2	AS BUILT REVISION & OWNER REQUIREMENTS

SUBMITTAL BLOCK	
NO.	DATE
1	08-28-19
2	09-05-19

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration Services
7600 WEST 20TH AVE SUITE 110, HALEAL, FLORIDA, 33016
Tel: 285-933-4901
Email: info@fineengineers.com



**YUKON OFFICES BUILDING SUITE 402
MECHANICAL PLAN**

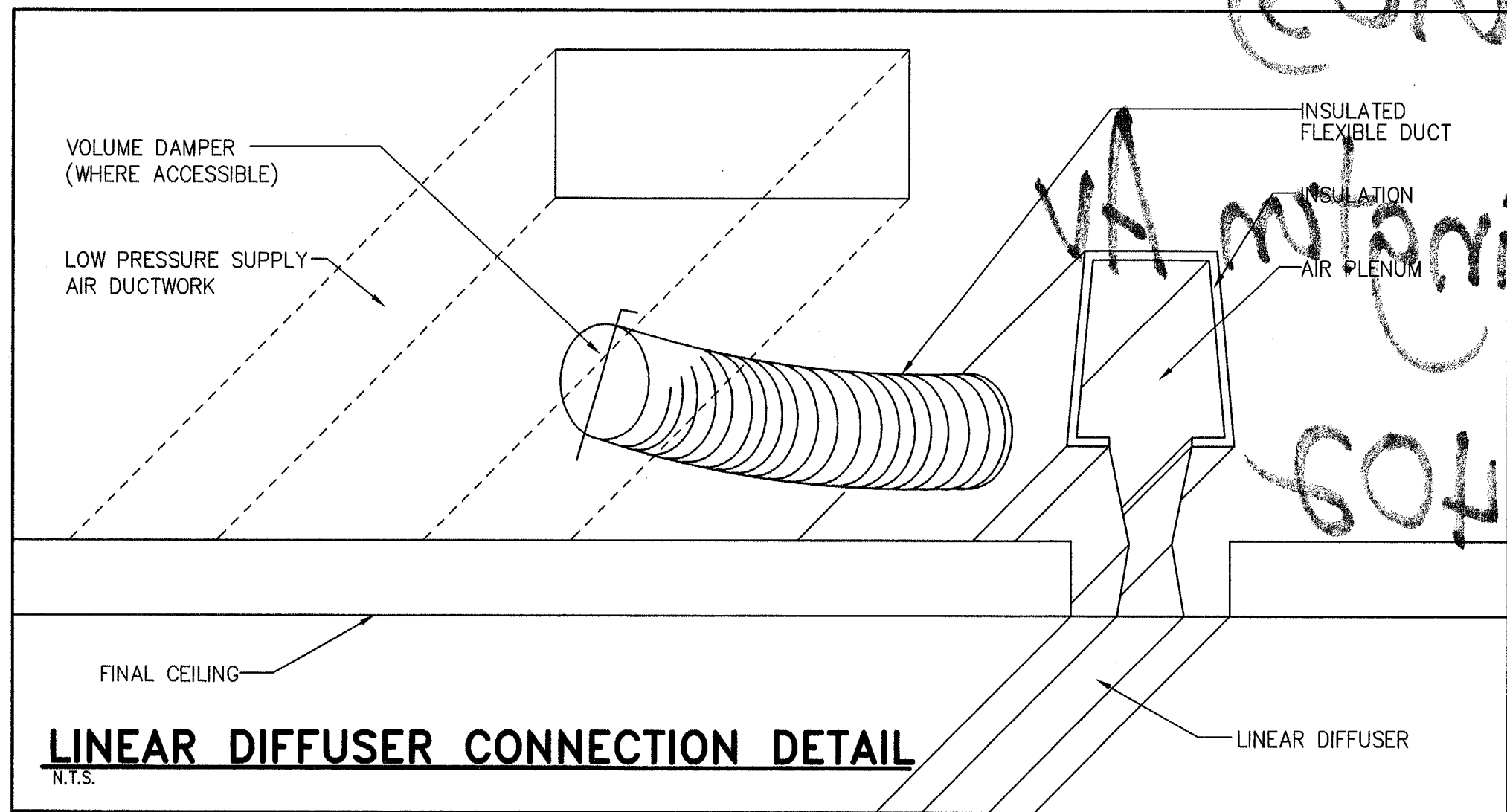
SCALE: 1/4" = 1'-0"

EXISTING RETURN AIR PLENUM
AREA ON CEILING SPACE.
(NO COMBUSTIBLES ALLOWED).

1050 cfm/100=10.50x 50 sq.in.
=525 sq.in. R/A REQUIRED
EXIST. 36" x 16" = 576 sq.in.)

250 cfm/100=2.50x50 sq.in.
=12.5 sq.in. R/A REQUIRED
PROP. 10" x 20" = 200 sq.in.)

450 cfm/100=4.50x50 sq.in.
=225 sq.in. R/A REQUIRED
EXIST. 36" x 28" = 1008 sq.in.)



LEGEND

- E DENOTE EXISTING TO REMAIN
E/R DENOTE EXISTING TO BE RELOCATED OR REMODELING
P. PROPOSED A NEW ONE
R/A RETURN AIR

NOTES:

- 1.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME BUT INCLUDED SOME GRILLE AND OR DUCTS MODIFICATIONS AS PER PLAN.
- 2.-THE MAIN DUCTS AND AIR FLOW ARE EXISTING AND REMAIN THE SAME BUT INCLUDED SOME RELOCATIONS AS PER PLAN.
- 3.-THE RETURNS AIR GRILLE/DUCTS ARE NOT EXISTING AND WE WILL CREATED AS PER PLANS.

NOTES:

- AT THESE REMODELING/RENOVATION WORK,THE WORKING DRAWINGS ARE CONSIDERED AS A GUIDE AND HAVE TO BE VERIFY AT FIELD, AS PER EXISTING CONDITIONS.
- IF ANY DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS, CONSTRUCTION DRAWINGS AND/OR DESIGN CONSULTANT DRAWINGS, THE CONTRACTOR NOTIFY TO ARCHITECT AND DESIGN CONSULTANT FOR DIRECTION PRIOR TO COMMENCING ANY WORK.

SCOPE OF WORK:

THE AIR CONDITIONING SYSTEM (MACHINE, MAIN SUPPLY DUCTS, MAIN RETURN BY DOOR AND OVERALL AIR FLOW) ARE EXISTING AND REMAIN THE SAME BUT THE JOB FOR REPLACED THE EXISTING BOOTS AND GRILLES FOR A NEW LINEAL ONES WITH SAME AIR FLOW AND SOME MODIFICATIONS ARE PROPOSED ACCORDING PLANS.

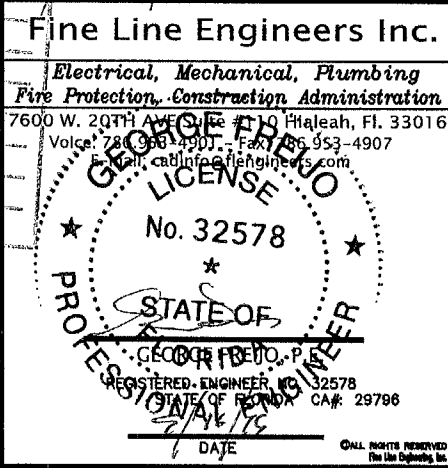
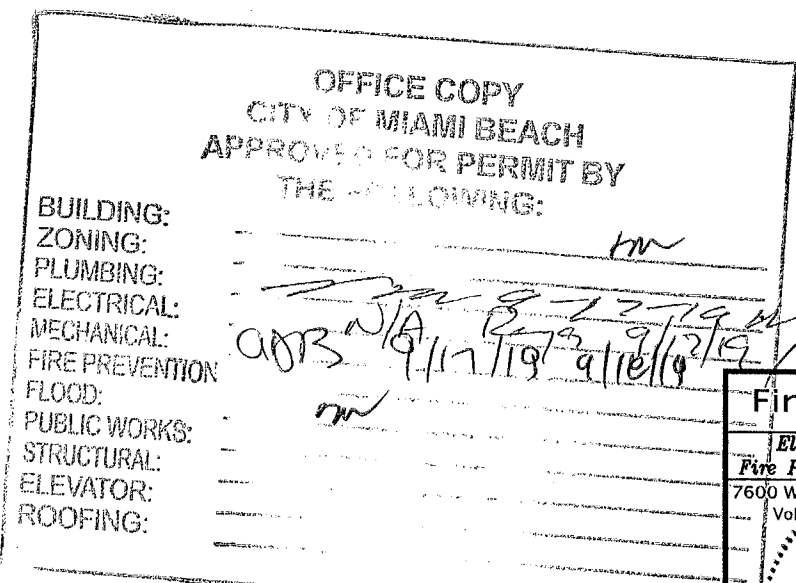
AIR DISTRIBUTION SCHEDULE

MARK	USE	TYPE	ACCESSORIES	NECK SIZE CFM RANGE	MANUFACTURER MODEL NUMBER
(A)	SUPPLY	1-1" SLOT LINEAR SLOT DIFFUSER	0.8" D. W/ YOUNG REGULATOR CONTROL PROVIDED INSULATED BOOT PLENUM.	SEE DRAWINGS	METALAIR 6610-12-1
(B)	RETURN	8-1" SLOT LINEAR SLOT DIFFUSER	INSULATED PLENUM.	SEE DRAWINGS	METALAIR 6610-12-1

- NOTES:
- 1.- CONTRACTOR SHALL COORDINATE AIR DISTRIBUTION DEVICES TYPE & LOCATION WITH CEILING TYPES & ARRANGEMENT PRIOR TO ORDERING AND INSTALLATION OF DEVICES.
 - 2.- BASIS OF DESIGN IS METALAIR OR APPROVED EQUALS: TITUS, PRICE OR KRUEGER.
 - 3.- CONTRACTOR SHALL PROVIDE A YOUNG REGULATOR WITH REMOTE ADJUSTMENT CABLE IN ALL SLOT DIFFUSERS.

LINEAL GRILLE TYPE B ARE NOT USED.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



INTERIOR REMODELING TO:
YUKON OFFICES BUILDING
YANTRA 119 LLC.
SUITE 402
119 Washington Avenue, Miami Beach, FL 33139

M-1R

REVISION BLOCK

SUBMITAL BLOCK

NO. DATE

NO. DATE

NO. DATE

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection,
Construction Administration Services
7600 WEST 26TH AVENUE SUITE 110, MIAMI, FLORIDA 33116
Tel: 786-933-1901
Fax: 786-933-1902
www.fineengineers.com

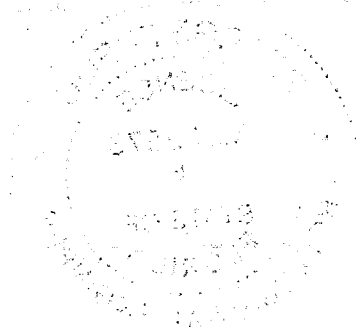
BV1910876

(BCB1900103)

119 Washington Av

Unit #402

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535



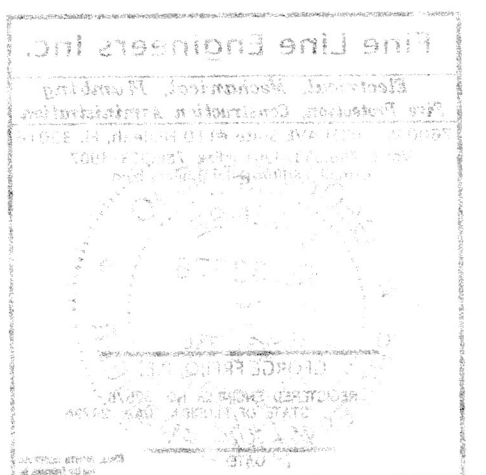
19 Washington Avenue, Miami Beach, FL 33139

E-1-R

NOT TO SCALE
YUKON OFFICES BUILDING SUITE 403
ALL BY ARTWAY
SCA STUBS
08/23/11

NO.	DATE	DESCRIPTION	REVISION BY
1	08/23/11	ISSUED FOR PERMIT	ARTWAY
2	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
3	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
4	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
5	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
6	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
7	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
8	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
9	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY
10	09/01/11	REVISED TO REFLECT FIELD CHANGES	ARTWAY

FINE LINE ENGINEERS INC.
119 WASHINGTON AVE
SUITE 403
VANCOUVER, BC V6E 2E1
TEL: 604-681-1111
WWW.FINELINEENGINEERS.COM



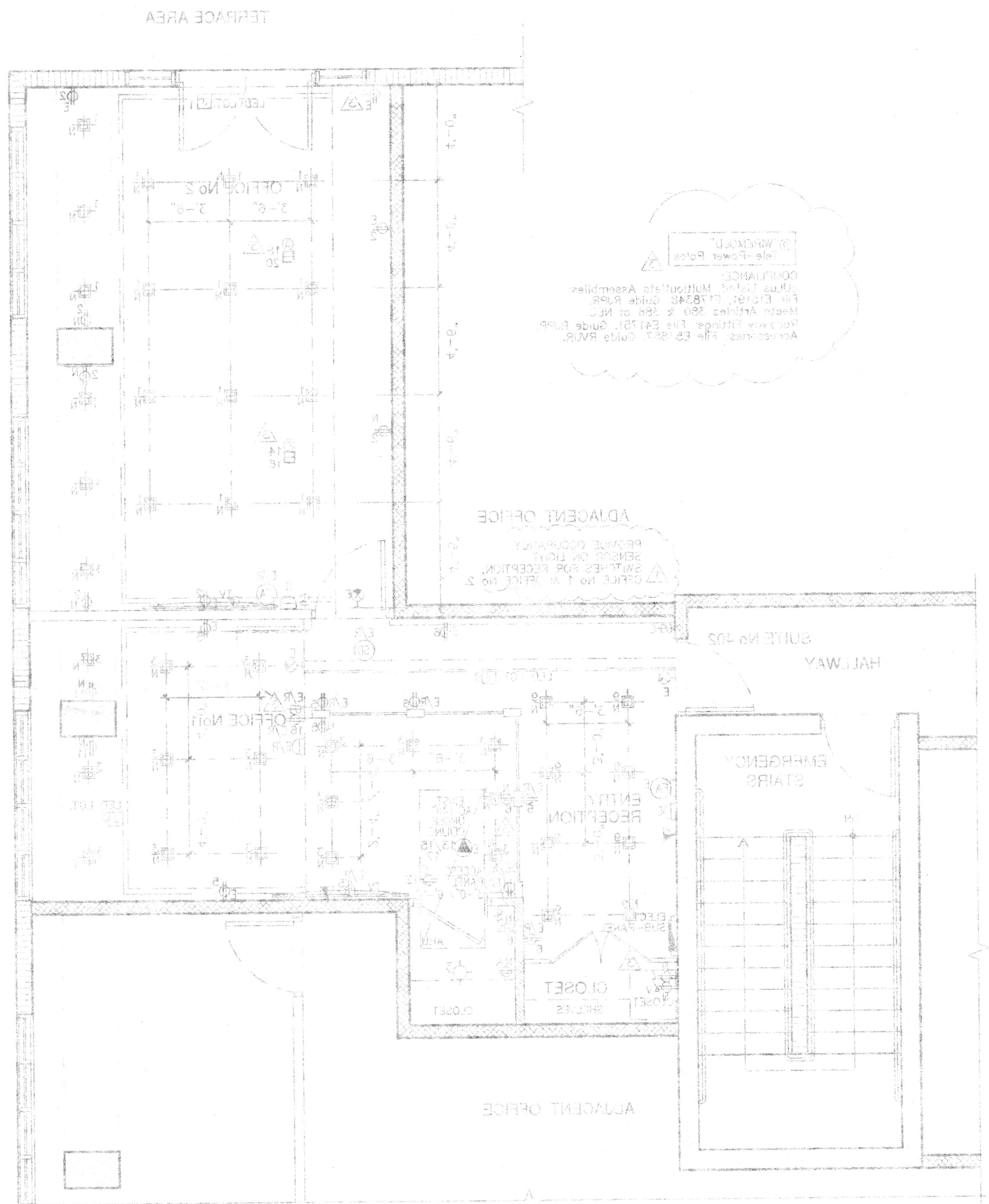
NOTE: It is the responsibility of the client to provide accurate information to the engineer. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client.

EXISTING SUB-PANEL									
NO.	DESCRIPTION	LOAD (W)	LOAD (V)	LOAD (VA)	LOAD (VA)	LOAD (VA)	LOAD (VA)	LOAD (VA)	LOAD (VA)
1	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
5	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
6	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
7	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
9	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
10	RECEPTACLE	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

NOTE: IF HAVE TO RELOCATE ANY ELECTRICAL FIRE ALARM SOUND THE SHOP-DRAWINGS FOR IT WILL BE PROVIDED.

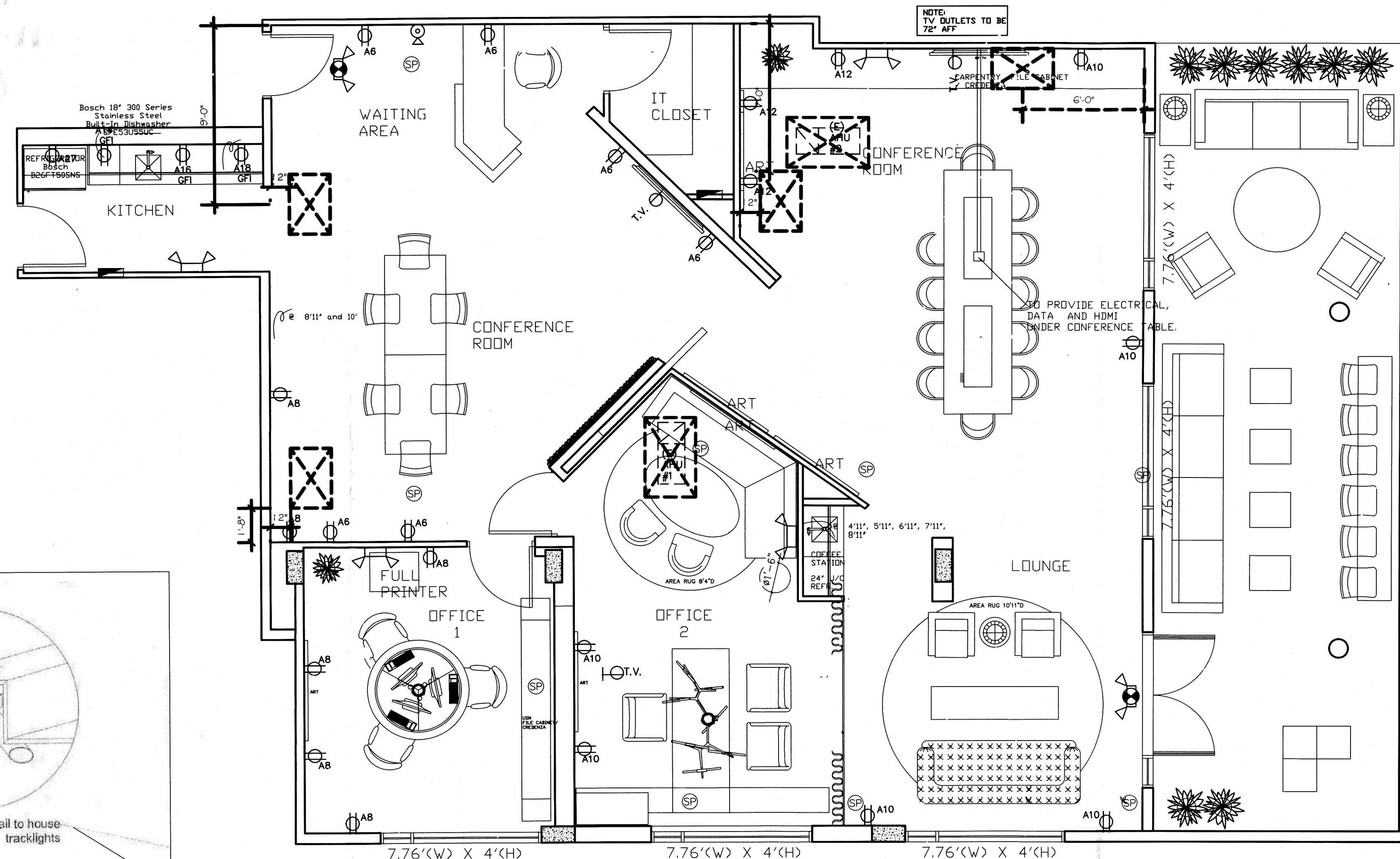
NOTE: IF ANY APPLIANCE LOAD HAS BEEN ADDED, ALL SMOKE DETECTORS SHALL BE 120 V. W. BATTERY BACKUP, INTERCONNECTED AND LOCATED 30' MIN. AWAY FROM ANY V.D. CIRCLE OR REGISTER.

- LEGEND
- 1. DETECT NEW
 - 2. DETECT EXISTING TO BE RELOCATED
 - 3. DETECT EXISTING TO REMAIN
 - 4. DETECT EXISTING TO BE REMOVED
 - 5. DETECT EXISTING TO BE REMOVED
 - 6. DETECT EXISTING TO BE REMOVED
 - 7. DETECT EXISTING TO BE REMOVED
 - 8. DETECT EXISTING TO BE REMOVED
 - 9. DETECT EXISTING TO BE REMOVED
 - 10. DETECT EXISTING TO BE REMOVED



ELECTRICAL PLAN
YUKON OFFICES BUILDING SUITE 403

REV 2011827



ELECTRIC POWER PLAN
1/4"=1'-0"

AS PER SCOPE OF WORK:
I. ALL NEW LIGHTING &
RECEPTACLES

LIGHT FIXTURES MUST BE
LISTED BY NRTL AS PER
NEC 410.6

CEILING LEGEND:
DENOTES DROP
CLG.

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	ROLL & HILL AGNES PENDANT - 14 LIGHTS
	VONN VMC34912BL Tania SingleLight 51" Wide LED Ring Chandelier
	KREON 48V MAGNETIC PROFILE SYSTEM - 3'3"
	KU48M-40-HOLPS-WHT.30-90-FL46/NR24-3500K
	ELECTRIC PANEL
	PROVIDE 24V WHIP FOR CABINETRY LIGHTING SWITCHED AT DOOR
	ELIPSON BELL 6 SPEAKER
	LED STRIP -LIGHT COVE OR CABINET 3500K
	WAC Lighting MO-1035F-840-WT
	Globe Electric 90948 Adjustable Round 4"
	KUHL-40-PEC-DW-NR-40-SO-80-WHT-D2

REFLECTIVE LIGHTING PLAN
1/4"=1'-0"

150 AMP (EXSTG) 120/240, 1 Ø, 3W					10,000 A.I.C. RATING ELECTRICAL SCHEDULE (PNL. A)			OFFICE		3-#1/0 THW CU IN 2" COND.		
	LOCATION	O.C.P.	WIRE	VOLTS	COND	LOAD	LOAD	COND	VOLTS	WIRE	O.C.P.	LOCATION
1	GEN. LTS.	20-1	12	120	1/2"	1,776 SF X 3W/5F=5,328	10,000	3/4"	240	6	50-2	(EXSTG) AHU-1
3		20-1	12	120	1/2"							
5		20-1	12	120	1/2"							
7		20-1	12	120	1/2"							
9		20-1	12	120	1/2"							
11	(EXSTG) AHU-2	40-2	8	240	3/4"	7,500	540	1/2"	120	12	20-1	GEN. RECEPT.
13							1,500	1/2"	120	12	20-1	DISHWASHER
15	EMERG. LT.	20-1	12	120	1/2"	500	3,000	1/2"	120	12	20-1	SMALL APPL.
17	CABINET LTS.	20-1	12	120	1/2"	500						
19	SIGN	20-1	12	120	1/2"	1,200		1/2"	120	12	20-1	SPEAKER SYSTEM
21	SPARES											SPARES
23												
25												
27												
29												
31												
33												
35												
37												
39												
41	↓											↓

33,308W/240=139 AMPS THEREFORE
EXSTG. 150 AMP SERVICE O.K.

LEGEND

- DUPLEX RECEPTACLE OUTLET (110 VOLTS)
- SPECIAL PURPOSE OUTLET (120 VOLTS)
- DUPLEX RECEPTACLE OUTLET (110 VOLTS)
ONE HOT LEG, ONE SWITCHED LEG
- SPECIAL PURPOSE OUTLET (220 VOLTS)
- ELECTRIC JUNCTION BOX
- TELEVISION OUTLET
- TELEPHONE OUTLET
- ELECTRIC PANEL
- ELECTRIC METER
- EXHAUST FAN
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- TV COMPUTER/TV CABLE
- CEILING FAN
- SMOKE DETECTOR
- ELECTRIC LIGHT SWITCH
- THERMOSTAT

LEGEND

- MANUAL OVERRIDE
W/ TIME CLOCK

*NOTE: OCCUPANCY SENSOR FOR RESTROOM
AREAS, ROOMS, DINING ROOM, LOUNGE &
OFFICE SHALL COMPLY W/ THE FLA ENERGY
CONSERVATION C405.2.2.2 SHALL HAVE
AUTOMATIC LIGHTING CONTROLS W/ MANUAL
OVER RIDE

SCOPE OF WORK: (12-11-19)
I. EXSTG PANEL B W/ CIRCUITS SHOWN
AS IS

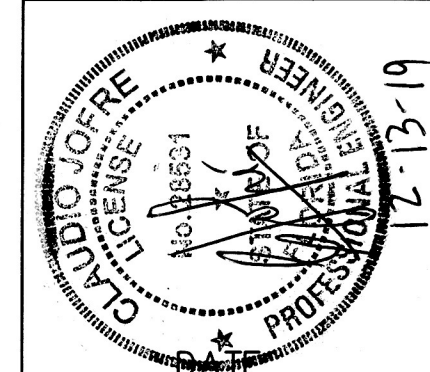
150 AMP (EXSTG) 120/240, 1 Ø, 3W				10,000 A.I.C. RATING ELECTRICAL SCHEDULE (PNL. B)				OFFICE				3-#1/0 THW CU IN 2" COND.		
	LOCATION	O.C.P.	WIRE	VOLTS	COND	LOAD	LOAD	COND	VOLTS	WIRE	O.C.P.	LOCATION		
1	GEN. LTS.	20-1	12	120	1/2"	861 SF X 3W/5F=2,583	7,000	3/4"	240	8	40-2	(EXSTG) BUILDING AHU-1	20-1	
3	GEN. LTS.	20-1	12	120	1/2"									1080
5	GEN. LTS.	20-1	12	120	1/2"									
7	GEN. LTS.	20-1	12	120	1/2"									
9	TELEPHONE	15-1	14	120	1/2"	100	1,500	1/2"	120	12	20-1	COPY M. PUBLISHING	20-1	
11	UPS SYSTEM	20-1	12	120	1/2"	1,800	1,500	1/2"	120	12	20-1	REFRIG. ELV. 2000	20-1	
13	SPARES						540	1/2"	120	12	20-1	A/C COND. PUMP	20-1	
15												SPARES	20-1	
17													20-1	
19													20-1	
21													20-1	
23													20-1	

17,183W/240=72 AMPS THEREFORE
EXSTG. 150 AMP SERVICE O.K.

CLAUDIO JOFRE, P.E.

11075 NW 27TH PL
SUNRISE, FL. 33322
OFF: (786) 382-1695

ENGINEER
FLA. REG. NO. #28531



12 FEB. 2019

1 REV. 8-1-19

2 REV. 8-26-19

3 REV. 12-10-19

PROPOSED OFFICE REMODEL
119 WASHINGTON AVE SU. 502
MIAMI BEACH, FL

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

[Signature]
1-3-20
1/3/20/2019

NOTICE: In addition to the requirements of this permit there may be additional requirements and/or conditions that may be found in the City of Miami Beach Ordinance and there may be additional requirements and/or conditions that may be found in the City of Miami Beach Ordinance and there may be additional requirements and/or conditions that may be found in the City of Miami Beach Ordinance.

KV2011827
119 WASHINGTON AVE
(BC1910502)