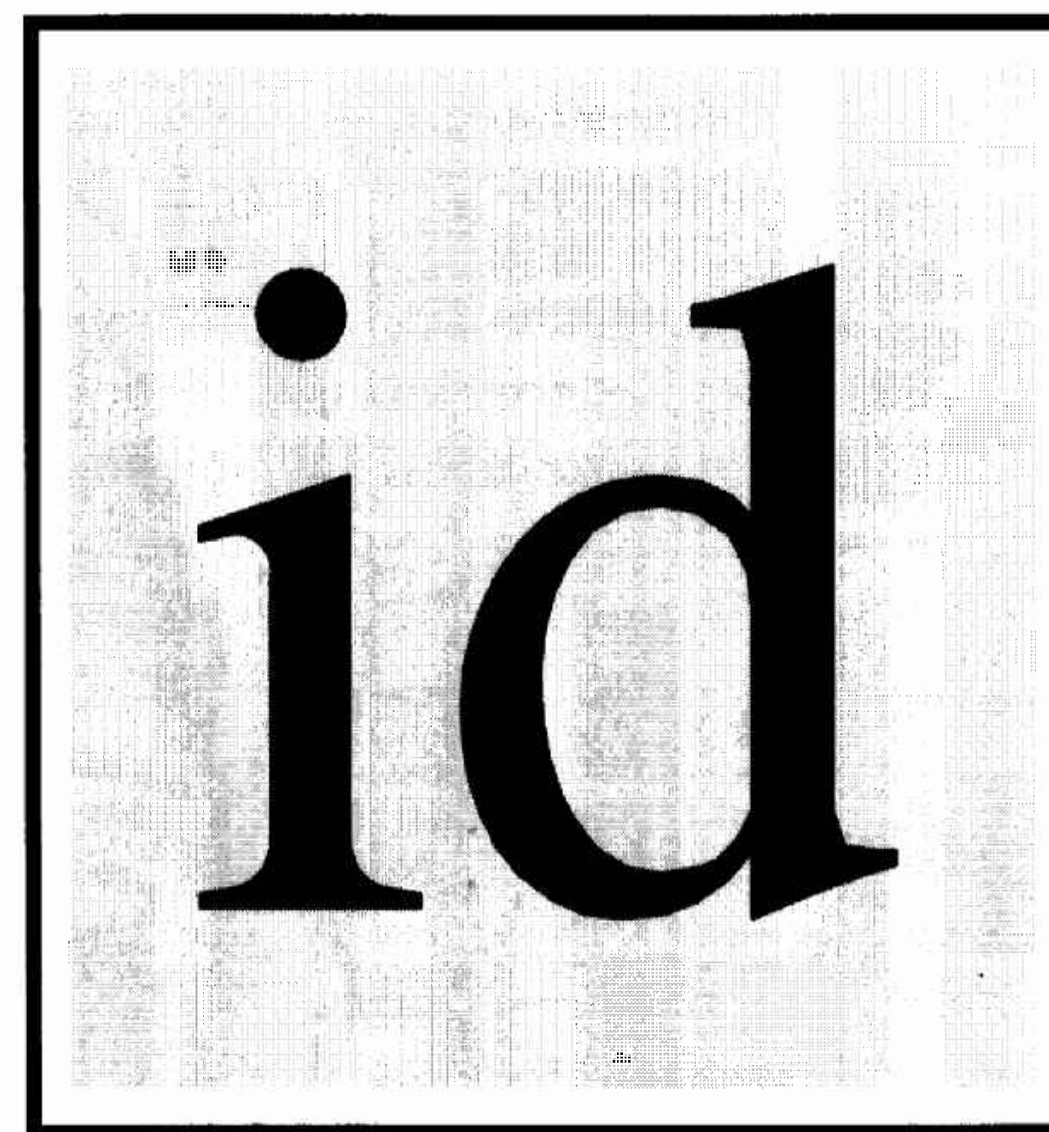


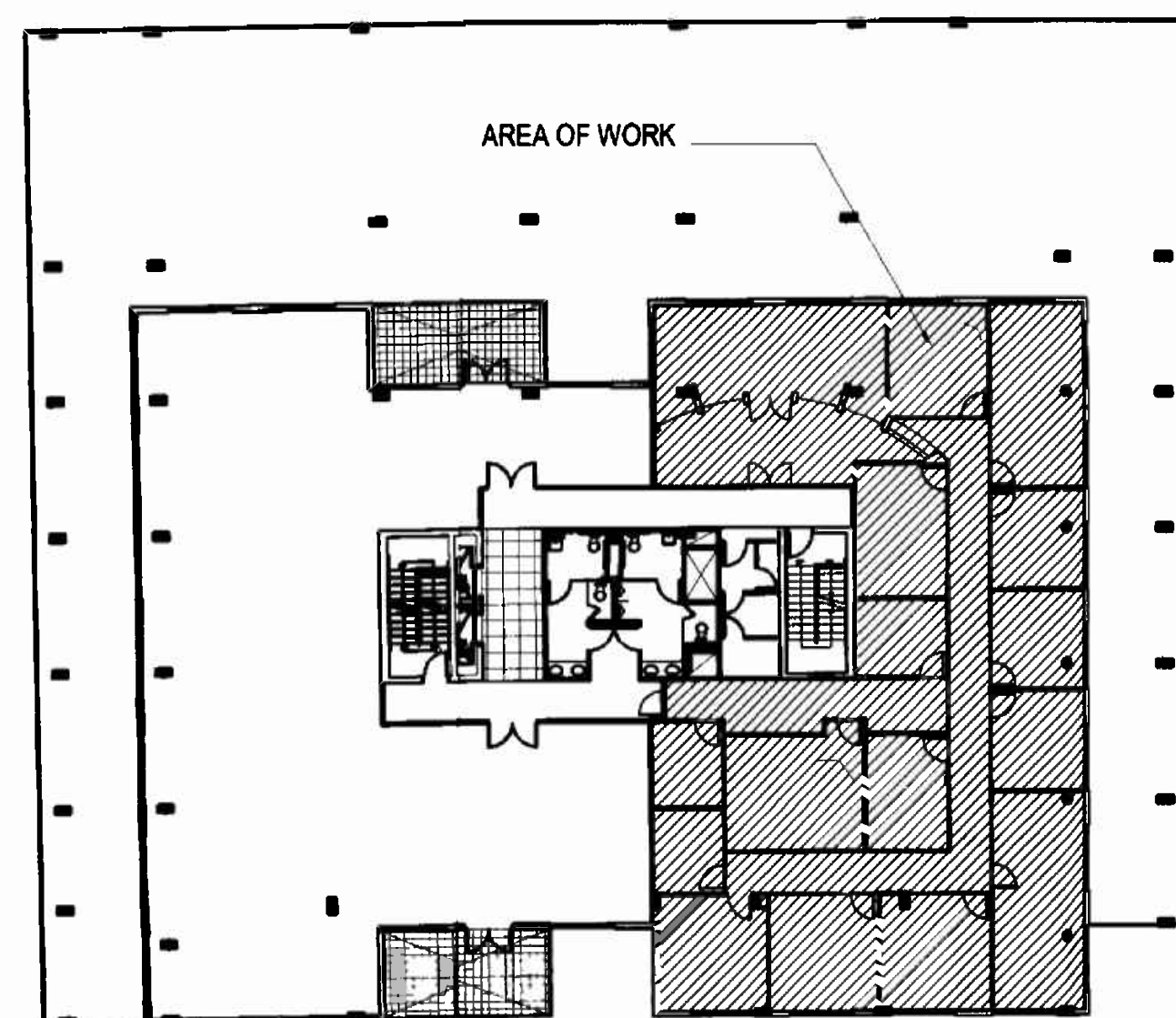


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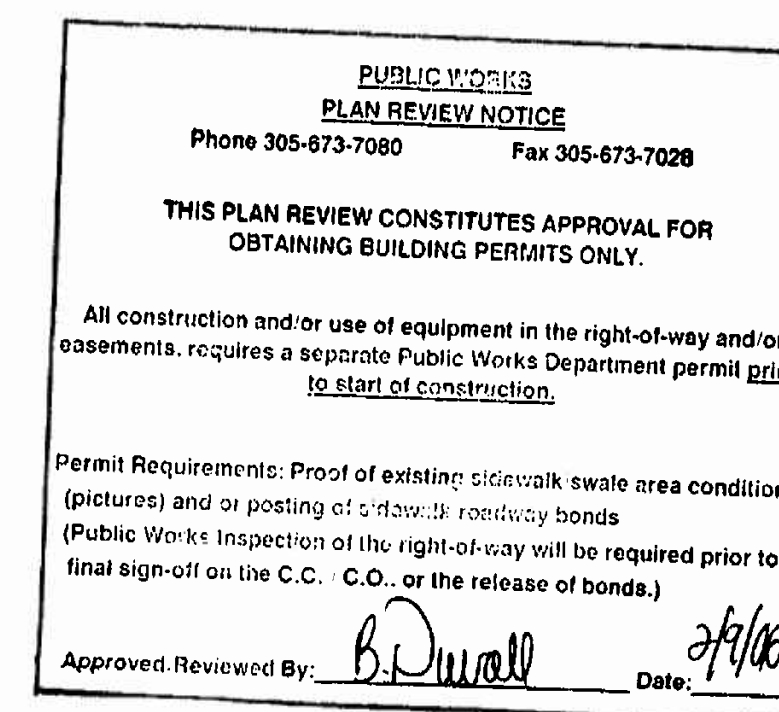
PRAETORIAN CAPITAL MANAGEMENT LLC

MIAMI BEACH, FLORIDA
119 Washington Avenue, 6th Floor

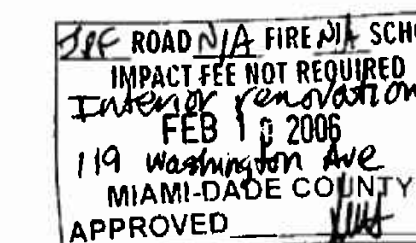


KI PLAN

Scale: N.T.S.



1955 N.W. 17th Avenue
Miami, Florida 33125
TEL 305 545 4964 FAX 305 545 4965
ARCHITECTURE • INTERIORS
AR92162 AA0003130 ID0003964



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

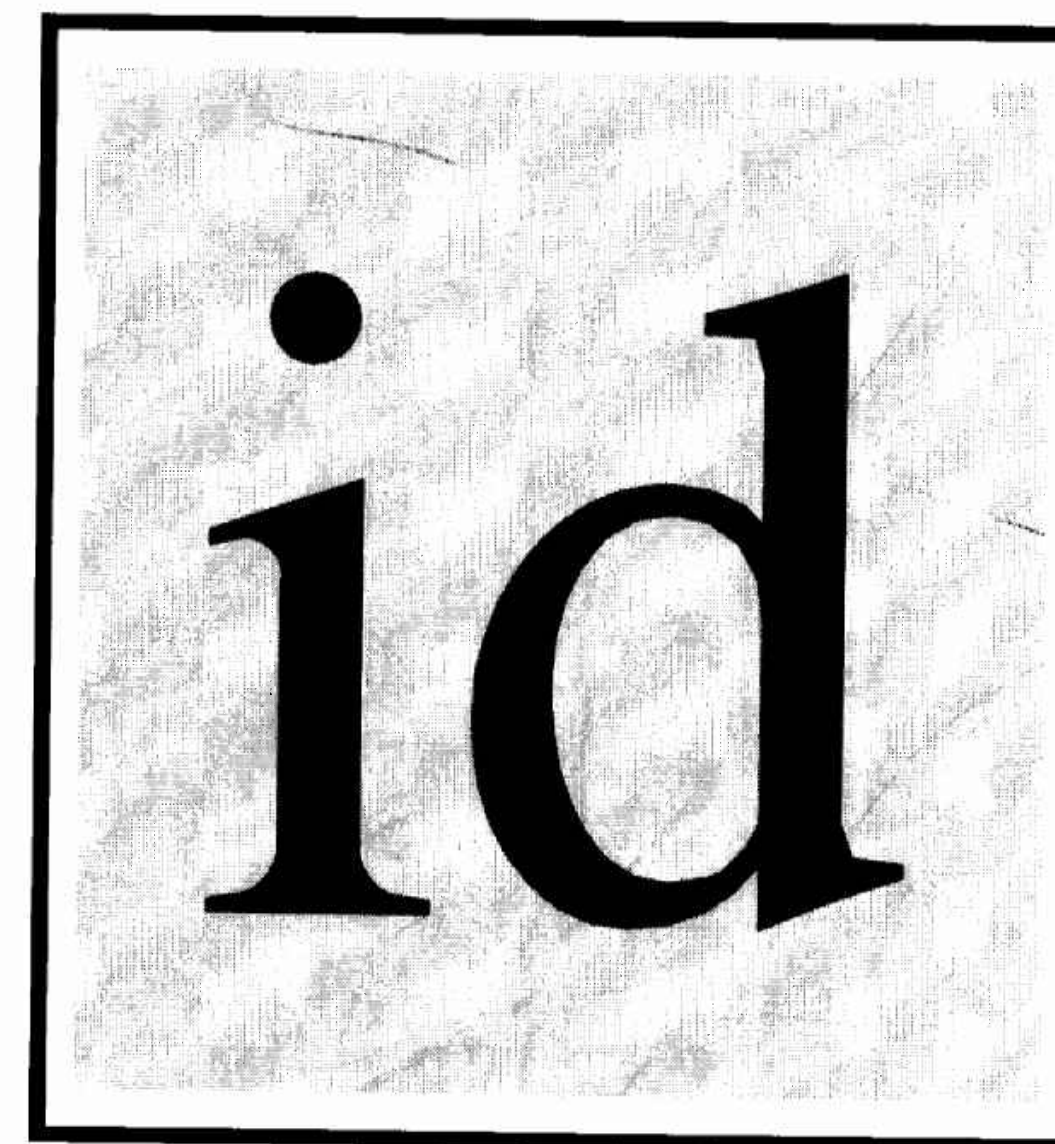
BUILDING: FEB 15 2006
ZONING: BUL 2904
DRB/HPB: [Signature] 2/3/06
CONCURRENCY: [Signature] 2/2/06
PLUMBING: [Signature] 2/14/06
ELECTRICAL: [Signature] 2/14/06
MECHANICAL: [Signature] 2/14/06
FIRE PREVENTION: [Signature] 2/14/06
ENGINEERING: [Signature] 2/13/06
PUBLIC WORKS: [Signature] 2/14/06
STRUCTURAL: [Signature] 2/14/06
ACCESSIBILITY: [Signature] 2/14/06
ELEVATOR: [Signature] 2/14/06

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

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Alexandro
1/3/06



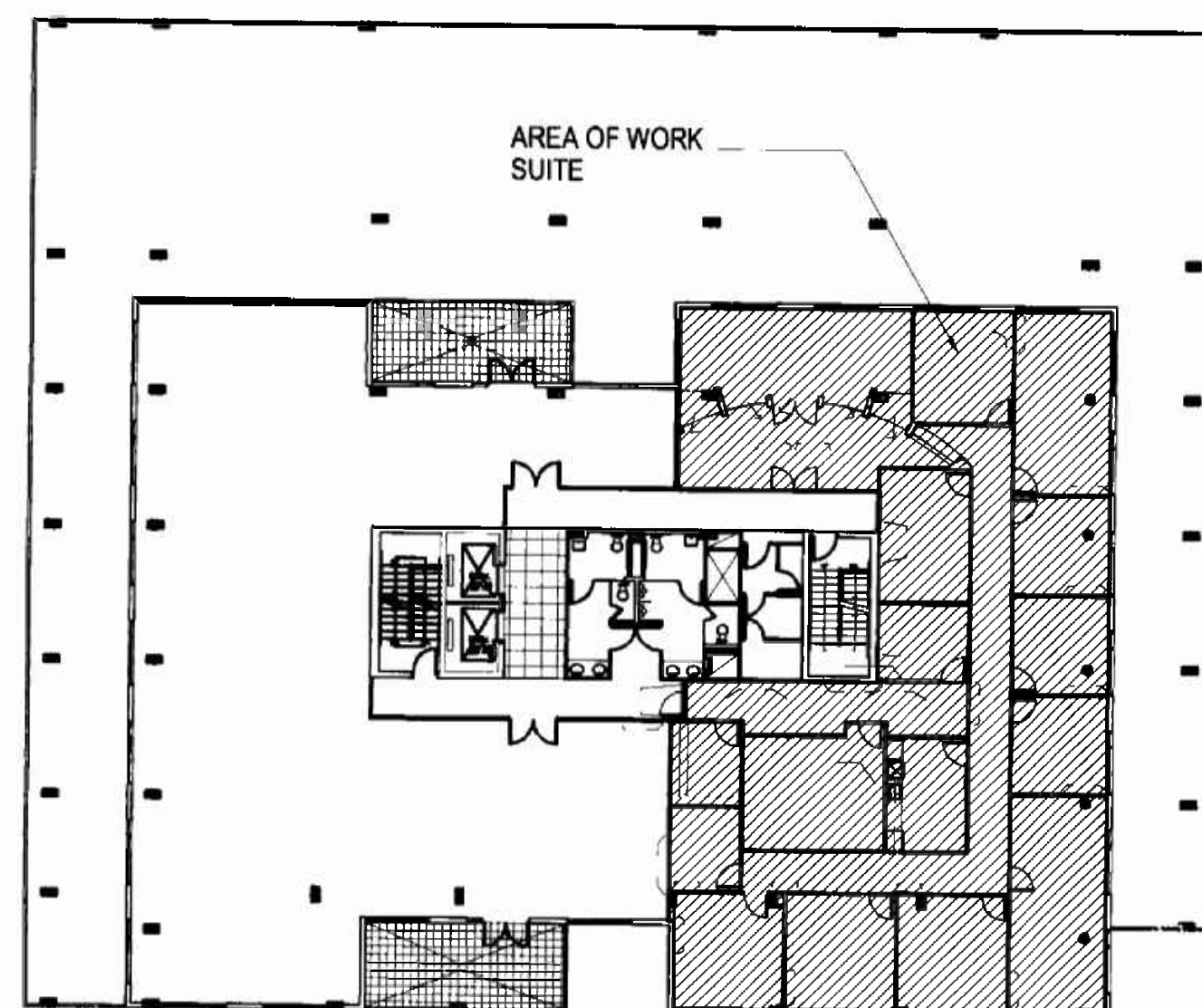
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design

Work
for

PRAETORIAN CAPITAL MANAGEMENT LLC

MIAMI BEACH, FLORIDA
119 Washington Avenue, 6th Floor

1955 N.W. 17th Avenue
Miami, Florida 33125
TEL 305 545 4964 FAX 305 545 4965
ARCHITECTURE • INTERIORS
AR92162 AA0003130 ID0003964



KEY PLAN
Scale: N.T.S.

DADE COUNTY DEPT. OF ENVIRONMENTAL
RESOURCES MANAGEMENT
WASTEWATER SECTION
SEWER CAPACITY ALLOCATION

DATE: ALLOCATION No. _____

☐ APPROVED WITH CONDITIONS
See Letter Attached

☒ ALLOCATION NOT REQUIRED

Joseph L. Campa 11-21-2005
For: John V. Rocafron, P.E.
Director, DERM

Note: This approval is not a building Permit

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 equipment 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/curb 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: *B. Duval* Date: *11/3/05*

OFFICE COPY
CITY OF MIAMI
APPROVED FOR
THE FOLLOWING:

BUILDING: _____
ZONING: _____
DRB/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: *B. Duval* *11/3/05*
STRUCTURAL: _____
ACCESSIBILITY: _____
LEVATOR: _____

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

DERM Number: 2005-1115-1552-0553
Contact Name: MR. LUIS TORRES
Contact Phone: (786) 277-332
Folio: 02-4203-003-1200
Project Name: PRAETORIAN CAPITAL MANAGE
Date Received: 11/15/2005
Reviewer Name: JORGE CAMPA

PLAN	
REVIEW	
ENV CODE	<i>11/14/05</i>
FLOOD PLAN	
INDUSTRIAL	
ASBESTOS	<i>11/14/05</i>
PAYMENT	
STORAGE	
WASTE REG	
PRETREAT	
WATER SUPPLY	
WASTEWATER	
AIR	
AGRICULTURE	
AIRPORT	
UPGRADE	
OTHER	

11/4/05

*PERMIT IS NOT VALID UNLESS
ISSUED

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Alexander
11/01/05

GENERAL NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND CONSULT WITH THE ARCHITECT FOR CLARIFICATION OF ANY OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING AND FIRE DEPARTMENT, THE FLORIDA BUILDING CODE, FEDERAL, STATE AND ALL APPLICABLE CODES AND ORDINANCES.
- 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.
- ALL REQUESTS FOR SUBSTITUTIONS OF ALL ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE BUILDING MANAGEMENT AND ARCHITECT.
- 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.
- 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.
- U.O.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING/COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
- 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 OVER 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.
- THE HVAC CONTRACTOR SHALL NOT PLACE CEILING REGISTERS WHEREVER SHELVING, FILES OR OVERHEAD UNITS ARE INDICATED ON THE CONTRACT DOCUMENTS.
- ALL NEW CONSTRUCTION ADJACENT 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.
- THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, ETC. IN A WORKSMANSHIP-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.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL BLOCKING IN PARTITIONS AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND ASSURE ALL CLEARANCES REQUIRED FOR CEILING TYPES, LIGHT FIXTURES, PLUMBING, STRUCTURAL, HVAC, FIRE PROTECTION, ETC., PRIOR TO INSTALLATION. SUBMIT COORDINATED SHOP DRAWINGS TO INSIGHT DESIGN FOR REVIEW.
- THE GENERAL CONTRACTOR SHALL PROVIDE FULLY RECESSED "WHITE" BUILDING APPROVED SPRINKLER HEADS CENTERED ON CEILING TYPES U.O.N. ALL LOCATIONS TO BE APPROVED BY INSIGHT DESIGN.
- 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.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH TENANT, COMMUNICATIONS CONSULTANTS, COMPUTER CONSULTANTS AND INSIGHT DESIGN FOR INSTALLATION OF THEIR WORK. PROVIDE ALL NECESSARY LABOR, CONDUIT, FLOOR CORING, ACCESS PANELS, ETC. AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF OUTLETS FOR SPECIAL EQUIPMENT NOTED ON INSIGHT DESIGN CONTRACT DOCUMENTS AND MANUFACTURERS SPECIFICATIONS.
- FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTIONS.
- EXISTING TAPED JOINTS, CORNERS, DIMPLES OR SCREW HEADS SHALL BE FINISHED SMOOTH AND LEVEL WITH ADJACENT BOARD SURFACE.
- ALL WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. COMPLY WITH CLASS "C" INTERIOR FINISH FLAME SPREAD CLASSIFICATION.
- 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.
- THIS SET OF WORKING DRAWINGS 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.
- NO ASSUMPTION SHALL BE MADE BY THE CONTRACTORS, ANY CLARIFICATIONS NEEDED IN THE PLANS SHALL NEVER BE ASSUMED BY THE CONTRACTOR. INSIGHT DESIGN WILL CLARIFY ANY QUESTIONS, IF AND WHEN NEEDED.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES DURING ALL PHASES OF CONSTRUCTION.
- 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.
- THE GENERAL CONTRACTOR IS TO CHALK-UP ALL PARTITIONS IN THE FIELD AND NOTIFY INSIGHT DESIGN PRIOR TO CONSTRUCTION TO VERIFY LOCATIONS.
- ALL LUMBER AND DECKING TO BE FIRE RETARDANT AS REQUIRED BY ALL APPLICABLE CODES.
- 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 "B" BUILDING.
- ALL OUTLETS ABOVE COUNTER SHALL BE CENTERED, HORIZONTAL 6" ABOVE COUNTER TOP.
- 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.
- ALL NEW WORK SHALL COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA), GUIDELINES AND ASHRAE STANDARDS FOR INDOOR AIR QUALITY.
- 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.
- ALL MAJOR MATERIALS DELIVERY MUST BE COORDINATE THROUGH THE BUILDING MANAGEMENT.
- 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.
- 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.
- THE GENERAL CONTRACTOR IS TO VERIFY CONDITION OF EXISTING SYSTEMS AND ACCOUNT FOR ALL REPAIRS AND RELOCATIONS.
- TEST AND BALANCE REQUIRED FOR BUILDING SPECIFICATIONS AND REQUIREMENTS.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH INSIGHT DESIGN THE EXACT LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
- 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.
- THE GENERAL CONTRACTOR IS TO REVIEW THE EXISTING SPACE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND FINISHES.
- 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.
- 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.
- ALL DOORS, FRAMES AND HARDWARE TO MATCH BUILDING STANDARD. REVIEW WITH INSIGHT DESIGN BEFORE FINAL INSTALLATION U.O.N.
- ALL FINISHES MUST BE SUBMITTED (MINIMUM OF 3 SAMPLES) TO INSIGHT DESIGN FOR REVIEW BEFORE INSTALLATION.
- 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.
- THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS (ONE SET 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.
- 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.
- ALL DRYWALL CONSTRUCTION, FURRING, SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
- 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.
- WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CORNER CONDITION, GENERAL CONTRACTOR SHALL REMOVE EXISTING CORNER BEAD AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL.
- WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.
- U.O.N. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND/OR COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
- ARCHITECTURAL DRAWINGS SHALL GOVERN OVER ENGINEERING DRAWINGS FOR LOCATION OF LIGHTING, TELEPHONE, OUTLETS, CEILING DIFFUSERS, LIGHT FIXTURES, ETC.
- REFER TO ENGINEERING DRAWINGS FOR LOCATION OF EMERGENCY LIGHTING, STROBES, EXIT LIGHTS, SPRINKLERS AND OTHER LIFE SAFETY DEVICES.
- 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.
- 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.
- 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.
- DELIVER, STORE AND HANDLE ALL MATERIALS IN A MANNER THAT WILL PREVENT DAMAGE. STORE MATERIALS PER RECOMMENDATION OF SUPPLIER AND MANUFACTURER. REPLACE DAMAGED MATERIALS.
- ALL PENETRATIONS ON GYPSUM BOARD CONSTRUCTION ABOVE AND BELOW FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
- 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.
- ALL PARTITIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION. REFER TO ARCHITECTURAL PLAN FOR PARTITIONS REQUIRING FIRE RESISTIVE RATINGS.
- PROVIDE 3/4" FIRE RATED PLYWOOD BLOCKING FOR WALL MOUNTED EQUIPMENT (CASEWORK, DOOR STOPS, ACCESSORIES, ETC.) VERIFY WITH INSIGHT DESIGN.
- FIREPROOFING SHALL BE UNPIERCED. ANY CONTRACTOR PENETRATING THE FIREPROOFING SHALL BE REQUIRED TO REPLACE FIREPROOFING TO THE ORIGINAL CONDITION AND FIRE RATING AT NOT ADDITIONAL COST.
- 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.
- 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.
- ALL DUCTWORK PENETRATING RATED PARTITIONS SHALL HAVE APPROVED SMOKE/FIRE DAMPERS AS REQUIRED BY CODE.
- MAINTAIN ALL FIRE ALARM AND SPRINKLER SYSTEM DURING CONSTRUCTION. REFER TO LIFE SAFETY CODE FOR ADDITIONAL REQUIREMENTS.
- MAINTAIN THE FIRE RATING OF ALL EXISTING STRUCTURAL MEMBERS.
- 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.
- VERIFY LOCATION OF ALL THERMOSTATS WITH BUILDING MANAGEMENT AND INSIGHT DESIGN.

GENERAL FINISH NOTES

- REFER TO SPECIFICATIONS FOR ALL PERFORMANCE AND QUALITY GUIDELINES AND FOR ADDITIONAL SUBMITTAL INFORMATION.
- 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.
- 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.
- 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.
- 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 ALKID 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.
- 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.
- FLOORING TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR OR OPENING UNLESS NOTED OTHERWISE.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY SURFACES NOT HAVING A FINISH SPECIFIED PRIOR TO SUBMITTING FINISH BID.
- 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.
- WALL BASE AT MILLWORK TOE KICK SPACE TO BE 4" HIGH AND TO MATCH PLASTIC LAMINATE ON MILLWORK U.O.N.
- REFER TO ELEVATIONS FOR ADDITIONAL FINISH INFORMATION RELATING TO ALL MILLWORK.
- ALL FIRE EXTINGUISHERS CABINETS TO BE PAINTED TO MATCH ADJACENT WALL.
- 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.
- CARPET SEAMING DIAGRAMS SHALL BE SUBMITTED BY THE CARPET INSTALLER TO INSIGHT DESIGN, FOR REVIEW PRIOR TO INSTALLATION.
- 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.

ABBREVIATIONS

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

BUILDING CLASSIFICATION

PROPERTY MANAGEMENT:	WAVE 119 WASHINGTON AVENUE, SUITE 101 MIAMI BEACH, FL. 33139 PHONE: 305 674 7451 FAX: 305 674 4849 CONTACT: MO	MEP:	MIGUEL LANDE MECHANICAL, ELECTRICAL AND PLUMBING 10100 NW 43 TERR. MIAMI, FLORIDA 33178 PHONE: 305 510 6448 CONTACT: MIGUEL LANDE
TENANT:	PRAETORIAN CAPITAL MANAGEMENT LLC 119 WASHINGTON AVENUE 6TH FLOOR MIAMI BEACH, FLORIDA	BUILDING USE:	OFFICE SPACE
BUILDING ADDRESS:	BRICKELL BAY TOWER 1001 BRICKELL BAY DRIVE MIAMI, FLORIDA 33131	OCCUPANCY GROUPS:	GROUP B OCCUPANCY
ARCHITECT:	INSIGHT DESIGN, INC. ARCHITECTURE, INTERIORS 1995 N.W. 17th AVENUE MIAMI, FLORIDA 33125 PHONE: 305-545-4964 CONTACT: ALEX BONET	CONSTRUCTION:	INTERIOR REMODELING IN FULLY SPRINKLERED BUILDING
		APPLICABLE CODE:	ZONING - CITY OF MIAMI FLORIDA BUILDING CODE ANSI / NFPA 101 LIFE SAFETY CODE
		CONSTRUCTION AREA:	4206.11 S.F.
		No. OF OCCUPANTS:	42

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

BUILDING: 2/9/06
ZONING: 2/9/06
DRB/HPB: 2/9/06
CONCURRENCY: 2/9/06
PLUMBING: 2/9/06
ELECTRICAL: 2/9/06
MECHANICAL: 2/9/06
FIRE PREVENTION: 2/9/06
ENGINEERING: 2/9/06
PUBLIC WORKS: 2/9/06
STRUCTURAL: 2/9/06
ACCESSIBILITY: 2/9/06
ELEVATOR: 2/9/06
REVIEW: 2/9/06

LEVEL OF ALTERATION: LEVEL 1
501.2 Conformance. An existing building or portion thereof shall not be altered such that the building becomes less safe or energy efficient than its existing condition. If in the alteration the current level of safety or sanitation is to be reduced, the portion altered shall conform to the requirements of the Florida Building Code, Building.

Signature
4/31/06
No. ARB2102
ALEJANDRO BONET

GENERAL NOTES	
1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, AND CONSULT WITH THE ARCHITECT FOR CLARIFICATION OF ANY OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.	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.
2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING AND FIRE DEPARTMENT, THE FLORIDA BUILDING CODE, FEDERAL, STATE AND ALL APPLICABLE CODES AND ORDINANCES.	38. THE GENERAL CONTRACTOR IS TO VERIFY CONDITION OF EXISTING SYSTEMS AND ACCOUNT FOR ALL REPAIRS AND RELOCATIONS.
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.	39. TEST AND BALANCE REQUIRED FOR BUILDING SPECIFICATIONS AND REQUIREMENTS.
4. ALL REQUESTS FOR SUBSTITUTIONS OF ALL ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE BUILDING MANAGEMENT AND ARCHITECT.	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.
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.	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.
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.	42. THE GENERAL CONTRACTOR IS TO REVIEW THE EXISTING SPACE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND FINISHES.
7. U.O.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING/COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.	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.
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 OVER 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.	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.
9. THE HVAC CONTRACTOR SHALL NOT PLACE CEILING REGISTERS WHEREVER SHELVING, FILES OR OVERHEAD UNITS ARE INDICATED ON THE CONTRACT DOCUMENTS.	45. ALL DOORS, FRAMES AND HARDWARE TO MATCH BUILDING STANDARD. REVIEW WITH INSIGHT DESIGN BEFORE FINAL INSTALLATION U.O.N.
10. ALL NEW CONSTRUCTION ALIGNED 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.	46. ALL FINISHES MUST BE SUBMITTED (MINIMUM OF 3 SAMPLES) TO INSIGHT DESIGN FOR REVIEW BEFORE INSTALLATION.
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.	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.
12. THE GENERAL CONTRACTOR SHALL PROVIDE ALL BLOCKING IN PARTITIONS AS REQUIRED.	48. THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS (ONE SEPA 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.
13. THE GENERAL CONTRACTOR SHALL COORDINATE AND ASSURE ALL CLEARANCES REQUIRED FOR CEILING TYPES, LIGHT FIXTURES, PLUMBING, STRUCTURAL, HVAC, FIRE PROTECTION, ETC., PRIOR TO INSTALLATION. SUBMIT COORDINATED SHOP DRAWINGS TO INSIGHT DESIGN FOR REVIEW.	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 EXCEEDING 75' OF TRAVEL, TOP OF EXTINGUISHER NOT TO EXCEED 5' A.F.F. GENERAL CONTRACTOR TO SUBMIT SPECIFICATIONS FOR REVIEW BY INSIGHT DESIGN.
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.	50. ALL DRYWALL CONSTRUCTION, FURRING, SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
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.	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.
16. THE GENERAL CONTRACTOR SHALL COORDINATE WITH TENANT, COMMUNICATIONS CONSULTANTS, COMPUTER CONSULTANTS AND INSIGHT DESIGN FOR INSTALLATION OF THEIR WORK. PROVIDE ALL NECESSARY LABOR, CONDUIT, FLOOR CORING, ACCESS PANELS, ETC. AS REQUIRED.	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.
17. THE GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF OUTLETS FOR SPECIAL EQUIPMENT NOTED ON INSIGHT DESIGN CONTRACT DOCUMENTS AND MANUFACTURERS SPECIFICATIONS.	53. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.
18. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTIONS.	54. U.O.N. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND/OR COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
19. EXISTING TAPED JOINTS, CORNERS, DIMPLES OR SCREW HEADS SHALL BE FINISHED SMOOTH AND LEVEL WITH ADJACENT BOARD SURFACE.	55. ARCHITECTURAL DRAWINGS SHALL GOVERN OVER ENGINEERING DRAWINGS FOR LOCATION OF LIGHTING, TELEPHONE, OUTLETS, CEILING DIFFUSERS, LIGHT FIXTURES, ETC.
20. ALL WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. COMPLY WITH CLASS "C" INTERIOR FINISH FLAME SPREAD CLASSIFICATION.	56. REFER TO ENGINEERING DRAWINGS FOR LOCATION OF EMERGENCY LIGHTING, STROBES, EXIT LIGHTS, SPRINKLERS AND OTHER LIFE SAFETY DEVICES.
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.	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.
22. THIS SET OF WORKING DRAWINGS 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.	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.
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 CLARIFY ANY QUESTIONS, IF AND WHEN NEEDED.	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.
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.	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.
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.	61. ALL PENETRATIONS ON GYPSUM BOARD CONSTRUCTION ABOVE AND BELOW FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
26. THE GENERAL CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES DURING ALL PHASES OF CONSTRUCTION.	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 PRIDING SUBMITTALS.
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.	63. ALL PARTITIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION. REFER TO ARCHITECTURAL PLAN FOR PARTITIONS REQUIRING FIRE RESISTIVE RATINGS.
28. THE GENERAL CONTRACTOR IS TO CHALK-UP ALL PARTITIONS IN THE FIELD AND NOTIFY INSIGHT DESIGN PRIOR TO CONSTRUCTION TO VERIFY LOCATIONS.	64. PROVIDE 3/4" FIRE RATED PLYWOOD BLOCKING FOR WALL MOUNTED EQUIPMENT (CASEWORK, DOOR STOPS, ACCESSORIES, ETC.) VERIFY WITH INSIGHT DESIGN.
29. ALL LUMBER AND DECKING TO BE FIRE RETARDANT AS REQUIRED BY ALL APPLICABLE CODES.	65. FIREPROOFING SHALL BE UNPIERCED. ANY CONTRACTOR PENETRATING THE FIREPROOFING SHALL BE REQUIRED TO REPLACE FIREPROOFING TO THE ORIGINAL CONDITION AND FIRE RATING AT NOT ADDITIONAL COST.
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 "B" BUILDING.	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.
31. ALL OUTLETS ABOVE COUNTER SHALL BE CENTERED, HORIZONTAL @ 6" ABOVE COUNTER TOP.	67. ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING PIPING, DUCTS, ETC. PENETRATING THROUGH FIRE RATED WALL PARTITIONS ABOVE AND BELOW THE FINISHED CEILING ARE TO HAVE AN APPROVED UL LISTED BETWEEN THE FINISHED SURFACE AND PIECE OF EQUIPMENT.
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.	68. ALL DUCTWORK PENETRATING RATED PARTITIONS SHALL HAVE APPROVED SMOKE/FIRE DAMPERS AS REQUIRED BY CODE.
33. ALL NEW WORK SHALL COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA), GUIDELINES AND ASHRAE STANDARDS FOR INDOOR AIR QUALITY.	69. MAINTAIN ALL FIRE ALARM AND SPRINKLER SYSTEM DURING CONSTRUCTION. REFER TO LIFE SAFETY CODE FOR ADDITIONAL REQUIREMENTS.
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.	70. MAINTAIN THE FIRE RATING OF ALL EXISTING STRUCTURAL MEMBERS.
35. ALL MAJOR MATERIALS DELIVERY MUST BE COORDINATE THROUGH THE BUILDING MANAGEMENT.	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.
36. 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.	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, MILDEN, 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.

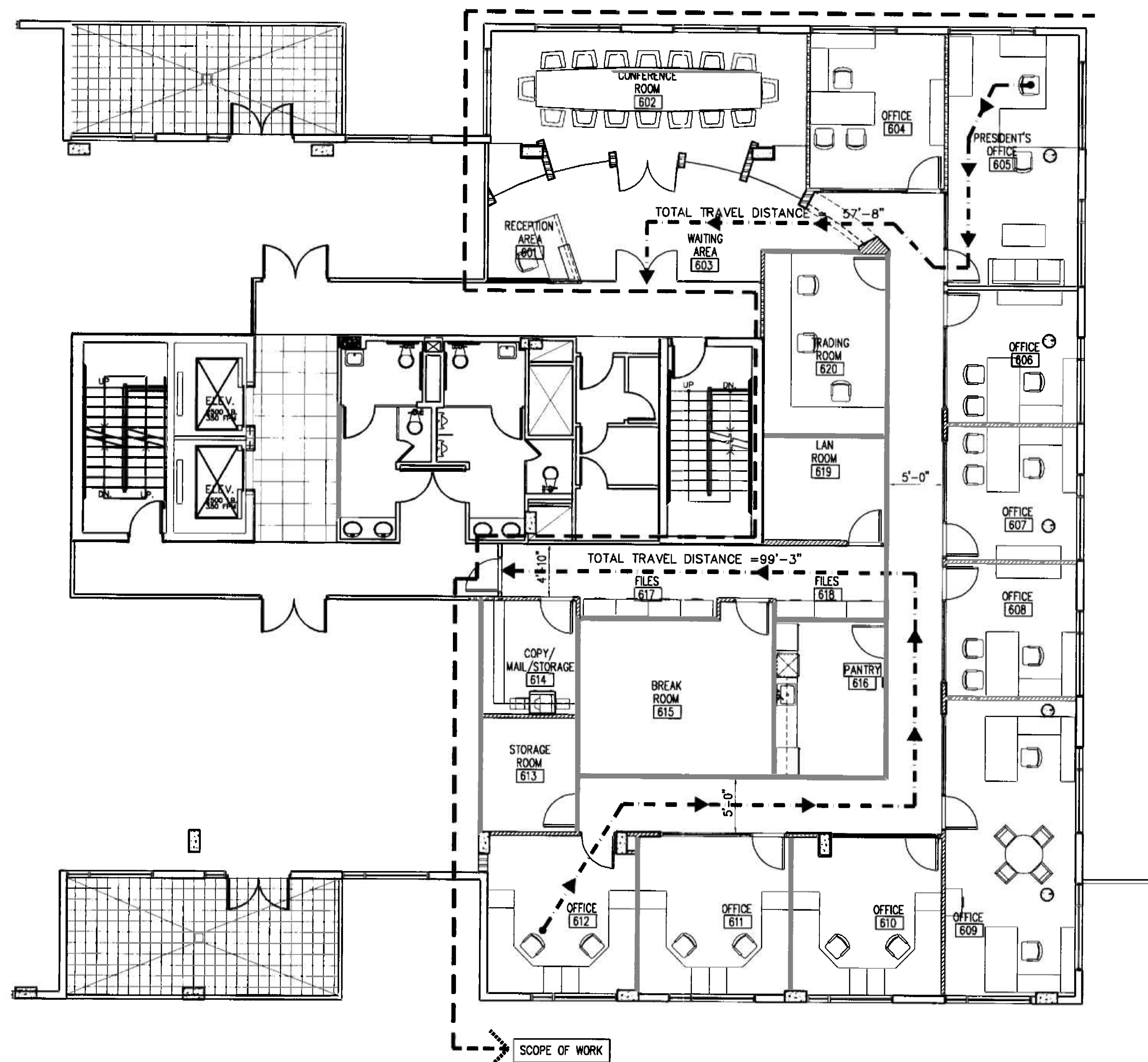
ABBREVIATIONS	
ADDL. A.F.F.	ADDITIONAL ABOVE FINISHED FLOOR
A.P. APPROX. ARCH. A.V.	ACCESS PANEL APPROXIMATE ARCHITECTURAL AUDIO VISUAL
BLK'G BLDG BLCK BM BOT.	BLOCKING BUILDING BLOCK BEAM BOTTOM
CAB. CEM. C.J.	CABINET CEMENT CONTROL JOINT
CLG. CLR. C.M.U.	CENTER LINE CEILING CLEARANCE CONCRETE MASONRY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

BUILDING CLASSIFICATION			
PROPERTY MANAGEMENT:	WAVE 119 WASHINGTON AVENUE, SUITE 101 MIAMI BEACH, FL. 33139 PHONE: 305 674 7451 FAX: 305 674 4849 CONTACT: MO	MEP:	MIGUEL LANDE MECHANICAL, ELECTRICAL AND PLUMBING 10100 NW 43 TERR. MIAMI, FLORIDA 33178 PHONE: 305 510 6448 CONTACT: MIGUEL LANDE
TENANT:	PRAEATORIAN CAPITAL MANAGEMENT LLC 119 WASHINTON AVENUE 6TH FLOOR MIAMI BEACH,FLORIDA	BUILDING USE:	OFFICE SPACE
BUILDING ADDRESS:	BRICKELL BAY TOWER 1001 BRICKELL BAY DRIVE MIAMI, FLORIDA 33131	OCCUPANCY GROUPS:	GROUP B OCCUPANCY
ARCHITECT:	INSIGHT DESIGN, INC. ARCHITECTURE, INTERIORS 1955 N.W. 17th AVENUE MIAMI, FLORIDA 33125 PHONE: 305-545-4964 CONTACT: ALEX BONET	CONSTRUCTION:	INTERIOR REMODELING IN FULLY SPRINKLERED BUILDING
		APPLICABLE CODE:	ZONING - CITY OF MIAMI FLORIDA BUILDING CODE ANSI / NFPA 101 LIFE SAFETY CODE
		CONSTRUCTION AREA:	4206.11 S.F.
		No. of Occupants:	12
			APPROVED FOR PERMIT

THE FOLLOWING:	
BUILDING:	_____
ZONING:	_____
DRAWING:	_____
CONCURRENCY:	_____
PLUMBING:	_____
ELECTRICAL:	_____
MECHANICAL:	_____
FIRE PROTECTION:	_____
ENGINEERING:	_____
PUBLIC WORKS:	_____
STRUCTURAL:	_____
ACCESSIBILITY:	_____
ELEVATOR:	_____

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

Alejandro Bonet
4/10/01
ALEJANDRO BONET



OCCUPANCY LOAD/ EXITS REQUIRED/ EXIT CAPACITY			
AREA CLASSIFICATION	FLOOR AREA GROUND	OCCUPANT LOAD ONE PER /	NUMBER OF OCCUPANTS
BUSINESS	4206.11 SQ. FT.	100 SQ. FT.	42.06

DESIGNED EGRESS COMPONENTS

42 (TOTAL OCCUPANT LOAD)
THEREFORE 2 EXITS REQUIRED

-OCCUPANCY CLASSIFICATION:
GROUP B

-COMMON PATH LIMIT:
GROUP B = 100 FT.

-MIN. CORRIDOR/AISLE WIDTH: 44 INCHES.

-MIN. CORRIDOR/AISLE WIDTH SHOWN ON PLAN: 58 INCHES.

-MIN. CLEAR OPENING OF EXIT DOORS: 36 INCHES.

1 Life Safety Plan
LS-1
1/8"=1'-0"

Alejandro Bonet
1/21/08
ALEJANDRO BONET

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

BUILDING: 02-9-084
ZONING: 02-9-084
DRB/HPB: 02-9-084
CONCURRENCY: 02-9-084
PLUMBING: 02-9-084
ELECTRICAL: 02-9-084
MECHANICAL: 02-9-084
FIRE PREVENTION: 02-9-084
ENGINEERING: 02-9-084
PUBLIC WORKS: 02-9-084
STRUCTURAL: 02-9-084
ACCESSIBILITY: 02-9-084
ELEVATOR: 02-9-084

For Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

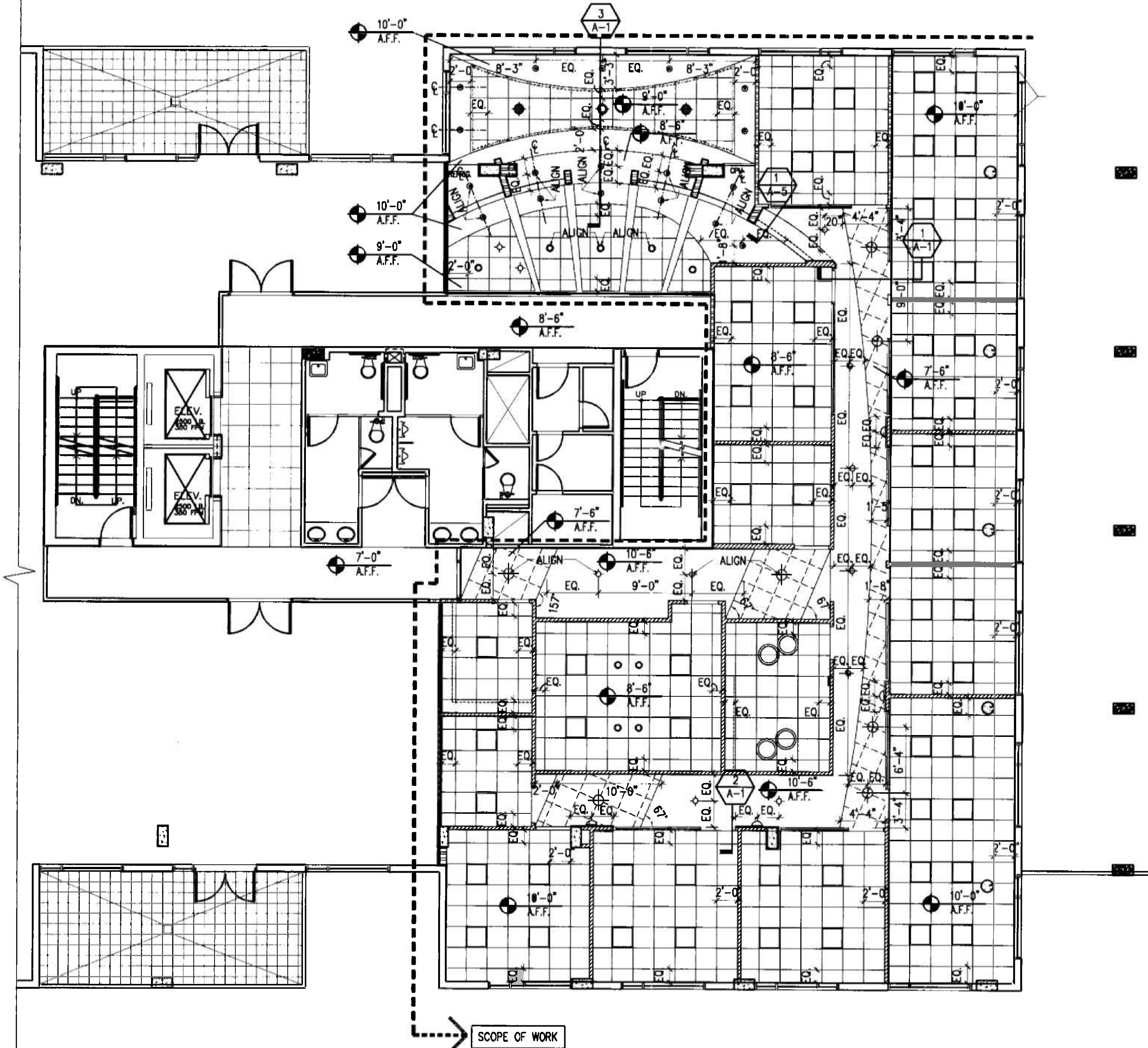
REVISIONS		
1	11.28.05	
2	12.23.05	
3	02.03.06	
4	BUDGET 02.10.06	

SHEET TITLE: **FLOOR & REFLECTED CEILING PLANS**

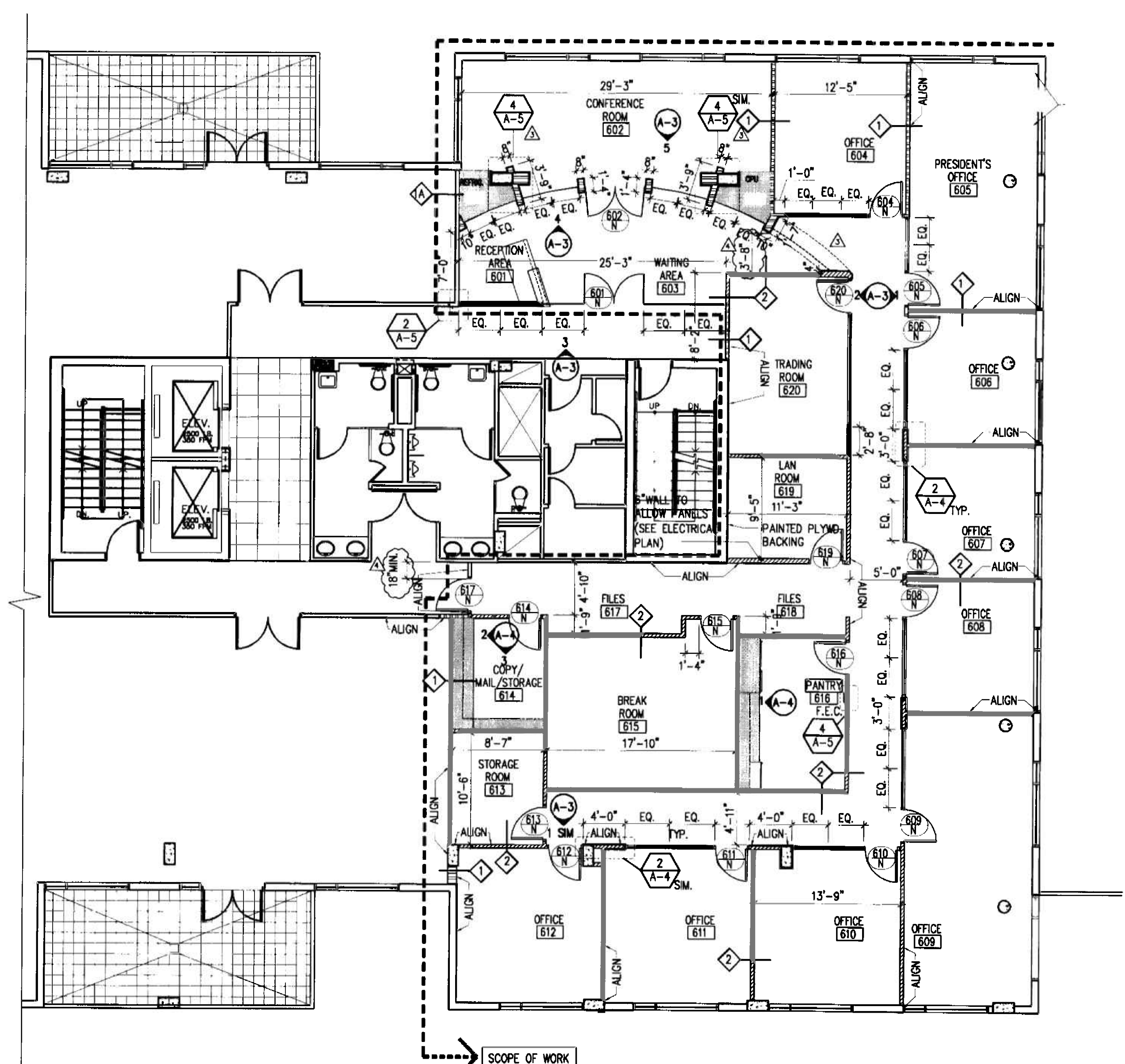
INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 8th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th Avenue
Miami, Florida 305 545 4964
AR92182 AA0003130 ID0003964

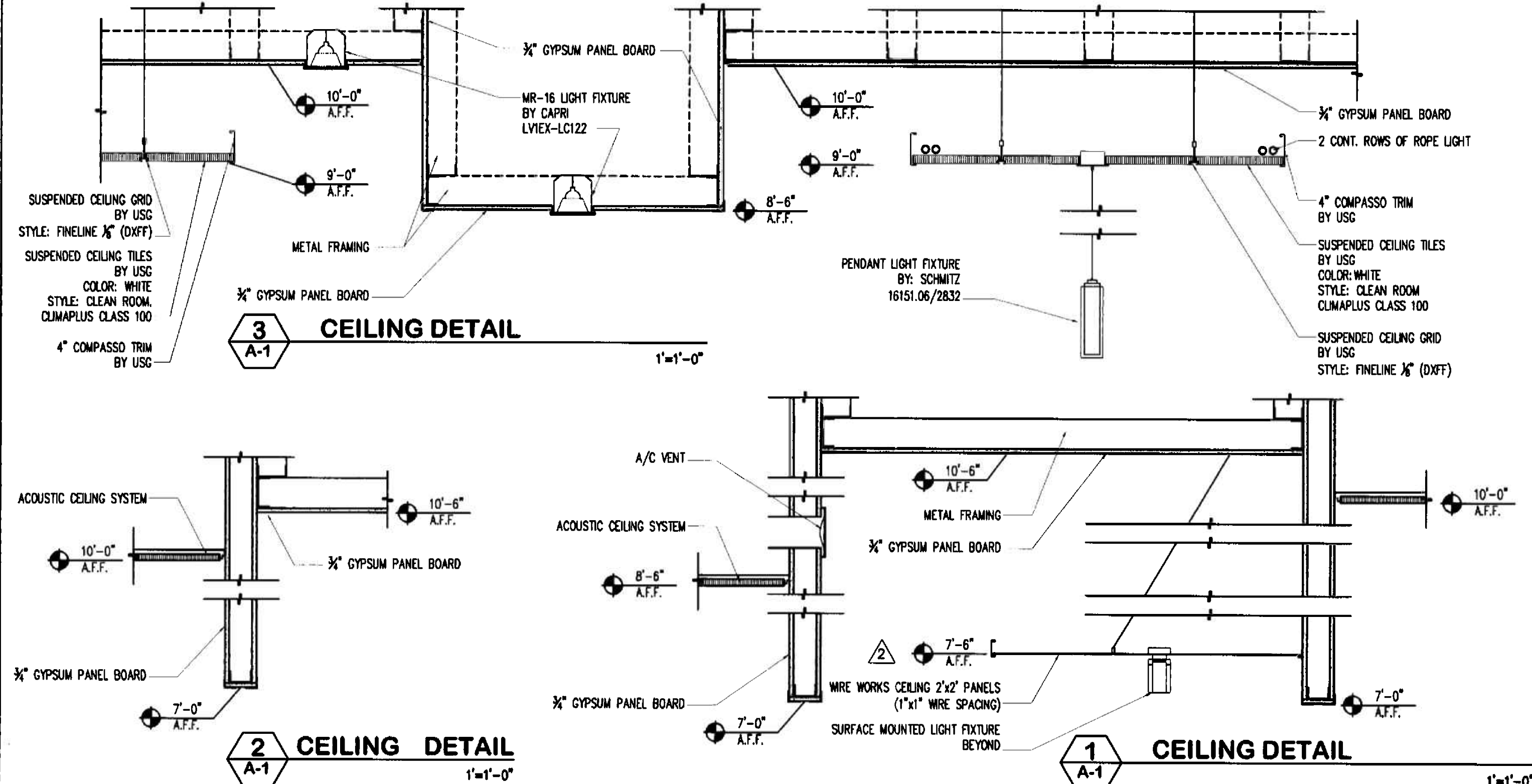
PROJECT NO: 0217-08
DRAWN BY: A.C.
DATE: 11/07/05
SCALE: AS SHOWN
SHEET NO: **A-1**



2 REFLECTED CEILING PLAN
6th Floor
1/8"=1'-0"



1 FLOOR PLAN
6th Floor
1/8"=1'-0"



3 CEILING DETAIL
A-1
1"=1'-0"

2 CEILING DETAIL
A-1
1"=1'-0"

1 CEILING DETAIL
A-1
1"=1'-0"

GENERAL NOTES

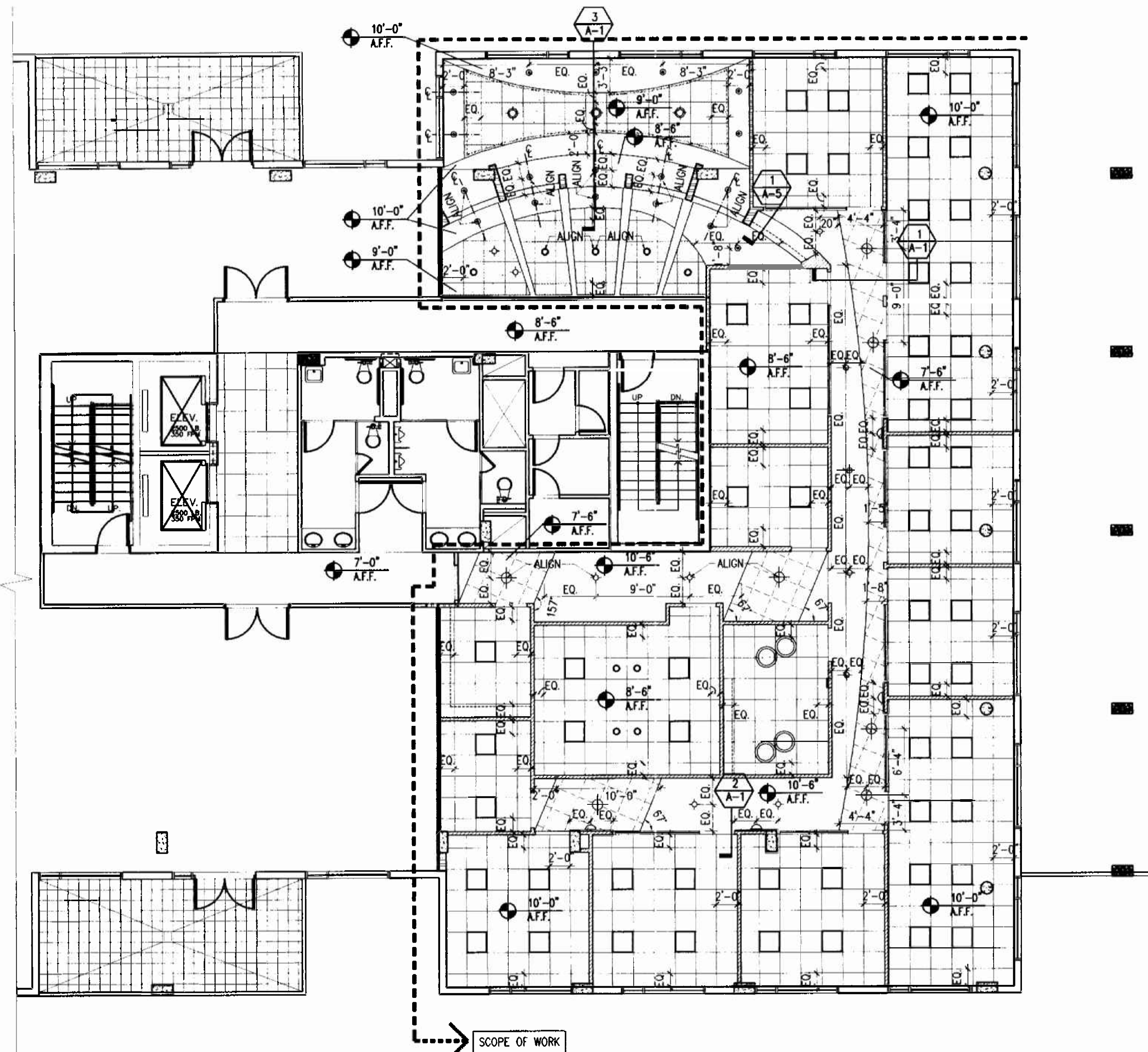
- ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR RELOCATED THEY WILL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. 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.
- G.C. TO VERIFY THAT EXISTING DEMISING WALL ASSEMBLY EXTENDS TO EXISTING STRUCTURE ABOVE.
- WHERE CABINETRY IS INDICATED ON PLANS, USE METAL STUDS GA. (#16" O.C.) TO LIMIT DEFLECTION, TO 1/360 (20 GA. MIN.) AND PROVIDE 20 GA. GALV. FISH PLATES, FLAT NOT ROLLED, FOR CABINET ATTACHMENT
- G.C. TO SALVAGE EXISTING DOORS/FRAMES, GLASS PANELS, LIGHT FIXTURES, ACOUSTICAL CEILING TILES, CEILING GRID, ETC. FOR BUILDING MANAGEMENT'S POSSIBLE RE-USE.
- WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL, G.C. TO REMOVE EXISTING CORNER BEAD (IF APPLICABLE) AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL. G.C. TO PROVIDE A SMOOTH FINISHED SURFACE TO RECEIVE FINISHES AS SPECIFIED.
- THE INTERIOR SCOPE OF WORK DOES NOT INCLUDE ANY DEMOLITION, REMOVAL OR DISTURBANCE OF ANY EXISTING COMPONENTS OF THE EXISTING INTERIOR SHELL.

REFLECTED CEILING LEGEND

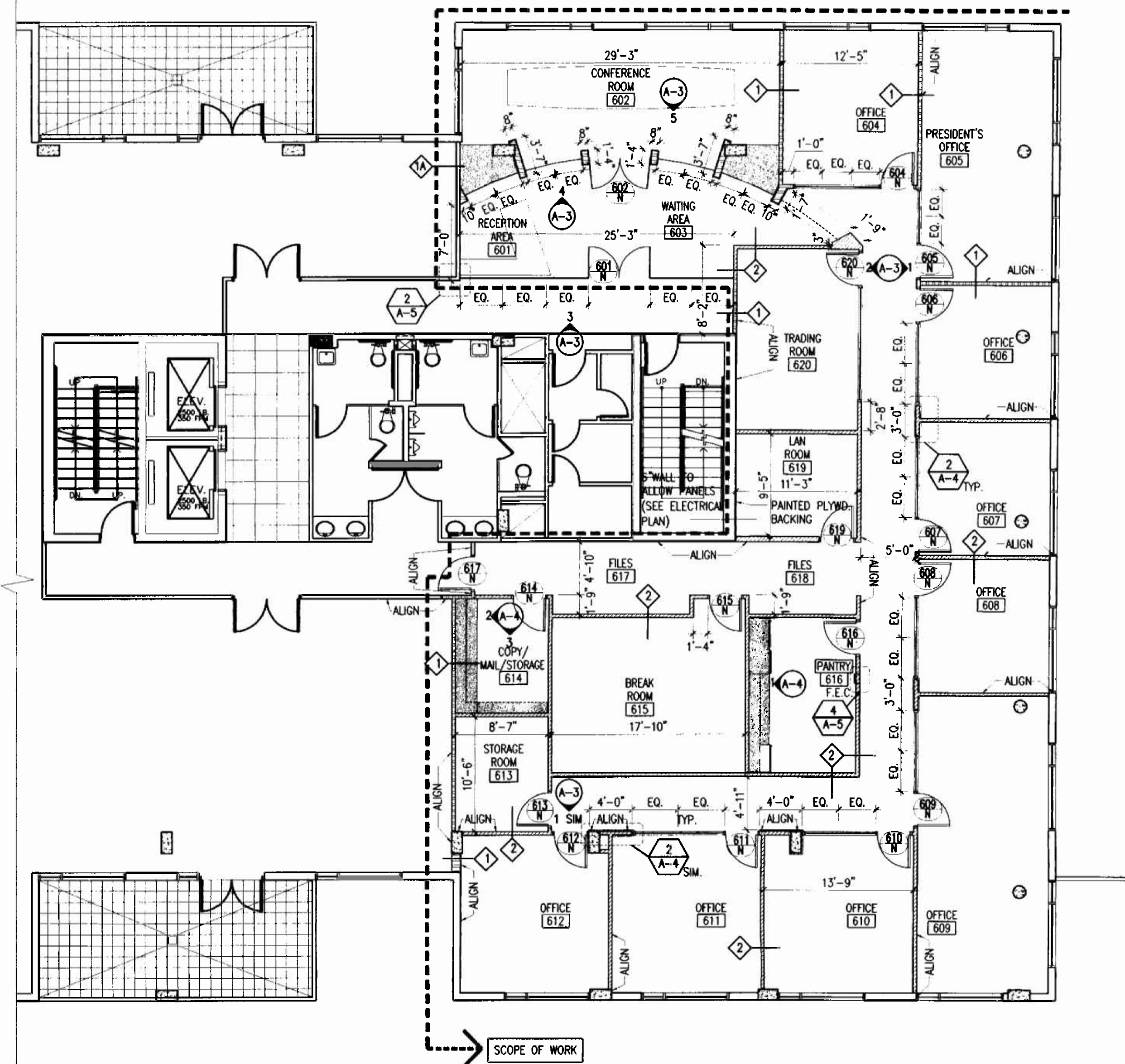
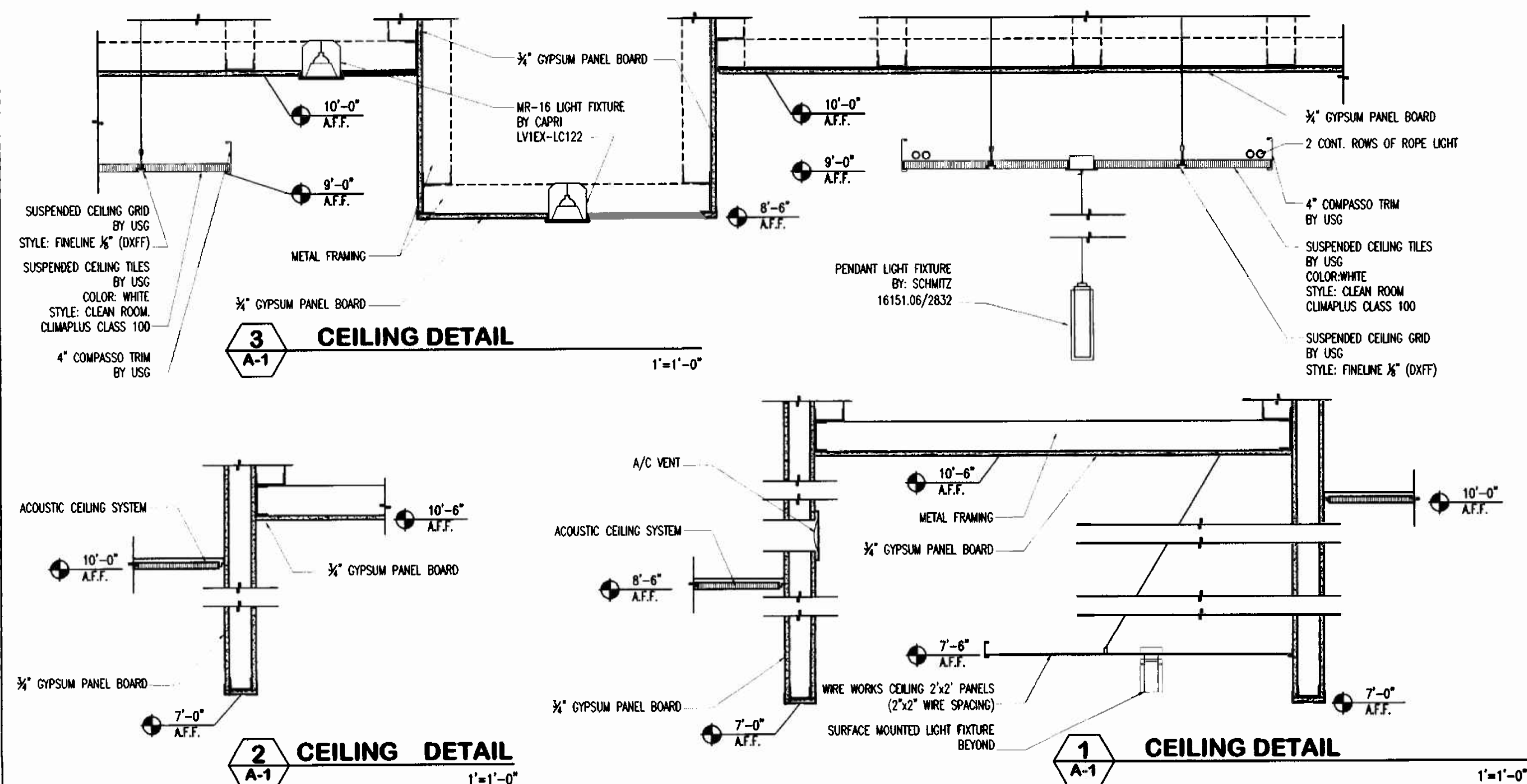
SYMBOL	DESCRIPTION
	2'x2' ACOUSTICAL CEILING SYSTEM BY USC. STYLE: FINELINE 1/8" (DXFT) GRID, WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
	SUSPENDED CEILING SYSTEM BY USC. STYLE: SUSPENSION TRIM COMPASSO 4" PAINTED STEEL WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
	WIRE WORKS CEILING SYSTEM BY USC. CEILING PANELS 2'x2' 1/8" WIRE. (1'x1" WIRE SPACING) FINISHES: CHROME
	2'x2' PARABOLIC FLUORESCENT LIGHT FIXTURE
	DOWNLIGHT FIXTURE W/BLEU ACCENT. BY WILA 51068-120-DA-P084
	PENDANT LIGHT FIXTURE. BY SCHMITZ 16151.06
	MR-16 LIGHT FIXTURE ON DIMMER. BY CAPRI LVYEX-LC122
	WALL SCONCE. BY SCHMITZ 18748.08
	SURFACE MOUNTED LIGHT FIXTURE. BY SCHMITZ 15341-06/2851
	PENDANT LIGHT FIXTURE. BY SCHMITZ 16151.06/2832
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MAIRELA VARGAS @ 305.545.4964)

ARCHITECTURAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	NEW DEMISING PARTITION TYPE 1
	NEW INTERIOR PARTITION TYPE 2
	EXISTING DEMISING PARTITION
	DENOTES DOOR
	DENOTES DOOR TAG
	N- NEW E- EXISTING TO REMAIN ER- EXISTING TO BE RELOCATED
	DENOTES INTERIOR ELEVATIONS
	DENOTES ROOM NAME & NUMBER
	DENOTES CABINETRY/FURNITURE
	DENOTES PARTITION TYPES
	EXISTING COLUMNS TO REMAIN
	DENOTES NEW MILLWORK
	F.E.C. DENOTES FIRE EXTINGUISHER CABINET



2 REFLECTED CEILING PLAN
6th Floor
1/8"=1'-0"



1 FLOOR PLAN
6th Floor
1/8"=1'-0"

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.
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- THE INTERIOR SCOPE OF WORK DOES NOT INCLUDE ANY DEMOLITION, REMOVAL OR DISTURBANCE OF ANY EXISTING COMPONENTS OF THE EXISTING INTERIOR SHELL.

○	ROUND PENDANT LIGHT FIXTURE, BY LIGHTLOGY 1200SU-SILVRND-024H1WHSI
—	CONTINUOUS SINGLE LAMP, UNDERCABINET, BY DASAL 52601305
—	CONTINUOUS ROPE LIGHT.
—	M-16 EMERGENCY LIGHT BY MCPHILBEN (REFER TO ELECTRICAL DRAWING FOR LOCATION)
⊗	EXIT SIGN B.S. 02-5A-LR-1-COR-BA BY BEGHELLI (REFER TO ELECTRICAL DRAWING FOR LOCATION)
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MARELA VARGAS @ 305.545.4964)

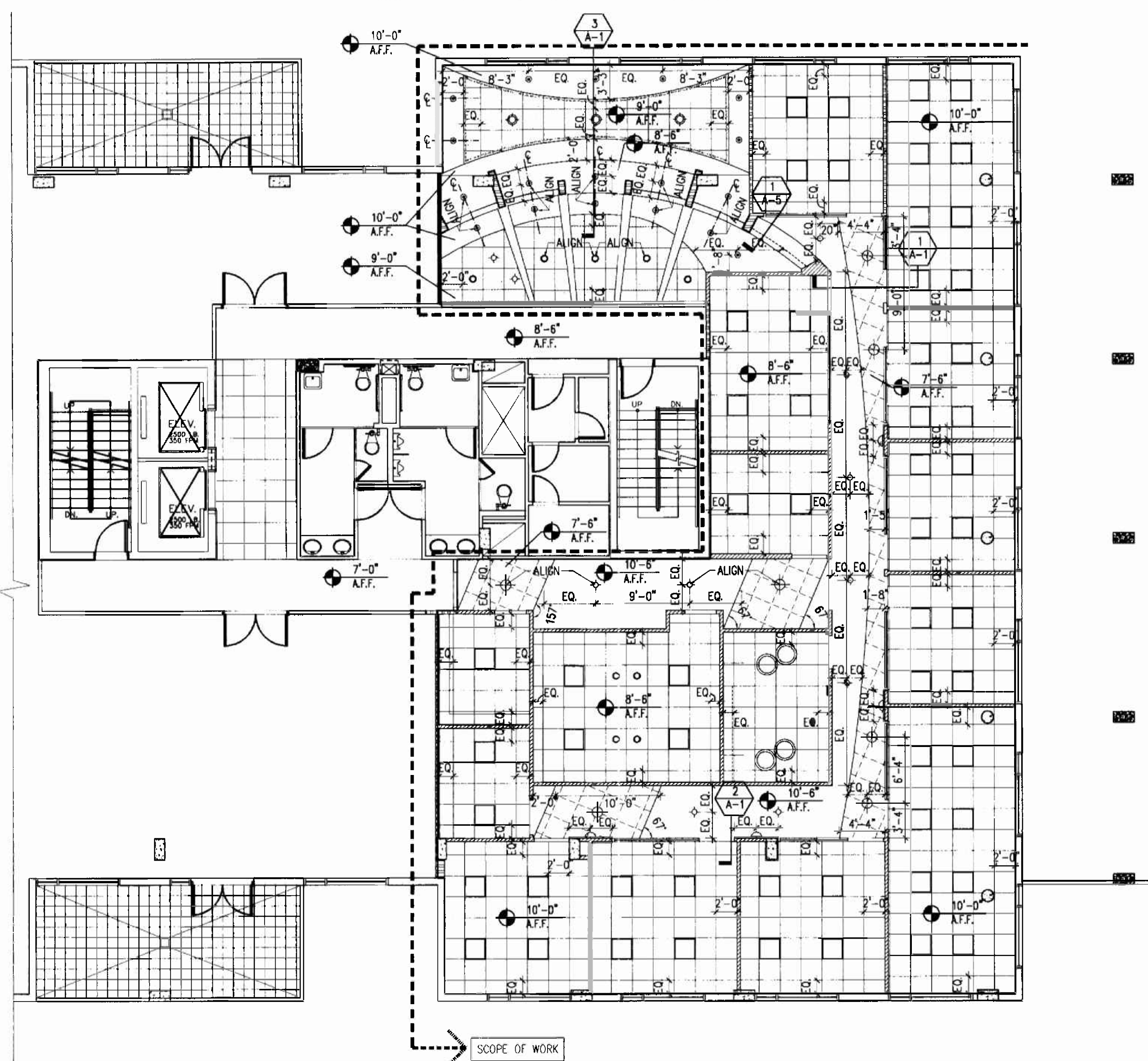
SYMBOL	DESCRIPTION
+	2'x2' ACOUSTICAL CEILING SYSTEM BY USG. STYLE: FINELINE 1/4" (DXFF) GRID, WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
+	SUSPENDED CEILING SYSTEM BY USG. STYLE: SUSPENSION TRIM COMPASS 4" PAINTED STEEL WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
+	WIRE WORKS CEILING SYSTEM BY USG. CEILING PANELS 2'x2' 1/8" WIRE. FINISHES: CHROME
□	2'x2' PARABOLIC FLUORESCENT LIGHT FIXTURE
○	DOWNLIGHT FIXTURE W/BALANCE. BY WILA 51068-120-DA-POB4
○	PENDANT LIGHT FIXTURE, BY SCHMITZ 16151.06
○	MR-16 LIGHT FIXTURE ON DIMMER, BY CAPRI LV1EX-LC122
○	WALL SCONCE, BY SCHMITZ 18746.06
○	SURFACE MOUNTED LIGHT FIXTURE, BY SCHMITZ 15341-06/2851
○	PENDANT LIGHT FIXTURE, BY SCHMITZ 16151.06/2832
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MARELA VARGAS @ 305.545.4964)

ARCHITECTURAL LEGEND	
—	EXISTING PARTITION TO REMAIN
—	NEW DEMISING PARTITION TYPE
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—	DENOTES DOOR
—	DENOTES DOOR TAG
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—	DENOTES CABINETRY/FURNITURE
—	DENOTES PARTITION TYPES
—	EXISTING COLUMNS TO REMAIN
—	DENOTES NEW MILLWORK
F.E.C.	DENOTES FIRE EXTINGUISHER CABINET

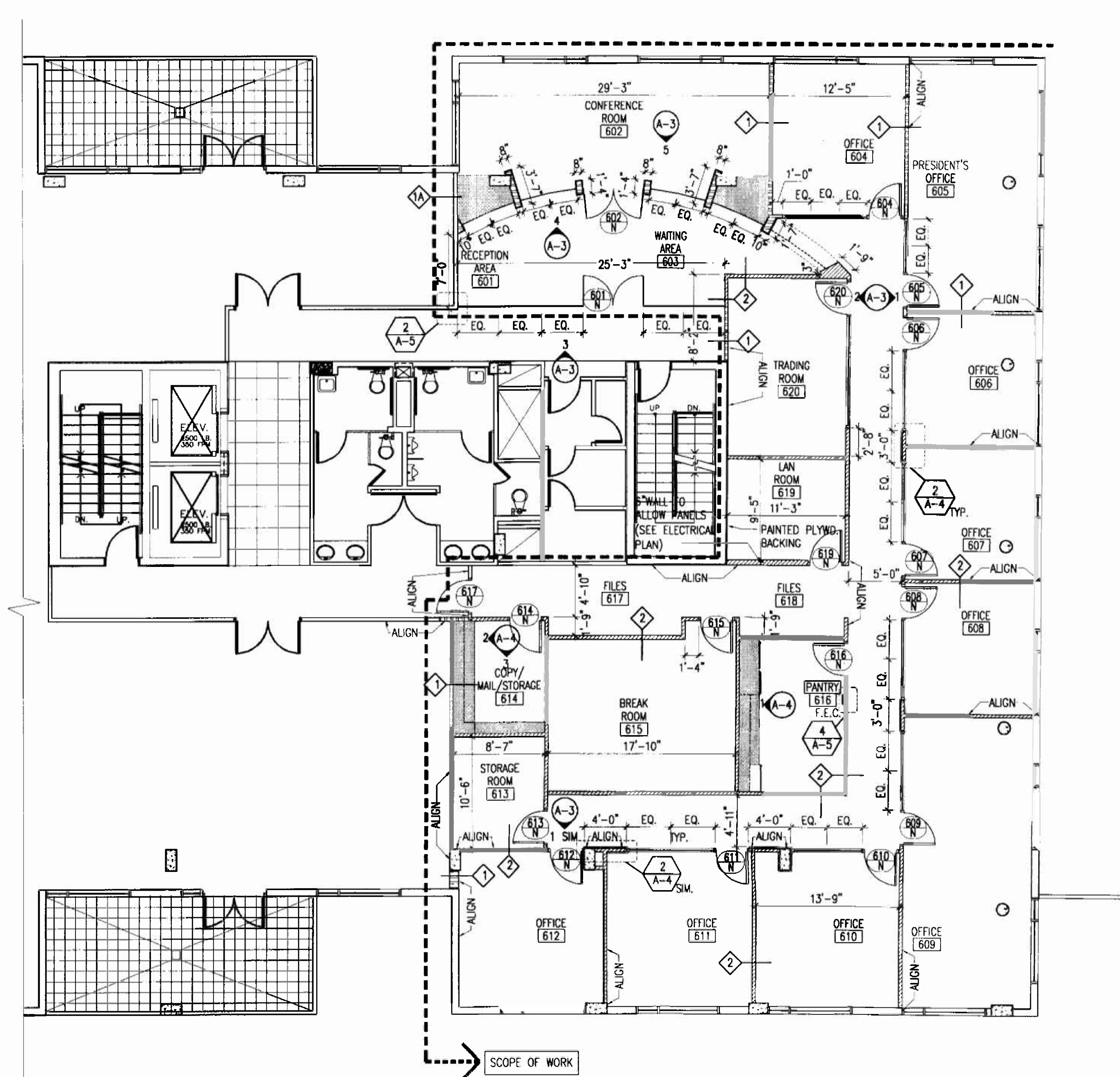
OFFICE COPY
CITY OF MIAMI
APPROVED FOR
THE FOLLOWING

PROJECT NO. 0217-08
DRAWN BY: A.C.
DATE: 11/07/05
SCALE: AS SHOWN
SHEET NO. A-1

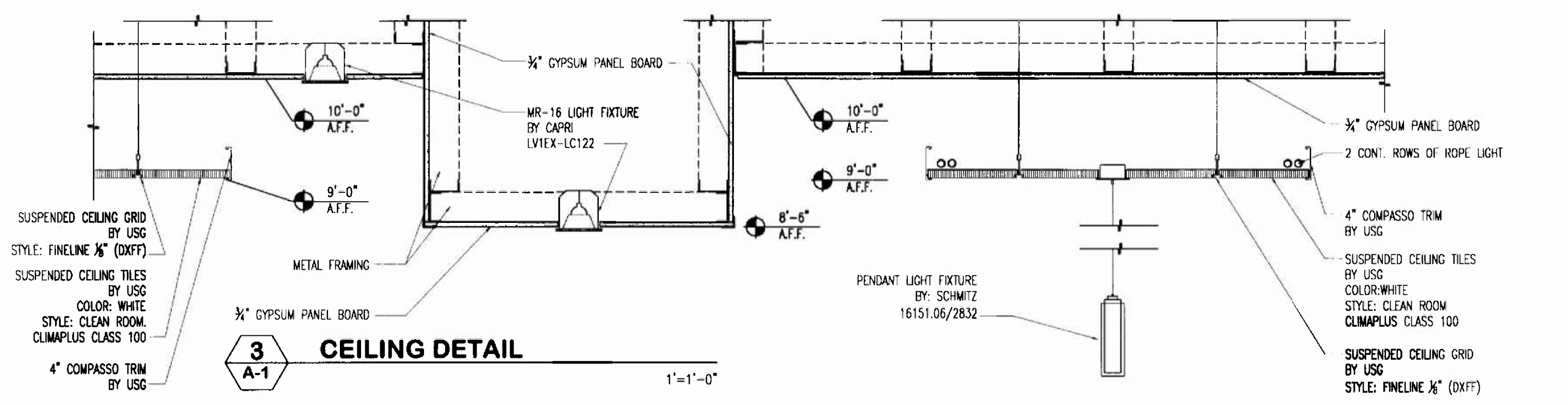
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SHEET NO. A-1



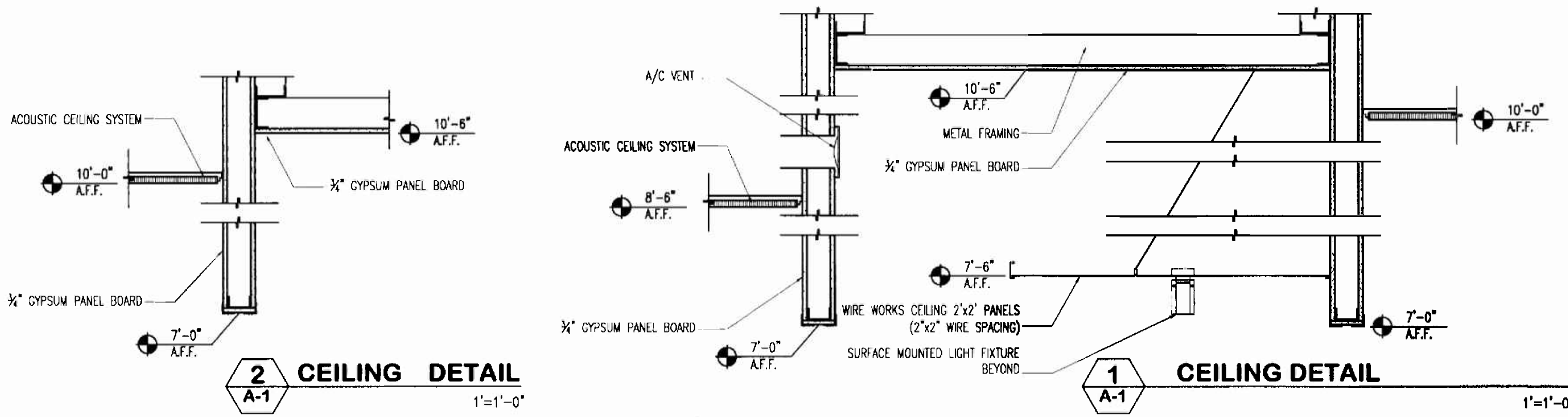
2 REFLECTED CEILING PLAN
6th Floor
1/8"=1'-0"



1 FLOOR PLAN
6th Floor
1/8"=1'-0"



3 CEILING DETAIL
A-1
1"=1'-0"



2 CEILING DETAIL
A-1
1"=1'-0"

1 CEILING DETAIL
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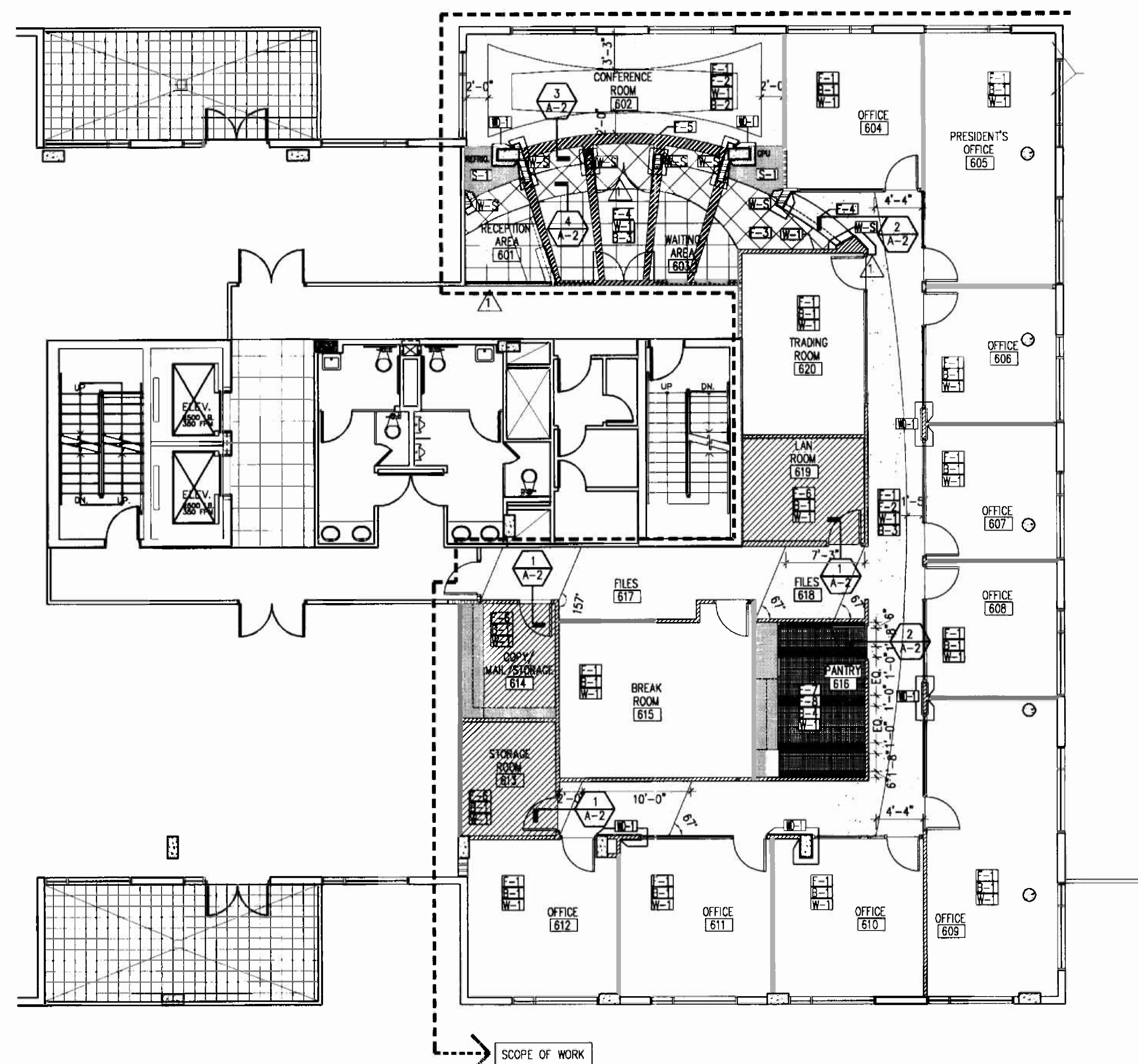
GENERAL NOTES

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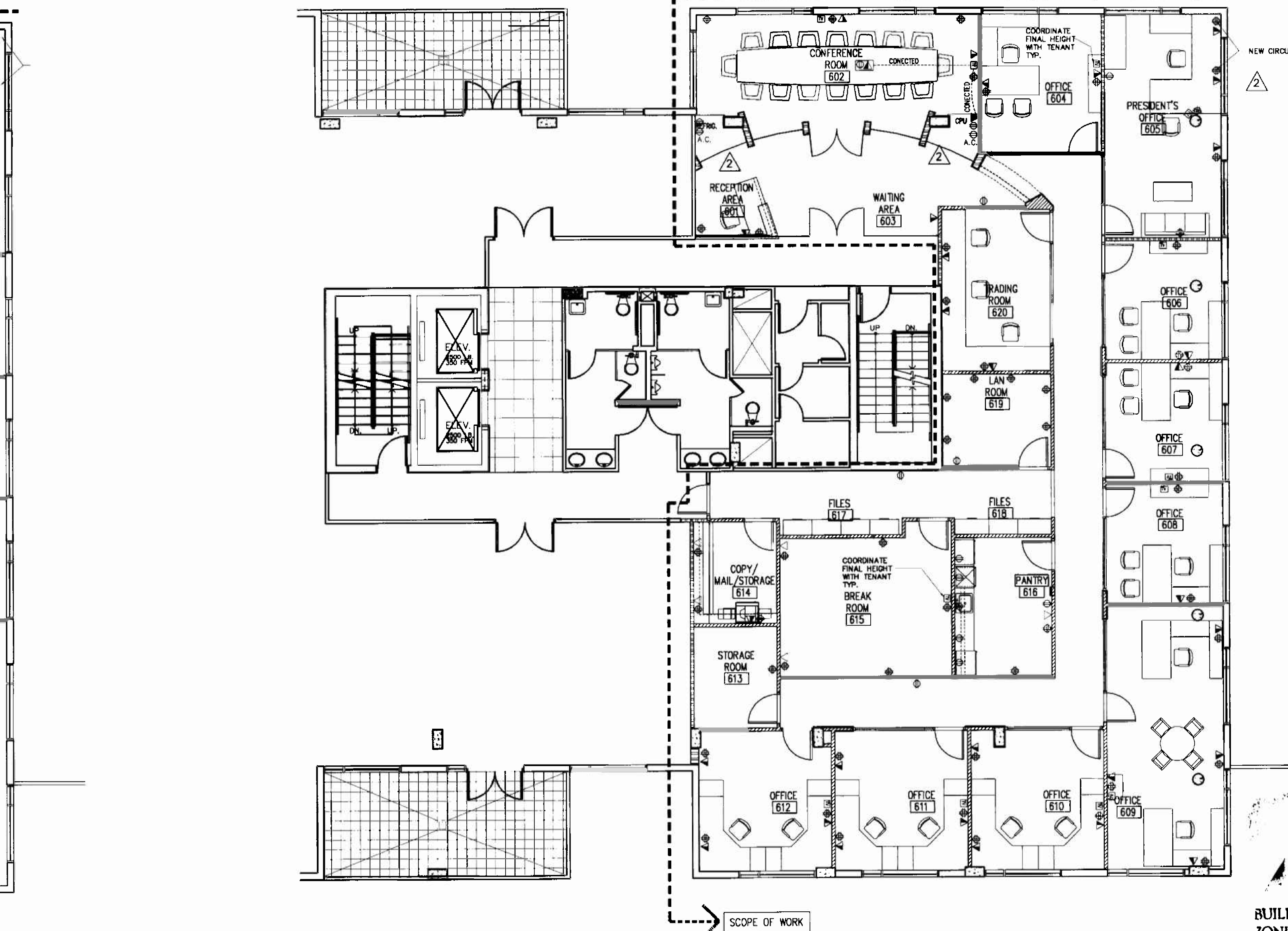
	ROUND PENDANT LIGHT FIXTURE. BY LIGHTLOGY 1200SU-SILVRND-024H1WHSI
	CONTINUOUS SINGLE LAMP, UNDERCABINET. BY DASAL 52601305
	CONTINUOUS ROPE LIGHT.
	M-16 EMERGENCY LIGHT BY MCPHILBEN (REFER TO ELECTRICAL DRAWING FOR LOCATION)
	EXIT SIGN B.S. OL2-SA-LR-1-CCR-BA BY BEGHELLI (REFER TO ELECTRICAL DRAWING FOR LOCATION)
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MARELA VARGAS @ 305.545.4964)

SYMBOL	DESCRIPTION
	2'x2' ACOUSTICAL CEILING SYSTEM BY USC. STYLE: FINELINE X (DXFF) GRID, WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE.
	SUSPENDED CEILING SYSTEM BY USC. STYLE: SUSPENSION TRIM COMPASSO 4" PAINTED STEEL WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
	WIRE WORKS CEILING SYSTEM BY USC. CEILING PANELS 2'x2' X" WIRE. FINISHES: CHROME
	2'x2' PARABOLIC FLUORESCENT LIGHT FIXTURE
	DOWNLIGHT FIXTURE W/BLUE ACCENT. BY WILA 51068-120-DA-POB4
	PENDANT LIGHT FIXTURE. BY SCHMITZ 16151.06
	MR-16 LIGHT FIXTURE ON DIMMER. BY CAPRI LV1EX-LC122
	WALL SCONCE. BY SCHMITZ 18746.06
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NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MARELA VARGAS @ 305.545.4964)

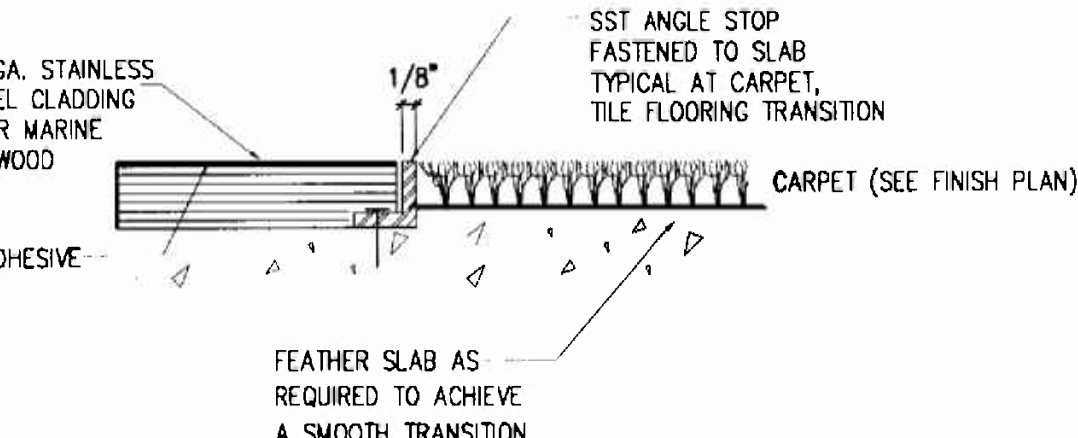
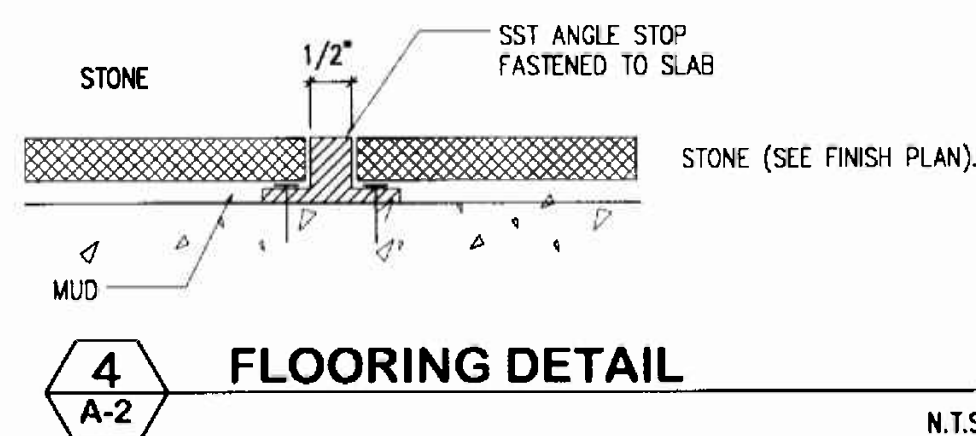
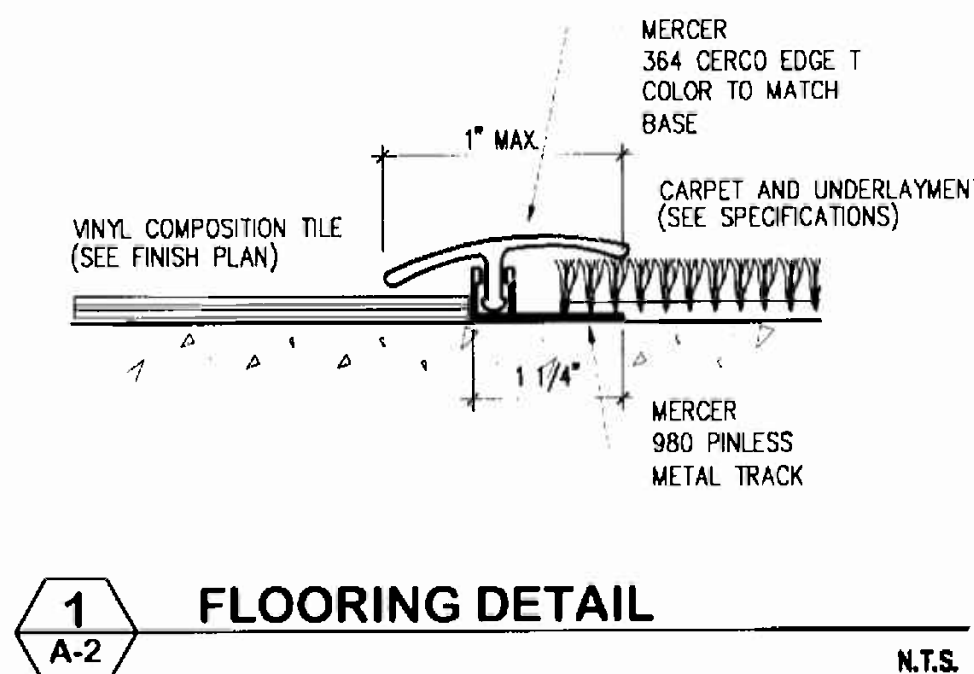
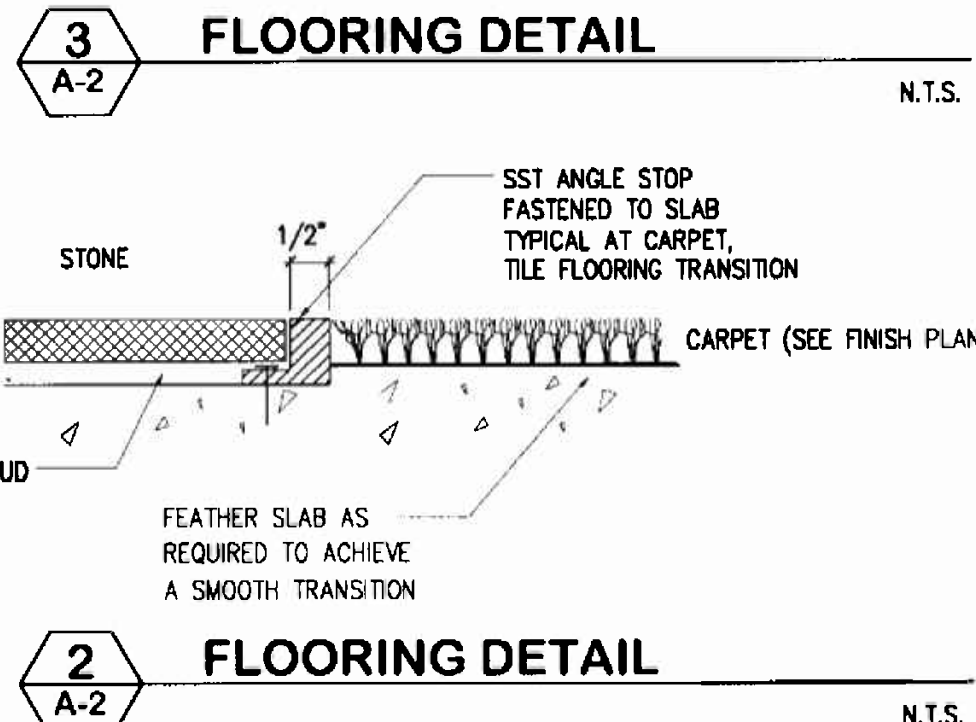
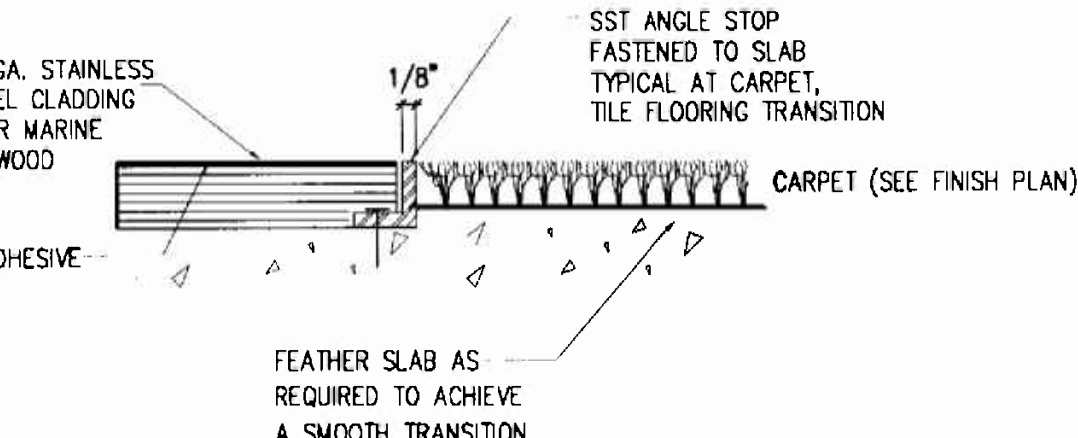
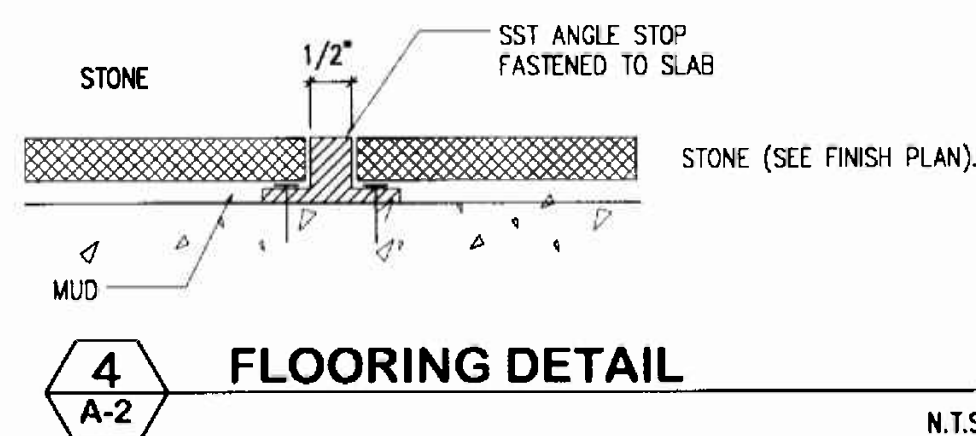
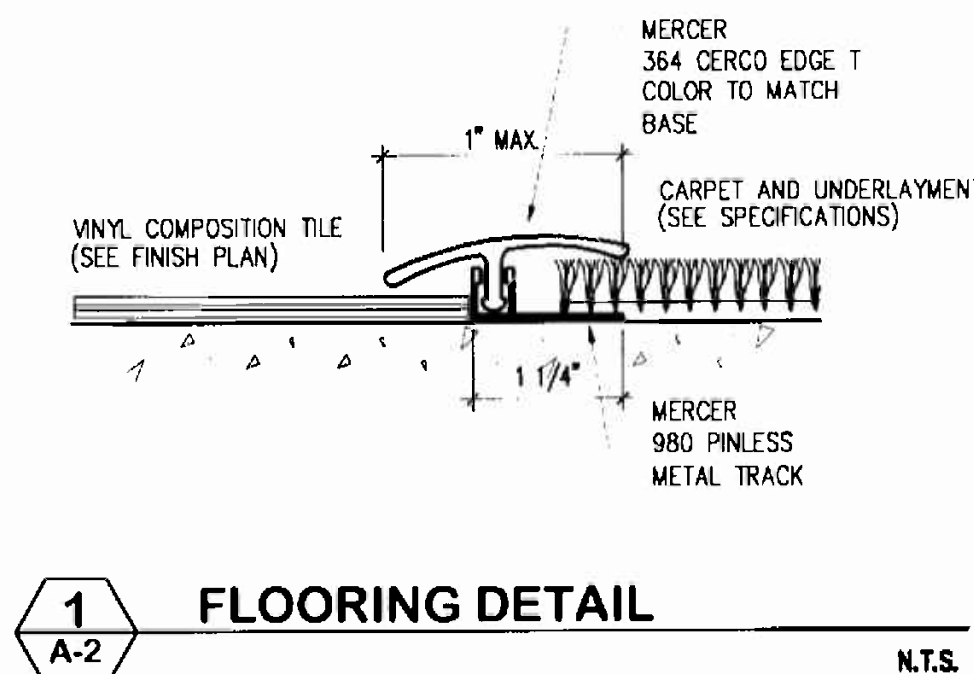
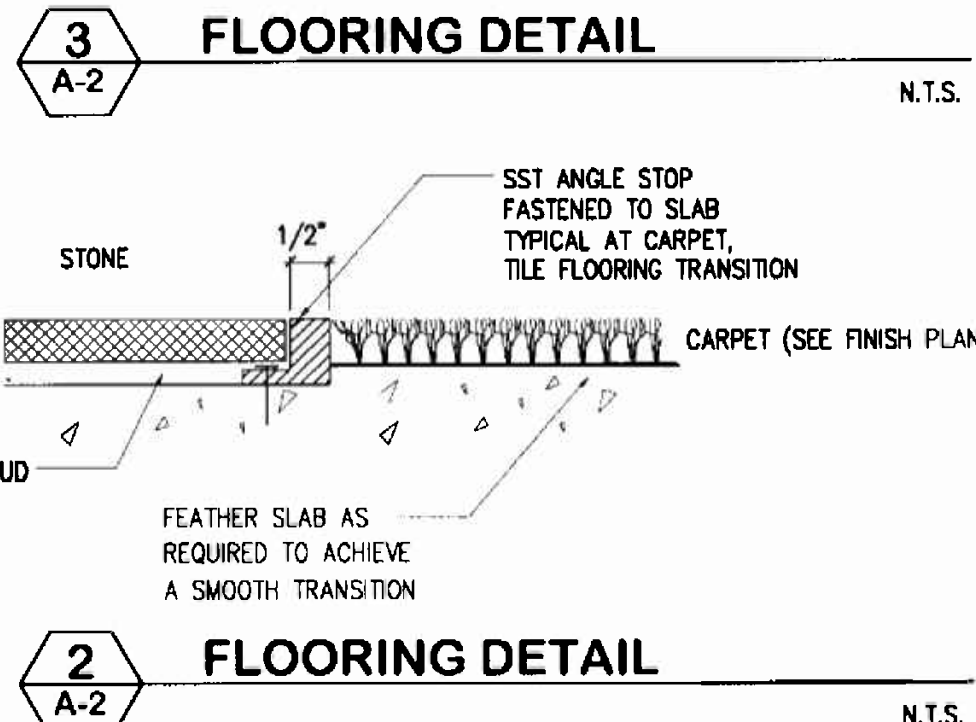
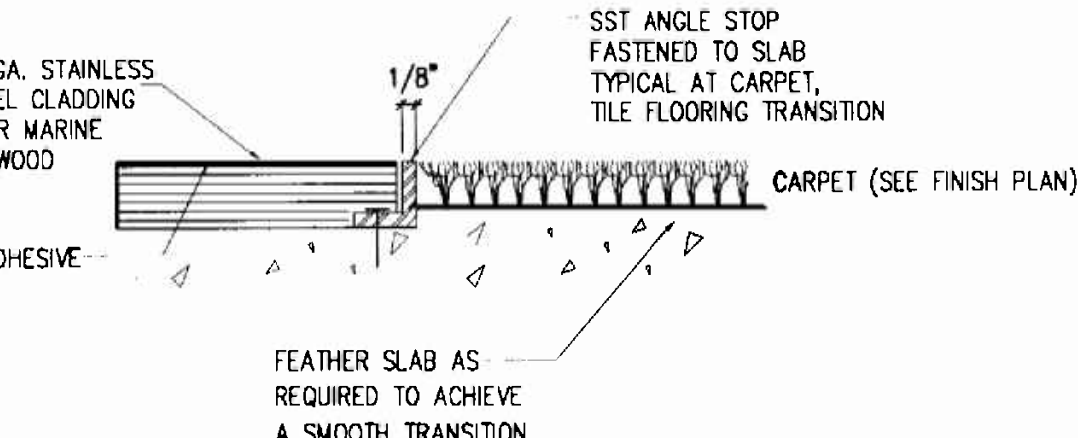
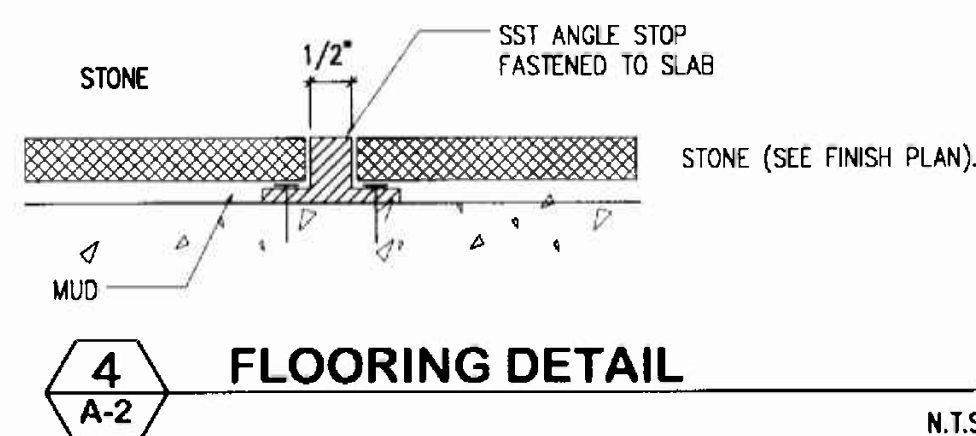
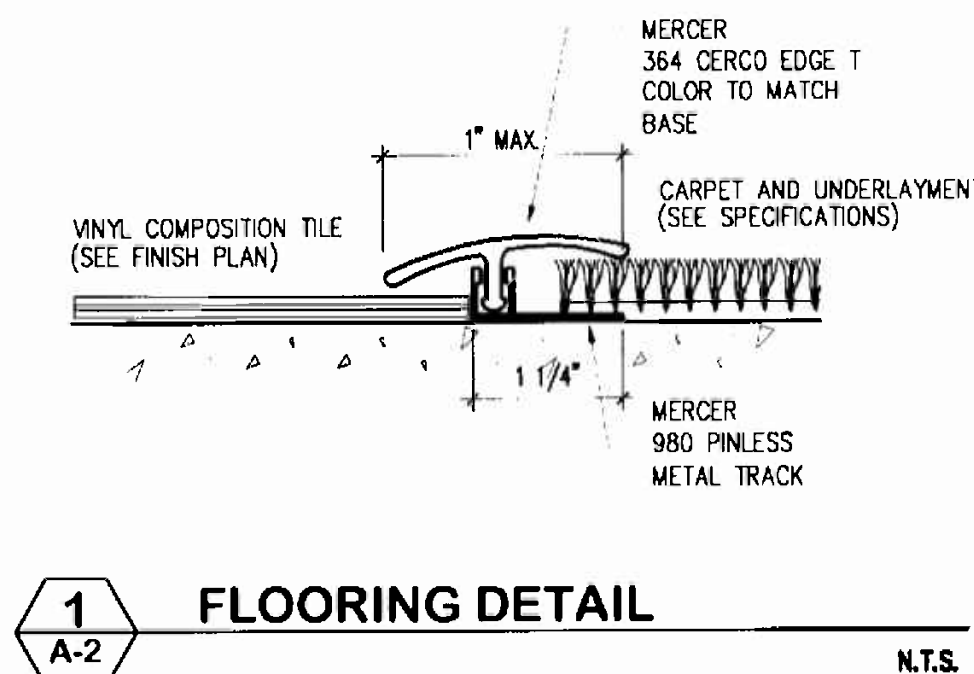
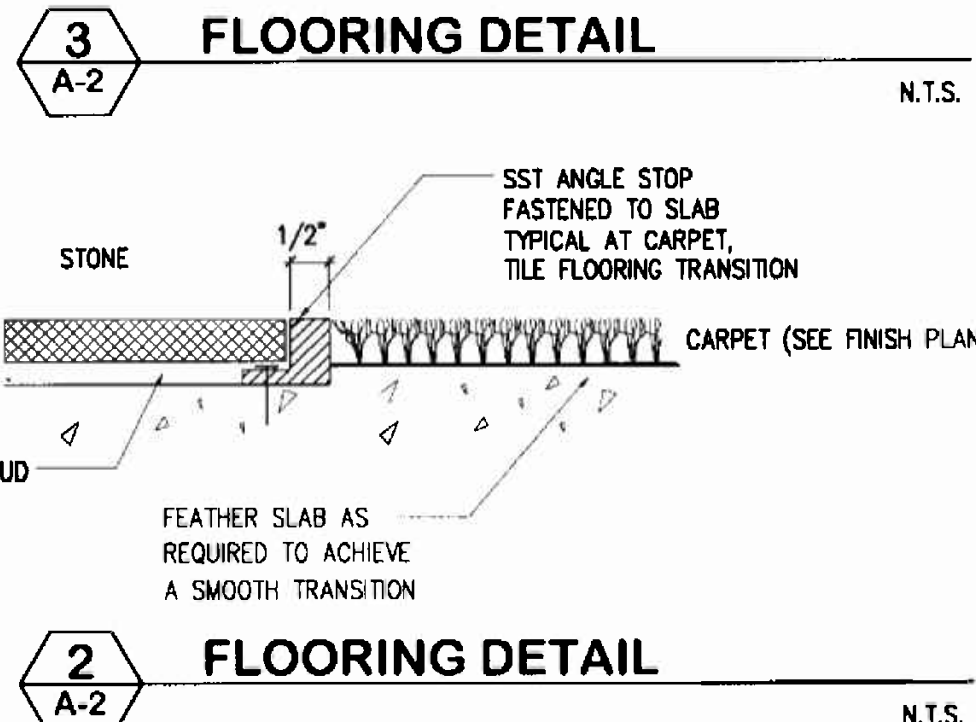
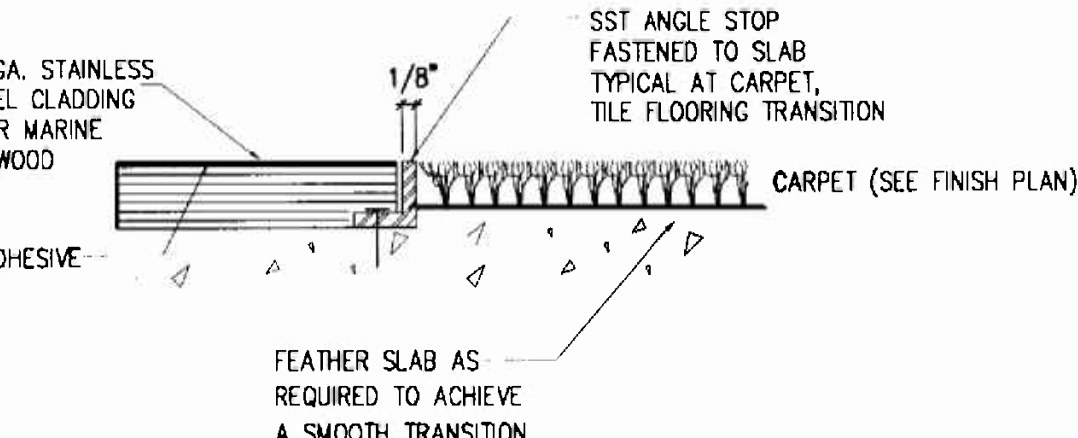
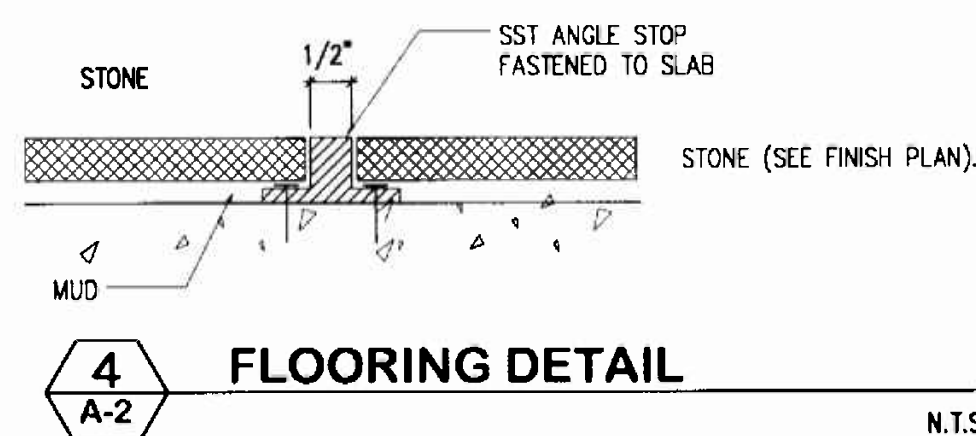
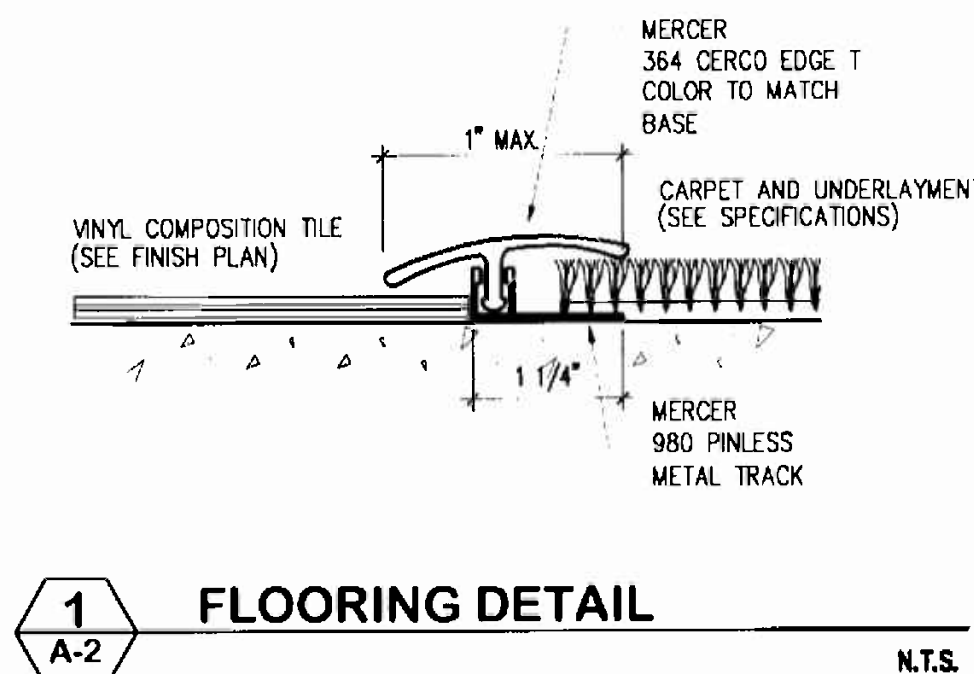
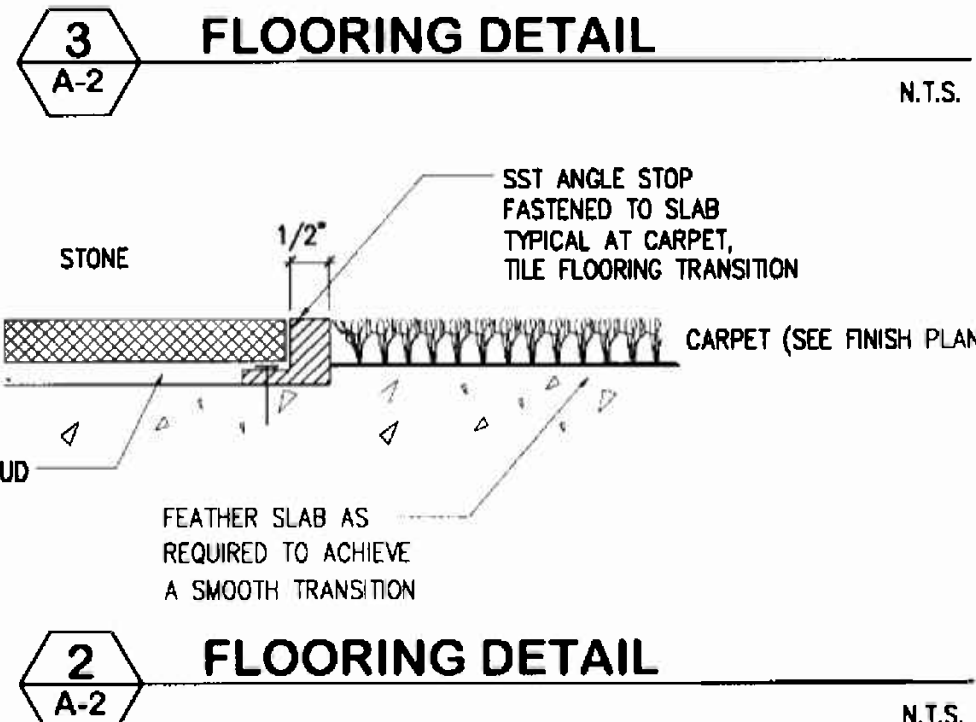
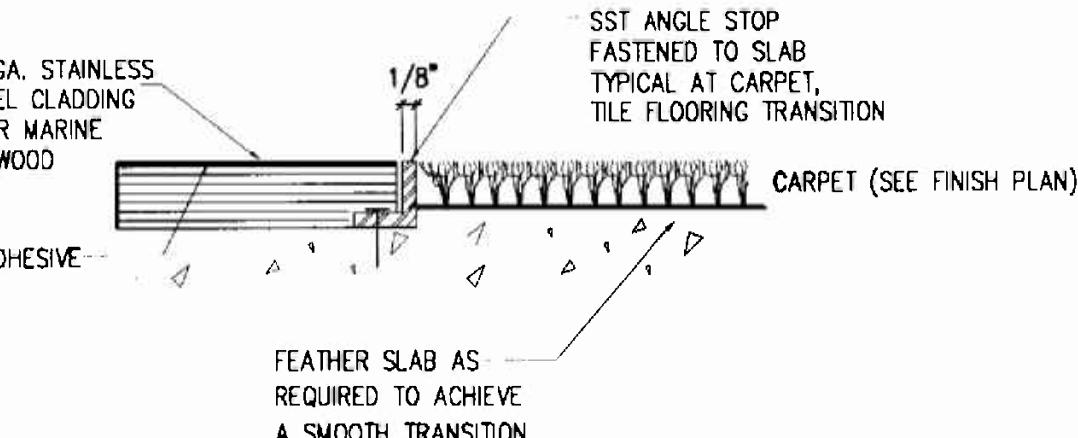
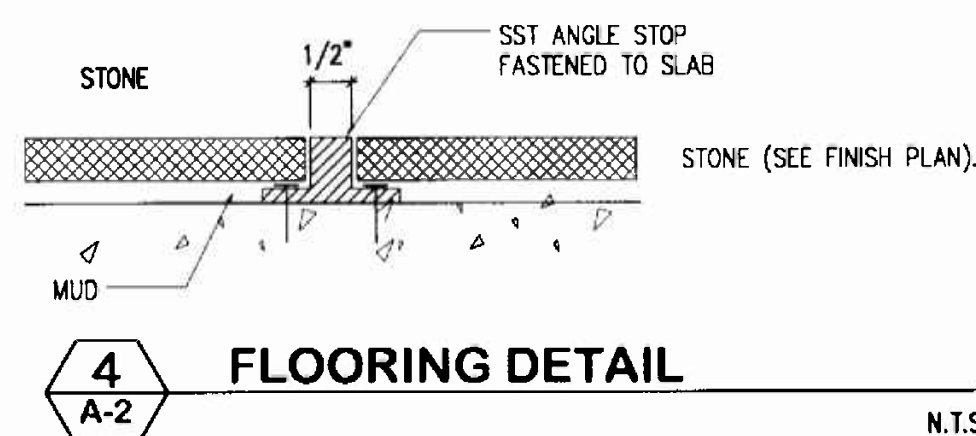
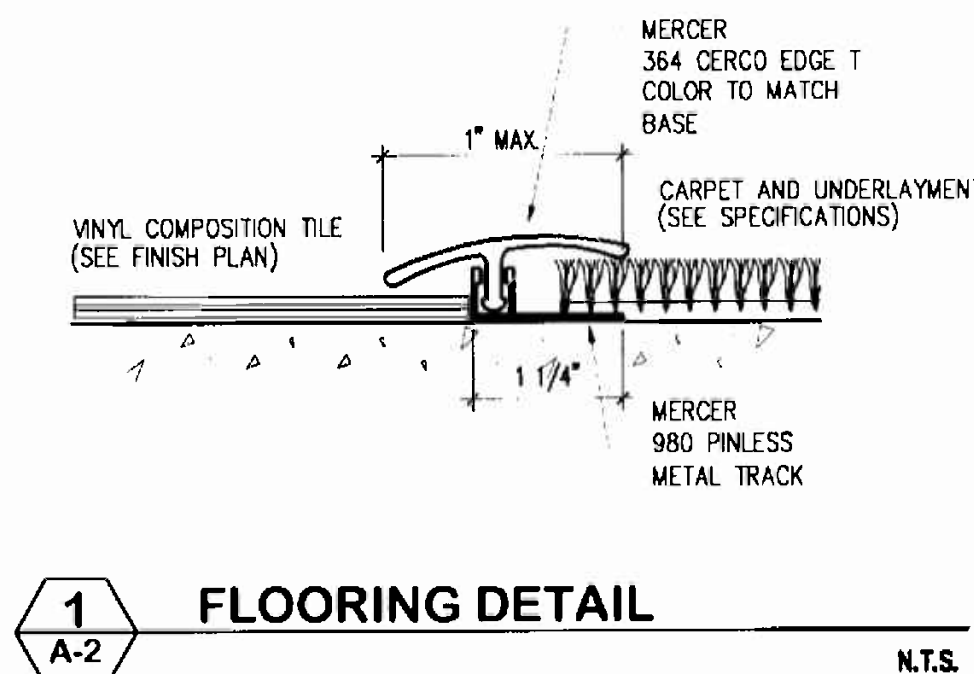
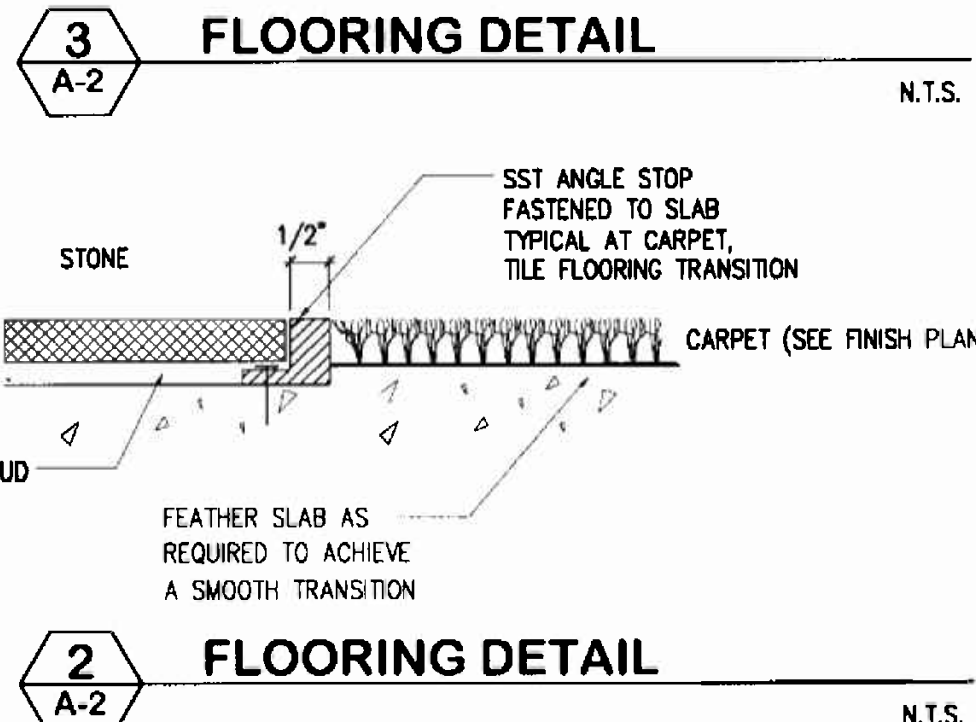
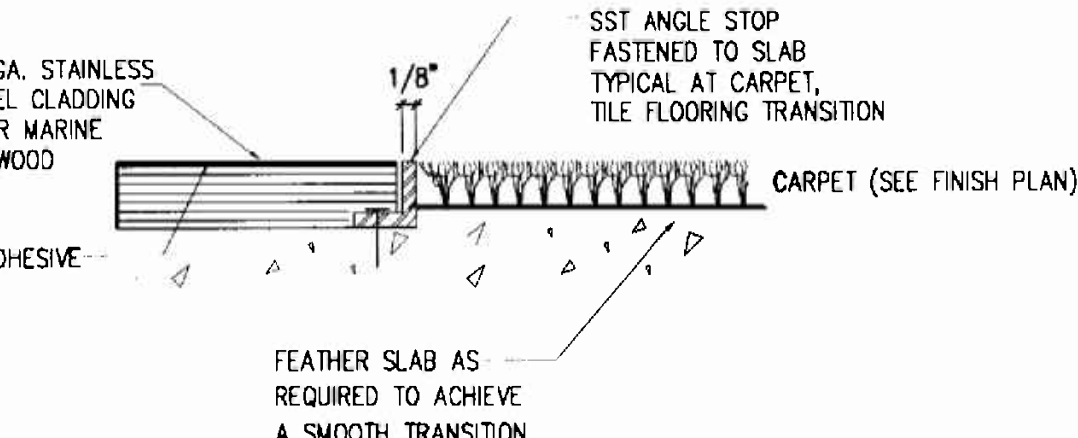
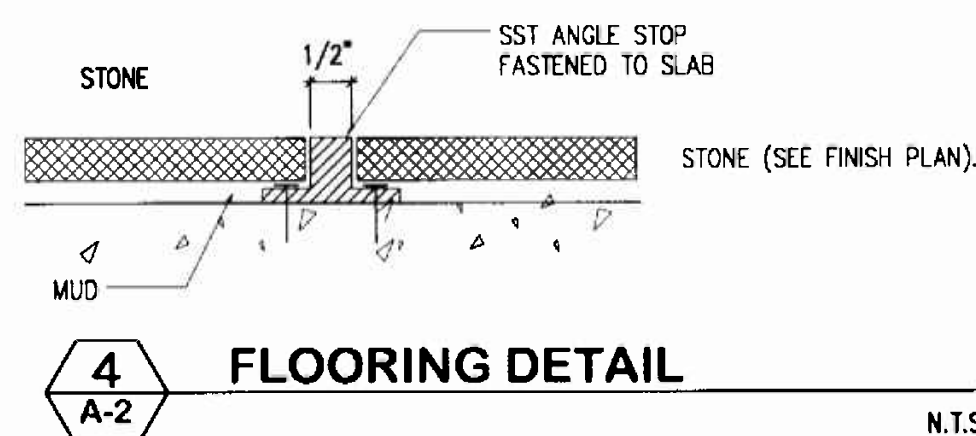
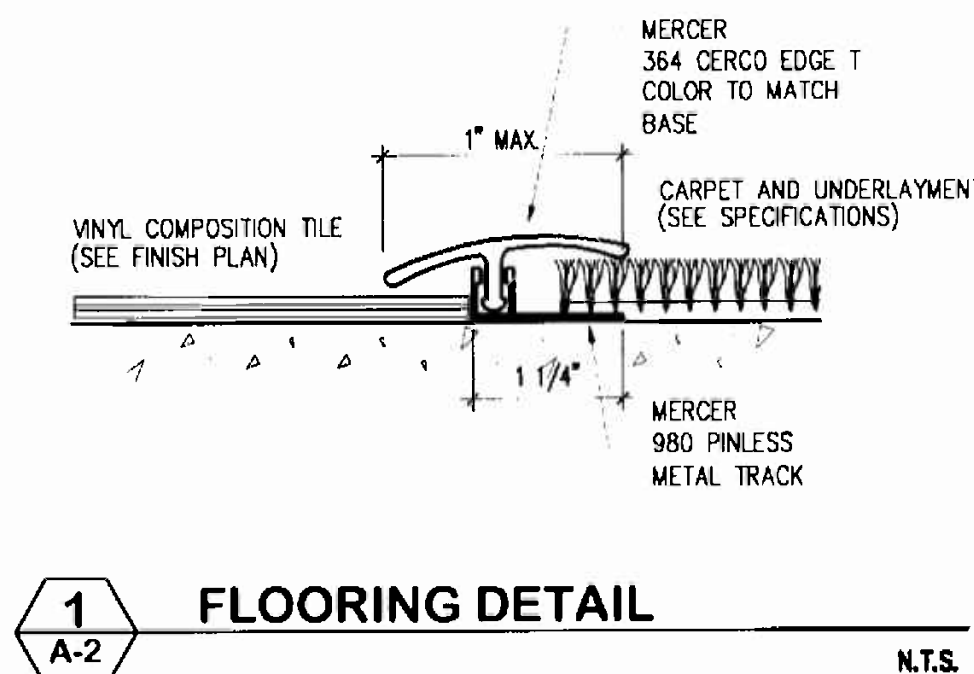
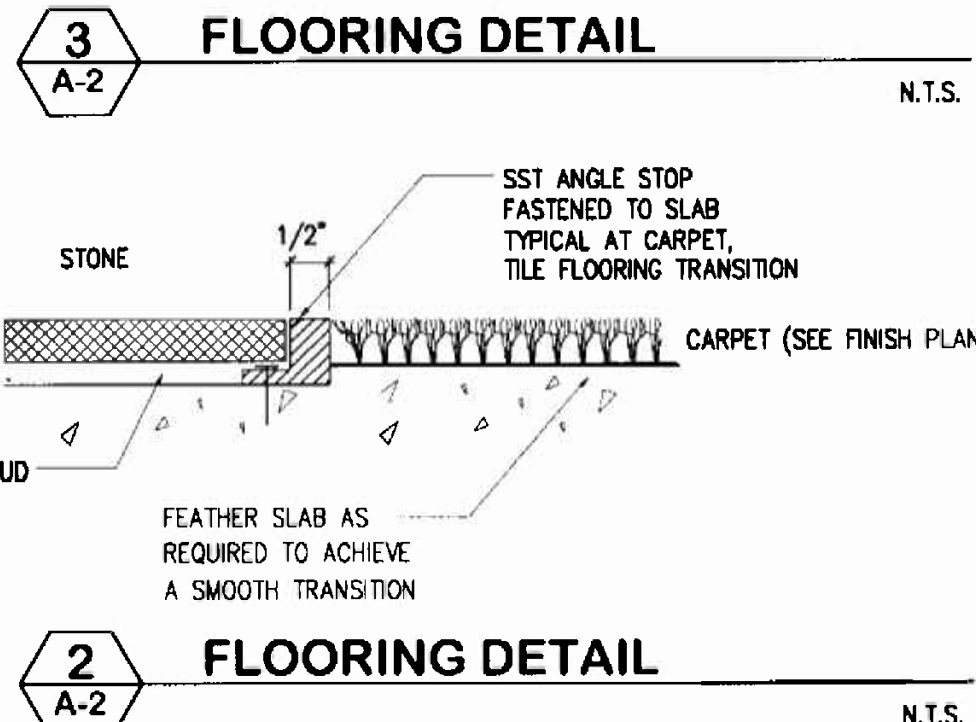
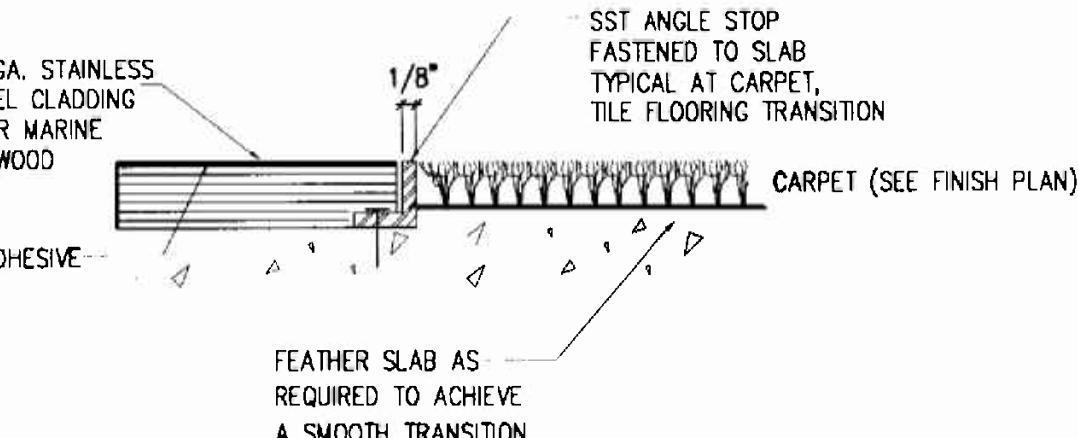
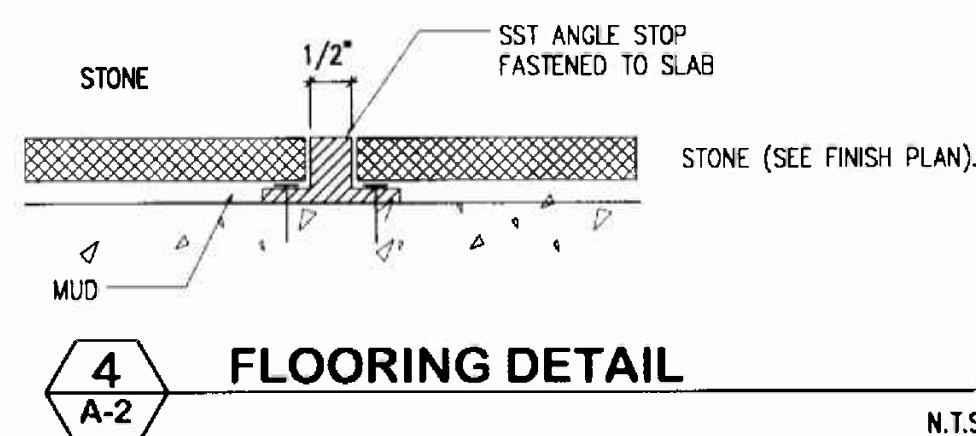
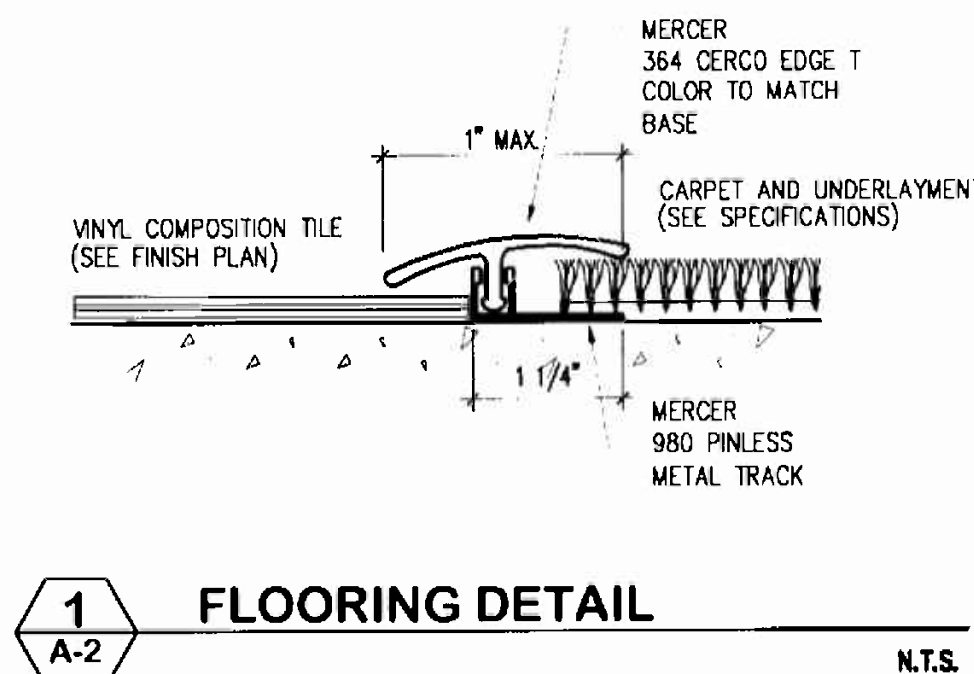
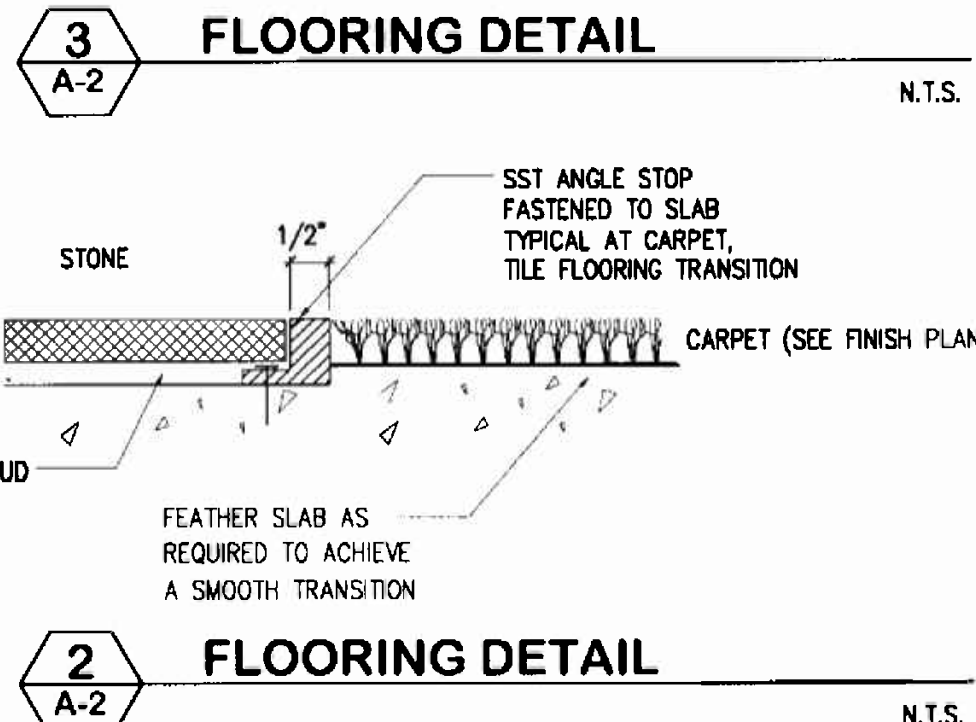
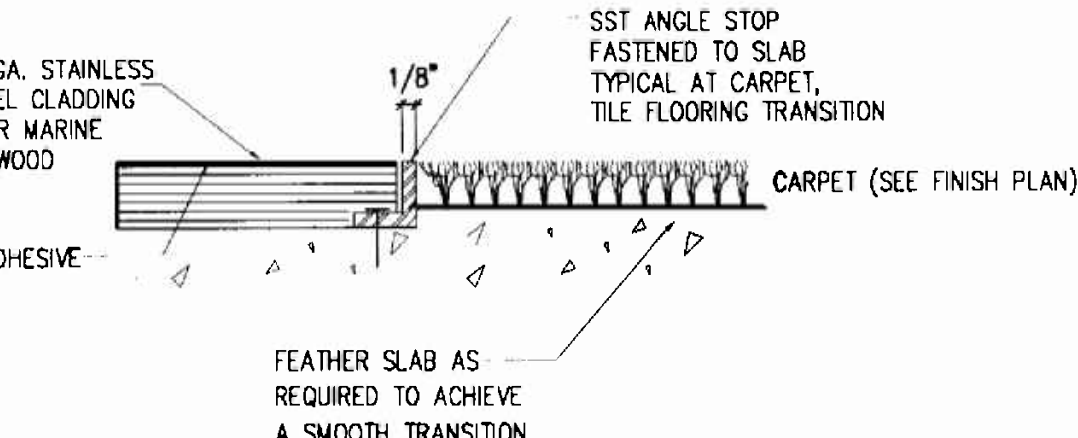
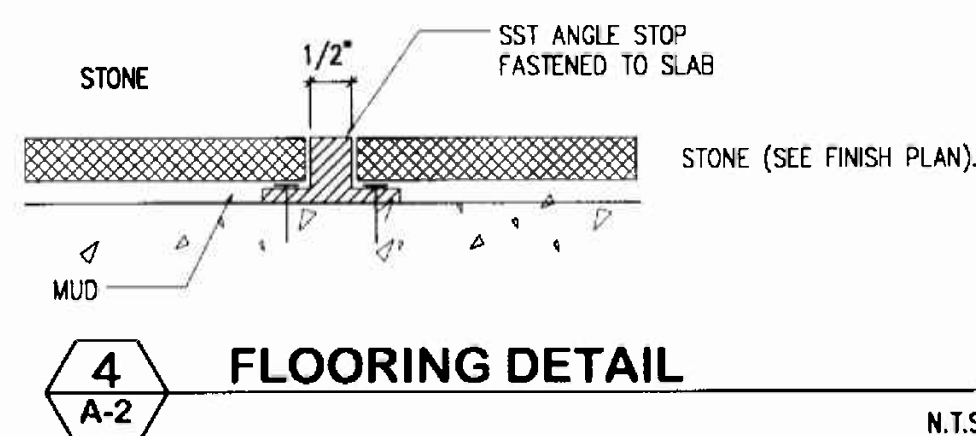
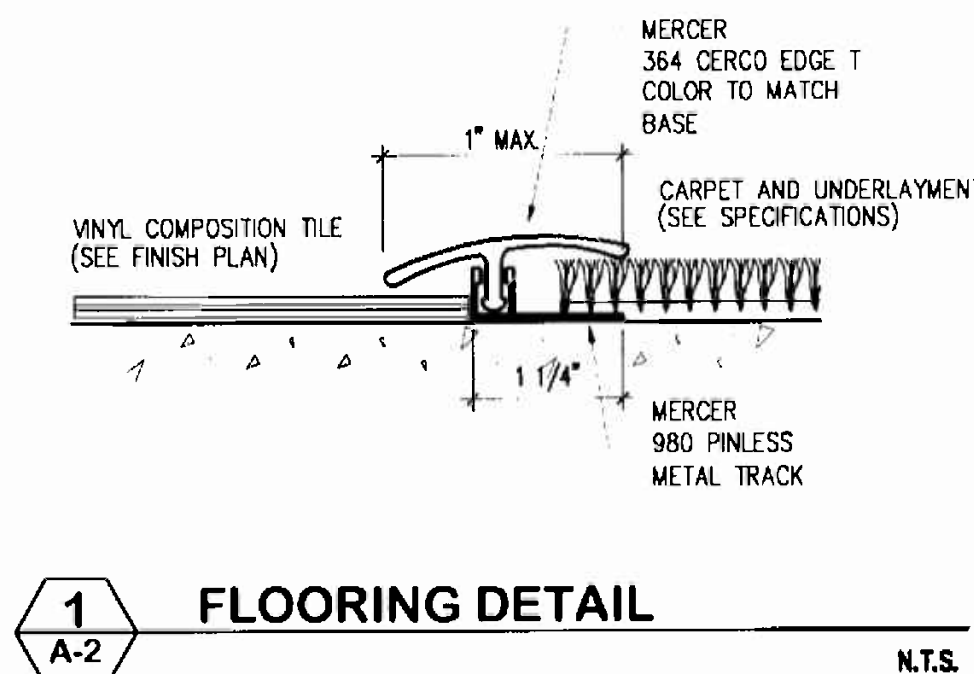
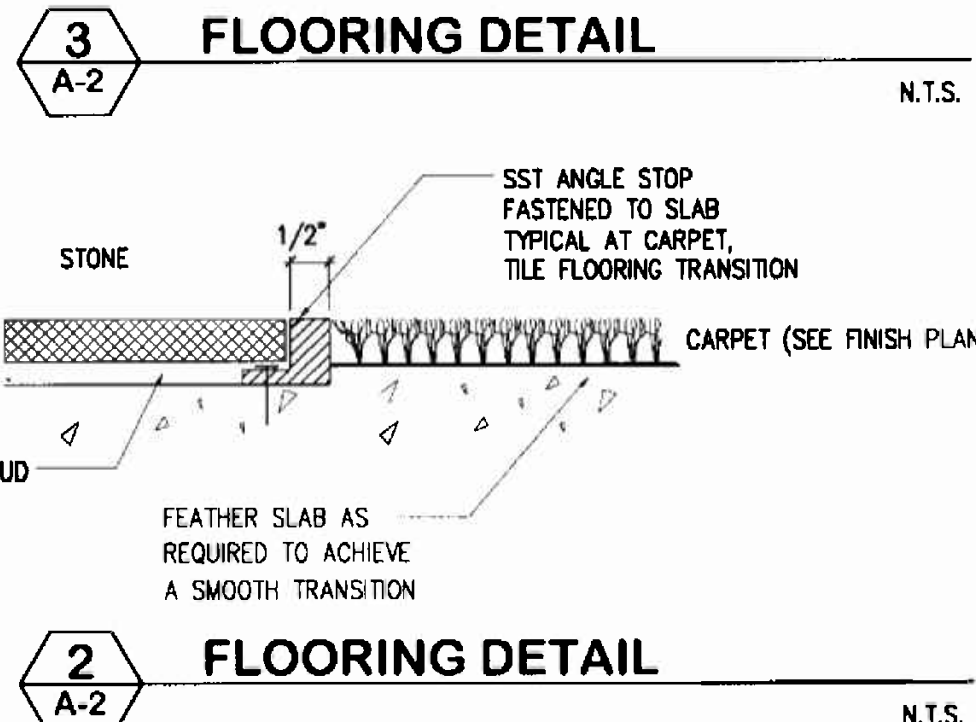
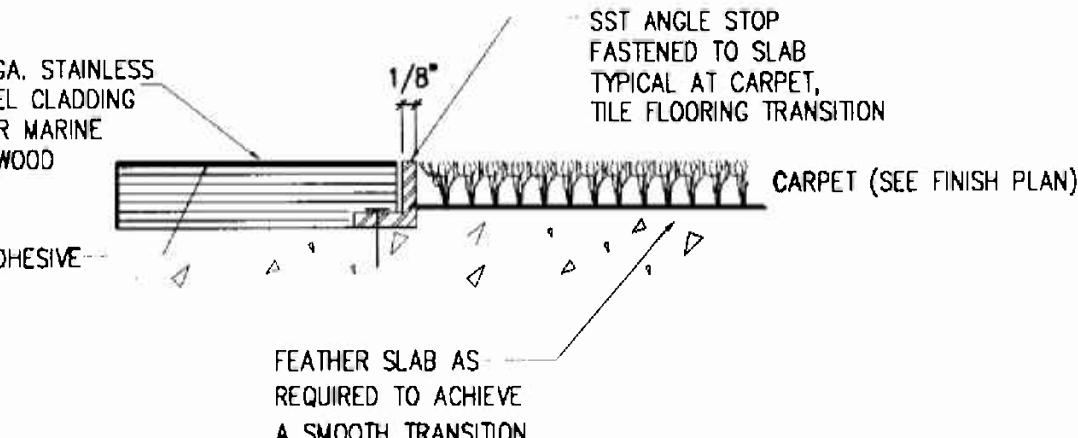
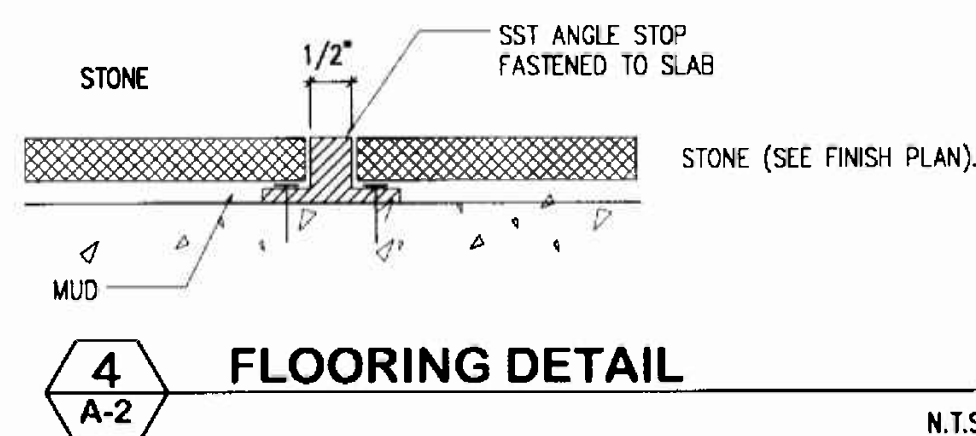
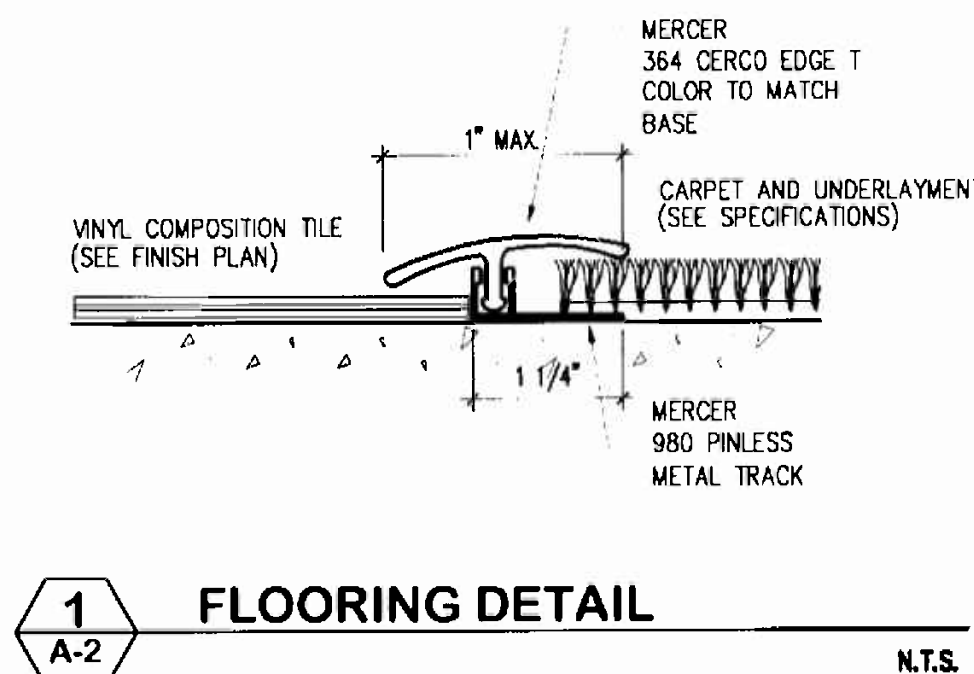
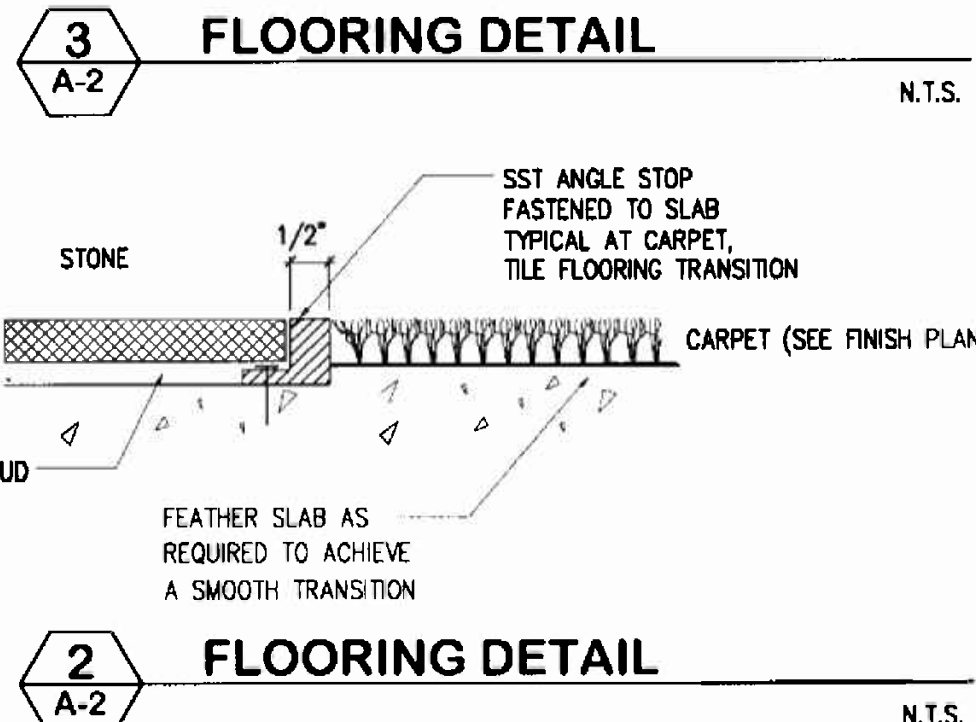
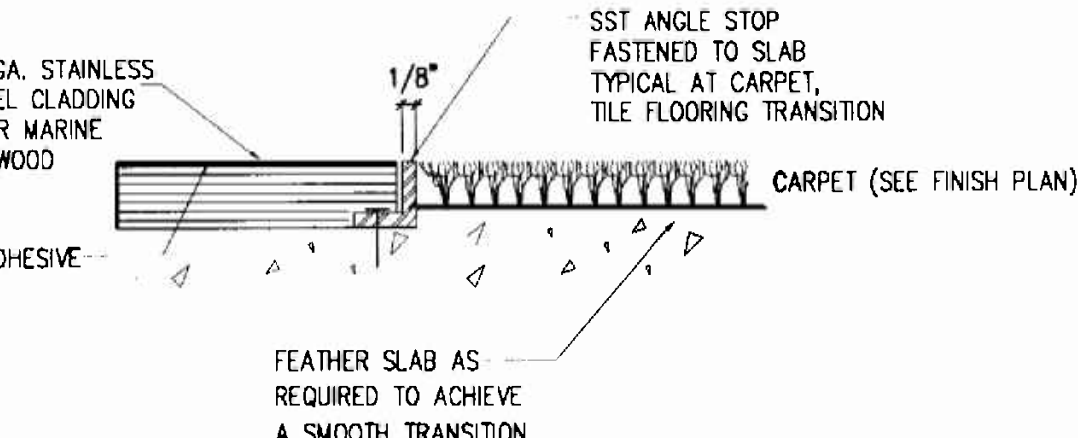
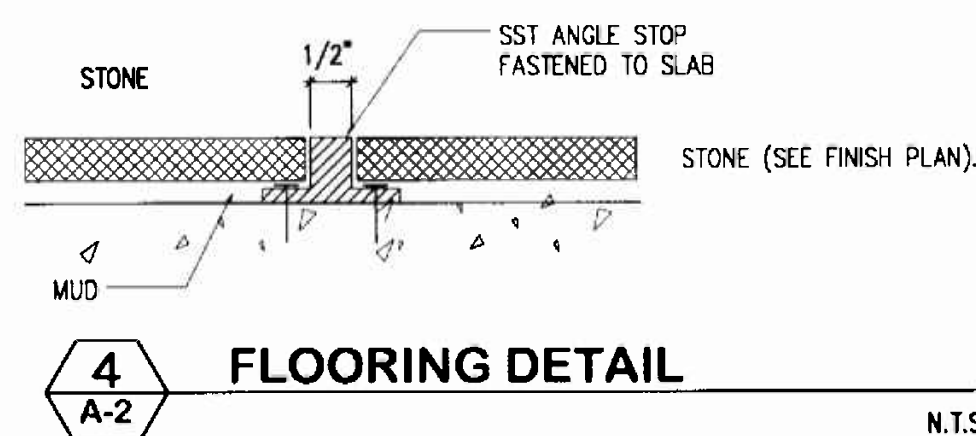
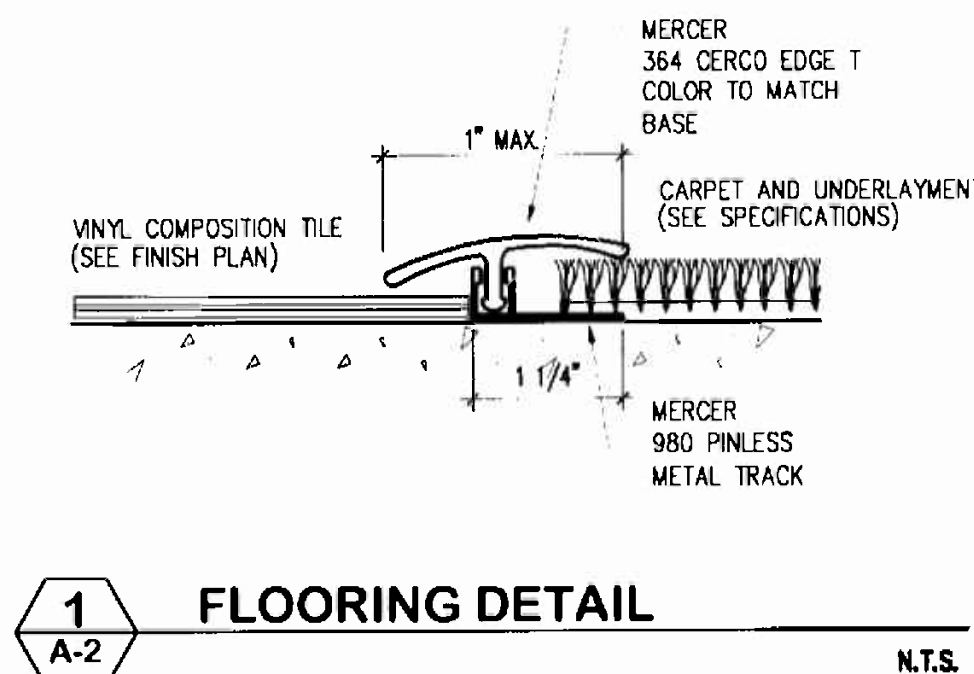
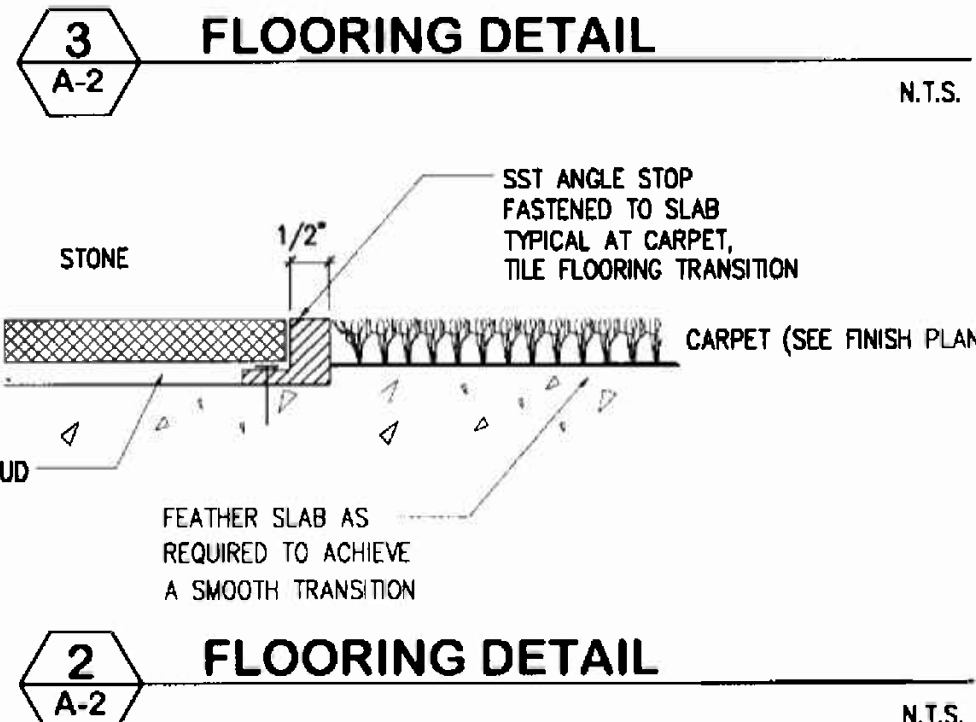
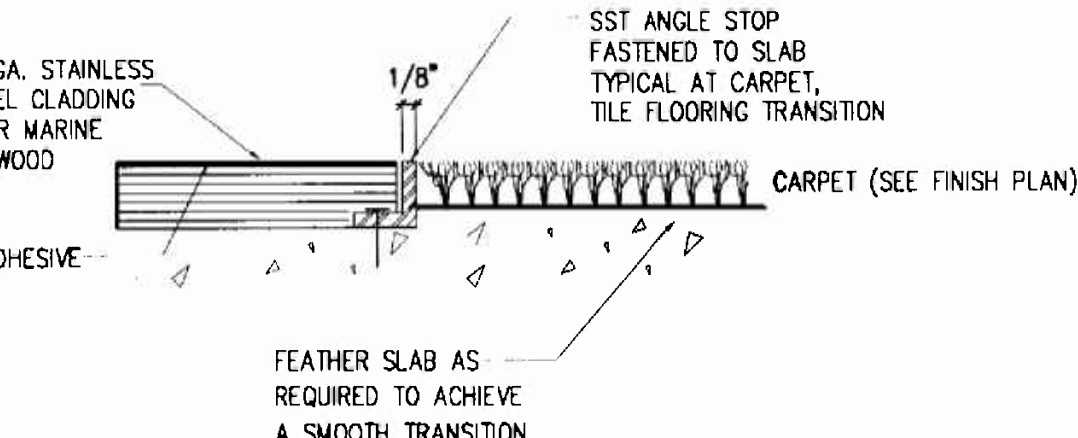
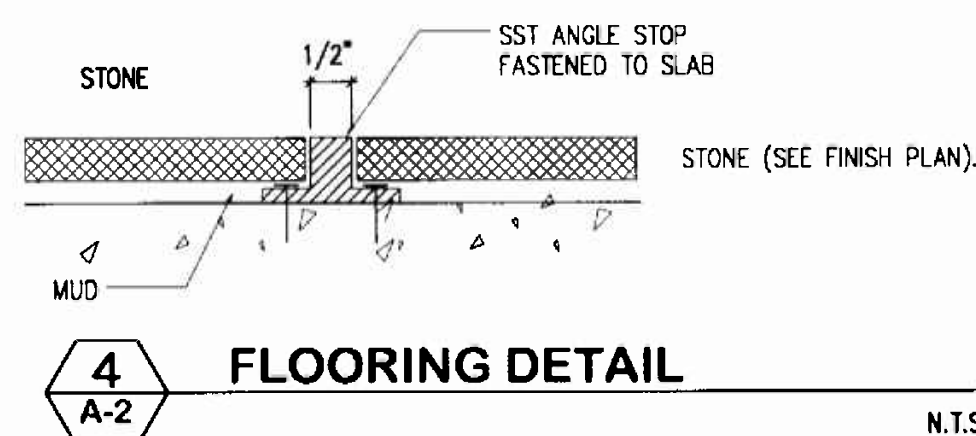
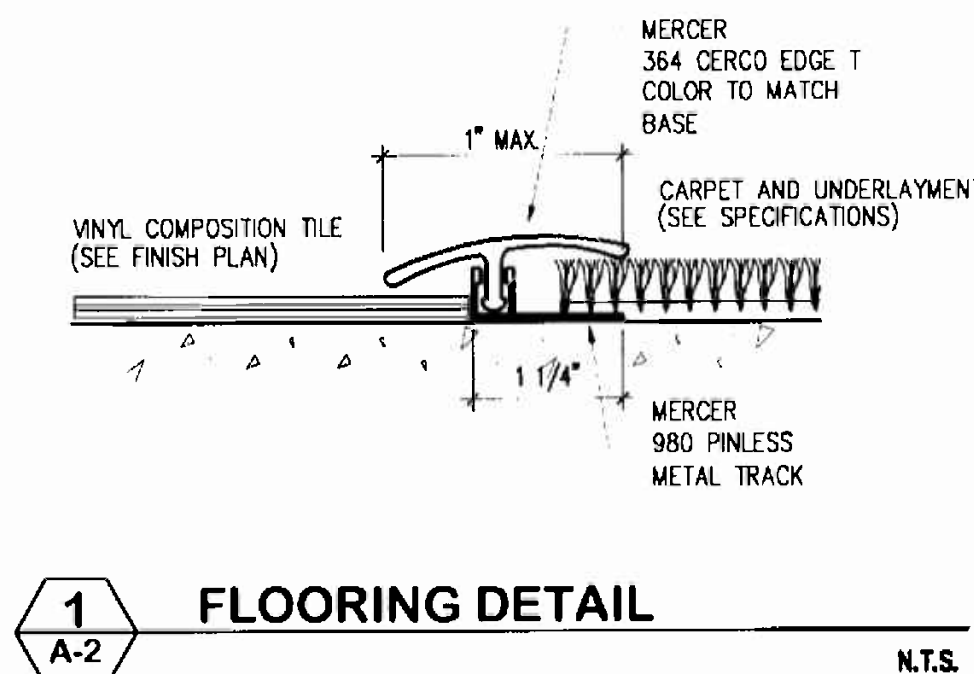
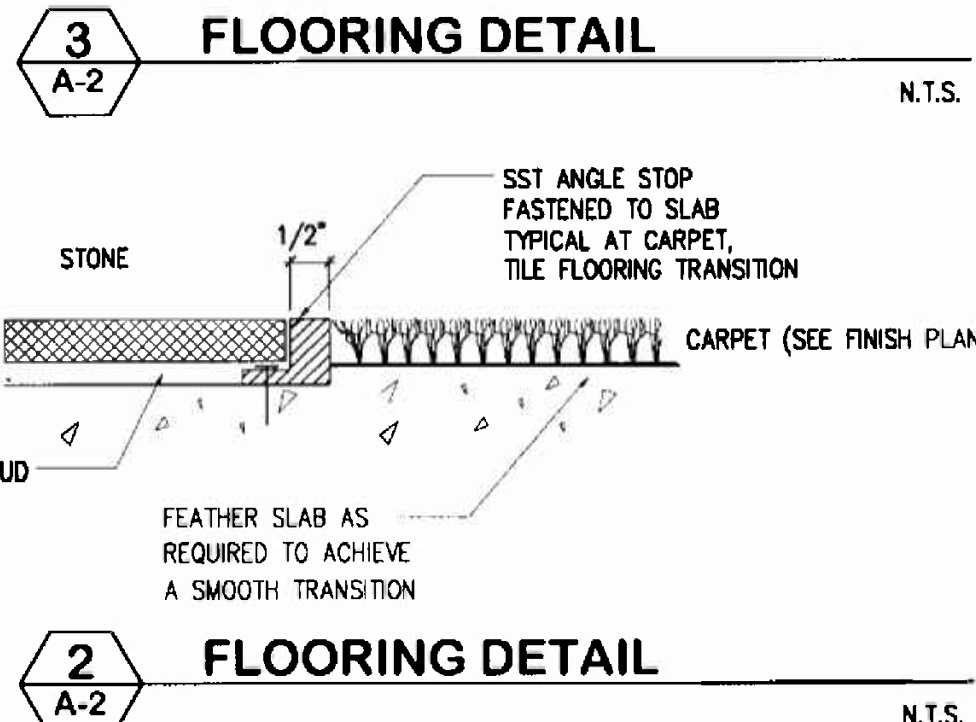
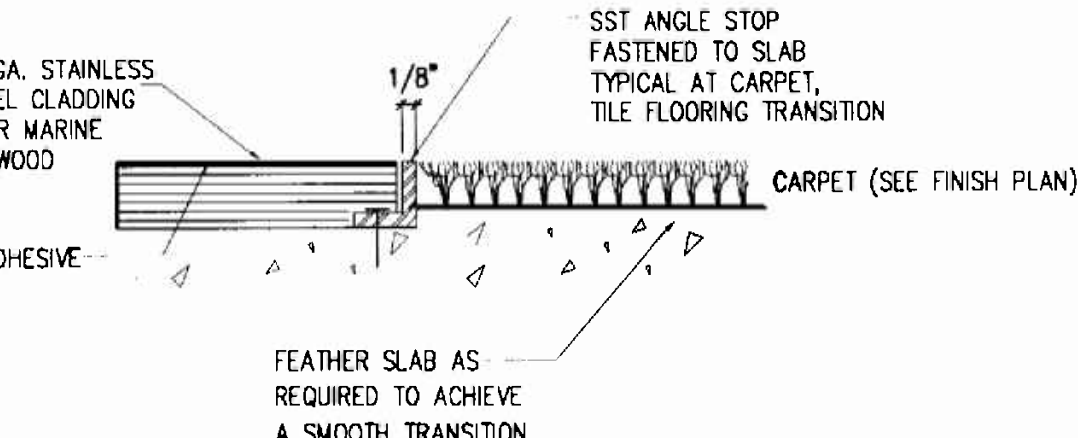
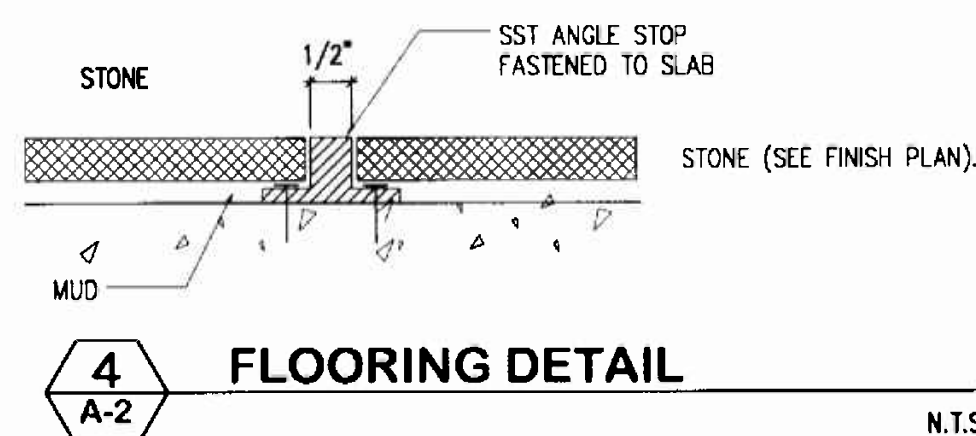
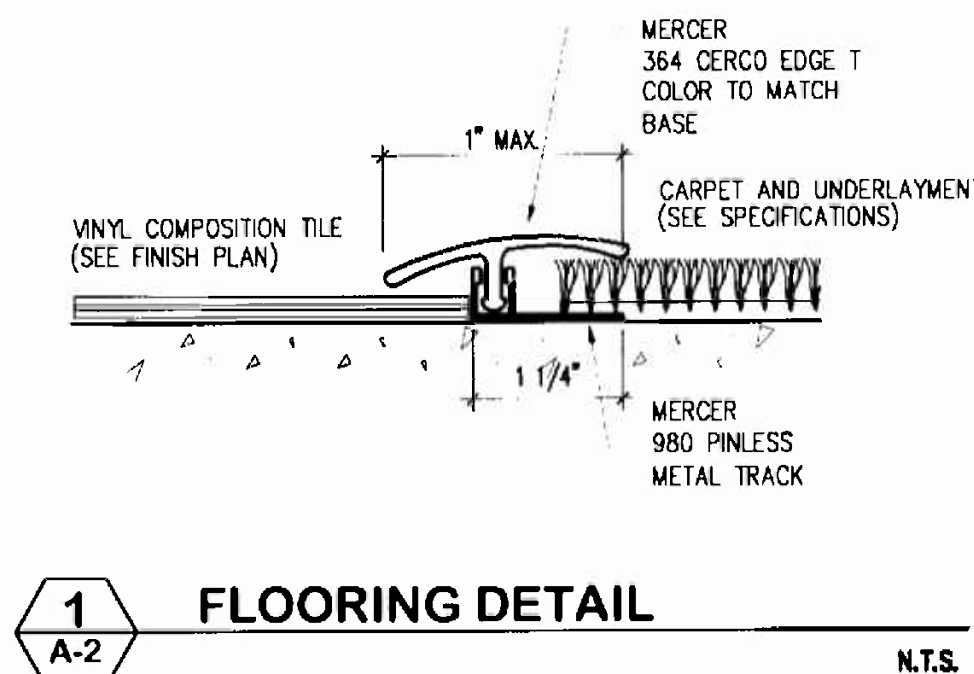
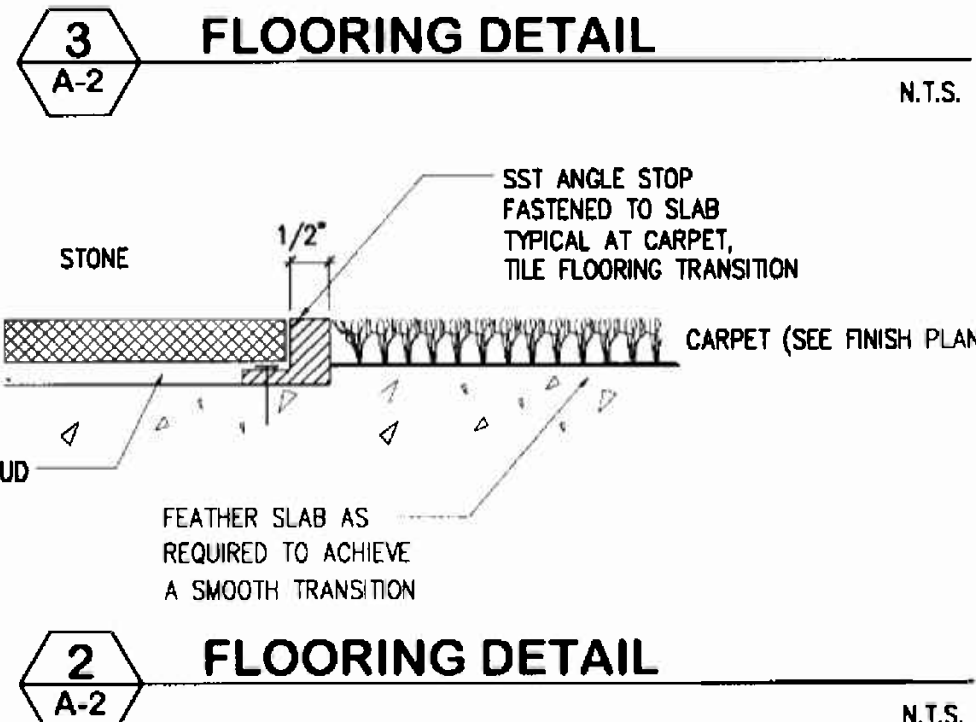
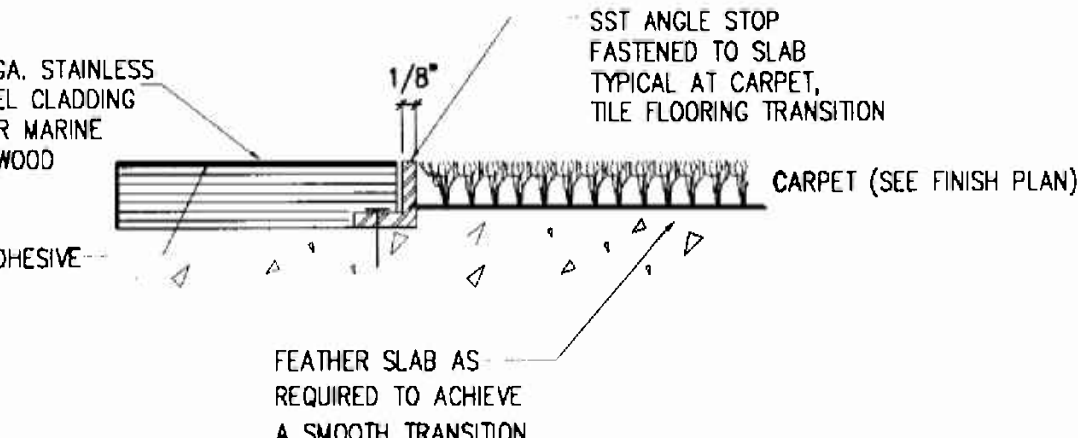
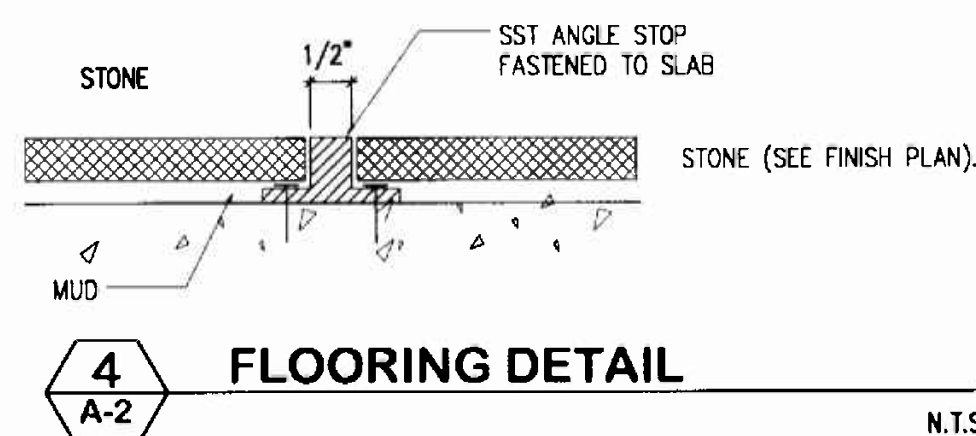
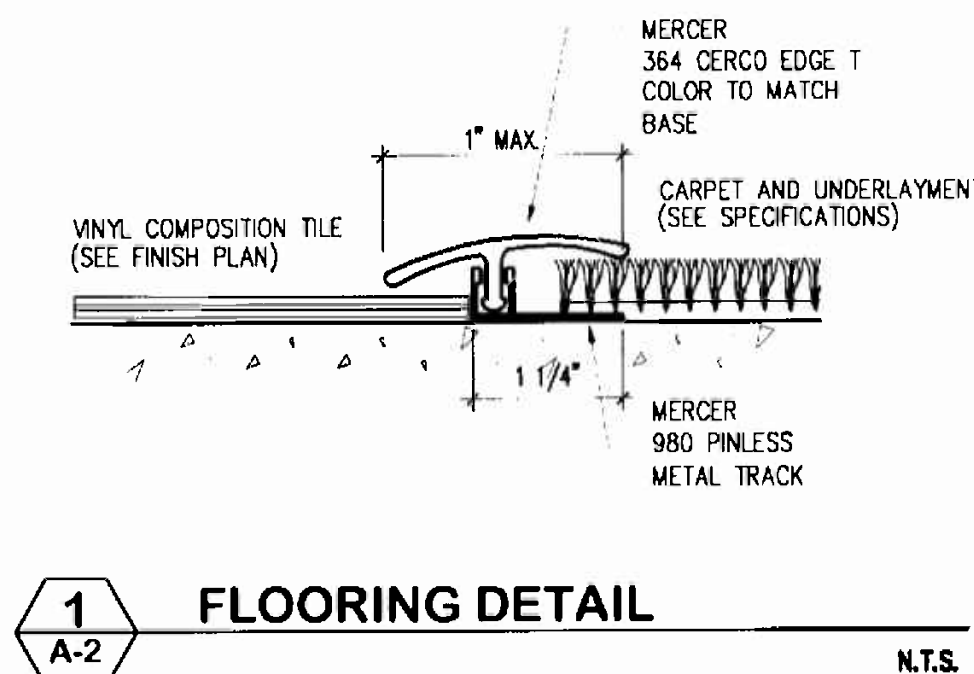
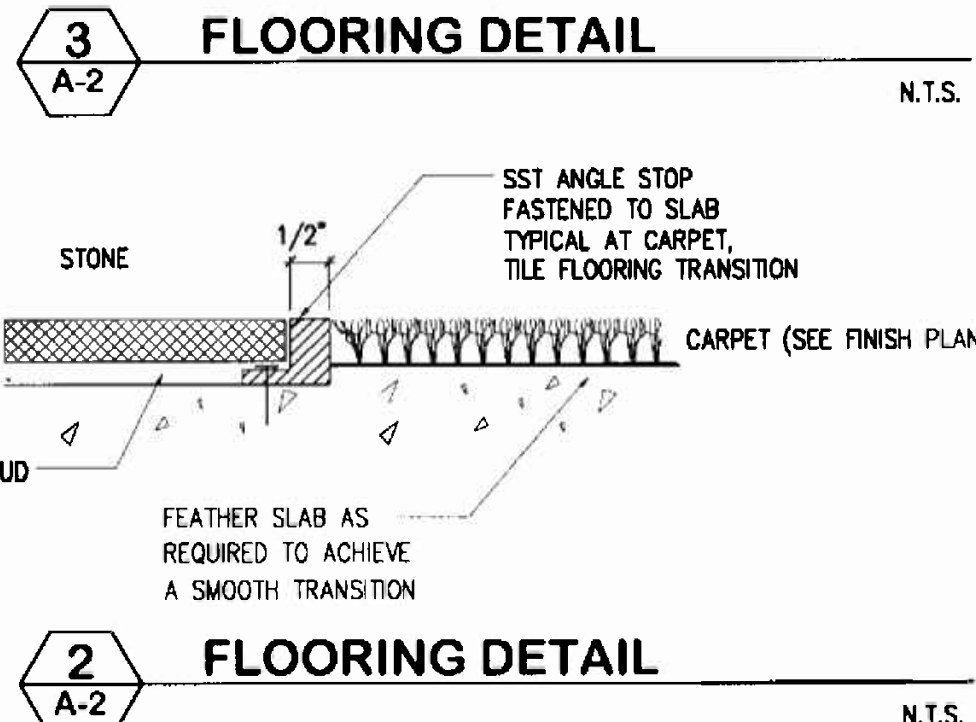
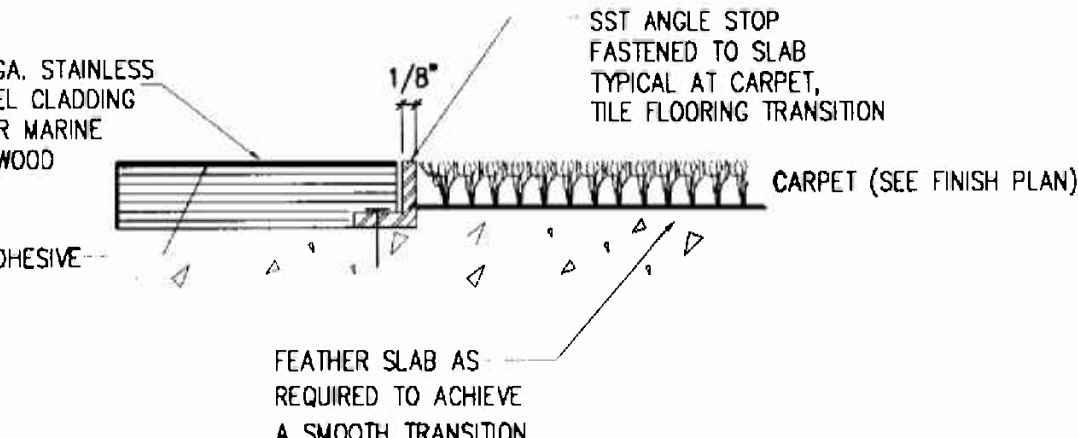
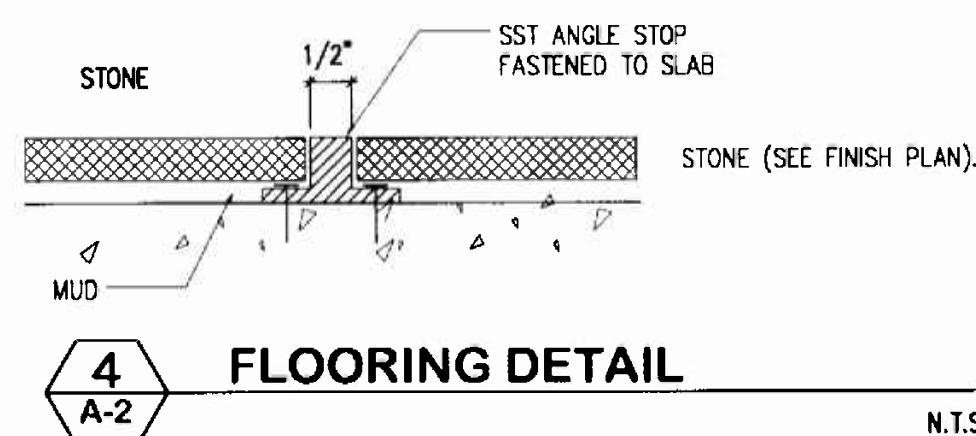
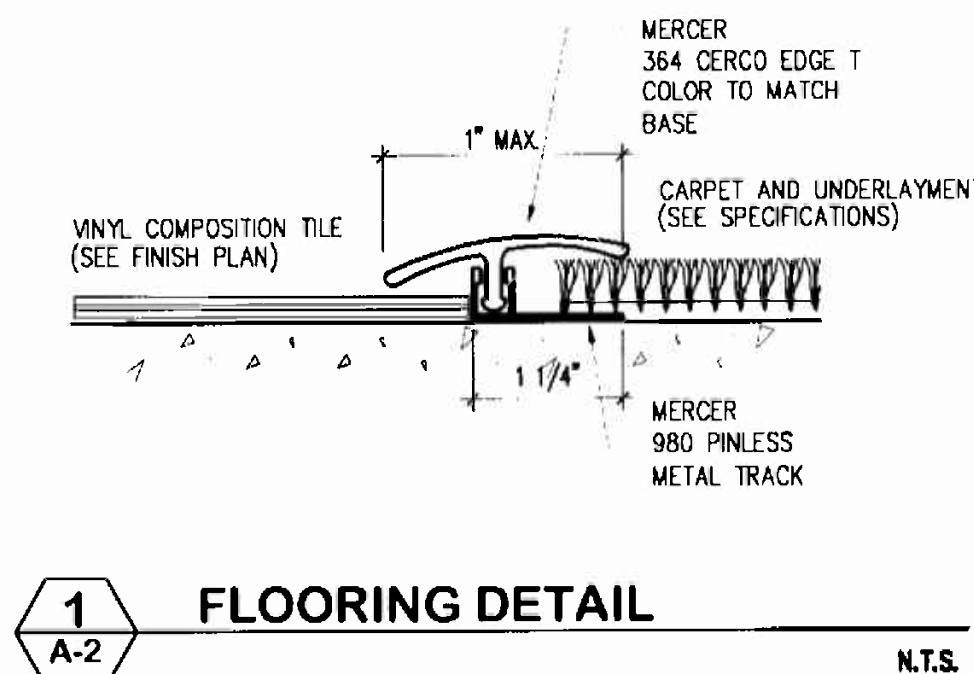
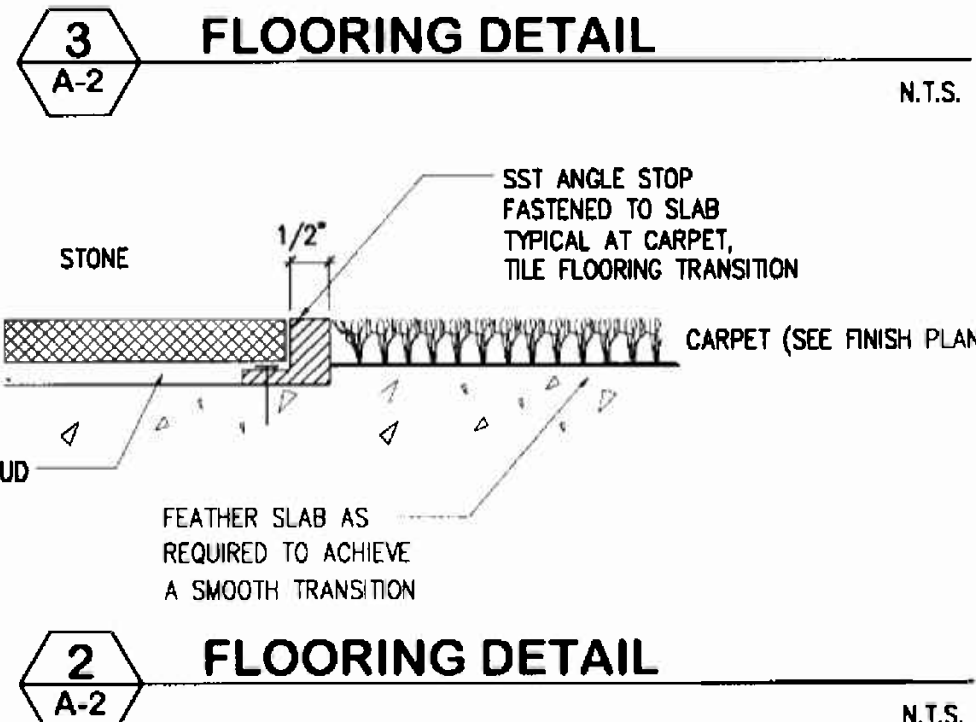
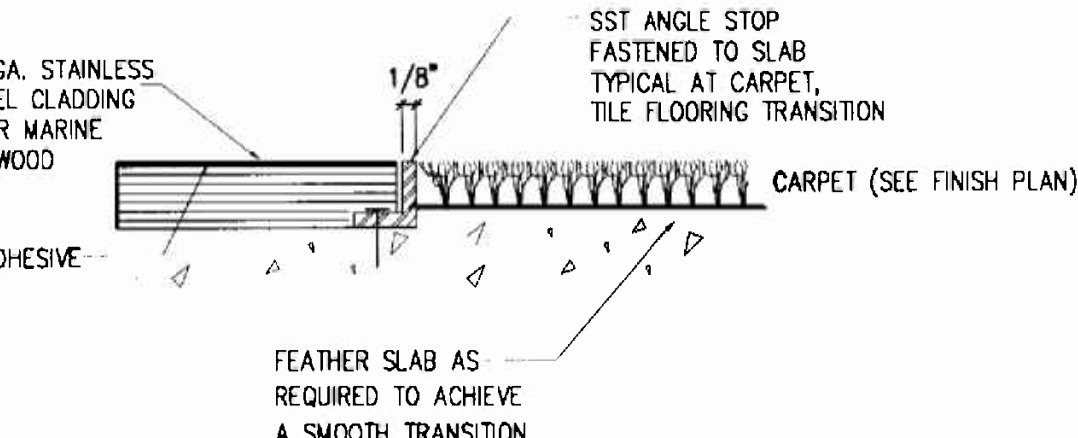
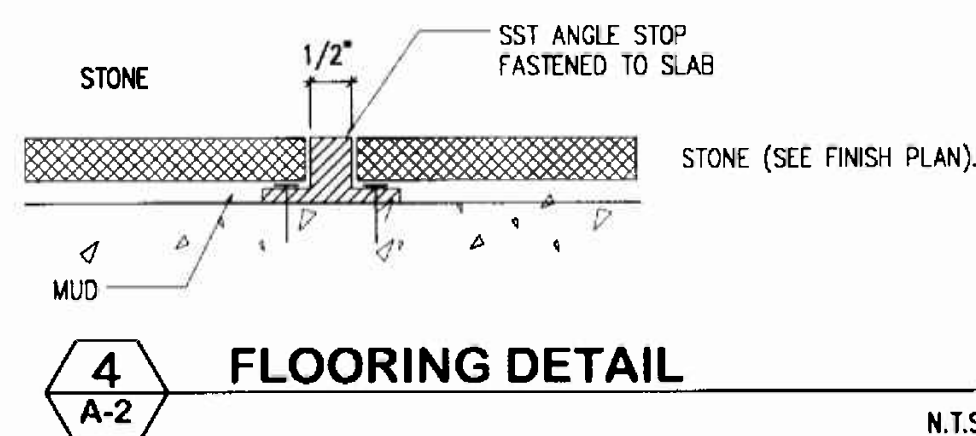
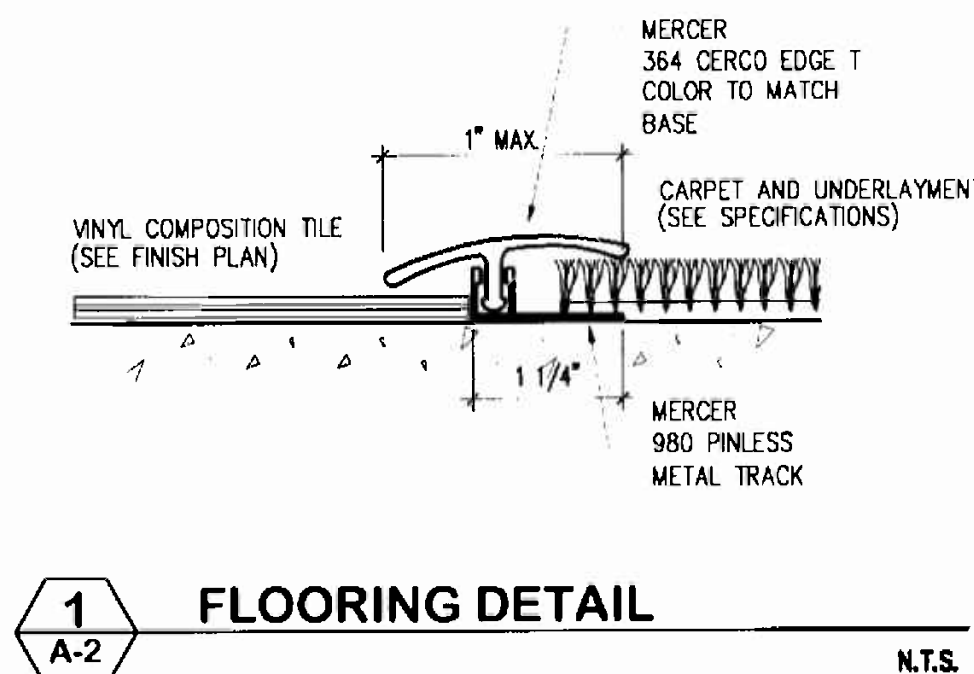
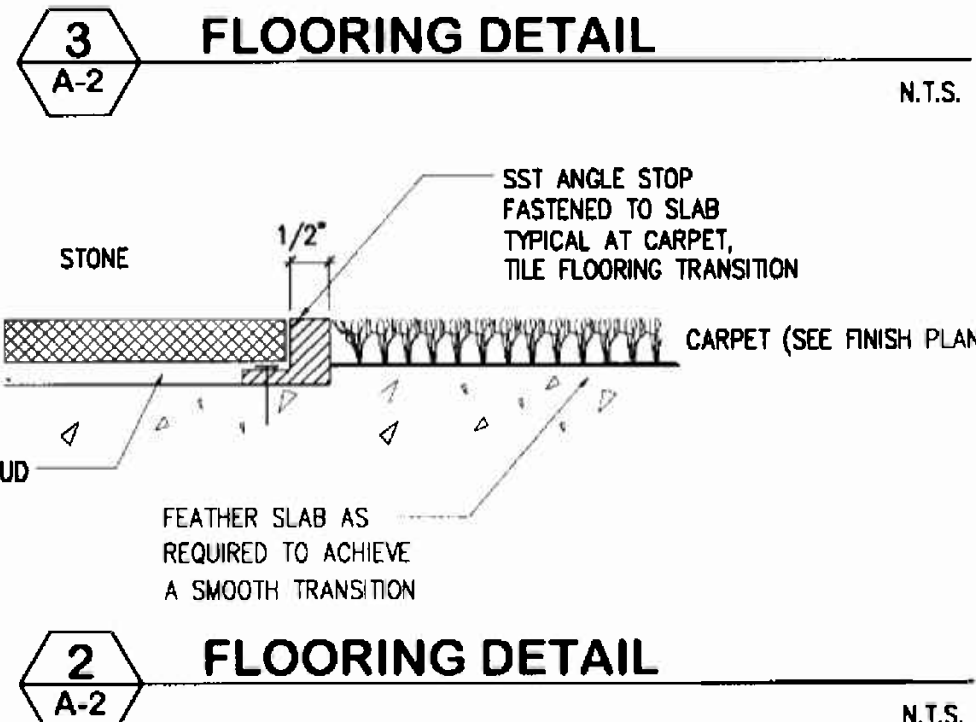
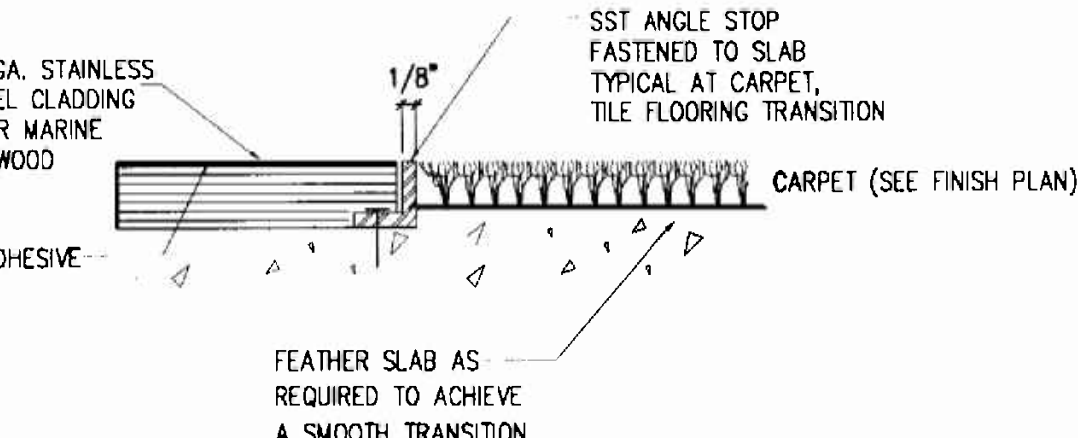
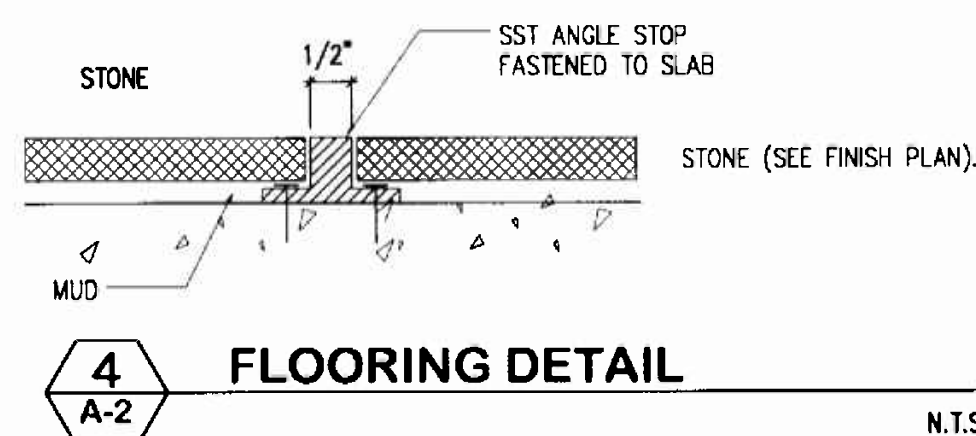
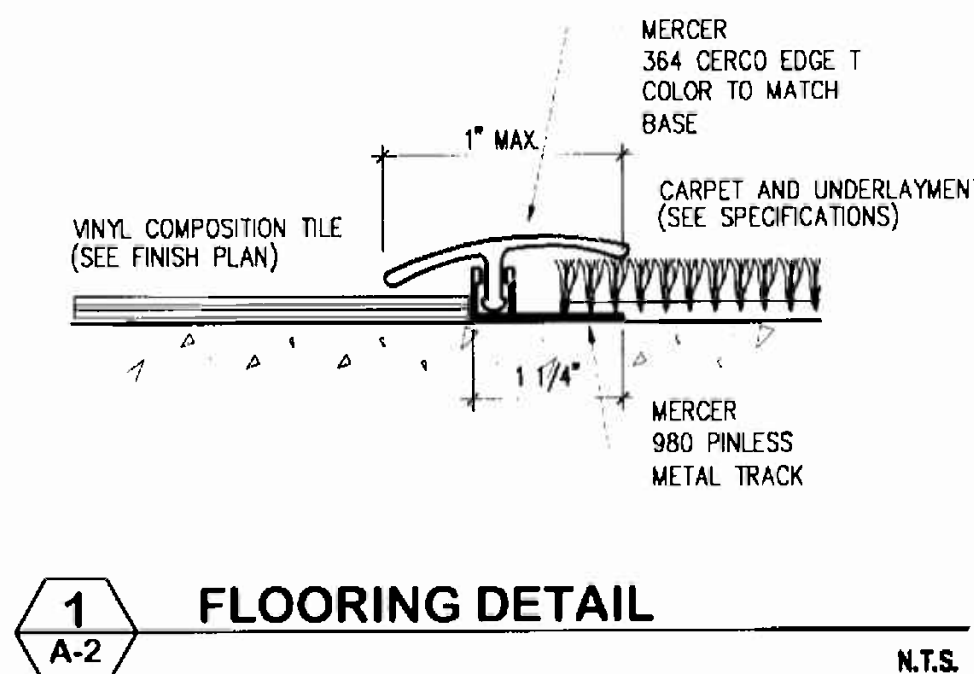
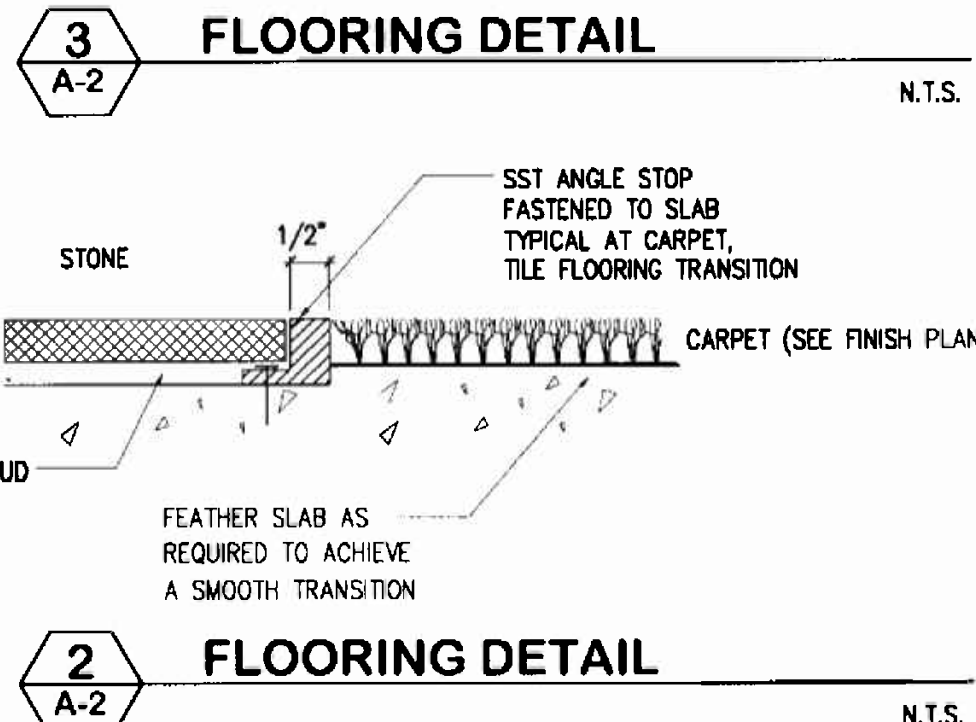
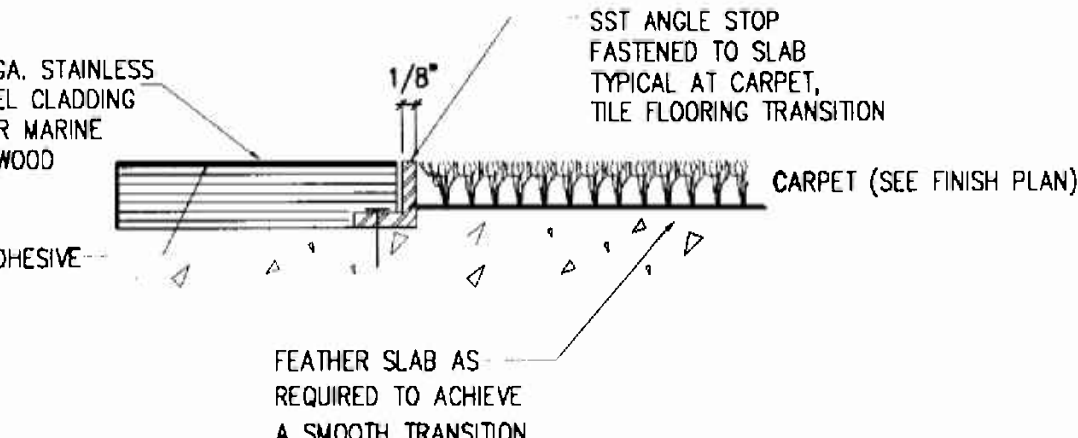
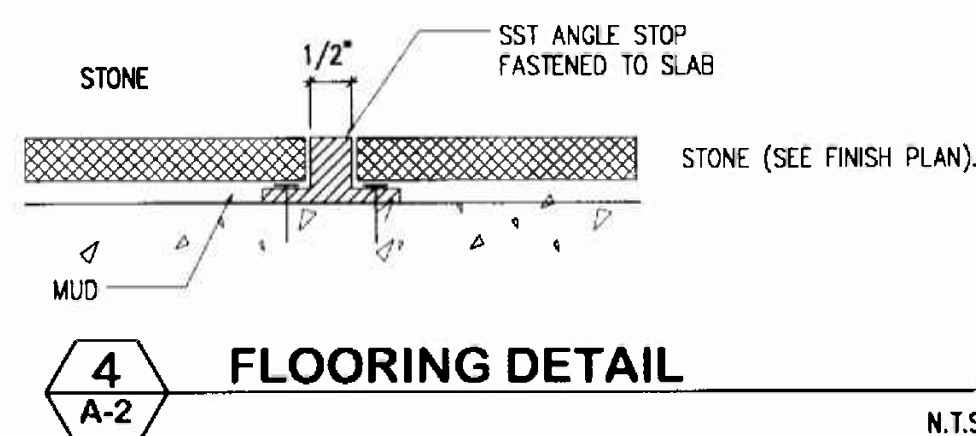
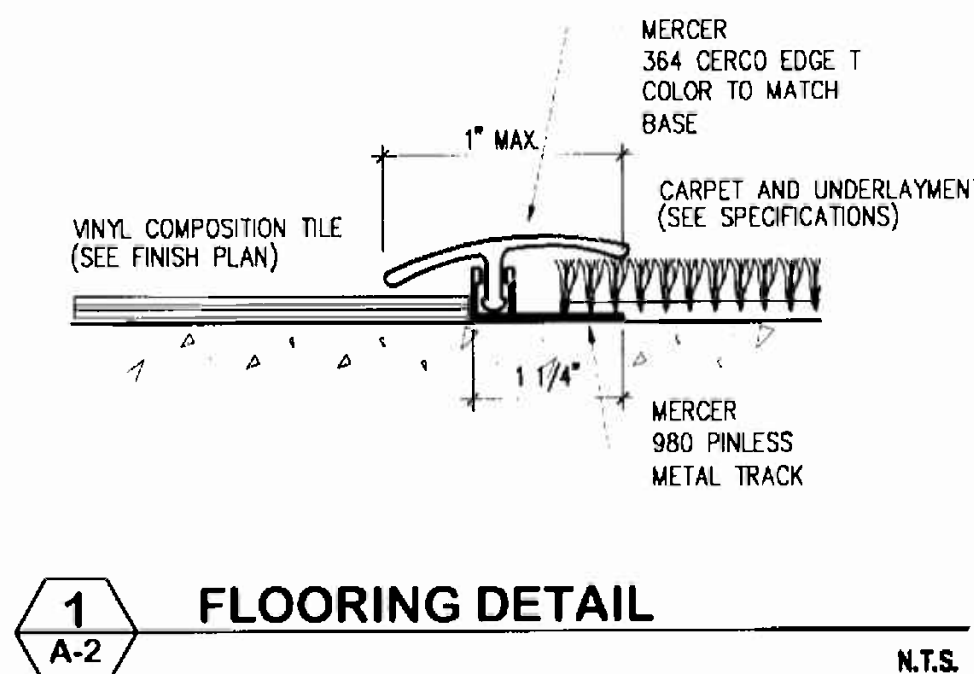
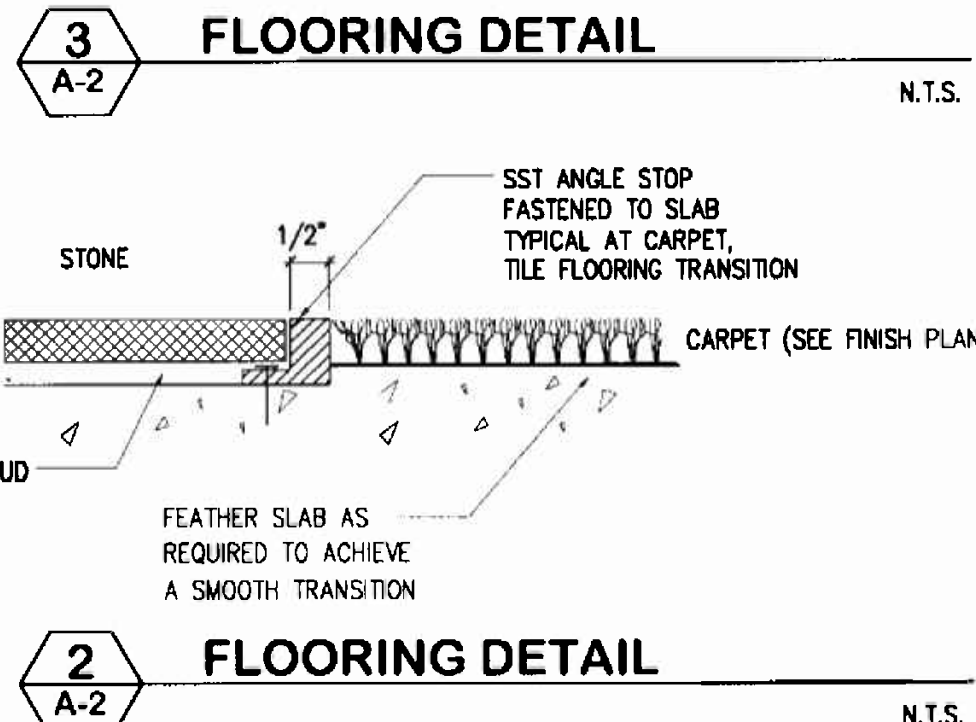
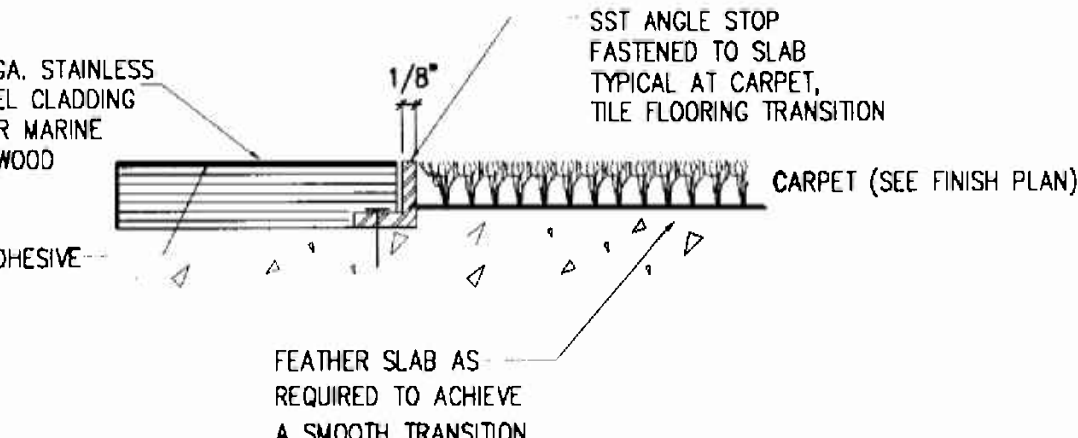
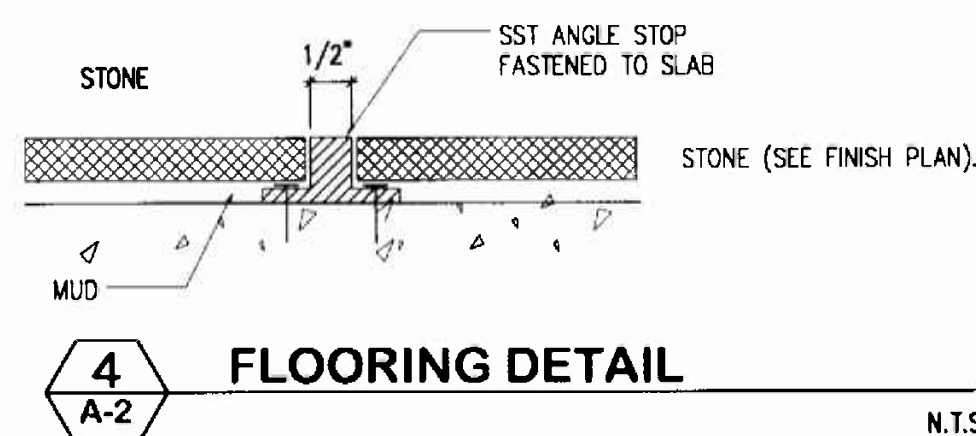
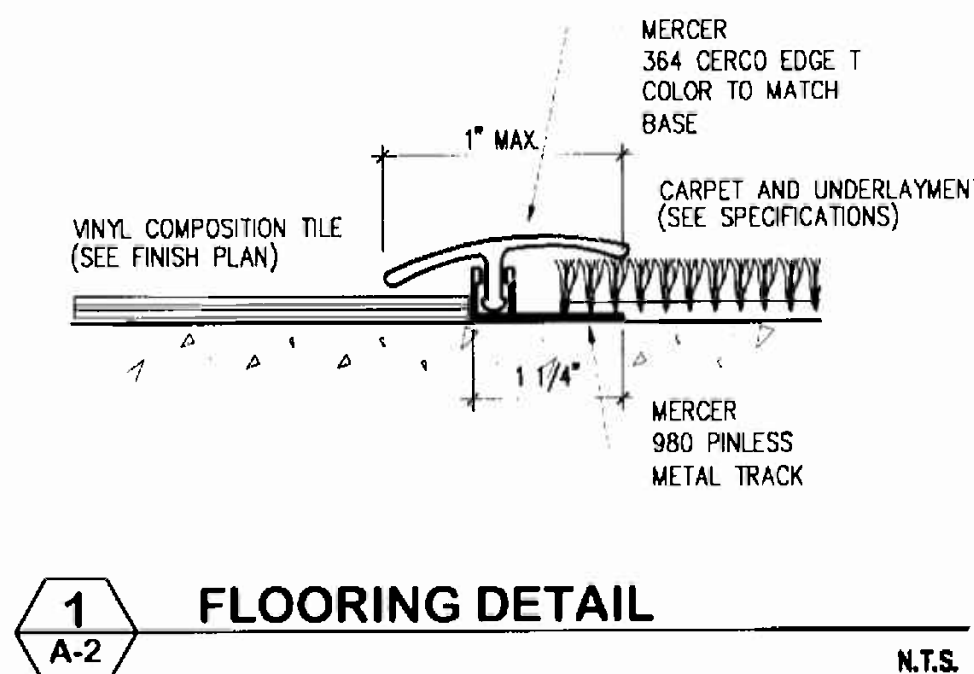
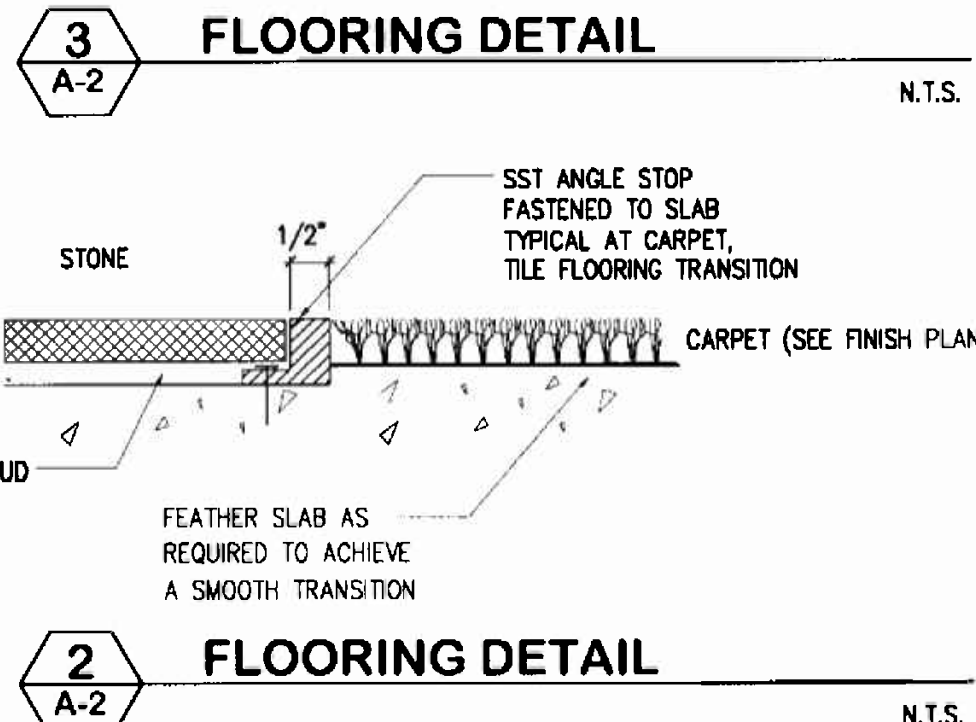
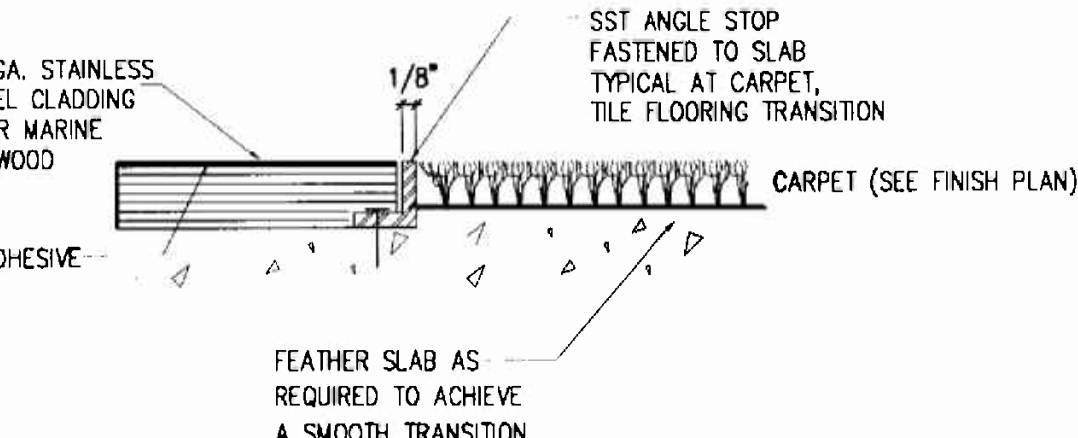
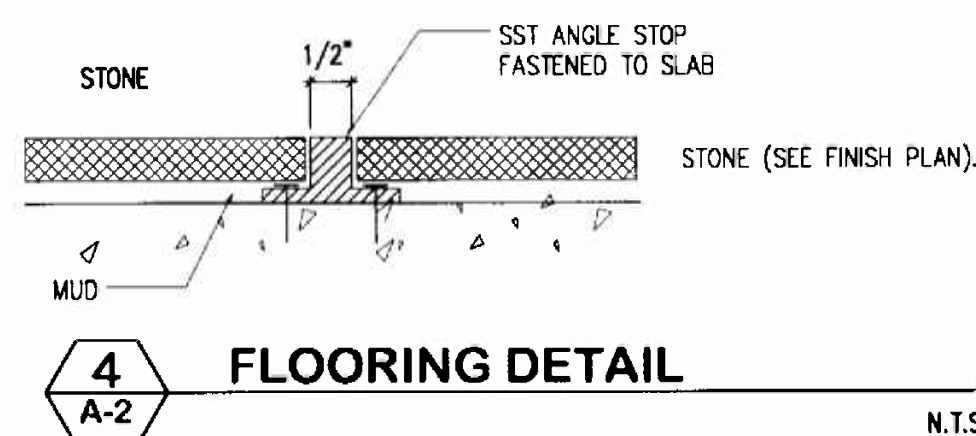
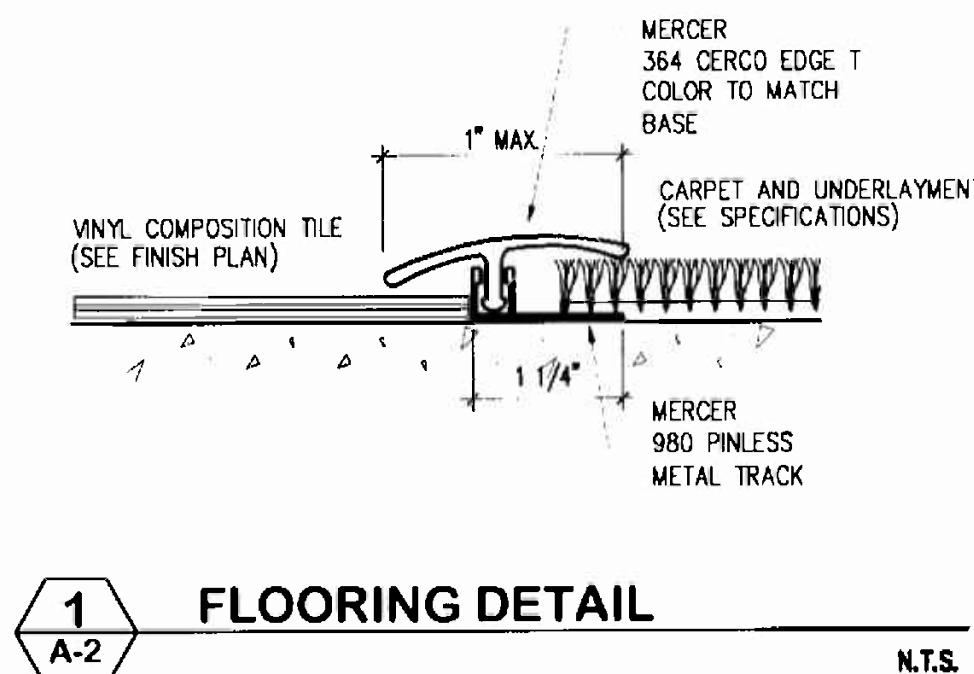
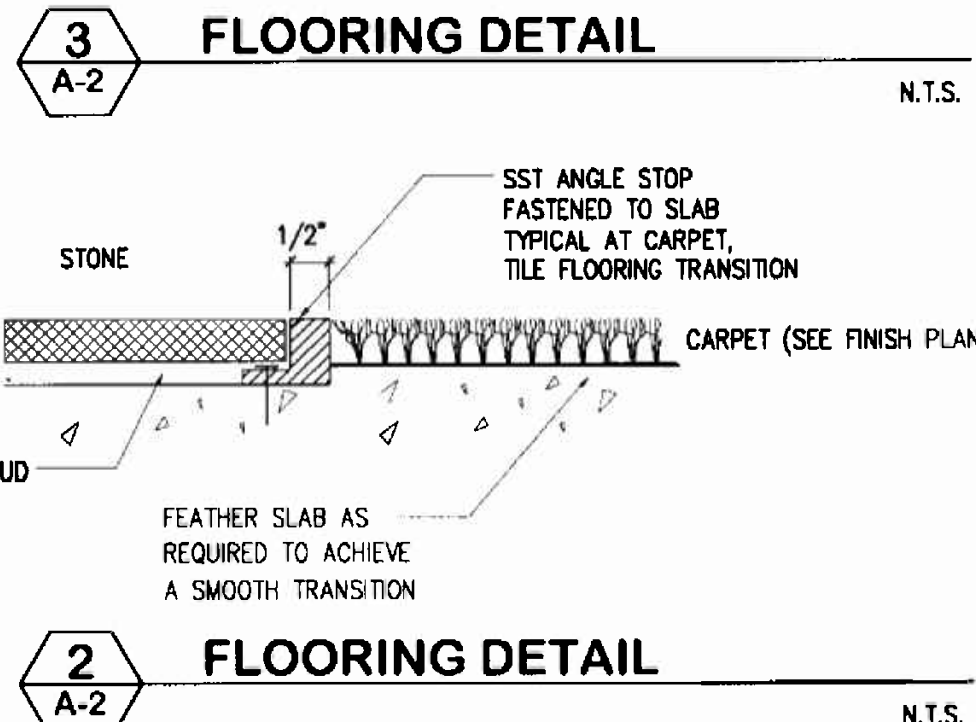
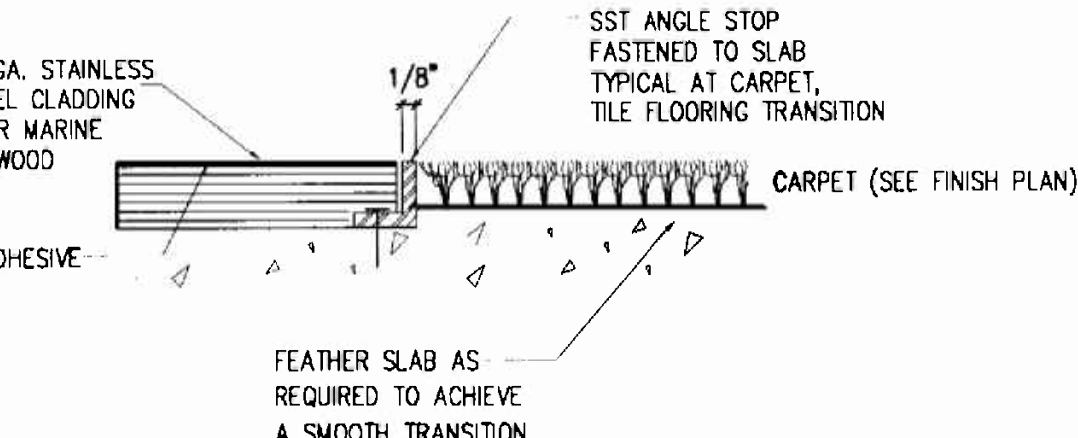
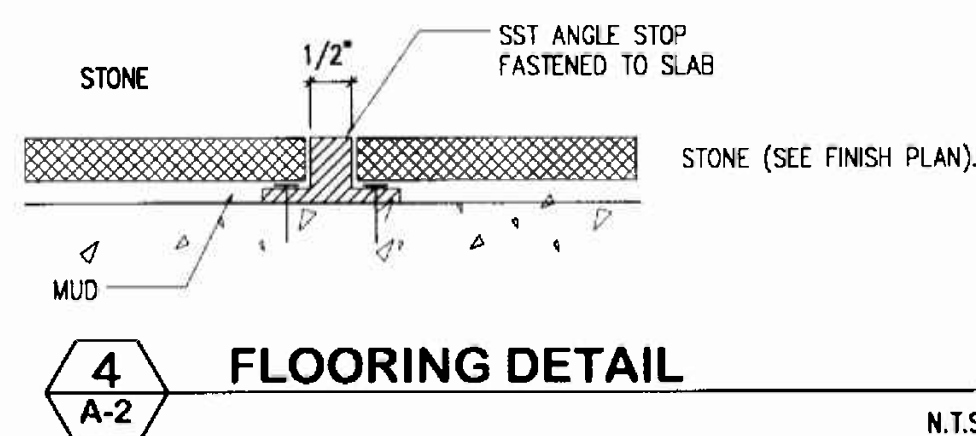
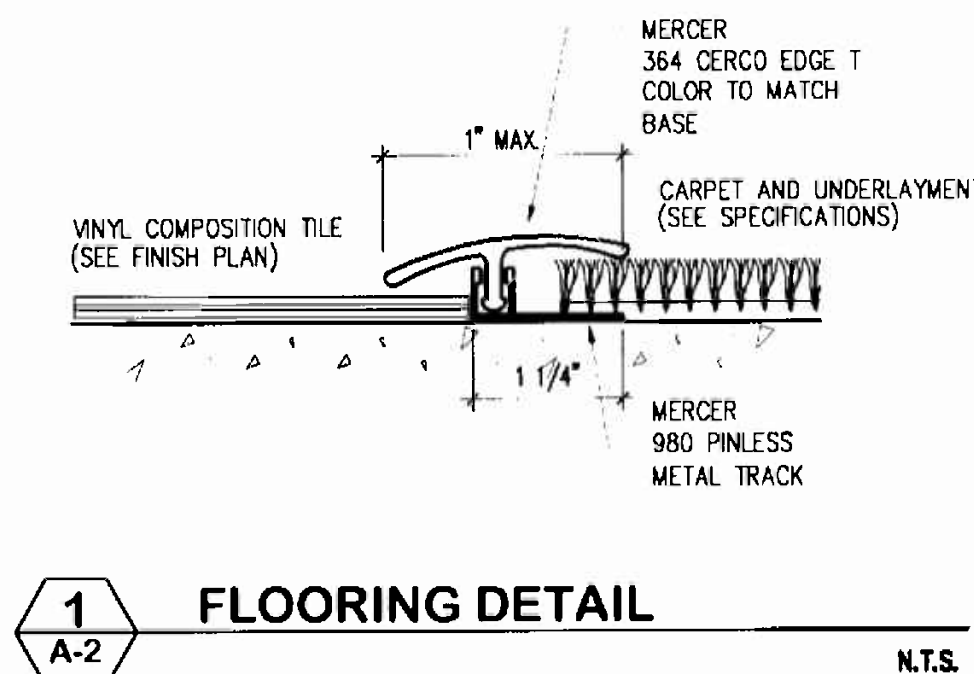
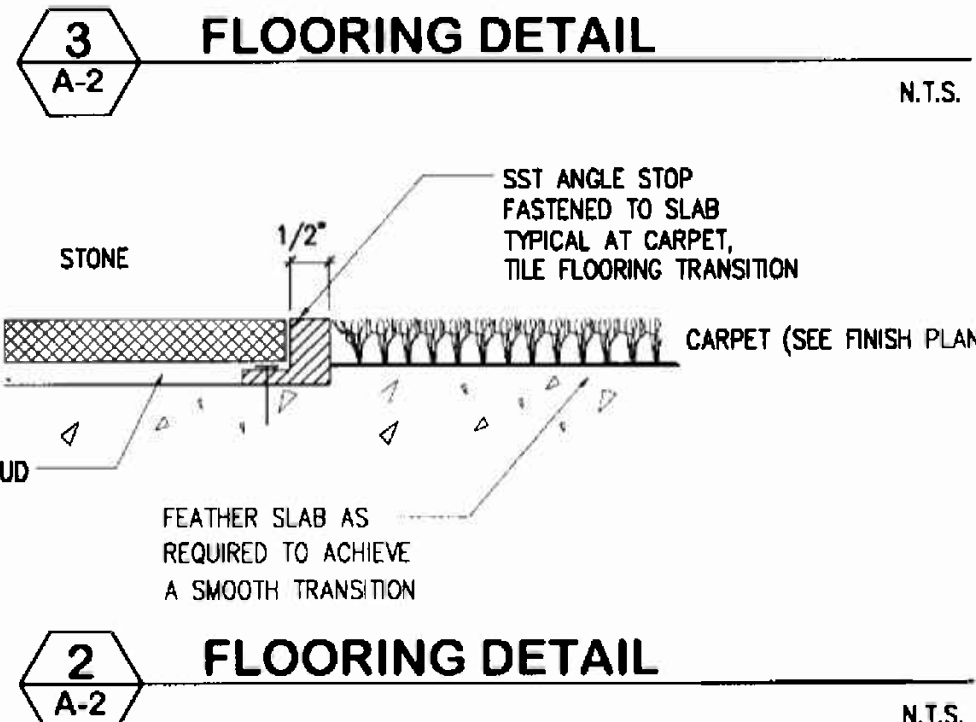
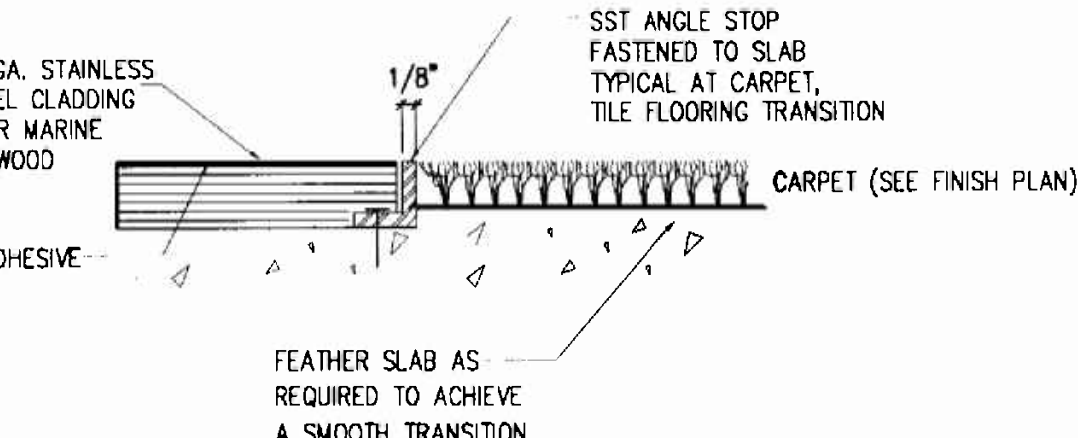
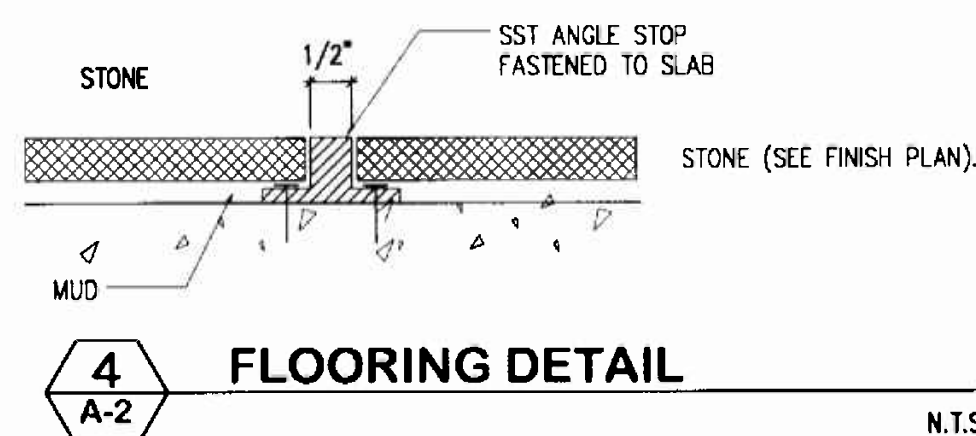
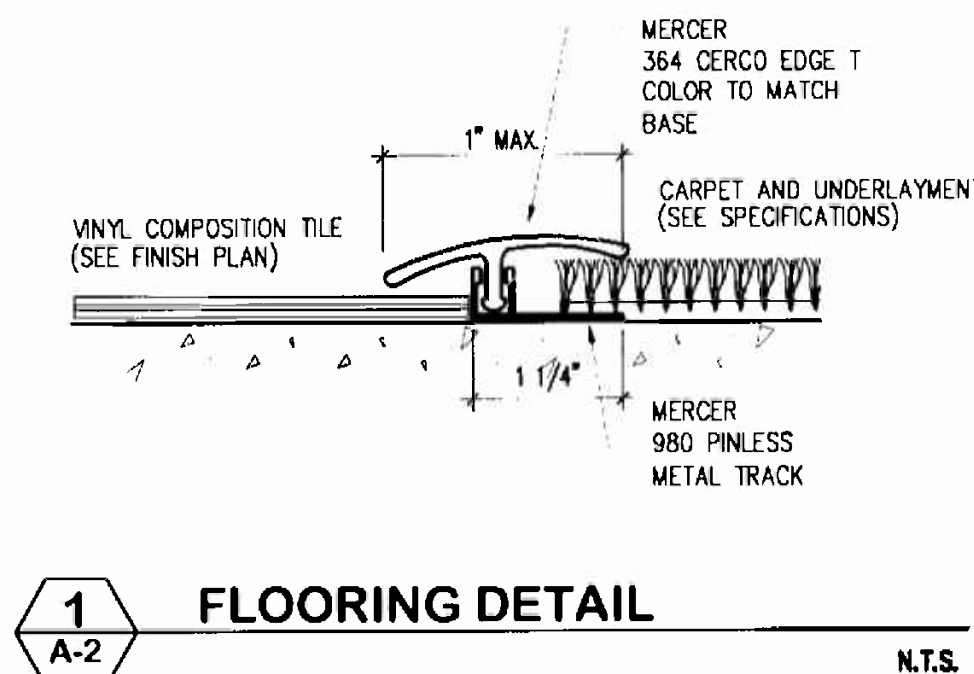
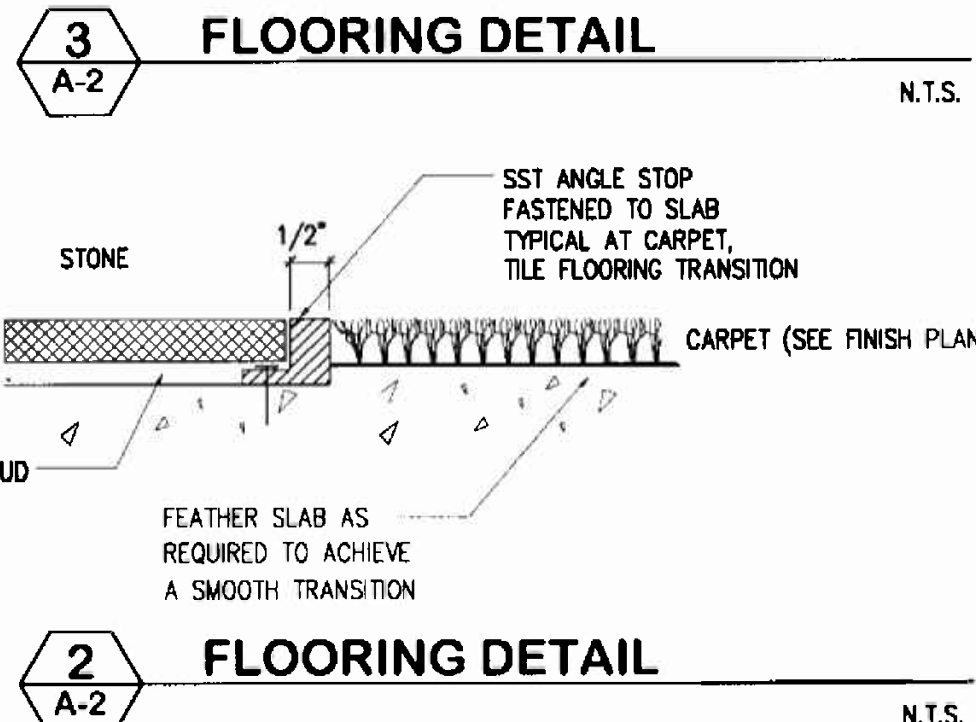
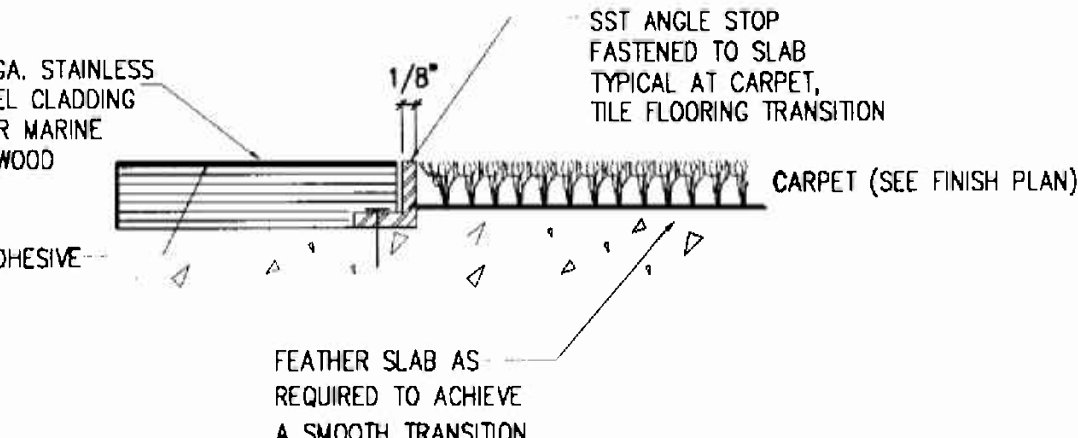
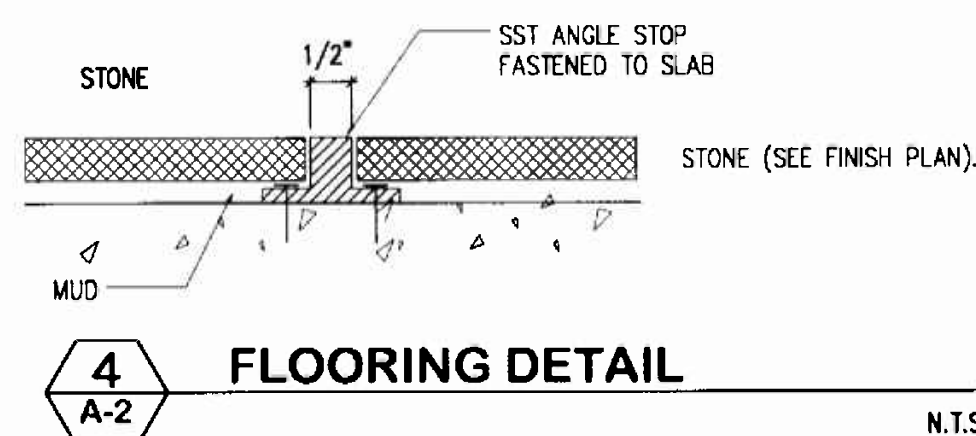
ARCHITECTURAL LEGEND	
	EXISTING PARTITION TO REMAIN
	NEW DEMISING PARTITION
	NEW INTERIOR PARTITION
	EXISTING DEMISING PARTITION
	EXISTING DOOR
	NEW DOOR
	EXISTING WINDOW
	NEW WINDOW
	EXISTING ELEVATOR
	NEW ELEVATOR
	EXISTING STAIRCASE
	NEW STAIRCASE
	EXISTING FIRE EXTINGUISHER CABINET
	NEW FIRE EXTINGUISHER CABINET

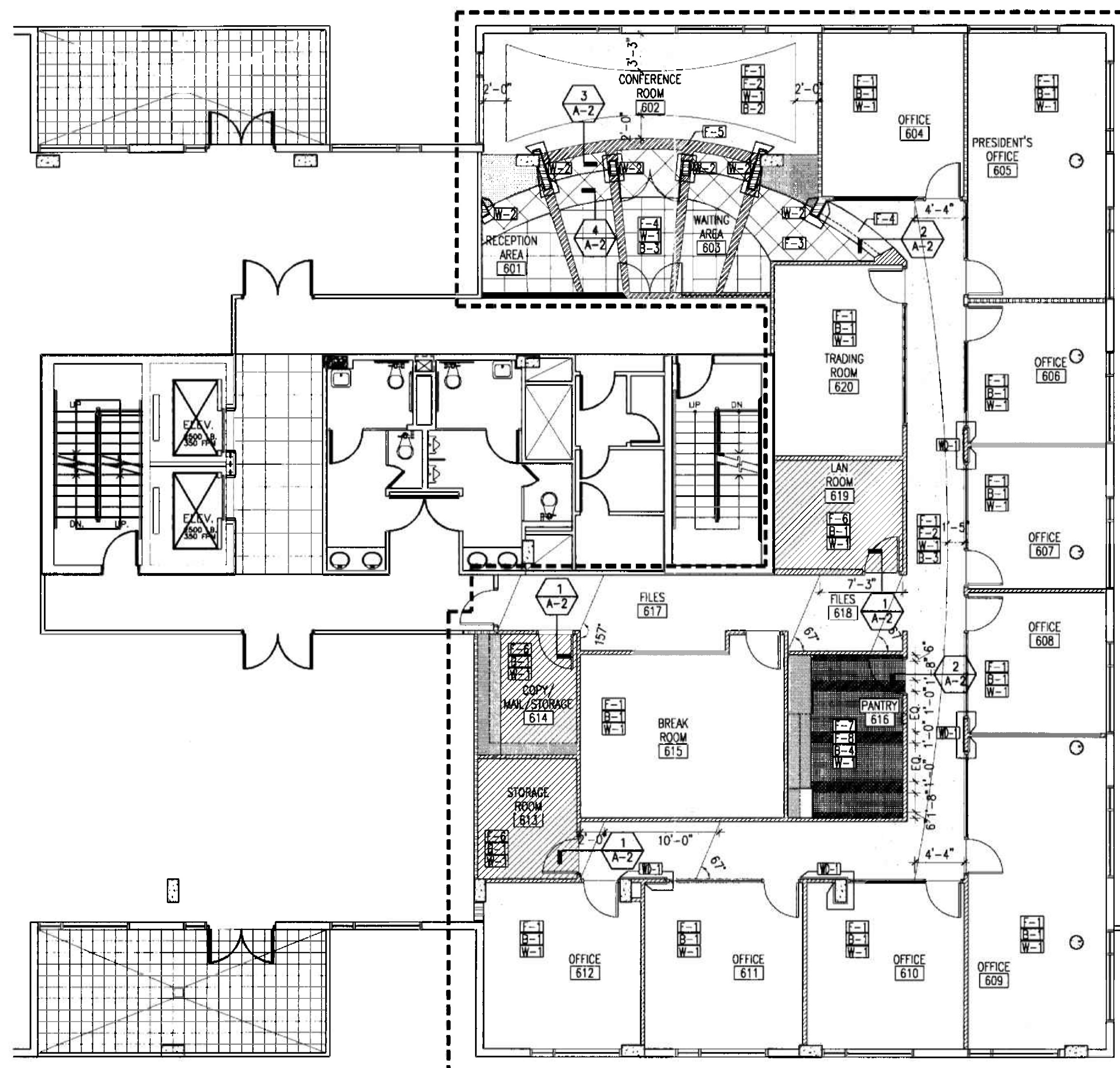


2 FINISH PLAN
A-2 6th Floor 1/8"=1'-0"

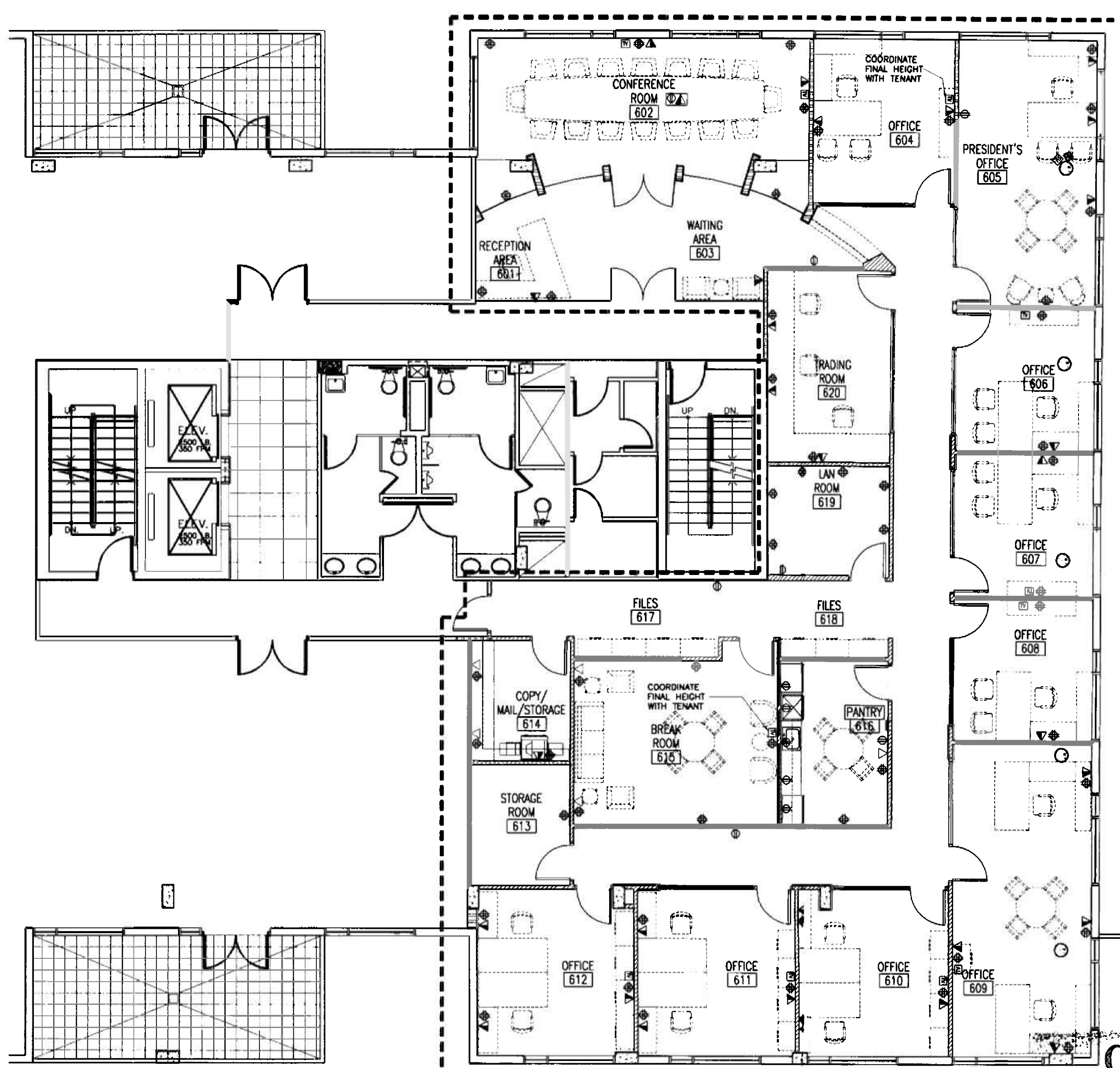


1 POWER PLAN
A-2 6th Floor 1/8"=1'-0"



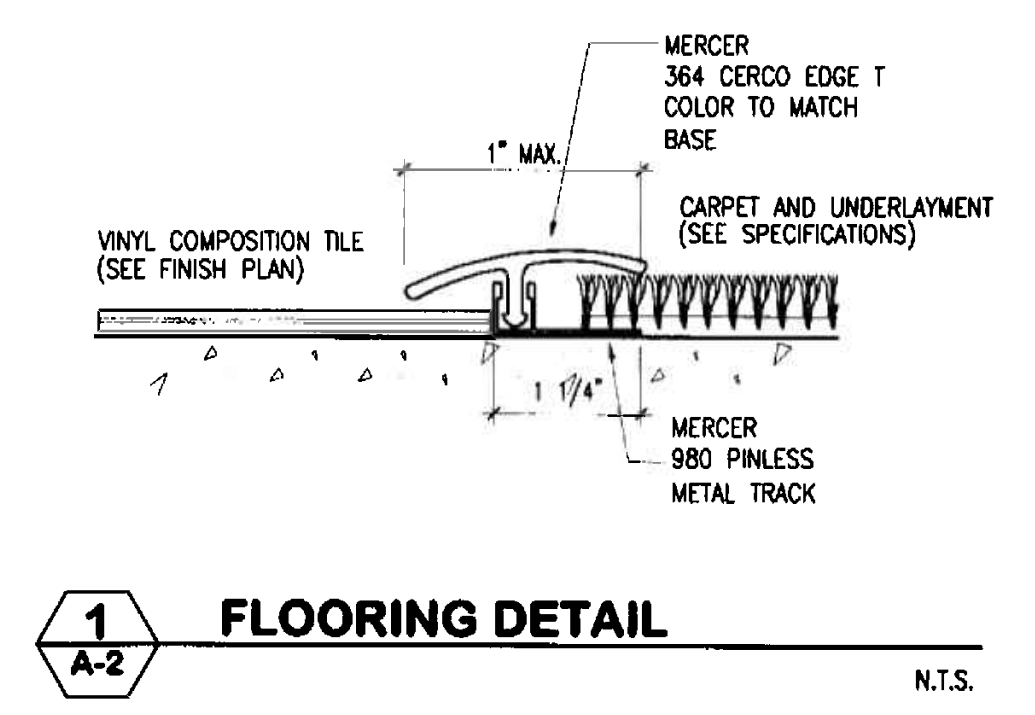
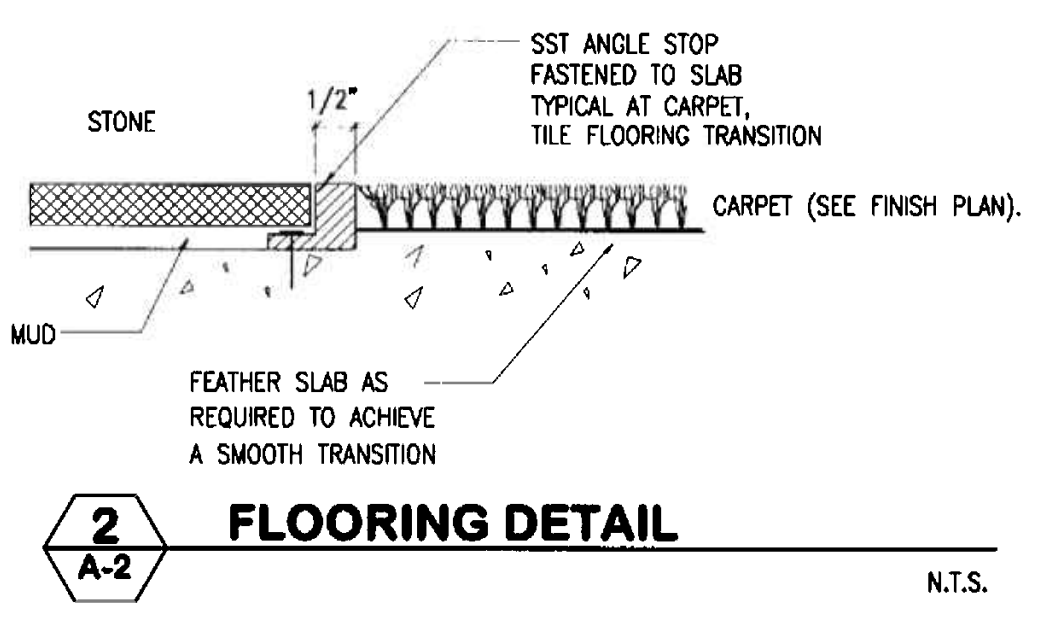
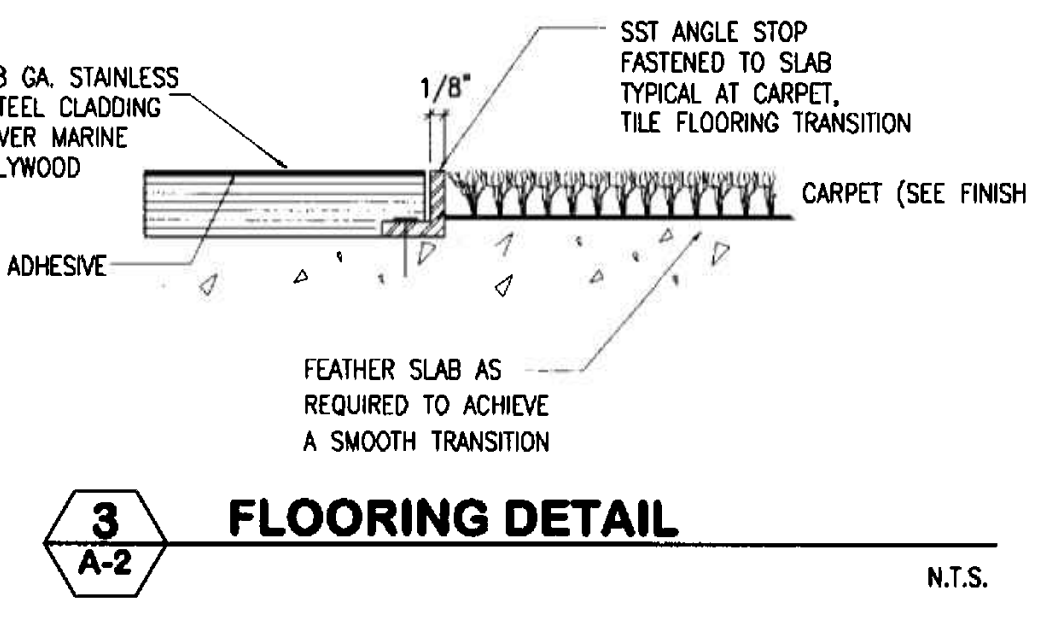
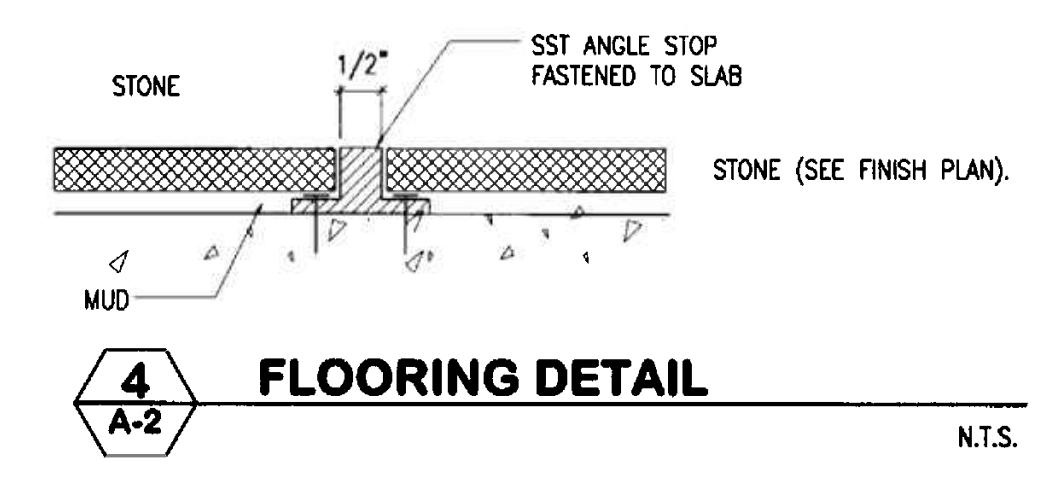


2
A-2
FINISH PLAN
6th Floor
1/8"=1'-0"



1
A-2
POWER PLAN
6th Floor
1/8"=1'-0"

FINISH SCHEDULE		
FLOORING	BASES	WALLS
F-1 CARPET MANUFACTURER: SHAW STYLE: PAPARAZZI EW24 59320 COLOR: LAPIS LAZULI 20490	B-1 6" RUBBER BASE - JOHNSONITE COLOR: 20 CHARCOAL STYLE: 6" MILLWORK-REVEAL PROFILE	W-1 BENJAMIN MOORE COLOR: 858 FINISH: EGGSHELL
F-2 CARPET MANUFACTURER: PRINCE STREET STYLE: 4750006201 / TIP-SHEARED COLOR: STUDIO APARTMENT 408720	B-2 6" WENGÉ WOOD BASE SATIN LAQUER FINISH	W-2 BENJAMIN MOORE COLOR: 840 KENSINGTON BLUE FINISH: EGGSHELL
F-3 STONE MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: UNIVERSO CONTACT: LAURA LADKI, 786 395 4400	B-3 6" STAINLESS STEEL BASE	WD-1 WENGÉ WOOD VENEER SATIN LAQUER FINISH
F-4 STONE MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: LACTEA CONTACT: LAURA LADKI, 786 395 4400	B-4 RUBBER BASE - JOHNSONITE COLOR: MW-01-F SNOW WHITE STYLE: MILLWORK-REVEAL PROFILE	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. WHERE CABINERY IS INDICATED ON PLAN USE METAL STUD GA. (#16" O.C.) TO LIMIT DEFLECTION, TO 1/360 (20 GA. MIN.) AND PROVIDE 20 GA. GALV. FISH PLATES, FLAT NOT ROLLED, FOR CABINET ATTACHMENT.
F-5 STAINLESS STEEL	MILLWORK HPL-1 FORMICA COLOR: 949-MC VERTICAL SURFACES	
F-6 V.C.T. MANUFACTURER: MANNINGTON STYLE: BRUSHWORK COLOR: 700 CERULEAN MIST	HPL-2 FORMICA COLOR: 7818-58 HORIZONTAL SURFACES	
F-7 TILE MANUFACTURER: DALTEC STYLE: KEYSTONES 2"x2" COLOR: COBALT BLUE D023	S-1 STONE SLAB MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: LACTEA HORIZONTAL SURFACES CONTACT: LAURA LADKI, 786 395 4400	
F-8 TILE MANUFACTURER: DALTEC STYLE: KEYSTONES 2"x2" COLOR: ABRASSIVE PORCELAIN D335	WD-1 WENGÉ WOOD VENEER MATTE FINISH	

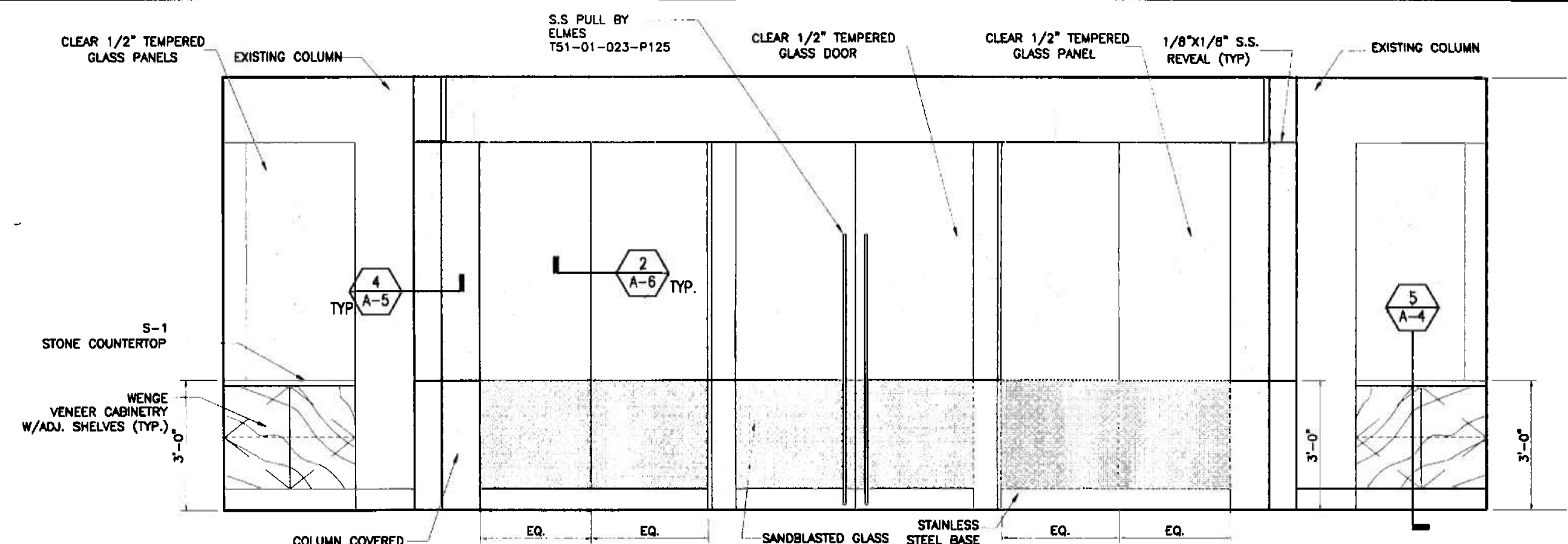


POWER & COMMUNICATIONS LEGEND	
SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET
▶	VOICE/DATA OUTLET
▷	TELEPHONE OUTLET
⊕	FLOOR OUTLET
⊕	QUAD OUTLET
⊕	JUNCTION BOX
⊕	TELEVISION OUTLET

POWER & COMMUNICATIONS NOTES	
1.	ALL CONVENIENCE OUTLETS SHALL BE LOCATED HORIZONTALLY.
2.	OUTLETS WILL BE LOCATED AS SHOWN ON THIS PLAN. SEE SPECIFICATIONS FOR COMPLETE REQUIREMENTS AND LOCATIONS REFER TO ENGINEERING DRAWINGS.
3.	THIS DRAWING IS FOR NEW INSTALLATION ONLY. FOR COMPLETE REQUIREMENTS AND LOCATIONS REFER TO ENGINEERING DRAWINGS.
4.	ELECTRICAL SYMBOLS ARE NOT DRAWN TO SCALE.
5.	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.
6.	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.
7.	REFER TO ELECTRICAL PLANS FOR CIRCUITING SPECIFICATIONS ON ALL OUTLETS.
8.	ALL TELEPHONE & DATA CONNECTIONS TO BE RING & STRING TYPE.
9.	G.C. TO VERIFY THE AVAILABILITY OF POWER IS IN GOOD WORKING ORDER.
10.	REMOVE EXISTING ELECTRICAL AND COMMUNICATIONS OUTLETS IN CONFLICT WITH THE NEW LAYOUT.
11.	REMOVE ALL ABANDONED DATA CABLES AND PHONE LINES.
12.	ALL OUTLETS SHALL BE MOUNTED 16" A.F.F. TO CENTERLINE UNLESS OTHERWISE NOTED ON PLANS.
13.	G.C. TO REFER TO ELEVATIONS FOR LOCATION AND SPECIFICATIONS OF CONVENIENCE OUTLETS AND SWITCHES.

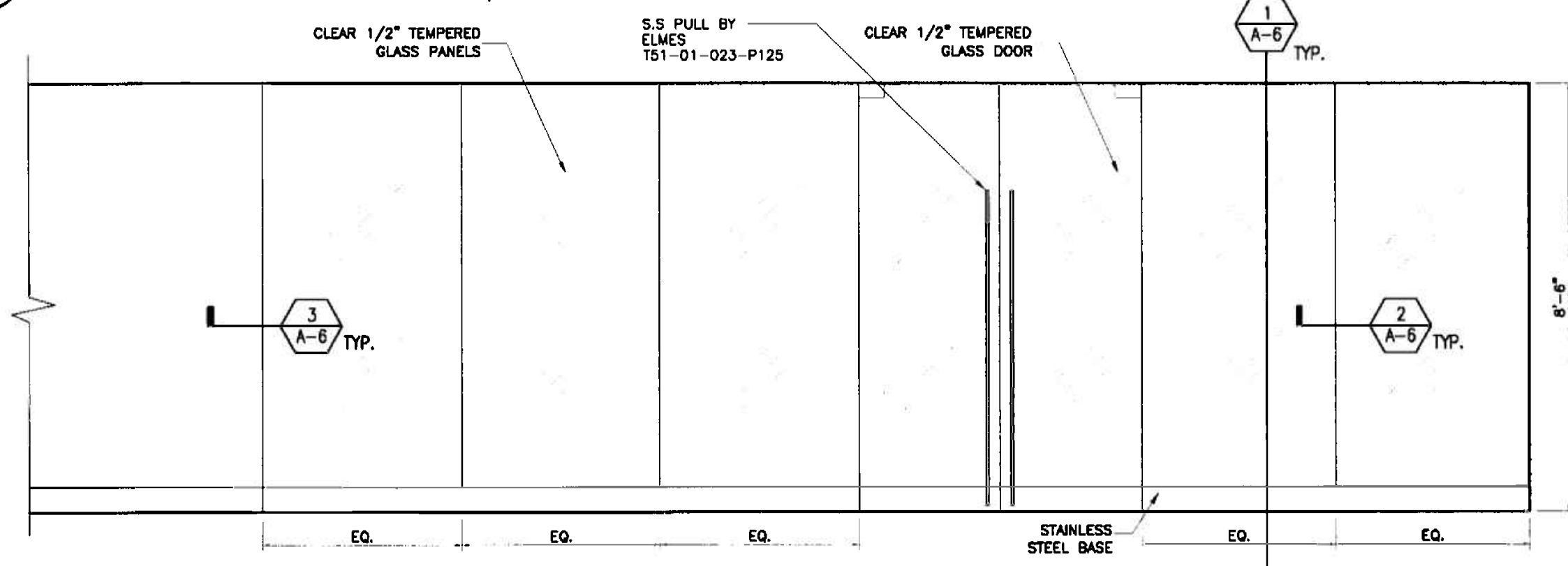
NOTE:
G.C. TO SUBMIT SAMPLES OF ALL FINISHES
FOR ARCHITECT'S REVIEW.

Alejandro Bonet
11/7/05
ALEJANDRO BONET



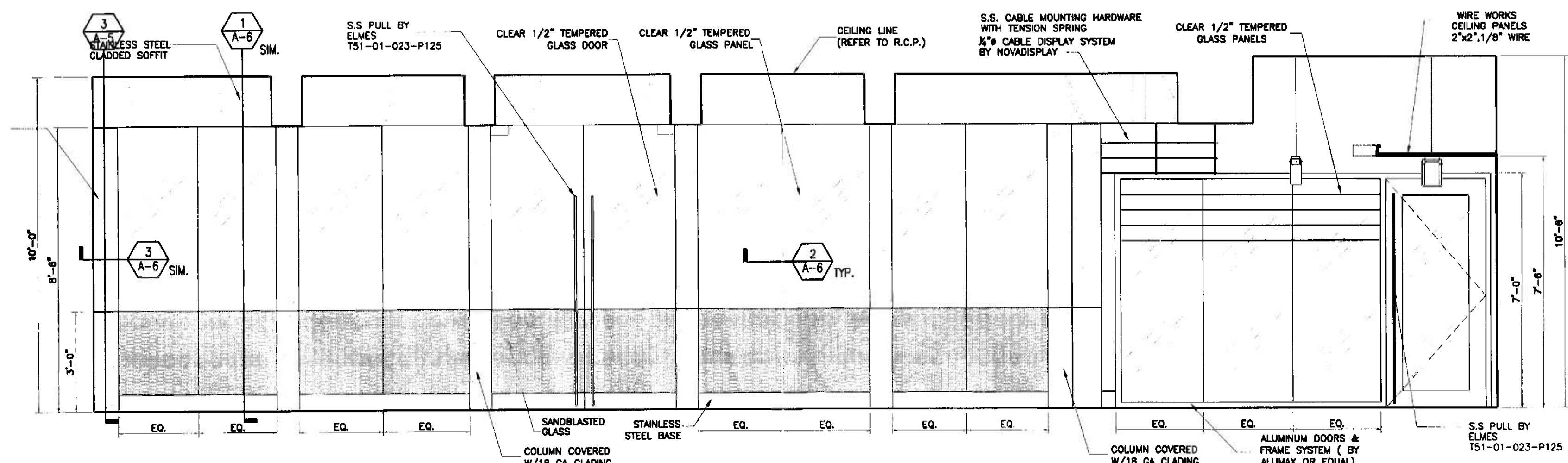
5 CONFERENCE ROOM ELEVATION

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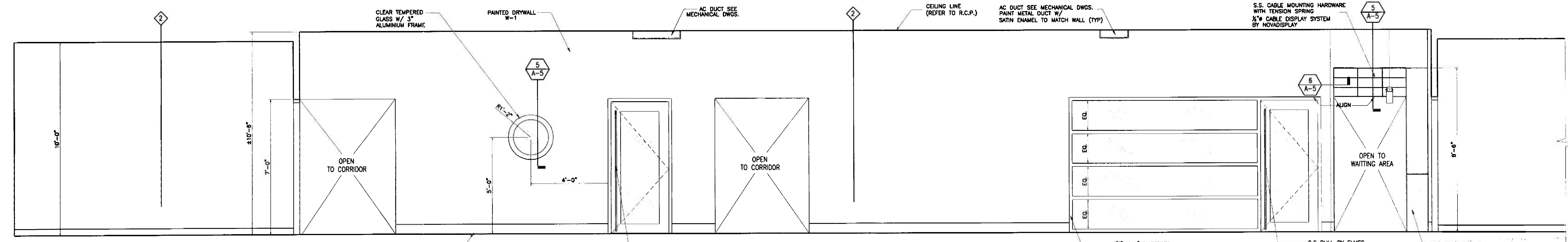
3 ENTRY ELEVATION

3/8"=1'-0"



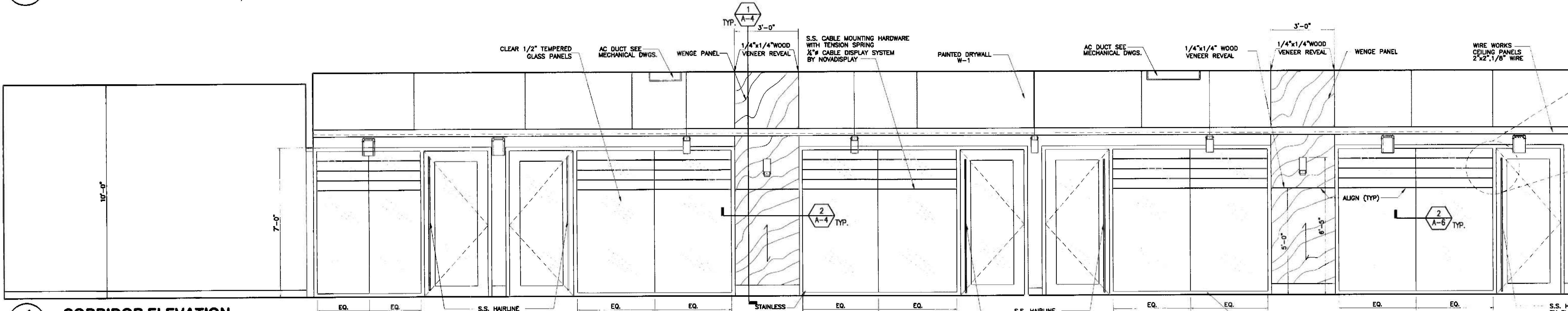
4 WAITING AREA ELEVATION

3/8"=1'-0"



2 CORRIDOR ELEVATION

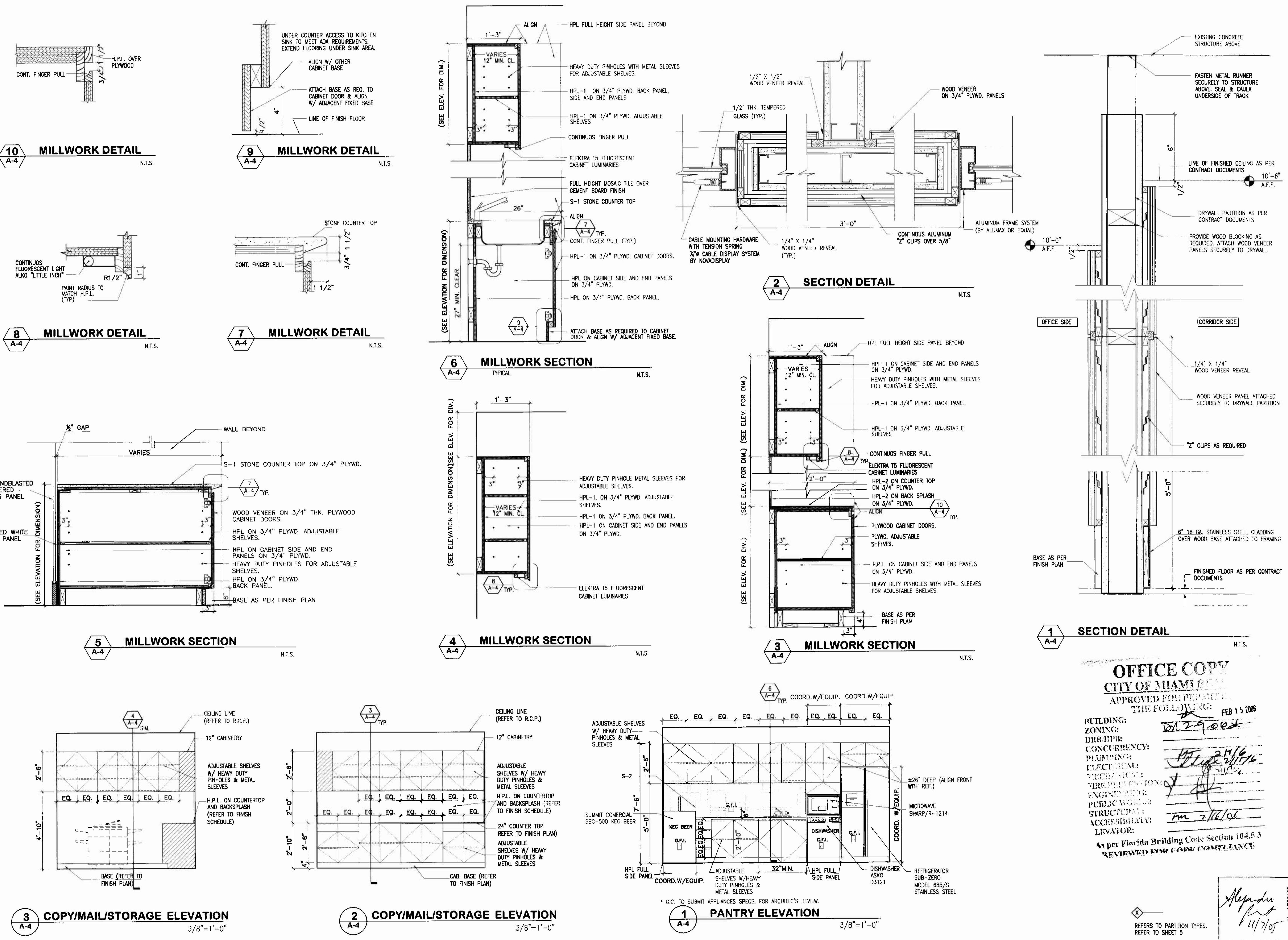
3/8"=1'-0"



1 CORRIDOR ELEVATION

3/8"=1'-0"

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CITY OF MIAMI BEACH
APPROVED: [Signature]
DATE: FEB 15 2006
BUILDING ZONING: DRUGS
CONCURRENCE: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
ENGINEERING: [Signature]
PUBLIC WORKS: [Signature]
STREETWORK: [Signature]
ACCESSIBILITY: [Signature]
LEAVES: [Signature]
As per Miami Building Code Section 184.5.3
REVISED FOR COMPLIANCE
REFERS TO PARTITION TYPES.
REFER TO SHEET 5



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CITY OF MIAMI
APPROVED FOR PERMIT
THE FOLLOWING: FEB 15 2006
BUILDING: [Signature]
ZONING: [Signature]
DISBURSE: [Signature]
CONCURRENCY: [Signature]
PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE/PAINT/STATION: [Signature]
ENGINEERING: [Signature]
PUBLIC WORKS: [Signature]
STRUCTURAL: [Signature]
ACCESSIBILITY: [Signature]
ELEVATOR: [Signature]
As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

REFERS TO PARTITION TYPES.
REFER TO SHEET 5
ALEJANDRO BONET
11/7/05



REVISIONS	
1	12.12.05
2	BLDG. DEPT. 1.20.06
3	02.03.06
4	BLDG. DEPT. 02.10.06

3. Results

100

• 1/2 •

PROJECT NO: 0217-08
DRAWN BY: JV
DATE: 11/07/05
SCALE: As Shown
SHEET NO: A-5

OFFICE COPY
OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING: *[Signature]* FEB 15

BUILDING: _____
ZONING: _____
ON/RRB/HPB: _____

CONCURRENCY:
PLUMBING
TO MATCH

MECHANICAL: N.T.S.
FIRE PREVENTION: ☒
ENGINEERING: ☒
PUBLIC WORKS: ☒

STRUCTURAL: 1m 2/16/06
ACCESSIBILITY: _____
LEVATOR: _____

As per Florida Building Code Section 104
REVIEWED FOR CODE COMPLIANCE

Diagram illustrating a ceiling line. A horizontal line is labeled "CEILING LINE" with an arrow pointing to it.

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	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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3/4" GYPSUM PANEL BOARD
METAL FRAMING

18 GA. STAINLESS STEEL

CLADDING OVER PLYWOOD.

8'-6"

EQ. — A.F.F. —
1/2" X 1/2" S.S. REVEAL
18 GA. STAINLESS STEEL

3/4" POLISHED STAINLESS STEEL

ROD FOR CURVE GUIDE

LE N.T.S.

--	--

[Signature]

11/19/19

2/16/06
ALEJANDRO BONET

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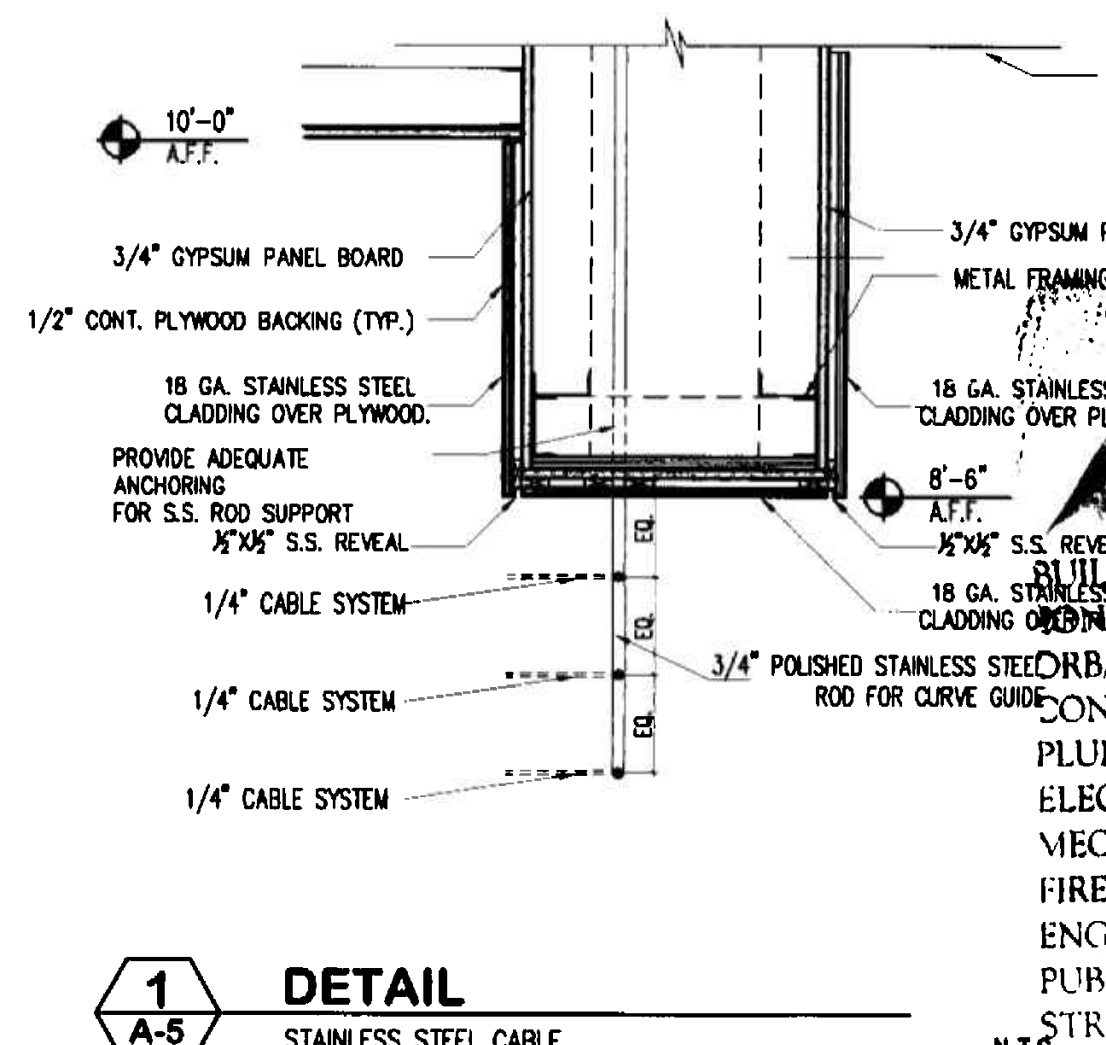
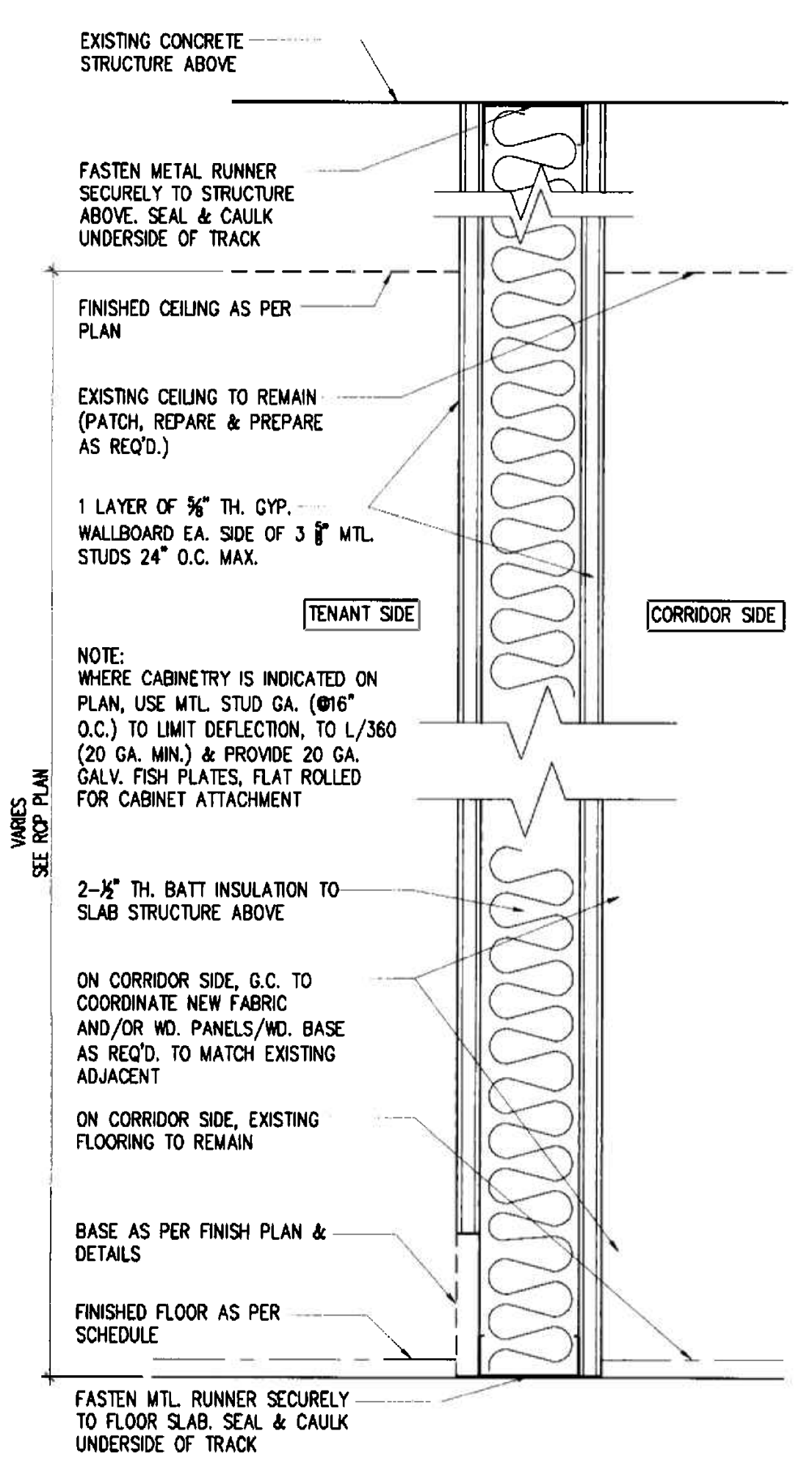
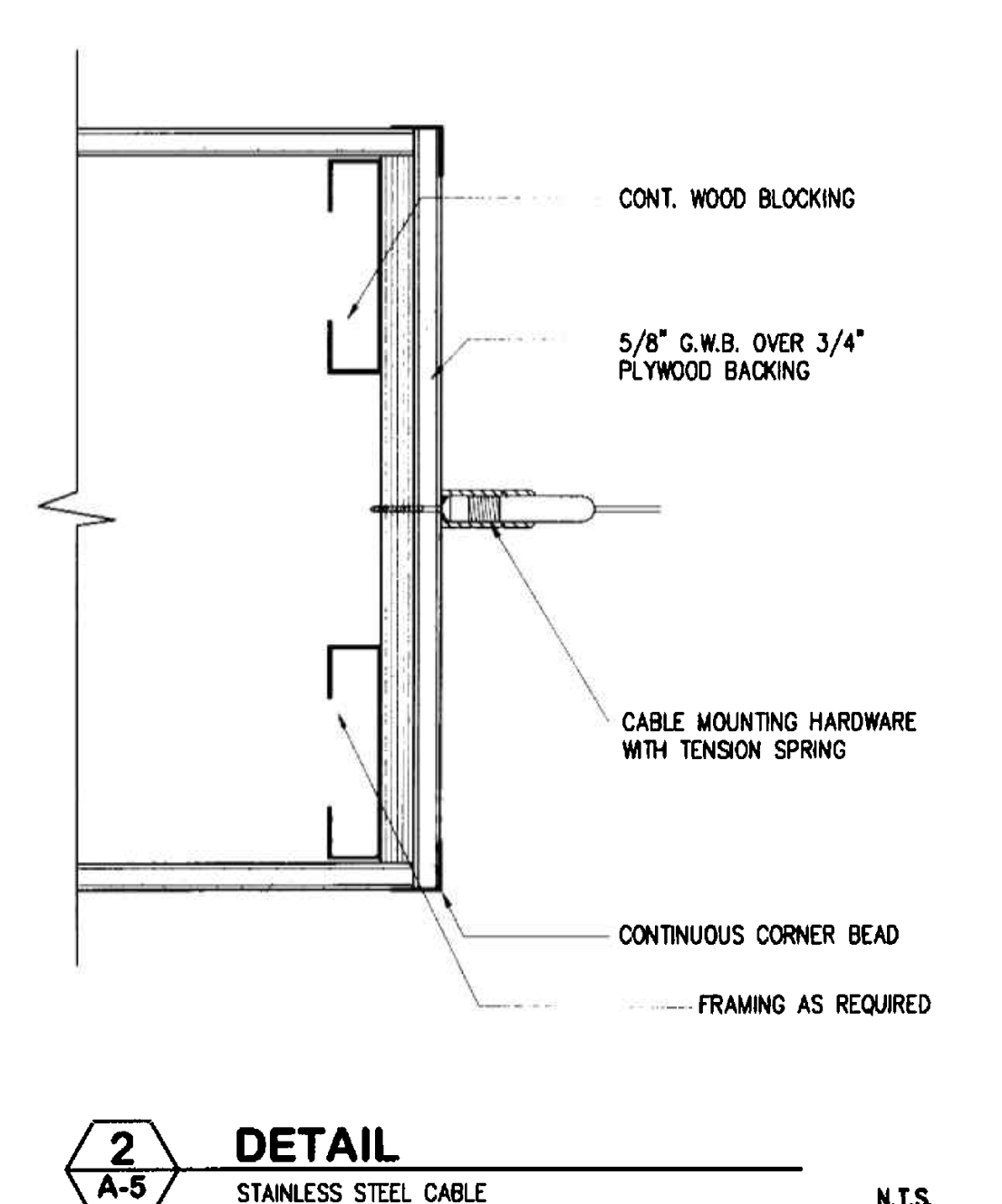
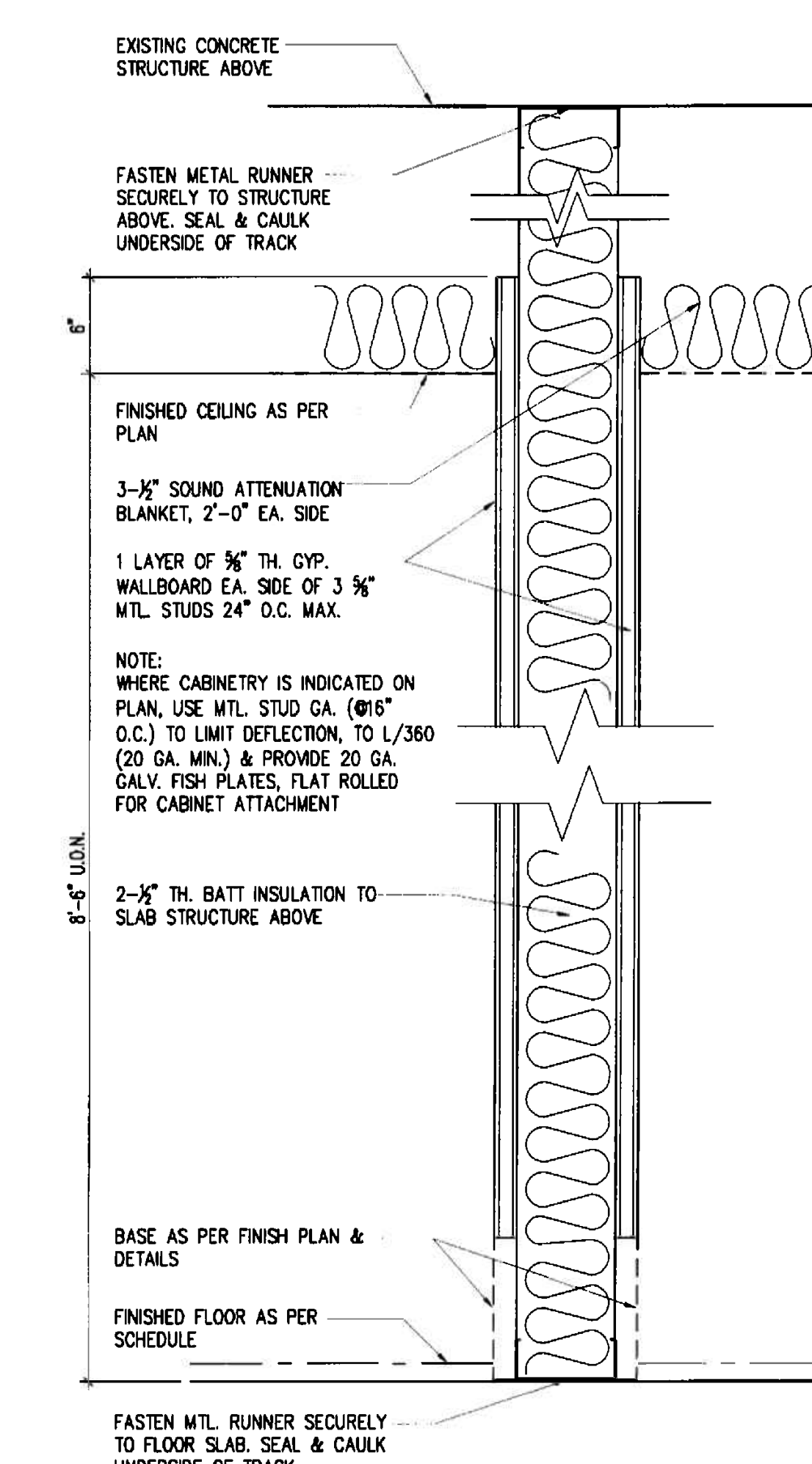
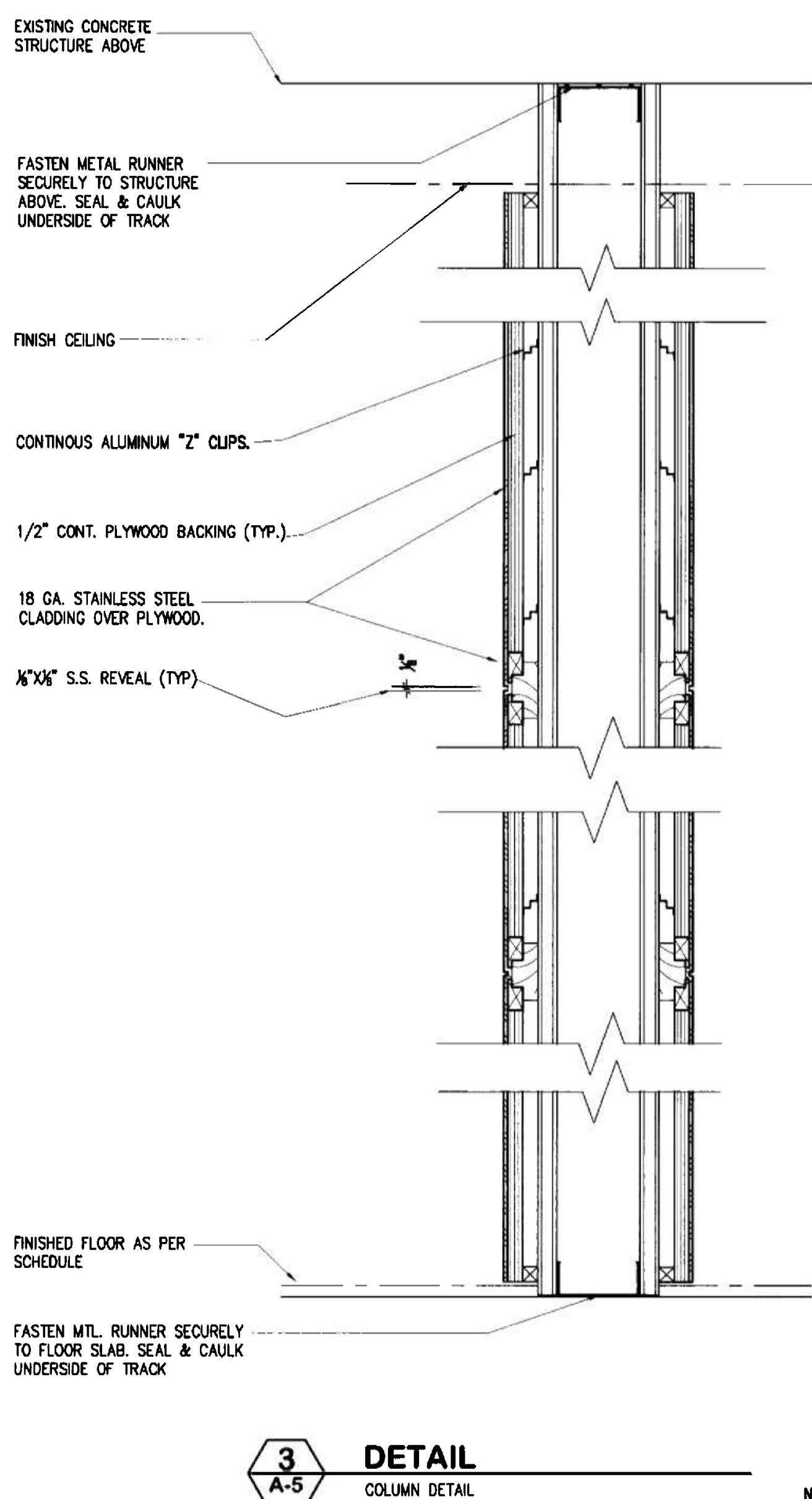
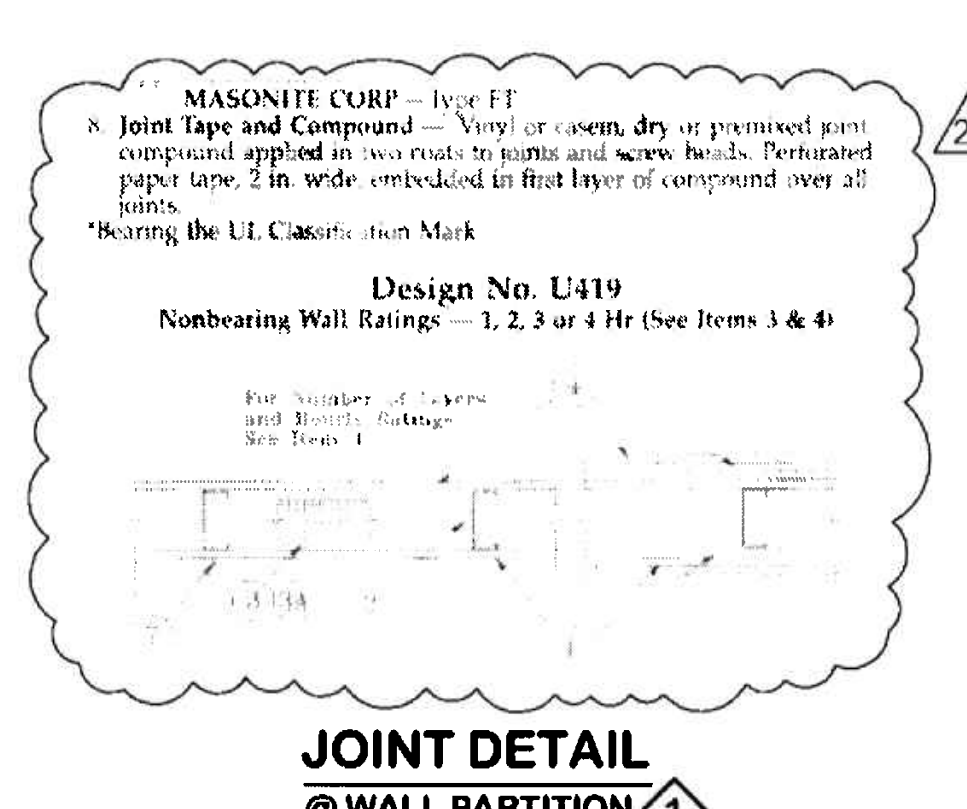
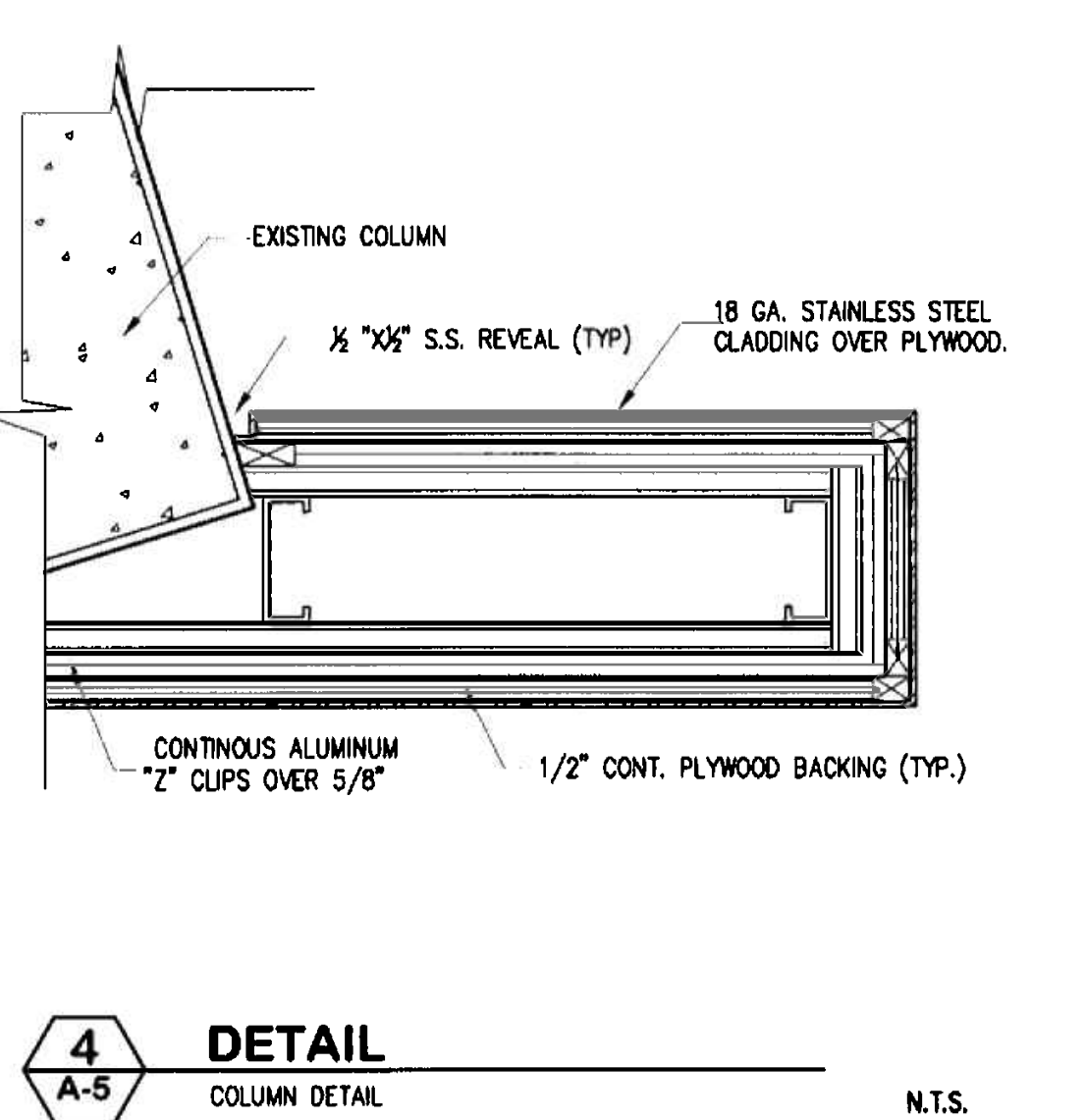
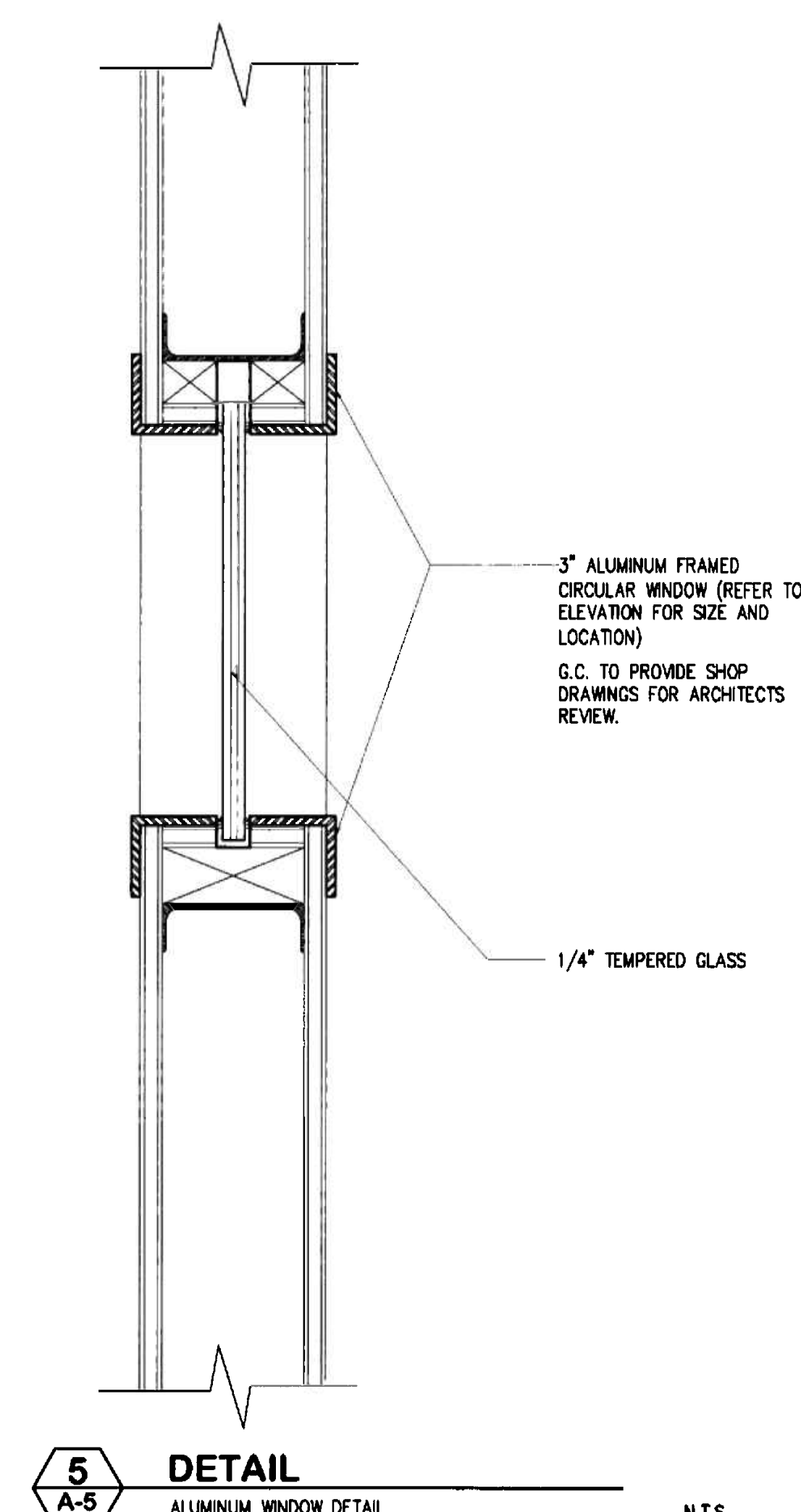
REVISIONS	
12.12.05	12.12.05
12.12.05	12.12.05
12.12.05	12.12.05

INTERIOR RENOVATION for
PARTITION TYPES &
DETAILS

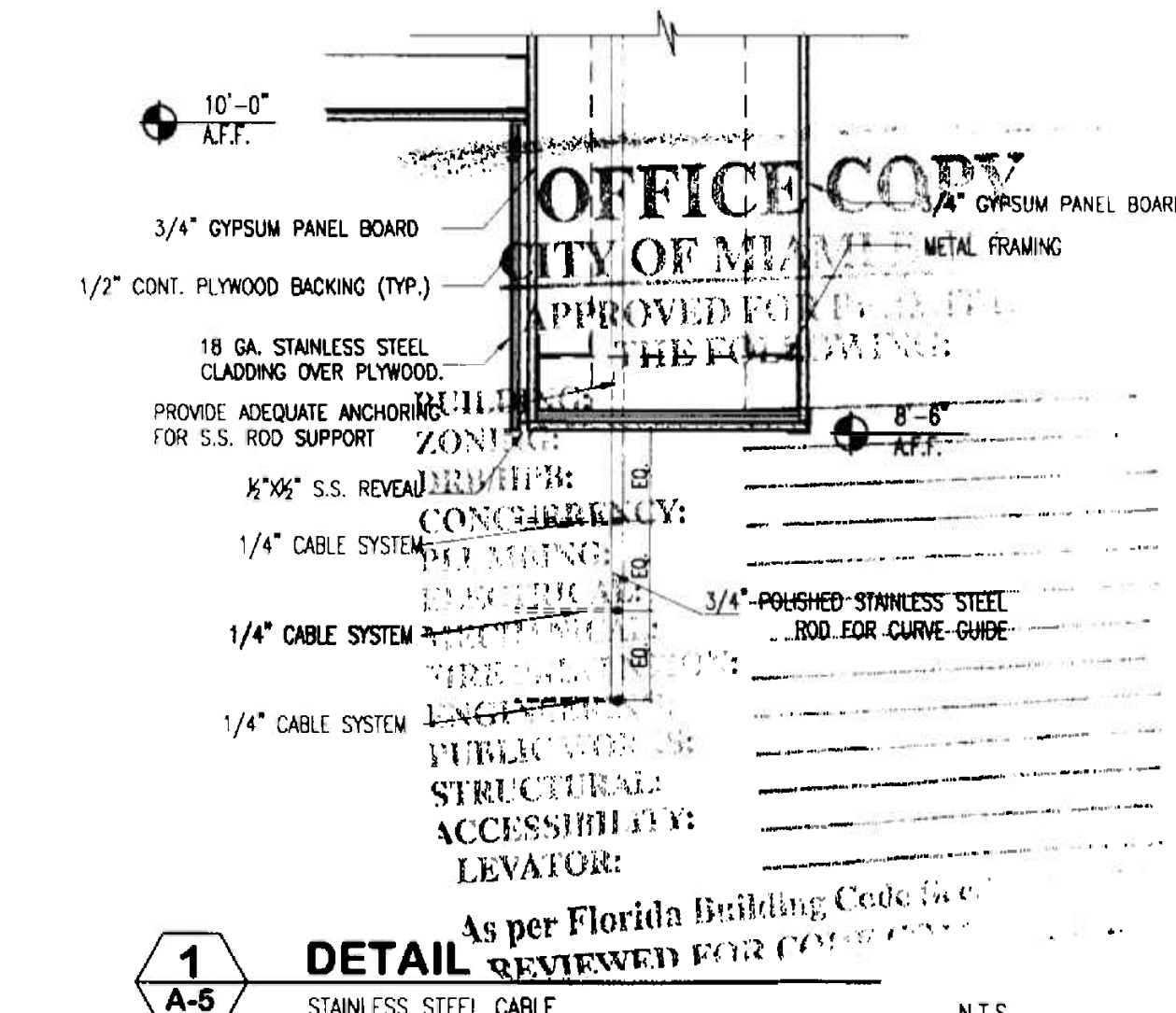
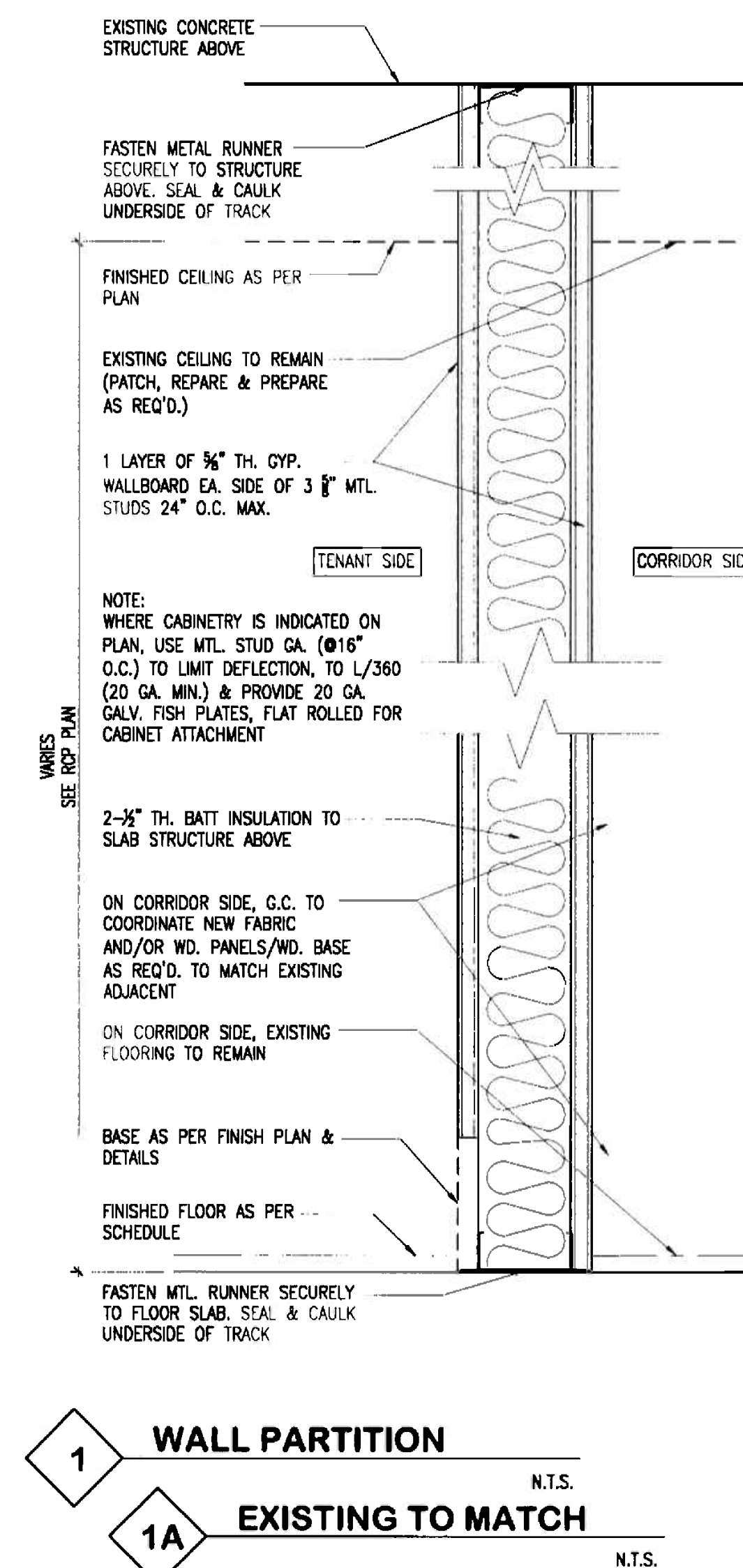
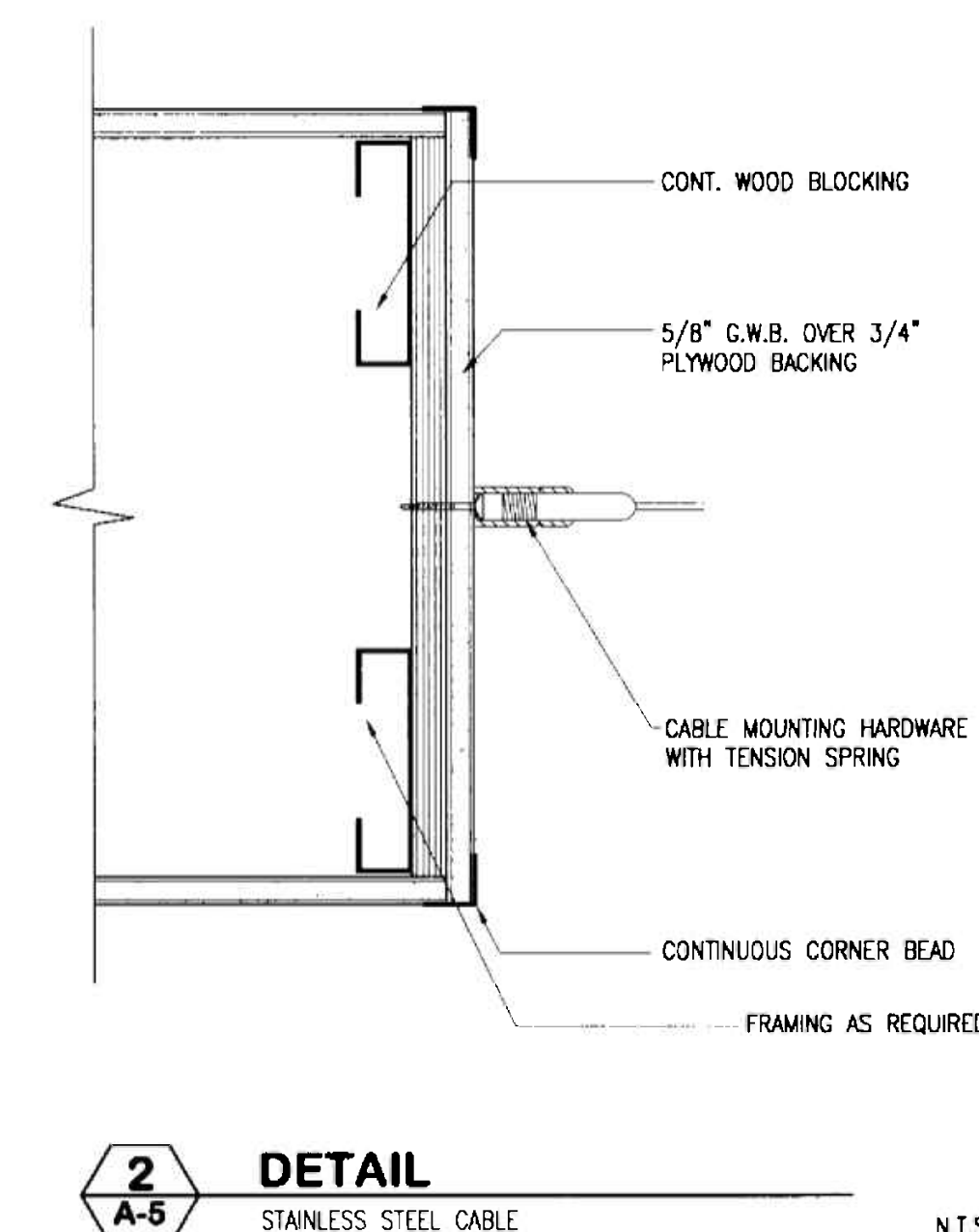
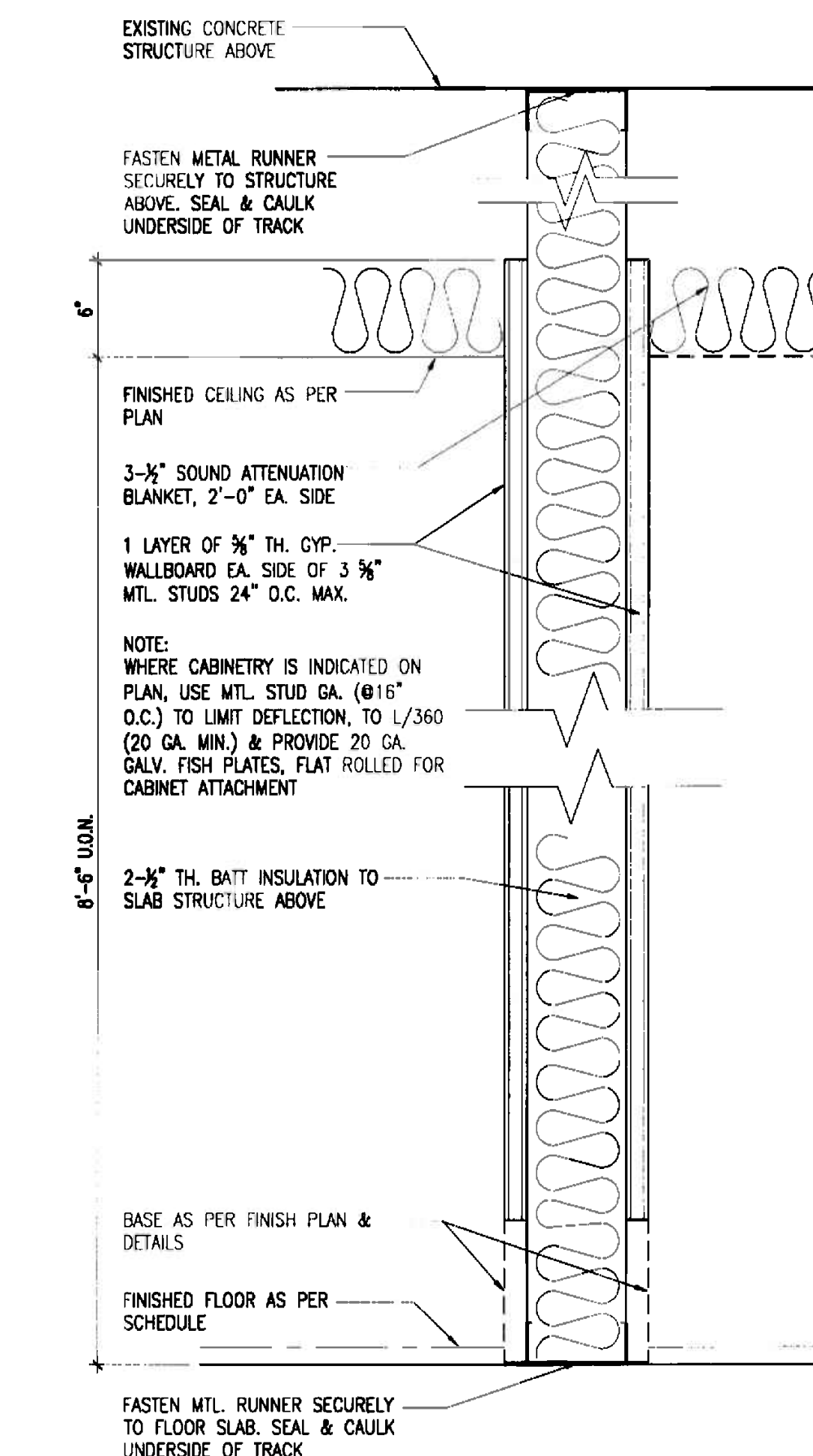
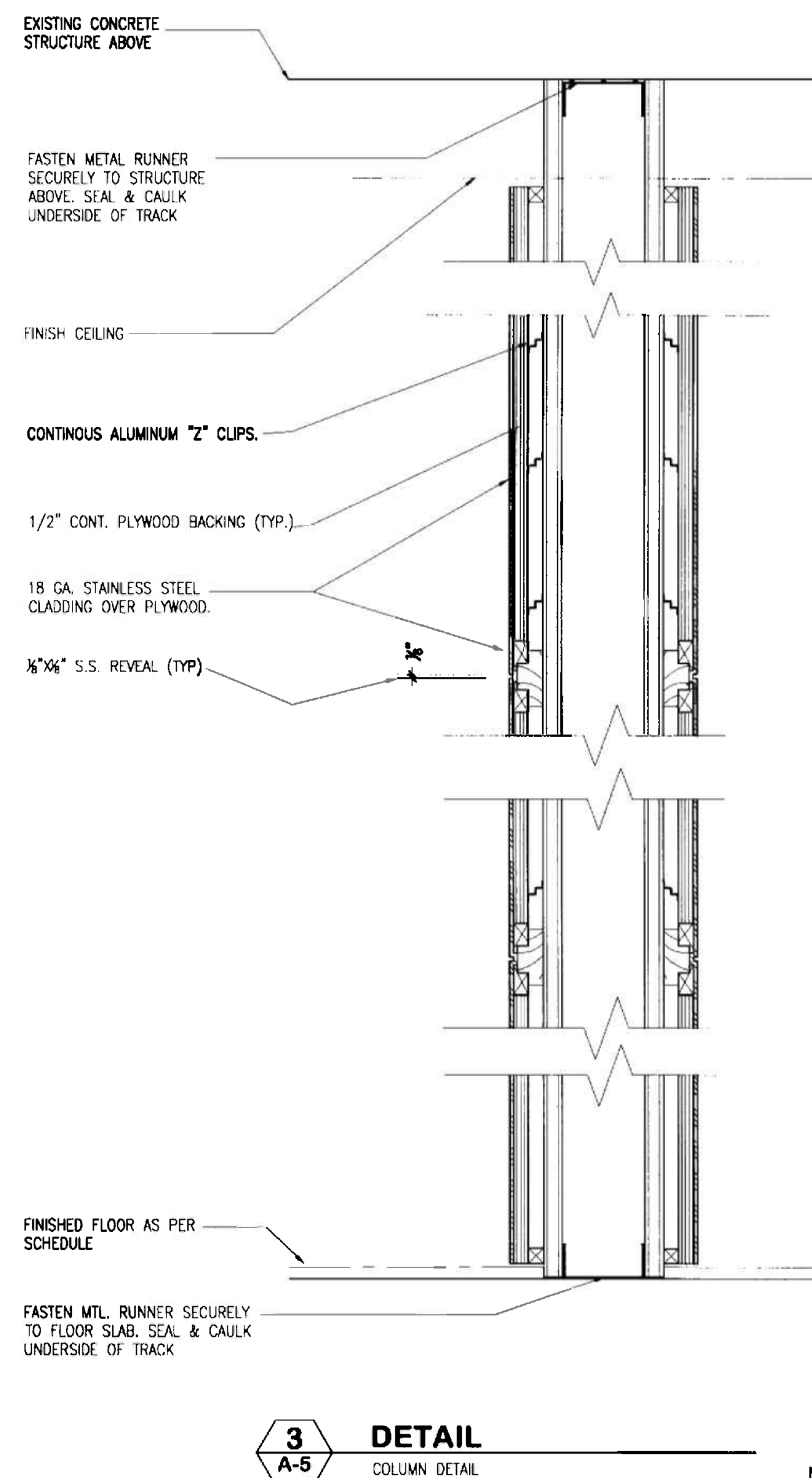
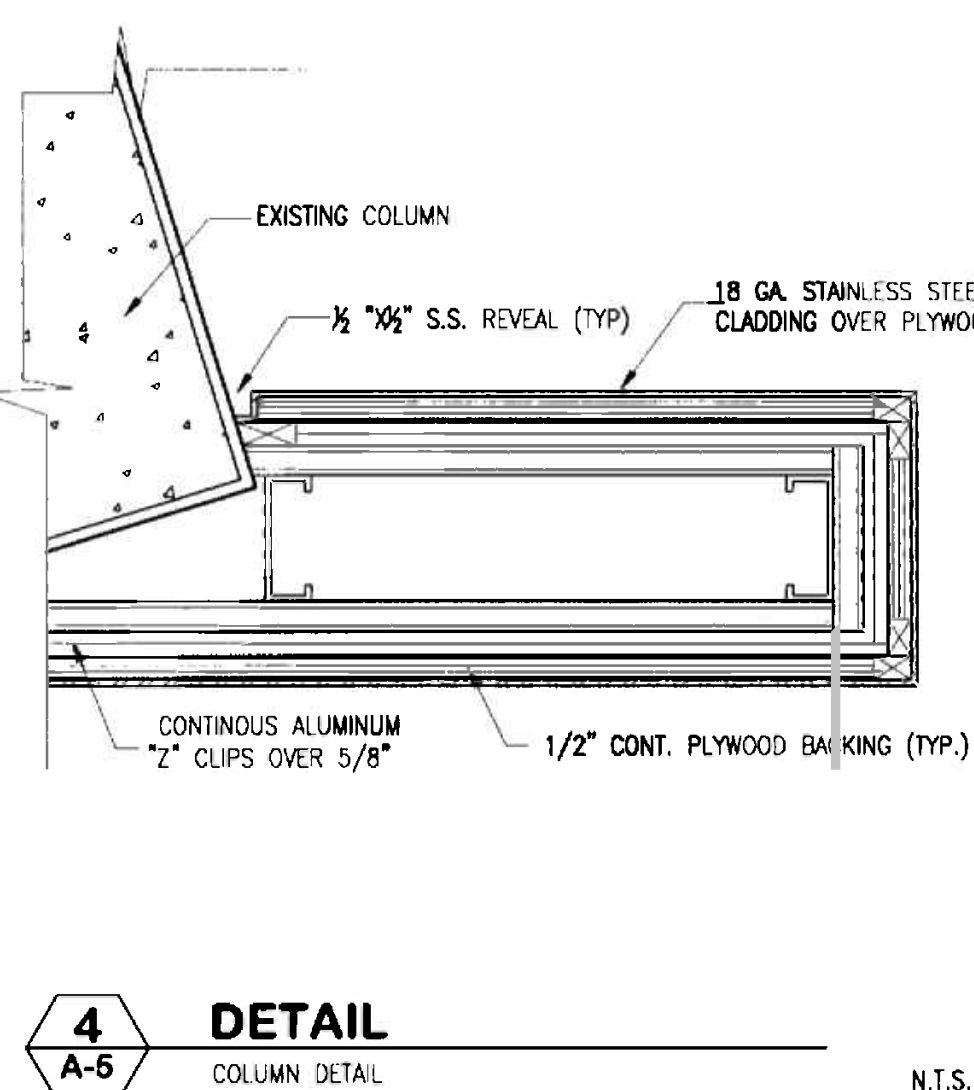
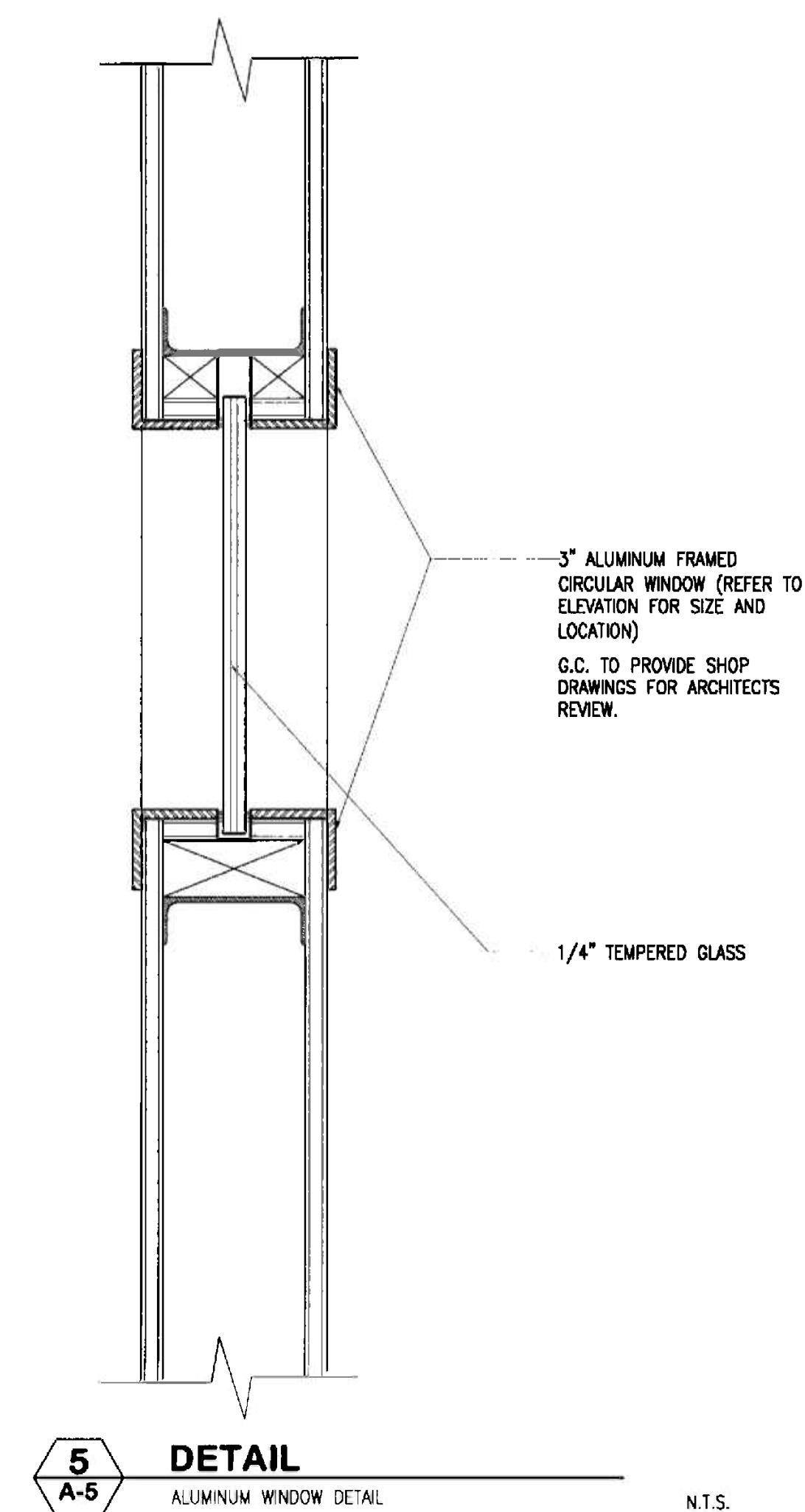
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMITS BY
THE FOLLOWING:
BUILDING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code
DATE: 11/07/05
SCALE: As Shown
SHEET NO: A-5



REVISIONS

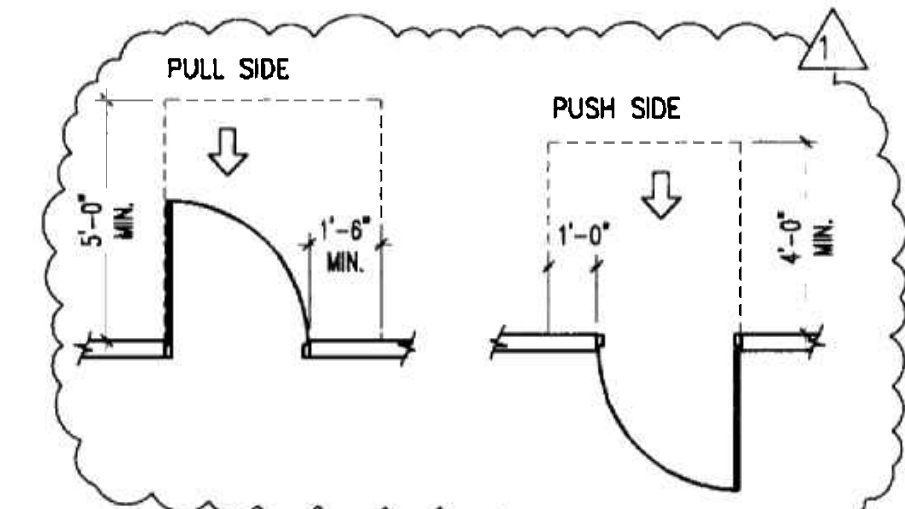
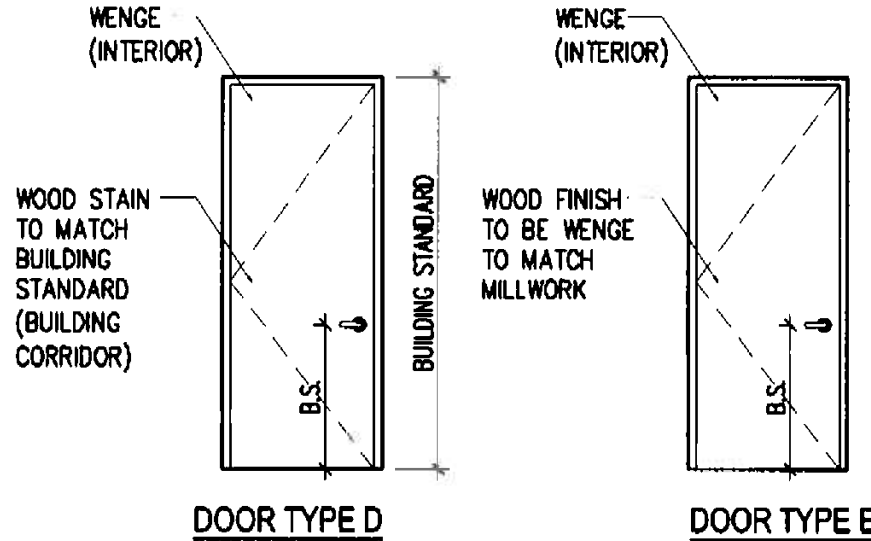
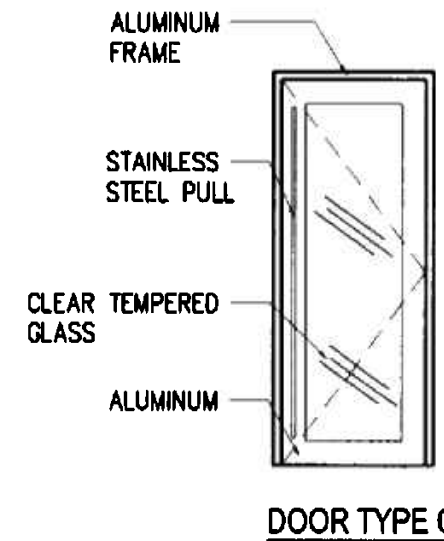
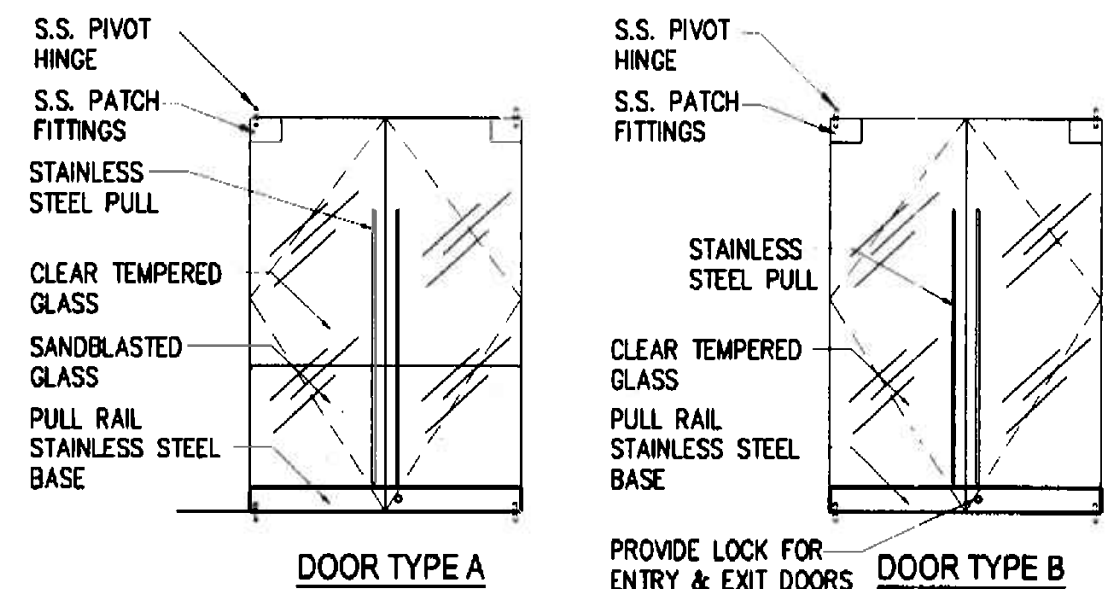


ALEJANDRO BONET
11/7/06

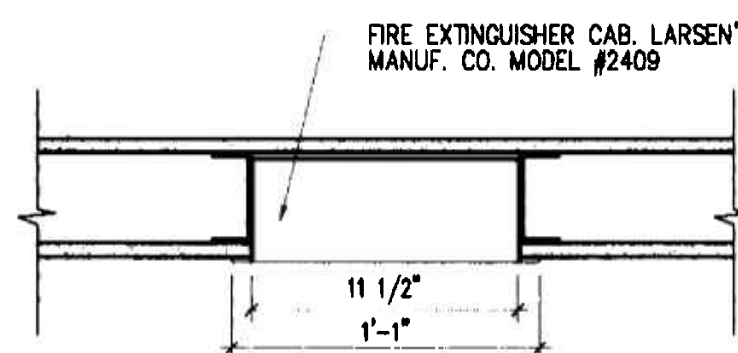
DOOR SCHEDULE																																		
DOOR LOCATION	DOOR No.	TYPE	HARDWARE SET	SIZE			UNDERCUT	MATERIAL	FINISH	LABEL	DESCRIPTION										FRAME			Panic HARDWARE	DET			THR			CLOSER	WEATHER-STRIP	DOOR STOP	REMARKS
				WIDTH	HEIGHT	THICKNESS (in.)					GLASS TYPE	SOLID CORE	HOLLOW CORE	LOUVERED	FLUSH	BY-PASS	POCKET	BIFOLD	FIXED	SGL. ACTING	DBL. ACTING	SLIDING	MATERIAL		FINISH	LABEL	JAMB	HEAD	SILL	VINYL				
ENTRANCE DOOR	601	A	A	2(2'-10")	8'-6"	1/2"	GL/CL/SB	CL				●						●											●			NEW DOOR & FRAME/ TEMP GLASS W/ LOCK		
CONFERENCE ROOM	602	B	A	2(2'-10")	8'-6"	1/2"	GL/CL	CL				●						●														NEW DOOR & FRAME/ W/ CONCEALED CLOSER		
OFFICE 604	604	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 605	605	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 606	606	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 607	607	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 608	608	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 609	609	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 610	610	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 611	611	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
OFFICE 612	612	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
STORAGE ROOM	613	E	C	3'-0"	7'-0"	1-3/4"	GL/ALU	W				●						●		ALU				●							●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
PANTRY	616	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
BREAK ROOM	615	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
COPY/MAIL/STORAGE	614	E	C	3'-0"	7'-0"	1-3/4"		WD	W									●		ALU				●								●	NEW DOOR & FRAME BY ALUMAX OR EQUAL	
EXIT	617	D	BS	3'-0"	BS	1-3/4"		WD	BS/W									●		ALU										●	●	BS DOOR, FRAME, CLOSER, LOCK & HARDWARE		
LAN ROOM	619	E	C	3'-0"	7'-0"	1-3/4"		WD	W									●		ALU				●							●	NEW DOOR & FRAME BY ALUMAX OR EQUAL W/ LOCK		
TRADING ROOM	620	C	A	3'-0"	7'-0"	1-3/4"	GL/ALU	CL				●						●		ALU											●	NEW DOOR & FRAME BY ALUMAX OR EQUAL		
HARDWARE SCHEDULE										SYMBOLS:										GEN. NOTES:														
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 SPECIALS AND SHALL BE COORDINATE WITH ALL RELATED ASPECTS OF THE PROJECT. FINISH OF ALL EXPOSED ITEMS SHALL BE POLISHED STAINLESS STEEL. ALL ITEMS SHALL BE ADA COMPLIANT.										TBD TO BE DETERMINED										CL GLASS														
										BS TO MATCH EXISTING BUILDING STANDARD										CLU CLEAR														
										OS OFFICE STANDARD										ALU ALUMINUM														
										HM HOLLOW METAL										SB STAINLESS STEEL														
										STN STAIN										WD SANDBLASTED														
										PNT PAINTED										W WOOD														
										NTR NATURAL										W WENGÉ														
1. ALL HARDWARE ACCESSORIES AND DEVICES TO MATCH BUILDING STANDARD IN THE PARTICULAR DOOR TYPE, INCLUSIVE BUT NOT LIMITED TO DOOR SILENCERS, DOOR STOPS, HINGES, CLOSURES, ETC. 2. G.C. TO COORDINATE ALL KEYING WITH TENANT AND BUILDING MANAGEMENT.																																		

HARDWARE SCHEDULE

- A- STAINLESS STEEL PULL BY ELMES
T51-01-023-P125
TOP & BOTTOM PIVOT
CONCEALED HINGES & CLOSER
WITH FLOOR LOCKS
- B- STAINLESS STEEL PULL BY ELMES
T51-01-023-P125
BALL CATCH WITH STRIKE
SCREW MOUNTED
FINISH TO MATCH ELMES PULLS
HINGES- S.S. AS PER MFG. RECOMMENDATION
- C- LEVER HANDLE BY
VALI & VALI
FUSTIAL INOX
SERIES HIMALAYA
H500R SSS
REFER TO SCHEDULE
FOR LOCKSET TYPE



TYPICAL MANEUVERING CLEARANCE AT DOORS
AS PER CHAPTER 11: FIGURE 25
OF THE FLORIDA BUILDING CODE



- 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 DUG.
4) G.C. TO COORDINATE REQUIRED INSTALLATION
CLEARANCE PRIOR TO PURCHASING CABINET.
5) NFPA APPROVED FIRE EXTINGUISHER.

4 A-6 DETAIL TYPICAL

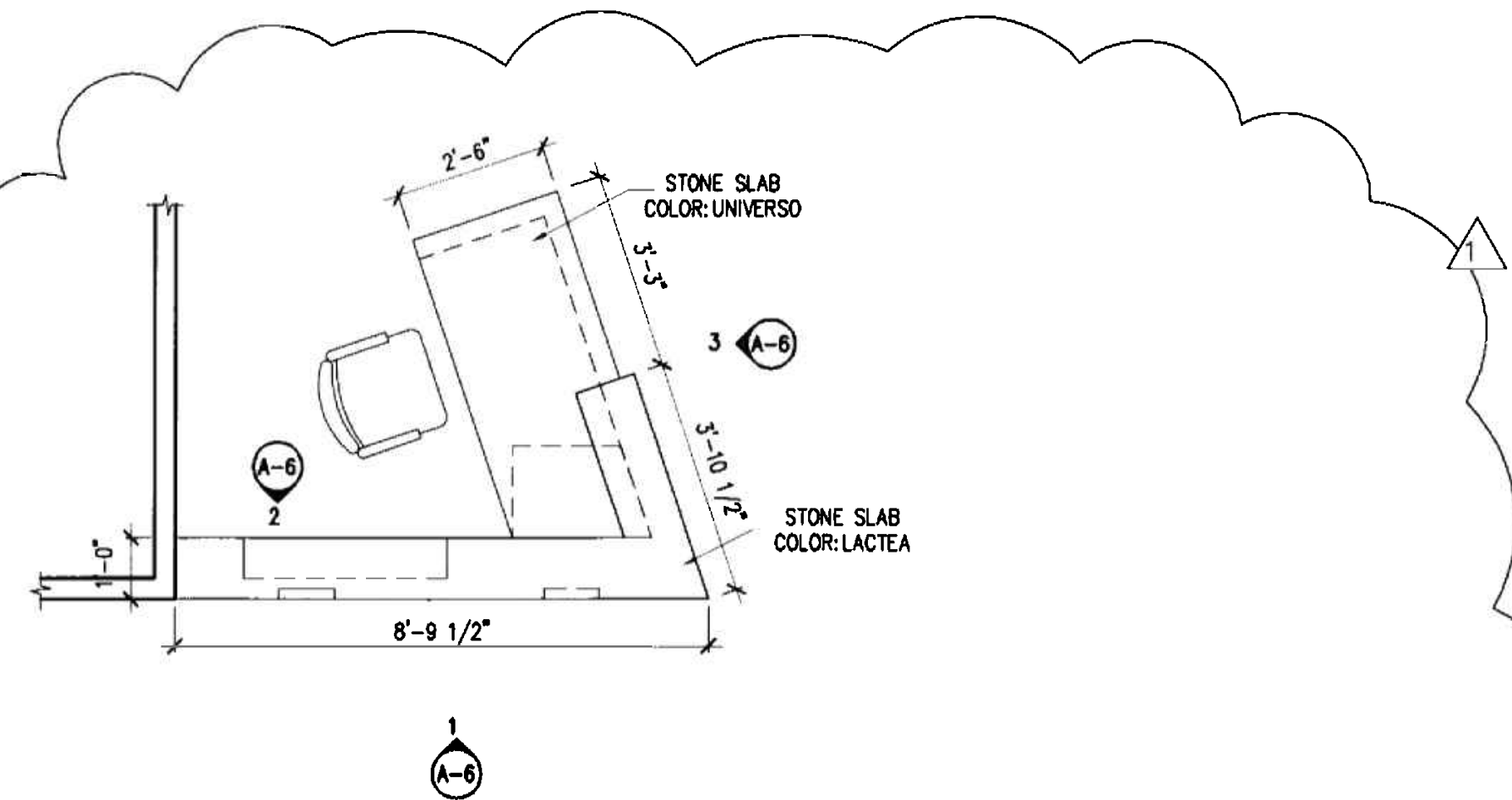
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3 A-6 DETAIL GLASS PARTITION

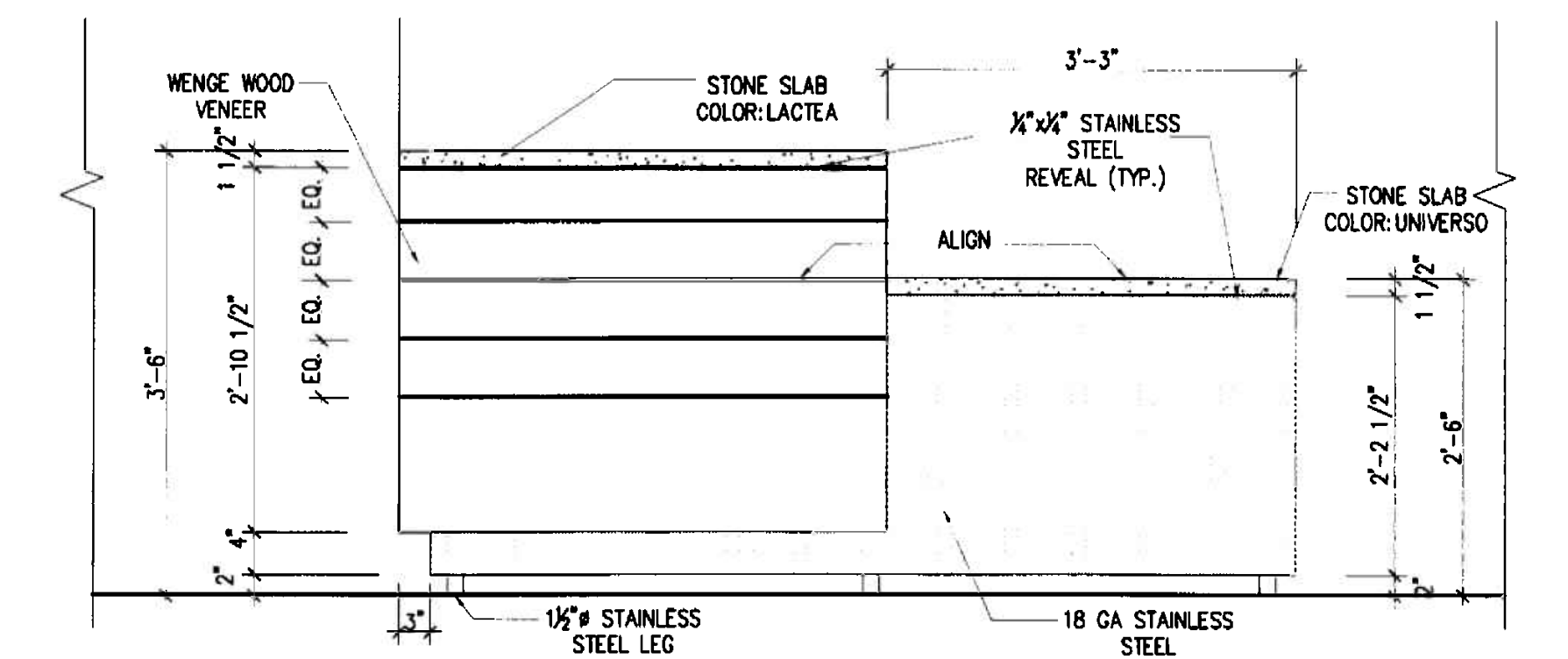
N.T.S.

1 A-6 DETAIL GLASS PARTITION

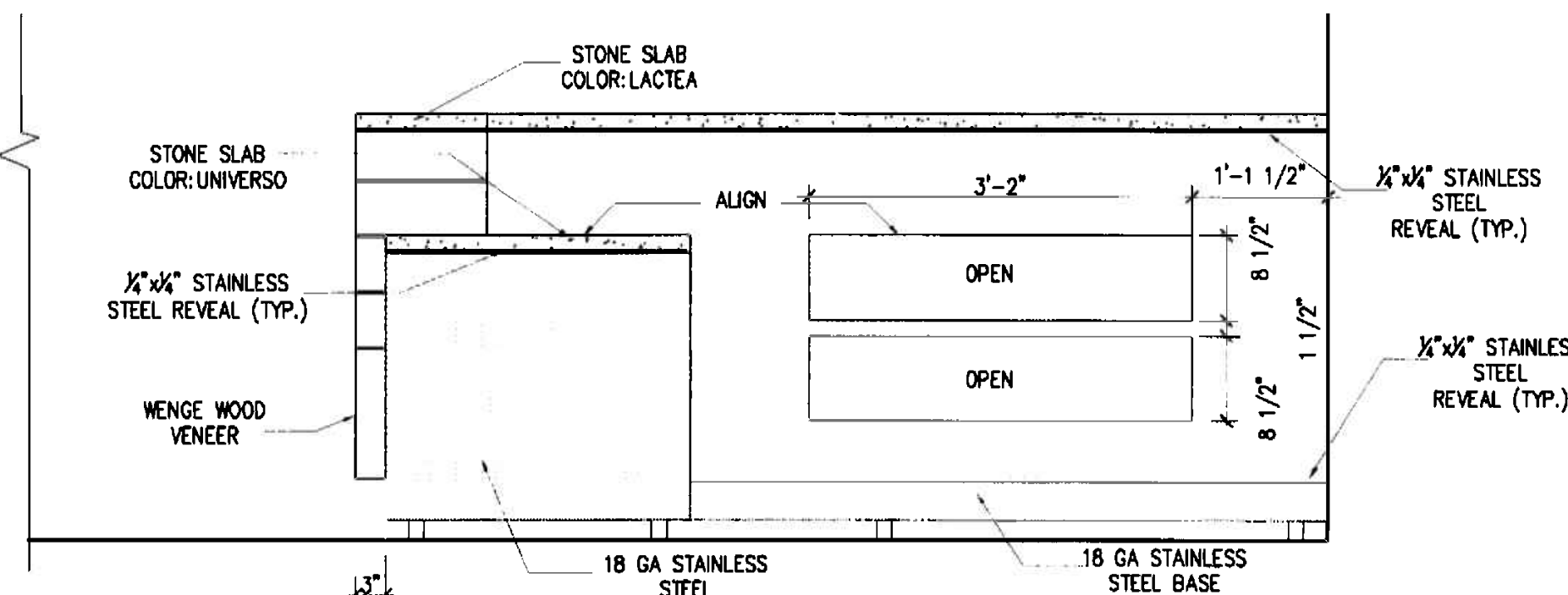
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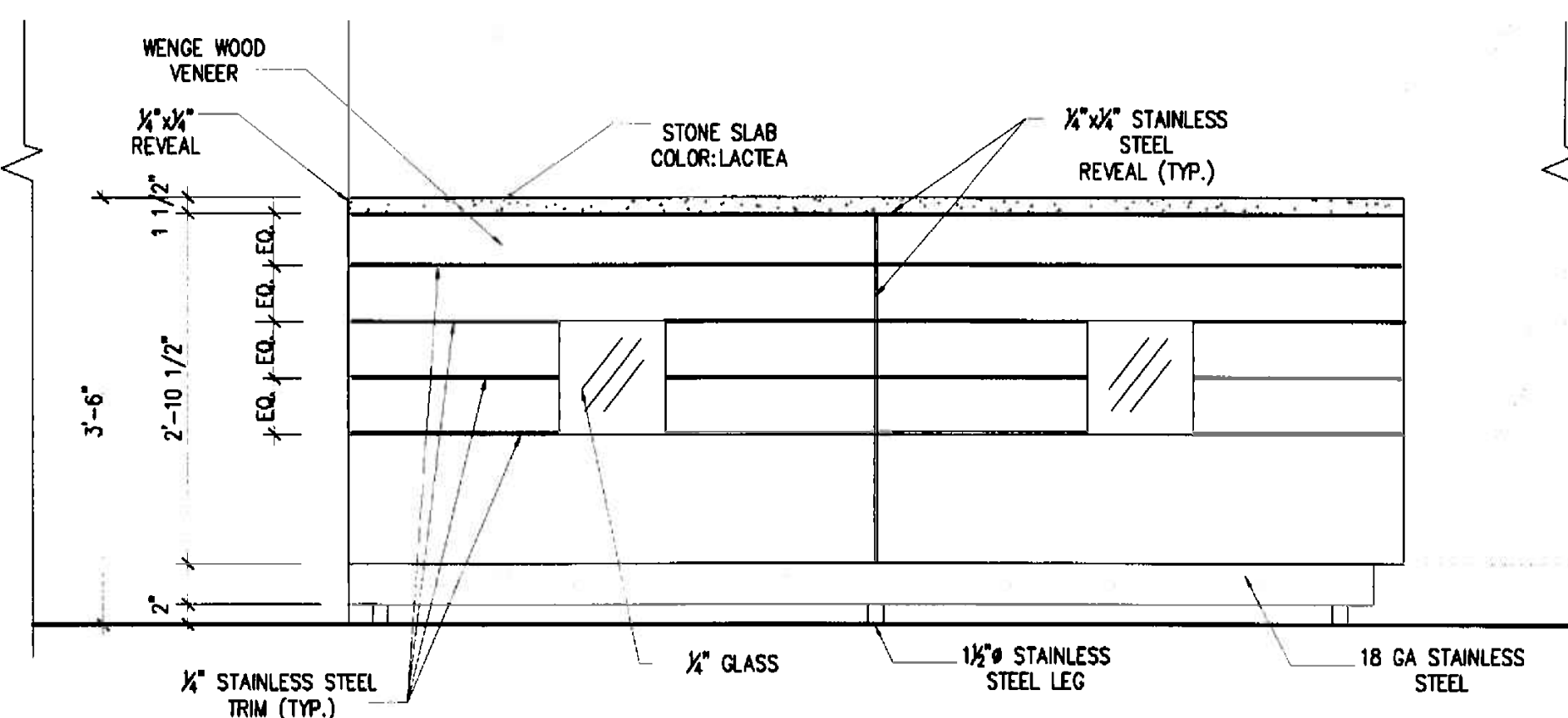
RECEPTION DESK FLOOR PLAN
1"=3/8"



3 A-6 ELEVATION RECEPTION DESK
1"=3/4"



2 A-6 ELEVATION RECEPTION DESK
1"=3/4"



1 A-6 ELEVATION RECEPTION DESK
1"=3/4"

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REVISIONS	DATE	BY	APP
1	12/08	AD	

FEB 15 2006

OFFICE COPY CITY OF MIAMI BEACH APPROVED FOR PERMIT THE FOLLOWING

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

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

Signature
1/3/06
ALEJANDRO BONET

PROJECT NO: 0217-08
DRAWN BY: JV
DATE: 11/07/05
SCALE: As Shown
SHEET NO: A-6

DOOR SCHEDULE

DOOR LOCATION	DOOR No.	TYPE	HARDWARE SET	SIZE			UNDERCUT	MATERIAL	FINISH	LABEL	DESCRIPTION											FRAME			Panic Hardware	DET			THR			TRANSOM	CLOSER	WEATHER-STRIP	DOOR STOP	REMARKS	
				WIDTH	HEIGHT	THICKNESS (in.)					GLASS TYPE	SOLID CORE	HOLLOW CORE	LOUVERED	FLUSH	BY-PASS	POCKET	BIFOLD	FIXED	SGL. ACTING	DBL. ACTING	SLIDING	MATERIAL	FINISH		LABEL	JAMB	HEAD	SILL	VINYL	STONE						ALUMINUM
ENTRANCE DOOR	601	A	A	2(2'-10"	8'-6"	1/2"		CL/CL SB	CL																												NEW DOOR & FRAME/ TEMP GLASS W/ LOCK
CONFERENCE ROOM	602	B	A	2(2'-10"	8'-6"	1/2"		CL/CL	CL																												NEW DOOR & FRAME/ W/ CONCEALED CLOSER
OFFICE 604	604	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 605	605	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 606	606	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 607	607	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 608	608	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 609	609	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 610	610	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 611	611	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
OFFICE 612	612	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
STORAGE ROOM	613	E	C	3'-0"	7'-0"	1-3/4"		GL/ALU	W																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
PANTRY	616	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
BREAK ROOM	615	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
COPY/MAIL/STORAGE	614	E	C	3'-0"	7'-0"	1-3/4"		WD	W																												NEW DOOR & FRAME BY ALUMAX OR EQUAL
EXIT	617	D	BS	3'-0"	BS	1-3/4"		WD	BS/W																												BS DOOR, FRAME, CLOSER, LOCK & HARDWARE
LAN ROOM	619	E	C	3'-0"	7'-0"	1-3/4"		WD	W																												NEW DOOR & FRAME BY ALUMAX OR EQUAL W/ LOCK
TRADING ROOM	620	C	A	3'-0"	7'-0"	1-3/4"		GL/ALU	CL																												NEW DOOR & FRAME BY ALUMAX OR EQUAL

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 COORDINATE WITH ALL RELATED ASPECTS OF THE PROJECT. FINISH OF ALL EXPOSED ITEMS SHALL BE POLISHED STAINLESS STEEL. ALL ITEMS SHALL BE ADA COMPLIANT.

SYMBOLS:

TBD TO BE DETERMINED
BS TO MATCH EXISTING BUILDING STANDARD
METAL FRAMES, FULL HT. DOORS & HARDWARE.
OS OFFICE STANDARD
HM HOLLOW METAL
STN STAIN
PNT PAINTED
NTR NATURAL

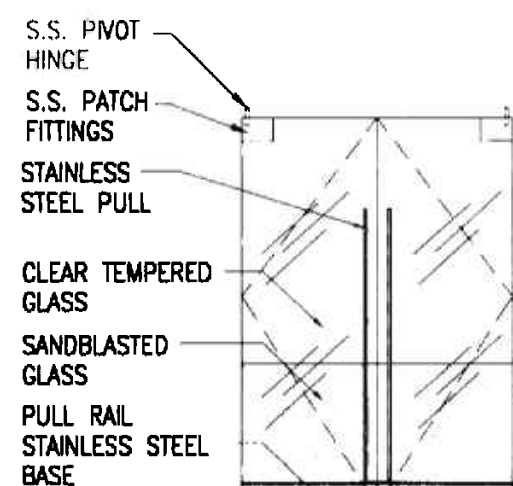
GL GLASS
CL CLEAR
ALU ALUMINUM
SS STAINLESS STEEL
SB SANDBLASTED
WD WOOD
W WENGE

GEN. NOTES:

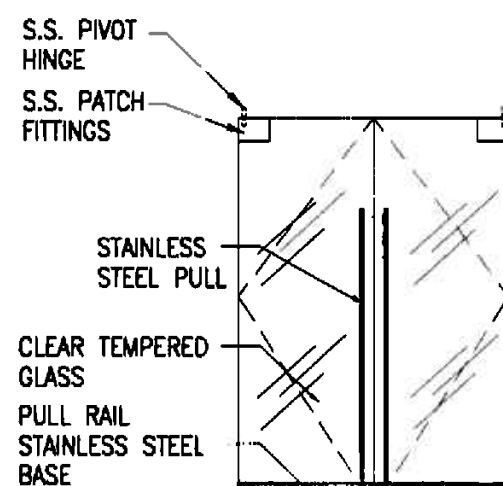
1. ALL HARDWARE ACCESSORIES AND DEVICES TO MATCH BUILDING STANDARD IN THE PARTICULAR DOOR TYPE, INCLUSIVE BUT NOT LIMITED TO DOOR SILENCERS, DOOR STOPS, HINGES, CLOSURES, ETC.
2. G.C. TO COORDINATE ALL KEYING WITH TENANT AND BUILDING MANAGEMENT.

HARDWARE SCHEDULE

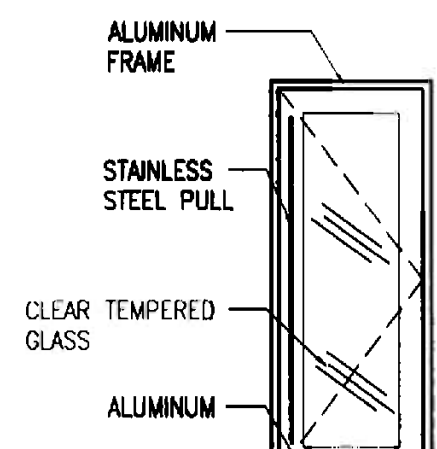
- A- STAINLESS STEEL PULL BY ELMES T51-01-023-P125 TOP & BOTTOM PIVOT CONCEALED HINGES & CLOSER WITH FLOOR LOCKS
- B- STAINLESS STEEL PULL BY ELMES T51-01-023-P125 BALL CATCH WITH STRIKE SCREW MOUNTED FINISH TO MATCH ELMES PULLS HINGES- S.S. AS PER MFG. RECOMMENDATION
- C- LEVER HANDLE BY VALI & VALI FUSTIAL INOX SERIES HIMALAYA H500B RSS REFER TO SCHEDULE FOR LOCKSET TYPE



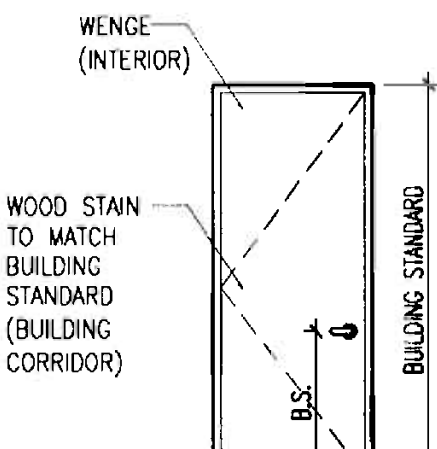
DOOR TYPE A



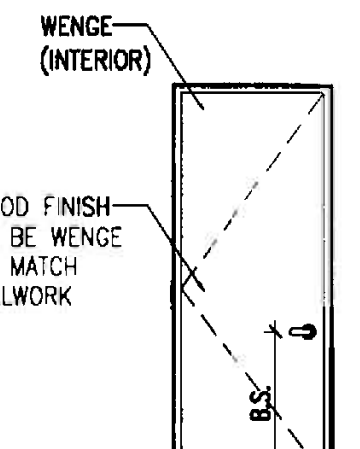
DOOR TYPE B



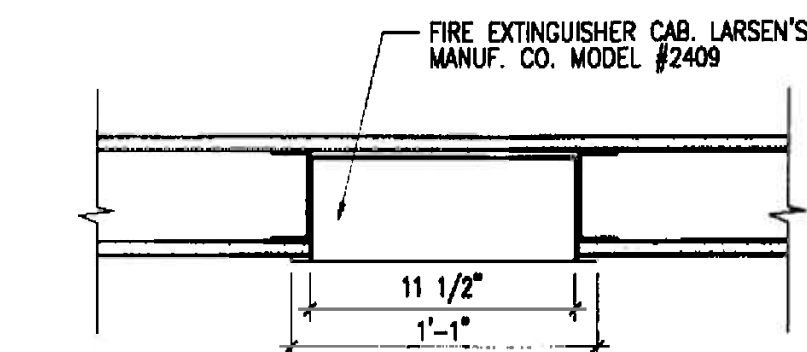
DOOR TYPE C



DOOR TYPE D



DOOR TYPE E

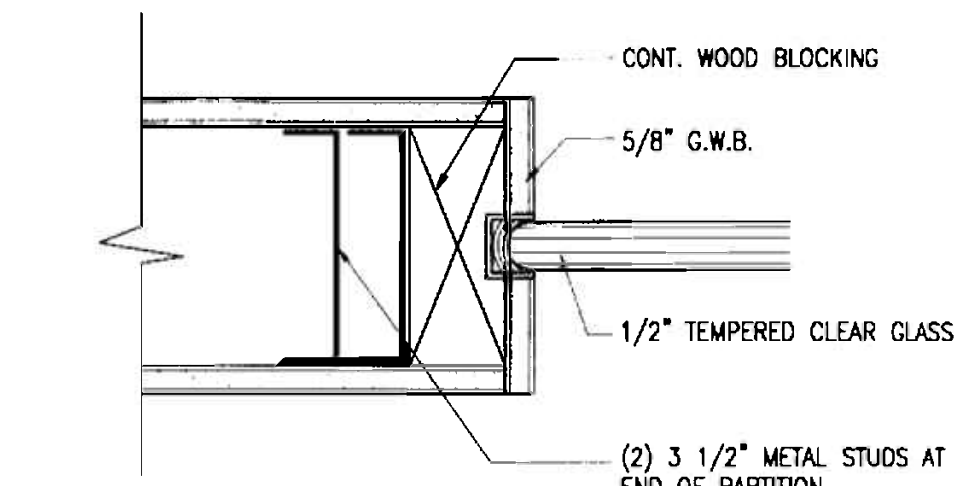


NOTES:

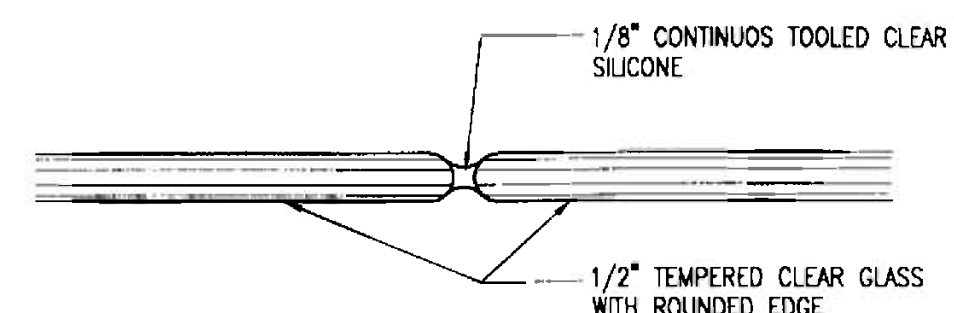
- 1) CABINET TO BE OF MANUF.'S STANDARD UNITS OF SUITABLE SIZE FOR HOUSING FIRE EXTINGUISHER.
- 2) DOOR MATERIAL: STAINLESS STEEL FINISH.
- 3) DOOR STYLE: VERTICAL DUO.
- 4) G.C. TO COORDINATE REQUIRED INSTALLATION CLEARANCE PRIOR TO PURCHASING CABINET.
- 5) NFPA APPROVED FIRE EXTINGUISHER.

4
A-6
DETAIL
TYPICAL.

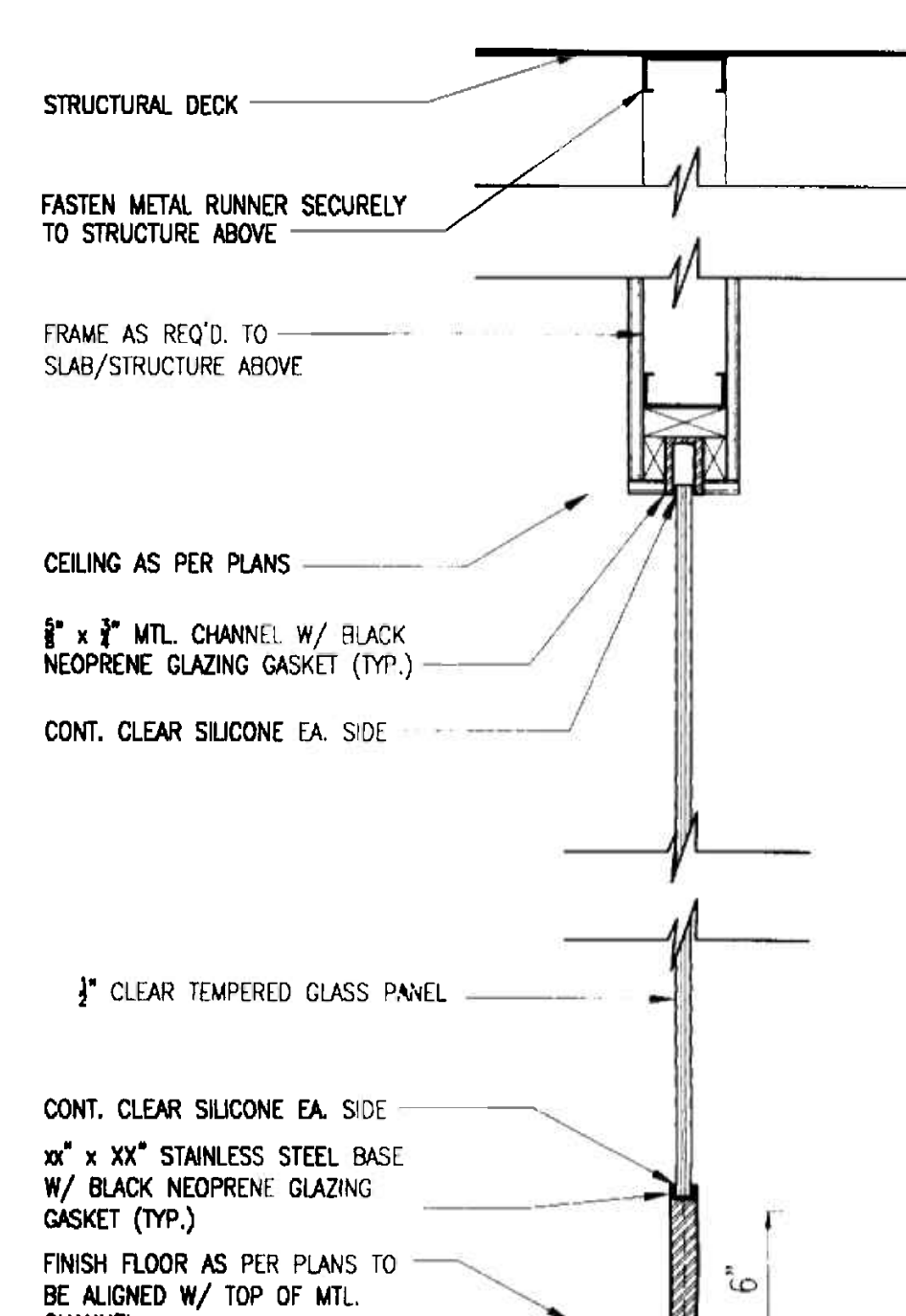
N.T.S.

3
A-6
DETAIL
GLASS PARTITION

N.T.S.

2
A-6
DETAIL
GLASS PARTITION

N.T.S.

1
A-6
DETAIL
GLASS PARTITION

N.T.S.

DIVISION	SECTION	TITLE
0	00700	GENERAL CONDITIONS
0	00800	SUPPLEMENTARY GENERAL CONDITIONS
1	01010	SUMMARY OF WORK
1	01040	COORDINATION
1	01045	CUTTING AND PATCHING
1	01120	USE OF PREMISES
1	01200	PROJECT MEETINGS
1	01340	SHOP DRAWINGS, PRODUCT DATA, & SAMPLES
1	01580	TEMPORARY FACILITIES
1	01600	MATERIALS AND EQUIPMENT
1	01630	SUBSTITUTIONS
1	01700	CONTRACT CLOSE-OUT
2	02070	SELECTIVE DEMOLITION
6	06100	ROUGH CARPENTRY
6	06410	ARCHITECTURAL MILLWORK
7	07210	BUILDING INSULATION
7	07600	JOINT SEALANTS
8	08100	STEEL FRAMES
8	08210	WOOD DOORS
8	08365	Safety Glass Doors
8	08710	FINISH HARDWARE
8	08850	INTERIOR GLAZING
9	09250	CYCLUM BOARD SYSTEMS
9	09650	RESILIENT FLOORING AND BASE
9	09880	CARPENTRY
9	09910	INTERIOR PAINTING
9	09950	WALL COVERING
10	10522	FIRE EXTINGUISHERS AND CABINETS
15/16	15000 16000	MECHANICAL, ELECTRICAL, PLUMBING, 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 PART OF THIS DOCUMENT.

SUPPLEMENTARY GENERAL CONDITIONS (00800)

1. PROJECT REPRESENTATIVES

SEE G1

2. OMISSIONS

A. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING SHOWN ON ONE IS UNDERSTOOD AS BEING IN BOTH AND ANYTHING, ALTHOUGH NOT SHOWN, BUT REASONABLY IMPLIED, SHALL BE FURNISHED OR CONTRACTED ACCORDINGLY WITHOUT EXTRA CHARGE. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WITHIN THE SPECIFICATION OF A CERTAIN PRODUCT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF THE DISCREPANCY PRIOR TO ORDERING THE PRODUCT OR PRIOR TO CONSTRUCTION, AS APPLICABLE.

3. DIMENSIONS

- DO NOT SCALE DRAWINGS. PLAN DIMENSION SHOWN ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR AND DRYWALL SUBCONTRACTOR TO LAYOUT ENTIRE PROJECT, CHALK MARK THE LOCATION OF THE WALLS AND CHECK DIMENSIONS. OWNER AND ARCHITECT TO REVIEW WALL LOCATIONS PRIOR TO CONSTRUCTION OF PARTITIONS. CONTRACTOR TO PROVIDE 24 BUSINESS HOURS WRITTEN NOTICE WHEN LAYOUT WILL BE COMPLETE REVIEW.
- 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.
- DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS. ANY INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK FOR CLARIFICATION.

4. APPLICABLE CODES

- CONTRACTOR SHALL PAY FOR THE PERMIT AND FOR OTHER PERMITS, FEES AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL NOTIFY THE ARCHITECT IN WRITING IF ANY PART OF THE CONTRACT DOCUMENTS ARE OBSERVED TO BE AT VARIANCE WITH CODES.
- ALL WORK SHALL COMPLY WITH SOUTH FLORIDA BUILDING CODE 1988 EDITION AND ALL AMENDMENTS, ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ALL AUTHORITIES HAVING JURISDICTION INCLUDING NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES ACT (ADA), AND LIFE SAFETY CODE.

5. LABOR LAWS AND ECO

- CONTRACTOR AGREES TO CONFORM TO EQUAL EMPLOYMENT OPPORTUNITY REQUIREMENTS AND APPLICABLE LABOR LAWS DURING PERFORMANCE OF WORK.

DIVISION 1: GENERAL REQUIREMENTS

SUMMARY OF WORK (01010)

- WORK INCLUDES NEW CONSTRUCTION FOR INTERIOR OFFICE SPACE, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS TO TENANT SPACE LOCATED ON THE 21st FLOOR OF THE COMMERCIAL OFFICE BUILDING IN MIAMI, FLORIDA

2. CONTRACTOR'S USE OF PREMISES:

CONTRACTOR SHALL

- LIMIT HIS USE OF THE PREMISES TO PROJECT RELATED WORK AND FOR STORAGE.
- ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS UNDER THIS CONTRACT, STORED ON THE SITE.
- MOVE ANY STORED PRODUCTS, UNDER CONTRACTOR'S CONTROL, WHICH INTERFERE WITH OPERATIONS OF THE EXISTING TENANT(S).

3. WORK SEQUENCE

- COORDINATE WORK OF EACH TRADE WITH WORK PERFORMED UNDER TENANT'S SEPARATE CONTRACTS.
- PROVIDE ON-SITE FACILITIES FOR OTHER CONTRACTORS ENGAGED BY THE OWNER FOR:
 - TELECONFERENCING EQUIPMENT
 - FURNITURE AND FILES
 - LIBRARY SHELVING AND OTHER METAL SHELVING
 - TELEPHONE SYSTEM AND CABLING
 - COMPUTER SYSTEM AND CABLING
 - OFFICE EQUIPMENT
 - SECURITY SYSTEM

4. DRAWINGS AND SPECIFICATIONS

- ALL DRAWINGS REQUIRED BY THE CONTRACTOR FOR CONTRACT AND CONSTRUCTION WILL BE PAID FOR BY THE CONTRACTOR.
- ADDITIONAL COPIES OF DRAWINGS AND SPECIFICATIONS REQUIRED BY THE CONTRACTOR WILL BE FURNISHED AT THE COST OF PRINTING, HANDLING AND DELIVERY.
- LABOR AND MATERIALS
 - PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, UTILITIES, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
 - WHERE CONTRACT DOCUMENTS NAME A SPECIFIC PRODUCT OR PRODUCT SOURCE, CONTRACTOR MAY PROPOSE A SUBSTITUTE, GIVING REASONS FOR HIS PROPOSAL AND DATA TO DEMONSTRATE ACCEPTABILITY, WITH AMOUNT OF ADJUSTMENT TO THE CONTRACT SUM INCLUDING COSTS OF CONTINGENT CHANGES TO THE WORK OF THE SAME AND OTHER TRADES.
 - CONFORM TO QUALITY STANDARDS LISTED IN SPECIFICATIONS

- 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.

CUTTING AND PATCHING (01045)

- INSPECTION 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, INCLUDING THOSE WHICH MAY RESIDE ABOVE OR BELOW THE CONTRACT WORK AREAS.
- ABSOLUTELY NO CORE DRILLING OR CURING BETWEEN 8 AM AND 5 PM WITHOUT PRIOR SCHEDULING WITH THE CONSTRUCTION MANAGER.
- MATCH EXISTING MATERIALS FOR CUTTING AND PATCHING WORK WITH NEW MATERIALS THAT MEET APPLICABLE REQUIREMENTS OF CONTRACT DOCUMENTS.
- MAINTAIN FIRE RESISTANCE RATINGS AS NECESSARY.
- CLEAN AREAS AFFECTED BY CUTTING AND PATCHING OPERATIONS.
- ENSURE THAT WORK IS PERFORMED BY WORKERS QUALIFIED FOR EACH CONDITION AND MATERIAL REQUIRED, IN CONFORMANCE WITH APPLICABLE SPECIFICATIONS.
- WHERE NEW OR ALTERED WORK IS ALREADY FINISHED, PATCHING AND REFINISHING SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.

USE OF PREMISES (01130)

- WORK SHALL BE PERFORMED DURING NORMAL HOURS OF OPERATIONS OF BUILDING, AFTER HOURS, AND ON WEEKENDS AS NECESSARY TO MEET CONSTRUCTION SCHEDULE ESTABLISHED BY THE AGREEMENT BETWEEN OWNER AND CONTRACTOR COORDINATE WORK AND SCHEDULES CAREFULLY WITH LANDLORD AND CONSTRUCTION MANAGER TO MINIMIZE DISRUPTION OF BUILDING'S AND TENANT'S NORMAL OPERATIONS. PREMIUM TIME WORK, IF REQUIRED, SHALL BE INCLUDED IN BASE BID CONTRACT AMOUNT.
- KEEP THE PREMISES AND ADJOINING PRIVATE AND PUBLIC PROPERTY FREE FROM ACCUMULATION OF WASTE MATERIAL. AT COMPLETION OF THE WORK, REMOVE SURPLUS MATERIAL AND EQUIPMENT.
- DURING CONSTRUCTION, OUTSIDE TENANT CORRIDORS AND ELEVATOR LOBBY SHALL BE VACUUMED ON A DAILY BASIS.
- LEAVE PREMISES CLEAN AND READY FOR OCCUPANCY BY TENANT, WITH GLASS AND METAL FINISHES POLISHED.
- USE OF PREMISES
 - CONFINE OPERATIONS AT THE BUILDING TO AREAS, ROUTES, AND TIMES PERMITTED BY LAWS, ORDINANCES, PERMITS, CONTRACT DOCUMENTS AND TENANT AND BUILDING OWNER. PROJECT FINISHED SURFACES TO REMAIN, AND REPAIR ANY DAMAGE CAUSED, TO THE SATISFACTION OF THE OWNER.
 - AT THE END OF EACH DAYS WORK, AFTER THE BUILDING OCCUPANTS' NORMAL WORKING DAY, CLEAN AREAS AND TRAFFIC ROUTES NORMALLY USED BY THE BUILDING'S OCCUPANTS TO PREVENT THE SPREAD OF DUST AND SOILING OF FLOORS BY FOOT TRAFFIC TO OTHER FLOORS.
 - SCHEDULE NOISY OR HAZARDOUS WORK, INCLUDING WORK OF HEAVY DUTY DRILLS, CORE DRILLS, AIR HAMMERS AND HEAVY IMPACT TOOLS, TO BE PERFORMED OUTSIDE BUILDING OCCUPANTS' NORMAL WORKING DAY, WHICH EXTENDS FROM 8:30 A.M. TO 5:30 P.M. VERIFY WITH BUILDING MANAGEMENT.
 - BEFORE STARTING WORK IN THE FIELD, MEET WITH REPRESENTATIVES OF TENANT AND BUILDING MANAGEMENT TO DETERMINE ACCESS ROUTES AND ARRANGE FOR USE OF LOADING DOCK AND ELEVATORS.

PROJECT MEETING (01200)

- BEFORE BEGINNING NEW CONSTRUCTION, CONTRACTOR SHALL MEET WITH ARCHITECT/OWNER AND LANDLORD TO ENSURE THAT ALL PARTIES ARE FAMILIAR WITH BUILDING REGULATIONS AND ACCESS LIMITATIONS, TO CLARIFY QUESTIONS AND CONFLICTS, TO ESTABLISH METHODS OF COMMUNICATIONS AMONG PARTIES INVOLVED, AND TO DETERMINE A SCHEDULE FOR WORK. WITHIN 7 DAYS AFTER MEETING, SUBMIT A SCHEDULE FOR THE PROJECT. THE SCHEDULE SHOULD INCLUDE:
 - START AND COMPLETION DATES.
 - SHOP DRAWINGS AND SAMPLES: SUBMITTAL AND APPROVAL DATES, ALLOWING REASONABLE TIME FOR REVIEW BY ARCHITECT AND/OR CONSULTANT, AND FOR RESUBMITTAL AND SUBSEQUENT REVIEW WHERE APPROPRIATE.
 - MATERIALS AND EQUIPMENT: CHART LISTING SOURCES AND PURCHASE AND DELIVERY DATES FOR MATERIALS AND EQUIPMENT TO BE INCORPORATED INTO THE WORK.
 - MECHANICAL AND ELECTRICAL SERVICES: DATES AND DURATION OF SHUTDOWNS OF EXISTING SERVICES.

- AT INITIAL PROJECT MEETING, CONTRACTOR SHALL SUBMIT A LIST OF ALL ITEMS INITIALLY SUBMITTED DURING THE BIDDING PHASE, WHICH ARE ANTICIPATED TO REQUIRE MORE THAN FOUR (4) WEEKS DELIVERY (FROM DATE OF PLACING ORDER) TOGETHER WITH SCHEDULED ORDERING AND DELIVERY TIMETABLE, FOR DISCUSSION AND REVIEW.

- IF THE CONTRACTOR MAKES, OR CAUSES TO BE MADE DURING THE BIDDING PHASE OR DURING CONSTRUCTION, DUE TO APPROVAL OF SUBSTITUTE OR OTHERWISE, ANY SUBSTANTIAL CHANGE FROM THE DRAWINGS, HE SHALL PAY ALL COSTS ASSOCIATED WITH SUCH CHANGE, INCLUDING ARCHITECTURAL AND ENGINEERING FEES REQUIRED TO CHECK THE ADEQUACY OF SUCH CHANGES, WHETHER OR NOT THESE CHANGES ARE ACCEPTED BY THE TENANT.

SUBMITTAL (01340)

PRODUCT DATA, SHOP DRAWINGS AND SAMPLES.

- SUBMIT PAINT SAMPLE FOR ARCHITECT'S APPROVAL.
- SUBMITTALS ARE REQUIRED FOR ALL PRODUCTS AND FINISHES SPECIFIED ON PROJECT INCLUDING, BUT NOT LIMITED TO: GLAZING, ACUSTICAL CEILING, DOORS, FLOORING MATERIALS, PAINT, WALL COVERINGS, HARDWARE, ACCESS FLOORING MILLWORK AND FINISHES ASSOCIATED WITH IT, RESILIENT BASES, WINDOW TREATMENT, FIRE EXTINGUISHERS, APPLIANCES, ETC., TO THE EXTENT OF ALL SECTIONS INCLUDED IN THESE SPECIFICATIONS.
- CONTRACTOR TO MAKE SUBMITTAL 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 IN APPROPRIATE SUBMITTAL.

- TRANSMIT EACH ITEM UNDER AIA FORM B10 OR SIMILAR DOCUMENT, NUMBERED CONSECUTIVELY, ATTACH A ROUTING STAMP WITH EACH SUBMITTAL.
- SUBMITTAL SHALL IDENTIFY PROJECT, CONTRACTOR, SUBCONTRACTOR, AND SUPPLIER ALLOW SPACE OF A MINIMUM 3" x 4" ON SHEET FOR REVIEWER'S STAMP.
- AFTER REVIEW, REVISE AND RESUBMIT IF SO INDICATED, IDENTIFYING CHANGES MADE.
- MAKE SUBMITTAL FAR ENOUGH IN ADVANCE TO PROVIDE TIME FOR REVIEW, RESUBMITTING IF REQUIRED, AND FOR PLACING ORDERS AND SECURING DELIVERY.
- WHERE ITEMS REQUIRE COLOR SELECTION RELATED TO ONE ANOTHER, SUBMIT ALL ITEMS AFFECTED CONCURRENTLY.
- SAMPLE SUBMITTALS TO BE MADE IN TRIPPLICATE, ONE TO BE RETAINED BY ARCHITECT.
- SHOP DRAWINGS:
 - SUBMIT ONE REPRODUCIBLE TRANSPARENCY, REVERSE READ, AND ONE PRINT OF EACH SHEET.
 - SHEET SIZE SHALL BE A MINIMUM 8 1/2" x 11", UP TO 24" x 36" MAXIMUM. ALL SHOP DRAWINGS NOT IN CONFORMANCE WITH THE ABOVE WILL BE RETURNED TO THE CONTRACTOR, UNREVIEWED.
- PRODUCT DATE:
 - MAKE EACH COPY/CATALOG CUT TO IDENTIFY THE SPECIFIC MODEL, OPTIONS, AND OTHER RELATED INFORMATION REQUIRED FOR THE WORK.
 - WHERE CHOICE OF COLOR IS REQUIRED, PROVIDE ORIGINAL COLOR SAMPLES, NOT PHOTOCOPIES OR OTHER REPLICAS.
- SAMPLES:
 - SUBMIT MANUFACTURER'S FULL RANGE OF FINISHES, PATTERN AND COLORS FOR SELECTION WHERE SPECIFICATION IS INCOMPLETE, OR WHERE SUBSTITUTIONS ARE PROPOSED.
 - COORDINATE SUBMISSIONS WITH OTHER INTERFACING WORK.
 - IDENTIFY EACH SAMPLE CLEARLY, GIVING FULL INFORMATION.
 - LIQUID COATED SUBMITTALS SUCH AS PAINT SHALL BE 12" SQUARE, MINIMUM AND 24" SQUARE MAXIMUM.
 - TEXTILES OR FLAT PRODUCTS SHALL BE MINIMUM 6" SQUARE.
 - 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.
 - PREFABRICATED UNITS SHALL BE SUBMITTED IN QUANTITY OF ONE.
 - PROVIDE PAINT SAMPLE BRUSH CUTS ON SITE FOR FINAL APPROVAL PRIOR TO COMMENCING PAINTING. TWO DAYS NOTICE OF SCHEDULED BRUSH CUT SHALL BE PROVIDED.

13. MANUFACTURE'S CERTIFICATES

- PROVIDE COPIES OF CERTIFICATES, WITH ORIGINAL SIGNATURES ON EACH.
- #### 14. RESUBMISSION REQUIREMENTS
- MAKE ANY CORRECTIONS OR CHANGES IN SUBMITTALS REQUIRED BY ARCHITECT/ENGINEER AND RESUBMIT UNTIL ACCEPTED.
 - SHOP DRAWINGS AND PRODUCT DATA:
 - REVISE INITIAL DRAWINGS OR DATA, AND RESUBMIT AS SPECIFIED FOR INITIAL SUBMITTAL.
 - INDICATE ANY CHANGES WHICH HAVE BEEN MADE OTHER THAN THOSE REQUIRED BY ARCHITECT/ENGINEER.
 - SAMPLES: SUBMIT NEW SAMPLES AS REQUIRED FOR INITIAL SUBMITTAL.

TEMPORARY FACILITIES (01550)

- PROVIDE ALL NECESSARY REQUIREMENTS FOR NOISE AND DUST CONTROL DURING THE CONSTRUCTION PERIOD INCLUDING VACUUMING OF CORRIDOR CARPET, NOISE AND DUST CONTROL, PROCEDURES SHALL CONFORM TO ALL APPLICABLE OSHA REQUIREMENTS, AND TO BUILDING CODES AND LOCAL ORDINANCES HAVING JURISDICTION OVER THE WORK.
- NOTIFY THE LANDLORD PRIOR TO LOUD NOISE AND VIBRATIONS PROJECTING OPERATIONS. COORDINATE WITH LANDLORD'S REQUIREMENT AND SCHEDULE OPERATIONS AS AGREED. UPON WITH LANDLORD, AFTER 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 UNDERTAKEN BETWEEN 8 AM AND 5 PM.

MATERIALS AND EQUIPMENT (01600)

- DO NOT USE EXISTING MATERIALS EXCEPT THOSE BASE BUILDING MATERIALS SPECIFICALLY INTENDED FOR INTERFACE OR ITEMS INTENDED TO BE REUSED OR SALVAGED, SUCH AS: DOORS, HARDWARE, CEILING GRID & TILES, AND LIGHT FIXTURES.
- 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 MATERIALS CONTAINING ASBESTOS OR POLLUTANTS, HAZARDOUS WASTES, HAZARDOUS MATERIALS AND CONTAMINANTS.
- PROVIDE NEW PRODUCTS FREE FROM ASBESTOS AND OTHER DOCUMENTED HAZARDOUS MATERIALS.
- THE DRAWINGS AND SPECIFICATIONS INTEND FOR THE CONTRACTOR TO PROVIDE EXPERTISE WHERE ACTUAL CONDITIONS CANNOT BE ANTICIPATED BY THE DRAWINGS AND SPECIFICATIONS FOR WHERE THE CONTRACTOR CAN MAKE SUBSTANTIAL IMPROVEMENT TO THE WORK WITHOUT INCREASE OF CONTRACT TIME OR COST, OR BECAUSE CONCEALED CONDITIONS ARE NOT KNOWN.
- 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. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE TRADES AND SEPARATE CONTRACTS CONFIRMING DIMENSIONS AND OTHER ASPECTS OF CONSTRUCTION CONTROL.
- PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE QUALITY WORK IN COMPLIANCE WITH APPLICABLE PORTIONS OF REFERENCED PERFORMANCE STANDARDS FOR WORKMANSHIP.
- SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED TO WITHSTAND STRESSES, VIBRATIONS AND RACKING AND TO SUPPORT IMPOSED LOADS.
- PROMPTLY INSPECT SHIPMENTS 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.
- STORE PRODUCTIONS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

SUBSTITUTIONS (01630)

- DO NOT ORDER OR PROVIDE SUBSTITUTE PRODUCTS WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
- PROVIDE AN ITEMIZED COMPARISON OF SUBSTITUTION WITH PRODUCT SPECIFIED AND LIST 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 LONG LEAD TIMES WHICH WOULD AFFECT THE CONSTRUCTION SCHEDULE.
- SUBSTITUTIONS WILL NOT BE CONSIDERED IF THEY ARE IMPLIED ON A SUBMITTAL WITHOUT A 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.
- THE BURDEN OF PROOF OF MERIT FOR PROPOSED SUBSTITUTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ACCEPTANCE OF SUBSTITUTION IS A THE SOLE DISCRETION OF ARCHITECT/ENGINEER AND TENANT REPRESENTATIVE.

- 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.

CONTRACT CLOSE-OUT (01700)

- SUBMIT REQUIRED CERTIFICATES WARRANTIES TO OWNER UPON COMPLETION OF WORK.
- 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.
- CLEAN SURFACES OF DIRT GRIME AND FOREIGN MATERIALS, USING METHODS AND CLEANING MATERIALS RECOMMENDED BY MANUFACTURERS. CLEAN WINDOW BLINDS OF DUST AND DIRT.
- REPAIR OR REPLACE MISSING AND DAMAGED MATERIALS AS DIRECTED BY ARCHITECT OR CONSTRUCTION MANAGER.
- MAINTAIN FULL SET OF CONTRACT DOCUMENTS AT PROJECT, ANNOTATED WITH REVISIONS CHANGE ORDERS AND CLARIFICATIONS AND SUBMIT COMPLETE SET OF REPRODUCIBLE AS-BUILT TO DRAWINGS AND SPECIFICATIONS TO OWNER UPON COMPLETION OF WORK.
- 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.
- PROVIDE TAGGED KEYS FOR ALL KEYED DOORS. COORDINATE WITH TENANT AND LANDLORD.
- PROVIDE COPIES OF INSPECTION REPORTS AS REQUIRED BY LOCAL CODE.
- COORDINATE WITH ARCHITECT AND ENGINEERS FOR ON-SITE INSPECTIONS AS REQUIRED BY THE JURISDICTION. PROVIDE A MINIMUM OF THREE BUSINESS DAYS NOTICE OF DATE(S) FOR INSPECTIONS.

DIVISION 2: PREMISES

SELECTIVE DEMOLITION (02070)

- CONTRACTOR SHALL VISIT SITE TO DETERMINE ALL ITEMS REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE CONSTRUCTION AS INDICATED ON THE DRAWINGS
- DEMOLITION, REMOVAL AND/OR DISPOSAL SHALL INCLUDE STORAGE ROOM ADJACENT TO ELEVATOR LOBBY TO ACCEPT RELOCATION OF THE DOOR.
- 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.
- OBTAIN PERMITS, IF REQUIRED, FOR REMOVAL AND DISPOSAL OF DEBRIS. DO NOT MIX RUBBISH WITH THAT OF BUILDING OCCUPANTS.
- PROVIDE AND MAINTAIN PROTECTION FOR BASE BUILDING CONSTRUCTION AND ALL OTHER TENANT CONSTRUCTION.
- CAP AND IDENTIFY EXPOSED UTILITIES.

DIVISION 3: CONCRETE

SLAB PREPARATION (03740)

BASE BUILDING REQUIREMENTS:

- CONCRETE AND PATCHING AND "SCAR" PATCHING MATERIALS SHALL BE APPROPRIATE AND COMPATIBLE WITH INSTALLATION REQUIREMENTS OF DECORATIVE FROM FINISHES AND EXISTING CONCRETE SLABS. SEE ALSO "CUTTING AND PATCHING" SECTION 1045.
- PATCH CONCRETE FLOOR SURFACES TO PROVIDE CONCRETE WORK IN ACCORDANCE WITH ACI 302 AND ACI 304.

DIVISION 6: WOOD AND PLASTICS

ROUGH CARPENTRY (06100)

WORK INCLUDED:

- WOOD BLOCKING IN WALLS AND ABOVE CEILINGS
- PLYWOOD PANEL, BOARDS AND SUBSTRATE
- FIRE-RETARDING TREATMENT

EXECUTION:

- CORRELATE LOCATION OF FURRING, NAILERS, BLOCKING, GROUNDS AND SIMILAR SUPPORTS SO THAT ATTACHED WORK WILL COMPLY WITH DESIGN REQUIREMENTS AND BE PROPERLY LOCATED.
- CONSTRUCT MEMBERS OF CONTINUOUS PIECES OF LONGEST POSSIBLE LENGTHS.
- FIT CARPENTRY WORK TO OTHER WORK, SCRIBE AND COPE AS REQUIRED FOR ACCURATE FIT.
- SHIM WITH METAL OR SLATE FOR BEARING ON CONCRETE AND MASONRY SUBSTRATES.
- SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING AND FASTENING AS REQUIRED BY RECOGNIZED STANDARDS.
 - PROVIDE WASHERS UNDER BOLT HEAD AND NUTS IN CONTACT WITH WOOD.
 - NAIL PLYWOOD TO COMPLY WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION.
- WOOD GROUNDS, NAILERS, BLOCKING AND FURRING:
 - PROVIDE FOR SCREENING AND ANCHORAGE OF OTHER WORK, FORM TO SHAPES SHOWN AND AS REQUIRED BLOCKING TO PROVIDE ADEQUATE SUPPORT FOR STRUCTURAL LOADS AS REQUIRED BY CODE.
 - COUNTERSNK BOLTS AND NUTS FLUSH WITH SURFACES WHERE NECESSARY FOR FLUSH INSTALLATION.
 - PROVIDE GROUNDS OF DRESSED, KEY-BEVELED LUMBER NOTED FOR PERMIT B. EXACT THICKNESS OF FINISH MATERIAL INVOLVED. REMOVE TEMPORARY GROUNDS WHEN NO LONGER REQUIRED. WHERE INDICATED AS PERMANENT GROUNDS, PROVIDE TREATED LUMBER.

- FRAMING: COMPLY WITH APPLICABLE RECOMMENDATIONS OF AMERICAN FOREST PRODUCTS ASSOCIATION REFERENCED STANDARD FOR FABRICATION AND INSTALLATION.
 - PROVIDE FOR SCREENING AND ANCHORAGE OF OTHER WORK, FORM TO SHAPES SHOWN AND AS REQUIRED BLOCKING TO PROVIDE ADEQUATE SUPPORT FOR STRUCTURAL LOADS AS REQUIRED BY CODE.
 - COUNTERSNK BOLTS AND NUTS FLUSH WITH SURFACES WHERE NECESSARY FOR FLUSH INSTALLATION.
 - PROVIDE GROUNDS OF DRESSED, KEY-BEVELED LUMBER NOTED FOR PERMIT B. EXACT THICKNESS OF FINISH MATERIAL INVOLVED. REMOVE TEMPORARY GROUNDS WHEN NO LONGER REQUIRED. WHERE INDICATED AS PERMANENT GROUNDS, PROVIDE TREATED LUMBER.
- PLYWOOD: COMPLY WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION (APA) FOR FABRICATION AND INSTALLATION OF PLYWOOD WORK.

ARCHITECTURAL WOODWORK (06410)

QUALITY ASSURANCE

- QUALIFICATIONS:
- MANUFACTURER: PROVIDE MILLWORK ONLY FROM MANUFACTURERS COMPLYING WITH AIA STANDARDS PRODUCING SIMILAR WORK FOR MIN. 5 YRS.
 - INSTALLER: EMPLOY ONLY EXPERIENCED PERSONNEL FOR FABRICATION AND INSTALLATION OF MILLWORK.

DESIGN CRITERIA:

- REFERENCE STANDARDS:
- REFER TO AIA QUALITY STANDARDS FOR DEFINITION OF PREMIUM, CUSTOM, OR ECONOMY.
 - ANY ITEMS NOT GIVEN SPECIFIC QUALITY GRADE SHALL BE PREMIUM GRADE.

THIS PRODUCT IS DESIGNED FOR ABOVE GRADE APPLICATION AND IS NOT FOR USE IN AREAS WITH EXCESSIVE HYDROSTATIC PRESSURE. ALWAYS TEST ON YOUR MATERIAL FIRST TO DETERMINE POSSIBLE COLOR CHANGES AND SUITABILITY FOR YOUR SITUATION. THIS PRODUCT WILL COMPROMISE BONDING OF COATINGS AND ADHESIVES AND SHOULD NOT BE COMBINED WITH ACRYLIC SEALERS.

PRECAUTIONS

SILOX B SHOULD NOT BE ALLOWED TO CONTACT SURFACES NOT TO BE SEALED. SOLVENT CARRIER MAY ADVERSELY AFFECT POLYMER COATINGS AND SYNTHETIC MATERIALS. PROTECT EYES AND SKIN FROM CONTACT. DO NOT BREATHE VAPOR DURING APPLICATION. COMBUSTIBLE LIQUID. AVOID SOURCES OF HEAT AND FLAME. KEEP OUT OF REACH OF CHILDREN. READ MATERIAL SAFETY DATA SHEET FOR ALL HAZARDOUS INFORMATION PERTAINING TO THIS PRODUCT.

MANUFACTURING

BOSTIK WORLD HEADQUARTERS
WILDETON, MA 01949
(800) 7-BOSTIK OR (800) 726-7845

PLANT LOCATIONS
CLEVELAND, OH
CONYERS, GA

TECHNICAL SERVICES
(800) 523-6530

RESILIENT FLOORING AND BASE (09850)

SUBMITTALS

- SUBMIT IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATION, PRINTED INSTALLATION INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS.
- 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

- PROVIDE RESILIENT FLOORING OF COLOR & MANUFACTURER AS INDICATED ON FINISH PLAN OR SCHEDULE.
- ENSURE SUBSTRATE SURFACES ARE SMOOTH AND FLAT WITH A MAXIMUM VARIATION OF 1/8" IN 10 FEET. REMOVE SUBSTRATE RIDGES AND BUMPS; FILL LOW SPOTS, CROSS JOINTS, AND DEFECTS WITH LATEX CEMENT SUBFLOOR FILLER.
- CONTRACTOR SHALL PROVIDE ALL PREPARATORY WORK TO FLOOR SUBSTRATE TO RECEIVE NEW TILE, MANUFACTURER, COLOR, AND SIZE AS SHOWN ON FINISH PLAN OR SCHEDULE.
- TILES SHALL BE INSTALLED WITH GRINNING PATTERN (IF ANY) IN ONE DIRECTION AS APPROVED BY ARCHITECT USING A WATER-RESISTANT ADHESIVE RECOMMENDED BY THE TILE MANUFACTURER.
- CLEAN, SEAL AND WAX FLOOR SURFACES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR INITIAL INSTALLATION.

RESILIENT BASE

- PROVIDE RUBBER RESILIENT BASE WITH MANUFACTURER, HEIGHT AND COLOR AS INDICATED ON FINISH PLAN OR SCHEDULE, WITH PREFORMED INSIDE AND OUTSIDE CORNER UNITS. USE ROLL GOODS ONLY.
- PROPERLY PREPARE SURFACES FOR INSTALLATION PER MANUFACTURER'S LATEST PRINTED INSTRUCTIONS.
- PROVIDE STRAIGHT FINISH BASE AT CARPET CONDITIONS AND CODE BASE AT RESILIENT FLOOR CONDITIONS. WHERE COVER BASE IN SPECIFIED, PROVIDE 5/8" STANDARD TOE BASE.
- CLEAN ALL BASE PRIOR TO OWNER OCCUPANCY.

CARPETING (09880)

WORK INCLUDES

- CARPET FOR DIRECT-GLUE INSTALLATION. [CPT-1] (SEE FINISH SCHEDULE).
- EDGE STRIPS WHERE CARPETING TERMINATES AT OTHER FLOORING FINISHES:

- RUBBER REDUCER, AT CARPET TO VCT, SUBMIT FULL RANGE OF COLORS TO ARCHITECT FOR APPROVAL.

SUBMITTALS

- SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340.
- SHOP DRAWINGS/SEAMING DIAGRAMS:

- CLEARLY INDICATE METHOD OF JOINING SEAMS FOR EACH TYPE OF CARPET SPECIFIED, TYPE OF ADHESIVE TO BE USED, METHOD OF INTEGRATING EDGE STRIPS WITH CARPET, AND INSTALLATION PROCEDURES.
- SEAMING: SUBMIT COMPLETE LAYOUT PLANS INCLUDING LOCATIONS OF SEAMS. IDENTIFY RE-USED PORTIONS (IF ANY).
- INDICATE LOCATION OF ANY PROPOSED DYE LOT VARIABLE

SAMPLES:

- SUBMIT ONE 2 FOOT X 4 FOOT SAMPLE OF EACH CARPET TYPE AND EACH COLOR REQUIRED AND ONE 2 FOOT X 2 FOOT SAMPLE OF EACH TYPE AND COLOR. PROVIDE EACH SAMPLE WITH THREE SAMPLE SEAMS: ONE DIAGONAL, ONE CORNER TO CORNER, ONE AT MID-POINT FROM SIDE TO SIDE AND ONE AT THIRD POINT FROM TOP TO BOTTOM.
- SUBMIT A PILOT (UNBACKED) SAMPLE PRIOR TO MANUFACTURING OF EACH TYPE AND / OR COLOR OF CARPET AND FINISHED (BACKED) CARPET SAMPLE PRIOR TO SHIPMENT WITH ENOUGH THE ALLOWED FOR ANY NECESSARY ADJUSTMENTS. ADDITIONAL 2-FOOT SQUARE SAMPLES MAY BE REQUIRED.
- SUBMIT 12-INCH LONG SAMPLES OF EACH TYPE AND COLOR OF RESILIENT AND METAL EDGE STRIPPING.

- PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL LITERATURE FOR EACH TYPE OF CARPET, PAD AND ACCESSORY ITEM REQUIRED.
- CERTIFICATION:

- SUBMIT MANUFACTURER'S CERTIFICATION STATING THAT EACH TYPE OF CARPET PRODUCT COMPLIES WITH PERFORMANCE REQUIREMENTS.
- LIST MILL REGISTER NUMBERS FOR EACH TYPE OF CARPET FURNISHED.
- SUBMIT LETTER STATING ACCEPTABILITY OF INSTALLER.
- DO NOT USE MORE THAN ONE DYE LOT OF EACH TYPE OF CARPET OR ONE DYE LOT OF EACH TYPE OF RESILIENT AND METAL EDGE STRIPPING.

- 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 01700.

As per Florida Building Code Section 104.5.3
REVIEWED FOR COMPLIANCE

Alejandro Bonet
11/7/06
ALEJANDRO BONET

4. QUALITY ASSURANCE

- COMPLY WITH APPLICABLE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES AND ASTM C840-88 AND C754-88.
- 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.
- THE VARIOUS TYPES OF COMPONENTS OF GYPSUM BOARD SHAF WALL CONSTRUCTION SHALL BE BY ONE MANUFACTURER.

PRODUCTS

1. MANUFACTURERS

- GEORGIA PACIFIC BESTWALL
- NATIONAL GYPSUM COMPANY
- UNITED STATES GYPSUM COMPANY
- DIETRICH INDUSTRIES.
- DALE INDUSTRIES INC.
- THE CELOTEX CORP
- OR APPROVED 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 1/4" 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; GALVANIZED, 3/4" WITH 1/2 FLANGE.
- CHANNEL TIE WIRE: 18 GAUGE GALVANIZED SOFT ANNEALED WIRE.

3. 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, OR APPROVED EQUAL.
- CASING BEADS: "NO 200 SERIES" MANUFACTURED BY UNITED STATES GYPSUM; ROLL FORMED ELECTRO GALVANIZED STEEL, OR APPROVED EQUAL.
- CHANNEL REVEALS: NO DC50-282 MANUFACTURED BY UNITED STATE GYPSUM, WITH TAPE PROTECTED 1/4 INCH WIDE, 7/16 INCH DEEP OPENING, OR APPROVED EQUAL.

4. GYPSUM BOARD: 48 INCHES WIDE; THICKNESSES AS INDICATED, LENGTHS AS GREAT AS PRACTICABLE TO MINIMIZE JOINTS; IN ACCORDANCE 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 PAPER AND BACK PAPER AND ASPHALT COMPOSITION CORE IN ACCORDANCE WITH ASTM C830-85 WITH LONG EDGES TAPERED.

5. FASTENERS:

- 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 1-5/8 INCH LONG FOR DOUBLE LAYER GYPSUM BOARD APPLIED TO METAL STUDS. PROVIDE 1 1/4" SCREWS FOR GYPSUM BOARD APPLIED TO WOOD FURRING OR BLOCKING.
- RUNNER AND METAL FURRING FASTENERS: ZINC PLATED HARDENED STEEL STUD NAILS.
- STUD AND DOOR FRAME SCREWS: NO. 6 SELF-DRILLING, CROSS SLOT PAN HEAD, ZINC PLATED, 3/8 INCH OR 1/2 INCH LONG, AS REQUIRED.

6. JOINT TREATMENT MATERIALS: TAPE AND JOINT COMPOUND FOR EMBEDDING AND FILL COAT APPLICATION AND FINISHING IN ACCORDANCE WITH ASTM-C475-89, READY MIXED.

7. SOUND ATTENUATION BLANKETS: IN ACCORDANCE WITH FED. SPEC. HH-I-521F, TYPE 1, CLASS A; THICKNESS AS INDICATED; "THERMAFIBER" BY U.S. GYPSUM COMPANY; "PAROC SOUND ATTENUATION BLANKETS" BY PAROC INSULATIONS, INC.; MINERAL WOOL BLANKETS OR BATTS BY NATIONAL GYPSUM CO.; "FIBERGLASS" BLANKETS BY OWENS-CORNING FIBERGLASS CORP.

8. BUTYL ACOUSTICAL SEALER TAPE: 1/16 INCH BY 2 INCH, TREMCO TAT-1 OR JM BRAND.

9. ACOUSTICAL SEALANT: ACRYLIC OR VINYL EMULSION TYPE, U.S. GYPSUM SEALANT, OR ACCEPTED EQUIVALENT.

10. FOAM TAPE: SOFT VINYL FOAM TAPE, SELF STICK TYPE, OFF-WHITE COLOR, 1 INCH WIDE BY 1/2 THICK; "VINYL U GASKET, 1000 SERIES" MANUFACTURED BY WILLIAMS COMPANY; "PAROC SOUND ATTENUATION BLANKETS" BY PAROC INSULATIONS, INC.; MINERAL WOOL BLANKETS OR BATTS BY NATIONAL GYPSUM CO.; "FIBERGLASS" BLANKETS BY OWENS-CORNING FIBERGLASS CORP.

EXECUTION

1. GENERAL: INSTALL GYPSUM BOARD SYSTEM IN ACCORD WITH MANUFACTURER'S PUBLISHED INSTALLATION DIRECTION, AND AS SPECIFIED HEREIN.

2. INSTALLATION OF STEEL FRAMING FOR GYPSUM BOARD PARTITIONS:

- INSTALLATION FLOOR AND CEILING RUNNERS AS REQUIRED; DO NOT MITER AT CORNERS.
- INSTALL STEEL FRAMING MEMBERS, PLUMB, LEVEL, TRUE TO LINE, AND SECURED WITH PROPER FASTENERS.
- TERMINATE PARTITIONS AT HEIGHTS INDICATED ON THE DRAWINGS.

3. WHERE PARTITIONS TERMINATE AT UNDERSIDE OF STRUCTURAL DECK:

4. SECURE CEILING RUNNERS TO CONCRETE STRUCTURE WITH HARDENED STUD NAILS OR POWDER DRIVEN FASTENERS AT 24 INCHES O.C.

5. 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.

6. PROVIDE ADDITIONAL STUDS TO SUPPORT INSIDE CORNERS AT PARTITION INTERSECTIONS AND CORNERS, AND TO SUPPORT OUTSIDE CORNERS. TERMINATION OF PARTITIONS AND BOTH SIDES OF CONTROL JOINTS, PROVIDE NOT LESS THAN 3 STUDS AT PARTITION EXTERNAL CORNERS AND INTERSECTIONS.

7. PROVIDE 20 GAUGE METAL STUDS AT DOOR JAMBS AND AT PARTITIONS SUPPORTING HEAVY LOADS SUCH AS SHELVING, WALL CABINETS, AND PLUMBING FIXTURES. PROVIDE STUDS, IF GAUGE INDICATED, AT OTHER LOCATIONS EXCEPT WHERE PARTITIONS EXCEED 10 FEET IN HEIGHT IN WHICH CASE STUD DEPTH AND GAUGE SHALL MEET U.S. GYPSUM SYSTEM FOLDER SA-823 TABLE 10 REQUIREMENT. PROVIDE 20 GAUGE METAL STUDS BEHIND BUILDING EXPANSION JOINT COVERS.

8. COORDINATE FRAME OPENING 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 18 INCH O.C. ABOVE DOOR FRAMES, WITH EACH FLANGE OF EACH STUD SECURED TO TOP AND BOTTOM RUNNERS. DIAGONAL STUD BRANCHES IN STUD PANELS OVER OPENINGS OVER 4 FEET WIDE. FIT DIAGONAL STUD BRACES BETWEEN TOP AND BOTTOM RUNNERS AND SECURE EACH FLANGE AT EACH END TO RUNNERS.

9. 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.

10. WHERE CHASE WALLS ARE INDICATED THICKER THAN NOMINAL STUD DEPTH, PROVIDE TWO ROWS OF METAL STUDS. STUDS TO BE SPACED 18 INCHES O.C. TO PROVIDE CHASE WALL WITH DESIRED OR AS REQUIRED TO ACCOMMODATE PIPES AND RECESSED ACCESSORIES INDICATED. BRACE EACH ROW OF STUDS TOGETHER WITH HORIZONTAL METAL STUD SECTIONS SPACED 24 INCHES O.C. MAXIMUM. ATTACHED TO EACH VERTICAL STUD, FROM METAL STUD FURRED PILASTERS AS REQUIRED TO CONCEAL DUCTS, PIPES, AND CONDUITS IN FINISHED AREAS.

11. MAXIMUM ALLOWABLE PARTITION DEFLECTION: 1/240 WITH A HORIZONTAL LOAD OF 5 POUNDS PER SQ. FT. OF PARTITION 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 IN AT TRUE PLANE AT FACES. AT INSULATED EXTERIOR WALLS EXTEND FURRING UP TO OVERHEAD SLAB. SECURE FURRING WITH HARDENED STUD NAILS AT 18" O.C. ON ALTERNATE FLANGES. 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 HEREIN 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 GYPSUM BOARD (LEVEL A FINISH):

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. LAYOUT GYPSUM BOARD ENDS AND EDGES TO OCCUR OVER STUDS OF CHANNELS HORIZONTALLY AND VERTICALLY. USE GYPSUM BOARD OF MAXIMUM PRACTICAL LENGTH TO MINIMIZE JOINT. 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 MOISTURE. REDUCE MOISTURE GAP TO 1/8 INCH AT SOUND-RATED PARTITIONS. EXTEND GYPSUM BOARD UPWARD TO STRUCTURAL OVERHEAD AT EXTERIOR INSULATED WALLS TO ENTIRELY COVER INSULATION BOARD. AT INSULATED 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 CAULKING.

C) FIRE RATED CONSTRUCTION: WHERE FIRE RATED CONSTRUCTION IS INDICATED, IT SHALL BE IN A ACCORD WITH APPROVED MANUFACTURER'S U.L. OR F.M. FIRE RATED INSTALLATION DIRECTIONS.

D) ACCESSORIES AND TRIM: INSTALL ACCESSORIES AND TRIM AS FOLLOWS:

1. CORNER BEADS: INSTALL SPECIFIED CORNER BEADS FROM FLOOR TO CEILING LINE ON ALL EXTERNAL GYPSUM BOARD SURFACES.

2. CASING BEADS: WHERE GYPSUM BOARD IS INDICATED TO BE INSERTED IN HOLLOW METAL DOOR FRAMES, SIDELIGHT FRAMES, CASING BEADS WILL NOT BE REQUIRED. INSTALL SPECIFIED CASING BEADS IN ALL OTHER LOCATIONS WHERE GYPSUM BOARD ABUTS ANOTHER MATERIAL AND 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, ON ONE SIDE OF A PARTITION, PROVIDE A WATCHING CONTROL JOINT ON OPPOSITE SIDE OF PARTITION. WHERE A SPACE HAS A GYPSUM BOARD CEILING AND PARTITION REQUIRED A CONTROL JOINT, EXTEND PARTITION CONTROL JOINT THROUGH CEILING AT SAME LOCATION. AFTER REMOVAL OF TAPE JOINT COVERS, SEAL CONTROL JOINTS WITH ELASTIC 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 NEAT 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 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 CENTRAL 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 FRAMING MEMBER AROUND THE SCREW.

B. SPACING OF FASTENERS - SCREW METHOD

1. WALLS: SPACE SCREWS 12 INCHES O.C. MAXIMUM

2. CEILINGS: SPACE SCREWS 12 INCHES O.C. MAXIMUM IN FIELD AND 8 INCHES O.C., AT LAP/EDGES 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.

5. 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 SUFFING PAPER SURFACE OF GYPSUM BOARD.

C. 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.

D. EMBEDDING COAT: APPLY A THIN, UNIFORM LAYER OF JOINT COMPOUND (EMBEDDING TYPE) 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 PROVIDE PROPER BOND. APPLY A SEMI COAT OF COMPOUND IMMEDIATELY AFTER EMBEDDING TAPE.

E. 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.

F. TOPPING: COVER FILL COAT WITH TOPPING COMPOUND, SPREAD EVENLY OVER AND SLIGHT BEYOND THE EDGE OF THE PROCEEDING COAT; FEATHER TO A SMOOTH, UNIFORM FINISH.

G. FASTENER CONCEALMENT: TREAT FASTENER DIMPLES AND HOLES AS DESCRIBED FOR JOINT TREATMENT.

H. 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.

I. JOINTS AT PENETRATIONS: WHERE PIPES, CONDUITS, DUCTS, ELECTRICAL DEVICES AND OTHER ITEMS PENETRATE GYPSUM BOARD, CAULK AS DESCRIBED IN THE SEALANTS SECTION.

STONE FLOORING (09600)

1. PROVIDE ALL PREPARATORY WORK TO INSURE ALL SURFACES ARE CORRECT AND COMPLETE FOR RECEIPT OF FLOORING, INCLUDING DIMENSIONAL TOLERANCES.

2. MAXIMUM VARIATION IN THE SLAB SHALL NOT EXCEED 1/4" IN 10 FEET. THE REQUIRED PLANE, STONE TO BE ADJUSTED IF SLAB ELEVATION VARIES MORE THAN THINSET WOULD ACCOMMODATE.

3. INSTALL STONE FLOORING IN ACCORDANCE WITH "TILE COUNCIL HANDBOOK" RECOMMENDATIONS FOR INTERIOR FLOOR APPLICATION.

4. PROVIDE STONE FLOORING OF COLORS AS INDICATED ON FINISH PLAN OR SCHEDULE.

5. PROVIDE NEAT CEMENT BOND COAT NO MORE THAN 15 MINUTES BEFORE INSTALLATION OF PORTLAND CEMENT BASE SETTING BEDS.

6. PROPORTION AND MIX DRY PRODUCTS WITH LIQUIDS TO ACHIEVE PROPER CONSISTENCY & CURE STRENGTH DO NOT RETEMPER AFTER INITIAL SET OCCURS.

7. REMOVE EXHAUSTION OF SETTING BED MATERIAL BEFORE FINAL SET TO APPROX. 3/4" OF STONE OR MARBLE THICKNESS BELOW TOP FACE.

8. ALLOW BEDS TO CURE ACCORDING TO TCA HANDBOOK REQUIREMENTS. SOUND EACH UNIT AND REMOVE AND RE-BED HOLLOW SOUNDING UNITS.

9. MAINTAIN CONSISTENT HUE AND INTENSITY OF GROUT COLORS. FORCE GROUT INTO FULL AVAILABLE DEPTH OF JOINTS, UNLESS SHOWN OTHERWISE, STRIKE JOINTS FLUSH WITH UNIT.

10. SUBMITTALS (STONE):

A. SUBMIT IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS PRINTED INSTALLATION INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS.

B. SUBMIT ACTUAL SIZE TILE SAMPLES OF THE STONE SPECIFIED TO ARCHITECT FOR REVIEW AND APPROVAL.

C. SUBMIT GROUTS SAMPLES (COLORS TO MATCH STONES) FOR APPROVAL ALLOWING ENOUGH TIME FOR SPECIAL MIXES IF APPLICABLE.

D. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS ALL BEDDING, BONDING AND JOINING DETAILS AND DIMENSIONS OF EACH PIECE OF STONE INCLUDING STONE SHELVES.

CERAMASEAL SILOX 8

PRODUCT DESCRIPTION

CERAMASEAL SILOX 8 IS AN EFFECTIVE, SUB-SURFACE OIL, WATER AND GENERAL STAIN REPELLENT IN A SOLVENT CARRIER. IT IS VIRTUALLY INVISIBLE ON MOST SURFACES. IT IS APPLIED TO, AND IS ESPECIALLY USEFUL IN FOOD AREAS. IT LEAVES LITTLE OR NO RESIDUE ON ABSORBENT STONE AND DRY SURFACES AND CONSEQUENTLY IS INVISIBLE AND VERY NATURAL IN APPEARANCE.

PRODUCT USES

SILOX 8 IS FOR USE ON VARIOUS STONE SURFACES INCLUDING MARBLE, GRANITE, SLATE, QUARTZITE, LIMESTONE, SANDSTONE, CANTERA, SHELL-STONE AND FLAGSTONE. HONED MARBLE AND GRANITE FLOORING MATERIALS ARE MADE NON-ABSORBENT AND MAINTENANCE LABOR COST IS DRAMATICALLY DECREASED. SPILLS TOPICALLY AND BEAD UP SO THEY ARE EASIER TO REMOVE. ON GRANITE COUNTERTOPS, SILOX 8 PENETRATES THE POLISHED SURFACE THUS DRAMATICALLY MINIMIZING OIL AND FOOD STAINS. SILOX 8 ON UNGLAZED PORCELAIN TILE MAKES SURFACES MUCH EASIER TO CLEAN BECAUSE DIRTY WORK WATER CANNOT PENETRATE INTO THE MICROSCOPIC PORE STRUCTURE OF THE TILE. ABSORBENT LIMESTONES TREATED WITH SILOX 8 MINIMIZE FOOD AND OIL STAINS WITHOUT SHEN OR GLOSS. AS A GRAFFITI RESIST AID, TREATED SURFACE ARE MORE RESISTANT TO THE ABSORPTION OF A WIDE RANGE OF LIQUIDS, RESINS, WAXES, ETC. SILOX 8 KEEPS GRAFFITI ON THE SURFACE OF THE MATERIAL MAKING IT EASIER TO REMOVE.

NOTE: ALWAYS TEST SILOX 8 IN AN INCONSPICUOUS AREA TO ENSURE PRODUCT SATISFACTION.

APPLICATION

ALL SURFACE MUST BE CLEAN, DRY AND FREE FROM SURFACE CONTAMINANTS INCLUDING PREVIOUS WAXES, OILS, RESINS, FRESHLY SET TILE AND STONE. SURFACE ARE CURE AS LONG AS PRACTICAL (24 TO 48 HOUR MINIMUM) AFTER SETTING TO ENSURE APPLICATION TO DRY SURFACE.

APPLY SILOX 8 TO A SOFT WHITE ABSORBENT COTTON CLOTH AND WIPE ONTO SURFACE. APPLY EVENLY. BUFF OFF EXCESS. DO NOT ALLOW TO PUDDLE. ON VERY POROUS SURFACES, ALLOW LIQUID TO PENETRATE DEEPLY AND APPLY A SECOND COAT IN MOST CASES. ON POLISHED SURFACES, APPLY SPARINGLY AND BUFF OFF ANY EXCESS WITH A SOFT CLOTH OR WHITE PAD. PRODUCT MAY BE SPRAYED IN SOME SITUATIONS (USUALLY TEXTURED SURFACES) BE EXPERIENCED USERS FAMILIAR WITH THE WORKING PROPERTIES.

MAINTENANCE

TREATED SURFACES SHOULD BE MAINTAINED BY DAMP MOPPING WITH STONE SOAP. AVOID THE USE OF DETERGENTS WHENEVER POSSIBLE. TREATED SURFACES SHOULD BE CLEANED REGULARLY AND STANDING SPILLS SHOULD BE REMOVED AS SOON AS POSSIBLE. IF A DETERGENT IS REQUIRED ON AN OCCASIONAL BASIS, USE CERAMASEAL NEUTRAL CLEANER RINSE WELL. DETERGENT RESIDUES MAY COMPROMISE REPELLENCY.

EMITATIONS

SUBMITTALS:

SHOP DRAWINGS:

- SUBMIT SHOP DRAWINGS SHOWING DETAIL CONSTRUCTION OF WOODWORK, BASED ON DRAWINGS, AND MODIFIED OR REVISED AS MAY BE REQUIRED TO ACHIEVE INTENDED STRUCTURAL CHARACTER.
- ELEVATIONS: DRAW AT SCALE OF MIN. 3/8" = 1 FT.
- DETAILS: DRAW AT SCALE OF MIN. 3 IN. = 1 FT.

MANUFACTURER'S DATA: SUBMIT LITERATURE OF SPECIALTY ITEMS NOT MANUFACTURED BY MILLWORK MANUFACTURER.

SAMPLES:

- SUBMIT MIN. 12 IN. SQ. OR 12 IN. LENGTH OF EACH WOOD SPECIE TO RECEIVE TRANSPARENT FINISH AND FACTORY FINISHED ITEMS.
- SUBMIT ONE SAMPLE OF EACH ITEM OF HARDWARE FOR REVIEW.

DELIVERY, STORAGE, AND HANDLING

PROTECTION AND STORAGE:

- DELIVER WOODWORK FULLY PROTECTED FROM WEATHER AND DAMAGE.
- STORE WOODWORK IN WEATHER TIGHT, WELL VENTILATED AREA.
- DO NOT INSTALL WOODWORK IN ANY SPACE UNTIL PLASTER, MASONRY, AND OTHER WET WORK IN SPACE IS SUFFICIENTLY DRY.

CABINETWORK AND MILLWORK (06410)

- MANUFACTURER: PROVIDE MILLWORK ONLY FROM MANUFACTURERS COMPLYING WITH AW STANDARDS PRODUCING SIMILAR WORK FOR MIN. FIVE YEARS. PROVIDE SHOP FABRICATED CABINETWORK AND ARCHITECTURAL WOODWORK ITEMS COMPLETE WITH HARDWARE AND ACCESSORIES, AS INDICATED ON ARCHITECTURAL DRAWINGS.
- INSTALLER: EMPLOY ONLY EXPERIENCED PERSONNEL FOR FABRICATION AND INSTALLATION OF MILLWORK. 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, SIZING, FASTENINGS, AND SHOP FINISHING AS FOLLOWS:
 - "CUSTOM GRADE" FOR PLASTIC LAMINATE OR OPAQUE FINISHED MILLWORK FINISHES AS INDICATED ON THE DRAWINGS.
 - "HIGH PRESSURE LAMINATE AS AN ARCHITECTURAL WOODWORK MATERIAL" REFERENCED FOR PLASTIC LAMINATE MILLWORK.
 - "PREMIUM GRADE" FOR EXPOSED WOOD VENEER MILLWORK.
- ALL WOOD SHALL BE FIRE-RETARDING TREATED AND SHALL COMPLY WITH REQUIREMENTS OF THE SOUTH FLORIDA BUILDING CODE.

4. SUBMITTALS:

SHOP DRAWINGS:

- SUBMIT SHOP DRAWINGS SHOWING DETAIL CONSTRUCTION FOR ALL ARCHITECTURAL WOODWORK INCLUDING DIMENSIONED PLANS, ELEVATIONS, CROSS-SECTION, AND LARGE-SCALE DETAILS OF CONSTRUCTION TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INDICATE MATERIALS AND WOOD SPECIES.
 - ELEVATIONS: DRAW AT SCALE OF MIN. 1/2" = 1 FT.
 - DETAILS: DRAW AT SCALE OF MIN. 1/2" = 1 FT.
 - SUBMIT THREE (3) SAMPLES OF EACH ARCHITECTURAL WOODWORK FINISH INDICATED ON THE DRAWINGS: PAINT, LACQUER, AND PLASTIC LAMINATE, AND OTHER, IF ANY, AS INDICATED ON THE DRAWINGS, TO ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.
 - 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 D27 FOR PLYWOOD, IF REQUIRED. CERTIFY THAT ONLY FIRE-RETARDING MATERIAL WILL BE USED FOR FINISH SURFACES.
- 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 WOULD DAMAGE FINISH WORK HAVE BEEN COMPLETED.
 - WITH THE CONTRACT DOCUMENTS IN HAND, CONTRACTOR AND WOODWORK SUBCONTRACTOR SHALL EXAMINE THE PROJECT SITE SUFFICIENTLY IN ADVANCE OF DEMOLITION AND / OR 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), AND THE LIKE.

- WOODWORK CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS AND SHALL NOT PROCEED WITH THE PORTION OF WORK IN QUESTION UNTIL THE DISCREPANCIES ARE RESOLVED TO THE ARCHITECT'S SATISFACTION.

8. MATERIALS

A. SOLID LUMBER STOCK:

GENERAL:

- COMPLY WITH AW 100, PLAIN SAWN, S4S AND WORK TO SHAPES INDICATED, UNLESS OTHERWISE INDICATED.
- EXPOSED - TRANSPARENT FINISH: GRADE 1.

B. PLYWOOD:

- COMPLY WITH AW 200, VENEER CORE.
- FACE VENEER:
 - SOFTWOOD: DOUGLAS FIR.
- CUT: PLAIN SLICED, SMOOTH.

C. PARTICLEBOARD:

- COMPLY WITH AW 200 AND CS236, MAT FORMED.
- DENSITY: NPA GRADE 1-W-3.
- FINISH:

- PAINT OR VARNISH ALL SURFACES AND EDGES NOT COVERED WITH PLASTIC LAMINATE.
- AT CUTOUT MADE FOR PARTICLEBOARD COUNTERTOPS, SEAL ALL EDGES TO PREVENT WATER DAMAGE OR SWELLING OF MATERIAL.

D. HARDBOARD:

- COMPLY WITH AW 200, GRADE 1, TEMPERED SMOOTH TWO SIDES FOR BOTH SIDE EXPOSURE, SMOOTH ONE SIDE FOR ONE SIDE CONCEALED.
- 1/4 IN. THICK TEMPERED FOR USE AS SUBSTITUTE FOR 1/4 IN. PLYWOOD WHEN SURFACES ARE PAINTED.

E. PLASTIC LAMINATE:

- COUNTERTOPS, BACK AND END SPLASHES, CASEWORKS EXTERIOR, CASEWORK DRAWER, AND DOOR EXTERIOR: NEMA LD-1, GP, 0.062 IN. THICK.
- WALL PANELING, CASEWORK INTERIORS: NEMA LD-1, VG, 0.030 IN. THICK.
- BACKER SHEETS - COUNTERTOPS AND SHELF BOTTOMS: NEMA LD-1, 0.020 IN. THICK.
- MANUFACTURER: NEVAMAR CORP., WILSON ART CORP., FORMICA CORP.

F. FASTENERS:

- WOOD SCREWS: ANSI B18, TYPE, SIZE, AND MATERIAL AS REQUIRED FOR CONDITION OF USE.
- BOLTS AND NUTS: ANSI B18 AND ASTM A307 TYPE, SIZE, AND MATERIAL AS REQUIRED.

ADHESIVES: MELANINE, PHENOL-RESIN, OR SEASONED-RESIN TO AW STANDARDS AND MANUFACTURER'S RECOMMENDATIONS SUITED FOR PURPOSE.

9. FABRICATION

A. STANDING AND RUNNING TRIM AND RAILS:

GENERAL:

- QUALITY STANDARD: AW SECTION 300.
- ROUT OR GROOVE BACKS OF FLAT TRIM MEMBERS, KERF BACKS OF OTHER WIDE FLAT MEMBERS, EXCEPT FOR MEMBERS WITH ENDS EXPOSED IN FINISHED WORK.
- ASSEMBLE CASINGS IN PLANT EXCEPT WHERE LIMITATIONS OF ACCESS TO PLACE OF INSTALLATION REQUIRE FIELD ASSEMBLY.

B. ARCHITECTURAL CABINETS - LAMINATE CLAD:

QUALITY STANDARD: AW SECTION 400 AND DIVISION 400B.

LAMINATE CLAD CABINETS:

- GRADE: CUSTOM.
- TYPE OF CABINET CONSTRUCTION: FLUSH OVERLAY.
- LAMINATE CLADDING: HIGH PRESSURE DECORATIVE LAMINATE COMPLYING WITH NEMA LD-1.
- COLORS, PATTERN AND FINISHES: AS SELECTED BY ARCHITECT FROM LAMINATE MANUFACTURER'S STANDARD PRODUCTS.

C. CABINET HARDWARE AND ACCESSORY MATERIALS:

HARDWARE FINISHES:

- COMPLY WITH BHMA 1301 FOR FINISHES INDICATED BY BHMA CODE NUMBERS.
- 626, SATIN CHROMIUM PLATED, BRASS OR BRONZE BASE.
- 652, SATIN CHROMIUM PLATED, STEEL BASE.
- 630, SATIN STAINLESS STEEL.
- CONCEALED HARDWARE: PROVIDE MANUFACTURER'S STANDARD FINISH COMPLYING WITH PRODUCT GLASS REQUIREMENTS OF ANSI / BHMA A156.9.

HINGES:

- SELF-CLOSING SURFACE MOUNTED ADJUSTABLE, SPRING HINGE, STEEL.
- PRODUCT: SELBY MODEL 200F.

DRAWER SLIDES:

- FULL EXTENSION, SIDE MOUNT, STAY-CLOSE, SELF-CLOSING BALL BEARINGS.
- CAPACITY: 75 LB.
- PRODUCT: GRANT HARDWARE CO. MODEL 329 OR EQUAL.

ADJUSTABLE SHELF HARDWARE:

- ADJUSTMENT: 2 IN. O.C.
- STANDARD: MAX 30 IN. O.C. FOR SHELVES LONGER THAN 36 IN., PROVIDE INTERMEDIATE STANDARD MAX 24 IN. O.C.
- SHELF END STANDARDS: STANLEY MODEL 789-UST4.
- SHELF SUPPORT CLIPS: STANLEY MODEL 789-UST4.
- SHELF STANDARD - BRACKET TYPE: K&V MODEL 256 AC.
- BRACKET: K&V MODEL 60A, LENGTH AS REQUIRED.
- SHELF SUPPORT PINS: UNIKOME MODEL 3542.

D. DOOR AND WINDOW FRAMES:

QUALITY STANDARD: AW SECTION 900B.

INTERIOR DOOR AND WINDOW FRAMES - TRANSPARENT FINISH:

- GRADE: PREMIUM.
- LUMBER SPECIES: AS INDICATED ON DRAWINGS.
- LUMBER SPECIES: MATCH SPECIES AND CUT INDICATED FOR OTHER TYPES OF TRANSPARENT FINISHED ARCHITECTURAL WOODWORK LOCATED IN SAME AREAS OF BUILDING, UNLESS OTHERWISE INDICATED.

E. PANEL WORK:

FLUSH PANELING - WENGÉ WOOD VENEER: AW 500A, PREMIUM GRADE, VENEER CORE.

- THICKNESS: 2 1/4 IN.
- FACE VENEER: 1/32 IN.
- VENEER MATCHING: BOOK MATCH.
- PANEL FACE ASSEMBLY: FLUSH.
- FLITCH SELECTION: PROVIDE SAMPLE FOR APPROVAL.
- FINISH: OPEN PORE SATIN LACQUER; COLOR AS SELECTED.

F. FASTENERS AND ANCHORS:

SCREWS:

- SELECT MATERIAL, TYPE, SIZE, AND FINISH REQUIRED FOR EACH USE.
- COMPLY WITH FS FT-S0111 FOR APPLICABLE REQUIREMENTS.
- FOR METAL FRAMING SUPPORTS, PROVIDE SCREWS AS RECOMMENDED BY METAL - FRAMING MANUFACTURER.

NAILS:

- SELECT MATERIAL, TYPE, SIZE, AND FINISH REQUIRED FOR EACH USE.
- COMPLY WITH FSFT-N-105 FOR APPLICABLE REQUIREMENTS.
- PROVIDE STAINLESS STEEL FOR ALUMINUM NAILS.

ANCHORS:

- SELECT MATERIAL, TYPE, SIZE, AND FINISH REQUIRED BY EACH SUBSTRATE FOR SECURE ANCHORAGE.
- PROVIDE NONFERROUS METAL OR HOT-DIP GALVANIZED ANCHORS AND INSERTS FOR EXTERIOR INSTALLATIONS AND ELSEWHERE AS REQUIRED FOR CORROSION-RESISTANCE.
- PROVIDE TOOTHED STEEL OR LEAD EXPANSION BOLT DEVICES FOR DRILLED-IN-PLACE ANCHORS.
- FURNISH INSERTS AND ANCHORS, AS REQUIRED, TO BE SET INTO CONCRETE OR MASONRY WORK FOR SUBSEQUENT WOODWORK ANCHORAGE.

10. PREPARATION

EXAMINE SUBSTRATES AND ADJOINING CONSTRUCTION, AND CONDITIONS UNDER WHICH WORK WILL BE INSTALLED.

DO NOT PROCEED WITH WORK UNTIL CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK HAVE BEEN CORRECTED.

11. INSTALLATION

- GENERAL:
 - VERIFY DIMENSIONS BEFORE PROCEEDING AND OBTAIN MEASUREMENTS AT SITE FOR WORK REQUIRED TO BE ACCURATELY FITTED TO OTHER CONSTRUCTION.
 - COORDINATE WORK WITH OTHER TRADES AFFECTED BY THIS INSTALLATION.
 - GIVE PARTICULAR ATTENTION TO WORK OF SUPPORTING AND ATTACHMENT ITEMS SO AS NOT TO DELAY PROGRESS.
 - BACK PRIME LUMBER FOR PAINTED FINISH EXPOSED ON EXTERIOR, OR IN MOISTURE OR HUMIDITY LOCATIONS ON INTERIOR, TO REQUIREMENTS OF SECTION 09500, PAINTING.
 - DISCARD MATERIAL WHICH IS UNSOUND, WARPED, BOWED, TWISTED, IMPROPERLY TREATED, TOO SMALL TO FABRICATE WORK WITH MINIMUM JOINTS, OR OF DEFECTIVE FABRICATION WITH RESPECT TO SURFACE, SIZE, OR PATTERN.
 - SCORE AND CUT WORK TO FIT ADJOINING WORK AND REFINISH CUT SURFACES.
- PANELING:
 - ANCHOR SO SUBSTRATE WITH CONCEALED ALUMINUM HANGER CLIPS AND SCREWS ON BACK-UP STRIPS, SPLINED - CONNECTION STRIPS, AND SIMILAR TRIM AND FRAMING.
 - DO NOT FACE NAIL.
- STANDING AND RUNNING TRIM:
 - INSTALL WITH MINIMUM JOINTS USING FULL-LENGTH PIECES.
 - STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS.
 - COPE AT RETURNS AND MITER AT CORNERS.
 - USE SCARF JOINTS FOR END-TO-END JOINTS.
 - SECURE TO GROUNDS, STRIPPING, AND BLOCKING WITH CONCEALED AND BLIND NAILS USING FINE FINISHING NAILS.
- CASEWORK:
 - INSTALL WITHOUT DISTORTION FOR PROPER OPENING AND ACCURATE ALIGNMENT OF DOORS AND DRAWERS.
 - ADJUST HARDWARE TO CENTER DOORS AND DRAWERS.
 - ANCHOR TOPS TO BASE UNITS AND OTHER SUPPORT SYSTEMS.

12. ADJUSTING AND CLEANING

- ADJUSTMENTS:
 - REPAIR DAMAGED WORK OR REPLACE WITH NEW TO ELIMINATE DEFECTS.
 - ADJUST JOINERY FOR UNIFORM APPEARANCE.
 - CLEAN, LUBRICATE, AND ADJUST HARDWARE.
- CLEANING:
 - CLEAN ALL SURFACES.
 - PROVIDE PROTECTION AND MAINTAIN INSTALLED CONDITION UNTIL SUBSTANTIAL COMPLETION.
- CABINET HARDWARE AND RELATED ACCESSORIES, WHETHER INDICATED ON DRAWINGS OR NOT SHALL BE INDICATED ON MILL WORK DETAILS.
- JUST PRIOR TO OWNER ACCEPTANCE, REMOVE PROTECTIVE COVERING, TOUCH UP AS REQUIRED, Wipe CLEAN, ADJUST AND LUBRICATE HARDWARE, CHECK FOR PROPER OPERATION OF ALL ITEMS, AND COORDINATE THIS WITH THE GENERAL CONTRACTOR.
- WOOD SUBSTRATE SHALL BE 3/4" PLYWOOD WITH VENEER APPLIED FINISH. VENEER SHALL BE QUARTERSAWN FOR SILE AND RAIL APPLICATIONS, WHILE VENEER FOR PANEL INSETS SHALL BE PLAN SLICED, TRIM MOLDING SHALL BE APPLIED OVER JOINTS OF VENEER SO THAT MINIMAL JOINTS ARE VISIBLE.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION (07210)

1. GENERAL

- WHERE ORIGINAL BUILDING INSULATION IS DISTURBED RESTORE TO ORIGINAL CONDITION.
- WHERE ORIGINAL BUILDING INSULATION IS DAMAGED REPLACE WITH IDENTICAL MATERIALS.
- WHERE ORIGINAL BUILDING INSULATION DOES NOT EXIST IN A REQUIRED LOCATION, INSTALL IDENTICAL MATERIALS AND NOTIFY OWNER.

JOINT SEALANTS AND CAULKING (07900)

1. GENERAL

- PROVIDE SEALANT AND CAULKING MATERIALS AS INDICATED OR REQUIRED.
- PROVIDE ONLY MATERIALS WHICH ARE SUITABLE FOR THE INTENDED APPLICATION.
- COLOR
- PROVIDE CAULK OR SEALANT TO MATCH COLOR OF ADJACENT SURFACE.

DIVISION 8: DOORS AND WINDOWS

STEEL FRAMES (08100)

1. GENERAL

- PROVIDE NEW AND / OR REFINISHED BUILDING STANDARD H.M. FRAMES IN ALL OPENINGS UNLESS OTHERWISE INDICATED OR DIRECTED.

WOOD DOORS (08210)

1. GENERAL

- PROVIDE WOOD DOORS AS INDICATED ON DRAWINGS SHT.A-B. (SUBMIT THE FOLLOWING IN ACCORDANCE TO DIV. 6 SECTION 06410)

B) SUBMITTALS (FOR NON-BUILDING STANDARD DOORS)

1. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA AND SPECIFICATIONS

- SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING DOOR LOCATIONS, THICKNESS, SIZES, TYPE, GRADE, FACE VENEERS, EDGE BANDING, CORES, OPENINGS, FRAMES, LOWER OPENINGS, KICKPLATES, UNDERCUTS, FINISHES, BUMPER, AND HAND SET LOCATIONS.

- SAMPLE FOR TRANSPARENT FINISHED DOORS, SUBMIT PROPERLY IDENTIFIED SAMPLES OF SELECTED VENEERS WITH SPECIFIED FINISHES.

2. PRODUCTS

TENANT WOOD DOORS.

- INTERIOR DOORS: REFER TO SHT. A-6 FOR DOOR SCHEDULE AND ASSOCIATED DOOR INFORMATION.

3. EXECUTION

- INSTALL DOORS PLUMB AND LEVEL.
- CHECK DOOR OPERATION AND REMEDY ANY BINDING SAGGING OR OTHER IMPROPER OPERATION.
- FINISH DOORS AS SPECIFIED OR INDICATED ON DRAWINGS.

SAFETY GLASS DOORS (08385)

1. GENERAL

- PROVIDE GLASS & METAL DOORS AS INDICATED ON DRAWINGS.
- SUBMITTALS (FOR NON-BUILDING STANDARD DOORS).

1. SUBMIT PROPERLY IDENTIFIED PRODUCT DATA AND SPECIFICATIONS

- SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING DOOR LOCATIONS, SIZES, THICKNESS, CUSTOM DETAIL / SURFACE TREATMENT, AND BUMPER AND PULL OR HAND SET LOCATIONS (CUTOUTS) AND HARDWARE, (INCLUDING INTEGRATION WITH SECURITY HARDWARE, IF APPLICABLE).

- SAMPLES: SUBMIT PROPERLY IDENTIFIED SAMPLES OF SURFACE TREATMENT OR OTHER SPECIAL CONDITIONS.

2. PRODUCTS

- ENTRY DOORS: REFER TO SHT. A-6 FOR DOOR SCHEDULE AND ASSOCIATED DOOR INFORMATION.

- 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

- PROVIDE ALL FINISH HARDWARE AS INDICATED OR REQUIRED.
- BASIC ARCHITECTURAL FINISH HARDWARE LOOKSETS, CLOSERS, ETC., FOR DOORS TO BE PER BUILDING STANDARD UNLESS OTHERWISE NOTED.

2. INSTALLATION

- INSTALL DOOR PLUMB AND LEVEL, SECURING ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. COMPLETE INSTALLATION WITH SPECIFIED HARDWARE, AND COORDINATE WITH TENANT SECURITY VENDOR.

- DOORS TO BE LUBRICATED AND ADJUSTED TO PROVIDE EASY OPERATION.
- CLEAN ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.

3. SUBMITTAL:

- PROVIDE COMPLETE SUBMITTAL OF ALL HARDWARE FOR ARCHITECT'S REVIEW AND ACCEPTANCE PRIOR TO ORDERING PRODUCT.

GLAZING (08850)

- PROVIDE [TEMPERED GLASS] VISION PANELS AS INDICATED ON ARCHITECTURAL DRAWINGS.

2. SUBMITTALS:

- SUBMIT FOLLOWING IN ACCORDANCE WITH DIVISION 1, SECTION 01340.
- SHOP DRAWING: INDICATE COMPONENT DETAILS, MATERIALS, FINISHES, DIMENSIONS, HARDWARE AND FITTINGS, AND METHOD OF ANCHORAGE, PER ARCHITECTURAL DRAWINGS.
- 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 THE SECTION.

2. SUBMITTALS:

- SUBMIT PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTION.
- WHERE FIRE RATED PARTITIONS AND CEILINGS ARE INDICATED, SUBMIT MANUFACTURER'S U.L. DESIGN FOR EACH ITEM OF CONSTRUCTION.

- ENVIRONMENTAL CONDITIONS: PROCEED WITH INSTALLATION OF GYPSUM BOARD MATERIALS ONLY AFTER BUILDING IS WEATHER TIGHT. MAINTAIN TEMPERATURE IN AREAS RECEIVING GYPSUM BOARD MATERIALS BETWEEN 55 DEGREES AND 90 DEGREES FAHRENHEIT DURING AND SUBSEQUENT TO INSTALLATION AND PROVIDE ADEQUATE VENTILATION.

OFFICE OF THE
CITY OF MIAMI
APPROVED FOR THE
THE FOLLOWING FEB 15 2006

BUILDING:

ZONING:

DIRECTIONS:

CONCURRENCE:

REMARKS:

REVISIONS:

DATE:

BY:

SIGNATURE:

DATE:

ACCESSIBILITY:

ELEVATOR:

AS per Florida Building Code Section 104.5

REVIEWED FOR CODE COMPLIANCE

DELIVERY, STORAGE AND HANDLING

1. PROTECT PRODUCTS FROM DAMAGE.
2. DELIVER CARPETING MATERIALS IN ORIGINAL MILL PROTECTIVE WRAPPING WITH MILL TAGS ATTACHED.
3. STORE OPENED ROLLS IN AREA OF APPLICATION. MAINTAIN ROOM TEMPERATURE AT MINIMUM 60°F FOR AT LEAST 3 DAYS PRIOR TO INSTALLATION.

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:
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.
2. CARPET EDGE GUARD, NON-METALLIC: PROVIDE EXTRUDED OR MOLDED HEAVY-DUST 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.
3. ADHESIVE: WATER-RESISTANT, NON-STAINING TYPE AS RECOMMENDED BY CARPET AND PAID MANUFACTURER, TO SUIT APPLICATIONS AND TRAFFIC LOAD.
4. SEAMING CEMENT FOR DIRECT-GLUE APPLICATIONS: SEAM SEALER AS RECOMMENDED BY CARPET MANUFACTURERS FOR BUTTERING CUT EDGES AT BACKING TO FORM SECURE SEAMS AND PREVENT PILE LOSS AT SEAMS.
5. 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 MINGLING OF MATERIAL FROM DIFFERENT LOTS IN ANY ONE ROOM, SPACE OR FLOOR AREA.

EXTRA STOCK

1. PROVIDE SUFFICIENT QUANTITY OF EACH TYPE OF BROADLOOM CARPET TO ENSURE COMPLETE INSTALLATION AND EXTRA STOCK:
 - A. PRODUCE AS EXTRA STOCK AT LEAST 5% PERCENT OVERRUN ON CALCULATED YARDAGE, INCLUDING WASTE AND REMAINDER STOCK.
2. WRAP AND DELIVER TO OWNER ALL UNUSED CARPET GREATER THAN 2 FEET SQUARE AND/OR MORE THAN 12 INCHES WIDE:
 - A. ROLL EXCESS CARPET AND PAD ON SEPARATE ROLLS FOR EACH TYPE, SIZE LABEL ROLLS TO IDENTIFY TYPE, WIDTH, LENGTH AND LOCATIONS INSTALLED.
 - B. STORE IN PROTECTIVE COVERING AND TAG WITH PROJECT NAME, LOCATION, MILL REGISTER NUMBER AND PRODUCTION LOT IDENTITY.

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 RELATIVE TO ACIDITY AND ALKALINITY.
3. PROTECT OTHER WORK FROM DAMAGE RESULTING FROM CARPET INSTALLATION.

GENERAL CARPET INSTALLATION REQUIREMENTS

1. INSTALL CARPET IN ACCORDANCE WITH CRI-104. LAYOUT CARPET AS DIRECTED BY THE APPROVED SEAMING DIAGRAM.
2. DO NOT INSTALL SEAMS OCCURRING PERPENDICULAR TO OPENINGS CLOSER THAN 12 INCHES TO EDGE (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. BEFORE CUTTING, COMPLETELY UNROLL CARPET AND INSPECT FOR CONSISTENT COLOR AND PATTERN MATCH BETWEEN EACH ROLL FROM EACH PRODUCTION LOT.
6. MAINTAIN PATTERN ALIGNMENT WHERE SEAMS OCCUR IN PATTERNED CARPET.
7. INSTALL CARPET IN FULL-ROLL WIDTH. WHERE LESSER WIDTHS OCCUR, DO NOT INSTALL STRIPS NARROWER THAN 12 INCHES.
8. 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.
9. 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 NEXT.
10. CUT AND FIT CARPET NEATLY AROUND PROJECTIONS THROUGH FLOOR, SNUG TO WALLS AND OTHER VERTICAL SURFACES. WHERE NO BASE IS SCHEDULED, FIT CARPETS SNUGLY, WITHOUT GAPS OR RISERS WHERE CARPET MEETS OTHER SURFACES.
11. DO NOT PLACE HEAVY OBJECTS SUCH AS FURNITURE ON CARPETED SURFACES FOR MINIMUM 24 HOURS.
12. AT PENETRATIONS, CUT AN "X" IN THE CARPET OF SIZE REQUIRED, TO BE CONCEALED BY ESCUTCHEONS OR FLANGES, AND FOLD FLAPS UNDER.

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. 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 AND AGAIN PRIOR TO DELIVERY OF COMPLETED JOB.
5. PROTECT CARPET FROM DAMAGE. USE PLYWOOD OR HARDBOARD RUNWAYS TO PROTECT FROM SUBSEQUENT OPERATIONS.

INTERIOR PAINTING (09910)

1. APPLICATOR SHALL INSPECT ALL SURFACES SCHEDULED 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 TRADES PEOPLE 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 COMPLETELY HIDE AND COVER THE SUBSTRATE PAINT MANUFACTURER AND COLORS AS INDICATED ON FINISH PLAN/SCHEDULE.
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 SKIMCOAT 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 60 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. COLORS AND FINISHES: AS INDICATED ON FINISH PLAN OR SCHEDULE.
11. ALL DOORS FRAMES TO BE PAINTED TO MATCH COLOR OF ADJACENT WALL FINISH UNLESS OTHERWISE NOTED.
12. 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: SEMI-GLOSS ALKYO ENAMEL
 - 3RD COAT: EGGSHELL ALKYO ENAMEL
 - B. GYPSUM WALLBOARD:
 - 1ST COAT: PVA SEALER (ROLLER APPLIED)
 - 2ND COAT: EGGSHELL 100% ACRYLIC ENAMEL
 - 3RD COAT: EGGSHELL 100% ACRYLIC ENAMEL
 - C. ALUMINUM (DOOR FRAMES):
 - 1ST COAT: CHROMATE METAL PRIMER
 - 2ND COAT: SEMI-GLOSS ALKYO ENAMEL
 - 3RD COAT: SEMI-GLOSS ALKYO ENAMEL

WALLCOVERING (09950)

1. PROVIDE WALLCOVERING AND FABRIC WALL/CEILING PANELS AS INDICATED ON FINISHED FINISH 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 PRODUCTS SELECTED. 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 LEAS 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. RELIEVE ALL INTERNAL TENSION IN MATERIALS PRIOR TO TRIMMING IN ORDER TO MEDIATE PULL AWAY AT JOINTS.
7. TRIM DEEPLY TEXTURED OR MATCHED PATTERNS ON A FLAT WORK TABLE.
8. HANG SMOOTH, NON-MATCHED PATTERNS BY APPLYING STRIPS ON THE WALL, OVERLAPPING THE EDGES AND DOUBLE CURING THROUGH BOTH THICKNESSES.
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 WALLCOVERING DIRECTLY ADHERED TO A WALL SURFACE SHALL BE PAPERBACK OR ACRYLIC BACKED PER MANUFACTURER'S INSTRUCTIONS AND ARCHITECT'S SPECIFICATION.
12. WALLCOVERING SHALL BE INSTALLED WITH THE SAME ENVIRONMENTAL CONDITIONS AS STATED FOR PAINTING WORK HEREIN.
13. WALLCOVERING SHALL BE INSTALLED BEFORE PLUMBING FIXTURES, CASINGS, BASES, AND CABINETS.
14. WITHOUT ADDITIONAL COST, FURNISH OWNER ADDITIONAL STOCK OF UNDAMAGED VINYL AND FABRIC WALLCOVERING 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.

15. 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
- B. CLEARLY INDICATE JOINING OF SEAMS AND INSTALLATION METHOD FOR EACH TYPE OF FABRIC INDICATED.

FIRE EXTINGUISHERS (10522)

1. PROVIDE AND INSTALL BUILDING STANDARD FIRE EXTINGUISHERS IN ACCORDANCE WITH LOCAL CODES. 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. EXTINGUISHERS TO BE PLACED AT A RATIO OF 1 EVERY 3000 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 CANISTERS.
 - 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.

DIVISION 15:
MECHANICAL, ELECTRICAL, PLUMBING, FIRE & LIFE SAFETY
REFER TO MEP DOCUMENTS FOR SPECIFICATIONS AND SCHEDULES.

END OF SECTION

OFFICE COPY
CITY OF MIAMI
APPROVED FOR THE CITY OF MIAMI
THE FOLLOWING:

BUILDING:	
ZONING:	
DRAWING:	
CONFORMANCE:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
ENVIRONMENTAL:	
PUBLIC WORKS:	
STREET PLANNING:	
ACCREDITATION:	
LEVATOR:	

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

Approved
11/7/05
ALEJANDRO BONET

PROJECT NO: 0217-08
DRAWN BY: JB
DATE: 11/07/05
SCALE: N/A
SHEET NO: A-7.3

ELECTRICAL GENERAL NOTES

- THE "GENERAL CONDITIONS OF THE CONTRACT", CURRENT EDITION, PUBLISHED IN STANDARD FORM BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL BE PART OF THIS CONTRACT.
- ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH LOCAL CODES AND ORDINANCES, THE RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES AND ALL STANDARDS OF CONSTRUCTION ESTABLISHED BY THE LANDLORD, AND NATIONAL ELECTRICAL CODE CURRENT EDITION.
- CONCRETE PENETRATIONS ARE NOT ALLOWED FOR ANY REASON WITHOUT THE PRIOR CONSENT OF THE BUILDING MANAGER.
- ALL SLAB AND FIRE WALL PENETRATIONS SHALL BE FIRE RATED, AND SHALL CONFORM TO LANDLORD'S APPROVAL AS TO LOCATION AND CONSTRUCTION DETAILS.
- CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF THE PROPER TRIM AND SUPPORT ARRANGEMENTS FOR LIGHTING FIXTURES.
- ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ARCHITECT BEFORE ROUGH INSTALLATION OF LIGHTS, RECEPTACLES AND SWITCHES FOR EXACT LOCATION.
- THERE SHALL BE NO BACK TO BACK TELEPHONE OR ELECTRICAL RECEPTACLES, WHERE RECEPTACLES OCCUR ON EACH SIDE OF THE WALL THEY MUST BE INSTALLED NO LESS THAN 16" APART.
- HORIZONTAL CONDUIT ROUTING SHALL BE PERMITTED ONLY FOR INTER-CONNECTION OF MULTIPLE RECEPTACLES WITHIN THAT WALL. HORIZONTAL CONDUITS SHALL NOT BE PERMITTED TO CONNECT A SINGLE RECEPTACLE ON A WALL TO A RECEPTACLE ON AN ADJOINING WALL.
- EXISTING RISER DIAGRAM AND/OR PANEL SCHEDULES ARE BASED ON ORIGINAL DESIGN AS-BUILT DRAWINGS AND/OR VISIT TO THE SITE BY THE ENGINEER. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
- ALL ELECTRICAL EQUIPMENT MUST BEAR U.L. LABEL AND BE COMMERCIAL GRADE.
- COMMUNICATION CABLES TO BE RUN BY OTHERS.
- ELECTRICIANS SHALL NOT INSTALL MORE THAN SIX (6) OUTLETS PER CIRCUIT.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR INTERRUPTION OF ELECTRICAL SERVICE TO OTHER AREAS IN THE BUILDING.
- CONTRACTOR SHALL NOT RUN PIPES, WIRES, CONDUITS OR OTHER MATERIAL OUTSIDE THE TENANT AREA.
- ALL (NEW AND EXISTING) ELECTRICAL CIRCUITS SHALL BE IDENTIFIED AND LABELED IN THE ELECTRICAL PANEL.
- CIRCUIT NUMBERS SHOWN ARE FOR IDENTIFICATION PURPOSES ONLY AND MIGHT NOT CORRESPOND TO THE CIRCUIT DIRECTORY OF THE EXISTING PANELS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. WHEN THE PROJECT IS COMPLETE, THE CONTRACTOR SHALL RE-LABEL CIRCUITS PER "AS BUILT", AND PROVIDE NEW TYPE WRITTEN DIRECTORY.
- THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT AND MOTOR LOADS BEFORE INSTALLING WIRING.
- FOR MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS AND PROVIDE FUSES AS PER EQUIPMENT MANUFACTURER RECOMMENDATIONS.
- PROVIDE EQUIPMENT GROUND CONDUCTOR IN ALL RACEWAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION.
- THE CONTRACTOR SHALL TAKE PERMITS, PROCURE CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
- THE CONTRACTOR IS REFERRED TO THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL PLANS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE TO BE CONSIDERED PART OF THE ELECTRICAL CONTRACT DOCUMENTS.
- DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS AND ARRANGEMENTS ONLY.
- ALL MATERIALS SHALL BE NEW, OF TYPES AND MAKES CALLED FOR, OR APPROVED EQUAL.
- CONTRACTOR SHALL SUBMIT REQUEST FOR SUBSTITUTION IN WRITING TO THE ENGINEER.
- THE CONTRACTOR SHALL BE A LICENSED MASTER ELECTRICIAN.
- THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED FOR ALL TRADES.
- ELECTRICAL WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. SHOULD ELECTRICAL WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF THE OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT ELECTRICAL CONTRACTOR'S EXPENSE.
- GROUNDING SHALL COMPLY WITH THE NEC AND REQUIREMENTS OF THE POWER COMPANY AND INSPECTION AUTHORITY.
- AT THE COMPLETION OF THE WORK, THIS CONTRACTOR SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK AND SHALL THOROUGHLY CLEAN ALL ELECTRICAL EQUIPMENT.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROL WIRING FOR ALL EQUIPMENT.
 - ALL WIRING NOT IN CONDUIT, INCLUDED BUT NOT LIMITED TO LOW VOLTAGE, FIRE ALARM, AND CONTROLS, SHALL BE PLENUM RATED AS PER NFPA 90A-2-3.10
- ELECTRICAL POWER AND CONTROL WIRING FOR HVAC AND MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR WIRING DIAGRAMS AND REQUIREMENTS.
- ALL WORK SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- WIRING DEVICES SHALL BE SPECIFICATION GRADE LEVITON, COLOR SELECTED BY THE ARCHITECT. MINIMUM SIZE OF OUTLET BOXES SHALL BE 4" TRADE.
- ALL LIGHTING SWITCHES AND/OR DIMMERS SHALL BE GANGED TOGETHER WHERE SHOWN TOGETHER.
- ALL CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, #12 MINIMUM EXCEPT CONTROL WIRING.
- ALL WIRING SHALL BE IN CONDUIT OR MC CABLE. A PULL WIRE OR CORD SHALL BE INSTALLED IN ALL EMPTY CONDUITS.
- USE RIGID GALVANIZED STEEL CONDUIT WHERE EXPOSED IN ANY LOCATION SUBJECT TO MECHANICAL INJURY. EMT MAY BE USED ELSEWHERE. ALL METALLIC CONDUIT SHALL BE STEEL, NO ALUMINUM CONDUIT WILL BE PERMITTED. WIREWAYS SHALL BE GALVANIZED OR FACTORY PAINTED, AND SHALL BE U.L. APPROVED.
- FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSED LIGHT FIXTURES WHERE PERMITTED BY CODE. "SEALTITE" WHERE USED OUTDOORS.
- FUSES SHALL BE BUSSMAN "FUSETRON" DUAL-ELEMENT, TIME DELAY, OR EQUAL, OR AS CALLED FOR ON DRAWINGS.
- PROVIDE ENGRAVED PLASTIC LABELS FOR ALL NEW ELECTRICAL PANELS, CONTROLLERS, DISCONNECT SWITCHES, AND TIME SWITCHES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING CONSTRUCTION BEFORE ORDERING OR INSTALLING LIGHT FIXTURES.
- THE CONTRACTOR SHALL VERIFY THAT BRANCH CIRCUITS ARE BALANCED BETWEEN THE PHASES OF THE SYSTEM, AND ADJUST IF NECESSARY AS DIRECTED BY THE CONSULTANT.
- PROVIDE RACEWAY SYSTEMS AND PULL WIRES FOR TELEPHONE SYSTEM AS SHOWN.
- THE ELECTRICAL INSTALLATION SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVES BEFORE ACCEPTANCE.
- GUTTERS, WIREWAYS, PULL BOXES, ETC., SHALL BE SIZED PER NATIONAL ELECTRICAL CODE, TABLE 373-6 (a) & (b).
- COORDINATION WITH OTHER TRADES:
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH REVIEW OF ALL PLANS AND SPECIFICATIONS AFFECTING THIS PROJECT AND SHALL COORDINATE WITH OTHER TRADES BEFORE THE COMMENCEMENT OF WORK SO THAT THE ROUTING OF SYSTEMS AND CLEARANCES SHALL BE ADEQUATE. ANY CONFLICTS OR DEVIATIONS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY BEFORE PROCEEDING.
 - SPECIAL ATTENTION SHALL BE GIVEN BUT NOT BE LIMITED TO THE FOLLOWING SYSTEMS:
 - CONDUIT, RACEWAY, TELEPHONE.
 - AIR CONDITIONING DUCTWORK, PIPING, CONDENSATE AND WASTE.
 - WASTE AND VENT LINES, HOT AND COLD WATER LINES AND RAIN WATER LEADER.
- DRAWINGS AND SPECIFICATIONS:
 - THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLETE AND CONSIDERED SUPPLEMENTARY TO EACH OTHER. MATERIALS OR WORKMANSHIP INDICATED, CALLED FOR, OR IMPLIED BY ONE AND NOT THE OTHER, SHALL BE FURNISHED AND INSTALLED AS THOUGH SPECIFICALLY CALLED FOR BY BOTH. SHOULD ANY DISCREPANCY APPEAR IN EITHER, CALL SUCH DISCREPANCY TO ATTENTION OF PROJECT ARCHITECT FOR CLARIFICATION AND CORRECTION BEFORE SUBMITTING BID.
 - IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND SATISFACTORY INSTALLATION. AN ATTEMPT HAS BEEN MADE TO SEPARATE AND COMPLETELY DEFINE THE WORK IN SEPARATE SECTIONS OF THE SPECIFICATIONS; HOWEVER, SUCH SEPARATION SHALL NOT RELIEVE THE CONTRACTOR FROM FULL RESPONSIBILITY OF COMPLIANCE WITH THE WORK OF HIS/HER TRADE WHICH MAY BE INDICATED ON ANY OF THE DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS.
 - THE CONTRACTOR SHALL CAREFULLY EXAMINE THE ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND SPECIFICATIONS. IN ADDITION TO THE ELECTRICAL AND OTHER RELATED TRADES AND SECTIONS, THIS COORDINATION SHALL BE DONE PRIOR TO SUBMITTING THE BID.
 - THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS WITH REFERENCE TO BUILDING CONSTRUCTION AND DIMENSIONS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC BUT ARE TO BE FOLLOWED AS CLOSELY AS THE ACTUAL CONSTRUCTION OF THE BUILDING AND THE WORK OF OTHER TRADES WILL PERMIT.
 - THE DRAWINGS AND RISERS INDICATE IN DIAGRAMMATIC FORM THE ARRANGEMENTS DESIRED FOR THE EQUIPMENT FIXTURES, PRINCIPAL APPARATUS, ETC., AND SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE. HOWEVER, THE CONTRACTOR SHALL INCLUDE ANY ADDITIONAL CONDUIT, BOXES AND WIRING DUE TO THE STRUCTURAL OR OTHER OBSTRUCTION AT NO EXTRA COST.

ELECTRICAL LEGEND

	2'x4' FLUORESCENT FIXTURE		20A, 125V, 2P, 3W SINGLE RECEPT. NEMA 5-20R, 18" AFF.
	2'x4' FLUORESCENT FIXTURE EMERGENCY LIGHT		20A, 125V, 2P, 3W DUPLEX RECEPTACLE NEMA 5-20R MOUNTED 18" AFF.
	2'x2' FLUORESCENT FIXTURE		20A, 125V, 2P, 3W DUPLEX RECEPTACLE NEMA 5-20R MOUNTED ABOVE COUNTER OR 48" A.F.F. IF NO COUNTER.
	2'x2' FLUORESCENT FIXTURE EMERGENCY LIGHT		20A, 125V, 2P, 3W G.F.I. DUPLEX RECEPT. NEMA 5-20R MOUNTED 18" AFF.
	RECESSED DOWNLIGHT		20A, 125V, 2P, 3W G.F.I. DUPLEX RECEPT. NEMA 5-20R MOUNTED ABOVE COUNTER OR 48" A.F.F. IF NO COUNTER.
	RECESSED WALL WASH DOWNLIGHT		FLOOR MOUNTED TEL/DATA OUTLET, RECESSED BACKBOX, VERIFY AMPERAGE, VOLTAGE AND NEMA CONFIGURATION AS REQUIRED BY EQUIPMENT MANUFACTURER.
	WALL SCONCE LIGHT FIXTURE		20A, 125V, 2P, 3W DOUBLE DUPLEX RECEPTACLE NEMA 5-20R MOUNTED 18" AFF.
	EXIT LIGHTS WITH DIRECTIONAL ARROWS AS REQUIRED		JUNCTION BOX 4x4 NOMINAL TRADE SIZE (MIN.)
	LIGHT FIXTURE TYPE DESIGNATION SEE LIGHT FIXTURE SCHEDULE.		POWER JUNCTION BOX WITH 1/2" FLEXIBLE CONDUIT FOR SYSTEMS FURNITURE, (SIX FOOT MAXIMUM LENGTH)
	SINGLE POLE SWITCH, MTD, 4"-8" A.F.F.		TEL/DATA JUNCTION BOX WITH 3/4" FLEXIBLE CONDUIT FOR SYSTEMS FURNITURE, (SIX FOOT MAXIMUM LENGTH)
	TWO POLE SWITCH, MTD, 4"-8" A.F.F.		DISCONNECT SWITCH (SIZE & POLES AS PER N.E.C.-N.F. DENOTES "NOT FUSED" 6" AF TO TOP)
	THREE-WAY SWITCH, MTD, 4"-8" A.F.F.		THERMOSTAT
	LIGHT DIMMER SWITCH, MTD, 4"-8" A.F.F.		PANELBOARD. SEE PANEL SCHEDULE FOR DETAILS
	ILLUMINATED PUSHBUTTON MTD, 4"-8" A.F.F.		TEL/DATA OUTLET, PROVIDE 4" SQUARE BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.
	KEYED NOTE DESIGNATION		TELEPHONE OUTLET, PROVIDE 4" SQUARE BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.
	DENOTES EXISTING		FIRE ALARM SPEAKER AND STROBE VISUAL UNIT, WALL MTD, 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER.
	DENOTES RELOCATED		FIRE ALARM VISUAL ALARM LIGHT, WALL MTD, 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER.
	EMERGENCY LIGHTING RELAY MOUNTED ABOVE CEILING		FIRE ALARM HEAT DETECTOR, CLG. MTD.
	SPECIAL-PURPOSE OUTLET, AMPERAGE, VOLTAGE AND NEMA CONFIGURATION AS REQUIRED BY EQUIPMENT MANUFACTURER.		FIRE ALARM SMOKE DETECTOR, CLG. MTD.
	TELEVISION CABLE OUTLET, PROVIDE 4" SQ. BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING. PROVIDE PLASTIC BUSHING.		FIRE ALARM TERMINAL CABINET
	CARD READER OUTLET, PROVIDE 4" SQ. BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.		MOTION SENSOR OUTLET, PROVIDE 4" SQ. BOX. COORDINATE FINAL LOCATION WITH ARCHITECT.
	KEY PAD OUTLET, PROVIDE 4" SQ. BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.		CAMERA OUTLET, PROVIDE 4" SQ. BOX. COORDINATE FINAL LOCATION WITH ARCHITECT.
	SENSOR OUTLET, PROVIDE 4" SQ. BOX AND 3/4" CONDUIT TO SECURITY PANEL.		DOOR CONTACT OUTLET, PROVIDE 4" SQ. BOX, AND 3/4" CONDUIT TO SECURITY PANEL. COORDINATE WITH ARCHITECT.
	VAULT CONTACT, PROVIDE 4" SQ. BOX AND 3/4" CONDUIT TO SECURITY PANEL.		FIRE ALARM RELAY MODULE-PROVIDE 4" SQUARE BOX AND WIRING AS REQUIRED.

MOUNTED 18" A.F.F. OR AS SPECIFIED.

NOTE: NOT ALL SYMBOLS MAY BE USED.

FIRE ALARM SYSTEM NOTES

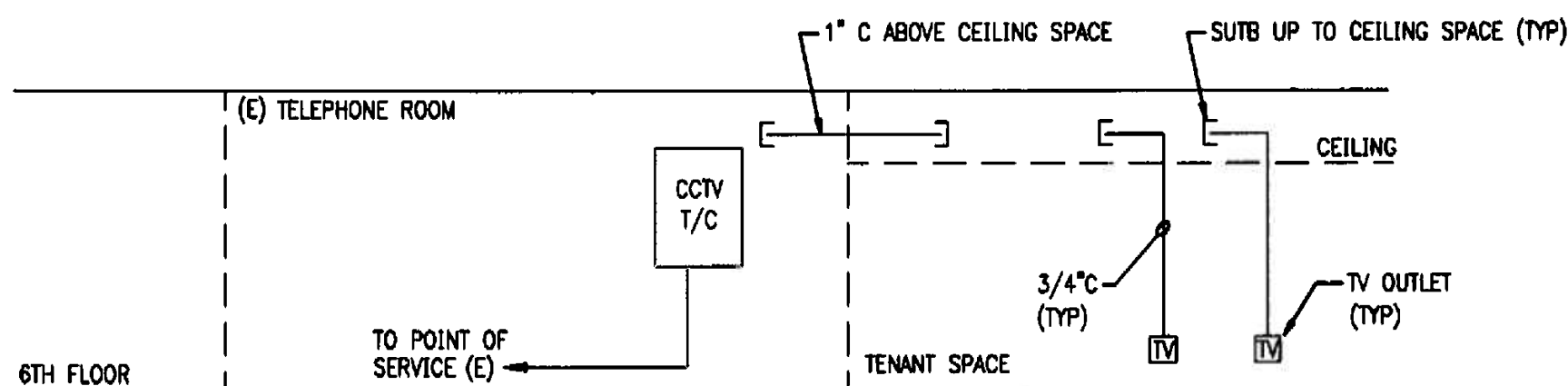
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND CONNECT NEW FIRE ALARM DEVICES, AS SHOWN ON PLANS. NEW DEVICES SHALL BE COMPATIBLE WITH THE EXISTING FIRE ALARM SYSTEM INSTALLED IN THE BUILDING AND BE CONNECTED TO THE EXISTING SYSTEM. PRIOR TO BIDDING, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SYSTEM. NEW DEVICES SHALL BE CONNECTED, ZONED AND ANNUNCIATED TO COMPLY WITH THE EXISTING APPROVED T/A SYSTEM INSTALLATION AND THE FIRE DEPARTMENT REQUIREMENTS.
- PROVIDE, INSTALL AND CONNECT ALL SMOKE DETECTORS AS SHOWN ON PLANS. SMOKE DETECTORS SHALL BE COMPATIBLE, U.L. LISTED AND LABELED AS IN COMPLIANCE WITH N.F.P.A. 72A, 101 AND F.B.C. 2001. SMOKE DETECTORS SHALL NOT BE WITHIN 3' OF AN A/C SUPPLY OR RETURN.
- MINIMUM CONDUCTORS SIZES SHALL BE: #14 AWG FOR SIGNAL AND POWER CIRCUITS, #18 TWISTED PAIR FOR ADDRESSABLE CIRCUITS.
- ALL WIRING SHALL BE IN METALLIC RACEWAYS, MAXIMUM CONDUIT FILL - 40% OF CONDUIT AREA; MINIMUM RACEWAY SIZE SHALL BE 3/4". WIRING TO COMPLY WITH N.E.C. 760-16.
- FIRE ASSEMBLIES PENETRATIONS SHALL COMPLY WITH F.B.C. CHAPTER 7.
- CABLE PENETRATION INTO OR THROUGH PLENUM AREAS USED FOR TRANSFER OF ENVIRONMENTAL AIR SHALL BE TEFLON INSULATED TYPE OR OF AN APPROVED TYPE IN ACCORDANCE WITH SECTION 800-3(D) OF THE NATIONAL ELECTRICAL CODE.
- THE FIRE ALARM CONTRACTOR AND EQUIPMENT SUPPLIER SHALL BE A FACTORY AUTHORIZED DISTRIBUTOR FOR THE EXISTING EQUIPMENT.
- THE CONTRACTOR AND FIRE ALARM FACTORY REPRESENTATIVE SHALL HOLD AND SUBMIT A COPY OF A CURRENT CERTIFICATE OF COMPETENCY FROM THE STATE OF FLORIDA INDICATING THAT THE HOLDER IS QUALIFIED TO ENGAGE IN THE BUSINESS OF CONTRACTING FOR FIRE ALARM PROTECTION SYSTEMS.
- THE FIRE ALARM CONTRACTOR SHALL EVALUATE EXISTING FACP POWER SUPPLIES, AND SUBMIT CALCULATIONS TO SUBstantiate THAT EXISTING CIRCUITS/POWER SUPPLIES ARE ADEQUATE TO ACCOMMODATE THE ADDITIONAL DEVICES SHOWN ON THE DRAWINGS. IF REQUIRED, CONTRACTOR SHALL PROVIDE ADDITIONAL POWER SUPPLIES, INCLUDING 120V 20A DEDICATED POWER CIRCUIT(S), AND SHALL SUBMIT NEW BATTERY CALCULATIONS WITH SHOP DRAWINGS.
- THE ELECTRICAL CONTRACTOR'S FIRE ALARM VENDOR SHALL BE RESPONSIBLE FOR THE COORDINATION WITH THE FIRE MARSHALL, AND MAKE SURE THAT THE WORK IS IN ACCORDANCE WITH HIS INTERPRETATION OF THE CODE. NO EXTRAS WILL BE ALLOWED HAVE TO ADD AT THE END BY THE FIRE INSPECTOR.

INTERRUPTION OF SERVICE NOTES

ANY WORK REQUIRED BY THESE DOCUMENTS THAT WILL HAVE AN EFFECT ON EXISTING TENANTS IN THE BUILDING SHALL BE COORDINATED WITH THE BUILDING MANAGEMENT. THIS WORK INCLUDES BUT IS NOT LIMITED TO INTERRUPTION OF POWER, TELEPHONE, COMMUNICATION SYSTEM, AIR CONDITIONING, WATER, ETC.

WORK IN THIS CATEGORY MAY HAVE TO BE PERFORMED OUTSIDE REGULAR WORK HOURS.

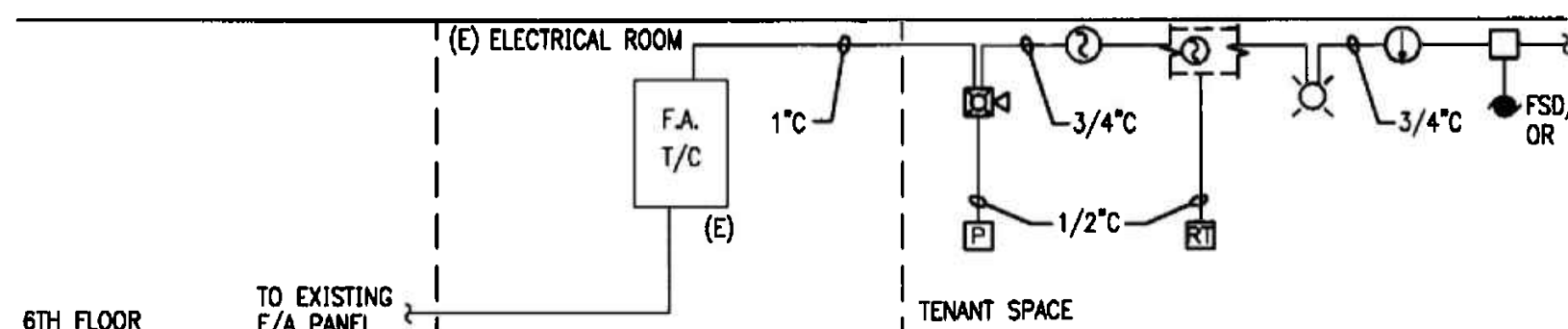
SCHEDULE TIMES AND DATES WITH THE GENERAL CONTRACTOR AND BUILDING MANAGEMENT.



NOTE: SEE FLOOR PLAN FOR EXACT NUMBER OF DEVICES.

T/C - TERMINAL CABINET

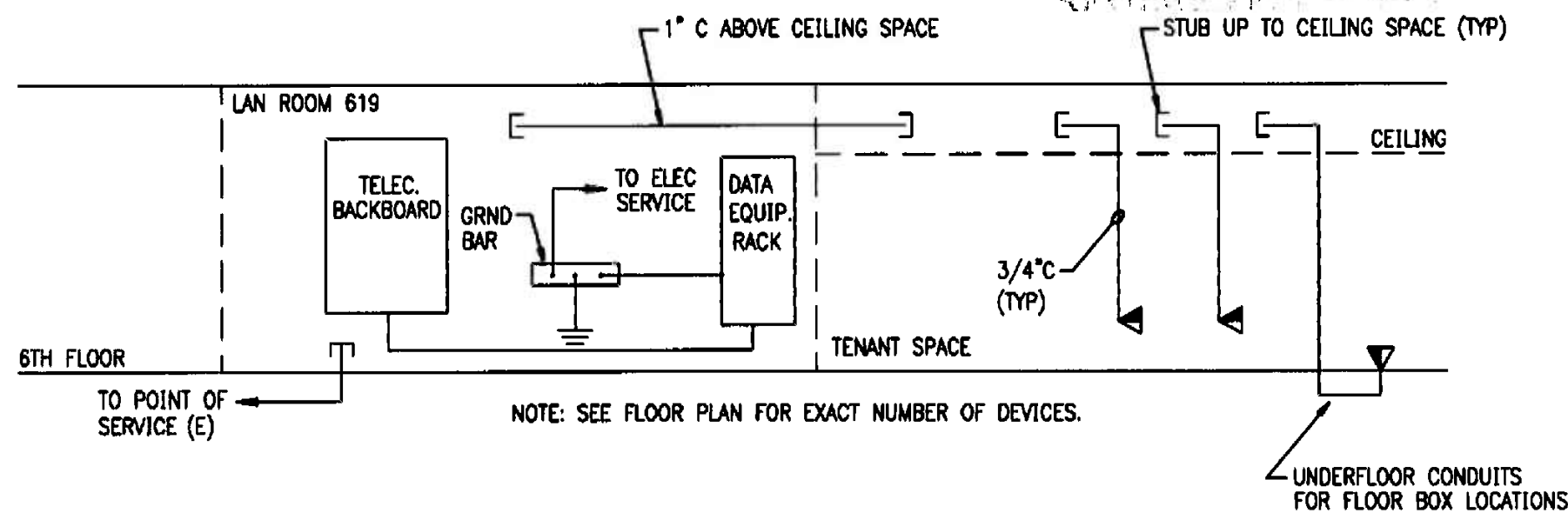
TENANT CATV RISER DIAGRAM



NOTE: SEE FLOOR PLAN FOR EXACT NUMBER OF DEVICES. PROVIDE STROBES WITH CANDELA INTENSITY PER NFPA CURRENT EDITION.

F.A. - FIRE ALARM
T/C - TERMINAL CABINET
FSD - FIRE SMOKE DAMPER
MD - MOTOR OPERATED DAMPER

TENANT FIRE ALARM RISER DIAGRAM



NOTE: SEE FLOOR PLAN FOR EXACT NUMBER OF DEVICES.

TENANT TEL/DATA RISER DIAGRAM

OFFICE COPY

CITY OF MIAMI

APPROVED

THE BUILDING DEPARTMENT

BUILDING: 1229004

ZONING: 1229004

DIRECTIONS: 1229004

CONCURRENCE: 1229004

PLANNING: 1229004

RECORDS: 1229004

ARCHITECTURE: 1229004

ENGINEERING: 1229004

PUBLIC WORKS: 1229004

STRUCTURAL: 1229004

ACCESSIBILITY: 1229004

ELEVATORS: 1229004

As per Florida Building Code

REVISIONS

1" C ABOVE CEILING SPACE

STUB UP TO CEILING SPACE (TYP)

CEILING

TV OUTLET (TYP)

3/4" (TYP)

6TH FLOOR

TO POINT OF SERVICE (E)

TENANT SPACE

FSD/MD OR FAN

1/2" (TYP)

3/4" (TYP)

1" C ABOVE CEILING SPACE

STUB UP TO CEILING SPACE (TYP)

CEILING

TV OUTLET (TYP)

3/4" (TYP)

6TH FLOOR

TO POINT OF SERVICE (E)

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FSD/MD OR FAN

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3/4" (TYP)

6TH FLOOR

TO POINT OF SERVICE (E)

TENANT SPACE

FSD/MD OR FAN

1/2" (TYP)

MANUFACTURER: SQUARE-D DODD				PANEL - B				MAINS: MLO				AIC: 22K							
MOUNTING: RECESSED								BUS RATING: 250 AMP											
LOCATION: LAN ROOM 619								VOLTAGE: 120/208 3-PH 4W											
CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT
1	1/20	0.75	LIGHTING	3#12-3/4"	2	1/20	1.00	LIGHTING	3#12-3/4"	11	1/20	1.00	LIGHTING	3#12-3/4"	21	3/35	7.30	AC-1	3 #8 & #10 G IN 3/4"
3	1/20	0.50	LIGHTING	3#12-3/4"	4	1/20	1.00	LIGHTING	3#12-3/4"	13	1/20	-	SPARE	-	23				
5	1/20	0.75	LIGHTING	3#12-3/4"	6	1/20	1.00	LIGHTING	3#12-3/4"	15	1/20	-	SPARE	-	25				
7	1/20	1.00	LIGHTING	3#12-3/4"	8	1/20	0.50	LIGHTING	3#12-3/4"	17	1/20	-	SPARE	-	27	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"
9	1/20	0.75	LIGHTING	3#12-3/4"	10	1/20	0.72	LIGHTING	3#12-3/4"	19					31				
11	1/20	1.00	LIGHTING	3#12-3/4"	12	1/20	0.72	LIGHTING	3#12-3/4"	21					33	3/15	5.25	AC-5	3 #12 & #12 G IN 3/4"
13	1/20	-	SPARE	-	14	1/20	-	SPARE	-	23					35				
15	1/20	-	SPARE	-	16	1/20	-	SPARE	-	25					37	1/20	-	SPARE	-
17	1/20	-	SPARE	-	18	1/20	-	SPARE	-	27					39	1/20	-	SPARE	-
19					20					29					41	1/20	-	SPARE	-
21	3/35	7.30	AC-1	3 #8 & #10 G IN 3/4"	22	3/35	9.70	AC-2	3 #8 & #10 G IN 3/4"	41									
23					24														
25					26														
27	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"	28	3/25	6.00	AC-4	3 #10 & #10 G IN 3/4"										
29					30														
31					32	1/20	-	SPARE	-										
33	3/15	5.25	AC-5	3 #12 & #12 G IN 3/4"	34	1/20	-	SPARE	-										
35					36	1/20	-	SPARE	-										
37	1/20	-	SPARE	-	38	1/20	-	SPARE	-										
39	1/20	-	SPARE	-	40	1/20	-	SPARE	-										
41	1/20	-	SPARE	-	42	1/20	-	SPARE	-										
TOTAL 27.0								TOTAL 20.0											
TOTAL CONNECTED LOAD				47.0 KVA = 130.0 AMPS															

LIGHTS LEGEND	
SYMBOL	DESCRIPTION
	DENOTES 2" x 2" PARABOLIC FLUORESCENT LIGHT FIXTURE.
	DENOTES DECORATIVE DOWNLIGHT W/BUE ACCENT
	DENOTES PENDANT LIGHT
	DENOTES MR-16 LIGHT FIXTURES ON DIMMER
	DENOTES WALL SCONCE
	DENOTES SURFACE MOUNTED
	DENOTES PENDANT
	DENOTES ROUND PENDANT
	DENOTES CONT. SINGLE LAMP UNDERCABINET
	DENOTES CONT. ROPE LIGHT

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.

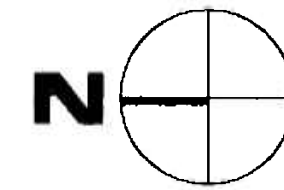
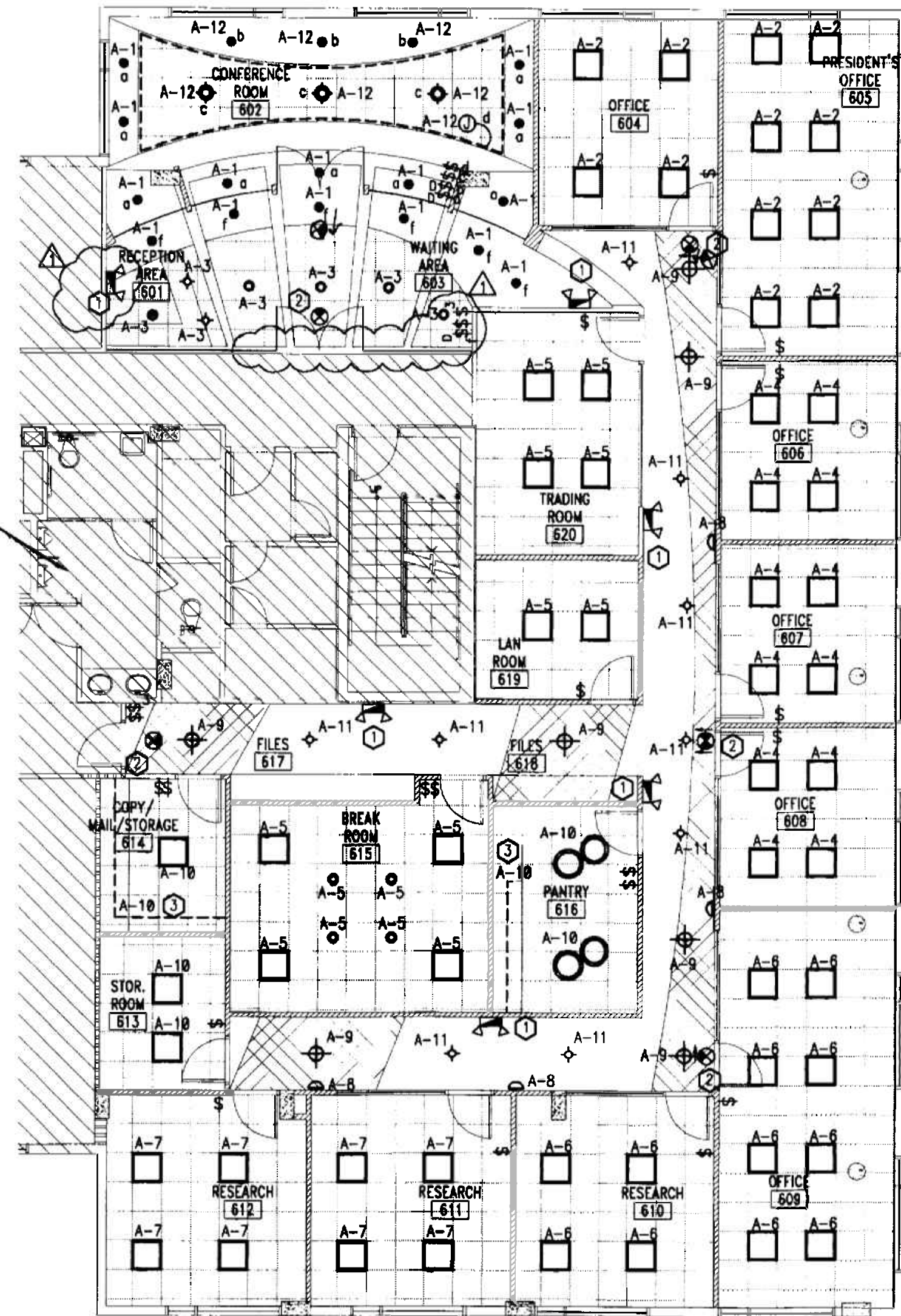
NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.
2. PROVIDE BATTERY BACK-UP FOR EXIT LIGHTS AND EMERGENCY LIGHT UNITS. COORDINATE FINISH/COLOR WITH ARCHITECT.
3. PROVIDE DIMMING BALLAST FOR DOWNLIGHT FIXTURES IN CONFERENCE ROOMS AND RECEPTION AREAS. COORDINATE WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL REMOVE EXISTING SHELL SPACE SPOT LIGHTS, DISCONNECT AND REMOVE WIRING AND CONDUIT BACK TO SOURCE. RETURN LIGHTS TO OWNER.

KEYED NOTES:

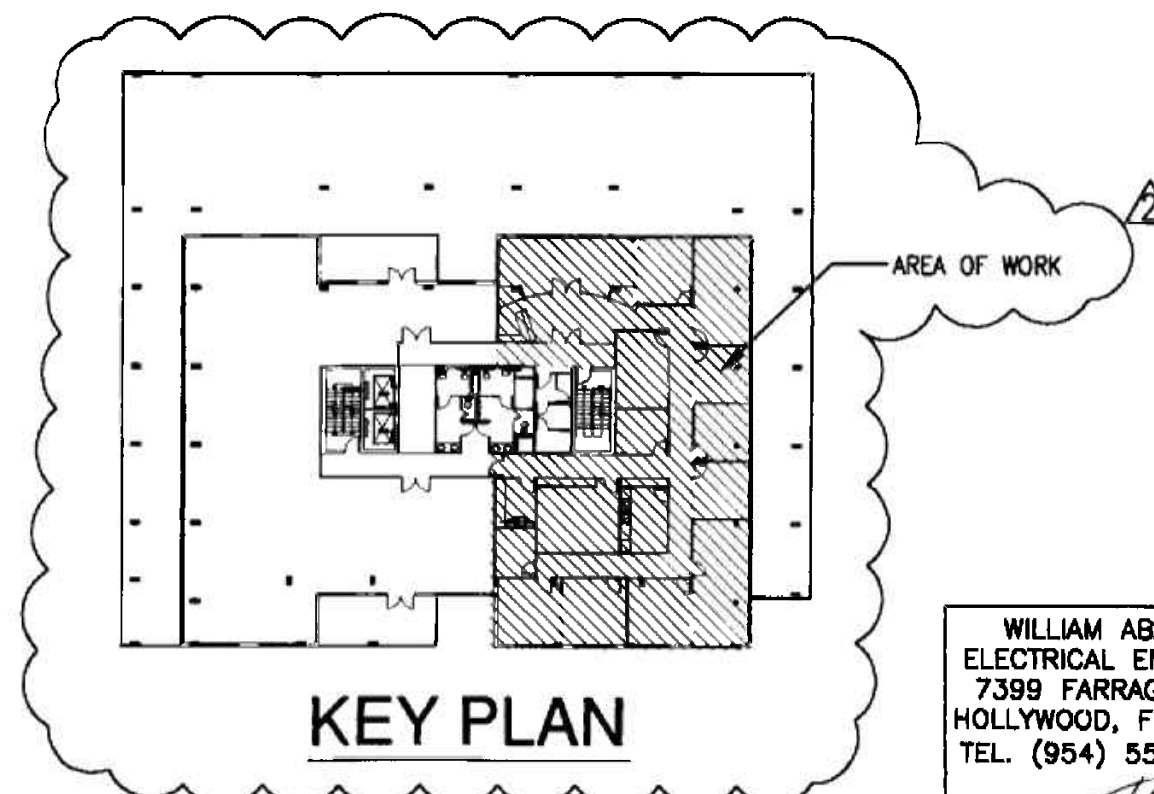
- ① CONTRACTOR SHALL PROVIDE NEW EMERGENCY LIGHT UNIT AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
- ② CONTRACTOR SHALL PROVIDE NEW EXIT SIGN AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
- ③ CONTRACTOR SHALL INSTALL AND WIRE UNDER CABINET LIGHTS PER ARCHITECTURAL PLANS.

SHADED AREAS ARE NOT PART OF THIS PROJECT



LIGHTING FLOOR PLAN

SCALE 1/8" = 1'-0"



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

BUILDING: 0129-000
ZONING: DRB/HPB
CONCURRENCY: 0129-000
PLUMBING: 0129-000
ELECTRICAL: 0129-000
MECHANICAL: 0129-000
FIRE PREVENTION: 0129-000
ENGINEERING: 0129-000
PUBLIC WORKS: 0129-000
STRUCTURAL: 0129-000
ACCESSIBILITY: 0129-000
ELEVATOR: 0129-000

As per Florida Building Code Section 104.5.3
REVIEWED: 0129-000 CODE COMPLIANCE

WILLIAM ABARCA
ELECTRICAL ENGINEER
7399 FARRAGUT ST.
HOLLYWOOD, FL 33024
TEL. (954) 558-6505
DATE: 11/1/06
FLA. REG. NO. 59238

PROJECT NO: 0217-08
DRAWN BY: WA
DATE: 11/07/06
SCALE: AS NOTED
SHEET NO:

E0.2

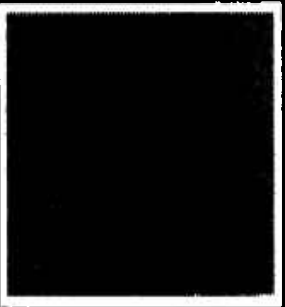
insight design
ARCHITECTURE & INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AN92162 o AA0003130 o ID0003964

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

LIGHTING
FLOOR PLAN

REVISIONS
1. OWNER COMMENTS 1/29/06
2. DATE: 1/29/06

insight
design



insight
design

REVISIONS

LIGHTING
FLOOR PLAN

SHEET TITLE:

INTERIOR RENOVATION for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE o INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003964

PROJECT NO:	0217-06
DRAWN BY:	WA
DATE:	11/07/05
SCALE:	AS NOTED
SHEET NO:	E0.2

MANUFACTURER: SQUARE-D NOOD				PANEL - B		MAINS: MLO		AIC: 22K	
MOUNTING: RECESSED						BUS RATING: 250 AMP			
LOCATION: LAN ROOM 619						VOLTAGE: 120/208		3-PH 4W	
CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT
1	1/20	0.75	LIGHTING	3#12-3/4"	2	1/20	1.00	LIGHTING	3#12-3/4"
3	1/20	0.50	LIGHTING	3#12-3/4"	4	1/20	1.00	LIGHTING	3#12-3/4"
5	1/20	0.75	LIGHTING	3#12-3/4"	6	1/20	1.00	LIGHTING	3#12-3/4"
7	1/20	1.00	LIGHTING	3#12-3/4"	8	1/20	0.50	LIGHTING	3#12-3/4"
9	1/20	0.75	LIGHTING	3#12-3/4"	10	1/20	0.72	LIGHTING	3#12-3/4"
11	1/20	1.00	LIGHTING	3#12-3/4"	12	1/20	0.72	LIGHTING	3#12-3/4"
13	1/20	-	SPARE	-	14	1/20	-	SPARE	-
15	1/20	-	SPARE	-	16	1/20	-	SPARE	-
17	1/20	-	SPARE	-	18	1/20	-	SPARE	-
19					20				
21	3/35	7.30	AC-1	3 #8 & #10 6 IN 3/4"	22	3/35	9.70	AC-2	3 #8 & #10 6 IN 3/4"
23					24				
25					26				
27	3/35	9.70	AC-3	3 #8 & #10 6 IN 3/4"	28	3/25	6.00	AC-4	3 #10 & #10 6 IN 3/4"
29					30				
31					32	1/20	-	SPARE	-
33	3/15	5.25	AC-5	3 #12 & #12 6 IN 3/4"	34	1/20	-	SPARE	-
35					36	1/20	-	SPARE	-
37	1/20	-	SPARE	-	38	1/20	-	SPARE	-
39	1/20	-	SPARE	-	40	1/20	-	SPARE	-
41	1/20	-	SPARE	-	42	1/20	-	SPARE	-
TOTAL 27.0						TOTAL 20.0			
TOTAL CONNECTED LOAD 47.0 KVA = 130.0 AMPS									

LIGHTS LEGEND	
SYMBOL	DESCRIPTION
□	DENOTES 2" x 2" PARABOLIC FLUORESCENT LIGHT FIXTURE.
○	DENOTES DECORATIVE DOWNLIGHT W/BUE ACCENT
◇	DENOTES PENDANT LIGHT
•	DENOTES MR-16 LIGHT FIXTURES ON DIMMER
⊙	DENOTES WALL SCONCE
⊕	DENOTES SURFACE MOUNTED
⊗	DENOTES PENDANT
⊙	DENOTES ROUND PENDANT
----	DENOTES CONT. SINGLE LAMP UNDERCABINET
=====	DENOTES CONT. ROPE LIGHT

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.

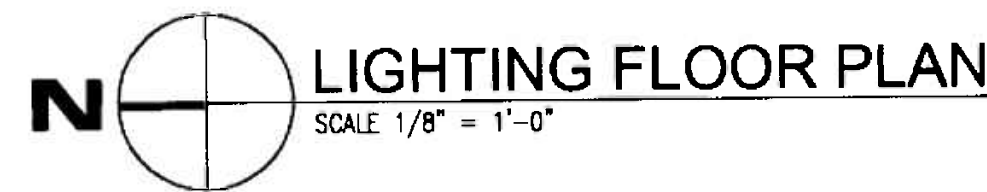
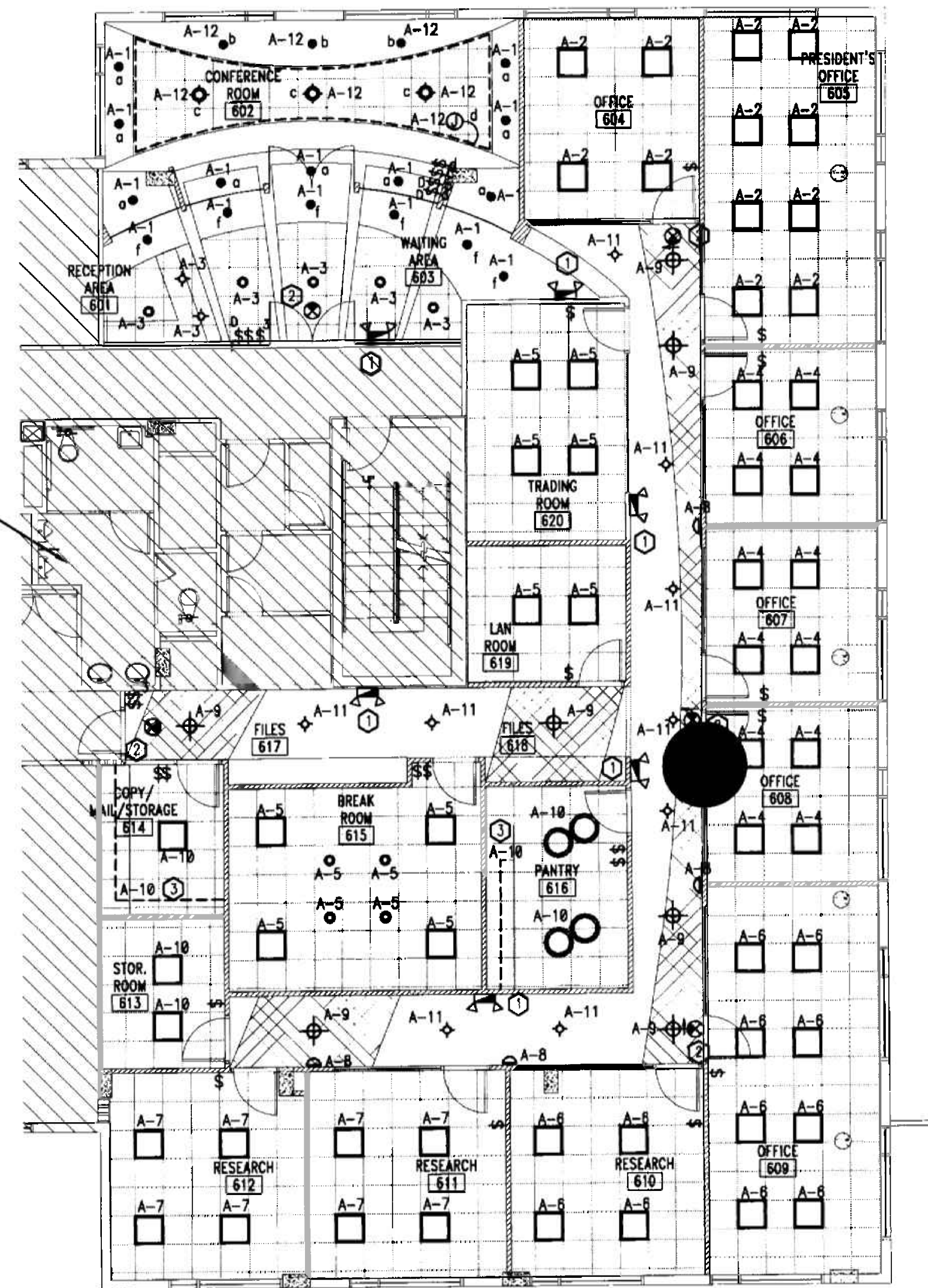
NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.
2. PROVIDE BATTERY BACK-UP FOR EXIT LIGHTS AND EMERGENCY LIGHT UNITS. COORDINATE FINISH/COLOR WITH ARCHITECT.
3. PROVIDE DIMMING BALLAST FOR DOWNLIGHT FIXTURES IN CONFERENCE ROOMS AND RECEPTION AREAS. COORDINATE WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL REMOVE EXISTING SHELL SPACE SPOT LIGHTS, DISCONNECT AND REMOVE WIRING AND CONDUIT BACK TO SOURCE. RETURN LIGHTS TO OWNER.

KEYED NOTES:

- ① CONTRACTOR SHALL PROVIDE NEW EMERGENCY LIGHT UNIT AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
- ② CONTRACTOR SHALL PROVIDE NEW EXIT SIGN AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
- ③ CONTRACTOR SHALL INSTALL AND WIRE UNDER CABINET LIGHTS PER ARCHITECTURAL PLANS.

SHADED AREAS ARE NOT PART OF THIS PROJECT



OFFICE COPY
CITY OF MIAMI
APPROVED FOR THE FOLLOWING:

BUILDING: _____
ZONING: _____
DRAFT: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
ENGINEER: _____
PLUMBING: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
LEVATOR: _____

As per Florida Building Code, Building, Part 3
REVIEWED FOR CODE COMPLIANCE

WILLIAM ABARCA
ELECTRICAL ENGINEER
7399 FARRAGUT ST.
HOLLYWOOD, FL 33024
TEL. (954) 558-6505
DATE: 11/07/05
FLA. REG. No. 59238

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MANUFACTURER: SQUARE-D MOOD

MOUNTING: RECESSED

LOCATION: LAN ROOM 619

PANEL - A

MAINS: MLD

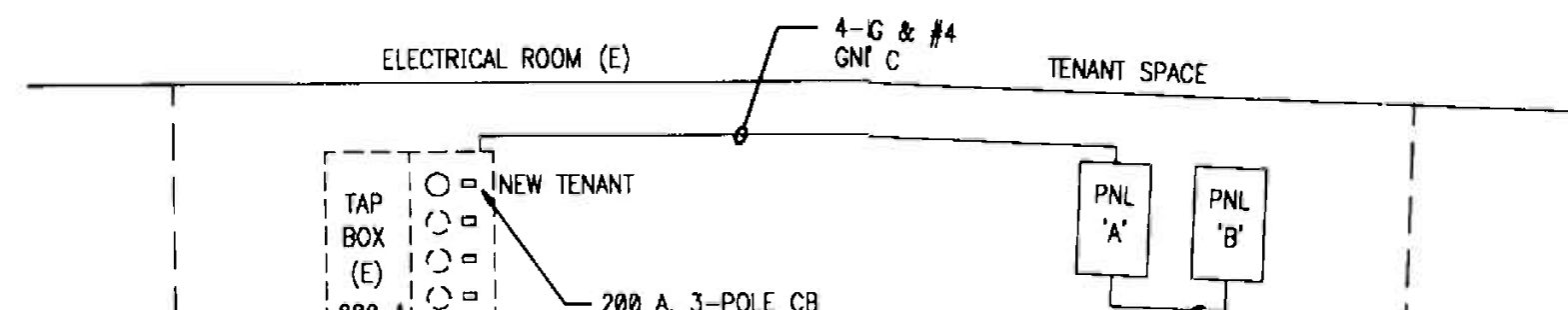
BUS RATING: 250 AMP

VOLTAGE: 120/208 3-PH 4W

AIC: 22K

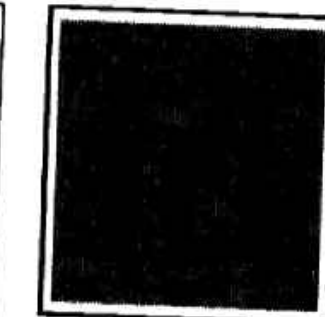
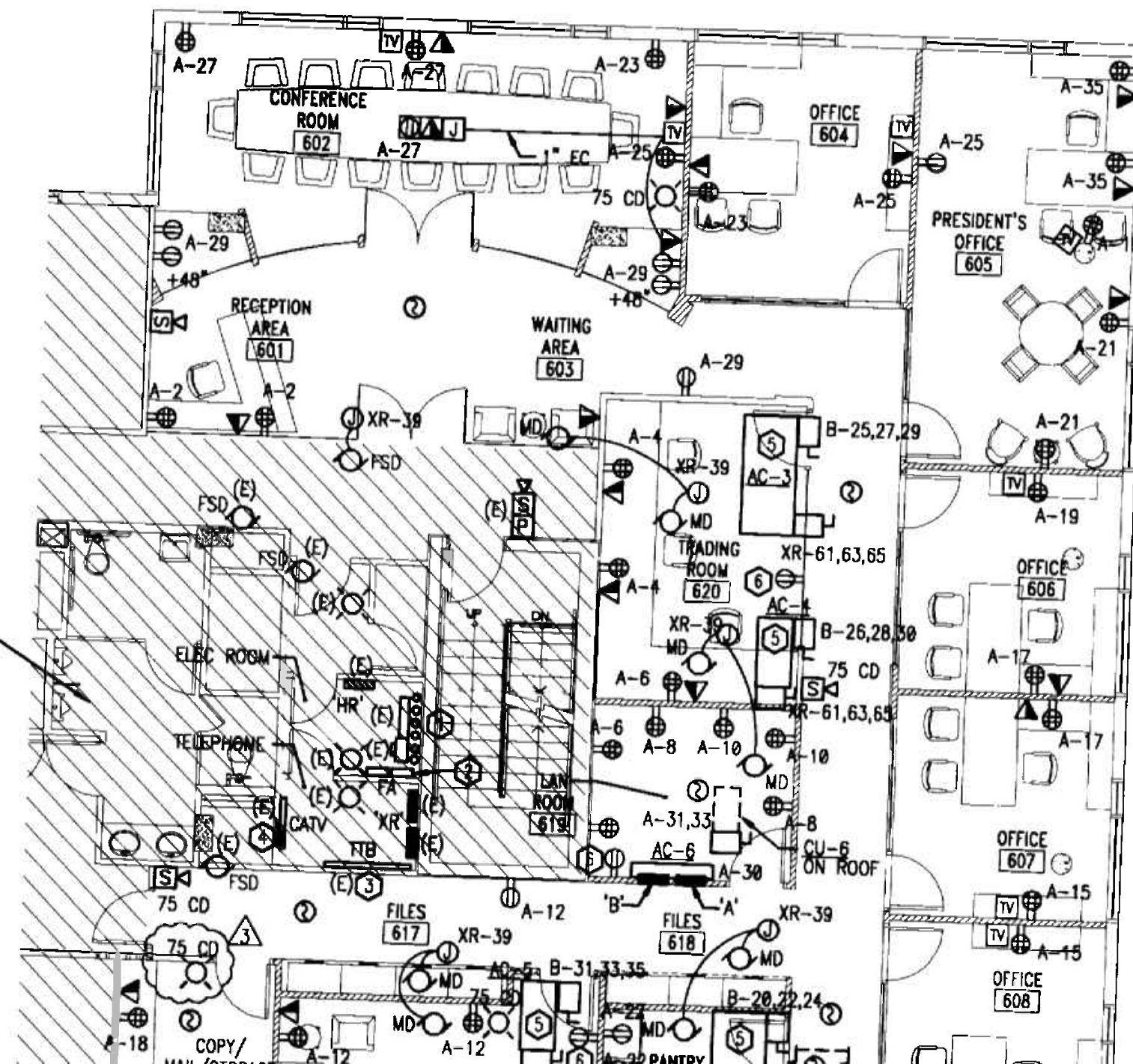
CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WRING & CONDUIT
1	1/20	0.72	RECEPTACLES	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"
3	1/20	0.72	RECEPTACLES	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"
5	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"
7	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"
9	1/20	0.72	RECEPTACLES	3/12-3/4"	10	1/20	0.72	RECEPTACLES	3/12-3/4"
11	1/20	0.72	RECEPTACLES	3/12-3/4"	12	1/20	0.72	RECEPTACLES	3/12-3/4"
13	1/20	0.72	RECEPTACLES	3/12-3/4"	14	1/20	0.72	RECEPTACLES	3/12-3/4"
15	1/20	0.72	RECEPTACLES	3/12-3/4"	16	1/20	0.72	RECEPTACLES	3/12-3/4"
17	1/20	0.72	RECEPTACLES	3/12-3/4"	18	1/20	0.72	RECEPTACLES	3/12-3/4"
19	1/20	0.72	RECEPTACLES	3/12-3/4"	20	1/20	0.72	RECEPTACLES	3/12-3/4"
21	1/20	0.72	RECEPTACLES	3/12-3/4"	22	1/20	0.72	RECEPTACLES	3/12-3/4"
23	1/20	0.72	RECEPTACLES	3/12-3/4"	24	1/20	0.72	RECEPTACLES	3/12-3/4"
25	1/20	0.72	RECEPTACLES	3/12-3/4"	26	1/20	0.72	RECEPTACLES	3/12-3/4"
27	1/20	0.72	RECEPTACLES	3/12-3/4"	28	1/20	0.72	RECEPTACLES	3/12-3/4"
29	1/20	0.72	RECEPTACLES	3/12-3/4"	30	1/15	1.00	AC-6	3/12-3/4"
31	2/20	3.33	CU-6	3/12-3/4"	32	2/30	4.10	INSTANT WATER HEATER	3/10-3/4"
33					34				
35	1/20	0.72	RECEPTACLES	3/12-3/4"	36	1/20	0.00	SPARE	-
37	1/20	0.00	SPARE	-	38	1/20	0.00	SPARE	-
39	1/20	0.00	SPARE	-	40	1/20	0.00	SPARE	-
41	1/20	0.00	SPARE	-	42	1/20	0.00	SPARE	-
TOTAL <u>14.1</u>					TOTAL <u>15.2</u>				
TOTAL CONNECTED LOAD					<u>29.3 KVA = 81.3 AMPS</u>				

NOTE: PROVIDE FEED THROUGH LUGS.



SHADED AREAS ARE NOT PART OF THIS PROJECT

LOAD CALCULATION	
(6TH FLOOR TENANTS)	
EXISTING ESTIMATED LOAD	= 36.0 KVA
ADDED LOAD (PANELS A & B)	



insight
design

REVISIONS	
1	OWNER CHANGES 1/21/00
2	BLDG. DEPT. CORRECTIONS 1/21/00
3	BLDG. DEPT. CORRECTIONS 2/10/00

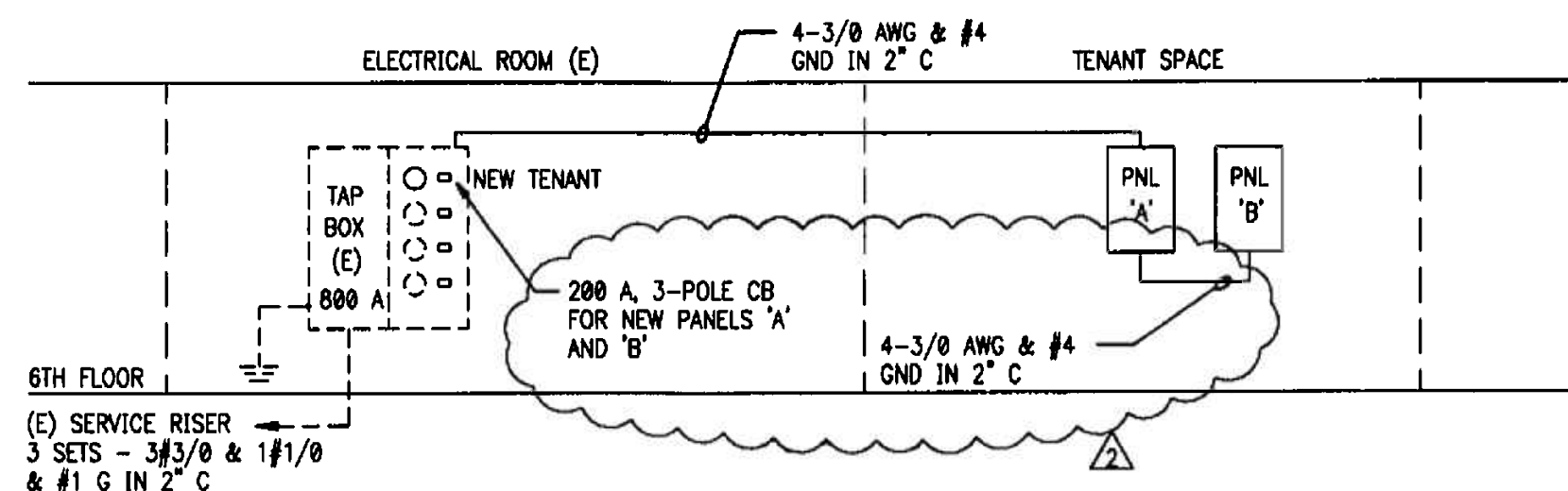
POWER
FLOOR PLAN

SHEET TITLE

AGENT LLC
6th Floor
IDA

MANUFACTURER: SQUARE-D WOOD				PANEL - A		MAINS: MLO				AIC: 22K	
MOUNTING: RECESSED				BUS RATING: 250 AMP				VOLTAGE: 120/208 3-PH 4W			
LOCATION: LAN ROOM 619											
CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT		
1	1/20	0.72	RECEPTACLES	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"		
3	1/20	0.72	RECEPTACLES	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"		
5	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"		
7	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"		
9	1/20	0.72	RECEPTACLES	3/12-3/4"	10	1/20	0.72	RECEPTACLES	3/12-3/4"		
11	1/20	0.72	RECEPTACLES	3/12-3/4"	12	1/20	0.72	RECEPTACLES	3/12-3/4"		
13	1/20	0.72	RECEPTACLES	3/12-3/4"	14	1/20	0.72	RECEPTACLES	3/12-3/4"		
15	1/20	0.72	RECEPTACLES	3/12-3/4"	16	1/20	0.72	RECEPTACLES	3/12-3/4"		
17	1/20	0.72	RECEPTACLES	3/12-3/4"	18	1/20	0.72	RECEPTACLES	3/12-3/4"		
19	1/20	0.72	RECEPTACLES	3/12-3/4"	20	1/20	0.72	RECEPTACLES	3/12-3/4"		
21	1/20	0.72	RECEPTACLES	3/12-3/4"	22	1/20	0.72	RECEPTACLES	3/12-3/4"		
23	1/20	0.72	RECEPTACLES	3/12-3/4"	24	1/20	0.72	RECEPTACLES	3/12-3/4"		
25	1/20	0.72	RECEPTACLES	3/12-3/4"	26	1/20	0.72	RECEPTACLES	3/12-3/4"		
27	1/20	0.72	RECEPTACLES	3/12-3/4"	28	1/20	0.72	RECEPTACLES	3/12-3/4"		
29	1/20	0.72	RECEPTACLES	3/12-3/4"	30	1/15	1.00	AC-6	3/12-3/4"		
31	2/20	3.33	CU-6	3/12-3/4"	32	2/30	4.10	INSTANT WATER HEATER	3/10-3/4"		
33					34						
35	1/20	0.72	RECEPTACLES	3/12-3/4"	36	1/20	0.00	SPARE	-		
37	1/20	0.00	SPARE	-	38	1/20	0.00	SPARE	-		
39	1/20	0.00	SPARE	-	40	1/20	0.00	SPARE	-		
41	1/20	0.00	SPARE	-	42	1/20	0.00	SPARE	-		
TOTAL 14.1				TOTAL 15.2							
TOTAL CONNECTED LOAD 29.3 KVA = 81.3 AMPS											

NOTE: PROVIDE FEED THROUGH LUGS.



ELECTRICAL RISER DIAGRAM

NOTES:

- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF FURNITURE.
- EXISTING FIRE ALARM DEVICES SHALL NOT BE DISTURBED. CONTRACTOR SHALL TEST AND CONFIRM OPERATION OF EXISTING DEVICES ACCORDINGLY.
- CONTRACTOR SHALL PROVIDE NEW TEL/DATA OUTLETS AND RUN 3/4" CONDUIT TO NEW TEL/DATA LOCATION ACCORDINGLY. SEE FLOOR PLANS.
- CONTRACTOR SHALL REMOVE EXISTING SMOKE DETECTORS IN SHELL SPACE. RE-USE EXISTING SMOKE DETECTOR CIRCUIT FOR NEW DEVICES. SEE FA NOTES.

KEYED NOTES:

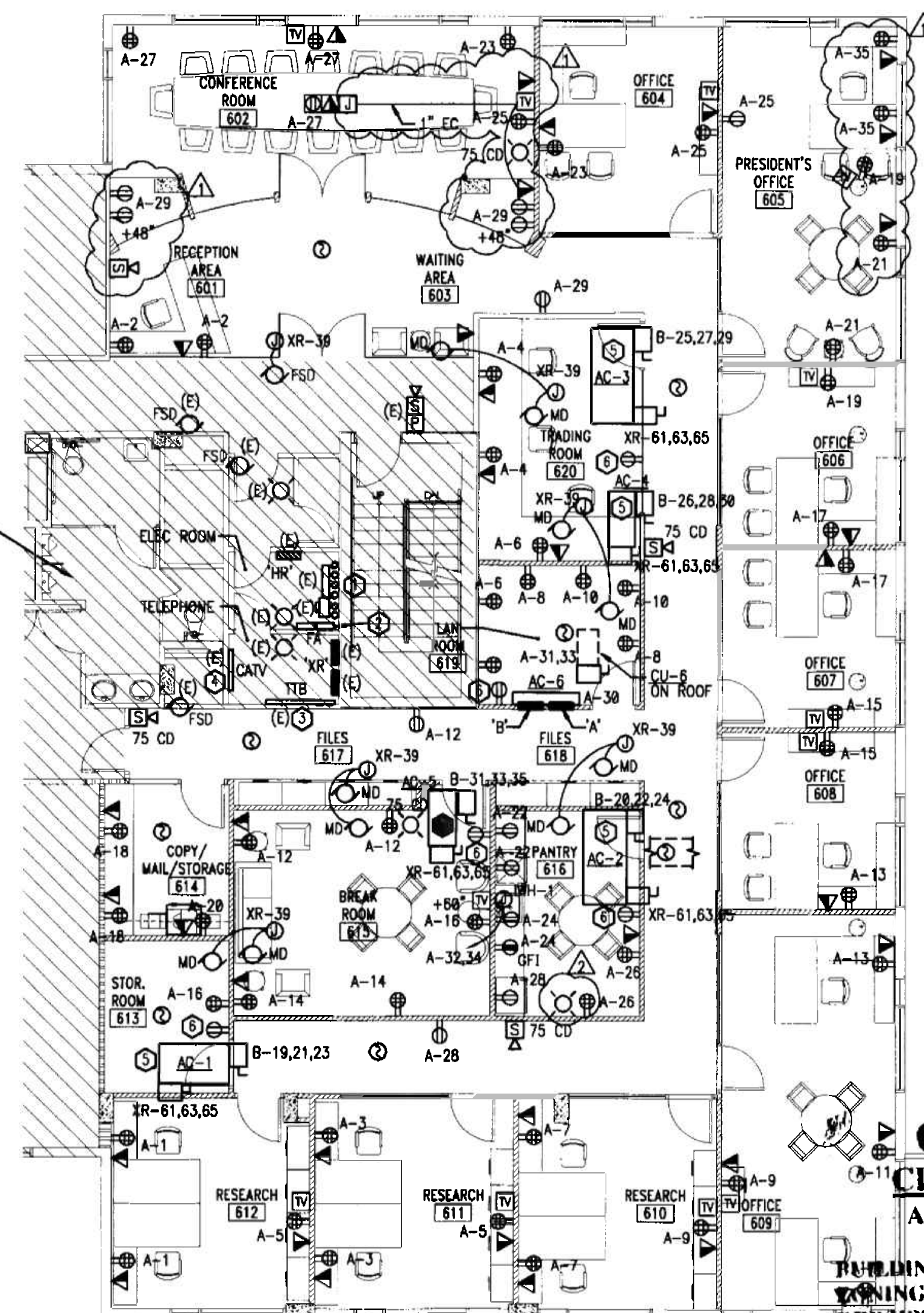
- CONTRACTOR SHALL PROVIDE NEW MAIN CIRCUIT BREAKER FOR TENANT PANEL IN EXISTING SQUARE-D METER CENTER. SEE ELECTRICAL RISER DIAGRAM THIS SHEET.
- CONTRACTOR SHALL PROVIDE NEW FIRE ALARM WIRING FOR NEW TENANT SPACE AND CONNECT NEW DEVICES TO EXISTING FIRE ALARM TERMINAL CABINETS AS REQUIRED. SEE FIRE ALARM NOTES ON SHEET E0.1.
- CONTRACTOR SHALL PROVIDE NEW TELEPHONE SERVICE FOR NEW TENANT SPACE AND CONNECT TO EXISTING TELEPHONE SYSTEM AS REQUIRED. SEE TEL/DATA RISER DIAGRAM ON SHEET E0.1.
- CONTRACTOR SHALL PROVIDE NEW CATV SERVICE FOR NEW TENANT SPACE AND CONNECT TO EXISTING CATV TERMINAL CABINET AS REQUIRED. SEE CATV RISER DIAGRAM ON SHEET E0.1.
- CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO RESPECTIVE PANEL FOR HVAC CONTROL DAMPERS, ETC. COORDINATE WITH MECHANICAL FOR SUCH DEVICES AND SEQUENCE OF OPERATION. EXISTING PANEL XR IS LOCATED IN THE ELECTRICAL ROOM ON THE SAME FLOOR. PROVIDE CONDUIT AND WIRING TO THIS PANEL AND USE CIRCUIT SHOWN. USE EXISTING DAMPER CIRCUIT SHOWN FOR ALL DAMPER ACTUATORS. CIRCUIT XR-49,51,53 TO FEED FAN PART ONLY TO NEW AC UNITS DURING FIRE ALARM OPERATION. PROVIDE NEW 20 AMP 3-POLE CIRCUIT BREAKER IN EXISTING PANEL XR AS REQUIRED.
- RECEPTACLE LOCATED ABOVE CEILING FOR CONDENSATE PUMP. CONNECT TO NEAREST RECEPTACLE CIRCUIT.
- CONTRACTOR SHALL PROVIDE RUN 1" CONDUIT FROM FLOOR BOX TO TV J-BOX ON WALL AND TO TEL/DATA OUTLET FOR COMPUTER. COORDINATE EXACT LOCATION OF POWER RECEPTACLE AND TV OUTLET FOR TV MONITOR WITH ARCHITECTURAL DRAWINGS AND EQUIPMENT REQUIREMENTS.

LOAD CALCULATION

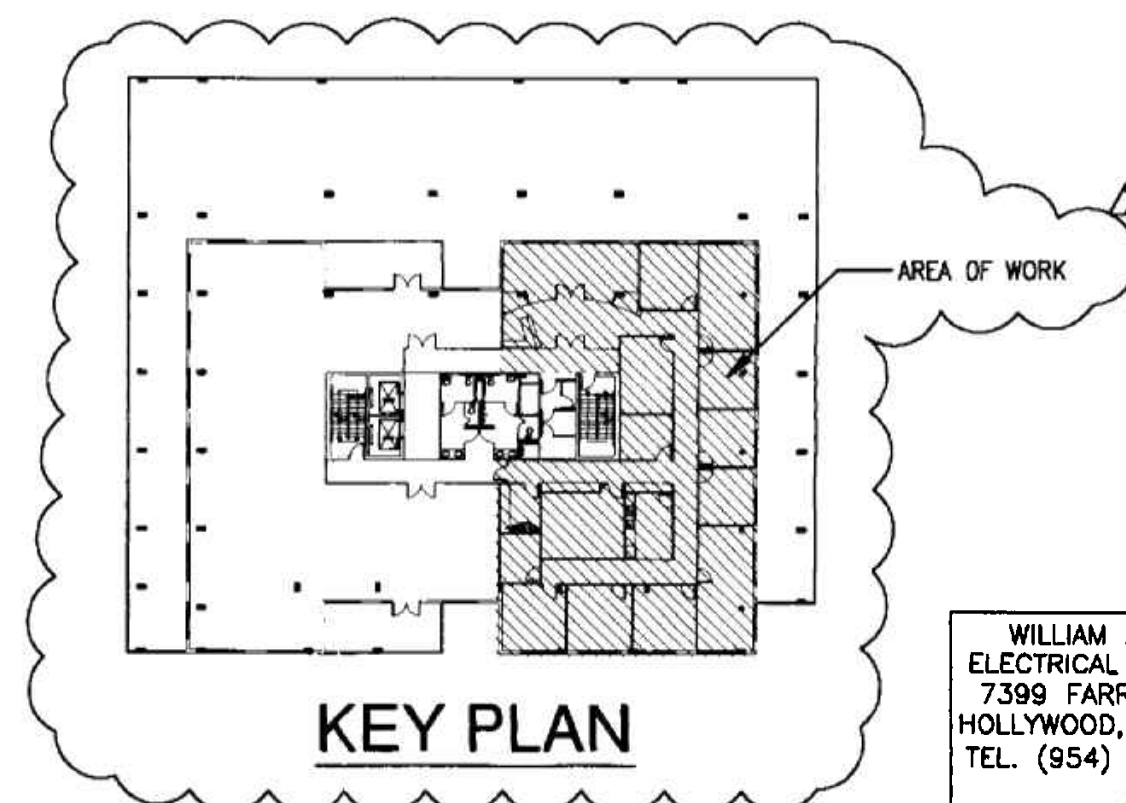
(6TH FLOOR TENANTS)

EXISTING ESTIMATED LOAD = 36.0 KVA
 ADDED LOAD (PANELS A & B) = 76.0 KVA
 TOTAL NEW LOAD = 112.0 KVA = 311 AMPS

SHADED AREAS ARE NOT PART OF THIS PROJECT



POWER FLOOR PLAN
 SCALE 1/8" = 1'-0"



KEY PLAN

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

BUILDING: _____
 ZONING: _____
 DRUM/MPB: _____
 CONCURRENCY: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ACCESSIBILITY: _____
 LEVATOR: _____

As per Florida Building Code Section 104.5.3
 REVIEWED FOR CODE COMPLIANCE

WILLIAM ABARCA
 ELECTRICAL ENGINEER
 7399 FARRAGUT ST.
 HOLLYWOOD, FL 33024
 TEL. (954) 558-6505

DATE: 11/10/06
 FLA. REG. No 59238

PROJECT NO: 0217-08
 DRAWN BY: WA
 DATE: 11/07/06
 SCALE: AS NOTED
 SHEET NO: E0.3

POWER FLOOR PLAN

INTERIOR RENOVATION
 for
 PRAETORIAN CAPITAL MANAGEMENT LLC
 119 Washington Avenue, 6th Floor
 MIAMI BEACH, FLORIDA

REVISIONS
 1 OWNER CHANGES 1/21/06
 2 BAC REPT. COR. 1/21/06

insight
 design

FIRE SPRINKLER HEAD SCHEDULE

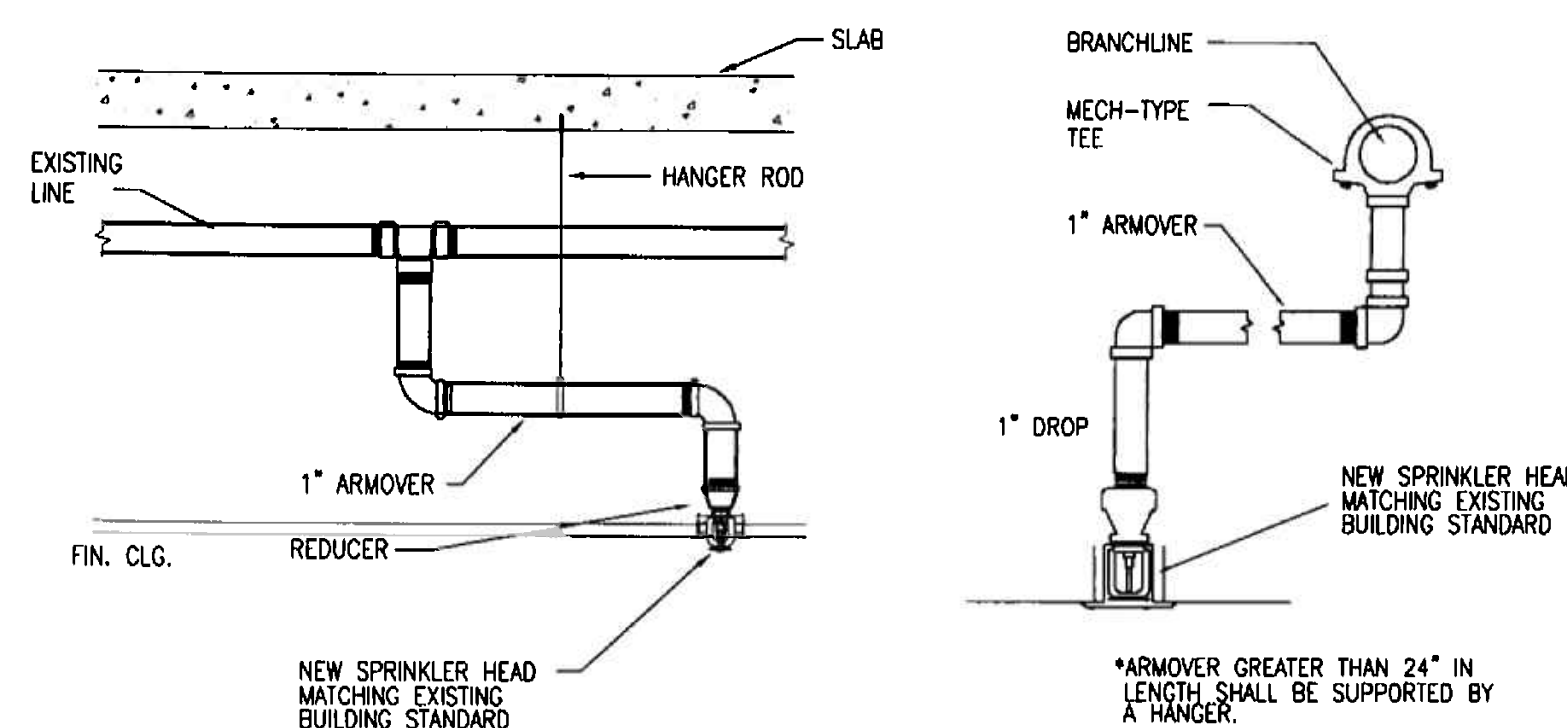
SYM.	AREA SERVED	ORIFICE SIZE	TEMP. RATING	CONFIGURATION	MANUFACTURER AND MODEL	REMARKS
●	SPACES WITH CEILING	1/2" K=5.6	155°F/68°C	CONCEALED PENDENT FLAT PLATE, QUICK RESPONSE 4.9m X 4.9m [16'X16'] COVERAGE	CENTRAL/TYCO SERIES RPI (TY3531)	CONSULT ARCH. FOR FINISH

FIRE PROTECTION LEGEND (FIRE SPRINKLER SYSTEM)

- EXISTING FIRE SPRINKLER PIPE TO REMAIN
- NEW FIRE SPRINKLER PIPE
- REMOVE EXISTING SPRINKLER HEAD AND 1" RISER, CONNECT NEW 1" SPRINKLER PIPE TO EXISTING 1" OUTLET
- EXISTING SPRINKLER HEAD TO BE REMOVED AND RISER CAPPED
- EXISTING SPRINKLER HEAD TO REMAIN CONTRACTOR TO VERIFY THAT LOCATION MEETS COVERAGE REQUIREMENTS
- NEW CONCEALED TYPE SPRINKLER HEAD

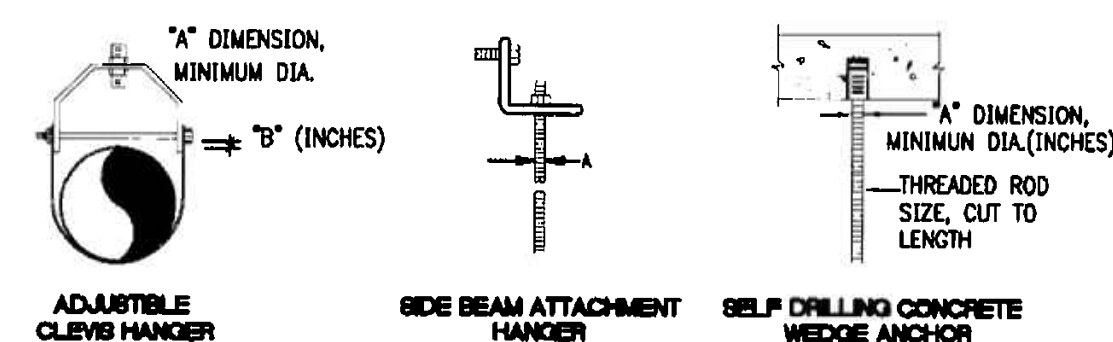
FIRE PROTECTION NOTES

- FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
- THIS IS A DIAGRAMATIC CONCEPTUAL PLAN. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS FOR PERMIT, AS PER FLORIDA ADMINISTRATIVE CODE CHAPTER 61G15-32.002 (6).
- CONTRACTOR SHALL RELOCATE HEADS, EXTEND PIPES TO NEW/RELOCATED SPRINKLER HEADS, PROVIDE NEW SPRINKLER HEADS, ETC. AS REQUIRED TO ACCOMMODATE NEW LAYOUTS.
- ALL PIPING SHALL BE SCH. 40 BLACK STEEL OR LIGHTWALL XL PIPING IN ACCORDANCE WITH BUILDING STANDARD. ALL PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS AS PER N.F.P.A. 13.
- BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
- HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
- PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH BUILDING STANDARD REQUIREMENTS.
- DESIGN CRITERIA:
LIGHT HAZARD, 0.10 GPM PER SQ. FT. DENSITY, 100 GPM HOSE ALLOWANCE, MINIMUM 1500 SQ. FT. REMOTE AREA OF APPLICATION.
- COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE SPRINKLER HEAD ABOVE AND BELOW HVAC EQUIPMENT WIDER THAN 48".



TYPICAL ARMOVER DETAILS

N.T.S.



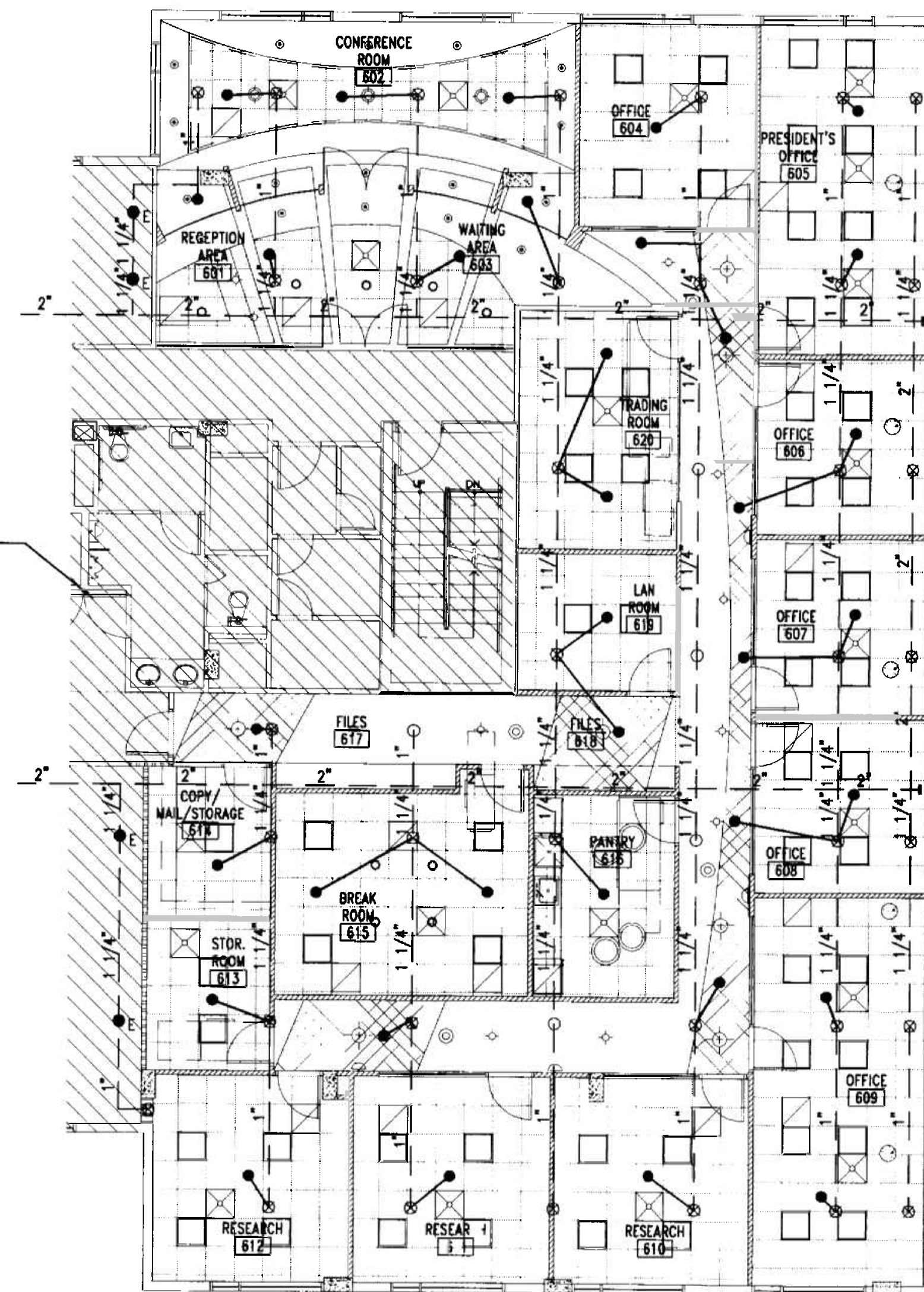
HANGER ROD SCHEDULE

PIPE SIZE	A	B	PIPE SIZE	A	B
2.54cm [1"]	.95cm [3/8"]	.32cm [1/8"]	3.17cm [1 1/4"]	.95cm [3/8"]	.32cm [1/8"]

HANGER DETAILS

N.T.S.

SHADED AREAS ARE NOT PART OF THIS PROJECT



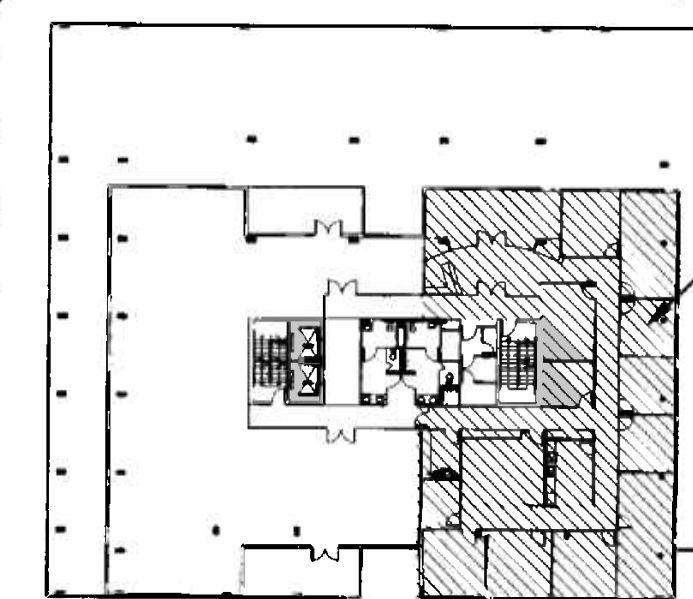
OFFICE COPY CITY OF MIAMI BEACH APPROVED FOR PERMIT BY THE FOLLOWING:

- BUILDING: [Signature]
- ZONING: [Signature]
- DRB/HPB: [Signature]
- CONCURRENC? [Signature]
- PLUMBING: [Signature]
- ELECTRICAL: [Signature]
- MECHANICAL: [Signature]
- FIRE PREVENTION: [Signature]
- ENGINEERING: [Signature]
- PUBLIC WORKS: [Signature]
- STRUCTURAL: [Signature]
- ACCESSIBILITY: [Signature]
- ELEVATOR: [Signature]

As per Florida Building Code Section 104.5.1 REVIEWED FOR CODE COMPLIANCE

FIRE PROTECTION FLOOR PLAN SCALE 1/8" = 1'-0"

KEY PLAN



MIGUEL LANDE MECHANICAL ENGINEER 16160 NW 43RD TER MIAMI, FL 33178 TEL. (305) 510-6448 DATE: 11/3/05 FLA. REC. NO. 82447

FIRE PROTECTION LEGEND (FIRE SPRINKLER SYSTEM)

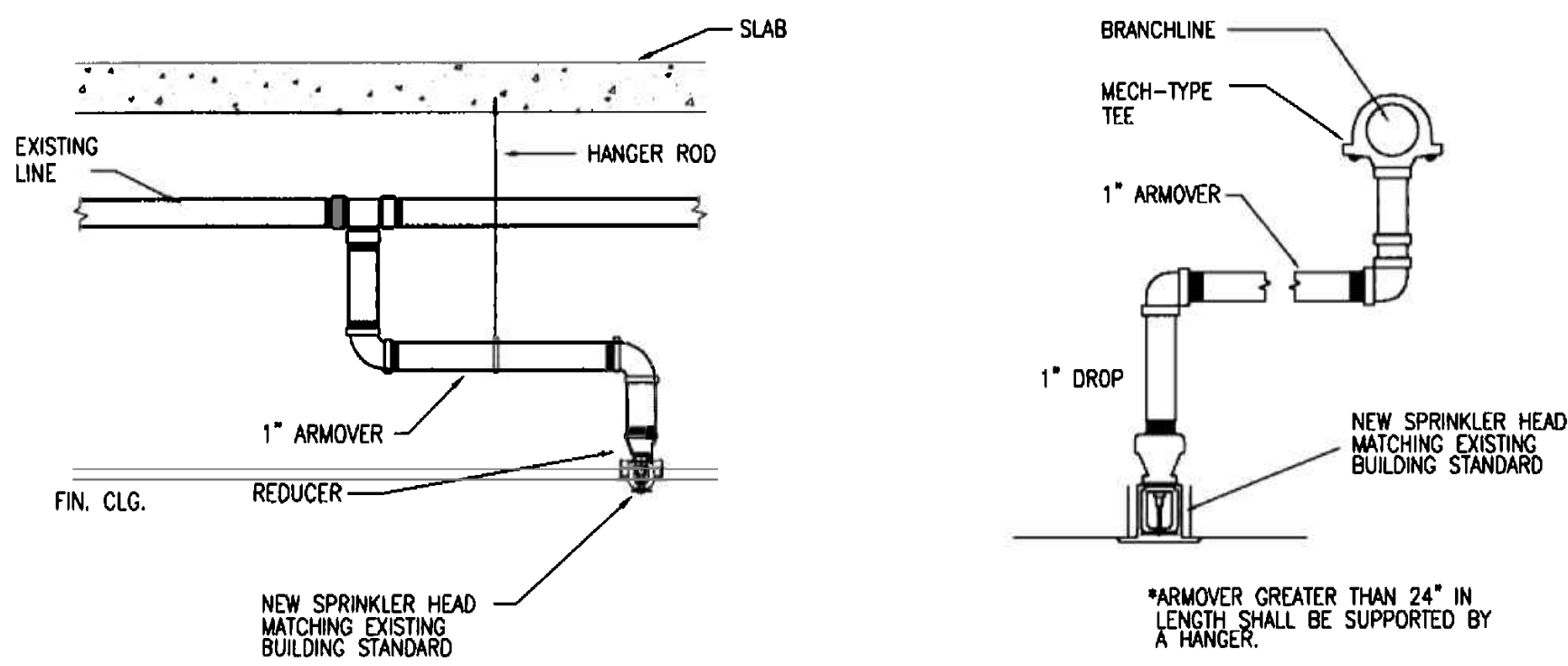
- EXISTING FIRE SPRINKLER PIPE TO REMAIN
- NEW FIRE SPRINKLER PIPE
- REMOVE EXISTING SPRINKLER HEAD AND 1" RISER, CONNECT NEW 1" SPRINKLER PIPE TO EXISTING 1" OUTLET
- EXISTING SPRINKLER HEAD TO BE REMOVED AND RISER CAPPED
- EXISTING SPRINKLER HEAD TO REMAIN CONTRACTOR TO VERIFY THAT LOCATION MEETS COVERAGE REQUIREMENTS
- NEW CONCEALED TYPE SPRINKLER HEAD

FIRE PROTECTION NOTES

- FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
- THIS IS A DIAGRAMMATIC CONCEPTUAL PLAN. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS FOR PERMIT, AS PER FLORIDA ADMINISTRATIVE CODE CHAPTER 61G15-32.002 (6).
- CONTRACTOR SHALL RELOCATE HEADS, EXTEND PIPES TO NEW/RELOCATED SPRINKLER HEADS, PROVIDE NEW SPRINKLER HEADS, ETC. AS REQUIRED TO ACCOMMODATE NEW LAYOUTS.
- ALL PIPING SHALL BE SCH. 40 BLACK STEEL OR LIGHTWALL XL PIPING IN ACCORDANCE WITH BUILDING STANDARD. ALL PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS AS PER N.F.P.A. 13.
- BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
- HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
- PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH BUILDING STANDARD REQUIREMENTS.
- DESIGN CRITERIA:
LIGHT HAZARD, 0.10 GPM PER SQ. FT. DENSITY, 100 GPM HOSE ALLOWANCE, MINIMUM 1500 SQ. FT. REMOTE AREA OF APPLICATION.
- COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE SPRINKLER HEAD ABOVE AND BELOW HVAC EQUIPMENT WIDER THAN 48".

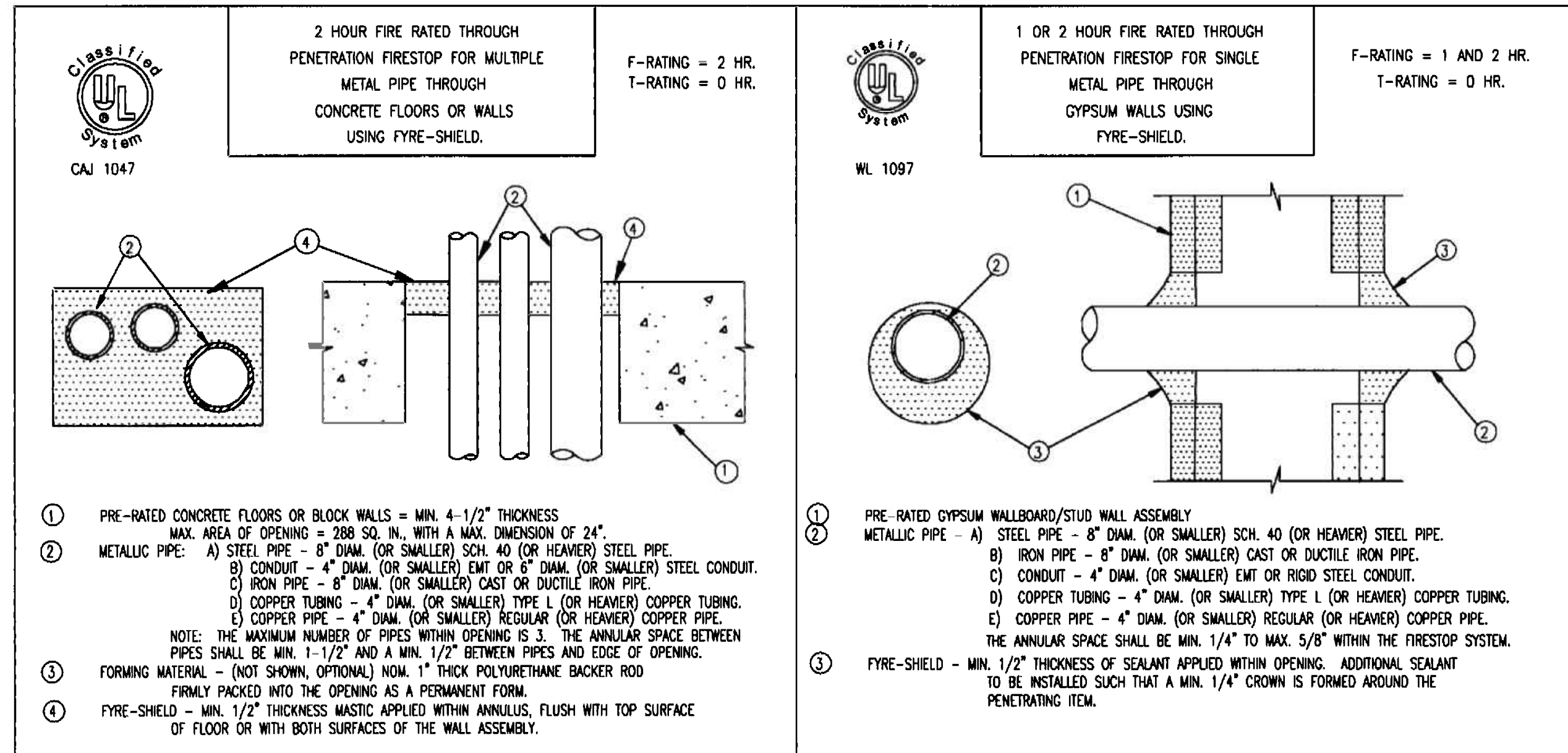
FIRE SPRINKLER HEAD SCHEDULE

SYM.	AREA SERVED	ORIFICE SIZE	TEMP. RATING	CONFIGURATION	MANUFACTURER AND MODEL	REMARKS
●	SPACES WITH CEILING	1/2" K=5.6	155°F/68°C	CONCEALED PENDENT FLAT PLATE, QUICK RESPONSE 4.9m X 4.9m(16'X16') COVERAGE	CENTRAL/TYCO SERIES RFI (TY3531)	CONSULT ARCH. FOR FINISH

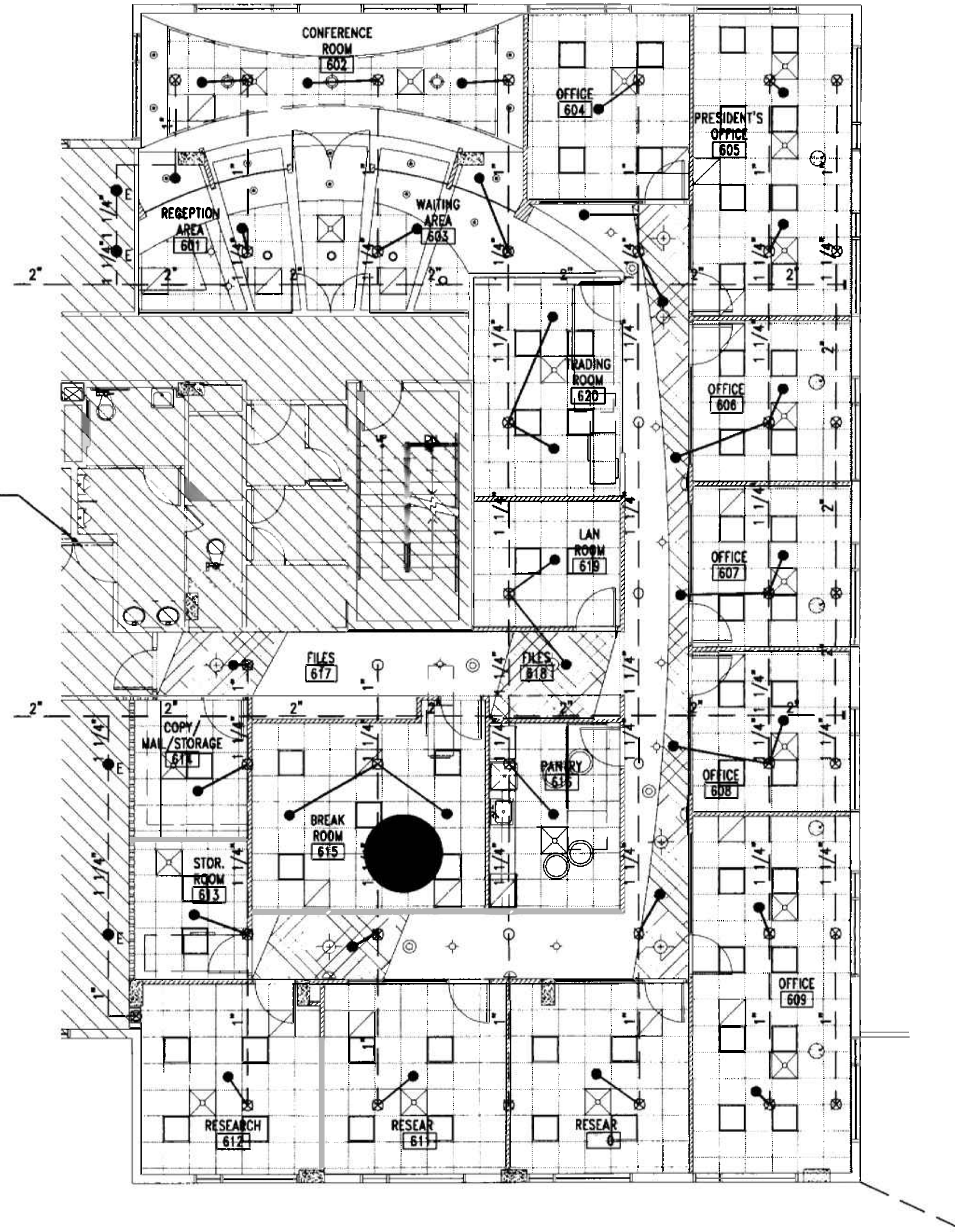


TYPICAL ARMOVERT DETAILS

N.T.S.



SHADED AREAS ARE NOT PART OF THIS PROJECT



FIRE PROTECTION FLOOR PLAN

SCALE 1/8" = 1'-0"

OFFICE COPY	
CIVIL ENGINEER	
APPROVED FOR THE FOLLOWING:	
BUILDING ZONING:	
DIRECTOR:	
CONSENYENCY:	
PLANNING:	
ENVIRONMENTAL:	
TECHNICAL:	
ENGINEERING:	
PERMITTING:	
STRUCTURAL:	
MECHANICAL:	
ELECTRICAL:	
ACCOMMODATION:	
LEVATOR:	

As per Florida Building Code Section 100.7.1
REVIEWED FOR CODE COMPLIANCE

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL (305) 510-6448
DATE: 11/07/05
FLA. REG. No. 62447

insight
design

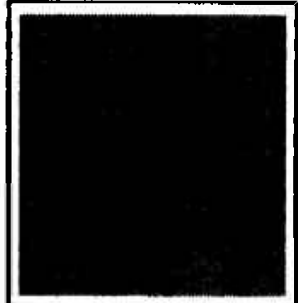
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1	11/07/05	ML		

FIRE PROTECTION FLOOR PLAN AND DETAILS

INTERIOR RENOVATION
OF
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE o INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003864

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:
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design



REVISIONS

SHEET TITLE

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HVAC GENERAL NOTES

- THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT, PERMITS, FEES, INSPECTIONS, TEST, INSURANCE, ETC., REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING, HEATING AND VENTILATION SYSTEMS SHOWN ON DRAWINGS OR LISTED BELOW.
 - THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFF-SET, ELBOW OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES.
 - DRAWINGS ARE NOT TO BE SCALED. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS, AND SITE CONDITIONS SHALL GOVERN EXACT LOCATION OF MECHANICAL EQUIPMENT AND APPURTENANCES.
 - INTENT:
 - IT IS THE INTENT OF THE PLANS AND GENERAL NOTES TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL NECESSARY ITEMS REQUIRED, EVEN THOUGH ITEMS ARE NOT INDICATED ON THE DRAWINGS OR IN THE NOTES. WORK CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER NOT SHOWN ON THE PLANS OR INDICATED IN THE NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING, PRIOR TO BID, FOR REVIEW & RESOLUTION OTHERWISE WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.
 - CONTRACTOR SHALL COORDINATE ALL BUILDING STANDARD REQUIREMENTS PRIOR TO BID.
 - THE NATURE OF THIS CONTRACT INVOLVES THE IMPROVEMENT OF AN EXISTING SHELL SPACE AND THE CONTRACTOR, PRIOR TO BID, MUST INSPECT THE EXISTING FACILITIES AND CONDITIONS AT THE JOBSITE AND BECOME ACQUAINTED WITH CONDITIONS THAT WILL AFFECT WORK TO BE PERFORMED UNDER THIS CONTRACT.
 - ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS.
 - DEFINITIONS:
 - PROVIDE - MEANS TO FURNISH AND INSTALL.
 - UNDER THIS SECTION - MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
 - BY THIS SECTION - MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
 - INTERRUPTION OF SERVICE:
 - ANY WORK REQUIRED BY THESE DOCUMENTS THAT WILL HAVE AN EFFECT ON EXISTING TENANTS IN THE BUILDING SHALL BE COORDINATED WITH BUILDING MANAGEMENT. THIS WORK INCLUDES BUT IS NOT LIMITED TO INTERRUPTION OF POWER, TELEPHONE, COMMUNICATION SYSTEM, AIR CONDITIONING, WATER ETC.
 - SCHEDULE TIMES AND DATES WITH THE GENERAL CONTRACTOR AND BUILDING MANAGEMENT.
 - SUBMIT SHOP DRAWINGS OF ALL EQUIPMENT FOR APPROVAL BEFORE ORDERING.
 - SUBMIT A COMPLETE "AS-BUILT" RECORD SET IN ELECTRONIC FORMAT TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUESTION.
 - CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF THIS WORK WITH THAT OF ALL OTHER TRADES AND WITH EXISTING CONDITIONS.
 - OBTAIN FULL INFORMATION REGARDING PECULIARITIES AND LIMITATIONS OF SPACE AVAILABLE FOR INSTALLATION OF THE EQUIPMENT AND MATERIALS UNDER THIS CONTRACT, AND PROVIDE READY ACCESSIBILITY TO DAMPERS, VALVES AND OTHER APPARATUS, INCLUDING ANY PART OF SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.
 - VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
 - ALL DUCT AND PIPE PENETRATIONS OF FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE RATED SEALANT TO MAINTAIN THE INTEGRITY OF THE SYSTEM.
 - ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR. COMPRESSORS SHALL CARRY 5 YEAR FACTORY GUARANTEE. FURNISH ONE YEAR FREE SERVICE.
- DUCTWORK:
 - ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
 - RIGID LOW PRESSURE DUCTWORK: ALL NEW S/A AND R/A DUCTWORK SHALL BE CONSTRUCTED OF 1/2" THICK STANDARD DUTY FIBERGLASS BOARD (R=6.0 MIN.) WITH REINFORCED FLAMEPROOF ALUMINUM FOIL FACED COVERING IN ACCORDANCE WITH N.F.P.A. BULLETIN 90-A. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. DUCTWORK SHALL BE CERTAINTED ULTRA DUCT OR EQUIVALENT.
 - NEW O/A DUCTWORK SHALL BE CONSTRUCTED OF ZINC COATED GALVANIZED SHEET METAL IN ACCORDANCE WITH S.M.A.C.N.A. HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE". PRESSURE CLASSIFICATION 3.0" WG.
 - FLEXIBLE DUCTWORK SHALL BE ROUND, REINFORCED WITH A WIRE HELIX AND INSULATED WITH R=6.0 MIN. BLANKET TYPE INSULATION WITH EXTERIOR VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH, U.L. CLASS 1 AIR DUCT. FLEXIBLE DUCT SIZE SHALL MATCH DIFFUSER NECK SIZE.
 - CONNECT NEW DUCTWORK TO EXISTING WITH FULL SIZE TAP, SEAL AIRTIGHT WITH DUCT SEALANT. PROVIDE TRANSITIONS AS REQUIRED TO COORDINATE AND OFFSET DUCTWORK IF NEEDED. PATCH AND SEAL AIRTIGHT ANY UNUSED OPENING IN EXISTING DUCTWORK.
 - EXPOSED ROUND DUCT SHALL BE OF SPIRAL CONSTRUCTION.
 - PROVIDE ACCESS PANELS IN HARD CEILINGS FOR ALL VALVES, DAMPERS, CONTROL DEVICES, VAV BOXES, ETC. ACCESS PANELS SHALL BE MILCOR FLUSH TYPE MINIMUM OF 12" X 12" UNLESS NOTED OTHERWISE.
 - COMBINATION FIRE AND SMOKE DAMPERS SHALL BE RUSKIN FSD60 OR APPROVED EQUIVALENT, WITH 285° FUSIBLE LINK. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S AND BEAR A UL LABEL.
 - SMOKE DAMPERS SHALL BE RUSKIN SD60 OR APPROVED EQUIVALENT MEETING UL555S REQUIREMENTS AND BEARING A UL LABEL. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S.
 - FIRE DAMPERS SHALL BE RUSKIN DIBD20 STYLE "B" OR APPROVED EQUIVALENT, WITH 285° FUSIBLE LINK. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. FIRE DAMPERS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH UL555 AND BEAR A UL LABEL. EACH FIRE DAMPER SHALL BE SHIPPED WITH UL INSTALLATION INSTRUCTIONS AND INSTALLED ACCORDINGLY.
 - MOTORIZED CONTROL DAMPERS SHALL BE RUSKIN CDB60 OR APPROVED EQUIVALENT, WITH GALVANIZED STEEL FRAME, AIRFID, BLADES AND ELECTRIC ACTUATOR. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. SUBMITTAL MUST INCLUDE LEAKAGE, MAXIMUM AIRFLOW AND MAXIMUM PRESSURE RATING BASED ON AMCA 500. CONTROL DAMPERS ON OUTSIDE AIR DUCTS SHALL BE PROVIDED WITH LIMIT STOP FOR NORMAL OPERATION.
 - CONDENSER WATER PIPE AND FITTINGS SHALL BE SCHEDULE 40 BLACK STEEL.
 - CONTROLS:
 - INSTALL THERMOSTATS WHERE INDICATED ON DRAWINGS AT 48" A.F.F. AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - TESTING:
 - CONTRACTOR SHALL BE RESPONSIBLE TO TEST AND BALANCE THE SYSTEM TO ACHIEVE RATES AS SHOWN ON PLANS AND SCHEDULES. TEST/BALANCE RESULTS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUESTION. THE TEST AND BALANCE SHALL BE PERFORMED BY AN INDEPENDENT T&B CONTRACTOR CERTIFIED BY THE A.A.B.C. OR N.E.B.B. AND APPROVED BY THE BUILDING MANAGEMENT. THE SUBMITTED TEST AND BALANCE REPORT SHALL BE ON OFFICIAL A.A.B.C. OR N.E.B.B. REPORT FORMS.
 - BALANCE AIR SYSTEM TO DELIVER SPECIFIED QUANTITIES AT EACH OUTLET WITHIN 10% USING A.A.B.C. OR N.E.B.B. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR REVIEW PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HOURS OF WORK TIME AVAILABLE TO HIM WITH LANDLORD'S REPRESENTATIVE. SOME WORK MAY HAVE TO BE PERFORMED OUTSIDE NORMAL WORKING HOURS.
 - ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER	X	
SMOKE DAMPER	X	
FIRE-RATED ENCLOSURE		X
FIRE-RATED FLOOR/ROOF-CEILING ASSEMBLY		X
FIRE STOPPING	X	
SMOKE CONTROL (1)	X	

(1) SMOKE EVACUATION SYSTEM IN THE BUILDING IS EXISTING

DUCTLESS MINISPLIT SYSTEM

DUCTLESS MINISPLIT UNIT AC-6/CU-6 SHALL BE MITSUBISHI, INDOOR UNIT MODEL PK18F13, 18,500 BTU/H, 11.3 SEER, 600 CFM, 115"-1-60, MCA 1, MFS 15A, 53 LBS, OUTDOOR UNIT MODEL PU18EK 208/230-1-60, MCA 16, MFS 20A, 155 LBS, 3/8" LIQUID LINE, 5/8" GAS LINE WITH 1" ARMAFLEX INSULATION. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE OPTIONAL CONDENSATE PUMP ACCESSORY.

NOTE:
OTHER APPROVED MANUFACTURERS ARE TRANE AND FUJITSU.

AIR DISTRIBUTION SCHEDULE

SYMBOL	USE	TYPE	ACCESSORIES	MFG. & MODEL
'A'	SUPPLY AIR	PERFORATED CLG DIFFUSER	LAY-IN TYPE	TITUS, PAS-AA
'B'	SUPPLY AIR	ROUND CLG DIFFUSER	-	TITUS, TMR-AA
'D'	RETURN AIR	EGGCRATE WALL GRILLE	SURFACE MOUNTED	TITUS, 50F
'R'	RETURN AIR	PERFORATED CLG GRILLE	LAY-IN TYPE	TITUS, PAR-AA

NOTE:

OTHER APPROVED MANUFACTURERS ARE PRICE AND METALAIR.

OUTDOOR AIR REQUIREMENTS FOR VENTILATION AS PER ASHRAE STANDARD 62-2001

A/C UNIT	NUMBER OF OCCUPANTS	CFM PER PERSON	OUTDOOR AIR CFM REQUIRED	OUTDOOR AIR CFM PROVIDED
AC-1	6	20	120	120
AC-2	10	20	200	200
AC-3	14	7.5 (1)	105	250
	7	20	140	
AC-4	4	20	80	80
AC-5	10	7.5 (1)	75	80

NOTE:

(1) REDUCED ACCORDING TO ASHRAE 62 FOR INTERMITTENT OCCUPANCY.

A/C UNIT SCHEDULE

UNIT DESIGNATION	AC-1	AC-2	AC-3	AC-4	AC-5
A/C UNIT TYPE	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP
CONFIGURATION	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL
OPERATING WEIGHT, LB	400	600	600	250	250
TOTAL AIR, CFM	1350	2300	1900	1200	900
OUTSIDE AIR, CFM	120	200	250	80	80
EXTERNAL STATIC, INWG	0.50	0.50	0.50	0.50	0.50
FACE VELOCITY, FPM	335	255	210	458	426
ENTERING AIR TEMPERATURE DB/WB, °F	78/63	77/62	78/64	72/60	76/64
TOTAL COOLING CAPACITY, BTUH	44410	65770	65650	29260	27330
SENSIBLE COOLING CAPACITY, BTUH	35230	57220	49610	24210	21430
LEAVING AIR TEMPERATURE DB/WB, °F	54.2/51.5	54.3/51.3	54.4/52.2	53.6/51.1	56.2/53.7
CONDENSER WATER FLOW, GPM / PRESSURE DROP, FTWG	13/12.5	20/4.0	20/4.0	10/4.5	8/17.5
CONDENSER WATER TEMP. ENTERING/LEAVING, °F	85/95	85/95	85/95	85/95	85/95
ENTERING AIR TEMPERATURE DB, °F	68	68	68	68	68
TOTAL HEATING CAPACITY, BTUH	56500	78310	78580	42100	33800
CONDENSER WATER TEMP. ENTERING/LEAVING, °F	68/60	68/60	68/60	68/60	68/60
ELECTRICAL SERVICE AVAILABLE	208-3-60	208-3-60	208-3-60	208-3-60	208-3-60
FAN MOTOR STARTER TYPE	ATL	ATL	ATL	ATL	ATL
STARTER FURNISHED BY	MECH. CONT.	MECH. CONT.	MECH. CONT.	MECH. CONT.	MECH. CONT.
UNIT EER/COP	12.8/4.3	14.4/4.6	14.4/4.6	13.7/4.7	12.5/4.3
TOTAL UNIT POWER, KW	4.3	5.5	5.5	2.9	2.3
MCA/MAX HACR	20.3/35	26.9/35	26.9/35	16.6/25	11.4/15
COMPRESSOR NUMBER/TYPE	1/RECIP.	2/RECIP.	2/RECIP.	1/RECIP.	1/RECIP.
COMPRESSOR RLA/LRA, EA.	14.0/91	10.4/85	10.4/85	10.4/85	7.7/66
FAN MOTOR HP/FLA	0.5/2.8	1.0/3.5	1.0/3.5	0.8/3.8	0.5/1.8
CONDENSER WATER CONNECTIONS, IN	1	1 1/4	1 1/4	3/4	3/4
UNIT DIMENSIONS (H.W.L.), IN	21/33/58	23/36/79	23/36/79	19/25/50	17/23/46
DESIGN MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE
DESIGN MFG. MODEL NUMBER	GEH-048	GEH-072	GEH-072	GEH-036	GEH-030
STAINLESS STEEL BRAIDED HOSES (2 FT MAX)	YES	YES	YES	YES	YES
VIBRATION ISOLATION HANGING SUPPORT KIT	YES	YES	YES	YES	YES
PROGRAMMABLE DIGITAL THERMOSTAT	YES	YES	YES	YES	YES
1" FILTER RACK	YES	YES	YES	YES	YES
CONDENSATE OVERFLOW PROTECTION SENSOR (FACTORY INSTALLED AND WIRED)	YES	YES	YES	YES	YES

NOTE:

- UNITS SHALL BE INSTALLED WITH AN AUXILIARY DRAIN PAN PROVIDED WITH A FLOW SWITCH, TO STOP THE UNIT ON DRAIN PAN OVERFLOW.
- ALL CONTROLS AND SAFETY DEVICES SHALL BE FACTORY WIRED AND MOUNTED WITHIN THE UNIT.
- UNITS SHALL BE PROVIDED WITH SEPARATE ELECTRICAL CONNECTIONS FOR FAN AND COMPRESSOR SECTIONS.
- UNITS SHALL SHUT DOWN UPON ACTIVATION OF THE BUILDING'S FIRE ALARM.
- OTHER APPROVED MANUFACTURERS ARE FHP, MCQUAY AND YORK.
- PROVIDE CONDENSATE PUMP LITTLE GIANT MODEL VCMA-20, 50 GPH AT 10 FT, 120 V. PUMP SHALL BE FURNISHED WITH OPTIONAL SAFETY SWITCH TO SHUT-OFF THE UNITS IN THE EVENT OF A TANK OVERFLOW.

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REVISIONS	DATE	BY	CHK
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MECHANICAL
FLOOR PLAN
AND DETAILS

INTERIOR RENOVATION
FOR
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MIAMI BEACH, FLORIDA

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M0.2

GENERAL NOTES

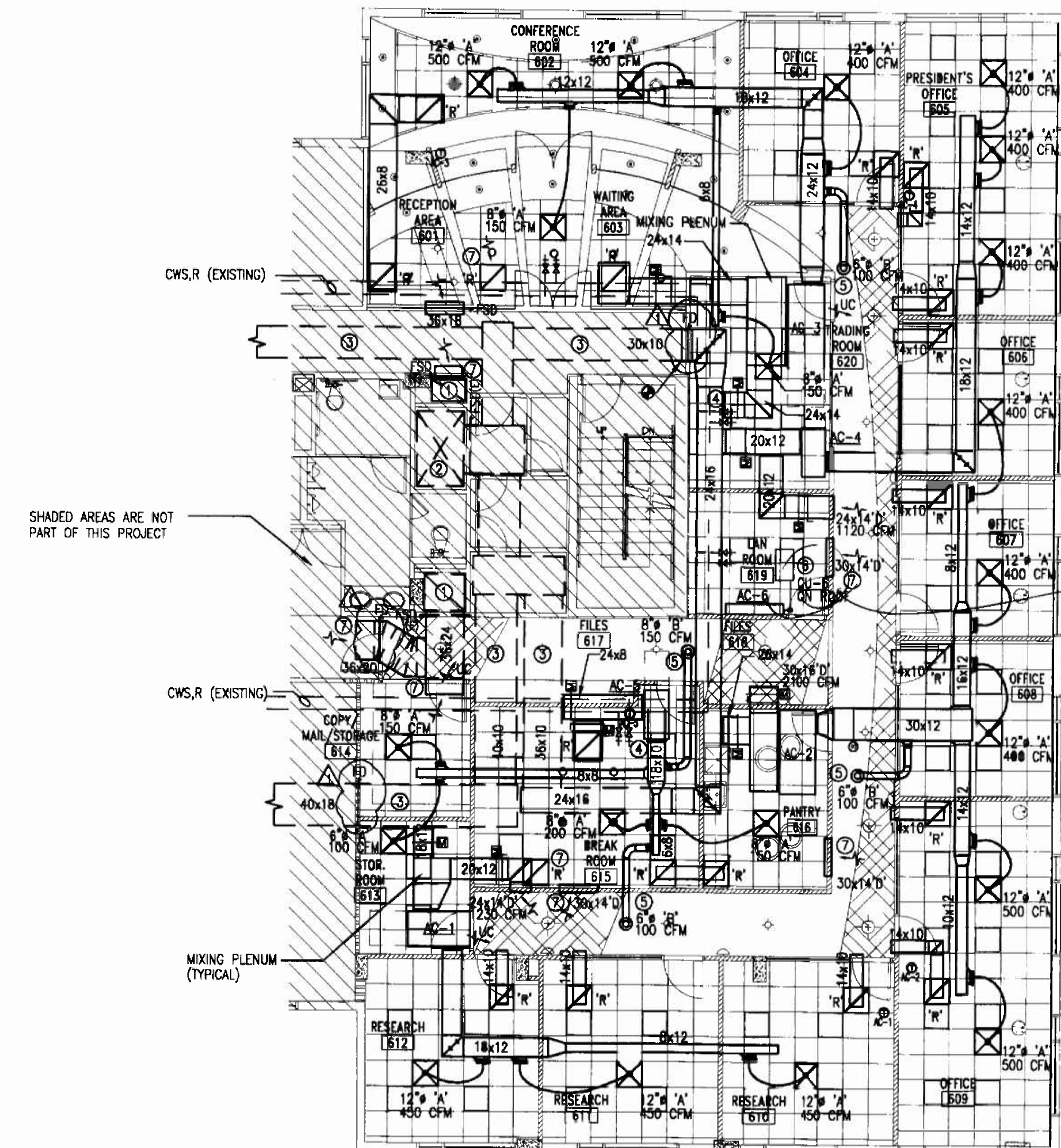
1. MATERIALS EXPOSED WITHIN RETURN PLENUM SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84, AND SHALL COMPLY WITH FMC 602.2.1.
2. THE DUCTWORK LAYOUT, PIPING, DEVICES, EQUIPMENT LOCATIONS ETC. INDICATED AS EXISTING ON THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROVIDED TO THIS ENGINEER AS AN AID IN THIS PROJECT'S DESIGN AS WELL AS SITE VISITS TO VISUALLY VERIFY ACCESSIBLE ITEMS INDICATED ON THESE DRAWINGS. NOT ALL ITEMS, DUCT LAYOUT, OPENINGS ETC. COULD BE VERIFIED DUE TO THE NATURE OF THE FACILITIES OPERATIONS AS WELL AS SITE CONDITIONS. ANY DISCREPANCIES AFFECTING THE INTENDED PERFORMANCE OF THE SYSTEM DESIGN INDICATED ON THIS SET OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND RESOLUTION PRIOR TO BID.
3. CLEARANCE IN FRONT OF A/C UNITS ELECTRIC PANELS SHALL BE KEPT ACCORDING TO N.E.C. AND MANUFACTURER'S RECOMMENDATIONS.

KEYED NOTES

- 1 EXISTING SMOKE EXHAUST RISER WITH SMOKE DAMPER.
- 2 EXISTING MAKE-UP AIR/OUTSIDE AIR RISER WITH SMOKE DAMPER.
- 3 EXISTING MAKE-UP AIR/OUTSIDE AIR DUCT.
- 4 CONNECT NEW CWS & R PIPING TO EXISTING 2" VALVES.
- 5 PROVIDE ROUND SPIRAL SHEET METAL DUCT WITH 90° ELBOW DOWN TO ROUND CEILING DIFFUSER. DUCT SHALL BE UNINSULATED AND PAINTED WHERE EXPOSED ONLY.
- 6 INSTALL CONDENSING UNIT ON THE ROOF INSIDE MECHANICAL ENCLOSURE. COORDINATE EXACT LOCATION FOR CU AND REFRIGERANT PIPE PENETRATION WITH BUILDING MANAGEMENT.
- 7 SMOKE EXHAUST SYSTEM INTAKE.

BASE BUILDING LIFE SAFETY SYSTEMS
SEQUENCE OF OPERATIONS (FLOORS 4,5,6)

1. THE OPERATION OF ALL DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL.
2. UPON A SIGNAL FROM A SPRINKLER WATER FLOW SWITCH, UNIT DISCHARGE OR AREA SMOKE DETECTOR, THE FIRE ALARM PANEL SHALL:
 - START ELEVATOR AND STAIR PRESSURIZATION FANS.
 - OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4, 5 & 6.
 - CLOSE ALL RETURN AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4, 5 & 6.
 - OPEN ALL TRANSFER DUCT SMOKE DAMPERS IN FLOORS 4, 5 & 6.
 - OPEN SMOKE DAMPERS IN SMOKE EXHAUST SHAFT OPENINGS ON FLOOR OF INCIDENT.
 - TURN ON ALL FAN SECTIONS ON THE A/C UNITS SERVING FLOORS 4, 5 & 6.
 - TURN ON SUPPLY AND SMOKE EXHAUST FANS.
3. UPON RECEIVING THE ALL CLEAR SIGNAL, THE FIRE ALARM PANEL SHALL:
 - TURN OFF ALL FANS.
 - OPEN ALL RETURN AIR DAMPERS.
 - CLOSE ALL OUTSIDE AIR, EXHAUST AND TRANSFER DAMPERS.
4. ALL LIFE SAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.
5. ALL SMOKE DAMPERS AND RETURN AIR DAMPERS SHALL FAIL TO THE CLOSE POSITION.
6. ALL OUTSIDE AIR AND TRANSFER AIR SMOKE DAMPERS SHALL FAIL TO THE OPEN POSITION.

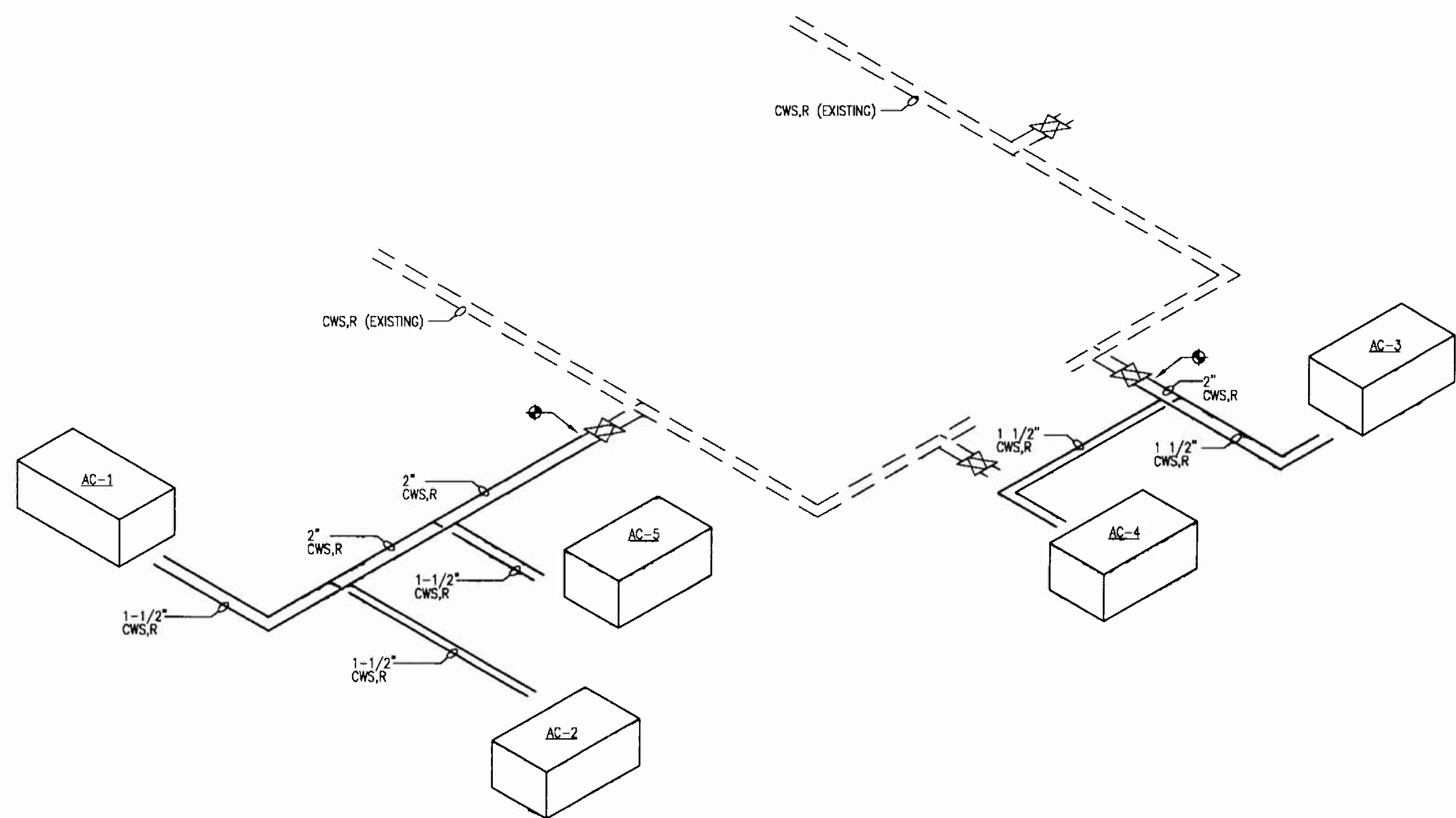
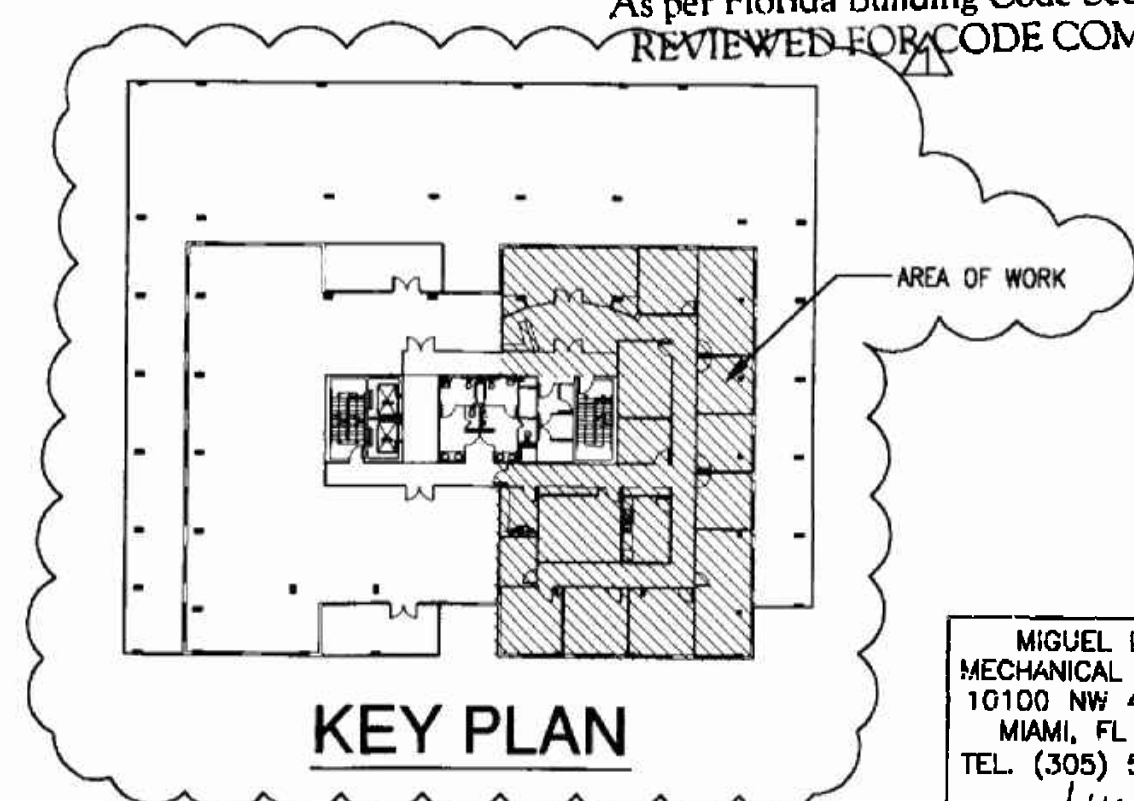


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THE FOLLOWING:

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

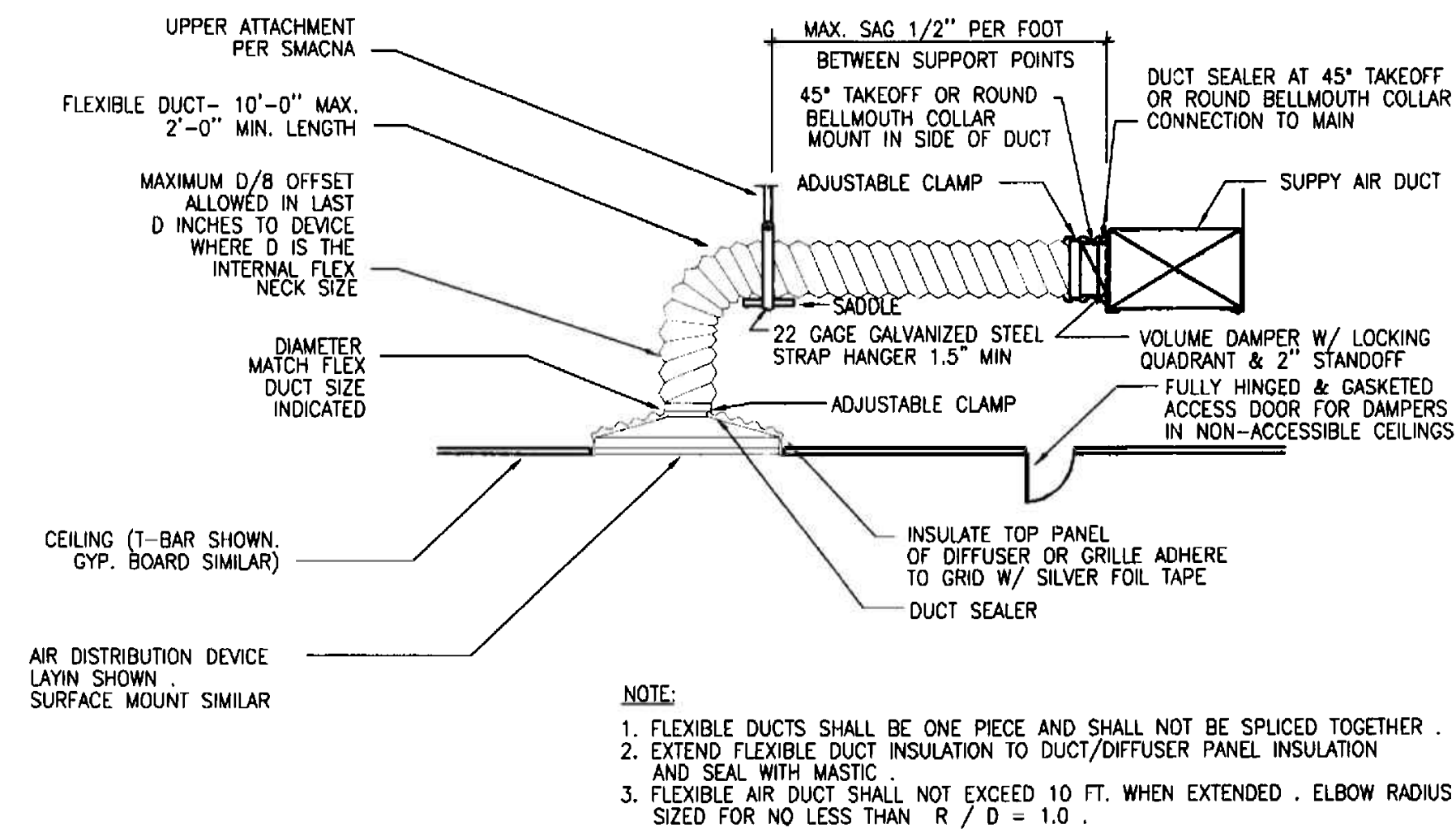
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MECHANICAL FLOOR PLAN
SCALE 1/8" = 1'-0"



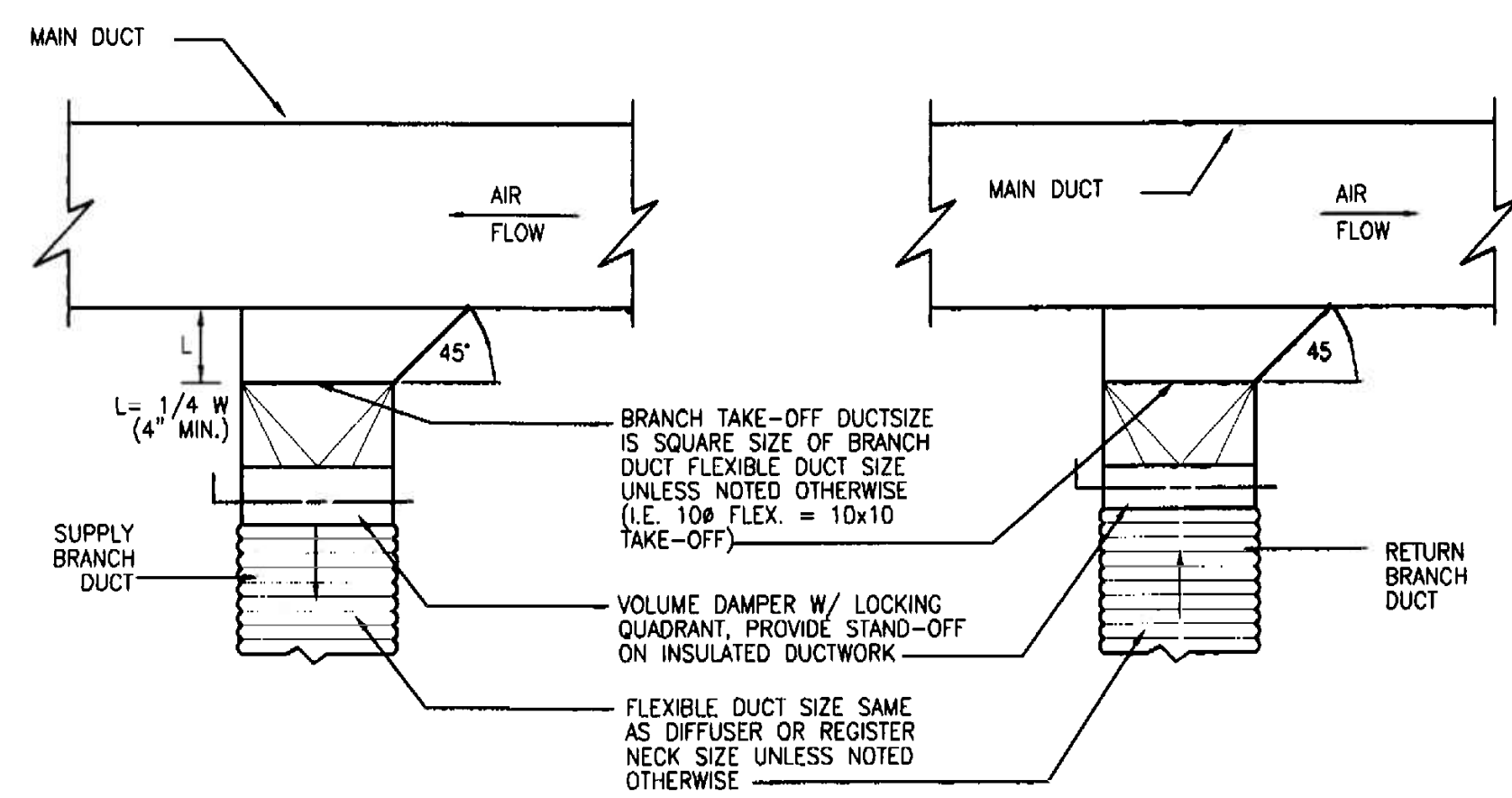
CONDENSER WATER PIPING LAYOUT
SCALE N.T.S.

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/30/06
FLA. REG. No 62447



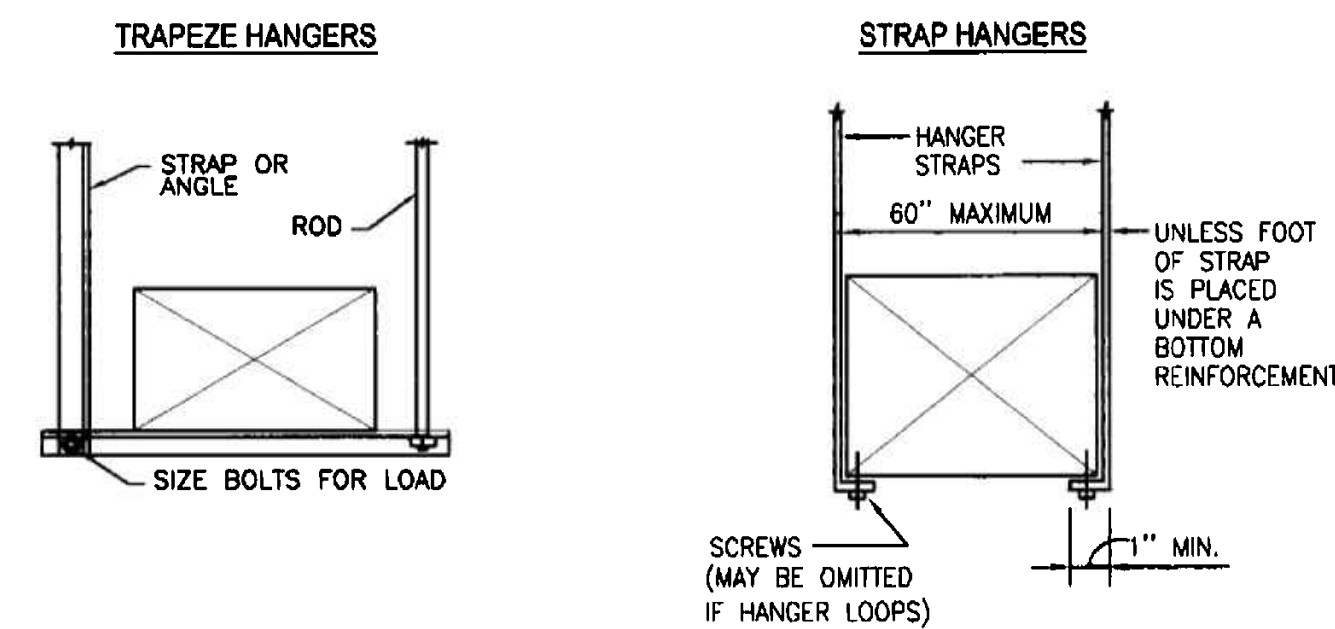
FLEXIBLE DUCT TAKEOFF DETAIL

SCALE: NTS



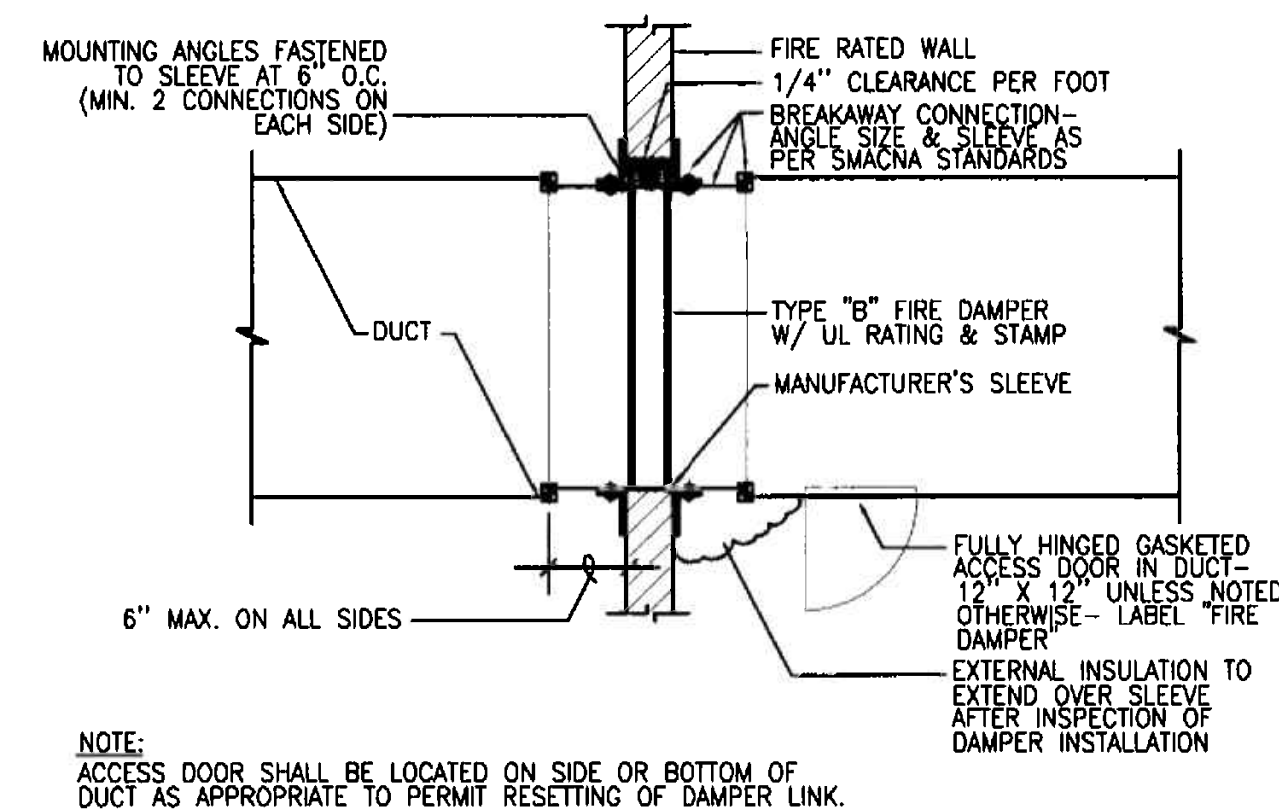
DUCT BRANCH TAKE OFF TO DIFFUSER

SCALE: NTS



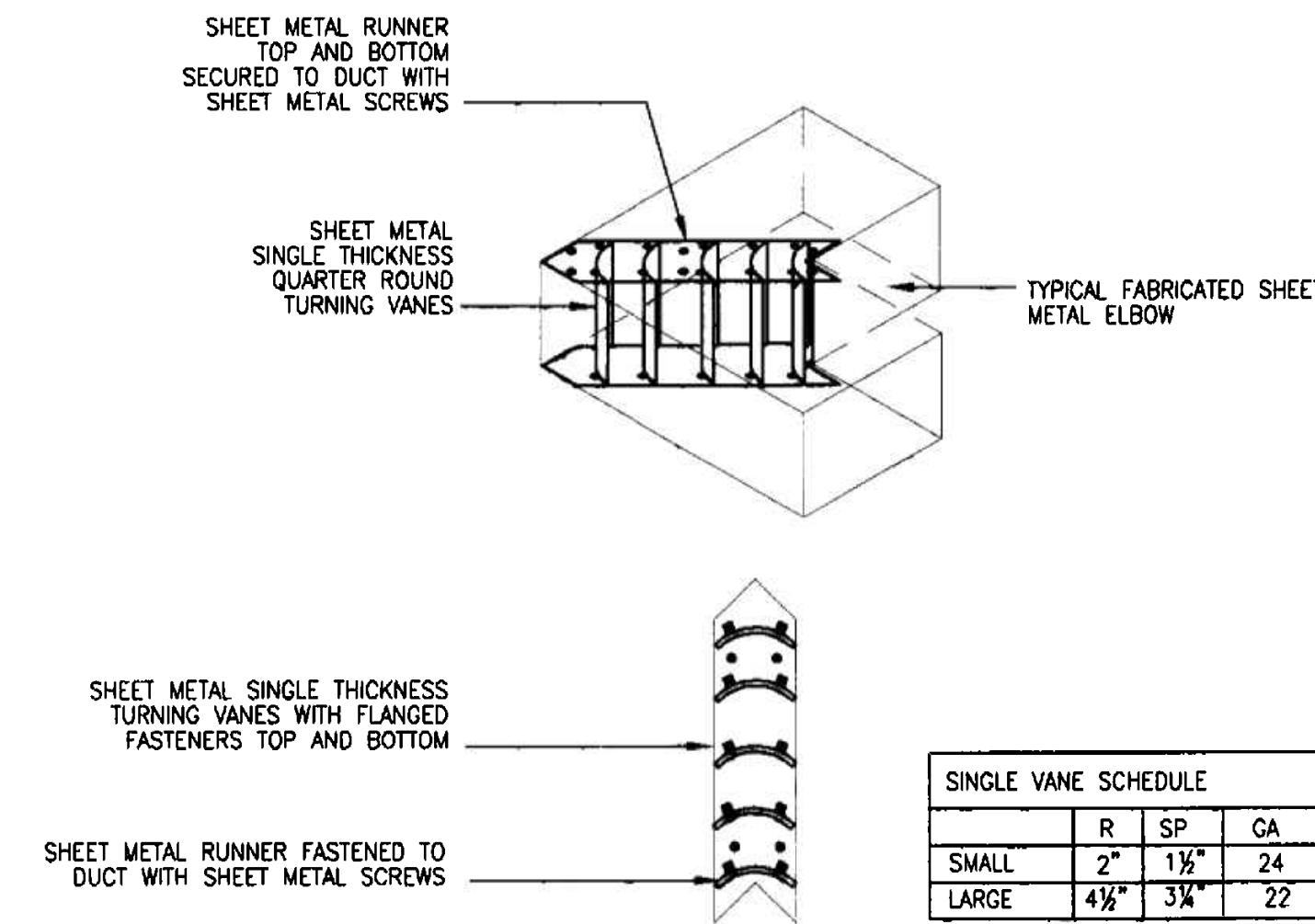
DUCT SUPPORT DETAIL

SCALE: NTS



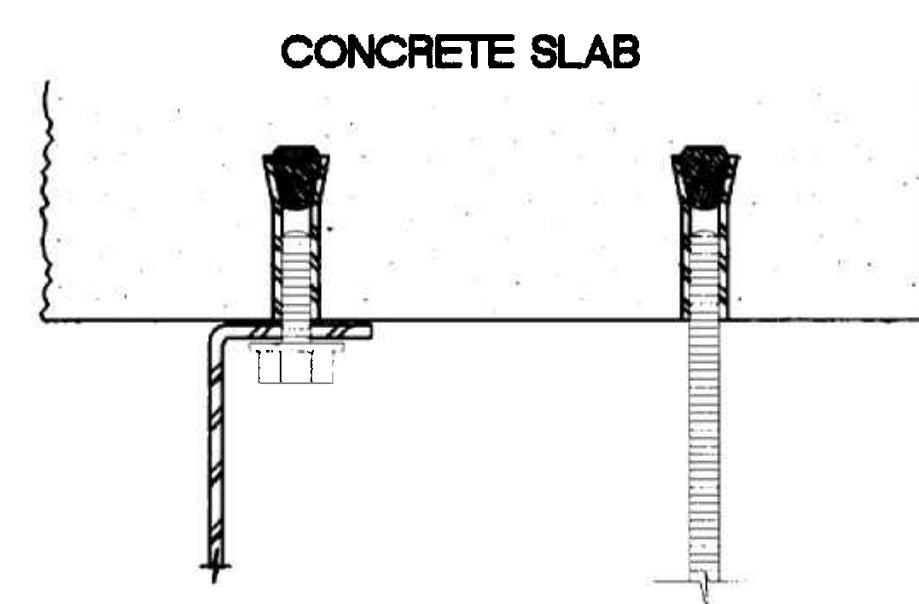
FIRE DAMPER DETAIL

SCALE: NTS



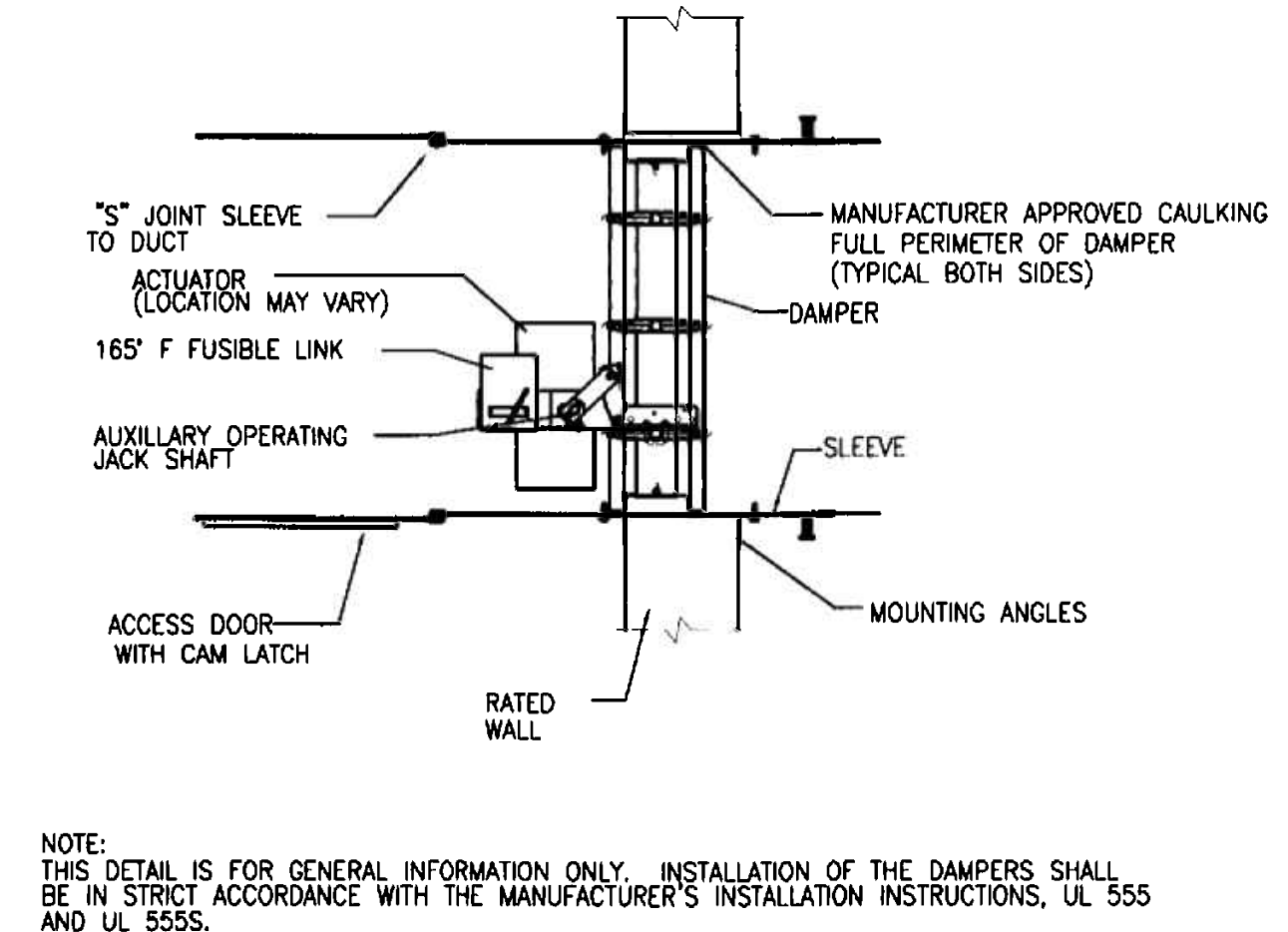
DUCT TURNING VANE DETAIL

SCALE: NTS



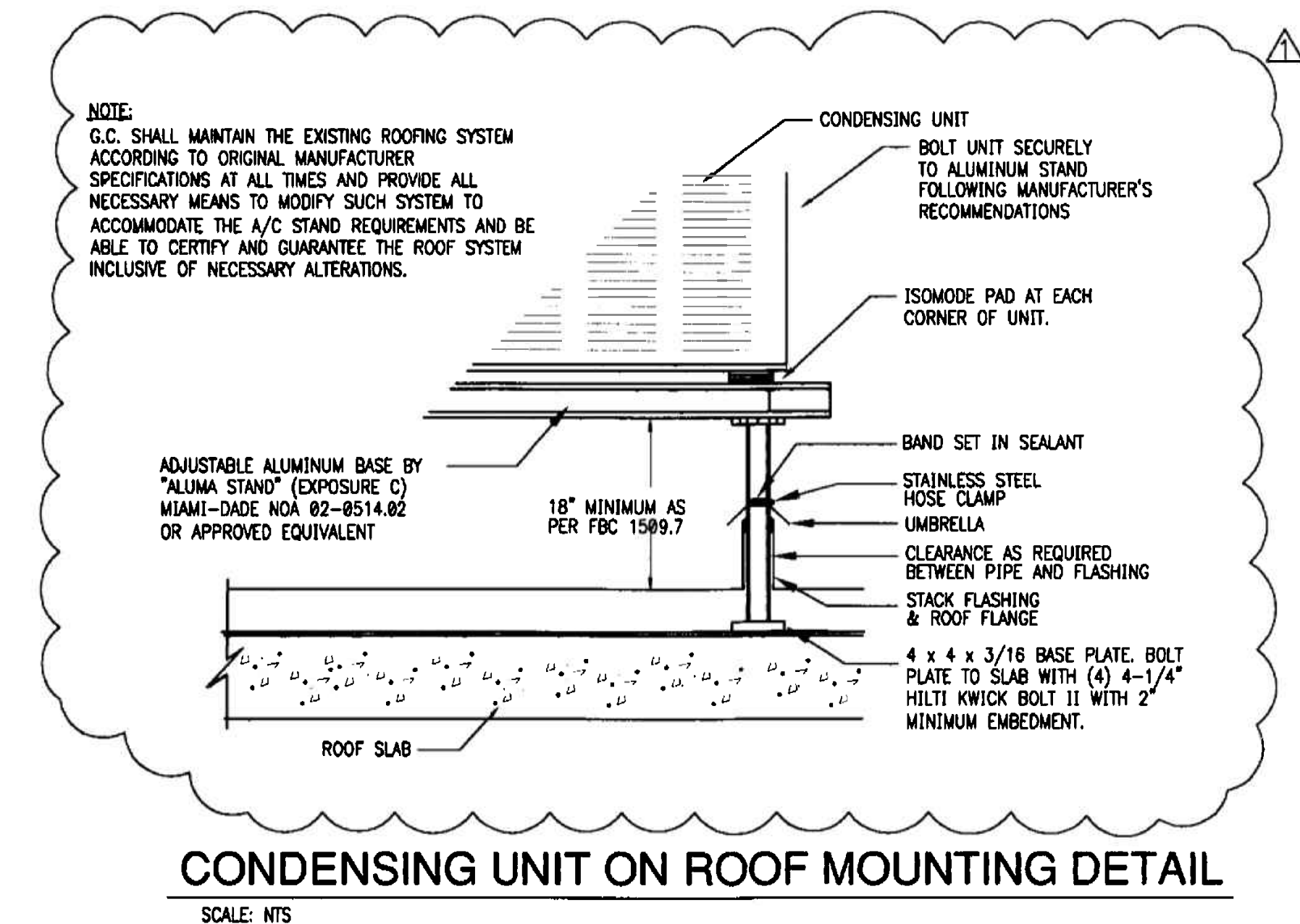
CONCRETE ANCHORS (EXP. SHIELDS)

SCALE: NTS



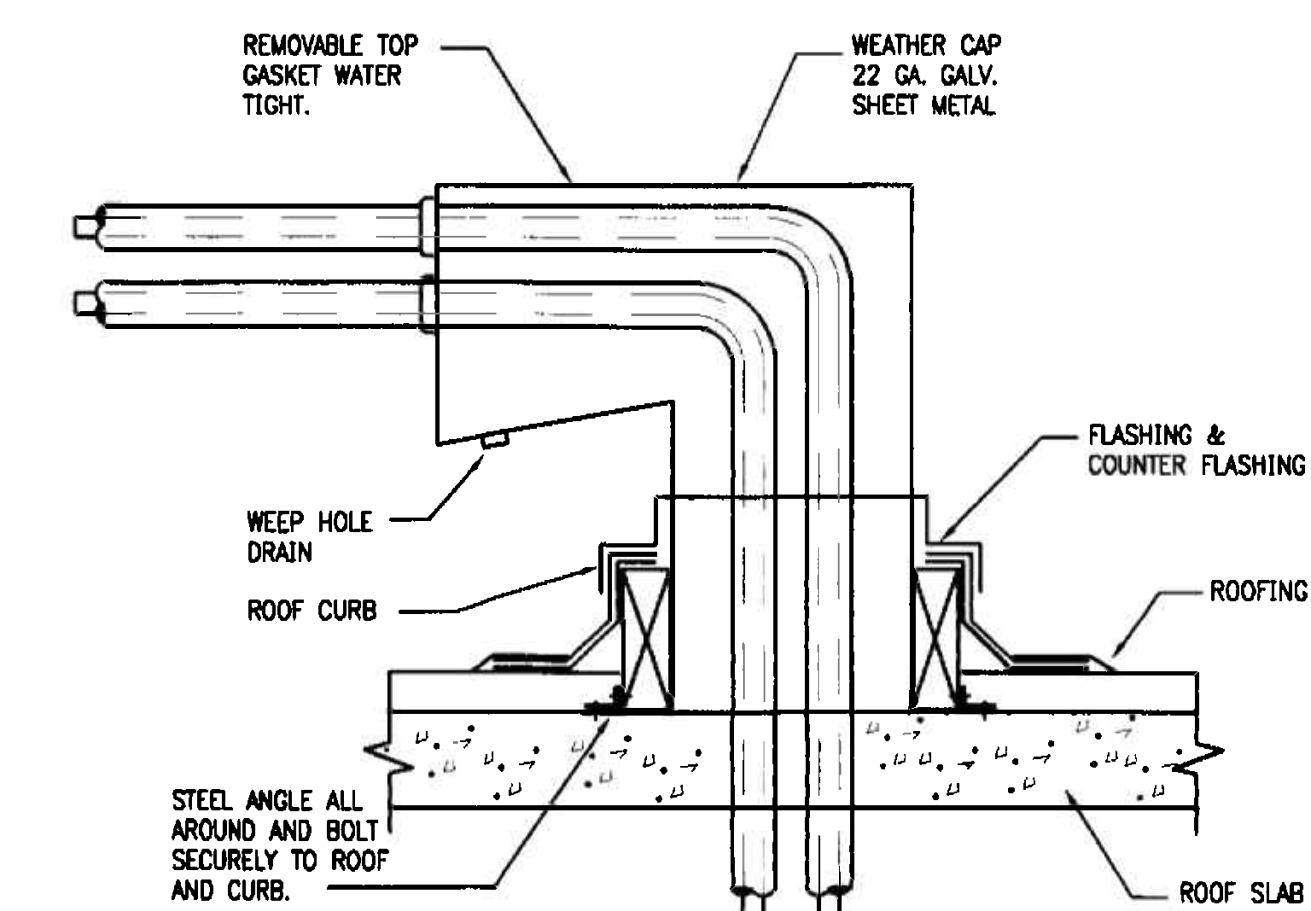
FIRE/SMOKE DAMPER DETAIL

SCALE: NTS



CONDENSING UNIT ON ROOF MOUNTING DETAIL

SCALE: NTS



REFRIGERANT PIPE ROOF PENETRATION DETAIL

SCALE: NTS

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110 S.W. 17th Avenue, 1305
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BUILDING:
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PLUMBING:
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PUBLIC WORKS:
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ELEVATOR:

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MIAMI, FL 33178
TEL. (305) 510-6448

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/06
SCALE: AS NOTED
SHEET NO: M0.3

DATE: 11/3/06
FLA. REG. NO 62447

GENERAL NOTES

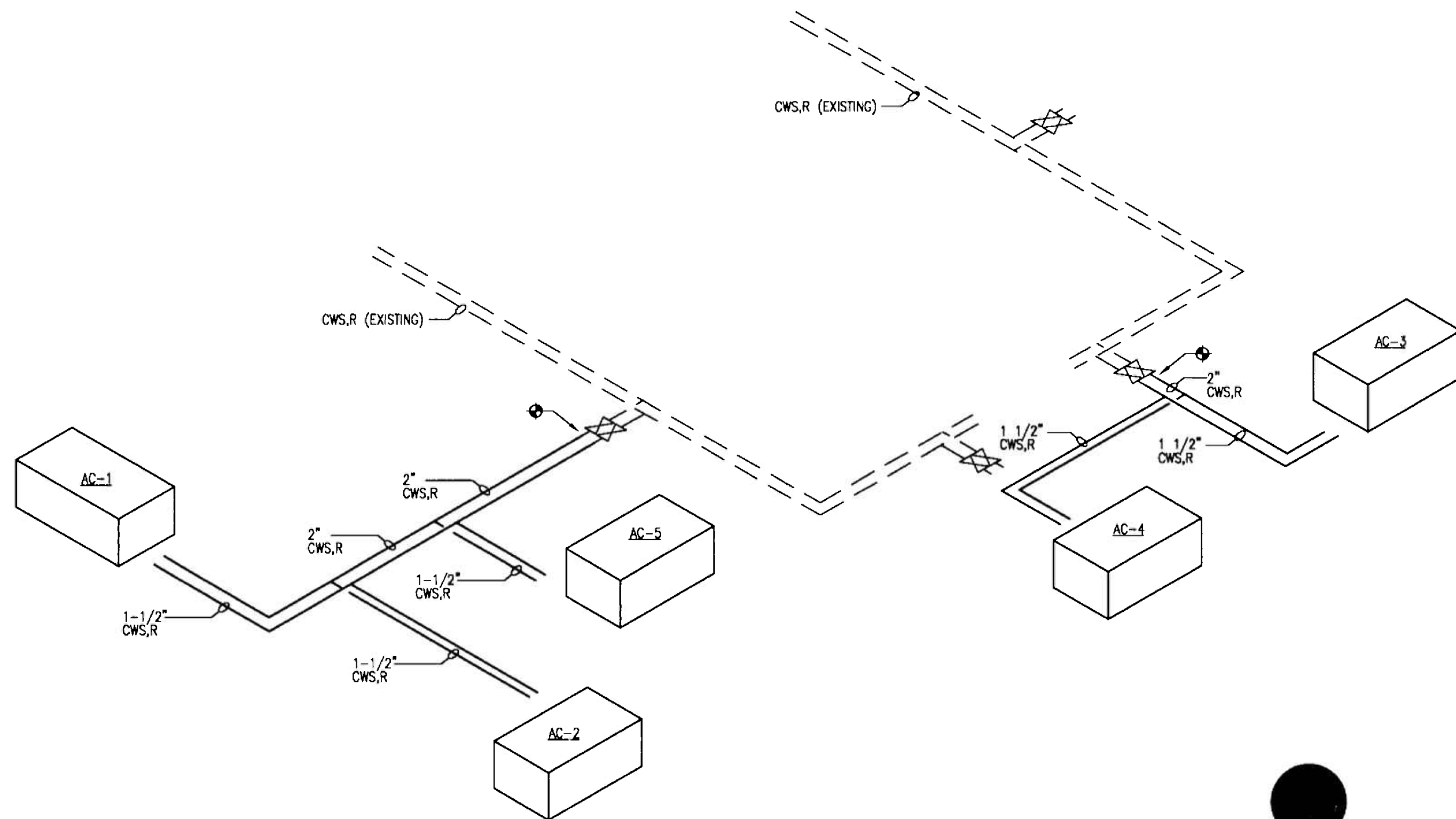
1. MATERIALS EXPOSED WITHIN RETURN PLENUM SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84, AND SHALL COMPLY WITH FMC 602.2.1.
2. THE DUCTWORK LAYOUT, PIPING, DEVICES, EQUIPMENT LOCATIONS ETC. INDICATED AS EXISTING ON THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROVIDED TO THIS ENGINEER AS AN AID IN THIS PROJECT'S DESIGN AS WELL AS SITE VISITS TO VISUALLY VERIFY ACCESSIBLE ITEMS INDICATED ON THESE DRAWINGS. NOT ALL ITEMS, DUCT LAYOUT, OPENINGS ETC. COULD BE VERIFIED DUE TO THE NATURE OF THE FACILITIES OPERATIONS AS WELL AS SITE CONDITIONS. ANY DISCREPANCIES AFFECTING THE INTENDED PERFORMANCE OF THE SYSTEM DESIGN INDICATED ON THIS SET OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND RESOLUTION PRIOR TO BID.
3. CLEARANCE IN FRONT OF A/C UNITS ELECTRIC PANELS SHALL BE KEPT ACCORDING TO N.E.C. AND MANUFACTURER'S RECOMMENDATIONS.

KEYED NOTES

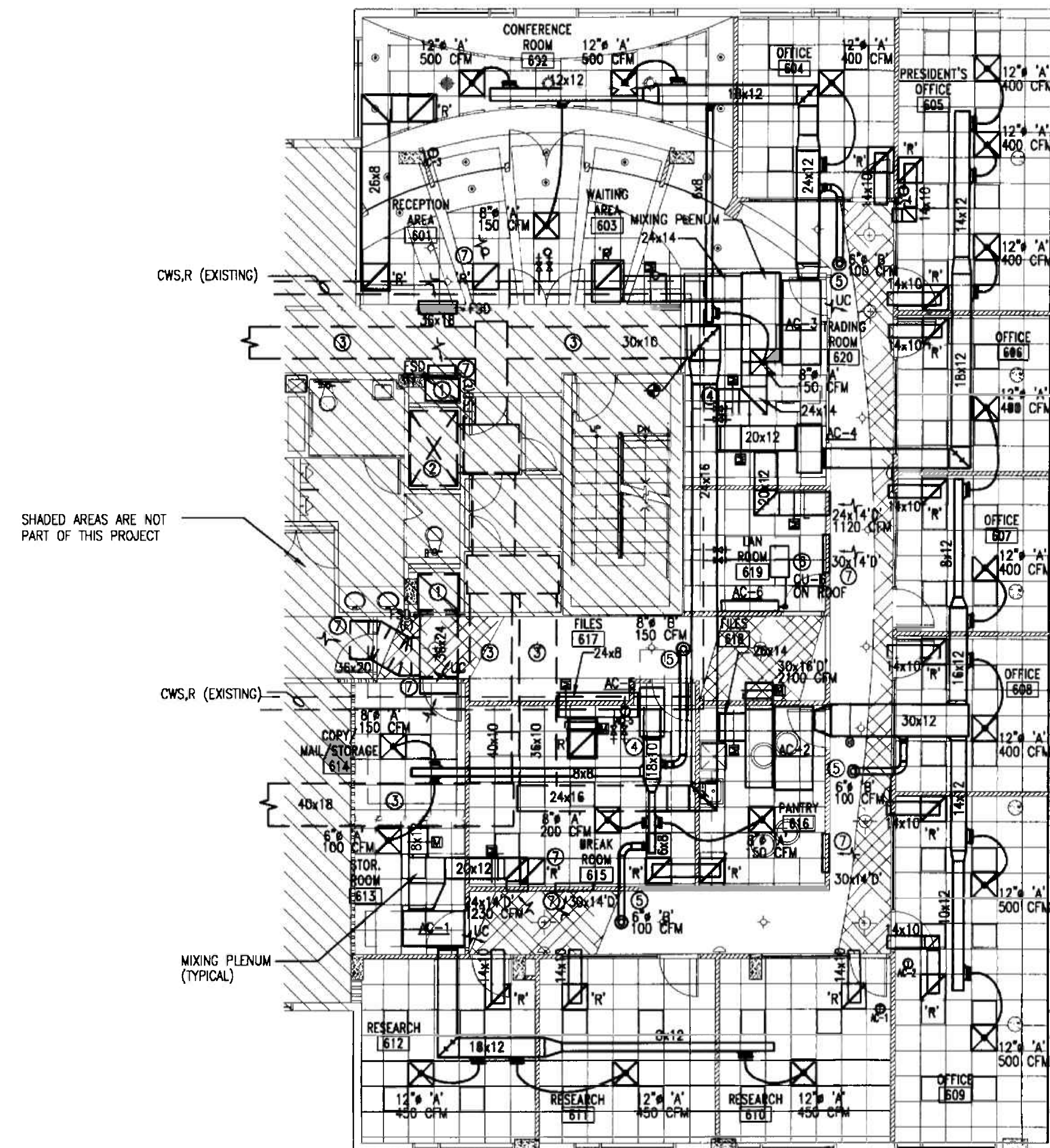
1. EXISTING SMOKE EXHAUST RISER WITH SMOKE DAMPER.
2. EXISTING MAKE-UP AIR/OUTSIDE AIR RISER WITH SMOKE DAMPER.
3. EXISTING MAKE-UP AIR/OUTSIDE AIR DUCT.
4. CONNECT NEW CWS & R PIPING TO EXISTING 2" VALVES.
5. PROVIDE ROUND SPIRAL SHEET METAL DUCT WITH 90° ELBOW DOWN TO ROUND CEILING DIFFUSER. DUCT SHALL BE UNINSULATED AND PAINTED WHERE EXPOSED ONLY.
6. INSTALL CONDENSING UNIT ON THE ROOF INSIDE MECHANICAL ENCLOSURE. COORDINATE EXACT LOCATION FOR CU AND REFRIGERANT PIPE PENETRATION WITH BUILDING MANAGEMENT.
7. SMOKE EXHAUST SYSTEM INTAKE.

**BASE BUILDING LIFE SAFETY SYSTEMS
SEQUENCE OF OPERATIONS (FLOORS 4,5,6)**

1. THE OPERATION OF ALL DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL.
2. UPON A SIGNAL FROM A SPRINKLER WATER FLOW SWITCH, UNIT DISCHARGE OR AREA SMOKE DETECTOR, THE FIRE ALARM PANEL SHALL:
 - START ELEVATOR AND STAIR PRESSURIZATION FANS.
 - OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4, 5 & 6.
 - CLOSE ALL RETURN AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4, 5 & 6.
 - OPEN ALL TRANSFER DUCT SMOKE DAMPERS IN FLOORS 4, 5 & 6.
 - OPEN SMOKE DAMPERS IN SMOKE EXHAUST SHAFT OPENINGS ON FLOOR OF INCIDENCE.
 - TURN ON ALL FAN SECTIONS ON THE A/C UNITS SERVING FLOORS 4, 5 & 6.
 - TURN ON SUPPLY AND SMOKE EXHAUST FANS.
3. UPON RECEIVING THE ALL CLEAR SIGNAL, THE FIRE ALARM PANEL SHALL:
 - TURN OFF ALL FANS.
 - OPEN ALL RETURN AIR DAMPERS.
 - CLOSE ALL OUTSIDE AIR, EXHAUST AND TRANSFER DAMPERS.
4. ALL LIFE SAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.
5. ALL SMOKE DAMPERS AND RETURN AIR DAMPERS SHALL FAIL TO THE CLOSE POSITION.
6. ALL OUTSIDE AIR AND TRANSFER AIR SMOKE DAMPERS SHALL FAIL TO THE OPEN POSITION.



CONDENSER WATER PIPING LAYOUT
SCALE: N.T.S.



MECHANICAL FLOOR PLAN
SCALE 1/8" = 1'-0"

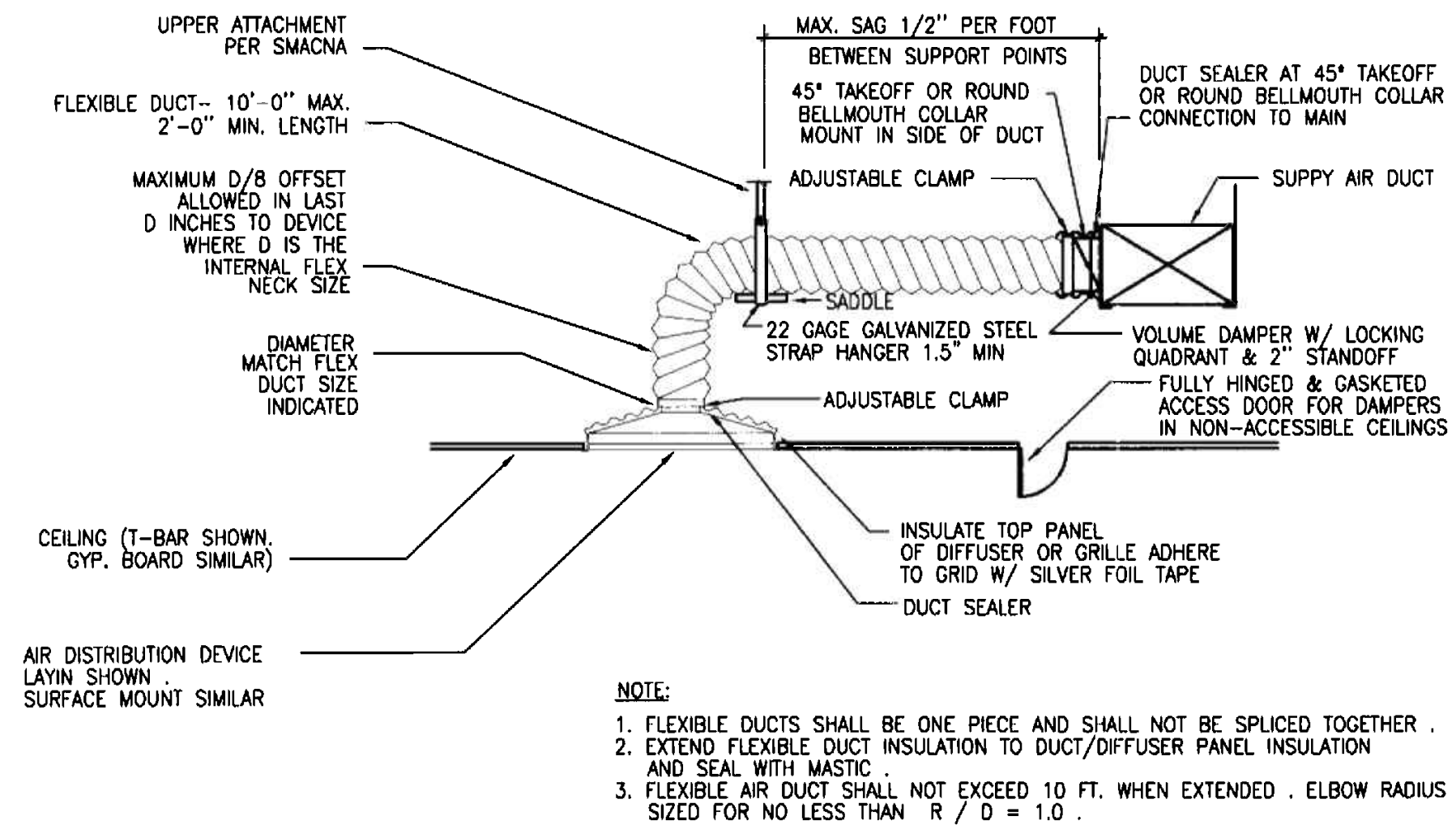
OFFICE COPY
CITY OF MIAMI
APPROVAL FOR THE FOLLOWING:

BUILDING: _____
ZONING: _____
REPLACES: _____
CROSS REFERENCE: _____
PLANS: _____
SECTION: _____
DETAILS: _____
TYPE: _____
PROJECT NAME: _____
PROJECT NUMBER: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

As per Florida Building Code Section 105.3
REVIEWED FOR COMPLIANCE

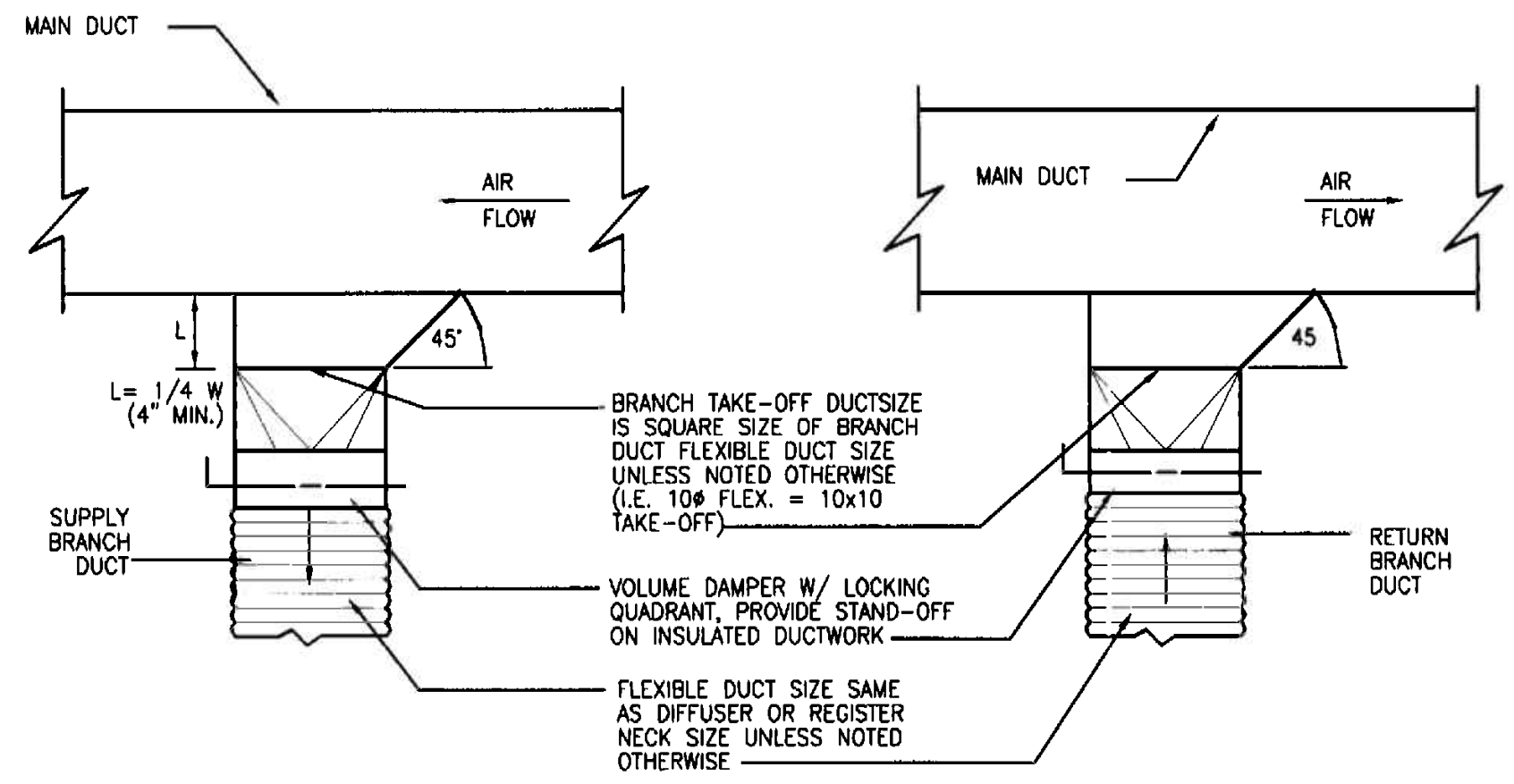
MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/17/05
FLA. REG. No. 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO: M0.2



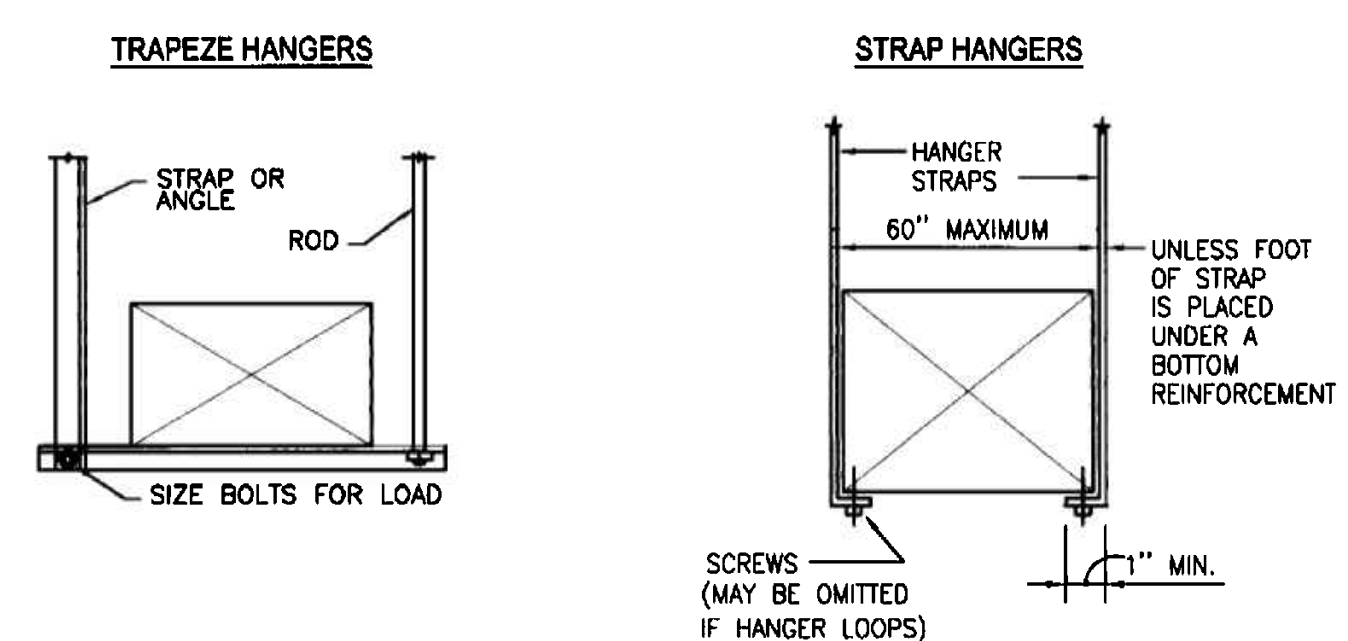
FLEXIBLE DUCT TAKEOFF DETAIL

SCALE: NTS



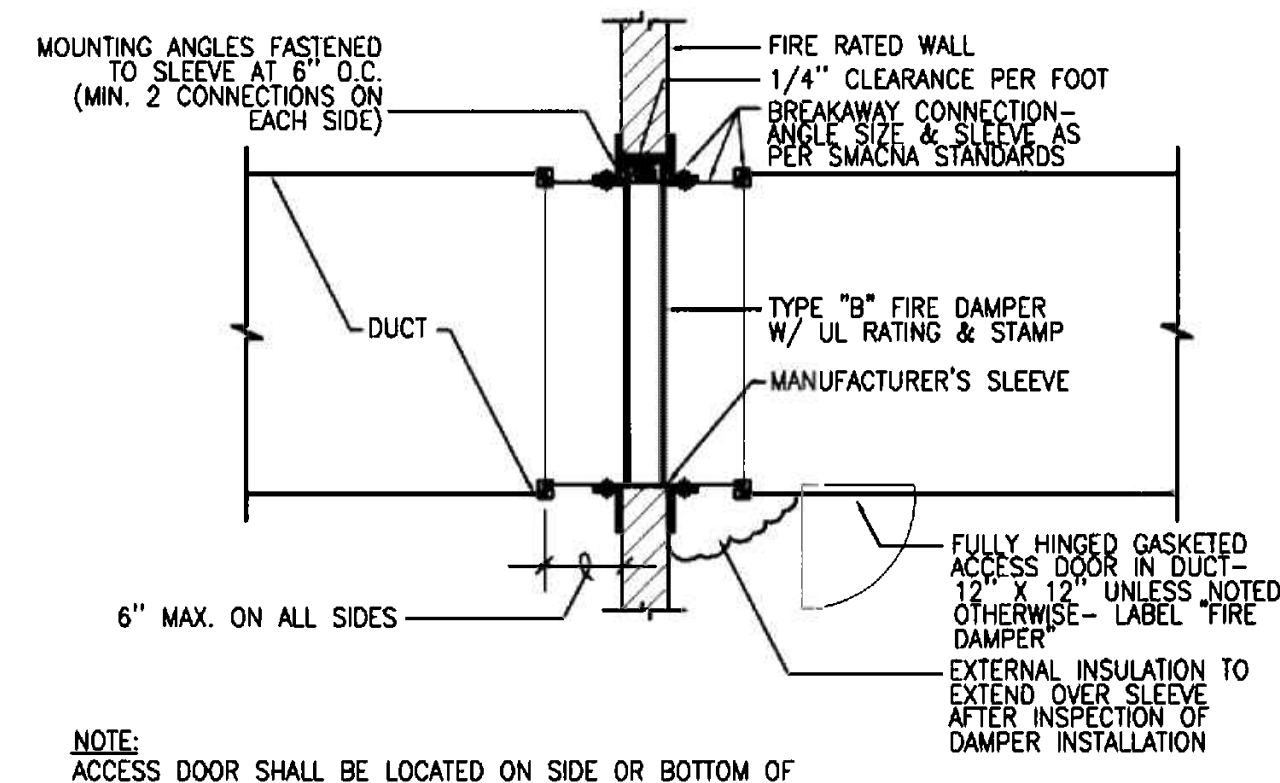
DUCT BRANCH TAKE OFF TO DIFFUSER

SCALE: NTS



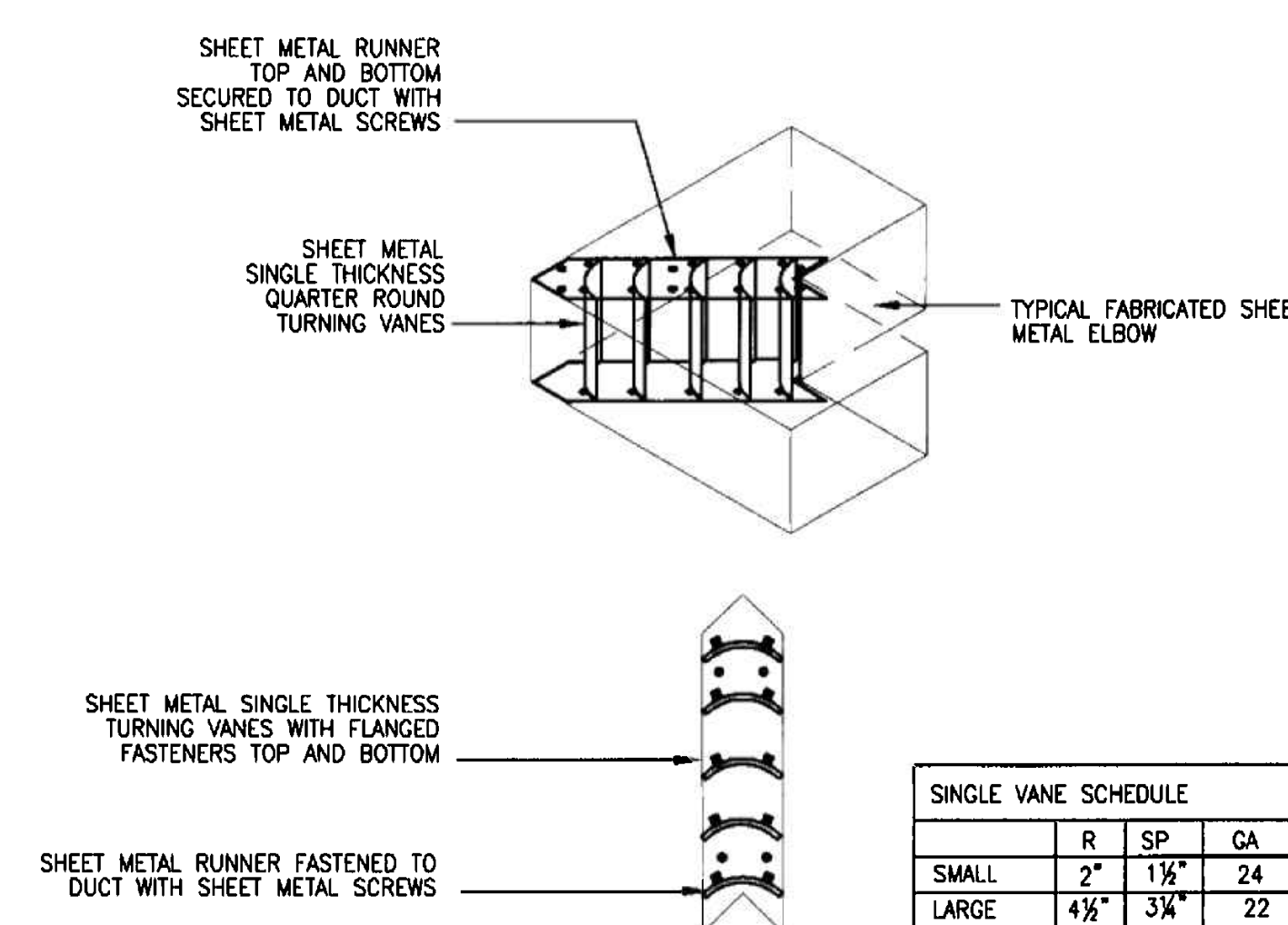
DUCT SUPPORT DETAIL

SCALE: NTS



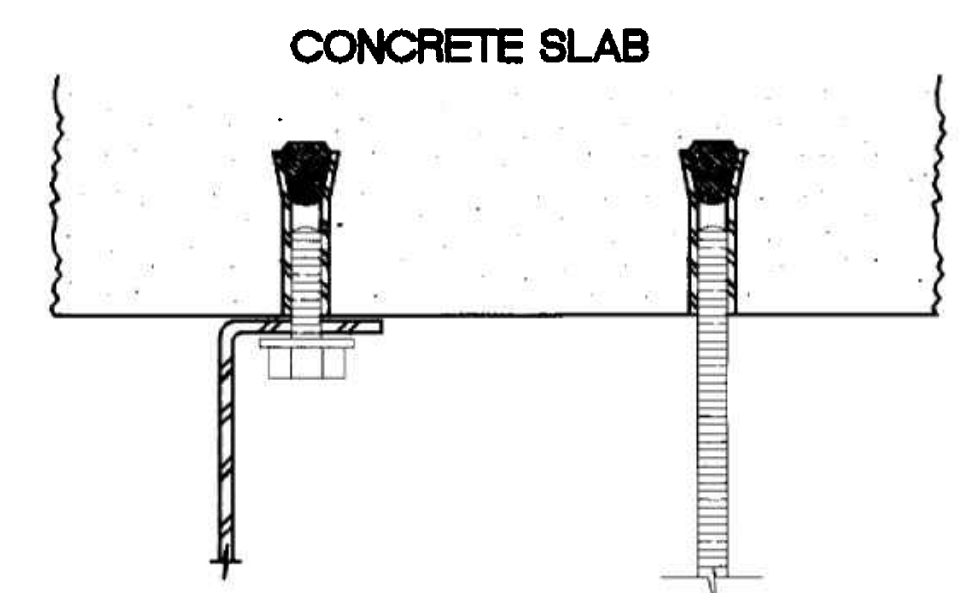
FIRE DAMPER DETAIL

SCALE: NTS



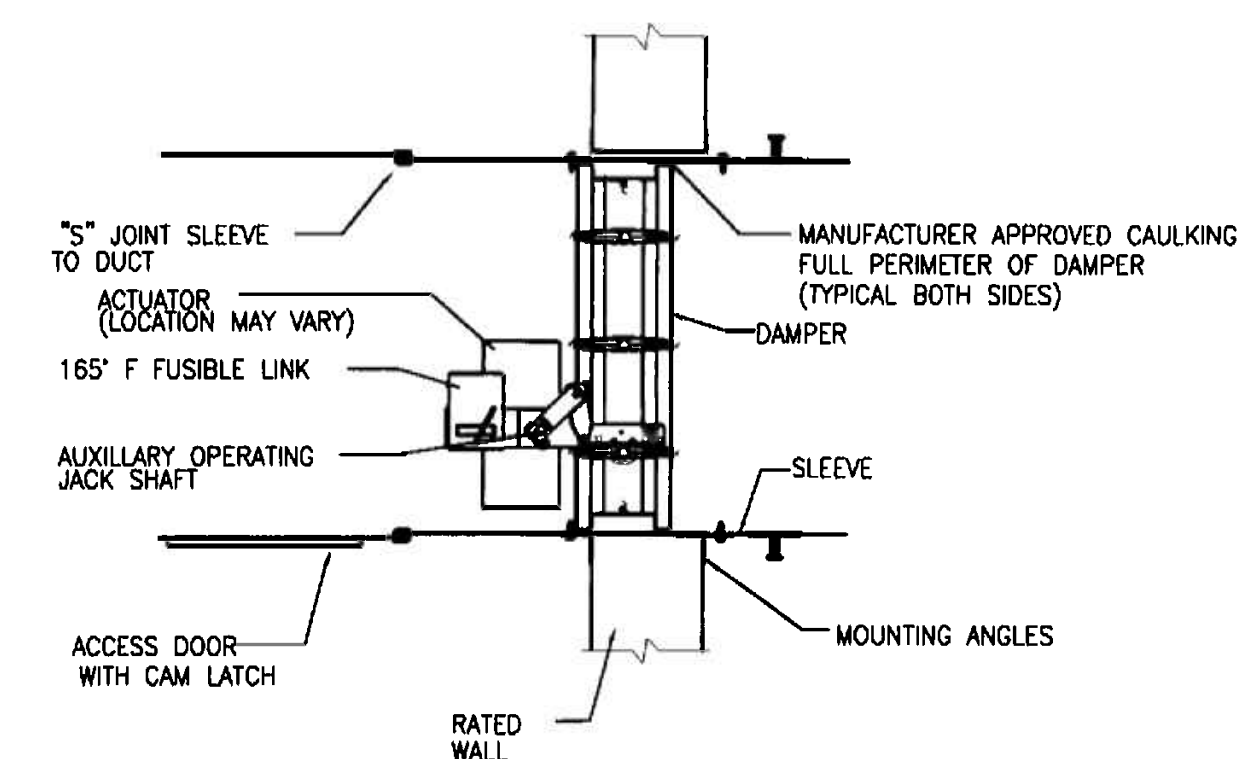
DUCT TURNING VANE DETAIL

SCALE: NTS



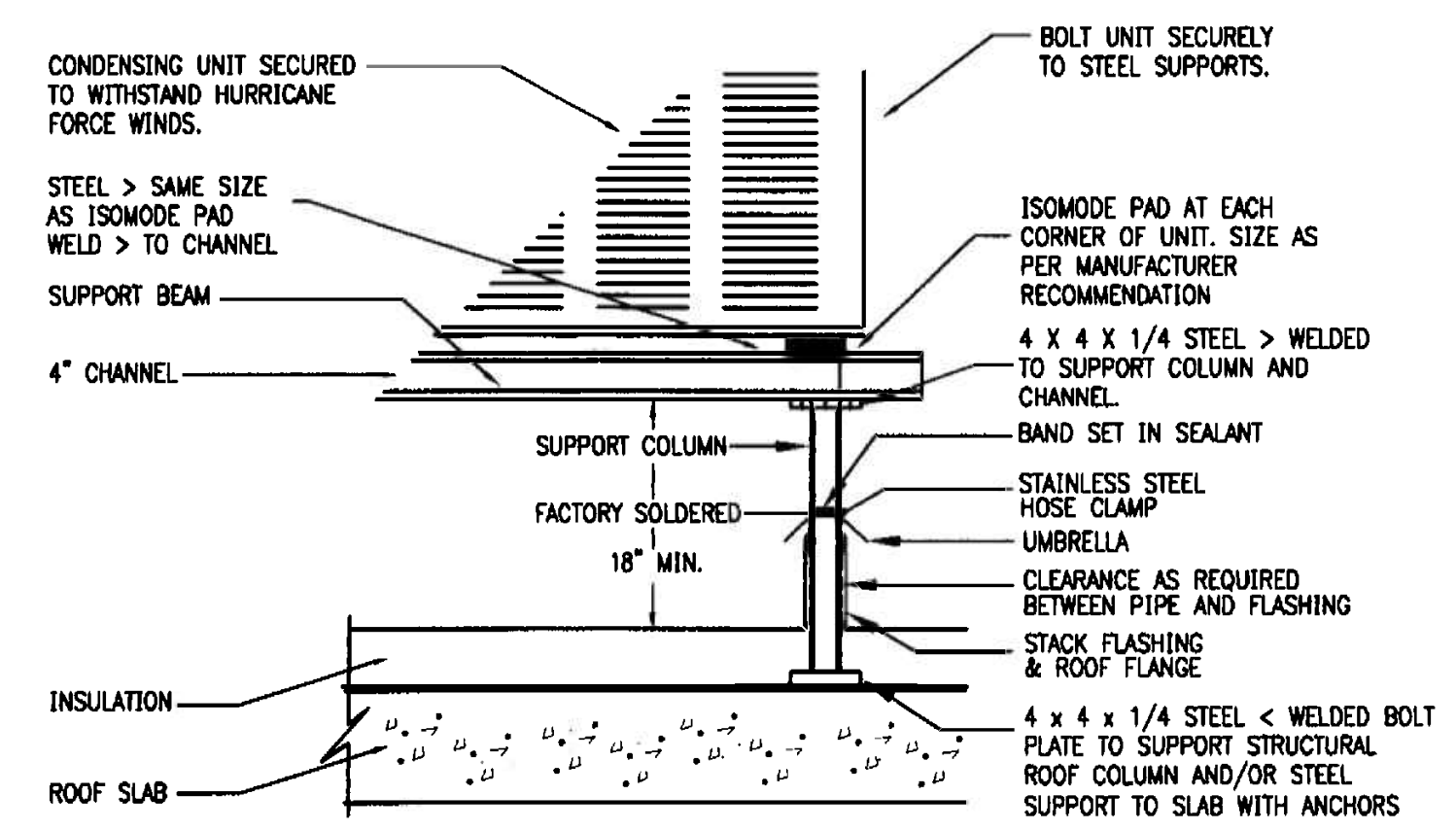
CONCRETE ANCHORS (EXP. SHIELDS)

SCALE: NTS



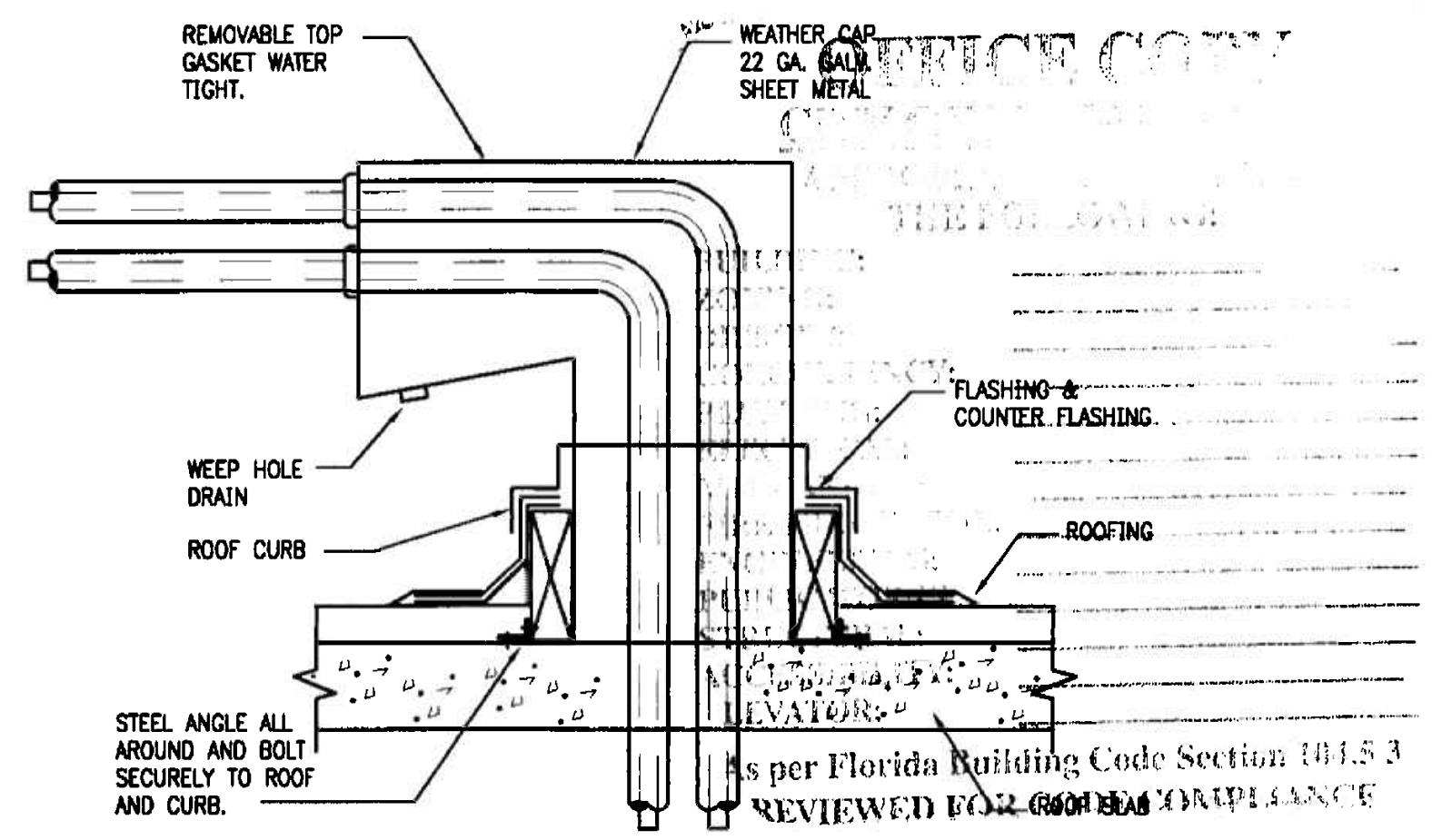
FIRE/SMOKE DAMPER DETAIL

SCALE: NTS



CONDENSING UNIT ON ROOF MOUNTING DETAIL

SCALE: NTS



REFRIGERANT PIPE ROOF PENETRATION DETAIL

SCALE: NTS

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 MIAMI, FL 33178
 TEL (305) 510-6448
 DATE: 11/17/05
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PROJECT NO: 0217-08
 DRAWN BY: ML
 DATE: 11/07/05
 SCALE: AS NOTED
 SHEET NO: M0.3

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REVISIONS

HVAC DETAILS

INTERIOR RENOVATION
 PRAETORIAN CAPITAL MANAGEMENT LLC
 119 Washington Avenue, 6th Floor
 MIAMI BEACH, FLORIDA

insight design
 ARCHITECTURE o INTERIORS
 1955 N.W. 17th AVENUE
 Miami, Florida 305 545 4964
 AR92162 o AA0003130 o ID0003864



insight
design

REVISIONS

REVISIONS

SHEET TITLE

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

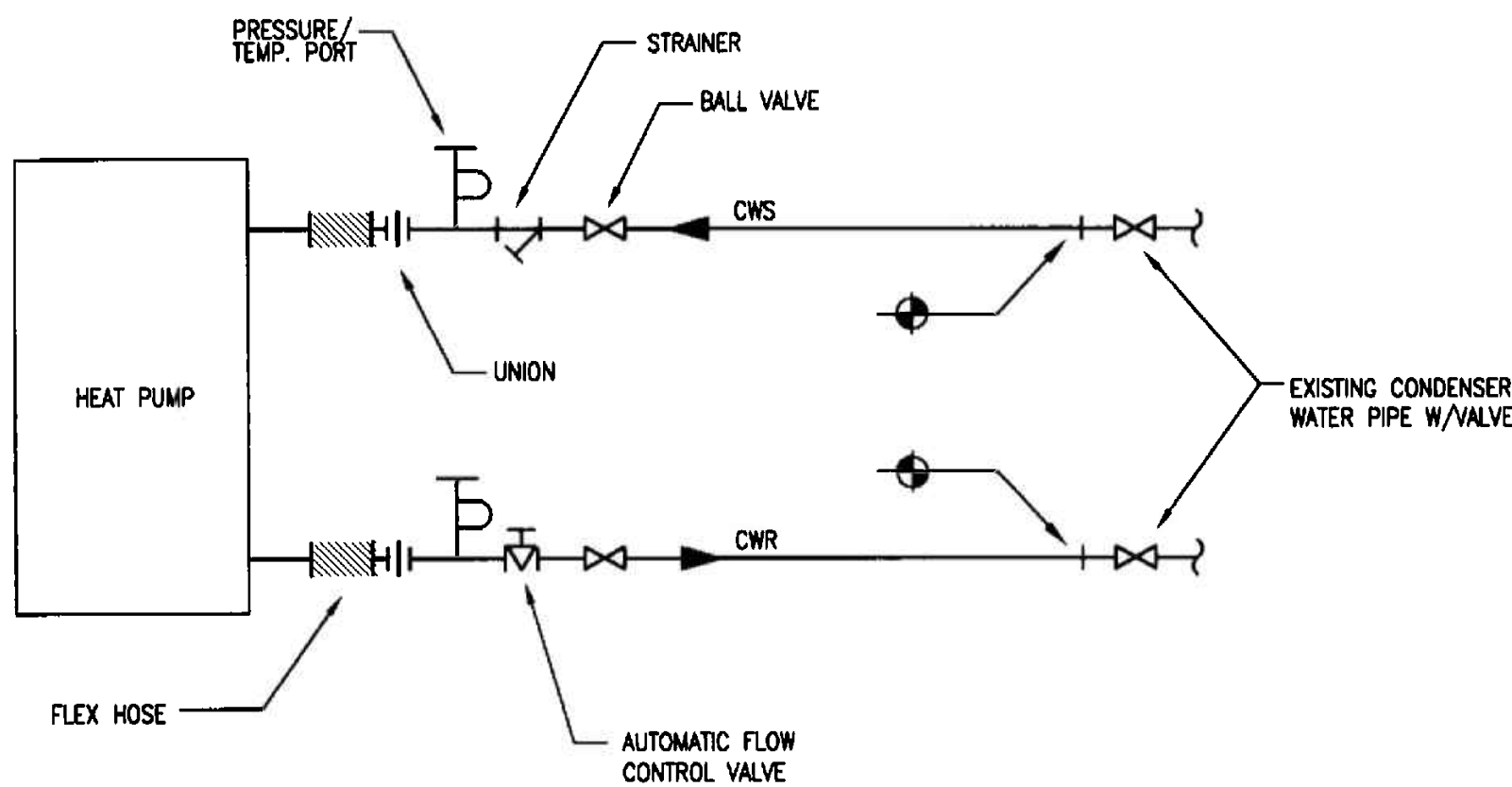
insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
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PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:
M0.4

As per Florida Building Code Book or 1955
REVIEWED FOR CODE COMPLIANCE

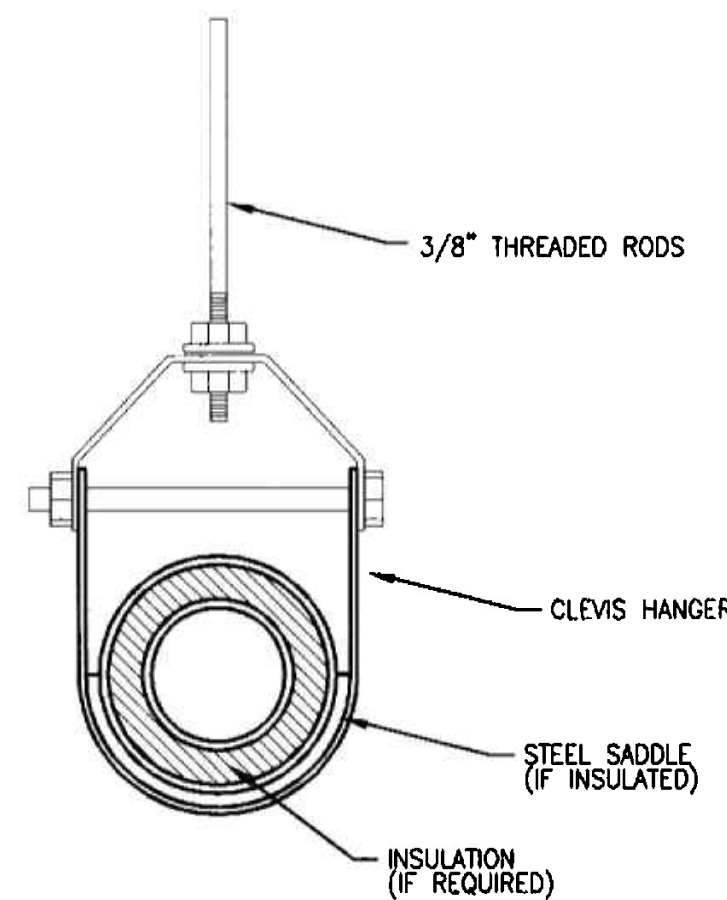
DATE: 11/17/05
FLA. REG. No 62447

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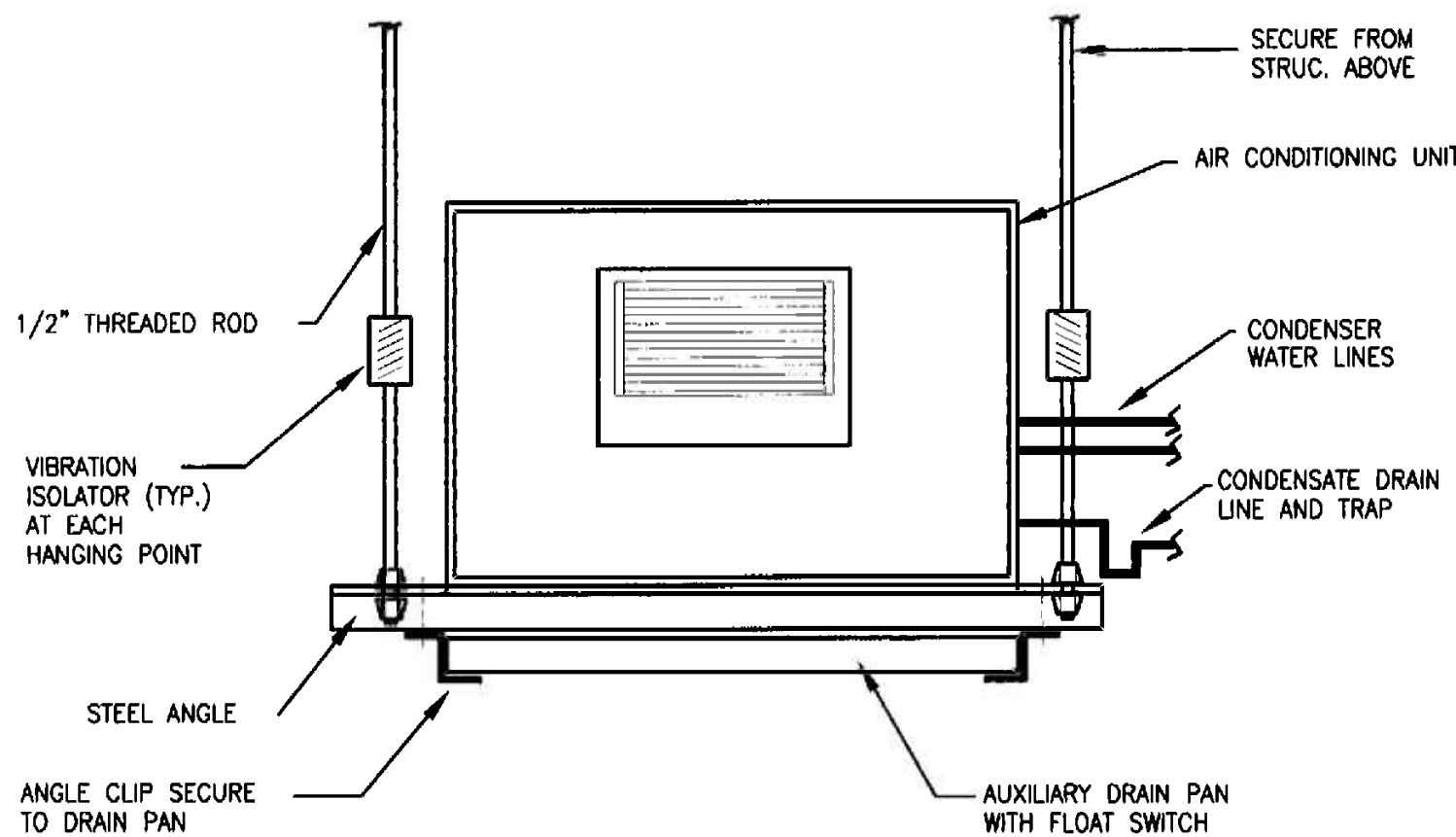
CONDENSER WATER PIPING SCHEMATIC

SCALE: NTS



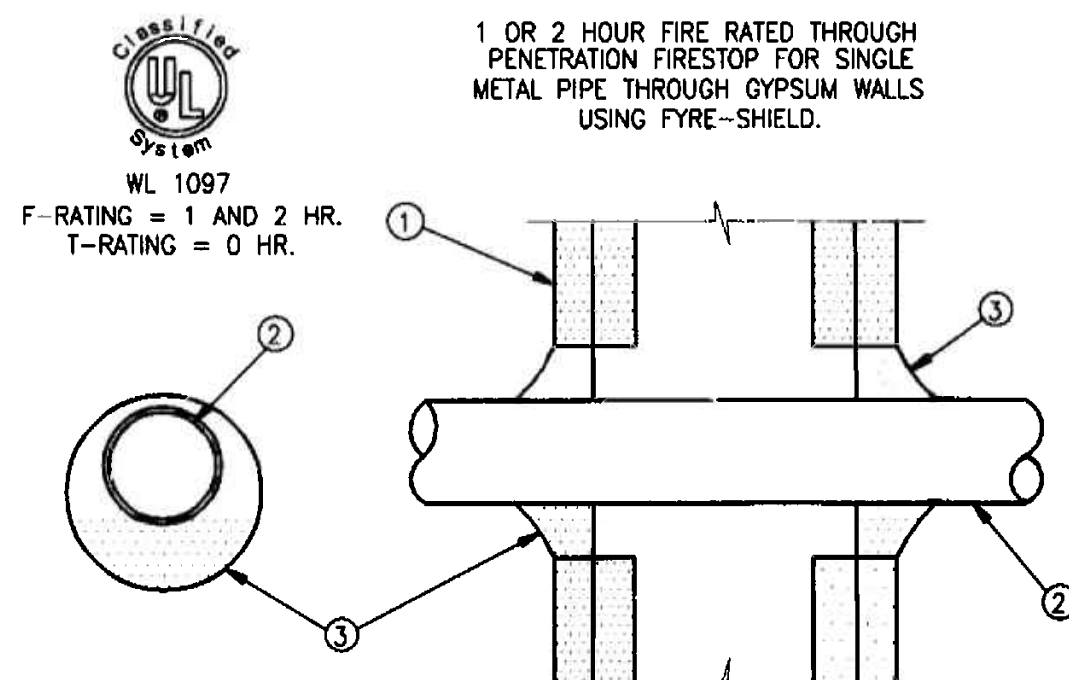
PIPE HANGER DETAIL

SCALE: NTS



A/C UNIT MOUNTING DETAIL

SCALE: NTS



- 1 PRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY
2 METALLIC PIPE - A) STEEL PIPE - 8" DIAM. (OR SMALLER) SCH. 40 (OR HEAVIER) STEEL PIPE.
B) IRON PIPE - 8" DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
C) CONDUIT - 4" DIAM. (OR SMALLER) EMT OR RIGID STEEL CONDUIT.
D) COPPER TUBING - 4" DIAM. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
E) COPPER PIPE - 4" DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
THE ANNULAR SPACE SHALL BE MIN. 1/4" TO MAX. 5/8" WITHIN THE FIRESTOP SYSTEM.
3 Fyre-Shield - MIN. 1/2" THICKNESS OF SEALANT APPLIED WITHIN OPENING. ADDITIONAL SEALANT TO BE INSTALLED SUCH THAT A MIN. 1/4" CROWN IS FORMED AROUND THE PENETRATING ITEM.

FIRESTOPPING DETAIL

SCALE: NTS

OFFICE COPY	
CITY OF MIAMI	
APPROVED BY	
THE POLICE	
BUILDING:	
ZONING:	
DRAWING:	
CONSULTANCY:	
DATE:	
MECHANICAL:	
STRUCTURAL:	
PUBLIC WORKS:	
STREET LIGHTS:	
ACCESSIBILITY:	
ELEVATOR:	
As per Florida Building Code Book or 1955	
REVIEWED FOR CODE COMPLIANCE	

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL: (305) 510-6448
DATE: 11/17/05
FLA. REG. No 62447

REVISIONS	
1	REV. ERT. CHANG. 1/10/06
2	REV. ERT. CHANG. 5/10/06

SMOKE CANDLE
LOCATION PLAN

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

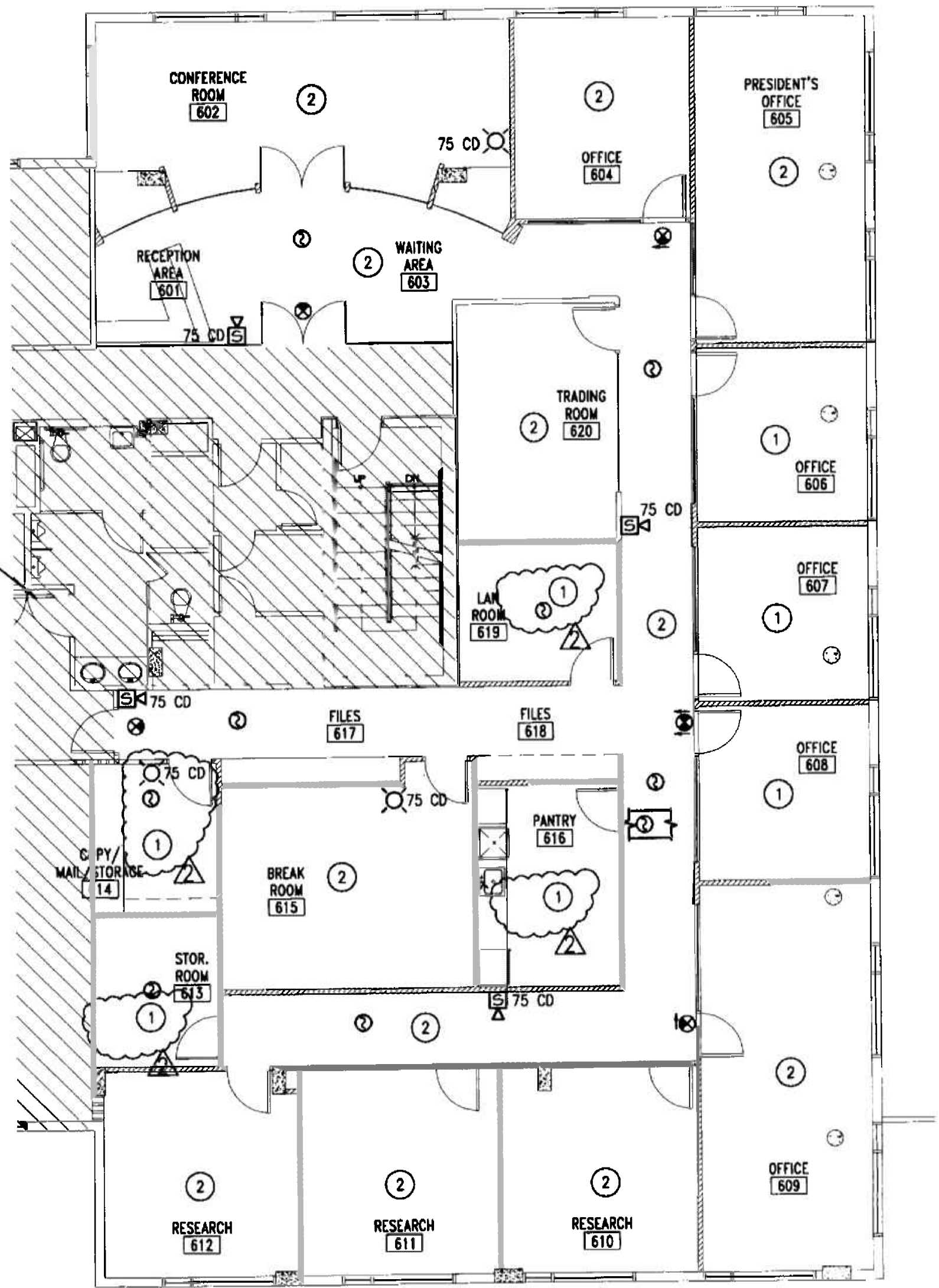
SMOKE CANDLE KEY	
①	30 SEC WHITE SMOKE CANDLE (4,000 FT3)
②	60 SEC WHITE SMOKE CANDLE (8,000 FT3)

SMOKE TEST PROCEDURE	
1. SUFFICIENT SMOKE SHALL BE GENERATED TO MEET OR EXCEED DOUBLE THE VOLUME OF THE SMOKE ZONE BEING TESTED.	
2. SMOKE CANDLES SHALL BE LOCATED AS PER THE LAYOUT INCLUDED IN THIS SHEET.	
3. TIMING OF THE TEST SHALL BEGIN WHEN VISIBLE SMOKE BEGINS EMITTING FROM THE SMOKE CANDLES. THE SMOKE CONTROL SYSTEM SHALL BE ACTIVATED WITHIN 60 SECONDS.	
4. THE TEST SHALL BE CONSIDERED 'PASSED' WHEN WITHIN 13 MINUTES OF THE START OF THE TEST EXIT SIGNS ARE LEGIBLE FROM A DISTANCE OF 20 FEET.	

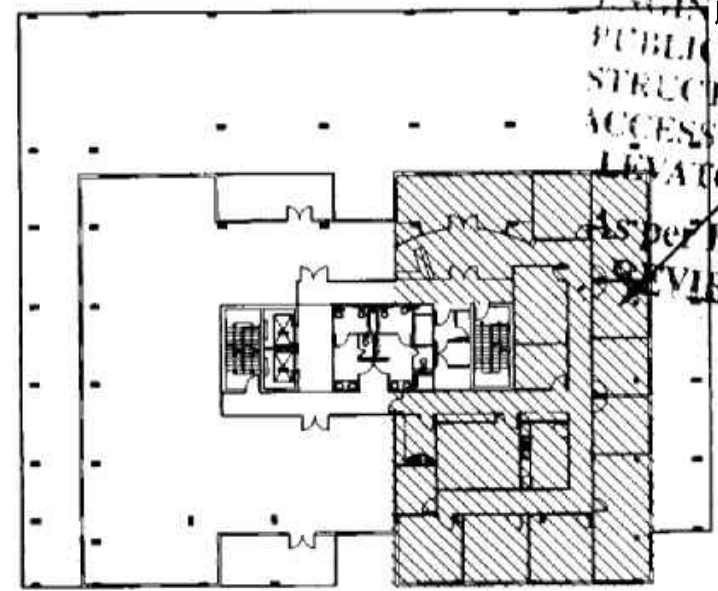
FIRE ALARM DEVICE LEGEND	
EXIT LIGHT WITH DIRECTIONAL ARROWS AS INDICATED	SMOKE DETECTOR, CEILING MOUNTED
SPEAKER WITH VISUAL ALARM LIGHT	VISUAL ALARM LIGHT

DEVICES SHOWN FOR REFERENCE ONLY

SHADED AREAS ARE NOT
PART OF THIS PROJECT



N SMOKE CANDLE LAYOUT PLAN
SCALE 1/8" = 1'-0"



KEY PLAN

APPROVED FOR THE FOLLOWING:
ARCHITECTURE & INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR82162 o AA0003130 o ID0003984

insight design
ARCHITECTURE & INTERIORS

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/10/06
FLA. REG. No. 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO: M0.5

REVISIONS	DATE	BY
1	04/04/06	ML

SMOKE CANDLE
LOCATION PLAN

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
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PROJECT NO:	0217-08
DRAWN BY:	ML
DATE:	11/07/05
SCALE:	AS NOTED
SHEET NO:	

M0.5

SMOKE CANDLE KEY

1 30 SEC WHITE SMOKE CANDLE (4,000 FT3)

2 60 SEC WHITE SMOKE CANDLE (8,000 FT3)

SMOKE TEST PROCEDURE

1. SUFFICIENT SMOKE SHALL BE GENERATED TO MEET OR EXCEED DOUBLE THE VOLUME OF THE SMOKE ZONE BEING TESTED.

2. SMOKE CANDLES SHALL BE LOCATED AS PER THE LAYOUT INCLUDED IN THIS SHEET.

3. TIMING OF THE TEST SHALL BEGIN WHEN VISIBLE SMOKE BEGINS EMITTING FROM THE SMOKE CANDLES. THE SMOKE CONTROL SYSTEM SHALL BE ACTIVATED WITHIN 60 SECONDS.

4. THE TEST SHALL BE CONSIDERED 'PASSED' WHEN WITHIN 13 MINUTES OF THE START OF THE TEST EXIT SIGNS ARE LEGIBLE FROM A DISTANCE OF 20 FEET.

FIRE ALARM DEVICE LEGEND

EXIT LIGHT WITH DIRECTIONAL ARROWS AS INDICATED

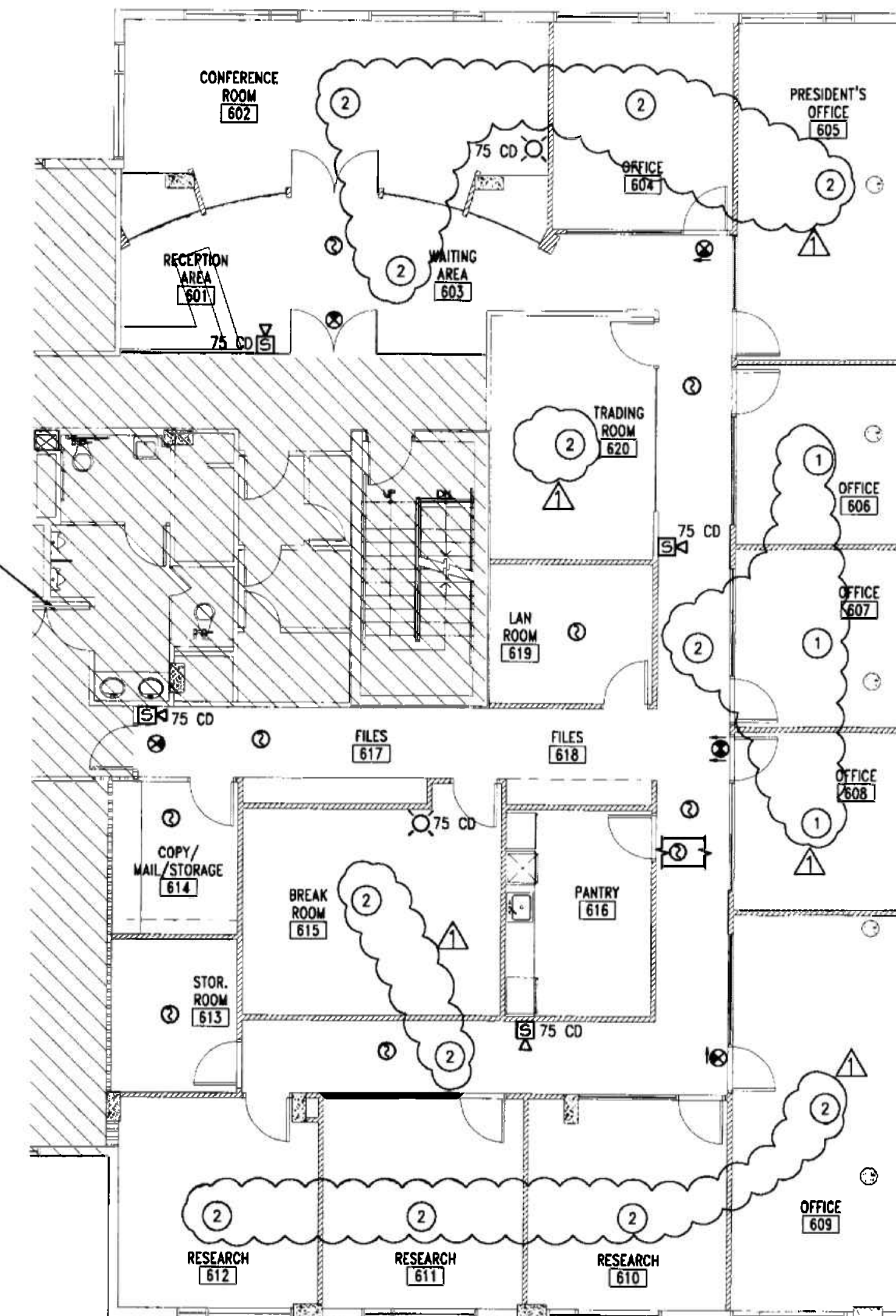
SMOKE DETECTOR, CEILING MOUNTED

SPEAKER WITH VISUAL ALARM LIGHT

VISUAL ALARM LIGHT

DEVICES SHOWN FOR REFERENCE ONLY

SHADED AREAS ARE NOT
PART OF THIS PROJECT

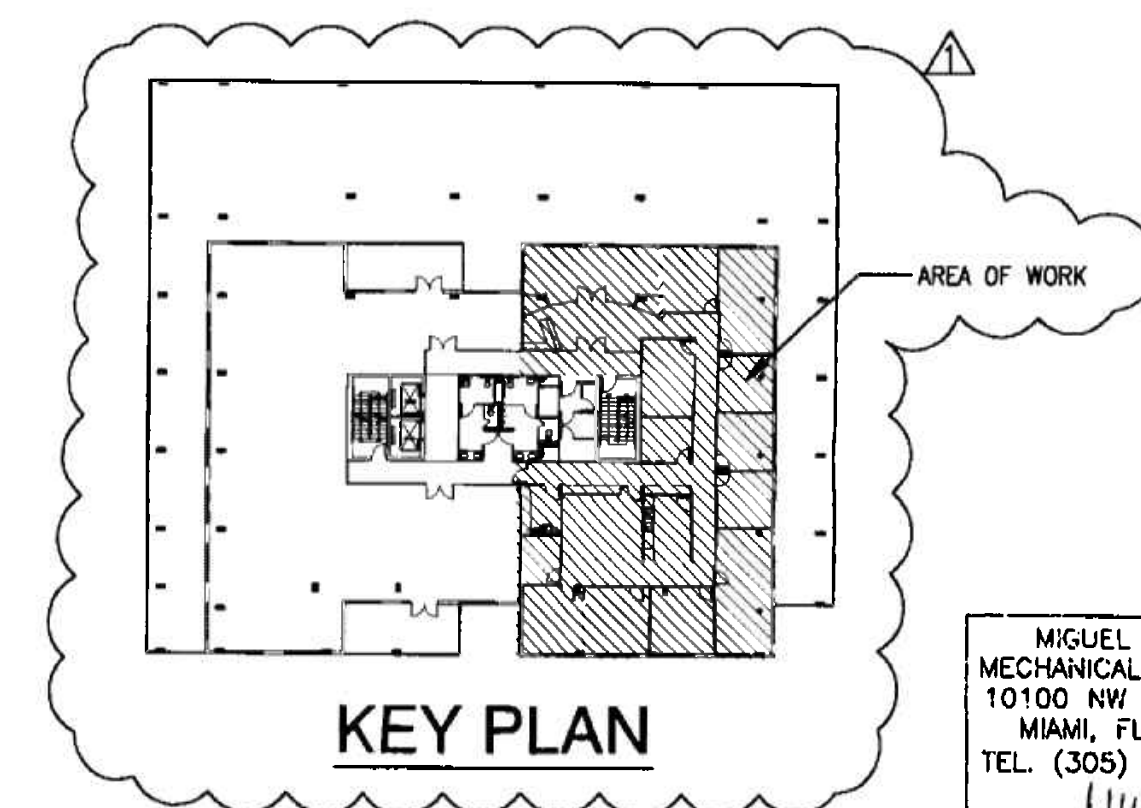


SMOKE CANDLE LAYOUT PLAN
SCALE 1/8" = 1'-0"

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

BUILDING:	
ZONING:	DR 2-9.00X
DRB/HPB:	
CONCURRENCT:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE



KEY PLAN

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL: (305) 510-6448
DATE: 11/30/05
FLA. REG. No 62447

REVISIONS

SHEET TITLE
**SMOKE CANDLE
LOCATION PLAN**

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE o INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003964

PROJECT NO:	0217-08
DRAWN BY:	ML
DATE:	11/07/05
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SHEET NO:	M0.5

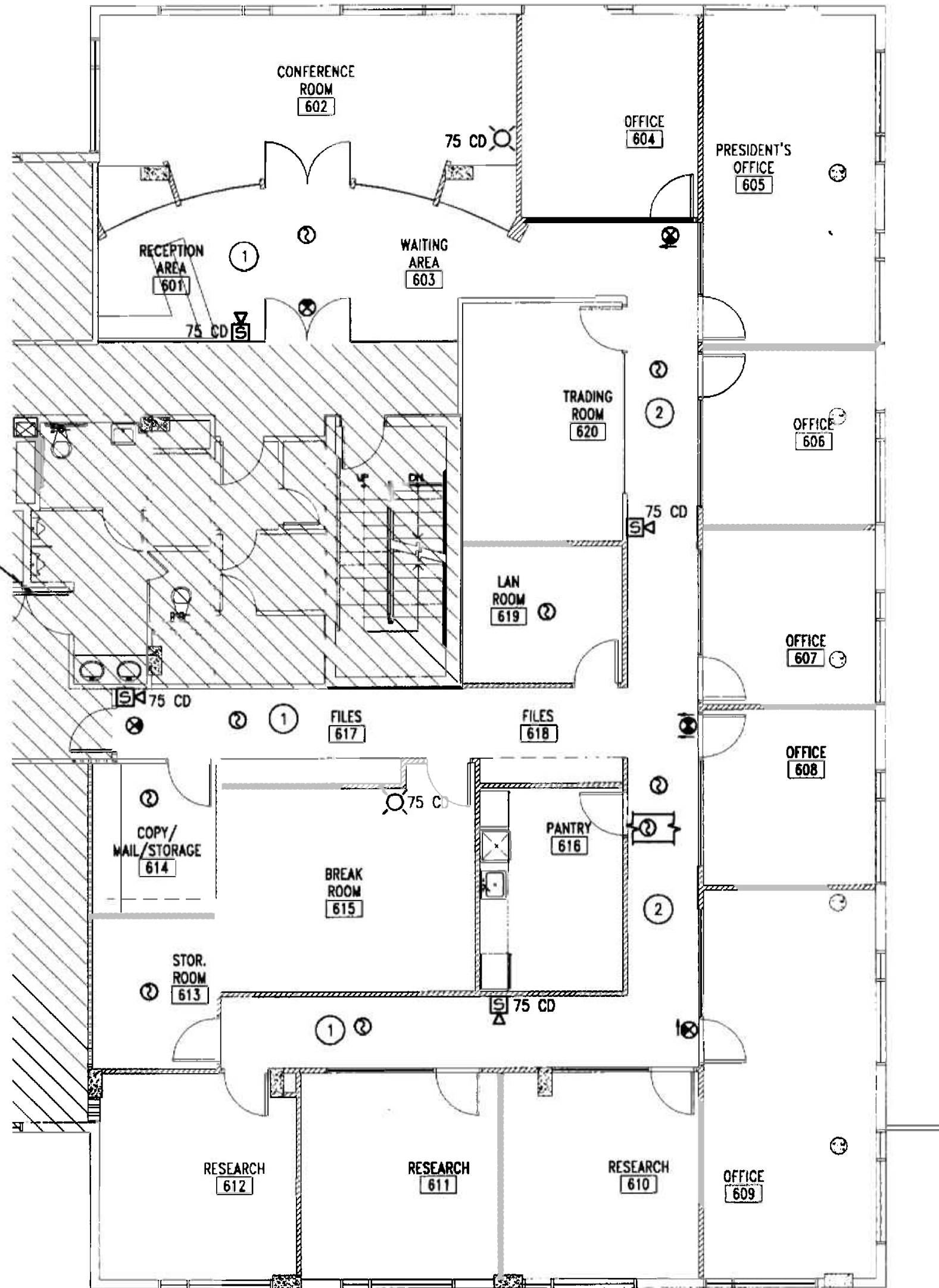
SMOKE CANDLE KEY
① 1 MIN WHITE SMOKE CANDLE (8,000 FT3)
② 3 MIN WHITE SMOKE CANDLE (40,000 FT3)

SMOKE TEST PROCEDURE
1. SUFFICIENT SMOKE SHALL BE GENERATED TO MEET OR EXCEED DOUBLE THE VOLUME OF THE SMOKE ZONE BEING TESTED: A. SPACE VOLUME = 4,200 SQFT X 12 FT (AREA X HEIGHT) = 50,400 CUFT B. MIN. SMOKE VOLUME = 2 X 50,400 CUFT (2 X SPACE VOLUME) = 100,800 CUFT C. NUMBER OF SMOKE CANDLES TO BE USED: (2) 3-MINUTE + (3) 1-MINUTE TOTAL SMOKE VOLUME = 2 X 40,000 CUFT + 3 X 8,000 CUFT = 104,000 CUFT
2. SMOKE CANDLES SHALL BE LOCATED AS PER THE LAYOUT INCLUDED IN THIS SHEET.
3. TIMING OF THE TEST SHALL BEGIN WHEN VISIBLE SMOKE BEGINS EMITTING FROM THE SMOKE CANDLES. THE SMOKE CONTROL SYSTEM SHALL BE ACTIVATED WITHIN 60 SECONDS.
4. THE TEST SHALL BE CONSIDERED 'PASSED' WHEN WITHIN 13 MINUTES OF THE START OF THE TEST EXIT SIGNS ARE LEGIBLE FROM A DISTANCE OF 20 FEET.

FIRE ALARM DEVICE LEGEND
EXIT LIGHT WITH DIRECTIONAL ARROWS AS INDICATED
SMOKE DETECTOR, CEILING MOUNTED
SPEAKER WITH VISUAL ALARM LIGHT
VISUAL ALARM LIGHT

DEVICES SHOWN FOR REFERENCE ONLY

SHADED AREAS ARE NOT
PART OF THIS PROJECT



SMOKE CANDLE LAYOUT PLAN
SCALE 1/8" = 1'-0"

OFFICE COPY
CITY OF MIAMI
APPROVE, FOR SUBMIT BY THE FOLLOWING:

BUILDING:	_____
ZONING:	_____
DIRE/HPR:	_____
CONCURRENCY:	_____
PERMIRING:	_____
ELECTRICAL:	_____
MECANICAL:	_____
PLUMBING/HEATING:	_____
ENVIRONMENTAL:	_____
DATE:	_____
APPROVED:	_____
REVIEWED FOR CODE:	_____

As per Florida Building Code for Fire Protection
REVIEWED FOR CODE: _____

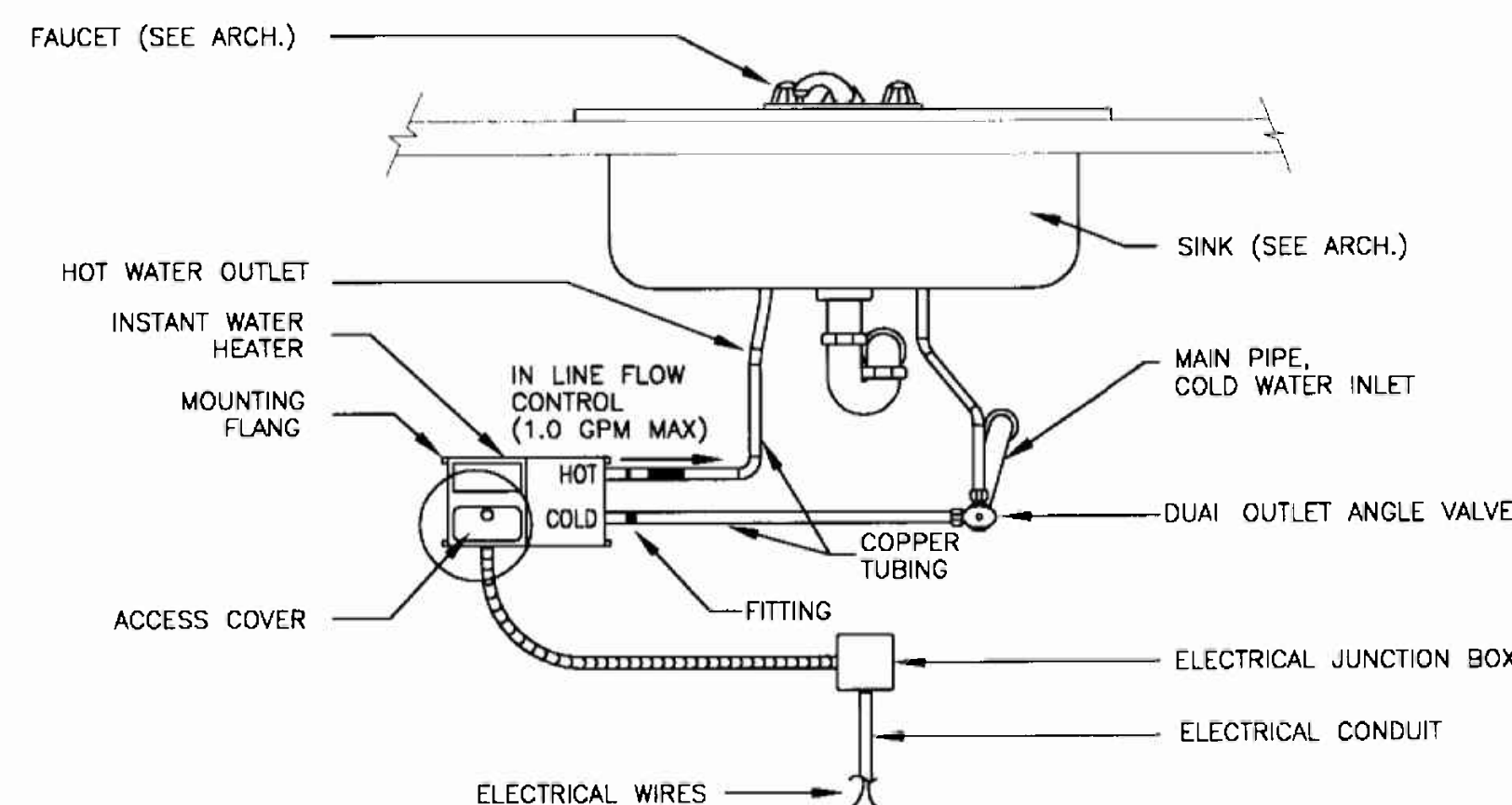
MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/07/05
FLA. REG. No 62447

	SAN	SANITARY LINE
		VENT LINE
	CD	CONDENSATE DRAIN LINE
		COLD WATER LINE
		HOT WATER LINE
	CO	CLEAN OUT
	FD	FLOOD DRAIN
	WH	INSTANT WATER HEATER
		AIR HAMMER ARRESTER
		CONNECT NEW TO EXISTING

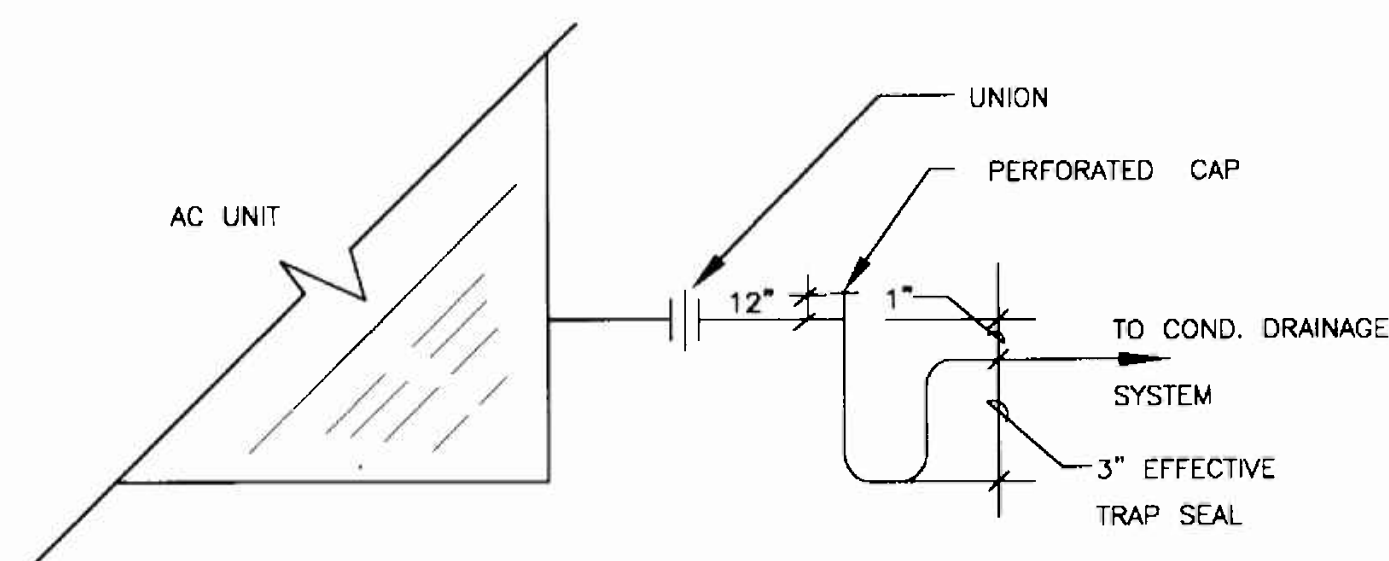
NO.	DESCRIPTION	DRAIN	WATER		MANUFACTURER/MODEL	TRIM
			COLD	HOT		
SK	SINK	2"	1/2"	-	SEE ARCHITECTURAL	

NO.	LOCATION	KW	VOLTAGE	NO. ELEM.	MANUFACTURER/MODEL	TEMP. SET	REMARKS
IWH-1	DINING ROOM	4.1	208 V, 1 PH	1	EEMAX #SP4277	110° F	UNDER COUNTER & BELOW SINK

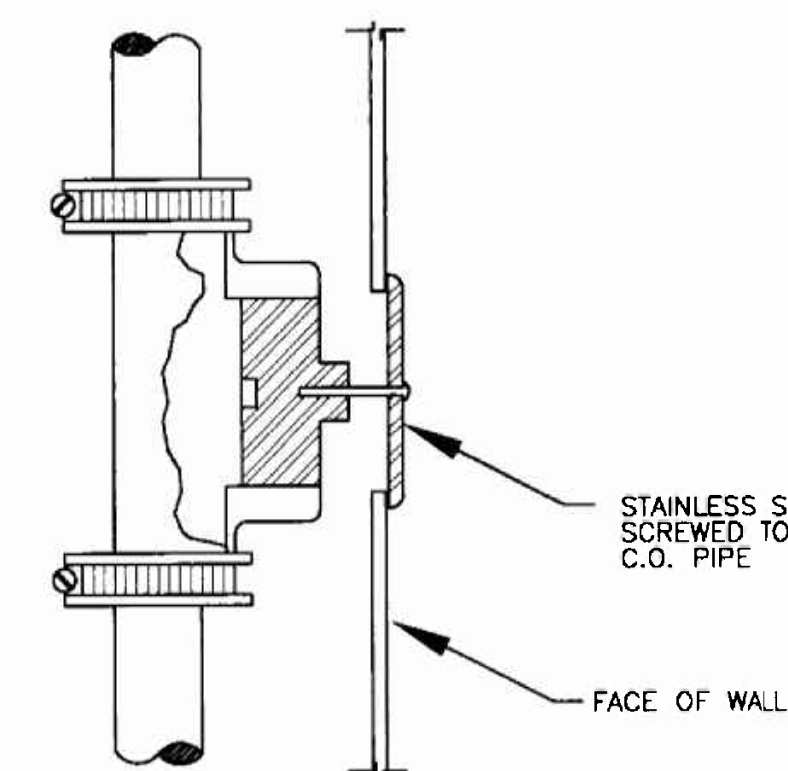
1. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, STATE AND LOCAL ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
3. COORDINATE WORK WITH OTHER TRADES.
4. FURNISH AND INSTALL FIXTURES AS SPECIFIED IN FIXTURE SCHEDULE. THIS DRAWING.
5. EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH WATER HAMMERS OR SHOCK ABSORBERS PER FLORIDA BUILDING CODE.
6. PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
7. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
8. PROVIDE PIPING AS FOLLOW:
DOMESTIC COLD AND HOT WATER AND WATER HEATER RELIEF PIPING
COPPER TUBE TYPE "K" OR "L" WITH SOLDER JOINTS, MIN. 125 LB.
DOM. BRONZE VALVES.
SANITARY WASTE AND VENT: BELL AND SPIGOT CAST IRON PIPING WITH
COMPRESSION GASKETS UNDERGROUND, NO-HUB CAST IRON PIPING OR
COPPER DWV ABOVE FLOOR.
AIR CONDITIONING CONDENSATE: COPPER DWV AND FITTINGS.
9. INSULATE AIR CONDITIONING DRAINAGE PIPING WITH 3/4" THICK CLOSE CELL
ARMAFLEX PIPING INSULATION.
10. DRAIN, TRAPS, CLEANOUTS AND SPECIALTIES;
A. - INTERIOR FLOOR CLEANOUTS, JOSAM 56020 OR EQUAL, NIKALLOY COVER
B. - WALL CLEANOUT: CAST IRON "T" BRANCH WITH BRASS COUNTERSINK
PLUG, C.B. ACCESS COVER WITH SATIN CHROME PLATED TOP,
JOSAM 58770-3-12 OR EQUAL.
11. FOR WATER AND SEWER SIZING SEE RISER DIAGRAMS AND FLOOR PLANS.
12. COMBUSTIBLE PIPING IS NOT PERMITTED IN RETURN AIR PLENUMS OR CEILING
SPACES USED FOR RETURN AIR.
13. PROVIDE FIRE RETARDANT UL APPROVED SEALANT ON ALL PENETRATIONS OF
FIRE RATED WALLS AND SLAB.
14. ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH STOP VALVES IN
ACCESSIBLE LOCATIONS AND TRAPS, EXCEPT WHERE THEY HAVE INTEGRAL TRAPS.
PROVIDE HAMMER ARRESTORS TO PROTECT AGAINST WATER HAMMER.
15. PIPING BELOW HANDICAPPED FIXTURES SHALL BE PROTECTED ACCORDING WITH
THE FLORIDA ACCESSIBILITY CODE.
16. PROVIDE FULLY ACCESSIBLE CLEANOUTS IN SANITARY PIPING AT EVERY CHANGE
IN DIRECTION. LOCATIONS AND SIZES SHALL BE ACCORDING TO CODE.
17. THE PLUMBING CONTRACTOR SHALL EXTEND SANITARY, VENT AND WATER PIPING
TO NEW PLUMBING FIXTURES AS INDICATED IN THESE DRAWINGS.
18. ALL HORIZONTAL SANITARY PIPING SHALL BE INSTALLED WITH A MINIMUM SLOPE
OF 1/4" PER FOOT.
19. PLUMBING CONTRACTOR SHALL COORDINATE ALL BELOW SLAB DEMOLITION AND
NEW WORK WITH BUILDING FACILITIES MANAGER.
20. X-RAY OF REQUIRED SLAB DRILLING IS MANDATORY. CONTRACTOR SHALL SUBMIT
X-RAYS TO BUILDING MANAGEMENT FOR REVIEW BEFORE PROCEEDING.
21. ALL WORK SHALL BE PERFORMED ONLY DURING TIMES SCHEDULED BY THE
BUILDING FACILITIES MANAGER. SOME WORK MIGHT HAVE TO BE DONE AFTER
REGULAR HOURS.
22. ALL PIPING THAT WILL NOT BE REUSED SHALL BE REMOVED. NO PIPING SHALL
BE ABANDONED IN PLACE.
23. ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED
IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COM-
PLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY
THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
24. THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET
PROVIDED TO THIS ENGINEER AS AN AID IN THIS PROJECTS DESIGN AS WELL
AS SITE VISITS TO VISUALLY VERIFY ACCESSIBLE ITEMS INDICATED ON
THESE DRAWINGS. NOT ALL ITEMS, SUCH AS LAYOUT, OPENINGS ETC. COULD BE
VERIFIED DUE TO THE NATURE OF THE FACILITIES OPERATIONS AS WELL AS SITE
CONDITIONS. ANY DISCREPANCIES AFFECTING THE INTENDED PERFORMANCE OF THE
SYSTEM DESIGN INDICATED ON THIS SET OF DRAWINGS SHALL BE BROUGHT TO
THE ATTENTION OF THE ENGINEER FOR REVIEW AND RESOLUTION PRIOR TO BID.



N.T.S.



N.T.S.

[illegible]

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MICHEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448

DATE: 11/7/05
FLA. REG. No 62447

PROJECT NO:	0217-08
DRAWN BY:	ML
DATE:	11/07/05
SCALE:	AS NOTED
SHEET NO:	

P0.1

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 • AA0003130 • ID0003964

INTERIOR RENOVATION for

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

PLUMBING NOTES, DETAILS, AND SCHEDULES

REVISIONS					
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design

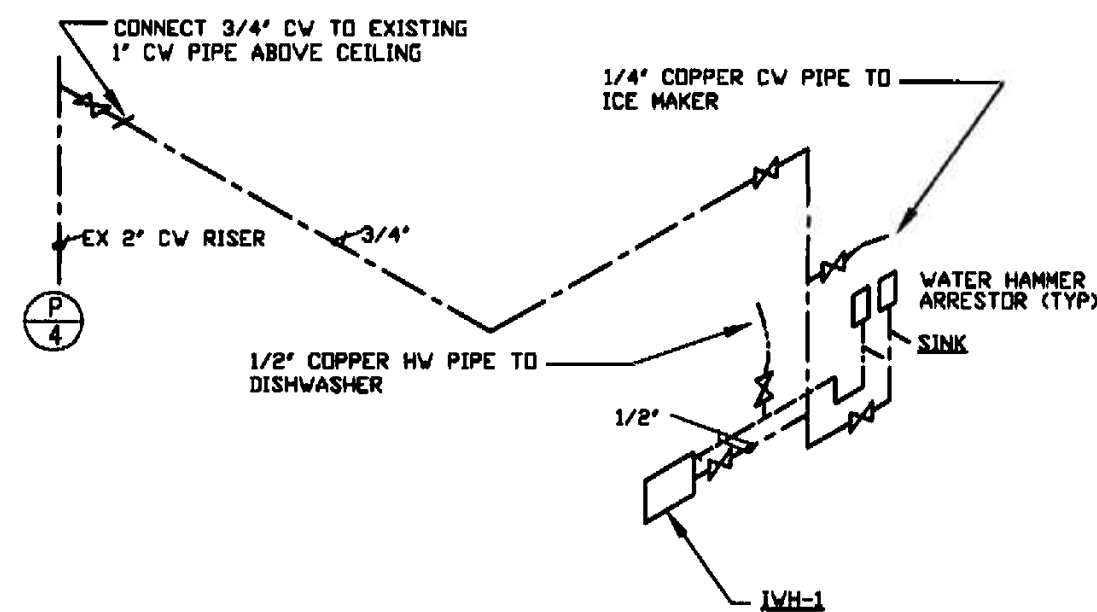
REVISIONS	DATE	DESCRIPTION

PLUMBING
FLOOR PLAN
AND RISERS

SHEET TITLE

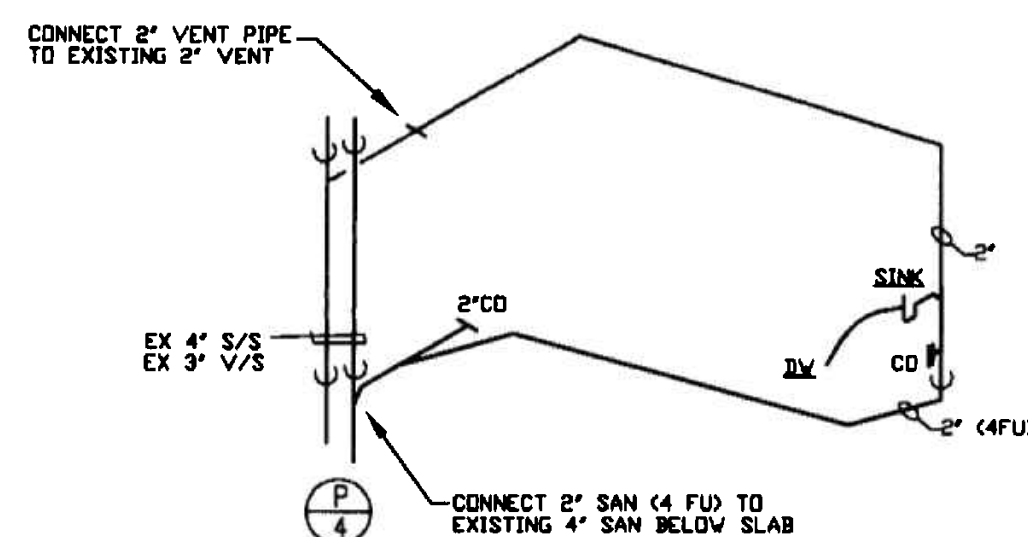
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Miami, Florida 305 545 4964
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WATER ISOMETRICS

N.T.S.



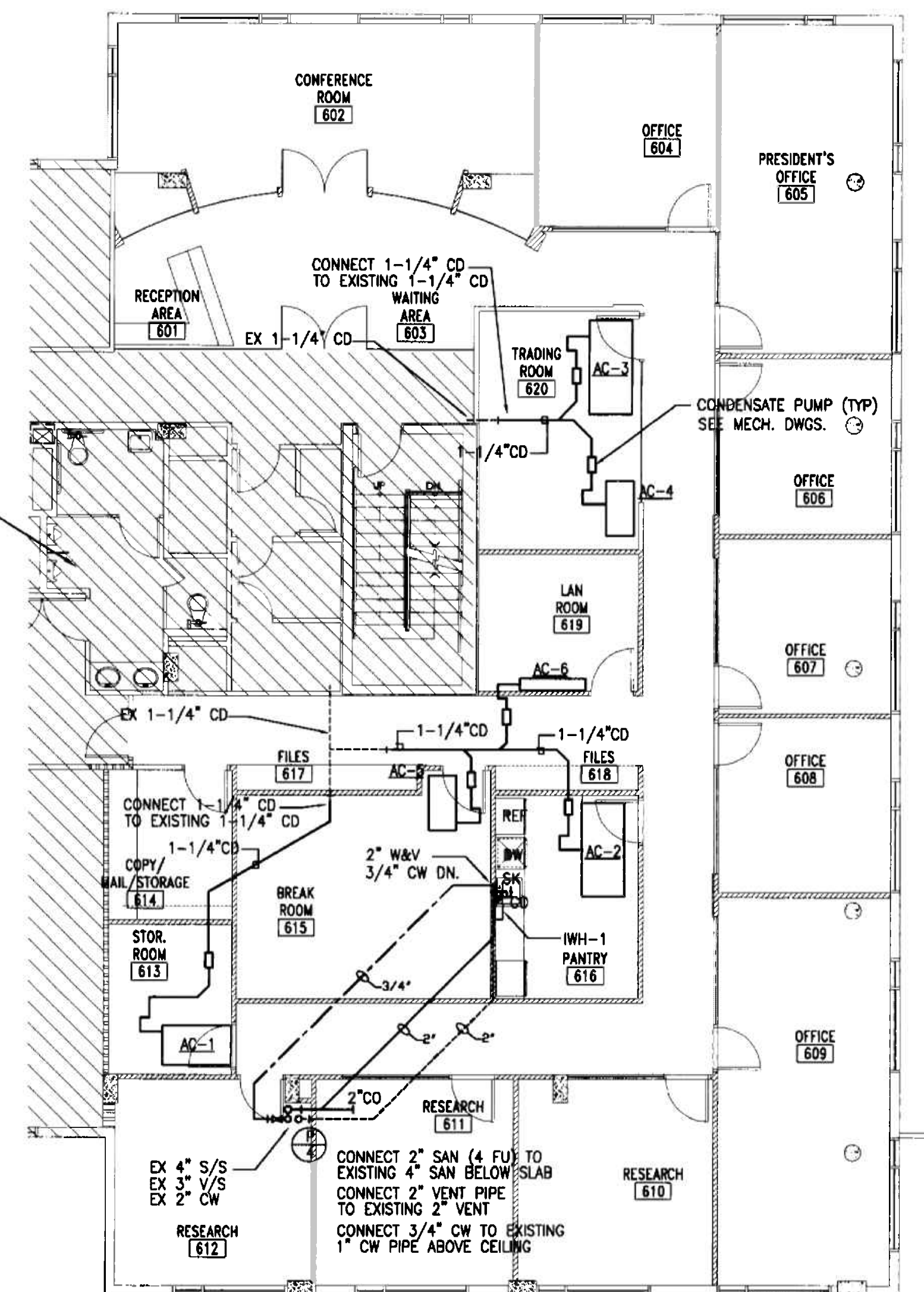
SANITARY ISOMETRICS

N.T.S.

GENERAL NOTE

THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROVIDED TO THIS ENGINEER AS AN AID IN THIS PROJECTS DESIGN AS WELL AS SITE VISITS TO VISUALLY VERIFY ACCESSIBLE ITEMS INDICATED ON THESE DRAWINGS. NOT ALL ITEMS, PIPING, FIXTURES, ETC. COULD BE VERIFIED DUE TO THE NATURE OF THE FACILITIES OPERATIONS AS WELL AS SITE CONDITIONS. ANY DISCREPANCIES AFFECTING THE INTENDED PERFORMANCE OF THE SYSTEM DESIGN INDICATED ON THIS SET OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND RESOLUTION PRIOR TO BID.

SHADED AREAS ARE NOT PART OF THIS PROJECT



PLUMBING FLOOR PLAN
SCALE 1/8" = 1'-0"

OFFICE COPY
CITY OF MIAMI
APPROVED FOR CONSTRUCTION

DATE: 2/7/06
REVIEWED FOR CODE COMPLIANCE

MIGUEL LANDE
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TEL. (305) 510-6448
DATE: 2/7/06
FLA. REG. No 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO: P0.2