ONE-SOTHEBY'S
INTERNATIONAL REALTY

ATLANTIC CENTER BUILDING TENANT IMPROVEMENT
GROUND FLOOR NORTH
119 WASHINGTON AVE., MIAMI BEACH, FLORIDA 33139

MA 1009

MATEU ARCHITECTURE INC.
AA-26000522
18001 OLD CUTLER ROAD - SUITE 550
PALMETTO BAY, FLORIDA 33157
PH: 305-233-3304
FX: 305-233-3326

JMM CONSULTING ENGINEERS, LLC
M/E/P/FP CONSULTING ENGINEERS
8353 SW 124 STREET
SUITE 108
MIAMI, FL. 33156
PH: (305) 255-1621
FX: (305) 255-1732

PERMIT DRAWINGS
OCTOBER 1, 2010

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

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/swale 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.)

ENC 1-7-2011

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

BUILDING:	1/12/11
ZONING:	1/7/11
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	01/07/11
ELECTRICAL:	1/7/11
MECHANICAL:	01/07/11
FIRE PREVENTION:	1/7/11
ENGINEERING:	01/12/11
PUBLIC WORKS:	ENC 01-07-2011
STRUCTURAL:	N/A 1/7/11
ELEVATOR:	

INDEX OF DRAWINGS

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G-002 GENERAL NOTES, SPECIFICATIONS
G-003 SPECIFICATIONS
G-004 SPECIFICATIONS

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A-102 REFLECTED CEILING PLAN
A-410 CABINET ELEVATIONS, SECTIONS, DETAILS, ENLARGED RESTROOM PLAN, ELEVATIONS, ACCESSORY LEGEND
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E-102 POWER FLOOR PLAN
E-103 ELECTRICAL NOTES, RISER, SCHEDULES & DETAILS

MECHANICAL

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M-201 MECHANICAL NOTES & DETAILS

PLUMBING

P-101 PLUMBING FLOOR PLAN
P-201 PLUMBING NOTES & DETAILS

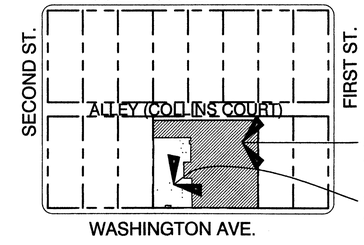
FIRE PROTECTION

FP-101 FIRE PROTECTION FLOOR PLAN

APPLICABLE CODES:
2007 FLORIDA BLDG/BLDG EXIST/MECH/PLMB CODES
2007 FLORIDA FIRE PREVENTION CODE
2008 NEC NATIONAL ELECTRICAL CODE

OCCUPANCY TYPE: GROUP B (BUSINESS)
CONSTRUCTION TYPE: TYPE III B PROTECTED
SCOPE OF WORK: 5,178 GSF INTERIOR TENANT IMPROVEMENT IN EXISTING BUILDING SHELL

SCOPE OF WORK:
INTERIOR TENANT IMPROVEMENT
5,178 GSF IN EXIST SHELL
NEW PARTITIONS/FINISHES/ AC/ELEC/PLUMB/SPRINKLER
REPAIRS - 2007 FBC EXIST 401.1
ALTERATION - LEVEL 2
2007 FBC EXIST SECTION 304



LOCATION MAP
1" = 100'

12/11/10

DERM
PLAN REVIEW
FINAL
APPROVAL

Derm Number: 2010-1102-1500-2256
Contact Name: MR JUAN KENNEDY
Contact Phone: (305)244-7821
Folio: 02-4203-003-1200
Project Name: SOTHEBY'S REALTY
Date Received: 11/02/2010

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Approved/Reviewed By: 10-13-2010 Date

B1100150

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING: 10/13/10
ELECTRICAL:
MECHANICAL: 10/15/10
FIRE PROTECTION:
ENGINEERING:
PUBLIC WORKS: 10-13-2010
SITE PLAN:
FUNDING:

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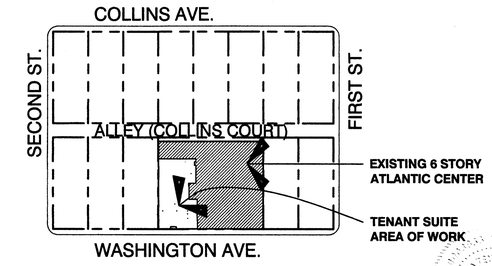


LOCATION MAP
1" = 100'

10/5/10

ARCHITECTURAL ABBREVIATIONS

NOTE: ALL ITEMS, PRODUCTS OR SYSTEMS ABBREVIATED MAY NOT BE INCLUDED IN THIS CONTRACT

A

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASC	ABOVE SUSPENDED CEILING
ARB	ABUSE – RESISTANT BOARD
ACC	ACCESS
AD	ACCESS DOOR
AP	ACCESS PANEL
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
ADMIN	ADMINISTRATOR
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR (AGE), (ED)
AB	ANCHOR BOLT
ANOD	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URE), (URAL)
A/E	ARCHITECT/ENGINEER
ASSIST	ASSISTANCE
@	AT
AUTO	AUTOMATIC

B

BM	BEAM
BRG	BEARING
BPL	BEARING PLATE
BEL	BELOW
BET	BETWEEN
BVL	BEVELED
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BL	BORROWED LIGHT
BS	BOTH SIDES
BW	BOTHWAYS
BOT	BOTTOM
BO	BOTTOM OF
BOB	BOTTOM OF BEAM
BLDG	BUILDING
BLT	BUILT
BI	BUILT–IN

C

CAB	CABINET
CK	CALK (ING), CAULK (ING)
CIP	CAST–IN–PLACE
CPT	CARPET (ED)
CLG	CEILING
CHT	CEILING HEIGHT
CBB	CEMENT BACKING BOARD
CPLP	CEMENT PLASTER (PORTLAND)
CEMB	CEMENTITIOUS BOARD
CTR	CENTER
℄	CENTER LINE
C/C	CENTER TO CENTER
CER	CERAMIC
CT	CERAMIC TILE
CMT	CERAMIC MOSAIC TILE
CLF	CHAIN LINK FENCE
CHBD	CHALKBOARD
CO	CLEANOUT
CLR	CLEAR (ANCE)
CLO	CLOSET
CRC	COLD ROLLED CHANNEL
CW	COLD WATER
CC	COLOR CODE
COL	COLUMN
CPDS	COMMON PREMISE DISTRIBUTION SYSTEM
COMM	COMMUNICATIONS
COMPO	COMPOSITE (ION)
COMPR	COMPRESS (ED), (ION), (IBLE)
COMP	COMPUTER
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE
CONN	CONNECT (ED), (ION)
CONST	CONSTRUCT (ED), (ION)
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACT (OR)
CJ	CONTROL JOINT
COORD	COORDINATOR
CG	CORNER GUARD
CORR	CORRIDOR
CORRG	CORRUGATED
CNTR	COUNTER
CTSK	COUNTERSINK
CFM	CUBIC FEET PER MINUTE
CUST	CUSTOMER
CWL	CURTAIN WALL

D

DPR	DAMPER
DEM	DEMOLISH, DEMOLITION
DMT	DEMOUNTABLE
DERM	DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
DEP	DEPRESS (ED)
DET	DETAIL (S)
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DRTR	DIRECTOR
DPR	DISPENSER
DO	DITTO
DIV	DIVISION
DR	DOOR
DO	DOOR OPENING
DBL	DOUBLE
DTA	DOVETAIL ANCHOR
DST	DOVETAIL ANCHOR SLOT
DN	DOWN
DS	DOWNSPOUT
D	DRAIN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN

E

E	EAST
EA	EACH
EW	EACHWAY
ELEC	ELECTRIC (AL)
EP	ELECTRICAL PANELBOARD
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EC	ELECTRICAL CONDUIT
EDS	ELECTRONIC DETECTION SYSTEM
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EOS	EMERGENCY OVERFLOW SCUPPER
ENC	ENCLOSE (URE)
EFF	EPOXY FLOOR FINISH
EWF	EPOXY WALL FINISH
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
EF	EXHAUST FAN
EXIST	EXISTING
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EXP	EXPOSE (D)
EXT	EXTERIOR

F

FWC	FABRIC WALL COVERING
FOS	FACE OF SUPPORT/STUD
FCU	FAN COIL UNIT
FAS	FASTEN (ER)
FT	FEET, FOOT
FBD	FIBERBOARD
FGL	FIBERGLASS
FV	FIELD VERIFY
FIN	FINISH (ED)
FF	FINISH FLOOR
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FO	FINISHED OPENING
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FHC	FIRE HOSE VALVE/EXTINGUISHER CABINET
FP	FIREPROOF (ED), (ING)
FIXT	FIXTURE
FLAM	FLAMMABLE
FLG	FLASHING
FLX	FLEXIBLE
FLR	FLOOR (ING)
FLCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FBC	FLORIDA BUILDING CODE
FPL	FLORIDA POWER AND LIGHT COMPANY (FP&L)
FLUOR	FLUORESCENT
FB	FOOT BOLT
FTG	FOOTING
FOUND	FOUNDATION
FR	FRAME (D), (ING)
FZR	FREEZER
FA	FRESH AIR
FH	FULL HEIGHT
FS	FULL SIZE
FF&E	FURNITURE, FIXTURE & EQUIPMENT
FUR	FURRED (ING)
FUT	FUTURE

G

GA	GAGE, GAUGE
GPM	GALLONS PER MINUTE
GALV	GALVANIZE (D)
GI	GALVANIZED IRON
GKT	GASKET (ED)
GEN	GENERAL
GC	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GL	GLASS OPENING
GNK	GOOSENECK
GB	GRAB BAR
GR	GRADE
GRD	GROUND
GT	GROUT
GYP BD	GYPSUM BOARD

H

HC	HANDICAP (PED)
HDW	HARDWARE
HWD	HARDWOOD
HVAC	HEATING/VENTILATING /AIR CONDITIONING
HDY	HEAVY DUTY
HGT	HEIGHT
HP	HIGH POINT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
HD	HOT DIPPED
HWH	HOT WATER HEATER
HR	HOUR

I

INCL	INCLUDE (D), (ING)
I.C.	IN CONTRACT
INFO	INFORMATION
IT	INFORMATION TECHNOLOGY
ID	INSIDE DIAMETER
INSUL	INSULATE (D), (ION)
INT	INTERIOR
INTL	INTERNATIONAL
IWP	INTERIOR WALL PANEL

J

JAN	JANITOR
JC	JANITOR'S CLOSET
JT	JOINT
JF	JOINT FILLER
JST	JOIST
JB	JUNCTION BOX

K

KCPL	KEENE'S CEMENT PLASTER
KPL	KICKPLATE
KIT	KITCHEN
KO	KNOCKOUT

L

LBL	LABEL
LAB	LABORATORY
LAM	LAMINATE (D)
LAUN	LAUNDRY
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LEV	LEVEL
LT	LIGHT
LC	LIGHT CONTROL
LW	LIGHTWEIGHT
LIN	LINEN
LTL	LINTEL
LL	LIVE LOAD
LVR	LOUVER
LP	LOW POINT

M

MAINT	MAINTENANCE
MGR	MANAGER
MFR	MANUFACTURE (ER)
MRB	MARBLE
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC (AL)
MC	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
M	MEN
MTL	METAL
MTFR	METAL FURRING
MPR	METAL PIPE RAILING
MTHR	METAL THRESHOLD
M	METER (S)
MEZZ	MEZZANINE
MWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR
MR	MOISTURE RESISTANT
MLD	MOLDING, MOULDING
MT	MOUNT (ED), (ING)
MOV	MOVABLE
MP	MOVABLE PARTITION
MW	MOVING WALKWAY
MUL	MULLION

N

N	NORTH
NL	NAILABLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAT	NATURAL
(N)	NEW
NOM	NOMINAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER

O

OBS	OBSCURE
OFF	OFFICE
OC	ON CENTER (S)
OP	OPAQUE
OPNG	OPENING
OJ	OPEN–WEB JOIST
OPS	OPERATIONS
OCC	OPERATOR CONTROL CENTER
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OS	OVERFLOW SCUPPER
OH	OVERHANG/OPPOSITE HAND

P

PNT	PAINT (ED)
PNL	PANEL
PB	PANIC BAR
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PBD	PARTICLE BOARD
PART	PARTITION
PED	PEDESTAL
PERI	PERIMETER
PERM	PERMANENT
PP	PIPE PENETRATION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PG	PLATE GLASS
PLYWD	PLYWOOD
POL	POLISHED
PR–I	PRE–FINISHED
PVC	POLYVINYL CHLORIDE
PV	PHOTOVOLTAIC
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PFN	PREFINISHED
PT	PRESSURE TREAT (ED)
PROJ	PROJECTION
PL	PROPERTY LINE
PBX	PULL BOX
PB	PUSH BUTTON

Q

QT	QUARRY TILE

R

RAD	RADIUS
RL	RAIL (ING)
RWL	RAINWATER LEADER
RECEP	RECEPTACLE, RECEPTION
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE (D), (ING)
REM	REMOVE
REP	REPRESENTATIVE
REQ	REQUIRED
RES	RESILIENT
RET	RETURN
RA	RETURN AIR
REV	REVISION (S), REVISED
RH	RIGHT HAND
ROW	RIGHT OF WAY
RPTD	ROLL PAPER TOWEL DISPENSER
RF	ROOF
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RUB	RUBBER
RB	RUBBER BASE

S

SAN	SANITARY SEWER
SCN	SCREEN
SCHED	SCHEDULE (D)
SNT	SEALANT
SLD	SEALED
SEC	SECRETARY
SECT	SECTION (S)
SERV	SERVICE
SHT	SHEET
SH	SHELF, SHELVING
SH & R	SHELF & ROD
SIM	SIMILAR
SL	SLOPE
SPD	SMALL PACKAGE DEPARTMENT
SD	SMOKE DETECTOR
SC	SOLID CORE
SVT	SOLID VINYL TILE
SP	SOUNDPROOF
S	SOUTH
SPK	SPEAKER
SPL	SPECIAL
SPEC	SPECIFICATION (S)
SPRK	SPRINKLER
SQ	SQUARE
SQ. FT.	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
SSMR	STANDING SEAM METAL ROOF
STA	STATION
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURE (AL)
STUC	STUCCO
SUMP	SUMP PIT
SUPVR	SUPERVISOR
SA	SUPPLY AIR
SUSP	SUSPENDED
SYM	SYMMETRY (ICAL)
SYS	SYSTEM

T

TKBD	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
TERR	TERRAZZO
THK	THICK (ENED), (NESS)
THR	THRESHOLD
THRU	THROUGH
TBD	TO BE DETERMINED
TPTN	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TOL	TOLERANCE
T & G	TONGUE AND GROOVE
T & B	TOP AND BOTTOM
TOB	TOP OF BEAM
TOC	TOP OF COLUMN
TOFF	TOP OF FINISH FLOOR
TOP	TOP OF PARAPET
TOR	TOP OF ROOF
TOS	TOP OF SLAB
TOSTL	TOP OF STEEL
TOW	TOP OF WALL
TB	TOWEL BAR
TFP	TRANSLUCENT FIBERGLASS PANEL
TYP	TYPICAL

U

UC	UNDERCUT
USO	UNDERSIDE OF
UNF	UNFINISHED
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
UR	URINAL

V

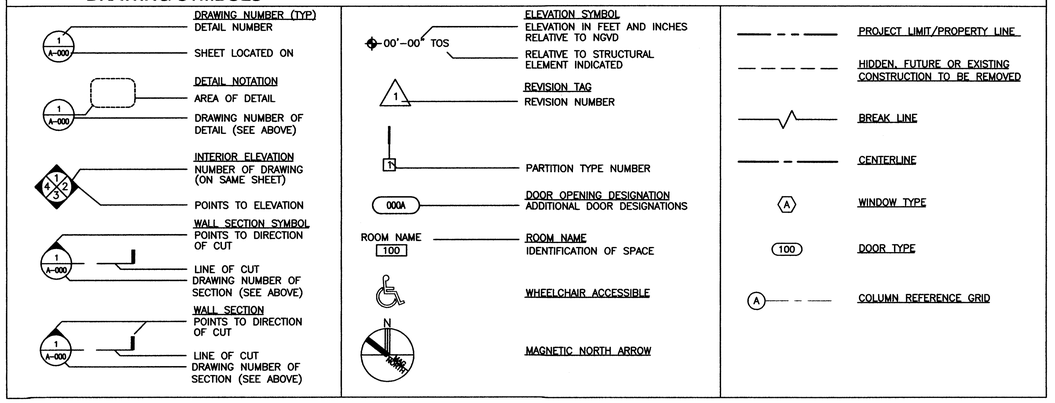
VNR	VENEER
VTR	VENT THRU ROOF
VIF	VERIFY IN FIELD
VERT	VERTICAL
VG	VERTICAL GRAIN
VF	VERIFY
VEST	VESTIBULE
VIN	VINYL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VF	VINYL FABRIC

W

WSCT	WAINSCOT
WH	WALL HUNG
WTW	WALL TO WALL
WR	WASTE RECEPTACLE
WC	WATER CLOSET
WL	WATER LEVEL
WP	WATERPROOF (ING)
WT	WIDE, WIDTH
WF	WIDEFLANGE
WIN	WINDOW
W/	WITH
W/O	WITHOUT
W	WOMEN
WD	WOOD
WDB	WOOD BASE
WP	WORK POINT

ARCHITECTURAL SYMBOLS LEGEND

DRAWING SYMBOLS



#26000522

MATEU ARCHITECTURE | INCORPORATED
10801 OLD CUTLER ROAD, SUITE 560 PALMETTO BAY, FLORIDA 33157
305.233.3424 F 305.233.3426 DESIGN@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING

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AR 0008220

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8353 SW 124th STREET, SUITE 108
MIAMI, FL. 33156

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBY'S INTERNATIONAL REALTY

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\GNRL\G-001.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
-
-
-
-

SHEET TITLE

ABBREVIATIONS
& SYMBOLS LEGEND

SHEET: OF:
G-001

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING AND START OF AND DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

2. PRIOR TO INSPECTION OF THE SUITE, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SUITE ACCESS FROM THE OWNER OR THE DESIGNATED REPRESENTATIVE.

3. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

4. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.

5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, LIGHT FIXTURES, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED CEILING HEIGHT ABOVE THE FINISHED FLOOR INDICATED IN THE DRAWINGS AND THE FINISHED SCHEDULE. CEILING HEIGHT DIMENSIONS ARE TO THE FINISHED SURFACE OF CEILING.

6. DIMENSIONS SHOWN ON FLOOR PLAN, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FACE OF STUD, MASONRY, CONCRETE OR COLUMN, GRID LINES, UNLESS OTHERWISE NOTED.

7. IN THE CASE OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CONFLICT BEFORE PROCEEDING WITH THE WORK.

8. ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING.

9. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANT'S WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

10. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE ACCESSIBLE BY THE HANDICAP

11. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
   A. A 15 LB FORCE SHALL RELEASE A LATCH
   B. A 30 LB FORCE SHALL SET DOOR IN MOTION
   C. A 15 LB FORCE SHALL SWING DOOR FULLY OPEN

12. LEGAL EXITS SHALL NOT BE BLOCKED AT ANY TIME.

13. FINAL CLEAN UP AND DISPOSAL:
REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM CLEANED AND FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES.

14. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND AND SHALL BE APPROVED IN ADVANCE BY THE OWNER.

15. IN THE EVENT THE UTILITY SERVICE IS INTERRUPTED WITHOUT THE REQUIRED 48 HOURS NOTICE, THEN THE CONTRACTOR SHALL BE FINANCIALLY LIABLE FOR ALL DAMAGES SUFFERED BY THE OWNER DUE TO THE UNAUTHORIZED INTERRUPTION. RECONNECTION SHALL BE MADE IMMEDIATELY.

16. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

17. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.

18. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-FLOOR DIMENSIONS AS INDICATED ON DRAWINGS.

19. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF WORK UNLESS DESIGNATED (N.I.C.) OR (O.F.O.I.). ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL CURRENT AND LOCAL APPLICABLE CODES AND GOVERNING REGULATIONS, AND THE CONTRACT DOCUMENTS.

20. THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT AT THE CONTRACTOR'S EXPENSE.

21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS.

22. SPECIAL NOTICE TO CONTRACTORS: ALL CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS AND STAFF OF OWNER OR ARCHITECT.

23. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING'S, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.

24. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RELATED SERVICE CONNECTIONS WITHIN THE BUILDING.

25. SUBSTITUTIONS:
   A. REFERENCE TO MAKERS, BRAND, MODELS, ETC., IS TO ESTABLISH THE TYPE AND QUALITY DESIRED; SUBSTITUTIONS OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE ARCHITECT AND OWNER PRIOR TO BID (UNLESS NOTED OTHERWISE).
   B. THE ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR THE DESIGN OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN.

26. ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE, OF QUALITY SPECIFIED, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK.

27. SHOP DRAWINGS:
   A. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL SYSTEMS, EQUIPMENT AND MATERIALS WHICH MUST INTERFACE AND COORDINATE WITH OTHERS, WHETHER DETAILED ON CONSTRUCTION DOCUMENTS OR NOT.
   B. SHOP DRAWINGS SHALL BE SUBMITTED, TO THE ARCHITECT, IN A MINIMUM OF THREE COPIES AND A MAXIMUM OF SIX COPIES. A COPY SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR AS COMPLYING WITH THE SPECIFICATIONS AND DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT. A STAMP SHALL BE AFFIXED ON THE SHOP DRAWING BEARING THE SIGNATURE OF THE CONTRACTOR AND THE DATE OF REVIEW.

28. THE CONTRACTOR SHALL PROVIDE A BLANKET ONE YEAR GUARANTEE FOR THE CONTRACT PROJECT WITH SEPARATE GUARANTEES AS SPECIFIED FOR TRADES/EQUIPMENT ITEMS WITH NAMES OF LOCAL REPRESENTATIVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING MAINTENANCE BROCHURES, AND GUARANTEES AS REQUIRED.

29. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF AS-BUILT REPRODUCIBLE DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK TO THE ARCHITECT AT THE COMPLETION OF WORK PRIOR TO FINAL PAYMENT. CHANGES MUST BE DRAFTED. NO FREEHAND REVISIONS WILL BE ACCEPTED.

30. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

31. PENETRATIONS THROUGH WALLS:
   A. FOR OPENINGS IN WALLS NOT SHOWN ON ARCHITECTURAL DRAWINGS, SEE MECHANICAL, PLUMBING, SPRINKLER AND ELECTRICAL DRAWINGS.
   B. PROVIDE LINTELS IN MASONRY WALLS AS REQUIRED TO ACCOMMODATE OPENINGS FOR MECHANICAL AND ELECTRICAL WORK.
   C. FOR INSTALLATION DETAILS OF SLEEVES PENETRATING MASONRY WALLS, SEE MECHANICAL PLUMBING AND SPRINKLER DRAWINGS.

32. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE APPROPRIATE CONSTRUCTION OF ALL PARTITION TYPES ACCORDING TO INDICATIONS ON THE DRAWINGS, AND WITH THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE CONTRACTOR SHALL SUPERVISE AND INSPECT CONSTRUCTION OF ALL PARTITIONS TO VERIFY THAT CONSTRUCTION IS PERFORMED ACCORDING TO SPECIFICATIONS, CODE REQUIREMENTS, AND INDUSTRY STANDARDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.

33. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

34. PROVIDE DOUBLE FRAMING MEMBERS AT ALL DOOR JAMBS AND CASED OPENINGS.

35. THE CONTRACTOR WILL PERFORM DAILY CLEANING OF THE SITE. THE CONTRACTOR WILL REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. THE CONTRACTOR WILL HAUL FROM SITE AND LEGALLY DISPOSE OF WASTE MATERIALS, INCLUDING UNSUITABLE EXCAVATED MATERIALS, TRASH, ETC...

GENERAL CONSTRUCTION REQUIREMENTS

1. ALL SINGLE LAYER GYPSUM BOARD WALLS CONTINUOUS AND CONTIGUOUS WITH DOUBLE LAYER GYPSUM BOARD WALLS SHALL MAINTAIN ONE CONTIGUOUS OUTER LAYER OF GYPSUM BOARD AT THE SAME FACE OF FINISH. STUDS AND FURRING CHANNELS SHALL BE OFFSET ACCORDINGLY.

2. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.

3. DOOR OPENING NOT LOCATED BY DIMENSION SHALL BE LOCATED IN WALLS AS SHOWN OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.

4. REFER TO DOOR SCHEDULE, DETAILS, AND SPECIFICATIONS FOR DOOR, DOOR FRAME, AND DOOR HARDWARE REQUIREMENTS.

5. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

6. REFER TO SPECIFICATIONS AND FINISH SCHEDULE FOR TYPE OF PAINT FINISHES, METAL FINISHES, CEMENT FINISHED, WEATHER AND SOUND SEALANTS.

7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OF LOW VOC VALUE.

8. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SOUND-RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM 24". BACKS AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINERAL FIBER INSULATION.

9. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICKNESS APPROVED RESILIENT MATERIALS.

10. APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND ALL SEPARATION WALLS.

11. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE FLORIDA QUALITY STANDARDS FOR INSULATING MATERIALS.

12. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED ACCORDING TO THE CURRENT FBC MECHANICAL SECTION. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH APPROVED MASTIC OR TAPE.

13. CABINETS AND CASEWORK ARE SHOWN ON INTERIOR ELEVATIONS.
   A. PLASTIC LAMINATE: MODULAR CASEWORK SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.
   B. WOOD: MILLWORK SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
   C. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. PRIOR TO SUBMISSION TO THE ARCHITECT, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS TO CERTIFY THAT THEY MEET ALL THE REQUIREMENTS ON THE CONSTRUCTION D OCUMENTS.

14. ALL INSULATION NOTED ON PLANS SHALL BE NON COMBUSTIBLE AND MAINTAIN THERMAL MOISTURE PROTECTION.

SHOP DRAWING & SUBMITTALS LIST

1. DOORS / HARDWARE
2. MILLWORK / CABINETS
3. PAINTS / SEALERS
4. PLUMBING FIXTURES & FITTINGS
5. HVAC EQUIPMENT
6. LIGHTING FIXTURES & ELECTRICAL DEVICES
7. TILE/ CARPET/ FLOOR BASES
8. METAL FRAMING & GYP. BOARD
9. ACOUSTICAL CEILING SYSTEM

THE LIST PROVIDED IS FOR REFERENCE AND NOT MEANT IN ANY WAY TO LIMIT THE SHOP DRAWINGS REQUIRED. REFER TO GENERAL NOTE 27 UNDER SHOP DRAWING SECTION FOR MORE INFORMATION.

NOTE:

EXISTING FLOOR SLABS ARE POST-TENSIONED CONCRETE. CONTRACTOR SHALL PERFORM COMPLETE XRAYS OF THE PROPOSED AREA OF WORK AND SUBMIT THEM TO ARCHITECT FOR APPROVAL PRIOR TO ANY CORE DRILLING OR SLAB PENETRATIONS.

SPECIFICATIONS

INSTRUCTIONS TO BIDDERS — SECTION 00100

AIA DOCUMENT A701, INSTRUCTIONS TO BIDDERS, 1987 EDITION IS THE FORM BEING USED. COPIES OF THIS DOCUMENT MAY BE OBTAINED FROM THE OFFICE OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SUPPLEMENT TO THE INSTRUCTIONS TO BIDDERS 1. AT THE END OF SUBPARAGRAPH 32.1. ADD:
3.2.1.1. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AS HE SHALL BE RESPONSIBLE FOR ADAPTING THE PLAN TO EXISTING CONDITIONS. IN THE CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THEY SHALL BE REPORTED TO THE ARCHITECT.

GENERAL CONDITIONS — SECTION 00700

AIA DOCUMENT A 201-1997 EDITION: "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS HEREBY INCLUDED AS A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.

SUPPLEMENTS TO THE "GENERAL CONDITIONS" AS REQUIRED, WILL BE WRITTEN BY THE ARCHITECT OF RECORD.

ERRORS AND OMISSIONS

ERRORS, INCONSISTENCIES, AND OR AMBIGUITIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY, AND SHALL NOT BE CONSIDERED SUFFICIENT REASON TO DEPART FROM THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS.

SUMMARY OF WORK — SECTION 01010

THE WORK CONSISTS OF A TENANT IMPROVEMENT ADDING INTERIOR PARTITIONS, CABINETRY, ACOUSTICAL TILE CEILINGS AND CARPET TILES REQUIRED OR NECESSARY, SHOWN ON THE DRAWINGS, EXCLUDING ONLY THOSE ITEMS SPECIFICALLY SHOWN, NOTED OR SPECIFIED AS NOT IN CONTRACT (NIC).

CONSTRUCTION SCHEDULE:

THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER AND ARCHITECT, A BAR CHART TYPE PROGRESS SCHEDULE FOR THE ENTIRE PROJECT, WITHIN THREE (3) DAYS AFTER AWARD OF CONTRACT. PROVIDE A SEPARATE BAR FOR EACH WORK ITEM LISTED IN THE SCHEDULE OF VALUES. INCLUDE APPROPRIATE TIME FOR PROJECT MOBILIZATION PROCUREMENT OF PRODUCTS, REVIEW AND RETURN OF SHOP DRAWINGS, FABRICATION INSTALLATION, TESTING, FINAL CLEANUP AND INSTALLATION TIME FOR WORK UNDER SEPARATE CONTRACTS. IDENTIFY EACH CALENDAR DAY THROUGH-OUT THE SCHEDULE. HIGHLIGHT "CRITICAL PATH" ELEMENTS OF THE SCHEDULE THAT ARE IMPORTANT TO COMPLETE THE WORK ON TIME. CORRELATE THE ORGANIZATION OF THE SCHEDULE WITH THE DATE OF SUBSTANTIAL COMPLETION INDICATED IN THE OWNER-CONTRACTOR AGREEMENT.

PROJECT COORDINATION & ADMINISTRATION:
COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, AND FOR INSTALLATION OF ITEMS FURNISHED AND INSTALLED BY OTHERS, WITH PROVISIONS FOR ACCOMMODATING OTHER ITEMS TO BE INSTALLED LATER. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE INDICATED ON THE DRAWINGS. UTILIZE SPACE EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, AND FOR MAINTENANCE.

MAINTENANCE OF CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE, A "RECORD" SET OF CONSTRUCTION DOCUMENTS AND THE FOLLOWING RELATED DRAWINGS OR DOCUMENTS PREPARED BY OTHERS: CASEWORK SHOP DRAWINGS PREPARED BY THE CASEWORK FABRICATOR INTERIOR AND EXTERIOR SIGNAGE SHOP DRAWINGS, BY THE SIGNAGE CONTRACTOR, AND ANY OTHER SHOP DRAWINGS REQUIRED TO PERFORM WORK.

DO NOT CONSTRUCT ANY PORTION OF THE WORK RELATED TO THESE DRAWINGS AT ANY TIME WITHOUT SUCH DRAWINGS BEING AVAILABLE AT THE PROJECT SITE, AND ONLY AFTER REVIEW BY ARCHITECTS OFFICE.

APPLICATION FOR PAYMENT — SECTION 01025

PAYMENT REQUESTS: THE PAYMENT REQUEST CYCLE IS TO BE REGULAR. EACH APPLICATION MUST BE CONSISTENT WITH PREVIOUS APPLICATIONS AND PAYMENTS. CERTAIN APPLICATIONS FOR PAYMENT, SUCH AS THE INITIAL APPLICATION, THE APPLICATION AT SUBSTANTIAL COMPLETION, AND THE FINAL PAYMENT APPLICATION INVOLVE ADDITIONAL REQUIREMENTS.

PRIOR TO SUBMITTAL OF INITIAL APPLICATION FOR PAYMENT, THE FOLLOWING ITEMS SHALL BE SUBMITTED: (1) LISTING OF SUBCONTRACTORS AND PRINCIPAL SUPPLIERS AND FABRICATORS, (2) THE PROGRESS SCHEDULE, (3) PRELIMINARY SCHEDULE OF VALUES, (4) PERFORMANCE AND/OR PAYMENT BONDS, IF REQUIRED, AND (5) COPIES OF ACQUIRED BUILDING PERMITS FOR PERFORMANCE OF THE WORK.

FORM AND QUANTITY APPLICATION: SUBMIT THREE (3) EXECUTED COPIES OF AIA DOCUMENT G702, APPLICATION AND CERTIFICATION FOR PAYMENT, SUPPORTED BY AIA DOCUMENT G703, CONTINUATION SHEET.

SUBMIT CONDITIONAL LIEN RELEASES WITH EACH APPLICATION FOR PAYMENT CONTINGENT UPON RECEIPT AND BANK CLEARANCE OF THE CURRENT INVOICED AMOUNT.

SUBMIT UNCONDITIONAL LIEN RELEASES COVERING THE PREVIOUSLY PAID AMOUNT RECEIVED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS OR MATERIAL SUPPLIERS, WITH SUBSEQUENT APPLICATIONS FOR PAYMENT.

PRELIMINARY SCHEDULE OF VALUES: BEFORE START OF CONSTRUCTION, SUBMIT A PRELIMINARY SCHEDULE OF VALUES. SUPPORT WITH BACK-UP DATA TO SUBSTANTIATE ITS ACCURACY UPON REQUEST.

FINAL SCHEDULE OF VALUES: AT THE COMPLETION OF THE WORK, AS AN A CONDITION OF FINAL COMPLETION, SUBMIT A REVISED SCHEDULE OF VALUES, REFLECTING THE FINAL COST OF THE WORK, INCLUDING ALL REVISIONS OR CHANGES MADE DURING CONSTRUCTION. ARRANGE SCHEDULE IN ORDER OF WORK ITEMS LISTED ABOVE, AND SUPPORT SCHEDULE WITH BACKUP DATA IF REQUESTED.

MODIFICATION PROCEDURES — SECTION 01250

1. CHANGE ORDER REQUESTS
   A. OWNER-INITIATED: THE ARCHITECT WILL ISSUE A DETAILED DESCRIPTION WITH ATTACHMENTS FOR THE MODIFICATION OF SCOPE, TIME AND BUDGET. THIS PROPOSAL IS FOR INFORMATION ONLY. WITHIN 20 DAYS THE CONTRACTOR SHALL SUBMIT A PROPOSAL FOR THE OWNERS REVIEW IN COMPLIANCE WITH THE ARCHITECT'S PROPOSAL.
   B. CONTRACTOR-INITIATED: WHEN NECCESSARY CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, THE CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO THE ARCHITECT. THIS REQUEST IS REQUIRED TO BE A COMPLETE DETAILED DESCRIPTION FOR THE MODIFICATION OF SCOPE, TIME AND BUDGET, AND IN COMFORMANCE WITH AIA DOCUMENT G709.
2. CONSTRUCTION CHANGE DIRECTIVE:
   WHEN NECCESSARY, THE ARCHITECT MAY ISSUE A CONSTRUCTION CHANGE DIRECTIVE TO THE CONTRACTOR UTILIZING FORM AIA DOCUMENT G714.
3. CHANGE ORDER PROCEDURES:
   UPON OWNERS APPROVAL OF THE PROPOSAL REQUEST, THE ARCHITECT WILL ISSUE A CHANGE ORDER UTILIZING AIA DOCUMENT G701.

CONSTRUCTION PROGRESS — SECTION 01320

1. MEETINGS:
   A. PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED NO LATER THAN 15 DAYS AFTER THE EXECUTION OF THE AGREEMENT. AGENDA WILL BE PROVIDED BY THE ARCHITECT.
   B. PROGRESS MEETINGS WILL BE CONDUCTED AT THE SITE AT REGULAR INTERVALS AND COORDINATED WITH THE PREPARATION FOR PAYMENT REQUESTS.
   C. PROVIDE SPECIAL MEETINGS AT THE SITE AS REQUIRED FOR THE PROPER COORDINATION OF THE WORK.
   D. PRE-INSTALLATION CONFERENCES SHALL BE SCHEDULED FOR ALL MANUFACTURERS AND FABRICATORS OF EQUIPMENT THAT REQUIRES COORDINATION WITH OTHER CONSTRUCTION OR FIXTURES.
2. SCHEDULE:
   THE CONSTRUCTION SCHEDULE AS REQUIRED IN SUMMARY OF WORK SHALL BE UPDATED AT REGULAR INTERVALS AND MADE AVAILABLE AT THE REGULAR PROGRESS MEETINGS.
3. REPORTS:
   A. PROGRESS REPORTS OF THE CONSTRUCTION SHALL BE MAINTAINED AT REGULAR INTERVALS AND MADE AVAILABLE AT THE PROGRESS MEETINGS.
   B. PROVIDE SPECIAL REPORTS FOR ANY UNUSUAL EVENTS AND MAKE THEM AVAILABLE AT SPECIAL OR PROGRESS MEETINGS.

SHOP DRAWINGS — SECTION 01350

CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR REVIEW. SHOP DRAWINGS WILL REQUIRE A MINIMUM OF 15 WORKING DAYS FOR REVIEW AND RETURN TO CONTRACTOR.

CONSTRUCTION WASTE MANAGEMENT — SECTION 01505

1.01 WASTE MANAGEMENT GOALS FOR THE PROJECT
THE OWNER HAS ESTABLISHED THAT THIS PROJECT SHALL MINIMIZE THE CREATION OF CONSTRUCTION AND DEMOLITION WASTE ON THE JOB SITE. [CONTRIBUTING FACTORS INCLUDE OVER-PACKAGING, ORDERING ERROR, POOR PLANNING, IMPROPER STORAGE, BREAKAGE, MISHANDLING, AND CONTAMINATION.]
RECYCLE AS MANY OF THE WASTE MATERIALS AS ECONOMICALLY FEASIBLE. MINIMIZE WASTE SENT TO LANDFILLS.

1.02 RELATED SECTIONS
A. SECTION 01736- DEMOLITION/DISMANTLING/SALVAGE

PART 2-SERVICES
2.01 PRE-QUALIFIED CONSTRUCTION WASTE RECYCLING SERVICES
A. SUN RECYCLING (954) 428-4190
B. UHEL POLLY HAULING (954) 971-3870

PART 3-EXECUTION
3.01 WASTE MANAGEMENT PLAN IMPLEMENTATION
A. COORDINATE WASTE MATERIALS HANDLING AND SEPARATION FOR ALL TRADES, AND DOCUMENT RESULTS OF THE WASTE MANAGEMENT PLAN.

B. PROVIDE SEPARATION, HANDLING, TRANSPORTATION, RECYCLING, SALVAGE, AND LANDFILLING FOR ALL DEMOLITION AND WASTE MATERIALS.

C. DESIGNATE A SPECIFIC AREA FOR SEPARATION OF MATERIAL FOR SALVAGE AND RECYCLING. RECYCLING AND WASTE BIN AREAS ARE TO BE KEPT NEAT AND CLEAN AND CLEARLY MARKED IN ORDER TO AVOID CONTAMINATION OR MIXING MATERIALS.

D. DO NOT HANDLE, SEPARATE, STORE, SALVAGE, OR RECYCLE HAZARDOUS MATERIALS WITH OTHER MATERIALS. FOLLOW MATERIAL-SPECIFIC INSTRUCTIONS ANY HAZARDOUS MATERIALS. CONTACT PROJECT MANAGER IF NO INSTRUCTIONS ARE EVIDENT.

PRODUCTS & SUBSTITUTIONS — SECTION 01600

PRODUCTS OPTIONS: PRODUCTS SPECIFIED BY REFERENCE STANDARDS OR BY DESCRIPTION ONLY. ANY PRODUCT MEETING THOSE STANDARDS OR DESCRIPTION PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS: PRODUCTS OF MANUFACTURER NAMED AND MEETING SPECIFICATIONS, NO OPTIONS OR SUBSTITUTIONS ALLOWED. PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS WITH A PROVISION FOR SUBSTITUTIONS.

CONTRACTOR'S SUBSTITUTION REPRESENTATION: BY SUBSTITUTION OF A MATERIAL, PRODUCT, EQUIPMENT ITEM OR SYSTEM, THE CONTRACTOR: (1) REPRESENTS THAT HE HAS PERSONALLY INVESTIGATED THE PROPOSED SUBSTITUTE PRODUCT AND DETERMINED THAT IT IS EQUAL OR SUPERIOR IN ALL RESPECTS TO THAT SPECIFIED, (2) WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION THAT THE CONTRACTOR WOULD HAVE PROVIDED FOR THE SPECIFIED PRODUCT, (3) WAIVES ALL CLAIMS FOR ADDITIONAL COSTS RELATED TO THE SUBSTITUTION OF THE ACCEPTED SUBSTITUTE MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS."

APPLICATION/ACCEPTANCE: APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE BY G.C. OF THAT WORK AND ASSUMPTION OF FULL RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

PRODUCTS IN QUANTITIES SHALL BE ALIKE AND INTERCHANGEABLE. WHERE ADDITIONAL AMOUNTS OF A PRODUCT ARE LIKELY TO BE NEEDED BY THE OWNER AT A LATER DATE FOR MAINTENANCE AND REPAIR, PROVIDE STANDARD, DOMESTICALLY PRODUCED PRODUCTS WHICH ARE LIKELY TO BE AVAILABLE TO THE OWNER AT SUCH LATER DATE.

SUPPLY PRODUCTS COMPLETE WITH ALL STANDARD DEVICES, TRIM FINISH, AND ALL ACCESSORIES INDICATED IN THE LATEST EDITION OF THE MANUFACTURER'S CATALOG OR BROCHURE PUBLISHED AT THE DATE OF THE AWARD OF THE CONTRACT. FURNISH SUCH ITEMS COMPLETE WITH COMPONENT PARTS NECESSARY FOR THE OBVIOUS AND INTENDED USE AND INSTALLATION, WHETHER OR NOT DESCRIPTIONS OR CATALOG NUMBERS CONTAIN ALL SUPPLEMENTED INFORMATION AND/OR NUMBERS OF SUCH COMPONENTS.

EQUIPMENT NAMEPLATES: PROVIDE PERMANENT NAMEPLATES ON EACH ITEM OF SERVICE-CONNECTED OR POWER OPERATED EQUIPMENT. INDICATE MANUFACTURER, PRODUCT NAME, MODEL NUMBER, SERIAL NUMBER, CAPACITY, SPEED, RATING, AND SIMILAR ESSENTIAL OPERATING DATA. LOCATE NAMEPLATES ON AN EASILY ACCESSIBLE SURFACE. LOCATE REQUIRED LABELS AND STAMPS ON AN ACCESSIBLE SURFACE WHICH, IN OCCUPIED SPACES, IS NOT CONSPICUOUS.

MANUFACTURER'S INSTRUCTIONS: WHENEVER PRODUCTS ARE REQUIRED TO BE INSTALLED AND/OR PERFORM IN ACCORDANCE WITH A SPECIFIED MANUFACTURER'S INSTRUCTION OR PROCEDURE, PROCURE, DISTRIBUTE AND MAINTAIN AT THE SITE COPIES OF SUCH INFORMATION.

NO ALLOWANCE OR CONSIDERATION WILL BE MADE FOR CLAIMED IGNORANCE AS TO WHAT A CITED REFERENCE STANDARD CONTAINS, AS EACH TRADESMAN IS CONSIDERED TO BE EXPERIENCED AND FAMILIAR WITH THE PUBLISHED STANDARDS OF QUALITY AND WORKMANSHIP FOR HIS OWN TRADE. IT IS THE RESPONSIBILITY OF THE G.C. TO DISTRIBUTE AND INFORM ALL SUBCONTRACTORS OF THESE SPECIFICATIONS AND ALL APPLICABLE GENERAL NOTES IN THESE CONTRACT DOCUMENTS

INSTALLERS INSPECTIONS: BEFORE INSTALLATION, INSPECT SUBSTRATE MATERIAL AND THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK BY G.C. AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION. INSPECT EACH ITEM OF MATERIAL OR EQUIPMENT IMMEDIATELY PRIOR TO INSTALLATION - REJECT DAMAGED AN DEFECTIVE ITEMS.

PERFORM INSTALLATION WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY, IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. INSTALL WORK DURING CONDITIONS OF TEMPERATURE, HUMIDITY, EXPOSURE, FORECASTED WEATHER, AND STATUS OF THE PROJECT COMPLETION WHICH WILL ENSURE THE BEST POSSIBLE RESULTS FOR EACH UNIT OF WORK.

ISOLATE EACH UNIT OF WORK FROM NON-COMPATIBLE WORK, AS REQUIRED TO PREVENT DETERIORATION. MAKE ALLOWANCES FOR EXPANSION, CONTRACTION, AND BUILDING MOVEMENTS. PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING THE WORK PROPERLY AS IT IS INSTALLED, TRUE TO LINE AND LEVEL. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK, ORGANIZED FOR BEST POSSIBLE VISUAL EFFECT.

COORDINATE CLOSING-IN OF WORK WITH REQUIRED INSPECTIONS AND TESTS, SO AS TO MINIMIZE THE NECESSITY OF UNCOVERING COMPLETED WORK.

PROTECTION: AFTER INSTALLATION, PROVIDE COVERINGS TO PROTECT INSTALLED PRODUCTS FROM DAMAGE FROM TRAFFIC AND CONSTRUCTION OPERATIONS, REMOVE WHEN NO LONGER REQUIRED.

REPAIR AND REPLACE DAMAGED ITEMS, AT NO ADDITIONAL COST TO THE OWNER. ADDITIONAL TIME REQUIRED TO SECURE REPLACEMENTS AND TO MAKE REPAIRS WILL NOT BE CONSIDERED TO JUSTIFY AN EXTENSION OF TIME TO COMPLETE THE WORK.

PROJECT CLOSEOUT — SECTION 01700

FINAL CLEANING: PRIOR TO OWNER OCCUPANCY, CLEAN ALL SURFACES INCLUDING FIXTURES AND EQUIPMENT, INCLUDING OWNER SUPPLIED EQUIPMENT. REMOVE ALL TRACES OF SOIL, STAINS, DIRT, WASTE MATERIALS, SMUDGES, AND OTHER FOREIGN MATTER FROM ALL FINISHED SURFACES. CLEAN ALL EQUIPMENT AND FIXTURES TO A SANITARY CONDITION. CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS AND GLASS IN DOORS WINDOWS, AND CASEWORK, TO A POLISHED CONDITION, FREE OF DUST, PUTTY, FILMS OR SIMILAR SUBSTANCES WHICH ARE NOTICEABLE AS VISION-OBSCURING.

SUBSTANTIAL COMPLETION: AFTER FINAL CLEANING OPERATIONS HAVE BEEN COMPLETED, AND WHEN THE PROJECT IS READY FOR OWNER OCCUPANCY, OBTAIN AN OCCUPANCY PERMIT ON BEHALF OF THE OWNER, AND APPROVAL BY ANY OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. SUBMIT ORIGINALS OF SUCH APPROVALS TO THE OWNER FOR HIS RECORDS.

CERTIFICATE OF OCCUPANCY: CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY, WHICH IS TO REMAIN IN THE POSSESSION OF THE OWNER.

PUNCH LIST: THE GENERAL CONTRACTOR SHALL PREPARE A LIST OF WORK ITEMS YET TO BE COMPLETED OR CORRECTED COMPLETE WITH SCHEDULED DATES FOR COMPLETION. SUBMIT THIS LIST TO THE ARCHITECT AND OWNER FOR REVIEW AND COMMENTS. THE ARCHITECT WILL THEN PERFORM A FINAL INSPECTION, AND WILL PREPARE A PUNCH LIST OF ITEMS WHICH ARE INCOMPLETE, DAMAGED, OR OTHERWISE NOT IN CONFORMANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE FAILURE TO INCLUDE ANY ITEM ON SUCH LIST DOES NOT ALTER THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL THE WORK REQUIRED BY THE CONSTRUCTION DOCUMENTS.

INSTRUCTION TO PERSONNEL: FULLY INSTRUCT THE OWNER'S DESIGNATED PERSONNEL IN THE OPERATION, ADJUSTMENT, AND MAINTENANCE OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS.

OPERATION AND MAINTENANCE DATA: ORGANIZE TWO (2) SETS OF OPERATING AND MAINTENANCE DATA. BIND DATA IN HEAVY DUTY 3-INCH, 3-RING VINYL-COVERED BINDERS, PROPERLY IDENTIFIED AND INDEXED. INCLUDE THE FOLLOWING TYPES OF INFORMATION IN OPERATING AND MAINTENANCE MANUALS: PAINT MATERIALS AND COLOR FORMULAS USED, MATERIAL SUPPLIERS AND PRODUCT IDENTIFICATIONS FOR FUTURE REPLACEMENT OF INTERIOR FINISHES, OPERATING MANUALS AND EMERGENCY INSTRUCTIONS FOR HVAC EQUIPMENT FURNISHED (ID APPLICABLE), SPARE PARTS LISTINGS, COPIES OF WARRANTIES, WIRING DIAGRAMS, INSPECTION PROCEDURES, AIR TESTING AND BALANCING REPORTS, SUB-CONTRACTOR LISTING AND SIMILAR APPROPRIATE ITEMS.

COMPLETE ALL WORK ITEMS AS EXPEDITIOUSLY AS POSSIBLE, PROVIDING LABOR AT TIMES WHEN THE PROJECT IS NOT IN OPERATION, IF NECESSARY. COORDINATE WITH THE OWNER'S MANAGER AND PERFORM THE WORK SO THAT IT WILL NOT INTERFERE WITH THE OWNER'S OPERATIONS.

FINAL PAYMENT - CLOSEOUT SUBMITTALS: SUBMIT THE FOLLOWING ITEMS TO THE OWNER, UPON APPLICATION FOR FINAL PAYMENT: (1) FINAL OCCUPANCY PERMIT AND HEALTH DEPARTMENT APPROVAL, WHEN REQUIRED; (2) LIEN WAIVERS; (3) FINAL SCHEDULE OF VALUES; (4) EXTRA CONSTRUCTION DOCUMENT SETS, (5) MARKED-UP SET OF "RECORD DOCUMENTS"; (6) EXTRA STOCK OF FINISH MATERIAL ITEMS; AND (7) THE PUNCH-LIST OF INCOMPLETE WORK ITEMS, PREPARED AT SUBSTANTIAL COMPLETION, INDICATING ACTUAL COMPLETION DATES FOR EACH ITEM LISTED HEREIN.

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PHASE: PERMIT DRAWINGS

FILE NAME: M:\1009\CD\SHEET\GNRL\G-002.DWG

PROJECT NO: MA1009

DRAWN BY: RAG

CHECKED BY: RJM

ISSUE DATE: 10-01-10

REVISIONS

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SHEET TITLE: GENERAL NOTES

SHEET: G-002 OF:

METAL FRAMING — SECTION 05400

MATERIALS ALL STUD FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE AND GAGE AS SHOWN ON THE PLANS AND SPECIFIED HEREIN.

ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.

INSTALLATION TRACKS SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURES AS SHOWN. FLOOR TRACKS SHALL RECEIVE CONTINUOUS SILICON SEALANT EACH SIDE OF THE TRACK BEFORE INSTALLATION OF WALL SHEATHING/FINISH MATERIAL.

AT TRACK BUTT JOINTS, ABUTTING PIECES OF TACK SHALL BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, OR THEY SHALL BE BUTT WELDED OR SPLICED TOGETHER.

STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGES OR WEBS OF BOTH UPPER AND LOWER TRACKS.

STUDS SHALL BE INSTALLED AT 16" ON CENTER UNLESS OTHERWISE NOTED ON THE PLANS.

WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL BE SPACED ACCORDING TO THE FOLLOWING SCHEDULE. WALLS UP TO 10'–0" HEIGHT: BRIDGING AT MID–HEIGHT WALLS EXCEEDING 10'–0" HEIGHT: BRIDGING ROWS SPACED NOT TO EXCEED 5'–0" O.C.

CUSTOM CASEWORK — SECTION 06400

PROVIDE SHOP–FABRICATED WOOD CASEWORK, FURNITURE ITEMS, AND MISCELLANEOUS ITEMS AS INDICATED IN THE DRAWINGS.

QUALITY ASSURANCE: COMPLY WITH AWI "QUALITY STANDARDS" SECTION 400 FOR "CUSTOM" GRADE.

SUBMIT SHOP DRAWINGS TO SHOW LOCATION OF EACH ITEM, DIMENSIONED PLANS AND ELEVATIONS, LARGE SCALE DETAILS, ATTACHMENTS DEVICES AND OTHER COMPONENTS. THE ARCHITECT'S REVIEW OF SUCH DRAWINGS WILL BE FOR DESIGN CONFORMANCE ONLY.

VERIFY FIELD MEASUREMENTS AND PROVIDE DIMENSIONS FOR SHOP DRAWINGS BEFORE FABRICATION.

CASEWORK MATERIALS: SHALL BE AS SHOWN ON THE MILLWORK DRAWINGS.

GENERAL FABRICATION & ASSEMBLY:

SHOP FABRICATE CASEWORK TO DIMENSIONS, PROFILES, AND DETAILS INDICATED ON SHOP DRAWINGS. WHERE NECESSARY FOR FITTING AT SITE, PROVIDE AMPLE ALLOWANCE FOR SCRUBBING, TRIMMING, AND FITTING. COMPLETE FABRICATION, FINISHING, HARDWARE APPLICATION AND OTHER WORK BEFORE SHIPMENT TO PROJECT SITE TO MAXIMUM EXTENT POSSIBLE.

SHOP ASSEMBLY: COMPLETELY ASSEMBLE COUNTERFRONT, CABINETS, COUNTERTOPS, POSTS, AND GLAZING IN SHOP PRIOR TO SHIPMENT TO PROJECT SITE. MAKE INDIVIDUAL ITEMS IN SEQUENCE WITH REMOVABLE MATERIALS TO FACILITATE FIELD ASSEMBLY.

FIELD INSTALLATION:
INSTALL CASEWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'–0" FOR PLUMB AND LEVEL AND WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES. SCRIBE AND CUT TO FIT ADJOINING WORK. ANCHOR TO BLOCKING OR DIRECTLY TO SUBSTRATES WITH DISTORTION SO THAT CABINET DOORS FIT OPENINGS PROPERLY AND ARE ACCURATELY ALIGNED. ADJUST HARDWARE TO CENTER DOORS IN OPENINGS AND TO PROVIDE FREE OPERATION. ANCHOR COUNTERTOPS SECURELY TO BASE UNITS AND OTHER SUPPORT SYSTEMS AS INDICATED.

ADJUST AND CLEAN: REPAIR DAMAGED AND DEFECTIVE CASEWORK WHERE POSSIBLE TO ELIMINATE DEFECTS, WHERE NOT POSSIBLE TO REPAIR, REPLACE CASEWORK. CLEAN, LUBRICATE AND ADJUST HARDWARE FOR SMOOTH OPERATION.
A. CARCASSES AND SUBSTRATES:
1. MEDIUM–DENSITY FIBERBOARD: FORMALDEHYDE–FREE
2. FSC–CERTIFIED PLYWOOD
3. SOLID DIMENSIONAL LUMBER: FSC–CERTIFIED
4. AG–FIBER BOARD: FORMALDEHYDE–FREE

B. FACE FRAMES, DOORS, DRAWERS:
1. SOLID DIMENSIONAL LUMBER: FSC–CERTIFIED OR SALVAGED
2. VENEERS: WOOD: FSC–CERTIFIED

MISCELLANEOUS MATERIALS
A. ADHESIVES:
1. INTERIOR WOODWORK AND MILLWORK: LOW–VOC, FS MMM–A–125C, TYPE II, WATER–AND MOLD RESISTANT. USE ASTM D3110, DRY–USE TYPE FOR LAMINATED AND FINGER–JOINTED MEMBERS, CERTIFIED IN ACCORDANCE WITH ASTM C557 AND COMPLYING WITH REQUIRED VOC REGULATIONS.
a. WATER–BASED CONTACT CEMENT
b. WATER–BASED CONSTRUCTION ADHESIVES

WASTE MANAGEMENT

A. SEPARATE WOOD WASTE IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN.

B. SEPARATE THE FOLLOWING CATEGORIES FOR SALVAGE OR REUSE ON SITE:
1. SHEET MATERIALS LARGER THAN 2 SF
2. SOLID WOOD: a. TRIM LONGER THAN 16"
b. MULTIPLE OFFCUTS OF ANY SIZE LARGER THAN 12"

C. RECYCLE THE FOLLOWING CATEGORIES:
1. CLEAN, UNPAINTED ENGINEERED WOOD PRODUCTS
2. CLEAN, UNPAINTED DIMENSIONAL LUMBER

D. SEPARATE THE FOLLOWING CATEGORIES FOR DISPOSAL AND PLACE IN DESIGNATED AREAS FOR HAZARDOUS MATERIALS:
1. TREATED, STAINED, PAINTED, OR CONTAMINATED WOOD.

BUILDING INSULATION — SECTION 07200

PROVIDE AND INSTALL RIGID BOARD WALL INSULATION WITH VAPOR BARRIER, WHERE INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

GLASS FIBER BLANKET BATT INSULATION: GLASS FIBERS FORMED WITH BINDERS INTO RESILIENT FLEXIBLE BLANKETS OR SEMI–RIGID BUTTS; ASTM C665 TYPES 1,11, OR 111, UNFACED OR FACED UNITS AS INDICATED, DENSITIES OF NOT LESS THAN 0.5 LB. PER CU. FT., K–VALUE OF 0.27; MANUFACTURER'S STANDARD LENGTHS AND WIDTHS AS REQUIRED TO COORDINATE WITH SPACES TO BE INSULATED.

POLYETHYLENE VAPOR BARRIER: 6–MIL POLYETHYLENE FILM

INSTALL INSULATION IN FULL THICKNESS AS SHOWN OVER ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS, AND FILL VOIDS WITH INSULATION. REMOVE PROJECTIONS WHICH INTERFERE WITH PLACEMENT. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MATERIALS
A. THERMAL BATT INSULATION
1. FORMALDEHYDE–FREE FIBERGLASS BATTS: MADE WITH LOWER TOXICITY ACRYLIC RESIN.
2. STANDARD GLASS FIBER: MINIMUM 15% POST–CONSUMER RECYCLED CONTENT, MINIMUM 30% TOTAL RECYCLED CONTENT
3. FACING:
a. FOIL: PROVIDE RADIANT BARRIER PROTECTION FROM GLASS FIBERS
b. KRAFT PAPER
c. ENCAPSULATED: PROVIDES PROTECTION FROM GLASS FIBERS
d. UNFACED: USE FOR SOUND INSULATION OR WHEN A SEPARATE VAPOR RETARDER IS USED.

B. RIGID BOARD INSULATION
1. CELLULAR GLASS FOAM: INERT, NONTOXIC, SUITABLE FOR USE BELOW GRADE.
2.EXPANDED POLYSTYRENE: RECYCLED CONTENT MINIMUM 20%
3.EXTRUDED POLYSTYRENE: 5% RECYCLED CONTENT

SEALANT — SECTION 07900

PROVIDE AND INSTALL SEALANTS COMPLYING WITH REQUIREMENTS INCLUDED HEREIN, IN ORDER TO ESTABLISH AND MAINTAIN AIRTIGHT, VERMIN PROOF, AND WATER PROOF CONTINUOUS SEALS ON A PERMANENT BASIS.

1.01 SUBMITTALS
A. RATING SYSTEM DOCUMENTATION
1. PROVIDE A CUT SHEET AND/OR MATERIAL SAFETY DATA SHEET FOR EVERY SEALANT USED WITHIN THE BUILDING (NOT INCLUDING THE EXTERIOR SURFACE OF THE BUILDING), WITH VOC LEVELS HIGHLIGHTED.

PART 2 – PRODUCTS

2.01 SEALANTS MATERIALS

A. EXTERIOR AND INTERIOR HORIZONTAL JOINTS SUBJECT TO PEDESTRIAN TRAFFIC:
1. TWO–PART POLYURETHANE CONFORMING TO ASTM C920, CLASS 25, TYPE M; SELF–LEVELING, ZERO–VOC
2. ONE–PART POLYURETHANE, VOC CONTENT: MAXIMUM 45 GRAMES/LITER

B. INTERIOR NON–WET AREAS: ONE–COMPONENT ACRYLIC LATEX WATER–BASED SEALANT CONFORMING TO ASTM C834, VOC CONTENT: MAXIMUM 42 GRAMS/LITER

C. INTERIOR WET AREAS: ONE PART, MILDEW–RESISTANT SILICONE RUBBER CONFORMING TO ASTM C920, TYPE S, CLASS 25, GRADE NS

INSTALLATION: CLEAN JOINT SURFACES IMMEDIATELY BEFORE INSTALLATION. PRIME OR SEAL JOINT SURFACES AS RECOMMENDED BY MANUFACTURER. COMPLY WITH MANUFACTURER'S INSTRUCTIONS. FILL SEALANT ROBBET TO A SLIGHTLY CONCAVE SURFACE, SLIGHTLY BELOW ADJOINING SURFACES. WHERE HORIZONTAL JOINTS ARE BETWEEN A HORIZONTAL SURFACE AND VERTICAL SURFACE, FILL JOINT TO FORM A MINIMUM 1/4" RADIUS CONVEX COVE, SO THAT JOINT WILL NOT TRAP MOISTURE AND DIRT. CLEAN ADJOINING SURFACES BY WHATEVER MEANS MAY BE NECESSARY TO ELIMINATE EVIDENCE OF SPILLAGE.

SEALANT AT BASE OF WATER–RESISTANT GYPSUM BOARD: PROVIDE 1/2" HIGH CONTINUOUS BEAD OF SILICONE SEALANT BETWEEN WATER–RESISTANT GYPSUM BOARD PANELS AND CONCRETE FLOORS, PRIOR TO INSTALLATION OF FLOOR AND WALL FINISHES.

SEALANTS: ACRYLIC EMULSION LATEX (TYPE C): ASTM C834, SINGLE COMPONENT; COLOR AS SELECTED; AC–20 MANUFACTURED BY PEORA.

BUTYL SEALANT (TYPE E): FS TT–S–1657, TYPE 1; SINGLE COMPONENT, SOLVENT RELEASE, NON–SKINNING, NON–SAGGING, BLACK COLOR; BC–158 MANUFACTURED BY PECORA.

POLYURETHANE SEALANT (TYPE G): ASTM C920, TYPE S. GRADE NS, CLASS 25; SINGLE COMPONENT, CHEMICAL CURING, NON–STAINING, NON–BLEEDING, CAPABLE OF CONTINUOUS WATER IMMERSION, NON–SAGGING TYPE; COLOR AS SELECTED; SIFAFLEX 1– A MANUFACTURED BY SIKO CORP.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 40 TO 165 DEGREES F (–40 TO 74 DEGREES C)
3. SHARE A HARDNESS RANGE – 35 TO 45

POLYURETHANE SEALANT: ASTM C920, TYPE M, GRADE NS, CLASS 25; MULTI – COMPONENT, CHEMICAL CURING, NON–STAINING, NON–BLEEDING, CAPABLE OF CONTINUOUS WATER IMMERSION, NON–SAGGING TYPE; COLOR AS SELECTED; SIKAFLEX – 2C MANUFACTURED BY SIKA CORP.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 40 TO 165 DEGREES F (–40 TO 74 DEGREES C).
3. SHARE A HARDNESS RANGE – 20 TO 30

SILICONE SEALANT: ASTM C920, TYPE S, NS, CLASS 25, FDA APPROVED; SINGLE COMPONENT, SOLVENT CURING, NON–SAGGING, NON– STAINING, NON–BLEEDING COLOR AS SELECTED; CONSTRUCTION 1201 MANUFACTURED BY GE SILICONES.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 80 TO 400 DEGREES F (–62 TO 204 DEGREES C).
3. SHARE A HARDNESS RANGE – 30

SILICONE SEALANT: ASTM C920, TYPE S, NS, CLASS 25, SINGLE COMPONENT, FUNGUS RESISTANT, CHEMICAL CURING, NON–SAGGING, NON–STAINING, NON–BLEEDING TRANSLUCENT WHITE CENTER; SANITARY 1700 MANUFACTURED BY GE SILICONES.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 80 TO 400 DEGREES F (–62 TO 204 DEGREES C).
3. SHARE A HARDNESS RANGE – 31

ACCESSORIES: PRIMER: NON–STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION.

JOINT CLEANER: NON–CORROSIVE AND NON–STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER; COMPATIBLE WITH JOINT FORMING MATERIALS.

JOINT BACKING; ASTM D1056; ROUND, CLOSED CELL POLYETHLENE FOAM ROD; OVERSIZED 30 TO 50 PERCENT LARGER THAN JOINT WIDTH, GREEN ROD MANUFACTURER TO SUIT APPLICATION.

WOOD DOORS — SECTION 08210

PROVIDE AND INSTALL WOOD DOORS WHERE NOTED ON THE DRAWINGS, AS SPECIFIED HEREIN AND IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF NWWDA INDUSTRY STANDARD I.S. 1–A AND AWI "ARCHITECTURAL WOODWORK QUALITY STANDARDS".

SOLID–CORE FLUSH WOOD DOORS: AWI SECTION 1300, CUSTOM GRADE, CONSTRUCTION MEETING AWI SPEC STANDARD #FPC–3: SOLID CORE WITH VENEER TO BE SELECTED BY ARCHITECT, RIFT CUT, FOR STAIN FINISH.

PART 1 – GENERAL

1.01 SUBMITTALS

A. RATING SYSTEM DOCUMENTATION
1. SUBMIT INVOICES SHOWING THE VENDOR'S FOREST STEWARDSHIP COUNCIL CHAIN–OF–CUSTODY CERTIFICATE NUMBER AND IDENTIFYING FSC–CERTIFIED PRODUCTS ON AN ITEM–BY–ITEM BASIS, AS DOCUMENTATION THAT AN FSC–ACCREDITED ORGANIZATION HAS CERTIFIED THAT THE WOOD OR WOOD PRODUCTS ARE FROM A WELL–MANAGED FOREST.

1.02 INDOOR AIR QUALITY

A. DO NOT USE WOOD PRODUCTS CONTAINING UREA–FORMALDEHYDE BINDERS, OR SEAL ALL SURFACES.

PART 2 – PRODUCTS

2.01 MATERIALS

A. WOOD:
1. VENEER: FSC–CERTIFIED WOOD

2. CORE:
1. FORMALDEHYDE–FREE, MEDIUM DENSITY FIBERBOARD
2. FSC CERTIFIED, SOLID OR LAMINATED WOOD
3. AGFIBER

3. FINISH: FACTORY–APPLIED FINISH

PART 3 – EXECUTION

3.01 WASTE MANAGEMENT

A. SEPARATE CORRUGATED CARDBOARD PACKING IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN AND PLACE IN DESIGNATED AREAS FOR RECYCLING.

INSTALL DOORS TO COMPLY WITH NWMA I.S. I, SWI QUALITY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. FIT DOORS TO FRAMES WITH UNIFORM CLEARANCES AND BEVELS. MACHINE DOORS FOR HARDWARE IN FIELD. SEAL CUT SURFACES OF DOOR EDGES AFTER FITTING AND MACHINING. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION AT THE CONTRACTORS EXPENSE. ALL EXTERIOR DOORS MUST HAVE AN APPROVED NOTICE OF ACCEPTANCE AS PER GOVERNING JURISDICTION. REFER TO BUILDING ELEVATIONS FOR WIND PRESSURE DESIGN LOADS.

FINISH HARDWARE — SECTION 08700

PROVIDE AND INSTALL FINISH HARDWARE THROUGHTOUT THE WORK AS NEEDED FOR A COMPLETE INSTALLATION AND AS INDICATED ON DRAWINGS.

BLOCKING: COORDINATE WITH OTHER SECTIONS TO PROVIDE SOLID WOOD BLOCKING AT ALL LOCATIONS WHERE DOOR STOPS ARE TO BE MOUNTED TO DRYWALL PARTITIONS.

FIRE–RATED OPENINGS: COMPLY WITH NFPA STANDARD NO. 80 AND LOCAL CODES FOR HARDWARE IN FIRE–RATED ASSEMBLIES. PROVIDE ONLY HARDWARE WHICH HAS BEEN TESTED AND LISTED BY UL OR FM IN COMPLIANCE WITH REQUIREMENTS OF DOOR AND DOOR FRAME LABELS.

FASTENERS: PROVIDE NECESSARY SCREWS, BOLTS AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE TO ANCHOR HARDWARE IN POSITION FOR LONG LIFE UNDER HARD USE. PROVIDE CONCEALED FASTENERS FOR HARDWARE UNITS WHICH ARE EXPOSED WHEN DOOR IS CLOSED.

THRESHOLD SEAL: PROVIDE BUTYL RUBBER SEALANT MEETING FS TT–S–001657 FOR INSTALLATION OF THRESHOLDS, AS MANUFACTURED BY PECORA, SONOBORN, OR TREMCO.

INSTALL HARDWARE ITEMS AT HEIGHTS RECOMMENDED BY THE DOOR AND HARDWARE INSTITUTE, EXCEPT AS SPECIFICALY REQUIRED TO COMPLY WITH LOCAL CODES. INSTALL HARDWARE IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SET UNITS LEVEL, PLUMB AND TRUE.

ADJUST AND CHECK OPERATION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.

HARDWARE SCHEDULE: AS INDICATED ON THE DRAWINGS.

MOUNTING HEIGHTS FOR HARDWARE FROM FINISHED FLOOR TO CENTER LINE OF HARDWARE ITEM:

LOCKSETS: 38 INCH
PUSH/PULLS: 42 INCH
DEAD LOCKS: 48 INCH
EXIT DEVICES: 38 INCH

ACCEPTABLE MANUFACTURERS
A. TO THE GREATEST EXTENT POSSIBLE, OBTAIN EACH KIND OF HARDWARE FROM ONLY ONE MANUFACTURER.

B. IF MATERIAL MANUFACTURED BY OTHER THAN THAT SPECIFIED OR LISTED HEREWITH AS AN EQUAL, IS TO BE BID UPON, PERMISSION MUST BE REQUESTED FROM THE ARCHITECT SEVEN (7) DAYS PRIOR TO BIDDING. IF SUBSTITUTION IS ALLOWED, IT WILL BE SO NOTED BY ADDENDUM.

FINISH HARDWARE — SECTION 08710

WORK INCLUDED– THE WORK IN THIS SECTION SHALL INCLUDE FURNISHING OF ALL ITEMS OF FINISH HARDWARE AS HEREINAFTER SPECIFIED OR OBVIOUSLY NECESSARY TO COMPLETE THE BUILDING, EXCEPT THOSE ITEMS THAT ARE SPECIFICALLY EXCLUDED FROM THIS SECTION OF THE SPECIFICATION.

FURNISH LABOR AND MATERIAL TO COMPLETE HARDWARE WORK INDICATED, AS SPECIFIED HEREIN, OR AS MAY BE REQUIRED BY ACTUAL CONDITIONS AT BUILDING.
INCLUDE ALL NECESSARY SCREWS, BOLTS, EXPANSION SHIELDS, OTHER DEVICES, IF NECESSARY, AS REQUIRED FOR PROPER HARDWARE APPLICATION. THE HARDWARE SUPPLIER SHALL ASSUME ALL RESPONSIBILITY FOR CORRECT QUANTITIES.
ALL HARDWARE SHALL MEET THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL CODES HAVING JURISDICTION OVER THIS PROJECT, NOTWITHSTANDING ANY REAL OR APPARENT CONFLICT THEREWITH IN THESE SPECIFICATIONS.

FASTENERS–
HARDWARE AS FURNISHED SHALL CONFORM TO PUBLISHED TEMPLATES GENERALLY PREPARED FOR MACHINE SCREW INSTALLATION.
FURNISH EACH ITEM COMPLETE WITH ALL SCREWS REQUIRED FOR INSTALLATION. TYPICALLY, ALL EXPOSED SCREWS INSTALLATION.
INSOFAR AS PRACTICAL, FURNISHED CONCEALED TYPE FASTENERS FOR HARDWARE UNITS THAT HAVE EXPOSED SCREWS SHALL BE FURNISHED WITH PHILLIPS FLAT HEAD SCREWS, FINISHED TO MATCH ADJACENT HARDWARE.
DOOR CLOSERS AND EXIT DEVICES TO BE INSTALLED WITH CLOSED HEAD THROUGH BOLTS (HEX BOLTS).

QUALITY ASSURANCE
A. THE SUPPLIER TO BE A DIRECTLY FRANCHISED DISTRIBUTOR OF THE PRODUCTS TO BE FURNISHED AND HAVE IN THEIR EMPLOY AN AHC (ARCHITECTURAL HARDWARE CONSULTANT). THIS PERSON IS TO BE AVAILABLE FOR CONSULTATION TO THE ARCHITECT, OWNER AND THE GENERAL CONTRACTOR AT REASONABLE TIMES DURING THE COURSE OF WORK.
B. THE FINISH HARDWARE SUPPLIER SHALL PREPARE AND SUBMIT TO THE ARCHITECT SIX (6) COPIES OF A COMPLETE SCHEDULE IDENTIFYING EACH DOOR AND EACH SET NUMBER, FOLLOWING THE NUMBERING SYSTEM AND NOT CREATING ANY SEPARATE SYSTEM HIMSELF. HE SHALL SUBMIT THE SCHEDULE FOR REVIEW, MAKE CORRECTIONS AS DIRECTED AND RESUBMIT THE CORRECTED SCHEDULE FOR FINAL APPROVAL. APPROVAL OF SCHEDULE WILL NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY FOR FURNISHING ALL NECESSARY HARDWARE, INCLUDING THE RESPONSIBILITY FOR FURNISHING CORRECT QUANTITIES.

C. NO MANUFACTURING ORDERS SHALL BE PLACED UNTIL DETAILED SCHEDULE HAS BEEN SUBMITTED TO THE ARCHITECT AND WRITTEN APPROVAL RECEIVED.
D. AFTER HARDWARE SCHEDULE HAS BEEN APPROVED, FURNISH TEMPLATES REQUIRED BY MANUFACTURING CONTRACTORS FOR MAKING PROPER PROVISIONS IN THEIR WORK FOR ACCURATE FITTING, FINISHING HARDWARE SETTING. FURNISH TEMPLATES IN AMPLE TIME TO FACILITATE PROGRESS OF WORK.
E. HARDWARE SUPPLIER SHALL HAVE AN OFFICE AND WAREHOUSE FACILITIES TO ACCOMMODATE THE MATERIALS USED ON THIS PROJECT. THE SUPPLIER MUST BE AN AUTHORIZED DISTRIBUTOR OF THE PRODUCTS SPECIFIED.

F. THE HARDWARE MANUFACTURES ARE TO SUPPLY BOTH A PRE–INSTALLATION CLASS AS WELL AS A POST–INSTALLATION WALK–THRU. THIS IS TO INSURE PROPER INSTALLATION AND PROVIDE FOR ANY ADJUSTMENTS OR REPLACEMENTS OF HARDWARE AS REQUIRED.

DELIVERY, STORAGE, AND HANDLING
WRAP, PROTECT FINISHING HARDWARE ITEMS FOR SHIPMENT. DELIVER TO MANUFACTURING CONTRACTORS HARDWARE ITEMS REQUIRED BY THEM FOR THEIR APPLICATION; DELIVER BALANCE OF HARDWARE TO JOB; STORE IN DESIGNATED LOCATION. EACH ITEM SHALL BE CLEARLY MARKED WITH ITS INTENDED LOCATION.

WARRANTY– THE MATERIAL FURNISHED SHALL BE WARRANTED FOR ONE YEAR AFTER INSTALLATION OR LONGER AS THE INDIVIDUAL MANUFACTURER'S WARRANTY PERMITS.
OVERHEAD DOOR CLOSERS SHALL BE WARRANTED IN WRITING BY THE MANUFACTURER AGAINST FAILURE DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF TEN (10) YEARS COMMENCING ON THE DATE OF FINAL COMPLETION AND ACCEPTANCE, AND IN THE EVENT OF FAILURE, THE MANUFACTURE IS TO PROMPTLY REPAIR OR REPLACE THE DEFECTIVE WITH NO ADDITIONAL COST TO THE OWNER.

2.05 LOCKS, LATCHES AND BOLTS

A. LOCKS SHALL MEET THESE CERTIFICATIONS:
1.CYLINDRICAL LOCKS –PROVIDE SEVEN YEAR WARRANTY.

2.06 DOOR STOPS:
DOORSTOPS SHALL BE FURNISHED FOR ALL DOORS TO PREVENT DAMAGE TO DOORS OR HARDWARE FROM STRIKING ADJACENT WALLS OR FIXTURES.

2.07 THRESHOLDS AND WEATHERSTRIP:
PROVIDE THRESHOLDS FOR ALL EXTERIOR SWING DOORS AND WEATHERSTRIP ALL DOORS TO PROHIBIT AIR INFILTRATION AND MOISTURE FROM ENTERING THROUGH EDGES OF DOORS AND FRAMES.

PART III – EXECUTION

3.01 INSTALLATION:
ALL HARDWARE SHALL BE APPLIED AND INSTALLED IN ACCORDANCE WITH THE FINISH HARDWARE SCHEDULE. CARE SHALL BE EXERCISED NOT TO MAR OR DAMAGE ADJACENT WORK.
CONTRACTOR TO PROVIDE A SECURE LOCK–UP FOR HARDWARE DELIVERED TO THE PROJECT BUT NOT YET INSTALLED. CONTROL THE HANDLING AND INSTALLATION OF HARDWARE ITEMS THAT ARE NOT IMMEDIATELY REPLACEABLE, SO THAT THE COMPLETION OF THE WORK WILL NOT BE DELAYED BY HARDWARE LOSSES BOTH BEFORE AND AFTER INSTALLATION.
NO HARDWARE IS TO BE INSTALLED UNTIL THE HARDWARE MANUFACTURES HAVE PROVIDED A PRE–INSTALLATION CLASS. THIS IS TO INSURE PROPER INSTALLATION OF THE SPECIFIED PRODUCTS.

3.02 ADJUSTING AND CLEANING:
CONTRACTOR SHALL ADJUST ALL HARDWARE IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS. PRIOR TO TURNING PROJECT TO OWNER, CONTRACTOR SHALL CLEAN AND MAKE ANY FINAL ADJUSTMENTS TO THE FINISH HARDWARE.

3.03 PROTECTION:
CONTRACTOR SHALL PROTECT THE HARDWARE, AS IT IS STORED ON CONSTRUCTION SITE IN A COVERED AND DRY PLACE.
CONTRACTOR SHALL PROTECT EXPOSED HARDWARE INSTALLED ON DOORS DURING THE CONSTRUCTION PHASE.

3.04 HARDWARE SCHEDULE:
THE FOLLOWING SCHEDULE IS FURNISHED FOR WHATEVER ASSISTANCE IT MAY AFFORD THE CONTRACTOR; DO NOT CONSIDER IT AS ENTIRELY INCLUSIVE. SHOULD ANY PARTICULAR DOOR OR ITEM BE OMITTED IN ANY SCHEDULED HARDWARE GROUP, PROVIDE DOOR OR ITEM WITH HARDWARE SAME AS REQUIRED FOR SIMILAR PURPOSES. QUANTITIES LISTED ARE FOR EACH PAIR OF DOORS OR FOR EACH SINGLE DOOR.

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEETS\NRL\G-003.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
-
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SHEET TITLE

SPECIFICATIONS

SHEET: OF:
G-003

GYPSUM DRYWALL SECTION 09250

PROVIDE AND INSTALL SCREW–TYPE METAL SUPPORT SYSTEM, GYPSUM WALLBOARD, AND DRYWALL FINISHING OF PARTITIONS, FURRING, CEILING AND SOFFIT DROPS WHERE SHOWN OR NOTED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

METAL FURRING: ASTM A525, G90, 26 GAGE MINIMUM, 1 1/2" DEPTH UNLESS NOTED OTHERWISE, SCREW–TYPE ZEE–SHAPED FURRING MEMBERS DESIGNED FOR MECHANICAL ATTACHMENT OF INSULATION BOARDS TO MONOLITHIC CONCRETE AND MASONRY WALLS.

GYPSUM WALLBOARD: ASTM C36, TYPE X TAPERED EDGE, 5/8" THICKNESS UNLESS OTHERWISE INDICATED, IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE JOINTS. GYPSUM BACKING BOARD MAY BE UTILIZED FOR MULTI– LAYER APPLICATIONS. (REFER TO WALL TYPES FOR LOCATIONS)

MOISTURE–RESISTANT GYPSUM WALLBOARD: 5/8" THICK SQUARE CUT ENDS, TAPED EDGES.

TRIM ACCESSORIES: ASTM C475, PAPER REINFORCING JOINT TAPE, WITH READY MIXED VINYL–TYPE JOINT COMPOUND, MULTI–PURPOSE GRADE.

COMPLY WITH "GYPSUM CONSTRUCTION HANDBOOK" BY UNITED STATES GYPSUM CO. GYPSUM ASSOCIATION GA–216 "RECOMMENDED SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD" AND ASTM C754 "INSTALLATION OF FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM WALLBOARD, BACKING BOARD, OR WATER RESISTANT BACKING BOARD" FOR ALL INSTALLATION WORK.

INSTALL GYPSUM BOARD VERTICALLY TO AVOID END–BUT JOINTS WHERE POSSIBLE., IF NECESSARY, LOCATE END BUTT JOINTS AS FAR FROM CENTER OF WALLS AND CEILINGS AS POSSIBLE, AND STAGGER NOT LESS THAN 1'–0". DO NOT INSTALL IMPERFECT, DAMAGED OR DAMP BOARDS. DO NOT FORCE IN PLACE. LOCATE JOINTS OVER SUPPORTS, WITH LIKE–EDGES (TAPERED OR CUT) ABUTTING. FORM CONTROL JOINTS WITH SPACE BETWEEN EDGES OF BOARDS, PREPARED TO RECEIVE TRIM ACCESSORIES.

BASE OF MOISTURE RESISTANT GYPSUM BOARD: PROVIDE 1/2" GAP BETWEEN BOTTOM OF WATER RESISTANT GYPSUM BOARD AND FLOOR SURFACE FOR INSTALLATION OF CONTINUOUS SILICONE SEALANT.

INSTALL CORNER BEADS AT ALL EXTERNAL CORNERS OF DRYWALL WORK. INSTALL EDGE TRIM AT ALL EDGES WHERE GYPSUM BOARD IS EXPOSED OR SEMI–EXPOSED. INSTALL CONTROL JOINTS ABOVE ALL DOOR JAMBS, AND AS INDICATED ON THE DRAWINGS.

APPLY JOINT TREATMENT AT ALL JOINTS (BOTH DIRECTIONS), METAL TRIM FLANGES, PENETRATIONS, FASTENERS HEADS, SURFACE DEFECTS AND ELSEWHRE AS REQUIRED TO PREPARE WORK FOR FINAL FINISH. APPLY JOINT COMPOUND IN THREE (3) COATS AND SAND SMOOTH BETWEEN LAST TWO (2) COATS AND AFTER LAST COAT.

INSTALL ACOUSTICAL INSULATION IN PARTITIONS INDICATED ON DRAWINGS TO ACHIEVE STC RATINGS NOTED. INSTALL ACOUSTICAL INSULATION IN PARTITIONS TIGHT WITHIN SPACES, AROUND CUT OPENINGS, BEHIND AROUND AND TIGHT TO PENETRATION ITEMS INSTALL ACOUSTICAL SEALANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B.PHYSICAL PERFORMANCE REQUIREMENTS:
1. APPEARANCE RETENTION RATING: SEVERE (SHORT–TERM NOT LESS THAN 4.0, LONG–TERM NOT LESS THAN 3.5) BASED ON ASTM D–5252 (HEXAPOD) USING 3750–GRAM TUMBLER OR ASTM D–5417 (VETTERMANN) TEST METHOD. CARPETS SHALL BE TESTED WITHOUT UNDERLAY. THE EXPOSURE CONDITIONED CARPET SHALL BE ASSESSED ACCORDING TO CRI TM101.
2. TUFT BIND: MINIMUM AVERAGE VALUE, 8.0 POUNDS (LOOP PILE)
3. DIMENSIONAL STABILITY: MAXIMUM DIMENSIONAL CHANGE ± 0.2 PERCENT
4. DELAMINATION RESISTANCE OF THE SECONDARY BACKING: NOT LESS THAN 2.5 POUNDS PER INCH
5. COLORFASTNESS (ENTIRE COLORLINE):
a. TO CROCKING: COLOR TRANSFER CLASS 4 MINIMUM, WET AND DRY, WHEN TESTED AS SPECIFIED
b. TO LIGHT: COLOR CONTRAST BETWEEN THE EXPOSED AND UNEXPOSED CARPET AREAS EQUIVALENT TO A MINIMUM OF GRADE 4 ON THE GRAY SCALE FOR COLOR CHANGE AFTER AN EXPOSURE TO 60 AFU (AATCC FADING UNITS) FOR ALL COLORS
6. FLUOROCHEMICAL'P
7. FINISH: MINIMUM AVERAGE OF 350 PARTS–PER–MILLION FLUORINE ON THE PILE FIBER WHEN TESTED IN ACCORDANCE WITH CRI TM–102.
8. ANTIMICROBIAL ACTIVITY: INHERENTLY ANTIMICROBIAL, TOPICAL FINISHES NOT ALLOWED.
9. ELECTROSTATIC PROPENSITY: MAXIMUM 3.5 KV 10. FLAMMABILITY:
a. METHENAMINE PILL TEST: SELF EXTINGUISHING – COMPLIANCE WITH FEDERAL FLAMMABILITY STANDARDS CPSC FF–1–70 WHEN TESTED IN ACCORDANCE WITH ASTM D 2859.
b. RADIANT PANEL: MINIMUM CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER.
c. SMOKE DENSITY: MAXIMUM 450
10. INDOOR AIR QUALITY:
a. CARPET: SHALL BE ONLY THOSE CERTIFIED WITH THE CRI IAQ CARPET TESTING PROGRAM GREEN LABEL, OR TESTED FOR COMPLIANCE TO MEET THE CRI IAQ CARPET TESTING PROGRAM REQUIREMENTS AND CRITERIA.
b. ADHESIVE: SHALL BE ONLY THOSE CERTIFIED WITH THE CRI IAQ ADHESIVE TESTING PROGRAM GREEN LABEL OR TESTED FOR COMPLIANCE TO MEET THE CRI IAQ ADHESIVE TESTING PROGRAM REQUIREMENTS AND CRITERIA.
c. ALL PRODUCTS (CARPET, CUSHION AND ADHESIVES) FROM CURRENT PRODUCTION MUST BE RETESTED ON A QUARTERLY BASIS TO ENSURE CONTINUING COMPLIANCE WITH CRI IAQ TEST PROGRAM REQUIREMENTS.

C. MATERIAL REQUIREMENTS:
1. PILE FIBER TYPE: 100 PERCENT CONTINUOUS FILAMENT NYLON, TYPE 6 OR TYPE 6,6
2. BACKING MATERIALS:
a. PRIMARY BACKING: 100 PERCENT SYNTHETIC MATERIALS.
b. SECONDARY BACKING: FIBERGLASS REINFORCED SECONDARY BACKING CONSISTING OF A POLYMERIC CUSHION OR HARD BACK COMPOUND CONSISTENT WITH ALL PERFORMANCE TESTING REQUIREMENTS.
3. RECYCLED CONTENT: RENEWED NYLON CARPET, WHICH IS CLEANED, RETEXTURED, RECOLORED, OR OTHERWISE REUSED TO PRODUCE NEW NYLON CARPET IS ACCEPTABLE; OTHERWISE COMPLY WITH THE FOLLOWING RECYCLED CONTENT REQUIREMENTS:
a. NYLON CARPET FACE FIBER: 25 PERCENT MINIMUM TOTAL RECOVERED MATERIALS CONTENT.
b. NYLON CARPET BACKING: FOR VINYL PRIMARY BACKING, USE THE HIGHEST PERCENTAGE OF TOTAL RECOVERED MATERIALS CONTENT AVAILABLE; HOWEVER 0% IS NOT ACCEPTABLE.
c. POLYMERIC CUSHION: PREFERENCE WILL BE GIVEN TO RECYCLED CONTENT CUSHION BACKINGS.
4. ALL MATERIALS MUST BE 100% RECYCLABLE

D. CONSTRUCTION REQUIREMENTS

1. SURFACE TEXTURE: LEVEL OR TEXTURED LOOP, MULTI–LEVEL LOOP, OR PATTERN
2. YARN: MULTI–PLY
3. TUFTING MACHINE GAUGE: MINIMUM 1/10 GAUGE
4. NUMBER OF STITCHES: MINIMUM 8 PER INCH
5. FINISHED PILE THICKNESS: MINIMUM 0.125 INCH, MAXIMUM 0.5 I INCH
6. AVERAGE FINISHED PILE YARN WEIGHT: MINIMUM 20 OUNCES PER SQUARE YARD
7. DYE METHOD: YARN OR SOLUTION DYED
8. COLOR: TO BE SELECTED BY THE ARCHITECT FROM VENDOR COLORLINE OF PRODUCT MEETING THIS SPECIFICATION

3.03 INSTALLATION

A. GENERAL: COMPLY WITH CRI 104, SECTION 13, CARPET MODULES (TILES), AND CARPET TILE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED, AND EXCEPT WHERE PROJECT CONDITIONS REQUIRE EXTRA PRECAUTIONS OR PROVISIONS TO ENSURE SATISFACTORY PERFORMANCE OF THE WORK.
1. FIELD VERIFY ALL DIMENSIONS AND OTHER WORK CONDITIONS AFFECTING THE INSTALLATION OF CARPET TILE.
2. UNLESS OTHERWISE NOTED OR APPROVED ON DRAWINGS, BEGIN LAYING TILE AT CENTERLINE
3. COMPLY WITH CARPET TILE INSTRUCTIONS FOR DIRECTION OF CARPET TILE. UNLESS OTHERWISE NOTED ON DRAWINGS ALIGN PATTERN AND PILE IN THE SAME DIRECTION, PARALLEL TO THE CENTERLINE OF THE AREA OR ROOM
4. EXTEND CARPET TILE UNDER OPEN–BOTTOMED OBSTRUCTIONS AND UNDER REMOVABLE FLANGES AND FURNISHINGS, AND INTO ALCOVES AND CLOSETS OF EACH SPACE. EXISTING SYSTEMS FURNITURE SHALL BE RAISED OR REMOVED TO ACCOMMODATE CONTINUOUS CARPET INSTALLATION.
5. PROVIDE CUT–OUT WHERE REQUIRED, AND BIND CUT EDGES WHERE NOT CONCEALED BY PROTECTIVE EDGE GUARDS OR OVERLAPPING FLANGES.
6. INSTALL CARPET EDGE GUARD WHERE EDGE OF CARPET IS EXPOSED; ANCHOR GUARDS TO SUBSTRATE. USE FULL–LENGTH STRIPS ONLY.
7. EXPANSION JOINTS: DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET TILE; PROVIDE FOR MOVEMENT.
8. CARPET TILE SHALL BE FREE FROM MOVEMENT WHEN SUBJECTED TO TRAFFIC.
9. DO NOT USE PIECES SMALLER THAN 1/3 OF A STANDARD TILE WITHOUT PRIOR APPROVAL.
10. PROVIDE MOCKUP FOR APPROVAL BY ARCHITECT OF SPECIAL CUTS/EFFECTS SUCH AS MITERED CORNERS AT BORDERS OR GRAPHIC PATTERNS THAT ARE PREPARED AND INSTALLED ONSITE.
11. WHERE THERE ARE FLOOR FINISH MATERIAL CHANGES AT DOORS, PLACE CENTERLINE OF ABUTTING MATERIALS BELOW DOOR.

B. GLUE DOWN INSTALLATION
1. FIT SECTIONS OF CARPET TILE INTO EACH SPACE PRIOR TO APPLICATION OF ADHESIVE. TRIM EDGES.
2. APPLY A FULL SPREAD OF ADHESIVE UNIFORMLY TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. FOLLOW MSDS INSTRUCTIONS FOR VENTILATION REQUIREMENTS. BUTT CARPET TILE EDGES TIGHTLY TOGETHER TO FORM SEAMS WITHOUT GAPS. BUTT EDGES TIGHTLY TO VERTICAL SURFACES. ELIMINATE AIR POCKETS AND ENSURE UNIFORM BOND. REMOVE ADHESIVE PROMPTLY FROM FACE OF CARPET TILES.

C. SELF–ADHESIVE INSTALLATION: INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

PAINTING SECTION 09900

PART 1 – GENERAL

1.01 SUBMITTALS

A. PRODUCT DATA: SUBMIT A COMPLETE LIST OF PAINT MATERIALS PROPOSED FOR USE, TOGETHER WITH THE MANUFACTURER'S TECHNICAL INFORMATION, INCLUDING PAINT LABEL ANALYSIS, VOC CONTENT, AND MATERIAL SAFETY DATA SHEETS (MSDS).

PART 2 – PRODUCTS

2.01 MATERIALS

A. WATERBORNE LATEX (ACRYLIC) EMULSION PAINT:
1. ZERO–VOC PAINT: FLAT AND EGGSHELL, VOC CONTENT LESS THAN 5 GRAMS/LITER
2. LOW–VOC PAINT: SEMI–GLOSS AND GLOSS, VOC CONTENT LESS THAN 100 GRAMS/LITER
B. OIL–BASED: LOW–VOC PAINT (MAXIMUM VOC CONTENT LESS THAN 5 GRAMS/LITER); MAXIMUM 10% AROMATIC HYDROCARBONS CONTENT.
C. EPOXY: WATERBORNE; MAXIMUM VOC CONTENT: 200 GRAMS/LITER
D. MINERAL SILICATE PAINT: FOR MINERAL SURFACES INCLUDING CONCRETE AND STONE; CONSISTS OF INORGANIC FILLERS AND PIGMENTS SUSPENDED IN POTASSIUM SILICATE.
I. TRANSPARENT FINISHES:
1. POLYURETHANE, WATER–BASED: MAXIMUM VOC CONTENT:170 GRAMS/LITER
2. PENETRATING OIL: OIL–BASED, WATER–REDUCIBLE EXTERIOR FINISH
J. PAINT STRIPPERS– LOW–EMITTING: SHALL NOT CONTAIN METHYLENE CHLORIDE. AVOID PRODUCTS CONTAINING METHANOL AND TRICHLOROETHANE.

PART 3 – EXECUTION

3.01 INDOOR AIR QUALITY

A. WEAR PROTECTIVE CLOTHING AND RESPIRATORS WHEN APPLYING OIL–BASED PAINTS OR USING SPRAY EQUIPMENT WITH ANY PAINTS.
B. MAXIMIZE VENTILATION DURING APPLICATION AND DRYING.
C. ISOLATE AREA OF APPLICATION FROM REST OF BUILDING.
D. VACATE SPACE FOR AS LONG AS POSSIBLE AFTER APPLICATION. WAIT A MINIMUM OF 48 HRS BEFORE OCCUPYING FRESHLY PAINTED ROOMS.

3.02 WASTE MANAGEMENT

A. SEPARATE WASTE IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN. SET ASIDE EXTRA PAINT FOR FUTURE COLOR MATCHES, OR REUSE BY OWNER, HABITAT FOR HUMANITY, ETC. WHERE LOCAL OPTIONS EXIST FOR LEFTOVER PAINT RECYCLING, COLLECT ALL WASTE PAINT BY TYPE AND PROVIDE FOR DELIVERY TO RECYCLING OR COLLECTION FACILITY.
B. CLOSE AND TIGHTLY SEAL ALL PARTLY USED PAINT AND FINISH CONTAINERS AND STORE PROTECTED IN WELL–VENTILATED, FIRE SAFE AREA AT MODERATE TEMPERATURE.
C. PLACE EMPTY CONTAINERS OF SOLVENT–BASED PAINTS IN AREAS DESIGNATED FOR HAZARDOUS MATERIALS.
D. DO NOT DISPOSE OF PAINTS OR SOLVENTS BY POURING ON THE GROUND. PLACE IN DESIGNATED CONTAINERS FOR PROPER DISPOSAL.

WORK INCLUDES SURFACE PREPARATION AND PAINTING OF INTERIOR AND EXTERIOR SURFACES FOR THE TOTAL PROJECT. WHERE ITEMS OR SURFACES ARE NOT SPECIFICALLY MENTIONED, POINT THE SAME AS SIMILAR ADJACENT MATERIALS OR AREAS.

PAINTING NOT REQUIRED: UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON CASEWORK, PLASTIC LAMINATE, MECHANICAL EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL EQUIPMENT (EXCLUDING EXPOSED DISTRIBUTION CABINET(S) ELECTRICAL DEVICES. PAINTING IS NOT REQUIRED ON SURFACES SUCH AS WALLS OR CEILINGS IN CONCEALED OR INACCESSIBLE AREAS. METAL SURFACES OF ANODIZED ALUMINUM, STAINLESS STEEL, CHROMIUM PLATE AND SIMILAR FINISHED MATERIALS DO NOT REQUIRE FINISH PAINTING. DO NOT PAINT OVER CODE–REQUIRED LABELS OR EQUIPMENT IDENTIFICATION LABELS.

JOB CONDITIONS: APPLY PAINTS ONLY WHEN TEMPERATURE OF SURFACES TO BE PAINTED AND SURROUNDING AIR TEMPERATURES ARE WITHIN RECOMMENDED RANGE PERMITTED BY THE PAINT MANUFACTURER'S PRINTED INSTRUCTIONS.

MATERIALS: PAINT AND STAIN MATERIALS AS LISTED IN THE FINISH LEGEND UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS

SURFACE PREPARATION: CLEAN SURFACES OF DIRT, RUST, SCALE, GREASE, MOISTURE, OR OTHER CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURER'S PRINTED INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION.

REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH–PAINTED, OR PROVIDE PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE, IF NECESSARY, FOR COMPLETE PAINTING OF ITEMS AND ADJACENT SURFACES. FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OR AREA, REINSTALL REMOVED ITEMS.

COMPLY WITH MANUFACTURER'S PRINTED DIRECTIONS IN APPLYING PAINT MATERIALS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

SCHEDULING: APPLY FIRST–COAT MATERIAL TO SURFACES THAT HAVE BEEN CLEANED, PRE–TREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICAL AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION. ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING. DO NOT RE–COAT UNTIL PAINT HAS DRIED TO MANUFACTURER'S SPECIFICATIONS.
FORMULATE COLOR OF PRME COAT TO MATCH COLOR OF FINISH COATS.

APPLY PAINT TO PROVIDE AN OPAQUE SMOOTH, SURFACE OF UNIFORM FINISH COLOR, APPEARANCE AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS, SAGS, RAPIDNESS OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE AND WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
APPLY ADDITIONAL PAINT COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. GIVE SPECIAL ATTENTION TO INSURE THAT SURFACES, INCLUDING EDGES, CORNERS, CREVICES, AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES. REMOVE, REFINISH OR REPAINT WORK NOT IN COMPLIANCE WITH SPECIFIED REQUIREMENTS.

CLEAN UP: UPON COMPLETION OF PAINTING WORK, CLEAN WINDOW GLASS AND OTHER DAMAGED PAINT–SPLATTERED SURFACES. REMOVE SPLATTER PAINT AND CLEAN DAMAGED FINISH SURFACES. TOUCH–UP AND RESTORE ALL DAMAGED OR DEFACED PAINTED SURFACES AFTER COMPLETION OF WORK OF OTHER TRADES.

SCHEDULE – INTERIOR SURFACES

WOOD – TRANSPARENT: AWI SYSTEM #3 AS SPECIFIED IN CARPENTRY SECTIONS. WASHCOAT. ONE COAT STAIN. FILLER COAT (FOR OPEN GRAINED WOOD ONLY). ONE COAT SEALER. TOP COAT, REFER TO MILLWORK DRAWINGS.

WOOD – PAINTED: ONE COAT ALKYD PRIMER SEALER. TWO COATS ALKYD ENAMEL, SURFACE AS SCHEDULED.

PLASTER GYPSUM BOARD: ONE COAT LATEX PRIMER SEALER. TWO COATS LATEX, SURFACE AS SCHEDULED.

ALL PAINT COLORS TO BE SELECTED BY ARCHITECT UNLESS OTHERWISE NOTED.

PLUMBING SECTION SECTION 15400

THE WORK INCLUDES PROVIDING THE PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK–UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH–IN DRAWINGS FOR PLUMBING FIXTURES, FOR EXACT LOCATIONS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, AND WITH EQUIPMENT FURNISHED BY OTHERS.

PIPING SYSTEMS – GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. FIXTURES FURNISHED BY OTHERS: PROVIDE WATER SUPPLIES AND WASTE TRAPS AT ALL HAND SINKS AND KITCHEN SINKS FURNISHED BY KITCHEN EQUIPMENT SUPPLIER INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SEWER AND WASTE PIPING: SANITARY DRAINAGE PIPING ABOVE FLOOR SHALL BE HUB LESS CAST–IRON PIPE, FITTINGS AND CONNECTIONS. SANITARY DRAINAGE PIPING BELOW GRADE SHALL BE SERVICE–WEIGHT HUB AND SPIGOT TYPE CAST–IRON WITH NEOPRENE GASKET JOINTS. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT UNLESS OTHERWISE REQUIRED BY SITE SEWER CONDITIONS.

VENTS AND DOWN SPOUTS: PROVIDE A COMPLETE SYSTEM OF SCHEDULE 40 GALVANIZE PIPE WITH BLACK CAST IRON THREADED DRAINAGE FITTINGS. PROVIDE 4 LB. LEAD FLASHING FOR VENTS THROUGH ROOF AND ROOF DRAINS.

CONDENSATE AND INDIRECT DRAIN PIPING: TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND FITTINGS FOR 1 1/4" AND LARGER SIZES.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE. PROVIDE WALL AND FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE TYPE L COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SWEAT CONNECTIONS. PROVIDE MIN. 16" HIGH FULL AIR CHANGER AT EACH FIXTURE STOP. INSTALL CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS). USE TIN– ANTIMONY SOLDER, 95/5 FOR ALL SWEAT FITTINGS OF COPPER PIPING.

PIPE INSULATION: INSULATE ALL HOT AND COLD WATER PIPING AND DOWNSPOUTS. PROVIDE 1" PREFORMED FIBERGLASS, ASJ–VB, FLAME SPREAD 25, SMOKE DEVELOPED 50, ASTM C–547.

SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. SEE DRAWING NO. P–3 FOR VALVE SCHEDULE.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY–IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND/OR SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS, AND FOOD SERVICE EQUIPMENT OR BEVERAGE DISPENSING EQUIPMENT ITEMS FURNISHED BY OTHERS, HAVING A WASTE CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROMIUM PLATED BRASS, WITH CHROME PLATED ESCUTCHEON PLATES. PROVIDE TYPE DWV PLASTIC WASTE PIPING FITTINGS FOR THE THREE–COMPARTMENT SINK. REMOVE ALL MARKING FROM ALL PIPING WHEN INSTALLATION IS COMPLETE. USE SUITABLE CLEANER AND JOINT GLUE WITH DWV PIPING.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

HVAC SYSTEM SECTION 15500

THE WORK INCLUDES PROVIDING THE HVAC SYSTEM AND PROVIDING NEW DUCTWORK, GRILLES, INSULATION, CONTROLS AND EQUIPMENT NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM. HVAC SYSTEM INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

INSTALLATION OF VENTILATION AND AIR CONDITIONING HVAC UNITS. NEW SUPPLY, RETURN & EXHAUST DUCTWORK SYSTEM WITH GRILLES, DIFFUSERS, AND FILTERS.

DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS, AS REQUIRED. FURNISH AND INSTALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. THE WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

COORDINATE WITH THE WORK OF OTHER SECTIONS AND WITH EQUIPMENT FURNISHED BY OTHERS.

EXTRA STOCK: PROVIDE TWO (2) COMPLETE SETS OF REPLACEMENT FILTERS FOR EACH HVAC UNIT.

DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS INDICATED ARE FREE AREA.

SHEET METAL DUCTWORK: SHEET METAL FABRICATED AND INSTALLED TO ASHRAE AND SMACNA STANDARDS. SHEET METAL SHALL BE GALVANIZED SHEET STEEL OF LOCK–FORMING QUALITY, ASTM A–525. UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS ON LINED DUCTS OR SHEET METAL DIMENSIONS ON UNLINED DUCTS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR FLOORS SHALL BE AIRTIGHT WITH ANGLE IRON AND CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIR–TIGHT. PROVIDE TURNING VANES AT ALL SQUARE THROAT ELBOWS. SEE DETAILS ON DRAWING NO. M–1.

FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS I AIR DUCT (UL 181) WITH 1" THICK 1 PCF FIBERGLASS INSULATION ND REINFORCED OUTER PROTECTION COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25. SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR 2" W.G. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. PROVIDE METAL ADJUSTABLE CLAMPING DEVICES, SCREW OPERATED. USE TWIST LOCK CONICAL TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. DO NOT EXCEED 2 FEET IN LENGTH FOR ANY FLEX DUCT.

ACCESS PANELS: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE REQUIRED FOR ACCESS TO EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.

AUTOMATIC TEMPERATURE CONTROL: LOW VOLTAGE TEMPERATURE CONTROL WITH A 24 VOLT ENERGY SAVING, SEVEN DAY SETBACK TYPE THERMOSTAT. PROVIDE SOLID STATE ELECTRONICS, TWO STAGE HEAT/COOL WITH AN AUTO CHANGEOVER FEATURE. WIRING SHALL COMPLY WITH SECTION 16400 REQUIREMENTS.

ROOF PENETRATIONS SHALL COMPLY WITH SMACNA AND NRCA STANDARDS.

TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER BALANCE AND OPERATION, FOLLOW NEBB AND ASHRAE STANDARDS. ELIMINATE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF ALL CONTROLS, MAINTENANCE OF TEMPERATURE, AND OPERATION. BALANCE MECHANICAL SYSTEM, AND SUBMIT COMPLETED TEST REPORT TO CONSTRUCTION MANAGER, PRIOR TO REQUEST FOR FINAL PAYMENT.

ELECTRICAL SYSTEM SECTION 16400

THE WORK IS THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM AS SHOWN AND SPECIFIED ON THE DRAWINGS.

ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

COORDINATE WITH THE WORK OF OTHER SECTIONS, AND MAKE ALL CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS. REFER TO ARCHITECTURAL EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION REGARDING EQUIPMENT AND CASEWORK, AND ELECTRICAL CONNECTIONS REQUIRED THEREIN.

SPECIFICATIONS: THE SPECIFICATIONS, NOTES, AND SCHEDULES ON THE ELECTRICAL DRAWINGS ARE THE SPECIFICATIONS FOR THE PROJECT.

#26000522

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PHASE
PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\GNRL\G-004.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

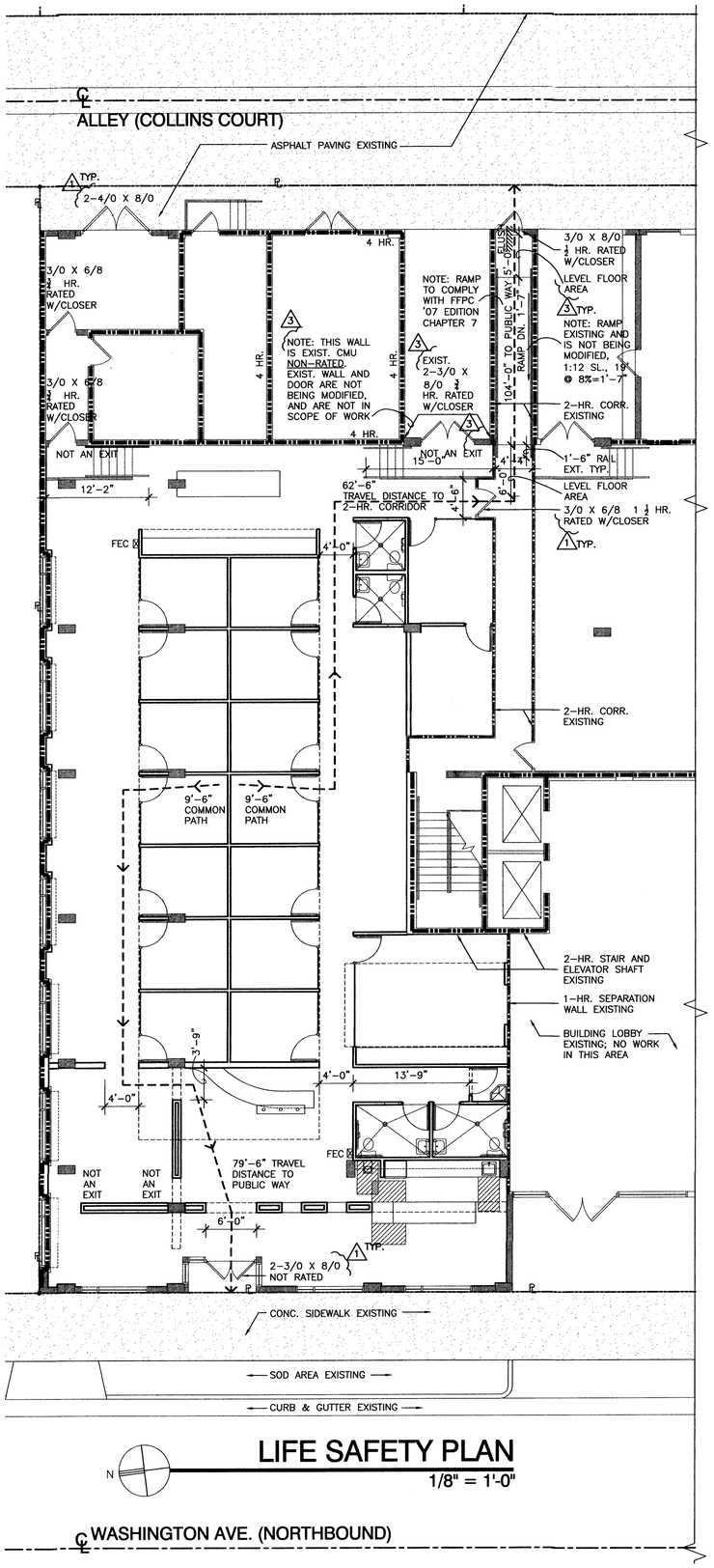
CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
-
-
-
-

SHEET TITLE
SPECIFICATIONS

SHEET: OF:
G-004



LIFE SAFETY PLAN
1/8" = 1'-0"

LIFE SAFETY LEGEND

- X'–X" — TRAVEL DISTANCE – COMMON PATH OF TRAVEL (1)
- 1 HOUR FIRE RATED WALL/ PARTITION EXISTING
- 2 HOUR FIRE RATED WALL/ PARTITION EXISTING (4 HOUR IF NOTED ON PLANS)
- FEC — NEW FIRE EXTINGUISHER CABINET
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

LIFE SAFETY NOTES:

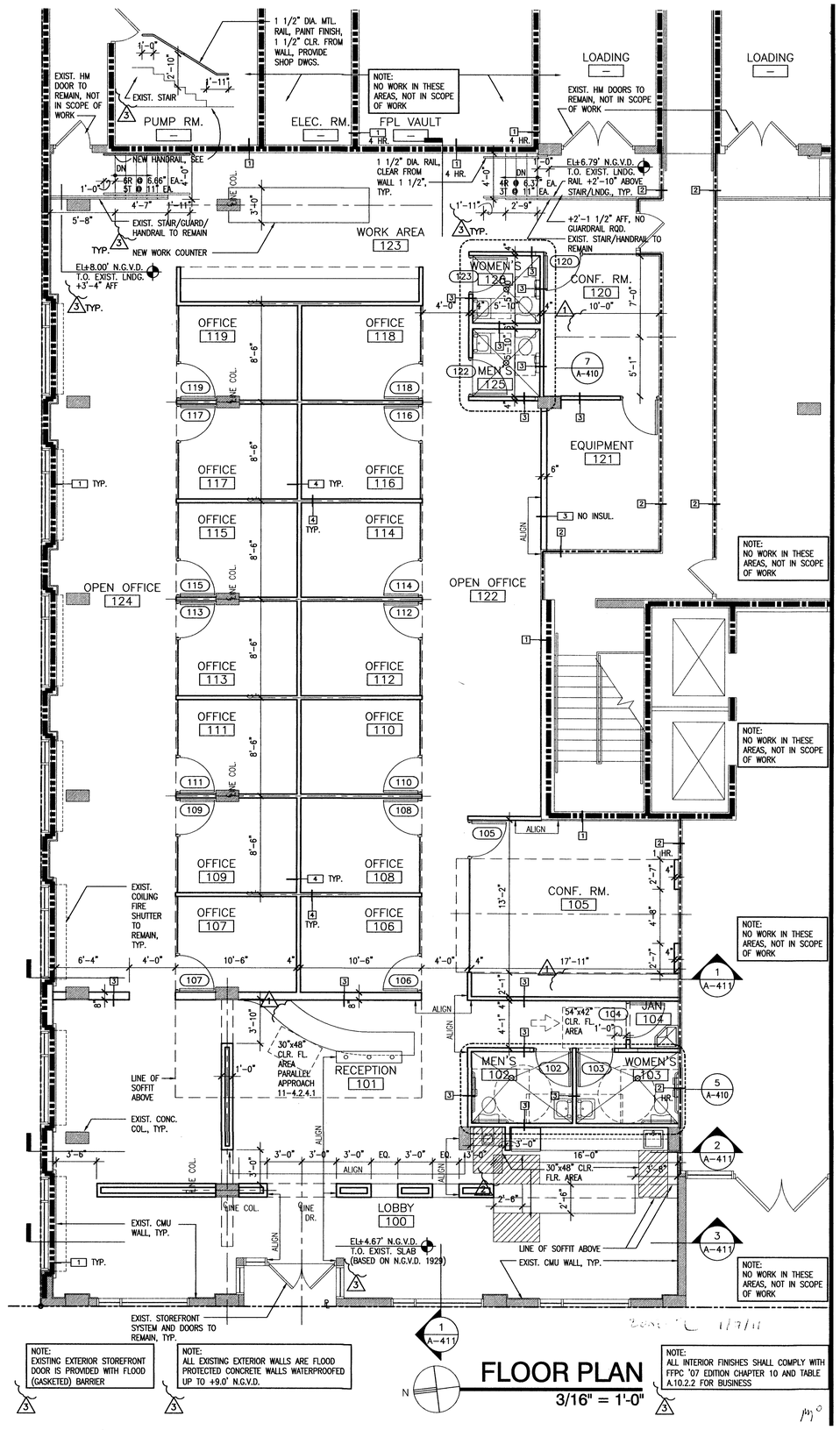
1. THIS IS A FULLY SPRINKLERED BUILDING IN ACCORDANCE WITH NFPA 13.
2. NO MEZZANINE IS PRESENT IN THIS BUILDING AND WILL NOT BE PART OF THIS PROJECT.
3. ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL.
4. ALL CORRIDORS AND AISLES ARE 44" MINIMUM.
5. ALL GLASS IN WINDOWS AND DOORS IS CATEGORY II TEMPERED SAFETY GLASS.
6. FOR NEW EXIT LIGHTS AND NEW LIFE SAFETY DEVICES, SEE ELECTRICAL DRAWINGS.
7. CONTRACTOR TO SUBMIT NEW FIRE ALARM SHOP DRAWINGS UNDER SEPARATE PERMIT TO FIRE DEPT. FOR APPROVAL.
8. PROVIDE FINAL F/A DRAWING AND DIGITAL FILE TO OWNER FOR ARCHIVING. COORDINATE FIRE INSPECTION WITH CONSTRUCTION MANAGER.
9. PROVIDE TWO – ABC TYPE, "2–A" RATED FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT., MAX. (5,178 GSF/3,000 = 1.73 REQUIRED,2 PROVIDED) (1)
10. ALL EXISTING FIRE RATED DOORS AND ASSOCIATED FIRE RATED HARDWARE TO REMAIN.

(1) OCCUPANCY USE	AREA	OCCUPANCY LOAD NFPA 101 TABLE 7.3.1.2 (1)
BUSINESS "B" 1/100 SF (GROSS)	5,178 SF (GROSS)	52 PERSONS

EGRESS WIDTH LEVEL (MIN.) (0.2 IN./PERSON) 2007 FBC TABLE 1005.1	MIN. EGRESS WIDTH STAIR (0.3 IN./PERSON) 2007 FBC TABLE 1005.1
10.4 IN REQUIRED	N/A
99 IN. EXISTING	N/A

MAX. TRAVEL DISTANCE TO EXIT 2007 FBC TABLE 1016.1	MAX. COMMON PATH OF EGRESS TRAVEL 2007 FBC 1014.3 EXCEPTION 1
250 FT SPRINKLERED	100 FT SPRINKLERED
104 FT	9.5 FT

MIN NUMBERS OF EXITS 2007 FBC TABLE 1019.1	DEAD END CORRIDORS 2007 FBC 1017.3	CORRIDOR WIDTH 2007 FBC 1017.2
2 REQUIRED	20' MAX.	44" MIN.
2 PROVIDED	15'–0" MAX. PROVIDED	44" PROVIDED



FLOOR PLAN
3/16" = 1'-0"

#26000522

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PHASE: PERMIT DRAWINGS

FILE NAME: M:\1009\CD\SHEET\ARCH\A-101.DWG

PROJECT NO: MA1009

DRAWN BY: RAG

CHECKED BY: RJM

ISSUE DATE: 10-01-10

REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
2 BLDG. DEPT. COMMENTS 12.11.10
3 FIRE COMMENTS 12.22.10
-

SHEET TITLE: FLOOR PLAN, LEGEND

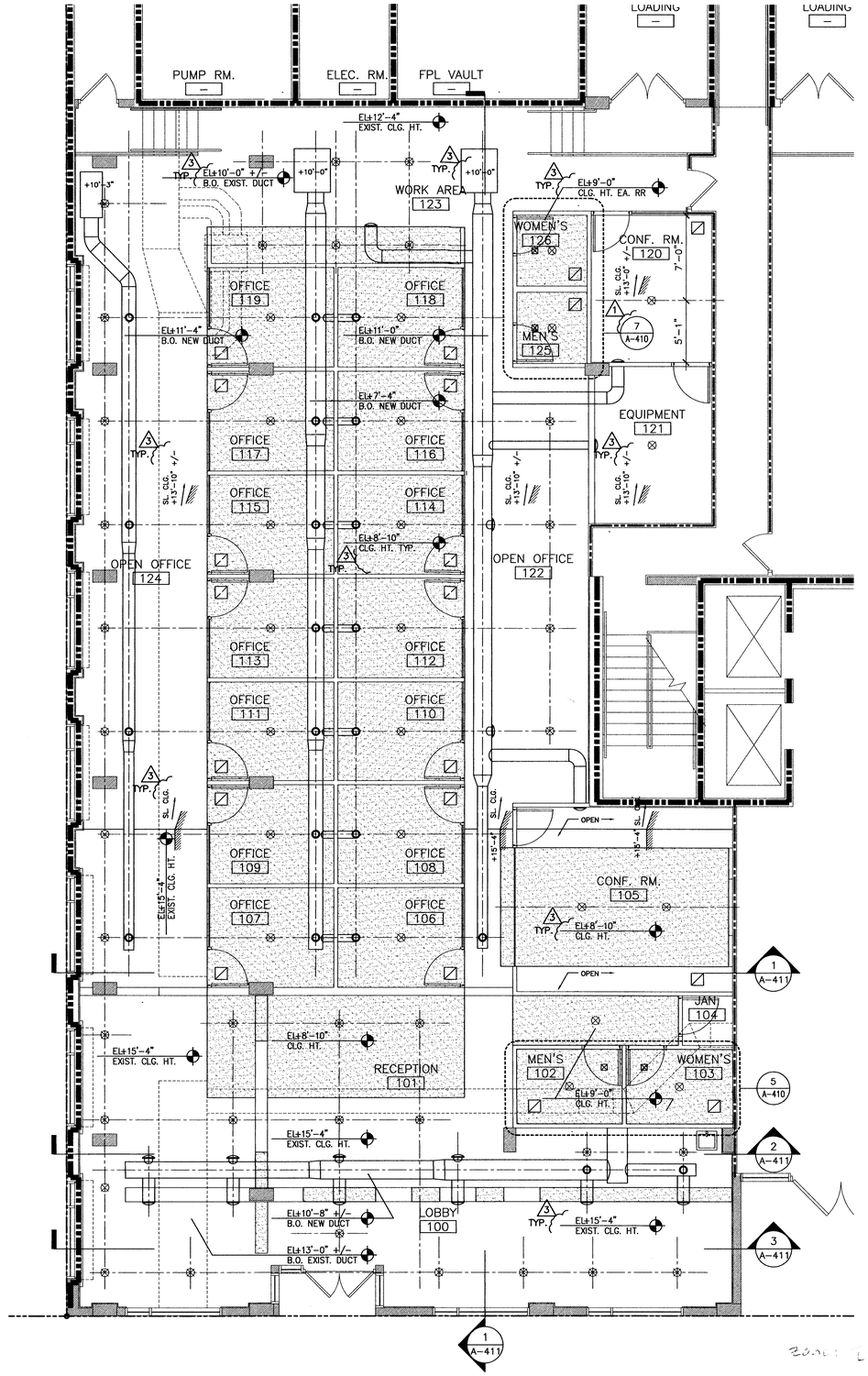
SHEET: A-101 OF:

REFLECTED CEILING SYMBOL LEGEND

- GYPSUM BOARD CEILING
- SURFACE MOUNTED LIGHT FIXTURE
- SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
- SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
- SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
- RETURN AIR/EXHAUST REGISTER. SEE MECH. DWGS.
- NEW MECHANICAL DUCTS, SEE MECH. DWGS.
- EXISTING MECHANICAL DUCTS, SEE MECH. DWGS.

REFLECTED CEILING NOTES

1. PATCH & REPAIR CEILINGS AS REQUIRED BY WORK PERFORMED BY OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.)
2. CEILING HEIGHTS ARE SHOWN ON ROOM FINISH SCHEDULE AND ON REFLECTED CEILING PLAN FOR CONVENIENCE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR PROPER COORDINATION.
3. LIGHT FIXTURES ARE SHOWN ON REFLECTED CEILING PLANS FOR ARCHITECTURAL LOCATIONS ONLY. SEE THE ELECTRICAL DRAWINGS FOR EXACT FIXTURE MODEL AND CIRCUITING.
4. MECHANICAL DIFFUSERS AND REGISTERS ARE SHOWN ON REFLECTED CEILING PLANS FOR ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
5. FOR SPRINKLER HEADS REFER TO THE FIRE PROTECTION DRAWINGS. A SEPARATE PERMIT SHALL BE APPLIED FOR FOR THE FIRE ALARM WORK.
6. ANY ERRORS OR OMISSIONS MUST BE COORDINATED BY ARCHITECT AND GENERAL CONTRACTOR IN THE FIELD.
7. FOR EXIT SIGNS AND LIFE SAFETY DEVICES REFER TO ELECTRICAL DRAWINGS.



N

CEILING PLAN

3/16" = 1'-0"

#26000522

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PHASE

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FILE NAME:
M:\1009\CD\SHEET\ARCHA-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

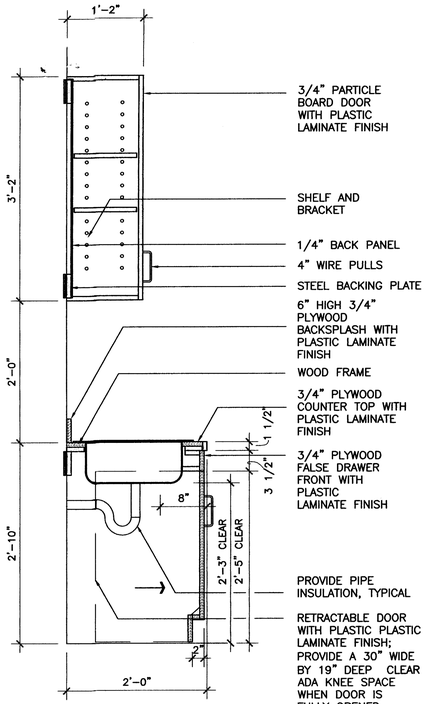
REVISIONS

1 BLDG. DEPT. COMMENTS 10.29.10
3 FIRE COMMENTS 12.22.10
-
-

SHEET TITLE

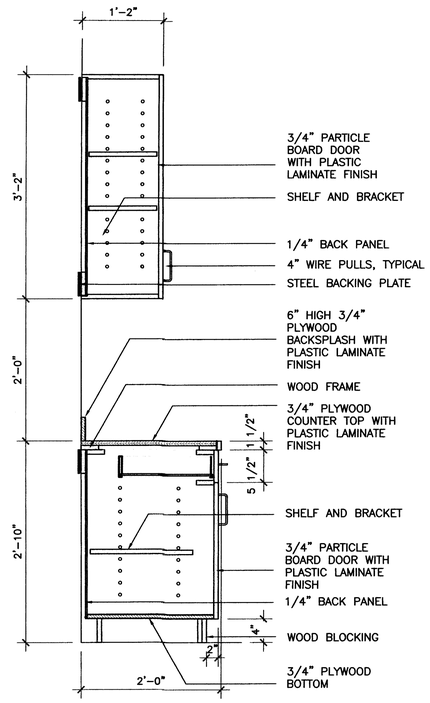
CEILING PLAN, LEGEND

SHEET: A-102 OF:



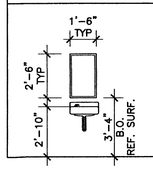
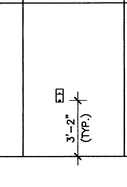
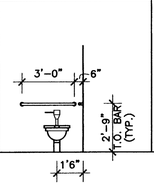
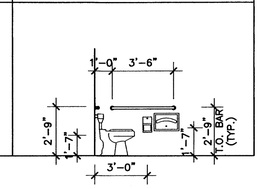
3/A-410 **CABINET SECTION**

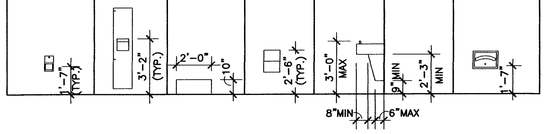
1" = 1'-0"



2/A-410 **CABINET SECTION**

1" = 1'-0"

①	②/②a	③	④
LAVATORY TILT MIRROR W/ S.S. FRAME. 18"W X 30"H BOBRICK #B-293 1630	SOAP DISPENSER BOBRICK 2- #B-4112 2A-#B-8221	GRAB BAR BOBRICK #B-6806X36"	GRAB BAR BOBRICK #B-6806X42"
			

⑤	⑥	⑦	⑧	⑨	⑩
TOILET PAPER DISPENSER BOBRICK #B-2888	PAPER TOWEL DISP. /WASTE BOBRICK #B-3903	MOP RECEPTOR FLORESTORE #MSR-2424	SANITARY DISPOSAL BOBRICK #B-254	WATER FOUNTAIN	SEAT COVER DISPENSER BOBRICK #B-221
					

GENERAL NOTES:

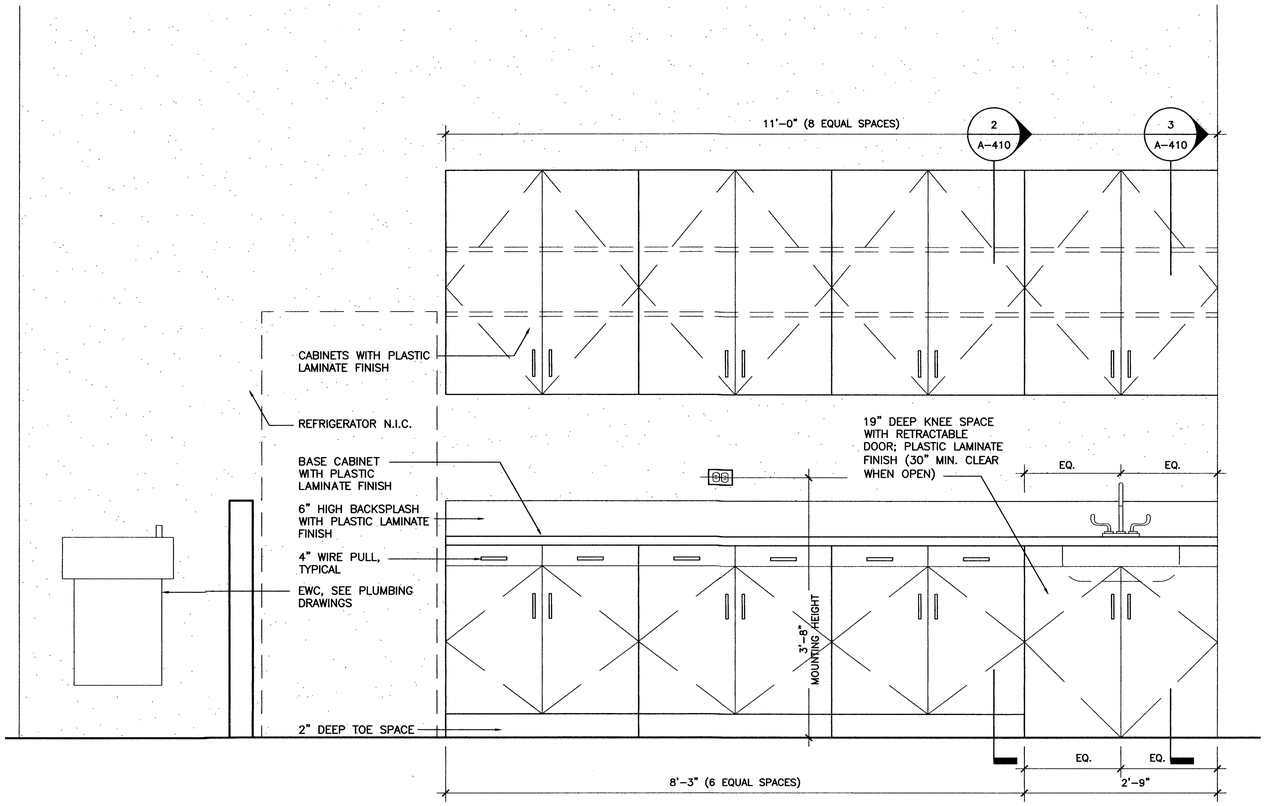
1. GRAB BARS IN TOILET ROOM SHALL BE LOCATED 33 INCHES FROM THE FINISHED FLOOR, MEASURED VERTICALLY TO THE TOP OF THE RAIL AND THERE SHALL BE 1-1/2 INCHES OF CLEARANCE BETWEEN THE RAIL AND WALL.
2. GROUT AROUND ALL WALL PENETRATIONS AFTER INSTALLATION OF RESTROOM FIXTURES AND EQUIPMENT, AND PROVIDE CAULKING AS NECESSARY.
3. HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
4. THE STRUCTURAL STRENGTH OF GRAB BARS AND SHOWER SEATS SHALL BE DESIGNED AND SUPPORTED AS TO WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANY POINT, DOWNWARD OR HORIZONTALLY. PROVIDE ADDITIONAL WALL SUPPORT AS REQUIRED
5. ALL LAVATORY PLUMBING FITTINGS WILL BE LEVER TYPE (ADA APPROVED)

1

2007 FBC TABLE 1004.1.2 OCCUPANCY	OCCUPANTS EACH FLOOR	CALCULATIONS
BUSINESS	52	5,178 GSF/100

1

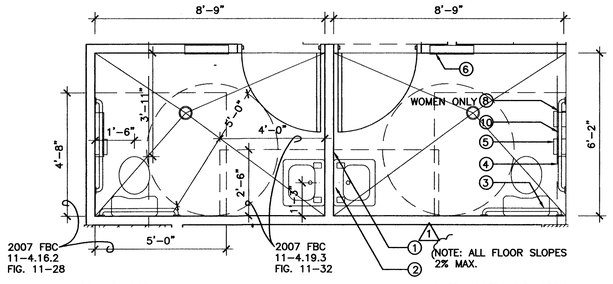
2007 FBC PLUMBING TABLE 403.1 OCCUPANCY BUSINESS – B	WATER CLOSETS 1 PER 25 FOR FIRST 50		LAVATORIES 1 PER 40 FOR FIRST 50		DRINKING FOUNTAIN 1 PER 100	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
52 OCCUPANTS	26	26	26	26	52	52
FIXTURES REQUIRED	2	2	1	1	1	–
FIXTURES PROVIDED	2	2	2	2	1	1



NOTE: ALL CABINET ATTACHMENTS SHALL COMPLY WITH 2007 FBC 2517.5.1.1

1/A-410 **CABINET ELEVATION**

1" = 1'-0"

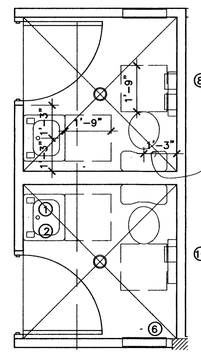


NOTE: DIMS. APPLY TO BOTH RESTROOMS, THEY ARE IDENTICAL MIRRORED

NOTE: ACCESSORIES APPLY TO BOTH RESTROOMS, THEY ARE IDENTICAL MIRRORED

5/A-410 **ENLARGED RESTROOM PLAN**

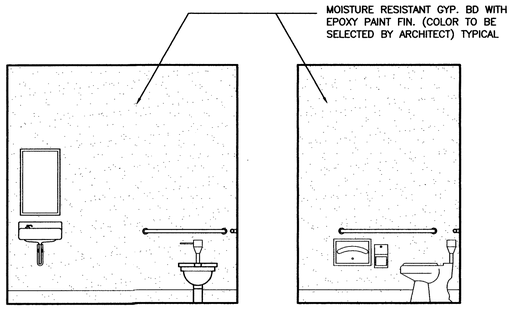
3/8" = 1'-0"



NOTE: THESE TWO RESTROOMS ARE NOT ADA ACCESSIBLE

7/A-410 **ENLARGED RESTROOM PLAN**

3/8" = 1'-0"

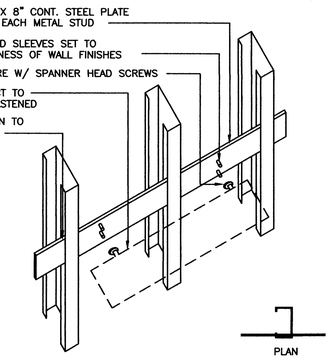


6/A-410 **ENLARGED RESTROOM ELEVS.**

3/8" = 1'-0"

TYP. REINFORCEMENT NOTES

1. STEEL STUDS SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE IN WALLS BEHIND ALL WALL HUNG CABINETS AND PLUMBING FIXTURES AS INDICATED IN 2007 FBC 2517.5.1.1
2. PROVIDE A HORIZONTAL 2"x8" MINIMUM WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 STUDS FOR THE ATTACHMENT OF ALL WALL HUNG CABINETS, FIXTURES, ACCESSORIES AND ALL WALL HUNG PLUMBING FIXTURES, INSTALL TO MEET REQUIREMENTS OF 2007 FBC 2318.1.15
3. THESE NOTES AND REQUIREMENTS ARE APPICABLE TO ALL CASEWORK AND PLUMBING FIXTURES IN THIS PROJECT
4. PROVIDE A HORIZONTAL 2'-0" PLYWOOD BACKING ON SOUTH WALL OF CONFERENCE ROOM. HEIGHT TO BE COORDINATED BY THE CONTRACTOR/OWNER DEPENDING ON THE LOCATION OF THE DECORATIVE SCULPTURE (PROVIDED BY OWNER)



NOTE:
ALL PLATES AND ANCHORS BY MISCELLANEOUS IRON CONTRACTOR. OBJECT MUST SUPPORT A CONTINUOUS LOAD OF 300 LBS. FOR 5 MIN. APPLIED AT ANY POINT.

4/A-410 **STEEL BACKING DETAIL**

N.T.S.

#26000522

MATEU ARCHITECTURE | INTERIOR DESIGN | PLANNING
ARCHITECTURE INCORPORATED | 10681 OLD CUTLER ROAD, SUITE 505 PALMETTO BAY, FLORIDA 33157 | 305.233.3304 | F 305.233.3309 DESIGN@MATEUARCHITECTURE.COM

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ONE-SOTHEBY'S INTERNATIONAL REALTY

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-410.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

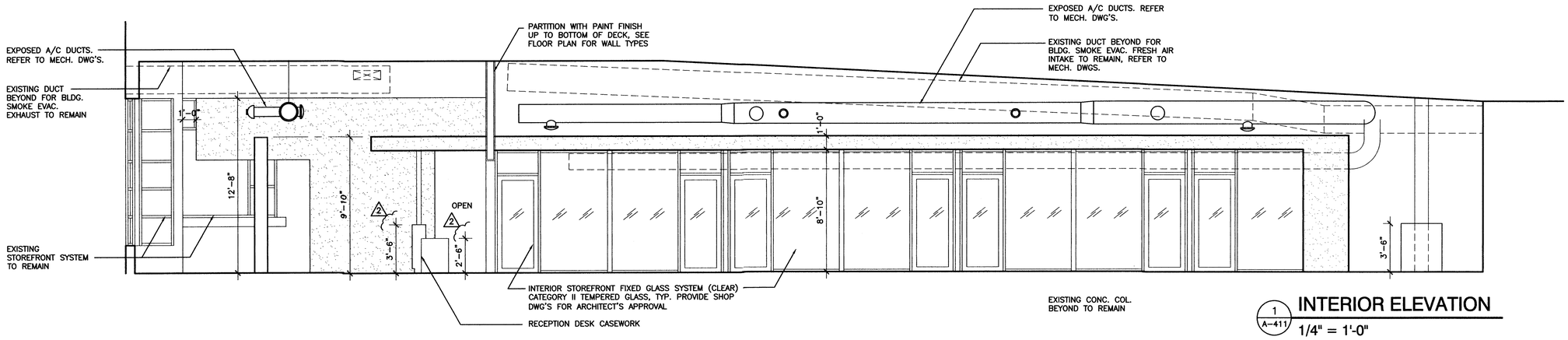
CHECKED BY:
RAG

ISSUE DATE:
10-01-10

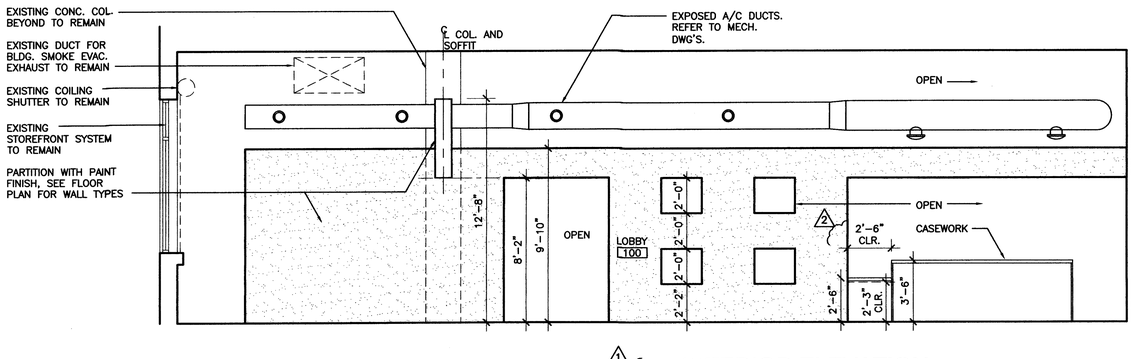
REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
-
-
-

SHEET TITLE
CABINET ELEVATIONS SECTIONS, & DETAILS

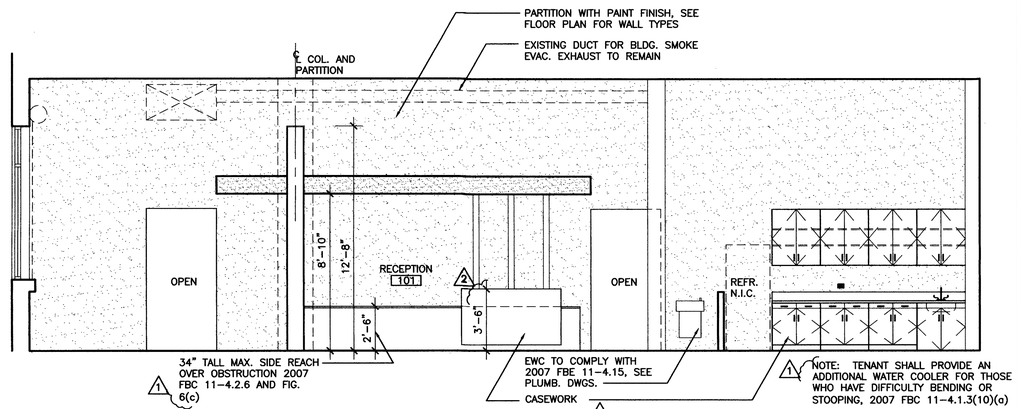
SHEET: A-410 OF:



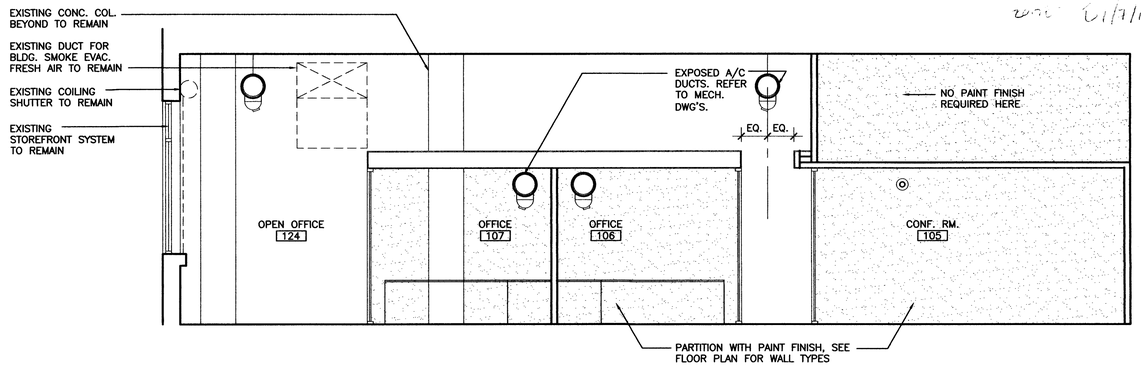
1 A-411 **INTERIOR ELEVATION**
1/4" = 1'-0"



1 A-411 3 **INTERIOR ELEVATION**
1/4" = 1'-0"



1 A-411 2 **INTERIOR ELEVATION**
1/4" = 1'-0"



4 A-411 **INTERIOR ELEVATION**
1/4" = 1'-0"

#26006522
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PHASE
PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-411.DWG

PROJECT NO:
MA1009

DRAWN BY:
Rag

CHECKED BY:
RAG

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
2 BLDG. DEPT. COMMENTS 12.11.10
-
-

SHEET TITLE
INTERIOR ELEVATIONS

SHEET: A-411 OF:

ROOM FINISH SCHEDULE

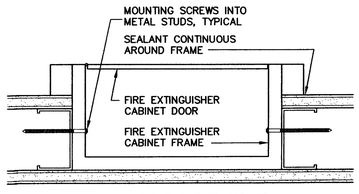
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS		CEILING			REMARKS
				MAT'L.	FIN.	MAT'L.	FIN.	HGT.	
100	LOBBY	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	–	15'–4"	
101	RECEPTION	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	PAINT/EXP.	•	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
102	MEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'–0"	*EPOXY PAINT
103	WOMEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'–0"	*EPOXY PAINT
104	JANITOR	POLISH. CONC.	–	GYP. BD.	PAINT*	GYP. BD.	PAINT	–	*EPOXY PAINT
105	CONF. ROOM	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	PAINT/EXP.	•	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
106	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
107	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
108	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
109	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
110	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
111	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
112	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
113	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
114	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
115	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
116	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
117	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
118	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
119	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'–10"	
120	CONF. ROOM	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	PAINT/EXP.	•	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
121	EQUIPMENT	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	–	•	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
122	OPEN OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	–	•	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
123	WORK AREA	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	–	•	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
124	OPEN OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	–	•	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
125	MEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'–0"	*EPOXY PAINT
126	WOMEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'–0"	*EPOXY PAINT

1. EPOXY PAINT SHALL BE SUPER SPEC HP ACRYLIC EPOXY COATING P43 BY BENJAMIN MOORE.
2. FLOOR POLISH IN THE RESTROOMS SHALL HAVE A MINIMUM VALUE OF 0.6 FOR THE STATIC COEFFICIENT OF FRICTION AND SHALL BEAR THE U.L. SEAL

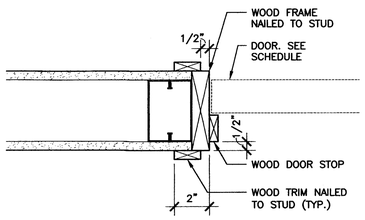
DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR			DOOR SIZE			FRAME			DETAILS			STOP	REMARKS
		TYPE	MAT'L.	FIN.	WT.	HT.	THK.	TYPE	MAT'L.	FIN.	JAMB	HEAD	THR.		
100	NOT USED	–	–	–	–	–	–	–	–	–	–	–	–		
101	NOT USED	–	–	–	–	–	–	–	–	–	–	–	–		
102	MEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
103	WOMEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
104	JANITOR	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
105	CONF. RM.	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
106	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
107	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
108	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
109	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
110	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
111	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
112	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
113	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
114	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
115	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
116	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
117	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
118	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
119	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
120	CONF. RM.	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
121	SUPPLIES	B	WOOD	PAINT	3'–0"	7'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
122	MEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
123	WOMEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	

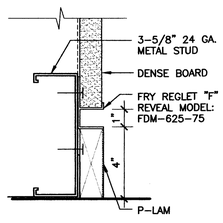
1. ALL HARDWARE FOR DOORS SHALL BE US26 OR US26D FINISH
2. CONTRACTOR TO COORDINATE KEYING WITH OWNER AND BUILDING MANAGER.

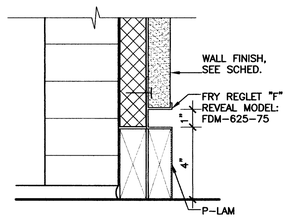


FIRE EXTINGUISHER CABINET: LARSEN'S, FS–AL–2409–R4–FULL GLASS DOOR OR APPROVED EQUAL. MOUNT TOP OF CABINET @ 5'–0" A.F.F. MAX.

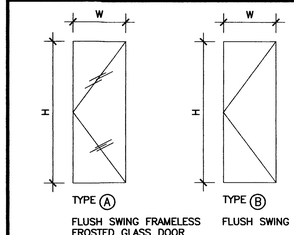


NOTE: ALL EXPOSED WOOD TO HAVE EASED ROUNDED CORNERS



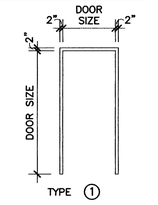


DOOR TYPES



*NOTE: CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO ANY FABRICATION

FRAME TYPES



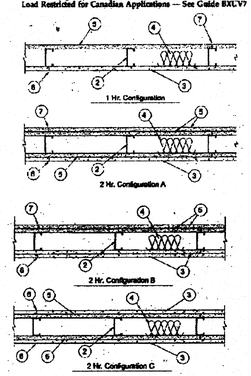
4 A–601 SEMI-RECESSED F.E.C. DETAIL
3" = 1'-0"

3 A–601 HEAD/JAMB DETAIL (TYP.)
3" = 1'-0"

2 A–601 BASEBOARD DETAIL
3" = 1'-0"

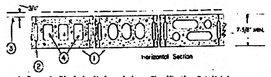
1 A–601 BASEBOARD DETAIL
3" = 1'-0"

Design No. U404
Bearing Wall Rating — 1 and 2 Hr (See Items 2, 3 and 8)
Nonbearing Wall Rating — 1 and 2 Hr (See Items 2, 3 and 6)
Load Restricted for Canadian Applications — See Guide EXLV7



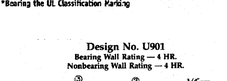
1. Steel Floor and Ceiling Runners — (Not Shown) — Channel shaped, 3-1/2 in. wide by 1-1/4 in. deep, fabricated from min 20 MSG (0.0329 in., min bare metal thickness) galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 in. OC max.
2. Steel Studs — 3-1/2 in. wide, fabricated from min 20 MSG (0.0329 in., min bare metal thickness) galvanized steel, spaced max 16 in. OC. For bearing walls, studs shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the bearing wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer and shall meet the requirements of all applicable local code agencies. Steel studs attached to floor and ceiling runners with 3/8 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications. For nonbearing walls, studs to be cut 3/8 to 3/4 in. less than assembly height and friction-fitted into floor and ceiling runners.
3. Gypsum Sheathing Rocker Units* — 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with corrosion resistant, chamfered, ribbed wafer head screws with a minimum head diameter of .400 inch. For nonbearing systems, fastened to studs and bottom runners with the uppermost screws placed 1/2 in. to 2 in. below the bottom edge of the top of the top runner. Horizontal joints need not be backed by framing. 1 Hr System - Screws shall be min 1-1/4 in. long and spaced a max of 8 in. OC. All vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 2-Hr System - For the base layer in Configuration B, the screws shall be min 1 1/4 in. long and spaced a max of 12 in. OC. For the face layer, screws shall be 2-5/8 in. long and spaced a max of 8 in. OC. All face layer joints offset min 12 in. from underlying base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.
UNITED STATES GYPSUM CO — DUROCK Exterior Cement Board, or DUROCK Brand Cement Board.
4. Batts and Blankets* — Min 3 in. thick mineral wool insulation batts, friction-fitted between studs.
THERMAFIBER INC — Type SAFB.
5. Gypsum Board* — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened with Type S-12 screws. 1-Hr System - For vertical application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered one stud cavity from cement board vertical joints on opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 2-Hr System - Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max 16 in. OC to studs and runners. Base layer with an overlying cement board face layer, fastened with 1 in. long screws spaced max 12 in. OC to studs and runners. Face layers fastened with 1-5/8 in. long screws spaced max 16 in. OC to studs and runners with screws offset 8 in. from face layer screws. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CANADIAN GYPSUM COMPANY — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.
6. Joints — Covered with glass fiber mesh tape and latex modified Portland cement mortar or basecoat, or Type I organic adhesive.
7. Joists — When tapered edge gypsum board is used, face layer joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Chamfrd veneer baseboard with joints reinforced. When square-edge gypsum board is used, taustment of joints is optional.
8. Vapor Retarder, Water Barrier or Weather Resistive Barrier — (Optional — Not shown) — As required.
*Bearing the UL Classification Mark

Design No. U905
Bearing Wall Rating—2 HR.
Nonbearing Wall Rating—2 HR

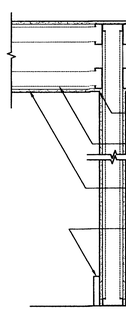


1. Concrete Blocks*—Various designs. Classification D-2 (2 hr).
See Concrete Blocks category for list of eligible manufacturers.
2. Mortar—Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. Portland Cement Stucco or Gypsum Plaster—Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve 4 max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
4. Loose Masonry Fill—If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
5. Foamed Plastic*—(Optional-Not Shown)—3-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).
Celotex Corp.—Type Thermax
*Bearing the UL Classification Marking

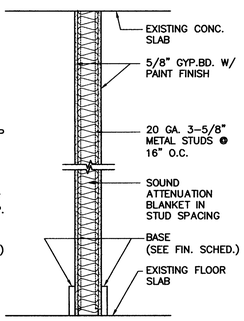
Design No. U901
Bearing Wall Rating — 4 HR.
Nonbearing Wall Rating — 4 HR.



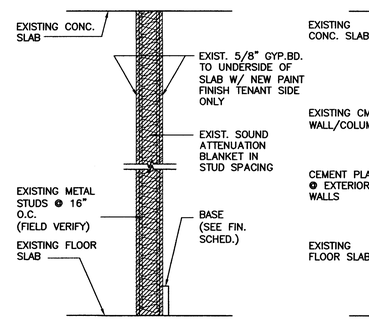
1. Concrete Blocks* — Various designs. Classification B-4 (4 hr).
See Concrete Blocks category for lists of eligible manufacturers.
2. Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. Portland Cement Stucco or Gypsum Plaster — If used, add 1/2 hr to Classification.
4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, burned clay or shale (rotary kiln process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation, Class D-2 (2 hr) or C-3 (3 hr) concrete blocks will provide a 4 hr fire resistance rating.
*Bearing the UL Classification Mark



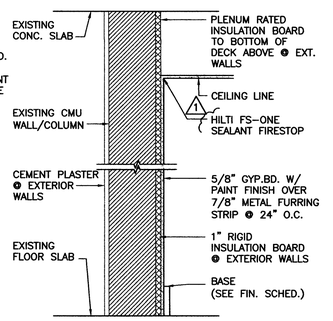
TYPE 4



TYPE 3



TYPE 2 1 HR. U.L. No.U404
TYPE 2A 2 HR. U.L. No.U404
NOTE: SEAL ALL PENETRATIONS AND PERIMETER TO RESIST THE PASSAGE OF SMOKE



TYPE 1 2 HR. U.L. No.U905
TYPE 1A 4 HR. U.L. No.U901
1 NOTE: FOR PENETRATION FIRESTOPPING DETAILS, SEE DRAWING E–101

#20000522

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OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-601.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RAG

ISSUE DATE:
10-01-10

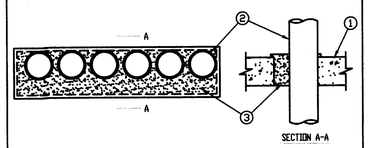
REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
-
-
-

SHEET TITLE
ROOM FINISH SCHEDULE
DOOR & H.W. SCHEDULE
DETAILS & WALL TYPES

SHEET: A-601 OF:

HILTI FIRESTOP SYSTEMS — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. — CLASSIFIED UL

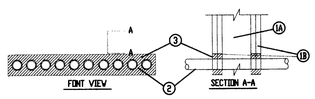
System No. C-AJ-1388
F Rating - 2 Hr
T Rating - 0 Hr



1. Floor or Wall Assembly-Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classifiedconcrete Blocks*. Max area of opening 224 sq in. with max dimension of 32 in. See Concrete Blocks (CAJT) in the Fire Resistance Directory for names of manufacturers.
2. Conduit One or more nom 4 in diam (or smaller) steel electrical metallic tubing or steel conduit to be installed either concentrically or eccentrically within the firestop system. The space between conduits or tubes shall be min 0 in. (point contact) to max 1/2 in. The annular space between the conduit or tube and periphery of opening shall be min 0 in. (point contact) to max 2-3/4 in. Conduit or tube to be rigidly supported on both sides of floor or wall assembly.
   Conduit - Nom 4 in. diam (or smaller) steel electrical metallic conduit or steel conduit.
3. Fill, Void or Cavity Material* - Foam.Min 5 in. thickness of fill material applied within the annulus, extending 1/2 in. above the top surface of the floor or both surfaces of wall and overlapping the concrete 1/2 in. on all sides of the opening.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC -- CP 620 Fire Foam
*Bearing the UL Classification Mark

HILTI FIRESTOP SYSTEMS — CLASSIFIED UL

System No. W-L-1095
F Ratings - 1 & 2 Hr (See Item 1)
T Ratings - 1 & 2 Hr (See Item 3)
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. Wallboard, Gypsum* - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max size of opening 2-5/8 in. by 18 in. The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Electric Metallic Tubing (EMT) - One or more nom 1 in. diam steel electric tubing. The annular space shall be min 1/2 in. to a max 1 in. Conduit to be rigidly supported on both sides of wall assembly.
3. Fill, Void or Cavity Material* - Sealant - For 2 hr F Rating, min 1-1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. For 1 hr F Rating, min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI, Inc. -- FS-ONE Sealant
*Bearing the UL Classification Marking

PENETRATION DETAILS
FIRE AND/OR SMOKE RATED WALL OR FLOOR
SCALE: N.T.S.

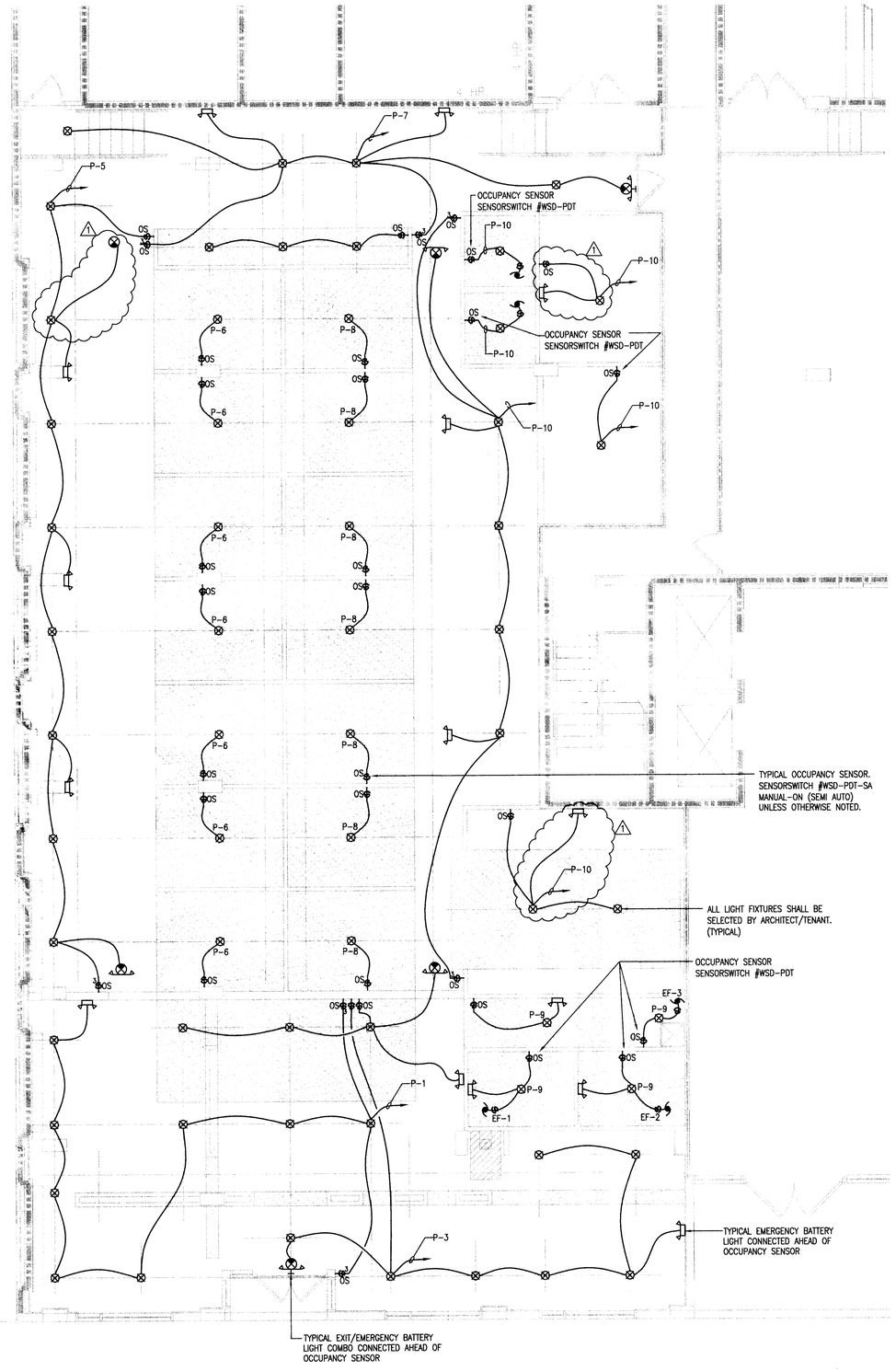
GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
2. a) THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.
   b) WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELBOARDS, ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E'S ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENTS PRIOR TO ROUGH IN WITH ALL TRADES NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
3. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING / BIDDING WORK.
4. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
5. INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEM AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICBLE DRAWINGS / INSTRUCTIONS. SEE AIR CONDITIONING DRAWING.
6. ALL MATERIAL REMOVED SHALL BE SISPOSED OF AS DIRECTED BY OWNER.
7. ALL WIRING INDICATED AS EXISTING IS BASED ON ORIGINAL CONTRACT DRAWINGS AND IS TO BE VERIFIED BY CONTRACTOR AT JOB SITE.
8. MINIMUM WIRE SIZE SHALL BE # 12 THHN / THWN UNLESS OTHERWISE NOTED ON PLANS.
9. ALL CONDUCTORS SHALL BE COPPER RUN IN METALLIC CONDUIT.
10. ALL MATERIALS SHALL BE U.L. APPROVED.
11. NEW TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED.
12. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
13. ALL NON POWER RELATED WIRING IN CEILING AIR CONDITIONING PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
14. PROVIDE TRAPEZE HANGER AS ASSEMBLE FOR PLENUM COMMUNICATION CABLE WITH 3/8" DIAMETER. THREADED ROD AND CHANNEL ASSEMBLY TO SUPPORT CABLE BUNDLES EVERY 4 FT. O.C. (MAXIMUM CABLES SHALL NOT LIE ON TOP OF CEILING TILE OR LUMINARIES).
15. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
16. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
17. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
18. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWING. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
19. CONTACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, ALL POWER CONTROL CIRCUIT WIRING AND RACEWAY AS SHOWN ON THE AIR CONDITIONING DRAWING OR SPECIFICATIONS. IF AIR CONDITIONING DRAWING REFER TO MANUFACTURER ALL REQUIREMENT AND INCLUDE ALL RELATED WORK IN HAS CONTACT.
20. ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
21. RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
22. THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLTION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
23. ALL CABLES SHALL BE RUN WITH OUT SPLICES EXCEPT IF OTHERWISE INDICATED.
24. ALL PULL AND JUNCTION BOXES SHAL BE ACCESSIBLE AT ALL TIMES.
25. EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
26. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
27. ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS:

120/208 V SYSTEM	
PHASE 'A'	BLACK
PHASE 'B'	RED
PHASE 'C'	BLUE
NEUTRAL	WHITE
GROUND	GREEN

ELECTRICAL SYMBOL LEGEND

	WALL OR CEILING MOUNTED EXIT LIGHT FIXTURE WITH BATTERY BACK-UP. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAN PATH TO EXIT.
$	120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH.
$3	120/277V., 20 AMP., THREE WAY SWITCH.
$OS	OCCUPANCY SENSOR.
	ELECTRICAL PANEL
	FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE.
	MAGNETIC MOTOR STARTER, PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR.
	ELECTRIC MOTOR.
	EQUIPMENT CONNECTION WITH FLEXIBLE CONDUIT.
	20A., 120 V., QUADRUPLEX RECEPTACLE, TWO DUPLEX IN TWO BOX. 18" A.F.F.
	20 A., 120., V., DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F.
	CEILING OR WALL MOUNTED JUNCTION BOX.
	TELEPHONE/DATA OUTLET



N

LIGHTING FLOOR PLAN
3/16" = 1'-0"

11/1/10

#26000522

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AR 0008220

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Certificate OF Authorization #0692
Jose M. Martinez, P.E. #56018
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Miami, Florida 33156
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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE AND APPLICABLE FEDERAL CODES. THEY ARE NOT, IN WHOLE OR IN PART, THE SOLE PROPERTY OF JMM CONSULTING ENGINEERS LLC AND MAY BE USED ONLY FOR THE PROJECT INDICATED. THEY ARE NOT TO BE ALTERED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS, WRITTEN PERMISSION OF JMM CONSULTING ENGINEERS LLC.

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBY'S INTERNATIONAL REALTY

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE
PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHA-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG DEPT. COMMTS 10/29/10
-
-

SHEET TITLE
LIGHTING FLOOR PLAN

SHEET: E-101
OF: 3

11/10/10

A/C EQUIPMENT SCHEDULE

* - WATER COOLED PACKAGE HEAT PUMPS

			A/C-1	A/C-2	A/C-3, A/C-4	
FAN	UNIT NUMBER					
	AREA SERVED		SEE FL. PL.	SEE FL. PL.	SEE FL. PL.	
	TOTAL COOLING AIR	CFM	2400	1000	1600	
	OUTSIDE AIR	CFM	SEE O/A CALCS	SEE O/A CALCS	SEE O/A CALCS	
	EXTERNAL STATIC PRESS	H_2O	0.4	0.4	0.4	
	FAN MOTOR	HP/FLA	1 / 3.6	1/4 / 1.6	3/42 / 5.2 FLA	
	ELECT. CHAR.	V/ø/~	208/3ø/60	208/3ø/60	208/3ø/60	
COOLING/HEATING	TOTAL COOLING CAP.	MBTU/HR	72.0	32.0	48.0	
	TOTAL SENS. CAP	MBTU/HR	55.0	24.9	37.1	
	SUMMER ENT. AIR TEMP.	° FDB/ ° FWB	80.0 / 67.0	80.0 / 67.0	80.0 / 67.0	
	SUMMER LVG. AIR TEMP		55.1 / 54.1	55.1 / 54.1	55.1 / 54.1	
	TOTAL HEATING CAP.	M BTU/HR	81.0	40.8	61.0	
COMP./COND.	COMPRESSOR	RLA/LRA	2) 9.3 RLA / 2) 68.0 LRA	10.7 RLA / 70.0 LRA	12.9 RLA / 91.0 LRA	
	ELECT. CHAR.	V/ø/~	208/3ø/60	208/3ø/60	208/3ø/60	
	WATER TEMP. ENT./LVG.	°	85 / 95	85 / 95	85 / 95	
	COND. PRESS. DROP	FT. H_2O	17.2	9.1	10.2	
	WATER QUANTITY	GPM	24.0	9.0	12	
GENERAL	MANUFACTURER		FLORIDA HEAT PUMP	FLORIDA HEAT PUMP	FLORIDA HEAT PUMP	
	MODEL NUMBER		EM072	EM031	EM048	
	MIN. SYSTEM	EER/COP	14.0/4.6	13.3/4.7	12.2/4.6	
	UNIT WEIGHT	LBS.				
	UNIT PIPE CONN. SIZE	IN.	AS PER MANUF.	AS PER MANUF.	AS PER MANUF.	
	MCA / MOCP		24.5 / 35	15.2 / 25	21.3 / 30	

NOTES:
1. PROVIDE A/C UNIT WITH SPRING ISOLATORS
2. PROVIDE A/C UNIT WITH SINGLE POWER CONNECTIONS.
4. A/C UNIT SHALL BE FURNISHED W/ STAINLESS STEEL DRAIN FANS & S.S. FLEXIBLE CONNECTIONS.
5. ALL COMPRESSORS SHALL HAVE 5 YEAR WARRANTY.
6. A/C-1 SHALL BE PROVIDED WITH COOLONIC/HEATING 7 DAYS PROGRAMMABLE THERMOSTAT.

LIFE SAFETY SYSTEMS SEQUENCE OF OPERATION
COMPLIANCE WITH S.F.B.C. 3905

THE OPERATION OF THE FOLLOWING DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL:

1. ALL STAIR PRESSURIZATION FANS
2. ALL ELEVATOR SHAFT PRESSURIZATION FANS
3. MAKE-UP AIR FANS
4. ALL COMBINATION FIRE SMOKE DAMPERS
5. ALL CONTROL DAMPERS IN SUPPLY AND RETURN AIR DUCTWORK SERVING LOBBY A/C UNITS
6. ALL SMOKE EXHAUST FANS
7. ALL LOBBY LEVEL DOORS AS SHOWN ON PLAN TO BE CONTROLLED BY THE FIRE ALARM SYSTEM
8. FAN SECTIONS OF A/C-1,2,3 AND ALL FUTURE TENANT A/C UNIT FAN SECTIONS

THE OPERATION STATUS OF ALL FANS LISTED ABOVE SHALL BE DISPLAYED AT THE FIRE ALARM PANEL BY MEANS OF AN AIR PRESSURE SWITCH AT THE FAN DISCH.

ALL DAMPERS SHALL BE ZONED TOGETHER BY USE AND BE CONTROLLED TOGETHER BY ONE H-O-A SWITCH AT THE FIRE ALARM PANEL.

UPON SIGNAL FROM A SPRINKLER WATER FLOW SWITCH OR AREA SMOKE DETECTOR SERVING THE OFFICE FLOORS (FLOORS 4,5,6), THE FIRE ALARM PANEL SHALL:

*START THE ELEVATOR SHAFT PRESSURIZATION FANS.
*START THE STAIR PRESSURIZATION FANS.
*OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4,5,6
*CLOSE ALL RETURN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING FLOORS 4,5,6
*TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING FLOORS 4,5,6
*OPEN ANY FIRE SMOKEDAMPERS IN R/A TRANSFER OPENING ON FLOORS 4,5,6
*OPEN FIRE SMOKE DAMPERS IN SMOKE EXH. SHAFT OPENING ON FLOOR OF INCIDENCE
*SF-4 SHALL TURN ON.
*SEF-1,2 SHALL TURN ON.

IF THE ZONE OF FIRE ORIGIN IS THE RETAIL FLOOR, THEN THE FIRE ALARM PANEL SHALL:

*START THE LEVATOR SHAFT PRESSURIZATION FANS.
*START THE STAIR PRESSURIZATION FANS.
*OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
*CLOSE ALL RETURN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
*TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING THE RETAIL FLOOR
*OPEN ANY FIRE SMOKEDAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR
*SF-5 SHALL TURN ON.
*SEF-3,4,5 SHALL TURN ON
MD-1.1 SHALL CLOSE (NORMALLY OPEN)
MD-1.2 SHALL OPEN (NORMALLY CLOSE)
MD-2.1 SHALL CLOSE (NORMALLY OPEN)
MD-2.2 SHALL OPEN (NORMALLY CLOSE)
MD-3.1 SHALL CLOSE (NORMALLY OPEN)
MD-3.2 SHALL OPEN (NORMALLY CLOSE)
MD-4.1 SHALL CLOSE (NORMALLY OPEN)
MD-4.2 SHALL OPEN (NORMALLY CLOSE)

UPON RECEIVING THE "AL CLEAR" SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM SHALL:

*TURN OFF THE ELEVATOR SHAFT PRESSURIZATION FANS.
*TURN OFF THE STAIR PRESSURIZATION FANS.
*TURN OFF THE SMOKE EXHAUST FANS.
*CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
*OPEN THE RETURN AIR CONTROL DAMPERS
*CLOSE THE OUTSIDE AIR CONTROL DAMPER

ALL LIFE SAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.

ALL COMBINATION FIRE/SMOKE DAMPERS SHALL FAIL TO THE CLOSED POSITION.
RETURN AIR DAMPERS SHALL FAIL TO THE CLOSED POSITION. OUTSIDE AIR INTAKE DAMPERS SHALL FAIL TO THE OPEN POSITION. LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM SHALL FAIL TO THE OPEN POSITION OR HAVE A TROUBLE INDICATOR AT THE FIRE ALARM PANEL.
ALL DAMPERS SHALL FAIL TO THE CLOSED POSITION UPON LOSS OF AIRFLOW IN SHAFT.

PRESSURE DIFFERENTIALS SHALL BE AS FOLLOWS: (MEASURED RELATIVE TO OUTSIDE)
BETWEEN ZOFO AND ADJACENT ZONE PRESSURE DIF. SHALL BE -0.05 IN WG.
BETWEEN ELEVATOR SHAFT AND ZOFO PRESSURE DIF. BE 0.10 IN WG.
BETWEEN STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.10 IN WG.

FAN SCHEDULE

UNIT NUMBER		EF-1 & EF-2 EF-4 & EF-5	EF-3
AREAS SERVED		TOILET RM.	JANITOR CLOSET
LOCATION		CEILING	CEILING
DUTY	SUPPLY/EXH	EXH.	EXH.
FAN TYPE		CEILING	CEILING
DRIVE	BELT/DIRECT	DIRECT	DIRECT
FAN SPEED	RPM	900	900
AIR QUANTITY	CFM	70	70
TOTAL STATIC PRESS.	H_2O	0.25	0.25
OPENING REQUIRED	IN.	–	–
FAN MOTOR	HP	48 WATTS	48 WATTS
ELECTRICAL CHAR.	V/ø/60	120/1ø/60	120/1ø/60
MANUFACTURER		COOK	COOK
MODEL NUMBER			
WEIGHT	LBS.	21	21
REMARKS	SONES	3	3
ROOF CURB		--	--

NOTES:
1. FANS EF-1, 2,4 & 5 SHALL BE INTERLOCKED TO TOILET ROOM LIGHT FIXTURE

O/A CALCULATIONS (BASED ON FBC TABLE 403)

AREA	O/A REQUIRED	CFM REQUIRED	A/C UNIT	CFM DESIGNED
A/C-1	1444 SF (7 PERSONS / 1000 SQ. FT.) (20 CFM / PERSON)	200 CFM	A/C-1	200
A/C-2	853 SF (7 PERSONS / 1000 SQ. FT.) (20 CFM / PERSON)	120 CFM	A/C-2	120
A/C-3 & A/C-4	2852 SF (7 PERSONS / 1000 SQ. FT.) (20 CFM / PERSON)	400 CFM	A/C-3	400

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

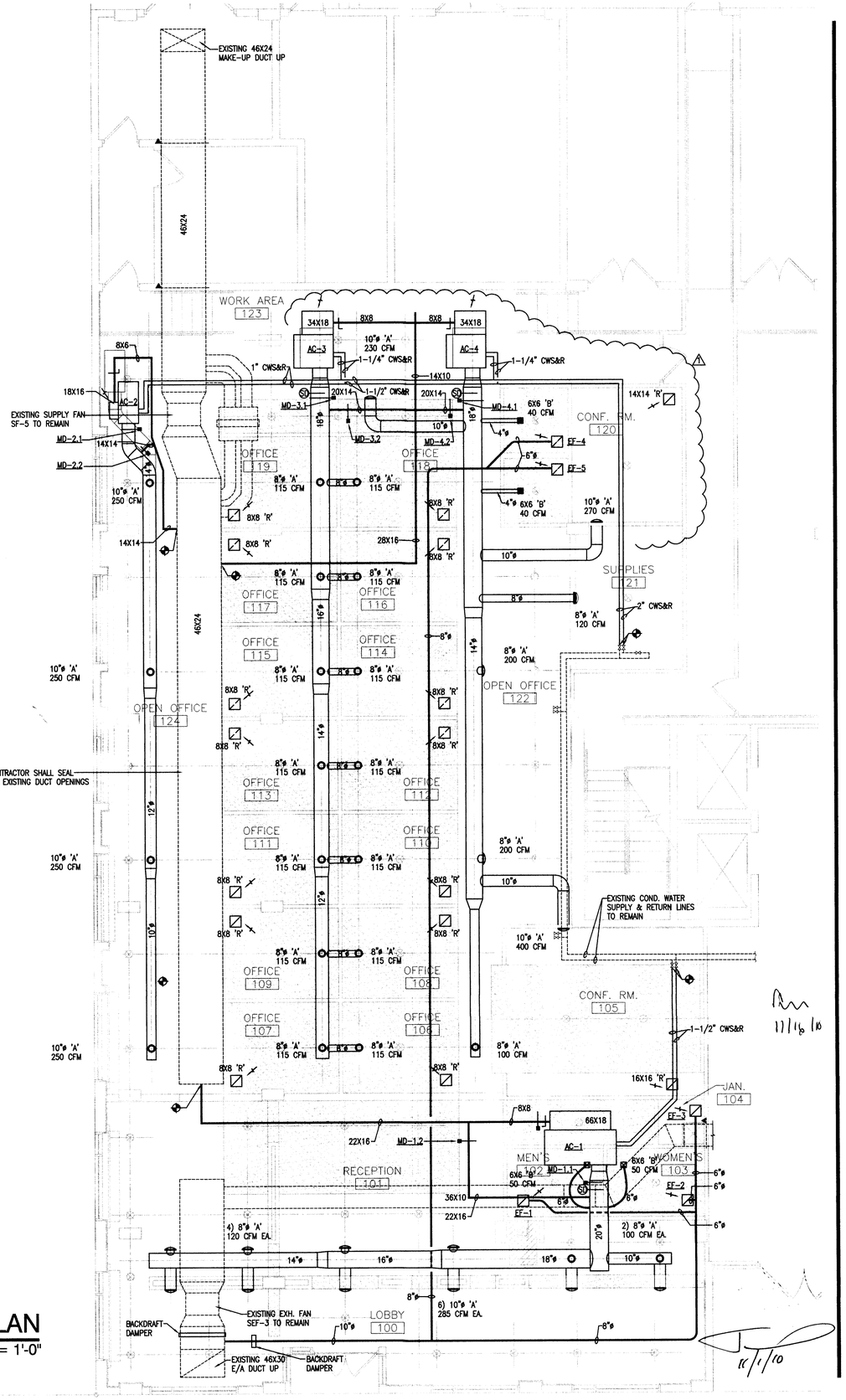
AIR DISTRIBUTION SCHEDULE

SYMBOL	NECK SIZE	MFGR.	MODEL NUMBER	REMARKS
A	SEE FL. PLAN	SEIHO	PK	S/A DIFF.
B	SEE FL. PLAN	TITUS	TDC	S/A DIFF.
R	SEE FL. PLAN	TITUS	25R	R/A GRILLE
R1	SEE FL. PLAN	TITUS	S8F	R/A GRILLE

NOTES:
1. REFER TO PLAN FOR QUANTITY, LOCATION AIR THROW PATTERN AND SIZES.
2. ALL AIR DISTRIBUTION DEVICES SHALL BE OF ALUMINUM CONSTRUCTION
3. PROVIDE DIFFUSERS WITH MOLDED INSULATION BLANKET

NOTE:
ADDED WALLS AND PARTITIONS WILL NOT PREVENT THE PROPER AIRFLOW AND OPERATION REQUIRED FOR THE EXISTING SMOKE EVACUATION SYSTEM.

SMOKE CONTROL SYSTEM WILL BE TESTED UPON COMPLETION OF THIS WORK.



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MECHANICAL FLOOR PLAN

3/16" = 1'-0"

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PHASE
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FILE NAME:
M:\1009\CD\SHEET\ARCH\A-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG DEPT. COMMTS 10/29/10
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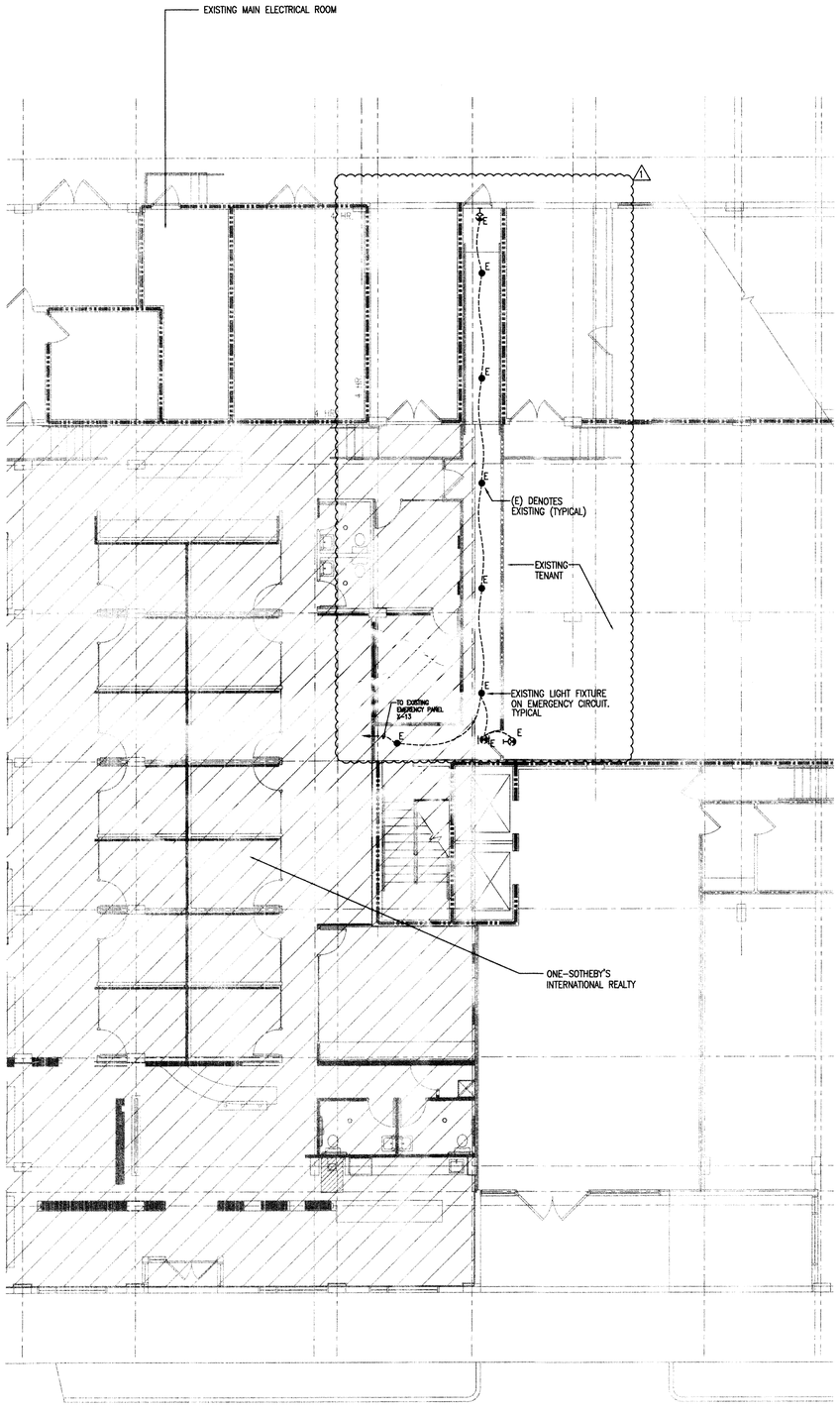
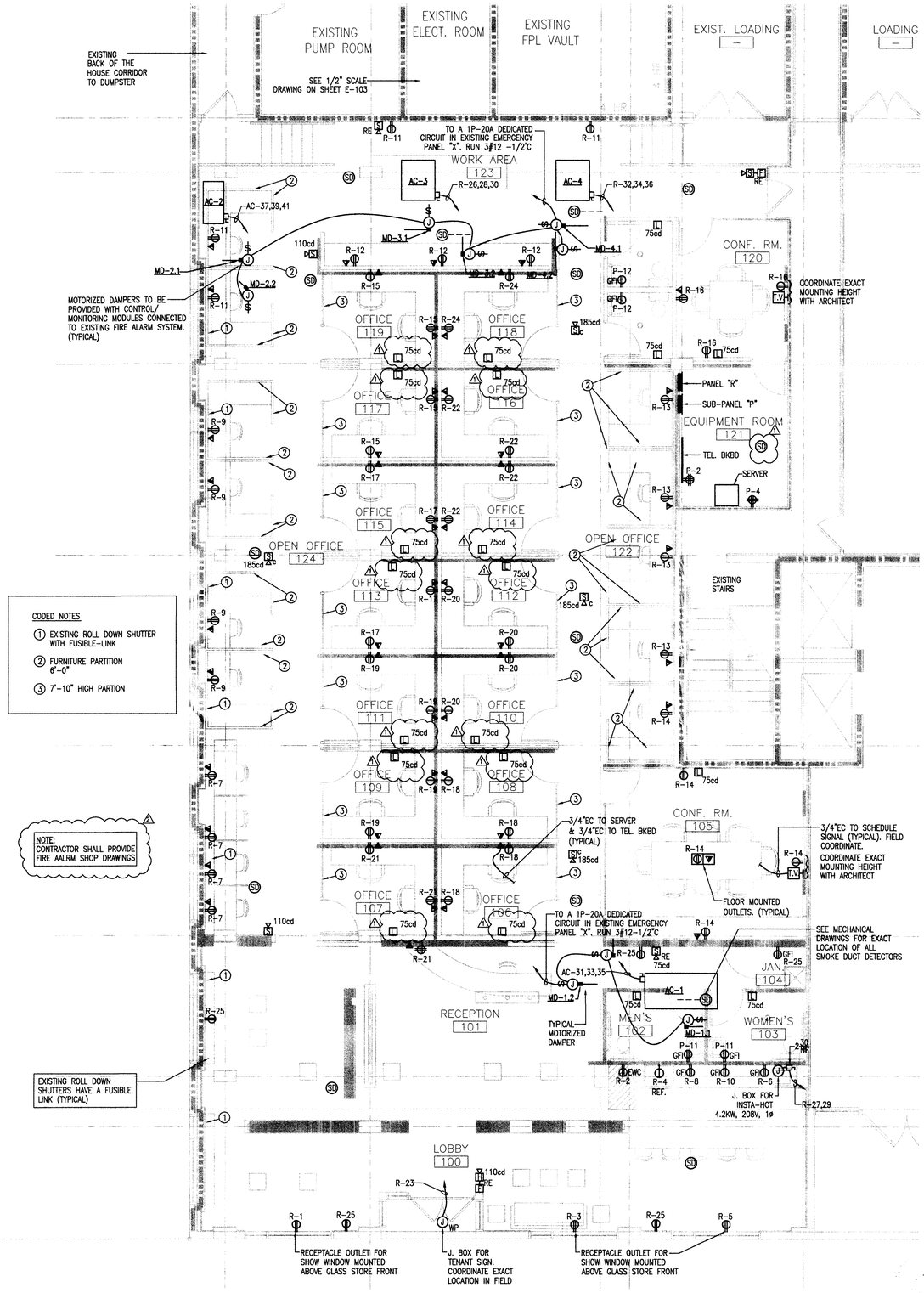
SHEET TITLE
MECHANICAL FLOOR PLAN

SHEET: M-101 OF:



PARTIAL KEY PLAN

1/8" = 1'-0"



CODED NOTES

1. EXISTING ROLL DOWN SHUTTER WITH FUSIBLE-LINK
2. FURNITURE PARTITION 6'-0"
3. 7'-10" HIGH PARTION

NOTE:
CONTRACTOR SHALL PROVIDE FIRE AALRM SHOP DRAWINGS

POWER FLOOR PLAN

3/16" = 1'-0"

12/21/10

#26000522

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PERMIT DRAWINGS

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PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

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- 2 BLDG DEPT. COMMTS 12/20/10
-

SHEET TITLE

POWER FLOOR PLAN

SHEET: E-102 OF:

EXIST. DISTRIBUTION PANEL "T"

VOLTAGE: 120/208V, 3ø, 4W
MAINS: 800 A
TYPE MAINS: 3P-800A M.C.B.

CKT No.	EQUIPMENT DESIGNATION	KVA	AMPS	VOLT	P	FRAME	TRIP	FEEDER
① 1	NEW PANEL "R"	79.2	220.0	120/208	3	400	300	4 #350KCMIL & 1 #3(G) – 3 1/2"C
2	SPACE	--	--	--	--	--	--	--
3		--	--	--	--	--	--	--
4		--	--	--	--	--	--	--
5		--	--	--	--	--	--	--
6		--	--	--	--	--	--	--
7		--	--	--	--	--	--	--
8		--	--	--	--	--	--	--
CONNECTED KVA		79.2	--	FEEDER: EXISTING 2 RUNS OF (4 #600KCMIL) – 4"C				
CONNECTED AMPS		--	220.0	FED FROM: FPL VAULT				

① NEW BRANCH BREAKER SHALL MATCH EXISTING AIC.

PANEL "R" (22 KAIC)

TYPE: SQ'D NQOD
MTG: FLUSH MOUNTED
MAIN: M.L.O
CU BUS/GND BUS
VOLTS: 120/208V, 3ø, 4W
BUS: 400A
LOAD: 79.2KVA/360V = 220.0 A

LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE	COND.	LOAD
1600	1/2"	12	20	1	SHOW WINDOW REC (*)	1	2	EWC (GFI)	1	20	12	1/2"	800
1600						3	4	REFRIGERATOR					1400
1600						5	6	COUNTER RECS					1500
720					OPEN OFFICE RECS	7	8						1500
720						9	10						1500
720						11	12						720
720						13	14	CONFERENCE ROOM RECS					720
720					OFFICE RECS	15	16	CONFERENCE ROOM RECS					720
720						17	18	OFFICE RECS					720
720						19	20						720
720						21	22						720
1200					SIGN (*)	23	24						720
720					RECS	25	26	AC-3 (**)	3	30	10	3/4"	6516
4200	3/4"	10	30	2	INSTA-HOT	27	28				--	--	--
--	--	--				29	30				--	--	--
7992	3/4"	10	35	3	AC-1 (**)	31	32	AC-4 (**)	3	30	10	3/4"	6516
--	--	--				33	34				--	--	--
--	--	--				35	36				--	--	--
4428	3/4"	10	25	3	AC-2 (**)	37	38	SUB-PANEL "P"	3	70	4	1 1/4"	8200
--	--	--				39	40				--	--	--
--	--	--				41	42				--	--	--

1. (*) ON TIME CLOCK
2. (**) PROVIDE HACR TYPE BREAKER
3. (GFI) PROVIDE GROUND FAULT TYPE CIRCUIT BREAKER.

PANEL "P" (22 KAIC)

TYPE: SQ'D NQOD
MTG: FLUSH MOUNTED
MAIN: M.L.O
CU BUS/GND. BUS
VOLTS: 120/208V, 3ø, 4W
BUS: 100A
LOAD: 8.2KVA/360V = 22.8 A

LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE	COND.	LOAD
800	1/2"	12	20	1	LIGHTING	1	2	TEL. BKBD	1	20	12	1/2"	720
800						3	4	SERVER					720
800						5	6	LIGHTING					800
800						7	8						800
400						9	10						900
720	1/2"	12			BATHROOM RECS	11	12	BATHROOM RECS					720
--	--	--			SPARE	13	14	SPACE	--	--	--	--	--
--	--	--				15	16		--	--	--	--	--
--	--	--				17	18		--	--	--	--	--
--	--	--	--	--	SPACE	19	20		--	--	--	--	--
--	--	--	--	--		21	22		--	--	--	--	--
--	--	--	--	--		23	24		--	--	--	--	--

ADDRESSABLE FIRE ALARM SYSTEM NOTES

1. FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR NEW DEVICES TO BE CONNECTED TO EXISTING ADDRESSABLE FIRE ALARM SYSTEM WITH VOICE AS SPECIFIED HEREIN AND AS SHOWN ON THE ELECTRICAL DRAWINGS. THIS SYSTEM SHALL BE ZONED, ELECTRICALLY SUPERVISED, HAVE CLOSED CIRCUITS, AND SHALL BE CONNECTED, TESTED AND LEFT IN FIRST CLASS OPERATING CONDITION.
2. FIRE ALARM SYSTEM SHALL BE U.L. LISTED NFPA 72 APPROVED.
3. UPON ACTIVATION OF FIRE ALARM SYSTEM BY MANUAL STATION, THE FOLLOWING SHALL TAKE PLACE:
   A ENERGIZE ALARM SIGNALING DEVICES
   B SOUND AUDIBLE ALARMS AND FLASH VISUAL SIGNALS
   C ALERT LOCAL FIRE DEPARTMENT OR PROPRIETARY SYSTEM
   D CAUSE ZONE IN ALARM TO BE DISPLAYED ON THE ANNUNCIATOR
4. ALL WIRING AND CONDUIT SIZE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND REQUIREMENTS OF NEC, LOCAL CODES AND NFPA IN NO CASE. SHALL THE WIRING BE SMALLER THAN #16
5. ALL CONDUCTORS SHALL BE COOPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 1dB. MINIMUM WIRE SIZE SHALL BE AS REQUIRED BY MANUFACTURER IN NO CASE. SHALL THE WIRING BE SMALLER THAN #16 F.P.L. CU IN. 3/4 CONDUIT
6. QUANTITY OF WIRES PER DEVICES SHALL BE AS REQUIRED BY MANUFACTURER.
7. SYSTEM TO BE POWER LIMITED.
8. VISUAL ALARMS PER ANSI A117.1,4.26, FBC AND ADA
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIGNED & SEALED FIRE ALARM PERMIT DRAWINGS BY A FLORIDA REGISTERED ENGINEER. JMM CONSULTING ENGINEERS LLC IS NOT RESPONSIBLE FOR F/A PERMIT DWGS.
10. ALL NEW MOTORIZED DAMPERS TO BE PROVIDED WITH CONTRO/MONITORING MODULES CONNECTED TO EXISTING FIRE ALARM SYSTEM. (TYPICAL) ⚠

FIRE ALARM LEGEND

- [F] PULL STATION
- [S]H ADA SPEAKER/STROBE
- [S]H 185cd C CEILING MOUNTED SPEAKER/STROBE
- [L] ADA STORBE LIGHT
- (SD) – SMOKE DUCT DETECTOR WITH SAMPLING TUBES
- (SD) PHOTOELECTRIC SMOKE DETECTOR
- (RE) DENOTES EXISTING RELOCATED AS SHOWN

NOTE: NEW DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM

EXISTING LIFE SAFETY SYSTEMS SEQUENCE OF OPERATION FROM AS-BUILT RECORD DRAWINGS DATED 9-15-1999

COMPLIANCE WITH S.F.B.C. 3905

THE OERATION OF THE FOLLOWING DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL:

1. ALL STAIR PRESSURIZATION FANS
2. ALL ELEVATOR SHAFT PRESSURIZATION FANS.
3. MAKE-UP AIR FANS.
4. ALL COMBINATION FIRE SMOKE DAMPERS
5. ALL CONTROL DAMPERS IN SUPPLY AND RETURN AIR DUCTWORK SERVING LOBBY A/C UNITS.
6. ALL SMOKE EXHAUST FANS
7. ALL LOBBY LEVEL DOORS AS SHOWN ON PLAN TO BE CONTROLLED BY THE FIRE ALARM SYSTEM.
8. FAN SECTIONS OF A/C – 1, 2, 3 AND ALL FUTURE TENENT A/C UNIT FAN SECTIONS

THE OPERATION STATUS OF ALL FANS LISTED ABOVE SHALL BE DISPLAYED AT THE FIRE ALARM PANEL BY MEANS OF AN AIR PRESSURE SWITCH AT THE FAN DISCONNECT.

ALL DAMPERS SHALL BE ZONED TOGETHER BY USE AND BE CONTROLLED TOGETHER BY ONE H-O-A SWITCH AT THE FIRE ALARM PANEL.

UPON SIGNAL FROM A SPRINKLER WATER FLOW SWITCH OR AREA SMOKE DETECTOR SERVING THE OFFICE FLOORS (FLOORS 4, 5, 6). THE FIRE ALARM PANEL SHALL:

- START THE ELEVATOR SHAFT PRESSURIZATION FANS.
- START THE STAIR PRESSURIZATION FANS.
- OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4, 5, 6
- TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING FLOORS 4, 5, 6
- OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENING ON FLOORS 4, 5, 6
- OPEN FIRE SMOKE DAMPERS IN SMOKE EXH. SHAFT OPENINGS ON FLOOR OF INCIDENCE
- SF-4 SHALL TURN ON.
- SEF-1, 2 SHALL TURN ON.

IF THE ZONE OF FIRE ORIGIN IS THE RETAIL FLOOR, THEN THE FIRE ALARM PANEL SHALL:

- START THE ELEVATOR SHAFT PRESSURIZATION FANS.
- START THE STAIR PRESSURIZATION FANS.
- OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
- CLOSE ALL RETUN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR.
- TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING THE RETAIL FLOOR.
- OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR.
- SF-5 SHALL TURN ON.
- SEF-3, 4, 5 SHALL TURN ON.

UPON RECEIVING THE "ALL CLEAR" SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM PANEL SHALL:

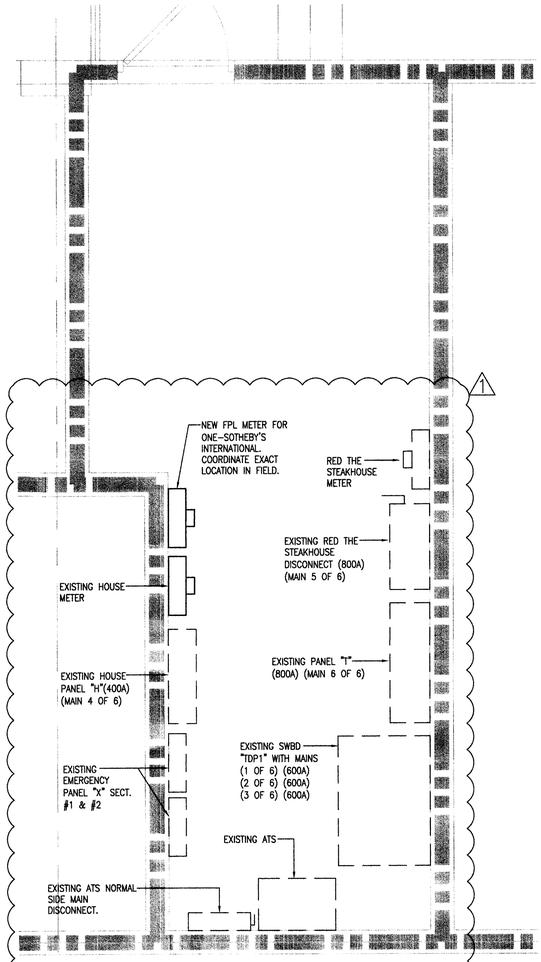
- TURN OFF THE ELEVATOR SHAFT PRESSURIZATION FANS.
- TURN OFF THE STAIR PRESSURIZATION FANS.
- TURN OFF THE SMOKE EXHAUST FANS
- CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
- OPEN THE RETURN AIR CONTROL DAMPERS.
- CLOSE THE OUSIDE AIR CONTROL DAMPER.

ALL LIFESAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.

ALL COMBINATION FIRE/SMOKE DAMPERS SHALL FAIL TO THE CLOSED POSITION. RETURN AIR DAMPERS SHALL FAIL TO THE CLOSED POSITION. OUTSIDE AIR INTAKE DAMPERS SHALL FAIL TO THE OPEN POSITION. LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM SHALL FAIL TO THE OPEN POSITION OR HAVE A TROUBLE INDICATOR AT THE FIRE ALARM PANEL. ALL DAMPERS SHALL FAIL TO THE CLOSED POSITION UPON LOSS OF AIRFLOW IN SHAFT.

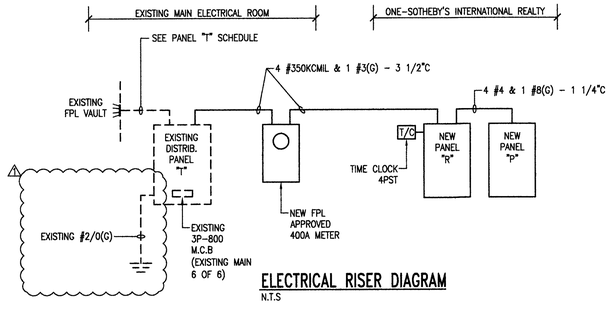
PRESSURE DIFFERENTIALS SHALL BE AS FOLLOWS: (MEASURED RELATIVE TO OUTSIDE) BETWEEN ZOFO AND ADJACENT ZONE PRESSURE DIF. SHALL BE –0.05 IN WG. BETWEEN ELEVATOR SHAFT AND ZFFO PRESSURE DIF. SHALL BE 0.10 IN WG. BETWEEN STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.10 IN WG.

EXISTING ROLL DOWN SHUTTERS ARE PROVIDED WITH FUSIBLE LINKS WHICH CLOSE IN CASE OF FIRE. ⚠



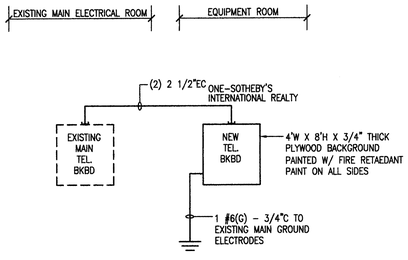
ENLARGED MAIN ELECTRICAL ROOM

1/2" = 1'-0"



ELECTRICAL RISER DIAGRAM

N.T.S



TELEPHONE RISER DIAGRAM

N.T.S

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10-01-10

REVISIONS
⚠ BLDG DEPT. COMMTS 10/29/10
⚠ BLDG DEPT. COMMTS 12/21/10
-

SHEET TITLE
ELECTRICAL NOTES, LEGEND & PANEL SCHEDULES

SHEET: E-103 OF:

11/7/10

HVAC NOTES

1.0 GENERAL

1.1 PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL AIR CONDITIONING, HEATING AND VENTILATING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED

1.2 INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ASHRAE, SMACNA, NFPA AND LOCAL ORDINANCES.

1.3 SCOPE OF WORK :
PROVIDE THE FOLLOWING COMPLETE SYSTEMS :
A. SUPPLY AND RETURN DUCT SYSTEM.
B. EXHAUST SYSTEM FOR TOILET ROOMS.
C. AIR CONDITIONING UNITS WITH REFRIGERANT PIPING AND CONTROLS FOR OFFICES.
D. INDEPENDENT TEST AND BALANCE.
E. CONDENSING UNIT SUPPORTS

1.4 CONTRACTOR MUST BE FAMILIAR WITH THIS TYPE OF INSTALLATION AND THOROUGHLY UNDERSTAND ALL THE REQUIREMENTS FOR THE INSTALLATION OF EACH PIECE OF EQUIPMENT HEREIN SHOWN. ITS PROPER OPERATION REQUIREMENTS AND TESTING PROCEDURES FOR CITY APPROVALS.

1.5 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED

1.6 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS AND EQUIPMENT SIZES PRIOR TO DUCT FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.

1.7 NATURE OF DESIGN DRAWINGS:
DESIGN DRAWINGS ARE DIAGRAMMATIC AND DO NOT INTEND TO SHOW EVERY FITTING, ELBOW, TRANSITION, ETC. THAT WILL BE NECESSARY FOR A COMPLETE OPERATIONAL SYSTEM AS REQUIRED BY THESE SPECIFICATIONS.

1.8 COORDINATION DRAWINGS:
PREPARE 1/4" SCALE COORDINATION DRAWINGS SHOWING MAJOR SYSTEM COMPONENTS FOR A/E APPROVAL.

1.9 SUBMIT SHOP DRAWINGS FOR ARCHITECT / ENGINEER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS.
SUBMIT AL AT ONCE IN A BINDER WITH AN INDEX AND DIVIDERS AS REQUIRED TO SEPARATE ALL DIFFERENT MATERIALS AND EQUIPMENT.

1.10 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

2.0 MATERIALS

2.1 DUCTWORK: ALL JOINTS SEALED WITH HIGH PRESSURE MASTIC.

2.1.1 GENERAL. ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.

2.1.2 DUCTWORK MATERIALS:

A: GENERAL PUBLIC AREAS WITH DROPPED CEILING:
FIVE POUNDS DENSITY 1.5" THICK GLASS FIBER (R-6) DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA'S LOW PRESSURE DUCT MANUAL. ALL DUCT JOINTS SHALL BE SEALED AND TAPED.

B: TOILETS ROOM EXHAUST, SMOKE CONTROL AND FRESH AIR INTAKES:
GALVANIZED SHEET METAL, CONSTRUCTED, AND INSTALLED ACCORDING TO LATEST EDITION OF SMACNA'S LOW PRESSURE CONSTRUCTION STD. (0.5" W.G.)
SEAL ALL JOINTS WITH APPROVED FIRE RATED MASTIC.

C: ROUND INSULATED FLEXIBLE DUCT
PROVIDE AS SHOWN ON PLANS, WIREMOLD WCK W/ 1-1/2" INSULATION & REINFORCED ALUM. VAPOR OR APPROVED EQUAL.
MAXIMUM LENGTH PERMITTED PER RUNOUT = 5'-0"

D: EXPOSED SUPPLY AIR DUCTWORK SHALL BE 2" ROUND SPIRAL SEAM DUCT K-27 GALVANIZED STEEL
AS MANUFACTURED BY UNITED McGILL OR EQUAL. INNER LINNER SHALL BE SOLID. FITTINGS SHALL BE DOUBLE WALL (SOLID INNER LINER) RECTANGULAR OR ROUND BY UNITED McGILL. MINIMUM R-VALUE SHALL BE R-6

2.1.3 DUCT INSULATION: (ALL A/C SUPPLY & RETURN)
1-1/2" THICK, 1-1/2 LB. DENSITY GLASS FIBER BLANKET WITH REINFORCED ALUMINUM FOIL VAPOR BARRIER.
SEAL ALL JOINTS WITH APPROVED FIRE RATED MASTIC.

2.1.4 ACOUSTICAL LINING: (ALL A/C SUPPLY & RETURN)
LINE FIRST 10 FT FROM UNIT WITH 1" THICK GLASS FIBER MATT FACED. PAINT WITH ANTIBACTERIAL COATING.
ATTACH TO DUCT WITH APPROVED SMACNA PROCEDURE.

2.1.5 DUCTWORK ACCESSORIES:
A. PROVIDE DOUBLE THICKNESS TURNING VANES AT ALL SQUARE ELBOWS. WHERE THE ELBOWS ARE RECTANGULAR INSTALL SINGLE THICKNESS INSTEAD.
.1 ALTERNATE A: PROVIDE 3-PIECE ELBOWS IN LIEU OF TURNING VANES FOR GLASS FIBER DUCTS ONLY.
.2 ALTERNATE A: PROVIDE FULL RADIUS ELBOWS IN LIEU OF TURNING VANES.
B. PROVIDE VOLUME EXTRACTORS BEHIND EACH SUPPLY OUTLET AND AT EACH DUCT BRANCH.

2.2 AIR DISTRIBUTION PRODUCTS :

2.2.1 PROVIDE SUPPLY AND RETURN GRILLES AND DIFFUSERS AS INDICATED ON THE DRAWINGS.

2.2.2 PROVIDE EXTRUDED ALL ALUMINUM AIR DISTRIBUTION PRODUCTS.

2.2.3 PROVIDE FINISHES AND TYPES OF MOUNT IN COORDINATION WITH THE CEILING TYPES AS SHOWN ON ARCHITECTURAL DRAWINGS.

2.2.4 PROVIDE OPPOSED BLADE, KEY OPERATED DAMPERS BEHIND ALL AIR SUPPLY OUTLETS.

2.3 PIPING:
2.3.1 REFRIGERANT PIPING. SEAMLESS COPPER TYPE "L" AND HARD OR SOFT DRAWN ON ACR COPPER TUBING WITH WROUGHT COPPER BRAZED JOINT FITTINGS, WITH SILVER BRAZING CONTAINING NOT LESS THAN 49% SILVER.

2.4 NOT USED

2.5 INSULATION:

2.5.1 INSULATE ALL REFRIGERANT SUCTION PIPING WITH 3/4" CLOSED CELL POLYETHYLENE PRE MOLDED INSULATION, WITH AN APPROVED PIPE AND SMOKE JACKET. PAINT ALL EXPOSED INSULATION WITH TWO COATS OF WHITE LATEX PAINT.

2.5.2 NOT USED

2.5.3 INSULATE GENERATOR EXHAUST PIPE AND MUFFLERS WITH 1-1/2" CALCIUM SILICATE INSULATION. PROVIDE .016" THICK ALUMINUM JACKET.

2.6 ALL AIR CONDITIONING COMPRESSORS SHALL BE WARRANTED FOR A MINIMUM OF FIVE YEARS AFTER DATE OF ACCEPTANCE OF THE PROJECT.

2.7 CONTROLS:
2.7.1 GENERAL: PROVIDE THE NECESSARY AUTOMATIC CONTROLS FOR PROPER OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN. FURNISH MAGNETIC STARTERS AND INTERLOCK WIRING INDICATED FOR EACH PIECE OF EQUIPMENT.

2.7.2 PUBLIC AREA DX EQUIPMENT:
PROVIDE AIR CONDITIONING UNITS WITH PROGRAMMABLE MATCHING LOW VOLTAGE HEAT-COOL THERMOSTATS WITH ON-OFF AUTO SUB-BASE SWITCH, FURNISHED BY THE EQUIPMENT MANUFACTURER WITH HEAT-COOL STEPS AS REQUIRED.

2.7.3 CONTROL WIRING:
PROVIDE (FURNISH & INSTALL) POWER SUPPLY WIRING SOURCE TO POWER CONNECTION, INCLUDE STARTERS, DISCONNECTS AND REQUIRED ELECTRICAL DEVICES, INTERLOCK WIRING, RACEWAY, CONDUITS, PULL WIRES AND EXPOSED CONDUITS FOR TEMPERATURE CONTROL SYSTEM. ALL WIRING SHALL RUN IN CONDUITS, NO EXCEPTION

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2.8 STARTERS:
PROVIDE MAGNETIC STARTER FOR ALL MECHANICAL EQUIPMENT IN THIS SECTION, OF TYPE DESCRIBED ON THE SCHEDULES WITH HAND-OFF-AUTO BUTTON POSITIONS ON THE COVER AND RED-GREEN PILOT LIGHTS.
PROVIDE THE NECESSARY AUXILIARY OPEN AND CLOSED CONTACTS FOR THE INTENDED OPERATION AND INTERLOCKS.

2.9 IDENTIFICATION:
2.9.1 LABEL ALL EQUIPMENT WITH ENGRAVED BLACK PLASTIC PLAQUES 12 " x 4" HIGH WITH 1.5" LETTERS.

3.0 EXECUTION

3.1 INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S MANUALS AND RECOMMENDATIONS, PAYING SPECIAL ATTENTION TO REQUIRED CLEARANCES FOR INSTALLATION, OPERATION AND SERVICE.

3.2 SEAL ALL DUCT JOINTS WITH APPROVED FIRE AND SMOKE RATED HIGH PRESSURE MASTIC.

3.3 THERMOSTAT LOCATION.
THERMOSTAT LOCATION IS CRITICAL TO PROPER EQUIPMENT OPERATION. INSTALL THERMOSTAT AT LOCATIONS SHOWN ON PLANS. RELOCATE ONLY WHEN APPROVED BY THE A/E IN WRITING.

3.4 WHERE R/A IS PROPOSED BY WAY OF DOOR UNDERCUTS, PROVIDE A MINIMUM 1" CLEAR SPACE BETWEEN THE BOTTOM OF THE DOOR AND THE FLOOR FINISH CARPET OR TILE.

3.5 EQUIPMENT MUST OPERATE FREE OF OBJECTIONABLE NOISE AND VIBRATION REPAIR AND/OR REPLACE ALL SOURCES OF NOISE AND VIBRATION FOUND TO BE OBJECTIONABLE, TO THE SATISFACTION OF THE A/E.

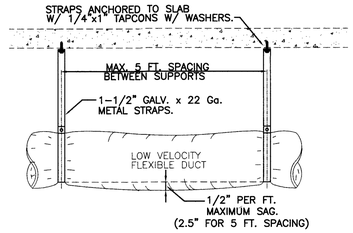
3.6 BALANCE ALL SYSTEMS TO PROVIDE AIR QUANTITIES AND CAPACITIES TO MATCH SPECIFIED FLOWS & CAPACITIES.
NOTIFY A/E OF ANY DEFICIENCIES NOTED DURING TESTING & BALANCING
CALIBRATE FLOWS TO NEW EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
BEFORE COMPLETING TEST & BALANCE PROCEDURES.
ALLOW NECESSARY TIME FOR IMPLEMENTING PROPOSED SOLUTIONS
BEFORE CONTINUING WITH TEST & BALANCE.
AT END OF TEST AND BALANCE ISSUE A COMPLETE REPORT FOR A/E APPROVAL AND ALLOW TIME AND PROVIDE NECESSARY INSTRUMENTS FOR SPOT CHECKING WITH A/E.
SUBMIT FINAL TEST AND BALANCE REPORT TO A/E FOR ACCEPTANCE.
AIR QUANTITIES SHOWN ARE TO BE ADJUSTED AS REQUIRED TO MEET SPECIFIC JOB CONDITIONS.

3.9 STRICTLY FOLLOW ALL MANUFACTURER'S INSTALLATION MANUALS AND INSTRUCTIONS IN THE INSTALLATION OF ALL EQUIPMENT.
OBTAIN, FROM EACH MANUFACTURER, PROPER CERTIFICATION FOR THE ADEQUACY OF THE INSTALLATION OF ALL PIECES OF EQUIPMENT BEFORE PLACING SYSTEM IN OPERATION.

3.10 PROVIDE MAINTENANCE AND OPERATION MANUAL

3.11 PROVIDE AS-BUILT REPRODUCIBLE DRAWINGS.

3.12 PROVIDE INSTRUCTION TO OWNER'S DESIGNATED PERSONNEL.



FLEXIBLE DUCT HANGING DETAIL
NTS

LEGEND

ABBREVIATIONS

ABV	ABOVE
AD	AIR DEVICE
AFF	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING UNIT
B.D.	BACKDRAFT DAMPER
CFM	CUBIC FEET PER MINUTE
CWS	CONDENSING WATER SUPPLY
CWR	CONDENSING WATER RETURN
DB	DRY BULB
DWG	DRAWING
EA	EACH
EDB	ENTERING DRY BULB TEMPERATURE
ELEC	ELECTRICAL
FD	FIRE DAMPER
FSD	FIRE/SMOKE DAMPER COMBINATION
ELEC	ELECTRICAL
FT	FEET
GPM	GALLONS PER MINUTE
MAX	MAXIMUM
MBH	ONE THOUSAND BTUH
MECH	MECHANICAL
MFR	MANUFACTURER
HP	MOTOR HORSEPOWER
MIN	MINIMUM
MTD	MOUNTED
NC	NOISE CRITERIA
O.A.I	OUTSIDE AIR INTAKE
~	PHASE
PD	PRESSURE DROP
RPM	REVOLUTIONS PER MINUTE
SENS.	SENSIBLE
SP	STATIC PRESSURE
SQ. FT.	SQUARE FEET
TYP	TYPICAL
CWR	CONDENSING WATER RETURN
CWS	CONDENSING WATER SUPPLY
VD	MANUAL VOLUME DAMPER
W	WATTS (MOTOR)
W/	WITH

SYMBOLS

	DUCT RISER UP
	DUCT DROPPING DOWN
	DUCT WITH VOLUME DAMPER
	RECTANGULAR DUCT ELBOW WITH TURNING VANES.
	RIGID DUCTWORK
	DUCT UNDER POSITIVE PRESSURE
	DUCT UNDER NEGATIVE PRESSURE
	LINEAR SUPPLY AIR DIFFUSER WITH FLEXIBLE DUCT TO PLENUM BOX
	PIPE TURNING UP
	PIPE TURNING DOWN
CHS	CONDENSING WATER SUPPLY
CHR	CONDENSING WATER RETURN
T	THERMOSTAT @ 5'-6" A.F.F.
	RETURN AIR GRILLE
	RETURN AIR SLOT
SD	DUCT MOUNTED SMOKE DETECTOR
	SUPPLY AIR DIFFUSER
	EXHAUST or TRANSFER AIR GRILLE
	RECTANGULAR RADIUS ELBOW
F&SD	DUCT WITH COMBINATION FIRE/SMOKE. DAMPER
	DUCT WITH FIRE DAMPER.
1" U.C.	1" UNDER CUT DOOR
	POINT OF CONNECTION BETWEEN NEW & EXISTING WORK

NOTE
Sheet metal connections must be made using glass fabric and mastic (GFM).

EXCEPTION:
When construction pressure class is 1" W.G. or less and sheet metal surfaces are cleaned carefully UL listed pressure-sensitive aluminum tape may be used.
All connections of fibrous glass duct to equipment and metal duct must be mechanically attached 12"(max.) on centers.

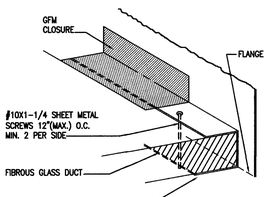
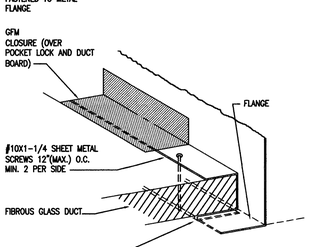


Figure 2-23



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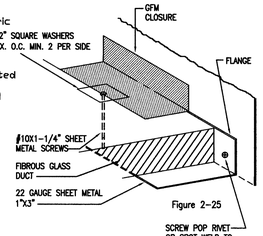

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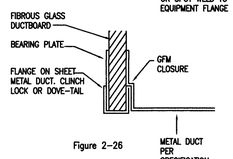

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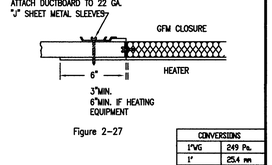
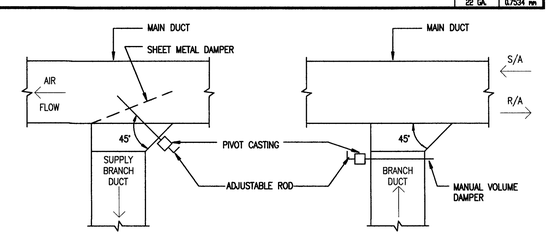


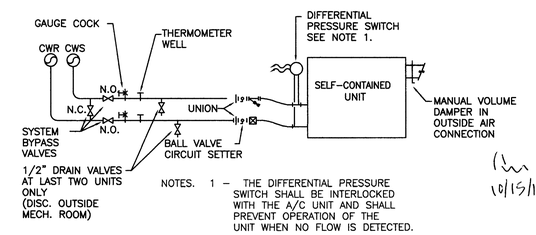
Figure 2-27

CONVERSIONS	
1"WG	249 Pa.
1"	25.4 mm
1 1/4"	32 mm
2 1/2"	64 mm
3"	76 mm
6"	152 mm
12"	305 mm
22 GA.	0.7534 mm

AHU'S ATTACHED TYPICAL DETAIL
N.T.S. (SMACNA SIXTH EDITION)



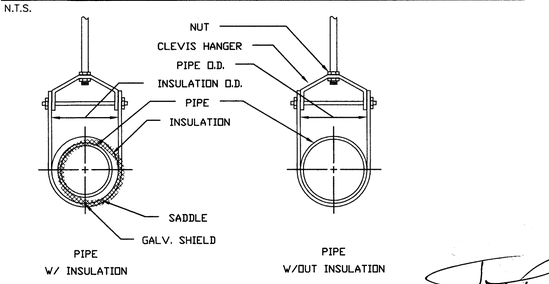
DUCT BRANCH TAKE OFF DETAIL
LOW PRESSURE DUCTWORK
N.T.S.



NOTES. 1 - THE DIFFERENTIAL PRESSURE SWITCH SHALL BE INTERLOOKED WITH THE A/C UNIT AND SHALL PREVENT OPERATION OF THE UNIT WHEN NO FLOW IS DETECTED.

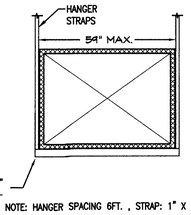
10/15/10

TYPICAL SELF-CONTAINED AHU PIPING DIAGRAM
N.T.S.



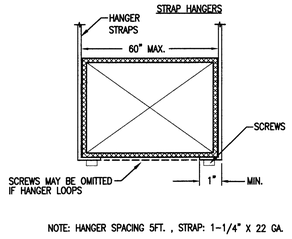
PIPE HANGERS
N.T.S.

10/1/10



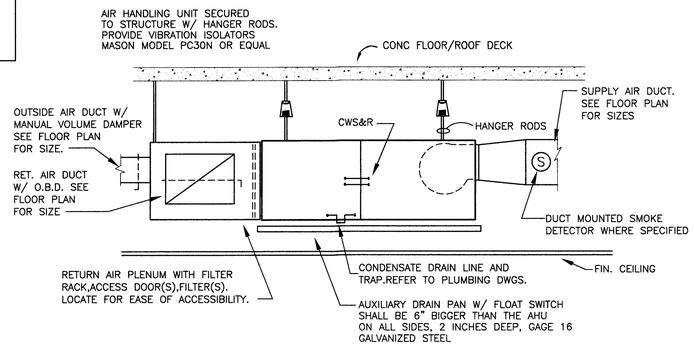
NOTE: HANGER SPACING 6FT. , STRAP: 1" X 22 GA.

FIBERGLASS DUCT HANGER DETAIL
N.T.S.



NOTE: HANGER SPACING 5FT. , STRAP: 1-1/4" X 22 GA.

SHEET METAL DUCT HANGER DETAIL
N.T.S.



AIR HANDLING UNIT MOUNTING DETAIL
N.T.S.

MATEU ARCHITECTURE | INTERIOR DESIGN | PLANNING
ARCHITECTURE | INTERIOR DESIGN | PLANNING
SEAL:

#26000522

RONEY J. MATEU
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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

-
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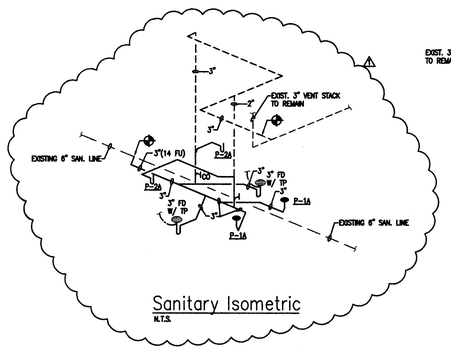
SHEET TITLE

MECHANICAL NOTES & & DETAILS

SHEET: OF:
M-201



Sanitary Isometric
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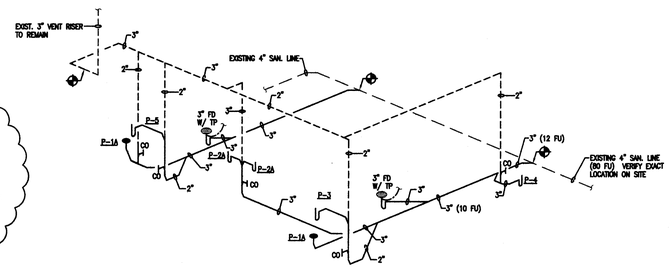

Sanitary Isometric
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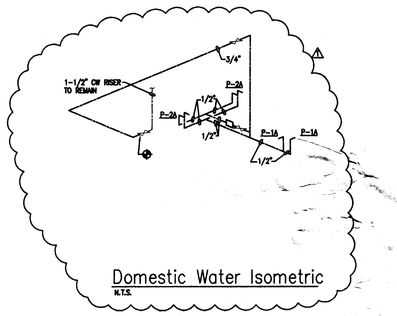
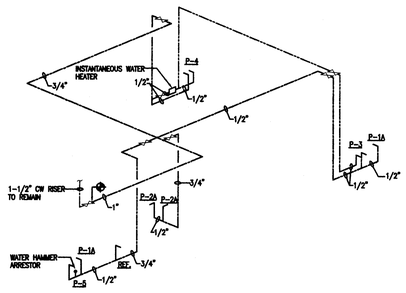


Domestic Water Isometric
N.T.S.



Domestic Water Isometric
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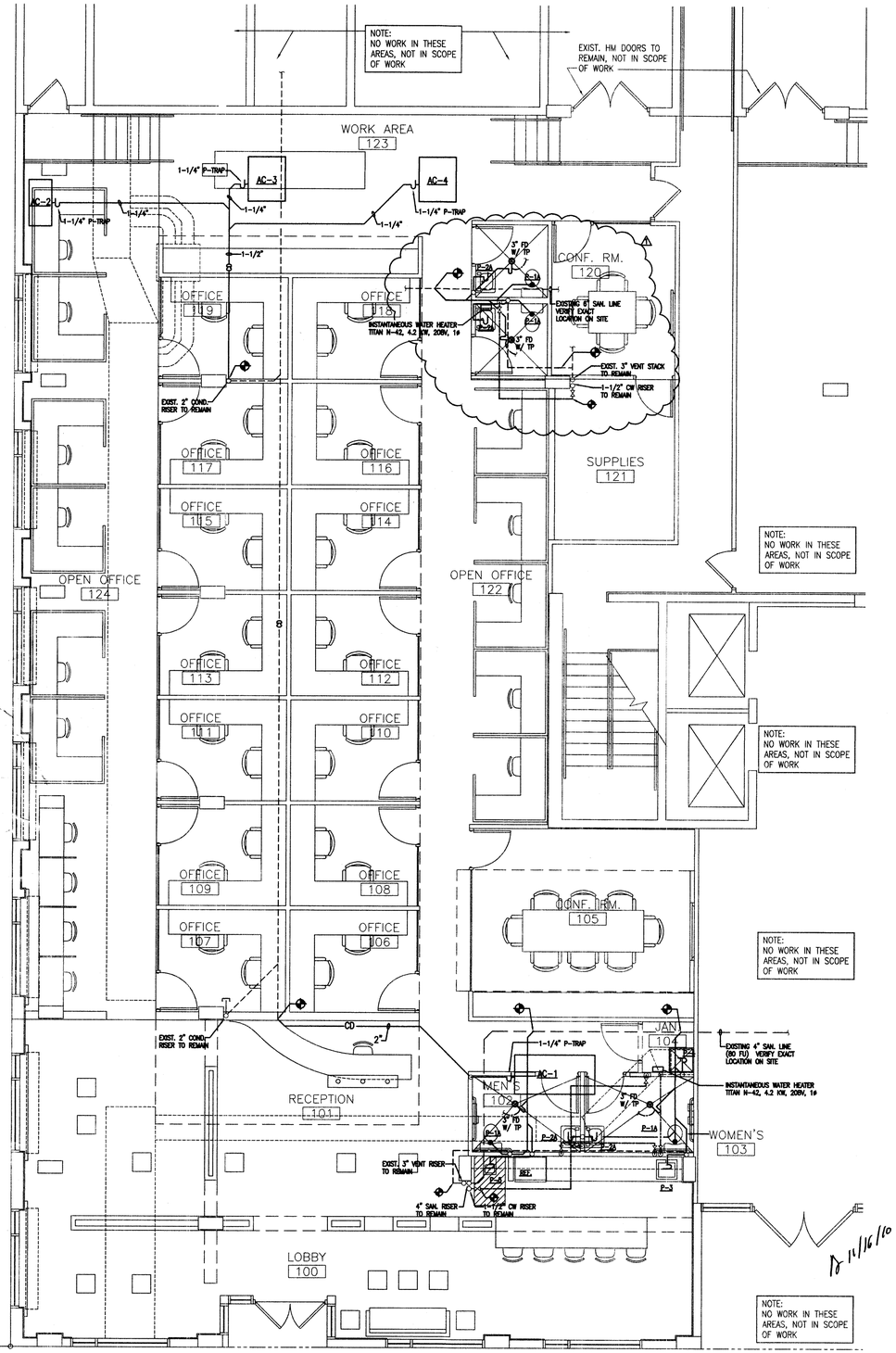

N

PLUMBING FLOOR PLAN

3/16" = 1'-0"

12/1/10

#26000522

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PHASE
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FILE NAME:
M:\1009\CD\SHEET\ARCHA-101.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG DEPT. COMMTS 10/29/10
-
-

SHEET TITLE
PLUMBING FLOOR PLAN

SHEET: P-101 OF: 2

PLUMBING GENERAL NOTES

A. UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION'S STANDARDS, ETC., COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.

1. SITE INVESTIGATION:

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF/HERSELF WITH THE NATURE AND EXTEND OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEM AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. VARIATIONS IN ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THIS CONTRACTOR AND ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATION AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.

2. THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSES SPECIAL PROBLEMS FOR THE DESIGN ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND IDENTIFY THE LOCATIONS AND TYPES OF EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS HOWEVER DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT.

3. CONTRACTOR WILL BE RESPONSIBLE FOR COODINATING HIS DEMOLITION WORK WITH OTHER TRADES, AND TO PROTECT FROM DAMAGE EXISTING SYSTEMS TO REMAIN.

4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING PIPES BEFORE COMMENCING TO WORK AND MAKE MODIFICATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

5. ALL PIPING SHALL BE INSTALLED RECESSED IN BLOCK WALLS, CHASES OR PARTITIONS.

6. EXISTING PIPES SERVING AREAS NOT COVERED BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED EXCEPT AS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER AND LANDLORD.

7. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.

8. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

9. COORDINATE ALL WORK WITH OTHER TRADES.

10. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

11. PROVIDE SHOCK ABSORBERS SIZE, QUANTITY AND LOCATION AS PER P.D.I. STANDARDS.

12. PROVIDE SHUT-OFF VALVE FOR EACH GROUP OF FIXTURE AND EACH FIXTURE SUPPLY.

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

14. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ROUGH-INS WITH THE MANUFACTURER BEFORE MAKING ANY INSTALLATION.

15. POTABLE HOT AND COLD WATER SYSTEMS SHALL BE "LEAD FREE" WITH LEAD CONTENT NOT EXCEEDING 0.2 PERCENT FOR SOLDER AND FLUXES AND 8 PERCENT FOR PIPE FITTINGS, FIXTURES AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.

16. ALL POTABLE HOT AND COLD WATER SYSTEMS SHALL BE FLUSHED CLEAR, STERILIZED WITH AN APPROVED SOLUTION AND THROUGHLY FLUSHED OF ALL RESIDUAL SOLUTION AFTER FINAL PRESSURE TESTS AND WITH ALL TRIM AND CONNECTIONS INSTALLED.

17. PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS WITH HOSE-END CONNECTIONS.

18. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.

19. PVC PIPING IS NOT ALLOWED IN RETURN AIR PLENUMS. IF RETURN AIR PLENUMS ARE USED, CONTRACTOR SHALL REPLACE ALL EXISTING PVC PIPING WITH CAST IRON OR COPPER PIPING.

20. DRAINAGE SYSTEM DESIGN IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

21. ALL VENT THROUGH ROOF OPENINGS SHALL BE OFFSETED TO A MINIMUM DISTANCE OF 3'-0" FROM PARRAPET WALL OR ROOF EDGE. SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING. LEAD FLASHING WILL NOT BE ACCEPTED.

22. DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH PRE-MANUFACTURED SLEEVE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 404.6.4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

PLUMBING SPECIFICATION

1. GENERAL:

MATERIAL SHALL BE NEW, UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE FROM DEFECTS IN WORKMANSHIP; IN CONFORMANCE WITH THE LATEST PUBLICATIONS IN FORCE AT TIME OF BIDDING.

2. PIPE AND FITTINGS:

A. DRAINAGE WASTE AND VENT PIPING INCLUDING:

NO HUB CAST IRON CISPI STANDARD 301
ABOVE GROUND AND CAST IRON HUB, PLAIN END ASTM A-74 WITH NEO-PRENE GASKETS UNDERGROUND. INSTALL PLASTIC (PVC) PIPES ONLY WHEN ITS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.

B. DOMESTIC WATER SUPPLY PIPING: COPPER PIPE TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM.B88-78.

C. CONDENSATE PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.

3. JOINTS AND METHODS OF CONNECTION:

A. DWV COPPER PIPE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

B. TYPE 'L' COPPER TUBE: JOIN WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

C. STEEL PIPE:

a. THREADED JOINTS: AFTER CUTTING AND BEFORE THREADING, REAM ALL PIPE AND REMOVE BURRS. MAKE JOINTS WITH JOINT COMPOUND APPLIED TO MALE THREADS ONLY.

b. FLANGED JOINTS: STANDARD WEIGHT, 150 P.S.I. STEEL, WITH APPROVED RED RUBBER GASKET OR NEOPRENE RUBBER GASKET, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

4. UNIONS AND FLANGES:

A. COPPER PIPE: BRONZE UNIONS FOR 2 INCHES AND SMALLER. FOR 2-1/2 INCHES AND LARGER USE BRONZE FLANGED CONNECTIONS 150 POUND CLASS.

B. DIELECTRIC UNIONS OR FLANGES: UNIONS SHALL MEET DIMENSIONAL REQUIREMENTS AND TENSILE STRENGTH OF PIPE UNIONS IN ACCORDANCE WITH FED. SPEC. WW-U-531E. UNIONS OR FLANGES SHALL BE SUITABLE FOR REQUIRED OPERATING PRESSURES AND TEMPERATURE CONDITIONS. UNIONS SHALL HAVE METAL CONNECTIONS ON BOTH ENDS. ENDS SHALL BE THREADED OR SOLDERED TO MATCH ADJACENT PIPING. METAL PARTS OF UNION OR FLANGED SHALL BE SEPAREATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPCO DIELECTRIC PIPE FITTINGS OR EQUIVALENT.

5. ESCUTCHEONS:

CHROME PLATED OR STAINLESS STEEL WITH SET SCREWS FOR HOLDING SECURELY IN PLACE. USE ESCUTCHEONS ON PIPES PASSING THROUGH WALLS, FLOORS AND CEILINGS OF FINISHED AREAS.

6. PIPE INSULATION:

A. ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

B. ALL HOT WATER AND TEMPERED WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

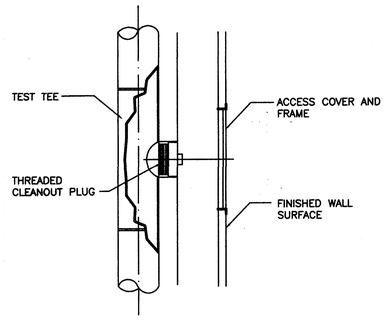
7. INSTANT-FLOW WATER HEATERS SHALL BE OF THE CAPACITY AND ELECTRICAL CHARACTERISTICS INDICATED ON PLANS AS MANUFACTURED BY CHRONOMITE LABORATORIES,INC.

8. TRAP PRIMER SHALL BE SELF PRIMING TYPE ON COLD WATER SUPPLY LINE AS MANUFACTURED BY PRECISION PLUMBING PRODUCTS, INC. "PRIME-RITE" #PR-500. WHEN TWO OR MORE TRAPS REQUIRE PRIMING, PROVIDE WITH DISTRIBUTION UNIT #DU-2, 3 OR 4 AND SUPPLY TUBE #SS-8 ASSEMBLY. PROVIDE ACCESS PANEL AND INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

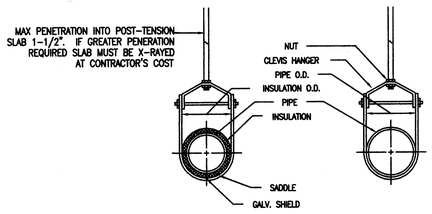
9. FLOOR DRAINS: AS MANUFACTURED BY JOSAM.

A. FD-1: JOSAM 30000-A SERIES WITH 6"x6" SQUARE NIKALOY TOP AND 1/2" TRAP PRIMER CONNECTION.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FMC 2007

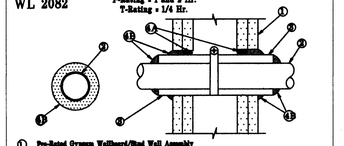


WALL CLEANOUT
(NOT TO SCALE)



PIPE HANGERS-CLEVIS TYPE DETAIL
N.T.S.

WL 2082 — Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Gypsum Walls using FYRE-CAN SLEEVE.
TREMCO, 9726 Green Rd. Beachwood, OH, 44122
F-Rating = 1 and 2 Hr. T-Rating = 1/4 Hr.
Drawing not to scale

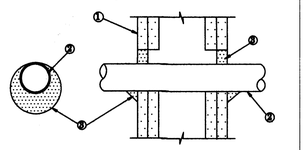


1. Pre-Rated Gypsum Wallboard/Steel Wall Assembly
2. Plastic Pipe - A) Nom. 4" diam. for smallest Sch. 40 solid or cellular-core PVC pipe for use in open or closed piping systems.
   B) Nom. 6" diam. for smallest Sch. 40 solid or cellular-core ABS pipe for use in open or closed piping systems.
3. FYRE-CAN SLEEVE - Intumescent device installed around pipe and tightened with a hose clamp. Prior to installation, the gypsum wall is notched on one side to allow insertion of the device with the hose clamp into the opening. See table below for system specifics:

Nom. Pipe Diam. (in.)	Device Height (in.)	Clearance Opening (in.)	Annular Space (in.)
1-1/4	4	1-3/4	1/4
2	4	2-1/4	1/2
3	4	3-1/2	1/2
4	4	5-1/2	1/2

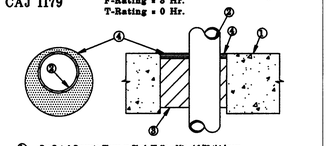
4. Packing Material (optional)- Foam backer rod firmly packed into opening as a permanent form.
5. TREMstop IA - Min. 1/2" bead of sealant applied within annulus, flush with both sides of wall. Additional material installed such that a min. 1/8" cover is formed at the sleeve/wall and sleeve/pipe interfaces.

WL 1158 — 1 or 2 Hour Fire Rated Through Penetration Firestop for Single Metallic Pipe through Gypsum Walls using TREMstop IA.
TREMCO, 9726 Green Rd. Beachwood, OH, 44122
F-Rating = 1 and 2 Hr. T-Rating = 1/4 Hr.
Drawing not to scale



1. Pre-Rated Gypsum Wallboard/Steel Wall Assembly
2. Metallic Pipe - A) Steel Pipe - 2" diam. for smallest Sch. 10 for horrizel steel pipe.
   B) Iron Pipe - 12" diam. for smallest cast or ductile iron pipe.
   C) Copper Tubing - 4" diam. for smallest Type L for horrizel copper tubing.
   D) Copper Pipe - 4" diam. for smallest Regular for horrizel copper pipe.
   The annular space shall be min. 0" to max. 1" within the firestop system.
3. TREMstop IA - Min. 1/8" thickness of sealant applied within opening. Min. 1/4" cant bead of sealant to be applied at joint contact.

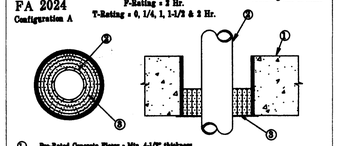
CAJ 1179 — 3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Walls using FYRE-SIL or FYRE-SIL S/L.
TREMCO, 9726 Green Rd. Beachwood, OH, 44122
F-Rating = 3 Hr. T-Rating = 0 Hr.
Drawing not to scale



1. Pre-Rated Concrete Floors or Block Walls - Min. 4-1/2" thickness
2. Metallic Pipe: A) Steel Pipe - 8" diam. for smallest Sch. 10 for horrizel steel pipe.
   B) Conduit - 4" diam. for smallest EMT or steel conduit
   C) Copper Tubing - 4" diam. for smallest Type L for horrizel copper tubing.
   D) Copper Pipe - 4" diam. for smallest Regular for horrizel copper pipe.
   The annular space shall be min. 1/2" to max. 2-1/8" within the firestop system.
3. Packing Material - Min. 3-1/2" thick mineral wool batts. 4.0 pcf insulation, firmly packed into opening as a permanent form.
4. FYRE-SIL or FYRE-SIL S/L - Min. 1/2" thickness of sealant applied within annulus, flush with top of floor surface or with both sides of the wall assembly.

NOTE: Apply FYRE-SIL S/L to Floor Applications Only.

PA 2024 Configuration A — 2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Concrete Floors using FYRE-CAN.
TREMCO, 9726 Green Rd. Beachwood, OH, 44122
F-Rating = 2 Hr. T-Rating = 0, 1/4, 1, 1-1/2 & 2 Hr.
Drawing not to scale

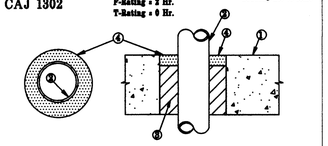


1. Pre-Rated Concrete Floors - Min. 4-1/2" thickness
2. Plastic Pipe - Nom. 6" diam. for smallest Sch. 40 solid core PVC pipe for use in open or closed piping systems.
3. FYRE-CAN - Galv. steel collar with steel plate lined with intumescent material. See table below for firestop system installation instructions.

Nom. Pipe Diam. (in.)	Device Height (in.)	Min. Diam. of Opening (in.)	Max. Diam. of Opening (in.)	T-Rating (Hr.)
1-1/2	4 3/4	3	4	2
2	7-3	3-1/2	4	2
3	7-3	4-1/4	6	1-1/2
4	7-3	5-1/2	7	1
6	7-3	7-1/2	9	1/4
8	9-3	10-1/2	12	1

4. Mortar - (not shown) - To be used if opening is larger than min. diameter in the table above. Min. 4-1/2" thickness of mortar or hydraulic cement applied within opening.

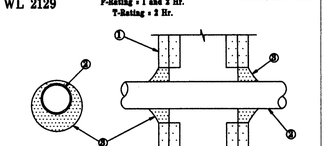
CAJ 1302 — 2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Walls using TREMstop IA.
TREMCO, 9726 Green Rd. Beachwood, OH, 44122
F-Rating = 2 Hr. T-Rating = 0 Hr.
Drawing not to scale



1. Pre-Rated Concrete Floors or Block Walls - Min. 4-1/2" thickness.
2. Metallic Pipe: A) Steel Pipe - 8" diam. for smallest Sch. 10 for horrizel steel pipe.
   B) Iron Pipe - 8" diam. for smallest cast or ductile iron pipe.
   C) Conduit - 4" diam. for smallest EMT or steel conduit.
   D) Copper Tubing - 4" diam. for smallest Type L for horrizel copper tubing.
   E) Copper Pipe - 4" diam. for smallest Regular for horrizel copper pipe.
3. Packing Material- See table below for mineral wool insulation min. 4.0 pcf requirements.
4. TREMstop IA- See table below for minimum thickness of sealant. Apply sealant flush with top of floor surface or with both sides of the wall assembly.

Annular Space Range, in.	Min. Packing Material Thickness, in.	Min. Thickness of Sealant, in.	F-Rating Hr.
1/8 to 1-5/8	3	1	2
1/8 to 1-5/8	4	1/2	2

WL 2129 — 1 or 2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Gypsum Walls using TREMstop IA.
TREMCO, 9726 Green Rd. Beachwood, OH, 44122
F-Rating = 1 and 2 Hr. T-Rating = 2 Hr.
Drawing not to scale



1. Pre-Rated Gypsum Wallboard/Steel Wall Assembly
2. Plastic Pipe - Nom 2" diam. for smallest CPVC pipe for use in closed piping systems. The annular space shall be min. 1/4" to max. 1-5/8" within the firestop system.
3. TREMstop IA - Min. 1/8" thickness of sealant applied within opening. Additional sealant to be installed such that a min. 1/4" cover is formed around the penetrating item.

PLUMBING FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	DRAIN	COLD WATER	HOT WATER	MODEL	ACCESSORIES
P-1A	WATER CLOSET (HANDICAP) (1.28 GALLON / FLUSH)	3"	1/2"	--	CAROMA #622330W, #609120W ELONGATED COLOR WHITE	CAROMA #326813W SEAT, TWO BOLT CAPS AND MCGUIRE #H-2166CC STOPS.
P-2A	LAVATORY (WALL MOUNTED) (HANDICAP) (1.5 GPM @ 60 PSI)	1 1/2"	1/2"	--	CAROMA #649318W COLOR WHITE	CAROMA #443300 FAUCET, MCGUIRE #FW2125WC OFFSET 1 1/4" P-TRAP AND GRID DRAIN, #H-2165CC STOPS. ALSO PROVIDE FLOOR MTD. CARRIER.
P-3	SINGLE COMP. SINK (1.5 GPM @ 60 PSI)	1 1/2"	1/2"	--	ELKAY #PSR-1722 DOUBLE BASIN-BASIN SELF-RIMMING	McGUIRE #151 GRID DRAIN (1 REQD) #8912 1 1/2" P-TRAP (1 REQ'D) #2165 SUPPLY STOPS (1 REQ'D)
P-4	MOP SINK (1.5 GPM @ 60 PSI)	3"	1/2"	1/2"	STERN WILLIAMS #CRS-2200	AMERICAN STANDARD # 8345.119 FAUCET, ZURN #Z-80000-EVB-SE VACUUM BREAKER.
P-5	WATER COOLER HI/LOW	1 1/2"	1/2"	1/2"	HALSEY TAYLOR #HVRBBL ADA COLOR BY ARCHITECT	PROVIDE 1 1/4" P-TRAP AND STOPS AS REQUIRED. ALSO PROVIDE FLOOR MTD. CARRIER.
FD	FLOOR DRAIN TOILET ROOMS	3"	--	--	JOSAM SERIES # 3000	
TP	TRAP PRIMER	--	1/2"	--	PRECISION PLUMBING PRODUCTS,INC	

1. ALL PLUMBING FIXTURES SHALL COMPLY WITH FPC TABLE 604.4

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	COLD WATER LINE (CW)
	HOT WATER RECIRC. (HWR)
CD	CONDENSATE DRAIN LINE
	HOT WATER LINE (HW)
	SANITARY WASTE LINE (SAN)
	SANITARY VENT LINE (V)
	AIR CHAMBER
	CHECK VALVE
FCO	FLOOR CLEAN OUT
CO	WALL CLEAN OUT
	GATE VALVE
HB	HOSE BIBB
	VALVE IN BOX
V/V	GATE VALVE IN VERTICAL
	"P" TRAP
	UNION
ABV.	ABOVE
BLW	BELOW
CEIL., CLG.	CEILING
FL.	FLOOR
F.U.	FIXTURE UNIT
(UG)	UNDERGROUND
V.T.R.	VENT THRU ROOF
VB	VACUUM BREAKER
TP	TRAP PRIMER
	CONNECTION (NEW TO EXISTING)

A 10/13/10
A 11/16/10

10/6/10

MATEU ARCHITECTURE | INTERIOR DESIGN | PLANNING
INCORPORATED | 8091 OLD CUTLER ROAD SUITE 550 PALMETTO BAY, FLORIDA 33157
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ARCHITECTURE | INTERIOR DESIGN | PLANNING
SEAL:

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CORAL GABLES 33146

ONE-SOTHEBY'S INTERNATIONAL REALTY

119 Washington Avenue
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ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE
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FILE NAME:
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PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
-
-
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SHEET TITLE
PLUMBING NOTES & DETAILS

SHEET: P-201 OF: 2

FIRE PROTECTION NOTES

1. ALL PIPING,HANGERS,SUPPORT METHODS AND SPRINKLER HEADS TO BE INSTALLED IN STRICT ACCORDANCE WITH N.F.P.A. 13, AND ALL LOCAL CODES AND ORDINANCES.
2. SPARE SPRINKLER HEADS AND WRENCHES SHALL BE PROVIDED IN ACCORDANCE WITH N.F.P.A. 13.
3. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
4. ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
5. HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13. REQUIREMENTS.
6. ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
7. PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
8. 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.
9. DESIGN CRITERIA:

   DESIGN CRITERIA SHALL BE BASED ON N.F.P.A. 13
   LIGHT HAZARD,.10 GPM PER SQ. FT. DENSITY, MINIMUM
   1500 SQ. FT. REMOTE AREA, 100 GPM HOSE ALLOWANCE.
   (TYPICAL FOR ALL OTHER AREAS)

10. COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
11. ALL PIPING ABOVE GROUND SHALL BE LIGHTWALL THREADABLE STEEL PIPE FOR 2" AND SMALLER, ROLL AND GROOVED SCHEDULE 10 STEEL PIPE FOR PIPING 2 1/2" AND LARGER. ALLIED XL AND ALLIED SCH. 10 OR APPROVED EQUAL.

    FITTINGS FOR PIPING 2" AND SMALLER SHALL BE MALLEABLE IRON, 150 PSI BANDED,THREADED,BLACK.ANSI B 16.3.

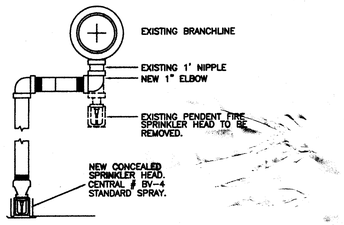
    FITTINGS FOR PIPING 2 1/2" AND LARGER SHALL BE MECHANICAL COUPLING SYSTEM AS MANUFACTURED BY VICTAULIC CORP.OR GRINNELL CORP. "GRUVLOCK".

    ALL FITTINGS SHALL BE FROM SAME MANUFACTURER.

12. THE WORK THAT IS TO BE DONE UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR,MATERIALS AND EQUIPMENT ,PERMITS,FEES,INSPECTIONS,TESTS, INSURANCE,ETC. REQUIRED FOR THE COMPLETION OF FIRE PROTECTION SYSTEM SHOWN ON THE DRAWINGS AND LISTED HEREIN.
13. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC.THEY DO NOT SHOW EVERY BEND,OFFSET OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES. VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOBSITE PRIOR TO FABRICATION OF PIPING AND INSTALLATION OF EQUIPMENT AND MATERIALS.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE. N.F.P.A. 13, 24, 25 , 101, 231C AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
15. ALL WORK SHALL BE PERFORMED BY STATE LICENSED AND CERTIFIED PERSONNEL IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 4A-46 & 4A-48. SUBMIT TO OWNERS REPRESENTATIVE AS BUILT DRAWINGS, OWNER'S MANUAL, MAINTENANCE MANUALS.
16. COORDINATE FIRE SYSTEM SHUTDOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

FIRE PROTECTION LEGEND

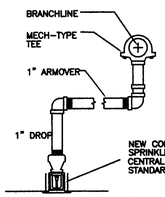
- ● NEW PENDENT TYPE SPRINKLER HEAD
- ▨ EXISTING UPRIGHT SPRINKLER HEAD TO BE REMOVED
- ◆ POINT OF CONNECTION BETWEEN NEW AND EXIST. PIPE
- – – – EXISTING SPRINKLER PIPING
- ——— NEW SPRINKLER PIPING



*ARMOVER GREATER THAN 24" IN LENGTH SHALL BE SUPPORTED BY A HANGER.

RELOCATION DETAIL

N.T.S.



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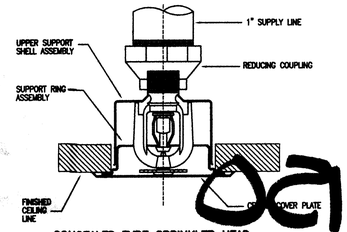


CONCEALED TYPE SPRINKLER HEAD MOUNTING DETAIL

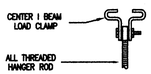
SPRINKLER HEAD SCHEDULE

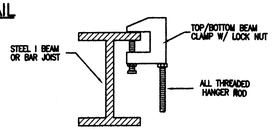
AREA SERVED	MFR. & MODEL NO.	ORIFICE SIZE	CONFIGURATION	TEMP. RATING	REMARKS
AREAS WITH DROPPED CEILINGS (LIGHT HAZARD)	VIKING HORIZON MIRAGE VK625	1/2" K=5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE		WHITE COVER PLATE
AREAS WITH EXPOSED CEILINGS (LIGHT HAZARD)	VIKING HORIZON MIRAGE VK625	1/2" K=5.5	CONCEALED QUICK RESPON EXTENDED COVERAGE		

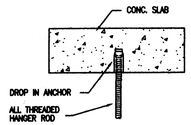
NOTES:
1. SPRINKLER HEADS TO BE PROVIDED WITH CORRESPONDING ESCUTCHEON WITH MATCHING FINISH. PROVIDE RECESSED TYPE WHERE NOTED.

ARMOVER DETAIL

N.T.S.





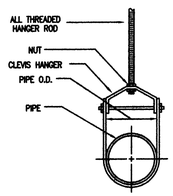


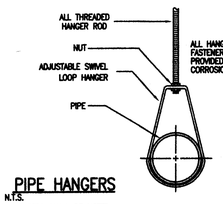
POWDER DRIVEN STUDS MAY BE USED IN LIEU OF LISTED CONCRETE INSERTS WHERE APPROVED BY STRUCTURAL ENGINEER

FASTENERS

N.T.S.

ALL FASTENERS SHALL BE LISTED FOR THEIR INTENDED SERVICE



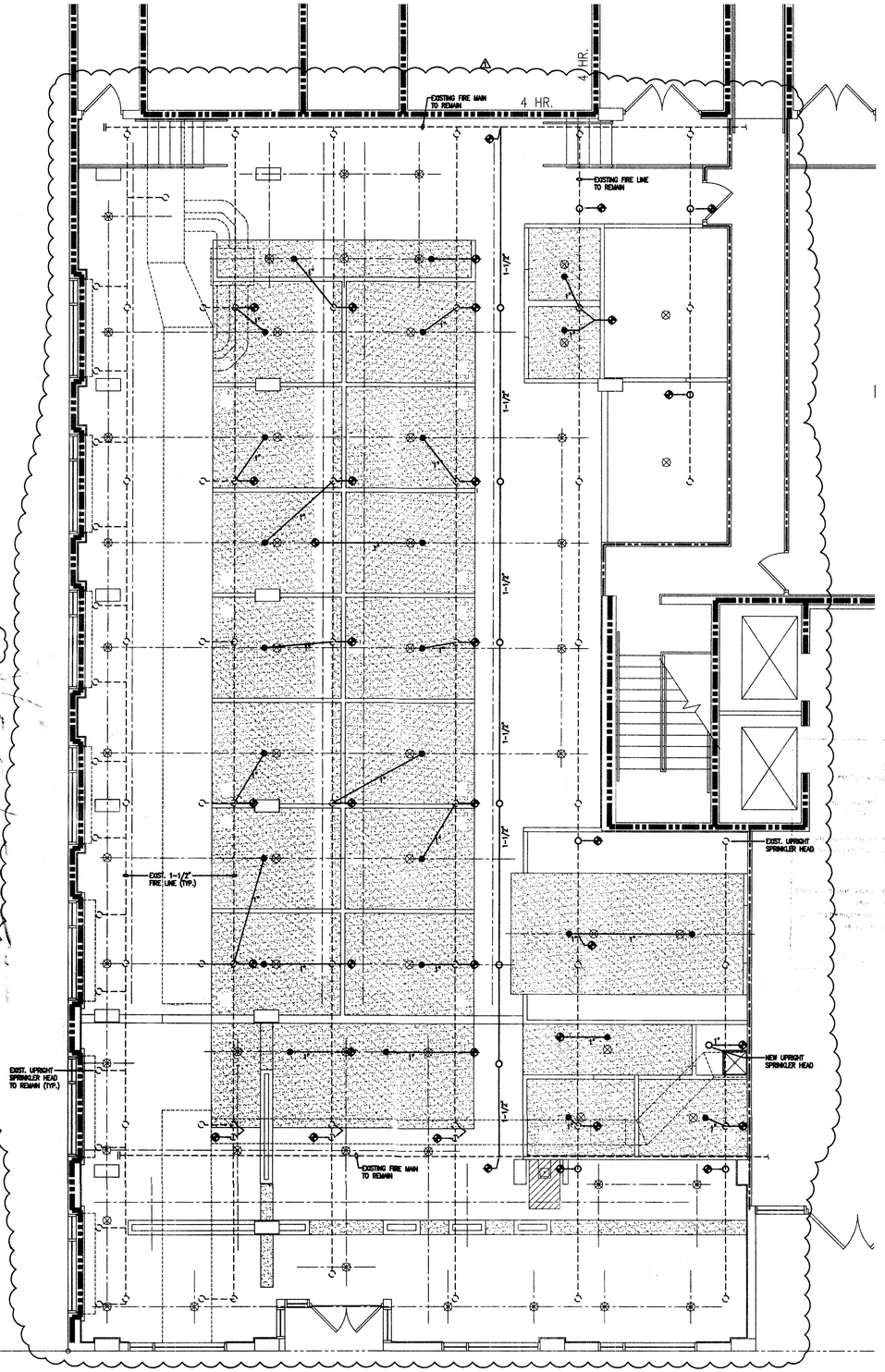


ALL HANGER RODS, HANGERS, FASTENERS, ETC. SHALL BE PROVIDED WITH FACTORY APPLIED CORROSION PROTECTION COATING

PIPE HANGERS

N.T.S.

ALL HANGERS SHALL BE LISTED FOR THEIR INTENDED SERVICE



NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW

N

FIRE PROTECTION FLOOR PLAN

3/16" = 1'-0"

#26000522

MATEU ARCHITECTURE | INCORPORATED | 18001 OLD CUTLER ROAD, SUITE 550, PALMETTO BAY, FLORIDA 33157 | 305.233.3326 - F 305.233.3326 DESIGN@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING

SEAL:

RONEY J. MATEU
AR 0008220

JMM Consulting Engineers LLC
Certificate of Authorization #6862
Jose M. Martinez, P.E. #50018
8363 SW 124 St. Suite 108
Miami, Florida 33156
TEL. (305) 255-1821
FAX (305) 255-1792

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1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBY'S INTERNATIONAL REALTY

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER OFFICE BUILDING, MIAMI BEACH, FLORIDA

MATEU ARCHITECTURE INC.

THIS DRAWING IS THE PROPERTY OF MATEU ARCHITECTURE INC UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY, EXCEPT AS AUTHORIZED BY THE ARCHITECT/ENGINEERS OF RECORD.

PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

- ⚠ BLDG DEPT. COMMTS 10/28/10
- ⚠ BLDG DEPT. COMMTS 12/20/10
-

SHEET TITLE

FIRE PROTECTION FLOOR PLAN

SHEET: FP-101 OF: 1

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

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/swale 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: Date: 1-7-2011

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

BUILDING: 1/12/11
ZONING: 1/7/11
D.R.B./HPB:
CONCURRENCY:
PLUMBING: 01/07/11
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: 1/21/11
ENGINEERING: 01/12/11
PUBLIC WORKS: EXEMPT 01-07-2011
STRUCTURAL: N/A 1/3/11
ELEVATOR:

B1100150
119 Washington Ave
Office Copy

B1100888

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING

BUILDING: tm 12/16/10

ZONING:

DRB/HPB:

CURRENCY:

PLUMBING:

ELECTRICAL:

MECHANICAL:

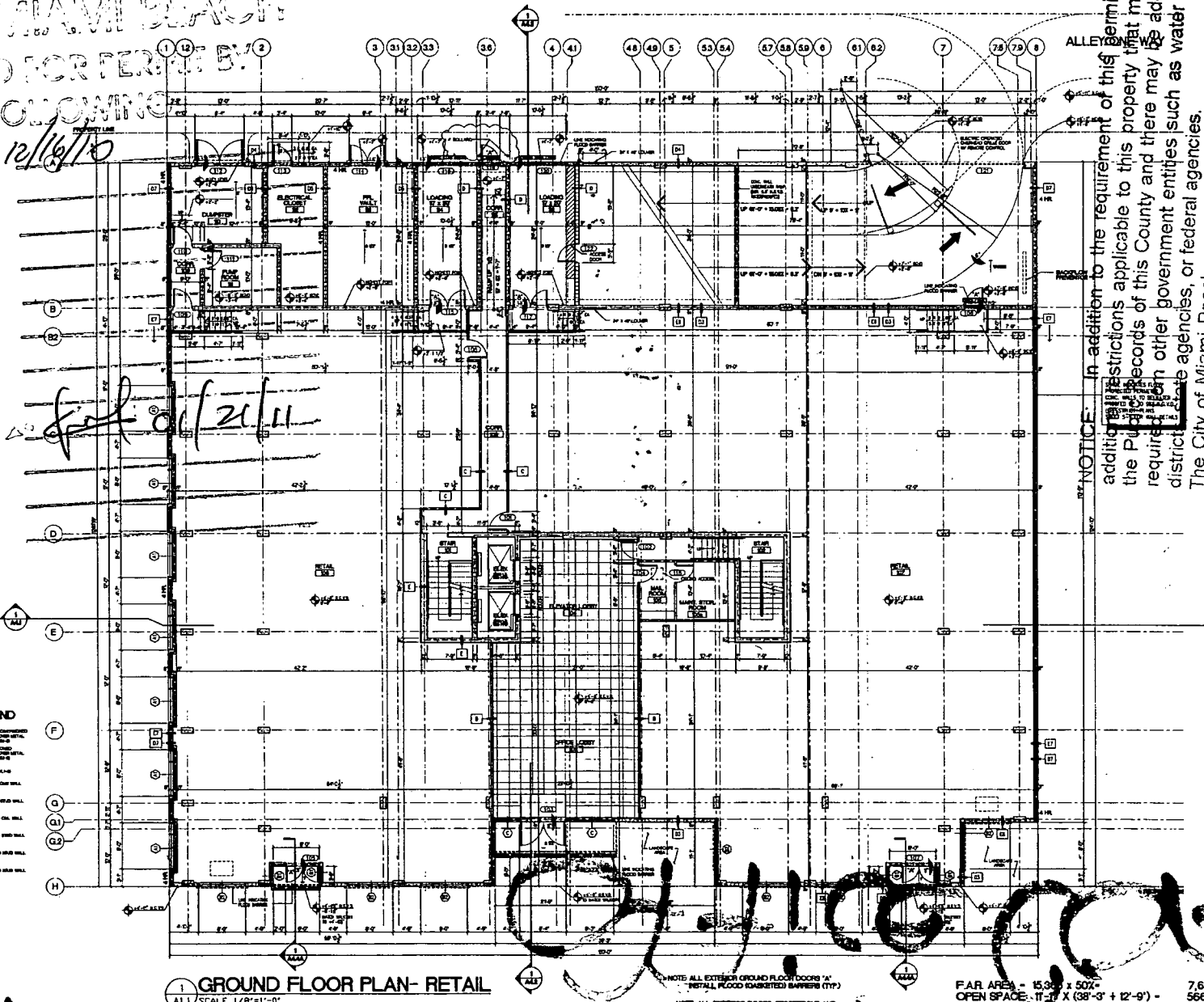
FIRE SUPPRESSION:

FIRE ALARM:

STRUCTURAL:

ELEVATOR:

scope: REMOVE EXISTING TILE
INSTALL NEW TILES



GROUND FLOOR PLAN- RETAIL
SCALE 1/8"=1'-0"

NOTE: ALL EXTERIOR GROUND FLOOR DOORS "A" INSTALL FLOOD ISOLATED BARRIERS (TYP.)

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

F.A.R. AREA - 15,366 x 50% = 7,683 SF
OPEN SPACE - 11'-9" X (38'-3" + 12'-9") = 566.61 SF

Fall 01/21/11

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

ATLANTIC CENTER

ARQUITECTONICA
ARCHITECT

STRUCTURAL ENGINEER
G. V. PEREZ ASSOCIATES, INC.

MEP
IMDC

FLORIDA ENGINEERING SERVICES

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.

CONSTRUCTION DOCUMENTS

Issue Date: 09-15-95 Project No.: 9766
Drawn by: Approved by:
Permit Set 100% CD
Revision/Date

Sheet No. A-1.1

GROUND FLOOR PLAN

B1100888 / 1129 Washington Ave

D11088S/11 Washington Office Copy

BND
01.31.11

DERM
PLAN REVIEW
FINAL
APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORE REVIEWER (PRINT): Luis Diaz

SIGNATURE _____ DATE 1-12-11

Derm Number: 2010-1217-1458-3116
Contact Name: LUIS TORRES
Contact Phone: (786) 277-3328
Folio: 02-4203-003-1200
Project Name: ALTANIC CENTER
Date Received: 12/17/2010
Reviewer Name:

2010-1217-1458-3116

MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF Dade

Sworn to and Subscribed before me this 7th day of June 2013, by:

[ ] Personally known [ ] Produced Identification - Type of Identification FLA ID

ELIZABETH GUEVARA
MY COMMISSION # DD974292
EXPIRES April 06 2014
(407) 398-0153 FloridaNotaryService.com

Signature of Notary Public

Part V. Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	$	60,000.00
B	Over Five Year Improvements	$	1,565,777.00
C	Total Improvements	$	1,625,777.00
D	Building Tax Assessed Value	$	6,179,024.00
E	Building Appraised Market Value	$	
F	Improvements Cost Ratio (C/E or C/D)	%	26.31

If improvements cost exceed 10% of the Building Tax Value, a building appraised market value is required for evaluation of Improvement Cost Ratio.

Check one box: N/A

☐ New Construction and Substantial Improvement ☒ Existing Building and Non Substantial Improvement

C. Guevara — Engineering Inspector Name

R Jaury 6/10/13 — Engineering Inspector Signature and Date

Note: Over $1,000,000.00 Improvement Cost requires Chief Governmental Compliance Division Approval, over $50,000,000.00 Improvement Cost requires Building Director Approval.

Name

Signature and Date

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Part II: Non Related FEMA 50% Construction Cost		
Estimated Construction Cost	**General Contractor Cost**	**Owner Cost**
Swimming Pools		
Fences, Pavers, Sidewalks, Site Improvements		
Yard Light		
Other and detached: garages, storage and cabanas		
Sub Total Cost	$ 0	$ 0
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	$ 0	

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)	
Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	$ 0
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	$ 0
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	$ 60,000

Part IV- Signature Required

If the improvements cost will increase at any point during the proposed construction, it is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

Signature of Owner

STATE OF FLORIDA
COUNTY OF DADE

Sworn to and Subscribed before me this 11 day of June 2013, by:

Cinzia Zanella

[X] Personally known [ ] Produced Identification - Type of Identification Florida License Z540-100-76-915-0

Asrin Saggafi
COMMISSION # FF003316
EXPIRES: MAR. 28, 2017
WWW.AARONNOTARY.com

Signature of Notary Public

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit
(To be submitted for the main/master permits or the stand alone permits)

Permit Number: B1304246 **Date:** 5/23/2013

Job Address: 119 WASHINGTON AVE, SUITE 600 **Folio No.:** 4203003120D

The construction cost should include the work under the main Permit and all associated permits.

Part I: FEMA 50% Related Construction Cost		
Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost): *Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light , Not Built-ins Appliances and Furniture.*		
Estimated Construction Cost	**General Contractor Cost**	**Owner Cost**
Demolition & Removal	-0-	
Building & Structural Elements	18,500	
Roofing	-0-	
Doors & Windows	4,500	
Railing	-0-	
Interior Finish, Floor Covering, Painting	15,000	
Cabinets and Furniture-Built-Ins	-0-	
Appliances-Built-Ins	-0-	
Other Building related Items	2,000	
Electrical including Fixtures	10,000	
Elevator	-0-	
Mechanical-HVAC-equipments	-0-	
Plumbing including Fixtures	-0-	
Overhead and Profit	10,000	
Sub Total Construction Cost	$ 60,000	$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	$ 60,000	

B13042

LEGEND

- NEW TYP STANDARD PARTITION
- EXIST PARTITION TO REMAIN
- EXIST BLOCK WALL
- (E) EXISTING TO REMAIN
- EXIST. SPRINKLER HEADS, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE SPRINKLER CONTRACTOR'S SHOP DRAWINGS.
- (SD) RELOCATED SMOKE DETECTOR, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE ALARM CONTRACTOR'S SHOP DRAWINGS.

LEGEND

- EMERGENCY/EXIT SIGN LIGHT COMBO
- EXIT SIGN LIGHT
- EMERGENCY LIGHT
- EXIST. FIRE EXTINGUISHER

EMERGENCY & EXIT LIGHTS TO BE CONNECTED TO THE LIGHTING CIRCUITS OF THE AREA.

DOOR OPERATION REQUIREMENTS:

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT - FBC 1008.1.8

DOORS SHALL BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION -FBC 1008.1.8.2

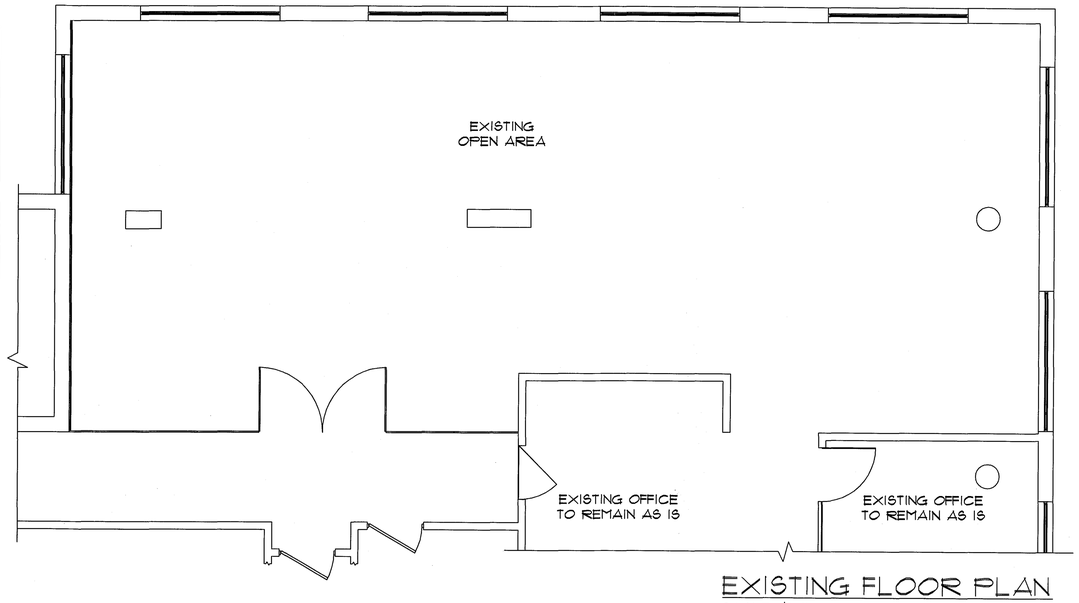
THE DOOR RELEASING MECHANISM FOR ANY LATCH SHALL BE LOCATED AT LEAST 34"& NOT MORE THAN 48" ABOVE THE FINISHED FLOOR - FBC 1008.1.8.2 & 11-4.13.9

ALL DOORS TO BE EQUIPPED WITH HANDICAPPED-OPERABLE HANDLES ACCORDING- FBC 1008.1.8.1 & 11-4.13.9

ALL FINISHES SHALL BE A MINIMUM OF CLASS 'C' RATING

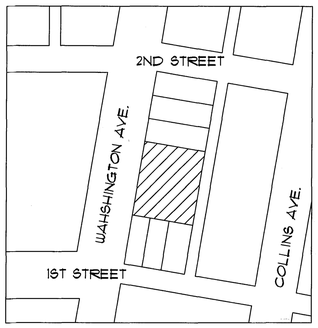
NO PLUMBING WORK TO BE DONE.

NO NEW MECHANICAL EQUIPMENT TO BE INSTALLED. EXISTING AIR SUPPLIES AND RETURNS EXISTING TO BE RELOCATED.



EXISTING FLOOR PLAN

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



LOCATION MAP

N.T.S.

ALTERATION LEVEL II

CLASSIFICATION = OFFICE

OFFICE INTERIOR RENOVATION

NOTE:

NO PENETRATIONS TO THE STRUCTURAL POST-TENSED SLAB ARE TO BE DONE UNDER THIS PERMIT.

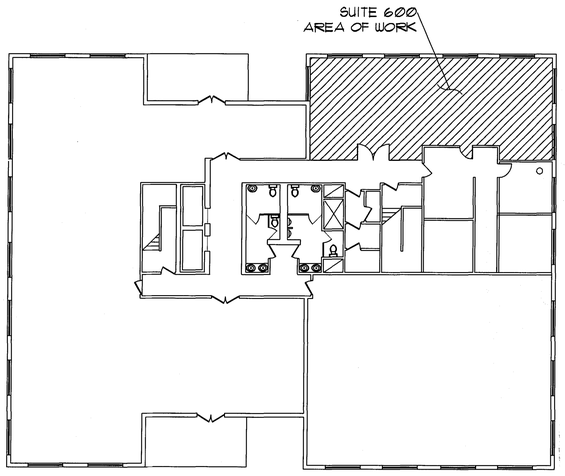
DOOR SCHEDULE

MARK	SIZE	OPENING NEW	OPENING EXISTING	TYPE	MATERIAL	FINISH	HINGE	HRDW.	REMARKS
(A)	44" x 96" x 1-3/8"			POCKET DOORS	TEMP. GLASS	CLEAR GLASS	-	TBS	SAFETY GLASS, CAT II
(B)	36" x 96" x 1-3/8"			SOLID/HINGED	WOOD	TBD	L		

LEGAL DESCRIPTION:

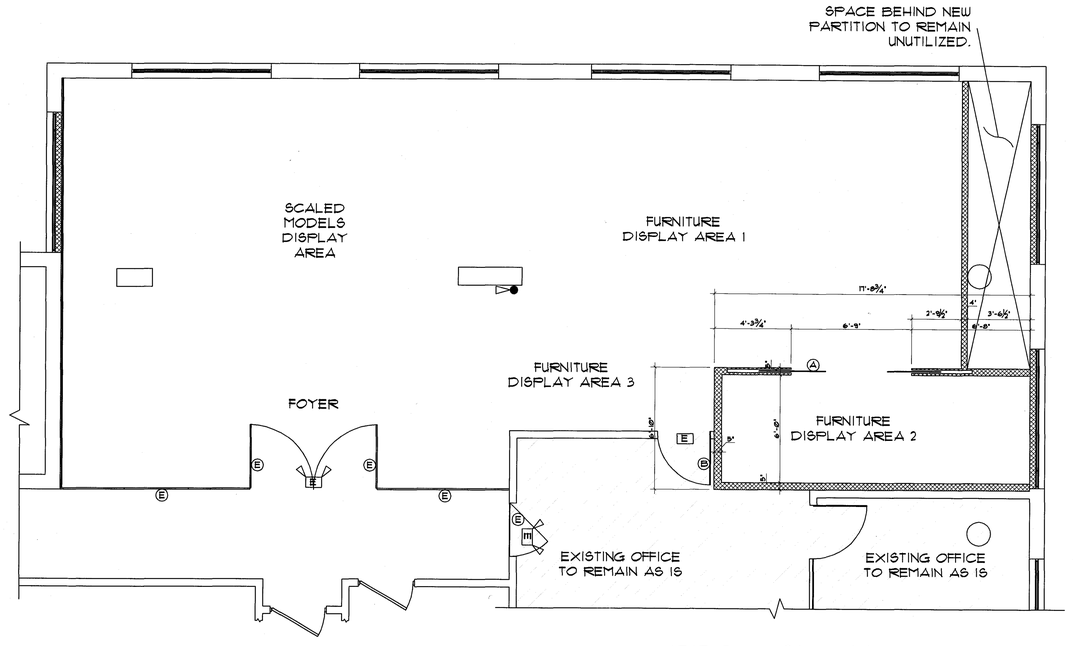
3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOTS 11 THRU 13. 18254-0661 0898 6.

FOLIO 02-4203-003-1200



KEY PLAN

N.T.S.



PROPOSED FLOOR PLAN

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

SCOPE OF WORK:

TENANT IMPROVEMENT / EXISTING OFFICE SPACE TO BE REMODELED INTO A NEW SALES OFFICE:

1. FLOORING.
2. INTERIOR PARTITIONS FOR FURNITURE DISPLAY AREA.
3. DRYWALL CEILING.
4. NEW LIGHTING FIXTURES.
5. INTERIOR PAINTING.
6. NO PLUMBING WORK.
7. NEW AIR GRILLS AND AIR RETURNS TO BE RELOCATED AND INSTALLED INTO EXISTING DUCTS. NO NEW MECHANICAL EQUIPMENT TO BE INSTALLED.

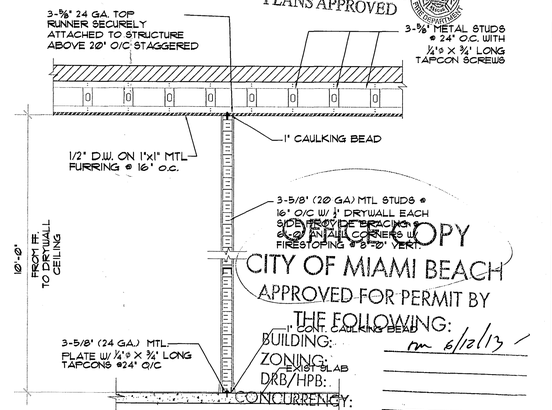
GENERAL NOTES AND SPECS.

1. ALL WORKS MUST BE ACCORDING TO THE FBC 2010 AND ANY OTHER APPLICABLE FEDERAL, LOCAL, OR UTILITY ORDINANCES.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER EXISTING CONDITIONS BEFORE COMMENCING WORK. IN THE EVENT OF ANY DISCREPANCY THE ARCHITECT MUST BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH WORK IN ORDER TO OBTAIN WRITTEN INSTRUCTIONS ON SOLUTION TO REMEDY SUCH DISCREPANCY.
3. THE CONTRACTOR MUST OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS AND FEES.
4. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES SEQUENCES, PROCEDURES AND SAFETY REGULATIONS IN CONNECTION WITHE THE PROJECT.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES AND UTILITY LINES, IF ANY, FROM ANY DAMAGE.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE TO ASSURE MINIMUM, INTERFERENCE WITH STREETS AND WALKS.
8. ALL LOCKS, FINISH HARDWARE, DOORS AND WINDOWS MUST COMPLY WITH BURGLAR INTRUSION SECURITY REGULATIONS,
9. SUBSTITUTIONS TO SPECIFIED PRODUCTS AND/OR MATERIALS BY WRITTEN REQUEST TO, AND SUBJECTED TO ARCHITECT'S APPROVAL.
10. MANUFACTURERS TO PROVIDE SHOP DRAWINGS TO BE APPROVED BY THE ARCHITECT. A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, IF APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS: STORM SHUTTERS, WOOD TRUSSES, HANDRAILS, ROOFING, WINDOWS/MULLIONS, DOORS.

INSPECTION NOTES

1. ALL MANDATORY INSPECTIONS AS REQUIRED BY THE FBC 2010.
2. INSPECTIONS PERFORMED BY THE SPECIAL INSPECTOR HIRED BY THE OWNER ARE IN ADDITION TO THE MANDATORY INSPECTIONS.
3. THIS BUILDING WILL REQUIRE A SPECIAL INSPECTOR FOR THE INSPECTION OF THE REINFORCED UNIT MASONRY CONSTRUCTION AS PER FBC 2010.
4. PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
   - 4.1. "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES TREATMENT IN ACCORDANCE WITH RULES ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSION AT SITE OF WORK IF ANY DISCREPANCIES ARE FOUND, STOP WORKING IMMEDIATELY AND NOTIFY OWNER OR ENGINEER.



TYPICAL PARTITION DETAIL

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	nm 6/12/13
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	Reg 6/12/13
ELECTRICAL:	6/12/13
MECHANICAL:	6/12/13
FIRE PREVENTION:	6/12/13
ENGINEERING:	6/12/13
PUBLIC WORKS:	
STRUCTURAL:	N/A Av 6/12/13
ELEVATOR:	

LOPEZ PROFESSIONAL ENGINEERING LLC.
CERTIFICATE OF AUTHORIZATION # 28462

MARIA LOPEZ, P.E# 60157
525 S.W. 63rd AVENUE
MIAMI, FL. 33144
TEL.: (786) 380-0734

DRAFTING BY:

saintclaire
design concepts
DESIGN-BUILD-RENOVATE
8040 CHAPMAN FIELD DRIVE
MIAMI, FL. 33186
TEL:(305) 253-3323
www.SaintClaire.net

DATE: 2013
DRAWN BY: M.L.P.
SCALE: AS SHOWN
REVISION:
REVISION:
REVISION

PROJECT:
TENANT IMPROVEMENTS:
120 OCEAN SALES CENTER
119 WASHINGTON AVENUE SUITE 600
MIAMI BEACH, FL. 33139

A-1

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY requirement of this permit. There may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from interpretation of approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

LEGEND

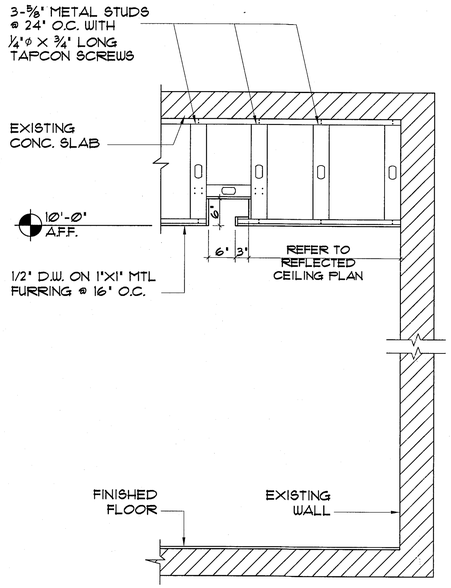
- NEW TYP STANDARD PARTITION
- EXIST PARTITION TO REMAIN
- EXIST BLOCK WALL
- (E) EXISTING TO REMAIN
- EXIST. SPRINKLER HEADS, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE SPRINKLER CONTRACTOR'S SHOP DRAWINGS.
- (SD) RELOCATED SMOKE DETECTOR, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE SPRINKLER CONTRACTOR'S SHOP DRAWINGS.

FINISH SCHEDULE

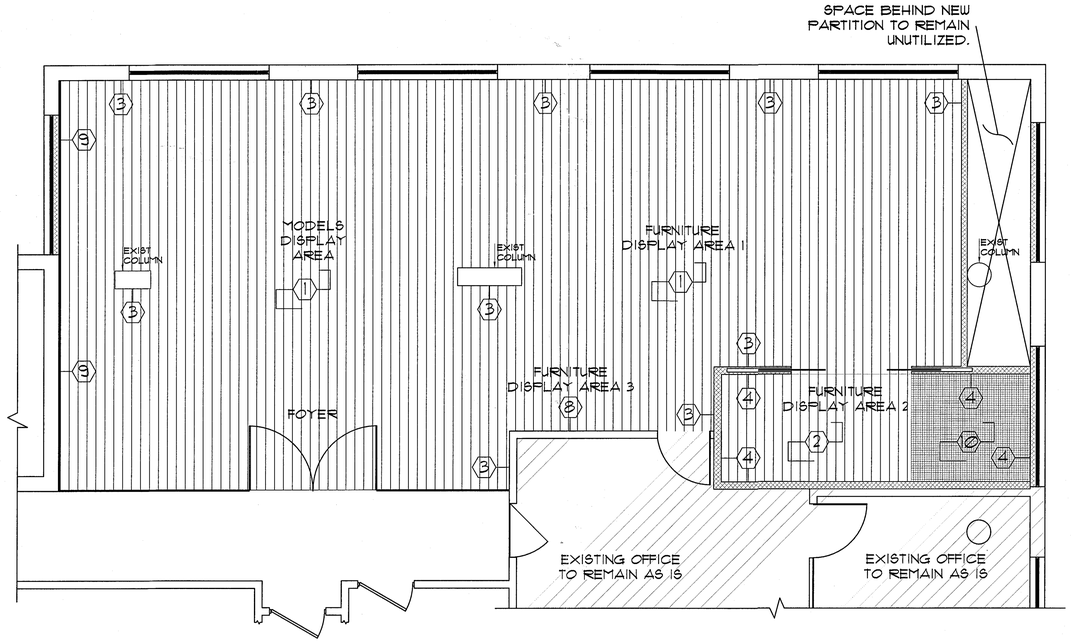
MARK	DESCRIPTION	FINISH
1	FOYER & DISPLAY AREA 1 FLOORING	WOOD
2	DISPLAY AREA 2 FLOORING	STONE PLANK FLOOR
3	FOYER & DISPLAY AREA 1 WALLS	
4	DISPLAY AREA 2 WALLS	ARABESCATO WHITE MARBLE STONE W/SCRATCH FINISH
5	FOYER 1 CEILING	LATEX CEILING
6	DISPLAY AREA 1 CEILING	VENETIAN PLASTER
7	DISPLAY AREA 2 CEILING	VENETIAN PLASTER
8	DISPLAY AREA 3 WALL	1/4" GREY MIST MIRROR OVER DRYWALL
9	DISPLAY AREA 1 WALL	MIRROR WALL OVER DRYWALL
10	DISPLAY AREA 2 FLOORING	WHITE MARBLE MOSAIC FLOOR

NOTE:

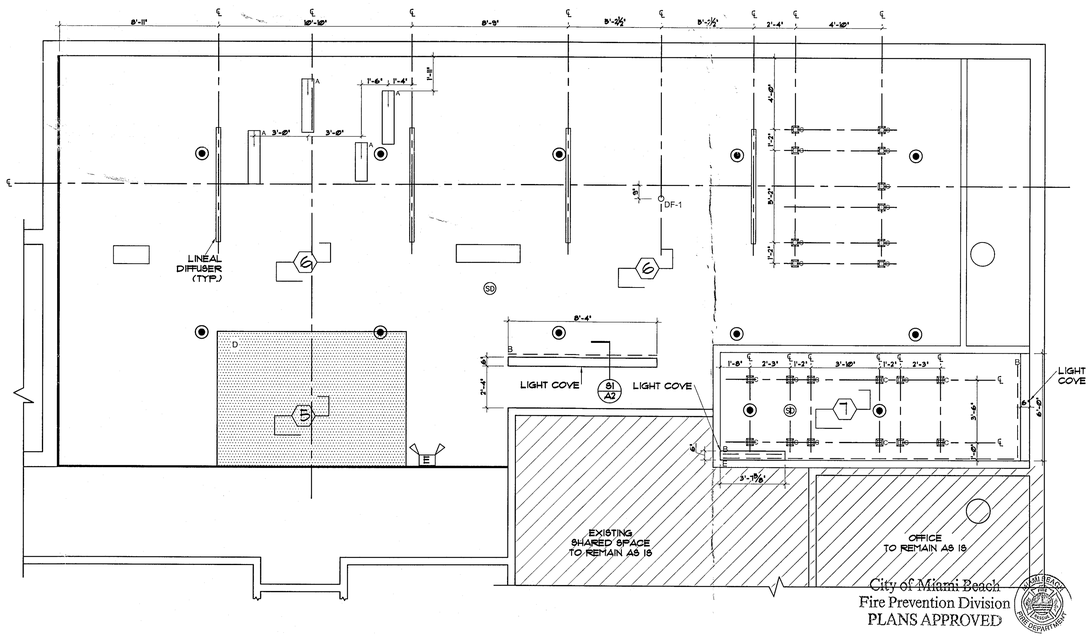
NO PENETRATIONS TO THE STRUCTURAL POST-TENSED SLAB ARE TO BE DONE UNDER THIS PERMIT.



S1 / A2 SECTION
LIGHT COVE DETAIL
SCALE: 3" = 1'-0"



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



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

LOPEZ PROFESSIONAL ENGINEERING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER: 28462
MARIA LOPEZ, P.E. # 69159
525 S.W. 83rd AVENUE
MIAMI, FL 33144
TEL.: (786) 380-0734

DRAFTING BY:

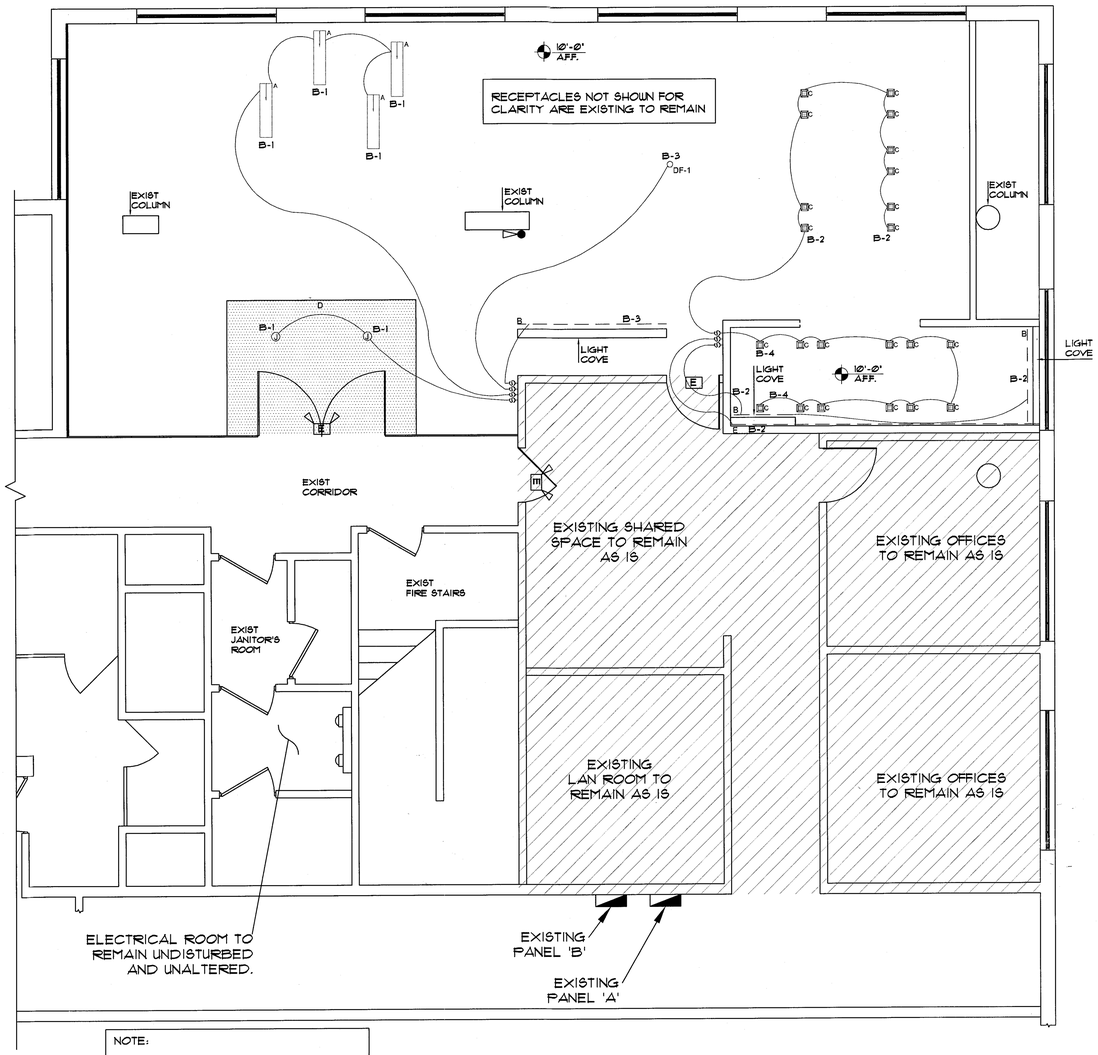
saintclaire design concepts
DESIGN-BUILD-RENOVATE
8010 CHAIRMAN FIELD DRIVE
MIAMI, FL 33136
TEL.:(305) 283-3323
www.SaintClaire.net

DATE:	May 1, 2013
DRAWN BY:	M.E. & G.L.F.
SCALE:	AS SHOWN
REVISION:	
REVISION:	
REVISION:	

PROJECT:

TENANT IMPROVEMENTS:
120 OCEAN SALES CENTER
119 WASHINGTON AVENUE, SUITE 600
MIAMI BEACH, FL. 33139

A-2



NOTE:

NO PENETRATIONS TO THE STRUCTURAL POST-TENSED SLAB ARE TO BE DONE UNDER THIS PERMIT.

ELECTRICAL PLAN

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

ELECTRICAL LEGEND

- ELECT PANEL
- TELEPHONE OUTLET
- DATA OUTLET
- CABLE T.V.
- DUPLEX RECEPTACLE OUTLET
- SINGLE OUTLET
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- EXIT LIGHT
- EXAUST FAN
- JUNCTION BOX
- SMOKE DETECTOR

LEGEND

- NEW TYP STANDARD PARTITION
- EXIST PARTITION TO REMAIN
- EXIST BLOCK WALL
- (E) EXISTING TO REMAIN
- EXIST. SPRINKLER HEADS, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE SPRINKLER CONTRACTOR'S SHOP DRAWINGS.
- (SD) RELOCATED SMOKE DETECTOR, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE ALARM CONTRACTOR'S SHOP DRAWINGS.

LEGEND

- EMERGENCY/EXIT SIGN LIGHT COMBO
- EXIT SIGN LIGHT
- EMERGENCY LIGHT
- EXIST. FIRE EXTINGUISHER

EMERGENCY & EXIT LIGHTS TO BE CONNECTED TO THE LIGHTING CIRCUITS OF THE AREA.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
2. EMERGENCY LIGHTS AND EXIST SIGN TO BE CONNECTED TO A LIGHT CIRCUIT AND TO A 90 MIN. BATTERY BACKUP.
3. ELECTRICAL CONTRACTOR WILL INSTALL A 3/4" OTUDRUP CONDUIT FOR THE VOICE AND DATA OUTLET
4. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IN IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
5. THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID EXISTING CONDITIONS.
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTICATES OF INSPECTION, AS REQUIRED.
7. SUBSTITUTE MATERIALS EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK. THE NECESSARY FOR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, AND IF APPROVED, SHALL BE MADE AT NO COST TO THE OWNER.
8. CLEAN UP SUCH TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ABUTTING WORK TO BE PERFORMED BY OTHERS.
9. MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED. LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
10. ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT. WIRE OR MC CABLES CAN ALSO BE USED. PROVIDE GROUND CONDUCTOR PER NEC ARTICLE 250-122.
11. LOCATION OR OULETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC: CHECK MANUFACTURER'S DRAWING FOR EXACT LOCATION OF OUTLETS.
12. PROVIDE TYPEWRITTEN SCHEDULES FOR ALL PANELBOARDS.
13. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON ORIGINAL CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. HACR CIRCUIT BREAKERS MAY BE USED IN PLACE OF FUSES. USE NON-AUTOMATIC SWITCH FOR A/C COND. DISCONNECT. (COMPLY W/NEC 110- 26)

LIGHTING SCHEDULE

SYMBOL	TYPE	DERSCRIPTION	WATTAGE	LOAD TYPE
▭	A	6" WIDE LED EXTRUSION TYPE AL-2	7.6 WATT/LF	120V LED-ELEC. LV DIMMER
- - - -	B	120 V. LED STRIPLIGHT	12.5 WATT/LF	120V LED-ELEC. LV DIMMER
▨	C	RECESSED TRIMLESS LIGHT	42 WATT	MAGNETIC TRANSFORMER
▨	D	DECORATIVE HANGING LIGHT ABOVE LATEX	1000 W-ALLOW	TBD
- - - -	E	DAMP LOCATION 120 V. LED STRIPLIGHT	4.4 WATT/LF	24V LED, 0-10 DIMMING
○	DF-1	DECORATIVE PENDANT CHANDELIER	1000 W-ALLOW	TBD

MANUFACTURER: SQUARE-D NQOD
MOUNTING: RECESSED
LOCATION: LAN ROOM 618

PANEL "B"

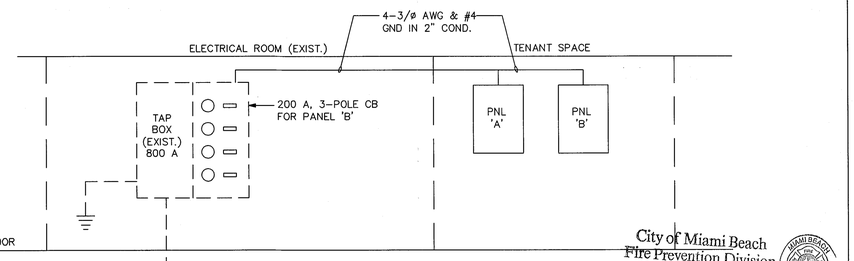
MAINS: MLO
BUS RATING: 250 AMP
VOLTAGE: 120/208 3-PH 4W
AIC: 22K

CIR NO.	POLE TRIP	KVA	DESCRIPTION	WIRE & CONDUIT	CIR NO.	POLE TRIP	KVA	DESCRIPTION	WIRE & CONDUIT
1	1/20	0.75	LIGHTING	3#12-3/4"	2	1/20	0.75	LIGHTING	3#12-3/4"
3	1/20	0.50	LIGHTING	3#12-3/4"	4	1/20		LIGHTING	3#12-3/4"
5	1/20	0.75	LIGHTING	3#12-3/4"	6	1/20		LIGHTING	3#12-3/4"
7	1/20	1.00	LIGHTING	3#12-3/4"	8	1/20		LIGHTING	3#12-3/4"
9	1/20	0.75	LIGHTING	3#12-3/4"	10	1/20		LIGHTING	3#12-3/4"
11	1/20	1.00	LIGHTING	3#12-3/4"	12	1/20		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 G IN 3/4"	22	3/35	9.70	AC-2	3#8 & #10 G IN 3/4"
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 2710 — TOTAL 2600

TOTAL CONNECTED LOAD 47.10 KVA = 130.0 AMP

• EXISTING LIGHT CIRCUITS TO BE RELOCATED



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

EXISTING RISER DIAGRAM

N.T.S.

LOPEZ PROFESSIONAL ENGINEERING LLC.
CERTIFICATE OF AUTHORIZATION# 28462
LICENSED
MARIA LOPEZ, P.E.
No. 60154
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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DATE: April 3, 2013
DRAWN BY: H.E. & G.L.F.
SCALE: AS SHOWN
REVISION
REVISION
REVISION

PROJECT:

TENANT IMPROVEMENTS:

120 OCEAN SALES CENTER
119 WASHINGTON AVENUE, SUITE 600
MIAMI BEACH, FL. 33139

E-1

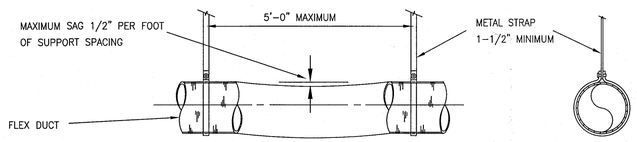
4/2/13

AIR DISTRIBUTION LEGEND

AIR DISTRIBUTION DEVICE	A NECK SIZE / CFM	REMOVED CEILING DIFFUSER	R
AIR HANDLING UNIT	AHU-# / CFM	EXISTING RETURN AIR GRILLE	E
DUCT: FIRST FIGURE IS SIDE SHOWN. sizeS are inside dimension.	20 X 10	SUPPLY GRILLE	
ROUND DUCT	20 Ø	WALL CAP	
EXISTING DUCTWORK OR EQUPMENT TO REMAIN		O.A. LOUVER	
ALL ELBOWS MUST BE PROV. W/ TURNING VANES WHETHER SHOWN OR NOT ON DWGS.		DOOR GRILLE	DG
RECTANGULAR BRANCH OFF RECTANGULAR DUCT WITH VOLUME DAMPER	VD	UNDERCUT DOOR	UC
MOTORIZED DAMPER WITH ACCESS DOOR M	M	TRANSITION SQUARE TO ROUND	
SPLITTER DAMPER		ECCENTRIC REDUCER	
ACCESS PANEL/DOOR	AP	CONCENTRIC REDUCER	
FLEXIBLE DUCT; FLEXIBLE CONNECTION (FC)	FC	TRANSITION:FLAT ON BOTTOM / TRANSITION:FLAT ON TOP	FOB / FOT
FIRE DAMPER (MUST USE ACCESS DOOR)	AD FD	DUCT WITH CAPPED END	
EXHAUST FAN (CEILING TYPE)	EF-#	DUCT MOUNTED SMOKE DETECTOR (FURNISHED AND INSTALLED UNDER SPECIFICATIONS DIVISION 16)	SD
TEMPERATURE SENSOR MOUNTED ON DUCT RETURN	TS	POINT OF CONNECTION OR DISCONNECTION TO EXISTING DUCTWORK	
		VOLUME DAMPER BACKDRAFT DAMPER	VD / BDD
		THERMOSTAT PROGRAMABLE	T

SUPPLY / RETURN AIR DIFFUSER SCHEDULE

DIFFUSER #	LENGHT	NECK SIZE AS SHOWN	DIFFUSER SIZE	PATTERN	MANUFACTURER	# OF SLOT	SLOT WITDH	CFM PER FOOT	CATALOG #	COMMENTS
A	6'	–	–	–	TITUS	1	3/4"	83.3 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
B	5'	–	–	–		1	3/4"	70 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
C	5'	–	–	–		2	3/4"	80 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE



FLEX DUCT SUPPORT DETAIL
N.T.S.

NOTES:

1). DUCT SHOULD EXTEND STRAIGHT FOR SEVERAL INCHES FROM A CONNECTION BEFORE BENDING.

2). SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT-OF-ROUND SHAPE.

3). SUPPORTS SHALL BE PROVIDED WITHIN 6" OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS.

GENERAL NOTES

A- BEFORE SUBMITTING HIS FINAL PROPOSAL, THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT MAY AFFECT HIS WORK AS HE WILL BE RESPONSIBLE FOR ANY ASSUMPTIONS MADE BY HIM IN REGARDS THERETO.

B- ANY APPARATUS, APPLIANCE, MATERIAL, WORK OR INCIDENTAL ACCESSORIES OR MINOR DETAILS NOT SHOWN BUT NECESSARY TO MAKE THE WORK COMPLETE AND PERFECT IN ALL RESPECTS AND READY FOR OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

C- DUCTWORK

1) DUCTWORK SHALL BE FIBER BOARD FOR ALL INDOOR AIR CONDITIONED SUPPLY AND RETURN DUCTWORK. SHEET METAL DUCTS SHALL BE USED FOR EXHAUST, AND NON-CONDITIONED OUTSIDE AIR INTAKE. EXTERIOR (EXPOSED TO WEATHER) AIR CONDITIONED SUPPLY & RETURN DUCTS SHALL BE INTERNALLY INSULATED SHEETMETAL (R-8 MIN.) MADE TOTALLY WATER PROOF.

2) GLASS FIBER DUCTWORK SHALL BE "OWENS CORNING" RECTANGULAR DUCT SYSTEM TYPE HD- FR OR EQUAL, 1.5 IN. INSULATION R-6.5, CONFORMING TO APPLICATION MANUAL PUB. # 5-GL-2024 & DESIGN GUIDE, PB. # 5-IN-2617 FOR ALL ATTIC CONDITION SPACES. NON-ATTIC CONDITIONS 1.0 IN. INSULATION(R-4.2) CONFORMING TO MANUASL PUB. #5-GL-2024 & & DESIGN GUIDE, PB. # 5-IN-2617/9.

3) METAL DUCTS SHALL BE IN ACCORDANCE WITH LATEST ISSUE OF THE LOW VELOCITY DUCT CONS-TRUCTION STANDARDS, PUBLISHED BY THE "SHEET METAL AND AIR CONDITIONED CONTRACTORS NATIONAL ASSOCIATION, INC." AND THE LATEST PUBLICATION OF GUIDE & DATA BOOK OF THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS.

D- CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS INCURRED RESULTING FROM SUBSTI-TUTION OF EQUIPMENT AS WELL AS THE PERFORMANCE AND SPACE REQUIREMENTS OF SUCH EQUIPMENT.

E- VIBRATION ISOLATION

PROVIDE SUPPORTS OR MOUNTS FOR ALL EQUIPMENT LOCATED WITHIN THE BUILDING STRUC-TURE POWERED BY ONE HORSEPOWER OR LARGER MOTOR. FLEXIBLE PIPING CONNECTIONS SHALL BE PROVIDED FOR ALL PIPING CONNECTED TO EQUIPMENT MOUNTED OR SUPPORTED BY VIBRATION ISOLATORS.

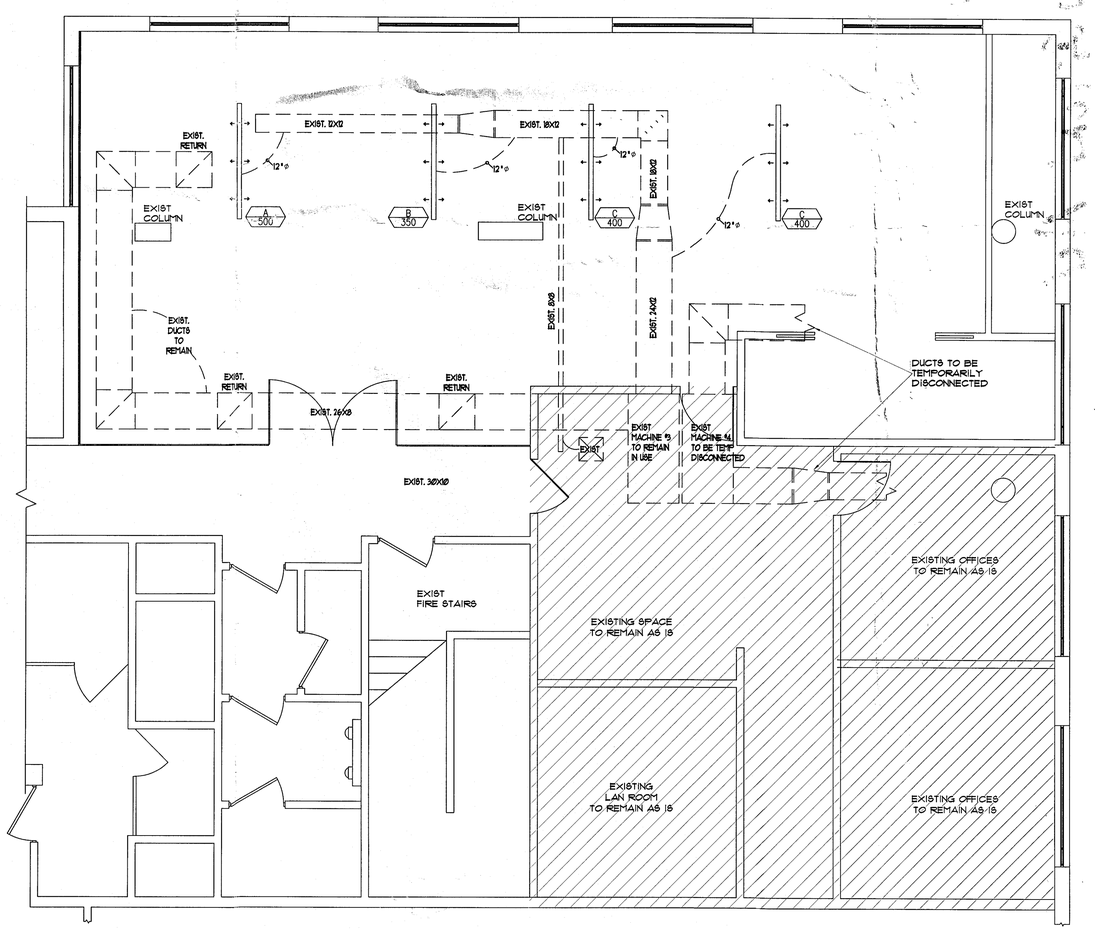
SCOPE WORK AND NOTES:

1-REPLACING OF EXISTING GRILLES TO LINEAR DIFFUSERS ACCORDING TO PLAN.
2-ALL DUCTWORK IS EXISTING TO REMAIN.
3-EXISTING RETURN AIR PLENUM ABOVE CEILING SPACE TO REMAIN, (SEE BOUNDARY WALL LINE ON PLAN). ALL PENETRATIONS THROUGH THE RETURN PLENUM MUST BE SEALED 100% AND ALL MATERIAL USED MUST MEET ASTM E-84 TESTING AT 25/50 FLAME SPREAD/SMOKE DEVELOPED AS PER FBCM 602.
4-NO NEW A/C EQUIPMENT WILL BE ADD TO THE PLACE.

NOTES:

1. THE EXISTING A/C EQUIPMENT # 3 SERVING FOR 21 OCCUPANTS TO REMAIN.
2. THE EXISTING A/C EQUIPMENT # 4 SERVING FOR 4 OCCUPANTS TO BE TEMPORARILY DISCONNECTED FROM SERVICE AND REMAIN AT PLACE FOR FUTURE RECONNECTION.
3. EXISTING RETURN & SUPPLY DUCTS TO REMAIN ABOVE CEILING FOR FUTURE.
4. MECHANICAL CONTRACTOR TO PULL PROPER PERMIT FOR CAPPING OFF EXISTING CONDUCING LINES AS WELL AS DISCONNECTION OF EXISTING A/C EQUIPMENT.
5. ELECTRIC CONTRACTOR TO PULL REQUIRED PERMIT FOR THE DISCONNECTION OF A/C EQUIPMENT FROM ELECTRIC PANEL.

NOTE:
NO PENETRATIONS TO THE STRUCTURAL POST-TENSED SLAB ARE TO BE DONE UNDER THIS PERMIT.



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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

10/4/17

LOPEZ PROFESSIONAL ENGINEERING LLC.
CERTIFICATE OF AUTHORIZATION # 28462
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DATE:	May 1, 2013
DRAWN BY:	M.E. & G.L.F.
SCALE:	AS SHOWN
REVISION:	
REVISION:	
REVISION:	

PROJECT:
TENANT IMPROVEMENTS:
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119 WASHINGTON AVENUE, SUITE 600
MIAMI BEACH, FL. 33139

M-1

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119 Washington Av

#100

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

BUILDING: AVS 5/20/13 AM 6/12/13
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING: 6/12/13
ELECTRICAL: 6/12/13
MECHANICAL: AVS 05/20/13 6/12/13
FIRE PREVENTION: 6/11/13
ENGINEERING: 6/12/13
PUBLIC WORKS:
STRUCTURAL: N/A AVS 5/20/13 6/12/13

REVISED

SCOPE OF WORK AND NOTES

MIAMI BEACH FIRE DEPARTMENT

FP 150457

Document ID: G1010778614-2934R
Issued: 10/24/2014
Expires: 11/25/2015

Fire Alarm System Description Certificate

Issuance of this Document indicates that the Alarm Service Company (and additional service centers, when applicable) is under Independent Third Party Surveillance by Intertek in accordance with OSHA (29 CFR 1910.399(1), and have been found to be in compliance with the applicable Nationally Recognized Standards as shown in Intertek's Listing Directory. They are eligible to reference the Intertek - ETL Certificate of Compliance in accordance with other NRTL listed Certified Alarm Systems. This Document is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Certification. Only the Client is authorized to copy or distribute this Document. Any use of the Intertek name or one of its marks for the sale or advertisement of the service must first be approved, in writing, by Intertek. The observations listed in this Document are relevant only to the facility referenced.

Protected Property:
YUKON
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Alarm Service Company:
Alarm and Electronics Systems, LLC
13973 SW 140 Street
Miami, FL 33186
Service Center No.:

Alarm System Description:

System Type:	Central Station
Area Covered:	1-BUILDING 7-FLOOORS
NFPA Standard:	NFPA 72 (2007)
Sprinkler System Type:	Wet

Coverage: Partial

Authority Having Jurisdiction Name:	Miami Beach Fire & Rescue
Responding Fire Department:	MIAMI BEACH FIRE DEPARTMENT
Maintenance Contract Date:	11/25/14 - 11/25/15

Alarm System Items:

Audible or Visual Signals	75	SPEAKER/STROBE/Wheelock/
Visual Signals	33	STROBES/Wheelock/
Duct Detectors	12	//
Heat Detectors	3	//
Manual Fire Alarm Boxes	24	//
Smoke Detectors	121	Photo//
Sprinkler Valve Supervisory Switches	17	//
Waterflow Switches	6	//
Control and Transmitter Units	1	FACP & AES RADIO/GAMEWELL FCI & AES INTELLINET

Monitoring:
Central Alarm Control, INC / 13973 SW 140 STREET, Miami, Florida 33186
Listed By:Intertek/ETL, UL, FM

Alarm Transmission:
Primary: Radio Network/Transport System
Secondary: Radio Network/Transport System
Additional:

Alarm Retransmission to Fire Department - Priority:
Primary: Direct Telephone Line
Secondary: Direct Telephone Line

Comments:

System Deviations:

NOTE: NFPA 72, section 8.3.4.3 states that "this document shall be physically posted within 3 ft. of the fire alarm control unit."

Intertek Testing Services NA. Inc.
Attn: Certification Manager
3933 US Route 11 Industrial Park Cortland, NY 13045
(T): 607-753-6711 (F): 607-756-9891
www.intertek.com

Gamewell FCI FIRE CONTROL INSTRUMENTS

by Honeywell

E3 Series® Control Panel

Description

The E3 Series® Expandable Emergency Evacuation System by Gamewell-FCI is in the forefront of the latest generation of fire alarm control panels. Employing the new high-speed Velociti® sensors, the E3 Series provides previously unattainable polling speed and response together with the flexibility demanded by today's emergency evacuation systems. In addition to their high-speed polling rate, the Velociti Series of sensors feature bi-polar LEDs that flash green for normal polling, and light red steadily to indicate an alarm.

The E3 Series is equipped with an 80-character LCD-E3 alphanumeric LCD display that allows 40 characters to be user-defined for custom installations. Up to six keyboard LCD displays may also be remotely located. In addition, you can install five of the familiar LCD-7100/RAN-7100 remote displays. The displays show instant system status information and can be connected in any desired area of an installation.

A high-speed 32-bit processor easily tackles a wide array of applications from small office buildings to multi-complex, high-rise installations.

The 64 node networking is made possible by 625K baud/ ARCNET communications using twisted-pair copper cable, fiber-optic cable, or a combination of both. In addition, the Addressable Node Expander (ANX) board expands the network to 122 nodes.

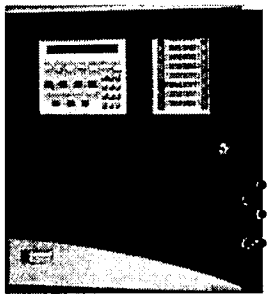
The basic E3 Series is equipped with an ILI-MB-E3/ILI95-MB-E3 Intelligent Loop Interface-Main Board, ILI-S-E3/ ILI95-S-E3 Intelligent Loop Interface Expansion Board, ANX, and ASM-16 Addressable Switch Module that features 16 software programmable switches, each accompanied by red, green and yellow LEDs that can be programmed to indicate operation of the switches. Additional ASM-16 modules may be added to expand the operation to a plateau previously unimagined.

The Intelligent Loop Interface - Expansion Board (ILI-S-E3/ ILI95-S-E3 provides the E3 Series control panel with two additional signaling line circuits. The layout is similar to the ILI-MB-E3/ILI95-MB-E3 with the exception that a number of components are omitted. It occupies one node on the Broadband network.

E3 Series® and Velociti® are registered trademarks of Honeywell International Inc.

UL® is a registered trademark of Underwriters Laboratories Inc.

Expandable Emergency Evacuation System



E3 Series

Features

- IBC Seismic Certified.
- Listed under UL® Standard 864, 9th Edition.
- UL Listed for smoke control (dedicated and non-dedicated) when properly configured.
- FM/UL Listed for Pre-action/Deluge use.
- Styles 4, 6, or 7* signaling line circuits.
- Two to 244 SLCs each supporting 159 sensors and 159 modules.
- 625K baud ARCNET communications using wire, fiber, or mixed configurations for installation flexibility.
- High-speed 32 bit processor and 4100 event history log.
- Advanced Boolean logic-based programming such as AND, OR, NOT, time delay and calendar functions configurable via computer programming.
- Supports up to (16), ASM-16 addressable switch or ANU-48 LED driver modules per ILI-MB-E3/ILI95-MB-E3.
- Two Class A, Style Z or Class B, Style Y, notification appliance circuits rated at 2.0 amps. per circuit.
- Integral city connection.
- Flexible 115,200 baud high speed RS-232 interface.
- 40 character user-defined text per device.
- Supports up to five LCD-7100/RAN-7100 displays and six LCD-E3 keyboard displays per ILI-MB-E3/ILI95-MB-E3.

**Style 7 wiring requires the use of System Sensor M500X Isolator Modules.*

SIGNALING UL LISTED S1869 · FM APPROVED 3025415 · MEA Approved FDNY: COA-#6077 7165-1703:0125 · City of Chicago Approved Class1 Class2 High Rise · City of Denver Approved · THE VMC GROUP Reference Certificate of Compliance VMA-45984-02C (Revision 1)

ISO 9001 CERTIFIED QUALITY SYSTEMS

GAMEWELL-FCI
12 Clintonville Road, Northford, CT 06472-1610 USA • Tel: (203) 484-7161 • Fax: (203) 484-7118

Specifications are for information only, are not intended for installation purposes, and are subject to change without notice. No responsibility is assumed by Gamewell-FCI for their use.
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Description (Continued)

Each ILI-MB-E3/ILI95-MB-E3 can support as many as sixteen ANU-48 LED Driver modules supporting hundreds of LEDs on a 3rd party graphic annunciator for remote annunciation. The ANU-48 modules may be installed in any Listed remote annunciator. It can be remotely located via an RS-485 serial interface.

An array of cabinets allows for neat, compact, attractive installations.

Installation

The E3 Series expandable emergency evacuation system offers four cabinet size options. A typical cabinet includes a backbox, an inner door, and an outer door. The E3 Series cabinet assembly is a compact 19 3/8" (49 cm) wide wall-mounted enclosure.

Cabinet A includes the following four options:

- Cabinet A1 inner door mounted to the backbox. The backbox houses one NGA module.
- Cabinet A2 inner door mounted to the backbox. The backbox houses one LCD-E3 module.
- Two or three-bay inner door mounted to the backbox. The backbox typically houses one LCD-E3, or one NGA, and one or two ASM-16 modules.

Cabinet B contains a space for the ILI-MB-E3/ILI95-MB-E3, PM-9/PM-9G modules and batteries set inside the backbox. Additional module options mounted on the backbox include the DACT-E3, and RPT-E3 or ILI-S-E3/ILI95-S-E3/ANX. The 2-bay inner door houses one LCD-E3 module and one ASM-16 module.

Both Cabinets C and D include the following:

- Pre-assembled outer door that gives visibility to the fire fighter's phone handset and a microphone voice messaging system.
- Two inner door panel selections that may contain optional modules to meet the facility operation requirements.

In the Cabinet B, C and D backboxes, the ANX appears in the same place as the ILI-MB-E3/ILI95-MB-E3 and PM-9/PM-9G. For information on the installation instructions for any of the E3 Series cabinets, refer to the E3 Series® Expandable Emergency Evacuation Installation/Operating Manual Part Number: 9000-0574.

Specifications

Operating Voltage:	24 VDC
Operating Temperature:	Not to exceed the range of 32° to 120° F (0 to 49° C)
Relative Humidity:	Not to exceed 93% non-condensing at 90° F (32° C)

Features (Continued)

Velociti® Intelligent Sensor Features:

- Poll 318 devices in less than two seconds.
- Activate up to 159 outputs in less than five seconds.
- LED's blink associated device address during Walk Test.
- Fully digital, hi-precision protocol.
- Up to 9 levels of sensitivity adjustment.
- Pre-Alarm adjustable between 15 levels for both Alert and Action.
- Day/night automatic sensing adjustment.
- Sensitivity windows:
  - Ion .05 to 2% obscuration.
  - Photo 1 to 3% obscuration.
  - Laser .02 to 2% obscuration.
  - MCS Acclimate2F .5 to 4%, also self-adjustable options 1 to 2%, 2 to 3%, and 3 to 4%.
  - HARSH 1 to 3% obscuration.
- Drift compensation.
- Each Loop Card has its own integral processor providing maximum survivability on loss of any other component. SLC provides full response on loss of any other system processor.
- Optional programmable switches can be configured to enable, disable or group any combination of output devices.
- Integrated point or Grouped Cross Zoning allows for numerous devices installed at any location to cooperate and determine alarm condition.
- Automatic detector sensitivity testing.
- DIRTY and VERY DIRTY detector maintenance alerts.

Ordering Information

Part Number	Description
ILI-MB-E3	Intelligent Loop Interface-Main Board
ILI95-MB-E3	Intelligent Loop Interface-Main Board
ILI-S-E3	Intelligent Loop Interface-Expansion Board
ILI95-S-E3	Intelligent Loop Interface-Expansion Board
ANX-SR	Addressable Node Expander-Single Ring
ANX-MR-FO	Addressable Node Expander-Multi-Ring Fiber Optic
ANX-MR-UTP	Addressable Node Expander-Multi-Ring Twisted-pair
LCD-E3	LCD-E3, LCD Keypad Display
RPT-E3-FO	Network Repeater (fiber and twisted-pair)
RPT-E3-UTP	Network Repeater (twisted-pair only)
DACT-E3	Digital Alarm Communicator Transmitter
ANU-48	ANU-48 LED Driver Module
ASM-16	Addressable Switch Module
NGA	LCD Network Graphic Annunciator
PM-9	Power Supply Module
PM-9G	Power Supply Module
LCD-7100	Remote LCD Display
RAN-7100	Remote LCD Display

For additional information on the cabinets, refer to the E3 Series Cabinets data sheet (Part Number: 9020-0649).

Seismic Battery Bracket Kits

For information on the types of Seismic Battery Bracket Kits that are available, the Seismic Battery Bracket Kit Part Numbers and the installation instructions, refer to the following documents:

- Seismic Battery Bracket Installation Guide, P/N: 53839
- E3 Series Cabinets Data Sheet, P/N: 9020-0649

Gamewell FCI FIRE CONTROL INSTRUMENTS

by Honeywell

Velociti® Series ASD-PL2F, ASD-PTL2F and ASD-PL2FR

Description

The Gamewell-FCI Velociti® Series, analog addressable plug-in smoke sensors with integral communication provide features that surpass conventional sensors. Sensitivity can be programmed in the control panel software, and is continuously monitored and reported to the panel. Point ID capability allows each sensor's address to be set, providing exact locations for selective maintenance when the chamber contamination reaches an unacceptable level. The ASD-PL2F photoelectric sensor's unique optical sensing chamber is engineered to sense smoke produced by a wide range of combustion sources. Dual electronic thermistors add 135°F (57°C) fixed-temperature thermal sensing on the ASD-PTL2F model.

The Velociti® Series use a communication protocol that substantially increases the speed of communication between the sensors and certain Gamewell-FCI analog addressable fire alarm controls. These devices operate in a grouped fashion. If one of the devices in the group has a status change, the panel's microprocessor stops the group poll and concentrates on the single device. The net effect is a response speed up to five times greater than earlier designs.

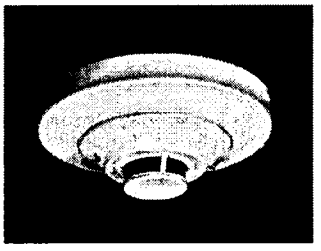
Ordering Information

Part Number	Description
ASD-PL2F	Analog, addressable photoelectronic smoke sensor
ASD-PTL2F	Analog, addressable photoelectronic smoke sensor with thermal sensing
ASD-PL2FR	Analog, addressable photoelectronic smoke sensor used with the DNR duct base when the remote test is required.

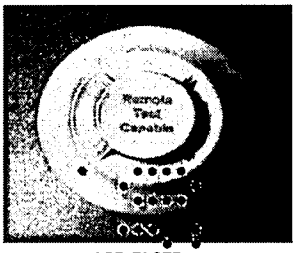
Velociti® is a registered trademark of Honeywell International Inc.

UL® is a registered trademark of Underwriters Laboratories Inc.

Analog, Addressable Photoelectronic Smoke Sensor



ASD-PL2F/ASD-PTL2F



ASD-PL2FR

Features

- Sleek, low-profile design.
- Visual rotary, decimal switch addressing (01-159).
- Built-in functional test switch activated by an external magnet.
- Bicolor LEDs flash green whenever the sensor is addressed, and light steady red on alarm.*
- Optional relay, isolator, or sounder bases.
- Low standby current.
- Analog addressable communication.
- Stable communication technique with noise immunity.
- Optional remote, single-gang LED Indicator (RA100Z).
- Compatible with Gamewell-FCI analog addressable panels.

Note: *Only the red LED is operative in panels that do not operate in Velociti® mode.

SIGNALING UL® LISTED S1913 FM APPROVED 3023594 MEA Approved FDNY COA #:219-02-E 7272-1703:0121 Vol.VI

ISO 9001 QUALITY SYSTEMS

GAMEWELL-FCI
12 Clintonville Road, Northford, CT 06472-1653 USA • Tel: (203) 484-7161 • Fax: (203) 484-7118

Specifications are for information only, are not intended for installation purposes, and are subject to change without notice. No responsibility is assumed by Gamewell-FCI for their use.

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Installation

ASD-PL2F plug-in sensors use a separate base to simplify installation, service, and maintenance. A special tool allows maintenance personnel to plug-in and remove sensors without using a ladder.

Mount the base on a box which is at least 1.5" (3.8 cm) deep. Suitable mounting base boxes include:

- 4.0" (10.2 cm) square box.
- 3.5" (8.9 cm) or 4.0" (10.2 cm) octagonal box.
- Single-gang box (except relay or isolator bases).
- With B200S or B200SR base, mounted on a 4.0" (10.2 cm) octagonal or square box.
- With B224RB or B224BI base, mounted on a 3.5" (8.9 cm) octagonal box, or a 4.0" (10.2 cm) octagonal or square box.

NOTE: Because of the inherent supervision provided by the SLC, end-of-line resistors are not required. Wiring "T-taps" or branches are permitted for Style 4 (Class "B") wiring.

Sensor Spacing

Gamewell-FCI recommends that the spacing sensors be used in compliance with NFPA 72.

Specifications

ASD-PL2F, ASD-PTL2F, ASD-PL2FR:

Dimensions:	2.1" (5.1 cm) height
Diameter:	4.1" (10.4 cm) installed in the B501 base 6.1" (15.5 cm) installed in the B210LP base
Shipping Weight:	5.2 oz. (147 g)
Operating Temperature:	ASD-PL2F: 32° F to 120° F (0° C to 49° C) ASD-PTL2F: 32° F to 100° F (0° C to 38° C)
UL®-Listed Velocity Range:	0-4000 ft./min. (1,219.2 m/min.), suitable for installation in ducts.
Relative Humidity:	10-93% (non-condensing)
Thermal Ratings:	Fixed-temperature setpoint 135° F (57° C)

Electrical Specifications

Voltage Range:	15 – 32 volts DC peak
Standby Current:	(max. avg.): .0003 A @ 24 VDC (One communication every 5 seconds with LED blink enabled).
Maximum Alarm-Current:	.0065 A @ 24 VDC (LED lit).

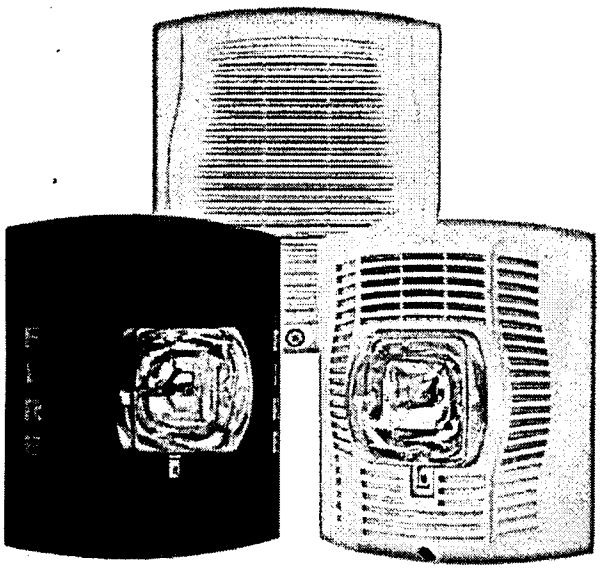
Bases and Options

B501	Plug-in sensor base without flange
Dimensions:	4.1" (10.4 cm) diameter
B210LP	Flanged mounting base
Dimensions:	6.1" (15.5 cm) diameter
B210LPBP	Flanged mounting base bulk pack
Dimensions:	6.1" (15.5 cm) diameter
B224RB Relay Base	Plug-in sensor base with auxiliary relay, SPDT, rated 2 amps @ 30 VDC (resistive). Screw terminals: Up to 14 AWG (2.0 mm^2) 2 coil latching relay 1 Form C contact UL/CSA Rating: 0.9 A @ 125 VAC, inductive 0.9 A @ 110 VDC, inductive 3 A @ 30 VDC, resistive
Dimensions:	6.1" (15.5 cm) diameter **Maximum:** 25 devices between isolator bases.
B200S	Intelligent sensor sounder base
Dimensions:	6.875" (17.5 cm) diameter
B200SR	Standard sounder base, UL 8649th Edition compliant, ULC Listed
Dimensions:	6.875" (17.5 cm) diameter
RA100Z	Remote LED Annunciator
BCK-200	Black detector covers (box of 10)
DNR	Duct smoke housing

SYSTEM SENSOR®

Indoor Selectable-Output Speaker Strobes and Dual Voltage Evacuation Speakers for Wall Applications

The SpectrAlert® Advance selectable output speaker strobes and dual-voltage evacuation speakers can reduce ground faults and enable faster installation.



SPECTRAlert ADVANCE from System Sensor

Features

- Plug-in design and protective cover reduce ground faults
- Universal mounting plate with an onboard shorting spring tests wiring continuity before installation
- No extension ring required
- Field selectable candela settings:
  Standard: 15, 15/75, 30, 75, 95, 110, 115
  High: 135, 150, 177, 185
- Automatic selection of 12- or 24-volt operation at 15 and 15/75 candela
- Rotary switch simplifies field selection of speaker voltage (25 and 70.7 Vrms) and power settings (¼, ½, 1 and 2 watts)
- SP speakers offer high fidelity sound output
- SPV speakers offer high volume sound output
- Compatible with System Sensor synchronization protocol
- Electrical compatibility with existing SpectrAlert products
- Tamper-resistant construction
- Listed for ceiling or wall mounting

The SpectrAlert Advance Series of speakers and speaker strobes reduce costly ground faults using a plug-in design and universal mounting plate that allow the installer to pre-wire mounting plates, dress the wires, and confirm wiring continuity before plugging in the speakers. In addition, a protective plastic cover prevents nicked wires by covering exposed speaker components.

These devices also enable faster installations by providing instant feedback to ensure that wiring is properly connected, rotary switches to select voltage and power settings, and 11 field-selectable candela settings for both wall and ceiling speaker strobes.

The low total harmonic distortion of the SP speaker offers high fidelity sound output while the SPV speaker offers high volume sound output for use in high ambient noise applications.

SpectrAlert Advance makes installation easy

- Attach a universal mounting plate to a 4 x 4 x 2⅛ inch back box. Flush-mount applications do not require an extension ring.
- Connect the notification appliance circuit or speaker wiring to the terminals on the mounting plate.
- Attach the speaker or speaker strobe to the mounting plate by inserting the product tabs into the mounting plate grooves. Hinge the device into position to lock the product pins into the mounting plate terminals. The device will temporarily hold in place with a catch until it is secured with a captured mounting screw.

Agency Listings

SIGNALING UL LISTED S4048 | 7320-1653:201 | FM APPROVED | MEA approved 10-08-E

SpectrAlert Advance Speaker and Speaker Strobe Specifications

Architectural/Engineering Specifications

General

SpectrAlert Advance speaker and speaker strobes shall mount to a 4 x 4 x 2⅛-inch back box. A universal mounting plate shall be used for mounting ceiling and wall products. The notification appliance circuit and amplifier wiring shall terminate at the universal mounting plate. Also, SpectrAlert Advance speaker strobes, when used with the Sync•Circuit™ Module accessory, shall be powered from a non-coded notification appliance circuit output and shall operate on a nominal 12 or 24 volts. When used with the Sync•Circuit Module, 12-volt rated notification appliance circuit outputs shall operate between 8.5 and 17.5 volts; 24-volt rated notification appliance circuit outputs shall operate between 16.5 and 33 volts. Indoor SpectrAlert Advance products shall operate between 32°F and 120°F from a regulated DC, or full-wave rectified, unfiltered power supply. Speaker strobes shall have field-selectable candela settings including 15, 15/75, 30, 75, 95, 110, 115, 135, 150, 177, 185.

Speaker

The speaker shall be a System Sensor SpectrAlert Advance model _____ dual-voltage transformer speaker capable of operating at 25.0 or 70.7 nominal Vrms. It should be listed to UL 1480 and shall be approved for fire protective service. The speaker shall have a frequency range of 400 to 4,000 Hz and shall have an operating temperature between 32°F and 120°F. The speaker shall have power taps and voltage that are selected by rotary switches.

Speaker Strobe combination

The speaker strobe shall be a System Sensor SpectrAlert Advance model _____ listed to UL1480 and UL 1971 and be approved for fire protective signaling systems. The speaker shall be capable of operating at 25.0 or 70.7 nominal Vrms selected via rotary switch, and shall have a frequency range of 400 to 4,000 Hz. The speaker shall have power taps that are selected by rotary switch. The strobe shall comply with the NFPA 72 requirements for visible signaling appliances, flashing at 1 Hz over the strobe's entire operating voltage range. The strobe light shall consist of a xenon flash tube and associated lens/reflector system.

Synchronization Module

The module shall be a System Sensor Sync•Circuit model MDL3 listed to UL 464 and shall be approved for fire protective service. The module shall synchronize SpectrAlert strobes at 1 Hz. The module shall mount to a 4 11/16 x 4 11/16 x 2⅛-inch back box. The module shall also control two Style Y (class B) circuits or one Style Z (class A) circuit. The module shall synchronize multiple zones. Daisy chaining two or more synchronization modules together will synchronize all the zones they control. The module shall not operate on a coded power supply.

Physical Specifications

Operating Temperature	32°F to 120°F (0°C to 49°C)		
Humidity Range	10 to 93% non-condensing		
Dimensions, Wall-Mount	**Length**	**Width**	**Depth**
SP Speaker	6 in, 152 mm	5 in, 127 mm	2.8 in, 71 mm
SPV Speaker	6 in, 152 mm	5 in, 127 mm	2.9 in, 74 mm
With Surface Mount Back Box	6 in, 152 mm	5.1 in, 130 mm	3.4 in, 86 mm
SPS Speaker/Strobe (including lens and speaker)	6 in, 152 mm	5.1 in, 127 mm	4.7 in, 119 mm
With Surface Mount Back Box	6 in, 152 mm	5.1 in, 130 mm	5.325 in, 135 mm

Electrical/Operating Specifications

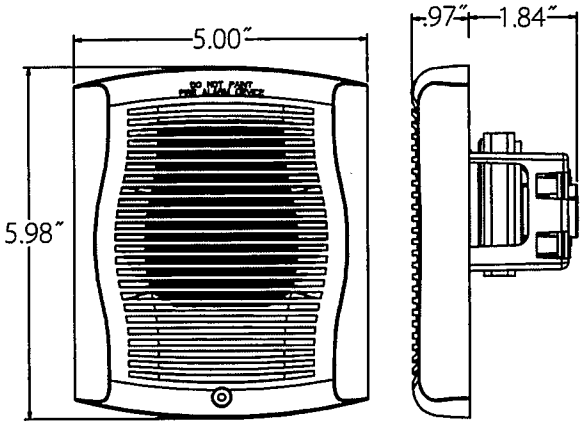
Nominal Voltage (speakers)	25 Volts or 70.7 Volts (nominal)
Maximum Supervisory Voltage (speakers)	50 VDC
Strobe Flash Rate	1 flash per second
Nominal Voltage (strobes)	Regulated 12 VDC/ FWR or regulated 24 DC/FWR
Operating Voltage Range (includes fire alarm panels with built in sync)	8 to 17.5 V (12 V nominal) or 16 to 33V (24 V nominal)
Operating Voltage with MDL3 Sync Module	8.5 to 17.5 V (12 V nominal) or 16.5 to 33V (24 V nominal)
Frequency Range	400 to 4000 Hz
Power	¼, ½, 1, 2 watts

UL Current Draw Data

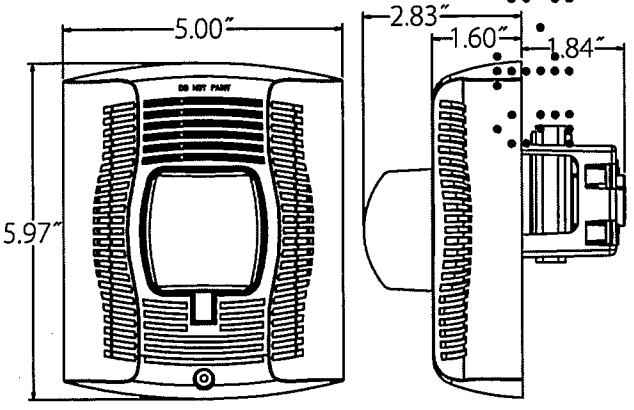
UL Max. Strobe Current Draw (mA RMS)					
		8 to 17.5 Volts		16 to 33 Volts	
	Candela	DC	FWR	DC	FWR
Standard Candela Range	15	123	128	66	71
	15/75	142	148	77	81
	30	NA	NA	94	96
	75	NA	NA	158	153
	95	NA	NA	181	176
	110	NA	NA	202	195
	115	NA	NA	210	205
High Candela Range	135	NA	NA	228	207
	150	NA	NA	246	220
	177	NA	NA	281	251
	185	NA	NA	286	258

Sound Output				
UL Reverberant (dBA @ 10 ft.)	2W	1W	½ W	¼ W
Wall-Mount SP Series	86	83	80	77
Wall-Mount SPV Series	90	87	84	81
Wall-Mount SPS Series	85	82	79	76
Wall-Mount SPSV Series	89	86	83	80

Dimensions

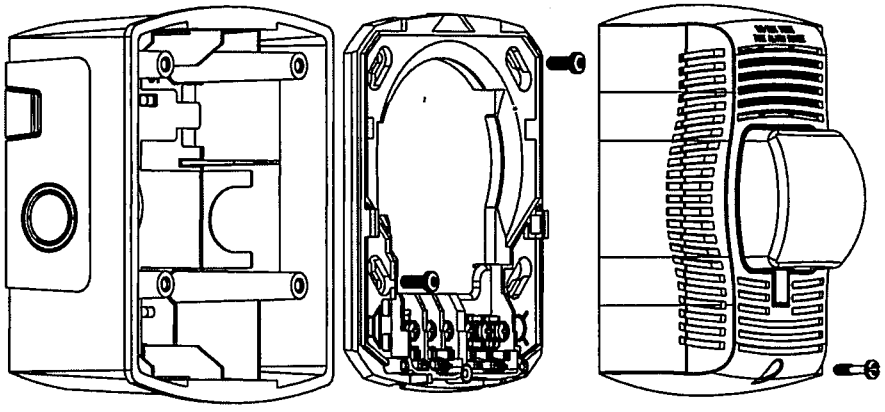


Wall-Mount SP Speaker



Wall-Mount SPS Speaker Strobe

Surface Mounting



Wall-Mount Speaker Strobe with SBBSPR Surface Mount Back

Ordering Information for SpectrAlert® Advance Speakers and Speaker Strobes

Wall Mount		
White	**Red**	**Description**
SPW	SPR	Speaker only
SPWV	SPRV	Speaker only, High dB
SPSW	SPSR	Speaker Strobe, Standard cd
SPSW-P	SPSR-P	Plain Speaker Strobe, Standard cd
SPSW-ALERT	—	Speaker Strobe, Standard cd, Amber Lens
SPSW-CLR-ALERT	—	Speaker Strobe, Standard cd, Clear Lens
SPSWH	SPSRH	Speaker Strobe, High cd
SPSWH-P	—	Plain Speaker Strobe, High cd
SPSWV	SPSRV	Speaker Strobe, Standard cd, High dB
SPSWV-P	SPSRV-P	Plain Speaker Strobe, Standard cd, High dB
Accessories		
White	**Red**	**Description**
RFPW	RFP	7 in x 9.5 in Retrofit Plate
SBBSPW	SBBSPR	Surface Mount Back Box for Speakers and Speaker Strobes
TRW	TR	Wall Mount Trim Ring

Notes:
All -P models have a plain housing (no "FIRE" marking on the cover)
"Standard cd" refers to strobes that include 15, 15/75, 30, 75, 95, 110, and 115 candela settings.
"High cd" refers to strobes that include 135, 150, 177, and 185 candela settings.

SYSTEM SENSOR®
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www.systemsensor.com

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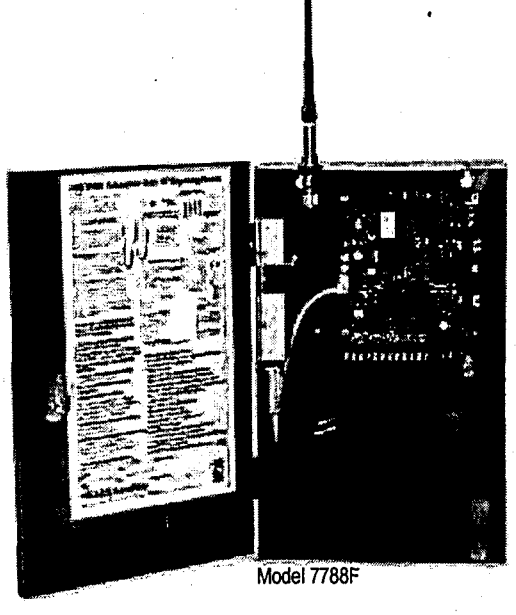
Product specifications subject to change without notice. Visit systemsensor.com for current product information, including the latest version of this data sheet.
AVDS11602 • 2/15

7788F/7744F Series

Wireless Fire Alarm Communicators for IntelliNet

AES CORPORATION | IntelliNet For Alarm Monitoring



Model 7788F

UL LISTED

Advanced Wireless Alarm Monitoring

As expensive dedicated landlines, required for UL864 compliance disappear, and the future of GSM for alarm transmission becomes increasingly uncertain, the AES IntelliNet mesh radio network continues to offer unmatched reliability and speed in delivering wireless alarm signals to a central station without any third-party fees or reliance on networks operated by companies outside the alarm industry. The 7788F/7744F Series Subscribers provide the wireless communications link between the fire alarm panel and the central station receiver. Ideal for most commercial fire alarm applications, each 7788F/7744F Series Subscriber is housed in a full-sized, red, locked steel cabinet and supports a range of alarm panel inputs, including EOL fire, EOL supervised, and direct voltage from the panel (non-fire applications).

Supervised Operation

AES Subscribers offer fully-supervised operation that includes monitoring of operating power (both primary AC and battery back-up) and the connection to the mesh radio network. Each subscriber "checks-in" with the AES central station receiver at least once every 24 hours. The supervision check-in time can be set to as often as needed for the application, as appropriate for the network. Because the central station operates the wireless network, there is no additional cost for air time to transmit supervisory signals.

Full Data Reporting from Alarm Panel Digital Dialer

Models 7788F-ULP and 7744F-ULP come equipped with an IntelliPro-Fire Full Data Module (AES-7794) which enables reporting of full alarm data captured from the alarm panel's digital communicator. IntelliPro-Fire supports most alarm communication formats including Contact ID, Pulse, as well as Bosch Modem IIe and Modem IIIa2 (when converted to Contact ID format).

Features – All models

- UL Listed commercial fire alarm applications.
- Meets NFPA 72 requirements
- Direct reporting to AES receiver across IntelliNet mesh radio network
- Each Subscriber acts as transmitter/receiver/repeater
- Simple and fast activation on network
- On board status LEDs for easy set up
- 8 programmable zone inputs – 7788F
- 4 programmable zone inputs and 4 reverse polarity inputs – 7744F
- Easy programming via AES handheld programmer or PC
- Rugged metal housing ideal for any commercial fire alarm application
- Narrowband compliant

Models 7788F/7744F-ULP with IntelliPro Fire also includes

- IntelliPro Fire transmits full alarm data from virtually any fire alarm panel digital communicator
- Alarm format support for Contact ID, Pulse, as well as Bosch Modem IIe and Modem IIIa
- Easy installation in AES subscriber
- Operates in applications with or without a phone line

Wireless mesh networking is an innovative technology adopted by many industries with applications that need to communicate data over a large geographicv area with a high level of reliability at a low total cost of ownership.

The advanced design and 2-way communications capability provides easy installation, expansion, and management when compared to alternative communication methods, both wired and wireless.

7744F/7788F Series

AES IntelliNet
CORPORATION | For Alarm Monitoring

Technical Specifications

7788F/7744F Series Subscriber

Dimensions
- 13.25"H x 8.5"W x 4.3"D (34cm H x 21.5cm W x 11cm D)

Weight
- Approx. 7 pounds (3.2 kilograms), excludes battery.

Radio Frequency
- Standard Frequency Range: 450-470MHz (others available in 400-512MHz range)
- Output Power – 2 Watts

Antenna
- Included 2.5 db tamper resistant antenna mounts on enclosure
- Multiple remote antenna options available

Power Input
- 16.5VAC, 40VA transformer (not included) (AES 1640, ELK TRG1640, MG Electronics MGT1640 – UL Listed for use)

Backup Battery
- Will charge 12V battery up to 7.5 AH. Requires 12VDC 7.5 AH battery for UL 864.

Alarm Signal Inputs (subscriber)
- 7788F – 8 individually programmable zones
- 7744F – 4 individually programmable zones and 4 reverse polarity inputs

UL Standards
- UL 864 Edition 9 – Standard for Control Units and Accessories for Fire Alarm Systems
- UL 365 – Standard for Police Station Connected Burglar Alarm Units and Systems
- UL 1681 – Standard for Central Station Burglar Alarm Units

Antenna Cut / Communication Trouble Output
- Form C relay; fail secure; rated for 24 VDC 1A resistive

Reset Button
- Located on main circuit board.

Operating Temperature
- 0° to 50° C (32° to 122°F)

Storage Temperature
- –10° to 60° C (14° to 140°F)

Relative Humidity
- 0 to 85% RHC, Non Condensing

AES-7794 IntelliPro Fire

Packaged with 7744F-ULP and 7788F-ULP

Input / Output Connections
- RJ11 connection to AES subscriber for module data and power
- RJ11 connector for Handheld Programmer/PC programming
- RJ31X Telco connections - T and R both in and out via terminal strip and RJ45
- Alarm Panel digital communicator T and R both in and out via termina strip and RJ45
- Trouble output: Form C relay detects if Subscriber is off the network

Alarm Formats
- Support for Contact ID and Pulse formats as well as Modem IIe and Modem IIIa2 converted to CID

Size
- 2.8 x 5.0 inches (7.1cm x 12.7cm)

Power Requirements
- 12 VDC nominal - primary and backup power provided by the AES 7788F/7744F or other Subscriber

AES-IntelliNet™ is the industry leader in delivering high-quality mesh radio networks to the fire and security industry in commercial, corporate, government, and educational applications with its broad line of products and advanced network management tools. Users of AES-IntelliNet networks have gained significant revenue, communications, and cost advantages while meeting the high standards of reliability required for the fire and security industry. AES-IntelliNet alarm monitoring systems are deployed at hundreds of thousands of locations in over 130 countries.

AES IntelliNet
CORPORATION | For Alarm Monitoring

For more information
Call 800-AES-NETS (800-237-6387)

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Tel. +1 978-535-7310 | Fax +1 978-535-7313
Email info@aes-intellinet.com | Web www.aes-intellinet.com

How to Order

Model	Description
7744F	4 Zone Fire Alarm Subscriber with 4 reverse polarity inputs
7744F-ULP	7744F Fire Alarm Subscriber with IntelliPro Fire full data module
7788F	8 Zone Fire Alarm Subscriber
7788F-ULP	7788F Fire Alarm Subscriber with IntelliPro Fire full data module

Optional Accessories

7041E	Subscriber Handheld Programmer
7794	IntelliPro Fire Full Data Module
1640	Plug-in Transformer: 16.5VAC, 40VA

SIA · Central Station Alarm Association · SECURITY NETWORK of AMERICA · NFPA · UL

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7788-7744F/1/12/R4

ALARM & ELECTRONICS
Systems, LLC

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State Certified EF20000605
13973 SW 140 Street Miami, FL. 33186
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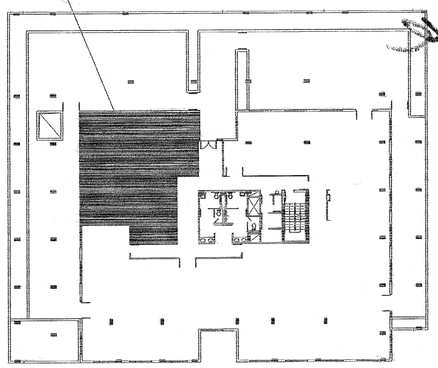
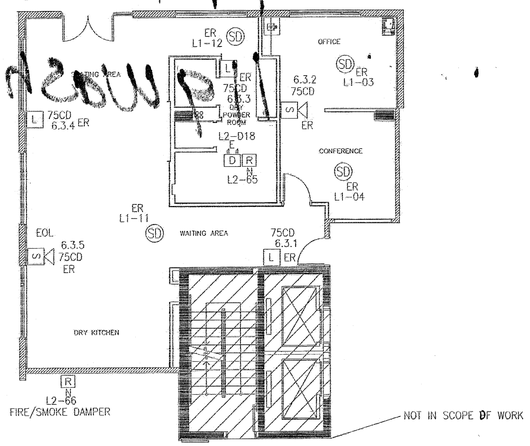
Scope of Work



4th Floor Site Plan - N.T.S.



Fire Alarm Plan

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION	MANUFACTURE	MODEL
FACP	FIRE ALARM CONTROL PANEL	GAMEWELL/FCI	E-3
RPS	REMOTE POWER SUPPLY	POTTER	PSN Series
RAD	RADIO COMMUNICATOR	AES	7788-F
SD	ADDRESSABLE SMOKE DETECTOR	GAMEWELL/FCI	ASD-PL2F
HD	ADDRESSABLE HEAT DETECTOR	GAMEWELL/FCI	ATD-L2F
D	ADDRESSABLE DUCT DETECTOR	GAMEWELL/FCI	DNR
P	ADDRESSABLE PULL STATION	GAMEWELL/FCI	MS-7
R	CONTROL RELAY	GAMEWELL/FCI	AOM-2RF
S	SPEAKER/STROBE (75cd)	WHEELOCK	ET70-24MCW-FR
L	STROBE LIGHT (75cd)	WHEELOCK	RSS-24MCW-FR
L CM	CEILING MOUNTED STROBE LIGHT (75cd)	WHEELOCK	RSS-24MCC-FR
TS	MONITOR MODULE FOR TAMPER SWITCH	GAMEWELL/FCI	AMM-2F
FS	MONITOR MODULE FOR WATER FLOW SWITCH	GAMEWELL/FCI	AMM-2F
PIV	MONITOR MODULE FOR PIV	GAMEWELL/FCI	AMM-2F

FLORIDA BUILDING CODE FIFTH EDITION 2014
And applicable reference codes

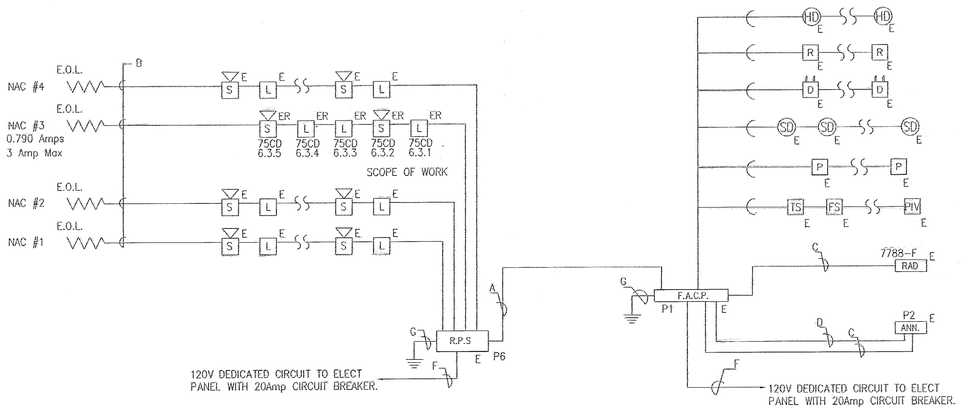
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	OK 7-13-15
PLUMBING:	
ELECTRICAL:	7-13-15
MECHANICAL:	
FIRE PREVENTION:	TAYLOR 7/13/15
FLOOD:	
PUBLIC WORKS:	
STRUCTURAL	
ELEVATOR	
ROOFING:	

WIRE LEGEND

SYMBOL	WIRE TYPE AND DESCRIPTION
A	18-2 FPLP OR 2-18 TFN FOR SIGNALING LINE CIRCUIT
B	16-2 FPLP OR 2-14 THHN FOR NOTIFICATION APPLIANCE CIRC.
C	18-2 FPLP WIRE FOR ANNUNCIATOR POWER/RADIO COMMUNICATION
D	18-4 FPLP WIRE FOR ANNUNCIATOR COMMUNICATIONS
F	12 AWG THHN WIRE FOR RPS & FACP POWER
G	12 AWG THHN WIRE FOR RPS & FACP GROUND

E: DENOTE EXISTING DEVICE
ER: DENOTE EXISTING RELOCATED DEVICE
N: NEW DEVICE
CM: CEILING MOUNTED DEVICE



N.T.S.

FIRE ALARM SYSTEM RISER

All devices existing unless noted

NOTES

THE JOB NAME IS: Yukon Building
SYSTEM DESIGN IS BY MICHAEL P DONNELLY STATE LICENSED EF 20000605
THIS SYSTEM IS REQUIRED BY NFPA 101 2009 CHAPTER # 38 AND INSTALLED UNDER NFPA 70 2008 & NFPA 72 2002, 2010
THE OCCUPANCY TYPE IS AN: EXISTING BUSINESS OCCUPANCY
THE SCOPE OF WORK WILL BE TO INSTALL AN ADDITION TO AN EXISTING FIRE ALARM SYSTEM
GROUND SHALL BE #12 PER NEC TABLE 250-95
THE WIRE WILL BE INSTALL UNDER NEC 620-21 SPEC.
FIRE ALARM CONNECTED TO ELECT. PANEL. PANEL "A" CIRCUIT #12, THHN, #12 TO A MAX.
20 AMPS BREAKER/FUSE.
THE FIRE ALARM SYSTEM IS A "POWER LIMITED" FIRE ALARM SYSTEM.
THE INITIATION TYPE WILL BE ADDRESSABLE STYLE 4
THE NOTIFICATION TYPE CLASS "B" STYLE "Y" SPEAKER STROBE
THIS FIRE ALARM IS A EXISTING REMOTE STATION SERVICE SYSTEM
ALL OF THE DEVICES ARE LISTED "UL" COMPATIBLE ON SPEC. SHEETS FOR USE WITH FIRE ALARM SYSTEMS
THE PLANS ARE DRAWN 1/8" SCALE OR COVERAGE IS SHOWN AND ALL CEILINGS ARE LESS THAN 10' FLAT UNLESS NOTED
WIRE USED WILL BE 18GA. MIN. FPL, FPLR, OR FPLP AS THE JOB CONDITIONS REQUIRE
PER NEC ARTICLE 760 POWER LIMITED WIRE NEEDS NO CONDUIT AS LONG AS WIRE IS PROTECTED FROM DAMAGE, AND AS STATED IN NEC ARTICLE 760-28 (b)(1) AND HOIST WAYS ARTICLE 620-21EXECPTION 1.
WHEN CONDUIT IS USED IT WILL BE A MINIMUM OF ½" AND HAVE A MAXIMUM FILL OF 40% PER NFPA 70 TABLES FOR FIRE POWER LIMIT WIRE.
THE END OF LINE RESISTORS WILL BE AT THE LAST DEVICE ON THE CIRCUIT OR LOOP
A SMOKE DETECTOR WILL BE LOCATED ABOVE ALL FIRE ALARM PANEL
A CONTROL RELAY IS LOCATED WITHIN 3' OF THE OBJECT TO BE CONTROLLED AND IS WIRED FAIL SAFE
PULL STATIONS ARE UNDER 200 FT. TRAVEL DISTANCE AND ARE AT ALL FIRE EXITS MOUNTED @ 48" AFF TO TOP OF PULL PER "ADA" NO LOWER THAN 42" PER NFPA 72
CORRIDOR SPACING FOR HORN/STROBES SHALL BE NO MORE THAN 15' FROM END OF HALL AND NO FURTHER THAN 100' APART UNLESS FULL COVERAGE IS ACQUIRED, MOUNTED @ 80"AFF

THIS BUILDING DOES HAVE A SPRINKLER SYSTEM.

FLOW BELL SHALL ACTIVATE UPON WATER FLOW ONLY
FLOW BELL SHALLCONTINUE TO SOUND AS LONG AS WATER IS FLOWING
FLOW BELL SHALL NOT BE SILENCEABLE FROM FACP

SEQUENCE OF OPERATION

UPON ACTIVATION OF AN INITIATION DEVICE (SMOKE OR PULL) NOTIFICATION DEVICES WILL BE ACTIVATED (STROBES AND HORN/STROBES) AND A SIGNAL WILL BE TRANSMITTED TO THE UL LISTED CENTRAL STATION FOR ACTION

ANY TROUBLE OR SUPERVISORY SIGNAL WILL BE SOUNDED AND VISUALLY NOTED AT THE PANEL AND BE TRANSMITTED TO THE UL LISTED CENTRAL STATION FOR ACTION
ELEVATOR RECALL

ELEVATOR RECALL IS REQUIRED:

HEAT/SMOKE DETECTORS IN THE ELEVATOR LOBBIES, SHAFTS, AND/OR MACHINE ROOMS SHALL:

1. INITIATE AN ALARM CONDITION IN THE BUILDING FOR EVACUATION PURPOSES. (NFPA 101)
2. INITIATE THE RECALL OF THE ELEVATOR CARS AS FOLLOWS IN ACCORDANCE WITH NFPA 72

PRIMARY ELEVATOR RECALL: ANY ELEVATOR LOBBY SMOKE DETECTOR LOCATED ON FLOORS 2 AND ABOVE AND/OR ANY SMOKE DETECTOR IN THE ELEVATOR MACHINE ROOM OR ELEVATOR SHAFT SHALL INITIATE PRIMARY RECALL WHICH WILL BRIGN THE ELEVATOR CAR TO THE FIRST FLOOR AND LOCK THE DOORS IN THE OPEN POSITION.

SECONDARY ELEVATOR RECALL: ANY ELEVATOR LOBBY SMOKE DETECTOR LOCATED ON THE FIRST FLOOR SHALL INITIATE RECALL WHICH WILL BRING THE ELEVATOR VAR TO THE SECOND FLOOR AND LOCK THE DOORS IN THE OPEN POSITION.

ELEVATOR WARNING LIGHTS: ACTUATION OF ANY ELEVATOR MACHINE ROOM SMOKE DETECTOR OR ELEVATOR HOISTWAY DETECTOR SHALL ALSO INITIATE THE ELEVATOR WARNING LIGHTS TO ALERT EMERGENCY PERSONNEL THAT THE ELEVATORS ARE NOT SAFE FOR USE AS REQUIRED IN NFPA 72
NOTE: THE WARNING LIGHT OPERATION IS PROGRAMMED/ACTIVATED BYTHE ELEVATOR CONTRACTOR; THIS ACTION IS ONLY TRIGGERED BY THE FIRE ALARM CONTROL PANEL.

VOLTAGE DROP WORK SHEET

JOB : Yukon

LOOP FT. LENGTH	R / K CM ' COPPER	MA.DRAW AMPS	CIR.MILL AREA	V. DROP 4.4V MAX	LOCATION	WIRE GA. MIN.	CIRCUIT	CLASS	STYLE
175	12.9	0.948	2580	1.659	PS-6	16	3	B	Y

NEC TABLE #8
AREA CIR. MILLS 1620 = 18GA.
AREA CIR. MILLS 2580 = 16GA.
AREA CIR. MILLS 4110 = 14GA.
AREA CIR. MILLS 6530 = 12GA.

FPL-2 CONDUCTOR GUAGE LISTED ABOVE
NAC SUPPLY 20.4 VOLTS SEC.
DEVICES OPERATING VOLT RANGE 16 TO 33
MAX VOLT DROP = 4.4 VOLTS

BATTERY CALCULATION - FACP

BATTERY CALCULATION - Power Supply 6

	STANDBY	ALARM	QTY.	TOTAL STANDBY	TOTAL ALARM
Power Supply					
PSN Series	75	0	1	75	0
Notification Devices					
Strobe 75cd		158	4	0	632
Horn/Strobe 75cd		176	17	0	2992
Strobe 110cd		202	2	0	404
Horn/Strobe 110cd		212	4		848
				STANDBY	ALARM
				75	4876
		MA. TO AMPS		0.001	0.001
		SUB TOTAL A.		0.075	4.876
		TIME HR/MIN		24	0.0833
				1.8	0.4061708
		AMP HR		2.2061708	
		Batt Used		7 A/H	

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NO.	DATE	REVISION

NO.	DATE	ISSUE

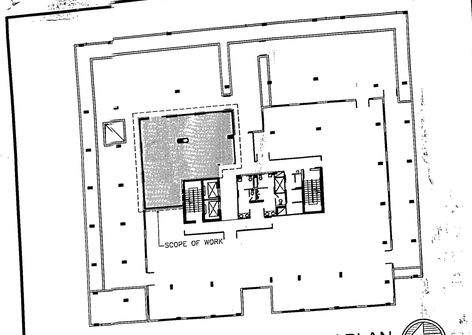
JHPSB COLLINS VENTURES, LLC
SALES CENTER
119 Washington Ave — Suite 400
Miami Beach, Florida 33139

RUSSELL T. JONES
Notary Public - State of Florida
Commission # FF 177744
My Comm. Expires Mar 14, 2019

F/A
1 OF 1
SEAL

1/8"=1'0" SCALE
07-07-2015 DATE
MICHAEL P DONNELLY-EF20000605 DESIGNED BY

B1502493
FP150659
119 Washington Ave



PROJECT INFORMATION

SCOPE OF WORK PER F.B.C.:

THIS IS A NEW SALE CENTER OFFICE ON AN EXISTING OFFICE SPACE LEVEL 2 OF ALTERATION

AREA OF CONSTRUCTION : 1,392 SF

CONSTRUCTION TYPE FBC SECC, 602 : COSTRUCTION TYPE I-B

OCCUPANCY CLASSIFICATION : BUSINESS B

CODE REVIEW INFORMATION:

APPLICABLE CODES:
ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE BUILDING CODES:

BUILDING & STRUCTURAL :	2010	FLORIDA BUILDING CODE
PLUMBING :	2010	FLORIDA PLUMBING CODE
LIFE SAFETY:	2010	FLORIDA FIRE PREVENTION CODE
MECHANICAL:	2010	FLORIDA MECHANICAL CODE
ELECTRICAL:	2008	FLORIDA ELECTRICAL CODE
ACCESSIBILITY :	2010	FLORIDA ADA COMPLIANCE CODE
ENERGY:	2010	FLORIDA ENERGY CODE

BUILDING DATA

ZONING DISTRICT INFORMATION:
CPS-1 COMMERCIAL PERFORMANCE STANDARD, LIMITED MIXED USE

SPRINKLER SYSTEM:
EXISTING FULLY SPRINKLERED BUILDING

FIRE ALARM SYSTEM:
EXISTING BUILDING EQUIPPED
THROUGHOUT WITH A FIRE ALARM SYSTEM

SHOP DRAWINGS/SUBMITTALS

1. GENERAL CONTRACTOR SHALL SUBMIT 6 COPIES OF FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION.
2. THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC.
3. BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS, AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN THE CONSTRUCTION DOCUMENTS.

SHOP DRAWINGS & CALCULATIONS FOR ITEMS BELOW UNDER SEPARATE PERMIT
- BATHROOM CABINETS
- STOREFRONT
- METAL CLADDING

Occupant Load based on Table 7.3.1.2 OF FLORIDA FIRE PREVENTION CODE 2010 NFPA 101 2010 EDITION

BUSINESS		
OFFICE SPACE	1,392 SF /100	14 PERSONS

TABLE A.7.6 NFPA
COMMON PATH, TRAVEL DISTANCE, DEAD END LENGTH

TYPE OF OCCUPANCY	COMMON PATH LIMIT (ft)		MAX. TRAVEL DIST. TO EXIT (ft)		MAXIMUN DEAD END CORRIDOR LENGTH (ft)	
	UNSPRK.	SPRK.	UNSPRK.	SPRK.	UNSPRK.	SPRK.
Group B	75	(100)	200	(300)	20	(50)

TABLE 1005.1 FBC		TABLE 1021.2 FBC	
EGRESS WIDTH PER OCCUPANT WITH SPRK.		MIN.NUMBER OF EXITS OCC. LOAD:MAX. 49 PERSONS TRAVEL DISTANCE: MAX. 75 FEET	
LEVEL	STAIRS	REQ.	PROVIDED
0.2 in	0.3 in	1	1

DOORS

ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

FIRE EXTINGUISHER

PROVIDE ABC TYPE "2A" RATED FIRE EXTINGUISHER AS SHOWN ON PLAN. EXTINGUISHER SHALL BE MOUNTED AT 48" A.F.F. TO TOP OF HANDLE, NOT TO EXCEED 75' TRAVEL DISTANCE, AND THEY WILL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.

FIRE RESISTANCE RATING
BASED ON TABLE 601 & 602 F.B.C. 2007

CONSTRUCTION TYPE : I-B (PROTECTED)

STRUCTURAL ELEMENT	TYPE I (B)
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDES, TRUSSES)	2
BEARING WALLS EXTERIOR	3
INTERIOR	3
NONBEARING WALLS & PARTITION EXTERIOR (≤5x<10)	3
INTERIOR	1
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	2
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	1

GENERAL NOTES

ALL FLOOR FINISHES TO BE SLIP RESISTANT TO 0.6 STATIC COEFFICIENT OF FRICTION ON ACCESSIBLE ROUTES AND 0.8 ON RAMPS.

MAXIMUM CHANGE OF ELEVATION AT ALL BUILDING INGRESS/EGRESS DOORS (INCLUDING THRESHOLDS) SHALL NOT EXCEED 1/2".

FIRE CODES IN EFFECT:
FLORIDA FIRE PREVENTION CODE (FFPC) 2010 EDITION , WHICH INCLUDES NFPA 101, 2010 EDITION, NFPA 1, 2010 EDITION

MINIMUM INTERIOR FINISH CLASSIFICATION (FLORIDA FIRE PREVENTION CODE)

OCCUPANCY	EXITS	LOBBIES/CORRIDORS	OTHER SPACES
BUSINESS	A OR B	A OR B	A, B OR C

(a) CLASS A INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 0-25. SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT 25 OR LESS ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE. ANY ELEMENT THEREOF, WHEN SO TESTED, SHALL NOT CONTINUE TO PROPAGATE FIRE.

(b) CLASS B INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 26-75. SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT OR MORE THAN 25 BUT NOT MORE THAN 75 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

(c) CLASS C INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 76-200. SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT OR MORE THAN 75 BUT NOT MORE THAN 200 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

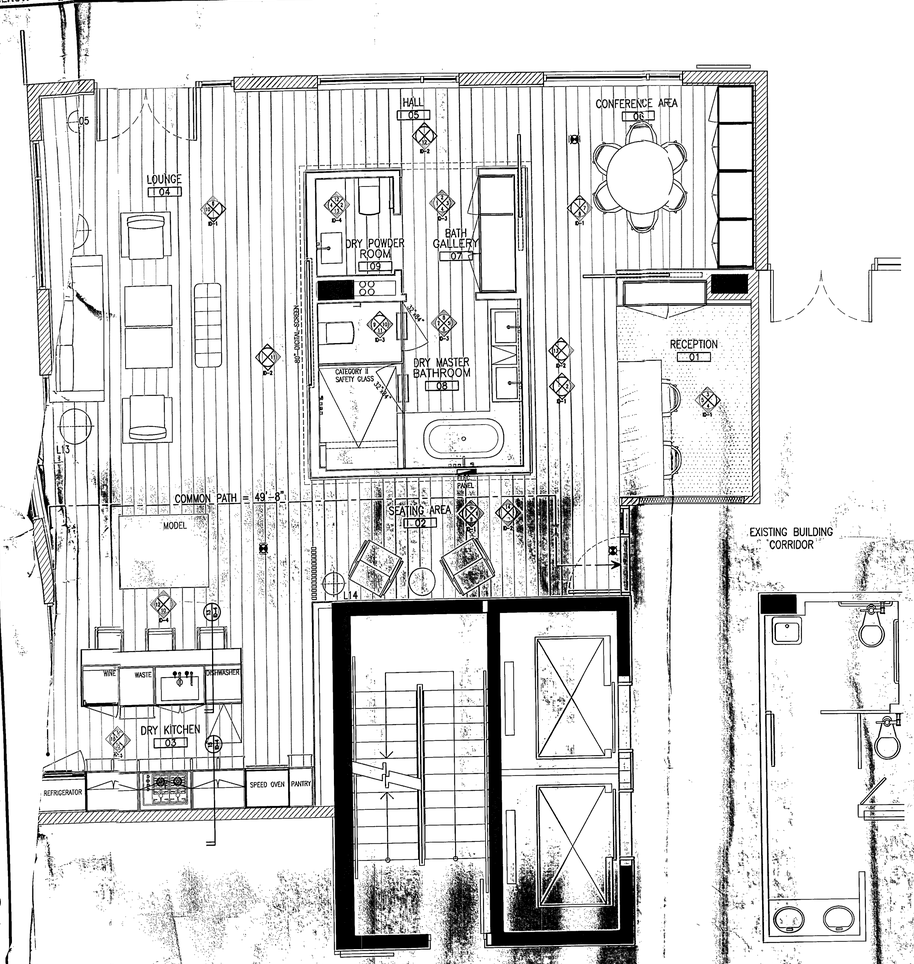
NOTE:
ALL INTERIOR FINISH SHALL COMPLY WITH FBC 803.9 AND NFPA 101 SECTION 10.2.3.

NOTICE: All written, dimensional and graphic information contained in these plans, specifications and documents are proprietary and shall remain the property of the Architect. Copyright reserved. Unauthorized use of these documents without the written permission of the Architect is prohibited. The Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright thereto. Federal Copyright Act of 1990, Public Law 101-650, Title VII, Section 702.

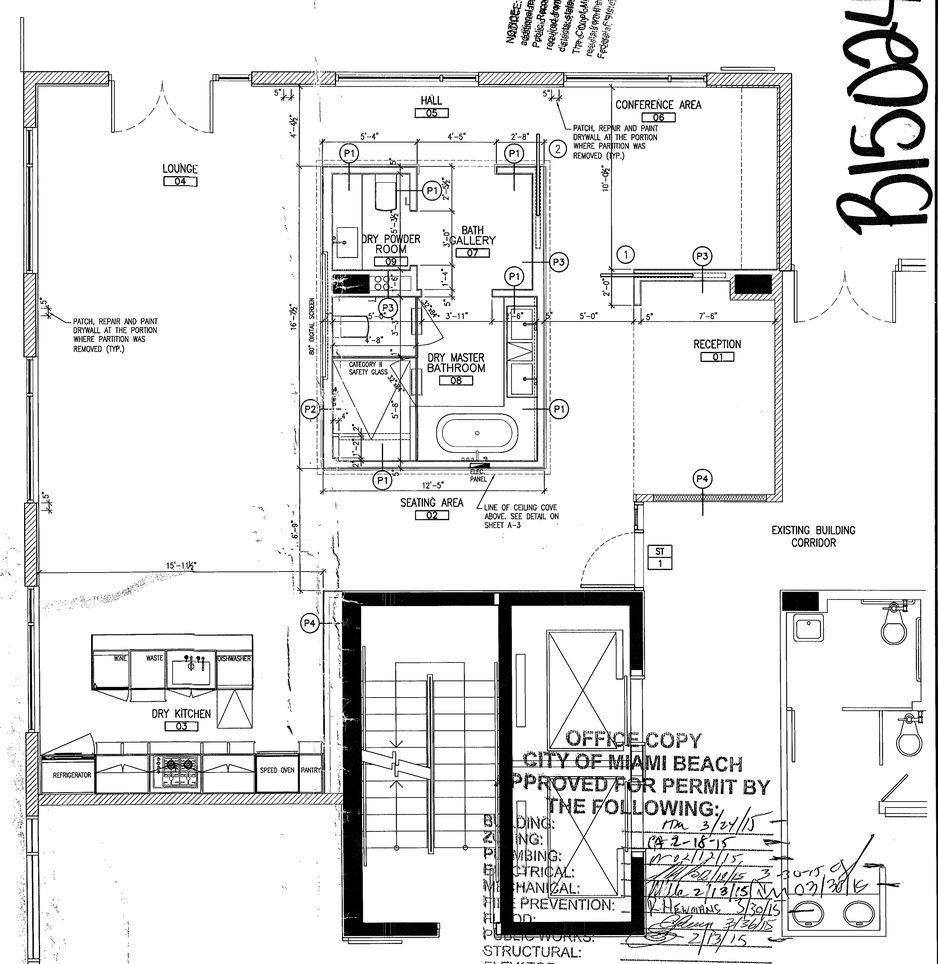
GENERAL NOTES

1. CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION AS DETAILED HEREIN. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND IS RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK.
2. STORAGE: THE CONTRACTOR SHALL PROVIDE ON-SITE, WEATHER PROTECTED STORAGE.
3. CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS..
5. QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED TO BE OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
6. COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRADES WHETHER THEY RECEIVE THEIR CONTRACT FROM THE CONTRACTOR OR OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS, AND SHALL COMPLETE THE WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH AFFECT THE CONTRACT. HE SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME.
11. TRASH REMOVAL: EACH CONTRACTOR SHALL PROVIDE TRASH REMOVAL. AT THE END OF EACH DAY, EACH CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND/OR WITHIN THE BUILDING AREA. CONSTRUCTION AREA SHOULD BE SWEPT CLEAN. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR ITS REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL RELOCATE AND ACCOMODATE ANY AND ALL UTILITY LINES IN ORDER TO ACHIEVE DESIGN
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK OR SHALL BEAR FULL RESPONSIBILITY.
14. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, A/C DUCTS, ETC.
15. GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA 201 2007 EDITION. EXCEPT AS HEREIN AMENDED.
16. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
17. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED, THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
18. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ALL FASTENING OR FRAMING TECHNIQUES AND/OR DEVICES, OR TO SHOW ALL CONDITIONS PRESENT.
20. ROOF INSULATION SHALL BE R-30.
21. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.
22. UNLESS OTHERWISE NOTED, ALL FRAMING AND FINISH LUMBER ARE SIZED IN NOMINAL DIMENSIONS.
23. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND REROUTE AS REQUIRED.
24. GENERAL CONTRACTOR TO PROVIDE ALL MEANS TO SECURE AND PROTECT CONSTRUCTION AREA FROM THE PUBLIC.
25. ALL PIPING, CONDUIT, BOX CABLE AND SIMILAR CONSTRUCTION WILL BE LOCATED INSIDE A WALL.
26. ALL EXPOSED RAW WOOD WILL BE SEALED ON ALL SIDES PRIOR TO INSTALLATION.
27. ALL ANGULAR OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/32".
28. PROVIDE PLYWOOD AND BLOCKING ON WALLS FOR ALL TOILET ROOM FIXTURES, CABINET HEATERS, KITCHEN WALLS AND MISCELLANEOUS.
29. PROVIDE WOOD TRIM AS REQUIRED TO CASE OPENINGS.
30. PROVIDE KENNESAW ORANGE JUICE (DISTRIBUTED BY "ALLAN THE JUICE MAN" 305-4589677) FOR ARCHITECT + HIS SUBCONTRACTORS DURING EACH SITE VISIT.
31. GRAPHIC REPRESENTATION OF CABINET AS SHOWN DO NOT NECESSARILY REFLECT THE FINAL DESIGN.
32. BACKSPLASH, COUNTER TOP FACING AND SIDING OF CABINETS TO BE FINISHED AS PER ID PLANS.
33. THE GENERAL CONTRACTOR MUST SUBMIT A CONSTRUCTION SCHEDULE.
34. THE GENERAL CONTRACTOR & HIS SUBCONTRACTORS MUST ASSURE COMPLIANCE WITH BUILDING AND ZONING CODES.
35. PROVIDE SHOP DRAWINGS ON ALL STEEL, DOORS, WINDOWS, PLUMBING FIXTURES, ETC. FOR APPROVAL OR CONTRACTOR WILL BEAR FULL RESPONSIBILITY.
36. ALL ABANDONED PIPING MUST BE REMOVED & DISPOSED BEFORE COMMENCEMENT OF WORK.
37. SUBMIT SAMPLES OF ALL TRIM AND FINISH MATERIAL FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



PROPOSED FURNITURE PLAN
SCALE: 1/4" = 1'-0"



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

BUILDING:	mm 3/24/15
ZONING:	CA 2-18-15
PLUMBING:	02/12/15
ELECTRICAL:	3-30-15
MECHANICAL:	2/13/15
FIRE PREVENTION:	3/30/15
FLOOD:	2/13/15
PUBLIC WORKS:	
STRUCTURAL:	
ELEVATOR:	

LEGEND

EXISTING C.M.U. WALL TO REMAIN.	P1 — PARTITION TYPE
NEW DEMISING PARTITION WITH SOUND INSULATION	104 — FINISH TAG
EXISTING PARTITION WITH NEW FINISH ON BOTH SIDES.	ST 1 — ELECTRICAL PANEL
E — EXISTING DOOR	ST — STOREFRONT TAG
1 — NEW DOOR NUMBER	

REVIEWED CITY OF MIAMI BEACH FIRE DEPARTMENT

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

ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

SALES CENTER F:
JHPSB COLLINS VENTURES, LLC
119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	CHARLES BENSON
SCALE	AS SHOWN
DATE	02-06-15
PROJECT NUMBER	21428

A-1 OF 3

STATE OF FLORIDA CHARLES H. BENSON REGISTERED ARCHITECT FEB 06 2015 AR0014022

21428

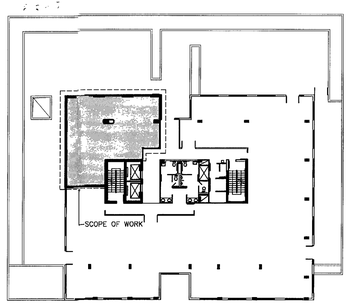
Phone 305-875-7080 Fax

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/swale 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.)

Reviewed By: Date: 2/13/15



KEY PLAN
SCALE: 1/32" = 1'-0"

PROJECT INFORMATION

SCOPE OF WORK PER F.B.C.:

THIS IS A NEW SALE CENTER OFFICE ON AN EXISTING OFFICE SPACE LEVEL 2 OF ALTERATION

AREA OF CONSTRUCTION : 1,392 SF

CONSTRUCTION TYPE FBC SECC. 602 : COSTRUCTION TYPE I–B

OCCUPANCY CLASSIFICATION : BUSINESS B

CODE REVIEW INFORMATION:

APPLICABLE CODES:
ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE BUILDING CODES:

BUILDING & STRUCTURAL	2010 – FLORIDA BUILDING CODE	
PLUMBING	2010 – FLORIDA PLUMBING CODE	
LIFE SAFETY:	2012 – FLORIDA FIRE PREVENTION CODE	(5th ed.)
MECHANICAL:	2010 – FLORIDA MECHANICAL CODE	
ELECTRICAL:	2008 – FLORIDA ELECTRICAL CODE	
ACCESSIBILITY	2010 – FLORIDA ADA COMPLIANCE CODE	
ENERGY:	2010 – FLORIDA ENERGY CODE	

A

BUILDING DATA

ZONING DISTRICT INFORMATION:
CPS–1 COMMERCIAL PERFORMANCE STANDARD, LIMITED MIXED USE

SPRINKLER SYSTEM:
EXISTING FULLY SPRINKLERED BUILDING

FIRE ALARM SYSTEM:
EXISTING BUILDING EQUIPPED
THROUGHOUT WITH A FIRE ALARM SYSTEM

SHOP DRAWINGS/SUBMITTALS

1. GENERAL CONTRACTOR SHALL SUBMIT 6 COPIES OF FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION.
2. THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC.
3. BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS, AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN THE CONSTRUCTION DOCUMENTS.

SHOP DRAWINGS & CALCULATIONS FOR ITEMS BELOW UNDER SEPARATE PERMIT
- BATHROOM CABINETS
- STOREFRONT
- METAL CLADDING

Occupant Load based on Table 7.3.1.2 OF FLORIDA FIRE PREVENTION CODE 2010 NFPA 101 2010 EDITION

BUSINESS

OFFICE SPACE 1,392 SF /100 14 PERSONS

TABLE A.7.6 NFPA
COMMON PATH, TRAVEL DISTANCE, DEAD END LENGTH

TYPE OF OCCUPANCY	COMMON PATH LIMIT (ft)		MAX. TRAVEL DIST. TO EXIT (ft)		MAXIMUN DEAD END CORRIDOR LENGTH (ft)	
	UNSPRK.	SPRK.	UNSPRK.	SPRK.	UNSPRK.	SPRK.
Group B	75	(100)	200	(300)	20	(50)

TABLE 1005.1 FBC		TABLE 1021.2 FBC	
EGRESS WIDTH PER OCCUPANT WITH SPRK.		MIN.NUMBER OF EXITS OCC. LOAD:MAX. 49 PERSONS TRAVEL DISTANCE: MAX. 75 FEET	
LEVEL	STAIRS	REQ.	PROVIDED
0.2 in	0.3 in	1	1

DOORS

ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

FIRE EXTINGUISHER

PROVIDE ABC TYPE "2A" RATED FIRE EXTINGUISHER AS SHOWN ON PLAN. EXTINGUISHER SHALL BE MOUNTED AT 48" A.F.F. TO TOP OF HANDLE, NOT TO EXCEED 75' TRAVEL DISTANCE, AND THEY WILL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.

FIRE RESISTANCE RATING
BASED ON TABLE 601 & 602 F.B.C. 2007

CONSTRUCTION TYPE : I–B (PROTECTED)

STRUCTURAL ELEMENT	TYPE I (B)
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDES, TRUSSES)	2
BEARING WALLS	
EXTERIOR	3
INTERIOR	3
NONBEARING WALLS & PARTITION	
EXTERIOR (≤5'x<10)	3
INTERIOR	1
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	2
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	1

GENERAL NOTES

ALL FLOOR FINISHES TO BE SLIP RESISTANT TO 0.6 STATIC COEFFICIENT OF FRICTION ON ACCESSIBLE ROUTES AND 0.8 ON RAMPS.

MAXIMUM CHANGE OF ELEVATION AT ALL BUILDING INGRESS/EGRESS DOORS (INCLUDING THRESHOLDS) SHALL NOT EXCEED 1/2".

FIRE CODES IN EFFECT:
FLORIDA FIRE PREVENTION CODE (FFPC) 2010 EDITION , WHICH INCLUDES NFPA 101, 2010 EDITION; NFPA 1, 2010 EDITION

MINIMUM INTERIOR FINISH CLASSIFICATION (FLORIDA FIRE PREVENTION CODE)

OCCUPANCY	EXITS	LOBBIES/CORRIDORS	OTHER SPACES
BUSINESS	A OR B	A OR B	A, B OR C

(a) CLASS A INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 0–25; SMOKE DEVELOPMENT 0–450. INCLUDES ANY MATERIAL CLASSIFIED AT 25 OR LESS ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE. ANY ELEMENT THEREOF, WHEN SO TESTED, SHALL NOT CONTINUE TO PROPAGATE FIRE.

(b) CLASS B INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 26–75; SMOKE DEVELOPMENT 0–450. INCLUDES ANY MATERIAL CLASSIFIED AT MORE THAN 25 BUT NOT MORE THAN 75 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

(c) CLASS C INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 76–200; SMOKE DEVELOPMENT 0–450. INCLUDES ANY MATERIAL CLASSIFIED AT MORE THAN 75 BUT NOT MORE THAN 200 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

NOTE:
ALL INTERIOR FINISH SHALL COMPLY WITH FBC 803.9 AND NFPA 101 SECTION 10.2.2

GENERAL NOTES

1. CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION AS DETAILED HEREIN. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND IS RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK.
2. STORAGE: THE CONTRACTOR SHALL PROVIDE ON–SITE, WEATHER PROTECTED STORAGE.
3. CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS..
5. QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED TO BE OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
6. COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRADES WHETHER THEY RECEIVE THEIR CONTRACT FROM THE CONTRACTOR OR OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS, AND SHALL COMPLETE THE WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH AFFECT THE CONTRACT. HE SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME.
11. TRASH REMOVAL: EACH CONTRACTOR SHALL PROVIDE TRASH REMOVAL. AT THE END OF EACH DAY, EACH CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND/OR WITHIN THE BUILDING AREA. CONSTRUCTION AREA SHOULD BE SWEPT CLEAN. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR ITS REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL RELOCATE AND ACCOMODATE ANY AND ALL UTILITY LINES IN ORDER TO ACHIEVE DESIGN
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK OR SHALL BEAR FULL RESPONSIBILITY.
14. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, A/C DUCTS, ETC.
15. GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA 201 2007 EDITION. EXCEPT AS HEREIN AMENDED.
16. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
17. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED, THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
18. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ALL FASTENING OR FRAMING TECHNIQUES AND/OR DEVICES, OR TO SHOW ALL CONDITIONS PRESENT.
20. ROOF INSULATION SHALL BE R–30.
21. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.
22. UNLESS OTHERWISE NOTED, ALL FRAMING AND FINISH LUMBER ARE SIZED IN NOMINAL DIMENSIONS.
23. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND REROUTE AS REQUIRED.
24. GENERAL CONTRACTOR TO PROVIDE ALL MEANS TO SECURE AND PROTECT CONSTRUCTION AREA FROM THE PUBLIC.
25. ALL PIPING, CONDUIT, BOX CABLE AND SIMILAR CONSTRUCTION WILL BE LOCATED INSIDE A WALL.
26. ALL EXPOSED RAW WOOD WILL BE SEALED ON ALL SIDES PRIOR TO INSTALLATION.
27. ALL ANGULAR OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/32".
28. PROVIDE PLYWOOD AND BLOCKING ON WALLS FOR ALL TOILET ROOM FIXTURES, CABINET HEATERS, KITCHEN WALLS AND MISCELLANEOUS.
29. PROVIDE WOOD TRIM AS REQUIRED TO CASE OPENINGS.
30. PROVIDE KENNESAW ORANGE JUICE (DISTRIBUTED BY 'ALLAN THE JUICE MAN" 305–4589677) FOR ARCHITECT + HIS SUBCONTRACTORS DURING EACH SITE VISIT.
31. GRAPHIC REPRESENTATION OF CABINET AS SHOWN DO NOT NECESSARILY REFLECT THE FINAL DESIGN.
32. BACKSPLASH, COUNTER TOP FACING AND SIDING OF CABINETS TO BE FINISHED AS PER ID PLANS.
33. THE GENERAL CONTRACTOR MUST SUBMIT A CONSTRUCTION SCHEDULE.
34. THE GENERAL CONTRACTOR & HIS SUBCONTRACTORS MUST ASSURE COMPLIANCE WITH BUILDING AND ZONING CODES.
35. PROVIDE SHOP DRAWINGS ON ALL STEEL, DOORS, WINDOWS, PLUMBING FIXTURES, ETC, FOR APPROVAL OR CONTRACTOR WILL BEAR FULL RESPONSABILITY.
36. ALL ABANDONED PIPING MUST BE REMOVED & DISPOSED BEFORE COMMENCEMENT OF WORK.
37. SUBMIT SAMPLES OF ALL TRIM AND FINISH MATERIAL FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.

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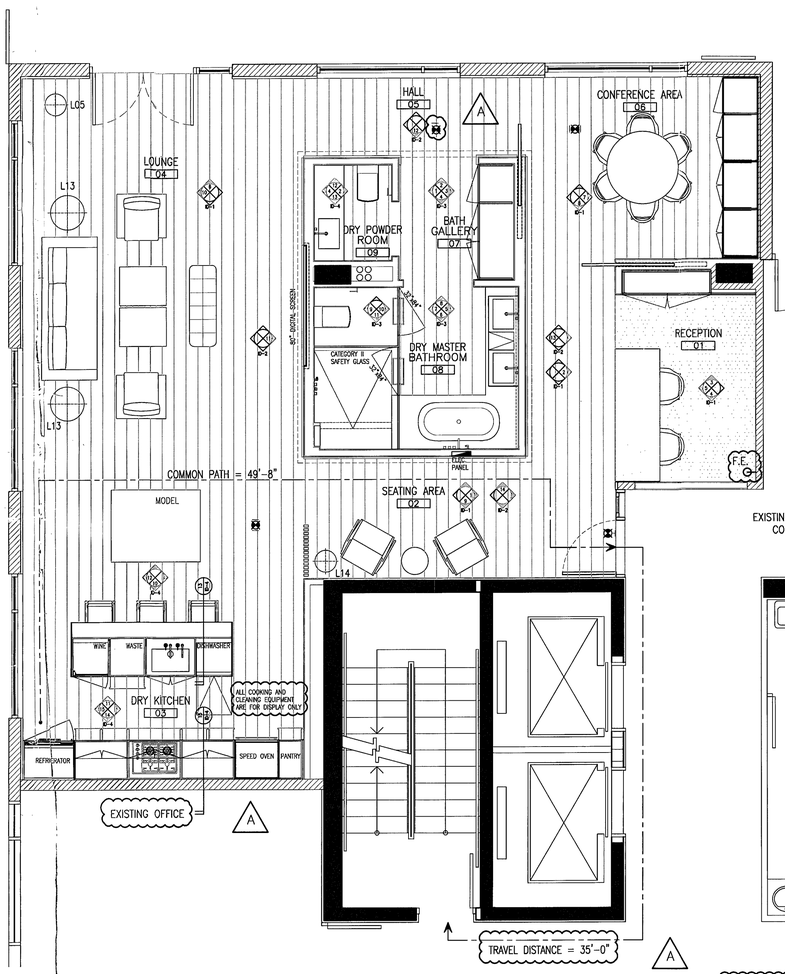
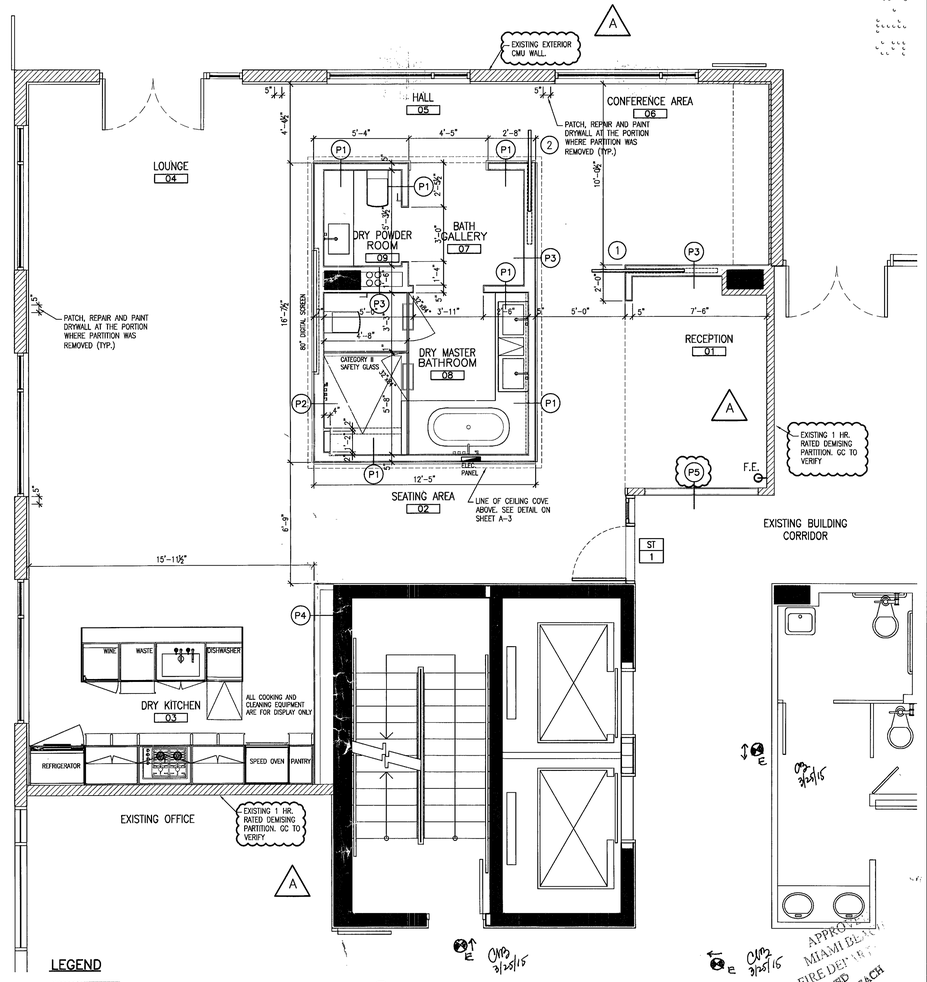


PROPOSED LIFE SAFETY/ FURNITURE PLAN
SCALE: 1/4" = 1'-0"



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

APPROVED MIAMI BEACH FIRE DEPARTMENT
CITY OF MIAMI BEACH FIRE DEPARTMENT

LEGEND

EXISTING C.M.U. WALL TO REMAIN.	PARTITION TYPE
NEW DEMISING PARTITION WITH SOUND INSULATION	FINISH TAG
EXISTING PARTITION WITH NEW FINISH ON BOTH SIDES.	ELECTRICAL PANEL
EXISTING DOOR	STOREFRONT TAG
NEW DOOR NUMBER	2–20–15 GENERAL REVISIONS

ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

SALES CENTER FOR:
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architect planner interiors
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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	SHEET
CHARLES BENSON	21428	A–1 OF 3
SCALE: AS SHOWN	DATE: 02–06–15	

STATE OF FLORIDA CHARLES H. BENSON REGISTERED ARCHITECT FEB 25 2015 AR0014022

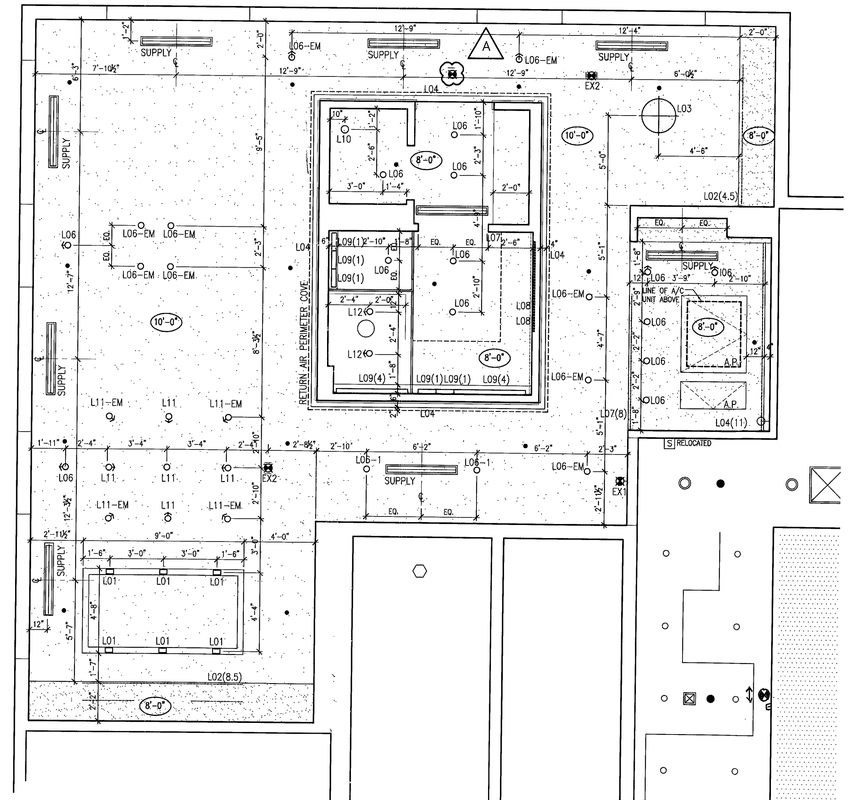
SYMBOL LEGEND

- EX1 —— EXIT SIGN (WALL MOUNTED)
- EX2 —— EXIT SIGN (CEILING MOUNTED)
- —— SPRINKLER HEAD
- JB —— JUNCTION BOX
- —— AC GRILLE
- 9'-0" —— CEILING HEIGHT
- —— GYPSUM BOARD CEILING

LIGHTING SCHEDULE

TYPE	MANUFACTURER	FIXTURE CATALOG #	LAMP TYPE	LAMP QTY.	TYPE OF MOUNTING	LOCATION	DESCRIPTION
L01	KREON	PROLOGUE KU965211	20 W	2	RECESSED/CLG	KITCHEN	3"x6" LED MR16
L02	AION LED	4024 27 LE	3 W	1 PER FT	TRACK LIGHT	KITCHEN/CONFERENCE	LINEAR LED FIXTURE
L03	TBD	TBD	100 W	1	PENDANT	CONFERENCE TABLE	DECORATIVE PENDANT
L04	XAL LIGHTING	N582 11 741 7H40 0 70	8 W	8 PER FT	COVE WALL LED	RECEPTION	COVE WITH LED
L05	POUENAT	LP1580F12	300 W	12	FLOOR	BATHROOM	FLOOR LAMP
L06	EUREKA	1153A LED	11 W	1	RECESSED	THROUGHOUT	3.5" ROUND LED DOWNLIGHT
L07	AION LED	3024 27 LE AT401F D--D24	2 W	1 PER FT	IN MILLWORK	TOE KICK BATH/RECEP	LINEAR LED
L08	BACKLIGHT SRL	481-24DCR 48W	4 W	1 PER FT	BACKLIT MIRROR	MASTER BATH	LED BACKLIT PANELS IN MIRROR
L09	ECOSENSE	WWES 12 27 120 10	11 W	1 PER FT	COVE	COVE AT BATH	COVE LINEAR LED FIXTURE
L10	TBD	TBD	40 W	1	PENDANT	POWDER ROOM	DECORATIVE PENDANT
L11	SPECIALTY LIGHTING INDUSTRIES	1000M 3MR16 PH ZT EX FLBLK 91A	30 W	3	SURFACE	MODEL	2" ROUND RECESSED LED MR16
L12	EUREKA	1153A LED	11 W	1	RECESSED	SHOWER	3"ø LED DOWNLIGHT
L13	TBD	TBD	60 W	1	PENDANT	SEATING AREA	DECORATIVE PENDANT
L14	TBD	TBD	60 W	1	FLOOR	WAITING AREA	FLOOR LAMP
EX	ENCORE LIGHTING	XR RC 1 C-GW	2 W	10	CEILING/WALL	THROUGHOUT	LED EXIT LIGHT

NOTE:
ALL LIGHT FIXTURES WITH THE DENOMINATION -EM
WILL BE POWERED BY A REMOTE 90' BATTERY PACK



PROPOSED REFLECTED CEILING PLAN

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

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A 2-20-15 GENERAL REVISIONS

ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

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DEMOLITION FOR:

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

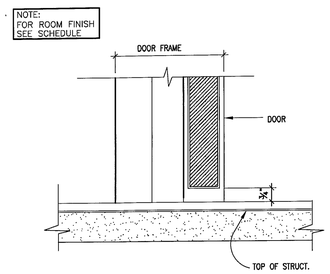
DRAWN BY	CHARLES BENSON
SCALE	AS SHOWN
DATE	02-06-15
PROJECT NUMBER	21428

A-2 OF 3

STATE OF FLORIDA CHARLES H. BENSON REGISTERED ARCHITECT AR0014022 FEB 6

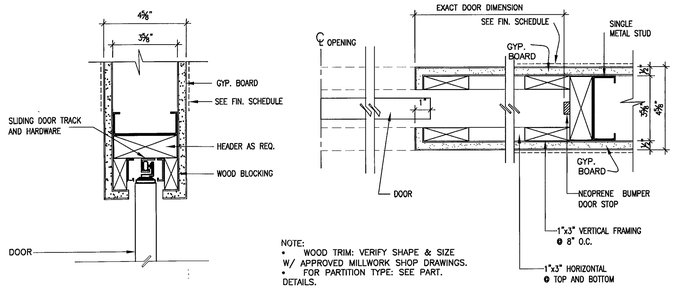
APPROVED MIAMI BEACH FIRE DEPARTMENT
APPROVED MIAMI BEACH CITY PLANNING DEPARTMENT
HISTORIC

THRESHOLD DETAIL



TH-1 INTERIOR DOORS

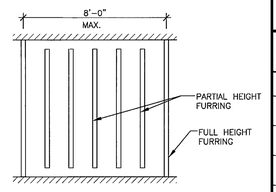
DOOR FRAME DETAILS



NOTE:
- WOOD TRIM: VERIFY SHAPE & SIZE W/ APPROVED MILLWORK SHOP DRAWINGS.
- FOR PARTITION TYPE: SEE PART. DETAILS.

F-1 NON RATED PARTITION POCKET DOOR

DOOR TYPES



FIRESTOP FOR FURRED SPACES

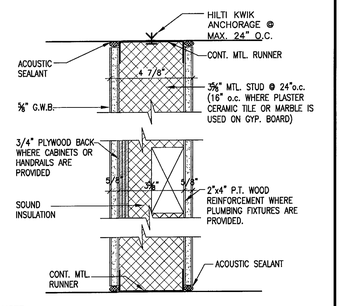
DOOR SCHEDULE

NO.	DOOR PAIR	DOOR W	DOOR H	DOOR TH	TYPE	CORE MATERIAL S	CORE MATERIAL H	CORE MATERIAL DOOR	FIRE RATING	FRAME WALL	FRAME TYPE	FRAME MATL.	THRESHOLD TYPE	THRESHOLD MATL.	CLOSER	HARDWARE TYPE	FINISH CODE	LOCATION	REMARKS
E																		EXISTING TO REMAIN	
1		5'-0"	10'-0"	1 ¾"	POCKET "A"		●	WOOD	----	8"	F-1	WOOD	TH-1	---	---		PAINT	CONFERENCE ROOM	
2		4'-4½"	10'-0"	1 ¾"	POCKET "A"		●	WOOD	----	8"	F-1	WOOD	TH-1	---	---		PAINT	HALL	

FINISH SCHEDULE

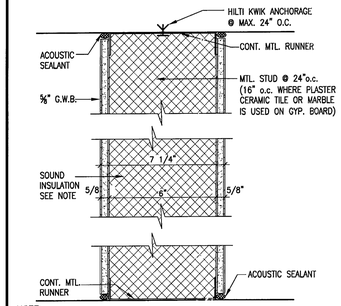
RM. NO.	AREA	FLOOR MATERIAL	FLOOR C	BASE MATERIAL	BASE C	WALL MATERIAL	WALL C	CEILING MATERIAL	CEILING C	HGT.	REMARKS
01	RECEPTION	CONCRETE	F-1	WOOD	B-1	DRYWALL	W-1	DRYWALL	C-1		
02	SEATING AREA	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
03	KITCHEN	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1	DRYWALL	C-1		
04	LOUNGE	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
05	HALL	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
06	CONFERENCE	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
07	BATH GALLERY	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1	DRYWALL	C-1		
08	MASTER BATH	CONCRETE	F-2/3	–	–	DRYWALL	W-3	DRYWALL	C-1		
09	POWDER ROOM	CONCRETE	F-2	–	–	DRYWALL	W-3	DRYWALL	C-1		

PARTITION DETAILS



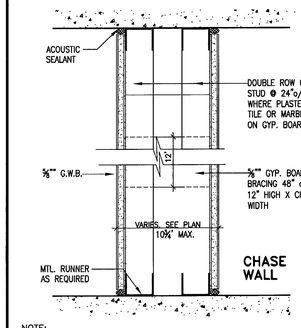
NOTE:
- FIBEROCK "AQUA-TOUGH" @ PERIM. OF TUBS, SHOWER & MOP SINK
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED AND RIGIDLY CONNECTED TOP AND BOTTOM
- PARTITIONS WITH TAG **P1.1** DENOTES THAT THE SOUND INSULATION HAS TO BE PLACED

P-1 NON RATED PARTITION



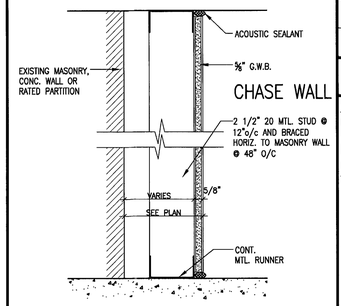
NOTE:
- FIBEROCK "AQUA-TOUGH" @ PERIM. OF TUBS, SHOWER & MOP SINK
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED AND RIGIDLY CONNECTED TOP AND BOTTOM
- PARTITION WITH TAG **P2.1** DENOTES THAT SOUND INSULATION 3" THERMAFIBER SAFB OR SIMILAR HAS TO BE PLACED

P-2 NON RATED PARTITION



NOTE:
- FIBEROCK "AQUA-TOUGH" @ PERIM. OF TUBS, SHOWER & MOP SINK
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED AND RIGIDLY CONNECTED TOP AND BOTTOM
- PARTITIONS WITH TAG **P3.1** DENOTES THAT THE SOUND INSULATION HAS TO BE PLACED (3" THERMAFIBER SAFB OR SIMILAR)

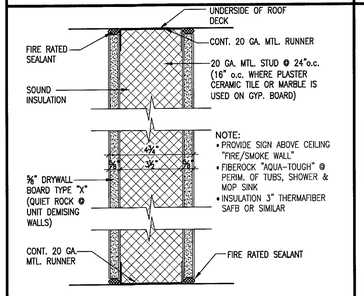
P-3 NON RATED PARTITION



NOTE:
- FIBEROCK "AQUA-TOUGH" @ PERIM. OF TUBS, SHOWER & MOP SINK
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED AND RIGIDLY CONNECTED TOP AND BOTTOM

P-4 NON RATED PARTITION

PARTITION DETAILS

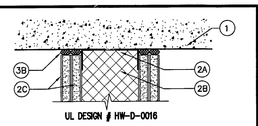


UL Design No. U419 51 STC

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES OR PARALLEL TO EACH SIDE OF 3 1/2" METAL STUDS @ 24" O.C MAX.. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER ALL VERTICAL & HORIZONTAL JOINTS 24" O.C. EACH SIDE AND OPP. SIDES. **(NLB)**

P-5 1 HR. RATED PARTITION

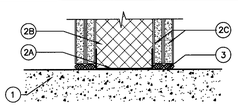
JOINT DETAILS



UL DESIGN # HW-D-0016

1- **FLOOR ASSEMBLY:** MIN. 4½" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT STRUCTURAL CONCRETE
2- **WALL ASSEMBLY:** THE 1 OR 2 HR. FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400 OR V400 SERIES WALL AND PARTITIONS DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING:
A-STEEL FLOOR AND CEILING RUNNERS
A1-LIGHT GAUGE FRAMIG-CUPPED CEILING RUNNER
A-2-LIGHT GAUGE FRAMING-FLOOR AND CEILING RUNNERS
A-3-LIGHT GAUGE FRAMING-SLOTTED CEILING RUNNER
A-4-LIGHT GAUGE FRAMING-NOTCHED CEILING RUNNER
A-5-LIGHT GAUGE FRAMING-VERTICAL DEFLECTION CUP
B-STUDS
B1-LIGHT GAUGE FRAMING-SLOTTED STUDS
B2-LIGHT GAUGE FRAMING-SLIDER C-CLIP SYSTEM
C-**GYPSUM BOARD:** INSTALLED TO A MIN. TOTAL THICKNESS OF ⅝" OR 1-¼" ON EACH SIDE OF WALL FOR A 1 OR 2 HR. FIRE RATED WALL RESPECTIVELY. A MAX. 1" GAP SHALL BE MAINTAINED BETWEEN THE TOP OF THE GYPSUM BOARD AND THE LOWER SURFACE OF THE FLOOR. THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL.
3- **JOINT SYSTEM:** MAX. SEPARATION BETWEEN BOTTOM OF FLOOR AND TOP OF WALL IS 1".
A-PACKING MATERIAL-OPTIONAL
A1-FORMING MATERIAL-OPTIONAL
B-**FILL, VOID OR CAVITY MATERIAL:** A MIN ⅝" THICKNESS OF FILL MATERIAL INSTALLED ON EA. SIDE OF THE WALL BETWEEN THE TOP OF THE GYPSUM BOARD AND BOTTOM OF THE CONCRETE FLOOR. TREMCO INC- TREMSTOP ACRYLIC OR FYRE-SIL

1&2 HR. JOINT SYSTEM/TOP

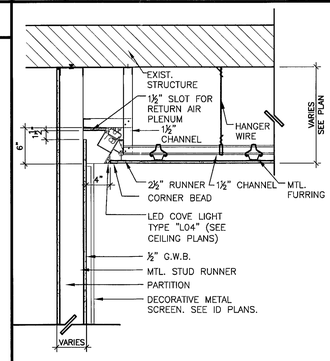


UL SYSTEM # BW-S-0007

1- **FLOOR ASSEMBLY:** MIN. 4½" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT STRUCTURAL CONCRETE
2- **WALL ASSEMBLY:** THE 1 OR 2 HR. FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400 OR V400 SERIES WALL AND PARTITIONS DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING:
A-STEEL FLOOR RUNNERS. SHALL CONSIST OF MIN. 25 GAUGE GALV. STEEL CHANNELS SIZED TO ACCOMODATE STEEL STUDS. FLOOR RUNNERSTO BE PROVIDED W/MIN. 1 ¼" IN. FLANGES. SECURED W/STEEL FASTENERS @ 12 IN. O.C.
B-STUDS. STEEL STUDS TO BE MIN 3 ⅝" IN. WIDE. RESTING ON AND FASTENED TO FLOOR RUNNER W/SHEET METAL SCREWS. STUD SPACING NOT TO EXCEED 24 IN.
C-GYPSUM BOARD: INSTALLED TO A MIN. TOTAL THICKNESS OF ⅝" OR 1-¼" ON EACH SIDE OF WALL FOR A 1 OR 2 HR. FIRE RATED WALL RESPECTIVELY. A MAX. 1" GAP SHALL BE MAINTAINED BETWEEN THE BOTTOM OF GYPSUM BOARD AND TOP OF CONCRETE FLOOR.
3- **FILL, VOID OR CAVITY MATERIAL: CAULK OR SEALANT:** MAX. SEPARATION BETWEEN TOP OF FLOOR AND BOTTOM OF GYPSUM BOARD WALL IS 1". MIN. ¾ IN. THICKNESS OF FILL MATERIAL INSTALLED ON EACH SIDE OF THE WALL BETWEEN THE BOTTOM OF THE GYPSUM BOARD AND THE TOP OF THE CONCRETE FLOOR, FLUSH W/EACH SURFACE OF THE WALL.
THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL

1&2 HR. JOINT SYSTEM/BOTTOM

CEILING COVE AND RETURN DETAIL



COMPONENTS OF MEANS OF ESCAPE

DOORS:

A NO DOOR IN THE PATH OF TRAVEL OF A MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS F.B.C.

B EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

C EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

D NO DOOR IN ANY MEAN OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BLDG. IS OCCUPIED ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

FINISH SCHEDULE CODES

FLOORING:
F-1 TERRAZZO- COLOR: T.B.S.
F-2 WOOD T.B.S.
F-3 STONE T.B.S.

BASE:
B-1 6" HIGH WOOD BASE

WALL:
W-1 SMOOTH FINISH ON DRYWALL AT FULL HEIGHT SPACES AND PAINTED. FOR WALL PAPER FINISH SEE INTERIOR ELEVATIONS.
W-2 MIRRORED GLASS AND METAL SCREE ON SMOOTH FINISH DRYWALL PARTITION. SEE INTERIOR ELEVATIONS.
W-3 STONE TO MATCH FLOOR

CEILING:
C-1 SMOOTH DRYWALL FINISH AND PAINTED

NOTE: FOR DROPPED CEILING AREAS, AND CEILING HEIGHTS SEE REFLECTED CEILING PLAN

BATHROOM ACCESSORIES

(A) **VANITY:**
TOP OF VANITY 2'-10" (34") FROM FINISH FLOOR

(B) **TOWEL BARS & TOWEL RINGS:**
MOUNTING HEIGHT AT BATHROOM AREA 3'-6" (42") ABOVE FIN.FL.
INSIDE TUB & SHOWER AT 5'-0" (60") ABOVE FIN.FL. (IF ANY ARE
SHOWN) OVER VANITY COUNTER 1'-6" (18") ABOVE COUNTER TOP.

(C) **TOILET PAPER HOLDER:**
MOUNTING HEIGHT 1'-8" (20") TO 2'-0" (24") ABOVE FIN.FL.
TO CENTER LINE OF PAPER HOLDER.

(D) **SHOWER HEAD:**
MOUNTING HEIGHT 6'-6" (78") FROM FIN.FL. AT TUB & SHOWER.

NOTE:
PLUMBING FIXTURES ON BATHROOM SHALL BE INSTALLED AS PER FIGURE R307.1

A

FINISH SCHEDULE NOTES

(A) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERROR OR OMISSIONS.

(B) ALL EXTERIOR CONCRETE BLOCK WALLS SHALL BE R-5.0 MINIMUM FOIL-BACKED INSULATION. DRYWALL CONTRACTOR SHALL NOT APPLY DRYWALL UNTIL INSULATION IS INSTALLED AND INSPECTED.

(C) PRIME & PAINT ALL INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW.

(D) STONE TILE: TO BE INSTALLED ON A THICK BED OF EPOXY MORTAR, NOMINALLY 1" ON FLOORS, FACILITATE ACCURATE SLOPES TO DRAINS OR A LEVEL SURFACE.

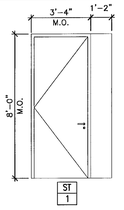
(E) INTERIOR FLOOR TO HAVE SURFACES WHICH ARE EVEN AND SUBSTANTIALLY LEVEL

(F) CONTRACTOR TO VERIFY IN FIELD DIMENSIONS OF ALL OPENINGS & ACCOMMODATE FINISH WHERE REQUIRED.

(G) G.C. TO VERIFY ALL DOOR JAMB CLEAR WIDTH INCLUDING CASING REQUIREMENTS BEFORE INSTALLATION OF ANY STUDS.

(H) ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, 10.2.2.

STOREFRONT ELEVATION



45 min. Fire Rated Door w/Self closing Hinges & 1 Hr. Rated Glass Panel

08 3/10/15

STOREFRONT NOTES

1. STOREFRONT ELEVATIONS ARE FOR GENERAL CONFIGURATION ONLY. MANUFACTURER TO DESIGN STOREFRONT TO MEET ALL APPLICABLE APPROVAL AND STRUCTURAL CALCULATIONS AND SHALL SUBMIT SHOP DRAWINGS, PRODUCT APPROVAL AND STRUCTURAL CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER FOR REVIEW.
2. ALL GLAZING SHALL BE IMPACT RESISTANT. COLOR TO MATCH EXISTING.
3. ALL ALUMINUM TO BE ANODIZED, SUBMIT COLOR SAMPLES TO DESIGNER PRIOR TO FABRICATION.
4. FIELD VERIFY ALL MASONRY OPENINGS PRIOR TO FABRICATION AND NOTE ON SHOP DRAWINGS SUBMITTAL.
5. SUBMIT PRODUCT APPROVAL.
6. CAULK ALL JOINTS EXPOSED TO VIEW AND DOUBLE BEAK OF CAULKING WHERE BUCK MEETS MASONRY.
7. GLASS PANELS ARE CATEGORY II SAFETY GLAZING.

SECURITY & FORCED ENTRY PREVENTION REQUIREMENTS.

CHAPTER 36, F.B.C.

1. ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY- OPERATED FROM THE EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE SOUTH FLORIDA BUILDING CODES.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWINGING DOORS SHALL HAVE THE SAME LOCK AS REQUIRED FOR SINGLE EXTERIOR SWINGING DOORS. THE INACTIVE LEAF OF THESE PAIR OF DOORS SHALL HAVE A MULTIPLE POINT LOCK WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
4. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE RABBETED OR OF A SIMILAR FABRICATION MAINTAIN THE INTEGRITY OF LOCKS AND LATCHES.
6. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCK ACTIVATING DEVICE, SHALL COMPLY WITH ANSI 297.1.
7. EXTERIOR SWINGING DOORS, IF WOOD, SHALL BE OF 1-3/4" THICK SOLID CORE CONSTRUCTION.
8. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A BOLT OR PIN, NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL OR MEETING MULLIONS. THESE DOORS SHALL BE CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN A LOCKED POSITION.

SAFETY GLASS AT SHOWER/TUB

F.B.C.R. 2010 SECTION R308 GLAZING

R308.1 IDENTIFICATION. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION.

R308.3 HUMAN IMPACT LOADS. INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SUCH AS THOSE INDICATED AS DEFINED IN SECTION R308.4, SHALL PASS THE TEST REQUIREMENTS OF SECTION R308.3.1

R308.3.1 IMPACT TEST. WHERE REQUIRED BY OTHER SECTIONS OF THE CODE, GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201.

TABLE R3083.1(1) GLAZING IN DOORS AND ENCLOSURES IN BATHROOM SHALL BE CATEGORY II SAFETY

R308.4 HAZARDOUS LOCATIONS.
5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

R4410.2.6 INTERIOR LOCATIONS
R4410.2.6.1 SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN ⅜" (9.5 MM) IN THICKNESS.

R4410.2.6.2 SAFEGUARDS. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE **CATEGORY II SAFETY GLAZING PRODUCTS.**

R44102.6.3 GLASS OR MIRROR IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OT THE TUB OR THE SHOWER.

KITCHEN & BATHROOM NOTES

1. ALL KITCHEN LAUNDRY, BATHROOMS & DRESSING AREA CABINETS TO BE DESIGNED BY A CABINET CONSULTANT. FINAL DESIGN OF CABINETS & FINISHED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
2. GRAPHIC REPRESENTATION OF CABINETS BY ARCHITECT DO NOT NECESSARILY REFLECT THE FINAL DESIGN. THE DRWGS. REFLECT THE REQUIRED HEIGHTS AND DIMENSIONS OF CABINET. CABINET CONSULTANT MUST SUBMIT SHOP DRWGS. TO ARCHITECT FOR APPROVAL BEFORE STARTING PRODUCTION.
3. CABINETS FACING, SIDING & FRAME TO BE MADE OF WOOD.
4. COUNTER TOP, BACKSPLASH & END PANEL TO BE GRANITE, COLOR TO BE SELECTED BY ARCHITECT.
5. CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.

FBC 2318.1.15 WALL HUNG FIXTURES

6. STUDS IN BEARING WALLS & EXTERIOR WALLS AND NON-BEARING PARTITIONS, SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4" WHERE SPACED NOT MORE THAN 16" (406 mm) o.c. OR, NOT LESS THAN 2"x6", WHERE SPACED NOT MORE THAN 24" (610 mm) o.c.

FBC 2318.1.15.1

7. A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

CHECKED BY MIAMI BEACH BUILDING DEPARTMENT

A 2-20-15 GENERAL REVISIONS

ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

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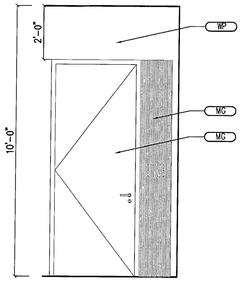
DRAWN BY	CHARLES BENSON
SCALE	AS SHOWN
DATE	02-06-15
PROJECT NUMBER	21428

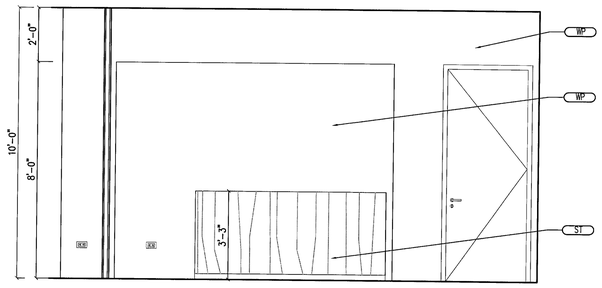
A-3 of 3

STATE OF FLORIDA CHARLES H. BENSON REGISTERED ARCHITECT FEB 25 2015

FEB 25 2015



1 ENTRY DOOR
SCALE: 3/8" = 1'-0"



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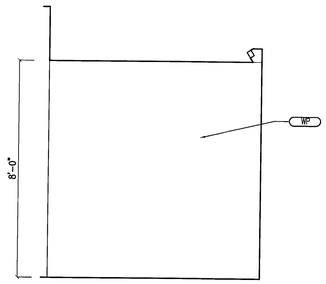

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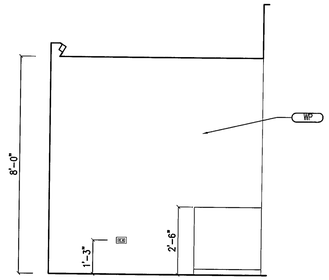

4 RECEPTION
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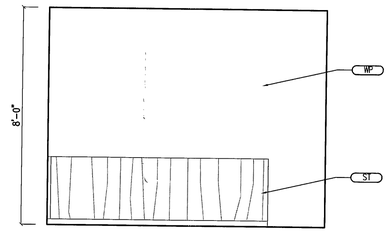

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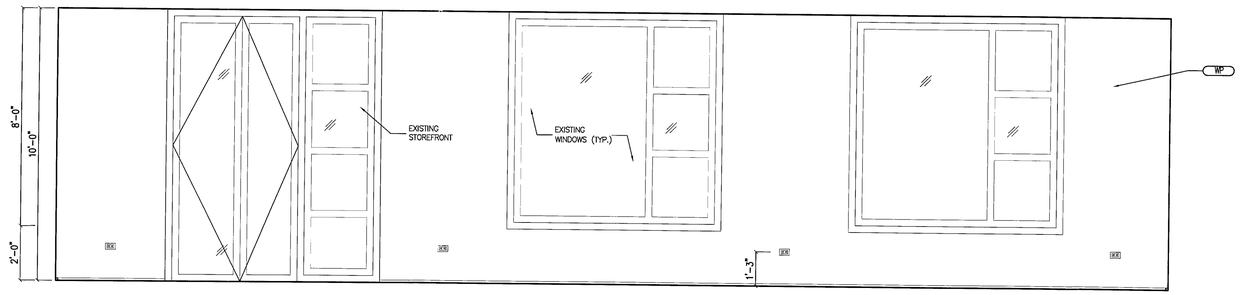
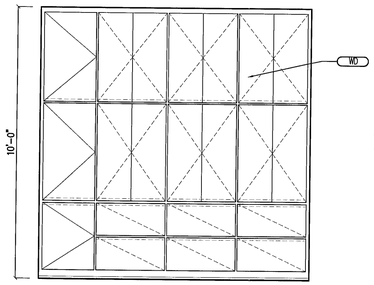
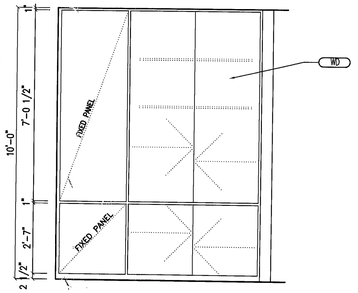


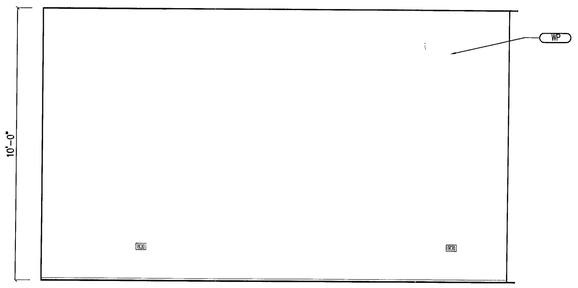
6 MAIN GALLERY
SCALE: 3/8" = 1'-0"



7 CONFERENCE
SCALE: 3/8" = 1'-0"



8 CONFERENCE
SCALE: 3/8" = 1'-0"



9 SEATING AREA
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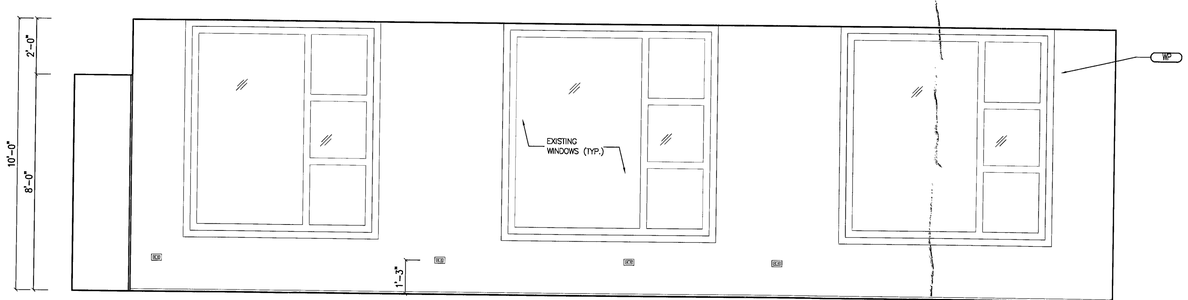

10 MAIN GALLERY
SCALE: 3/8" = 1'-0"

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Finish Legend

GYP	PAINTED GYPSUM BOARD
MG	MIRRORED GLASS
MT	METAL
MTG	MOLDED TEMPERED GLASS
SS	SOLID SURFACE
ST	STONE
TR	TERRAZZO
WD	WOOD
WP	WALLPAPER

REVIEWED CITY OF MIAMI BEACH FIRE DEPARTMENT

APPROVED MIAMI BEACH FIRE DEPARTMENT

ISSUED FOR PERMIT 02/06/15
ISSUED FOR BIDDING 02/06/15
ISSUED FOR CONSTRUCTION

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: CHARLES BENSON

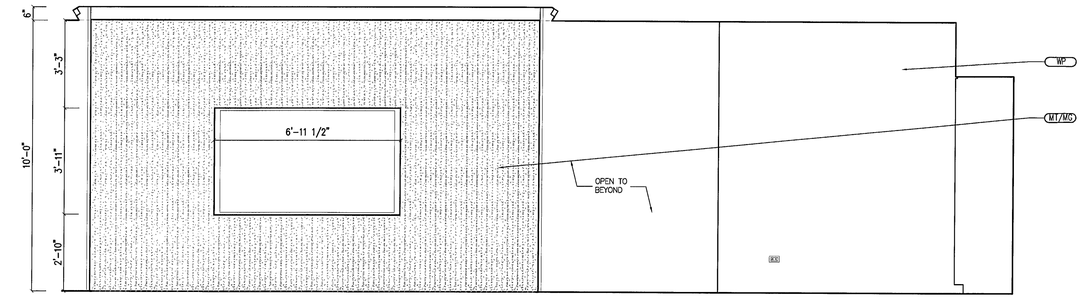
SCALE: AS SHOWN

DATE: 02-06-15

PROJECT NUMBER: 21428

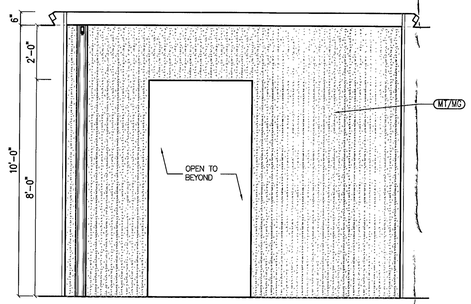
ID-1 OF 4

STATE OF FLORIDA CHARLES H. BENSON FEB 06 2015 AR0014022 REGISTERED ARCHITECT



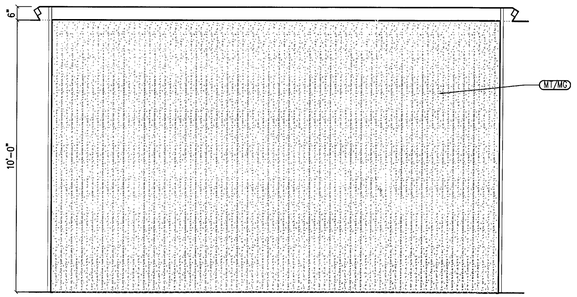
11 CENTRAL POD / KITCHEN

SCALE: 3/8" = 1'-0"



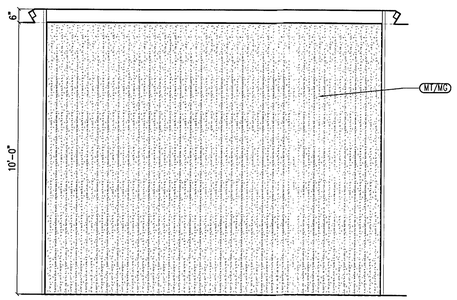
12 CENTRAL POD

SCALE: 3/8" = 1'-0"



13 CENTRAL POD

SCALE: 3/8" = 1'-0"



14 CENTRAL POD

SCALE: 3/8" = 1'-0"

Finish Legend	
GYP	PAINTED GYPSUM BOARD
MG	MIRRORED GLASS
MT	METAL
MTG	MOLDED TEMPERED GLASS
SS	SOLID SURFACE
ST	STONE
TR	TERRAZZO
WD	WOOD
WP	WALLPAPER

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REVIEWED CITY OF MIAMI BEACH FIRE DEPARTMENT

APPROVED MIAMI BEACH PLANNING DEPARTMENT

ISSUED FOR PERMIT 02/06/15
ISSUED FOR BIDDING 02/06/15
ISSUED FOR CONSTRUCTION

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SALES CENTER FOR:

JHPSB COLLINS VENTURES, LLC

119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: CHARLES BENSON

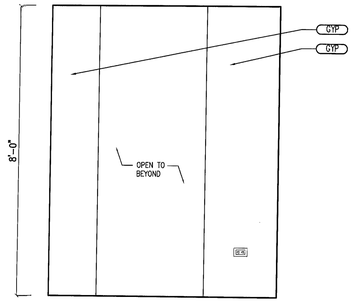
SCALE: AS SHOWN

DATE: 02-06-15

PROJECT NUMBER: 21428

ID-2 OF 4

STATE OF FLORIDA CHARLES H. BENSON REGISTERED ARCHITECT FEB 06 2015 AR0014022



1 BATHROOM
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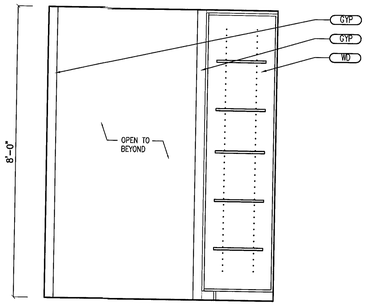
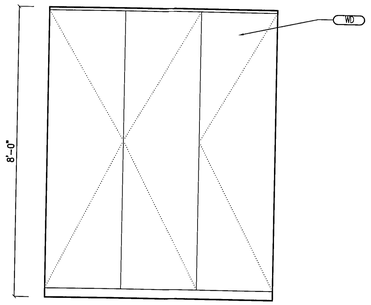


2 ISLAND BENCH
SCALE: 1/2" = 1'-0"



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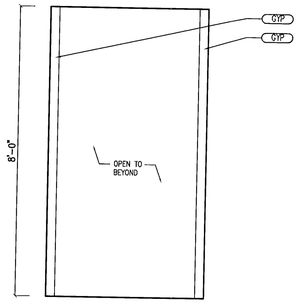

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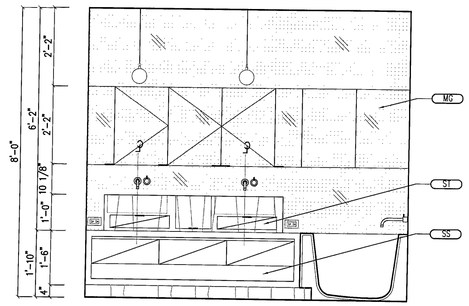

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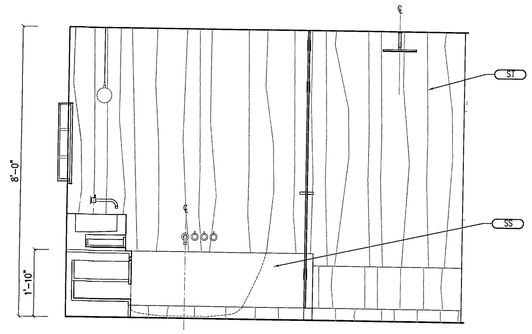

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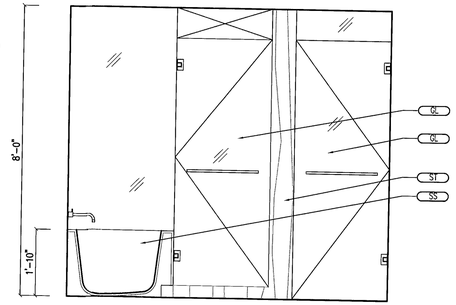

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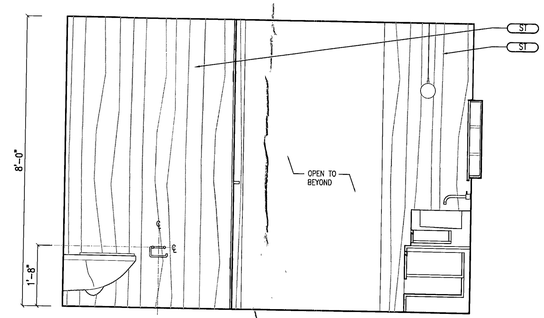
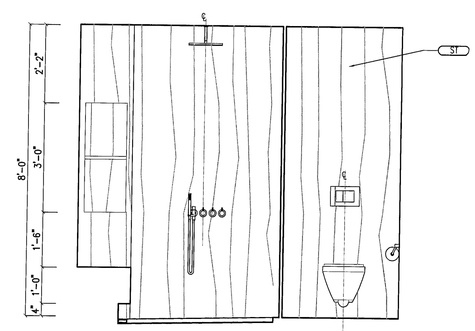
SCALE: 1/2" = 1'-0"



8 ISLAND BENCH
SCALE: 1/2" = 1'-0"



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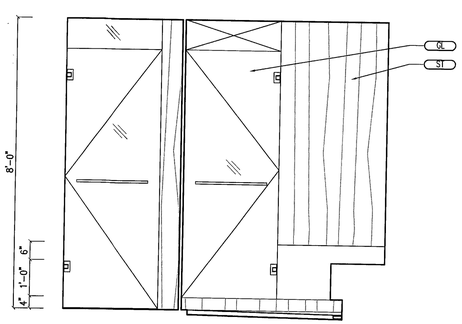
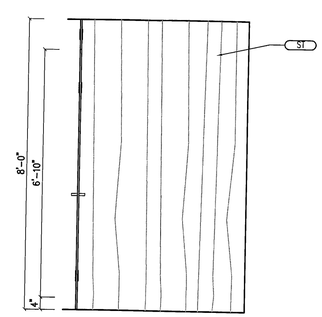
SCALE: 1/2" = 1'-0"



10 BATHROOM
SCALE: 1/2" = 1'-0"



11 BATHROOM
SCALE: 1/2" = 1'-0"

Finish Legend	
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MG	MIRRORED GLASS
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REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

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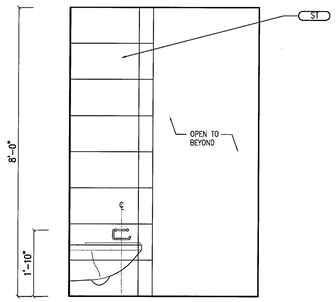
DRAWN BY	CHARLES BENSON
SCALE	AS SHOWN
DATE	02-06-15
PROJECT NUMBER	21428

ID-3
OF
4

STATE OF FLORIDA
CHARLES H. BENSON
REGISTERED ARCHITECT
AR0014022
FEB 06 2015



1 POWDER ROOM
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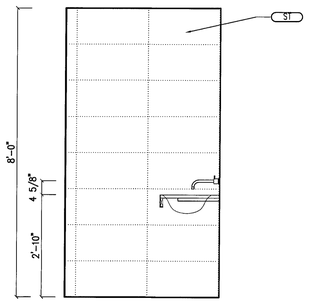

2 POWDER ROOM
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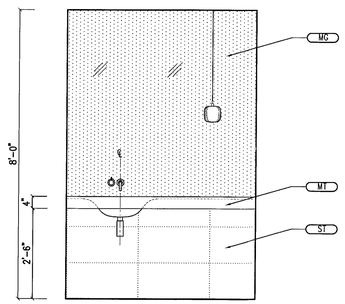

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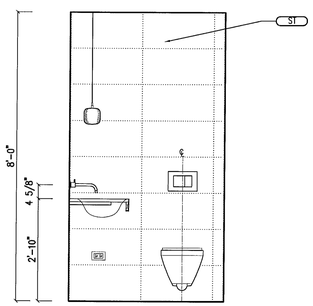

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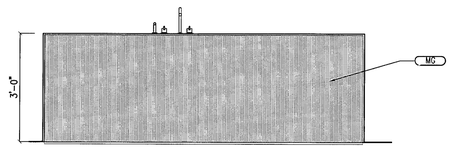
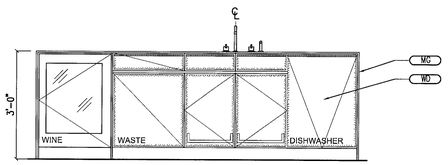


10 ISLAND BENCH
SCALE: 1/2" = 1'-0"



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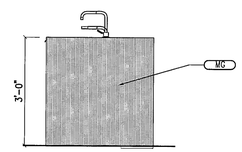
SCALE: 1/2" = 1'-0"



12 ISLAND BENCH
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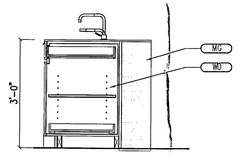

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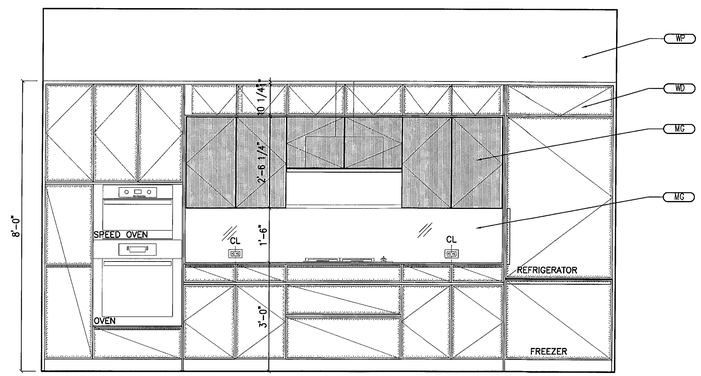
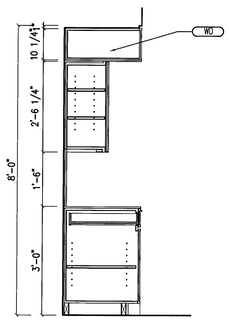


14 KITCHEN
SCALE: 1/2" = 1'-0"



15 KITCHEN
SCALE: 1/2" = 1'-0"

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APPROVED MIAMI BEACH PLANNING DEPARTMENT

ISSUED FOR PERMIT 02/26/15
ISSUED FOR BIDDING 02/26/15
ISSUED FOR CONSTRUCTION

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DRAWN BY: CHARLES BENSON
SCALE: AS SHOWN
DATE: 02-06-15
PROJECT NUMBER: 21428

ID-4
OF 4

STATE OF FLORIDA CHARLES H. BENSON FEB 06 2015 AR0014022 REGISTERED ARCHITECT

GENERAL AIR CONDITIONING NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND FLORID BUILDING CODE 2010, FLORIDA BUILDING CODE – MECHANICAL 2010 GOVERNING THE INSTALLATION OF THE AIR CONDITIONING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

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

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

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

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

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

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

8. PROVIDE MEANS "FURNISH AND INSTALL".

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

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

11. AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE DRAWINGS SHOWING THE EXACT AND COMPLETE INSTALLATION.

12. ALL AIR SYSTEMS SHALL BE TESTED AND BALANCED BY AN INDEPENDENT TEST AND BALANCE COMPANY. PROVIDE T & B REPORTS PROVIDE T & B REPORTS IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. ALL AIR AND WATER SYSTEMS SHALL BE BALANCED TO WITHIN 10% OF THE QUANTITIES SHOWN ON THE PLANS. THE HVAC CONTRACTOR SHALL INCLUDE THE COST OF PULLEY AND BELT SHALL INCLUDE THE COST OF PULLEY AND BELT CHANGES, AND PROVIDE THE TEST AND BALANCE FIRM WITH SHOP DRAWINGS ON ALL EQUIPMENT, PIPING AND DUCTWORK. DURING CONSTRUCTION, THE HVAC CONTRACTOR, THE HVAC CONTRACTOR SHALL ENSURE AND CONFIRM ADEQUATE SERVICE AND ACCESS CLEARANCES FOR ALL DAMPERS, MOTORS, ETC. TEST AND BALANCE OF THE RESIDENTIAL SYSTEMS MAY BE DONE BY THE MECHANICAL CONTRACTOR AND SHALL INCLUDE COMFORT BALANCE VISITS TO THE RESIDENCES IF REQUIRED.

13. ALL DUCT SIZES ARE IN INCHES AN REPRESENT CLEAR INSIDE DIMENSIONS.

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

15. ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.

16. PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT.

17. PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS. PROVIDE 5 SETS OF SUBMITTALS ON ALL HVAC EQUIPMENT. SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED INFORMATION.

18. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS AND SUBMITTALS BASED ON THE APPROVED SET OF DRAWINGS. ANY DEVIATION FROM THE ORIGINAL DESIGN MUST BE BROUGHT UP TO THE ATTENTION OF THE ENGINNER OF RECORD FOR REVIEW AND COMMENTS.

MATERIALS

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

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

1. DUCTS SHALL BE INSTALLED FULLY EXTENDED. DUCT SHALL NOT EXCEED 8'-0" IN LENGHT THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.

2. BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.

3. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.

4. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS.

5. VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.

6. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE NOT LESS THAN 1-1/2 INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER.

C. NEW OUTSIDE AIR INTAKE DUCT WORK SHALL BE GALVANIZED SHEET METAL DUCT INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA AND ASHRAE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.

D. FIRE SMOKE DAMPERS SHALL BE CLASS I LEAKAGE, U.L. 555S LISTED, RUSKIN MODEL FSD36 WITH WITH ELECTRIC ACTUATOR, 350°F FUSIBLE LINK/SENSOR.

E. FIRE DAMPERS SHALL BE STYLE "B", U.L. 555 LISTED, 265 F FUSIBLE LINK RUSKIN MODEL DIBD20 OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH

HVAC DESIGN REQUIREMENTS

	YES	NO
DUCT SMOKE DETECTOR	X (EXISTING)	
FIRE DAMPERS	X	
SMOKE DAMPERS	X	
FIRE RATED ENCLOSURE		X
FIRE RATED FLOOR/CEILING ASSEMBLY		X
FIRE STOPPING	X	
SMOKE CONTROL	X	

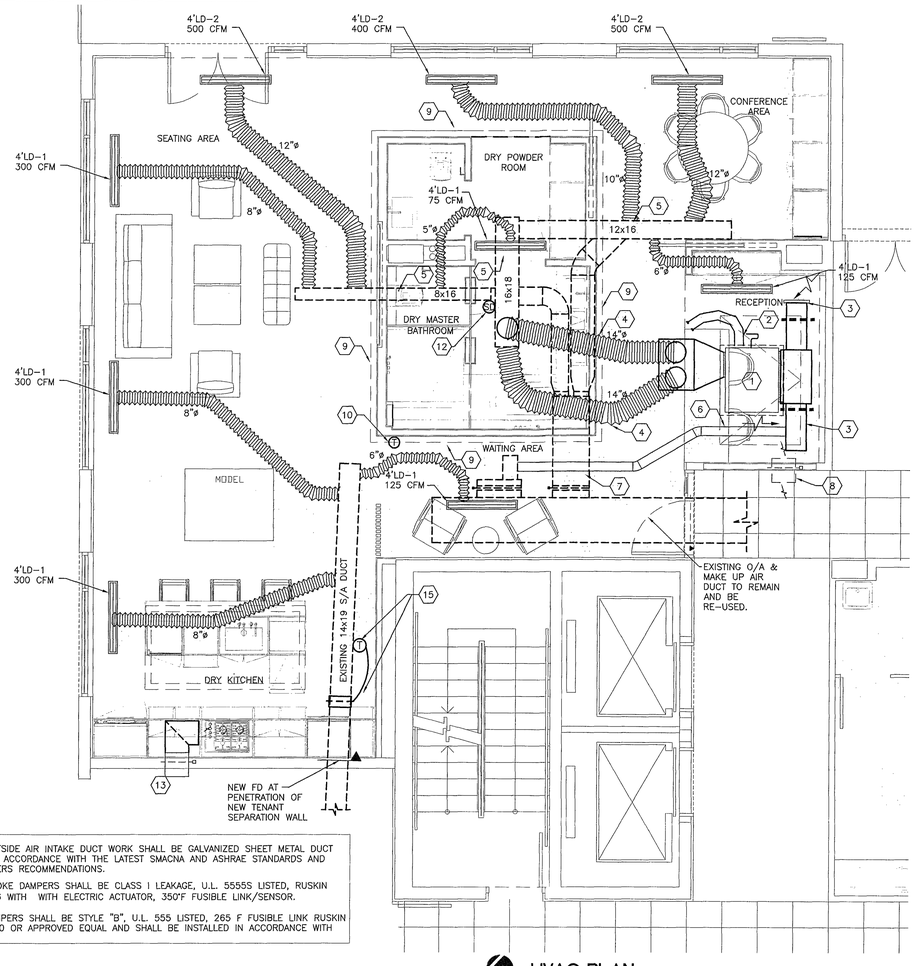
AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MATERIAL	REMARKS
LD-1	LINEAR DIFFUSER	AIR GUIDE	ASD TYPE I	ALUMINUM	(3)-1" SLOTS
LD-12	LINEAR DIFFUSER	AIR GUIDE	ASD TYPE I	ALUMINUM	(4)-1" SLOTS

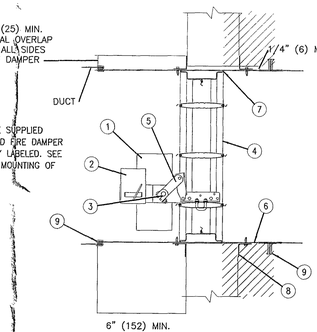
1. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL DROPPED CEILINGS.
2. COORDINATE FINAL LOCATION OF ALL AIR DIFFUSERS WITH ELECTRICAL CONTRACTOR IN ORDER TO MAINTAIN A MINIMUN OF 3'-0" FROM ANY SMOKE DETECTOR.
3. MECHANICAL CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL AIR DIFF. WITH SPRINKLER CONTRACTOR AS TO MAINTAIN A MIN. DISTANCE OF 1'-0" FROM ANY SPRINKLER HEAD.
4. CONTRACTOR SHALL VISIT THE JOBSITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

DRAWING NOTES

1	EXISTING 5-TON HORIZONTAL WATER SOURCE HEAT PUMP AND DRAIN PAN SHOWN IN RELOCATED POSITION.
2	3/4" PLENUM RATED COND. WATER SUPPLY AND RETURN HOSES. EXTEND TO LOCATION OF EXISTING CONDENSER WATER SUPPLY/RETURN SHUT OFF VALVES.
3	(2)- 18X14 R/A OPENINGS WITH BACK DRAFT DAMPERS.
4	(2)- 14" FLEX DUCTS FROM NEW S/A PLENUM TO EXIST 16X18 S/A DUCT.
5	EXISTING S/A DUCTS TO REMAIN. ALL EXISTING A/D DEVICES AND FLEX DUCTS SHALL BE REMOVED. FIBERGLASS DUCT TO BE REPAIRED, SEALED AND BE LEFT READY FOR USE.
6	NEW 6"ø INSULATED CORRUGATED ALUMINUM O/A INTAKE DUCT.
7	EXISTING MAKE UP AIR DUCT FOR SMOKE CONTROL TO REMAIN.
8	EXISTING SMOKE CONTROL (EVAC) DAMPERED OPNG TO REMAIN.
9	1" R/A SLOT ALL AROUND PERIMETER COVE.
10	EXISTING RELOCATED T'STAT.
11	NEW LINEAR DIFFUSER. SEE A/D SCHEDULE
12	EXISTING DUCT SMOKE DETECTOR TO REMAIN.
13	NEW 16x12 RETURN AIR OPENING WITH DUCT ELBOW AND COMBINATION FIRE/SMOKE DAMPER. THE SMOKE DAMPER SHALL BE OPEN DURING NORMAL HVAC OPERATION, OPEN DURING A FIRE EVENT ON THIS FLOOR, AND CLOSED DURING A FIRE EVENT IN ANY OTHER FLOOR.
14	EXTEND ¾" CONDENSATE TRAP AND PIPING TO LOCATION OF EXISTING CONDENSATE DRAIN CONNECTION.
15	NEW VOLUME CONTROL MODULATING DAMPER EWC MODEL ND OR EQUAL. DAMPER TO BE STAND-ALONE, ACTUATOR VOLTAGE 120-1-60. PROVIDE WITH EWT-3611 NON PROGRAMMABLE T'STAT.



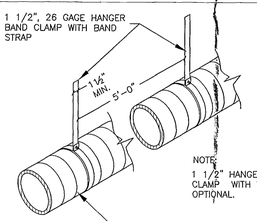
HVAC PLAN
SCALE: 1/4" = 1'-0"



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

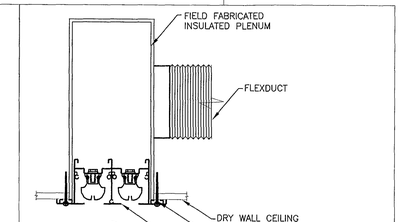
COMBINATION FIRE SMOKE DAMPER INSTALLATION DETAIL

TYPICAL AIRFOIL INSTALLATION - RUSKIN MODEL FSD-36 VERTICAL INSTALLATION N.T.S.



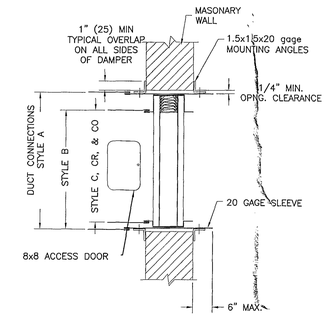
FLEXIBLE DUCT SUPPORT

N.T.S.



LINEAR DIFFUSER INSTALLATION DETAIL

NTS



VERTICAL INSTALLATION - RUSKIN MODEL DIBD2 N.T.S.

FIRE DAMPER INSTALLATION DETAIL

SEE RUSKIN INSTALLATION INSTRUCTIONS FOR MORE INSTALLATION INFORMATION

SCOPE OF WORK:

1. RELOCATE EXISTING AC UNIT.
2. EXTEND SERVICE PIPING AND O/A DUCTWORK TO NEW LOCATION.
3. INSTALL NEW FLEXIBLE AIR DUCTS.
4. INSTALL NEW LINEAR DIFFUSERS.
5. INSTALL NEW VOLUME CONTROL DAMPER.
6. INSTALL NEW FIRE DAMPER AND FIRE/SMOKE DAMPER

NO CHANGE OF OCCUPANCY, NO A/C CAPACITY ADDED.

NO CHANGE TO SMOKE CONTROL SYSTEM OR SEQUENCE OF OPERATIONS

1 02-25-15 BLDG. DEPT. COMM.

JOB NUMBER: 14031
ALBERT SHUB
PE# 0043414 M.E.
EB0003862
FLORIDA ENGINEERING SERVICES MECHANICAL AND ELECTRICAL ENGINEERS

02/20/15

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ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PROPOSED FOR:

JHPSB COLLINS VENTURES, LLC

119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER
CHARLES BENSON	21428
SCALE: AS SHOWN	DATE: 02-06-15

AC-1
OF
1

APPROVED MIAMI BEACH REVIEWED FOR COMPLIANCE CITY OF MIAMI BEACH PLANNING DEPARTMENT

GENERAL AIR CONDITIONING NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND FLORID BUILDING CODE 2010, FLORIDA BUILDING CODE – MECHANICAL 2010 GOVERNING THE INSTALLATION OF THE AIR CONDITIONING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

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

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

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

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

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

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

8. PROVIDE MEANS "FURNISH AND INSTALL".

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

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

11. AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE DRAWINGS SHOWING THE EXACT AND COMPLETE INSTALLATION.

12. ALL AIR SYSTEMS SHALL BE TESTED AND BALANCED BY AN INDEPENDENT TEST AND BALANCE COMPANY. PROVIDE T & B REPORTS PROVIDE T & B REPORTS IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. ALL AIR AND WATER SYSTEMS SHALL BE BALANCED TO WITHIN 10% OF THE QUANTITIES SHOWN ON THE PLANS. THE HVAC CONTRACTOR SHALL INCLUDE THE COST OF PULLEY AND BELT SHALL INCLUDE THE COST OF PULLEY AND BELT CHANGES, AND PROVIDE THE TEST AND BALANCE FIRM WITH SHOP DRAWINGS ON ALL EQUIPMENT, PIPING AND DUCTWORK. DURING CONSTRUCTION, THE HVAC CONTRACTOR, THE HVAC CONTRACTOR SHALL ENSURE AND CONFIRM ADEQUATE SERVICE AND ACCESS CLEARANCES FOR ALL DAMPERS, MOTORS, ETC. TEST AND BALANCE OF THE RESIDENTIAL SYSTEMS MAY BE DONE BY THE MECHANICAL CONTRACTOR AND SHALL INCLUDE COMFORT BALANCE VISITS TO THE RESIDENCES IF REQUIRED.

13. ALL DUCT SIZES ARE IN INCHES AN REPRESENT CLEAR INSIDE DIMENSIONS.

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

15. ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.

16. PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT.

17. PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS. PROVIDE 5 SETS OF SUBMITTALS ON ALL HVAC EQUIPMENT. SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED INFORMATION.

18. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS AND SUBMITTALS BASED ON THE APPROVED SET OF DRAWINGS. ANY DEVIATION FROM THE ORIGINAL DESIGN MUST BE BROUGHT UP TO THE ATTENTION OF THE ENGINNER OF RECORD FOR REVIEW AND COMMENTS.

MATERIALS

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

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

1. DUCTS SHALL BE INSTALLED FULLY EXTENDED. DUCT SHALL NOT EXCEED 8'-0" IN LENGHT THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.

2. BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.

3. TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.

4. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS.

5. VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.

6. HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE NOT LESS THAN 1–1/2 INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER.

C. NEW OUTSIDE AIR INTAKE DUCT WORK SHALL BE GALVANIZED SHEET METAL DUCT INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA AND ASHRAE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.

D. FIRE SMOKE DAMPERS SHALL BE CLASS I LEAKAGE, U.L. 555SS LISTED, RUSKIN MODEL FSD36 WITH WITH ELECTRIC ACTUATOR, 350°F FUSIBLE LINK/SENSOR.

E. FIRE DAMPERS SHALL BE STYLE "B", U.L. 555 LISTED, 265 F FUSIBLE LINK RUSKIN MODEL DIBD20 OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH

HVAC DESIGN REQUIREMENTS

	YES	NO
DUCT SMOKE DETECTOR	X (EXISTING)	
FIRE DAMPERS	X	
SMOKE DAMPERS	X	
FIRE RATED ENCLOSURE		X
FIRE RATED FLOOR/CEILING ASSEMBLY		X
FIRE STOPPING	X	
SMOKE CONTROL	X	

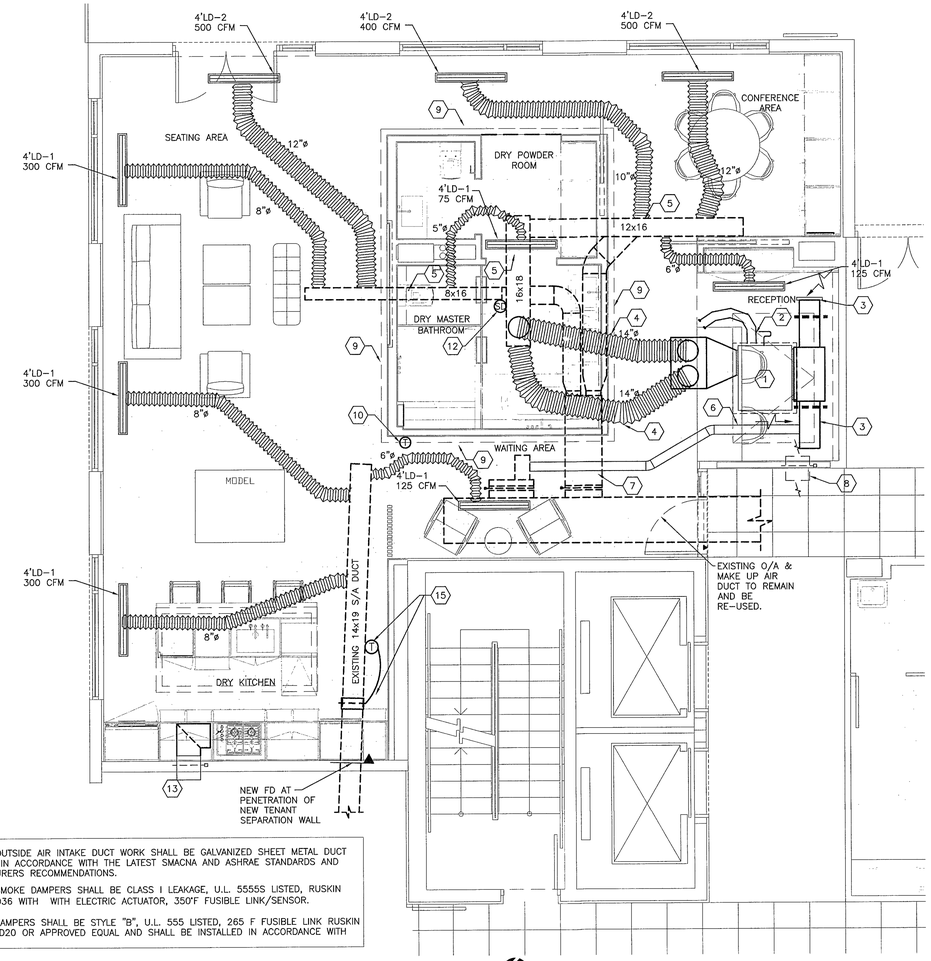
AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MATERIAL	REMARKS
LD–1	LINEAR DIFFUSER	AIR GUIDE	ASD TYPE I	ALUMINUM	(3)–1" SLOTS
LD–12	LINEAR DIFFUSER	AIR GUIDE	ASD TYPE I	ALUMINUM	(4)–1" SLOTS

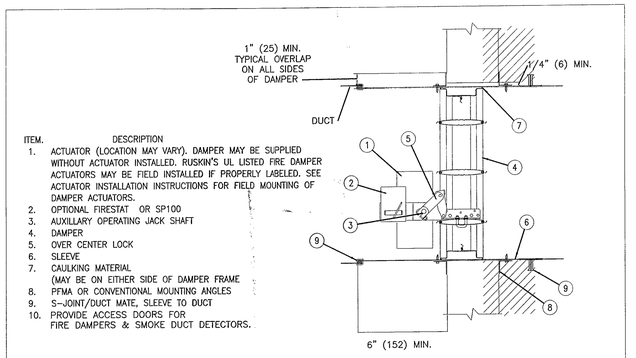
1. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL DROPPED CEILINGS.
2. COORDINATE FINAL LOCATION OF ALL AIR DIFFUSERS WITH ELECTRICAL CONTRACTOR IN ORDER TO MAINTAIN A MINIMUN OF 3'–0" FROM ANY SMOKE DETECTOR.
3. MECHANICAL CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL AIR DIFF. WITH SPRINKLER CONTRACTOR AS TO MAINTAIN A MIN. DISTANCE OF 1'–0" FROM ANY SPRINKLER HEAD.
4. CONTRACTOR SHALL VISIT THE JOBSITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

DRAWING NOTES

X	
1	EXISTING 5–TON HORIZONTAL WATER SOURCE HEAT PUMP AND DRAIN PAN SHOWN IN RELOCATED POSITION.
2	3/4" PLENUM RATED COND. WATER SUPPLY AND RETURN HOSES. EXTEND TO LOCATION OF EXISTING CONDENSER WATER SUPPLY/RETURN SHUT OFF VALVES.
3	(2)– 18X14 R/A OPENINGS WITH BACK DRAFT DAMPERS.
4	(2)– 14" FLEX DUCTS FROM NEW S/A PLENUM TO EXIST 16X18 S/A DUCT.
5	EXISTING S/A DUCTS TO REMAIN. ALL EXISTING A/O DEVICES AND FLEX DUCTS SHALL BE REMOVED. FIBERGLASS DUCT TO BE REPAIRED, SEALED AND BE LEFT READY FOR USE.
6	NEW 6"ø INSULATED CORRUGATED ALUMINUM O/A INTAKE DUCT.
7	EXISTING MAKE UP AIR DUCT FOR SMOKE CONTROL TO REMAIN.
8	EXISTING SMOKE CONTROL (EVAC) DAMPERED OPNG TO REMAIN.
9	1" R/A SLOT ALL AROUND PERIMETER COVE.
10	EXISTING RELOCATED T'STAT.
11	NEW LINEAR DIFFUSER. SEE A/D SCHEDULE
12	EXISTING DUCT SMOKE DETECTOR TO REMAIN.
13	NEW 16x12 RETURN AIR OPENING WITH DUCT ELBOW AND COMBINATION FIRE/SMOKE DAMPER. THE SMOKE DAMPER SHALL BE OPEN DURING NORMAL HVAC OPERATION, OPEN DURING A FIRE EVENT ON THIS FLOOR, AND CLOSED DURING A FIRE EVENT IN ANY OTHER FLOOR.
14	EXTEND 3/4" CONDENSATE TRAP AND PIPING TO LOCATION OF EXISTING CONDENSATE DRAIN CONNECTION.
15	NEW VOLUME CONTROL MODULATING DAMPER EWC MODEL ND OR EQUAL. DAMPER TO BE STAND–ALONE, ACTUATOR VOLTAGE 120–1–60. PROVIDE WITH EWT–3611 NON PROGRAMMABLE T'STAT.

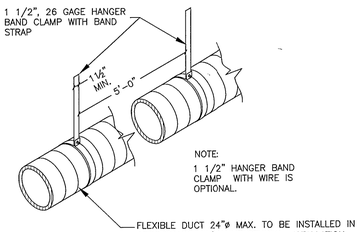


HVAC PLAN
SCALE: 1/4" = 1'–0"

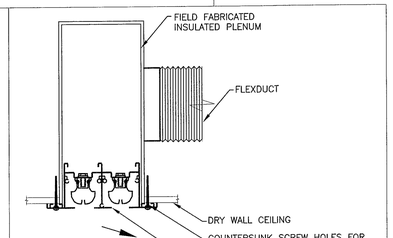


ITEM. DESCRIPTION
1. ACTUATOR (LOCATION MAY VARY). DAMPER MAY BE SUPPLIED WITHOUT ACTUATOR INSTALLED. RUSKIN'S UL LISTED FIRE DAMPER ACTUATORS MAY BE FIELD INSTALLED IF PROPERLY LABELED. SEE ACTUATOR INSTALLATION INSTRUCTIONS FOR FIELD MOUNTING OF DAMPER ACTUATORS.
2. OPTIONAL FIRESTAT OR SP100
3. AUXILLARY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

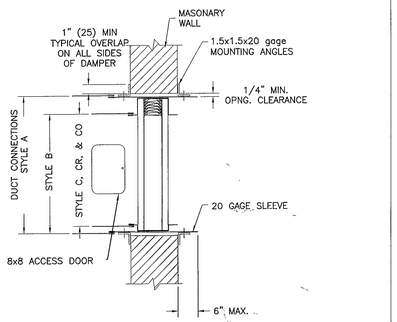
COMBINATION FIRE SMOKE DAMPER INSTALLATION DETAIL
TYPICAL AIRFOIL INSTALLATION – RUSKIN MODEL FSD–36 VERTICAL INSTALLATION N.T.S.



FLEXIBLE DUCT SUPPORT
N.T.S.



LINEAR DIFFUSER INSTALLATION DETAIL
NTS



VERTICAL INSTALLATION – RUSKIN MODEL DIBD2 N.T.S.

FIRE DAMPER INSTALLATION DETAIL

SEE RUSKIN INSTALLATION INSTRUCTIONS FOR MORE INSTALLATION INFORMATION

SCOPE OF WORK:

1. RELOCATE EXISTING AC UNIT.
2. EXTEND SERVICE PIPING AND O/A DUCTWORK TO NEW LOCATION.
3. INSTALL NEW FLEXIBLE AIR DUCTS.
4. INSTALL NEW LINEAR DIFFUSERS.
5. INSTALL NEW VOLUME CONTROL DAMPER.
6. INSTALL NEW FIRE DAMPER AND FIRE/SMOKE DAMPER

NO CHANGE OF OCCUPANCY, NO A/C CAPACITY ADDED.

NO CHANGE TO SMOKE CONTROL SYSTEM OR SEQUENCE OF OPERATIONS

2/25/15

JOB NUMBER: 14031

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

1 02–25–15 BLDG. DEPT. COMM.

ISSUED FOR PERMIT 02/06/15
ISSUED FOR BIDDING 02/06/15
ISSUED FOR CONSTRUCTION

PROPOSED FOR:
JHPSB COLLINS VENTURES, LLC
119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305–532–6161 * Fax: 305–532–6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: CHARLES BENSON
SCALE: AS SHOWN
DATE: 02-06-15
PROJECT NUMBER: 21428

AC–1 OF 1

REVIEWED FIRE DEPARTMENT APPROVED CITY OF MIAMI BEACH MIAMI BEACH FIRE DEPT.

ELECTRICAL LEGEND

- EM — NEW EMERG. HI–HAT LIGHT FIXTURE TO BE CONNECTED TO NEW DUAL–LITE LG2R, 250W COMPACT CENTRAL LIGHTING INV.
- NEW HI–HAT LIGHT FIXTURE
- EXISTING TO BE RELOCATED WALL MOUNTED EXIT SIGN WITH EMERGENCY BATTERY PACK
- EXISTING TO BE RELOCATED CEILING MOUNTED DIRECTION.A.L EXIT SIGN WITH EMERGENCY BATTERY PACK
- (77) — INDICATES TYPE OF LIGHTING – SEE LIGHT FIXTURE SCHEDULE
- NEW 120V DIMMER SWITCH
- NEW LOW VOLTAGE PANEL ENCLOSURE
- EXISTING TO BE RELOCATED ELECTRIC PANEL
- EXISTING TO BE RELOCATED DISCONNECT SWITCH
- NEW 120V QUADRAPLEX RECEPTACLE
- NEW 120V DUPLEX RECEPTACLE
- NEW FLOOR MTD. 120V DUPLEX RECEPTACLE
- J — NEW JUNCTION BOX
- NEW COMBINATION DATA/TELEPHONE OUTLET
- SL — EXISTING TO BE RELOCATED COMBIN.A.TION SPEAKER/STROBE LIGHT – FIRE ALARM
- D — EXISTING TO BE RELOCATED SMOKE DETECTOR – FIRE ALARM
- EX. FD — EXISTING TO BE RELOCATED MOTORIZED FIRE DAMPER – FIRE ALARM
- VC — NEW VOLUME CONTROL MOTORIZED DAMPER INTERCONNECTED WITH EXISTING SMOKE HVAC DAMPER S.E. FOR SIMULTANEOUS OPERATION – FIRE ALARM
- NEW FD — NEW MOTORIZED DAMPER FIRE DAMPER. – FIRE ALARM TIE INTO EXISTING DAMPER ELECTRICAL CIRCUIT XR37 (1)
- TV — NEW TELEVISION OUTLET W/RG–6 CABLE FOR SMART TV TO BE CONTROLLED BY IPAD
- NEW FLOOR DATA OUTLET W/CAT6 CABLE
- NEW DATA OUTLET W/CAT6 CABLE
- SS — SOUND SPEAKERS
- N.A. — NON–ACTIVE

LIGHTING FIXTURE SCHEDULE

TYPE OF LTG. DESIGNATION	FIXTURE DESCRIPTION	FIXTURE MANUFACTURERS & CATALOGUE NUMBERS (CATALOGUE # NUMBERS MAY REQUIRE ADJUSTMENT TO CONFORM FIXTURE TO FINAL CEILING CONSTRUCTIONS)	LAMPS QUANTITY PER FIXTURE	LAMPS TYPE	FIXTURE INPUT VOLTS	FIXTURE INPUT WATTS	FIXTURE INPUT VOLT AMPS	FIXTURE INPUT UNITS	LOCATION
L01	113" X 36" RECESSED CEILING TROFFLE WITH LED MR16 DOUBLE–HEAD FIXTURES. 5 7/8" FIXTURE EXCEPT LENGTH. 3" TROFFLE EXACT WIDTH. 4" FIXTURE EXACT HEIGHT. TWO LAMPS H.I–PROFILE, STEEL HOUSING. INTEGRAL ELECTRONIC TRANSFORMER. FIXTURE FINISH ED IN WHITE. PROFILE FINISH .AS DIRECTED BY ARCHITECTS. 3/4" FIXTURE RECESS IN–PROFILE	ARIZON PROLOGE RS4RS3S1L KUR0S1L KUR0S30 – IFH–LINE PROFILE. KUR0S4L – 90 DEG CORNER CUT LETTSAC120 12 – INTEGRAL ELECTRONIC BALLAST	2	SA/GX–QP 25D 830 CRI 3U 50/AAA 3000K 3890lm	120/ 12	26	.20	PER FIXT.	KITCHEN
L02	LINEAR LED FIXLITRE WITH EDGE LIT ALUMINUM CHANNEL 4" H" CHANNEL HEIGHT. 6.98" CHANNEL WIDTH. FROSTED LENS. CHANNEL FINISH AS DIRECTED BY ARCHITECT. REMOTE POWER SUPPLY. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING DETAIL. DIMMABLE. MAGNETIC 0–V DIMMING. ARCHITECT TO PROVICE ACCESSIBLE ENCLOSURE FOR ATHART POWER SUPPLY POWER SUPPLY SIZE: 9.5" L x 3"W x 2 5/"H (200W CAPACITY). CONTRACTOR TO FIELD VERIFY AND PROVIDE ALL NECESSARY ACCESSORIES REQUIRED FOR INSTALLATION.	AION LED A–TRACK LIGHT ENGINE 4024 27 LE AT901 F CHANNEL WITH–FROSTED LENS D_ _ D 24 120 REMOTE POWER SUPPLY FOR EACH RUN	1	LED WHITE 2700K	120/ 24	3	3	PER FIXTURE	KITCHEN CONFERENCE AREA
L03	DECORATIVE PENDANT. FINISH BY INTERIOR DESIGNER. REFER TO ELEVATION FOR MOUNTING HEIGHT.	TBD	1	ALLOW 300W	120	300	300	PER FIXTURE	CONFERENCE FAMIL
L04	WHITE EDGE COVE BY OTHERS WITH INTEGRATED LED ON CONTINUOUS RUN FOR TRIMLESS INSTALLATION IN PLASTER CEILINGS. DOWNWARD DISTRIBUTION – ILLUMINATES ADJACENT WALL. OPAL COVER. INTGRAL POWER SUPPLY NON–DIMMABLE. CONTRACTOR TO PLASTER FIXTURE INTO CEILING AS INDICATED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS. FIXTURE RUN LENGHT TO BE FIELD–VERIFIED PRIOR TO PLACING ORDER.	KAL LIGHTING COVE 9VAL LED NOJE 11 741 3H40 D 7R	2	LED WHITE 2700K 5000dh	120	6	6	PER FT	RECEPTION
L05	DECORATIVE FLOOR LAMP. FINISH BY INTERIOR DESIGNER. (12) FROSTED 7A HALOGEN LAMPS (NOT OR BIDDER FURNISH. GLASS FINISH AS DIRECTED BY ARCHITECT (YELLOW AMBER OR TURQUOISE).	POLARANT LAST NIGHT TOTEM FLOOR LAMP	12	(L)S(50)EY/CD	120	600	300	PER FIXT.	SEATING AREA

LIGHTING FIXTURE SCHEDULE

TYPE OF LTG. DESIGNATION	FIXTURE DESCRIPTION	FIXTURE MANUFACTURERS & CATALOGUE NUMBERS (CATALOGUE NUMBERS MAY REQUIRE ADJUSTMENT TO CONFORM FIXTURE TO FINAL CEILING CONSTRUCTIONS)	LAMPS QUANTITY PER FIXTURE	LAMPS TYPE	FIXTURE INPUT VOLTS	FIXTURE INPUT WATTS	FIXTURE INPUT VOLT AMPS	FIXTURE INPUT UNITS	LOCATION
L06	3.5" ROUND RECESSED LED DOWNLIGHT. 2 7/8" ROUND APERTURE. 4.06" FIXTURE HOUSING RECESS DEPTH. ROUND FLAT TRIM WITH DIRECTIONAL CON.CAL BAFFLE. 40 DEG BEAM DISTRIBUTION. INTEGRAL DIMMABLE POWER SUPPLY. MAPLE AND TRIM FINISH AS DIRECTED BY ARCHITECT. 3–20V DIMMING.	EUREKA 1133A LED.3120.40 1004 9.35.11.0V.0 1604–9 35.11.0V.8 HOUSING	1	LED WHITE 3500K 5000lm 1000lm	120	11	14	PER FIXT.	THROUGHOUT
L07	1 ISFAR LED FIXLITRE DIR CONTINUOUS RUN INTEGRATED INTO SILLWORK. LYNTED ALUMINUM CHANNEL 3.5" CHANNEL HEIGHT. 0.72" CHANNEL WIDTH. FROSTED LENS. CHANNEL FINISH AS DIRECTED BY ARCHITECT. REMOTE POWER SUPPLY. SEE ARCHITECTURAL DRAWING FOR MOUNTING DETAIL. DIVMABLE. MAGNETIC 0–V DIMMING. ARCHITECT TO PROVIDE ACCESSIBLE ENCLOSURE FOR REMOTE POWER SUPPLY AT T–E BACK OF TOP SHELF. POWER SUPPLY SIZE: 8.5 'L x 3"W x 2 5"H. CONTRACTOR TO FIELD–VERIFY AND PROVIDE ALL NECESSARY ACCESSORIES REQUIRED FOR INSTALLATION.	AION LED A–TRACK LIGHT ENGINE 3024 27 LE AT403 F CHANNEL WITH FROSTED LENS D_ _ D 24 REMOTE POWER SUPPLY AS PER INDIVIDUAL RUN LENGTH	1	LED WHITE 2700K	120/ 24	3	3	PER FOOT	TOE KICK @ BATH AND RECEPTION
L08	1 FD BACKLIT PANELS INTEGRATED INTO WARDROBE/CLOSET MODULES TO PERIMETER, 0.7" FIXTURE EXACT DEPTH. WITHIN CORNERS. NEMOVABLE MAGNETIC POWER SUPPLY REFER TO ARCHITECTURAL DRAWING FOR LESSAL. PROVIDE ACCESSIBLE ENCLOSURE FOR REMOTE POWER SUPPLY. POWER SUPPLY SIZE: 3.25" x 1.37" x 11.25". DIMMABLE	BACKLIGHT SRL 'HIANO WHITE SCOOK 401 24CCR – 60W 961 24DCR – 96W POWER SUPPLY AS PER RUN LENGTH For details contact: Robert Weiss, Glim ion Wand. Robert@Glowinvest.com. 212.775.6383 x305	1	LFC WHITE 5100K ALLOW 5W/FT.	120/ 24	4	4	PER FT.	MASSTER BATH
L09	1" OR 4' LONG LINEAR LED FIXTURE ON CONTINUOUS RUN TO BE DETAILED IN ARCHITECTURAL DWG. SET LOCATION NOTED. 2.49" FIXTURE EXACT HEIGHT. 3.1" FIXTURE EXACT WIDTH. EXTRUDED ALUMINUM BODY. TEMPERED GLASS LENS. INTEGRAL ELECTRONIC POWER SUPPLY. 100RD 4 600RD OPTICS. FLAT MOUNTING BRACKETS. REMOTE DIMMING CONTROL MODULE (PLENUM RATED). DIMMABLE. 0–10V DIMMING. PROVIDE ACCESSIBLE ENCLOSURE FOR REMOTE DIMMING CONTROL MODULE. MODULE SIZE: 3.4"W x 2"H x 7"L.	ECOSENSE LINEAR HP EXTERIOR WALL WASH WHITE 12 27 120 10 WHITE 48 27 120 10 LOCH–PI. 120–10V GR REMOTE DIMMING CONTROL MODULE	1	LED WHITE 2700K 6000lh	120	11	11	PER FT.	COVE @ BATH
L10	DECORATIVE PENDANT. FINISH BY INTERIOR DESIGNER REFER TO ELEVATION FOR MOUNTING HEIGHT.	TBD	3	ALLOW 60W	120	60	60	PER FIXT.	POWDER ROOM

LIGHTING FIXTURE SCHEDULE

TYPE OF LTG. DESIGNATION	FIXTURE DESCRIPTION	FIXTURE MANUFACTURERS & CATALOGUE NUMBERS (CATALOGUE NUMBERS MAY REQUIRE ADJUSTMENT TO CONFORM FIXTURE TO FINAL CEILING CONSTRUCTIONS)	LAMPS QUANTITY PER FIXTURE	LAMPS TYPE	FIXTURE INPUT VOLTS	FIXTURE INPUT WATTS	FIXTURE INPUT VOLT AMPS	FIXTURE INPUT UNITS	LOCATION
L11	7" ROUND APERTURE RECESSED LED EAYLE ACCENT MULTI–HEAD DOWNLIGHT. TRIMLESS INSTALLATION. (2) LAMPS H.I–PROFILE. INTEGRAL ELECTRONIC TRANSFORMER. APERTURE TRIM FINISH AS DIRECTED BY ARCHITECT. SCUTT LENS. DIMMABLE. PROVIDE 20% MAX WATTAGE RESTRICTION LABEL	SPECIALTY LIGHTING INDUSTRIES CXION 20XP19 PH CF 14 FL – BLK 91A 3000K 9504m	3	SM/GX–QP 25D 830 CRI 50/AAA	120	26	30	PER FIXT.	MODEL
L12	4.5" ROUND RECESSED LED SHOWER DOWNLIGHT. 2 7/8" ROUND APERTURE 4 5/8" FIXTURE HOUSING RECESS DEPTH. ROUND FLAT TRIM SMITH RECESSED LENS AND DIRECTIONAL CONICAL BAFFLE. 40 DEG BEAM DISTRIBUTION. INTEGRAL DIMMABLE POWER SUPPLY. BAFFLE AND TRIM FINISH AS DIRECTED BY ARCHITECT 3–20V DIMMING.	EUREKA 1133A _ _ 1TO 11 30 40 1604–9 35.11.0V.0 1916 1604–9 35.11.0V.8 HOUSING	1	LED WHITE 5000K 50000h 1000lm	120	11	14	PER FIXT.	SHOWER
L13	DECORATIVE PENDANT. FINISH BY INTERIOR DESIGNER. REFER TO ELEVATION FOR MOUNTING HEIGHT.	TBD	1	ALLOW 60W	120	60	60	PER FIXT.	SEATING AREA
L14	DECORATIVE FLOOR LAMP. FINISH BY INTERIOR DESIGNER.	TBD	1	ALLOW 60W	120	60	60	PER FIXT.	WAITING AREA
EM1	RECESSED EMERGENCY LIGHT FIXTURE FIXTURE HAS INTEGRAL BATTERY PACK, CHARGER, MOTOR, AND VOLTAGE SENSOR CONCEALED BEHIND 9" SQUARE SNOW PLASTER TERM. WHEN VOLTAGE SENSOR DETECTS A VOLTAGE DROP. THE FIXTURE IS ACTIVATED. THE MOTOR OPENS THE DOOR, TWO WIRE LAMPS EXTEND FROM THE WALL, AND THE LAMPS ARE ENERGIZED FROM THE BATTERY PACK. WHEN NORMAL VOLTAGE IS RESTORED, LAMPS ARE DE–ENERGIZED AND RETRACT INTO THE WALL, THE DOOR CLOSES, AND THE BATTERY PACK BEGINS TO CHARGE. 90 MINUTE TIME DURATION FOR BATTERY PACK. SELF–DIAGNOSTIC ELECTRONICS. UL 924 LISTED. MAXIMUM 3 1/8" HOUSING RECESS DEPTH SO THAT HOUSING WILL FIT WITHIN STANDARD STUD WALL OR CEILING. FINISH AS DIRECTED BY ARCHITECT.	ENCORE LIGHTING ERM 12 75 225 PF	2	95W GU–10 MR16 FL	120	N/A	1%	PER FIXT.	THROUGHOUT
EXIT	ACCESSORY CEILING OR WALL UNIVERSAL EXIT SIGN. ALL ARROW COMBINATIONS. INTEGRAL BATTERY BACKUP. SINGLE FACED. EDGE LIT CLEAR ACRYLIC PANEL. 8" GREEN LETTERS ON A CLEAR BACKGROUND. WHITE ALUMINUM TRIM. INTEGRAL NICAD–ALUMINUM BATTERY (BATTERY BACKUP). CHARGER, ELECTRONICS FOR LED'S AND EMERGENCY EMARGER.	ENCORE LIGHTING LYSO UNIVERSAL WI RC 1 C G W KR KW 1 C _ G W CONFIGURE DIRECTIONAL ARROWS AS INDICATED ON DRAWINGS. ALL FIXTURES TO BE ACCESS–MOUNTED UNLESS NOTED.	10	LED ARRAY	120	2	2	PER FIXT.	THROUGHOUT

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL CONFORM WITH LOCAL, STATE, FEDERAL ORDIN.A.NCES AND BUILDING CODES GOVERNING INSTALLATION OF THE ELECTRICAL SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDIN.A.NCES, BUILDING CODES & REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS REGARDING HOW TO PROCEED.
2. THESE DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL PLANS, ARCHITECTURAL PLANS & SITE CONDITIONS SHALL GOVERN EXACT DEVICE LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED & MAINTAIN MAXIMUM HEADROOM, OR SPACE CONDITIONS AT ALL POINTS. WHERE HEADROOM, OR SPACE CONDITIONS APPEAR IN.A.DEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUTS AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF WORK.
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING OR SPRINKLER DRAWINGS WITHOUT ADDITION.A.L EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ ENGINEER IN AMPLE TIME TO ALLOW REVISIONS BEFORE BIDS ARE SUBMITTED.
4. VERIFY SERVICE CHARACTERISTICS, LOCATION & CONNECTION WITH TELEPHONE & ELECTRIC UTILITY COMPANIES. PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT & FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL & REPLACE–MENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT & WORK–MANLIKE APPEARANCE. REMOVAL & REPLACEMENT SHALL BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT SOLE EXPENSE OF CONTRACTOR.
6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE & REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, & TAXES OF WHATEVER N.A.TURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDIN.A.NCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDIN.A.NCES.
8. ALL WIRE COPPER, IN RACEWAY, OR AS OTHERWISE SHOWN ON PLANS. MC CABLE IS ALLOWED.
9. WIRE UP COMPLETE ALL HVAC EQUIPMENT & CONTROLS AS DIRECTED BY THE HVAC CONTRACTOR. CONTROL WIRING SHALL BE IN SEPARATE RACEWAY FROM POWER WIRING.
10. PROVIDE MEANS "FURNISH AND INSTALL".
11. COORDIN.A.TE WORK WITH OTHER TRADES TO AVOID PREVENTABLE CONFLICTS.
12. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
13. PROVIDE TEMPORARY WIRING SYSTEM FOR USE OF ALL TRADES, ADEQUATE ENTIRE NEEDS OF THIS PROJECT.
14. CONNECT ALL MOTORS, STARTERS, CONTROLLERS, DISCONNECT SWITCHES, CIRCUIT BREAKERS, ETC., WHETHER FURNISHED UNDER THIS CONTRACT BY THE GENERAL CONTRACTOR, OTHER SUBCONTRACTORS, OR THE OWNER.
15. PROVIDE LIGHT FIXTURES AS PER LIGHTING FIXTURE SCHEDULE.
16. PROVIDE ALL WIRING DEVICES AS PER OWNER REQUIREMENTS.
17. IDENTIFY CLEARLY ON A TYPEWRITTEN FORM ALL CIRCUITS & EQUIPMENT TO CORRESPOND WITH PLANS AND PANEL SCHEDULES. ATTACH FORM INSIDE THE PERTAINING PANEL.
18. PROVIDE FIRE ALARM SYSTEM AS PER LOCAL AUTHORITY'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR'S FIRE ALARM VENDOR SHALL BE RESPONSIBLE FOR COORDIN.A.TION W/THE MIAMI BEACH FIRE MARSHAL, AND ASSURE THAT THIS JOB IS IN ACCORDANCE WITH HIS INTERPRETATION OF THE CODE. NO EXTRAS WILL BE ALLOWED IF ADDITION.A.L SPEAKERS, STROBE LIGHTS, ETC. HAVE TO BE ADDED AT THE END BY DIRECTION OF THE FIRE INSPECTORS. BE SURE TO HAVE THIS JOB INSPECTED DURING THE ROUGH INSTALLATION AND NOT DURING CERTIFICATION FOR OCCUPANCY.
19. RACEWAYS: ALL RACEWAYS INSIDE PARTITIONS SHALL BE EMT OR ENT.
20. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT FOR APPROVAL PRIOR TO PURCHASE.
21. TESTING: CONTRACTOR SHALL TEST ALL WORK & EQUIPMENT AS DIRECTED BY THE ARCHITECT & BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT, NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS AND OPEN CIRCUITS. ALL DEFICIENCIES SHALL BE DEMONSTRATED TO BE IN PROPER WORKING & OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
22. GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.
23. UPON COMPLETION OF PROJECT, ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS–BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT ELECTRICAL SYSTEM INSTALLATION.
24. BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
25. EXTEND CONDUIT AND WIRE TO MAKE ALL FIN.A.L CONNECTIONS WITH AIR COND. UNITS, FIRE DAMPERS, WATER HEATERS, ETC. PROVIDE DISCONNECT SWITCHES AS REQUIRED.
26. CONTROL WIRING WHICH SHALL BE DONE BY THE ELECTRICAL CONTRACTOR:
    a. AIR CONDITIONING THERMOSTATS
    b. ALL SMOKE AND FIRE DAMPERS AS SHOWN ON HVAC DRAWINGS.
27. CONTRACTOR SHALL RUN (1) PAIR LOW VOLTAGE PLENUM RATED CABLE FROM EACH SOUND SPEAKER TO LOW VOLTAGE AUDIO/VIDEO SYSTEM LOCATION TO BE DETERMINED BY OWNER REPRESENTATIVE.
28. CONTRACTOR SHALL RUN (1) DEDICATED 4–PAIR PLENUM RATED CAT6 CABLE FROM EACH DATA OR DATA/PHONE COMBINATION OUTLET TO IT CLOSET TO BE DETERMINED BY OWNER REPRESENTATIVE.
29. CONTRACTOR SHALL RUN DEDICATED CAT6 CABLE FROM EACH TELEPHONE OR DATA/PHONE COMBINATION OUTLET AND DEDICATED RG–6 FROM EACH CABLE TV OUTLET TO LOW VOLTAGE PANEL ENCLOSURE LOCATION.
30. CONTRACTOR SHALL RUN (2) 1–1/2" EMPTY CONDUITS W/PULL STRINGS FROM LOW VOLTAGE PANEL ENCLOSURE TO EXISTING TELEPHONE TERMINAL BOARD AT 4TH FLOOR BLDG. ELECTRICAL ROOM. COORDINATE CONNECTION W/TELEPHONE CO. PROVIDER OR BLDG. ADMINISTRATION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

EXISTING PANEL TO BE RELOCATED

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

CKT. NO.	COND WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS
1						
3	8	3/4	3	60	EXISTING AC–1 (HEAT PUMP)	15708
5						
7						
9	8	3/4	3	45	EXISTING AC–2 (HEAT PUMP)	9835
11						
13	12	1/2	2	20	EXIST. AC–3(HEAT PUMP)	1729
15						
17	12	1/2	1	20	EX. CIRCUL. PUMP P–1	85
19	12	1/2	1	20	EX. 'MOVINCOOL' UNIT	300
21	12	1/2	1	20	EX. TELEPHONE BOARD	180
23	12	1/2	1	20	EX. LAN EQUIPMENT	360
25	12	1/2	1	20	EX. LAN EQUIPMENT	360
27	–	–	–	–	SPACE	–
29	–	–	–	–	SPACE	–
					TOTAL	25557

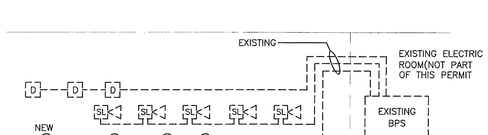
CKT. NO.	COND WIRE	COND INCH	CKT BKR POLE	CKT BKR AMPS	SERVING	WATTS
2	12	1/2	1	20	EXIST. LIGHTS	1260
4	12	1/2	1	20	EXIST. LIGHTS	1298
6	12	1/2	1	20	EXIST. LIGHTS	1506
8	12	1/2	1	20	NEW LIGHTS	1000
10	12	1/2	1	20	NEW LIGHTS	600
12	12	1/2	1	20	EXISTING LTS.–CORRIDOR	1200
14	12	1/2	1	20	NEW LIGHTS	600
16	12	1/2	1	20	NEW LIGHTS	500
18	12	1/2	1	20	NEW RECEPTACLES	1620
20	12	1/2	1	20	NEW RECEPTACLES	1800
22	12	1/2	1	20	NEW RECEPTACLES	1620
24	–	–	–	–	SPACE	–
26						
28	3	1–1/2	3	100	EXIST. SUB FEED TO PNL 'B'	19580
30						
					TOTAL	29884

TOTAL WATTS LINE	TOTAL AMPS LINE	TOTAL WATTS NEUTRAL	TOTAL AMPS NEUTRAL
55441	154	11289 (+16080 = 27369)	76

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

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

ALL EXISTING BRANCH CKT. FEEDERS TO REMAIN SHALL BE SPLICED FROM EXISTING LOCATION ABOVE PANEL AND REROUTED TO THE PANEL'S NEW LOCATION. PROVIDE SPLICE BOXES AS REQUIRED.

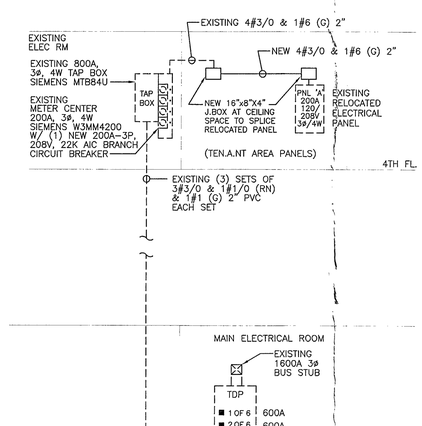


PARTIAL FIRE ALARM RISER DIAGRAM

SCALE: NTS

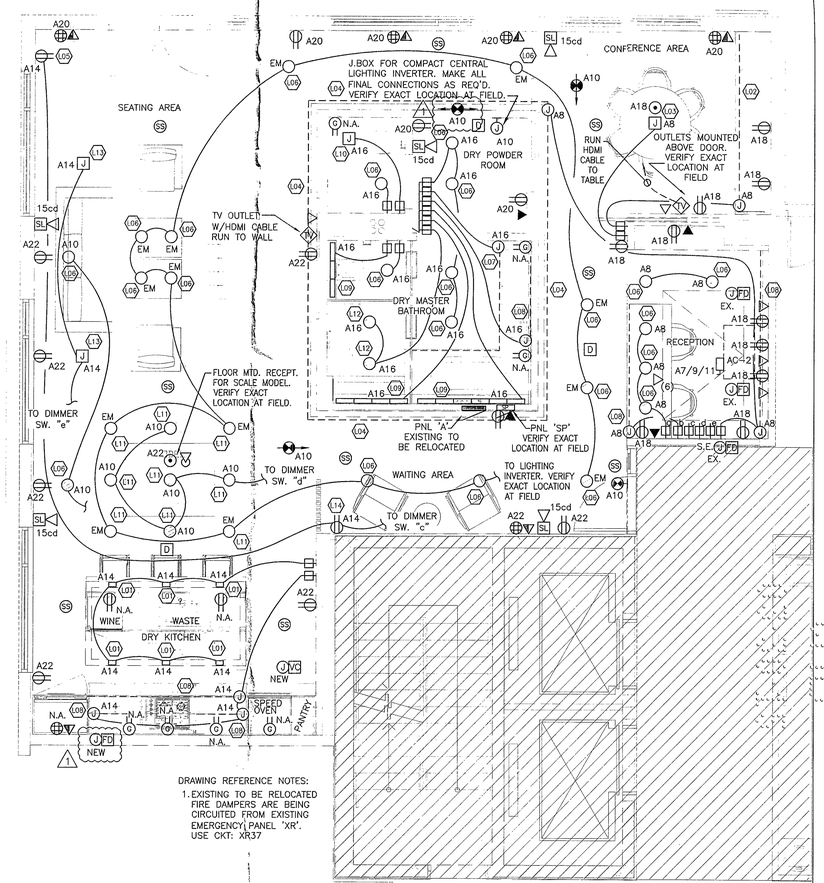
NOTES:
1. FIRE ALARM DEVICES SHALL BE TIED INTO EXISTING BLDG. FIRE ALARM SYSTEM AS NFPA 72.
2. FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING BLDG. FIRE ALARM SYSTEM.
3. FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR PERMIT AND APPROVAL.

(1)



PARTIAL ELECTRICAL RISER DIAGRAM

SCALE: NTS



DRAWING REFERENCE NOTES:
1. EXISTING TO BE RELOCATED FIRE DAMPERS ARE BEING CIRCUITED FROM EXISTING EMERGENCY PANEL 'XR'. USE CKT: XR37

FLOOR PLAN

SCALE: 1/4" = 1'–0"

JOB NUMBER: 14033
ERNESTO R TORRES
PE# 0049958 E.E.
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FLORIDA ENGINEERING SERVICES MECHANICAL AND ELECTRICAL ENGINEERS
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1 02–25–15 BLDG. DEPT. COMM.

ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

PROPOSED FOR:

JHPSB COLLINS VENTURES, LLC

119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	SHEET
CHARLES BENSON	21428	E–1 OF 1
SCALE: AS SHOWN	DATE: 02–06–15	

APPROVED MIAMI BEACH FIRE DEPARTMENT

3–30–15

GENERAL PLUMBING NOTES

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

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

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

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

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

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

7. PROVIDE MEANS "FURNISHED AND INSTALL".

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

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

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

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

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

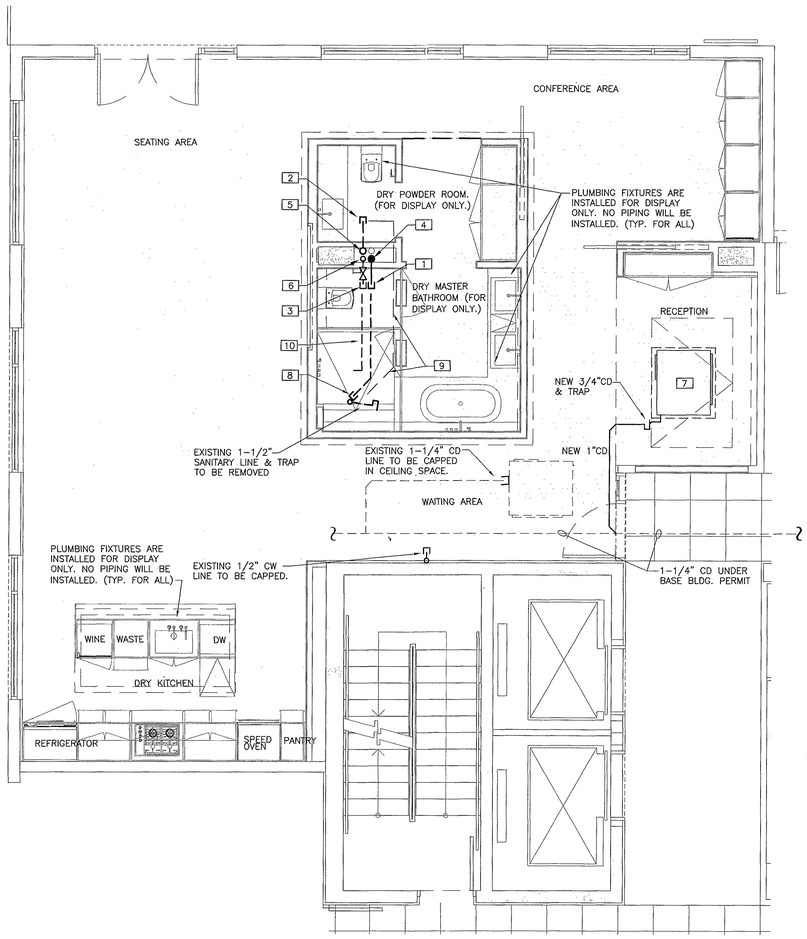
13. PLUMBING FIXTURES SHALL BE PROVIDED BY THE OWNER AND SHALL BE HANDLED / INSTALLED BY THE PLUMBING CONTRACTOR. PLUMBING FIXTURE RELATED SUPPLIES (P-TRAPS, ETC.) ARE NOT PART OF THE FIXTURE PLUMBING PACKAGE.

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

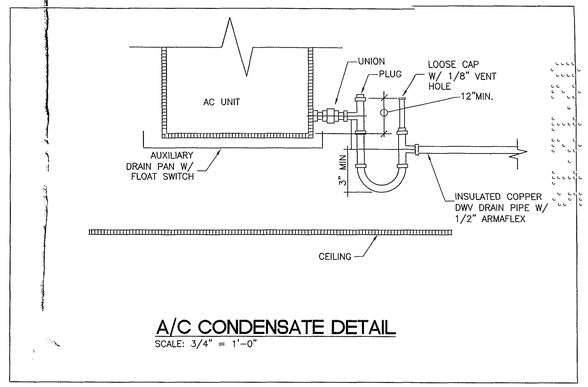
15. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP, SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.

16. MATERIALS

A. CONDENSATE DRAIN PIPING SHALL BE INSULATED DWV COPPER.



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



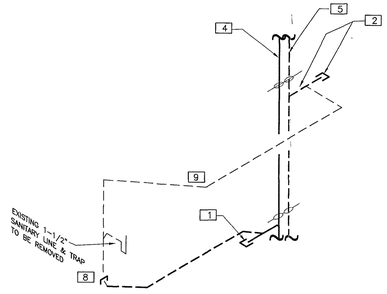
A/C CONDENSATE DETAIL
SCALE: 3/4" = 1'-0"

DRAWING NOTES LEGEND

1. 4"SANITARY LINE W/CAP-OFF UNDER BASE BLDG. PERMIT
2. 3"VENT LINE W/CAP-OFF UNDER BASE BLDG. PERMIT
3. 1"CW SHUT-OFF VALVE W/ CAP-OFF UNDER BASE BLDG. PERMIT
4. 4"S.S. RISER UNDER BASE BLDG. PERMIT
5. 3"V.S. RISER UNDER BASE BLDG. PERMIT
6. 2"CW RISER UNDE BASE BLDG. PERMIT
7. EXISTING, RELOCATED A/C
8. EXISTING 2" SANITARY LINE TO BE CAPPED FLUSH TO FLOOR
9. EXISTING 2" SAN-VENT LINE TO BE REMOVED. CAP PIPE AS NECESARY
10. EXISTING 1/2" DOMESTIC CW LINE TO BE REMOVED

PLUMBING PIPING LEGEND

- EXISTING CW LINE
- EXISTING CD LINE
- EXISTING SAN-VENT LINE
- EXISTING SANITARY LINE
- NEW CONDENSATE DRAIN LINE.



SANITARY RISER DIAGRAM
NTS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

2/6/15

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FAX: (305) 653-0232
e-mail: AlbertS@fesinc.biz

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

ISSUED FOR PERMIT	02/06/15
ISSUED FOR BIDDING	02/06/15
ISSUED FOR CONSTRUCTION	

PROPOSED FOR:
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119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

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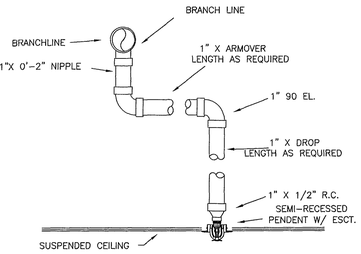
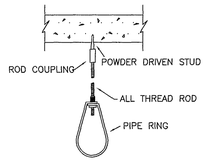
DRAWN BY	PROJECT NUMBER
CHARLES BENSON	21428
SCALE: AS SHOWN	DATE: 02-06-15

P-1
OF
1

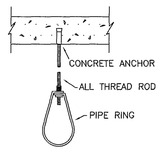
REVIEWED
CITY OF MIAMI BEACH
BUILDING DEPARTMENT
MIAMI BEACH
FIRE DEPARTMENT



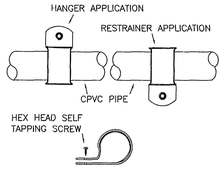
TYP. SWING AND DROP ASSEMBLY



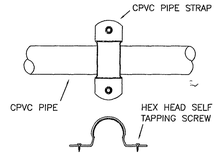
POWDER DRIVEN STUD HANGER



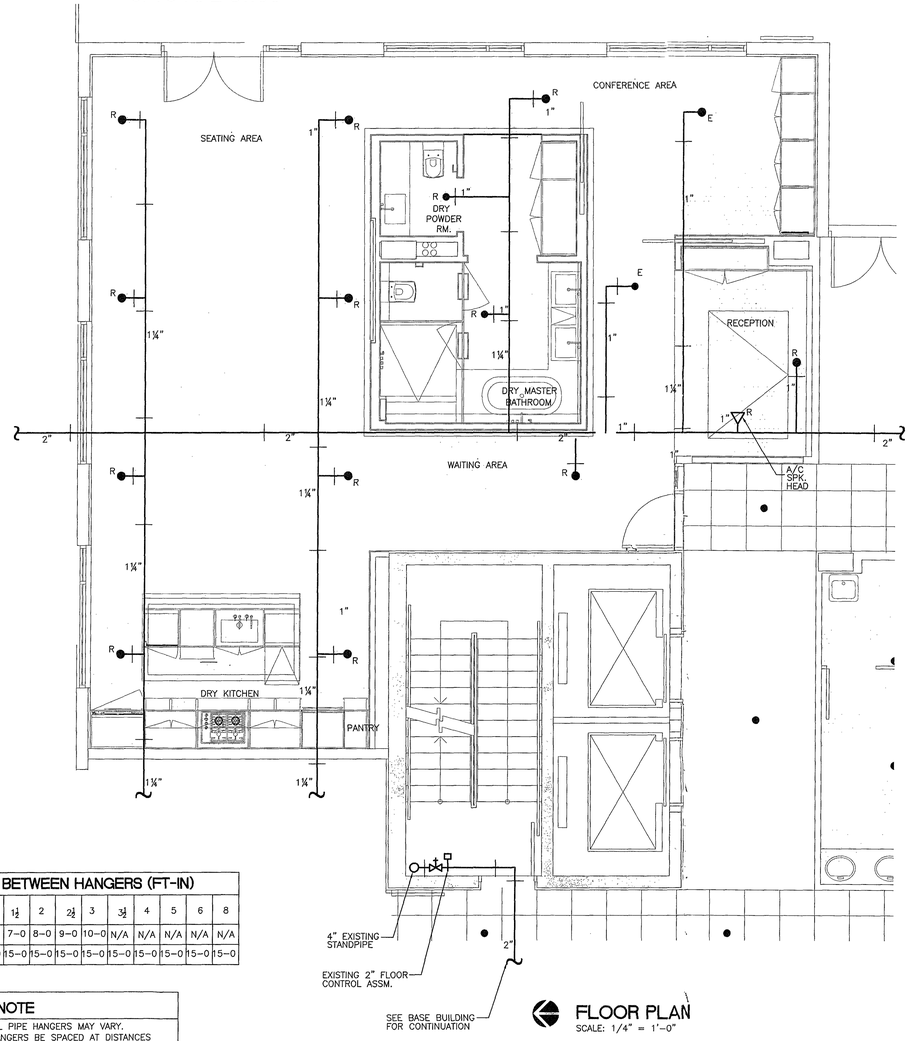
DRILLED CONC. ANCHOR HANGER



SINGLE FASTENER CPVC PIPE STRAP



DOUBLE FASTENER CPVC PIPE STRAP



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

MAXIMUM DISTANCE BETWEEN HANGERS (FT-IN)												
NOMINAL SIZE SIZE (IN)	¾	1	1¼	1½	2	2½	3	3½	4	5	6	8
CPVC	5-6	6	6-6	7-0	8-0	9-0	10-0	N/A	N/A	N/A	N/A	N/A
STEEL SCH.40	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0

NOTE

THE EXACT LOCATION OF ALL PIPE HANGERS MAY VARY. IN NO CASE SHALL PIPE HANGERS BE SPACED AT DISTANCES LARGER THAN INDICATED IN THE SHCEDULE ABOVE.

PROVIDE PIPE HANGERS INMEDIATELY AFTER ALL ELBOWS OR TEES. EXACT LOCATION OF ALL PIPE HANGERS TO BE SHOWN ON AS BUILT DRAWINGS.

SCALE 1/4"=1'-0"

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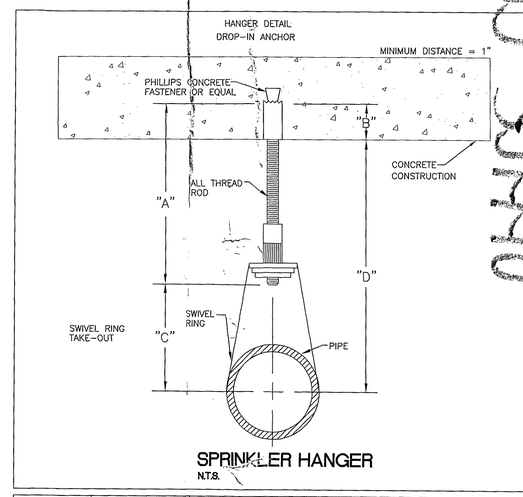
FIRE SPRINKLER NOTES:

1. ALL FIRE SPRINKLER WORK SHALL BE DONE ACCORDING TO LATEST N.F.P.A. 13, STATE AND LOCAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL PAY ALL FEES, INSPEC-TION AND CONNECTION CHARGES REQUIRED.
3. SPRINKLER CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALL-ATION OF MATERIALS AND EQUIPMENT.
4. COORDINATE WORK WITH OTHER TRADES.
5. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS, LAYOUTS AND CALCULATIONS, PRIOR TO INSTALLATION.
6. SPRINKLER CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
7. ALL AUTOMATIC FIRE SPRINKLER PIPING, SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR AS PER FLORIDA ADMINISTRATIVE CODE
8. SPRINKLER LEGEND:
   - ● PENDANT SPRINKLER HEAD
   - ◁ SIDEWALL SPRINKLER HEAD
   - SPK. SPRINKLER
9. FIRE LINES (INCLUDING FIRE SPRINKLER LINES)
   1. ABOVE GROUND
      SCHEDULE 10 ALLIED XL IN CONCEALED SPACE OR CPVC BLAZEMASTER. USE SCH. 10 IN ATTIC SPACE
10. SPRINKLER HEADS

SYMBOL	SERVICE	K FACTOR	TEMP. RATING	ORIFICE	MODEL	MFG.
●	COMMON AREA	5.6	155°F	1/2"	BV-QR RECESS PENDANT	CENTRAL
◁	ATTIC SPACE	5.6	200°F	1/2"	BV-QR SIDEWALL	CENTRAL

11. TESTS:
    WATER PIPING: TEST 200 PSI



SPRINKLER HANGER
N.T.S.

PIPE SIZE	ROD SIZE	TYPE OF FASTENER	MIN. 'C' DIM.	MAX. 'C' DIM.
3/4"	3/8"	1-3/8" X 1-17/32" DROP-IN ANCHOR	1/2"	1-5/8"
1"			5/8"	1-3/4"
1-1/4"			13/16"	1-7/8"
1-1/2"			15/16"	2"
2"			1-3/16	2-3/8"
2-1/2"	1/2"	1-1/2" X 2-1/32" DROP-IN ANCHOR	1-7/16"	2-3/4""
3"			1-3/4"	3-1/4"
3-1/2"			2"	3-5/8"

SPRINKLER LEGEND		QTY
———	EXISTING PIPING TO REMAIN	
———	NEW PIPING	
□	EXITING CONNECTION TO REMAIN SEE BASE BUILDING FOR CONTINUATION	
◉	EXISTING HEAD TO BE RELOCATED	23
●	NEW PENDANT HEAD	9
◀	NEW S.W. HEAD FOR A/C UNIT	2

JOB NUMBER 14081
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REVIEWED CITY OF MIAMI BEACH FIRE DEPARTMENT

ISSUED FOR PERMIT	02/06/15
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DRAWN BY	PROJECT NUMBER
CHARLES BENSON	21428
SCALE: AS SHOWN	DATE: 02-06-15

SP-1 OF 1

APPROVED MIAMI BEACH FIRE DEPARTMENT REVIEWED FOR CODE COMPLIANCE CITY OF MIAMI BEACH FIRE DEPARTMENT

B15024493

OFFICE

DERM

PLAN REVIEW

FINAL

APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

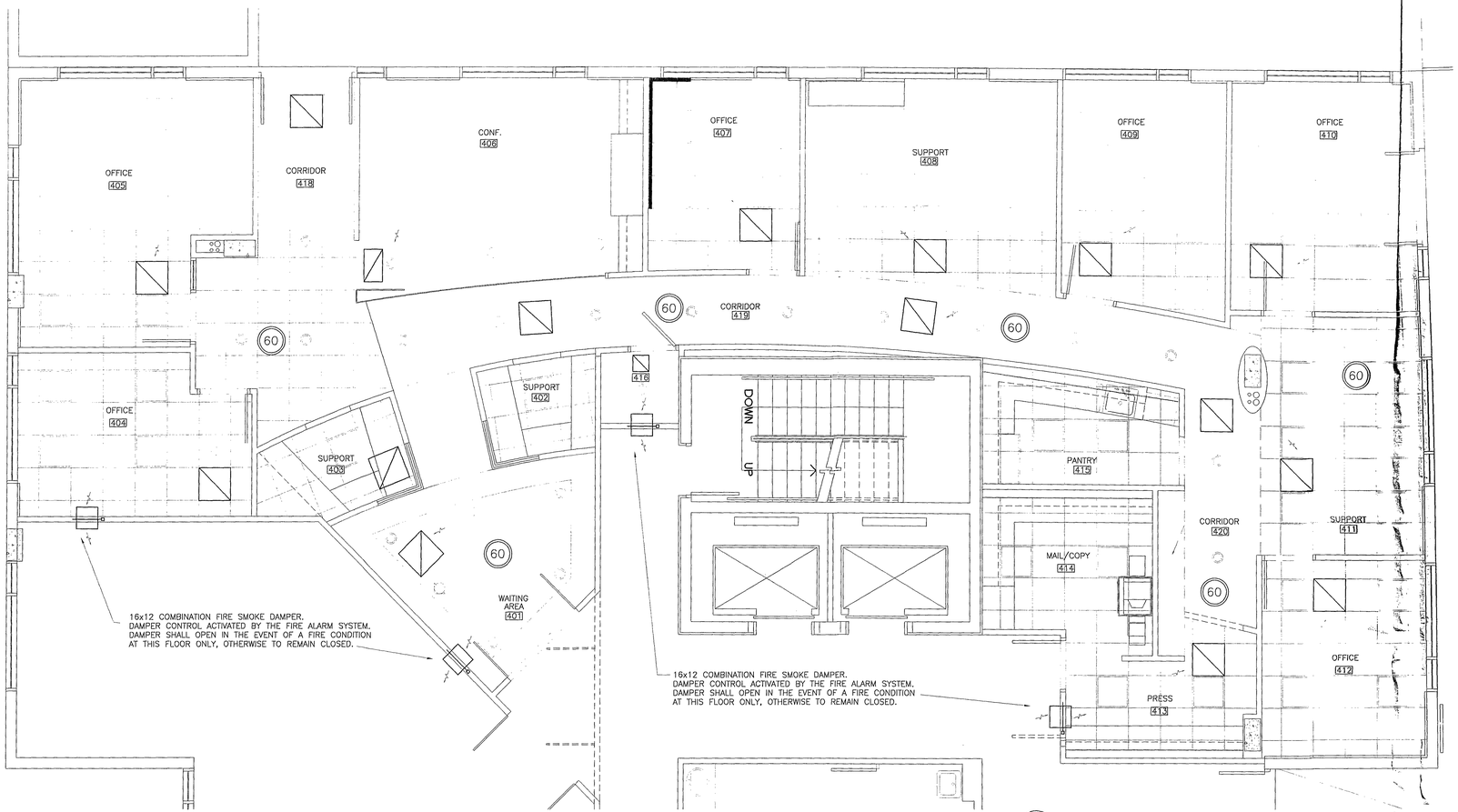
CORE REVIEWER (PRINT): Miguel De Arnas

SIGNATURE: _____ DATE: 3-17-2015

ROAD X FIRE SCHOOL
IMPACT FEE NOT REQUIRED
Sales office
MAR 06 2015
MIAMI-DADE COUNTY
APPROVED

M20500526 8

0000228870



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SMOKE BOMB PLAN

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

SMOKE TEST CHRONOLOGY

TIME (Minutes)	EVENT
0:00	Ignition of smoke generator devices. (Bombs)
0:30 Monitor	Activate smoke control system. smoke zone boundaries for any smoke migration prior to activation.
3:00	Verify movement of smoke in the fire zone. Monitor smoke zone boundaries for migration.
13:00	Determine whether an exit sign in the test zone is visible from a height of 5 feet at a distance of 20 feet.

OFFICES AREAS

OFFICES FLOOR AREA = 2590 SQ. FT.
CEILING HEIGHT (APROX) = 9'-0" H.
OFFICES VOLUME = 23310 CUBIC FEET

SMOKE VOLUME: 23310 x 2= 46620 CF

BOMBS REQUIRED:
(6) 60 SECONDS BOMBS = 48000 CF

SMOKE BOMB LEGEND

(60) 1 MINUTE BOMB – 8000 CF SMOKE

(30) 30 SECOND BOMB – 4000 CF SMOKE

CITY OF MIAMI BEACH
REFERENCE ONLY

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EB0003862
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id insight design

REVISIONS

SHEET TITLE:

Work for
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Miami Beach, Florida

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1210 Washington Avenue Suite 225
Miami Beach, Florida 305 535 9909
AR0014302 ◦ ID0003964

PROJECT NO:	02108
DRAWN BY:	MG
DATE:	07/08/03
SCALE:	AS NOTED
SHEET NO:	SMK-1

LIFE SAFETY SYSTEMS SEQUENCE OF OPERATION

COMPLIANCE WITH S.F.B.C. 3905

THE OPERATION OF THE FOLLOWING DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL:

1. ALL STAIR PRESSURIZATION FANS
2. ALL ELEVATOR HOISTWAY FANS.
3. MAKE-UP AIR FANS.
4. ALL COMBINATION FIRE SMOKE DAMPERS
5. ALL CONTROL DAMPERS IN SUPPLY AND RETURN AIR DUCTWORK SERVING LOBBY A/C UNITS.
6. ALL SMOKE EXHAUST FANS
7. ALL LOBBY LEVEL DOORS AS SHOWN ON PLAN TO BE CONTROLLED BY THE FIRE ALARM SYSTEM.
8. FAN SECTIONS OF A/C-1,2,3 AND ALL FUTURE TENANT A/C UNIT FAN SECTIONS

THE OPERATION STATUS OF ALL FANS LISTED ABOVE SHALL BE DISPLAYED AT THE FIRE ALARM PANEL BY MEANS OF AN AIR PRESSURE SWITCH AT THE FAN DISCH.

ALL DAMPERS SHALL BE ZONED TOGETHER BY USE AND BE CONTROLLED TOGETHER BY ONE H-O-A SWITCH AT THE FIRE ALARM PANEL.

UPON SIGNAL FROM A SPRINKLER WATER FLOW SWITCH OR AREA SMOKE DETECTOR SERVING THE OFFICE FLOORS (FLOORS 4,5,6), THE FIRE ALARM PANEL SHALL:

* START THE ELEVATOR HOISTWAY FANS.
* START THE STAIR PRESSURIZATION FANS.
* OPEN ALL OUTSIDE AIR DAMPERS INTHE A/C UNITS SERVING FLORS 4,5,6
* CLOSE ALL RETURN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING FLOORS 4,5,6
* TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING FLORS 4,5,6
* OPEN ANY FIRE SMOKEDAMPERS IN R/A TRANSFER OPENINGS ON FLOORS 4,5,6
* OPEN FIRE SMOKE DAMPERS IN SMOKE EXH. SHAFT OPENINGS ON FLOOR OF INCIDENCE
* SF-4 SHALL TURN ON.
* SEF-1,2 SHALL TURN ON

IF THE ZONE OF FIRE ORIGIN IS THE RETAIL FLOOR, THEN THE FIRE ALARM PANEL SHALL:

* START THE ELEVATOR HOISTWAY FANS.
* START THE STAIR PRESSURIZATION FANS.
* OPEN ALL OUTSIDE AIR DAMPERS INTHE A/C UNITS SERVING THE RETAIL FLOOR
* CLOSE ALL RETURN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
* TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING THE RETAIL FLOOR
* OPEN ANY FIRE SMOKEDAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR
* O/A BY-PASS CONTROL DAMPER SHALL CLOSE
* SF-5 SHALL TURN ON.
* THE CONTROL DAMPER ON THE INTAKE OF SEF-3,4,5 SHALL OPEN
* SEF-3,4,5 SHALL TURN ON

UPON RECEIVING THE "ALL CLEAR" SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM PANEL SHALL:

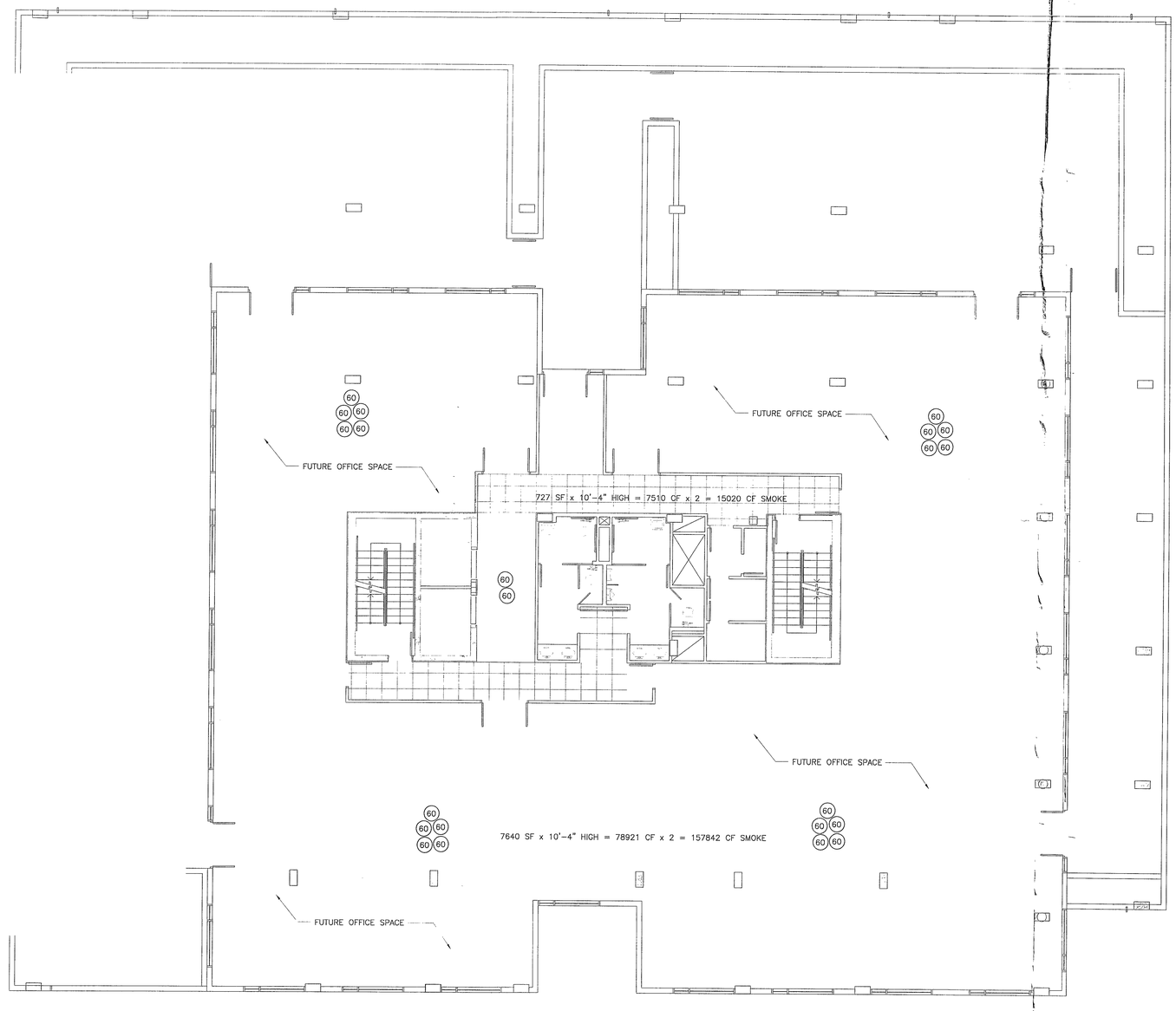
* TURN OFF THE ELEVATOR HOISTWAY FANS.
* TURN OFF THE STAIR PRESSURIZATION FANS.
* TURN OFF THE SMOKE EXHAUST FANS
* CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
* OPEN THE RETURN AIR CONTROL DAMPERS
* CLOSE THE OUTSIDE AIR CONTROL DAMPER

ALL LIFESAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.

ALL COMBINATION FIRE/SMOKE DAMPERS SHALL FAIL TO THE CLOSED POSITION.
RETURN AIR DAMPERS SHALL FAIL TO THE CLOSED POSITION. OUTSIDE AIR INTAKE DAMERS SHALL FAIL TOTHE OPEN POSITION. LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM SHALL FAIL TO THE OPEN POSITION OR HAVE A TROUBLE INDICATOR AT THE FIRE ALARM PANEL. ALL DAMPERS SHALL FAIL TO THE CLOSED POSITION UPON LOSS OF AIRFLOW IN SHAFT.

PRESSURE DIFFERENTIALS SHALL BE AS FOLLOWS:(MEASURED RELATIVE TO OUTSIDE)
BETWEEN ZOFO AND ADJACENT ZONE PRESSURE DIF. SHALL BE -0.05 IN WG.
BETWEEN STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.05 IN WC. MIN.

IN COMPLIANCE WITH S.F.B.C. 3905.4(d), THE ELEVATOR HOISTWAY SHALL BE MONITORED FOR SMOKE MIGRATION DURING ALL SMOKE TESTS. IF LITTLE OR NO SMOKE MIGRATION IS OBSERVED, THE SYSTEM SHALL BE CONSIDERED ACCEPTABLE.



SMOKE TEST CHRONOLOGY

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

SMOKE BOMB LEGEND

(180) 3 MIN. BOMB - 40000 CF SMOKE

(60) 1 MIN. BOMB - 8000 CF SMOKE

(30) 30 SECOND BOMB - 4000 CF SMOKE

4TH FLOOR SMOKE BOMB LAYOUT PLAN

SCALE 1/8" = 1' - 0"

EB0003862
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL ENGINEERS

34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL. 33169
TELEPHONE: (305) 653-0212
FAX: (305) 653-0232

ATLANTIC CENTER
119 WASHINGTON AVENUE, MIAMI BEACH

SEAL/SIGNATURE

Signature:

AR # 0010558

ARCHITECT

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

STRUCTURAL ENGINEER

G. V. PIREZ ASSOCIATES, INC.
1385 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 856-2076

MEP

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

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
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CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC
6800 SW 81 ST.
MIAMI, FL 33143
(305) 665-9688 FAX 668-8426

GEOTECHNICAL CONSULTANT

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

CONSTRUCTION DOCUMENTS

Office Registration #AA C000465

Issue Date: 06-15-99 Project No9766
Drawn by MA JH MO Approved by SC

Revision/Date

CITY OF MIAMI BEACH
REFERENCE ONLY

Sheet No.

SMK-2

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SHARED PARKING REQUIREMENTS - 119 WASHINGTON AVENUE

	Proposed Required	Weekdays				Weekends					
		Daytime (6:00 a.m. - 6:00 p.m.)		Evening (6:00 p.m. - 6:00 a.m.)		Daytime (6:00 a.m. - 6:00 p.m.)		Evening (6:00 p.m. - midnight)		Nighttime (midnight - 6:00 a.m.)	
		Percent	Required	Percent	Required	Percent	Required	Percent	Required	Percent	Required
Office or banks	75	100%	75	5%	4	10%	8	5%	4	5%	4
Retail	18	60%	11	20%	4	80%	15	60%	11	5%	1
Hotels	0	50%	–	60%	–	60%	–	100%	–	75%	–
Restaurant	51	50%	26	75%	39	75%	39	90%	46	10%	6
Theatre	0	10%	–	70%	–	20%	–	90%	–	10%	–
Nightclubs	0	5%	–	50%	–	5%	–	100%	–	90%	–
Other uses	0	100%	–	100%	–	100%	–	100%	–	100%	–
Residential	0	100%	–	100%	–	100%	–	100%	–	100%	–
TOTALS	***144***		***112***		***47***		***62***		***61***		***11***

TOTAL REQUIRED PARKING UNDER SHARED PARKING: 112 SPACES

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING: T. 4/20/16 #
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:
ROOFING:

112 REQUIRED PROVIDED
6 PAID PARKING in LIEU ONE TIME FEE INVOICE # PIF 379 and 76 in LOG

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B16047

ALLEY

COLLINS AVENUE

CITY PARK

SECOND STREET

COLLINS COURT

CITY PARK

WASHINGTON AVENUE

LOCATION SITE PLAN

SCALE: 1/32" = 1'-0"

WASHINGTON AVENUE

SITE PLAN

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

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MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:

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CITY OF MIAMI BEACH
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THE FOLLOWING:

LOCATION MAP

LOT'S PLAN AND LEGAL

SCALE: 1/32" = 1'-0"

ZONING DATA TABULATION

PROPERTY ADDRESS:

ZONING DISTRICT: C-PS1 LIMITED MIXED-USED COMMERCIAL

TOTAL:

GROSS P.A.R. BREAKDOWN

TOTAL

PARKING:

PERFORMANCE STANDARDS

Atlantic Center

ARCHITECTONICA

CONSTRUCTION DOCUMENTS

A-0.1

SITE AND LOCATION PLAN

CITY OF MIAMI BEACH
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