

VENETIAN HOTEL- 19 rooms (both bldgs-)
Owner MISS ANNA ROSE Mailing Address Permit No. 11894 X Date Nov. 17-1938
rear Lot 18 & 20 Block 14 Subdivision M.B. Imp. CO. OF Address 230- 31st street - rear
General Contractor Tripp Contracting Co. 17125 Address
Bond 1944
Architect Gordon E. Mayer Address
Front 26-0 Depth 30-0 Height 24 1/2-0 Stories 2 Use Hotel- 8 rooms
Type of construction c-b-s- Cost \$ 6,000.00 Foundation spread footing Roof concrete

Plumbing Contractor WERNITZ # 11561 Address Date Nov. 21-1938
Plumbing Fixtures 25 Rough approved by GAS - O. Farrey- Feb. 23-1939 Date
Gas Stoves 1 Date
Gas Heaters Date
Final approved by Date
Sewer connection 1 Septic tank Make Date 7-18-79

Electrical Contractor Biscayne Electric - # 12242- Address Date Dec. 28-1938
Switch 40 Range Motors Fans Temporary service- #12486 -2/11/1939
OUTLETS Light 30 HEATERS Water " " Biscayne Electric
Receptacles 48 Space
Refrigerators 2 Irons 22 Centers of Distribution 44
Electrical Contractor Biscayne Electric Co # 12465 Address Date Feb. 6-1939
No. fixtures set 58 Final approved by Date
Date of service

X (see 11894) 13075 # 12015- ADDITION OF 4 NEW ROOMS- changing size of 3 rooms- \$6,000.-
Alterations or repairs Tripp Contracting Co. contractor - Gerald Pitt, architect Date Dec. 5-1938
Plumbing permit # 11637- Werntz- 24- fixtures- 16 gas- Dec. 7-1938

Building Permit # 12116- 1 Oil Tank - 275 gals and Burner - Belcher Industries, Inc.
cost ---- \$ 300.00- Jan. 3-1939----
Plumbing permit # 11827- Werntz- 1 water closet and 1 floor drain- Mar. 2-1939

ALTERATIONS & ADDITIONS

Building Permits:

#25657 7/25/84 owner work under supervision of Spec Inspect, Mr. Mandell-
see attached letter - joist repairs \$3,000.

Plumbing Permits:

Electrical Permits: #80447 8/20/85 Quality Service Contract - 1 fire alarm panel, 4 pull stations, 4 bells
4 smoke detector

MISS ANNA ROSE
Owner MRS. NORA E. FOX Mailing Address Permit No. 364
Front
Lot 18 & 20 Block 14 Subdivision M.B. Imp. Co. O. F. No. 230 Street 31st St Date Jan. 25-1923
General Contractor A. R. Ogle Address Miami
Architect Address
Front Depth Height 14' Stories one Use Residence & garage
Type of construction Cem. Blks. ? Cost \$ 6,000.00 Foundation Reinf. concrete Roof composition

Plumbing Contractor Louis McGhan Address Miami Date Feb. 14-1923
No. fixtures 4 Rough approved by H. Scheibli Date
No. Receptacles
Plumbing Contractor Address Date
#6973- Jan. 2-1934 - Orr- 1 sewer connection: Final approved by Date
No. fixtures set Stolpman - Aug 23-1937
Sewer connection one Septic tank one Make Miami Sanatar Date Mar. 31-1923

Electrical Contractor Riverside Electric Company Address Date Feb. 7-1923
No. outlets 18 Heaters Stoves Motors Fans Temporary service
Rough approved by L. C. Davis Date Feb. 10-1923
Electrical Contractor Riverside Electric Company Address Date Feb. 26-'23
No. fixtures set 20 Final approved by Date
Date of service

Alterations or repairs # 9508: Remodeling into 2 family house: Installing 2 new baths, kitchen, new steps and driveway: \$1,000.00 Date Feb. 4-1937
Plumbing permit # 9958-Stolpman- 7 fixtures- March 29-1937
BUILDING PERMIT # 11780- 2 new doors - new partitions @ owner, day labor-\$100.00- Nov. 1-1938

BUILDING PERMIT # 17773... Painting... J.D. Gilbreath, painter, \$ 285.....Nov.15,1943
#20099 Painting .. inside L.R. Dugan, painter - \$ 375..... May 18,1945 -
#27846 Painting - Elmer Raamat \$ 400..... July 21, 1948
#28676 Flat wall sign - Flash Neon--- \$ 150.... Nov. 2, 1948

#57192 Owner: Replace felt & tar - \$150 - Aug. 29, 1958

#57439 Ideal Roofing & Sheet Metal: Roof Repairs - \$1250.00 - Sept. 30, 1958

#78135 Owner, Geo. Blum: Erect 100' of 5' high chain link fence - \$100 - 4/18/67

#10009-Owner-Repair fire damage-\$3000-10-15-76

PLUMBING PERMIT # 18515... O. Schweitzer 1 sink, 1 gas range Sept. 20, 1945
24951 Belcher Industries Replace one oil tank underground - 250 gals - Apr. 3, 1947

Mehhanical 03141-Belcher Oil- 1 200,000BTU hot water boilers-\$800-11-14-74

ELECTRICAL PERMIT # 20890 - 1 Service equipment Lyon Electric: (Venetian Hotel) Jan.26,1945

20912.. Lyon Electric: 1 Service Feb.16,1945

27554 Flash Neon: 1 neon transformer - box sign- Nov 2, 1948

#73560-C J Kay Electric-Repair fire damage-10-18-76

(over)

THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.

2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT, ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.

5. LEGAL DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH LEGALLY DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.

7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT / ENGINEER.

8. VERIFICATION OF EXISTING CONDITIONS:
EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.

9. CODE COMPLIANCE:
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING DEPARTMENT REGULATIONS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.

10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE:
EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH DURING THE BIDDING PHASE OF THE PROJECT, PRIOR TO BID OPENING.

THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING.

ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

11. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER F.B.C. 2017 6th EDITION

12. IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAT 20"IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ FT IN AREA AND SHALL ALSO MEET THE PROVISIONS OF SECT. 1305 THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAT 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACE HIGHER THAT 54" ABOVE FINISHED FLOOR

13. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN IN HEIGHT

14. TOILET ROOM SHALL COMPLY WITH P.B.C 2014 5th EDITION

15. ALL WATER CLOSETS, LAVATORIES, SHOWERHEADS, AND SINK SHALL COMPLY WITH F.B.C 2017 6th EDITION

16. REFER TO STRUCTURAL PLAN FOR CONCRETE FILLED BOCK CELL LOCATION, SIZE AND REINFORCING.

17. ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.

18. ALL FIXED GLASS TO COMPLY WITH F.B.C 2017 6th EDITION

19. ALL GLASS BLOCK TO COMPLY WITH F.B.C 2017 6th EDITION

20. CLOSET & BATHROOM DOORS SHALL COMPLY W/ SECTIONS 21-2.4.3 AND 21-2.4.4 NFPA 101 NFPA 21-2.4.3 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET

NFPA 21-2.4.4 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY

21. PLANS COMPLY WITH F.B.C 2017 6th EDITION

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE F.B.C. 2004. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA. 101 NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED

THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.

ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED

ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS

DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS,

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION.

REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK

CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

AS PER F.B.C. 2017 6th EDITION

105.10 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES.

A WEATHER- RESISTANT JOB- SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES

AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AND THE CHEMICAL USED. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

105.11 NOTICE OF TERMITE PROTECTION.

A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

GUARDRAILS SHALL COMPLY WITH FBC SECTION 1015

EXISTING BALCONY GUARDS
TO REMAIN 42" MIN
AFF (AFTER INSTALLATION
OF NEW FLOORING) ETC. 1212

CRACKING OR BROKEN STUCCO
WAS REPAIRED AS SHOWN
ON TYPICAL WALL SECTION

34' STUCCO
REPAIRED

WINDOWS/DOORS, ROOFING/WATERPROOFING,
RAILINGS/FENCES, TRELLISES/PERGOLAS/CANOPIES,
POOLS/WATER-FEATURES, PREFABRICATED
STAIRS/LADDERS AND ELEVATORS, REQUIRE
SEPARATE PERMITS AS PER CMB

RAILING WILL BE TEMPORARY
REMOVED AND REINSTALLED
AFTER ROOF COMPLETE
ACCORDING DETAIL 4/S-2

EXIST. GUARDRAIL 42" A.F.F.
SPACING REJECT 4" SPHERE
TO BE PAINTED

STEEL GUARDRAIL
 42" HEIGHT A.F.F.
 PROVIDE SHOP
 DRAWINGS TO BE
 SEPARATED PERMIT

42" A.F.F.

ROOF SLOPE 14:12

TOP THE BEAM

STUCCO ON METAL LATH
 SOFFIT W/4" WIDE
 CONTINUOUS VENT
 VENT SHALL PROVIDE A
 PROTECTIVE SCREEN
 WITH OPENINGS STATE
 MIN. 1/16" AND 1/4" MAX

@ 48" O.C. VERT. IN BLOCK
 CELL FILLED W/3,000 PSI

1/2" C.P. BOARD ON 1X3
 COMMON NAILS
 1 X 2 P.T. FIRESTOP AT THE BEAM PERIMETER,
 AND AT 9'-0" A.F.F. MAX.

8" X 12" CONC. THE BEAM W/ 4# 5/8" CONC. & 2# 5/8"
 BENT UP CORNERS @ 5'-0" EA. WAY TOP. 4#6 TIES AT 12" O.C.
 AT CORNERS AND AT EACH BEND AND SENCE AT 12" O.C.

INSULATION R4.1

1/2" GYPSUM WALL BOARD
 ON FURRING STRIPS @ 16"

STUCCO FINISH
 ON 8" CONCRETE BLOCK

8" C.M.U. JOINT
 12" EXP.

CONC. SLAB

TOP OF SLAB
 ELEV. + 0'-0"

TOP OF SLAB
 ELEV. + 0'-0"

VAPOR BARRIER

TOP OF GRADE

TOP OF SLAB

TOP OF GRADE

TYP WALL SECTION
N.T.S.

FOLIO:02-3226-001-1220
220 31 ST
MIAMI BEACH, FL.

23-26-27- 34 53 42
M B IMPROVEMENT CO SUB PB 5-7
LOTS 14 & 17 BLK 14
OR 16239-3731 0194 2 (2)

ZONING CLASSIFICATION: RM-2
OCCUPANCY CLASSIFICATION: R1
THIS BUILDING IS NOT FIRE SPRINKLED
THIS BUILDING HAS FIRE ALARM

FLORIDA BUILDING CODE 2017 6th EDITION
FLORIDA BUILDING CODE EXISTING 2017 6th EDITION
FLORIDA BUILDING CODE ACCESSIBILITY 2017 6th EDITION
NFPA 101 2015 6th EDITION
FLORIDA FIRE PREVENTION CODE 2017 6th EDITION

COMPLIANCE BY WORK AREA
LEVEL OF ALTERATION: LEVEL 2
TYPE OF CONSTRUCTION: V
WORK REHABILITATION CLASS: RENOVATION

BUILDING IS NOT GOING TO BE
OCCUPIED WHILE THE WORK IS
GOING TO BE TAKEN PLACE

SMOKE DETECTORS INSIDE UNITS AND HALLWAY CONNECTED TO EXISTING FIRE ALARM PANEL. PROVIDE SEPARATED FIRE ALARM PERMIT TO CONNECT NEW SMOKE DETECTORS

TOTAL GROSS CONSTRUCTION
AREA = 3,842 SQFT

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

THIS SUBMITTAL IN RELATIONSHIP EXISTING
BUILDING TO SHOW FLOOR PLAN AND ELEVATIONS
AS REQUIRED BY CODE ENFORCEMENT

DOOR SCHEDULE							
No.	TYPE	DESCRIPTION/REMARKS	SIZE		MATERIAL		NOTES
			WIDTH	HEIGHT	DOOR	FRAME	
①	SWING		3'-0"	6'-8"	WOOD	WOOD	1HR FIRE RATED

VIOLATIONS AS NOTED TO BE FIXED

1. NEW TRUSSES ON ROOF WITH FILL CELLS ADDED. SEE S-1
2. 420 SQ. FT. STUCCO REPAIRED
3. SMOKE DETECTORS TO BE REPLACED
4. RAILINGS ON ROOF TO BE PAINTED
5. 1200 SQ. FT. NEW ROOF ACCORDING ROOF PERMIT RFC 1901077.

CASE PM2019-03416
WAS SOLVED
ENTIRELY

VIOLATION CASE:
BVC19000448
TO BE SOLVED

SEE PICTURES OF EXISTING
RAILING IN SHEET A-2

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

THIS SUBMITTAL IN RELATIONSHIP EXISTING
BUILDING TO SHOW FLOOR PLAN AND ELEVATIONS
AS REQUIRED BY CODE ENFORCEMENT

EMILIANO OROZCO P.E.

949 SW 122 AVENUE
MIAMI, FLORIDA 33184
PHONE: (786) 715-7125

EXISTING BUILDING-VIOLATIONS TO BE FIXED

GUSTEL ENTERPRISES INC
101 CRANDON BLVD

230 31 STREET
MIAMI BEACH, FL 33140

Digitally signed
by Emiliano
Alberto Orozco
Date:
2021.01.27
20:54:25 -05'00'
SEAL

DATE
02-04-2020

SCALE
AS SHOWNDESIGNED
E.O.

DRAWN
E.O.

DRAWING NO.

A-1

SHEET OF

FLOOR PLAN GENERAL NOTES :

- GENERAL NOTES REFER TO THIS SHEET ONLY. -

A. GRAPHIC SCALE:
DO NOT SCALE DRAWINGS LARGER SCALE DRAWINGS SHALL CONTROL OVER SMALLER SCALE DRAWINGS COVERING THE SAME AREA ALL DIMENSIONS SHALL BE FIELD VERIFIED. DIMENSIONS REQUIRING CLARIFICATION SHALL BE OBTAINED FROM ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

B. DIMENSIONS:
GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IN FIELD (V.I.F.) ANY/ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION SPECIALLY DIMENSION INDICATED WITH MARK "V.I.F." (VERIFY IN FIELD).

C. PLAN GRAPHICS:
ALL EXTERIOR WALLS (C.M.U.) DRAWN WITH AN 8" THICKNESS ALL INTERIOR WALLS DRAWN W/4" THICKNESS. EXISTING CONDITIONS MAY VARY SLIGHTLY.

D. WALL ASSEMBLIES:
FOR WALL ASSEMBLY INFORMATION REFER TO WALL DETAILS AND DETAIL NOTES AS INDICATED ON SCHEDULE THIS SHEET.

E. 2-HOUR (2HR) RATED UNIT SEPARATION:
PER TABLE 709.21.48 OF F.B.C. 2010 EDITION TYPE "X" GYP WALL BOARD (40 MIN. RATED) 3/4" PORTLAND CEMENT-SAND PALTER ON METAL LATH (20 MIN. RATED).

F. FIRE STOPPING:
PROVIDE FIRE STOPS AT 8'-0" O.C. AND AT CEILING HEIGHT. TYPICAL.

G. ALIGNMENT OF ASSEMBLIES:
WHEN WALL ASSEMBLIES ARE A CONTINUATION OF PARTITIONS OR COLUMN ENCASEMENTS, FACE OF ASSEMBLY SHALL BE ALIGNED WITH FACE OF PARTITIONS OR COLUMN ENCASEMENT, U.N.O.

H. INSULATION:
CONCEALED INSULATING MATERIALS WITHIN WALL, FLOOR AND CEILING CAVITIES (COMPLETELY ENCLOSED BY APPLIED FINISHES) SHALL HAVE A FLAME SPREAD RATING NO GREATER THAN 75 AND SMOKE DEVELOPED RATING NO GREATER THAN 450 PER 'ASTM E 84' (FBC-2010 CHAPTER 7). ALL WALL INSUL. SHALL COMPLY WITH FBC-2010 CHAPTER 7.

J. ACCESS PANELS:
VERIFY THAT ACCESS PANELS ARE INSTALLED IN WALLS AND NON-ACCESIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS SHALL BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR.

K. PRODUCT APPROVALS:
SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOF, DOORS AND WINDOWS PRIOR TO INSTALLATION.

L. ROOF PERMIT:
SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.

M. IMPACT RESISTANT WINNWS AND DOORS:
1. EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT CLEAR IN SPECIAL ALUM. FRAME OR SIMILAR.
2. SUBMIT MIAMI DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS AND WINDOWS PRIOR TO INSTALLATION.
3. GLASS AT BATHROOM WINDOWS SHALL BE FROSTED
4. INSTALL ALL EXTERIOR DOORS AND WINDOWS IN ACCORDANCE WITH APPROVAL SPECIFICATIONS.
5. ATTACH DOOR AND WINDOW BUCKS WITH FASTENERS STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C. STAGGERED. APPLY ADHESIVE SEALANT BETWEEN BUCK AND MANSORY REFER TO DETAILS.

N. RAILINGS:
ALL RAILINGS MUST BE 42" HT. ALUM. RAILING PRE FINISH SYSTEM ESP. WITH INTERMEDIATE ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO THE HEIGHT OF 34". A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WIL'. REJECT THE PASSAFE OF 2" DIAMETER SPHERE AS PER SEC 1015-101.3 OPENING. FLORIDA BUILDING CODE 2010 EDITION.

P. FINISH SPECIFICATIONS:
REFER TO OWNER PROVIDED SPECIFICATION SCHEDULES FOR SPECIFIC MATERIAL AND FINISH INFORMATION.

Q. PREPARE FLOOR PER MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF NEW FLOORING REFER TO OWNER SPECIFICATIONS FINISH SCHEDULE AND FOUNDATION SLAB PLAN.

R. BATHROOM NOTE:
ALL WATER CLOSETS HAVE BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL SHOWER TUB. CABINET OR OTHER CONSTRUCTION AND PLACES NO CLOSER THAN 30. INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 18 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR AS PER SECTION 405 F.B.C. 2010 EDITION (PLUMBING). VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

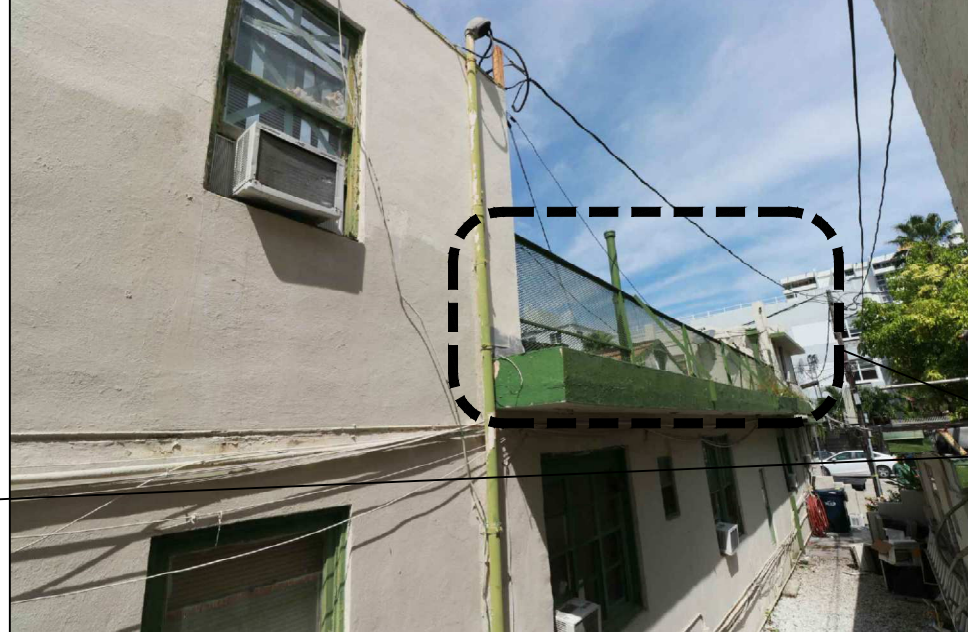
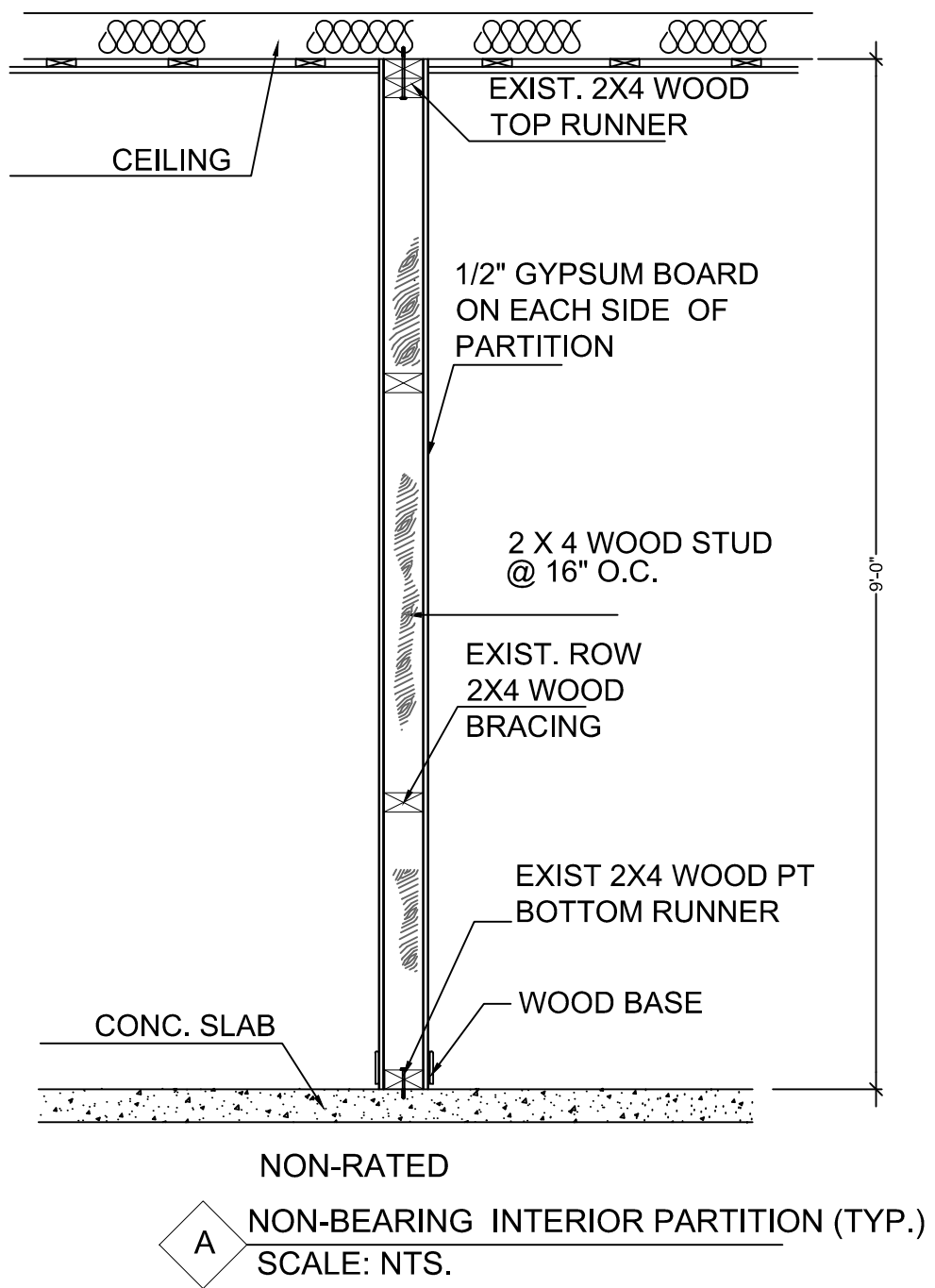
S. BATHROOM GLASS:
ALL GLASS SHOWER ENCLOSURES GLASS TUB ENCLOSURES, AND MIRRORS SHALL BE SAFETY-GLAZING. PER F.B.C. 2010 EDITION.

T. EQUIPMENT AND APPLIANCES:
ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT AND APPLIANCES INDICATED ON PLAN ARE PROVIDED FOR REFERENCE ONLY. REFER TO INDIVIDUAL SHEETS AND/OR PROJECT SPECIFICATIONS FOR INFORMATION. CONCERNING THESE ITEMS.

FLOOR PLAN KEY NOTES:

NOTE: KEY NOTES APPLY TO GROUND FLOOR

1. EXTERIOR WALL - REFER TO WALL TYPE SCHEDULE THIS SHEET.
2. PLUMBING FIXTURE - FIXTURES SELECTED BY OWNER W/ MIN POSITIVE WATER FLOW AND OR USAGE LIMITED TO 1.8 GAL PER MIN. PER FBC-2010.
3. DOOR - DOOR AND FRAME IDENTIFICATION TAG SIZE AND TYPE PER SCHEDULE.
4. WINDOW - GLAZING ASSEMBLY (WINDOW). IMPACT RATED AND TESTED IN COMPLIANCE WITH BROWARD COUNTY CODE COMPLIANT REFER TO WINDOW SCHEDULE.
5. FURNITURE - FURNITURE LAYOUT IS INDICATED FOR REFERENCE AND WILL BE PROVIDED BY OWNER.
6. MATCH LINE - LINE OF BUILDING UPON WHICH STRUCTURE IS MIRRORED, TYPICAL.
7. SOFFIT - LINE OF SOFFIT OR CABINET LINE ABOVE.
8. STAIR - CONCRETE STAIR, REFER TO BUILDING SECTION AND STRUCTURAL.
9. RATED ASSEMBLY - UNIT FIRE SEPARATIONS, NO THROUGH PENETRATIONS ALLOWED.
10. INSULATED WALL ASSEMBLY.
11. CABINET LAYOUT CONCEPTUAL RETAIN CLEARANCES.



EXISTING RAILING
TO BE REVIEWED BY
PLANNING
DEPARTMENT

WINDOWS/DOORS, ROOFING/WATERPROOFING,
RAILINGS/FENCES, TRELLISES/PERGOLAS/CANOPIES,
POOLS/WATER-FEATURES, PREFABRICATED
STAIRS/LADDERS AND ELEVATORS, REQUIRE
SEPARATE PERMITS AS PER CMB

GUARDRAILS SHALL COMPLY
WITH FBC SECTION 1015

EXISTING BALCONY GUARDS
TO REMAIN 42" MIN
AFF (AFTER INSTALLATION
OF NEW FLOORING) FBC 1013

NEW RAILING 42" A.F.F.
PROVIDE SHOP DRAWINGS
& SHOULD CONSIST OF A MIMO
DESIGN BASED ON THE CITY'S
MIMO DESIGN GUIDELINE

1-HR. FIRE RATED
NON BEARING PARTITION
UL - U337
SCALE: NTS.

EXIST. GUARDRAIL
42" A.F.F.

REJECT 4"
SPHERE

SOUTH ELEVATION

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

WEST ELEVATION

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

NORTH ELEVATION

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

EAST ELEVATION

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

THIS SUBMITTAL IN RELATIONSHIP EXISTING
BUILDING TO SHOW FLOOR PLAN AND ELEVATIONS
AS REQUIRED BY CODE ENFORCEMENT

EMILIANO OROZCO P.E.

949 SW 122 AVENUE
MIAMI, FLORIDA 33184
PHONE: (786) 715-7125
emilianocentury21@gmail.com

EXISTING BUILDING-VIOLATIONS TO BE FIXED

GUSTEL ENTERPRISES INC
101 CRANDON BLVD

230 31 STREET
MIAMI BEACH, FL 33140

Digitally signed
by Emiliano
Alberto Orozco
Date: 2021.01.27
20:54:49 -05'00'
SEAL

DATE
02-04-2020

SCALE
AS SHOWN

DESIGNED
E.O.

DRAWN
E.O.

DRAWING NO.

A-2

SHEET

OF

ELECTRICAL SPECIFICATIONS

1. GUARANTEES AND RESPONSIBILITY: ALL MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE. ALL DEFECTS SHALL BE CORRECTED WITHOUT CHARGE, INCLUDING ALL PATCHING AND PAINTING AND OTHER INCIDENTAL REPAIRS OR REPLACEMENT.
2. WORKMANSHIP: ALL WORK SHALL BE INSTALLED IN A NEAT, ORDERLY MANNER. DEVICES, PLATES, EXPOSED RACEWAYS, ENCLOSURES, COVERS, FIXTURES, ETC. SHALL BE ALIGNED PERPENDICULAR TO OR PARALLEL WITH THE PRINCIPAL STRUCTURAL MEMBERS. THE EDGE OF THESE COVERS, PLATES ENCLOSURES, ETC., SHALL BE IN VERTICAL OR HORIZONTAL PLANE AS APPLICABLE FOR THE ITEMS INVOLVED. EXPOSED RACEWAYS SHALL BE OFFSET WHERE THEY ENTER SURFACE-MOUNTED EQUIPMENT. WIRING INSTALLED IN PANELS AND OTHER ENCLOSURES SHALL BE NEATLY LOOPED AND LACED & NOT WADDED OR BUNDLED.
3. MATERIAL STANDARDS: ALL MATERIALS SHALL BE NEW & CONFORM TO THE APPLICABLE STANDARDS WHERE SUCH HAVE BEEN ESTABLISHED FOR THE MATERIALS IN QUESTION. THE PUBLICATIONS AND STANDARDS OF THE ORGANIZATIONS BELOW ARE APPLICABLE TO THE MATERIALS SPECIFIED HEREIN.
 - A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
 - B. UNDERWRITER'S LABORATORIES, INC. (UL)
 - C. AMERICAN STANDARDS ASSOCIATION (ASA)
 - D. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
 - E. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

WHERE REFERENCE IS MADE TO TRADE NAMES OR NAMES OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND TO IDENTIFY THE QUALITY OF THE MATERIALS OR EQUIPMENT TO BE FURNISHED, AND DOES NOT PRECLUDE THE USE OF "EQUAL" EQUIPMENT AS APPROVED BY THIS ENGINEER.

4. REFERENCE STANDARDS: INSTALLATION SHALL COMPLY WITH THE REGULATIONS OF THE FOLLOWING:
 - A. NATIONAL ELECTRICAL CODE (NFPA), 2008 EDITION
 - B. FLORIDA BUILDING CODE, 2010 EDITION
5. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
6. THE MINIMUM WIRE SIZE SHALL BE #12 AWG, UNLESS OTHERWISE NOTED. ALL CONDUCTORS SHALL BE COPPER WITH TW INSULATION FOR SIZE #8 AND SMALLER. CONDUCTORS LARGER THAN #8 SHALL HAVE TYPE THW INSULATION, UNLESS OTHERWISE NOTED. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID AND ALL THOSE #8 AND LARGER SHALL BE STRANDED. ROMEX SIM PULL NM-B
7. ALL RACEWAYS AND PIPES PLACED IN OR THRU A CONCRETE SLAB SHALL BE SPACED A MINIMUM OF 3 DIAMETERS OF THE LARGEST CONDUIT OR PIPE OF ANY OTHER SERVICE.
8. ALL RACEWAYS SHALL BE CARLON PY-DUIT, TYPE A, U.L. LISTED OR EQUAL. CONDUIT FITTINGS AND CEMENT SHALL BE PRODUCED BY THE SAME MANUFACTURER.
 - A. RUNS IN CONCRETE IN CONTACT WITH EARTH, UNDERGROUND, EXPOSED OR IN INTERIOR WALLS OR FEEDERS 1 1/4" OR LARGER, SHALL BE RIGID STEEL OR PVC
 - B. METALLIC ELECTRICAL CONDUIT MAY BE USED IN THE INTERIOR PARTITIONS AND CEILINGS.
9. OUTLET BOXES SHALL BE POLYVINYL CHLORIDE AND SHALL CONFORM TO THE N.E.M.A. STANDARDS.
10. THE DISCONNECT SWITCHES SHALL BE HORSEPOWER-RATED HEAVY DUTY, QUICK-MAKE/QUICK-BREAK IN N.E.M.A.-1 INTERIOR, 4 EXTERIOR.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN A PROPER WORKING ORDER. SHOULD ANY ITEMS BE MISSING, HE SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.

ELECTRICAL NOTES:

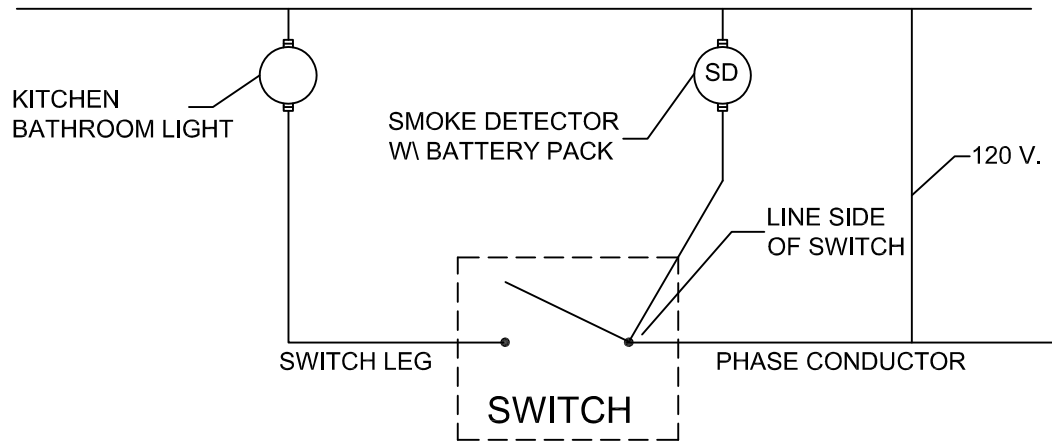
1. OUTSIDE RECEPTACLES, RECEPTACLES AT BATH, GARAGE AND KITCHEN COUNTER, SHALL BE G.F.I.
2. ELECTRICAL METER AND PANEL LOCATION MAY VARY AS PER SERVICE ENTRANCE LOCATION.
3. ELECTRICAL CONTRACTOR TO COORDINATE SERVICE WITH F.P.L.
4. ALL "J" BOXES SHALL COMPLY WITH N.E.C. 314
5. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITAT AREAS.
6. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
7. IT IS SUGGESTED THAT YOU CONFER WITH FLORIDA POWER AND LIGHT TO LOCATE THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.

NOTES:

1. AS PER NEC 210.12 PROVIDE ALL OUTLETS IN AREA OF WORK TO BE ARC FAULT INTERRUPTER CIRCUIT.
2. PROVIDE IN THE 15 & 20 AMPS RECEPTACLES CIRCUITS TAMPER-RESISTANT RECEPTACLES AS PER NEC 406.11
PROVIDE ALL SMOKE DETECTORS WITH BATTERY BACKUP AS PER FBC 907.2.8.3 AND NFPA 72
15 & 20 AMPS RECEPTACLES IN COMPLIANCE WITH NEC 2008 EDITION ITEMS 210.12 & 406.11
TO BE COMBINATED TYPE-ARC FAULT INTERRUPTOR CIRCUIT AND CIRCUIT-3. LIGHTING COMPLIES WITH FBC E404.

SCOPE WORK:
1. INSTALL ALL ELECTRIC SYSTEM AS NEW
THERE IS NOTHING EXISTING

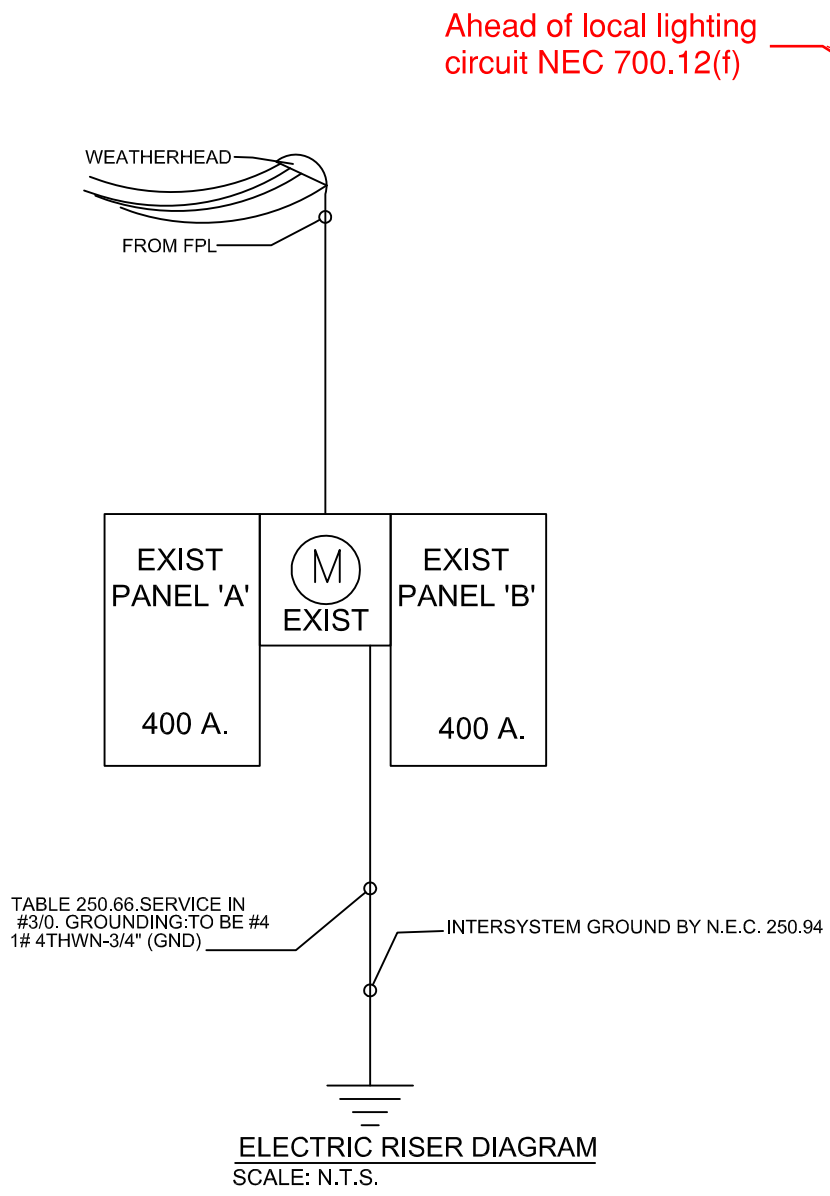
TYPE: SQUARE 'D' OR SIMILAR SERVICE: COMMERCIAL VOLTAGE: 120/240v 1PH. 3W. MOUNTING: SURFACE									
EXIST. ELECT. PANEL "A" (ALL 20 AMPS, 1 POLE CKTS. EXCEPT AS NOTED)									
AMPS	POLES	TOTAL V.A.	COND.-ROMEX	WIRE SIZE	REMARKS	CKT. NO.	REMARKS	WIRE SIZE	COND.-ROMEX
60	2	8,000	3/4	6	SUB-PANEL UNIT 01	1	SUB-PANEL UNIT 02	60	3/4
60	2	8,000	3/4	6	SUB-PANEL UNIT 03	3	SUB-PANEL UNIT 04	60	3/4
60	2	8,000	3/4	6	SUB-PANEL UNIT 05	5	SUB-PANEL UNIT 06	60	3/4
60	2	8,000	3/4	6	SUB-PANEL UNIT 07	7	SUB-PANEL UNIT 08	60	3/4
60	2	8,000	3/4	6	SUB-PANEL UNIT 09	9	SUB-PANEL UNIT 10	60	3/4
20	1	720	1/2	12	HALLWAY REC.	11	EXT. RECEPTACLES GFI	12	1/2
20	1	400	1/2	12	HALLWAY LIGHTS	13	EXT. RECEPTACLES GFI	12	1/2
20	1	600	1/2	12	FIRE ALARM PANEL	15	EXT. RECEPTACLES GFI	12	1/2
						17			
						19			
						21			
						23			
						25			
						27			
						29			
						31			
						33			
						35			
						37			
						39			
						41			
						43			
						45			
						47			
						49			
						51			
						53			



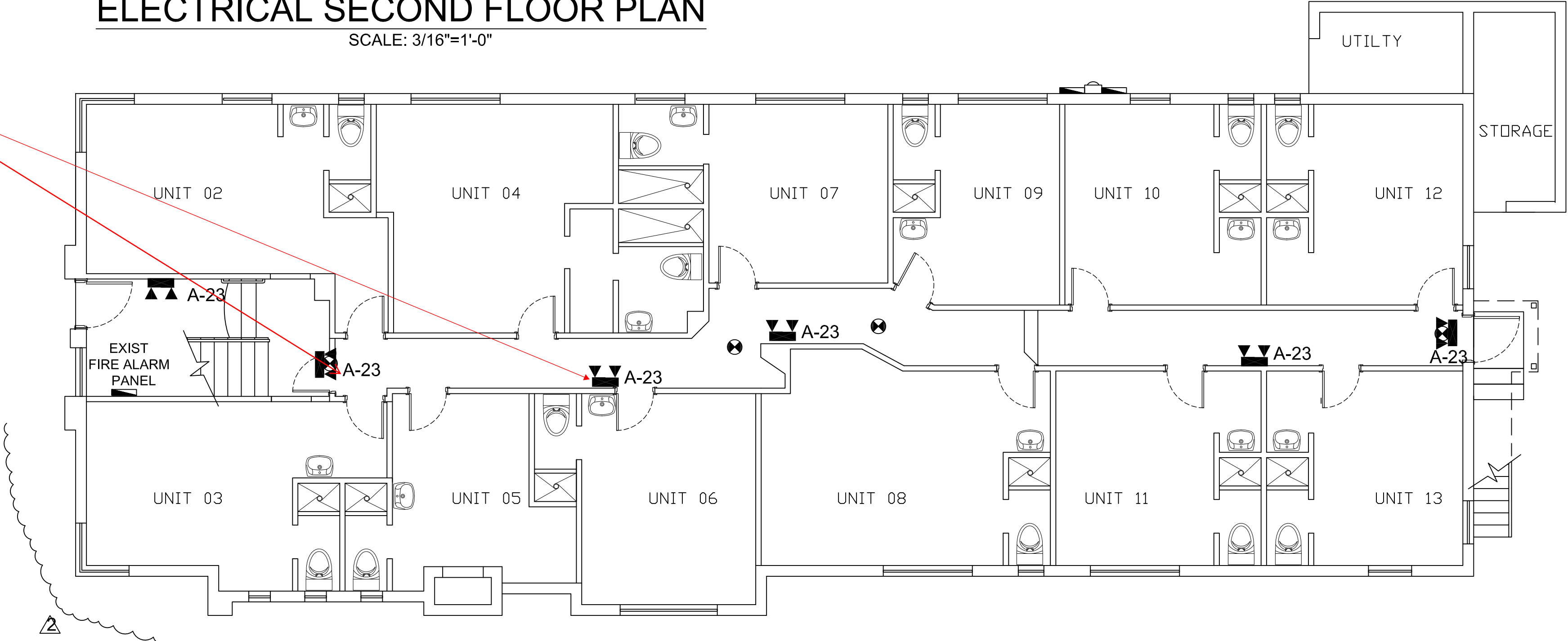
SMOKE DETECTOR
CONNECTION DETAIL
SCALE: N.T.S.

ELECTRICAL SCOPE OF WORK:

- REPLACE EMERGENCY LIGHTS AND EXIT LIGHTS IN LIGHT CIRCUIT TO AREA THAT ARE SERVED.
- REPLACE SMOKE DETECTORS TO EXISTING FIRE ALARM PANEL CIRCUIT BY SEPARATED FIRE ALARM PERMIT.
- ALL NOT PERMITTED ELECTRICAL TO BE REMOVED



ELECTRICAL SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



ELECTRICAL GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
⊙	CEILING MOUNTED LIGHT
⊕	DUPLEX RECEPTACLE
⊕	RECEPTACLE GROUND FAULT INTERRUPTER
⊕	EXISTING ELECTRICAL PANEL
\$	WALL SWITCH (SINGLE, DOUBLE)
\$	WALL SWITCH (3-WAY)
⊕	220 VOLT RECEPTACLE
⊕	DISCONNECT SWITCH
⊕	EXHAUST FAN:50CFM 120-1-60
⊕	CEILING MOUNTED SMOKE DETECTOR
⊕	CEILING MOUNTED CARBON DETECTOR
⊕	WALL MOUNTED LIGHT
⊕	CEILING MOUNTED FAN/LIGHT
⊕	CARBON MONOXIDE DETECTOR

ABBREVIATIONS:
R= EXISTING TO BE RELOCATED
N= NEW CIRCUIT
UC= UNDER CABINET
C= COUNTER TOP LEVEL
BC= BELOW COUNTER
GFI= GROUND FAULT INTERRUPTER
VH= VERIFY PRIOR TO INSTALLATION
PB= PUSH BUTTON
VP= VAPOR PROOF
WP= WEATHER PROOF
EL= EXTERIOR LIGHT

EMILIANO OROZCO P.E.
949 SW 122 AVENUE
MIAMI, FLORIDA 33184
PHONE: (786) 715-7125
emilianocentury21@gmail.com

EXISTING BUILDING VIOLATIONS TO BE FIXED

GUSTEL ENTERPRISES INC
101 CRANDON BLVD

230 31 STREET
MIAMI BEACH, FL 33140

Digitally signed
by Emiliano
Alberto Orozco
Date: 2020.11.23
10:18:08 -05'00'
SEAL

DATE
02-04-2020

SCALE
AS SHOWN

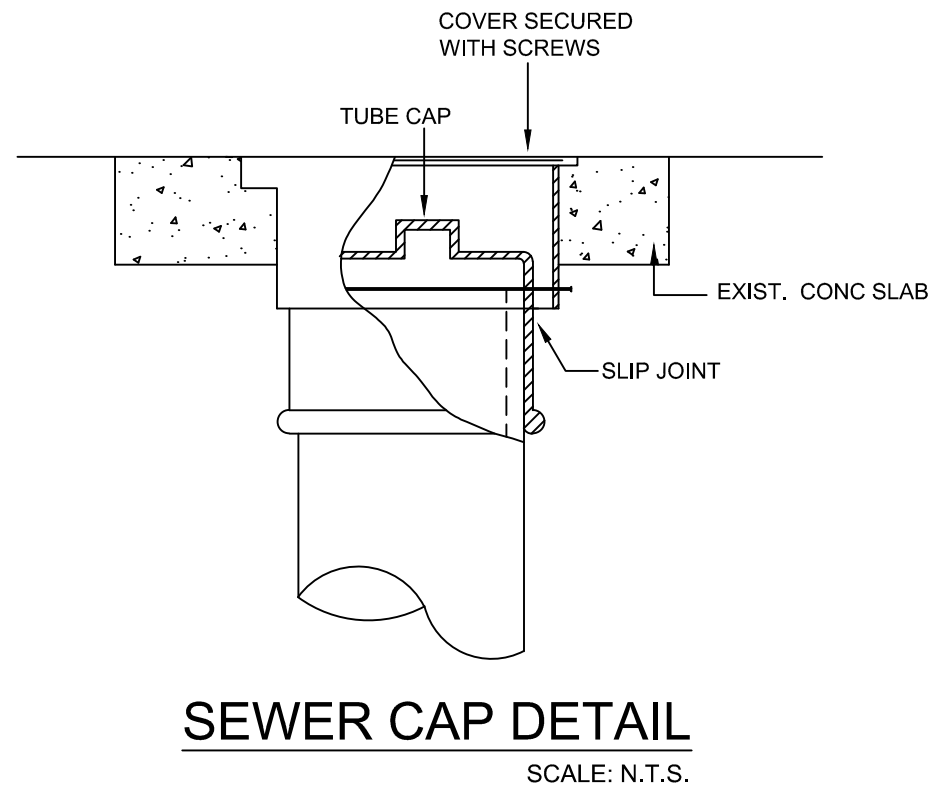
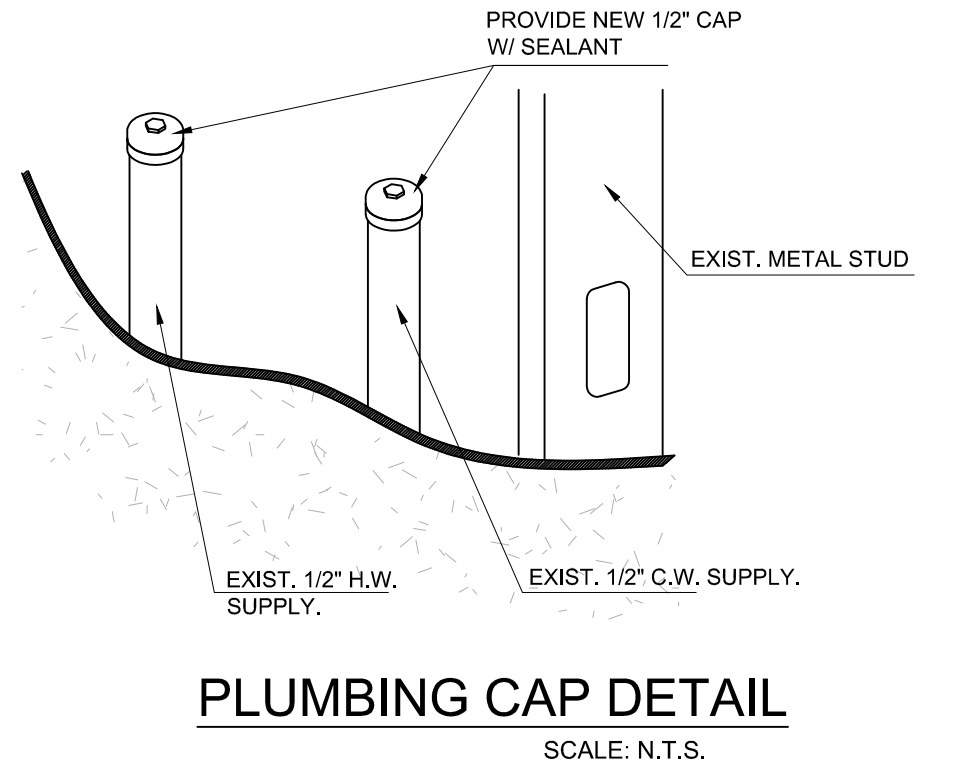
DESIGNED
E.O.

DRAWN
E.O.

DRAWING NO.
E-1

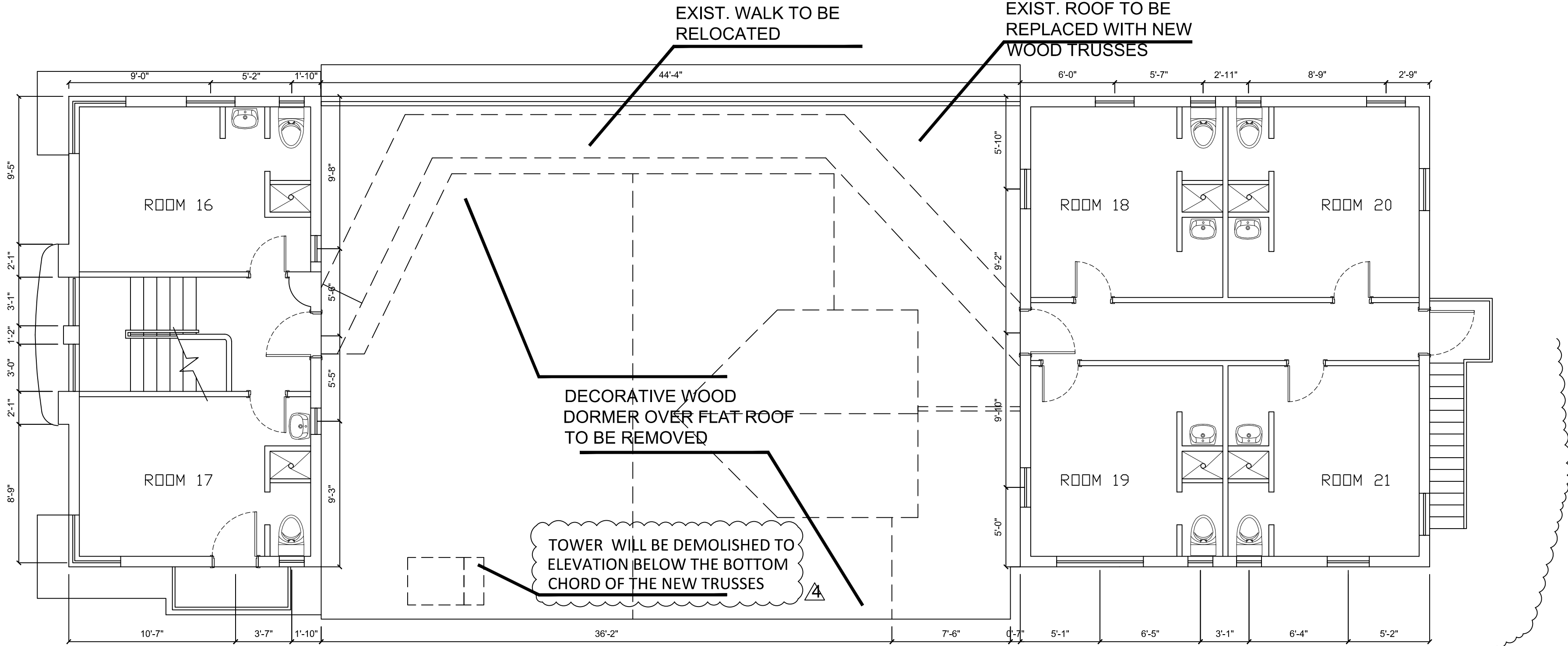
SHEET
OF

CHECKED

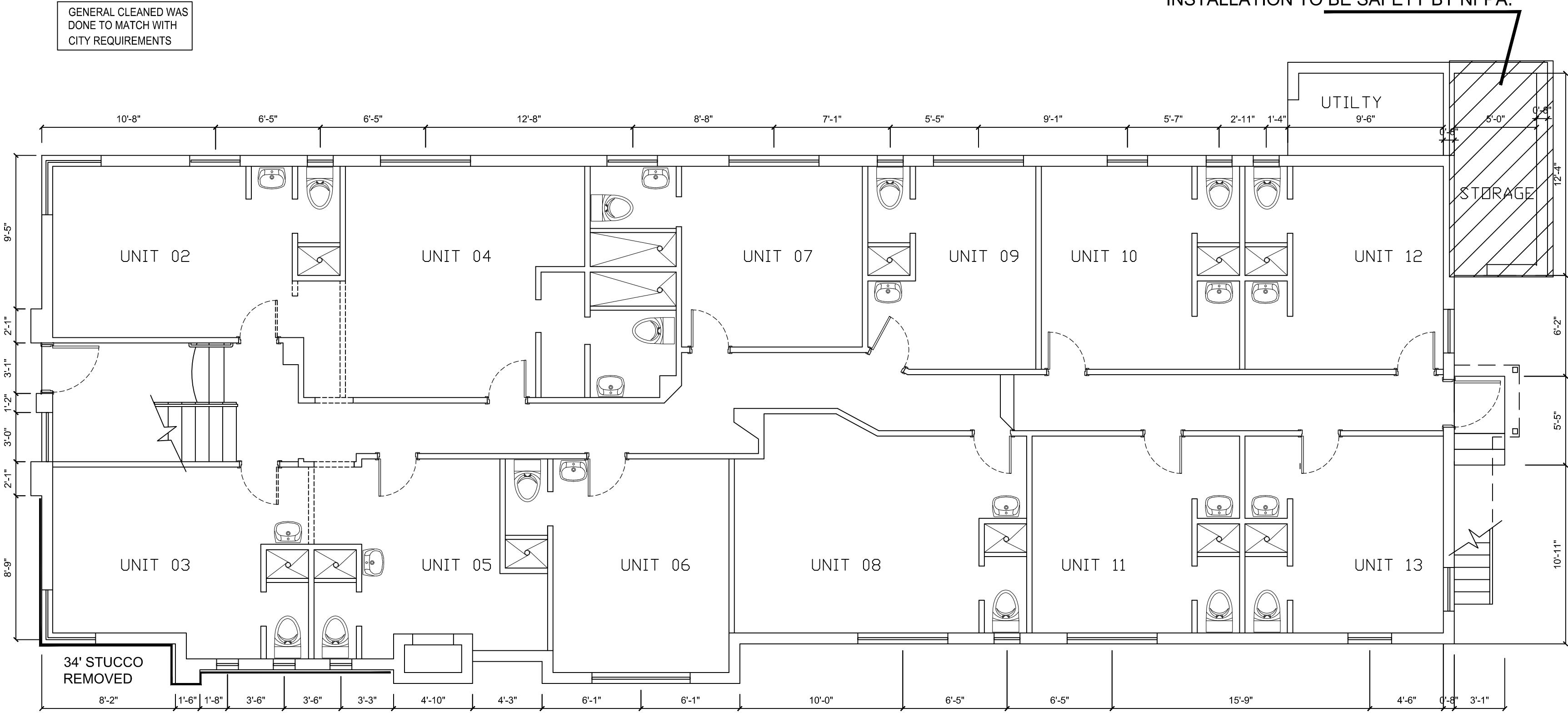


DEMOLITION NOTES:

- GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIS/HERSELF W/ ALL EXIST. CONDITIONS @ THE JOBSITE, & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
- ALL AREAS ADJACENT TO DEMO/ REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION- EQUAL TO THAT OF ADJACENT AREAS-, READY TO APPLY FINISH.
- ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND, ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECT. PLAN OR AS REQUIRED BY DRAWINGS, PROVIDE THE ARCHITECT/ENGINEER WITH A AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
- CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
- THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO, TOGETHER WITH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
- ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE,
- WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILING TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD, IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.
- ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
- ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED AND PREPARED FOR CONNECTION @ NEW EQUIPMENT LOCATION. SEE MECHANICAL PLANS FOR MORE INFO.



ALL NON-PERMITTED PLUMBING AND ELECTRICAL INSTALLATION ON STORAGE TO BE REMOVED. ALL PLUMBING TO BE END CAP AND ELECTRICAL INSTALLATION TO BE SAFETY BY NFPA.



EMILIANO OROZCO P.E.
949 SW 122 AVENUE
MIAMI, FLORIDA 33184
PHONE: (786) 715-7125
emilianocentury21@gmail.com

EXISTING BUILDING VIOLATIONS TO BE FIXED

GUSTEL ENTERPRISES INC
101 CRANDON BLVD

230 31 STREET
MIAMI BEACH, FL 33140

Digitally signed
by Emiliano
Alberto Orozco
Date: 2021.01.27
20:55:32 -05'00'
SEAL

DATE
02-04-2020

SCALE
AS SHOWN

DESIGNED
E.O.

DRAWN
E.O.

DRAWING NO.

D-1

SHEET OF

230 31 STREET
MIAMI BEACH, FL 33140

Digitally signed
by Emiliano
Alberto Orozco
Date:
2021.02.12
17:41:31 -05'00'
SEAL

SHEET OF



NEW FILL CELL DETAIL 2/S-2

5



REVISIONS

NO. DATE

1 02-18-20

2 08-25-20

3 11-18-20

EMILIANO OROZCO P.E.

949 SW 122 AVENUE

MIAMI, FLORIDA 33184

PHONE: (786) 715-7125

emilianocentury21@gmail.com

EXISTING BUILDING-VIOLATIONS TO BE FIXED

GUSTEL ENTERPRISES INC

101 CRANDON BLVD

230 31 STREET

MIAMI BEACH, FL 33140

Digitally signed
by Emiliano
Alberto Orozco
Date:
2021.01.27
20:56:07 -05'00'
SEAL

DATE
02-04-2020

SCALE
AS SHOWN

DESIGNED
E.O.

DRAWN
E.O.

DRAWING NO.

LS-1

SHEET OF

OCCUPANCY LOAD: 6 PERSONS/ SPACE

CAPACITY FOR DOORS	
EXTG. 30" DOOR (8'-0")	32"/0.2 = 160 MAX OCCUPANTS X 2 DOORS=320 OCCUPANTS, & TOTAL OCCUPANTS ACTUAL.
CAPACITY FOR DOORS	
EXISTING: 72" DOOR (6'-0")	72"/0.2 = 360 MAX OCCUPANTS X 1 DOOR=360 OCCUPANTS.

MEANS OF EGRESS AS PER NFPA SECTION 39.2.6.2 AND TABLE A.7.6

LINE REPRESENTING MAXIMUM 200' EXIT PATH OF TRAVEL NFPA 101 SECTION 39.2.6.2
MEANS OF EGRESS AS PER NFPA SECTION 39.2.6.2 AND TABLE A.7.6
200' MAXIMUM TRAVEL DISTANCE - 75' MAXIMUM COMMON PATH OF TRAVEL LIMIT - 50' DEAD END CORRIDOR LIMIT
EXISTING CONDITIONS - 30' MAX TRAVEL DISTANCE - 5' MAX COMMON PATH OF TRAVEL - 25' MAX DEAD END CORRIDOR

MINIMUM INTERIOR FINISH CLASSIFICATION
(F.B.C. TABLE 803.3)

OCCUPANCY (F.B.C. TABLE 803.3)	UNSPRINKLERED			SPRINKLERED		
	Exit Access	Exit	Other Spaces	Exit Access	Exit	Other Spaces
A	A	A	B	B	B	B
B	A	B	C	C	C	C
C	A	B	C	C	C	C
D	A	B	C	C	C	C
E	A	B	C	C	C	C
F	C	C	C	C	C	C
G	C	C	C	C	C	C
H	C	C	C	C	C	C
I	Restrainted	A	A	A	A	A
J	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
K	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
L	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
M	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
N	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
O	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
P	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
Q	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
R	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained
S	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained	Unrestrained

GENERAL NOTES:
1. IN VERTICAL EXITWAYS OF BUILDINGS THREE STORIES OR LESS IN HEIGHT OF OTHER THAN GROUP I RESTRAINED AND GROUP D, THE INTERIOR FINISH MAY BE CLASS B FOR UNSPRINKLERED BUILDINGS AND CLASS C FOR SPRINKLERED BUILDINGS.
2. CLASS C INTERIOR FINISH MATERIALS MAY BE USED WITHIN A DWELLING UNIT.
3. ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.
4. CLASS C INTERIOR FINISH MATERIALS ARE NOT PERMITTED IN GROUP R4 OCCUPANCIES.
5. STAIRWAYS, CORRIDORS AND LOBBIES.

THE BUILDING IS TO BE TYPE V-B CONSTRUCTION WITH AN OCCUPANCY TYPE AS PER NFPA101 AND LAHJ MAXIMUM ELEVATIONAL CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".

PROVIDE ONE-ABC TYPE "2-A" RATED FIRE EXTINGUISHER FOR EACH 2,500 SQ. FT. MAXIMUM 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FOOT ABOVE FINISH FLOOR.

NO PARKING AREA IN THIS PROPERTY

NOTE:

- PROVIDE SIGNS (EVERY 25' MAX. IN RED LETTERS, AND 1 1/2" HIGH LETTERS) ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES ON AND FIRE AND/OR SMOKE SEPARATION WALL AS PER F.B.C. 2017 SECTION 712.5 (SUGGESTED WORKING FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS.)

MINIMUM INTERIOR FINISH CLASSIFICATION
(NFPA 101)

OCCUPANCY	EXITS	ACCESS TO EXITS
ASSEMBLY-NEW	A	A OR B
CLASS A OR B	A	A OR B
CLASS C	A	A OR B
OFFICE	A OR B	A, B OR C
STORAGE	A OR B	A, B OR C

MIN. FLAME SPREAD CLASSIFICATION FOR INSULATION - FBC 720.
FLAME SPREAD NOT MORE THAN 25; SMOKE DEVELOPED NOT MORE THAN 450.

LEGEND

ABC 2A RATED 5# FIRE EXTINGUISHER

PATH OF TRAVEL

FIRE HOSE CABINET
W/ABC 2A RATED 5# FIRE EXTINGUISHER

EXIT SIGN

TWO LAMPS
EMERGENCY LIGHTS

PULL STATION

STROBE LIGHT

SMOKE DETECTOR

HEAT DETECTOR

EMERGENCY LIGHT AND
EXIST SIGN COMBO

EXIT SIGNS SHALL BE PROVIDED
READILY VISIBLE FROM ANY
DIRECTION OF EGRESS
TRAVEL. SPACED NO MORE THAN
100 FT OR LISTED VIEWING
DISTANCE OF SIGN.

SYMBOL	MODEL #	DESCRIPTION	QTY.
[FACP]	NOTIFIER NFV2-100	FIRE ALARM CONTROL PANEL	1
[SD]	NOTIFIER NP-100	SMOKE DETECTOR	5
[WP]	NOTIFIER NDT-BGRLX	WP PULL STATION WITH SB-1 BACK BOX	12
[HD]	NOTIFIER NH-100	HEAT DETECTOR	3
[M]	SYSTEM SENSOR HBR	MINI HORN	36
[WR]		END OF LINE RESISTOR	
[E]		CONNECTION TO AN APPROVED, DEDICATED EARTHGROUNDED, NFPA 70, COMPLY WITH NEC.	
[B]		120VAC SOURCE DEDICATED BREAKER COMPLY WITH NFPA 70.	
[P]		DEDICATED PHONE LINES	
[X75cd WP]	NOTIFIER PORN	WP HORN STROBE	14
[FAAP]	NOTIFIER FDU-80	ANNUNCIATOR PANEL	1
[P]	NOTIFIER NIZ-24S	PIEZO	1
[X75cd SR]	NOTIFIER SR	STROBE	1
[X75cd WP]	NOTIFIER SRK	WP STROBE	9
[M]	NOTIFIER NM-100	MONITOR MODULE	18
[C]	NOTIFIER NC-100R	CONTROL RELAY MODULE	3
[X75cd WP]	NOTIFIER FDRK	WP CEILING MOUNT HORN STROBE	2
[M]	MIRCOM CF-150MP	MOISTURE PROOF HEAT DETECTOR	5

LIFE SAFETY 2ND FLOOR PLAN

SCALE:1/4"=1'

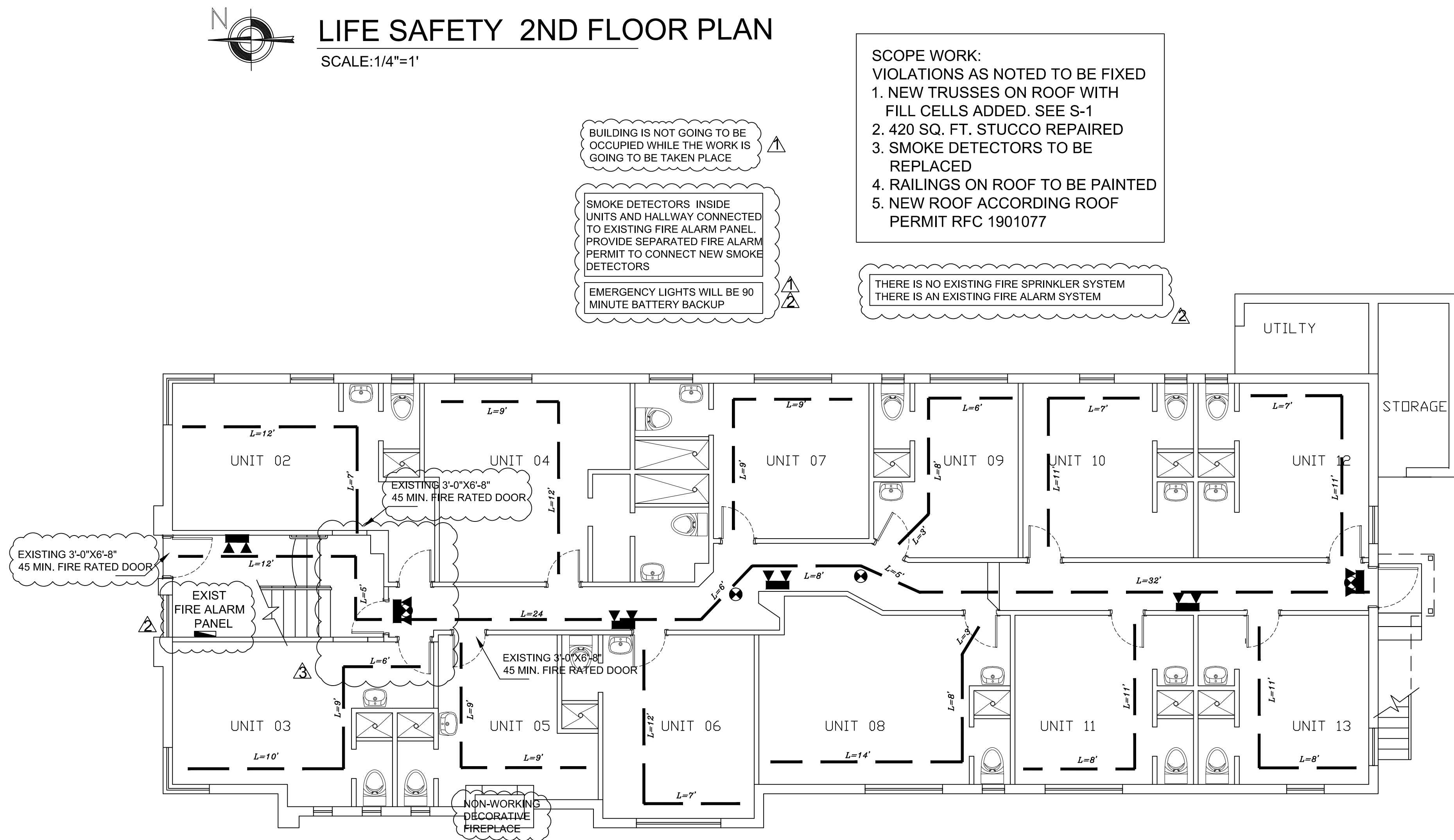
SCOPE WORK:
VIOLATIONS AS NOTED TO BE FIXED
1. NEW TRUSSES ON ROOF WITH FILL CELLS ADDED. SEE S-1
2. 420 SQ. FT. STUCCO REPAIRED
3. SMOKE DETECTORS TO BE REPLACED
4. RAILINGS ON ROOF TO BE PAINTED
5. NEW ROOF ACCORDING ROOF PERMIT RFC 1901077

BUILDING IS NOT GOING TO BE OCCUPIED WHILE THE WORK IS GOING TO BE TAKEN PLACE

SMOKE DETECTORS INSIDE UNITS AND HALLWAY CONNECTED TO EXISTING FIRE ALARM PANEL. PROVIDE SEPARATED FIRE ALARM PERMIT TO CONNECT NEW SMOKE DETECTORS

EMERGENCY LIGHTS WILL BE 90 MINUTE BATTERY BACKUP

THERE IS NO EXISTING FIRE SPRINKLER SYSTEM
THERE IS AN EXISTING FIRE ALARM SYSTEM



LIFE SAFETY GROUND FLOOR PLAN

SCALE:1/4"=1'

ADA HEIGHT REQUIREMENTS
NO SCALE

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.
5. LEGAL DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH LEGALLY DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT / ENGINEER.
8. VERIFICATION OF EXISTING CONDITIONS:
EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
9. CODE COMPLIANCE:
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING DEPARTMENT REGULATIONS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.
10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE:
EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH DURING THE BIDDING PHASE OF THE PROJECT, PRIOR TO BID OPENING.

THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS, ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING.

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 5.10.1.1. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED AREA FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 5.10.1.2 AND 5.10.1.4.2 OF THE 1999 EBC NFPA 101. NO DOOR OR DOOR ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED.

THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.

ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED

ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS

DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION.

REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK

CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

FLOOR PLAN GENERAL NOTES :

- GENERAL NOTES REFER TO THIS SHEET ONLY. -

A. GRAPHIC SCALE:
DO NOT SCALE DRAWINGS LARGER SCALE DRAWINGS SHALL CONTROL OVER SMALLER SCALE DRAWINGS COVERING THE SAME AREA ALL DIMENSIONS SHALL BE FIELD VERIFIED. DIMENSIONS REQUIRING CLARIFICATION SHALL BE OBTAINED FROM ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

B. DIMENSIONS:
GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IN FIELD (V.I.F.) ANY/ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION SPECIALLY DIMENSION INDICATED WITH MARK "V.I.F" (VERIFY IN FIELD).

C. PLAN GRAPHICS:
ALL EXTERIOR WALLS (C.M.U.) DRAWN WITH AN 8" THICKNESS ALL INTERIOR WALLS DRAWN W/4" THICKNESS. EXISTING CONDITIONS MAY VARY SLIGHTLY.

D. WALL ASSEMBLIES:
FOR WALL ASSEMBLY INFORMATION REFER TO WALL DETAILS AND DETAIL NOTES AS INDICATED ON SCHEDULE THIS SHEET.

E. 2-HOUR (2HR) RATED UNIT SEPARATION:
PER TABLE 709.21.48 OF F.B.C. 2010 EDITION TYPE "X" GYP WALL BOARD (40 MIN. RATED) 3/4" PORTLAND CEMENT-SAND PALTER ON METAL LATH (20 MIN. RATED).

F. FIRE STOPPING:
PROVIDE FIRE STOPS AT 8'-0" O.C. AND AT CEILING HEIGHT. TYPICAL.

G. ALIGNMENT OF ASSEMBLIES:
WHEN WALL ASSEMBLIES ARE A CONTINUATION OF PARTITIONS OR COLUMN ENCASEMENTS, FACE OF ASSEMBLY SHALL BE ALIGNED WITH FACE OF PARTITIONS OR COLUMN ENCASEMENT, U.N.O.

H. INSULATION:
CONCEALED INSULATING MATERIALS WITHIN WALL, FLOOR AND CEILING CAVITIES (COMPLETELY ENCLOSED BY APPLIED FINISHES)SHALL HAVE A FLAME SPREAD RATING NO GREATER THAN 75 AND SMOKE DEVELOPED RATING NO GREATER THAN 450 PER 'ASTM E 84' (FBC-2010 CHAPTER 7). ALL WALL INSUL SHALL COMPLY WITH FBC-2010 CHAPTER 7.

J. ACCESS PANELS:
VERIFY THAT ACCESS PANELS ARE INSTALLED IN WALLS AND NON-ACCESIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS SHALL BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR.

K. PRODUCT APPROVALS:
SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOF, DOORS AND WINDOWS PRIOR TO INSTALLATION.

L. ROOF PERMIT:
SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.

M. IMPACT RESISTANT WINNOWS AND DOORS:
1. EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT CLEAR IN SPECIAL ALUM. FRAME OR SIMILAR.
2. SUBMIT MIAMI DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS AND WINDOWS PRIOR TO INSTALLATION.
3. GLASS AT BATHROOM WINDOWS SHALL BE FROSTED
4. INSTALL ALL EXTERIOR DOORS AND WINDOWS IN ACCORDANCE WITH APPROVAL SPECIFICATIONS.
5. ATTACH DOOR AND WINDOW BUCKS WITH FASTENERS STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C, STAGGERED. APPLY ADHESIVE SEALANT BETWEEN BUCK AND MANSORY REFER TO DETAILS.

N. RAILINGS:
ALL RAILING MUST BE 42" HT. ALUM.RAILING PRE FINISH SYSTEM ESP. WITH INTERMEDIATE ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THOUGH ANY OPENING UP TO THE HEIGHT OF 34". A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WIL' REJECT THE PASSAFE OF 2" DIAMETER SPHERE AS PER SEC 1015-101.3 OPENING. FLORIDA BUILDING CODE 2010 EDITION.

P. FINISH SPECIFICATIONS:
REFER TO OWNER PROVIDED SPECIFICATION SCHEDULES FOR SPECIFIC MATERIAL AND FINISH INFORMATION.

Q. PREPARE FLOOR PER MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF NEW FLOORING REFER TO OWNER SPECIFICATIONS FINISH SCHEDULE AND FOUNDATION SLAB PLAN.

R. BATHROOM NOTE:
ALL WATER CLOSETS HAVE BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL SHOWER TUB. CABINET OR OTHER CONSTRUCTION AND PLACES NO CLOSER THAN 30. INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 18 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR AS PER SECTION 405 F.B.C. 2010 EDITION (PLUMBING). VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

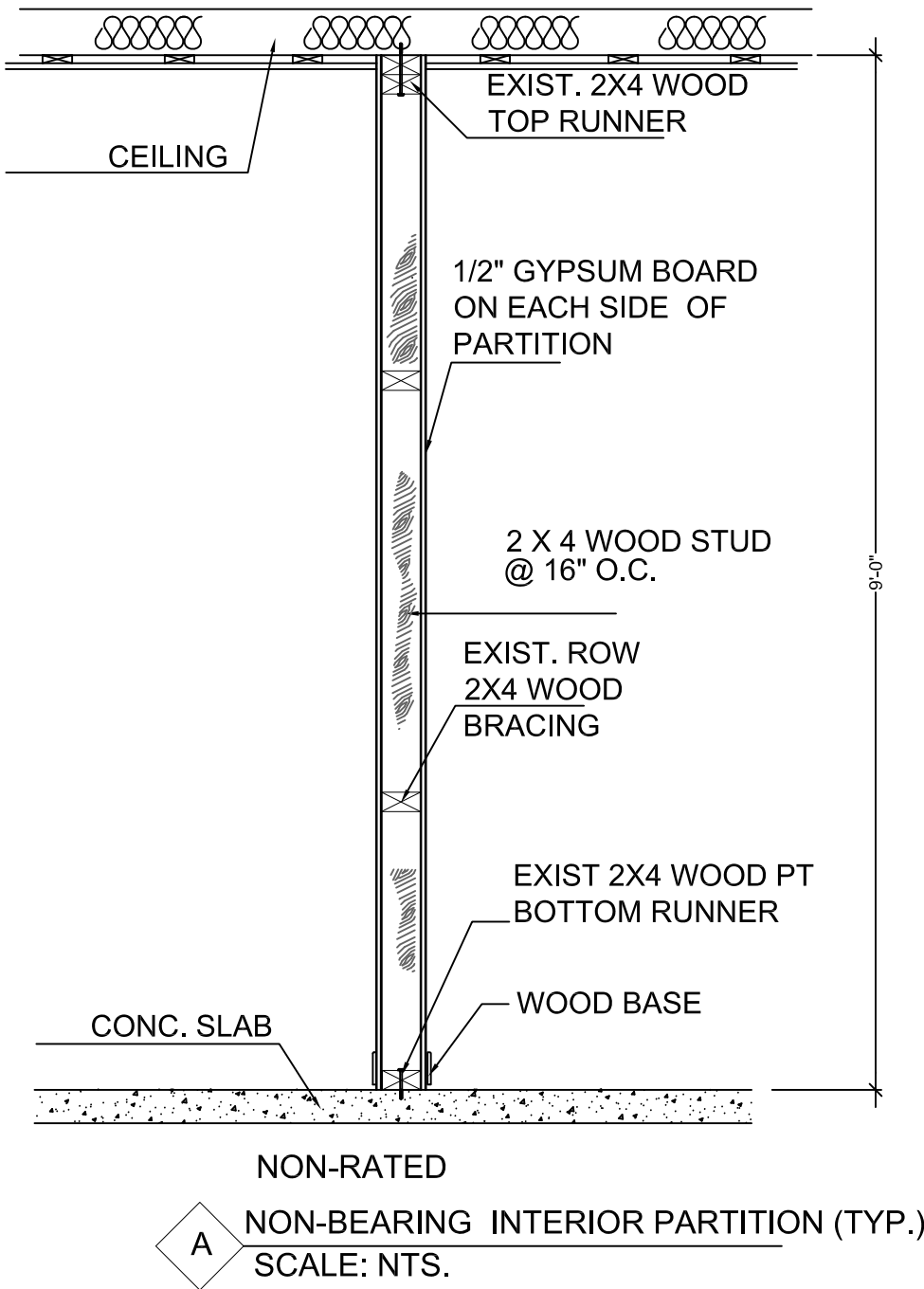
S. BATHROOM GLASS:
ALL GLASS SHOWER ENCLOSURES GLASS TUB ENCLOSURES, AND MIRRORS SHALL BE SAFETY-GLAZING, PER F.B.C. 2010 EDITION.

T. EQUIPMENT AND APPLIANCES:
ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT AND APPLIANCES INDICATED ON PLAN ARE PROVIDED FOR REFERENCE ONLY. REFER TO INDIVIDUAL SHEETS AND/OR PROJECT SPECIFICATIONS FOR INFORMATION. CONCERNING THESE ITEMS.

FLOOR PLAN KEY NOTES:

NOTE: KEY NOTES APPLY TO GROUND FLOOR

- EXTERIOR WALL - REFER TO WALL TYPE SCHEDULE THIS SHEET.
- PLUMBING FIXTURE - FIXTURES SELECTED BY OWNER W/ MIN POSITIVE WATER FLOW AND OR USAGE LIMITED TO 1.8 GAL PER MIN. PER FBC-2010.
- DOOR - DOOR AND FRAME IDENTIFICATION TAG SIZE AND TYPE PER SCHEDULE.
- WINDOW - GLAZING ASSEMBLY (WINDOW). IMPACT RATED AND TESTED IN COMPLIANCE WITH BROWARD COUNTY CODE COMPLIANT REFER TO WINDOW SCHEDULE.
- FURNITURE - FURNITURE LAYOUT IS INDICATED FOR REFERENCE AND WILL BE PROVIDED BY OWNER.
- MATCH LINE - LINE OF BUILDING UPON WHICH STRUCTURE IS MIRRORED, TYPICAL.
- SOFFIT - LINE OF SOFFIT OR CABINET LINE ABOVE.
- STAIR - CONCRETE STAIR, REFER TO BUILDING SECTION AND STRUCTURAL.
- RATED ASSEMBLY - UNIT FIRE SEPARATIONS, NO THROUGH PENETRATIONS ALLOWED.
- INSULATED WALL ASSEMBLY.
- CABINET LAYOUT CONCEPTUAL RETAIN CLEARANCES.



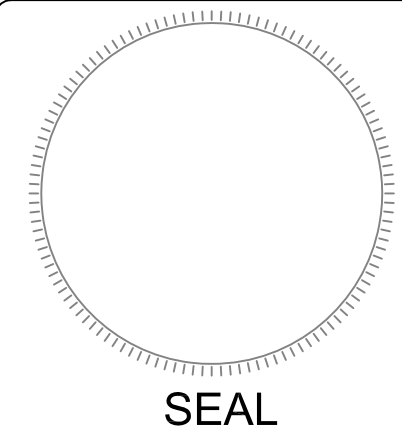
REVISIONS	
NO.	DATE
1	07-21-20
2	08-25-20
BUILDING DEPARTMENT	

EMILIANO OROZCO P.E.
949 SW 122 AVENUE
MIAMI, FLORIDA 33184
PHONE: (786) 715-7125
emilianocentury21@gmail.com

EXISTING BUILDING VIOLATIONS TO BE FIXED

GUSTEL ENTERPRISES INC
101 CRANDON BLVD

230 31 STREET
MIAMI BEACH, FL 33140



DATE
02-04-2020

SCALE
AS SHOWN

DESIGNED
E.O.

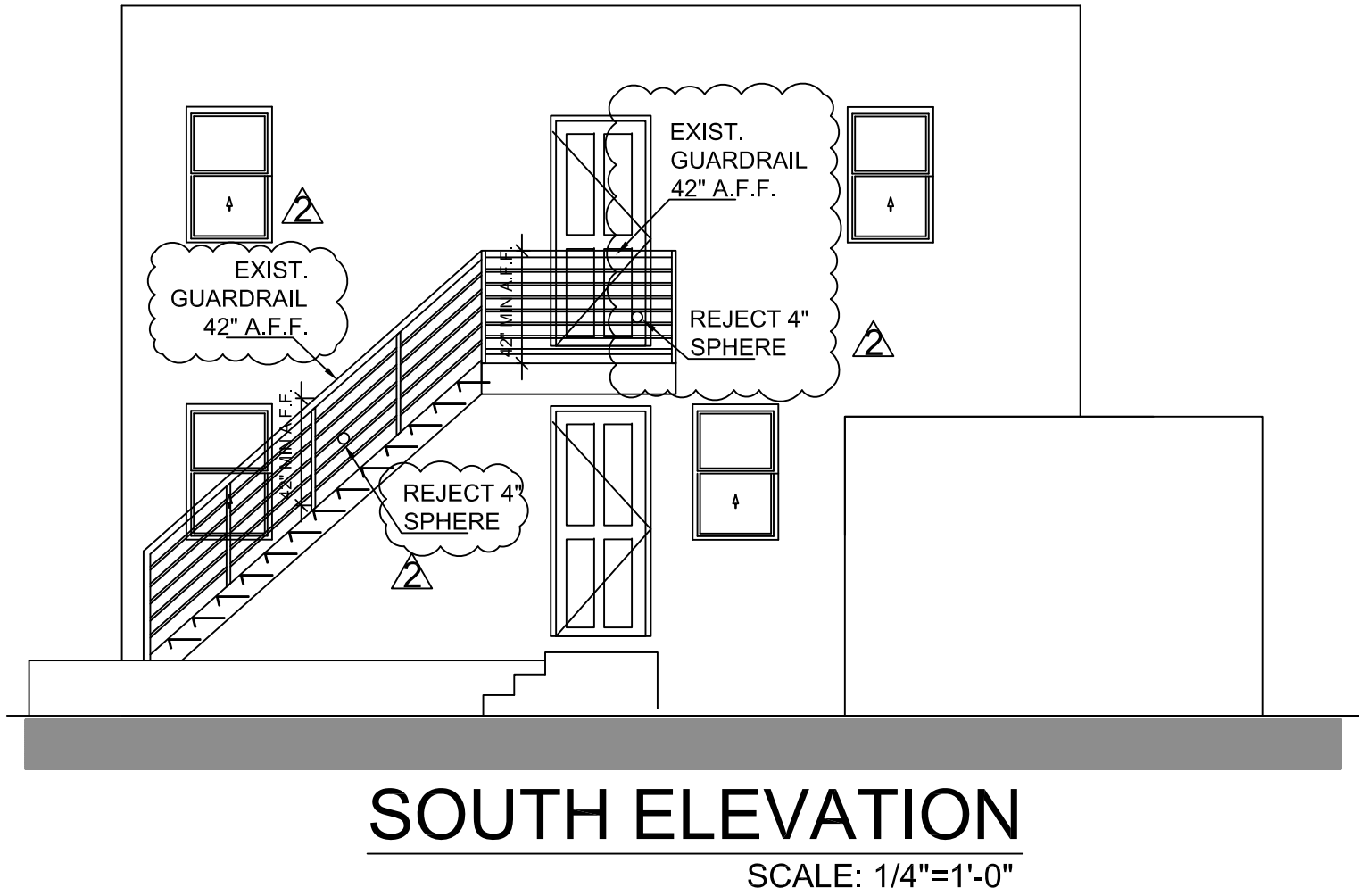
DRAWN
E.O.

DRAWING NO.

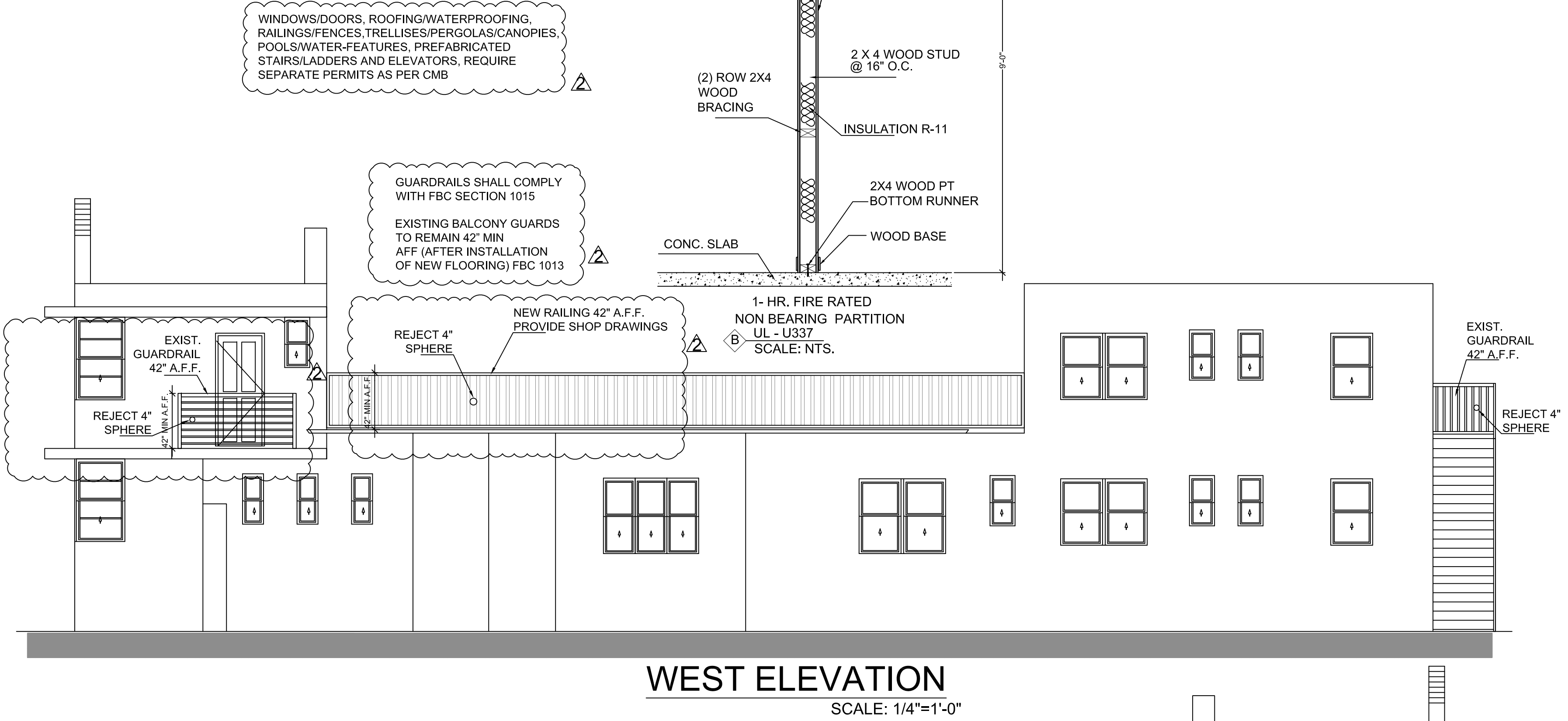
A-2

SHEET OF

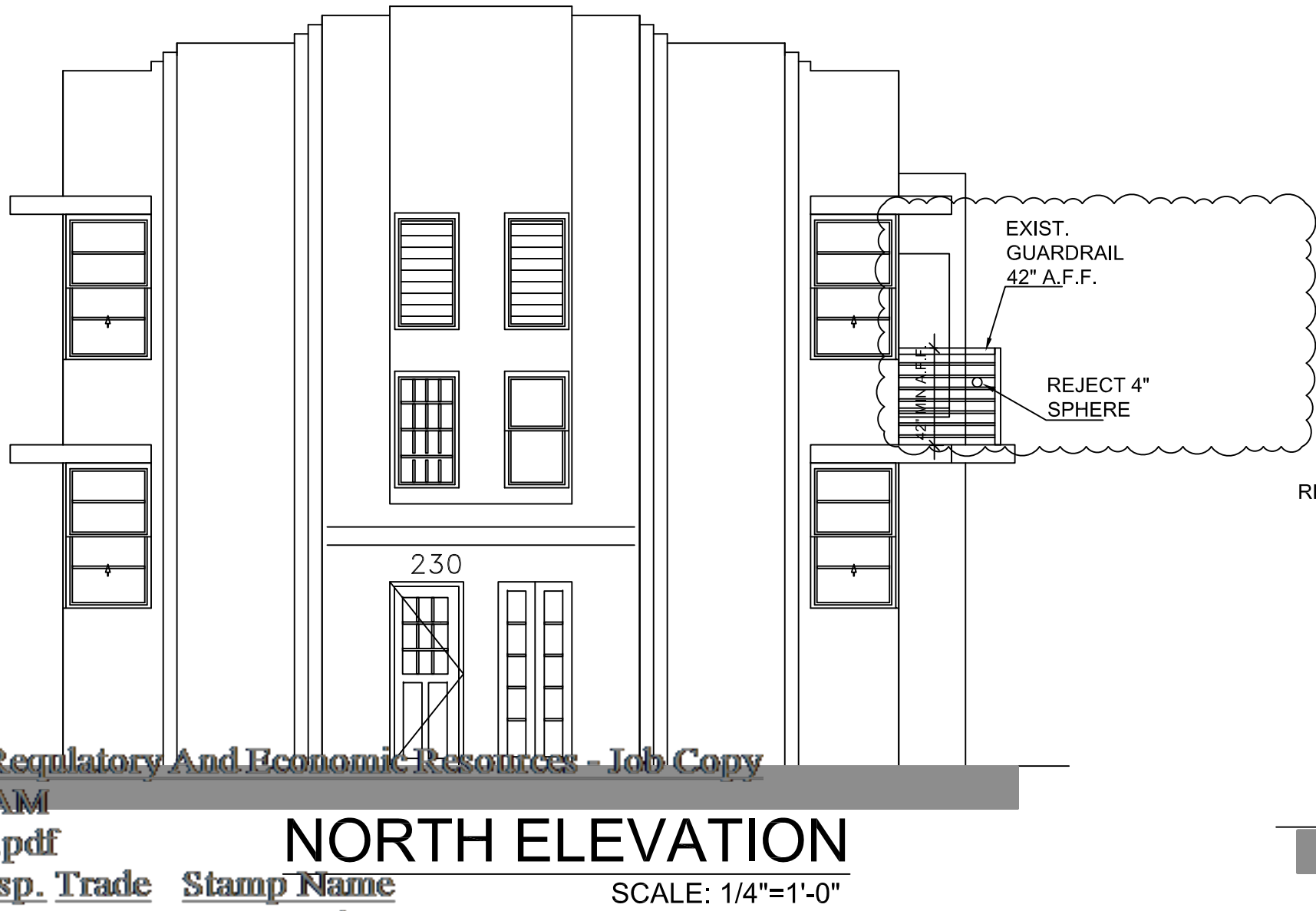
CHECKED



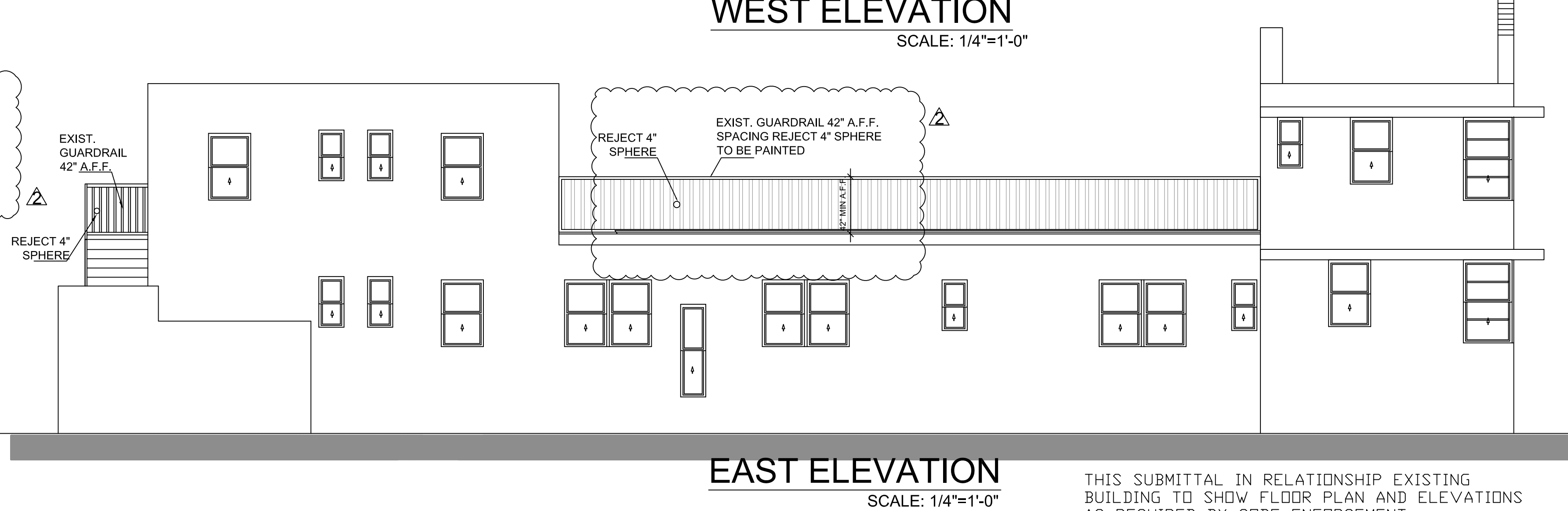
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

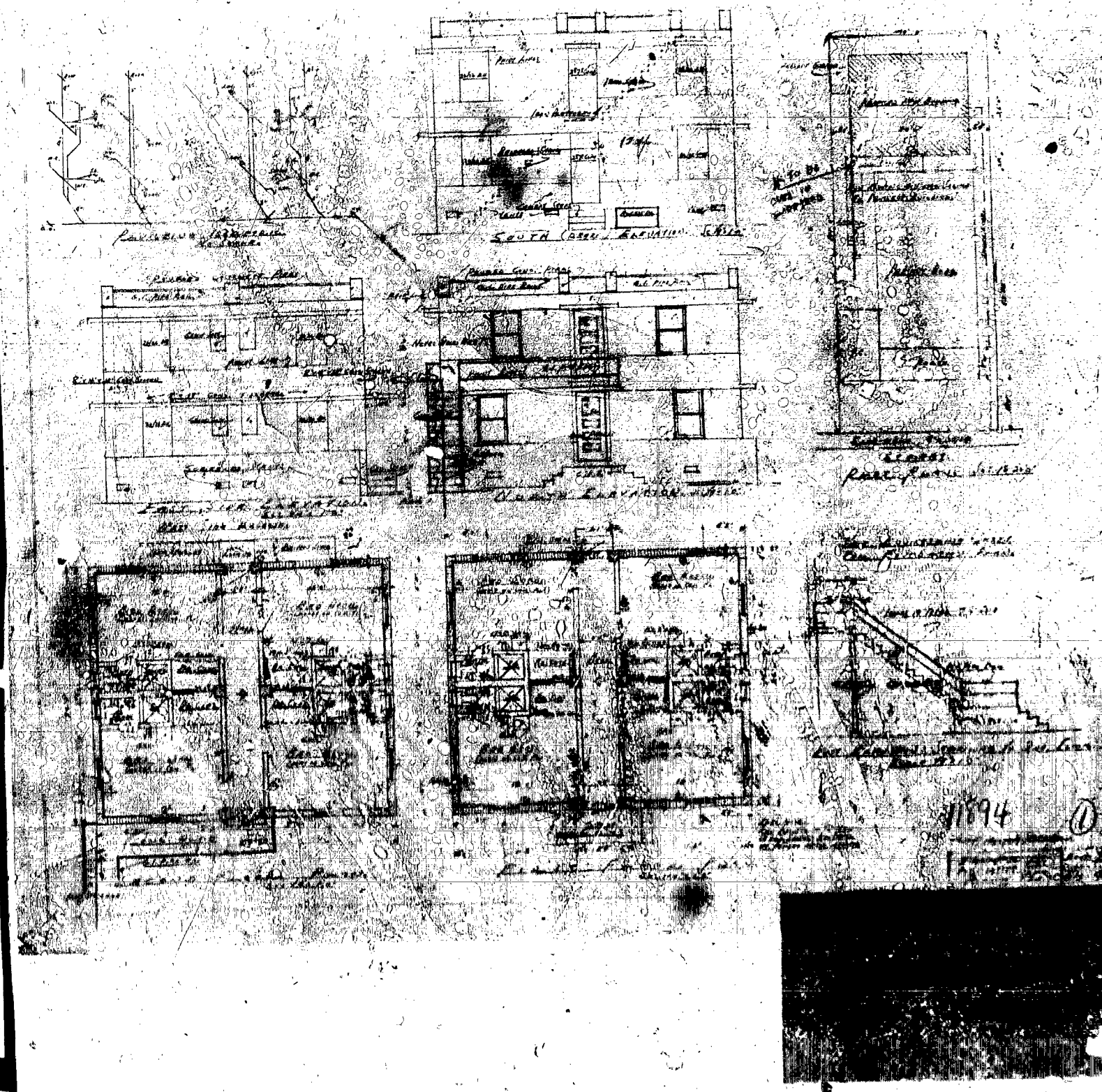


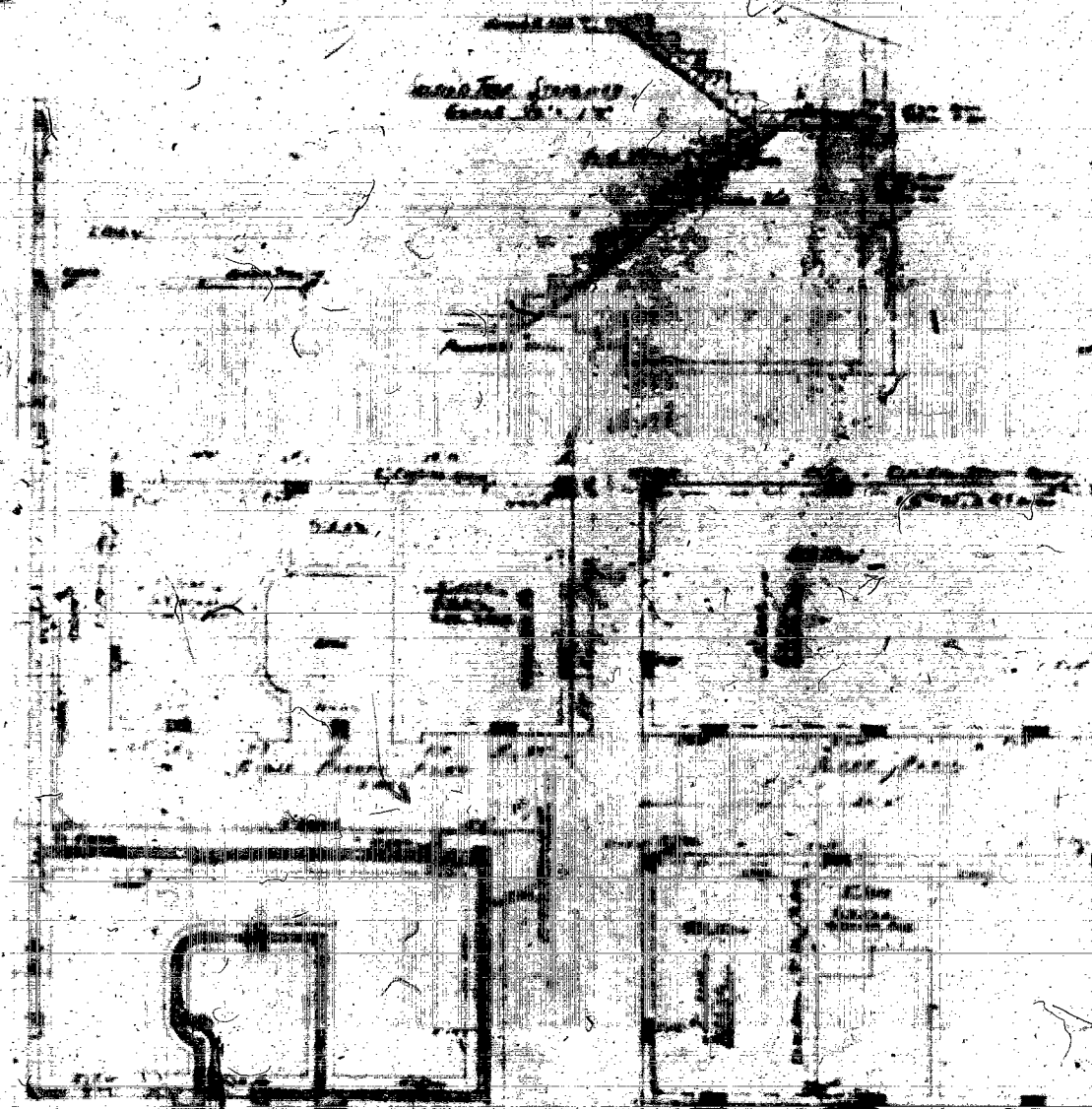
NORTH ELEVATION
SCALE: 1/4"=1'-0"



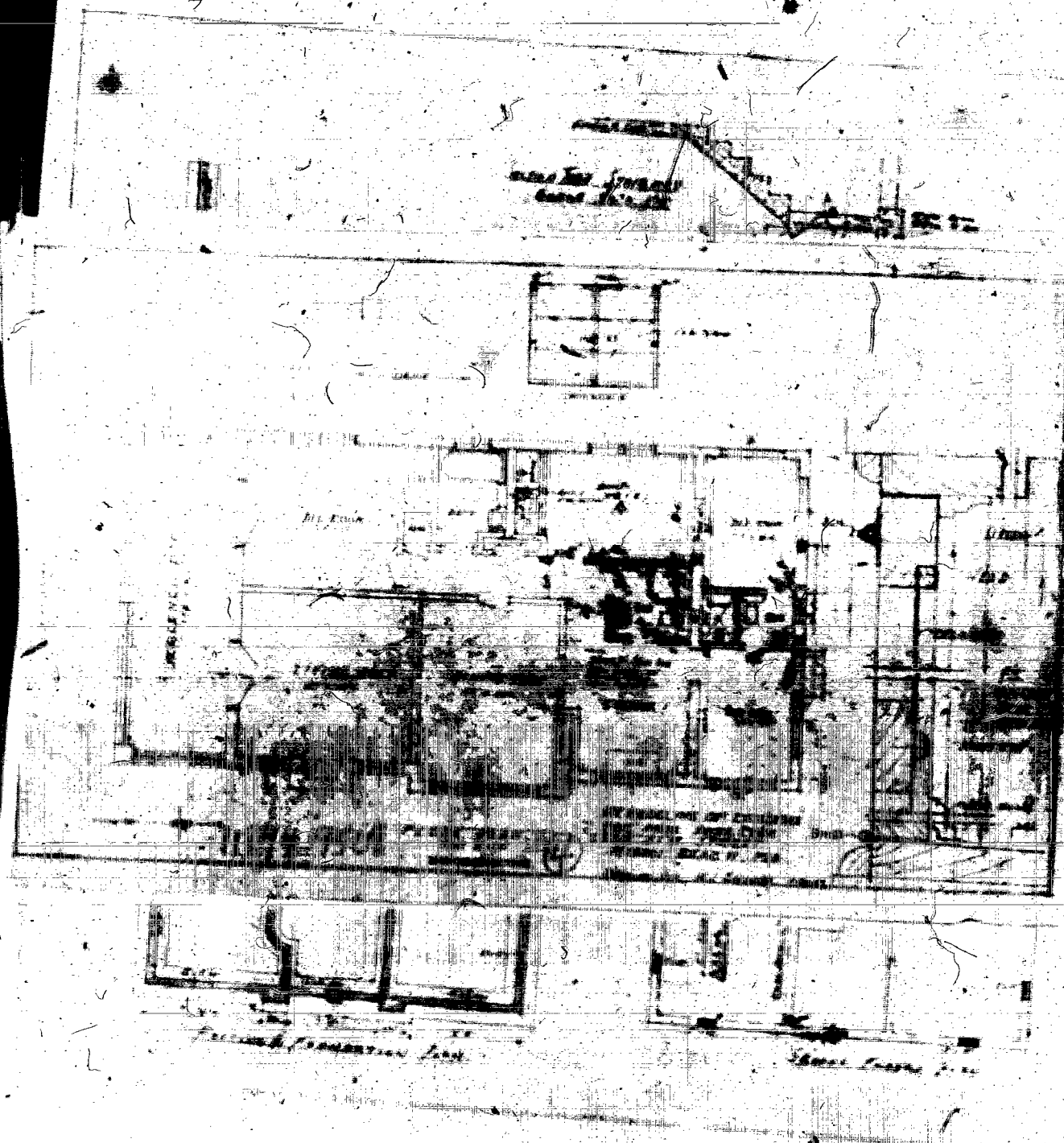
EAST ELEVATION
SCALE: 1/4"=1'-0"

THIS SUBMITTAL IN RELATIONSHIP EXISTING BUILDING TO SHOW FLOOR PLAN AND ELEVATIONS AS REQUIRED BY CODE ENFORCEMENT





11694-12015



11674-12015