B 502240

1620 DREXEL AVENUE

MIAMI BIACH, FL

NOTICE: In addition to the requirements stipulated in these documents, the Owner and Contractor shall comply with all additional requirements of this Governmental Jurisdiction as may be necessary for the issuance of the Certificate of Occupancy. Public Records: Pursuant to Florida Statute 119.07(1), unless otherwise exempted by law, all documents received by the City in connection with a transaction are public records which are subject to disclosure by any person. The City shall not be liable for the disclosure of any such records which a vendor/contractor has improperly designated as trade secret, proprietary, confidential, or otherwise not subject to disclosure.

WASD NEW CUSTOMER DIVISION
Reviewed by: Deidra Lewis
Initial: DL Date: 5/14/15
VERIFICATION FORM Required / Not Required
ORD. LETTER 89-95 Required / Not Required
OTHER 20154169

SCHOOL
M20500 5919.0
MAY 12 2015
APP

NV5, Inc.
FEB 04 2016
Building Department

Building Department
"Reviewed for Code Compliance"

Category	Plans Examiner	Date
Building:		
Electrical:		
Mechanical:		
Plumbing:		
Structural:		

Submittals Required by:

Note: This plan review is in accordance with the Florida Building Code and its Supplements, latest adopted addition corresponding to the application date of permit; however, this does not alleviate the responsibility of errors, omissions, or code compliance for the design professionals, general contractor, specialty contractors or subcontractors.

NV5, Inc.
Building Department
"Reviewed for Code Compliance"

Category	Plans Examiner	Date
Building:	GM	2/25/16
Electrical:		2/29/16
Mechanical:		2/29/16
Plumbing:		2/29/16
Structural:		2/29/16

Submittals Required by:

Note: This plan review is in accordance with the Florida Building Code and its Supplements, latest adopted addition corresponding to the application date of permit; however, this does not alleviate the responsibility of errors, omissions, or code compliance for the design professionals, general contractor, specialty contractors or subcontractors.

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

BUILDING:	
ZONING:	03/23/16
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	7/14/16
FLOOD:	03/22/16
PUBLIC WORKS:	3/18/16
STRUCTURAL:	
ELEVATOR:	
ROOFING:	3-22-16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO ARCHITECTURE

ARCHITECT
CARLOS PRIO TOUZET LIC. AR0094099
JACQUELINE GONZALEZ LIC. AR0016319
4565 PONCE DE LEON, SUITE 2101
CORAL GABLES, FL. 33146
TEL 305 789 2870
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OWNER
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295 GREENWICH STREET, SUITE 318
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YOUSSEF HACHEM CONSULTING ENGINEERING
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MECHANIC/ELECTRICAL/ PLUMBING / FIRE PROTECTIO
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1415 CENTRARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
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CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

GENERAL CONTRACTOR
PLAZA CONSTRUCTION
120 Northeast 27th Street #600, Miami, FL 33137

CODE INFORMATION

AUTHORITY HAVING JURISDICTION: CITY OF MIAMI BEACH

BUILDING CODE :	FLORIDA BUILDING CODE
ACCESSIBILITY CODE :	FLORIDA ACCESSIBILITY CODE
ENERGY CODE :	FLORIDA BUILDING CODE ENERGY CONSERVATION
MECHANICAL CODE :	FLORIDA BUILDING CODE, MECHANICAL
PLUMBING CODE :	FLORIDA BUILDING CODE, PLUMBING
ELECTRICAL CODE :	NATIONAL ELECTRICAL HANDBOOK
FIRE CODE :	FLORIDA FIRE PREVENTION CODE

2010 WITH THE 2012 SUPPLEMENTS
2010
2010 WITH THE 2012 SUPPLEMENTS
2010 WITH THE 2012 SUPPLEMENTS
2008
5TH EDITION

ZONING INFORMATION :

FOLIO N#: 02-3234-003-0070

LEGAL DESCRIPTION:

Lot 1, Block 54, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 6 at Page 33 of the Public Records of Miami-Dade County, Florida.

ZONING CLASSIFICATION: CD-3 COMERCIAL HIGH INTENSITY DISTRICT

GROSS LOT AREA : 38,352 SQ FT

PROJECT INFORMATION

BUILDING CLASSIFICATION: CD-3 COMMERCIAL HIGH INTENSITY BUILDING

OCCUPANCY GROUP : M & A3

CONSTRUCTION TYPE: IIA

	ALLOWED	EXISTING	NEW CONTRUCTION	TOTAL PROVIDED
FIRST FLOOR AREA :	N/A	14,622 SF	6,979 SF	21,601 SF
MEZZANINE AREA :	N/A	N/A	1,385 SF	1,385 SF
SECOND FLOOR AREA :	N/A	4,813 SF	6,872 SF	11,685 SF
ROOF TERRACE AREA :	N/A	N/A	855 SF	855 SF
TOTAL FAR:	86,292 SF	19,635 SF	16,091 SF	35,726 SF

(CALCULATED AS PER SECTION142-337: GROSS LOT AREA x 2.25)

FINISH FLOOR FINISH ELEVATION : 5.35' N.G.V.D.

MAXIMUM BUILDING HEIGHT : 50'-0"

PROVIDED BUILDING HEIGHT : 49'-10"

OCCUPANT LOAD :

SPRINKLERED (YES /NO) : YES

FIRE ALARM (YES/NO): YES

FLOOD ZONE : AE

HURRICANE ZONE : HVHZ

SETBACKS

FRONT : 0'-0"

SIDE FACING DREXEL AVENUE : 0'-0"

FIRE RESISTANCE REQUIREMENTS TYPE OF CONSTRUCTION IIA

PRIMARY STRUCTURAL FRAME	1HR
BEARING WALLS EXTERIOR	1HR
BEARING WALLS INTERIOR	1HR
NONBEARING WALLS INTERIOR	0HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1HR

SEPARATION REQUIREMENTS

	M	A
X < 5	2HR	1HR
5 ≤ X ≤10	1HR	1HR
10 < X < 20	1HR	1HR
20 ≤ X ≤ 30	0HR	0HR
X ≥ 30	0HR	0HR

FAR SCHEDULE

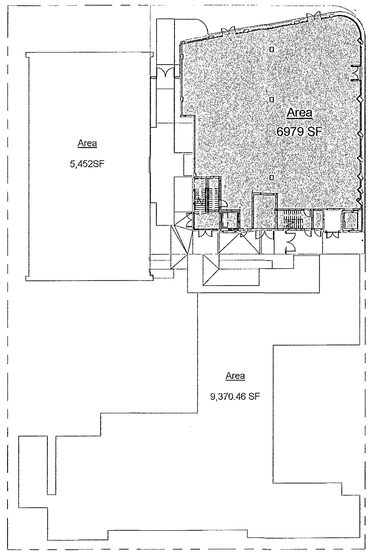
LEVEL	AREA
GROUND FLOOR	6979 SF
MEZZANINE TO G	1385 SF
SECOND FLOOR TO G	6872 SF
ROOF DECK	755 SF
ROOF DECK	100 SF
ELEVATOR PIT SLAB	115 SF
ELEVATOR P.IT SLAB	97 SF
Grand total: 7	16302 SF

FLOOD RESISTANT DESIGN AND CONSTRUCTION CLASSIFICATION
BASED ON ASCE 24-05, TABLE 1-1: CATEGORY II- BFE+1 FT
LOWEST ELEVATION OF UTILITIES AND EQUIPMENT: +9'-0" NGVD
NFIP COMMUNITY NAME AND NUMBER: MIAMI BEACH- 120651
MAP AND PANEL NUMBER: 12086C317
SUFFIX: L-FIRM PANEL EFFECTIVE DATE: SEPTEMBER 11, 2009
FLOOD ZONE: AE- BASE FLOOD ELEVATION: 8FT NGVD MINIMUM
DESIGN FLOOD ELEVATION: BFE +1', +9.0' NGVD

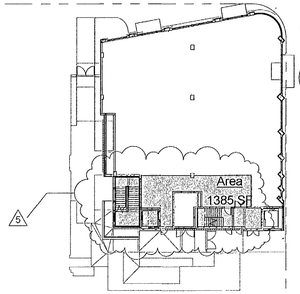
THIS PLANS REVIEW IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE WITH SUPPLEMENTS AND THE FLORIDA FIRE PREVENTION CODE, LATEST ADOPTED EDITION; HOWEVER, THIS DOES NOT ALLEVIATE THE RESPONSIBILITY OF CODE COMPLIANCE FOR THE DESIGN PROFESSIONALS, GENERAL CONTRACTOR, SPECIALTY CONTRACTORS OR SUBCONTRACTORS.

FBC 105.4.1 PERMIT INTENT
A PERMIT ISSUED SHALL BE CONSTRUED TO BE A LICENSE TO PROCEED WITH THE WORK AND NOT AS AUTHORITY TO VIOLATE, CANCEL, ALTER OR SET ASIDE ANY OF THE PROVISIONS OF THE TECHNICAL CODES, NOR SHALL ISSUANCE OF A PERMIT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING A CORRECTION OF ERRORS IN PLANS, CONSTRUCTION OR VIOLATIONS OF THIS CODE. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN SIX MONTHS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIX MONTHS AFTER THE TIME THE WORK IS COMMENCED.

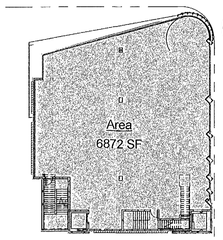
A SEPARATE BUILDING PERMIT IS REQUIRED FOR TOTAL DEMOLITION

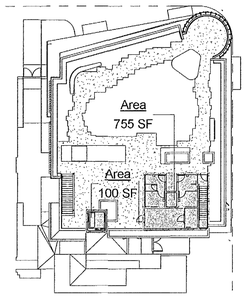


1 GROUND FLOOR
1/32" = 1'-0"



2 MEZZANINE T.O.S.
1/32" = 1'-0"

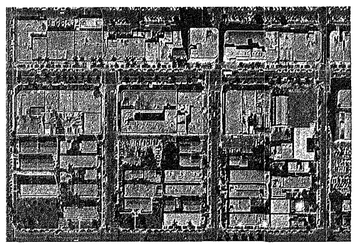




3 ROOF DECK
1/32" = 1'-0"

4 SECOND FLOOR T.O.S.
1/32" = 1'-0"

SITE LOCATION



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SHEET	SHEET NAME	PERMIT SET 1/9/2015	REV #1 11/13/15	REV #2 1/8/16	REV #3 1/15/16	REV #4 1/29/16	REV #5 2/8/16
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G.202	LIFE SAFETY DIAGRAMS	•	•	•	•		•
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C.300	WATER AND SEWER PLAN	•	•				
C.400	DRAINAGE DETAILS	•	•				
C.500	WATER AND SEWER PROFILES	•	•				
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C.700	EROSION AND SEDIMENTATION NOTES	•	•				
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LH.401	GROUND LEVEL WATER FEATURE DETAILS	•	•				
LH.402	BENCH DETAILS	•	•				
LH.403	JAKOB SYSTEM DETAILS	•	•				
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LANDSCAPE							
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D.100.2	PAST IMPROVEMENT INFORMATION		•				
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A.202	EXTERIOR ELEVATIONS - EAST	•	•	•	•		•
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A.704	STOREFRONT DETAILS		•				
A.705	STAIR DETAILS	•	•				
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P.102	PLUMBING DETAILS	•	•	•			
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P.104	MEZZANINE PLUMBING PLAN	•	•	•			•
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P.108	PLUMBING SPECIFICATIONS	•	•	•			
P.109	PLUMBING SPECIFICATIONS	•	•	•			
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SP.101	SPECIFICATIONS	•	•				
SP.102	SPECIFICATIONS	•	•				
SP.103	SPECIFICATIONS		•				

✓NV-5
WDK 3/16/16
PX1022

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

Drawings are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Touzet Studio and shall not be sold or reproduced without it's prior written consent. Touzet Studio shall be notified of any changes required by actual conditions as aforesaid prior to submission of any phase for construction. 2015, TOUZET STUDIO INC.

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MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
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WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
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MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

CODE ANALYSIS, INDEX

SCALE: As indicated DRAWING NO.

G.100

1620 DREXEL AVENUE PROJECT NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES. ENGINEERING SHALL CONFORM WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS HAVING JURISDICTION INCLUDING ACCESSIBILITY STANDARDS AND ADA REQUIREMENTS.

I. GENERAL NOTES

1. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO , STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.

2. THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS ARE OF EQUAL IMPORTANCE WITH THE ARCHITECTURAL DRAWINGS IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK, ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF BUILDINGS ON THE SITE. CONTRACTOR TO LOCATE THE BUILDING CORNERS BY UTILIZING A LICENSED SURVEYOR AND A PLACEMENT SURVEY SHALL BE PROVIDED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

4 DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING THE WORK. EXPLICIT DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

5. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.

7. NO SUBSTITUTIONS, UNLESS OTHERWISE AUTHORIZED BY THE ARCHITECT OF RECORD, IN WRITING, SHALL BE PERMITTED. ANY DETAILS, SYSTEMS, MATERIALS, (I.E. ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC.) WHICH ARE PROPOSED TO BE SUBSTITUTED MUST FIRST BE REVIEWED BY THE OWNER, ARCHITECT AND GENERAL CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. CONTRACTOR TO PROVIDE ANY IMPACT IN: TIME, SAVINGS OR COST TO THE ORIGINAL SCOPE IN WRITING TO THE OWNER AND ARCHITECT.

8. PRIOR TO SUBMITTING BID, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR) TO FAMILIARIZE HIMSELF WITH ALL THE CONDITIONS AT THE SITE RELATIVE TO EXISTING WORK. MATERIAL HANDLING, STORAGE AND DELIVERY, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED, AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID. PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE CONTRACTORS TO KNOW EXISTING SITE CONDITIONS. CONTRACTOR TO PREPARE A LOGISTICS PLAN PRIOR TO COMMENCEMENT WITH CONSTRUCTION.

9. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE. THE CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE INSURANCE OF THE CERTIFICATE OF COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.

10. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COST ASSOCIATED WITH MATERIAL HANDLING, STORAGE AND DELIVERY. CONTRACTOR TO PROVIDE PROTECTION MATS FOR ALL SURFACES OF ELEVATOR IF IT IS TO BE UTILIZED FOR MOVEMENT OF MATERIALS THROUGHOUT BUILDING PROCESS

11. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE BUILDING OWNER AND OR ARCHITECT.

12. CONTRACTOR SHALL REMOVE ALL DEBRIS AT THE END OF EACH WORKDAY. CONTRACTOR WILL FURNISH OWN DUMPSTER FOR THRASH AND DEBRIS STORAGE UNTIL CONTRACTOR CAN REMOVE SUCH FROM PREMISES. EACH AND ALL AREAS SHALL BE CLEANED UP AND PROTECTED.

13. ALL WOOD AND LUMBER SHALL BE FIRE RETARDING TREATED AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

14. MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, AND DELIVERED IN A TIMELY FASHION AND AMPLE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTION REQUIRED PRIOR APPROVAL OF ARCHITECT.

15. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO SECURE THE PREMISES THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PROVIDE THE NECESSARY PROTECTION TO THE GENERAL PUBLIC FROM ACCESSING THE SITE AT ALL TIMES. THE GENERAL CONTRACTOR SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE. CONTRACTOR TO PROVIDE APPROPRIATE SIGNAGE, SITE LIGHTING, AND TEMPORARY FENCING FOR SITE SECURITY. TEMPORARY CONSTRUCTION FENCING SHALL BEAR SIGNAGE REPRESENTING THE OWNER, DEVELOPER, AND ARCHITECT.

16. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. SUBCONTRACTORS SHALL VISIT THE PROJECT SITE TO VERIFY FIELD CONDITIONS, DIMENSIONS, ETC. THE GENERAL CONTRACTOR SHALL ALLOW A MAXIMUM OF 7 BUSINESS DAYS TURN AROUND FOR THE ARCHITECT TO PROCESS SHOP DRAWINGS. THE GENERAL CONTRACTOR SHALL SUBMIT A MINIMUM OF FOUR PRINTS OR FOUR COPIES. THE GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL SUBMISSIONS PRIOR TO SUBMITTING TO THE ARCHITECT FOR REVIEW.

16a. 4 COPIES OF SHOP DRAWINGS SHALL BE PROVIDEDTO THE ARCHITECT OF RECO23. PORTLAND CEMENT PLASTER INCLUDING MIX

1. WATER AND SEWER PIPES CONNECTIONS AND STRUCTURES
2. IRRIGATION SYSTEMS
3. STRUCTURAL STEEL AND MISCELLANEOUS STEEL
4. WATERPROOFING AND JOINT SEALANTS
5. DOORS, FRAMES AND HARDWARE
6. WINDOWS, FIXED AND OPERABLE
7. WINDOW SEALANTS
8. ROOFING SYSTEMS
9. PLUMBING FIXTURES AND ACCESSORIES
10. ELECTRICAL AND LIGHTING FIXTURES
11. MECHANICAL SYSTEMS AND CONTROLS
12. ELEVATOR, REQUIREMENTS AND SIGNAL FEATURES
13. MILLWORK DRAWINGS AND SAMPLES
14. PREFORMED METAL AND ROOF PANEL SYSTEMS
15. PRECAST CONCRETE CLADDING
16. EXTERIOR METAL CLADDING
17. RAILINGS AND GLASS PARTITIONS
18. METAL STUDS, PARTITIONS AND CEILING SYSTEMS
19. EXTERIOR SOFFITS
20. LOUVERS AND SCREENS
21. SPRINKLER SYSTEM
22. FIREALARM SYSTEM
24. EXTERIOR STONE CLADDING
25. STOREFRONT GLAZING
26. PLUMBING FIXTURES
27. ROOF DRAINS
28. HIGH PERFORMANCE COATING AND PAINTS

17. THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING TO THE ARCHITECT IF, BECAUSE OF UNFORESEEN CONDITIONS, ANY MATERIAL CANNOT BE INSTALLED ACCORDING TO SPECIFICATIONS PRIOR TO INSTALLATION.

18. THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES, AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURES, SUPPLIERS, AND SUBCONTRACTORS. THE GENERAL CONTRACTOR SHALL SUBMIT THE ABOVE INFORMATION TO THE OWNER AND ARCHITECT.

19. ALL PLAN DETAILS AND WALL SECTIONS AREA ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.

20. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES AND SHALL VERIFY ALL PROPOSED OPENINGS FOR PIPES AND DUCTS WITH MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS. CONTRACTOR TO ADVISE ARCHITECT IF ANY CONFLICT OR DISCREPANCIES ARE FOUND BETWEEN THE VARIOUS TRADES.

21. PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND BOTH SIDES OF ALL INTERIOR STUD/GYPSUM BOARD WALLS ENCLOSING MECHANICAL EQUIPMENT ROOMS.

22. ALL HOLLOW METAL DOOR FRAMES ARE TO BE GROUT FILLED.

23. ALL MECHANICAL EQUIPMENT SHALL BE PUT ON SPRINGS AND ACOUSTICAL ISOLATORS PADS.

24. PROVIDE ALL NECESSARY PARTITION BLOCKING AT ALL REQUIRED LOCATIONS FOR ERECTION OF EQUIPMENT, SYSTEMS, AND ACCESSORIES.

25. PROVIDE WATER RESISTANT CEMENTITIOUS BOARD IN ALL WET WALL APPLICATIONS (TYPICAL).

26. THE GENERAL CONTRACTOR IS TO LOCATE ALL M.E.P. EQUIPMENT AND FIXTURES BY ARCHITECTURAL DRAWINGS ONLY. ANY DISCREPANCIES OR ITEMS NOT SHOWN, ARE TO BE NOTIFIED TO THE ARCHITECT.

27. THE CONTRACTOR SHALL CHECK ALL BUILDING DIMENSIONS, SETBACKS, SITE MEASUREMENTS AND ELEVATIONS TO ENSURE THAT THE WORK CONFORMS WITH THE PLANS AND CONSTRUCTION DOCUMENTS, ANY DISCREPANCIES SHALL BE REVIEWED AND RESOLVED BY THE ARCHITECT BEFORE PROCEEDING.

28. SEPARATE PERMIT SHALL BE REQUIRED FOR THE FOLLOWING WORK: ROOFING, SIDEWALKS, DRIVEWAY, EXTERIOR GLAZING, And EXTERIOR RAILINGS.

II. FIRE RESISTANCE RATING

1. THE BUILDING SHALL BE TYPE IIA FIRE RESISTIVE CONSTRUCTION PROTECTED THROUGHOUT WITH AN APPROVED FIRE SPRINKLER SYSTEM.

2. REFER TO FIRE RATING ON ARCHITECTURAL DRAWING FOR REQUIRED FIRE RATING OF VARIOUS STRUCTURAL ELEMENTS AND THE REQUIRED UL DESIGN NUMBER.

3. ALL OPENINGS IN THE FLOOR SLABS, INCLUDING SPACES BETWEEN CONDUITS, PIPING, ETC. (EXCEPT WHEN COMPLETELY ENCLOSED WITHIN FIRE RATED CONSTRUCTION), SHALL BE SEALED OFF WITH APPROVED FIRE RATED PENETRATION SEALANT SYSTEMS TO MAINTAIN FIRE RATING CONTINUITY OF THE FLOOR CONSTRUCTION.

4. FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH OF WALL IS TO BE FIRE RATED.

5. ALL PIPING DUCTS, ETC. THAT PENETRATE FLOOR SLABS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY.

6. ALL RATINGS ARE TO COMPLY WITH UNDERWRITERS LABORATORIES (UL) TEST RATINGS. IN THE ABSENCE OF TESTED ASSEMBLY, PROVIDE CERTIFICATE OF EQUIVALENCY FROM UL. MEET ALL THE REQUIREMENTS OF FACTORY MUTUAL ENGINEERING FOR BOTH CONSTRUCTION AND FIRE PROTECTION.

7. CEILINGS AND INSULATION ABOVE CEILINGS SHALL BE NONCOMBUSTIBLE.

III. INSULATION

1. ROOF = R38 , EXTERIOR WALLS = R5, FLOORS = R7

IV. WATERPROOFING & DAMP PROOFING

1. MIAMI/DADE OR FEMA REQUIREMENTS FOR WATERPROOFING BELOW GRADE TO REQUIRED ELEVATION NGVD MUST BE INCLUDED IN THE DESIGN.

2. MIAMI/ DADE NOTICE OF ACCEPTANCE REQUIRED FOR ALL HORIZONTAL WATERPROOFING SYSTEMS ABOVE AND BELOW GRADE.

3. ALL DRAINS IN PLANTERS, LANDSCAPE AREAS SHALL BE CAST IRON, TWO (2) STAGE DRAINS. (SIMILAR TO ZURN/JOSAM)

4. ADD DRAINAGE COMPOSITE TO ALL HORIZONTAL WATERPROOFING SURFACES;
DRAINAGE COMPOSITE WITH A 15,000- LBS/SF CORE AND ROOT INHIBITORS FOR PLANTERS. ADD DRAINAGE COMPOSITE TO ALL VERTICAL WALLS OF THE PLANTER ASSEMBLIES.
5. PLANTERS TO HAVE WATERPROOFING BY HYDROTEC AND SLOPE TOPPING TO DRAINS.

V. DIMENSIONING

1. PARTITIONS ARE DIMENSIONED TO THE UNFINISHED FACE OF THE CMU WALL OR CENTERLINE OF PARTITION UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY CORRECTION.

3. DOOR OPENINGS ARE GENERALLY DIMENSIONED TO CENTERLINE OF ROUGH OPENING. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN WALLS OR POSITIONED WITH ONE JAMB AGAINST AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS AND/OR DETERMINED FOR THE DETAILS.

4. WHEN UNDIMENSIONED PARTITIONS APPEAR IN CONJUNCTION WITH DOOR OPENINGS, THE DOOR WIDTH AND DOOR FRAME DETAILS DETERMINE THE LOCATION OF ADJACENT WALLS AND FRAMES.

5. REFER TO 1/4" SCALE PLANS FOR DIMENSIONS OF MAJOR STAIRS, TOILETS AND ELEVATOR SHAFTS UNLESS OTHERWISE SHOWN.

6. ALL DIMENSIONS SHALL BE VERIFIED AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES.

VI. MECHANICAL AND ELECTRICAL AREAS

1. GENERAL CONTRACTOR TO COORDINATE ALL MECHANICAL AND ELECTRICAL FLOOR, ROOF AND WALL SLEEVES AND ALL MECHANICAL SHAFTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS TO THE ARCHITECT OF ALL TRADES UPON COMPLETION OF PROJECT.

2. REFER TO CERTIFIED MECHANICAL AND ELECTRICAL CONTRACTORS DRAWINGS AND MANUFACTURERS TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETTING TEMPLATES, ISOLATIONS, SPRING ISOLATION, ETC., NOT SHOWN ON THE DRAWINGS.

VII. MISCELLANEOUS NOTES
1. ALL BASE BUILDING INTERIOR PARTITIONS SHALL WITHSTAND MINIMUM INWARD AND OUTWARD ACTING PRESSURES AS REQUIRED BY THE FLORIDA BUILDING CODE.

2. ALL ELEVATOR OPENINGS SHALL BE CERTIFIED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. REQUIRED MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR APPROVAL PRIOR TO FORMING. CONTRACTOR TO COORDINATE ALL ELEVATOR REQUIREMENTS AND EQUIPMENT INCLUDING SUMP PITS AND PUMP, PIT ACCESS LADDER, PIT LIGHTING, ELEVATOR PIT WATERPROOFING, HOIST BEAM, STEEL ANGLE SUPPORTS AND ANCHORAGE FOR ELEVATOR DOOR SILLS, CONTROLERS, INDICATORS AND CALL BUTTONS .

3. PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THEIR INSTALLATION.

4. COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL AND ELECTRICAL AND INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING.

5. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL BLOCKING, STIFFENERS, BRACING, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, AS WELL AS ALL WALL-MOUNTED OR SUSPENDED PLUMBING, MECHANICAL, ELECTRICAL AND/OR MISCELLANEOUS EQUIPMENT WHETHER SHOWN OR NOT, INCLUDING OWNER FURNISHED OWNER INSTALLED ITEMS.

6. WHETHER OR NOT EXPLICITLY INDICATED, PROVIDE CATEGORY II SAFETY GLAZING AS INDICATED ON THE DRAWINGS AND WHERE REQUIRED BY BUILDING CODE AND IN CONFORMANCE WITH APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS. A CERTIFICATE MUST ACCOMPANY ALL GLAZING PRODUCTS STATING THAT THE PRODUCTS CONFORM WITH ALL APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS.

7. FOR ALL INTERIOR AREAS, REPAIR CONCRETE AS FOLLOWS:
   A. REMOVE FINS, PROJECTIONS, PROTRUDING NAILS OR OTHER METAL FASTENINGS AND LOOSE OR FOREIGN MATERIAL.
   B. PATCH LARGE OPENINGS AND HOLES WITH PORTLAND CEMENT AND AFTER PRIMING, FILL REMAINING SMALL DEPRESSIONS WITH A VINYL EMULSION COMPOUND TO MATCH TEXTURE OF SURFACE. VINYL EMULSION COMPOUND SHALL BE APPROVED BY THE PAINT MANUFACTURER.
   C. REMOVE FORM OIL FROM CONCRETE BY WASHING WITH XYLOL.
   D. LEAVE CONCRETE SURFACES READY TO RECEIVE PAINT.

8. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED OR WEATHER-STRIPPED TO PREVENT AIR LEAKAGE/INFILTRATION.

9. ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE- RATED WALLS SHALL BE INSTALLED TO MAINTAIN THE FIRE-RATED CONSTRUCTION.

10. ALL ARCHITECTURAL WOODWORK/PANELING SHALL BE TREATED WITH MATERIALS COMPLYING WITH APPLICABLE FLAME SPREAD AND SMOKE DEVELOPMENT RATING REQUIREMENTS. ALL WOOD USED IN BACKING AND BLOCKING SHALL BE FIRE RETARDING TREATED.

VIII. ROOFING

1. MINIMUM SLOPE REQUIREMENTS FOR FLAT ROOFING IS 1/4" PER FOOT SLOPE.

2. MINIMUM CRICKET SLOPE IS 1/2" PER FOOT.

3. ROOF INSULATION MUST MEET MINIMUM R-38 VALUE REQUIREMENT PER ENEGERY CALCULATIONS.

4. ROOF DRAINS ARE REQUIRED TO BE CAST-IRON WITH CLAMPING RINGS AND STRAINER. ALL ROOF DRAINS REQUIRE A SECONDARY MEANS OF EMERGENCY DRAINAGE, PROVIDE EITHER A SECONDARY DRAIN OR OVERFLOW SCUPPER. [4" MAXIMUM HEIGHT ABOVE PRIMARY DRAIN ELEVATION, PER CODE

5. ALL MECHANICAL PENETRATIONS MUST BE A MINIMUM OF 24 INCHES FROM A WALL OR PENETRATIONS.

6. ALL MECHANICAL PENETRATIONS THROUGH WALLS MUST BE A MINIMUM OF 24 INCHES ABOVE THE ROOF DECK TO PROVIDE ADEQUATE ROOM FOR ROOFING UNDER THE MECHANICAL EQUIPMENT [AS REQUIRED BY CODE]

7. PARAPET AND CURB FLASHING CANNOT BE GALVANIZED METAL.

8. PARAPET AND CURB FLASHING ARE TO BE TWO-PIECE ASSEMBLIES WITH REQUIRED WIND CLIPS [24" O.C.]

9. PENETRATION FLASHING SHALL USE URETHANE CURB FLASHING SYSTEM IN LIEU OF 'METAL PITCH PANS.' [CHEMCURB SYSTEM OR APPROVED EQUAL]

10. METAL FLASHINGS/DRIP EDGES OF THE TILE ROOF ASSEMBLY MUST BE PROPERLY FINISHED TO MEET THE AESTHETIC AND ENVIRONMENTAL REQUIREMENTS OF THE PROJECT.

11. FLASHING ATTACHMENTS MUST BE INSTALLED PER ANSI/SPRI ES - 1 - 98. [CONTINUOUS CLEAT TO PROVIDE POSITIVE ATTACHMENT]

12. METAL FLASHING TO WALLS MUST BE SEALED TO THE WALLS USING A ROOFING MASTIC PER RAS-111 SECTION ON THE ROOFING CODE.
13. ALL ROOF STANDS SHALL BE ALUMINUM OR HOT DIPPED GALVANIZED.

IX. EXTERIOR WALL NOTES

1. GENERAL NOTES
A. ALL DETAIL DRAWINGS AS SHOWN ARE SCHEMATIC ONLY, AND CONNECTIONS, ANCHORS, ETC., SHALL BE COORDINATED WITH THE STRUCTURAL FRAMING AND OTHER BUILDING COMPONENTS, IN ORDER TO PROVIDE A COMPLETE ENCLOSURE OF FINISH MATERIALS. STRUCTURAL AND FIREPROOFING REQUIREMENTS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.

B. THE ANCHORAGE AND CONNECTION SYSTEMS, THE FLASHING SYSTEMS, THE SUPPORT SYSTEMS, AND OTHER DETAILS ARE SHOWN SCHEMATICALLY ONLY, AND TOGETHER WITH THE PROFILES SHOWN, ARE INTENDED TO ESTABLISH PERFORMANCE AND MATERIAL QUALITIES DESIRED. ALL COMPONENTS OF THE EXTERIOR WALL ARE TO BE ENGINEERED AND DETAILED BY THE EXTERIOR WALL CONTRACTOR AS REQUIRED TO COMPLY WITH THE SPECIFIED CRITERIA, INCLUDING WIND LOADS. COORDINATE ALL ANCHORAGE DETAILS WITH THE APPROPRIATE TRADES AFFECTED. ALL FASTENERS ARE TO BE CONCEALED EXCEPT AS SPECIFICALLY SHOWN.

C. THE ENTIRE EXTERIOR WALL SYSTEM SHALL HAVE TWO CONTINUOUS DISTINCT AND SEPARATE LINES OF PROTECTION AGAINST AIR AND WATER INFILTRATION.

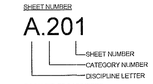
D. ATTACHMENT, SEALANT, AND FLASHING DETAILS FOR THE EXTERIOR WALL ARE SHOWN SCHEMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN, ARE INTENDED TO ESTABLISH PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE SHELL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPMENT OF FINAL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN

E. DESIGN, FABRICATE, AND INSTALL COMPONENT PARTS SO THAT THE COMPLETED EXTERIOR WALL ASSEMBLY INCLUDING GLASS, CLADDING, AND ARCHITECTURAL ELEMENTS SHALL ALL CONFORM TO REQUIRE GOVERNING CODES AND AUTHORITIES, AND SHALL WITHSTAND THE INWARD AND OUTWARD WIND LOADS SHOWN IN THE LOCAL JURISDICTION'S WIND PRESSURE DIAGRAMS.

F. DESIGN AND CONSTRUCTION OF EXTERIOR WALL SHALL ALLOW FOR:

1. THERMAL EXPANSION AND CONTRACTION OF THE COMPLETE EXTERIOR WALL AS WELL AS DIFFERENT RATES OF MOVEMENT BETWEEN DIFFERENT MATERIALS.

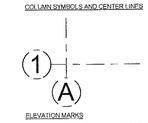
SHEET NUMBER



ROOM TITLES & NUMBERS

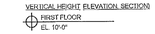
NORTH ARROW

COLUMN SYMBOLS AND CENTER LINES

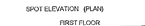


ELEVATION MARKS

VERTICAL HEIGHT (ELEVATION, SECTION)



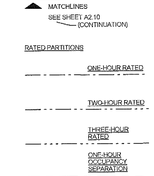
SPOT ELEVATION (PLAN)



EXISTING ELEVATION (ELEVATION, SECTION)

MATCH LINES

RATED PARTITIONS



WINDOW TYPE SYMBOL

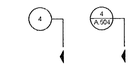
FLOOR DRAIN

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

PROPERTY LINES

BUILDING & WALL SECTION TARGETS

DETAIL SECTION TARGETS

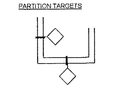


PLAN BLOW UP TARGETS
DETAIL BLOW-UP TARGETS

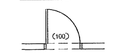
EXTERIOR ELEVATION TARGETS

INTERIOR ELEVATION TARGETS

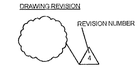
PARTITION TARGETS



DOOR NUMBERS



DRAWING REVISION



ROOF DRAIN

NFIP COMMUNITY NAME AND NUMBER: MIAMI BEACH- 120651
MAP AND PANEL NUMBER: 12086C317
SUFFIX: L-FIRM PANEL EFFECTIVE DATE: SEPTEMBER 11, 2009
FLOOD ZONE: AE- BASE FLOOD ELEVATION: 8FT NGVD MINIMUM DESIGN FLOOD ELEVATION: BFE +1', +9.0' NGVD

1

NOTICE OF ACCEPTANCE LEGEND			
CATEGORY	MANUFACTURER	NOA#	EXPIRATION DATE
EXTERIOR DOORS	STEEL CRAFT	13-1217.16	MAY 05, 2016
GLAZING	CRAWFORD TRACEY	12-0223.38	MARCH 02, 2016
GLAZING - CURVED	CRAWFORD TRACEY	TEST PENDING	TEST PENDING
ROOFING	AMERICAN HYDROTECH	13-1028.08	JULY 17, 2018
ROOF HATCH	THE BILCO COMPANY	14-0708.07	DEC. 02, 2019

3 5

PROVIDE 1 HOUR SPRAY APPLIED FIRE RESISTIVE MATERIAL CAFCO BLAZE-SHIELD II ON ALL EXPOSED STEEL COLUMNS, JOIST & BEAMS THAT ARE NOT WITHIN A UL FIRE RATED ASSEMPLY.

5

✓NV-5
WAS 3/16/16
PX1022

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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TRISTAR REALTY GROUP
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PROJECT MANAGER
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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF MIAMI BEACH AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF MIAMI BEACH STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/14/16

APPROVED
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PROFESSIONAL LICENSE

WALTER M. LUGO LICENSE No. 61747 STATE OF FLORIDA WALTER M. LUGO P.E. FL PE61747 PROFESSIONAL ENGINEER

ISSUE NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	01/09/2015
2	PROGRESS SET	05/26/2015
3		
4		
5		
6		
7		
8		
9		
10		
11		

KEY PLAN

PROJECT

1620 DREXEL AVE
MIAMI BEACH, FL 33139

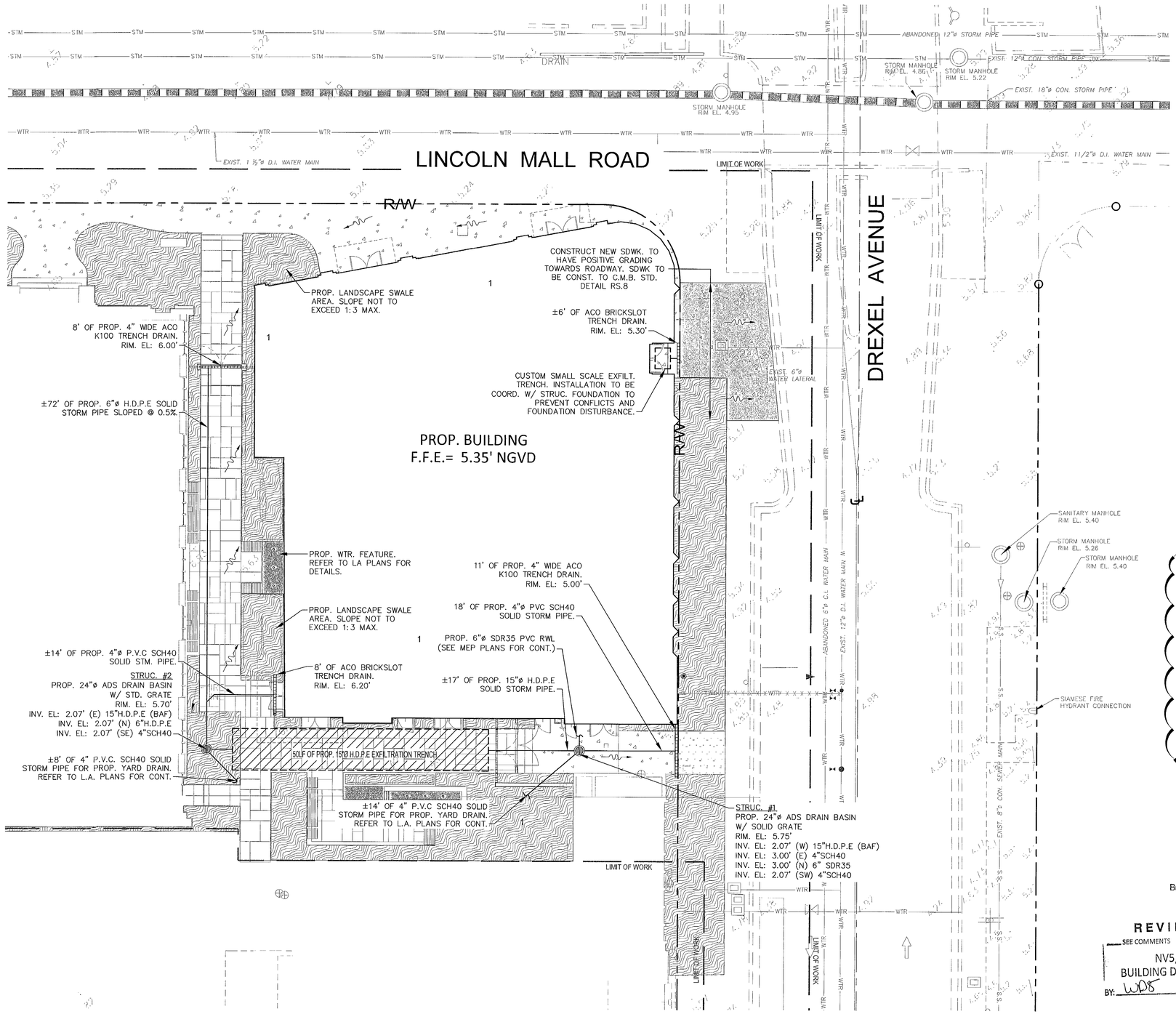
DRAWING TITLE

GENERAL NOTES AND SPECIFICATIONS

SCALE:

DRAWING NO.

C100



GRAPHIC SCALE

0 5 10 20

(IN FEET)
1" = 10'

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)
- PROP. CONCRETE PAVING. (REFER TO ARCH. PLANS FOR DETAILS.)
- PROP. LANDSCAPE AREA. (REFER TO LA PLANS FOR DETAILS.)
- PROP. STONES. (REFER TO ARCH. PLANS FOR DETAILS.)

2

CITY OF MIAMI BEACH PUBLIC WORKS NOTES:

A. REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.

B. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY

C. MILL AND RESURFACE 2 " AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10' WIDE) ALONG THE ENTIRE PROPERTY.

D. ANY WORK AND /OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

E. ALL CONSTRUCTION AND/OR USED OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT PRIOR TO STAR OF CONSTRUCTION.

NOTE: a-A CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY. THIS PERMIT IS GOING TO THE GRANTED DURING A WALK THROUGH PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HALL.

REFER TO LANDSCAPE PLANS SHEET LG100 FOR DETAILED GRADING INFORMATION.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS V NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/16/16

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WALTER M. LUGO, PE
FL PE# 61747

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	PERMIT COMMENTS	11/13/15
2	PERMIT COMMENTS	01/08/16

KEY PLAN

PROJECT

1620 DREXEL AVE
MIAMI BEACH, FL 33139

PROJECT NO.

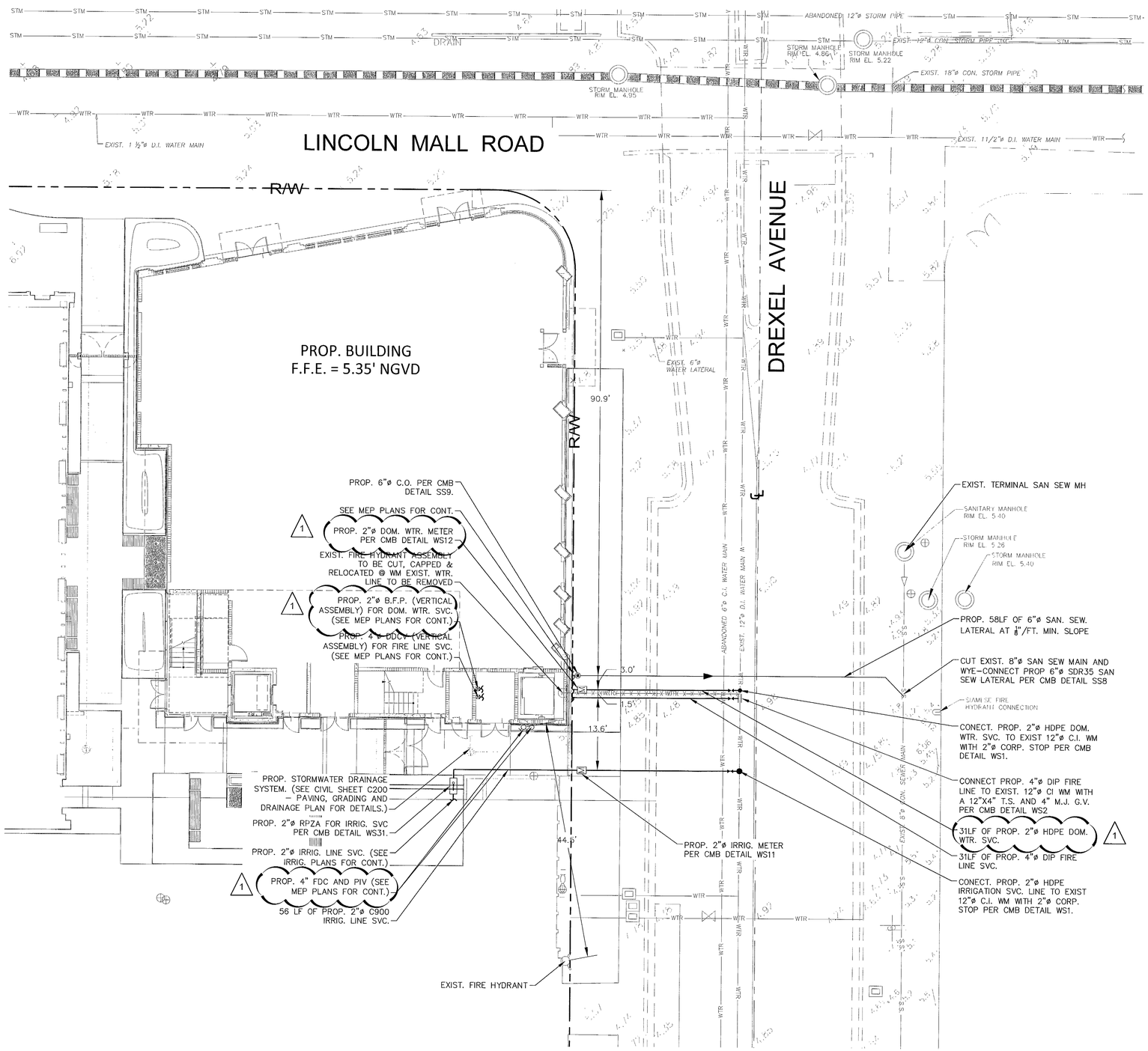
DRAWING TITLE

PAVING, GRADING AND DRAINAGE PLAN

SCALE:

DRAWING NO.

C200



GRAPHIC SCALE
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(IN FEET)
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LEGEND:

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FEB 04 2016
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SEE COMMENTS NO COMMENTS
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TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
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PROJECT MANAGER
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2333 BRICKELL AVENUE, TERRACE C
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MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
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WEST PALM BEACH, FLORIDA 33401

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CIVIL ENGINEER
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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0710

PROFESSIONAL LICENSE

WALTER M. LIGO LICENSE No. 61747 STATE OF FLORIDA
WALTER M. LIGO, P.E.
REG. P.E. No. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	01/09/2015
2	PROGRESS SET	05/26/2015
3	PERMIT COMMENTS	11/13/15

KEY PLAN

PROJECT

1620 DREXEL AVE
MIAMI BEACH, FL 33139

PROJECT NO.

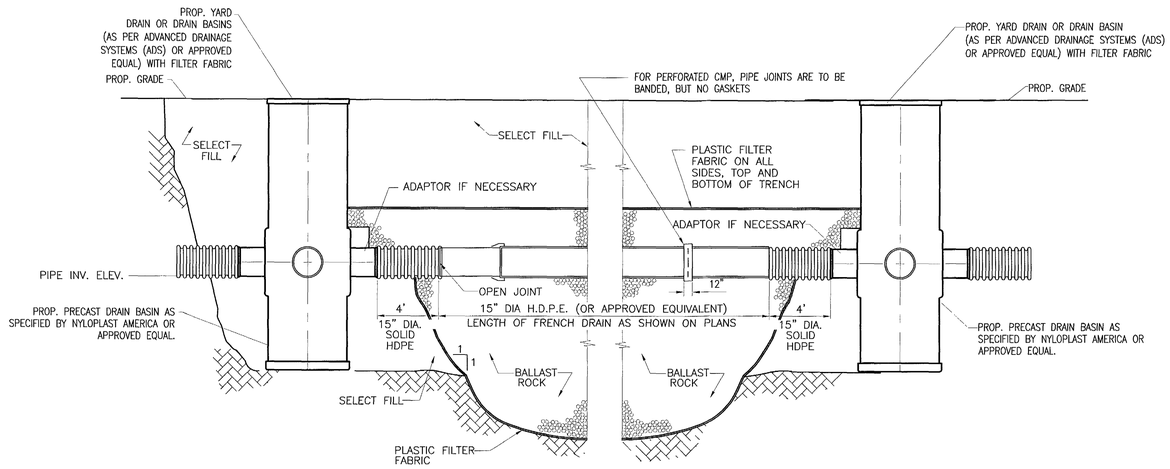
DRAWING TITLE

WATER AND SEWER PLAN

SCALE:

DRAWING NO.

C300



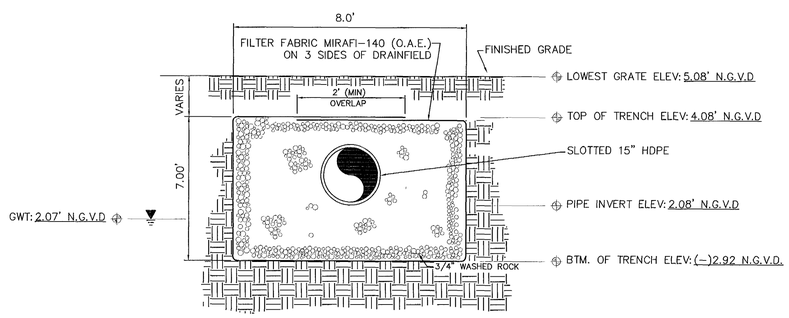
LONGITUDINAL SECTION

N.T.S.

NOTE:

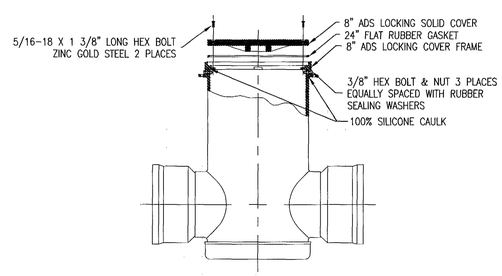
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL



EXFILTRATION TRENCH FOR 15" SLOTTED H.D.P.E.

N.T.S.



BOLT-DOWN FRAME AND COVER DETAIL

N.T.S.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS
_V_ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/16/16

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APPROVED MIAMI BEACH FIRE DEPARTMENT

OCEAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
133 NE 54TH STREET, SUITE 405, MIAMI, FL. 33137
PHONE: 786-253-5252 FAX: 786-475-9250
EMAIL: WLUGO@OCEANENGINEERINGINC.COM

TOUZET STUDIO
DESIGN + ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA., FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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NEW YORK, NEW YORK 10013

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PROFESSIONAL LICENSE

WALTER M. LUGO LICENSE No. 81747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E. No. 81747 STATE OF FLORIDA

ISSUE NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	01/09/2015
2	PROGRESS SET	05/26/2015
3		
4		
5		
6		
7		
8		
9		
10		
11		

KEY PLAN

PROJECT

1620 DREXEL AVE
MIAMI BEACH, FL 33139

PROJECT NO.

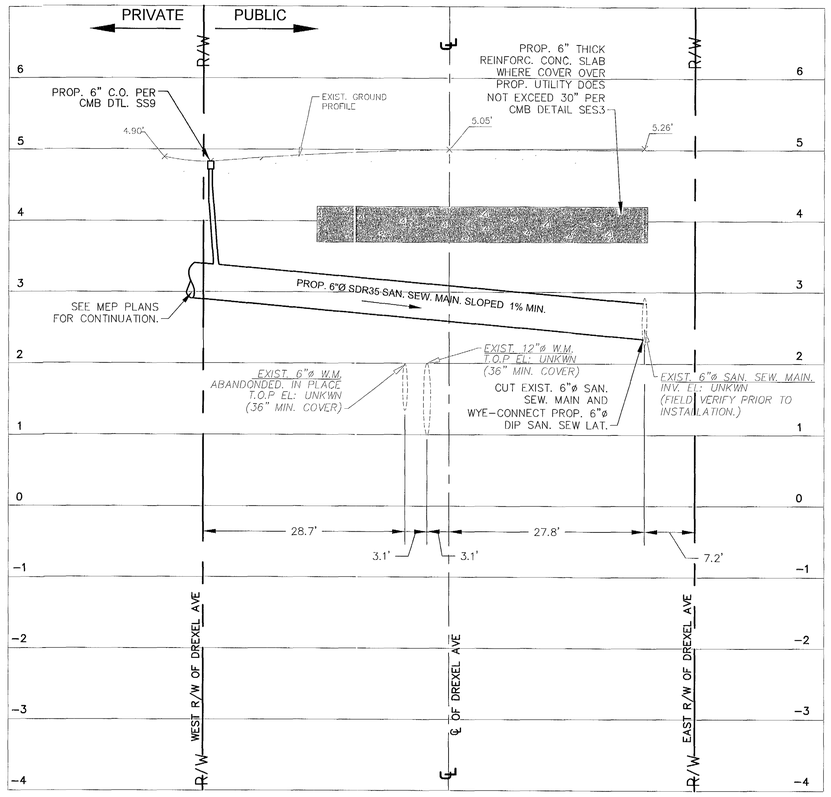
DRAWING TITLE

DRAINAGE DETAILS

SCALE:

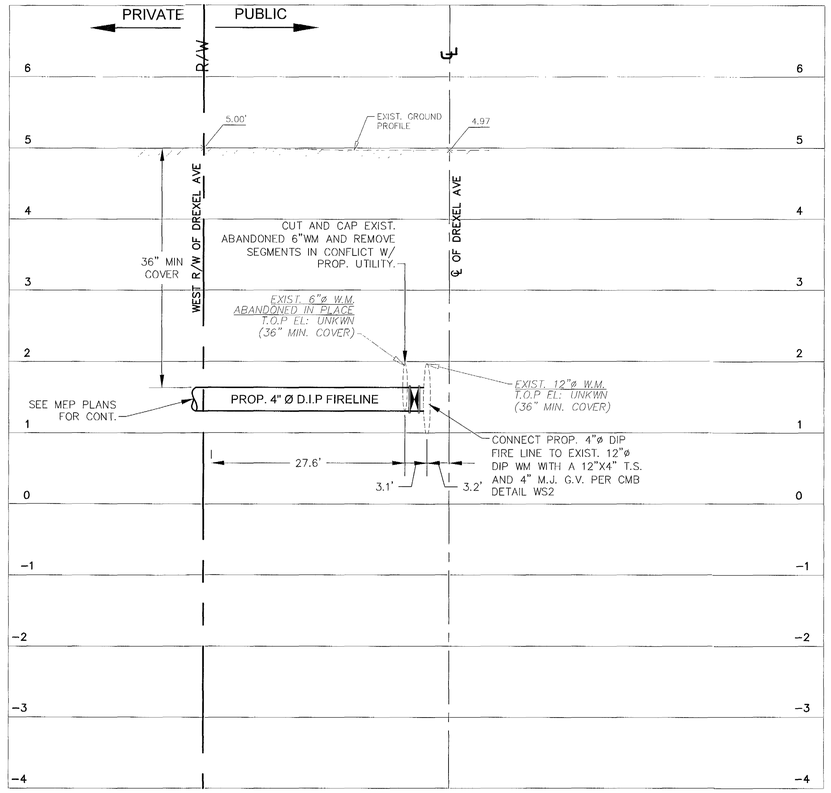
DRAWING NO.

C400



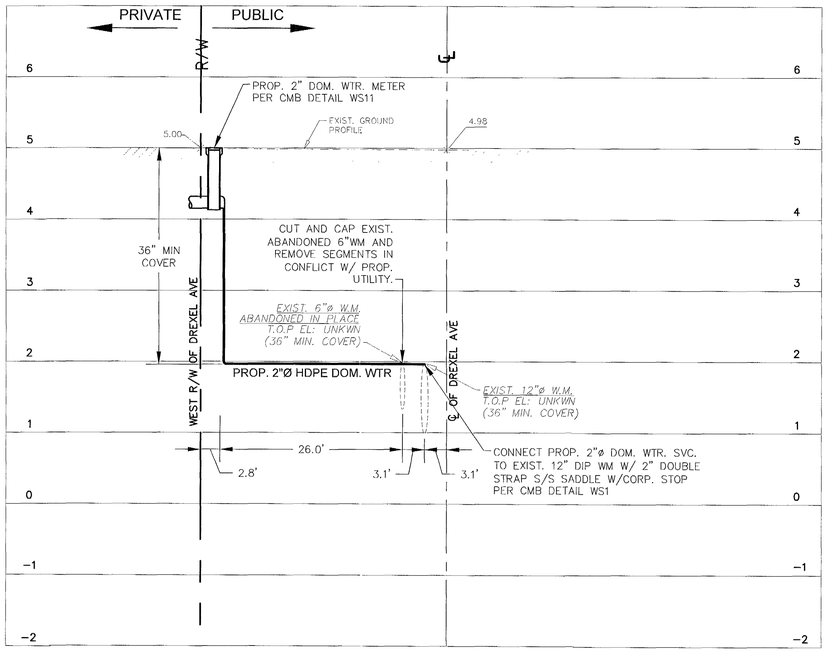
PROP. 6"Ø SAN. SEW. LATERAL PROFILE - DREXEL AVE

SCALE:
1" = 10' HORIZONTAL.
1" = 1' VERTICAL.



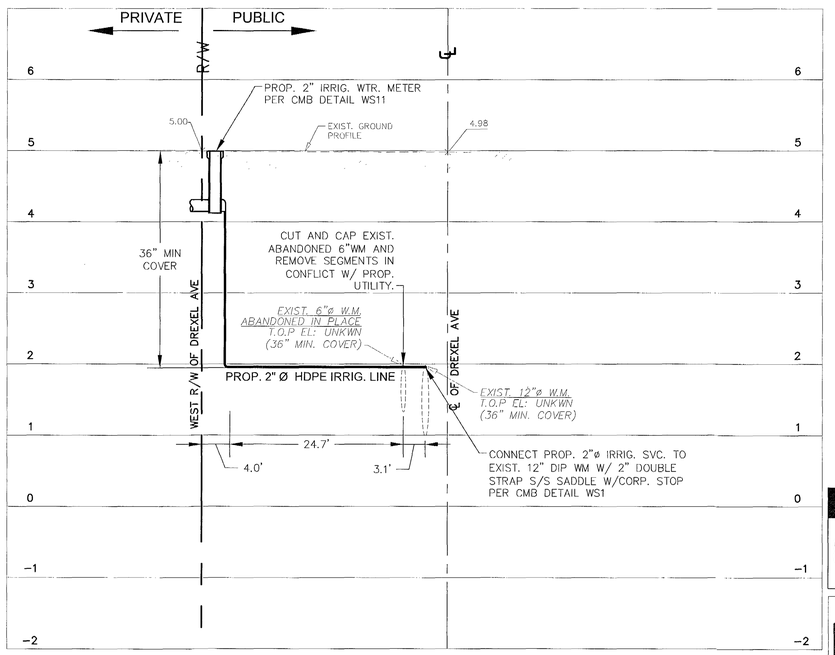
PROP. 4"Ø FIRE LINE PROFILE - DREXEL AVE

SCALE:
1" = 10' HORIZONTAL.
1" = 1' VERTICAL.



PROP. 2"Ø DOMESTIC WATER SERVICE PROFILE - DREXEL AVE

SCALE:
1" = 10' HORIZONTAL.
1" = 1' VERTICAL.



PROP. 2"Ø IRRIGATION SERVICE PROFILE - DREXEL AVE

SCALE:
1" = 10' HORIZONTAL.
1" = 1' VERTICAL.

TOUZET STUDIO DESIGN & ARCHITECTURE

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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

WALTER M. LUGO LICENSE No. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
LIC. NO. 61747
STATE OF FLORIDA

ISSUE NO. | DESCRIPTION | ISSUE DATE

NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	01/09/2015
2	PROGRESS SET	05/26/2015
3		
4		
5		
6		
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8		
9		
10		
11		

KEY PLAN

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS
NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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CIVIL ENGINEERING CONSULTANTS
333 NE 34TH STREET, SUITE 408, MIAMI, FL 33137
PHONE: 786-253-5252 FAX: 786-475-8250
EMAIL: WLUGO@OCEANENGINEERINGINC.COM

PROJECT | PROJECT NO.

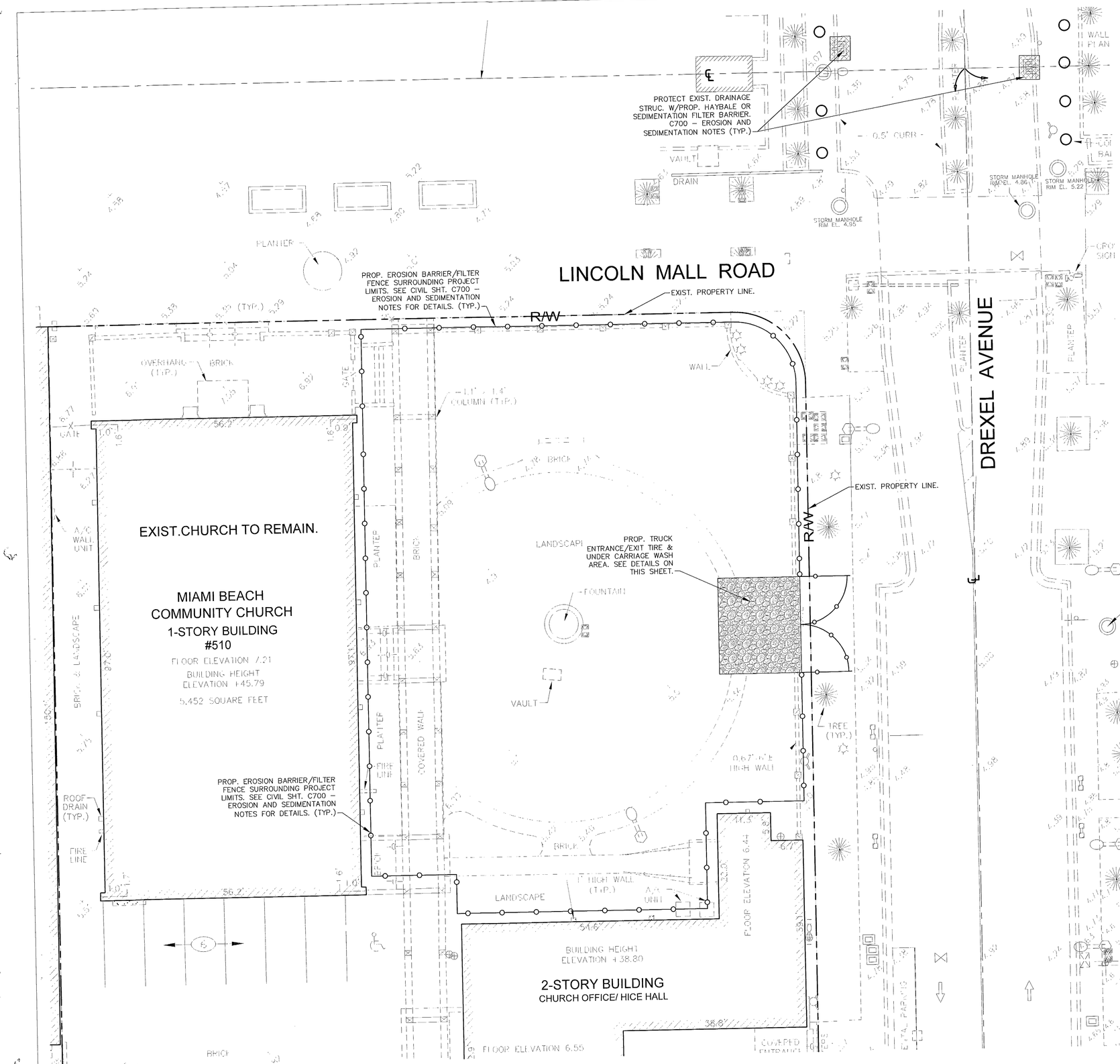
1620 DREXEL AVE MIAMI BEACH, FL 33139

DRAWING TITLE

WATER AND SEWER PROFILES

SCALE: | DRAWING NO.

C500



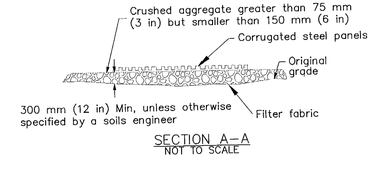
GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

LEGEND:

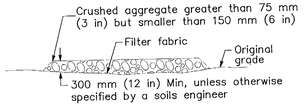
- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- PROP. SILT FENCE

NOTE:

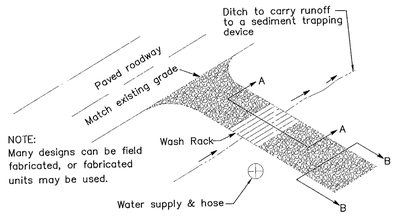
1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH EXISTING/PROPOSED CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED/EXISTING STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE WITH THE FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NECESSARY.



SECTION A–A
NOT TO SCALE



SECTION B–B
NTS



TYPICAL TIRE WASH
N.T.S

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS _V_ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDR DATE 3/14/16

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333 NE 24TH STREET, SUITE 405, MIAMI, FL. 33137
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PROFESSIONAL LICENSE

WALTER M. LUGO LICENSE No. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE

NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	01/09/2015
2	PROGRESS SET	05/26/2015

KEY PLAN

PROJECT

1620 DREXEL AVE
MIAMI BEACH, FL 33139

PROJECT NO.

DRAWING TITLE

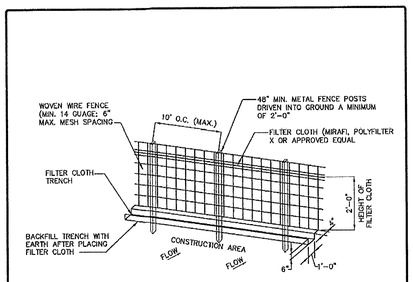
EROSION AND SEDIMENTATION PLAN

SCALE:

APPROVED MIAMI BEACH FIRE DEPARTMENT

DRAWING NO.

C600



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

FILTER FENCE
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.2, FILTER FENCE — SES13

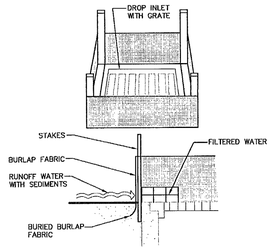
EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS, IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.2, EROSION AND SEDIMENT CONTROL GENERAL NOTE — SES14

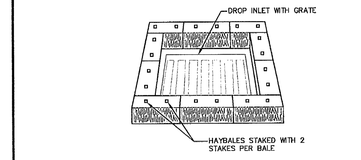


SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.2, BURLAP DROP INLET SEDIMENT FILTER — SES9



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

HAYBALE DROP SEDIMENT FILTER
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.2, HAYBALE DROP SEDIMENT FILTER — SES10

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.3, EROSION AND SEDIMENT CONTROL NOTES — SES15a

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMITS0 FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

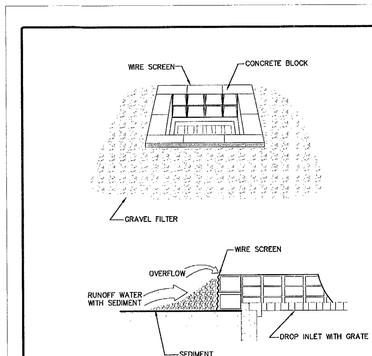
EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.3, EROSION AND SEDIMENT CONTROL NOTES — SES15b

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STARRO SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND RESTRICTED THROUGH HAY FILTERS, SILTATION TRAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-307, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELEMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.3, EROSION AND SEDIMENT CONTROL NOTES — SES15c



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE POUNDING AROUND THE STRUCTURE.

APPROVED MIAMI BEACH FIRE DEPARTMENT

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER
N.T.S.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — APPROVED 05/01/2012 — REVISED — TITLE: SITE EARTHWORK DETAILS NO.2, BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER — SES11

NV5, Inc.
FEB 04 2016
Building Department

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SEE COMMENTS — NO COMMENTS

NV5, INC.
BUILDING DEPARTMENT
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332 NE 54TH STREET, SUITE 405, MIAMI, FL. 33137
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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

WALTER M. LUGO LICENSE No. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/4/2016

ISSUE NO. | DESCRIPTION | ISSUE DATE

NO.	DESCRIPTION	ISSUE DATE
1	PERMIT SET	01/09/2015
2	PROGRESS SET	05/26/2015

KEY PLAN

PROJECT

1620 DREXEL AVE
MIAMI BEACH, FL 33139

PROJECT NO.

DRAWING TITLE

EROSION AND SEDIMENTATION NOTES

SCALE:

DRAWING NO.

C700

1620 DREXEL GARDEN - 1620 DREXEL AVENUE, MIAMI BEACH, FL 33139

100% Construction Documents Set

November 13, 2015

Prepared by:

JUNGLES
RAYMOND JUNGLES INC

Raymond Jungles, Inc.
242 SW 5th Street
Miami, FL 33130
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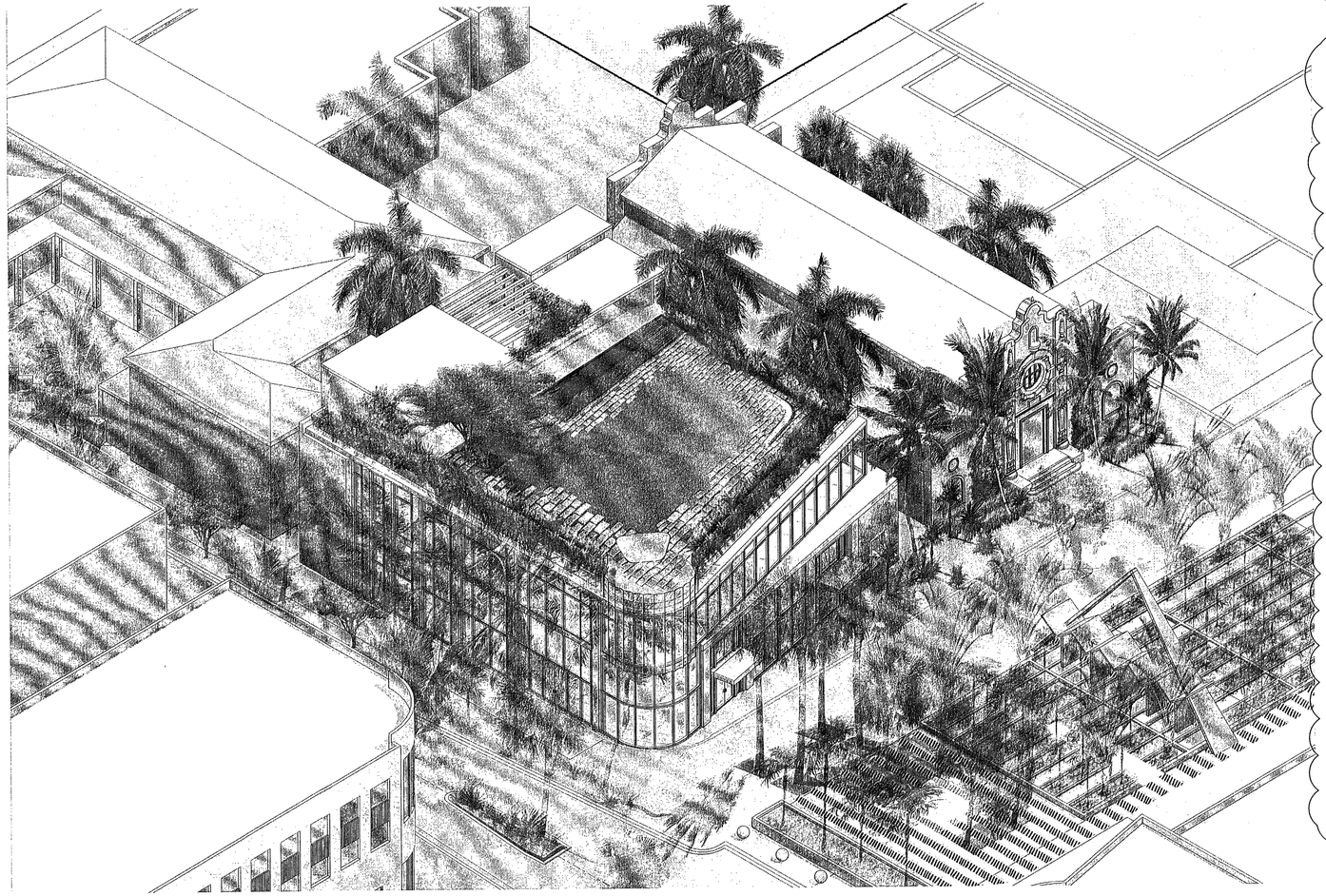

Drawing List:

GI.000	Cover Sheet
LR.100	Tree Disposition Plan
LR.200	Tree Disposition Notes
LR.201	Tree Disposition Notes
LH.100	Ground Level - Hardscape Plan
LH.101	Roof Level - Hardscape Plan
LH.102	Ground Level - Layout Plan
LH.103	Roof Level - Layout Plan
LH.300	Specifications
LH.301	Specifications
LH.400	Ground Level - Hardscape Details
LH.401	Ground Level - Water Feature Details
LH.402	Roof Level - Custom Bench Details
LH.403	Central Courtyard Trellis System Elevation
LH.404	South Courtyard Trellis System Elevation
LH.405	West Courtyard Trellis System Elevation and Details
LH.406	Ground Level - Gate Details
LH.407	Roof Level - Hardscape and Planter Details
LH.408	Roof Level - Water Feature Details
LG.100	Ground Level - Grading Plan
LG.101	Roof Level - Grading Plan
LP.100	Ground Level - Canopy Planting Plan
LP.101	Roof Level - Canopy Planting Plan
LP.200	Ground Level - Understory Planting Plan
LP.201	Roof Level - Understory Planting Plan
LP.300	Plant Schedule
LP.400	Planting Notes & Details
LP.401	Planting Notes
LL.100	Ground Level - Lighting Plan
LL.101	Roof Level - Lighting Plan

NV5, Inc.
FEB 04 2016
Building Department

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SEE COMMENTS NO COMMENTS
NV5, INC.
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BY: WDB DATE: 3/4/16

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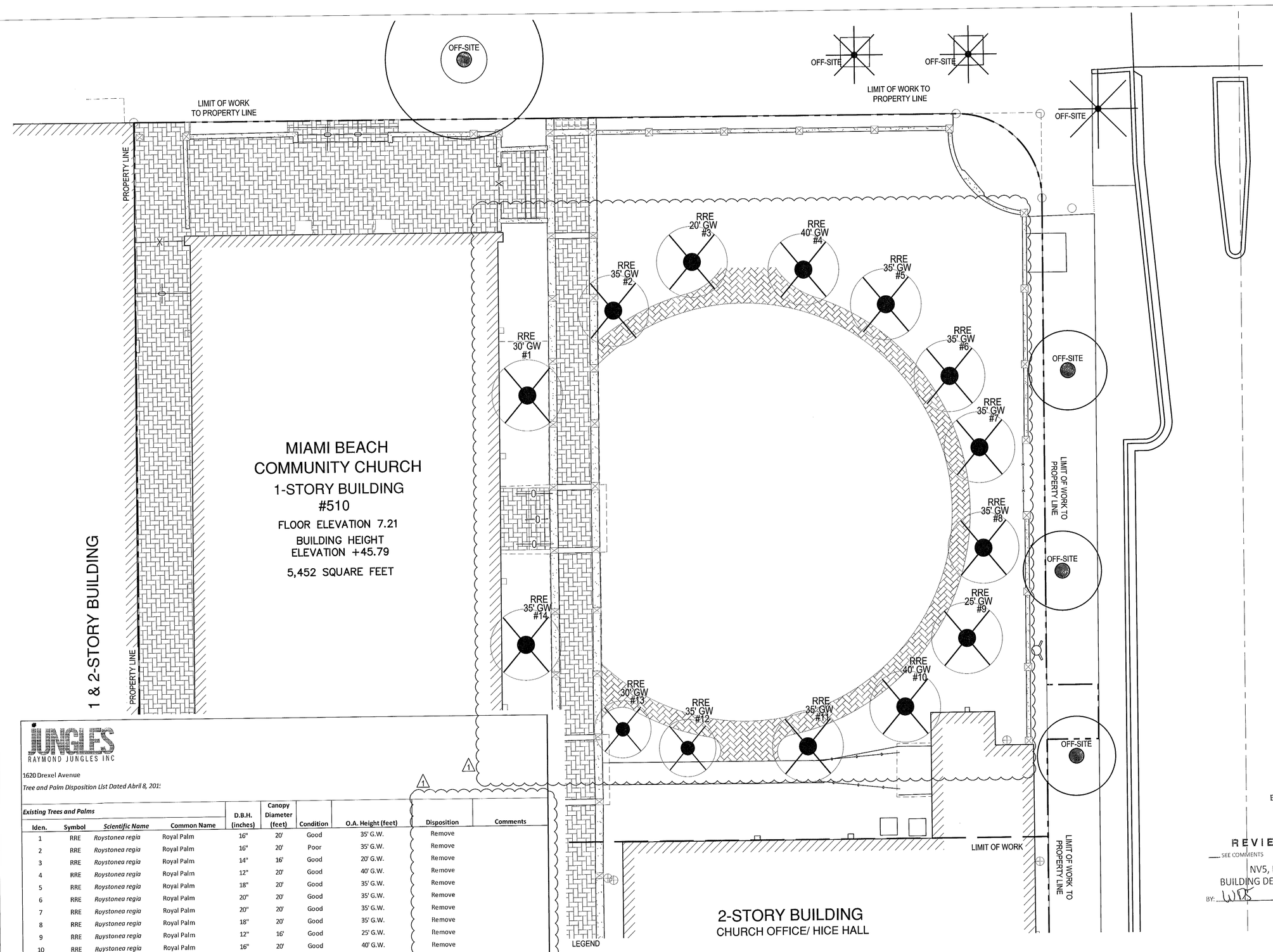

JUNGLES
RAYMOND JUNGLES INC

1620 Drexel Avenue

Tree and Palm Disposition List Dated Abril 8, 201:

Existing Trees and Palms									
Iden.	Symbol	*Scientific Name*	Common Name	D.B.H. (inches)	Canopy Diameter (feet)	Condition	O.A. Height (feet)	Disposition	Comments
1	RRE	*Roystonea regia*	Royal Palm	16"	20'	Good	35' G.W.	Remove	
2	RRE	*Roystonea regia*	Royal Palm	16"	20'	Poor	35' G.W.	Remove	
3	RRE	*Roystonea regia*	Royal Palm	14"	16'	Good	20' G.W.	Remove	
4	RRE	*Roystonea regia*	Royal Palm	12"	20'	Good	40' G.W.	Remove	
5	RRE	*Roystonea regia*	Royal Palm	18"	20'	Good	35' G.W.	Remove	
6	RRE	*Roystonea regia*	Royal Palm	20"	20'	Good	35' G.W.	Remove	
7	RRE	*Roystonea regia*	Royal Palm	20"	20'	Good	35' G.W.	Remove	
8	RRE	*Roystonea regia*	Royal Palm	18"	20'	Good	35' G.W.	Remove	
9	RRE	*Roystonea regia*	Royal Palm	12"	16'	Good	25' G.W.	Remove	
10	RRE	*Roystonea regia*	Royal Palm	16"	20'	Good	40' G.W.	Remove	
11	RRE	*Roystonea regia*	Royal Palm	12"	20'	Good	35' G.W.	Remove	
12	RRE	*Roystonea regia*	Royal Palm	14"	20'	Poor	35' G.W.	Remove	
13	RRE	*Roystonea regia*	Royal Palm	18"	14'	Good	30' G.W.	Remove	
14	RRE	*Roystonea regia*	Royal Palm	18"	20'	Good	30' G.W.	Remove	

1 TREE DISPOSITION LIST

NV5, Inc.
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Building Department

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SEE COMMENTS NO COMMENTS
NV5, INC.
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BY: DATE: 2/4/16

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FIRE DEPARTMENT

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE
TREE DISPOSITION PLAN

DRAWING NO.
LR.100

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.

1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.

1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.

1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.

2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.

2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.

2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.

2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.

2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.

2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (*E.G.*, BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.

2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.

2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.

2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.

2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.

2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.

2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.

2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.

2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.

2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.

2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.

2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.

3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.

3.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.

3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.

3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.

3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9"-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1 - 4	3	12 - 14	8
4 - 5	4	15 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	15 - 25
10 -11	7	30 +	as needed

3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.

3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AVOCADO (*PERSEA AMERICANA*)
- BLACK OLIVE (*BUCIDA BUCERAS*)
- BRIDALVEIL (*CAESALPINIA GRANADILLO*)
- CASSIAS (ALL SPECIES OF *CASSIA*)
- LIGNUM VITAE (*GUAIACUM SANCTUM* & *G. OFFICINALE*)
- PODOCARPUS (*PODOCARPUS* SP.)
- LIVE OAK (*QUERCUS VIRGINIANA*)
- MAHOGANY (*SWIETENIA MAHAGONI*)
- MANGO (*MANGIFERA INDICA*)
- PIGEON PLUM (*COCCOLOBA DIVERSIFOLIA*)
- SWEET ACACIA (*ACACIA FARNESIANA*)
- VERAWOOD (*BULNESIA ARBOREA*)
- WILD TAMARIND (*LYSILOMA LATISILIQUUM* & *L. SABICU*)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.1. PALMS

3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18 - 24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS	24" from trunk in all directions

3.1.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND..

3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

3.1.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF *ARCHONTOPHOENIX*
- ALL SPECIES OF *CORYPHA*
- AMERICAN OIL PALMS (ALL SPECIES OF *ATTALEA*)
- BISMARCK PALM (*BISMARCKIA NOBILIS*)
- CUBAN & CARIBBEAN *COPERNICIA*
- CUBAN BELLY PALM (*GASTROCOCOS CRISPA*)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF *HYPHAENE*)
- PALMYRA PALMS (ALL SPECIES OF *BORASSUS*)
- SATAKE PALM (*SATAKENTIA LIUKIUENSIS*)
- SAW PALMETTO (*SERENOA REPENS*)
- SILVER PALM (*COCCOTHRINAX ARGENTATA*)
- ZOMBIE PALM (*ZOMBIA ANTILLARUM*)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.

4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.

4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.

4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.

4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (*E.G.*, CABBAGE PALM, *SABAL PALMETTO*), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (*E.G.*, COCONUT PALM, *COCOS NUCIFERA*). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.

4.2.3. PALM TRUNKS SHALL ONLY BE 'CLEANED UP' ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

5. RELOCATION SPECIFICATIONS

5.1. GENERAL

5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.

5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.

5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (*E.G.*, SHADE CLOTH) DURING TRANSPORT.

5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM IT'S CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS V NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WMS DATE 2/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT PROJECT NO.

1620 DREXEL AVENUE

DRAWING TITLE

TREE DISPOSITION NOTES

DRAWING NO.

LR.200

TREE / PALM PROTECTION NOTES CONTINUED

5. OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2" HIGHER) FINAL GRADE.

5.1.1. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.

5.1.2. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.

5.1.3. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.

5.1.4. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.

5.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.

5.1.6. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)

5.1.7. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 6" WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.

5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.

5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.

5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.

5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.

5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.

5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.

5.2. SPECIAL CONDITIONS

5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.

5.2.2. PLANTING PITS FOR EDIBLE DATE PALMS (*PHOENIX DACTYLIFERA*) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.

6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.

6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (*I.E.*, A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.

6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.

6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.

6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

SHADE TREES

1.1.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

1.1.2. FOLIAR FEED FOUR TIMES PER YEAR.

1.1. FLOWERING TREES

1.1.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 5-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

1.1.2. FOLIAR FEED FOUR TIMES PER YEAR.

1.2. PALMS

1.2.1. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.

1.2.2. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 8-4-12 GRANULAR PALM FERTILIZER WITH MINORS MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.

1.2.3. FOLIAR FEED SIX TIMES PER YEAR.

1.WARRANTY

1.1. ALL RELOCATED TREES AND PALMS MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.

1.2. IF A TREE OR PALM DIES WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

1.3. IF A TREE OR PALM PERFORMS POORLY WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE DECISION TO REPLACE BASED ON POOR HEALTH IS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

1.4. IF A TREE OR PALM SETTLES TO AN UNHEALTHY DEPTH WITHIN THE 1-YEAR WARRANTY PERIOD, AS DEEMED BY THE LANDSCAPE ARCHITECT, IT MUST BE RAISED TO THE CORRECT GRADE AT CONTRACTOR'S EXPENSE.

NV5, Inc.
FEB 04 2016
Building Department

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

REVIEWED
___ SEE COMMENTS ___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: _____ DATE: 2/4/16

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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE

TREE DISPOSITION NOTES

DRAWING NO.

LR.201

LINCOLN ROAD

CONCRETE TYPE 1 — 4/LH.300

LIMIT OF WORK TO PROPERTY LINE

MBCC DIRECTORY, SEEARCHITECTURAL — 1/LH.400

CONCRETE TYPE 1 — 4/LH.300

LIMIT OF WORK TO PROPERTY LINE

PROPERTY LINE

2/LH.400

JAKOB TRELLIS ALONG THE FULL LENGTH OF PLANTING BED — 1/LH.404

WEST COURTYARD GATE — 2/LH.406

STEPPING STONES TYP. 4' x 4', 4' x 2' STONE TYPE 1 SEE LH.300 — 2/LH.400

CENTRAL COURTYARD GATE — 1/LH.406

EXISTING CHURCH BUILDING

NEW BUILDING

BENCH TYPE 1 SEE LH.301

BENCH TYPE 2 SEE LH.301

JAKOB TRELLIS ALONG THE FULL LENGTH OF PLANTING BED — 1/LH.404

WEST COURTYARD

1/LH.403

1/LH.405 — TRELLIS TYPE 1 SEE LH.301

1/LH.401 — WATER FEATURE

BENCH TYPE 2 SEE LH.301

BENCH TYPE 1 SEE LH.301

STONE PAVING STONE TYPE 1 SEE LH.300 — 6/LH.400

STONE TYPE 1 SEE LH.300

CENTRAL COURTYARD

PROPERTY LINE

2/LH.403

SLOT DRAIN

SERVICE GATE — 3/LH.406

SEE CIVIL DRAWINGS FOR LOCATION OF PUBLIC UTILITIES

SLOT DRAIN

DREXEL AVENUE

LIMIT OF WORK TO PROPERTY LINE

EXISTING LANDSCAPE IN PUBLIC PROPERTY NOT PART OF THIS PERMIT. CONTRACTOR TO COORDINATE WITH CoMB.

LIMIT OF PUBLIC SIDEWALK. TO REPAIR IN TRANSITION AREA.

JAKOB TRELLIS ALONG THE FULL LENGTH OF PLANTING BED — 1/LH.404

SOUTH COURTYARD

7/LH.401 · 6/LH.401 · 3/LH.401 · 3/LH.404 · 6/LH.400 · 5/LH.400

CONCRETE TYPE 3 SEE LH.300

3/LH.400 · 4/LH.400 · 4/LH.401 · 3/LH.405

CONCRETE TYPE 2 SEE LH.300

LIMIT OF WORK

ALIGN WALKWAY EDGE WITH OUTSIDE FACE OF DOORWAY JAMB

SILVA CELLS BELOW PAVEMENT — 3/LH.405

BENCH TYPE 2 SEE LH.301

REFLECTION POOL

BENCH TYPE 1 SEE LH.301

LIMIT OF WORK

LIMIT OF WORK TO PROPERTY LINE

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS — NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED MIAMI BEACH FIRE DEPARTMENT

LEGEND

- EXISTING STREET LIGHT
- EXISTING PEDESTRIAN LIGHT
- EXISTING UTILITY BOX
- EXISTING PARKING METER
- PLANTING BED
- WATER
- CONCRETE TYPE 1
- CONCRETE TYPE 2
- CONCRETE TYPE 3
- CONCRETE SIDEWALK NOT IN SCOPE
- AREA DRAIN
- SLOT DRAIN
- BENCH TYPE 1
- BENCH TYPE 2
- SILVA CELLS BELOW STONE PAVING — 4

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

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TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
4	REVISION-4_PERMIT COMMENTS	02/01/2016

PROJECT — PROJECT NO.

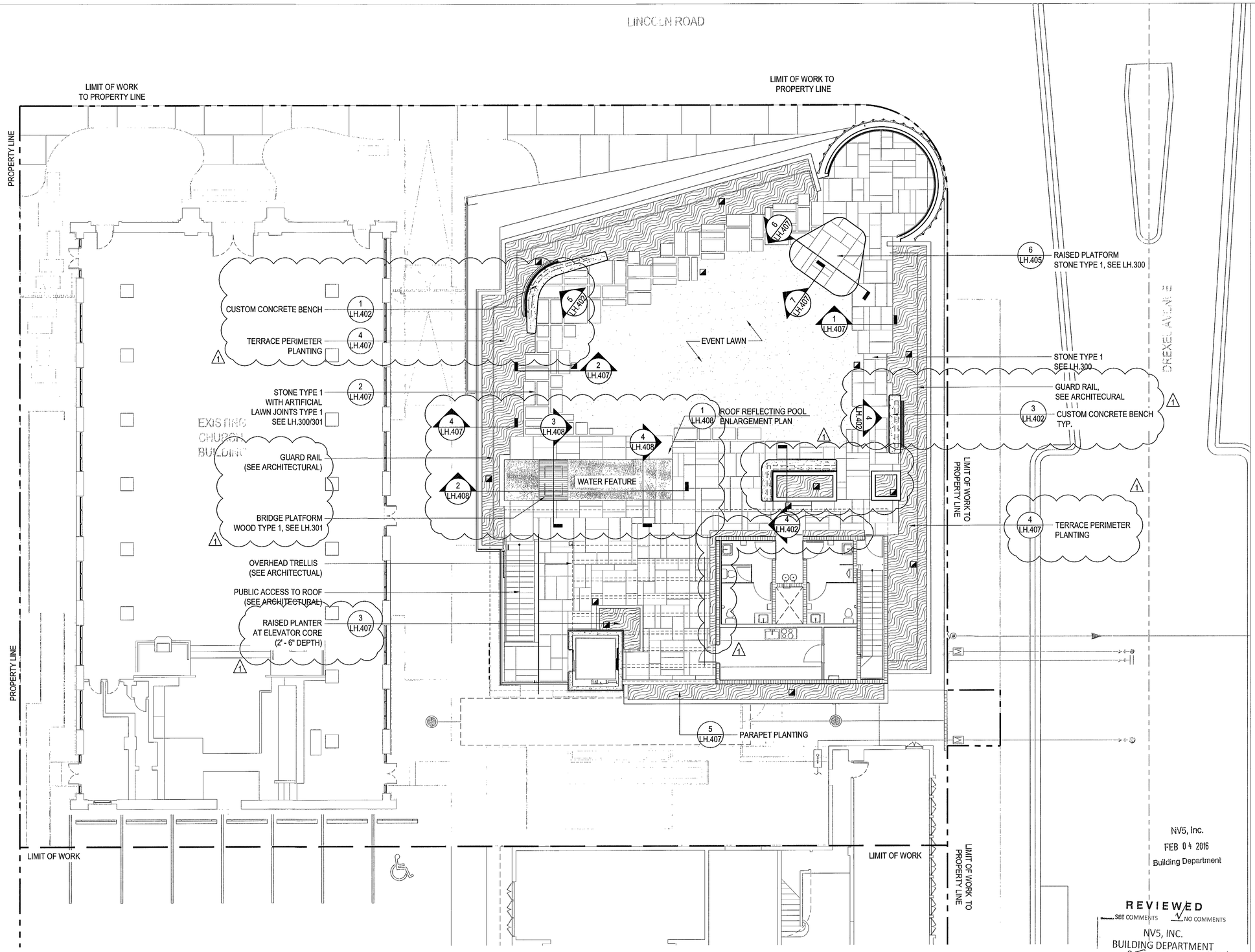
1620 DREXEL AVENUE

DRAWING TITLE

GROUND LEVEL HARDSCAPE PLAN

DRAWING NO.

LH.100



LEGEND

EXISTING STREET LIGHT
EXISTING UTILITY BOX
PLANTING BED
STONE PAVING
AREA DRAIN SEE PLUMBING
EXISTING PEDESTRIAN LIGHT
EXISTING PARKING METER
WATER
LAWN

City of Miami Beach
Planning Department
Landscape Review
APPROVED

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: DATE: 2/4/16

APPROVED MIAMI BEACH FIRE DEPARTMENT

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

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MIAMI SHORES, FLORIDA 33138

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MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

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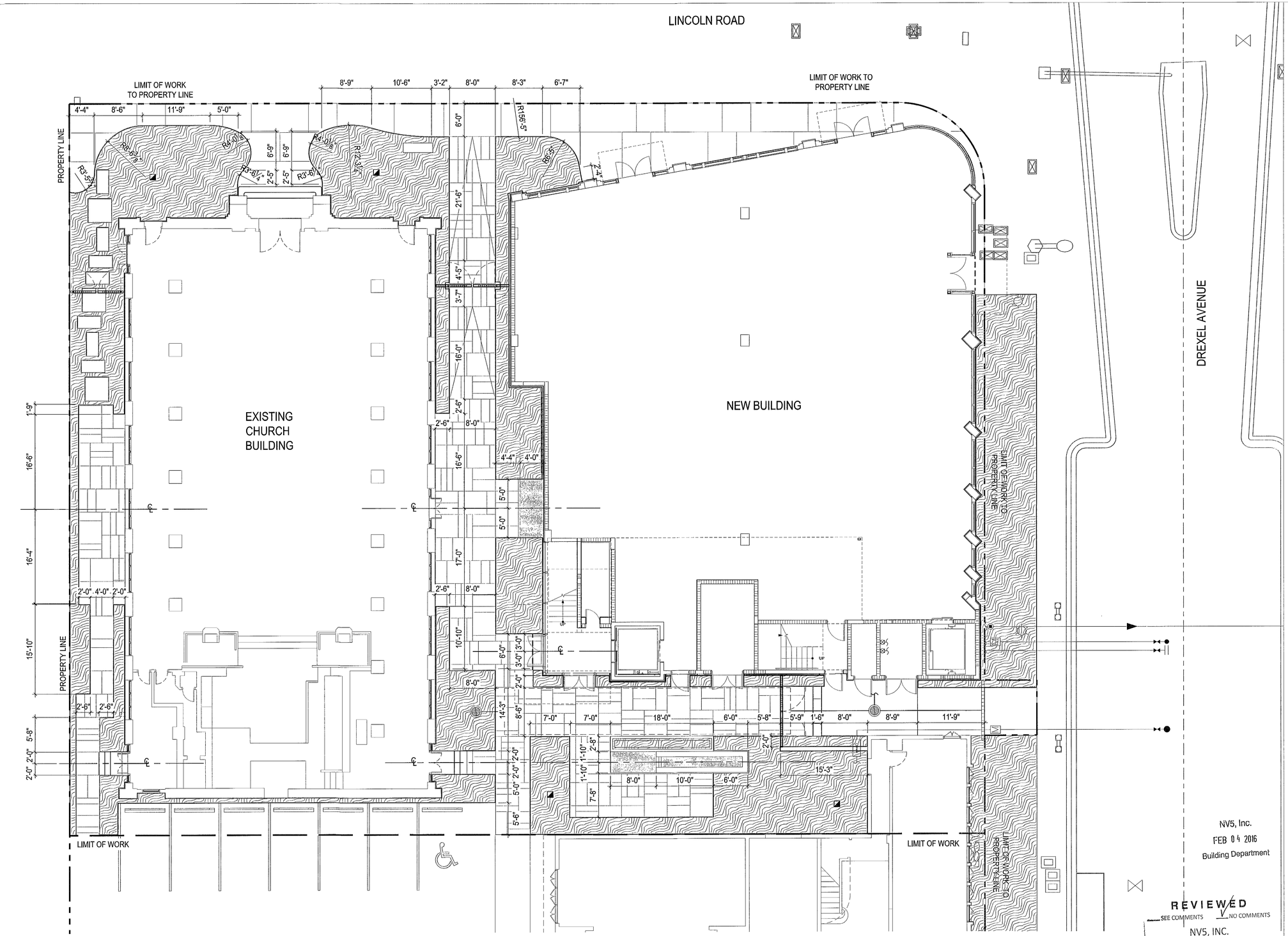
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT
1620 DREXEL AVENUE

DRAWING TITLE
ROOF LEVEL HARDSCAPE PLAN

DRAWING NO.
LH.101



LEGEND

- EXISTING STREET LIGHT
- EXISTING UTILITY BOX
- PLANTING BED
- EXISTING PEDESTRIAN LIGHT
- EXISTING PARKING METER
- WATER

GROUND LEVEL STONE SIZES

- STONE A: 24" x 48"
- STONE B: 48" x 48"
- STONE C: 18" x 48"
- STONE D: 12" x 48"

City of Miami Beach
Planning Department
Landscape Review
APPROVED

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL 33127
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DEVELOPMENT SERVICE SOLUTIONS, LLC
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MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
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OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

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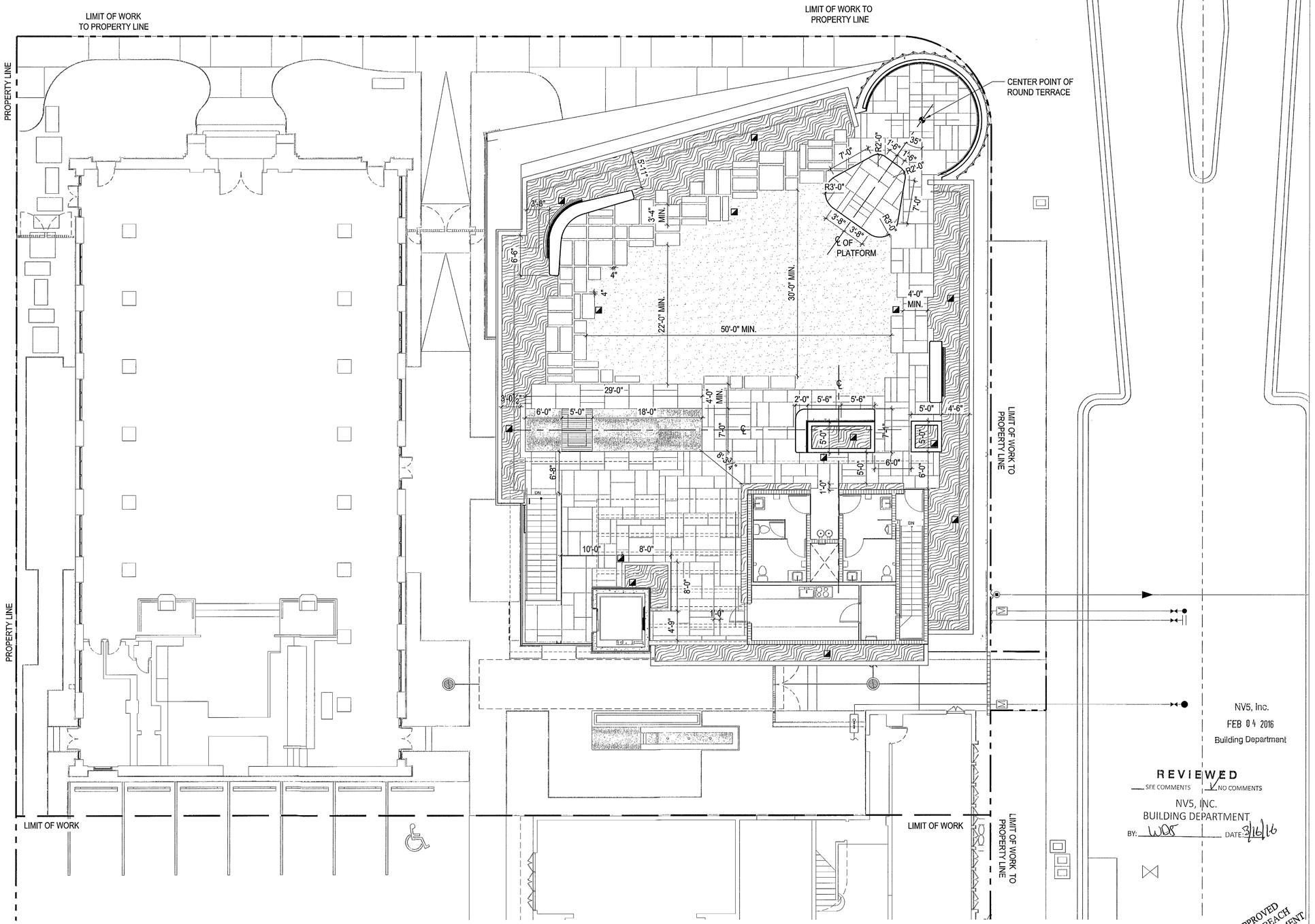
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
GROUND LEVEL LAYOUT PLAN

DRAWING NO.
LH.102



LEGEND

- EXISTING STREET LIGHT
- EXISTING PEDESTRIAN LIGHT
- EXISTING UTILITY BOX
- EXISTING PARKING METER
- PLANTING BED
- WATER
- STONE PAVING
- LAWN

ROOF LEVEL STONE SIZES

- STONE A: 24" x 48"
- STONE B: 48" x 48"
- STONE C: 24" x 24"
- STONE D: 12" x 48"

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

N

0 4' 8' 16'

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

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL 33127
TEL 305 789 2870 FAX 305 789 2872

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PROFESSIONAL LICENSE

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2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

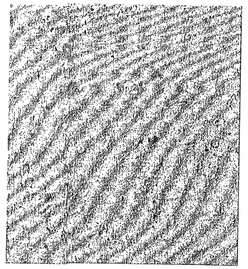
PROJECT NO.

DRAWING TITLE

ROOF LEVEL HARDSCAPE PLAN

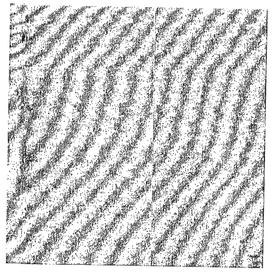
DRAWING NO.

LH.103



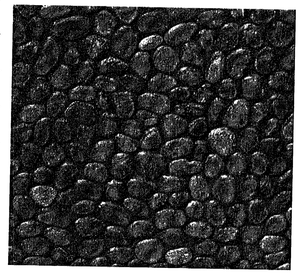
STONE TYPE 1

LOCATION: See Hardscape Plan
MATERIAL: Dominican Coral Stone
SIZE: See Layout Plan
PATTERN: See Layout Plan
FINISH: Honed
COLOR: White / Beige
SOURCE:
1. Haifa Limestone
   1891 Old Okeechobee Road
   West Palm Beach, FL 33409
2. USA Tile + Marble
   3325 NW 79th Avenue
   Doral, FL 33122
   (305) 471-9552
3. Or approved equal



STONE TYPE 2

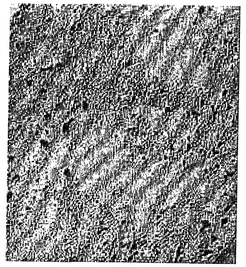
LOCATION: Ground Level Planters and Water Feature
MATERIAL: Majorca Limestone
SIZE: See Hardscape Plan
PATTERN: See Hardscape Plan
FINISH: Honed
COLOR: Medium Grey
SOURCE:
1. Haifa Limestone
   1891 Old Okeechobee Road
   West Palm Beach, FL 33409
2. USA Tile + Marble
   3325 NW 79th Avenue
   Doral, FL 33122
   (305) 471-9552
3. Or approved equal



STONE TYPE 3

LOCATION: Water Features, See details
MATERIAL: Island Stone Perfect Pebble I3
SIZE: See Water Feature Details
PATTERN: Random
FINISH: Polished
COLOR: PC2 Medan Charcoal
SOURCE:
1. Ceramic Matrix
   3825 N. Miami Avenue
   Miami, FL 33127
   (305) 573-5997
2. Or approved equal

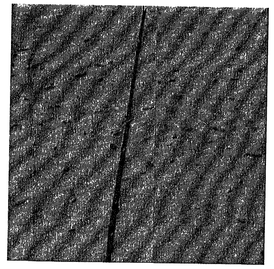
1



CONCRETE TYPE 1

LOCATION: See Hardscape Plan
MATERIAL: Colored concrete
SIZE: See Hardscape Plan - Ground Floor
PATTERN: See Hardscape Plan - Ground Floor
FINISH: Chromix Admixtures Rock Salt Finish
COLOR: C41 Acacia Green
L. M. Scofield Company
4155 Scofield Rd.
Douglasville, GA 30134
Phone: (770) 920-6000

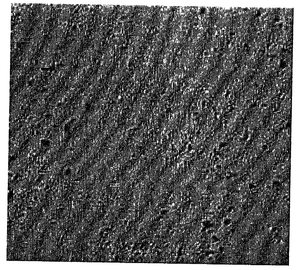
SOURCE:
1. Homestead Paving
   14550 Mable Street
   Homestead, FL 33032
   (305) 258-1972
2. Homestead Concrete and Drainage, Inc.
   221 SW 4th Avenue
   Homestead, FL 33030
   (305) 248-9650
3. Or approved equal



CONCRETE TYPE 2

LOCATION: See Hardscape Plan
MATERIAL: Colored concrete
SIZE: See Hardscape Plan - Ground Floor
PATTERN: See Hardscape Plan - Ground Floor
FINISH: Rock Salt Finish
COLOR: French Grey
L. M. Scofield Company
4155 Scofield Rd.
Douglasville, GA 30134
Phone: (770) 920-6000

SOURCE:
1. Homestead Paving
   14550 Mable Street
   Homestead, FL 33032
   (305) 258-1972
2. Homestead Concrete and Drainage, Inc.
   221 SW 4th Avenue
   Homestead, FL 33030
   (305) 248-9650
3. Or approved equal



CONCRETE TYPE 3

LOCATION: See Hardscape Plan
MATERIAL: Colored concrete
SIZE: See Hardscape Plan - Ground Floor
PATTERN: See Hardscape Plan - Ground Floor
FINISH: Chromix Admixtures Rock Salt Finish
COLOR: Miami Beach Red IV
L. M. Scofield Company
4155 Scofield Rd.
Douglasville, GA 30134
Phone: (770) 920-6000

SOURCE:
1. Homestead Paving
   14550 Mable Street
   Homestead, FL 33032
   (305) 258-1972
2. Homestead Concrete and Drainage, Inc.
   221 SW 4th Avenue
   Homestead, FL 33030
   (305) 248-9650
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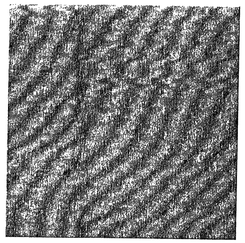
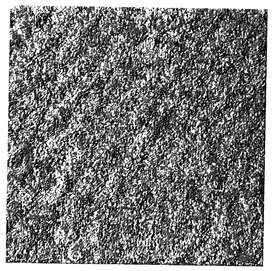


CONCRETE TYPE 4

LOCATION: Custom Benches and Planters on Roof Terrace
MATERIAL: Exposed Colored Concrete
SIZE: See LH.101 and LH.402
PATTERN: See Hardscape Plans
FINISH: Architectural Grade Finish
COLOR: C31 Shadow Slate
L. M. Scofield Company
4155 Scofield Rd.
Douglasville, GA 30134
Phone: (770) 920-6000

SOURCE:
1. Homestead Paving
   14550 Mable Street
   Homestead, FL 33032
   (305) 258-1972
2. Homestead Concrete and Drainage, Inc.
   221 SW 4th Avenue
   Homestead, FL 33030
   (305) 248-9650
3. Or approved equal



SOIL TYPE 1

LOCATION: All Planting Areas and Roof Planters
MATERIAL: 70% Coarse Sand, 20% FL Peat, 10% Pine Bark

SOURCE: Atlas Peat & Soil, Inc.
9621 State Road 7
Boynton Beach, FL 33472
(561) 734-7300
2. Or approved equal

1

NV5, Inc.
FEB 04 2016
Building Department

City of Miami Beach
Planning Department
Landscape Review
APPROVED

REVIEWED
___ SEE COMMENTS ___V___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDK DATE: 2/16/16

GENERAL NOTES

1. CONTRACTOR TO ENSURE A NON TRIPPING HAZARD ON ALL WALKING SURFACES.
2. NO ORGANIC MATERIAL IN SUBBASE

SHOP DRAWINGS / SUBMITTALS AND MOCK-UPS

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS FOR ALL HARDSCAPE MATERIALS AND LANDSCAPE ELEMENTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE, MANUFACTURE AND INSTALLATION.
2. LANDSCAPE ARCHITECT WILL REVIEW AND RETURN ALL SUBMITTALS WITHIN 10 DAYS AND RETURN WITH APPROVAL, NOTES AND / OR REJECTION / RESUBMIT NOTICE.
3. SHOP DRAWINGS / SUBMITTALS SHOULD BE PROVIDED IN HARDCOPY FOR REVIEW. SUBMIT (3) COPIES TO LANDSCAPE ARCHITECT FOR USE AND REVIEW.
   a. HARDSCAPE: PROVIDE A 4' x 4' MOCK-UP OF ALL PAVING TO INDICATE MATERIAL, SETTING, FINISH, JOINT CONDITIONS AND OTHER VISIBLE AESTHETIC CONDITIONS FOR REVIEW. MOCK-UP SHALL REMAIN SEPARATE FROM THE ACTUAL JOB SITE AS A REFERENCE FOR QUALITY ASSURANCE. CONTRACTOR TO REMOVE MOCK-UPS FROM SITE AND DISPOSE OF, AT COMPLETION OF JOB.
   b. POOLS : CONTRACTOR TO PROVIDE A MOCK-UP OF ALL FINISH MATERIAL CONDITIONS INCLUDING: VERTICAL SURFACE, COPING EDGE, GUTTER, SKIMMER AND ANY OTHER AESTHETIC FINISH FOR REVIEW PRIOR TO FINAL CONSTRUCTION.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

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JUNGLES

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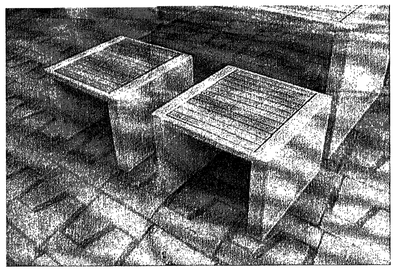
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
SPECIFICATIONS

DRAWING NO.
LH.300

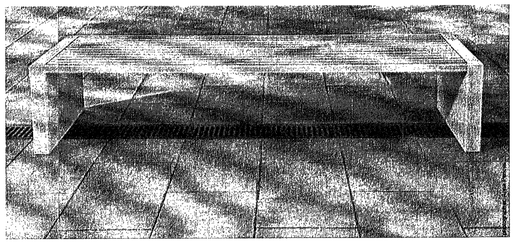


BENCH TYPE 1

LOCATION: See Hardscape Plan - Ground Floor
PRODUCT: Prima Marina Banqueta by Escofet
MATERIAL: UHPC Concrete, Teak
SIZE: 60cm. Length x
60cm. Width x 45cm. Height
PATTERN: See Hardscape Plan
FINISH: Acid-Etched and Waterproofed
COLOR: White

SOURCE: Landscape Forms
431 Lawndale Avenue
Kalamazoo, Michigan 49048
United States
(800)521-2546

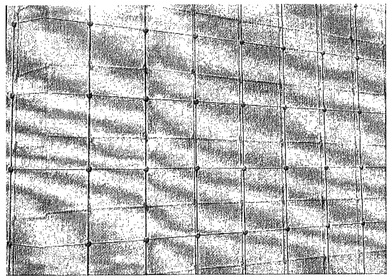
Or approved equal



BENCH TYPE 2

LOCATION: See Hardscape Plan - Ground Floor
PRODUCT: Prima Marina 220 by Escofet
MATERIAL: UHPC Concrete, Teak
SIZE: 220cm. Length x
60cm. Width x 45cm. Height
FINISH: Acid-Etched and Waterproofed
COLOR: White

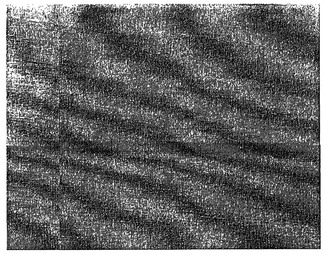
SOURCE: Landscape Forms
431 Lawndale Avenue
Kalamazoo, Michigan 49048
United States
(800)521-2546



TRELLIS TYPE 1

LOCATION: See Hardscape Plan and LH. 403
MATERIAL: Custom stainless steel cable system
SIZE: See LH. 405
PATTERN: See LH. 405
FINISH: Custom stainless steel cable system
COLOR:
SOURCE:
1. Jakob Rope Systems
955 N.W. 17th Ave
Delray Beach, Fl 33445
(866) 215-1421

2. Or approved equal



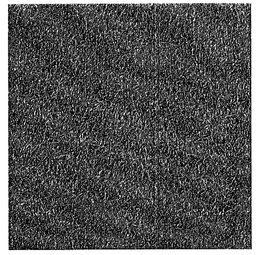
WOOD TYPE 1

LOCATION: Custom Concrete Benches, Roof Level Water Feature Bridge
MATERIAL: Teak
FINISH: Fire resistant wood.
SIZE: See LH.402 and LH.406
COLOR: Natural Finish
SOURCE:
1. Terra Mai
(800) 220-9062
www.terramai.com

2. Miles of Wood
3190 NW 38 street
Miami, FL 33142
(305)300-6370

3. Or approved equal

△1



ARTIFICIAL GRASS TYPE 1

LOCATION: Roof Deck, Between Stone Pavers, See LH.101
PRODUCT: Synzoysia Grass Fiber
Contractor shall submit samples of Synzoysia Grass Fiber for review and approval by Landscape Architect prior to purchase and fabrication. Synzoysia Grass Fiber shall match Zoysia Lawn Areas.
MATERIAL: Synthetic Grass Fiber on Rubber Gasket
SIZE: See LH.101
SOURCE: SYNLawn
1. Synlawn 2680 Abutment Road SE
Dalton, GA 30721
Phone: 1-866-synlawn
www.synlawn.com

2. Or approved equal

City of Miami Beach
Planning Department
Landscape Review
APPROVED

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___V NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WOS DATE: 2/4/16

GENERAL NOTES

1. CONTRACTOR TO ENSURE A NON TRIPPING HAZARD ON ALL WALKING SURFACES.
2. NO ORGANIC MATERIAL IN SUBBASE

SHOP DRAWINGS / SUBMITTALS AND MOCK-UPS

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS FOR ALL HARDSCAPE MATERIALS AND LANDSCAPE ELEMENTS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE, MANUFACTURE AND INSTALLATION.
2. LANDSCAPE ARCHITECT WILL REVIEW AND RETURN ALL SUBMITTALS WITHIN 10 DAYS AND RETURN WITH APPROVAL, NOTES AND / OR REJECTION / RESUBMIT NOTICE.
3. SHOP DRAWINGS / SUBMITTALS SHOULD BE PROVIDED IN HARDCOPY FOR REVIEW. SUBMIT (3) COPIES TO LANDSCAPE ARCHITECT FOR USE AND REVIEW.
   a. HARDSCAPE: PROVIDE A 4' x 4' MOCK-UP OF ALL PAVING TO INDICATE MATERIAL, SETTING, FINISH, JOINT CONDITIONS AND OTHER VISIBLE AESTHETIC CONDITIONS FOR REVIEW. MOCK-UP SHALL REMAIN SEPARATE FROM THE ACTUAL JOB SITE AS A REFERENCE FOR QUALITY ASSURANCE. CONTRACTOR TO REMOVE MOCK-UPS FROM SITE AND DISPOSE OF, AT COMPLETION OF JOB.
   b. POOLS : CONTRACTOR TO PROVIDE A MOCK-UP OF ALL FINISH MATERIAL CONDITIONS INCLUDING: VERTICAL SURFACE, COPING EDGE, GUTTER, SKIMMER AND ANY OTHER AESTHETIC FINISH FOR REVIEW PRIOR TO FINAL CONSTRUCTION.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

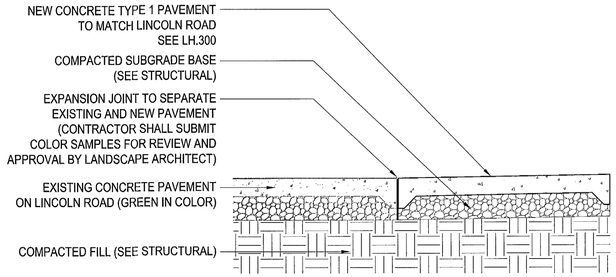
PROJECT NO.

DRAWING TITLE

SPECIFICATIONS

DRAWING NO.

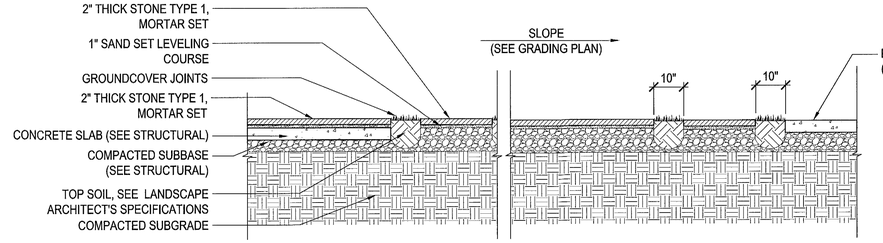
LH.301



NOTES:
1. CONTRACTOR SHALL PROVIDE DETAIL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS ARE APPROVED.

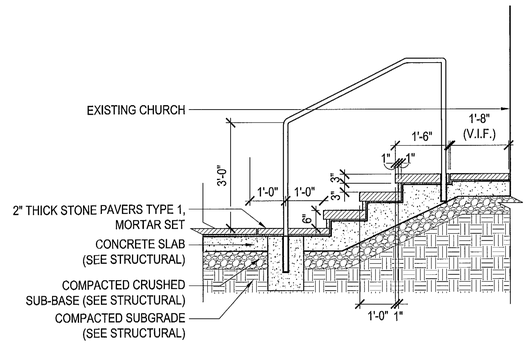
1 LINCOLN ROAD EXISTING TO NEW CONCRETE CONNECTION

Scale: 1/2" = 1'



2 WEST COURTYARD STEPPING STONES

Scale: 1/2" = 1'



NOTES:
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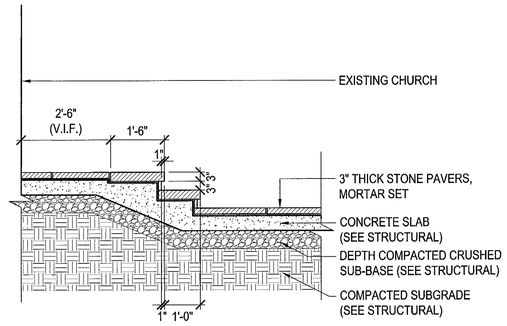
3 STAIRS AT WEST COURTYARD

Scale: 1/2" = 1'



NOTES:
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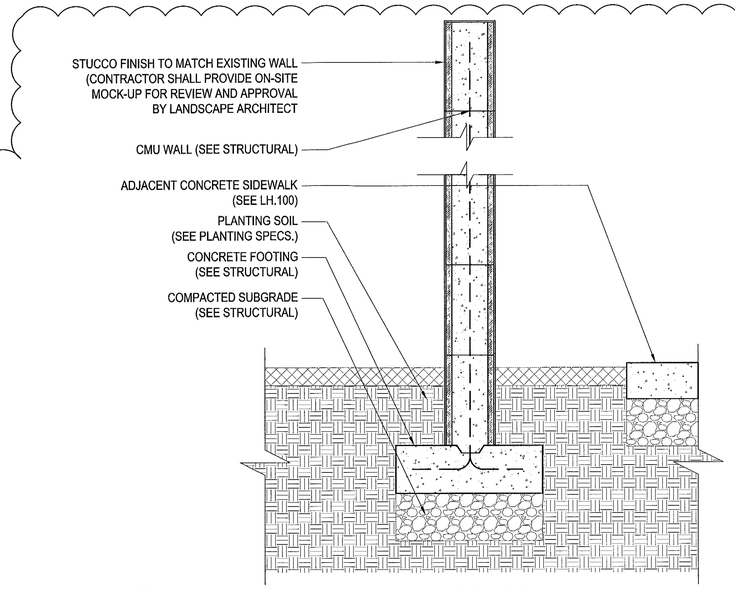
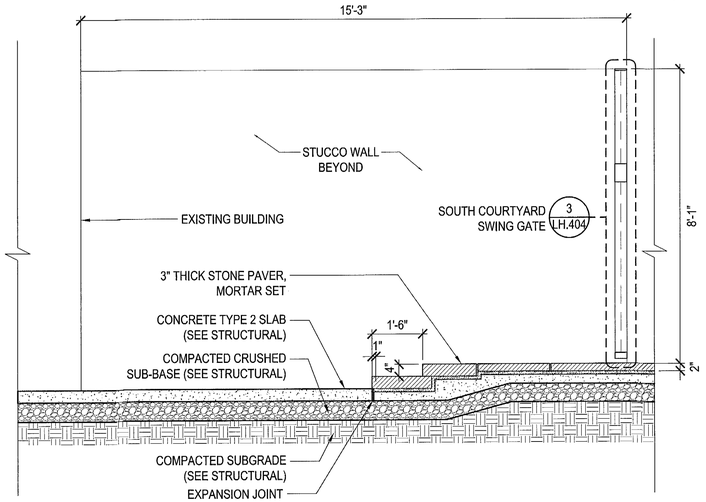
4 STAIRS AT CENTRAL COURTYARD

Scale: 1/2" = 1'



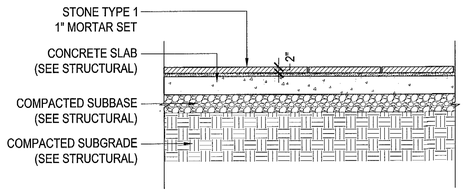
5 STUCCO WALL AT SOUTH COURTYARD

Scale: 1" = 1'



6 STAIRS AT SERVICE GATE WITH WALL BEYOND

Scale: 1/2" = 1'



7 STONE PAVING DETAIL

Scale: 1/2" = 1'

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS OF THE SPECIFIED ITEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. CONTRACTOR SHALL FIELD VERIFY AS BUILT DIMENSIONS, AND PROVIDE DETAILED LAYOUT DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT, INCLUDING ALL CONNECTIONS AND COMPONENTS.
3. CONTRACTOR SHALL PROVIDE AN ON-SITE MOCK-UP OF THE SPECIFIED ITEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION. MOCK-UPS SHALL BE RETAINED FOR THE LIFE OF THE PROJECT TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION. MOCK-UPS SHALL BE PROVIDED WELL IN ADVANCE OF INSTALLATION (4 WEEKS) AND SHALL ALLOW FOR MULTIPLE ITERATIONS UNTIL AN APPROVED VERSION IS ACKNOWLEDGED BY THE LANDSCAPE ARCHITECT.
4. COLOR TO BE SELECTED AND APPROVED BY LANDSCAPE ARCHITECT (REFER TO LH-500 / DET 10 FOR SPECIFIC NOTES ON COLOR AND FINISH).
5. PRECAST TERRAZZO TACTILE WARNING PAVER (STRIP) AS PER FAC 406.2. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARDS AND FAC REQUIREMENTS.
6. CONTRACTOR SHALL SUBMIT PRODUCT DATA DEMONSTRATING COMPLIANCE WITH SPECIFICATIONS, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

NOTES:
1. CONTRACTOR SHALL PROVIDE DETAIL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR.
3. SHOP DRAWINGS AND MOCK-UP SHALL ALLOW APPROPRIATE LEAD TIME FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION (4 WEEKS MIN.)
4. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS AND MOCK-UP ARE APPROVED.
5. CONTRACTOR SHALL PROVIDE NOTICE ADVANCED OF 3 WEEKS FOR SCHEDULING OF LANDSCAPE ARCHITECT.
6. CIVIL, MEP, AND STRUCTURAL ENGINEERING BY OTHERS.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WOK DATE: 2/4/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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PROFESSIONAL LICENSE

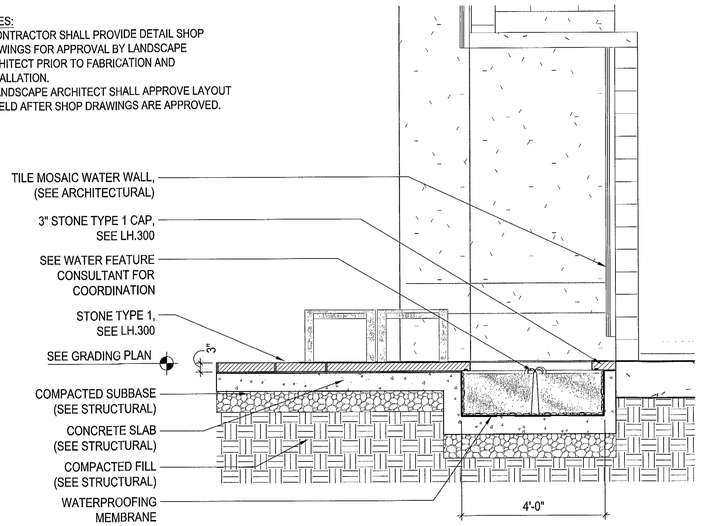
ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

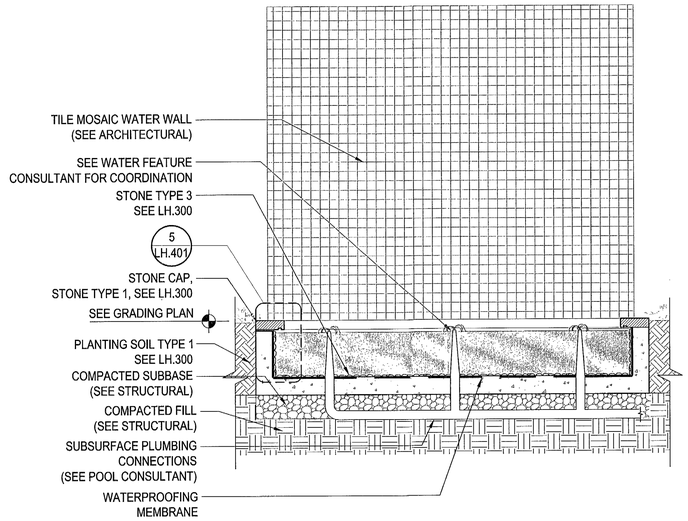
DRAWING TITLE
GROUND LEVEL HARDSCAPE DETAILS

DRAWING NO.
LH.400

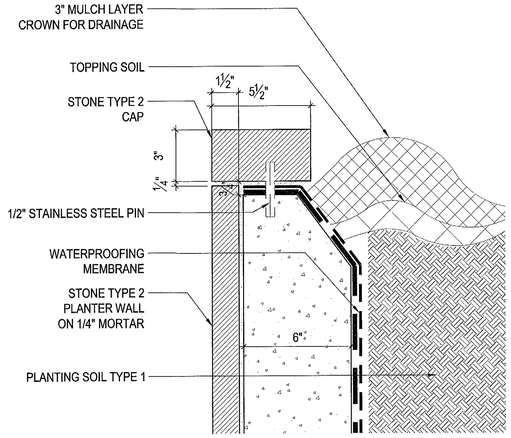
NOTES:
1. CONTRACTOR SHALL PROVIDE DETAIL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS ARE APPROVED.



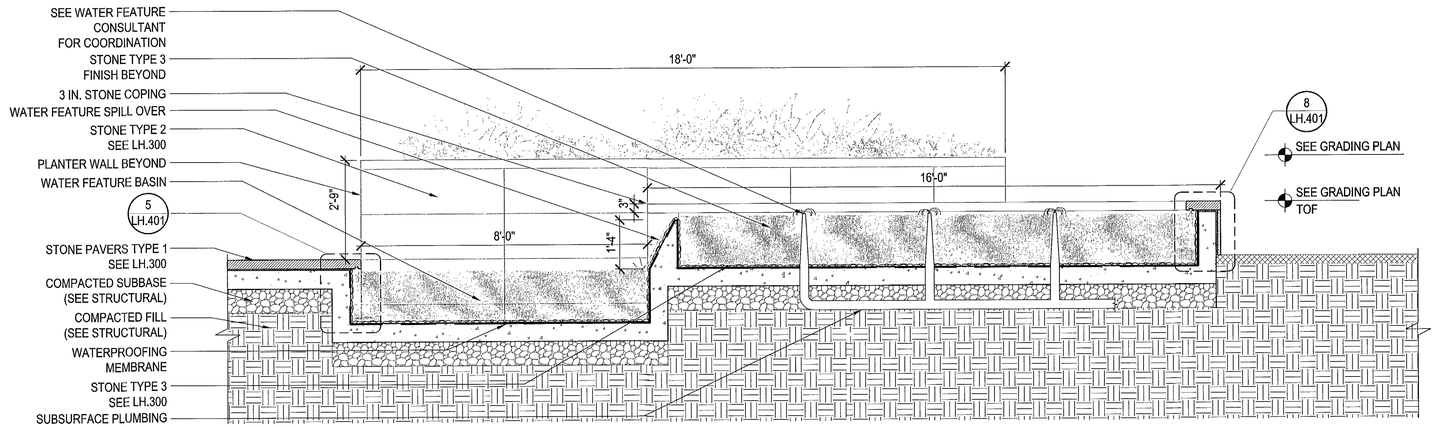
1 CENTRAL COURTYARD WATER FEATURE SECTION
Scale: 1/2" = 1'



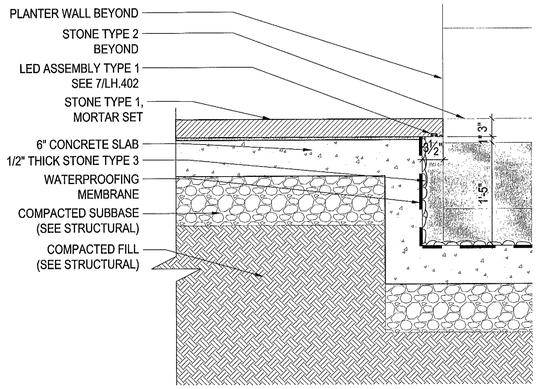
2 CENTRAL COURTYARD WATER FEATURE SECTION ELEVATION
Scale: 1/2" = 1'



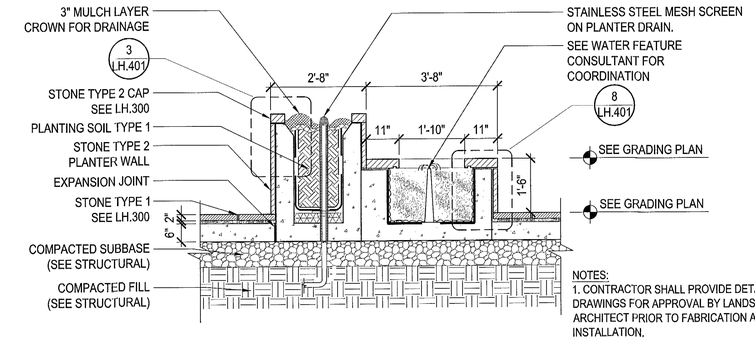
3 PLANTER WALL EDGE
Scale: 3" = 1'



4 SOUTH COURTYARD WATER FEATURE SECTION
Scale: 1/2" = 1'



5 SOUTH COURTYARD WATER FEATURE DETAIL
Scale: 1" = 1'



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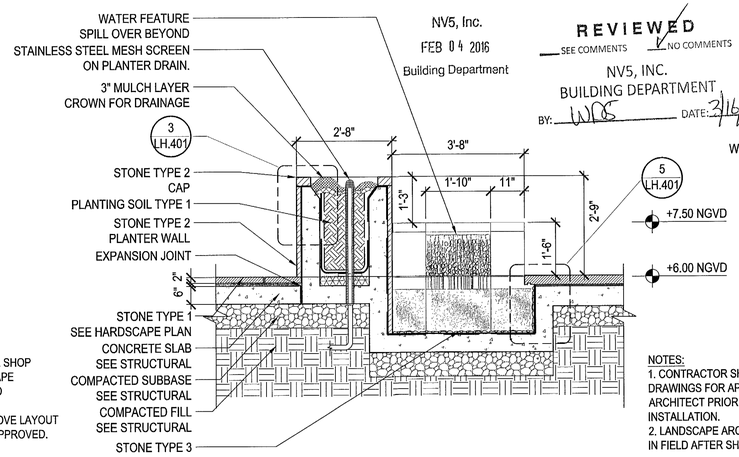
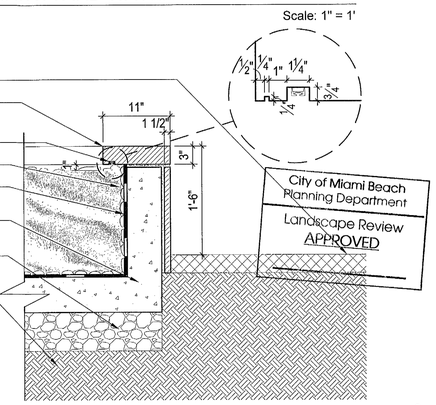
6 SOUTH COURTYARD WATER FEATURE SECTION
Scale: 1/2" = 1'



NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS — NO COMMENTS ✓
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

7 SOUTH COURTYARD WATER FEATURE SECTION
Scale: 1/2" = 1'



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8 SOUTH COURTYARD WATER FEATURE DETAIL
Scale: 1" = 1'

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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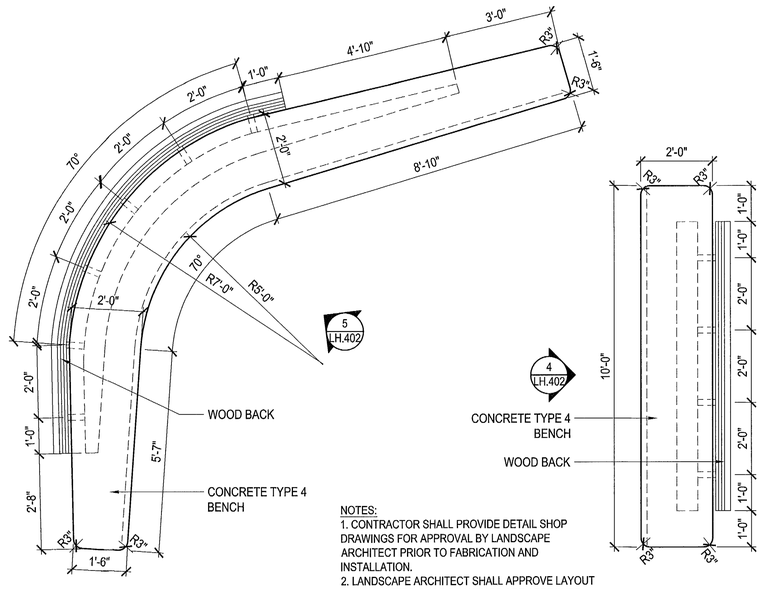
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
GROUND LEVEL WATER FEATURE DETAILS

DRAWING NO.
LH.401



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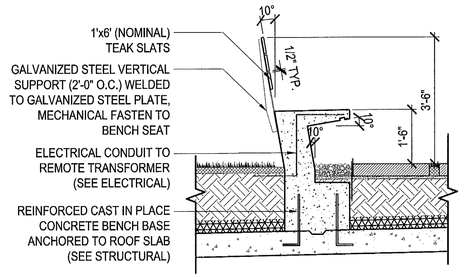
1 CUSTOM CONCRETE BENCH TYPE 1
Scale: 1/2" = 1'

2 CUSTOM CONCRETE BENCH TYPE 2
Scale: 1/2" = 1'



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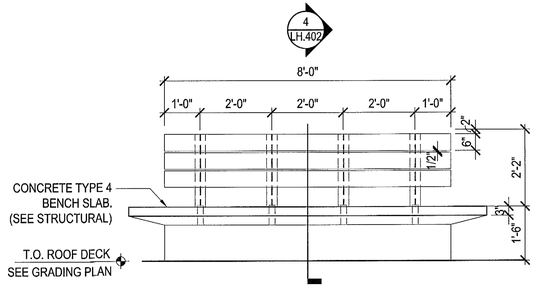
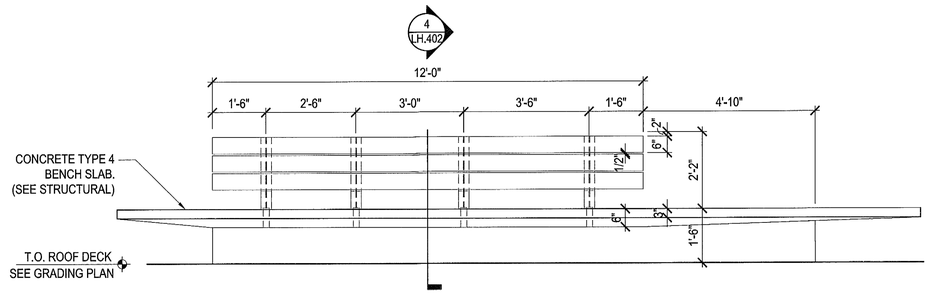
3 CUSTOM CONCRETE BENCH TYPICAL
Scale: 1/2" = 1'



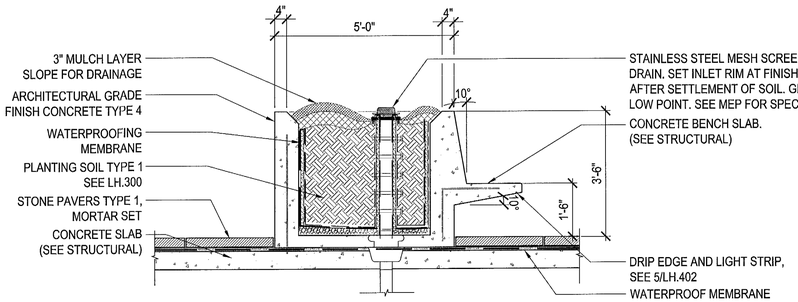
4 CUSTOM CONCRETE BENCH TYPE 2 ELEVATION
Scale: 1/2" = 1'



5 CUSTOM CONCRETE BENCH TYPE 1 ELEVATION
Scale: 1/2" = 1'

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS V NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDK DATE: 2/16/16



6 CUSTOM CONCRETE PLANTER BENCH ON ROOF TERRACE
Scale: 1/2" = 1'

NOTES:
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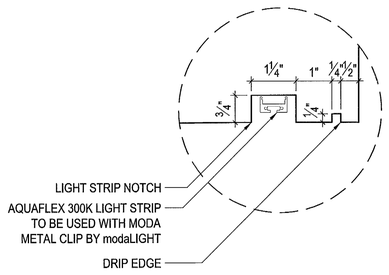
2. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS ARE APPROVED.



7 DRIP EDGE AND LIGHT CHANNEL
Scale: 6" = 1'

NOTES:
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5. CONTRACTOR SHALL SUBMIT PRODUCT DATA DEMONSTRATING COMPLIANCE WITH SPECIFICATIONS, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
FIRE DEPARTMENT
1

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.8777 F 305.856.0742
JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT
1620 DREXEL AVENUE

DRAWING TITLE
ROOF LEVEL CUSTOM BENCH DETAILS

DRAWING NO.
LH.402

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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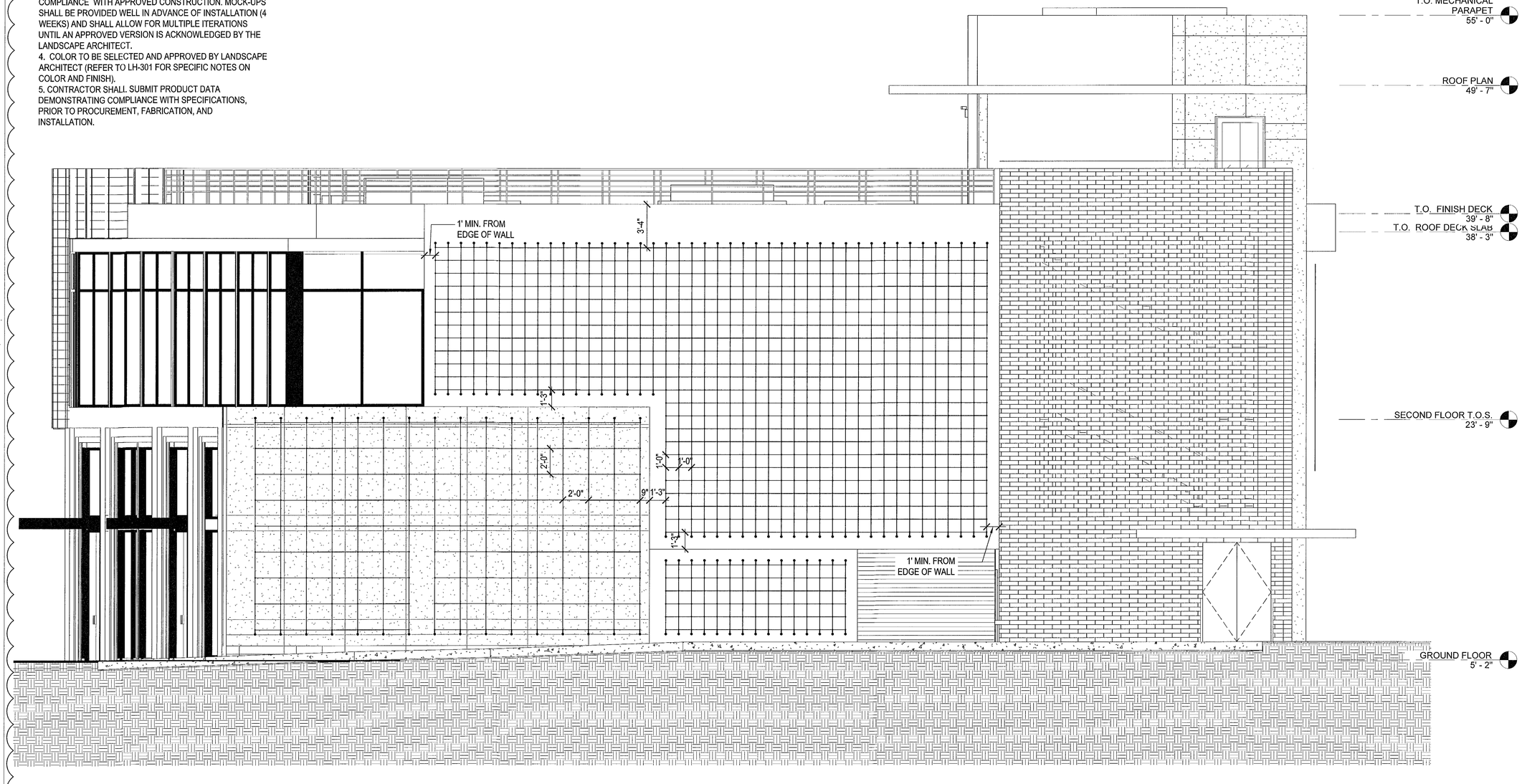

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

1 CENTRAL COURTYARD TRELLIS SYSTEM ELEVATION
Scale: 1/4" = 1'

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

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OCEAN ENGINEERING, INC.
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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

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1	REVISION 1 - PERMIT COMMENTS	11/13/2015
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PROJECT
1620 DREXEL AVENUE

DRAWING TITLE
TRELLIS SYSTEM ELEVATION

APPROVED
MIAMI BEACH
PLANNING DEPARTMENT

LH.403

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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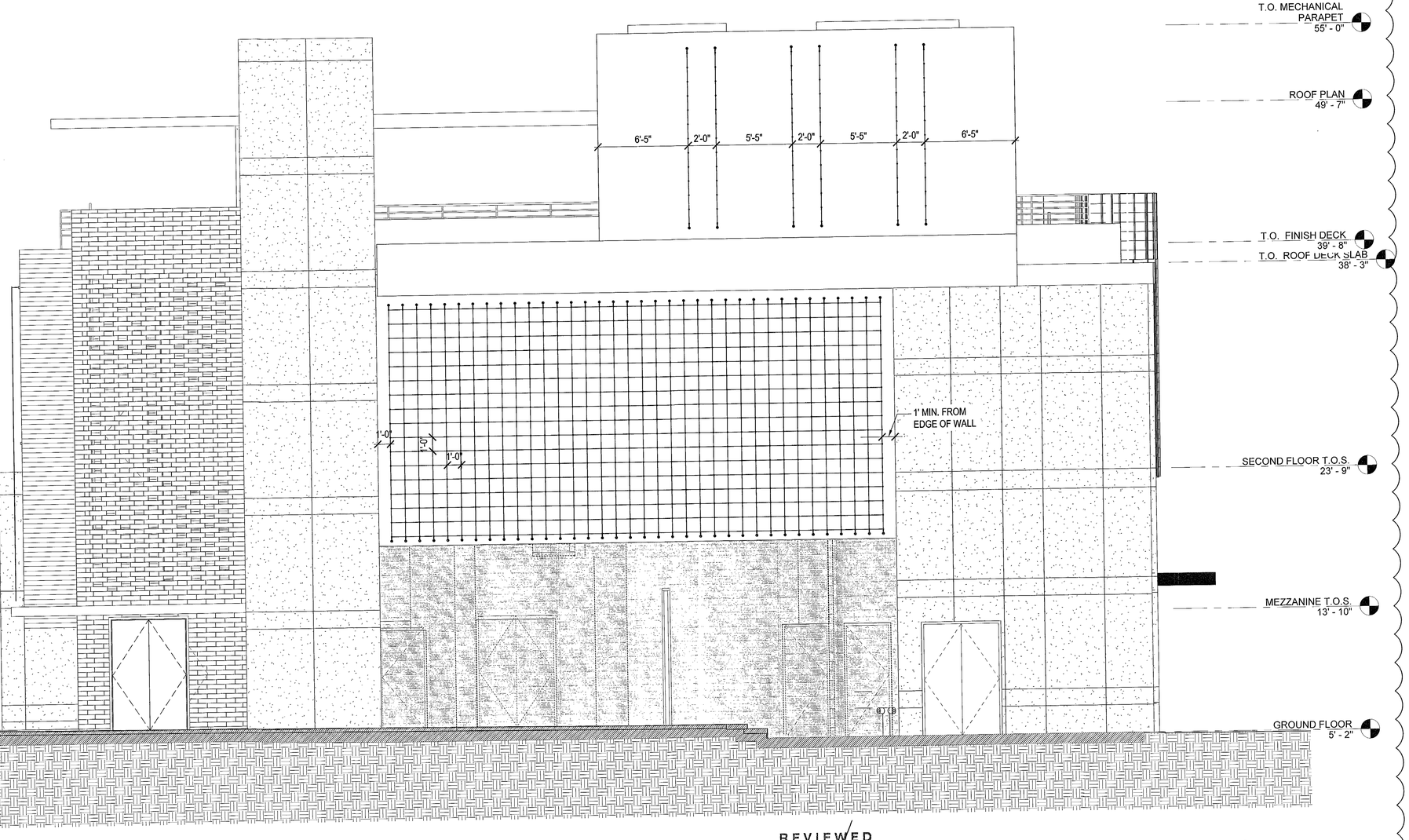

1 SOUTH COURTYARD TRELLIS SYSTEM ELEVATION
Scale: 1/4" = 1'

NV5, inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WCS DATE: 3/16/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
BUILDING DEPARTMENT

TOUZET STUDIO ARCHITECTS
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
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JUNGLES

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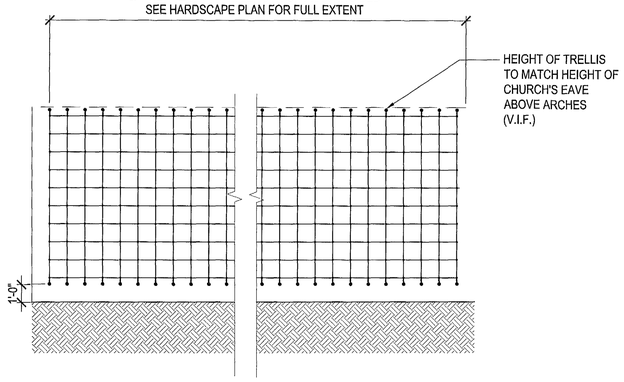
PROJECT
1620 DREXEL AVENUE

DRAWING TITLE
TRELLIS SYSTEM ELEVATION

DRAWING NO.
LH.404



NOTE: DRAWING FOR TRELLIS APPLICATION AREA
REFERENCE ONLY

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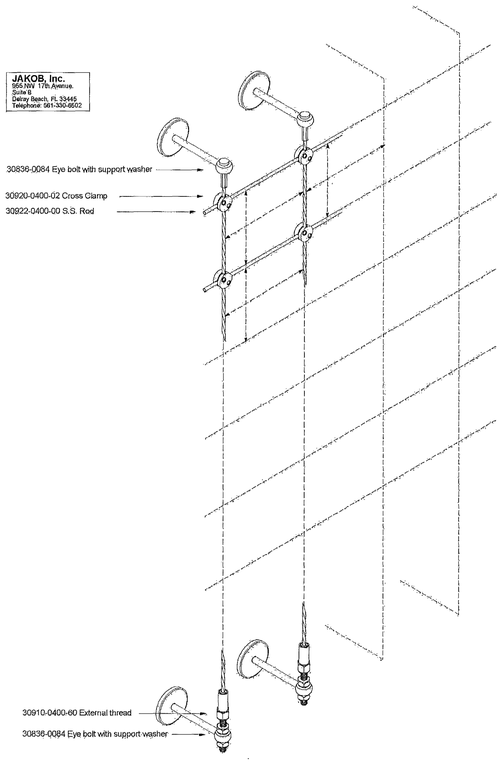
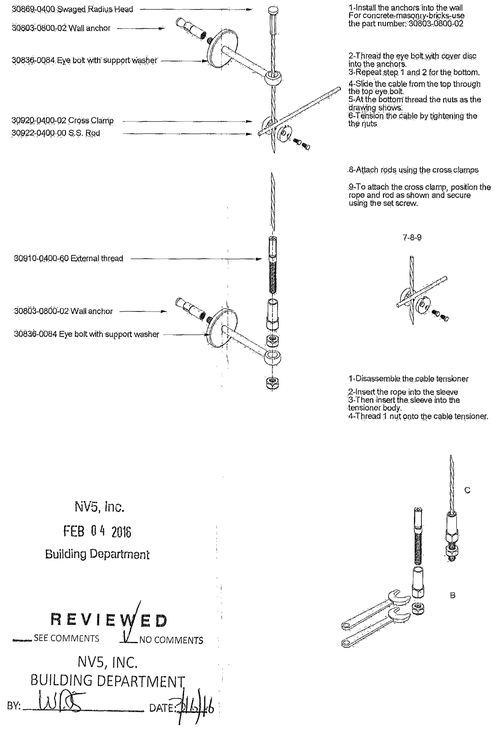
1 WEST COURTYARD 530 LINCOLN RD TRELLIS SYSTEM ELEVATION

Scale: 1/4" = 1'



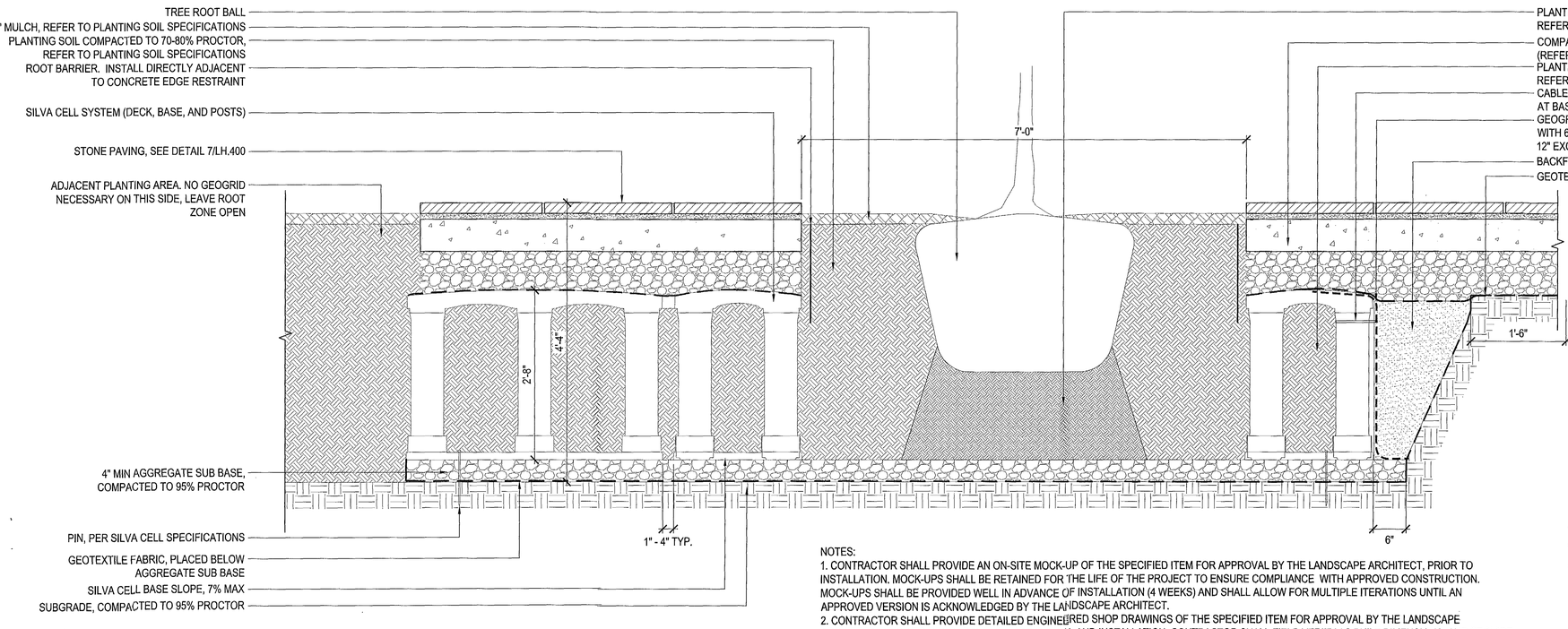
2 JAKOB TRELLIS SYSTEM DETAIL

NOT TO SCALE



NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: DATE: 2/4/16



3 SILVA CELL DETAIL

Scale: 1" = 1'-0"

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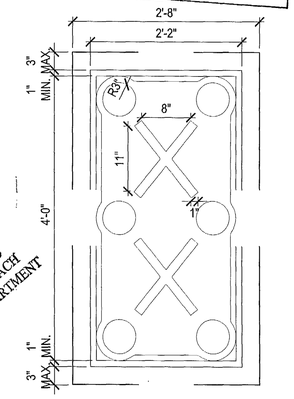
City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



SILVA CELL PLAN

4

TOUZET STUDIO
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
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PROJECT MANAGER
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2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

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MIAMI, FLORIDA 33186

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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742
JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
4	REVISION-4_PERMIT COMMENTS	02/01/2016

PROJECT PROJECT NO.

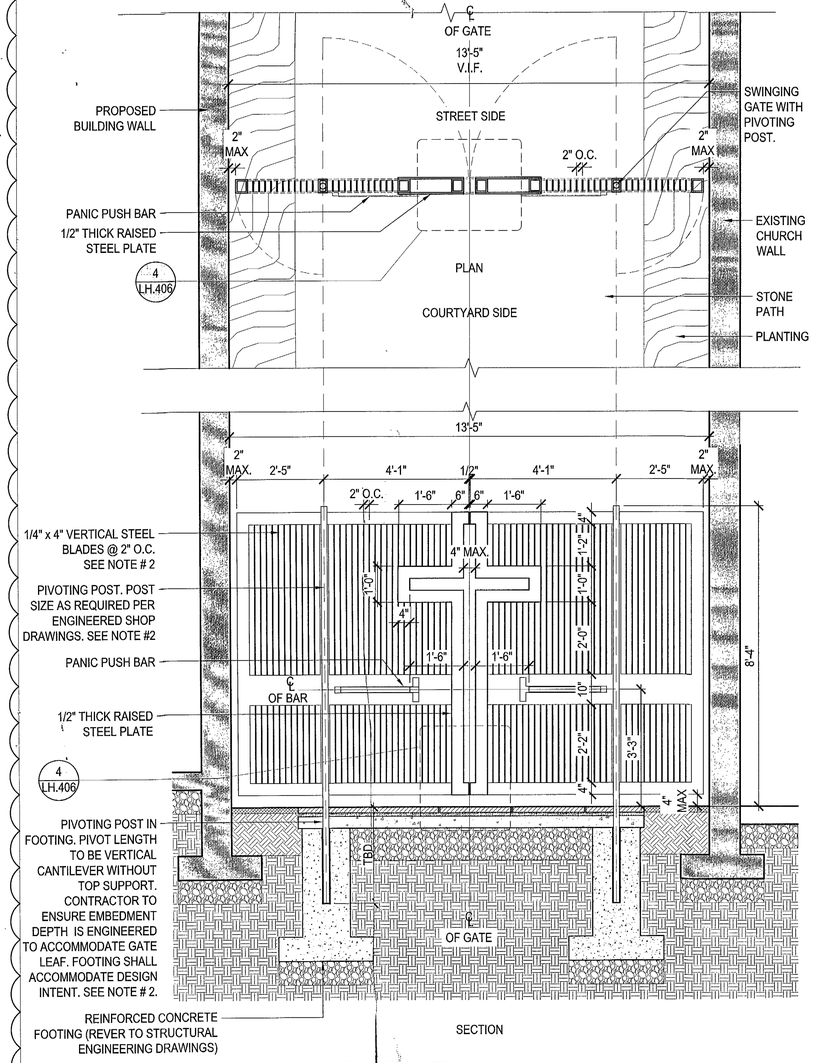
1620 DREXEL AVENUE

DRAWING TITLE

TRELLIS SYSTEM ELEVATION AND SILVA CELL DETAILS

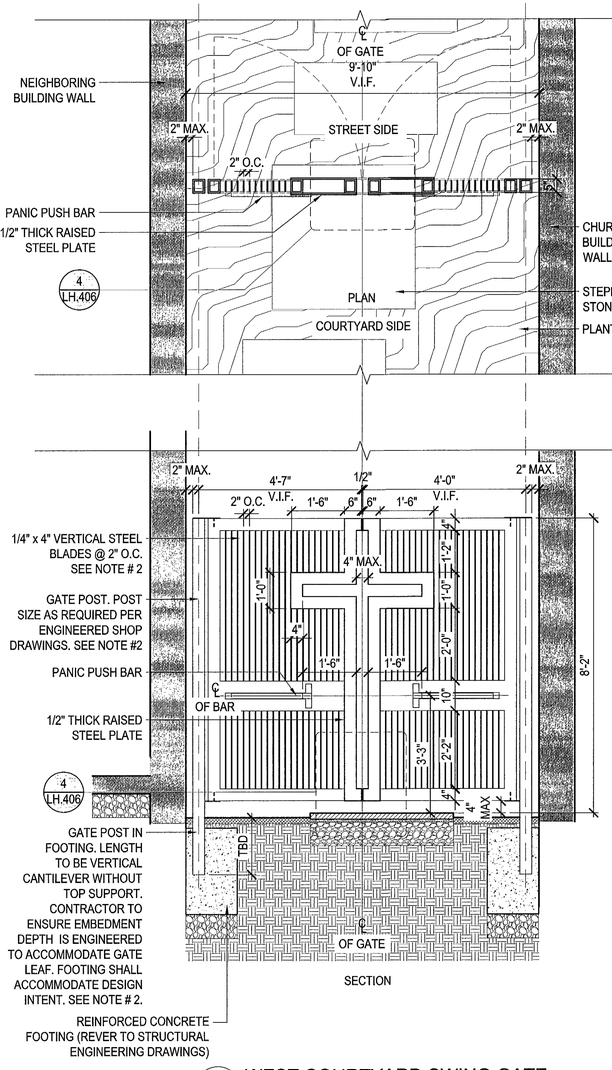
DRAWING NO.

LH.405



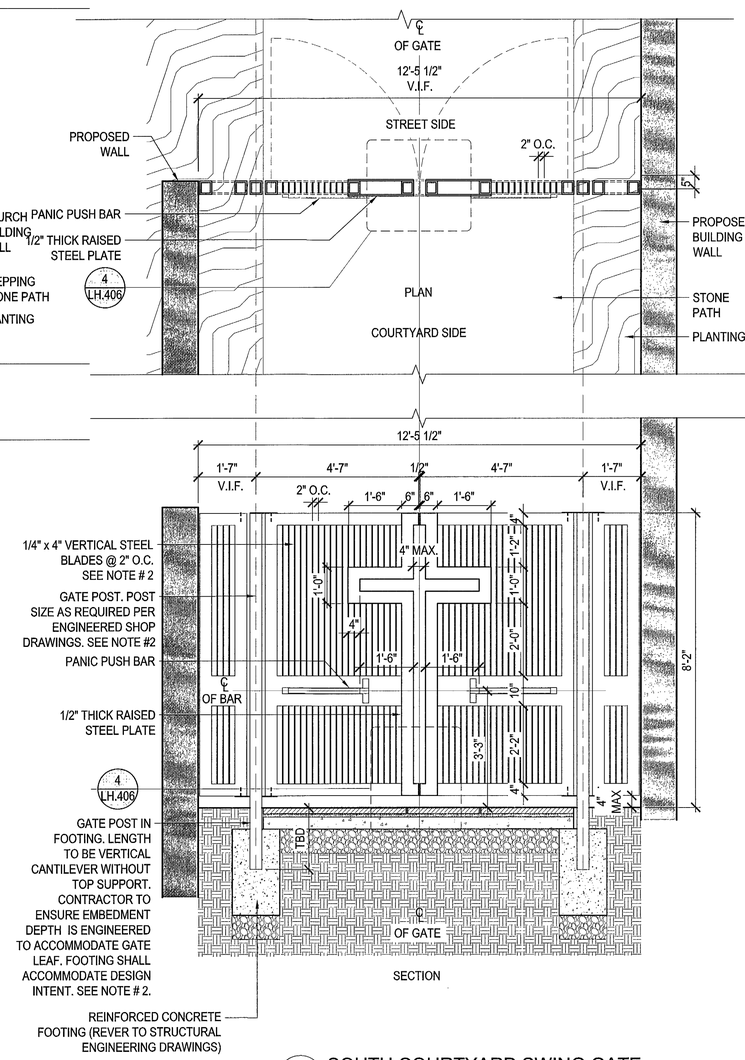
1 CENTRAL COURTYARD PIVOT GATE

Scale: 1/2" = 1'



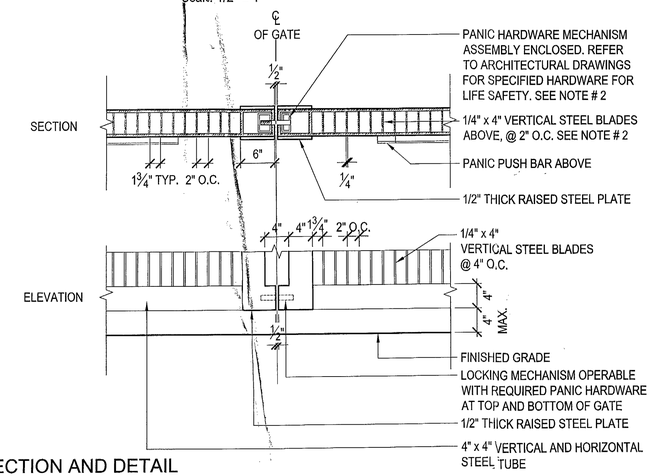
2 WEST COURTYARD SWING GATE

Scale: 1/2" = 1'



3 SOUTH COURTYARD SWING GATE

Scale: 1/2" = 1'



4 GATE SECTION AND DETAIL

Scale: 1" = 1'

NOTES:
1. CONTRACTOR SHALL SUBMIT SAMPLES OF FINISHES FOR APPROVAL BY LANDSCAPE ARCHITECT, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
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5. ARCHITECTURE, CIVIL, MEP, STRUCTURAL, AND LIGHTING ENGINEERING BY OTHERS.
6. FINISH AND COLOR SHALL MEET ALL MINIMUM REQUIREMENTS FOR SLIP COEFFICIENTS AND CODES

✓NV-5
WDS PX10894
3/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

5

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

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JUNGLES

PROFESSIONAL LICENSE

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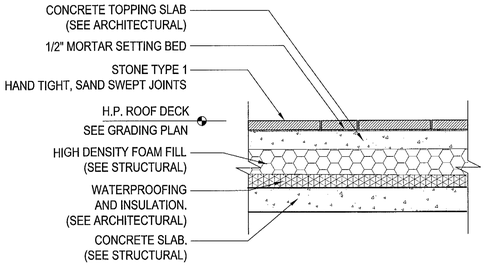
5	REVISION-5_PERMIT COMMENTS	03/08/2016

PROJECT
1620 DREXEL AVENUE

PROJECT NO.

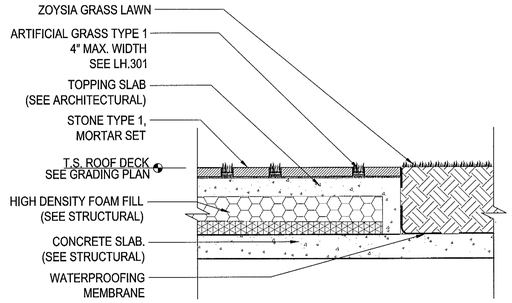
DRAWING TITLE
GROUND LEVEL GATE DETAILS

DRAWING NO.
LH.406



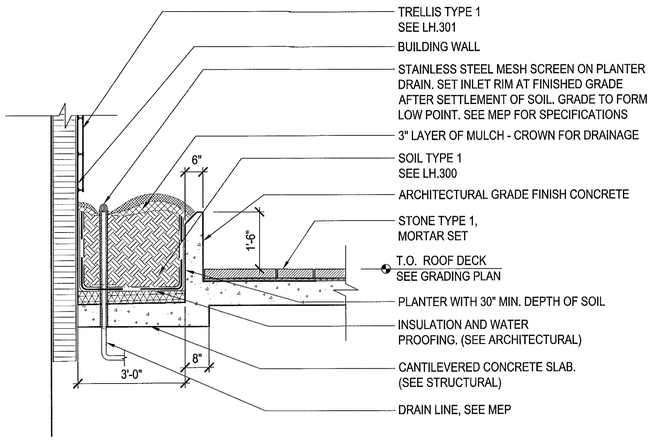
1 PAVING ON STRUCTURE (ADA COMPLIANT)

Scale: 1/2" = 1'



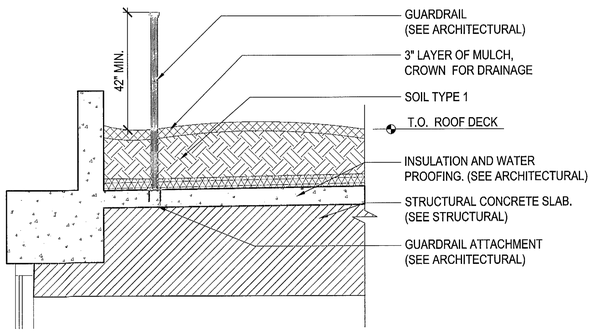
2 STONE PAVING WITH ARTIFICIAL LAWN JOINTS

Scale: 1/2" = 1'



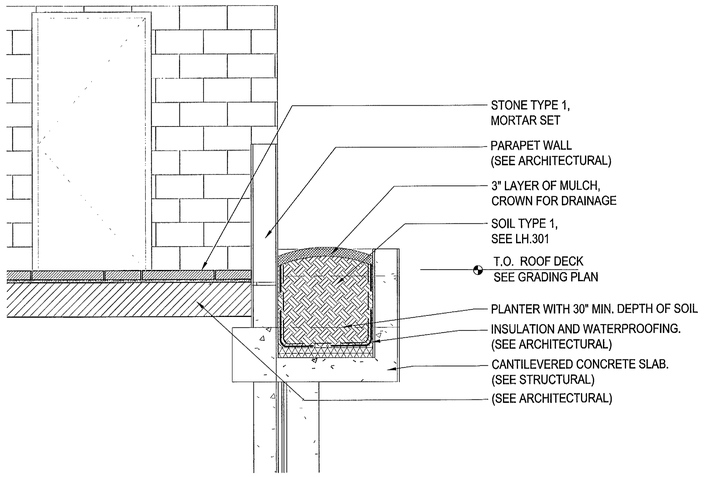
3 PLANTER AT ELEVATOR CORE

Scale: 1/2" = 1'



4 PERIMETER PLANTING WITH GUARD RAIL

Scale: 1/2" = 1'



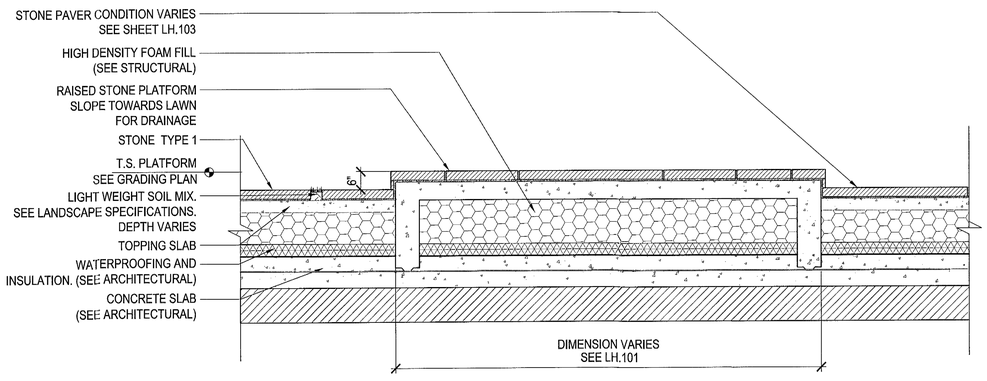
5 SOUTH PARAPET PLANTER

Scale: 1/2" = 1'

NOTES:
1. CONTRACTOR SHALL PROVIDE DETAIL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR.
3. SHOP DRAWINGS AND MOCK-UP SHALL ALLOW APPROPRIATE LEAD TIME FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION (4 WEEKS MIN.)
4. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS AND MOCK-UP ARE APPROVED.
5. CONTRACTOR SHALL PROVIDE NOTICE ADVANCED OF 3 WEEKS FOR SCHEDULING OF LANDSCAPE ARCHITECT.
6. CIVIL, MEP, AND STRUCTURAL ENGINEERING BY OTHERS.

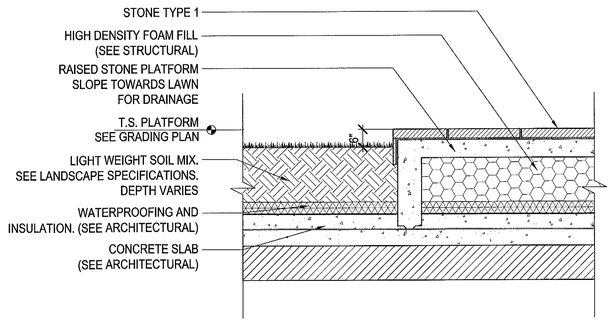
NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS — NO COMMENTS X
NV5, INC.
BUILDING DEPARTMENT
BY: [illegible] DATE: 3/16/16



6 STONE PLATFORM

Scale: 1/2" = 1'



7 STONE PLATFORM

Scale: 1/2" = 1'

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS OF THE SPECIFIED ITEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. CONTRACTOR SHALL FIELD VERIFY AS BUILT DIMENSIONS, AND PROVIDE DETAILED LAYOUT DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT, INCLUDING ALL CONNECTIONS AND COMPONENTS.
3. CONTRACTOR SHALL PROVIDE AN ON-SITE MOCK-UP OF THE SPECIFIED ITEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION. MOCK-UPS SHALL BE RETAINED FOR THE LIFE OF THE PROJECT TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION. MOCK-UPS SHALL BE PROVIDED WELL IN ADVANCE OF INSTALLATION (4 WEEKS) AND SHALL ALLOW FOR MULTIPLE ITERATIONS UNTIL AN APPROVED VERSION IS ACKNOWLEDGED BY THE LANDSCAPE ARCHITECT.
4. COLOR TO BE SELECTED AND APPROVED BY LANDSCAPE ARCHITECT (REFER TO LH-300 AND LH.301 FOR SPECIFIC NOTES ON COLOR AND FINISH).
5. CONTRACTOR SHALL SUBMIT PRODUCT DATA DEMONSTRATING COMPLIANCE WITH SPECIFICATIONS, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

1

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

Drawings are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Touzet Studio and shall not be sold or reproduced without it's prior written consent. Touzet Studio shall be notified of any changes required by actual conditions as aforesaid prior to submission of any phase for construction. 2015, TOUZET STUDIO INC.

OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

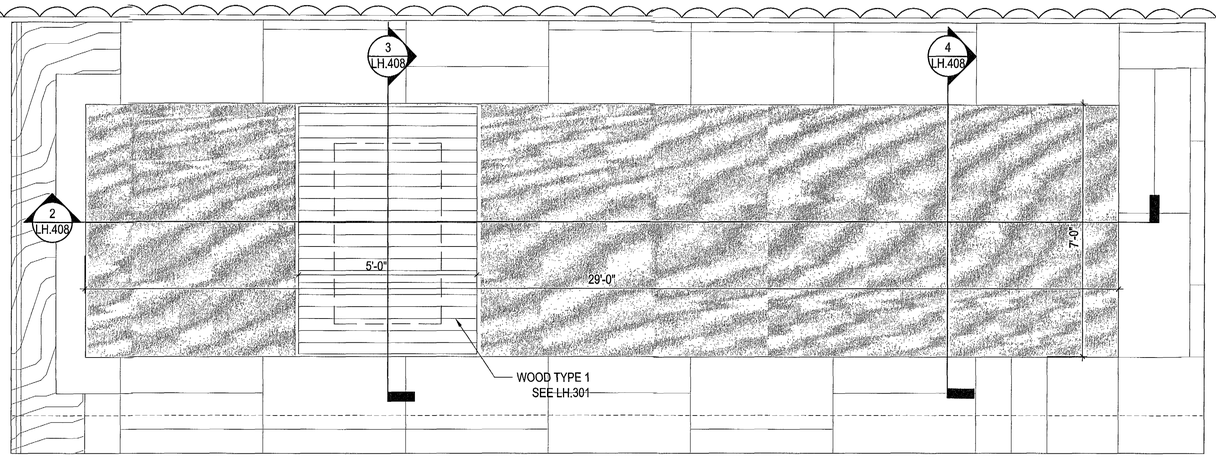
PROJECT NO.

DRAWING TITLE

ROOF LEVEL HARDSCAPE DETAILS

DRAWING NO.

LH.407



1 ROOF REFLECTING POOL ENLARGEMENT PLAN

Scale: 1/2" = 1'

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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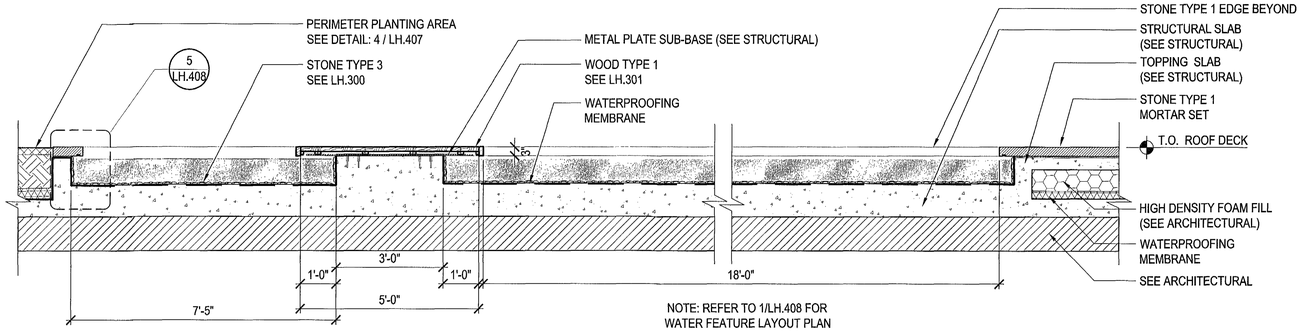
4. COLOR TO BE SELECTED AND APPROVED BY LANDSCAPE ARCHITECT (REFER TO LH-300 AND LH.301 FOR SPECIFIC NOTES ON COLOR AND FINISH).
5. CONTRACTOR SHALL SUBMIT PRODUCT DATA DEMONSTRATING COMPLIANCE WITH SPECIFICATIONS, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

NV5, Inc.
FEB 04 2016
Building Department

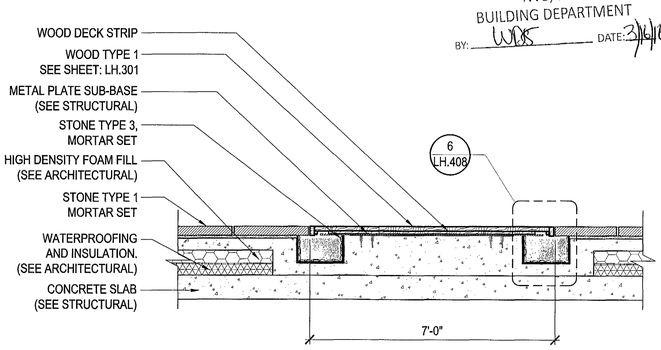
REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/4/16



NOTE: REFER TO 1/LH.408 FOR WATER FEATURE LAYOUT PLAN

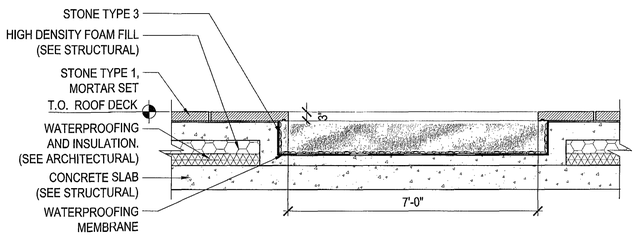
2 ROOF REFLECTING POOL SECTION

Scale: 1/2" = 1'



3 ROOF REFLECTING POOL SECTION THROUGH BRIDGE

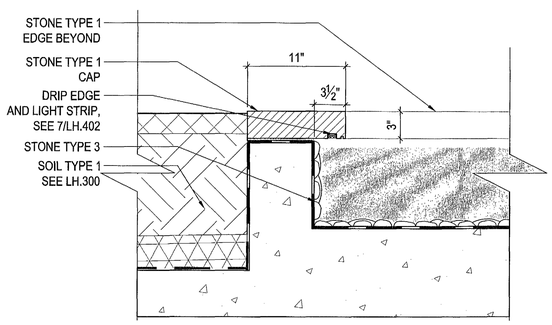
Scale: 1/2" = 1'



4 ROOF REFLECTING POOL SECTION

Scale: 1/2" = 1'

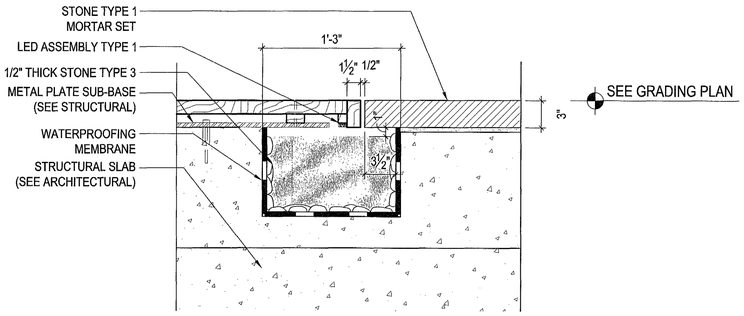
NOTES:
1. CONTRACTOR SHALL PROVIDE DETAIL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS ARE APPROVED.



5 ROOF REFLECTING POOL ENLARGEMENT PLAN

Scale: 11/2" = 1'

NOTES:
1. CONTRACTOR SHALL PROVIDE DETAIL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS ARE APPROVED.



6 ROOF REFLECTING POOL ENLARGEMENT PLAN

Scale: 11/2" = 1'

NOTES:
1. CONTRACTOR SHALL PROVIDE DETAIL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
2. LANDSCAPE ARCHITECT SHALL APPROVE LAYOUT IN FIELD AFTER SHOP DRAWINGS ARE APPROVED.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

TOUZET STUDIO LANDSCAPE ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

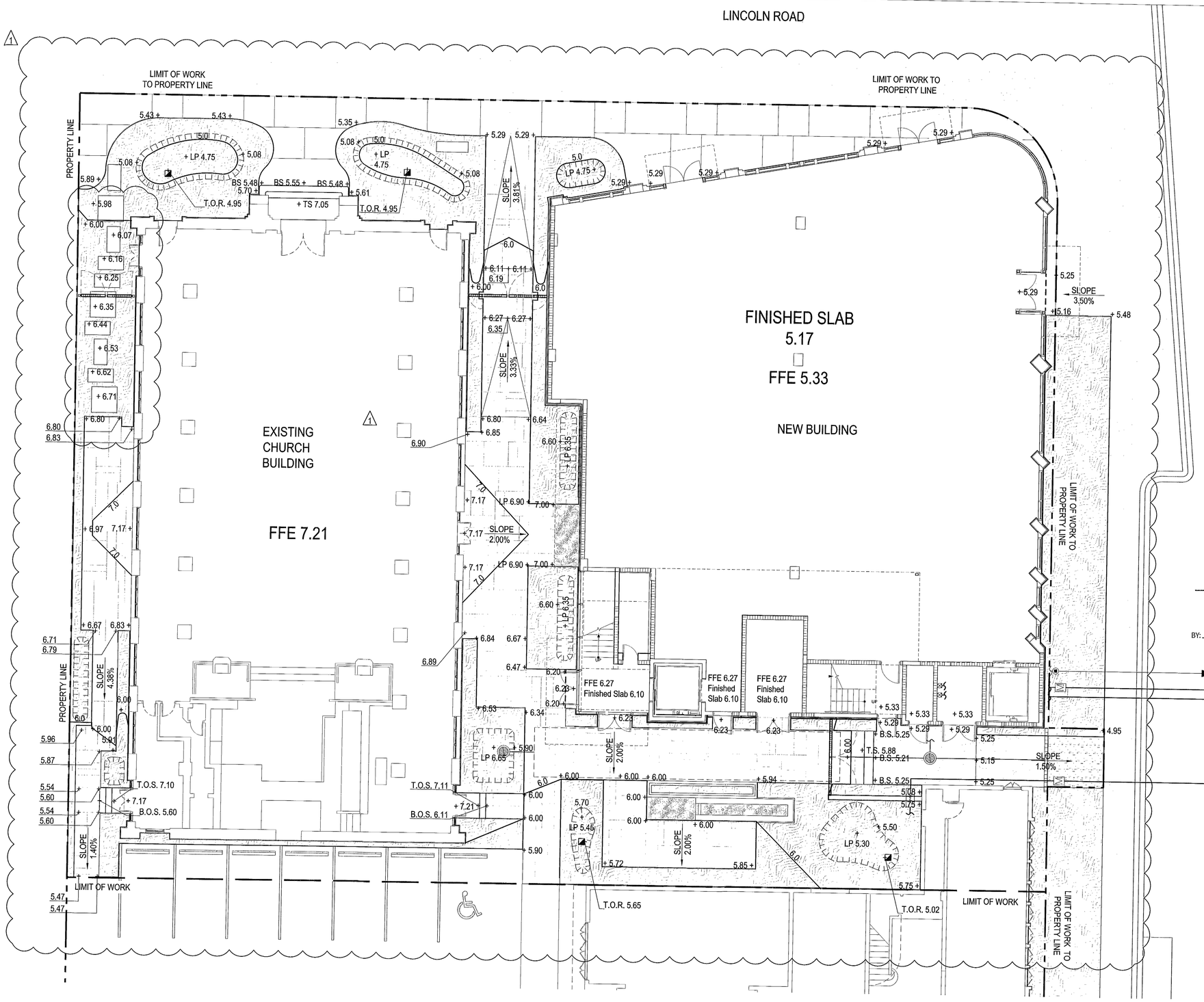
PROJECT NO.

DRAWING TITLE

ROOF LEVEL
WATER FEATURE
DETAILS

DRAWING NO.

LH.408



LEGEND

- EXISTING STREET LIGHT
- EXISTING PEDESTRIAN LIGHT
- EXISTING UTILITY BOX
- EXISTING PARKING METER
- PLANTING BED
- WATER
- CONCRETE TYPE 1
- CONCRETE TYPE 2
- CONCRETE TYPE 3
- CONCRETE SIDEWALK NOT IN SCOPE
- SPOT DRAIN
- SLOT DRAIN (SEE CIVIL)
- SHALLOW RETENTION AREA

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS / NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/4/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

TOUZET STUDIO INC.
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
GROUND LEVEL GRADING PLAN

DRAWING NO.
LG.100

LINCOLN ROAD

LIMIT OF WORK TO PROPERTY LINE

LIMIT OF WORK TO PROPERTY LINE

PROPERTY LINE

EXISTING CHURCH BUILDING

HP 39.91

BW 39.74

39.74

T.O.C. 40.15
B.O.C. 39.65

T.O.C. 40.03
B.O.C. 39.53

39.62

LP 39.48

39.65

SLOPE 2.00%

LP 39.32

39.47

SLOPE 2.00%

HP 39.80

SLOPE 2.00%

LP 39.32

39.41

39.56

39.57

39.65

39.68

39.60

T.W. 41.04
B.W. 39.64

T.O.S. 39.74

LP 39.41

39.61

T.W. 40.91
BW. 39.49

T.W. 40.91
B.W. 39.58

T.W. 40.91
B.W. 39.65

39.82

39.55

LIMIT OF WORK

LIMIT OF WORK TO PROPERTY LINE

DREXEL AVENUE

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS / NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

LEGEND

- EXISTING STREET LIGHT
- EXISTING UTILITY BOX
- PLANTING BED
- STONE PAVING
- AREA DRAIN SEE PLUMBING
- EXISTING PEDESTRIAN LIGHT
- EXISTING PARKING METER
- WATER
- LAWN

TOUZET STUDIO ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
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WEST PALM BEACH, FLORIDA 33401

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YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

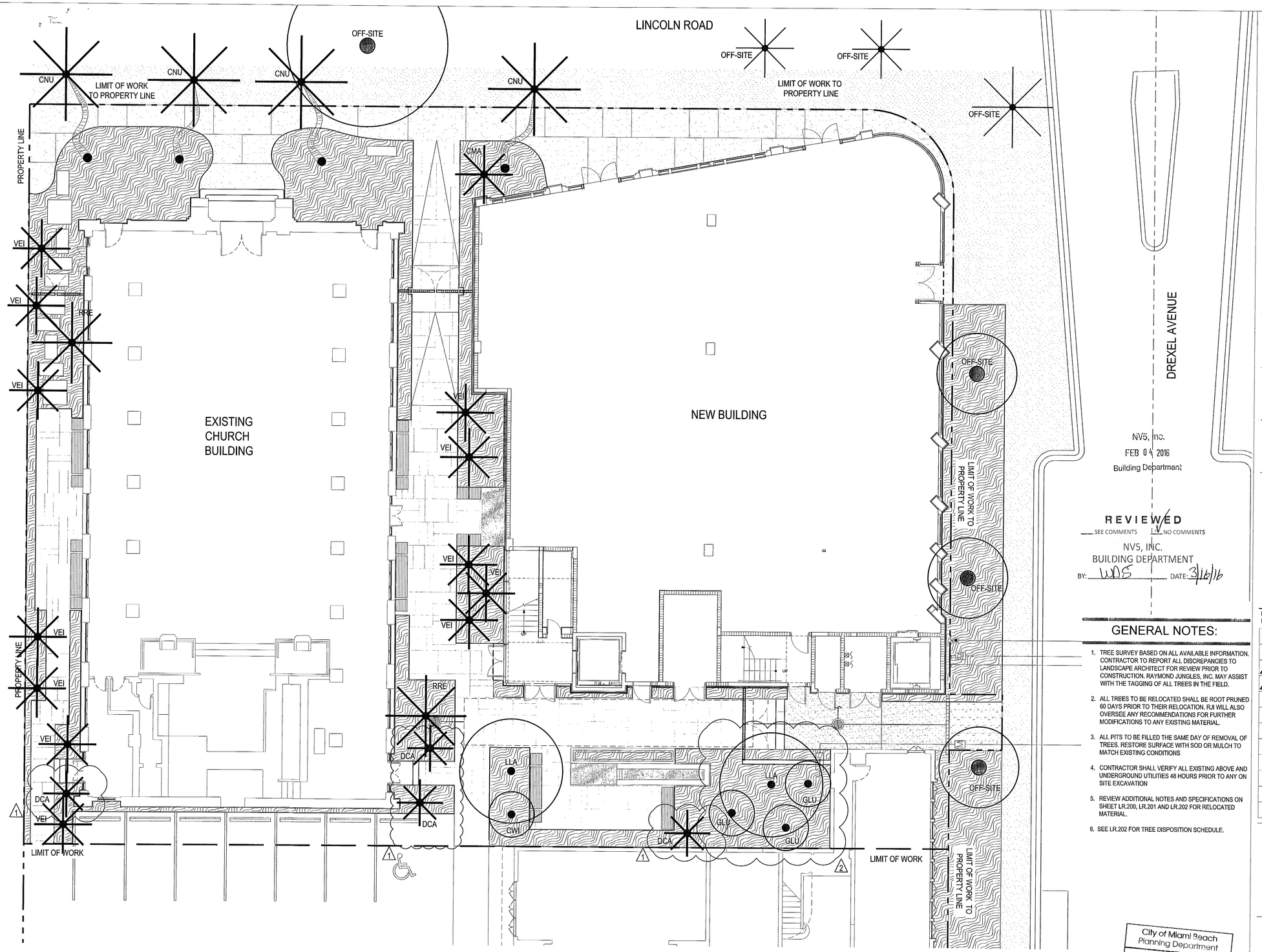
PROJECT NO.

DRAWING TITLE

ROOF LEVEL GRADING PLAN

DRAWING NO.

LG.101



LEGEND

- EXISTING STREET LIGHT
- EXISTING PEDESTRIAN LIGHT
- EXISTING UTILITY BOX
- EXISTING PARKING METER
- PLANTING BED
- WATER
- CONCRETE TYPE 1
- CONCRETE TYPE 2
- CONCRETE TYPE 3
- CONCRETE SIDEWALK NOT IN SCOPE
- BENCH TYPE 2
- BENCH TYPE 1
- PT CANOPY TREE
- PP PALMS
- PCP CHARACTER PALMS

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WMS DATE: 3/16/16

GENERAL NOTES:

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. RAYMOND JUNGLES, INC. MAY ASSIST WITH THE TAGGING OF ALL TREES IN THE FIELD.
2. ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED 60 DAYS PRIOR TO THEIR RELOCATION. RJI WILL ALSO OVERSEE ANY RECOMMENDATIONS FOR FURTHER MODIFICATIONS TO ANY EXISTING MATERIAL.
3. ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS
4. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON SITE EXCAVATION
5. REVIEW ADDITIONAL NOTES AND SPECIFICATIONS ON SHEET LR.200, LR.201 AND LR.202 FOR RELOCATED MATERIAL.
6. SEE LR.202 FOR TREE DISPOSITION SCHEDULE.

City of Miami Beach
Planning Department
Landscape Review
APPROVED
2-9-16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

TOUZET STUDIO LANDSCAPE ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742
JUNGLES

PROFESSIONAL LICENSE

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1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

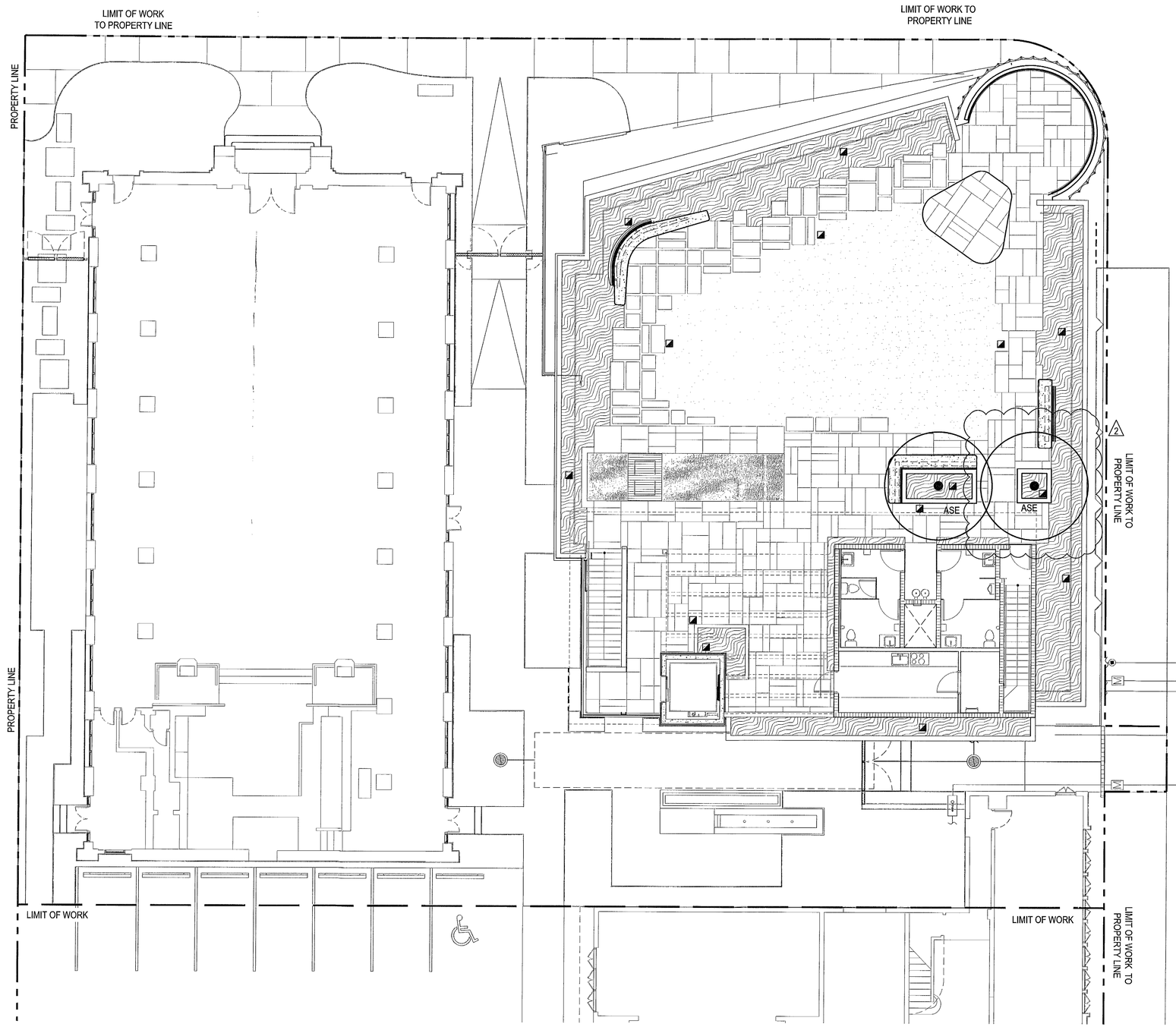
PROJECT NO.

DRAWING TITLE

GROUND LEVEL CANOPY PLANTING PLAN

DRAWING NO.

LP.100



LEGEND

EXISTING STREET LIGHT
EXISTING UTILITY BOX
PLANTING BED
STONE PAVING
EXISTING PEDESTRIAN LIGHT
EXISTING PARKING METER
WATER
PT CANOPY TREE

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS V NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

GENERAL NOTES:

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. RAYMOND JUNGLES, INC. MAY ASSIST WITH THE TAGGING OF ALL TREES IN THE FIELD.
2. ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED 60 DAYS PRIOR TO THEIR RELOCATION. RJI WILL ALSO OVERSEE ANY RECOMMENDATIONS FOR FURTHER MODIFICATIONS TO ANY EXISTING MATERIAL.
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5. REVIEW ADDITIONAL NOTES AND SPECIFICATIONS ON SHEET LR.200, LR.201 AND LR.202 FOR RELOCATED MATERIAL.
6. SEE LR.202 FOR TREE DISPOSITION SCHEDULE.

City of Miami Beach
Planning Department
Landscape Review
APPROVED
2-3-16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

TOUZET STUDIO ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
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WEST PALM BEACH, FLORIDA 33401

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12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742
JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

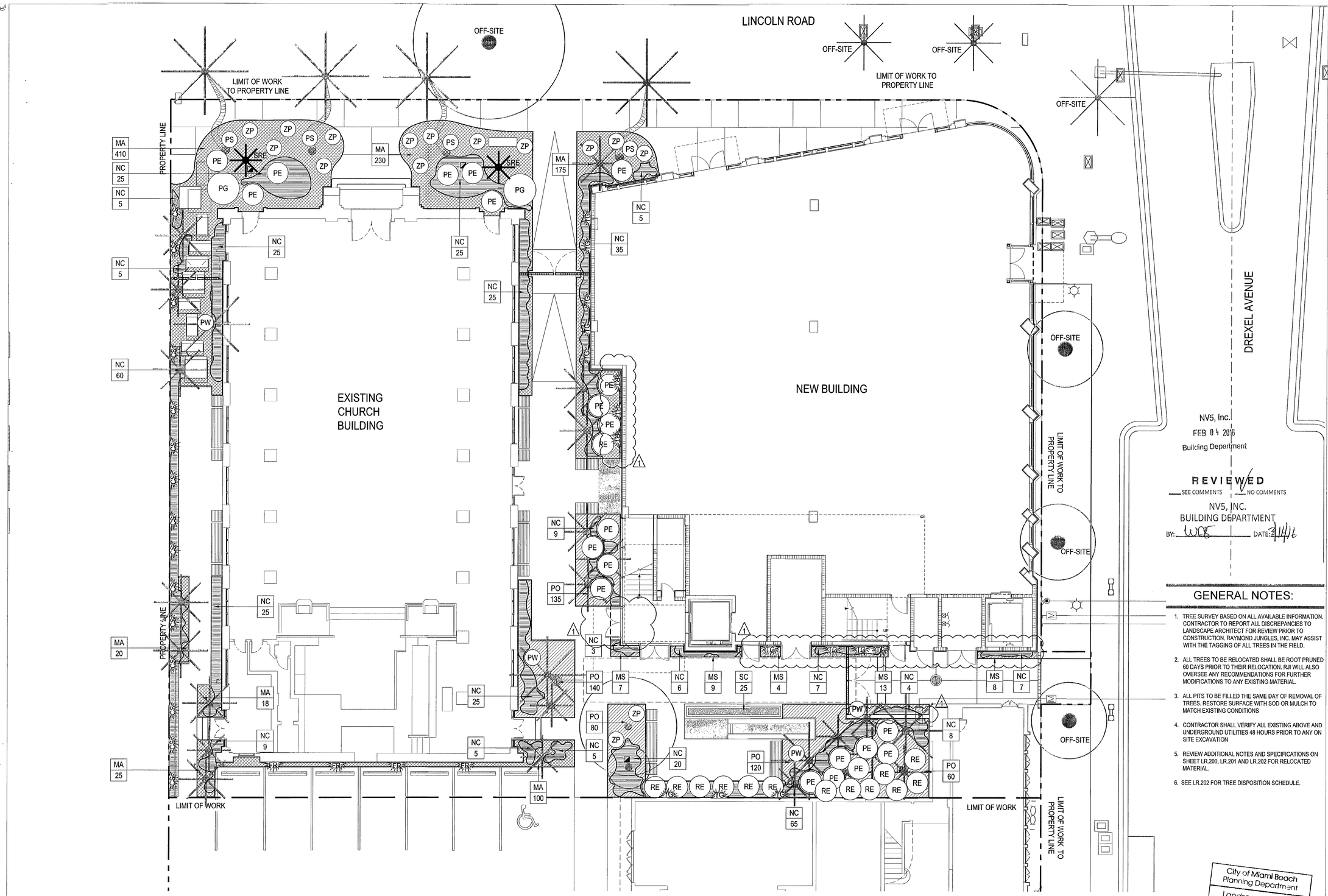
PROJECT NO.

DRAWING TITLE

ROOF LEVEL
CANOPY PLANTING
PLAN

DRAWING NO.

LP.101



LEGEND

EXISTING STREET LIGHT
EXISTING UTILITY BOX
BENCH TYPE 1
BENCH TYPE 2
VINE
WART FERN
PEPEROMIA OBTUSIFOLIA
CANOPY TREE
EXISTING PEDESTRIAN LIGHT
EXISTING PARKING METER
WATER
UNDERSTORY PALM
SHRUB/ACCENT
GIANT APOSTLES IRIS
PALMS
CHARACTER PALMS

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WCS DATE: 2/4/16

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City of Miami Beach
Planning Department
Landscape Review
APPROVED
2-22-16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

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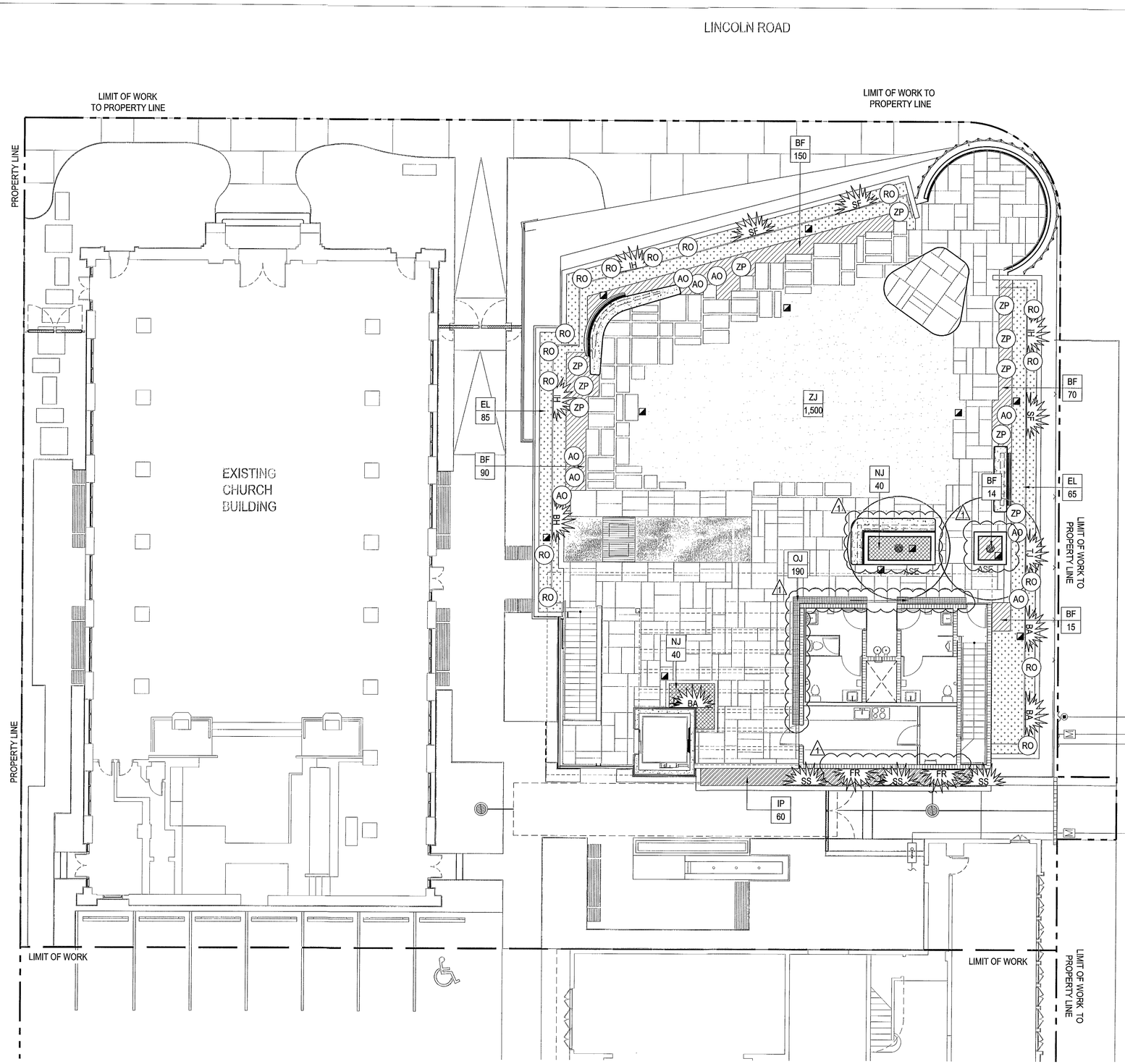
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
GROUND LEVEL UNDERSTORY PLANTING PLAN

DRAWING NO.
LP.200



LEGEND

EXISTING STREET LIGHT | EXISTING UTILITY BOX | BENCH TYPE 1 | BENCH TYPE 2 | VINE | GOLDEN CREEPER | DWARF MONDO GRASS | JILL BROMELIAD | CANOPY TREE

EXISTING PEDESTRIAN LIGHT | EXISTING PARKING METER | WATER | UNDERSTORY PALM | SHRUB/ACCENT | PEACH BULBINE | RAILROAD VINE | LAWN

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS | NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/16/16

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

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PROJECT | PROJECT NO.

1620 DREXEL AVENUE

DRAWING TITLE

ROOF LEVEL UNDERSTORY PLANTING PLAN

DRAWING NO.

LP.201

JUNGLES
RAYMOND JUNGLES INC

1620 Drexel Garden - Proposed Plant List (Ground Floor)

Miami Beach, FL

QTY	SYM	Botanical Name	Common Name	Specification
TREES				
2	LLA	*Lysiloma latisiliquum*	Wild Tamarind	100 Gal., 16-18' HT x 8' SPR, 4" Cal.
PALMS				
4	CNU	*Cocos nucifera*	Coconut Palm	30'-40' WD; To have curved trunks; Staggered heights
1	CMA	*Copernicia macroglossa*	Petticoat Palm	100 Gal. 6'-8' HT
4	DCA	*Dypsis cabadae*	Cabada Palm	14'-16' HT. Multi-Trunk
2	RRE	*Roystonea regia*	Royal Palm	25'-35 GW, Florida Fancy
12	VEI	*Veitchia sp.*	Veitchia sp.	6 @ 30' WD, 2 @ 25' WD, 6 @ 20' WD, 3 @ 20', Curved trunks
UNDERSTORY PALMS				
3	GLU	*Gymnanthes lucida*	Crabwood	25 gal., 10'-12' ht. x 4' sp.
1	CWI	*Canella winterana*	Cinnamon Bark	10-12' HT x 5' SPR, 2" Cal.
UNDERSTORY PALMS				
2	SRE	*Serenoa repens 'Cinerea'*	Silver Saw Palmetto	6' x 6'
13	RE	*Rhapis excelsa*	Lady Palm	6-9' HT. Full to base.
ACCENTS				
22	PE	*Philodendron "Weeks Red" Hybrid*	Philodendron Weeks Red Hybrid	7 Gal.
4	PW	*Philodendron 'Wilsonii"*	Same	7 Gal.
4	PS	*Philodendron 'Superbum'*	Same	3 Gal.
2	PG	Portlandia grandiflora	Bell Flower	45 Gal.
15	ZP	*Zamia pumila*	Coontie	7 Gal. 18 x 18", Full sun grown.
GROUNDCOVERS				
45	MS	*Microsorum scolopendrium*	Wart Fern	3 Gal. @ 12" O.C.
980	MA	*Muehlenbeckia axillaris*	Creeping Wire Vine	1 Gal. @ 12" O.C.
410	NC	*Neomarica caerulea 'Regina"*	Giant Apostole's Iris	3 Gal.
540	PO	*Peperomia obtusifolia*	Same	1 Gal. @ 12" O.C.
25	SC	*T.B.D.*	Seasonal Color	12" O.C.
VINES				
15	CSP	*Clerodendrum splendens*	Flaming Glorybower	7 Gal.
4	FR	*Ficus repens*	Creeping Fig	3 Gal.
9	TG	*Thunbergia grandiflora 'Alba'*	Sky Vine	7 Gal.
3	RT	*Rhaphidophora tetrasperma*	Rhaphidophora	7 Gal.
1		*T.B.D.*	Misc. Accent Plant Allowance	$10,000 W.P.A.

LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS OF ALL TREES & PALMS FOR LANDSCAPE ARCHITECT'S APPROVAL WITH BID.
LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH LANDSCAPE ARCHITECT AT LEAST 1 MONTH PRIOR TO INSTALLATION DATE.
ALL PLANTS TO BE LAID OUT ON SITE BY LANDSCAPE ARCHITECT.

JUNGLES
RAYMOND JUNGLES INC

1620 Drexel Garden - Proposed Plant List (Roof Terrace)

Miami Beach, FL

QTY	SYM	Botanical Name	Common Name	Specification
TREES				
2	ASE	*Acacia seyal*	Red Trunk Acacia	11'-13' ht. x 9' sp. 3" Cal.
ACCENTS				
9	AO	*Alcantarea odorata*	Same	3'x3'
10	ZP	*Zamia pumila*	Coontie	7 Gal. 18 x 18", Full sun grown.
GROUNDCOVERS				
340	BF	*Bulbine frutescens 'Peach'*	Desert Candles 'Peach'	1 Gal. @ 12" O.C.
150	EL	*Ernodea littoralis*	Golden Creeper	3 Gal. 18"x18"@24" O.C.
80	NJ	*Neoregelia 'Jill'*	Jill Bromeliad	1 Gal. @ 12" O.C.
190	OJ	*Ophiopogon japonicus 'Nana'*	Dwarf Mondo Grass	1 Gal. @ 6" O.C. Full, Sun Grown
VINES				
3	BA	*Bougainvillea 'Alabama Sunset'*	Same	7 Gal.
1	BH	*Bougainvillea 'Hawaiian Torch'*	Same	7 Gal. 4-5' HT
2	FR	*Ficus repens*	Creeping Fig	3 Gal.
3	IH	*Impompia horsefallea sp.*	Morning Glory	3' ht. x 3' sp.
60	IP	*Ipomoea pes-caprae*	Railroad Vine	1 Gal. @ 18" O.C.
14	RO	*Rosmarinus officinalis 'Prostratus'*	Creeping Rosemary	3 Gal. 10" min. HT
3	SS	*Solanum seaforthianum*	Brazilian Nightshade	7 Gal.
3	SF	*Stephanotis floribunda*	Madagascar Jasmine	25 Gal.
1	TJ	*Trachlospermum jasminoides*	Confederate Jasmine	7 Gal. 4-5' HT x 4' sp.
SOD				
1,500 S.F.	ZJ	*Zoysia japonica 'Empire'*	Empire Zoysia	Solid sod

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS V NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: LDMS DATE: 2/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

TOUZET STUDIO ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JUNGLES

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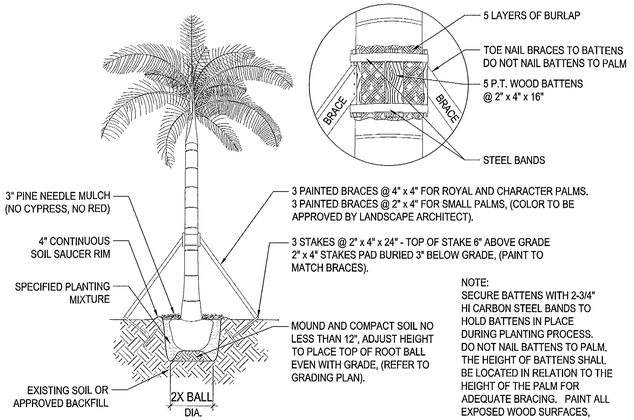
PROJECT
1620 DREXEL AVENUE

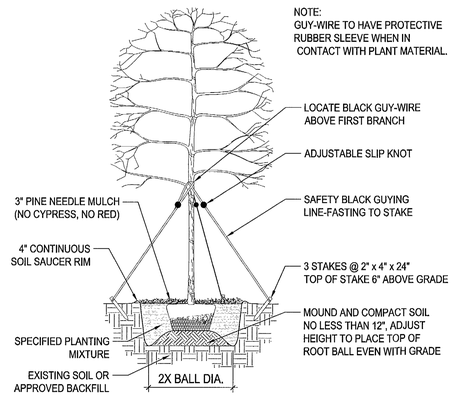
DRAWING TITLE
PLANT SCHEDULE

DRAWING NO.
LP.300

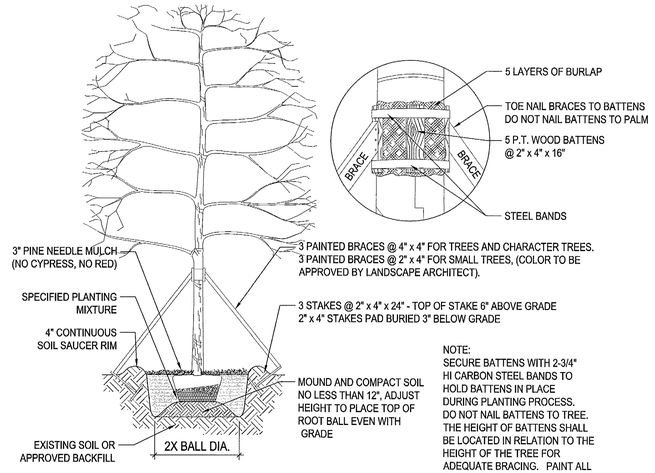


NOTE:
SECURE BATTENS WITH 2-3/4"
HI CARBON STEEL BANDS TO
HOLD BATTENS IN PLACE
DURING PLANTING PROCESS.
DO NOT NAIL BATTENS TO PALM.
THE HEIGHT OF BATTENS SHALL
BE LOCATED IN RELATION TO THE
HEIGHT OF THE PALM FOR
ADEQUATE BRACING. PAINT ALL
EXPOSED WOOD SURFACES,
BLACK FOREST GREEN; BY BENJAMIN
MOORE.

1 PALM PLANTING AND STAKING DETAIL
SCALE: N/A



2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A



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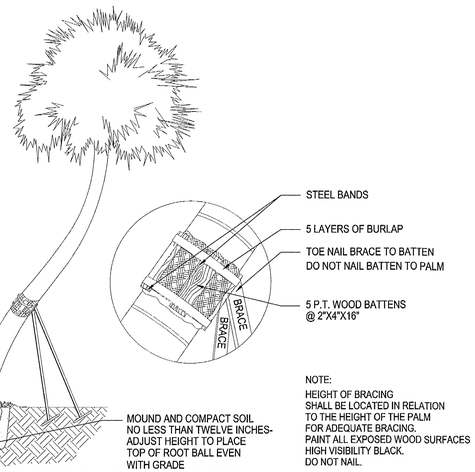
4 TREE PLANTING AND STAKING DETAIL
SCALE: N/A



NOTE:
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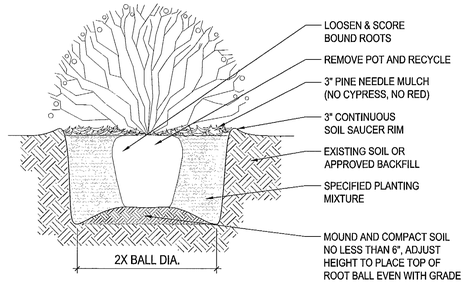
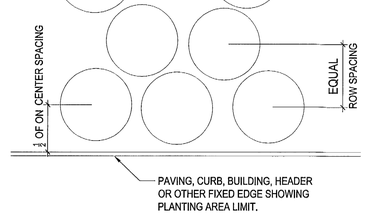
SHALL BE LOCATED IN RELATION
TO THE HEIGHT OF THE PALM
FOR ADEQUATE BRACING.
PAINT ALL EXPOSED WOOD SURFACES
HIGH VISIBILITY BLACK.
DO NOT NAIL.

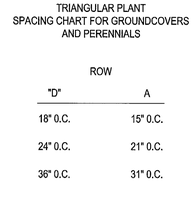
7 CHARACTER PALM PLANTING AND STAKING DETAIL
SCALE: N/A



3 SHRUB PLANTING DETAIL
SCALE: N/A



SHRUB SPACING

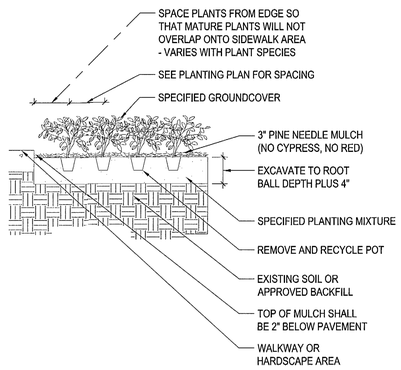


TRIANGULAR PLANT
SPACING CHART FOR GROUNDCOVERS
AND PERENNIALS

ROW "D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING

6 PLANT & SHRUB SPACING DETAIL
SCALE: N/A



5 GROUND COVER PLANTING DETAIL
SCALE: N/A

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: DATE: 2/6/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
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JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742
JUNGLES

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT
1620 DREXEL AVENUE

DRAWING TITLE
PLANTING NOTES
AND DETAILS

DRAWING NO.
LP.400

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
4. PLANT LIST SHALL TAKE PRECEDENCE OVER PLANTING PLAN IN CASE OF DISCREPANCIES.
5. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
6. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
7. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
8. ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.
9. NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
10. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
11. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
12. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
13. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
14. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
16. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
17. ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 3' FOR GROUNDCOVER'S AND MORE THAN 3' FOR SHRUBS, TREES, AND PALMS, AND SHOULD RECEIVE AN 80/20 MIX FILL SOIL.
18. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
19. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. SOD DISTURBED AREA, IF REQUIRED. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
21. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON SOIL TESTS OF EXISTING ON-SITE SOILS.
22. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
23. ALL TREES ON SOD AREA SHALL RECEIVE A HARDWOOD / PINE NEEDLE MULCH MIX RING 2' IN DIAMETER TYPICAL. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.
24. ALL PLANTING AREAS SHALL BE MULCHED WITH SHREDDED ORGANIC MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.
25. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
26. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
27. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
28. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
29. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
30. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
31. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
32. ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
33. ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
34. CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR OWNER AND LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION OR INSTALLATION. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT.
35. LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUNDCOVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
36. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, DAILEY.
37. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
38. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
39. THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH PRICING FOR ALL PLANT MATERIAL INCLUDING (WARRANTY, LABOR, TRANSPORTATION, RELOCATION, SITE MAINTENANCE AND PREPARATION) AS PER THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND OR PLANTING PLANS.
40. THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.
41. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF RAYMOND JUNGLES, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
42. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
43. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER,. PLACE PLANTS WITH BEST "FACE" FORWARD.
44. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE ; ⅓ ONSITE SOIL, ⅔ CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT, (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
45. VERIFY ALL QUANTITIES IN THE PLANTING SCHEDULE AND INSTALL ALL PLANTS AND MATERIALS AS INDICATED IN THE PLAN. PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT, WHICH INCLUDE ALL OTHER INCIDENTAL MATERIALS, (I.E. MULCH, FERTILIZER, TOPSOIL, LABOR, ETC.)
46. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
47. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

GENERAL TREE BRACING NOTES AND SPECIFICATIONS:

TREES AND PALMS GREATER THAN 6" DBH TO BE BRACED WITH PROPS:

1. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT), TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
2. ALL (PRESSURE TREATED (PT) 2"X4", 4"X4"). STAKES SHALL BE PAINTED AS SPECIFIED BY THE LANDSCAPE ARCHITECT. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
3. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"X4"X12"-16")
4. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6. SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
7. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"X4"X30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM ON CURVED (CHARACTER) PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
8. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
9. IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
10. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

TREES AND PALMS LESS THAN 6" DBH TO BE BRACED BY GUYING:

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF SLEEVE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING SLEEVE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE SLEEVE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE SLEEVE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER SLEEVE TO KEEP IT IN PLACE
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES.
9. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
10. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
11. ANY WIRES ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE ARCHITECT.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS _V_ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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NEW YORK, NEW YORK 10013

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PROFESSIONAL LICENSE

ISSUE NO. | DESCRIPTION | ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION 1 - PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

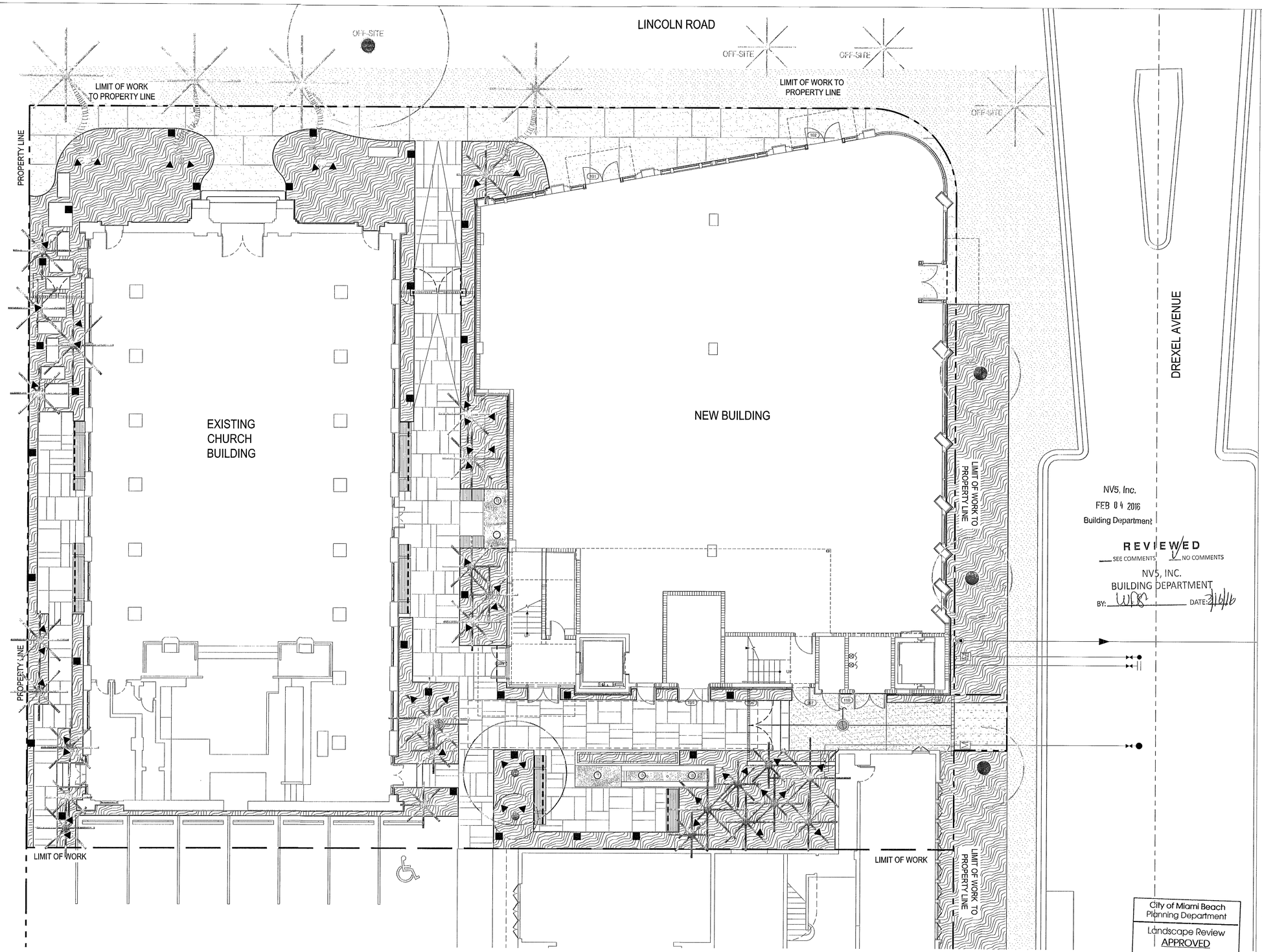
PROJECT NO.

DRAWING TITLE

PLANTING NOTES AND DETAILS

DRAWING NO.

LP.401



NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: LWS DATE: 2/4/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
BUILDING DEPARTMENT

LEGEND

- EXISTING STREET LIGHT
- EXISTING PEDESTRIAN LIGHT
- EXISTING UTILITY BOX
- EXISTING PARKING METER
- PLANTING BED
- WATER
- BENCH TYPE 2
- BENCH TYPE 1
- PT — CANOPY TREE
- PP — PALMS
- UPLIGHT - IN LANDSCAPE
- CHARACTER PALMS
- PATH LIGHT
- COVE LIGHT FLEX STRIP
- SUBMERGED LIGHT - IN WATER

N

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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JACQUELINE GONZALEZ FL AR0016319

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JUNGLES

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PROJECT

1620 DREXEL AVENUE

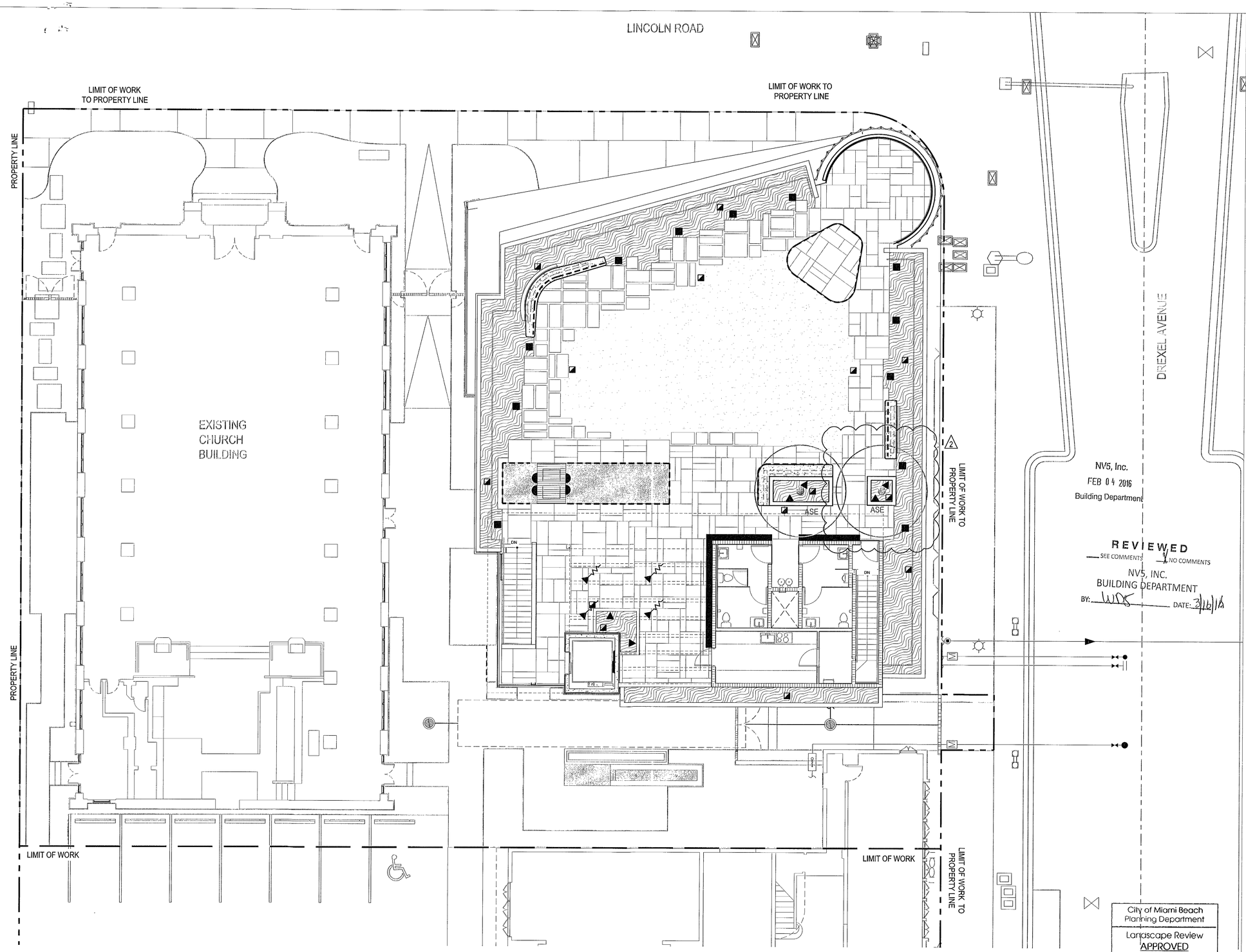
PROJECT NO.

DRAWING TITLE

GROUND LEVEL CONCEPTUAL LIGHTING PLAN

DRAWING NO.

LL.100



LEGEND

EXISTING STREET LIGHT
EXISTING UTILITY BOX
PLANTING BED
BENCH TYPE 2
CANOPY TREE
UPLIGHT - IN LANDSCAPE
PATH LIGHT
EXISTING PEDESTRIAN LIGHT
EXISTING PARKING METER
WATER
BENCH TYPE 1
COVE LIGHT FLEX STRIP
DOWNLIGHT MOUNTED ON TRELLIS

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS
NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WS DATE: 3/16/16

City of Miami Beach
Planning Department
Landscape Review
APPROVED

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

N

0 4' 8' 16'
SCALE: 1/8" = 1'- 0"

TOUZET STUDIO
ARCHITECTURE + DESIGN

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PROJECT

1620 DREXEL AVENUE

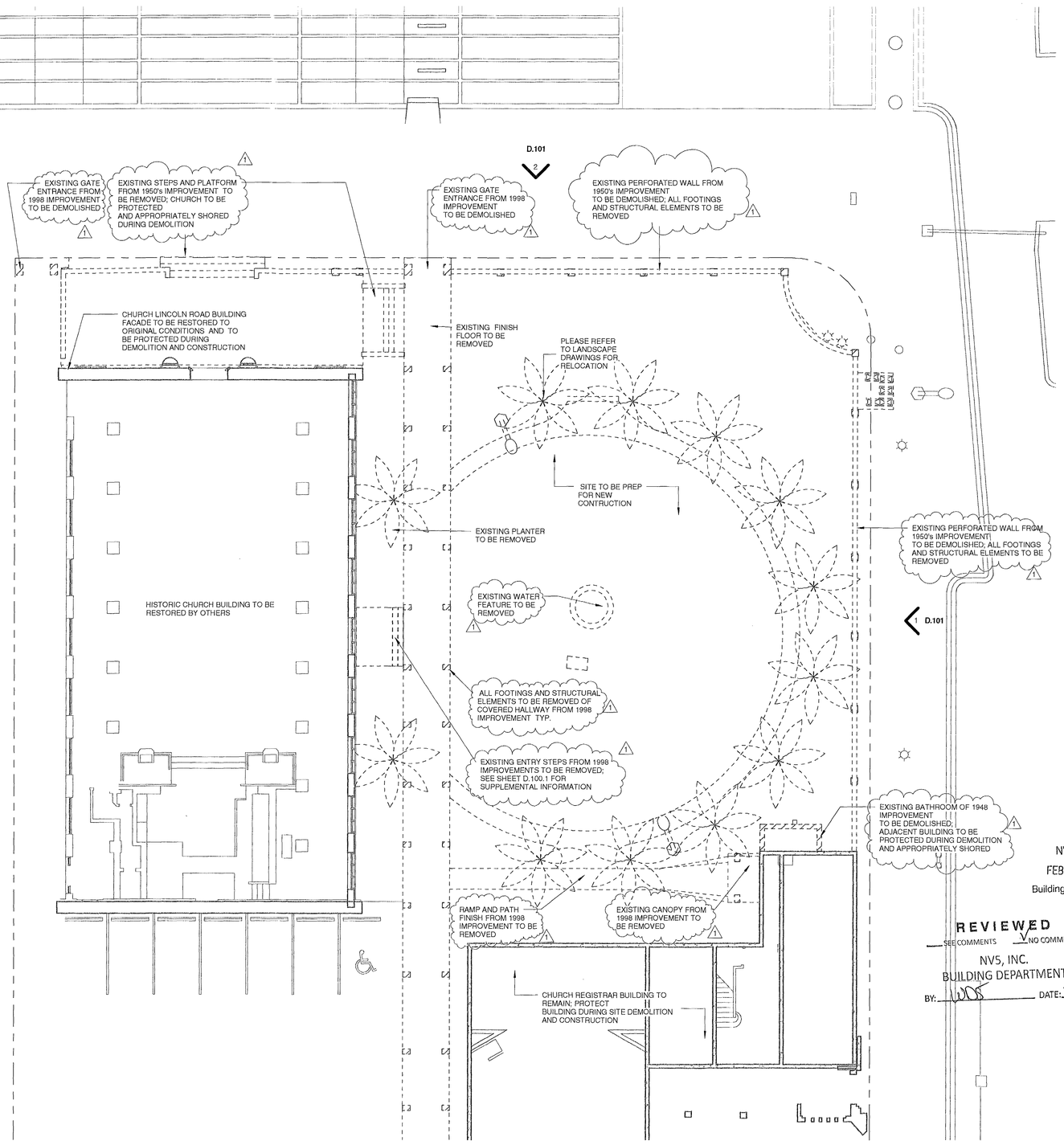
PROJECT NO.

DRAWING TITLE

ROOF LEVEL CONCEPTUAL LIGHTING PLAN

DRAWING NO.

LL.101



1 DEMOLITION PLAN
3/32" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WOS DATE: 2/4/16

DEMOLITION NOTES

1. THE DEMOLITION PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A FIELD SURVEY IN REGARDS TO QUANTITIES, DIMENSIONS, AND CONFORMANCE TO CODE.

2.IT IS THE INTENT IN THESE DRAWINGS THAT THE ENTIRE SPACE IS TO BE CLEARED OF ALL PARTITIONS, FIXTURES, FINISHES, STOREFRONT, COLUMNS, FLOOR, STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING AND SIGNAGE.

3. GENERAL CONTRACTOR SHALL REMOVE ALL ITEMS INDICATED BY DASHED LINES AND ALSO REMOVE ANY OTHER ITEM(S). CONTRACTOR SHALL CAREFULLY EXECUTE ALL WORK IN SUCH A MANNER TO AVOID ANY UNNECESSARY ADDITIONAL DAMAGE AND SHALL CARRY OUT ALL DEMOLITION WORK REQUIRED TO MEET THE INTENT OF THE DRAWINGS. ANY DAMAGE DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT DIRECTION OF ARCHITECT/ENGINEER, BY THE CONTRACTOR, AT NO EXTRA COST TO THE OWNER.

4.CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.

5. CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED.

6.PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.

7.HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.

8.ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.

9.PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

10.EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.

11. UTILITY SERVICES TO THE EXISTING BUILDING SHALL NOT BE DISRUPTED IN ANY WAY WITHOUT NOTIFYING/COORDINATING WITH THE OWNER AND RECEIVING WRITTEN AUTHORIZATION TO DO SO.

12.PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.

13.REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQ'D., AT NO COST TO THE OWNER.

14.BURNING OF MATERIALS ON SITE IS NOT PERMITTED.

15.REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE OF IN A CONDITION ACCEPTABLE TO THE ARCHITECT.

16.SPACE SHALL NOT BE OCCUPIED DURING DEMOLITION.

17. PARTITION DEMOLITION INCLUDES ANY KIND OF SECONDARY PIPES, CONDUITS, WIRING, ETC. CONTAINED WITHIN THE PARTITION.

18. WHEN REMOVING ANY KIND OF FLOORING, LEAVE SUBSTRATE FREE OF DEBRIS, RESIDUE AND IN A CONDITION TO RECEIVE NEW FLOORING.

19.PRIOR TO DEMOLITION CONTRACTOR TO CONTACT SUNSHINE FOR UNDERGROUND UTILITY LOCATIONS.

20. A SEPARATE BUILDING PERMIT IS REQUIRED FOR TOAL DEMOLITION 2

ARS ENVIRONMENTAL, INC. — Environmental Consulting Services
Asbestos Business License #ZA-0000164
Asbestos Consulting • Radon Measurements • Lead Assessments • Indoor Air Quality Testing • Mold Investigations

Today's Date: 4/1/2015 | Project Number: 20150686 | Page 1 of 10

Prepared For:
Noah Fox
DSS Consulting
1665 Washington Avenue
Penthouse
Miami Beach, FL 33139

Job Site:
Commercial Building
Limited to North East Corner Restroom
1620 Drexel Avenue
Miami Beach, FL

Asbestos Survey -- Project Summary

Pursuant to your request, ARS Environmental, Inc., has performed an Asbestos Building Survey on 3/31/2015 and limited to the above referenced location.

The **Interior** of the above referenced location was visually inspected to identify building materials that may contain asbestos. Suspect materials were collected and samples sent to laboratory for analysis.

The **Exterior/Roof** was not sampled. If the **Exterior/Roof** system will be disturbed by renovation or demolition samples of the materials that will be affected should be obtained and analyzed to determine asbestos content prior to any disturbance.

Laboratory Results

Based on the laboratory analysis, no asbestos was detected in amounts greater than 1 % in the secured bulk samples.

It has been a pleasure working with you. Please call on us again.

Regards,

ARS Project,
ARS Environmental, Inc.

10097 Cleary Boulevard • #305 • Plantation, FL 33324 • Phone: 954-227-2602 • Fax: 866-816-5110
www.arsenvironmental.com • sales@arsenvironmental.com

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

ASBESTOS SURVEY (FULL SIZE INCLUDED IN SET)
1/64" = 1'-0" 1

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

Drawings are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Touzet Studio and shall not be sold or reproduced without it's prior written consent. Touzet Studio shall be notified of any changes required by actual conditions as aforesaid prior to submission of any phase for construction. 2015, TOUZET STUDIO INC.

OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

14 01 08

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

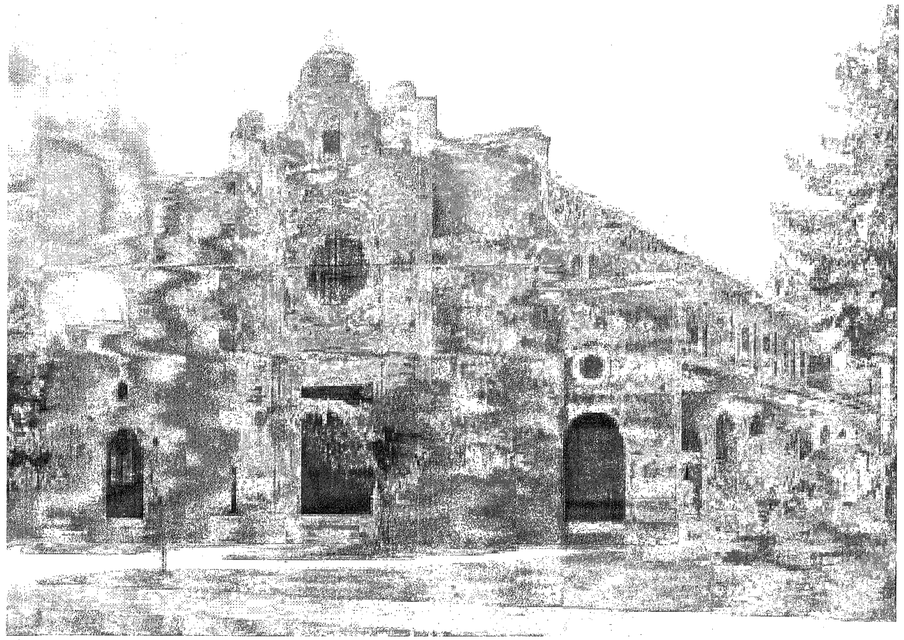
1620 DREXEL AVENUE

DRAWING TITLE

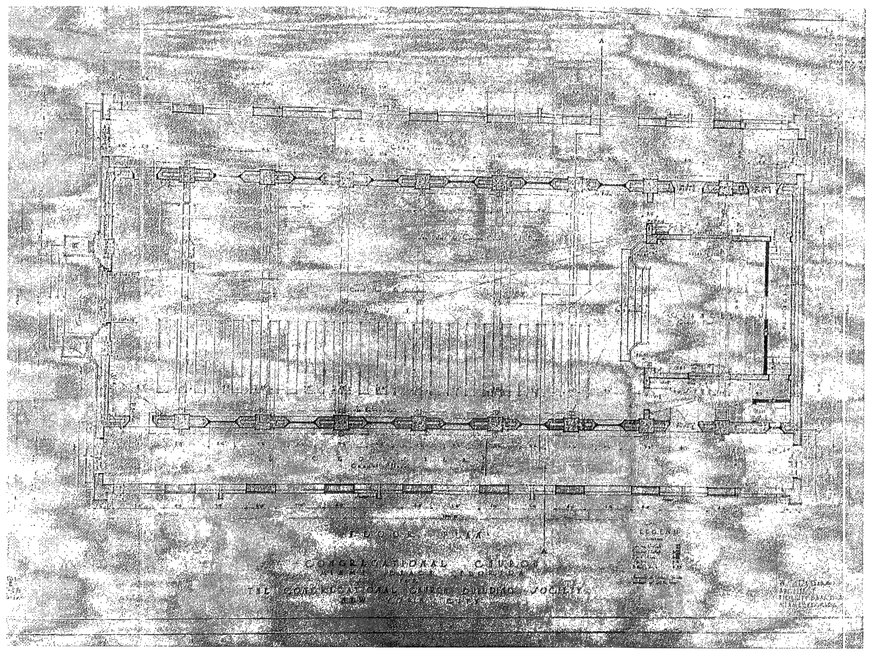
DEMO PLAN

SCALE: As indicated DRAWING NO.

D.100

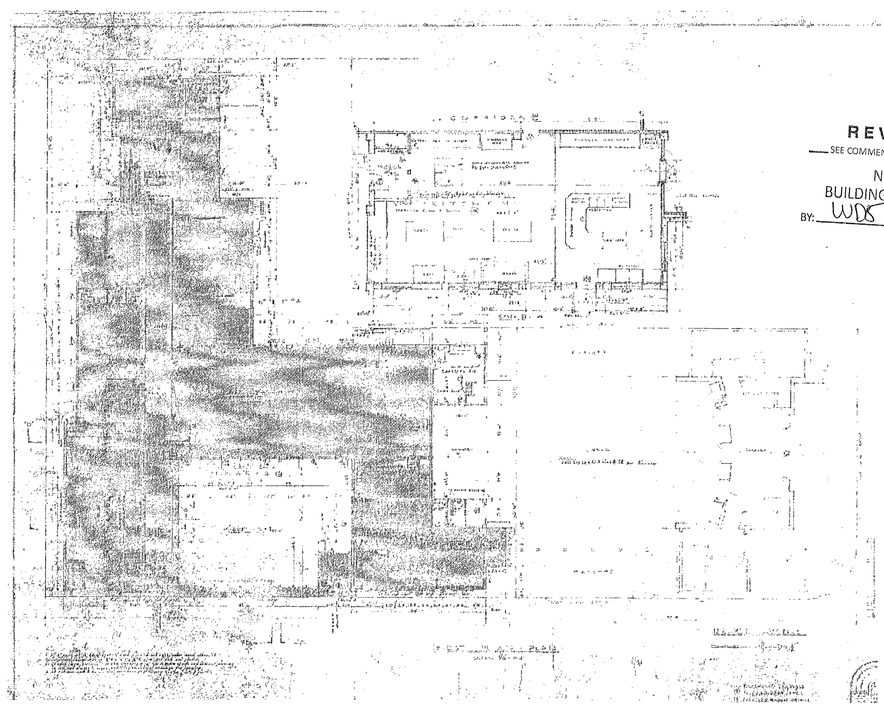


1- HISTORIC PHOTOGRAGH OF 1921 NORTH FACADE



2- FLOOR PLAN OF 1921 ORIGINAL CHURCH

3- PICTURE OF 1948 ADDITION



NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/16/16

4- FLOOR PLAN OF 1948 CHURCH EXPANSION PHASE 1

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS:
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JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
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YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
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P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

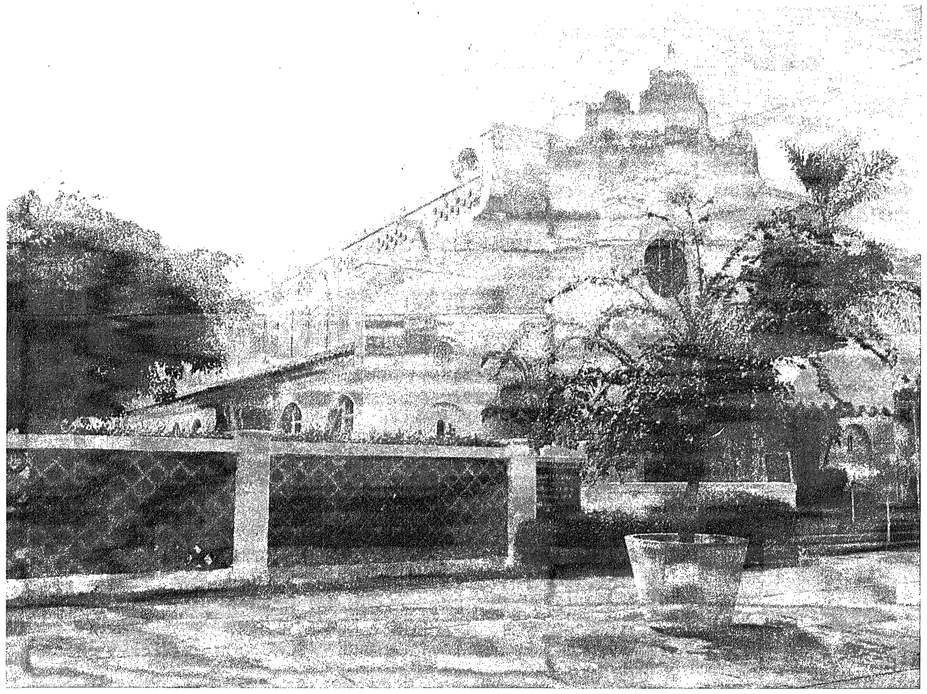
1620 DREXEL AVENUE

DRAWING TITLE

PAST IMPROVEMENT INFORMATION

SCALE: DRAWING NO.

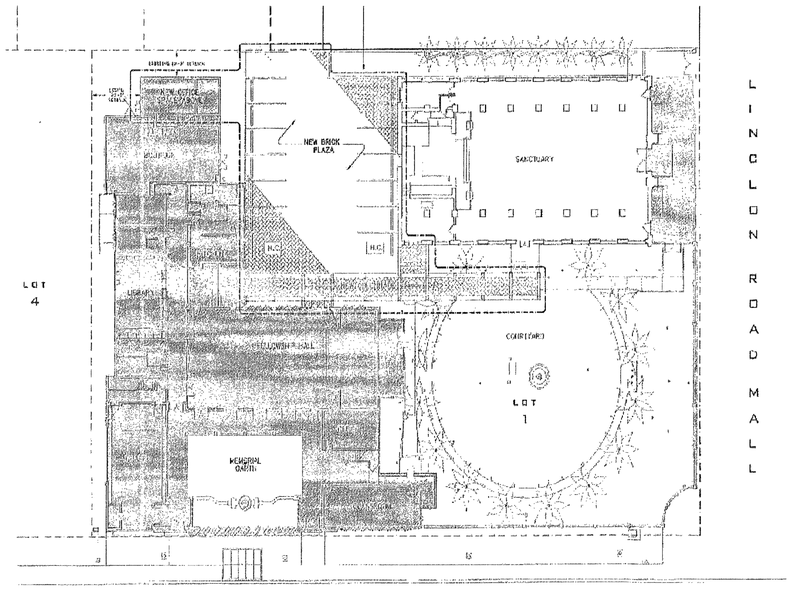
D.100.1



1- PICTURE OF 1950s IMPROVEMENT- GATE

2- PICTURE OF 1950s IMPROVEMENT- GATE

3- PICTURE OF 1998 IMPROVEMENT- COVERED PATH



4- FLOOR PLAN OF 1998 IMPROVEMENT- COVERED PATH

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WPS DATE: 3/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

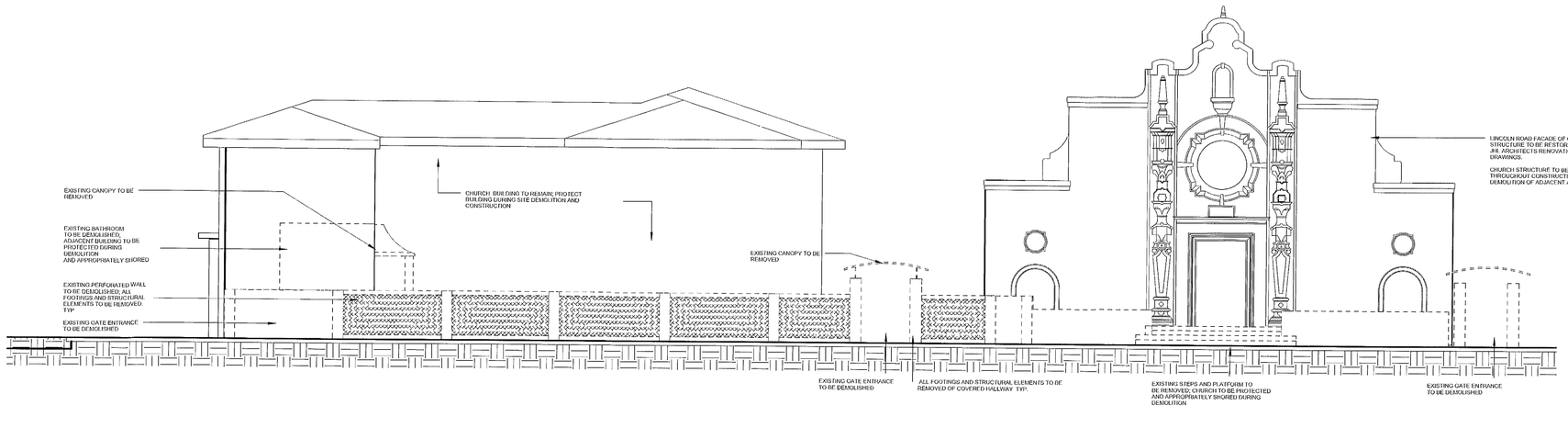
1620 DREXEL AVENUE

DRAWING TITLE

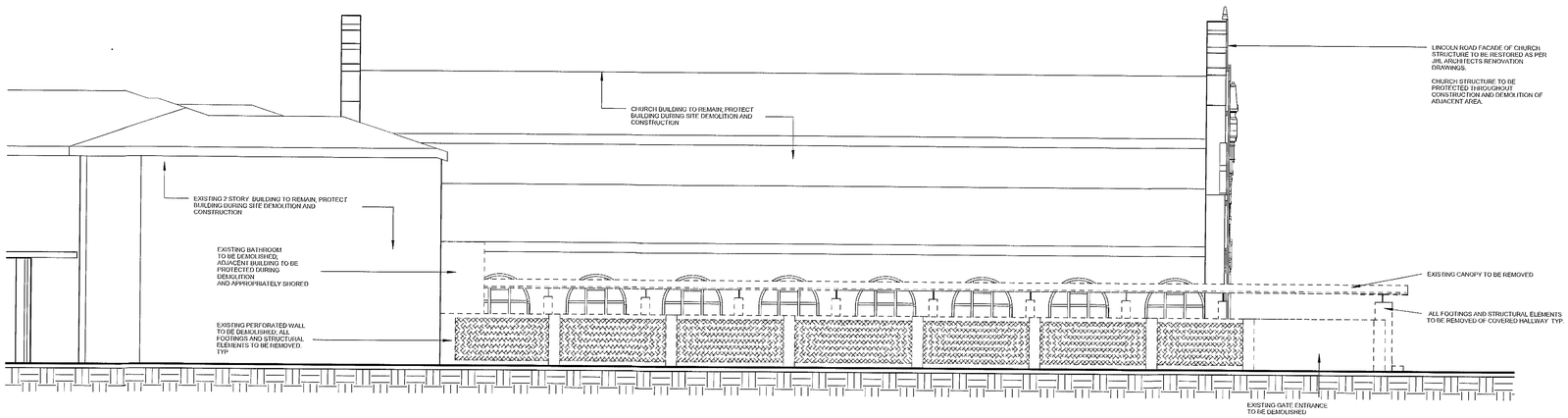
PAST IMPROVEMENT INFORMATION

SCALE: DRAWING NO.

D.100.2 1



2 DEMO ELEVATION LINCOLN ROAD
1/8" = 1'-0"



1 DEMO ELEVATION DREXEL AVENUE
1/8" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS — NO COMMENTS

NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/4/16

NOTE: SEE SHEET D-100 FOR GENERAL DEMOLITION NOTES

ARS ENVIRONMENTAL, INC. — *Environmental Consulting Services*
Asbestos Business License #ZA-0000164
Asbestos Consulting • Radon Measurements • Lead Assessments • Indoor Air Quality Testing • Mold Investigations
Today's Date: 1/1/2015 — Project Number: 20150098 — Page 1 of 10

Prepared For:
Nicola Fox
DRS Consulting
1045 Washington Avenue
Penthouse
Miami Beach, FL. 33139

Job Site
Commercial Building
Limited to North East Corner Restroom
1620 Drexel Avenue
Miami Beach, FL

Asbestos Survey — Project Summary

Pursuant to your request, ARS Environmental, Inc., has performed an Asbestos Building Survey on 3/31/2015 and limited to the above referenced location.

The **Interior** of the above referenced location was visually inspected to identify building materials that may contain asbestos. Suspect materials were collected and samples sent to laboratory for analysis.

The **Exterior/Roof** was not sampled. If the **Exterior/Roof** system will be disturbed by renovation or demolition samples of the materials that will be affected should be obtained and analyzed to determine asbestos content prior to any disturbance.

Laboratory Results

Based on the laboratory analysis, no asbestos was detected in amounts greater than 1% in the secured bulk samples.

It has been a pleasure working with you. Please call on us again.

Regards,
Ajit Fodi
ARS Environmental, Inc.

10097 Cleary Boulevard • #305 • Plantation, FL 33324 • Phone: 954-227-2402 • Fax: 866-816-5110
www.arsenvironmental.com • sales@arsenvironmental.com

ASBESTOS SURVEY (FULL SIZE INCLUDED IN SET)
1/64" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

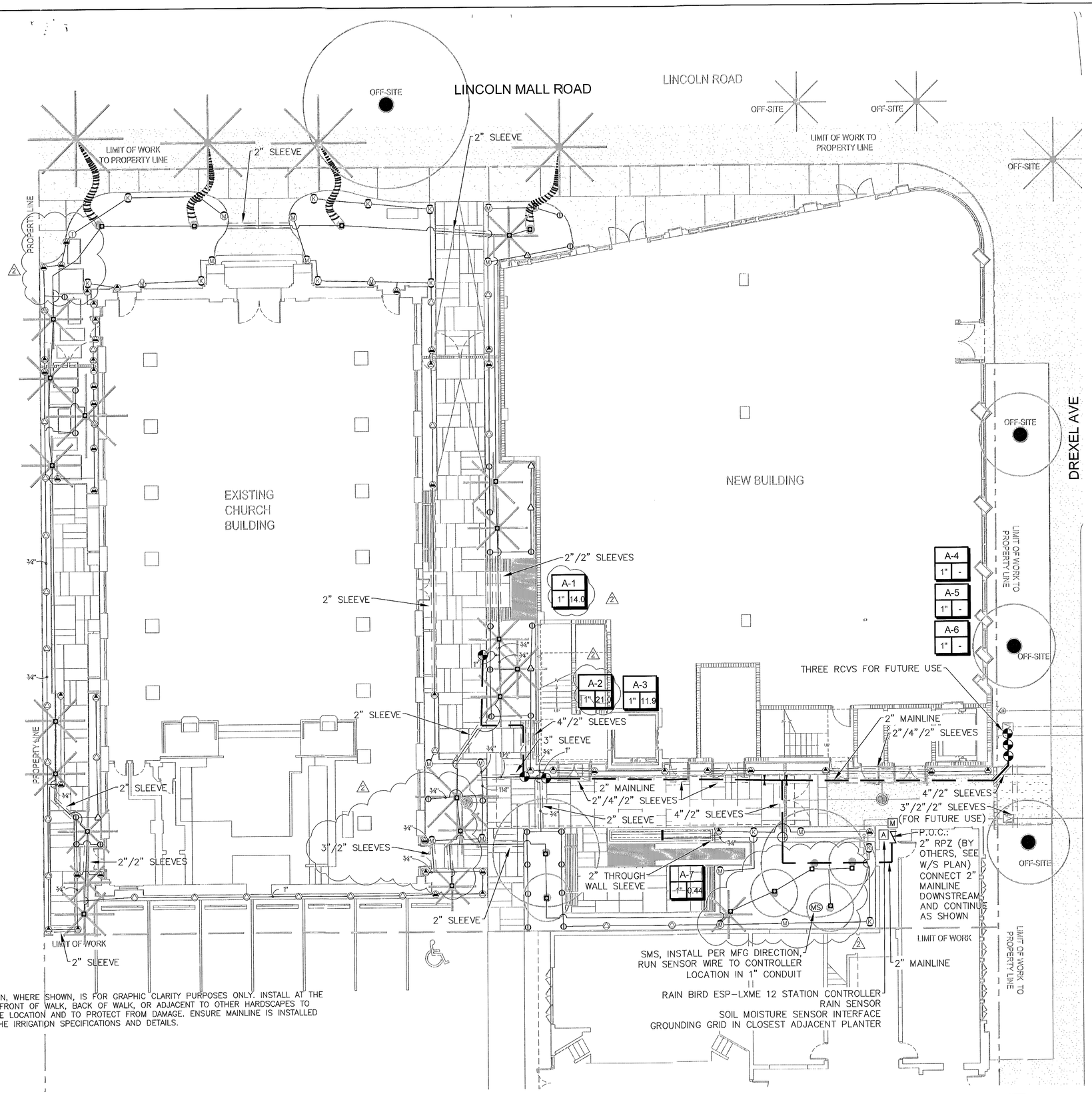
1620 DREXEL AVENUE

DRAWING TITLE

DEMO ELEVATION

SCALE: As indicated DRAWING NO.

D.101



MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.

Masuen Consulting LLC
Water Resource Consultants
5079 North Dixie Highway, #323
Oakland Park, FL 33334
Telephone (866) 928-1533
Fax (800) 928-1534

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: LWDS DATE: 2/4/16

APPROVED MIAMI BEACH FIRE DEPARTMENT

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

City of Miami Beach
Planning Department
Landscape Review
APPROVED

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
N

TOUZET STUDIO
DESIGN & ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

JUNGLES

PROFESSIONAL LICENSE

REGISTERED LANDSCAPE ARCHITECT RAYMOND JUNGLES LA0001294 STATE OF FLORIDA

ISSUE NO.	DESCRIPTION	ISSUE DATE
	100% CONSTRUCTION DOCUMENTS	08/31/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT PROJECT NO.

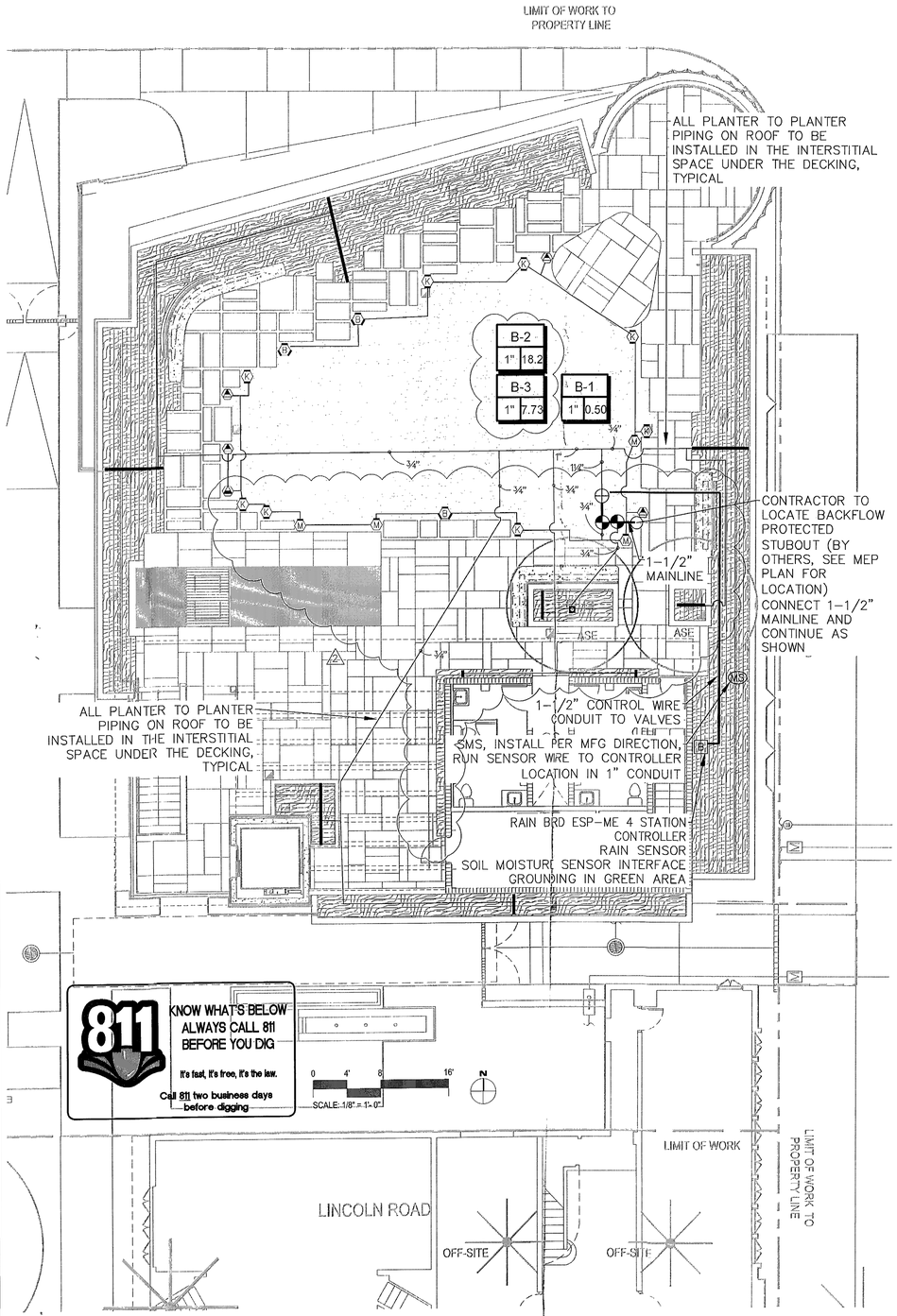
1620 DREXEL AVENUE

DRAWING TITLE

IRRIGATION PLAN GROUND LEVEL

DRAWING NO.

IR-1



MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL INSIDE UPPER LEVEL PLANTERS WHENPOSSIBLE. WHEN IT IS NOT POSSIBLE TO RUN THE MAINLINE INSIDE A PLANTER, USE PLANTER TO PLANTER PIPE ROUTING AS SHOWN ON THE DETAILS. IN ALL CASES INSTALL MAINLINE AS INDICATED IN THE IRRIGATION SPECIFICATIONS AND DETAILS.

NETAFIM™ IRRIGATION NOTES

PART 1 – SUBMITTALS

1.01 Submit (5) five copies of manufacturers catalog cut sheets of the following listed items:

1. Netafim dripper tubing specified with pressure compensating emitters
2. Netafim insert barbed fittings
3. Netafim in-line disc filter
4. Netafim pressure regulator
5. Stainless steel clamps
6. Metal ground stakes for tubing
7. PVC threaded and insert fittings

1.02 Spare parts – upon completion of the installation, turn over the following spare parts and specialty tool to the owner's authorized representative. Include with the following quantities of items a list of each part with appropriate part number (for ordering replacement products) and local supply store of where these parts can be purchased:

(10') Of dripper line for each dripper interval and discharge rate used on the project
(6) Barbed couplings
(6) Barbed 90 degree elbow fittings
(6) Barbed tee fittings
(6) 180 degree 2-way adapter tee fittings
(6) Male adapters with 3/4" fpt
(1) Spare filter element of the same mesh size used on the project

PART 2 – MATERIALS

2.10 Piping materials – dripper tubing (model #TLCV92-12) with pressure compensating emitters shall be of nominal sized one-half inch low density, ultraviolet resistant, linear polyethylene tubing with internal pressure-compensating, self-cleaning, integral drippers (each with a built in check valve) at a specified interval. The tubing shall be brown in color and shall conform to an outside diameter (O.D.) of .66" and an inside diameter (I.D.) of .57". The low volume tubing shall be capable of discharging .92 gallons per hour (G.P.H.) between operating pressures of 15 to 50 PSI for each dripper. The individual self-cleaning, pressure-compensating drippers shall be co-extruded to the inside of the tubing wall. The emitters are constructed of three individual pieces:

1. A black-colored dripper containing a filtration system on the inlet side, compensation cell, and recessed chamber with a water outlet.
2. A hard plastic diaphragm retainer, colored black (0.92 gpm) with chamfered edges and a recessed groove in the center, the full length of the diaphragm.
3. A flexible black rubber diaphragm that allows excessive pressure to build up within the chamber to purge sediment or other debris that may not have been captured by the disc filter.

2.20 Insert barbed fittings – shall be constructed of molded, ultraviolet resistant, brown colored plastic having a nominal inside dimension (I.D.) of .57". Each fitting shall have a minimum of two ridges or barbs per outlet. All fittings shall be of one manufacturer and shall be available in one of the following end configurations:

– Barbed insert fittings
– Male pipe threads (MPT) with barbed insert fittings
– Female pipe threads (FPT) with barbed insert fittings

2.30 Pressure regulation valves – N/A

2.40 Disc filter – the disc filter body shall be molded black plastic with male pipe threads (MPT) for both the inlet and the outlet ports. A threaded cap on one end of the body shall be capable of periodic servicing by unscrewing the cap from the main filter body. On the 3/4" model, a manual shutoff valve shall be co-molded to the opposing end of the removable cap as a part of the main body. This device shall be capable of closing off the inlet port so the disc element can be removed when the main line is still pressurized. The filter elements shall be either a disc-type or a canister screen filter. The disc-type shall be color coded in one of four colors denoting filtration of 80,120,140, and 200 mesh. The canister type screen shall be available in three levels of filtration, 80,120, and 140 mesh.

2.50 Stainless steel clamps – tubing clamps shall be constructed to 304 ANSI stainless steel and shall be one 'ear' type. The 'ear' shall be capable of being pinched with a pinching tool to secure the tubing around the insert barbed fitting. The interior clamp wall shall be smooth to prevent crimping or pinching of the tubing. Wall thickness of clamps shall be .0236" with an overall band width of 1/4". Properly secured clamps shall be capable of withstanding a maximum operating pressure of 441 psi.

PART 3 – EXECUTION

3.10 Staking for lateral dripper line layout – verify existing field dimensions of the area to be irrigated using the irrigation plans for reference/accuracy. Begin dripper tubing layout 4" away from both hardscape surfaces; i.e., concrete sidewalks, curbs, asphalt, and/or undefined edges; i.e., shovel-cut headers. Mark tubing intervals on the ground with flags, paint, or some other markings that can be maintained throughout the installation.

3.11 Installation of dripper tubing – tubing can be installed in one of three following methods:

1. Over excavation – In small areas, where it is feasible, over-excavate the entire area to a depth of 4" below finish grade. Plant all specimen trees and shrubs, then place tubing at the row spacing interval indicated on the plans.
2. Trenching – hand or mechanically trench to the pipe depth (4") and back fill flush with finish grade. Avoid mechanically trenching within the drip line of existing trees and shrubs. Hand trench around existing trees and shrubs when root sizes greater than 1" in diameter are encountered. Remove all rock 1-1/2" in diameter and larger when excavating and remove from site. Do not back fill trenches with rock that will come in direct contact with tubing or rigid PVC piping.

3.12 Cover – Install all underground piping horizontally and as level as possible. PVC piping should be installed to the depths and in the manner outlined in the general irrigation notes. Netafim tubing should be installed to a depth of 4" in shrub areas and 6" in turf areas. Netafim tubing should be installed with the water outlets in upward or downward facing position. Offset the outlets in adjacent rows to obtain a triangular pattern throughout the tubing layout. In irregular areas, some water outlets may end up too close to fixed improvements and may have to be capped off with a dripper plug ring.

3.13 Barbed fittings – Connect dripper tubing to barbed fittings by pushing on and over both barbs until the tubing has seated against another piece of tubing or has butted against another portion of the barbed fitting. For water pressures in excess of 40 psi, use stainless steel clamps as outlined in section 3.50 (pipe clamping).

3.14 Pipe clamping – When design operating pressure exceeds 40 psi, stainless steel pipe clamps shall be used. Slip clamps over tubing before slipping tubing over insert barbed fitting. Place clamp between the first and second ridge of the barbed fittings and crimp the 'ear' of the clamp tightly. Crimp the 'ear' a second time to ensure proper seating.

3.15 Pressure regulator – If a pressure regulator is specified, install it below grade, downstream, and in line with the remote control valve. Refer to the detail sheet. If a prv is specified it will be detailed with the remote control valve. Place the regulator with the arrow, that is molded into the side of the body, pointing in the direction of the flow of water. Provide straight piping on the outlet side of the regulator for a dimension not less than three lengths of the overall body dimension.

3.16 Remote control valve – Install the remote control valves level and below grade with a minimum of 4" of clearance to the top of the inside of the valve box cover. The arrow cast or molded into the side/bottom of the remote control valve should be pointing in the direction of the flow of water. Place a minimum of one cubic foot of 3/4" gravel in the bottom of the valve box. Support each corner of the valve box with a common red brick. At finish grade, the top of the valve box shall be two inches above surrounding grades.

3.17 Disc filter – Install the disc filter, horizontally level, below grade and after the remote control valve (refer to the detail and note sheets). The position of the disc filter in the valve box shall be off-center to allow for removal of the disc element for periodic servicing. Include a minimum of 3" deep of 3/4" gravel in the bottom of the valve box. Support the valve box using a common red brick under each corner of the valve box.

3.18 Flushing – Prior to back filling and before connection of the line flushing valves, flush the entire system to remove any dirt or sediment that may have entered the system during installation.

3.19 Testing – Prior to back filling, open the remote control valve and operate each zone. Check for leakage around barbed and threaded fittings. Make the necessary repairs to stop all leaks. After repairs, re-test to insure all leaks have been repaired. Continue this process until no more leaks are observed.

3.20 Back fill – After placement of tubing, connection to rigid PVC supply header, and initial system flushing, and testing, back filling can begin. Fill remainder of trenches, or where over-excavation and grade level installation was used, place shovel fulls of dirt on piping to keep them in place and maintain row spacing intervals as required. Bring soil up to finished grade and remove any rocks larger than 1" during final grading and contouring. Compact back fill by hand to a minimum of 95% relative compaction. Maintain adequate soil levels as needed to achieve the required compaction requirement.

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Oakland Park, FL. 33334
Telephone (866) 928-1533
Fax (800) 928-1534

IRRIGATION LEGEND

QTY	SYM	DESCRIPTION	DET.
	B-1 / 1" / 7.00	CONTROLLER LETTER – STATION NUMBER GALLONS PER MINUTE – CATALOG FLOW VALVE SIZE	
1	M	2" POTABLE WATER METER (BY OTHERS, SEE W/S PLAN)	
1		2" REDUCED PRESSURE ZONE ASSEMBLY (BY OTHERS, SEE W/S PLAN)	
8		RAIN BIRD PEB SERIES RCV (SIZED PER PLAN) WITH A NIBCO T-113 GATE VALVE IN A CARSON 1220 JUMBO VALVE BOX WITH BOLT DOWN LID.	B1
2		RAIN BIRD PEB SERIES REMOTE CONTROL VALVE WITH A NIBCO T-113 GATE VALVE & NETAFIM MANUAL DISC FILTER MODEL DF100 (PER MFG DIRECTION)-140, EACH IN A SEPARATE CARSON 1220 JUMBO VALVE BOX W/ BOLT DOWN LID.	B1 B2
1	A	RAIN BIRD ESP-LXME WALL MOUNT 12 STATION CONTROLLER, GROUNDING GRID, MINI CLIK RAIN SENSOR #502 AND BASELINE WATERTEC S100 SOIL MOISTURE SENSOR INTERFACE MOUNTED ADJACENT TO CONTROLLER	C1
1	B	RAIN BIRD ESP-ME WALL MOUNT 4 STATION CONTROLLER, GROUNDING GRID, MINI CLIK RAIN SENSOR #502 AND BASELINE WATERTEC S100 SOIL MOISTURE SENSOR INTERFACE MOUNTED ADJACENT TO CONTROLLER	C1
2	MS	BASELINE WATERTEC S100 SOIL MOISTURE SENSOR biSENSOR INSTALLED ON SITE PER MANUFACTURER'S RECOMMENDATIONS. COMMUNICATION WIRE TO BE CONNECTED TO SMS INTERFACE AT CONTROLLER VIA 1" CONDUIT	C2
3		NIBCO T-113 BRASS MAINLINE ISOLATION VALVE (LINE SIZE) IN A CARSON 1419 VALVE BOX.	D
		CLASS 200 PVC LATERAL LINE W/ SCH 40 SOLVENT WELD PVC FITTINGS (SIZE PER PLAN, MINIMUM PIPE SIZE SHALL BE 3/4", NO 1/2" PIPES PERMITTED)	L
		SCHEDULE 40 SOLVENT-WELD PVC MAINLINE W/SCH 40 SOLVENT-WELD PVC FITTINGS (SIZE PER PLANS)	L
		SCH 40 GRAY PVC CONDUIT W/SCH 40 SOLVENT-WELD PVC FITTINGS, SHOWN WHERE NOT WITH MAINLINE (SIZE PER PLAN)	
		NETAFIM TECHLINE TLCV9-12 – 12" O.C TRIANGULAR SPACED GRID EMITTER PATTERN-SEE DETAILS	M,N
		CLASS 200 PVC HEADER W/SCH 40 SOLVENT-WELD PVC FITTINGS (SIZE PER PLAN)	M,N
		CLASS 200 PVC SLEEVES W/SCH 40 SOLVENT-WELD PVC FITTINGS (SIZE PER PLAN)	O

QUANTITIES GIVEN ARE FOR CONTRACTOR CONVENIENCE ONLY. THE ACCURACY IS NOT GUARANTEED. ALL QUANTITIES SHALL BE VERIFIED.

*DET (ON THE LEGEND) – THE LETTER IN THIS COLUMN DENOTES THE CORRESPONDING DETAIL SHOWN ON THE DETAIL SHEET.

IRRIGATION HEAD LEGEND

SYMBOL QUANTITY	SYMBOL	DESCRIPTION	DETAIL	DESIGN PSI	DESIGN GPM PER SYMBOL	
29	Q	EACH SYMBOL DENOTES TWO (2) RAIN BIRD 1804-SAM-1401 FLOOD BUBBLERS	Q	30	0.50	
21	S	RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MP800SR-90 NOZZLE ADJ ARC 90-210	S	30	VAR	
5	T	RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MP800SR-90 NOZZLE ADJ ARC 90-210 ON SCH 40 RISER	T	30	VAR	
4	M	RAIN BIRD 1806-SAM-PRS-30 W/ HUNTER MP1000 NOZZLE MAROON ADJ ARC 90-210	R	30	VAR	
1	1	RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MP1000 NOZZLE MAROON ADJ ARC 90-210	S	30	VAR	
15	M	RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MP1000 NOZZLE MAROON ADJ ARC 90-210	S	30	VAR	
2	M	RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MP1000 NOZZLE MAROON ADJ ARC 90-210 ON SCH 40 RISER	T	30	VAR	
8	K	RAIN BIRD 1806-SAM-PRS-30 W/ HUNTER MP2000 NOZZLE BLACK ADJ ARC 90-210	R	30	VAR	
12	K	RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MP2000 NOZZLE BLACK ADJ ARC 90-210	S	30	VAR	
3	B	RAIN BIRD 1806-SAM-PRS-30 W/ HUNTER MP3000 NOZZLE BLUE ADJ ARC 90-210	R	30	VAR	
4		RAIN BIRD 1806-SAM-PRS-30 W/ HUNTER MPCORNER NOZZLE RST	R	30	VAR	
1		RAIN BIRD 1806-SAM-PRS-30 W/ HUNTER MPCORNER NOZZLE LST	R	30	VAR	
23		RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MPCORNER NOZZLE RST	S	30	VAR	
24		RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MPCORNER NOZZLE LST	S	30	VAR	
26		RAIN BIRD 1812-SAM-PRS-30 W/ HUNTER MPSTRIP NOZZLE SST	S	30	VAR	

NV5, Inc.
FEB 04 2016
Building Department
REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: DATE 2/4/16

APPROVED MIAMI BEACH FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

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65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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JUNGLES

PROFESSIONAL LICENSE

REGISTERED LANDSCAPE ARCHITECT RAYMOND JUNGLES LA0001594 STATE OF FLORIDA

ISSUE NO.	DESCRIPTION	ISSUE DATE
	100% CONSTRUCTION DOCUMENTS	08/31/2015
1	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT

1620 DREXEL AVENUE

PROJECT NO.

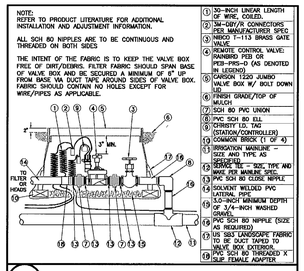
DRAWING TITLE

IRRIGATION PLAN
ROOF LEVEL

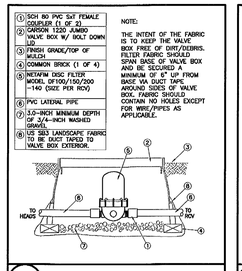
DRAWING NO.

IR-2

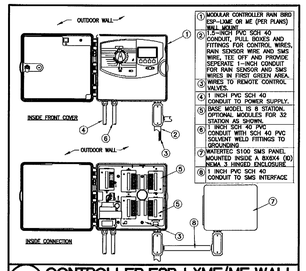
Masuen Consulting LLC
Water Resource Consultants
5079 North Dixie Highway, #323
Oakland Park, FL 33334
Telephone (866) 928-1533
Fax (800) 928-1534



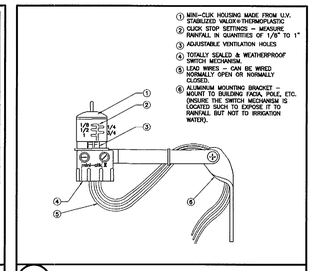
B RAIN BIRD RCV W/GATE VALVE



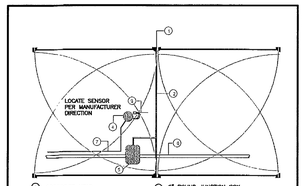
B2 NETAFIM FILTER



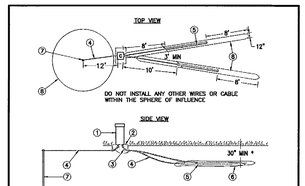
C CONTROLLER ESP-LXME/ME WALL MOUNT



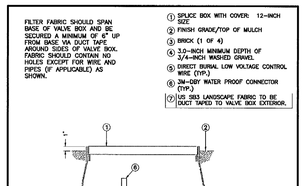
C MINI-CLIK II RAIN SENSOR



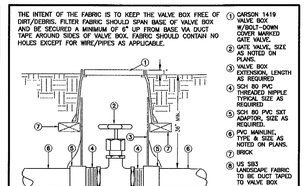
C2 SOIL MOISTURE SENSOR



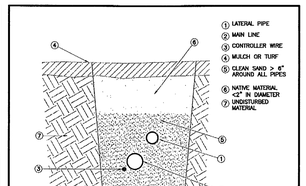
C GROUNDING DETAIL



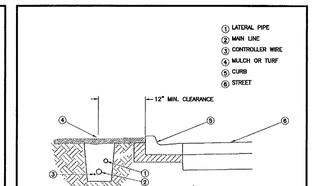
C WIRE SPLICE



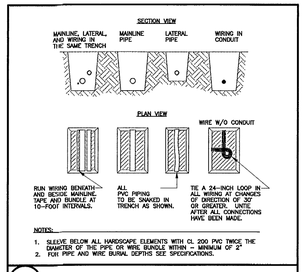
D T-113 GATE VALVE



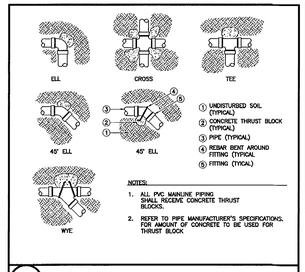
L MAINLINE AND LATERAL BACKFILL DETAIL



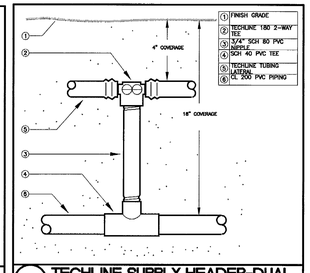
L MAINLINE AND LATERAL PIPING DETAIL



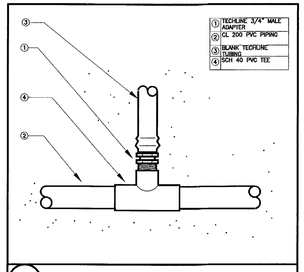
L PIPE AND WIRE TRENCHING



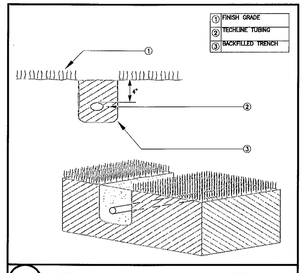
L THRUST BLOCK



M TECHLINE SUPPLY HEADER-DUAL FEED



M TECHLINE TO PVC CONNECTION



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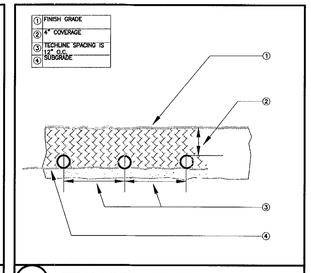
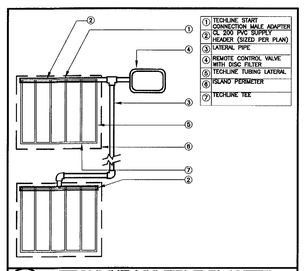
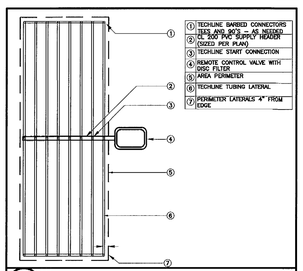


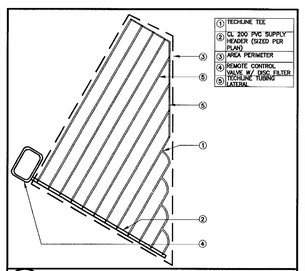
M TECHLINE SUB GRADE LAYOUT



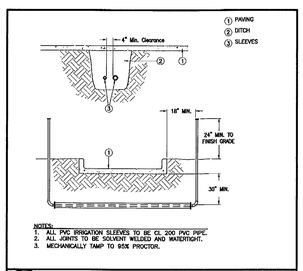
N TECHLINE MULTIPLE PLANTER LAYOUT



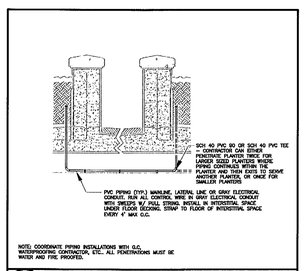
N TECHLINE DUAL FEED LAYOUT



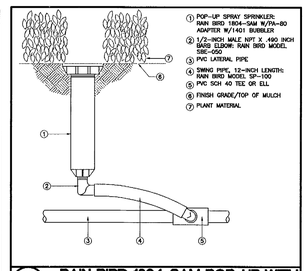
N TECHLINE ODD AREA LAYOUT



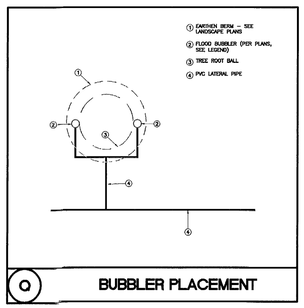
O SLEEVING



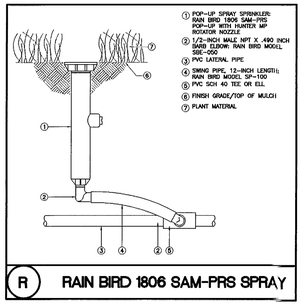
O PLANTER TO PLANTER PIPE RUN IN INTERSTITIAL SPACE



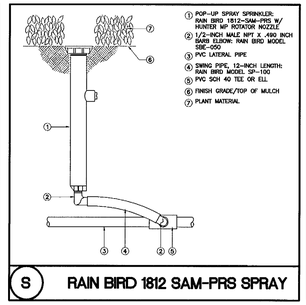
Q RAIN BIRD 1804-SAM POP-UP WITH 1401 BUBBLER



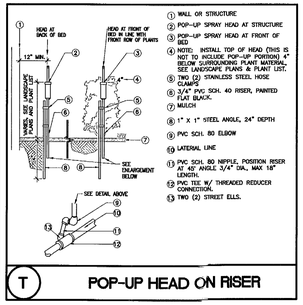
O BUBBLER PLACEMENT



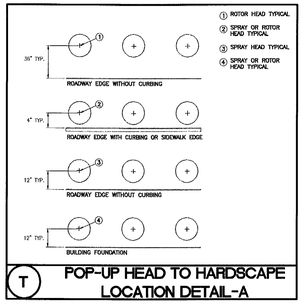
R RAIN BIRD 1806 SAM-PRS SPRAY



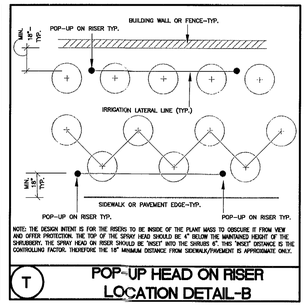
S RAIN BIRD 1812 SAM-PRS SPRAY



T POP-UP HEAD ON RISER



T POP-UP HEAD TO HARDSCAPE LOCATION DETAIL-A



T POP-UP HEAD ON RISER LOCATION DETAIL-B

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS
NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

TOUZET STUDIO
DESIGN & ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
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JUNGLES

PROFESSIONAL LICENSE

REGISTERED LANDSCAPE ARCHITECT
RAYMOND JUNGLES
LA0001594
STATE OF FLORIDA

ISSUE NO. | DESCRIPTION | ISSUE DATE

	100% CONSTRUCTION DOCUMENTS	08/31/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT
1620 DREXEL AVENUE

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NO.
IR-3

IRRIGATION NOTES & SPECIFICATIONS

Irrigation design based on the Jungles Landscape Plan dated 04/06/2015 with an updated plan received 8/27/15. Contractor shall refer to these plans to coordinate sprinkler and pipe locations.

The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.

The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.

THE WORK

The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material if applicable (pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain (and freeze as appropriate) shut off device. If the rain shut off device is a rain sensor, it shall be installed to prevent activation by adjacent heads. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.

These plans have been designed to satisfy/exceed the Florida Building Code (FBC) Appendix F and the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.

The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.

POINT OF CONNECTION (P.O.C.)

There are two P.O.C.s for this project:

The ground level P.O.C. is a new line size X 2" tap, maximum of 10' of 2" polyethylene service line, a new 2" potable meter (by others, see W/S Plan) and a 2" reduced pressure zone assembly (RPZ) (by others, see W/S Plan). This P.O.C. must be capable of delivering a minimum of 30 GPM at 45 PSI downstream of the RPZ.

The roof level P.O.C. is a backflow protected potable water stubout (by others, see MEP Plan for location). This P.O.C. must be capable of delivering a minimum of 25 GPM at 45 PSI downstream of the stubout connection.

Contractor to verify these minimum conditions can be met prior to ordering of materials and the beginning of installation. If the conditions can not be met, the contractor must notify the designer prior to proceeding with the work. If the contractor does not do so, the contractor proceeds at their own risk and becomes responsible for any future work required to make the system perform as required.

THE PIPE

Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property's boundary.

All pipes are to be placed in planting beds. If it is necessary to have piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Class 200 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".

Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

Mainline shall be Sch 40 solvent-weld PVC with Sch 40 PVC solvent-weld fittings (size per plans).

Contractor to ensure all mainline piping is properly restrained using mechanical joint fittings, restraining collars, threaded rods, thrust blocks, etc.., as and where required. Contractor shall refer to pipe manufacturers recommended installation practices for further direction.

PVC pipe joint compound and primer: The PVC cement shall be Weld-On 711 (grey, slow-drying, heavy duty) and the primer shall be Weld-On P70 (purple tinted, compatible with cement), or approved equals.

ELECTRICAL POWER SUPPLY

Electrical supply for irrigation controllers & sensors to be provided by irrigation contractor. Contractor to coordinate with local utilities for the installation of, and connection to, site available power supplies for required electrical components as set forth in the irrigation plans.

All electrical work is to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for each controller shall be a dedicated 120 volt, 20 amp circuit unless otherwise specified in the plans.

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run three spare wires in both directions (six spare wires total). Install as 1 common spare (2 total) and 2 hot wires (4 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding – Contractor to utilize 4"X8'X5/8" copper grounding plates, 5/8"X10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer – only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measured to the top of pipe shall be:
24" minimum for 3/4"–2 1/2" PVC with a 30" minimum at vehicular crossings

Lateral line depths measured to top of pipe shall be:
18" minimum for 3/4"–3" PVC with a 30" minimum at vehicular crossings;

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sqi/assessment/ test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing –Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicate which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigations As-builts – shall be provided utilizing a sub-foot Global Navigation Satellite System (GNSS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format. These POINTS once collected shall be imported into an AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-Built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).
2. Controller charts – Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2mil pieces of clear plastic.
3. Grounding Certification – Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indicating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED – Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting – Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) – all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill, and installation method
3. Mainline pressure test – All mainline shall be pressure tested according to this design's requirements
4. USDA Soil Quality Tests for infiltration/texture
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper operation.

D. Check setting on pressure regulator to verify proper setting, if present.

E. Check flow control and adjust as needed; ensure valve closure within 10–15 seconds after deactivation by controller.

F. Check for leaks – mainline, lateral lines, valves, heads, etc.

G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height – 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
3. Check wiper seal for leaks – If leaking, clean head and re-inspect.
4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. – replace as needed
6. Check for proper alignment – perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify the pop-up riser retracts after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. Check rain shut-off device monthly to ensure it functions properly.

J. Inspect all filters monthly and clean/repair/replace as needed.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

M. Check pump stations for proper operation, pressures, filtration, settings, etc. – refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

Soil Moisture Sensor

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

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5079 North Dixie Highway, #323
Oakland Park, FL 33334
Telephone (866) 928-1533
Fax (800) 928-1534

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE 2/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

City of Miami Beach
Planning Department
Landscape Review
APPROVED

TOUZET STUDIO DESIGN & ARCHITECTURE
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

Drawings are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Touzet Studio and shall not be sold or reproduced without it's prior written consent. Touzet Studio shall be notified of any changes required by actual conditions as aforesaid prior to submission of any phase for construction. 2015, TOUZET STUDIO INC.

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JUNGLES

PROFESSIONAL LICENSE

REGISTERED LANDSCAPE ARCHITECT RAYMOND JUNGLES LA 0001194 STATE OF FLORIDA

ISSUE NO.	DESCRIPTION	ISSUE DATE
	100% CONSTRUCTION DOCUMENTS	08/31/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

PROJECT PROJECT NO.

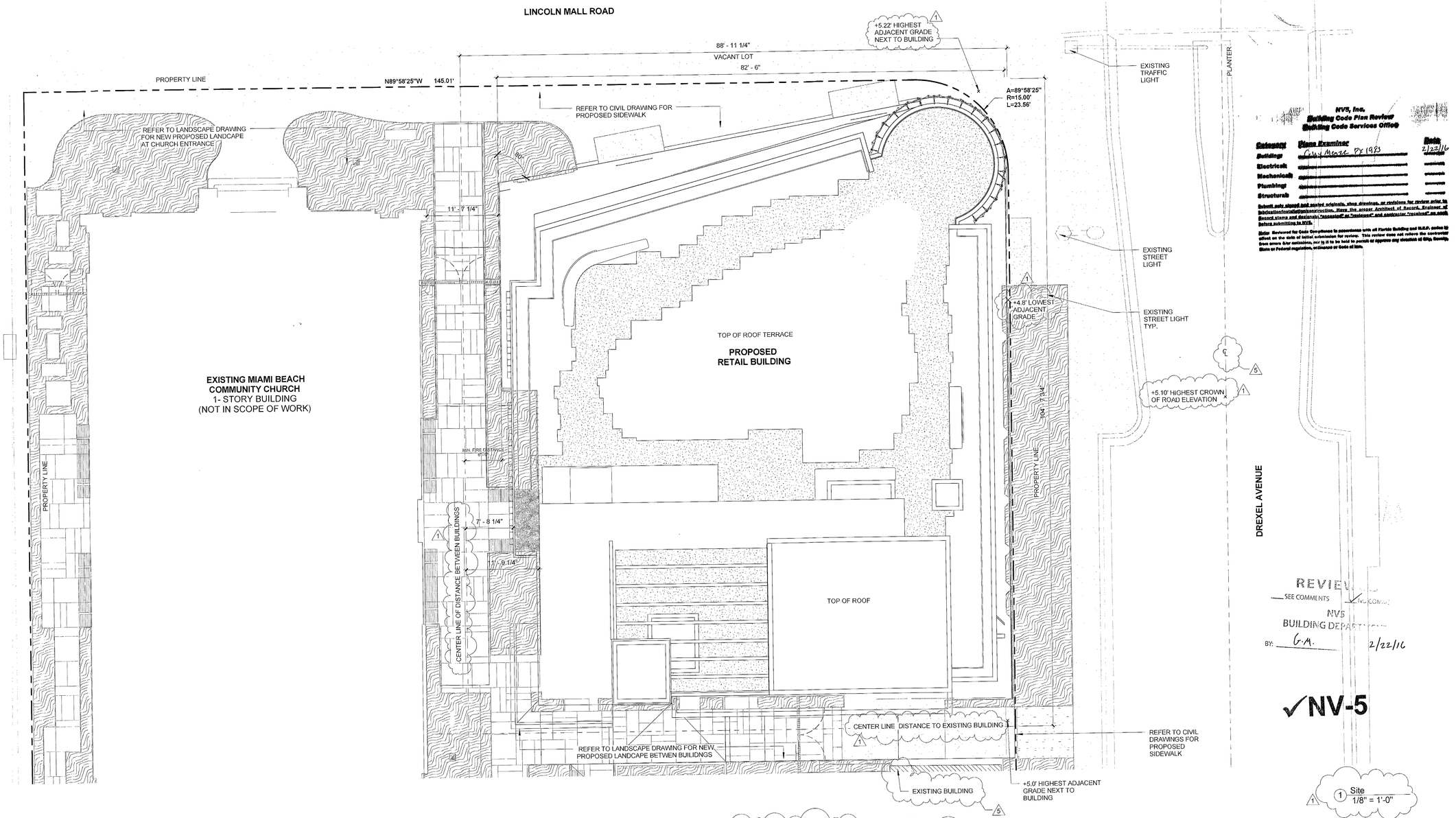
1620 DREXEL AVENUE

DRAWING TITLE

IRRIGATION NOTES

DRAWING NO.

IR-4



CITY OF MIAMI BEACH PUBLIC WORKS NOTE:
THE CITY'S INSPECTOR WILL DETERMINE THE MAGNITUDE OF THE REPLACEMENT.
A- REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.
B- RECONSTRUCT SWALES/SOD ALONG THE ENTIRE PROPERTY.
C- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
D- ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
E - ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
NOTE: A-A CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY. THIS PERMIT IS GOING TO THE GRANTED DURING A WALK THROUGH PERMIT PROCESS AT THE PUBLIC WORKS DEPARTMENT ON 4TH FLOOR AT CITY HALL.

NV5, Inc.
Building Code Plan Review
Building Code Services Office

Category	Plans Examiner	Date
Building	Civil Means DK 1983	2/22/16
Electrical		
Mechanical		
Plumbing		
Structural		

Submit only signed and sealed originals, shop drawings, or revisions for review prior to fabrication/installation/construction. Have the proper Architect of Record, Engineer of Record stamp and designate "accepted" or "reviewed" and contractor "received" on each before submitting to NV5.

Note: Reviewed for Code Compliance in accordance with all Florida Building and N.F.P. codes in effect on the date of initial submission for review. This review does not relieve the contractor from errors in/or omissions, nor is it to be held to permit or approve any violation of Bldg. County, State or Federal regulation, ordinance or Code of law.

REVIEWED
SEE COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. 2/22/16

✓NV-5

1 Site
1/8" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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PROFESSIONAL LICENSE
14 02 22

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

SITE PLAN-SCOPE OF WORK

SCALE: 1/8" = 1'-0" DRAWING NO.

A.100

81' - 11 1/4" OVERALL BUILDING WIDTH FROM POINT OF ORIGIN

13' - 2 1/4" | 15' - 6 3/4" | 11' - 6 1/2" | 11' - 1" | 15' - 6" | 13' - 9"

LINCOLN ROAD

A.201

NEW 5' GREEN CONC. SIDEWALK, EXPOSED AGGREGATE TO CONFORM TO FLORDIA ACCESSIBILITY CODE. REFER TO CIVIL DRAWINGS

PROPERTY LINE

LINE INDICATES ROOF OF CANOPY ABOVE. TYP

EXISTING TRAFFIC LIGHT

POINT OF ORIGIN

POINT OF ORIGIN

MIAMI BEACH COMMUNITY CHURCH. EXISTING BUILDING REFER TO SITE PLAN.

NEW PROPOSED GATES REFER TO LANDCAPE DRAWINGS

REFER TO LANDSCAPE DRAWING FOR PROPOSED NEW LANDSCAPE

STEEL COL. TYP. SEE STRUCTURAL DRAWING.

CONCRETE COLUMN . REFER TO STRUCTURAL FOR DETAILS. (TYP)

5' - 2" N.G.V.D.T.O. SLAB

5' - 3" N.G.V.D. T.O. FINISH FLOOR

1/2" MAX.

FOR ADJACENT GRADE ELEVATIONS REFER TO CIVIL DWG'S C200 (TYP)

GC TO COORDINATE SMOOTH TRANSITION AT ALL ENTRANCES. MAXIMUM THRESHOLD HEIGHT TO BE 1/2" FROM FINISH FLOOR. (TYP.)

LINE INDICATES ROOF OF CANOPY ABOVE

EXISTING LIGHT POLE, TYP.

CONCRETE COLUMN . REFER TO STRUCTURAL FOR DETAILS. (TYP)

CONCRETE SLAB TO RECEIVE FLOOD PANEL BARRIERS

FIRST FLOOR SHELL RETAIL SPACE 101

5' - 2" N.G.V.D. T.O. SLAB

CENTERLINE . FIRE DISTANCE TO EXISTING BUILDING

TRELLIS REFER TO LANDSCAPE DRAWING

LINE INDICATING OVERHEAD ABOVE

WATER FEATURE , REFER TO 1/A-304 AND LANDSCAPE DRAWINGS FOR DETAIL

LINE OF MEZZANINE ABOVE

AREA WITH OPEN AIR FACADE

CANOPY ABOVE

WET COLUMN

MECHANICAL ROOM 106

UTILITY TRANSFORMER ROOM 105

PROVIDE KNOCK OUT PANEL TO RECEIVE THYSSEN KRUPP ENDURA HYDRAULIC ELEVATOR. REFER TO MANUFACTURER SPECS FOR DOOR AND OPENING SIZE

STAIR #1 107

ELEVATOR #1 108

STAIR#2 104

BFP 103

TRASH ROOM 102

FUTURE ELEVATOR #2 109

AREA WITH OPEN AIR FACADE

NEW LANDSCAPE AREA , REFER TO LANDSCAPE DRAWINGS.

CANOPY ABOVE

CENTERLINE , FIRE DISTANCE TO EXISTING BUILDING

A.708

NEW PROPOSED GATES REFER TO LANDCAPE DRAWINGS

FOR ADJACENT GRADE ELEVATIONS REFER TO CIVIL DWG'S C200. (TYP)

LINEAR TRENCH DRAIN

MIAMI BEACH COMMUNITY CHURCH, EXISTING BUILDING REFER TO SITE PLAN.

PROPERTY LINE

EXISTING CURB & GUTTER

A.202

A.706.1

A.711

DREXEL AVENUE

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

NV-5

APPROVED MIAMI BEACH FIRE DEPARTMENT

NOTE:
FOR DRY FLOOD PROOFING NOTES AND DETAILS, REFER TO SHEET A-708

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

KEY PLAN

TOUZET STUDIO
ARCHITECTURE + INTERIORS

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

14 02 22

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
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1	REVISION-1_PERMIT COMMENTS	11/13/2015
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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

PROJECT PROJECT NO. 13_016

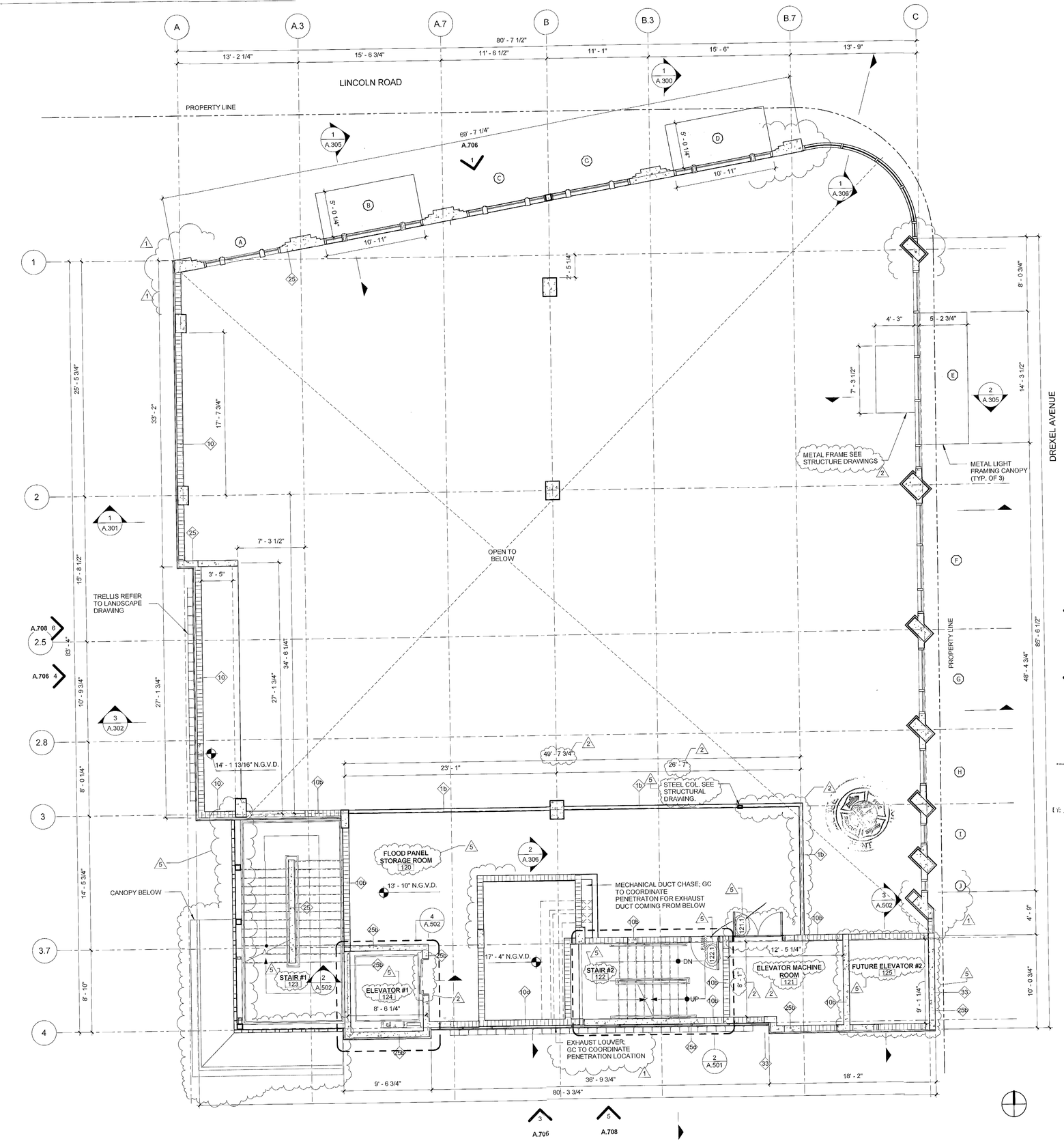
1620 DREXEL AVENUE

DRAWING TITLE

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0" DRAWING NO.

A.101



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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

REVIEWED
SEE COMMENTS NO COMMENTS
NVS
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

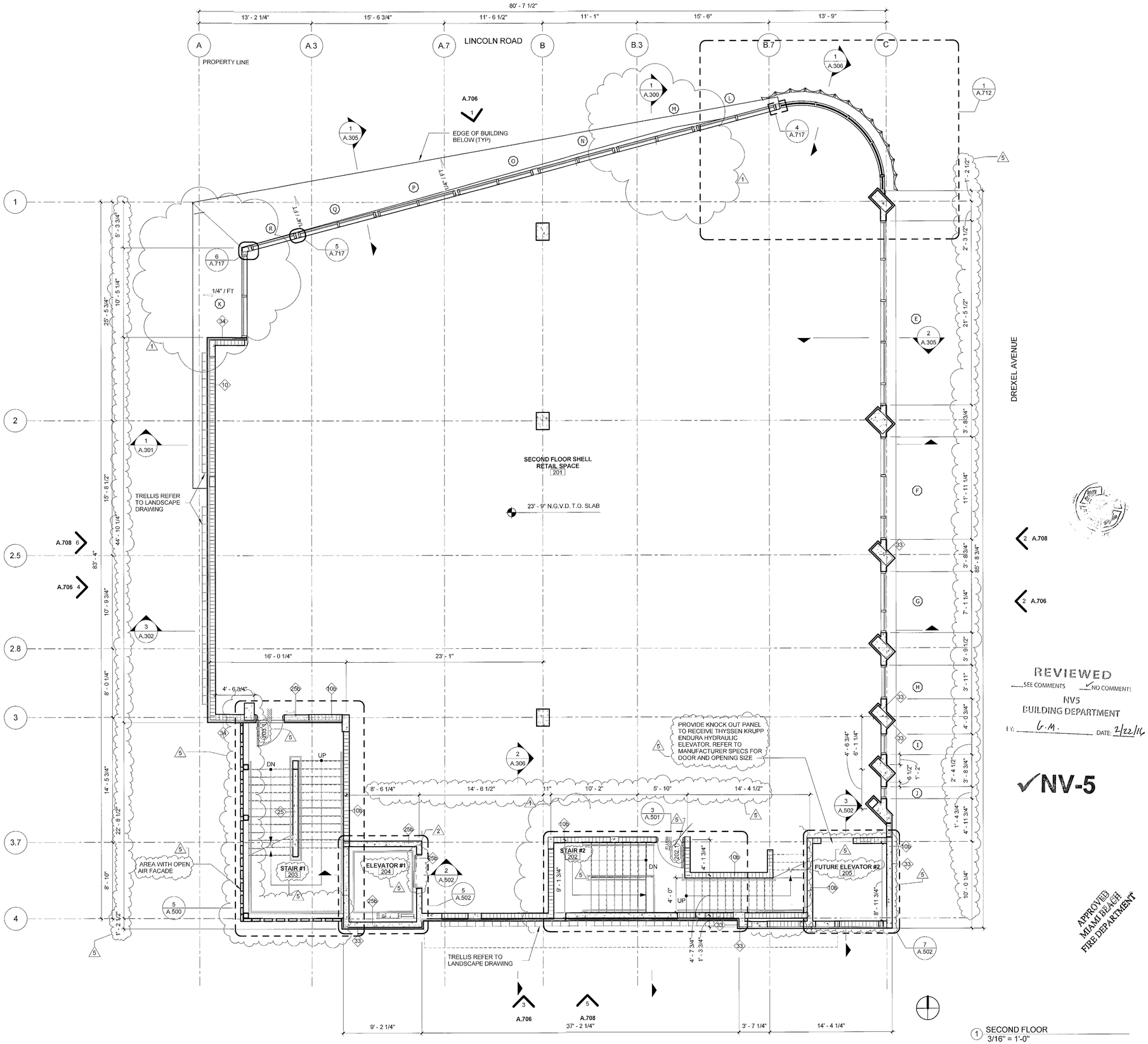
DRAWING TITLE

MEZZANINE FLOOR PLAN

SCALE: 3/16" = 1'-0" DRAWING NO.

A.102

1 MEZZANINE
3/16" = 1'-0"



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

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PROFESSIONAL LICENSE

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

PROJECT PROJECT NO. 13_016

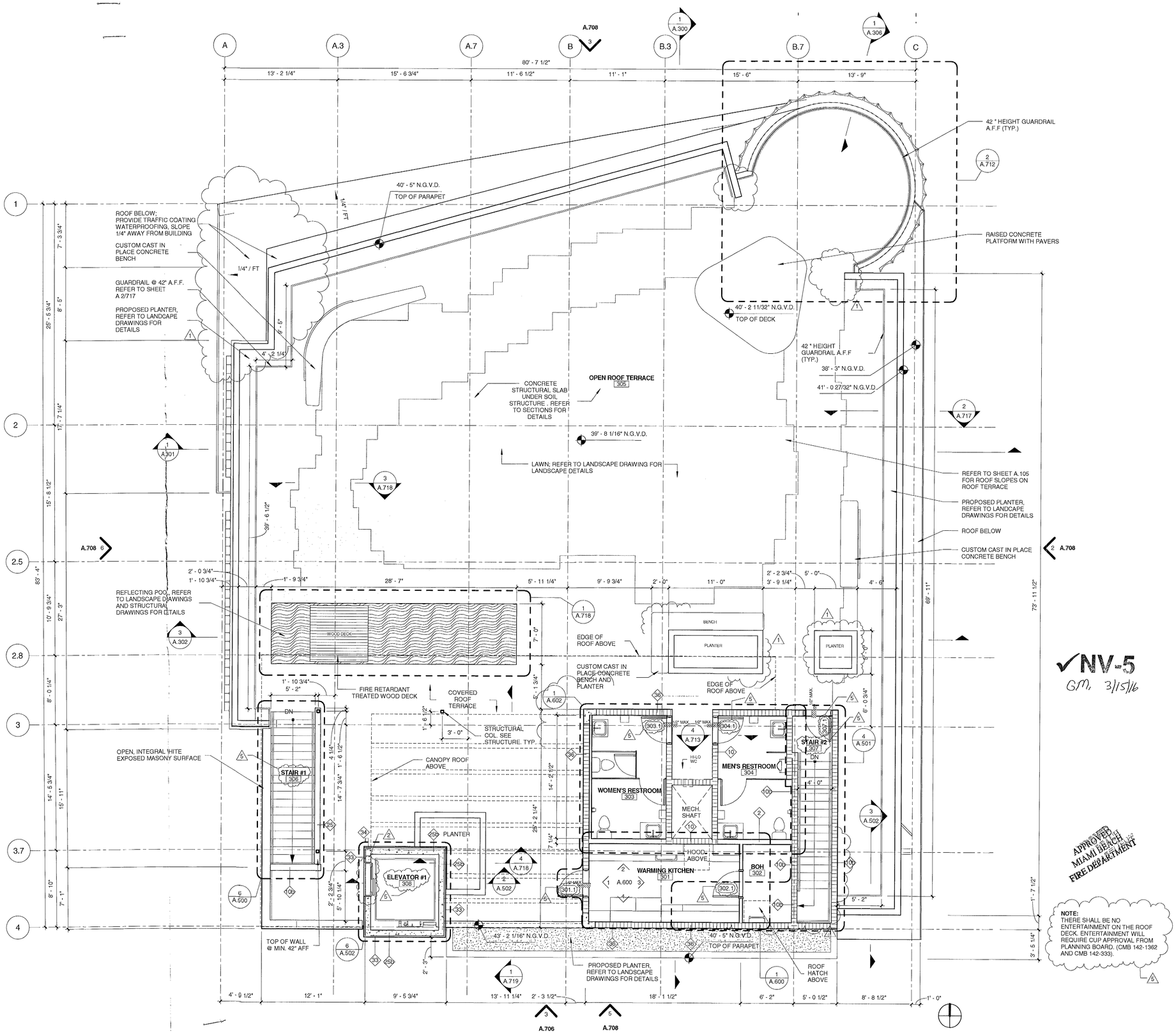
1620 DREXEL AVENUE

DRAWING TITLE

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0" DRAWING NO.

A.103



✓NV-5
GM, 3/15/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

1 LOWER ROOF DECK
3/16" = 1'-0"

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PROFESSIONAL LICENSE

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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

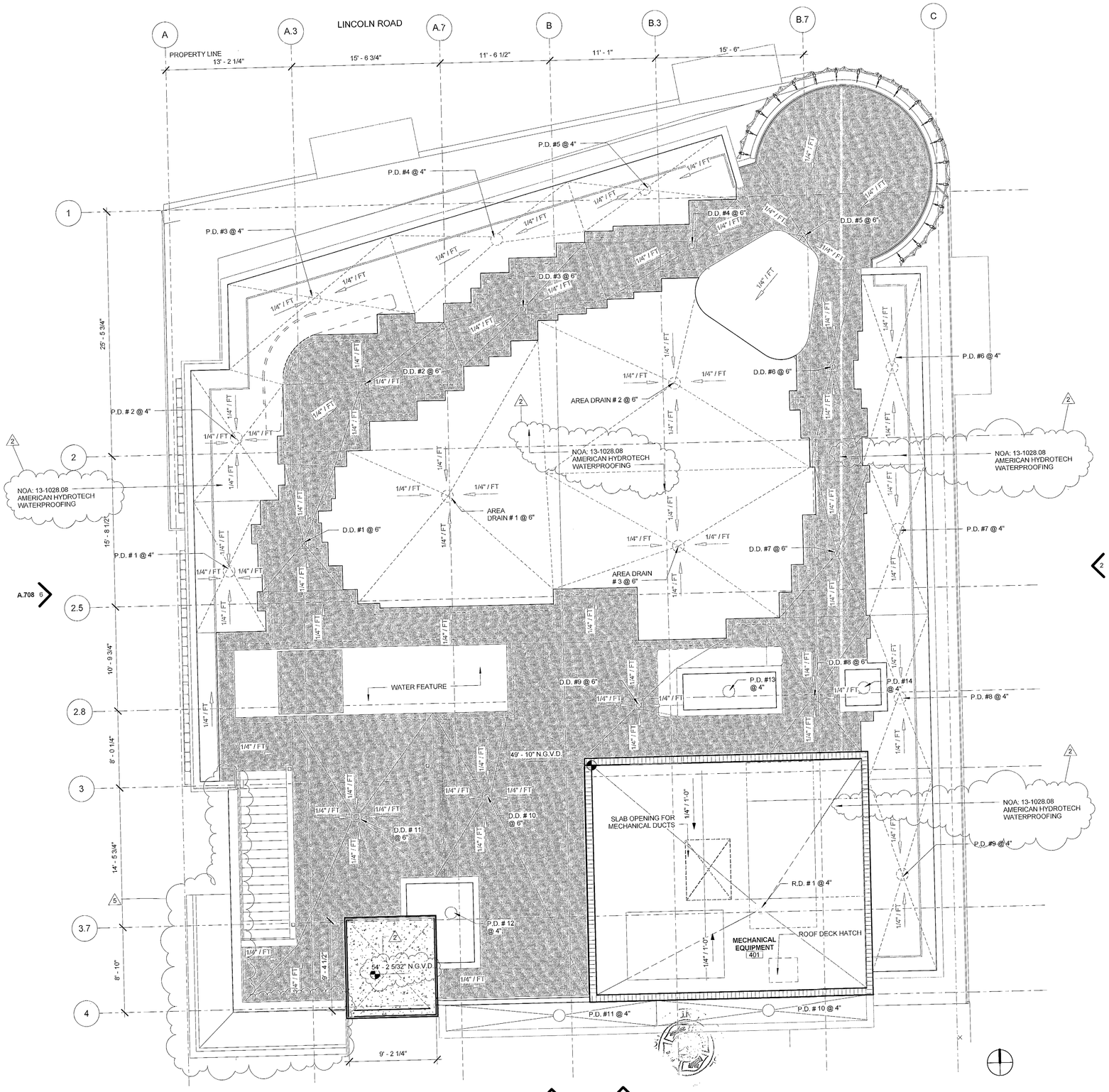
1620 DREXEL AVENUE

DRAWING TITLE

ROOF DECK PLAN

SCALE: 3/16" = 1'-0" DRAWING NO.

A.104



1 T.O. UPPER ROOF DECK SLAB
3/16" = 1'-0"

DREXEL AVENUE

REVIEWED
SEE COMMENTS ✓NO COMMENTS
N'S
BUILDING DEPARTMENT
U.M. DATE: 2/22/16

✓NV-5

ROOF DRAIN CALCULATIONS:
(AS PER TABLE 1106.3 SIZE OF HORIZONTAL STORM DRAINAGE PIPING)

DRAIN:	DRAIN DIAMETER:	ALLOWABLE AREA:	PROVIDED AREA:
D.D. #1	6"	6,040 SF	225 SF
D.D. #2	6"	6,040 SF	154 SF
D.D. #3	6"	6,040 SF	104 SF
D.D. #4	6"	6,040 SF	90 SF
D.D. #5	6"	6,040 SF	275 SF
D.D. #6	6"	6,040 SF	94 SF
D.D. #7	6"	6,040 SF	90 SF
D.D. #8	6"	6,040 SF	110 SF
D.D. #9	6"	6,040 SF	250 SF
D.D. #10	6"	6,040 SF	399 SF
D.D. #11	6"	6,040 SF	393 SF
R.D. #1	4"	2,120 SF	676 SF
P.D. #1	4"	2,120 SF	147 SF
P.D. #2	4"	2,120 SF	129 SF
P.D. #3	4"	2,120 SF	156 SF
P.D. #4	4"	2,120 SF	150 SF
P.D. #5	4"	2,120 SF	110 SF
P.D. #6	4"	2,120 SF	108 SF
P.D. #7	4"	2,120 SF	126 SF
P.D. #8	4"	2,120 SF	96 SF
P.D. #9	4"	2,120 SF	133 SF
P.D. #10	4"	2,120 SF	58 SF
P.D. #11	4"	2,120 SF	60 SF
P.D. #12	4"	2,120 SF	43 SF
P.D. #13	4"	2,120 SF	36 SF
P.D. #14	4"	2,120 SF	14 SF

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MIAMI BEACH
FIRE DEPARTMENT

ROOF DRAIN CALCULATIONS
1/2" = 1'-0"

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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

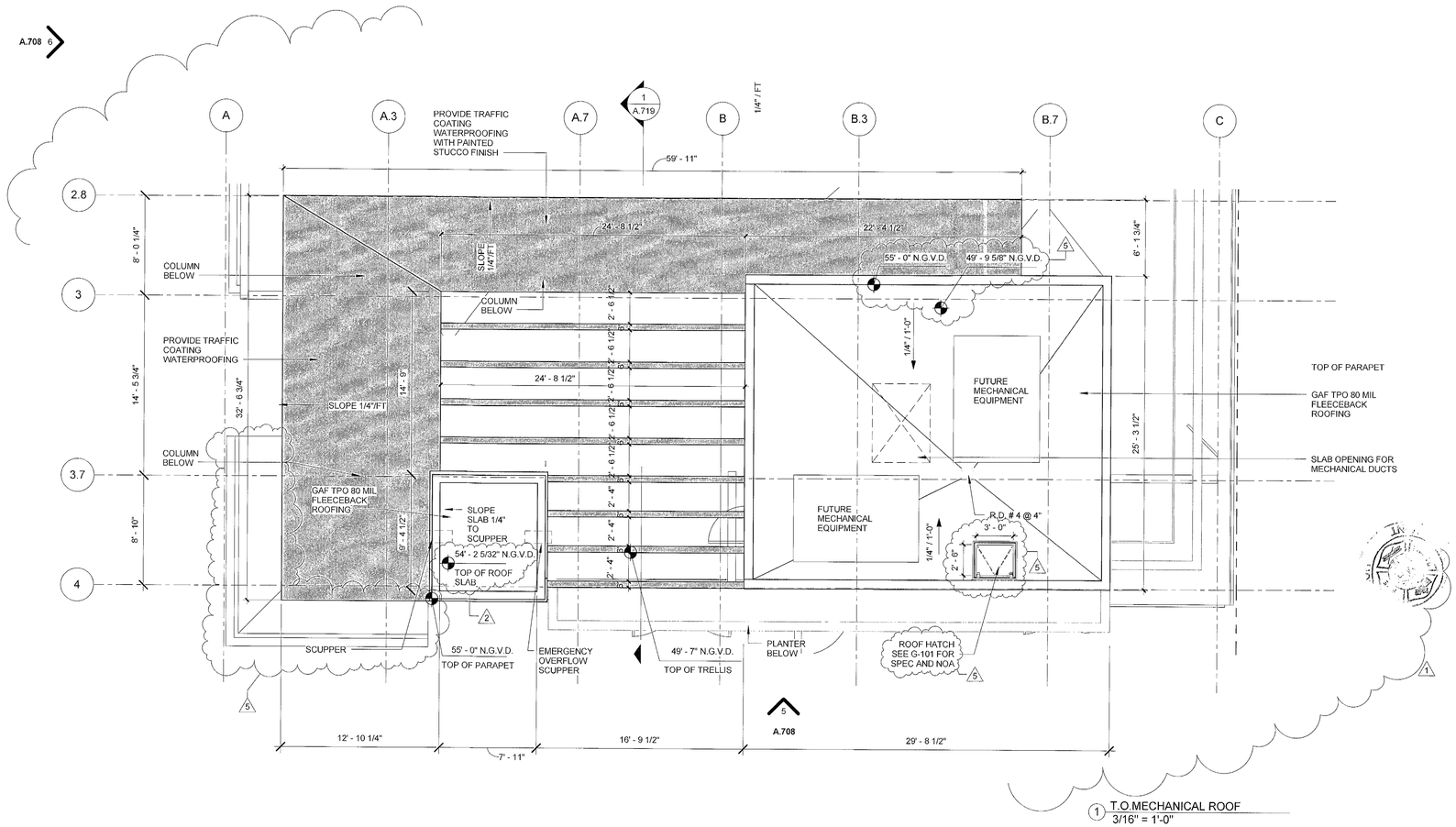
1620 DREXEL AVENUE

DRAWING TITLE

ROOF DECK DRAINS

SCALE: As indicated DRAWING NO.

A.105



1 T.O.MECHANICAL ROOF
3/16" = 1'-0"

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

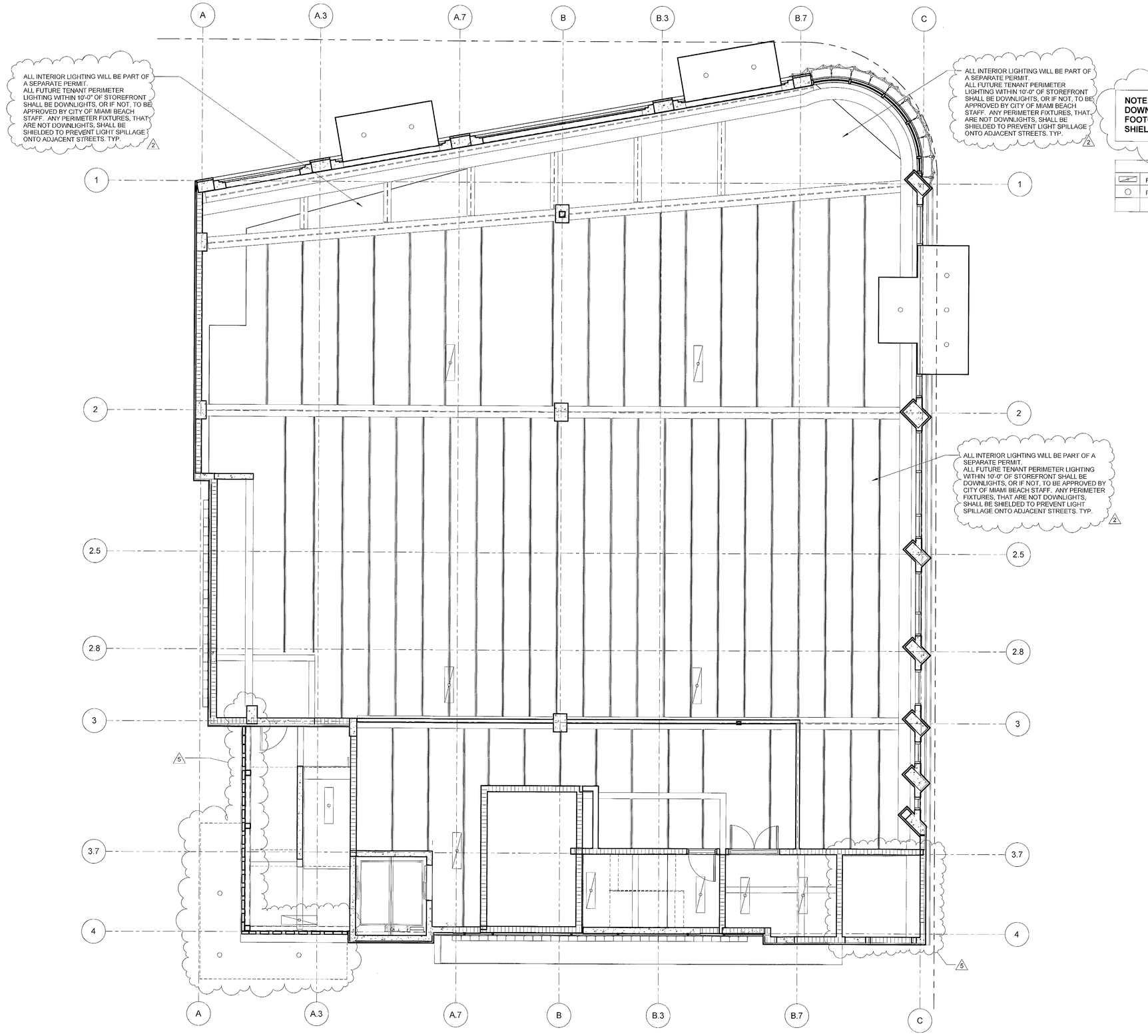
1620 DREXEL AVENUE

DRAWING TITLE

TOP OF MECHANICAL ROOF

SCALE: 3/16" = 1'-0" DRAWING NO.

A.106



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

NOTE:
DOWN LIGHTS TO PROVIDE MINIMUM FOOTCANDLES AND ALL LIGHTING TO BE SHIELDED FROM EXTERIOR SPILLAGE.

LIFE SAFETY PLAN LEGEND	
	FLUORESCENT LIGHTING FIXTURE (SEE ELECTRICAL DWG)
	RECESSED DOWN LIGHT

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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PROFESSIONAL LICENSE
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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

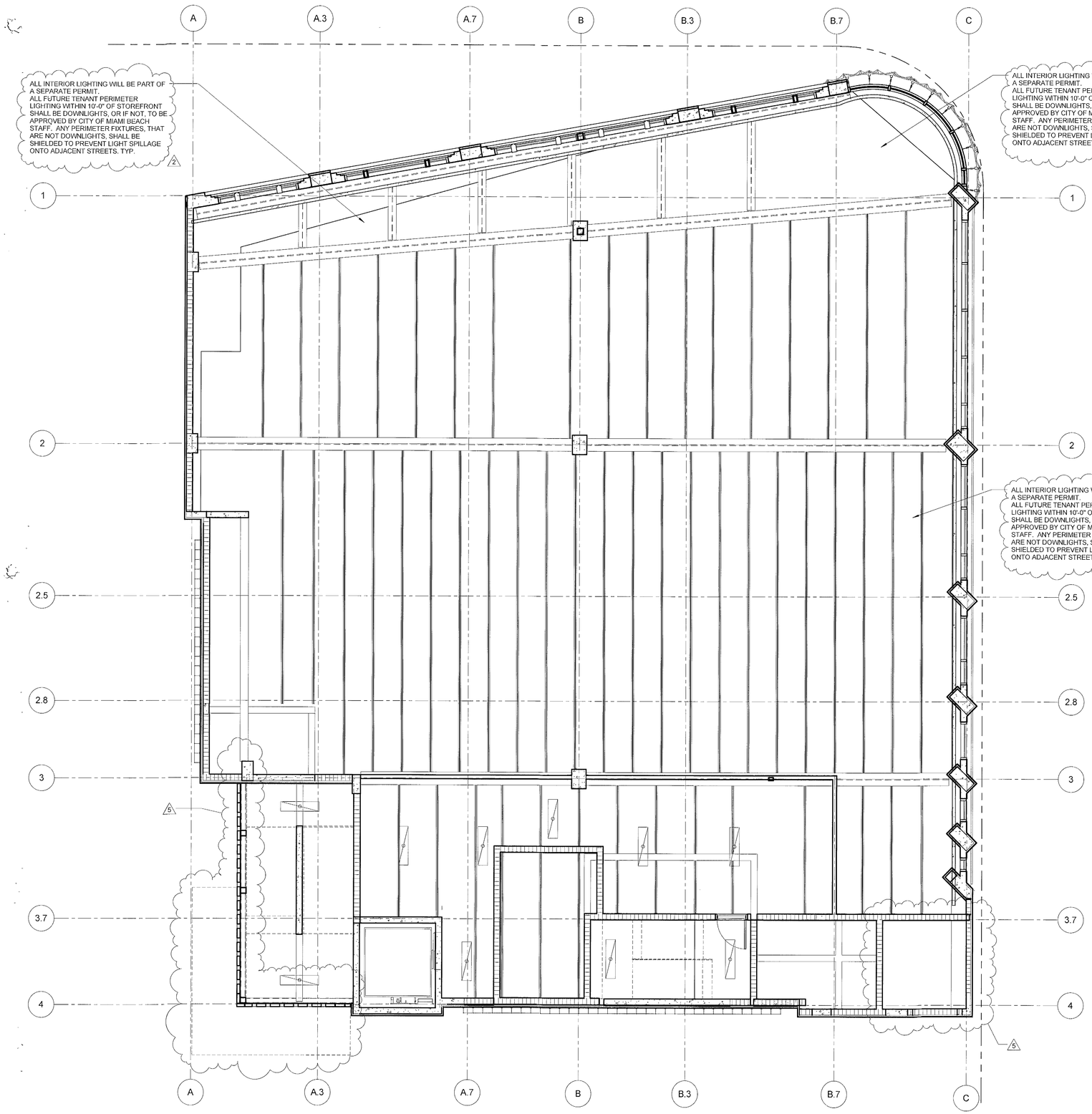
1620 DREXEL AVENUE

DRAWING TITLE

GROUND FLOOR RCP

SCALE: As indicated DRAWING NO.

A.107 2



1 MEZZANINE T.O.S.
3/16" = 1'-0"

NOTE:
DOWN LIGHTS TO PROVIDE MINIMUM FOOTCANDLES AND ALL LIGHTING TO BE SHIELDED FROM EXTERIOR SPILLAGE.

LIFE SAFETY PLAN LEGEND	
40"	FLUORESCENT LIGHTING FIXTURE (SEE ELECTRICAL DWG)
○	RECESSED DOWN LIGHT

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

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FIRE DEPARTMENT

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.856.6777 F 305.856.0742

PROFESSIONAL LICENSE
14 0221

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/06/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/09/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

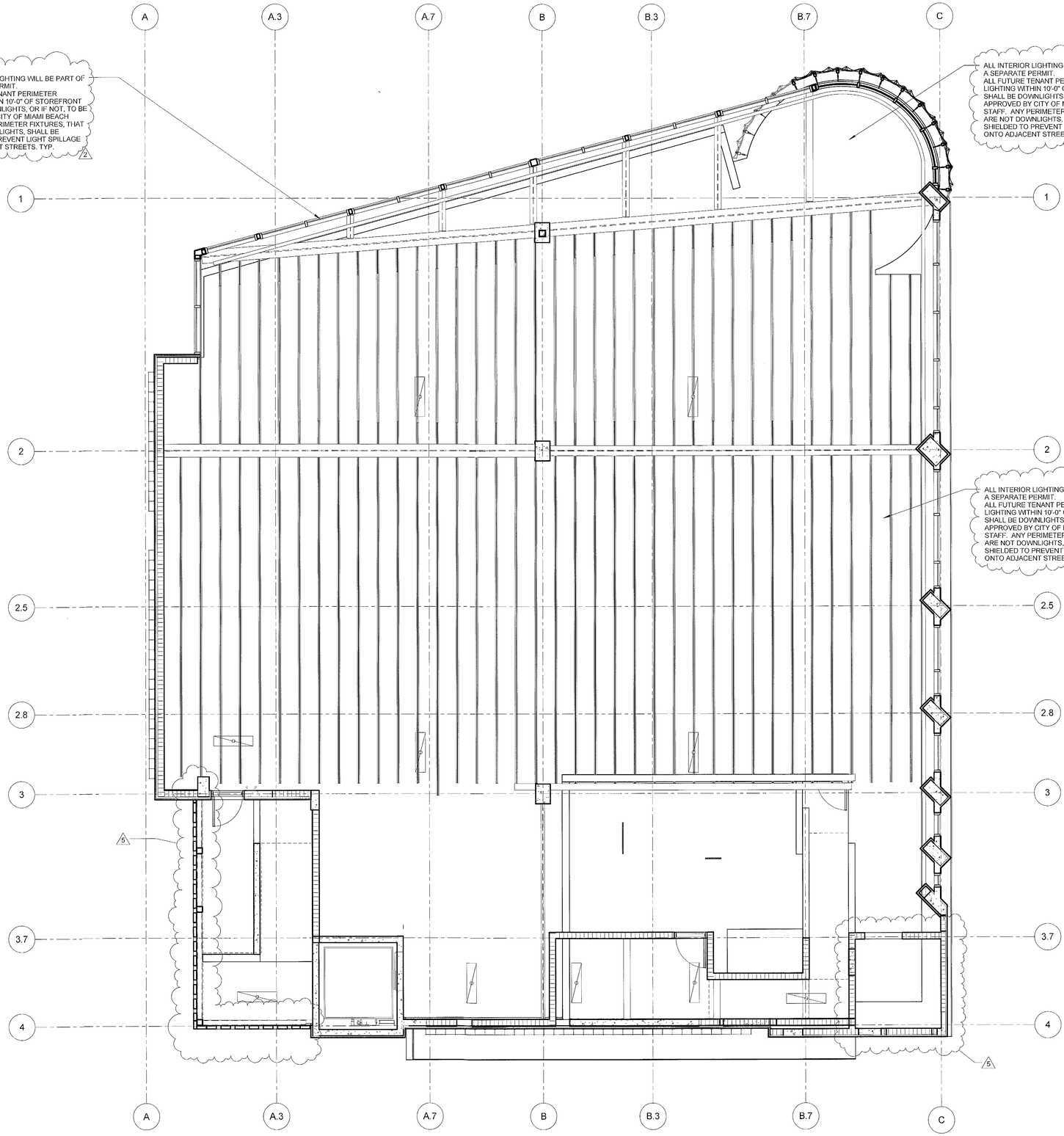
1620 DREXEL AVENUE

DRAWING TITLE

MEZZANINE RCP

SCALE: As indicated DRAWING NO.

A.108



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

NOTE:
DOWN LIGHTS TO PROVIDE MINIMUM FOOTCANDLES AND ALL LIGHTING TO BE SHIELDED FROM EXTERIOR SPILLAGE. 2

LIFE SAFETY PLAN LEGEND	
	FLUORESCENT LIGHTING FIXTURE (SEE ELECTRICAL DWG)
	RECESSED DOWN LIGHT

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN + ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE
2/4/22

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

SECOND FLOOR RCP

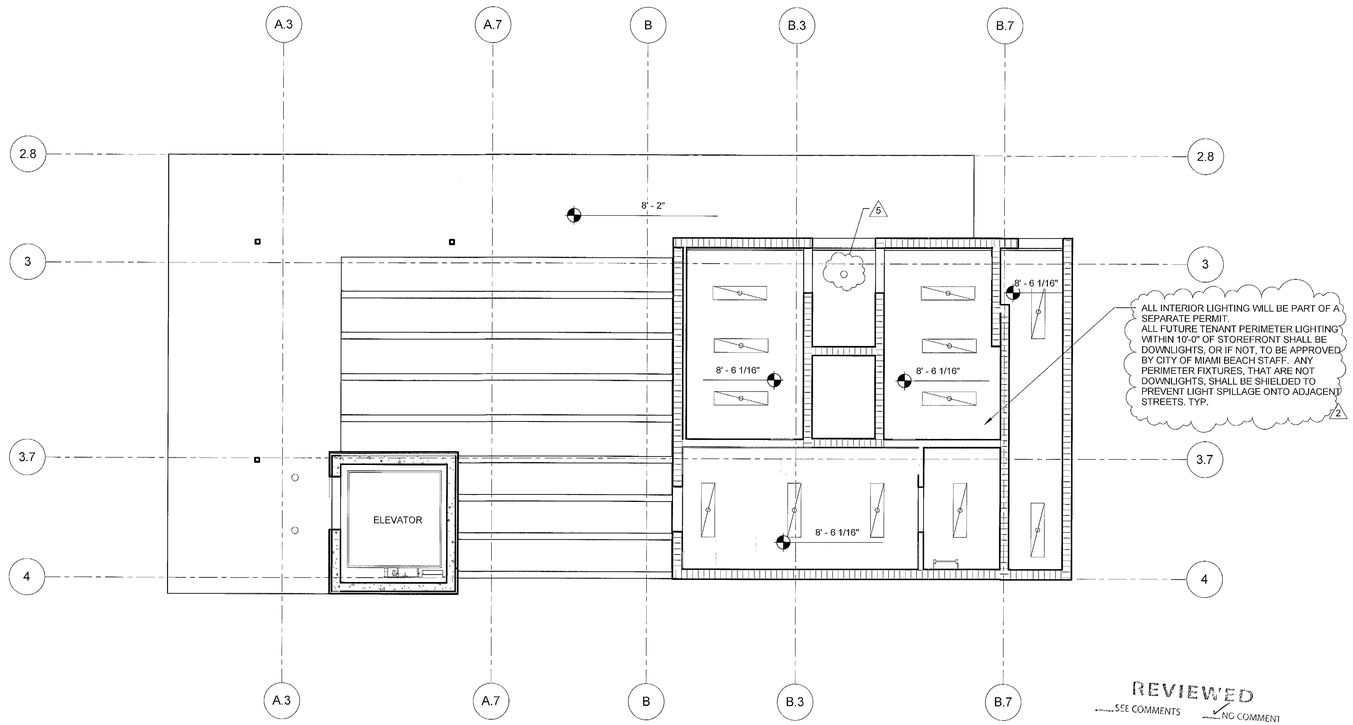
SCALE: As indicated DRAWING NO.

A.109 2

NOTE:
DOWN LIGHTS TO PROVIDE MINIMUM FOOTCANDLES AND ALL LIGHTING TO BE SHIELDED FROM EXTERIOR SPILLAGE.

2

LIFE SAFETY PLAN LEGEND	
	FLUORESCENT LIGHTING FIXTURE (SEE ELECTRICAL DWG)
○	RECESSED DOWN LIGHT



1 ROOF DECK
3/16" = 1'-0"

REVIEWED
SEE COMMENTS
NO COMMENT
NVS
BUILDING DEPARTMENT
C.M.
DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO DESIGN + ARCHITECTURE

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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PROFESSIONAL LICENSE

10 02 22

ISSUE NO. DESCRIPTION ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

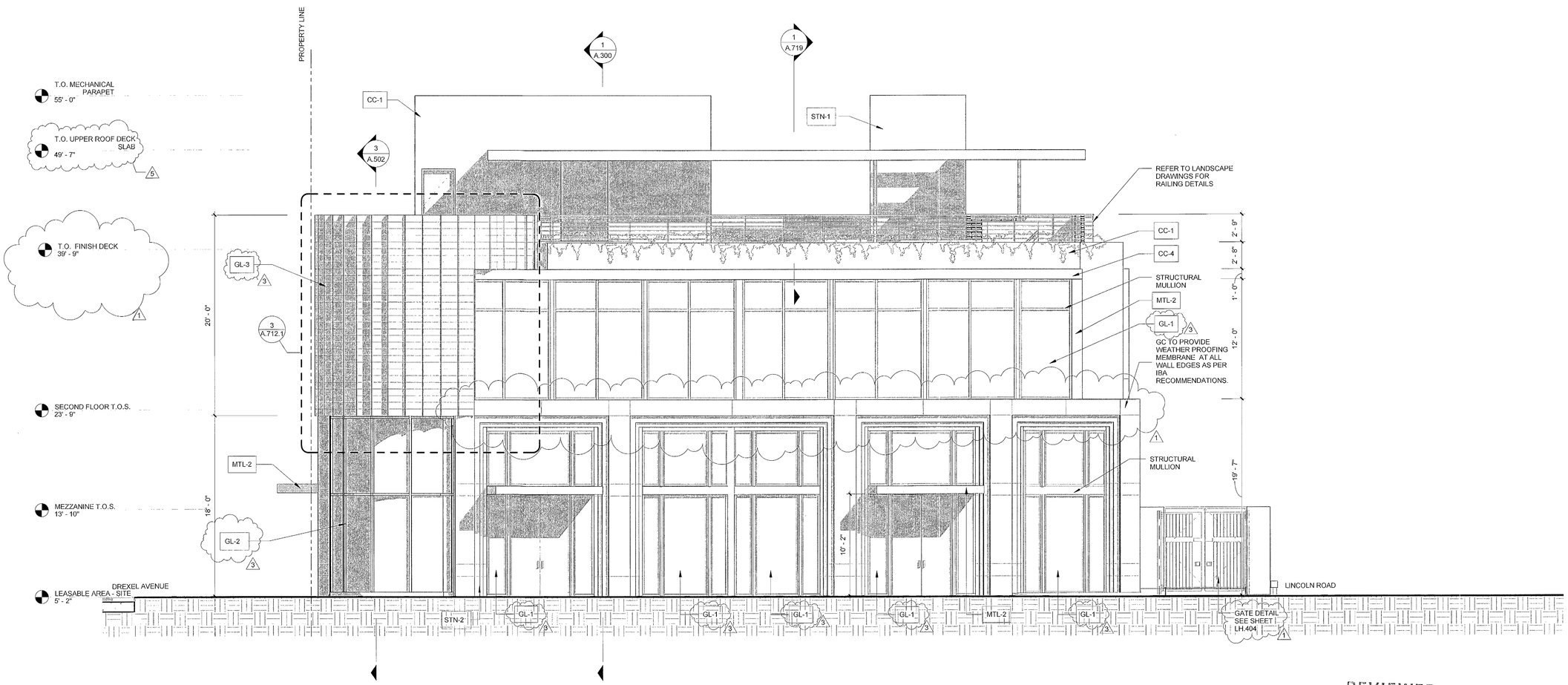
1620 DREXEL AVENUE

DRAWING TITLE

ROOF DECK RCP

SCALE: As indicated DRAWING NO.

A.110 2



1 NORTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

GL-1 (IMPACT RESISTANT) ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY. NOA #12-0223.38 (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD.

GL-2 (IMPACT RESISTANT) CURVED ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD. ONE TIME TESTING REQUIRED. SHOP DRAWINGS TO BE UNDER SEPARATE PERMIT

GL-3 CUSTOM CURVED CAST GLASS WITH ATTACHMENTS TO STRUCTURE . REFER TO DETAIL FOR SPECIFICATIONS.

MTL-1 METAL CLADDING , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-2 HUNTER DOUGLAS QC200 RECESSED FLAT SEAM PANELS WITH ATTACHMENT SYSTEM COMPONENTS , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-3 CUSTOM ALUMINUM U CHANNEL SCREEN , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE.

CC-1 SMOOTH SAND STUCCO WITH PAINTED FINISH. REFER TO SPECIFICATIONS FOR DETAILS. COLOR TBD. CONTRACTOR TO PROVIDE 6'X6' SAMPLE FOR APPROVAL

CC-2 OPEN, INTEGRAL WHITE EXPOSED MASONRY SURFACE

STN-1 HONED MIHNO LIMESTONETILE OF 21"X36" OVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.

STN-2 HONED MIHNO LIMESTONE 2"x"12"- 2"x6" TILES OVER 254 PLATINUM, LATICRETE HYDROBAND , LATICRETE FORTIFIED MORTAR BED 3701.

T-1 TREND MOSAIC TILE 3/4" X 3/4" SQUARE GLASS TILE, BRILLANTE 245. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

NOTE

FOR EXTERIOR LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS

REVIEWED
SEE COMMENTS NO COMMENT
NV5
BUILDING DEPARTMENT
BY: C.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN & ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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CIVIL ENGINEER
OCEAN ENGINEERING, INC.
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MIAMI SHORES, FLORIDA 33138

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PROFESSIONAL LICENSE
16 02 22

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

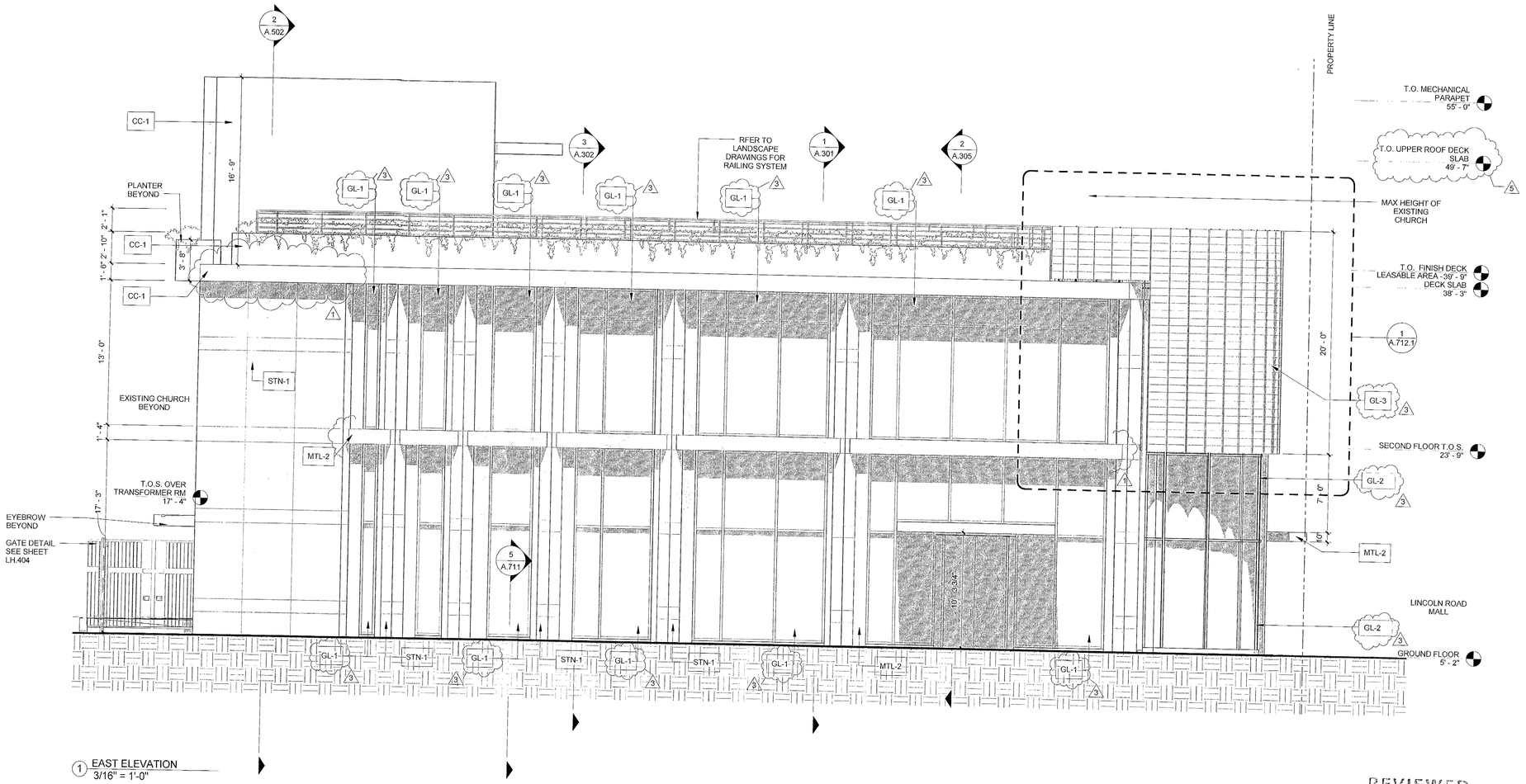
1620 DREXEL AVENUE

DRAWING TITLE

EXTERIOR ELEVATIONS - NORTH

SCALE: As indicated DRAWING NO.

A.201



1 EAST ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

GL-1 IMPACT RESISTANT ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY. NOA #12-0223.38 (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD.

GL-2 IMPACT RESISTANT CURVED ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD. ONE TIME TESTING REQUIRED. SHOP DRAWINGS TO BE UNDER SEPARATE PERMIT

GL-3 CUSTOM CURVED CAST GLASS WITH ATTACHMENTS TO STRUCTURE . REFER TO DETAIL FOR SPECIFICATIONS.

MTL-1 METAL CLADDING , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-2 HUNTER DOUGLAS QC200 RECESSED FLAT SEAM PANELS WITH ATTACHMENT SYSTEM COMPONENTS , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-3 CUSTOM ALUMINUM U CHANNEL SCREEN , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE.

CC-1 SMOOTH SAND STUCCO WITH PAINTED FINISH. REFER TO SPECIFICATIONS FOR DETAILS. COLOR TBD. CONTRACTOR TO PROVIDE 6'X6' SAMPLE FOR APPROVAL

CC-2 OPEN, INTEGRAL WHITE EXPOSED MASONRY SURFACE

STN-1 HONED MIHNO LIMESTONETILE OF 21"X36" OVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.

STN-2 HONED MIHNO LIMESTONE 2"x12"- 2"x6" TILES OVER 254 PLATINUM, LATICRETE HYDROBAND , LATICRETE FORTIFIED MORTAR BED 3701.

T-1 TREND MOSAIC TILE 3/4" X 3/4" SQUARE GLASS TILE, BRILLANTE 245. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

NOTE

FOR EXTERIOR LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS

REVIEWED
SEE COMMENTS NO COMMENTS
NVS
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO DESIGN & ARCHITECTURE

65 NW 24TH STREET, #106 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099
JACQUELINE GONZALEZ FL AR0016319

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OCEAN ENGINEERING, INC.
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LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

ISSUE NO. DESCRIPTION — ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

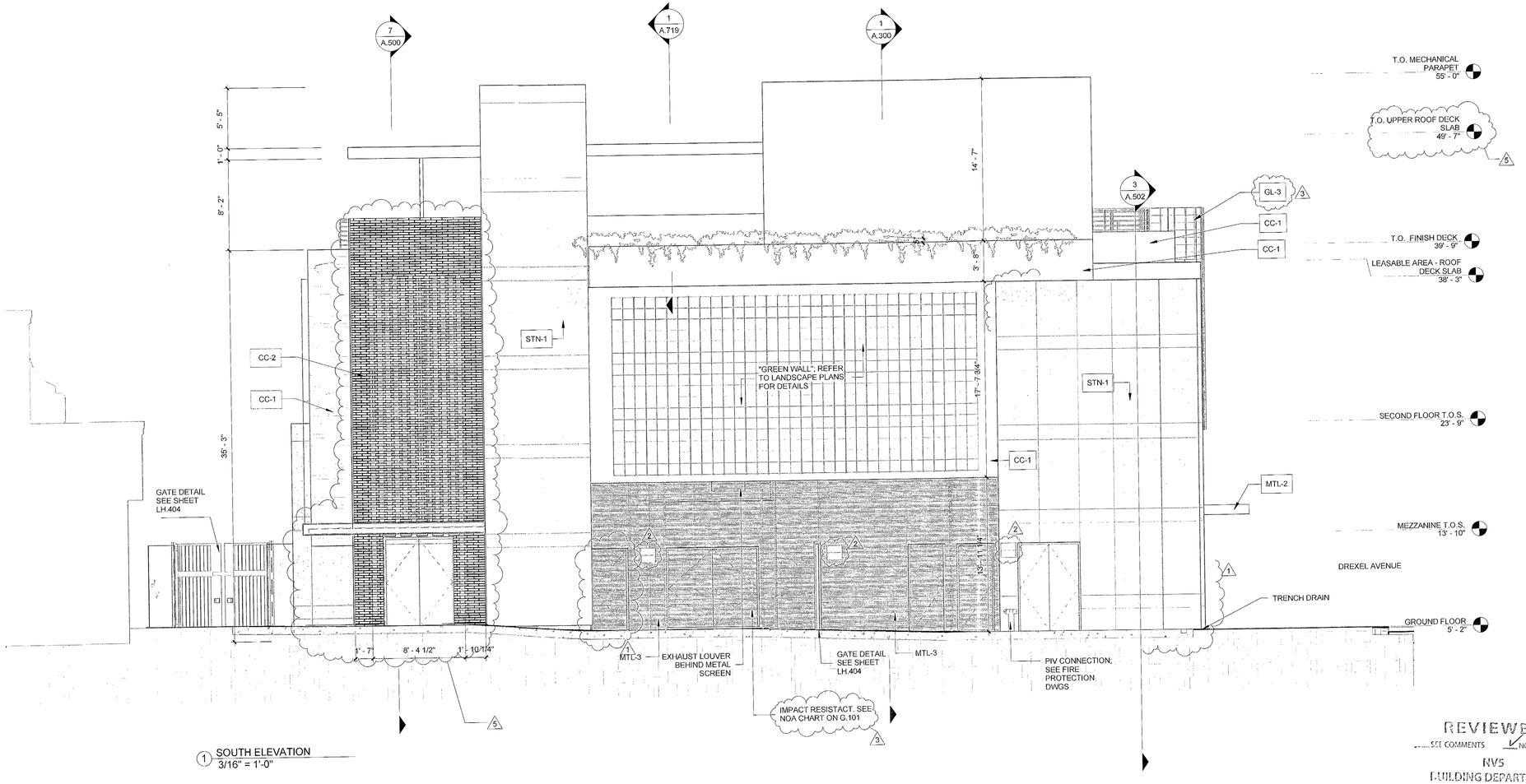
1620 DREXEL AVENUE

DRAWING TITLE

EXTERIOR ELEVATIONS - EAST

SCALE: As indicated DRAWING NO.

A.202



1 SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND 3

GL-1 (IMPACT RESISTANT) ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY. NOA #12-0223.38 (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD.

GL-2 (IMPACT RESISTANT) CURVED ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD. ONE TIME TESTING REQUIRED. SHOP DRAWINGS TO BE UNDER SEPARATE PERMIT 2

GL-3 CUSTOM CURVED CAST GLASS WITH ATTACHMENTS TO STRUCTURE . REFER TO DETAIL FOR SPECIFICATIONS.

MTL-1 METAL CLADDING , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-2 HUNTER DOUGLAS QC200 RECESSED FLAT SEAM PANELS WITH ATTACHMENT SYSTEM COMPONENTS , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE 2

MTL-3 CUSTOM ALUMINUM U CHANNEL SCREEN , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE.

CC-1 SMOOTH SAND STUCCO WITH PAINTED FINISH. REFER TO SPECIFICATIONS FOR DETAILS. COLOR TBD. CONTRACTOR TO PROVIDE 6'X6' SAMPLE FOR APPROVAL

CC-2 OPEN, INTEGRAL WHITE EXPOSED MASONRY SURFACE

STN-1 HONED MIHNO LIMESTONETILE OF 21"X36" OVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.

STN-2 HONED MIHNO LIMESTONE 2"x"12"- 2"x6" TILES OVER 254 PLATINUM, LATICRETE HYDROBAND , LATICRETE FORTIFIED MORTAR BED 3701. 5

T-1 TREND MOSAIC TILE 3/4" X 3/4" SQUARE GLASS TILE, BRILLANTE 245. PROVIDE SAMPLE FOR ARCHITECTS REVIEW. 1

NOTE

FOR EXTERIOR LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS 2

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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PROFESSIONAL LICENSE

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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

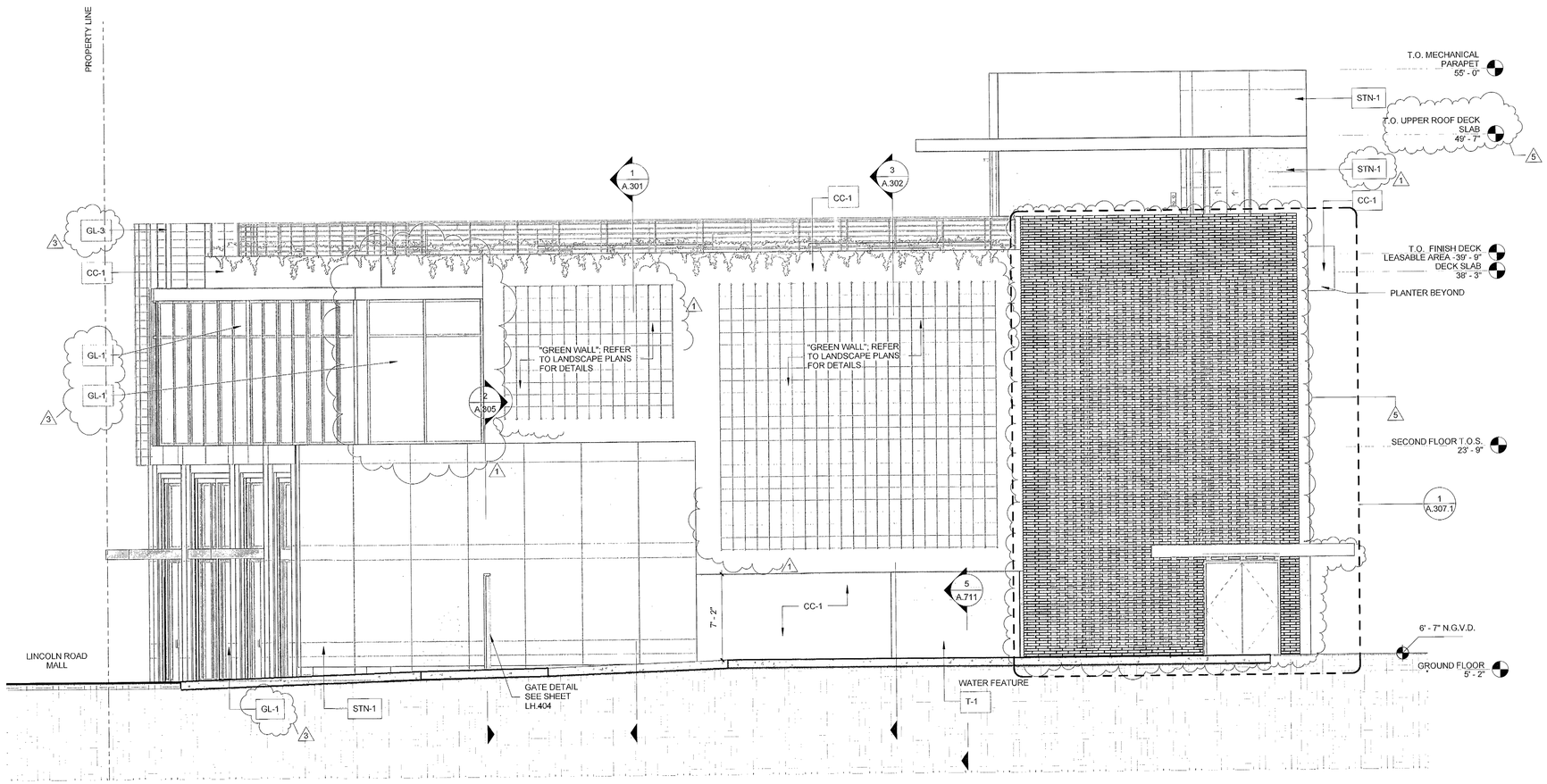
1620 DREXEL AVENUE

DRAWING TITLE

EXTERIOR ELEVATIONS - SOUTH

SCALE: As indicated DRAWING NO.

A.203



1 WEST ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

GL-1 (IMPACT RESISTANT) ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY. NOA #12-0223.38 (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD.

GL-2 (IMPACT RESISTANT) CURVED ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD. ONE TIME TESTING REQUIRED. SHOP DRAWINGS TO BE UNDER SEPARATE PERMIT

GL-3 CUSTOM CURVED CAST GLASS WITH ATTACHMENTS TO STRUCTURE . REFER TO DETAIL FOR SPECIFICATIONS.

MTL-1 METAL CLADDING , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-2 HUNTER DOUGLAS QC200 RECESSED FLAT SEAM PANELS WITH ATTACHMENT SYSTEM COMPONENTS , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-3 CUSTOM ALUMINUM U CHANNEL SCREEN , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE.

CC-1 SMOOTH SAND STUCCO WITH PAINTED FINISH. REFER TO SPECIFICATIONS FOR DETAILS. COLOR TBD. CONTRACTOR TO PROVIDE 6'X6' SAMPLE FOR APPROVAL

CC-2 OPEN, INTEGRAL WHITE EXPOSED MASONRY SURFACE

STN-1 HONED MIHNO LIMESTONETILE OF 21"X36" OVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.

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T-1 TREND MOSAIC TILE 3/4" X 3/4" SQUARE GLASS TILE, BRILLANTE 245. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

NOTE

FOR EXTERIOR LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: C.M. DATE: 2/22/16

NV-5 APPROVED MIAMI BEACH FIRE DEPARTMENT

TOUZET STUDIO ARCHITECTURE + DESIGN

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

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JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

16 OF 32

ISSUE NO. DESCRIPTION ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

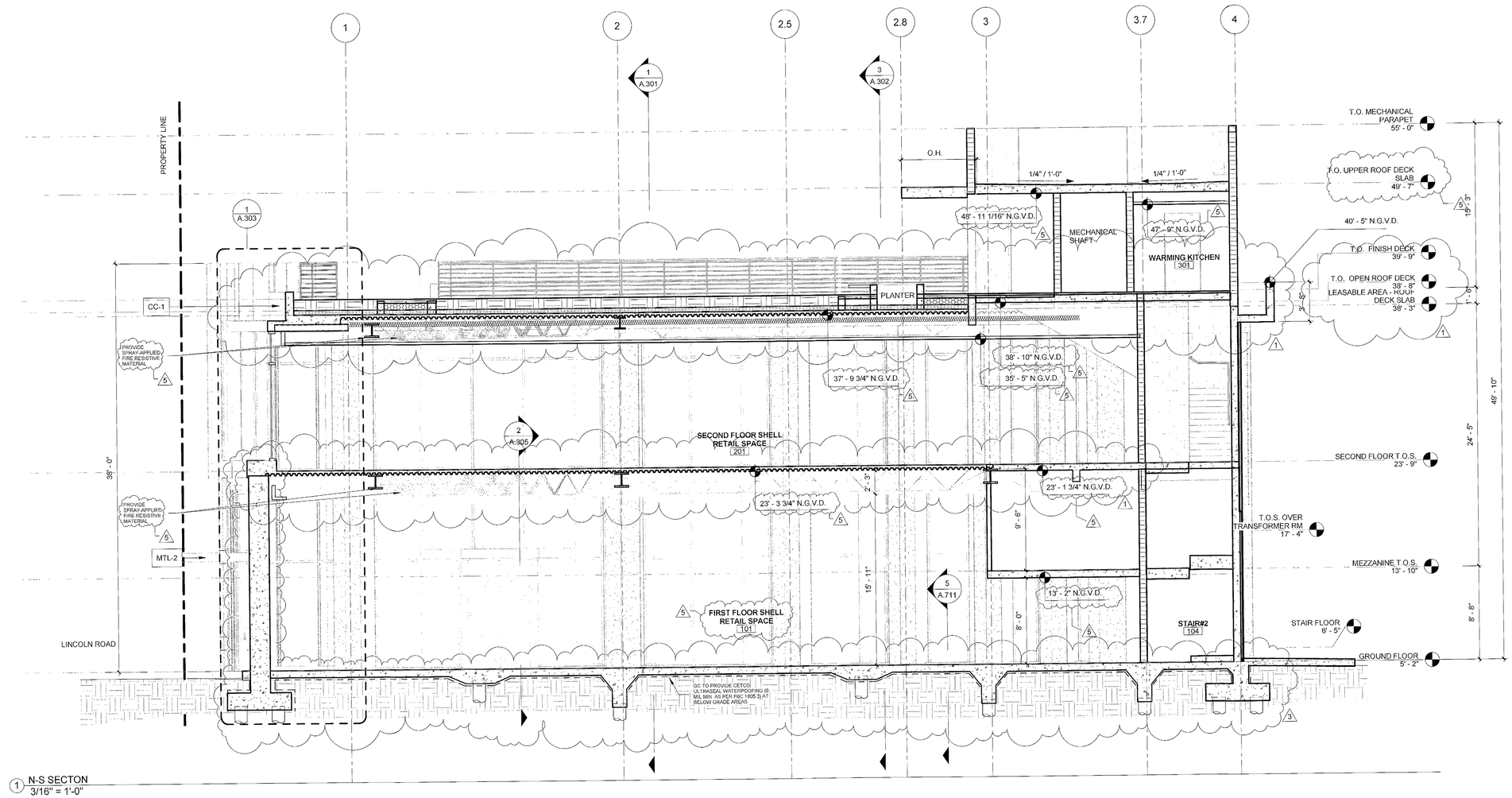
1620 DREXEL AVENUE

DRAWING TITLE

EXTERIOR ELEVATIONS - WEST

SCALE: As indicated DRAWING NO.

A.204



1 N-S SECTON
3/16" = 1'-0"

MATERIAL LEGEND

GL-1 IMPACT RESISTANT ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY. NOA #12-0223.38 (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD.

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GL-3 CUSTOM CURVED CAST GLASS WITH ATTACHMENTS TO STRUCTURE . REFER TO DETAIL FOR SPECIFICATIONS.

MTL-1 METAL CLADDING , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-2 HUNTER DOUGLAS QC200 RECESSED FLAT SEAM PANELS WITH ATTACHMENT SYSTEM COMPONENTS , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE

MTL-3 CUSTOM ALUMINUM U CHANNEL SCREEN , KYNAR FINISH, MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE.

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REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: L.M. DATE: 2/22/16

NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN + ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
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LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

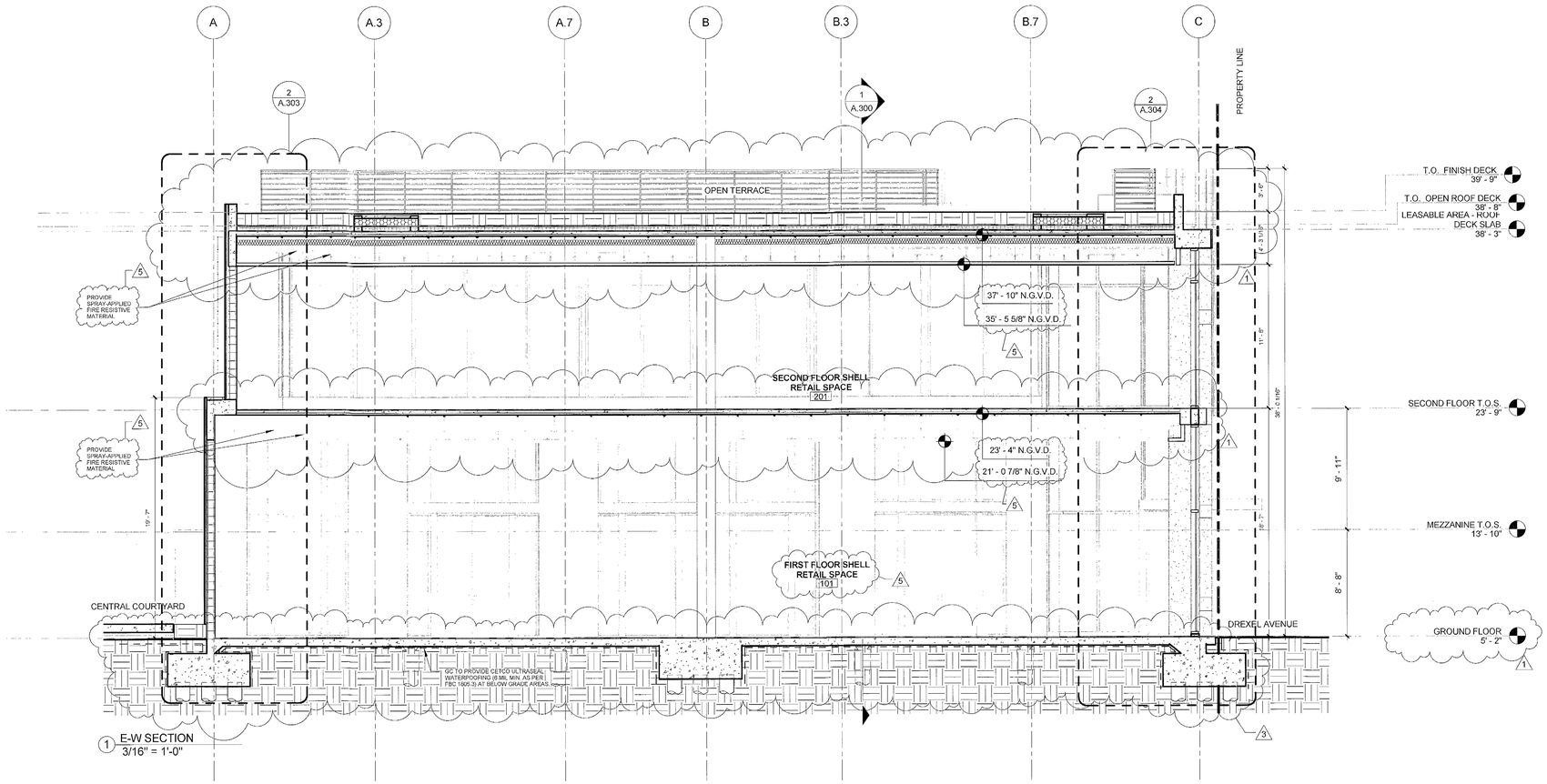
1620 DREXEL AVENUE

DRAWING TITLE

BUILDING SECTION

SCALE: As indicated DRAWING NO.

A.300



1 E-W SECTION
3/16" = 1'-0"

MATERIAL LEGEND

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REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN & ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

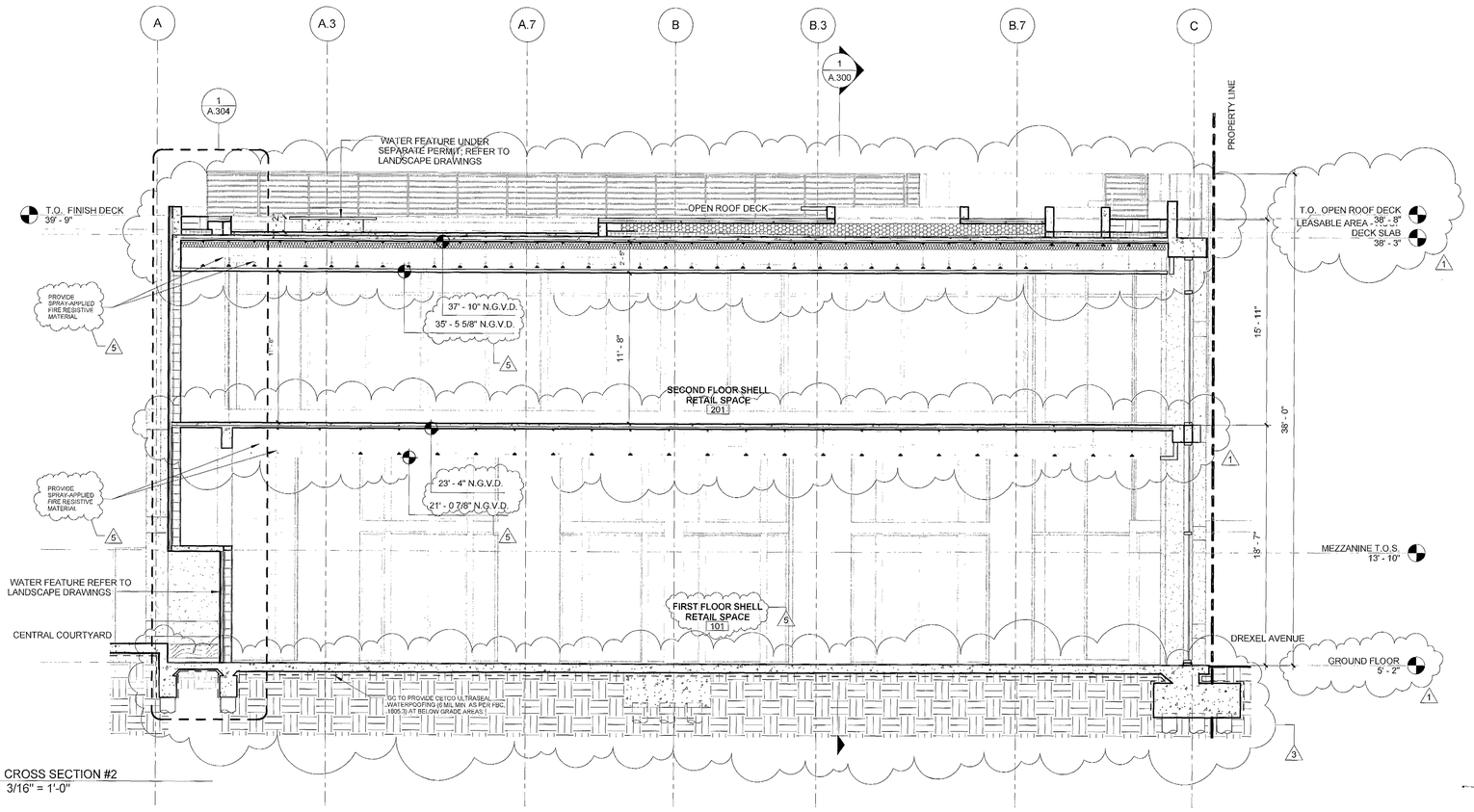
1620 DREXEL AVENUE

DRAWING TITLE

BUILDING SECTION

SCALE: As indicated DRAWING NO.

A.301



3 CROSS SECTION #2
3/16" = 1'-0"

MATERIAL LEGEND

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REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
C.A.
DATE: 2/22/16

NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO DESIGN ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

2 02 22

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

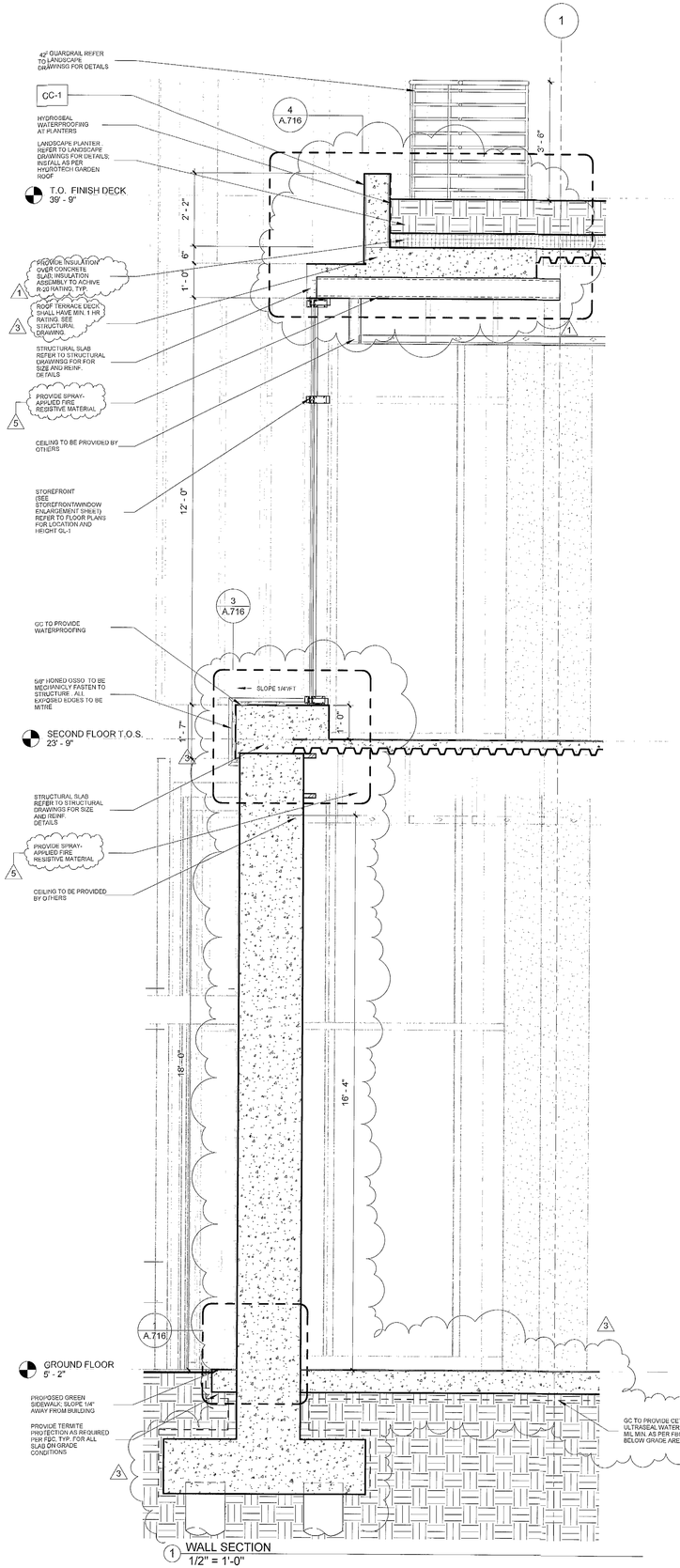
1620 DREXEL AVENUE

DRAWING TITLE

BUILDING CROSS SECTION

SCALE: As indicated DRAWING NO.

A.302



MATERIAL LEGEND

GL-1 IMPACT RESISTANT ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY. NOA #12- 0223.38 (FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME:KYNAR FINISH, MEDIUM BRONZE. LOW IRON GLASS COLOR/SHADING COEF. TBD.

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STN-1 HONED MIHNO LIMESTONETILE OF 21"X36" OVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.

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T-1 TREND MOSAIC TILE 3/4" X 3/4" SQUARE GLASS TILE, BRILLANTE 245. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: C.M DATE: 2/22/16

✓NV-5

APPROVED MIAMI BEACH FIRE DEPARTMENT

TOUZET STUDIO DESIGN ARCHITECTURE
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PROFESSIONAL LICENSE
14 02 22

ISSUE

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

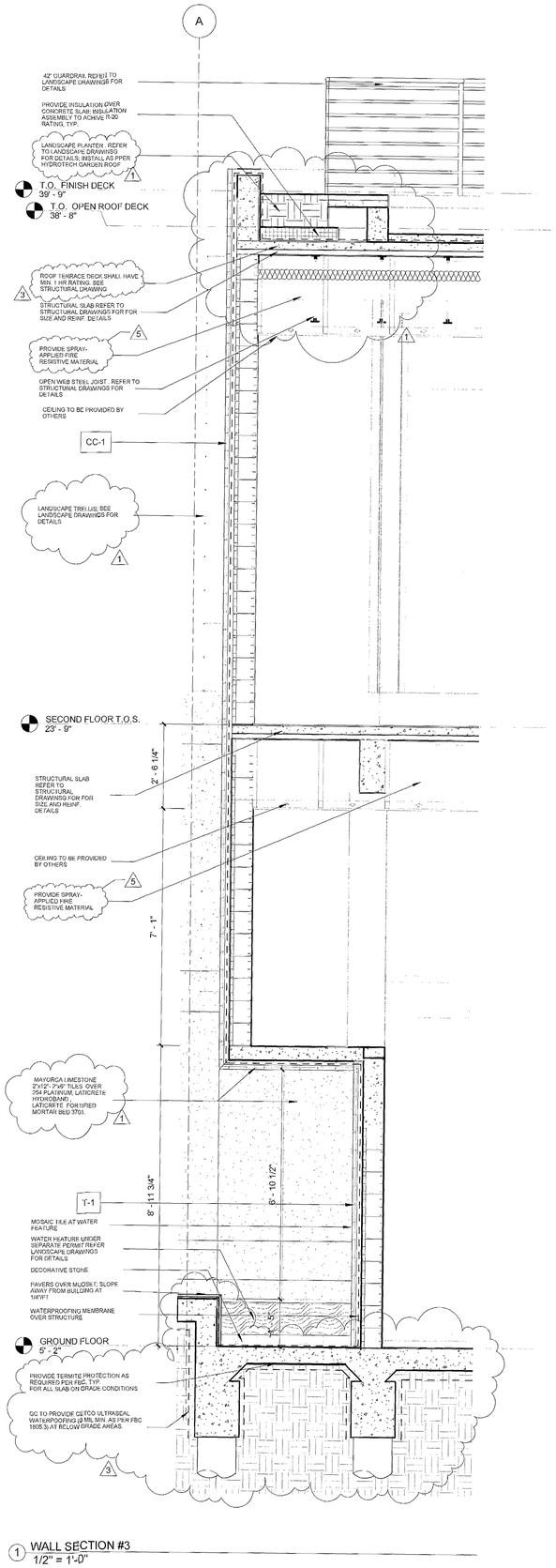
1620 DREXEL AVENUE

DRAWING TITLE

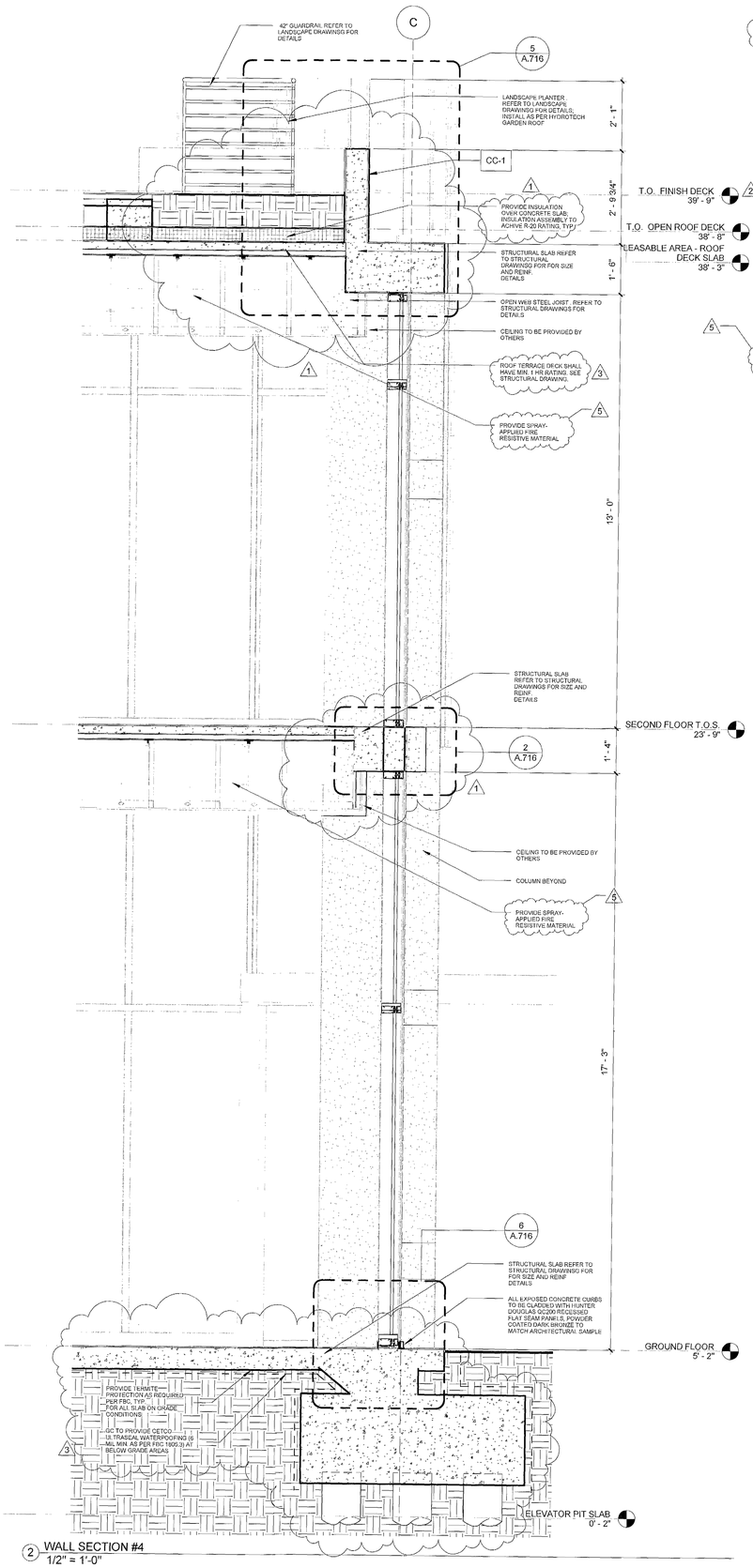
WALL SECTIONS

SCALE: 1/2" = 1'-0" DRAWING NO.

A.303



1 WALL SECTION #3
1/2" = 1'-0"



2 WALL SECTION #4
1/2" = 1'-0"

MATERIAL LEGEND

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CC-2 OPEN, INTEGRAL WHITE EXPOSED MASONRY SURFACE

STN-1 HONED MIHNO LIMESTONETILE OF 21"X36" OVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.

STN-2 HONED MIHNO LIMESTONE 2"x12"- 2"x6" TILES OVER 254 PLATINUM, LATICRETE HYDROBAND , LATICRETE FORTIFIED MORTAR BED 3701.

T-1 TREND MOSAIC TILE 3/4" X 3/4" SQUARE GLASS TILE, BRILLANTE 245. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

REVIEWED
SEE COMMENTS ✓NO COMMENTS
NVS
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

16 02 22

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

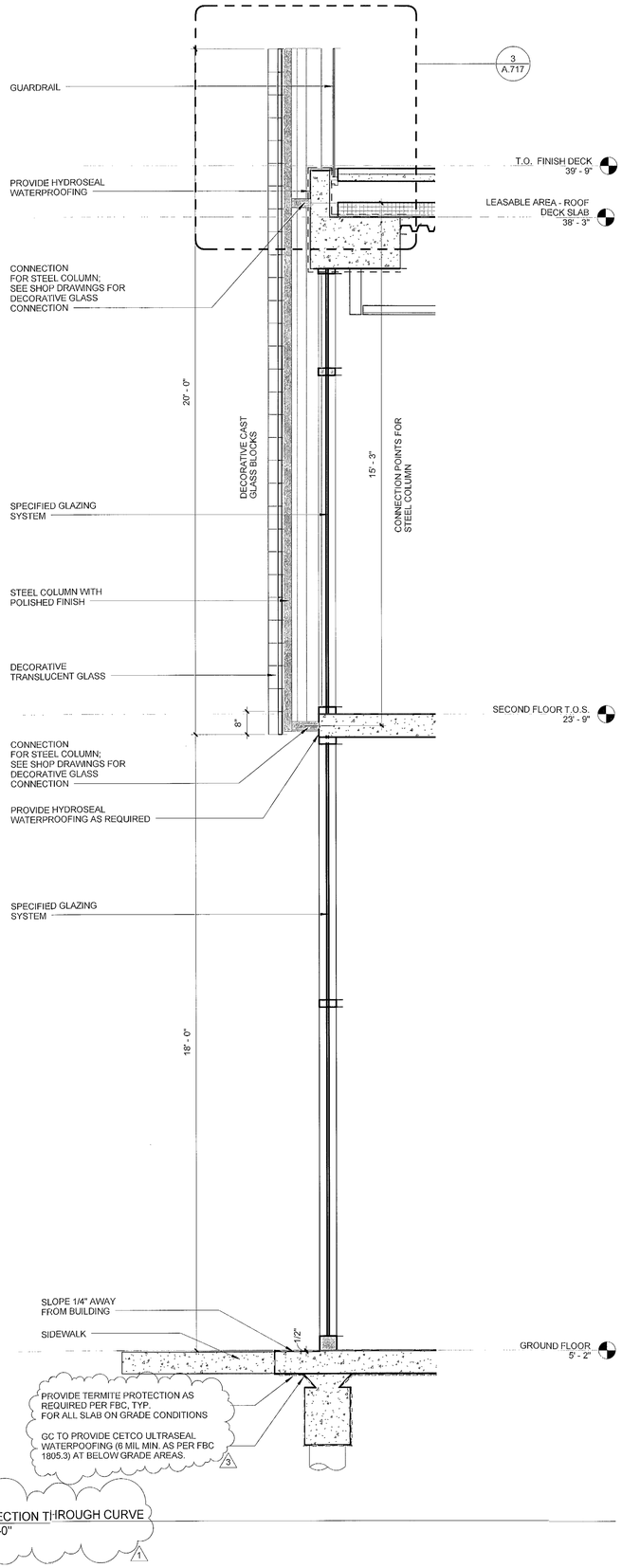
1620 DREXEL AVENUE

DRAWING TITLE

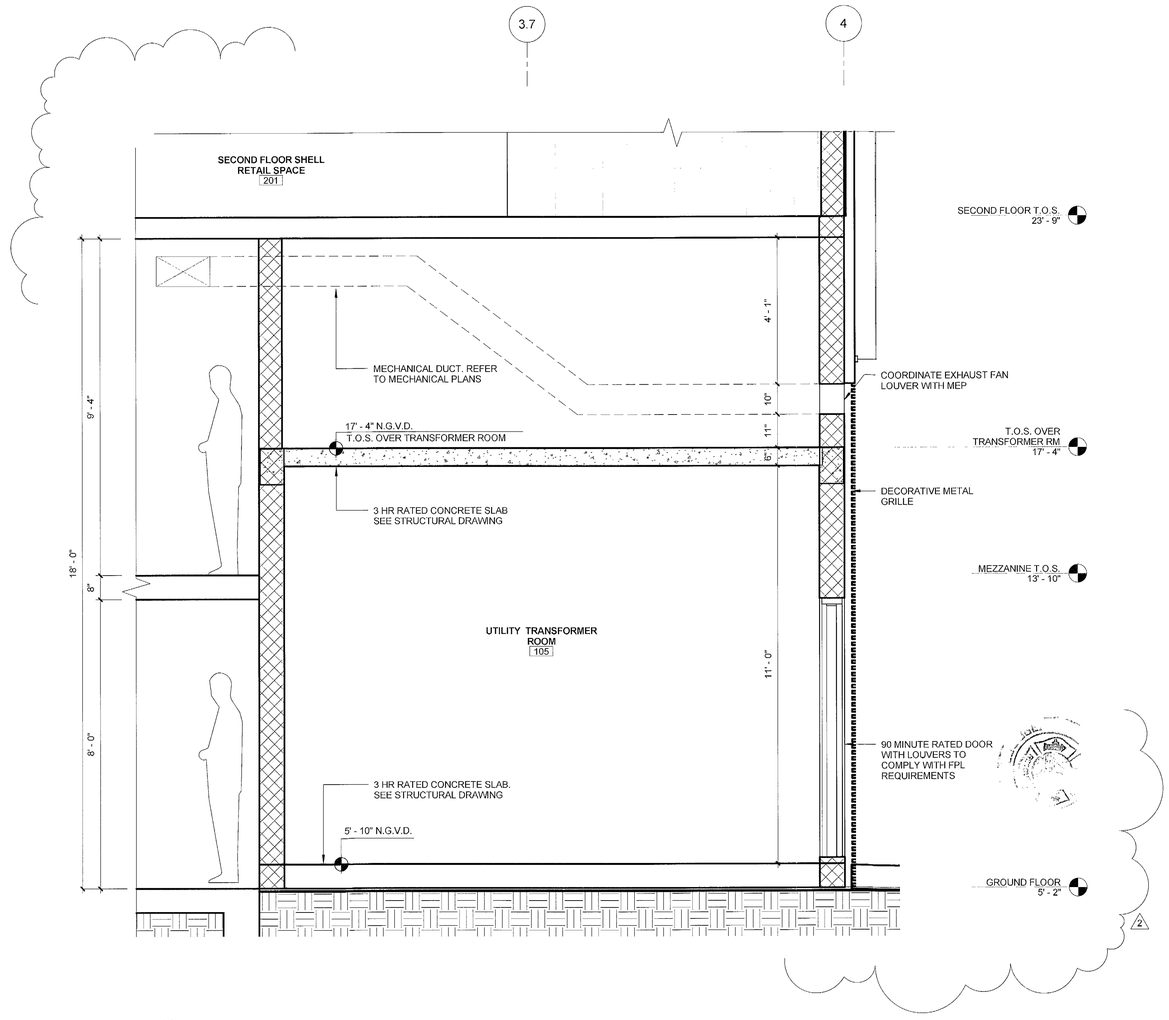
WALL SECTIONS

SCALE: 1/2" = 1'-0" DRAWING NO.

A.304



1 WALL SECTION THROUGH CURVE
1/2" = 1'-0"



2 SECTION THRU TRANSFORMER ROOM
1/2" = 1'-0"

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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ARCHITECTURE

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PROFESSIONAL LICENSE
2/16 or 22

ISSUE NO. | DESCRIPTION | ISSUE DATE

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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

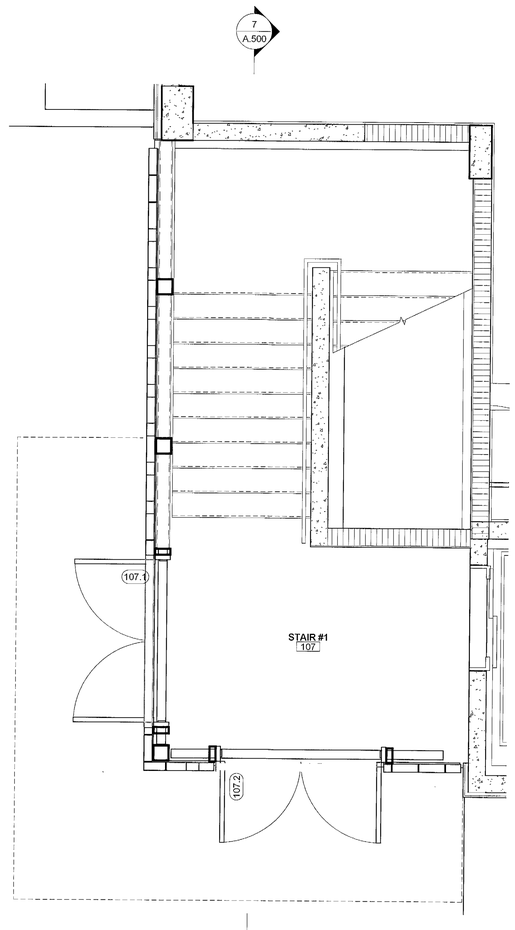
1620 DREXEL AVENUE

DRAWING TITLE

WALL SECTIONS

SCALE: 1/2" = 1'-0" DRAWING NO.

A.306



STAIR #1 FIRST FLOOR PLAN AT BRICK WALL
1 3/8" = 1'-0"

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN IN ARCHITECTURE

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PROFESSIONAL LICENSE

16 02 22

ISSUE NO. | DESCRIPTION | ISSUE DATE

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

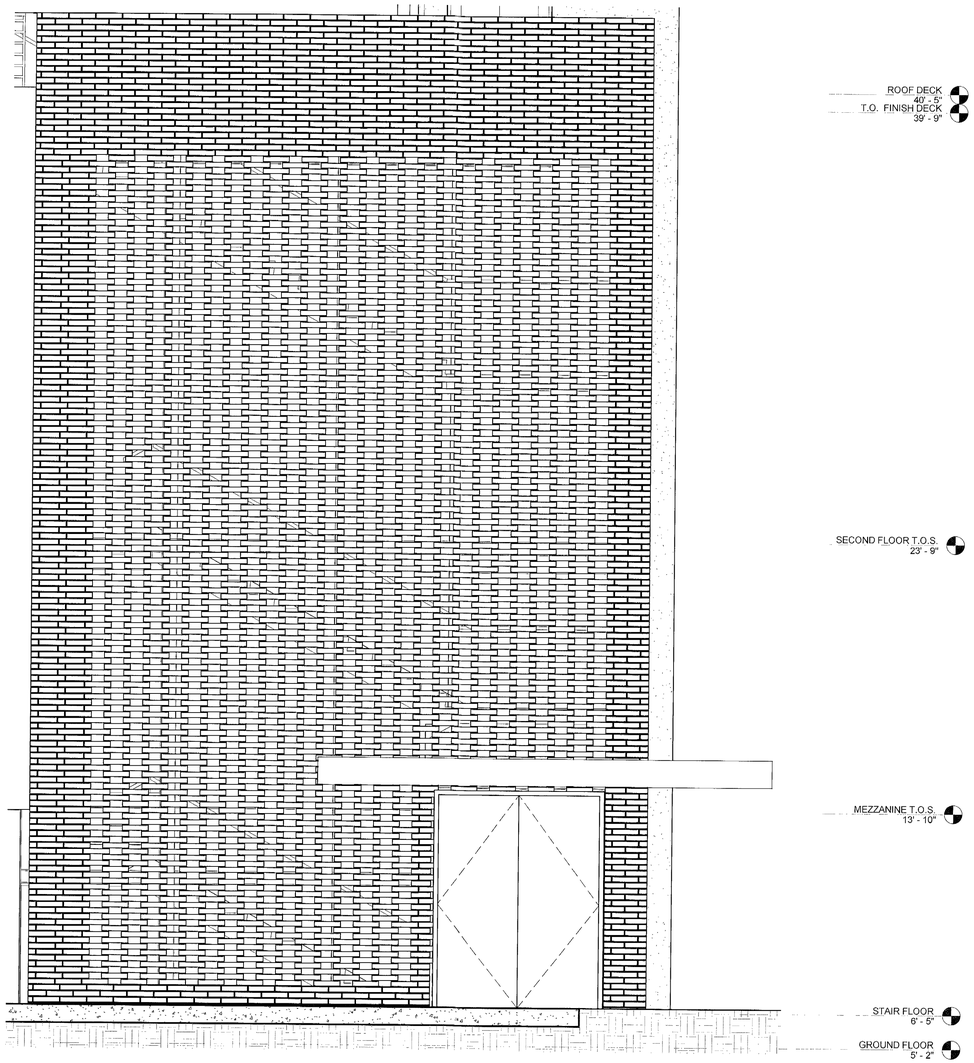
1620 DREXEL AVENUE

DRAWING TITLE

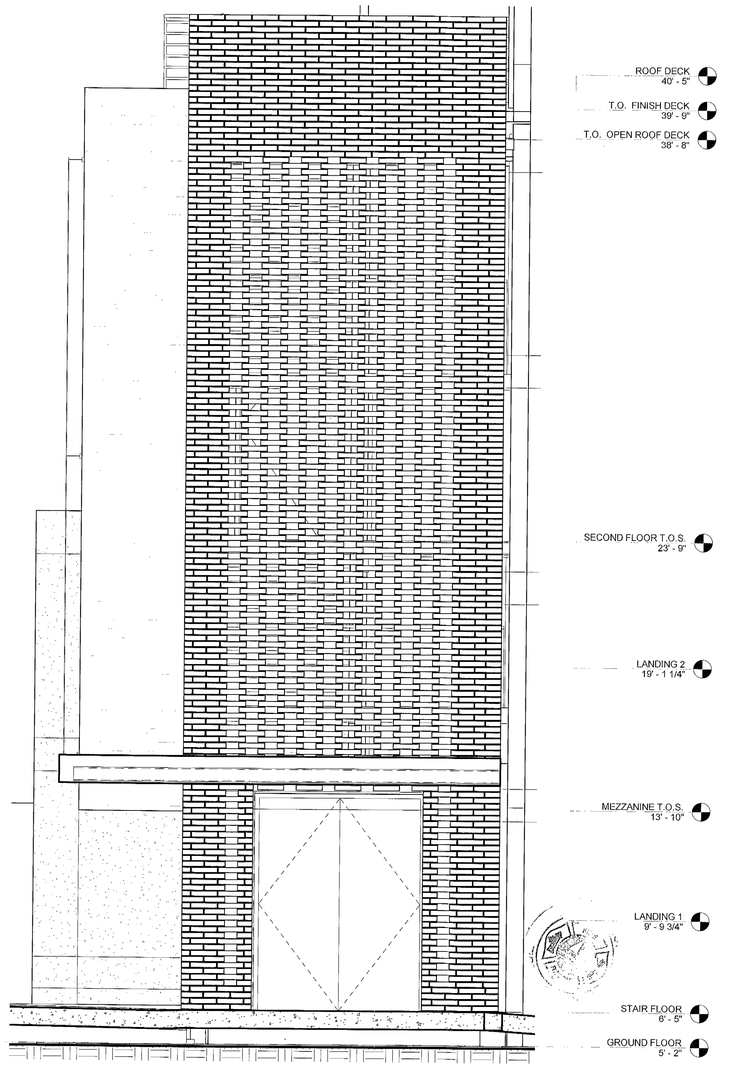
BRICK WALL AT STAIR 1

SCALE: 3/8" = 1'-0" DRAWING NO.

A.307



1 BRICK WALL FACADE - WEST
3/8" = 1'-0"



2 BRICK WALL FACADE - SOUTH
3/8" = 1'-0"

✓NV-5

REVIEWED
SEE COMMENTS ___ NO COMMENTS ✓
NVS
BUILDING DEPARTMENT
BY: G.M DATE: 2/22/16

✓NV-5

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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

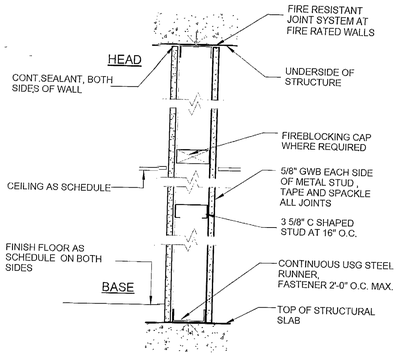
DRAWING TITLE

BRICK WALL AT STAIR 1

SCALE: 3/8" = 1'-0" DRAWING NO.

A.307.1

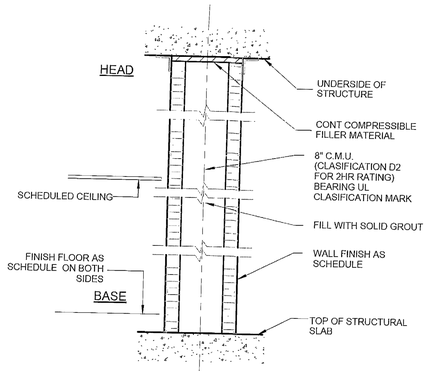
5



FIRE RATED REQUIREMENTS AS INDICATED ON WALL TYPE TAG

a. ADD THERMAL INSULATION FULL HEIGHT OF WALL
b. ONE HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U465
c. ONE HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U465 WITH THERMAL INSULATION FULL HEIGHT OF WALL

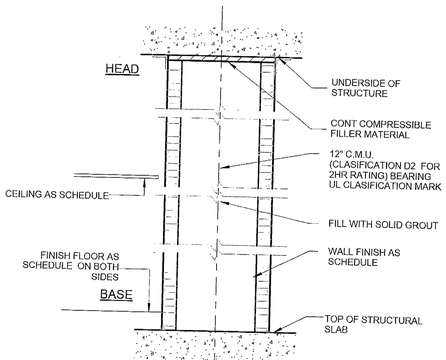
4 WALL TYPE - 1
N.T.S



FIRE RATED REQUIREMENTS AS INDICATED ON WALL TYPE TAG

a. NOT APPLICABLE
b. ONE HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U905
c. NOT APPLICABLE
d. TWO HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U904

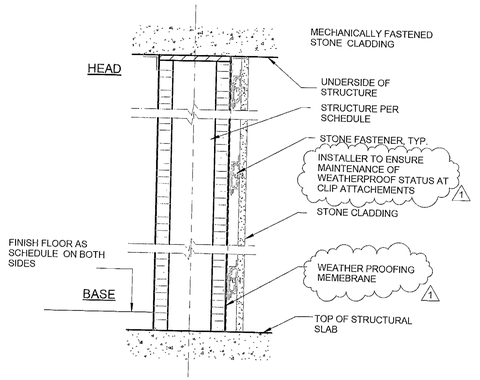
1 WALL TYPE - 10
N.T.S



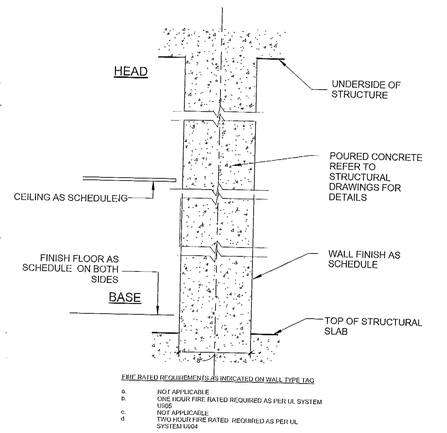
FIRE RATED REQUIREMENTS AS INDICATED ON WALL TYPE TAG

a. NOT APPLICABLE
b. ONE HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U905
c. NOT APPLICABLE
d. TWO HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U901

2 WALL TYPE - 12
N.T.S



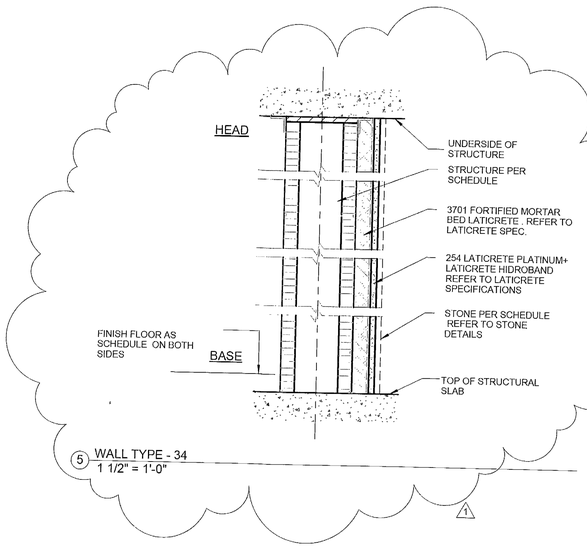
3 WALL TYPE - 33
N.T.S



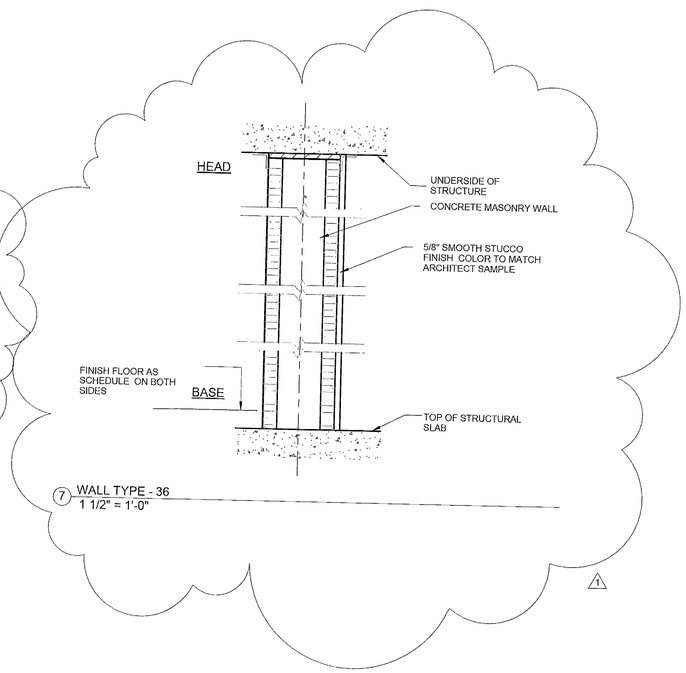
FIRE RATED REQUIREMENTS AS INDICATED ON WALL TYPE TAG

a. NOT APPLICABLE
b. ONE HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U905
c. NOT APPLICABLE
d. TWO HOUR FIRE RATED REQUIRED AS PER UL SYSTEM U904

6 WALL TYPE - 25
N.T.S



5 WALL TYPE - 34
1 1/2" = 1'-0"



7 WALL TYPE - 36
1 1/2" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: GM DATE: 2/22/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

STATE OF FLORIDA

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

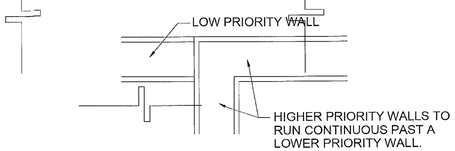
WALL TYPES

SCALE: 1 1/2" = 1'-0" DRAWING NO.

A.401

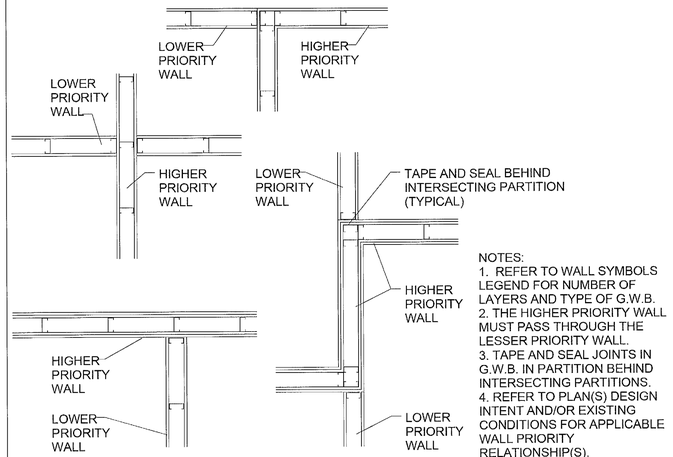
WALL PRIORITY LEGEND

TWO HOUR RATED SHAFTWALL	PRIORITY 1 HIGHEST
TWO HOUR RATED PARTITION	PRIORITY 2
ONE HOUR SMOKE PARTITION	PRIORITY 3
ONE HOUR RATED PARTITION	PRIORITY 4
PARTITION TO DECK (NON-RATED)	PRIORITY 5
PARTITION TO 4" MIN. ABOVE CLG	PRIORITY 6 LOWEST



THIS DRAWING IS FOR GRAPHIC PRESENTATION ONLY.
NOTE:
REFER TO PLAN(S) DESIGN INTENT AND/OR EXISTING CONDITIONS FOR APPLICABLE WALL PRIORITY RELATIONSHIP(S).

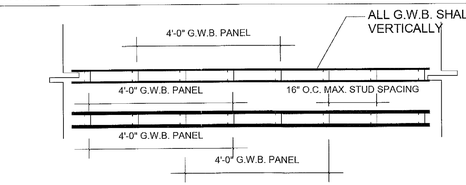
WALL PRIORITY LEGEND | SCALE NOT TO SCALE | 1



NOTES:
1. REFER TO WALL SYMBOLS LEGEND FOR NUMBER OF LAYERS AND TYPE OF G.W.B.
2. THE HIGHER PRIORITY WALL MUST PASS THROUGH THE LESSER PRIORITY WALL.
3. TAPE AND SEAL JOINTS IN G.W.B. IN PARTITION BEHIND INTERSECTING PARTITIONS.
4. REFER TO PLAN(S) DESIGN INTENT AND/OR EXISTING CONDITIONS FOR APPLICABLE WALL PRIORITY RELATIONSHIP(S).

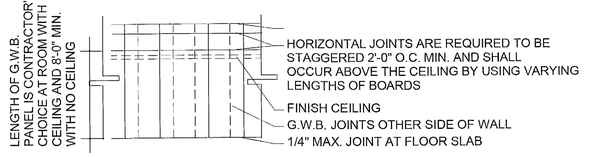
INTERSECTION OF RATED PARTITIONS | SCALE NOT TO SCALE | 2

STAGGER VERTICAL JOINTS SO THEY OCCUR OVER DIFFERENT STUDS ON OPPOSITE SIDES OF PARTITION AND STAGGER JOINTS OF SECOND LAYER FROM FIRST LAYER.



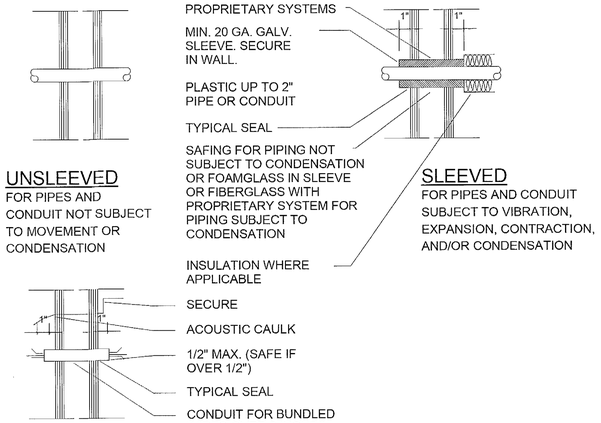
FOR "PARTITION TO DECK" (NON-RATED PARTITIONS)

TYPICAL ALL PARTITIONS: CUT G.W.B. WITHIN 1/4" OF DECK



FOR RATED PARTITIONS

LOCATION OF G.W.B. JOINTS | SCALE NOT TO SCALE | 3

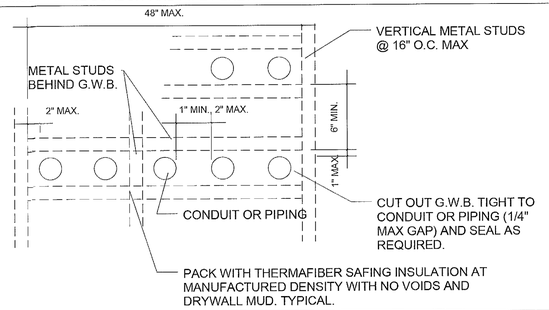


UNSLEEVED
FOR PIPES AND CONDUIT NOT SUBJECT TO MOVEMENT OR CONDENSATION

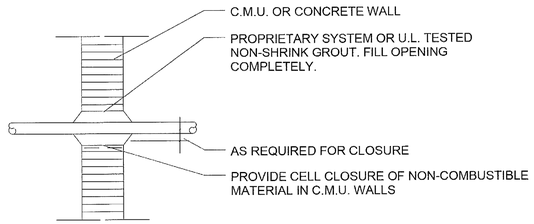
SLEEVED
FOR PIPES AND CONDUIT SUBJECT TO VIBRATION, EXPANSION, CONTRACTION, AND/OR CONDENSATION

WALL PENETRATIONS FOR RATED PARTITIONS | SCALE NOT TO SCALE | 4

1. IF ANY PIPES ARE TO BE INSULATED, DO NOT RUN INSULATION THROUGH A RATED WALL. AFTER PACKING GAP AROUND PIPE THROUGH THE WALL WITH SAFING INSULATION AND DRYWALL MUD, FLARE INSULATION ONTO FACE OF WALL AROUND PIPE ON BOTH SIDES OF WALL, AND SEAL TO FACE OF WALL WITH INSULATION MASTIC.
2. THIS IS A TYPICAL ARRANGEMENT REPEAT THIS PROCEDURE AS NEEDED TO ACCOMODATE ALL CONDUIT AND PIPE PENETRATIONS THROUGH THE WALLS.



MULTIPLE CONDUIT/PIPE PENETRATIONS | SCALE NOT TO SCALE | 7



CONCRETE MASONRY UNITS OR SOLID CONCRETE WALLS

WALL PENETRATIONS FOR RATED CMU | SCALE NOT TO SCALE | 5

UP TO 1/2" OPENINGS MAY BE FILLED FULL DEPTH OF DRYWALL WITH ACOUSTICAL SEALANT. STRIKE OFF AT FACE OF DRYWALL. DO NOT SPREAD BEYOND OPENING. ALTERNATIVELY, A PROPRIETARY SYSTEM MAY BE USED.

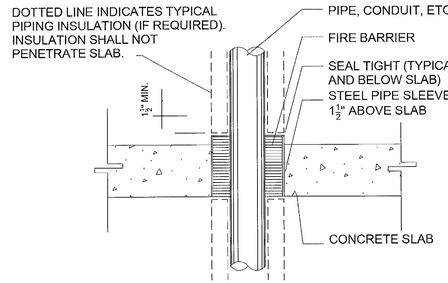
UP TO 1/4" OPENINGS MAY BE FILLED WITH JOINT COMPOUND

UP TO 1/8" OPENINGS DO NOT REQUIRE ANY TREATMENT

LARGER THAN 1/2" OPENINGS REQUIRE A BLOW-OUT PATCH. SOME LOCAL JURISDICTIONS DO NOT ALLOW THE BLOW-OUT PATCH

30-MIN., 1-HR. AND 2-HR. RATED WALLS

PATCHING & SEALING SMALL PENETRATIONS | SCALE -- | 8

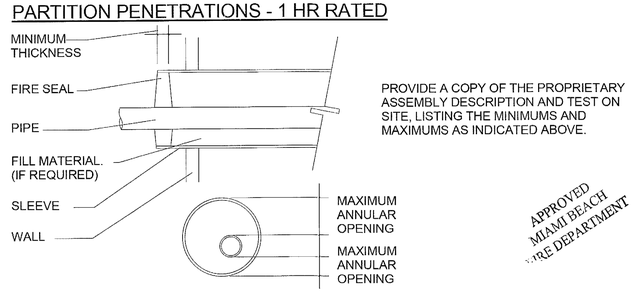


PENETRATIONS IN FIRE RATED ASSEMBLIES SHALL COMPLY WITH ALL APPLICABLE CODES.

PENETRATIONS AT SLAB | SCALE NOT TO SCALE | 6

NOTE:
NO ALLOWABLE GAP MAY BE GREATER THAN 1/2" IN RATED WALLS

PARTITION PENETRATIONS - 1 HR RATED



PROVIDE A COPY OF THE PROPRIETARY ASSEMBLY DESCRIPTION AND TEST ON SITE, LISTING THE MINIMUMS AND MAXIMUMS AS INDICATED ABOVE.

APPROVED MIAMI BEACH FIRE DEPARTMENT

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: GM DATE 2/22/16

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
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OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT
1620 DREXEL AVENUE

PROJECT NO. 13_016

DRAWING TITLE
WALL TYPES PENETRATION DETAILS

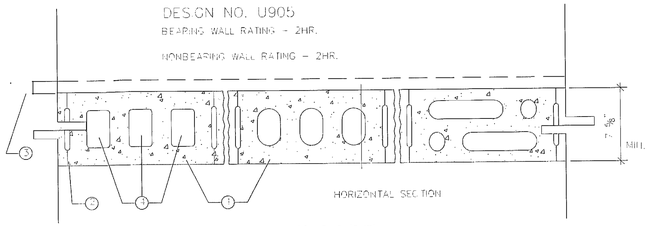
SCALE:

DRAWING NO.
A.402

DESIGN NO. U905

BEARING WALL RATING – 2HR.

NONBEARING WALL RATING – 2HR.



1. **CONCRETE BLOCKS*** – VARIOUS DESIGNS, CLASSIFICATION D–2 (2HR).
2. **MORTAR** – BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8" 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 A 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 2HR TO CLASSIFICATION.
5. **FOAMED PLASTIC*** – 1 1/2" THICK MAX. 4' WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1).
   CELOTEX CORP – TYPE THERMAX.

*BEARING THE UL CLASSIFICATION MARKING.

4A. **WALLBOARD, GYPSUM*** – (AS AN ALTERNATE TO ITEM 4) – NOM. 3/4" THICK, INSTALLED AS DESCRIBED IN ITEM 4 WITH 1–3/4" LONG TYPE S SCREWS FOR INNER LAYER AND 2–1/4" LONG, TYPE S SCREWS FOR OUTER LAYER.

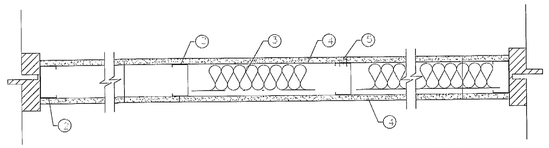
4B. **WALLBOARD, GYPSUM*** – (AS AN ALTERNATE TO ITEM 4, AND 4A) – NOM. 5/8" THICK GYPSUM PANELS, INSTALLED AS DESCRIBED IN ITEM 4 WITH TYPE S–12 STEEL SCREWS. THE LENGTH AND SPACING OF THE SCREWS AS SPECIFIED UNDER ITEM 4.

4C. **WALLBOARD, GYPSUM*** – (AS AN ALTERNATE TO ITEM 4, 4A AND 4B) – 5/8" THICK, 2' WIDE, TONGUE AND GROOVE EDGE, APPLIED HORIZONTALLY AS THE OUTER LAYER TO ONE SIDE OF THE ASSEMBLY, SECURED AS DESCRIBED IN ITEM 4 FOR THE DIRECT ATTACHED SYSTEM.

* BEARING THE UL CLASSIFICATION MARKING.

DESIGN NO. U465

NONBEARING WALL RATING – 1HR.



1. **FLOOR AND CEILING RUNNERS** – (NOT SHOWN) – CHANNEL SHAPED RUNNERS, 2–5/8" WIDE (MIN.), 1–1/4" LEGS, FORMED FROM MIN. NO. 25 MSG (MIN. NO. 20 MSG WHEN ITEM 4C IS USED) GALV. STEEL, ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACED 24" O.C. MAX.
2. **STEEL STUDS** – U–CHANNEL SHAPED, 2–5/8" WIDE (MIN.), 1–1/4" LEGS, 2/8" FOLDED BACK RETURNS, FORMED FROM MIN. NO. 25 MSG (MIN. NO. 20 MSG WHEN ITEM 4C IS USED) GALV. STEEL SPACED 24" O.C. MAX.
3. **BATTS AND BLANKETS*** – (OPTIONAL) – MINERAL WOOL OR GLASS FIBER BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.
4. **WALLBOARD, GYPSUM*** – 5/8" THICK, 4' WIDE, ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG, TYPE S STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN THE FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY. WHEN ATTACHED TO ITEM 6 (FURRING CHANNELS), WALLBOARD IS SCREW ATTACHED TO FURRING CHANNELS WITH 1" LONG, TYPE S STEEL SCREWS SPACED 12" O.C.

4A. **WALLBOARD, GYPSUM*** – (AS AN ALTERNATE TO ITEM 4) – NOM. 3/4" THICK, 4' WIDE INSTALLED AS DESCRIBED IN ITEM 4 WITH SCREW LENGTH INCREASED TO 1–1/4".

4C. **WALLBOARD, GYPSUM*** – (AS AN ALTERNATE TO ITEM 4, 4A AND 4B) – 5/8" THICK, GYPSUM PANELS, INSTALLED AS DESCRIBED IN ITEM 4 WITH TYPE S–12 STEEL SCREWS, THE LENGTH AND SPACING OF THE SCREWS AS SPECIFIED UNDER ITEM 4.

5. **JOINT TAPE AND COMPOUND** – (OPTIONAL) – VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS; PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD JOINTS REINFORCED.

6. **FURRING CHANNEL*** – (OPTIONAL – NOT SHOWN) – RESILIENT 25 MSG GALV. STEEL FURRING CHANNELS, PACED HORIZONTALLY MAX. 24" O.C., FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1" LONG TYPE S–12 PANHEAD STEEL SCREWS.

NOT FOR USE WITH TYPE FRX GYPSUM PANELS.

* BEARING THE UL CLASSIFICATION MARKING.

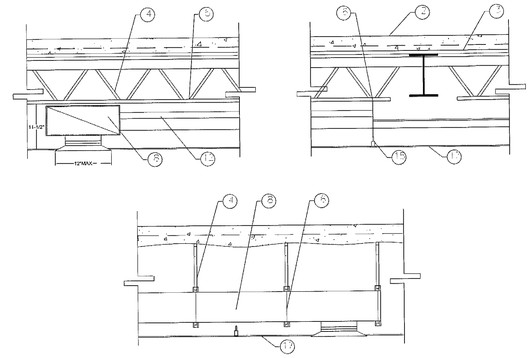
DESIGN NO. U523

DECEMBER 17, 2012

RESTRAINED ASSEMBLY RATING – 2 AND 3 HR.

UNRESTRAINED ASSEMBLY RATING – 2 AND 3 HR.

UNRESTRAINED BEAM RATING – 2 AND 3 HR.



1. **BEAM** – W10X21, MIN SIZE. AS ALTERNATE TO STEEL BEAM, JOIST GIRDERS (HOT SHOWN)–20 IN. MIN DEPTH AND 12 LB/LIN FT MIN WEIGHT.
2. **NORMAL–WEIGHT CONCRETE** – CARBONATE OR SILICEOUS AGGREGATE, 152 + OR – 3 PCF UNIT WEIGHT, 3000 PSI COMPRESSIVE STRENGTH.

RESTRAINED ASSEMBLY RATING HR	UNRESTRAINED ASSEMBLY RATING HR	UNRESTRAINED BEAM RATING HR	CONCRETE THKNS IN
2	2	2	2 ½
2	2	3	2 ½
3	3	3	3

4. **STEEL JOISTS** – TYPE 8K2 OR 10K1 MIN SIZE, SPACED 24 IN. OC WELDED TO END SUPPORTS.
5. **BRIDGING** – 1/2 IN. DIAM STEEL BARS WELDED TO TOP AND BOTTOM CHORD OF EACH JOIST.
6. **HANGER WIRE** – NO. 12 SWG GALV STEEL WIRE, TWIST–TIED TO LOWER CHORD OF JOISTS, LOCATED 48 IN. O.C. ALONG MAIN RUNNERS; HANGER WIRES REQUIRED AT ALL FOUR CORNERS OF LIGHT FIXTURES, AND AT MIDSPAN OF CROSS TEES AT THE SIDES OF THE LIGHT FIXTURE.
7. **COLD ROLLED CHANNELS** – NO. 16 MSG COLD–ROLLED STEEL CHANNELS, 1–1/2 IN. DEEP WITH 9/16 IN. LEGS, SPACED 24 IN. OC IN LIGHT OPENING, NOT TO EXCEED 144 SQ IN. PER 100 SQ FT OF CEILING AREA, WITH NO INDIVIDUAL OPENING GREATER THAN 144 SQ IN. MAXIMUM LATERAL DIMENSION OF DUCT OUTLET 12 IN.
8. **AIR DUCT** – NO. 24 MSG GALV STEEL, SUPPORTED ON 1–1/2 IN. 16 MSG COLD–ROLLED STEEL CHANNELS SPACED 24 IN. OC. DUCT OPENING, NOT TO EXCEED 144 SQ IN. PER 100 SQ FT OF CEILING AREA, WITH NO INDIVIDUAL OPENING GREATER THAN 144 SQ IN. MAXIMUM LATERAL DIMENSION OF DUCT OUTLET 12 IN.

8A. AIR DUCT MATERIALS* – (NOT SHOWN) – OPTIONAL FOR THE 2 H RATINGS, AS AN ALTERNATE TO STEEL AIR DUCT (ITEM 8). RIGID AIR DUCT MATERIALS MAY BE USED IN ACCORDANCE WITH THEIR FABRICATION INSTRUCTIONS. THE DUCT OUTLET THROAT IS POSITIONED AT THE CENTER OF 24 FT. LONG MIN 0.019 IN. THICK (26 GAUGE) GALV STEEL DUCT LINER. THESE DUCTS ARE SUPPORTED BY MIN 0.057 IN. THICK (18 GAUGE) COLD ROLLED STEEL CHANNELS SUSPENDED FROM THE JOISTS BY 12 SWG GALV STEEL WIRE. CHANNELS ARE PLACED DIRECTLY BELOW THE STEEL DUCT LINER, ONE ON EACH SIDE OF THE THROAT, AND OTHERWISE SPACED 72 IN. OC FOR DUCTS UP TO 36 IN. WIDE, AND 48 IN. OC FOR DUCTS BETWEEN 36–

9. **DAMPER** – NO. 13 MSG STEEL, HINGED ON ONE SIDE, PROTECTED ON BOTH SURFACES WITH 1/16 IN. THICK CERAMIC FIBER PAPER. DAMPER HELD IN OPEN POSITION WITH 160 F FUSIBLE LINK BEARING THE UL LISTING MARK. DAMPER TO OVERLAP DUCT OUTLET BY 3 IN.
13. **FLEXIBLE AIR DUCT** – (NOT SHOWN) – CLASS 1 FLEXIBLE AIR DUCT MATERIAL – MAX INSIDE DIAM 6 FT. ATTACHED TO SUPPLY AIR DUCT AND AIR BOOTS WITH 2 IN. WIDE PRESSURE–SENSITIVE FABRIC DUCT TAPE.
14. AIR BOOTS – NO. 24 MSG GALV STEEL AIR BOOTS TO BE INSTALLED IN NOT MORE THAN 67 PERCENT OF THE LIGHT FIXTURES. AIR BOOTS ARE INSTALLED IN PAIRS, ALONG BOTH SIDES OF LIGHT FIXTURES AND CONNECTED BY A NO. 24 MSG GALV STEEL CROSSOVER DUCT.
15. **STEEL FRAMING MEMBERS*** –

A. MAIN RUNNERS – NOM 12 FT LONG SPACED 4 FT OC.

B. CROSS TIES – NOM 4 FT LONG SPACED 24 IN. OC PERPENDICULAR TO MAIN RUNNERS WITH ONE ADDITIONAL CROSS TEE LOCATED 8 IN. ON EACH SIDE OF EACH END JOINT OF GYPSUM BOARD. WHEN TYPES 454C OR 574C CROSS TEES ARE USED, ASSEMBLY AND BEAM RATINGS ARE LIMITED TO 2 HR.

17. **GYPSUM BOARD** – 4 FT. WIDE, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO CROSS TEES WITH END JOINTS CENTERED ALONG CROSS TEES AND WITH SIDE JOINTS CENTERED ALONG MAIN RUNNERS. GYPSUM BOARD FASTENED TO EACH CROSS TEE WITH FIVE DRYWALL SCREWS (ITEM NO. 18) WITH ONE SCREW LOCATED AT THE MIDSPAN OF THE CROSS TEE, ONE SCREW LOCATED 12 IN. FROM AND ON EACH SIDE OF THE CROSS TEE MIDSPAN, AND ONE SCREW LOCATED 1–1/2 IN. FROM EACH GYPSUM BOARD SIDE JOINT EXCEPT AT GYPSUM BOARD END JOINTS. DRYWALL SCREWS SHALL BE LOCATED ON ALTERNATING SIDES OF CROSS TEE FLANGE AT GYPSUM BOARD END JOINTS. DRYWALL SCREWS SHALL BE LOCATED 1/2 IN. FROM THE JOINT. GYPSUM BOARD FASTENED TO MAIN RUNNERS WITH DRYWALL SCREWS, 3/8 TO 1/2 IN. FROM SIDE JOINTS, MIDWAY BETWEEN INTERSECTIONS WITH CROSS TEES (24 IN. O.C.). END JOINTS OF THE GYPSUM BOARD SHEETS SHALL BE STAGGERED WITH JOINTS IN ADJACENT GYPSUM BOARD COURSES NOT LESS THAN 4 FT. OC. GYPSUM BOARD SHEETS SCREW–ATTACHED TO FLANGE OF WALL CHANNEL WITH DRYWALL SCREWS SPACED 12 IN. OC.
18. **DRYWALL SCREW** – NO. 6 PHILLIPS–TYPE, TYPE S SELF–DRILLING AND SELF–TAPPING, 1 IN. LONG, SCREW HEADS MAY BE EITHER EXPOSED OR COVERED WITH JOINT CEMENT.

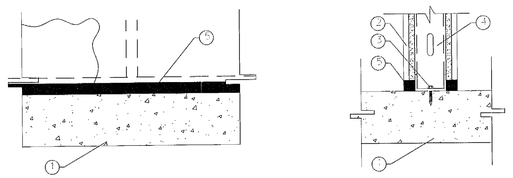
RESTRAINED ASSEMBLY RATING HR	UNRESTRAINED ASSEMBLY RATING HR	UNRESTRAINED BEAM RATING HR	GYPSUM BOARD THKNS IN
2	2	2	½
2	2	3	⅝
3	3	3	⅝

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: GM DATE: 2/22/16

DESIGN NO. BW–S–0001

BOTTOM OF WALL JOINT: GYPSUM WALL ASSEMBLY



1. CONCRETE FLOOR ASSEMBLY (1HR OR 2HR FIRE RATING).
   A – LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR ASSEMBLY (MIN 4 ½" THICK).
   B – ANY UL/FME CLASSIFIED PRE–CAST HOLLOW CORE CONCRETE FLOOR ASSEMBLY (MIN 6" THICK).
2. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U400 SERIES WALL) 1 HR. OR 2HR. FIRE RATING) (2HR SHOWN)
3. FLOOR RUNNERS (MIN 25 GA., 1–1/4"FLANGES) FASTENED TO TOP SURFACE OF CONCRETE FLOOR.
4. STEEL STUDS (MIN 2 ½"WIDE), SPACING PER RATING ON FLOOR RUNNER.
5. HILTI C.P. 601S ELASTOMERIC FIRESTOP SEALANT , C.P. 606 FLEXIBLE FIRESTOP SEALANT, OR FS–ONE INTUMESCENT FIRESTOP SEALANT.
   A – MINIMUM ⅝ DEPTH ON BOTH SIDES OF WALL FOR A 1 HR FIRE RATING.
   B – MINIMUM 1 ¼"DEPTH ON BOTH SIDES OF WALL FOR A 2 HR FIRE RATING.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2870

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

UL WALL DETAILS

SCALE: 1 1/2" = 1'-0" DRAWING NO.

A.403

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Site General Information for Fire-Resistance Ratings - ANSI/UL 263

Site General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U904

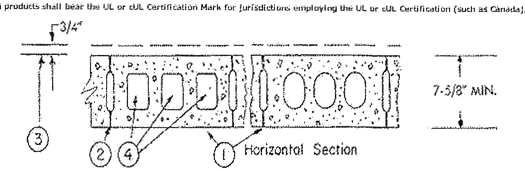
May 26, 2015

Bearing Wall Rating — 3 HR.

Nonbearing Wall Rating — 3 HR.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. Concrete Blocks* — Various Siliplex Classification C-3 (3 hr).

Site Concrete Blocks category for all 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 in to Classification if used. 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 repellent vermiculite masonry fill insulation, or siliceous treated perlite loose fill insulation add 1 hr to Classification.

5. Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide adhesively attached to concrete blocks (Item 1).

ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation" and "EnergyShield Pro 2 Wall Insulation."

CARLISLE COATINGS & WATERPROOFING INC — Type 82+ Sheath

HUNTER PANELS — Type Xci-Class A, Xci 286

RMAX OPERATING L L C — "TSX-BSCV", "TSX-BS10", "Thermasheath-XP", "ECOMAXci", "Thermasheath-3", "Duratasheath-3"

THE DOW CHEMICAL CO — Type Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Extruded Insulation, Thermax XARMOR ci Exterior Insulation, Thermax PI Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP) and FOAM-R* ci Insulation

5A. Building Units. — As an alternate to Item 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 16 by 16 or 96 in., with a facer on one side and wood fiber board on the other.

RMAX OPERATING L L C — "Thermasheath-5I"

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2015-05-26

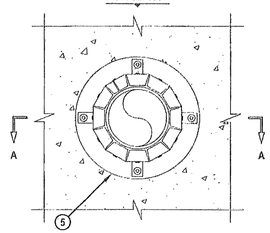
UL SYSTEM NO. C-AJ-2110

PLASTIC PIPE THROUGH CONCRETE FLOOR/WALL OR BLOCK WALL

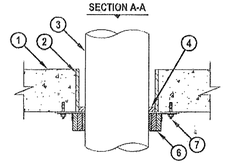
F-RATING = 3-HR.
T-RATING = 0-HR.
W-RATING = CLASS I (SEE NOTES NO. 6 AND 7 BELOW)

CAJ2110u.09807

BOTTOM VIEW



SECTION A-A



1. CONCRETE FLOOR OR WALL ASSEMBLY (3-HR. FIRE-RATING) :
   A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR OR WALL (MINIMUM 4-1/2" THICK).
   B. PRECAST (HOLLOW-CORE) CONCRETE FLOOR (MINIMUM 6" THICK).
   C. ANY UL CLASSIFIED CONCRETE BLOCK WALL.

Hilti Firestop Systems

HILTI, Inc.

Sheet	1 of 2	Drawing No.
Scale	6"32" = 1"	CA.I
Date	Sep. 10, 2007	2110m

Saving Lives through Innovation and Education

UL SYSTEM NO. C-AJ-2110

PLASTIC PIPE THROUGH CONCRETE FLOOR/WALL OR BLOCK WALL

F-RATING = 3-HR.
T-RATING = 0-HR.
W-RATING = CLASS I (SEE NOTES NO. 6 AND 7 BELOW)

CA2110u.09807

2. [OPTIONAL] MAXIMUM 8" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR THINNER).
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (ALSO SEE NOTE NO. 3 BELOW) :
   A. MAXIMUM 6" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
   B. MAXIMUM 6" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
   C. MAXIMUM 6" NOMINAL DIAMETER FRPP PLASTIC PIPE.
   D. MAXIMUM 6" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT, OR CP 601S ELASTOMERIC FIRESTOP SEALANT.
5. SHEET METAL COVER PLATE (MINIMUM 18 GA.) PLACED OVER OPENING PRIOR TO ATTACHING FIRESTOP COLLAR (SEE NOTE NO. 4 BELOW).
6. HILTI CP 643N FIRESTOP COLLAR WITH FASTENING HOOKS (SEE TABLE BELOW).
7. EACH FASTENING HOOK SECURED TO BOTTOM OF FLOOR WITH 1/4" x 1-3/4" LONG STEEL EXPANSION BOLTS OR 1/4" x 1-1/4" LONG CONCRETE SCREW ANCHORS (EX. HILTI KWIK-BOLT 3, KWIK-CON II).
8. [NOT SHOWN] ADDITIONAL 1/4" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT , CP 606 FLEXIBLE FIRESTOP SEALANT, OR CP 601S ELASTOMERIC FIRESTOP SEALANT TO BE APPLIED BETWEEN CONCRETE AND COVER PLATE AND BETWEEN COVER PLATE AND CP 643N FIRESTOP COLLAR.

NOMINAL PIPE DIAMETER	PRODUCT DESCRIPTION	NO. OF FASTENING HOOKS
1-1/2"	CP 643 50/1.5" N	2
2"	CP 643 63/2" N	2
3"	CP 643 90/3" N	3
4"	CP 643 110/4" N	3
6"	CP 643 160/6" N	4

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 8" FOR NORMAL CONCRETE, 7" FOR PRECAST (HOLLOW-CORE) CONCRETE.
2. ANNULAR SPACE = MINIMUM 1/4", MAXIMUM 1-1/4".
3. CLOSED OR VENTED PIPING SYSTEM (PVC, ABS, FRPP = SCHEDULE 40; CPVC = SDR 17).
4. INSIDE DIAMETER OF COVER PLATE SHOULD BE MAXIMUM 1/4" LARGER THAN OUTSIDE DIAMETER OF PIPE. OUTSIDE DIAMETER OF COVER PLATE SHOULD BE MINIMUM 6" LARGER THAN OUTSIDE DIAMETER OF PIPE.
5. HILTI CP 643N FIRESTOP COLLARS, SHEET METAL COVER PLATE AND HILTI FIRESTOP SEALANT ARE REQUIRED ON BOTH SIDES OF A WALL ASSEMBLY.
6. W-RATING DOES NOT APPLY IN SLEEVED OPENINGS OR IN HOLLOW-CORE FLOORS.
7. W-RATING APPLIES ONLY WHEN THE PIPE DIAMETER IS 6" OR SMALLER, ANNULAR SPACE IS MINIMUM 0", MAXIMUM 1/2", AND HILTI CP 601S ELASTOMERIC FIRESTOP SEALANT IS USED.

Hilti Firestop Systems

HILTI, Inc.
Tulsa, Oklahoma USA (800) 879-8000

Sheet	2 of 2	Drawing No.
Scale	-	CAJ
Date	Sep. 10, 2007	2110m

Saving Lives through Innovation and Education

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___SEE COMMENTS ___X___NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: G. M. DATE: 2/22/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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MIAMI, FLORIDA 33129

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1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.856.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE
NO. DESCRIPTION ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

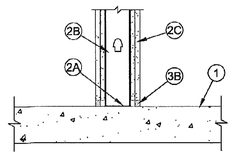
UL WALL DETAILS

SCALE: DRAWING NO.

A.403.1

System No. BW-S-0003

Assembly Ratings - 1 and 2 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/Lin Ft (See Item 3B)
L Rating At 400°F - Less Than 1 CFM/Lin Ft (See Item 3B)
Joint Width - 3/4 in. Max

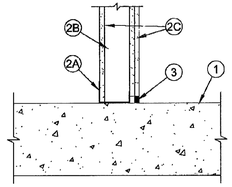


1. **Floor Assembly -** Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core **Precast Concrete Units*.**

   See **Precast Concrete Units** category in the Fire Resistance Directory for names of manufactures.
2. **Wall Assembly -** The 1 or 2 ½ fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
   A. **Steel Floor Runner -** Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) OC.
   B. **Studs -** Steel studs to be min 3-1/2 in. (89 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) OC.
   C. **Gypsum Board* -** Gypsum board installed to a min total thickness of 5/8 in. (16 mm) or 1-1/4 in. (32 mm) on each side of wall for a 1 or 2 hr fire rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 3/4 in. (19 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete 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 top of floor and bottom of gypsum board is 3/4 in. (19 mm).** The joint system consists of a packing material and a fill material, as follows:
   A. **Packing Material -** (Optional, Not Shown) - Mineral wool batt insulation, polyethylene backer rod or glass fiber insulation firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.
   B. **Fill, Void or Cavity Material*-Sealant -** Min 1/2 in. (13 mm) 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 with each surface of the wall. When mineral wool batt insulation is used as a packing material, min thickness of fill material on each side of the wall is 1/4 in. (6 mm).
   SPECIFIED TECHNOLOGIES INC - SpecSeal ES Sealant, SpecSeal LCI Sealant, SpecSeal LC150 Sealant, Pensil 300 Sealant or SpecSeal Series SIL300.
   Note: L Ratings apply when SpecSeal ES Sealant is used.
   *Bearing the UL Classification Mark

System No. BW-S-0020

Assembly Ratings - 1 and 2 Hr (See Item 2)
Joint Width - 1/2 In. Max
L Rating At Ambient - Less Than 1 CFM/Lin Ft
L Rating At 400 F - Less Then 1 CFM/Lin Ft



1. **Floor Assembly -** Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core **Precast Concrete Units*.**

   See **Precast Concrete Units** (CFTV) category in the Fire Resistance Directory for names of manufactures.
2. **Wall Assembly -** The 1 or 2 hr fire rated gypsum board/steel stud shaft wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
   A. **Steel Floor Runner -** "J"-shaped runners, min 2-1/2 in. (64 mm) deep, with unequal legs of 1 in. (25 mm) and 2 in. (51 mm), fabricated from min 24 MSG galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. (51 mm) from ends and not greater than 24 in. (610 mm) OC.
   B. **Studs -** "C-H", "E" (back-to-back) or "C-T"-shaped studs, min 2-1/2 in. (64 mm) deep, fabricated from min 25 MSG galv steel. Cut to lengths 3/8 to 1/2 in. (10 to 13 mm) less than floor-to-ceiling height and spaced 24 in. (610 mm) OC.
   C. **Gypsum Board* -** 1 in. (25 mm) thick gypsum liner panels and 1/2 in., 5/8 in. or 3/4 in. (13, 16 or 19 mm) thick gypsum panels installed as specified in the individual U400 or V400 Series shaft wall designs in the UL Fire Resistance Directory.
   The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
3. **Fill, Void or Cavity Material* - Sealant -** Max separation between top of floor and bottom of gypsum board on the finish side of wall is 1/2 in. (13 mm). Min 1/2 in. (13 mm) thickness of fill material installed on finish side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with surface of the finish side of wall.

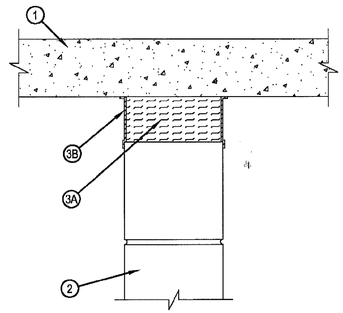
   SPECIFIED TECHNOLOGIES INC - SpecSeal ES Sealant, SpecSeal LCI Sealant, SpecSeal LC150 Sealant, Pensil 300 Sealant or SpecSeal Series SIL300 Silicone Firestop Sealant

   *Bearing the UL Classification Mark

System No. HW-D-0097

HWD 0097

Assembly Rating -- 2 Hr
Nominal Joint Width -- 2 In.
Class II Movement Capabilities -- 14% Compression or Extension



1. Floor Assembly -- Min 4-1/2 in. thick steel-reinforced lightweight or normal weight (100-150 pcf) structural concrete.
2. Wall Assembly -- Min 8 in. thick steel-reinforced lightweight or normal weight (100-150 pcf) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks*.
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
3. Joint System -- Max width of joint (at time of installation of joint system) is 2 in. The joint system is designed to accommodate a max 14 percent compression or extension from its installed width. The joint system shall consist of the following:
   A. Forming Material -- Min 4.0 pcf mineral wool batt insulation installed in joint opening as a permanent form. Batt cut to min width of 8 in. and installed cut edges-first into joint opening, parallel with joint direction, such that batt sections are compressed min 50 percent in thickness and such that the compressed batt sections are flush with both surfaces of wall. Adjoining lengths of batt to be tightly butted with butted seams spaced min 48 in. apart along the lengths of the joint.
   ROCK WOOL MANUFACTURING CO -- Delta Board
   B. Fill, Void or Cavity Material* -- Min 1/8 in. wet thickness of fill material sprayed or trowelled on each side of wall to completely cover mineral wool forming material and to overlap a min 1/2 in. onto concrete floor and concrete wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- CP672 Firestop Spray

*Bearing the UL Classification Mark

HILTI® FIRESTOP SYSTEMS

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc.
August 02, 2004

CLASSIFIED C UL US

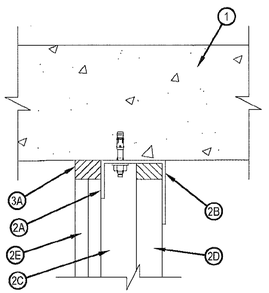
NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS ✓ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: GM DATE: 2/22/16

System No. HW-D-0342

HWD 0342

Assembly Rating — 2 Hr
Nominal Joint Width — 1 in.
L Rating At Ambient — Less Than 1 CFM/Lin Ft
L Rating At 400°F — Less Than 1 CFM/Lin Ft
Class II Movement Capabilities — 8% Compression or Extension



System No. HW-D-0342

HWD 0342

Assembly Rating — 2 Hr
Nominal Joint Width — 1 in.
L Rating At Ambient — Less Than 1 CFM/Lin Ft
L Rating At 400°F — Less Than 1 CFM/Lin Ft
Class II Movement Capabilities — 8% Compression or Extension

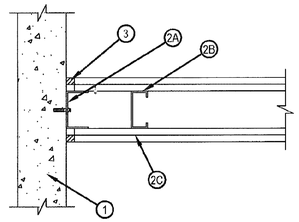
1. Floor Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete.
2. Shaft Wall Assembly — The 2 hr fire-rated gypsum board /steel stud shaft wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400-Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Floor and Ceiling Runners — J-shaped runner, 2-1/2 in. (64 mm) wide with unequal legs of min 1-1/4 in. (32 mm) and 2 in. (51 mm), fabricated from min 24 MSG galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. (51 mm) from ends and not greater than 24 in. (610 mm) OC.
   B. Light Gauge Framing* - Slotted Ceiling Track — (Optional) Slotted ceiling track shall consist of galv steel channels with slotted flanges. Slotted ceiling track sized to accommodate steel "C-H" studs (Items 2C). Attached to concrete at ceiling with steel fasteners spaced max 24 in. (610 mm) OC.
   CALIFORNIA EXPANDED METAL PRODUCTS CO — CST
   BRADY CONSTRUCTION INNOVATIONS INC,
   DBA SLIPTRACK SYSTEMS — SLP-TRK
   B1. Light Gauge Framing Members* — (Optional Not Shown) - As an option, the steel studs (Item 2C) may incorporate vertical deflection clips for attachment to the ceiling runner (Item 2A) in accordance with the manufacturer's instructions.
   THE STEEL NETWORK INC — VertiClip SLD 150.
   C. Steel Studs — C-H-shaped studs, 2-1/2 in. (64 mm) wide by 1-1/2 in. (38 mm) deep, fabricated from min 25 MSG galv steel, cut to lengths 3/8 to 1/2 in. (10 to 13 mm) less than floor to ceiling height and spaced 24 in. (610 mm) OC. Studs nest in floor runner at bottom and J-runner or slotted ceiling track at top. After installation of gypsum board liner panels (Item 2D), studs secured to flange of floor runner on finished side of wall only with No. 6 by 1/2 in. (13 mm) long self-drilling, self-tapping steel screws. Studs secured to flange of slotted ceiling track on finished side of wall only with No. 8 by 1/2 in. (13 mm) long self-drilling, self-tapping wafer head steel screws at slot midheight.
   D. Gypsum Board* — 1 in. (25 mm) thick by 24 in. (610 mm) wide gypsum board liner panels as specified in the individual U400 or V400-Series design. Panels cut 1 in. (25 mm) less in length than floor to ceiling height. Vertical edges inserted in "H"-shaped section of "C-H" studs. At the ends of the assembly, the free edge of the end panels are attached to the long leg of vertical J-runners (Item 2A) with 1-5/8 in. (41 mm) long Type S steel screws spaced max 12 in. (305 mm) OC.
   E. Gypsum Board* — Gypsum board sheets, 1/2 or 5/8 in. (13 or 16 mm) thick, applied vertically or horizontally in two layers on finished side of wall as specified in the individual U400 or V400-Series design. A max 1 in. (25 mm) gap shall be maintained between the top of the gypsum board and the bottom surface of the concrete floor. The screws attaching the gypsum board layers to the C-H studs shall be located 1 in. (25 mm) below the bottom of the J-runner or slotted ceiling track. No gypsum board attachment screws are to penetrate the ceiling J-runner and slotted ceiling track.
3. Joint System — Max separation between top of liner panel (Item 2D) and between top of gypsum board sheets (Item 2E) at time of installation of joint system is 1 in. (25 mm). The joint system is designed to accommodate a maximum 8 percent compression and extension from its installed width. The joint system consists of the following:
   A. Fill, Void or Cavity Material* - Sealant — Min 1 in. (25 mm) depth of sealant to be installed to fill linear gap between top of gypsum board liner panel (Item 2D) and top inside surface of ceiling J-runner or slotted ceiling track prior to installation of gypsum board (ItemD2E) on finished side of wall. Min 1 in. (25 mm) depth of sealant to be installed to fill linear gap between top of gypsum board sheets (Item 2E) and bottom of concrete floor.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC — CP 606

*Bearing the UL Classification Mark

System No. WW-D-0040

WWD0040

Assembly Rating — 1 and 2 Hr (See Item 1)
Nominal Joint Width — 3/4 in.
Class II Movement Capabilities — 17 Percent Compression or Extension



1. Concrete Wall Assembly — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 PCF) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks*.
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Gypsum Wall Assembly — The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Steel Runners — Runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Runner to be provided with 1-1/4 in. flanges. Runner secured to concrete wall assembly with steel concrete fasteners spaced 12 in. OC.
   B. Studs — Steel studs to be min 3-1/2 in. wide. Studs cut 1/2 to 3/4 in. less in length than assembly height with bottom nesting in and resting on floor runner and with top nesting in ceiling runner without attachment. First stud adjacent to concrete wall assembly located max 4 in. from wall face. Stud spacing not to exceed 24 in. OC.
   C. Gypsum Board* — For 1 hr assembly, one layer of 5/8 in. thick gypsum board is required in the individual Wall and Partition Design. For 2 hr assembly, two layers of 5/8 in. thick gypsum board are required in the individual Wall and Partition Design. Wall to be constructed as specified in the individual U400 Series Design in the UL Fire Resistance Directory, except that a max 3/4 in. gap shall be maintained between the side of gypsum board and face of concrete wall assembly. The screws attaching the gypsum board to the first stud shall be located 4 in. from face of concrete wall assembly. Gypsum board not attached to side runner. The hourly fire rating of the joint system is equal to the hourly rating of the gypsum wall assembly.
3. Fill, Void or Cavity Material* Sealant — Max seperation between side of gypsum board and face of concrete wall assembly is ¾ in. The joint system is designed to accommodate a max 17 percent compression or extension from its installed width. Min 5/8 in. thickness of fill material installed on each side of the wall between the side of the gypsum board and the face of the concrete wall assembly, flush with each surface of the gypsum wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC — CP601S Elastomeric Firestop Sealant or CP606 Flexible Firestop Sealant

*Bearing the UL Classification Mark

SCHEDULES OF UL-2079 (DYNAMIC) JOINT FIRESTOP SYSTEMS

JOINT TYPE	ASSEMBLY RATING	UL-CLASSIFIED SYSTEM: JOINT WIDTH LESS THAN OR EQUAL TO 2"	UL-CLASSIFIED SYSTEM: JOINT WIDTH GREATER THAN 2", LESS THAN OR EQUAL TO 6" [4]
CONCRETE FLOOR-TO-FLOOR	1	FF-D-1012, FF-D-1013[3]	FF-D-1012, FF-D-1013
	2	FF-D-1012, FF-D-1013[3]	FF-D-1012, FF-D-1013
	3	FF-D-1011, FF-D-1026[3]	FF-D-1011, FF-D-1026
	4	FF-D-1047	N/A**
EDGE OF CONCRETE FLOOR SLAB-TO-WALL	1	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021[1]	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021
	2	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021[1]	FW-D-1011, FW-D-1012, FW-D-1013, FW-D-1021
	3	FW-D-1011, FW-D-1021[1]	FW-D-1011, FW-D-1021
	4	FW-D-1047	N/A**
CONCRETE OR BLOCK WALL TO FLAT CONCRETE SLAB FLOOR (TOP-OF-WALL)	1	HW-D-0097[1], HWD 0268	HW-D-1008, HW-D-1009
	2	HW-D-0097[1], HWD 0268	HW-D-1008, HW-D-1009
	3	HW-D-1008[1], HWD 0268	HW-D-1008
	4	HWD 0201	N/A**
CONCRETE OR BLOCK WALL TO CONCRETE OVER FLUTED METAL DECK (TOP-OF-WALL)	1	HW-D-0080, HW-D-0081, HW-D-0098	HW-D-1037
	2	HW-D-0080, HW-D-0081, HW-D-0098	HW-D-1037
	3	HW-D-0294	N/A**
	4	HW-D-0294	N/A**
GYPSUM WALL TO FLAT CONCRETE SLAB FLOOR (TOP-OF-WALL)	1	HW-D-0082, HW-D-0083, HW-D-0097, HW-D-0106	N/A**
	2	HW-D-0082, HW-D-0083, HW-D-0097, HW-D-0106	N/A**
	3	HW-D-1009[1]	N/A**
GYPSUM SHAFT WALL TO FLAT CONCRETE SLAB (TOP-OF-WALL)	2	HW-D-0342	N/A**
GYPSUM WALL TO CONCRETE OVER FLUTED METAL DECK (TOP-OF-WALL)	1	HW-D-0042*, HW-D-0049*, HW-D-0087*, HW-D-0089*, HW-D-0045, HW-D-0046*, HW-D-0076*, HW-D-0077*	N/A**
	2	HW-D-0042*, HW-D-0049*, HW-D-0087*, HW-D-0089*, HW-D-0045, HW-D-0046*, HW-D-0076*, HW-D-0077*	N/A**
	3	HW-D-0292	N/A**
	4	HW-D-0292	N/A**
CONCRETE WALL-TO-WALL	1	WW-D-0017, WW-D-0032	WW-D-1011, WW-D-1012
	2	WW-D-0017, WW-D-0032	WW-D-1011, WW-D-1012
	3	WW-D-1011[1]	WW-D-1011
	4	WW-D-1047	N/A**
GYPSUM WALL-TO-CONCRETE WALL	1	WW-D-0040	N/A**
	2	WW-D-0040	N/A**

* SEE NOTE 3
** CONTACT HILTI FOR CURRENT UL-CLASSIFIED SYSTEM OR ENGINEER JUDGMENT DRAWING: 800-879-8000

NOTES:
1. CLASSIFIED SYSTEMS FOR 2" - 6" WIDE JOINTS MAY BE USED FOR JOINTS 2" WIDE AND LESS.
2. CONFIRM THAT MOVEMENT CAPABILITIES OF THE SELECTED UL SYSTEM MEETS OR EXCEEDS THE SPECIFIED MOVEMENT RANGE OF THE PARTICULAR JOINT.
3. SYSTEMS MARKED WITH ASTERIK (*) ARE SUITABLE FOR TOP-OF-WALL JOINTS WHERE THE FLUTED METAL DECK HAS SPRAY-ON MONOKOTE MK-6/HY FIREPROOFING.
4. VERIFY ALLOWABLE JOINT WIDTH ON SPECIFIC UL SYSTEM DRAWING.

APPROVED MIAMI BEACH FIRE DEPARTMENT
01 19.07

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TEL 305 789 2870 FAX 305 789 2872
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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

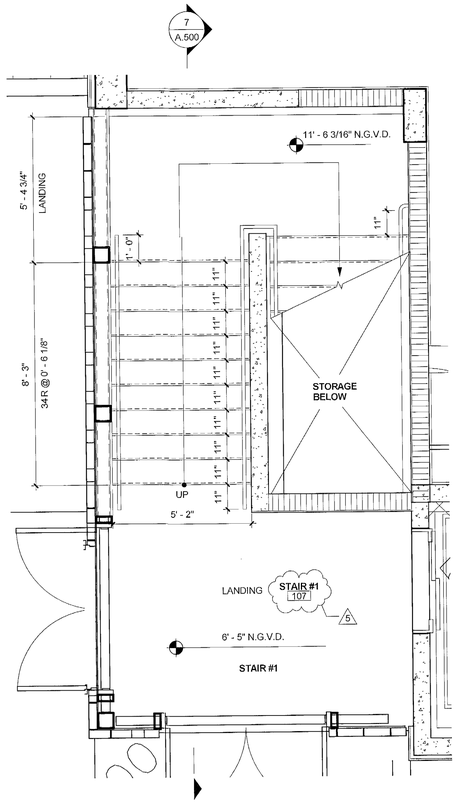
1620 DREXEL AVENUE

DRAWING TITLE

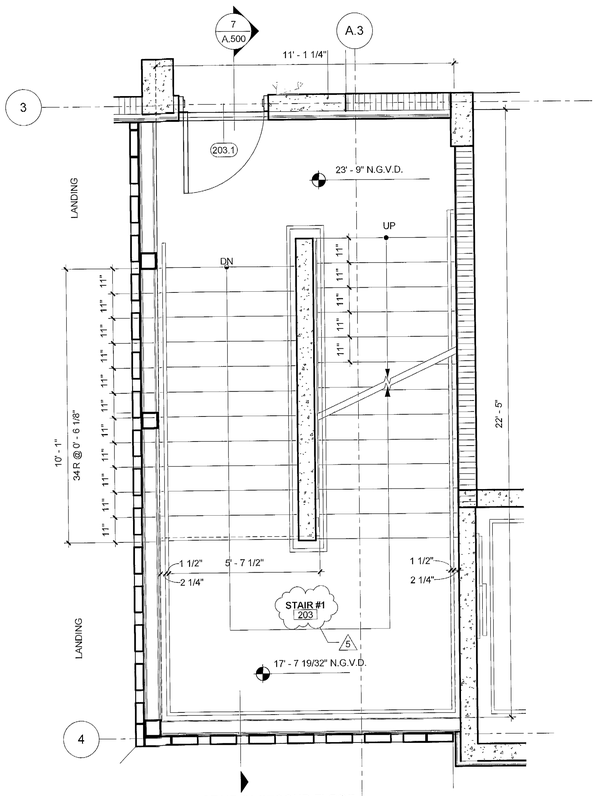
UL WALL DETAILS

SCALE: DRAWING NO.

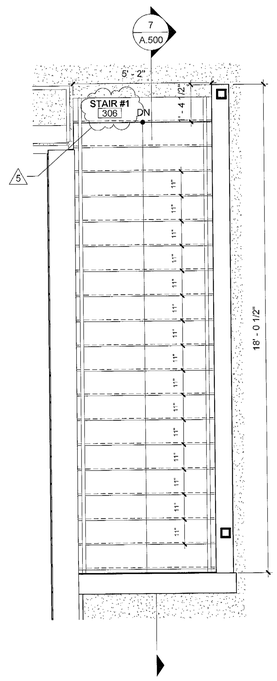
A.403.2 1



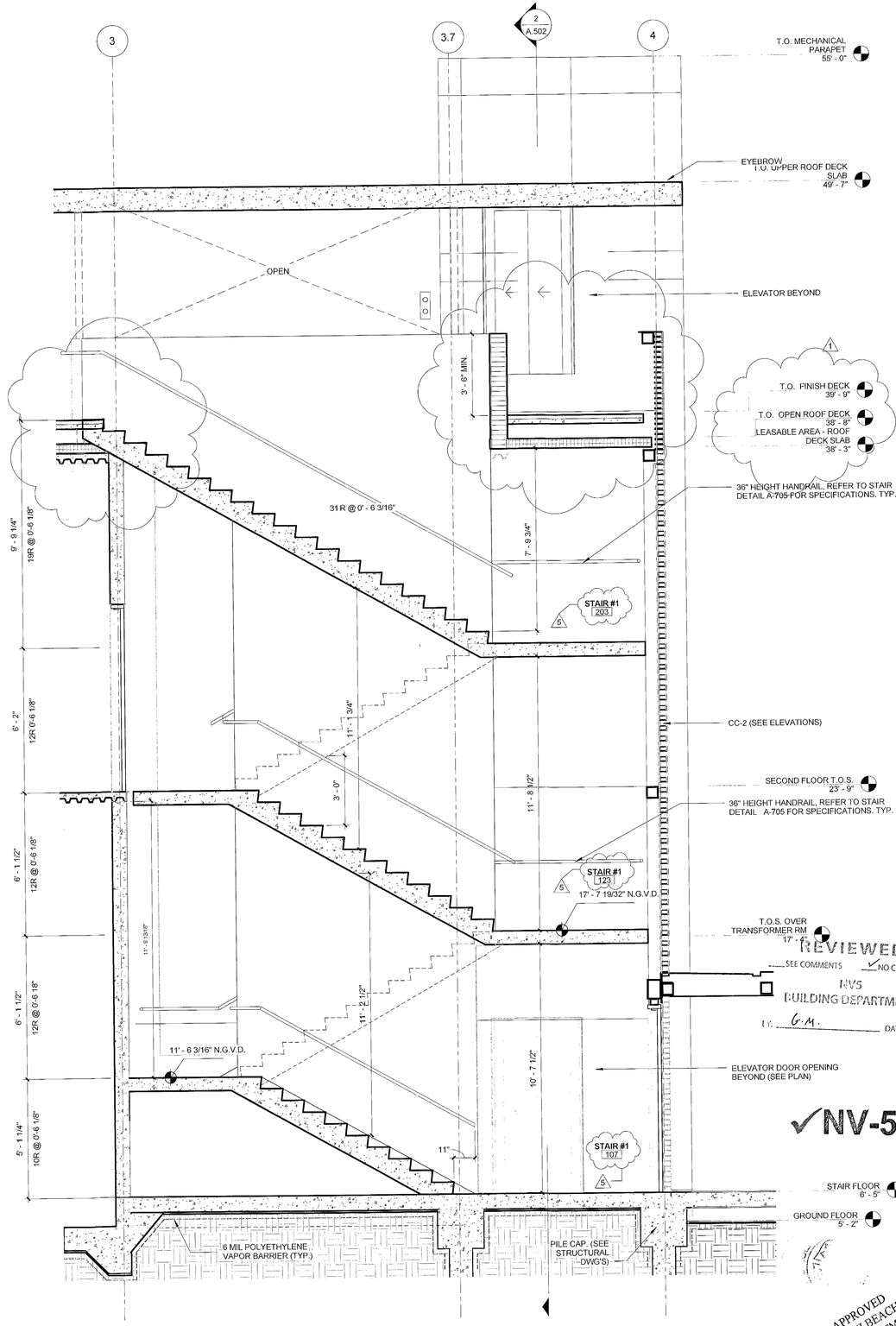
4 STAIR #1 FIRST FLOOR PLAN
3/8" = 1'-0"



5 STAIR #1 SECOND FLOOR
3/8" = 1'-0"



6 STAIR #1 TERRACE FLOOR
3/8" = 1'-0"



7 STAIR #1 SECTION
3/8" = 1'-0"

TOUZET STUDIO
ARCHITECTURE

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

PROJECT PROJECT NO. 13_016

NV-5

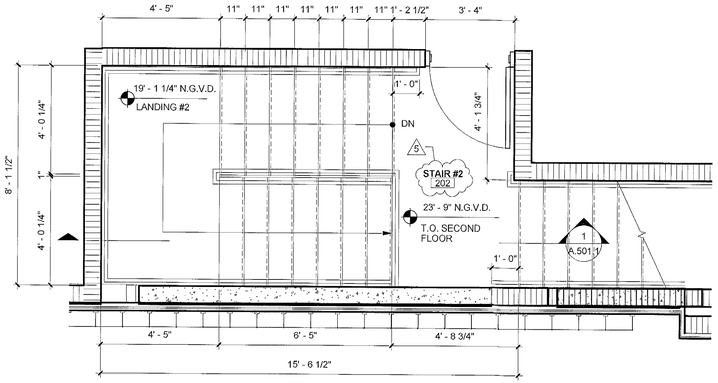
1620 DREXEL AVENUE

DRAWING TITLE

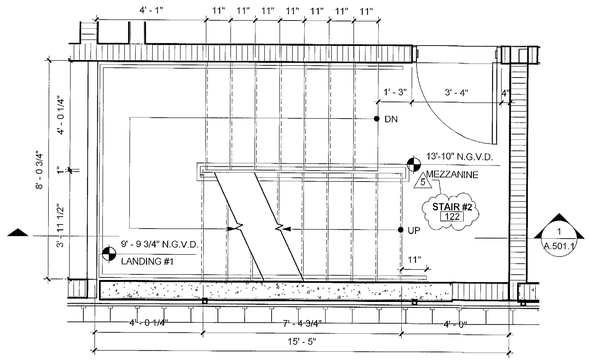
STAIR #1 PLANS AND SECTION

SCALE: 3/8" = 1'-0" DRAWING NO.

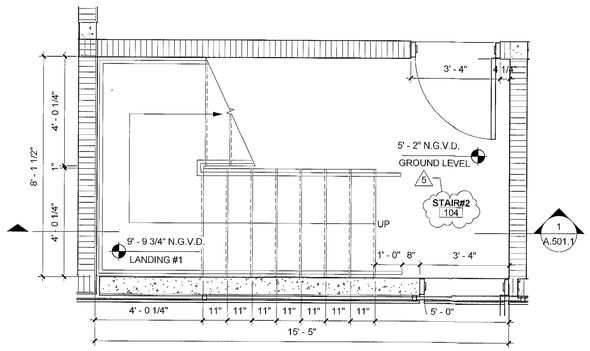
A.500



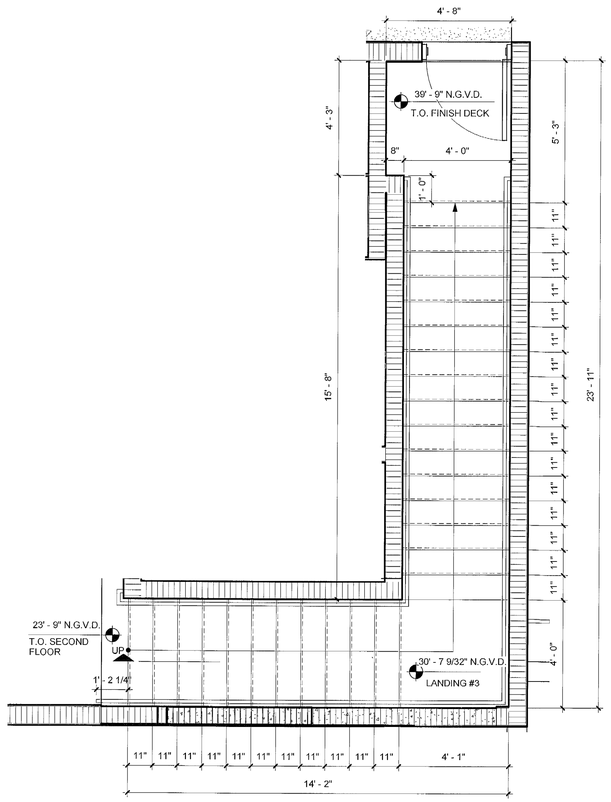
3 STAIR #2 SECOND FLOOR
3/8" = 1'-0"



2 STAIR #2 MEZZANINE
3/8" = 1'-0"



1 STAIR #2 FIRST FLOOR PLAN
3/8" = 1'-0"



4 STAIR #2 TERRACE FLOOR
3/8" = 1'-0"

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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PROFESSIONAL LICENSE

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

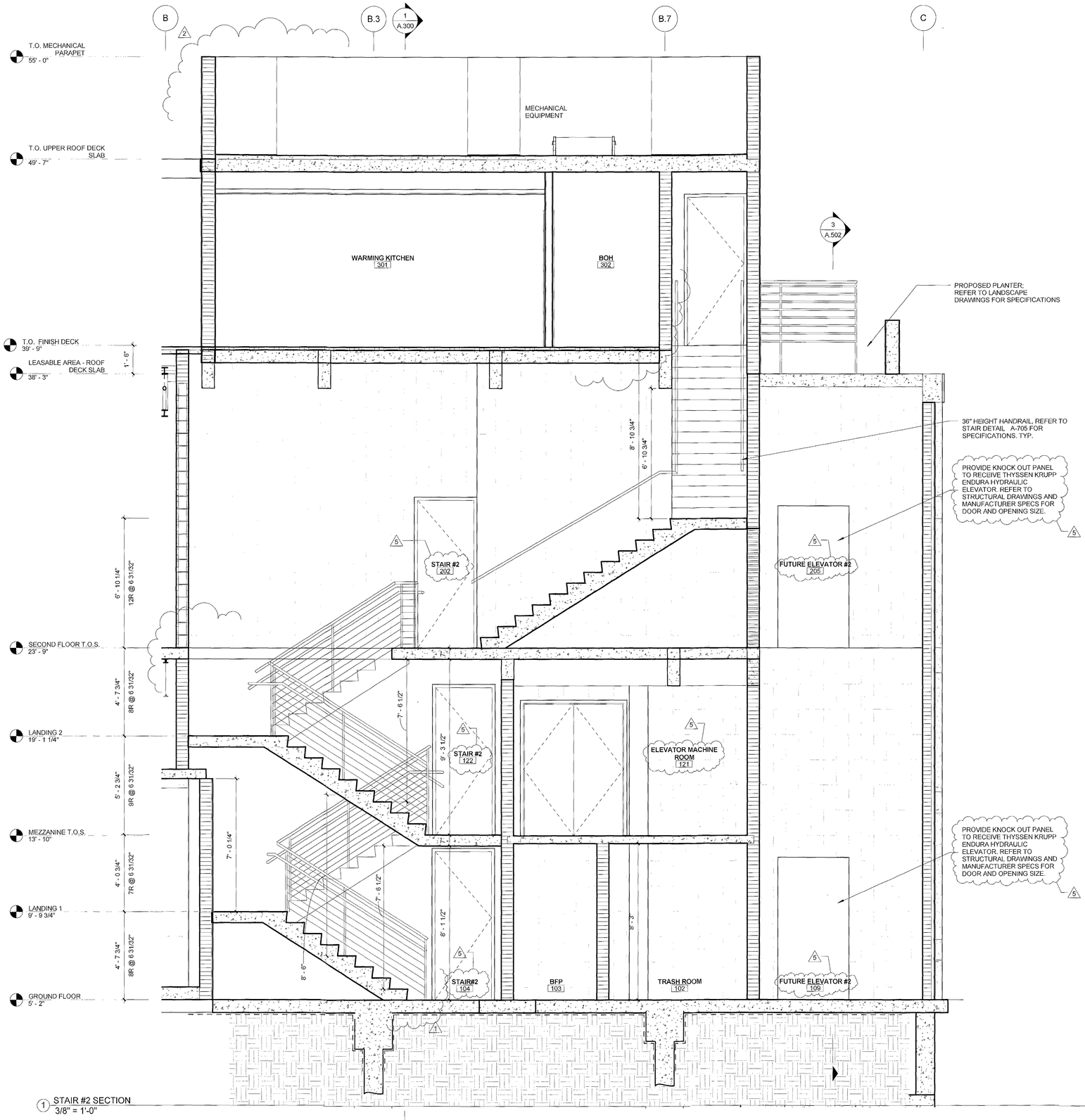
1620 DREXEL AVENUE

DRAWING TITLE

STAIR #2 PLANS

SCALE: 3/8" = 1'-0" DRAWING NO.

A.501



1 STAIR #2 SECTION
3/8" = 1'-0"

REVIEWED
___SEE COMMENTS ✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: C. M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

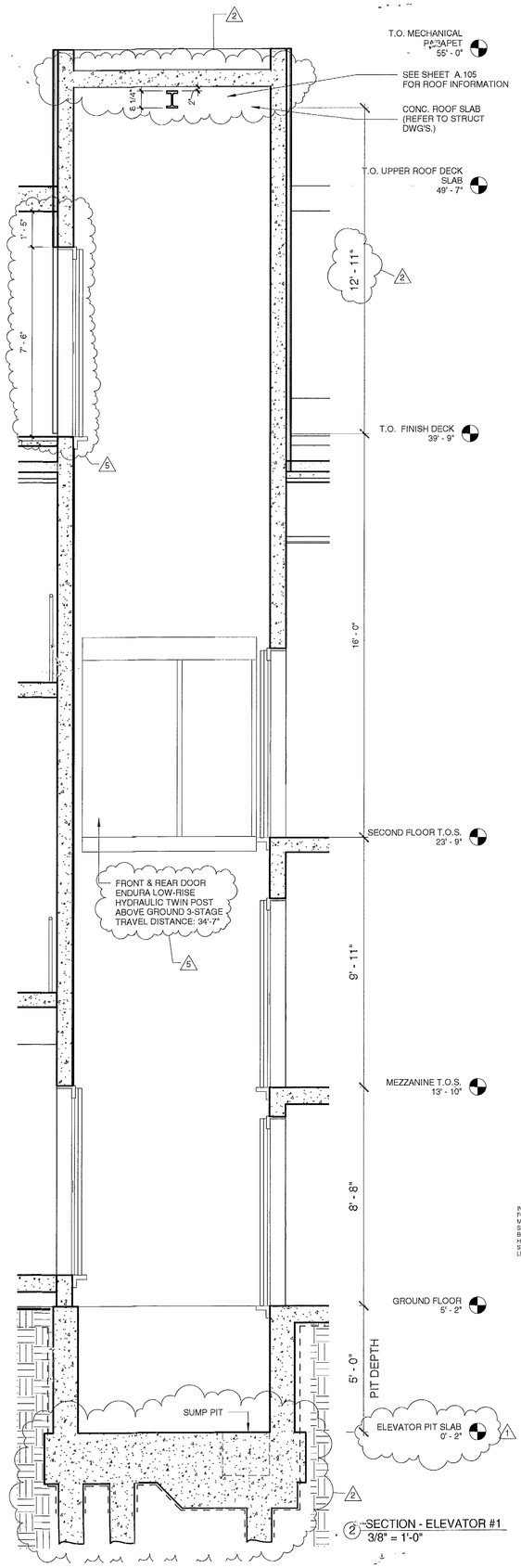
1620 DREXEL AVENUE

DRAWING TITLE

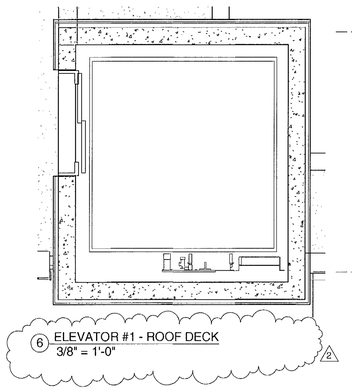
STAIR SECTION

SCALE: 3/8" = 1'-0" DRAWING NO.

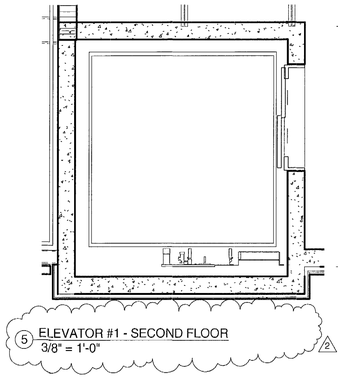
A.501.1



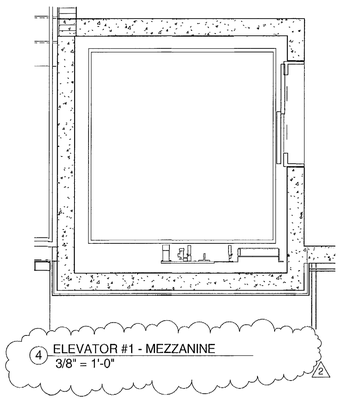
2 SECTION - ELEVATOR #1
3/8" = 1'-0"



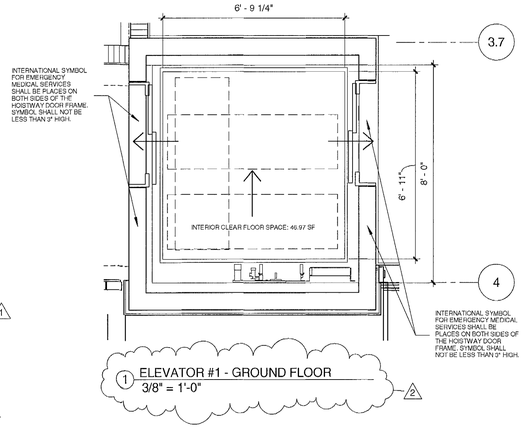
6 ELEVATOR #1 - ROOF DECK
3/8" = 1'-0"



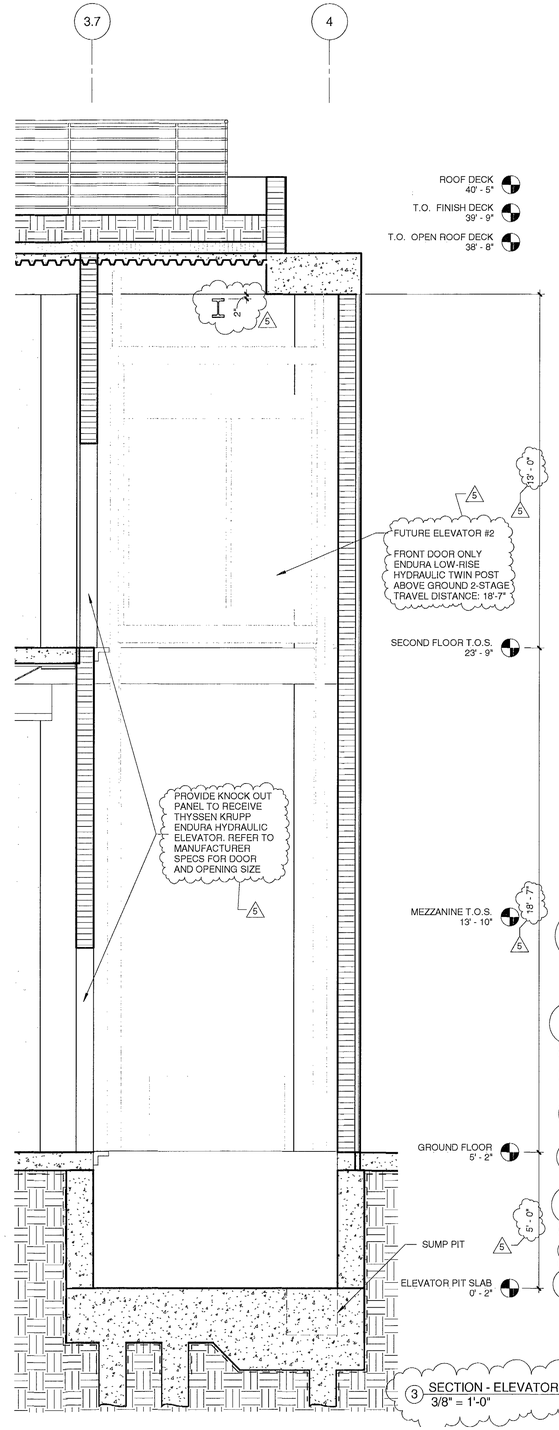
5 ELEVATOR #1 - SECOND FLOOR
3/8" = 1'-0"



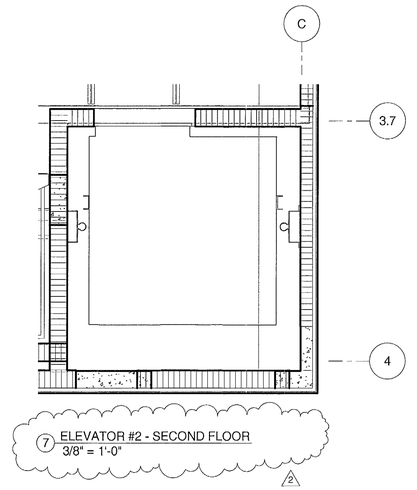
4 ELEVATOR #1 - MEZZANINE
3/8" = 1'-0"



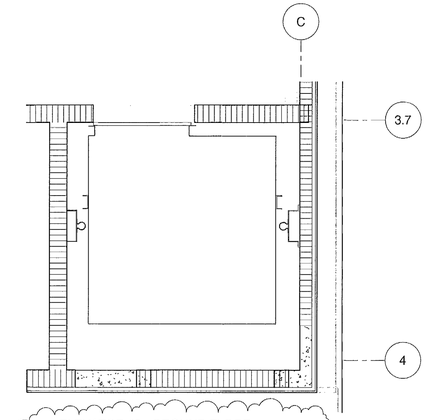
1 ELEVATOR #1 - GROUND FLOOR
3/8" = 1'-0"



3 SECTION - ELEVATOR #2
3/8" = 1'-0"



7 ELEVATOR #2 - SECOND FLOOR
3/8" = 1'-0"



8 ELEVATOR #2 - GROUND FLOOR
3/8" = 1'-0"

✓NV-5
G.M. 8-16-16

NOTE:

1. ELEVATOR HYDRAULIC PUMP UNIT AND CONTROLLER SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 2010 FIGURE 2. PUMP UNIT AND CONTROLLER SHALL BE LOCATED ABOVE BFE. ELEVATOR SHUNT TRIP SHALL BE LOCATED IN ELECTRICAL ROOM.

2. ELEVATOR COMPONENTS SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASCE 24-05 SECTION 7.0 AND FEMA TECHNICAL BULLETIN 4-2010

3. ELEVATOR SHALL REQUIRE A SEPARATE PERMIT

4. FOR MANUFACTURER'S MACHINE ROOM LAYOUT AND LOCATION OF PUMP MOTORS, GC SHALL SUBMIT SHOP DRAWINGS PER MANUFACTURER'S RECOMMENDATIONS.

5. PROVIDE PIT FLOOD SWITCH IN PIT PER FEMA TECHINICAL BULLETIN 4 JULY 2010.

6. LIGHT SWITCH FOR PIT TO BE LOCATED ON ACCESS SIDE OF LOWEST HOISTWAY DOOR.

7. PROVIDE NON GFI RECEPTACLE IN PIT FOR SUMP PUMP NFPA 70 620.24. PIT LIGHTING TO CONFORM TO 2.2.5.

8. PROVIDE SIDE OPENING TO COMPLY WITH STRETCHER REQUIREMENTS.

9. GC SHALL PROVIDE AUTOMATIC SPRINKLERS AT THE TOP OF THE ELEVATOR HOISTWAY AS REQUIRED BY FBC 2010 WITH THE 2012 SUPPLEMENTS. REFER TO FP-104.

10. GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND SEPARATE PERMIT FOR ELEVATOR.

11. PIT LIGHTS TO BE NEMA 4 RATED AND ALL RECEPTACLES MOUNTED ABOVE BFE. GC SHALL SUBMIT SHOP DRAWINGS WITH LOCATION OF PUMP MOTOR AND CONTROLLER FOR ARCHITECT'S REVIEW.

12. NEW ELEVATOR TO COMPLY WITH ASME 17.1 2009.

APPROVED
MIAMI BEACH
PBD DEPARTMENT

KEY PLAN

✓NV-5

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PROFESSIONAL LICENSE

16 02 08

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PROJECT PROJECT NO. 13_016

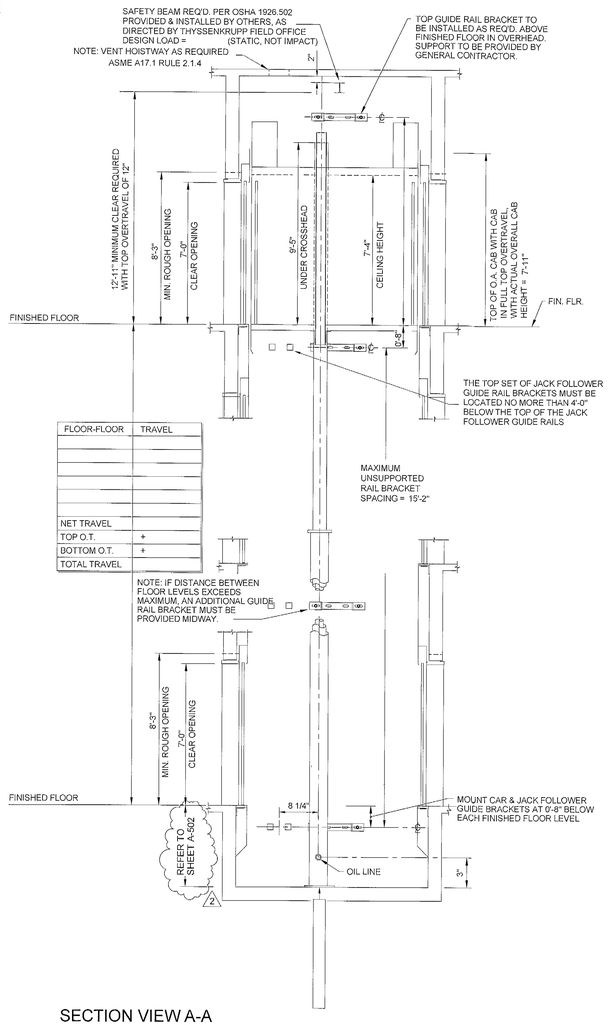
1620 DREXEL AVENUE

DRAWING TITLE

ELEVATOR DETAILS

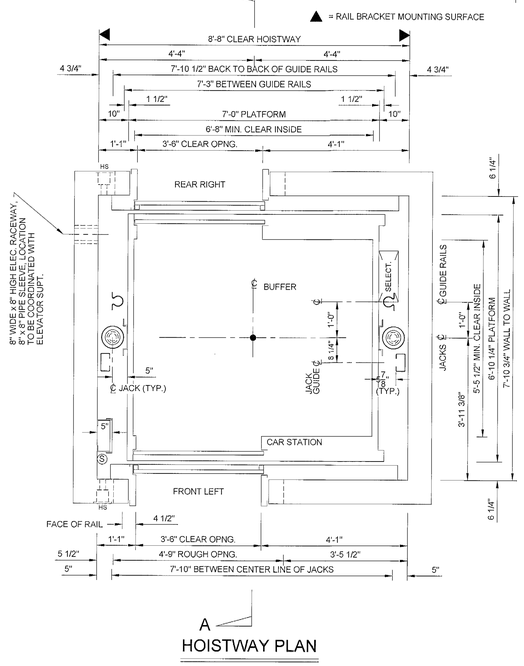
SCALE: 3/8" = 1'-0" DRAWING NO.

A.502 1



SECTION VIEW A-A

NOT TO SCALE



A
HOISTWAY PLAN

THE FOLLOWING CONDITIONS MUST BE MET BEFORE INSTALLATION IS COMPLETED, AND ARE NOT INCLUDED IN THE ELEVATOR CONTRACT:

1. A PLUMB, PROPERLY VENTILATED HOISTWAY (ACCORDING TO CODE AND SIZES SHOWN).
2. ADEQUATE SUPPORT FOR JACK, GUIDE RAIL BRACKETS, AND BUFFERS (FOR REACTIONS SHOWN).
3. HOISTWAY BARRICADES AND ALL CUTTING AND PATCHING TO INSTALL HOISTWAY ENTRANCES, SILLS, HALL FIXTURES, OIL AND ELECTRIC LINES.
4. PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC, PIT LADDER PER CAR (ACCORDING TO CODE). NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT.
5. DEDICATED 120 VOLT, 15 AMP. SERVICE, ALONG WITH TELEPHONE CIRCUIT WHEN REQUIRED, TO TERMINALS OF EACH REQUIRED CONTROLLER (AS LOCATED ON PLAN VIEW) FOR THE FOLLOWING:
   - CAR LIGHT AND ALARM CIRCUIT WITH GFCI PROTECTION PER NEC
   - GROUP CONTROL WHEN REQUIRED
   NOTE: IF STANDBY POWER IS SUPPLIED TO ELEVATOR, CAR LIGHT AND ALARM CIRCUIT AND GROUP CONTROL SERVICE MUST BE STANDBY POWER BACKED.
6. BRANCH-CIRCUIT CONDUCTOR SIZING, MATERIALS, AND INSULATION (INCLUDING BRANCH-CIRCUIT OVERCURRENT PROTECTIVE DEVICE) TO COMPLY WITH ALL LOCAL ELECTRICAL CODES (SEE "ELECTRICAL POWER REQUIREMENTS").
   NOTE: ALSO, A FOURTH WIRE TO BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE IS REQUIRED FOR GROUNDING PURPOSES TO MINIMIZE ELECTRICAL NOISE INTERFERENCE.
   NOTE: IF STANDBY POWER IS REQUIRED, SEE "ELEVATOR STANDBY POWER OPERATION".
   GEN. CONTRACTOR MUST FORWARD POWER REQUIREMENTS TO ELEC. CONTRACTOR.
7. AN ENCLOSED MACHINE AREA (ACCORDING TO CODE), WITH ADEQUATE LIGHT, HEAT, AND VENTILATION (MIN., 50°F., MAX. 90°F. WITH NON-CONDENSING HUMIDITY OF 10-90%), AND SEALED CONCRETE FLOOR SLAB SURFACE.
   NOTE: MUST PROVIDE ADEQUATE DOOR SIZE TO ALLOW INSTALLATION OF EQUIPMENT, OR LEAVE WALL OUT UNTIL EQUIPMENT IS IN PLACE.
8. ENTRANCE WALL WITH LINTELS MUST BE PROVIDED AFTER ENTRANCE FRAMES ARE SET OR LEAVE A ROUGH OPENING 15" WIDER AND 15" HIGHER THAN THE FRAME OPENING. SEE INSTALLATION PROCEDURES FOR FRAME-TO-WALL INTERFACE DETAILS TO ENSURE CONFORMANCE WITH THE LABELED ENTRANCE INTERFACE CONSTRUCTION.
9. POCKETS IN CORRIDOR WALL (PER FIXTURE DRAWINGS) FOR HALL FIXTURES.
   NOTE: MUST BE LOCATED AS DIRECTED BY ELEVATOR CONTRACTOR
10. SMOKE SENSORS (AS REQUIRED).
11. CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR MONITORING PANELS (FOR SECURITY, LIFE, SAFETY, OR FIRE REQUIREMENTS).
12. PIPE SLEEVES, TRENCHING, AND BACK FILLING FOR OIL AND/OR CONDUIT LINES AS SHOWN OR LOCATED BY ELEVATOR CONTRACTOR.

NOTE A: OIL PIPE LINES AND FITTINGS SHALL BE PROPERLY SUPPORTED TO RELIEVE STRAIN.

NOTE B: ALL REACTIONS INCLUDE ALLOWANCE FOR IMPACT.

NOTE C: THYSSENKRUPP ELEVATOR TO BE NOTIFIED OF ANY CHANGE TO ELEVATOR HOISTWAY OR MACHINE ROOM DESIGN.

NOTE:

REFER TO MANUFACTURER'S PREPARED SHOP DRAWING'S FOR PRODUCT REQUIREMENTS AND INSTALLATION DETAILS.

OILDRAULIC ELEVATOR CONTRACT DATA		
TYPE: endura		
SPEED: FPM UP 150 FPM DOWN MAX.	CAPACITY: 3500	
OPERATION:		
DOOR TYPE: ONE SPEED LH		
PLATFORM THK: 3 3/8		
BOTTOM CAR RUNBY: 6"		
BETWEEN PIT FLR. & CAR BOLSTER ON COMPRESSED BUFFER: 2'-4 1/8"		

RAIL FORCES	F1	F2		
F1 / F2 OMEGA RAILS	567 LBS.	436 LBS.		

LEAVE OFF ENTIRE WALL AT ALL ENTRANCES

REVIEWED
SEE COMMENTS ✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0004099;
JACQUELINE GONZALEZ FL AR0016319

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TRISTAR REALTY GROUP
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NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
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MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

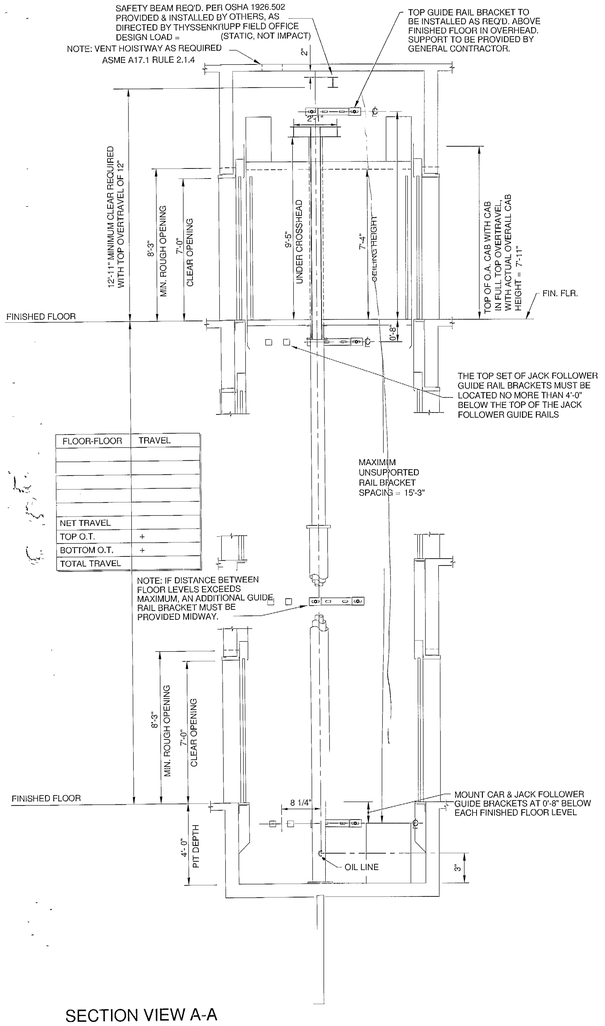
1620 DREXEL AVENUE

DRAWING TITLE

ELEVATOR DETAILS

SCALE: 1/2" = 1'-0" DRAWING NO.

A.503

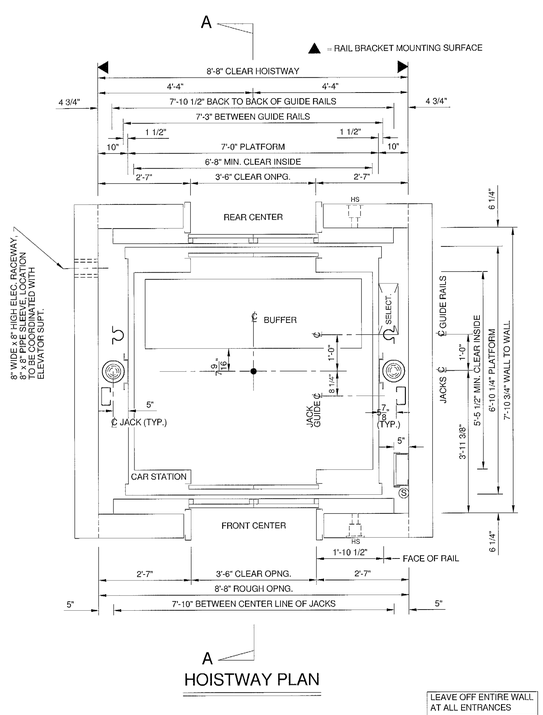


FLOOR-FLOOR	TRAVEL
NET TRAVEL	
TOP O.T.	+
BOTTOM O.T.	+
TOTAL TRAVEL	

SECTION VIEW A-A

NOT TO SCALE

POWER UNIT INFORMATION			
LENGTH	WIDTH	HEIGHT	WEIGHT
6'-0 1/2"	1'-10 15/16"	2'-9 11/16"	1950



HOISTWAY PLAN

LEAVE OFF ENTIRE WALL AT ALL ENTRANCES

NOTE A: OIL PIPE LINES AND FITTINGS SHALL BE PROPERLY SUPPORTED TO RELIEVE STRAIN.

NOTE B: ALL REACTIONS INCLUDE ALLOWANCE FOR IMPACT.

NOTE C: THYSSENKRUPP ELEVATOR TO BE NOTIFIED OF ANY CHANGE TO ELEVATOR HOISTWAY OR MACHINE ROOM DESIGN.

HYDRAULIC ELEVATOR CONTRACT DATA

TYPE: endura HMRL	
SPEED: FPM UP MAX 150 FPM DOWN MAX.	CAPACITY: 3500
OPERATION:	
DOOR TYPE: ONE SPEED - CENTER OPENING	
PLATFORM THK: 3 3/8	
BOTTOM CAR RUNBY: 6"	
BETWEEN PIT FLR. & CAR BOLSTER ON COMPRESSED BUFFER: 2'-4 1/8"	

THE FOLLOWING CONDITIONS MUST BE MET BEFORE INSTALLATION IS COMPLETED, AND ARE NOT INCLUDED IN THE ELEVATOR CONTRACT:

1. A PLUMB, PROPERLY VENTILATED HOISTWAY (ACCORDING TO CODE AND SIZES SHOWN).
2. ADEQUATE SUPPORT FOR JACK, GUIDE RAIL BRACKETS, AND BUFFERS (FOR REACTIONS SHOWN).
3. HOISTWAY BARRICADES AND ALL CUTTING AND PATCHING TO INSTALL HOISTWAY ENTRANCES, SILLS, HALL FIXTURES, OIL AND ELECTRIC LINES.
4. PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC, PIT LADDER PER CAR (ACCORDING TO CODE). NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT.
5. DEDICATED 120 VOLT, 15 AMP. SERVICE, ALONG WITH TELEPHONE CIRCUIT WHEN REQUIRED, TO TERMINALS OF EACH REQUIRED CONTROLLER (AS LOCATED ON PLAN VIEW) FOR THE FOLLOWING:
   - CAR LIGHT AND ALARM CIRCUIT WITH GFCI PROTECTION PER NEC
   - GROUP CONTROL WHEN REQUIRED
   NOTE: IF STANDBY POWER IS SUPPLIED TO ELEVATOR, CAR LIGHT AND ALARM CIRCUIT AND GROUP CONTROL SERVICE MUST BE STANDBY POWER BACKED.
6. BRANCH-CIRCUIT CONDUCTOR SIZING, MATERIALS, AND INSULATION (INCLUDING BRANCH-CIRCUIT OVERCURRENT PROTECTIVE DEVICE) TO COMPLY WITH ALL LOCAL ELECTRICAL CODES (SEE "ELECTRICAL POWER REQUIREMENTS").
   NOTE: ALSO, A FOURTH WIRE TO BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE IS REQUIRED FOR GROUNDING PURPOSES TO MINIMIZE ELECTRICAL NOISE INTERFERENCE.
   NOTE: IF STANDBY POWER IS REQUIRED, SEE "ELEVATOR STANDBY POWER OPERATION".

   GEN. CONTRACTOR MUST FORWARD POWER REQUIREMENTS TO ELEC. CONTRACTOR.
7. ENTRANCE WALL WITH LINTELS MUST BE PROVIDED AFTER ENTRANCE FRAMES ARE SET OR LEAVE A ROUGH OPENING THE ENTIRE HOISTWAY WIDTH AND 15" HIGHER THAN THE FRAME OPENING. SEE INSTALLATION PROCEDURES FOR FRAME-TO-WALL INTERFACE DETAILS TO ENSURE CONFORMANCE WITH THE LABELED ENTRANCE INTERFACE CONSTRUCTION.
8. POCKETS IN CORRIDOR WALL (PER FIXTURE DRAWINGS) FOR HALL FIXTURES.
   NOTE: MUST BE LOCATED AS DIRECTED BY ELEVATOR CONTRACTOR
9. SMOKE SENSORS (AS REQUIRED).
10. CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR MONITORING PANELS (FOR SECURITY, LIFE, SAFETY, OR FIRE REQUIREMENTS).

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS — X — NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

RAIL FORCES	F1	F2		
OMEGA RAILS (F1 / F2)	567 LBS.	436 LBS.		

DESIGNED PER ASME A17.1 2010 CODE. — DO NOT SCALE THIS DRAWING

FOR: — ELEV #

ADDRESS:

CITY:

ARCHITECT:

GENERAL CONTRACTOR:

ELEVATOR CONTRACTOR: THYSSENKRUPP ELEVATOR

APPROVED MIAMI BEACH FIRE DEPARTMENT

This drawing and all information thereon is the proprietary property of ThyssenKrupp Elevator and must not be made public or copied. This drawing is loaned subject to return on demand and is not to be used directly or indirectly in any manner detrimental to the interest of ThyssenKrupp Elevator.

ThyssenKrupp Elevator Americas

ThyssenKrupp

DRAWN	DATE	PRELIMINARY DRAWING	SHEET NO.
			1 OF 1

TOUZET STUDIO DESIGN + ARCHITECTURE

4565 PONCE DE LEON SUITE 2101 CORAL GABLES, FL. 33146
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

2015 01 06

ISSUE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015

KEY PLAN

PROJECT — PROJECT NO. 13_016

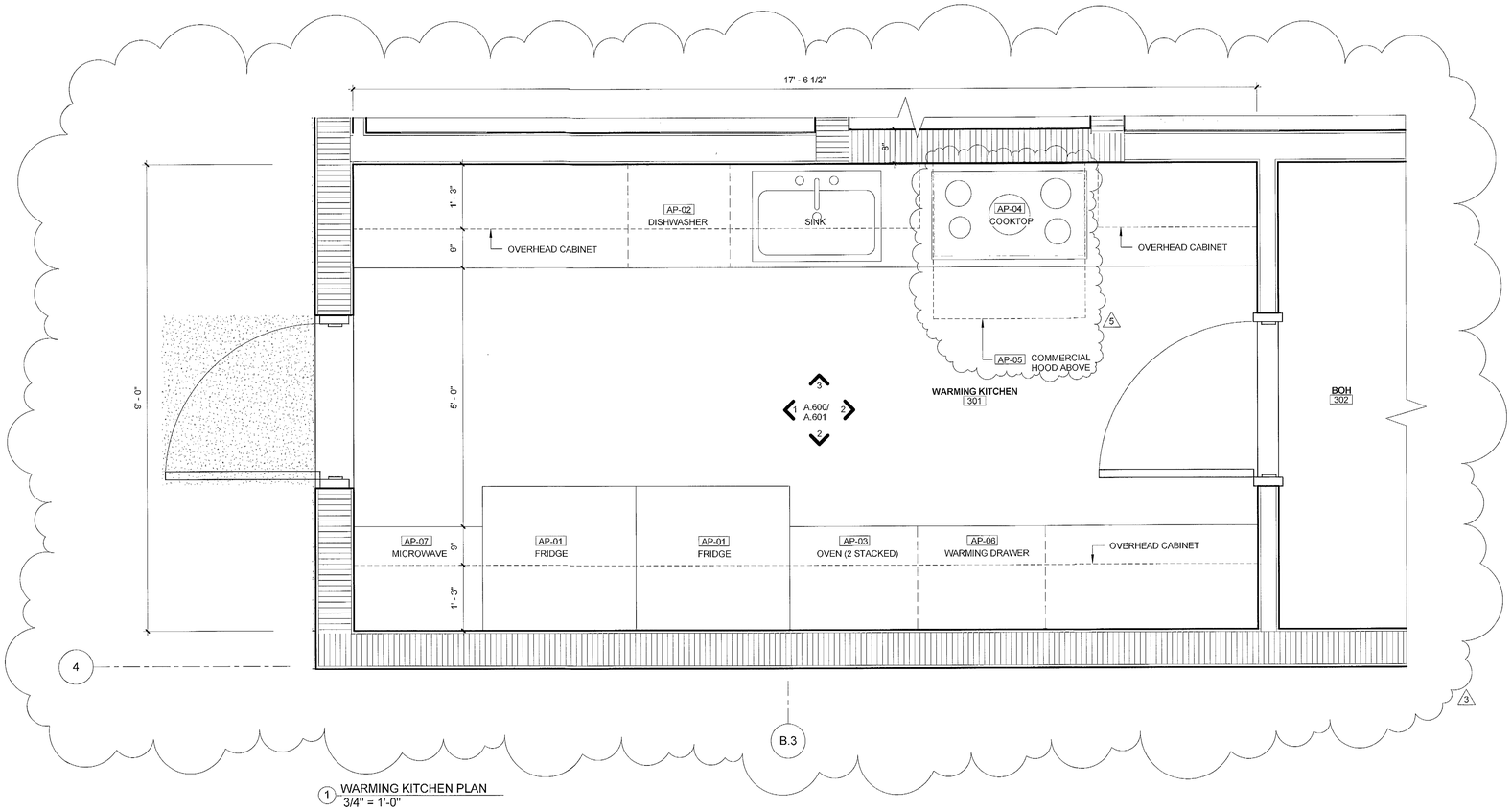
1620 DREXEL AVENUE

DRAWING TITLE

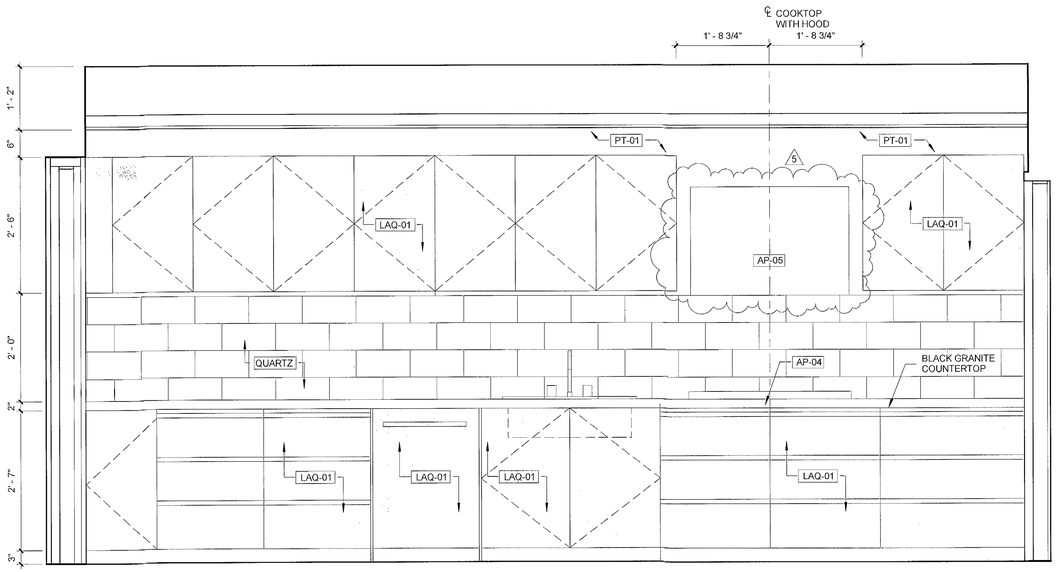
ELEVATOR DETAILS

SCALE: 1/2" = 1'-0" — DRAWING NO.

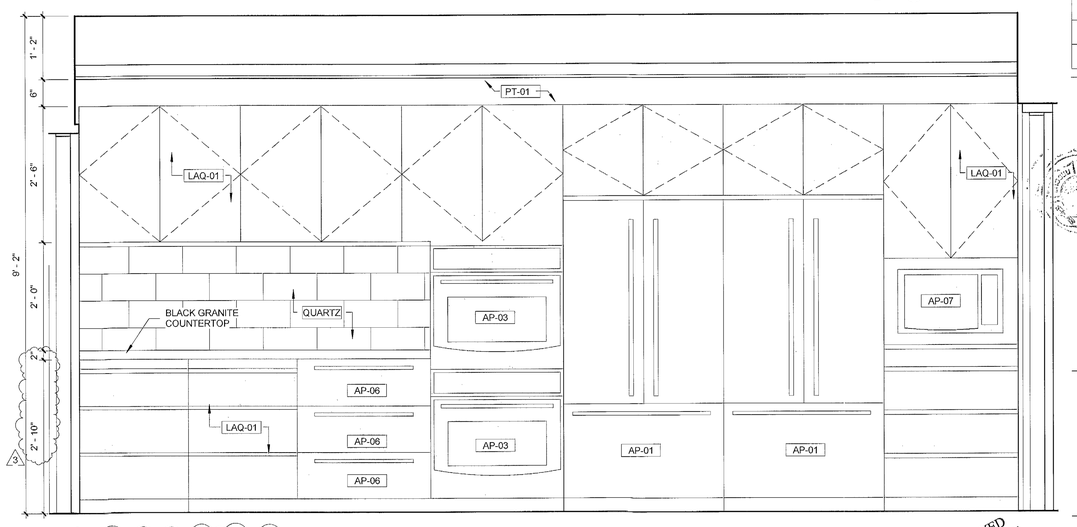
A.504



1 WARMING KITCHEN PLAN
3/4" = 1'-0"



3 WARMING KITCHEN ELEVATION 1
3/4" = 1'-0"



2 WARMING KITCHEN ELEVATION 2
3/4" = 1'-0"

GENERAL NOTES

1. THE KITCHEN IS DESIGNED FOR PRIVATE USE - NOT OPEN TO PUBLIC. TO BE USED AS A WARMING KITCHEN FOR CATERED EVENTS.
2. DOORS MUST COMPLY WITH FBC 1008.1.8 DOOR ARRANGEMENT.
3 REFER TO MANUFACTURES INSTALLTION MANUAL/SPEC SHEETS FOR REQUIRED CLEARANCE.
4 REFER TO FLOOR PLANS FOR ACTUAL QUANTITY AMOUNTS.

REVIEWED
SEE COMMENTS ✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

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MIAMI BEACH
FIRE DEPARTMENT

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PROFESSIONAL LICENSE

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

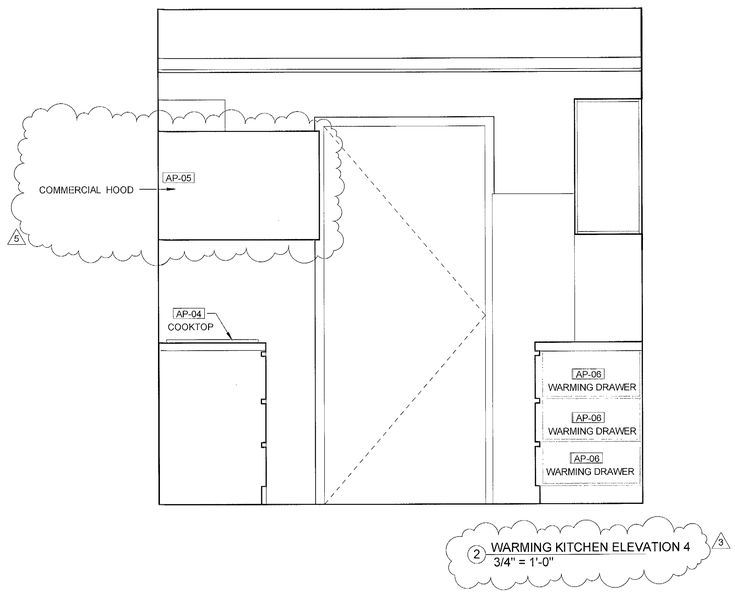
1620 DREXEL AVENUE

DRAWING TITLE

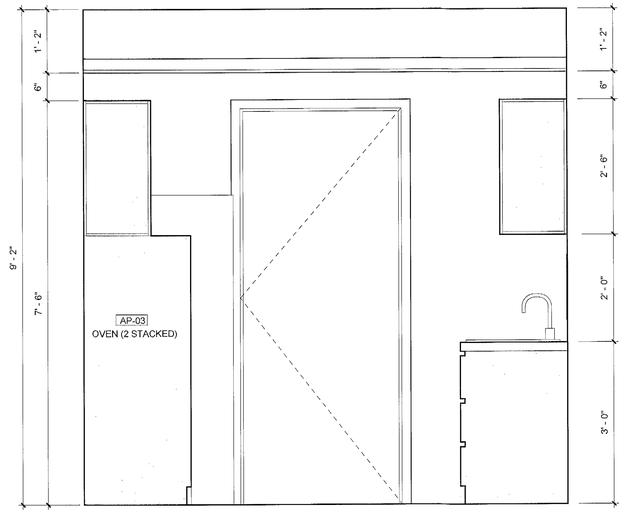
KITCHEN PLANS AND ELEVATIONS

SCALE: As indicated DRAWING NO.

A.600



2 WARMING KITCHEN ELEVATION 4
3/4" = 1'-0"



1 WARMING KITCHEN ELEVATION 3
3/4" = 1'-0"

REVIEWED
SEE COMMENTS NO COMMENTS
NVS
BUILDING DEPARTMENT
BY: C.A. DATE: 2/22/16

✓NV-5

APPLIANCE SCHEDULE

ID #	ROOM NAME	ITEM DESCRIPTION	MANUFACTURER	STYLE / MODEL #	SIZE (WXDXH)	COLOR / FINISH
AP-01	WARMING KITCHEN	REFRIGERATOR / FREEZER	GE PROFILE	PWE23KSDSS	35 3/4" X 31 1/4"X69 7/8"	STAINLESS STEEL
AP-02	WARMING KITCHEN	DISHWASHER	GE PROFILE	PDT720SSHSS	23 3/4" X 24"X34"	STAINLESS STEEL
AP-03	WARMING KITCHEN	OVEN	GE PROFILE	PT7050SFSS	29 3/4"X26 3/4" X 28 5/8"	STAINLESS STEEL
AP-04	WARMING KITCHEN	COOKTOP	GE PROFILE	PP7036SJSS	36 1/8" X 21" X 3 1/4"	STAINLESS STEEL
AP-05	WARMING KITCHEN	COMMERCIAL HOOD	CAPTIVE AIRE	ND-2 SERIES / 4224ND-2-PSP-F	4'-6" W X 24" H	STAINLESS STEEL
AP-06	WARMING KITCHEN	WARMING DRAWERS	GE PROFILE	PW9000SFSS	29 3/4" X 23 3/4" X 10 1/2"	STAINLESS STEEL
AP-07	WARMING KITCHEN	MICROWAVE W/ TRIM KIT	GE PROFILE	PEB7226SFSS / JX7230SFSS	24 1/8" X 19 9/32" X 2 3/8"	STAINLESS STEEL

FINISH SCHEDULE

MATERIAL	CODE	MANUFACTURER	STYLE / MODEL #	SIZE	COLOR / FINISH	ROOM / LOCATION	NOTE
PORCELAIN TILE	T-02	KERLITE	LACQUER CLASSIC GREY	39"X118"	BUXY NATURAL SPIRIT PERLE 5PLUS	BATHROOM WALL S/FLOORS	
GLASS TILE	GT-01	WATERWORKS	OPTIX GLACIER BAY FIELD TILE	6"X12"	GLACIER BAY	KITCHEN BACKSPLASH	
STONE	STN-03	KEYS GRANITE	BLACK ABSOLUTE GRANITE	SEE PLANS / SLAB	VELVET FINISH	KITCHEN COUNTERTOP	
PAINT	PT-01	TBD	TBD	TBD	TBD	BOH WALLS / KITCHEN WALLS / CEILING	
LACQUER	LAQ-01	TBD	PROVIDE SAMPLE FOR REVIEW	SEE ELEVATIONS	MATTE WHITE SATIN	KITCHEN CABINETRY	
STAINLESS STEEL	SS-01	AMPCO	PROVIDE SAMPLE FOR REVIEW	SEE ELEVATIONS	BRUSHED STAINLESS STEEL	BATHROOM PARTITIONS	
PORCELAIN TILE	PC-01	TBD	TBD	TBD	TBD	KITCHEN BACKSPLASH	

NOTE: SQUARE FOOTAGE CALCULATED IS AN ESTIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR, ARCHITECT IS NOT RESPONSIBLE FOR AMOUNT OF MATERIAL ORDERED. OVERAGE IS NOT INCLUDED IN THE ESTIMATE.

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APPROVED
MIAMI BEACH
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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

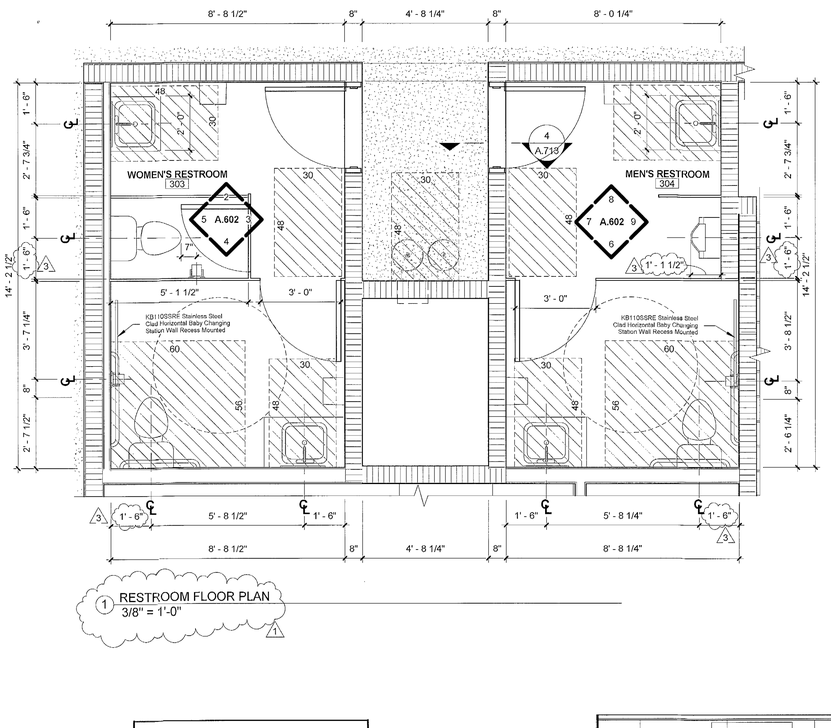
1620 DREXEL AVENUE

DRAWING TITLE

KITCHEN ELEVATIONS

SCALE: As indicated DRAWING NO.

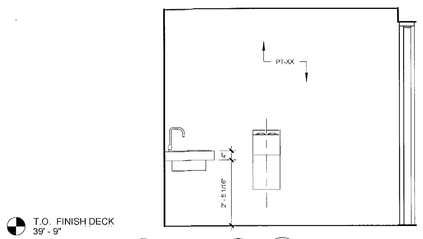
A.600.1 1



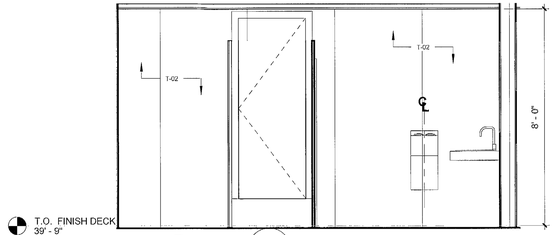
1 RESTROOM FLOOR PLAN
3/8" = 1'-0"

PLUMBING FIXTURE SCHEDULE

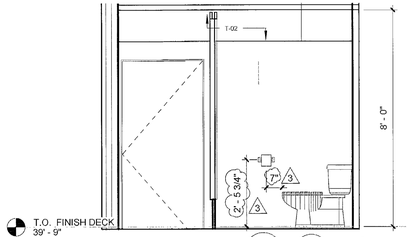
MARK	MANUFACTURER	STYLE/ MODEL #	SIZE	COLOR/ FINISH	COMMENTS	QTY
WC-1	SLOAN	#WETS-9023		WHITE	ADA TOILET MOUNTED AT ADA HEIGHT	2
WC-2	SLOAN	#WETS-9003		WHITE	BATHROOM TOILET	1
LAV-1	NEO METRO	36"SLAB WALL MOUNTED MODEL: 9115-WM-MC-FLR-CTR-HO. SINGLE HOLE	36"W x 22"D x 4"H	WHITE RDC10	BATHROOM SINK RIGHT HAND OFFSET	2
LAV-2	NEO METRO	36"SLAB WALL MOUNTED MODEL: 9115-WM-MC-FLR-CTR-HO. SINGLE HOLE	36"W x 22"D x 4"H	WHITE RDC10	BATHROOM SINK LETF HAND OFFSET	2
P-1	KOHLER	GEOMETRIC COMMERCIAL BATHROOM SINK FAUCET SINGLE-HOLE TOUCHLESS K-7517-CP	8-1/4" PROJECTION	SATIN	BATHROOM FAUCET	2
UR-1	SLOAN	#SU-1009		WHITE	WALL MOUNTED, WAASH DOWN, VITREOUS CHINA, 0.5 GPF	1
P-2	DYSON	AIRBLADE V	15-1/2" H X 9-7/32" W X 4" D	AB12 SPRAYED NICKEL	BATHROOM HAND DRYER	2
TP-1	BOBRICK	PARTITION MOUNTED DUAL SIDED TOILET TISSUE DISPENSER: B-386	12-9/16" H X 13-1/4" W X 4" D	SATIN FINISH STAINLESS STEEL	BATHROOM TISSUE HOLDER	2
TP-2	BOBRICK	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER: B-2888	11" H X 6 1/16" W X 5 15/16" D	SATIN FINISH STAINLESS STEEL	BATHROOM TISSUE HOLDER	2
TP-3	BOBRICK	RECESSED SANITARY NAPKIN DISPOSAL: B-254	16-15/16" H X 13" W X 3-5/8" D	SATIN FINISH STAINLESS STEEL	SANITARY NAPKIN DISPOSAL	2
TP-4	BOBRICK	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL: B-254	15 1/8" H X 10 11/16" W X 4 1/16" D	SATIN FINISH STAINLESS STEEL	SANITARY NAPKIN DISPOSAL	2
P-3	BOBRICK	STRAIGHT GRAB BAR 36"	36" LONG, 1 1/4" DIA TUBING	TYPE 304 SATIN-FINISH STAINLESS STEEL	GRAB BAR	2
P-4	BOBRICK	STRAIGHT GRAB BAR 42"	42" LONG, 1 1/4" DIA TUBING	TYPE 304 SATIN-FINISH STAINLESS STEEL	GRAB BAR	2
	AMPCO	FLOOR MOUNTED/ANCHORED BRUSHED STAINLESS STEEL TOILET STALLS		STAINLESS STEEL	WALL PARTITIONS	



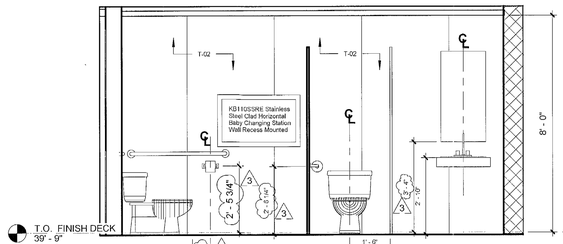
2 FEMALE BATHROOM ELEVATION 2
3/8" = 1'-0"



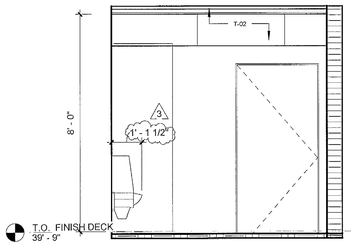
3 FEMALE BATHROOM ELEVATION 3
3/8" = 1'-0"



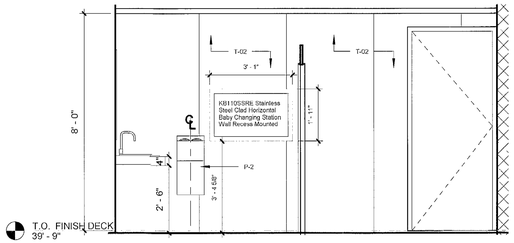
4 FEMALE BATHROOM ELEVATION 4
3/8" = 1'-0"



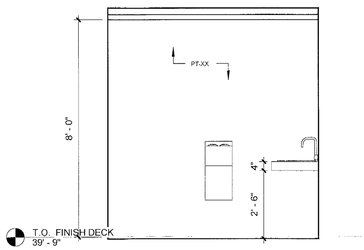
5 FEMALE BATHROOM ELEVATION 5
3/8" = 1'-0"



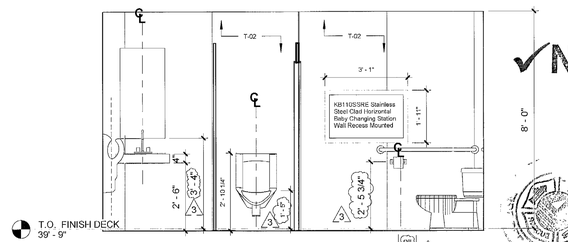
6 MALE BATHROOM ELEVATION 6
3/8" = 1'-0"



7 MALE BATHROOM ELEVATION 7
3/8" = 1'-0"



8 MALE BATHROOM ELEVATION 8
3/8" = 1'-0"



9 MALE BATHROOM ELEVATION 9
3/8" = 1'-0"

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN & ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL. AR0094099;
JACQUELINE GONZALEZ FL. AR0016319

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MIAMI, FLORIDA 33129

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MIAMI, FLORIDA 33130
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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

BATHROOM ELEVATIONS AND DETAILS

SCALE: As indicated DRAWING NO.

A.602 1

DOOR SCHEDULE-MASTER

wt	PANEL NO.	PANEL WIDTH	DOOR WIDTH	DOOR HEIGHT	LEVEL	COMMENTS	Fire Rating	MATERIAL	HARDWARE TYPE	HARDWARE SET	CLOSER	DOOR FINISH
GROUND FLOOR												
101.1	1	3' - 0"	3' - 0"	7' - 2"	GROUND FLOOR	BACK DOOR	45 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE *	exit device yale	Painted
101.2	2	3' - 0"	5' - 11 3/4"	9' - 10 3/4"	GROUND FLOOR	MAIN ENTRANCE DOOR	45 Min	GLASS/ALUM.	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE		
101.3	2	2' - 9"	5' - 7"	10' - 2"	GROUND FLOOR	MAIN ENTRANCE DOOR	45 Min	GLASS/ALUM.	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE		
101.4	2	3' - 0"	5' - 11 3/4"	9' - 10 3/4"	GROUND FLOOR	MAIN ENTRANCE DOOR	45 Min	GLASS/ALUM.	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE		
102.1	2	2' - 8"	5' - 4"	8' - 0"	GROUND FLOOR	TRASHROOM	45 Min	HOLLOW METAL DOOR			Yes	
103.1	1	3' - 0"	3' - 0"	8' - 0"	GROUND FLOOR	BFP	60 Min	LOUVER DOOR			Yes	Painted
104.1	1	3' - 0"	3' - 0"	8' - 0"	GROUND FLOOR	STAIR #2	60 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	exit device yale	Painted
104.2	1	3' - 0"	3' - 0"	8' - 0"	GROUND FLOOR	STAIR #2	60 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE	exit device yale	Painted
105.1	2	4' -0"	8' - 0"	7' - 0"	GROUND FLOOR	TRANSFORMER ROOM	90 Min.	LOUVER DOOR			Yes	
106.1	1	3' - 0"	3' - 0"	7' - 2"	GROUND FLOOR	MECHANICAL ROOM	45 Min	HOLLOW METAL DOOR			exit device yale	Painted
107.1	2	3' -0"	6' - 0"	8' - 0"	GROUND FLOOR	STAIR #1	60 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE	Yes	
107.2	2	3' -0"	6' - 0"	8' - 0"	GROUND FLOOR	STAIR #1	60 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE	Yes	
108.1	2	1' - 10"	3' - 0"	7' - 6"	GROUND FLOOR	ELEVATOR #1						
108.2	2	1' - 10"	3' - 0"	7' - 6"	GROUND FLOOR	ELEVATOR #1						
115.1	2	4' - 0"	8' - 0"	8' - 0"	GROUND FLOOR	GATE - REFER TO LH.406 FOR SIZE AND DETAIL	-	REFER TO LH.406	REFER TO LH.406	REFER TO LH.406		
115.2	2	4' - 0"	8' - 0"	8' - 0"	GROUND FLOOR	GATE - REFER TO LH.406 FOR SIZE AND DETAIL	-	REFER TO LH.406	REFER TO LH.406	REFER TO LH.406		
MEZZANINE T.O.S.												
121.1	2	2' - 8"	5' - 4"	7' - 0"	MEZZANINE T.O.S.	ELEVATOR MACHINE ROOM	60 Min				Yes	
122.1	1	3' - 0"	3' - 0"	8' - 0"	MEZZANINE T.O.S.	STAIR #2	60 Min	HOLLOW METAL DOOR			Yes	Painted
124.1	2	1' - 10"	3' - 0"	7' - 6"	MEZZANINE T.O.S.	ELEVATOR #1						
SECOND FLOOR T.O.S.												
202.1	1	3' - 0"	3' - 0"	8' - 0"	SECOND FLOOR T.O.S.	STAIR #2	60 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	Yes	Painted
203.1	1	3' - 0"	3' - 0"	8' - 0"	SECOND FLOOR T.O.S.	STAIR #1	60 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	Yes	Painted
204.1	2	1' - 10"	3' - 0"	7' - 6"	SECOND FLOOR T.O.S.	ELEVATOR #1						
T.O. FINISH DECK												
301.1	1	3' - 0"	3' - 0"	7' - 6"	T.O. FINISH DECK	KITCHEN DOOR	90 Min	HOLLOW METAL DOOR			Yes	Painted
302.1	1	3' - 0"	3' - 0"	8' - 0"	T.O. FINISH DECK	BOH	90 Min				Yes	Painted
303.1	1	3' - 0"	3' - 0"	7' - 6"	T.O. FINISH DECK	WOMEN'S RESTROOM	90 Min				Yes	Painted
303.2	1	3' - 0"	3' - 0"	6' - 10 1/2"	T.O. FINISH DECK	WOMEN'S RESTROOM PARTITION DOOR						
303.3	1	2' - 6"	2' - 6"	6' - 8"	T.O. FINISH DECK	WOMEN'S RESTROOM					Yes	Painted
304.1	1	3' - 0"	3' - 0"	7' - 6"	T.O. FINISH DECK	MEN'S RESTROOM	90 Min					
304.2	1	3' - 0"	3' - 0"	6' - 10 1/2"	T.O. FINISH DECK	MEN'S RESTROOM PARTITION DOOR						
307.1	1	3' - 0"	3' - 0"	8' - 0"	T.O. FINISH DECK	STAIR #2	60 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	Yes	Painted
ROOF DECK												
308.1	1	1' - 10"	3' - 0"	7' - 6"	ROOF DECK	ELEVATOR #1						
T.O. UPPER ROOF DECK SLAB												
401.1	1		2' - 6"	1' - 0 19/32"	T.O. UPPER ROOF DECK SLAB	ROOF HATCH						

5

TYPE A-HOLLOW METAL DOOR-CECO
FLUSH

TYPE B- HOLLOW METAL DOOR-CECO
DOUBLE FLUSH

TYPE C
LOUVERED

TYPE D
GLAZED

GENERAL NOTES:

1. ALL RATED DOORS AND FRAMES TO COMPLY WITH 2010 FLORIDA BUILDING CODE WITH 2012 SUPPLEMENTS.

715.4.3.1 SMOKE AND DRAFT CONTROL
FIRE DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENT FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOR {0.01524 M3/(S*M2)} OF DOOR OPENING AT 0.10 INCH (24.9PA) OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS. LOUVERS SHALL BE PROHIBITED. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105.

715.4.6.3 SMOKE DRAFT CONTROL DOOR LABELING REQUIREMENTS
SMOKE AND DRAFT CONTROL DOORS COMPLYING WITH UL 1784 SHALL BE LABELED IN ACCORDANCE WITH SECTION 715.4.6.1 AND SHALL SHOW LETTER "S" ON THE FIRE LABEL OF THE DOOR. THIS MARKING SHALL INDICATE THAT THE DOOR AND FRAME ASSEMBLY ARE IN COMPLIANCE WHEN LISTED OR LABELED GASKETING IS ALSO INSTALLED.

2. ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE FROM THE EGRESS SIDE WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

3. ALL FIRE RATED DOORS SHALL BE SELF CLOSING AND SELF LATCHING

4. EGRESS DOOR ON FIRST FLOOR TO HAVE ALARM SYSTEM INTEGRATED TO PREVENT UNAUTHORIZED ACCESS TO THE CHURCH PROPERTY FROM THE BUILDING.

5 1

✓NV-5
WDS 3/16/16
PX1092

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

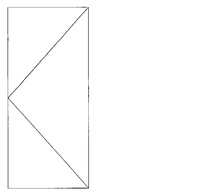
DOOR SCHEDULES

SCALE: As indicated DRAWING NO.

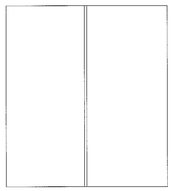
A.701

DOOR SCHEDULE-MASTER

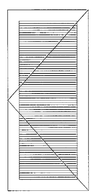
No.	PANEL NO.	PANEL WIDTH	DOOR WIDTH	DOOR HEIGHT	LEVEL	COMMENTS	Fire Rating	MATERIAL	HARDWARE TYPE	HARDWARE SET	CLOSER	DOOR FINISH
GROUND FLOOR												
101.1	1	3' - 0"	3' - 0"	7' - 2"	GROUND FLOOR	BACK DOOR	45 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE *	exit device yale	Painted
101.2	2	3' - 0"	5' - 11 3/4"	9' - 10 3/4"	GROUND FLOOR	MAIN ENTRANCE DOOR	45 Min	GLASS/ALUM.	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE		
101.3	2	2' - 9"	5' - 7"	10' - 2"	GROUND FLOOR	MAIN ENTRANCE DOOR	45 Min	GLASS/ALUM.	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE		
101.4	2	3' - 0"	5' - 11 3/4"	9' - 10 3/4"	GROUND FLOOR	MAIN ENTRANCE DOOR	45 Min	GLASS/ALUM.	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE		
102.1	2	2' - 8"	5' - 4"	8' - 0"	GROUND FLOOR	TRASHROOM	45 Min	HOLLOW METAL DOOR			Yes	
103.1	1	3' - 0"	3' - 0"	8' - 0"	GROUND FLOOR	BFP	45 Min	LOUVER DOOR			Yes	Painted
104.1	1	3' - 0"	3' - 0"	8' - 0"	GROUND FLOOR	STAIR #2	45 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	exit device yale	Painted
104.2	1	3' - 0"	3' - 0"	8' - 0"	GROUND FLOOR	STAIR #2	45 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE	exit device yale	Painted
105.1	2	4' -0"	8' - 0"	7' - 0"	GROUND FLOOR	TRANSFORMER ROOM	90 Min.	LOUVER DOOR			Yes	
106.1	1	3' - 0"	3' - 0"	7' - 2"	GROUND FLOOR	MECHANICAL ROOM	45 Min	HOLLOW METAL DOOR			exit device yale	Painted
107.1	2	3' -0"	6' - 0"	8' - 0"	GROUND FLOOR	STAIR #1	45 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE	Yes	
107.2	2	3' -0"	6' - 0"	8' - 0"	GROUND FLOOR	STAIR #1	45 Min	HOLLOW METAL DOOR	Panic	BLUMCRAFT PANIC HARDWARE: H-100A, DB-100-A; EXTERIOR: FORMS AND SURFACES HANDLE	Yes	
108.1	2	1' - 10"	3' - 0"	7' - 6"	GROUND FLOOR	ELEVATOR #1						
108.2	2	1' - 10"	3' - 0"	7' - 6"	GROUND FLOOR	ELEVATOR #1						
115.1	2	4' - 0"	8' - 0"	8' - 0"	GROUND FLOOR	GATE - REFER TO LH.406 FOR SIZE AND DETAIL	-	REFER TO LH.406	REFER TO LH.406	REFER TO LH.406		
115.2	2	4' - 0"	8' - 0"	8' - 0"	GROUND FLOOR	GATE - REFER TO LH.406 FOR SIZE AND DETAIL	-	REFER TO LH.406	REFER TO LH.406	REFER TO LH.406		
MEZZANINE T.O.S.												
121.1	2	2' - 8"	5' - 4"	7' - 0"	MEZZANINE T.O.S.	ELEVATOR MACHINE ROOM	45 Min				Yes	
122.1	1	3' - 0"	3' - 0"	8' - 0"	MEZZANINE T.O.S.	STAIR #2	45 Min	HOLLOW METAL DOOR			Yes	Painted
124.1	2	1' - 10"	3' - 0"	7' - 6"	MEZZANINE T.O.S.	ELEVATOR #1						
SECOND FLOOR T.O.S.												
202.1	1	3' - 0"	3' - 0"	8' - 0"	SECOND FLOOR T.O.S.	STAIR #2	45 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	Yes	Painted
203.1	1	3' - 0"	3' - 0"	8' - 0"	SECOND FLOOR T.O.S.	STAIR #1	45 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	Yes	Painted
204.1	2	1' - 10"	3' - 0"	7' - 6"	SECOND FLOOR T.O.S.	ELEVATOR #1						
T.O. FINISH DECK												
301.1	1	3' - 0"	3' - 0"	7' - 6"	T.O. FINISH DECK	KITCHEN DOOR	90 Min	HOLLOW METAL DOOR			Yes	Painted
302.1	1	3' - 0"	3' - 0"	8' - 0"	T.O. FINISH DECK	BOH	90 Min				Yes	Painted
303.1	1	3' - 0"	3' - 0"	7' - 6"	T.O. FINISH DECK	WOMEN'S RESTROOM	90 Min				Yes	Painted
303.2	1	3' - 0"	3' - 0"	6' - 10 1/2"	T.O. FINISH DECK	WOMEN'S RESTROOM PARTITION DOOR						
303.3	1	2' - 6"	2' - 6"	6' - 8"	T.O. FINISH DECK	WOMEN'S RESTROOM						
304.1	1	3' - 0"	3' - 0"	7' - 6"	T.O. FINISH DECK	MEN'S RESTROOM	90 Min				Yes	Painted
304.2	1	3' - 0"	3' - 0"	6' - 10 1/2"	T.O. FINISH DECK	MEN'S RESTROOM PARTITION DOOR						
307.1	1	3' - 0"	3' - 0"	8' - 0"	T.O. FINISH DECK	STAIR #2	45 Min	HOLLOW METAL DOOR	Panic	EXIT DEVICE YALE 7150 WS, CLOSER HAGER 5200 5907DLY, RAINDRIP PEMKO 346 C 40 , SMOKE SEAL PEMKO S88D25', DOOR BOTTOM PEMKO 315 CN 36", THRESHOLD PEMKO 2005AV 36"	Yes	Painted
ROOF DECK												
308.1	1	1' - 10"	3' - 0"	7' - 6"	ROOF DECK	ELEVATOR #1						
T.O. UPPER ROOF DECK SLAB												
401.1	1		2' - 6"	1' - 0 19/32"	T.O. UPPER ROOF DECK SLAB	ROOF HATCH						



TYPE A-HOLLOW METAL DOOR-CECO
FLUSH



TYPE B- HOLLOW METAL DOOR-CECO
DOUBLE FLUSH



TYPE C
LOUVERED

TYPE D
GLAZED

GENERAL NOTES:

1. ALL RATED DOORS AND FRAMES TO COMPLY WITH 2010 FLORIDA BUILDING CODE WITH 2012 SUPPLEMENTS.

715.4.3.1 SMOKE AND DRAFT CONTROL
FIRE DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENT FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOR [0.01524 M3/(S*M2)] OF DOOR OPENING AT 0.10 INCH (24.9PA) OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS. LOUVERS SHALL BE PROHIBITED. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105.

715.4.6.3 SMOKE DRAFT CONTROL DOOR LABELING REQUIREMENTS
SMOKE AND DRAFT CONTROL DOORS COMPLYING WITH UL 1784 SHALL BE LABELED IN ACCORDANCE WITH SECTION 715.4.6.1 AND SHALL SHOW LETTER "S" ON THE FIRE LABEL OF THE DOOR. THIS MARKING SHALL INDICATE THAT THE DOOR AND FRAME ASSEMBLY ARE IN COMPLIANCE WHEN LISTED OR LABELED GASKETING IS ALSO INSTALLED.

2. ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE FROM THE EGRESS SIDE WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL.

3. ALL FIRE RATED DOORS SHALL BE SELF CLOSING AND SELF LATCHING

* EGRESS DOOR ON FIRST FLOOR TO HAVE ALARM SYSTEM INTEGRATED TO PREVENT UNAUTHORIZED ACCESS TO THE CHURCH PROPERTY FROM THE BUILDING.

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO DESIGN + ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0018319

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NEW YORK, NEW YORK 10013

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DEVELOPMENT SERVICE SOLUTIONS, LLC
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MIAMI, FLORIDA 33129

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CIVIL ENGINEER
OCEAN ENGINEERING, INC.
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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
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PROFESSIONAL LICENSE

16 02 22

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

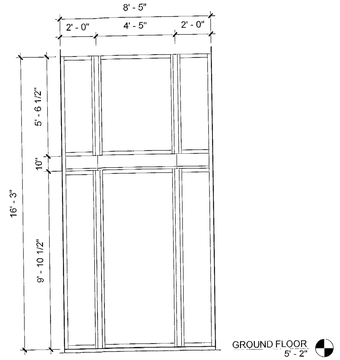
1620 DREXEL AVENUE

DRAWING TITLE

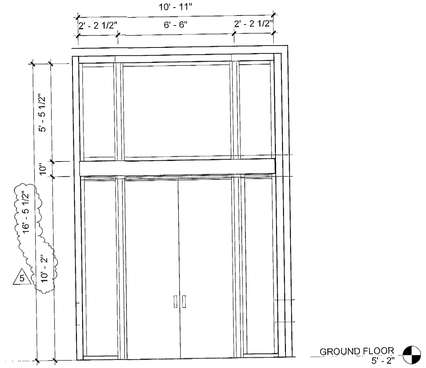
DOOR SCHEDULES

SCALE: As indicated DRAWING NO.

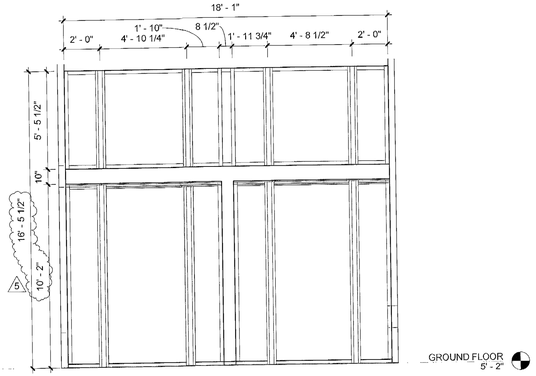
A.701



A STOREFRONT ELEVATION - A
1/4" = 1'-0"



B STOREFRONT ELEVATION B
1/4" = 1'-0"



C STOREFRONT ELEVATION C
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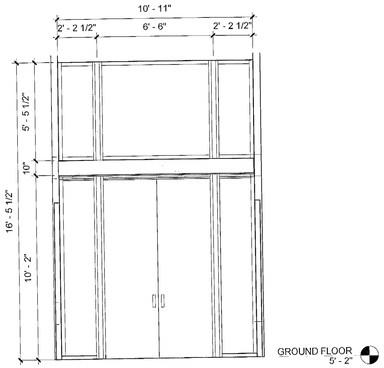
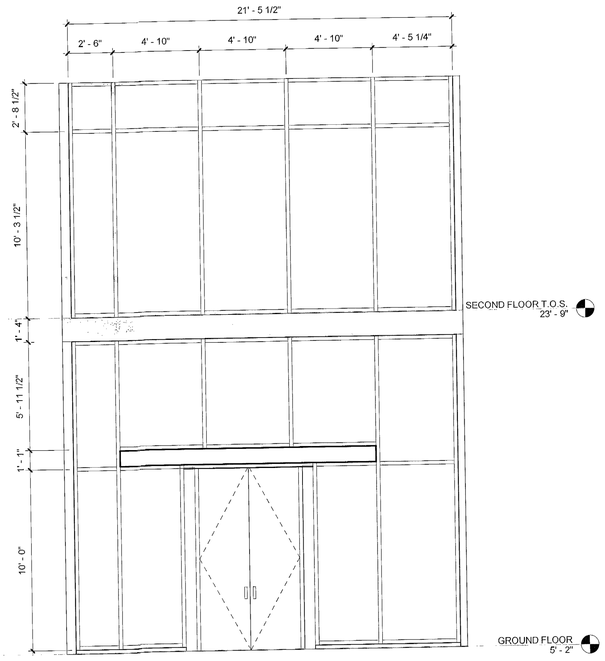
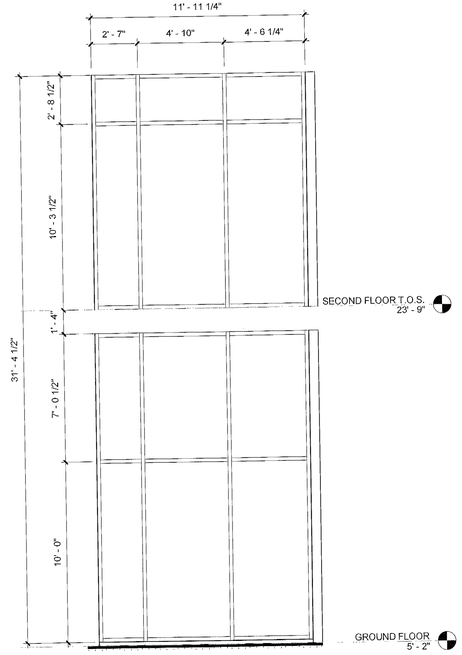


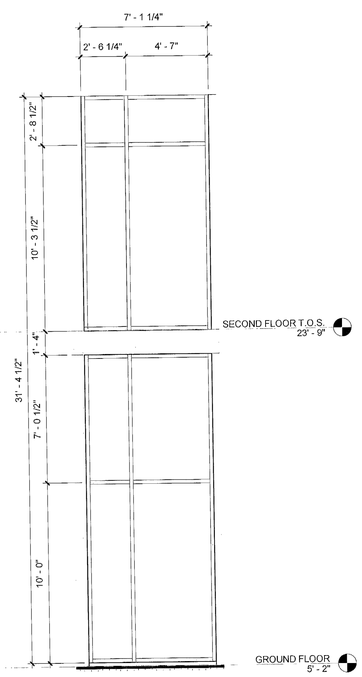
D STOREFRONT ELEVATION D
1/4" = 1'-0"



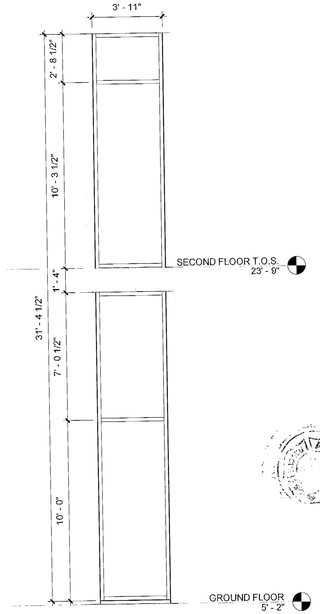
E STOREFRONT ELEVATION E
1/4" = 1'-0"



F STOREFRONT ELEVATION F
1/4" = 1'-0"



G STOREFRONT ELEVATION G
1/4" = 1'-0"



H STOREFRONT ELEVATION H
1/4" = 1'-0"

REVIEWED
SEE COMMENTS ✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: C.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN & ARCHITECTURE

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PROFESSIONAL LICENSE

16 02 22

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

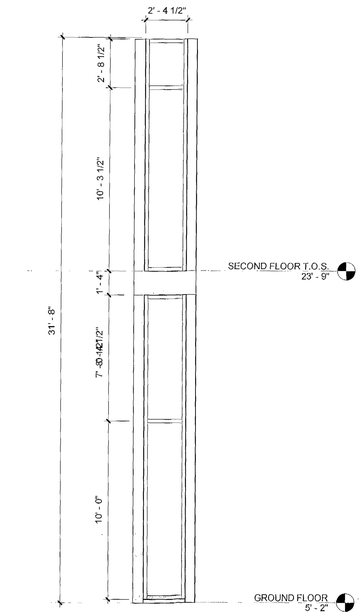
1620 DREXEL AVENUE

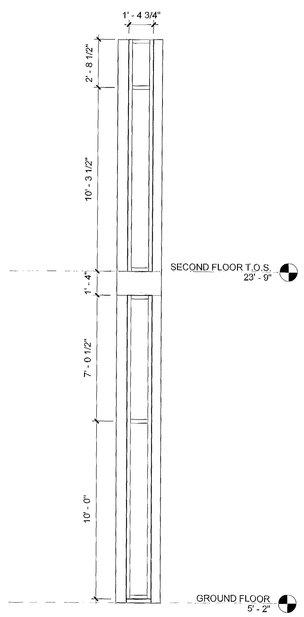
DRAWING TITLE

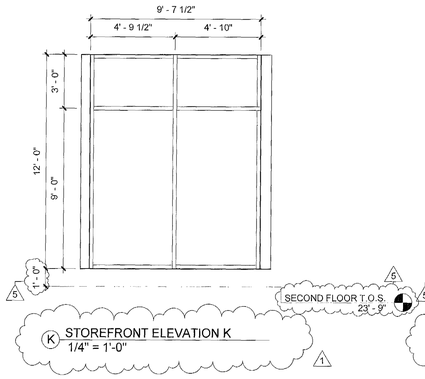
STOREFRONT ELEVATIONS

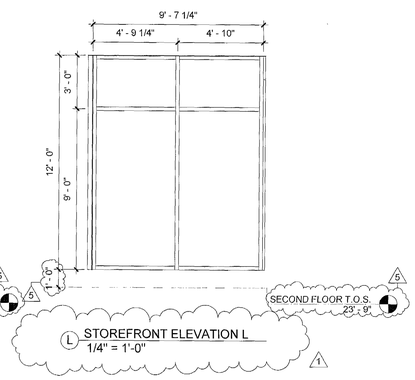
SCALE: 1/4" = 1'-0" DRAWING NO.

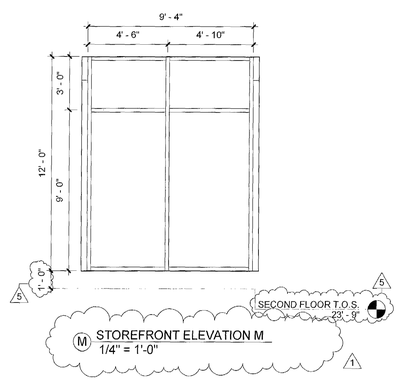
A.702

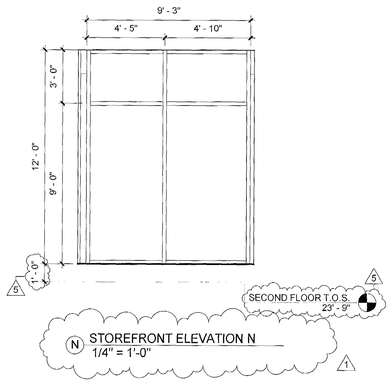


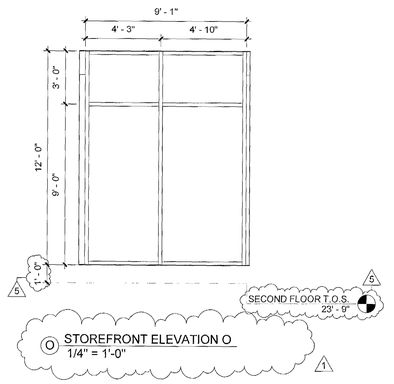


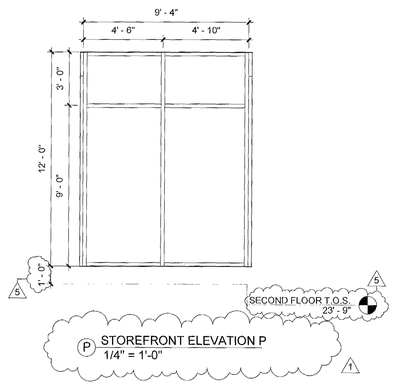


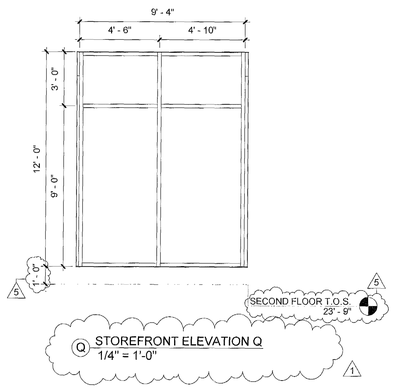


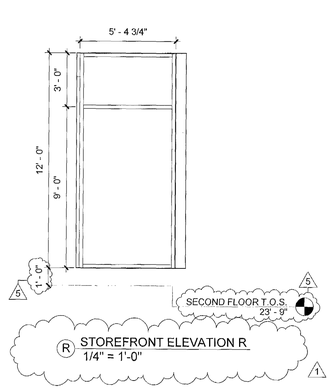












REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G. M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO DESIGN ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

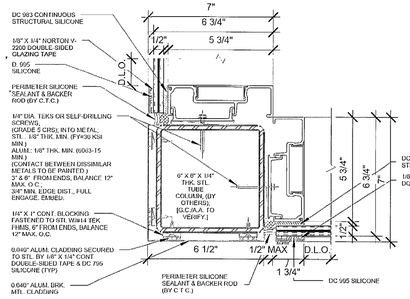
1620 DREXEL AVENUE

DRAWING TITLE

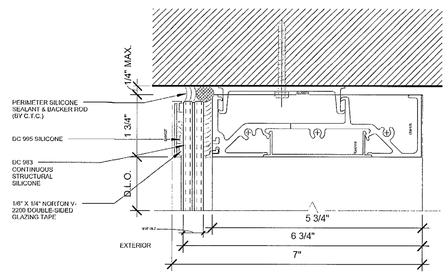
STOREFRONT ELEVATIONS SECOND FLOOR

SCALE: 1/4" = 1'-0" DRAWING NO.

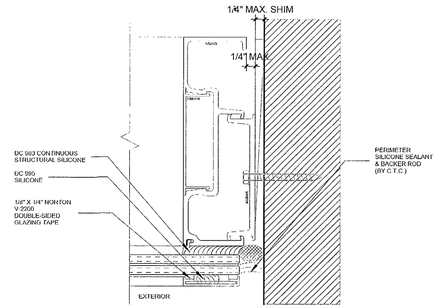
A.703



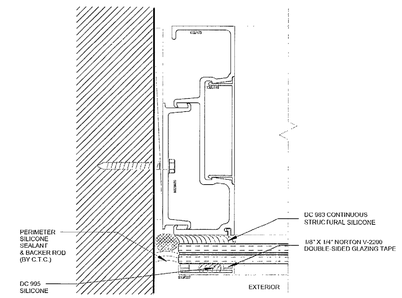
1 MULLION CORNER DETAIL
3" = 1'-0"



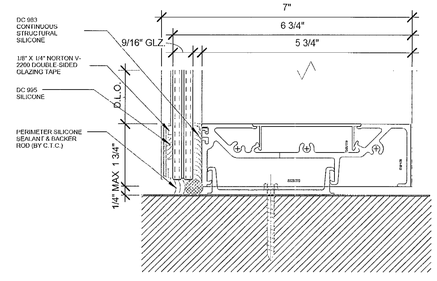
2 MULLION HEAD DETAIL-WITH CAP
6" = 1'-0"



3 MULLION JAMP DETAIL- WITH CAP
6" = 1'-0"



4 MULLION JAMB DETAIL- WITH CAP
6" = 1'-0"



5 MULLION SILL DETAIL-WITH CAP
6" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS V NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE 2/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

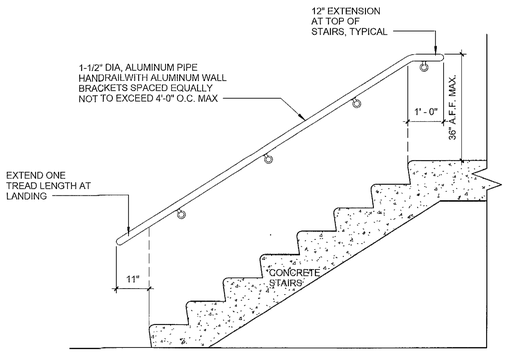
1620 DREXEL AVENUE

DRAWING TITLE

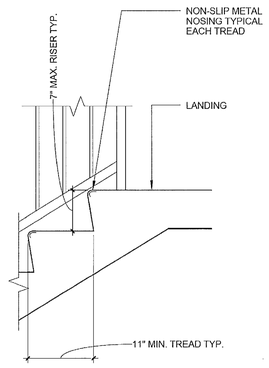
STOREFRONT DETAILS

SCALE: As indicated DRAWING NO.

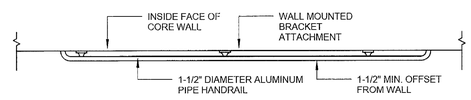
A.704



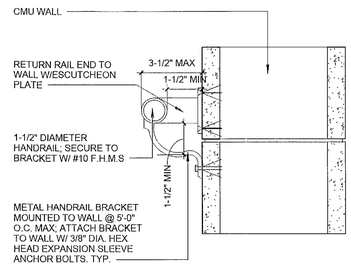
5 PIPE RAILING DETAIL 3
1/2" = 1'-0"



4 PIPE RAILING DETAIL 2
1" = 1'-0"



6 PIPE RAILING DETAIL 4
1/2" = 1'-0"



1 STAIR HANDRAIL DETAIL
3" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

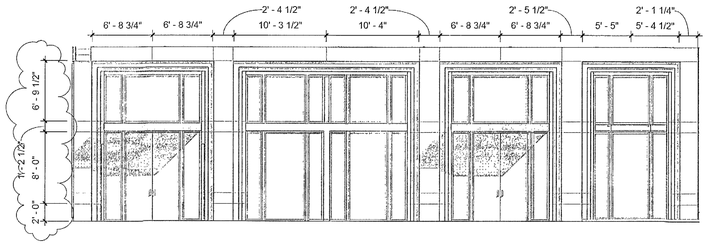
1620 DREXEL AVENUE

DRAWING TITLE

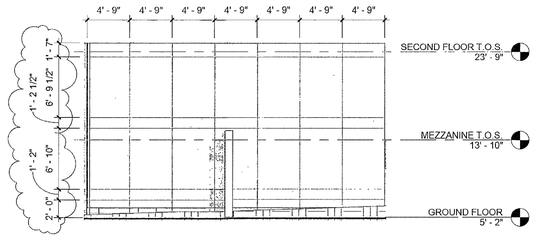
STAIR DETAILS

SCALE: As indicated DRAWING NO.

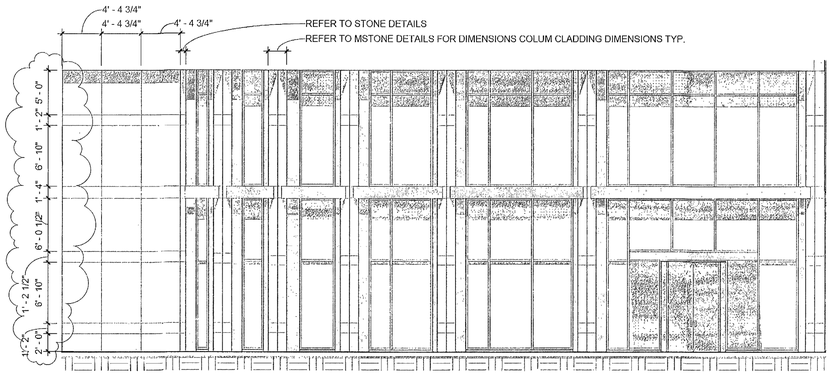
A.705



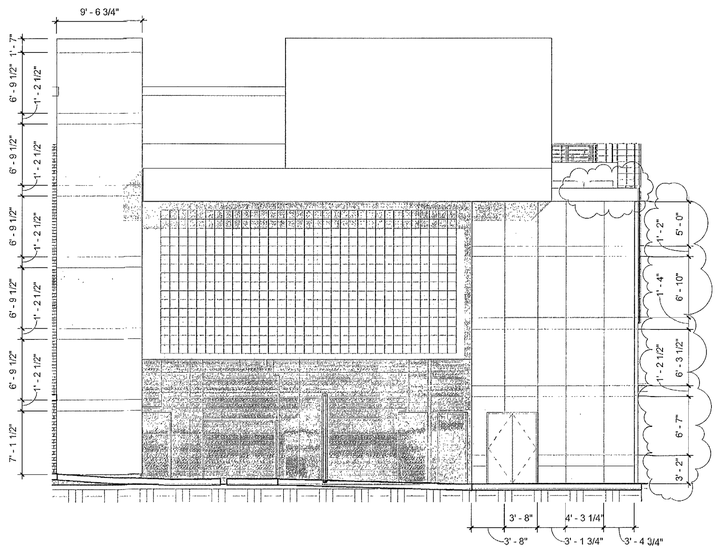
1 STONE DIAGRAMS LINCOLN ROAD
1/8" = 1'-0"



4 STONE DIAGRAMS WEST ELEVATION
1/8" = 1'-0"



2 STONE DIAGRAMS DREXEL AVENUE
1/8" = 1'-0"



3 STONE DIAGRAMS SOUTH ELEVATION
1/8" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: DATE 2/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

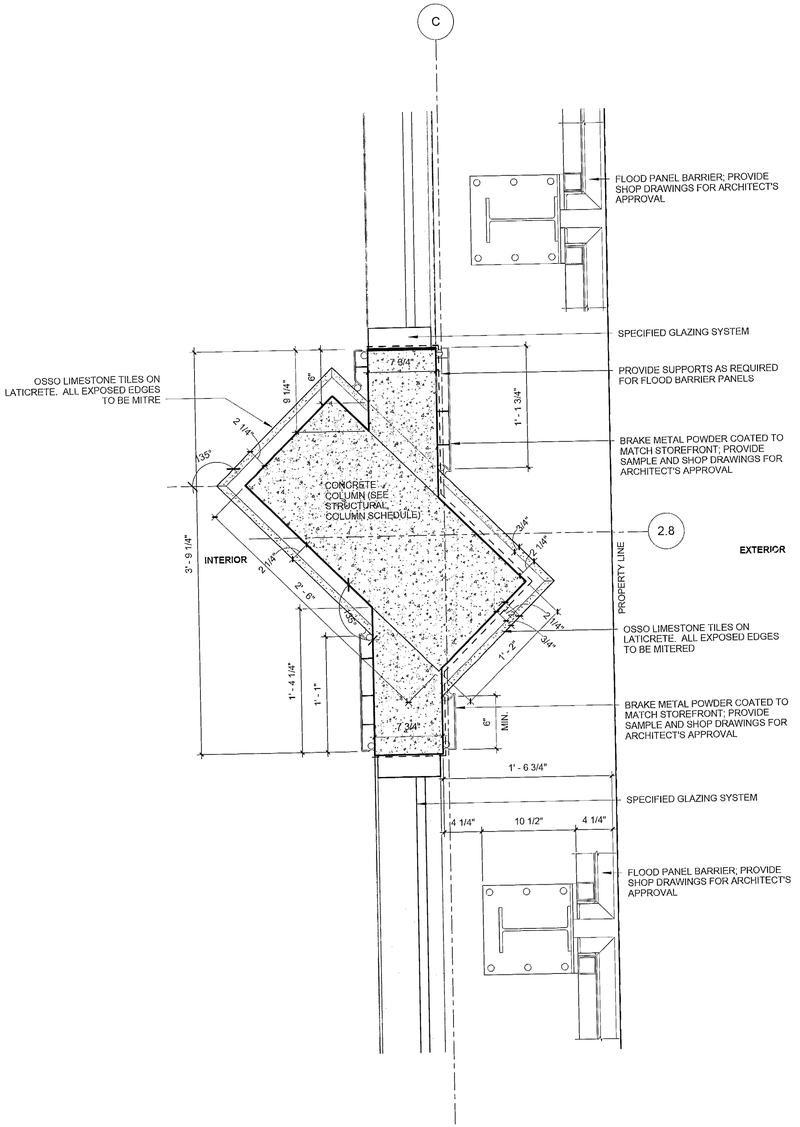
1620 DREXEL AVENUE

DRAWING TITLE

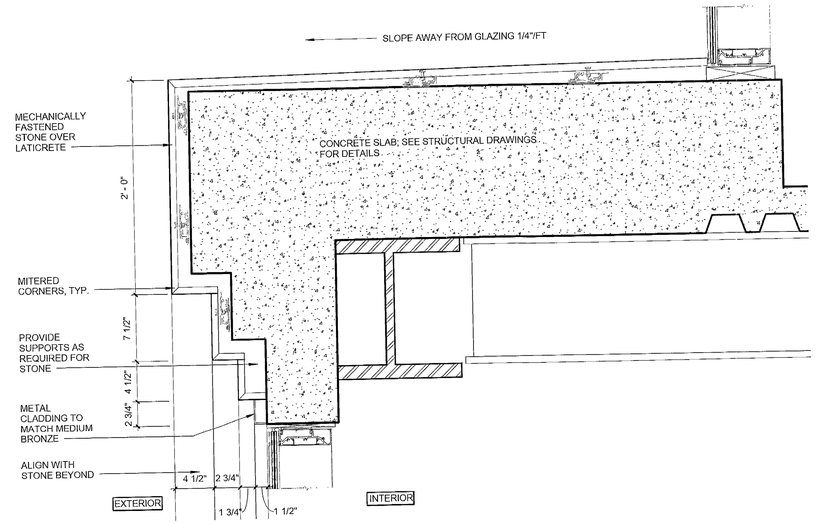
STONE DIAGRAMS AT FACADES

SCALE: 1/8" = 1'-0" DRAWING NO.

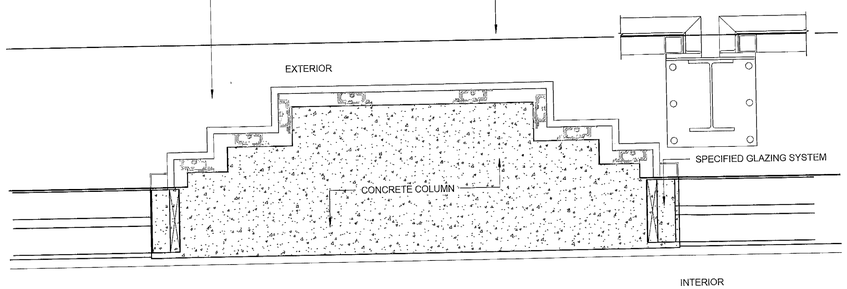
A.706



1 DREXEL AVENUE COLUMN DETAIL
1 1/2" = 1'-0"



3 STONE DETAIL ON NORTH ELEVATION OPENINGS
1 1/2" = 1'-0"



2 LINCOLN ROAD COLUMN DETAIL
1 1/2" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33128
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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

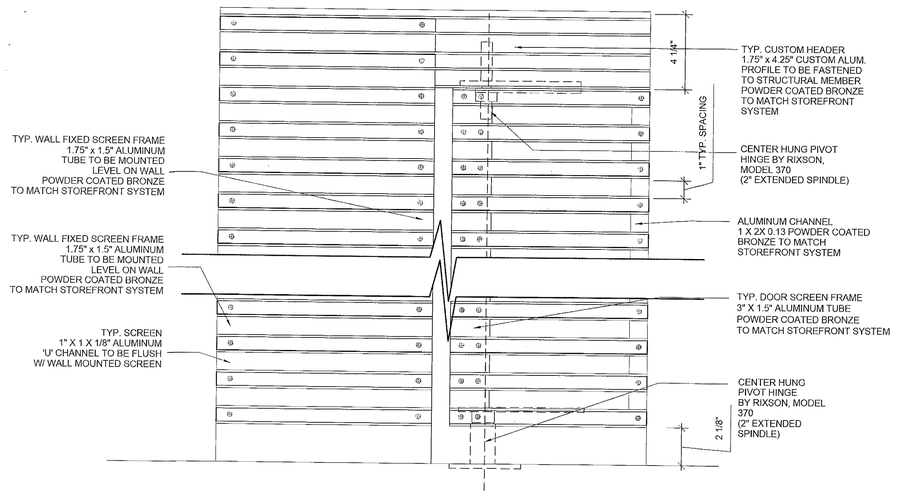
PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

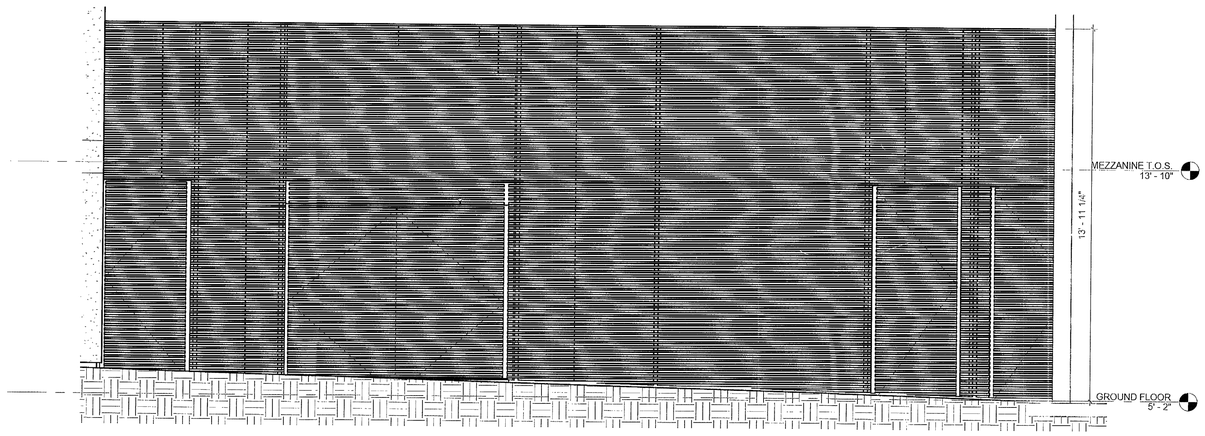
DRAWING TITLE

STONE DETAILS

SCALE: 1 1/2" = 1'-0" DRAWING NO. A.706.1



1 EXTERIOR GRILLE DOOR DETAIL
3" = 1'-0"



3 GRILLE FACADE ELEVATION
3/8" = 1'-0"

2 EXTERIOR GRILLE DOOR DETAIL 2
3" = 1'-0"

4 EXTERIOR GRILLE
3" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___V___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/14/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS:
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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

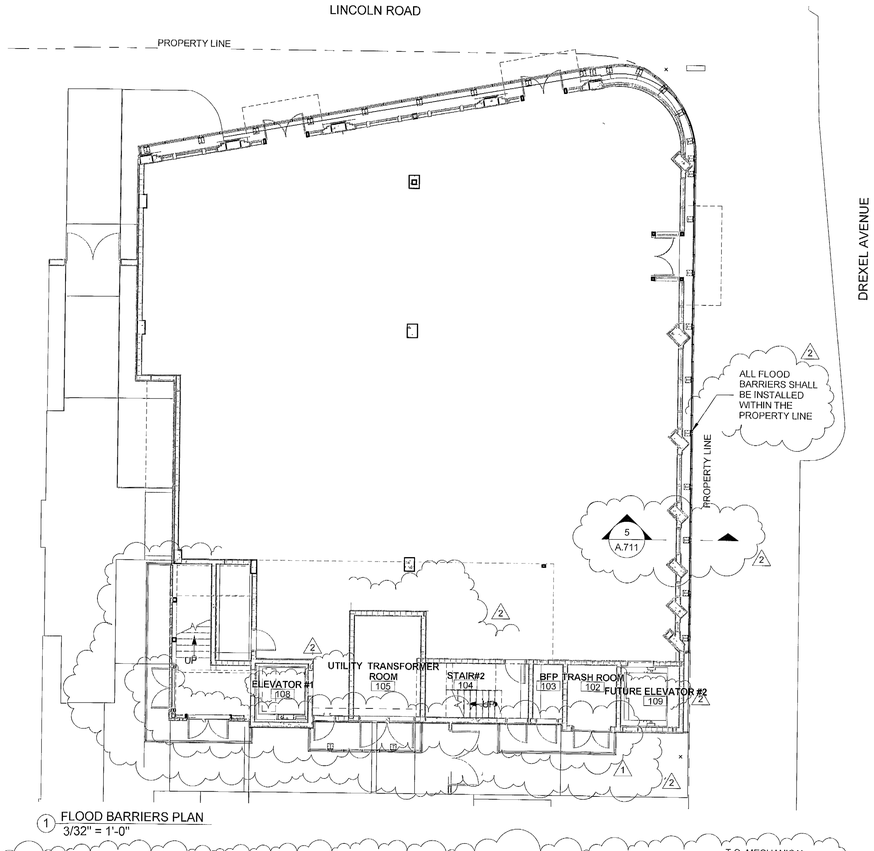
1620 DREXEL AVENUE

DRAWING TITLE

EXTERIOR GRILLE DETAILS

SCALE: As indicated DRAWING NO.

A.707



1 FLOOD BARRIERS PLAN
3/32" = 1'-0"

NOTE:

1. PROPOSED FLOOD BARRIERS LOCATIONS SHALL BE INSTALLED WITHIN THE PROPERTY LINE AND SHALL NOT BE ENCROACHED ON THE PUBLIC PROPERTY

2. IN ACCORDANCE WITH ASCE 24-05 SECTION 6.2 SUMP PUMPS SHALL BE PROVIDED IN THE PROPOSED STRUCTURE TO REMOVE WATER ACCUMULATION DUE TO ANY PASSAGE OF VAPOR OR SEEPAGE OF WATER DURING THE FLOOD EVENTS.

3. FLOOD PANEL BARRIERS UNDER SEPARATE PERMIT

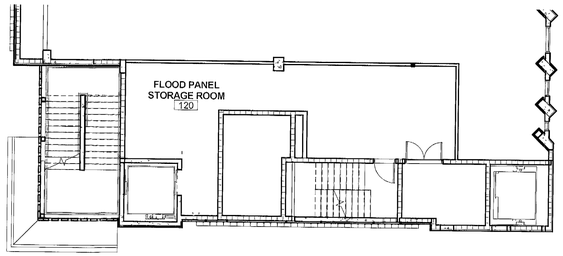
4. ALL FLOOD BARRIERS FOR OPENINGS BELOW DESIGN FLOOD ELEVATION MUST BE PLACED ONSITE PRIOR TO OCCUPANCY

5. PRELIMINARY FLOOD EMERGENCY OPERATION AND MAINTENANCE PLAN IN ACCORDANCE WITH ASCE 24-SECTION 6.2.3 AND FEMA TECHNICAL BULLETIN 2-2008

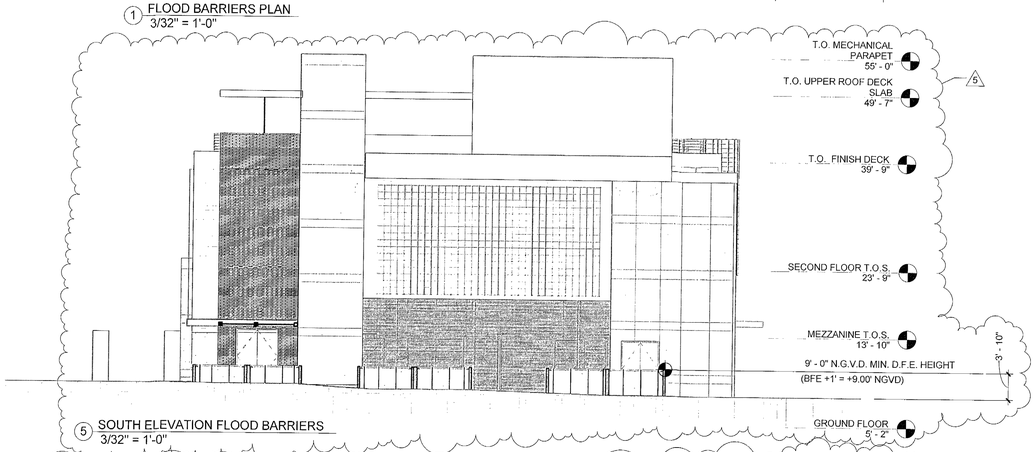
6. ALL FLOOD BARRIERS SHALL BE INSTALLED LESS THAN 12 HOURS FROM A FLOOD WARNING.

7. FLOOD PROOFING TO BE PROVIDED ON THE BUILDING UPTO 9'-0" NGVD.

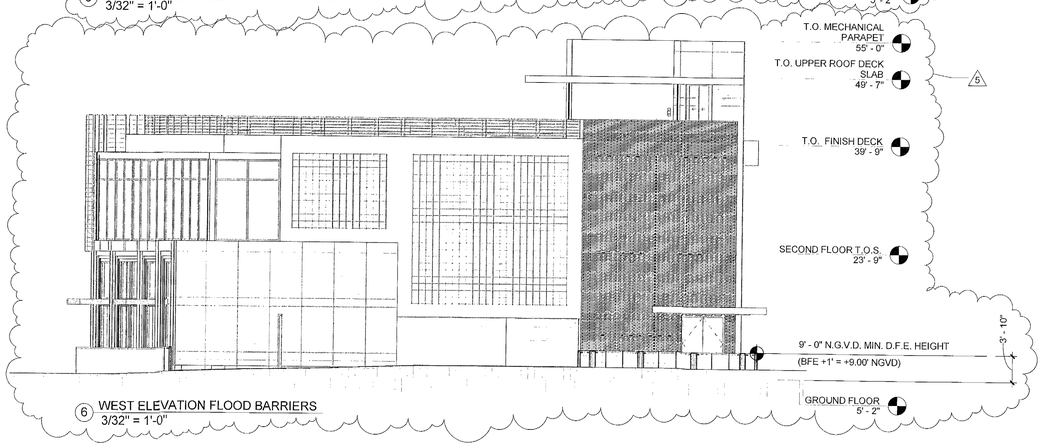
8. GENERAL CONTRACTOR SHALL PROVIDE A DEDICATED SUMP PUMP TO COMPLY WITH ASCE 24-05 FOR DRY FLOODPROOFING TO REMOVE WATER ACCUMULATION DUE TO ANY PASSAGE OF VAPOR OR SEEPAGE OF WATER DURING THE FLOOD EVENTS.



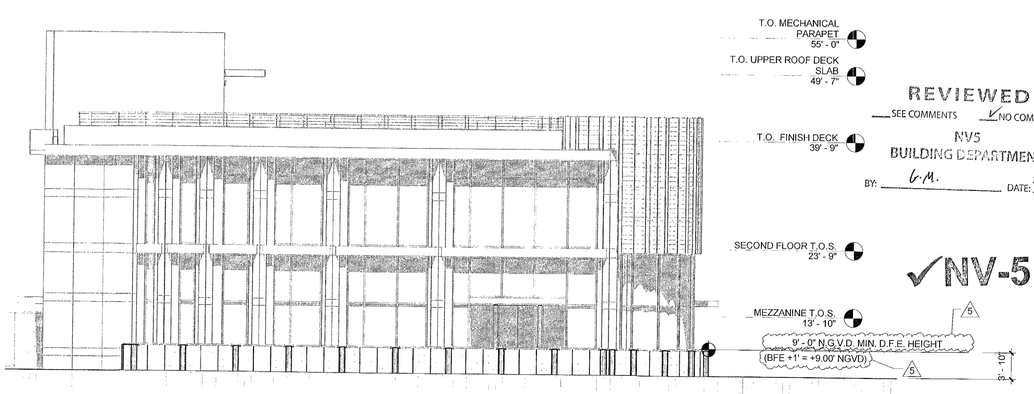
4 FLOOD BARRIERS MEZZANINE
3/32" = 1'-0"



5 SOUTH ELEVATION FLOOD BARRIERS
3/32" = 1'-0"



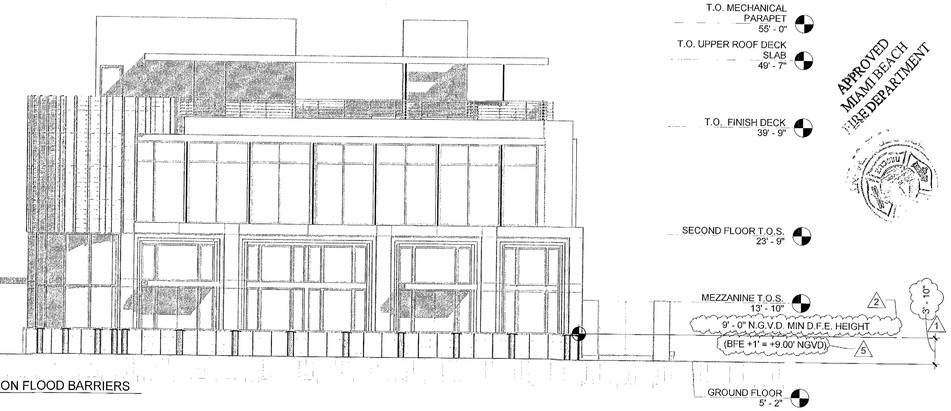
6 WEST ELEVATION FLOOD BARRIERS
3/32" = 1'-0"



2 EAST ELEVATION FLOOD BARRIERS
3/32" = 1'-0"

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5



APPROVED
MIAMI BEACH
FIRE DEPARTMENT

3 NORTH ELEVATION FLOOD BARRIERS
3/32" = 1'-0"

TOUZET STUDIO
ARCHITECTURE DESIGN
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
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JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
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WEST PALM BEACH, FLORIDA 33401

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OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

14 OCT 22

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

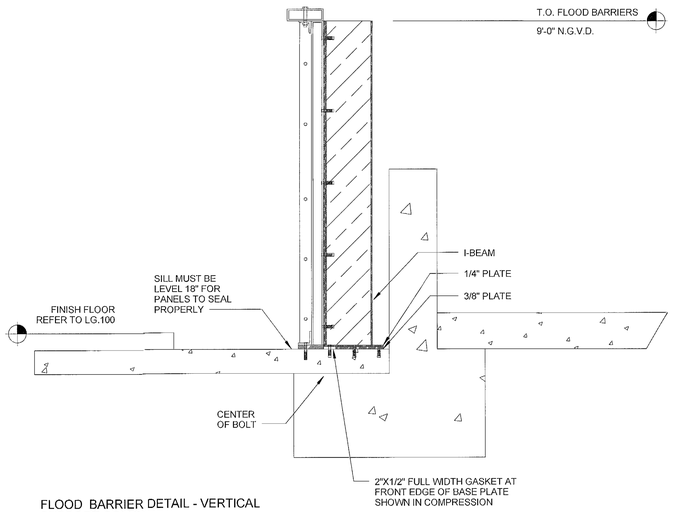
1620 DREXEL AVENUE

DRAWING TITLE

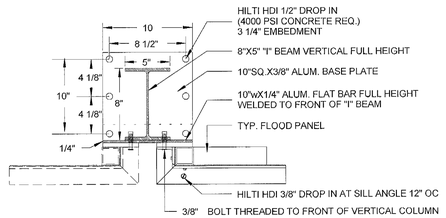
FLOOD BARRIERS

SCALE: 3/32" = 1'-0" DRAWING NO.

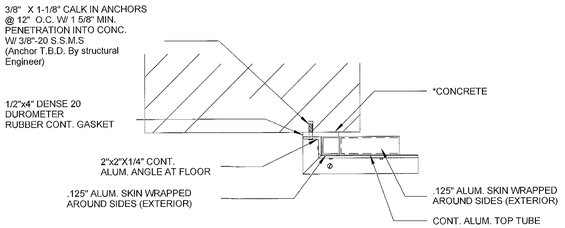
A.708



1 FLOOD BARRIER DETAIL - VERTICAL SUPPORT COLUMN
NOT TO SCALE



2 FLOOD BARRIER ATTACHMENT TO VERTICAL SUPPORTS
NOT TO SCALE



3 FLOOD BARRIER ATTACHMENT DETAIL AT WALL
NOT TO SCALE

TYPICAL SPLICE

TOP VIEW OF TYPICAL SPLICE SHOWN WITH 2X6 HORIZONTAL BRACE ATTACHMENT

4 FLOOD BARRIER ATTACHMENT AT CONNECTION
NOT TO SCALE

SECTION VIEW

SECTION VIEW SHOWN WITH 2" X 6" HORIZONTAL BRACE ("B3-A" BRACE IS ONLY REQUIRED WHERE NOTED)

5 FLOOD BARRIER DETAIL
NOT TO SCALE

6 FLOOD BARRIER ATTACHMENT AT FLOOR
NOT TO SCALE

NOTE:
MANUFACTURER TO PROVIDE SHOP DRAWING FOR ARCHITECT APPROVAL. FIELD VERIFY ALL CONDITION PRIOR TO MANUFACTURING.

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED MIAMI BEACH FIRE DEPARTMENT

TOUZET STUDIO DESIGN + ARCHITECTURE
65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
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PROFESSIONAL LICENSE
16 02 22

ISSUE NO. | DESCRIPTION | ISSUE DATE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

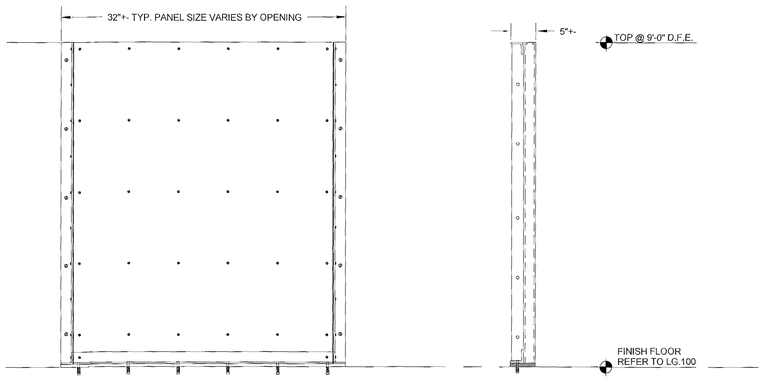
FLOOD BARRIERS DETAIL 1

SCALE: As indicated DRAWING NO.

A.709 1

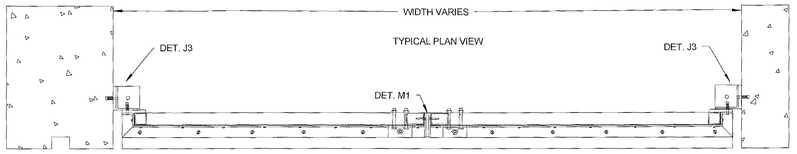
TYPICAL PANEL (N.T.S.)

TYP. PANEL
WEIGHT 80lbs (+-5lbs)

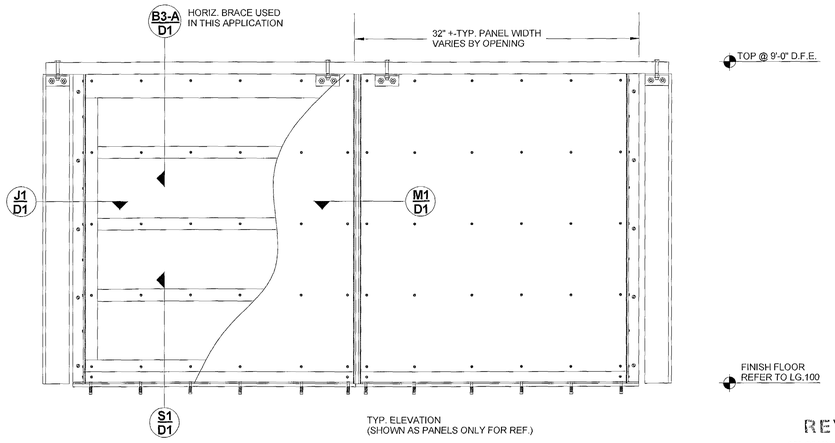


FRONT ELEVATION

TYP. SIDE
ELEVATION

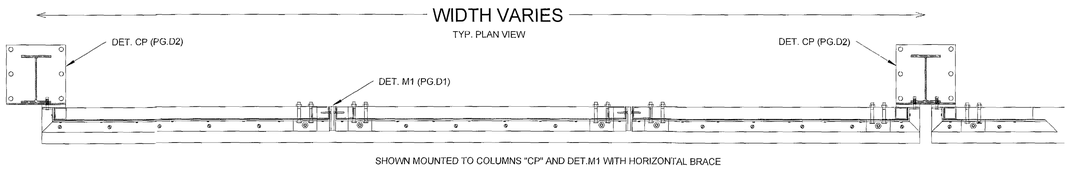


SHOWN COLUMN TO COLUMN
WITH HORIZONTAL BRACE



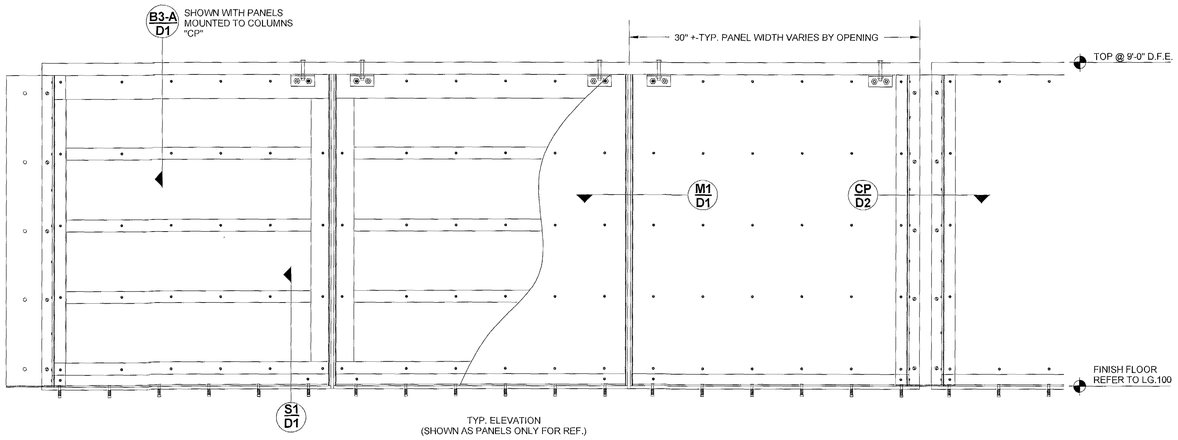
TYP. ELEVATION
(SHOWN AS PANELS ONLY FOR REF.)

1 FLOOD BARRIER DETAIL 8
1" = 1'-0"



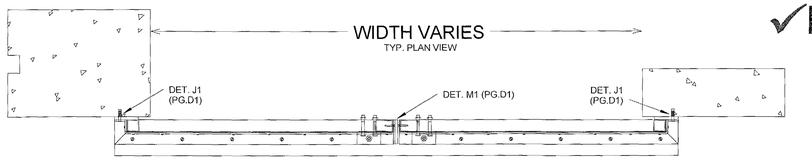
SHOWN MOUNTED TO COLUMNS "CP" AND DET.M1 WITH HORIZONTAL BRACE

2 FLOOD BARRIER DETAIL 9
1" = 1'-0"

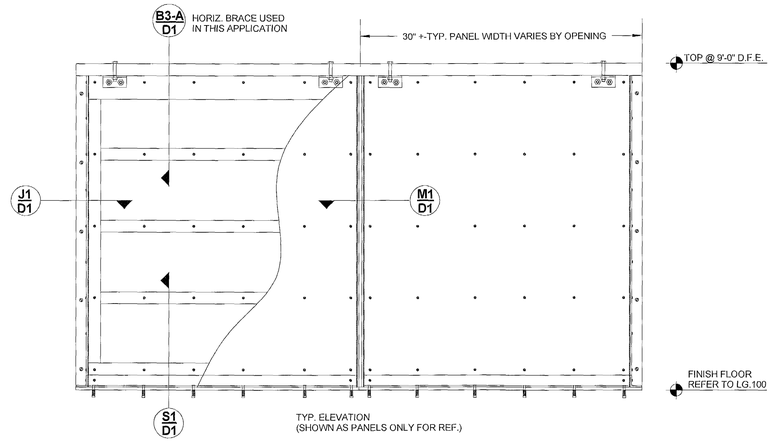


TYP. ELEVATION
(SHOWN AS PANELS ONLY FOR REF.)

4 FLOOD BARRIER DETAIL 2
1" = 1'-0"



SHOWN MOUNTED TO FACE OF BUILDING WITH HORIZONTAL BRACE



TYP. ELEVATION
(SHOWN AS PANELS ONLY FOR REF.)

3 FLOOD BARRIER DETAIL 10
1" = 1'-0"

REVIEWED
SEE COMMENTS ✓ NO COMMENTS

NV5
BUILDING DEPARTMENT
BY: G.M. DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN + ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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TRISTAR REALTY GROUP
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DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
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LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

16 02 22

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

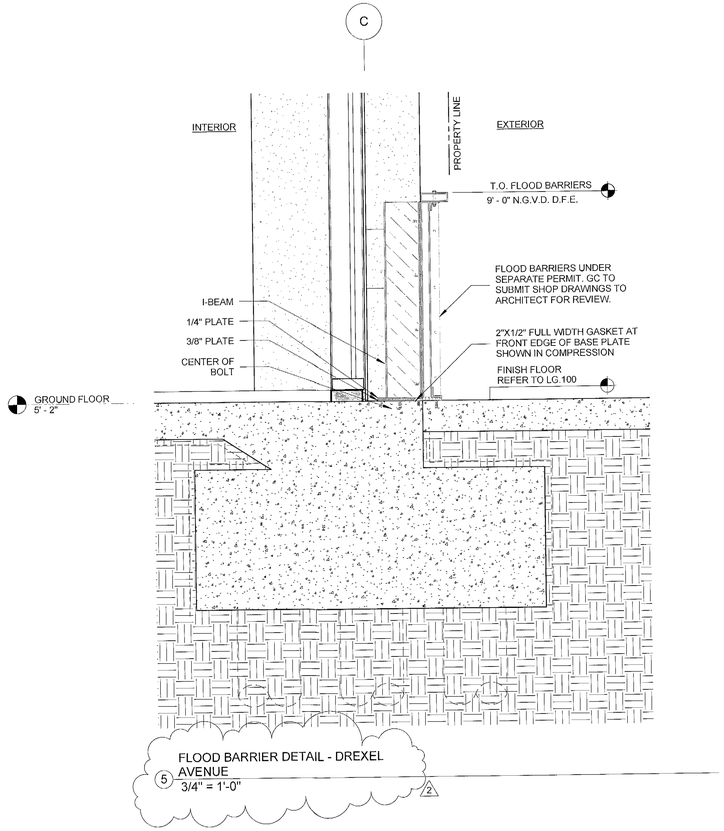
1620 DREXEL AVENUE

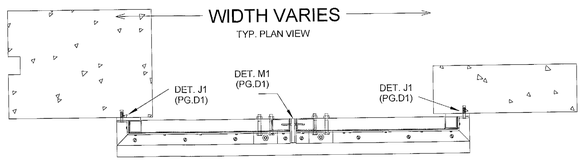
DRAWING TITLE

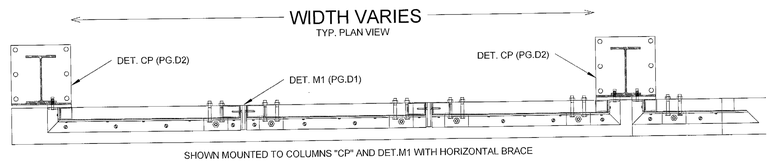
FLOOD BARRIERS DETAIL 2

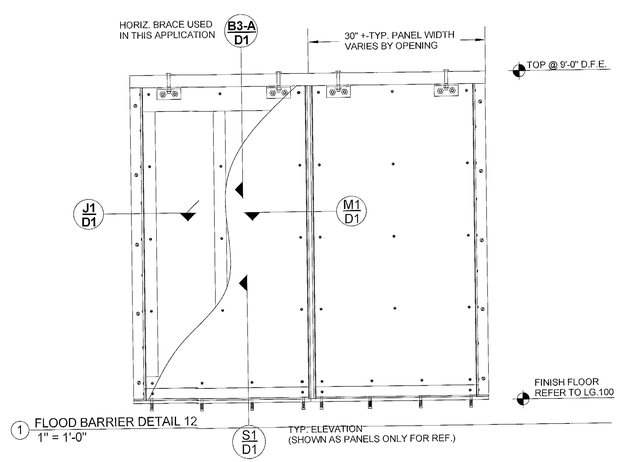
SCALE: 1" = 1'-0" DRAWING NO.

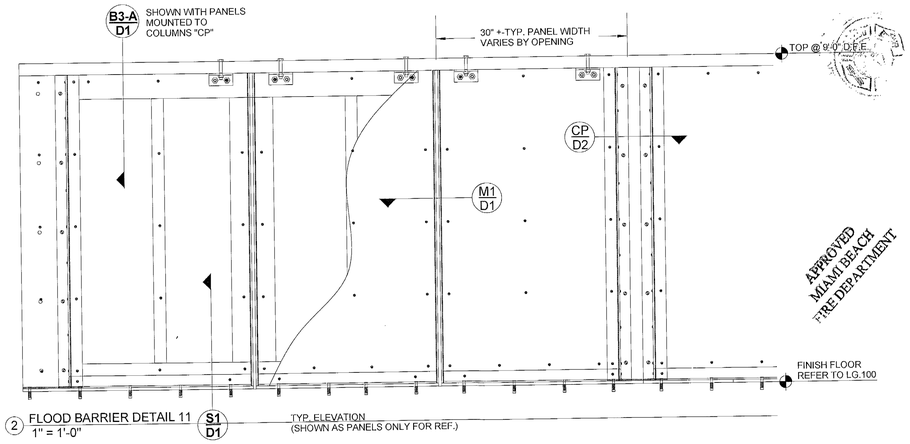
A.710











REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: GM DATE: 2/22/16

✓NV-5

TOUZET STUDIO DESIGN & ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0018319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
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MIAMI, FLORIDA 33129

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JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
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OCEAN ENGINEERING, INC.
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PROFESSIONAL LICENSE

16 02 22

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

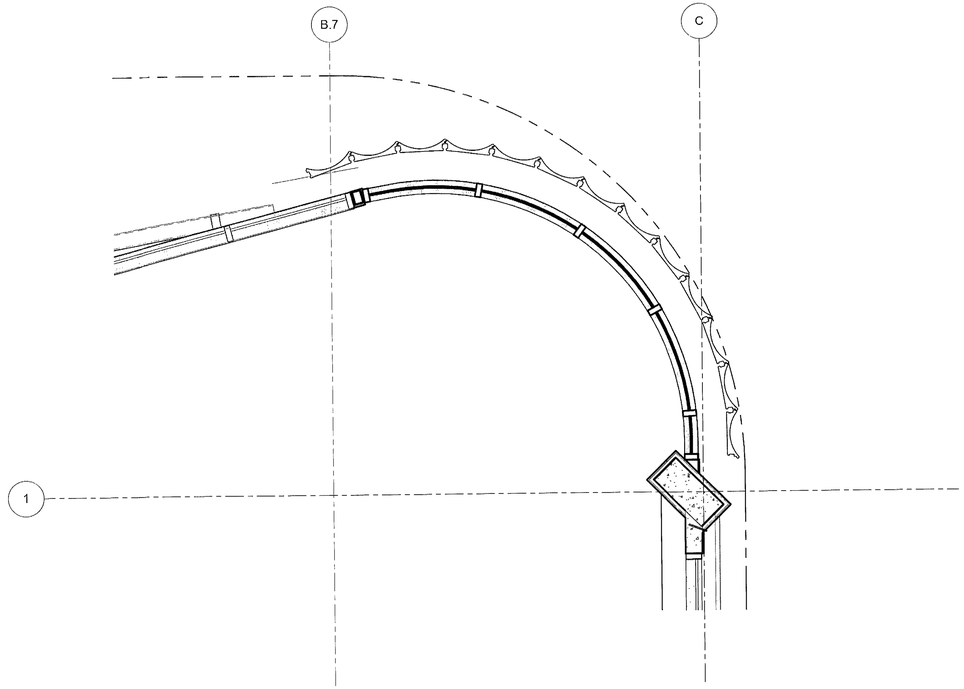
1620 DREXEL AVENUE

DRAWING TITLE

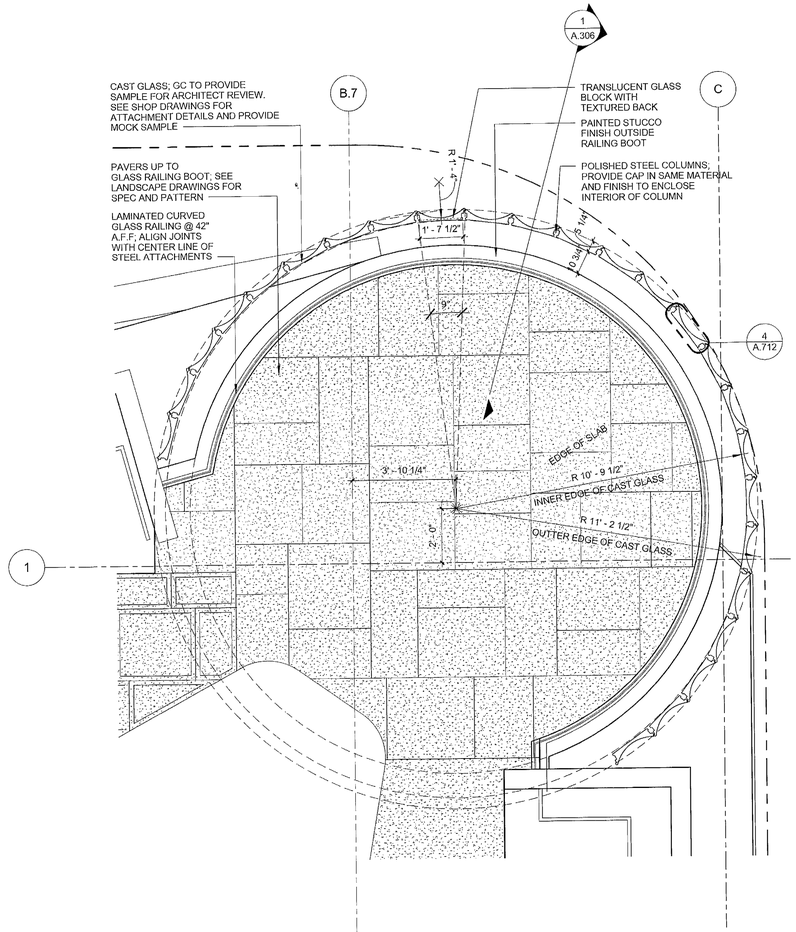
FLOOD BARRIERS DETAIL 3

SCALE: As indicated DRAWING NO.

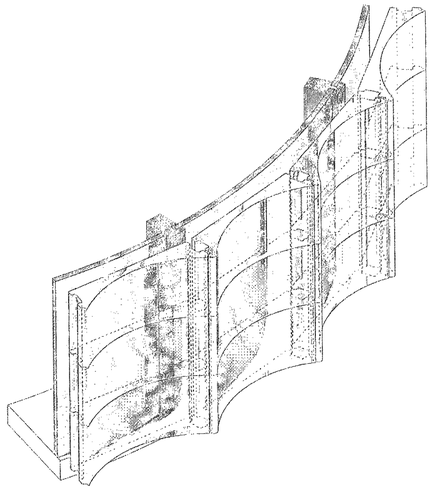
A.711 1



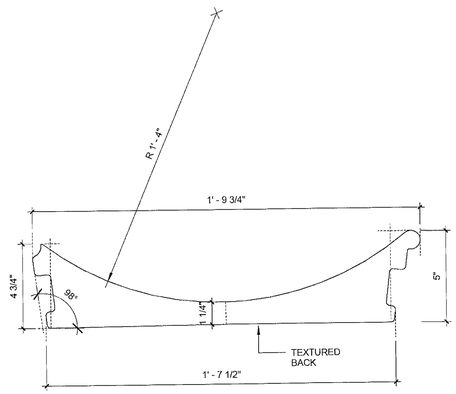
1 CAST GLASS-SECOND FLOOR
3/8" = 1'-0"



2 CAST GLASS AT ROOF TERRACE
3/8" = 1'-0"



3 SKETCH OF CAST GLASS
12" = 1'-0"



4 CAST GLASS BRICK
3" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS _V_ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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MIAMI, FLORIDA 33129

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OCEAN ENGINEERING, INC.
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MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

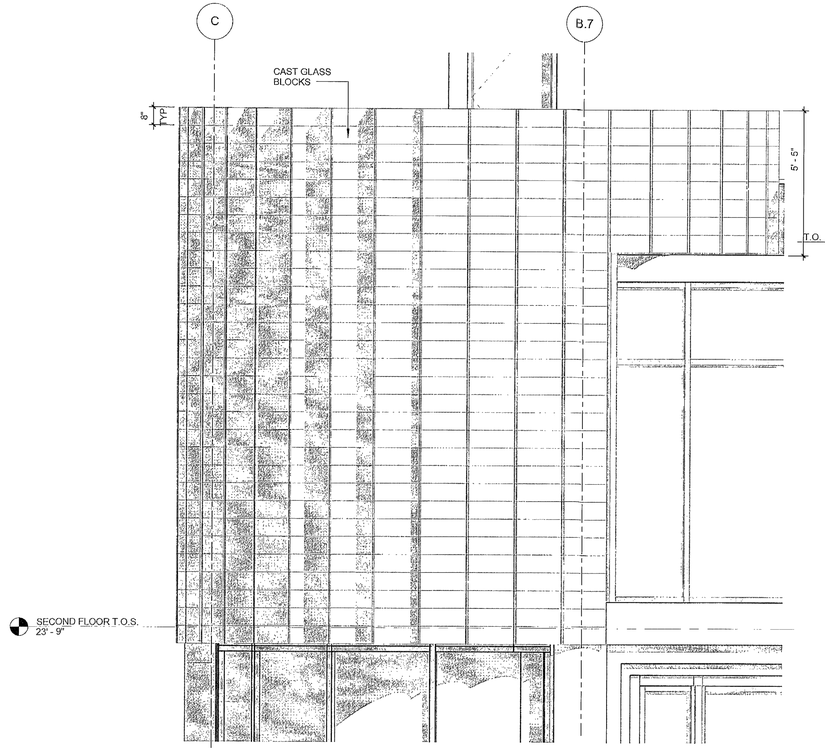
1620 DREXEL AVENUE

DRAWING TITLE

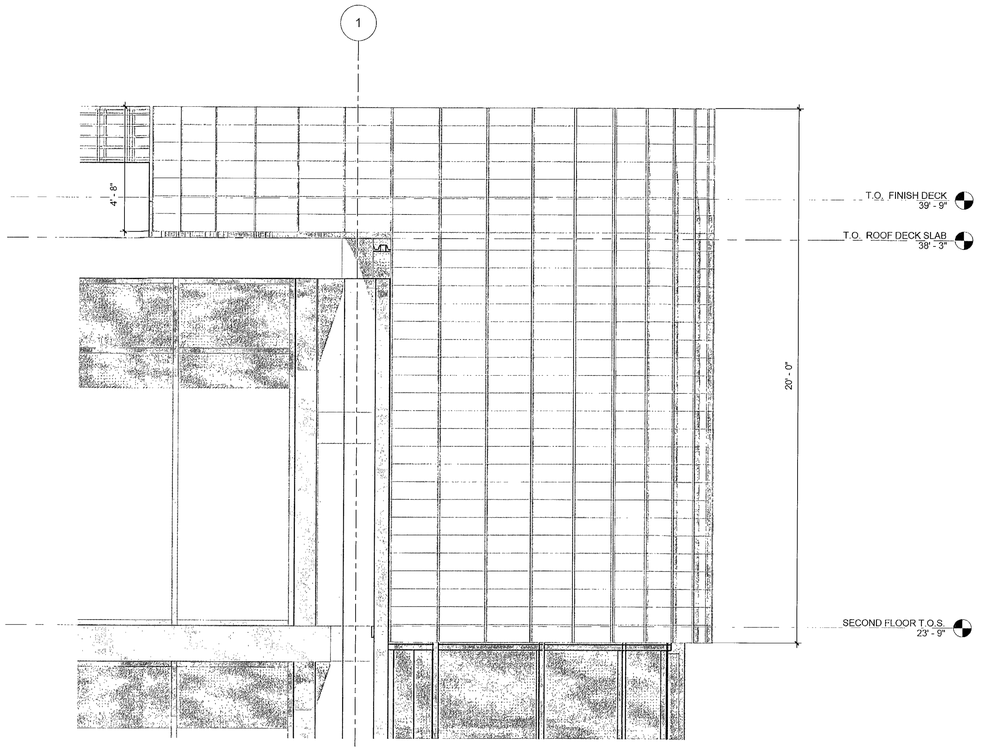
FACADE DETAILS

SCALE: As indicated DRAWING NO.

A.712



3 Callout of NORTH ELEVATION
3/8" = 1'-0"



1 Callout of EAST ELEVATION
3/8" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___V___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE 2/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

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295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
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STRUCTURAL ENGINEER
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MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

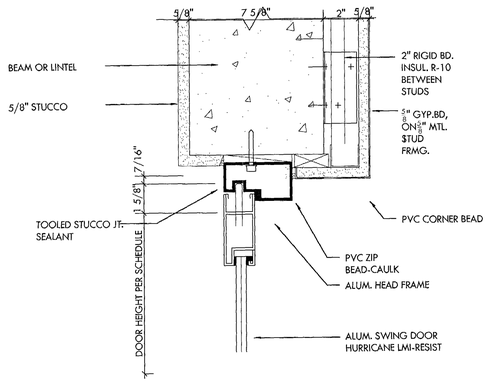
1620 DREXEL AVENUE

DRAWING TITLE

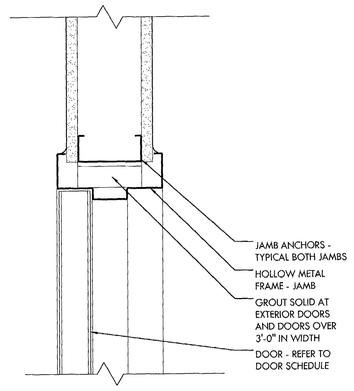
DECORATIVE CURVED FACADE DETAILS

SCALE: 3/8" = 1'-0" DRAWING NO.

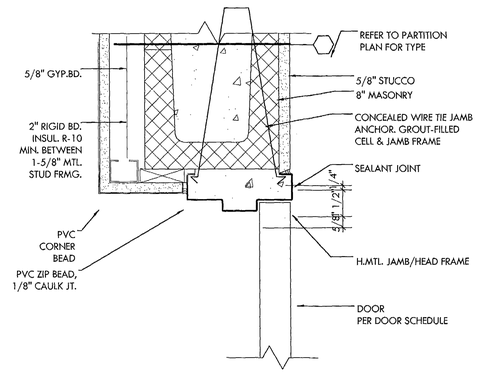
A.712.1



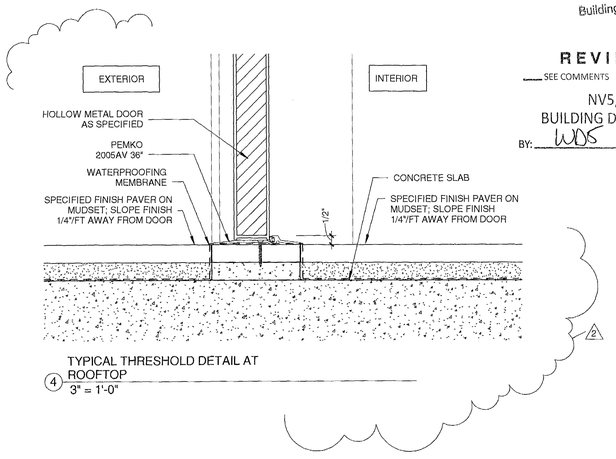
1 ALUM. FRAME AT CMU - HEAD
3" = 1'-0"



2 HOLLOW METAL FRAME - JAMB
3" = 1'-0"



3 H.MTL. FRAME AT NEW CMU - JAMB/HEAD
3" = 1'-0"



TYPICAL THRESHOLD DETAIL AT ROOFTOP
4 3" = 1'-0"

Building Department

REVIEWED
___ SEE COMMENTS ___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/16/16

NV5, Inc.
FEB 04 2016

APPROVED MIAMI BEACH FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2670 FAX 305 789 2672

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0004099;
JACQUELINE GONZALEZ FL AR0016319

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OCEAN ENGINEERING, INC.
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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

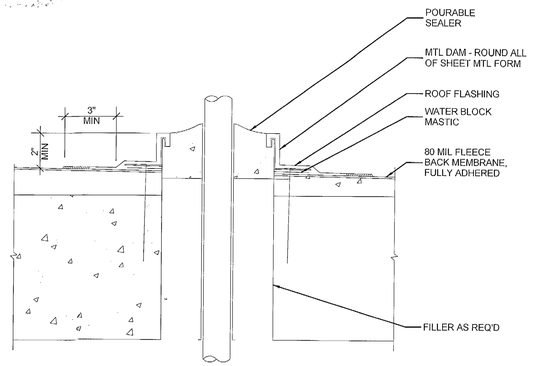
1620 DREXEL AVENUE

DRAWING TITLE

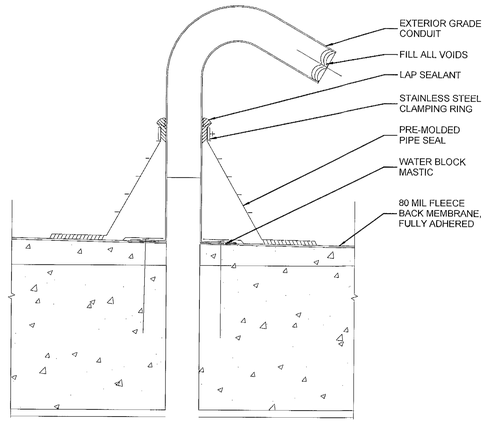
DOOR DETAILS

SCALE: 3" = 1'-0" DRAWING NO.

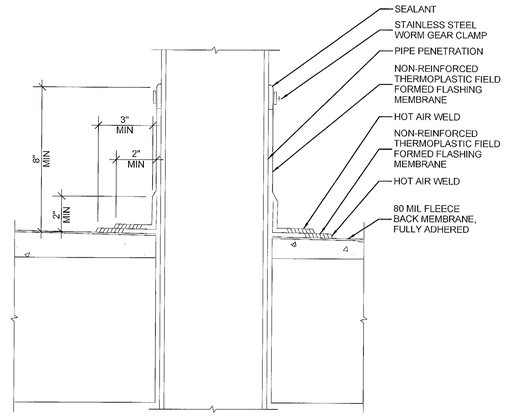
A.713



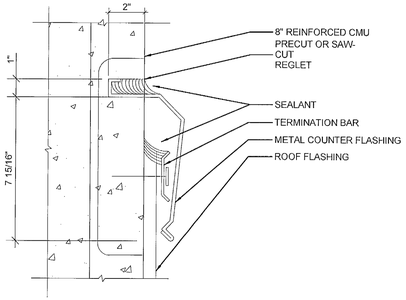
1 TYP ROOF DETAILS
3" = 1'-0"



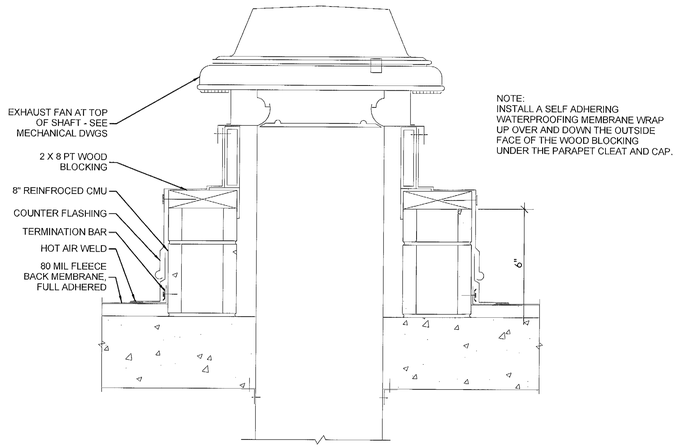
11 ROOF DETAIL - 2
3" = 1'-0"



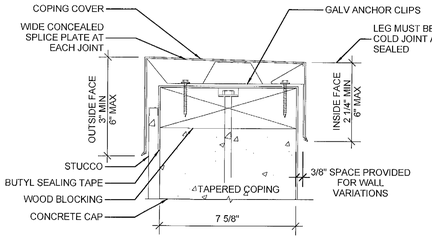
10 ROOF DETAIL - 3
3" = 1'-0"



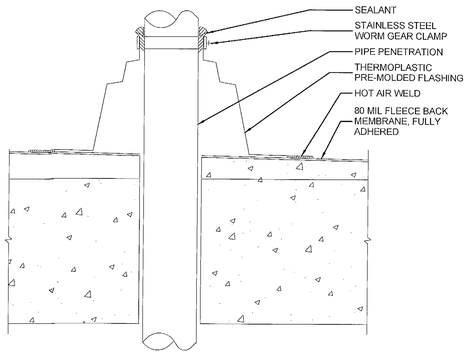
9 ROOF DETAIL - WALL FLASHING
3" = 1'-0"



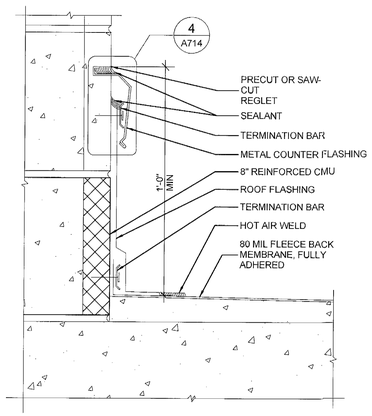
8 ROOF DETAIL - 5
3" = 1'-0"



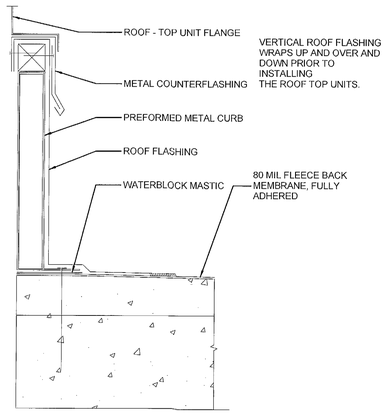
7 ROOF DETAIL - PARAPET DETAIL
3" = 1'-0"



6 ROOF DETAIL - PIPE FLASHING DETAIL
3" = 1'-0"



5 ROOF DETAIL - FLASHING DETAIL
3" = 1'-0"



4 ROOF DETAIL - HVAC CURB FLASHING DETAIL
3" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: DATE 3/16/16

APPROVED
MIAMI-BEACH
FIRE DEPARTMENT

TOUZET STUDIO
DESIGN & ARCHITECTURE

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JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
295 GREENWICH STREET, SUITE 318
NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
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CIVIL ENGINEER
OCEAN ENGINEERING, INC.
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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
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PROFESSIONAL LICENSE
16 01 08

ISSUE NO. | DESCRIPTION | ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

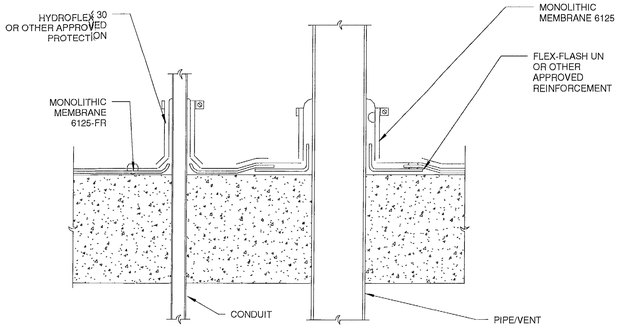
1620 DREXEL AVENUE

DRAWING TITLE

TYP ROOF DETAILS

SCALE: 3" = 1'-0" DRAWING NO.

A.714 1

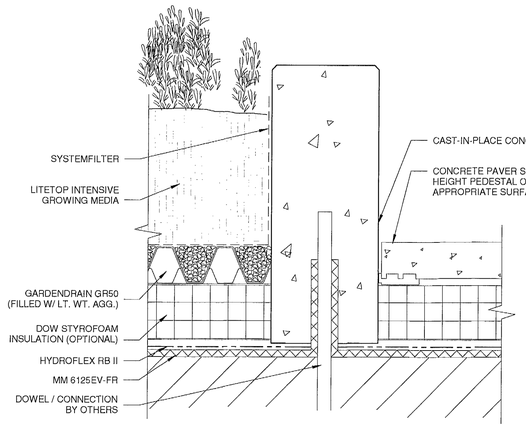


NOTES: SOME PIPE MATERIALS (PVC, COPPER, BRASS) MAY REQUIRE ROUGHENING/ SANDING, IN ADDITION TO PRIMING W/ SURFACE CONDITIONER, FOR PROPER ADHESION OF MM 6125

METAL PIPES MUST FREE ALL OIL AND RUST

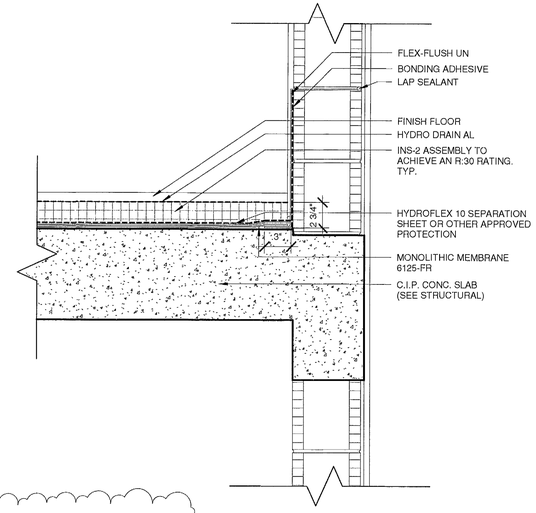
THE SAME DETAILING ABOVE WOULD BE EMPLOYED FOR PENETRATIOINS THROUGH VERTICAL/FOUNDATION WALL APPLICATIONS

13 ROOF DETAIL - TYPICAL CAST-IN-PLACE PENETRATIONS
NOT TO SCALE

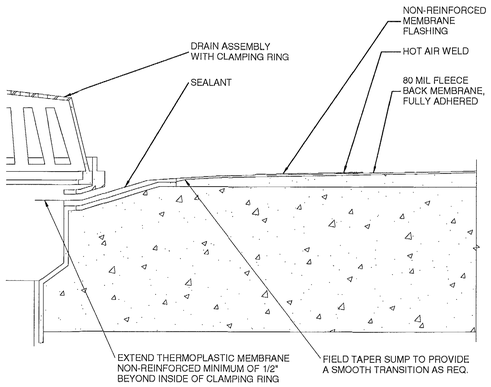


NOTES:
- FIXED HEIGHT AND ADJUSTBLE PEDESTALS NECESSARY FOR AN OPEN-JOINT PAVER INSTALLATION CANNOT BE INSTALLED OVER GARDENDRAIN. THE GARDEN ROOF AND ULTIMATE ASSEMBLY INSTALLATIONS SHOULD BE DIVIDED.
- IF GARDENDRAIN ELEMENTS ARE INSTALLED UNDER HARDSCAPE AREAS THE CUPS MUST BE FILLED WITH LIGHTWEIGHT EXPANDED AGGREGATE. GARDENDRAIN MAY ALSO BE USED AS FORMS FOR SETTING CONCRETE FOORINGS FOR CURBS, ETC.
- REFER TO APPLICABLE MM 6125-FR ROOFING OR WATERPROOFING GUIDELINE DETAILS FOR PROPER MEMBRANE / FLASHING DETAILS AND ALTERNATIVES.

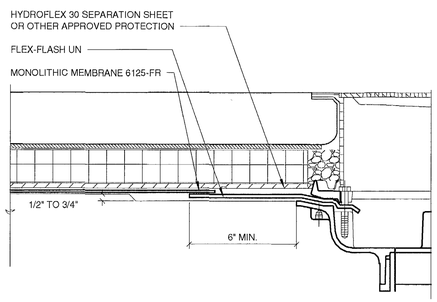
14 POSSIBLE TRANSITION OPTION CAST IN PLACE CURB (INTENSIVE APPLICATION DEPICTED)
NOT TO SCALE



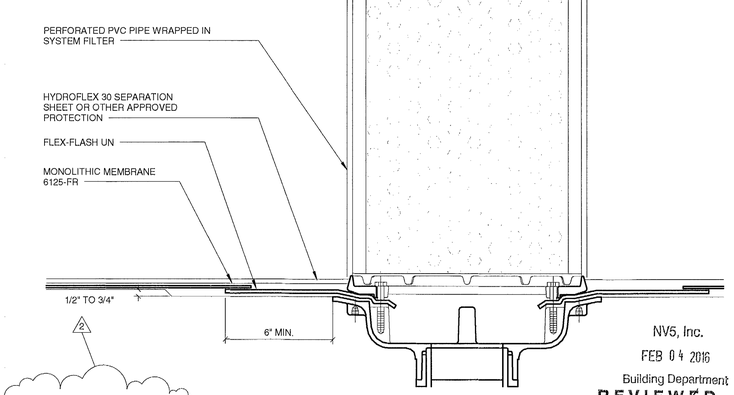
15 ROOF DETAIL - WATERPROOFING PARAPET DETAIL
1 1/2" = 1'-0"



1 ROOF DETAIL - ROOF DRAIN DETAIL
3" = 1'-0"

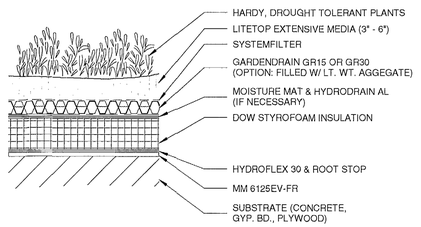


3 DECK DRAIN DETAIL
3" = 1'-0"



2 PLANTER DRAIN DETAIL
3" = 1'-0"

EXTENSIVE

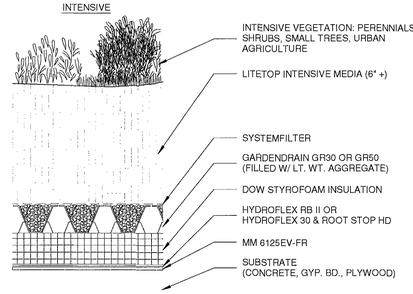


NOTE:
ADDITIONAL COMBINATIONS OF GARDEN ROOF ASSEMBLY COMPONENTS ARE POSSIBLE TO FIT SPECIFIC PROJECT REQUIREMENTS.

CONSULT HYDROTECH FOR VARIATIONS ON ABOVE ASSEMBLES

16 NOT TO SCALE
TYPICAL STANDARD GARDEN ROOF ASSEMBLIES - EXTENSIVE
3" = 1'-0"

INTENSIVE

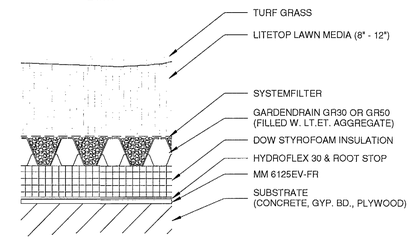


NOTE:
ADDITIONAL COMBINATIONS OF GARDEN ROOF ASSEMBLY COMPONENTS ARE POSSIBLE TO FIT SPECIFIC PROJECT REQUIREMENTS.

CONSULT HYDROTECH FOR VARIATIONS ON ABOVE ASSEMBLES

17 NOT TO SCALE
TYPICAL STANDARD GARDEN ROOF ASSEMBLIES - INTENSIVE
3" = 1'-0"

LAWN



NOTES:
- ADDITIONAL COMBINATIONS OF GARDEN ROOF ASSEMBLY COMPONENTS ARE POSSIBLE TO FIT SPECIFIC PROJECT REQUIREMENTS. CONTACT HYDROTECH FOR VARIATIONS ON ABOVE ASSEMBLIE.
- INSTAGREEN SEDUM CARPET AND INSTAGREEN SEDUM TILE MAY BE USED IN SLOPED APPLICATIONS IN LIEU OF THE VEGETATION AND GARDMAT EROSION BLANKET.
- IF INSULATION IS NOT INSTALLED IN THE STEEP SLOPE APPLICATION, HYDRODRAIN 300 MUST BE REPLACED WITH HYDRODRAIN 302 PLACED DIRECTLY ON THE HYDROFLEX RB II.

*DEPENDING ON SPECIFIC CONDITIONS, GARDNET MAY BE MORE APPROPRIATE AT MODERATE SLOPE AS WELL CONSULT HYROTECH.

18 NOT TO SCALE
TYP. STD. GARDEN ROOF ASSEMBLIES - LAWN
3" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department
REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 3/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

PROJECT PROJECT NO. 13_016

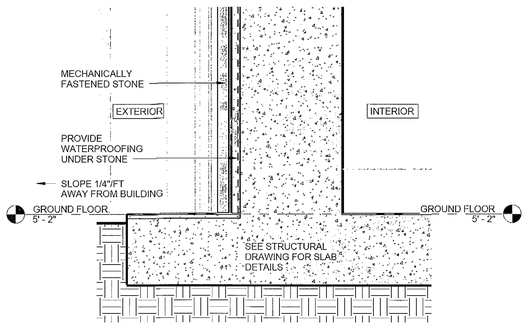
1620 DREXEL AVENUE

DRAWING TITLE

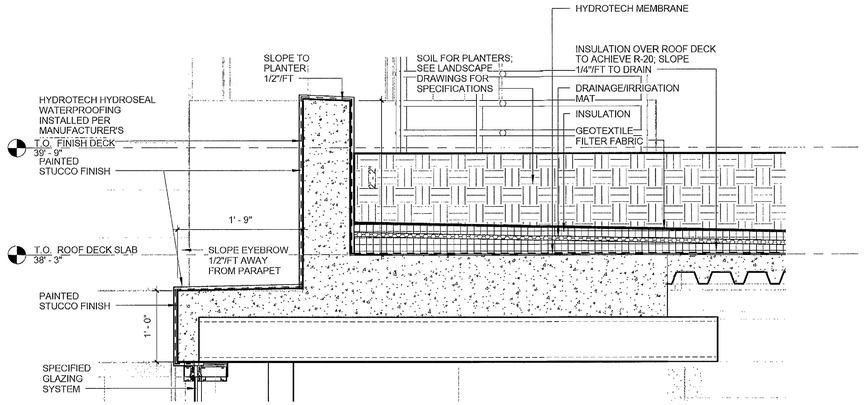
DETAILS - ROOFING AND WATERPROOFING

SCALE: As indicated DRAWING NO.

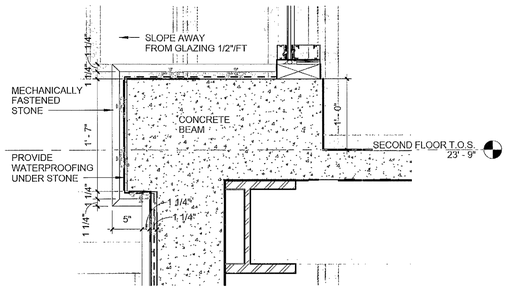
A.715



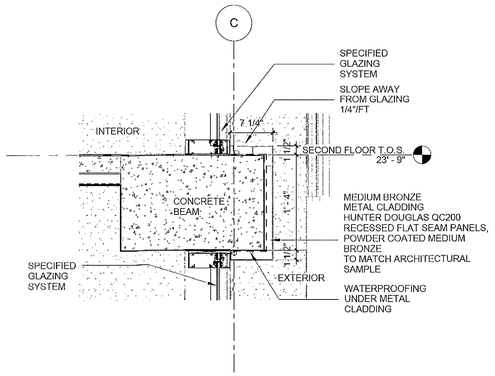
1 WALL DETAIL ON NORTH ELEVATION
1 1/2" = 1'-0"



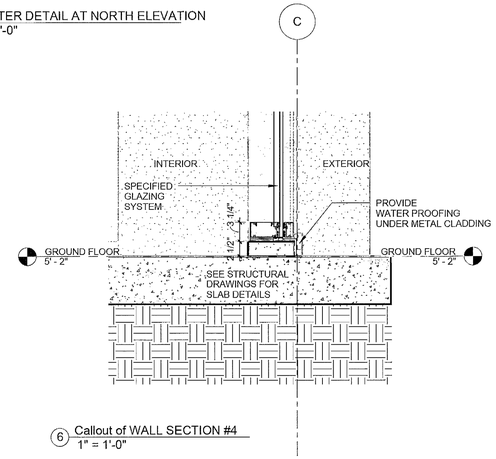
4 PLANTER DETAIL AT NORTH ELEVATION
1" = 1'-0"



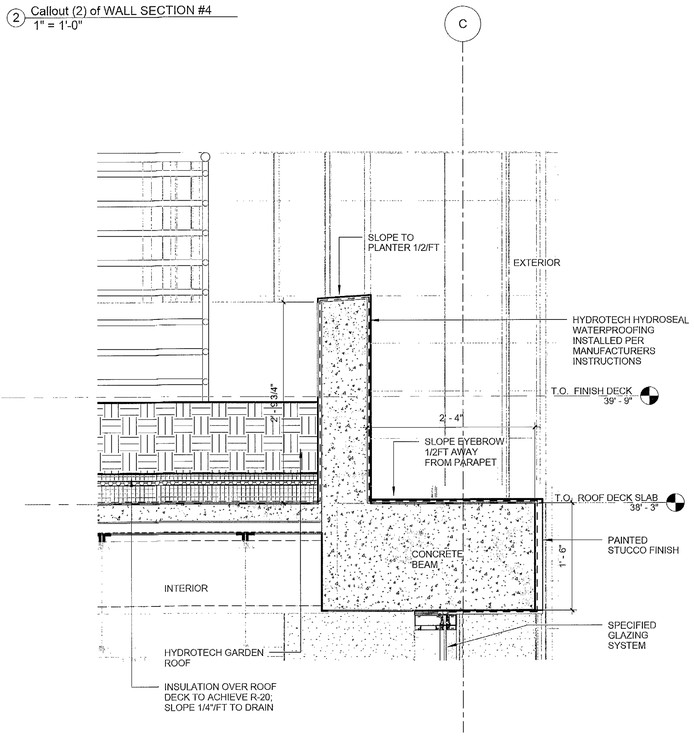
3 DETAIL AT EYEBROW
1" = 1'-0"



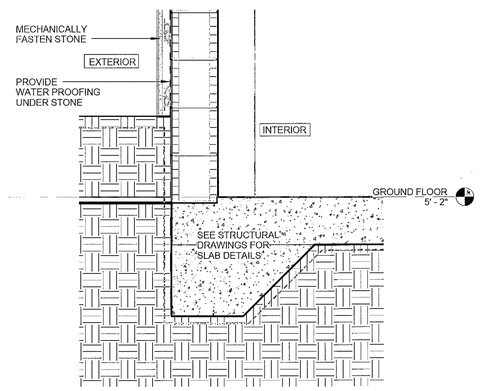
2 Callout (2) of WALL SECTION #4
1" = 1'-0"



6 Callout of WALL SECTION #4
1" = 1'-0"



5 Callout (3) of WALL SECTION #4
1" = 1'-0"



7 Callout of WALL SECTION #2
1" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___V___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: LWDS DATE 2/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HOUZE STUDIO ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
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LANDSCAPE ARCHITECT
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242 SW 5TH STREET
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PROFESSIONAL LICENSE

ISSUE NO. | DESCRIPTION | ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

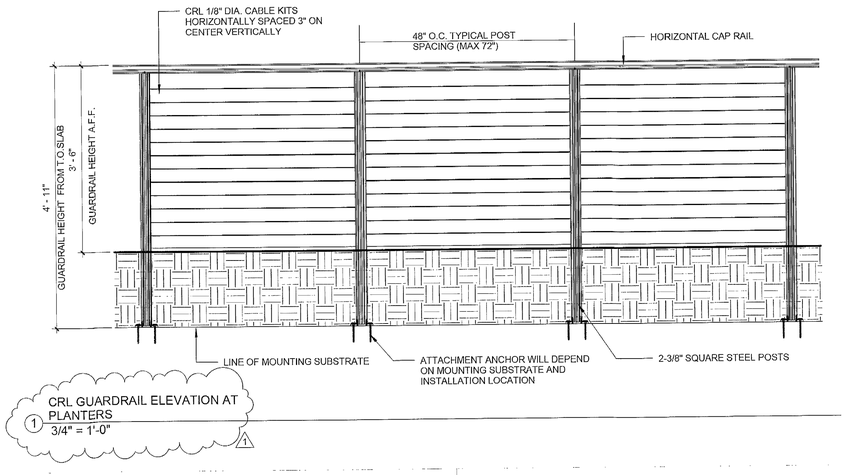
1620 DREXEL AVENUE

DRAWING TITLE

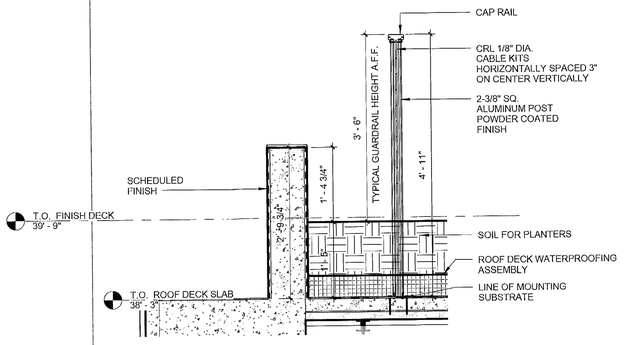
DETAILS

SCALE: As indicated DRAWING NO.

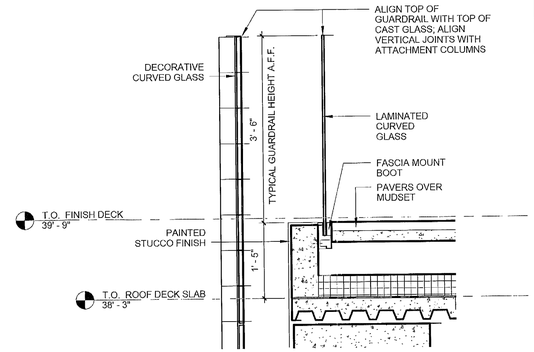
A.716 1



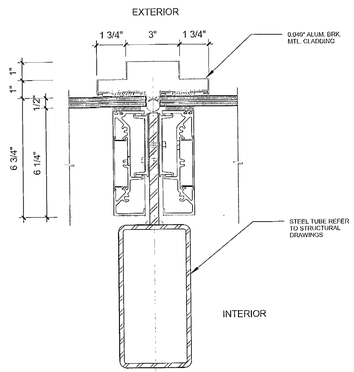
1 CRL GUARDRAIL ELEVATION AT PLANTERS
3/4" = 1'-0"



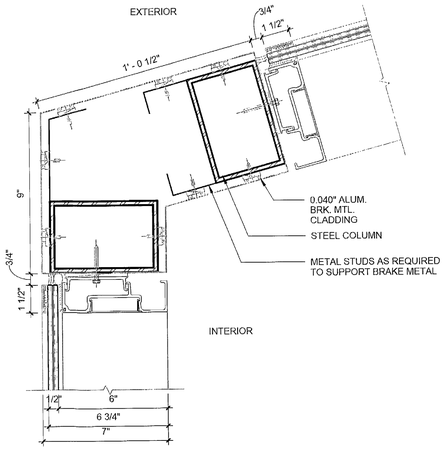
2 SECTION - GUARDRAILS
3/4" = 1'-0"



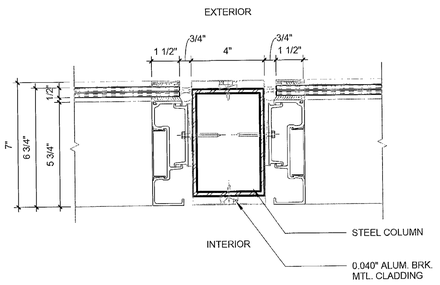
3 GUARDRAIL AT ROOF DECK CURVE
3/4" = 1'-0"



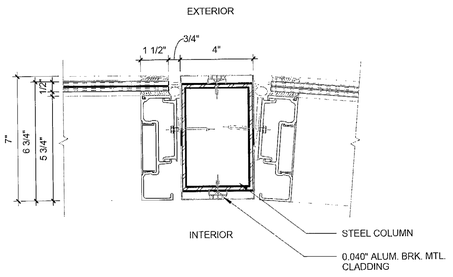
7 BRAKEMETAL DETAIL
3" = 1'-0"



6 CORNER BRAKEMETAL DETAIL
3" = 1'-0"



5 TYPICAL BRAKEMETAL DETAIL
3" = 1'-0"



4 BRAKEMETAL DETAIL AT CURVE
3" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDB DATE: 3/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA . FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
2333 BRICKELL AVENUE, TERRACE C
MIAMI, FLORIDA 33129

MECHANICAL/ ELECTRICAL/ PLUMBING / FIRE PROTECTION
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1415 CENTERPARK BOULEVARD, SUITE 350
WEST PALM BEACH, FLORIDA 33401

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YOUSSEF HACHEM CONSULTING ENGINEERING
12151 SW 128 COURT, SUITE 104
MIAMI, FLORIDA 33186

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LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

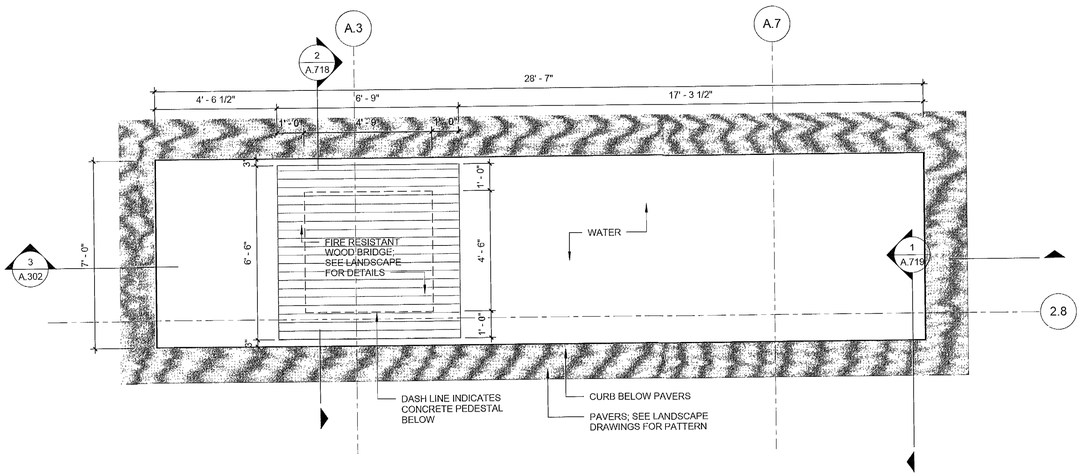
1620 DREXEL AVENUE

DRAWING TITLE

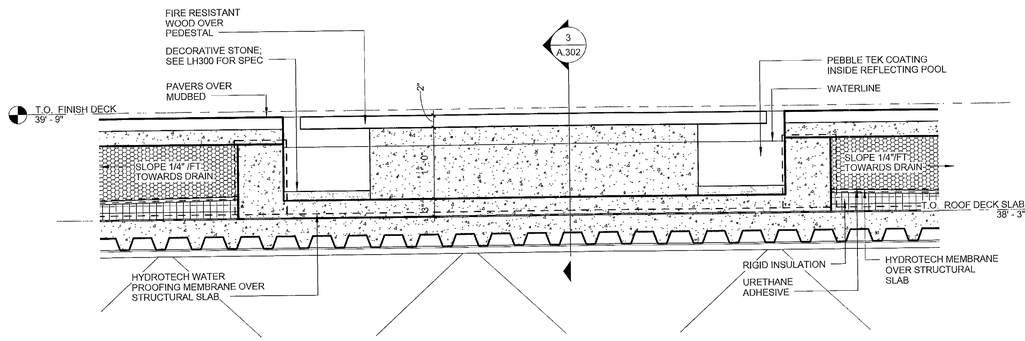
DETAILS

SCALE: As indicated DRAWING NO.

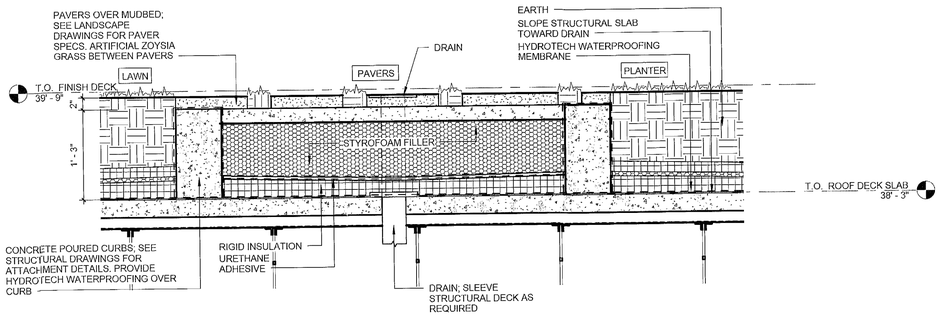
A.717 1



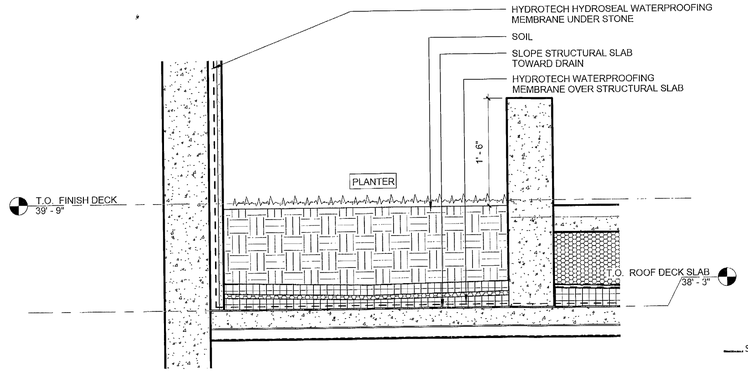
1 REFLECTING POOL AT ROOF
3/8" = 1'-0"



2 REFLECTING POOL SECTION
1" = 1'-0"



3 TYP. DETAIL THROUGH ROOF CURBS
1" = 1'-0"



4 SECTION THROUGH ROOF PLANTER AT ELEVATOR
1" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: LWP DATE: 3/4/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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TEL 305 789 2870 FAX 305 789 2872

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WEST PALM BEACH, FLORIDA 33401

STRUCTURAL ENGINEER
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PROFESSIONAL LICENSE

ISSUE NO. DESCRIPTION — ISSUE DATE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

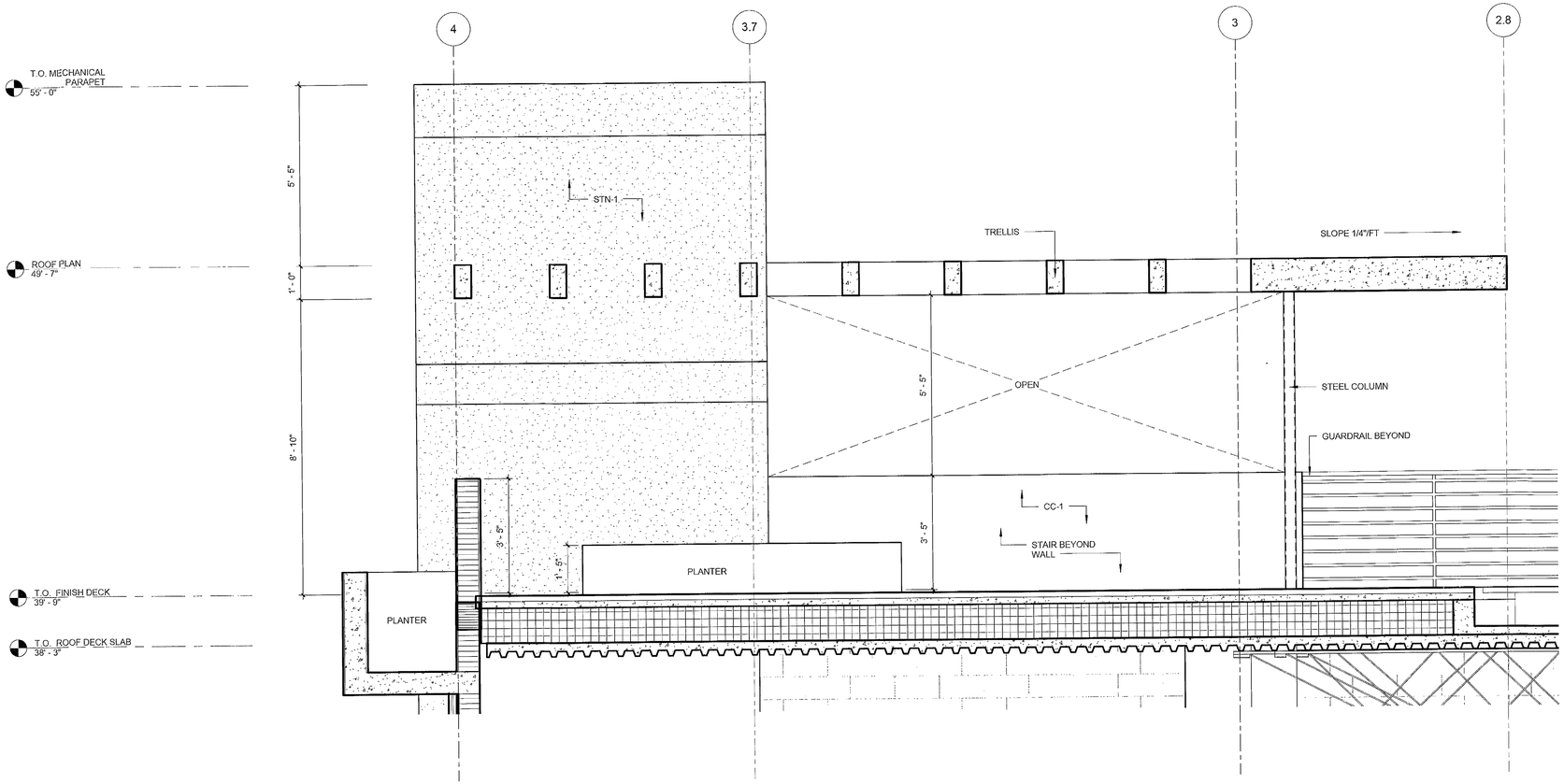
1620 DREXEL AVENUE

DRAWING TITLE

ROOF DETAILS

SCALE: As indicated DRAWING NO.

A.718



1 SECTION THRU TRELLIS
1/2" = 1'-0"

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___ SEE COMMENTS ___ NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: WDS DATE: 2/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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KEY PLAN

PROJECT — PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

ROOF DETAILS

SCALE: 1/2" = 1'-0" DRAWING NO.

A.719

GENERAL STRUCTURAL NOTES :

1. CODES:
ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2010 EDITION, ACI 318-11, ACI 421.1-R92, A. I. S. C. – NINTH EDITION, ASCE 7-10, ACI 530-11, ACI 530.1-11, AND ALL OTHER APPLICABLE LOCAL CODES.
2. DESIGN CRITERIA:
A. ROOF LOADS:
LIVE LOAD ..... 30 PSF.
DEAD LOAD ..... 25 PSF(@ ROOF)
B. ROOF DECK
LIVE LOAD ..... 100 PSF. (MIN.)
DEAD LOAD ..... 25 PSF.
C. SECOND FLOOR
LIVE LOAD..... 75 PSF
DEAD LOAD..... 38 PSF
D. GROUND FLOOR
LIVE LOAD..... 100 PSF
DEAD LOAD..... 25 PSF
HYDROSTATIC PRESSURE... 243 PSF
E. WIND LOADS: IN ACCORDANCE WITH ASCE 7-10 AND F.B.C. 2010 [BUILDING CATEGORY II;
175 MPH WIND SPEED;
EXPOSURE "D". SEE CALCULATIONS FOR ADDITIONAL INFORMATION.

3. ELEVATION DATUM:
ALL ELEVATIONS ON THESE STRUCTURAL DRAWINGS REFER TO TOP OF INTERIOR FLOOR AT 0'-0".

4. DIMENSIONS AND CONDITIONS:
A. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER.
B. SEE ARCHITECTURAL PLANS FOR ALL ELEVATIONS AND DIMENSIONS NOT SHOWN.

5. METHODS & SAFETY:
A – THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION. CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING TO ENSURE SAFE WORKING CONDITIONS AT ALL TIMES. THE INVESTIGATION, SHORING, TEMPORARY SUPPORTS, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
B – THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS ON THE STRUCTURAL DRAWINGS AND VERIFY SAME ON THE ARCHITECTURAL SET. ARCHITECTURAL DETAILS SUCH AS, SLAB DEPRESSIONS, WATERPROOFING, CURBS, MECHANICAL OPENING SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL SET.
C – DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USE, SUBJECT TO APPROVAL BY THE ENGINEER.
D – ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED TO COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH THE SUPPLIE'S INSTRUCTIONS AND REQUIREMENTS.
E – LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN "DESIGN CRITERIA IN NOTE". DO NOT APPLY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
F – ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE 2010 EDITION THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL WORK WITH THE WORK OF ALL OTHER TRADES. ALL ASTM AND OTHER REFERENCES AS PER THE LATEST EDITIONS OF THESE STANDARDS, UNLESS OTHERWISE NOTED.

SHOP DRAWING SUBMITTAL NOTES :

1 – REVIEW BY YHCE, INC. OF SUBMITTALS IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE.
2 – THE GENERAL CONTRACTOR / OR CONSTRUCTION MANAGER IS RESPONSIBLE FOR ASSURING THAT ALL SUBMITTALS COMPLY WITH THE LATEST PROJECT PLANS SPECIFICATIONS, GOVERNING CODES AND REGULATIONS ARE SOLELY RESPONSIBLE FOR CONFIRMING ALL QUANTITIES, DIMENSIONS, FABRICATIONS TECHNIQUES AND COORDINATING WORK WITH ALL TRADES.
3 – SHOP DRAWINGS REVIEW SHALL REQUIRE TWO WEEKS FOR COMPLETION FROM TIME OF DELIVERY TO YHCE, INC.
4 – SUBMIT SHOP DRAWINGS FOR SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTING, ETC. IN THEIR ENTITY. SHOP DRAWINGS FOR SIMILAR FLOORS SHALL BE SUBMITTED IN THE SAME PACKAGE.
5 – ALL SUBMITTALS ARE TO BE ACCOMPANIED BY LETTER OF TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL.
6 – ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRACTOR'S APPROVAL PRIOR TO SUBMITTING TO YHCE, INC.
7 – SUBMIT ONE SEPIA AND THREE BLUE LINES FOR REVIEW. ONE SEPIA AND ONE BLUE LINE WILL BE RETURNED AFTER REVIEW.
8 – ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS WILL BE LIMITED TO THOSE ITEMS CAUSING THE RESUBMISSION.
9 – SHOP DRAWINGS THAT DO NOT MEET THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATIONS WILL NOT BE REVIEWED.
10 – THE STRUCTURAL CONTRACT DOCUMENTS ARE NOT TO BE REPRODUCED FOR USE AS SHOP DRAWINGS.
11 – PROVIDE SHOP DRAWINGS FOR THE FOLLOWING ITEMS: REINF. STEEL, STRUCT. STEEL, STEEL JOISTS, METAL DECK.
12 – SHOP DRAWINGS/CALCULATIONS BY SPECIALITY ENG. SHALL BE SIGNED/ SEALED BY FL. REGISTERED P.E.

CONSTRUCTION TOLERANCES NOTES :

1 – ALL TOLERANCES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE APPLICABLE ACI BUILDING CODE SECTIONS OF THE MANUAL OF CONCRETE PRACTICES.
2 – MAXIMUM TOLERANCE SHALL BE AS FOLLOWS :
2.1 – VARIATIONS FORM PLUMP :
2.1.1 – IN THE LINE AND SURFACES OF COLUMNS, PIERS, AND WALLS AS FOLLOWS :
IN ANY 10 FEET OF LENGTH 1/4 IN
MAXIMUM FOR ENTIRE LENGTH 1 IN
2.1.2 – FOR EXPOSED CORNER COLUMNS, CONTROL, JOINTS, GROOVES, AND OTHER LINES :
IN ANY 20 FEET OF LENGTH 1/4 IN
MAXIMUM FOR ENTIRE LENGTH 1/2 IN
2.2 – VARIATIONS FORM THE LEVEL OR FORM THE GRADES INDICATED ON THE DRAWINGS :
2.2.1 – IN SLAB, SOFFITS, CEILINGS, AVD BEAM SOFFITS AS FOLLOWS :
IN ANY 10 FEET OF LENGTH 1/4 IN
IN ANY BAY OR IN ANY 20 FEET OF LENGTH 3/8 IN
MAXIMUM FOR LENGTH 1/4 IN
2.2.2 – IN EXPOSED LINTELS, SILLS, PARAPETS, HORIZONTAL GROOVES, AND OTHER LINES :
IN ANY BAY OR IN ANY 20 FEET OF LENGTH 1/4 IN
MAXIMUM FOR ENTIRE LENGTH 1/2 IN

SLAB ON GRADE NOTES :

1 – PROVIDE SLAB AS SPECIFIED IN FOUNDATION PLANS WITH 6"x6"–W2.9xW2.9 WELDED WIRE FABRIC.(UNLESS OTHERWISE NOTED ON PLAN)
2 – ALL POROUS FILL MATERIALS SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING NO.1/2 SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D – 698.
3 – ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A–185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH.
4 – SAWCUT JOINTS SHALL BE MADE AS SOON AS THE CONCRETE HAS CURED SUCH THAT THE BLADE DOES NOT DISLODGE AGGREGATE AND THE CUT EDGES DO NOT CRUMBLE. DO NOT WAIT MORE THAN 8 HOURS AFTER CONCRETE HAS "SET" .
5 – SLAB JOINTS SHALL BE FILLED WITH APPROVED MATERIAL TO CONFORM WITH ASTM C920–87 AND ASTM C 1193–91. THIS SHOULD TAKE PLACE AS LATE AS POSSIBLE, PREFERABLY 4 TO 6 WEEKS AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FORM THE SLAB JOINTS, THEN FILL WITH EPOXY RESIN IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATION.
6 – SLAB TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (+ 1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C–260.
7 – IN ORDER TO AVOID CONCRETE CRACKING, PLACE CONCRETE SLABS IN AN ALTERNATING LANE (OR CHECKERBOARD) PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR IS RECOMMENDED TO BE LESS THAN 100 FEET. THE MAXIMUM SPACING OF JOINTS SHALL BE 25 FEET.
8 – THE ALTERNATE WIRES OF THE WELDED WIRE FABRIC MUST BE PRECUT AT THE SLAB CONTRACTION JOINT LOCATIONS TO CREATE A "WEAKENED PLANE". WITHOUT CUTTING THE ALTERNATE WIRES, THE STRENGTH OF THE WIRE WILL PREVENT THE SLAB FORM CRACKING (SEPARATING) AT THE JOINT AND THE SLAB MAY BEGIN TO CRACK ELSEWHERE.
9 – THE USE OF POLYPROPYLENE FIBERS (IN LIEU OF WELDED WIRE FABRIC) IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
10 – THE FINISH TOLERANCE OF ALL SLABS SHALL BE IN ACCORDANCE WITH ACI 301, TYPE A.

POLYETHYLENE SHEET:

POLYETHYLENE SHEET, PLACED CONTINUOUSLY, UNDER CONCRETE SLABS ON GRADE SHALL BE MINIMUM 6 MIL. THICK. ALL JOINTS SHALL BE LAPPED MINIMUM 12 INCHES AND CONTINUOUSLY TAPED WITH MINIMUM OF MINIMUM 6 MIL. THICK. ALL JOINTS SHALL BE LAPPED MINIMUM 12 INCHES AND CONTINUOUSLY TAPED WITH MINIMUM OF TO ITS OUTER EDGE OVER THE STEM WALL.

CONDUITS AND PIPES EMBEDDED IN CONCRETE :

1 – CONDUITS, PIPES AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH APPROVAL OF THE ENGINEER, PROVIDED THEY ARE NOT CONSIDERED TO REPLACE STRUCTURALLY THE DISPLACED CONCRETE. THE WORK MUST BE DONE IN SUCH A MANNER THAT THE STRUCTURE WILL NOT BE ENDANGERED.
2 – CONDUITS AND PIPES, WITH THEIR FITTINGS, EMBEDDED WITH A COLUMN SHALL NOT DISPLACE MORE THAN 4 PERCENT OF THE AREA OF CROSS SECTION ON WHICH STRENGTH IS CALCULATED OR WHICH IS REQUIRED FOR FIRE PROTECTION.
3 – EXCEPT WHEN DRAWINGS FOR CONDUITS AND PIPES ARE APPROVED BY THE STRUCTURAL ENGINEER, CONDUITS AND PIPES EMBEDDED WITHIN A SLAB, WALL, OR BEAM OTHER THAN THOSE MERELY PASSING THROUGH SHALL SATISFY THE FOLLOWING:
3.1 – THEY SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN 1/3 THE OVERAL THICKNESS OF SLAB, WALL, OR BEAM IN WHICH THEY ARE EMBEDDED.
3.2 – THEY SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS OR WIDTH ON CENTER.
3.3 – THEY SHALL NOT BE IMPAIR SIGNIFICANTLY THE STRENGTH OF THE CONSTRUCTION.
4 – CONDUITS, PIPES, AND SLAVES SHALL BE PERMITTED TO BE CONSIDERED AS REPLACING STRUCTURAL IN COMPRESSION THE DISPLACED CONCRETE PROVIDED:
4.1 – THEY ARE NOT EXPOSED TO RUSTING OR OTHER DETERIORATION.
4.2 – THEY ARE OF UNCOATED OR GALVANIZED IRON STEEL NOT THINNER THAN STANDARD SCHEDULE 40 STEEL PIPE .
4.3 – THEY HAVE A NOMINAL INSIDE DIAMETER NOT OVER 2 IN AND ARE SPACED NOT LESS THAN 3 DIAMETERS ON CENTER.
5 – PIPES AND FITTINGS SHALL BE DESIGNED TO RESIST EFFECTS OF THE MATERIAL PRESSURE, AND TEMPERATURE TO WHICH THEY WILL BE SUBJECTED.
6 – NO LIQUID, GAS, OR VAPOR EXCEEDING 90 F NOR 50 PSI PRESSURE, SHALL BE PLACED IN THE PIPES UNTIL THE CONCRETE HAS ATTAINED DESIGN STRENGTH.
7 – CONCRETE COVER FOR PIPES, CONDUITS, AND FITTINGS SHALL NOT BE LESS THAN 1–1/2 IN FOR CONCRETE EXPOSED OR WEATHER NOR 3/4 IN. FOR CONCRETE EXPOSED TO WEATHER IN CONCRETE WITH GROUND.
8 – REINFORCEMENT WITH AN AREA NOT LESS THAN 0.002 TIMES AREA OF CONCRETE SECTION SHALL BE PROVIDED NORMAL TO PIPING.
9 – PIPING AND CONDUITS SHALL BE FABRICATED AND INSTALLED THAN CUTTING, BENDING, OR DISPLACEMENT OF REINFORCEMENT FROM ITS PROPER LOCATION WILL NOT BE REQUIRED.

STRUCTURAL STEEL:

A. MATERIALS:
1. STRUCTURAL TUBING: ASTM A500, GRADE B.
2. ALL OTHER STRUCTURAL STEEL: ASTM A36.
3. ANCHOR BOLTS: ASTM A307, HOT–DIP GALVANIZED..
4. ALL OTHER BOLTS: ASTM A325.

B. STANDARDS:
1. AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS." ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN, 1989.

C. FABRICATION AND ERECTION ACCORDING TO AISC SPECS.

D. CORROSION CONTROL: ALL STRUCTURAL STEEL, SHALL BE SHOP PAINTED WITH RUST–INHIBITIVE PRIMER (MIN. 3 MIL. DRY FILM THICKNESS.). PRIMER SHALL BE TOUCHED UP AFTER ERECTION.

E. CONNECTIONS: ANY STRUCTURAL STEEL CONNECTIONS WHICH ARE NOT DETAILED ON THESE DRAWINGS SHALL BE DESIGNED IN ACCORDANCE WITH AISC SPECIFICATIONS.

F. WELDING:
1. ALL WELDING IS TO BE PERFORMED BY CURRENT CERTIFIED WELDERS.
2. ELECTRODES TO BE E–70 SERIES, LOW HYDROGEN (STORED ACCORDING TO A.W.S. REQUIREMENTS).

PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH FLORIDA BUILDING CODE 2010 INCLUDING LATEST REVISIONS AND FOR HVHZ.

SPECIALTY ENGINEERING :

1 – RULES ESTABLISHED BY THE FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS REQUIRE THAT DESIGN RESPONSIBILITIES ASSIGNED TO SPECIALTY ENGINEER BE CLEARLY DEFINED.
2 – THE SPECIALTY ENGINEER IS TO BE RETAINED BY THE SUPPLIER OF THE SPECIALTY ITEM OR MAY BE AN EMPLOYEE OF THAT SUPPLIER.
3 – ALL COSTS CONNECTED WITH THE USE OF A SPECIALTY ENGINEER SHALL BE INCLUDED IN THE BID PRICE OF THE SUPPLIER FOR THAT ITEM IN QUESTION.
4 – THE FOLLOWING DESIGN RESPONSIBILITIES ARE ASSIGNED TO SPECIALTY ENGINEERS. IN ALL CASES CALCULATIONS, WORKING DRAWINGS, ETC. ARE TO BE SENT TO THE ENGINEER OF RECORD. THE SPECIALTY ENGINEER MUST BE REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND ALL WORK MUST BE SIGNED AND SEALED :
4.1 – HAND RAIL, GUARD RAIL, STAIR RAIL, ETC. TO BE A SPECIALTY ENGINEER.
4.2 – FORM WORK, SHORING, AND BACK SHORING TO BE BY A SPECIALTY ENGINEER.
4.3 – STEEL STAIRS AND ALL CONNECTIONS REQUIRED FOR THEM SHALL BE BY A SPECIALTY ENGINEER
4.4 – ALL MATERIALS TESTING REQUIRED BY THE SPECIAL INSPECTION PLAN AND BUILDING CODES, SUCH AS CONCRETE CYLINDER TESTS, SLUMP TESTS, MASONRY GROUT TESTS, AND ANY OTHER SPECIAL TESTS REQUIRED BY FIELD CONDITIONS.
4.5 – STEEL JOISTS & BRIDGING.
5 – HAND RAIL, BALCONY RAIL, STAIR RAIL, ETC.
5.1 – THE SPECIALTY ENGINEER RESPONSIBLE FOR RAILING SHALL SUBMIT SIGNED AND SEALED DRAWING AND CALL CALCULATIONS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE FOR THE NOTED WORK. IN ADDITION, WORKING DRAWINGS SHOWING ALL DIMENSIONS, THICKENS, AND ALLOYS SHALL BE SUBMITTED.
5.2 – THE DRAWINGS SHALL INCLUDE ALL PROVISIONS FOR ANCHORAGE OF THE SPECIALTY ITEMS TO THE STRUCTURAL WITH ALL CONNECTIONS IN EACH CONDITION.
6 – FORMING, SHORING AND BACK SHORING : THE FORMING, SHORING AND BACK SHORING PLANS SHALL INCLUDE, AT A MINIMUM THE FOLLOWINGS :
6.1 – COMPLETE FORMING PLANS, INCLUDING ALL SLABS, BEAMS, AND COLUMNS FORMS WITH BRACES AS REQUIRED.
6.2 – SHORING AND RECHORING PLAN, TO INCLUDE LEVELS OF SHORING REQUIRED, TYPE AND SPACING OF SHORES AND BACK SHORES, CONCRETE STRENGTHS REQUIRED FOR STRIPPING AND DETAILED PROCEDURES FOR THE ENTIRE OPERATION.
6.3 – DESIGN AND DETAILING OF MUD SILLS IF REQUIRED BY THE JOB AND SOIL STRENGTH OF COMPACTION REQUIREMENTS TO CARRY THE MUD SILLS.
6.4 – ANY MULTISTORY FORMING AND SHORING MUST BE COMPLETELY DETAILED WITH ALL LATERAL BRACING SHOWN AND SPLICING REQUIREMENTS IF APPLICABLE.
6.5 – COMPLETE CALCULATIONS OF ALL PARTS OF THE SYSTEM ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD.
6.6 – WHERE WOOD IS USED, MINIMUM TYPE AND GRADE MUST BE SPECIFIED OR IF THE WOOD IS NOT COMPLETELY GRADE MARKED, THE SPECIALTY ENGINEER RESPONSIBLE FOR THE FORMING SHORING AND BACK SHORING DESIGN MUST INSPECT ALL PHASES OF THE FALSE WORK SYSTEMS. THE ENGINEER OF RECORD/THRESHOLD WILL NOT INSPECT OR APPROVE UNGRADED MARKED WOOD USED IN THESE SYSTEMS.
6.7 – IF FLLIS SHORES ARE USED, "T" HEADS SHALL BE PROVIDED ON ALL PERIMETER SHORES. THESE SLABS ARE DESIGNED IN ACCORDANCE WITH ACI 318 WITH DEFLECTIONS CHECKED, NOT BY THE ARBITRARY SLAB DEPTH RATIOS. THE SHORING AND BACK SHORING SEQUENCE MUST KEEP THESE SLABS AND CRACKED BY CONSTRUCTION LOADS, OR THE DESIGN DEFLECTIONS WILL BE EXCEEDED.

REINFORCED MASONRY NOTES :

1 – HOLLOW CONCRETE MASONRY UNITS SHALL BE OF A QUALITY OF AT LEAST EQUAL TO THAT REQUIRED BY ASTM C – 90 STANDARD SPECIFICATIONS. THE MINIMUM PRISM COMPRESSIVE STRENGTH (F'C) OF MASONRY UNITS SHALL BE 1900 PSI AT AGE OF 28 DAYS, THE CONCRETE MASONRY STRENGTH F'm , SHALL BE MIN. OF 1500 PSI.
2 – ONE SET OF MASONRY UNITS SHALL BE TESTED IN ADVANCE OF BEGINNING OPERATIONS AND ONE SET FIELDS TESTED DURING CONSTRUCTION FOR EACH 5000 SQ. FT. OF WALL AREA OR EVERY FLOOR IF LESS THAN 5000 SQ. FT. TEST SHALL CONFORM TO ASTM E – 447 AND ACI 530.1.
3 – REINFORCED MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1.
4 – UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF LOAD BEARING WALLS.
5 – REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM – 615 GRADE 60. PROVIDE A MINIMUM LAP OF 48 XBAR DIAMETERS AT ALL SPLICES, UNLESS INDICATED OTHERWISE.
6 – PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED IN GROUTED CELLS. PROVIDE BARS AT ALL WALL CORNERS, INTERSECTIONS AND OPENING EDGES.
7 – PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90 DEGREE HOODS AND LAP WITH THE FIRST LIFT OF REINFORCING.
8 – PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS INDICATED.
9 – PROVIDE # 9 GALVANIZED HORIZONTAL JOINT LADDER TYPE REINFORCING AT 16" ON CENTER IN ALL WALLS. PROVIDE PREFABRICATED CORNERS AND TEES AT WALL INTERSECTIONS. OVERLAP DISCONTINUOUS ENDS AND EXTEND INTO COLUMNS A MINIMUM OF 12".
10 – MASONRY UNITS SHALL BE A MINIMUM OF 45% SOLID.
11 – THE USE OF MASONRY–CEMENT MORTAR IS STRICTLY PROHIBITED. ALL MORTAR SHALL COMPLY WITH THE PROPERTY AND PROPORTION SPECIFICATIONS OF ASTM C – 270, TYPE EXCEPT THAT SLAG CEMENTS SHALL NOT BE USED.
12 – GROUT FOR MASONRY UNITS SHALL CONFORM TO ASTM C – 476, AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F'C) OF 3000 PSI AT 28 DAYS.
13 – PROVIDE CLEANOUT OPENING FOR EACH GROUTED CELL.
14 – REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY AN ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 530.1.
15 – HIGH LIFT GROUTING SHALL BE USED WITH A MAXIMUM LIFT OF 8' 0" WITH ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT. VERTICAL CORES TO BE FILLED WITH GROUT SHALL HAVE MINIMUM CLEAR DIMENSIONS OF 4" x 4"
16 – USE BAR SPACERS IN EVERY FOURTH COURSE WHERE CELLS ARE TO BE GROUTED.
17 –FILL CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 530–99 AND ACI 530.1–99

FOUNDATION NOTES :

THE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010 EDITION & 2012 SUPPLEMENTS EXISTING SOILS, SOILS PREPARATION & ALLOWABLE BEARING AS FOLLOW:
A. THE FOUNDATION SYSTEM CONSISTS OF 14" ROUND AUGER–CAST PILES, PILE CAPS AND REINFORCED CONCRETE GRADE BEAMS.
B. 14" ROUND PILES SHALL BE INSTALLED TO DEVELOP A COMPRESSION CAPACITY OF 35 TONS, 20 TONS TENSION CAPACITY AND 2 TONS OF LATERAL CAPACITY. BID LENGTH SEE SOIL REPORT BUT NOT LESS THAN 20 FT.
C. PILES SHALL BE REINFORCED WITH 6#6 FULL LENGHT AND #3 @ 12" CLOSED TIES, EXTENDING TO 3" FROM TOP OF GRADE BEAM EXCEPT IF INDICATED OTHERWISE IN SOIL REPORT. CONCRETE SAMPLES SHALL BE TAKEN AT THE TIME OF PLACEMENT AND COMPRESSION TESTED AT 28 DAYS. THE AVERAGE OF ALL TEST SHALL EXCEED 4000 PSI. THE CONTRACTOR SHALL EMPLOY THE GEOTECHNICAL ENGINEER, WHO WILL CERTIFY THE PILES FOR AN ALLOWABLE COMPRESSION CAPACITY OF 35 TON.
D. PILE INSTALLATION SHALL BE SUPERVISED BY THE GEOTECHNICAL ENGINEER THE GEOTECHNICAL ENGINEER SHALL CERTIFY PILE INSTALLATION IN COMPLIANCE W/ THESE DWG'S. AND W/ THE F.B.C. THE PILE CONTRACTOR TO TAKE INTO ACCOUNT THE RECOMENDATIONS OF THE GEOTECHNICAL REPORT FOR PILE INSTALLATION SPACING.
E. PILE INSTALLATION SHALL CONFORM WITH THE FLORIDA BUILDING CODE. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO MONITOR AND OBSERVE THE PLACEMENT OF THE PILES
F. CONTRACTOR SHALL PROVIDE TO THE STRUCTURAL ENGINEER OF RECORD AN AS–BUILT PLAN SHOWING PRECISE IDENTIFICATION AND LOCATION OF EVERY PILE FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND GRADE BEAMS.
G. THE ABOVE FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT AND BORINGS BY PROFESSIONAL SERVICE INDUSTRIES, DATED FEBRUARY 6, 2015, THE CONTRACTOR SHALL REVIEW THIS REPORT AND FOLLOW ITS RECOMMENDATIONS UNLESS OTHERWISE INDICATED IN THESE DWG'S.

CAST IN PLACE CONCRETE NOTES :

1. – CONCRETE MIXES SHALL BE DESIGNED PER ACI 301. USING PORTLAND CEMENT CONFORMING TO ASTM C–150 OR C–595, AGGREGATE CONFORMING TO ASTM C–33, AND ADMIXTURES CONFORMING TO ASTM C–494, C–1017, C–618, C–989, AND C–260. CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTM C–94 .
A. THE ADMIXTURES DESIGN SHOULD BE FOR CONC. W/ EXPOSURE CLASS C2, WITH MINIM. OF f'c=5000 PSI AND WATER–CEMENT RATIO=0.40, THE MAX. WATER–SOLUBLE CHLORIDE ION CONTENT IN CONC., PERCENT BY WEIGHT OF CEMENT=0.15 BY ASTM C1218
2. – ALL CAST IN PLACE CONCRETE IN THIS JOB SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F'C) AT 28 DAYS AS FOLLOWS :
2.1 – COLUMNS, CONCRETE WALLS, AND SHEAR WALLS : 5000 PSI
2.3 – ELEVATED SLABS, STAIRS, AND RAMPS : 5000 PSI
2.4 – FOUNDATION, SLAB ON GRADE, CONCRETE WALLS, CONCRETE SLABS AND ROOF: 5000 PSI. (U.O.N.)
3. – A MINIMUM OF FIVE CONCRETE SPECIMENS SHALL BE TAKEN FROM EACH 50 CU. YDS OR PORTION THEREFOR. SPECIMENS SHALL BE TESTED ACCORDANCE TO ASTM C–39, ONE AT THREE DAYS, ONE AT 7 DAYS AND THREE AT 28 DAYS. NOTE : IF ONE OR MORE OF THE FIRST TWO CYLINDERS BROKEN AT 28 DAY FAILS TO MEET SPECIFIED STRENGTH, HOLD THE THIRD ONE AND NOTIFY OUR OFFICE.
4. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE
5. ALL REINFORCING STEEL SHALL CONFORM AT ASTM A–615, GRADE 60. EPOXY COATED REINFORCING SHALL CONFORM TO ASTM A–775.
6. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A – 185.
7. ALL REINFORCING STEEL SHALL BE SET AND TIED PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER.
8. REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 318.
9. UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT :
9.1 – FOUNDATIONS 3" MIN.
9.2 – FOR CONCRETE EXPOSED TO MOISTURE AND AN EXTERNAL SOURCE OF CHLORIDES FROM DEICING CHEMICALS, SALT, BRACKISH WATER, SEAWATER, OR SPRAY FROM THESE SOURCES:
a. WALLS AND ELEVATED SLABS 2"
b. BEAMS AND COLUMNS 2 1/2".
c. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER A MIN. OF 2" OF COVER SHOULD BE PROVIDED.
9.3 – FOR CONCRETE NOT EXPOSED TO AN EXTERNAL SOURCE OF CHLORIDES:
a. WALLS AND ELEVATED SLABS 3/4".
b. BEAMS AND COLUMNS 1 1/2".
10. BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.
11. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.
12. ALL CONCRETE SLABS EXPOSED TO ELEMENTS MUST BE SEALED AFTER PUTTING OR INTEGRALLY WATERPROOFED IN MIX IN ORDER TO PREVENT WATER OR MOISTURE INTRUSION. COLUMNS AND WALL BELOW GRADE MUST BE PROTECTED CONTINUOUSLY WITH A WATERPROOFING MEMBRANE.
13. IN ORDER TO AVOID CONCRETE SHRINKAGE CRACKING, PLACE CONCRETE SLABS IN AN ALTERNATING LANE PATTERN. THE MAXIMUM LENGTH OF THE SLAB CAST IN ANY ONE CONTINUOUS POUR SHALL BE LIMITED TO 80 FEET.
14. FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.
15. REINFORCING ALLOWANCE: THE CONTRACTOR SHALL PROVIDE 20 TONS OF IN–PLACE STEEL REINFORCEMENT FOR THE ENGINEER TO USE AT HIS DIRECTION DURING CONSTRUCTION. THE CONTRACTOR SHALL GIVE CREDIT TO THE OWNER FOR ANY UNUSED PORTION OF THIS ALLOWANCE AT THE END OF THE PROJECT.
16. FOR EXTERIOR SLABS SUCH AS BALCONIES, AND TERRACES THAT ARE EXPOSED TO WEATHER, TOP REINFORCING SHALL BE EPOXY COATED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR EPOXY COATED REINFORCING STEEL BARS, ASTM A775 MINIMUM COVER FOR THESE BARS SHALL BE 1",(CONCRETE WATER CEMENT RATIO SHALL NOT EXCEED 0.40 BY WEIGHT AND ALSO A SURFACE PENETRATION OF THE ALKYL–ALKYOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED AFTER PROPER SURFACE PREPARATION AT THE ABOVE MENTIONED AREAS). AS AN ALTERNATE TO EPOXY–COATING THE GENERAL CONTRACTOR MAY SUBMIT FOR APPROVAL BY THE ARCHITECT/ ENGINEER A CONCRETE MIX DESIGN CONTAINING AN APPROVED CORROSION INHIBITOR ADMIXTURE IN CONFORMANCE TO ASTM C494.

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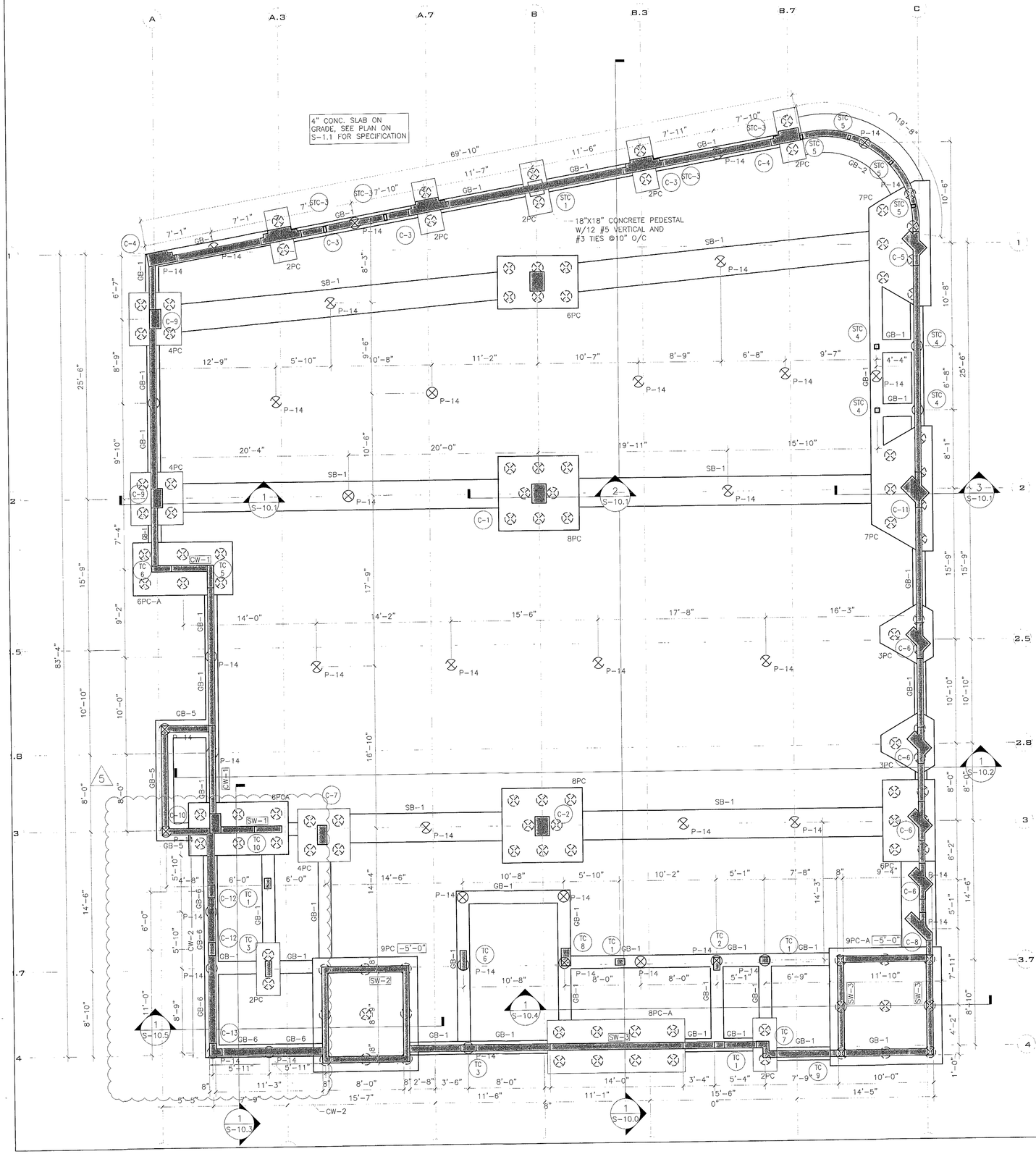
ARCHITEC



DRAWING INDEX

SHEET #	SHEET TITLE
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S-1.0	FOUNDATION PLAN
S-2.0	GROUND LEVEL FRAMING PLAN
S-3.0	MEZZANINE FRAMING PLAN
S-4.0	SECOND LEVEL FRAMING PLAN
S-5.0	ROOF DECK FRAMING PLAN
S-5.1	UPPER ROOF FRAMING PLAN
S-6.0	BEAMS SCHEDULE
S-6.1	COLUMN SCHEDULE
S-6.2	SLAB SCHEDULE & TYPICAL DETAILS
S-7.0	TYPICAL DETAILS (FOUNDATION)
S-7.1	TYPICAL DETAILS (PILES CAP)
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S-8.0	SHEAR WALL DETAILS
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S-10.5	ELEVATOR SECTION
S-10.6	SECTIONS
S-11.0	DOORS & WINDOWS WIND PRESSURES (N)
S-11.1	DOORS & WINDOWS WIND PRESSURES (W)
S-11.2	DOORS & WINDOWS WIND PRESSURES (E)
S-11.3	DOORS & WINDOWS WIND PRESSURES (S)

REVIEWED
__SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NADDSEAT DATE: 2/23/16

✓NV-5

LEGEND

- CW-2 — 9" CONC. STEM WALL W/ #5@12" V CTD. & #4@10" H (5)
- DENOTES A NEW CONC. COLUMN
- DENOTES A NEW FOUNDATION
- P-14 — DENOTES 14" ø AUGERCAST TRNSION COMPRESSION PILE (5)
- WINDOW OPENING IN CMU WALL PROVIDE 2 #6 ON EA. SIDE OF OPENING UP TO 4'-0" AND 8"X12" TC-1 FOR OPENING LARGER THAN 4'-0"
- DENOTES 8" CMU BEARING WALL REINFORCED WITH #9 GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O/C. AND #6@32" O/C. VERTICAL IN FULLY GROUTED CELL. PROVIDE BARS @ EACH CORNER OF BUILDING AND AT EACH INTERSECTION. (TYP.) (5)
- DENOTES 8" CONC. WALL W/ #5@16" VERT. & #4@12" HZTAL. TYP. U.N.O.
- -X"-XX" — DENOTES T/ GRADE BEAM/PC EL. =-2'-0" U.N.O.

NOTES:

1--ALL ELEVATIONS & DIMENSIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
2-- CENTER PILE CAPS UNDER COLUMNS/WALLS U.N.O.

FOUNDATION PLAN

SCALE: 3/16"=1'-0"

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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

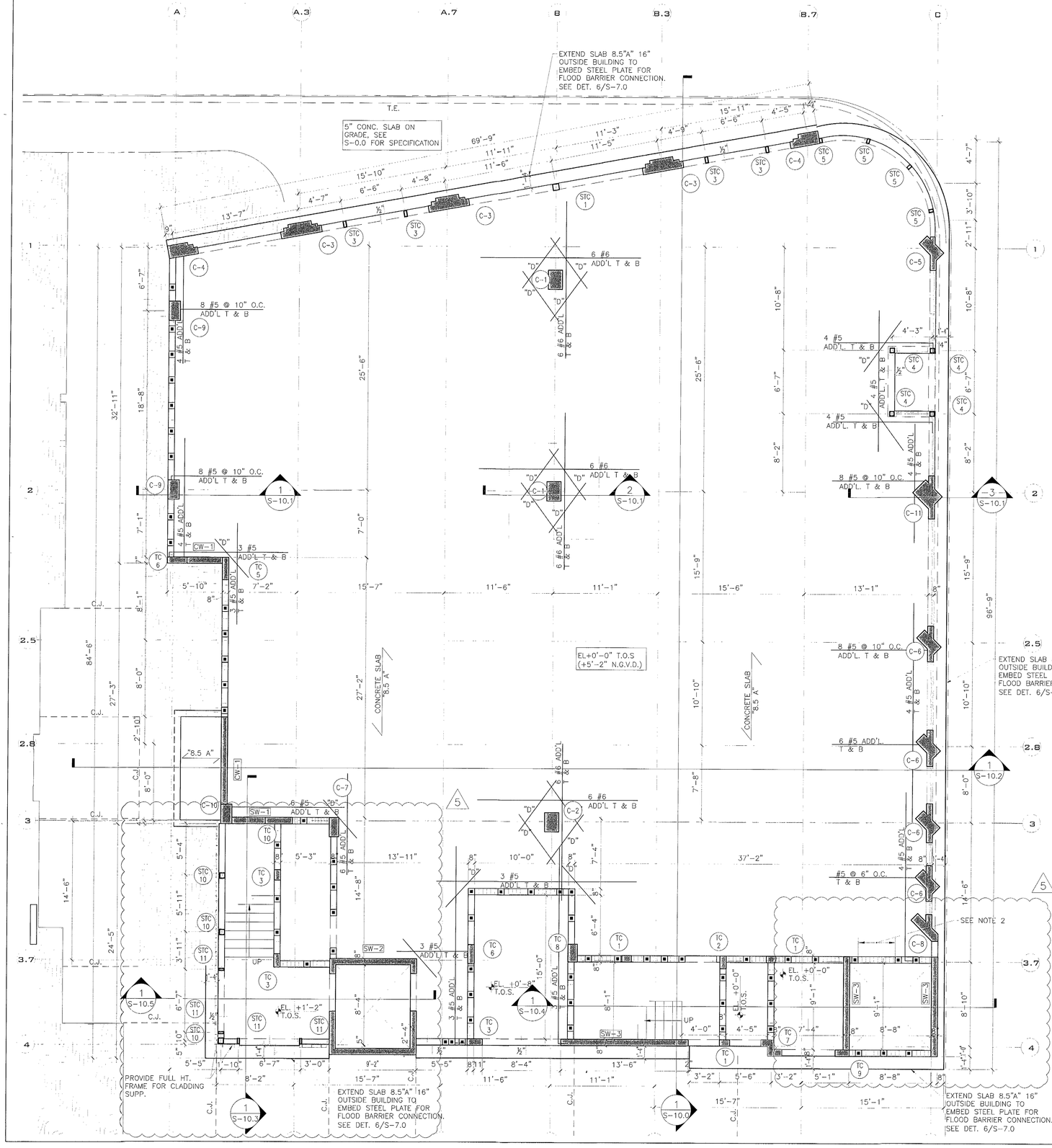
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
FOUNDATION PLAN

SCALE:

DRAWING NO.
S-1.0



LEGEND

- DENOTES A NEW CONC. COLUMN
- DENOTES A NEW FOUNDATION
- P-14 — DENOTES 14" ø AUGERCAST PILE
- WINDOW OPENING IN CMU WALL PROVIDE 2 #7 ON EA. SIDE OF OPENING UP TO 4'-0" AND 8"X12" TC-1 FOR OPENING LARGER THAN 4'-0"
- DENOTES 8" CMU BEARING WALL REINFORCED WITH #9 GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O/C. AND #6@32" O/C. VERTICAL IN FULLY GROUTED CELL. PROVIDE BARS @ EACH CORNER OF BUILDING AND AT EACH INTERSECTION, (TYP.)
- DENOTES 8" CONC. SLAB SEE SCHEDULE ON S-6.2

NOTES:

1- ALL ELEVATIONS & DIMENSIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS.

2- FUTURE CMU KNOCK-OUT FOR ELEVATOR DOOR. (SEE ARCH.) DROP TB OR PROVIDE LINTEL ABOVE.

REVIEWED
SEE COMMENTS X NO COMMENTS
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BUILDING DEPARTMENT
BY: NBOOSKOY DATE: 2/12/16

✓NV-5

GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

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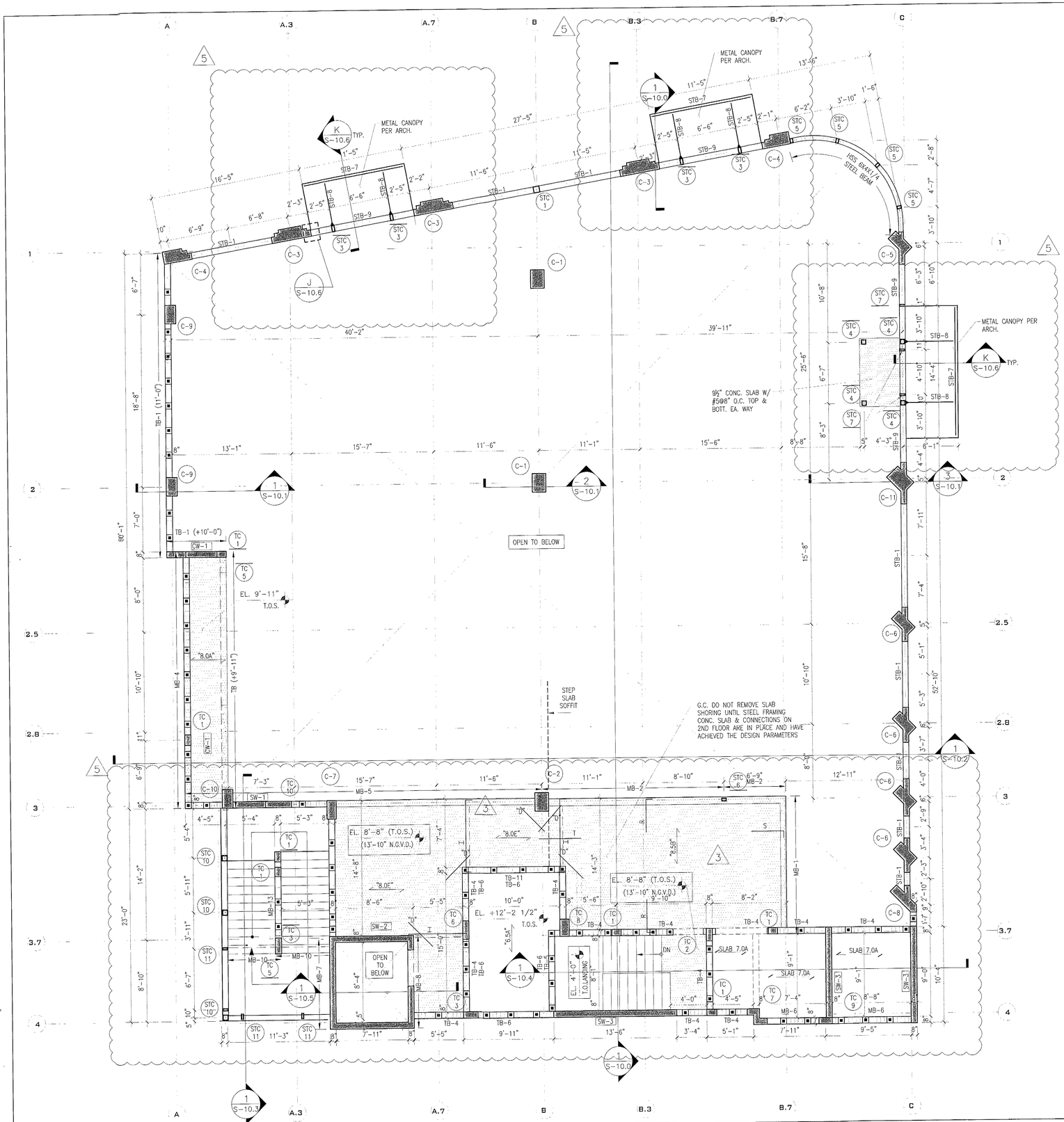
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: GROUND FLOOR PLAN

SCALE:
DRAWING NO. S-2.0



LEGEND

- DENOTES A NEW CONC. COLUMN
- STC X — DENOTES STEEL COLUMN
- WINDOW OPENING IN CMU WALL PROVIDE 2 #7 ON EA. SIDE OF OPENING UP TO 4'-0" AND 8"X12" TC-1 FOR OPENING LARGER THAN 4'-0"
- DENOTES 8" CMU BEARING WALL REINFORCED WITH #9 GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O/C. AND #6@32" O/C. VERTICAL IN FULLY GROUTED CELL. PROVIDE BARS @ EACH CORNER OF BUILDING AND AT EACH INTERSECTION, (TYP.)
- DENOTES 8" CONC. SLAB SEE SCHEDULE ON S-6.2
- DENOTES ADD. BOTT. REINF. SEE SCHEDULE ON S-6.2
- DENOTES ADD. TOP REINF. SEE SCHEDULE ON S-6.2
- STB-1 DENOTES HSS 8x4x3/8 STEEL BEAM
- STB-2 DENOTES HSS 6x4x1/4 STEEL BEAM
- STB-3 DENOTES HSS 8x8x5/8 STEEL BEAM
- STB-8 DENOTES HSS 6x4x1/4 STEEL BEAM
- STB-9 DENOTES HSS 8x8x¾ STEEL BEAM
- ▶ DENOTES STEEL MOMENT CONNECTION

NOTES:
ALL DIMENSION TO BE COORDINATED WITH ARCHITECTURE DWGS.

REVIEWED
__SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: Naaaseu7 DATE: 1/23/16

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MEZZANINE FLOOR PLAN

SCALE: 3/16"=1'-0"

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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

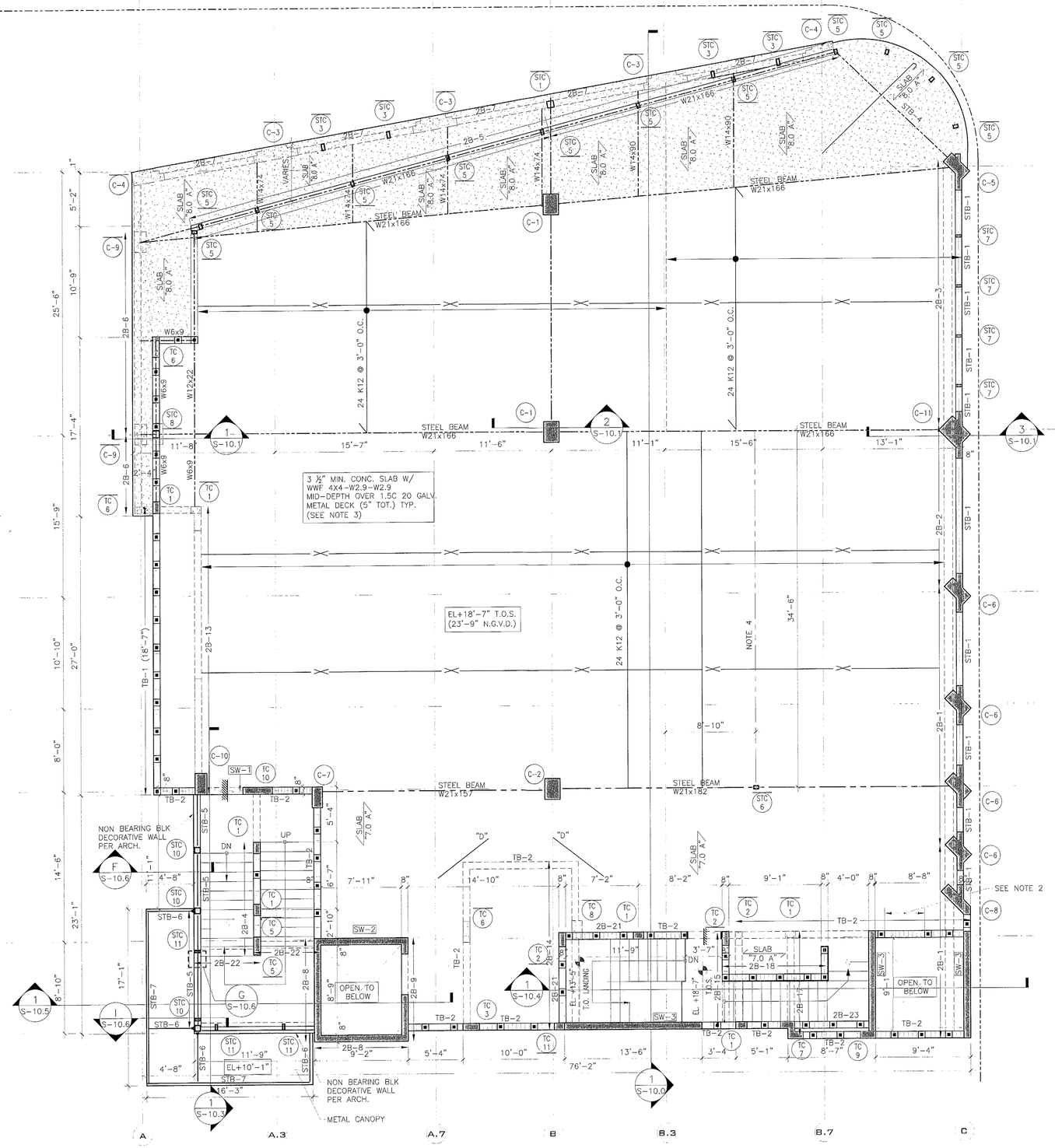
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
MEZZANINE FLOOR PLAN

SCALE:

DRAWING NO.
S-3.0



LEGEND

- DENOTES A NEW CONC. COLUMN
- DENOTES JOIST TOP & BOTT. CHORD CONTINUOUS BRIDGING (EQUALLY SPACED).
- STC X — DENOTES STEEL COLUMN
- WINDOW OPENING IN CMU WALL PROVIDE 2 #7 ON EA. SIDE OF OPENING UP TO 4'-0" AND 8"X12" TC-1 FOR OPENING LARGER THAN 4'-0"
- DENOTES 8" CMU BEARING WALL REINFORCED WITH #9 GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O/C. AND #6@32" O/C. VERTICAL IN FULLY GROUTED CELL. PROVIDE BARS @ EACH CORNER OF BUILDING AND AT EACH INTERSECTION, (TYP.)
- STB-1 — DENOTES HSS 8x4x⅜ STEEL BEAM
- STB-2 — DENOTES HSS 6x4x1/4 STEEL BEAM
- STB-4 — DENOTES W8x40 STEEL BEAM
- STB-5 — DENOTES HSS 8x6x1/4 STEEL BEAM
- STB-6 — DENOTES HSS 6x3x1/4 STEEL BEAM
- STB-7 — DENOTES HSS 6x2x1/4 STEEL BEAM
- (+X'-XX") — DENOTES TOP/STEEL BEAM ELEV.=+ (U.N.O.)
- DENOTES STEEL MOMENT CONN.

NOTES:

1- ALL ELEVATIONS & DIMENSIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS.

2- FUTURE CMU KNOCK-OUT FOR ELEVATOR DOOR. (SEE ARCH.) DROP TB OR PROVIDE LINTEL ABOVE.

3- FASTEN METAL DECK TO SUPPORTS W/ ⅝"ø PUDDLE WELDS @ 6" O.C.

4-PROVIDE JOIST @ HANGER.

REVIEWED
___SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NADASHAY DATE: 2/12/16

✓NV-5

OMITTED

2nd FLOOR PLAN

SCALE: 3/16"=1'-0"

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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

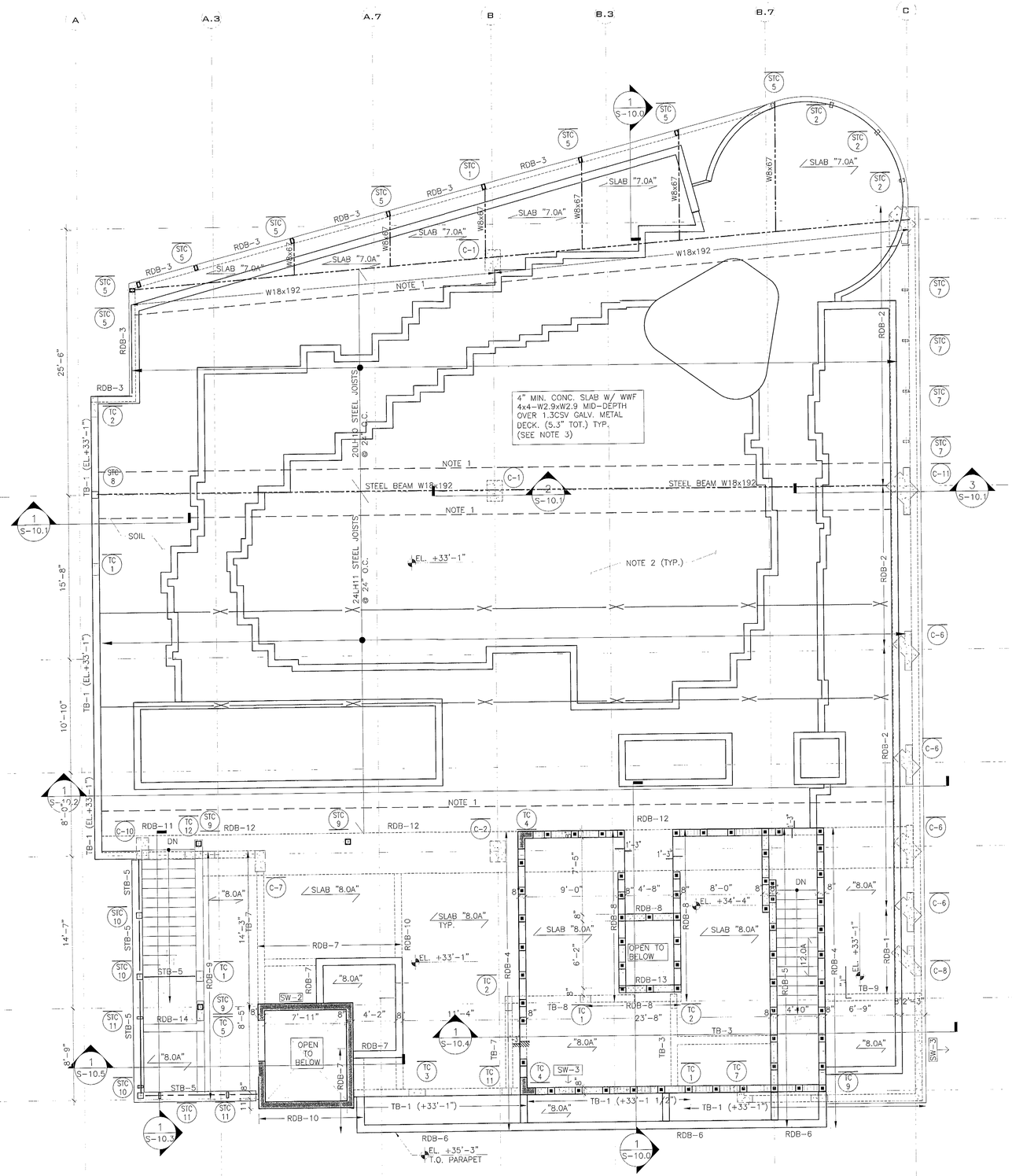
PROJECT: 1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE: 2nd FLOOR PLAN

SCALE:

DRAWING NO.: S-4.0



LEGEND

- DENOTES A NEW CONC. COLUMN
- (X) DENOTES COLUMN BELOW
- (X) DENOTES STARTING COLUMNAT THIS LEVEL
- WINDOW OPENING IN CMU WALL PROVIDE 2 #7 ON EA. SIDE OF OPENING UP TO 4'-0" AND 8"X12" TC-1 FOR OPENING LARGER THAN 4'-0"
- DENOTES 8" CMU BEARING WALL REINFORCED WITH #9 GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O/C. AND #6@32" O/C. VERTICAL IN FULLY GROUTED CELL. PROVIDE BARS @ EACH CORNER OF BUILDING AND AT EACH INTERSECTION. (TYP.)
- SW-3 DENOTES CONC. SHEAR WALL BELOW
- DENOTES 8" CONC. BLOCK NON-LOAD BEARING WALL W/ #6 @ 32" O.C. (5)
- STB-5 DENOTES HSS 8x6x1/4 STEEL BEAM
- DENOTES JOIST TOP & BOTT. CHORD CONTINUOUS BRIDGING (EQUALLY SPACED).
- JOIST SPAN DIRECTION.

(5)

NOTES:

1- PROVIDE 1 ROW OF JOIST BOTTOM CHORD CONT. HORIZONTAL BRIDGING @ 1ST PNL. PNT. FOR WIND UPLIFT.

2- PROVIDE 1"-6" SLOPED LIGHTWEIGHT CONC. TOPPING FOR DRAINAGE, SEE ARCH. FOR SLOPES. PROVIDE POLYPROPYLENE FIBER REINF. IN ACCORDANCE W/ MFR'S RECOMMENDATIONS.

3- FASTEN METAL DECK TO SUPPORTS W/ #12 TEK SCREWS @ 5" MAX. O.C.

REVIEWED
___SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: Nanasksy DATE: 2/23/16

✓NV-5

(5)

LOWER ROOF DECK PLAN

SCALE: 3/16"=1'-0"

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YOUSSEF HACHEM, Ph.D, P.E.
No. 43302

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TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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NEW YORK, NEW YORK 10013

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MIAMI, FLORIDA 33129

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WEST PALM BEACH, FLORIDA 33401

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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

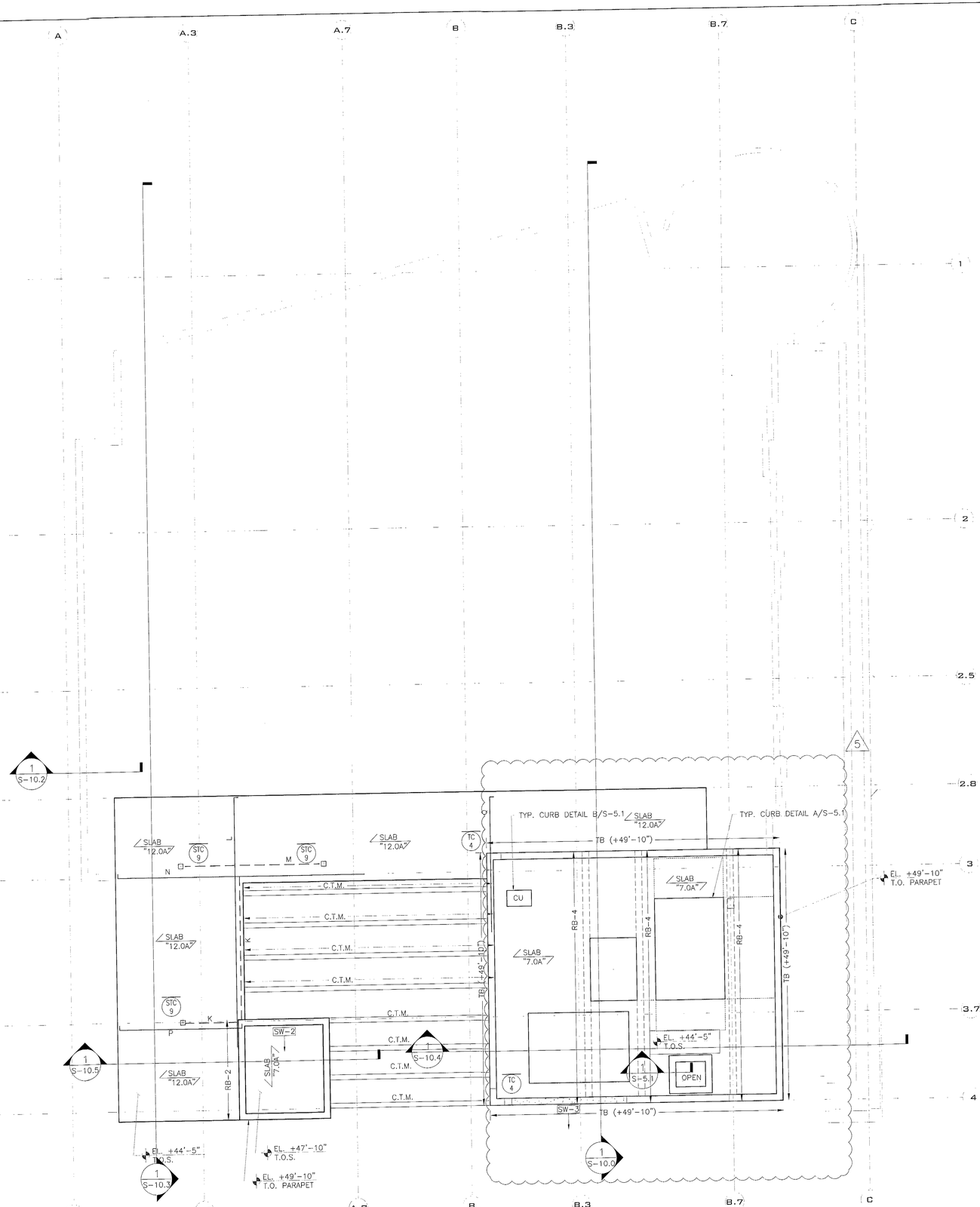
ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

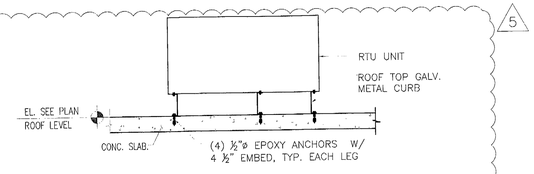
KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: LOWER ROOF DECK PLAN

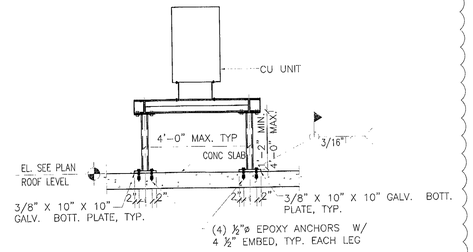
SCALE:
DRAWING NO. S-5.0





TYP. AHU UNIT MOUNTING DETAIL -"A"

SCALE: N.T.S.



TYP. CU UNIT MOUNTING DETAIL -"B"

SCALE: N.T.S.

LEGEND

	DENOTES A NEW CONC. COLUMN
STC X	DENOTES STEEL COLUMN
C.T.M.	DENOTES CONC. TRELLIS MEMBERS 8" x 12" (WxD) W/ 2 #7 TOP & BOTT. AND #3 □ @ 9" O.C. EE, BAL. @ 18" O.C.
	DENOTES 8" CMU BEARING WALL REINFORCED WITH #9 GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O/C. AND #6@32" O/C. VERTICAL IN FULLY GROUTED CELL. PROVIDE BARS @ EACH CORNER OF BUILDING AND AT EACH INTERSECTION, (TYP.)

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. LOCATION AND DIMENSIONS OF EQUIPMENTS TO BE VERIFIED BY SPECIFIC VENDOR PRIOR TO INSTALLATION. SPECIFIC VENDOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN, IF LOADS EXCEED THOSE, VENDOR WILL RESPONSIBLE FOR UPDATE THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

CONCRETE MASONRY NOTE:

ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI.

SUPERIMPOSED LOADS

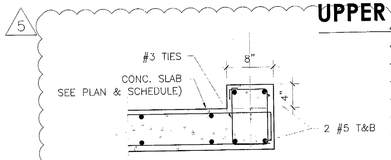
ROOF SLAB	DEAD	20 PSF
	LIVE	30 PSF

NOTES:

ALL ELEVATIONS & DIMENSIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NADASKAY DATE: 2/23/16

✓NV-5



SECTION 1

SCALE: 1"=1'-0"

UPPER ROOF PLAN

SCALE: 3/16"=1'-0"

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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

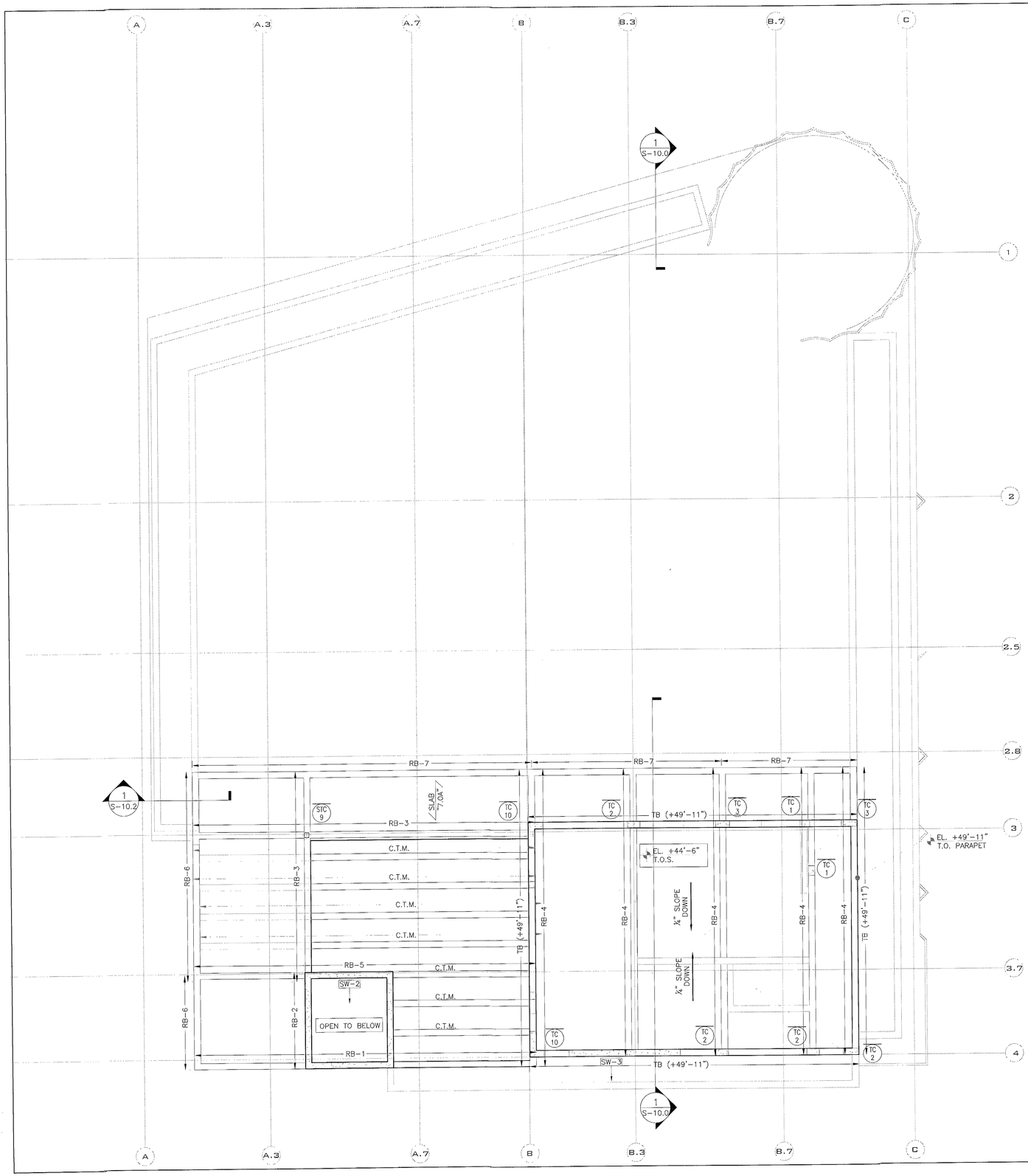
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
UPPER ROOF PLAN

SCALE:

DRAWING NO.
S-5.1



UPPER ROOF PLAN

SCALE: 3/16"=1'-0"

LEGEND

	DENOTES A NEW CONC. COLUMN
STC X	DENOTES STEEL COLUMN
C.T.M.	DENOTES CONC. TRELLIS MEMBERS 8" x 16" (WxD) W/ 2 #7 TOP & BOTT. AND #3 □ @ 3" O.C.
	DENOTES 8" CMU BEARING WALL REINFORCED WITH #9 GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O/C. AND #6@32" O/C. VERTICAL IN FULLY GROUTED CELL. PROVIDE BARS @ EACH CORNER OF BUILDING AND AT EACH INTERSECTION, (TYP.)

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SUPERIMPOSED LOADS

ROOF SLAB	DEAD	20 PSF
	LIVE	30 PSF

NOTES:

ALL ELEVATIONS & DIMENSIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
__ SEE COMMENTS X NO COMMENTS
NV5, INC.
BUILDING DEPARTMENT
BY: NADDSKAY DATE: 2/4/16

TOUZET STUDIO ARCHITECTURE

4565 PONCE DE LEON SUITE 2101 CORAL GABLES, FL. 33146
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE

KEY PLAN

PROJECT PROJECT NO. H141260

1620 DREXEL AVENUE

DRAWING TITLE

ROOF PLAN

SCALE: DRAWING NO.

S-5.2

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YOUSSEF H. HACHEM LICENSE No. 43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

YOUSSEF HACHEM, Ph.D, P.E.
No. 43302

Y:\2014\MISC\H141610 (Community Church)\CAD\STRUCTURAL\12-03-14\S-5.2 Upper Roof.dwg

BEAM SCHEDULE

MARK	TOP ELEV.	SIZE W X D	BOTT. "B" BARS	TOP REINFORCING "T" BARS	"C" BARS	"D" BARS	"E" BARS	"I" BARS EA. FACE	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING EA. END	REMARKS
RB-1	+44'-5"	8" x 20"	2*#8	2#8					#3		@ 8" O.C.	
RB-2	+44'-5"	8" x 48"	4*#8	4*#8				4#6	#3		@ 4" O.C.	* IN TWO LAYERS.
RB-3	+44'-5"	8" x 20"	2#8	2*#8					#3		@ 8" O.C. O.A.	
RB-4	+44'-5"	8" x 24"	4*#8	4*#8					#3		@ 8" O.C.	* IN TWO LAYERS.
RB-5	+44'-5"	8" x 20"	2#8	2*#8					#3		@ 8" O.C. O.A.	
RB-6	+44'-5"	8" x 20"	4*#8	4*#8					#3		@ 4" O.C.	* IN TWO LAYERS.
RB-7	+44'-5"	8" x 20"	4*#8	4*#8					#3		@ 8" O.C.	
RB-8	+44'-5"	8" x 20"	2#7	2#7					#3		@ 8" O.C.	
RDB-1	+33'-1"	32" x 38"	11#7	7#7					#3	*	@ 8" O.C.	DOUBLE STIRRUPS *SEE SECTION 3 ON PLAN S-10.1
RDB-2	+33'-1"	32" x 38"	9#7	7#7					#3	*	@ 8" O.C.	DOUBLE STIRRUPS *SEE SECTION 3 ON PLAN S-10.1
RDB-3	+33'-1"	8" x 14"	2#7	2#7		2#5			#3		@ 4" O.C.	
RDB-4	+34'-4"	8" x 48"	2#8	2#8				5#4	#3		@ 12" O.C.	* IN TWO LAYERS.
RDB-5	+34'-4"	8" x 48"	4*#7	2#7				5#4	#3		@ 12" O.C.	* IN TWO LAYERS.
RDB-6	+33'-1"	8" x 40"	4*#7	4*#7				5#4	#3		@ 12" O.C.	* IN TWO LAYERS.
RDB-7	+33'-1"	8" x 48"	4*#8	4*#8				4#6	#3		@ 6" O.C.	* IN TWO LAYERS.
RDB-8	+34'-4"	8" x 24"	2#7	2#7					#3		@ 6" O.C.	
RDB-9	+33'-1"	8" x 14"	2#7	2#7		2#7			#3		@ 3" O.C.	
RDB-10	+33'-1"	8" x 48"	4*#8	4*#8					#3		@ 12" O.C.	* IN TWO LAYERS. PLANTER BEAM
RDB-11	+33'-1"	28" x 30"	4#8	4#8					#3		@ 12" O.C.	
RDB-12	+33'-1"	48" x 30/45"	11#11	7#10				#4@10"	2#4		@ 10" O.C.	* STEP T/BM 15" @ PH,DBL STIRRUPS
RDB-13	+34'-4"	8" x 16"	2#5	2#5					#3		@ 6" O.C.	* UPTURNED BEAM
RDB-14	+33'-1"	10" x 9"	2#5	2#5					#3		@ 3" O.C.	
2B-1	+18'-7"	10" x 30"	4*#8	4*#8	2#8				#3		@ 12" O.C.	* IN TWO LAYERS.
2B-2	+18'-7"	10" x 30"	6*#8	4*#8	2#8				#3		@ 12" O.C.	* IN TWO LAYERS.
2B-3	+18'-7"	10" x 30"	6*#8	4*#8	2#8				#3		@ 12" O.C.	* IN TWO LAYERS.
2B-4	+18'-7"	8" x 14"	2#7	2#7					#3		@ 3" O.C.	*COORD. ELEVATIONS W/ STAIR LANDINGS, SEE ARCH. DWGS.
2B-5	+18'-7"	SEE SECTION 1 ON PLAN S-10.0	3#7*	2#7					#3	*	@ 8" O.C.	*FOR BEAM SECTION DIMENSIONS SEE SECTION 1 ON PLAN S-10.0
2B-6	+18'-7"	8" x 24"	4*#8	4*#8					#3		@ 8" O.C.	* IN TWO LAYERS.
2B-7	+18'-7"	10" x 30"	7#6	5#6					#3		@ 8" O.C.	*COORD. ELEVATIONS W/ STAIR LANDINGS, SEE ARCH. DWGS.
2B-8	+18'-7"	8" x 30"	4*#8	4*#8					#3		@ 6" O.C.	* IN TWO LAYERS.
2B-9	+18'-7"	8" x 30"	4*#8	4*#8			3#7		#3		@ 6" O.C.	* IN TWO LAYERS.
2B-10	+18'-7"	8" x 16"	2#5	2#5			3#7		#3		@ 5" O.C.	
2B-11	+18'-7"	8" x 20"	2#7	2#6					#3		@ 6" O.C.	
2B-12	+18'-7"	8" x 20"	2#7	2#6					#3		@ 6" O.C. @ 4" O.C. AT CANTILEVER	
2B-13	+18'-7"	10" x 24"	6*#8	6*#8		2#7			#3		@ 12" O.C.	* IN TWO LAYERS.
2B-14	+18'-7"	8" x 20"	2#6	2#7					#3		@ 8" O.C. @ 4" O.C. AT CANTILEVER	
2B-15	+18'-7"	8" x 20"	2#6	2#7					#3		@ 8" O.C. @ 4" O.C. AT CANTILEVER	
2B-16	+19'-4"*	8" x 16"	2#5	2#5					#3		@ 5" O.C.	*UPTURN BEAM
2B-17	+18'-7"	8" x 24"	2#7	2#7					#3		@ 8" O.C.	
2B-18	+19'-0"*	8" x 24"	2#7	2#7					#3		@ 4" O.C.	*UPTURN BEAM
2B-19	+18'-7"	8" x 20"	2#8	2#7					#3		@ 6" O.C.	
2B-20	+19'-0"*	8" x 20"	2#6	2#6					#3		@ 8" O.C.	*UPTURN BEAM
2B-21	+19'-4"	8" x 15"	2#6	2#6					#3		@ 6" O.C.	*UPTURN BEAM
2B-22	+24'-9"	8" x 15"	2#7	2#7					#3		@ 6" O.C.	
2B-23	+25'-6"	8" x 32"	2#6	2#6					#3		@ 14" O.C.	*INT. STAIR LANDING HEADER
MB-1	+9'-8"	8" x 20 1/2"	4*#8	2#7					#3		@ 8" O.C.	* IN TWO LAYERS.
MB-2	+9'-8"	10" x 20 1/2"	6*#8	2#7					#3		@ 8" O.C.	* IN TWO LAYERS.
MB-3	+8'-8"	8" x 16" MIN.	2*#6	2#7					#3		@ 5" O.C.	DROP OVER OPENING AS PER TYP. DETAIL
MB-4	+11'-8"	8" x 36"	4*#8	2#7					#3		@ 10" O.C.	*IN TWO LAYERS. UPTURN BEAM
MB-5	+9'-8"	8" x 20"	4*#8	2#7					#3		@ 6" O.C.	* IN TWO LAYERS.
MB-6	+8'-8"	8" x 24" MIN.	2#7	2#7				2#6	#3		@ 10" O.C.	DROP OVER OPENING AS PER TYP. DETAIL
MB-7	+8'-8"	8" x 16"	2#8	2#7				2#8	#3		@ 4" O.C.	DROP OVER OPENING AS PER TYP. DETAIL

NOTE: 1) ALL CONCRETE BEAMS SHOULD HAVE A MINIMUM OF 6" OF SUPPORT AT EA. SIDE OF OPENINGS AT WALL LOCATION, TYP. U.O.N.
2) BOTTOM OF BEAMS TO BE COORDINATED WITH DOORS & WINDOWS ELEVATIONS PRIOR TO CONSTRUCTION PHASE BY G.C.

BEAM SCHEDULE

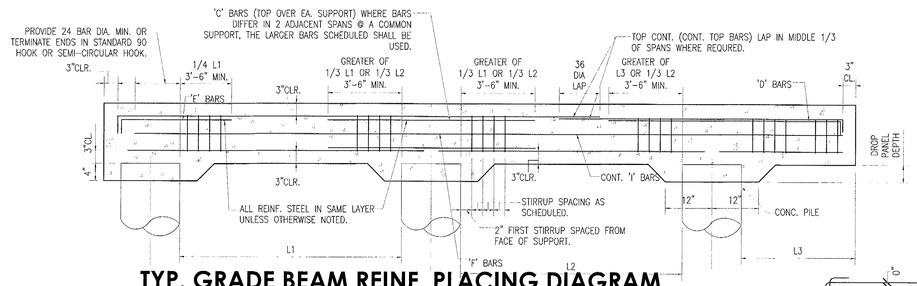
MARK	TOP ELEV.	SIZE W X D	BOTT. "B" BARS	TOP REINFORCING "T" BARS	"C" BARS	"D" BARS	"E" BARS	"I" BARS EA. FACE	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING EA. END	REMARKS
MB-8	+8'-8"	8" x 16"	2#8	2#7				2#8	#3		@ 4" O.C.	DROP OVER OPENING AS PER TYP. DETAIL
MB-9	*	8" x 14"	2#7	2#7					#3		@ 3" O.C.	TYPICAL BEAM AT STAIR LANDING, COORD. ELEV. WITH ARCH. DWGS.
MB-10	+12'-11"	8" x 15"	2#7	2#7					#3		@ 6" O.C.	
MB-11	+10'-1"	8" x 16"	2#7	2#7								MASONRY BOND BM
MB-12		12" x 16"	2#7	2#7								MASONRY BOND BM
MB-13	+12'-2"	8" x 24"	2#5	2#5					#3		@ 10" O.C.	INT. STAIR LANDING

TIE BEAM SCHEDULE

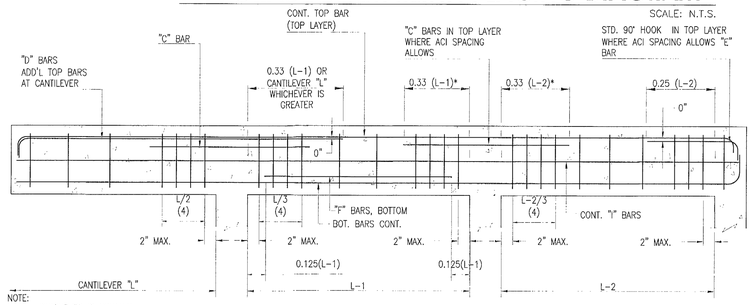
MARK	TOP ELEV.	SIZE W X D	BOTT. "B" BARS	TOP REINFORCING "T" BARS	"C" BARS	"D" BARS	"E" BARS	"I" BARS EA. FACE	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING EA. END	REMARKS
TB-1	SEE PLAN	8" x 12"	2#5	2#5					#3		*4 @ 12"	*BAL @ 48" O/C
TB-2	+18'-7"	8" x 12"	2#5	2#5					#3		*4 @ 12"	*BAL @ 48" O/C
TB-3	+33'-1"	8" x 12"	2#5	2#5					#3		*4 @ 12"	*BAL @ 48" O/C
TB-4	+8'-8"	8" x 12"	2#5	2#5					#3		*4 @ 12"	*BAL @ 48" O/C
TB-5	+4'-0"	8" x 12"	2#5	2#5					#3		*4 @ 12"	*BAL @ 48" O/C
TB-6	+12'-2 1/2"	8" x 12"	2#5	2#5					#3		*4 @ 12"	*BAL @ 48" O/C
TB-7		8" x 12"	2#5	2#5					#3		*4 @ 12"	*BAL @ 48" O/C
TB-8		8" x 12"/27"	2#6	2#6					#3		*4 @ 12"	*BAL @ 48" O/C, STEP T/BM @PH
TB-9		8" x 38"	2#7	2#7				3#4	#3		*4 @ 12"	*BAL @ 48" O/C

GRADE BEAM SCHEDULE

MARK	TOP ELEV. (+3'-2" N.G.V.D.)	SIZE W X D	BOTT. "B" BARS	TOP REINFORCING "T" BARS	"C" BARS	"D" BARS	"E" BARS	"I" BARS EA. FACE	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING EA. END	REMARKS
GB-1	-2'-0"	16" x 20"	3#7	3#6					#3		@ 6" O.C.	* COORD. W/ LANDSCAPE PLAN MIN. 8" BELOW GRADE FOR T/EXTERIOR GRADE BEAM
GB-2	-2'-0"	48" x 24"	6#7	6#6					#3		@ 6" O.C.	
GB-3	-2'-0"	36" x 24"	5#7	5#6					#3		@ 6" O.C.	
GB-4	-2'-0"	40" x 24"	6#7	6#6					#3		@ 6" O.C.	
GB-5	-2'-0"	22" x 30"	3#8	3#8					#3		@ 6" O.C.	
GB-6	-2'-0"	28" x 20"	4#7	4#6				2#5	#3		@ 10" O.C.	
SB-1	-2'-0"	36" x 24"	8#7**	8#7**					#3		@ 6" O.C.	



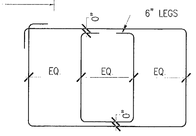
TYP. GRADE BEAM REINF. PLACING DIAGRAM



NOTE:
1. * = WHICHEVER IS GREATER.
2. "I" BARS SPLICE OVER SUPPORTS WITH 36 BAR DIA. LAP SPLICES (IF NEEDED).
3. ALL LAP SPLICE SHALL BE CLASS " B ", TENSION LAP SPLICE, IF CASE 1 AND CASE 2 APPLIES, THEN THE LONGER SPLICE LENGTH SHALL BE USED.
4. STIRRUPS SPACING(S) EE FOR SCHEDULE, BAL. @ 2S UNLESS NOTED "OA" (OVERALL)

TYP. BEAM REINF. PLACING DIAGRAM

SCALE: N.T.S.



TYP. BEAM DBL STIRRUPS

SCALE: N.T.S.

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NBOOSMAT DATE: 3/23/16

✓NV-5

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/28/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: BEAM SCHEDULES & TYPICAL DETAILS

SCALE:
DRAWING NO. S-6.0

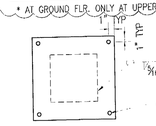
CONC. COLUMN SCHEDULE

LEVEL	MARK	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10	C-11	C-12	C-13
+56'-0" ROOF DECK	VERT. BARS													
	TIES													
	TYPE													
	SIZE													
FROM+33'-11-1/2" TO +33'-1-1/2" 2nd FLOOR	VERT. BARS													
	TIES													
	TYPE													
	SIZE													
+18'-8" MEZZANINE FLOOR	VERT. BARS													
	TIES													
	TYPE													
	SIZE													
+8'-9" GROUND FLOOR	VERT. BARS													
	TIES													
	TYPE													
	SIZE													
-2'-0" TOP. OF FOUNDATION (DOWELS)	VERT. BARS	14#11	14#11	10#7&8#6	10#7&4#6	10#8&7#6	10#8&8#6	10#7	12#7&4#6	10#7	10#7	24#11&8#6	6#5 VERT.	8#5 VERT.
	TIES	#4@10"O.C	#4@10"O.C	#3@8"O.C	#3@8"O.C	#3@8"O.C	#3@8"O.C	#3@8"O.C	#3@8"O.C	#3@8"O.C	#3@8"O.C	#3@8"O.C	#3@10"TIES	#3@10"TIES
	TYPE	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL		SEE DETAIL			SEE DETAIL	TYPE I	TYPE II
	SIZE	18"x30"	18"x30"	14"x26"MIN	14"x24"MIN	14"x30"MIN	14"x30"MIN	12"x24"	12"x37"MIN	16"x30"	14"x24"	24"x30"	9"x16"	16"x16"

STEEL COLUMN SCHEDULE

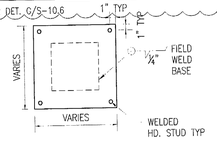
MARK	DESCRIPTION	BASE PLATE	TOP PLATE	ANCHORS AT BASE	ANCHORS AT TOP
STC-1	HSS 8 x 8 x 1/2	14" X 14" X 1"	12" X 7 5/8" X 1"	(4) 5/8"ø HEADED STUDS W/ 5"MIN EMBED. INTO CONCRETE	(4) 5/8"ø HEADED STUDS W/ 5"MIN EMBED. INTO CONCRETE
STC-2	HSS 6 X 4 X 1/2	12" X 12" X 1/2"	12" X 7 5/8" X 1/2"	(4) 5/8"ø HEADED STUDS W/ 5"MIN EMBED. INTO CONCRETE	(4) 5/8"ø HEADED STUDS W/ 5"MIN EMBED. INTO CONCRETE
STC-3	HSS 8 X 4 X 1/2	12" X 12" X 1/2"	8" X 6" X 1/2"	(4) 3/4"ø HEADED STUDS W/ 5"MIN EMBED. INTO CONCRETE	STEEL CAP TO BE WELDED AS SHOWN ON DETAILS
STC-4	HSS 6 X 6 X 1/2	8" X 12" X 3/4"	8" X 8" X 1/2"	(4)-3/4"ø A.B.'S W/ 9" EMBED.	(4)-3/4"ø x 6" HD. STUDS
STC-5	HSS 6 X 4 X 1/2	10" X 12" X 1/2"	8" X 8" X 1/2"	(4)-3/4"ø A.B.'S W/ 9" EMBED.	(4)-3/4"ø x 6" HD. STUDS
STC-6	HSS 8 X 4 X 1/2	10" X 16" X 1"	9" X 15" X 3/4"	(4) 3/4" ø x6" HD STUDS	(6)-3/4"ø A325 BOLTS
STC-7	HSS 8 X 3 X 3/8	—	9" X 6" X 1/2"	1/4" FILLET WELD EA. SIDE	(6)-1/2"ø x 4" HD STUDS
STC-8	HSS 8 X 8 X 1/2	9" X 14" X 3/4"	9" X 14" X 3/4"	(4) – 3/4"ø A325 BOLTS	(4)-3/4"ø A325 BOLTS
STC-9	HSS 4 X 4 X1/4	8" X 8" X 3/4"	8" X 8" X 1/2"	(4) 3/4"ø X 6" HD. STUDS	(4) 3/4" ø x 6" HD. STUDS
STC-10	HSS 7 X 7 X1/4	8" X 14" X 3/4"	7" X 7" X 1/4"	(2)-3/4"ø A.B.'S W/ 9" EMBED.	
STC-11	HSS 7 X 3 X1/4	8" X 9" X 1/2" *	3" X 7" X 1/4"	(2)-5/8"ø A.B.'S W/ 7 1/2" EMBED.	WELDED CONN. TO STB-5

* AT GROUND FLR. ONLY AT UPPER LEVELS, PROVIDE WELDED CONN. PER DET. 6/S-10.6



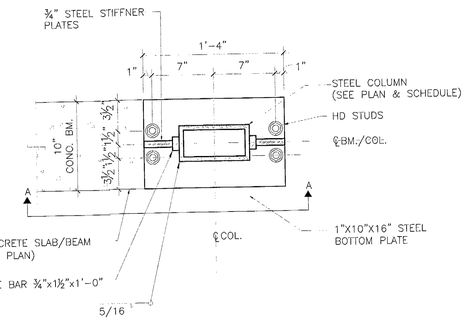
STC-1 STL COL BASE/ CAP PL DETAIL

SCALE: 1" = 1'-0"



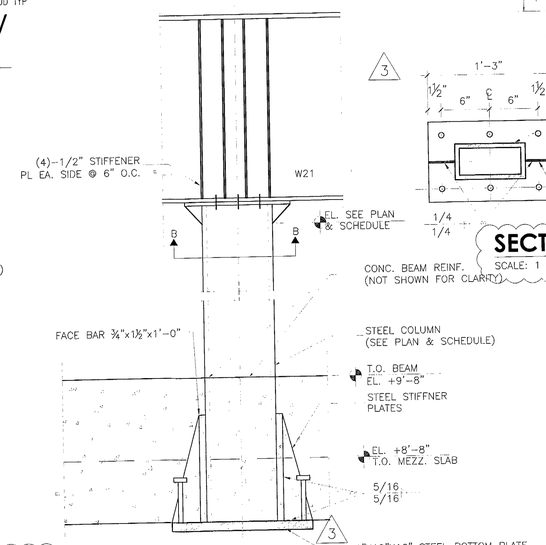
TYP STL COL BASE/ CAP PL DETAIL

SCALE: 1" = 1'-0"



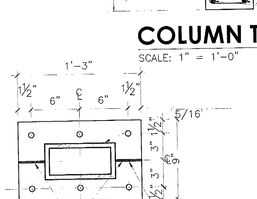
STEEL COLUMN ST-6 BOTTOM PLATE DETAIL

SCALE: 1" = 1'-0"



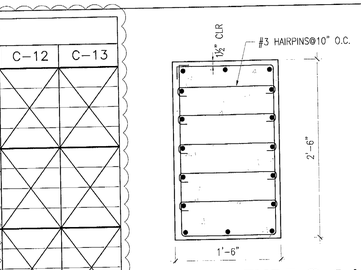
STEEL COLUMN ST-6 DETAIL A

SCALE: 1" = 1'-0"



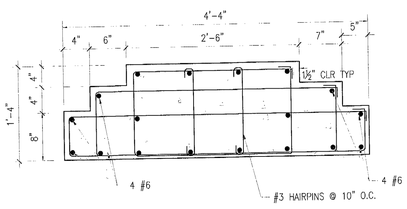
SECTION B

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



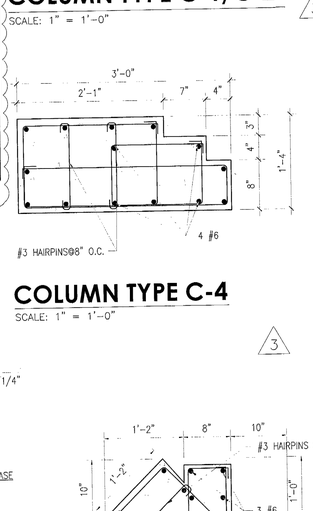
COLUMN TYPE C-1/C-2

SCALE: 1" = 1'-0"



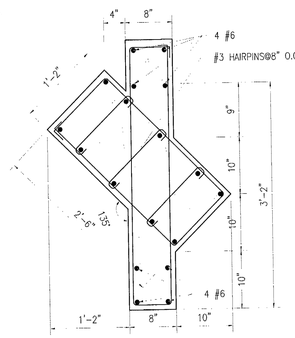
COLUMN TYPE C-3

SCALE: 1" = 1'-0"



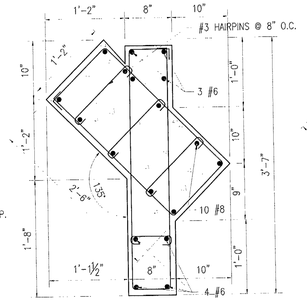
COLUMN TYPE C-4

SCALE: 1" = 1'-0"



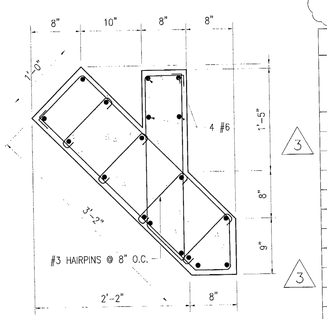
COLUMN TYPE C-5

SCALE: 1" = 1'-0"



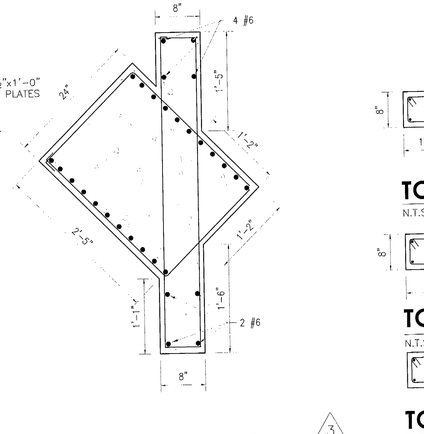
COLUMN TYPE C-6

SCALE: 1" = 1'-0"



COLUMN TYPE C-8

SCALE: 1" = 1'-0"

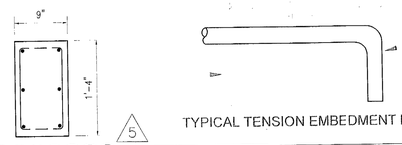


COLUMN TYPE C-11

SCALE: 1" = 1'-0"

TENSION EMBEDMENT LENGTH (with std. hook) SCHEDULE

BAR SIZE	f'c = 3000 psi		f'c = 4000 psi		f'c = 5000 psi		f'c = 6000 psi		f'c = 7000 psi		f'c = 8000 psi	
	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
# 4	12"	8"	10"	7"	9"	6"	9"	6"	9"	6"	9"	6"
# 5	14"	10"	13"	9"	12"	8"	10"	7"	10"	7"	10"	7"
# 6	17"	12"	14"	10"	13"	9"	13"	9"	12"	8"	12"	8"
# 7	20"	14"	17"	12"	16"	11"	14"	10"	13"	9"	13"	9"
# 8	23"	16"	20"	14"	17"	12"	16"	11"	16"	11"	14"	10"
# 9	26"	18"	21"	15"	20"	14"	19"	13"	17"	12"	16"	11"
# 10	28"	20"	24"	17"	23"	16"	20"	14"	19"	13"	17"	12"
# 11	31"	22"	27"	19"	24"	17"	23"	16	21"	15"	20"	14"

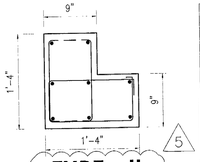


TYPICAL TENSION EMBEDMENT DETAIL

TYPE - I

SCALE: 1" = 1'-0"

	CONCRETE COVER	CENTER TO CENTER BAR SPACING		
		< 2 DB	> 2 DB , < 3 DB	> 3 DB
BEAMS, COLUMNS	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 1	CASE 1
ALL OTHER	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 2	CASE 1



TYPE - II

SCALE: 1" = 1'-0"

TENSION LAP SPLICES

Fc (PSI) / BAR SIZE	4000	5000	6000	7000	8000
#4	37"	33"	30"	29"	26"
#5	47"	42"	37"	36"	33"
#6	56"	50"	44"	43"	39"
#7	81"	73"	65"	63"	57"
#8	93"	83"	73"	71"	65"
#9	105"	94"	83"	54"	74"
#10	118"	106"	96"	90"	83"

TIE COLUMN SCHEDULE

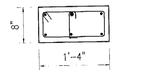
MARK	SIZE W x D	REINFORCING VERTICAL	REINFORCING TIES	REMARKS
TC-1	8" x 12"	4 #6	#3 □ @ 8" O.C.	
TC-2	8" x 16"	6 #6	#3 □ @ 8" O.C.	
TC-3	8" x 18"	6 #6	#3 □ @ 8" O.C.	
TC-4	SEE DETAIL	10 #6	#3 □ @ 8" O.C.	
TC-5	8" x 28"	8 #6	#3 □ @ 8" O.C.	
TC-6	8" x 24"	8 #6	#3 □ @ 8" O.C.	
TC-7	SEE DETAIL	12 #6	#3 □ @ 8" O.C.	
TC-8	12" x 22"	8 #6	#3 □ @ 12" O.C.	
TC-9	8" x 32"	10 #6	#3 □ @ 8" O.C.	
TC-10	8" x 34"	8 #6	#3 □ @ 8" O.C.	
TC-11	8" x 12"	4 #5	#3 □ @ 8" O.C.	

BARS #	LAP SPLICE LENGTH FOR MASONRY & TIE COLUMN U.O.N.
#5	3'-4"
#6	4'-6"
#7	5'-0"

COLUMN NOTES:
1. HOOKED DOWELS, SAME SIZE AND NUMBER AS VERTICAL REINFORMENT

TC-1

N.T.S.

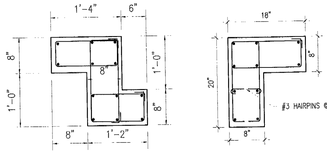


TC-2, 3

N.T.S.

TC-5, 6, 8, 10

N.T.S.



TC-7 TC-4

TIE COLUMN DETAILS

SCALE: N.T.S.

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

REVIEWED
___ SEE COMMENTS ___ NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NADIA FAY DATE: 2/12/16

PROJECT

1620 DREXEL AVENUE ✓NV-5

PROJECT NO.

DRAWING TITLE

COLUMN SCHEDULES & TYPICAL DETAILS

SCALE:

DRAWING NO.

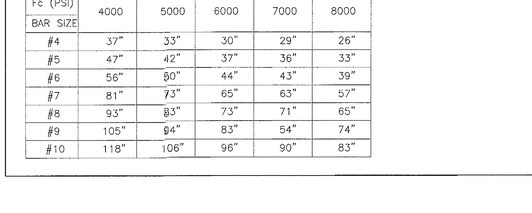
S-6.1

TABLE 1

MINIMUM EXTENSIONS FOR REINFORCEMENT IN SLABS WITHOUT BEAMS. (TWO WAYS SLABS)

STRIP	LOCATION	MINIMUM PERCENT As AT SECTION	WITHOUT DROP PANELS	WITH DROP PANELS
COLUMN STRIP	TOP	50 REMINDER	0.30 Ln, 0.20 Ln	0.30 Ln, 0.20 Ln
COLUMN STRIP	BOTTOM	100	6", CONTINUOUS BARS, SPLICES SHALL BE PERMITED IN THIS REGION	6", CONTINUOUS BARS
MIDDLE STRIP	TOP	100	0.22 Ln	0.22 Ln
MIDDLE STRIP	BOTTOM	50 REMINDER	6", Max. 1.15 Ln	6", Max. 1.15 Ln

C1 — CLEAR SPAM – Ln — FACE OF SUPPORT — CENTER TO CENTER SPAM



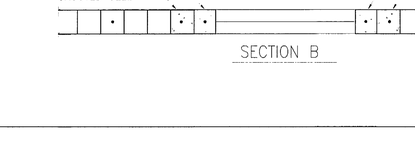
RECOMMENDED EXTENSIONS FOR REINFORCEMENT IN SLABS WITH BEAMS (ONE WAY SLABS) DETAIL

SCALE: N.T.S.

CONCRETE SLAB REINFORCING SCHEDULE

MARK	TOP ELEV.	DEPTH	BOTTOM REINFORCING	TOP REINFORCING	REMARKS	NOTE
SLAB "12.0A"	VARIES	12"	#6@12" O.C. EA. WAY	#5@12" O.C. EA. WAY		
SLAB "8.0A"	SEE PLAN	8"	#5@12" O.C. BOTH DIRECTIONS	#5@12" O.C. BOTH DIRECTIONS	ADDITIONAL TOP & BOTTOM REINFORCED SHOWN ON PLAN	
SLAB "8.0B"	SEE PLAN	8"	#5@10" O.C. BOTTOM OUTERMOST LAYER #5@12" O.C. BOTTOM TEMP.	#5@10" O.C. TOP OUTERMOST LAYER #5@4" O.C. TOP TEMP.	ADDITIONAL TOP & BOTTOM REINFORCED SHOWN ON PLAN	
SLAB "8.0C"	SEE PLAN	8"	#5@10" O.C. BOTTOM BOTH WAYS	#5@10" O.C. BOTTOM BOTH WAYS	ADDITIONAL TOP & BOTTOM REINFORCED SHOWN ON PLAN	
SLAB "8.0 D"	10'-1"	8"	–	#5@12" PRIMARY #4@12" TEMP.	ADD TOP REINF. PER PLAN	SHORING TO REMAIN UNTIL ARCH. WALL ABOVE IS CONSTRUCTED FULL HT.
SLAB "8.0E"	SEE PLAN	8"	#6@10" O.C. EW	#6@10" O.C. EW	ADDITIONAL TOP & BOTTOM REINFORCED SHOWN ON PLAN	DO NOT REMOVE SHORING FOR THIS SLAB UNTIL ALL STRUCTURE ABOVE (ROOF TERRACE) IS IN PLACE AND HAS ACHIEVED DESIGN STRENGTH
SLAB "8.5A"	SEE PLAN	8.5"	#6@7" O.C. BOTH DIRECTIONS	#6@8" O.C. BOTH DIRECTIONS	ADDITIONAL TOP & BOTTOM REINFORCED SHOWN ON PLAN	
SLAB "7.0A"	SEE PLAN	7"	#4@10" O.C. BOTTOM OUTERMOST LAYER #4@12" O.C. BOTTOM TEMP.	#4@10" O.C. TOP OUTERMOST LAYER #4@4" O.C. TOP TEMP.		
SLAB "7.0B"	SEE PLAN	7"	#5@10" O.C. BOTTOM BOTH WAYS	#5@10" O.C. BOTTOM BOTH WAYS	ADDITIONAL TOP & BOTTOM REINFORCED SHOWN ON PLAN	
SLAB "7.0C"	VARIES	7"				5
SLAB "6.5 A"	12'-2 ½"	6 ½"	#4@10" O.C. EA. WAY	#4@12" O.C. EA. WAY		
SLAB "8.5 B"	8'-8"	8 ½"	#4@8" PRIMARY #4@12" TEMP.	SEE PLAN	MEZZANINE	

NOTES:
1- IN FRAMING PLAN "←→" INDICATES DIRECTION OF PRINCIPAL OUTERMOST LAYER OF REINFORCING.
2- IN FRAMING PLAN _ _ _ _ DENOTES ADDITIONAL CONCRETE SLAB BOTTOM REINFORCING
3- IN FRAMING PLAN _____ DENOTES ADDITIONAL CONCRETE SLAB TOP REINFORCING



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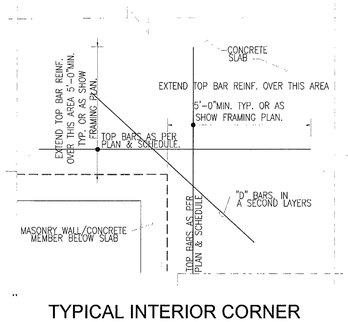
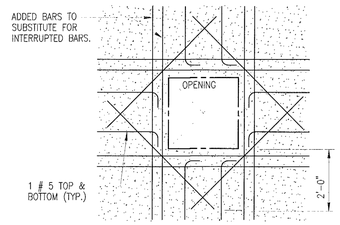


TYPICAL INTERIOR CORNER CRACK PREVENTION BAR DETAIL

SCALE: N.T.S.



SLAB OPENING

SCALE: N.T.S.

3

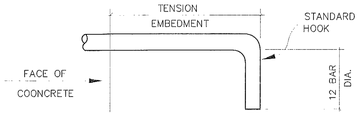
CONCRETE SLAB ADD'L BARS SCHEDULE

MARK	DESCRIPTION	REMARKS
"A"	#4 @ 12" O.C. TOP	
"B"	#4 @ 12" O.C. TOP	
"C"	#5 @ 12" O.C. TOP	
"D"	2 #5 x 5'-0" TOP	DIAGONAL BARS
"E"	#5 @ 12" O.C. TOP	
"F"	#4 @ 10" O.C. TOP	
"G"	#5 @ 12" O.C TOP	
"H"	#5 @ 12" O.C TOP	
"I"	2 #6 T & B	MEZZ
"J"	#5 @ 12" TOP x 3'-0"	RF. BEAM @ FUTURE ELEVATOR
"K"	2 #6 BOTT.	UPPER ROOF
"L"	3 #7 TOP x 24'-0"	UPPER ROOF
"M"	7 #7 BOTT.	UPPER ROOF
"N"	5 #7 TOP x 28'-0"	UPPER ROOF
"P"	6 #7 TOP	UPPER ROOF
"Q"	4 #7 TOP x 11'-0"	UPPER ROOF
"R"	#4 @ 12" T x 4'-6"	
"S"	#4 @ 12" T x 2'-6"	
"T"	#4 @ 12" T x 5'-0"	

5

TENSION EMBEDMENT LENGTH (with std. hook) SCHEDULE

BAR SIZE	f'c = 3000 psi		f'c = 4000 psi		f'c = 5000 psi		f'c = 6000 psi		f'c = 7000 psi		f'c = 8000 psi	
	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
# 4	12"	8"	10"	7"	9"	6"	9"	6"	9"	6"	9"	6"
# 5	14"	10"	13"	9"	12"	8"	10"	7"	10"	7"	10"	7"
# 6	17"	12"	14"	10"	13"	9"	13"	9"	12"	8"	12"	8"
# 7	20"	14"	17"	12"	16"	11"	14"	10"	13"	9"	13"	9"
# 8	23"	16"	20"	14"	17"	12"	16"	11"	16"	11"	14"	10"
# 9	26"	18"	21"	15"	20"	14"	19"	13"	17"	12"	16"	11"
# 10	28"	20"	24"	17"	23"	16"	20"	14"	19"	13"	17"	12"
# 11	31"	22"	27"	19"	24"	17"	23"	16	21"	15"	20"	14"



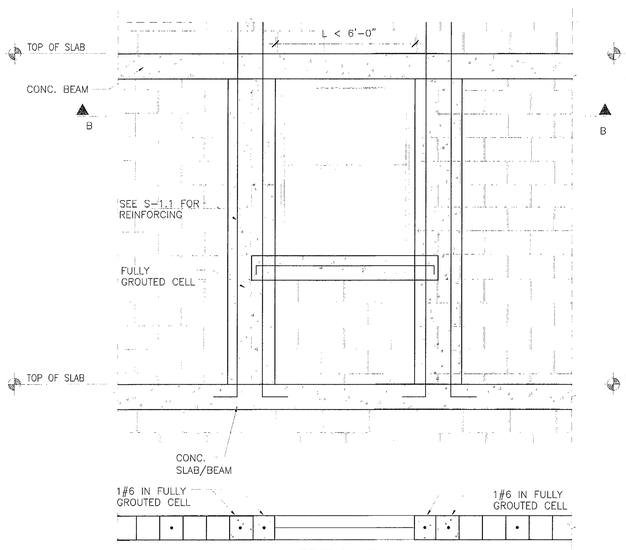
TYPICAL TENSION EMBEDMENT DETAIL

NO SCALE

	CONCRETE COVER	CENTER TO CENTER BAR SPACING		
		< 2 DB	> 2 DB , < 3 DB	> 3 DB
BEAMS, COLUMNS	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 1	CASE 1
ALL OTHER	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 2	CASE 1

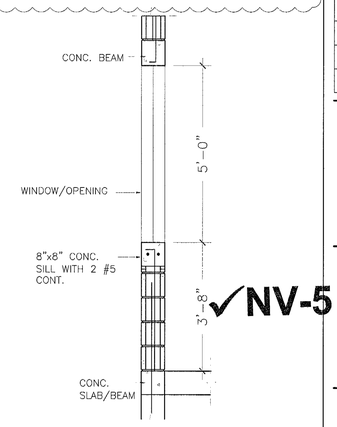
TENSION LAP SPLICES

Fc (PSI) / BAR SIZE	4000	5000	6000	7000	8000
#4	37"	33"	30"	29"	26"
#5	47"	42"	37"	36"	33"
#6	56"	50"	44"	43"	39"
#7	81"	73"	65"	63"	57"
#8	93"	83"	73"	71"	65"
#9	105"	94"	83"	54"	74"
#10	118"	106"	96"	90"	83"



OPENING REINFORCING DETAIL (FILLED CELL OR TIE COLUMN)

SCALE: N.T.S.



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JACQUELINE GONZALEZ FL AR0016319

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

REVIEWED
___SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: Nomaisan DATE: 2/22/16

PROJECT: ✓NV-5 1620 DREXEL AVENUE

PROJECT NO.

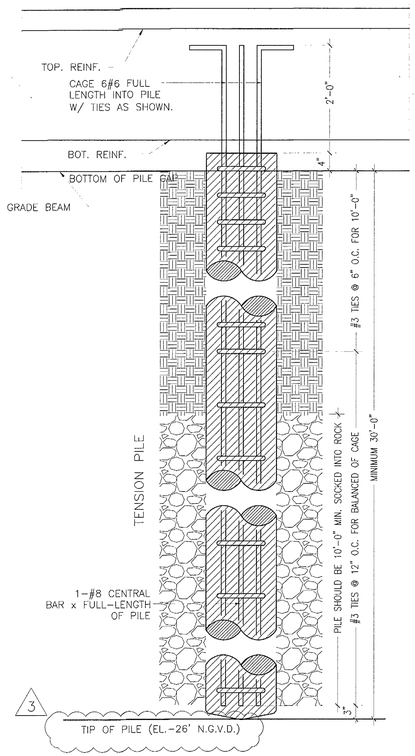
DRAWING TITLE

SLAB SCHEDULES & TYPICAL DETAILS

SCALE:

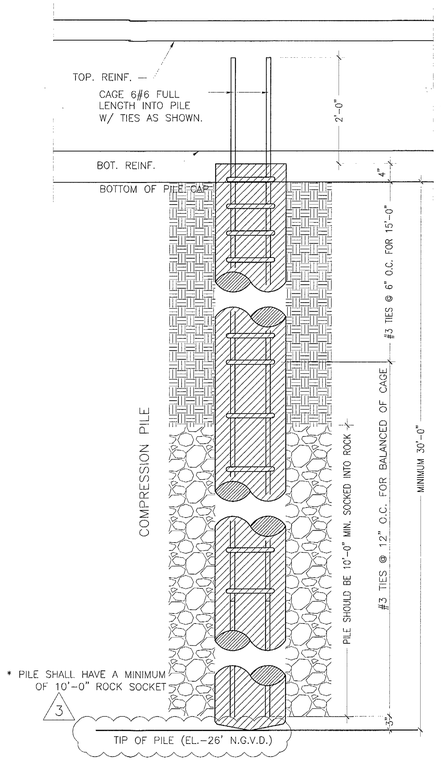
DRAWING NO.

S-6.2



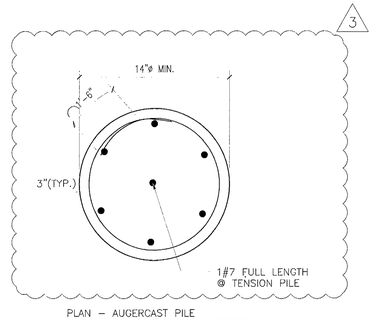
TYP. 14"Ø AUGERCAST PILE DETAIL 1

Capacity in tension=18 tons (f'c=5000 psi)



TYP. 14"Ø AUGERCAST PILE DETAIL 2

Capacity in Compression=35 tons (f'c=5000 psi)



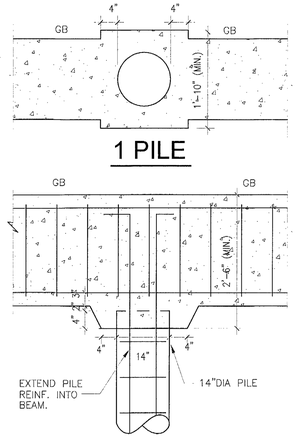
PLAN – AUGERCAST PILE

14" DIAMETER MIN

FOR COMP. PILES
(70 TONS)
LATERAL =(3.5 TONS)
VERT.: 6 #6
TIES: #3 @ 6" o/c for 15'-0"
#3 @ 12" o/c Remain
FOR FULL DEPTH OF PILE

FOR TENSION. PILES
(35 TONS)
VERT.: 6 #6 + 1#7
TIES: #3 @ 6"o/c for 10'-0"
#3 @12 o/c Remain
NOTE: ALL PILES ARE TENSION UNLESS OTHERWISE NOTED

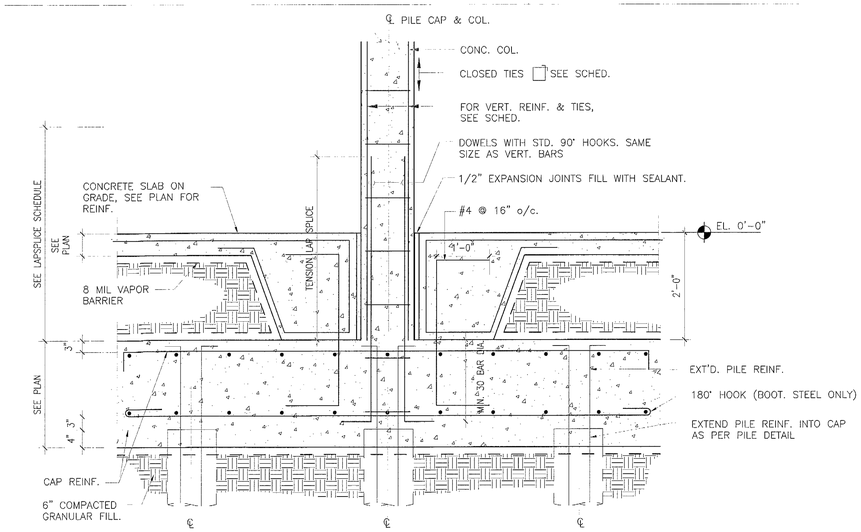
TYP. 14"Ø AUGERCAST PILE DETAIL 3



NOTE:
ALL TOP & BOTT. BARS TO HAVE CLASS "B" TENSION LAP TYP.

TYP. GRADE BEAM TO PILE CONNECTION 4

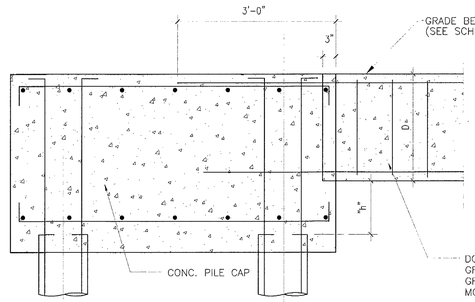
N.T.S.



ALL UNDERGROUND CONC. STRUCTURE TO BE WATERPROOF USING BENTONITE WATERPROOFING MEMBRANE. SEE ARCHITECTURAL DWG. FOR SPECIFICATION AND DETAIL

TYP. SECTION THRU PILE CAP AND COLUMN 6

N.T.S.

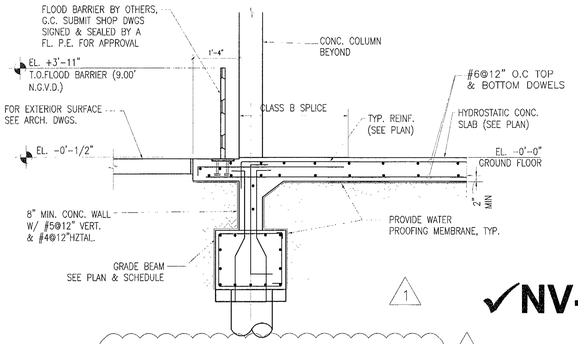


NOTE:

1. AT THE CONTRACTOR'S OPTION, THE GRADE BEAMS MAY BE POURED MONOLITHICALLY WITH THE PILE CAPS.
2. CONTRACTOR SHALL POUR GRADE BEAM MONOLITHICALLY WHEN DIMENSION "h" IS LESS THAN D/3

TYP. GRADE BEAM TO PILE CONNECTION 5

N.T.S.



TYP. SLAB DETAIL 6

N.T.S.

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5	REVISION-5_PERMIT COMMENTS	02/04/2013

KEY PLAN

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NARANJAY DATE: 2/23/16

PROJECT PROJECT NO.

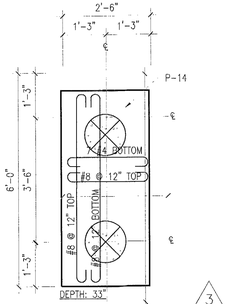
✓NV-5 1620 DREXEL AVENUE

DRAWING TITLE

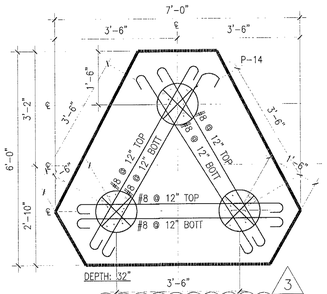
FOUNDATION TYPICAL DETAILS

SCALE: DRAWING NO.

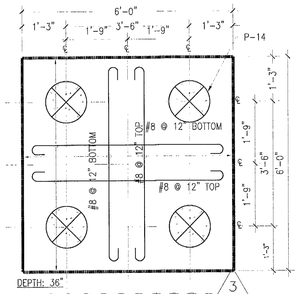
S-7.0



2PC DETAIL
SCALE: N.T.S



3PC DETAIL
SCALE: N.T.S



4PC DETAIL
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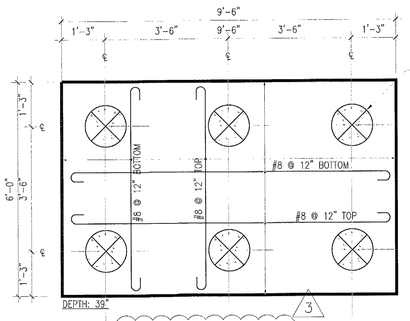
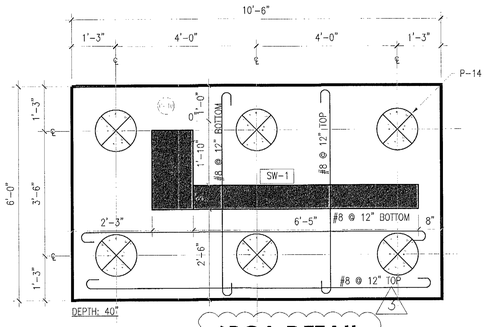
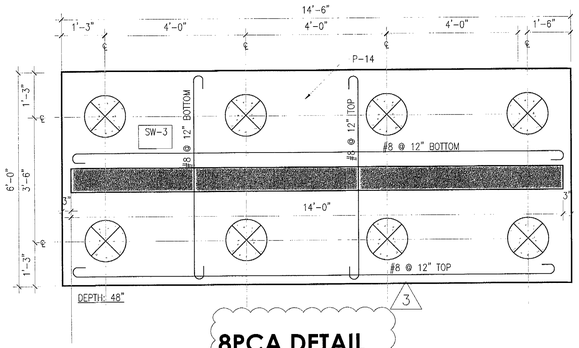


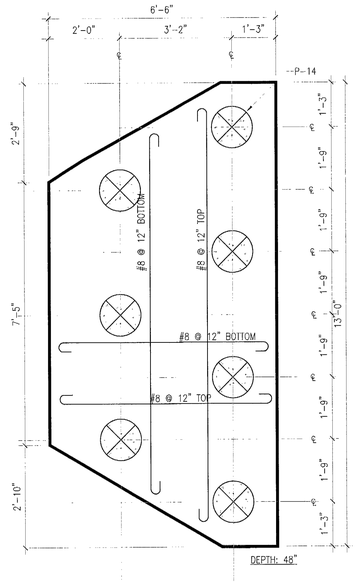
6PC DETAIL
SCALE: N.T.S



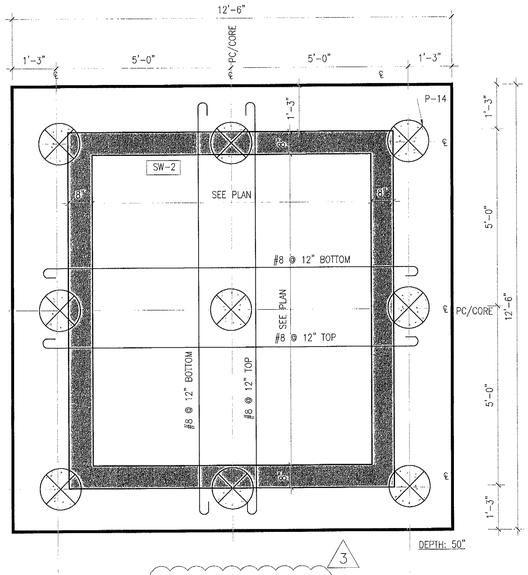
6PCA DETAIL
SCALE: N.T.S



8PCA DETAIL
SCALE: N.T.S



7PC DETAIL
SCALE: N.T.S



9PC DETAIL
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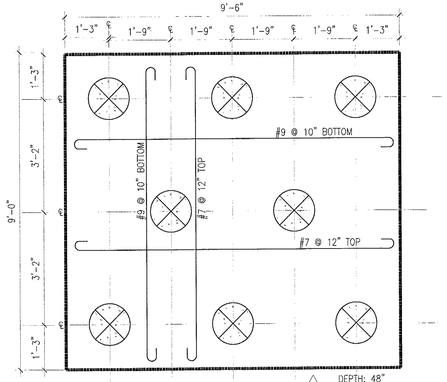

8PC DETAIL
SCALE: N.T.S

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BY: Noonsery DATE: 2/23/16

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
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PROFESSIONAL LICENSE

ISSUE

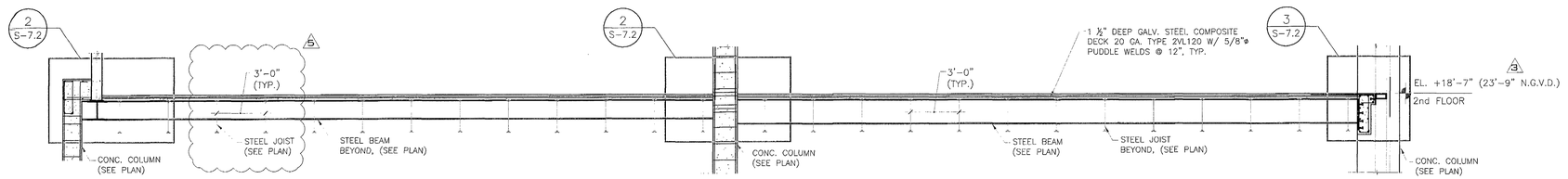
NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

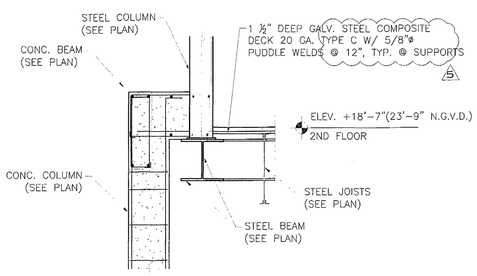
DRAWING TITLE: PILE CAPS DETAILS

SCALE:
DRAWING NO.: S-7.1



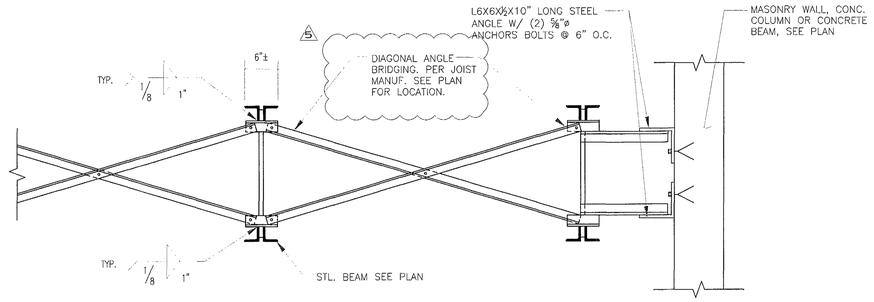
STEEL BEAM DETAIL (2ND FLOOR)

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



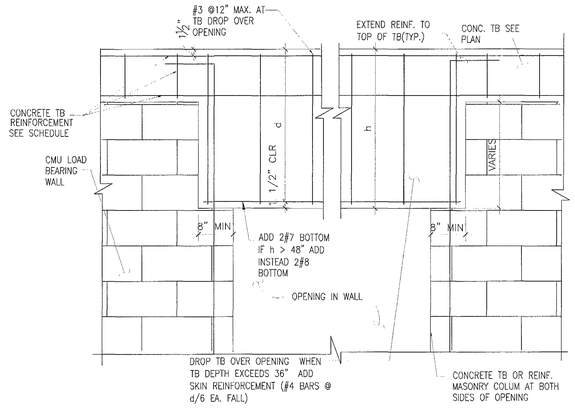
DETAIL - 1

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



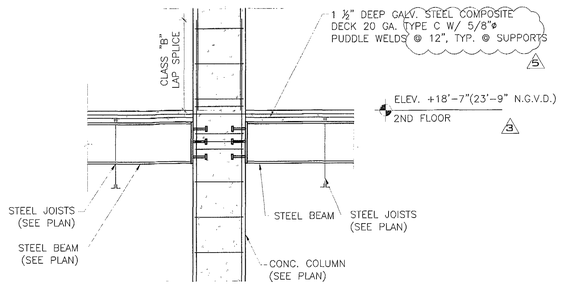
TYP. BRIDGING DETAIL

SCALE: 1"=1'-0"



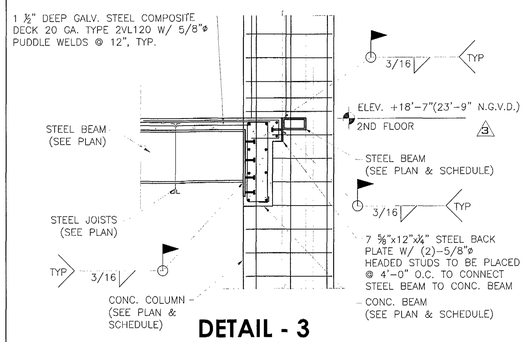
TYP. TB DROP DETAIL AT OPENING

SCALE: N.T.S.



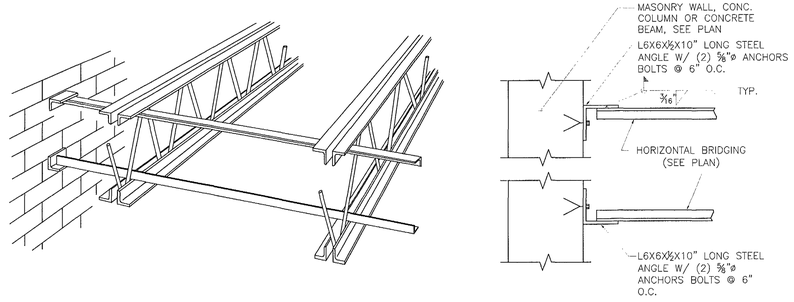
DETAIL - 2

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



DETAIL - 3

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

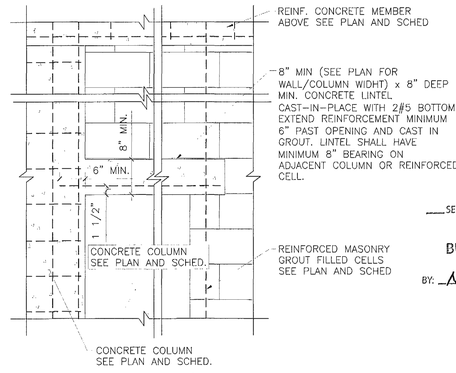


HZTAL BRIDGING CONNECTION TO WALL DETAIL

SCALE: 1"=1'-0"

NOTE:

DO NOT WELD BRIDGING TO BEAMS WEB MEMBERS.
DO NOT HANG ANY MECHANICAL, ELECTRICAL, ETC. FROM BRIDGING



TYP. CONC. CAST IN PLACE LINTEL-COLUMN/FILLED CELL DET.

SCALE: N.T.S.

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BY: _____ DATE: 2/8/16

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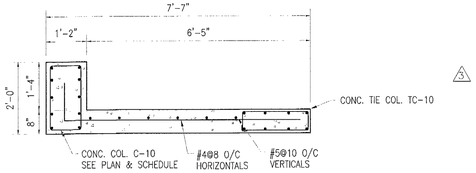
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

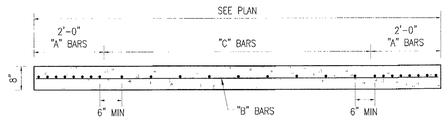
DRAWING TITLE: STEEL BEAMS TYP. DETAILS

SCALE:
DRAWING NO.: S-7.2



SHEAR WALL - "SW-1" (FOUNDATION TO 2nd FLOOR)

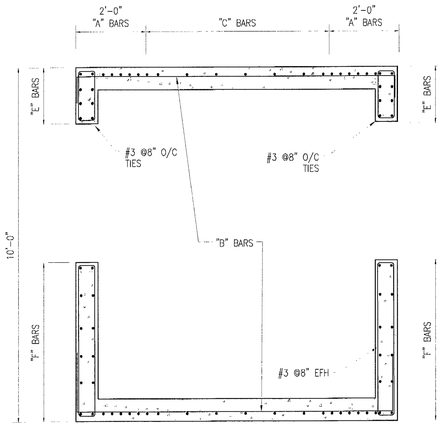
SCALE: 1/2"=1'-0"



SHEAR WALL - "SW-3" (FOUNDATION TO ROOF)

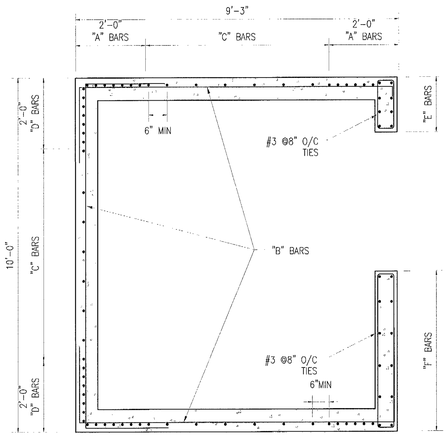
SCALE: 1/2"=1'-0"

SHEAR WALL SW-3 REINFORCING SCHEDULE				
		BARS MARK		
FC'S	FLOOR ELEVATION	"A" BARS	"B" BARS	"C" BARS
5000 PSI	GROUND (+0'-0")	8 #8@ 3" O/C (2'-0")	#4 @8" O/C	#5 @10" O/C
5000 PSI	MEZZANINE (+8'-9")	8 #8@ 3" O/C (2'-0")	#4 @8" O/C	#5 @10" O/C
5000 PSI	2nd FLOOR (+18'-8")	7 #8@ 3" O/C (2'-4")	#4 @8" O/C	#5 @10" O/C
5000 PSI	ROOF TERRACE (+44'-6")	7 #8@ 3" O/C (2'-4")	#4 @8" O/C	#5 @10" O/C



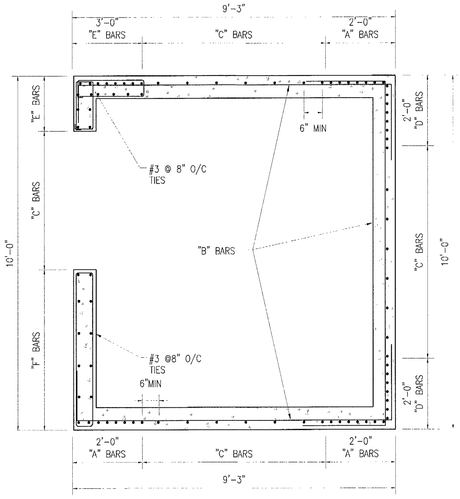
SHEAR WALL - "SW-2" (FOUNDATION)

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



SHEAR WALL - "SW-2" (MEZZANINE & 2ND FLOOR)

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

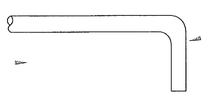


SHEAR WALL - "SW-2" (ROOF DECK)

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

SHEAR WALL SW-2 REINFORCING SCHEDULE							
		BARS MARK					
FC'S	FLOOR ELEVATION	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS
5000 PSI	GROUND (+0'-0")	8 #8@ 3" O/C (2'-0")	#4 @8" O/C	#5 @10" O/C		8 # 9	12 # 8
5000 PSI	MEZZANINE (+8'-9")	8 #7@ 3" O/C (2'-0")	#4 @8" O/C	#5 @10" O/C	8 #7@ 3" O/C (2'-0")	8 # 8	12 # 7
5000 PSI	2nd FLOOR (+18'-8")	7 #7@ 3.5" O/C (2'-0")	#4 @8" O/C	#5 @10" O/C	7 #7@ 3.5" O/C (2'-0")	8 # 8	12 # 7
5000 PSI	ROOF TERRACE (+44'-6")	7 #7@ 3.5" O/C (2'-0")	#4 @8" O/C	#5 @10" O/C	7 #7@ 3.5" O/C (2'-0")	8 # 8	12 # 7

TENSION EMBEDMENT LENGTH (with std. hook) SCHEDULE												
BAR SIZE	f'c = 3000 psi		f'c = 4000 psi		f'c = 5000 psi		f'c = 6000 psi		f'c = 7000 psi		f'c = 8000 psi	
	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
# 4	12"	8"	10"	7"	9"	6"	9"	6"	9"	6"	9"	6"
# 5	14"	10"	13"	9"	12"	8"	10"	7"	10"	7"	10"	7"
# 6	17"	12"	14"	10"	13"	9"	13"	9"	12"	8"	12"	8"
# 7	20"	14"	17"	12"	16"	11"	14"	10"	13"	9"	13"	9"
# 8	23"	16"	20"	14"	17"	12"	16"	11"	16"	11"	14"	10"
# 9	26"	18"	21"	15"	20"	14"	19"	13"	17"	12"	16"	11"
# 10	28"	20"	24"	17"	23"	16"	20"	14"	19"	13"	17"	12"
# 11	31"	22"	27"	19"	24"	17"	23"	16	21"	15"	20"	14"



TYPICAL TENSION EMBEDMENT DETAIL

	CONCRETE COVER	CENTER TO CENTER BAR SPACING		
		< 2 DB	> 2 DB , < 3 DB	> 3 DB
BEAMS, COLUMNS	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 1	CASE 1
ALL OTHER	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 2	CASE 1

TENSION LAP SPLICES					
Fc (PSI)	4000	5000	6000	7000	8000
BAR SIZE					
#4	37"	33"	30"	29"	26"
#5	47"	42"	37"	36"	33"
#6	56"	50"	44"	43"	39"
#7	81"	73"	65"	63"	57"
#8	93"	83"	73"	71"	65"
#9	105"	94"	83"	54"	74"
#10	118"	106"	96"	90"	83"

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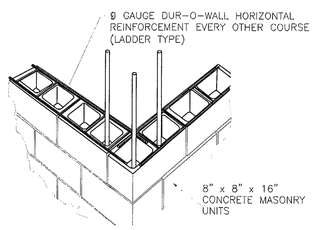
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

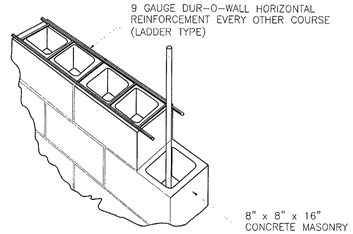
KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: SHEAR WALL DETAILS

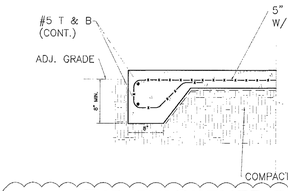
SCALE:
DRAWING NO.: S-8.0





TYP. DUR-O-WALL DETAIL

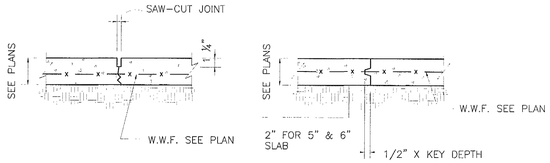
SCALE: N.T.S.



TYP. THICKENED EDGE DETAIL @ EXT. SLAB ON GRADE

3

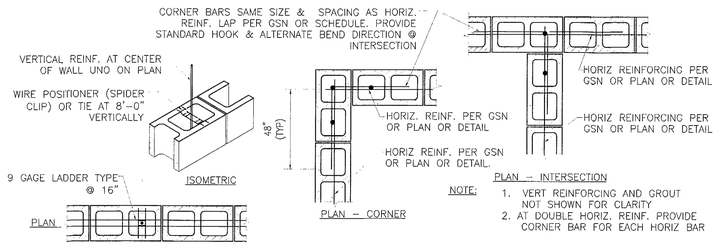
SCALE: N.T.S.



EXT. SLAB ON GRADE. JOINT DETAILS

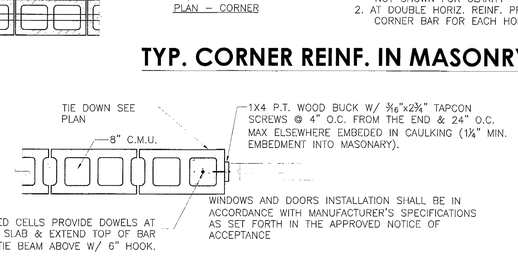
3

SCALE: N.T.S.



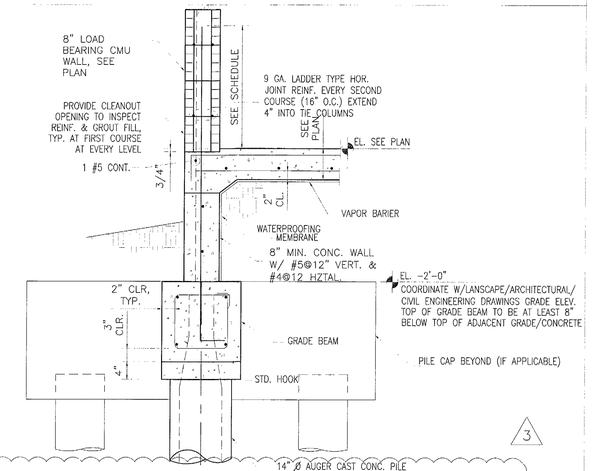
TYP. CORNER REINF. IN MASONRY WALL

SCALE: N.T.S.



TYP. VERT. REINF. IN MASONRY WALL

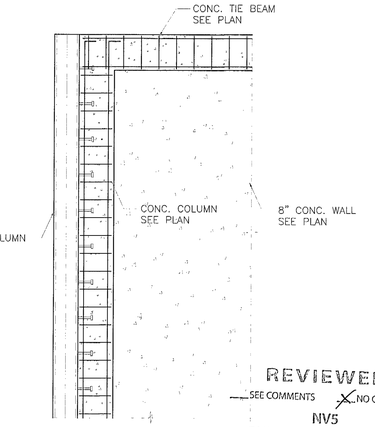
SCALE: N.T.S.



TYP. DETAIL WALL FOUNDATION

3

SCALE: N.T.S.



DETAIL -"A"

1

3/8"=1'-0"

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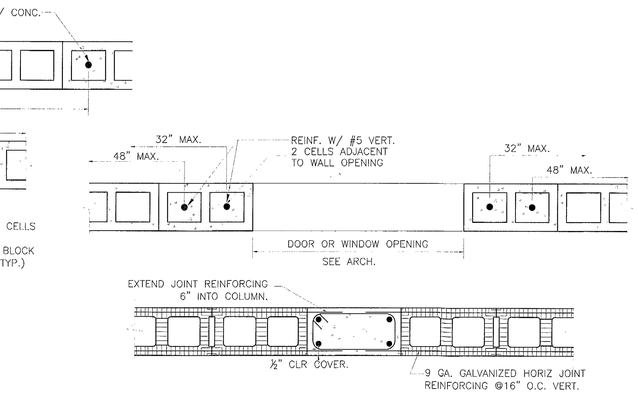
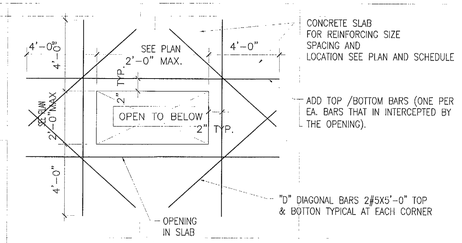
SEE COMMENTS ✗ NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: 2/23/16

✓NV-5

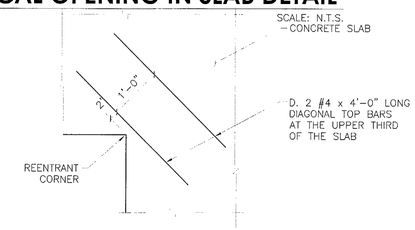


FILLED CELL DETAILS

SCALE: N.T.S.

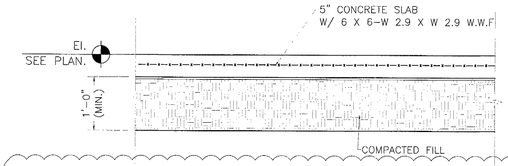


TYPICAL OPENING IN SLAB DETAIL



TYP. DIAGONAL CORNER BARS AT REENTRANT CORNER DETAIL

SCALE: N.T.S.



TYP. DETAIL (GROUND SLAB @ EXT.)

3

SCALE: N.T.S.

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No. 43302

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
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PROFESSIONAL LICENSE

ISSUE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

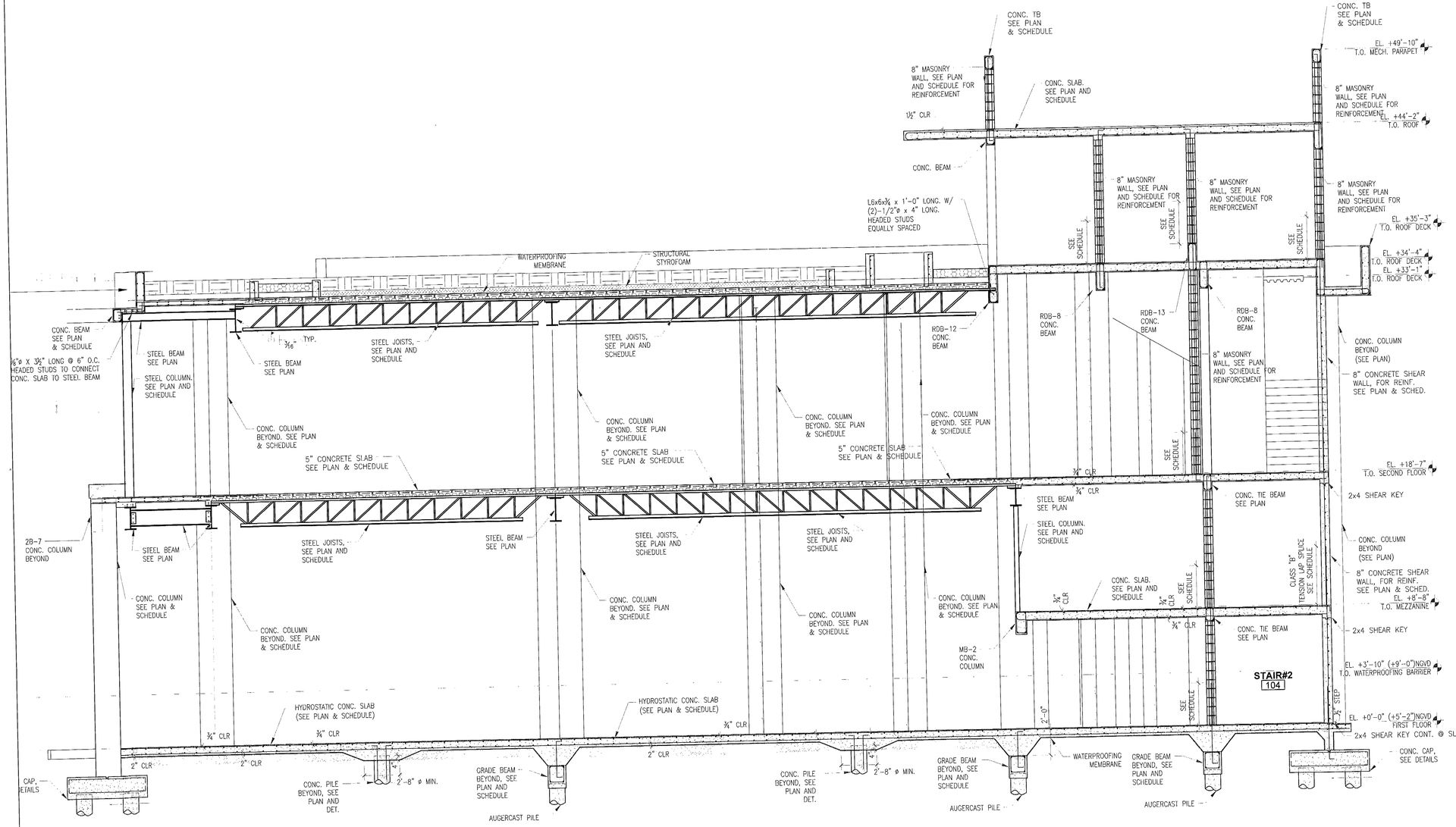
PROJECT: 1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE: TYPICAL DETAILS.

SCALE:

DRAWING NO.: S-9.0



SECTION 1
1/4"=1'-0"

REVIEWED
SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: Hdavesray DATE: 2/23/16

✓NV-5

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PROFESSIONAL LICENSE

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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: BUILDING SECTION

SCALE:
DRAWING NO.: S-10.0

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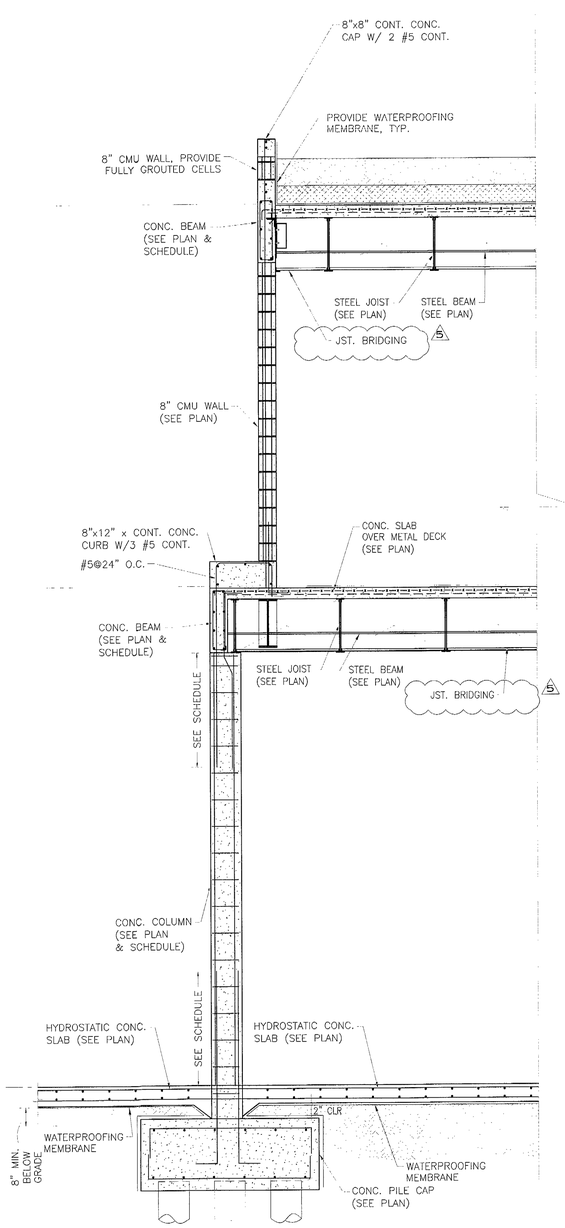

SECTION 1
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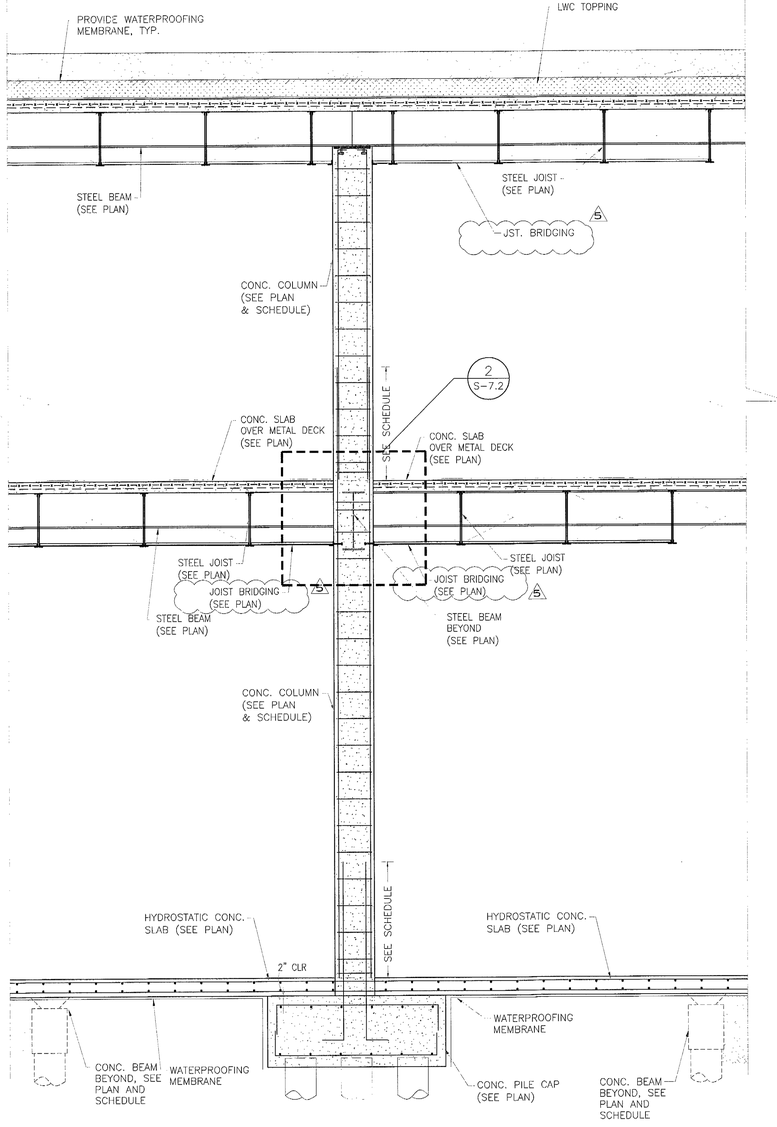
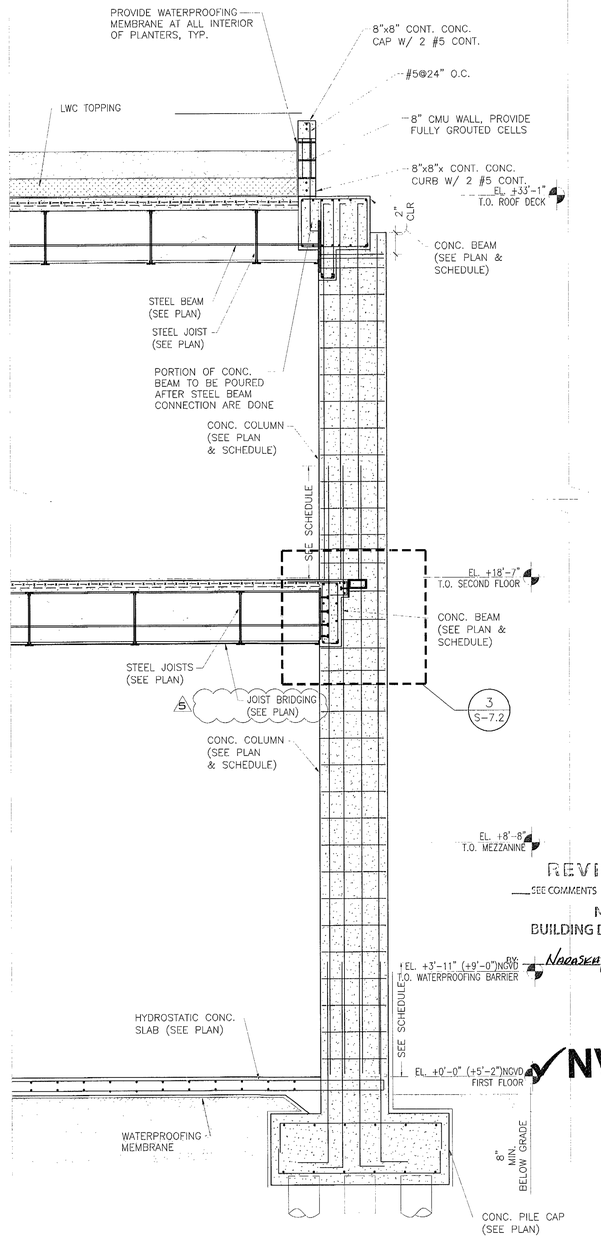


SECTION 2
3/8"=1'-0"



SECTION 3
3/8"=1'-0"

REVIEWED
SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: DATE: 2/23/16

NV-5

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PROFESSIONAL LICENSE

ISSUE NO. | DESCRIPTION | ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
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3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: BUILDING SECTION

SCALE:
DRAWING NO.: S-10.1

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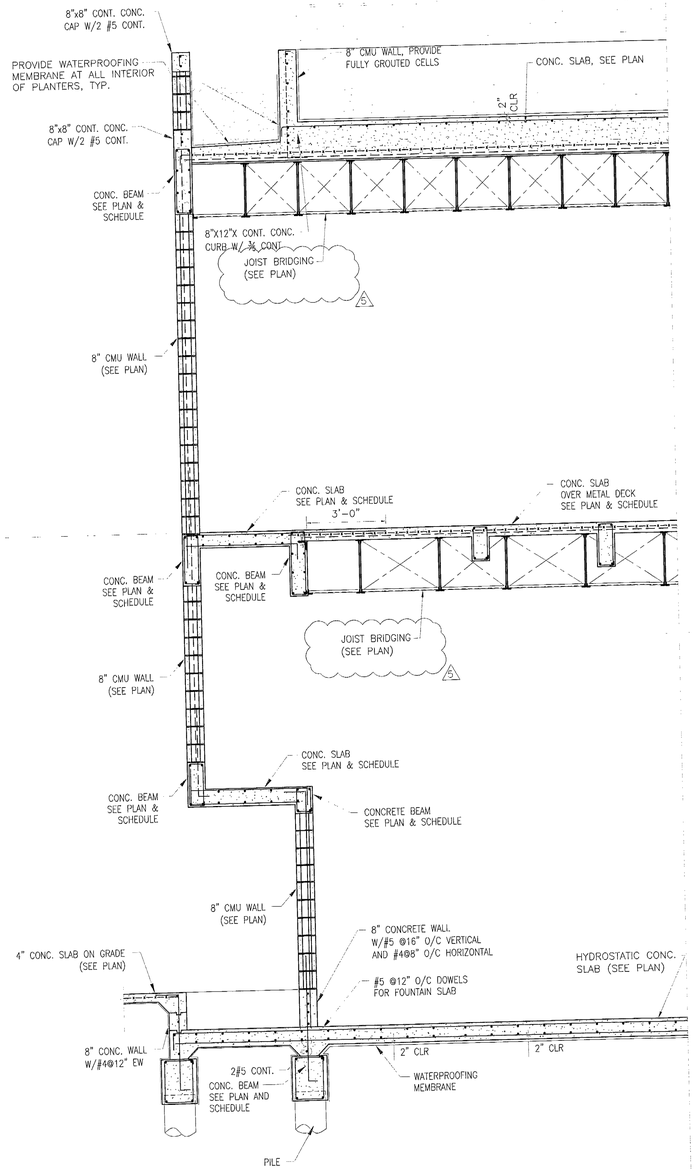
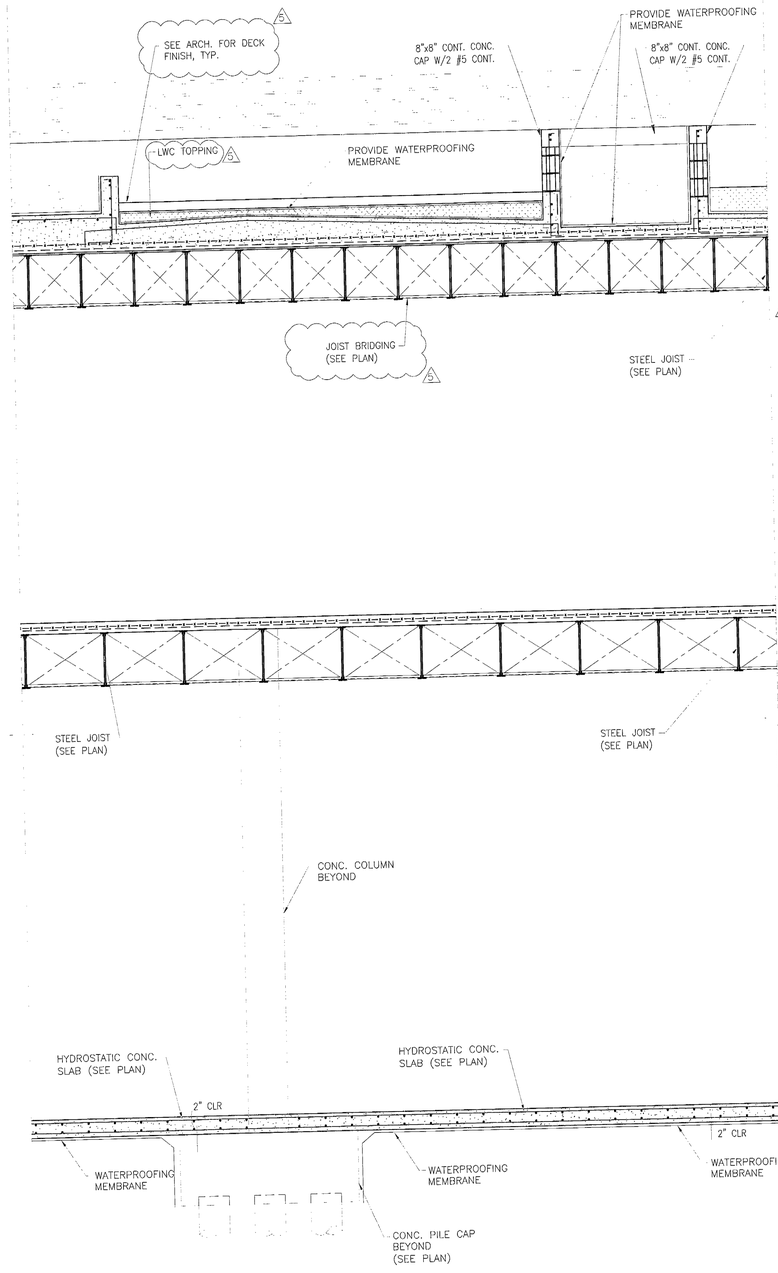
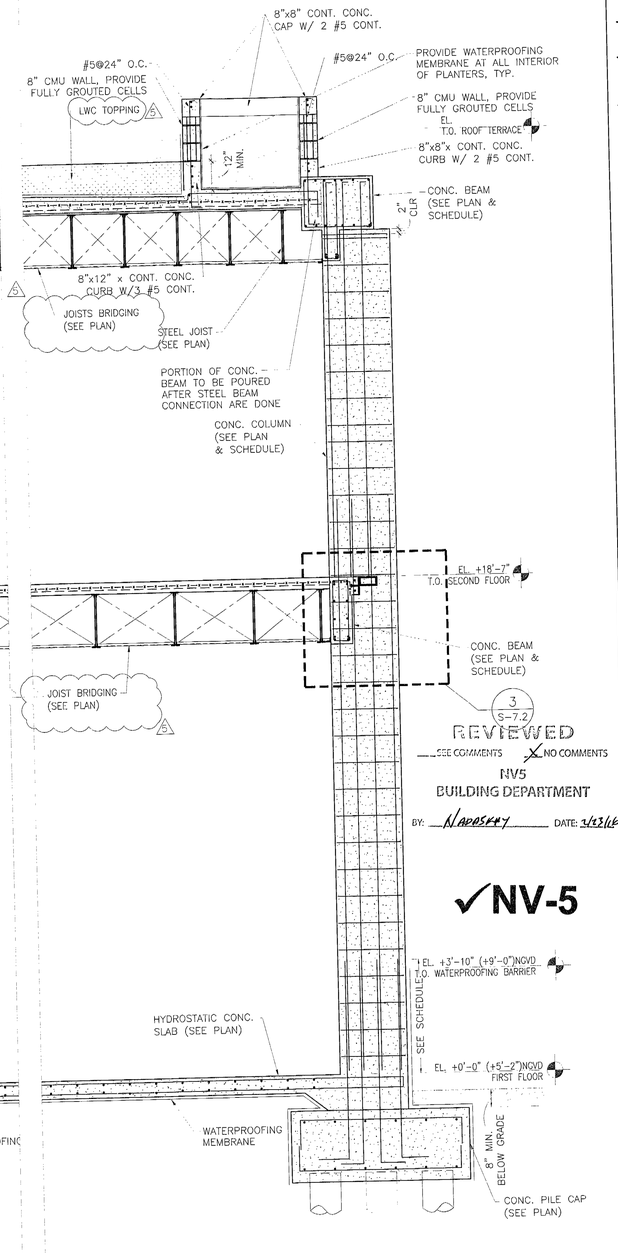
YOUSSEF HACHEM, Ph.D, P.E.
No. 43302







SECTION 1
3/8"=1'-0"

REVIEWED
___SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NADOSKAY DATE: 2/23/16

✓NV-5

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PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

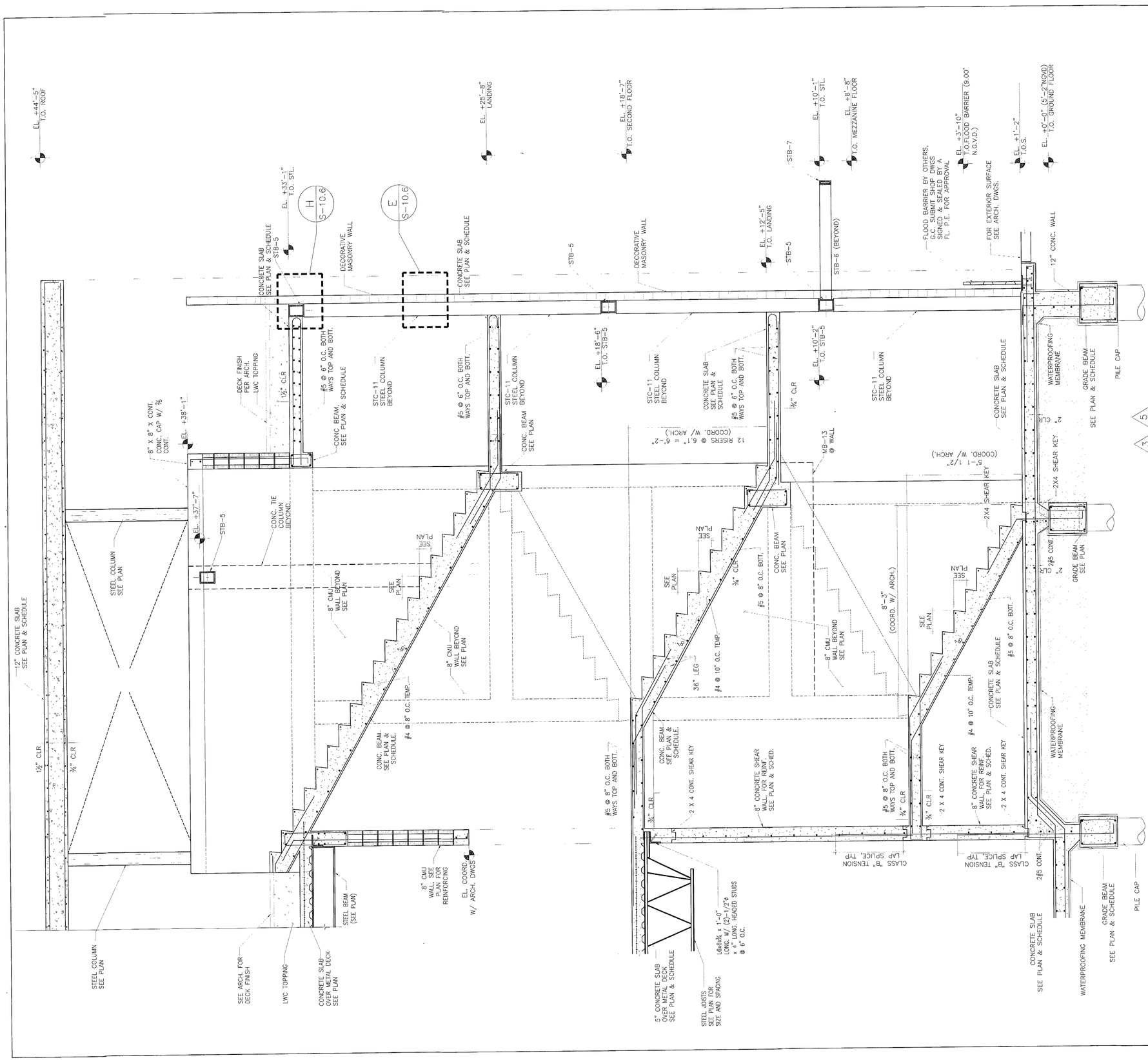
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
BUILDING SECTION

SCALE:

DRAWING NO.
S-10.2



STAIR # 2 SECTION

1/2"=1'-0"

REVIEWED
SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: 2/23/16

✓NV-5

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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE NO. | DESCRIPTION | ISSUE DATE

	PERMIT SET	01/09/2015
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4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: BUILDING SECTION

SCALE:
DRAWING NO.: S-10.3

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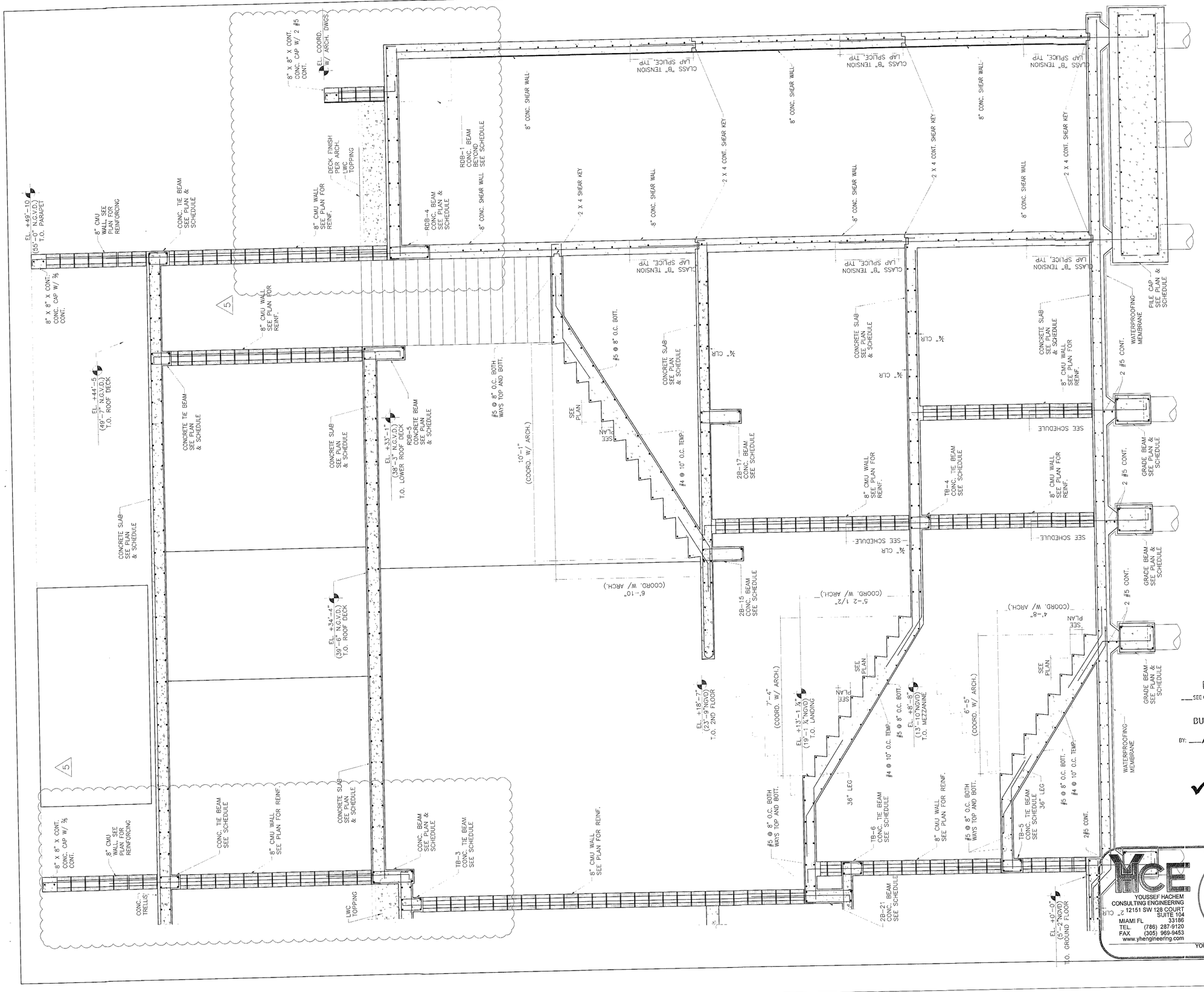

TOUZET STUDIO
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PROFESSIONAL LICENSE

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE: STAIR SECTION

SCALE:

DRAWING NO. S-10.4

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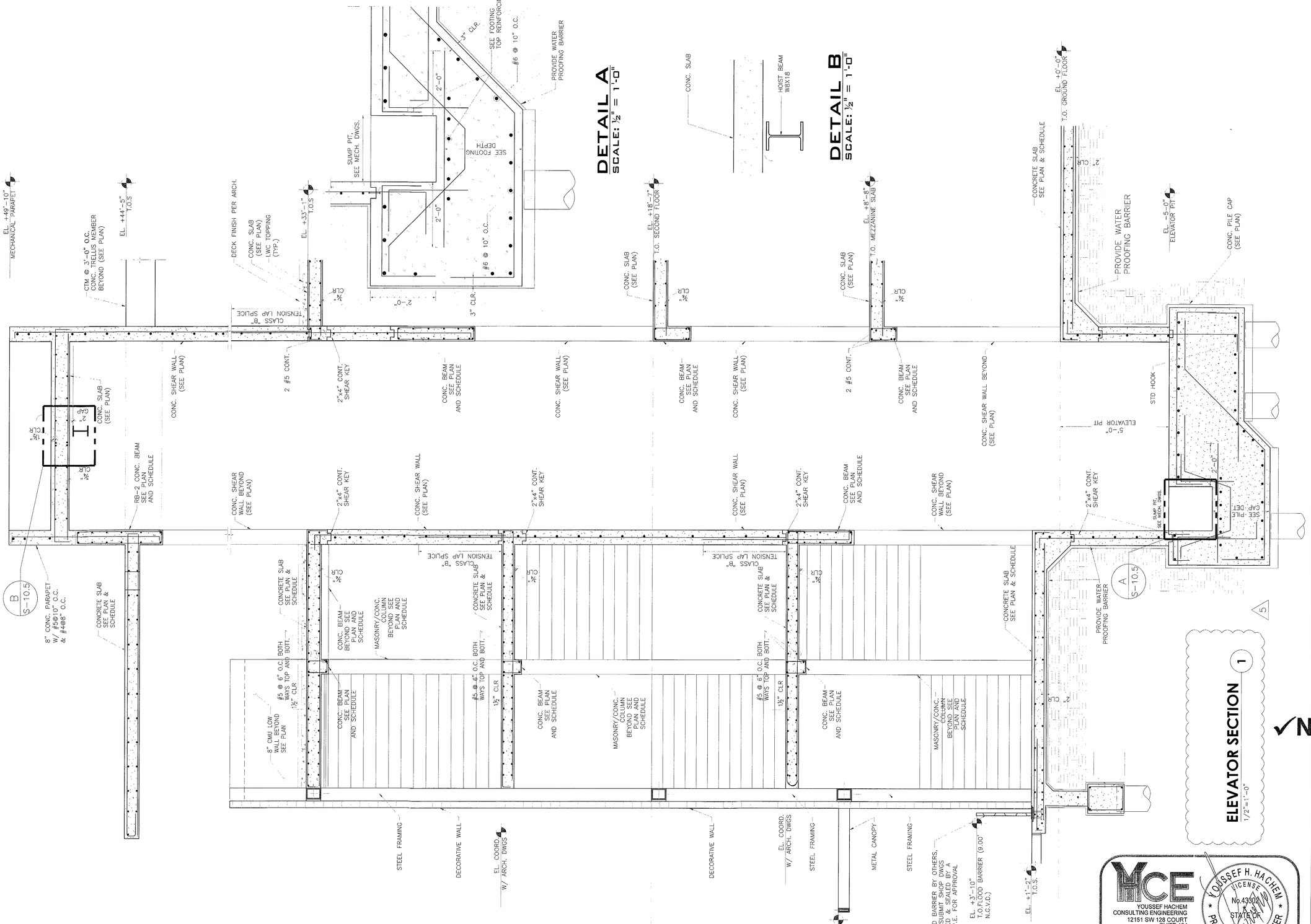
YOUSSEF HACHEM, Ph.D, P.E.
No. 43302



TOUZET STUDIO ARCHITECTURE

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TEL 305 789 2870 FAX 305 789 2872

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5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

REVIEWED
___SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
✓NV-5 Nadaseat DATE: 2/23/16

PROJECT PROJECT NO.

1620 DREXEL AVENUE

DRAWING TITLE

ELEVATOR SECTION

SCALE: DRAWING NO.

S-10.5

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MIAMI FL 33186
TEL. (786) 287-9120
FAX (305) 969-9453
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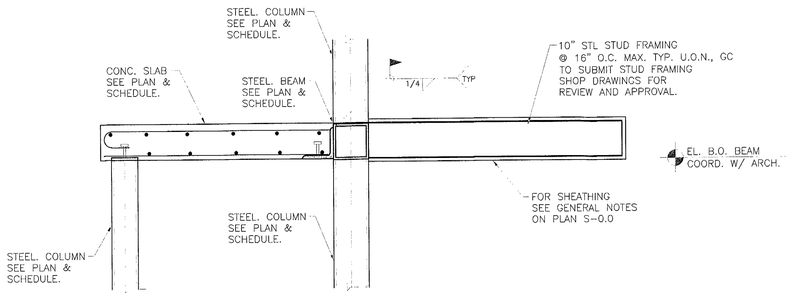
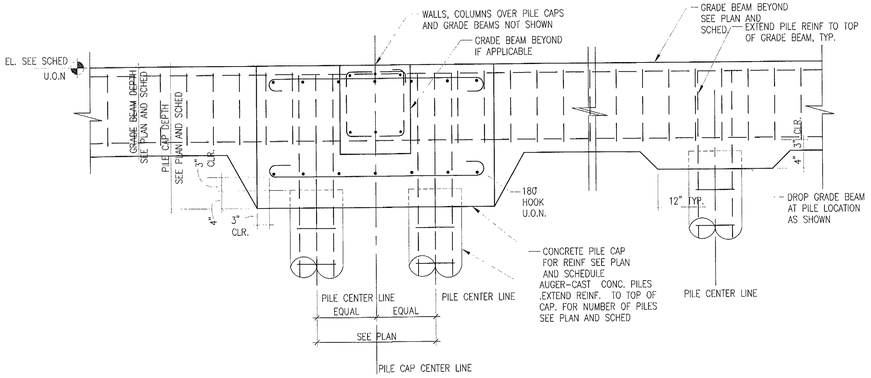
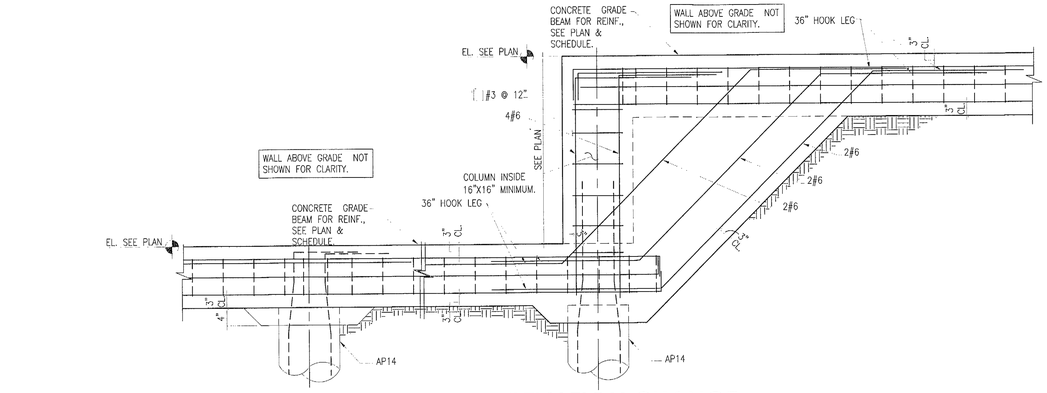
YOUSSEF H. HACHEM LICENSE No.43302 STATE OF FLORIDA PROFESSIONAL ENGINEER
YOUSSEF HACHEM, Ph.D, P.E.
No. 43302



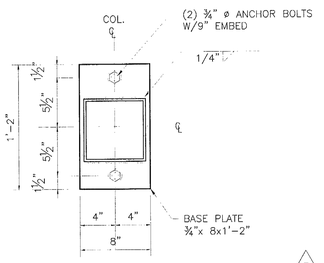
SECTION 1
3/8"=1'-0"



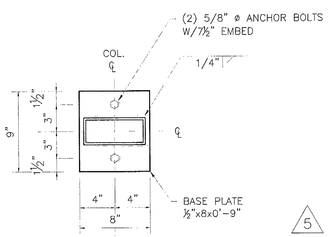
TYPICAL PILE CAP-GRADE BEAM CONNECTION DETAIL B
N.T.S.



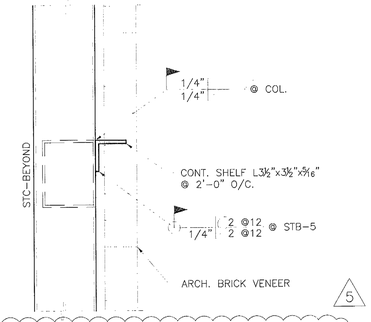
TYPICAL GRADE BEAM ELEVATION CHANGE A
N.T.S.



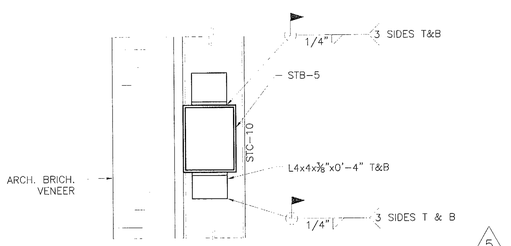
STC-10 BASE PLATE C
1 1/2" = 1'-0"



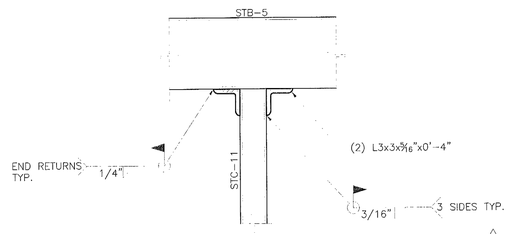
STC-11 BASE PLATE D
1 1/2" = 1'-0"



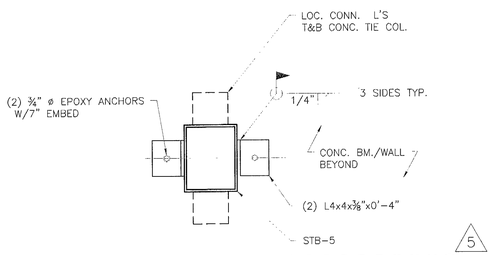
TYP. SHELF ANGLE DET. E
1 1/2" = 1'-0"



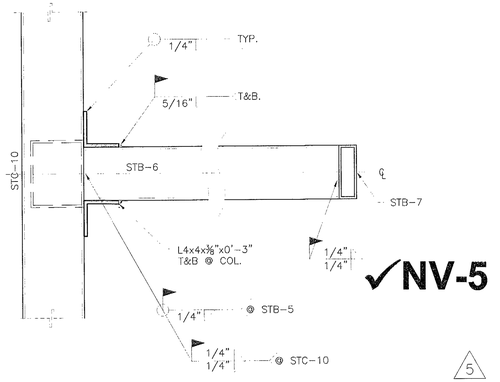
TYPICAL CONNECTION DETAIL F
1 1/2" = 1'-0"



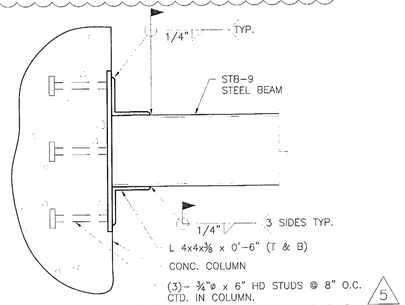
TYPICAL CONNECTION DETAIL G
1 1/2" = 1'-0"



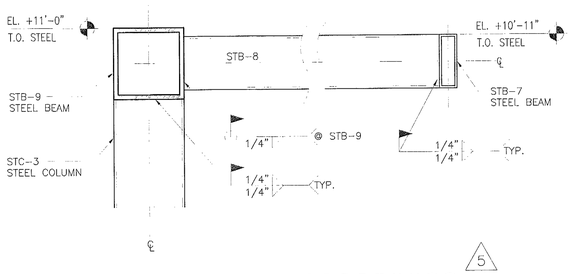
TYPICAL ANCHOR DET. AT STB-5 H
1 1/2" = 1'-0"



TYPICAL SECT. AT CANOPY COL. I
1 1/2" = 1'-0"



TYPICAL CONNECTION DETAIL J
1 1/2" = 1'-0"



TYPICAL CONNECTION DETAIL K
1 1/2" = 1'-0"

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CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NPatafray DATE: 02/16

✓NV-5

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: DETAILS

SCALE:
DRAWING NO.: S-10.6

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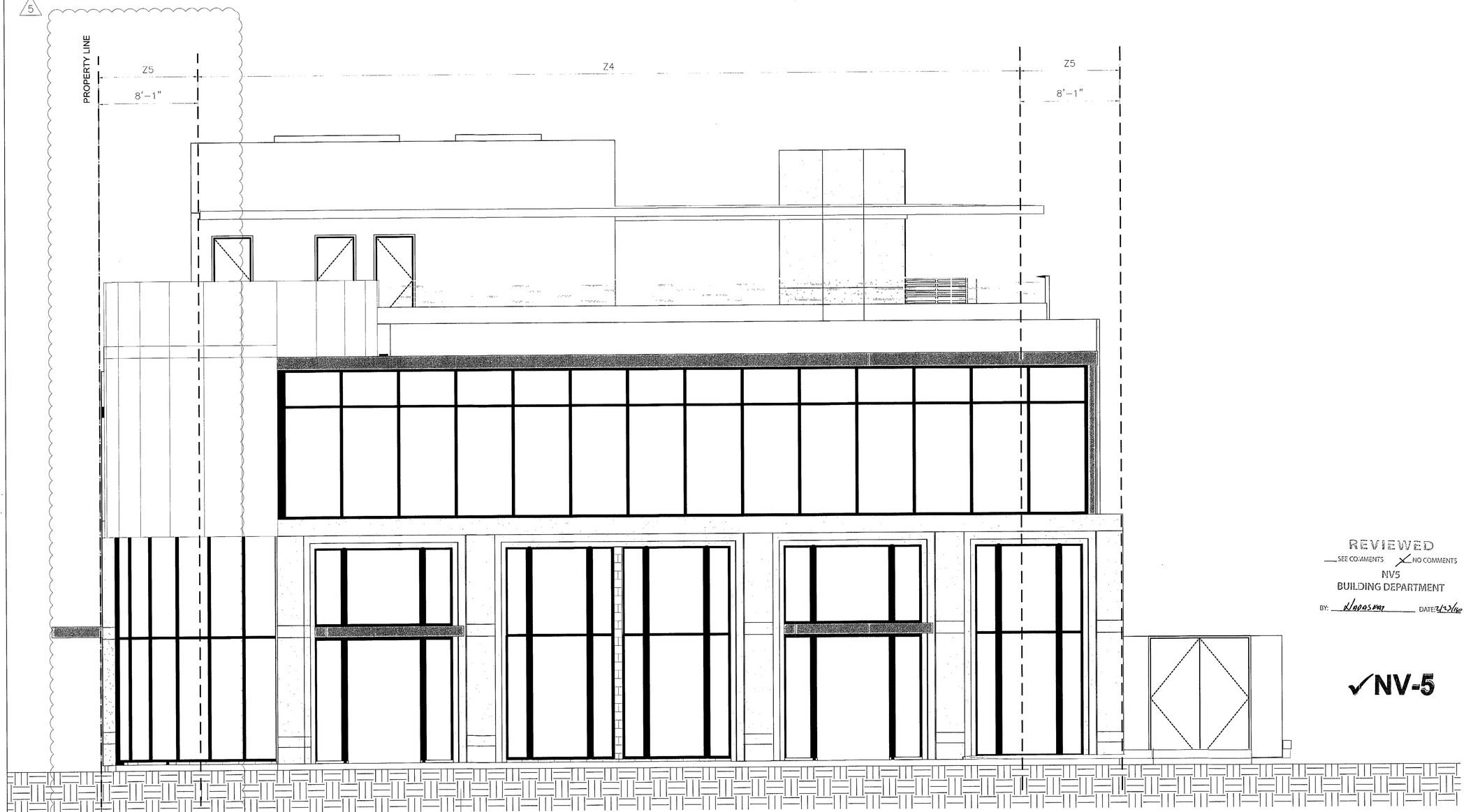

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: 4/4/2016

✓NV-5

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

DESIGN CRITERIA

ASCE 07-10
175 MPH WIND VELOCITY
CATEGORY EXPOSURE "D"
COEF. OF INTERNAL PRESSURE ±0.18 REF.:
IMPORTANCE FACTOR=1.0
HEIGHT=45'-0"
Kd=0.85
α=8.2°

DOOR & WINDOW WIND PRESSURE (PSF)

	WINDOWS/DOOR WIND PRESSURES CALCULATED USING A WIND DIRECTIONALITY FACTOR OF Kd=0.85	
	ZONE	
	ZONE 4	ZONE 5
WINDOWS & TRANSOMS (AREA 10 SQ.FT)	+53.9 -58.3	+53.9 -71.8
DOORS (AREA 20 SQ.FT)	+51.5 -56.0	+51.5 -67.0
DOORS (AREA 30 SQ.FT)	+50.1 -54.6	+50.1 -64.2

ZONE 4 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -58.3 PSF.	ZONE 4 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -58.3 PSF.
ZONE 5 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -71.8 PSF.	ZONE 5 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -71.8 PSF.

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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

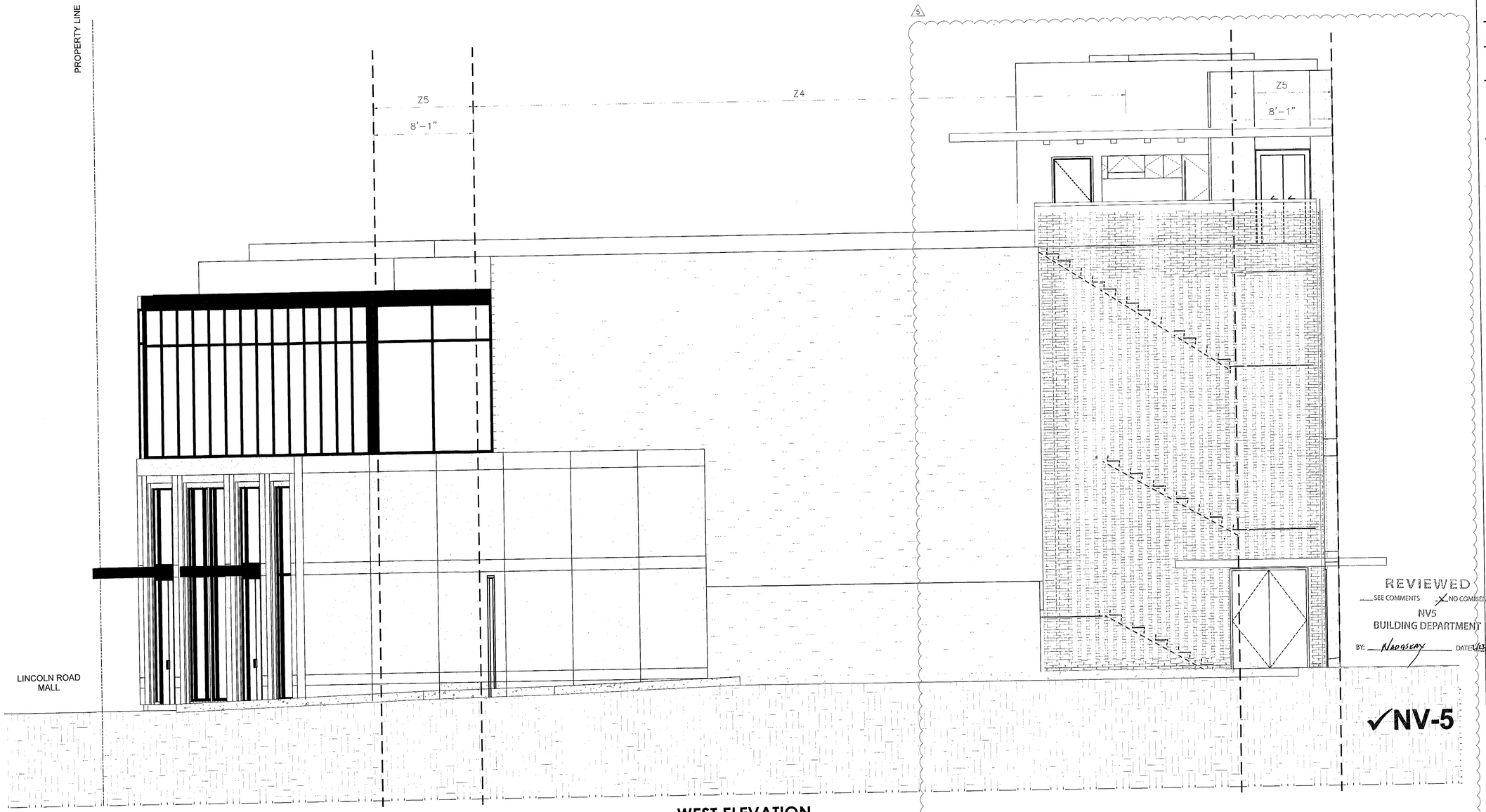
ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: NORTH ELEVATION

SCALE:
DRAWING NO.: S-11.0



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

REVIEWED
___SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: Nadgsexy DATE: 02/16

✓NV-5

DESIGN CRITERIA
ASCE 07-10
175 MPH WIND VELOCITY
CATEGORY EXPOSURE "D"
COEF. OF INTERNAL PRESSURE ±0.18 REF.:
IMPORTANCE FACTOR=1.0
HEIGHT=45'-0"
Kd=0.85
α=8.2'

DOOR & WINDOW WIND PRESSURE (PSF)	WINDOWS/DOOR WIND PRESSURES CALCULATED USING A WIND DIRECTIONALITY FACTOR OF Kd=0.85	
	ZONE	
	ZONE 4	ZONE 5
WINDOWS & TRANSOMS (AREA 10 SQ.FT)	+53.9 -58.3	+53.9 -71.8
DOORS (AREA 20 SQ.FT)	+51.5 -56.0	+51.5 -67.0
DOORS (AREA 30 SQ.FT)	+50.1 -54.6	+50.1 -64.2

ZONE 4 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -58.3 PSF.	ZONE 4 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -58.3 PSF.
ZONE 5 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -71.8 PSF.	ZONE 5 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -71.8 PSF.

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No. 43302

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
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MIAMI, FLORIDA 33129

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242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

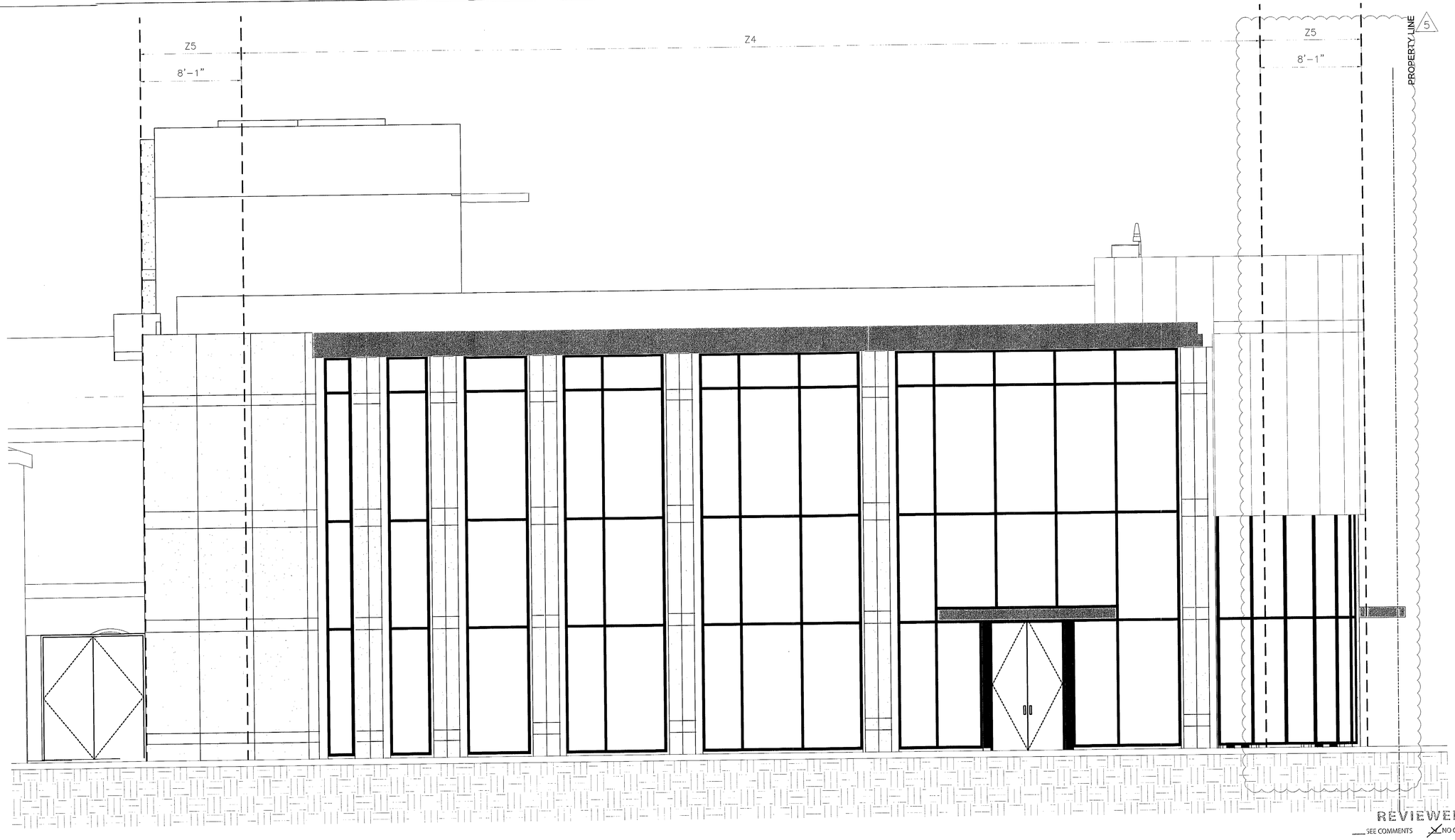
PROJECT
1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE
WEST ELEVATION

SCALE:

DRAWING NO.
S-11.1



REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: NADASEAT DATE: 2/23/16

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

✓NV-5

DESIGN CRITERIA
ASCE 07-10 175 MPH WIND VELOCITY CATEGORY EXPOSURE "D" COEF. OF INTERNAL PRESSURE ±0.18 REF.: IMPORTANCE FACTOR=1.0 HEIGHT=45'-0" Kd=0.85 α=8.2'

DOOR & WINDOW WIND PRESSURE (PSF)	WINDOWS/DOOR WIND PRESSURES CALCULATED USING A WIND DIRECTIONALITY FACTOR OF Kd=0.85	
	ZONE	
	ZONE 4	ZONE 5
WINDOWS & TRANSOMS (AREA 10 SQ.FT)	+53.9 -58.3	+53.9 -71.8
DOORS (AREA 20 SQ.FT)	+51.5 -56.0	+51.5 -67.0
DOORS (AREA 30 SQ.FT)	+50.1 -54.6	+50.1 -64.2

ZONE 4 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -58.3 PSF.	ZONE 4 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -58.3 PSF.
ZONE 5 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -71.8 PSF.	ZONE 5 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -71.8 PSF.

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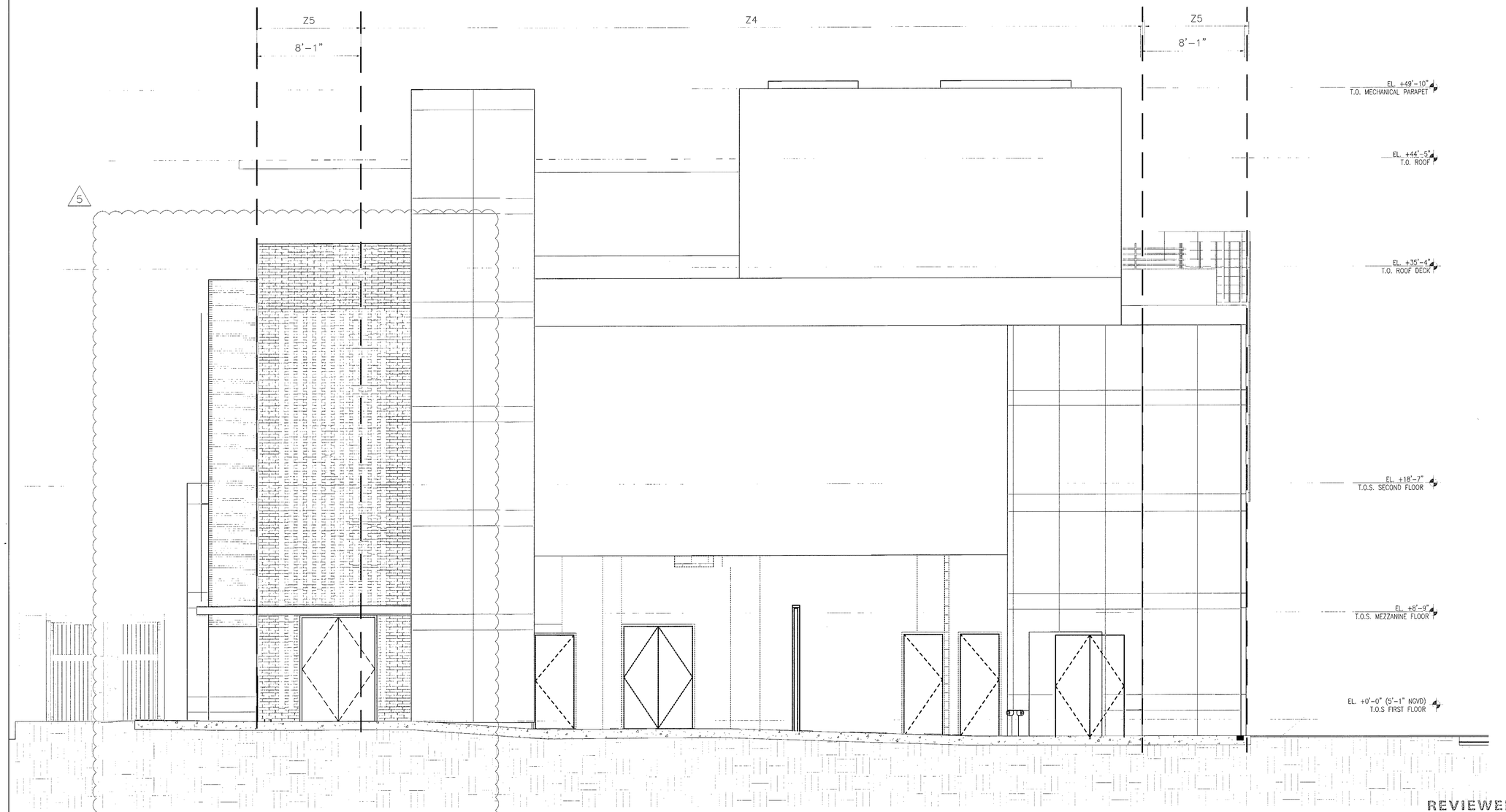
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2016

KEY PLAN

PROJECT: 1620 DREXEL AVENUE
PROJECT NO.

DRAWING TITLE: EAST ELEVATION

SCALE:
DRAWING NO.: S-11.2



SOUTH ELEVATION

1/4"=1'-0"

REVIEWED
___SEE COMMENTS X NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: Narcissa DATE: 1/23/16

✓NV-5

DESIGN CRITERIA
ASCE 07-10
175 MPH WIND VELOCITY
CATEGORY EXPOSURE "D"
COEF. OF INTERNAL PRESSURE ±0.18 REF.:
IMPORTANCE FACTOR=1.0
HEIGHT=45'-0"
Kd=0.85
α=8.2'

DOOR & WINDOW WIND PRESSURE (PSF)		
	WINDOWS/DOOR WIND PRESSURES CALCULATED USING A WIND DIRECTIONALITY FACTOR OF Kd=0.85	
	ZONE	
	ZONE 4	ZONE 5
WINDOWS & TRANSOMS (AREA 10 SQ.FT)	+53.9 -58.3	+53.9 -71.8
DOORS (AREA 20 SQ.FT)	+51.5 -56.0	+51.5 -67.0
DOORS (AREA 30 SQ.FT)	+50.1 -54.6	+50.1 -64.2

ZONE 4 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -58.3 PSF.	ZONE 4 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -58.3 PSF.
ZONE 5 Kd=0.85 WIND PRESSURE AT ALL MULLIONS: +53.9 PSF AND -71.8 PSF.	ZONE 5 Kd=0.85 WIND PRESSURE AT ALL TRANSOM +53.9 PSF AND -71.8 PSF.

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OWNER
TRISTAR REALTY GROUP
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NEW YORK, NEW YORK 10013

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PROFESSIONAL LICENSE

ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	REVISION-3_PERMIT COMMENTS	01/15/2016
4	REVISION-4_PERMIT COMMENTS	01/29/2016
5	REVISION-5_PERMIT COMMENTS	02/08/2013

KEY PLAN

PROJECT: 1620 DREXEL AVENUE

PROJECT NO.

DRAWING TITLE: SOUTH ELEVATION

SCALE:

DRAWING NO.: S-11.3

LEGEND

(X) (X)	NOTES ON DRAWINGS & SCHEDULES
△	REVISIONS
AD	ACCESS DOOR (DUCT)
AP	ACCESS PANEL (CEILING MOUNTED)
AFF	ELEVATION/ABOVE FINISHED FLOOR
TE	TOP ELEVATION
BE	BOTTOM ELEVATION
CE	CENTERLINE ELEVATION
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
OA	OUTDOOR AIR
PD	PRESSURE DROP
NEC	NATIONAL ELECTRICAL CODE
TAB	TEST AND BALANCE
—C—	CONDENSATE DRAIN LINE
	UNION JOINT
	FLANGE JOINT
	TEE UP – BRANCH OUT OF TOP
	TEE DOWN – BRANCH OUT OF BOTTOM
	ELBOW – UP
	ELBOW – DOWN
	DIRECTION OF FLOW
	CEILING SUPPLY AIR DEVICE ARROW DENOTES DIRECTION OF THROW CONTINUOUS WELDED ALUMINUM OR STAINLESS
24 X 12	NEW SUPPLY, RETURN, EXHAUST OR OUTSIDE AIR DUCTWORK FIRST DESIGNATION IS SIDE SHOWN, FREE AREA DIMENSION.
	FLEXIBLE DUCT CONNECTION
	TRANSITIONS: F. O. T. = FLAT ON TOP OR F. O. B. = FLAT ON BOTTOM

	SQUARE TO ROUND TRANSITION
	TURNING VANES (NUMBER OF VANES SHALL BE BASED ON ACTUAL DUCT SIZE AND NOT ON SCHEMATIC SYMBOL ON DRAWING – SEE SMACNA)
	RETURN OR OUTSIDE AIR DUCT
	DISCHARGE OR SUPPLY DUCT
	EXHAUST DUCT
MD	VOLUME DAMPER (WITH OR WITHOUT MD)
F AD	FIRE DAMPER (F.DPR) WITH ACCESS DOOR
S AD	SMOKE DAMPER (S.DPR) WITH ACCESS DOOR
FS AD	COMBINATION FIRE/SMOKE DAMPER WITH ACCESS DOOR
DN	DROP IN DIRECTION OF AIR FLOW
R	RISE IN DIRECTION OF AIR FLOW
	FLEXIBLE AIR DUCT
	SPIN COLLAR WITH MANUAL DAMPER
M AD	AUTOMATIC MOTORIZED DAMPER
G AD	GRAVITY BACKDRAFT DAMPER
T	TEMPERATURE SENSOR
UC / 110	DOOR UNDERCUT DESIGNATION AND CFM TRANSFER AMOUNT

GENERAL MECHANICAL NOTES

1. ALL SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL. DUCTS SHALL BE FABRICATED IN COMPLIANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE, 2005", SEAL CLASS A.
2. EXACT LOCATION OF AIR DISTRIBUTION DEVICES SHALL BE COORDINATED WITH THE ARCHITECT'S REFLECTED CEILING PLAN.
3. THE COLOR AND FINISH OF ALL AIR DEVICES AND LOUVERS SHALL BE APPROVED BY THE PROJECT ARCHITECT.
4. COORDINATE INSTALLATION WITH ALL OTHER INVOLVED TRADES. IN THE CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATION, THE MORE STRINGENT REQUIREMENT AS DETERMINED BY THE ENGINEER OF RECORD SHALL TAKE PRECEDENT.
5. REFER TO PLANS FOR ADDITIONAL NOTES.
6. FLEXIBLE AIR DUCT SHALL BE USED FOR RUN OUTS BETWEEN THE SUPPLY AIR DUCTS AND AIR DISTRIBUTION DEVICES WHERE INDICATED. FLEXIBLE DUCT SHALL BE A MINIMUM OF SIX AND MAXIMUM OF TEN FOOT IN LENGTH AND OF THE MYLAR–COATED WIRE HELIX TYPE WITH 1" THICK FIBERGLASS INSULATION AND METALIZED MYLAR LAMINATE VAPOR BARRIER COVER. ATTACH FLEXIBLE AIR DUCT TO DIFFUSERS AND SPIN COLLARS WITH PLASTIC OR METAL DRAW BANDS AND SEAL THE ENDS WITH TAPE AND MASTIC TO MAINTAIN THE VAPOR BARRIER. FLEXIBLE DUCT AND SPIN COLLAR SIZE SHALL BE THE SAME NOMINAL DIAMETER AS THE NECK OF THE AIR DISTRIBUTION DEVICE IT IS CONNECTED TO.
7. ELEVATIONS GIVEN: BE = BOTTOM ELEVATION, CL = CENTERLINE ELEVATION, TE = TOP ELEVATION, ARE TAKEN FROM THE CONCRETE FLOOR SLAB. THESE ELEVATIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO FABRICATION OF ANY DUCTWORK.
8. PROVIDE SINGLE THICKNESS METAL TURNING VANES IN ALL SQUARE ELBOWS INCLUDING EXHAUST AND OUTSIDE AIR DUCTS. WHERE UNEQUAL SQUARE ELBOWS ARE SHOWN, TURNING VANES WITH TRAILING EDGES SHALL BE USED.
9. DOCUMENTS ARE SCHEMATIC IN NATURE AND DO NOT INDICATE EVERY BEND, ELBOW, OR OFFSETS REQUIRED IN DUCTWORK AND PIPING. FIELD VERIFY ALL DUCTWORK SIZES AND ELEVATIONS PRIOR TO FABRICATION AND INSTALLATION. PROVIDE MODIFICATIONS WHERE REQUIRED FOR COORDINATION IN BASE CONTRACT PRICE AT NO ADDITIONAL COST TO THE OWNER.
10. OPEN ENDS OF DUCTWORK SHALL BE KEPT SEALED USING PLASTIC SHEETING AND DUCT TAPE DURING CONSTRUCTION.
11. LOCATIONS FOR TEMPERATURE SENSORS AND HUMIDITY SENSORS ARE APPROXIMATE IN NATURE AND SHALL NOT BE SCALED FROM THE DRAWINGS. COORDINATE EXACT LOCATIONS WITH ROOM FURNITURE LAYOUT AND CONFIRM PROPOSED LOCATION WITH THE OWNERS REPRESENTATIVE PRIOR TO ROUGH–IN.
12. EXACT LOCATION OF MECHANICAL EQUIPMENT SHALL BE COORDINATED WITH ELECTRICAL EQUIPMENT INCLUDING , BUT NOT LIMITED TO, POWER AND SYSTEMS PANELS TO MAINTAIN N.E.C. CLEARANCES AS REQUIRED BY N.E.C. 110–16 AND N.E.C. 384.
13. PRIME AND PAINT THE INSIDE OF ALL DUCTWORK THAT IS EXPOSED THROUGH ANY GRILLE OR LOUVER, FLAT BLACK.
14. 607.5.3 FBCM FIRE DAMPER EXCLUSION CRITERIA:.
    - THE PARTITIONS ARE TENANT SEPARATIONS OR CORRIDOR WALLS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE FLORIDA BUILDING CODE, BUILDING AND THE DUCT IS PROTECTED AS A THROUGH PENETRATION IN ACCORDANCE WITH SECTION 713 OF THE FLORIDA BUILDING CODE, BUILDING.
    - THE DUCT SYSTEM IS CONSTRUCTED OF APPROVED MATERIALS IN ACCORDANCE WITH SECTION 603 AND THE DUCT PENETRATING THE WALL COMPLIES WITH ALL OF THE FOLLOWING REQUIREMENTS:
    - 3.1 THE DUCT SHALL NOT EXCEED 100 SQUARE INCHES (0.06 m²).
    - 3.2 THE DUCT SHALL BE CONSTRUCTED OF STEEL A MINIMUM OF 0.0217–INCH (0.55 mm) IN THICKNESS.
    - 3.3 THE DUCT SHALL NOT HAVE OPENINGS THAT COMMUNICATE THE CORRIDOR WITH ADJACENT SPACES OR ROOMS.
    - 3.4 THE DUCT SHALL BE INSTALLED ABOVE A CEILING.
    - 3.5 THE DUCT SHALL NOT TERMINATE AT A WALL REGISTER IN THE FIRE–RESISTANCE–RATED WALL.
    - 3.6 A MINIMUM 12–INCH–LONG (305 mm) BY 0.060–INCH–THINK (1.52 mm) STEEL SLEEVE SHALL BE CENTERED IN EACH DUCT OPENING. THE SLEEVE SHALL BE SECURED TO BOTH SIDES OF THE WALL AND ALL FOUR SIDES OF THE SLEEVE WITH MINIMUM 1 1/2–INCH BY 1 1/2–INCH BY 0.060–INCH (38mm X 38mm X 1.52mm) STEEL RETAINING ANGLES.

      THE RETAINING ANGLES SHALL BE SECURED TO THE SLEEVE AND THE WALL WITH NO. 10 (M5) SCREWS. THE ANNULAR SPACE BETWEEN THE STEEL SLEEVE AND THE WALL OPENING SHALL BE FILLED WITH ROCK (MINERAL) WOOL BATTING ON ALL SIDES.
15. WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT AND/OR ADOPTED ISSUES OF THE FOLLOWING CODES:
    A. FLORIDA BUILDING CODE 2010 EDITION, WITH 2012 SUPPLEMENTS.
    B. NFPA–13 (LATEST ADOPTED VERSION), STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
    C. NFPA–90A (LATEST ADOPTED VERSION), STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS
    D. NFPA–90B (1999), STANDARD FOR THE INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEMS
    E. ASHRAE STANDARD 90.1–2010
    F. OCCUPATIONAL SAFETY ACT OF 1970, AS AMENDED (OSHA)
    G. ASHRAE STANDARD 62.1 – 2007
    H. OTHER CODES AS INDIVIDUALLY REFERRED TO IN OTHER SECTIONS
16. ALL WEATHER EXPOSED, ROOF MOUNTED EQUIPMENT AND ACCESSORIES SUPPLIED BY THE MECHANICAL (HVAC) CONTRACTOR SHALL BE CONSTRUCTED OF STAINLESS STEEL OR ALUMINUM. NO GALVANIZED STEEL MATERIAL SHALL BE ALLOWED. ACCESSORIES SUCH AS ROOF JACKS OR RECTANGULAR GOOSE NECKS SHALL BE WELDED CONSTRUCTION OR SHALL HAVE PITTSBURGH SEAMS SEALED WITH OIL BASED EXTERIOR TYPE DUCT SEALER. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LEAK PROOF INSTALLATION. ONLY STAINLESS STEEL MOUNTING HARDWARE AND FASTENERS SHALL BE ALLOWED. COORDINATE THE MATERIALS OF ROOF MOUNTED EQUIPMENT AND ACCESSORIES WITH SPECIFICATIONS, SECTION 07620, FLASHING GUTTERS, DOWNSPOUTS, AND OTHER ACCESSORIES.
17. EXTERIOR MOUNTED EQUIPMENT SHALL BE DESIGNED, MANUFACTURED AND INSTALLED TO WITHSTAND THE APPLIED WIND FORCE. THE APPLICABLE WIND FORCE SHALL BE AS DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE CHAPTER 16. A 'SPECIALTY ENGINEER' LICENSED TO PRACTICE IN FLORIDA SHALL DETERMINE THE APPLICABLE WIND FORCE AND CERTIFY THE PROPOSED EQUIPMENT CONSTRUCTION AND MOUNTING MEETS THE APPLIED WIND FORCE WITH SUITABLE DOCUMENTATION PROVIDED TO THE PERMITTING AUTHORITIES.

NV5, Inc.
Building Code Plan Review
Building Code Services Office

Category	Plans Examiner	Date
Building:		
Electrical:		
Mechanical:	Wayne D. Smith PE #1022	
Plumbing:		
Structural:		

Submit only signed and sealed originals, shop drawings, or revisions for review prior to fabrication/installation/construction. Have the proper Architect of Record, Engineer of Record stamp and designate "accepted" or "reviewed" and contractor "accepted" on each before submitting to NV5.

Note: Reviewed for Code Compliance in accordance with all Florida Building and N.E.P. codes in effect on the date of initial submission for review. This review does not relieve the contractor from errors &/or omissions, nor is it to be held to permit or approve any violation of City, County, State or Federal regulations. Variance to Code shall

REVIEWED
___SEE COMMENTS _V_NO COMMENTS
NV5
BUILDING DEPARTMENT
✓NV-5
BY: JDC DATE: 2/22/16

AIR CONDITIONING SYSTEM SCHEDULE

FAN FLA LISTED IN LIEU OF HP

PLAN MARK	MAKE	SERVES	AIR HANDLING UNIT DATA: MODEL	FAN CFM (SETTING)	EXT. SP	MCA	V/ø	CAPACITY DATA: COOLING CAPACITY (BTUH) SENSIBLE	PLAN MARK	MAKE	AIR COOLED CONDENSING UNIT DATA: MODEL	EER	VOLTS	MCA	MOCP	REMARKS
AHU–1	DAIKIN	301	FDXS12	300 (HIGH)	–	–	208/1ø	8280	CU–1	DAIKIN	RSX12	9.1	208/1	8.8	15	1 2 3 4 5 6 7 8 9 10 11
AHU–2	MITSUBISHI	131	PKA–A36	920 (HIGH)	–	0.57	208/1ø	34,200	CU–2	MITSUBISHI	PUY–A36	14.0	208/1	25.0	40	1 2 3 4 5 6 7 8 9 10 11

5

1. SEE DETAILS FOR ANCHORING REQUIREMENTS FOR ROOF MOUNTED CONDENSING UNIT.
2. FACTORY EVAPORATOR MOUNTING KIT.
3. PROVIDE WITH MANUFACTURERS WALL MOUNTED HARD WIRED ADJUSTABLE THERMOSTAT.
4. PROVIDE WITH FACTORY CONTROLS.
5. PROVIDE WITH HERESITE COATING ON CONDENSING UNIT COIL.
6. ALL CONDENSATE DRAIN LINES SHALL BE FULL SIZE OF THE DRAIN CONNECTION OR 3/4" DIA., WHICHEVER IS LARGER.
7. PROVIDE WITH UNIT MOUNTED DISCONNECT AND POWER RECEPTACLE (CONDENSING UNIT).
8. START ASSIST KIT
9. CYCLE PROTECTION
10. CONDENSATE PUMP, "LITTLE GIANT" OR ENGINEER APPROVED EQUAL.
11. BASIS OF DESIGN IS FOR INVERTER DUTY COMPRESSOR WITH VARIABLE CAPACITY.

PLAN MARK DESIGNATION

EQUIPMENT MARK:

AHU = AIR HANDLING UNIT
CU = AIR COOLED CONDENSING UNIT
EF = EXHAUST FAN

EF 2 — UNIT NUMBER

DESIGN REQUIREMENTS

DESCRIPTION	REQUIRED YES	REQUIRED NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER	X	
FIRE/SMOKE DAMPER	X	
SMOKE DAMPER		X
FIRE RATED ENCLOSURE		X
FIRE RATED FLOOR / ROOF		X
CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

EXHAUST FAN SCHEDULE

PLAN MARK	MAKE	MODEL NUMBER	CFM	E.S.P. IN INCHES H_2O	DRIVE	SONES	FAN RPM	MOTOR: HP	RPM	VOLTS	PH	MOUNTING	REMARKS	FAN CONTROL
EF–1	GREENHECK	G–095–VG	600	0.50	DIRECT	9.0	1529	1/6	1529	120	1	ROOF	1 3 5 6 7	TO RUN CONTINUOUSLY
EF–2	GREENHECK	SQ–085–VG	300	0.50	DIRECT	8.0	1618	1/6	1618	120	1	IN–LINE	1 2 3 4 5	TO RUN CONTINUOUSLY

1. ALUMINUM BACKDRAFT DAMPER
2. HUNG FROM STRUCTURE WITH SPRING VIBRATION ISOLATORS
3. ELECTRONIC SPEED CONTROLLER MOUNTED AT FAN, OR LOCATE ABOVE NEAREST ADJACENT ACCESSIBLE CEILING.
4. PROVIDE WITH INSULATED HOUSING AND MOTOR COVER
5. PROVIDE WITH DISCONNECT
6. PROVIDE WITH MIN. 18" HIGH PREMANUFACTURED ROOF CURB.
7. PROVIDE WITH BIRD SCREEN

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

PLAN MARK	MAKE	MODEL NUMBER	MODULE SIZE	NECK SIZE	FINISH	MATERIAL	MOUNTING	REMARKS
CD–1	TITUS	TDCA–AA	6x6	6"ø	OFF–WHITE	ALUMINUM	SURFACE	1 2 3 4
CD–2	TITUS	TDCA–AA	9x9	8"ø	OFF–WHITE	ALUMINUM	SURFACE	1 2 3 4
EG–1	TITUS	350FL	10x10	10x10	OFF–WHITE	ALUMINUM	STEEL	1 2 4 5
TG–1	TITUS	350FL	10x10	10x10	OFF–WHITE	ALUMINUM	SURFACE	1 2 4 5

1. CONFIRM ALL MOUNTING TYPES WITH ACTUAL CEILING CONSTRUCTION PRIOR TO ORDERING AND INSTALLATION
2. COLOR TO MATCH SURFACE THAT GRILLE IS MOUNTED IN.
3. THROW PATTERN AS INDICATED BY ARROWS ON FLOOR PLANS
4. FLANGED BORDER
5. POSITION SO BLADES POINT TOWARDS THE WALL (CEILING MOUNTED) OR CEILING (WALL MOUNTED).

DIFFUSER, GRILLE, AND REGISTER DESIGNATION

EQUIPMENT MARK:

CD = CEILING SUPPLY DIFFUSER
EG = EXHAUST GRILLE
RG = RETURN GRILLE
TG = TRANSFER GRILLE

CD–X — UNIT NUMBER
XXX — AIR QUANTITY IN CFM'S

APPROVED MIAMI BEACH FIRE DEPARTMENT

DRAWING INDEX

5

M.100	LEGEND, GENERAL NOTES AND SCHEDULES
M.101	FIRST FLOOR HVAC PLAN
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M.103	MECHANICAL ROOF TERRACE PLAN
M.104	MECHANICAL ROOF PLAN
M.105	MECHANICAL DETAILS
M.106	MECHANICAL SPECIFICATIONS
M.107	MECHANICAL SPECIFICATIONS

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Drawings are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Touzet Studio and shall not be sold or reproduced without it's prior written consent. Touzet Studio shall be notified of any changes required by actual conditions as aforesaid prior to submission of any phase for construction. 2013, TOUZET STUDIO INC.

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MICHAEL P. LINDEN # 58094

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3	FIRE COMMENTS	02/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER
2-22-16

PROJECT PROJECT NO. 13_016

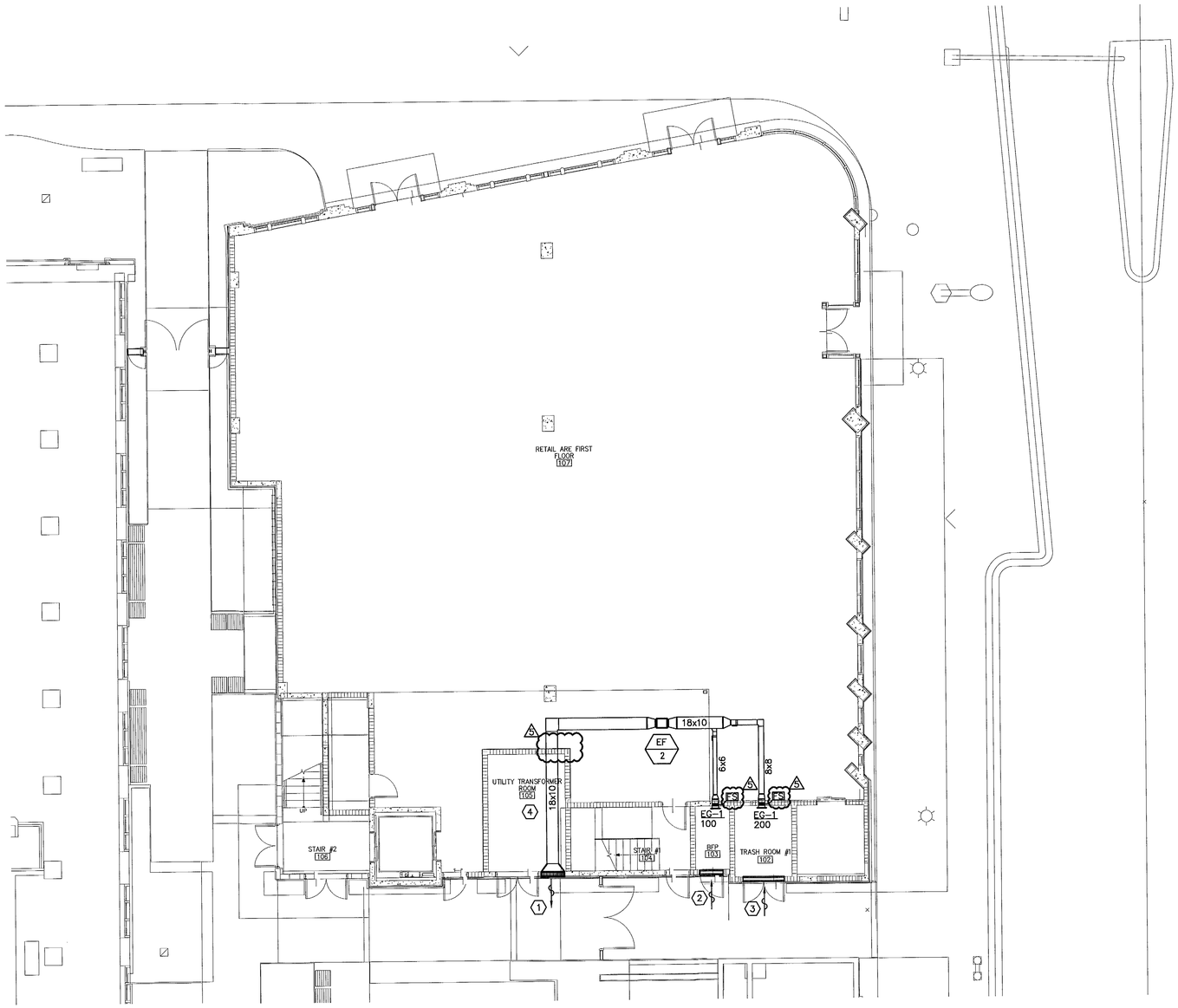
1620 DREXEL AVENUE

DRAWING TITLE

LEGEND, GENERAL NOTES AND SCHEDULES

SCALE: As indicated DRAWING NO.

M.100



PLAN NOTES

1. 24x12 EXHAUST LOUVER, GREENHECK MODEL EHH-501X, BE= 17'-0"AFF.+/-. COORDINATE EXACT ELEVATION WITH STRUCTURE. FLOOD LEVEL= 8'-0" NGVD. PROJECT ELEVATION = 5'-2" NGVD. LOUVER ELEVATION IS 17'-0" AFF. (22'-2" NVGD). LOUVER TO BE LOCATED MINIMUM 10'-0" FROM AND DOOR OR OPERABLE WINDOW.
2. 36x12 MAKE-UP AIR LOUVER LOCATED ABOVE DOOR, GREENHECK MODEL EHH-501X.
3. 64x12 MAKE-UP AIR LOUVER LOCATED ABOVE DOOR, GREENHECK MODEL EHH-501X.
4. 18x10 EXHAUST DUCT TO BE ROUTED ABOVE A RATED CEILING WITHIN THE TRANSFORMER VAULT ROOM. REFER TO ARCHITECTURAL DRAWINGS.

REVIEWED
SEE COMMENTS ✓ NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: WOS DATE: 2/22/16

✓NV-5

1 M.101 GROUND FLOOR HVAC PLAN

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

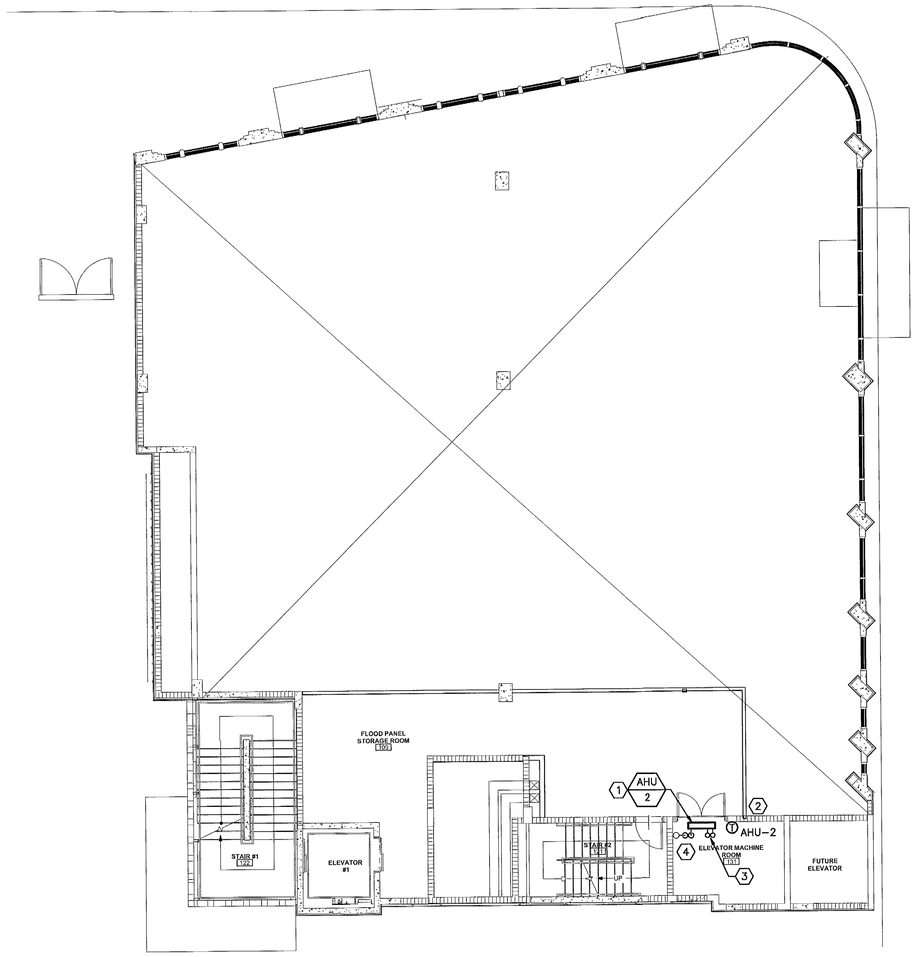
1620 DREXEL AVENUE

DRAWING TITLE

GROUND FLOOR HVAC PLAN

SCALE: As indicated DRAWING NO.

M.101



PLAN NOTES

1. DX UNIT MOUNTED ON WALL ABOVE DOOR. SECURE PER MANUFACTURER'S RECOMMENDATIONS.
2. HARD WIRED WALL MOUNTED THERMOSTAT (ADJUSTABLE).
3. REFRIGERANT PIPING UP THRU SLAB THRU CHASE OR WALL TO CONDENSING UNIT MOUNTED ON ROOF. LOCATION OF CHASE/WALL AND PIPING TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
4. ROUTE FULL SIZE INSULATED COPPER CONDENSATE PIPING TO STORM PIPING RISER. COORDINATE EXACT LOCATION OF STORM RISER WITH PLUMBING DRAWINGS.

REVIEWED
___SEE COMMENTS _✓_NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: WBS DATE: 2/22/16

✓NV-5

1 M.102 MECHANICAL MEZZANINE PLAN

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

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	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/22/16

PROJECT PROJECT NO. 13_016

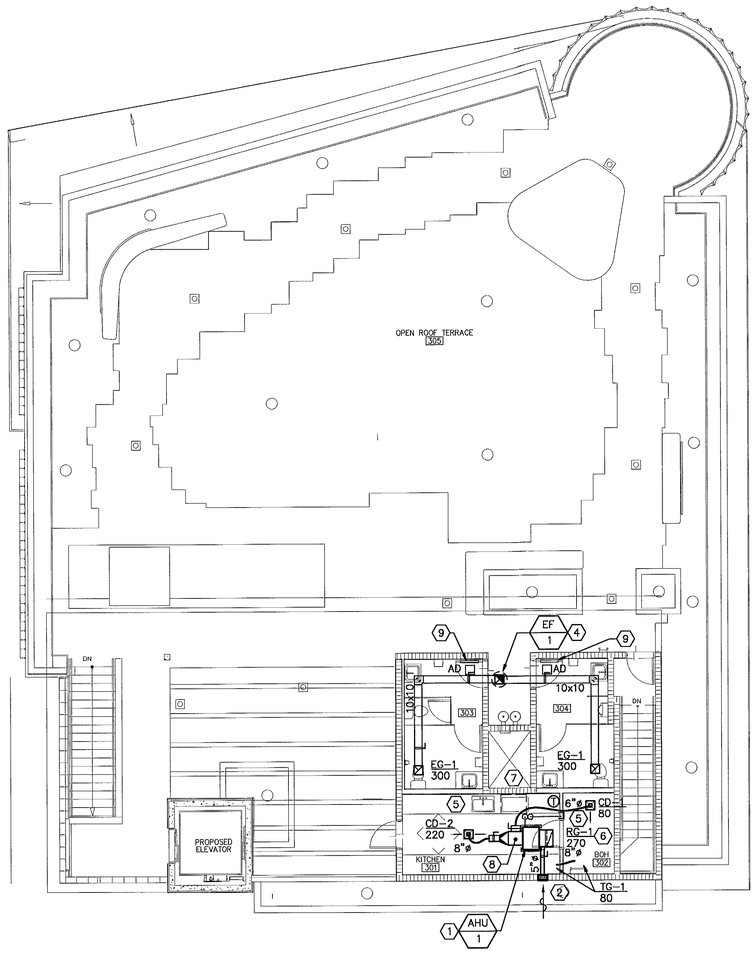
1620 DREXEL AVENUE

DRAWING TITLE

MECHANICAL MEZZANINE PLAN

SCALE: As indicated DRAWING NO.

M.102



1 MECHANICAL ROOF TERRACE PLAN
M.103

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

PLAN NOTES

1. AHU MOUNTED ABOVE CEILING, SUSPENDED FROM STRUCTURE. PROVIDE WITH AUXILARY/EMERGENCY DRAIN PAN WITH MOISTURE SENSOR IN DRAIN PAN. UNIT TO SHUT DOWN UPON SIGNAL FROM MOISTURE SENSOR.
2. OA INTAKE, XVENT MODEL 6ILS, OR APPROVED EQUAL. BALANCE OA INTAKE TO 30 CFM.
3. 36x12 INTAKE LOUVER MOUNTED ABOVE DOOR. PROVIDE MOTORIZED DAMPER ON BACK OF LOUVER, RUSKIN MODEL CD-5 OR APPROVED EQUAL. TRANSITION FROM LOUVER TO 10x10
4. 12x12 EXHAUST DUCT UP TO EF-1 MOUNTED ON ROOF.
5. ROUTE FULL SIZE INSULATED COPPER CONDENSATE DRAIN LINE TO WALL BOX LOCATED ABOVE CEILING. SEE PLUMBING DRAWINGS.
6. RETURN GRILLE TO BE SAME NOMINAL SIZE AS RETURN DUCT AND INLET SIZE OF AHU RETURN INLET. TITUS MODEL 4FL OR APPROVED EQUAL. COORDINATE MOUNTING TYPE WITH CEILING PROVIDED. PROVIDE WITH APPOSED BLADE DAMPER ACCESSIBLE THRU GRILLE FACE.
7. KITCHEN HOOD BY OTHERS. KITCHEN HOOD IS UNDERSTOOD TO BE RE-CIRCULATING TYPE HOOD. PROVISIONS HAVE NOT BEEN MADE WITHIN THE HVAC DESIGN FOR ANY REQUIRED MAKE-UP AIR IF THE KITCHEN HOOD IS NOT RE-CIRCULATING TYPE HOOD.
8. SUPPLY DUCT TO BE SAME NOMINAL SIZE AS AHU DISCHARGE CONNECTION.
9. DOOR GRILLE IN DOOR FOR EXHAUST MAKE-UP AIR BY OTHERS. REFER TO ARCHITECTURAL DRAWINGS.

OCCUPANCY SCHEDULE FOR BASIS OF VENTILATION AIR:

KITCHEN	2 PEOPLE

SYSTEM: AHU-1

SUPPLY AIR	300 CFM
RETURN AIR	270 CFM
OUTSIDE AIR	30 CFM
EXHAUST AIR	0 CFM
RELIEF AIR	0 CFM
EXFILTRATION	30 CFM

VENTILATION BASED ON ASHRAE 62.1 – 2010.

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: 2/22/16

✓NV-5

APPROVED MIAMI BEACH FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/22/16

PROJECT PROJECT NO. 13_016

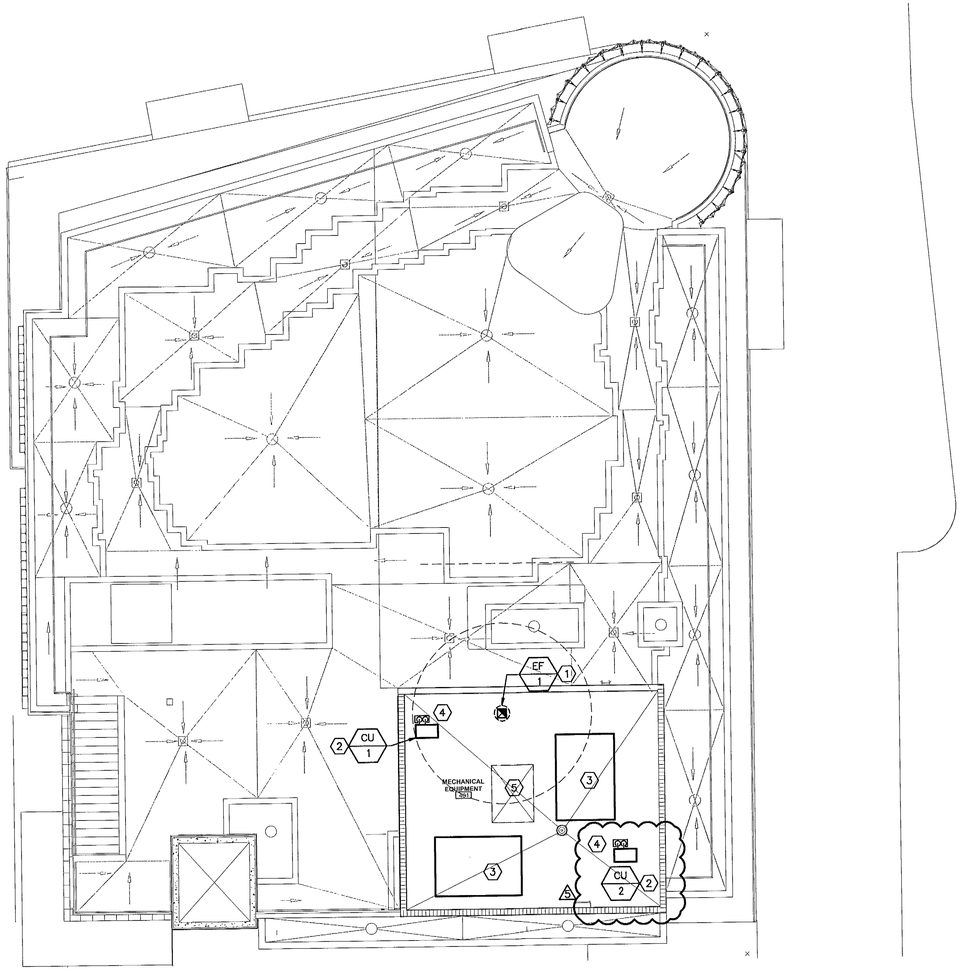
1620 DREXEL AVENUE

DRAWING TITLE

MECHANICAL ROOF TERRACE PLAN

SCALE: As indicated DRAWING NO.

M.103



PLAN NOTES

1. ROOF MOUNTED EXHAUST FAN ON MIN. 18" HIGH PRE-MANUFACTURED ROOF CURB.
2. CONDENSING UNIT MOUNTED ON NOA RATED EQUIPMENT STAND.
3. 18" HIGH PRE-MANUFACTORED ROOF CURB. CURB TO BE CAPPED FOR FUTURE USE.
4. REFRIGERANT PIPING FROM CONDENSING UNIT DOWN THRU ROOF TO AHU. PIPING PENETRATES ROOF SLAB VIA PIPE JACK. SEE DETAIL.
5. AREA ALLOCATED FOR FUTURE EXPOSED SUPPLY AND RETURN DUCTS FROM FUTURE RTU'S. AREA MUST BE COORDINATED WITH CHASE BELOW.

REVIEWED
__SEE COMMENTS __✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: WDS DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

1 M.104 MECHANICAL ROOF PLAN

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

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KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER
2.22.16

PROJECT PROJECT NO. 13_016

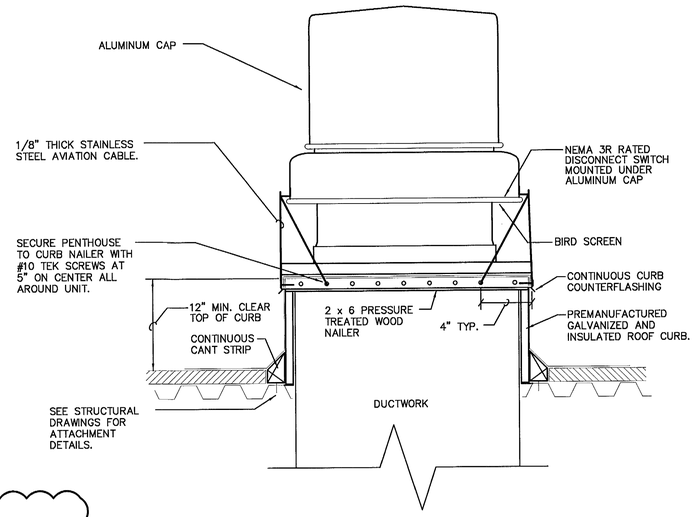
1620 DREXEL AVENUE

DRAWING TITLE

MECHANICAL ROOF PLAN

SCALE: As Indicated DRAWING NO.

M.104

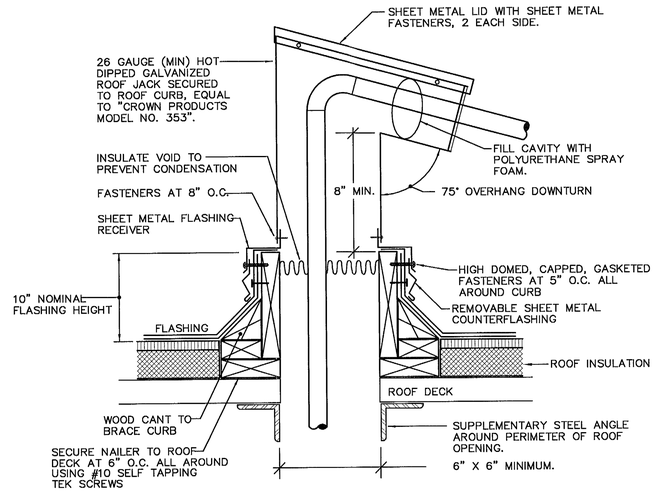


5 1 M.105

ROOF MOUNTED EXHAUST FAN

SCALE: NONE

A. PROVIDE A MINIMUM CLEARANCE OF 12" FROM TOP OF ROOFING TO TOP OF CURB.

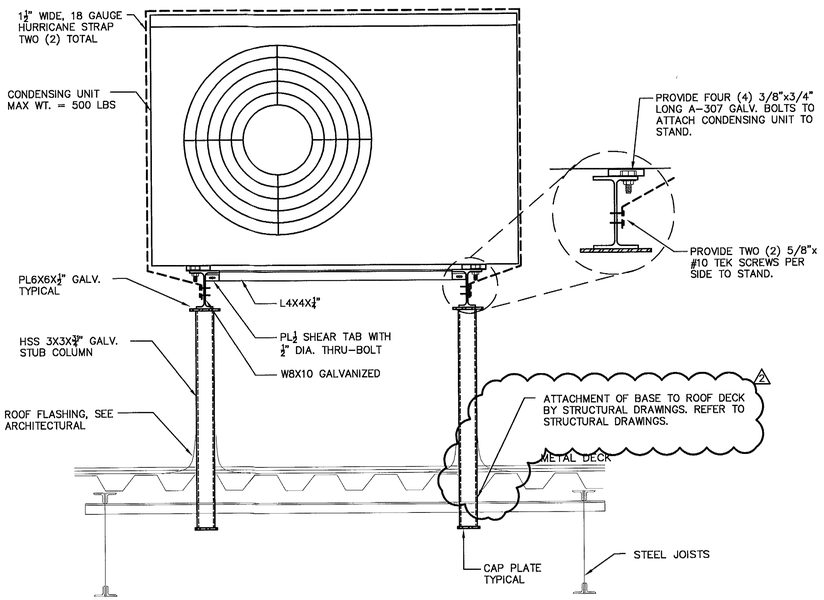


(PRE-MANUFACTURED INSULATED METAL ROOF CURB IS ALSO ACCEPTABLE)

5 2 M.105

PIPE THRU ROOF DETAIL

SCALE: NONE



5 3 M.105

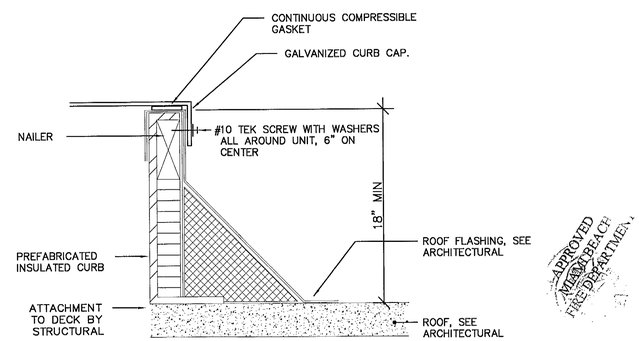
CONDENSING UNIT BASE DETAIL

SCALE: NONE

NOTES:
1. FASTENING OF HURRICANE STRAP TO UNIT WITH TEK SCREWS WILL VOID MANUFACTURES WARRANTY AND IS NOT PERMITTED IN THIS APPLICATION.
2. REINFORCE JOISTS PER JIOST REINFORCEMENT DETAIL AT CONCENTRAITED LOADS ON STRUCTURAL PLANS.
3. VERIFY ATTACHMENT OF SUPPORT TO JOISTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
4. PROVIDE NOA NUMBER FOR SHOP DRAWING.

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: WAS DATE: 2/22/16

✓NV-5



APPROVED MIAMI-DADE FIRE DEPARTMENT

5 4 M.105

EQUIPMENT CURB DETAIL

SCALE: NONE

RTU ROOFCURB SHOWN; ROOFCURB FOR EXHAUST FAN SIMILAR.

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KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

2.22.16

PROJECT

PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

MECHANICAL DETAILS

SCALE: As indicated

DRAWING NO.

M.105

B. SHOP DRAWINGS SHALL SHOW THE DUCT ROUTING, ACTUAL DUCT DIMENSIONS, ELEVATIONS OF DUCTS ABOVE FINISHED FLOOR LINE, DIMENSIONS FROM FIXED ELEMENTS SUCH AS COLUMNS, WALLS, BEAMS AND SLABS, AND SHALL INCLUDE THE LOCATION AND SIZE OF BALANCING DAMPERS, CONTROL DAMPERS, FIRE DAMPERS, ACCESS PANELS, REGISTERS AND DIFFUSERS.

C. CONTRACTOR SHALL REVIEW THE DRAWINGS FOR THE WORK OF OTHER TRADES, AND SHALL COORDINATE THE DUCTWORK DRAWINGS WITH THE WORK FOR OTHER TRADES. LAYOUT OF THE DRAWINGS IS SCHEMATIC IN NATURE AND DOES NOT INDICATE EVERY BEND, OFFSET OR FITTING WHICH MAY BE REQUIRED, OR NECESSARY TO COORDINATE WITH EXISTING CONDITIONS OR OTHER TRADES, AND SUCH WORK SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PART 2: PRODUCTS

2.1 LOW PRESSURE DUCTS

A. RECTANGULAR DUCT

1) SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR DUCTWORK SHALL BE G-90 GALVANIZED.

2) ELBOWS SHALL BE CONSTRUCTED WITH CENTERLINE RADIUS OF NOT LESS THAN 1.5 TIMES THE DUCT WIDTH; WHERE SPACE CONDITIONS WILL NOT PERMIT THIS RADIUS OR WHERE INDICATED, SQUARE ELBOWS WITH SINGLE THICKNESS AIR TURNS SHALL BE USED.

3) SLOPES FOR TRANSITIONS OR OTHER CHANGES IN DIMENSION SHALL BE MINIMUM 1 TO 3.

4) LONGITUDINAL SEAMS FOR METAL DUCTS WITH EITHER DIMENSION EXCEEDING 11 INCHES SHALL BE OF THE PITTSBURGH LOCK TYPE. SEAMS AND JOINTS FOR FIBROUS DUCT SHALL BE MADE WITH PRESSURE SENSITIVE TAPE.

5) MINIMUM METAL DUCT GAUGE SHALL BE 24.

B. ROUND DUCTS (LOW PRESSURE)

1) WHERE ROUND RIGID METAL DUCTWORK IS INDICATED FOR USE IN EXHAUST OR OUTSIDE AIR SYSTEMS FABRICATED FOR 2" WATER GAUGE OR LESS, IT MAY BE OF THE SPIRAL SEAM TYPE OR OF THE LIGHT GAUGE (24 MINIMUM) RIBBED SPIRAL LOCK SEAM TYPE.

2) ROUND SNAPLOCK DUCTWORK SHALL NOT BE USED.

PART 3: EXECUTION

3.1 INSTALLATION

A. NO DUCTWORK SHALL BE DELIVERED TO THE JOBSITE OR INSTALLED UNTIL DUCTWORK SUBMITTALS INCLUDING LAYOUT DRAWINGS HAVE BEEN APPROVED AND THE FACILITY IS IN A SUBSTANTIALLY WATERTIGHT CONDITION, ACCEPTABLE TO THE ARCHITECT/ENGINEER. COMPLY WITH SMACNA "DUCT CLEANLINESS FOR NEW CONSTRUCTION GUIDELINES", DUCT CLEANLINESS LEVEL "ADVANCED".

B. DUCTS SHALL BE INSTALLED FOLLOWING ESSENTIALLY LINES INDICATED; INSTALL OFFSETS, ANGLES, TRANSITIONS AS MAY BE REQUIRED TO AVOID INTERFERENCES WITH OTHER WORK. INSTALL STREAMLINED EASEMENTS AROUND OBSTRUCTIONS WHERE NECESSARY TO PASS OBSTRUCTIONS THROUGH DUCTS. MAINTAIN FULL CAPACITY OF DUCTS AT OFFSETS, ANGLES, TRANSITIONS AND EASEMENTS, EXCEPT WHERE DRAWINGS INDICATED USE OF REDUCING OR INCREASING TRANSITIONS. LAYOUT SHOWN ON THE DRAWINGS IS SCHEMATIC IN NATURE AND DOES NOT INDICATE EVERY BEND OR OFFSET NECESSARY TO COORDINATE WITH THE BUILDING STRUCTURE AND OTHER TRADES, WHICH SHALL BE IDENTIFIED IN THE CONTRACTORS SHOP DRAWING SUBMITTAL AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

C. INSTALL DAMPERS IN ALL DUCT SYSTEMS AS REQUIRED FOR CONTROLLING AIR VOLUMES TO TRUNK DUCTS, BRANCH DUCTS, OUTLETS AND INLETS. INSTALL SPLITTER TYPE DAMPERS IN DUCT WYES AND AT STREAMLINED BRANCH TAKEOFFS. WHERE BRANCH DUCTS TAP OFF OF TRUNK DUCTS, INSTALL OPPOSED BLADE VOLUME DAMPERS. CONTRACTOR SHALL INSTALL A COMPLETE SYSTEM OF DAMPERS AS REQUIRED FOR BALANCING AIR SYSTEMS.

3.2 IDENTIFICATION

A. IN CONCEALED LOCATIONS ABOVE CEILINGS AND IN EQUIPMENT ROOMS, PAINT SPIN-COLLAR DAMPER HANDLES WITH DAY-GLOW PAINT PRIOR TO INSTALLATION, OR PROVIDE SURVEYORS TAPE.

B. PAINT INTERIOR OF DUCT SURFACES THAT ARE VISIBLE THROUGH AIR DEVICES OR LOUVERS FLAT BLACK. PAINT EXTERIOR SURFACES OF EXPOSED TO VIEW DUCTWORK AS DIRECTED BY THE ARCHITECT.

DUCTWORK ACCESSORIES

PART 1: GENERAL

1.1 SCOPE

A. THE OTHER CONTRACT DOCUMENTS COMPLEMENT THE REQUIREMENT OF THIS SECTION. THE GENERAL REQUIREMENTS APPLY TO THE WORK OF THIS SECTION.

1.2 WORK INCLUDED

A. VOLUME CONTROL DAMPERS

B. AIR TURNING DEVICES

C. FLEXIBLE DUCT CONNECTIONS

D. DUCT ACCESS DOORS

1.3 REFERENCES

A. NFPA 90A – INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS.

B. SMACNA – LOW PRESSURE DUCT CONSTRUCTION STANDARDS.

1.4 MANUFACTURERS

A. PROVIDE PRODUCTS MEETING THE SPECIFIED REQUIREMENTS PROVIDED BY THE FOLLOWING FIRMS:

-VOLUME CONTROL DAMPERS:	RUSKIN, NATIONAL CONTROLLED AIR, NAILOR, SAFE-AIR
-FLEXIBLE DUCT CONNECTIONS:	DURO-DYNE
-DUCT ACCESS DOORS:	NATIONAL CONTROLLED AIR, UNITED AIR, RUSKIN, UNITED MCGILL, SAFE-AIR

PART 2: PRODUCTS

2.1 VOLUME CONTROL DAMPERS

A. MANUAL VOLUME DAMPERS FOR NON-OUTSIDE AIR SHALL BE SINGLE BLADE TYPE FOR DUCTS WHEN EITHER DIMENSION IS TWELVE (12) INCHES OR LESS (OPPOSED BLADE FOR DUCTS WHERE BOTH DIMENSIONS EXCEED 12 INCHES). SINGLE BLADE DAMPERS SHALL BE FACTORY FABRICATED EXTRUDED ALUMINUM AND EQUAL TO RUSKIN CD-40 WITH DAMPER, BLADE, FRAME, BEARINGS, AND CONTINUOUS SQUARE PLATED STEEL CONTROL ROD OR APPROVED EQUAL.

B. OUTSIDE AIR DAMPERS SHALL BE OPPOSED BLADE TYPE FOR DUCTS WHERE BOTH DIMENSIONS EXCEEDS TWELVE (12) INCHES. OPPOSED BLADE DAMPERS SHALL BE FACTORY FABRICATED AND EQUAL TO RUSKIN CD-50 WITH EXTRUDED ALUMINUM FRAME AND BLADES, MOLDED SYNTHETIC BEARINGS AND ½" HEX CONTINUOUS AXLES OR APPROVED EQUAL.

C. NO SPLITTER DAMPERS SHALL BE USED.

D. EXCEPT IN SPIN COLLARS, PROVIDE END BEARINGS. ON MULTIPLE BLADE DAMPERS, PROVIDE OIL-IMPREGNATED NYLON, MOLDED SYNTHETIC OR SINTERED BRONZE BEARINGS. ON SINGLE BLADE DAMPERS NYLON END BEARINGS ARE ACCEPTABLE.

E. PROVIDE LOCKING, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS. WHERE ROD LENGTHS EXCEED 30 INCHES PROVIDE REGULATOR AT BOTH ENDS.

F. ON INSULATED DUCTS MOUNT QUADRANT REGULATORS ON 2" TALL STAND-OFF MOUNTING BRACKETS, BASES, OR ADAPTERS, WITH RIGID INSULATION UNDER STAND-OFF.

G. MANUAL DAMPERS FOR ROUND DUCTS SHALL BE MINIMUM 20 GAUGE STAINLESS STEEL FRAME AND BLADE, 3/8" SQUARE CONTROL SHAFT, SYNTHETIC MOLDED BEARINGS, RUSKIN CDRS25.

2.2 AIR TURNING DEVICES

A. MULTI-BLADE DEVICE WITH SINGLE THICKNESS VANES. BLADES ALIGNED IN SHORT DIMENSION; STEEL CONSTRUCTION; WITH FIXED BLADES, MOUNTING STRAPS. PROVIDE IN SQUARE ELBOWS ON SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR DUCTS. WHERE LENGTH OF VANE EXCEEDS 24 INCHES DOUBLE WALL TYPE VANES SHALL BE USED.

2.3 FLEXIBLE DUCT CONNECTIONS

A. FABRICATE IN ACCORDANCE WITH SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS, AND AS INDICATED.

B. UL LISTED FIRE-RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC TO NFPA 90A, MINIMUM DENSITY 30 OZ PER SQ YD, APPROXIMATELY 6 INCHES WIDE, CRIMPED INTO 3" WIDE MINIMUM 24 GAUGE GALVANIZED METAL EDGING STRIP ON BOTH ENDS OF FABRIC.

2.4 DUCT ACCESS DOORS

A. FABRICATE IN ACCORDANCE WITH SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND AS SPECIFIED.

B. REVIEW LOCATIONS PRIOR TO FABRICATION. SIZE OF DOOR SHALL BE MAXIMUM SIZE ALLOWABLE BY DUCT DIMENSIONS AND BUILDING CONSTRUCTION TO SERVE THE INTENDED PURPOSE. WHERE REQUIRED TO COORDINATE WITH CONSTRUCTION FEATURES PROVIDE MULTIPLE DOORS.

C. FABRICATE RIGID AND CLOSE-FITTING DOORS OF GALVANIZED STEEL WITH SEALING GASKETS AND QUICK FASTENING LOCKING DEVICES. FOR INSULATED DUCTWORK, PROVIDE GALVANIZED DUAL WALL TYPE WITH MINIMUM ONE INCH THICK INSULATION WITH SHEET METAL COVER. AT 4" WATER GAUGE LEAKAGE SHALL NOT EXCEED 2 CFM PER SQUARE FOOT.

D. ACCESS DOORS SMALLER THAN 12 INCHES SQUARE MAY BE SECURED WITH SASH LOCKS. NATIONAL CONTROLLED AIR ADR/ADH-1.

E. PROVIDE HINGE AND SASH LOCKS FOR DOOR SIZES GREATER THAN 12 X 12 INCHES. NATIONAL CONTROLLED AIR MODEL ADH-1.

F. ACCESS DOORS WITH SHEET METAL SCREW FASTENERS ARE NOT ACCEPTABLE.

PART 3: EXECUTION

3.1 INSTALLATION

A. PROVIDE BALANCING DAMPERS AT ALL NECESSARY POINTS ON LOW PRESSURE SUPPLY, RETURN, AND EXHAUST SYSTEMS WHERE BRANCHES ARE TAKEN FROM LARGER DUCTS AND/OR AS REQUIRED FOR AIR BALANCING. DO NOT USE SPLITTER DAMPERS. ALSO SEE FLOOR PLANS, SECTIONS AND DETAILS FOR ADDITIONAL DAMPER REQUIREMENTS. CAREFULLY COORDINATE LOCATION OF DAMPERS SO THEY ARE ACCESSIBLE BY THE TESTING AND BALANCING CONTRACTOR.

B. PROVIDE FLEXIBLE CONNECTIONS IMMEDIATELY ADJACENT TO EQUIPMENT IN DUCTS ASSOCIATED WITH EXHAUST FANS.

C. PROVIDE DUCT ACCESS DOORS FOR INSPECTION AND CLEANING BEFORE AND AFTER FILTERS, COILS, FANS, AUTOMATIC DAMPERS, AT FIRE DAMPERS, SMOKE DETECTORS, AND ELSEWHERE AS INDICATED. ACCESS DOOR SIZE SHALL BE AT LEAST 3/4 THE WIDTH OF THE FIRE DAMPER OR DUCT IT SERVES. MULTIPLE DOORS SHALL BE PROVIDED ON LARGE DUCTS.

AIR OUTLETS AND INLETS

PART 1: GENERAL

1.1 SCOPE

A. PROVIDE MATERIALS, DEVICES, LABOR AND SUPERVISION NECESSARY FOR THE INSTALLATION OF GRILLES, REGISTERS AND DIFFUSERS.

B. PROVIDE GRILLES, REGISTERS AND DIFFUSERS AS PER SCHEDULE.

1.2 QUALIFICATIONS

A. PRODUCTS BY TITUS, METAL*AIRE, PRICE OR ANEMOSTAT.

B. DESIGN, SPECIFICATION AND SCHEDULE BASED ON TITUS. SEE SCHEDULE.

PART 2: PRODUCTS

2.1 CEILING DIFFUSERS

A. CEILING DIFFUSERS SHALL BE OF TYPE AND STYLE AS SCHEDULED AND SHALL BE PROVIDED WITH ACCESSORIES AS NOTED.

2.2 CEILING RETURN AND EXHAUST REGISTERS

A. CEILING RETURN AND EXHAUST REGISTERS SHALL MATCH CEILING DIFFUSERS AND SHALL BE PROVIDED WITH ACCESSORIES AS SCHEDULED.

PART 3: EXECUTION

3.1 INSTALLATION

A. IN GRID PANEL TYPE CEILINGS, ACOUSTICAL, ETC., GRILLES, REGISTERS AND DIFFUSERS SHALL BE LOCATED IN THE CENTER OF THE PANEL.

B. COORDINATE LOCATION OF CEILING DIFFUSERS AND REGISTERS WITH ARCHITECT'S REFLECTED CEILING PLAN, AND/OR LIGHTING PLANS PRIOR TO ORDERING DEVICES.

DX SPLIT SYSTEM

PART 1 GENERAL

1.1 SCOPE

A. PROVIDE MATERIAL, EQUIPMENT, LABOR AND SUPERVISION NECESSARY TO INSTALL SYSTEM.

B. UNIT RATINGS, CAPACITIES, AND CHARACTERISTICS SHALL BE AS SCHEDULED ON MECHANICAL DRAWINGS.

1.2 STANDARDS

A. PERFORMANCE SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARI STANDARDS.

B. COMPRESSOR MOTORS, STARTERS, WIRING AND CONTROL WIRING SHALL ALL CONFORM TO NEMA, UL, NEC AND LOCAL UTILITY REQUIREMENTS.

1.3 SECTION INCLUDES:

A. PACKAGE UNIT.

B. CHARGE OF REFRIGERANT AND OIL.

C. CONTROLS AND CONTROL CONNECTIONS.

D. REFRIGERANT PIPING CONNECTIONS.

E. MOTOR STARTERS.

F. ELECTRICAL POWER CONNECTIONS.

1.4 SUBMITTALS

A. SUBMIT SHOP DRAWINGS INDICATING COMPONENTS, ASSEMBLY, DIMENSIONS, WEIGHTS AND LOADINGS, REQUIRED CLEARANCES, AND LOCATION AND SIZE OF FIELD CONNECTIONS.

B. INCLUDE SCHEMATIC LAYOUTS SHOWING CONDENSING UNITS, COOLING COILS, REFRIGERANT PIPING, AND ACCESSORIES REQUIRED FOR COMPLETE SYSTEM.

1.5 OPERATION AND MAINTENANCE DATA

A. SUBMIT OPERATION AND MAINTENANCE DATA UNDER PROVISIONS OF SECTION 01700.

B. INCLUDE START-UP INSTRUCTIONS, MAINTENANCE INSTRUCTIONS, PARTS LISTS, CONTROLS, AND ACCESSORIES.

1.6 WARRANTY

A. PROVIDE FIVE YEAR EXTENDED REPLACEMENT WARRANTY (PARTS ONLY) ON COMPRESSOR AND FACTORY PRE-CHARGED AND SEALED REFRIGERANT SYSTEM INCLUDING CONDENSER COILS.

B. FIRST YEAR WARRANTY: INCLUDE MATERIAL COVERAGE FOR REFRIGERANT COMPRESSORS; CONDENSER COILS, FANS, CONTROLS ELECTRICAL DEVICES AND RELATED SYSTEM COMPONENTS.

1.7 MANUFACTURERS

A. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. DAIKIN
2. TRANE
3. ENGINEER AND OWNER APPROVED EQUAL.
4. BASIS OF DESIGN FOR THIS PROJECT IS DAIKIN.

PART 2 PRODUCTS

2.1 MANUFACTURED UNITS

A. UNITS: SELF-CONTAINED, PACKAGED, FACTORY ASSEMBLED AND PRE-WIRED UNITS SUITABLE FOR OUTDOOR USE CONSISTING OF CABINET, COMPRESSORS, EVAPORATOR AND CONDENSING COILS, SUPPLY AND EXHAUST FANS, INTEGRAL SUB-COOLING COIL, CONTROLS, LIQUID RECEIVER, HEAT WHEEL, HOT WATER COIL, AND SCREENS.

B. CONSTRUCTION AND RATINGS: IN ACCORDANCE WITH ARI 210/240.
1. TESTING SHALL BE IN ACCORDANCE WITH ASHRAE 14.

C. PERFORMANCE RATINGS: ENERGY EFFICIENCY RATING EER NOT LESS THAN 10.3 OR AS PRESCRIBED BY ANSI/ASHRAE 90A, AND THE "ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION".

D. SEE SCHEDULE ON DRAWINGS FOR UNIT CAPACITIES, ELECTRICAL CHARACTERISTICS AND PERFORMANCE CRITERIA.

E. PROVIDE UNIT WITH A HOLDING CHARGE OF REFRIGERANT AND OIL.

2.2 CASING

A. HOUSE COMPONENTS IN WELDED FRAME WITH STEEL PANELS WITH WEATHER RESISTANT, BAKED ENAMEL FINISH.

B. MOUNT STARTERS, DISCONNECTS, AND CONTROLS IN WEATHERPROOF PANEL PROVIDED WITH FULL OPENING ACCESS DOORS.

C. PROVIDE REMOVABLE ACCESS DOORS OR PANELS WITH PIANO HINGES AND QUICK FASTENERS.

2.3 CONDENSER COILS

A. COILS:
1. ALUMINUM PLATE FINS MECHANICALLY BONDED TO SEAMLESS COPPER TUBING.
2. PROVIDE SUB-COOLING CIRCUITS.
3. AIR TEST UNDER WATER TO 425 PSIG, AND VACUUM DEHYDRATE. SEAL WITH HOLDING CHARGE OF REFRIGERANT

B. ALL CONDENSER COILS SHALL HAVE CORROSION PROTECTIVE COATING.
1. PROVIDE CONDENSER COIL COATING AS SPECIFIED IN DESIGN DOCUMENTS.
2. APPROVED COIL COATING MATERIALS AND METHODS SHALL INCLUDE ONE OF THE FOLLOWING.
a. COATING PROCESS BY EISENHEISS AND HERESITE
b. FIELD APPLIED OXIGUARD.

C. ALL COATING MATERIALS AND METHODS MUST PASS A MINIMUM OF 500 HOURS OF SALT SPRAY EXPOSURE IN A TESTING PERFORMED BY AN INDEPENDENT LABORATORY IN ACCORDANCE WITH ASTM B117.85.
1. THE COMPANY PROVIDING COATING PROCESS SHALL ALSO PROVIDE A FIVE-YEAR COIL LIMITED WARRANTY.

2.4 FANS AND MOTORS

A. VERTICAL DISCHARGE DIRECT DRIVEN PROPELLER TYPE CONDENSER FANS WITH FAN GUARD ON DISCHARGE.
1. EQUIP WITH ROLLER OR BALL BEARINGS WITH GREASE FITTINGS EXTENDED TO OUTSIDE OF CASING.

B. WEATHERPROOF MOTORS SUITABLE FOR OUTDOOR USE, SINGLE PHASE PERMANENT SPLIT CAPACITOR OR 3-PHASE, WITH PERMANENT LUBRICATED BALL BEARINGS AND BUILT IN THERMAL OVERLOAD PROTECTION.

C. HIGH EFFICIENCY MOTORS AS INDICATED.

2.5 COMPRESSORS

A. CONSTRUCTION: HERMETIC, SCROLL AND RECIPROCATING TYPE WITH HEAT TREATED FORGED STEEL OR CAST IRON SHAFTS, ALUMINUM ALLOY CONNECTING RODS, AUTOMOTIVE TYPE PISTONS, RINGS TO PREVENT GAS LEAKAGE, SUCTION AND DISCHARGE VALVES, AND SEALING SURFACE IMMERSED IN OIL.

B. MOUNTING:
1. STATICALLY AND DYNAMICALLY BALANCE ROTATING PARTS AND MOUNT ON SPRING RUBBER-IN-SHEAR VIBRATION ISOLATORS.
2. INTERNALLY ISOLATE HERMETIC UNITS ON SPRINGS.

C. LUBRICATION SYSTEM: REVERSIBLE, POSITIVE DISPLACEMENT OIL PUMP WITH OIL CHARGING VALVE, OIL LEVEL SIGHT GLASS, OIL FILTER, AND MAGNETIC PLUG OR STRAINER.

D. MOTOR: CONSTANT SPEED SUCTION GAS COOLED WITH ELECTRONIC SENSOR AND WINDING OVER TEMPERATURE PROTECTION, DESIGNED FOR ACROSS-THE-LINE STARTING, FURNISH WITH STARTER.

E. CRANKCASE HEATER:
1. EVAPORATES REFRIGERANT RETURNING TO CRANKCASE DURING SHUT DOWN.
2. ENERGIZE HEATER CONTINUOUSLY AND WHEN COMPRESSOR IS NOT OPERATING.

2.6 REFRIGERANT CIRCUIT

A. PROVIDE EACH UNIT WITH TWO SPEED COMPRESSORS OR DUAL REFRIGERANT CIRCUIT, FACTORY SUPPLIED AND PIPED.

B. IF DUAL REFRIGERANT CIRCUITS ARE USED THE AHU EVAPORATOR COIL MUST BE CIRCUITED TO PROVIDE INDIVIDUAL CIRCUITS AND EXPANSION VALVES FOR EACH COMPRESSOR, AND INDIVIDUAL PIPING RUNS INSTALLED.

C. HOT GAS BY-PASS CIRCUIT (MODULATING).

2.7 CONTROLS

A. ON UNIT, MOUNT WEATHERPROOF STEEL CONTROL PANEL, NEMA 250, CONTAINING POWER AND CONTROL WIRING, FACTORY WIRED WITH SINGLE POINT POWER CONNECTION.

B. FOR EACH COMPRESSOR, PROVIDE ACROSS-THE-LINE STARTER WITH DUAL POLE CONTACTOR, MINIMUM 3-MINUTE (OR MANUFACTURER STANDARD) ANTI-CYCLING TIME DELAY COMPRESSOR OVERLOAD RELAY, AND CONTROL POWER TRANSFORMER OR TERMINAL FOR CONTROLS POWER.
1. PROVIDE MANUAL RESET CURRENT OVERLOAD PROTECTION.
2. FOR EACH CONDENSER FAN, PROVIDE ACROSS-THE-LINE STARTER WITH STARTER RELAY.

C. PROVIDE THE FOLLOWING SAFETY CONTROLS ARRANGED SO THAT OPERATING ANY ONE WILL SHUT DOWN MACHINE AND REQUIRE MANUAL RESET:
1. HIGH DISCHARGE PRESSURE SWITCH (MANUAL RESET) FOR EACH COMPRESSOR.
2. LOW SUCTION PRESSURE SWITCH (MANUAL RESET) FOR EACH COMPRESSOR.
3. OIL PRESSURE SWITCH (MANUAL RESET).

PART 3 EXECUTION

3.1 INSTALLATION

A. THE CONTRACTOR SHALL INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. PROVIDE FOR CONNECTION TO ELECTRICAL SERVICE.

C. INSTALL UNITS ON CONCRETE BASE AS INDICATED.

D. PROVIDE CONNECTION TO REFRIGERATION PIPING SYSTEM AND EVAPORATORS.
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL THE FOLLOWING FOR EACH REFRIGERANT CIRCUIT:
a. SUCTION AND LIQUID LINE FILTER DRYER REPLACEABLE CORE TYPE.
b. LIQUID LINE SIGHT GLASS AND MOISTURE INDICATOR.
c. THERMAL EXPANSION VALVE FOR MAXIMUM OPERATING PRESSURE.
d. INSULATED SUCTION LINE.
e. SUCTION AND LIQUID LINE SERVICE VALVES AND GAGE PORTS.
f. CHARGING VALVES
g. REFRIGERANT AND OIL

3.2 CONTRACTOR'S FIELD SERVICES

A. TEST REFRIGERANT SYSTEM FOR LEAKS INCLUDING LINES CONNECTING THE CONDENSING UNIT WITH AIR HANDLING UNIT.

B. PREPARE AND START SYSTEMS.

C. SUPPLY INITIAL CHARGE OF REFRIGERANT AND OIL FOR EACH REFRIGERANT CIRCUIT.
1. REPLACE LOSSES OF REFRIGERANT AND OIL.

D. INSPECT AND TEST FOR REFRIGERANT LEAKS QUARTERLY DURING FIRST YEAR OF OPERATION.
1. REPAIR ALL LEAKS AND REPLACE LOSSES OF REFRIGERANT AND OIL TO MEET MANUFACTURER'S SPECIFICATIONS.

CONTROLS AND INSTRUMENTATION

PART 1 – GENERAL

1.1 GENERAL PROVISIONS

A. THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING THE GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS, APPLY TO THE WORK SPECIFIED IN THIS SECTION.

1.2 GENERAL INSTRUCTIONS

A. IN GENERAL, THE PROPOSAL SHALL BE BASED ON A COMPLETELY ELECTRONIC/DDC SYSTEM INCLUDING VALVE AND DAMPER ACTUATORS.

1.3 SCOPE

A. PROVIDE STAND-ALONE CONTROLS FOR AREA TO MAINTAIN SET POINTS FOR TEMPERATURE AND HUMIDITY.

1.4 SUBMITTALS

A. THE FOLLOWING DATA/INFORMATION SHALL BE SUBMITTED FOR APPROVAL.

1) THERMOSTAT/SENSOR LOCATIONS.

2) PROPOSED ALARMS, TREND-LOGS AND REPORTS

B. THE FOLLOWING SHALL BE SUBMITTED PRIOR TO SUBSTANTIAL COMPLETION:

TRAINING MANUALS

SENSOR CALIBRATION REPORTS

PART 2 – PRODUCTS AND SYSTEMS

2.1 GENERAL

A. END DEVICES SUCH AS SENSORS, ACTUATORS, DAMPERS, VALVES, AND RELAYS.

B. ELECTRICAL COMPONENTS, WIRING AND CONDUIT. THIS INCLUDES ALL CONTROL WIRING.

2.2 AUXILIARY CONTROL DEVICES

A. DAMPERS

9) DAMPERS SHALL BE LOW LEAKAGE OR HIGH VELOCITY LOW LEAKAGE TYPE. ALL PROPORTIONAL DAMPERS SHALL BE OPPOSED BLADE TYPE. TWO POSITION DAMPERS SHALL BE PARALLEL BLADE TYPE.

10) DAMPER FRAMES AND BLADES SHALL BE EXTRUDED ALUMINUM CONSTRUCTION. BLADE WIDTH SHALL NOT EXCEED 8 INCHES. DAMPERS AND SEALS SHALL BE SUITABLE FOR TEMPERATURE RANGES OF -50 TO 250 DEGREES F. BLADES SHALL BE OF THE AIRFOIL TYPE.

11) STANDARD LOW LEAKAGE DAMPERS SHALL BE PROVIDED TO CONSERVE ENERGY. DAMPERS SHALL BE EQUIPPED WITH NEOPRENE EDGE SEALS AND COMPRESSIBLE METAL JAMB SEALS. LEAKAGE SHALL NOT EXCEED 6 CFM/SQ. FT. AT 4" W.G. DIFFERENTIAL.

12) DAMPERS SHALL BE RUSKIN, MODEL CD50 OR EQUAL.

B. DAMPER OPERATORS

1) DAMPER OPERATORS SHALL BE ELECTRONIC, SPRING RETURN, LOW VOLTAGE (24VAC) AND SHALL BE PROPERLY SIZED SO AS TO STROKE THE DAMPER SMOOTHLY AND EFFICIENTLY THROUGHOUT ITS RANGE. ACTUATOR RESPONSE SHALL BE LINEAR IN RESPONSE TO A SENSED LOAD.

C. TEMPERATURE SENSORS

1) TEMPERATURE SENSORS SHALL BE RESISTANCE TEMPERATURE DETECTOR (RTD) OR THERMISTOR AS DICTATED BY THE REQUIREMENTS OF THIS SPECIFICATION. TRANSMITTERS SHALL BE COMPATIBLE WITH THE SENSOR FURNISHED.

2) DUCT SENSORS SHALL BE THERMISTOR AVERAGING TYPE. AVERAGING SENSORS SHALL BE A MINIMUM OF 20 FEET IN LENGTH.

NV5, Inc.
FEB 04 2016
Building Department
REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: _____

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1 PERMIT COMMENTS	11/13/2015
2	REVISION-2 PERMIT COMMENTS	01/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

MECHANICAL SPEC

SCALE: As indicated DRAWING NO.

M.106

PANELBOARD SCHEDULE — PANEL H

LOCATION: ELECTRIC ROOM

BUS KVA A	B	C	LOAD	POLES	TRIP	CIRC.	BUS A B C	CIRC.	TRIP	POLES	LOAD	BUS KVA A	B	C
.4			LIGHTING – TRASH ROOMS	1	20	1		2	20	1	STAIR #1 LIGHTING	.7		
	.4		ELEVATOR PIT LIGHTING, POWER	1	20	3		4	20	1	STAIR #2 LIGHTING		.6	
		.3	EXT. SECURITY LTG. (PHOTO CELL)	1	20	5		6	20	1	KITCHEN AND RESTROOM LTG.			.8
.4			EXTERIOR RECEPTACLES	1	20	7		8	20	1	GROUND FLOOR LIGHTING	.4		
	.5		MEZZANINE RECEPTACLES	1	20	9		10	20	1	MEZZANINE FLOOR LIGHTING		.7	
		.2	FACP	1	20	11		12	20	1	TELEPHONE TERMINAL BOARD			.2
.5			ROOF RECEPTACLES, LIGHTING	1	20	13		14	20	1	TOILET (ROOF) EXHAUST	.2		
	.1		LIGHTING CONTROL CIRCUIT	1	20	15		16	20	1	ROOF RECEPTACLES		.8	
		1.5	EWH – 3.0 KW	2	20	17		18	20	1	ROOF TERRACE LANDSCAPE LTG.			.45
1.5			–	–	–	19		20	20	1	ROOF TERRACE LANDSCAPE LTG.	.50		
	.2		ROOF TERRACE LIGHTS	1	20	21		22	20	1	LANDSCAPE LIGHTING		.6	
		.4	LANDSCAPE LIGHTING	1	20	23		24	20	1	LANDSCAPE LIGHTING			.5
.5			LANDSCAPE LIGHTING	1	20	25		26	20	1	LANDSCAPE LIGHTING	.6		
	.7		LANDSCAPE LIGHTING	1	20	27		28	20	1	2ND FLR RECEPTACLES		.4	
		.3	ELEVATOR SUMP PUMP	1	20	29		30	20	1	2ND FLR LIGHTING			.2
1.0			ROOF WATER FEATURE (GFI)	2	30	31		32	20	1	ROOF WATER COOLER	.2		
	1.0		–	–	–	33		34	20	1	ROOF LIGHTING		.2	
		.3	ENTRY LIGHTING	1	20	35		36	20	1	ELEVATOR ROOM RECEPTACLE			.2
.1			MINI-SPLIT EVAP. – ELEV.	1	20	37		38	20	2	ELEV. ROOM A/C C.U.	.8		
	.45		WALKWAY BOLLARDS	1	20	39		40	–	–	–		.8	
			–	–	–	41		42	–	–	–			–
–			–	–	–	43		44	–	–	–	–		
	–		–	–	–	45		46	–	–	–		–	
		–	–	–	–	47		48	–	–	–			–
–			–	–	–	49		50	–	–	–	–		
	–		–	–	–	51		52	–	–	–		–	
		–	–	–	–	53		54	–	–	–			–
–			–	–	–	55		56	–	–	–	–		
	.3		ELEVATOR CONTROL, CAB LTS.	1	20	57		58	–	–	–		–	
		18.7	–	–	–	59		60	–	–	–			–
18.7			ELEVATOR	3	225	61		62	–	–	–	11.1		
	18.7		–	–	–	63		64	125	3	PANEL 'K' (KITCHEN)		11.1	
		.3	ELEVATOR CONTROL, CAB LTG.	1	20	65		66	–	–	–			11.1
18.7			–	–	–	67		68	–	–	–	–		
	18.7		ELEVATOR	3	225	69		70	30	3	SPD		–	
		18.7	–	–	–	71		72	–	–	–			–

RATED VOLTAGE: 120/208V 3 PHASE, 4 WIRE

RATING IS TO BE ( )100 ( )225 (●)600 AMPS

( )MAIN BREAKER . AMPS (●) MAIN LUGS ONLY

BRANCH POLES= ( )12 ( )24 ( )30 (●)72

PANELBOARD IS TO BE ( )FUSED (●)BOLT IN CIRCUIT BREAKER TYPE

ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT CURRENT Isc = 42,000 AMPS, SYM RMS

FEED IS TO BE (●)BOTTOM: ( )TOP FROM: MAIN C.B.

GROUND BAR IS REQUIRED

NEUTRAL BUS IS TO BE (●)FULL ( )DOUBLE SIZE

HINGED DOOR WITH KEYED LATCH (●)IS ( )IS NOT REQUIRED

HARD WIRED SURGE PROTECTION (●)IS ( )IS NOT REQUIRED

NOTE: ALL CIRCUITS THAT ARE BELOW THE BFE SHALL BE ON GFI CIRCUIT BREAKERS.

$I = \frac{165,700}{208 \times \sqrt{3}} = 460$ A (5)

CONNECTED LOAD: 165.7 KVA (5)

PANELBOARD SCHEDULE — PANEL K

LOCATION: KITCHEN

BUS KVA A	B	C	LOAD	POLES	TRIP	CIRC.	BUS A B C	CIRC.	TRIP	POLES	LOAD	BUS KVA A	B	C
2.0			CONVECTION OVEN	2	30	1		2	30	2	CONVECTION OVEN	2.0		
	2.0		–	–	–	3		–	–	–	–		2.0	
		1.5	DISHWASHER (5)	1	20	5		6	20	1	MICROWAVE			1.5
0.3			HOOD FAN/LIGHT/CONTROLS	1	20	7		8	20	1	WARMING DRAWER	.45		
	1.0		REFRIGERATOR/FREEZER	1	20	9		10	20	1	WARMING DRAWER		.45	
		1.0	REFRIGERATOR/FREEZER	1	20	11		12	20	1	WARMING DRAWER			.45
1.5			SMALL APPLIANCE RECEPTACLES	1	20	13		14	20	1	DISPOSER	0.5		
	3.6		COOKTOP	2	40	15		16	20	1	SMALL APPLIANCE RECEPTACLES		1.5	
		3.6	–	–	–	17		18	20	1	SMALL APPLIANCE RECEPTACLES			1.5
1.5			SMALL APPLIANCE RECEPT.	1	20	19		20	20	1	SMALL APPLIANCE RECEPTACLES	1.5		
	0.8		KITCHEN HVAC – CU	2	20	21		22	20	1	KITCHEN HVAC – EVAP.		.2	(5)
(5)		0.8	–	–	–	23		24	20	1	SUPPLY FAN			0.8
0.9			KITCHEN EXHAUST FAN	1	20	25		26	–	–	–	–		
	–		–	–	–	27		28	–	–	–		–	
		–	–	–	–	29		30	–	–	–			–
–			–	–	–	31		32	–	–	–	–		
	–		–	–	–	33		34	–	–	–		–	
		–	–	–	–	35		36	–	–	–			–
–			–	–	–	37		38	–	–	–	–		
	–		–	–	–	39		40	–	–	–		–	
		–	–	–	–	41		42	–	–	–			–

RATED VOLTAGE: 120/208V 3 PHASE, 4 WIRE

RATING IS TO BE ( )100 (●)225 ( )400 AMPS

( )MAIN BREAKER . AMPS (●) MAIN LUGS ONLY

BRANCH POLES= ( )12 ( )24 ( )30 (●)42

PANELBOARD IS TO BE ( )FUSED (●)BOLT IN CIRCUIT BREAKER TYPE

ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT CURRENT Isc = 42,000 AMPS, SYM RMS

FEED IS TO BE (●)BOTTOM: ( )TOP FROM: PANEL 'H'

GROUND BAR IS REQUIRED

NEUTRAL BUS IS TO BE (●)FULL ( )DOUBLE SIZE

HINGED DOOR WITH KEYED LATCH (●)IS ( )IS NOT REQUIRED

HARD WIRED SURGE PROTECTION (●)IS ( )IS NOT REQUIRED

$I = \frac{33,400}{208 \times \sqrt{3}} = 93$ A (5)

CONNECTED LOAD: 33.4 KVA (5)

LOAD CALCULATION

	KVA
TENANT SPACE 15,000SF x 15VA/SF	225.0
HOUSE LOAD PANEL 'H'	
TOTAL: 165.7 (5) / 390.7	

(5) $I = \frac{390,700VA}{208Vx \sqrt{3}} = 1,085$ A

PROVIDE 1,200 AMP SERVICE AT 120/208V,3PH,4W

SCHEDULE OF LIGHTING EQUIPMENT AND LAMPS

FIX. TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS	TYPE OF FIXTURE	MOUNTING	VOLTS	NOTES
A	LITHONIA	SB-LED-120-GESB	2/LED 4100° K	1'x4' WRAP AROUND W/ BATTERY PACK	SURFACE	120	PROVIDE WITH 90 MIN. BATT. PACK. STAIRWELL FIXTURES SERVED FROM INVERTER
B	GARDCO	101-MT-242-TRF	LED (29W)	WALL PACK	SURFACE	UNIV.	PROVIDE WITH 90 MIN. BATT. PACK. STAIRWELL FIXTURES SERVED FROM INVERTER
C	LITHONIA	TWH-LED-10C-1000-50K-T3M-120-DD-BXD	LED	WALL PACK	SURFACE	120	PROVIDE WITH 90 MIN. BATT. PACK. STAIRWELL FIXTURES SERVED FROM INVERTER
D	KILLARK	VSL-1330	LED	ELEV. PIT LIGHT	SURFACE	120	PROVIDE WITH GUARD
F	EXCELSIOR	PL7 (COLR BY LANSCAPE ARCHITECT)	LED (50W)	LANDSCAPE PATH LIGHT	GROUND	120	
G	EXCELSIOR	FA4 (COLR BY LANSCAPE ARCHITECT)	LED (50W)	LANDSCAPE UPLIGHT	GROUND	120	
H	BEGA	7918-LED	LED (31W)	WALL FLOOD LIGHT	PAVERS	120	
J	EXCELSIOR	RL-2-MOD	LED (50W)	PENDANT LIGHT	PERGOLA	120	
K	ION	FLEX-STRIP	LED (80W/ 20 FT.)	COVE LIGHT	WALL	120	
L	HALL	SL75-LV – 120V-12V TRANSFER	LED (4W/ 12V)	WATER LIGHT	WATER FIXTURE	120	
M	LITHONIA	5" E SERIES	LED	RECESSED DOWN LIGHT	OVERHANG	120	(5)
N	LIGMAN	ULH-10665-30W-W40-120V-01	LED (30W)	WALKWAY BOLLARD	GROUND	120	PROVIDE ANCHOR BOLT KIT.
X	ISOLITE	RL-AC-R-WW-SD	LED	EXIT LIGHT	UNIVERSAL	120	PROVIDE WITH 90 MIN. BATTERY BACKUP

ELECTRICAL SYMBOL LEGEND

	FLUORESCENT LIGHTING FIXTURE/ WITH BATT. PACK (SEE FIXTURE SCHEDULE)
♀	WALL MOUNTED LIGHTING FIXTURE (WALL BRACKET) SEE FIXT. SCHEDULE
	GROUND TYPE DUPLEX RECEPTACLE 120V-20A. +18"AFF UNLESS NOTED OTHERWISE
WP	RECEPTACLE 120V-20A. MOUNT 18"AFF UNLESS OTHERWISE NOTED.
	GROUND TYPE DOUBLE DUPLEX RECEPTACLE 120V-20A. MOUNT IN TWO GANG OUTLET BOX 18"AFF UNLESS OTHERWISE NOTED.
$	S.P.S.T. TOGGLE SWITCH
$3 $4	TOGGLE SWITCH, 3 OR 4-WAY
OS	OCCUPANCY SENSOR – DUAL TECHNOLOGY
	MOTOR
	COMBINATION MOTOR STARTER SEE SCHEDULE FOR RATING
	DISCONNECT SWITCH SEE SCHEDULE FOR RATING
	120/208V PANELBOARD
T	LINE VOLTAGE THERMOSTAT
a,b	SWITCHING SEQUENCE
A	EQUIPMENT SCHEDULE NOTATION
	JUNCTION PULL BOX
	COMMUNICATIONS OUTLET
H	FIRE ALARM HORN/STROBE
L	FIRE ALARM STROBE LIGHT ONLY
F	FIRE ALARM PULL STATION
HD	COMBINATION FIXED TEMPERATURE AND RATE OF RISE HEAT DETECTOR
SD	CEILING MTD SMOKE DETECTOR (PHOTO ELECTRIC TYPE)
SD	DUCT MOUNTED SMOKE DETECTOR (PHOTO ELECTRIC TYPE)
R	SMOKE DETECTOR REMOTE INDICATOR/RESET
PIV	POST INDICATING VALVE SWITCH
T	TAMPER SWITCH
PS	PRESSURE SWITCH
FS	FLOW SWITCH
	EXHAUST FAN
R	FIRE ALARM SHUT-DOWN RELAY
	GROUND CONNECTION
S	FIRE ALARM VOICE EVACUATION
MC	MEDIA CABINET
TS	TEACHERS STATION
	EXHAUST FAN

✓NV-5

WDS PX1022
3/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
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ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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LANDSCAPE ARCHITECT
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PROFESSIONAL LICENSE

	PERMIT SET	01/29/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	10/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

HAROLD L. RAGAN LICENSE No. 48983 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER 3/9/16

PROJECT PROJECT NO. 13_016

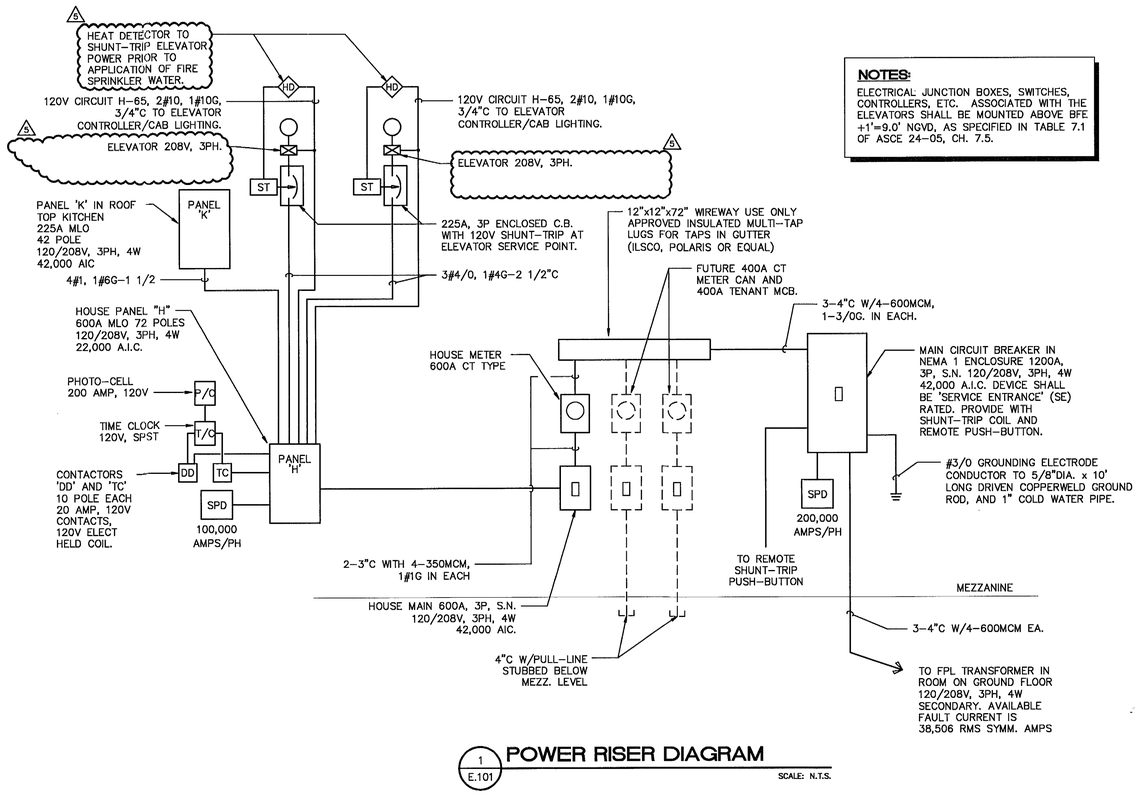
1620 DREXEL AVENUE

DRAWING TITLE

MISCELLANEOUS SCHEDULES

SCALE: As indicated DRAWING NO.

E.100

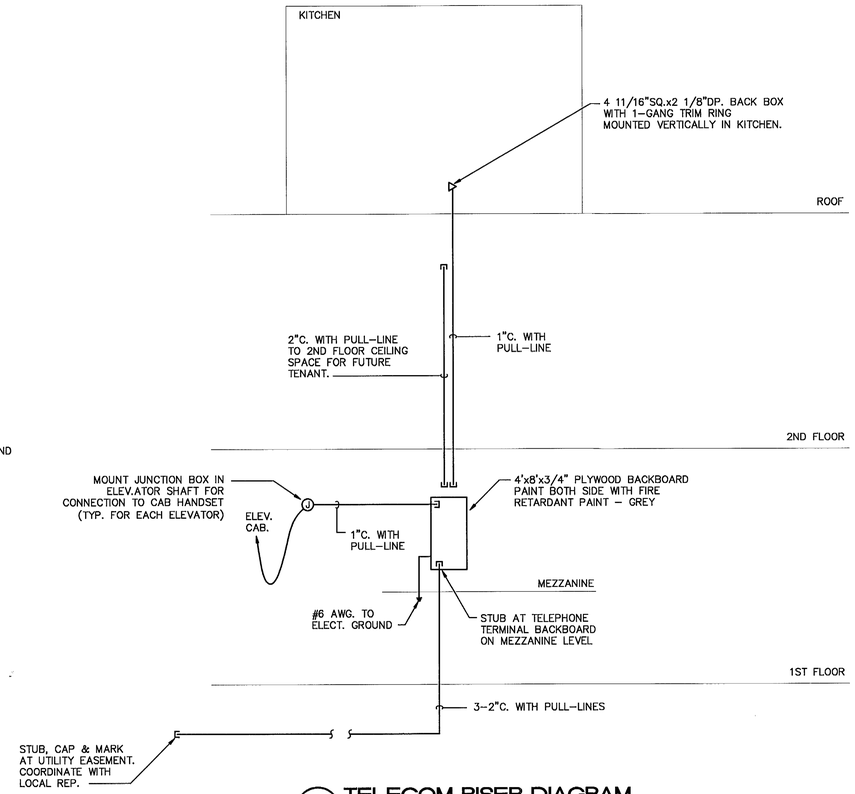


NOTES:

ELECTRICAL: JUNCTION BOXES, SWITCHES, CONTROLLERS, ETC. ASSOCIATED WITH THE ELEVATORS SHALL BE MOUNTED ABOVE BFE +1'=9.0' NGVD, AS SPECIFIED IN TABLE 7.1 OF ASCE 24-05, CH. 7.5.

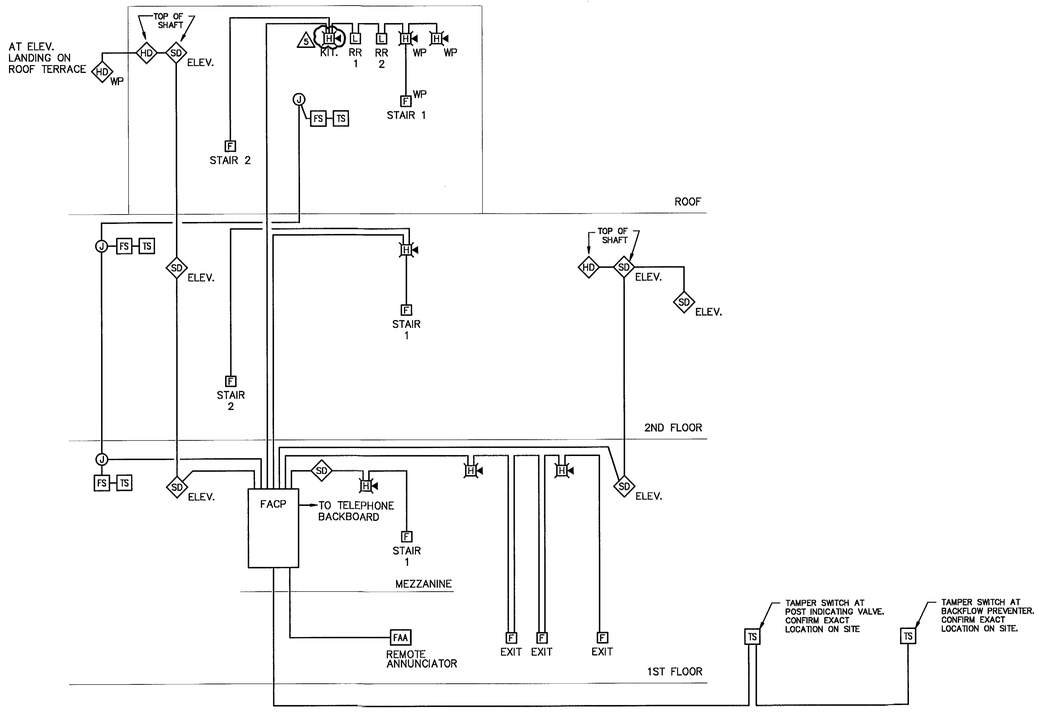
1 E.101 **POWER RISER DIAGRAM**

SCALE: N.T.S.



2 E.101 **TELECOM RISER DIAGRAM**

SCALE: N.T.S.



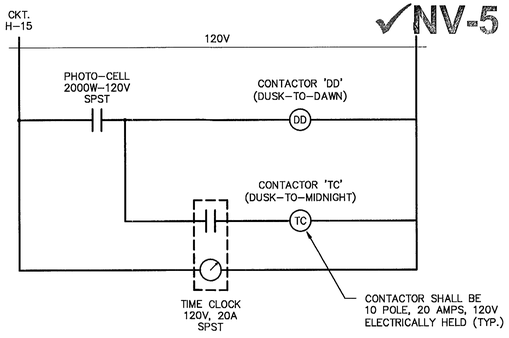
3 E.101 **FIRE ALARM RISER DIAGRAM**

SCALE: N.T.S.

1. ALL CONDUCTORS SHALL BE IN CONDUIT. ALL CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR PERMIT REVIEW AND APPROVAL.
3. FIRE ALARM SYSTEM INSTALLATION SHALL COMPLY WITH NFPA 72.

REVIEWED
___SEE COMMENTS ✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: PA-2198 DATE: 2/23/16

✓NV-5



4 E.101 **TIMED LIGHTING CONTROL WIRING SCHEMATIC**

SCALE: N.T.S.

APPROVED MIAMI BEACH FIRE DEPARTMENT

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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

HAROLD L. RAGAN LICENSE No. 48983 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/24/16

PROJECT PROJECT NO. 13_016

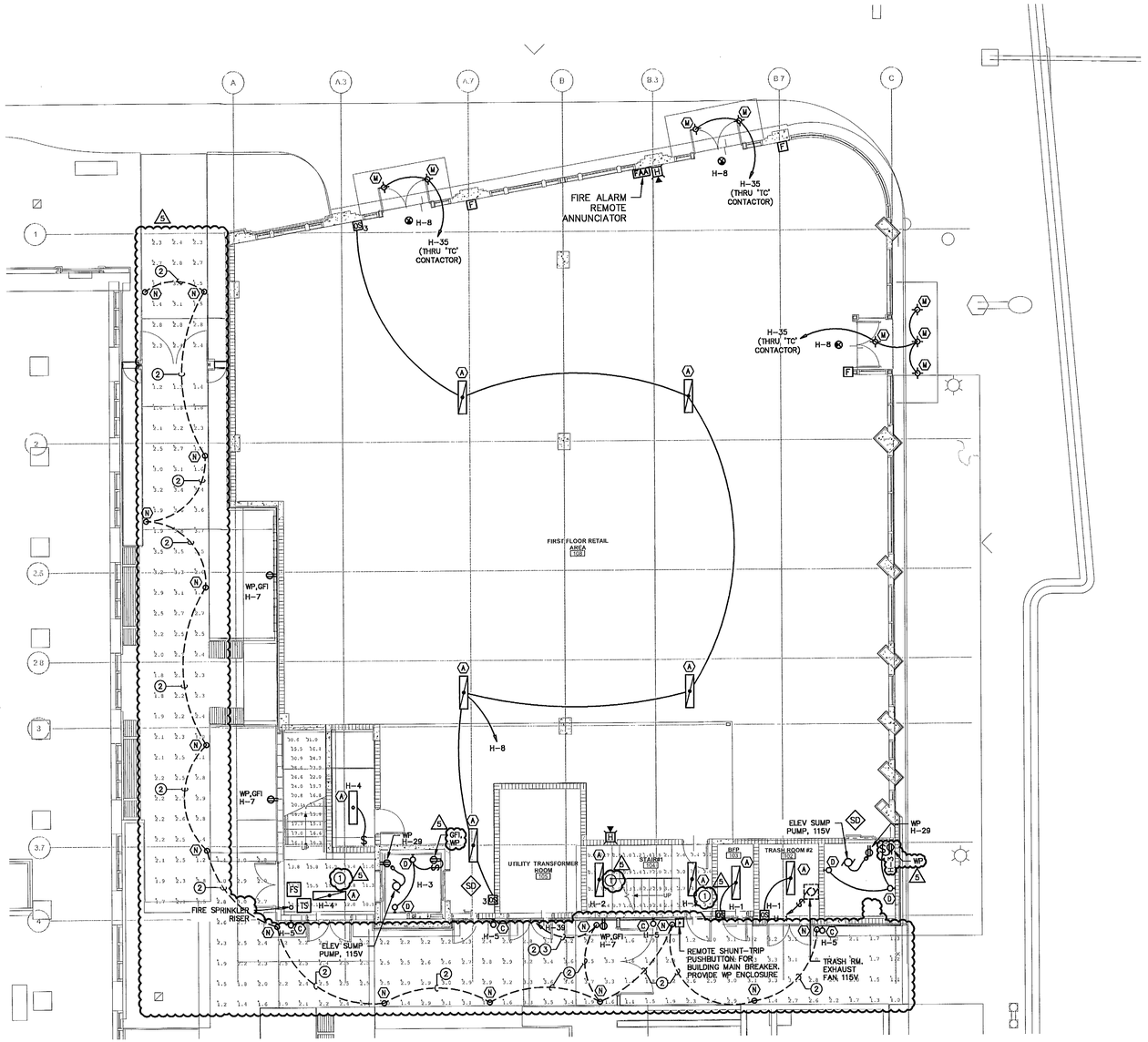
1620 DREXEL AVENUE

DRAWING TITLE

RISER DIAGRAMS AND DETAIL

SCALE: As indicated DRAWING NO.

E.101



1 E.102 GROUND FLOOR ELECTRICAL PLAN

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

NV-5
WDS PW822
3/16/16

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

PLAN NOTES:

1. FIXTURE IN STAIRWELL SERVED FROM INVERTER.
2. 2#10, 1#10G-3/4"C.
3. ROUTE THROUGH CONTACTOR 'DD'.

Luminaire Schedule					
Label	Symbol	Qty	Description	LLF	Lum. Lumens
N	○	15	LIGMAN#: ULH-10665-W40	0.900	1425

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.39	3.8	1.0	2.39	3.80

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PROFESSIONAL LICENSE

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	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

HAROLD L. RAGAN LICENSE No. 48983 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/11/16

PROJECT PROJECT NO. 13_016

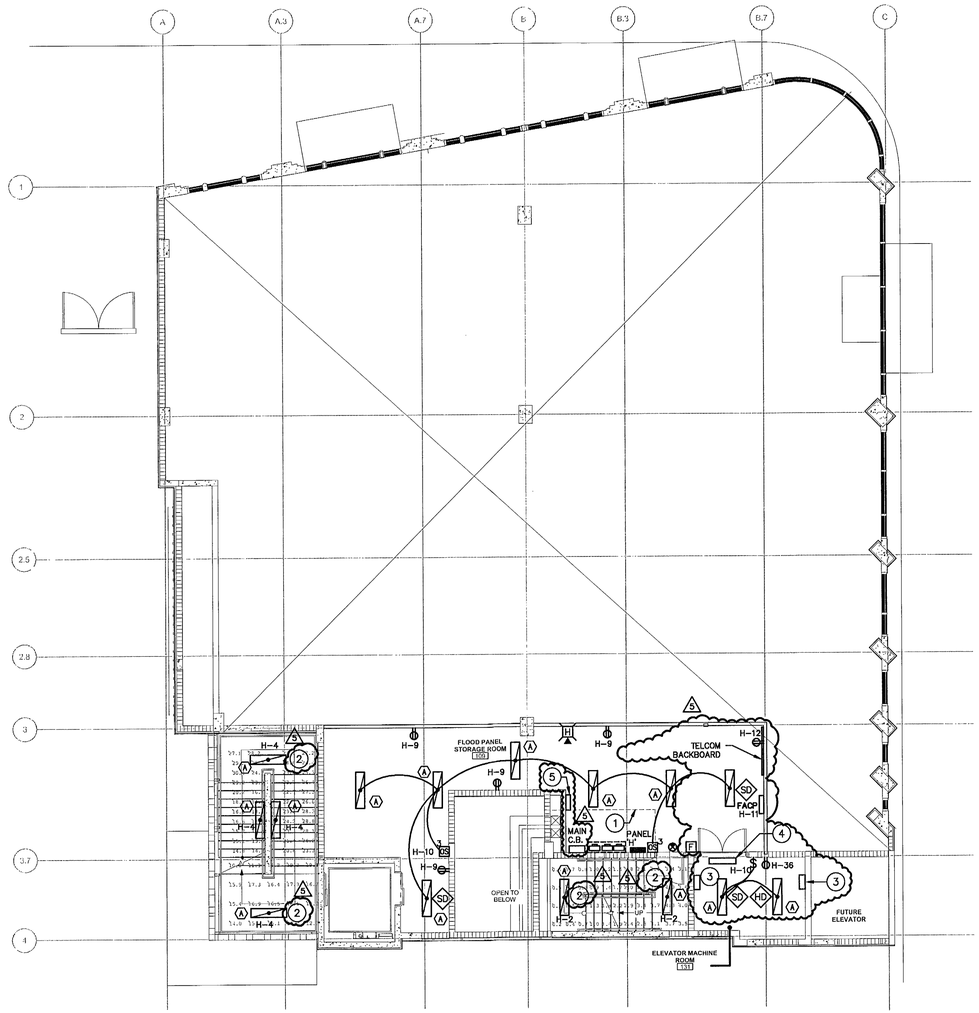
1620 DREXEL AVENUE

DRAWING TITLE

GROUND FLOOR ELECTRICAL PLAN

SCALE: As indicated DRAWING NO.

E.102



1 E.103 MEZZANINE ELECTRICAL PLAN

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

NORTH

REVIEWED
___SEE COMMENTS ✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: PA-2198 DATE: 2/23/16
✓NV-5

PLAN NOTES:

1. PAINT DEDICATED WORKING CLEARANCE ZONE LINE ON FLOOR, 36" IN FRONT OF ELECT. EQ. NO STORAGE ALLOWED IN ZONE.
2. FIXTURE IN STAIRWELL SERVED FROM INVERTER.
3. ENCLOSED CIRCUIT BREAKER FOR ELEVATOR POWER – SEE RISER DIAGRAM.
4. MINI–SPLIT HVAC UNIT EVAPORATOR – 115V. CONNECT TO CIRCUIT 'H–37'. PROVIDE SPST SWITCH AT UNIT FOR DISCONNECT MEANS.
5. STAIRWELL LIGHTING INVERTER – 120V, 2 CIRCUIT OUTPUT.

APPROVED MIAMI BEACH FIRE DEPARTMENT

TOUZET STUDIO INC ARCHITECTURE

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

HAROLD L. RAGAN LICENSE No. 48983 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/22/16

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

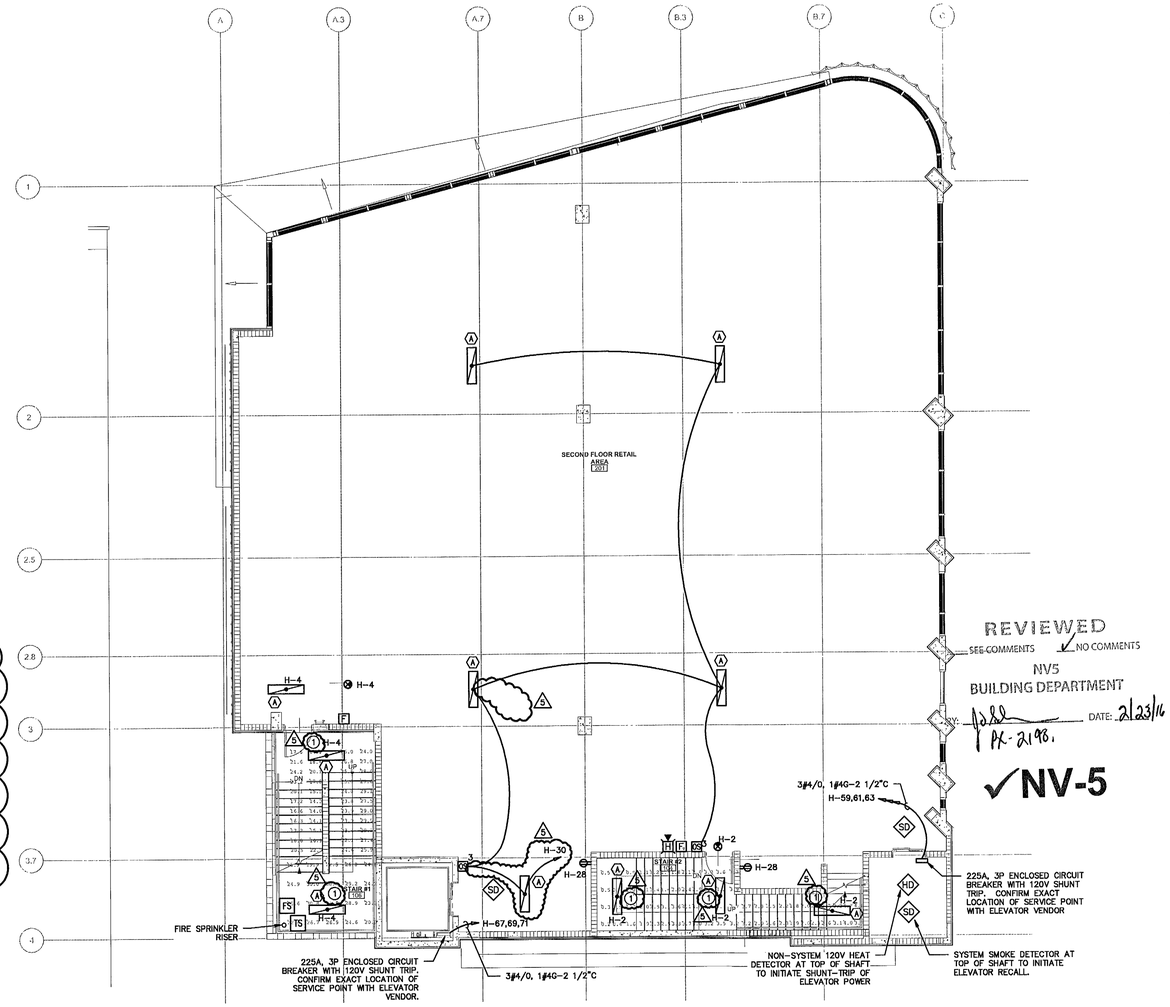
MEZZANINE ELECTRICAL PLAN

SCALE: As indicated DRAWING NO.

E.103

Luminaire Schedule	Emergency - Stair #1							
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	11	A	SINGLE	Lithonia Lighting	SBL4 60L EZ1 LP840	6368	0.900	55
	3	C	SINGLE	Lithonia Lighting	TWH LED 10C 1000 50K T3M	2559	0.860	39

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
West Stair	Illuminance	Fc	20.46	31.5	10.0	2.05	3.15



1 E.104 SECOND FLOOR ELECTRICAL PLAN

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

Luminaire Schedule	Emergency - Stair #2							
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF	Lum. Watts
	9	A	SINGLE	Lithonia Lighting	SBL4 60L EZ1 LP840	6368	0.860	55

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Stair	Illuminance	Fc	24.24	38.9	13.8	1.76	2.82

PLAN NOTES:

1. FIXTURE IN STAIRWELL SERVED FROM INVERTER.

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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

HAROLD L. RAGAN LICENSE No. 48983 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/22/16

PROJECT PROJECT NO. 13_016

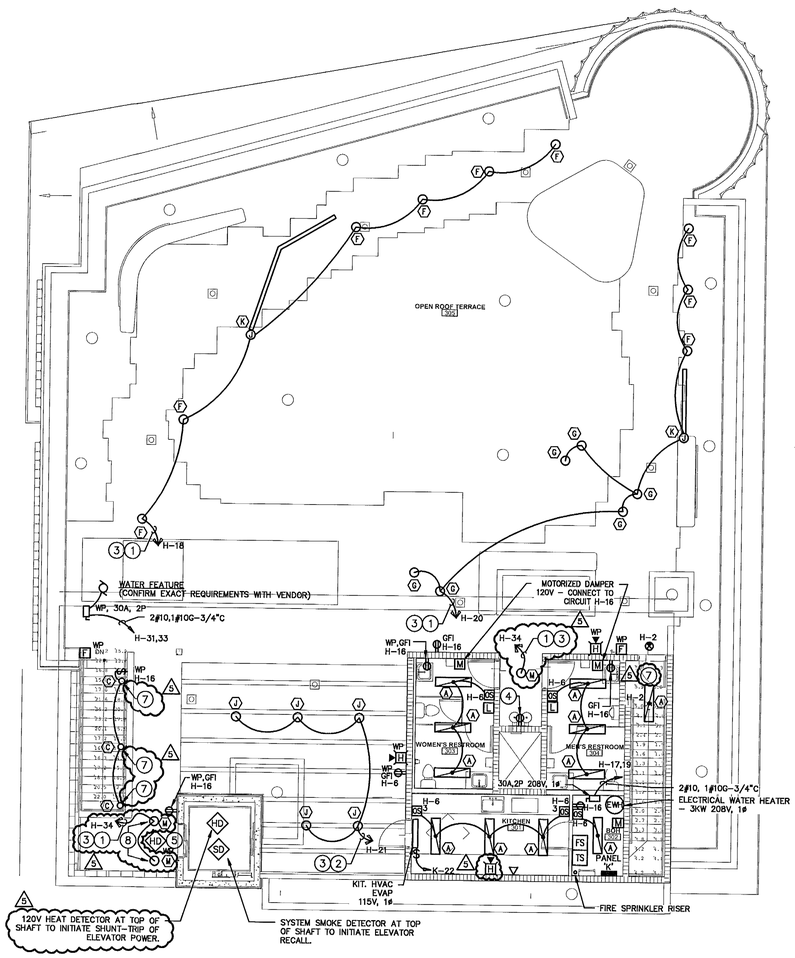
1620 DREXEL AVENUE

DRAWING TITLE

SECOND FLOOR ELECTRICAL PLAN

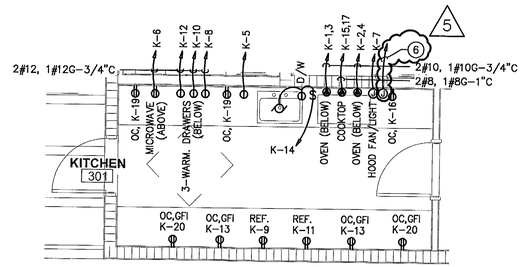
SCALE: As Indicated DRAWING NO.

E.104



1 E.105 **ROOF TERR. ELECTRICAL PLAN**

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



2 E.105 **KITCHEN ENLARGED POWER PLAN**

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

PLAN NOTES:

1. ROUTE CIRCUIT THROUGH CONTACTOR 'TC'.
2. ROUTE CIRCUIT THROUGH CONTACTOR 'DD'.
3. 2#10, 1#10G-3/4"C.
4. ELECTRIC WATER COOLER 115V. CONNECT TO CIRCUIT 'H-32', #10,1#10G-3/4"C. CONNECT AS PER MANUFACTURER'S WIRING DIAGRAM.
5. INSTALL A WEATHERPROOF HEAT DETECTOR AT THE ROOF TERRACE LANDING TO INITIATE ELEVATOR RECALL. CONFIRM MOUNTING WITH COMB FIRE MARSHAL'S OFFICE.
6. CONNECT HOOD FIRE SUPPRESSION SYSTEM TO FIRE ALARM SYSTEM, TO ACTIVATE ALARM UPON ACTIVATION.
7. FIXTURES IN STAIRWELL SERVED FROM INVERTER.
8. FIXTURE TO BE PROVIDED WITH INTEGRAL BATTERY BACK UP FOR 90 MINUTE EMERGENCY LIGHTING.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
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JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	FIRE COMMENTS	02/08/2016

KEY PLAN

HAROLD L. RAGAN LICENSE No. 48983 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/17/16

PROJECT PROJECT NO. 13_016

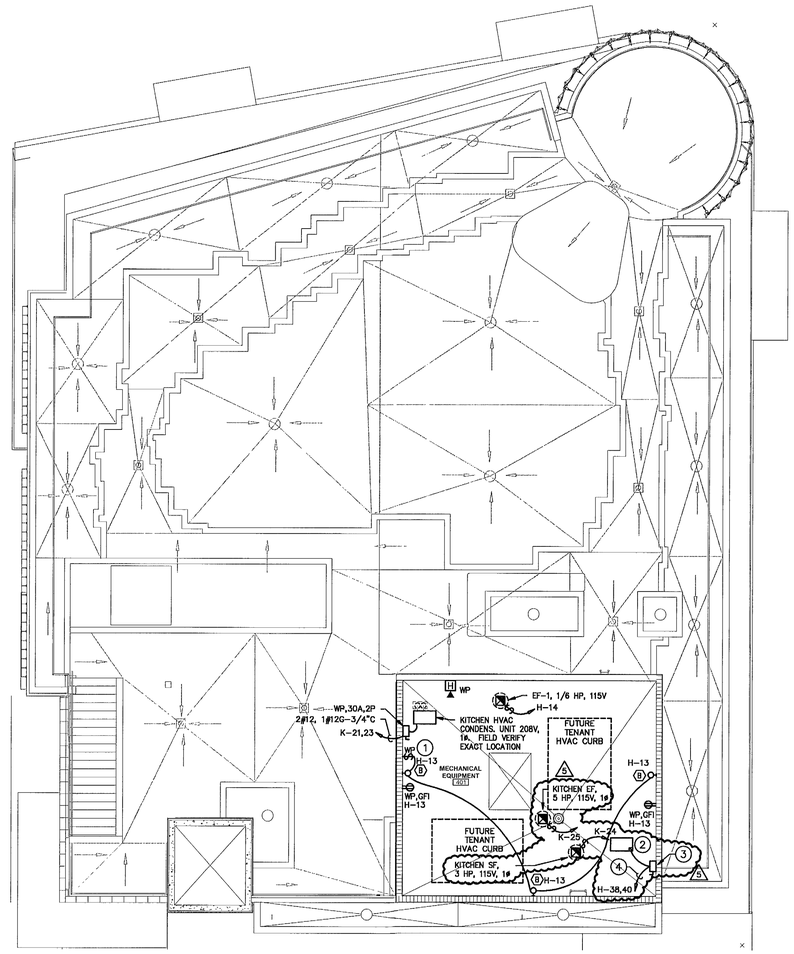
1620 DREXEL AVENUE

DRAWING TITLE

ROOF TERR. ELECTRICAL PLAN

SCALE: As indicated DRAWING NO.

E.105



1 E.106 ROOF ELECTRICAL PLAN

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

NORTH

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: PK-21198 DATE: 2/23/16.
✓NV-5

PLAN NOTES:

1. SWITCH SHALL BE PROVIDED WITH INTEGRAL PHOTOCELL.
2. ELEVATOR MACHINE ROOM A/C UNIT CONDENSING UNIT 208V, 1ø.
3. WP, 30/30, 2P DISCONNECT.
4. 2#10, 1#10G – 3/4"C.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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CERTIFICATION NO. 6059
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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

HAROLD L. RAGAN LICENSE No. 48983 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/22/16

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

ROOF ELECTRICAL PLAN

SCALE: As indicated DRAWING NO.

E.106

SPECIFICATIONS – DIVISION 26

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this Section. The Owner's General Conditions apply to the work of this Section.

B. These drawings are intended to show connections to the building systems only.

1.2 WORK INCLUDED (PROJECT SCOPE)

A. Work shall include, but not be limited to installation of Building service entrance, branch circuits, motor controllers, disconnects, circuit breakers, fixtures control systems, exit signage, fire alarm wiring/devices/testing, empty raceways for signal systems, etc. for fully functional and complete systems. Included shall be all electrical components, raceways and conductors as necessary to provide power and systems to equipment where indicated.

1.3 CODES AND STANDARDS

A. Install all work in accordance with the applicable requirements of the latest adopted version of the following:
1. 2010 Florida Building Code.
2. NFPA 70-~~2008~~ N.E.C. 4
3. Americans with Disabilities Act.

B. It is the intent of the Contract Documents to comply with the applicable codes, ordinances, regulations, and standards. Where discrepancies occur, notify the Engineer in writing and ask for interpretation. Correct any installation that fails to comply with the applicable codes and standards at no additional cost to the Owner.

1.4 DRAWINGS

A. The drawings are necessarily diagrammatic. Field verify exact locations of all equipment. Perform all work so as to coordinate with and avoid interference with the work of others and existing field conditions. All rework required due to lack of coordination between contractors shall be done at no additional cost to Owner. In cases of conflict between the plans and specifications, whether one or both shall govern, the final decision shall be as directed by the Engineer.

1.5 OPERATION AND MAINTENANCE INSTRUCTIONS

A. Provide (3) three maintenance manuals containing product data, wiring diagrams, instructions, and parts for maintaining and operating electrical systems and equipment. Include a description of normal adjustments and a list of items requiring periodic maintenance and the frequency required. Provide the Owner with any special tools required.

1.6 ACCEPTABLE PRODUCTS

A. Use only new products made by companies regularly engaged in manufacture of the type equipment specified. Use the products of a single manufacturer for similar type equipment.

B. Bids shall be based only on manufacturers of equipment acceptable to the Owner.

1.7 DELIVERY AND STORAGE

A. Handle, store and protect equipment and materials in accordance with the manufacturer's recommendations and with the requirements of NFPA 70B, Appendix I, titles "Equipment Storage and Maintenance During Construction". Replace damaged or defective items with new items.

1.8 ELECTRICAL CONNECTIONS TO EQUIPMENT

A. Provide power circuit and control wiring for all electrical equipment and connect complete unless otherwise indicated in the Contract Documents.

B. Equipment sizes shown and/or specified are estimated, and size of wire, conduit, and circuit protection devices are based on said estimate. Ascertain the actual current requirements of the equipment to be installed prior to beginning installations of feeders for same. If the actual requirements are different, notify the Engineer to obtain clarification.

C. All connections shall be tightened to the torque values recommended by that device manufacturers instructions. If these values are not listed, tighten to pound–inch or pound–foot values recommended by UL Standard 486B, a summary of which may be found in Section 110–14 of the National Electric Code Handbook.

1.9 TESTS AND DEMONSTRATIONS

A. Systems shall be tested by the Contractor and placed in proper working order prior to demonstrating systems to Owner.

B. Perform such tests as required by authorities having jurisdiction over the site.

C. Demonstrate the operations of all systems to the Owner and selected personnel, include two hours of on–site training. Provide (3) three copies of written instructions on the operation, care and maintenance of pertinent systems and equipment. Coordinate time of demonstration with the Owner and Engineer.

1.10 IDENTIFICATION

A. Contractor shall provide identification for wiring systems and equipment. Provide engraved phenolic nameplates indicating panel name (and circuit number) installed using stainless steel sheet metal screws on all panelboards, transformers, disconnects, enclosed circuit breakers , switch plates, and receptacle plates.

B. Power wiring shall be color coded or have conductors color banded in each junction and pull box.

C. Update all typewritten panel directories to reflect revisions made under this contract, using typewritten text.

D. Color coding – paint junction box and cover and 6" of all conduits entering/leaving as per the following color code:

Fire alarm – Red

PART 2 – PRODUCTS

2.1 OUTLET BOXES

A. General Use Boxes: Galvanized, pressed steel units of proper depth and gauge required by the outlet location. Equip with plaster ring or cover as necessary to accommodate trimout.

B. Special Boxes: Galvanized sheet metal construction and sized in accordance with the NEC based on the number of conductors and splices to be housed. For special systems, use boxes as recommended by the equipment manufacturer.

2.2 CONDUIT

A. Electrical Metallic Tubing (EMT/Thinwall): Galvanized steel conforming to ASA C80.3, FS WW–C563 and UL 797.

B. Rigid Galvanized Steel Conduit (RGS): Hot dipped galvanized steel conforming to FS WW–C581e and UL 6.

C. Liquidtight Flexible Conduit: All flexible conduit shall be liquidtight flexible metal conduit. Spiral wound, square locked, galvanized steel, PVC coated.

D. Non–metallic conduit (PVC): shall be PVC, type EPC–40 heavy wall, rated for 90°c cabling meeting NEMA TC–2 and UL listed for concrete encasement.

2.3 CONDUIT FITTINGS

A. EMT: Compression type, made of cadmium plated or hot–dipped galvanized malleable iron.

B. RGS: Threaded, malleable iron, hot–dipped galvanized or cadmium plated.

C. Liquidtight: Compression type with nylon bushing, hot–dipped galvanized or cadmium plated.

D. PVC: Non–metallic conduit fittings shall conform to NEMA TC–3.

2.4 WIRE AND CABLE – 600 VOLT

A. Conductors: 98% conductivity, soft drawn copper.

B. Insulation: Heat and moisture resistant with at least an operating temperature of 75°C (THW, THHN, THWN) and a 600 volt rating unless otherwise indicated.

C. Use stranded conductor on all wiring.

2.5 OVERCURRENT PROTECTIVE DEVICES

A. Thermal magnetic circuit breakers shall be molded case construction with RMS symmetrical short circuit rating as indicated on the drawings. Circuit breakers to be installed into existing panelboards shall be of same manufacturer and AIC rating of the existing panel/breakers.

B. Fuses

1. Fuses rated 601 ampere to 6000 ampere, 600 volt and below, shall be U.L. listed Class L current limiting type, 200,000 amperes, RMS interrupting.

2. Fuses rated 15 ampere to 600 ampere (except for motor branch circuit protection), 600 volt and below, U.L. listed Class RK–1 current limiting type, 200,000 amperes, RMS interrupting.

3. Fuses for motor branch circuit and transformer protection U.L. listed Class RK–5 dual element type, 200,000 amperes RMS interrupting.

2.6 GROUNDING

A. Provide a green colored equipment grounding conductor in all raceways sized in accordance with the requirements of the National Electric Code (NEC).

B. Bond all branch circuit devices to the building ground system by means of the grounding conductor installed in each raceway.

2.7 ANCHORS AND FASTENERS

A. Use anchors and fasteners of a type designed and intended for use in the base material to which the material or support is to be attached, and capable of supporting the intended load and withstanding any associated stresses and vibrations. Do not use wooden plugs for fastening.

B. Provide all fasteners as required to support all equipment and material, including that provided by the Owner for installation by the Contractor.

2.8 WIRING DEVICES

A. All switches and receptacles shall be "Specification Grade" type devices, with grounding terminals, color by architect.

B. All new trim plates shall be specified by the architect.

2.9 PANELBOARDS

A. Panelboards shall be dead–front type, sized as per rating shown on the drawings.

B. Bus shall be copper.

C. Circuit breakers shall be bolt–on type and of the same manufacturer as the panel.

D. Provide all mounting hardware, covers, bus stabs, etc at existing switchgear for new overcurrent protective devices.

E. Shall be SQ–D, GE, Eaton, or Siemens.

2.10 DISCONNECT SWITCHES

A. Switches shall be heavy duty, quick make, quick break operating mechanism.

B. Fusible type disconnects shall be equipped with blade type horsepower–rated switches with Class H, J, or R fuse clips. Each disconnect shall have the following features:

1. Switch Mechanism shall be the quick–make, quick–break type.
2. Copper blades, visible in the "OFF" position.
3. An arc chute for each pole.
4. External operating handles shall indicate "ON" and "OFF" positions and shall have lock–open padlocking provisions.
5. Mechanical interlock shall permit opening of the door only when the switch is in the "OFF" position defeatable by a special tool to permit inspection.
6. Provide rejection clips.
7. Install dual element fuses as indicated per plans. Provide fuse reducers as required.

C. As a minimum, enclosure shall be rated for the environment for which it is to be installed (Indoor – NEMA 1, Outdoor – NEMA 3R).

2.11 FIRE ALARM

A. Provide new U.L. listed fire alarm and detection system as indicated on the plans. System shall be Simplex, Notifier or Siemens.

B. Initiating Devices

1. Manual Station:
   a. Semi–flush mounted, double action manual station equipped with an addressable interface module that interfaces the manual station and the addressable initiating circuit.
   b. It shall be field programmable.
   c. The double action product shall not be of the type, which uses disposable components, (i.e.: break glass).
2. Heat Detectors:
   a. Combination rate–of–rise and fixed temperature, rated 135°F and temperature rate of rise of 15°F or 190°F (fixed only), as specified.
   b. Addressable and controlled by the system control panel.
   c. Each detector to be uniquely identifiable and be field programmed.
   d. Calibration and device identification monitored by the system control panel.
   e. Heat detectors shall be self–restoring type.
3. Smoke Detectors:
   a. Addressable detector controlled by the system control panel.
   b. Photoelectric type with adjustable sensitivity, removable from base, auxiliary relay contact, and visual indication of detector actuation, suitable for mounting on 4" (100 mm) outlet box, and each detector shall be uniquely identifiable and field programmable.
   c. The system control panel shall monitor calibration, device identification, and sensitivity.
   d. The sensitivity controlled by and reading received by the system control panel upon request.
   e. Exceptions:
      a. In Additions to Existing Systems, where the control panel is a non–addressable type:
         i. The ceiling mounted smoke detectors shall be compatible to the existing system and the smoke detector shall be removable from its base.
         ii. The base shall accommodate both ionization and photoelectric type area smoke detectors.
4. Duct Mounted Smoke Detector:
   a. Photoelectric type with auxiliary SPDT relay contact duct–sampling tubes extending width of duct and visual indication of detector actuation in duct–mounted housing.
   b. Provide remote test station with key switch and red LED status indicator.
      i. Wire the remote test station to the duct smoke detector via remote relay.
      ii. Mount the remote test stations 48" AFF.
      iii. Group all remote test stations at one place inside the mechanical room.

C. Notification Devices

1. Alarm Lights: Strobe lamp and flasher with red lettered FIRE on white lens.
2. Alarm Speaker:
   a. Provide quantity to ensure audible sound 10db above ambient noise level.
   b. Flush type with wall trim plate (interior), surface type (exterior), and fire alarm horn.
   c. Provide additional integral strobe lamp and flasher with red lettered FIRE on white lens.
3. Alarm Horn: NFPA 72; flush type with wall trim plate (interior), surface type (exterior), fire alarm horn. Provide additional integral strobe lamp and flasher with red lettered FIRE on white lens.
4. Remote/test smoke detector alarm lamp assembly: flush mounted with red LED to indicate remote (above ceiling or obscured from normal view) detectors alarm status. Device shall be capable of putting the detector in alarm via a keyed switch for testing verification.

D. Fire Alarm Wire and Cable

1. Fire Alarm Power Branch Circuits: Building wire as specified in 2.4 above. Conductor color to match existing building's color scheme.
2. Signal cabling be as per mfr's recommendation.
3. All fire alarm wiring shall be in conduit.

E. Surge Suppression

1. Provide surge protection devices on all wires that enter and leave the fire alarm control panels and the fire alarm booster panels.
   a. Provide surge protection devices on all 120–volt power circuits serving the fire alarm control panels and the fire alarm booster panels.
   b. Provide a dedicated cabinet to house the surge protection devices; provide a 10' ground rod within 10' of the surge suppression devices cabinet.
   c. If conductors leave the building, install a surge suppressor.

2.12 LIGHTING FIXTURES

A. Provide fixtures as specified on the drawings.

B. Provide fixtures with proper lamps and ballasts/drivers as required to implement the indicated switching scheme as shown on the plans.

C. Provide all fixtures complete with required lamps.

D. Verify ceiling type prior to ordering of fixtures.

2.13 OCCUPANCY SENSORS:

A. Occupancy Sensors shall be Dual Technology – Ultrasonic, and Passive Infrared.

B. Sensors shall be UL, ceiling mounted, Class 2 devices, 24 volts DC, and 360 degrees, with LED indicators.

C. Occupancy Sensors' power packs shall be UL listed, mounted above ceiling directly above the Sensors.

D. Provide power packs rated at 20 amps, 125/277 volts on the primary side and 24 volts DC on the secondary side with self–contained transformer and relay.

E. Connections from Sensors to the power packs shall be Class 2 wiring at 24 volts DC.

F. Power packs shall be capable of controlling multi Sensors and connections to multi light switches (dual–level switching.)

G. Occupancy Sensors shall have an auxiliary contact/relay for control of HVAC system.

H. Occupancy Sensors shall have adjustable time delay with settings at 5, 10, 20, and 30 minutes.
1. Initial factory settings shall be at 30 minutes.

I. Each Occupancy Sensor shall cover minimum area of 1000 square feet.
1. Spaces larger than 1000 square feet shall have multiple numbers of occupancy sensors.

J. Occupancy Sensors shall have adjustable sensitivity feature.

K. Manufacturer of the Occupancy Sensors shall provide minimum five–year full–unlimited warranty for materials and labor.

L. Occupancy Sensors shall be fail–safe: upon failure of the Occupancy Sensors, the lighting in the controlled area shall be capable of being turn ON and OFF by the wall mounted light switches.

M. Occupancy Sensors shall be complete system with Sensors, Power Packs, and interconnected wiring.

N. Manufacturers:
1. Watt Stopper, Model DT–300 Series
2. Hubbell, Model ATD2000CRP Series
3. Cooper OMC–DT Series

O. Where sensors control emergency circuits, sensoring bypass relays shall be UL924.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: [signature] DATE: 2/23/16
PX-2198

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL. AR0094099.
JACQUELINE GONZALEZ FL. AR0016319

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KEY PLAN

HAROLD L. RAGAN LICENSED No. 48983 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

SPECIFICATIONS

SCALE: As indicated DRAWING NO.

E.107

SPECIFICATIONS – DIVISION 26 (CONTINUED)

2.14 AUTOMATIC LIGHT SWITCHES:

A. Automatic light switches shall be Dual Technology, Ultrasonic, and Passive Infrared.

B. Automatic light switches shall be combination of light switch and occupancy sensor.

C. Automatic light switches shall be UL, wall mounted, ivory color with LED indicators.

D. Automatic light switches shall have choice of "auto–on or manual–on" operation.

E. Automatic light switches rated at 20 amps, 125/277 volts.

F. Automatic light switches must be compatible with all electronic ballasts.

G. Automatic light switches shall have adjustable time delay with settings at 5, 10, 20, and 30 minutes.

1. Initial factory settings shall be at 30 minutes.

H. Automatic light switches shall have adjustable sensitivity feature.

I. Manufacturer of the Automatic light switches shall provide minimum five–year full–unlimited warranty for materials and labor.

J. Automatic light switches shall be fail–safe: upon failure of the device's sensors, the light switch shall be fully operational and be able to shut the lights on and off manually.

K. Device shall have vandal–resistant sensor lens.

L. Manufacturers:
1. Watt Stopper, Model DW–100–1 Series
2. Hubbell, Model AD1227I1 Series
3. OSW–DT Series

2.15 MOTOR CONTROLLERS

A. Fractional horsepower manual motor starters shall be single pole toggle type with thermal overload protection and trip free operation. Provide starter in NEMA 1 flush or surface enclosure unless otherwise specified or required. Provide red pilot light.

B. Starters shall be combination type. Disconnect shall be front operated, capable of being locked in the open position and have cover interlocked with handle. Starters shall be NEMA rated for the horsepower loads at the rated voltage and shall include a control transformer with primary fuse protection and a 120 volt fused control circuit, under–voltage and over voltage protection, loss of phase and phase reversal (for motors of 1–1/2 HP and greater), external manual reset, and 3 overloads. Overloads shall be the solid–state adjustable type. Phase failure, under voltage and over voltage relays shall have adjustable response time delay. Provide adjustable time delay relay (0–5 minutes) for automatic start–up after power failure to allow stagger starts and minimize inrush on system. Enclosure shall be NEMA 1 for indoor locations and NEMA 3R for outdoor locations, unless otherwise specified or required.

C. Each combination starter shall be furnished with a minimum of one N.O. and one N.C. auxiliary contact for spare or future purposes (this is additional to required active auxiliary contacts). Provide combination motor starters with "hand–off–auto" selector switches and "red–run" indicating pilot light in cover. Connections to the selector switch shall be such that only the normal automatic regulatory control devices will be bypassed when the switch is in the "hand" position. All safety control devices such as low and high pressure cutouts, high temperature cutouts, and motor overload protective devices, life safety/fire alarm controls shall be connected in the motor control circuit in both the "hand" and the "automatic" positions. Motor controllers serving air handlers shall be provided with additional contact for smoke damper power interlock. Coordinate contact rating (voltage and ampacity) with mechanical contractor.

2.17 CONTACTORS

A. Description: NEMA ICS2, magnetic lighting contactor.

B. Configuration: Electrically held.

C. Coil Voltage: 120 volts, 60 Hertz.

D. Poles: As indicated.

E. Contact rating: Match branch circuit overcurrent protection, considering derating for continuous loads.

F. Enclosure: ANSI/NEMA ICS6, Type as required to meet conditions of installation unless indicated on the Drawings.

G. Accessories:

1. Selector Switch: ON/OFF/AUTOMATIC.

2. Indicating Light: RED.

3. Auxiliary Contacts: 2, (1) normally open and (1) normally closed, field convertible.

PART – 3 EXECUTION

3.1 GENERAL REQUIREMENTS

A. Use good workmanship in the installation of all electrical materials and equipment. Install equipment level, plumb, and true with the structure and other equipment. Firmly secure all materials in place, adequately supported, and permanent. Materials embedded in concrete or masonry or otherwise part of the structure are considered sufficiently supported. Use hardware and accessory fittings of a type designed, intended and appropriate for the use and to complement the items with which they are used.

3.2 INSTALLATION

A. Equipment shall be mounted in accordance with manufacturers recommendations in locations shown on the drawings, plumb and level.

3.3 MINIMUM SIZES

A. Conduit:
1. 3/4" for all installations unless otherwise indicated.

B. Wire:
1. #12 AWG, THWN stranded wire for all power and lighting circuits. Signal and control wiring may be #14 AWG.

3.4 LOCATIONS AND DIMENSIONS

A. Locate all devices and equipment as required.

3.5 WIRING METHODS

A. Install all wiring in conduit or approved raceways unless otherwise indicated. Conceal the conduit and outlet installation in walls, above finished ceilings, underground, or under floor as indicated in Contract Documents.

B. Set outlet boxes square, level, and flush with finished surfaces. Secure and brace work in such a manner as to insure that outlet boxes and conduit do not become dislocated while other construction work is being done.

C. Unless otherwise indicated, provide conduit in accordance with the following:

1. Rigid Metallic Conduit: Anywhere

2. Thinwall Metal (EMT): Anywhere except:

a. Exposed below 8'–0" aff in vehicular traffic areas.

b. Underground

c. Outside and on/above roof.

3. PVC: Underground only.

D. Use liquidtight flexible conduit with ground wire for final connection to motors and vibrating/moving equipment.

E. Firmly and securely fasten conduits to or support from the building or structural member. Use hangers and supports that are standard catalogue items of a type compatible with and suitable for the intended use. Twisted wire hangers and supports are not acceptable.

F. Do not pull conductors into conduits until all work which may cause damage to the wires is completed. Install wire and cables so as not to damage the insulation or cable sheath. Pull all conductors to be installed in a raceway together.

G. Provide sufficient length of conductors within cabinets and cutout boxes to neatly train the conductor to the terminal point with no excess. Fasten the cables together in neat bundles when there are many conductors.

H. Where conduits penetrate fire–rated walls or ceilings provide fire stopping in accordance with the Florida Building Code.

I. Grounding – Provide a dedicated green, equipment grounding conductor sized in accordance with Table 250–95, N.E.C., in all conduits, raceways. Bond together all non–current carrying, conductive items.

3.6 EQUIPMENT MOUNTING

A. Install equipment mounted on ceiling, wall, or floor as indicated or as appropriate. Provide fasteners or supports sufficient in size and quantity to substantially secure the equipment in place to the building structure or structural element.

B. Install the equipment plumb and true as intended and secure. When several items of equipment are wall mounted in the same area, line them up vertically and horizontally along with any associated raceways.

C. Contractor shall provide all mounting and associated hardware for installing equipment within circuit breaker enclosures.

D. Set transformer on rubber vibration isolators.

3.7 WIRING DEVICES

A. Install all wiring devices in accordance with manufacturer's recommendations.

B. All devices shall be plumb and level and plates shall completely cover all openings.

3.8 SLEEVES

A. Where electrical conduits pass through walls, roofs, ceiling, or floors, install sleeves for them. If any holes are cut in finished work where sleeves are required, use a concrete coring machine or other approved method and only with written consent of the Owner/Engineer. Cut all such holes carefully, no larger than necessary. Cover these holes entirely by escutcheon plates when work is completed. Provide sleeves made of steel no lighter than 18 gauge.

B. Where conduits pass through sleeves in exterior walls, caulk the annular space with oakum and fill inside and out with a non–hardening, waterproof sealant finished off flush with both faces of the wall.

C. Prior to any work on roof, verify extent of existing roofing warranties with Owner. Obtain Owner's written approval of roofing work. Where conduits pass through sleeves in the roof, flash the penetration in accordance with Plate 59, Figure C of the "Architectural Sheet Metal Manual" of the Sheet Metal and Air Conditioning Contractors National Association, Inc., and the roofing manufacturer's recommended procedures and materials.

3.9 CUTTING AND PATCHING

A. Perform all cutting and patching associated with the new work. Structural members shall not be cut. Patching shall match existing adjacent surfaces as to material, texture and quality and finish.

3.10 PROTECTION OF EQUIPMENT

A. During construction, protect all equipment from insulation moisture absorption and metallic component corrosion. Apply protection immediately upon receiving the products and maintain continually.

B. Keep products clean by elevating above ground or floor and by using suitable coverings. Take such precautions as are necessary to protect apparatus and materials from damage. Failure to protect materials is sufficient cause for rejection of the apparatus or material in question.

C. Protect factory finish from damage during construction operations and until acceptance of the project. Satisfactorily restore any finishes that become stained or damaged.

NVS, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NVS
BUILDING DEPARTMENT
BY: DATE: 2/23/16
PX-2198

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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ARCHITECTURE LICENSE REGISTRATION NUMBER:
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JACQUELINE GONZALEZ FL AR0016319

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PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

SPECIFICATIONS

SCALE: As Indicated DRAWING NO.

E.108

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	FITTINGS OR VALVES	SUPPLIES	TRAP	CARRIER	ACCESSORIES	COLD	HOT	WASTE	VENT	REMARKS
WC–1	**ADA WATER CLOSET:** Floor mounted two peice tank type, siphon jet, 1.6 gpf, ADA height	Sloan	#WETS–9023	N/A	N/A	N/A	N/A	N/A	1/2"		3"	2"	
WC–2	**ADA WATER CLOSET:** Floor mounted two peice tank type, siphon jet, 1.6 gpf, Standard height	Sloan	#WETS–9003	N/A	N/A	N/A	N/A	N/A	1/2"		3"	2"	
UR–1	**URINAL:** Wall mounted, wash down, vitreous china, 0.5 gpf,	Sloan	#SU–1009	Sloan #Regal 186–0.5 XL	N/A	N/A	N/A	N/A	3/4"		3"	2"	
LAV–1	**ADA LAVATORY:** Hot and Cold water, Wall mounted with floor mounted concealed arm carrier. 4" Centerset, 21 inch x 19 inch	Sloan	#SS–3003	Chicago #802–VE2805–317ABCP with 0.5 gpm aerator	McGuire #185LK	McGuire #PW2150GJWC	J.R. Smith #702–M34		1/2"	1/2"	1–1/4"	1–1/2"	
SNK–1	**KITCHEN SINK:** Hot and Cold water, Offset sink, two bowl, drop in, 18 gauge,Type 302 or 304 stainless steel, self rim sink with sound dampening undercoat.	Just	#ODLM–2233–A–GR–L	Chicago #1100–GN8AE35–317AB	McGuire #185LK	McGuire #8872C	N/A		1/2"	1/2"	1–1/2"	1–1/2"	Provide sink with garbage disposal equal to in–Sink–Erator Evolution Essential 3/4 HP. Provide sediment trap.
EWC–1	**DUAL ELECTRIC WATER COOLER:** Wall mounted, electric water cooler with stainless steel top, stainless steel heavy gauge steel body, rated for outdoor	Elkay	#VRCTL8SC	N/A	McGuire #185LK	McGuire #8872	Wall Box		1/2"		1–1/4"	1–1/2"	

PLUMBING NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE 2014 FLORIDA PLUMBING CODE AND ANY LOCAL CODES HAVING JURISDICTION.
2. FIELD VERIFY AND CONFIRM THE ACTUAL SIZE, LOCATION, AND ELEVATION OF EXISTING UTILITIES AND PLUMBING PIPING PRIOR TO INSTALLATION OR CONNECTION OF ANY NEW PIPING. ANY DISCREPANCIES OR POSSIBLE CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT.
3. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND AS SUCH ALL FITTINGS AND OFFSETS MAY NOT BE INDICATED. PROVIDE FITTINGS AND OFFSETS AS REQUIRED TO PROVIDE A COMPLETE AND PROPERLY INSTALLED PLUMBING SYSTEM.
4. CONFIRM LOCATIONS AND ELEVATIONS OF ALL CROSSING LINES PRIOR TO INSTALLATION OF NEW PIPING. GRAVITY DRAIN PIPING ROUTING SHALL TAKE PRECEDENT OVER PRESSURIZED PIPE SYSTEMS. PROVIDE OFFSETS AS REQUIRED. ANY DISCREPANCIES OR POSSIBLE CONFLICTS SHALL BE BROUGHT TO THE ENGINEER AND ARCHITECT.
5. COORDINATE PLUMBING SYSTEMS INSTALLATION WITH ALL OTHER INVOLVED TRADES, SUCH AS FIRE PROTECTION, MECHANICAL DUCTWORK AND PIPING, AND ELECTRICAL SYSTEMS. THIS CONTRACTOR SHALL OBTAIN COPIES OF THE LATEST PLANS, SPECIFICATIONS, AND ADDENDUMS OF ALL OTHER TRADES TO COORDINATE THESE SYSTEMS WITH OTHER TRADES INSTALLATIONS.
6. PROVIDE SHUT OFF VALVES IN HOT AND COLD WATER LINES SERVING EACH GROUP TOILET ROOM AND EACH PLUMBING FIXTURE. LOCATE THE VALVES IN AN ACCESSIBLE LOCATION. WHEN INSTALLED ABOVE CEILINGS, LOCATE ABOVE A LAY–IN CEILING TILE, OR IN HARD CEILINGS PROVIDE A HINGED ACCESS PANEL SIZED TO ALLOW FULL ACCESS TO THE VALVES (MINIMUM SIZE 18" X 18"). PROVIDE A LABEL ON THE CEILING TILE GRID OF ON THE ACCESS PANEL INDICATING "HOT AND COLD WATER SHUT OFF VALVES".
7. THE POTABLE WATER SYSTEMS IN THIS FACILITY SHALL BE DISINFECTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND APPLICABLE SPECIFICATION SECTIONS INCLUDED IN THE DESIGN PACKAGE. DISINFECT ALL NEW PORTIONS OF PIPING AND ALSO ANY EXISTING PIPING THAT HAS LOST PRESSURE DURING CONSTRUCTION.
8. PIPE HANGERS FOR COPPER PIPING SHALL BE COPPER TYPE OR VINYL COATED. HANGERS FOR OTHER TYPES OF PIPING SHALL BE GALVANIZED OR ZINC PLATED. PROVIDE MISCELLANEOUS STRUCTURAL STEEL CROSSMEMBER TO SPAN ACROSS BEAMS, JOIST, OR PURLINS WHERE REQUIRED FOR INTERMEDIATE SUPPORT.
9. PROVIDE A 2" HIGH GALVANIZED SAFETY PAN BELOW ALL WATER HEATERS. PROVIDE A 3/4" DRAIN LINE FROM THE SAFETY PAN AND TERMINATE OVER NEAREST FLOOR DRAIN OR SERVICE SINK. ROUTE COPPER DISCHARGE LINE FROM WATER HEATER PRESSURE TEMPERATURE RELIEF VALVE AND TERMINATE OVER SAFETY PAN.
10. PRESSURE TEST PLUMBING PIPING SYSTEMS PRIOR TO CONCEALMENT IN ACCORDANCE WITH THE SPECIFICATIONS.
    A. WATER PIPING SHALL BE TESTED AT 100 PSI MINIMUM FOR A PERIOD OF 8 HOURS.
    B. SANITARY AND STORM SYSTEMS SHALL BE TESTED AT 10 FEET OF HEAD PRESSURE FOR A PERIOD OF 8 HOURS.
11. PROVIDE WATER HAMMER ARRESTERS THROUGHOUT THE WATER PIPING SYSTEM LOCATED TO PREVENT ANY WATER HAMMER VIBRATIONS AND NOISE. PROVIDE WATER HAMMER ARRESTERS IN HOT WATER AND COLD WATER PIPES. LOCATE AT ALL GROUP RESTROOMS, SINGLE RESTROOMS, IN PIPING SERVING FLUSH VALVES, AND IN PIPING SERVING OTHER FIXTURES OR EQUIPMENT THAT HAS QUICK CLOSING VALVES OR ACTUATORS THAT WOULD CAUSE POTENTIAL WATER HAMMER. DO NOT PROVIDE PIPE AIR CHAMBERS AT PLUMBING FIXTURES AS THESE ARE NOT AN ACCEPTABLE ALTERNATE TO WATER HAMMER ARRESTERS.
12. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS. TRAP PRIMER LINE SHALL CONNECT FROM THE DISCHARGE SIDE OF A WATER CLOSET FLUSH VALVE. IF A FLUSH VALVE IS NOT READILY AVAILABLE, CONNECT TRAP PRIMER LINE FROM THE TAILPIECE OF A LAVATORY. OTHERWISE, PROVIDE AN AUTOMATIC TRAP PRIMER VALVE AND DISTRIBUTION UNIT FROM AN AVAILABLE COLD WATER LINE. IN FINISHED SPACES SUCH AS RESTROOMS, ROUTE THE TRAP PRIMER LINE BACK INTO THE WALL AND PROVIDE A CHROME PLATED ESCUTCHEON PLATE, THEN DROP TO BELOW FLOOR TO THE FLOOR DRAIN. IN UNFINISHED SPACES SUCH AS MECHANICAL ROOMS, ROUTE THE TRAP PRIMER LINE DOWN ALONG THE WALL SURFACE TO BELOW FLOOR TO THE FLOOR DRAIN. ALL TRAP PRIMER LINES IN WALLS AND BELOW FLOORS SHALL BE WRAPPED WITH PROTECTIVE INSULATING TAPE TO PREVENT CONTACT BETWEEN THE PIPE AND CONCRETE OR BELOW FLOOR SOIL.
13. PROVIDE CLEAN–OUT PLUGS AT THE BASE OF ALL SOIL, WASTE, AND STORM RISER STACKS. CLEAN–OUT SHALL BE FULL PIPE SIZE UP TO 4" DIAMETER PIPE SIZE. FOR PIPE RISERS LARGER THAN 4" DIAMETER, CLEAN–OUT SHALL BE 4" OR LARGER. FOR PIPE RISERS LOCATED CONCEALED IN A CHASE, PROVIDE AN ACCESS COVER PLATE OR A HINGED ACCESS PANEL.
14. ROOF DRAIN AND OVERFLOW ROOF DRAIN BODY. ANY HORIZONTALLY ROUTED STORM PIPING ABOVE GRADE, AND PIPE AND ELBOW BETWEEN DRAIN BODY AND HORIZONTAL RUNS SHALL BE INSULATED WITH 1" THICK PREFORMED SECTIONAL HEAVY DENSITY FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER AND ALL SERVICE JACKET WITH SELF SEALING LONGITUDINAL LAPS AND BUTT–STRIPS, FITTINGS SHALL BE INSULATED SAME AS PIPE WITH ONE PIECE PVC FITTING COVERS.
15. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED, INCLUDING HOT WATER SUPPLY, TEMPERED (MIXED TEMPERATURE) SUPPLY, AND HOT WATER RECIRCULATING PIPING. INSULATION SHALL BE 1" THICK PREFORMED SECTIONAL HEAVY DENSITY FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER AND ALL SERVICE JACKET WITH SELF SEALING LONGITUDINAL LAPS AND BUTT–STRIPS AND SHALL BE CONTINUOUS UN–BROKEN THROUGH HANGERS AND SUPPORT CLAMPS. FITTINGS SHALL BE INSULATED SAME AS PIPE WITH ONE PIECE PVC FITTING COVERS. COLD WATER PIPING ROUTED IN ATTICS OR OTHER SPACES OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED THE SAME AS HOT WATER PIPING.
16. ALL HOSE BIBBS AND WALL HYDRANTS SHALL BE EQUIPPED WITH AN INTEGRAL VACUUM BREAKER. PROVIDE A SHUT OFF VALVE IN THE WATER SUPPLY PIPE SERVING EACH HOSE BIBB AND WALL HYDRANT. INTERIOR BIBBS SHALL BE MOUNTED 12" ABOVE FLOOR, EXTERIOR BIBBS SHALL BE LOCATED 12" ABOVE GRADE.
17. THIS CONTRACTOR SHALL COORDINATE EXACT LOCATION AND QUANTITY OF FLOOR DRAINS WITH THE ARCHITECTURAL PLANS. COORDINATE LOCATIONS OF MECHANICAL ROOMS FLOOR DRAINS AND HUB DRAINS FOR HVAC EQUIPMENT CONDENSATE DISCHARGE WITH THE MECHANICAL CONTRACTOR AND THE EXACT LOCATION OF ANY HVAC EQUIPMENT AND CONCRETE PADS.
18. ALL HANDICAP ACCESSIBLE PLUMBING FIXTURES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). COORDINATE HANDICAP ACCESSIBLE FIXTURE WITH THE ARCHITECTURAL DRAWINGS AND PLAN REQUIREMENTS PRIOR TO ORDERING PLUMBING FIXTURES. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT.
19. ALL PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND PLUMBING FIXTURES SHALL MEET THE REDUCTION OF LEAD IN DRINKING WATER ACT. ALL COMPONENTS SHALL MEET THE REQUIREMENT OF NO MORE THAN 0.25 PERCENT LEAD ON ALL POTABLE WETTED SURFACES.
20. NO PIPING, CONDUIT, OR DUCTWORK SHALL BE PERMITTED WITHIN THE EXIT STAIR ENCLOSURE.

NV5, Inc.
Building Code Plan Review
Building Code Services Office

Trade	Plans Examiner	Date
Building		
Electrical		
Mechanical		
Plumbing	WDS	2/22/16
Structural		2/22/16

Submit only signed and sealed originals, shop drawings, or revisions for review prior to fabrication/installation/construction. Have the proper Architect of Record, Engineer of Record stamp and designate "accepted" or "reviewed" and distribute "accepted" as such before submitting to NV5.

Note: Reviewed for Code Compliance only. Work shall comply with all applicable laws and regulations including but not limited to the 5th Edition (2014) Florida Building Code and all referenced standards. Approval of this document does not authorize any violation of laws, codes, ordinances or regulations. Approval is for the scope of work shown and does not include any work not shown. Approval does not relieve the Contractor of responsibility for any errors or omissions contained in these documents. Approval does not relieve the Contractor of responsibility for means, methods, techniques, sequences or procedures of construction or safety precautions or programs in connection with the work. Approval does not relieve the Contractor of responsibility for dimensions which are to be confirmed and correlated at the jobsite. Approval does not relieve the Contractor of responsibility for information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences or procedures of construction. Approval does not relieve the Contractor of responsibility for coordination of the work of all trades.

REVIEWED
SEE COMMENTS / NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: WDS DATE: 2/22/16

NV-5

DRAWING INDEX

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FLOOR AND ROOF DRAIN SCHEDULE

MARK	SELECTION BASED ON MAKE	SELECTION BASED ON MODEL	SIZE	PIPE CONNECTION	TOP MATERIAL	ACCESSORIES	REMARKS
FD	ZURN	ZN415–S–P	6"	3"	NICKLE BRONZE	PRIMER TAP	FLOOR DRAIN
FD–1	ZURN	ZN504–P	12"	3"	CAST IRON	PRIMER TAP	FLOOR DRAIN
RD	ZURN	Z100–C–VP–R	16"	SEE PLANS	CAST IRON	VANDAL PROOF DOME, SUMP RECEIVER, AND UNDERDECK CLAMP	ROOF DRAIN
AD	ZURN	Z531–C–ZN	10"	SEE PLANS	NICKLE BRONZE		AREA DRAIN
PD	ZURN	Z352	6"	SEE PLANS	DURA COAT CASE IRON		PLANTER DRAIN
DD	ZURN	Z531–C–ZN	10"	SEE PLANS	NICKLE BRONZE		DECK DRAIN

WATER HEATER SCHEDULE

DESIGNATION	MFGR./MODEL	STORAGE CAP. (GAL.)	RECOVERY CAPACITY	GAS TYPE	GAS PIPE CONN	GAS INPUT MBTUH	ELECTRICAL KW	ELECTRICAL VOLT/ PHASE	WATER CONN.	ACCESSORIES
A	LOCHINVAR ETJ040G	40	12 G.P.H. @ 100° RISE EA.	–	–	–	3	208/1ø	3/4"	

NOTES :
1. RECOVERY CAPACITIES ARE BASED ON 100% RECOVERY EFFICIENCY.

LEGEND

EX	EXISTING	HB	HOSE BIBB
TP	TRAP PRIMER	WHA	WATER HAMMER ARRESTER
FD	FLOOR DRAIN	CO	CLEANOUT
VTR	VENT THRU ROOF	FD	FLOOR DRAIN
WC	WATER CLOSET	S	SINK
UR	URINAL	WH	WALL HYDRANT
LAV	LAVATORY	RD	ROOF DRAIN
EWC	ELECTRIC WATER COOLER	FS	FLOOR SINK
WHA	WATER HAMMER ARRESTOR	GW	GREASE WASTE

———	COLD WATER (CW)
———	HOT WATER (HW)
———	HOT WATER RECIRCULATED (HWR)
———	SOIL OR WASTE (AFF)
———	SOIL OR WASTE (BURIED)
———	VENT LINE
———	BALL VALVE
———	TEE – UP, BRANCH OUT OF TOP
———	TEE – DOWN, BRANCH OUT OF BOTTOM
—S—	STORM WATER LINE
—GW—	GREASE WASTE LINE
—C—	CONDENSATE LINE

1 — FLOOR PLAN OR DETAIL #
P–1.1 — SHEET #

1S — RISER DIAGRAM # (S=SANITARY, W=WATER)
P–1.1 — SHEET #

WHA 'B' (SIZE)

POINT OF CONNECTION TO EXISTING

APPROVED MIAMI BEACH FIRE DEPARTMENT

TOUZET STUDIO ARCHITECTURE

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	FIRE COMMENTS	02/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER
2-22-16

PROJECT PROJECT NO. 13_016

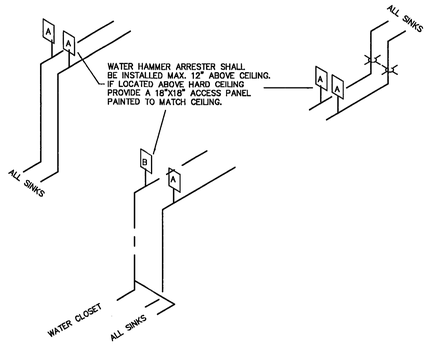
1620 DREXEL AVENUE

DRAWING TITLE

LEGEND, GENERAL NOTES AND SCHEDULES

SCALE: As indicated DRAWING NO.

P.100



WATER HAMMER ARRESTER (WHA) SIZING AND SELECTION

P.D.I. UNIT	A	B	C	D	E	F	
FIXTURE UNIT	1–11	12–32	33–60	61–113	114–154	155–330	

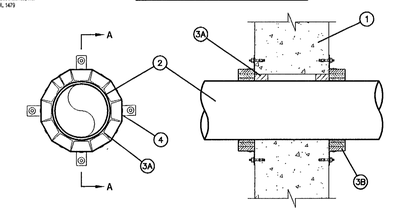
ALL WATER HAMMER ARRESTERS SHALL BE ACCESSIBLE. WHA'S LOCATED IN A CHASE OR INACCESSIBLE CEILING SHALL HAVE A 18"X18" ACCESS PANEL PAINTED TO MATCH WALL OR CEILING.

TYPICAL WHA LOCATION DETAIL

Classified by Underwriters Laboratories, Inc. to UL 1479

System No. W-J-2091
F Rating – 4 Hr
T Rating – 2 and 4 Hr (See Item 2)

WJ 2091



SECTION A-A

1. WALL ASSEMBLY — MIN 8–1/2 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM OF OPENING IS 7–3/8 IN. SEE CONCRETE BLOCKS (CAZT) IN VOLUME 1 OF THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. THROUGH PENETRANTS — ONE NONMETALLIC PIPE TO BE INSTALLED CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE AND THE PERIPHERY OF THE OPENING SHALL BE A MIN 0 IN. (POINT CONTACT) TO MAX 3/4 IN. FOR NOM 6 IN. DIAMETER PIPES AND MIN 0 IN. (POINT CONTACT) TO MAX 1/2 IN. FOR NOM 4 IN. DIAM (OR SMALLER) PIPES. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES MAY BE USED.

   A. POLYVINYL CHLORIDE (PVC) PIPE — NOM 6 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID OR CELLULAR PVC CORE PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   B. CHLORINATED POLYVINYL CHLORIDE (PVC) PIPE — NOM 6 IN. DIAM (OR SMALLER) SDR13.5 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   THE T RATING IS DEPENDENT UPON THE DIAM OF PIPE USED IN THE FIRESTOP SYSTEM. FOR NOM 4 IN. DIAM (OR SMALLER) PIPES, THE T RATING IS 4 HR. FOR PIPES GREATER THAN NOM 4 IN. DIAM, THE T RATING IS 2 HR.

3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

   A. FILL, VOID OR CAVITY MATERIAL – SEALANT* — MIN 1–1/2 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH SURFACE OF WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS–ONE SEALANT
   B. FIRESTOP DEVICE – FIRESTOP COLLAR — THE FIRESTOP COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS. THE COLLAR SHALL BE INSTALLED AND LATCHED AROUND THE PIPE AND SECURED TO THE CONCRETE WALL WITH THE ANCHOR HOOKS PROVIDED WITH THE COLLAR. (MIN 2 ANCHOR HOOKS FOR 1–1/2 AND 2 IN. DIAM PIPES, 3 ANCHOR HOOKS FOR 3 AND 4 IN. DIAM PIPES AND 4 ANCHOR HOOKS FOR 6 IN. DIAM PIPES). THE ANCHOR HOOKS ARE TO BE SECURED TO THE WALL WITH 1/4 IN. BY 1–1/2 IN. LONG STEEL EXPANSION BOLTS, IN CONJUCTION WITH STEEL NUTS AND MIN 3/4 IN. DIAM STEEL WASHERS WITH ONE ANCHOR BOLT IN EACH ANCHOR HOOK.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP 643 90/3"N, CP 643 110/4"N OR CP 643 160/6"N FIRESTOP COLLAR
   *BEARING THE UL CLASSIFICATION MARK

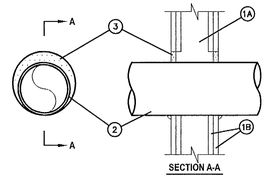
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. March 22, 2004

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-L-1054
F RATINGS — 1 AND 2 HR (SEE ITEM 1 & 3)
T RATING — 0 HR
L RATING AT AMBIENT – LESS THAT 1 CFM/SQ. FT.
L RATING AT 400 F – 4 CFM/SQ. FT.

WL 1054



SECTION A-A

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 SPECIFIED 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. WHEN STEEL STUDS ARE USED AND THE DIAM OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUD INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW–ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4 TO 6 IN. WIDER AND 4 TO 6 IN. HIGHER THAN THE DIAM OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS INSTALLED IN THE OPENING, A 2 TO 3 IN. CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM AND THE FRAMING ON ALL FOUR SIDES.
   B. GYPSUM BOARD* — 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD 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 DIAM OF OPENING IS 32–1/4 IN. FOR STEEL STUD WALLS. MAX DIAM OF OPENING IS 14–1/2 IN. FOR WOOD STUD WALLS.
   THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE FIRE RATING OF THE WALL ASSEMBLY.

2. THROUGH–PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE SHALL BE MIN 0 IN. TO MAX 2–1/4 IN. PIPE MAY BE INSTALLED WITH CONTINUOUS POINT CONTACT. PIPE, CONDUIT OR TUBING MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45 DEGREES FROM PERPENDICULAR. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

   A. STEEL PIPE — NOM 30 IN DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE — NOM 30 IN. DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT — NOM 4 IN DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR 6 IN. DIAM STEEL CONDUIT.
   D. COPPER TUBING — NOM 6 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   E. COPPER PIPE — NOM 6 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

3. FILL, VOID OR CAVITY MATERIAL* — SEALANT — MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OR CONTINUOUS CONTACT LOCATIONS BETWEEN PIPE AND WALL, A MIN 1/2 IN. DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PIPE WALL INTERFACE ON BOTH SURFACES OF WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS–ONE SEALANT
   *BEARING THE UL CLASSIFICATION MARK

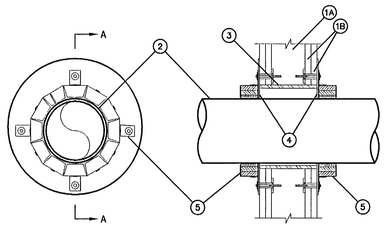
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. November 26, 2012

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-L-2084
F Ratings – 1 & 2 Hr (See Item 1)
T Ratings – 0 & 1–1/2 Hr (See Item 1)

WL 2084



SECTION A-A

1. WALL ASSEMBLY — THE FIRE–RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE CONSTRUCTION FEATURES NOTED BELOW.

   THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. THE HOURLY T RATING IS 1–1/2 HR WHEN INSTALLED IN 2 HR FIRE–RATED WALL, 0 HR WHEN INSTALLED IN 1 HR FIRE–RATED WALL.

   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. GYPSUM BOARD* — NOM 5/8 IN. THICK GYPSUM WALLBOARD, AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IS 8 IN.

2. THROUGH–PENETRANTS — ONE NONMETALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE AND PERIPHERY OF OPENING SHALL BE MIN 1/4 IN. TO MAX 1–1/4 IN. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES MAY BE USED:

   A. POLYVINYL CHLORIDE (PVC) PIPE — NOM 6 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID–CORE OR CELLULAR CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.
   B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — NOM 6 IN. DIAM (OR SMALLER) SDR17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   C. ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE — NOM 6 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID–CORE OR CELLULAR CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   D. FLAME RETARDANT POLYPROPYLENE (FRPP) PIPE — NOM 6 IN. DIAM (OR SMALLER) SCHEDULE 40 FRPP PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.

3. METALLIC SLEEVE — NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 40 (OR THINNER) STEEL PIPE CAST INTO WALL ASSEMBLY WITH JOINT COMPOUND AND INSTALLED FLUSH WITH WALL SURFACES

4. METAL COVER PLATE — MIN. 18 GA. STEEL WITH MAX I.D. 1/4 IN. LARGER THAN O.D. OF PIPE. MIN. O.D. OF COVER PLATE TO BE 2–1/2 IN. LARGER THAN O.D. OF PIPE. INSTALLED BETWEEN COLLAR AND WALL SURFACES.

5. FIRESTOP DEVICE* — FIRESTOP COLLAR — FIRESTOP COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS. COLLAR TO BE INSTALLED AND LATCHED AROUND THE PIPE AND SECURED TO BOTH SIDES OF THE WALL USING THE ANCHOR HOOKS PROVIDED WITH THE COLLAR. (MINIMUM 2 ANCHOR HOOKS FOR 1–1/2 AND 2 IN. DIAM PIPES, 3 ANCHOR HOOKS FOR 3 AND 4 IN. DIAM PIPES, AND 4 ANCHOR HOOKS FOR 6 IN. DIAM PIPES). THE ANCHOR HOOKS ARE TO BE SECURED TO THE SURFACE OF WALL WITH 3/16 BY 2–1/2 IN. LONG TOGGLE BOLTS ALONG WITH WASHERS. AS AN ALTERNATE FOR PIPE SIZES OF NOM 4 IN. DIAM OR LESS, MIN NO. 10 BY 1–1/2 IN. LONG DRYWALL OR LAMINATE SCREWS WITH MIN 3/4 IN. STEEL WASHERS MAY BE USED.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP 643 90/3"N, CP 643 110/4"N OR CP 643 160/6"N FIRESTOP COLLAR

   *BEARING THE UL CLASSIFICATION MARK

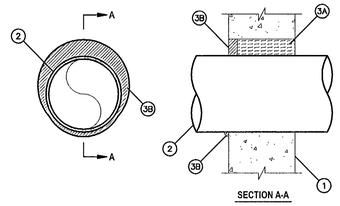
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. November 29, 2005

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-J-1089
F RATINGS — 1 AND 2 HR (SEE ITEM 3)
T RATING — 0 HR

WJ 1089



SECTION A-A

1. WALL ASSEMBLY — MIN 3–3/4 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAMETER OF OPENING 10–1/2 IN.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. THROUGH–PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. AN ANNULAR SPACE OF MIN 0 IN. (POINT CONTACT) TO MAX 1–7/8 IN. IS REQUIRED WITHIN FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

   A. STEEL PIPE — NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE — NOM 8 IN. DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT — NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING (EMT) OR 6 IN. DIAM STEEL CONDUIT.
   D. COPPER TUBING — NOM 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   E. COPPER PIPE — NOM 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
   F. FLEXIBLE STEEL CONDUIT+ — NOM 2 IN. DIAM (OR SMALLER) FLEXIBLE STEEL CONDUIT.
   SEE FLEXIBLE METAL CONDUIT (DXUZ) CATEGORY IN THE ELECTRICAL CONSTRUCTION EQUIPMENT DIRECTORY FOR NAMES OF MANUFACTURERS.

3. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

   A. PACKING MATERIAL — MIN 1–5/8 IN. OR 2–1/4 IN. THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING ON ONE SIDE OF THE WALL AS PERMANENT FORM FOR 1 AND 2 HR WALLS, RESPECTIVELY. PACKING MATERIAL TO BE RECESSED FROM ONE SIDE OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   B. FILL, VOID OR CAVITY MATERIAL — SEALANT* — MIN 1–1/2 IN. THICKNESS APPLIED WITHIN OPENING, FLUSH WITH ONE SURFACE OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND WALL, A MIN 1/2 IN. DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PIPE/WALL INTERFACE.

   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS–ONE SEALANT

   *BEARING THE UL CLASSIFICATION MARK
   +BEARING THE UL LISTING MARK

Hilti Firestop Systems

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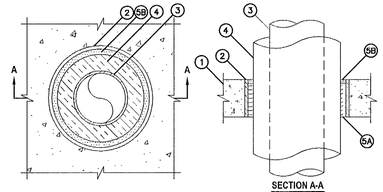
Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. C-AJ-5265
F Rating — 2 Hr
T Rating — 0 and 1/2 Hr (See Item 4)

CAJ 5265



SECTION A-A

1. FLOOR OR WALL ASSEMBLY — MIN 4–1/2 IN. (114 MM) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF OR 1600–2400 KG/M3) CONCRETE FLOOR. MIN 5 IN. (127 MM) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF OR 1600–2400 KG/M3) CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM OF OPENING IS 12 IN. (305 MM).

2. STEEL SLEEVE — (OPTIONAL) – NOM 12 IN. (305 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE CAST OR GROUTED INTO FLOOR OR WALL ASSEMBLY, FLUSH WITH FLOOR OR WALL SURFACES.

3. THROUGH–PENETRANT — ONE METALLIC PIPE, TUBE OR CONDUIT TO BE INSTALLED WITHIN THE OPENING. THE FOLLOWING TYPES AND SIZES OF METALLIC PENETRANTS MAY BE USED:

   A. STEEL PIPE — NOM 6 IN. (152 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE — NOM 6 IN. (152 MM) DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. COPPER PIPE — NOM 6 IN. (152 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
   D. COPPER TUBING — NOM 6 IN. (152 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.

4. PIPE COVERING* — NOM 2 IN. (51 MM) THICK (OR THINNER) HOLLOW CYLINDRICAL HEAVY DENSITY GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET, LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY–APPLIED SELF–SEALING LAP TAPE. TRANSVERSE JOINTS SECURED WITH METAL FASTENERS OR WITH BUTT TAPE SUPPLIED WITH THE PRODUCT. THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND PERIPHERY OF OPENING SHALL BE MIN 1/4 IN. (6 MM) TO MAX 1–5/8 IN. (41 MM).
   SEE PIPE AND EQUIPMENT COVERING — MATERIALS (BRGU) CATEGORY IN THE BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED
   THE T RATING IS 0 HR WHEN PIPE COVERING IS LESS THAN NOM 2 IN. (51 MM) THICK.

5. FIRESTOP SYSTEM — THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

   A. PACKING MATERIAL — MIN 4 IN. (102 MM) THICKNESS OF 4 PCF (64 KG/M3) MINERAL WOOL BATT INSULATION TIGHTLY PACKED INTO THE OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   B. FILL, VOID OR CAVITY MATERIAL – SEALANT* — MIN 1/2 IN. (6 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS FLUSH WITH THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF THE WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP606 SEALANT

   *BEARING THE UL CLASSIFICATION MARK

APPROVED MIAMI BEACH FIRE DEPARTMENT
REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5, Inc.
FEB 04 2016
Building Department
NV5
BUILDING DEPARTMENT
BY: _____ DATE: _____

Hilti Firestop Systems

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

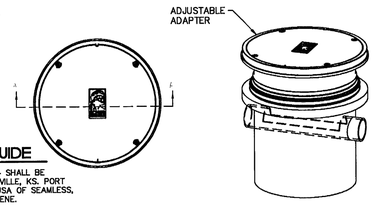
DETAILS

SCALE: As indicated DRAWING NO.

P.101

SPECIFICATIONS

1. HIGH DENSITY POLYETHYLENE CONSTRUCTION.
2. UNIT SUPPLIED WITH BUILT-IN ADAPTER FOR UP TO 2-1/2" OF ADJUSTABILITY. ADDTIONAL RISER(S) ARE ALSO AVAILABLE FOR DEEPER BURIAL DEPTH.
3. WEIGHT = 65 POUNDS
4. HIGHWAY RATED (16,000 LB. LOAD) OR PEDESTRIAN RATED (2,000LB. LOAD), BOLTED, GAS/WATER TIGHT
5. 4" STANDARD PLAIN END PIPE CONNECTIONS.
6. MAXIMUM OPERATING TEMPERATURE 190°



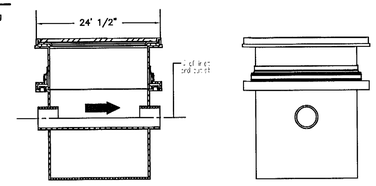
TOP VIEW ISOMETRIC VIEW

ENGINEER SPECIFICATION GUIDE

SEWER VIEWER SAMPLING PORT MODEL #SV24-L4 SHALL BE MANUFACTURED BY SCHIER PRODUCTS, EDWARDSVILLE, KS. PORT SHALL BE LIFETIME GUARANTEED AND MADE IN USA OF SEAMLESS, ROTATIONALLY MOLDED HIGH DENSITY POLYETHYLENE.

OPTIONS

- Telegilde field adjustable risers for extending covers to grade
- Clamping collar kit
- Highway Rated Cover: 16,000 lb. capacity
- Pedestrian Rated Cover: 2,000 lb. capacity



SECTION "A-A" OUTLET END VIEW

SAMPLING PORT DETAIL

SPECIFICATIONS

1. 4" INLET/OUTLETS SCH. 40. PLAIN END (NO-HUB)
2. MAX FLOW RATE: 35 GPM
3. LIQUID CAPACITY: 35 GALLONS
4. MAX GREASE CAPACITY: 142 LBS. (20 GALLONS)
5. MAX SOLIDS/SEDIMENT CAPACITY: 9.5 GALLONS
6. UNIT WEIGHT W/STD. COVERS: 77 LBS.
7. 2,000 LB. LOAD RATED, BOLTED, GAS/WATER TIGHT COMPOSITE COVER.
8. MAXIMUM OPERATING TEMPERATURE 190 F CONTINUOUS.
9. SEAMLESS MOLDED POLYETHYLENE TANK.

NOTES

1. LISTED BY IAPMO TO ASME GREASE INTERCEPTOR STANDARD #A112.14.3 AND CSA B481.1.
2. FACTORY INSTALLED BUILT-IN FLOW CONTROL.
3. FOR GRAVITY DRAINAGE APPLICATIONS ONLY. DO NOT USE FOR PRESSURE APPLICATIONS.
4. SEAMLESS HIGH DENSITY POLYETHYLENE TANK.
5. UNIT SUPPLIED WITH BUILT-IN ADAPTER FOR TANK UP TO 3 1/2" OF ADJUSTABILITY. ADDITIONAL RISER(S) ARE ALSO AVAILABLE FOR DEEPER BURIAL DEPTH.
6. COVER PLACEMENT ALLOWS FULL ACCESS TO TANK FOR PROPER MAINTENANCE.
7. VENT NOT REQUIRED UNLESS PER LOCAL CODE.
8. ENGINEERED INLET AND OUTLET DIFFUSERS ARE REMOVABLE TO INSPECT/CLEAN PIPING.
9. FOR ON-THE-FLOOR OR BURIED APPLICATIONS.
10. INTEGRAL AIR RELIEF / ANTI-SIPHON.
11. THREE OUTLET OPTIONS FOR EASY ROUGH IN. UNIT SHIPPED WITH OUTLET DIFFUSER IN OUTLET "B".

DIFFUSION FLOW TECHNOLOGY

THE INLET DIFFUSER SPLITS INCOMING EFFLUENT INTO TWO PATHS THAT UTILIZE THE ENTIRE LIQUID VOLUME OF THE TANK FOR EFFICIENT GREASE SEPARATION. THE CALIBRATED OPENINGS GREATLY REDUCE EFFLUENT TURBULENCE. THE EFFLUENT ENTERS THE MAIN CHAMBER WITHOUT DISTURBING THE EXISTING GREASE OR SEDIMENT LAYERS.

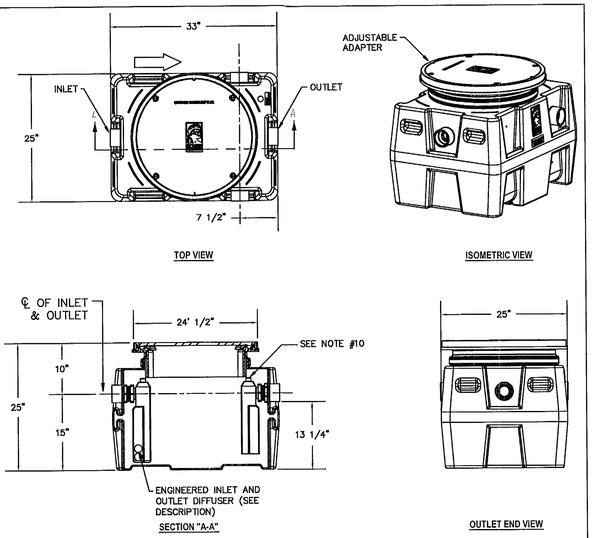
THE INTEGRAL AIR RELIEF/ANTI-SIPHON IN THE TOP OF THE OUTLET DIFFUSER ALLOWS PRESSURE STABILIZATION WITHIN THE UNIT DURING OPERATION. THE BOTTOM OF THE OUTLET DIFFUSER ALLOWS ONLY EFFLUENT WHICH IS FREE OF GREASE TO EXIT THE TANK. IT CAN EASILY BE ATTACHED TO ANY OF THE THREE OUTLETS PROVIDED TO EASE JOBSITE PIPING LAYOUTS.

ENGINEER SPECIFICATION GUIDE

SCHIER GREAT BASIN GREASE INTERCEPTOR MODEL # GB-35 SHALL BE LIFETIME GUARANTEED AND MADE IN USA OF SEAMLESS, ROTATIONALLY- MOLDED HIGH DENSITY POLYETHYLENE. INTERCEPTOR SHALL BE FURNISHED FOR ABOVE OR BELOW GRADE INSTALLATION. INTERCEPTOR SHALL BE CERTIFIED TO ASME A112.14.3 (TYPE C) AND CSA B481.1, WITH FIELD ADJUSTABLE RISER SYSTEM, BUILT-IN FLOW CONTROL, BUILT-IN TEST CAPS AND THREE OUTLET OPTIONS. INTERCEPTOR FLOW RATE SHALL BE 35 GPM. INTERCEPTOR GREASE CAPACITY SHALL BE 142 LBS. COVER SHALL PROVIDE WATER/GAS-TIGHT SEAL AND HAVE MINIMUM 2,000 LBS LOAD CAPACITY.

OPTIONS

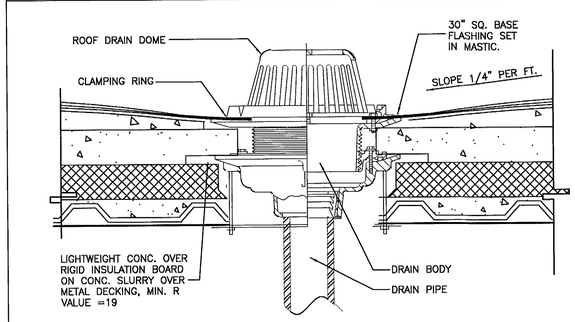
- TELEGLIDE FIELD ADJUSTABLE RISERS FOR EXTENDING COVERS TO GRADE
- MALE PIPE THREAD CONNECTIONS
- 2" PLAIN END OR MALE PIPE THREAD CONNECTIONS
- 4" PLAIN END OR MALE PIPE THREAD CONNECTIONS
- CLAMPING COLLAR KIT



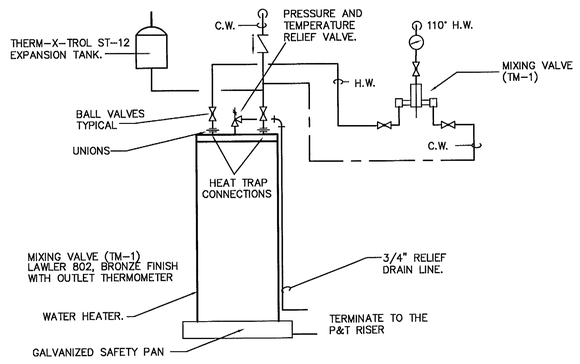
TOP VIEW ISOMETRIC VIEW

SECTION "A-A" OUTLET END VIEW

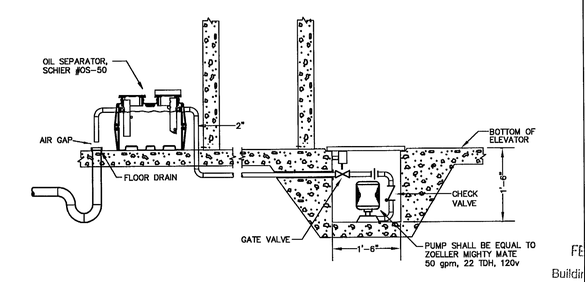
GREASE INTERCEPTOR DETAIL



ROOF DRAIN DETAIL

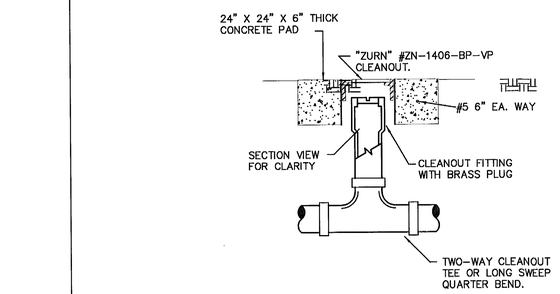


WATER HEATER 'A' DETAIL



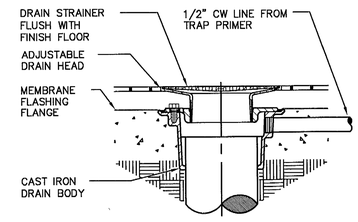
ELEVATOR SUMP PUMP

IN ACCORDANCE WITH ASCE-24-05, SECTION 6.2, SUMP PUMPS SHALL BE PROVIDED IN THE PROPOSED STRUCTURE TO REMOVE WATER ACCUMULATION DUE TO ANY PASSAGE OF VAPOR OR SEEPAGE OF WATER DURING THE FLOOD EVENTS.

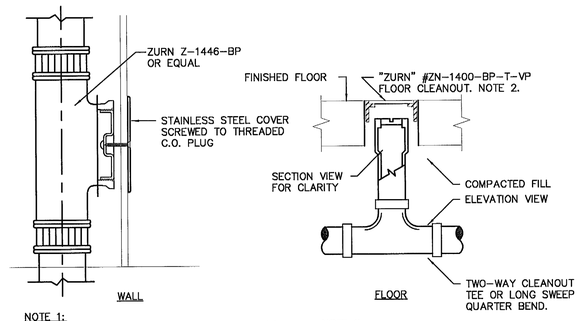


EXTERIOR CO DETAIL (ECO)

PROVIDE ON SANITARY AND STORM LINES WITHIN 5' OF EXTERIOR WALL



FLOOR DRAIN DETAIL



NOTE 1: REFER TO SPECIFICATIONS FOR MATERIALS AND REQUIREMENTS FOR INSTALLATION.

NOTE 2: FOR FLOOR CLEAN-OUTS, PROVIDE WITH DEPRESSED COVER TO ACCEPT A PIECE OF THE ADJACENT FLOOR FINISH AND CLOSURE PLUG.

CLEANOUT DETAILS

NV5, Inc.
FEB 04 2016
Building Department
REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: DATE:

APPROVED MIAMI BEACH FIRE DEPARTMENT

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ARCHITECTURE LICENSE REGISTRATION NUMBERS:
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P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

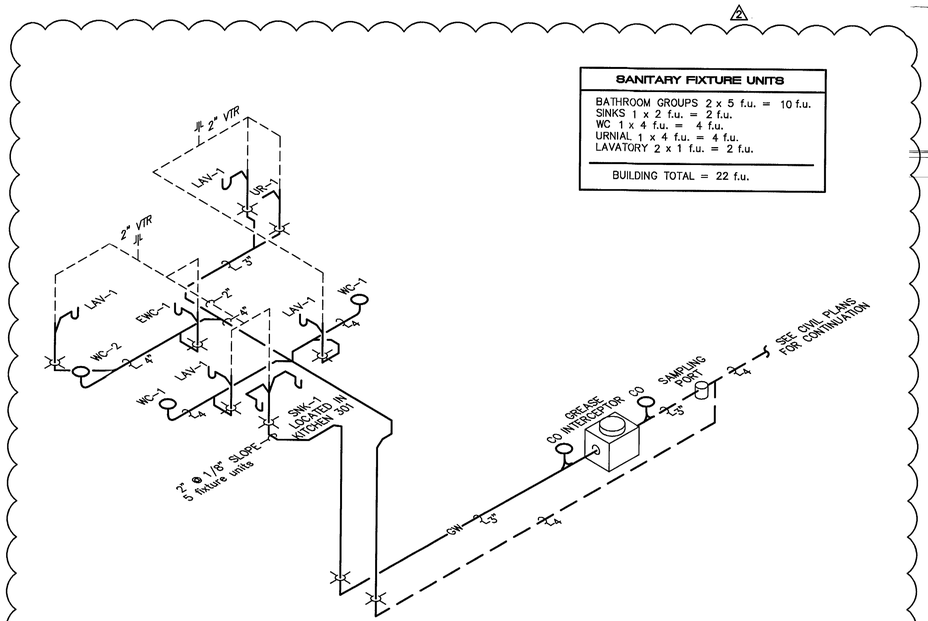
1620 DREXEL AVENUE

DRAWING TITLE

PLUMBING DETAILS

SCALE: As indicated DRAWING NO.

P.102



SANITARY FIXTURE UNITS
BATHROOM GROUPS 2 x 5 f.u. = 10 f.u.
SINKS 1 x 2 f.u. = 2 f.u.
WC 1 x 4 f.u. = 4 f.u.
URNIAL 1 x 4 f.u. = 4 f.u.
LAVATORY 2 x 1 f.u. = 2 f.u.
BUILDING TOTAL = 22 f.u.

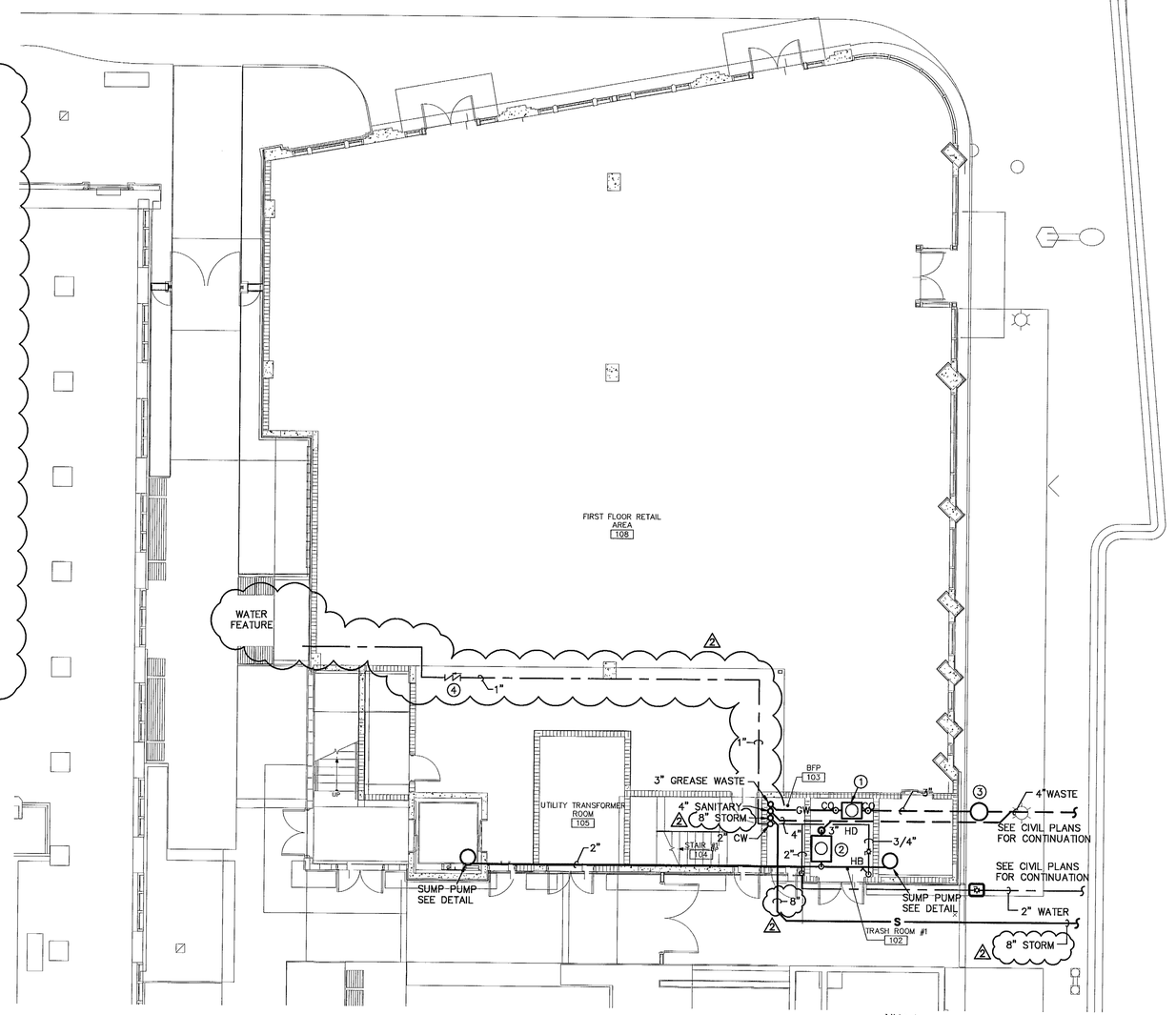
WASTE AND GREASE WASTER RISER DIAGRAM

GREASE INTERCEPTOR SIZING

Florida Building Code Section 1003.3.4 Grease Interceptors and automatic grease removal devices shall be sized in accordance with PDI G101, ASME A112.14.3 Appendix A.

PDI G101 Section 8.3.1, Sizing Method based on Pipe Diameter and Slope			
PIPE SIZE	FULL PIPE FLOW @ 1/4" SLOPE	INTERCEPTOR SIZE 1 MINUTE DRAIN	INTERCEPTOR SIZE 2 MINUTE DRAIN
2"	19.44 GPM	20 GPM	10 GPM
3"	58.67 GPM	75 GPM	35 GPM
4"	125.77 GPM	–	75 GPM

MEALS PER DAY	RESTAURANT TYPE	GREASE PER MEAL	DAYS BETWEEN PUMP OUT	GREASE STORAGE NEEDED (lbs)
200	Low Grease with flatware	0.0065	90	117



GROUND FLOOR PLUMBING PLAN

1 / P.103

PLAN NOTES

1. GREASE INTERCEPTOR, SCHEIR MODEL GB-35.
2. OIL INTERCEPTOR, SCHEIR MODEL OS-100.
3. SEWER WASTEWATER SAMPLING PORT, SCHIER MODEL SV2-L4.
4. PROVIDE 1" CW LINE WITH A BACKFLOW PREVENTOR TO WATER FEATURE. VERIFY EXACT LOCATION WITH ARCHITECT/LANDSCAPE CONTRACTOR.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: _____

APPROVED MIAMI BEACH FIRE DEPARTMENT

SCALE: NORTH

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872
ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
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NEW YORK, NEW YORK 10013

PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
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CERTIFICATION NO. 6059
HAROLD L. RAGAN #48983
MICHAEL P. LINDEN # 58094

STRUCTURAL ENGINEER
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CIVIL ENGINEER
OCEAN ENGINEERING, INC.
9999 NE 2ND AVENUE, SUITE 313
MIAMI SHORES, FLORIDA 33138

LANDSCAPE ARCHITECT
RAYMOND JUNGLES
242 SW 5TH STREET
MIAMI, FLORIDA 33130
P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

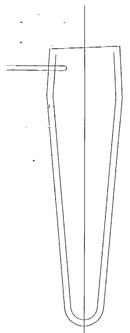
1620 DREXEL AVENUE

DRAWING TITLE

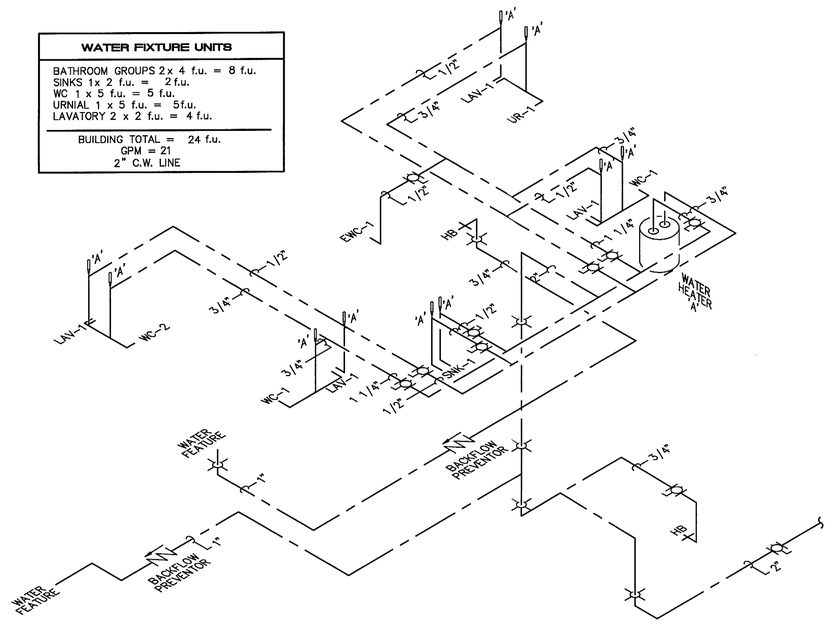
GROUND FLOOR PLUMBING PLAN

SCALE: As indicated DRAWING NO.

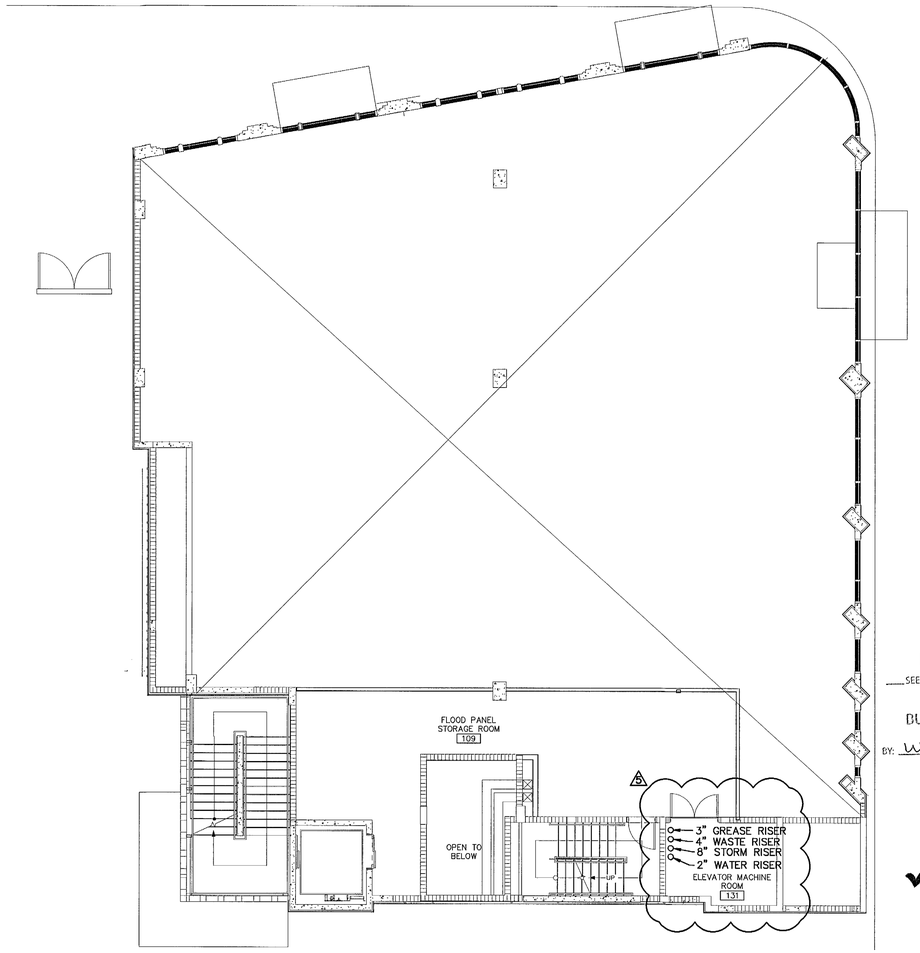
P.103



WATER FIXTURE UNITS
BATHROOM GROUPS 2 x 4 f.u. = 8 f.u.
SINKS 1 x 2 f.u. = 2 f.u.
WC 1 x 5 f.u. = 5 f.u.
URNIAL 1 x 5 f.u. = 5f.u.
LAVATORY 2 x 2 f.u. = 4 f.u.
BUILDING TOTAL = 24 f.u.
GPM = 21
2" C.W. LINE



WATER RISER DIAGRAM



1 P.104 **MEZZANINE PLUMBING PLAN**

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

REVIEWED
___SEE COMMENTS ✓NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: WOS DATE: 2/22/16

✓NV-5

APPROVED MIAMI BEACH FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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LANDSCAPE ARCHITECT
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242 SW 5TH STREET
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P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
3	FIRE COMMENTS	02/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER
2.22.16

PROJECT PROJECT NO. 15.016

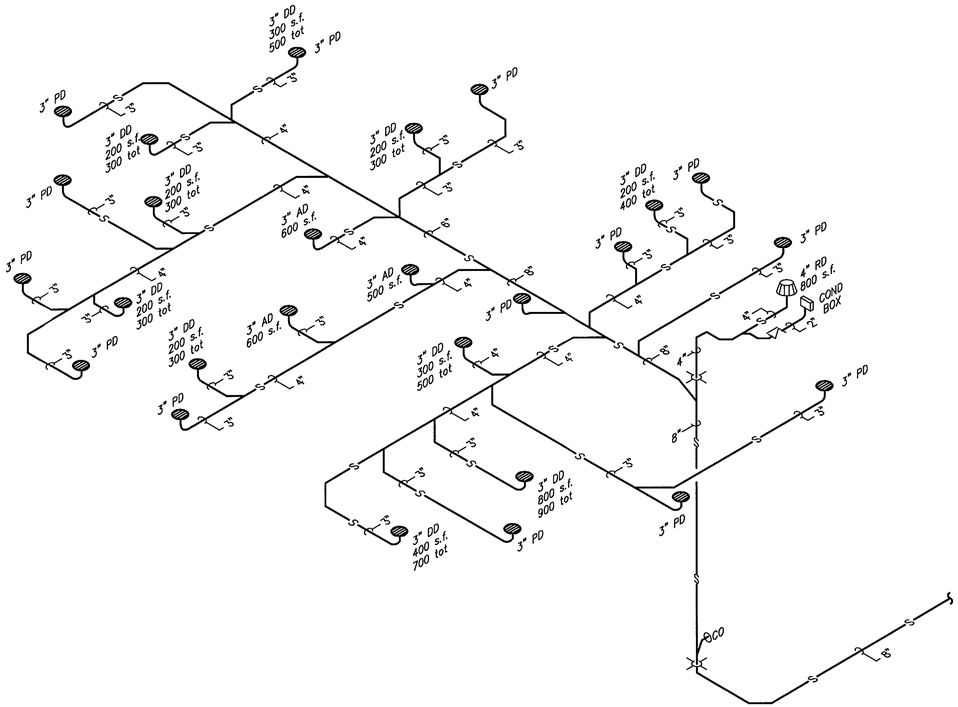
1620 DREXEL AVENUE

DRAWING TITLE

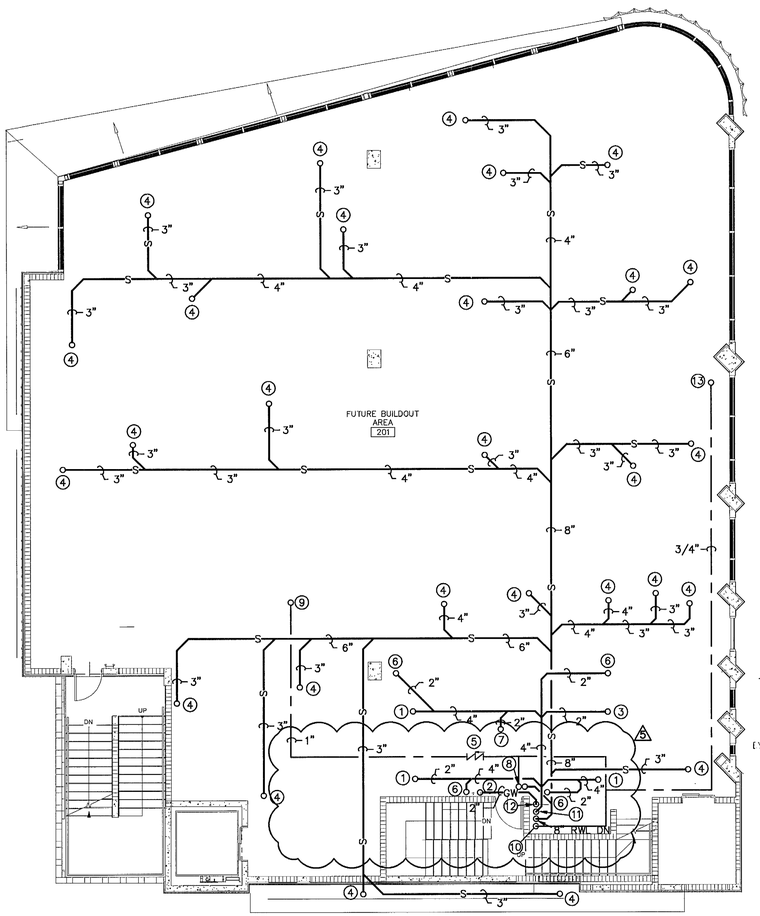
MEZZANINE PLUMBING PLAN

SCALE: As indicated DRAWING NO.

P.104



STORM RISER DIAGRAM



SECOND FLOOR PLUMBING PLAN

1 / P.105

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

PLAN NOTES

1. WASTE PIPE FROM WATER CLOSET ABOVE.
2. WASTE PIPE FROM SINK ABOVE.
3. WASTE PIPE FROM URINAL ABOVE.
4. STORM LINES FROM AREA DRAINS AND PLANTER DRAINS ABOVE. VERIFY EXACT LOCATION OF DRAINS WITH ARCHITECT.
5. PROVIDE 1" CW LINE WITH A BACKFLOW PREVENTOR TO WATER FEATURE. VERIFY EXACT LOCATION WITH ARCHITECT/LANDSCAPE CONTRACTOR.
6. WASTE PIPE FROM LAVATORY ABOVE.
7. WASTE PIPE FROM WATER COOLER ABOVE.
8. 2" CW UP TO FLOOR ABOVE
9. 1" CW UP TO WATER FEATURE ABOVE, SEE LANDSCAPE DRAWINGS FOR EXACT LOCATION.
10. 2" WATER RISER
11. 4" WASTER RISER
12. 3" GREASE WASTE RISER
13. 3/4" CW LINE UP TO HOSE BIBB IN PLANTER. VERIFY EXACT LOCATION WITH ARCHITECT.

REVIEWED
SEE COMMENTS ✓ NO COMMENTS
NVS
BUILDING DEPARTMENT
BY: WDS DATE: 2/22/16

✓NV-5

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL. 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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OWNER
TRISTAR REALTY GROUP
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PROJECT MANAGER
DEVELOPMENT SERVICE SOLUTIONS, LLC
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MIAMI, FLORIDA 33129

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HAROLD L. RAGAN #48983
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STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT
RAYMOND JUNGLES
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P 305.858.6777 F 305.856.0742

PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016
5	FIRE COMMENTS	02/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER
2.22.16

PROJECT PROJECT NO. 13_016

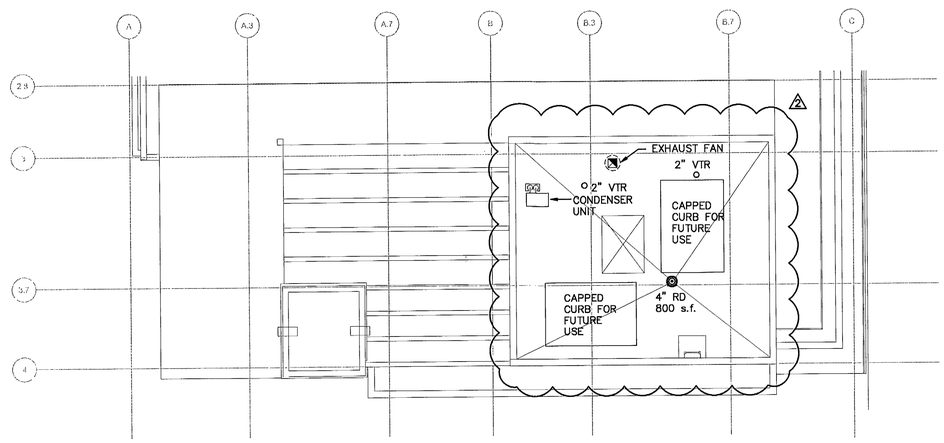
1620 DREXEL AVENUE

DRAWING TITLE

SECOND FLOOR PLUMBING PLAN

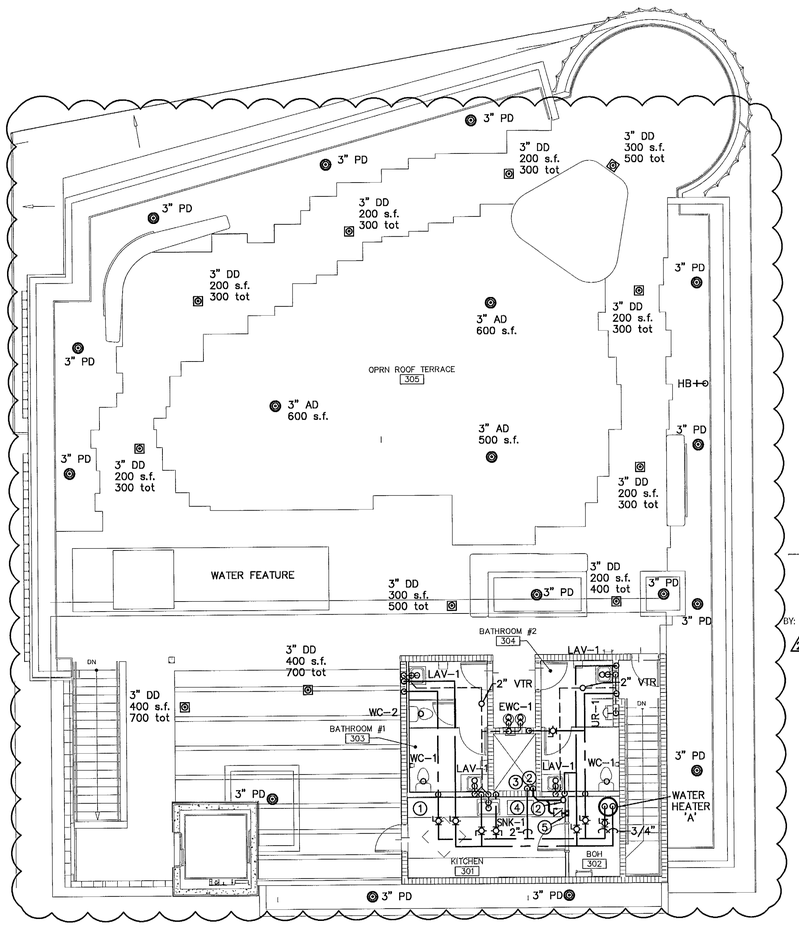
SCALE: As indicated DRAWING NO.

P.105



2 P.106 **PLUMBING ROOF PLAN**

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



1 P.106 **PLUMBING TERRACE ROOF PLAN**

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

PLAN NOTES

1. PROVIDE 1/4" LINE TO ICE MAKER IN REFRIGERATOR WITH SHUT OFF VALVE LOCATED UNDER SINK.
2. 4" STORM LINE FROM ROOF DRAIN ABOVE AND 4" RWL DOWN
3. 2" WATER LINE FROM BELOW
4. PROVIDE CW LINE TO DISHWASHER WITH SHUT OFF VALVE LOCATED UNDER SINK. PIPE DISCHARGE FROM DISHWASHER TO TAILPIECE OF SINK PER CODE.
5. PROVIDE A CONDENSATE BOX MOUNTED IN WALL ABOVE THE CEILING WITH A BACKWATER VALVE FOR CEILING MOUNTED AIR CONDITIONING UNIT.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
SEE COMMENTS NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: DATE:

APPROVED MIAMI BEACH FIRE DEPARTMENT

65 NW 24TH STREET, #108 MIAMI FLORIDA , FL 33127
TEL 305 789 2870 FAX 305 789 2872

ARCHITECTURE LICENSE REGISTRATION NUMBERS
CARLOS PRIO TOUZET FL AR0094099;
JACQUELINE GONZALEZ FL AR0016319

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PROFESSIONAL LICENSE

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1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

PLUMBING ROOF PLAN

SCALE: As indicated DRAWING NO.

P.106

COMMON WORK RESULTS FOR PLUMBING

PART 1: GENERAL

1.1 SCOPE

A. THE WORK SHALL INCLUDE THE FURNISHINGS OF SYSTEMS, EQUIPMENT AND MATERIALS SPECIFIED IN THIS DIVISION AND AS CALLED FOR ON PLUMBING DRAWINGS, TO INCLUDE: SUPERVISION, OPERATION, METHODS AND LABOR FOR THE FABRICATION, INSTALLATION, START-UP AND TESTS. MATERIALS AND EQUIPMENT USED IN THE CONSTRUCTION SHALL BE NEW, UNUSED AND FREE FROM DEFECTS.

B. DRAWINGS FOR THE WORK ARE DIAGRAMMATIC, INTENDED TO CONVEY THE SCOPE OF THE WORK AND TO INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE WORK. BECAUSE OF THE SCALE OF THE DRAWINGS, CERTAIN BASIC ITEMS SUCH AS PIPE FITTINGS, ACCESS PANELS, HANGERS, SUPPORTS, AND SLEEVES MAY NOT BE SHOWN. THIS SECTION SHALL BE RESPONSIBLE FOR COORDINATING THE EQUIPMENT TO FIT THE SPACE PROVIDED. THE LOCATION AND SIZES FOR PIPE FITTINGS, SLEEVES, INSERTS, AND OTHER BASIC ITEMS REQUIRED BY CODE AND OTHER SECTIONS SHALL BE COORDINATED WITH OTHER TRADES AND SPECIFICATION SECTIONS AND INCLUDED FOR THE PROPER INSTALLATION OF THE WORK.

C. EQUIPMENT SPECIFICATION MAY NOT DEAL INDIVIDUALLY WITH MINUTE ITEMS REQUIRED SUCH AS COMPONENTS, PARTS, CONTROLS AND DEVICES WHICH MAY BE REQUIRED TO PRODUCE THE EQUIPMENT PERFORMANCE SPECIFIED, TO COMPLY WITH CODE REQUIREMENTS OR AS REQUIRED TO MEET THE EQUIPMENT WARRANTIES. WHERE SUCH ITEMS ARE REQUIRED, THEY SHALL BE INCLUDED BY THE SUPPLIER OF THE EQUIPMENT, WHETHER OR NOT SPECIFICALLY CALLED FOR IN THE CONTRACT DOCUMENTS.

D. WHERE NOTED ON THE DRAWINGS OR WHERE CALLED FOR IN OTHER SECTIONS OF THE SPECIFICATION, THE CONTRACTOR FOR THIS DIVISION SHALL INSTALL EQUIPMENT FURNISHED BY OTHERS, AND SHALL MAKE REQUIRED SERVICE CONNECTIONS. CONTRACTOR SHALL VERIFY WITH THE SUPPLIER OF THE EQUIPMENT THE REQUIREMENTS FOR THE INSTALLATION. WHERE ROUGH-IN ONLY IS REQUIRED, THE CONTRACTOR SHALL CONFIRM ROUGH-IN LOCATIONS, SIZES AND CAPACITY WITH THE EQUIPMENT SUPPLIER, PRIOR TO BEGINNING WORK.

E. COORDINATE LOCATION OF ALL DIVISION 22 WORK WITH DIVISION 26. DO NOT RUN PIPING AND SIMILAR DIVISION 22 WORK IN NEC DEDICATED SERVICE AREAS FOR ELECTRICAL EQUIPMENT, INCLUDING ABOVE PANEL BOARDS, STARTERS, COMMUNICATION PANELS, CONTROL PANELS, TELEPHONE BACKBOARDS, DATA PANELS AND SIMILAR ELECTRICAL ELEMENTS. COORDINATE WITH SUBMISSION OF SHOP DRAWINGS AND REFER QUESTIONABLE LOCATIONS TO ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO INSTALLATION AND CORRECT NON-CONFORMING INSTALLED WORK AT NO ADDITIONAL COST TO THE OWNER.

F. WHERE FIRE, SMOKE AND FIRE SMOKE WALLS AND FLOOR SLABS ARE PENETRATED, SUCH PENETRATIONS SHALL BE MADE PERPENDICULAR TO THE WALL OR FLOOR SLAB.

1.2 CODES AND STANDARDS

A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.

B. WORK NOT REGULATED BY GOVERNMENTAL BODIES SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT AND/OR ADOPTED ISSUES OF THE FOLLOWING CODES AND STANDARDS:

1. CODES

a. FLORIDA BUILDING CODE (2010 EDITION) WITH ALL AMENDMENTS
b. FLORIDA BUILDING CODE PLUMBING (2010 EDITION) WITH ALL AMENDMENTS
c. OCCUPATIONAL SAFETY ACT OF 1970, AS AMENDED (OSHA)
d. OTHER CODES AS INDIVIDUALLY REFERRED TO IN OTHER SECTIONS

C. WHERE CODE REQUIREMENTS VARY FROM SPECIFIED REQUIREMENTS, ALERT ENGINEER PRIOR TO PROCEEDING WITH THE WORK. WHERE CODE REQUIREMENTS EXCEED OR ARE MORE STRICT THAN SPECIFIED REQUIREMENTS, THE CODE REQUIREMENTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND BE INCORPORATED INTO THE WORK.

D. WHERE LATER EDITIONS OF THE ABOVE REFERENCED CODES HAVE BEEN ADOPTED, THEY SHALL TAKE PRECEDENCE.

1.3 FEES, PERMITS AND INSPECTIONS

A. COORDINATE AND PROVIDE SUCH INSPECTIONS AS ARE REQUIRED BY THE AUTHORITIES WITH JURISDICTION OVER THE SITE. OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES ASSOCIATED WITH THE WORK TO BE PERFORMED.

B. ATTEND AND PROVIDE FOR NECESSARY SUBCONTRACTORS AND MANUFACTURERS REPRESENTATIVES PARTICIPATING IN INSPECTIONS AND SYSTEM DEMONSTRATION. PROVIDE ACCESS TO THE WORK FOR NECESSARY INSPECTIONS.

1.4 ACTIVE SERVICES

A. EXISTING ACTIVE SERVICES: WATER (DOMESTIC, CHILLED, HOT), GAS, SEWER, ELECTRIC, FIRE PROTECTION, ETC., WHEN ENCOUNTERED, SHALL BE PROTECTED AGAINST DAMAGE. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES WHICH ARE TO REMAIN. IF ACTIVE SERVICES ARE ENCOUNTERED WHICH REQUIRE RELOCATION, MAKE REQUEST TO AUTHORITIES WITH JURISDICTION FOR DETERMINATION OF PROCEDURES AND FOR APPROVAL OF OUTAGES. WHERE EXISTING SERVICES ARE TO BE ABANDONED, THEY SHALL BE TERMINATED IN CONFORMANCE WITH REQUIREMENTS OF THE UTILITY OR MUNICIPALITY HAVING JURISDICTION.

B. ANY ACTIVE SERVICE REQUIRING AN OUTAGE SHALL ONLY BE AS APPROVED BY THE OWNER IN WRITING. SUCH OUTAGES SHALL BE SCHEDULED WITH THE OWNER AND SHALL BE SCHEDULED TO OCCUR DURING PERIODS WHICH WILL RESULT IN THE LEAST DISRUPTION TO THE OWNER'S OPERATION.

C. WHERE AN OUTAGE COULD RESULT IN DISRUPTION OF A CRITICAL SERVICE, PROVIDE TEMPORARY SYSTEMS OR SERVICES AS NEEDED, SUCH THAT THERE IS NO OUTAGE AND SERVICE REMAINS UNINTERRUPTED.

1.5 SITE INSPECTION

A. CONTRACTOR SHALL INSPECT AND CAREFULLY EXAMINE ALL OF THE PLANS, SPECIFICATIONS AND THE SITE TO FAMILIARIZE HIMSELF WITH CONDITIONS WHICH WILL AFFECT HIS WORK. HE SHALL VERIFY POINTS OF CONNECTION WITH UTILITIES, ROUTING OF OUTSIDE PIPING TO INCLUDE REQUIRED CLEARANCES FROM ANY STRUCTURES, TREES OR OTHER OBSTACLES. HE SHALL VERIFY AVAILABLE SPACE IN THE STRUCTURE AND ACCESSIBILITY REQUIRED FOR THE INSTALLATION OF WORK UNDER THIS CONTRACT AND ALERT THE ARCHITECT/ENGINEER TO CONDITIONS WHICH MAY BE DETRIMENTAL OR WILL PREVENT PROPER EXECUTION OF THE WORK.

B. THE SUBMISSION OF A BID WILL BE CONSTRUED THAT SUCH AN EXAMINATION/INSPECTION HAS BEEN PERFORMED AND EXTRA PAYMENT WILL NOT BE ALLOWED FOR CHANGES IN THE WORK REQUIRED RESULTING FROM OBSERVABLE CONDITIONS AND COORDINATION WITH THE WORK OF OTHER TRADES.

1.6 OPENINGS, CUTTING AND PATCHING

A. COORDINATE THE PLACING OF OPENINGS IN THE NEW STRUCTURE AS REQUIRED FOR THE INSTALLATION OF THE PLUMBING WORK.

B. WHEN ADDITIONAL PATCHING IS REQUIRED DUE TO FAILURE TO INSPECT WORK WHICH HAS BEEN CONCEALED, THEN PROVIDE THE PATCHING REQUIRED TO PROPERLY CLOSE THE OPENINGS, TO INCLUDE PATCH PAINTING.

C. WHEN CUTTING AND PATCHING OF THE STRUCTURE IS MADE NECESSARY DUE TO FAILURE TO INSTALL PIPING, DUCTS, SLEEVES OR EQUIPMENT ON SCHEDULE, OR DUE TO FAILURE TO FURNISH, ON SCHEDULE, THE INFORMATION REQUIRED FOR THE LEAVING OF OPENINGS, THEN PROVIDE THE CUTTING AND PATCHING AS REQUIRED.

1.7 SUBMITTALS

A. METHOD OR PROCEDURE FOR SUBMITTING SHOP DRAWINGS AND SUBMITTAL DATA SHALL BE IN COMPLIANCE WITH THE GENERAL CONDITIONS, THE FOLLOWING PARAGRAPHS AND DIVISION 1 REQUIREMENTS.

B. SUBMITTAL DATA SHALL BE CLEARLY MARKED TO INDICATE THE ACTUAL ITEM BEING SUBMITTED INCLUDING ACCESSORIES, AND ITEMS NOT APPLICABLE TO THE SUBMITTAL SHALL BE CROSSED OR MARKED OUT. WHERE MATERIALS OR FEATURES DEVIATE FROM THE SPECIFIED REQUIREMENTS, THE DEVIATION SHALL BE CLEARLY IDENTIFIED AND NOTED IN WRITING ON THE SUBMITTAL COVER SHEET. APPROVAL OF SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR FROM THE PROJECT REQUIREMENTS.

C. WHERE MANUFACTURERS' STANDARD CATALOG CUT SHEETS DO NOT PROVIDE SUFFICIENT DETAIL TO INDICATE FULL COMPLIANCE WITH THE PROJECT SPECIFICATIONS, PROVIDE SUPPORTING DATA AS REQUIRED. WHERE GENERIC, UNMARKED SUBMITTALS ARE PROVIDED, THEY WILL BE RETURNED UN-REVIEWED FOR CORRECTION AND RE-SUBMITTAL BY THE CONTRACTOR.

D. SUBMITTALS SHALL CLEARLY INDICATE THE SPECIFICATION SECTION AND PARAGRAPH THAT APPLIES TO THE ITEM BEING SUBMITTED.

1.8 FINISHING

A. PROJECT RECORDING DOCUMENTS

a) PREPARE AND SUBMIT PROJECT RECORD DOCUMENTS, IN ACCORDANCE WITH DIVISION 1 REQUIREMENTS.

1.9 PAINTING AND IDENTIFICATION

A. PROVIDE PAINTING AS SCHEDULED BELOW:

a) TOUCH-UP PAINT WHERE DAMAGED ON EQUIPMENT FURNISHED WITH FACTORY APPLIED FINISHED, TO MATCH ORIGINAL FINISH.

B. IDENTIFICATION OF MECHANICAL SYSTEMS SHALL BE AS SPECIFIED IN SECTION 22 05 53, "IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENTS

C. ALL PAINT SHALL BE LEAD FREE.

1.10 EXCAVATING, TRENCHING AND BACKFILLING

A. PROVIDE EXCAVATION NECESSARY FOR SANITARY SEWERS, WATER SUPPLY PIPING, GAS PIPING, UNDERGROUND CHILLED WATER PIPING, FIRE PROTECTION, ETC., AND BACKFILL SUCH TRENCHES AND EXCAVATIONS AFTER WORK HAS BEEN INSTALLED AND TESTED. CARE SHALL BE TAKEN IN EXCAVATING, THAT WALLS AND FOOTINGS AND ADJACENT LOAD BEARING SOILS ARE NOT DISTURBED, EXCEPT WHERE LINES MUST CROSS UNDER A WALL FOOTING. WHERE A LINE MUST PASS UNDER FOOTING, THE CROSSING SHALL BE MADE BY THE SMALLEST POSSIBLE TRENCH TO ACCOMMODATE THE PIPE. EXCAVATION SHALL BE KEPT FREE FROM WATER BY PUMPING IF NECESSARY. NO GREATER LENGTH OF TRENCH SHALL BE LEFT OPEN, IN ADVANCE OF PIPE AND UTILITY LAYING, THAN THAT WHICH IS AUTHORIZED.

B. TRENCHES FOR PIPING AND UTILITIES LOCATED INSIDE FOUNDATION WALLS AND TO A POINT FIVE (5) FEET OUTSIDE OF THE WALL SHALL NOT BE LESS THAN SIXTEEN (16) INCHES NOR MORE THAN TWENTY-FOUR (24) INCHES WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE TO BE LAID. THE WIDTHS OF TRENCHES FOR PIPING AND UTILITIES LOCATED MORE THAN FIVE (5) FEET OUTSIDE OF BUILDING FOUNDATION WALLS, OTHER THAN FOR SEWERS, SHALL BE GOVERNED BY CONDITIONS FOUND AT THE SITE.

C. TRENCHES FOR SEWERS SHALL BE EXCAVATED SO THAT THE PIPE MAY BE LAID TO THE ALIGNMENT AND DEPTH REQUIRED AND THE MAXIMUM TRENCH WIDTHS UP TO THE LEVEL OF THE OUTSIDE TOP OF THE PIPE SHALL BE NO MORE THAN TWENTY-FOUR (24) INCHES. OTHER TRENCH WIDTHS SHALL BE GOVERNED BY THE CONDITIONS FOUND AT THE SITE.

D. BOTTOMS OF TRENCHES SHALL BE SO SHAPED THAT WHEN PIPE IS IN PLACE THE LOWER FOURTH OF THE CIRCUMFERENCE FOR THE FULL LENGTH OF THE BARREL WILL BE SUPPORTED ON COMPACTED FILL. BELL HOLES SHALL BE DUG SO THAT NO PART OF THE WEIGHT OF THE PIPE IS SUPPORTED BY THE BELL BUT SHALL BE NO LARGER THAN NECESSARY FOR PROPER JOINTING. ALL SEWER AND PIPING REQUIRING EXCAVATION BELOW THE COMPACTED FILL REQUIRED FOR THE STRUCTURE SHALL BE EXCAVATED TO AT LEAST SIX (6) INCHES BELOW PIPE INVERT.

E. SEWER AND DRAIN TRENCHES SHALL BE MADE TRUE TO GRADE BY MEANS OF SUBSTANTIAL AND ACCURATELY SET BATTER-BOARDS NOT MORE THAN 50 FEET APART WITH A TAUT CORD OR WIRE STRETCHED BETWEEN THEM.

F. IMMEDIATELY AFTER TESTING AND/OR INSPECTION, THE TRENCH SHALL BE CAREFULLY BACKFILLED WITH EARTH FREE FROM CLODS, BRICK, ETC., TO A DEPTH ONE-HALF THE PIPE DIAMETER AND THEN FIRMLY PUDDLED AND TAMPED IN SUCH A MANNER AS NOT TO DISTURB THE ALIGNMENT OR JOINTS OF THE PIPE. THEREAFTER, THE BACKFILL SHALL BE PUDDLED AND TAMPED EVERY VERTICAL FOOT.

G. BURIAL DEPTH OF GRAVITY/RETURN DRAIN LINES SHALL HAVE PRECEDENCE OVER NON-GRAVITY SYSTEMS. CHILLED WATER, FIRE PROTECTION, AND DOMESTIC WATER LINES SHALL BE OFFSET AS REQUIRED TO COORDINATE WITH GRAVITY LINES.

H. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION, DEPTH AND SCOPE OF UNDERGROUND PIPING WITH STORM PIPING, ELECTRICAL CONDUITS, AND SIMILAR UTILITIES. ROUTING SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE AND SHALL BE COORDINATED WITH FIELD CONDITIONS, GRADE CHANGES AND THE WORK OF OTHER TRADES. BURIAL DEPTHS CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS ARE THE MINIMUM ACCEPTABLE.

I. THE OWNER SHALL BE NOTIFIED PRIOR TO THE START OF ANY EXCAVATION ACTIVITIES. SHOULD THE CONTRACTOR DISRUPT OR STRIKE ANY EXISTING UTILITY, HE SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY AND BE PREPARED TO RESTORE ANY DISRUPTION ARISING FROM THE CONTRACTOR'S ACTIONS.

1.11 PROJECT RECORD DOCUMENTS

A. REQUIREMENTS AND METHODS OF PREPARING AND PROCEDURE FOR SUBMITTING PROJECT RECORDS SHALL BE IN ACCORDANCE WITH DIVISION ONE. AS-BUILT DOCUMENTS SHALL BE PROVIDED FOR EACH SYSTEM.

1.12 OPERATION AND MAINTENANCE MANUALS

A. REQUIREMENTS AND METHODS OF PREPARING AND PROCEDURES FOR SUBMITTING OPERATING AND MAINTENANCE MANUALS SHALL BE IN ACCORDANCE WITH DIVISION ONE. NUMBER OF MANUALS SHALL BE IN ACCORDANCE WITH DIVISION 1, EXCEPT WHERE OTHERWISE NOT SPECIFIED, AND PROVIDE FIVE (5) MANUALS. DATA SHALL INCORPORATE "RECORD SET" OF APPROVED OR "APPROVED AS NOTED" SUBMITTALS, AND AS-BUILT DRAWINGS SHOWING ALL CHANGES AND REVISIONS INCORPORATED INTO THE WORK. INCLUDE RISER DIAGRAMS, FLOW CHARTS, REDUCED SCALE BUILDING PLANS AND SIMILAR VISUAL AIDS THAT ASSIST IN UNDERSTANDING THE SYSTEM, ITS COMPONENTS AND RELATIONSHIP TO OTHER BUILDING SYSTEMS.

1.13 PREVENTION OF CORROSION

A. THE CONTRACTOR SHALL USE MATERIALS OF CONSTRUCTION THAT WILL AID IN THE PREVENTION OF CORROSION.

B. DISSIMILAR METALS SHALL BE SEPARATED BY DIELECTRIC FITTINGS AND/OR MATERIALS.

C. COPPER PIPE SHALL BE ISOLATED FROM CONCRETE USING A CLOSED CELL FOAM TYPE INSULATION. THE USE OF TAR PAPER, FELT OR ELECTRICIANS TAPE IS PROHIBITED.

D. EXTERIOR SUPPORTS AND FASTENERS SHALL BE CONSTRUCTED OF ALUMINUM, HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL.

HANGERS AND SUPPORTS FOR PLUMBING

PART 1: GENERAL

1.1 SCOPE

A. PROVIDE MATERIALS, EQUIPMENT, LABOR AND SUPERVISION NECESSARY TO INSTALL PIPE HANGERS AND SUPPORTS, AS WELL AS SUPPORTS FOR SUSPENDED EQUIPMENT. ALL PIPING SHALL BE PROPERLY SUPPORTED.

B. PIPE SUPPORT SYSTEMS SHALL SECURE PIPES IN PLACE, PREVENT PIPE VIBRATION, PROVIDE VERTICAL ADJUSTMENT FOR MAINTAINING REQUIRED GRADES, PROVIDE FOR EXPANSION AND CONTRACTION.

C. EQUIPMENT SUPPORTS SHALL SECURE EQUIPMENT IN-PLACE, PREVENT TRANSMISSION OF VIBRATION TO THE STRUCTURE, PROVIDE FOR EXPANSION AND CONTRACTION, AND PERMIT FOR SERVICING AND MAINTENANCE OF EQUIPMENT WITHOUT OBSTRUCTING ACCESS DOORS OR REMOVABLE COVERS.

D. PIPE HANGERS SUPPORTS AND ATTACHMENTS SHALL HAVE SUFFICIENT STRENGTH TO WITHSTAND ALL ANTICIPATED STATIC AND DYNAMIC LOADING CONDITIONS ASSOCIATED WITH THE INTENDED USE.

1.2 SUBMITTALS

A. PROVIDE MANUFACTURERS CATALOG DATA FOR PIPE SUPPORTS, UPPER ATTACHMENTS AND THREADED ROD, INDICATING MATERIALS OF CONSTRUCTION AND DIMENSIONAL DATA.

B. SUBMIT DETAILS FOR CONNECTION OF UPPER ATTACHMENT TO STRUCTURE.

PART 2: PRODUCTS

2.1 HANGERS AND SUPPORTS

A. HANGERS AND SUPPORT DEVICES SHALL BE MICHIGAN, GRINNELL, FEE & MASON, B-LINE OR ELCEN. FIGURE NUMBERS BASED ON GRINNELL.

PART 3: EXECUTION

3.1 INSTALLATION – HORIZONTAL PIPE SUPPORTS

A. HANGER RODS FOR STEEL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
UP TO 1¼"	3/8"	8'-0"
1½" AND 2"	3/8"	10'-0"
2½" AND 3"	½"	10'-0"
4" AND 6"	5/8"	12'-0"
8" THRU 12"	7/8"	12'-0"

B. HANGER RODS FOR BRASS AND COPPER PIPE AND TUBE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

UP TO 1/4"	3/8"	6'-0"
1½" AND ABOVE	3/8"	10'-0"
2"	3/8"	10'-0"
2½"	½"	10'-0"
3" THRU 6"	½"	10'-0"
8" THRU 12"	7/8"	10'-0"

C. SUPPORT HORIZONTAL CAST IRON SOIL PIPE AT 5'-0" ON CENTER WITH ONE HANGER FOR EACH PIPE LENGTH. LOCATE HANGERS CLOSE TO HUBS. WHERE 10 FOOT LENGTHS OF PIPE ARE USED SPACING MAY BE INCREASED TO 10'-0" ON CENTER.

D. IN ADDITION TO THE ABOVE SPECIFIED SPACINGS, INSTALL ADDITIONAL HANGERS WITHIN 12 INCHES OR CHANGE IN PIPE DIRECTION (ELBOWS, TEES) AND AT CONCENTRATED LOADS, LARGE VALVES, STRAINERS, ETC.

3.2 VERTICAL PIPE SUPPORTS

A. FOR STEEL PIPING VERTICAL SUPPORT, SPACING SHALL NOT EXCEED 15 FEET.

B. FOR COPPER AND BRASS TUBE AND PIPE VERTICAL SUPPORT, SPACING SHALL NOT EXCEED 10 FEET.

C. FOR CAST IRON PIPE VERTICAL SUPPORT, SPACING SHALL NOT EXCEED 15 FEET.

3.3 PIPE SUPPORTS

A. FOR UN-INSULATED HORIZONTAL STEEL AND WROUGHT IRON PIPE, USE MALLEABLE IRON SPLIT PIPE RING WITH TURN BUCKLE ADJUSTER, FIG. 108 AND 114 COMBINED FOR PIPES UP TO 8"; CARBON STEEL DOUBLE BOLT PIPE CLAMP WITH WELDLESS EYE NUT, FIG. 290 FOR PIPES OVER 8".

B. FOR HORIZONTAL COPPER PIPE AND TUBE THROUGH 3 INCHES IN SIZE, USE COPPER-PLATED MALLEABLE IRON SPLIT PIPE RING WITH TURN BUCKLE ADJUSTER, FIG. CT-109 AND 114 COMBINED, OR FIGURE CT-65. FOR LARGER COPPER PIPE USE FIGURE 260 WITH ISOLATING INSULATION BETWEEN HANGER AND PIPE.

C. FOR HORIZONTAL CAST IRON SOIL PIPE, USE CLEVIS HANGER, FIG. 590.

D. FOR VERTICAL, STEEL, WROUGHT IRON AND CAST IRON PIPE, USE EXTENSION STEEL RISER PIPE CLAMPS, FIG. 261, INSTALLED BELOW A COUPLING OR WELDED LUGS.

E. FOR VERTICAL COPPER PIPE AND TUBE, USE COPPER-PLATED EXTENSION PIPE CLAMP, FIG. CT-121.

F. MULTIPLE OR TRAPEZE HANGERS: STEEL CHANNELS WITH WELDED SPACERS AND HANGER RODS FIGURE 46; CAST IRON ROLL AND STAND FOR HOT PIPE SIZES 6" AND OVER FIGURE 175.

G. FOR INSULATED PIPING WHERE VAPOR BARRIER IS TO BE MAINTAINED, USE ADJUSTABLE CLEVIS HANGER FIGURE 260 WITH FIGURE 167 PIPE SHIELD, EXCEPT THAT MINIMUM GAUGE NOT LESS THAN 14 THROUGH 3 INCHES IN SIZE, 12 THROUGH 12 INCHES IN SIZE AND 1/8 INCH THICK THROUGH 26 INCHES IN SIZE. SHIELDS SHALL BE A MINIMUM OF 12 INCHES LONG.

H. SHIELD FOR VERTICAL COPPER PIPE RISERS: SHEET LEAD.

I. ALL FERROUS PIPE SUPPORTS SHALL BE CLEANED AND PAINTED WITH ONE COAT OF RUST INHIBITING PAINT.

3.4 STRUCTURAL ATTACHMENTS

A. FOR ATTACHING STEEL OR CARBON-PLATED HANGER RODS TO REINFORCED CONCRETE, USE GALVANIZED MALLEABLE IRON CONCRETE INSERTS, FIG. 279 FOR LOADS UP TO 770 LBS.; FIG. 282 FOR LOADS UP TO 1,430 LBS.

B. FOR ATTACHING STEEL HANGER RODS TO STRUCTURAL STEEL BEAMS, USE MALLEABLE IRON C-CLAMPS, FIG. 87 WITH RETAINING CLIP FOR LOADS UP TO 630 LBS.; FIGS. 133, 134, 228 CENTER LOAD CLAMPS FOR LOADS LARGER THAN 630 LBS. IN LIEU OF THE ABOVE WELDED BEAM ATTACHMENTS FIGURES 54, 55, AND 66 ARE ACCEPTABLE FOR CATALOGUED LOAD RATINGS. AT JOISTS, FIGURE 60 STEEL WASHER PLATES ARE ACCEPTABLE BETWEEN JOIST ANGLES LOCATED AT JOIST PANEL POINTS.

C. VERTICAL EXPANSION SHIELDS OR TOGGLES SHALL BE USED FOR SUSPENDING HANGER RODS WHERE INSERTS HAVE BEEN OMITTED, IN EXISTING CONCRETE CONSTRUCTION OR SIMILAR INSTANCES WHERE INSERTS CANNOT BE USED. WHERE EXPANSION SHIELDS OR TOGGLES ARE USED, LOADING SHALL NOT EXCEED 25 PERCENT OF THE MANUFACTURERS CATALOGUED ULTIMATE LOAD CAPACITY AND A TEST SHALL BE PERFORMED ON NOT LESS THAN FOUR ANCHORS. WHERE LOADS EXCEED THOSE WHICH CAN BE ATTAINED USING A SINGLE HANGER, USE FIGURE 47, 49, OR 52 CONCRETE PLATES.

3.5 PIPE COVERING PROTECTION

A. HANGERS AND SUPPORTS FOR INSULATED COLD PIPING SHALL NOT INJURE, COMPRESS OR PIERCE INSULATION. PROVIDE INSULATION PROTECTION SHIELDS, FIG. 167 IN CONJUNCTION WITH HANGER OR ROLL DEVICE, FOR COLD PIPING. INSULATION SHIELDS SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL, 12 INCHES LONG THROUGH PIPE SIZE UP TO 12 INCHES IN DIAMETER, 1/8 INCH THICK GALVANIZED STEEL 18 INCHES LONG FOR PIPE UP TO 26 INCHES IN DIAMETER. HOT PIPING WITH COMPRESSIBLE INSULATION SHALL BE OF A PIPE SIZE 2.5-INCHES AND ABOVE, BE PROVIDED WITH FIGURE 160 PROTECTION SADDLE.

3.6 SLEEVES

A. POSITION SLEEVES PRIOR TO PLACEMENT OF CONCRETE, PROVIDE REINFORCEMENT AT SLEEVES.

B. CAULK BETWEEN PIPE AND SLEEVE. AT FIRE RATED PARTITIONS, WALLS AND FLOORS, INSTALL A UL LISTED PIPE PENETRATION ASSEMBLY AND INSTALL IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, TO PROVIDE AN UL LISTED, FIRE RATED ASSEMBLY WITH A RATING WHICH EQUALS OR EXCEEDS THAT OF THE ITEM PENETRATED.

C. AT SMOKE TIGHT WALLS AND PARTITIONS, FULLY CAULK AROUND PIPE/DUCT AND SLEEVE AND SLEEVE AND WALL TO MAINTAIN SMOKE INTEGRITY.

D. SLEEVES SHALL MEET THE REQUIREMENTS OF SECTION 22 05 00, "COMMON WORK RESULTS FOR PLUMBING"

3.7 EQUIPMENT

C. SUPPORT SUSPENDED EQUIPMENT AS GENERALLY SPECIFIED ABOVE FOR PIPING.

D. SUPPORT SHALL BE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS, EXCEPT AS OTHERWISE DETAILED ON THE DRAWINGS.

E. FOR ROTATING EQUIPMENT, PROVIDE VIBRATION ISOLATION AS SPECIFIED IN SECTION 15200.

F. INSTALL SUPPORTS TO PROVIDE FULL ACCESS TO EQUIPMENT FOR MAINTENANCE AND SERVICING.

3.8 LOADING

A. CONFIRM LOAD IMPOSED UPON THE BUILDING STRUCTURE WITH THE PROJECT STRUCTURAL ENGINEER, OR FOR PRE-MANUFACTURED BUILDINGS, THE BUILDING MANUFACTURER.

3.9 SWAY BRACING

A. FOR ALL PIPE SIZES 4 INCHES AND LARGER THAT CHANGE IN DIRECTION MORE THAN 45 DEGREES, PROVIDE RIGID SUPPORT SWAY BRACING.

IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

PART 1: GENERAL

1.1 SCOPE

A. PROVIDE EQUIPMENT, MATERIALS, TOOLS, LABOR AND SUPERVISION NECESSARY TO LABEL AND IDENTIFY PIPING SYSTEMS EQUIPMENT, VALVES, AND DUCT SYSTEMS AS SPECIFIED HEREIN.

B. PROVIDE FOR PAINTING OF PIPING SYSTEMS WITHIN MECHANICAL ROOMS, BOILER ROOMS, FAN ROOMS AND CHILLER (UTILITY) PLANTS.

1.2 QUALIFICATIONS

A. PIPING IDENTIFICATION MATERIALS BY ALLEN SYSTEMS, BRADY, SETON, OR INDUSTRIAL SAFETY SUPPLY COMPANY.

1.3 SUBMITTALS

A. SUBMIT MANUFACTURER'S CATALOG CUTS INCLUDING INSTALLATION INSTRUCTION SHOWING COMPLETE DESCRIPTIVE DATA. CLEARLY MARK ITEMS TO BE FURNISHED.

B. SUBMIT VALVE CHART AND SCHEDULE, INCLUDING VALVE TAG NUMBER, SERVICE, LOCATION, NORMAL POSITION, VALVE TYPE, MANUFACTURER'S NAME AND MODEL NUMBER.

PART 2: PRODUCTS

2.1 MATERIALS

A. ALL PIPING SHALL BE IDENTIFIED WITH SNAP-ON TYPE IDENTIFICATION MARKERS.

B. FOR INSULATED PIPING SYSTEMS PROVIDE SNAP-ON TYPE IDENTIFICATION MARKERS.

C. FOR PIPES UNDER 1/2" O.D. (TOO SMALL FOR COLOR BANDS AND LEGENDS), PROVIDE STAMPED METAL TAGS AT LOCATIONS OF PIPE MARKERS, ATTACHED TO PIPE WITH 16-GAUGE COPPER OR STAINLESS STEEL WIRE.

D. FOR BURIED PIPING, USE METALLIC BACKED 6 INCH WIDE BY 4 MIL THICK TAPE ABOVE PIPE.

E. FOR PIPING, USE WEATHER-RESISTANT, NON-VINYL CHLORIDE MARKERS CONSTRUCTED OF POLYESTER MATERIALS, PRESSURE SENSITIVE OR PRE-COILED TYPE EQUAL TO SEATON "ULTRA-MARK".

2.2 LABEL AND COLOR

A. LABELING AND COLOR-CODING SHALL BE IN ACCORDANCE WITH "SCHEME FOR THE IDENTIFICATION OF PIPING SYSTEMS" (ANSI A13.1-1975), COMPRESSED GAS ASSOCIATION (CGA) PAMPHLET C-9-1988 (R1993), AND AS SPECIFIED HEREIN.

B. EACH MARKER MUST SHOW (1) APPROVED COLOR-CODED BACK- GROUND, (2) PROPER COLOR OF LEGEND IN RELATION TO BACKGROUND COLOR, (3) APPROVED LEGEND LETTER SIZE, (4) APPROVED MARKER LENGTH, (5) DIRECTIONAL FLOW ARROW, AND (6) FLUID BEING CONVEYED.

C. PROVIDE LEGEND INDICATING COLOR AND SERVICE IN THE OPERATING AND MAINTENANCE MANUALS.

2.3 LOCATION OF PIPE MARKERS

A. LOCATIONS FOR PIPE MARKERS IN EQUIPMENT ROOMS, TUNNELS AND SHAFTS SHALL BE AS FOLLOWS:

a) ADJACENT TO EACH VALVE AND FITTING (EXCEPT ON PLUMBING FIXTURES AND EQUIPMENT).

b) AT EACH BRANCH AND RISER TAKE-OFF.

c) AT EACH PIPE PASSAGE THROUGH WALL, FLOOR AND CEILING CONNECTION.

d) AT EACH PIPE PASSAGE TO UNDERGROUND.

e) ON ALL HORIZONTAL PIPE RUNS-MARKED EVERY 25 FEET.

B. LOCATIONS FOR PIPE MARKERS ABOVE CEILINGS IN FINISHED AREAS.

a) ADJACENT TO EACH VALVE.

b) ON ALL HORIZONTAL PIPE RUNS-MARKED EVERY 20 FEET, AND AT LEAST ONCE IN EACH SEPARATE SPACE THROUGH WHICH THE PIPING PASSES.

2.4 VALVES

A. IDENTIFY EACH VALVE WITH AN ENGRAVED BRASS METAL TAG. TAGS TO BE AFFIXED TO VALVES USING EITHER AN "S" HOOK OR JACK CHAIN.

B. PROVIDE SCHEDULE LISTING VALVE NUMBER AND THEIR LOCATION. SCHEDULE SHALL BE PROVIDED IN THE OPERATING AND MAINTENANCE MANUALS, WITH A FRAMED COPY LOCATED IN THE MAIN MECHANICAL EQUIPMENT ROOM. VALVE CHART SHALL LIST THE TAG NUMBER, SERVICE (CHILLED WATER, DOMESTIC WATER, HOT WATER, ETC.), LOCATION (ROOM NUMBER), NORMAL STATE (OPEN/CLOSED), TYPE OF VALVE (GATE, BALL, ETC.), MANUFACTURER AND MODEL NUMBER.

C. ALL MAIN AND BRANCH LINE VALVES ARE TO BE TAGGED IN ACCORDANCE WITH THE FOLLOWING NUMERICAL SCHEDULE, EXCEPT WHERE AN EXISTING SCHEME IS ALREADY IN PLACE, IT SHALL BE FOLLOWED:

COLD WATER	1000 – 1999
HOT WATER	2000 – 2899
HOT WATER CIRCULATED	2900 – 2999

2.5 EQUIPMENT

A. IDENTIFY EQUIPMENT WITH 3-LAYER BLACK-WHITE-BLACK PHENOLIC TAGS, MINIMUM SIZE OF 6 INCHES IN LENGTH BY 3 INCHES TALL, WITH 2 INCH TALL LETTERS.

2.6 PIP

1) DOMESTIC COLD WATER: TURBINE BLUE SW4064
2) DOMESTIC HOT WATER: RECYCLED RED SW4073

PART 3: EXECUTION

3.1 PREPARATION

A. DE-GREASE AND CLEAN SURFACES TO RECEIVE ADHESIVE FOR IDENTIFICATION MATERIALS.

B. PREPARE SURFACES IN ACCORDANCE WITH SECTION 09900 FOR STENCIL PAINTING.

3.2 INSTALLATION

A. PLASTIC NAMEPLATES: INSTALL WITH CORROSIVE-RESISTANT MECHANICAL FASTENERS.

B. METAL TAGS: INSTALL WITH CORROSIVE-RESISTANT BRASS BEAD OR JACK CHAIN.

C. STENCIL PAINTING: APPLY PAINT IN GENERAL ACCORDANCE WITH SECTION 09900 PAINTING.

D. PLASTIC PIPE MARKERS: INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

E. UNDERGROUND PLASTIC PIPE MARKERS: INSTALL 6 TO 8 INCHES BELOW FINISHED GRADE, DIRECTLY ABOVE BURIED PIPE.

F. VALVES: IDENTIFY VALVES IN MAIN AND BRANCH PIPING WITH TAGS.

G. PIPING: IDENTIFY PIPING, CONCEALED OR EXPOSED, WITH PLASTIC PIPE MARKERS. TAGS MAY BE USED ON SMALL DIAMETER PIPING. IDENTIFY SERVICE, FLOW DIRECTION AND PRESSURE. INSTALL IN CLEAR VIEW AND ALIGN WITH AXIS OF PIPING. FOR LARGE DIAMETER PIPING IN CHILLER PLANTS AND SIMILAR LOCATIONS, USE 4-INCH TALL STENCILED LETTERS WITH FLOW ARROWS.

3.3 VALVE CHART AND SCHEDULE

A. PROVIDE VALVE CHART AND SCHEDULE IN ALUMINUM FRAME WITH CLEAR PLASTIC SHIELD. INSTALL AT LOCATION IN EACH EQUIPMENT ROOM AS DIRECTED.

3.4 MARKER COLOR CODING

A. EXPOSED PIPING (AND PIPING INSULATION SYSTEMS) SHALL BE PAINTED WHITE IN LABORATORY SPACES UNDER DIVISION 9. MARKER WORDINGS/COLOR COMBINATIONS SHALL COMPLY WITH ANSI/CGA/OSHA SPECIFICATIONS. IF SERVICE IS NOT DESIGNATED, MAKE NOTE IN THE SHOP DRAWING SUBMITTAL FOR FINAL DIRECTION TO BE PROVIDED BY THE ENGINEER.

3.5 CONCEALED LOCATIONS

A. AT VALVE LOCATIONS ABOVE ACCESSIBLE TYPE SUSPENDED CEILINGS, PROVIDE AN ADHESIVE GREEN COLOR SQUARE ON THE CLOSEST CEILING GRID BENEATH THE VALVE.

PIPE AND EQUIPMENT INSULATION

PART 1: GENERAL

1.1 SCOPE

A. PROVIDE MATERIALS, EQUIPMENT, LABOR AND SUPERVISION NECESSARY TO INSTALL INSULATION TO HOT AND COLD SURFACES OF PIPING, TANKS, FITTINGS AND OTHER SURFACES.

B. INSULATION SHALL INCLUDE INSTALLING MATERIALS, JACKETS, ADHESIVE, MASTIC COATINGS, TIE WIRE AND OTHER MATERIALS AS REQUIRED TO COMPLETE THE INSULATING WORK.

1.2 CODES AND STANDARDS

A. INSULATING MATERIALS, JACKETS, MASTICS, ETC., SHALL MEET FLAME SPREAD, FUEL CONTRIBUTION AND SMOKE DEVELOPED RATINGS IN ACCORDANCE WITH NFPA 90A. FLAME SPREAD RATING OF NOT MORE THAN 25, SMOKE DEVELOPED RATING OF NOT MORE THAN 50.

B. INSULATION VALVES SHALL BE GREATER OF THAT REQUIRED BY CHAPTER 13 OF THE FLORIDA BUILDING CODE "ENERGY EFFICIENCY" OR AS SPECIFIED HEREIN.

1.3 QUALIFICATION

A. INSULATING MATERIALS BY ARMSTRONG, RUBATEX, OWENS CORNING, CERTAINTEED, KNAUF, MANVILLE AND PITTSBURG CORNING.

B. MASTICS AND ADHESIVES AS RECOMMENDED BY INSULATION MANUFACTURER.

1.4 SUBMITTALS

A. SUBMIT MANUFACTURER'S CATALOG CUTS SHOWING COMPLETE DESCRIPTIVE DATA AND INSTALLATION INSTRUCTIONS.

PART 2: PRODUCTS

2.1 PIPE INSULATION - TYPE "A"

A. PIPE COVERING: PREFORMED SECTIONAL HEAVY DENSITY FIBER-GLASS INSULATION AND FACTORY APPLIED VAPOR BARRIER, ALL SERVICE JACKET WITH PRESSURE SENSITIVITY SELF-SEALING LONGITUDINAL LAPS AND BUTT STRIPS. SUITABLE FOR OPERATING TEMPERATURES FROM -20 DEGREES F TO +850 DEGREES F. WATER VAPOR PERMEANCE OF .02 PERMS. EQUIVALENT TO OWENS CORNING 25 ASJ/SSL.

B. FITTINGS: FITTING COVERINGS FOR ALL ELLS, TEES, VALVES, FLANGES AND OTHER FITTINGS SHALL BE OF SAME THICKNESS AS ADJACENT PIPE COVERING. JACKETING AT FITTINGS SHALL BE ZESTON 25/50 PRE-MOLDED ONE-PIECE PVC INSULATED FITTING COVERS. INSTALLATION AND VAPOR BARRIERS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

C. STEAM AND CONDENSATE PIPING LOCATED INDOORS IN EQUIPMENT ROOMS OR INSTALLED BELOW CEILINGS IN EXPOSED VIEW SHALL HAVE AN ALUMINUM JACKET.

2.2 ALUMINUM JACKET - TYPE "E"

A. 0.016 INCH THICK CORRUGATED ALUMINUM JACKET, WITH ONE MIL POLYETHYLENE FILM AND 40 POUND KRAFT PAPER VAPOR BARRIER SECURED WITH ½" ALUMINUM BANDS.

B. FITTINGS SHALL BE COVERED WITH PRE-FORMED ALUMINUM JACKET, AS MANUFACTURED BY CHILDERS OR EQUAL.

2.3 PIPE INSULATION - TYPE "H"

A. RIGID FOAMED GLASS: PREFORMED SPLIT SECTIONAL PIPE INSULATION OF RIGID FOAMED CELLULAR GLASS FOR PIPING AND FLAT BLOCK FORMED TO FIT EQUIPMENT. APPLY WITH BUTT JOINTS STAGGERED AND ALL JOINTS TIGHTLY BUTTED AND BUTTERED WITH JOINT SEALER. ALL JOINTS FITTED TO ELIMINATE VOIDS, NOT FILLED WITH VAPOR SEAL COATING. WIRE IN PLACE WITH RUSTPROOF WIRE, 12 INCHES ON CENTER, BUT NOT LESS THAN 2 WIRES PER SECTION.

B. INDOOR PIPE, PIPE FITTINGS, ELBOWS AND EQUIPMENT INSULATION IN EQUIPMENT ROOMS AND ROOFTOP UNIT PIPING CABINETS SHALL BE COVERED WITH 1/8" LAYER OF WHITE OPEN WEAVE GLASS FABRIC (10 X 20 MESH) WITH ALL JOINTS OVERLAPPED 2" AND COVER WITH SECOND 1/8" LAYER OF SAME MASTIC. INDOOR CONCEALED STRAIGHT RUNS OF PIPE INSULATION SHALL BE COVERED WITH FACTORY-APPLIED WHITE, FIRE RETARDANT, FOIL-SCRIM-KRAFT ALL PURPOSE JACKET.

C. UNDERGROUND DIRECT BURIED PIPING WHERE NOT OF THE PRE-INSULATED TYPE SHALL BE JACKETED WITH PITTSBURG-CORNING PITTWRAP, HEAT SEALED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.

D. INSULATION LOCATED OUTDOORS SHALL BE FINISHED WITH .016" THICK ALUMINUM MANUFACTURED BY CHILDERS. ALUMINUM SHALL BE APPLIED WITH LONGITUDINAL JOINTS LAPPED TO SHED WATER. CIRCUMFERENTIAL JOINTS BETWEEN LAPS TO WEATHERPROOF JOINTS. ALUMINUM SHALL BE BANDED IN PLACE WITH 1/2" WIDE ALUMINUM BANDS. FITTINGS, VALVES, ETC., SHALL BE INSULATED WITH MITERED SECTIONS OF SAME MATERIAL AND JACKETING AS ADJACENT PIPE.

2.4 PIPE INSULATION - TYPE "S"

A. FLEXIBLE CLOSED-CELL ELASTOMERIC, "K" VALVE OF 0.27 AT 75 DEGREES F EQUAL TO ARMAFLEX TYPE "AP". INSTALL USING ARMSTRONG 520 ADHESIVE WITH 100 PERCENT COVERAGE OF ALL SEAMS AND ENDS. FINISH WITH TWO COATS OF A POLYVINYLCHLORIDE ULTRA-VIOLET RESISTANT FINISH WHERE EXPOSED TO VIEW INSIDE THE BUILDING OR EXPOSED TO THE WEATHER APPROVED BY THE MANUFACTURER WHICH WILL NOT CRACK WHEN COMPRESSED, CUSTOM COLOR BLENDED WHERE INSTALLED INDOORS TO MATCH THE COLOR OF THE SURROUNDING SURFACES.

2.5 HOT EQUIPMENT INSULATION - TYPE "G"

A. FLEXIBLE MINERAL FIBER BLANKET, ASTM C553, TYPE 1, CLASS B-5, 2.0 POUND PER CUBIC FOOT DENSITY, CONDUCTIVITY OF 0.24 BTU-IN/HR-SQ.FT. DEGREE F PER INCH AT 75 DEGREES F, OWENS CORNING TYPE 'MW, TYPE 12. FINISH SHALL BE A FIELD APPLIED 8 OUNCE CANVAS ADHERED WITH LAGGING ADHESIVE.

2.6 HOT EQUIPMENT/PIPING INSULATION - TYPE "K"

A. CALCIUM SILICATE INSULATION, ASTM C533, TYPE I FOR USE UP TO 1,200 DEGREES F, TYPE II FOR USE UP TO 1,800 DEGREES F, 14 PCF DENSITY. APPLIED TIGHTLY AND SMOOTHLY SECURING WITH WIRE AND/OR MECHANICAL FASTENERS, CRACKS FILLED WITH INSULATING CEMENT. JACKETING TO BE EITHER AN 8-OUNCE CANVAS ADHERED WITH LAGGING ADHESIVE OR ALUMINUM JACKET.

PART 3: EXECUTION

3.1 INSTALLATION

A. USE ONLY EXPERIENCED APPLICATORS REGULARLY ENGAGED IN THE TRADE. ROUGH WORK WILL BE REJECTED. APPLICATION DETAILS SHALL BE IN ACCORD WITH THE INSULATING MATERIALS SUPPLIERS' RECOMMENDATIONS EXCEPT WHERE A HIGHER STANDARD IS SPECIFIED.

B. INSPECT PIPING AND EQUIPMENT BEFORE APPLYING INSULATION TO INSURE THE INSTALLING CONTRACTOR HAS COMPLETED LEAK TESTS AND SURFACES ARE CLEAN, DRY AND READY FOR APPLICATION OF INSULATION.

C. COVERING FOR "COLD" PIPES SHALL PASS UNBROKEN THROUGH HANGER SLEEVES, SLEEVES, ETC. ALL DETAILS OF COVERING FOR COLD SURFACES SHALL BE SUCH THAT CONTINUOUS COVERING WITH UNBROKEN VAPOR BARRIER IS PROVIDED. THE SAME COVERING AND HANGING DETAIL SHALL BE USED FOR PIPES CONNECTING TO VIBRATING EQUIPMENT OR CARRYING PULSATING PRESSURES TO AVOID METAL TO METAL CONTACT BETWEEN PIPES AND HANGERS.

3.2 INSULATION SCHEDULE

SERVICE

A. DOMESTIC COLD WATER (EQUIPMENT ROOMS AND SPACES OUTSIDE BUILDING THERMAL ENVELOPE). TYPE A, ALL PIPE SIZES 1" THICK.

B. DOMESTIC HOT WATER, RE-CIRCULATING LINES, INDUSTRIAL HOT WATER, AND REHEAT. TYPE A, ALL PIPE SIZES 1" THICK THROUGH 2 INCH IN PIPE SIZE, 1.5? THICK FOR PIPING GREATER THAN 2 INCHES.

C. HORIZONTAL PORTIONS OF DOWNSPOUT LINES AND ROOF DRAINS. TYPE A, 1" THICK ALL PIPE SIZES.

D. ALL INSULATED PIPING AND EQUIPMENT EXPOSED TO WEATHER. TYPE E - JACKET.

E. CONDENSATE DRAIN LINES. TYPE S, ½" THICK ALL SIZES, WITH POLYVINYLCHLORIDE FINISH FOR PIPING EXPOSED TO THE WEATHER.

IN ADDITION TO THE ABOVE, INSULATE ALL FITTINGS, PIPING SUPPORTS AND EQUIPMENT COLD SURFACES SUBJECT TO CONDENSATION WITH MATERIALS AND JACKETING USED FOR THE PIPING TO WHICH IT ATTACHES.

FLEXIBLE CLOSED-CELL ELASTOMERIC INSULATION WILL NOT BE PERMITTED AS A SUBSTITUTION FOR TYPE "H" INSULATION. THIS INCLUDES ITS USE ON FLOW-METERS, FLEXIBLE CONNECTIONS, STRAINERS, AIR SEPARATORS, ETC. WHERE REMOVABLE SECTIONS OF INSULATION ARE REQUIRED, THEY SHALL BE CONSTRUCTED FROM SECTIONS OF TYPE "H" INSULATION, WIRE OR BANDED INTO PLACE.

3.3 GUARDS

A. WHERE EXPOSED INSULATED PIPING EXTENDS TO FLOOR, PROVIDE SHEET METAL GUARD AROUND INSULATION TO EXTEND UP FROM FLOOR 24". GUARD TO BE GALVANIZED SHEET STEEL NOT LESS THAN 26 GAUGE.

3.4 CONDENSATION

A. SHOULD CONDENSATION OCCUR ON ANY COLD SURFACE (INCLUDING BUT NOT LIMITED TO PIPING, EQUIPMENT, SUPPORTS, FRAMEWORK), AT ANY TIME FROM SYSTEM ACTIVATION THROUGH THE WARRANTY PERIOD, THE INSULATION SHALL BE REWORKED TO PREVENT THE CONDENSATION AT NO ADDITIONAL COST TO THE OWNER.

PLUMBING PIPING

PART 1: GENERAL

1.1 SCOPE

A. WORK CONSISTS OF ALL PLUMBING WORK INDICATED ON DRAWINGS AND SPECIFIED HEREIN. ALSO INCLUDED ARE ALL FEES AND PERMITS FOR INSTALLATION AND INSPECTION OF ALL PLUMBING WORK. ATTENTION IS DIRECTED TO "INSTRUCTIONS TO BIDDERS", "GENERAL CONDITIONS", "SUPPLEMENTARY GENERAL CONDITIONS", "SPECIAL CONDITIONS", AND "GENERAL REQUIREMENTS FOR MECHANICAL AND ELECTRICAL WORK" WHICH ARE HEREBY MADE PART OF THIS SECTION AND SHALL GOVERN IN THE EVENT THERE IS A CONFLICT WITH THIS SECTION.

1.2 WORK INCLUDED

A. PIPE AND PIPE FITTINGS.

B. VALVES.

C. SANITARY SEWER PIPING SYSTEM.

D. DOMESTIC WATER PIPING SYSTEM.

1.3 QUALITY ASSURANCE

A. VALVES: MANUFACTURER'S NAME AND PRESSURE RATING MARKED ON VALVE BODY.

B. WELDING MATERIALS AND PROCEDURES: CONFORM TO ASME CODE AND APPLICABLE STATE LABOR REGULATIONS.

C. WELDERS CERTIFICATION: IN ACCORDANCE WITH ANSI/ASME SEC 9.

1.4 SUBMITTALS

A. SUBMIT PRODUCT DATA UNDER PROVISIONS OF DIVISION 1.

B. INCLUDE DATA ON PIPE MATERIALS, PIPE FITTINGS, VALVES AND ACCESSORIES.

PART 2: PRODUCTS

2.1 SANITARY SEWER PIPING, BURIED WITHIN 5 FEET OF BUILDING

A. CAST IRON PIPE: ASTM A74 SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: HUB-AND-SPIGOT, CISPI HSN COMPRESSION TYPE WITH ASTM C564 NEOPRENE GASKETS.

B. COPPER TUBING: ASTM B306, DWV. FITTINGS: ANSI/ASME B16.3, CAST BRONZE, OR ANS/ASME B16.29, WROUGHT COPPER. JOINTS: ANSI/ASTM B32, SOLDER, GRADE 50B.

C. PVC PIPE: ASTM D2665-98. FITTINGS: PVC. JOINTS: ASTM D2855, SOLVENT WELD.

2.2 SANITARY SEWER AND VENT PIPING, ABOVE GRADE

A. SEWER PIPING:

1. CAST IRON PIPE: CISPI 301, HUBLESS, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL (4) BAND STRAPS OR MORE ASSEMBLIES.

B. VENT PIPING:

1. STEEL PIPE: ASTM A120. FITTINGS: ANSI/ASME B16.3, CAST BRONZE, OR ANSI/ASME B16.29, WROUGHT COPPER. JOINTS: ANSI/ASTM B32, SOLDER, GRADE 50B.
2. 3. CAST IRON PIPE: CISPI 301, HUBLESS, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL (4) BAND STRAPS OR MORE ASSEMBLIES

2.3 CONDENSATE PIPING, BURIED WITHIN 5 FEET OF BUILDING

A. CAST IRON PIPE: ASTM A74 SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: HUB-AND-SPIGOT, CISPI HSN COMPRESSION TYPE WITH ASTM C564 NEOPRENE GASKETS.

B. PVC PIPE: ASTM D2665-98. FITTINGS: PVC. JOINTS: ASTM D2855, SOLVENT WELD.

2.4 CONDENSATE PIPING, ABOVE GRADE

A. CAST IRON PIPE: ASTM A74, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: HUB-AND-SPIGOT, CISPI HSN COMPRESSION TYPE WITH ASTM C564 NEOPRENE GASKETS.

B. CAST IRON PIPE: CISPI 301, HUBLESS, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL CLAMP-AND-SHIELD ASSEMBLIES.

2.5 WATER PIPING, BURIED WITHIN 5 FEET OF BUILDING

A. COPPER TUBING: ASTM B88, TYPE K, HARD DRAWN. FITTINGS; ANSI/ASME B16.29, WROUGHT COPPER. JOINTS: ANSI/ASTM B32, SOLDER, GRADE 95TA.

2.6 WATER PIPING, ABOVE GRADE

A. COPPER TUBING: ASTM B88, TYPE L, HARD DRAWN. FITTINGS: ANSI/ASME B16.23, CAST BRASS, OR ANSI/ASME B16.29, WROUGHT COPPER. JOINTS: ANSI/ASTM B32, SOLDER, GRADE 95TA.

2.7 FLANGES, UNIONS, AND COUPLINGS

A. PIPE SIZE 2 INCHES AND UNDER: 150 PSIG MALLEABLE IRON UNIONS FOR THREADED FERROUS PIPING; BRONZE UNIONS FOR COPPER PIPE, SOLDERED JOINTS.

B. PIPE SIZE OVER 2 INCHES: 150 PSIG FORGED STEEL SLIP-ON FLANGES FOR FERROUS PIPING; BRONZE FLANGES FOR COPPER PIPING; NEOPRENE GASKETS FOR GAS SERVICE; 1/16 INCH THICK PREFORMED NEOPRENE BONDED.

C. GROOVED AND SHOULDERED PIPE END COUPLINGS: MALLEABLE IRON HOUSING CLAMPS TO ENGAGE AND LOCK, DESIGNED TO PERMIT SOME ANGULAR DEFLECTION, CONTRACTION, AND EXPANSION; "C" SHAPE COMPOSITION SEALING GASKET; STEEL BOLTS, NUTS, AND WASHERS; GALVANIZED COUPLINGS FOR GALVANIZED PIPE.

D. DIELECTRIC CONNECTIONS: UNION WITH GALVANIZED OR PLATED STEEL THREADED END, COPPER SOLDER END, WATER IMPERVIOUS ISOLATION BARRIER.

2.8 BALL VALVES

A. UP TO 2 INCHES: BRONZE BODY, STAINLESS STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, LEVER HANDLE AND THREADED ENDS WITH UNION.

B. OVER 2 INCHES: CAST STEEL BODY, CHROME PLATED STEEL BALL, TEFLON SEAT AND STUFFING BOX SEALS, LEVER HANDLE.

PART 3: EXECUTION

3.1 PREPARATION

A. REAM PIPE AND TUBE ENDS. REMOVE BURRS.

B. REMOVE SCALE AND DIRT, ON INSIDE AND OUTSIDE, BEFORE ASSEMBLY.

C. PREPARE PIPING CONNECTIONS TO EQUIPMENT WITH FLANGES OR UNIONS.

3.2 INSTALLATION

A. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.

B. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.

C. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

D. SLOPE WATER PIPING AND ARRANGE TO DRAIN AT LOW POINTS.

E. PREPARE PIPE, FITTINGS, SUPPORTS, AND ACCESSORIES NOT PRE-FINISHED, READY FOR FINISH PAINTING.

F. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.

G. INSTALL A SHUTOFF VALVE ON ONE LAVATORY (MINIMUM) PER GROUP RESTROOM.

3.3 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM

A. PRIOR TO STARTING WORK, VERIFY SYSTEM IS COMPLETE, FLUSHED AND CLEAN.

B. ENSURE PH OF WATER TO BE TREATED IS BETWEEN 7.4 AND 7.6 BY ADDING ALKALI (CAUSTIC SODA OR SODA ASH) OR ACID (HYDROCHLORIC).

C. INJECT DISINFECTANT, FREE CHLORINE IN LIQUID, POWDER, TABLET OR GAS FORM, THROUGHOUT SYSTEM TO OBTAIN 50 TO 80 MG/L RESIDUAL.

D. BLEED WATER FROM OUTLETS TO ENSURE DISTRIBUTION AND TEST FOR DISINFECTANT RESIDUAL AT MINIMUM 15 PERCENT OF OUTLETS.

E. MAINTAIN DISINFECTANT IN SYSTEM FOR 24 HOURS.

F. IF FINAL DISINFECTANT RESIDUAL TESTS LESS THAN 25 MG/L, REPEAT TREATMENT.

G. FLUSH DISINFECTANT FROM SYSTEM UNTIL RESIDUAL EQUAL TO THAT OF INCOMING WATER OR 1.0 MG/L.

H. TAKE SAMPLES NO SOONER THAN 24 HOURS AFTER FLUSHING, FROM 5 PERCENT OF OUTLETS AND FROM WATER ENTRY, AND ANALYZE IN ACCORDANCE WITH AWWA C601.

FACILITY WATER DISTRIBUTION

PART 1: GENERAL

1.1 DESCRIPTION OF WORK

A. EXTENT OF POTABLE WATER SYSTEMS WORK, IS INDICATED ON DRAWINGS AND SCHEDULES, AND BY REQUIREMENTS OF THIS SECTION.

B. REFER TO OTHER DIVISION-15 SECTIONS FOR INSULATION REQUIRED IN CONJUNCTION WITH POTABLE WATER PIPING; NOT WORK OF THIS SECTION.

C. TRENCHING AND BACKFILL REQUIRED IN CONJUNCTION WITH EXTERIOR WATER PIPING IS SPECIFIED IN OTHER DIVISION-15 SECTIONS, AND IS INCLUDED AS WORK OF THIS SECTION.

D. TRENCHING AND BACKFILL REQUIRED IN CONJUNCTION WITH POTABLE WATER PIPING INSIDE OF BUILDING FOUNDATIONS IS SPECIFIED IN OTHER DIVISION-22 SECTIONS, AND IS INCLUDED AS WORK OF THIS SECTION.

1.2 QUALITY ASSURANCE

A. MANUFACTURER'S QUALIFICATIONS: FIRMS REGULARLY ENGAGED IN MANUFACTURE OF POTABLE WATER SYSTEMS PRODUCTS, OF TYPES, MATERIALS, AND SIZES REQUIRED, WHOSE PRODUCTS HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR NOT LESS THAN 5 YEARS.

B. CODES AND STANDARDS:
1. PLUMBING CODE COMPLIANCE: COMPLY WITH APPLICABLE PORTIONS OF THE FLORIDA PLUMBING CODE PERTAINING TO SELECTION AND INSTALLATION OF PLUMBING MATERIALS AND PRODUCTS.

PART 2: PRODUCTS

2.1 MATERIALS AND PRODUCTS

A. GENERAL: PROVIDE PIPING MATERIALS AND FACTORY-FABRICATED PIPING PRODUCTS OF SIZES, TYPES, PRESSURE RATINGS, TEMPERATURE RATINGS, AND CAPACITIES AS INDICATED. WHERE NOT INDICATED, PROVIDE PROPER SELECTION AS DETERMINED BY INSTALLER TO COMPLY WITH INSTALLATION REQUIREMENTS. PROVIDE MATERIALS AND PRODUCTS COMPLYING WITH PLUMBING CODE WHERE APPLICABLE. PROVIDE SIZES AND TYPES MATCHING PIPING AND EQUIPMENT CONNECTIONS; PROVIDE FITTINGS OF MATERIALS WHICH MATCH PIPE MATERIALS USED IN POTABLE WATER SYSTEMS. WHERE MORE THAN ONE TYPE OF MATERIALS OR PRODUCTS IS INDICATED, SELECTION IS INSTALLER'S OPTION.

2.2 BASIC PIPES AND PIPE FITTINGS

A. GENERAL: PROVIDE PIPING MATERIALS AND FACTORY-FABRICATED PIPING PRODUCTS OF SIZES, TYPES, PRESSURE RATINGS, AND CAPACITIES AS INDICATED ON DRAWINGS. WHERE NOT INDICATED, PROVIDE PROPER SELECTION AS DETERMINED BY INSTALLER TO COMPLY WITH INSTALLATION REQUIREMENTS. PROVIDE SIZES AND TYPES MATCHING PIPING AND EQUIPMENT CONNECTIONS; PROVIDE FITTINGS OF MATERIALS WHICH MATCH PIPE MATERIALS USED IN POTABLE WATER SYSTEMS. WHERE MORE THAN ONE TYPE OF MATERIALS OR PRODUCTS ARE INDICATED, SELECTION IS INSTALLER'S OPTION.

2.3 BASIC PIPING

A. GENERAL: PROVIDE PIPING SPECIALTIES IN ACCORDANCE WITH THE FOLLOWING LISTING:

1. PIPE ESCUTCHEONS.
2. DIELECTRIC UNIONS.
3. MECHANICAL SLEEVE SEALS.
4. FIRE BARRIER PENETRATION SEALS.
5. WATER HAMMER ARRESTERS.
6. PIPE SLEEVES.
7. SLEEVE SEALS.

2.4 BASIC SUPPORTS AND ANCHORS

A. GENERAL: PROVIDE SUPPORTS AND ANCHORS IN ACCORDANCE WITH THE FOLLOWING LISTING:

1. ADJUSTABLE STEEL CLEVISES AND ADJUSTABLE PIPE SADDLE SUPPORTS FOR HORIZONTAL PIPING HANGERS AND SUPPORTS.
2. TWO-BOLT RISER CLAMPS FOR VERTICAL PIPING SUPPORTS.
3. PROTECTION SHIELDS FOR INSULATED PIPING SUPPORT IN HANGERS.

2.5 BASIC VALVES

A. GENERAL: PROVIDE VALVES COMPLYING WITH DIVISION-15 BASIC MECHANICAL MATERIALS AND METHODS SECTION "VALVES", IN ACCORDANCE WITH THE FOLLOWING LISTING:

1. SECTIONAL VALVES:
   a. 2" AND SMALLER: BALL VALVES.
   b. 2-1/2" AND LARGER: GATE VALVES OR BUTTERFLY VALVES.
2. SHUTOFF VALVES:
   a. 2" AND SMALLER: BALL VALVES.
   b. 2-1/2" AND LARGER: GATE VALVES.
3. DRAIN VALVES:
   a. GATE VALVES WITH HOSE NIPPLE.
4. CHECK VALVES:
   a. ALL SIZES: SWING CHECK VALVES.

2.6 BALANCE COCKS

A. THREADED ENDS 2" AND SMALLER: CLASS 125, BRONZE BODY, BRONZE PLUG, SCREW DRIVER OPERATED, STRAIGHT OR ANGLE PATTERN.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

TOUZET STUDIO ARCHITECTURE + DESIGN

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/4/16

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

PLUMBING SPECIFICATIONS

SCALE: As indicated DRAWING NO.

P.108

B. SOLDERED ENDS 2" AND SMALLER: CLASS 125, BRONZE BODY, BRONZE PLUG, SCREW DRIVER OPERATED, STRAIGHT OR ANGLE PATTERN.

C. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE BALANCE COCKS OF ONE OF THE FOLLOWING:

1. BELL & GOSSETT ITT; FLUID HANDLING DIV.
2. HAMMOND VALVE CORP.
3. MILWAUKEE VALVE CO., INC.
4. SPIRAX SARCO.
5. TACO, INC.

2.7 RELIEF VALVES:

A. GENERAL: PROVIDE RELIEF VALVES AS INDICATED, OF SIZE AND CAPACITY AS SELECTED BY INSTALLER FOR PROPER RELIEVING CAPACITY, IN ACCORDANCE WITH ASME BOILER AND PRESSURE VESSEL CODE.

B. COMBINED PRESSURE-TEMPERATURE RELIEF VALVES: BRONZE BODY, TEST LEVER, THERMOSTAT, COMPLYING WITH ANSI Z21.22 LISTING REQUIREMENTS FOR TEMPERATURE DISCHARGE CAPACITY. PROVIDE TEMPERATURE RELIEF AT 210OF (99OC), AND PRESSURE RELIEF AT 150 PSI.

C. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE RELIEF VALVES OF ONE OF THE FOLLOWING:

1. CASH (A.W.) VALVE MFG. CORP.
2. CONBRACO INDUSTRIES, INC.
3. WATTS REGULATOR CO.
4. ZURN INDUSTRIES, INC.; WILKINS-REGULATOR DIV.

PART 3: EXECUTION

3.1 INSPECTION

A. GENERAL: EXAMINE AREAS AND CONDITIONS UNDER WHICH POTABLE WATER SYSTEMS ARE TO BE INSTALLED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN MANNER ACCEPTABLE TO INSTALLER.

3.2 INSTALLATION OF POTABLE WATER DISTRIBUTION PIPING

A. INSTALL PIPING LEVEL WITH NO PITCH.

B. LOCATE GROUPS OF PIPES PARALLEL TO EACH OTHER, SPACED TO PERMIT APPLYING FULL INSULATION AND SERVICING OF VALVES.

C. ELECTRICAL EQUIPMENT ROOMS: DO NOT RUN PIPING THRU ELECTRICAL EQUIPMENT ROOMS OR ABOVE ELECTRIC PANELS.

3.3 INSTALLATION OF SUPPORTS AND ANCHORS

A. INSTALL SUPPORTS, ANCHORS, AND SEALS IN ACCORDANCE WITH SECTION 22 05 00, 'BASIC MECHANICAL MATERIALS AND METHODS' SECTION "SUPPORTS, ANCHORS, AND SEALS".

3.4 INSTALLATION OF VALVES:

A. INSTALL VALVES IN LOCATIONS INDICATED.

B. SECTIONAL VALVES: INSTALL ON EACH BRANCH AND RISER, CLOSE TO MAIN, WHERE BRANCH OR RISER SERVES 2 OR MORE PLUMBING FIXTURES OR EQUIPMENT CONNECTIONS AND ELSEWHERE AS INDICATED.

C. SHUTOFF VALVES: INSTALL ON INLET OF EACH PLUMBING EQUIPMENT ITEM, AND ON INLET OF EACH PLUMBING FIXTURE, AND ELSEWHERE AS INDICATED.

D. DRAIN VALVES: INSTALL ON EACH PLUMBING EQUIPMENT ITEM LOCATED TO COMPLETELY DRAIN EQUIPMENT FOR SERVICE OR REPAIR. INSTALL AT BASE OF EACH RISER, AT BASE OF EACH RISE OR DROP IN PIPING SYSTEM, AND ELSEWHERE WHERE INDICATED OR REQUIRED TO COMPLETELY DRAIN POTABLE WATER SYSTEM.

E. CHECK VALVES: INSTALL ON DISCHARGE SIDE OF EACH PUMP AND ELSEWHERE AS INDICATED.

F. BALANCE COCKS: INSTALL IN EACH HOT WATER RE-CIRCULATING LOOP, AND ELSEWHERE AS INDICATED.

G. HOSE BIBBS: PROVIDE ON EXTERIOR OF BUILDING AT 100' INTERVALS, TOILET ROOMS AND MECHANICAL ROOMS.

3.5 EQUIPMENT CONNECTIONS

A. PIPING RUNOUTS TO FIXTURES: PROVIDE HOT AND COLD WATER PIPING RUNOUTS TO FIXTURES OF SIZES AND INDICATED, BUT IN NO CASE SMALLER THAN REQUIRED BY THE PLUMBING CODE.

B. MECHANICAL EQUIPMENT CONNECTIONS: CONNECT HOT AND COLD WATER PIPING SYSTEM TO MECHANICAL EQUIPMENT AS INDICATED, AND COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE SHUTOFF VALVE AND UNION FOR EACH CONNECTION, PROVIDE DRAIN VALVE ON DRAIN CONNECTION.

3.6 FIELD QUALITY CONTROL

A. TESTING:

1. FLUSH OUT PIPING SYSTEMS WITH CLEAN WATER BEFORE PROCEEDING WITH REQUIRED TESTS. INSPECT EACH RUN OF EACH SYSTEM FOR COMPLETION OF JOINTS, SUPPORTS AND ACCESSORY ITEMS.
2. HYDRAULICALLY PRESSURE TEST EACH SECTION OR SEGMENT OF THE SYSTEM PRIOR TO BACKFILLING, ENCASING, ENCLOSING OR OTHERWISE PREVENTING VISUAL OBSERVATION OF THE SECTION OR SEGMENT BEING TESTED. BACKFILL UNDERGROUND SYSTEMS, EXPOSING JOINTS ONLY, IS PERMITTED ON ALL SYSTEMS AND REQUIRED ON SYSTEMS HAVING A PRESSURE TEST EXCEEDING 30 PSIG.
3. WATER TEST POTABLE WATER SYSTEM AT 150% OF DESIGN PRESSURE, (100 PSIG MINIMUM) FOR A PERIOD OF 4 HOURS USING A GAGE WITH A 0 PSI TO 200 PSI AND A MINIMUM OF 4-1/2" DIAL.
4. DISINFECT POTABLE WATER SYSTEM: SEE 'PLUMBING PIPING' FOR DISINFECTION SPECIFICATION.

FACILITY SANITARY SEWERS

PART 1: GENERAL

1.1 DESCRIPTION OF WORK

A. EXTENT OF SOIL AND WASTE SYSTEMS WORK, IS INDICATED ON DRAWINGS AND SCHEDULES, AND BY REQUIREMENTS OF THIS SECTION.

B. TRENCHING AND BACKFILLING REQUIRED IN CONJUNCTION WITH UNDERGROUND BUILDING DRAIN PIPING IS SPECIFIED IN APPLICABLE SECTIONS, AND IS INCLUDED AS WORK OF THIS SECTION.

1.2 QUALITY ASSURANCE

A. MANUFACTURERS QUALIFICATIONS: FIRMS REGULARLY ENGAGED IN MANUFACTURER OF SOIL AND WASTE SYSTEMS PRODUCTS OF TYPES, MATERIALS AND SIZES REQUIRED, WHOSE PRODUCTS HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR NOT LESS THAN 5 YEARS.

B. CODES AND STANDARDS:

1. PLUMBING CODE COMPLIANCE: COMPLY WITH APPLICABLE PORTIONS OF THE FLORIDA PLUMBING CODE PERTAINING TO PLUMBING MATERIALS, CONSTRUCTION AND INSTALLATION OF PRODUCTS.
2. ANSI COMPLIANCE: COMPLY WITH APPLICABLE ANSI STANDARDS PERTAINING TO MATERIALS, PRODUCTS, AND INSTALLATION OF SOIL AND WASTE SYSTEMS.
3. ASSE COMPLIANCE: COMPLY WITH APPLICABLE ASSE STANDARDS PERTAINING TO MATERIALS, PRODUCTS, AND INSTALLATION OF SOIL AND WASTE SYSTEMS.
4. PDI COMPLIANCE: COMPLY WITH APPLICABLE PDI STANDARDS PERTAINING TO PRODUCTS AND INSTALLATION OF SOIL AND WASTE SYSTEMS.

1.3 SUBMITTALS:

A. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL PRODUCT DATA FOR SOIL AND WASTE SYSTEMS MATERIALS AND PRODUCTS.

PART 2: PRODUCTS

2.1 MATERIALS AND PRODUCTS

A. GENERAL: PROVIDE PIPING MATERIALS AND FACTORY-FABRICATED PIPING PRODUCTS OF SIZES, TYPES, PRESSURE RATINGS, AND CAPACITIES AS SPECIFIED. WHERE NOT INDICATED, PROVIDE PROPER SELECTION AS DETERMINED BY INSTALLER TO COMPLY WITH INSTALLATION REQUIREMENTS. PROVIDE SIZES AND TYPES MATCHING PIPING AND EQUIPMENT CONNECTIONS; PROVIDE FITTINGS OF MATERIALS WHICH MATCH PIPE MATERIALS USED IN SOIL AND WASTE SYSTEMS. WHERE MORE THAN ONE TYPE OF MATERIALS OR PRODUCTS ARE INDICATED, SELECTION IS INSTALLER'S OPTION.

2.2 BASIC PIPING SPECIALTIES

A. GENERAL: PROVIDE PIPING SPECIALTIES COMPLYING WITH HANGERS AND SUPPORTS, IN ACCORDANCE WITH THE FOLLOWING LISTING:

1. PIPE ESCUTCHEONS.
2. MECHANICAL SLEEVE SEALS.
3. FIRE BARRIER PENETRATION SEALS.
4. PIPE SLEEVES.
5. SLEEVE SEALS.

2.3 BASIC SUPPORTS AND ANCHORS

A. GENERAL: PROVIDE SUPPORTS AND ANCHORS COMPLYING WITH HANGERS AND SUPPORTS, IN ACCORDANCE WITH THE FOLLOWING LISTING:

1. ADJUSTABLE STEEL CLEVIS HANGERS, STEEL PIPE CLAMPS, AND PIPE SADDLE SUPPORTS FOR HORIZONTAL PIPING HANGERS AND SUPPORTS.
2. TWO-BOLT RISER CLAMPS FOR VERTICAL PIPING SUPPORTS. CONCRETE INSERTS, C-CLAMPS, AND STEEL BRACKETS FOR BUILDING ATTACHMENTS.

PART 3: EXECUTION

3.1 INSPECTION

A. EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH SOIL AND WASTE SYSTEMS ARE TO BE INSTALLED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN MANNER ACCEPTABLE TO INSTALLER.

3.2 INSTALLATION OF ABOVE GROUND PIPING

A. GENERAL: INSTALL SOIL AND WASTE PIPING IN ACCORDANCE WITH DIVISION 22 REQUIREMENTS, AND WITH THE STANDARD PLUMBING CODE. DO NOT INSTALL DRAIN PIPING OVER ELECTRICAL EQUIPMENT ROOMS. PVC PIPING SHALL NOT BE INSTALLED IN HVAC AIR PLENUMS.

3.3 INSTALLATION OF BUILDING DRAIN PIPING

A. GENERAL: INSTALL UNDERGROUND BUILDING DRAINS AS INDICATED AND IN ACCORDANCE WITH STANDARD PLUMBING CODE. LAY UNDERGROUND BUILDING DRAINS BEGINNING AT LOW POINT OF SYSTEMS, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM.

B. INSTALL REQUIRED GASKETS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR USE OF LUBRICANTS, CEMENTS, AND OTHER SPECIAL INSTALLATION REQUIREMENTS. CLEAN INTERIOR OF PIPING OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED PIPING AT END OF DAY OR WHENEVER WORK STOPS.

C. INSTALL SOIL AND VENT PIPING PITCHED TO DRAIN AT MINIMUM SLOPE OF 1/4" PER FOOT (2%) FOR PIPING 2" AND SMALLER, AND 1/8" PER FOOT (1%) FOR PIPING 3" AND LARGER.

3.4 INSTALLATION OF DRAINAGE PIPING PRODUCTS

A. CLEANOUTS: INSTALL IN ABOVE GROUND PIPING AND BUILDING DRAIN PIPING AS INDICATED, AS REQUIRED BY STANDARD PLUMBING CODE; AND AT EACH CHANGE IN DIRECTION OF PIPING GREATER THAN 45 DEGREES; AT MINIMUM INTERVALS OF 50' FOR PIPING 4" AND SMALLER AND 100' FOR LARGER PIPING; AND AT BASE OF EACH VERTICAL SOIL OR WASTE STACK. INSTALL FLOOR AND WALL CLEANOUT COVERS FOR CONCEALED PIPING, SELECT TYPE TO MATCH ADJACENT BUILDING FINISH.

B. FLASHING FLANGES: INSTALL FLASHING FLANGE AND CLAMPING DEVICE WITH EACH STACK AND CLEANOUT PASSING THROUGH WATERPROOF MEMBRANES.

C. VENT FLASHING: VENT FLASHING SHALL BE PROVIDED BY PLUMBING CONTRACTOR AND INSTALLED BY ROOFING CONTRACTOR. SEE ARCHITECTURAL SPECIFICATIONS AND DETAILS FOR TYPE OF FLASHING REQUIRED.

3.5 INSTALLATION OF FLOOR DRAINS

A. GENERAL: INSTALL FLOOR DRAINS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN LOCATIONS INDICATED.

B. COORDINATE FLASHING WORK WITH WORK OF WATERPROOFING AND ADJOINING SUBSTRATE WORK.

C. COORDINATE WITH SOIL AND WASTE PIPING AS NECESSARY TO INTERFACE FLOOR DRAINS WITH DRAINAGE PIPING SYSTEMS.

D. INSTALL FLOOR DRAINS AT LOW POINTS OF SURFACE AREAS TO BE DRAINED, OR AS INDICATED. SET TOPS OF DRAINS FLUSH WITH FINISHED FLOOR.

E. INSTALL DRAIN FLASHING COLLAR OR FLANGE SO THAT NO LEAKAGE OCCURS BETWEEN DRAIN AND ADJOINING FLOORING. MAINTAIN INTEGRITY OF WATERPROOF MEMBRANES, WHERE PENETRATED.

F. POSITION DRAINS SO THAT THEY ARE ACCESSIBLE AND EASY TO MAINTAIN.

3.6 INSTALLATION OF TRAP PRIMERS

A. GENERAL: INSTALL TRAP PRIMERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION. PITCH PIPING TOWARDS DRAIN TRAP, MINIMUM OF 1/8" PER FOOT (1%). ADJUST TRAP PRIMER FOR PROPER FLOW. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS.

3.7 EQUIPMENT CONNECTIONS

A. PIPING RUNOUTS TO FIXTURES: PROVIDE SOIL AND WASTE PIPING RUNOUTS TO PLUMBING FIXTURES AND DRAINS, WITH APPROVED TRAP, OF SIZES INDICATED; BUT IN NO CASE SMALLER THAN REQUIRED BY THE STANDARD PLUMBING CODE.

B. LOCATE PIPING RUNOUTS AS CLOSE AS POSSIBLE TO BOTTOM OF FLOOR SLAB SUPPORTING FIXTURES OR DRAINS.

3.8 FIELD QUALITY CONTROL

A. TESTING

1. FLUSH OUT PIPING SYSTEMS WITH CLEAN WATER BEFORE PROCEEDING WITH REQUIRED TESTS. INSPECT EACH RUN OF EACH SYSTEM FOR COMPLETION OF JOINTS, SUPPORT AND ACCESSORY ITEMS.
2. HYDRAULICALLY PRESSURE TEST EACH SECTION OR SEGMENT OF THE SYSTEM PRIOR TO BACKFILLING, ENCASING, ENCLOSING OR OTHERWISE PREVENTING VISUAL OBSERVATION OR THE SECTION OR SEGMENT BEING TESTED. BACKFILL UNDERGROUND SYSTEMS. EXPOSING JOINTS ONLY, IS PERMITTED ON ALL SYSTEMS AND REQUIRED ON SYSTEMS HAVING A PRESSURE TEST EXCEEDING 30 PSIG.
3. WATER TEST SOIL, WASTE AND VENT SYSTEM AT 10 FEET OF HEAD FOR 4 HOURS. TEST STAND PIPE TO BE A MINIMUM OF 10 FEET ABOVE THE HIGHEST POINT OR SECTION BEING TESTED.

B. PROTECTION:

1. PROTECT DRAINS DURING REMAINDER OF CONSTRUCTION PERIOD, TO AVOID CLOGGING WITH CONSTRUCTION MATERIALS AND DEBRIS, AND TO PREVENT DAMAGE FROM TRAFFIC AND CONSTRUCTION WORK.

PLUMBING EQUIPMENT

PART 1GENERAL

1.1 SCOPE

A. WORK CONSISTS OF ALL PLUMBING WORK INDICATED ON DRAWINGS AND SPECIFIED HEREIN. ALSO INCLUDED ARE ALL FEES AND PERMITS FOR INSTALLATION AND INSPECTION OF ALL PLUMBING WORK. ATTENTION IS DIRECTED TO "INSTRUCTIONS TO BIDDERS", "GENERAL CONDITIONS", SUPPLEMENTARY GENERAL CONDITIONS", "SPECIAL CONDITIONS", AND "GENERAL REQUIREMENTS FOR MECHANICAL AND ELECTRICAL WORK" WHICH ARE HEREBY MADE PART OF THIS SECTION AND SHALL GOVERN IN THE EVENT THERE IS A CONFLICT WITH THIS SECTION.

1.2 WORK INCLUDED

A. WATER HAMMER ARRESTORS.

1.3 QUALITY ASSURANCE

A. MANUFACTURER: FOR EACH PRODUCT SPECIFIED, PROVIDE COMPONENTS BY SAME MANUFACTURER THROUGHOUT.

PART 2 PRODUCTS

2.1 WATER HAMMER ARRESTORS

A. ANSI A112.26.1; SIZED IN ACCORDANCE WITH PDI WH-201, PRE-CHARGED SUITABLE FOR OPERATION IN TEMPERATURE RANGE -100 TO 300 DEGREES F AND MAXIMUM 250 PSIG WORKING PRESSURE.

B. ACCEPTABLE MANUFACTURERS - WATER HAMMER ARRESTERS

1. J. R. SMITH SERIES 5000
2. JOSAM SERIES 75000
3. ZURN 'SHOKTROL?

PART 3 EXECUTION

3.1 PREPARATION

A. COORDINATE CUTTING AND FORMING OF ROOF AND FLOOR CONSTRUCTION TO RECEIVE DRAINS TO REQUIRED INVERT ELEVATIONS.

3.2 INSTALLATION AND APPLICATION

A. INSTALL SPECIALTIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO PERMIT INTENDED PERFORMANCE.

B. INSTALL WATER HAMMER ARRESTORS COMPLETE WITH ACCESSIBLE ISOLATION VALVE.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___SEE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: _____

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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PROFESSIONAL LICENSE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
1	REVISION-1_PERMIT COMMENTS	11/13/2015
2	REVISION-2_PERMIT COMMENTS	01/08/2016

KEY PLAN

MICHAEL P. LINDEN LICENSE No. 58094 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

PLUMBING SPECIFICATIONS

SCALE: As indicated DRAWING NO.

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DIVISION 9 - FINISHES

SECTION 09220 - PORTLAND CEMENT PLASTER

PART I - GENERAL

1.01 SUMMARY

A. PROVISIONS OF DIVISION 01 APPLY TO THIS SECTION
B. SECTION INCLUDES:
1. WATER-RESISTIVE BARRIER
2. LATH AND PORTLAND CEMENT PLASTER OR ('STUCCO") AS INDICATED ON DRAWINGS
3. PORTLAND CEMENT SCRATCH COAT AS A SUBSTRATE FOR CERAMIC WALL TILE.
C. REALTED SWECTIONS:
1. SECTION 06100: ROUGH CARPENTRY
2. SECTION 09100: METAL SUPPORT ASSEMBLIES & SUSPENDED CEILINGS
3. SECTION 09250: GYPSUM SHEATHING
4. SECTION 09300: CERAMIC TILE

1.02 DEFINITION
A. THREE COAT (7/8 INCH) PLASTER ASSEMBLY OVER FRAMING: SILICONE CORE/FIBERGLASS FACE OR WOOD BASED SHEATHING (PER APA)EXTERIOR

SHEATHING BOARD, WITH ONE SHEET OF A SELF-ADHERED FLASHING (SAF)

APPLIED AT ALL HORIZONTAL SURFACES, UNDER TWO SHEETS OF BLACK GRADE "D" BUILDING (KRAFT) PAPER AS A WEATHER-RESISTIVE BARRIER , GALVANIZED PLASTER ACCESSORIES, METAL LATH, A CONVENTIONAL PLASTER SCRATCH AND BROWN COAT MEETING ASTM STANDARD C 926, WITH AN INTEGRALLY COLORED FINISH.
B. TWO-COAT (5/8 INCH) PLASTER OVER CMU SUBSTRATE:
A 3/8" TO 1/2" ASTM C 926 BASECOAT DIRECTLY APPLIED TO PROPERLY-PREPARED CONCRETE MASONRY UNITS, WITH AN INTEGRALLY COLORED FINISH. A METAL LATH (NO WRB) IS REQUIRED FOR APPLICATIONS OVER 5/8 INCH THICK.

1.03 DESIGN REQUIREMENTS
A. PROVIDE PORTLAND CEMENT PLASTER ASSEMBLIES MEETING 2010 FLORIDA BUILDING CODE (FBC) WITH 2012 SUPPLEMENTS, AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) AND TECHNICAL SERVICES INFORMATION BUREAU (TSIB) REQUIREMENTS AND/OR RECOMMENDATIONS FOR A NOMINAL 7/8 INCH CEMENT PLASTER.
B. CONTRACTOR SHALL INSTALL A COMPLETE PORTLAND CEMENT PLASTER "STUCCO" ASSEMBLY INCLUDING ALL THE EQUIPMENT, MATERIALS AND LABOR NECESSARY AS INDICATED ON DRAWINGS.
C. CONTRACTOR SHALL NOT ASSUME DESIGN AUTHORITY AND SHALL REQUEST AND/OR INFORM ARCHITECT OF ANY DESIGN DEFICIENCIES THAT MAY HAVE A DELETERIOUS EFFECT ON THE PLASTER ASSEMBLY.

1.04 SUBMITTALS
A. PRODUCT DATA: SUBMIT MANUFACTURER'S DATA SHEETS OF ALL PRODUCT TO BE INSTALLED, DESCRIBING PRODUCT SIZE, FINISH AND VERIFY COMPLIANCE WITH CODE OR APPROVAL (I.E., ICC EVALUATION REPORT.). DO NOT PROCEED UNTIL SUBMITTALS ARE APPROVED IN WRITING BY ARCHITECT.
B. SAMPLES: SUBMIT ACTUAL SAMPLES OF ALL TRIM ACCESSORIES TO BE INSTALLED (CONTROL JOINTS, EXPANSION JOINTS, CORNER REINFORCEMENT, REVEALS AND SCREEDS).
C. SUBSTITUTION REQUESTS: MATERIAL OR PRODUCT SUBSTITUTIONS WILL NOT BE REVIEWED WITHOUT A WRITTEN COVER STATEMENT FROM CONTRACTOR EXPLAINING WHY AND HOW THE SUBSTITUTIONS WILL BENEFIT THE OWNER, INCLUDING COST IMPACT OR SAVINGS, TIME OR SAVINGS, WARRANTY IMPACT AND SERVICE LIFE. REFERENCE LETTERS ARE RECOMMENDED.
D. CERTIFICATES: PROVIDE CERTIFICATES OF ANY PROPRIETARY MATERIALS AND/OR SYSTEMS TO BE INSTALLED FOR THE PRODUCT AND THAT CONTRACTOR IS APPROVED BY MANUFACTURER TO INSTALL THAT PRODUCT.
E. SUBMITTED SAMPLE: CONTRACTOR TO SUBMIT A 24 INCH X 24 INCH SAMPLE OF PORTLAND CEMENT PLASTER WITH REPRESENTATIVE SAMPLE OF WORKMANSHIP,COLOR AND TEXTURE.ONCE APPROVED BY ARCHITECT, SAMPLE SHALL REMAIN ON PROJECT SITE FOR REFERENCE UNTIL PROJECT IS COMPLETE.
F. SITE MOCK-UP: CONTRACTOR SHALL INSTALL A MOCK-UP ON SITE THAT INCLUDES AND DEMONSTRATES CEMENT PLASTER TO WINDOW TRANSITION WITH A FLASHING A PENETRATION, IN ADDITION OR MAY BE SAME MOCK-UP A CONTROL OR EXPANSION JOINT INSTALLATION. THE SITE MOCK MAY BE PART OF THE BUILDING, DO NOT PROCEED UNTIL ARCHITECT HAS APPROVED BY ARCHITECT.

1.05 QUALITY ASSURANCE
A. CONTRACTOR SHALL BE LICENSED, BONDED AND FINANCIALLY SOUND TO COMPLETE PROJECT.
B. CONTRACTOR SHALL MEET THE FOLLOWING REQUIREMENTS:
1. SPECIALIZE IN THE SCOPE OF WORK, LATHER AND PLASTERERS EMPLOYED SHALL HAVE COMPLETED A STATE-APPROVED APPRENTICESHIP PROGRAM FOR LATHING AND PLASTERING. APPRENTICES SHALL BE CURRENTLY ENROLLED IN SUCH PROGRAM.
2. CONTRACTOR SHALL BE ABLE TO MEET SCHEDULING REQUIREMENTS SET AT TIME OF BID.
3. DOCUMENT EXPERIENCE IN QUALITY WORK OF SIMILAR SCOPE.
4. MEMBER IN GOOD STANDING OF THE WESTERN WALL AND CEILING CONTRACTORS ASSOCIATION (WWW.WWCCA.ORG) OR HAVE A VERIFIED STATE APPROVED APPRENTICESHIP PROGRAM FOR LATHERS/PLASTERERS.
D. COMPLY WITH THE FOLLOWING STANDARDS:
1. ASTM C 1063 - INSTALLATION OF LATHING AND FURRING TO RECEIVE PORTLAND CEMENT PLASTER.
2. ASTM C 926 - APPLICATION OF PORTLAND CEMENT PLASTER.
3. 2010 FLORIDA BUILDING CODE (FBC) WITH 2012 SUPPLEMENTS
4. TECHNICAL SERVICE INFORMATION BUREAU (TSIB) TECHNICAL BULLETINS AND "PLASTER TEXTURES & ACRYLIC FINISHES" BROCHURE.
5. MANUFACTURER'S RECOMMENDATIONS OF PRODUCTS USED.
6. PLASTER ASSEMBLIES MANUAL (MOST CURRENT EDITION)
D. INSPECTION: TSIB MAY BE REQUESTED TO PROVIDE VISUAL WALK OF COMPLETED LATH PRIOR TO APPLICATION OF CEMENT. WWCCA CONTRACTOR AGREES TO FOLLOW ANY AND ALL RECOMMENDATIONS DIRECTED BY THE TSIB.
E. OSHA AND/OR CAL/OSHA REQUIREMENTS WHERE APPLY.

PART 2 - PRODUCTS

2.01 LATH AND RELATED ACCESSORIES
A. WATER-RESISTANT BARRIER (WRB) SHALL BE MINIMUM 60 MINUTE WATER RESISTIVE GRADE
D AND COMPLY WITH FED. SPEC. UU-B-790A. ALTERNATE WRB MUST BE APPROVED BY THE ARCHITECT;
SELF ADHERED FLASHING (SAF) MUST BE COMPATIBLE WITH THE WRB,
B. MINIMUM 25 MILS THICK,SELF SEALING AND WATERPROOF. ALTERNATE MUST BE APPROVED BY ARCHITECT.
C. COLD-ROLLED CHANNEL (CRC): 1 1/2 INCH AND 3/4 INCH WITH A MINIMUM OF 33,000 PSI YIELD STRENGTH AND A MINIMUM OF .0538 INCH BARE STEEL THCIKNESS, COMPLY WITH ASTM A 653.
NOTE: FOR SUSPENDED SOFFITS AND CEILINGS USE 1 1/2 INCH CRC AS MAIN CARRYING CHANELS AND 3/4 INCH CRC AS CROSS FURRING.
D. LATH: TYPE AND STYLE APPROPRIATE USE. PAPER-BACKED LATH MUST BE APPROVED BY ARCHITECT PRIOR TO USE.
1. EXPANDED METAL: GALVANIZED DIAMOND MESH , 3.4 LBS/SY, SELF-FURRED, COMPLYING WITH ASTM C 847 (FOR METAL FRAMING, CONCRETE AND/OR MASONRY SUBSTRATES)
2. WOVEN WIRE: GALVANIZED, SELF-FURRED, 17 GAGE WITH OPENINGS NOT TO EXCEED 1 1/2 INCH COMPLYING WITH ASTM C 1032. NOT FOR. USE ON COLD FORMED FRAMING, CONCRETE OR MASONRY SUBSTRATES. (FOR WOOD FRAMED WALLS).
3. WELDED WIRE: GALVANIZED, SELF-FURRED, 17 GAGE WITH OPENINGS NOT TO EXCEED 1 1/2 INCH COMPLYING WITH ASTM C 933. NOT FOR. USE ON CEILINGS (UNLESS SPECIFICALLY DESIGNED), CONCRETE OR MASONRY SUBSTRATES. MAYBE USED OVER METAL FRAMED WALLS PROVIDED THE PRODUCT IS SPECIFICALLY DESIGNED FOR THAT PURPOSE.
E. LATH ACCESSORIES: STEEL ACCESSORIES TO CONFORM WITH ASTM C 653, ALUMINUM FROM EXTRUDED ALLOW 6060 T5.
1. FOUNDATION WEEP SCREEDS: MINIMUM 26 GAGE GALVANIZED STEEL 3 1/2 INCH ATTACHMENT FLANGE. MUST BE THAT IS DESIGNED TO ALLOW MOISTURE TO WEEP OUT.
INDUSTRY GENERIC NAME - #7 WEEP SCREED.
2. CONTROL JOINTS: SINGLE-PIECE, MINIMUM 26 GAGE GALVANIZED STEEL WITH FLANGE DESIGNED TO ENGAGE PLASTER, GROUNDS TO PROVIDE FULL 7/8 INCH THICKNESS OF CEMENT PLASTER. INDUSTRY GENERIC NAME - XJ-15.
3. EXPANSION JOINT : TWO- PIECE JOINT DESIGNED TO ALLOW FOR MOVEMENT IN MULTIPLE DIRECTIONS. MADE FROM ALUMINUM OR GALVANIZED STEEL (SEE DRAWINGS FOR PROFILE AND MATERIAL DESIGNATION) INDUSTRY GENERIC NAME - #40 2-PIECE JOINT.
4. DRIP SCREED: MINIMUM 26 GAGE GALVANIZED STEEL WITH GROUND AND HOLES TO ALLOW FOR DRAINAGE. INDUSTRY GENERIC NAME #10 DRIP.
5. CASING BEADS: MINIMUM 26 GAGE GALVANIZED STEEL WITH 7/8 INCH GROUNDS.
EXPANDED FLANGE CASING BEADS TO BE APPROVED BY ARCHITECT.
INDUSTRYGENERIC NAMES: MILCOR, J-MOLD OR #66.
6. REVEALS: SIZE, SHAPE AND PROFILE AS DESIGNATED ON DRAWINGS. ACTUAL SAMPLE MUST BE SUBMITTED FOR APPROVAL. ALUMINUM REVEALS SHALL HAVE 4- WAY INTERSECTIONS SHALL BE MITERED. CONTRACTOR TO USE INTERSECTION AND TERMINATION CLIPS AS SUPPLIED BY MANUFACTURER.
7. CORNER REINFORCEMENT: WELDED WIRE CORNERS MADE FROM GALVANIZED STEEL. SQUARE OR "BULLNOSE" AS PER DRAWINGS. PLASTIC OR (PVC) NOSE BEAD SHALL BE USED WHEN AN ACRYLIC FINISH COAT IS USED IN LIEU OF A CEMENT FINISH COAT.
8. "GUTTERFLIES" : 5 INCH BY 16 INCH STRIPS OF METAL LATH OR CORNERITE. OR STRIPS OF FIBERGLASS REINFORCING MESH EMBEDDED INTO BASE/SKIN COAT. AS AN ALTERNATIVE FURRING NAILS, SCREWS AROUND DOORS AND WINDOWS. (SELECT ONE)
9. FASTENERS: ALL FASTENERS SHALL BE CORROSION RESISTANT, DELIVERED IN SEALED PACKAGES AND CLEARLY LABEL
A. WIRE: SHALL BE GALVANIZED ANNEALED AND 18 GAGE OR 16 GAGE AS APPROPRIATE FOR USE, COMPLY WITH FEDERAL SPEC. FSQQ-W-461G.AS
B. CREWS: WAFER HEAD "LATHERS" TYPE S WITH LENGTH THAT PENETRATES STEN NOT LESS THAN 3/8 INCH OR INTO WOOD FRAMING 5/8 INCH COMPLY WITH ASTM C 1002 AND/OR ASTM C 954
C. NAILS: GALVANIZED 11 GAGE WITH 3/8 INCH DIAMETER HEAD AND A LENGTH TO PENETRATE WOOD FRAMING (EXCLUSIVE OF SHEATHING) MINIMUM 3/4 INCH. COMPLY WITH FS FF-N-105
D STAPLES: GALVANIZED 16 GAGE WITH MINIMUM 3/4 INCH CROWN AND LEGS THAT PENETRATE WOOD FRAMING (EXCLUSIVE OF SHEATHING) MINIMUM 3/4 INCH. COMPLY WITH FS-FF-N-105
E POWDER ACTUATED FASTENERS: FOR CONCRETE AND MASONRY SUBSTRATES ONLY. COMES WITH A FACTORY WASHER (DISC) AND SHALL HAVE MANUFACTURER'S RECOMMENDATION FOR THE SPECIFIC USE INTENDED. MUST DEMONSTRATE A MINIMUM 50 POUND PULL OUT VALUE, NOT LESS THAN 3/4 INCH LONG AND IS A HEAD DIAMETER OF 3/8 INCH WIDE.

2.03 PLASTER AND RELATED MATERIALS
A. PORTLAND CEMENT
1. "COMMON " CEMENT TYPE I/II OR III, COMPLY WITH ASTM C 150
2. MASONRY CEMENT, COMPLY WITH ASTM C 91
3. PLASTIC CEMENT, COMPLY WITH ASTM C1328
4. PROPRIETARY BLENDED BASECOATS MUST DEMOSTRATE COMPLIENCE WITH ASTM C 926 AND PROVIDE A MANUFACTURER'S WARRANTY
B. LIME: HYDRATED AND TYPE S AND COMPLYING WITH ASTM C 206
C. SAND: WASHED, FREE OF DELETERIOUS OR FRIABLE MATERIAL AND WELL GRADED, CONFORMING TOASTM C 897 OR DEMOSTRATE SAND HAS A SUCCESSFUL PERFORMANCE OF AT LEAST FIVE (5) YEARS.
D. WATER: CLEAN AND POTABLE
E. ADDITIVES TO THE BASECOAT:
1. FIBERS: 1/4 TO 1/2 INCH LONG ALKALI RESISTANT, POLYPROPYLENE, NYLON OR FIBERGLASS,
COMPLYING WITH ASTM C 1116
2. PUMPING ADDITIVE: MAY BE USED WHEN APPROVED BY ARCHITECT AND ONLY WITH A LETTER
FROM MANUFACTURER THAT THE PUMP ADDITIVE WILL HAVE NO DELETERIOUS. EFFECT ON THEPLASTER MIX.
3. OTHER ADDITIVES (AIR- ENTRAINERS, WATER REDUCERS, ACCELERATORS AND ALTERNATIVE PLASTICIZERS): NOT PERMISSIBLE UNLESS APPROVED BY ARCHITECT.
F. BASECOAT MIX PROPORTIONS: CONTRACTOR SHALL SELECT ONE OF THE FOLLOWING APPROVED MIX RATIONS AND NOT ALTERNATE, SWITCH OR MODIFY THROUGH THE DURATION OF THE PROJECT UNLESS APPROVED BY ARCHITECT, FOLLOW TSIB RECOMMENDATIONS: SCRATCH COAT MAY BE SLIGHTLY RICHER IN CEMENT THAN BROWN COAT: PROPORTIONS ARE LISTED IN PARTS PER VOLUME. SAND IS PARTS PER "SUM" OF CEMENTITOUS MATERIALS, LIME IS CONSIDERED A CEMENT. FIBERS MAY BE ADDED TO ALL MIXES EXCEPT PROPRIETARY BASECOATS. PUMPING AIDS MAY BE USED IF MANUFACTURER'S RECOMMENDATIONS ARE CLOSELY FOLLOWED.QUANTITIES ARE VOLUME IN PARTS:
OPTION #1
FIELD MIX: CONFORMING TO ASTM C926, TABLE 3
OPTION #2
PROPRIETARY BASECOAT: FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS TO ENSURE WARRANTY
G. FINISH COAT: REFER TO DRAWINGS FOR CEMENT OR ACRYLIC FINISHED COAT. (ARCHITECT TO SELECT) "CEMEMNT" OR AN "ACRYLIC" FINISH AND NOTE ON ELEVATION. ARCHITECT TO SELECT ONE:
1. CEMENT FINISH: PRE-BLENDED AND BAGGED BY A MANUFACTURER MEMBER OF THE STUCCO MANUFACTURERS ASSOCIATION (SMA). CEMENT FINISH SHALL BE PRE-BLENDED BASE MATERIAL WITH PRE-PACKAGED COLOR BOXES (IF REQUIRED). TEXTURE AND COLOR SELECTION BY ARCHITECT:
(SELECT ONE AND NOTE ON ELEVATIONS)
A. SAND FINISH (16-20)
B. LIGHT MACHINE "DASH"
C. LACE OR SPANISH TROWEL
D. SEMI-SMOOTH (SANTA BARBARA OR MISSION) - SHALL INCLUDE A POLYMER BASECOAT COMPATIBLE WITH THE CEMENT FINISH COAT AND FIBERGLASS MESH OVER THE BROWN COAT.
2. ACRYLIC FINISH: PRE-BLENDED AND COLORED BY A MANUFACTURER THAT IS A MEMBER THAT IS A MEMBER OF EIMA OR THE SMA. TEXTURE AND COLOR SELECTION BY ARCHITECT.
(SELECT ONE AND NOTE ON ELEVATIONS)
A. SAND FINISH (FINE, MEDIUM, COARSE)
B. PUTZ OR SWIRL
C. SEMI-SMOOTH FINISH
D. NATURAL STONE AGGREGATE
E. CERAMIC BEAD FINISH
F. METALLIC FINISH
3. USE A PRIMER COAT FOR THE ACRYLIC FINISH TO ENSURE COLOR UNIFORMITY AND 100% COVERAGE ON LIGHTER COLORS AND ALL PUTZ FINISH OR SWIRL FINISHES.
4. FOG COAT MANUFACTURED BY MANUFACTURER FOR CEMENT FINISH TO ENSURE COLOR UNIFORMITY (AS NEEDED)
5. BONDING AGENT (IF REQUIRED), NON RE-EMULSIFYING TYPE, DESIGNED SPECIFICALLY FOR EXTERIOR PORTLAND CEMENT PLASTER.
H. ARCHITECTURAL EPS FOAM SHAPES (OPTIONAL): SHALL CONFORM TO ASTM C-578 TYPE 1, FLAME SPREAD INDEX OF 25 OR LESS, SMOKE GENERATED 450 OR LESS TESTED IN ACCORDANCE WITH ASTM E 84. SIZE, SHAPE AND THICKNESS IS AS INDICATED ON DRAWINGS AND DETAILS.

PART 3 - EXECUTION

3.01 EXAMINATION
A. VERIFY THAT SUBSTRATE AND / OR FRAMING IS COMPLETE AND ADEQUATE TO SUPPORT LATH AND A PORTLAND CEMENT PLASTER BEFORE STARING WORK. NOTIFY ARCHITECT, OWNER OR GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. PROCEED AS DIRECTED.
B. CLARIFY QUESTIONS ABOUT DETAILS AND INFORM ARCHITECT OF CONDITIONS NOT TO INDUSTRY OR TSIB STANDARDS. PROCEED AS DIRECTED.
C. DO NOT COVER WET MATERIALS, I.E. WOOD, GYPSUM SHEATHING.

3.02 WATER RESISTIVE BARRIER (WRB) INSTALLATION
A. GENERAL: INSTALL TWO (2) LAYERS WRB OVER ALL SHEATHINGS.
1. INDIVIDUAL LAYER (SINGLE LAYER) METHOD IS STATED PRACTICE OF THE ICC OVER WOOD SHEATHING. DOUBLE LAYER OR FIFTY PERCENT METHOD/IS ARE ACCEPTABLE IF PERMITTED BY THE LOCAL BUILDING OFFICIAL.
2. IF SYNTHETIC "HOUSE WRAPS" ARE SUBSTITUTED FOR ONE OF THE LAYERS OF WRB, THE ASPHALTIC LAYER SHOULD BE THE TOP LAYER TO ACT AS A BOND BREAKER FOR THE SCRATCH / BASE COAT.
B. INTEGRATE WITH FLASHINGS TO ALWAYS CREATE A "WEATHERBOARD" OR "SHINGLE-FASHION", I.EUPPER LAYER ALWAYS OVERLAP LOWER LAYERS.
C. INSTALL WRB WITH A MINIMUM TWO (2) INCH HORIZONTAL LAPS AND SIX (6) INCH VERTICAL LAPS. WRB IS NOT REQUIRED ON CEILINGS OR SOFFITS.
D. REPAIR HOLES, TEARS ON RIPS AS RECOMMENDED BY THE TSIB.
E. A SELF ADHERED FLASHING (SAF) SHALL BE USED UNDER THE CEMENT PLASTER IN ANY LOCATIONS WHERE THE PLASTER WILL BE LESS THAN A 60 DEGREE PLANE OR WHERE WATER CAN POND. APPLY SAF AND WRB IN A "SHINGLE FASHION"
F. A WRB (BUILDING PAPER OR "HOUSEWRAP") IS NOT TO BE APPLIED OVER CONCRETE AND/OR MASONRY SUBSTRATES. LIQUID APPLIED OR TROWELABLE PRODUCTS (IF REQUIRED) ARE TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.
G CEMENT PLASTER SHALL NOT BE IN A HORIZONTAL POSITION AND SUBJECT TO WATER PONDING. THE SURFACE AND FRAMING SHALL BE SLOPED AND HAVE A LAYER OF SAF TO EXTEND OVER THE WEB TO SIX (6) INCHES ONTO THE VERTICAL WALL SURFACE.

3.03 LATH AND TRIM ACCESORY INSTALLATION
A. INSTALL TRIM ACCESORIES, I.E. WEEP SCREEDS, CASING BEADS, REVEALS, DRIP MOLDS, CORNER REINFORCEMENT AND CONTROL/EXPANSION JOINTS PLUMB, LEVEL AND STRAIGHT.
ALL INTERSECTIONS AND TERMINATIONS SHALL BE MITERED AND ALIGNED WITH ADJOINING TRIMS. THE GROUNDS SHALL BE SET TO PROVIDE SPECIFIC PLASTER THICKNESS.
B. INSTALL LONGEST LENGTH POSSIBLE. IT IS RECOMMENDED NOT TO USE PIECES SHORTER THAN SIX (6)FEET IN LENGHT (I.E. A 12 FOOT OPENING SHALL HAVE TWO (2) SIX (6) FOOT PIECES)END OF LATH SHOULD BE STAGGERED.
C. ATTACH TRIM ACCESORIES TO REMAIN FIRM AND SOLID DURING PLASTERING. ATTACHMENT SHOULD NOT EXCEED 24 INCHES ON CENTER.
D. SINGLE- PIECE CONTROL JOINTS MAY BE PLACED OVER CONTINUOUS LATH AND WIRE TIED TO LATH. TWO-PIECE EXPANSION JOINTS MUST HAVE THE LATH CUT, BE ATTACHED TO FRAMING AND LATH LAPTHE FLANGES. EXPANSION JOINTS GOVERN OVER CONTROL JOINTS (I.E. CONTROL JOINTS SHALL TERMINATE INTO EXPANSION JOINTS).
1. PLACE CONTROL JOINTS AS INDICATED ON ELEVATIONS. TYPICALLY THIS WILL BE AT THE CORNERS OF WINDOW AND DOOR OPENINGS. PANELS SHOULD BE AS SQUARE AS POSSIBLE AND SHOULD NOT EXCEED 144 SQUARE FEET IN SIZE (UNLESS OTHERWISE NOTED ON PLANS)
2. WRB SHALL BE CONTINUOUS BEHIND ALL CONTROL JOINTS AND VERTICAL REVEALS.
3. HORIZONTAL REVEALS OR TWO-PIECE EXPANSION JOINTS "MAY" HAVE THE WRB LAP OVER THE UPPER NAIL FLANGE OF THE REVEAL. WHEN THIS METHOD IS USED; THE WRB MUST EXTEND UP FROM BELOW THE HORIZONTAL REVEAL CONTINUOUS BEHIND AND UP PAST THE REVEAL A MINIMUM OF SIX (6) INCHES. THE UPPER LAYERS OF WRB LAP OVER THE NAIL FLANGE.
E. WALLS SUBJECT TO WIND-DRIVEN RAIN SHALL HAVE THE TRIM ACCESSORY TERMINATIONS, INTERSECTIONS AND MITERS EMBEDDED IN A DAUB OF SEALANT.
F. EXPANDED FLANGE CASING SHALL BE ALLOWED OVER CONCRETE AND/OR MASONRY SUBSTRATES.
G. APPLY METAL LATH HORIZONTALLY ACROSS FRAMING OR FURRING SUPPORTS. AND LAP LATH A MINIMUM 1/2 INCH AT SIDES AND MINIMUM 1 INCH ON ENDS. LAP WIRE LATH MINIMUM ONE MESH ON SIDES AND ENDS.STAGGER VERTICAL LAPS AT LEAST 16 INCHES. DO NOT LAP WRB OVER LATH (NO COLD JOINTS).
H. LATH SHALL LAP FLANGES OF SOLID TRIM ACCESSORIES BY A MINIMUM OF 50%.
I. ATTACH LATH TO FRAMING SUPPORTS NOT MORE THAN SEVEN (7) INCHES APART ALONG FRAMING SUPPORTS ONLY.
J. POWDER ACTUATED FASTENERS SHALL BE USED ON CONCRETE/MASONRY SUBSTRATES WHEN LATH IS APPLIED. FASTENERS SHALL BE DRIVEN HOME AND AVOID SPALLING OF CONCRETE. PATTERN SHALL SIMULATE THAT OF FRAMED WALLS. FASTENERS SHALL HAVE A MINIMUM 50 LB "PULL OUT" VALUE.

3.01 PLASTER INSTALLATION
A. GENERAL: AREAS NOT TO BE PLASTERED SHALL BE PROTECTED AND/OR KEPT CLEAN AND FREE OF CEMENT. BASECOAT SHALL BE PLUMB AND LEVEL, TOLERANCE SHALL BE 1/4 INCH IN TEN (10) FEET. TEXTURE AND COLOR SHALL MATCH MOCK-UPS.
B. CONCRETE / MASONRY SUBSTRATES: CONTRACTOR TO DETERMINE IF SUBSTRATE IS ACCEPTABLE FOR PLASTER BONDING AND IF BONDING AGENT IS REQUIRED. TEST PATCHES ARE RECOMMENDED. IF SUBSTRATE IS QUESTIONABLE, NOTIFY ARCHITECT AND PROCEED AS DIRECTED.
C. CERAMIC TILE: PLASTER TO PROVIDE A SCRATCH COAT (ONLY) FOR THE TILE CONTRACTOR. WIPE DOWN ALL INTERIOR EXTERIOR CORNERS. DO NOT USE ADDITIVES THAT MAY IMPAIR BOND OF MORTAR BED FOR TILE.
D. CEMENT PLASTER TO BE APPLIED WITH HAND TOOLS OR MACHINE AT CONTRACTOR'S OPTION (BEST MEANS & METHODS)
E. DO NOT MIX MORE PLASTER THAN CAN BE USED IN 90 MINUTES. DO NOT RE-TEMPER. ADD ONLY ENOUGH WATER ALLOW PROPER APPLICATION OF CEMENT PLASTER.
F. VERIFY LATH IS COMPLETE, SUBSTRATES SOUND AND SOLID PRIOR TO PLASTERING.

NV5, Inc.
FEB 04 2016
Building Department

REVIEWED
___SITE COMMENTS ___NO COMMENTS
NV5
BUILDING DEPARTMENT
BY: _____ DATE: _____

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PROFESSIONAL LICENSE

ISSUE NO. | DESCRIPTION | ISSUE DATE

	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

SPECIFICATIONS

SCALE: DRAWING NO.

SP.100

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SECTION 074213 - WALL PANELS

PART I - GENERAL

1.1 RELATED DOCUMENTS
- A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY
- A. SECTION INCLUDES: CONCEALED-FASTENER, RECESSED FLAT SEAM METAL WALL/ SOFFIT SYSTEM INCLUDING THE FOLLOWING COMPONENTS:
  1. ALUMINUM FACED HONEYCOMB CORE PANELS WITH INTEGRATED MOUNTING CLIPS
  2. SUB-STRUCTURE FOR A COMPLETE INSTALLATION ON WALLS AND SOFFIT, INCLUDING: VERTICAL JOINT BACKING, GASKETS, MOUNTING SUB-GIRT, ANCHORAGES, SHIMS, EXPANSION-CONTRACTION ACCOMMODATING DETAILS
  3. PARAPET COPING, SOFFITS, BORDER AND FILLER ITEMS INDICATED AS INTEGRAL COMPONENTS OF THE PANEL SYSTEM OR AS DESIGNED
- B. RELATED SECTIONS:
  1. DIV 01 SPECIFICATION SECTIONS, DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT
  2. DIV 05 SECTION "COLD-FORMED METAL FRAMING" FOR SUPPORT FRAMING, INCLUDING GIRT, STUDS, AND BRACING
  3. DIV 07 SECTION SHEET METAL FLASHING AND TRIMS FOR OTHER SHEET METAL WORK THAT IS NOT PART OF THE METAL WALL OR SOFFIT PANEL ASSEMBLY
  4. DIV 07 SECTION SEALANTS
  5. DIV 08 SECTION STEEL DOORS AND FRAMES AND STAINLESS STEEL DOORS

1.3 DEFINITION
- A. ASSEMBLY: RECESSED FLAT SEAM PANELS, ATTACHMENT SYSTEM COMPONENTS, MISCELLANEOUS METAL FRAMING.

1.4 PERFORMANCE REQUIREMENTS
- A. GENERAL PERFORMANCE: ALUMINUM HONEYCOMB CORE PANEL ASSEMBLY SHALL COMPLY WITH PERFORMANCE REQUIREMENTS WITHOUT FAILURE DUE TO DEFECTIVE MANUFACTURE, FABRICATION, INSTALLATION, OR OTHER DEFECTS IN CONSTRUCTION.
- B. STRUCTURAL PERFORMANCE: PROVIDE ALUMINUM HONEYCOMB PANEL SYSTEM CAPABLE OF WITHSTANDING THE EFFECTS OF THE FOLLOWING LOADS AND STRESSES . WITHIN LIMITS AND UNDER CONDITIONS INDICATED, BASED ON TESTING ACCORDING TO SPECIFIED NORM:
  1. DEFLECTION LIMITS: FAÇADE PANELS SHALL WITHSTAND WIND LOADS WITH HORIZONTAL DEFLECTIONS NO GREATER THAN L/200 OF THE SPAN
  2. UNDER 1.5 TIMES DESIGN PRESSURE, PERMANENT DEFLECTION OF FRAMING MEMBERS SHALL NOT EXCEED L/100 OF SPAN LENGTH AND COMPONENTS SHALL NOT EXPERIENCE FAILURE OR GROSS PERMANENT DISTORTION
  3. THERMAL MOVEMENTS: ALLOW FOR THERMAL MOVEMENTS FROM AMBIENT AND SURFACE TEMPERATURE CHANGES BY PREVENTING BUCKLING, OPENING OF JOINTS, OVERSTRESSING OF COMPONENTS, FAILURE OF CONNECTIONS, AND OTHER DETRIMENTAL EFFECTS. BASE CALCULATIONS ON SURFACE TEMPERATURES OF MATERIALS DUE TO BOTH SOLAR HEAT GAIN AND NIGHTTIME-SKY HEAT LOSS: 200 DEG F RANGE ON THE MATERIAL SURFACES

1.5 SUBMITTALS
- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE CONSTRUCTION DETAILS,MATERIAL DESCRIPTION, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES FOR EACH TYPE OF PANEL AND ACCESSORY.
- B. SHOP DRAWINGS: DIGITALLY DEFINE PROJECT LAYOUT AND ALL BUILDING ELEVATIONS TO RECEIVE FACADE PANELS INDICATING ALL PANEL LAYOUTS, PANELS' INTERFACES AT DIFFERING PLANES, AND SLOPES. SHOW DETAILS OF EDGE CONDITIONS, JOINTS, PANEL PROFILES, CORNERS,ANCHORAGES, ATTACHMENT SYSTEM, TRIM, FLASHINGS, CLOSURES, AND ACCESSORIES, AND SPECIAL DETAILS. ALL PANELS ARE TO BE FACTORY FABRICATED READY FOR FIELD ASSEMBLY.
- C. SAMPLES FOR VERIFICATION:
  1. FOR EACH TYPE OF EXPOSED FINISH PREPARE TWO SAMPLES OF COLOR OR FINISH SELECTED, SIZE 4" X 4"
  2. FOR THE PANEL SYSTEM ASSEMBLY: TWO SAMPLES OF EACH TYPE OF ASSEMBLY, MINIMUM SIZE 12" X 12"
  3. FOR TRIM AND CLOSURES: ONE 12" LONG REPRESENTATIVE SAMPLE,INCLUDING FASTENERS AND OTHER EXPOSED . ACCESSORIES
  4. A FOUR WAY MOCK-UP OF THE SYSTEM, IF REQUIRED
- D. TWO COPIES OF THE MANUFACTURER'S LITERATURE FOR PANELS AND SYSTEM
- E. ALTERNATIVE MATERIALS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE BID DATE
- F. PRODUCT TEST REPORTS: BASED ON EVALUATION OF COMPREHENSIVE TESTS PERFORMED BY A QUALIFIED TESTING AGENCY, FOR PANELS AND SYSTEM
- G. MAINTENANCE DATA: FOR ALUMINUM HONEYCOMB CORE PANELS TO INCLUDE MAINTENANCE MANUALS
- J. WARRANTY: WARRANTY PERIOD: 5 YEARS FROM SHIP DATE.

1.6 QUALITY ASSURANCE
- A. ALUMINUM HONEYCOMB CORE PANEL MANUFACTURER SHALL HAVE A MINIMUM OF 15 YEARS EXPERIENCE IN THE MANUFACTURING OF THIS TYPE OF PRODUCTS
- B. ALUMINUM HONEYCOMB CORE PANEL MANUFACTURER TO BE SOLELY RESPONSIBLE FOR PANELS' MANUFACTURING IN AN ISO 9001 FACTORY, APPLICATION OF THE FINISH, AND SYSTEM FABRICATION
- C. TESTING AGENCY QUALIFICATIONS: QUALIFIED ACCORDING TO ASTM E 329 FOR TESTING INDICATED
- C. SOURCE LIMITATIONS: OBTAIN EACH TYPE OF PANEL FROM SINGLE SOURCE FROM SINGLE MANUFACTURER
- D. MOCKUPS: PRESENT SYSTEM MOCKUPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS .
  FOR FABRICATION AND INSTALLATION:
  1. PRESENT TYPICAL MOCKUP FOR STANDARD ARRANGEMENT OF PANELS; BUILDREPRESENTATIVE MOCKUP FOR SPECIFIC CONDITIONS, IF REQUIRED BY ARCHITECT
  2. APPROVAL OF MOCKUPS DOES NOT CONSTITUTE APPROVAL OF DEVIATIONS FROM THE CONTRACT DOCUMENTS CONTAINED IN MOCKUPS UNLESS ARCHITECT SPECIFICALLY APPROVES SUCH DEVIATIONS IN WRITING
- E. PRE-INSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.
- F. FIELD MEASUREMENTS SHOULD BE TAKEN PRIOR TO THE COMPLETION OF SHOP FABRICATION.
  COORDINATE FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID DELAY OF WORK. FIELD FABRICATION IS'O BE REDUCED AT MINIMUM.

1.7 DELIVERY, STORAGE, AND HANDLING
- A. DELIVER PANELS, COMPONENTS, AND MANUFACTURED ITEMS SO AS NOT TO BE DAMAGED OR DEFORMED.
  PROTECT FINISH AND EDGES ACCORDING TO PANEL MANUFACTURER'S RECOMMENDATIONS.
- B. STORE PANELS ACCORDING TO PANEL MANUFACTURER'S RECOMMENDATIONS: STACK PANELS HORIZONTALLY ON PLATFORMS OR PALLETS, COVERED WITH SUITABLE WEATHER-TIGHT AND VENTILATED COVERING.STORING AREA HAS TO ENSURE DRYNESS WITH POSITIVE SLOPE FOR DRAINAGE OF WATER.DO NOT STORE PANELS IN CONTACT WITH OTHER MATERIALS THAT MIGHT CAUSE STAINING,DENTING, OR OTHER SURFACE DAMAGE.
- D. UNLOAD, STORE, AND ERECT FAÇADE SYSTEM IN A MANNER TO PREVENT BENDING, WARPING, TWISTING, AND SURFACE DAMAGE.

1.8 REFERENCES
- A. ALUMINUM ASSOCIATION
  1. AA-M12C22A41 ~ ANODIZED, CLEAR COATING
  2. AA-M12C22A44 ~ ANODIZED, COLOR COATING
- B. AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION
  1. AAMA 609 & 610-02 ~ CLEANING AND MAINTENANCE GUIDE FOR ARCHITECTURALLY FINISHED ALUMINUM
  2. AFPA-91 ~ ANODIC FINISHES/PAINTED ALUMINUM
- C. AMERICAN SOCIETY FOR TESTING AND MATERIALS
  1. ASTM D1654 ~ STANDARD TEST METHOD FOR EVALUATION OF PAINTED OR COATED SPECIMENS SUBJECTED TO CORROSIVE ENVIRONMENT
  2. ASTM D714 ~ STANDARD TEST METHOD FOR EVALUATING DEGREE OF BLISTERING OF PAINTS
  3. ASTM D2244-9B ~ STANDARD PRACTICE FOR CALCULATION OF COLOR TOLERANCES AND COLOR DIFFERENCES FROM INSTRUMENTALLY MEASURED COLOR COORDINATES
  4. ASTM D4214-07 ~ STANDARD TEST METHODS FOR EVALUATING THE DEGREE OF CHALKING OF EXTERIOR PAINT FILMS

PART 2 – PRODUCTS

2.1 PANEL SYSTEM
- A. HONEYCOMB PANELS
  1. QUADROCLAD™ ALUMINUM HONEYCOMB CORE PANELS
     - A. TWO SHEETS OF FORMED ALUMINUM, INLINE COATED, SANDWICHING A LIGHTWEIGHT ALUMINUM HONEYCOMB CORE, AND FRAMED BY AN ENGINEERED ALUMINUM EXTRUSION
     - B. ALUMINUM MICRO AIR TRANSFER HONEYCOMB CELL ¾" (19MM) CELL SIZE
     - C. INTEGRATED ALUMINUM EXTRUSION WITHIN PANEL TO FORM STRUCTURAL BOARDER IN THE LONG DIRECTION OF PANEL AND ATTACHMENT CLIPS PROVIDED WITH GASKETS
     - D. APPLICATION: VERTICAL WALL OR HORIZONTAL SOFFIT CONDITIONS
     - E. AN ALL ALUMINUM CONSTRUCTION, 3000 SERIES ALLOYS, ACCORDING TO ASTM B209-07 AND ASTM R0067
     - F. THICKNESS MINIMUM: 0.960 IN, UNLESS OTHERWISE SPECIFIED
     - G. DIMENSIONS: HEIGHT UP TO 60 IN AND LENGTH UP TO 240 IN
     - H. TOLERANCES: LENGTH: ±0.075 IN (2MM), ±WIDTH: 0.035 IN (1MM), THICKNESS: ±0.015 IN, FLATNESS: 0.08 IN/ ANY 72 IN (2MM/ OR 0.2%)
     - I. DIAGONAL DIFFERENCE: ≤0.075 IN (2MM)
     - J. WEIGHT: ≤2.2 LB/SQ.FT
  2. SURFACE FINISHES:
     - A. FRONT-SIDE PANEL: LUXACOTE™, PVDF (KYNAR), OR POLYESTER
     - B. BACK-SIDE PANEL: POLYESTER (OTHER ON REQUEST)
     - C. THICKNESS: ≥ 25µM, GLOSS: 25 ±7 UNITS (60º)
     - D. CORROSION RESISTANCE: RATING OF 10 (MAX) FOR SCRIBED AND UN-SCRIBED PANELS, PER ASTM D1654 (CORROSIVE ENVIRONMENT AND ASTM D714 (DEGREE OF BLISTERING)
     - E. UV RESISTANCE: 5 YEARS FLORIDA EXPOSURE WITH NO CHECKING, FLAKING, BLISTERING, AND CHALKING, COLOR CHANGE ≤5 UNITS, GLOSS RETAINED ≥50%, PER ASTM D4214
     - F. ANY COLOR MEETING HDF STANDARDS
  3. ADHESIVE: TWO-COMPONENT POLYURETHANE, HIGH-TEMPERATURE CURED
  4. PANEL FIRE PERFORMANCE:
     - A. CLASS A, NON-COMBUSTIBLE COMPOSITE PER GB 8624-97
     - B. CLASS 0 (HIGHEST) SURFACE FIRE PERFORMANCE, PER BR1991
     - C. FLAME SPREAD CLASS 1 PER BS 476 PART 7

B. RAINSCREEN SYSTEM
1. PLANS, ELEVATIONS, DETAILS, CHARACTERISTICS, AND OTHER REQUIREMENTS INDICATED ARE BASED UPON STANDARDS BY ONE MANUFACTURER. IT IS INTENDED THAT OTHER MANUFACTURERS, RECEIVING PRIOR APPROVAL, MAY BE ACCEPTABLE, PROVIDED THEIR DETAILS AND CHARACTERISTICS COMPLY WITH ALL REQUIREMENTS AND PERFORMANCE STANDARDS. REPLACEMENTS BASED ON PARTIAL CONFORMANCE ARE NOT ACCEPTED
2. FABRICATION AND FINISHING OF RAINSCREEN SYSTEM, PANELS, SUB-STRUCTURE, AND ACCESSORIES, DONE AT FACTORY, IN A ISO 9001 ACCREDITED COMPANY, ACCORDING TO MANUFACTURER'S STANDARD PROCEDURES AND PROCESSES, AS NECESSARY TO FULFILL PERFORMANCE REQUIREMENTS DEMONSTRATED BY LABORATORY TESTING
3. INSTALLATION SHALL BE SUCH THAT THE PANELS REMAIN FLAT REGARDLESS OF TEMPERATURE CHANGE AND AT ALL TIMES REMAIN AIR AND WATER TIGHT
4. THE SYSTEM IS DESIGNED AS TO ALLOW FOR EXPANSION CONTRACTION IN ALL DIRECTIONS IN A TEMPERATURE RANGE OF -22ºF TO 158ºF
5. THE DESIGN MUST ALLOW FOR INDIVIDUAL PANEL REMOVE WITHOUT REMOVING ADJACENT PANELS
6. SYSTEM HAS NO VISIBLE FASTENERS, AND NO OTHER FASTENING TO COMPROMISE A NEAT AND FLAT APPEARANCE
7. JOINTS ARE RECESSED, UNIFORM AND, OF A DARK COLOR, AND DESIGNED TO CONTRIBUTE TO THE OPTIMAL DRAINAGE AND BACK-VENTILATION OF THE RAINSCREEN
8. SYSTEM PERFORMANCE:
   - A. DUE TO THE FLEXIBILITY IN DESIGN, ACCORDING TO LOCAL CONDITIONS, THE SYSTEM CAN CLASSIFY AS A NON-PROGRESSIVE SYSTEM WITH RECESSED CLEAN JOINTS, DESIGNED FOR WATER DRAINAGE AND BACK-VENTILATION

C. MISCELLANEOUS MATERIALS
1. SELF-TAPPING SCREWS, BOLTS, NUTS, SELF-LOCKING RIVETS AND BOLTS, STUDS, AND OTHER SUITABLE FASTENERS DESIGNED TO WITHSTAND DESIGN LOADS. RECOMMENDED FASTENERS: 300 SERIES STAINLESS STEEL, AS PER ELCO CONSTRUCTION PRODUCTS; STRUCTURAL CALCULATIONS TO BE PERFORMED BY A QUALIFIED ENGINEER
2. FACTORY-FORMED METAL SOFFIT PANELS DESIGNED TO BE INSTALLED BY LAPPING AND INTER-CONNECTING SIDE EDGES OF ADJACENT PANELS, USUALLY TO MATCH PROFILE AND MATERIAL OF WALL AND SOFFIT PANELS
3. SHEET METAL ACCESSORIES: FABRICATED FLASHING AND TRIM TO COMPLY WITH RECOMMENDATIONS IN SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL" THAT APPLY TO THE DESIGN, DIMENSIONS, METAL, AND OTHER CHARACTERISTICS OF ITEM INDICATED

PART 3 – EXECUTION

3.1 GENERAL EXECUTION CONDITIONS
- A. INSPECTION
  1. SURFACES TO RECEIVE PANELS SHALL BE EVEN, SMOOTH, SOUND, CLEAN, DRY, AND FREE FROM DEFECTS DUE TO DETRIMENTAL WORK. DO NOT PROCEED WITH ERECTION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED
  2. SURFACES TO RECEIVE PANELS SHALL BE STRUCTURALLY SOUND AS DETERMINED BY A REGISTERED ARCHITECT/ENGINEER
- B. INSTALLATION
  1. FASTEN THE SUBSTRUCTURE ON WALL OR SOFFIT, PLUMB AND LEVEL. THE SYSTEM IS DESIGNED TO ALLOW FOR ADJUSTMENT IN ORDER TO MAINTAIN ALL PANELS IN THE SAME PLAN
  2. PANELS SHALL BE ERECTED IN ACCORDANCE WITH AN APPROVED SET OF SHOP DRAWINGS
  3. ANCHOR PANELS SECURELY PER ENGINEERING RECOMMENDATIONS AND IN ACCORDANCE WITH APPROVED SHOP DRAWINGS
  4. CONFORM TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF CONCEALED FASTENERS
  5. DO NOT INSTALL COMPONENT PARTS THAT ARE OBSERVED TO BE DEFECTIVE, INCLUDING WARPED, BOWED, DENTED, BRUISED, AND BROKEN PANELS
  6. DO NOT CUT, TRIM, WELD, OR BRAZE PANELS OR COMPONENTS DURING ERECTION; RETURN COMPONENT PART WHICH REQUIRE ALTERATION OR REPLACEMENT TO MANUFACTURER
  7. WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION AS RECOMMENDED BY SYSTEM'S MANUFACTURER
- C. QUALITY CONTROL
  1. PROVIDE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND PREPARE TEST REPORTS
  2. PROVIDE A MANUFACTURER-AUTHORIZED FIELD SERVICE REPRESENTATIVE TO INSPECT AND TEST COMPLETED SYSTEM INSTALLATION, INCLUDING ACCESSORIES.
  3. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED, WILL BE PERFORMED AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS
- D. CLEANING AND PROTECTION
  1. REMOVE TEMPORARY PROTECTIVE COVERINGS AND STRIPPABLE FILMS, IF ANY, AS METAL WALL OR SOFFIT PANELS ARE INSTALLED WITHIN 30 DAYS, UNLESS OTHERWISE INDICATED IN MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
  2. ON COMPLETION OF METAL WALL OR SOFFIT PANEL INSTALLATION, CLEAN FINISHED SURFACES AS RECOMMENDED BY MANUFACTURER. MAINTAIN IN A CLEAN CONDITION DURING CONSTRUCTION
  3. AFTER PANELS INSTALLATION, CLEAR WEEP HOLES AND DRAINAGE CHANNELS OF OBSTRUCTIONS AND DIRT
  4. REPLACE METAL WALL OR SOFFIT PANELS THAT HAVE BEEN DAMAGED OR HAVE DETERIORATED BEYOND SUCCESSFUL REPAIR BY FINISH TOUCHUP OR SIMILAR MINOR REPAIR PROCEDURES

END OF SECTION 07 415

NV5, Inc.
FEB 04 2016
Building Department

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NV5
BUILDING DEPARTMENT
BY: _____ DATE: _____

APPROVED
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ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
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KEY PLAN

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

SPECIFICATIONS

SCALE: DRAWING NO.

SP.101

DIVISION 8 - DOORS AND WINDOWS

SECTION 081116 - STEEL DOORS AND FRAMES

PART 1 GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES STEEL DOORS AND FRAMES.
1. WHEN THE INTEGRATION OF A SECURITY SYSTEM INTO THE STEEL DOOR AND FRAME IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL AND COMPLETE COORDINATION OF THE SECURITY SYSTEM COMPONENTS INTO THE WORK.

B. RELATED SECTIONS INCLUDE THE FOLLOWING:
1. DIVISION 8 SECTION "DOOR HARDWARE" FOR DOOR HARDWARE AND WEATHER STRIPPING.
2. DIVISION 8 SECTION "GLAZING" FOR GLASS IN DOORS AND FRAMES.
3. DIVISION 9 SECTION "PAINTING FOR FIELD PAINTING FACTORY PRIMED DOORS AND FRAMES.

1.2 SUBMITTALS TO OWNER'S REPRESENTATIVE

A. PRODUCT DATA: SUBMIT PRODUCT DATA FOR EACH PRODUCT INDICATED. INCLUDE MATERIAL DESCRIPTIONS, CORE DESCRIPTIONS, LABEL COMPLIANCE, SOUND AND FIRE-RESISTANCE RATINGS, AND FINISHES FOR EACH TYPE OF DOOR AND FRAME SPECIFIED.

B. SHOP DRAWINGS: SUBMIT DOOR AND FRAME SCHEDULE USING SAME REFERENCE DESIGNATIONS INDICATED ON DRAWINGS. INCLUDE OPENING SIZE(S), HANDING OF DOORS, EACH FRAME TYPE, ELEVATIONS OF DOOR DESIGN TYPES, DETAILS OF CONSTRUCTION, LOCATION AND INSTALLATION REQUIREMENTS OF DOOR HARDWARE AND REINFORCEMENTS, HARDWARE GROUP NUMBERS, DETAILS OF JOINTS AND CONNECTIONS, FIRE LABEL REQUIREMENTS INCLUDING FIRE RATING TIME DURATION, MAXIMUM TEMPERATURE RISE REQUIREMENTS, AND SMOKE LABEL REQUIREMENTS.
1. INDICATE ROUTING OF ELECTRICAL CONDUIT AND DIMENSIONS AND LOCATIONS OF CUTOUTS IN DOORS AND FRAMES TO ACCEPT ELECTRIC HARDWARE DEVICES.

1.3 QUALITY ASSURANCE

A. STEEL DOOR AND FRAME STANDARD: COMPLY WITH THE APPLICABLE PROVISIONS AND RECOMMENDATIONS OF THE FOLLOWING PUBLICATIONS BY HOLLOW METAL MANUFACTURERS ASSOCIATION (HMMA) DIV. OF NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM), UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED IN THE CONTRACT DOCUMENTS:
1. HMMA "HOLLOW METAL MANUAL".
2. HMMA 861 "GUIDE SPECIFICATIONS FOR COMMERCIAL HOLLOW METAL DOORS AND FRAMES".

B. MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING STEEL DOORS AND FRAMES SIMILAR TO THOSE INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO PRODUCE REQUIRED UNITS.

C. FIRE-RATED DOOR ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE-PROTECTION RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252; AND 1997 UBC STANDARD 7-4 "FIRE TEST OF DOOR ASSEMBLIES" AND 1997 UBC STANDARD 7-2 "FIRE TEST OF WINDOW ASSEMBLIES", OR 2010 FLORIDA BUILDING CODE (FBC) WITH 2012 SUPPLEMENTS, AND UL 10C "STANDARD FOR POSITIVE PRESSURE FIRE TESTS OF DOOR ASSEMBLIES". FIRE CLASSIFICATION LABELS AT ALL DOORS WITH FIRE RATINGS GREATER THAN 20 MINUTES SHALL INDICATE THE TEMPERATURE RISE DEVELOPED ON THE UNEXPOSED SURFACE OF THE DOOR AFTER THE FIRST 30 MINUTES OF FIRE EXPOSURE.
1. SEE DRAWINGS FOR APPLICABLE CODE CONFORMANCE.
2. TEMPERATURE-RISE RATING: WHERE INDICATED, PROVIDE DOORS THAT HAVE A TEMPERATURE-RISE RATING OF 450 DEG F (250 DEG C) MAXIMUM IN 30 MINUTES OF FIRE EXPOSURE.
3. PROVIDE FIRE RATED DOOR ASSEMBLIES IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE WITH 2012 SUPPLEMENTS. SIZES AND CONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.
a. TEST PRESSURE: AFTER 5 MINUTES INTO THE TEST, NEUTRAL PRESSURE LEVEL IN FURNACE SHALL BE ESTABLISHED AT 40 INCHES (1000 MM) OR LESS ABOVE THE SILL.
4. PROVIDE FIRE RATED DOOR ASSEMBLIES WITH SMOKE AND DRAFT CONTROL RATING IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE (FBC) WITH 2012 SUPPLEMENTS, AT CORRIDORS,STAIRWELLS, AND WHERE REQUIRED BY APPLICABLE CODES. SIZES ANDCONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.

D. FIRE-RATED WINDOW ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 257.

SECTION 08110 - STEEL DOORS AND FRAMES

PART 1 GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES STEEL DOORS AND FRAMES.
1. WHEN THE INTEGRATION OF A SECURITY SYSTEM INTO THE STEEL DOOR AND FRAME IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL AND COMPLETE COORDINATION OF THE SECURITY SYSTEM COMPONENTS INTO THE WORK.

B. RELATED SECTIONS INCLUDE THE FOLLOWING:
1. DIVISION 8 SECTION "DOOR HARDWARE" FOR DOOR HARDWARE AND WEATHER STRIPPING.
2. DIVISION 8 SECTION "GLAZING" FOR GLASS IN DOORS AND FRAMES.
3. DIVISION 9 SECTION "PAINTING FOR FIELD PAINTING FACTORY PRIMED DOORS AND FRAMES.

1.2 SUBMITTALS TO OWNER'S REPRESENTATIVE

A. PRODUCT DATA: SUBMIT PRODUCT DATA FOR EACH PRODUCT INDICATED. INCLUDE MATERIAL DESCRIPTIONS, CORE DESCRIPTIONS, LABEL COMPLIANCE, SOUND AND FIRE-RESISTANCE RATINGS, AND FINISHES FOR EACH TYPE OF DOOR AND FRAME SPECIFIED.

B. SHOP DRAWINGS: SUBMIT DOOR AND FRAME SCHEDULE USING SAME REFERENCE DESIGNATIONS INDICATED ON DRAWINGS. INCLUDE OPENING SIZE(S), HANDING OF DOORS, FRAME THROAT DIMENSIONS, DETAILS OF EACH FRAME TYPE, ELEVATIONS OF DOOR DESIGN TYPES, DETAILS OF CONSTRUCTION, LOCATION AND INSTALLATION REQUIREMENTS OF DOOR HARDWARE AND REINFORCEMENTS, HARDWARE GROUP NUMBERS, DETAILS OF JOINTS AND CONNECTIONS, FIRE LABEL REQUIREMENTS INCLUDING FIRE RATING TIME DURATION, MAXIMUM TEMPERATURE RISE REQUIREMENTS, AND SMOKE LABEL REQUIREMENTS.
1. INDICATE ROUTING OF ELECTRICAL CONDUIT AND DIMENSIONS AND LOCATIONS OF CUTOUTS IN DOORS AND FRAMES TO ACCEPT ELECTRIC HARDWARE DEVICES.

1.3 QUALITY ASSURANCE

A. STEEL DOOR AND FRAME STANDARD: COMPLY WITH THE APPLICABLE PROVISION S AND RECOMMENDATIONS OF THE FOLLOWING PUBLICATIONS BY HOLLOW METAL S AND MANUFACTURERS ASSOCIATION (HMMA) DIV. OF NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM), UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED IN THE CONTRACT DOCUMENTS:
1. HMMA "HOLLOW METAL MANUAL".
2. HMMA 861 "GUIDE SPECIFICATIONS FOR COMMERCIAL HOLLOW METAL DOORS AND FRAMES".

B. MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING STEEL DOORS AND FRAMES SIMILAR TO THOSE INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO PRODUCE REQUIRED UNITS.

C. FIRE-RATED DOOR ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE-PROTECTION RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252; AND 1997 UBC STANDARD 7-4 "FIRE TEST OF DOOR ASSEMBLIES" AND 1997 UBC STANDARD 7-2 "FIRE TEST OF WINDOW ASSEMBLIES", OR 2010 FLORIDA BUILDING CODE (FBC) WITH 2012 SUPPLEMENTS, AND UL 10C "STANDARD FOR POSITIVE PRESSURE FIRE TESTS OF DOOR ASSEMBLIES". FIRE CLASSIFICATION LABELS AT ALL DOORS WITH FIRE RATINGS GREATER THAN 20 MINUTES SHALL INDICATE THE TEMPERATURE RISE DEVELOPED ON THE UNEXPOSED SURFACE OF THE DOOR AFTER THE FIRST 30 MINUTES OF FIRE EXPOSURE.
1. SEE DRAWINGS FOR APPLICABLE CODE CONFORMANCE.
2. TEMPERATURE-RISE RATING: WHERE INDICATED, PROVIDE DOORS THAT HAVE A TEMPERATURE-RISE RATING OF 450 DEG F (250 DEG C) MAXIMUM IN 30 MINUTES OF FIRE EXPOSURE.
3. PROVIDE FIRE RATED DOOR ASSEMBLIES IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE WITH 2012 SUPPLEMENTS. SIZES AND CONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.
a. TEST PRESSURE: AFTER 5 MINUTES INTO THE TEST, NEUTRAL PRESSURE LEVEL IN FURNACE SHALL BE ESTABLISHED AT 40 INCHES (1000 MM) OR LESS ABOVE THE SILL.
4. PROVIDE FIRE RATED DOOR ASSEMBLIES WITH SMOKE AND DRAFT CONTROL RATING IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE (FBC) WITH 2012 SUPPLEMENTS, AT CORRIDORS,STAIRWELLS, AND WHERE REQUIRED BY APPLICABLE CODES. SIZES AND CONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.

D. FIRE-RATED WINDOW ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 257.

1.4 DELIVERY, STORAGE, AND HANDLING

A. DELIVER DOORS AND FRAMES PALLETED, WRAPPED, OR CRATED TO PROVIDE PROTECTION DURING TRANSIT AND PROJECT SITE STORAGE.

B. INSPECT DOORS AND FRAMES, ON DELIVERY, FOR DAMAGE. TOOL MARKS, RUST, BLEMISHES, AND ANY OTHER DAMAGE ON EXPOSED SURFACES WILL NOT BE ACCEPTABLE. REMOVE AND REPLACE DAMAGED ITEMS AS DIRECTED BY ARCHITECT. STORE DOORS AND FRAMES AT BUILDING SITE IN A DRY LOCATION, OFF THE GROUND, AND IN SUCH A MANNER AS TO PREVENT DETERIORATION.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE DOORS AND FRAMES BY ONE OF THE FOLLOWING:
1. STEEL DOORS AND FRAMES:
a. AMWELD BUILDING PRODUCTS, INC.
b. CECO DOOR PRODUCTS.
c. CURRIES COMPANY.
d. DOOR COMPONENTS, INC.
e. STEELCRAFT; A DIVISION OF INGERSOLL-RAND.

2.2 MATERIALS

A. HOT-ROLLED STEEL SHEETS: ASTM A 569/A 569M, CS (COMMERCIAL STEEL), TYPE B; FREE OF SCALE, PITTING, OR SURFACE DEFECTS; PICKLED AND OILED. NOT LESS THAN 16 GAGE THICK WHERE FRAMES ARE INDICATED TO BE BUILT INTO EXTERIOR WALLS, HOT DIP GALVANIZE AFTER FABRICATION IN COMPLIANCE WITH ASTM A153/A153M, CLASS B.

B. COLD-ROLLED STEEL SHEETS: ASTM A 366/A 366M, CS (COMMERCIAL STEEL), AND ASTM A 568/A 568M, FREE FROM SCALE, PITTING, COIL BREAKS, OR OTHER DEFECTS, EXPOSED (MATTE) DULL FINISH.

C. METALLIC-COATED STEEL SHEETS: ASTM A924/A924M AND ASTM A 653/A 653M, CS (COMMERCIAL STEEL), TYPE B; WITH G60 (Z180) ZINC (GALVANIZED) OR A60 (ZF180) ZINC-IRON-ALLOY (GALVANNEALED) COATING, MILL PHOSPHATIZED.

D. INSERTS, BOLTS, AND FASTENERS: GALVANIZED OR CADMIUM PLATED STEEL.
1. EXPANSION BOLTS AND SHIELDS: FS FF-S-325, GROUP III, TYPE 1 OR 2.
2. MACHINE SCREWS: FS FF-S-92, CARBON STEEL, TYPE III CROSS RECESSED, DESIGN I OR II RECESS, STYLE 2C FLAT HEAD.

E. FILLER: SOUND DEADENING AND HEAT RETARDING MINERAL FIBER INSULATING MATERIAL.

F. GLASS AND GLAZING: REFER TO DIVISION 8 SECTION 'GLAZING'.

2.3 DOORS

A. GENERAL: PROVIDE FLUSH-DESIGN DOORS, 1-3/4 INCHES (44 MM) THICK, OF SEAMLESS HOLLOW CONSTRUCTION, UNLESS OTHERWISE INDICATED. CONSTRUCT DOORS WITH SHEETS JOINED AT THEIR VERTICAL EDGES BY CONTINUOUS WELDING THE FULL HEIGHT OF THE DOOR, WITH NO VISIBLE SEAMS ON THEIR FACES OR VERTICAL EDGES, AND ALL WELDS GROUND AND FINISHED FLUSH.
1. VISIBLE JOINTS OR SEAMS AROUND GLAZED OR LOUVERED PANEL INSERTS ARE PERMITTED.
2. VISIBLE SEAMS AT VERTICAL DOOR EDGES ARE PERMITTED AT DOORS NOT ADJACENT TO SALES AREA.
3. FOR SINGLE-ACTING SWING DOORS, BEVEL BOTH VERTICAL EDGES 1/8 INCH IN 2 INCHES (3 MM IN 50 MM).
4. FOR DOUBLE-ACTING SWING DOORS, ROUND VERTICAL EDGES WITH 2-1/8-INCH (54-MM) RADIUS.

B. CORE CONSTRUCTION: PROVIDE ONE OF THE FOLLOWING CORE CONSTRUCTIONS WELDED TO BOTH DOOR FACES:
1. HONEYCOMB CORE: RESIN-IMPREGNATED KRAFT PAPER WITH MAXIMUM 1-INCH (25.4-MM) CELLS AND MINIMUM 42-PSI (290-KPA) CRUSHING STRENGTH.
2. STEEL-STIFFENED CORE: 20 GAGE STEEL VERTICAL STIFFENERS EXTENDING FULL-DOOR HEIGHT, SPACED NOT MORE THAN 6 INCHES (150 MM) APART AND SPOT WELDED TO FACE SHEETS A MAXIMUM OF 5 INCHES (127 MM) O.C. PLACE FILLER BETWEEN STIFFENERS FOR FULL HEIGHT OF DOOR.

C. FIRE DOOR CORES: A CONTINUOUS MINERAL FIBERBOARD CORE PERMANENTLY BONDED TO THE INSIDE FACE OF THE OUTER FACE SHEET UNLESS OTHERWISE REQUIRED TO PROVIDE FIRE-PROTECTION AND TEMPERATURE-RISE RATINGS INDICATED.

D. ASTRAGALS: AS REQUIRED BY NFPA 80 TO PROVIDE FIRE RATINGS INDICATED.

E. TOP AND BOTTOM CHANNELS: SPOT WELD METAL CHANNEL NOT LESS THAN THICKNESS OF FACE SHEET TO FACE SHEETS NOT MORE THAN 6 INCHES (150 MM) O.C.
1. REINFORCE TOPS AND BOTTOMS OF DOORS WITH INVERTED HORIZONTAL CHANNELS OF SAME MATERIAL AS FACE SHEET SO FLANGES OF CHANNELS ARE EVEN WITH BOTTOM AND TOP EDGES OF FACE SHEETS.
2. FOR EXTERIOR DOORS, CLOSE BOTTOM EDGE WITH METALLIC-COATED STEEL CLOSING CHANNEL AND TOP EDGE WITH FILLER CHANNEL OF SAME MATERIAL, SO WEBS OF CHANNELS ARE FLUSH WITH BOTTOM AND TOP DOOR EDGES. WELD INVERTED STEEL CHANNELS TO BOTH FACE SHEETS OR FORM INTEGRALLY WITH EDGE CONSTRUCTION OF DOOR.

F. HARDWARE REINFORCEMENT: FABRICATE REINFORCING FROM THE SAME MATERIAL AS DOOR TO COMPLY WITH THE FOLLOWING. OFFSET REINFORCEMENT SO THAT FACES OF MORTISED HARDWARE ITEMS ARE FLUSH WITH DOOR SURFACES.
1. HINGES AND PIVOTS: 7 GAGE, 1-1/2 INCHES (38 MM) WIDE BY 9 INCHES (229 MM).
2. LOCK FRONT, STRIKE, AND FLUSHBOLT REINFORCEMENTS: 12 GAGE, SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
3. LOCK REINFORCEMENT UNITS: 14 GAGE, SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
4. CLOSER REINFORCEMENTS: 12 GAGE, ONE PIECE CHANNEL BY SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
5. OTHER HARDWARE REINFORCEMENTS: AS REQUIRED FOR ADEQUATE STRENGTH AND ANCHORAGE.
6. IN LIEU OF REINFORCEMENT SPECIFIED, HARDWARE MANUFACTURERS RECOMMENDED REINFORCING UNITS MAY BE USED.
7. EXIT DEVICE REINFORCEMENTS: 0.250 INCH (6.35 MM) THICK BY 10 INCHES (245 MM) HIGH BY 4 INCHES (101 MM) WIDE CENTERED ON EXIT DEVICE CASE BODY, UNLESS OTHERWISE RECOMMENDED BY EXIT DEVICE MANUFACTURER.

G. INTERIOR STEEL DOORS:
1. TYPICAL INTERIOR DOORS: FLUSH DESIGN WITH 18 GAGE COLD-ROLLED STRETCHER-LEVELED STEEL FACE SHEETS AND OTHER METAL COMPONENTS FROM HOT- OR COLD-ROLLED STEEL SHEETS.
2. EXTRA HEAVY USE DOORS: FLUSH DESIGN WITH 14 GAGE COLD-ROLLED, STRETCHER-LEVELED STEEL FACE SHEETS AND OTHER METAL COMPONENTS FROM HOT-OR COLD-ROLLED STEEL SHEETS. PROVIDE ONLY WHERE INDICATED.

H. EXTERIOR STEEL DOORS: FLUSH DESIGN WITH 16 GAGE METALLIC-COATED STRETCHER LEVELED STEEL FACE SHEETS AND OTHER METAL COMPONENTS FROM METALLIC COATED STEEL SHEETS. PROVIDE WEEP-HOLE OPENINGS IN BOTTOM OF DOORS TO PERMIT ENTRAPPED MOISTURE TO ESCAPE.

2.4 FRAMES

A. FABRICATE STEEL DOOR FRAMES, FORMED TO PROFILES INDICATED, WITH FULL 5/8 INCH (16MM) STOPS, AND OF THE FOLLOWING MINIMUM THICKNESSES.
1. FOR EXTERIOR USE, FORM FRAMES FROM 14 GAGE, METALLIC-COATED STEEL SHEETS.
2. FOR INTERIOR USE, FORM FRAMES FROM COLD- ROLLED STEEL SHEET OF THE FOLLOWING THICKNESSES:
a. OPENINGS UP TO AND INCLUDING 48 INCHES (1200 MM) WIDE: 16 GAGE.
b. OPENINGS MORE THAN 48 INCHES (1200 MM) WIDE: 14 GAGE.

B. PROVIDE FRAMES EITHER SAW MITERED AND FULL (CONTINUOUSLY) WELDED, OR MACHINE MITERED AND FULL WELDED, ON BACK SIDE AT FRAME CORNERS AND STOPS WITH EDGES STRAIGHT AND TRUE. GRIND WELDS SMOOTH AND FLUSH ON EXPOSED SURFACES.

C. HARDWARE REINFORCEMENT: FABRICATE REINFORCEMENTS FROM SAME MATERIAL AS FRAME TO COMPLY WITH THE FOLLOWING. OFFSET REINFORCEMENT SO THAT FACES OF MORTISED HARDWARE ITEMS ARE FLUSH WITH SURFACE OF THE FRAME.
1. HINGES AND PIVOTS: 7 GAGE, 1-1/4 INCHES (32 MM) WIDE BY 10 INCHES (254 MM).
2. STRIKE, SURFACE MOUNTED HOLD OPEN ARMS, AND FLUSHBOLT REINFORCEMENTS: 12 GAGE, SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
3. CLOSER REINFORCEMENTS: 12 GAGE, ONE PIECE CHANNEL BY SIZE AS REQUIRED BYHARDWARE MANUFACTURER.
4. OTHER HARDWARE REINFORCEMENTS: AS REQUIRED FOR ADEQUATE STRENGTH AND ANCHORAGE.

D. TRANSOM BARS: PROVIDE CLOSED OR TUBULAR TRANSOM BARS WHERE INDICATED. FASTEN TRANSOM BARS AT CROSSINGS AND TO JAMBS BY BUTT WELDING. REINFORCE JOINTS BETWEEN FRAME MEMBERS WITH CONCEALED CLIP ANGLES OR SLEEVES OF SAME METAL AND THICKNESS AS FRAME.

E. JAMB ANCHORS: LOCATE JAMB ANCHORS ABOVE HINGES AND DIRECTLY OPPOSITE ON STRIKE JAMB AS REQUIRED TO SECURE FRAMES TO ADJACENT CONSTRUCTION. AT METAL STUD PARTITIONS LOCATE THE ADDITIONAL JAMB ANCHOR BELOW THE TOP HINGE.
1. MASONRY CONSTRUCTION: ADJUSTABLE, CORRUGATED OR PERFORATED, ANCHORS TO SUIT FRAME SIZE; FORMED OF SAME MATERIAL AND GAUGE THICKNESS AS FRAME, AT NON-RATED FRAMES USE FRICTION FIT T-SHAPED ANCHORS, AT RATED FRAMES USE ANCHORS CONSISTING OF SPOT WELDED STRAP AND ADJUSTABLE ANCHOR; WITH LEG NOT LESS THAN 2 INCHES (50 MM) WIDE BY 10 INCHES (250 MM) LONG. FURNISH AT LEAST THE NUMBER OF ANCHORS PER JAMB ACCORDING TO THE FOLLOWING FRAME HEIGHTS:
a. TWO ANCHORS PER JAMB UP TO 60 INCHES (1500 MM) IN HEIGHT.
b. THREE ANCHORS PER JAMB FROM 60 TO 90 INCHES (1500 TO 2250 MM) IN HEIGHT.
c. FOUR ANCHORS PER JAMB FROM 90 TO 96 INCHES (2250 TO 2400 MM) IN HEIGHT.
d. ONE ADDITIONAL ANCHOR PER JAMB FOR EACH 24 INCHES (600 MM) OR FRACTION THEREOF MORE THAN 96 INCHES (2400 MM) IN HEIGHT.
2. METAL-STUD PARTITIONS: METAL CHANNEL STUD ZEE ANCHOR SIZED TO MATCH STUD WIDTH, WELDED TO BACK OF FRAMES, FORMED OF SAME MATERIAL AND GAUGE THICKNESS S FRAME. PROVIDE AT LEAST THE NUMBER OF ANCHORS FOR EACH JAMB ACCORDING TO THE FOLLOWING HEIGHTS:
a. THREE ANCHORS PER JAMB UP TO 60 INCHES (1500 MM) IN HEIGHT.
b. FOUR ANCHORS PER JAMB FROM 60 TO 90 INCHES (1500 TO 2250 MM) IN HEIGHT.
c. FIVE ANCHORS PER JAMB FROM 90 TO 96 INCHES (2250 TO 2400 MM) IN HEIGHT.
d. ONE ADDITIONAL ANCHOR PER JAMB FOR EACH 24 INCHES (600 MM) OR FRACTION THEREOF MORE THAN 96 INCHES (2400 MM) IN HEIGHT.
3. IN-PLACE CONCRETE OR MASONRY: ANCHOR FRAME JAMBS WITH MINIMUM 3/8-INCH- (9-MM-) DIAMETER COUNTERSUNK FLAT HEAD BOLTS INTO EXPANSION SHIELDS OR INSERTS 6 INCHES (150 MM) FROM TOP AND BOTTOM OF EACH JAMB WITH INTERMEDIATE ANCHORS SPACED A MAXIMUM OF 26 INCHES (650 MM) O.C. SOFFIT FACE OF FRAME SHALL BE PUNCHED AND DIMPLED TO ACCEPT COUNTERSUNK BOLT HEAD. REINFORCE FRAME WITH SPACER TO PREVENT BOWING. BOLT HEAD SHALL BE SET SLIGHTLY BELOW SOFFIT FACE, FILLED AND GROUND SMOOTH AT TIME OF INSTALLATION.

F. FLOOR ANCHORS: PROVIDE FLOOR ANCHORS FOR EACH JAMB AND MULLION THAT EXTENDS TO FLOOR, FORMED OF SAME MATERIAL AS FRAME, 0.093 INCH (2.3 MM) THICK, AND PUNCHED WITH TWO HOLES TO RECEIVE TWO (2) 0.375 INCH (9.5 MM) FASTENERS. WHERE FLOOR FILL OR SETTING BEDS OCCUR SUPPORT FRAME BY ADJUSTABLE FLOOR ANCHORS BOLTED TO THE STRUCTURAL SUBSTRATE. TERMINATE BOTTOM OF FRAMES AT FINISH FLOOR SURFACE.

G. HEAD STRUT SUPPORTS: PROVIDE 3/8-BY-2-INCH (9-BY-50-MM) VERTICAL STEEL STRUTS EXTENDING FROM TOP OF FRAME AT EACH JAMB TO SUPPORTING CONSTRUCTION ABOVE. BEND TOP OF STRUTS TO PROVIDE FLUSH CONTACT FOR SECURING TO SUPPORTING CONSTRUCTION ABOVE BY BOLTING, WELDING, OR OTHER SUITABLE ANCHORAGE. PROVIDE ADJUSTABLE WEDGED OR BOLTED ANCHORAGE TO FRAME JAMB MEMBERS TO PERMIT HEIGHT ADJUSTMENT DURING INSTALLATION. ADAPT JAMB ANCHORS AT STRUTS TO PERMIT ADJUSTMENT.

H. HEAD REINFORCEMENT: FOR FRAMES MORE THAN 48 INCHES (1200 MM) WIDE IN MASONRY WALL OPENINGS, PROVIDE CONTINUOUS STEEL CHANNEL OR ANGLE STIFFENER, 0.093 INCH (2.3MM) THICK FOR FULL WIDTH OF OPENING, WELDED TO BACK OF FRAME AT HEAD. HEAD REINFORCEMENTS SHALL NOT BE USED AS A LINTEL OR LOAD BEARING MEMBER FOR MASONRY.

I. SPREADER BARS: PROVIDE REMOVABLE SPREADER BAR ACROSS BOTTOM OF FRAMES, TACK WELDED TO JAMBS AND MULLIONS TO SERVE AS BRACING, DURING SHIPMENT AND HANDLING AND TO HOLD FRAMES IN PROPER POSITION UNTIL ANCHORAGE AND ADJACENT CONSTRUCTIONHAVE BEEN COMPLETED.

J. DOOR SILENCER HOLES: DRILL STRIKE JAMB STOP TO RECEIVE THREE SILENCERS ON SINGLE DOOR FRAMES AND FOR TWO SILENCERS ON DOUBLE DOOR FRAMES. INSERT PLASTIC PLUGS IN HOLES TO KEEP HOLES CLEAR DURING INSTALLATION.

K. PLASTER GUARDS AND REMOVABLE ACCESS PLATES: PROVIDE 0.016-INCH- (0.4-MM-) THICK PLASTER GUARDS OR DUST-COVER BOXES OF SAME MATERIAL AS FRAME, WELDED TO FRAME AT BACK OF HARDWARE CUTOUTS TO CLOSE OFF INTERIOR OF OPENINGS AND PREVENT MORTAR OR OTHER MATERIALS FROM OBSTRUCTING HARDWARE OPERATION. PROVIDE REMOVABLE ACCESS PLATES IN THE HEADS OF FRAMES TO RECEIVE OVERHEAD CONCEALED DOOR CLOSERS.

2.5 STOPS AND MOLDINGS

A. PROVIDE CONTINUOUS STOPS AND MOLDINGS AROUND SOLID, GLAZED, AND LOUVERED PANELS WHERE INDICATED.

B. FORM FIXED STOPS AND MOLDINGS INTEGRAL WITH FRAME, ON THE EXTERIOR (NON-SECURED) SIDE OF THE FRAME.

C. PROVIDE REMOVABLE STOPS AND MOLDINGS FORMED OF 0.032-INCH- (0.8-MM-) THICK STEEL SHEETS MATCHING STEEL FRAMES. SECURE WITH COUNTERSUNK OVAL HEAD MACHINE SCREWS SPACED UNIFORMLY NOT MORE THAN 12 INCHES (300 MM) O.C. FORM CORNERS WITHBUTTED HAIRLINE JOINTS.

D. COORDINATE RABBET WIDTH BETWEEN FIXED AND REMOVABLE STOPS WITH TYPE OF GLASS OR PANEL AND TYPE OF INSTALLATION INDICATED.

2.6 KNOCKDOWN HOLLOW METAL FRAMES

A. PROVIDE COMBINATION TYPE KNOCKDOWN HOLLOW METAL DOOR FRAMES TO BE USED AS BOTH DOOR BUCK AND TRIM, FORMED TO PROFILES SHOWN, OF MINIMUM 0.053 INCHES (1.3 MM) THICK COLD ROLLED STEEL.
1. FRAMES SHALL BE SPLINED, TAPERED, AND MITER FIT, KNOCKDOWN TYPE COMPATIBLE WITH ADJACENT CONSTRUCTION CONDITIONS.
2. ACCURATELY MACHINE, FILE, AND FIT EXPOSED CONNECTIONS WITH HAIRLINE JOINTS.
3. TYPICAL ANCHORAGE: FRAMES SHALL BE PROVIDED WITH CONCEALED MECHANICALCOMPRESSION ANCHORS AT TOP OF EACH JAMB AND EACH JAMB SHALL BE PREPARED AND PROVIDED WITH PROVISION FOR ANCHORAGE AT FLOOR LINE OF JAMB RETURN FACE.
4. MITER AND ANCHORAGE TYPE SUBJECT TO ACCEPTANCE OF ARCHITECT.

B. MORTISE, REINFORCE, DRILL AND TAP FRAMES FOR MORTISE TYPE HARDWARE. PROVIDE INTERNAL REINFORCEMENT FOR SURFACE TYPE HARDWARE WHICH IS TO BE FIELD DRILLED AND TAPPED PER REQUIREMENTS HEREINBEFORE SPECIFIED FOR WELDED FRAMES AND INCLUDING SILENCERS. LOCATE HARDWARE IN FRAMES TO MATCH LOCATION SPECIFIED AND IN ACCORDANCE WITH THE HARDWARE SCHEDULE AND TEMPLATES.

2.7 FABRICATION

A. FABRICATE DOORS AND FRAMES RIGID, NEAT IN APPEARANCE, AND FREE OF DEFECTS, WARP, WAVE, AND BUCKLE. ACCURATELY FORM METAL TO SIZES AND PROFILES INDICATED. ACCURATELY MACHINE, FILE, AND FIT EXPOSED CONNECTIONS WITH HAIRLINE JOINTS. WELD EXPOSED JOINTS CONTINUOUSLY; GRIND, FILL, DRESS, AND MAKE SMOOTH, FLUSH, AND INVISIBLE.

B. EXPOSED FASTENERS: PROVIDE COUNTERSUNK FLAT HEADS FOR EXPOSED SCREWS AND BOLTS, UNLESS OTHERWISE INDICATED.

C. HARDWARE PREPARATION: PREPARE DOORS AND FRAMES TO RECEIVE HARDWARE, INCLUDING CUTOUTS, REINFORCEMENT, MORTISING, DRILLING, AND TAPPING, ACCORDING TO FINAL HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY HARDWARE SUPPLIER. SECURE REINFORCEMENT BY SPOT WELDING. COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI A115 SERIES SPECIFICATIONS FOR DOOR AND FRAME PREPARATION FOR HARDWARE. FACTORYREINFORCE DOORS AND FRAMES TO RECEIVE SURFACE-APPLIED HARDWARE. FACTORY DRILL AND TAP FOR SURFACE-APPLIED HARDWARE, EXCEPT AT PUSHPLATES AND KICKPLATES PROVIDE REINFORCING ONLY.
1. LOCATE HARDWARE AS INDICATED ON THE DRAWINGS OR IN DIVISION 8 SECTION 'DOORHARDWARE' OR, IF NOT INDICATED, ACCORDING TO HMMA 831, "RECOMMENDED HARDWARE LOCATIONS FOR CUSTOM HOLLOW METAL DOORS AND FRAMES."

2.8 METALLIC-COATED STEEL FINISHES

A. GENERAL: CLEAN, TREAT AND PRIME SURFACES OF FABRICATED STEEL DOOR AND FRAME WORK, INSIDE AND OUT, WHETHER EXPOSED OR CONCEALED IN THE CONSTRUCTION.

B. SURFACE PREPARATION: CLEAN SURFACES WITH NONPETROLEUM SOLVENT SO SURFACES ARE FREE OF OIL AND OTHER CONTAMINANTS. AFTER CLEANING, APPLY A CONVERSION COATING SUITED TO THE ORGANIC COATING TO BE APPLIED OVER IT. CLEAN WELDS, MECHANICAL CONNECTIONS, AND ABRADED AREAS, AND APPLY GALVANIZING REPAIR PAINT SPECIFIED BELOW TO COMPLY WITH ASTM A 780.
1. GALVANIZING REPAIR PAINT: HIGH-ZINC-DUST-CONTENT PAINT FOR REGALVANIZING WELDS IN STEEL, COMPLYING WITH SSPC-PAINT 20.

C. FACTORY PRIMING FOR FIELD-PAINTED FINISH: APPLY SHOP PRIMER IMMEDIATELY AFTER SUR

MOCK-UP AND SAMPLES LIST

#	MATERIAL	ITEM	TYPE	DESCRIPTION	SIZE
1	GL-1	ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY.) FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME: KYNAR FINISH, MEDIUM BRONZE. GLASS: COLOR / SHADING COEF. TBD.	SHOP DRAWINGS/ MOCK-UP		
2	GL-2	CURVED ALUM. STOREFRONT LAM. GLASS L.M.I. CRAWFORD TRACEY.) FINAL SPACING OF MULLIONS T.B.C.) METAL FRAME: KYNAR FINISH| DARK BRONZE. GLASS: COLOR / SHADING COEF. TBD.	SHOP DRAWINGS/ MOCK-UP		
3	GL-3	CUSTOM CURVED CAST GLASS WITH ATTACHMENTS TO STRUCTURE. REFER TO DETAIL FOR SPECIFICATIONS.	SAMPLES/ MOCK UP		
4	MTL-1	METAL CLADDING, POWDER COATED MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE	MOCK-UP/ SAMPLES		
5	MTL-2	HUNTER DOUGLAS QC200 RECESSED FLAT SEAM PANELS WITH ATTACHMENT SYSTEM COMPONENTS, POWDER COATED DARK BRONZE TO MATCH ARCHITECTURAL SAMPLE.	SHOP DRAWINGS/ SAMPLE		
7	MTL-3	CUSTOM ALUMINUM U CHANNEL SCREEN, POWDER COATED MEDIUM BRONZE TO MATCH ARCHITECTURAL SAMPLE.	SHOP DRAWINGS/ MOCK-UP		
8	CC-1	SMOOTH SAND STUCCO WITH PAINTED FINISH. REFER TO SPECIFICATIONS FOR COLOR TBD. CONTRACTOR TO PROVIDE 6'X6' SAMPLE FOR APPROVAL.	SHOP DRAWINGS/ MOCK-UP		
9	CC-2	OPEN, INTEGRAL WHITE EXPOSED MASONRY SURFACE.	SHOP DRAWINGS SAMPLES MOCK-UP		
10	STN-1	HONED OSSO LIMESTONETILE OF 21'X36" IVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.	SHOP DRAWINGS SAMPLES MOCK-UP		
11	STN-2	MAYORCA LIMESTONE 2"X12X - 2"X6" TILES OVER 254 PLATINUM, LATICRETE HYDROBAND, LATICRETE FORTIFIED MORTAR BED 3701.	SAMPLES MOCK-UP		
12	T-1	TREND MOSAIC TILE 3/4" X 3/4" SQUARE GLASS TILE, AQUATIED CEAN COLOR. PROVIDE SAMPLE FOR ARCHITECTS REVIEW	SAMPLES MOCK-UP		

NV5, Inc
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Building Department

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ISSUE

NO.	DESCRIPTION	ISSUE DATE
	PERMIT SET	01/09/2015
	PROGRESS SET	05/26/2015
	REVISION-1_PERMIT COMMENTS	11/13/2015

KEY PLAN

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

PROJECT PROJECT NO. 13_016

1620 DREXEL AVENUE

DRAWING TITLE

SPECIFICATIONS

SCALE: DRAWING NO.

SP.103

DIVISION 08 - DOORS AND WINDOWS

SECTION 08110 - STEEL DOORS AND FRAMES

PART 1 GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES STEEL DOORS AND FRAMES.
1. WHEN THE INTEGRATION OF A SECURITY SYSTEM INTO THE STEEL DOOR AND FRAME IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL AND COMPLETE COORDINATION OF THE SECURITY SYSTEM COMPONENTS INTO THE WORK.

B. RELATED SECTIONS INCLUDE THE FOLLOWING:
1. DIVISION 8 SECTION "DOOR HARDWARE" FOR DOOR HARDWARE AND WEATHER STRIPPING.
2. DIVISION 8 SECTION "GLAZING" FOR GLASS IN DOORS AND FRAMES.
3. DIVISION 9 SECTION "PAINTING FOR FIELD PAINTING FACTORY PRIMED DOORS AND FRAMES.

1.2 SUBMITTALS TO OWNER'S REPRESENTATIVE

A. PRODUCT DATA: SUBMIT PRODUCT DATA FOR EACH PRODUCT INDICATED. INCLUDE MATERIAL DESCRIPTIONS, CORE DESCRIPTIONS, LABEL COMPLIANCE, SOUND AND FIRE-RESISTANCE RATINGS, AND FINISHES FOR EACH TYPE OF DOOR AND FRAME SPECIFIED.

B. SHOP DRAWINGS: SUBMIT DOOR AND FRAME SCHEDULE USING SAME REFERENCE DESIGNATIONS INDICATED ON DRAWINGS. INCLUDE OPENING SIZE(S), HANDING OF DOORS, DESIGNATIONS INDICATED ON DRAWINGS. INCLUDE OPENING SIZE(S), HANDING OF DOORS, FRAME THROAT DIMENSIONS, DETAILS OF EACH FRAME TYPE, ELEVATIONS OF DOOR DESIGN TYPES, DETAILS OF CONSTRUCTION, LOCATION AND INSTALLATION REQUIREMENTS OF DOOR HARDWARE AND REINFORCEMENTS, HARDWARE GROUP NUMBERS, DETAILS OF JOINTS AND CONNECTIONS, FIRE LABEL REQUIREMENTS INCLUDING FIRE RATING TIME DURATION, MAXIMUM TEMPERATURE RISE REQUIREMENTS, AND SMOKE LABEL REQUIREMENTS.
1. INDICATE ROUTING OF ELECTRICAL CONDUIT AND DIMENSIONS AND LOCATIONS OF CUTOUTS IN DOORS AND FRAMES TO ACCEPT ELECTRIC HARDWARE DEVICES.

1.3 QUALITY ASSURANCE

A. STEEL DOOR AND FRAME STANDARD: COMPLY WITH THE APPLICABLE PROVISIONS AND RECOMMENDATIONS OF THE FOLLOWING PUBLICATIONS BY HOLLOW METAL MANUFACTURERS ASSOCIATION (HMMA) DIV. OF NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM), UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED IN THE CONTRACT DOCUMENTS:
1. HMMA "HOLLOW METAL MANUAL".
2. HMMA 861 "GUIDE SPECIFICATIONS FOR COMMERCIAL HOLLOW METAL DOORS AND FRAMES".

B. MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING STEEL DOORS AND FRAMES SIMILAR TO THOSE INDICATED FOR THIS PROJECT, AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO PRODUCE REQUIRED UNITS.

C. FIRE-RATED DOOR ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE-PROTECTION RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252; AND 1997 UBC STANDARD 7-2 "FIRE TEST OF DOOR ASSEMBLIES" AND 1997 UBC STANDARD 7-4 "FIRE TEST OF WINDOW ASSEMBLIES", OR 2000 IBC AND UL 10C "STANDARD FOR POSITIVE PRESSURE FIRE TESTS OF DOOR ASSEMBLIES". FIRE CLASSIFICATION POSITIVE PRESSURE FIRE TESTS OF DOOR ASSEMBLIES WITH FIRE RATINGS GREATER THAN 20 MINUTES SHALL INDICATE THE TEMPERATURE RISE DEVELOPED ON THE UNEXPOSED SURFACE OF THE DOOR AFTER THE FIRST 30 MINUTES OF FIRE EXPOSURE.
1. SEE DRAWINGS FOR APPLICABLE CODE CONFORMANCE.
2. TEMPERATURE-RISE RATING: WHERE INDICATED, PROVIDE DOORS THAT HAVE A TEMPERATURE-RISE RATING OF 450 DEG F (250 DEG C) MAXIMUM IN 30 MINUTES OF FIRE EXPOSURE.
3. PROVIDE FIRE RATED DOOR ASSEMBLIES IN COMPLIANCE WITH 1997 UBC STANDARD 7-2,PART 1 FOR POSITIVE PRESSURE, OR UL 10C FOR POSITIVE PRESSURE. SIZES AND CONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.
a. TEST PRESSURE: AFTER 5 MINUTES INTO THE TEST, NEUTRAL PRESSURE LEVEL IN FURNACE SHALL BE ESTABLISHED AT 40 INCHES (1000 MM) OR LESS ABOVE THE SILL
4. PROVIDE FIRE RATED DOOR ASSEMBLIES WITH SMOKE AND DRAFT CONTROL RATING IN COMPLIANCE WITH 1997 UBC STANDARD 7-2 PART 2, OR UL 1784, AT CORRIDORS,STAIRWELLS, AND WHERE REQUIRED BY APPLICABLE CODES. SIZES ANDCONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.

D. FIRE-RATED WINDOW ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 257.

SECTION 08110 - STEEL DOORS AND FRAMES

PART 1 GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES STEEL DOORS AND FRAMES.
1. WHEN THE INTEGRATION OF A SECURITY SYSTEM INTO THE STEEL DOOR AND FRAME IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL AND COMPLETE COORDINATION OF THE SECURITY SYSTEM COMPONENTS INTO THE WORK.

B. RELATED SECTIONS INCLUDE THE FOLLOWING:
1. DIVISION 8 SECTION "DOOR HARDWARE" FOR DOOR HARDWARE AND WEATHER STRIPPING.
2. DIVISION 8 SECTION "GLAZING" FOR GLASS IN DOORS AND FRAMES.
3. DIVISION 9 SECTION "PAINTING FOR FIELD PAINTING FACTORY PRIMED DOORS AND FRAMES.

1.2 SUBMITTALS TO OWNER'S REPRESENTATIVE

A. PRODUCT DATA: SUBMIT PRODUCT DATA FOR EACH PRODUCT INDICATED. INCLUDE MATERIAL DESCRIPTIONS, CORE DESCRIPTIONS, LABEL COMPLIANCE, SOUND AND FIRE-RESISTANCE RATINGS, AND FINISHES FOR EACH TYPE OF DOOR AND FRAME SPECIFIED.

B. SHOP DRAWINGS: SUBMIT DOOR AND FRAME SCHEDULE USING SAME REFERENCE DESIGNATIONS INDICATED ON DRAWINGS. INCLUDE OPENING SIZE(S), HANDING OF DOORS, FRAME THROAT DIMENSIONS, DETAILS OF EACH FRAME TYPE, ELEVATIONS OF DOOR DESIGN TYPES, DETAILS OF CONSTRUCTION, LOCATION AND INSTALLATION REQUIREMENTS OF DOOR HARDWARE AND REINFORCEMENTS, HARDWARE GROUP NUMBERS, DETAILS OF JOINTS AND CONNECTIONS, FIRE LABEL REQUIREMENTS INCLUDING FIRE RATING TIME DURATION, MAXIMUM TEMPERATURE RISE REQUIREMENTS, AND SMOKE LABEL REQUIREMENTS.
1. INDICATE ROUTING OF ELECTRICAL CONDUIT AND DIMENSIONS AND LOCATIONS OF CUTOUTS IN DOORS AND FRAMES TO ACCEPT ELECTRIC HARDWARE DEVICES.

1.3 QUALITY ASSURANCE

A. STEEL DOOR AND FRAME STANDARD: COMPLY WITH THE APPLICABLE PROVISION S AND RECOMMENDATIONS OF THE FOLLOWING PUBLICATIONS BY HOLLOW METAL MANUFACTURERS ASSOCIATION (HMMA) DIV. OF NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM), UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED IN THE CONTRACT DOCUMENTS.
1. HMMA "HOLLOW METAL MANUAL".
2. HMMA 861 "GUIDE SPECIFICATIONS FOR COMMERCIAL HOLLOW METAL DOORS AND FRAMES".

B. MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING STEEL DOORS AND FRAMES SIMILAR TO THOSE INDICATED FOR THIS PROJECT, AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO PRODUCE REQUIRED UNITS.

C. FIRE-RATED DOOR ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE-PROTECTION RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252; AND 1997 UBC STANDARD 7-2 "FIRE TEST OF DOOR ASSEMBLIES" AND 1997 UBC STANDARD 7-4 "FIRE TEST OF WINDOW ASSEMBLIES", OR 2000 IBC AND UL 10C "STANDARD FOR POSITIVE PRESSURE FIRE TESTS OF DOOR ASSEMBLIES". FIRE CLASSIFICATION POSITIVE PRESSURE FIRE TESTS OF DOOR ASSEMBLIES WITH FIRE RATINGS GREATER THAN 20 MINUTES SHALL INDICATE THE TEMPERATURE RISE DEVELOPED ON THE UNEXPOSED SURFACE OF THE DOOR AFTER THE FIRST 30 MINUTES OF FIRE EXPOSURE.
1. SEE DRAWINGS FOR APPLICABLE CODE CONFORMANCE.
2. TEMPERATURE-RISE RATING: WHERE INDICATED, PROVIDE DOORS THAT HAVE A TEMPERATURE-RISE RATING OF 450 DEG F (250 DEG C) MAXIMUM IN 30 MINUTES OF FIRE EXPOSURE.
3. PROVIDE FIRE RATED DOOR ASSEMBLIES IN COMPLIANCE WITH 1997 UBC STANDARD 7-2,PART 1 FOR POSITIVE PRESSURE, OR UL 10C FOR POSITIVE PRESSURE. SIZES AND CONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.
a. TEST PRESSURE: AFTER 5 MINUTES INTO THE TEST, NEUTRAL PRESSURE LEVEL IN FURNACE SHALL BE ESTABLISHED AT 40 INCHES (1000 MM) OR LESS ABOVE THE SILL
4. PROVIDE FIRE RATED DOOR ASSEMBLIES WITH SMOKE AND DRAFT CONTROL RATING IN COMPLIANCE WITH 1997 UBC STANDARD 7-2 PART 2, OR UL 1784, AT CORRIDORS,STAIRWELLS, AND WHERE REQUIRED BY APPLICABLE CODES. SIZES ANDCONFIGURATIONS AS SHOWN ON THE DRAWINGS. INSTALLED DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH DOOR MANUFACTURERS CERTIFIED ASSEMBLIES.

D. FIRE-RATED WINDOW ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 257.

1.4 DELIVERY, STORAGE, AND HANDLING

A. DELIVER DOORS AND FRAMES CRATED, WRAPPED, OR CRATED TO PROVIDE PROTECTION DURING TRANSIT AND PROJECT SITE STORAGE.

B. INSPECT DOORS AND FRAMES, ON DELIVERY, FOR DAMAGE. TOOL MARKS, RUST, BLEMISHES, AND ANY OTHER DAMAGE ON EXPOSED SURFACES WILL NOT BE ACCEPTABLE. REMOVE AND REPLACE DAMAGED ITEMS AS DIRECTED BY ARCHITECT.

STORE DOORS AND FRAMES AT BUILDING SITE IN A DRY LOCATION, OFF THE GROUND, AND IN SUCH A MANNER AS TO PREVENT DETERIORATION.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE DOORS AND FRAMES BY ONE OF THE FOLLOWING:
1. STEEL DOORS AND FRAMES:
a. AMWELD BUILDING PRODUCTS, INC.
b. CECO DOOR PRODUCTS.
c. CURRIES COMPANY.
d. DOOR COMPONENTS, INC.
e. STEELCRAFT; A DIVISION OF INGERSOLL-RAND.

2.2 MATERIALS

A. HOT-ROLLED STEEL SHEETS: ASTM A 569/A 569M, CS (COMMERCIAL STEEL), TYPE B; FREE OF SCALE, PITTING, OR SURFACE DEFECTS; PICKLED AND OILED. NOT LESS THAN 16 GAGE THICK WHERE FRAMES ARE INDICATED TO BE BUILT INTO EXTERIOR WALLS, HOT DIP GALVANIZE AFTER FABRICATION IN COMPLIANCE WITH ASTM A153/A153M, CLASS B.

B. COLD-ROLLED STEEL SHEETS: ASTM A 366/A 366M, CS (COMMERCIAL STEEL), AND ASTM A 568/A 568M, FREE FROM SCALE, PITTING, COIL BREAKS, OR OTHER DEFECTS, EXPOSED (MATTE) DULL FINISH.

C. METALLIC-COATED STEEL SHEETS: ASTM A924/A924M AND ASTM A 653/A 653M, CS (COMMERCIAL STEEL), TYPE B; WITH G60 (Z180) ZINC (GALVANIZED) OR A60 (ZF180) ZINC-IRON-ALLOY (GALVANNEALED) COATING, MILL PHOSPHATIZED.

D. INSERTS, BOLTS, AND FASTENERS: GALVANIZED OR CADMIUM PLATED STEEL.
1. EXPANSION BOLTS AND SHIELDS: FS FF-S-325, GROUP II, TYPE 1 OR 2.
2. MACHINE SCREWS: FS FF-S-92, CARBON STEEL, TYPE III CROSS RECESSED, DESIGN I OR II RECESS, STYLE 2C FLAT HEAD.

E. FILLER: SOUND DEADENING AND HEAT RETARDING MINERAL FIBER INSULATING MATERIAL.

F. GLASS AND GLAZING: REFER TO DIVISION 8 SECTION 'GLAZING'.

2.3 DOORS

A. GENERAL: PROVIDE FLUSH-DESIGN DOORS, 1-3/4 INCHES (44 MM) THICK, OF SEAMLESS HOLLOW CONSTRUCTION, UNLESS OTHERWISE INDICATED. CONSTRUCT DOORS WITH SHEETS JOINED AT THEIR VERTICAL EDGES BY CONTINUOUS WELDING THE FULL HEIGHT OF THE DOOR, WITH NO VISIBLE SEAMS ON THEIR FACES OR VERTICAL-EDGES, AND ALL WELDS GROUND AND FINISHED FLUSH.
1. VISIBLE JOINTS OR SEAMS AROUND GLAZED OR LOUVERED PANEL INSERTS ARE PERMITTED.
2. VISIBLE SEAMS AT VERTICAL DOOR EDGES ARE PERMITTED AT DOORS NOT ADJACENT TO SALES AREA.
3. FOR SINGLE-ACTING SWING DOORS, BEVEL BOTH VERTICAL EDGES 1/8 INCH IN 2 INCHES (3 MM IN 50 MM).
4. FOR DOUBLE-ACTING SWING DOORS, ROUND VERTICAL EDGES WITH 2-1/8-INCH (54-MM) RADIUS.

B. CORE CONSTRUCTION: PROVIDE ONE OF THE FOLLOWING CORE CONSTRUCTIONS WELDED TO BOTH DOOR FACES:
1. HONEYCOMB CORE: RESIN-IMPREGNATED KRAFT PAPER WITH MAXIMUM 1-INCH (25.4-MM) CELLS AND MINIMUM 42-PSI (290-KPA) CRUSHING STRENGTH.
2. STEEL-STIFFENED CORE: 20 GAGE STEEL VERTICAL STIFFENERS EXTENDING FULL-DOOR HEIGHT, SPACED NOT MORE THAN 6 INCHES (150 MM) APART AND SPOT WELDED TO FACE SHEETS A MAXIMUM OF 5 INCHES (127 MM) O.C. PLACE FILLER BETWEEN STIFFENERS FOR FULL HEIGHT OF DOOR.

C. FIRE DOOR CORES: A CONTINUOUS MINERAL FIBERBOARD CORE PERMANENTLY BONDED TO THE INSIDE FACE OF THE OUTER FACE SHEET UNLESS OTHERWISE REQUIRED TO PROVIDE FIRE-PROTECTION AND TEMPERATURE-RISE RATINGS INDICATED.

D. ASTRAGALS: AS REQUIRED BY NFPA 80 TO PROVIDE FIRE RATINGS INDICATED.

E. TOP AND BOTTOM CHANNELS: SPOT WELD METAL CHANNEL NOT LESS THAN THICKNESS OF FACE SHEET TO FACE SHEETS NOT MORE THAN 6 INCHES (150 MM) O.C.
1. REINFORCE TOPS AND BOTTOMS OF DOORS WITH INVERTED HORIZONTAL CHANNELS OF SAME MATERIAL AS FACE SHEET SO FLANGES OF CHANNELS ARE EVEN WITH BOTTOM AND TOP EDGES OF FACE SHEETS.
2. FOR EXTERIOR DOORS, CLOSE BOTTOM EDGE WITH METALLIC-COATED STEEL CLOSING CHANNEL AND TOP EDGE WITH FILLER CHANNEL OF SAME MATERIAL, SO WEBS OF CHANNELS ARE FLUSH WITH BOTTOM AND TOP DOOR EDGES. WELD INVERTED STEEL CHANNELS TO BOTH FACE SHEETS OR FORM INTEGRALLY WITH EDGE CONSTRUCTION OF DOOR.

F. HARDWARE REINFORCEMENT: FABRICATE REINFORCING FROM THE SAME MATERIAL AS DOOR TO COMPLY WITH THE FOLLOWING. OFFSET REINFORCEMENT SO THAT FACES OF MORTISED HARDWARE ITEMS ARE FLUSH WITH DOOR SURFACES.
1. HINGES AND PIVOTS: 7 GAGE, 1-1/2 INCHES (38 MM) WIDE BY 9 INCHES (229 MM).
2. LOCK FRONT, STRIKE, AND FLUSHBOLT REINFORCEMENTS: 12 GAGE, SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
3. LOCK REINFORCEMENT UNITS: 14 GAGE, SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
4. CLOSER REINFORCEMENTS: 12 GAGE, ONE PIECE CHANNEL BY SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
5. OTHER HARDWARE REINFORCEMENTS: AS REQUIRED FOR ADEQUATE STRENGTH AND ANCHORAGE.
6. IN LIEU OF REINFORCEMENT SPECIFIED, HARDWARE MANUFACTURERS RECOMMENDED REINFORCING UNITS MAY BE USED.
7. EXIT DEVICE REINFORCEMENTS: 0.250 INCH (6.35 MM) THICK BY 10 INCHES (245 MM) HIGH BY 4 INCHES (101 MM) WIDE CENTERED ON EXIT DEVICE CASE BODY, UNLESS OTHERWISE RECOMMENDED BY EXIT DEVICE MANUFACTURER.

G. INTERIOR STEEL DOORS:
1. TYPICAL INTERIOR DOORS: FLUSH DESIGN WITH 18 GAGE COLD-ROLLED STRETCHER-LEVELED STEEL FACE SHEETS AND OTHER METAL COMPONENTS FROM HOT- OR COLD-ROLLED STEEL SHEETS.
2. EXTRA HEAVY USE DOORS: FLUSH DESIGN WITH 14 GAGE COLD-ROLLED, STRETCHER-LEVELED STEEL FACE SHEETS AND OTHER METAL COMPONENTS FROM HOT-OR COLD-ROLLED STEEL SHEETS. PROVIDE ONLY WHERE INDICATED.

H. EXTERIOR STEEL DOORS: FLUSH DESIGN WITH 16 GAGE METALLIC-COATED STRETCHER LEVELED STEEL FACE SHEETS AND OTHER METAL COMPONENTS FROM METALLIC COATED STEEL SHEETS. PROVIDE WEEP-HOLE OPENINGS IN BOTTOM OF DOORS TO PERMIT ENTRAPPED MOISTURE TO ESCAPE.

2.4 FRAMES

A. FABRICATE STEEL DOOR FRAMES, FORMED TO PROFILES INDICATED, WITH FULL 5/8 INCH (16MM) STOPS, AND OF THE FOLLOWING MINIMUM THICKNESSES.
1. FOR EXTERIOR USE, FORM FRAMES FROM 14 GAGE, METALLIC-COATED STEEL SHEETS.
2. FOR INTERIOR USE, FORM FRAMES FROM COLD- ROLLED STEEL SHEET OF THE FOLLOWING THICKNESSES:
a. OPENINGS UP TO AND INCLUDING 48 INCHES (1200 MM) WIDE: 16 GAGE.
b. OPENINGS MORE THAN 48 INCHES (1200 MM) WIDE: 14 GAGE.

B. PROVIDE FRAMES EITHER SAW MITERED AND FULL (CONTINUOUSLY) WELDED, OR MACHINE MITERED AND FULL WELDED, ON BACK SIDE AT FRAME CORNERS AND STOPS WITH EDGES STRAIGHT AND TRUE. GRIND WELDS SMOOTH AND FLUSH ON EXPOSED SURFACES.

C. HARDWARE REINFORCEMENT: FABRICATE REINFORCEMENTS FROM SAME MATERIAL AS FRAME TO COMPLY WITH THE FOLLOWING. OFFSET REINFORCEMENT SO THAT FACES OF MORTISED HARDWARE ITEMS ARE FLUSH WITH SURFACE OF THE FRAME.
1. HINGES AND PIVOTS: 7 GAGE, 1-1/4 INCHES (32 MM) WIDE BY 10 INCHES (254 MM).
2. STRIKE, SURFACE MOUNTED HOLD OPEN ARMS, AND FLUSHBOLT REINFORCEMENTS: 12 GAGE, SIZE AS REQUIRED BY HARDWARE MANUFACTURER.
3. CLOSER REINFORCEMENTS: 12 GAGE, ONE PIECE CHANNEL BY SIZE AS REQUIRED BYHARDWARE MANUFACTURER.
4. OTHER HARDWARE REINFORCEMENTS: AS REQUIRED FOR ADEQUATE STRENGTH AND ANCHORAGE.

D. TRANSOM BARS: PROVIDE CLOSED OR TUBULAR TRANSOM BARS WHERE INDICATED. FASTEN TRANSOM BARS AT CROSSINGS AND TO JAMBS BY BUTT WELDING. REINFORCE JOINTS BETWEEN FRAME MEMBERS WITH CONCEALED CUP ANGLES OR SLEEVES OF SAME METAL AND THICKNESS AS FRAME.

E. JAMB ANCHORS: LOCATE JAMB ANCHORS ABOVE HINGES AND DIRECTLY OPPOSITE ON STRIKE JAMB AS REQUIRED TO SECURE FRAMES TO ADJACENT CONSTRUCTION. AT METAL STUD PARTITIONS LOCATE THE ADDITIONAL JAMB ANCHOR BELOW THE TOP HINGE.
1. MASONRY CONSTRUCTION: ADJUSTABLE, CORRUGATED OR PERFORATED, ANCHORS TO SUIT FRAME SIZE; FORMED OF SAME MATERIAL AND GAUGE THICKNESS AS FRAME; AT NON-RATED FRAMES USE FRICTION FIT T-SHAPED ANCHORS, AT RATED FRAMES USE ANCHORS CONSISTING OF SPOT WELDED STRAP AND ADJUSTABLE ANCHOR; WITH LEG NOT LESS THAN 2 INCHES (50 MM) WIDE BY 10 INCHES (250 MM) LONG. FURNISH AT LEAST THE NUMBER OF ANCHORS PER JAMB ACCORDING TO THE FOLLOWING FRAME HEIGHTS:
a. TWO ANCHORS PER JAMB UP TO 60 INCHES (1500 MM) IN HEIGHT.
b. THREE ANCHORS PER JAMB FROM 60 TO 90 INCHES (1500 TO 2250 MM) IN HEIGHT.
c. FOUR ANCHORS PER JAMB FROM 90 TO 96 INCHES (2250 TO 2400 MM) IN HEIGHT.
d. ONE ADDITIONAL ANCHOR PER JAMB FOR EACH 24 INCHES (600 MM) OR FRACTION THEREOF MORE THAN 96 INCHES (2400 MM) IN HEIGHT.
2. METAL-STUD PARTITIONS: METAL CHANNEL STUD ZEE ANCHOR SIZED TO MATCH STUD WIDTH, WELDED TO BACK OF FRAMES, FORMED OF SAME MATERIAL AND GAUGE THICKNESS AS FRAME. PROVIDE AT LEAST THE NUMBER OF ANCHORS FOR EACH JAMB ACCORDING TO THE FOLLOWING HEIGHTS:
a. THREE ANCHORS PER JAMB UP TO 60 INCHES (1500 MM) IN HEIGHT.
b. FOUR ANCHORS PER JAMB FROM 60 TO 90 INCHES (1500 TO 2250 MM) IN HEIGHT.
c. FIVE ANCHORS PER JAMB FROM 90 TO 96 INCHES (2250 TO 2400 MM) IN HEIGHT.
d. ONE ADDITIONAL ANCHOR PER JAMB FOR EACH 24 INCHES (600 MM) OR FRACTION THEREOF MORE THAN 96 INCHES (2400 MM) IN HEIGHT.
3. IN-PLACE CONCRETE OR MASONRY: ANCHOR FRAME JAMBS WITH MINIMUM 3/8-INCH- (9-MM-) DIAMETER COUNTERSUNK FLAT HEAD BOLTS INTO EXPANSION SHIELDS OR INSERTS 6 INCHES (150 MM) FROM TOP AND BOTTOM OF EACH JAMB WITH INTERMEDIATE ANCHORS SPACED A MAXIMUM OF 26 INCHES (650 MM) O.C. SOFFIT FACE OF FRAME SHALL BE PUNCHED AND DIMPLED TO ACCEPT COUNTERSUNK BOLT HEAD. REINFORCE FRAME WITH SPACER TO PREVENT BOWING. BOLT HEAD SHALL BE SET SLIGHTLY BELOW SOFFIT FACE, FILLED AND GROUND SMOOTH AT TIME OF INSTALLATION.

F. FLOOR ANCHORS: PROVIDE FLOOR ANCHORS FOR EACH JAMB AND MULLION THAT EXTENDS TO FLOOR, FORMED OF SAME MATERIAL AS FRAME, 0.093 INCH (2.3 MM) THICK, AND PUNCHED WITH TWO HOLES TO RECEIVE TWO (2) 0.375 INCH (9.5 MM) FASTENERS. WHERE FLOOR FILL OR SETTING BEDS OCCUR SUPPORT FRAME BY ADJUSTABLE FLOOR ANCHORS BOLTED TO THE STRUCTURAL SUBSTRATE. TERMINATE BOTTOM OF FRAMES AT FINISH FLOOR SURFACE.

G. HEAD STRUT SUPPORTS: PROVIDE 3/8-BY-2-INCH 9-BY-50-MM) VERTICAL STEEL STRUTS EXTENDING FROM TOP OF FRAME AT EACH JAMB TO SUPPORTING CONSTRUCTION ABOVE. BEND TOP OF STRUTS TO PROVIDE FLUSH CONTACT FOR SECURING TO SUPPORTING CONSTRUCTION ABOVE BY BOLTING, WELDING, OR OTHER SUITABLE ANCHORAGE. PROVIDE ADJUSTABLE WEDGED OR BOLTED ANCHORAGE TO FRAME JAMB MEMBERS TO PERMIT HEIGHT ADJUSTMENT DURING INSTALATION. ADAPT JAMB ANCHORS AT STRUTS TO PERMIT ADJUSTMENT.

H. HEAD REINFORCEMENT: FOR FRAMES MORE THAN 48 INCHES (1200 MM) WIDE IN MASONRY WALL OPENINGS, PROVIDE CONTINUOUS STEEL CHANNEL OR ANGLE STIFFENER, 0.093 INCH (2.3MM) THICK FOR FULL WIDTH OF OPENING, WELDED TO BACK OF FRAME AT HEAD. HEAD REINFORCEMENTS SHALL NOT BE USED AS A LINTEL OR LOAD BEARING MEMBER FOR MASONRY.

I. SPREADER BARS: PROVIDE REMOVABLE SPREADER BAR ACROSS BOTTOM OF FRAMES, TACK WELDED TO JAMBS AND MULLIONS TO SERVE AS BRACING. DURING SHIPMENT AND HANDLING AND TO HOLD FRAMES IN PROPER POSITION UNTIL ANCHORAGE AND ADJACENT CONSTRUCTION HAVE BEEN COMPLETED.

J. DOOR SILENCER HOLES: DRILL STRIKE JAMB STOP TO RECEIVE THREE SILENCERS ON SINGLE DOOR FRAMES AND FOR TWO SILENCERS ON DOUBLE DOOR FRAMES. INSERT PLASTIC PLUGS IN HOLES TO KEEP HOLES CLEAR DURING INSTALLATION.

K. PLASTER GUARDS AND REMOVABLE ACCESS PLATES: PROVIDE 0.016-INCH- (0.4-MM-) THICK PLASTER GUARDS OR DUST-COVER BOXES OF SAME MATERIAL AS FRAME, WELDED TO FRAMES AT BACK OF HARDWARE CUTOUTS TO CLOSE OFF INTERIOR OF OPENINGS AND PREVENT MORTAR AND OTHER MATERIALS FROM OBSTRUCTING HARDWARE OPERATION. PROVIDE REMOVABLE ACCESS PLATES IN THE HEADS OF FRAMES TO RECEIVE OVERHEAD CONCEALED DOOR CLOSERS.

2.5 STOPS AND MOLDINGS

A. PROVIDE CONTINUOUS STOPS AND MOLDINGS AROUND SOLID, GLAZED, AND LOUVERED PANELS WHERE INDICATED.

B. FORM FIXED STOPS AND MOLDINGS INTEGRAL WITH FRAME, ON THE EXTERIOR (NON-SECURED) SIDE OF THE FRAME.

C. PROVIDE REMOVABLE STOPS AND MOLDINGS FORMED OF 0.032-INCH- (0.8-MM-) THICK STEEL SHEETS MATCHING STEEL FRAMES. SECURE WITH COUNTERSUNK OVAL HEAD MACHINE SCREWS SPACED UNIFORMLY NOT MORE THAN 12 INCHES (300 MM) O.C. FORM CORNERS WITHBUTTED HAIRLINE JOINTS.

D. COORDINATE RABBET WIDTH BETWEEN FIXED AND REMOVABLE STOPS WITH TYPE OF GLASS OR PANEL AND TYPE OF INSTALLATION INDICATED.

2.6 KNOCKDOWN HOLLOW METAL FRAMES

A. PROVIDE COMBINATION TYPE KNOCKDOWN HOLLOW METAL DOOR FRAMES TO BE USED AS BOTH DOOR BUCK AND TRIM, FORMED TO PROFILES SHOWN, OF MINIMUM 0.053 INCHES (1.3-MM) THICK COLD ROLLED STEEL.
1. FRAMES SHALL BE SPLINED, TABBED, AND MITER FIT, KNOCKDOWN TYPE COMPATIBLE WITH ADJACENT CONSTRUCTION CONDITIONS.
2. ACCURATELY MACHINE, FILE, AND FIT EXPOSED CONNECTIONS WITH HAIRLINE JOINTS.
3. TYPICAL ANCHORAGE: FRAMES SHALL BE PROVIDED WITH CONCEALED MECHANICALCOMPRESSION ANCHORS AT TOP OF EACH JAMB AND EACH JAMB SHALL BE PREPARED AND PROVIDED WITH PROVISION FOR ANCHORAGE AT FLOOR LINE OF JAMB RETURN FACE.
4. MITER AND ANCHORAGE TYPE SUBJECT TO ACCEPTANCE OF ARCHITECT.

B. MORTISE, REINFORCE, DRILL AND TAP FRAMES FOR MORTISE TYPE HARDWARE. PROVIDE INTERNAL REINFORCEMENT FOR SURFACE TYPE HARDWARE WHICH IS TO BE FIELD DRILLED AND TAPPED PER REQUIREMENTS HEREINBEFORE SPECIFIED FOR WELDED FRAMES AND INCLUDING SILENCERS. LOCATE HARDWARE IN FRAMES TO MATCH LOCATION SPECIFIED AND IN ACCORDANCE WITH THE HARDWARE SCHEDULE AND TEMPLATES.

2.7 FABRICATION

A. FABRICATE DOORS AND FRAMES RIGID, NEAT IN APPEARANCE, AND FREE OF DEFECTS, WARP, WAVE, AND BUCKLE. ACCURATELY FORM METAL TO SIZES AND PROFILES INDICATED. ACCURATELY MACHINE, FILE, AND FIT EXPOSED CONNECTIONS WITH HAIRLINE JOINTS. WELD EXPOSED JOINTS CONTINUOUSLY; GRIND, FILL, DRESS, AND MAKE SMOOTH, FLUSH, AND INVISIBLE.

B. EXPOSED FASTENERS: PROVIDE COUNTERSUNK FLAT HEADS FOR EXPOSED SCREWS AND BOLTS, UNLESS OTHERWISE INDICATED.

C. HARDWARE PREPARATION: PREPARE DOORS AND FRAMES TO RECEIVE HARDWARE, INCLUDING CUTOUTS, REINFORCEMENT, MORTISING, DRILLING, AND TAPPING, ACCORDING TO FINAL HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY HARDWARE SUPPLIER. SECURE REINFORCEMENT BY SPOT WELDING. COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI A115 SERIES SPECIFICATIONS FOR DOOR AND FRAME PREPARATION FOR HARDWARE. FACTORYREINFORCE DOORS AND FRAMES TO RECEIVE SURFACE-APPLIED HARDWARE. FACTORY DRILL AND TAP FOR SURFACE-APPLIED HARDWARE, EXCEPT AT PUSH-PLATES AND KICK-PLATES PROVIDE REINFORCING ONLY.
1. LOCATE HARDWARE AS INDICATED ON THE DRAWINGS OR IN DIVISION 8 SECTION 'DOOR HARDWARE' OR, IF NOT INDICATED, ACCORDING TO HMMA 831, "RECOMMENDED HARDWARE LOCATIONS FOR CUSTOM HOLLOW METAL DOORS AND FRAMES."

2.8 METALLIC-COATED STEEL FINISHES

A. GENERAL: CLEAN, TREAT AND PRIME SURFACES OF FABRICATED STEEL DOOR AND FRAME WORK, INSIDE AND OUT, WHETHER EXPOSED OR CONCEALED IN THE CONSTRUCTION.

B. SURFACE PREPARATION: CLEAN SURFACES WITH NONPETROLEUM SOLVENT SO SURFACES ARE FREE OF OIL AND OTHER CONTAMINANTS. AFTER CLEANING, APPLY A CONVERSION COATING SUITED TO THE ORGANIC COATING TO BE APPLIED OVER IT. CLEAN WELDS, MECHANICAL CONNECTIONS, AND ABRADED AREAS, AND APPLY GALVANIZING REPAIR PAINT SPECIFIED BELOW TO COMPLY WITH ASTM A 780.
1. GALVANIZING REPAIR PAINT: HIGH-ZINC-DUSTCONTENT PAINT FOR REGALVANIZING WELD

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